To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

CONSTRUCTION PLANS
FOR AS-BUILT PLAN SET
AMENITY CENTER FACILITY
~TERRACES SUBDIVISION
AMENITY CENTER
LOT 18 BLOCK A~

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ENGINEERING SUBMITTAL DATE: August 21, 2024

TABS2025000040

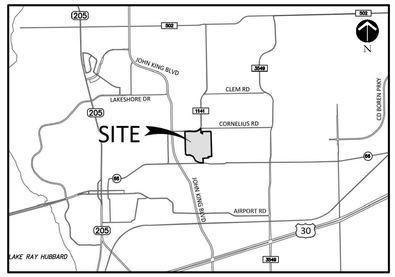
GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS AND NCTCOG 5TH EDITION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

BEING 0.52 ACRES SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO.122
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

BENCHMARKS
CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB
INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE
LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'
CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE
HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD
WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'



LOCATION MAP
NOT TO SCALE

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7	CITY GENERAL CONSTRUCTION NOTES
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A2.00-A6.00	ARCHITECTURE PLANS
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E1.01-E1.02	APPROVED PHOTOMETRIC PLAN - BY PLANNING
MEP0.01-MEP0.02	UPDATED PHOTOMETRIC PLAN
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M2.01	MECHANICAL PLANS
P2.01-P4.01	PLUMBING PLAN

GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM FIVE FEET (5') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

September 8, 2025

OWNER / DEVELOPER:
TM TERRACES, LLC
4416 W. LOVERS LANE SUITE 200
DALLAS, TEXAS 75209
PH. 214-577-1431
CONTACT: BOBBY HARRELL
BOBBY@TERRADFW.COM

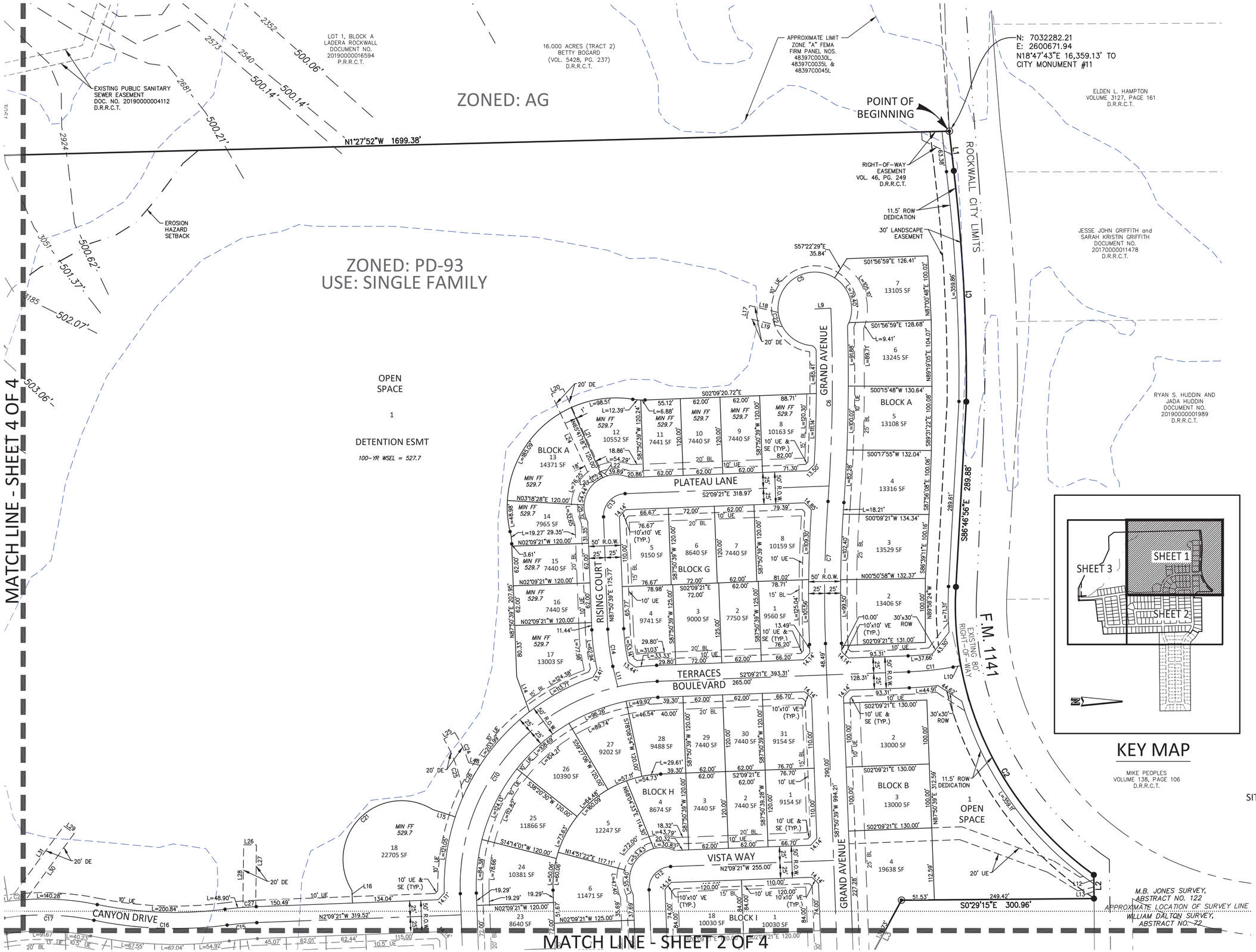
CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: TOM DAYTON, PE
TOM.DAYTON@JOHNSONVOLK.COM

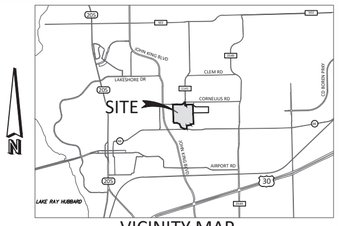
LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI
CODY.JOHNSON@JOHNSONVOLK.COM

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.





VICINITY MAP
N.T.S.

LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas

KEY MAP

MIKE PEOPLES
VOLUME 138, PAGE 106
D.R.R.C.T.

N

100 50 0 100 200

SCALE 1" = 100'

FINAL PLAT
TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-049
March 31, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 1 OF 4

P2023-007

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

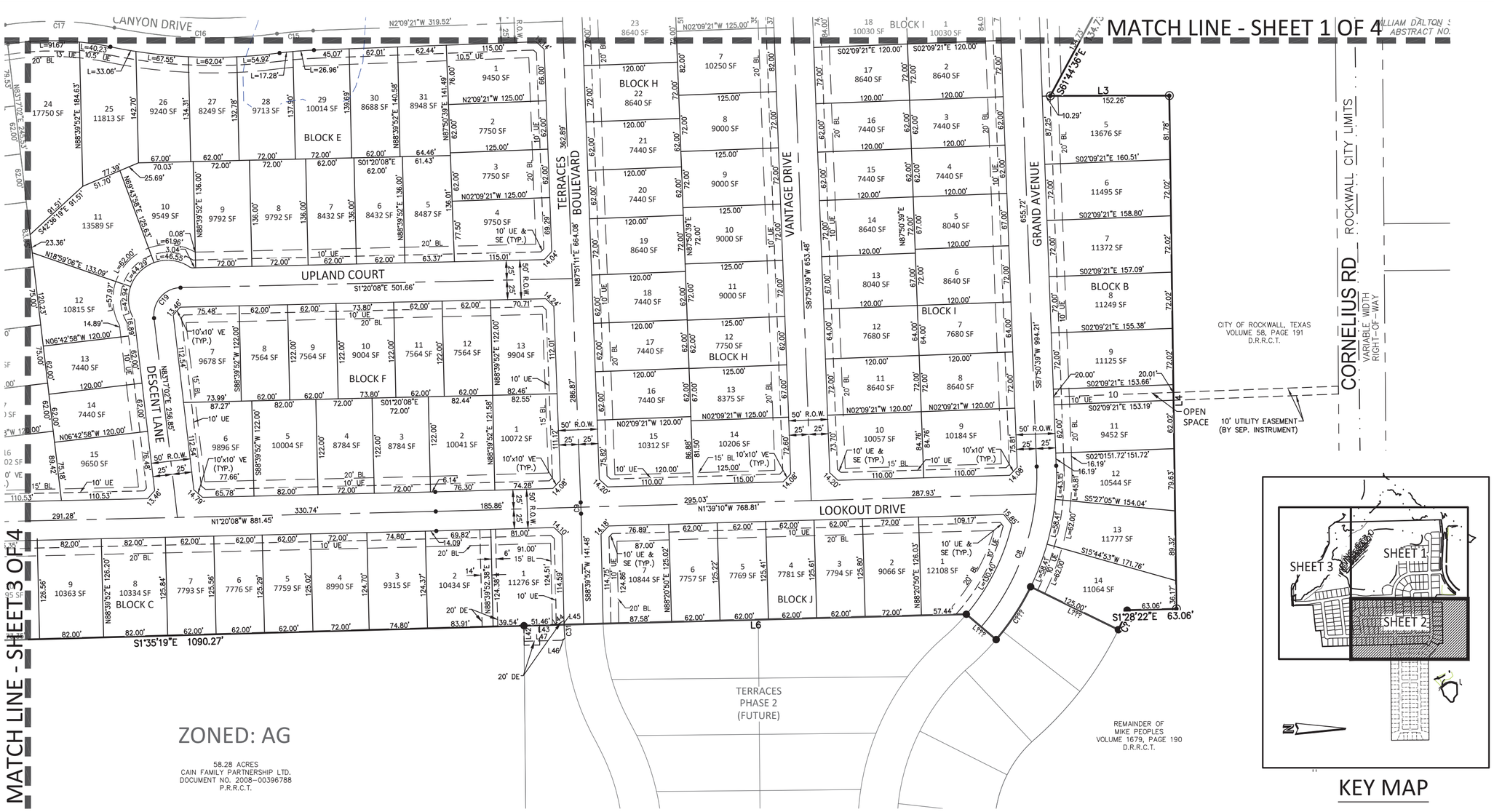
CITY _____ DATE _____

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

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VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas

Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	58.05	N70° 06' 41"E
L15	38.08	S18° 13' 51"W
L16	18.99	N87° 50' 39"E
L17	20.00	S76° 18' 18"E

Line Table		
Line	Length	Direction
L18	45.71	S13° 41' 42"W
L19	57.68	N13° 41' 42"E
L20	20.00	S24° 48' 17"E
L21	143.17	S65° 11' 43"W
L22	11.66	S33° 01' 11"W
L23	6.35	N33° 01' 11"E
L24	148.93	N65° 11' 43"E
L25	20.00	S31° 18' 54"E
L26	20.00	N0° 43' 37"E
L27	96.52	S89° 16' 23"E
L28	97.95	N89° 16' 23"W
L29	20.00	N36° 15' 41"E
L30	127.98	S53° 44' 19"E
L31	145.81	N53° 44' 19"W
L32	20.00	N26° 33' 15"W
L33	109.75	N63° 26' 45"E
L34	23.24	S8° 44' 19"E

Line Table		
Line	Length	Direction
L35	109.75	S63° 26' 45"W
L36	20.00	N7° 41' 24"W
L37	40.21	N82° 18' 36"E
L38	4.64	N89° 40' 19"E
L39	20.00	S0° 19' 41"E
L40	3.36	S89° 40' 19"W
L41	38.93	S82° 18' 36"W
L42	20.04	S89° 27' 29"W
L43	42.56	N1° 27' 50"W
L44	10.40	N32° 26' 12"W
L45	5.34	N88° 39' 52"E
L46	4.43	S32° 26' 12"E
L47	48.43	S1° 30' 58"E
L48	18.24	S13° 00' 30"W
L49	45.01	S89° 27' 29"W
L50	45.00	N88° 25' 00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	246.01	91.79	153°33'01"	178.72	S45° 30' 40"E
C22	23.47	57.50	023°23'15"	23.31	S72° 47' 43"W
C23	23.07	50.00	026°26'08"	22.87	N27° 59' 19"W
C24	52.18	225.91	013°14'07"	52.07	S65° 18' 10"W
C25	96.91	205.91	026°57'57"	96.02	N72° 10' 05"E
C26	57.33	345.00	009°31'16"	57.26	N61° 37' 57"W
C27	20.05	525.00	002°11'18"	20.05	S03° 20' 30"E
C28	26.80	420.00	003°39'19"	26.79	S05° 26' 54"E
C29	14.16	39.52	020°31'59"	14.09	N53° 10' 45"E
C30	6.77	59.52	006°30'46"	6.76	S60° 11' 22"W

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
9. ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.
10. DETENTION POND AND FLOODPLAIN TO BE MAINTAINED BY HOA.

FINAL PLAT
TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-049
September 11, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 2 OF 4

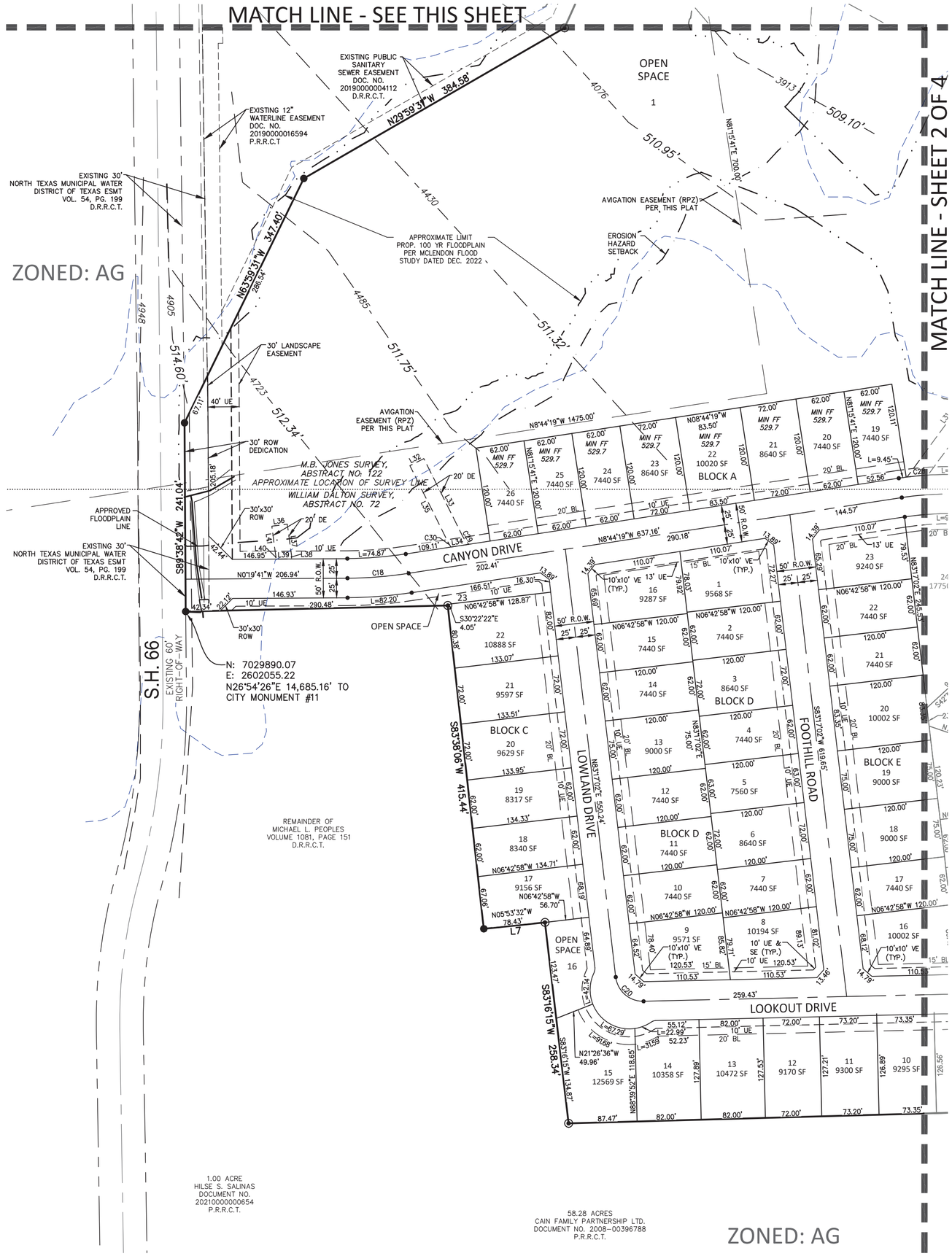
P2023-007

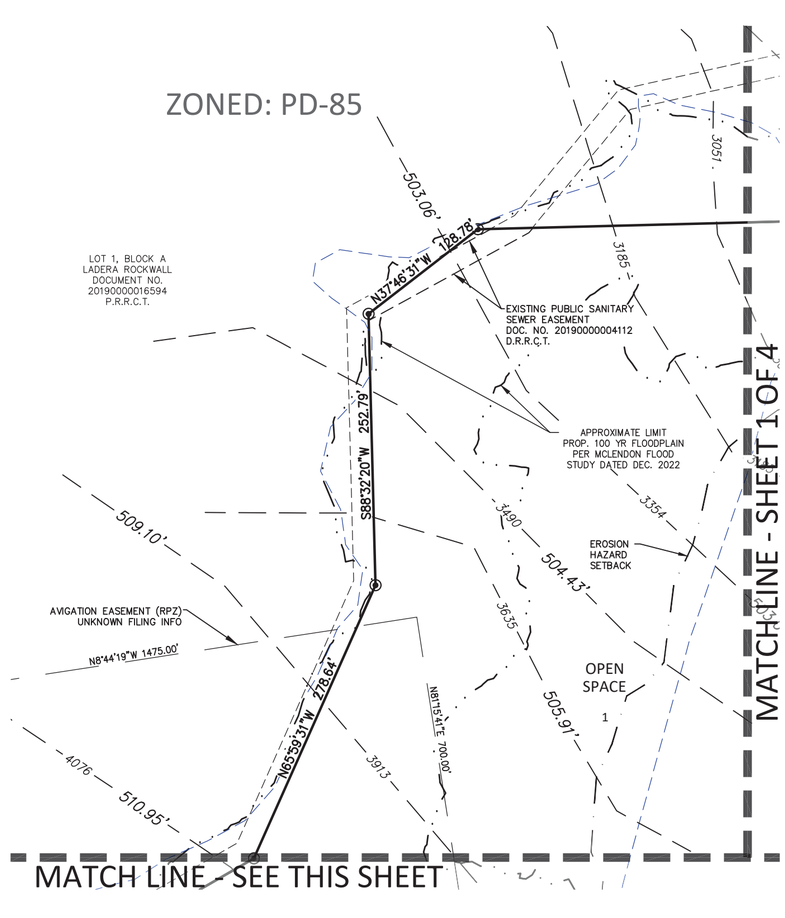
Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

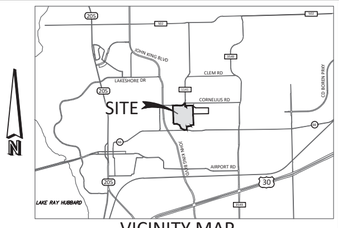
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.







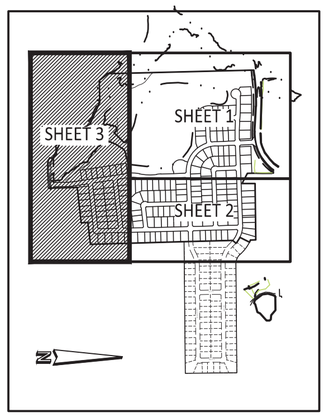
LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



KEY MAP

100 50 0 100 200

SCALE 1" = 100'

FINAL PLAT
TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
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AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-049
April 27, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 3 OF 4

P2023-007

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022–0000012425 and 2022–0000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right–of–way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right–of–way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 20220000022185 at the beginning of a non–tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 20220000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 20220000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008–00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right–of–way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1–inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1–inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1–inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1–inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of TM TERRACES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

_____ _____
Notary public in and for the State of Texas My Commission Expires

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

_____ _____
CITY DATE

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

_____ _____
Planning & Zoning Commission, Chairperson Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of approval.

WITNESS OUR HANDS, this ____ day of _____, 2023.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
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WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-049
March 31, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 4 OF 4 *P2023-007*

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

GENERAL ITEMS

1. All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times

2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.

3. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: http://www.rockwall.com/engr.asp

4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.

5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.

6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".

7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.

8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.

9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.

10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees

2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.

3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.

4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.

5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.

6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.

7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.

8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.

9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.

10. All adjacent streets/alleys shall be kept clean at all times

11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.

12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.

13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the

project site.

14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.

15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.

16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.

2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.

3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.

4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.

5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.

6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.

7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.

8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am - 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will charged one working day for each 24 hour closure of a roadway whether they are working or not.

9. No traffic signs shall be taken down without permission from the City.

10. No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

1. It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities prior to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and or any other underground utilities not on record or not shown on the plans.

2. The CONTRACTOR shall be responsible for damages to utilities

3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.

4. All utilities shall be placed underground.

5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.

6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call - 811 - line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.

7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria: No more than 500 linear feet of trench may be opened at one time. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends. Applicable safety regulations shall be complied with.

11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.

12. All underground lines shall be installed, inspected, and approved prior to backfilling.

13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

1. The CONTRACTOR shall maintain existing water service at all times during construction.

2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.

3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.

4. CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.

5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).

6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.

7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.

8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.

9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.

10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.

11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.

12. All joints are to be megalug joints with thrust blocking.

13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.

14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.

15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.

2. Wastewater line for 4-inch through 15-inch shall be Green PVC - SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and lager wastewater line shall be Green PVC - PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.

3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.

4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.

5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.

6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.

7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.

8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth

(20th) month of the maintenance period.

9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.

10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Conshield must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.

11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.

12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.

13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.

2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.

3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.

4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess

materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.

2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Strength 28-Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand placed	Bar #	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,600	N/A	5.5	#3 bars	24"
Parking Lot / Drive Aisles	5"	3,600	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.

4. No sand shall be allowed under any paving.

5. All concrete mix design shall be submitted to the City for review and approval prior to placement.

6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.

7. All curb and gutter shall be integral (monolithic) with the pavement.

8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.

9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.

10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).

11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.

12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)

13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.

14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.

15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.

16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.

17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.

18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.

19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.

2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.

3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.

4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.

5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.

6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.

7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.

8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department

2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.

3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.

4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.

5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRAWINGS/AS-BUILTS

1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.

2. After improvements have been constructed, the developer shall be responsible for providing to the City "As-Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.

3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.

4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.

5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like,or similar disclaimer verbiage will not be accepted by the City of Rockwall.

6. Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that, this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY _____ DATE _____

1	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GENERAL NOTES

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

01/19/2023

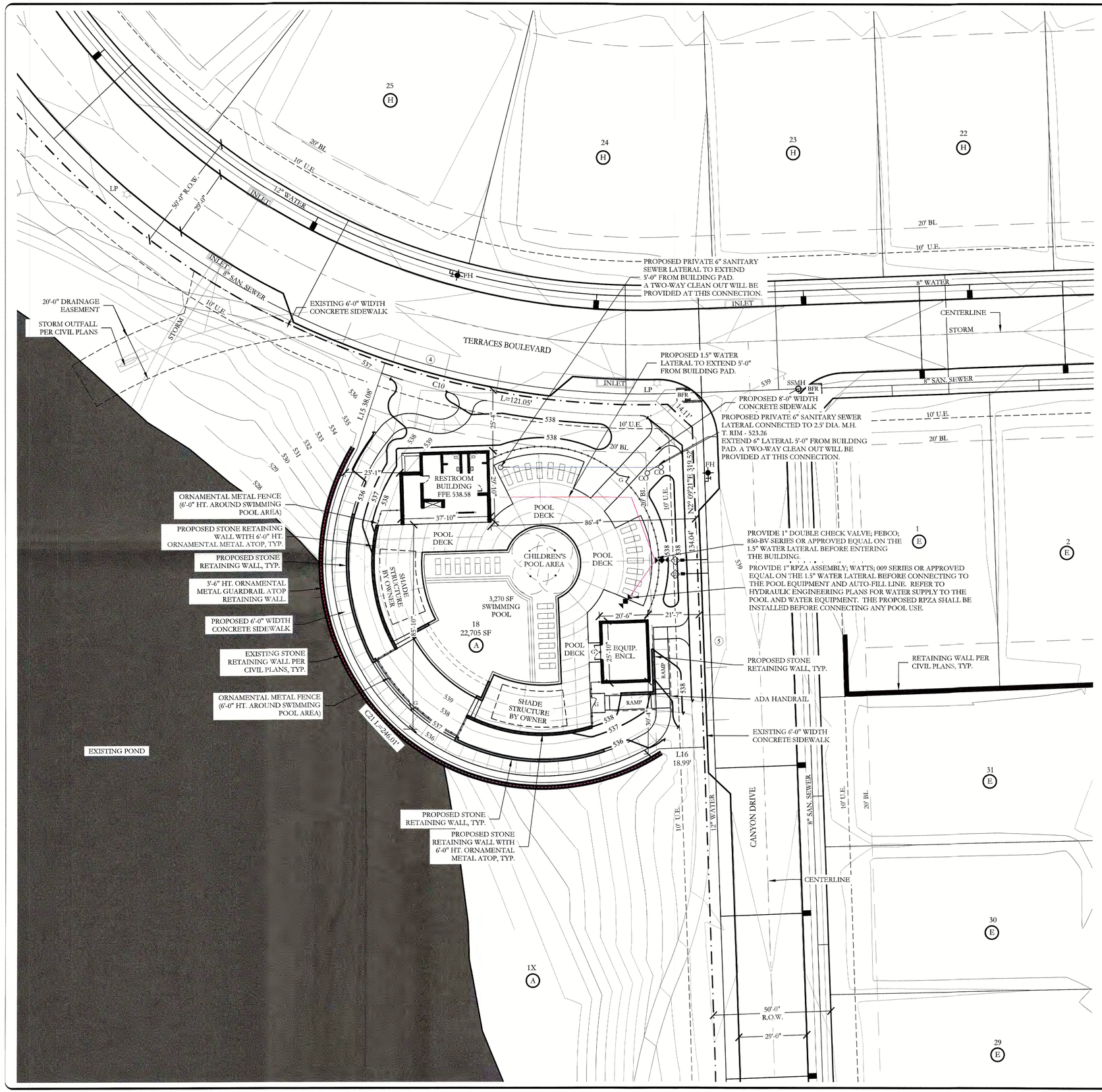
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

7

J:\civil 3d projects\mjp - michael joyce properties\2215 - valks green\civ plans \dwg\sheets \construction plans \2215 - general notes.dwg

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



LEGEND

(4)	EXISTING PARKING COUNT
BFR	EXISTING BARRIER FREE RAMP
FH	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
	EXISTING CURB INLET
	RIGHT-OF-WAY
LP	LIGHT POLE
538	EXISTING CONTOUR INTERVAL
538	PROPOSED CONTOUR INTERVAL
FFE 538.58	FINISHED FLOOR ELEVATION
1	EXISTING 1.5" DOMESTIC WATER METER
2	EXISTING 1.5" IRRIGATION WATER METER
	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	PROPOSED STONE RETAINING WALL
	EXISTING RETAINING WALL PER CIVIL PLANS TYP.
	ADA HANDRAIL
	3'-6" ORNAMENTAL METAL GUARDRAIL ATOP RETAINING WALL

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9 day of July, 2024.

WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	1.5"	1.5"	X		6"
2	1.5"	1.5"		X	

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 0.52 ACRES
22,705 SQ. FT.

BUILDING AREA: 1,124 SQUARE FEET
BUILDING HEIGHT: 19'-8" (1 STORY)
POOL EQ. ENCLOSURE AREA: 528 SQUARE FEET
POOL EQ. ENCLOSURE HEIGHT: 18'-1" (1 STORY)

FLOOR TO AREA: 0.0727:1 [1,652/22,705]
LOT COVERAGE: 7.27%

TOTAL IMPERVIOUS SURFACE: 11,188.80 SF
PROPOSED IMPERVIOUS RATIO: 0.4927 OR 49.27%
INTERIOR LANDSCAPE PROVIDED: 11,516.20 SF

POOL DECK SURFACE: 5,062.43 SF

SITE PLAN NOTES:

- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL PARKING ON SITE IS EXISTING.
- THE POOL PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

NOTE: RETAINING WALLS OVER 3' IN HEIGHT WILL NEED TO BE ENGINEERED AND A RETAINING WALL PERMIT APPLICATION SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.

LOCATION MAP
NOT TO SCALE

N

20 10 0 20

SCALE 1" = 20'

SITE PLAN
TERRACES
LOT 18, BLOCK A
~AMENITY CENTER~

BEING 0.52 ACRES SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO.122
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:

TM TERRACES, LLC
4416 W. LOVERS LANE SUITE 200
DALLAS, TEXAS 75209
PH. 214-577-1431
CONTACT: BOBBY HARRELL
BOBBY@TERRADFW.COM

LANDSCAPE ARCHITECT/CIVIL ENGINEER:

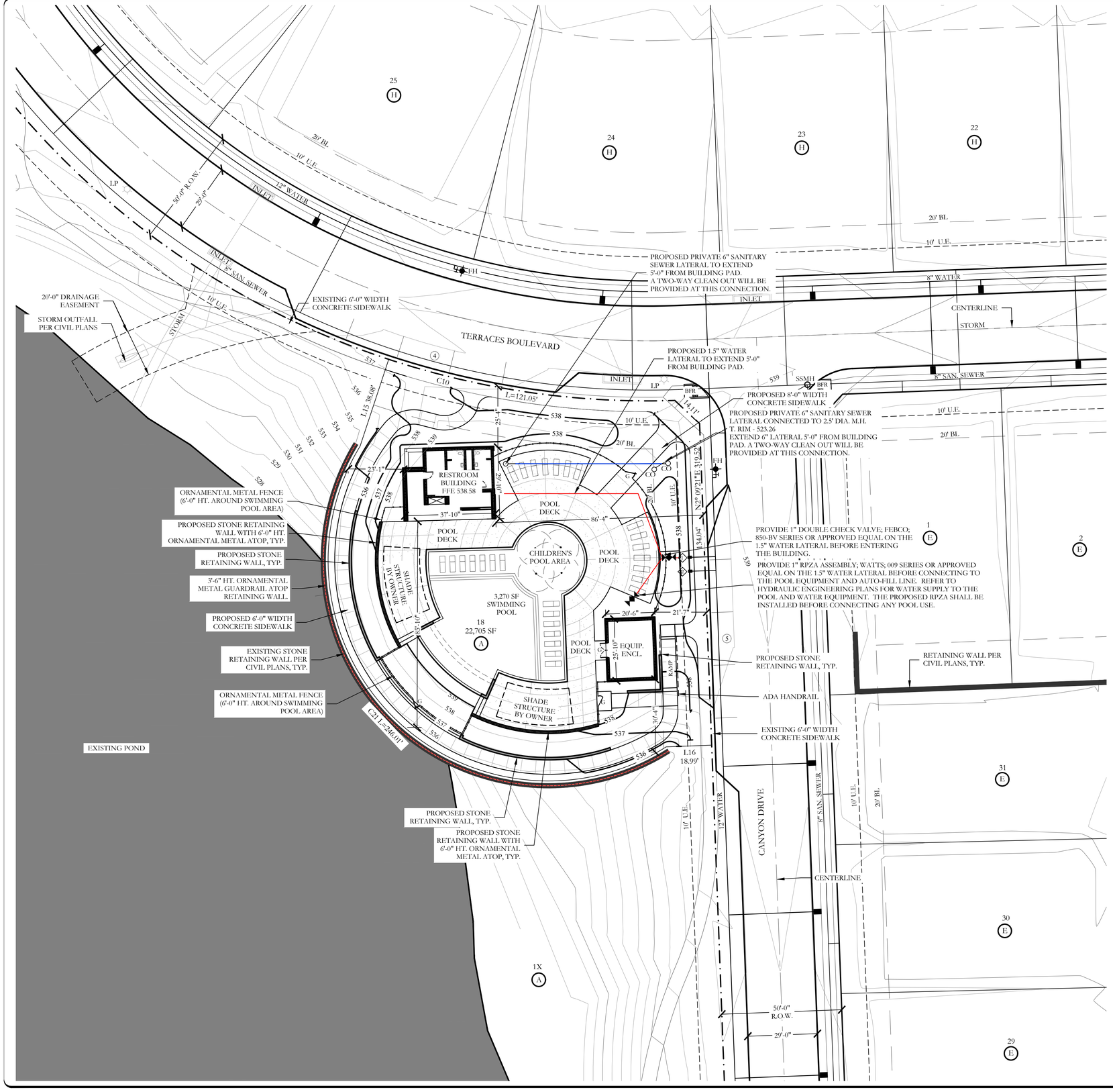
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI
CODY.JOHNSON@JOHNSONVOLK.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 19, 2024

CITY CASE NUMBER SP2024-033 - TERRACES AMENITY CENTER

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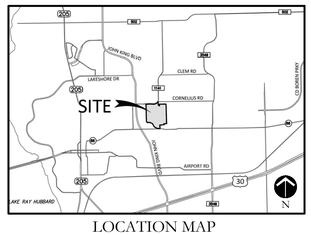
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- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL PARKING ON SITE IS EXISTING.
- THE POOL PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

NOTE: RETAINING WALLS OVER 3' IN HEIGHT WILL NEED TO BE ENGINEERED AND A RETAINING WALL PERMIT APPLICATION SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.



LOCATION MAP
NOT TO SCALE

N

20 10 0 20
SCALE 1" = 20'

SITE PLAN
TERRACES
LOT 18, BLOCK A
~AMENITY CENTER~

BEING 0.52 ACRES SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO.122
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:

TM TERRACES, LLC
4416 W. LOVERS LANE SUITE 200
DALLAS, TEXAS 75209
PH. 214-577-1431
CONTACT: BOBBY HARRELL
BOBBY@TERRADFW.COM

LANDSCAPE ARCHITECT/CIVIL ENGINEER:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI
CODY.JOHNSON@JOHNSONVOLK.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 21, 2024

SP1-E

CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



LEGEND

(4)	EXISTING PARKING COUNT
BFR	EXISTING BARRIER FREE RAMP
FH	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
	EXISTING CURB INLET
	RIGHT-OF-WAY
LP	LIGHT POLE
538	EXISTING CONTOUR INTERVAL
538	PROPOSED CONTOUR INTERVAL
FFE 538.58	FINISHED FLOOR ELEVATION
1	EXISTING 1.5" DOMESTIC WATER METER
2	EXISTING 1.5" IRRIGATION WATER METER
	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	PROPOSED STONE RETAINING WALL
	EXISTING RETAINING WALL PER CIVIL PLANS TYP.
	ADA HANDRAIL
	3'-6" ORNAMENTAL METAL GUARDRAIL ATOP RETAINING WALL

UTILITY NOTES

1. SANITARY SEWER LATERAL IS SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0' FROM THE BUILDING PAD. MEP PLANS SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
2. WATER LATERAL LINE IS SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	1.5"	1.5"	X		6"
2	1.5"	1.5"		X	

ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

UTILITY PLAN

CODY L. JOHNSON
REGISTERED LANDSCAPE ARCHITECT
2833
STATE OF TEXAS

August 21, 2024

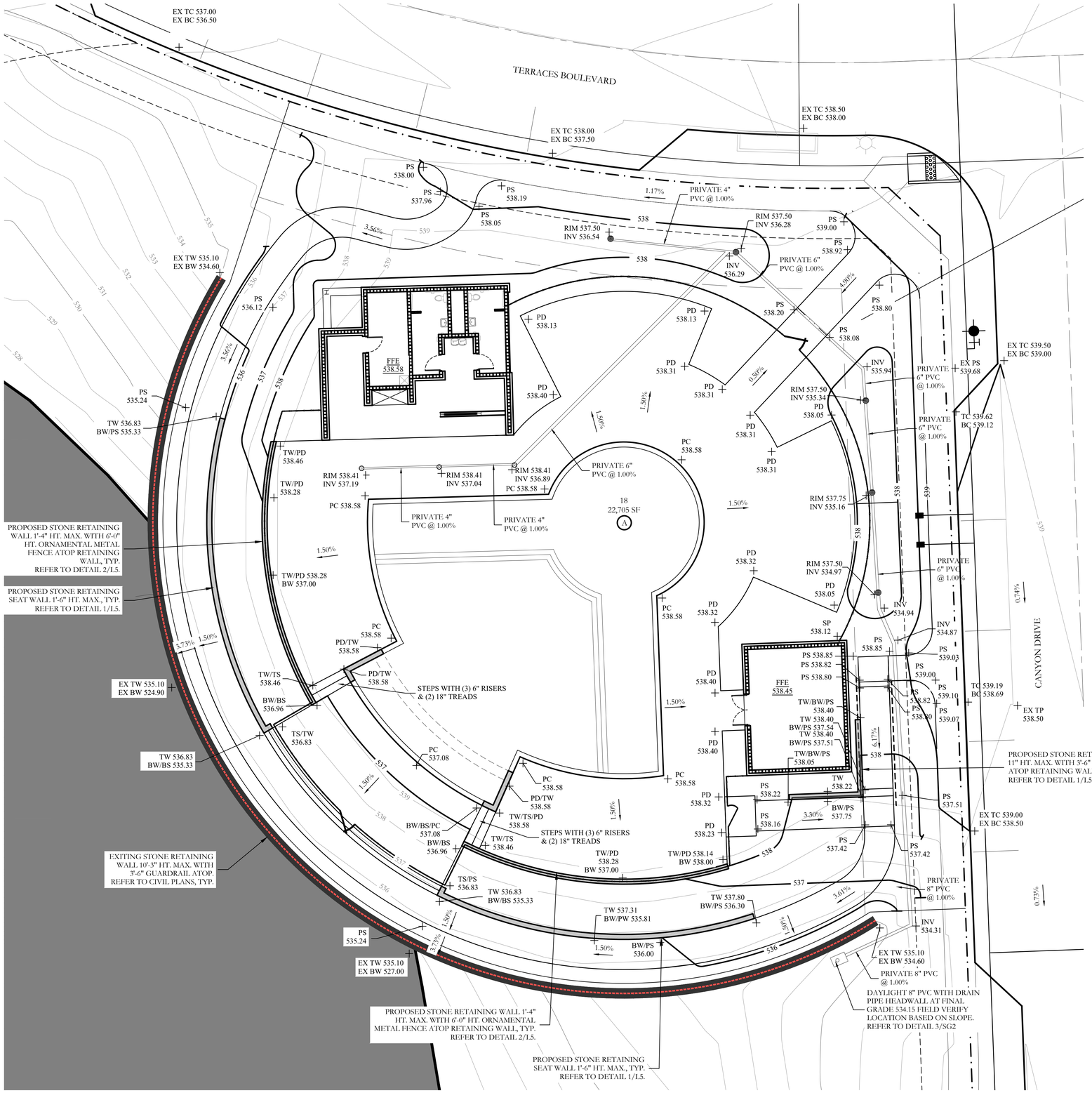
SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

U1

CITY CASE NUMBER F2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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GRADING LEGEND

PD 102.9	PROPOSED POOL DECK SPOT ELEVATION	FFE 538.58	PROPOSED FINISH FLOOR ELEVATION
PC 102.9	PROPOSED POOL COPING SPOT ELEVATION		PROPOSED FLOW DIRECTION. 2% MAX. SLOPE IN ALL DIRECTIONS ON POOL DECK
PS 102.9	PROPOSED SIDEWALK SPOT ELEVATION		4" DIA. SURFACE DRAIN IN POOL DECK SYMBOL N.T.S FOR CLARITY REFER TO DETAIL 1/SG2.
EX. TC 102.9 EX. BC 102.4	EXISTING TOP AND BOTTOM OF CURB SPOT ELEVATION		12" DIA. DRAIN INLET. REFER TO DETAIL 2/SG2.
TW 102.9 BW 102.4	TOP AND BOTTOM OF PROPOSED WALL ELEVATION		PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING
TS 102.9	PROPOSED TOP OF STEPS SPOT ELEVATION		PROPOSED DRAIN PIPE HEADWALL. REFER TO DETAIL 3/SG2.
BS 102.9	PROPOSED BOTTOM OF STEPS SPOT ELEVATION	538	PROPOSED CONTOUR
SP 102.9	PROPOSED SPOT GRADE SPOT ELEVATION	538	EXISTING CONTOUR
			RETAINING WALL
			ADA HANDRAIL

THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
4. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.
6. COMPACTING AREA TO BE FILLED: AFTER THE AREA TO BE FILLED IS CLEARED AND SCARIFIED, THE SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM MOISTURE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

NOTE: ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED. NO SMOOTH FACE ALLOWED. ALL RETAINING WALLS 5' OR GREATER MUST BE ENGINEERED AND PLANS REVIEWED AND APPROVED BY CITY.

NOTE: ALL PVC PIPING SHOWN WITHIN BLOCK A, LOT 18 AND ON SG2 ARE PRIVATE PIPES.

BENCHMARKS
CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB
INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE
LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'
CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE
HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD
WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

N

10 05 0 10
SCALE 1" = 10'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
August 21, 2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

SG1 of 3

CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

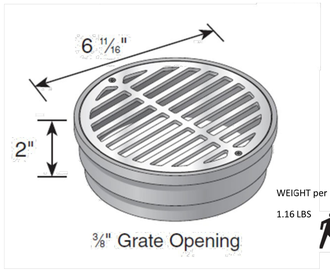
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NDS™ WE PUT WATER IN ITS PLACE

TECHNICAL SPECIFICATIONS

6" ROUND BRASS GRATE WITH STYRENE COLLAR



WEIGHT per EACH:
1.16 LBS

ADA Compliant

Material: Brass
Colors: Satin Brass (918B), Polished Brass (919PC)
Fits: Use with Spee-D Basin, 6" Sewer and Drain fittings, 6" Class 100 pipe
Opening: 13.15in² open space
Will accommodate 40.07 gallons per minute with 1/2" of head

Load Recommendation Guide

Class A
- Loads of 1-60 psi.
- Recommended for pedestrians, bicycles and wheel chair traffic.

ADA Compliance

NDS provides a wide selection of grates that are compliant with the Americans with Disabilities Act. The ADA Accessibilty Guidelines For Buildings and Facilities Section 4.5.4 specifies that ground and floor grates "shall have spaces no greater than 1/2 in (13 mm) wide in one direction."

We are pleased to provide grates that comply with these requirements, so that no individual need be limited from accessing the area safely and confidently.

To see if a grate is ADA compliant, please check the description of the product in our NDS Drainage Catalog: products that meet these requirements are marked "ADA compliant."

Like to find out more about ADA compliance and NDS? Send us your question and we'd be happy to help.

