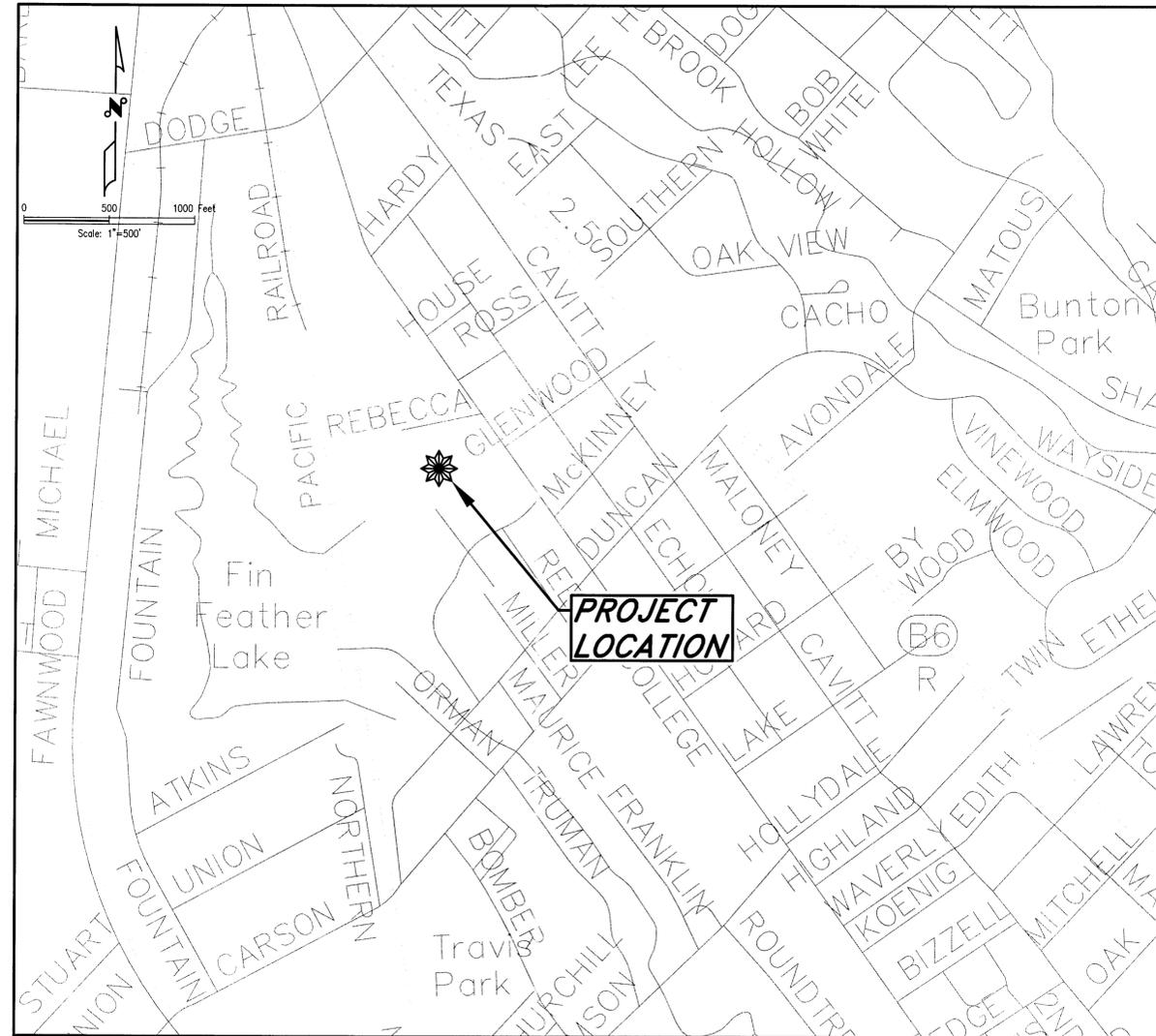


# MOSQUEDA COOLING & HEATING BRYAN, BRAZOS COUNTY, TEXAS

## INDEX OF DRAWINGS

<u>SHEET No.</u>	<u>TITLE</u>
1	COVER SHEET, INDEX & PROJECT LOCATION MAP
2	GENERAL NOTES, BENCHMARKS, ABBREVIATIONS, & LEGENDS
3	EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN
4	SITE PLAN & DIMENSION CONTROL PLAN
5	GRADING & UTILITY PLAN
6	MISCELLANEOUS DETAILS

