

# MOSQUEDA COOLING & HEATING

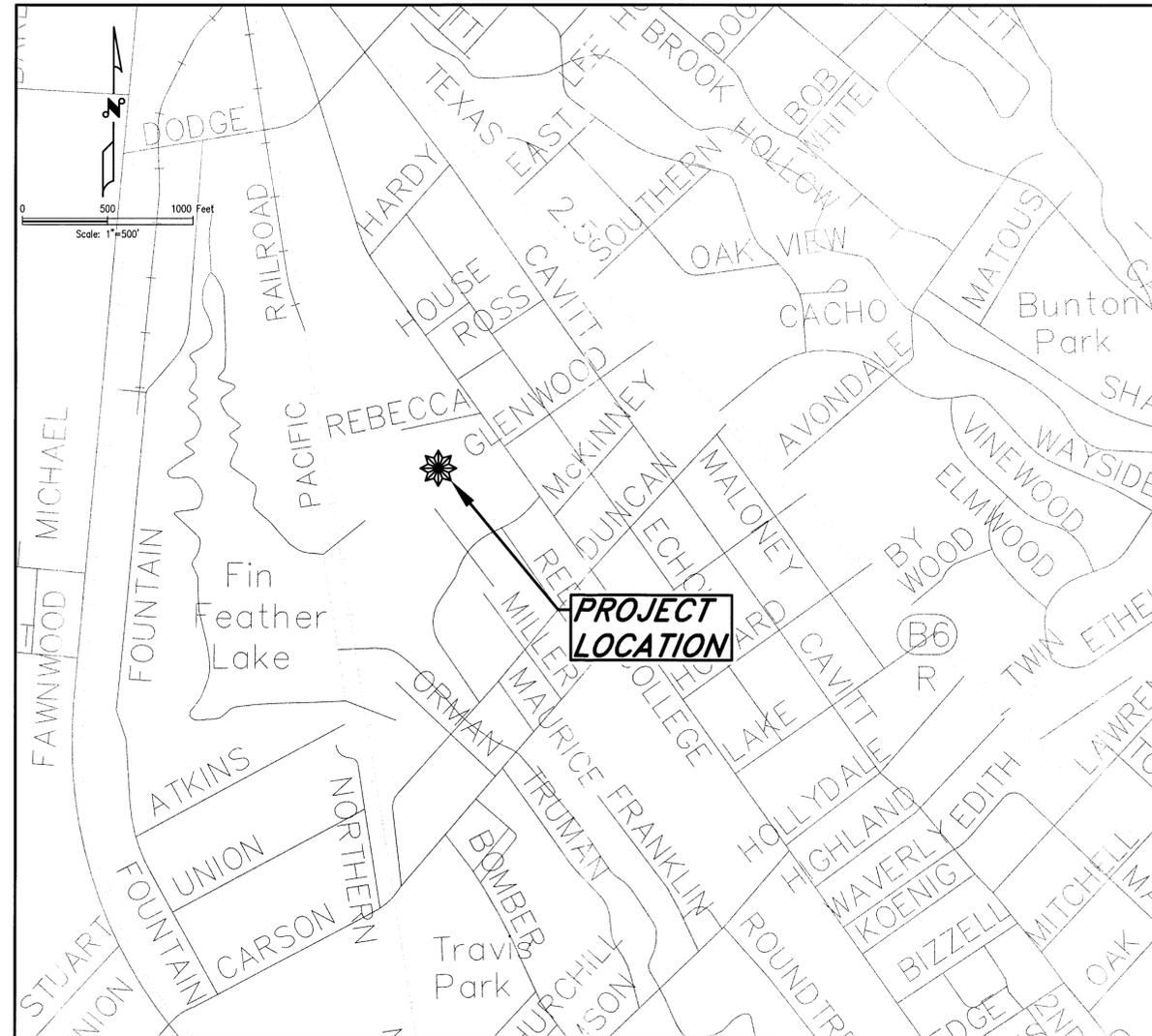
## BRYAN, BRAZOS COUNTY, TEXAS

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# NEW OFFICE

## J&C JOB NO. 13678-0001-00



**PROJECT LOCATION MAP**  
SCALE: 1"=500'

August 2015



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INTERIM REVIEW  
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Engineer: DARREN HUCKERT  
P.E. Serial No.: 101112  
Date: 08-12-2015