851 N. Harvard Avenue
Lindsay, CA 93247
800-726-1994

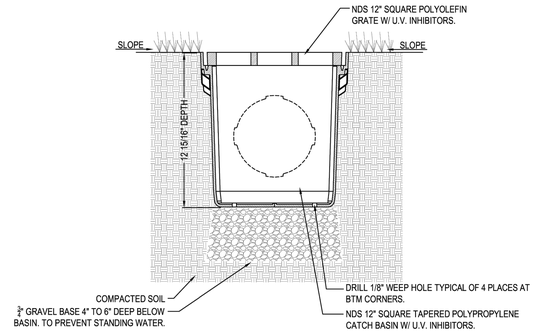
Visit ndspro.com for specs, detail drawings, and case studies

NDS WE PUT WATER IN ITS PLACE

1 DECK DRAIN
SPECIFICATION
NOT TO SCALE

NDS®
We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



SECTION

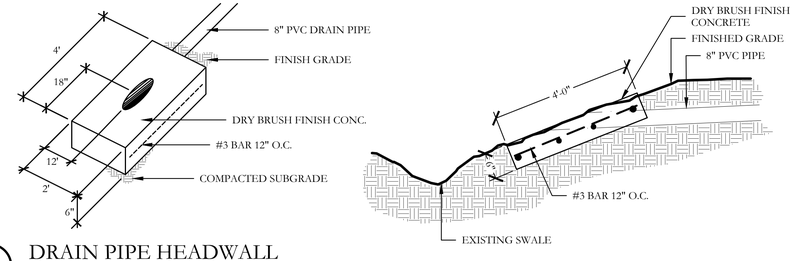
NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SQUARE CATCH BASIN
12" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR LANDSCAPE APPLICATIONS

NDS S5 KEY COMPONENT www.ndspro.com/s5

REVISION DATE 8-24-2015

2 DRAIN INLET
SPECIFICATION
NOT TO SCALE



3 DRAIN PIPE HEADWALL
SECTION
NOT TO SCALE

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STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

August 12, 2024

1	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
GRADING AND DRAINAGE DETAILS

REAVES CONSULTING
REAVES CONSULTING
831 ARCHIBALD DRIVE
PROSPER, TEXAS 75078
972.247.3908
RICHARD@REAVESENGINEERING.COM

F-10826

SCALE:
REFER TO PLANS
One Inch

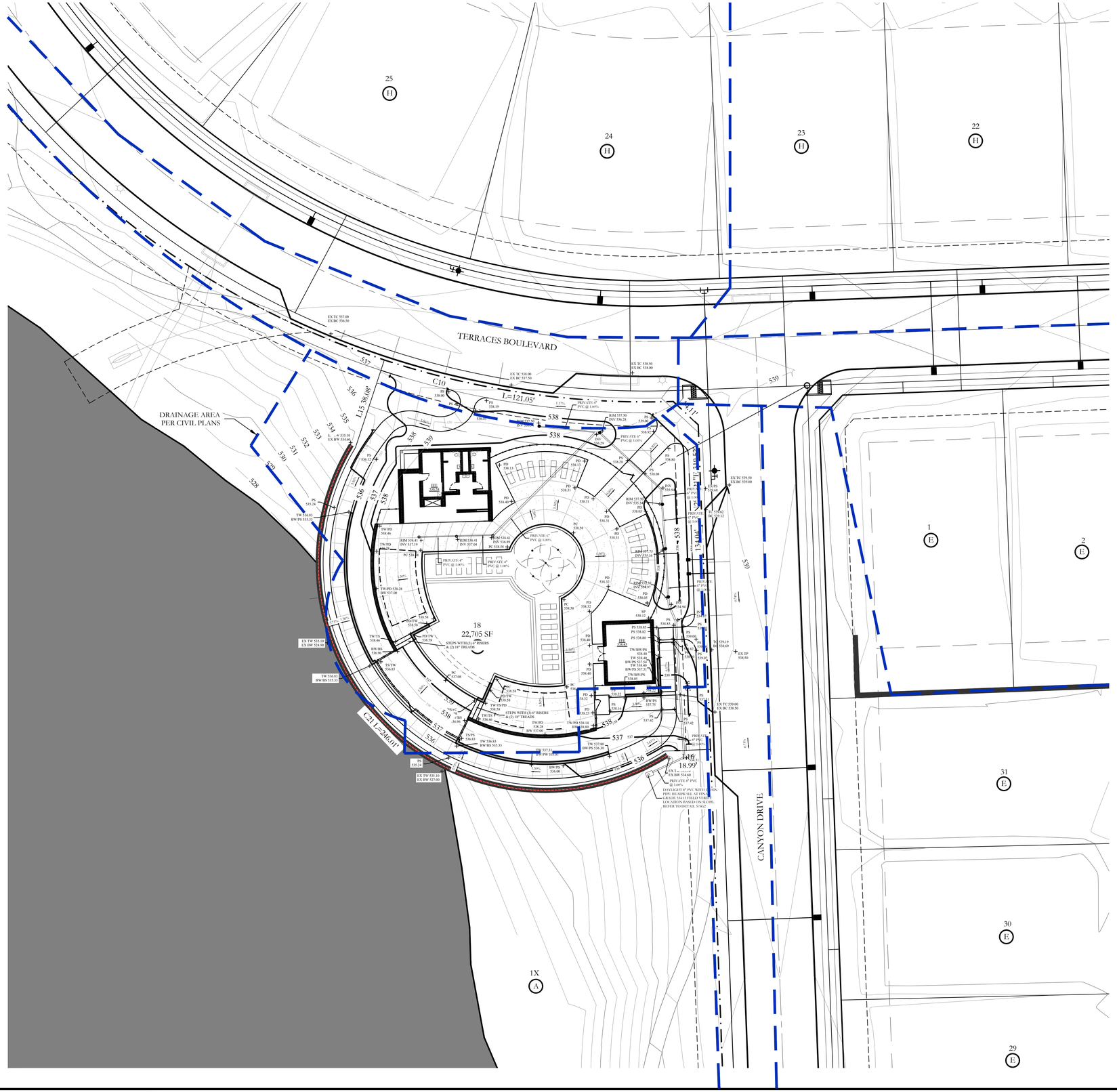
JVC No JVC022

SG2 of 3

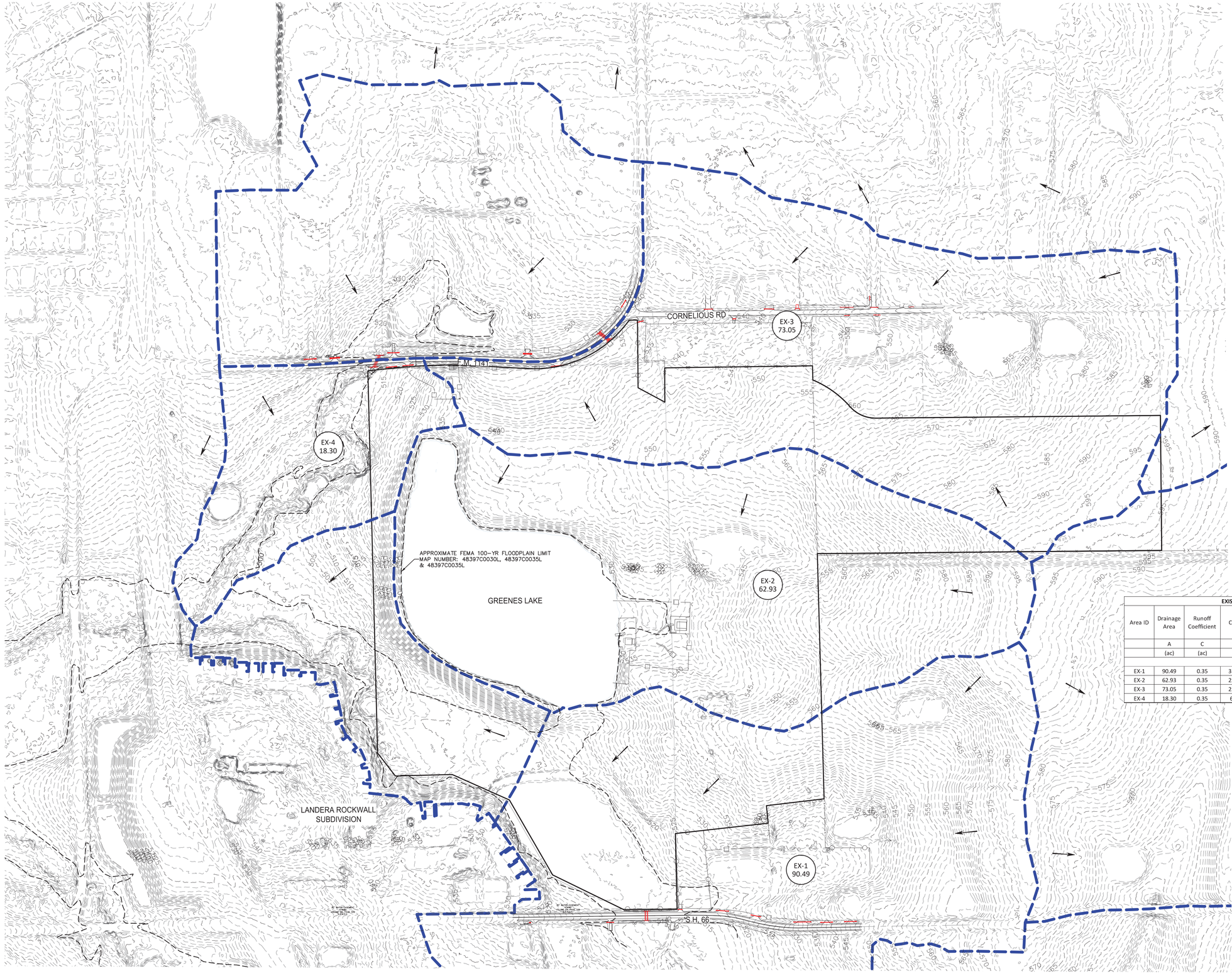
CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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TERRACES BOULEVARD
DRAINAGE AREA PER CIVIL PLANS
CANYON DRIVE
18
22,705 SF
STEPS WITH (1) 6" RISERS & (2) 18" TREADS
C10
L=121.05'
L15 38.08'
C11 =246.01'
L16 13.41'
L17 18.99'
EX TC 537.00
EX BC 536.50
EX TC 538.00
EX BC 537.50
EX TC 538.50
EX BC 538.00
EX TC 539.50
EX BC 539.00
EX TC 539.00
EX BC 536.50
EX TP 538.50
EX TW 535.10
EX BW 524.90
EX TW 535.10
EX BW 527.00
TW 536.83
BW/BS 535.33
TW 536.83
BW/BS 515.33
TW 537.81
BW PW 525.81
TW 537.80
BW/PS 536.30
TW/BW/PS 538.40
TW 538.40
BW/PS 537.51
TW/BW/PS 538.05
PRIVATE 6" PVC @ 1.00%
PRIVATE 4" PVC @ 1.00%
PRIV ATE 4" PVC @ 1.00%
PRIV ATE 6" PVC @ 1.00%
RIM 538.41
INV 537.19
RIM 537.50
INV 536.28
RIM 537.75
INV 536.56
RIM 537.75
INV 536.56
RIM 537.75
INV 536.56
RIM 538.41
INV 536.89
PC 538.58
PC 538.58
PC 538.58

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- EXISTING STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR

EXISTING DRAINAGE RUNOFF TABLE

Area ID	Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year Runoff	10-Year Runoff	25-Year Runoff	100-Year Runoff
	A	C	CA	T_c	Q_5	Q_{10}	Q_{25}	Q_{100}
	(ac)	(ac)		(min)	(cfs)	(cfs)	(cfs)	(cfs)
EX-1	90.49	0.35	31.67	23.82	299.30	365.10	431.10	555.20
EX-2	62.93	0.35	22.03	18.83	229.00	278.80	328.80	422.70
EX-3	73.05	0.35	25.57	22.08	246.00	300.90	356.00	459.50
EX-4	18.30	0.35	6.41	15.30	68.90	84.50	100.20	129.60

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY _____ DATE _____

N

200 100 0 200

SCALE 1" = 200'

1	
2	
3	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

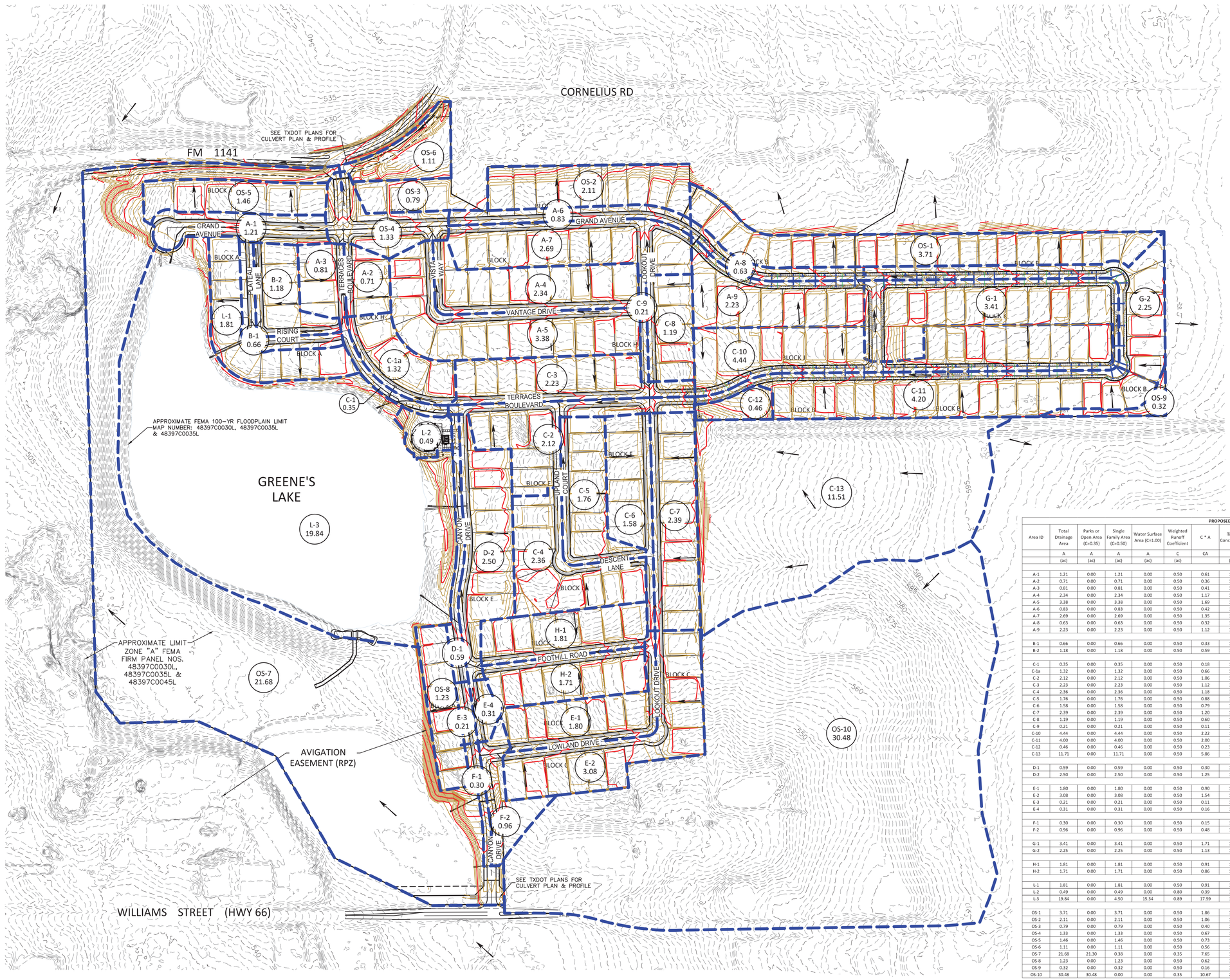
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
01/25/2023

JVC No 2215

25

J:\civil 3d projects\mp - michael joyce properties\2215 - valls green\jvc plans\dwg\sheets\construction plans\2215 - existing dam.dwg

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR
- 635 — PROPOSED CONTOUR

N

150 75 0 150

SCALE 1" = 150'

PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Single Family Area (C=0.50)	Water Surface Area (C=1.00)	Weighted Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
								Intensity	Runoff	Intensity	Runoff	Intensity	Runoff	Intensity	Runoff
	A	A	A	A	C	CA	T_c	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)	(ac)	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A-1	1.21	0.00	1.21	0.00	0.50	0.61	10.00	6.10	3.69	7.10	4.30	8.30	5.02	9.80	5.93
A-2	0.71	0.00	0.71	0.00	0.50	0.36	10.00	6.10	2.17	7.10	2.52	8.30	2.95	9.80	3.48
A-3	0.81	0.00	0.81	0.00	0.50	0.41	10.00	6.10	2.47	7.10	2.88	8.30	3.36	9.80	3.97
A-4	2.34	0.00	2.34	0.00	0.50	1.17	10.00	6.10	7.14	7.10	8.31	8.30	9.71	9.80	11.47
A-5	3.38	0.00	3.38	0.00	0.50	1.69	10.00	6.10	10.31	7.10	12.00	8.30	14.03	9.80	16.56
A-6	0.83	0.00	0.83	0.00	0.50	0.42	10.00	6.10	2.53	7.10	2.95	8.30	3.44	9.80	4.07
A-7	2.69	0.00	2.69	0.00	0.50	1.35	10.00	6.10	8.20	7.10	9.55	8.30	11.16	9.80	13.18
A-8	0.63	0.00	0.63	0.00	0.50	0.32	10.00	6.10	1.92	7.10	2.24	8.30	2.61	9.80	3.09
A-9	2.23	0.00	2.23	0.00	0.50	1.12	10.00	6.10	6.80	7.10	7.92	8.30	9.25	9.80	10.93
B-1	0.66	0.00	0.66	0.00	0.50	0.33	10.00	6.10	2.01	7.10	2.34	8.30	2.74	9.80	3.23
B-2	1.18	0.00	1.18	0.00	0.50	0.59	10.00	6.10	3.60	7.10	4.19	8.30	4.90	9.80	5.78
C-1	0.35	0.00	0.35	0.00	0.50	0.18	10.00	6.10	1.07	7.10	1.24	8.30	1.45	9.80	1.72
C-1a	1.32	0.00	1.32	0.00	0.50	0.66	10.00	6.10	4.03	7.10	4.69	8.30	5.48	9.80	6.47
C-2	2.12	0.00	2.12	0.00	0.50	1.06	10.00	6.10	6.47	7.10	7.53	8.30	8.80	9.80	10.39
C-3	2.23	0.00	2.23	0.00	0.50	1.12	10.00	6.10	6.80	7.10	7.92	8.30	9.25	9.80	10.93
C-4	2.36	0.00	2.36	0.00	0.50	1.18	10.00	6.10	7.20	7.10	8.38	8.30	9.79	9.80	11.56
C-5	1.76	0.00	1.76	0.00	0.50	0.88	10.00	6.10	5.37	7.10	6.25	8.30	7.30	9.80	8.62
C-6	1.58	0.00	1.58	0.00	0.50	0.79	10.00	6.10	4.82	7.10	5.61	8.30	6.56	9.80	7.74
C-7	2.39	0.00	2.39	0.00	0.50	1.20	10.00	6.10	7.29	7.10	8.48	8.30	9.92	9.80	11.71
C-8	1.19	0.00	1.19	0.00	0.50	0.60	10.00	6.10	3.63	7.10	4.22	8.30	4.94	9.80	5.83
C-9	0.21	0.00	0.21	0.00	0.50	0.11	10.00	6.10	0.64	7.10	0.75	8.30	0.87	9.80	1.03
C-10	4.44	0.00	4.44	0.00	0.50	2.22	10.00	6.10	13.54	7.10	15.76	8.30	18.43	9.80	21.76
C-11	4.00	0.00	4.00	0.00	0.50	2.00	10.00	6.10	12.20	7.10	14.20	8.30	16.60	9.80	19.60
C-12	0.46	0.00	0.46	0.00	0.50	0.23	10.00	6.10	1.40	7.10	1.63	8.30	1.91	9.80	2.25
C-13	11.71	0.00	11.71	0.00	0.50	5.86	10.00	6.10	35.72	7.10	41.57	8.30	48.60	9.80	57.38
D-1	0.59	0.00	0.59	0.00	0.50	0.30	10.00	6.10	1.80	7.10	2.09	8.30	2.45	9.80	2.89
D-2	2.50	0.00	2.50	0.00	0.50	1.25	10.00	6.10	7.63	7.10	8.88	8.30	10.38	9.80	12.25
E-1	1.80	0.00	1.80	0.00	0.50	0.90	10.00	6.10	5.49	7.10	6.39	8.30	7.47	9.80	8.82
E-2	3.08	0.00	3.08	0.00	0.50	1.54	10.00	6.10	9.39	7.10	10.93	8.30	12.78	9.80	15.09
E-3	0.21	0.00	0.21	0.00	0.50	0.11	10.00	6.10	0.64	7.10	0.75	8.30	0.87	9.80	1.03
E-4	0.31	0.00	0.31	0.00	0.50	0.16	10.00	6.10	0.95	7.10	1.10	8.30	1.29	9.80	1.52
F-1	0.30	0.00	0.30	0.00	0.50	0.15	10.00	6.10	0.92	7.10	1.07	8.30	1.25	9.80	1.47
F-2	0.96	0.00	0.96	0.00	0.50	0.48	10.00	6.10	2.93	7.10	3.41	8.30	3.98	9.80	4.70
G-1	3.41	0.00	3.41	0.00	0.50	1.71	10.00	6.10	10.40	7.10	12.11	8.30	14.15	9.80	16.71
G-2	2.25	0.00	2.25	0.00	0.50	1.13	10.00	6.10	6.86	7.10	7.99	8.30	9.34	9.80	11.03
H-1	1.81	0.00	1.81	0.00	0.50	0.91	10.00	6.10	5.52	7.10	6.43	8.30	7.51	9.80	8.87
H-2	1.71	0.00	1.71	0.00	0.50	0.86	10.00	6.10	5.22	7.10	6.07	8.30	7.10	9.80	8.38
L-1	1.81	0.00	1.81	0.00	0.50	0.91	10.00	6.10	5.52	7.10	6.43	8.30	7.51	9.80	8.87
L-2	0.49	0.00	0.49	0.00	0.80	0.39	10.00	6.10	2.39	7.10	2.78	8.30	3.25	9.80	3.84
L-3	19.84	0.00	4.50	15.34	0.89	17.59	10.00	6.10	107.30	7.10	124.89	8.30	146.00	9.80	172.38
OS-1	3.71	0.00	3.71	0.00	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
OS-2	2.11	0.00	2.11	0.00	0.50	1.06	10.00	6.10	6.44	7.10	7.49	8.30	8.76	9.80	10.34
OS-3	0.79	0.00	0.79	0.00	0.50	0.40	10.00	6.10	2.41	7.10	2.80	8.30	3.28	9.80	3.87
OS-4	1.33	0.00	1.33	0.00	0.50	0.67	10.00	6.10	4.06	7.10	4.72	8.30	5.52	9.80	6.52
OS-5	1.46	0.00	1.46	0.00	0.50	0.73	10.00	6.10	4.45	7.10	5.18	8.30	6.06	9.80	7.15
OS-6	1.11	0.00	1.11	0.00	0.50	0.56	10.00	6.10	3.39	7.10	3.94	8.30	4.61	9.80	5.44
OS-7	21.68	21.30	0.38	0.00	0.35	7.65	10.00	6.10	46.63	7.10	54.28	8.30	63.45	9.80	74.92
OS-8	1.23	0.00	1.23	0.00	0.50	0.62	10.00	6.10	3.75	7.10	4.37	8.30	5.10	9.80	6.03
OS-9	0.32	0.00	0.32	0.00	0.50	0.16	10.00	6.10	0.98	7.10	1.14	8.30	1.33	9.80	1.57
OS-10	30.48	30.48	0.00	0.00	0.35	10.67	20.00	4.90	52.27	5.90	62.94	6.60	70.41	8.30	88.54

JOHNSON VOLK CONSULTING
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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
04/27/2023

JVC No 2215

26

J:\civil 3d projects\mp - michael joyce properties\2215 - walls green\jvc plans\dwg\sheets\construction plans phase 1\2215 - dam.dwg

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

	Location				Area Runoff							Gutter Flow													Inlet Capacity										Inlet By-Pass		
Inlet ID	Alignment	Station	Offset	Design Frequency	C	Area ID	Time of Concentration	Intensity	Area	Runoff	Upstream Bypass	Total Gutter Flow	Thoroughfare Type	On-Grade/Sag	Manning's	Longitudinal Slope	Crown Type	Cross Slope	Depression Depth	Depression Width	Ponding Width/Spread		Depth of Gutter Flow		Maximum Allowable Flow Based on Maximum Allowable Ponding Width	Depressed Gutter Section		Section Beyond		Conveyance		Ratio of Depression flow to Total Flow	Equivalent Cross-slope	Inlet Length		Inlet Capacity	Flow	C * A	To Inlet ID
																					T_{allow}	T_{actual}	y_{allow}	y_{actual}		Area	Wetted Perimeter	Area	Wetted Perimeter	Depression Section	Section Beyond Depression			Required	Actual				
					C		T_c	I	A	Q	Q_{bypass}	Q_a			n	S		S_x	a	W																			
				(yr)			(min)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)				(ft/ft)		(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)		(ft2)	(ft)	(ft2)	(ft)	(cfs)	(cfs)		(ft/ft)	$L_{req'd}$ (ft)	L_{actual} (ft)	Q_c (cfs)	Q_{bypass} (cfs)			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)
A-1	SD LAT A-1	1+32.53'	0.00	100	0.50	A-1	10.00	9.80	1.21	5.93	0.00	5.93	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	10.8	0.50	0.39	11.80	1.20	2.08	1.38	8.8	70.52	34.08	0.67	0.20	7.2	10.0	7.48	0.00	0.00	SAG
A-2	SD LAT A-2	1+63.87'	0.00	100	0.50	A-2	10.00	9.80	0.71	3.48	0.00	3.48	LOCAL	ON-GRADE	0.0175	0.033	STRAIGHT	0.036	0.50	2.0	14.0	6.6	0.50	0.24	25.62	0.90	2.08	0.38	4.6	43.74	6.08	0.88	0.26	9.4	10.0	4.07	0.00	0.00	OS-4
A-3	SD LAT A-3	1+20.51'	0.00	100	0.50	A-3	10.00	9.80	0.81	3.97	0.00	3.97	LOCAL	ON-GRADE	0.0175	0.033	STRAIGHT	0.036	0.50	2.0	14.0	6.9	0.50	0.25	25.62	0.92	2.08	0.44	4.9	45.70	7.33	0.86	0.25	10.0	10.0	3.98	0.00	0.00	OS-4
A-4	SD LAT A-4	1+54.35'	0.00	100	0.50	A-4	10.00	9.80	2.34	11.47	0.00	11.47	LOCAL	ON-GRADE	0.0175	0.014	STRAIGHT	0.036	0.50	2.0	14.0	12.1	0.50	0.43	16.69	1.30	2.08	1.83	10.1	80.18	49.80	0.62	0.19	14.3	10.0	10.16	1.30	0.13	OS-4
A-5	SD LAT A-5	1+29.01'	0.00	100	0.50	A-5	10.00	9.80	3.38	16.56	0.00	16.56	LOCAL	ON-GRADE	0.0175	0.014	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.50	16.69	1.42	2.08	2.54	11.9	93.83	76.91	0.55	0.17	17.6	15.0	16.04	0.53	0.05	OS-4
A-6	SD LAT A-6	1+18.02'	0.00	100	0.50	A-6	10.00	9.80	0.83	4.07	0.00	4.07	LOCAL	ON-GRADE	0.0175	0.034	STRAIGHT	0.036	0.50	2.0	14.0	7.0	0.50	0.25	26.00	0.93	2.08	0.44	5.0	45.84	7.43	0.86	0.25	10.2	15.0	10.22	0.00	0.00	OS-4
A-7	SD LAT A-7	1+16.92'	0.00	100	0.50	A-7	10.00	9.80	2.69	13.18	2.29	15.47	LOCAL	ON-GRADE	0.0175	0.034	STRAIGHT	0.036	0.50	2.0	14.0	11.5	0.50	0.41	26.00	1.25	2.08	1.61	9.5	75.53	41.86	0.64	0.20	20.7	20.0	15.44	0.03	0.00	OS-4
A-8	SD LAT A-8	1+16.42'	0.00	100	0.50	A-8	10.00	9.80	0.63	3.09	0.00	3.09	LOCAL	ON-GRADE	0.0175	0.025	STRAIGHT	0.036	0.50	2.0	14.0	6.7	0.50	0.24	22.30	0.90	2.08	0.39	4.7	44.02	6.25	0.88	0.25	8.2	10.0	4.95	0.00	0.00	A-6
A-9	SD LINE A	19+54.92'	0.00	100	0.50	A-9	10.00	9.80	2.23	10.93	1.01	11.93	LOCAL	ON-GRADE	0.0175	0.025	STRAIGHT	0.036	0.50	2.0	14.0	11.0	0.50	0.39	22.30	1.22	2.08	1.46	9.0	72.34	36.81	0.66	0.20	16.7	10.0	9.64	2.29	0.23	A-7
B-1	SD LAT B-1	1+26.33	0.00	100	0.50	B-1	10.00	9.80	0.66	3.23	0.00	3.23	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	8.6	0.50	0.31	11.80	1.04	2.08	0.78	6.6	55.85	15.85	0.78	0.23	4.7	10.0	5.32	0.00	0.00	SAG
B-2	SD LINE B	4+02.94	0.00	100	0.50	B-2	10.00	9.80	1.18	5.78	0.00	5.78	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	10.7	0.50	0.38	11.80	1.19	2.08	1.35	8.7	69.82	33.04	0.68	0.21	7.1	10.0	7.37	0.00	0.00	SAG
C-1	SD LAT C-1	1+31.56'	0.00	100	0.50	C-1	10.00	9.80	0.35	1.72	0.04	1.76	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	6.8	0.50	0.24	11.80	0.92	2.08	0.42	4.8	45.11	6.94	0.87	0.25	2.7	10.0	3.77	0.00	0.00	SAG
C-1a	SD LAT C-1	1+60.56'	0.00	100	0.50	C-1a	10.00	9.80	1.32	6.47	0.09	6.56	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	11.2	0.50	0.40	11.80	1.23	2.08	1.51	9.2	73.46	38.54	0.66	0.20	7.7	10.0	7.92	0.00	0.00	SAG
C-2	SD LAT C-2	1+16.08'	0.00	100	0.50	C-2	10.00	9.80	2.12	10.39	2.80	13.19	LOCAL	ON-GRADE	0.0175	0.015	STRAIGHT	0.036	0.50	2.0	14.0	12.6	0.50	0.45	17.21	1.33	2.08	2.02	10.6	83.93	56.69	0.60	0.18	15.7	15.0	13.14	0.04	0.00	C-1
C-3	SD LAT C-3	1+16.66'	0.00	100	0.50	C-3	10.00	9.80	2.23	10.93	2.75	13.67	LOCAL	ON-GRADE	0.0175	0.015	STRAIGHT	0.036	0.50	2.0	14.0	12.8	0.50	0.46	17.21	1.34	2.08	2.09	10.8	85.23	59.18	0.59	0.18	16.0	15.0	13.58	0.09	0.01	C-1a
C-4	SD LAT C-4	1+98.80'	0.00	100	0.50	C-4	10.00	9.80	2.36	11.56	0.00	11.56	LOCAL	ON-GRADE	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.49	11.80	1.42	2.08	2.51	11.9	93.31	75.78	0.55	0.17	12.3	10.0	11.01	0.55	0.06	C-2
C-5	SD LAT C-5	1+16.95'	0.00	100	0.50	C-5	10.00	9.80	1.76	8.62	0.00	8.62	LOCAL	ON-GRADE	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	12.4	0.50	0.44	11.80	1.32	2.08	1.94	10.4	82.28	53.61	0.61	0.19	10.4	10.0	8.60	0.02	0.00	C-2
C-7	SD LAT C-7	1+60.76'	0.00	100	0.50	C-7	10.00	9.80	2.39	11.71	0.00	11.71	LOCAL	ON-GRADE	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.49	11.97	1.42	2.08	2.51	11.9	93.25	75.65	0.55	0.17	12.4	15.0	18.33	0.00	0.00	C-2
C-8	SD LAT C-8	1+21.55'	0.00	100	0.50	C-6	10.00	9.80	1.58	7.74	0.00	7.74	LOCAL	ON-GRADE	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	11.9	0.50	0.42	11.97	1.28	2.08	1.74	9.9	78.19	46.32	0.63	0.19	9.8	15.0	21.25	0.00	0.00	C-2
C-9	SD LAT C-9	1+58.80'	0.00	100	0.50	C-8	10.00	9.80	1.19	5.83	0.00	5.83	LOCAL	ON-GRADE	0.0175	0.022	STRAIGHT	0.036	0.50	2.0	14.0	8.7	0.50	0.31	20.73	1.05	2.08	0.80	6.7	56.39	16.39	0.77	0.23	10.9	10.0	5.76	0.07	0.01	C-3
C-10	SD LAT C-10	1+21.96'	0.00	100	0.50	C-9	10.00	9.80	0.21	1.03	0.00	1.03	LOCAL	ON-GRADE	0.0175	0.022	STRAIGHT	0.036	0.50	2.0	14.0	4.5	0.50	0.16	20.73	0.75	2.08	0.11	2.5	32.41	1.23	0.96	0.28	4.7	10.0	6.19	0.00	0.00	C-3
C-11	SD LAT C-11	1+20.51'	0.00	100	0.50	C-10	10.00	9.80	4.44	21.76	0.00	21.76	LOCAL	ON-GRADE	0.0175	0.066	STRAIGHT	0.036	0.50	2.0	14.0	11.6	0.50	0.41	36.09	1.25	2.08	1.63	9.6	75.94	42.53	0.64	0.20	29.1	20.0	19.08	2.68	0.27	C-3
C-12	SD LAT C-12	1+16.74'	0.00	100	0.50	C-11	10.00	9.80	4.20	20.58	0.00	20.58	LOCAL	ON-GRADE	0.0175	0.066	STRAIGHT	0.036	0.50	2.0	14.0	11.3	0.50	0.40	36.09	1.24	2.08	1.55	9.3	74.23	39.76	0.65	0.20	28.2	20.0	18.35	2.23	0.23	C-2
C-13	SD LINE C	12+98.28'	0.00	100	0.50	C-12	10.00	9.80	0.46	2.25	0.00	2.25	LOCAL	DROP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.00	0.20	24.70	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.7	8.0	24.70	0.00	0.00	C-12
C-14	SD LINE C	12+57.71'	0.00	100	0.50	C-13	10.00	9.80	11.51	56.40	0.00	56.40	LOCAL	DROP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.00	0.94	61.74	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18.3	20.0	61.74	0.00	0.00	C-13
D-1	SD LINE D	1+98.69	0.00	100	0.50	D-1	10.00	9.80	0.59	2.89	0.00	2.89	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	8.2	0.50	0.29	11.80	1.02	2.08	0.70	6.2	53.61	13.68	0.80	0.23	4.3	10.0	4.99	0.00	0.00	SAG
D-2	SD LINE D	2+27.73	0.00	100	0.50	D-2	10.00	9.80	2.50	12.25	1.17	13.42	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	14.0	0.50	0.50	11.80	1.43	2.08	2.57	12.0	94.39	78.14	0.55	0.17	12.9	15.0	15.12	0.00	0.00	SAG
E-1	SD LAT E-1	2+16.25	0.00	100	0.50	E-1	10.00	9.80	1.80	8.82	0.00	8.82	LOCAL	ON-GRADE	0.0175	0.021	STRAIGHT	0.036	0.50	2.0	14.0	10.2	0.50	0.37	20.19	1.16	2.08	1.21	8.2	66.70	28.66	0.70	0.21	13.5	15.0	11.42	0.00	0.00	F-2
E-2	SD LAT E-2	1+17.26	0.00	100	0.50	E-2	10.00	9.80	3.08	15.09	0.00	15.09	LOCAL	ON-GRADE	0.0175	0.021	STRAIGHT	0.036	0.50	2.0	14.0	12.5	0.50	0.45	20.19	1.32	2.08	1.98	10.5	83.06	55.05	0.60	0.19	18.2	15.0	14.44	0.65	0.07	F-2
E-3	SD LAT E-3	1+16.67	0.00	100	0.50	E-3	10.00	9.80	0.21	1.03	0.00	1.03	LOCAL	ON-GRADE	0.0175	0.032	STRAIGHT	0.036	0.50	2.0	14.0	4.2	0.50	0.15	25.23	0.73	2.08	0.09	2.2	30.78	0.86	0.97	0.28	5.3	10.0	4.73	0.00	0.00	F-1
E-4	SD LAT E-4	1+16.98	0.00	100	0.50	E-4	10.00	9.80	0.31	1.52	0.00	1.52	LOCAL	ON-GRADE	0.0175	0.032	STRAIGHT	0.036	0.50	2.0	14.0	4.9	0.50	0.17	25.23	0.78	2.08	0.15	2.9	34.17	1.72	0.95	0.27	6.3	10.0	4.60	0.00	0.00	F-2
F-1	SD LINE F	1+43.07	0.00	100	0.50	F-1	10.00	9.80	0.30	1.47	0.00	1.47	LOCAL	ON-GRADE	0.0175	0.010	STRAIGHT	0.036	0.50	2.0	14.0	6.0	0.50	0.21	14.10	0.86	2.08	0.28	4.0	40.20	4.13	0.91	0.26	4.5	10.0	9.95	0.00	0.00	OS-7
F-2	SD LINE F	1+72.07	0.00	100	0.50	F-2	10.00	9.80	0.96	4.70	0.65	5.35	LOCAL	ON-GRADE	0.0175	0.010	STRAIGHT	0.036	0.50	2.0	14.0	9.7	0.50	0.35	14.10	1.12	2.08	1.06	7.7	63.14	24.04	0.72	0.22	8.6	10.0	7.57	0.00	0.00	OS-7
G-1	SD LINE G	5+72.67	0.00	100	0.50	G-1	10.00	9.80	3.41	16.71	0.00	16.71	LOCAL	ON-GRADE	0.0175	0.019	STRAIGHT	0.036	0.50	2.0	14.0	13.2	0.50	0.47	19.59	1.37	2.08	2.22	11.2	87.86	64.37	0.58	0.18	19.0	15.0	15.70	1.01	0.10	A-9
G-2	SD LAT G-1	1+10.72	0.00	100	0.50	G-2	10.00	9.80	2.25	11.03	0.00	11.03	LOCAL	ON-GRADE	0.0175	0.019	STRAIGHT	0.036	0.50	2.0	14.0	11.3	0.50	0.40	19.59	1.23	2.08	1.53	9.3	73.83	39.13	0.65	0.20	15.0	15.0	11.02	0.00	0.00	A-8
H-1	SD LAT H-1	1+23.60	0.00	100	0.50	H-1	10.00	9.80	1.81	8.87	0.00	8.87	LOCAL	ON-GRADE	0.0175	0.018	STRAIGHT	0.036	0.50	2.0	14.0	10.5	0.50	0.38	18.92	1.18	2.08	1.29	8.5	68.59	31.28	0.69	0.21	13.1	10.0	8.21	0.66	0.07	D-2
H-2	SD LINE H	5+06	0.00	100	0.50	H-2	10.00	9.80	1.71	8.38	0.00	8.38	LOCAL	ON-GRADE	0.0175	0.018	STRAIGHT	0.036	0.50	2.0	14.0	10.3	0.50	0.37	18.92	1.16	2.08	1.23	8.3	67.06	29.16	0.70	0.21	12.7	10.0	7.87	0.51	0.05	D-2

	Conduit Properties															Incremental Drainage Area									Pipe Calculations																										
System ID	Collection Point Station		Length	# of Barrels	Pipe Size	Box		Type	Area	Wetted Perimeter	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Area	Runoff Coefficient	Incremental C * A	Accumulated C * A	Upstream T_c	Design Storm Frequency	Intensity	Runoff	Conduit Capacity	Partial Flow	Velocity	Time in Conduit	Friction Slope	Friction Headloss	HGL		Headloss Calculations								Design HGL	Top of Curb Elevation	HGL Depth Below T/C	Remarks
	U/S	D/S				Span	Rise			P_W			U/S	D/S			Area	C	CA	CA	T_C		I	Q	Q_C	(YES/NO)	V		S_f		U/S	D/S	$V_1^2/2g$	$V_2^2/2g$	Junction Type	Coefficient K_j	Headloss	H_L				
			(ft)		(in)	(in)	(in)		(ft^2)	(ft)	(ft)	n	(ft)	(ft)	(ft/ft)		(ac)				(min)	(yr)	(in/hr)	(cfs)	(cfs)		(ft/s)	(min)	(ft/ft)	(ft)			(ft)	(ft)			(ft)							
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)									
SD LINE A	19+54.92'	19+38.14'	16.78	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	554.05	553.93	0.007	A-9	2.23	0.50	1.12	1.12	10.00	100	9.80	9.64	8.87	NO	5.52	0.05	0.013	0.22	555.65	555.43	0.00	0.47	INLET		0.59	556.24	558.50	2.26									
SD LINE A	19+38.14'	19+06.19'	31.89	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	553.43	553.21	0.007			0.50	0.00	1.12	10.00	100	9.80	9.64	18.84	YES	4.96	0.11	0.004	0.13	555.34	555.21	0.47	0.38	NULL		0.00	555.34	558.10	2.76									
SD LINE A	19+06.19'	17+45.58'	160.61	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	553.21	548.37	0.030	A-8	0.63	0.50	0.32	1.43	10.00	100	9.80	12.73	39.35	YES	6.05	0.44	0.006	0.89	553.21	550.37	0.38	0.57	WYE	0.35	0.43	553.64	557.30	3.66									
SD LINE A	17+45.58'	14+65.92'	279.66	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	548.37	543.99	0.016			0.50	0.00	1.43	10.00	100	9.80	12.73	28.42	YES	6.05	0.77	0.006	1.54	548.37	545.99	0.57	0.57	NULL		0.00	548.37	553.30	4.93									
SD LINE A	14+65.92'	13+11.61'	154.31	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	543.99	542.32	0.011			0.50	0.00	1.43	10.00	100	9.80	12.73	23.57	YES	6.06	0.42	0.006	0.85	545.17	544.32	0.57	0.57	MANHOLE	0.05	0.03	545.20	548.70	3.50									
SD LINE A	13+11.61'	11+44.24'	167.36	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	542.32	537.79	0.027			0.50	0.00	1.43	10.00	100	9.80	12.73	37.34	YES	5.49	0.51	0.006	0.92	542.32	541.20	0.57	0.47	NULL		0.00	542.32	546.80	4.48									
SD LINE A	11+44.24'	11+35.06'	9.19	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	537.79	537.60	0.021	A-6	0.83	0.50	0.42	1.85	10.00	100	9.80	16.80	32.64	YES	6.73	0.02	0.007	0.07	540.66	540.59	0.47	0.70	WYE	0.35	0.54	541.20	543.00	1.80									
SD LINE A	11+35.06'	10+87.81'	47.25	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	537.60	536.22	0.029	A-7	2.69	0.50	1.35	3.19	10.00	100	9.80	32.24	38.76	YES	11.23	0.07	0.014	0.66	538.88	538.22	0.70	1.96	WYE	0.35	1.71	540.59	542.80	2.21									
SD LINE A	10+87.81'	10+77.58'	10.22	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	536.22	535.80	0.041			0.50	0.00	3.19	10.00	100	9.80	32.24	45.99	YES	11.58	0.01	0.014	0.14	537.94	537.80	1.96	2.08	NULL		0.00	537.94	541.30	3.36									
SD LINE A	10+77.58'	7+99.86'	277.73	N/A	33.00	N/A	N/A	RCP	5.94	8.64	0.69	0.013	535.05	531.36	0.013	A-4 & A-5	5.72	0.50	2.86	6.05	10.00	100	9.80	58.44	61.16	YES	11.23	0.41	0.007	1.97	536.61	534.64	2.08	1.96	MANHOLE	0.42	0.82	537.43	541.10	3.67									
SD LINE A	7+99.86'	7+51.37'	48.49	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	530.61	530.31	0.006	A-2 & A-3	1.52	0.50	0.76	6.81	10.00	100	9.80	65.89	79.43	YES	8.96	0.09	0.003	0.15	533.96	533.81	1.96	1.25	MANHOLE	0.55	0.69	534.64	536.60	1.96									
SD LINE A	7+51.37'	5+28.52'	222.86	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	530.31	528.97	0.006			0.50	0.00	6.81	10.00	100	9.80	65.89	78.14	YES	8.96	0.41	0.003	0.68	533.15	532.47	1.25	1.25	NULL		0.00	533.15	537.50	4.35									
SD LINE A	5+28.52'	2+81.79'	246.73	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	528.97	527.49	0.006			0.50	0.00	6.81	10.00	100	9.80	65.89	78.14	YES	8.96	0.46	0.003	0.75	531.74	530.99	1.25	1.25	MANHOLE	0.05	0.06	531.80	535.80	4.00									
SD LINE A	2+81.79'	2+47.40'	34.38	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	527.49	527.28	0.006			0.50	0.00	6.81	10.00	100	9.80	65.89	78.14	YES	8.96	0.06	0.003	0.10	530.88	530.78	1.25	1.25	NULL		0.00	530.88	533.70	2.82									
SD LINE A	2+47.40'	1+72.73'	74.67	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	527.28	526.05	0.017			0.50	0.00	6.81	10.00	100	9.80	65.89	129.58	YES	8.04	0.15	0.003	0.23	529.78	529.55	1.25	1.00	NULL		0.00	529.78	533.20	3.42									
SD LINE A	1+72.73'	1+53.00'	19.73	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	526.05	525.73	0.017	A-1	1.21	0.50	0.61	7.42	10.00	100	9.80	71.81	129.58	YES	7.73	0.04	0.003	0.07	527.77	527.70	1.00	0.93	WYE	0.35	0.58	529.55	531.00	1.45									
SD LAT A-1	1+32.53'	1+00.00'	32.53	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	528.96	528.05	0.028	A-1	1.21	0.50	0.61	0.61	10.00	100	9.80	5.93	17.62	YES	3.56	0.15	0.008	0.26	529.81	529.55	0.20	0.20	INLET		0.25	530.46	532.70	2.24									
SD LAT A-2	1+63.87'	1+47.13'	16.74	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	534.14	533.74	0.024	A-2	0.71	0.50	0.36	0.36	10.00	100	9.80	3.48	16.32	YES	5.76	0.05	0.005	0.08	535.32	535.24	0.52	0.52	INLET		0.64	535.96	538.00	2.04									
SD LAT A-2	1+47.13'	1+41.29'	5.84	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	533.24	533.10	0.024			0.50	0.00	0.36	10.00	100	9.80	3.48	35.14	YES	3.11	0.03	0.002	0.01	535.11	535.10	0.15	0.15	NULL		0.00	535.24	537.70	2.46									
SD LAT A-2	1+41.29'	1+00.00'	41.29	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	533.10	532.11	0.024	A-3	0.81	0.50	0.41	0.76	10.00	100	9.80	7.45	35.14	YES	4.59	0.15	0.003	0.13	534.78	534.64	0.33	0.33	WYE	0.35	0.21	535.10	537.50	2.40									
SD LAT A-3	1+20.51'	1+00.00'	20.51	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	534.26	533.60	0.032	A-3	0.81	0.50	0.41	0.41	10.00	100	9.80	3.97	18.87	YES	6.40	0.

