

1044 INDUSTRIAL

5277 FM 1044 - NEW BRAUNFELS, TX 78130

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PROJECT INFORMATION

OWNER:
HARRISON C. HENK

SCOPE OF WORK:
NEW CONSTRUCTION OF LIGHT INDUSTRIAL
COMMERCIAL DEVELOPMENT

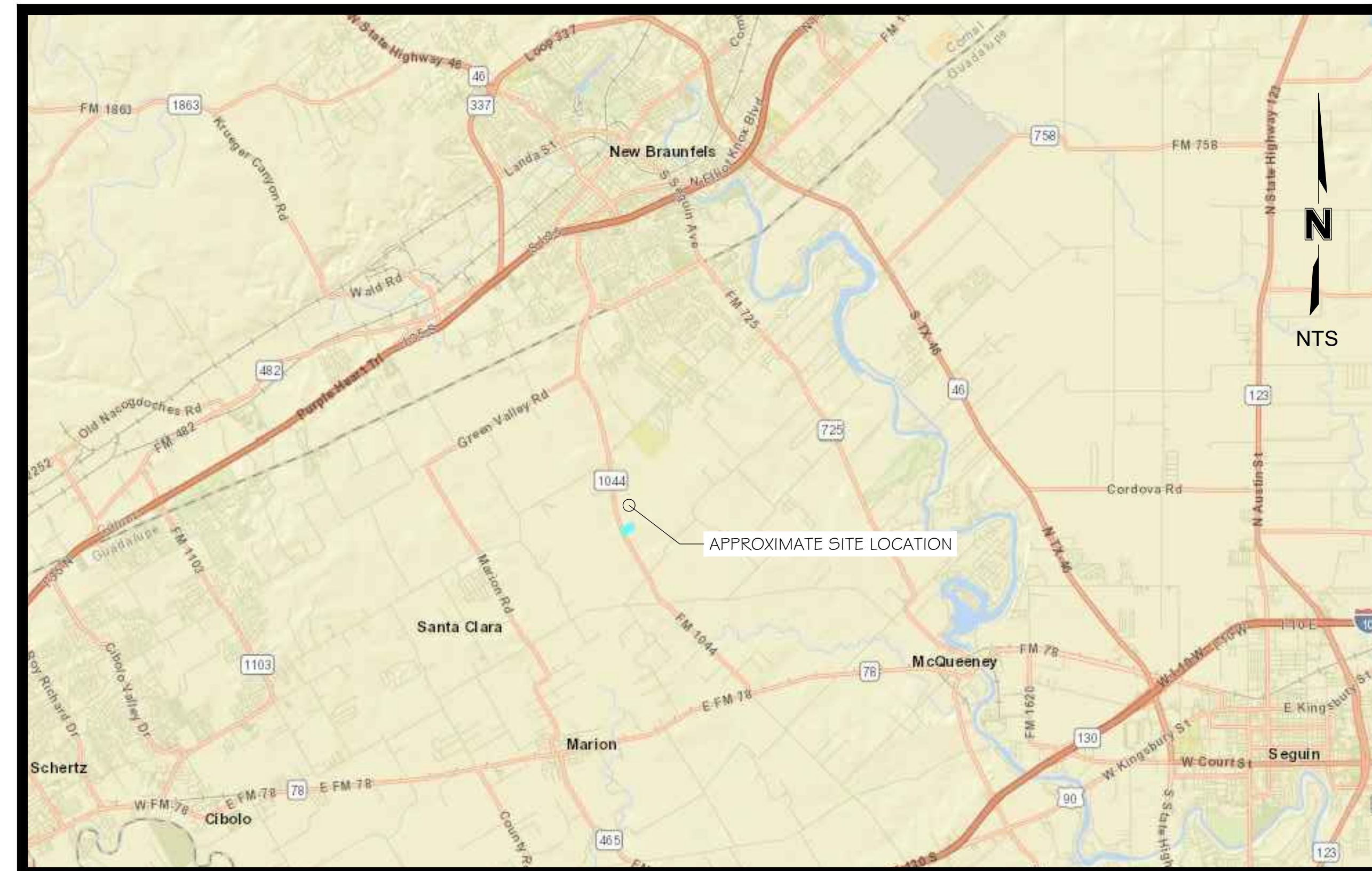
BUILDING CODE:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE
2012 TEXAS ACCESSIBILITY CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
WITH CITY OF NEW BRAUNFELS AMENDMENTS

RISK CATEGORY I
TYPE 2 CONSTRUCTION
NON-SPRINKLED

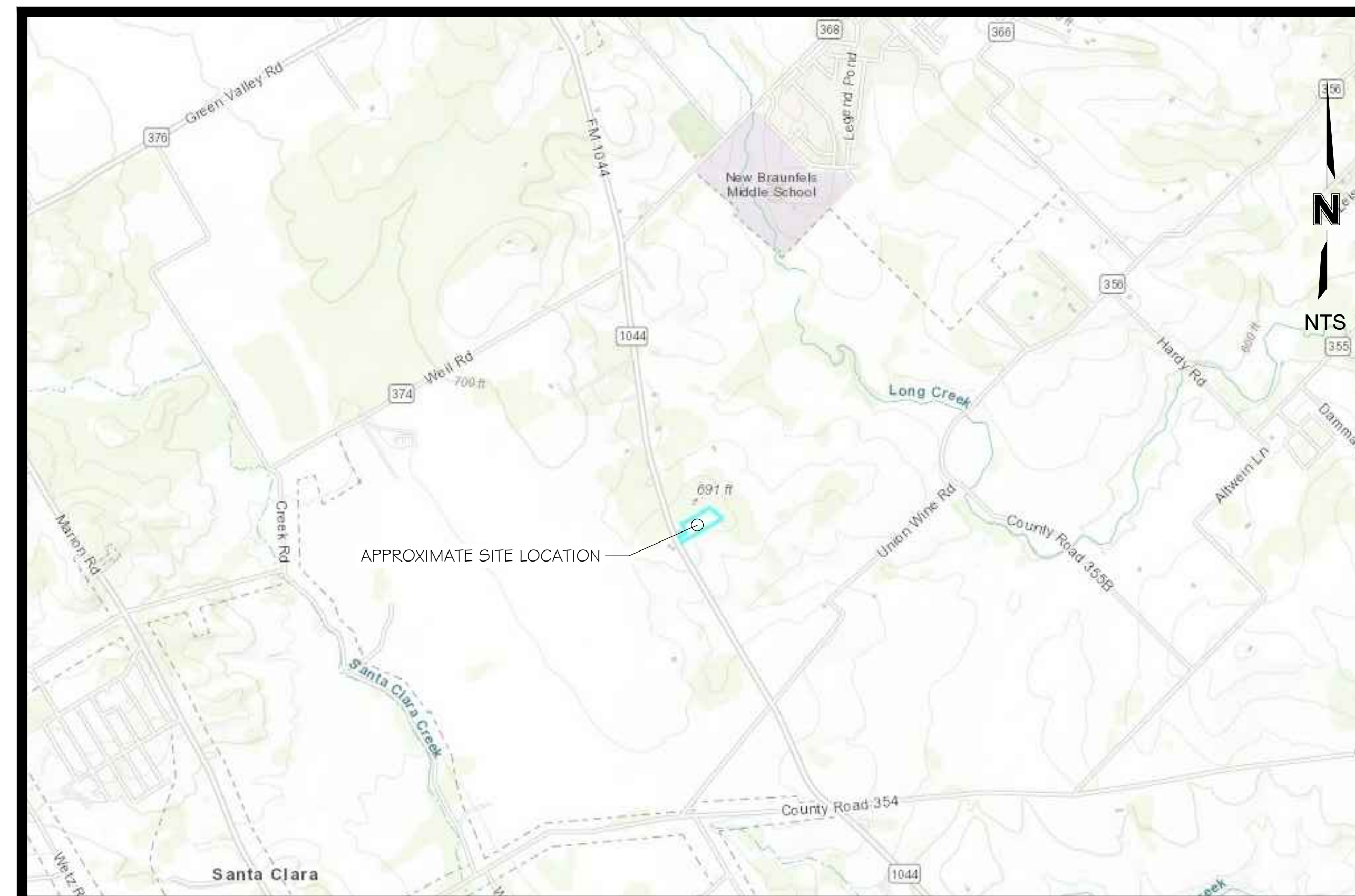
PROJECT TEAM

ARCHITECTAL: LAIJAS PROJECT RESOURCE GROUP
P.O. BOX 310394
NEW BRAUNFELS, TX 78130

CONTRACTOR: TBD



VICINITY MAP



LOCATION MAP

CODE - OCCUPANCY CLASSIFICATION & LOADS, PER SPACE

OCCUPANT CLASSIFICATIONS	OCCUPANT CLASSIFICATION DESCRIPTION	FUNCTION OF SPACE	AREA	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD	NUMBER OF REQUIRED EXITS
S1	MODERATE HAZARD STORAGE	WAREHOUSE	9,000 S.F.	--	--	--

CODE - BUILDING CONSTRUCTION TYPE

CONSTRUCTION TYPE	TOTAL AREA	SPRINKLED	ALLOWABLE TRAVEL DISTANCE	MAXIMUM ALLOWABLE DEAD END PASSAGE	MAXIMUM ALLOWABLE COMMON PATH OF TRAVEL
II B	9,000 S.F.	UN-SPRINKLED	--	--	--

GENERAL NOTES:

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-SAFE", 1(800)344-7233 OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
2. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO FULFILL THE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS EVEN IF QUANTITY ESTIMATES ARE SHOWN WITHIN THESE DOCUMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND/OR DEPARTMENT OF TRANSPORTATION EXCEPT WHERE SHOWN OTHERWISE. NOTIFY ENGINEER OF DISCREPANCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
11. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.
12. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
13. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.
14. HANDICAP PARKING STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA STANDARDS AND SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
16. ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
17. IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
18. EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. REFER TO THE GEOTECHNICAL REPORT AND ALL ADDENDUMS FOR ADDITIONAL REQUIREMENTS.
19. THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
20. ALL WATER LINES SHALL BE INSTALLED PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS. ALL WATER LINES SHALL BE A MINIMUM OF 48 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN, UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, AT THE CONTRACTOR'S EXPENSE.
22. NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.
23. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
24. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
25. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
26. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLYASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT, UNLESS STATED OTHERWISE WITHIN THE PLANS AND SPECIFICATIONS.
27. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
28. THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BID.
29. SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ADDENDUMS.
30. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
 - A. LONGITUDINAL CONSTRUCTION JOINTS SPACED AT INTERVALS NOT GREATER THAN 12 FEET, TOOLED TO 1/4 THE SLAB THICKNESS AND OF THE KEYED (TONGUE AND GROOVE) TYPE.
 - B. TRANSVERSE CONSTRUCTION JOINTS AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE AND OF THE KEYED TYPE.
 - C. TRANSVERSE CONSTRUCTION JOINTS SPACED AT INTERVALS NOT GREATER THAN 15 FEET AND TOOLED TO 1/4 OF THE SLAB THICKNESS.
 - D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 3/4" NONEXTRUDED FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
 - E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
32. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
33. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS NOT SHOWN ON PLANS, CONTRACTOR SHALL INSTALL NECESSARY CONDUIT PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION SCOPE WITH SERVICE PROVIDER.
34. BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY TX2 ENGINEERING (TX2), THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSURERS AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF TX2, WHO SHALL BE DEEMED THE AUTHOR, AND SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS, UNLESS THE SAME HAVE PREVIOUSLY BEEN TRANSFERRED IN WRITING TO THE RECIPIENT. THE INFORMATION CONTAINED IN THE ELECTRONIC FILE IS PROVIDED FOR THE CONVENIENCE OF THE RECIPIENT AND IS PROVIDED IN "AS IS" CONDITION. THE RECIPIENT IS AWARE THAT DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES AND THE PRINTED HARD-COPY ORIGINAL SIGNED AND SEALED DRAWINGS OR REPORTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED AND SEALED ORIGINAL DOCUMENTS PREPARED BY TX2 AND THE ELECTRONIC FILES TRANSFERRED HEREWITH, THE SIGNED AND SEALED ORIGINAL DOCUMENTS SHALL GOVERN. TX2 SPECIFICALLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ELECTRONIC FILES. IT SHALL BE THE RECIPIENT'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IF ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT. THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS TX2, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN TX2 OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF TX2.
35. DESIGN PROFESSIONAL SHALL REVIEW SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, AND SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS IN WRITING CALLED DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE; NOR WILL ANY APPROVAL BY THE DESIGN PROFESSIONAL RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.

BEFORE SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE DETERMINED AND VERIFIED:

- A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
- B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
- C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
- D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.

ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY REVIEWED THE SUBMISSION AND CHECKED ALL DATA AND DETAILS. BY CONTRACTOR SIGNATURE, CONTRACTOR CERTIFIES SHOP DRAWING CONFORMANCE AND ACCURACY TO THE CONTRACT DOCUMENTS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
2. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
4. CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL EVENT.
5. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
9. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION AS REQUIRED.
10. THE CONTRACTOR SHALL LEAVE THE EROSION CONTROL DEVICES AROUND ALL FIELD INLETS AT THE COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PROVIDE AN INGRESS/EGRESS TRACKING PAD FOR VEHICULAR TRAFFIC AT A LOCATION APPROVED BY THE OWNERS REPRESENTATIVE.
12. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF KANSAS CITY, KANSAS AND THE KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT, WATER POLLUTION CONTROL DIVISION, MOST CURRENT EDITIONS.
13. AT ANY TIME DURING CONSTRUCTION THE CITY ENGINEER MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES TO BE INSTALLED IN ORDER TO ADDRESS PROBLEM SITUATIONS OBSERVED ON THE SITE. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF THE CITY ENGINEER'S VERBAL OR WRITTEN ORDER.
14. PROPOSED CONTOURS SHOWN ARE TO FINISH GRADE AND REFLECT SURFACE ELEVATIONS OF PAVEMENT AND LANDSCAPED AREAS AROUND BUILDINGS. THE CONTRACTOR SHALL ADJUST FOR PAVEMENT AND LANDSCAPED MATERIALS AS REQUIRED.
15. THE CONTRACTOR SHALL PLACE SEED AND TURF REINFORCEMENT EXCELSIOR BLANKETS (OR OTHER APPROVED EQUAL EROSION CONTROL BLANKETS) ON ALL SLOPES 6:1 AND GREATER.
16. SEED ALL DISTURBED AREA PER CITY STANDARDS AND SPECIFICATIONS.

DEMOLITION NOTES

1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT KANSAS ONE CALL AT 1-800-344-7233 IN ADVANCE OF ANY EXCAVATION TO COORDINATE UTILITY LOCATIONS.
4. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
5. REMOVAL AND DISPOSAL OF BUSHES AND TREES SMALLER THAN 12" IN DIAMETER SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR CLEARING AND GRUBBING.
6. ALL ITEMS REMOVED SHALL BE LEGALLY DISPOSED OFF SITE BY THE CONTRACTOR.
7. DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
8. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
9. ALL SIDEWALK AND PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING PAVEMENT. CONTRACTOR SHALL SAW CUT WHERE NECESSARY.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES WORK FORCE AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
12. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIME WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND AS APPROVED BY THE ENGINEER AND THE CITY.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. DEMOLITION OF BUILDINGS SHALL INCLUDE THE BUILDING STRUCTURE, PAD, FOOTINGS, FOUNDATIONS, BASEMENT WALLS, BASEMENT FLOORS, TRUCK DOCKS, STEPS, DECKS, ALL ITEMS REMAINING IN BUILDING, ALL BUILDING UTILITY SERVICES, SIDEWALKS, AND BACKFILLING AND RESTORING REMAINING EXCAVATIONS, BASEMENTS AND TRENCHES PER SPECIFICATIONS.
15. ALL LIGHT POLE DEMOLITION SHALL INCLUDE FIXTURES, BASES AND WIRING.
16. ALL UTILITY DEMOLITION SHALL INCLUDE METERS, MANHOLES AND OTHER STRUCTURES ASSOCIATED WITH THE UTILITY SERVICE LINE.

PAVEMENT MARKING NOTES:

1. PAVEMENT MARKING PAINT: LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.
2. DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.
3. ALLOW PAVING TO AGE FOR 24 HOURS BEFORE MARKING.
4. SWEEP AND CLEAN SURFACE.
5. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE MARKINGS WITH UNIFORM STRAIGHT EDGES. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS.
6. THIS WORK SHALL CONSIST OF FURNISHING AND APPLYING PAINT ON PAVEMENT SURFACES, IN TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS, IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS.
7. DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
8. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
9. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROMAR TRAFFIC MARKING PAINT, COLORS TO MATCH THE EXISTING ADJACENT INSTALLATIONS. USE FLAT BLACK, WHITE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
 - A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
 - B. PORTLAND CEMENT CONCRETE PAVING: USE YELLOW COLOR.
 - C. HANDICAPPED ACCESSIBLE PARKING AND ENTRYWAYS: USE WHITE COLOR WITH WHITE STRIPES.
 - D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
10. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
11. DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. HANDICAPPED PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.



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USER: ctoj
DATE: Mar 15, 2022 1:46pm
XREFS:

1044 INDUSTRIAL
5277 FM 1044 - NEW BRAUNFELS, TX 78130
GENERAL NOTES
2021
GUADALUPE COUNTY, TX

REV.	DATE	DESCRIPTION	BY

INFO
DRAWN BY: C.J.L.
CHECKED BY:
APPROVED BY:
QA/QC BY:
PROJECT NO.: 21HENK001
DRAWING NO.:
DATE: JAN 2022

SCALE: NTS

SHEET
G1.0

2012 Texas Accessibility Standards (TAS) Field Reference Manual - For Reference Only

PLEASE NOTE: These details are referenced from 2012 TAS manual where selected conditions are shown. The details are courtesy of Brister Design Group, and project General Contractor is responsible to comply with all applicable codes to include accessibility requirements.

Surface Slopes Conversion Chart with Section Referenced, TAS 2012

RATIO	PERCENTAGE	RELATIVE MEASUREMENT	SECTIONS WHERE REFERENCED
1:48	2.0%	1/4" per foot (actually 2.083%)	304.2, 305.2, 403.3, 404.2.4.4, 405.3, 405.7.1, 502.4, 503.4, 504.4, 802.1.1, 810.2.4, 810.5.1, 1002.4.2, 1007.3.1, 1009.2.2, 1009.2.3, 1009.4.1, 1009.5.2, 1010.1
1:20	5.0%	19/32" per foot (actually 4.95%), or 5/8" per foot (actually 5.2083%)	106.5, 402.2, 403.3, 403.6, 406.2, 505.1, 505.6, 1007.2, 1007.3.2
1:16	6.25%	3/4" per foot	1008.2.5.1
1:12	8.33%	1" per foot, or 6" of rise per 6' of run	240.2.1, 405.2, Table 405.2, 406.4
1:10	10%	5/16" per 3", or 5/8" per 6", or 1-3/16" per foot (actually 9.9%)	Table 405.2, 406.3
1:8	12.5%	3/8" per 3", or 1-1/2" per foot	Table 405.2, 10002.2
1:4	25%	1/4" per inch, or 1" per 4"	10007.2
1:2	50%	3/8" per 3/4", or 1/2" per inch	303.3, 404.2.5

International Symbol of Accessibility, TAS sec. 703.7.2.1



Texas Accessibility Standards - General Information

THE FOLLOWING SECTION OF DETAILS PROVIDES INFORMATION ON REQUIREMENTS FOR DISABLED ACCESSIBILITY. THE REQUIREMENTS COMBINE MINIMUM REQUIREMENTS OF STATE AND FEDERAL AGENCIES. THE PURPOSE OF THIS SECTION IS TO HELP AVOID INSTALLATION OF MATERIALS ON CONSTRUCTION PROJECTS THAT WOULD LIMIT ACCESSIBILITY. THE SCOPE OF THIS SECTION IS LIMITED AND THE INDIVIDUALS WORKING ON THE PROJECT SHOULD FAMILIARIZE THEMSELVES WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR ADDITIONAL INFORMATION AND REQUIREMENTS. COPIES OF THESE DOCUMENTS MAY BE OBTAINED BY CONTACTING THE FOLLOWING:

TAS: TEXAS DEPT. OF LICENSING & REGULATIONS, P.O. BOX 12157, 2323 S. SHEPHERD, SUITE 1000, AUSTIN, TEXAS 78711
 ADAAG: SOUTHWEST DISABILITY AND BUSINESS TECHNICAL ASSISTANCE CENTER FOR REGION VI, P.O. BOX 12157, 2323 S. SHEPHERD, SUITE 1000, AUSTIN, TEXAS 78711
 TEL: (512) 463-6599, ADA HOTLINE: (800) 949-4232
 TDD: (800) 735-2989, TDD: (713) 520-5136 OR (713) 520-0232
 FAX: (512) 539-5669, FAX: (713) 520-5785
 techinfo@license.state.tx.us

PLEASE NOTE: IN THE EVENT THE INFORMATION ON THE DESIGN SHEETS DOES NOT MEET THE MINIMUM REQUIREMENTS OF THE TAS SECTION, THE INFORMATION SHALL BE PRESENTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION OF SPECIFIC AREA OF WORK.