SHEET No.  
**1**  
OF 6

MOSQUEDA COOLING & HEATING - NEW OFFICE

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

P:\PROJECTS\13678 Mosqueda Cooling & Heating\0001-00 Site Plans\CD\Cover.dwg Aug 12 2015 11:05am CA

**GENERAL NOTES:**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The CONTRACTOR shall take special care to insure that surface drainage is not impeded by the construction activities.
- Any monuments, fences or other improvements damaged shall be restored to original or better condition by the CONTRACTOR.
- 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.
- 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.
- The CONTRACTOR shall be responsible for the protection and maintenance of partially completed work throughout the construction period.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The CONTRACTOR shall maintain clean-up activities throughout the project period.
- 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.
- 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.
- 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.
- 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%). 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.
- 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.
- The area under the building foot print shall be prepared in accordance with the structural drawings and specifications and the geotechnical report.
- 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.
- All ductile iron fittings shall be mechanical joint with retaining glands. NO PUSH ON FITTINGS WILL BE ALLOWED.
- 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).

Existing Line Legend		Proposed Line Legend	
AS	Abandoned Sewer Line	FS	Future Sewer Line
AW	Abandoned Water Line	FW	Future Water Line
A	Existing Air Line	A	Proposed Air Line
AM	Existing Ammonia Line	AM	Proposed Ammonia Line
BH	Existing Baled Hay	BH	Proposed Baled Hay
X	Existing Barbed Wire Fence	X	Proposed Barbed Wire Fence
CL	Existing Chainlink Fence	CL	Proposed Chainlink Fence
CW	Existing Chilled Water Line	CW	Proposed Chilled Water Line
CL	Existing Chlorine Line	CL	Proposed Chlorine Line
CL	Existing CL Creek	CL	Proposed CL Creek
CL	Existing CL Ditch	CL	Proposed CL Ditch
CC	Existing Communication Cable	CC	Proposed Communication Cable
DT	Existing Data Cable	DT	Proposed Data Cable
DC	Existing Downspout Collector Line	DC	Proposed Downspout Collector Line
DR	Existing Drain Line	DR	Proposed Drain Line
E	Existing Easement	E	Proposed Easement
DLF	Existing Edge of Asphalt	DLF	Proposed Edge of Asphalt
DLF	Existing Electric Fence	DLF	Proposed Electric Fence
TRANS	Existing Electric Transmission Line	TRANS	Proposed Electric Transmission Line
FF	Existing Fabric Fence	FF	Proposed Fabric Fence
FO	Existing Fiber Optic Line	FO	Proposed Fiber Optic Line
FL	Existing Fire Line	FL	Proposed Fire Line
FM	Existing Force Main	FM	Proposed Force Main
FD	Existing French Drain Line	FD	Proposed French Drain Line
G	Existing Gas Line	G	Proposed Gas Line
GW	Existing Grey Water Line	GW	Proposed Grey Water Line
H	Existing Hog Wire Fence	H	Proposed Hog Wire Fence
HW	Existing Hot Water Line	HW	Proposed Hot Water Line
IF	Existing Iron Fence	IF	Proposed Iron Fence
IRR	Existing Irrigation Line	IRR	Proposed Irrigation Line
MF	Existing Metal Fence	MF	Proposed Metal Fence
NPW	Existing Non-Potable Water Line	NPW	Proposed Non-Potable Water Line
OC	Existing Overhead Cable	OC	Proposed Overhead Cable
OE	Existing Overhead Electric Line	OE	Proposed Overhead Electric Line
OT	Existing Overhead Telephone Line	OT	Proposed Overhead Telephone Line
P	Existing Pipeline	P	Proposed Pipeline
PP	Existing Propane Line	PP	Proposed Propane Line
PVC	Existing PVC Sleeve	PVC	Proposed PVC Sleeve
R	Existing Rail Fence	R	Proposed Rail Fence
RT	Existing Railroad Tracks	RT	Proposed Railroad Tracks
RW	Existing Raw Water Line	RW	Proposed Raw Water Line
RB	Existing Rock Berm	RB	Proposed Rock Berm
RD	Existing Roof Drain Line	RD	Proposed Roof Drain Line
S	Existing Sanitary Sewer Line	S	Proposed Sanitary Sewer Line
SF	Existing Silt Fence	SF	Proposed Silt Fence
ST	Existing Storm Sewer	ST	Proposed Storm Sewer
SW	Existing Swale	SW	Proposed Swale
TS	Existing Toe of Slope	TS	Proposed Toe of Slope
TT	Existing Top of Slope	TT	Proposed Top of Slope
TL	Existing Tree Line	TL	Proposed Tree Line
TV	Existing TV Cable	TV	Proposed TV Cable
C	Existing Underground Cable	C	Proposed Underground Cable
UC	Existing Underground Conduit	UC	Proposed Underground Conduit
UE	Existing Underground Electric Line	UE	Proposed Underground Electric Line
T	Existing Underground Telephone Line	T	Proposed Underground Telephone Line
VF	Existing Vinyl Fence	VF	Proposed Vinyl Fence
W	Existing Water Line	W	Proposed Water Line
WF	Existing Wire Fence	WF	Proposed Wire Fence
WF	Existing Wood Fence	WF	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-4399  
1500 S. Day Street • Brenham, Texas 77833 • 979.836.6631