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

System ID	Conduit Properties														Incremental Drainage Area				Pipe Calculations																		
	Collection Point Station		Length	# of Barrels	Pipe Size	Box		Type	Area	Wetted Perimeter	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Area	Runoff Coefficient	Incremental C * A	Accumulated C * A	Upstream T_C	Design Storm Frequency	Intensity	Runoff	Conduit Capacity	Partial Flow	Velocity	Time in Conduit	Friction Slope	Friction Headloss	HGL		Headloss Calculations				Design HGL	Top of Curb Elevation	HGL Depth Below T/C	Remarks
	U/S	D/S				Span	Rise						U/S	D/S															U/S	D/S	$V_1^2/2g$	$V_2^2/2g$	Junction Type	Coefficient K_j	Headloss				
										P_W		n					Area	C	CA	CA	T_C		I	Q	Q_c	(YES/NO)	V		S_F							H_L				
			(ft)		(in)	(in)	(in)		(ft^2)	(ft)	(ft)		(ft)	(ft)	(ft/ft)		(ac)				(min)	(yr)	(in/hr)	(cfs)	(cfs)		(ft/s)	(min)	(ft/ft)	(ft)			(ft)	(ft)			(ft)				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)
SD LINE C	12+98.28'	12+57.71'	40.57	N/A	36.00	N/A	N/A	RCP	7.07	9.42	0.75	0.013	546.63	546.30	0.008	C-14	11.51	0.50	5.76	5.76	10.00	100	9.80	56.40	59.82	YES	7.98	0.08	0.005	0.20	551.10	550.91	0.99	0.99	INLET		1.24	552.34	552.70	0.36	
SD LINE C	12+57.71'	12+22.19'	35.53	N/A	36.00	N/A	N/A	RCP	7.07	9.42	0.75	0.013	546.30	546.02	0.008	C-13	0.46	0.50	0.23	5.99	10.00	100	9.80	58.65	59.82	YES	8.30	0.07	0.005	0.18	549.57	549.39	1.07	1.07	INLET		1.34	550.91	552.90	1.99	
SD LINE C	12+22.19'	11+85.86'	36.33	N/A	36.00	N/A	N/A	RCP	7.07	9.42	0.75	0.013	546.02	545.73	0.008			0.50		5.99	10.00	100	9.80	58.65	59.82	YES	8.30	0.07	0.005	0.18	549.39	549.21	1.07	1.07	NULL		0.00	549.39	557.34	7.95	
SD LINE C	11+85.86'	11+70.73'	15.13	N/A	36.00	N/A	N/A	RCP	7.07	9.42	0.75	0.013	545.73	545.61	0.008			0.50		5.99	10.00	100	9.80	58.65	59.82	YES	8.30	0.03	0.005	0.08	549.21	549.13	1.07	1.07	NULL		0.00	549.21	557.00	7.79	
SD LINE C	11+70.73'	11+65.73'	5.00	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	545.11	545.04	0.014			0.50		5.99	10.00	100	9.80	58.65	119.36	YES	6.10	0.01	0.003	0.01	549.13	549.12	0.58	0.58	NULL		0.00	549.13	556.00	6.87	
SD LINE C	11+65.73'	11+59.58'	6.15	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	545.04	544.95	0.014	C-12	4.20	0.50	2.10	8.09	10.00	100	9.80	77.01	119.36	YES	8.00	0.01	0.004	0.02	548.47	548.45	0.99	0.99	WYE	0.35	0.65	549.12	555.68	6.56	
SD LINE C	11+59.58'	10+45.90'	113.68	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	544.95	543.36	0.014	C-11	4.44	0.50	2.22	10.31	10.00	100	9.80	96.08	119.36	YES	9.99	0.19	0.004	0.50	547.36	546.86	1.55	1.55	WYE	0.50	0.77	548.45	555.29	6.84	
SD LINE C	10+45.90'	7+43.28'	302.62	N/A	48.00	N/A	N/A	RCP	12.57	12.57	1.00	0.013	542.86	537.26	0.019	C-7 to C-10	5.37	0.50	2.69	12.99	10.00	100	9.80	122.33	195.90	YES	9.73	0.52	0.003	1.00	542.86	541.26	1.47	1.47	MANHOLE	0.55	0.81	546.86	549.78	2.92	
SD LINE C	7+43.28'	6+00.00'	143.28	N/A	48.00	N/A	N/A	RCP	12.57	12.57	1.00	0.013	537.26	535.25	0.014	C-4 to C-5	4.12	0.50	2.06	15.05	10.00	100	9.80	141.94	170.42	YES	11.30	0.21	0.004	0.55	539.80	539.25	1.98	1.98	WYE	0.35	1.29	541.26	544.04	2.78	
SD LINE C	6+00.00'	4+17.77'	182.23	N/A	48.00	N/A	N/A	RCP	12.57	12.57	1.00	0.013	535.25	532.70	0.014			0.50		15.05	10.00	100	9.80	141.94	170.42	YES	11.30	0.27	0.004	0.70	537.95	537.25	1.98	1.98	MANHOLE	0.05	0.10	539.25	541.91	2.66	
SD LINE C	4+17.77'	4+12.77'	5.00	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	532.20	532.12	0.017			0.50		15.05	10.00	100	9.80	141.94	257.09	YES	8.92	0.01	0.002	0.01	537.25	537.24	1.24	1.24	NULL		0.00	537.25	539.20	1.95	
SD LINE C	4+12.77'	3+88.98'	23.79	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	532.12	531.71	0.017	C-3	2.23	0.50	1.12	16.17	10.00	100	9.80	155.53	257.09	YES	9.78	0.04	0.003	0.06	536.27	536.21	1.48	1.48	WYE	0.35	0.97	537.24	539.13	1.89	
SD LINE C	3+88.98'	3+59.85'	29.13	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	531.71	531.22	0.017			0.50		16.17	10.00	100	9.80	155.53	257.09	YES	9.78	0.05	0.003	0.08	536.13	536.06	1.48	1.48	NULL		0.00	536.21	538.77	2.56	
SD LINE C	3+59.85'	3+03.54'	56.31	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	531.22	530.26	0.017	C-2	2.12	0.50	1.06	17.23	10.00	100	9.80	168.67	257.09	YES	10.61	0.09	0.003	0.16	534.92	534.76	1.75	1.75	WYE	0.35	1.14	536.06	538.34	2.28	
SD LINE C	3+03.54'	2+28.44'	75.12	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	530.26	528.98	0.017			0.50		17.23	10.00	100	9.80	168.67	257.09	YES	10.61	0.12	0.003	0.21	533.69	533.48	1.75	1.75	NULL		0.00	534.76	537.50	2.74	
SD LINE C	2+28.44'	1+90.75'	37.69	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	528.98	526.04	0.078			0.50		17.23	10.00	100	9.80	168.67	550.69	YES	10.61	0.06	0.003	0.11	530.65	530.54	1.75	1.75	NULL		0.00	533.48	536.64	3.16	
SD LINE C	1+90.75'	1+52.36'	38.39	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	526.04	525.66	0.010	C-1 & C-1a	1.67	0.50	0.84	18.06	10.00	100	9.80	176.99	197.18	YES	11.13	0.06	0.003	0.11	527.81	527.70	1.92	1.92	WYE	0.35	1.25	530.54	532.84	2.30	
SD LAT C-1	1+60.56'	1+31.56'	29.00	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.33	532.04	0.010	C-1a	1.32	0.50	0.66	0.66	10.00	100	9.80	6.56	10.53	YES	4.98	0.10	0.009	0.26	533.80	533.54	0.39	0.39	INLET		0.48	534.28	536.50	2.22	
SD LAT C-1	1+31.56'	1+00.00'	31.56	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.04	529.04	0.095	C-1	0.35	0.50	0.18	0.84	10.00	100	9.80	8.32	32.43	YES	6.94	0.08	0.011	0.36	532.04	530.54	0.75	0.75	INLET		0.93	533.54	536.50	2.96	
SD LAT C-2	1+16.08'	1+00.00'	16.08	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	534.49	534.22	0.017	C-2	2.12	0.50	1.06	1.06	10.00	100	9.80	13.14	13.73	YES	8.32	0.03	0.018	0.29	536.35	536.06	1.07	1.07	INLET		1.34	537.69	538.44	0.75	
SD LAT C-3	1+16.66'	1+00.00'	16.66	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	535.40	535.12	0.017	C-3	2.23	0.50	1.12	1.12	10.00	100	9.80	13.58	13.73	YES	8.43	0.03	0.019	0.31	537.55	537.24	1.10	1.10	INLET		1.38	538.93	539.25	0.32	
SD LAT C-4	3+98.80'	3+82.05'	16.74	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	541.95	541.83	0.007	C-4	2.36	0.50	1.18	1.18	10.00	100	9.80	11.01	13.29	YES	6.07	0.05	0.008	0.14	544.33	544.19	0.57	0.57	INLET		0.72	545.05	546.49	1.44	
SD LAT C-4	3+82.05'	1+50.13'	231.93	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	541.83	540.21	0.007			0.50		1.18	10.00	100	9.80	11.01	13.29	YES	6.11	0.63	0.008	1.89	544.19	542.31	0.58	0.58	NULL		0.00	544.19	546.43	2.24	
SD LAT C-4	1+50.13'	1+46.13'	4.00	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	539.96	539.91	0.014			0.50		1.18	10.00	100	9.80	11.01	26.84	YES	4.88	0.01	0.005	0.02	542.31	542.29	0.37	0.37	NULL		0.00	542.31	544.81	2.50	
SD LAT C-4	1+46.13'	1+17.18'	28.95	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	539.91	539.50	0.014	C-5	1.76	0.50	0.88	2.06	10.00	100	9.80	19.62	26.84	YES	7.32	0.07	0.008	0.25	541.75	541.50	0.83	0.83	WYE	0.35	0.54	542.29	544.78	2.49	
SD LAT C-4	1+17.18'	1+00.00'	17.18	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	539.50	539.26	0.014			0.50		2.06	10.00	100	9.80	19.62	26.84	YES	7.48	0.04	0.008	0.15	541.41	541.26	0.87	0.87	NULL		0.00	541.50	544.17	2.67	
SD LAT C-5	1+16.95'	1+00.00'	16.95	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	540.64	540.41	0.014	C-5	1.76	0.50	0.88	0.88	10.00	100	9.80	8.60	12.46	YES	6.13	0.05	0.012	0.20	542.49	542.29	0.58	0.58	INLET		0.73	543.22	544.84	1.62	
SD LAT C-7	1+60.76'	1+44.86'	15.89	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.31	545.72	0.037	C-7	2.39	0.50	1.20	1.20	10.00	100	9.80	11.71	20.34	YES	9.53	0.03	0.016	0.25	547.88	547.63	1.41	1.41	INLET		1.76	549.65	550.52	0.87	
SD LAT C-7	1+44.86'	1+37.60'	7.26	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	545.22	545.16	0.008			0.50		1.20	10.00	100	9.80	11.71	20.29	YES	5.09	0.02	0.005	0.04	547.63	547.59	0.40	0.40	NULL		0.00	547.63	550.43	2.80	
SD LAT C-7	1+37.60'	1+00.00'	37.60	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	545.16	544.86	0.008	C-8	1.58	0.50	0.79	1.99	10.00	100	9.80	19.45	20.29	YES	7.31	0.09	0.008	0.32	547.18	546.86	0.83	0.83	WYE	0.50	0.41	547.59	550.33	2.74	
SD LAT C-8	1+21.55'	1+00.00'	21.55	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.32	545.66	0.031	C-8	1.58	0.50	0.79	0.79	10.00	100	9.80	7.74	18.45	YES	5.68	0.06	0.011	0.23	547.82	547.59	0.50	0.50	INLET		0.63	548.45	550.52	2.07	
SD LAT C-9	1+58.80'	1+43.05'	15.75	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.51	546.07	0.028	C-9	1.19	0.50	0.60	0.60	10.00	100	9.80	5.76	17.62	YES	5.03	0.05	0.008	0.12	547.69	547.57	0.39	0.39	INLET		0.49	548.19	550.71	2.52	
SD LAT C-9	1+43.05'	1+35.69'	7.37	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.07	545.86	0.028			0.50		0.60	10.00	100	9.80	5.76	17.62	YES	4.80	0.03	0.008	0.06	547.43	547.37	0.36	0.36	NULL		0.00	547.57	550.50	2.93	
SD LAT C-9	1+35.69'	1+00.00'	35.69	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	545.86	544.86	0.028	C-10	0.21	0.50	0.11	0.70	10.00	100	9.80	6.79	17.62	YES	4.75	0.13	0.009	0.33	547.19	546.86	0.35	0.35	WYE	0.50	0.18	547.37	550.32	2.95	
SD LAT C-10	1+21.96'	1+00.00'	21.96	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.55	545.86	0.032	C-10	0.21	0.50	0.11	0.11	10.00	100	9.80	1.03	18.69	YES	2.73	0.13	0.001	0.03	547.40	547.37	0.12	0.12	INLET		0.14	548.05	550.71	2.66	
SD LAT C-11	1+20.51'	1+00.00'	20.51	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	550.96	546.95	0.196	C-11	4.44	0.50	2.22	2.22	10.00	100	9.80	19.08	46.57	YES	12.89	0.03	0.026	0.54	550.96	548.45	2.58	2.58	INLET		3.23	554.19	556.22	2.03	
SD LAT C-12	1+16.74'	1+00.00'	16.74	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	551.01	547.04	0.238	C-12	4.20	0.50	2.10	2.10	10.00	100	9.80	18.35	51.33	YES	14.95	0.02	0.025	0.42	551.01	549.12	3.47	3.47	INLET		4.34	555.35	556.22	0.87	
SD LINE D	2+72.76'	2+43.76'	29.00	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	532.83	530.95	0.065	D-2	2.50	0.50	1.25	1.25	10.00	100	9.80	13.42	57.83	YES	5.80	0.08	0.006	0.17	533.12	532.95	0.52	0.52	INLET		0.65	534.83	537.60	2.77	
SD LINE D	2+43.76'	1+62.94'	80.82	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	530.95	525.69	0.065	D-1	0.59	0.50	0.30	1.55	10.00	100	9.80	16.31	57.83	YES	5.93	0.23	0.007	0.57	530.95	527.81	0.55	0.55	INLET		0.68	532.95	537.60	4.65	
SD LINE D	1+62.94'	1+47.10'	15.84	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	525.69	525.58	0.007			0.50	0.00	1.55	10.00	100	9.80	16.31	18.98	YES	5.19	0.05	0.007	0.11	527.81	527.70	0.42	0.42	NULL		0.00	527.81	529.50	1.69	
SD LINE E	4+06.54'	3+89.56'	16.98	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.47	532.03	0.026	E-4	0.31	0.50	0.16	0.16	10.00	100	9.80	1.52	16.95	YES	4.61	0.06	0.002	0.04	533.57	533.53	0.33	0.33	INLET		0.41	533.98	536.50	2.52	
SD LINE E	3+89.56'	3+79.33'	10.23	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	531.78	531.51	0.026			0.50	0.00	0.16	10.00	100	9.80	1.52	25.81	YES	2.69	0.06	0.001	0.01	533.27	533.26	0.11	0.11	NULL		0.00	533.53	536.70	3.17	
SD LINE E	3+79.33'	3+44.77'	34.56	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	531.51	530.60	0.026	E-3	0.21	0.50	0.11	0.26	10.00	100	9.80	2.55	25.77	YES	2.50	0.23	0.002	0.07	532.42	532.35	0.10	0.10	WYE	0.35	0.06	533.26	535.80	2.54	
SD LINE E	3+44.77'	2+54.92'	89.85	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	530.35	526.23	0.046	E-1 & E-2	4.88	0.50	2.44	2.70	10.00	100	9.80	25.81	48.60	YES	8.46	0.18	0.011	1.00	530.35	528.23	1.11	1.11	MANHOLE	0.05	0.06	532.35	534.70	2.35	
SD LINE E	2+54.92'	1+92.53'	62.39	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	526.23	520.61	0.090			0.50	0.00	2.70	10.00	100	9.80	25.81	68.09	YES	8.46	0.12	0.011	0.70	526.23	522.61	1.11	1.11	NULL		0.00	528.23	531.00	2.77	
SD LINE E	1+92.53'	1+31.73'	60.80	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	520.61	515.12	0.090			0.50	0.00	2.70	10.00	100	9.80	25.81	68.16	YES	8.46	0.12	0.011	0.68	520.61	517.12	1.11	1.11	NULL		0.00	522.61	528.20	5.59	
SD LINE E	1+31.73'	1+00.00'	31.73	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	515.12	514.49	0.020			0.50	0.00	2.70	10.00	100	9.80	25.81	32.00	YES	8.46	0.06	0.011	0.35	516.84	516.49	1.11	1.11	NULL		0.00	517.12	528.20	11.08	
SD LAT E-1	2+16.25'	1+98.50'	17.75	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.48	532.23	0.014	E-1	1.80	0.50	0.90	0.90	10.00	100	9.80	8.82	12.51	YES	6.80	0.04	0.012	0.21	534.16	533.94	0.72	0.72	INLET		0.90	535.06	536.70	1.64	
SD LAT E-1	1+98.50'	1+56.26'	42.23	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	531.73	531.14	0.014			0.50	0.00	0.90	10.00	100	9.80	23.26	26.84	YES	4.11	0.17	0.010	0.43	533.94	533.52	0.26	0.26	NULL		0.00	533.94	536.50	2.56	
SD LAT E-1	1+56.26'	1+00.00'	56.26	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	531.14	530.35	0.014	E-2	3.08	0.50	1.54	2.44	10.00	100	9.80	23.26	26.84	YES	7.72	0.12	0.010	0.57	532.92	532.35	0.93	0.93	WYE	0.35	0.60	533.52	535.70	2.18	
SD LAT E-2	1+17.26'	1+00.00'	17.26	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.00	531.64	0.021	E-2	3.08	0.50	1.54	1.54	10.00	100	9.80	14.44	15.23	YES	8.55	0.03	0.020	0.34	532.69	532.35	1.14	1.14	INLET		1.42	534.11	535.90	1.79	
SD LAT E-3	1+16.67'	1+00.00'	16.67	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.08	531.76	0.019	E-3	0.21	0.50	0.11	0.11	10.00	100	9.80	1.03	14.59	YES	3.28	0.08	0.001	0.02	533.28	533.26	0.17	0.17	INLET		0.21	533.58	536.10	2.52	
SD LINE F	1+72.07'	1+43.07'	29.00	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	515.06	514.43	0.022	F-2	0.96	0.50	0.48	0.48	10.00	100	9.80	5.35	15.52	YES	5.58	0.09	0.007	0.21	516.32	516.11	0.48	0.48	INLET		0.60	516.93	518.90	1.97	
SD LINE F	1+43.07'	1+28.57'	14.50	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	514.18	513.87	0.021	F-1	0.30	0.50	0.15	0.63	10.00	100	9.80	6.82	23.24	YES	4.63	0.05	0.005	0.07	515.69	515.62	0.33	0.33	INLET		0.42	516.11	518.90	2.79	
SD LINE F	1+28.57'	1+00.00'	28.57	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	513.87	512.98	0.031			0.50	0.00	0.63	10.00	100	9.80	6.82	28.02	YES	3.65	0.13	0.005	0.14	515.14	515.00	0.21	0.21	NULL		0.00	515.62	518.90	3.28	
SD LINE H	5+09.18'	4+81.27'	27.91	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	537.31	536.93	0.014	H-2	1.71	0.50	0.86	0.86	10.00	100	9.80	7.87	12.28	YES	6.23	0.07	0.011	0.30	539.06	538.76	0.60	0.60	INLET		0.75	539.81	541.70	1.89	
SD LINE H	4+81.27'	4+44.44'	36.82	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	536.43	536.06	0.010	H-1	1.81	0.50	0.91	1.76	10.00	100	9.80	16.08	22.68	YES	6.62	0.09	0.007	0.26	538.32	538.06	0.68	0.68	WYE	0.35	0.44	538.76	540.20	1.44	
SD LINE H	4+44.44'	3+15.75'	128.69	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	536.06	535.16	0.007			0.50	0.00	1.76	10.00	100	9.80	16.08	18.98	YES	6.62	0.32	0.007	0.90	538.06	537.16	0.68	0.68	NULL		0.00	538.06	540.70	2.64	
SD LINE H	3+15.75'	1+77.14'	138.61	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	535.16	525.71	0.068			0.50	0.00	1.76	10.00	100	9.80	16.08	59.24	YES	5.87	0.39	0.007	0.97	535.16	528.13	0.54	0.54	NULL		0.00	537.16	539.80	2.64	
SD LINE H	1+77.14'	1+57.78'	19.36	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	525.71	525.57	0.007			0.50	0.00	1.76	10.00	100	9.80	16.08	18.98	YES	5.12	0.06	0.007	0.13	528.13	528.00	0.41	0.41	NULL		0.00	528.13	536.00	7.87	
SD LAT H-1	1+29.99'	1+00.00'	29.99	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	537.68	536.93	0.025	H-1	1.81	0.50	0.91	0.91	10.00	100	9.80	8.21	16.65	YES	6.43	0.08	0.011	0.34	539.10	538.76	0.64	0.64	INLET		0.80	539.90	541.30	1.40	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

HYDRAULIC CALCULATIONS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/07/2023

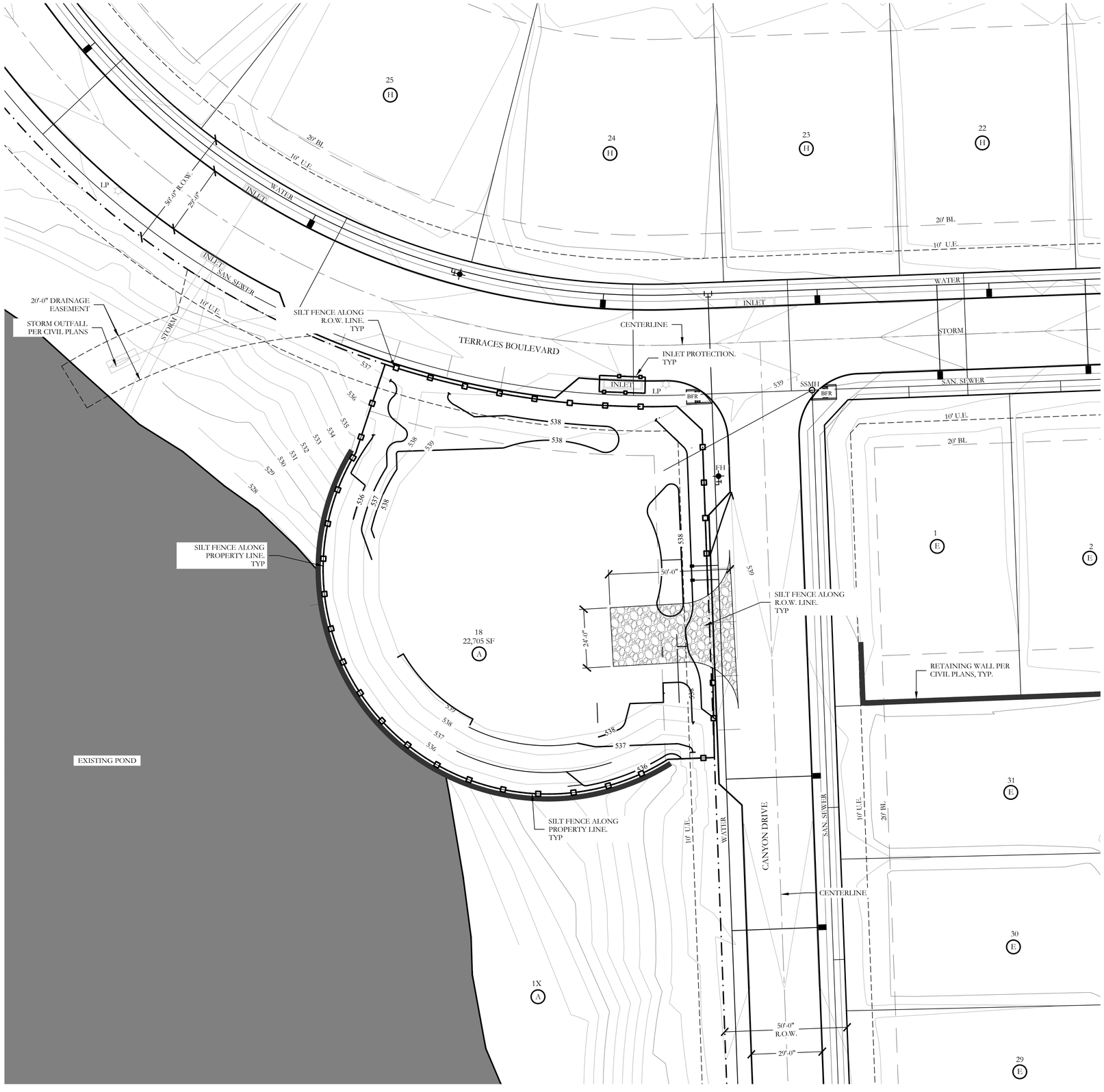
RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY _____ DATE _____

JVC No 2215

J:\civil 3d projects\mp - michael joyce properties\2215 - walks green\ivc plans\dwg\sheets\construction plans\phase 1\2215 - dlam.dwg

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



LEGEND

- SILT FENCE WITH WIRE MESH BACKING
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION

REFER TO SHET L2 FOR EROSION CONTROL CONSTRUCTION DETAILS.

EROSION CONTROL NOTES

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY(TCEQ) AND AUTHORITY OF THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM(TPDES).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALLBE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL COMPLETE AND CERTIFY EROSION CONTROL INSPECTION REPORTS EVERY FOURTEEN DAYS OR WITHIN 24 HOURS OF A RAINFALL EVENT.THE CONTRACTOR SHALL DOCUMENT THE RESULTS WITHIN THE STORM WATER PREVENTION POLLUTION PLAN(S.W.P.P.P.). COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAYREQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS AREPRESENTED TO THE OWNER/OWNER'S REPRESENTATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITYCONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HISWORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS FINAL LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGESYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESSPURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

SILT FENCE CONSTRUCTION NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF TWO FEET.
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. WHERE THE FENCE CANNOT BE TRENCHED(I.E. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIXTEEN INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP AND SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY 2 WEEKS AND AFTER EACH ONE-HALF INCH RAINFALL. FREQUENT REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SILT FENCE. THE SILT FENCE SHALL BE DISPOSED OF IN AN APPROVED SPOIL SITE OR IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
9. AT POINT OF SURFACE FLOW CONCENTRATION REINFORCE SILT FENCE WITH WIRE MESH BACKING ON DOWNSTREAM SIDE OF FENCE.

STABILIZED CONSTRUCTION ENTRANCE NOTES

1. STONE FOR CONSTRUCTION ENTRANCE SHALL BE 4"-6" DIAMTER AT GREATEST DIMENSION AND SHALL BE INSTALLED TO A COMPACTED DEPTH OF TWELVE INCHES. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.
2. IF CONSTRUCTION ENTRANCE CROSSES A DRAINAGE DITCH, SWALE, ETC., A DRAINAGE PIPE SHALL BE INSTALLED WITH MIN. 12 INCHES COVER OF CRUSHED STONE. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
3. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE PUBLIC STREET AND THE STABILIZED ENTRANCe.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SITE INFORMATION

LAND AREA:	0.52 ACRES 22,705 SQ. FT.
DISTURBED AREA:	0.52 ACRES 22,705 SQ. FT.

BENCHMARKS
CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB
INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE
LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'
CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE
HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD
WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

OWNER/DEVELOPER:

TM TERRACES, LLC
4416 W. LOVERS LANE SUITE 200
DALLAS, TEXAS 75209
PH. 214-577-1431

LANDSCAPE ARCHITECT/CIVIL ENGINEER:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

20 10 0 20
SCALE 1" = 20'

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

EROSION CONTROL PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 21, 2024

SCALE:
REFER TO PLANS
One Inch

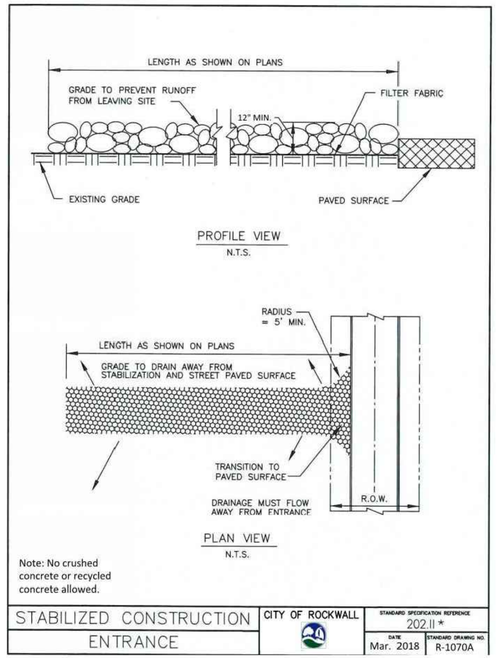
JVC No JVC022

L1

CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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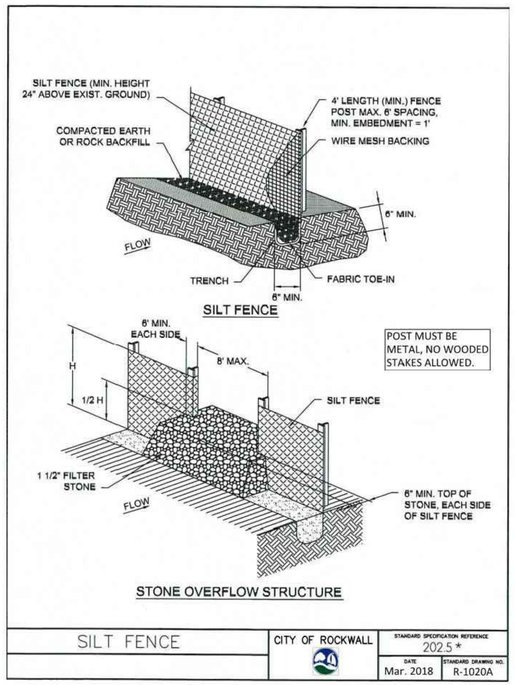
Page 252

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.
2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH SHALL BE 20 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
10. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE 202.II * | DATE Mar. 2018 | STANDARD DRAWING NO. R-1070B

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SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
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. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

SILT FENCE | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE 202.5 * | DATE Mar. 2018 | STANDARD DRAWING NO. R-1020B

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
EROSION CONTROL DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
August 21, 2024

SCALE:
REFER TO DETAILS
One Inch
JVC No JVC022

L2

CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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LEGEND

(4)	EXISTING PARKING COUNT
BFR	EXISTING BARRIER FREE RAMP
FH	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
	EXISTING CURB INLET
	RIGHT-OF-WAY
LP	LIGHT POLE
538	EXISTING CONTOUR INTERVAL
538	PROPOSED CONTOUR INTERVAL
FFE 538.58	FINISHED FLOOR ELEVATION
1	EXISTING 1.5" DOMESTIC WATER METER
2	EXISTING 1.5" IRRIGATION WATER METER
	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	PROPOSED STONE RETAINING WALL
	EXISTING RETAINING WALL PER CIVIL PLANS TYP.
	ADA HANDRAIL
	3'-6" ORNAMENTAL METAL GUARDRAIL ATOP RETAINING WALL

PAVING NOTES

1. 6' WIDTH AND 8' WIDTH SIDEWALKS SHOWN HEREIN SHALL BE 6" THICK; 3,600 PSI CONCRETE; 6.5 SACK MIX; #3 BARS AT 24" ON CENTER EACH WAY.

SUBGRADES SHALL BE COMPACTED AND FINISHED TO A SMOOTH UNIFORM SURFACE. ALL PUBLIC ROADWAYS SHALL USE A MINIMUM SIX (6) INCH LIME STABILIZED SUBGRADE OR EIGHT (8) TO TEN (10) INCHES OF APPROVED FLEXBASE. THE LIME STABILIZATION SHALL BE USED FOR THE FULL WIDTH OF THE STREET, BACK OF-CURB TO BACK OF-CURB, PLUS 12-INCHES ON THE OUTSIDE OF THE CURB. THE MINIMUM LIME CONTENT SHALL BE SIX (6) PERCENT OF THE DRY WEIGHT OF THE MATERIAL (I.E. AT LEAST 27 LBS PER SQUARE YARD). LIME STABILIZATION OR CEMENT STABILIZATION MAY BE REQUIRED FOR SOILS SHOWING A PI OF 15 OR LESS. TYPE OF STABILIZATION AND PAVING DESIGN WILL BE DETERMINED PRIOR TO PAVEMENT CONSTRUCTION BY A CERTIFIED GEOTECHNICAL TESTING LAB. THE SUBGRADE MATERIALS WILL BE TESTED AND INSTALLED IN ACCORDANCE TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S (NCTCOG'S) STANDARD SPECIFICATIONS FOR CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE CITY OF ROCKWALL. IN GENERAL, THE SOILS TESTING WILL INCLUDE THE TESTING OF ATTERBERG LIMITS AND TESTING OF SULFATES TO DETERMINE IF LIME STABILIZATION IS INFEASIBLE. LABORATORY TESTS MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR APPROVAL. SUBGRADES SHOULD BE COMPACTED TO 95% STANDARD DENSITIES. NO SAND IS ALLOWED UNDER ANY PAVING OR PEDESTRIAN FACILITY.

BUILDING, POOL, FENCE, AND IRRIGATION ALL TO BE PERMITTED SEPARATE BUILDING PERMITS.

NOTE: ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED. NO SMOOTH FACE ALLOWED. ALL RETAINING WALLS 3' OR GREATER MUST BE ENGINEERED AND PLANS REVIEWED AND APPROVED BY CITY.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

20 10 0 20
SCALE 1" = 20'

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
DIMENSION CONTROL
AND PAVING PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 21, 2024

SCALE:
REFER TO PLANS
One Inch

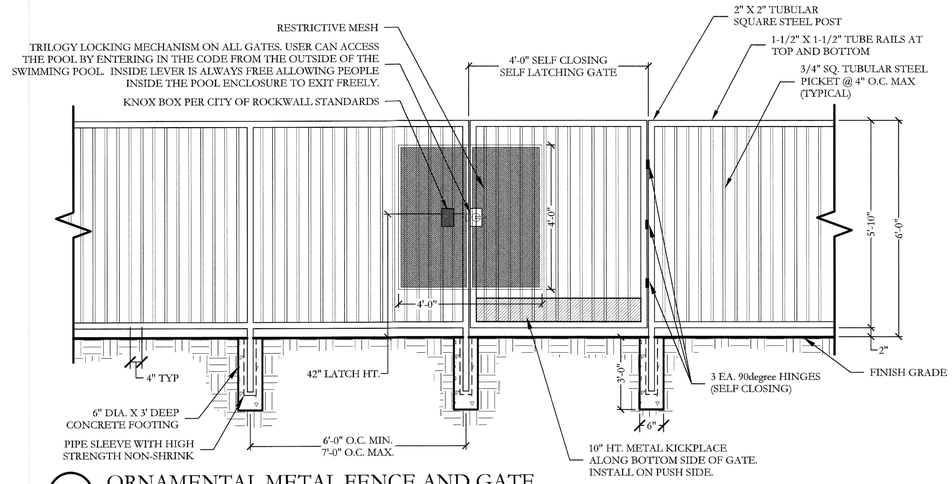
JVC No JVC022

L3

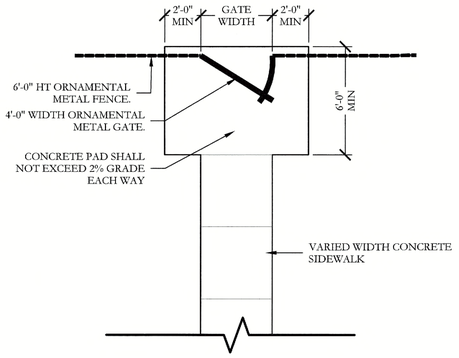
CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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1 ORNAMENTAL METAL FENCE AND GATE
ELEVATION
SCALE: 1/2"= 1'-0"



3 GATE SIDEWALK ENTRANCE/EXIT PAD
PLAN
SCALE: 1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9 day of July, 2024.

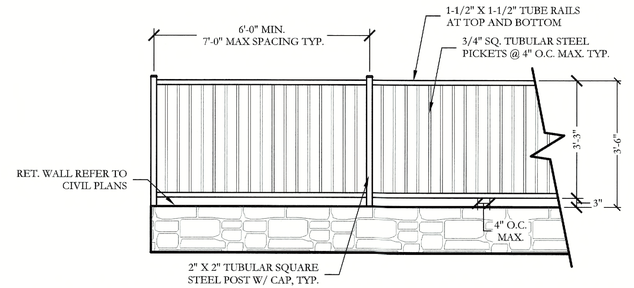
WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

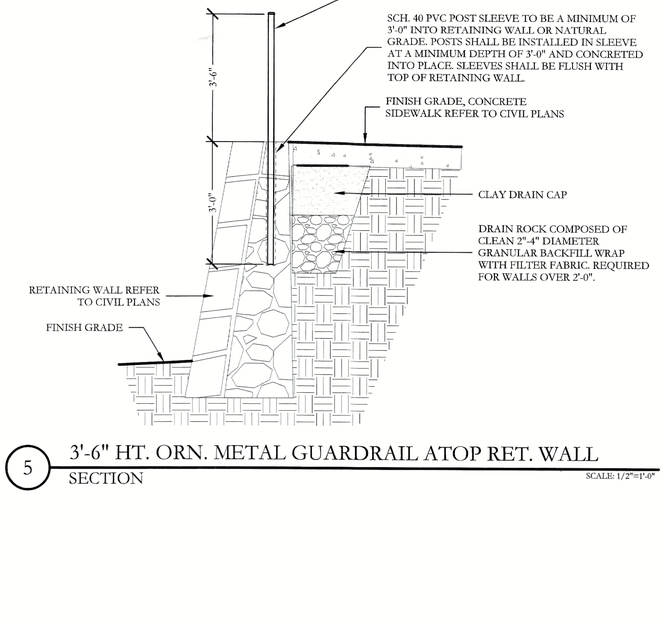
Director of Planning and Zoning

PERMITTED BY BUILDING INSPECTORS.

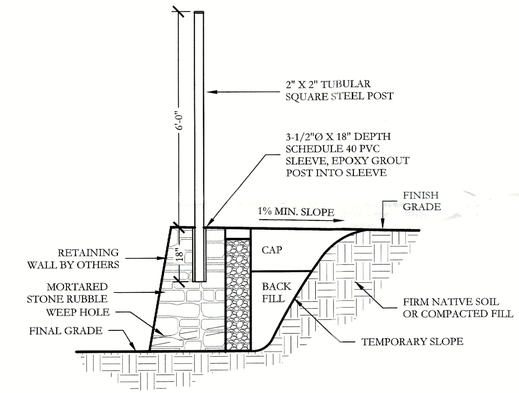
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4 3'-6" HT. ORN. METAL GUARDRAIL ATOP RET. WALL
ELEVATION
SCALE: 1/2"=1'-0"



5 3'-6" HT. ORN. METAL GUARDRAIL ATOP RET. WALL
SECTION
SCALE: 1/2"=1'-0"



6'-0" HT. ORN. METAL FENCE ATOP RET. WALL
SECTION
SCALE: 1/2"=1'-0"

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
9. FENCE MEMBER SIZES TO BE AS FOLLOWS:
   - 9.1. PICKETS, 3/4" SQUARE 16 GA.
   - 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
   - 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF CLOSING. FALCON B561DBD626 SATIN CHROME DANE SPIC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
7104 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

SITE DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

July 19, 2024

SCALE:
REFER TO DETAILS
One Inch

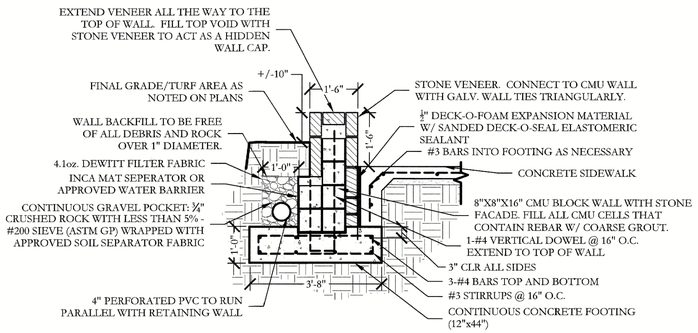
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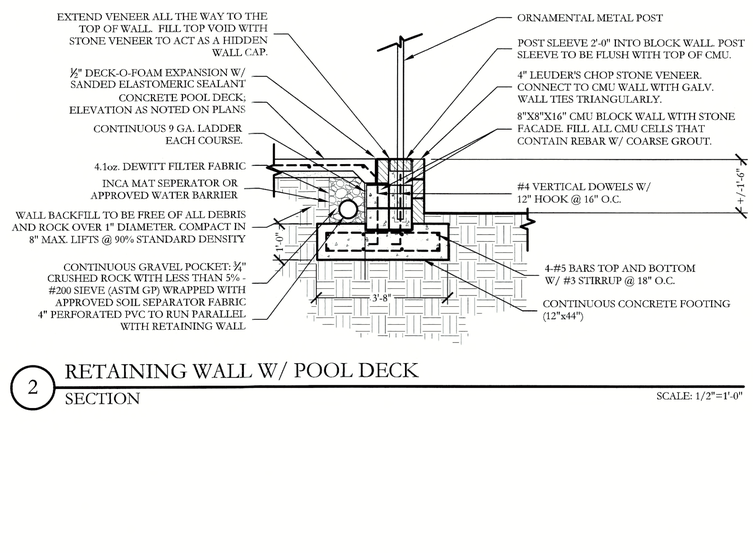
CITY CASE NUMBER SP2024-033 - TERRACES AMENITY CENTER

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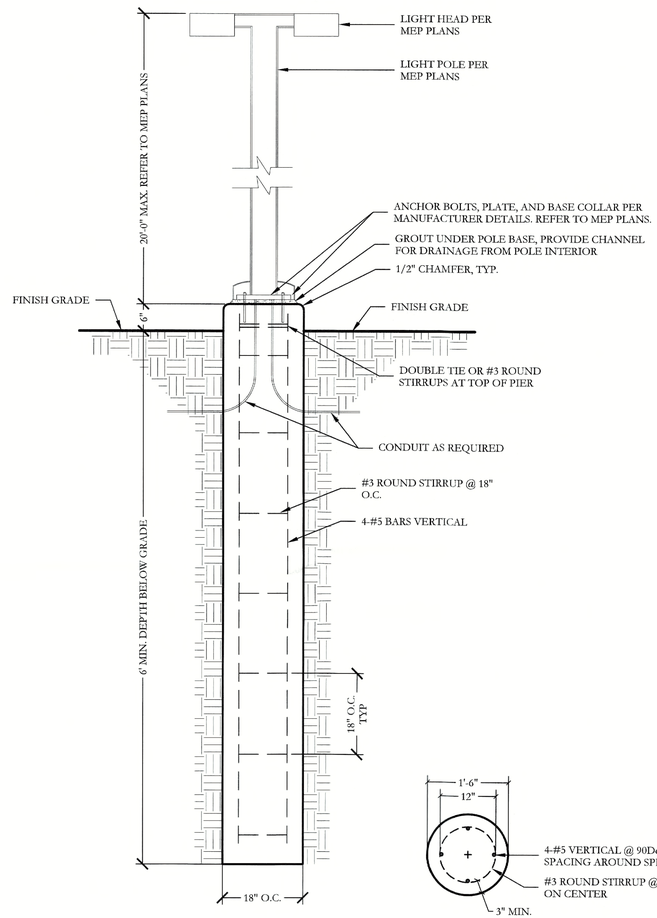
1 VARYING HT. STONE RETAINING/SEAT WALL
SECTION
SCALE: 1/2"=1'-0"



2 RETAINING WALL W/ POOL DECK
SECTION
SCALE: 1/2"=1'-0"

RET. WALL NOTES

1- WALL DESIGN NOT BASED ON LOADING FROM STRUCTURAL OR VEHICULAR SURCHARGES OR VISIBLE SIGNS OF GROUNDWATER.
2- VERTICAL EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 25'.
3- BACKFILL MATERIAL TO CONSIST OF LOW P.I. SOILS FREE OF ORGANIC DEBRIS.
4- DESIGN BASED ON MINIMAL WIND LOADING TO ATTACHED ORNAMENTAL FENCING.
5- MORTAR SHALL BE TYPE M BASED ON ASTM C270 WITH REINFORCING STEEL CONSISTING OF FY=60KSI PER ASTM A615.
6- BASED ON EXTREME DROUGHT CONDITIONS IN THE AREA, WATERING OF ADJACENT SOILS (AS NEEDED) IS REQUIRED FOR PROPER MAINTENANCE OF ALL STRUCTURES.



3 LIGHT POLE WITHIN POOL AREA
PLAN/SECTION
SCALE: 3/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9 day of July, 2024.

WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

1	

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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SITE DETAILS

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July 19, 2024

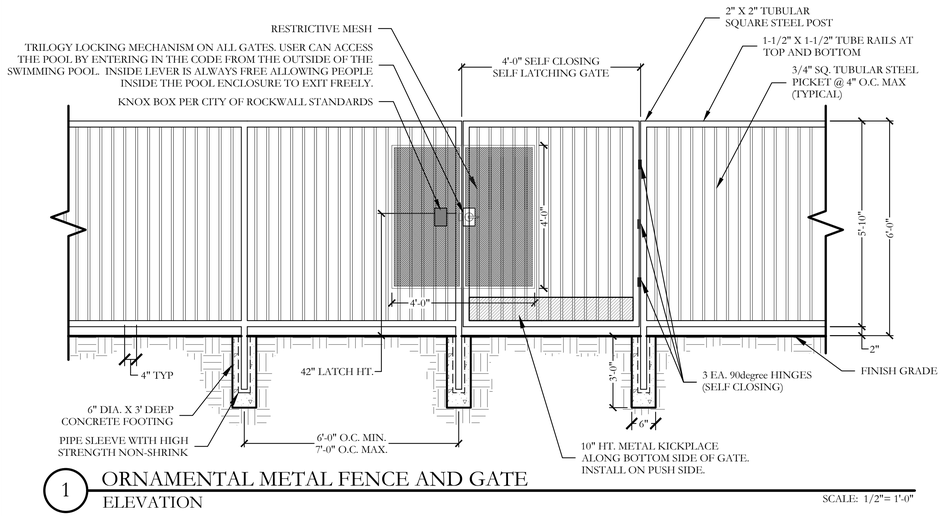
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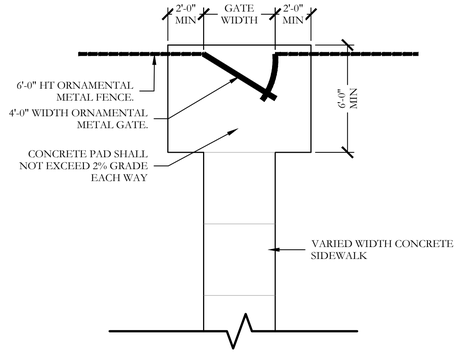
CITY CASE NUMBER SP2024-033 - TERRACES AMENITY CENTER

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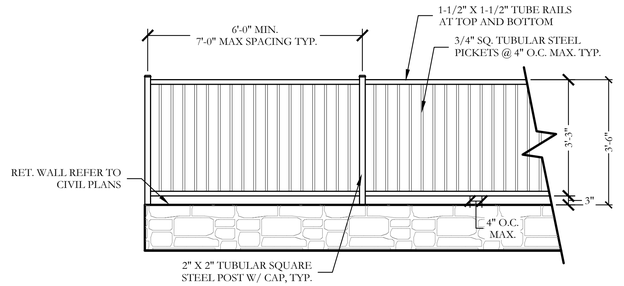
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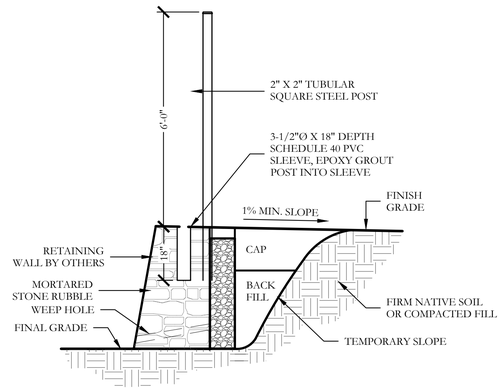
1 ORNAMENTAL METAL FENCE AND GATE
ELEVATION
SCALE: 1/2"= 1'-0"



3 GATE SIDEWALK ENTRANCE/EXIT PAD
PLAN
SCALE: 1/4" = 1'-0"



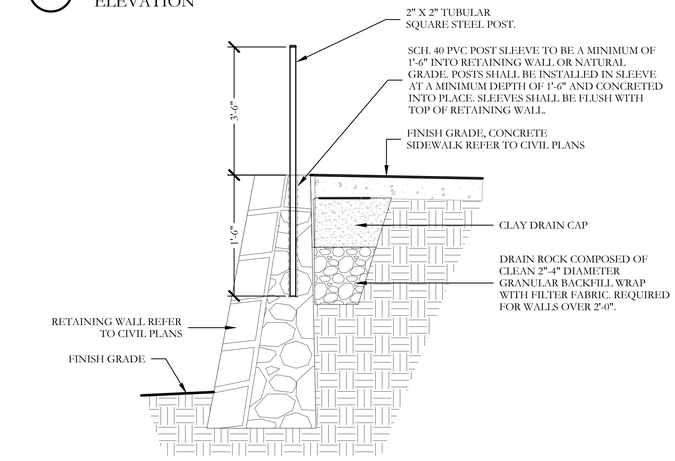
4 3'-6" HT. ORN. METAL GUARDRAIL ATOP RET. WALL
ELEVATION
SCALE 1/2"=1'-0"



2 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL
SECTION
SCALE: 1/2"=1'-0"

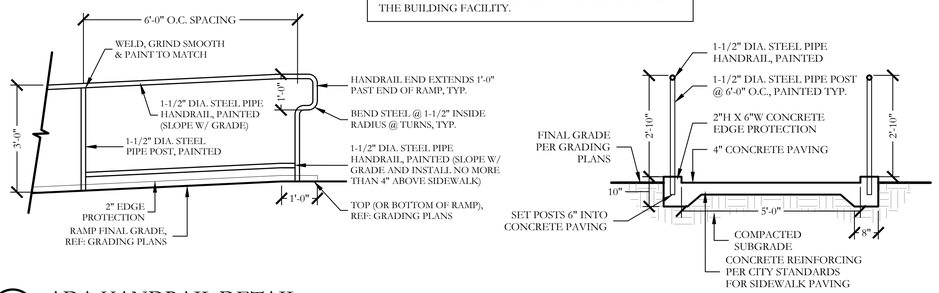
ORNAMENTAL METAL FENCE NOTES

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2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
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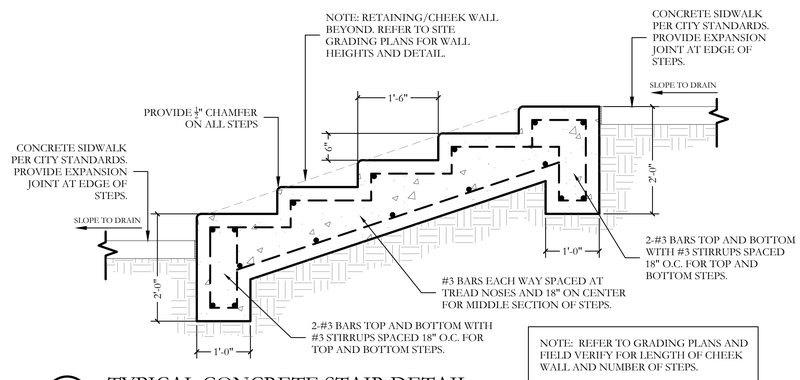


5 3'-6" HT. ORN. METAL GUARDRAIL ATOP RET. WALL
SECTION
SCALE: 1/2"=1'-0"

NOTE: CONCRETE EDGE PROTECTION MAY BE RAISED AND/OR LOWERED IN THE FIELD TO ACT AS A FORMED CONCRETE RETAINING WALL TO HOLD GRADE AGAINST RAMP SYSTEM. IF GREATER THAN 6" OF EXPOSED CONCRETE IS PRESENT, CONTRACTOR SHALL VENEER THE EXPOSED EDGES WITH STONE VENEER TO MATCH THE BUILDING FACILITY.