ELIMINATION OF ARCHITECTURAL BARRIERS - TEXAS GOVERNMENT CODE, CHAPTER 469 UNIFORM FEDERAL ACCESSIBILITY STANDARDS (ADA)

In accordance with accessibility requirements, the following standards shall be included when bidding on projects involving renovations of or new facilities for public accommodation or commercial facilities. Any items not conforming to these or any other standards, codes, or ordinances shall be brought to the attention of the project architect for his interpretation. In the event the information listed in this document conflicts with any provision of the contract documents, the contractor shall notify the Architect, in writing, of this need for a solution to resolve the conflict. The mounting heights indicated are for items that require accessibility by disabled individuals. Where two or more items are grouped in one area (mirrors, sinks, toilets, drinking fountains, urinals, shelves, telephones, etc.) not all items in area have to be mounted at handicap height. Mounting heights of items where more than one is furnished in a particular space shall be determined by the Architect in field. These will not be furnished in a particular space shall be determined by Architect in field, be installed at H.C. height. Contractor to coordinate these installation heights with other materials for neat, trimmed out and finished appearance. Items for disabled individual use shall be mounted at height indicated for grade level / age level as noted.

1. DOORS AND OPENINGS

A. Raised Thresholds and Floor Level Changes at Doorways: Changes in level at doors shall not exceed one-half inch (1/2") in height and shall be beveled with a slope no greater than 1:2.
 B. DOOR HARDWARE: Handles, pulls, latches, locks, and other operating devices on doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting to operate. The force required to activate door hardware shall be no greater than five lbs. Acceptable designs include lever-operated mechanisms, push-type mechanisms, and U-shaped handles. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Doors to hazardous areas such as loading platforms, boiler rooms, mechanical and electrical rooms, and other areas that might be dangerous to a blind person, shall be made identifiable to the touch by a textured surface on the door handle, pull, or other operating hardware. This textured surface may be made by knurling or roughening (no tape allowed). Such textured surfaces shall not be provided for emergency exit doors or any doors other than those to hazardous areas.

C. DOOR CLOSER: If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of (a) 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum, (b) 70 degrees, the door will take at least three seconds to move to a joint 3 inches from the latch, measured to the leading edge of the door.

D. DOOR OPENING FORCE: The maximum force for pushing or pulling open a door shall comply with this paragraph. For hinged doors, the force shall be applied perpendicular to the door at the door opener or 30 inches from the hinged side, whichever is further from the hinge. For sliding or folding doors, the force shall be applied parallel to the door at the door pull or latch.

(1) Exterior hinged doors shall not exceed 8.5 lb/f. Slight increase in opening force shall be allowed where 8.5 lb/f is insufficient to compensate for air pressure differentials.
 (2) Sliding doors, folding doors, and interior hinged doors shall not require a force exceeding 5 lb/f.
 (3) Fire doors may be adjusted to meet the minimum opening force allowed by the governing authority or applicable building code.

2. CONTROLS AND OPERATING MECHANISMS

A. All controls and devices having general mechanical or electrical operating mechanisms which are expected to be operable by occupants, visitors, or other users of a building or facility, shall comply with this subsection. Such mechanisms may include, but are not limited to, thermostats, light switches, alarm activating units, ventilators, electrical outlets, paper towel dispensers, etc.

(1) Clear Floor Space: A clear floor space that allows a forward or parallel approach by a person using a wheelchair shall be provided at all controls, dispensers, receptacles, and other operable equipment. The space shall never be less than an area 30 x 48 inches.

(2) Height: The highest operable part of any control, dispenser, receptacle, and other operable equipment shall be no higher from the floor than heights indicated on attached sketches for forward and side approach except where the use of special equipment dictates otherwise. Electrical and communications systems receptacles on walls shall be mounted no less than fifteen inches (15") above the floor.

(3) Operation: Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or severe twisting of the wrist. The force required to activate controls shall be no greater than 5 lb/f. Hand operated metering faucets shall remain open for 10 seconds minimum.

3. SIGNAGE

A. Wherever signage is used for emergency information or general circulation directions or for the identification of rooms and spaces, at least one unit of signage shall be provided for each function and each room or space that is identified.

(1) Character Proportion: Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1, and a stroke width-to-height ratio between 1:5 and 1:10, using an upper case "X" for measurement.

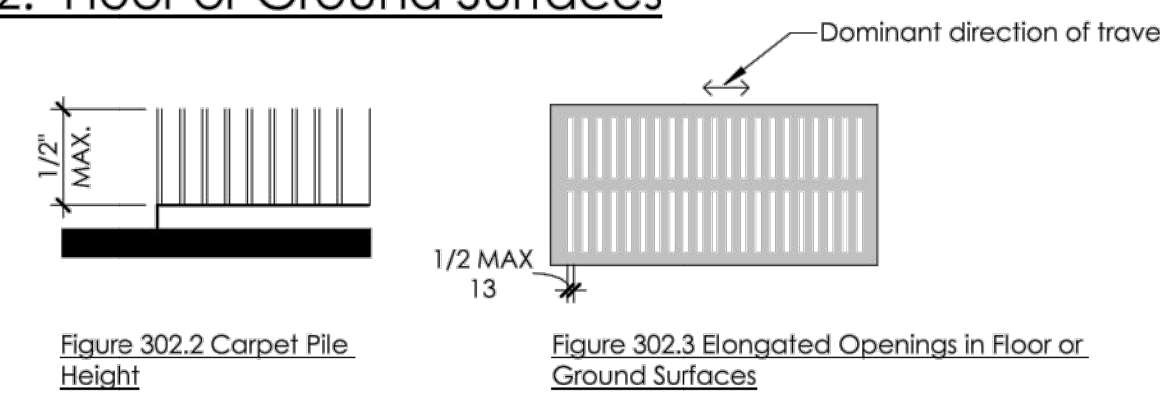
(2) Color Contrast: Characters and symbols shall have contrast with their background.

(3) Tactile Characters and Symbols: Characters, symbols, or pictographs on signs required to be tactile, shall be raised 1/32 in. minimum. Letters and numbers shall be Sans Serif characters; shall be at least 5/8 in. high, but should be no higher than 2 in.; and shall be proportioned in accordance with subparagraph 3.A.1 above.

(4) Mounting Height and Location: Room identification signs shall be mounted on the wall surface on the latch (strike) side of doors shall be 60 in. (60") above the finish floor to the centerline of the sign and 8 in. (8") max. from the outside edge of the door frame.

TAS CHAPTER 3: BUILDING BLOCKS

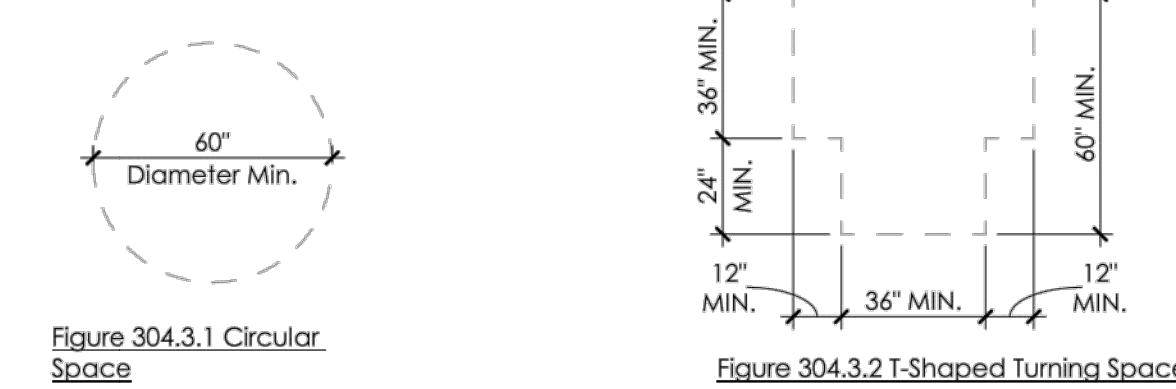
302. Floor or Ground Surfaces



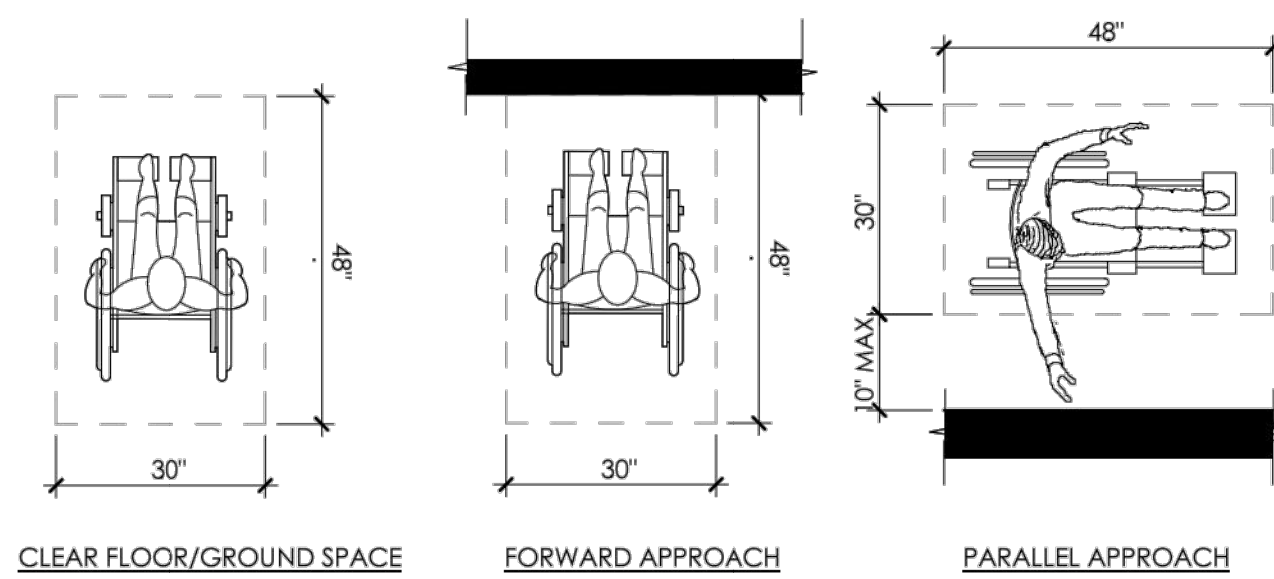
303. Changes in Level



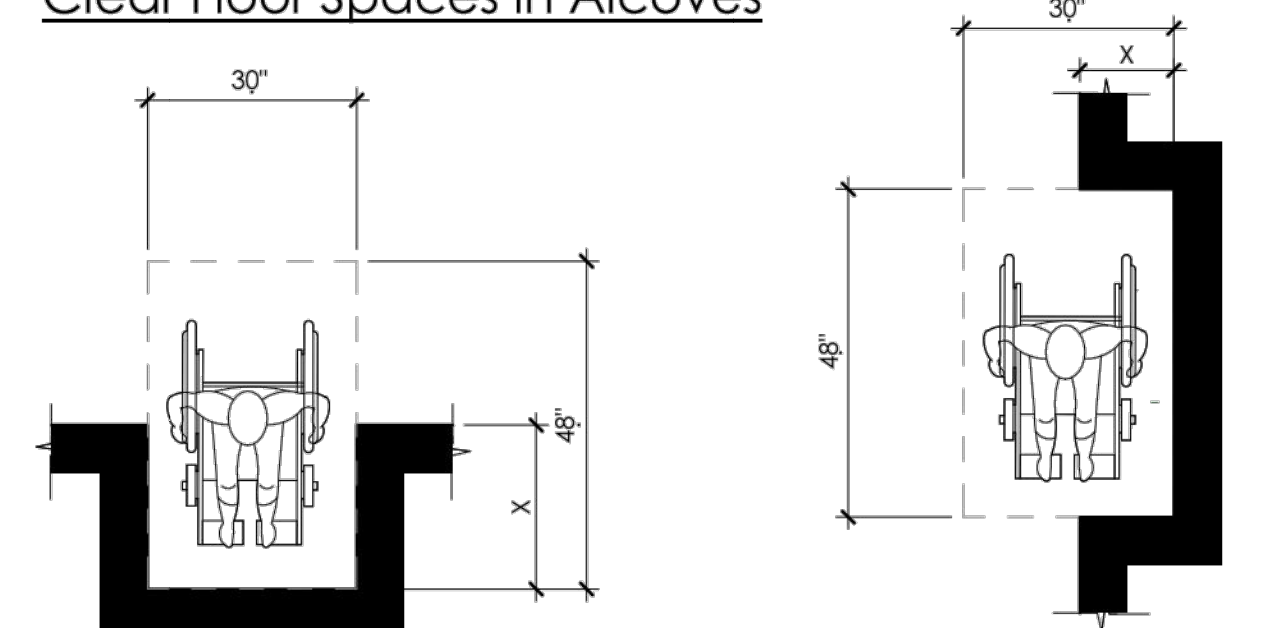
304. Turning Space



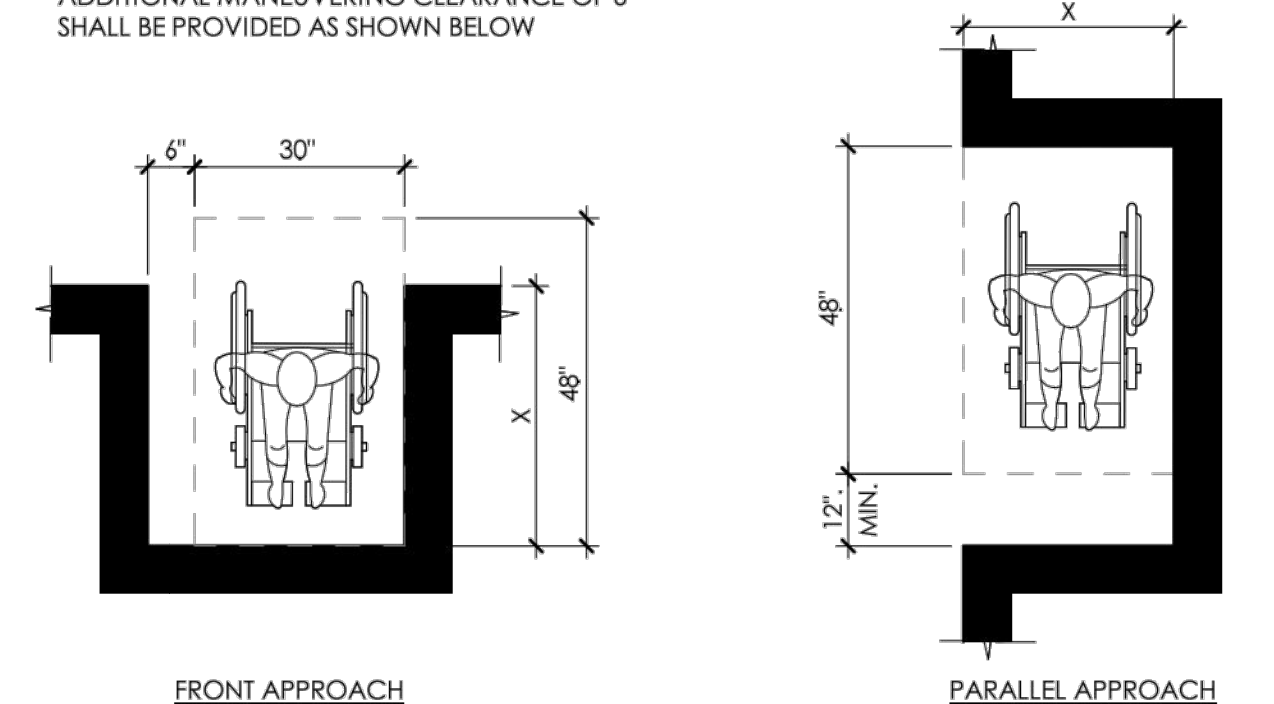
305. Clear Floor or Ground Space



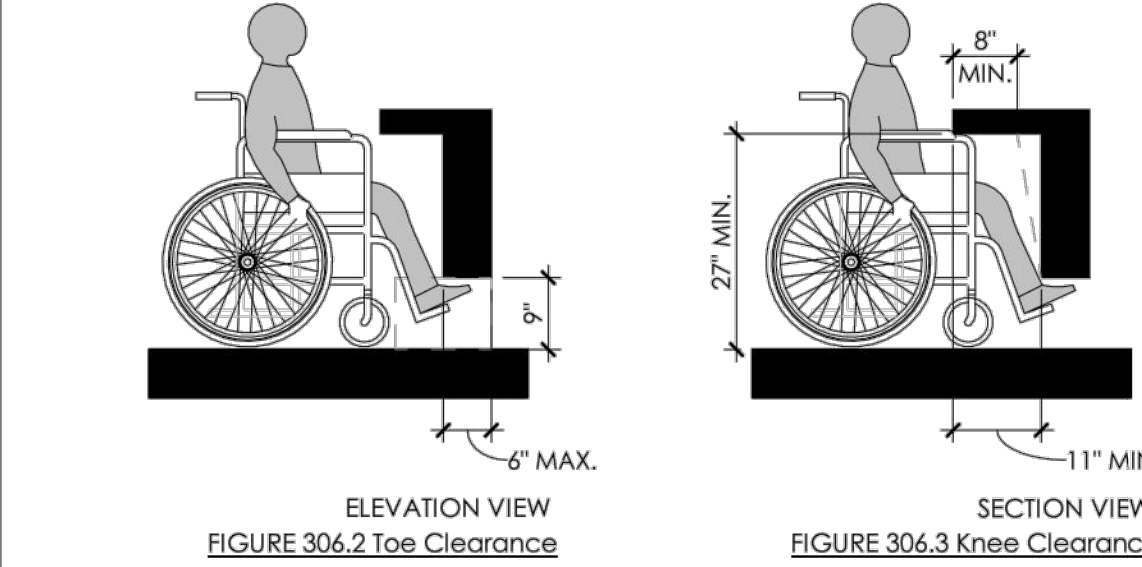
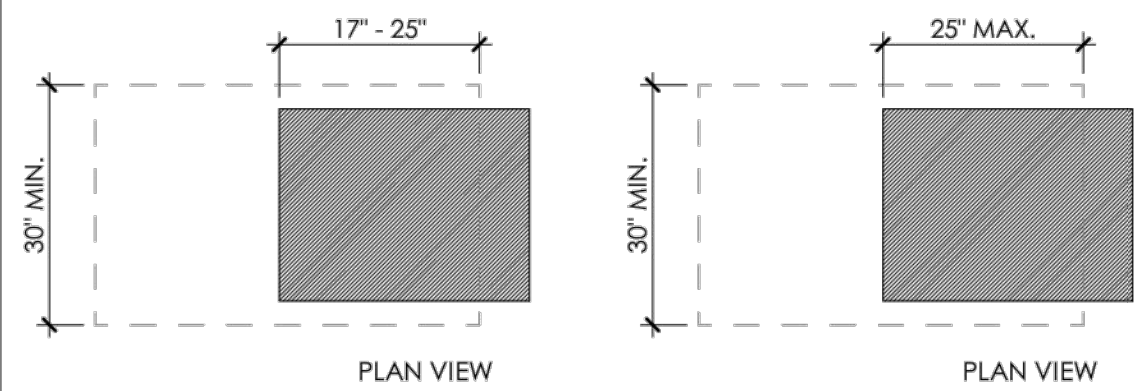
Clear Floor Spaces in Alcoves



