MOSQUEDA COOLING & HEATING

BRYAN, BRAZOS COUNTY, TEXAS

NEW OFFICE

J&C JOB NO. 13678-0001-00

INDEX OF DRAWINGS

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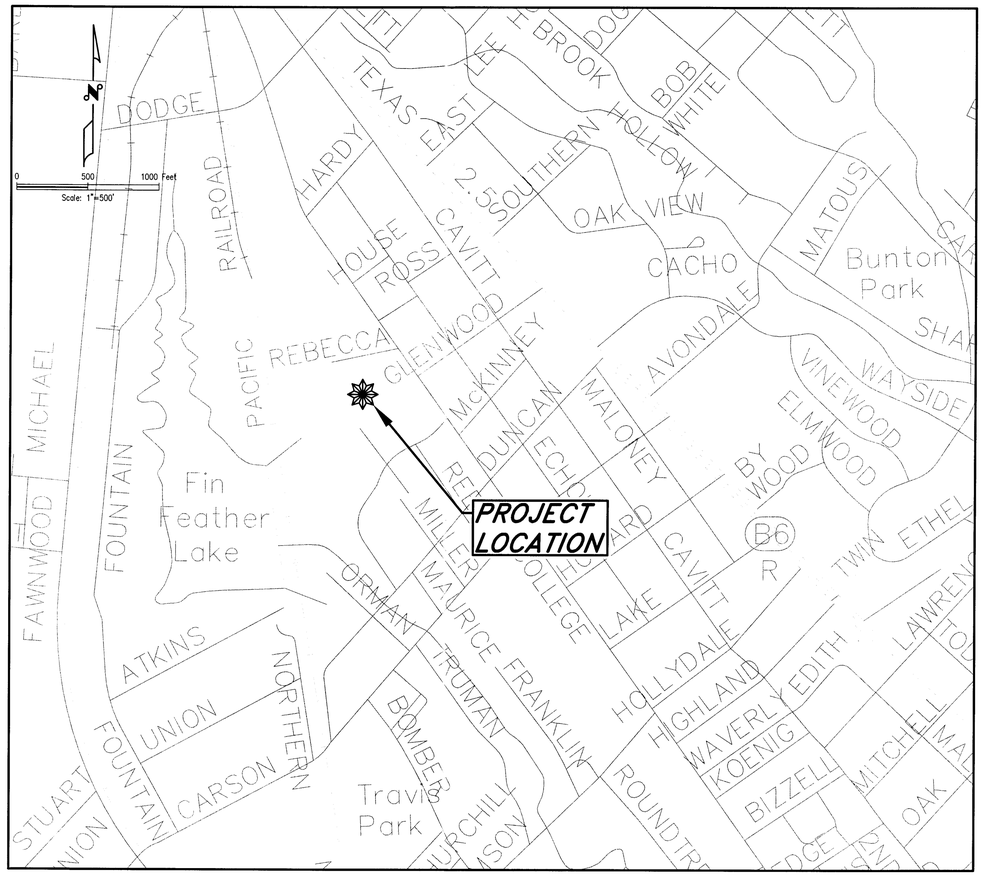

PROJECT LOCATION MAP
SCALE: 1"=500'

August 2015

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
1500 S. Day Street • Brenham, Texas 77833 • 979.836.6631

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SEP 02 2015

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: DARREN HUCKERT
P.E. Serial No.: 101112
Date: 08-26-2015

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Texas Board of Professional Engineers Registration No. F-439
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MOSQUEDA COOLING & HEATING – NEW OFFICE

P:\PROJECTS\13678 Mosqueda Cooling & Heating\0001-00 Site Plans\Civil\Const Dwgs\Plan\COVER.dwg Sep 02,2015 - 9:38am CM

GENERAL NOTES:

1. The CONTRACTOR shall place and maintain through the project's duration, such signs, barricades, and traffic control devices, in compliance with the latest edition of the Texas Manual on Uniform Traffic Control Devices, as required to protect the public and the construction workers during the construction activities. The CONTRACTOR shall be solely responsible for the selection of the appropriate warning devices necessary to comply with applicable regulations and to provide a safe construction site. All work will be performed on property–side of curb as much as possible with minimal disturbance to normal traffic flow.

2. CONTRACTOR shall comply with all EPA/TCEQ storm water pollution prevention regulations. A Storm Water Pollution Prevention Plan shall be prepared prior to beginning construction. If applicable, all required notices shall be sent, all permit fees shall be paid, and all erosion control measures shall be placed prior to commencing construction. During the course of construction, the CONTRACTOR shall prepare and maintain all required inspection reports. In addition, the CONTRACTOR shall maintain all best management practices, including periodic removal of silt, temporary seeding, etc. Upon completion of the project and after vegetative cover has been reestablished, the CONTRACTOR shall remove and dispose of all temporary erosion control devices.

3. The CONTRACTOR shall be responsible for establishing and maintaining site drainage for the duration of construction activities at no additional expense to the OWNER whether by grading or pumping.

4. All existing underground lines on the plans are shown for the purpose of making the CONTRACTOR aware that they exist. Neither the ENGINEER, nor the OWNER makes any guarantees of the accuracy of the locations shown. Also, the locations of some existing utility lines are not known. The CONTRACTOR shall verify the location, size and material types of all underground utilities during construction. This information shall be noted on the record drawings. The final alignment of the proposed lines is subject to modification based on the establishment of accurate existing utility location information.

5. The Contractor shall notify all utility companies with facilities in the project area of the proposed construction not less than 48 hours prior to commencement of construction activities in accordance with state law.

6. Adequate provisions for protecting existing utilities shall be employed. The Contractor shall be responsible for all damages to existing utilities. Physical damages shall be repaired at the Contractor's expense. The Contractor may also be charged for loss of service and/or product.