SCALE: NTS DGN. BY: PIC  
DATE: 08-12-2015 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.

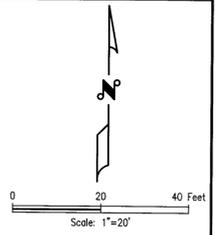
**INTERIM REVIEW**  
Not intended for construction, bidding or permit purposes.  
Engineer: DARREN HUCKERT  
P.E. Serial No.: 101112  
Date: 08-12-2015

SHEET NO. **2**  
OF 6

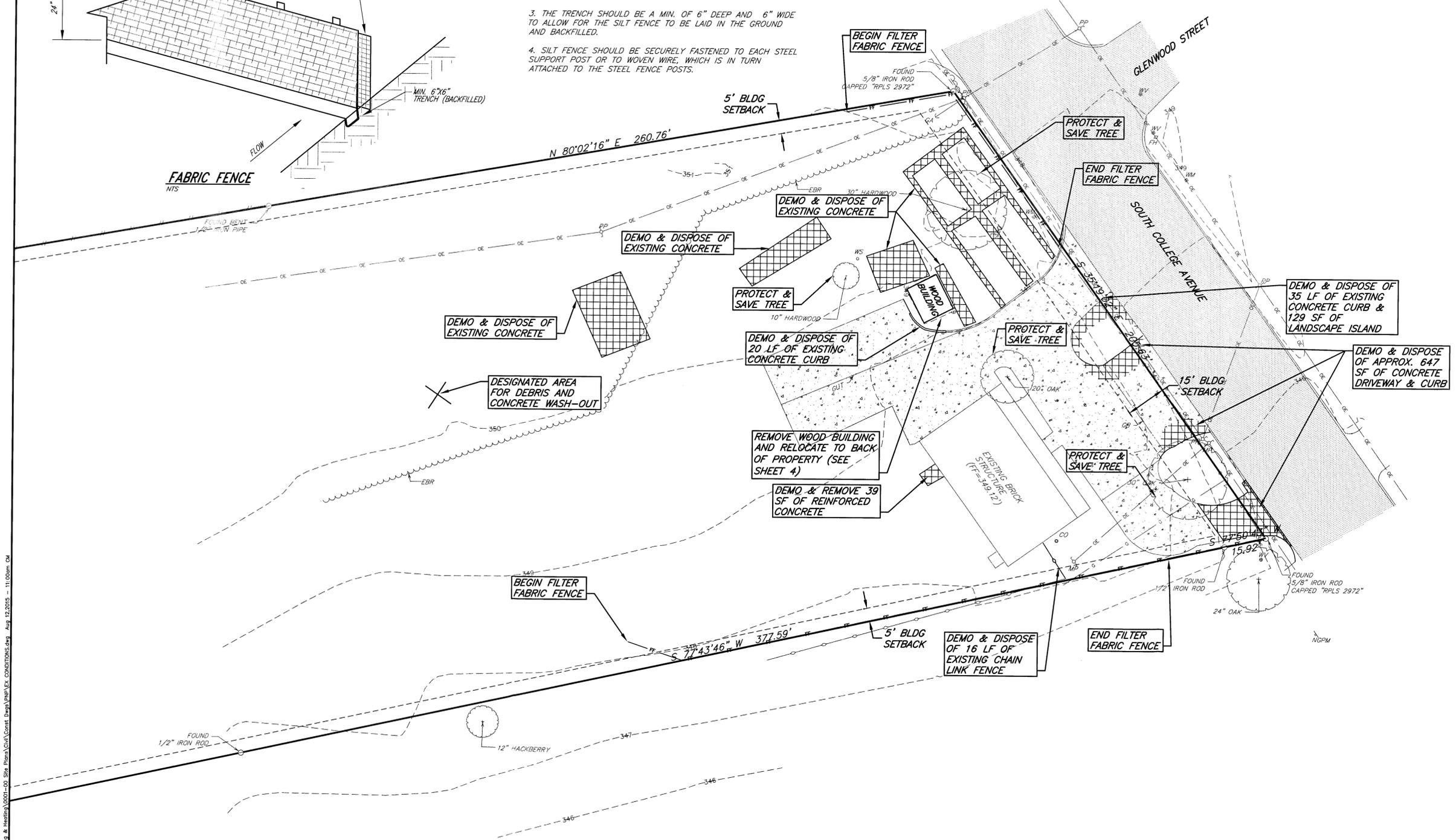
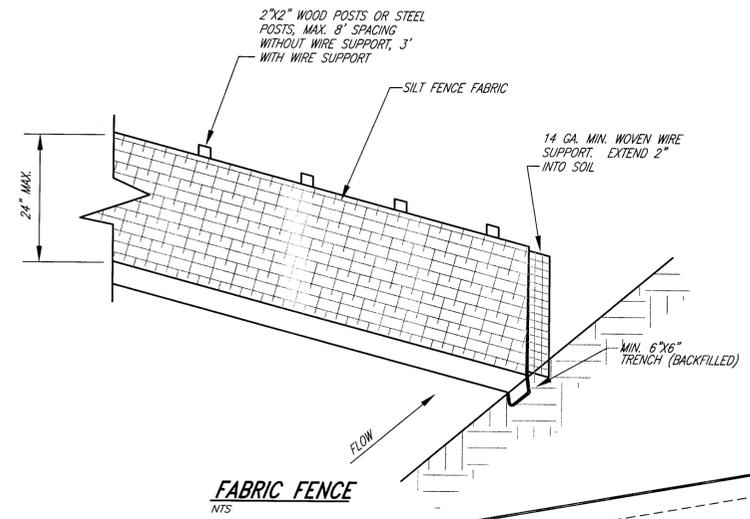
**ABBREVIATIONS:**