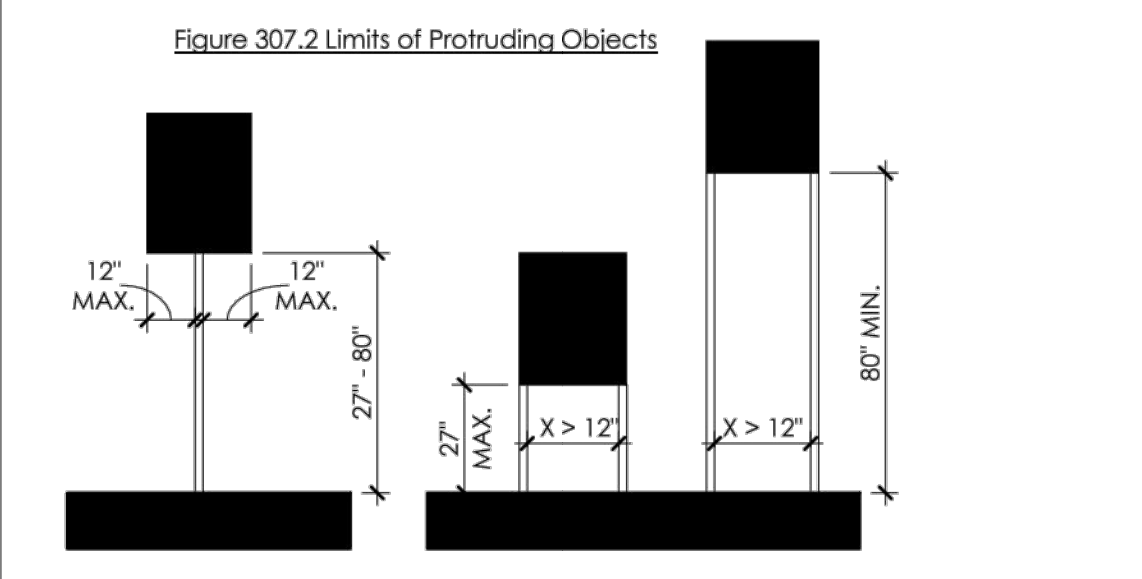
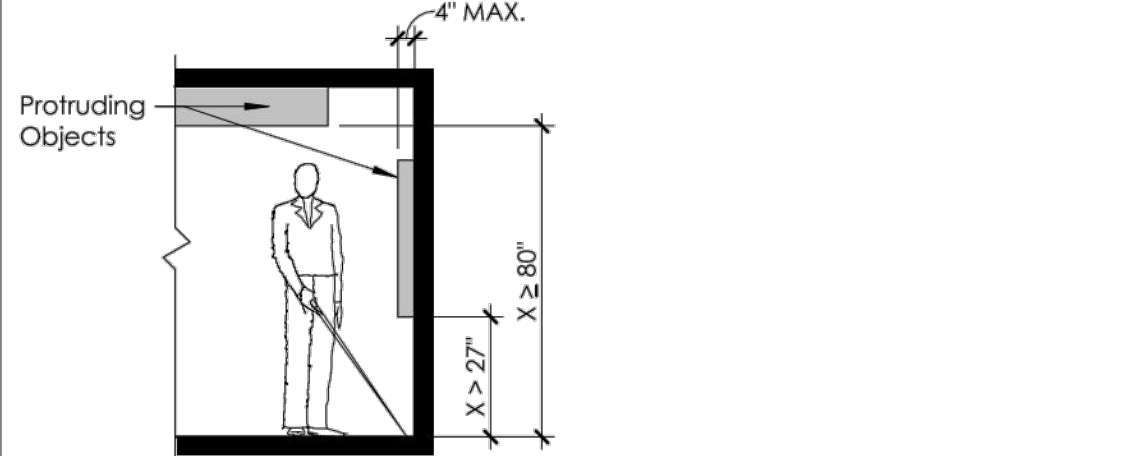
NOTE: 1. X IS LESS THAN OR EQUAL TO 24".
 2. IF X IS GREATER THAN 24", THEN AN ADDITIONAL MANEUVERING CLEARANCE OF 12" SHALL BE PROVIDED AS SHOWN BELOW



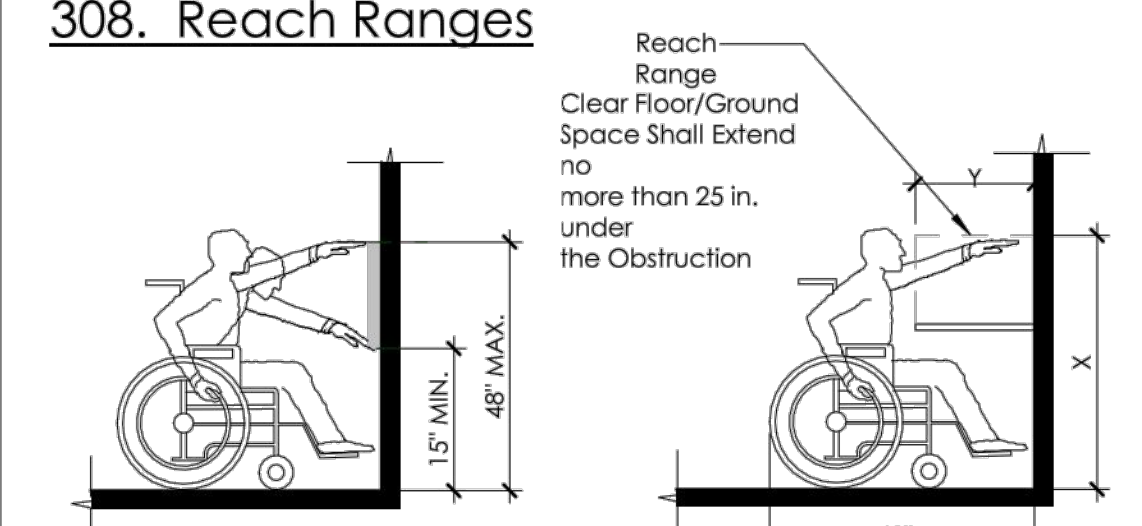
306. Knee and Toe Clearance



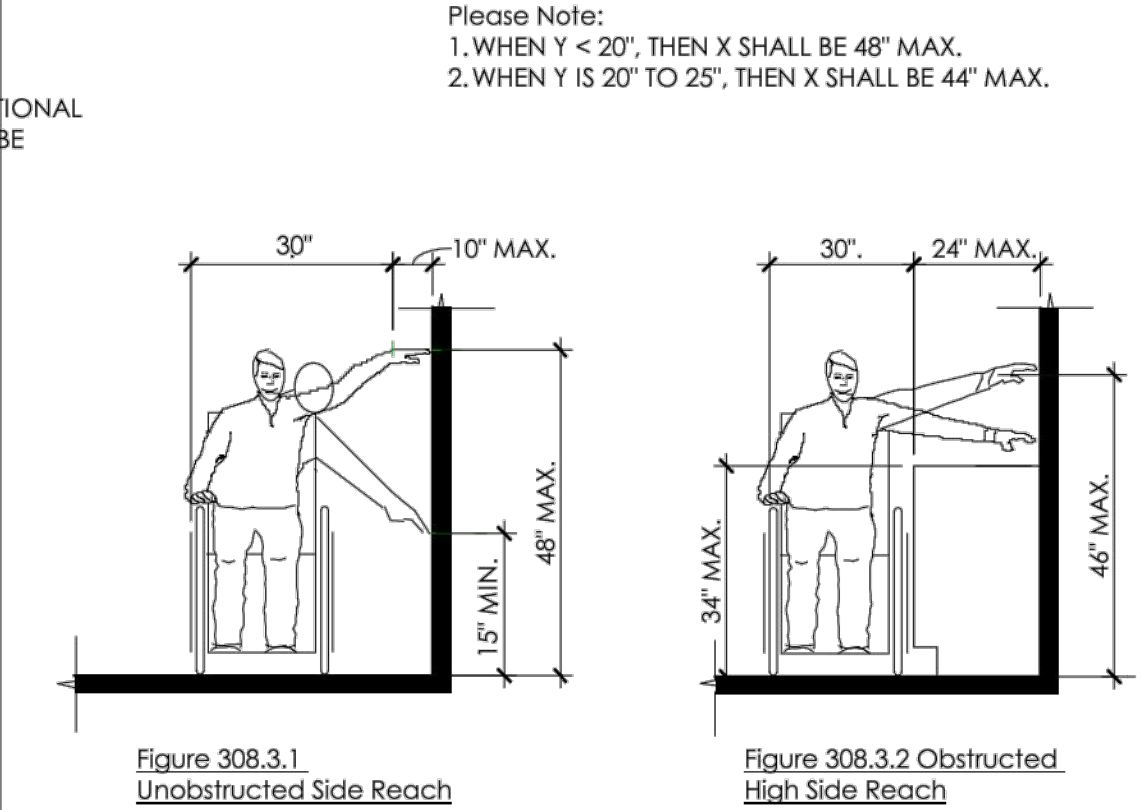
307. Protruding Objects



308. Reach Ranges



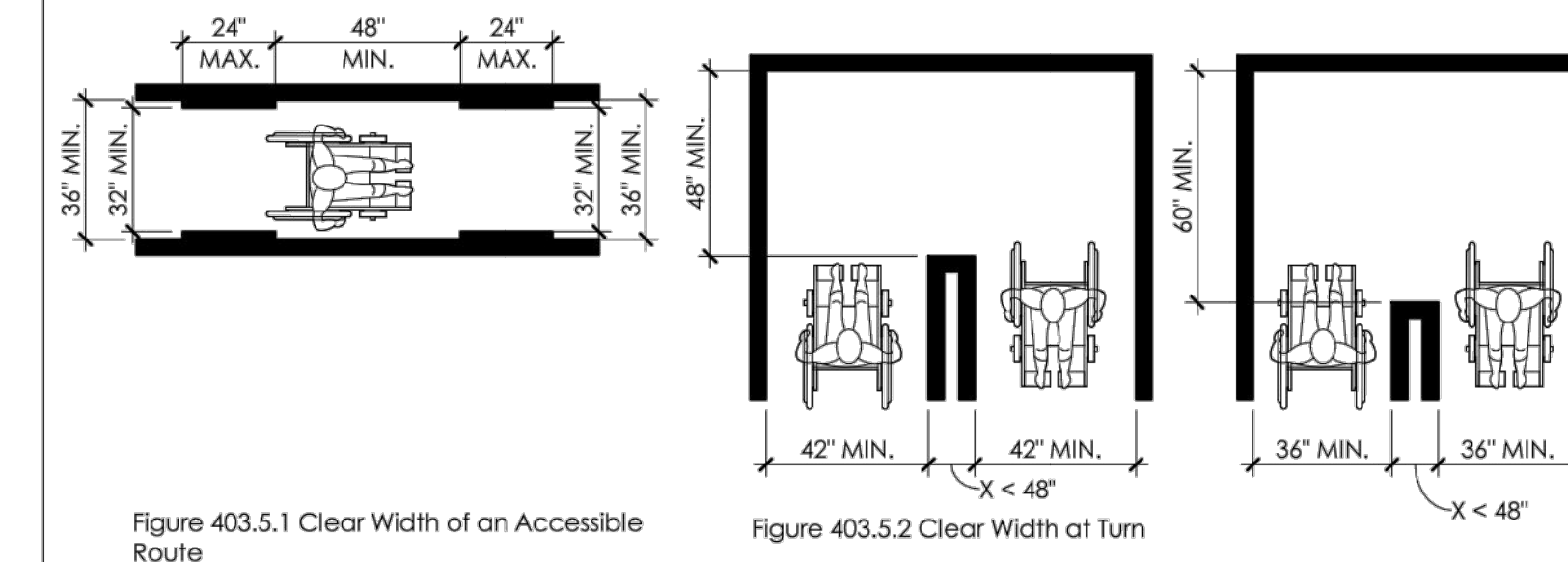
Please Note: 1. WHEN Y < 20", THEN X SHALL BE 48" MAX.
 2. WHEN Y IS 20" TO 25", THEN X SHALL BE 44" MAX.



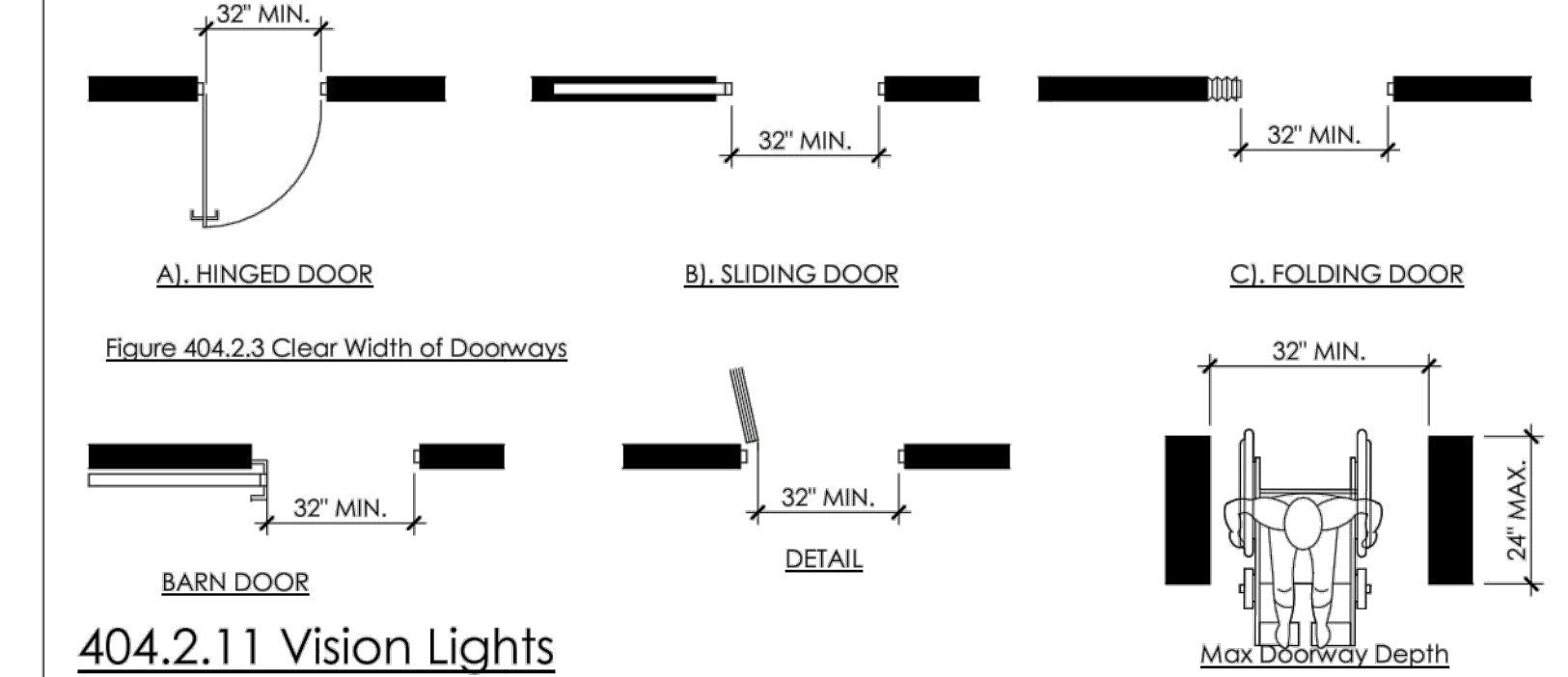
Forward or Side Reach	REACH RANGES			
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12	Adults
High (max.)	36 in	40 in	44 in	Ref. Figures
High (max.)	20 in	18 in	16 in	Ref. Figures

TAS CHAPTER 4: ACCESSIBLE ROUTES

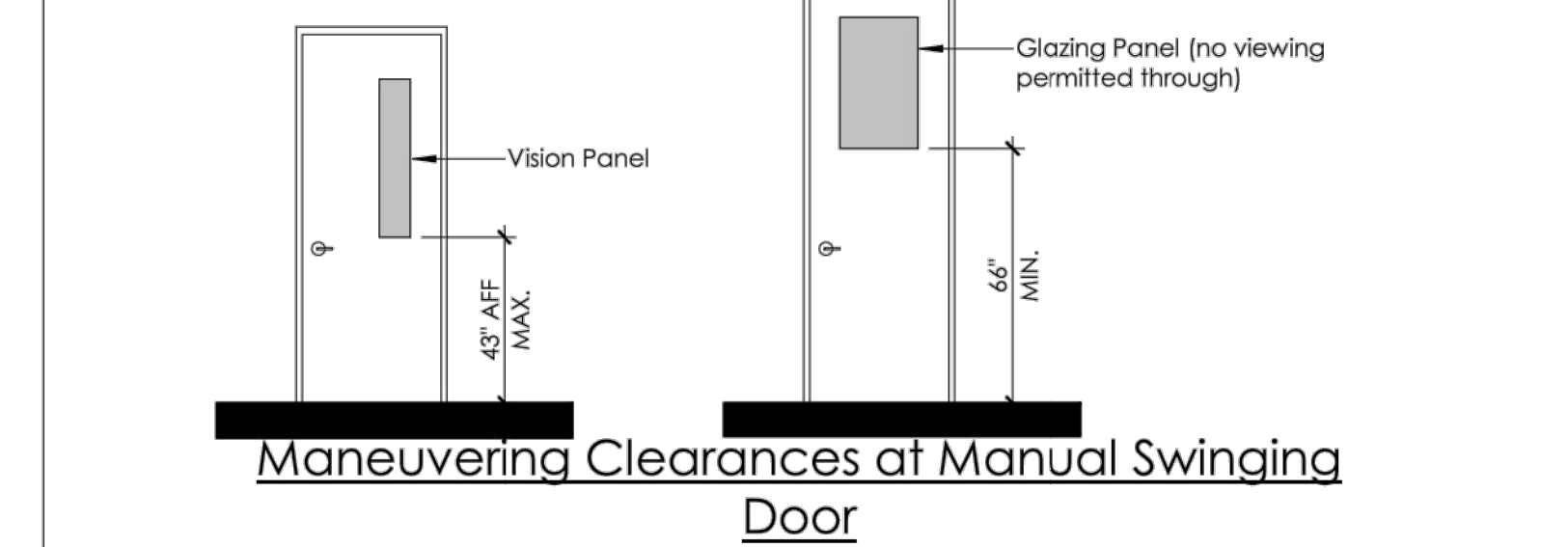
403. Walking Surfaces



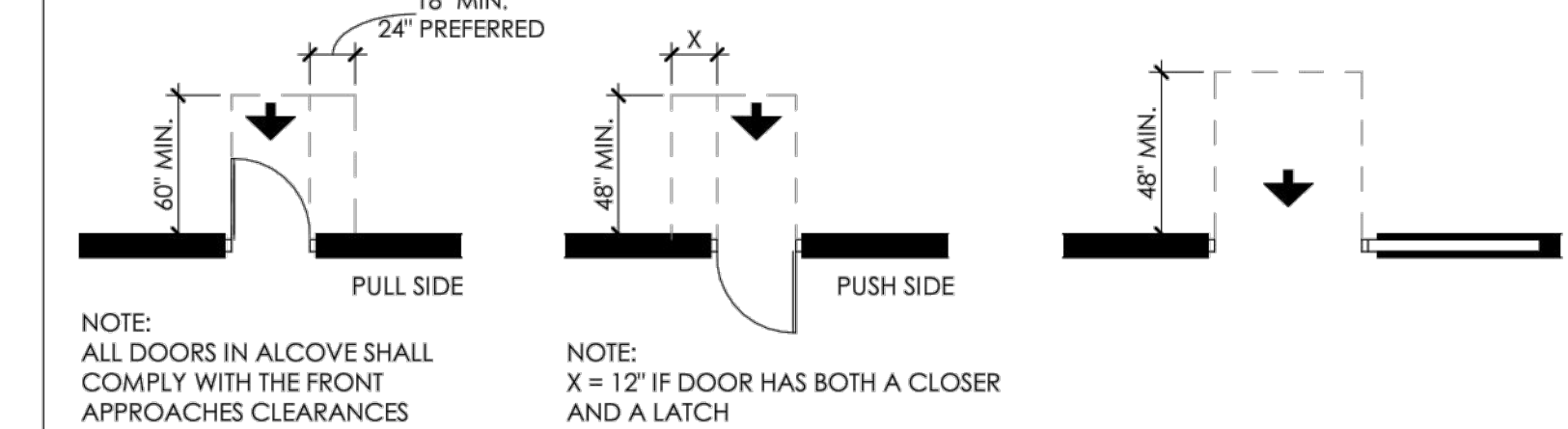
404. Doors, Doorways, and Gates



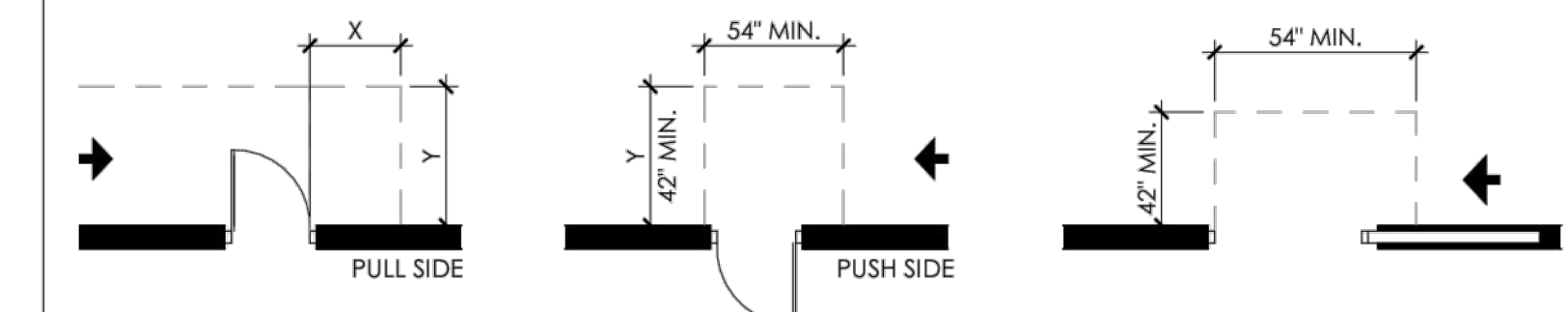
404.2.1 Vision Lights



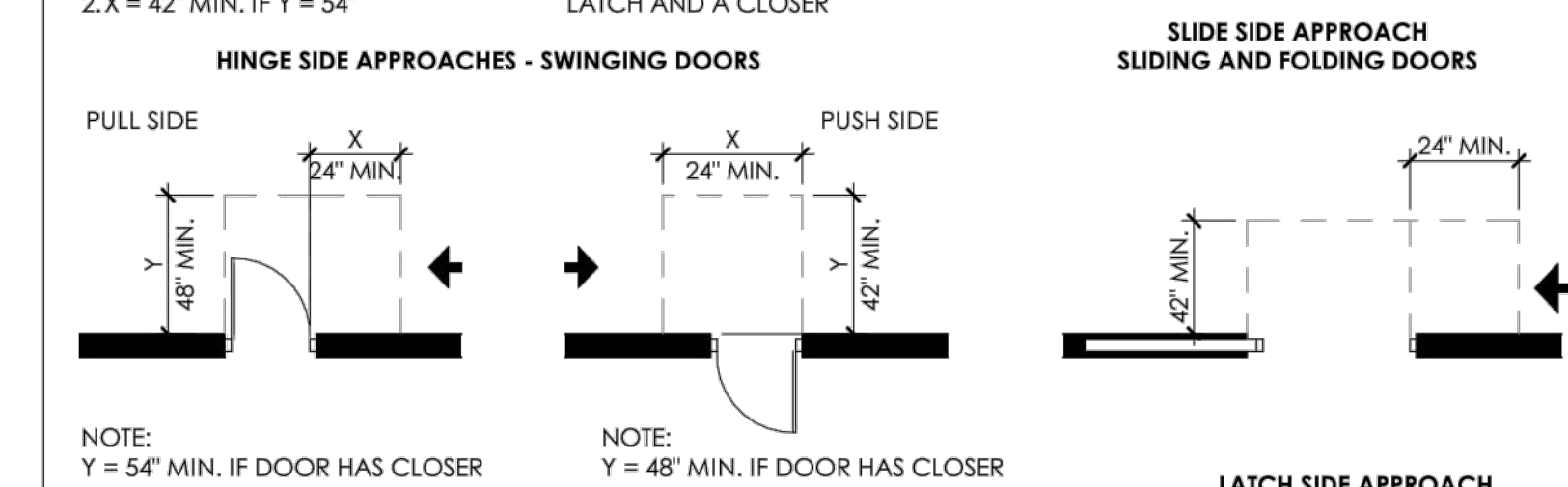
Maneuvering Clearances at Manual Swinging Door