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



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

August 2015



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

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

MOSQUEDA COOLING & HEATING - NEW OFFICE

SHEET No.  
1  
OF 6

P:\PROJECTS\13678 Mosqueda Cooling & Heating\0001-00 Site Plans\01\Const Draw\MPN\_COVER.dwg Sep 02 2015 - 9:38am CM

**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. All work will be performed on property-side of curb as much as possible with minimal disturbance to normal traffic flow.
- 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%) 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.
- 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**

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
○	○	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	Existing Downspout Collector Line
DR	DR	Existing Drain Line
---	---	Existing Easement
		Existing Edge of Asphalt
ELF	ELF	Existing Electric Fence
---	---	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	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
○	○	Proposed Chilled Water Line
CL	CL	Proposed Chlorine Line
---	---	Proposed CL Creek
---	---	Proposed CL Ditch
---	---	Proposed CL Road
CC	CC	Proposed Communication Cable
DT	DT	Proposed Data Cable
DC	DC	Proposed Downspout Collector Line
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OE	OE	Proposed Overhead Electric Line
OT	OT	Proposed Overhead Telephone Line
P	P	Proposed Pipeline
PP	PP	Proposed Propane Line
PVC	PVC	Proposed PVC Sleeve
R	R	Proposed Rail Fence
---	---	Proposed Railroad Tracks
RW	RW	Proposed Raw Water Line
RB	RB	Proposed Rock Berm
RD	RD	Proposed Roof Drain Line
S	S	Proposed Sanitary Sewer Line
SF	SF	Proposed Silt Fence
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UE	UE	Proposed Underground Electric Line
T	T	Proposed Underground Telephone Line
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**



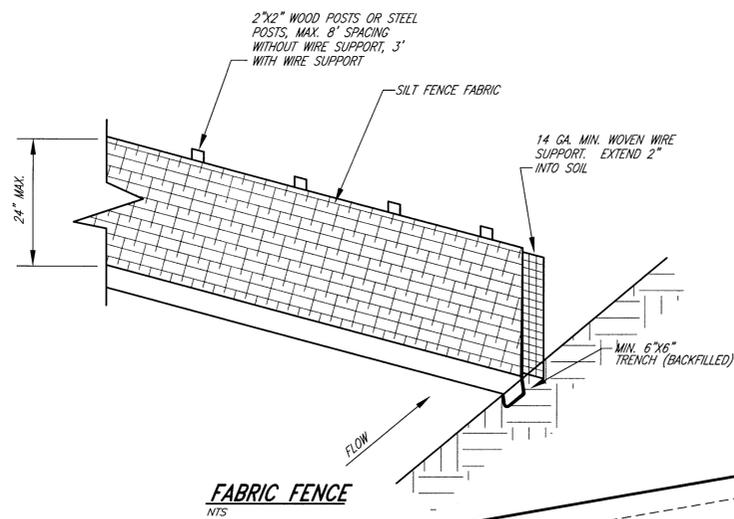
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DATE: 08-26-2015 DWN. BY: CGM  
JOB NO. 13678-0001-00 DWG. NO. COVER