7. The Contractor should be aware that there are overhead electrical, telephone, and other communications lines within the project site. The Contractor shall maintain the required clearances when operating equipment around these lines to prevent injury to workers and/or damages to lines.

8. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to commencement of construction at 979–836–6631. Should the CONTRACTOR cease continuous work on the project for more than 1 week, the CONTRACTOR shall notify the ENGINEER at least 48 hours prior to resuming construction.

9. The CONTRACTOR shall take special care to insure that surface drainage is not impeded by the construction activities.

10. Any monuments, fences or other improvements damaged shall be restored to original or better condition by the CONTRACTOR.

11. The CONTRACTOR shall be responsible for safeguarding and protecting all materials and equipment stored on the jobsite. Said materials and equipment shall be stored in a workmanlike and safe manner to prevent injuries, during and after working hours.

12. All work shall be conducted in accordance with OSHA regulations. Competent, adequately trained, and qualified personnel shall be present on the jobsite throughout the construction period.

13. The CONTRACTOR shall be responsible for the protection and maintenance of partially completed work throughout the construction period.

14. The CONTRACTOR shall protect existing yards, fences, private utilities, drives, curbs, mail boxes, signs, culverts, OWNER'S facilities, and other improvements from damage during construction. Damages done to any such items shall be repaired at the CONTRACTOR'S expense. If required, the CONTRACTOR shall move and replace such items as mail boxes, signs, fences, etc. Such items shall be reconstructed or replaced to equal or better than original condition.

15. The CONTRACTOR shall make every effort to maintain access to the site during the construction period. Extended periods of restricted access shall be limited and must be scheduled well in advance. Affected adjoining property owners must be given a minimum of 24 hours advance notice.

16. Access, construction operations, and storage of materials shall be confined to the OWNER's property and/or easements. Trespassing on abutting lands or other lands in the area is not allowed or authorized.

17. The CONTRACTOR may make arrangements, at the CONTRACTOR'S expense, for the temporary use of private properties, in which case the CONTRACTOR shall indemnify and hold harmless the OWNER against all claims or demands arising from such use of private properties.

18. Accurate records of any deviations from the plans shall be kept on a set of record drawings. At the end of the project, the record drawings shall be delivered to the ENGINEER. Final payment for the project will not be made until acceptable records drawings are delivered to the ENGINEER.

19. The CONTRACTOR shall dispose of any excess excavation, concrete, and other construction materials in a manner acceptable to the OWNER and ENGINEER and in accordance with all applicable federal, state, and local regulations.

20. The CONTRACTOR shall maintain clean–up activities throughout the project period.

21. At the end of all construction activities, the CONTRACTOR shall restore the project site to an equal or better condition than existing site conditions prior to construction.

22. Upon completion of construction, all disturbed areas shall be finish graded and revegetated in accordance with EPA/TCEQ SWPPP regulations as directed by the engineer prior to final acceptance of the project.

23. The OWNER shall pay for all required initial testing. The CONTRACTOR shall pay for any required retests as a result of failure of the initial test.

24. All pavement/sidewalk slopes along handicapped accessible routes shall comply with all state and federal regulations. Maximum parking lot slopes in handicapped parking areas shall not exceed 50:1 (2%) in any direction. Maximum sidewalk grades along handicapped accessible routes shall not exceed 20:1 (5%). Maximum sidewalk cross slope shall not exceed 50:1 (2%). Should the Contractor discover any area of noncompliance, he shall notify the ENGINEER immediately.

25. All work within Texas Department of Transportation (TxDOT) right–of–way shall be in strict and full compliance with TxDOT permit requirements. The CONTRACTOR shall submit to the OWNER and ENGINEER an acceptable notarized statement that all improvements within TxDOT right–of–way were constructed in accordance with the plans, except as noted on the attached record set of drawings, and that the CONTRACTOR certifies the accuracy of the record drawings submitted to the OWNER and ENGINEER upon completion of the project.

26. The area under the building foot print shall be prepared in accordance with the structural drawings and specifications and the geotechnical report.

27. Prior to connecting new water lines to existing water lines or connecting existing services to new water lines, the CONTRACTOR shall successfully pressure test all new lines and obtain successful bacteriological tests, as required by TCEQ regulations. Copies of the successful test reports shall be furnished to the OWNER prior to putting the new facilities in service.

28. All ductile iron fittings shall be mechanical joint with retaining glands. NO PUSH ON FITTINGS WILL BE ALLOWED.

29. Unless specifically set out in the bid schedule, no separate payment will be made for any of the above items. These items shall be considered supplemental to the specific construction activities and the cost thereof shall be included in the appropriate bid item(s).

ABBREVIATIONS:

ASPH–ASPHALT	LT–LEFT	ROW–RIGHT–OF–WAY
B–B–BACK–TO–BACK	MAX.–MAXIMUM	RT–RIGHT
C.S.–CONSTRUCTION STATION	MIN.–MINIMUM	SF–SQUARE FEET
C–C–CENTER–TO–CENTER	MLBX–MAILBOX	SQ FT–SQUARE FEET
CIR–CIRCLE	MOD–MODIFIED	SQ YD–SQUARE YARD
CL–CENTER LINE	NG–NATURAL GROUND	ST–STREET
CMP–CORRUGATED METAL PIPE	NTS–NOT–TO–SCALE	STA.–STATION
CONC–CONCRETE	O.C.–ON CENTER	STD–STANDARD
D.I.–DUCTILE IRON	O.C.E.W.–ON CENTER EACH WAY	SW–SIDEWALK
DIA.–DIAMETER	PKWY–PARKWAY	SY–SQUARE YARD
DRIVE–DRIVEWAY	PL–PROPERTY LINE	TC–TOP BACK OF CURB
DWY–DRIVEWAY	PROP.–PROPOSED	TEMP–TEMPORARY
ELEV.–ELEVATION	PVC–POINT OF VERTICAL	TG–TOP OF GRATE
ESMT–EASEMENT	CURVATURE	TI–TOP OF INLET
EX–EXISTING	PVI–POINT OF VERTICAL	TP–TOP OF PAVEMENT
FL–FLOWLINE	INTERSECTION	TS–TOP OF SIDEWALK
GALV.–GALVANIZED	PVMT–PAVEMENT	TST–TOP OF STEP
H.M.A.C.–HOT MIX ASPHALTIC CONCRETE	PVT–POINT OF VERTICAL TANGENCY	TxDOT–TEXAS DEPARTMENT OF TRANSPORTATION
HORIZ–HORIZONTAL	R–RADIUS	TYP–TYPICAL
LF–LINEAR FEET	RCB–REINFORCED CONCRETE BOX	VERT–VERTICAL
LN–LANE	RCP–REINFORCED CONCRETE PIPE	
	RD–ROAD	