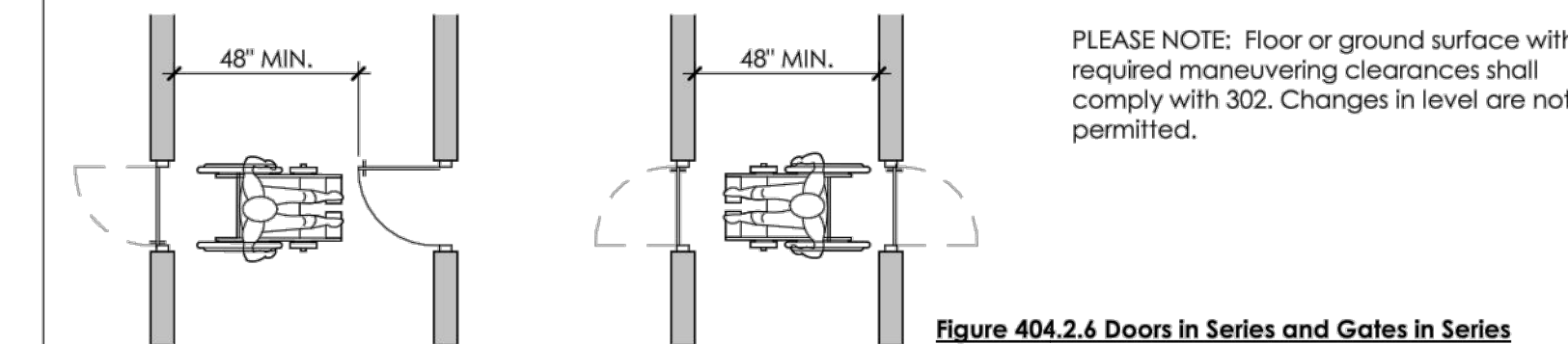
NOTE: ALL DOORS IN ALCOVE SHALL COMPLY WITH THE FRONT APPROACHES CLEARANCES



NOTE: 1. X = 36" MIN. IF Y = 60"
 2. X = 42" MIN. IF Y = 54"



404.2.6 Doors in Series and Gates in Series



PLEASE NOTE: Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.



P.O. BOX 310394
 NEW BRAUNFELS, TX 78130
 210-710-2667
 clajjs20@gmail.com

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1044 INDUSTRIAL
 5277 FM 1044 - NEW BRAUNFELS, TX 78130

ADA DETAILS
 GUADALUPE COUNTY, TX

2021

REV.	DATE	DESCRIPTION	BY

AREAS

INFO
 DRAWN BY: C.J.L.
 CHECKED BY:
 APPROVED BY:
 DA/QC BY:
 PROJECT NO.: 21HENK001
 DRAWING NO.:
 DATE: JAN 2022

SCALE: NTS

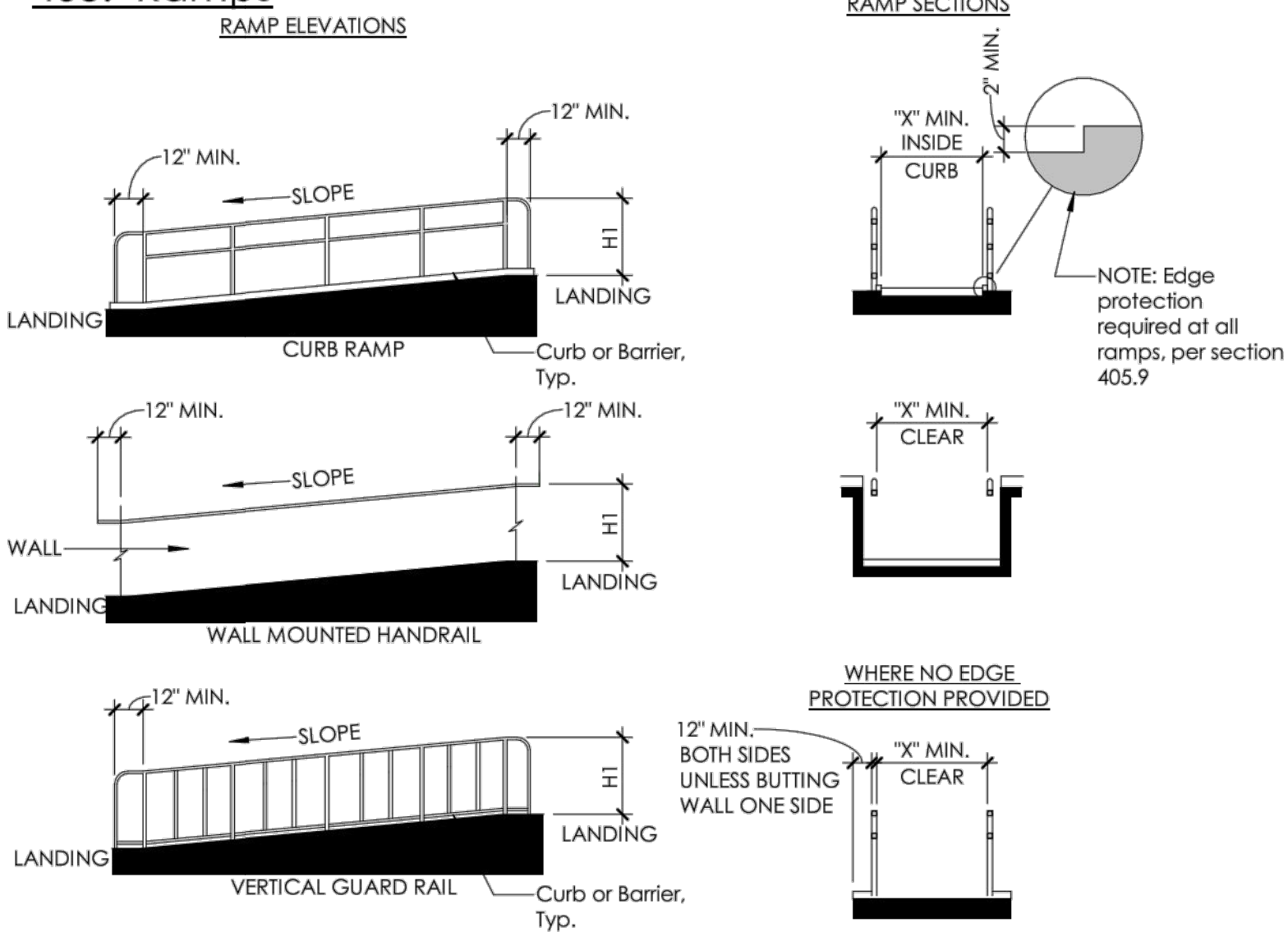
SHEET
G2.0

2012 Texas Accessibility Standards (TAS) Field Reference Manual - For Reference Only

PLEASE NOTE: These details are referenced from 2012 TAS manual where selected conditions are shown. The details are courtesy of Brister Design Group, and project General Contractor is responsible to comply with all applicable codes to include accessibility requirements.

TAS CHAPTER 4: ACCESSIBLE ROUTES

405. Ramps

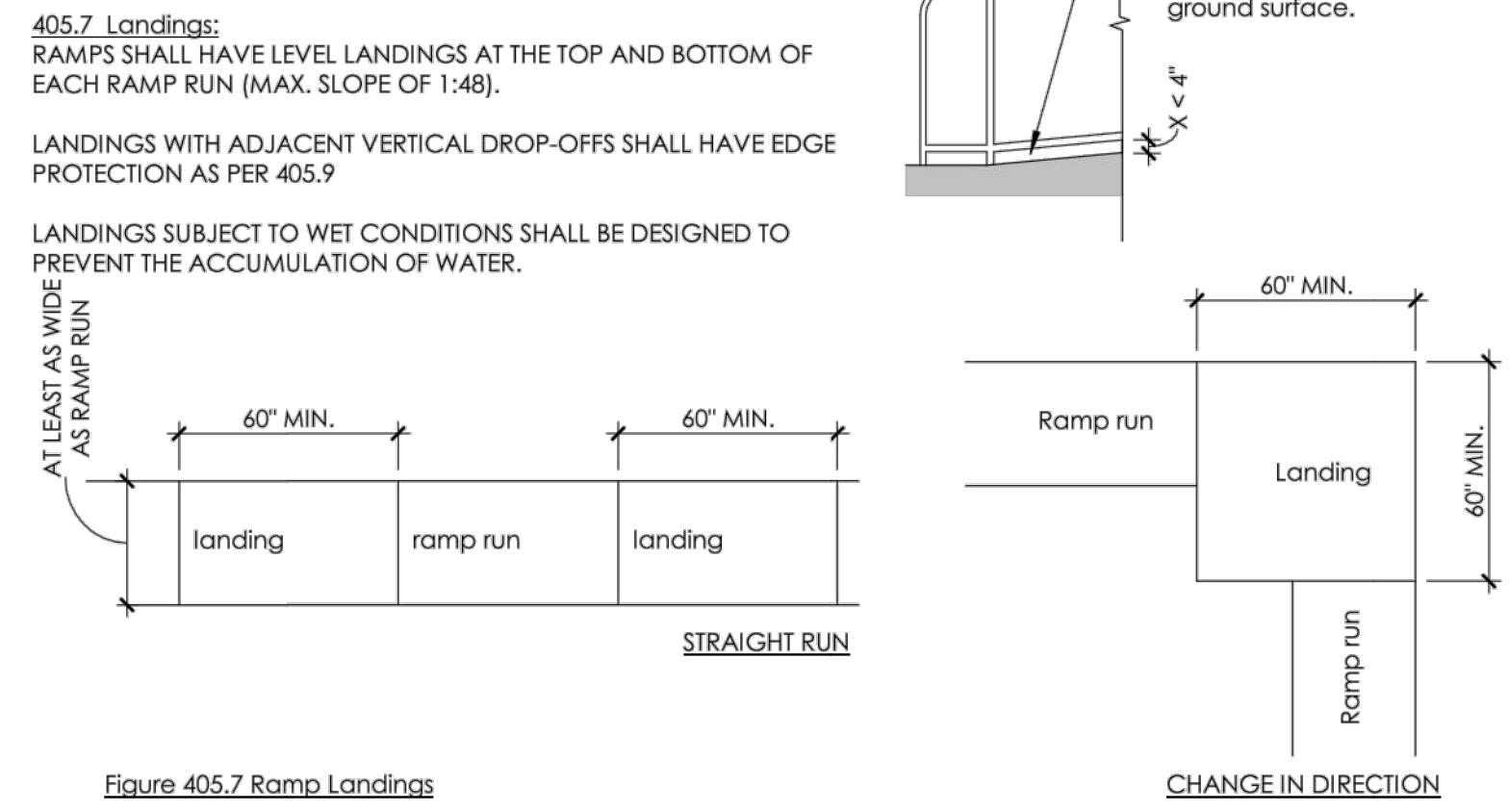


NOTES ON SECTION:
 1. X = 36" MIN. IF RAMP IS LESS THAN 30' IN LENGTH.
 2. X = 44" MIN. IF RAMP IS GREATER THAN 30' IN LENGTH.

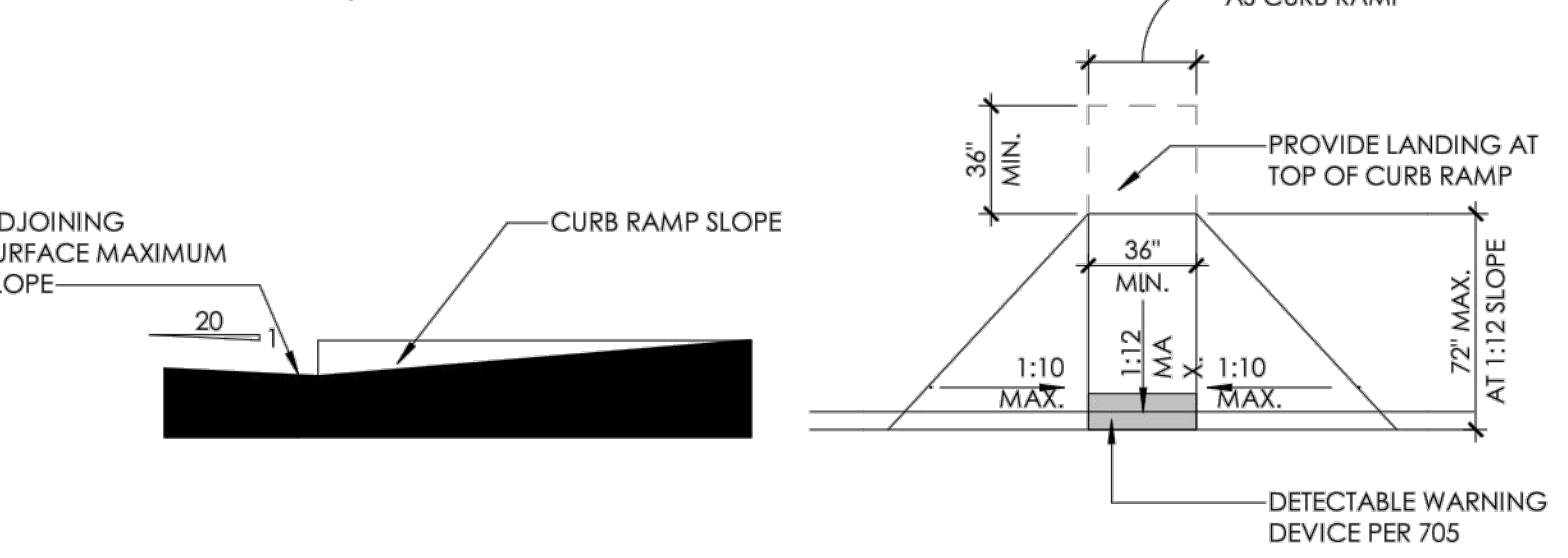
NOTES ON HANDRAILS:
 1. "H" IS HANDRAIL HEIGHT TO TOP.
 2. "H" SHALL BE BETWEEN 34" AND 38" MAXIMUM FOR ALL ADULT USES.
 3. AT BUILDINGS WITH CHILD OCCUPANTS, PROVIDE A SECOND HANDRAIL MOUNTED AT 28" AFF. PROVIDE A MINIMUM OF 9" CLEARANCE BETWEEN THE ADULT AND CHILD HANDRAILS (ADJUST HEIGHT OF ADULT HANDRAIL AS REQUIRED).