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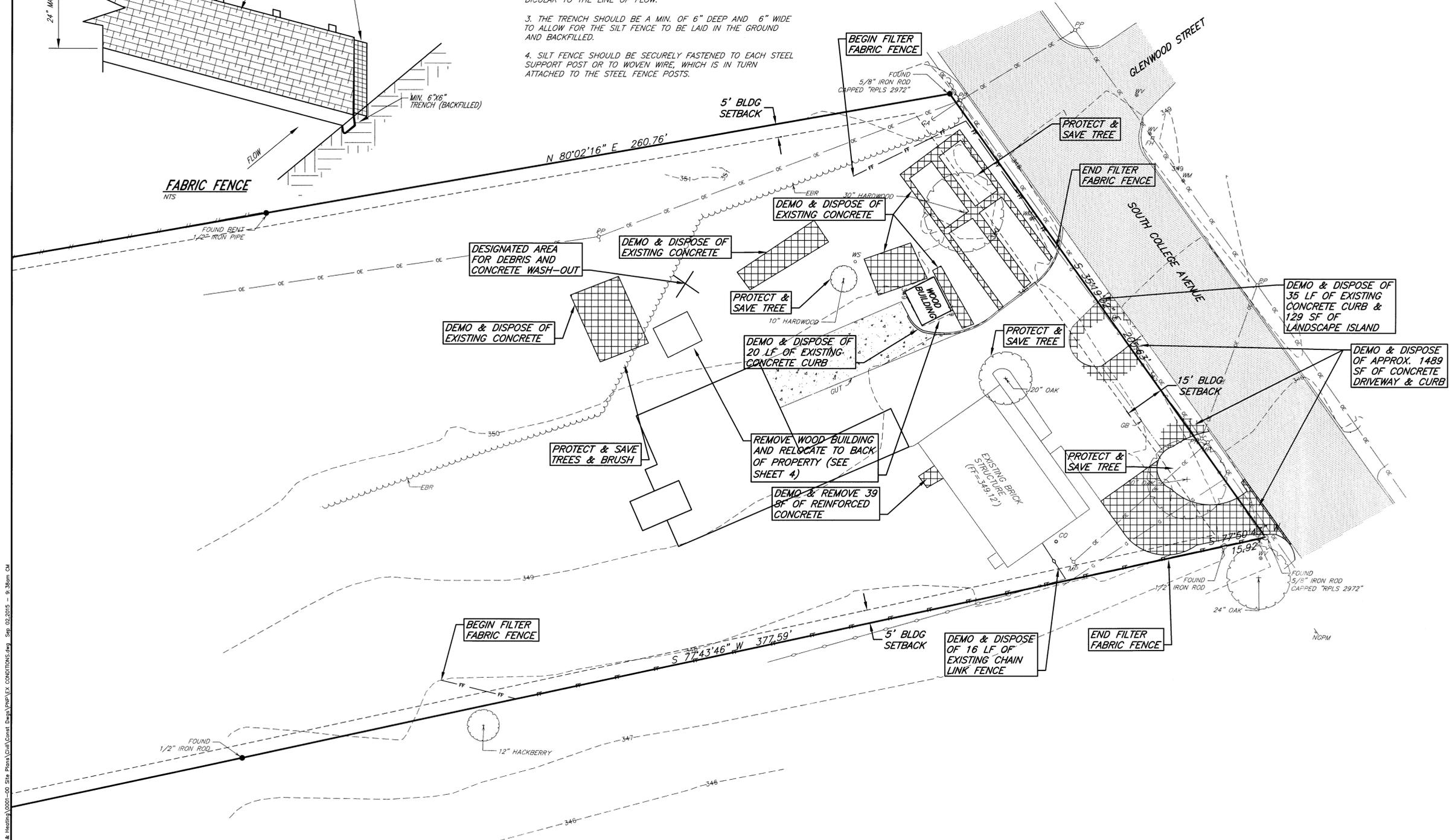
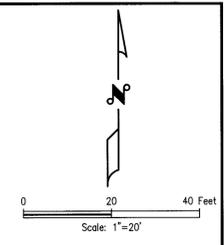
**INTERIM REVIEW**  
Not intended for construction, bidding or permit purposes.  
Engineer: DARREN HUCKERT  
P.E. Serial No.: 101112  
Date: 08-26-2015  
  
SHEET NO. 2 OF 6

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



- 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: 08-26-2015 DWN. BY: COM  
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