Existing Line Legend

- AS — AS — Abandoned Sewer Line
- AW — AW — Abandoned Water Line
- A — A — Existing Air Line
- AM — AM — Existing Ammonia Line
- BH — BH — Existing Baled Hay
- X — X — Existing Barbed Wire Fence
- Existing Chainlink Fence
- CW — CW — Existing Chilled Water Line
- CL — CL — Existing Chlorine Line
- Existing CL Creek
- Existing CL Ditch
- Existing CL Road
- CC — CC — Existing Communication Cable
- DT — DT — Existing Data Cable
- DC — DC — DC — DC — Existing Downspout Collector Line
- DR — DR — Existing Drain Line
- Existing Easement
- Existing Edge of Asphalt
- ELF — ELF — Existing Electric Fence
- TRANS — Existing Electric Transmission Line
- FF — FF — Existing Fabric Fence
- FO — FO — Existing Fiber Optic Line
- FL — FL — Existing Fire Line
- FM — FM — Existing Force Main
- FD — FD — Existing French Drain Line
- G — G — Existing Gas Line
- GW — GW — Existing Grey Water Line
- o — o — Existing Hog Wire Fence
- HW — HW — Existing Hot Water Line
- IF — IF — Existing Iron Fence
- IRR — IRR — Existing Irrigation Line
- MF — MF — Existing Metal Fence
- NPW — NPW — Existing Non–Potable Water Line
- OC — OC — Existing Overhead Cable
- OE — OE — Existing Overhead Electric Line
- OT — OT — Existing Overhead Telephone Line
- P — P — Existing Pipeline
- PP — PP — Existing Propane Line
- PVC — PVC — Existing PVC Sleeve
- R — R — Existing Rail Fence
- Existing Railroad Tracks
- RW — RW — Existing Raw Water Line
- RB — RB — Existing Rock Berm
- RD — RD — Existing Roof Drain Line
- S — S — Existing Sanitary Sewer Line
- SF — SF — Existing Silt Fence
- ST — ST — Existing Storm Sewer
- Existing Swale
- Existing Toe of Slope
- Existing Top of Slope
- Existing Tree Line
- OE — TV — Existing TV Cable
- C — C — Existing Underground Cable
- UC — UC — Existing Underground Conduit
- UE — UE — Existing Underground Electric Line
- T — T — Existing Underground Telephone Line
- VF — VF — Existing Vinyl Fence
- W — W — Existing Water Line
- WF — WF — Existing Wire Fence
- Existing Wood Fence

Proposed Line Legend

- FS — FS — Future Sewer Line
- FW — FW — Future Water Line
- A — A — Proposed Air Line
- AM — AM — Proposed Ammonia Line
- BH — BH — Proposed Baled Hay
- X — X — Proposed Barbed Wire Fence
- Proposed Chainlink Fence
- CW — CW — Proposed Chilled Water Line
- CL — CL — Proposed Chlorine Line
- Proposed CL Creek
- Proposed CL Ditch
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- FL — FL — Proposed Fire Line
- FM — FM — Proposed Force Main
- FD — FD — Proposed French Drain Line
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- VF — VF — Proposed Vinyl Fence
- W — W — Proposed Water Line
- WF — WF — Proposed Wire Fence
- Proposed Wood Fence

VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

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SYMBOL LEGEND

- –ELECTRIC POLE
- –ELECTRIC CONDUIT
- –ELECTRIC METER
- –GUY ANCHOR
- –STREET LIGHT
- –SIGN
- –MAILBOX
- –SANITARY SEWER MANHOLE
- –SANITARY SEWER CLEAN–OUT
- –TELEPHONE PEDESTAL
- –GAS METER
- –GAS VALVE
- –WATER METER
- –WATER VALVE
- –FIRE HYDRANT

NO.	DATE	REVISIONS	APP.

MOSQUEDA COOLING & HEATING
BRAZOS COUNTY, TEXAS

NEW OFFICE

GENERAL NOTES, BENCHMARKS, ABBREVIATIONS, & LEGENDS

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
1500 S. Day Street • Brenham, Texas 77833 • 979.836.6631

SCALE: NTS DGN. BY: PIC
DATE: 08–26–2015 DWN. BY: CGM
JOB NO. 13678–0001–00 DWG. NO. COVER

This Line Should Measure Exactly 1" – If Not, The Plans Have Been Reduced Or Enlarged Therefore Scaling From These Plans Is Not Recommended And Could Result In Errors. Dimensions Shown On The Plans Shall Be Used Instead Of Scaling From The Plans.