Slope	Max. Rise
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

CROSS SLOPE SHALL NOT EXCEED 1:48



406. Curb Ramps

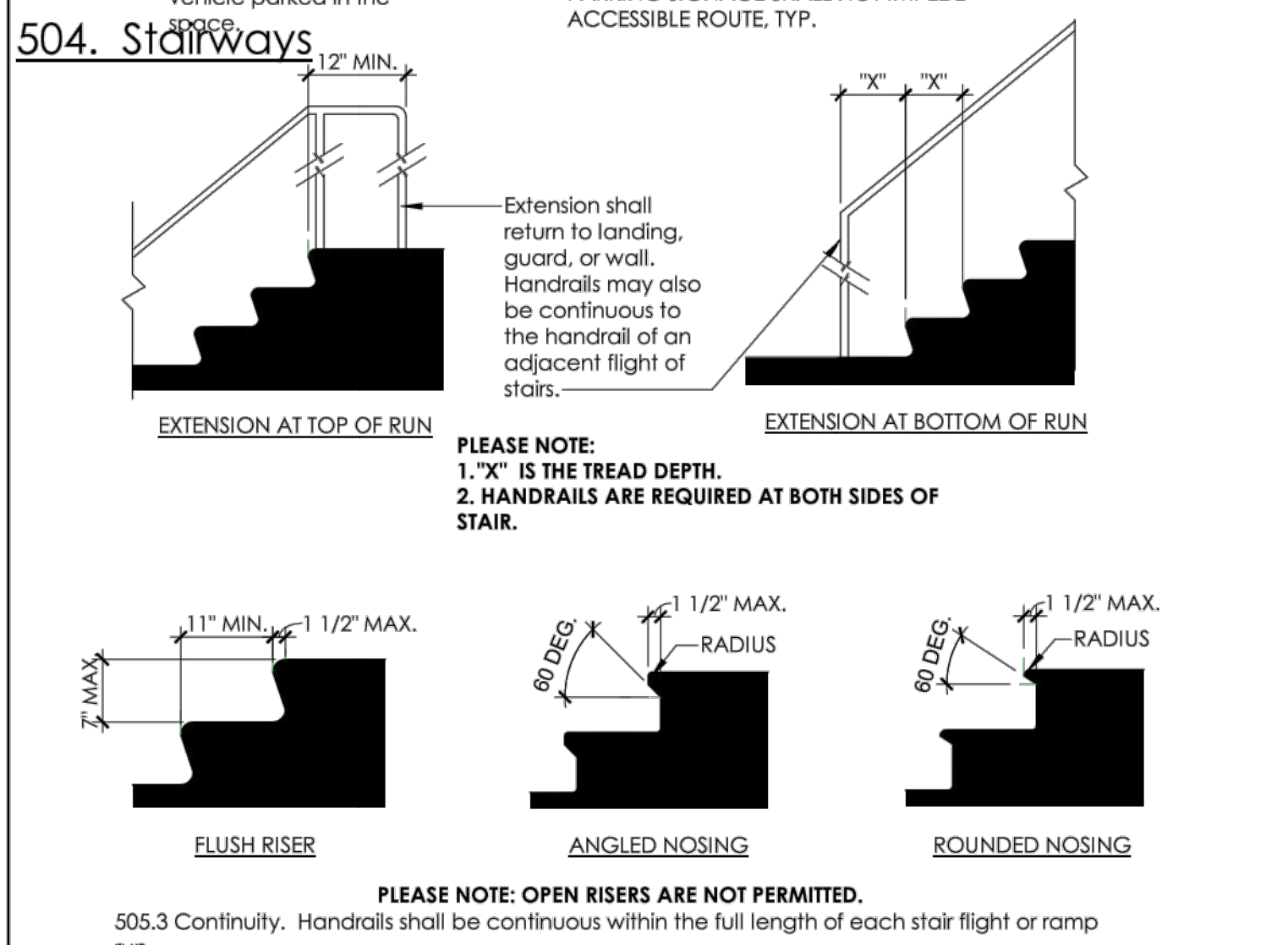
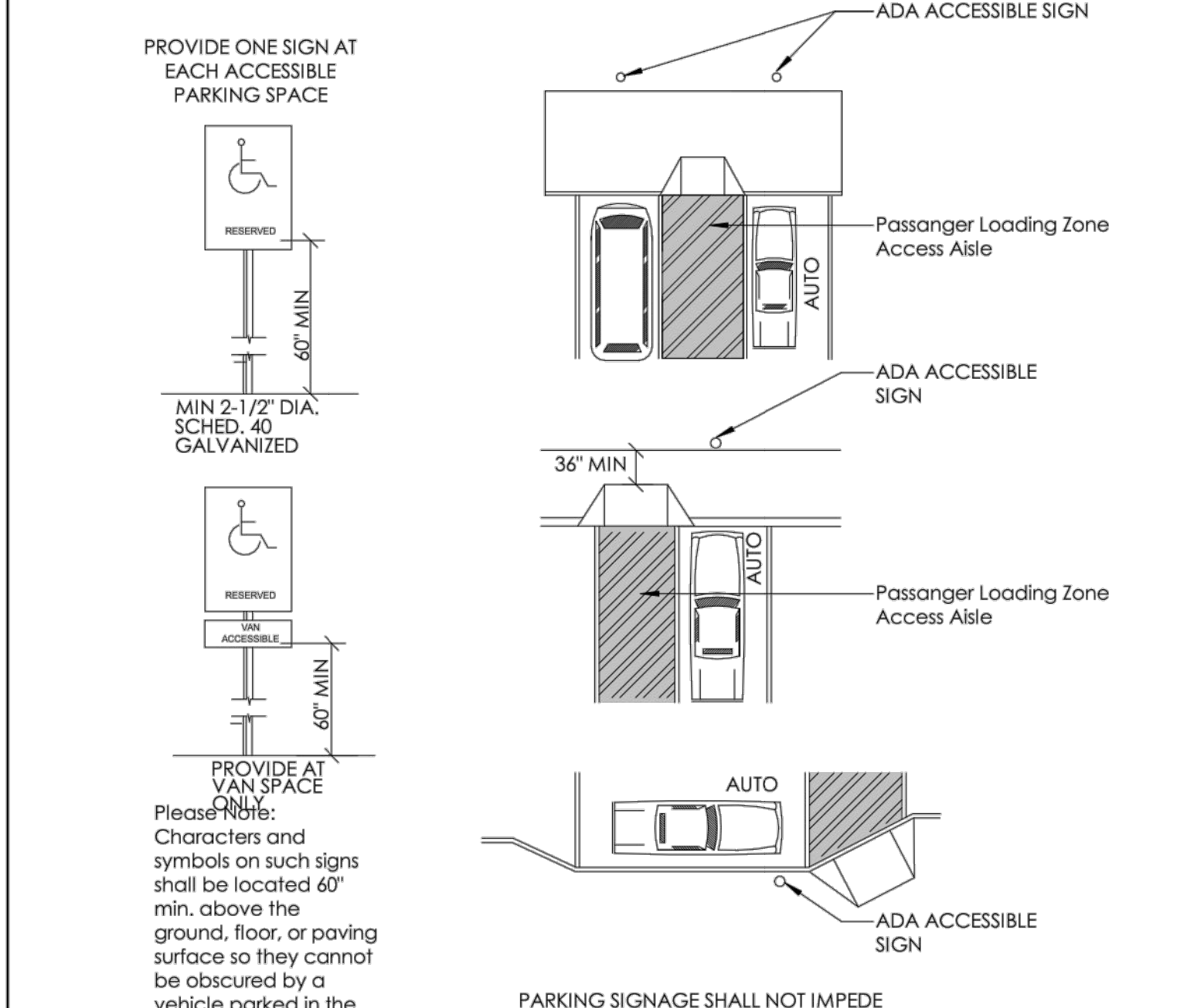
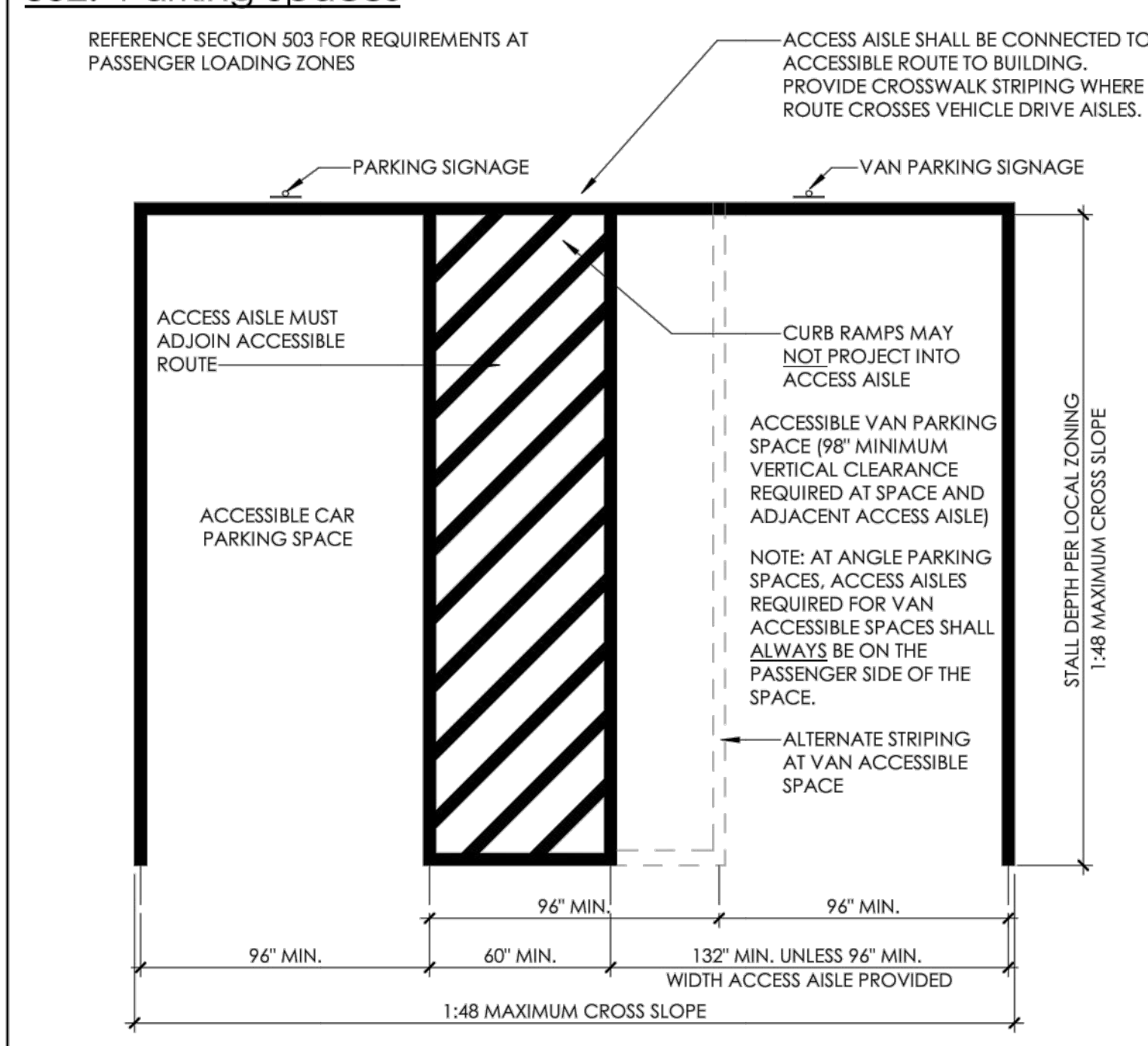


407. Elevators

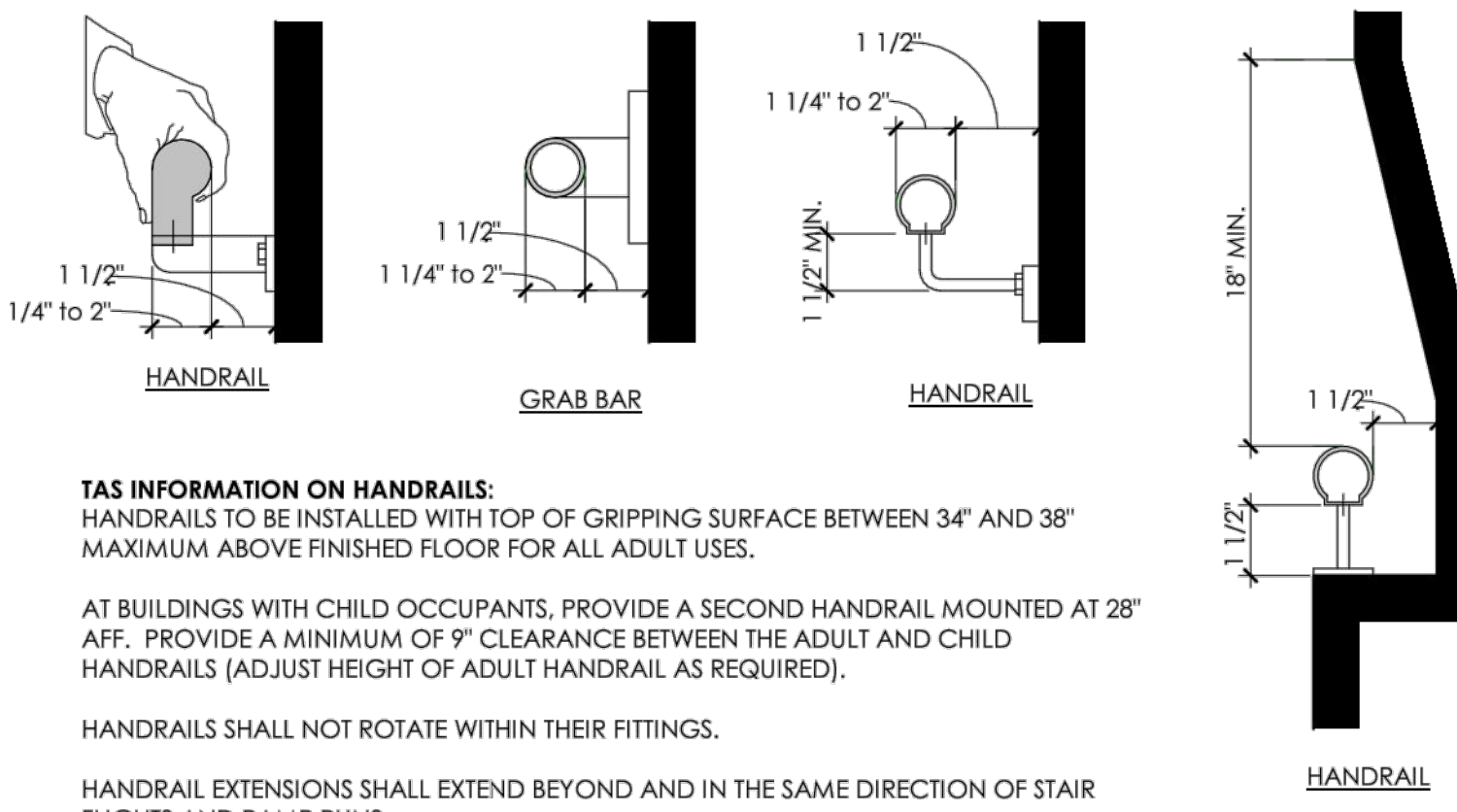
407.1 General. Elevators shall comply with 407 and with ASME A17.1. They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

TAS CHAPTER 5: GEN. SITE & BUILDING ELEMENTS

502. Parking Spaces



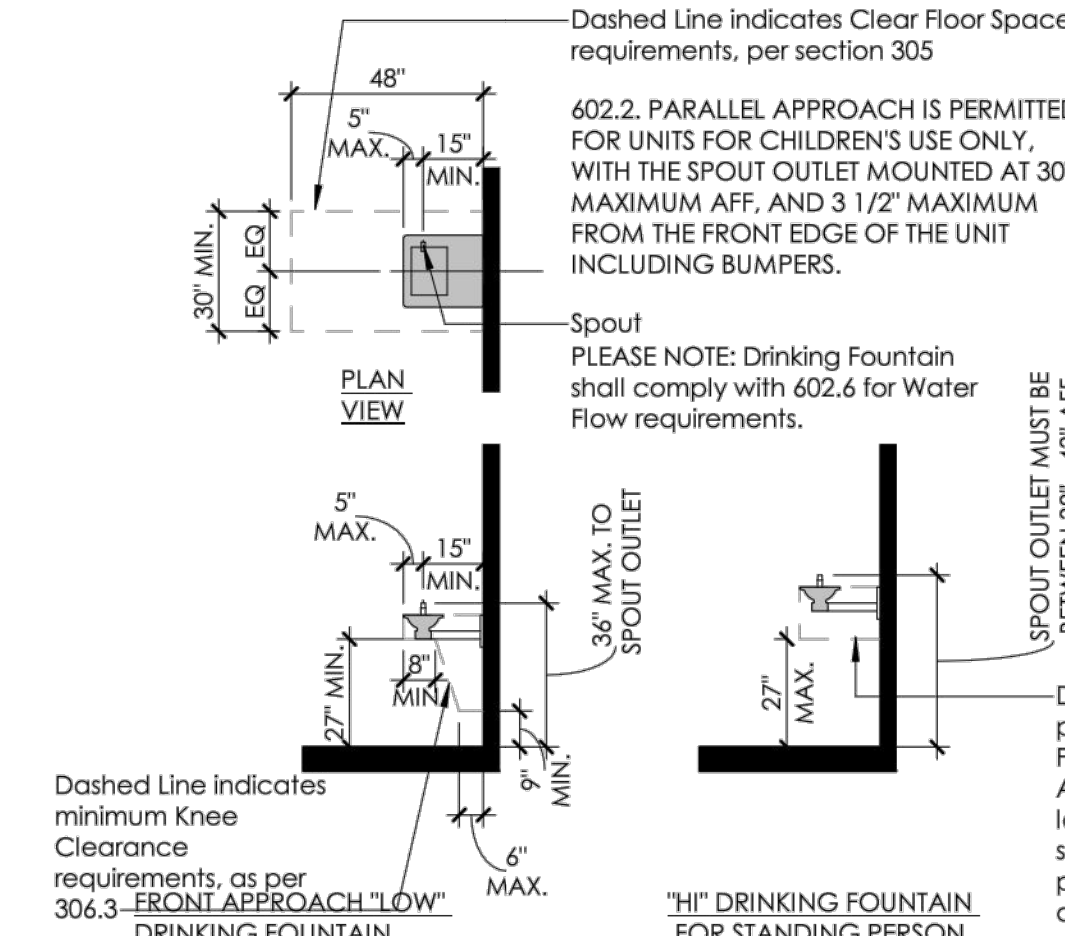
Handrail & Grab Bars



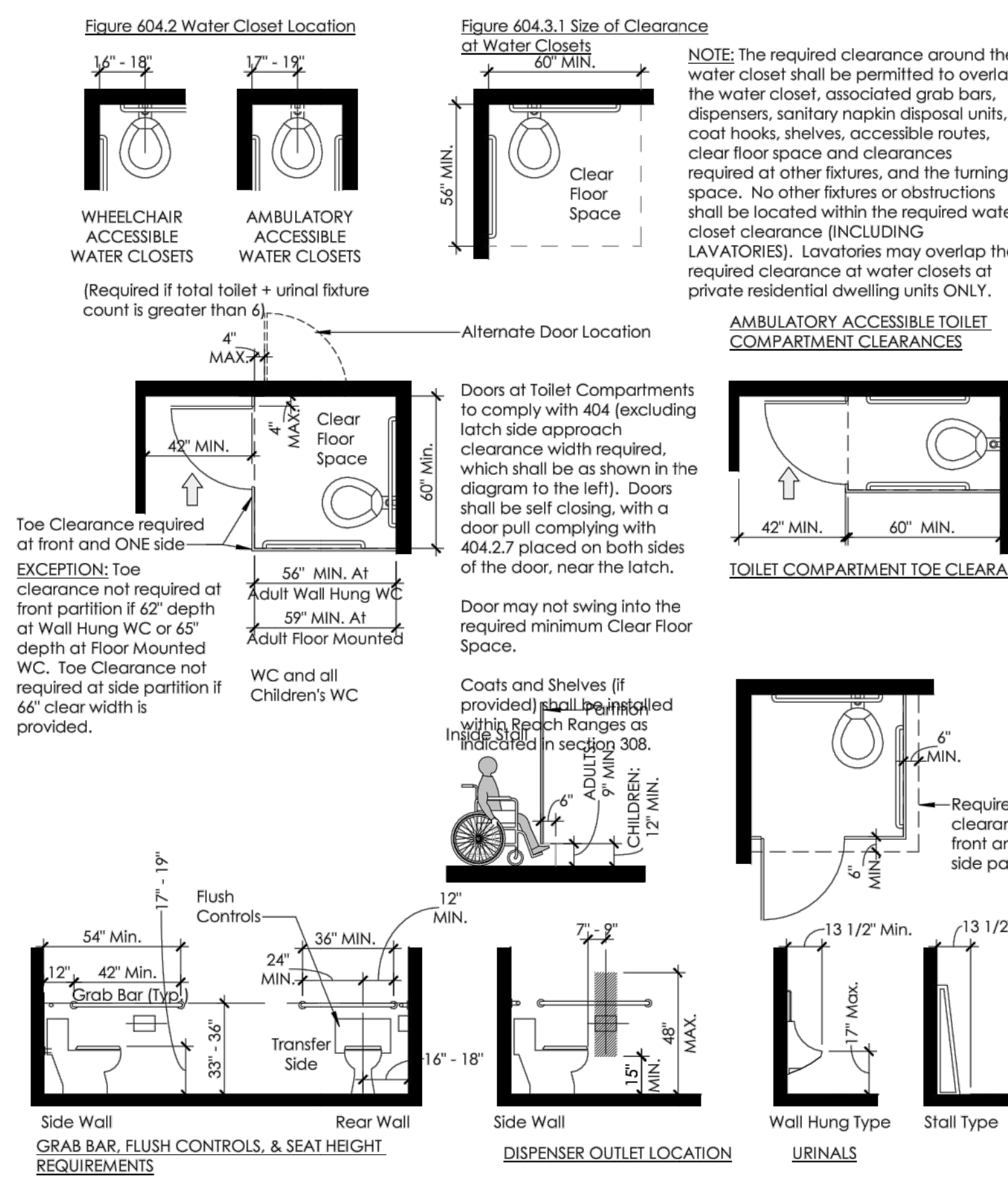
TAS INFORMATION ON HANDRAILS:
 HANDRAILS TO BE INSTALLED WITH TOP OF GRIPPING SURFACE BETWEEN 34" AND 38" MAXIMUM ABOVE FINISHED FLOOR FOR ALL ADULT USES.
 AT BUILDINGS WITH CHILD OCCUPANTS, PROVIDE A SECOND HANDRAIL MOUNTED AT 28" AFF. PROVIDE A MINIMUM OF 9" CLEARANCE BETWEEN THE ADULT AND CHILD HANDRAILS (ADJUST HEIGHT OF ADULT HANDRAIL AS REQUIRED).
 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 HANDRAIL EXTENSIONS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS.