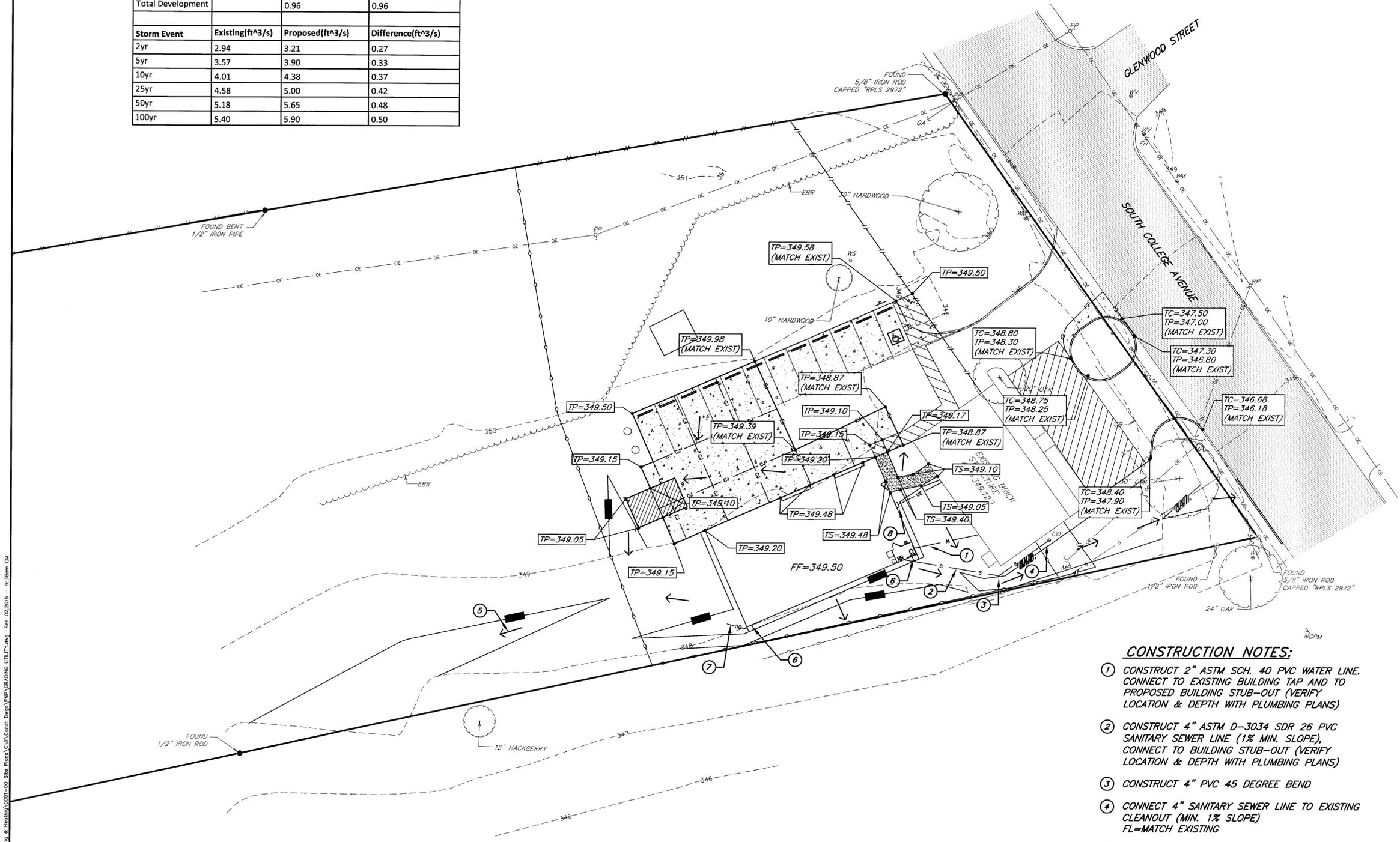
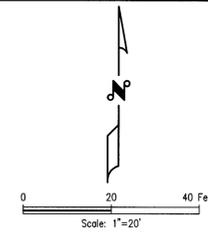


**SITE RUNOFF CALCULATIONS**

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	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

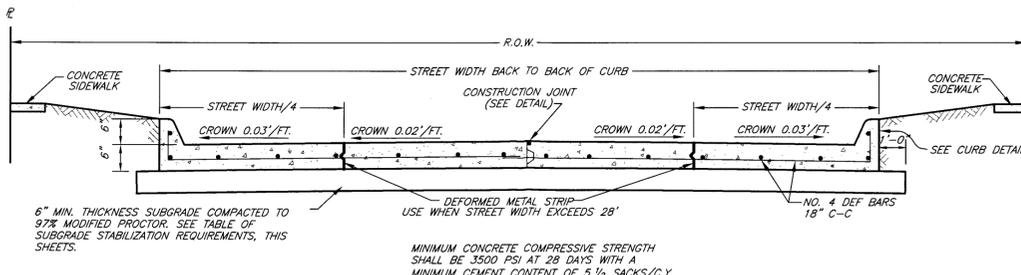
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JOB NO. 13678-0001-00 DWG. NO. GRADING UTILITY