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 CURVATURE	TG-TOP OF GRATE
ESMT-EASEMENT	PVI-POINT OF VERTICAL INTERSECTION	TI-TOP OF INLET
EX-EXISTING	PVM-PAVEMENT	TP-TOP OF PAVEMENT
FL-FLOWLINE	PVT-POINT OF VERTICAL TANGENCY	TS-TOP OF SIDEWALK
GALV-GALVANIZED	R-RADIUS	TST-TOP OF STEP
H.M.A.C.-HOT MIX ASPHALTIC CONCRETE	RCB-REINFORCED CONCRETE BOX	TxDOT-TEXAS DEPARTMENT OF TRANSPORTATION
HORIZ-HORIZONTAL	RCP-REINFORCED CONCRETE PIPE	TYP-TYPICAL
LF-LINEAR FEET	RD-ROAD	VERT-VERTICAL
LN-LANE		

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- 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.



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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: 08-12-2015 DWN. BY: CGM  
JOB NO. 13678-0001-00 DWG. NO. EX CONDITIONS

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P.E. Serial No.: 101112  
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SHEET NO.  
**3**  
OF 6

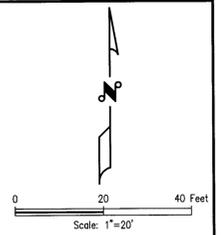


**SITE RUNOFF CALCULATIONS**

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 <sup>3</sup> /s)	Proposed(ft <sup>3</sup> /s)	Difference(ft <sup>3</sup> /s)
2yr	10.15	10.51	0.36
5yr	12.34	12.78	0.44
10yr	13.85	14.34	0.49
25yr	15.82	16.38	0.56
50yr	17.88	18.52	0.64
100yr	18.67	19.34	0.66



- 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

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: 08-12-2015 DWN. BY: CGM  
JOB NO. 13678-0001-00 DWG. NO. GRADING UTILITY