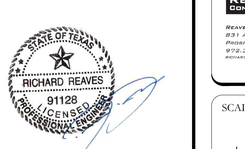
6 ADA HANDRAIL DETAIL
ELEVATION AND SECTION
SCALE: 1/2"= 1'-0"



7 TYPICAL CONCRETE STAIR DETAIL
SECTION
SCALE: 1"= 1'-0"

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



August 12, 2024

JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SITE DETAILS

REAVES CONSULTING
Reaves Consulting
831 Arrowhead Drive
Prosper, Texas 75078
972.247.3928
richard@reavesconsultingllc.com
F-10826

SCALE:
REFER TO DETAILS
One Inch

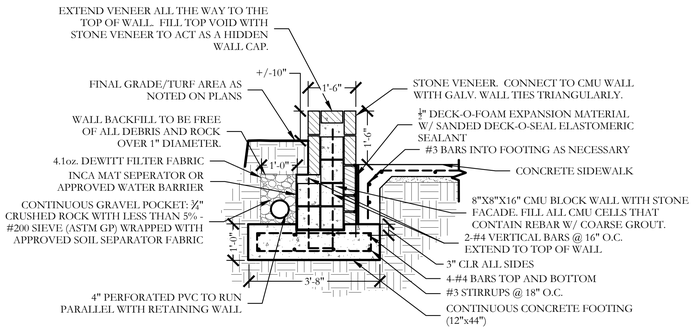
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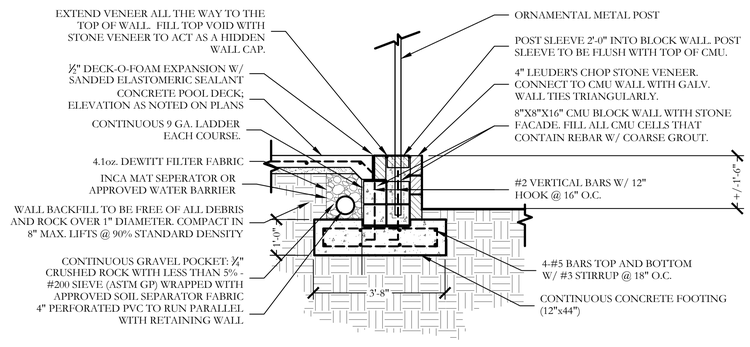
CITY CASE NUMBER F2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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1 VARYING HT. STONE RETAINING/SEAT WALL
SECTION
SCALE: 1/2"=1'-0"



2 RETAINING WALL W/ POOL DECK
SECTION
SCALE: 1/2"=1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

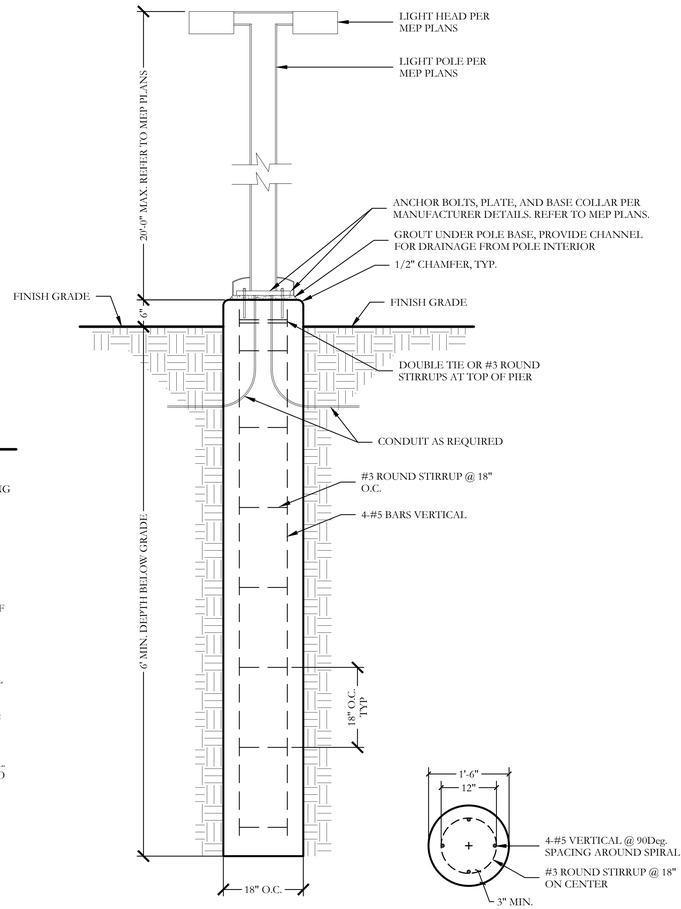
STRUCTURAL CONCRETE MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ⅜" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

GENERAL RETAINING WALL NOTES:

1. DESIGN BASED ON WALL HEIGHTS AND LOCATIONS AS SHOWN ON GRADING AND DRAINAGE PLANS IN THIS PLAN SET AND RECOMMENDATIONS PROVIDED IN FINAL GEOTECHNICAL EXPLORATION NO. D221118 DATED 11/22/22 BY TERRADYNE ENGINEERING, INC. AS PROVIDED BY CLIENT/CONTRACTOR. CONSTRUCTION STAKING TO BE PERFORMED BY OWNER'S ENGINEER/SURVEYOR.
2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, TESTING, INSPECTIONS, AND APPROVALS.
3. WALLS NOT DESIGNED FOR SURCHARGE LOADS, UNLESS SPECIFICALLY SHOWN. NO SURCHARGE LOAD ANTICIPATED FOR STRUCTURES LOCATED GREATER THAN 1.5 TIMES WALL HEIGHT.
4. MAXIMUM 4:1 TOE SLOPES FOR ALL SECTIONS OF WALL UNLESS SPECIFICALLY SHOWN OTHERWISE.
5. POSITIVE DRAINAGE AWAY FROM RETAINING WALLS, AS WELL AS ANY ASSOCIATED DRAINS BEHIND OR ATOP RETAINING WALLS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE STRUCTURES.
6. 4" PERFORATED PVC DRAIN PIPE WRAPPED WITH FILTER FABRIC TO BE INSTALLED PARALLEL TO BASE OF RETAINING WALLS. DRAIN PIPE SHALL EXTEND FULL LENGTH OF WALL AND DAYLIGHT TO DRAIN AT END OF RETAINING WALL.
7. CONTRACTOR TO PROVIDE FENCE SLEEVES (MIN. 18" DEPTH) AT SPACING AS REQUIRED BY PLAN.
8. DRAIN CAP TO CONSIST OF COMPACTED NATIVE CLAY SOILS WITH MINIMUM PI=25 TO LIMIT ABSORPTION OF SURFACE RUNOFF.
9. WALLS SHALL BEAR ON UNDISTURBED CUTS INTO NATIVE SOIL AND NOT BEAR ON FILL MATERIAL. WALLS LOCATED ON AREAS OF FILL SHALL BE CONSTRUCTED WITH FOOTINGS EXTENDED THROUGH FILL MATERIAL AND BEARING ON NATIVE SOILS.
10. WALL SUBGRADE SHOULD BE CLOSELY MONITORED DURING EXCAVATION. UNSUITABLE MATERIALS AT THE FOUNDATION BEARING LEVEL SHOULD BE REMOVED AND REPLACED WITH LEAN CONCRETE (MIN. 2000 PSI @ 28 DAYS), STRUCTURAL CONCRETE, OR BACKFILL COMPACTED TO AT LEAST 98 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN 1 PERCENTAGE POINT BELOW TO 3 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.
11. ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF SITE CONDITIONS CONFLICT WITH CONSTRUCTION OF WALL.
12. PERIODIC OBSERVATION BY ENGINEER OF RECORD DURING CONSTRUCTION IS RECOMMENDED IN ORDER TO PROVIDE OVERALL OPINION AS TO CONTRACTOR'S ADHERENCE TO PLANS AND SPECIFICATIONS. THIS IN NO WAY IS A GUARANTEE OR WARRANTY AS TO CONTRACTOR'S WORK.
13. DUE TO EXPANSIVE CLAY SOILS IN THIS AREA IT IS RECOMMENDED THAT PROPERTY OWNER(S) MAINTAIN GOOD WATERING PRACTICES TO LIMIT SOIL MOVEMENTS AND EXCESSIVE PRESSURES ON WALL.

WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.



3 LIGHT POLE WITHIN POOL AREA
PLAN/SECTION
SCALE: 3/4" = 1'-0"



August 12, 2024

1	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SITE DETAILS

REAVES CONSULTING
REAVES CONSULTING
831 ARROWHEAD DRIVE
PROSPER, TEXAS 75078
972.247.3928
RICHARD@REAVESENGINEERING.COM

F-10826

SCALE:
REFER TO DETAILS
One Inch

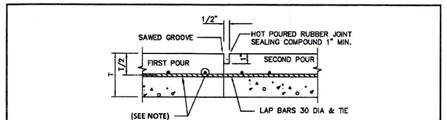
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L5-E

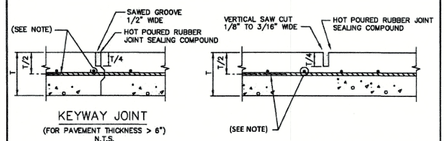
CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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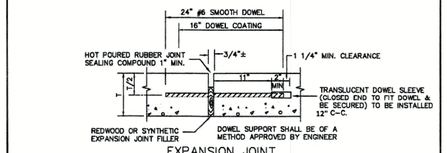
To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



CONSTRUCTION JOINT
N.T.S.



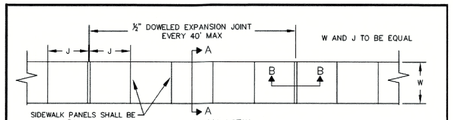
NOTE:
REINFORCING SHALL BE - #3 BARS AT 24" FOR 6" THICK PAVEMENT AND LESS. #4 BARS AT 18" FOR 8" THICK PAVEMENT AND GREATER.

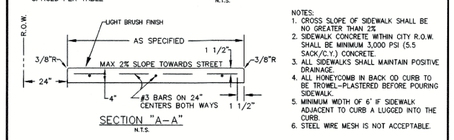


EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

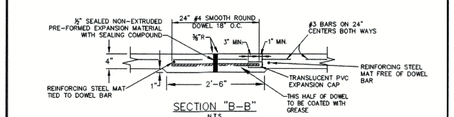
REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 303.5.4.
JOINTS		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-2050

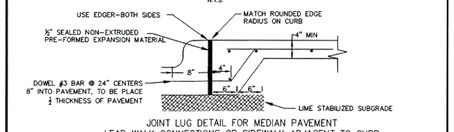
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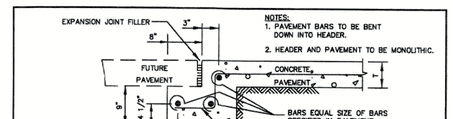
NOTES:
1. CROSS SLOPE OF SIDEWALK SHALL BE NO GREATER THAN 2%
2. SIDEWALK CONCRETE WITHIN CITY R.O.W. SHALL BE MINIMUM 3,000 PSI (5.5 SACK/C.Y.) CONCRETE.
3. ALL SIDEWALKS SHALL MAINTAIN POSITIVE DRAINAGE.
4. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
5. MINIMUM WIDTH OF 6' IF SIDEWALK ADJACENT TO CURB & LUGGED INTO THE CURB.
6. STEEL WIRE MESH IS NOT ACCEPTABLE.

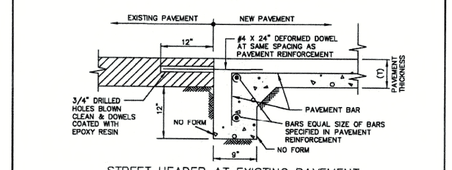


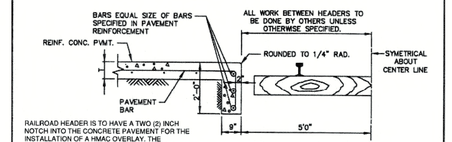


REINFORCED CONCRETE SIDEWALKS	CITY OF ROCKWALL	
JOINTS AND SPACING		DATE: AUG '19 / DRAWING NO.: R-2170

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RAILROAD HEADER IS TO HAVE A TWO (2) INCH NOTCH INTO THE CONCRETE PAVEMENT FOR THE INSTALLATION OF A HMAC OVERLAY. THE CONCRETE UNDER THE HMAC IS TO BE THE FULL STREET THICKNESS. THE NOTCH SHOULD START AT THE END OF THE PAVEMETN AND GO TWENTY (20) FEET UP THE ROAD AWAY FROM THE CROSSING.

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 305.4
STREET HEADERS		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-2070

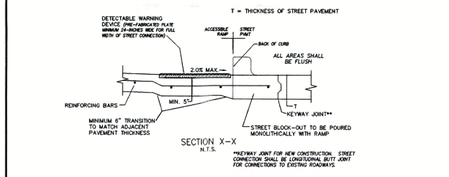
Page 268

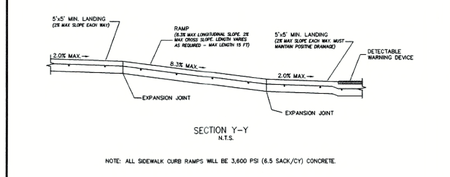
A	Detectable Warning Devices (DWD) shall be pre-manufactured cast-in-place truncated dome plates installed to the manufacturer's specifications, and shall meet all ADA requirements. No Brick Pavers allowed. Color to be approved by the City. DWD shall be 24 inches in length for the full width of the street connection starting at the back of curb. A maximum 2-inch border shall be allowed on the sides of the DWD for proper installation.
B	Also known as "Clear Space" per ADA PROWAG, the City requires a minimum landing space of 5-foot by 5-foot at the bottom of every ramp. This landing space shall have a cross slope in both directions that does not exceed 2.0% and shall be wholly outside the parallel vehicular travel path.
C	The ramp component of the directional curb ramp shall have a continuous longitudinal slope more than 5% and less than 8.3%. The ramp shall also have a cross slope of no more than 2.0%. Length of ramp can vary, but shall not exceed 15 feet to achieve desired elevation change.
D	Also known as "Turning Space" per ADA PROWAG, a minimum landing space of 5-foot by 5-foot shall be at the top of every ramp. This landing (turning) space shall have a cross slope in both directions that does not exceed 2.0%. Landing must match width of sidewalk and length shall be the same distance ("Squared" Landing).
E	All curb ramps shall have grade breaks at the top and bottom that are perpendicular to the direction of the ramp run. Where the ends of the bottom grade break are less than or equal to 5 feet, the DWD shall be placed within the ramp at the bottom grade break. Where either end of the bottom grade break is greater than 5 feet, the DWD shall be placed behind the back of the curb.
F	Paving contractor shall leave block out with a keyway joint installed, minimum of 18 inches measured from back of curb. Block out shall be poured monolithically with Curb Ramp. Concrete shall tie to street paving with a keyway joint per NCTCOG detail 2050. No curb shall be constructed where a DWD is provided. The curb on either side shall have a typical 5 foot taper to transition from the standard 6-inch curb height to be flush with ramp.
G	All work associated with accessible routes shall be installed flush with all features to minimize vertical surface discontinuities. Each segment along accessible route shall be flush with no more (zero tolerance) than a ¼-inch grade separation (elevation difference), or ½-inch grade separation if beveled (bevel slope shall not be steeper than 50%).
H	A sidewalk header shall be constructed at ends of all work performed.
I	Street crossings shall adhere to same guidelines as other accessible routes within public right-of-way, and shall be for the full width of the in-line accessible route. Cross slope shall not exceed 2%*. New street construction shall incorporate all ADA design requirements. It shall be the responsibility of the Design Professional and Contractor to ensure all street crossings meet the requirements of PROWAG. Street alterations on existing streets to bring to compliance shall be at the City Engineer's discretion.
J	All curbs constructed as part of an ADA Ramp shall match City curb standards.

** See PROWAG special design considerations when street crossing has no stop or yield condition.*

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE: MAR. '17 / DRAWING NO.: R-2125B

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NOTE: ALL SIDEWALK CURB RAMPS WILL BE 3,600 PSI (6.5 SACK/CY) CONCRETE.

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE: MAR. '17 / DRAWING NO.: R-2125C

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PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

All newly constructed sidewalks, curb ramps and crosswalks installed within City of Rockwall public rights-of-way shall be considered a pedestrian access route and shall conform to the most current Guidelines for Public Rights-of-Way created by the United States Access Board.

CURB RAMPS

1. All slopes shown are MAXIMUM ALLOWABLE. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
2. Landings shall be 5'x 5' minimum with a maximum 2% slope in the transverse and longitudinal directions.
3. Clear space at the bottom of curb ramps shall be a minimum of 5'x 5' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
4. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
5. Additional information on curb ramp location, design, light reflective value and texture may be found in the most current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102. Federal guidelines shall supersede any conflicts.
6. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps and accessible routes shall align with theoretical crosswalks unless otherwise directed.
7. Handrails are not required on curb ramps.
8. Provide a flush transition where the curb ramps connect to the street.
9. Accessible routes are considered "ramps" when longitudinal slopes are between 5% and 8.3% (maximum allowable). Sidewalks under 5% longitudinal slope are deemed accessible routes and must follow all applicable guidelines.

DETECTABLE WARNING DEVICE

10. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces. Furnish and install an approved cast-in-place dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
11. Detectable Warning Materials shall be truncated dome plates in the color approved by the City. Install products in accordance with manufacturer's specifications.
12. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
13. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
14. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. When placed on the ramp, align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Where detectable warning surfaces are provided on a surface with a slope that is less than 5 percent, dome orientation is less critical. Detectable warning surfaces may be curved along the corner radius.

SIDEWALKS

15. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
16. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
17. Street grades and cross slopes shall be as shown elsewhere in the plans.
18. Changes in level greater than 1/4 inch are not permitted (1/2 inch with bevel).
19. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
20. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE: MAR. '17 / DRAWING NO.: R-2125D

Page 272

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9 day of July, 2024.

WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
CITY OF ROCKWALL
CONSTRUCTION DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

July 19, 2024

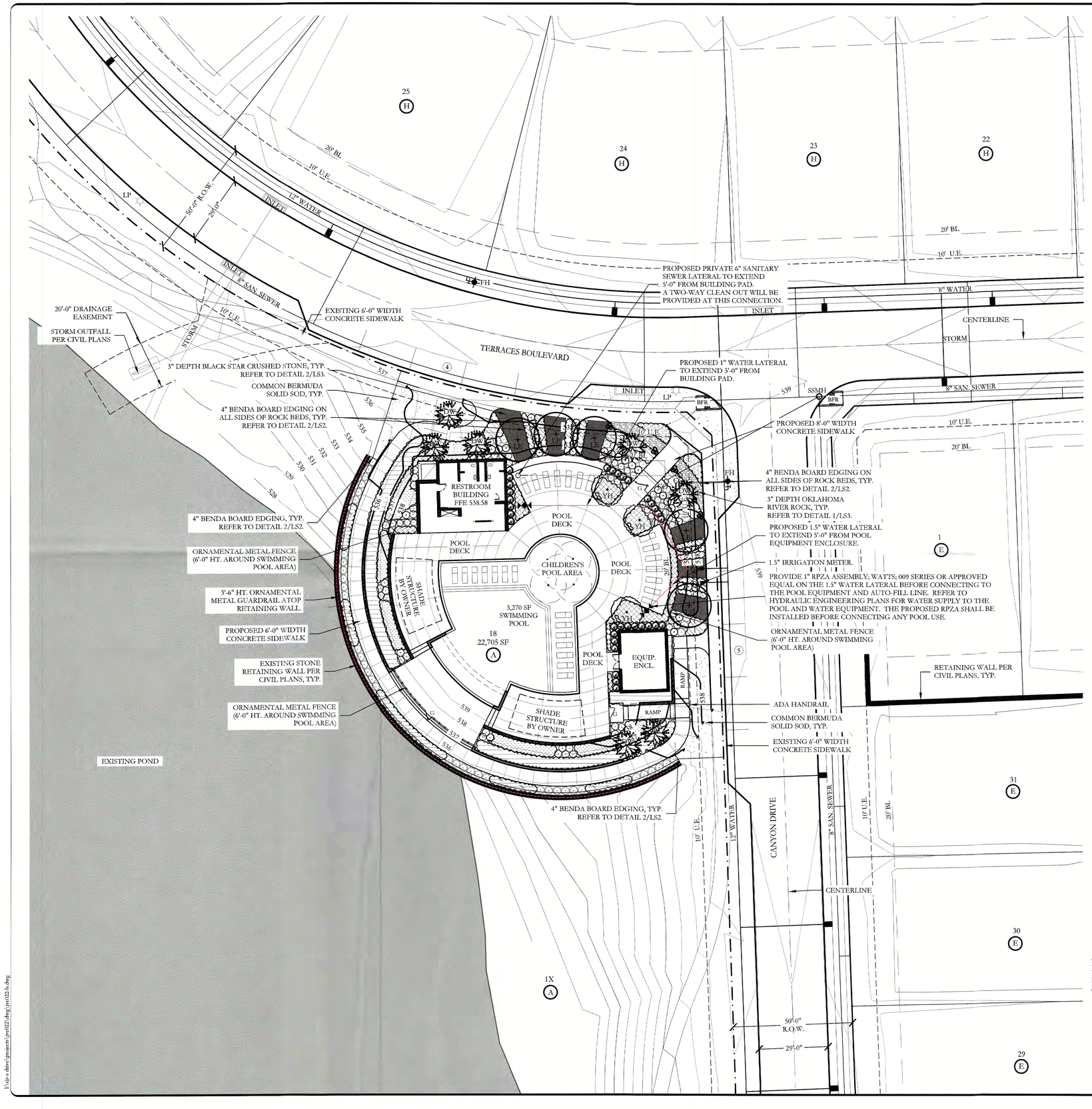
SCALE: REFER TO DETAILS
One Inch
JVC No JVC022

L6

CITY CASE NUMBER SP2024-033 - TERRACES AMENITY CENTER

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.
		DWARF WAX MYRTLE	MYRICA PUSILLLA	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 0.52 ACRES
22,705 SQ. FT.

BUILDING AREA: 1,124 SQUARE FEET
BUILDING HEIGHT: 19'-8" (1 STORY)
POOL EQ. ENCLOSURE AREA: 528 SQUARE FEET
POOL EQ. ENCLOSURE HEIGHT: 18'-1" (1 STORY)

FLOOR TO AREA: 0.0727:1 [1,652/22,705]
LOT COVERAGE: 7.27%

TOTAL IMPERVIOUS SURFACE: 11,188.80 SF
PROPOSED IMPERVIOUS RATIO: 0.4927 OR 49.27%
INTERIOR LANDSCAPE PROVIDED: 11,516.20 SF

POOL DECK SURFACE: 5,062.43 SF

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9 day of July, 2024.

WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 19, 2024

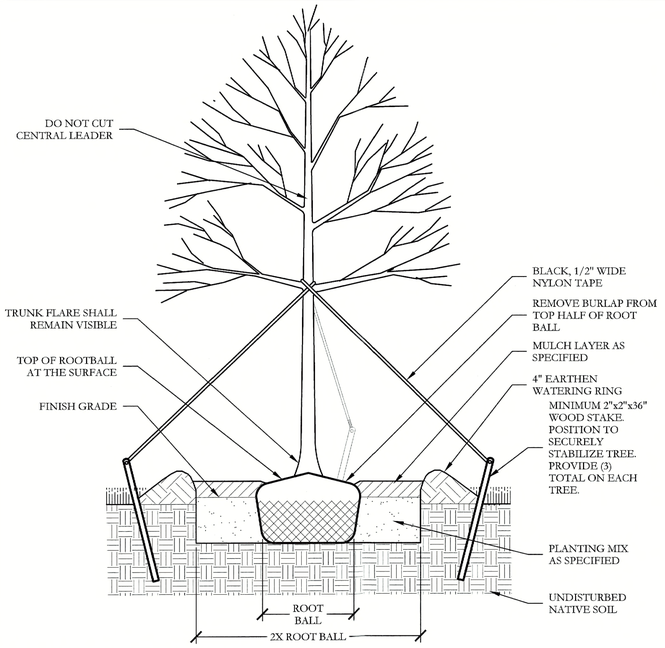
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LS1 of 3

CITY CASE NUMBER SP2024-033 TERRACES AMENITY CENTER

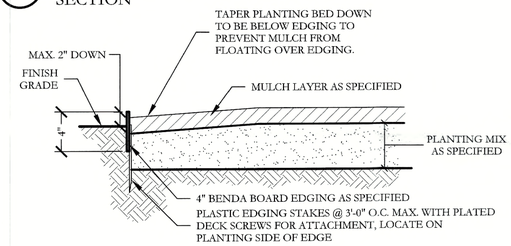
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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



2 TYPICAL BED EDGING DETAIL SECTION

NOT TO SCALE

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LE	5	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	7	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	3	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	32	DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	DWARF WAX MYRTLE	MYRICA PUSILLLA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	54	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	37	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	37	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	220	LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	300	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	410	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	335	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	250	LIRIOPE	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	300	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	1,810	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	750	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE $\frac{3}{4}$ - 1" DIAMETER IN SIZE.
	210	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.
	1	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.

GENERAL LANDSCAPE NOTES

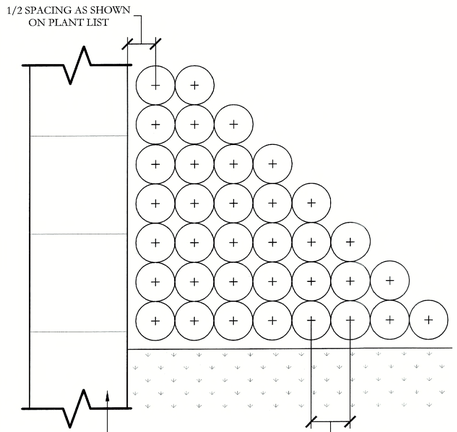
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
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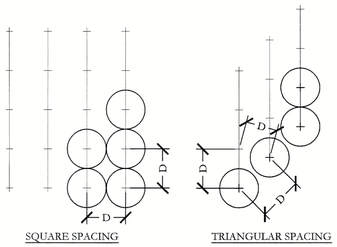
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3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
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6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

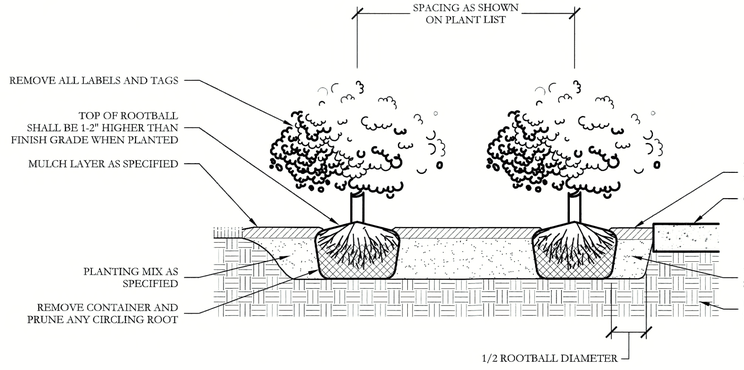
MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
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3 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

NOT TO SCALE

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APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9 day of July, 2024.

WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 19, 2024

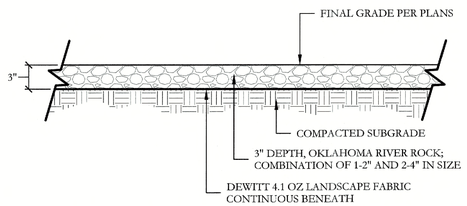
SCALE:
REFER TO DETAILS
One Inch

JVC No JVC022

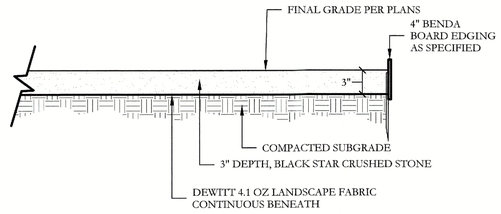
LS2 of 3

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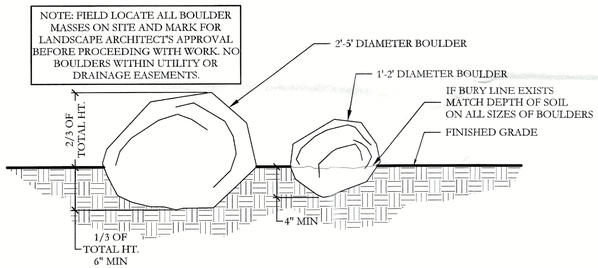
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1 OKLAHOMA RIVER ROCK BED
SECTION
SCALE: 1" = 1'-0"



2 BLACK STAR CRUSHED STONE DETAIL
SECTION
SCALE: 1" = 1'-0"



3 LANDSCAPE BOULDER DETAIL
SECTION
NOT TO SCALE

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Director of Planning and Zoning

JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
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LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
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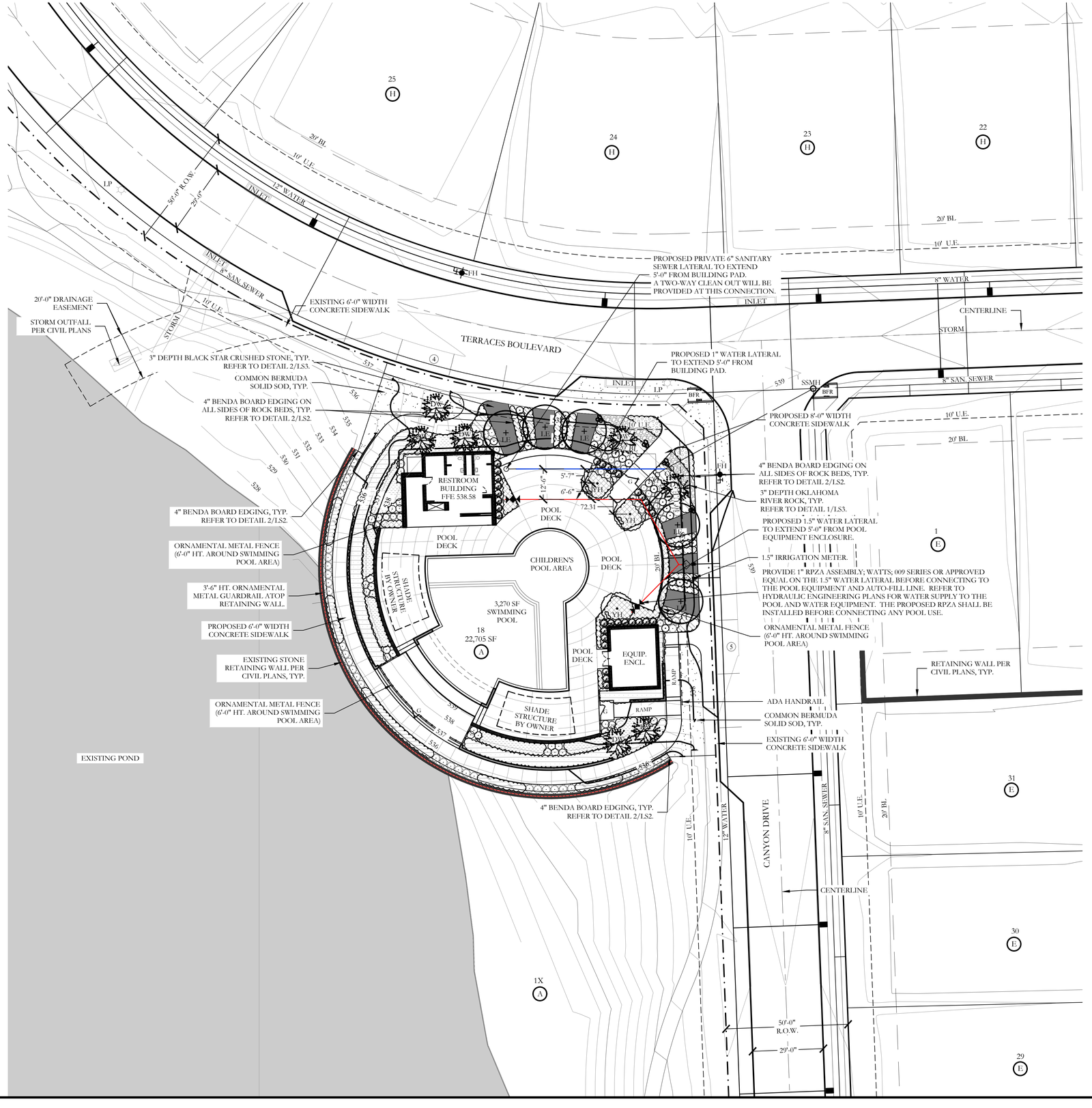
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LS3 of 3

CITY CASE NUMBER SP2024-033 TERRACES AMENITY CENTER

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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.
		DWARF WAX MYRTLE	MYRICA PUSILLLA	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 0.52 ACRES
22,705 SQ. FT.

BUILDING AREA: 1,124 SQUARE FEET
BUILDING HEIGHT: 19'-8" (1 STORY)
POOL EQ. ENCLOSURE AREA: 528 SQUARE FEET
POOL EQ. ENCLOSURE HEIGHT: 18'-1" (1 STORY)

FLOOR TO AREA: 0.0727:1 [1,652/22,705]
LOT COVERAGE: 7.27%

TOTAL IMPERVIOUS SURFACE: 11,188.80 SF
PROPOSED IMPERVIOUS RATIO: 0.4927 OR 49.27%
INTERIOR LANDSCAPE PROVIDED: 11,516.20 SF

POOL DECK SURFACE: 5,062.43 SF

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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20 10 0 20
SCALE 1" = 20'

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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 31, 2024

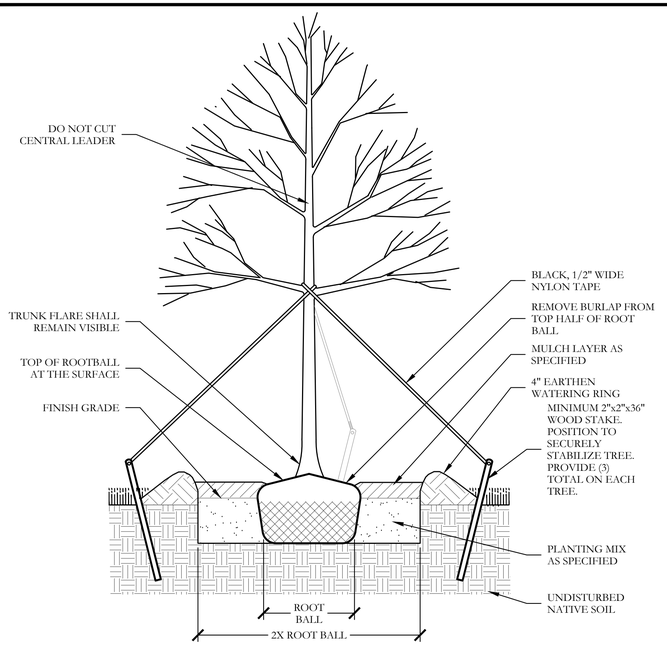
SCALE:
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One Inch
JVC No JVC022

LS1-E of 3

CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE

2 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE

NOTE:
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3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LE	5	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	7	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	3	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	32	DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	DWARF WAX MYRTLE	MYRICA PUSILLLA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	54	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	37	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	37	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	220	LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	300	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	410	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	335	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	250	LIRIOPE	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	300	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	1,810	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	750	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE ¾" - 1" DIAMETER IN SIZE.
	210	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.
	1	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.

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3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
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3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
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7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 31, 2024

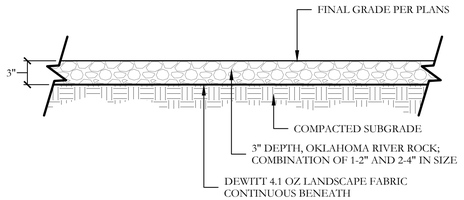
SCALE:
REFER TO DETAILS
One Inch
JVC No JVC022

LS2-E of 3

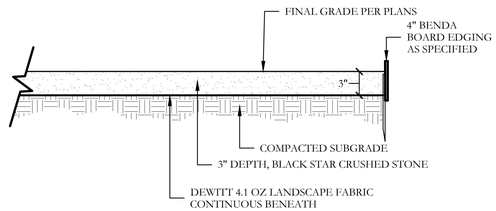
CITY CASE NUMBER F2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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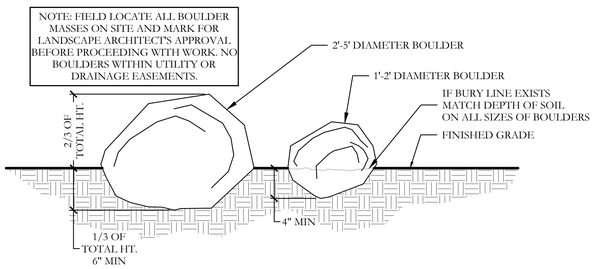
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1 OKLAHOMA RIVER ROCK BED
SECTION
SCALE: 1" = 1'-0"



2 BLACK STAR CRUSHED STONE DETAIL
SECTION
SCALE: 1" = 1'-0"



3 LANDSCAPE BOULDER DETAIL
SECTION
NOT TO SCALE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

1	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 31, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No JVC022

LS3-E of 3

CITY CASE NUMBER E2024-028 & SP2024-033 - TERRACES AMENITY CENTER

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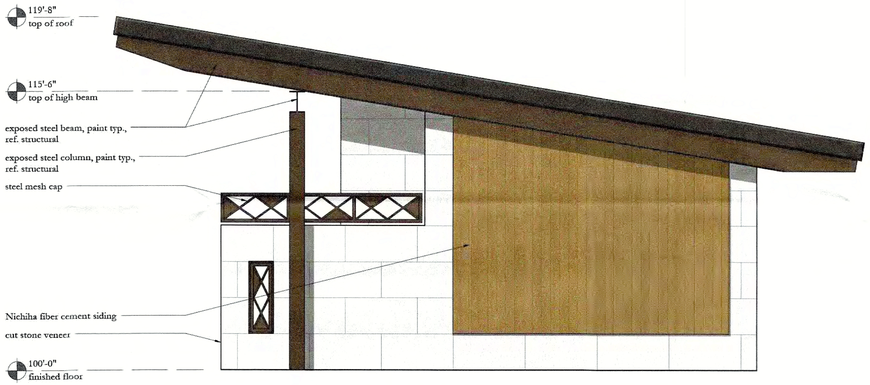
WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

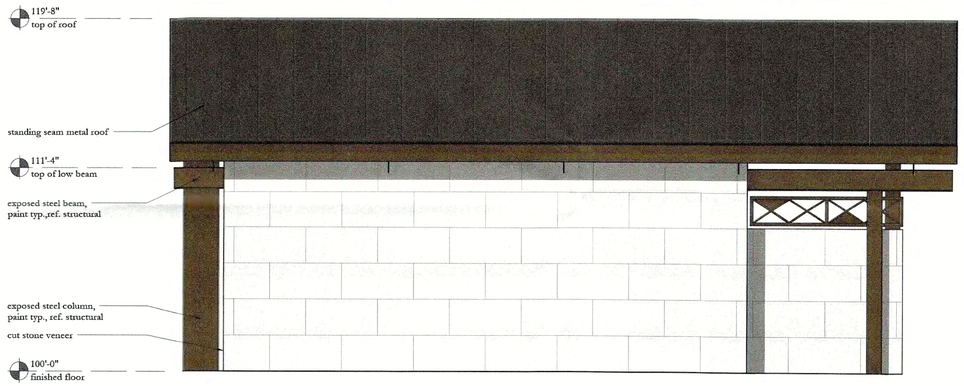
Director of Planning and Zoning

BUILDING MATERIAL CALCULATIONS

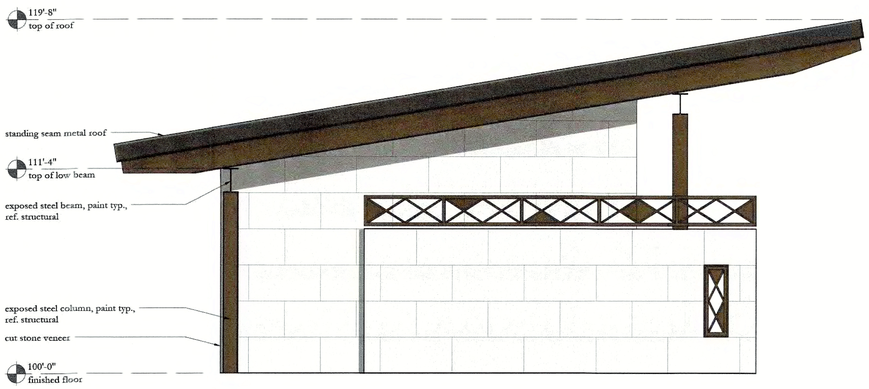
Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	438 S.F.	-	535 S.F.	-	385 S.F.	-	385 S.F.	-
PRIMARY MATERIAL TOTALS	438 S.F.	100.00%	370 S.F.	69.16%	385 S.F.	100.00%	385 S.F.	100%
CUT STONE VENEER	438 S.F.	79.81%	370 S.F.	69.16%	198 S.F.	51.43%	385 S.F.	100%
NICHIHA FIBER CEMENT SIDING	-	-	-	-	187 S.F.	48.57%	-	-
SECONDARY MATERIALS	-	-	165 S.F.	30.84%	-	-	-	-
TILE AT SHOWER/DRINKING FOUNTAINS	-	-	165 S.F.	30.84%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	-	-	-	-	-	-	-	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-
NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS								



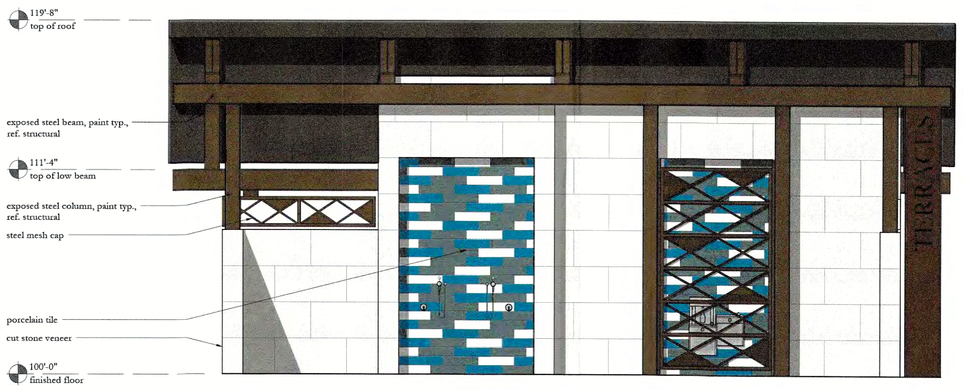
4 EAST ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
EXTERIOR ELEVATIONS - RESTROOM BUILDING

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

A3.00 - SD

CITY CASE NUMBER SP2024-033 - TERRACES AMENITY CENTER

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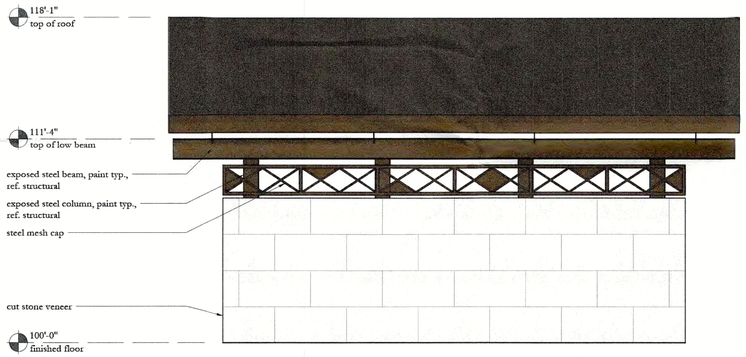
WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

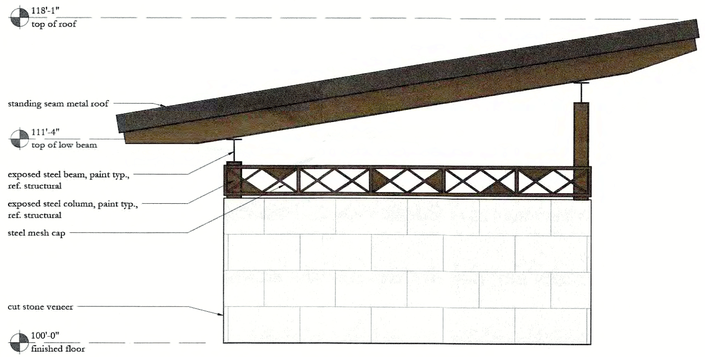
Director of Planning and Zoning

BUILDING MATERIAL CALCULATIONS

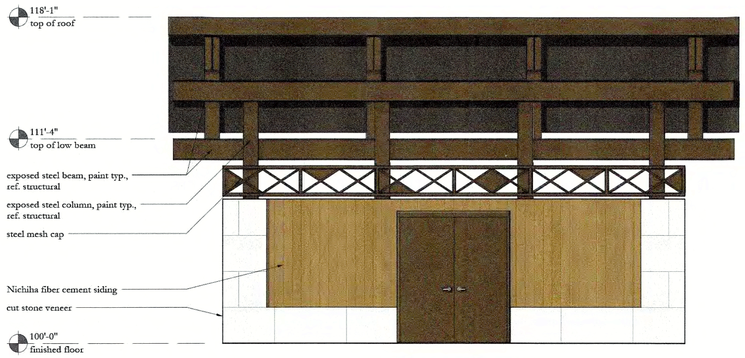
Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	164 S.F.	-	164 S.F.	-	206 S.F.	-	206 S.F.	-
PRIMARY MATERIAL TOTALS	164 S.F.	100.00%	164 S.F.	100.00%	206 S.F.	100.00%	206 S.F.	100%
CUT STONE VENEER	164 S.F.	100.00%	164 S.F.	100.00%	206 S.F.	100.00%	69 S.F.	43.13%
NICHIHA FIBER CEMENT SIDING	-	-	-	-	-	-	91 S.F.	56.87%
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	-	-	-	-	-	-	46 S.F.	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-
NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS								



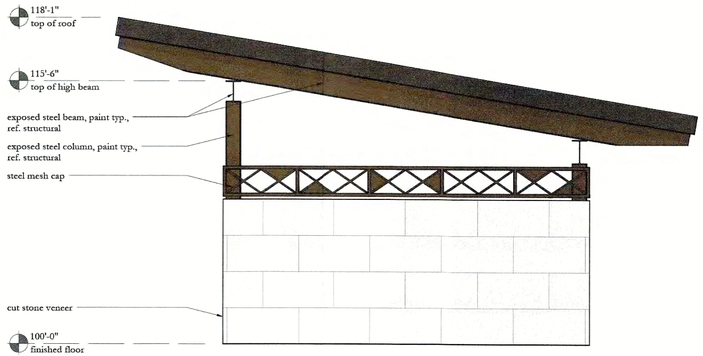
4 EAST ELEVATION - POOL EQUIPMENT
ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION - POOL EQUIPMENT
ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION - POOL EQUIPMENT
ELEVATION
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION - POOL EQUIPMENT
ELEVATION
SCALE: 1/4"=1'-0"

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
EXTERIOR ELEVATIONS - POOL EQUIPMENT

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

A3.01 - SD

CITY CASE NUMBER SP2024-033 - TERRACES AMENITY CENTER

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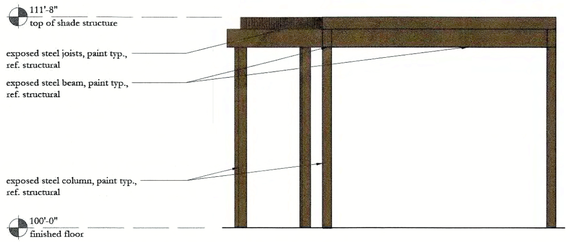
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WITNESS OUR HANDS, this 9 day of July, 2024.