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: DARREN HUCKERT
P.E. Serial No.: 101112
Date: 08–26–2015

SHEET NO. 2 OF 6

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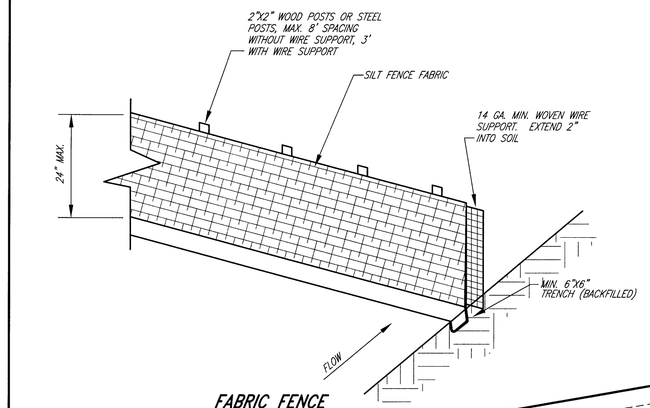


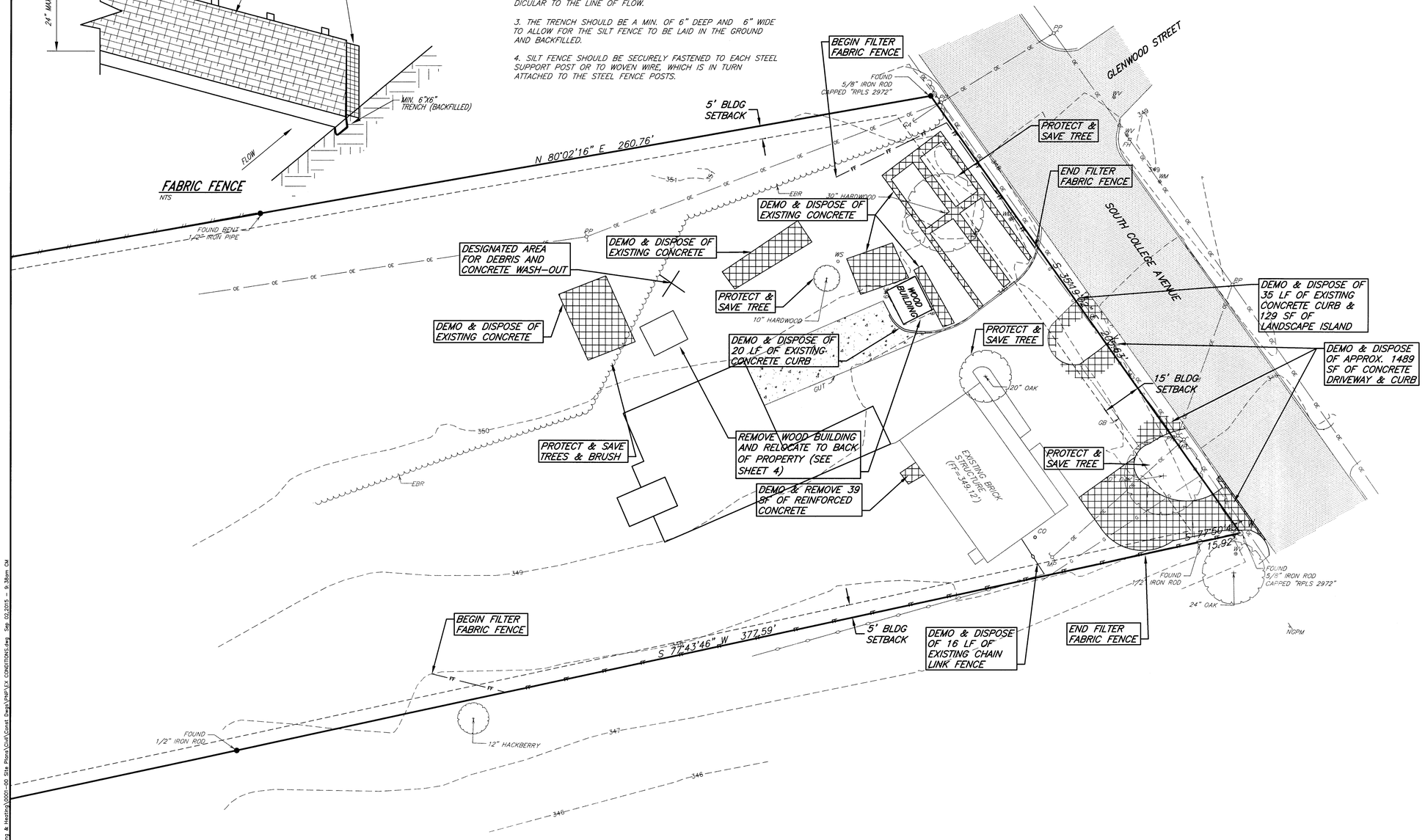
FABRIC FENCE
NTS

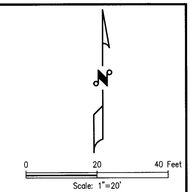
NOTES:
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH SHOULD BE A MIN. OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.





NO.	DATE	REVISIONS	APP.

MOSQUEDA COOLING & HEATING
BRAZOS COUNTY, TEXAS

NEW OFFICE

EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
1500 S. Day Street • Brenham, Texas 77833 • 979.836.6631

SCALE: 1"=20' DGN. BY: PIC
DATE: 08-26-2015 DWN. BY: CGM
JOB NO. 13678-0001-00 DWG. NO. EX CONDITIONS

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Engineer: DARREN HUCKERT
P.E. Serial No.: 101112
Date: 08-26-2015

SHEET NO. 3 OF 6

P:\PROJECTS\13678 Mosqueda Cooling & Heating\0001-00 Site Plans\Civil\Const Docs\PNP\EX CONDITIONS.dwg Sep 02,2015 - 9:38am CM

NOTES:

1. OWNER: IGNACIO M. MOSQUEDA
2. DEVELOPER: IGNACIO M. MOSQUEDA
3. SITE ADDRESS: 1800 S. COLLEGE AVE. BRYAN, TX 77801
4. LEGAL DESCRIPTION: ZENO PHILLIPS, BLOCK 10, LOT 8 (TR-140), ACRES 5.0
5. ZONING: PLANNED DEVELOPMENT - SOUTH COLLEGE BUSINESS (SC-B)
6. LAND USE: BUSINESS OFFICE/ WAREHOUSE
7. CITY STANDARDS: ALL WORK SHALL COMPLY WITH CITY STANDARDS AND DETAILS
8. DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXED AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY
9. EROSION CONTROL: FILTER FENCE WILL BE PLACED AT THE PROPERTY BOUNDARY TO CONTROL SEDIMENT RUNOFF ONTO ADJACENT PROPERTIES
10. WASTEWATER: THE WASTE STREAM TO BE GENERATED AT THIS SITE IS NORMAL DOMESTIC WASTEWATER
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTES ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
12. FIRE SPRINKLER SYSTEM: THE PROPOSED WAREHOUSE DOES NOT REQUIRE A FIRE SPRINKLER SYSTEM
13. POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM
14. A RENDERING GREASE CONTAINER IS NOT REQUIRED FOR THIS SITE SINCE THIS FACILITY DOES NOT MANUFACTURE, ORDER AND/OR PREPARE FOOD ITEMS TO PUBLIC/CUSTOMERS.
15. ALL DIMENSIONS SHOWN HEREON ARE MEASURED FROM BACK OF CURB TO BACK OF CURB OR EDGE OF PAVEMENT/BUILDING, UNLESS NOTED OTHERWISE.
16. SOLID WASTE DISPOSAL SERVICED BY CITY OF BRYAN.

LANDSCAPE ANALYSIS (SECTION 62-594)

REQUIRED:

16467 SF DEVELOPED AREA
8% OF DEVELOPED AREA (SF)..... 1318

PROPOSED:

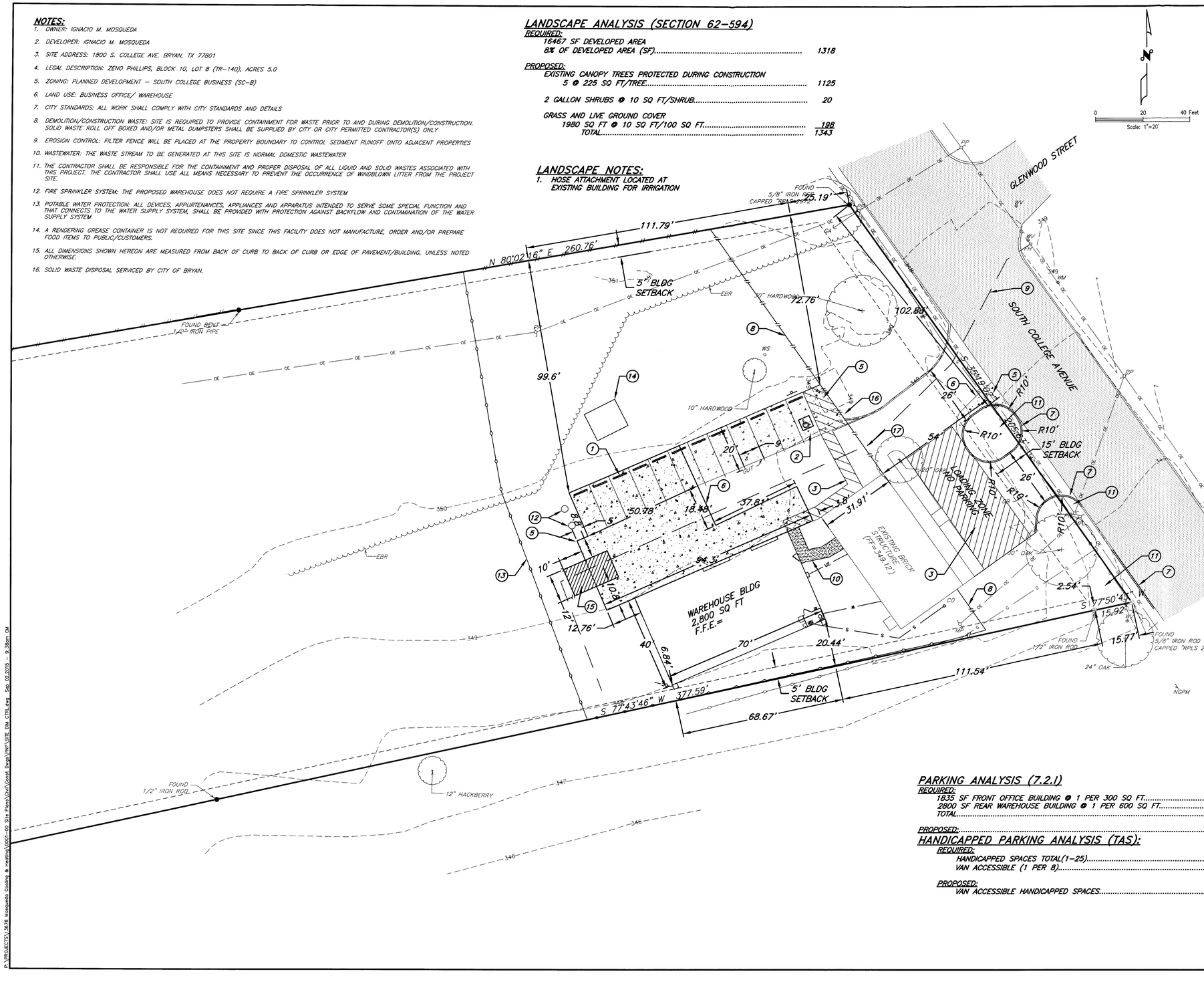
EXISTING CANOPY TREES PROTECTED DURING CONSTRUCTION
5 @ 225 SQ FT/TREE..... 1125

2 GALLON SHRUBS @ 10 SQ FT/SHRUB..... 20

GRASS AND LIVE GROUND COVER
1980 SQ FT @ 10 SQ FT/100 SQ FT..... 198
TOTAL..... 1343

LANDSCAPE NOTES:

1. HOSE ATTACHMENT LOCATED AT EXISTING BUILDING FOR IRRIGATION



PARKING ANALYSIS (7.2.I)

REQUIRED:

1835 SF FRONT OFFICE BUILDING @ 1 PER 300 SQ FT..... 7
2800 SF REAR WAREHOUSE BUILDING @ 1 PER 600 SQ FT..... 5
TOTAL..... 12

PROPOSED:..... 12

HANDICAPPED PARKING ANALYSIS (TAS):

REQUIRED:

HANDICAPPED SPACES TOTAL(1-25)..... 1
VAN ACCESSIBLE (1 PER 8)..... 1

PROPOSED:

VAN ACCESSIBLE HANDICAPPED SPACES..... 1

CONSTRUCTION NOTES:

1. CONSTRUCT STANDARD CONCRETE WHEEL STOP (SEE DETAIL SHEET 6)
2. CONSTRUCT HANDICAP PARKING SPOT WITH PROPER SIGNAGE (SEE DETAIL ON SHEET 6)
3. CONSTRUCT 4" PARKING STRIPING WITH 45° ANGLED STRIPES FOR ACCESSIBLE ROUTE AND LANDING (TYP. YELLOW)
4. CONSTRUCT 4" PARKING STRIPING FOR 90° PARKING STALLS (TYP. YELLOW)
5. CONSTRUCT 6" MIN. THICKNESS REINFORCED CONCRETE PAVEMENT (SEE DETAIL ON SHEET 6)
6. UNDERCUT NEW REINFORCED CONCRETE INTO EXISTING CONCRETE PAVING ALONG EDGE INTERFACE (SEE DETAIL ON SHEET 6)
7. CONSTRUCT 6" STANDARD CONCRETE CURB & GUTTER (SEE DETAIL ON SHEET 6)
8. CONSTRUCT 6' WOODEN FENCE WITH STONE PILLARS
9. 300' LAY-OF-HOSE
10. CONSTRUCT 5' REINFORCED CONCRETE SIDEWALK (SEE DETAIL ON SHEET 6)
11. CONSTRUCT GRASS LANDSCAPE AREA
12. INSTALL 2-2 GALLON SHRUBS
13. CONSTRUCT 6' CHAINLINK FENCE
14. RELOCATE SAVED EXISTING BUILDING TO NEW LOCATION
15. 12'x20'x8" THICK REINFORCED CONCRETE DUMPSTER PAD, #5 BARS @ 12" O.C.E.W. WITH 12'x10'x6' TALL WOOD FENCE ENCLOSURE ON THREE (3) SIDES
16. KNOX BOX
17. 6'x24' DOUBLE SWING GATE WITH STD. PADLOCK LATCH. (TO REMAIN UNLOCKED AND OPEN DURING BUSINESS HOURS)

NO.	DATE	REVISIONS	APP.

MOSQUEDA COOLING & HEATING
BRAZOS COUNTY, TEXAS

NEW OFFICE

SITE PLAN & DIMENSION CONTROL PLAN

JONES | CARTER
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1500 S. Day Street • Brenham, Texas 77833 • 979.836.6631

SCALE: 1"=20' DGN. BY: PIC
DATE: 08-26-2015 DWN. BY: CGM
JOB NO. 13678-0001-00 DWG. NO. SITE DIM CTRL

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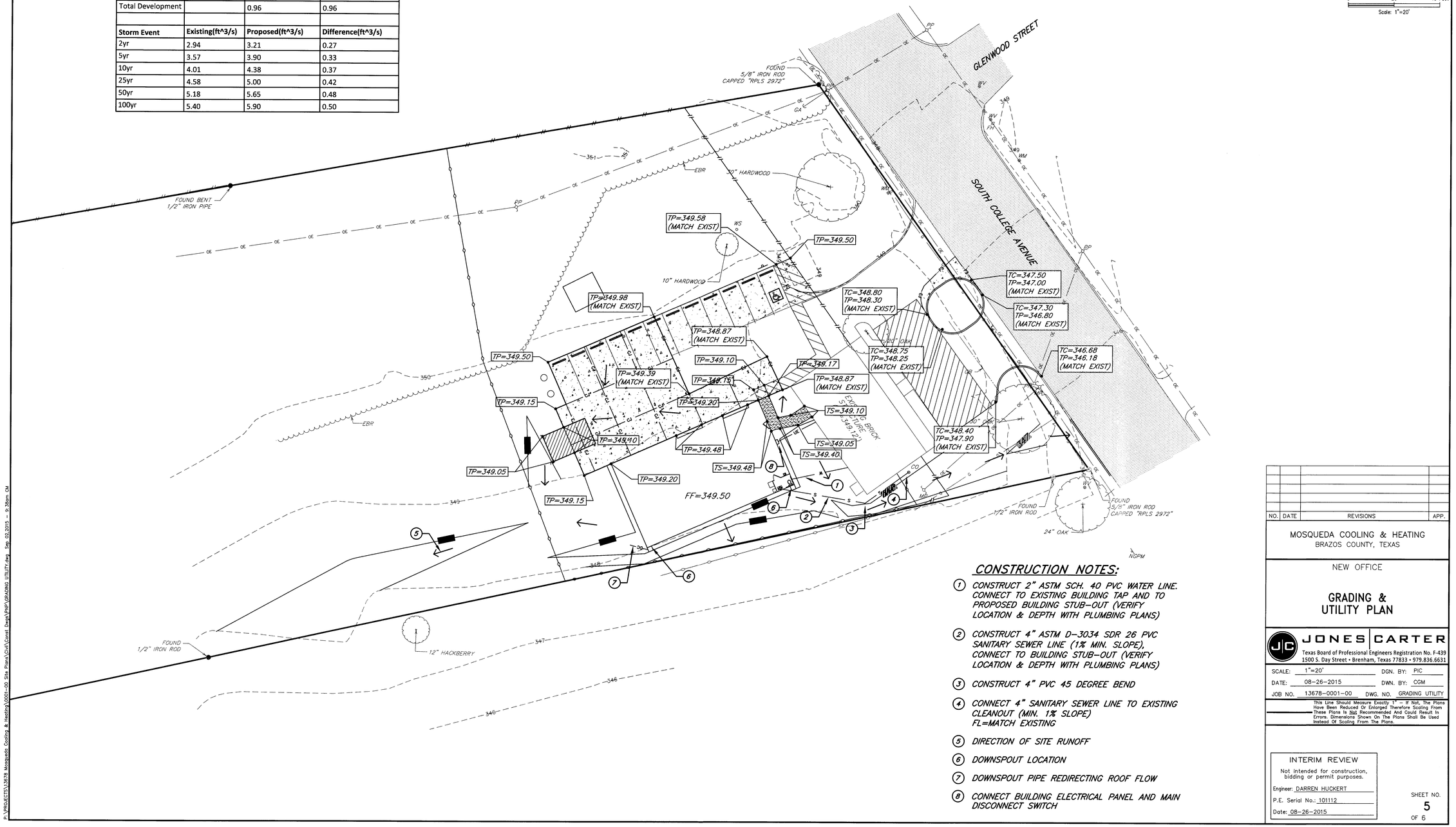
SITE RUNOFF CALCULATIONS