TAS CHAPTER 6: PLUMBING ELEMENTS & FACILITIES

602. Drinking Fountains

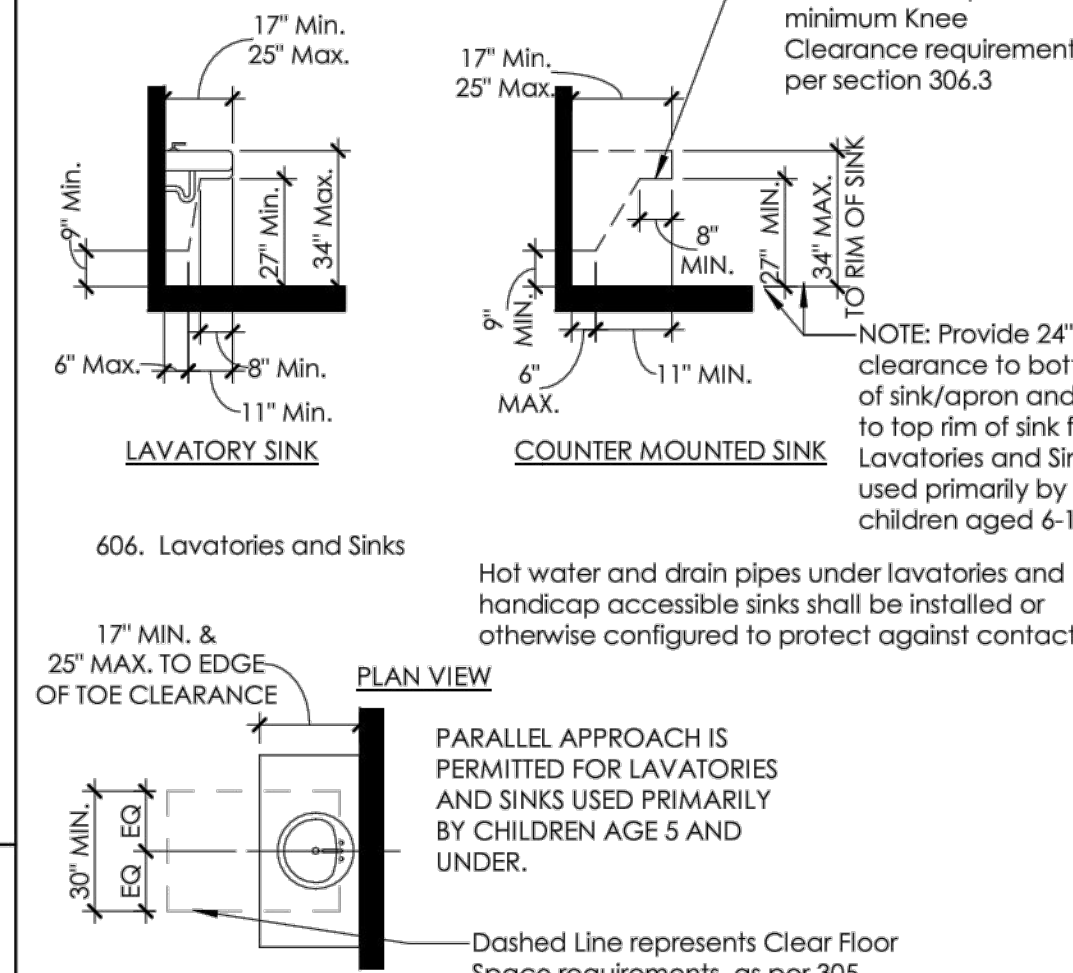


604. Water Closets and Toilet Compartments

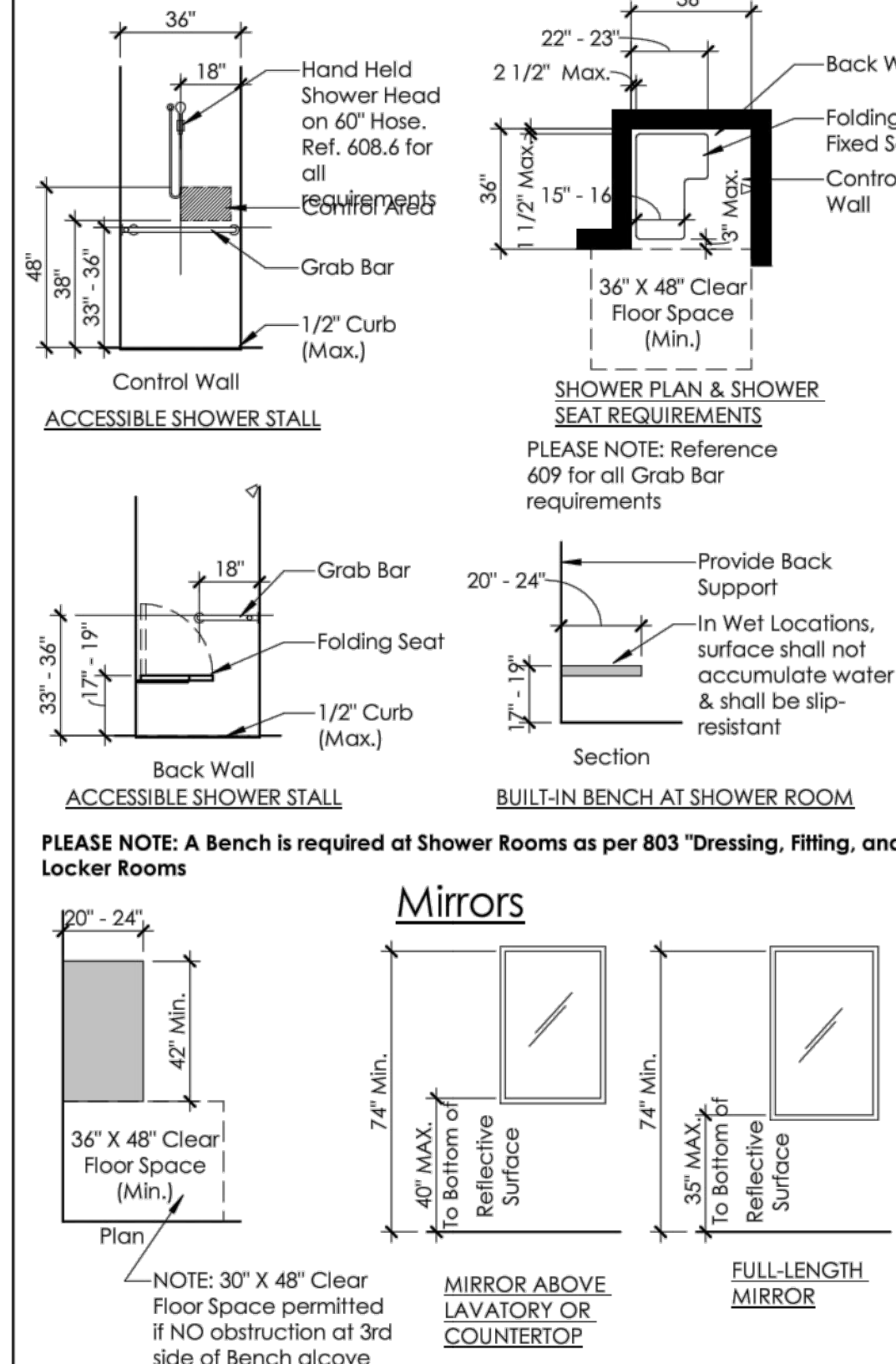


SPECIFICATIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12

GRADE LEVEL/AGE	WC CENTERLINE	TOILET SEAT HEIGHT	GRAB BAR HEIGHT	DISPENSER HEIGHT
Ages 3 and 4	12"	11" - 12"	18" - 20"	14"
Ages 5 through 8	12" - 15"	12" - 15"	20" - 25"	14" - 17"
Ages 9 through 12	15" - 18"	15" - 17"	25" - 27"	17" - 19"



607. Shower Compartments

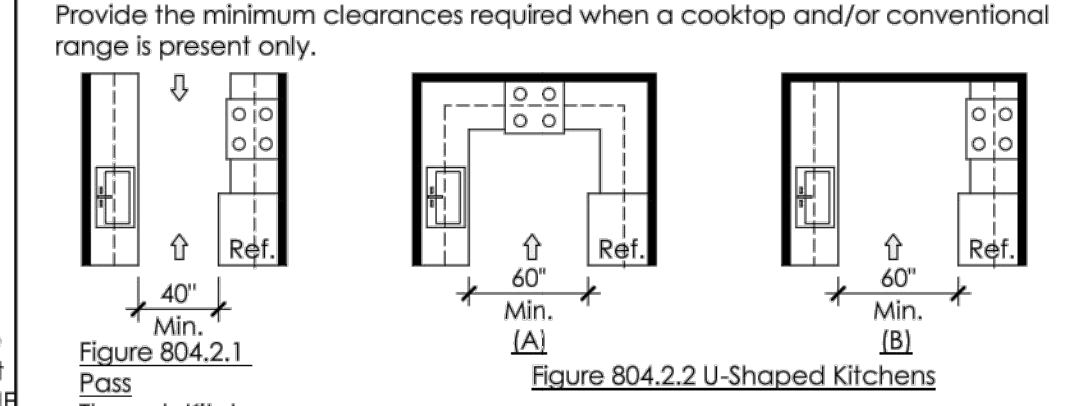


701. Communication Elements & Features

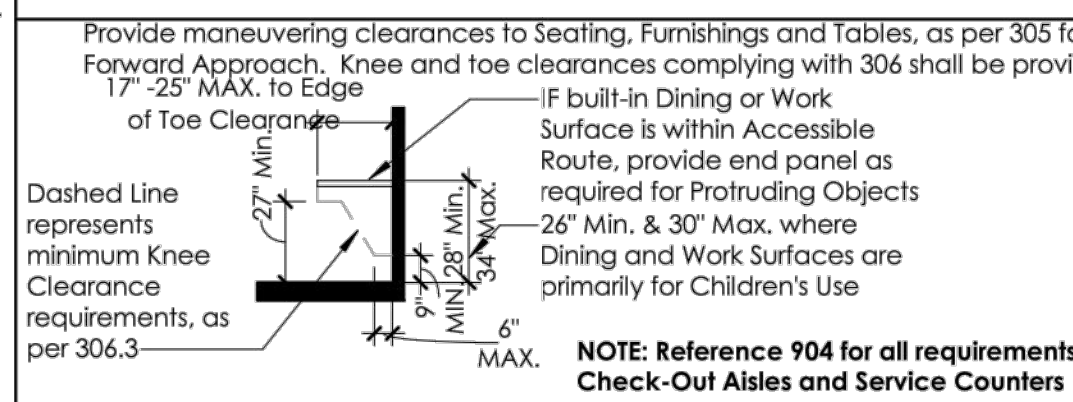
701. Reference to section 701-703.2.4 for information on Accessible signage.

TAS CHAPTER 8: SPECIAL ROOMS, SPACES & ELEMENTS

804. Kitchens & Kitchenettes



TAS CHAPTER 9: BUILT-IN ELEMENTS



L P R G
DESIGN + DEVELOPMENT

P.O. BOX 310394
 NEW BRAUNFELS, TX 78130
 210-710-2667
 clajns20@gmail.com

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1044 INDUSTRIAL
 5277 FM 1044 - NEW BRAUNFELS, TX 78130

ADA DETAILS

GUADALUPE COUNTY, TX

2021

REVISIONS	DESCRIPTION	BY

REV.	DATE

AREAS

--

--

DRAWN BY: C.J.L.
 CHECKED BY:
 APPROVED BY:
 DA/QC BY:
 PROJECT NO.: 21HENK001
 DRAWING NO.:
 DATE: JAN 2022

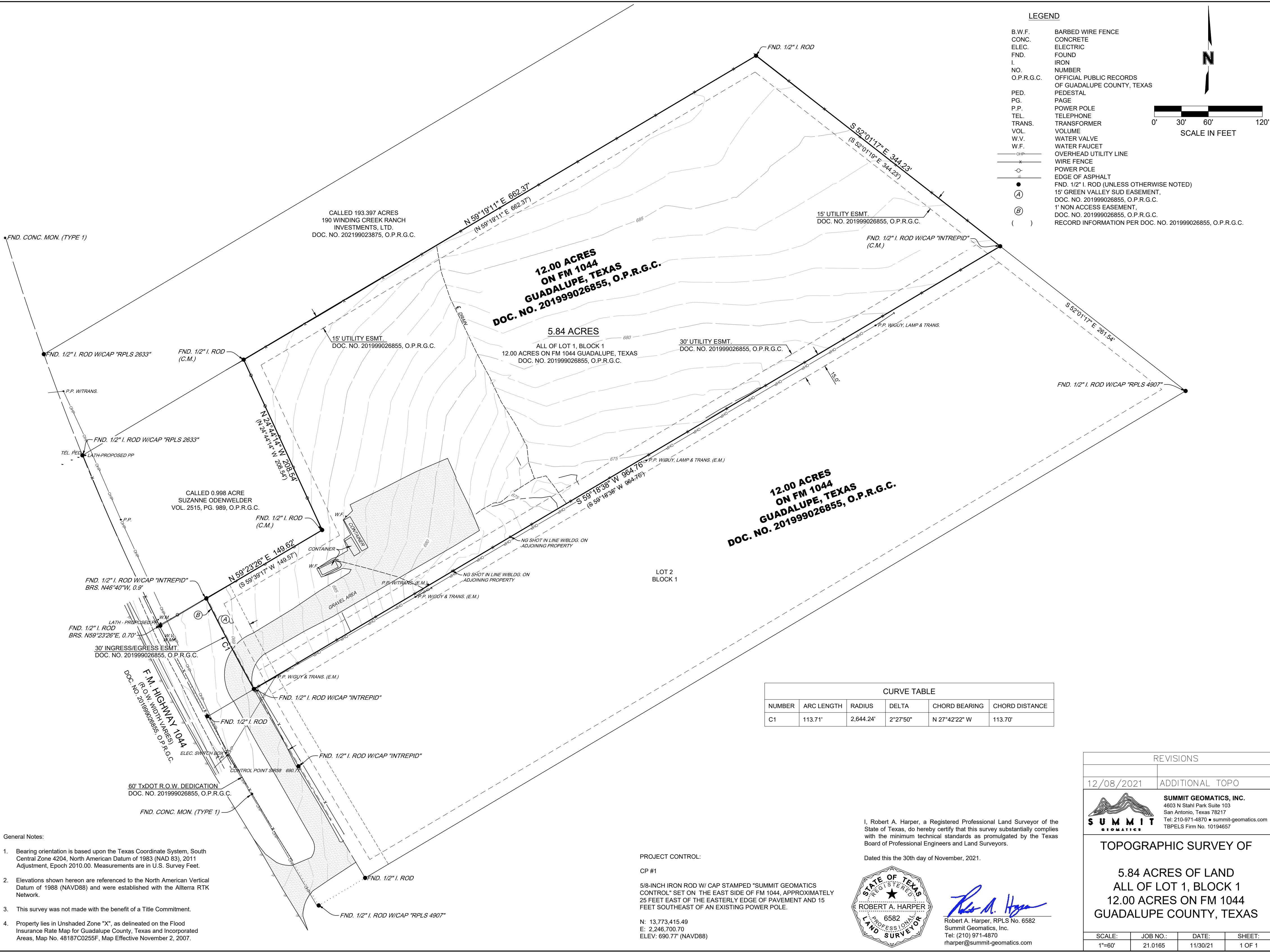
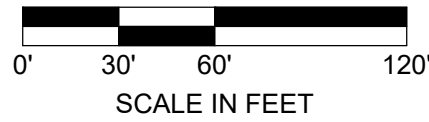
SCALE : NTS

G3.0

USER: claj DATE: Mar 15, 2022 1:45pm XREFS:

LEGEND

B.W.F.	BARBED WIRE FENCE
CONC.	CONCRETE
ELEC.	ELECTRIC
FND.	FOUND
I.	IRON
NO.	NUMBER
O.P.R.G.C.	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
PED.	PEDESTAL
PG.	PAGE
P.P.	POWER POLE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
VOL.	VOLUME
W.V.	WATER VALVE
W.F.	WATER FAUCET
---	OVERHEAD UTILITY LINE
-x-	WIRE FENCE
-o-	POWER POLE
-#-	EDGE OF ASPHALT
●	FND. 1/2" I. ROD (UNLESS OTHERWISE NOTED)
(A)	15' GREEN VALLEY SUD EASEMENT, DOC. NO. 201999026855, O.P.R.G.C.
(B)	1' NON ACCESS EASEMENT, DOC. NO. 201999026855, O.P.R.G.C.
()	RECORD INFORMATION PER DOC. NO. 201999026855, O.P.R.G.C.



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	113.71'	2,644.24'	2°27'50"	N 27°42'22" W	113.70'

- General Notes:**
- Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet.
 - Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were established with the Allterra RTK Network.
 - This survey was not made with the benefit of a Title Commitment.
 - Property lies in Unshaded Zone "X", as delineated on the Flood Insurance Rate Map for Guadalupe County, Texas and Incorporated Areas, Map No. 48187C0255F, Map Effective November 2, 2007.

PROJECT CONTROL:
 CP #1
 5/8-INCH IRON ROD W/ CAP STAMPED "SUMMIT GEOMATICS CONTROL" SET ON THE EAST SIDE OF FM 1044, APPROXIMATELY 25 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT AND 15 FEET SOUTHEAST OF AN EXISTING POWER POLE.
 N: 13,773,415.49
 E: 2,246,700.70
 ELEV: 690.77' (NAVD88)

I, Robert A. Harper, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the minimum technical standards as promulgated by the Texas Board of Professional Engineers and Land Surveyors.
 Dated this the 30th day of November, 2021.

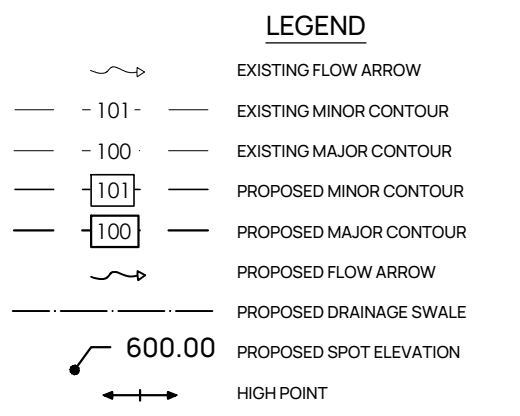
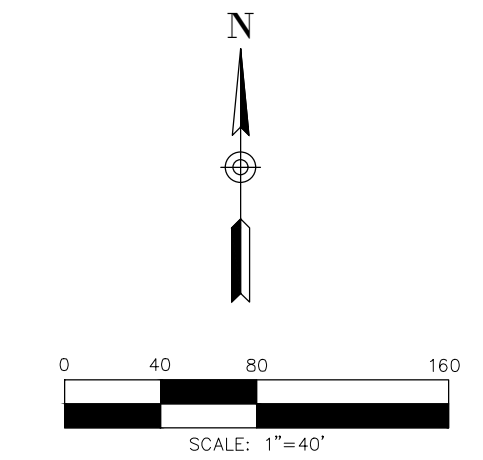
 Robert A. Harper, RPLS No. 6582
 Summit Geomatics, Inc.
 Tel: (210) 971-4870
 rharper@summit-geomatics.com

REVISIONS	
12/08/2021	ADDITIONAL TOPO
 SUMMIT GEOMATICS, INC. 4603 N Stahl Park Suite 103 San Antonio, Texas 78217 Tel: 210-971-4870 • summit-geomatics.com TBPELS Firm No. 10194657	
TOPOGRAPHIC SURVEY OF	
5.84 ACRES OF LAND ALL OF LOT 1, BLOCK 1 12.00 ACRES ON FM 1044 GUADALUPE COUNTY, TEXAS	
SCALE:	JOB NO.:
1"=60'	21.0165
DATE:	SHEET:
11/30/21	1 OF 1

THIS DOCUMENT ISSUED ON
 07 Mar 2022
 UNDER THE AUTHORITY OF
 CHRISTOPHER B. ALLISON,
 P.E.
 (LICENCE No. 131240)
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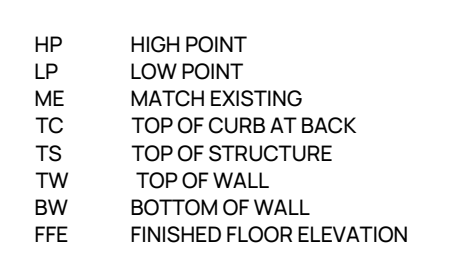
LIGHT INDUSTRIAL DEVELOPMENT
 5777 FM 1044
 NEW BRAUNFELS, TX 78130
 DRAWN BY: RTC
 HCC JOB No.: 002-01