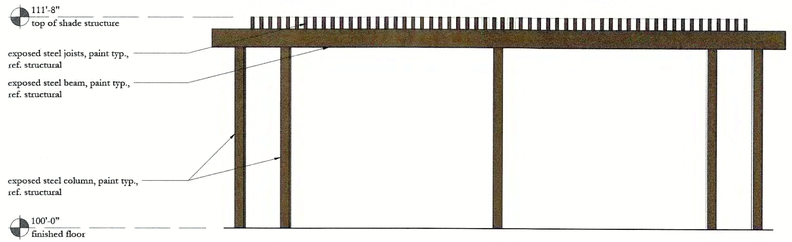
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



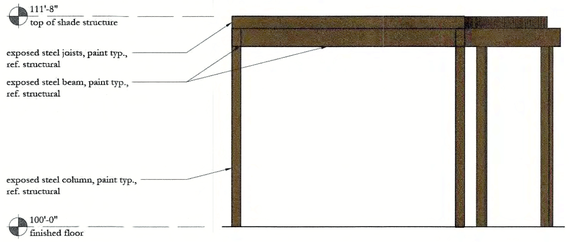
4 SIDE ELEVATION
ELEVATION

SCALE: 1/4"=1'-0"



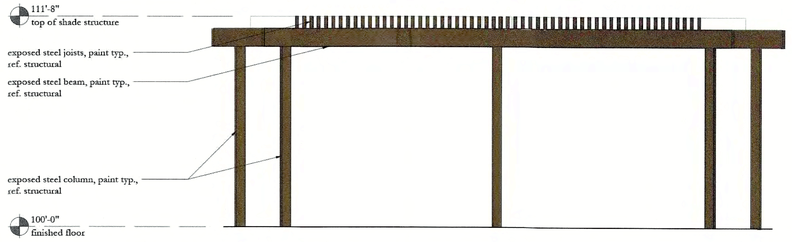
3 REAR ELEVATION
ELEVATION

SCALE: 1/4"=1'-0"



2 SIDE ELEVATION
ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION (TOWARDS POOL)
ELEVATION

SCALE: 1/4"=1'-0"

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

EXTERIOR ELEVATIONS - SHADE STRUCTURE

SCALE:
REFER TO PLANS
One Inch

JVC No JVC022

A3.02 - SD

CITY CASE NUMBER SP2024-033 - TERRACES AMENITY CENTER

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FLOOR PLAN GENERAL NOTES

1. REF. N1.00-N1.03 FOR ALL ADA/TAS ACCESSIBILITY REQUIREMENTS
2. ALL PLAN DIMENSIONS ARE TO FINISH FACE OF WALL EXCEPT WHERE NOTED OTHERWISE
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PLUMBING FIXTURE AND RESTROOM ACCESSORY SELECTIONS ARE APPROVED BY OWNER PRIOR TO FINAL PRICING, ORDERING, AND CONSTRUCTION

RESTROOM ACCESSORY LEGEND

1. B-6806 X 42 GRAB BAR BY BOBRICK, OR APPROVED EQUAL
2. B-6806 X 36 GRAB BAR BY BOBRICK, OR APPROVED EQUAL
3. B-4288 SURFACE-MOUNTED TOILET PAPER DISPENSER BY BOBRICK, OR APPROVED EQUAL
4. KB300-SS SURFACE-MOUNTED BABY CHANGING STATION BY KOALA KARE, OR APPROVED EQUAL
5. MIRROR TO MEET ALL ADA/TAS REQUIREMENTS
6. B-4112 SURFACE-MOUNTED SOAP DISPENSER BY BOBRICK, OR APPROVED EQUAL
7. B3944 SURFACE-MOUNTED PAPER TOWEL DISPENSER BY BOBRICK, OR APPROVED EQUAL

MISCELLANEOUS FIXTURES

8. 24" X 24" MOP SINK
9. VRCTL8WSK VANDAL-RESISTANT BI-LEVEL DRINKING FOUNTAIN AND BOTTLE FILLING STATION BY ELKAY, W/ 98324C CANE APRON, OR APPROVED EQUAL

PROJECT DATA

OCCUPANCY GROUP:	GROUP U
CONSTRUCTION TYPE:	TYPE VB
RESTROOM BUILDING GROSS AREA (UNDER ROOF):	1,155 FT²
POOL EQUIPMENT GROSS AREA (UNDER ROOF):	548 FT²

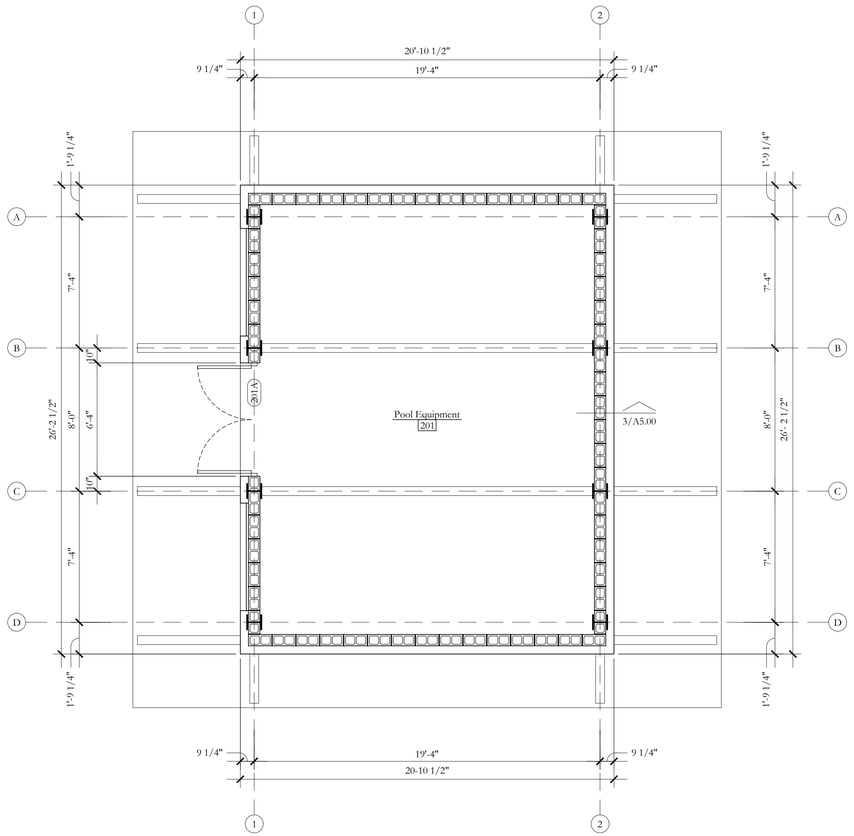
BUILDING WILL NOT BE SPRINKLED

ADOPTED CODES:
2021 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2021 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
2021 INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS
2020 NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS

TEXAS ACCESSIBILITY STANDARDS (2012)
AMERICANS WITH DISABILITIES ACT (2010)

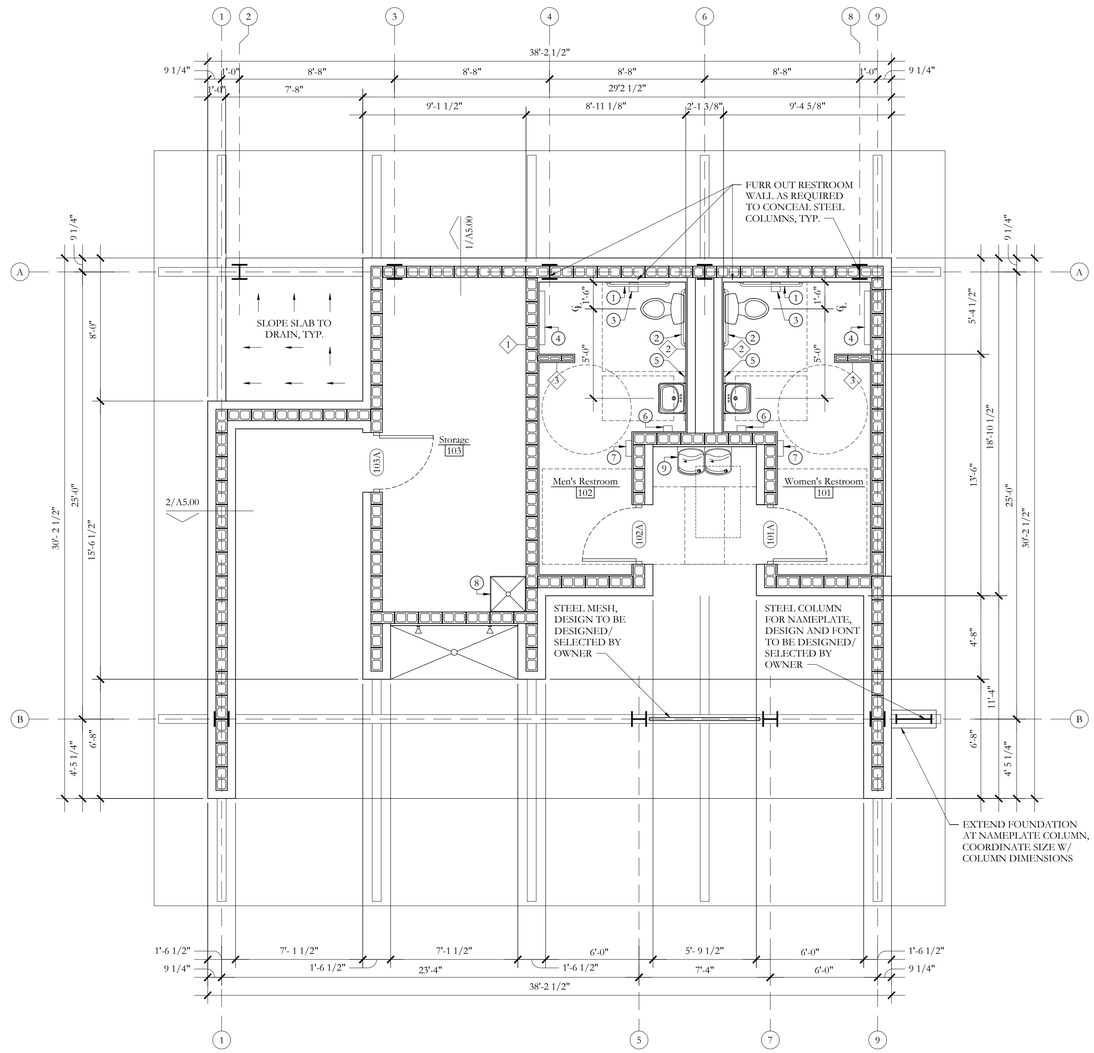
GENERAL COORDINATION NOTE

GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE WORK OF ALL DISCIPLINES AND ENSURING THAT ALL WORK WITHIN SCOPE IS FULLY COORDINATED BETWEEN ALL SUBCONTRACTORS AND CONSULTANTS. IF FURTHER CLARIFICATION IS NEEDED REQUIRING ANY ITEMS WITHIN WORK SCOPE, GENERAL CONTRACTOR SHALL CONTACT JOHNSON VOLK CONSULTING FOR FURTHER DIRECTION PRIOR TO FINAL PRICING, ORDERING, AND CONSTRUCTION.



2 FLOOR PLAN - POOL EQUIPMENT
PLAN

SCALE: 1/4"=1'-0"



1 FLOOR PLAN - RESTROOM BUILDING
PLAN

SCALE: 1/4"=1'-0"

TRUE NORTH
PLAN NORTH

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
FLOOR PLANS AND PROJECT NOTES - RESTROOM BUILDING AND POOL EQUIPMENT

REGISTERED ARCHITECT
JACOB P. VISSON
28541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

A2.00

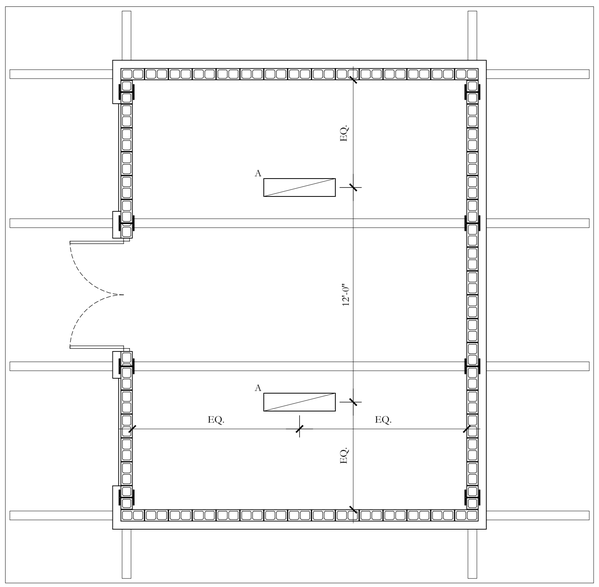
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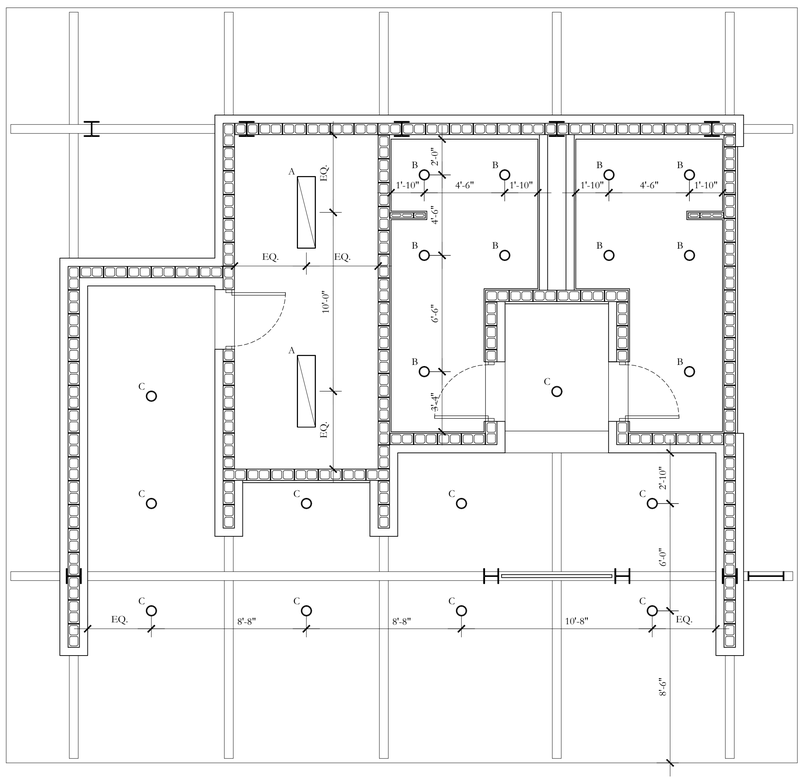
LIGHT FIXTURE LEGEND

	A	EXTERIOR-RATED LED LENSED STRIP
	B	LED PENDANT
	C	EXTERIOR-RATED LED PENDANT

NOTE: COORDINATE ALL LIGHT FIXTURE SPECIFICATIONS AND LOCATIONS W/ MEP DRAWINGS. IF FURTHER COORDINATION IS REQUIRED, CONTACT ARCHITECT FOR INTERPRETATION PRIOR TO FINAL PRICING, ORDERING, AND CONSTRUCTION.



2 REFLECTED CEILING PLAN - POOL EQUIPMENT
PLAN
SCALE: 1/4"=1'-0"



1 REFLECTED CEILING PLAN - RESTROOM BUILDING
PLAN
SCALE: 1/4"=1'-0"

JOHNSON VOLK CONSULTING
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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
REFLECTED CEILING PLANS -
RESTROOM BUILDING AND POOL
EQUIPMENT

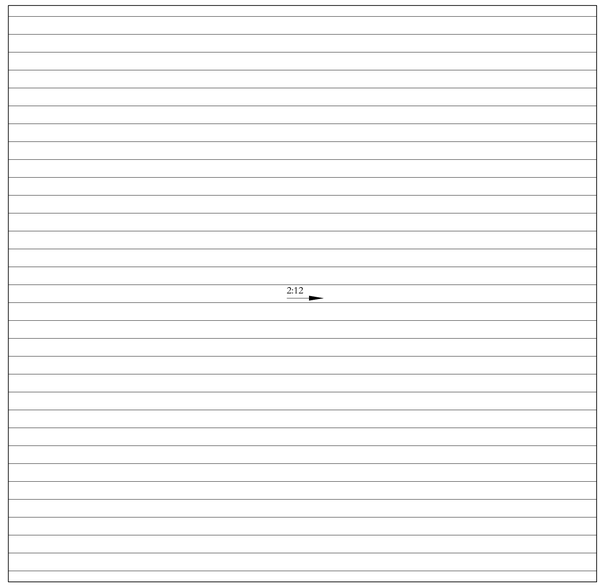
REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
08/28/2024

SCALE:
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One Inch
JVC No JVC022

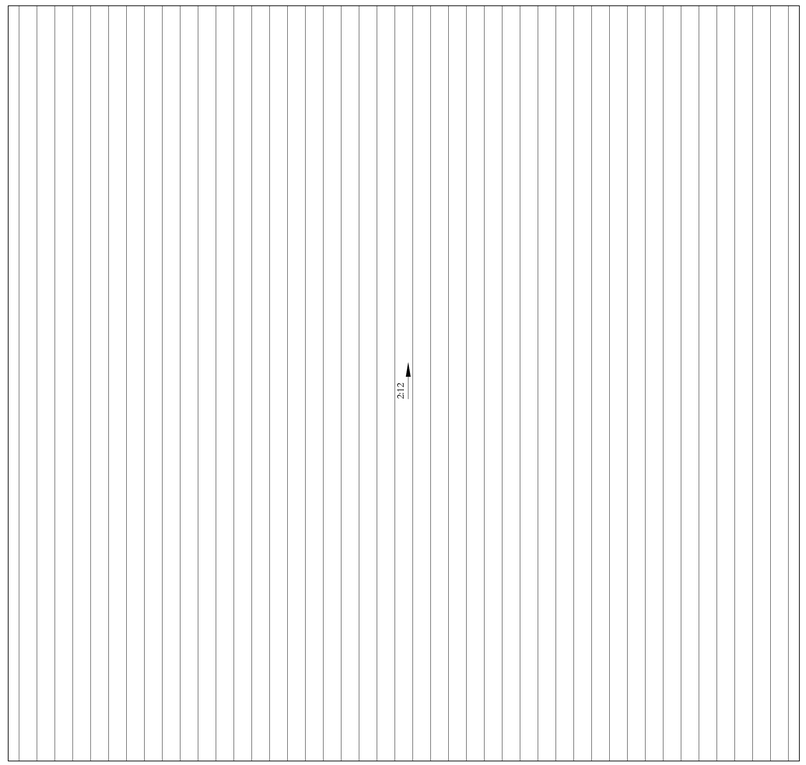
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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



2 ROOF PLAN - POOL EQUIPMENT
PLAN
SCALE: 1/4"=1'-0"



1 ROOF PLAN - RESTROOM BUILDING
PLAN
SCALE: 1/4"=1'-0"

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
ROOF PLANS - RESTROOM BUILDING AND POOL EQUIPMENT

REGISTERED ARCHITECT
JACOB P. VINSON
29541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

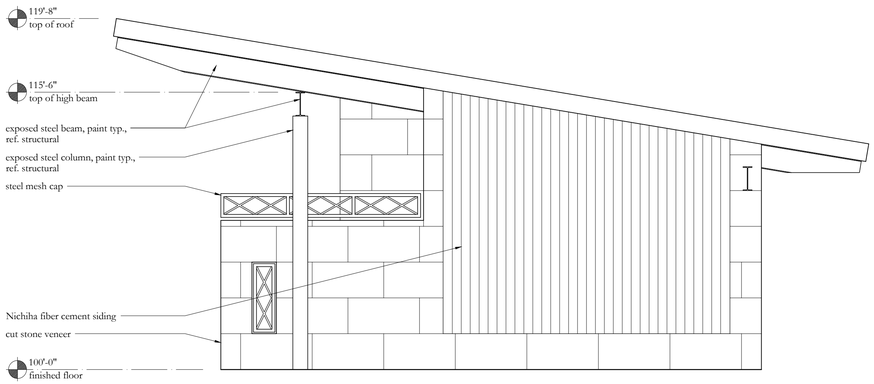
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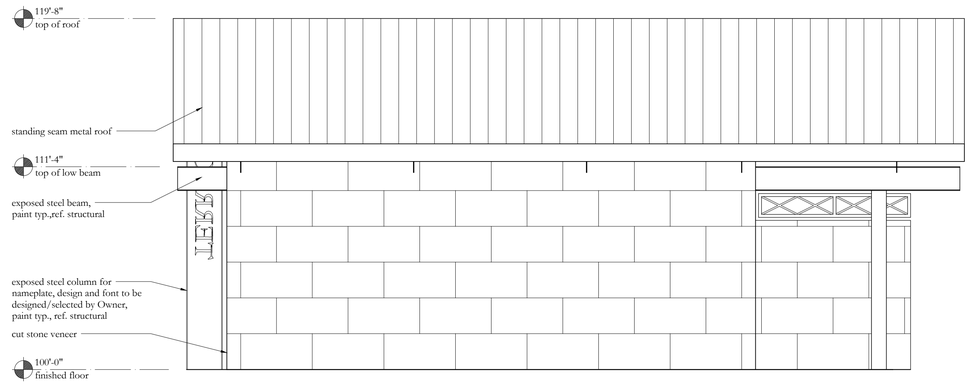
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EXTERIOR GENERAL NOTES

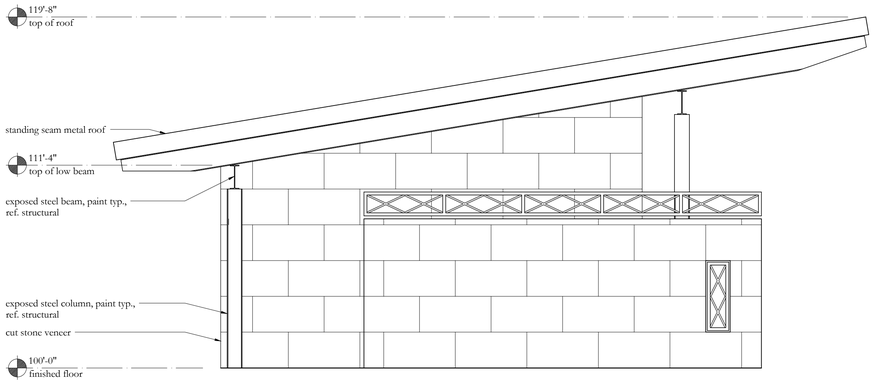
1. GENERAL CONTRACTOR SHALL PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURE. COORDINATE DOWNSPOUT BASE CONDITIONS WITH SITE DRAINAGE AND CITY/COUNTY DRAINAGE REQUIREMENTS
2. PRIOR TO FINAL PRICING, ORDERING OF MATERIALS, AND CONSTRUCTION, GENERAL CONTRACTOR SHALL CONFIRM ALL MATERIAL SELECTIONS, FINISHES, AND COLORS WITH OWNER/DEVELOPER.



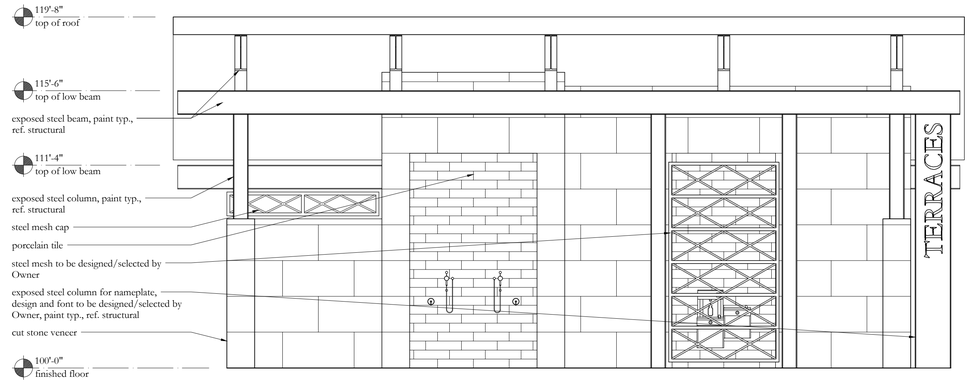
4 EAST ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"

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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
EXTERIOR ELEVATIONS - RESTROOM BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

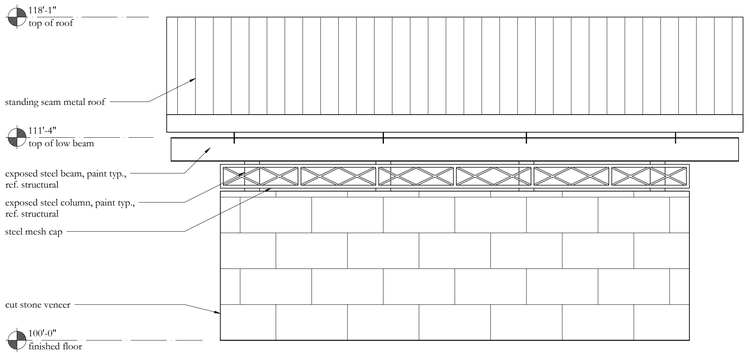
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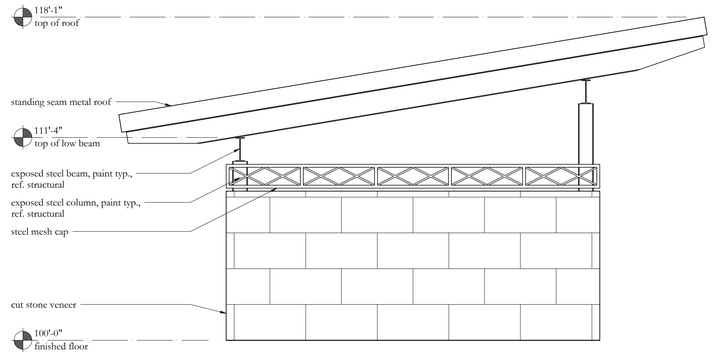
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EXTERIOR GENERAL NOTES

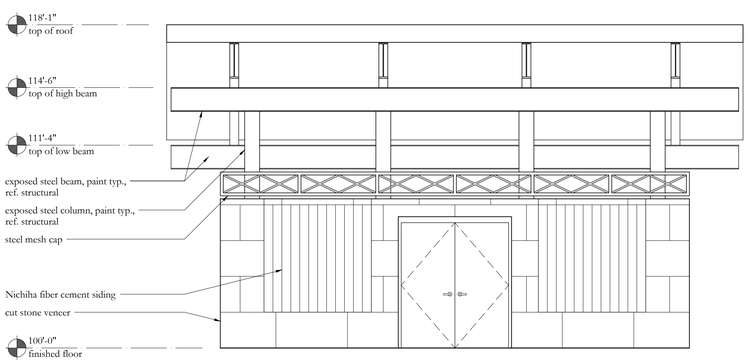
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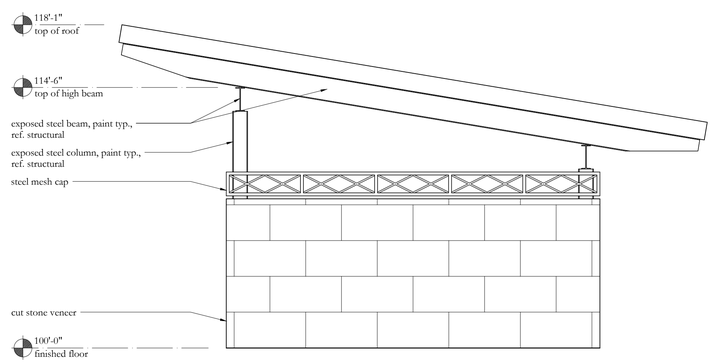
4 EAST ELEVATION - POOL EQUIPMENT
ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION - POOL EQUIPMENT
ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION - POOL EQUIPMENT
ELEVATION
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION - POOL EQUIPMENT
ELEVATION
SCALE: 1/4"=1'-0"

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
EXTERIOR ELEVATIONS - POOL EQUIPMENT

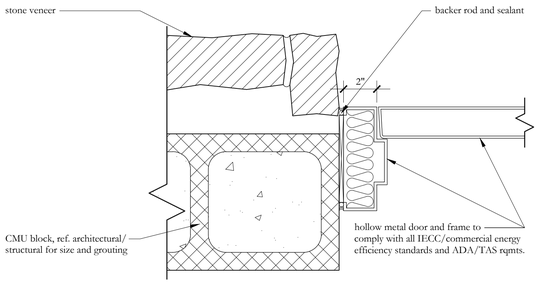
REGISTERED ARCHITECT
JACOB P. VINSON
29541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

A3.01

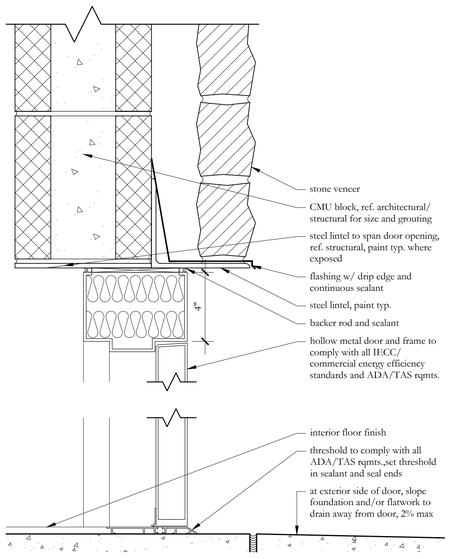
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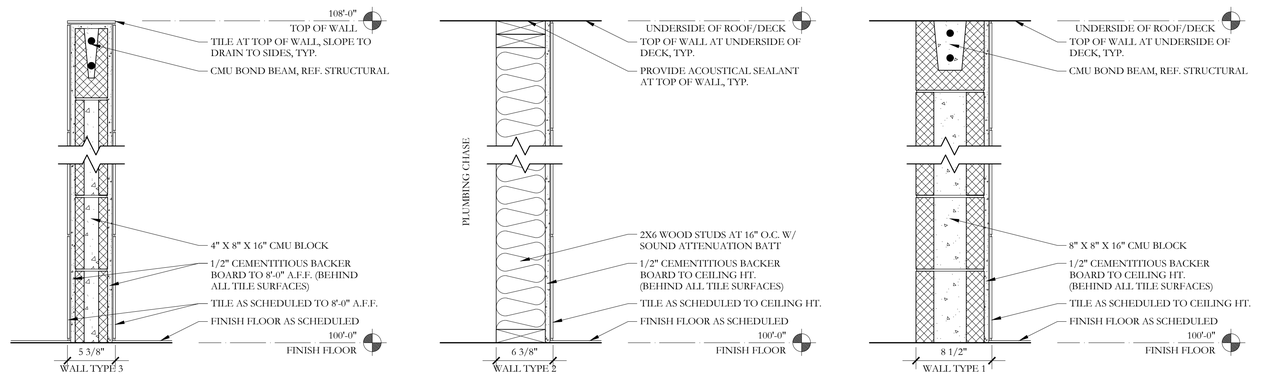
5 DOOR JAMB DETAIL

SCALE: 3"=1'-0"



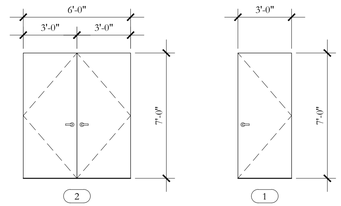
4 DOOR HEAD/THRESHOLD DETAIL

SCALE: 3"=1'-0"



3 WALL TYPES

SCALE: 1-1/2"=1'-0"



2 DOOR TYPES

SCALE: 1/4"=1'-0"

ROOM FINISH SCHEDULE

ROOM		FLOOR	BASE				WALL				CEILING		NOTES
NO.	LOCATION	FINISH	NORTH	SOUTH	EAST	WEST	NORTH	SOUTH	EAST	WEST	TYPE	HEIGHT	
101A	WOMEN'S RESTROOM	C	SCH	SCH	SCH	SCH	TI	TI	TI	TI	PT	9'-0"	
102A	MEN'S RESTROOM	C	SCH	SCH	SCH	SCH	TI	TI	TI	TI	PT	9'-0"	
103A	STORAGE	C	RB	RB	RB	RB	-	-	-	-	PT	9'-0"	
201A	POOL EQUIPMENT	C	RB	RB	RB	RB	-	-	-	-	O	-	

LEGEND		GENERAL NOTES
C - SEALED CONCRETE, STAIN/FINISH TO BE SELECTED BY OWNER (IF DESIRED)	RB - RUBBER BASE	- CEMENTITIOUS BACKER BOARD SHALL BE PROVIDED AS BACKING AT ALL TILE SURFACES
PT - GYP. BOARD, PAINT TYP.	SCH - SCHLUTER METAL TILE TRANSITION	- ALL GYP. BOARD SHALL BE MOISTURE-RESISTANT
TI - PORCELAIN FLOOR/WALL TILE	O - NO CEILING, OPEN TO ROOF ABOVE	- ALL FLOOR FINISHES SHALL PROVIDE MIN. 0.60 DCOF SLIP RESISTANCE WHEN WET

DOOR AND FRAME SCHEDULE

NO.	LOCATION	TYPE	MATL.	WDTH.	HT.	THCK.	FR. TYPE	H/T DTL.	JMB DTL.	HW SET	NOTES
101A	WOMEN'S RESTROOM	1	HM	3'-0"	7'-0"	1-3/4"	HM	4/A4.00	5/A4.00	SEL	
102A	MEN'S RESTROOM	1	HM	3'-0"	7'-0"	1-3/4"	HM	4/A4.00	5/A4.00	SEL	
103A	STORAGE	1	HM	3'-0"	7'-0"	1-3/4"	HM	4/A4.00	5/A4.00	SEL	
104A	POOL EQUIPMENT	2	HM	(2)3'-0"	7'-0"	1-3/4"	HM	4/A4.00	5/A4.00	SEL	

LEGEND	GENERAL NOTES
HM - HOLLOW METAL, PAINT TYP.	- ALL STAINS AND SEALERS SHALL BE LOW VOC
SEL - HARDWARE TO BE SELECTED BY OWNER	- ALL DOORS, FRAMES, AND HARDWARE SHALL COMPLY WITH ALL LIFE SAFETY, EGRESS, AND ADA/TAS ACCESSIBILITY REQUIREMENTS

1 SCHEDULES

JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SCHEDULES, WALL TYPES, DOOR TYPES, DOOR DETAILS - RESTROOM BUILDING AND POOL EQUIPMENT

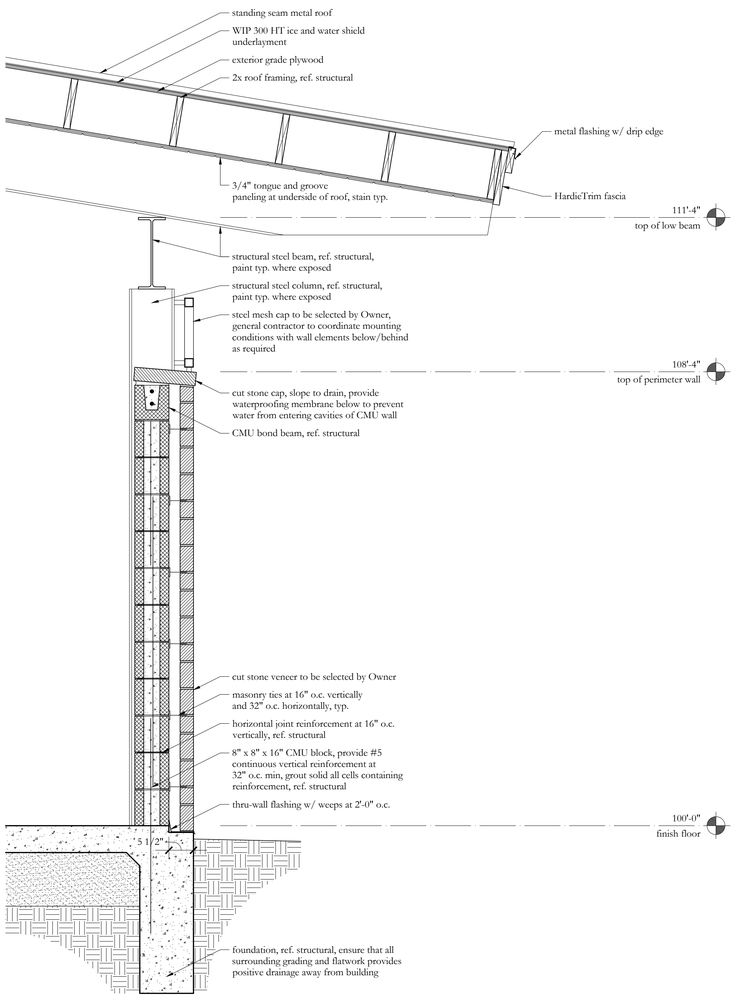
REGISTERED ARCHITECT
JACOB P. VINSON
#29541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

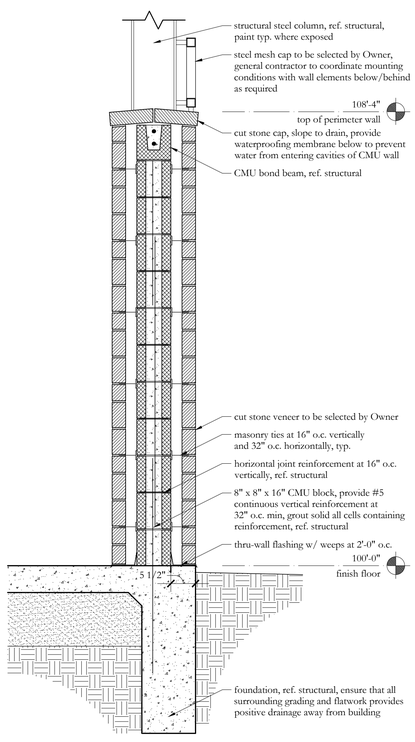
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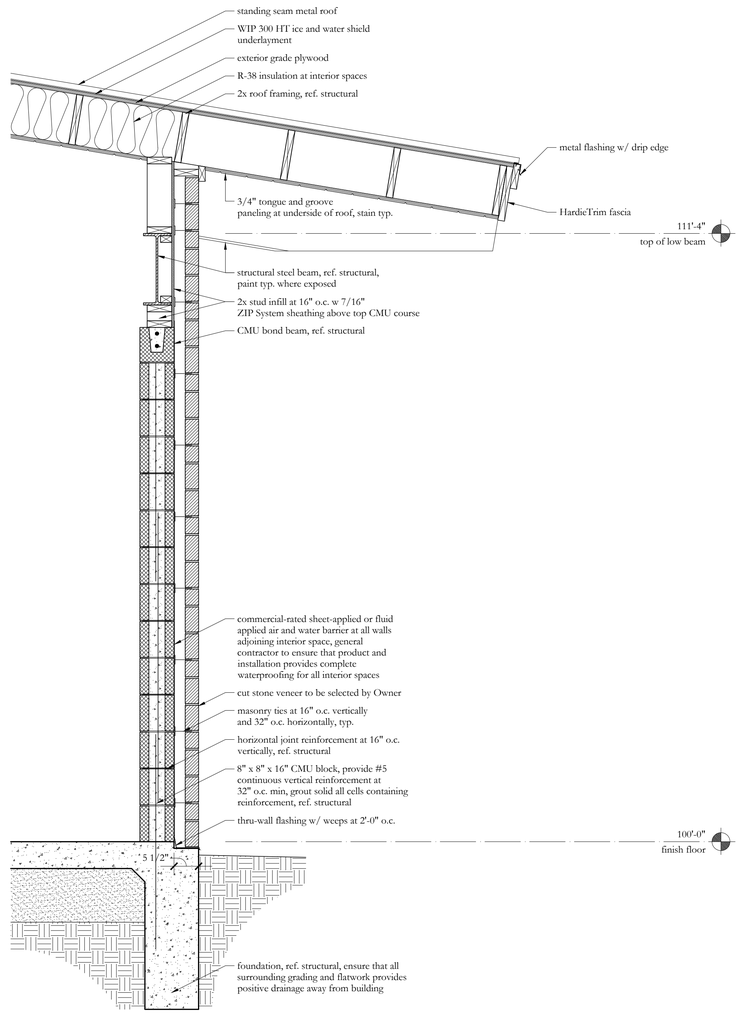
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3 TYPICAL WALL SECTION - POOL EQUIPMENT
SECTION
SCALE: 3/4"=1'-0"



2 SCREENING WALL SECTION
SECTION
SCALE: 3/4"=1'-0"



1 TYPICAL WALL SECTION - RESTROOM BUILDING
SECTION
SCALE: 3/4"=1'-0"

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
WALL SECTIONS - RESTROOM BUILDING AND POOL EQUIPMENT

REGISTERED ARCHITECT
JACOB P. VINSON
29541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

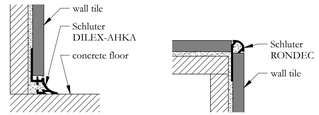
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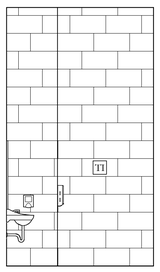
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INTERIOR GENERAL NOTES

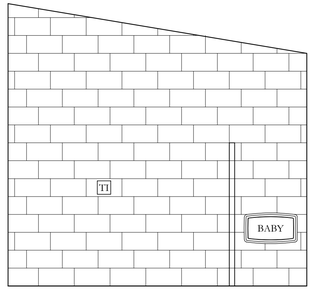
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2. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PLUMBING FIXTURE AND RESTROOM ACCESSORY SELECTIONS ARE APPROVED BY OWNER PRIOR TO FINAL PRICING, ORDERING, AND CONSTRUCTION



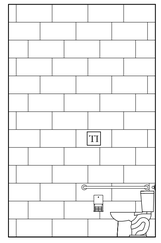
9 TILE TRANSITIONS DETAIL — SCALE: N.T.S.



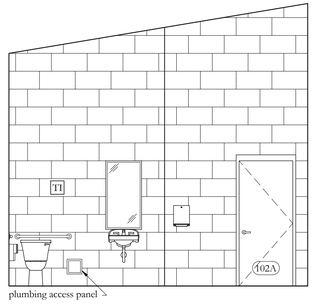
8 RESTROOM 102 ELEVATION — SCALE: 1/4"=1'-0"



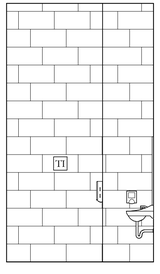
7 RESTROOM 102 ELEVATION — SCALE: 1/4"=1'-0"



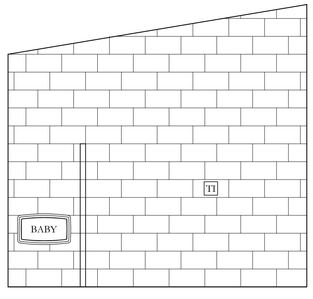
6 RESTROOM 102 ELEVATION — SCALE: 1/4"=1'-0"



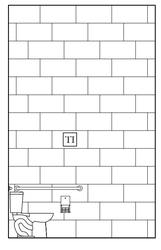
5 RESTROOM 102 ELEVATION — SCALE: 1/4"=1'-0"



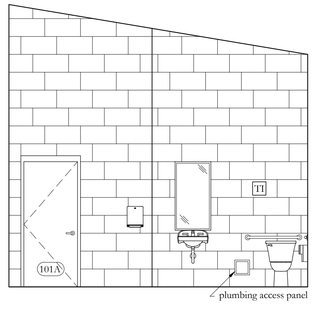
4 RESTROOM 101 ELEVATION — SCALE: 1/4"=1'-0"



3 RESTROOM 101 ELEVATION — SCALE: 1/4"=1'-0"



2 RESTROOM 101 ELEVATION — SCALE: 1/4"=1'-0"



1 RESTROOM 101 ELEVATION — SCALE: 1/4"=1'-0"

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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
INTERIOR ELEVATIONS - RESTROOM BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

A6.00

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2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III

CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.
EXCEPTIONS:
1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
2. Areas of sport activity shall not be required to comply with 302.

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

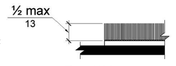


Figure 302.2

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

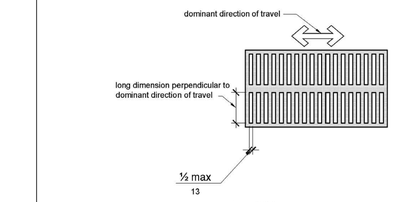


Figure 302.3

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.
EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.



Figure 303.2

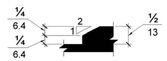


Figure 303.3

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space

304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

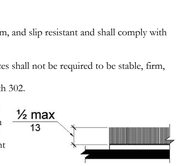


Figure 304.3.2

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.



Figure 305.3

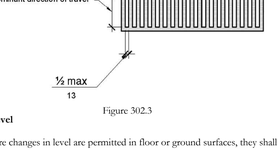


Figure 305.5

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

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CHAPTER 3: BUILDING BLOCKS (CONTINUED)

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

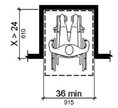


Figure 305.7.1

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm)

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

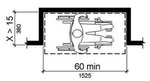


Figure 305.7.2

306 Knee and Toe Clearance

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

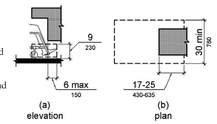


Figure 306.2

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

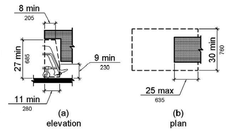


Figure 306.3

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

307 Protruding Objects

307.1 General. Protruding objects shall comply with 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) max. horizontally into the circulation path.
EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) max.

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) max. when located 27 inches (685 mm) min. and 80 inches (2030 mm) max. above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) max. or 80 inches (2030 mm) min. above the finish floor or ground.
EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

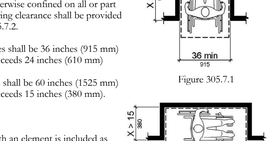


Figure 307.2

Figure 307.3

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) max. above the finish floor or ground.
EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) min. above the finish floor or ground.

Figure 307.4

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

308.1 General. Reach ranges shall comply with 308.

Advisory 308.1 General. The following table provides guidance on reach ranges for children according to age where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adult reach ranges required by 308.

Forward or Side Reach	High (maximum)	Low (minimum)
Ages 3 and 4	36 in (915 mm)	20 in (510 mm)
Ages 5 through 8	40 in (1015 mm)	18 in (455 mm)
Ages 9 through 12	44 in (1120 mm)	16 in (405 mm)

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CHAPTER 3: BUILDING BLOCKS (CONTINUED)

308.2 Forward Reach.

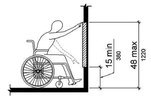


Figure 308.2.1

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) max. where the reach depth is 20 inches (510 mm) max. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) max. and the reach depth shall be 25 inches (635 mm) max.