Surface	C value	Existing Area (acres)	Proposed Area (acres)
Concrete	0.85	0.27	0.29
Building Roof	0.95	0.05	0.11
Undeveloped	0.3	0.64	0.56
Total Development		0.96	0.96
Storm Event	**Existing(ft^3/s)**	**Proposed(ft^3/s)**	**Difference(ft^3/s)**
2yr	2.94	3.21	0.27
5yr	3.57	3.90	0.33
10yr	4.01	4.38	0.37
25yr	4.58	5.00	0.42
50yr	5.18	5.65	0.48
100yr	5.40	5.90	0.50



CONSTRUCTION NOTES:

1. CONSTRUCT 2" ASTM SCH. 40 PVC WATER LINE. CONNECT TO EXISTING BUILDING TAP AND TO PROPOSED BUILDING STUB-OUT (VERIFY LOCATION & DEPTH WITH PLUMBING PLANS)
2. CONSTRUCT 4" ASTM D-3034 SDR 26 PVC SANITARY SEWER LINE (1% MIN. SLOPE), CONNECT TO BUILDING STUB-OUT (VERIFY LOCATION & DEPTH WITH PLUMBING PLANS)
3. CONSTRUCT 4" PVC 45 DEGREE BEND
4. CONNECT 4" SANITARY SEWER LINE TO EXISTING CLEANOUT (MIN. 1% SLOPE) FL=MATCH EXISTING
5. DIRECTION OF SITE RUNOFF
6. DOWNSPOUT LOCATION
7. DOWNSPOUT PIPE REDIRECTING ROOF FLOW
8. CONNECT BUILDING ELECTRICAL PANEL AND MAIN DISCONNECT SWITCH

NO.	DATE	REVISIONS	APP.

MOSQUEDA COOLING & HEATING
BRAZOS COUNTY, TEXAS

NEW OFFICE

GRADING & UTILITY PLAN

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
1500 S. Day Street • Brenham, Texas 77833 • 979.836.6631

SCALE: 1"=20' DGN. BY: PIC
DATE: 08-26-2015 DWN. BY: CGM
JOB NO. 13678-0001-00 DWG. NO. GRADING UTILITY

This Line Should Measure Exactly 1" — If Not, The Plans Have Been Reduced Or Enlarged Therefore Scaling From These Plans Is Not Recommended And Could Result In Errors. Dimensions Shown On The Plans Shall Be Used Instead Of Scaling From The Plans.

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: DARREN HUCKERT
P.E. Serial No.: 101112
Date: 08-26-2015

SHEET NO. 5 OF 6

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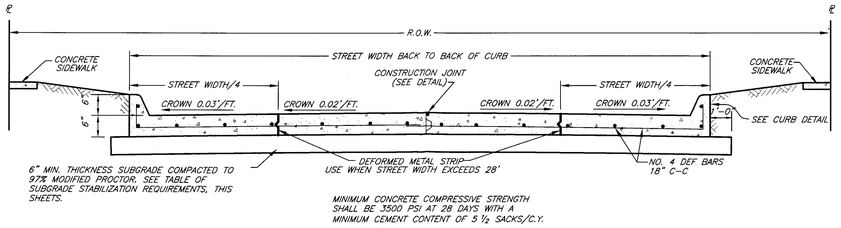
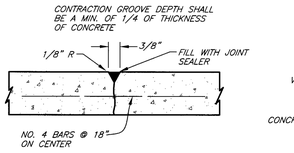


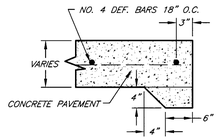
TYPICAL CONCRETE PAVEMENT SECTION

TABLE OF SUBGRADE STABILIZATION REQUIREMENTS

P.I.=PLASTICITY INDEX		
L.L.=LIQUID LIMIT		
IF P.I.>20 AND L.L.≤35, LIME STABILIZE SUBGRADE		
IF P.I.>15 AND L.L.≥36, LIME STABILIZE SUBGRADE		
IF P.I.≤5, CEMENT STABILIZE SUBGRADE		
ACCEPTABLE SOILS OTHER THAN THOSE DEFINED BY THE LIMITS ABOVE DO NOT REQUIRE STABILIZATION.		
PERCENT OF LIME OR CEMENT REQUIRED (BY WEIGHT):		
P.I.	PERCENTAGE REQUIRED	MATERIAL
≤5	5	CEMENT
>15 OR 20 TO 25	5	LIME
>25 TO 33	6	LIME
>33 TO 40	7	LIME
>40	DETERMINE BY ASTM C977	LIME