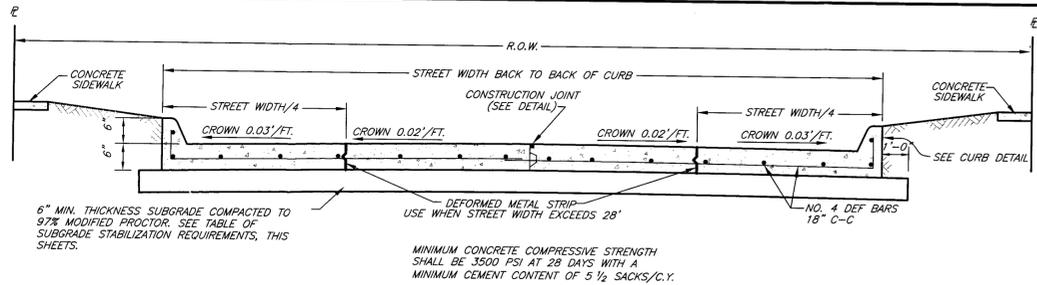
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SHEET NO.  
**5**  
OF 6

P:\PROJECTS\13678-Mosqueda, Cooling & Heating\0001-00 Site Plans\Civil\Const. Drawings\GRADING UTILITY.dwg Aug 12, 2015 - 11:00am CM

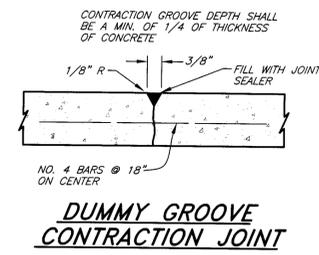


**TYPICAL CONCRETE PAVEMENT SECTION**

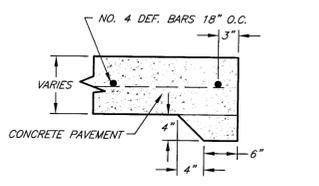
**TABLE OF SUBGRADE STABILIZATION REQUIREMENTS**

P.I.	PERCENTAGE REQUIRED	MATERIAL
≤ 5	5	CEMENT
> 5 OR 20 TO 25	5	LIME
> 25 TO 33	6	LIME
> 33 TO 40	7	LIME
> 40	DETERMINE BY ASTM C977	LIME

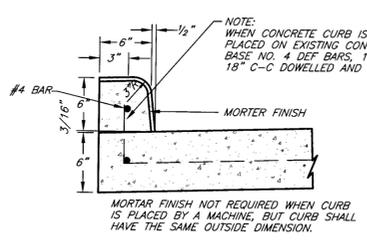
P.I. = PLASTICITY INDEX  
L.L. = LIQUID LIMIT  
IF P.I. > 20 AND L.L. < 35, LIME STABILIZE SUBGRADE  
IF P.I. > 15 AND L.L. > 36, LIME STABILIZE SUBGRADE  
IF P.I. ≤ 5, CEMENT STABILIZE SUBGRADE  
ACCEPTABLE SOILS OTHER THAN THOSE DEFINED BY THE LIMITS ABOVE DO NOT REQUIRE STABILIZATION.  
PERCENT OF LIME OR CEMENT REQUIRED (BY WEIGHT)