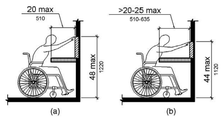


Figure 308.2.2

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) max. and the low side reach shall be 15 inches (380 mm) min. above the finish floor or ground.
EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.

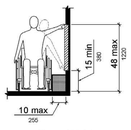


Figure 308.3.1

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) max. and the depth of the obstruction shall be 24 inches (610 mm) max. The high side reach shall be 48 inches (1220 mm) max. for a reach depth of 10 inches (255 mm) max. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) max. for a reach depth of 24 inches (610 mm) max.
EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) max. above the finish floor.

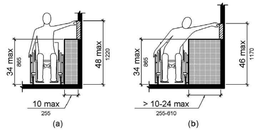


Figure 308.3.2

309 Operable Parts

309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

402 Accessible Routes

402.1 General. Accessible routes shall comply with 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.
403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.
EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minIMUM.
EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

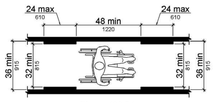


Figure 403.5.1

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.
EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

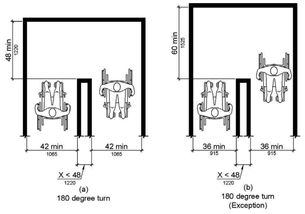


Figure 403.5.2

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CHAPTER 4: ACCESSIBLE ROUTES (CONTINUED)

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

404 Doors, Doorways, and Gates

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.
EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

404.2 Manual Doors, Doorways, and Manual Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).
EXCEPTIONS:
1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

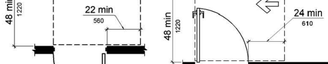


Figure 404.2.3

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1. (as illustrated on Figure 404.2.4.1 below and at next column)

Figure 404.2.4.1

CHAPTER 4: ACCESSIBLE ROUTES (CONTINUED)

404.2.4.1 Swinging Doors and Gates (Continued to right)

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches (915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2. (as illustrated on Figure 404.2.4.2 below)

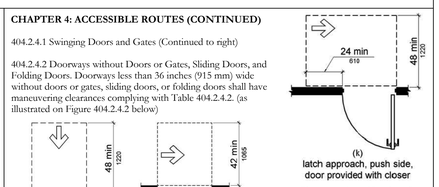


Figure 404.2.4.1 (Continued)

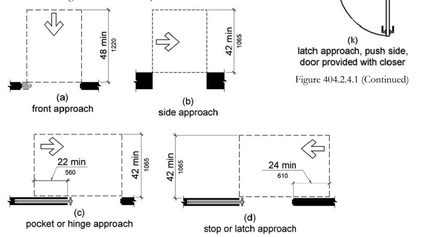


Figure 404.2.4.2

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.
EXCEPTIONS:
1. Slopes not steeper than 1:48 shall be permitted.
2. Changes in level at thresholds complying with 404.2.5 shall be permitted.

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.
EXCEPTION: Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

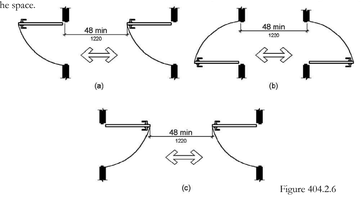


Figure 404.2.6

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
EXCEPTIONS:
1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
2. Sliding or folding doors: 5 pounds (22.2 N) maximum.
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.
EXCEPTIONS:
1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.
3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.
EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

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ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
ACCESSIBILITY STANDARDS

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

N1.00

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III

CHAPTER 4: ACCESSIBLE ROUTES (CONTINUED)

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.
EXCEPTION: Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.
EXCEPTION: Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.
EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope (A slope steeper than 1:8 is prohibited)	Minimum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.
EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

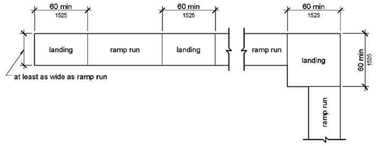


Figure 405.7

405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change directi
on between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.
EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.
EXCEPTIONS
1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

CONTINUED AT NEXT COLUMN

CHAPTER 4: ACCESSIBLE ROUTES (CONTINUED)

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.



Figure 406.2

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) min. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.
EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

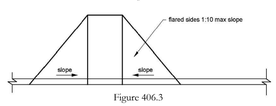


Figure 406.3

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

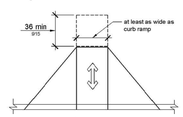


Figure 406.4

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

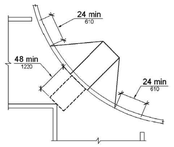


Figure 406.6

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

407 Elevators

407.1 General. Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

407.2 Elevator Landing Requirements. Elevator landings shall comply with 407.2.

407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush.

407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at call controls.

407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that designates the down direction.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2.

407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.

407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button.

407.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.

407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both jambs at the main entry level.

407.3 Elevator Door Requirements. Hoistway and car doors shall comply with 407.3.

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

407.3.3.1 Height. The device shall be activated by sensing an obstruction passing through the opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.

407.3.3.2 Contact. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses.

407.3.3.3 Duration. Door reopening devices shall remain effective for 20 seconds minimum.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated per paragraph 407.3.4 of the 2010 ADA.

407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds min.

CONTINUED AT NEXT COLUMN

CHAPTER 4: ACCESSIBLE ROUTES (CONTINUED)

407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4.

407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Figure 407.4.1 (Table 407.4.1.).

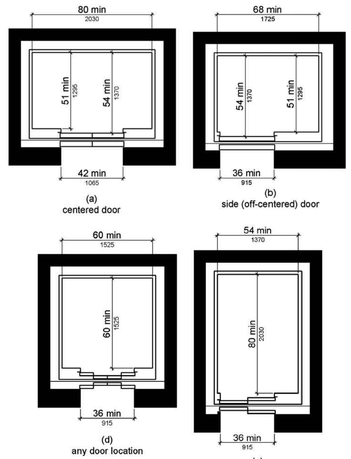


Figure 407.4.1

407.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 inch (32 mm) maximum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

407.4.5 Illumination. The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and 309.4.

407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.2.2 Arrangement. Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.6.4.2 Location. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

407.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall comply with 407.4.7.

407.4.7.1 Buttons. Car control buttons shall comply with 407.4.7.1.

407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.2 Location. Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3 (refer to 2010 ADA for table).

407.4.7.1.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indication shall extinguish when the car arrives at the designated floor.

407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1.

407.4.8 Car Position Indicators. Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators. Visible indicators shall comply with 407.4.8.1.

407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location. Indicators shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

407.4.8.2 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

CONTINUED AT NEXT COLUMN

CHAPTER 4: ACCESSIBLE ROUTES (CONTINUED)

407.4.8.2.1 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor at which the car is about to stop.
EXCEPTION: For elevators other than destination-oriented elevators that have a rated speed of 200 feet per minute (1 m/s) or less, a non-verbal audible signal with a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.2 Signal Level. The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.9 Emergency Communication. Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.
EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

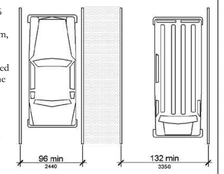


Figure 502.2

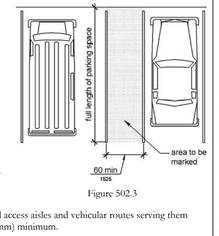


Figure 502.3

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

503 Passenger Loading Zones

503.1 General. Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

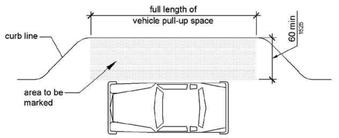


Figure 503.3

503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

504 Stairways

504.1 General. Stairs shall comply with 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

CONTINUED AT NEXT COLUMN

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS (CONTINUED)

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.
EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

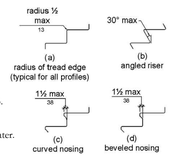


Figure 504.5

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, required at stairs complying with 504 shall comply with 505.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.
EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

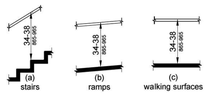


Figure 505.4

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.
EXCEPTIONS:
1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).



Figure 505.5



Figure 505.6

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

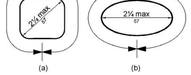


Figure 505.7.2

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.
EXCEPTIONS:
1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

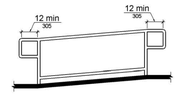


Figure 505.10.1

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



Figure 505.10.2

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

602 Drinking Fountains

602.1 General. Drinking fountains shall comply with 307 and 602.

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.
EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

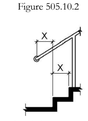


Figure 505.10.3

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
ACCESSIBILITY STANDARDS

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

N1.01

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.



Figure 602.5

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

603 Toilet and Bathing Rooms

603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.
EXCEPTIONS:
1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8. EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

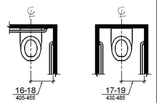


Figure 604.2

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.



Figure 604.3.1

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
EXCEPTIONS:
1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.
EXCEPTIONS:
1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.
EXCEPTIONS:
1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet,where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

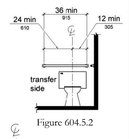


Figure 604.5.1 Figure 604.5.2

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

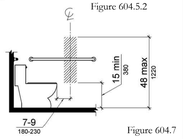


Figure 604.7

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604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

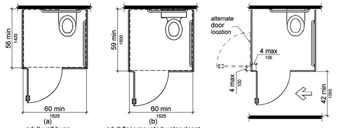


Figure 604.8.1.1 Figure 604.8.1.2

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor. EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

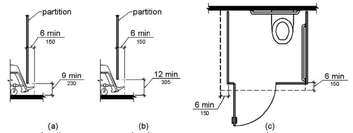


Figure 604.8.1.4

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

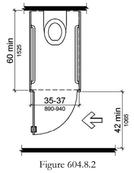


Figure 604.8.2

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

Table 604.9 Advisory Specifications for Water Closets Serving Children Ages 3 through 12

	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline:	12 inches	12-15 inches	15-18 inches
Toilet Seat Height:	11-12 inches	12-15 inches	15-17 inches
Grab Bar Height:	18-20 inches	20-25 inches	25-27 inches
Dispenser Height:	14 inches	14-17 inches	17-19 inches

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

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604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

605 Urinals

605.1 General. Urinals shall comply with 605.

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

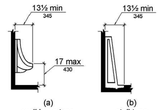


Figure 605.2

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.
EXCEPTIONS:
1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars.
2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306.
3. Residential requirements not included.
4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground.
5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.
6. The dip of the overflow shall not be considered in determining knee and toe clearances.
7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
EXCEPTIONS:
1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

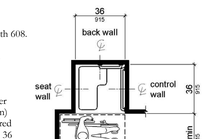
606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

608 Shower Compartments

608.1 General. Shower compartments shall comply with 608.

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.



Note: inside finished dimensions measured at the center points of opposing sides
Figure 608.2.1

608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.
EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.

608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

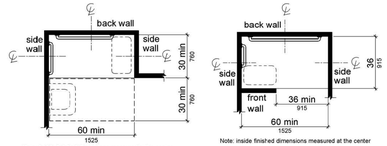


Figure 608.2.2 Figure 608.2.3

608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.
EXCEPTIONS:
1. Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 608.3.

608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.

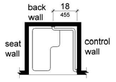


Figure 608.3.1

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608.3.2 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

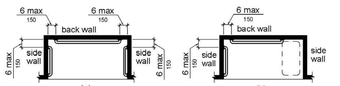


Figure 608.3.2

608.3.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.

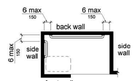


Figure 608.3.3

608.5 Controls. Controls, faucets, and shower spray units shall comply with 309.4.

608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.



Figure 608.5.1

608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

608.5.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.

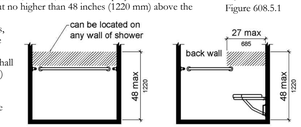


Figure 608.5.2

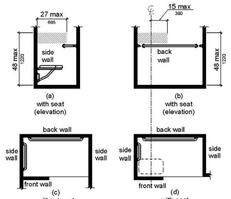


Figure 608.5.3

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum. EXCEPTION: A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

608.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.
EXCEPTION: A threshold 2 inches (51 mm) high maximum shall be permitted in transfer type shower compartments in existing facilities where provision of a 1/2 inch (13 mm) high threshold would disturb the structural reinforcement of the floor slab.

608.8 Shower Enclosures. Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

609 Grab Bars

609.1 General. Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.
EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

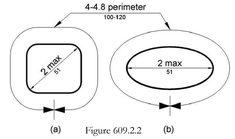


Figure 609.2.2

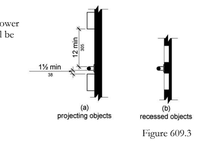


Figure 609.3

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609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.
609.6 Fittings. Grab bars shall not rotate within their fittings.
609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 Seats

610.1 General. Seats in bathtubs and shower compartments shall comply with 610.

610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

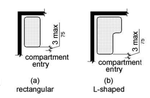


Figure 610.3

610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

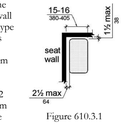


Figure 610.3.1

610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

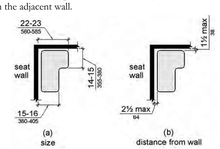


Figure 610.3.2

610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

611 Washing Machines and Clothes Dryers

611.1 General. Washing machines and clothes dryers shall comply with 611.

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

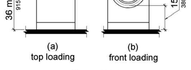


Figure 611.4

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

702 Fire Alarm Systems

702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).
EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practice.

703 Signs

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case. Characters shall be uppercase.

703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".
EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch (13 mm) minimum.

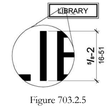


Figure 703.2.5

703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ACCESSIBILITY STANDARDS
AMENITY CENTER FACILITY

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

N1.02

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES (CONTINUED)

703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

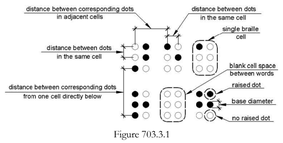


Figure 703.3.1

703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.
EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (4.8 mm) minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.
EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.
EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

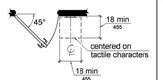


Figure 703.4.2

703.5 Visual Characters. Visual characters shall comply with 703.5.
EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.

Table 703.5.5 Visual Character Height

Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)	less than 72 inches (1830 mm)	5/8 inch (16 mm)
	72 inches (1830 mm) and greater	5/8 inch (16 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1830 mm)
Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050 mm)	less than 180 inches (4570 mm)	2 inch (51 mm)
	180 inches (4570 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4570 mm)
Greater than 120 inches (3050 mm)	less than 20 feet (6400 mm)	3 inch (75 mm)
	21 feet (6400 mm) and greater	3 inches (75 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)

703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.
EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6.

703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms. Pictograms shall comply with 703.6.

703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

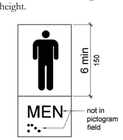


Figure 703.6.1

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703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.

703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

703.7.2 Symbols.

703.7.2.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.7.2.1.

703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 703.7.2.2.

703.7.2.3 Volume Control Telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.

703.7.2.4 Assistive Listening Systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4.


Figure 703.7.2.1


Figure 703.7.2.2


Figure 703.7.2.3


Figure 703.7.2.4

705 Detectable Warnings

705.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

705.1.2 Dome Spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

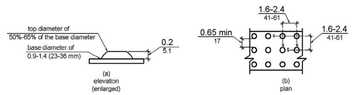


Figure 705.1

705.2 Platform Edges. Detectable warning surfaces at platform boarding edges shall be 24 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

CHAPTER 8: SPECIAL ROOMS, SPACES, AND ELEMENTS

803 Dressing, Fitting, and Locker Rooms

803.1 General. Dressing, fitting, and locker rooms shall comply with 803.

803.2 Turning Space. Turning space complying with 304 shall be provided within the room.

803.3 Door Swing. Doors shall not swing into the room unless a clear floor or ground space complying with 305.3 is provided beyond the arc of the door swing.

803.4 Benches. A bench complying with 903 shall be provided within the room.

803.5 Coat Hooks and Shelves. Coat hooks provided within the room shall be located within one of the reach ranges specified in 308. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground.

804 Kitchens and Kitchenettes

804.1 General. Kitchens and kitchenettes shall comply with 804.

804.2 Clearance. Where a pass through kitchen is provided, clearances shall comply with 804.2.1. Where a U-shaped kitchen is provided, clearances shall comply with 804.2.2.
EXCEPTION: Spaces that do not provide a cooktop or conventional range shall not be required to comply with 804.2.

Advisory 804.2 Clearance. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware.

804.2.1 Pass Through Kitchen. In pass through kitchens where counters, appliances or cabinets are on two opposing sides, or where counters, appliances or cabinets are opposite a parallel wall, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum. Pass through kitchens shall have two entries.

804.2.2 U-Shaped. In U-shaped kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

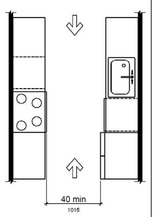


Figure 804.2.1

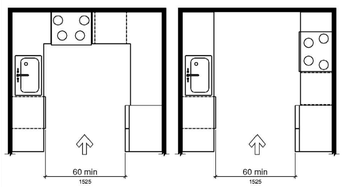


Figure 804.2.2

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CHAPTER 8: SPECIAL ROOMS, SPACES, AND ELEMENTS (CONTINUED)

804.3 Kitchen Work Surface. In residential dwelling units required to comply with 809, at least one 30 inches (760 mm) wide minimum section of counter shall provide a kitchen work surface that complies with 804.3.

804.3.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with 306.
EXCEPTION: Cabinetry shall be permitted under the kitchen work surface provided that all of the following conditions are met:
(a) the cabinetry can be removed without removal or replacement of the kitchen work surface;
(b) the finish floor extends under the cabinetry; and
(c) the walls behind and surrounding the cabinetry are finished.

804.3.2 Height. The kitchen work surface shall be 34 inches (865 mm) maximum above the finish floor or ground.
EXCEPTION: A counter that is adjustable to provide a kitchen work surface at variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted.

804.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the work surface counters.

804.4 Sinks. Sinks shall comply with 606.

804.5 Storage. At least 50 percent of shelf space in storage facilities shall comply with 811.

804.6 Appliances. Where provided, kitchen appliances shall comply with 804.6.

804.6.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at each kitchen appliance. Clear floor or ground spaces shall be permitted to overlap.

804.6.2 Operable Parts. All appliance controls shall comply with 309.
EXCEPTIONS:
1. Appliance doors and door latching devices shall not be required to comply with 309.4.
2. Bottom-hinged appliance doors, when in the open position, shall not be required to comply with 309.3.

804.6.3 Dishwasher. Clear floor or ground space shall be positioned adjacent to the dishwasher door. The dishwasher door, in the open position, shall not obstruct the clear floor or ground space for the dishwasher or the sink.

804.6.4 Range or Cooktop. Where a forward approach is provided, the clear floor or ground space shall provide knee and toe clearance complying with 306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners.

804.6.5 Oven. Ovens shall comply with 804.6.5.

804.6.5.1 Side-Hinged Door Ovens. Side-hinged door ovens shall have the work surface required by 804.3 positioned adjacent to the latch side of the oven door.

804.6.5.2 Bottom-Hinged Door Ovens. Bottom-hinged door ovens shall have the work surface required by 804.3 positioned adjacent to one side of the door.

804.6.5.3 Controls. Ovens shall have controls on front panels.

804.6.6 Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer space 54 inches (1370 mm) maximum above the finish floor or ground. The clear floor or ground space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24 inches (610 mm) maximum from the centerline of the dedicated space.

CHAPTER 9: BUILT IN ELEMENTS

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.
EXCEPTION: Dining surfaces and work surfaces for children's use shall be permitted to comply with 902.4.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
902.4 Dining Surfaces and Work Surfaces for Children's Use. Accessible dining surfaces and work surfaces for children's use shall comply with 902.4.
EXCEPTION: Dining surfaces and work surfaces that are used primarily by children 5 years and younger shall not be required to comply with 902.4 where a clear floor or ground space complying with 305 positioned for a parallel approach is provided.

902.4.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided, except that knee clearance 24 inches (610 mm) minimum above the finish floor or ground shall be permitted.

902.4.2 Height. The tops of tables and counters shall be 26 inches (660 mm) minimum and 30 inches (760 mm) maximum above the finish floor or ground.

903 Benches

903.1 General. Benches shall comply with 903.

903.2 Clear Floor or Ground Space. Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

903.3 Size. Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum.

903.4 Back Support. The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured horizontally.

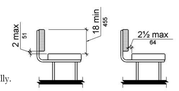


Figure 903.4

903.5 Height. The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

903.6 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

903.7 Wet Locations. Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water.

904 Check-Out Aisles and Sales and Service Counters

904.1 General. Check-out aisles and sales and service counters shall comply with the applicable requirements of 904.

904.2 Approach. All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403.

904.3 Check-Out Aisles. Check-out aisles shall comply with 904.3.

CONTINUED AT NEXT COLUMN

CHAPTER 9: BUILT IN ELEMENTS (CONTINUED)

904.3.1 Aisle. Aisles shall comply with 403.

904.3.2 Counter. The counter surface height shall be 38 inches (965 mm) maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the top of the counter surface on the aisle side of the check-out counter.

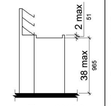


Figure 904.3.2

904.3.3 Check Writing Surfaces. Where provided, check writing surfaces shall comply with 902.3.

904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.
EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches (610 mm) long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.
EXCEPTION: Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

904.4.2 Forward Approach. A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

904.5 Food Service Lines. Counters in food service lines shall comply with 904.5.

904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with 308.
904.5.2 Tray Slides. The tops of tray slides shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

904.6 Security Glazing. Where counters or teller windows have security glazing to separate personnel from the public, a method to facilitate voice communication shall be provided. Telephone handset devices, if provided, shall comply with 704.3.

CHAPTER 10: RECREATIONAL FACILITIES

1004 Exercise Machines and Equipment

1004.1 Clear Floor Space. Exercise machines and equipment shall have a clear floor space complying with 305 positioned for transfer or for use by an individual seated in a wheelchair. Clear floor or ground spaces required at exercise machines and equipment shall be permitted to overlap.

1009 Swimming Pools, Wading Pools, and Spas

1009.1 General. Where provided, pool lifts, sloped entries, transfer walls, transfer systems, and pool stairs shall comply with 1009.

1009.2 Pool Lifts. Pool lifts shall comply with 1009.2.

1009.2.1 Pool Lift Location. Pool lifts shall be located where the water level does not exceed 48 inches (1220 mm).
EXCEPTIONS:
1. Where the entire pool depth is greater than 48 inches (1220 mm), compliance with 1009.2.1 shall not be required.
2. Where multiple pool lift locations are provided, no more than one pool lift shall be required to be located in an area where the water level is 48 inches (1220 mm) maximum.

1009.2.2 Seat Location. In the raised position, the centerline of the seat shall be located over the deck and 16 inches (405 mm) minimum from the edge of the pool. The deck surface between the centerline of the seat and the pool edge shall have a slope not steeper than 1:48.

1009.2.3 Clear Deck Space. On the side of the seat opposite the water, a clear deck space shall be provided parallel with the seat. The space shall be 36 inches (915 mm) wide minimum and shall extend forward 48 inches (1220 mm) minimum from a line located 12 inches (305 mm) behind the rear edge of the seat. The clear deck space shall have a slope not steeper than 1:48.

1009.2.4 Seat Height. The height of the lift seat shall be designed to allow a stop at 16 inches (405 mm) minimum to 19 inches (485 mm) maximum measured from the deck to the top of the seat surface when in the raised (load) position.

1009.2.5 Seat Width. The seat shall be 16 inches (405 mm) wide minimum.

1009.2.6 Footrests and Armrests. Footrests shall be provided and shall move with the seat. If provided, the armrest positioned opposite the water shall be removable or shall fold clear of the seat when the seat is in the raised (load) position.
EXCEPTION: Footrests shall not be required on pool lifts provided in spas.

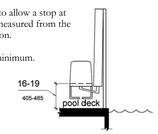


Figure 1009.2.4

1009.2.7 Operation. The lift shall be capable of unassisted operation from both the deck and water levels. Controls and operating mechanisms shall be unobstructed when the lift is in use and shall comply with 309.4.

1009.2.8 Submerged Depth. The lift shall be designed so that the seat will submerge to a water depth of 18 inches (455 mm) minimum below the stationary water level.

1009.2.9 Lifting Capacity. Single person pool lifts shall have a weight capacity of 300 pounds. (136 kg) minimum and be capable of sustaining a static load of at least one and a half times the rated load.

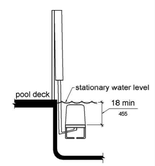


Figure 1009.2.8

1009.3 Sloped Entries. Sloped entries shall comply with 1009.3.

1009.3.1 Sloped Entries. Sloped entries shall comply with Chapter 4 except as modified in 1109.3.1 through 1109.3.3.
EXCEPTION: Where sloped entries are provided, the surfaces shall not be required to be slip resistant.

1009.3.2 Submerged Depth. Sloped entries shall extend to a depth of 24 inches (610 mm) minimum and 30 inches (760 mm) maximum below the stationary water level. Where landings are required by 405.7, at least one landing shall be located 24 inches (610 mm) minimum and 30 inches (760 mm) maximum below the stationary water level.
EXCEPTION: In wading pools, the sloped entry and landings, if provided, shall extend to the deepest part of the wading pool.

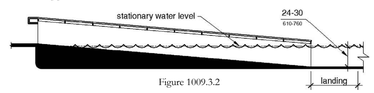


Figure 1009.3.2

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CHAPTER 10: RECREATIONAL FACILITIES (CONTINUED)

1009.3.3 Handrails. At least two handrails complying with 505 shall be provided on the sloped entry. The clear width between required handrails shall be 33 inches (840 mm) minimum and 38 inches (965 mm) maximum.
EXCEPTIONS:
1. Handrail extensions specified by 505.10.1 shall not be required at the bottom landing serving a sloped entry.
2. Where a sloped entry is provided for wave action pools, leisure rivers, sand bottom pools, and other pools where user access is limited to one area, the handrails shall not be required to comply with the clear width requirements of 1009.3.3.
3. Sloped entries in wading pools shall not be required to provide handrails complying with 1009.3.3. If provided, handrails on sloped entries in wading pools shall not be required to comply with 505.

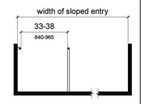


Figure 1009.3.3

1009.6 Pool Stairs. Pool stairs shall comply with 1009.6.

1009.6.1 Pool Stairs. Pool stairs shall comply with 504.
EXCEPTION: Pool step riser heights shall not be required to be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum provided that riser heights are uniform.

1009.6.2 Handrails. The width between handrails shall be 20 inches (510 mm) minimum and 24 inches (610 mm) maximum. Handrail extensions required by 505.10.3 shall not be required on pool stairs.

JOHNSON VOLK CONSULTING
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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
ACCESSIBILITY STANDARDS

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
08/28/2024

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

N1.03

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

GENERAL NOTES

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2021 INTERNATIONAL BUILDING CODE.

2. THE BUILDING STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING CODE PRESCRIBED LOADS:

   LIVE LOADS

ROOF	20 PSF
ATTIC	20 PSF
FLOOR	100 PSF

   SNOW LOADS

GROUND SNOW LOAD, Pg,	5 PSF
SNOW IMPORTANCE FACTOR,Is	1.0
SNOW EXPOSURE FACTOR, Ce	0.9
THERMAL FACTOR, Ct	1.0

   WIND LOADS

ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II)	105 MPH
WIND IMPORTANCE FACTOR, Iw	1.0
EXPOSURE CATEGORY	B
SURFACE ROUGHNESS	B

   SEISMIC LOADS

OCCUPANCY CATEGORY	II
SEISMIC IMPORTANCE FACTOR, IE	1.0
SPECTRAL RESPONSE COEFFICIENT, SS	10.6%g
SPECTRAL RESPONSE COEFFICIENT, S1	5.7%g
SITE CLASS	D
SEISMIC DESIGN CATEGORY	B

3. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.

4. THE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF QUANTITY, LENGTH OR FIT OF MATERIALS.

5. PRINCIPAL OPENINGS ARE INDICATED ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, INSERTS, CURBS, OPENINGS AND SLAB DEPRESSIONS NOT SHOWN.

6. CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

7. CONTRACTOR SHALL INSURE THAT CONSTRUCTION MATERIALS WHOSE WEIGHT EXCEEDS THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS ARE NOT STORED ON STRUCTURALLY SUPPORTED FLOOR OR ROOF FRAMING.

8. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OR HER OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.

9. LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNIT(S) SHOWN ON THE STRUCTURAL DRAWINGS. ANY CHANGES IN TYPE, SIZE, WEIGHT OR NUMBER OF UNIT(S) SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS OR MECHANICAL EQUIPMENT.

10. REPRODUCTION OF THE STRUCTURAL DRAWINGS, EITHER IN PART OR IN WHOLE, FOR SUBMITTALS OR SHOP DRAWINGS SIGNIFIES ACCEPTANCE OF INFORMATION SHOWN AS CORRECT AND OBLIGES THE USER TO ANY EXPENSE, REAL OR IMPLIED, ARISING FROM THEIR USE.

11. CONTRACTOR SHALL SCHEDULE SITE OBSERVATION VISITS WITH THE ENGINEER OF RECORD AND/OR TESTING LABORATORY A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO THE REQUIRED TIME OF THE VISIT.

12. CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS FOR THE ENGINEER TO REVIEW EACH STRUCTURAL SUBMITTAL OR SHOP DRAWING.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON THE PROJECT GEOTECHNICAL REPORT PROVIDED BY TERRADYNE ENGINEERING, INC. (TEI PROJECT NO. D221118) DATED NOVEMBER 22, 2022.

2. THE FOUNDATION DESIGN IS BASED ON POTENTIAL SEASONAL MOVEMENT (PSM) OF APPROXIMATELY ONE (1) INCH OR LESS. IF THIS VALUE IS NOT ACCEPTABLE TO THE OWNER OR TENANTS, THE FOUNDATION DESIGN MUST BE REVISED

3. THE FOUNDATION SHALL CONSIST OF A SHALLOW, MONOLITHIC, EARTH-FORMED, POST-TENSIONED REINFORCED CONCRETE STIFFENED SLAB AND BEAM SYSTEM. FOOTINGS AND GRADE BEAMS HAVE BEEN PROPORTIONED FOR AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF.

4. ALL UNEXPOSED SURFACES OF FOOTINGS/GRADE BEAMS SHALL BE EARTH-FORMED. PROVIDE FORMWORK FOR ALL EXPOSED SURFACES AND THE UPPER TWELVE (12) INCHES OF ALL EXTERIOR FOOTINGS/GRADE BEAMS.

5. THE BUILDING SLAB ON GRADE SHALL BE PLACED ON A VAPOR BARRIER/RETARDER OVER A MINIMUM OF TWELVE (12) INCHES OF NON-EXPANSIVE FILL OVER A MINIMUM OF TEN (10) FEET OF EXISTING SUBGRADE THAT HAS BEEN MOISTURE CONDITIONED WITH CHEMICAL INJECTION.

6. VAPOR BARRIER/RETARDER SHALL BE IN COMPLIANCE WITH ASTM E 1745 CLASS A, HAVE A MINUMUM THICKNESS OF TEN(10) MILS AND A PERMEANCE AS TESTED AFTER MANDATORY CONDITIONING (ASTM E 154 SECTIONS 8, 11, 12, 13) OF LESS THAN 0.03 PERMS (GRAINS/(FT2*HR*IN.HG)) PER ASTM E 96 OR F 1249. MEMBRANE, TAPE, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

7. INFORMATION ABOVE IS PRESENTED ONLY AS A SUMMARY OF THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT TO THOSE ASSUMED FOR DESIGN.

8. BECAUSE OF THE ELAPSED TIME, THE CURRENT SOIL CONDITIONS MAY DIFFER SIGNIFICANTLY FROM THE SAMPLES THAT WERE USED IN THE DEVELOPMENT OF THE PROJECT GEOTECHNICAL REPORT REFERENCED ABOVE. THEREFORE, IT ISRECOMMENDED THAT THE BUILDING OWNER CONSULT WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF THE FOUNDATION DESIGN PARAMETERS ARE CONSISTENT WITH THE CURRENT SOIL CONDITIONS.

STRUCTURAL CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 AND ACI 318. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED.

2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE COARSE AGGREGATES AND A CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3,000 PSI. ALL CONCRETE THAT WILL BE PERMANENTLY EXPOSED TO WEATHER SHALL CONTAIN AN AIR ENTRAINING AGENT THAT PROVIDES FOUR (4) TO SIX (6) PERCENT AIR BY VOLUME.

3. CONCRETE PROTECTION FOR STEEL REINFORCEMENT SHALL BE AS FOLLOWS (SEE ACI 318, SECTION 7.7 FOR CONDITIONS NOT INDICATED):

ALL CONCRETE PLACED AGAINST SOIL	3"
SLABS ON GRADE	AT SLAB MID-DEPTH
TRENCHED GRADE BEAMS	3" BOTTOM AND SIDES, 1 1/2" TOP

4. LOCATE JOINTS TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE. LOCATE HORIZONTAL JOINTS IN CONCRETE ONLY WHERE THEY NORMALLY OCCUR OR WHERE INDICATED ON PLAN. LOCATE VERTICAL JOINTS IN THE MIDDLE THIRD OF SPAN.

5. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS SO THAT AGGREGATE SHALL BE EXPOSED UNIFORMLY, LEAVING NO LAITANCE, LOOSENED PARTICLES OR DAMAGED CONCRETE.

6. THE PLACEMENT OF SLEEVES OR OPENINGS THRU CONCRETE MEMBERS IS PROHIBITED UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER OF RECORD.

7. PROVIDE CHAMFERS AND REVEALS AS INDICATED IN THE ARCHITECTURAL DRAWINGS.

8. THE BUILDING OWNER SHALL SECURE AN INDEPENDENT TESTING LABORATORY TO PERFORM AT LEAST ONE COMPRESSIVE STRENGTH TEST FOR EACH ONE HUNDRED (100) CUBIC YARDS, OR FRACTION THEREOF, OF EACH MIX DESIGN OF CONCRETE PLACED ON ANY ONE DAY. THE LABORATORY SHALL RECORD THE MIX DESIGN, LOCATION OF PLACEMENT, AND SLUMP OF EACH SPECIMEN.

9. A COMPRESSIVE STRENGTH TEST SHALL BE COMPRISED OF FOUR (4) 6"X12" OR FIVE (5) 4"X8" CYLINDER SPECIMENS OBTAINED IN ACCORDANCE WITH ASTM C31. ONE (1) CYLINDER SPECIMEN SHALL BE TESTED AT SEVEN (7) DAYS FOR INFORMATION AND TWO (2) 6"X12" CYLINDER SPECIMENS OR THREE (3) 4"X8" CYLINDER SPECIMENS SHALL BE TESTED AT TWENTY-EIGHT (28) DAYS FOR ACCEPTANCE. THE REMAINING CYLINDER SPECIMEN SHALL BE HELD FOR TESTING AS DIRECTED.

POST-TENSION SLAB-ON-GRADE NOTES

1. POST-TENSIONING MATERIALS INCLUDING TENDONS AND ANCHORAGES SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS" PUBLISHED BY THE POST-TENSIONING INSTITUTE (PTI).

2. POST-TENSIONING TENDONS SHALL BE FABRICATED IN A PLANT THAT IS CURRENTLY CERTIFIED BY THE PTI IN ACCORDANCE WITH THE "MANUAL FOR CERTIFICATION OF PLANS PRODUCING UNBONDED SINGLE-STRAND TENDONS" PUBLISHED BY THE PTI.

3. INSTALLATION AND STRESSING OF POST-TENSIONING MATERIALS INCLUDING TENDONS AND ANCHORAGES SHALL BE IN ACCORDANCE WITH THE SECOND EDITION OF THE "CONSTRUCTION AND MAINTENANCE PROCEDURES MANUAL FOR POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION" PUBLISHED BYTHE PTI.

4. POST-TENSIONING TENDONS SHALL BE UNBONDED, SHEATHED AND COATED 1/2 INCH IN DIAMETER SEVEN (7) WIRE STRAND CABLE AND SHALL CONFORM TO A416, 270 KSI.

5. POST-TENSIONING TENDON DRAPES AND OFFSET CURVES SHALL APPROXIMATE A PARABOLIC PROFILE BETWEEN INFLECTION POINTS. TOTAL DRAPE OF THE BOTTOM BEAM TENDONS SHALL BE ACHIEVED WITHIN A HORIZONTAL DISTANCE FROM THE ANCHORAGE THAT DOES NOT EXCEED TWO (2) TIMES THE BEAM DEPTH.

6. POST-TENSIONING TENDONS AND CONVENTIONAL REINFORCEMENT SHALL BE PLACED TO ALLOW ADEQUATE CLEAR DISTANCE AROUND CONVENTIONAL REINFORCEMENT IN ACCORDANCE WITH ACI 318.

7. POST-TENSIONING TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION DURING CONCRETE PLACEMENT. TENDONS SHALL BE SUPPORTED AT FOUR (4) FEET ON CENTER MAXIMUM.

8. AFTER TENDONS ARE PLACED AND FIRMLY SUPPORTED, TENDONS SHALL BE INSPECTED FOR DAMAGE AND REPAIRED. ALL CUTS OR TEARS IN TENDON SHEATHING SHALL BE TAPED PRIOR TO CONCRETE PLACEMENT.

9. POST-TENSIONING TENDONS SHALL NOT BE DISTURBED BY CONCRETING EQUIPMENT OR LABORERS DURING CONCRETE PLACEMENT.

10. CONCRETE STRENGTH AT TRANSFER OF POST-TENSIONING FORCE SHALL BE A MINIMUM OF 2,000 PSI.

11. POST-TENSIONING SLAB TENDONS SHALL BE STRESSED BEFORE POST-TENSIONING BEAM TENDONS.

12. TO REDUCE SHRINKAGE CRACKING, POST-TENSIONING TENDONS MAY BE PARTIALLY STRESSED TO 30% OF FULL STRESS ON THE DAY AFTER CONCRETE PLACEMENT. IN ADDITION, A SPRAY-APPLIED LIQUID CURING COMPOUND IN ACCORDANCE WITH ASTM C309 MAY BE APPLIED AFTER FINISHING BUT PRIOR TO THE STRESSING OPERATION.

13. TEMPORARY JACKING FORCES IN POST-TENSIONING TENDONS SHALL NOT EXCEED EIGHTY (80) PERCENT OF ULTIMATE TENDON STRENGTH (0.8Fpu). STRESS IN TENDONS AFTER ANCHORAGE SHALL NOT EXCEED SEVENTY (70) PERCENT OF ULTIMATE TENDON STRENGTH (0.7Fpu).

14. CONTRACTOR SHALL SUBMIT POST-TENSIONING TENDON ELONGATION REPORTS THAT INCLUDE THE SPECIFIED ELONGATIONS, FIELD MEASURED ELONGATIONS AND THE DIFFERENCE BETWEEN THESE TWO (2) VALUES EXPRESSED AS PERCENTAGE OF THE SPECIFIED VALUE FOR EACH TENDON. FIELD MEASUREMENTS OF ELONGATIONS SHALL NOT DIFFER FROM SPECIFIED VALUES BY MORE THAN TEN (10) PERCENT OR 1/8 INCH, WHICHEVER IS GREATER.

15. AFTER STRESSING OF THE POST-TENSIONING TENDONS IS COMPLETED AND WITH THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD, THE POST-TENSION TENDON ENDS SHALL BE CUT OR BURNED OF TO WITHIN ONE (1) INCH OF THE SLAB EDGE.

16. COAT THE POST-TENSIONING STRESSING ACHORAGE WITH CORROSION PREVENTATIVE MATERIAL (ASPHALTIC PAINT OR SIMILAR PRODUCT). EXPOSED RECESS SHALL THEN BE FILLED FLUSH WITH NON-SHRINK GROUT THAT ATTAINS A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

17. THE CONTRACTOR SHALL NOT INSTALL DRILL-IN OR POWDER-ACTUATED FASTENERS IN POST-TENSIONED MEMBERS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

REINFORCING STEEL NOTES

1. ALL DETAILING OF STEEL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI COMMITTEE 315 PUBLICATION SP-66, "ACI DETAILING MANUAL."

2. DEFORMED BAR REINFORCEMENT SHALL BE DOMESTIC NEW BILLET STEEL IN CONFORMANCE WITH ASTM A615, GRADE 60.

3. WELDED WIRE FABRIC SHALL BE ELECTRICALLY WELDED, COLD-DRAWN WIRE IN CONFORMANCE WITH ASTM A185, GRADE 65. WELDED WIRE FABRIC SHALL BE PLACED IN FLAT SHEETS ONLY.

4. LAP WELDED WIRE FABRIC AT LEAST 1 1/2 SQUARES PLUS WIRE END EXTENSIONS BUT NOT LESS THAN TWELVE (12) INCHES, UNLESS NOTED OTHERWISE. EXTEND MESH ACROSS SUPPORTING BEAMS AND WALLS.

ADHESIVE ANCHOR AND DOWEL NOTES

1. WHERE NOTED IN THE PLANS AND DETAILS, ADHESIVE ANCHORS AND DOWELS SHALL BE INSTALLED WITH HILTI HY200 SAFE SET EPOXY IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

2. ADHESIVE ANCHORS AND/OR DOWELS NOT NOTED IN THE PLANS AND DETAILS ARE NOT ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE STRUCTURAL ENGINEER OF RECORD.

3. UNLESS NOTED OTHERWISE, THE MINIMUM EMBEDMENT DEPTH OF ADHESIVE ANCHORS AND DOWELS SHALL BE AS FOLLOWS:

ANCHOR/DOWEL	EMBEDMENT
3/8" DIA. OR #3 BAR	4 1/2"
1/2" DIA. OR #4 BAR.	6"
5/8" DIA. OR #5 BAR	9 5/8"
3/4" DIA. OR #6 BAR	11 1/4"
7/8" DIA. OR #7 BAR	13 1/8"
1" DIA. OR #8 BAR	15"

WOOD CONNECTOR NOTES

1. NAILS, SPIKES, STAPLES, BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 FOR EXTERIOR AND/OR TREATED WOOD LOCATIONS. PROVIDE PLAIN FINISH FASTENERES FOR INTERIOR LOCATIONS.

2. FRAMING CONNECTORS SHALL BE SIMPSON "STRONG-TIE" OR APPROVED SUBSTITUTE AND SHALL BE BUILDING CODE APPROVED FOR THE TYPE OF INSTALLATION INDICATED. FRAMING CONNECTORS THAT ARE EXPOSED TO EXTERIOR CONDITIONS AND/OR ARE IN CONTACT WITH TREATED WOOD SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 OR FABRICATED WITH A MINIMUM G185 GALVANIZED COATING IN ACCORDANCE WITH ASTM A653. ALL OTHER FRAMING CONNECTORS SHALL FOR SHALL BE FABRICATED WITH A MINIMUM G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A653.

3. UNLESS NOTED OTHERWISE, SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE FOUNDATION WITH GALVANIZED 1/2 INCH DIAMETER, ASTM A307 ANCHOR BOLTS AT FOUR (4) FEET ON CENTER (MINIMUM OF TWO (2) BOLTS PER PLATE). AN ANCHOR BOLT SHALL BE LOCATED NO MORE THAN TWELVE (12) INCHES AND NO LESS THAN FOUR (4) INCHES FROM THE END OF EACH SILL PLATE. ANCHOR BOLTS SHALL BE PLACED WITH HEXAGONAL NUTS AND WASHERS WITH A MINIMUM OUTSIDE DIAMETER OF 1 3/8 INCHES. ANCHOR BOLTS SHALL BE PLACED WITH A MINIMUM OF SIX (6) INCHES OF EMBEDMENT INTO FOUNDATION CONCRETE.

4. UNLESS NOTED OTHERWISE, SILL PLATES AT INTERIOR WALLS SHALL BE FASTENED TO THE FOUNDATION WITH HILTI X-CP 72P8S23 POWDER ACTUATED FASTENERS AT THREE (3) FEET ON CENTER.

WOOD SHEATHING NOTES

1. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE EXPOSURE 1, 15/32 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 32/16. ROOF SHEATHING THAT IS EXPOSED ON THE UNDERSIDE SHALL BE BONDED WITH EXTERIOR GLUE. PROVIDE SIMPSON PSCA PANEL SHEATHING CLIPS AT MID-SPAN BETWEEN ALL SUPPORTS.

2. EXTERIOR WALL SHEATHING SHALL BE EXPOSURE 1, 15/32 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 32/16.

STRUCTURAL WOOD NOTES

1. ALL WOOD FRAMING SHALL BE KILN-DRIED WITH A MAXIMUM MOISTURE CONTENT, AT TIME OF INSTALLATION, OF NINETEEN (19) PERCENT AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MEMBER	MATERIAL	DESIGN PROPERTIES
2x BEAMS, HEADERS JOISTS, SILL PLATES	#2 GRADE (SYP) SOUTHERN PINE	Fb = 750 PSI Fv = 175 PSI E = 1,400,000 PSI
LAMINATED VENEER LUMBER BEAMS (LVL)	TRUSJOIST 1.9E MICROLLAM LVL	Fb = 2,600 PSI Fv = 285 PSI Fc = 2,510 PSI E = 1,900,000 PSI
PARALLEL STRAND LUMBER BEAMS (PSL)	TRUSJOIST 2.0E PRALLAM PSL	Fb = 2,900 PSI Fv = 290 PSI Fc = 2,900 PSI E = 2,000,000 PSI
ANTHONY POWER LUMBER BEAMS	ANTHONY 30F POWERBEAM	Fb = 3,000 PSI Fv = 290 PSI E = 2,100,000 PSI
BEARING PLATES, LEDGERS	#2 GRADE (SYP) SOUTHERN PINE	Fb = 750 PSI Ft = 600 PSI Fv = 175 PSI Fc,perp = 565 PSI E = 1,400,000 PSI
WALL STUDS/POST COLUMNS, U.N.O.	STUD GRADE DOUGLAS FIR-LARCH (DFL)	Fb = 675 PSI Fc = 825 PSI E = 1,400,000 PSI

   ALLOWABLE STRESSES ARE UNFACTORED AND ARE BASED ON THE 2015 NATIONAL DESIGN SPECIFICATION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

2. THE CONTRACTOR SHALL SUBMIT, PRIOR TO THE FABRICATION OR INSTALLATION OF MATERIALS, A WRITTEN SUBSTITUTION REQUEST TO THE ENGINEER FOR REVIEW OF ANY PROPOSED LUMBER SPECIES OR GRADE SUBSTITUTIONS.

3. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

4. MASONRY VENEERS SHALL NOT BE SUPPORTED BY WOOD MEMBERS. THE CONTRACTOR SHALL BRING ANY SUCH CONDITIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

WOOD ROOF FRAMING NOTES

1. NOTCHES ON THE ENDS OF CONVENTIONAL LUMBER JOISTS SHALL NOT EXCEED ONE FOURTH OF THE JOIST DEPTH, HOLES BORED IN JOISTS SHALL NOT BE WITHIN TWO (2) INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. THE GENERAL CONTRACTOR SHALL COORDINATE THESE GUIDELINES WITH OTHER TRADES.

2. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.