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SHEET NO.  
**5**  
OF 6

P:\PROJECTS\13678 Mosqueda Cooling & Heating\0001-00 Site Plans\Civil\Const Drawn\PROP\GRADING UTILITY.dwg Sep. 02.2015 - 9:36am DM

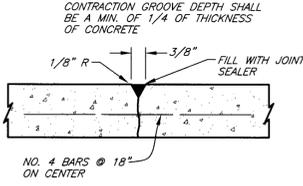


**TYPICAL CONCRETE PAVEMENT SECTION**

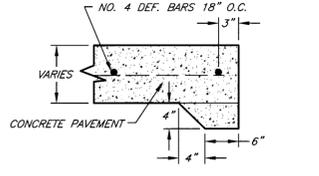
**TABLE OF SUBGRADE STABILIZATION REQUIREMENTS**

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

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):

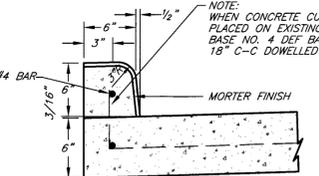


**DUMMY GROOVE CONTRACTION JOINT**

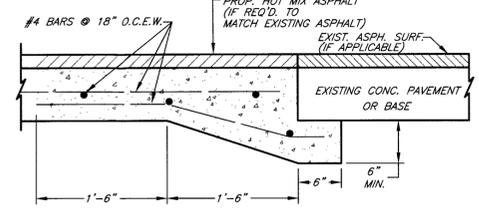


**STANDARD CONCRETE PAVEMENT HEADER**

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

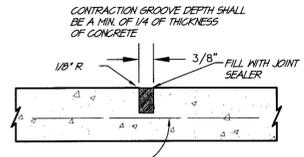


**CONCRETE CURB**



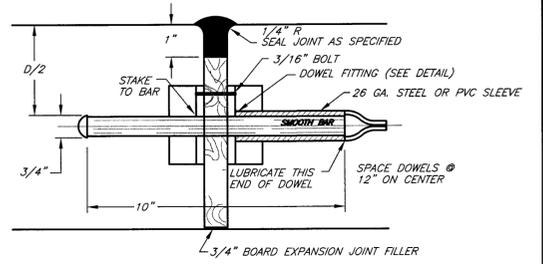
**UNDERCUT DETAIL**

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

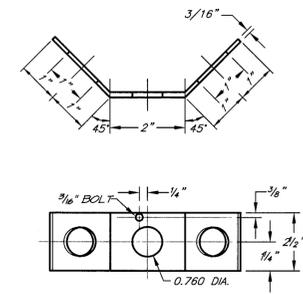


**SAWED CONTRACTION JOINT**

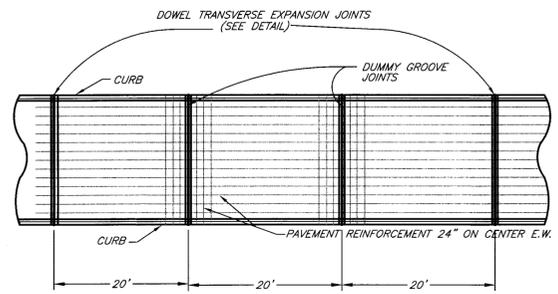
NOTE: CONTRACTION JOINTS MUST BE SAWS AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT DAMAGE TO FINISH FROM SAWING EQUIPMENT BUT IN NO CASE LONGER THAN 16 HOURS AFTER INITIAL PLACEMENT