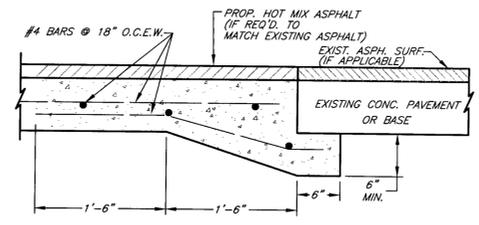
**DUMMY GROOVE CONTRACTION JOINT**



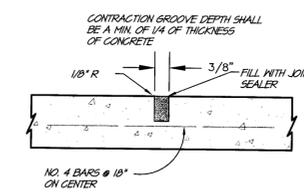
**STANDARD CONCRETE PAVEMENT HEADER**



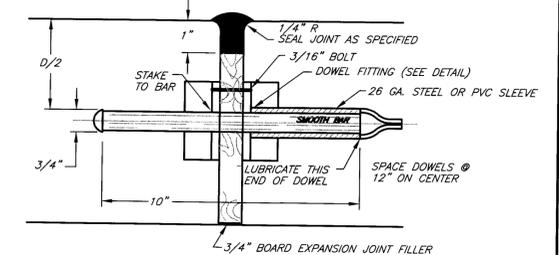
**CONCRETE CURB**



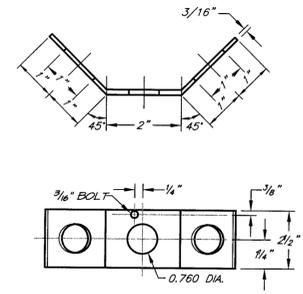
**UNDERCUT DETAIL**



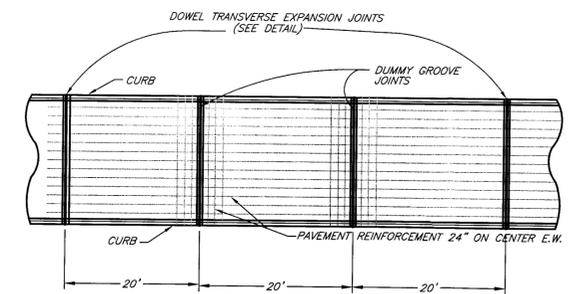
**SAWED CONTRACTION JOINT**



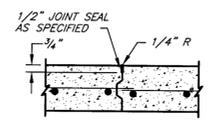
**DOWEL TYPE EXPANSION JOINT IN CONCRETE PAVEMENT**



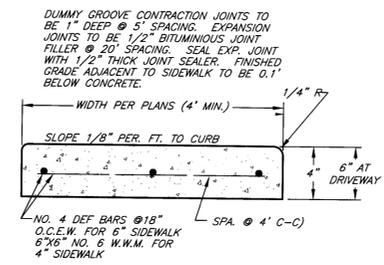
**DOWEL FITTING**



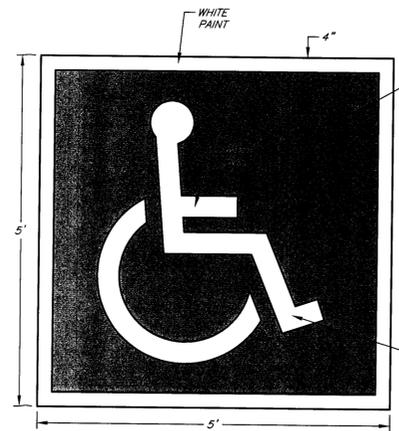
**EXPANSION AND CONTRACTION JOINT LOCATIONS ON CONCRETE PAVEMENTS**



**CONSTRUCTION JOINT - KEYED**

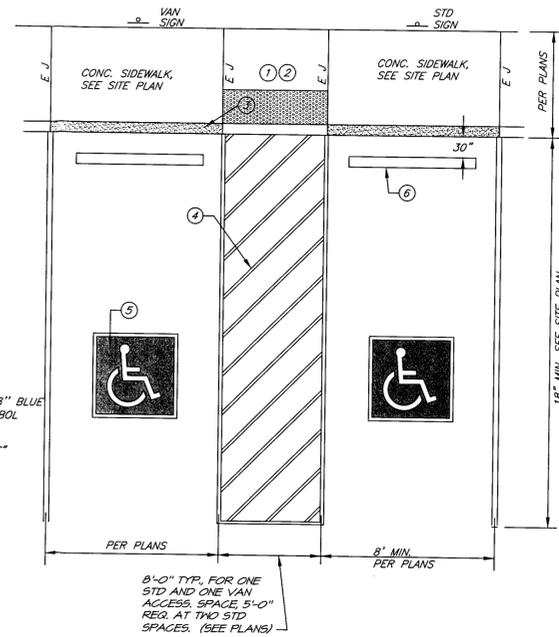
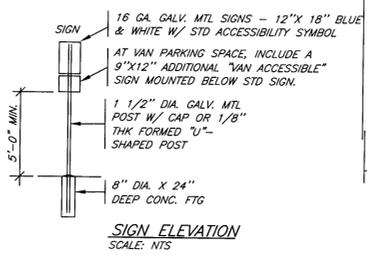


**CONCRETE SIDEWALK**



**PAINTED HANDICAPPED SYMBOL**

NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING SPACE. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. WHITE ON BLUE (COLOR NO. 15090 IN FEDERAL STD 595A) DOUBLE COAT (TYP.)



- CURB RAMP, MAX. SLOPE 1:12 W/ DETECTABLE WARNING SURFACE CONSISTING OF RAISED TRUNCATED DOMES WHICH COMPLY WITH T&E 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
- LANDING AT SAME LEVEL AS PARKING
- TAPER CURB DOWN WITH RAMP
- 4" WIDE PAINT STRIPES AT 45° AND 24" O.C. TYP.
- PAINTED HANDICAPPED SYMBOL (SEE DETAIL)
- PRECAST CONCRETE CURB
- WHEN SIGNS MUST BE PLACED IN SIDEWALK, SIGN SHALL BE A MINIMUM OF 80" ABOVE SIDEWALK

**ACCESSIBLE PARKING DETAIL**

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Date: 08-12-2015

SHEET NO. 6 OF 6

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