GRADING & DRAINAGE PLAN
 SHEET No. 1
 OF 1

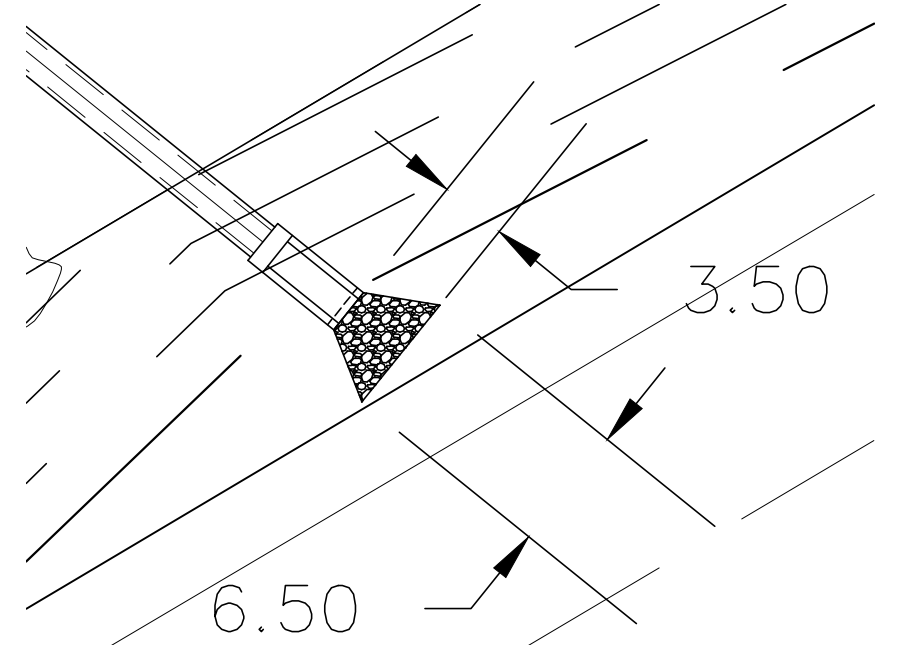


GRADING NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL BUILDING, SAFETY, AND INSPECTION REGULATIONS.
- CONTRACTOR SHALL PROTECT EXISTING FACILITIES TO REMAIN INCLUDING BUT NOT LIMITED TO STRUCTURES, PAVEMENT, TREES, FENCES, LANDSCAPING, UTILITIES, ETC. ALL EXISTING FACILITIES SHALL BE IN ORIGINAL OR BETTER CONDITION AT THE COMPLETION OF THE PROJECT.
- DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN UNRESTRICTED DRAINAGE. NO PONDING OF STORM DRAINAGE SHALL BE PERMITTED IN AREAS OF PREPARED SUBGRADE OR EXCAVATION. CONTRACTOR SHALL IMMEDIATELY PUMP OUT OR GRAVITY DRAIN PONDING WATER OUT OF IMPACTED AREAS. IF ANY DAMAGE OCCURS TO SUBGRADE, BUILDING PAD OR EXCAVATION AREAS, THE SOILS MUST BE DRIED OUT, REMOVED, REPLACED AND RE-COMPACTED.
- DISTURBED AREAS (CONSTRUCTION AREAS) SHALL BE STRIPPED OF VEGETATION, LOOSE TOPSOIL, ORGANICS, BRUSH AND DEBRIS. AFTERWARDS, THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED WITH A MINIMUM 20 TON PNEUMATIC ROLLER. ANY WEAK AREAS DETECTED SHALL BE REMOVED AND REPLACED WITH SUITABLE SOILS OF SIMILAR TYPE (CLASSIFICATION, MOISTURE CONTENT AND DENSITY).
- IF REQUIRED TO MODIFY EXISTING GRADE, FILL MATERIALS SHOULD BE PLACED ON PREPARED SURFACES IN LIFTS NOT EXCEED 8 INCHES (LOOSE MEASURE), WITH COMPACTED THICKNESS NOT TO EXCEED 6 INCHES OR AS INDICATED IN SITE GEOTECHNICAL REPORT. FILL SHALL BE COMPACTED TO OPTIMUM MOISTURE CONTENT OR UP TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT TO A MINIMUM OF 95% MAXIMUM DENSITY AS DETERMINED BY TXDOT, TEX-114-E OR AS DESCRIBED IN THE SITE GEOTECHNICAL REPORT.
- ALL FILL MATERIALS SHALL BE CLEAR OF DEBRIS, ORGANICS AND VEGETATION. IF IMPORTED FILL IS USED, IT SHALL BE A RELATIVELY HOMOGENEOUS PARTICLE SIZE DISTRIBUTION, WITH MAX SIZE OF 3 INCHES, PLASTICITY INDEX BETWEEN 7 AND 20 AND A LIQUID LIMIT LESS THAN 40, OR AS INDICATED ON THE GEOTECHNICAL REPORT.
- ANY EXCESS EXCAVATION MATERIALS NOT USED, SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS.
- CONTRACTOR IS RESPONSIBLE FOR FILING WITH THE TCEQ FOR THE TEMPORARY STORM WATER POLLUTION PREVENTION PLAN NOTICE TO PROCEED AND NOTICE OF TERMINATION AT THE START AND END OF CONSTRUCTION.
- CONTRACTOR SHALL KEEP A COPY OF APPROVED CONSTRUCTION DRAWINGS ONSITE AT ALL TIMES.
- ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/GUTTER LINE OF CURB, FINISHED GRADE, FINISHED GRADE ADJACENT TO WALLS UNLESS OTHERWISE SPECIFIED AS BELOW
- STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE, OR AS CALLED OUT ON PLANS. HDPE PIPE SHALL BE ADS TYPE N-12, WATER TIGHT.
- ALL ADA PARKING STALLS, WALKING AISLES AND PATHWAYS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. RAMPS SHALL NOT EXCEED 8.033% SLOPE.
- PROPERTY LIES IN UNSHADED ZONE "X", AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GUADALUPE COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48187C0255F, MAP EFFECTIVE NOVEMBER 2, 2007.



INSET 1
 SCALE 1"=10'



INSET 2
 SCALE 1"=10'

NOTICE

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG. TEXAS811 (DIG YESS) 1-800-344-8377 OR LONE STAR NOTIFICATION CENTER 1-800-569-0344.
 EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT APPLICABLE UTILITY COMPANIES PRIOR TO STARTING WORK. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES INCLUDING DEPTH PRIOR TO BEGINNING CONSTRUCTION.
 CONTRACTOR SHALL CONSIDER PROPOSED IMPROVEMENTS, EARTHWORK AND UTILITIES AND PROVIDE ADEQUATE SEPARATION DISTANCE FROM EXISTING UTILITIES.

SURVEY NOTE
 SURVEY PERFORMED BY SUMMIT GEOMATICS, INC.
 4603 N Stani Park Suite 103
 San Antonio, Texas 78217
 Tel: 210-971-4870
 summit-geomatrics.com
 TPBLS Firm No. 10194557

RECOMMENDED MINIMUM TRENCH WIDTHS		MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS*	
PIPE DIA. (120mm)	MIN. TRENCH WIDTH (24")	PIPE DIA.	SURFACE LOAD CONDITION (EST. AxiL LOADS)
12"	24"	12"	HEAVY COMMERCIAL (120mm)
15"	30"	15"	(240mm)
18"	36"	18"	(360mm)
21"	42"	21"	(420mm)
24"	48"	24"	(480mm)
27"	54"	27"	(540mm)
30"	60"	30"	(600mm)
36"	72"	36"	(720mm)
42"	84"	42"	(840mm)
48"	96"	48"	(960mm)
54"	108"	54"	(1080mm)
60"	120"	60"	(1200mm)
66"	132"	66"	(1320mm)
72"	144"	72"	(1440mm)

*VEHICLES IN EXCESS OF 10 TONS REQUIRE ADDITIONAL COVER. SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS		CLASS B†		CLASS B†	
PIPE DIA.	COVER THICKNESS	CLASS B†	CLASS B†	CLASS B†	CLASS B†
12"	18"	18"	18"	18"	18"
15"	24"	24"	24"	24"	24"
18"	30"	30"	30"	30"	30"
21"	36"	36"	36"	36"	36"
24"	42"	42"	42"	42"	42"
27"	48"	48"	48"	48"	48"
30"	54"	54"	54"	54"	54"
36"	66"	66"	66"	66"	66"
42"	78"	78"	78"	78"	78"
48"	90"	90"	90"	90"	90"
54"	102"	102"	102"	102"	102"
60"	114"	114"	114"	114"	114"
66"	126"	126"	126"	126"	126"
72"	138"	138"	138"	138"	138"

†FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12. LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
 NO HORIZONTAL PRESSURE.
 UNIT WEIGHT OF SOIL: 120 PCF

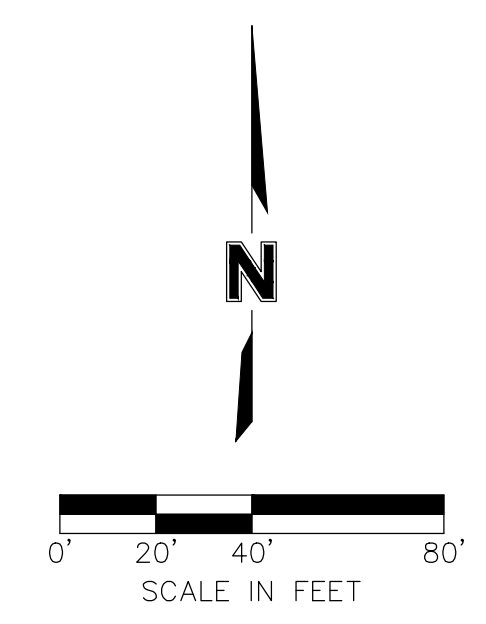
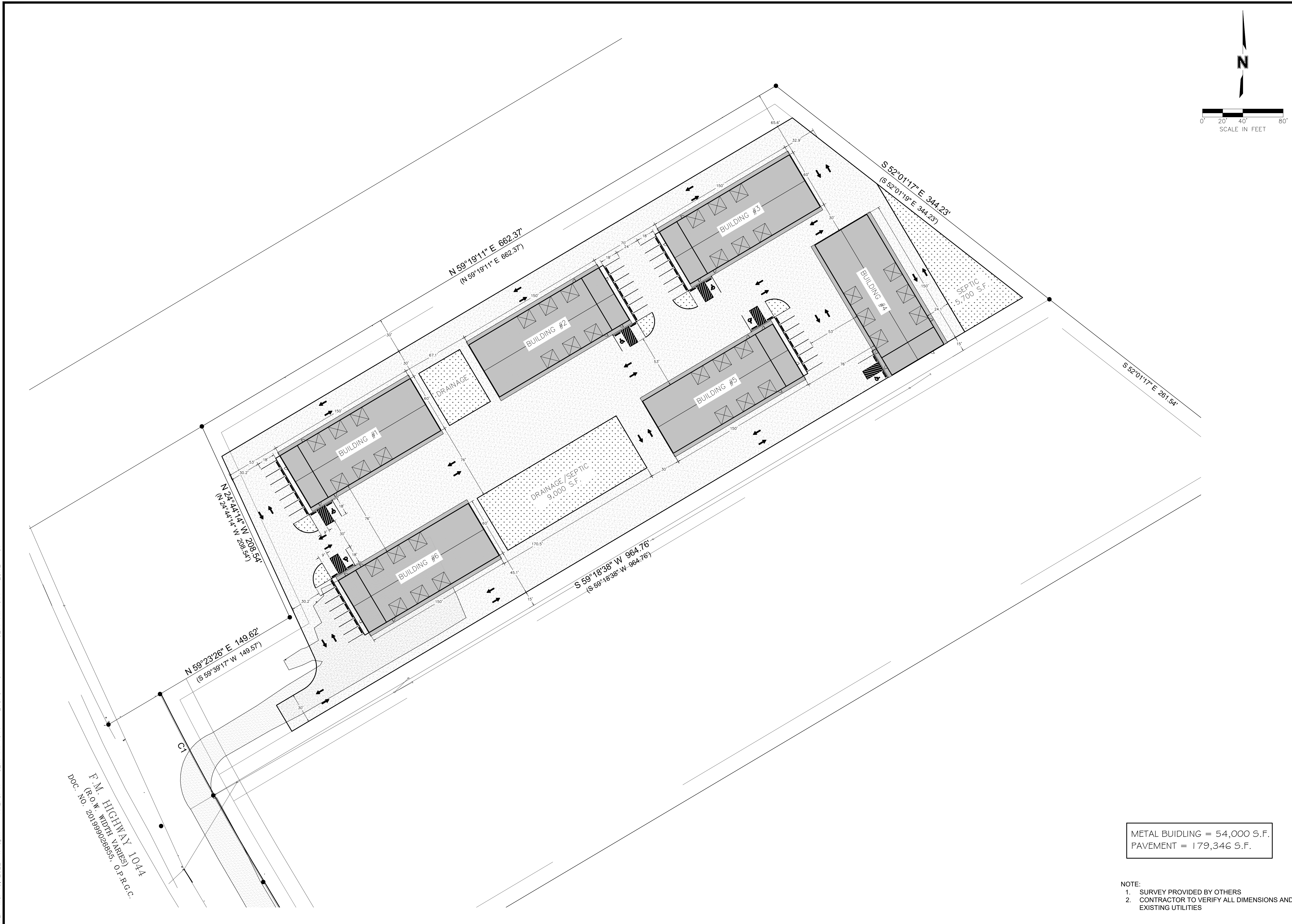
TRENCH INSTALLATION DETAILS (ARTM P9448)

RECOMMENDED MINIMUM TRENCH WIDTHS
 MIN. COVER TO RIGID PAVEMENT, H
 MIN. COVER TO FLEXIBLE PAVEMENT, H
 SPRINGLINE
 INITIAL BACKFILL
 HAUNCH
 BEDDING
 SUITABLE FOUNDATION
 MIN. TRENCH WIDTH (SEE TABLE)

NOTES:
 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ARTM 0021, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION."
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE PINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. EXCAVATED WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH DEEMED BY THE ENGINEER AND REFILL WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING GEOTEXTILE MATERIAL.
 4. BEDDING, SUITABLE MATERIAL SHALL BE CLASS II OR B. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4" (100mm) DIA. (120mm) FOR 30" (762mm) DIA.
 5. INITIAL BACKFILL, SUITABLE MATERIAL SHALL BE CLASS II OR B IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ARTM 0021, LATEST EDITION.
 6. MINIMUM COVER, MINIMUM COVER, H IN NON TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) TO TOP OF PIPE TO EXISTING SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLORATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 4" COVER FOR 48" DIAMETER PIPE. REQUIRED PROTECTION OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR 10" UP TO RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS, REFERENCE TRENCH COVER FEET OF COVER, EMBEDEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS II OR CLASS B BACKFILL.

F.M. HIGHWAY 1044
 D.C. No. 20199029655, O.P.R.C.

USER: ctoj DATE: Mar 15, 2022 1:48pm XREFS: X - 5277 FM 1044 - ETOPO - 01 X - 5277 FM 1044 - ESITE - 01



P.O. BOX 310394
 NEW BRAUNFELS, TX 78130
 310-710-2867
 clajjas20@gmail.com

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1044 INDUSTRIAL
 5277 FM 1044 - NEW BRAUNFELS, TX 78130
 PROPOSED SITE PLAN
 GUADALUPE COUNTY, TX
 2021

REV.	DATE	DESCRIPTION	BY

AREAS

INFO:
 DRAWN BY: C.J.L.
 CHECKED BY:
 APPROVED BY:
 QA/QC BY:
 PROJECT NO.: 21HENK001
 DRAWING NO.:
 DATE: JAN 2022

SCALE : 1" = 40'
 SHEET

METAL BUILDING = 54,000 S.F.
 PAVEMENT = 179,346 S.F.

- NOTE:
1. SURVEY PROVIDED BY OTHERS
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING UTILITIES

F.M. HIGHWAY 1044
 (R.O.W. WIDTH VARIES)
 DOC. NO. 201999020855. O.P.R.G.C.

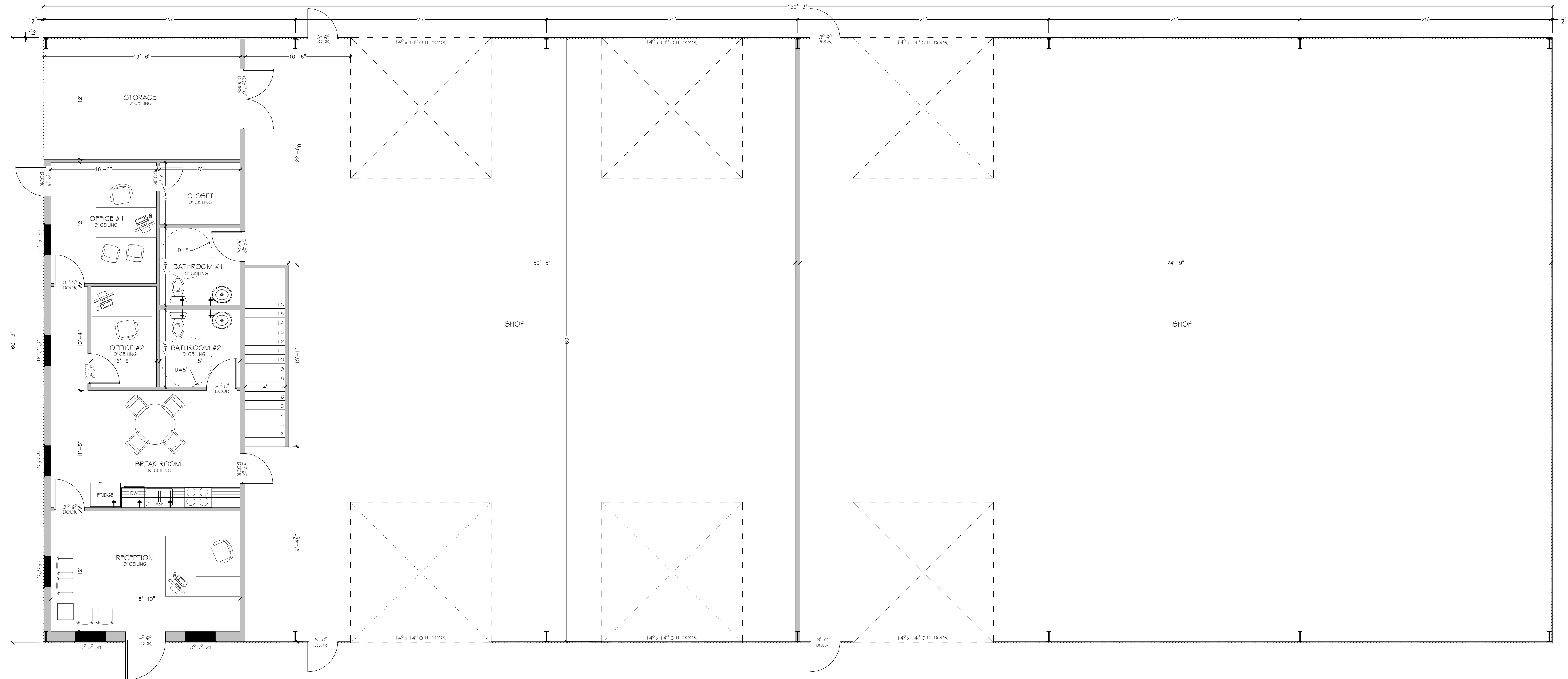
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1044 INDUSTRIAL
 5277 FM 1044 - NEW BRAUNFELS, TX 78130
 PROPOSED BUILDING PLAN
 GUADALUPE COUNTY, TX
 2021

REV.	DATE	DESCRIPTION	BY

AREAS

INFO:
 DRAWN BY: C.J.L.
 CHECKED BY:
 APPROVED BY:
 QA/QC BY:
 PROJECT NO.: 21HENK001
 DRAWING NO.:
 DATE: JAN 2022

SCALE: 3/8" = 1'
 SHEET

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5277 FM 1044 - NEW BRAUNFELS, TX 78130

PROPOSED BUILDING PLAN

GUADALUPE COUNTY, TX

2021

REV.	DATE	DESCRIPTION	BY

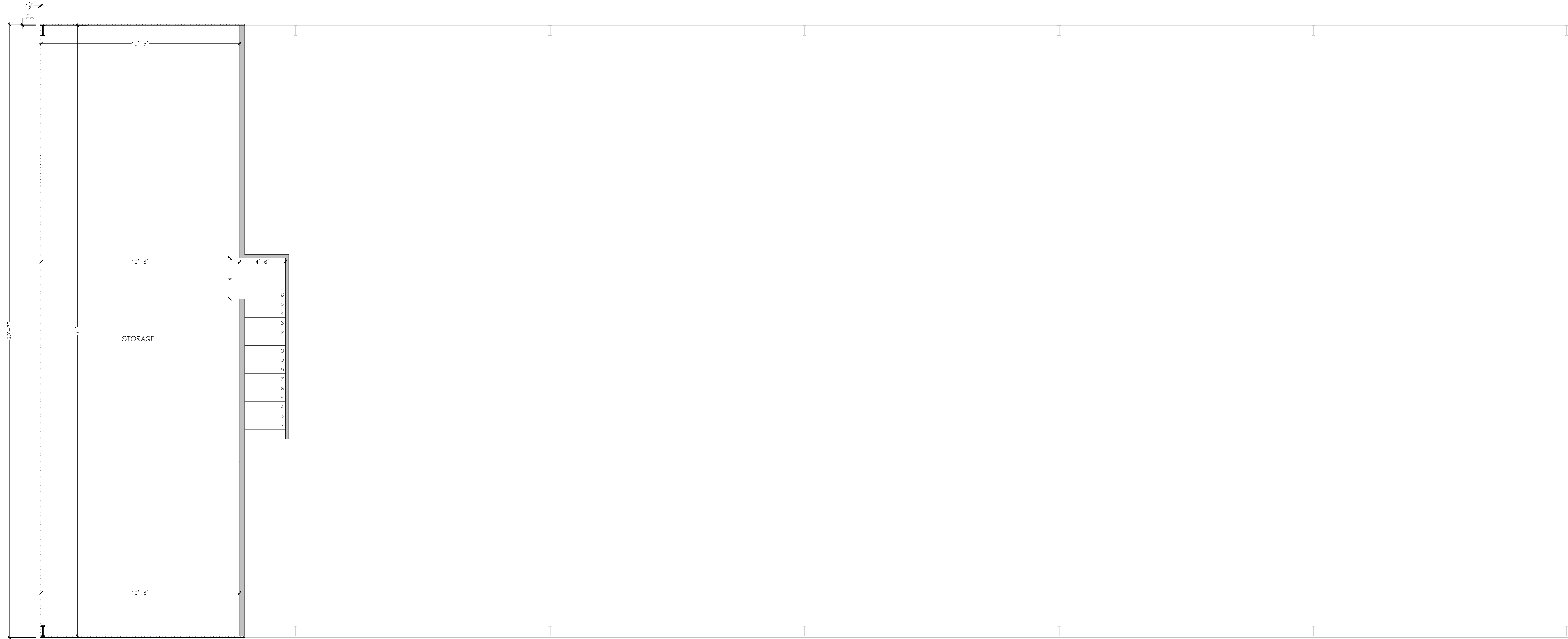
AREAS

INFO:
 DRAWN BY: C.J.L.
 CHECKED BY:
 APPROVED BY:
 DA/OC BY:
 PROJECT NO.: 21HENK001
 DRAWING NO.:
 DATE: JAN 2022

SCALE : 3/16" = 1'