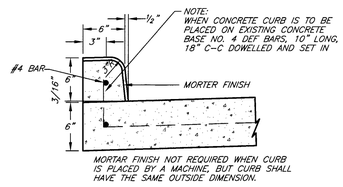


DUMMY GROOVE CONTRACTION JOINT

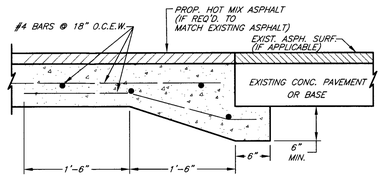


STANDARD CONCRETE PAVEMENT HEADER

(FOR USE AT END OF ANY CONCRETE PAVEMENT WHICH DOES NOT TIE TO CONCRETE OR ASPHALT PAVEMENT)

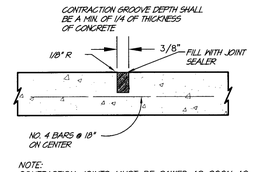


CONCRETE CURB



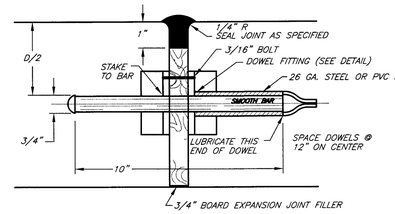
UNDERCUT DETAIL

(USE FOR NEW CONCRETE PAVEMENT TIE TO EXISTING CONC. PAVEMENT)

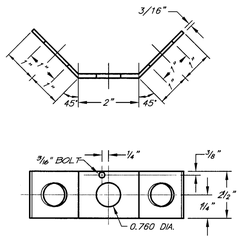


NOTE:
CONTRACTION JOINTS MUST BE SAWED AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT DAMAGE TO FINISH FROM SAWING EQUIPMENT BUT IN NO CASE LONGER THAN 16 HOURS AFTER INITIAL PLACEMENT

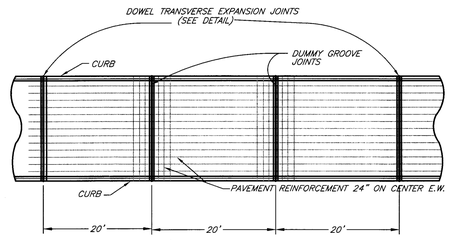
SAWED CONTRACTION JOINT



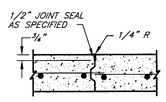
DOWEL TYPE EXPANSION JOINT IN CONCRETE PAVEMENT



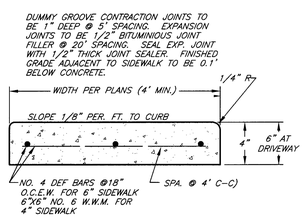
DOWEL FITTING



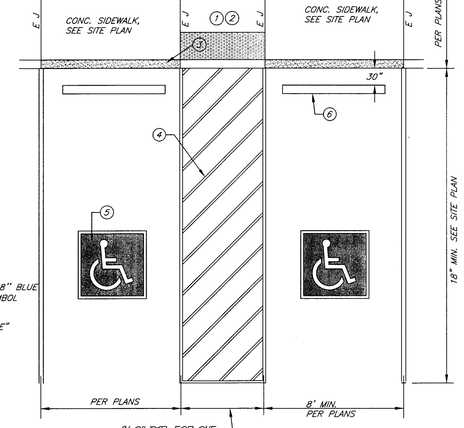
EXPANSION AND CONTRACTION JOINT LOCATIONS ON CONCRETE PAVEMENTS



CONSTRUCTION JOINT – KEYED



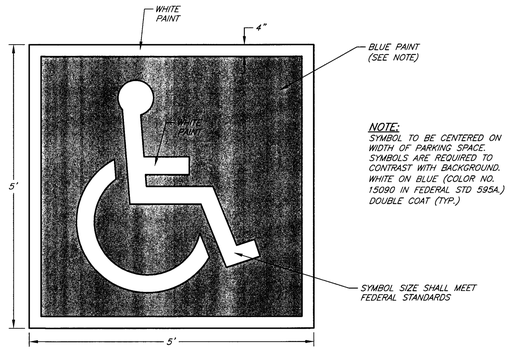
CONCRETE SIDEWALK



1. CURB RAMP, MAX. SLOPE 1:12 W/ DECTECTABLE WARNING SURFACE CONSISTING OF RAISED TRUNCATED DOMES WHICH COMPLY WITH TAS 4.29.2. THE DETECTABLE WARNING SURFACE SHALL EXTEND A MINIMUM OF 24" (IN THE DIRECTION OF PEDESTRIAN TRAVEL) FROM BOTTOM PORTION OF THE RAMP AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP. THE DETECTABLE WARNING SURFACE SHALL BE A CONTRASTING COLOR FROM ADJOINING SURFACES
2. LANDING AT SAME LEVEL AS PARKING
3. TAPER CURB DOWN WITH RAMP
4. 4" WIDE PAINT STRIPES AT 45° AND 24" O.C. TYP.
5. PAINTED HANDICAPPED SYMBOL (SEE DETAIL)
6. PRECAST CONCRETE CURB
7. WHEN SIGNS MUST BE PLACED IN SIDEWALK, SIGN SHALL BE A MINIMUM OF 80" ABOVE SIDEWALK

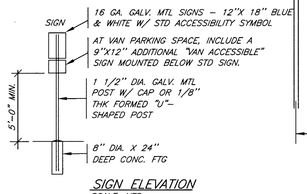
ACCESSIBLE PARKING DETAIL

NTS



PAINTED HANDICAPPED SYMBOL

N.T.S.



SIGN ELEVATION

SCALE: NTS

NO.	DATE	REVISIONS	APP.

MOSQUEDA COOLING & HEATING
BRAZOS COUNTY, TEXAS

NEW OFFICE

MISCELLANEOUS DETAILS

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SHEET NO. 6 OF 6

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