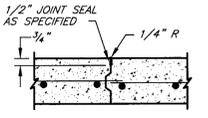
**DOWEL TYPE EXPANSION JOINT IN CONCRETE PAVEMENT**



**DOWEL FITTING**

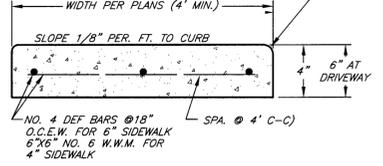


**EXPANSION AND CONTRACTION JOINT LOCATIONS ON CONCRETE PAVEMENTS**

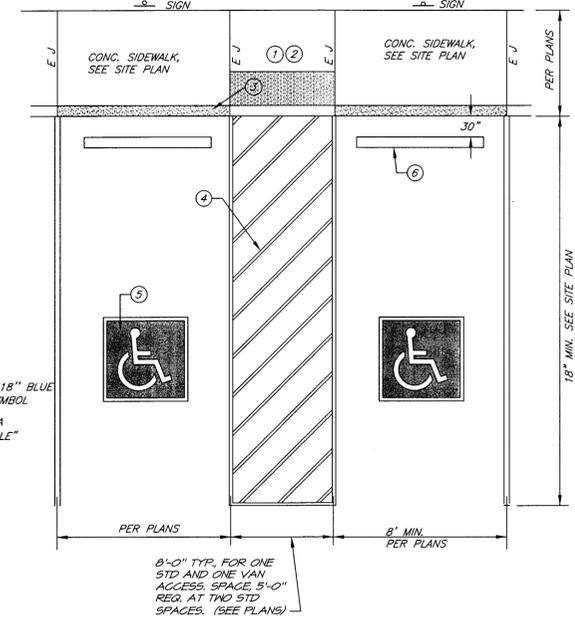


**CONSTRUCTION JOINT - KEYED**

DUMMY GROOVE CONTRACTION JOINTS TO BE 1" DEEP @ 5' SPACING. EXPANSION JOINTS TO BE 1/2" BITUMINOUS JOINT FILLER @ 20' SPACING. SEAL EXP. JOINT WITH 1/2" THICK JOINT SEALER. FINISHED GRADE ADJACENT TO SIDEWALK TO BE 0.1" BELOW CONCRETE.

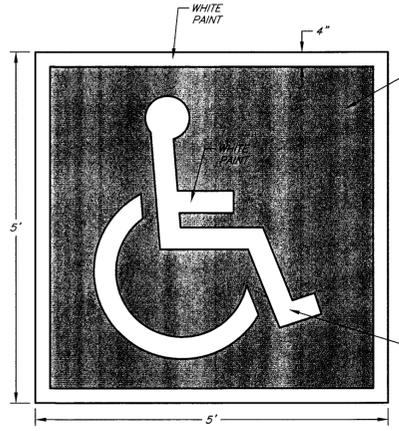


**CONCRETE SIDEWALK**

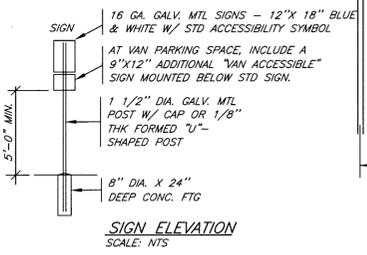


- CURB RAMP, MAX. SLOPE 1:12 W/ DETECTABLE WARNING SURFACE CONSISTING OF RAISED TRUNCATED DOWNS WHICH COMPLY WITH TAS 4.29.2. THE DETECTABLE WARNING SURFACE SHALL EXTEND A MINIMUM OF 24" (IN THE DIRECTION OF PEDESTRIAN TRAVEL) FROM BOTTOM PORTION OF THE RAMP AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP. THE DETECTABLE WARNING SURFACE SHALL BE A CONTRASTING COLOR FROM ADJOINING SURFACES
- 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**



**PAINTED HANDICAPPED SYMBOL**



NO.	DATE	REVISIONS	APP.

MOSQUEDA COOLING & HEATING  
 BRAZOS COUNTY, TEXAS

NEW OFFICE

**MISCELLANEOUS DETAILS**

**JC 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. DETAILS

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. **6**  
 OF 6

P:\PROJECTS\13678 Mosqueda Cooling & Heating\0001-00 Site Plans\Chal\Coord Draw\RMP\DETAILS.dwg Sep. 02.2015 - 9:38am. CUI