3. BEAMS COMPRISED OF TWO (2) MEMBERS OR MORE MEMBERS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT TWELVE (12) INCHES ON CENTER. BEAMS COMPRISED OF THREE (3) OR MORE MEMBERS SUPPORTING LOAD THROUGH SIDE HANGERS SHALL HAVE ADDITIONAL 1/2 INCH DIAMETER THRU BOLTS AT EIGHTEEN (18) INCHES ON CENTER STAGGERED TOP AND BOTTOM. USE 1/2 INCH PLYWOOD OR MEMBERS OF SAME DEPTH AS REQUIRED TO FLUSH OUT WALL.

4. SPLICING OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.

5. INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.

6. DURING CONSTRUCTION, THE HEIGHT OF STOCK PILES OF GYPSUM SHEATHING STORED ON ANY WOOD FRAMED LEVEL SHALL NOT EXCEED THE GREATER OF TWENTY-SIX (26) SHEETS OR SIXTEEN (16) INCHES.

WOOD STUD WALL NOTES

1. UNLESS NOTED OTHERWISE, PROVIDE AN EQUAL NUMBER OF 2x STUDS AT EACH END OF BUILT-UP BEAMS AS THE NUMBER OF MEMBERS IN THE BEAM. UNLESS NOTED OTHERWISE, PROVIDE FOUR (4) 2x STUDS AT EACH END OF ENGINEERED WOOD BEAMS. BUILT-UP STUD COLUMNS SHALL BE PROVIDED AT EACH LEVEL AND WITHIN THE FLOOR SYSTEM TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION. BUILT-UP STUD COLUMNS SHALL BE NAILED TOGETHER WITH 16d NAILS AT TWENTY (20) INCHES ON CENTER FOR THE FULL STUD HEIGHT.

2. BORED HOLES IN 2x4 STUDS SHALL NOT EXCEED 1 3/8 INCH FOR LOAD-BEARING WALLS AND 2 1/8 INCH IN NON-LOAD-BEARING WALLS. BORED HOLES IN 2x6 STUDS SHALL NOT EXCEED 2 1/2 INCH FOR LOAD-BEARING WALLS AND 3 1/4 INCH FOR NON-LOAD-BEARING WALLS. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD.

3. ALL STUD WALLS SHALL BE FRAMED WITH A DOUBLE TOP PLATE. SPLICES IN TOP PLATE SHALL LAP A MINIMUM OF FOUR FEET AND SHALL OCCUR AT THE CENTER OF A SUPPORTING STUD.

4. AT EXTERIOR WALL CORNER CONDITIONS, NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED.

5. AT CONTRACTOR'S OPTION, ENGINEERED FINGER-JOINTED STUDS MAY BE USED.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL DETAILING, FABRICATION AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).

2. PROVIDE NEW DOMESTIC STRUCTURAL STEEL IN ACCORDANCE WITH THE FOLLOWING:

WIDE FLANGE SHAPES	ASTM A992
CHANNELS, PLATES AND ANGLES	ASTM A36
STEEL TUBE	ASTM A500, GRADE B
STEEL PIPE	ASTM A53 (TYPES E OR S), GRADE B

3. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE 3/4 INCH DIAMETER ASTM A325-N BOLTS, UNLESS NOTED OTHERWISE.

4. ANCHOR BOLTS SHALL BE UNFINISHED THREADED FASTENERS THAT CONFORM TO ASTM F1554, GRADE 36 BOLTS AND NUTS WITH HEXAGONAL HEADS.

5. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED EXCEPT AS SPECIFICALLY INDICATED IN STRUCTURAL DRAWINGS.

6. ERECT ALL STEEL BEAMS WITH NATURAL OR SPECIFIED CAMBER UP.

7. UNLESS NOTED OTHERWISE, HOT DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO WEATHER OR SOIL AND WHERE INDICATED ON DRAWINGS. GALVANIZING SHALL CONFORM TO ASTM A123.

8. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.

WELDING NOTES

1. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS. USE ONLY LOW-HYDROGEN ELECTRODES ON ASTM A242, A514, A572 AND A588 STEEL.

2. WELDS NOT INDICATED IN DRAWINGS SHALL BE MINIMUM SIZE CONTINUOUS FILLET WELD IN ACCORDANCE WITH AWS D1.1. FILLET WELDS SHALL BE CONTINUOUS, UNLESS NOTED OTHERWISE.

3. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE CAPACITY OF THE SMALLER MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.

4. ALL GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS

STRUCTURAL ABBREVIATIONS:

THE FOLLOWING ABBREVIATIONS ARE REFERENCED IN THE STRUCTURAL DRAWINGS. PLEASE CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ANY CLARIFICATION, PRIOR TO FABRICATION.

ACI	AMERICAN CONCRETE INSTITUTE	LBS	POUNDS
	ADD'L ADDITIONAL	LL.	LIVE LOAD
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LLH	LONG LEG HORIZONTAL
		LLV	LONG LEG VERTICAL
AISI	AMERICAN IRON AND STEEL INSTITUTE	LSL	LAMINATED STRAND LUMBER
		LT. GAGE	LIGHT GAGE
ALT.	ALTERNATE	LVL	LAMINATED VENEER LUMBER
APA	AMERICAN PLYWOOD ASSOCIATION (ENGINEERED WOOD ASSOCIATION)	MAT'L	MATERIAL
		MAX.	MAXIMUM
ARCH'L	ARCHITECTURAL, ARCHITECT	MECH'L	MECHANICAL
ASS'Y	ASSEMBLY	MFR.	MANUFACTURER
ASTM	ASTM INTERNATIONAL (FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS)	MIN.	MINIMUM
		NDS	NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
B/	BOTTOM OF	NTS	NOT TO SCALE
B/BEAM	BOTTOM OF BEAM		
BLDG	BUILDING	O.C.	ON CENTER
BOT.	BOTTOM	O.D.	OUTSIDE DIAMETER
BRG.	BEARING	OPNG.	OPENING
C.L.	CENTERLINE	OPP.	OPPOSITE
CLG.	CEILING		
CMU	CONCRETE MASONRY	P.E.M.B.	PRE-ENGINEERED METAL BUILDING
UNIT(S)			
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLF	POUNDS PER LINEAR FOOT
CONN.	CONNECTION	PREFAB.	PRE-FABRICATED
CONT.	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
CONST.	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
COORD.	COORDINATE	PSL	PARALLEL STRAND LUMBER
CRSI	CONCRETE REINFORCING STEEL INSTITUTE	P.T.	POST-TENSIONED
		R	REMAINING
DB	DROP BEAM	REF.	REFERENCE
D.B.A.	DEFORMED BAR ANCHOR	REINF.	REINFORCE, REINFORCED
DFL	DOUGLAS FIR/LARCH	REQ'D	REQUIRED
DIA.	DIAMETER	REV.	REVISION
DIM.	DIMENSION	RTU	ROOF TOP UNIT
DL	DEAD LOAD		
DTL	DETAIL	SCHED.	SCHEDULE(D)
DWL	DOWEL	SIM.	SIMILAR
		SJI	STEEL JOIST INSTITUTE
EL.	ELEVATION	SPA.	SPACE(S), SPACED
EMBED.	EMBEDMENT	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXP.	EXPANSION	STIRR.	STIRRUP(S)
		SYP	SOUTHERN PINE
FB	FLUSH BEAM		
F/	FLOOR FINISHED FLOOR	T/	TOP OF
FLR.	FLOOR	T/CONC.	TOP OF CONC
FTG.	FOOTING	T/FOOTING	TOP OF FOOTING
		T/METAL	TOP OF METAL
GALV.	GALVANIZED	T/PANEL	TOP OF PANEL
GYP.	GYPSUM	T/PARAPET	TOP OF PARAPET
		T/PIER	TOP OF PIER
HORIZ.	HORIZONTAL	T/PILECAP	TOP OF PILECAP
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	T/SHEATHING	TOP OF SHEATHING
		T/SLAB	TOP OF SLAB
IBC	INTERNATIONAL BUILDING CODE	T/STEEL	TOP OF STEEL
		T/WALL	TOP OF WALL
I.D.	INSIDE DIAMETER	TYP.	TYPICAL
INFO.	INFORMATION	U.N.O.	UNLESS NOTED OTHERWISE
		VERT.	VERTICAL
KIP	KILOPOUND (1,000 POUNDS)		
KSI	KILOPOUNDS PER SQUARE INCH	W/	WITH

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

TYPICAL FASTENING SCHEDULE

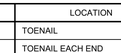
CONNECTION	FASTENING	LOCATION
JOIST TO SILL OR GIRDER	3-8d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	TOENAIL
BRIDGING TO JOIST	2-8d COMMON NAILS (ALT. 2-3"x0.131" NAILS)	TOENAIL EACH END
1x6 SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON NAILS	FACE NAIL
WIDER THAN 1x6 SUBFLOOR TO EACH JOIST	3-8d COMMON NAILS	FACE NAIL
2x SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON NAILS	BLIND AND FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d COMMON NAILS @ 16" O.C. (ALT. 3"x0.131" NAILS AT 8" O.C.)	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d PER 16" (ALT. 4-3"x0.131" NAILS AT 16" O.C.)	BRACED WALL PANELS
TOP PLATE TO STUD	2-16d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	END NAIL
STUD TO SOLE PLATE	4-8d COMMON NAILS (ALT. 4-3"x0.131" NAILS)	TOENAIL
STUD TO SOLE PLATE (ALTERNATE)	2-16d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	END NAIL
DOUBLE STUDS	16d @ 24" O.C. (ALT. 3"x0.131" NAIL AT 8" O.C.)	FACE NAIL
DOUBLE TOP PLATES	16d @ 16" O.C. (ALT. 3"x0.131" NAIL AT 12" O.C.)	TYPICAL FACE NAIL
LAP SPLICE AT DOUBLE TOP PLATES (MINIMUM 4'-0" LONG)	8-16d COMMON NAILS @ 4" O.C. (ALT. 12-3"x0.131" NAILS AT 4" O.C.)	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	TOENAIL
RIM JOIST TO TOP PLATE	8d COMMON NAILS @ 6" O.C. (ALT. 3"x0.131" NAIL NAILS AT 6" O.C.)	TOENAIL
TOP PLATE CORNERS AND INTERSECTIONS	2-16d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON NAILS	16" O.C. ALONG EDGE
CEILING JOISTS TO PLATE	3-8d COMMON NAILS (ALT. 5-3"x0.131" NAILS)	TOENAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON NAILS	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	3-16d COMMON NAILS (ALT. 4-3"x0.131" NAILS)	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	3-16d COMMON NAILS (ALT. 4-3"x0.131" NAILS)	FACE NAIL
RAFTERS TO PLATE	3-8d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	TOENAIL
1x DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	FACE NAIL
1x8 OR LESS SHEATHING TO EACH BEARING	2-8d COMMON NAILS (ALT. 2-3"x0.131" NAILS)	FACE NAIL
WIDER THAN 1x8 SHEATHING TO EACH BEARING	3-8d COMMON NAILS	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON NAILS @ 24" O.C. (ALT. 3"x0.131" NAILS AT 16" O.C.)	24" O.C.
BUILT-UP GIRDER AND BEAMS	20d COMMON NAILS @ 32" O.C. (ALT. 3"x0.131" NAILS AT 24" O.C.) 2-20d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE
2x PLANKS	16d COMMON NAILS	AT EACH BEARING
COLLAR TIE TO RAFTER	3-10d COMMON NAILS (ALT. 4-3"x0.131" NAILS)	FACE NAIL
JACK RAFTERS TO HIP	3-10d COMMON NAILS (ALT. 4-3"x0.131" NAILS) 2-16d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	TOENAIL FACE NAIL
ROOF RAFTER TO 2x RIDGE BEAM	2-16d COMMON NAILS (ALT. 3-3"x0.131" NAILS) 2-16d COMMON NAILS (ALT. 3-3"x0.131" NAILS)	TOENAIL FACE NAIL
JOIST TO BAND JOIST	3-16d COMMON NAILS (ALT. 4-3"x0.131" NAILS)	FACE NAIL
LEDGER STRIP	3-16d COMMON NAILS (ALT. 4-3"x0.131" NAILS)	FACE NAIL AT EACH JOIST
WOOD STRUCTURAL PANELS AND PARTICLEBOARD (PANEL THICKNESS)	8d COMMON NAILS (15/32" OR LESS) 10d COMMON NAILS (15/32" OR MORE)	NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
PANEL SIDING (PANEL THICKNESS):	6d GALVANIZED CASING NAILS (1/2" OR LESS) 8d GALVANIZED CASING NAILS (5/8" THICK)	NAILS SPACED 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
FIBERBOARD SHEATHING (PANEL THICKNESS)	11 GAGE GALVANIZED ROOFING NAIL (1/2" THICK) (ALT. 6d COMMON NAIL -1/2" THICK)	NAILS SPACED 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
INTERIOR PANELING (PANEL THICKNESS)	4d FINISH NAILS (1/4" THICK) 6d FINISH NAILS (3/8" THICK)	NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

NOTES:
1. FASTENINGS INDICATED ABOVE ARE MINIMUMS TO BE PROVIDED UNLESS NOTED OTHERWISE.

2. REFER TO TABLE 2304.10.1 IN THE IBC 2021 BUILDING CODE FOR ADDITIONAL REQUIREMENTS AND ALTERNATE FASTENERS.

01 SCHEDULE
NO SCALE

CONCRETE DOWEL SCHEDULE



MARK	SIZE	A	B	C
DWL. A	#4	2'-6"	1'-0"	-
DWL. B	#5	2'-9"	0'-8"	-
DWL. C	#3	1'-6"	1'-6"	-
DWL. D	#5	2'-0"	1'-0"	-
DWL. E	#4	2'-0"	AS REQ'D	-
DWL. F	#4	AS REQ'D	0'-8"	-
DWL. G	#4	2'-6"	0'-8"	0'-8"

NOTES:

1. SCHEDULED DOWELS ARE MARKED "DWL." ON THE SECTIONS AND DETAILS.

2. DOWEL SPACING TO BE THE SAME AS VERTICAL BEAM OR WALL REINFORCEMENT, UNLESS NOTED OTHERWISE.

3. STRAIGHT BARS SHALL BE PLACED WITH ONE HALF OF BAR LENGTH ON EACH SIDE OF COLD JOINT, UNLESS NOTED OTHERWISE.

02 SCHEDULE
NO SCALE

CONCRETE REINFORCING LAP SPLICE SCHEDULE

BAR SIZE	LAP
3	1'-6"
4	2'-0"
5	2'-6"
6	3'-0"
7	4'-2"
8	4'-8"
9	5'-4"
10	6'-0"
11	6'-8"

03 SCHEDULE
NO SCALE

HEADER SUPPORT SCHEDULE

SIZE	STUD / COLUMN
2-2x6	1-2x STUD
2-2x8	1-2x STUD
2-2x10	1-2x STUD
2-2x12	1-2x STUD
3-2x8	2-2x STUDS
3-2x10	2-2x STUDS
3-2x12	2-2x STUDS
3 1/2"x9 1/4 PSL	3-2x STUDS
3 1/2"x11 1/4" PSL	4-2x STUDS
5 1/4"x9 1/4 PSL	3-2x STUDS
5 1/4"x11 1/4" PSL	4-2x STUDS
3 1/2"x14" PSL	4-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.

2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

04 SCHEDULE
NO SCALE

WOOD BEAM SUPPORT SCHEDULE

FLUSH/DROP BEAM SIZE	STUD / COLUMN SUPPORT 1
2-2x10	2-2x STUDS
2-2x12	2-2x STUDS
3 1/2"x9 1/4" PSL	2-2x STUDS
3 1/2"x11 1/4" PSL	3-2x STUDS
3 1/2"x14" PSL	3-2x STUDS
3 1/2"x16" PSL	4-2x STUDS
3 1/2"x18" PSL	5-2x STUDS
5 1/4"x18" PSL	6-2x STUDS
7"x18" PSL	7-2x STUDS
8 3/4"x18" PSL	8-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF FLUSH OR DROP BEAM.

2. CONTACT ENGINEER OF RECORD FOR OTHER BEAM SIZES.

05 SCHEDULE
NO SCALE

NON-LOAD BEARING WOOD HEADER SCHEDULE

SPAN	HEADER
0' TO 3'-0"	2-2x4
3'-0" TO 6'-0"	2-2x6
6'-0" TO 9'-0"	2-2x8
> 9'-0"	2-2x10

NOTES:

1. HEADER MATERIAL TO BE #3 S.Y.P., UNLESS NOTED OTHERWISE.

2. USE 1/2" PLYWOOD SPACERS BETWEEN 2x MEMBERS.

06 SCHEDULE
NO SCALE

STEEL LINTEL SCHEDULE FOR MASONRY OPENINGS

MAXIMUM SPAN	SIZE	MINIMUM BEARING
3'-0"	L3 1/2x3 1/2x3/8	8"
5'-0"	L5x3 1/2x3/8 (LLV)	8"
8'-0"	L5x3 1/2x3/8 (LLV)	12"
10'-0"	L6x4x3/8 (LLV)	12"

NOTES:

1. CONTACT ENGINEER OF RECORD FOR OPENINGS LARGER THAN 10'-0".

2. STEEL FOR ANGLES SHALL BE ASTM A36.

3. ALL LINTELS IN EXTERIOR WALLS SHALL BE PROTECTED WITH PAINT OR HOT DIP GALVANIZING CONFORMING TO ASTM A123.

07 SCHEDULE
NO SCALE

WOOD BEAM HANGER SCHEDULE

BEAM SIZE	INSTALLATION TYPE					
	FACE MOUNT	TOP FLANGE	WOOD NAILER	WELDABLE	SKEWABLE	CMU
2-2x10	HGUS210-2	HU210TF	HU210TF	WM210-2	HU210TF	WM210-2
2-2x12	HGUS212-2	HU212TF	HU212TF	WM212-2	HU212TF	WM212-2
3-2x12	HGUS212-3	HU312TF	HU312TF	WM212-2	HU312TF	WM212-2
3 1/2"x9 1/4" PSL	HGUS410	EGQ3.62-SDS3	EGQ3.62-SDS3	HWPH3.56x9.25	EGQ3.62-SDS3	WMU3.56x9.25
3 1/2"x11 1/4" PSL	HGUS412	EGQ3.62-SDS3	EGQ3.62-SDS3	HWPH3.56x11.25	EGQ3.62-SDS3	WMU3.56x11.25
5 1/4"x11 1/4" PSL	HGUS5.25/12	EGQ5.37-SDS3	EGQ5.37-SDS3	HWPH5.31x11.25	EGQ5.37-SDS3	WMU5.31x11.25
3 1/2"x14" PSL	HGUS412	EGQ3.62-SDS3	EGQ3.62-SDS3	HWPH3.56x14	EGQ3.62-SDS3	WMU3.56x14
5 1/4"x14" PSL	EGQ5.37-SDS3	EGQ5.37-SDS3	EGQ5.37-SDS3	HWPH5.31x14	EGQ5.37-SDS3	WMU5.31x14
3 1/2"x16" PSL	EGQ3.62-SDS3	EGQ3.62-SDS3	EGQ3.62-SDS3	HWPH3.56x16	EGQ3.62-SDS3	WMU3.56x16
5 1/4"x16" PSL	EGQ5.37-SDS3	EGQ5.37-SDS3	EGQ5.37-SDS3	HWPH5.31x16	EGQ5.37-SDS3	WMU5.31x16
3 1/2"x18" PSL	EGQ3.62-SDS3	EGQ3.62-SDS3	EGQ3.62-SDS3	HWPH3.56x18	EGQ3.62-SDS3	WMU3.56x18
5 1/4"x18" PSL	EGQ5.37-SDS3	EGQ5.37-SDS3	EGQ5.37-SDS3	HWPH5.31x18	EGQ5.37-SDS3	WMU5.31x18
7"x18" PSL	EGQ7.25-SDS3	EGQ7.25-SDS3	EGQ7.25-SDS3	HWPH7.12x18	EGQ7.25-SDS3	WMU7.12x18

NOTES:

1. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

2. CONTACT ENGINEER OF RECORD FOR OTHER BEAM SIZES.

3. PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT ENDS OF SUPPORTING BEAMS, AS NECESSARY.

08 SCHEDULE
NO SCALE

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED
PROFESSIONAL ENGINEER
8/28/2024

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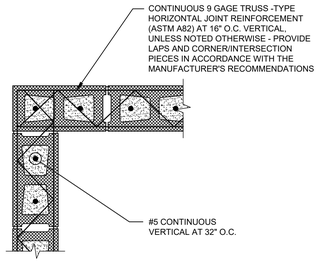
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SHEET NUMBER
S1.2

STRUCTURAL SCHEDULES

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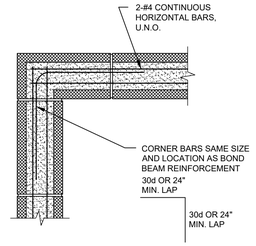
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PLAN

NOTE: REF. REINFORCED CONCRETE MASONRY NOTES FOR ADDITIONAL INFORMATION.

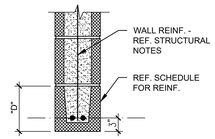
01 TYPICAL 8" CMU WALL REINFORCEMENT DETAIL
NO SCALE



NOTES:
1. REFER TO 1/SS1.3 FOR ADDITIONAL INFORMATION.

2. UNLESS NOTED OTHERWISE, PROVIDE CONTINUOUS 8" DEEP BOND BEAM AT THE TOP AND AT 8'-0" COENTER, VERTICALLY, ABOVE FINISHED FLOOR IN ALL WALLS.

02 TYPICAL 8" CMU WALL BOND BEAM REINFORCEMENT DETAIL
NO SCALE



TYPE "A" -
CMU LINTEL BLOCK

CONCRETE MASONRY LINTEL SCHEDULE		
DEPTH, "D"	REINF.	MAXIMUM OPENING
16"	2-#5 CONT.	4'-0"
24"	2-#6 CONT.	8'-0"

NOTES:

1. EXTEND BEAMS 8" BEYOND FACE OF OPENING.

2. VERTICAL CELLS ADJACENT TO OPENINGS SHALL BE REINFORCED PER TYP. WALL REINF. AND GROUTED SOLID - REF. STRUCTURAL NOTES.

03 TYPICAL CMU HEADER SCHEDULE
NO SCALE

REINFORCED CONCRETE MASONRY NOTES

1. REINFORCED CONCRETE MASONRY WALL CONSTRUCTION HAS BEEN DESIGNED FOR A MINIMUM COMPRESSION STRENGTH (f'm) OF 1,500 PSI. THIS VALUE SHALL BE VERIFIED IN ACCORDANCE WITH NCMA TR 75B, "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY."

2. CONCRETE BLOCK SHALL BE ASTM C90, GRADE N, TYPE 1, LIGHT-WEIGHT UNITS OF EIGHT (8) INCH NOMINAL THICKNESS WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA OF THE BLOCK.

3. MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270 AND SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 2,500 PSI OR 1,800 PSI, RESPECTIVELY. AGGREGATES FOR MORTAR SHALL CONFORM TO ASTM C144.

4. GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCH AND A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI. AGGREGATES FOR GROUT SHALL CONFORM TO ASTM C404.

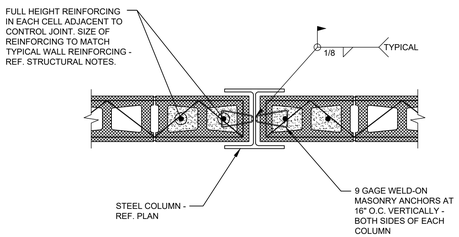
5. LAP SPLICE LENGTH FOR CONTINUOUS DEFORMED BAR REINFORCEMENT IN CONCRETE MASONRY CONSTRUCTION SHALL BE AS FOLLOWS:

   #3 BARS 19 INCHES MINIMUM
   #4 BARS 25 INCHES MINIMUM
   #5 BARS 31 INCHES MINIMUM
   #6 BARS 57 INCHES MINIMUM

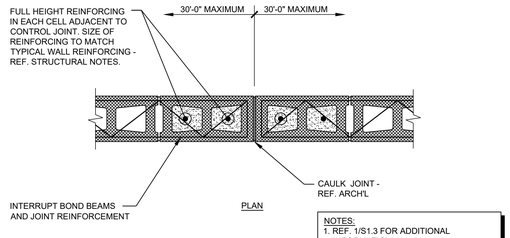
6. ALL CELLS CONTAINING REINFORCING BARS, BOLTS OR OTHER METAL FABRICATIONS SHALL BE GROUTED SOLID. ANY CELLS AT OR BELOW FINISHED GRADE SHALL BE GROUTED SOLID.

7. REINFORCED CONCRETE MASONRY CONSTRUCTION SHALL BE RUNNING BOND, UNLESS NOTED OTHERWISE.

04 TYPICAL CMU NOTES
NO SCALE



05 TYPICAL 8" CMU WALL REINFORCEMENT DETAIL
NO SCALE



PLAN

NOTES:
1. REF. 1/S1.3 FOR ADDITIONAL INFORMATION.

2. CONTROL JOINTS SHALL BE LOCATED AT WALL OPENINGS, AT 30'-0" O.C. MAXIMUM, AND AS SHOWN IN THE ARCHITECTURAL DRAWINGS.

3. OFFSET CONTROL JOINTS TO THE END LINTEL AND SUPPORTING CELLS AT OPENINGS.

06 TYPICAL CMU WALL CONTROL JOINT DETAIL
NO SCALE



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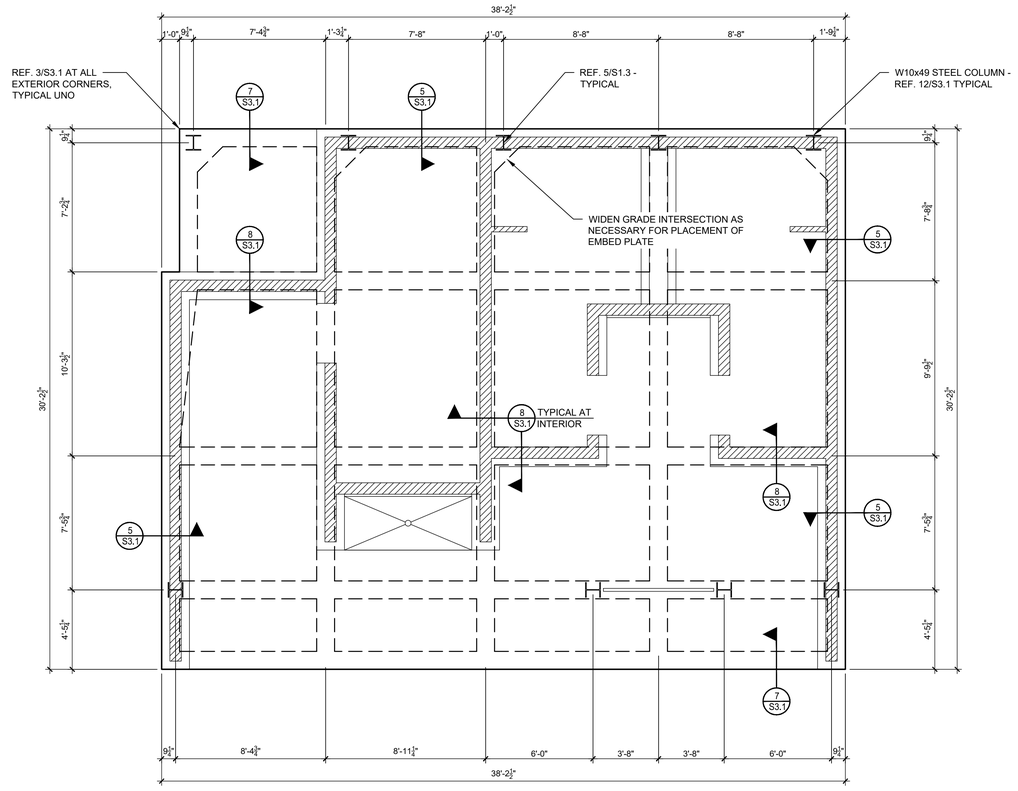
DRAWINGS ISSUED FOR:
CONSTRUCTION

SHEET NUMBER
S1.3

TYPICAL CMU WALL DETAILS

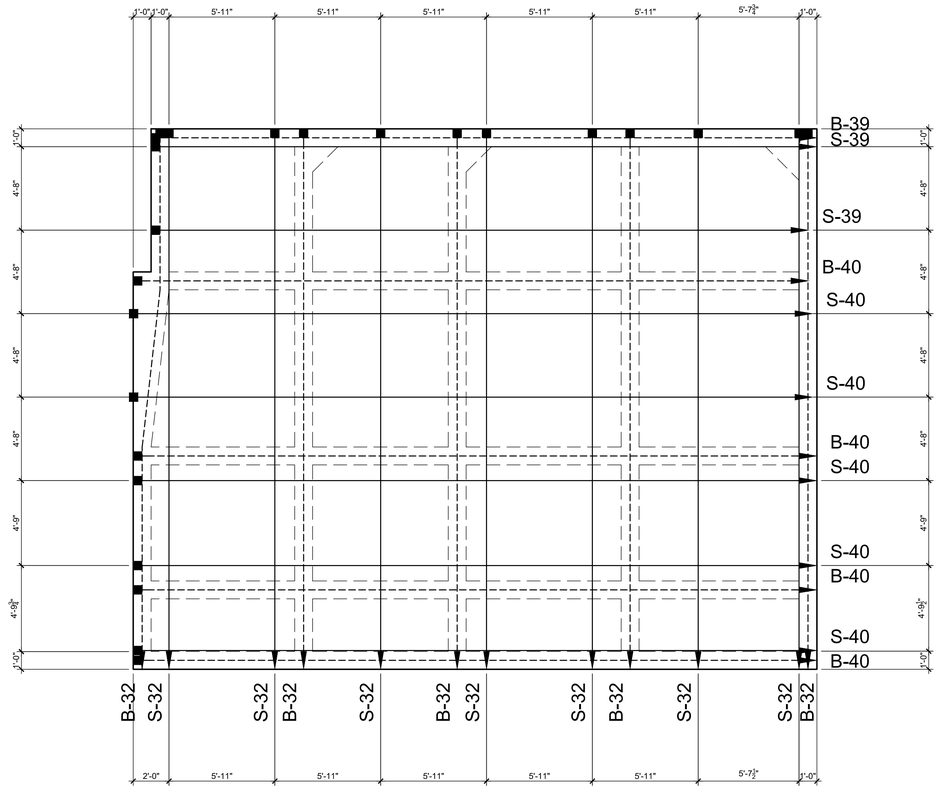
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01 RESTROOM BUILDING - FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



02 RESTROOM BUILDING - TENDON LAYOUT PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES:

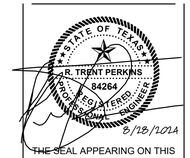
1. REFER TO SHEETS S1.1 AND S1.2 FOR STRUCTURAL NOTES AND SCHEDULES
2. REFER TO SHEET S3.1 FOR TYPICAL FOUNDATION DETAILS.
3. T/CONC. = TOP OF CONCRETE ELEVATION. T/CONC. = 100'-0", UNLESS NOTED OTHERWISE. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
4. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
5. CONCRETE SLAB SHALL BE 4" THICK, UNLESS NOTED OTHERWISE. ALL GRADE BEAMS SHALL BE 12" WIDE x 30" DEEP, UNLESS NOTED OTHERWISE.
6. ALL SLAB TENDONS SHALL BE PLACED AT MID-SLAB, UNLESS NOTED OTHERWISE.
7. ▬▬ INDICATES DESIGNATED LOAD BEARING WALLS ABOVE THIS LEVEL. ALL EXTERIOR WALLS WALLS SHALL BE LOAD BEARING.

TENDON SCHEDULE			
LABEL	QUANTITY	LENGTH	ELONGATION
S-32	7	32'	2 3/8"
B-32	5	32'	2 3/8"
S-39	2	39'	2 7/8"
B-39	1	39'	2 7/8"
S-40	5	40'	3"
B-40	4	40'	3"

TENDON PLAN NOTES:

1. REFER TO SHEETS S1.1 AND S1.2 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEET S3.1 FOR TYPICAL FOUNDATION DETAILS.
3. TENDON LEGEND:
   - ◄——— = TENDON LIVE END (STRESSING END)
   - ■——— = TENDON DEAD END (NON-STRESSING END)

NOTE:
ALL GRADE BEAMS SHALL RECIEVE ONE BEAM TENDON AT THE BOTTOM OF THE GRADE BEAM. REFER TO SECTIONS FOR ADDITIONAL INFORMATION.



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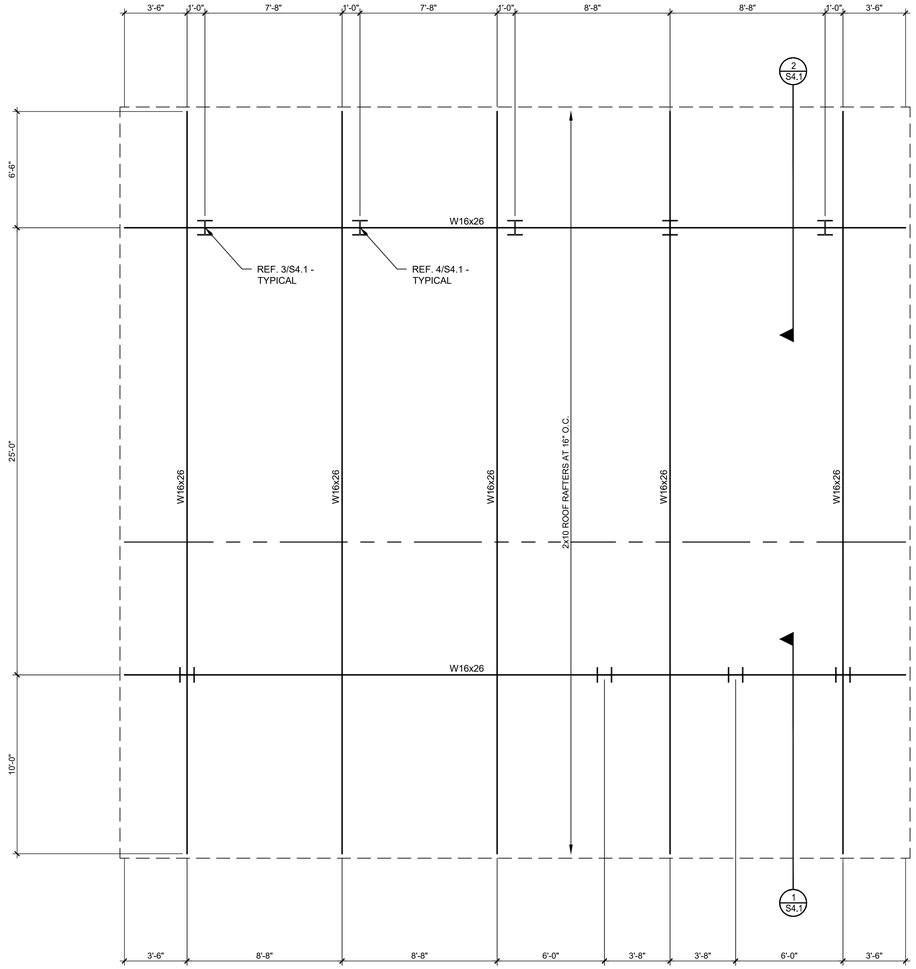
SHEET NUMBER

S2.1

RESTROOM BLDG FOUNDATION AND TENDON PLANS

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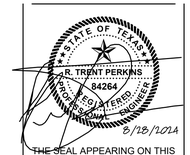


01 RESTROOM BUILDING - ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. REFER TO SHEETS S1.1 AND S1.2 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEET S4.1 FOR TYPICAL FRAMING DETAILS.
3. ALL ROOF RAFTERS SHALL BE 2x10 AT 16" O.C., UNLESS NOTED OTHERWISE.
4. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE AS FOLLOWS:
   FB = FLUSH BEAM
   DB = DROP BEAM
5. EXTERIOR WALL SHEATHING SHALL BE 15/32 INCH THICK APA RATED SHEATHING, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FLOOR DEPRESSIONS, DROPS, AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. ▬▬ INDICATES ASSUMED LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS WALLS SHALL BE LOAD BEARING.
8. PROVIDE SIMPSON H2.5A CLIP AT EACH RAFTER TO STUD WALL CONNECTION.



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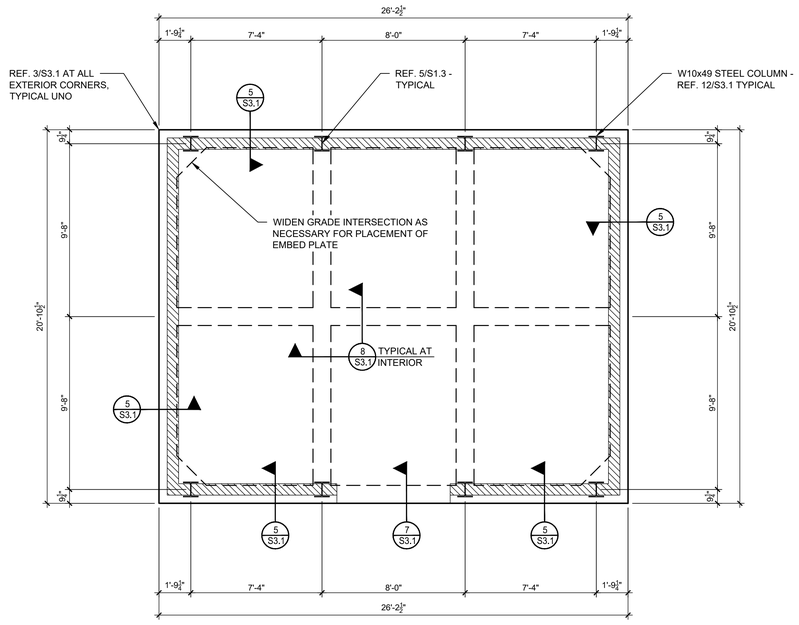
SHEET NUMBER

S2.2

RESTROOM BLDG ROOF FRAMING PLAN

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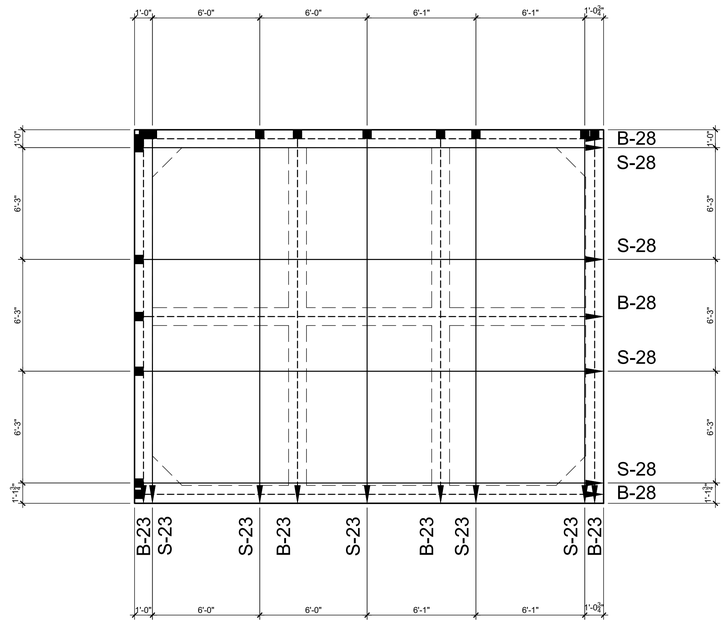


01 POOL EQUIPMENT - FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. REFER TO SHEETS S1.1 AND S1.2 FOR STRUCTURAL NOTES AND SCHEDULES
2. REFER TO SHEET S3.1 FOR TYPICAL FOUNDATION DETAILS.
3. T/CONC. = TOP OF CONCRETE ELEVATION. T/CONC. = 100'-0", UNLESS NOTED OTHERWISE. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
4. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
5. CONCRETE SLAB SHALL BE 4" THICK, UNLESS NOTED OTHERWISE. ALL GRADE BEAMS SHALL BE 12" WIDE x 30" DEEP, UNLESS NOTED OTHERWISE.
6. ALL SLAB TENDONS SHALL BE PLACED AT MID-SLAB, UNLESS NOTED OTHERWISE.
7. ▬▬ INDICATES DESIGNATED LOAD BEARING WALLS ABOVE THIS LEVEL. ALL EXTERIOR WALLS WALLS SHALL BE LOAD BEARING.



02 POOL EQUIPMENT - TENDON LAYOUT PLAN

SCALE: 1/4" = 1'-0"

TENDON SCHEDULE			
LABEL	QUANTITY	LENGTH	ELONGATION
S-23	5	23'	1 5/8"
B-23	4	23'	1 5/8"
S-28	4	28'	2 1/16"
B-28	3	28'	2 1/16"

TENDON PLAN NOTES:

1. REFER TO SHEETS S1.1 AND S1.2 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEET S3.1 FOR TYPICAL FOUNDATION DETAILS.
3. TENDON LEGEND:
   - ◄——— = TENDON LIVE END (STRESSING END)
   - ■——— = TENDON DEAD END (NON-STRESSING END)

NOTE:
ALL GRADE BEAMS SHALL RECIEVE ONE BEAM TENDON AT THE BOTTOM OF THE GRADE BEAM. REFER TO SECTIONS FOR ADDITIONAL INFORMATION.



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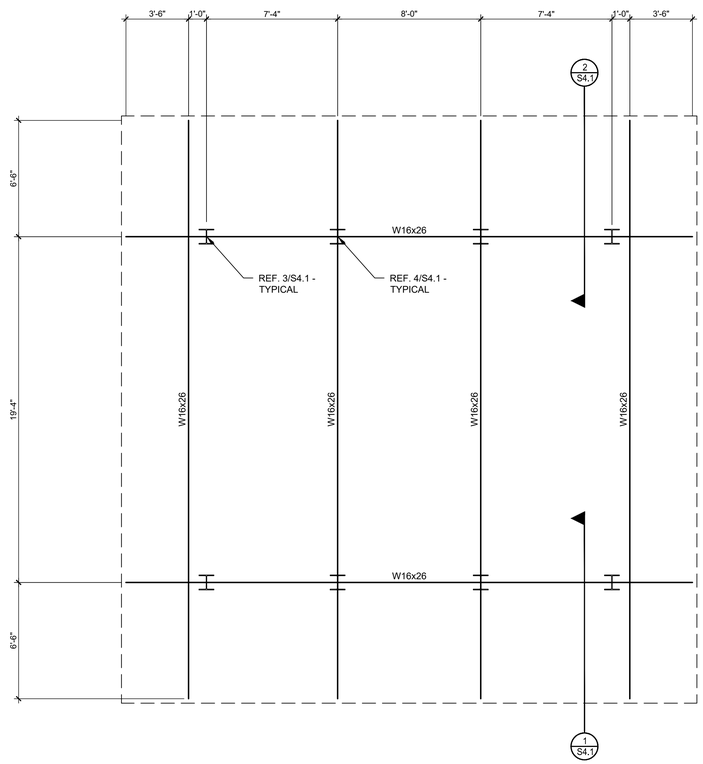
SHEET NUMBER

S2.3

POOL EQUIPMENT FOUNDATION AND TENDON PLANS

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01 POOL EQUIPMENT - ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. REFER TO SHEETS S1.1 AND S1.2 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEET S5.1 FOR TYPICAL POOL EQUIPMENT FRAMING DETAILS.

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED
ENGINEER
8/28/2024

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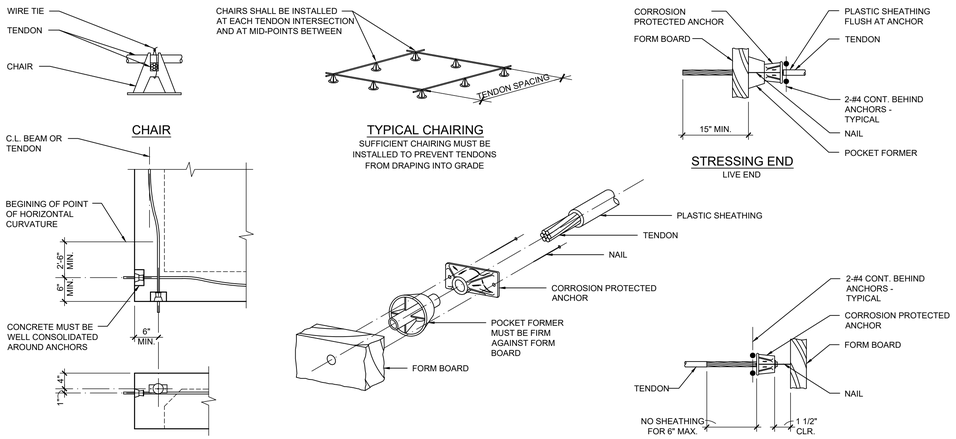
SHEET NUMBER

S2.4

POOL EQUIPMENT ROOF FRAMING PLAN

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CHAIR

TYPICAL CHAIRING
SUFFICIENT CHAIRING MUST BE INSTALLED TO PREVENT TENDONS FROM DRAPING INTO GRADE

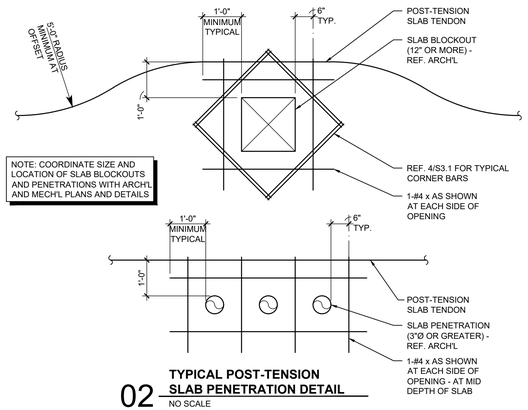
STRESSING END
LIVE END

CORNER ANCHORAGE

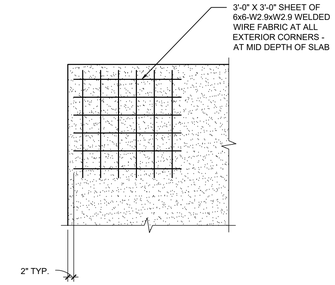
ASSEMBLY SCHEMATIC

PRE-ASSEMBLED END
DEAD END

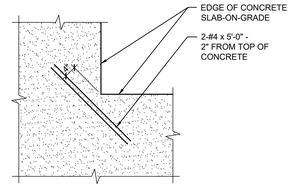
01 TYPICAL POST-TENSION DETAILS
NO SCALE



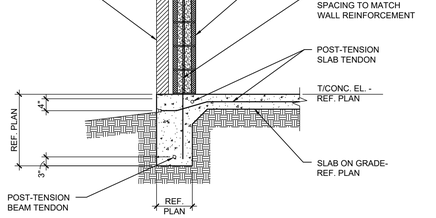
02 TYPICAL POST-TENSION SLAB PENETRATION DETAIL
NO SCALE



03 TYPICAL SLAB CORNER REINFORCING DETAIL
NO SCALE

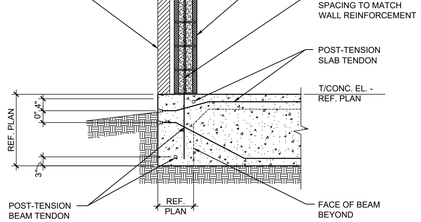


04 TYPICAL RE-ENTRANT SLAB CORNER REINFORCING DETAIL
NO SCALE



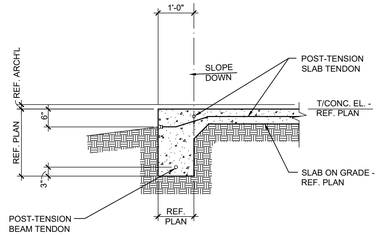
NOTE: REF. 6/S3.1 AT GRADE BEAM CORNERS AND INTERSECTIONS

05 TYPICAL EXTERIOR GRADE BEAM SECTION
SCALE: 1/2"=1'-0"

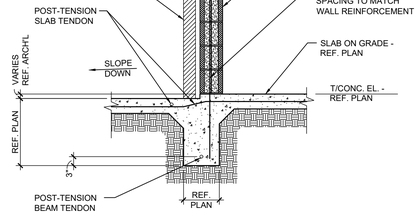


NOTE: REF. 5/S3.1 FOR ADD'L INFO. NOT NOTED

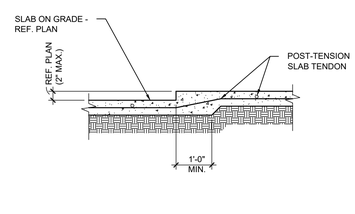
06 TYPICAL EXTERIOR GRADE BEAM SECTION
SCALE: 1/2"=1'-0"



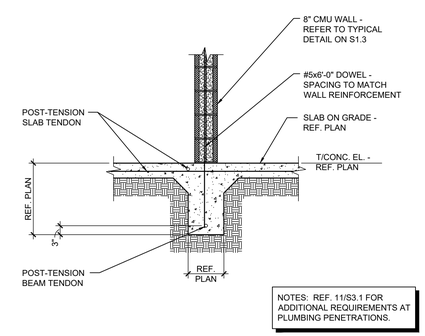
07 TYPICAL EXTERIOR GRADE BEAM SECTION
SCALE: 1/2"=1'-0"



08 TYPICAL EXTERIOR GRADE BEAM SECTION
SCALE: 1/2"=1'-0"

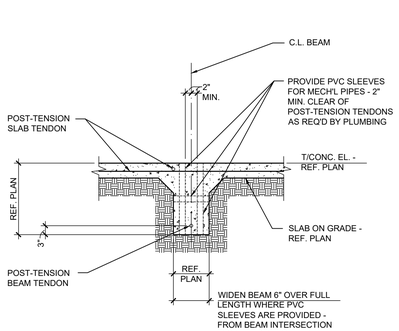


09 TYPICAL STEP IN SLAB
SCALE: 1/2"=1'-0"

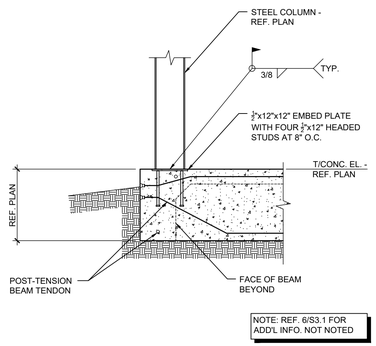


NOTES: REF. 11/S3.1 FOR ADDITIONAL REQUIREMENTS AT PLUMBING PENETRATIONS.