SHEET

A1.1



2ND FLOOR

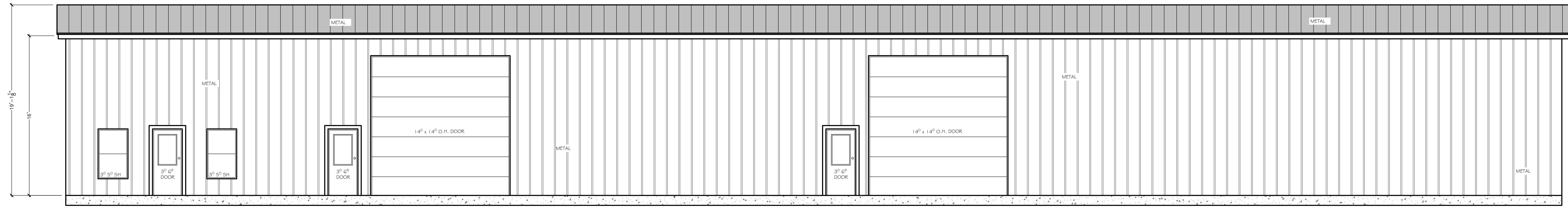


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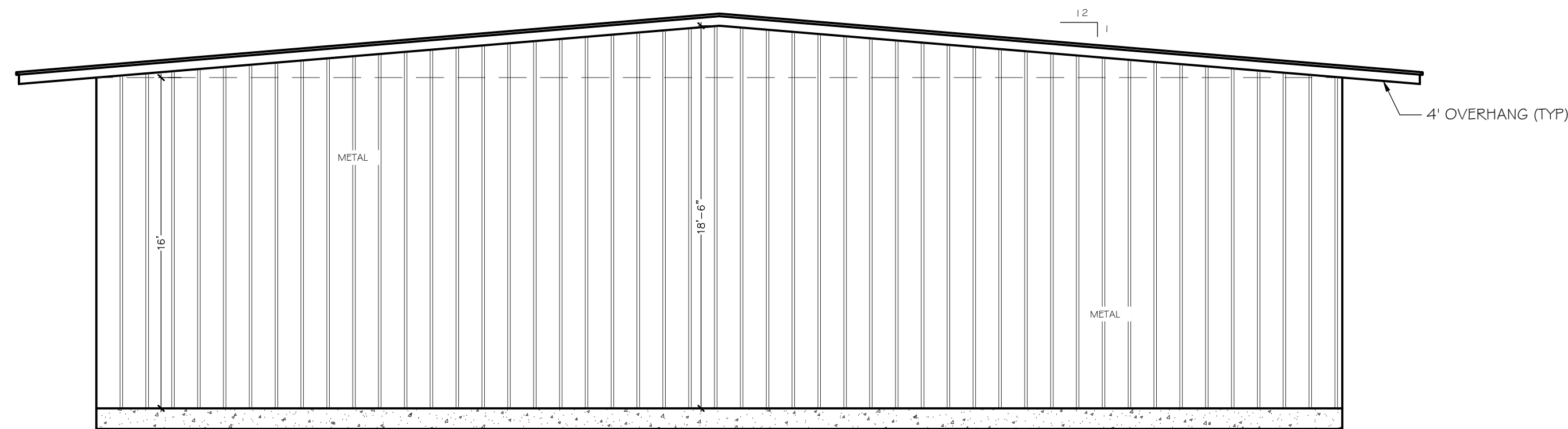
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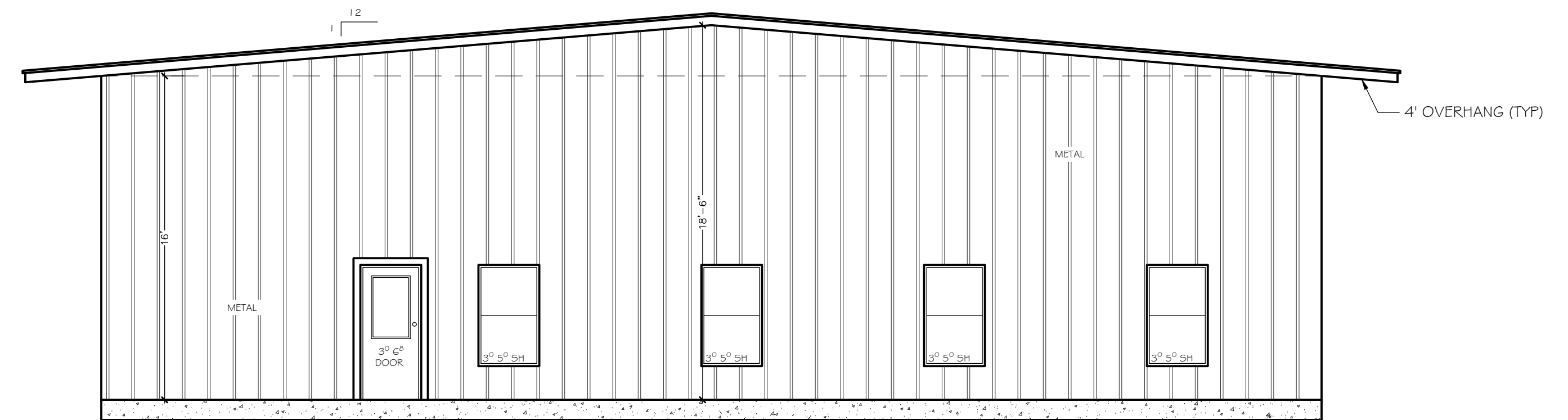
1044 INDUSTRIAL
 5277 FM 1044 - NEW BRAUNFELS, TX 78130
 PROPOSED EXTERIOR ELEVATIONS
 2021
 GUADALUPE COUNTY, TX



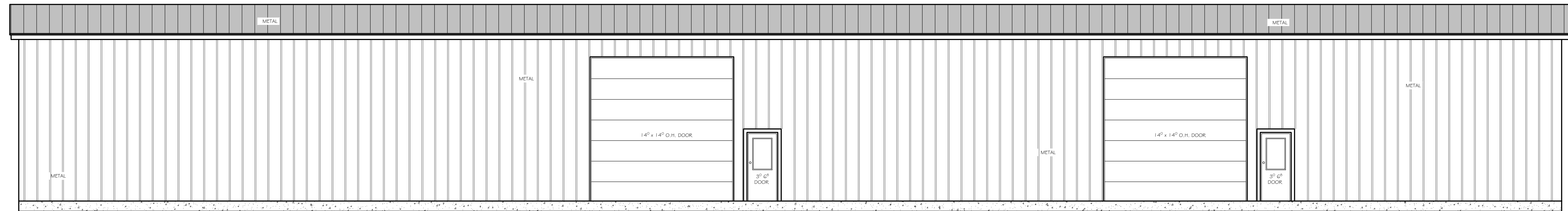
FRONT ELEVATION



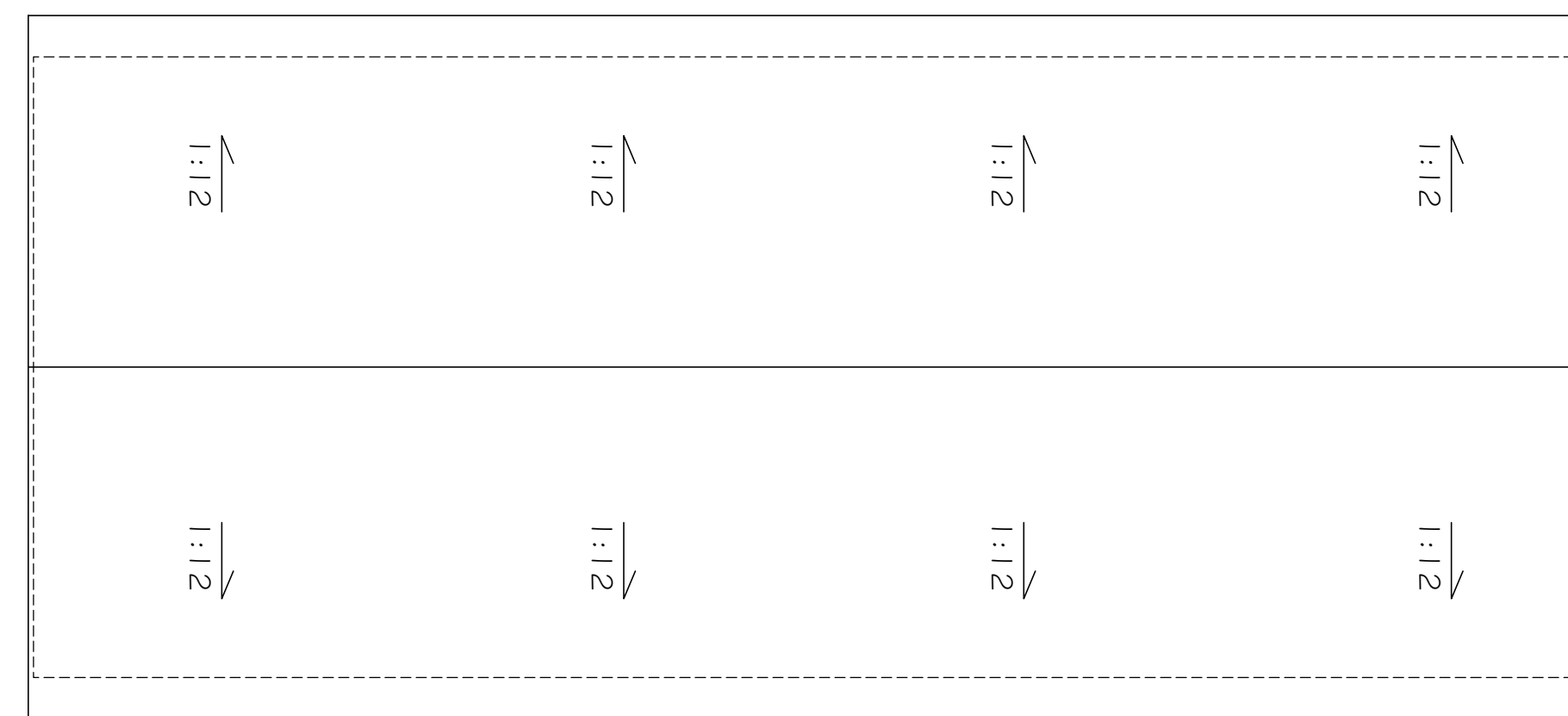
RIGHT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



ROOF PLAN
 SCALE: 1/16" = 1'

USER: ctoj
 DATE: Mar 15, 2022 1:56pm
 XREFS:

REV.	DATE	DESCRIPTION	BY

AREAS

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CHECKED BY:
APPROVED BY:
DA/QC BY:
PROJECT NO.: 21HENK001
DRAWING NO.:
DATE: JAN 2022

SCALE: 3/16" = 1'

SHEET
A2.0



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1044 INDUSTRIAL
5277 FM 1044 - NEW BRAUNFELS, TX 78130
PROPOSED ELECTRICAL LAYOUT
GUADALUPE COUNTY, TX
2021

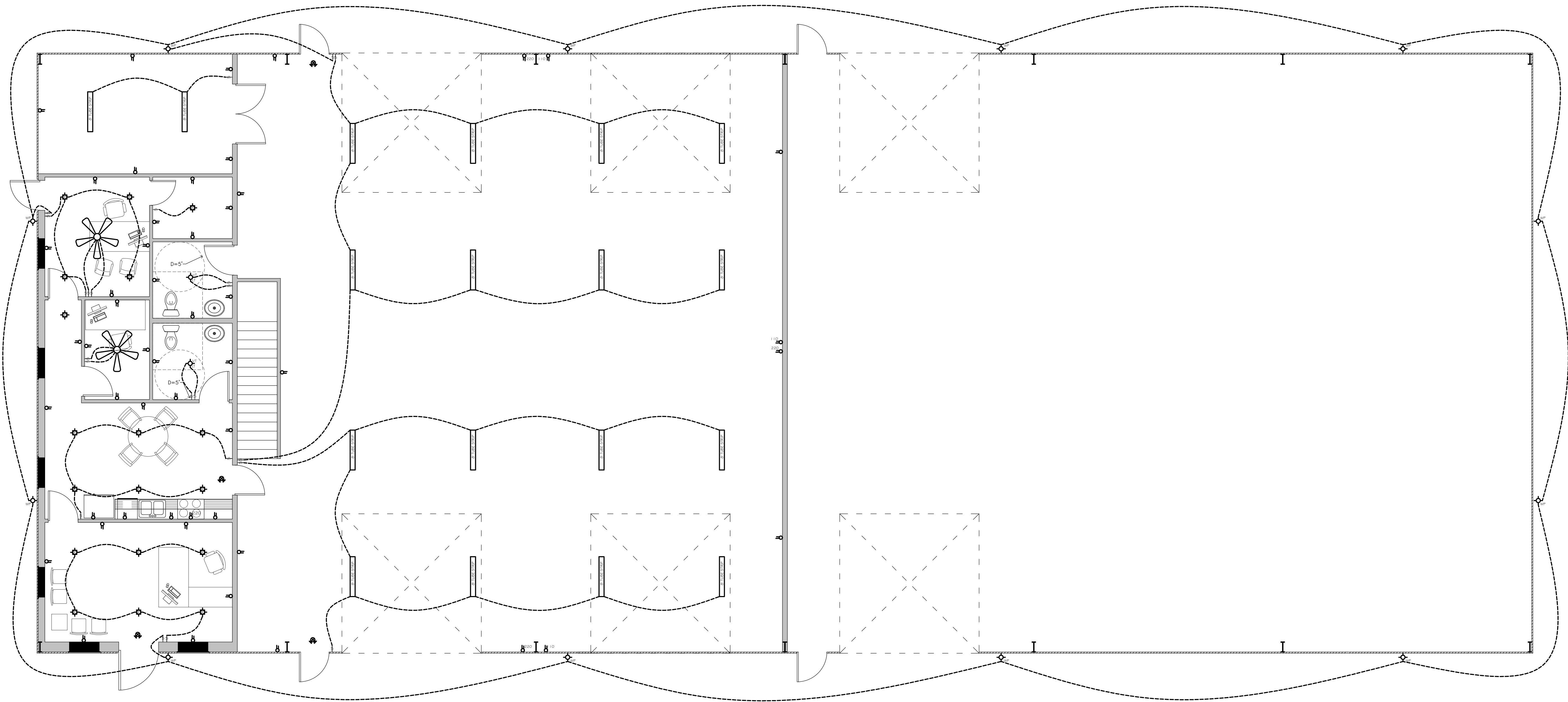
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AREAS

INFO:
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 CHECKED BY:
 APPROVED BY:
 DA/QC BY:
 PROJECT NO.: 21HENK001
 DRAWING NO.:
 DATE: JAN 2022

SCALE: 3/8" = 1'
SHEET

E1.0





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1044 INDUSTRIAL
5277 FM 1044 - NEW BRAUNFELS, TX 78130
PROPOSED ELECTRICAL LAYOUT
GUADALUPE COUNTY, TX
2021

REV.	DATE	DESCRIPTION	BY

AREAS

INFO:
 DRAWN BY: C.J.L.
 CHECKED BY:
 APPROVED BY:
 DA/QC BY:
 PROJECT NO.: 21HENK001
 DRAWING NO.:
 DATE: JAN 2022

SCALE : 3/16" = 1'

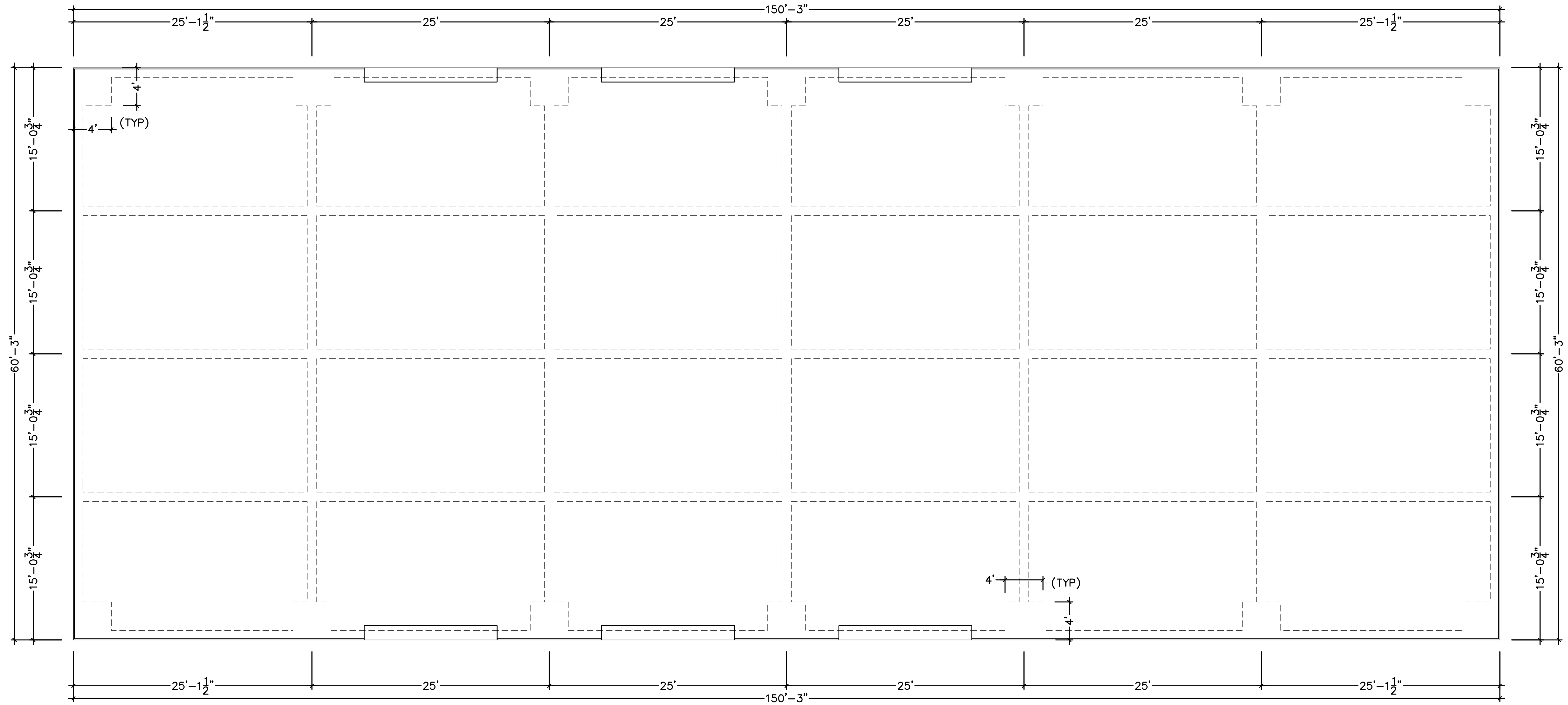
SHEET

E1.1



2ND FLOOR

USER: c1aj
 DATE: Mar 15, 2022 12:46pm XREFS:



SLAB ON GRADE FOUNDATION PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$

MINIMUM HEIGHT ABOVE GRADE	MINIMUM BEAM WIDTH	MINIMUM BEAM DEPTH	MINIMUM BEAM DEPTH IN GRADE	BEAM BARS T & B	SLAB BARS	SLAB THICKNESS	BEAM STIRRUPS	
							BEAM DEPTH	STIRRUP SPACING
EXT: 6"	INT: 12" EXT: 12"	INT: 36" EXT: 36"	EXT: 24"	TOP: (2) #7 BTM: (2) #7	#4 @ 12" O.C.E.W	6"	18"-24"	16"
							< 24"	24"

NOTE:

- BUILDER/ CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROPS, FLOOR PENETRATIONS, AND BLOCK-OUT LOCATIONS ON SITE.
- REFERENCE GEOTECHNICAL STUDY NO.: 22-105-2 FOR MINIMUM NATIVE SOIL TO BE REMOVED AND REPLACED WITH SELECT FILL.

THIS DOCUMENT ISSUED ON 15 March 2022
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LIGHT INDUSTRIAL DEVELOPMENT
 5277 FM 1044 - NEW BRAUNFELS, TX 78130

PRELIMINARY FOUNDATION LAYOUT

2021

GUADALUPE COUNTY, TX

REV.	DATE	DESCRIPTION	BY

AREAS

INFO.
DRAWN BY:
CHECKED BY:
APPROVED BY:
QA/QC BY:
PROJECT NO.: 21HENK001
DRAWING NO.:
DATE: JAN 2022

SCALE: $\frac{3}{16}'' = 1'$

SHEET

S1.0