10 TYPICAL INTERIOR GRADE BEAM SECTION
SCALE: 1/2"=1'-0"



11 TYPICAL INTERIOR GRADE BEAM SECTION
SCALE: 1/2"=1'-0"



NOTE: REF. 6/S3.1 FOR ADD'L INFO. NOT NOTED

12 TYPICAL EXTERIOR GRADE BEAM SECTION
SCALE: 1/2"=1'-0"

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REGISTERED
ENGINEERING
8/28/2024

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Terraces Amenity Center
Rockwall, Texas

DATE:
8/28/2024

PROJECT NUMBER:
24119

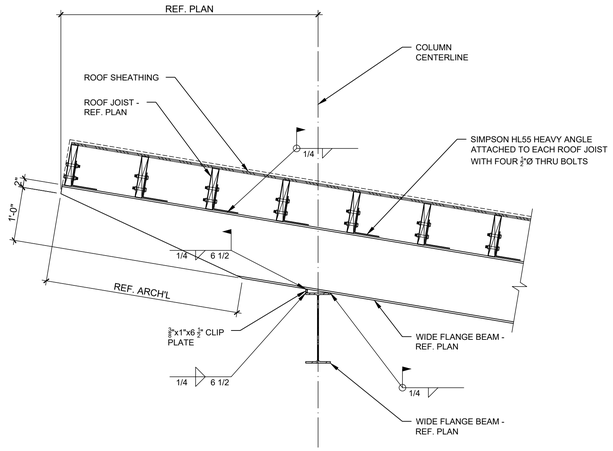
DRAWINGS ISSUED FOR:
CONSTRUCTION

SHEET NUMBER
S3.1

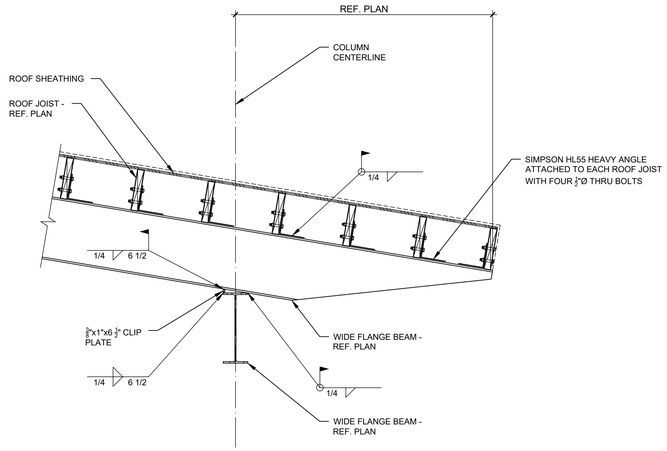
TYPICAL FOUNDATION DETAILS

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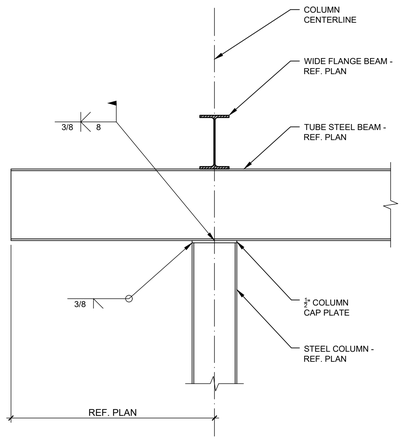
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01 **ROOF FRAMING DETAIL**
NO SCALE

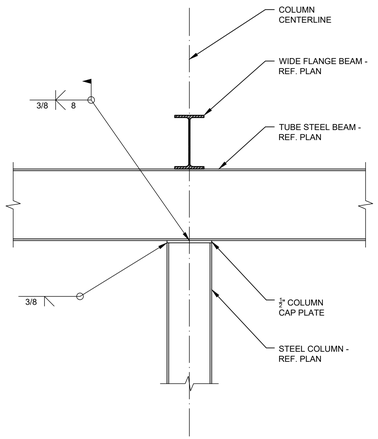


02 **ROOF FRAMING DETAIL**
NO SCALE



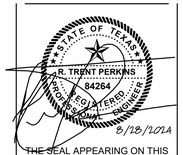
NOTE:
ROOF DECK AND JOISTS OMITTED FOR CLARITY.

03 **ROOF FRAMING DETAIL**
NO SCALE



NOTE:
ROOF DECK AND JOISTS OMITTED FOR CLARITY.

04 **ROOF FRAMING DETAIL**
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Rockwall, Texas

DATE:
8/28/2024

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CONSTRUCTION

SHEET NUMBER

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ROOF FRAMING DETAILS

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GENERAL NOTES

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2021 INTERNATIONAL BUILDING CODE.
2. THE BUILDING STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING CODE PRESCRIBED LOADS:

LIVE LOADS

ROOF	20 PSF
ATTIC	20 PSF
FLOOR	100 PSF

SNOW LOADS

GROUND SNOW LOAD, Pg.	5 PSF
SNOW IMPORTANCE FACTOR,Is	1.0
SNOW EXPOSURE FACTOR, Ce	0.9
THERMAL FACTOR, Ct	1.0

WIND LOADS

ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II)	105 MPH
WIND IMPORTANCE FACTOR, Iw	1.0
EXPOSURE CATEGORY	B
SURFACE ROUGHNESS	B

SEISMIC LOADS

OCCUPANCY CATEGORY	II
SEISMIC IMPORTANCE FACTOR, IE	1.0
SPECTRAL RESPONSE COEFFICIENT, SS	10.6%g
SPECTRAL RESPONSE COEFFICIENT, S1	5.7%g
SITE CLASS	D
SEISMIC DESIGN CATEGORY	B

3. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.
4. THE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF QUANTITY, LENGTH OR FIT OF MATERIALS.
5. PRINCIPAL OPENINGS ARE INDICATED ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, INSERTS, CURBS, OPENINGS AND SLAB DEPRESSIONS NOT SHOWN.
6. CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
7. CONTRACTOR SHALL INSURE THAT CONSTRUCTION MATERIALS WHOSE WEIGHT EXCEEDS THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS ARE NOT STORED ON STRUCTURALLY SUPPORTED FLOOR OR ROOF FRAMING.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OR HER OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.
9. LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNIT(S) SHOWN ON THE STRUCTURAL DRAWINGS. ANY CHANGES IN TYPE, SIZE, WEIGHT OR NUMBER OF UNIT(S) SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS OR MECHANICAL EQUIPMENT.
10. REPRODUCTION OF THE STRUCTURAL DRAWINGS, EITHER IN PART OR IN WHOLE, FOR SUBMITTALS OR SHOP DRAWINGS SIGNIFIES ACCEPTANCE OF INFORMATION SHOWN AS CORRECT AND OBLIGES THE USER TO ANY EXPENSE, REAL OR IMPLIED, ARISING FROM THEIR USE.
11. CONTRACTOR SHALL SCHEDULE SITE OBSERVATION VISITS WITH THE ENGINEER OF RECORD AND/OR TESTING LABORATORY A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO THE REQUIRED TIME OF THE VISIT.
12. CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS FOR THE ENGINEER TO REVIEW EACH STRUCTURAL SUBMITTAL OR SHOP DRAWING.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON THE PROJECT GEOTECHNICAL REPORT PROVIDED BY TERRADYNE ENGINEERING, INC. (TEI PROJECT NO. D221118) DATED NOVEMBER 22, 2022.
2. THE FOUNDATION DESIGN IS BASED ON POTENTIAL SEASONAL MOVEMENT (PSM) OF APPROXIMATELY ONE (1) INCH OR LESS. IF THIS VALUE IS NOT ACCEPTABLE TO THE OWNER OR TENANTS, THE FOUNDATION DESIGN MUST BE REVISED
3. THE FOUNDATION SHALL CONSIST OF A REINFORCED CONCRETE PIERS, PROPORTIONED FOR AN ALLOWABLE BEARING PRESSURE OF 3,000 PSF.

REINFORCING STEEL NOTES

1. ALL DETAILING OF STEEL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI COMMITTEE 315 PUBLICATION SP-66, "ACI DETAILING MANUAL."
2. DEFORMED BAR REINFORCEMENT SHALL BE DOMESTIC NEW BILLET STEEL IN CONFORMANCE WITH ASTM A615, GRADE 60.

ADHESIVE ANCHOR AND DOWEL NOTES

1. WHERE NOTED IN THE PLANS AND DETAILS, ADHESIVE ANCHORS AND DOWELS SHALL BE INSTALLED WITH HILTI HY200 SAFE SET EPOXY IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
2. ADHESIVE ANCHORS AND/OR DOWELS NOT NOTED IN THE PLANS AND DETAILS ARE NOT ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE STRUCTURAL ENGINEER OF RECORD.
3. UNLESS NOTED OTHERWISE, THE MINIMUM EMBEDMENT DEPTH OF ADHESIVE ANCHORS AND DOWELS SHALL BE AS FOLLOWS:

ANCHOR/DOWEL	EMBEDMENT
3/8" DIA. OR #3 BAR	4 1/2"
1/2" DIA. OR #4 BAR.	6"
5/8" DIA. OR #5 BAR	9 5/8"
3/4" DIA. OR #6 BAR	11 1/4"
7/8" DIA. OR #7 BAR	13 1/8"
1" DIA. OR #8 BAR	15"

STRUCTURAL CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 AND ACI 318. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE COARSE AGGREGATES AND A CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3,000 PSI. ALL CONCRETE THAT WILL BE PERMANENTLY EXPOSED TO WEATHER SHALL CONTAIN AN AIR ENTRAINING AGENT THAT PROVIDES FOUR (4) TO SIX (6) PERCENT AIR BY VOLUME.
3. CONCRETE PROTECTION FOR STEEL REINFORCEMENT SHALL BE AS FOLLOWS (SEE ACI 318, SECTION 7.7 FOR CONDITIONS NOT INDICATED):

ALL CONCRETE PLACED AGAINST SOIL	3"

4. LOCATE JOINTS TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE. LOCATE HORIZONTAL JOINTS IN CONCRETE ONLY WHERE THEY NORMALLY OCCUR OR WHERE INDICATED ON PLAN. LOCATE VERTICAL JOINTS IN THE MIDDLE THIRD OF SPAN.
5. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS SO THAT AGGREGATE SHALL BE EXPOSED UNIFORMLY, LEAVING NO LAITANCE, LOOSENED PARTICLES OR DAMAGED CONCRETE.
6. THE PLACEMENT OF SLEEVES OR OPENINGS THRU CONCRETE MEMBERS IS PROHIBITED UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER OF RECORD.
7. PROVIDE CHAMFERS AND REVEALS AS INDICATED IN THE ARCHITECTURAL DRAWINGS.
8. THE BUILDING OWNER SHALL SECURE AN INDEPENDENT TESTING LABORATORY TO PERFORM AT LEAST ONE COMPRESSIVE STRENGTH TEST FOR EACH ONE HUNDRED (100) CUBIC YARDS, OR FRACTION THEREOF, OF EACH MIX DESIGN OF CONCRETE PLACED ON ANY ONE DAY. THE LABORATORY SHALL RECORD THE MIX DESIGN, LOCATION OF PLACEMENT, AND SLUMP OF EACH SPECIMEN.
9. A COMPRESSIVE STRENGTH TEST SHALL BE COMPRISED OF FOUR (4) 6"X12" OR FIVE (5) 4"X8" CYLINDER SPECIMENS OBTAINED IN ACCORDANCE WITH ASTM C31. ONE (1) CYLINDER SPECIMEN SHALL BE TESTED AT SEVEN (7) DAYS FOR INFORMATION AND TWO (2) 6"X12" CYLINDER SPECIMENS OR THREE (3) 4"X8" CYLINDER SPECIMENS SHALL BE TESTED AT TWENTY-EIGHT (28) DAYS FOR ACCEPTANCE. THE REMAINING CYLINDER SPECIMEN SHALL BE HELD FOR TESTING AS DIRECTED.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL DETAILING, FABRICATION AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
2. PROVIDE NEW DOMESTIC STRUCTURAL STEEL IN ACCORDANCE WITH THE FOLLOWING:

WIDE FLANGE SHAPES	ASTM A992
CHANNELS, PLATES AND ANGLES	ASTM A36
STEEL TUBE	ASTM A500, GRADE B
STEEL PIPE	ASTM A53 (TYPES E OR S), GRADE B

3. THE DETAILER SHALL DESIGN ALL CONNECTIONS TO RESIST FIFTY (50) PERCENT OF THE ALLOWABLE SHEAR CAPACITY OF THE BEAM, UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE NUMBER OF BOLTS SHOWN BELOW FOR EACH BEAM SIZE:

BEAM SIZE	NUMBER OF BOLTS
W8 & W10	2 MINIMUM
W12, W14, W16	3 MINIMUM
W18 & W21	4 MINIMUM
W24 & W27	5 MINIMUM

4. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE 3/4 INCH DIAMETER ASTM A325-N BOLTS, UNLESS NOTED OTHERWISE.
5. ANCHOR BOLTS SHALL BE UNFINISHED THREADED FASTENERS THAT CONFORM TO ASTM F1554, GRADE 36 BOLTS AND NUTS WITH HEXAGONAL HEADS.
6. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED EXCEPT AS SPECIFICALLY INDICATED IN STRUCTURAL DRAWINGS.
7. ERECT ALL STEEL BEAMS WITH NATURAL OR SPECIFIED CAMBER UP.
8. UNLESS NOTED OTHERWISE, HOT DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO WEATHER OR SOIL AND WHERE INDICATED ON DRAWINGS. GALVANIZING SHALL CONFORM TO ASTM A123.
9. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.

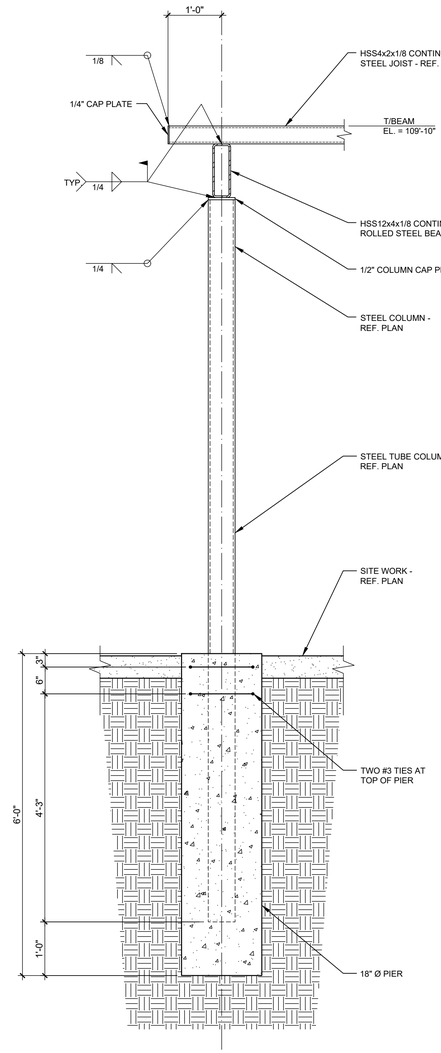
WELDING NOTES

1. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS. USE ONLY LOW-HYDROGEN ELECTRODES ON ASTM A242, A514, A572 AND A588 STEEL.
2. WELDS NOT INDICATED IN DRAWINGS SHALL BE MINIMUM SIZE CONTINUOUS FILLET WELD IN ACCORDANCE WITH AWS D1.1. FILLET WELDS SHALL BE CONTINUOUS, UNLESS NOTED OTHERWISE.
3. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE CAPACITY OF THE SMALLER MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
4. ALL GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

STRUCTURAL ABBREVIATIONS:

THE FOLLOWING ABBREVIATIONS ARE REFERENCED IN THE STRUCTURAL DRAWINGS. PLEASE CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ANY CLARIFICATION, PRIOR TO FABRICATION.

ACI	AMERICAN CONCRETE INSTITUTE ADDI. ADDITIONAL	LBS	POUNDS
		LL	LIVE LOAD
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LLH	LONG LEG HORIZONTAL
		LLV	LONG LEG VERTICAL
AISI	AMERICAN IRON AND STEEL INSTITUTE	LSL	LAMINATED STRAND LUMBER
		LT. GAGE	LIGHT GAGE
ALT.	ALTERNATE	LVL	LAMINATED VENEER LUMBER
APA	AMERICAN PLYWOOD ASSOCIATION (ENGINEERED WOOD ASSOCIATION)	MAT'L	MATERIAL
		MAX.	MAXIMUM
ARCH'L	ARCHITECTURAL, ARCHITECT	MECH'L	MECHANICAL
ASS'Y	ASSEMBLY	MFR.	MANUFACTURER
ASTM	ASTM INTERNATIONAL (FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS)	MIN.	MINIMUM
		NDS	NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
B/	BOTTOM OF	NTS	NOT TO SCALE
B/BEAM	BOTTOM OF BEAM		
BLDG.	BUILDING	O.C.	ON CENTER
BOT.	BOTTOM	O.D.	OUTSIDE DIAMETER
BRG.	BEARING	OPNG.	OPENING
C.L.	CENTERLINE	OPP.	OPPOSITE
CLG.	CEILING		
CMU	CONCRETE MASONRY UNIT(S)	P.E.M.B.	PRE-ENGINEERED METAL BUILDING
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLF	POUNDS PER LINEAR FOOT
CONN.	CONNECTION	PREFAB.	PRE-FABRICATED
CONT.	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
CONST.	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
COORD.	COORDINATE	PSL	PARALLEL STRAND LUMBER
CRSI	CONCRETE REINFORCING STEEL INSTITUTE	P.T.	POST-TENSIONED
		R	REMAINING
DB	DROP BEAM	REF.	REFERENCE
D.B.A.	DEFORMED BAR ANCHOR	REINF.	REINFORCE, REINFORCED
DFL	DOUGLAS FIR/LARCH	REQ'D	REQUIRED
DIA.	DIAMETER	REV.	REVISION
DIM.	DIMENSION	RTU	ROOF TOP UNIT
DL	DEAD LOAD		
DTL	DETAIL	SCHED.	SCHEDULE(D)
DWL	DOWEL	SIM.	SIMILAR
		SJI	STEEL JOIST INSTITUTE
EL.	ELEVATION	SPA.	SPACE(S), SPACED
EMBED.	EMBEDMENT	SQ.	SQUARE
EQ.	EQUAL	STD	STANDARD
EXP.	EXPANSION	STIRR.	STIRRUP(S)
		SYP	SOUTHERN PINE
FB	FLUSH BEAM		
F/	FLOOR FINISHED FLOOR	T/	TOP OF
FLR.	FLOOR	T/CONC.	TOP OF CONC
FTG.	FOOTING	T/FOOTING	TOP OF FOOTING
		T/METAL	TOP OF METAL
GALV.	GALVANIZED	T/PANEL	TOP OF PANEL
GYP.	GYPSUM	T/PARAPET	TOP OF PARAPET
		T/PIER	TOP OF PIER
HORIZ.	HORIZONTAL	T/PILECAP	TOP OF PILECAP
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	T/SHEATHING	TOP OF SHEATHING
		T/SLAB	TOP OF SLAB
		T/STEEL	TOP OF STEEL
IBC	INTERNATIONAL BUILDING CODE	T/WALL	TOP OF WALL
		TYP.	TYPICAL
I.D.	INSIDE DIAMETER		
INFO.	INFORMATION	U.N.O.	UNLESS NOTED OTHERWISE
		VERT.	VERTICAL
KIP	KILOPOUND (1,000 POUNDS)		
KSI	KILOPOUNDS PER SQUARE INCH	W/	WITH
		W/O	WITHOUT
		W.W.F.	WELDED WIRE FABRIC



01 **TYPICAL SHADE STRUCTURE DETAIL**
NO SCALE

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Terraces Amenity Center

Rockwall, Texas

DATE: 7/2/2025

PROJECT NUMBER: 25127

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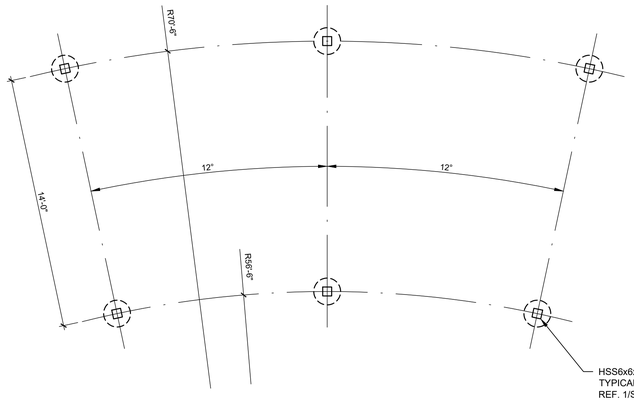
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STRUCTURAL NOTES

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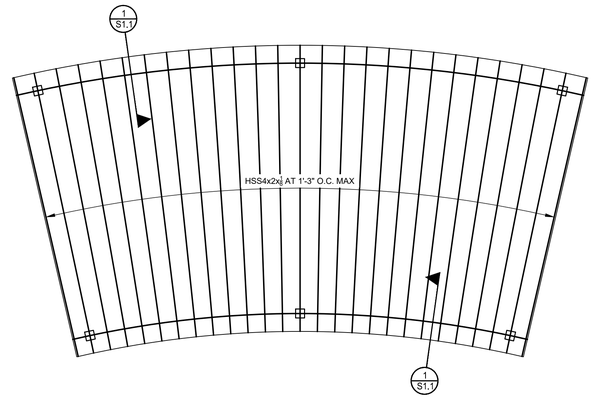


01 SHADE STRUCTURE - FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. REFER TO SHEET S1.1 FOR STRUCTURAL NOTES AND FOUNDATION DETAILS.
2. T/CONC. = TOP OF CONCRETE ELEVATION. T/CONC. = 100'-0", UNLESS NOTED OTHERWISE. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
3. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.



02 SHADE STRUCTURE - FRAMING PLAN

SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. REFER TO SHEET S1.1 FOR STRUCTURAL NOTES AND FRAMING DETAILS.
2. CONTRACTOR SHALL COORDINATE FLOOR DEPRESSIONS, DROPS, AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

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R. TRENT PERKINS
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REGISTERED
PROFESSIONAL
ENGINEER
7/2/2025

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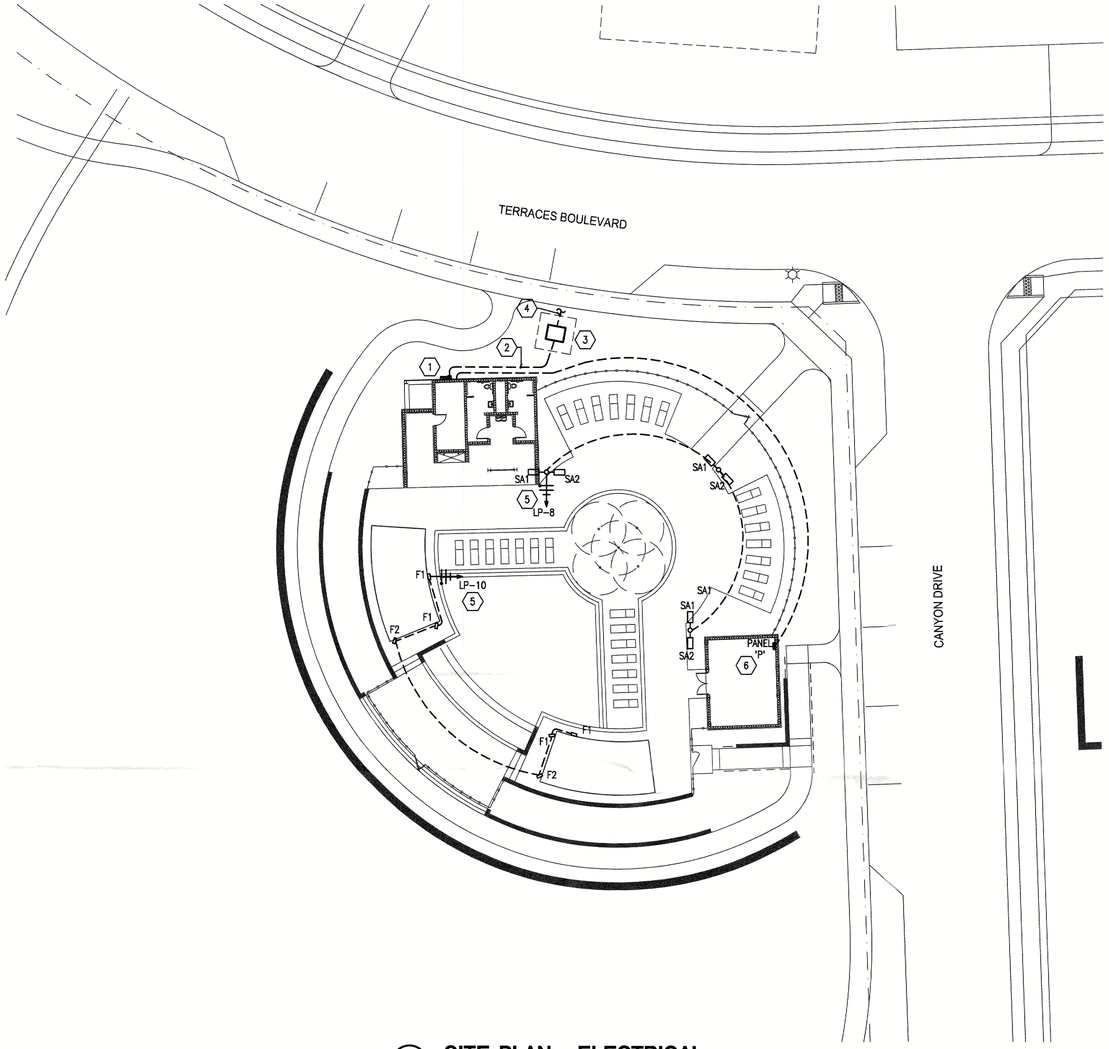
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SHADE STRUCTURE FOUNDATION AND FRAMING PLANS

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1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL COORDINATE EASEMENT ON CENTERLINE OF UNDERGROUND PRIMARY WITH UTILITY COMPANY.

B. CONTRACTOR SHALL COORDINATE PLACEMENT AND ROUTING OF CONDUITS WITH UTILITY COMPANY PRIOR TO INSTALLATION. COORDINATE EXACT CONDUIT SIZES AND QUANTITIES WITH UTILITY COMPANY PRIOR TO INSTALLATION.

C. THE ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED. THE ELECTRICAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE COMPANIES INVOLVED.

D. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY, TELEPHONE COMPANY, AND CABLE TV COMPANY, VERIFY ALL REQUIREMENTS AND EQUIPMENT. THE CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL WIRING, BOXES, CONDUIT, CONCRETE PADS, TRENCHING AND BACKFILL, ETC. AS NECESSARY FOR PROPER INSTALLATION.

E. THE CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATIONS OF ALL EXISTING UTILITY SERVICES AND EQUIPMENT, AND THE PROPOSED LOCATIONS OF ALL NEW UTILITY SERVICES AND EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR THE CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITIONS, REQUIREMENTS OF THE NEW LOCATIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.

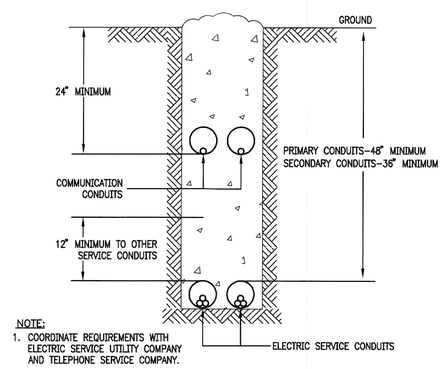
F. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRICAL CODE ENFORCEMENT AUTHORITIES AND THE LOCAL FIRE MARSHALL, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL ALL ELECTRICAL ITEMS NECESSARY FOR PROPER INSTALLATION IN STRICT ACCORDANCE WITH THE GUIDELINES AND INTERPRETATIONS SET FORTH BY THESE GOVERNING LOCAL AUTHORITIES BEYOND THOSE SET FORTH IN THE NEC AND NFPA. NO ALLOWANCES WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO COORDINATE ALL SUCH REQUIREMENTS WITH SAID LOCAL AUTHORITIES.

G. CONTRACTOR TO LIMIT ALL BRANCH CIRCUITRY TO 3% VOLTAGE DROP.

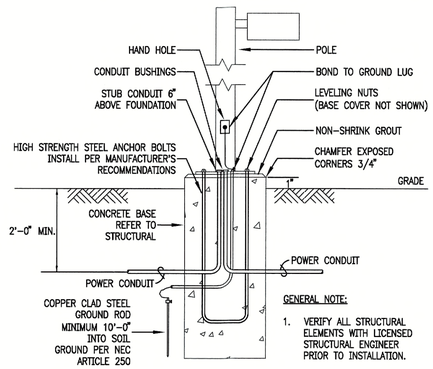
H. CONTRACTOR TO LIMIT ALL FEEDERS TO 2% VOLTAGE DROP.

KEY NOTES:

1. ELECTRICAL SERVICE LOCATION. REFER TO ELECTRICAL SCHEDULES AND RISER DIAGRAM ON SHEET E4.01 FOR MORE INFORMATION
2. SECONDARY ELECTRICAL SERVICE TO BE INSTALLED BY CONTRACTOR. REFER TO RISER DIAGRAM ON SHEET E4.01.
3. LOCATION OF PAD MOUNTED UTILITY TRANSFORMER.
4. ELECTRICAL PRIMARY SERVICE. COORDINATE EXACT COST, INSTALLATION REQUIREMENTS, AND ROUTING OF PRIMARY SERVICE WITH UTILITY COMPANY.
5. CONTRACTOR TO ROUTE ALL SITE LIGHTING CIRCUITS THROUGH RELAYS IN CORRESPONDING LIGHTING CONTROL PANEL PRIOR TO ROUTING TO LIGHT FIXTURES. CONTROL LIGHTS ON/OFF VIA PHOTOCELL. COORDINATE EXACT LIGHTING CONTROL SCHEDULING WITH DEVELOPER. REFERENCE RISER DIAGRAM ON SHEET E4.01 FOR MORE INFORMATION.
6. COORDINATE FINAL LOCATION AND ROUTING OF POOL PANEL 'P' WITH DEVELOPER AND CONTRACTOR PRIOR TO BID AND ROUGH-IN.



3 ELECTRIC AND COMMUNICATIONS TRENCH DETAIL
SCALE: NONE



2 TYPICAL SITE LIGHTING FIXTURE - POLE BASE DETAIL
SCALE: NONE

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9 day of July, 2024.

WITNESS OUR HANDS, this 9 day of July, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4418-001-24

AOS ENGINEERING
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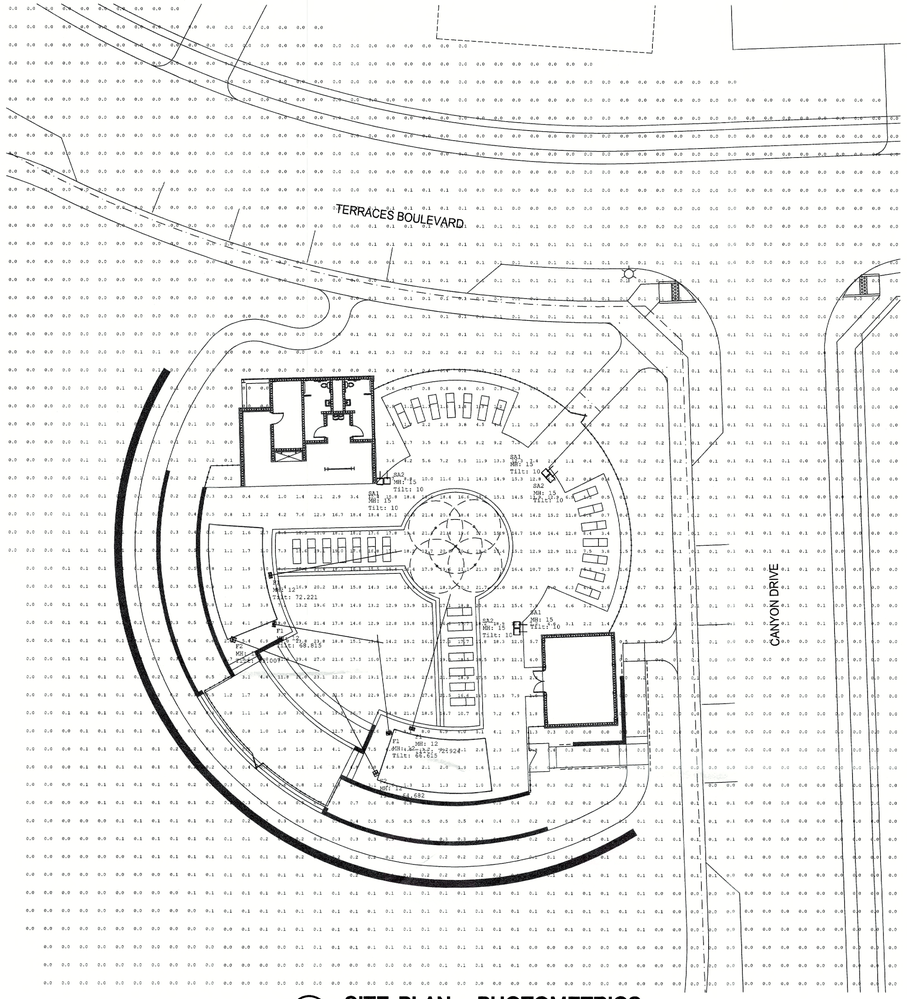
TERRACES AMENITY CENTER
ROCKWALL, TEXAS

Issue: 07-09-2024
Revisions:

Drawing Title:
ELECTRICAL - SITE PLAN

Sheet
E1.01

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



1 SITE PLAN - PHOTOMETRICS

SCALE: 1" = 20'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	6	F1	Single	TLFI-121-F-40		0.900	12778	94	376	12
	2	F2	Single	TLFI-091-M-40		0.900	9033	126.2	252.4	12
	3	SA1	Single	XEG-LED-181-031-F7-40-T2CB1-IZ		0.900	11444	135	405	15
	3	SA2	Single	XEG-LED-181-031-F7-40-T2CB1-IZ		0.900	11444	135	405	15

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9 day of July, 2024.

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ROCKWALL, TEXAS

Issue: 07-09-2024

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Sheet E1.02

AOS JOB #: 4418-001-24

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ABBREVIATIONS AND SYMBOLS

ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.

MECHANICAL

PIPING DESIGNATIONS

CHS	CHILLED WATER SUPPLY
CHR	CHILLED WATER RETURN
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
HPWS	HEAT PUMP WATER SUPPLY
HPWR	HEAT PUMP WATER RETURN
E	EXPANSION LINE
CD	CONDENSATE DRAIN

MECHANICAL SYMBOLS

- NEW FAN POWERED BOX
- EXISTING FAN POWERED BOX
- DEMOLISHED FAN POWERED BOX
- RELOCATED FAN POWERED BOX
- NEW VAV
- EXISTING VAV
- DEMOLISHED VAV
- RELOCATED VAV
- NEW DUCTWORK
- EXISTING DUCTWORK
- DEMOLISHED DUCTWORK
- SUPPLY OR OUTSIDE AIR DUCT
- RETURN OR EXHAUST AIR DUCT
- DUCT TURNING UP
- DUCT TURNING DOWN
- 24x12 — CLEAR INSIDE DUCT DIMENSION, FIRST VALUE IS DUCT WIDTH
- DUCT TRANSITION
- DUCT TAP WITH MANUAL VOLUME DAMPER
- NEW SUPPLY AIR GRILLE
- NEW RETURN AIR GRILLE
- NEW EXHAUST AIR GRILLE
- EXISTING SUPPLY AIR GRILLE
- EXISTING RETURN AIR GRILLE
- EXISTING EXHAUST AIR GRILLE
- DEMOLISHED SUPPLY AIR GRILLE
- DEMOLISHED RETURN AIR GRILLE
- DEMOLISHED EXHAUST AIR GRILLE
- SIDEWALL OUTLET
- SIDEWALL INLET
- T — THERMOSTAT/SENSOR
- H — HUMIDISTAT
- S — DUCT SMOKE DETECTOR

EQUIPMENT DESIGNATIONS

AC	AIR COMPRESSOR
AF	AIR FILTER
AH/AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
BF	BOOSTER FAN
CP	CIRCULATING PUMP
CRAC	COMPUTER ROOM AIR CONDITIONER
CT	COOLING TOWER
CU	CONDENSING UNIT, AIR COOLED
CVT	CONSTANT VOLUME FAN TERMINAL COOL/HEAT
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EUH	ELECTRIC UNIT HEATER
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FPB	FAN POWERED BOX
FSD	FIRE/SMOKE COMBINATION DAMPER
GRV	GRAVITY ROOF VENTILATOR
GUH	GAS-FIRED UNIT HEATER
HC	HEATING COIL
HP	HEAT PUMP, AIR SOURCE
HUM	HUMIDIFIER
HX	HEAT EXCHANGER
IRH	INFRARED HEATER
KEF	KITCHEN EXHAUST FAN
KSF	KITCHEN SUPPLY FAN
MAU	MAKE-UP AIR UNIT
MD	MOTORIZED DAMPER
RTU	ROOF TOP UNIT
SA	SOUND ATTENUATOR
SD	SMOKE DAMPER
SF	SUPPLY FAN
VAV	VARIABLE VOLUME TERMINAL - COOL ONLY
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VSD	VARIABLE SPEED DRIVE
VVT	VARIABLE VOLUME & TEMPERATURE
WH	WALL HEATER
WSHP	HEAT PUMP, WATER SOURCE

MECHANICAL SYMBOLS

- FD — MANUAL VOLUME DAMPER (VD)
- FD — FIRE DAMPER (FD)
- SD — SMOKE DAMPER (SD)
- FSD — FIRE/SMOKE COMBINATION DAMPER (FSD)
- M — AUTOMATIC DAMPER, OPPOSED BLADE
- M — AUTOMATIC DAMPER, PARALLEL BLADE
- BDD — BACK DRAFT DAMPER

PLUMBING

PIPING SYMBOLS

- PIPING UP
- PIPING DOWN
- CAPPED PIPE TERMINATION
- CONNECTION BOTTOM OF MAIN
- CONNECTION TOP OF MAIN
- DIRECTION OF FLOW
- SLOPE DOWN IN DIRECTION SHOWN
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- GATE VALVE
- BALL VALVE
- BUTTERFLY VALVE
- GLOBE VALVE
- TEMPERATURE & PRESSURE RELIEF VALVE
- GAS COCK
- PRESSURE REGULATING VALVE
- CHECK VALVE
- HYDRAULIC SHOCK ARRESTOR
- SOLENOID VALVE
- ANGLE VALVE
- GAUGE COCK
- AIR VENT
- P — PRESSURE GAUGE
- STRAINER
- THERMOMETER WELL
- EXPANSION JOINT
- UNION
- HOSE BIBB OR HYDRANT
- THERMOMETER
- P-TRAP
- FLOOR DRAIN/FLOOR SINK WITH P-TRAP
- HUB DRAIN WITH P-TRAP
- FCO/GCO — FLOOR CLEANOUT OR GRADE CLEANOUT
- CO/WCO — CLEANOUT OR WALL CLEANOUT
- DOUBLE CHECK BACKFLOW PREVENTER
- REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
- CONNECT TO EXISTING

PIPING DESIGNATIONS

- - -	DOMESTIC COLD WATER
- - -	DOMESTIC HOT WATER
- - -	DOMESTIC HOT WATER RETURN
W	WATER SERVICE
D	INDIRECT WASTE
SS	SANITARY SEWER
- - -	SANITARY VENT
TP	TRAP PRIMER SUPPLY

EQUIPMENT DESIGNATIONS

CP	CIRCULATION PUMP
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
FD	FLOOR DRAIN
FS	FLOOR SINK
HB	HOSE BIBB
HD	HUB DRAIN
L	LAVATORY
MS	MOP SINK
NFWH	NON FREEZE WALL HYDRANT
PRV	PRESSURE REDUCING VALVE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RV	RELIEF VALVE
S	SINK
SA	SHOCK ARRESTOR
SH	SHOWER
TM	THERMOSTATIC MIXING VALVE
TP	TRAP PRIMER
U	URINAL
WC	WATER CLOSET
WCB	WASHER CONNECTION BOX
WH	WATER HEATER

ELECTRICAL

POWER SYMBOLS

- XX — GENERAL PURPOSE RECEPTACLE XX=HEIGHT ABOVE FINISHED FLOOR
- FLOOR GENERAL PURPOSE RECEPTACLE
- CEILING GENERAL PURPOSE RECEPTACLE
- GFI RECEPTACLE
- 1/2 SWITCHED RECEPTACLE
- QUADRAPLEX RECEPTACLE
- FLOOR QUADRAPLEX RECEPTACLE
- CEILING QUADRAPLEX RECEPTACLE
- USB/DUPLEX RECEPTACLE
- SPECIAL RECEPTACLE
- TV — TELEVISION OUTLET
- TELEPHONE OUTLET
- FLOOR TELEPHONE OUTLET
- CEILING TELEPHONE OUTLET
- DATA OUTLET
- FLOOR DATA OUTLET
- CEILING DATA OUTLET
- TELE/DATA OUTLET
- FLOOR TELE/DATA OUTLET
- CEILING TELE/DATA OUTLET
- J — JUNCTION BOX - SIZE IN ACCORDANCE WITH NEC FOR SPECIFIC APPLICATION
- FLOOR JUNCTION BOX
- CEILING JUNCTION BOX
- COMBINATION MOTOR STARTER & FUSED DISCONNECT
- NON-FUSED DISCONNECT SWITCH 'WP' INDICATES WEATHER PROOF, MOTOR RATED
- FUSED DISCONNECT SWITCH (EX. 30/15/3 = 30A RATED DISC., 15A FUSES, (EY. 3 PHASE) 'WP' INDICATES WEATHER PROOF, MOTOR RATED
- CIRCUIT BREAKER IN NEMA ENCLOSURE
- MOTOR
- CIRCUIT HOME RUN
- CROSS MARKS INDICATE WIRES (NEUTRAL, HOT, COMMON GROUND, ISOLATED GROUND)
- PANELBOARD (240 VOLT AND BELOW)
- PANELBOARD (480 VOLT)
- TRANSFORMER
- EMERGENCY POWER OFF (EPO) BUTTON
- COPPER GROUND BAR ASSEMBLY
- M — KWH METER

ABBREVIATIONS

AC	ALTERNATING CURRENT
A	AMPS
AFF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
C	CONDUIT
CCTV	CLOSED CIRCUIT T.V.
CLG	CEILING
DP	DISTRIBUTION PANEL
EG	EQUIPMENT GROUND
ELEC	ELECTRIC
EMERG	EMERGENCY
FA	FIRE ALARM
FAAP	FIRE ALARM ANUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR
G,GRD	GROUND
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSE POWER
HV	HIGH VOLTAGE
IG	ISOLATED GROUND
JB	JUNCTION BOX
LTS	LIGHTS
LTG	LIGHTING
LV	LOW VOLTAGE
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
MTD	MOUNTED
HTG HT	MOUNTING HEIGHT
P	POLE
PH	PHASE
PB	PULL BOX
PNL	PANEL
REC,RECEP	RECEPTACLE
SS	SAFETY SWITCH
TEL	TELEPHONE
TV	TELEVISION
UNO	UNLESS NOTED OTHERWISE
V	VOLTAGE
WP	WEATHER PROOF
WT	WATER TIGHT
XFMR	TRANSFORMER
ø	PHASE

LIGHT FIXTURE LABELING

- A 12 / F NL — UPPERCASE LETTER - INDICATES FIXTURE TYPE, REFER TO FIXTURE SCHEDULE
- LOWERCASE LETTER - INDICATED SWITCHING GROUP
- NUMBER INDICATES CIRCUIT
- NL - INDICATES NIGHT LIGHT
- A 12 / a b — FIXTURE WITH BI-LEVEL SWITCHING. LOWER CASE LETERS INDICATE SWITCH LEGS

LIGHT SWITCH SYMBOLS

$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
$D	DIMMER SWITCH
$WP	WEATHERPROOF SWITCH
$M	MANUAL MOTOR CONTROLLER, MOTOR RATED
$OS	OCCUPANCY SENSOR SWITCH
	WALL MOUNTED OCCUPANCY SENSOR
	CEILING MOUNTED OCCUPANCY SENSOR
	PHOTOCELL

LIFE SAFETY SYMBOLS

- UNSWITCHED EMERGENCY FIXTURE WITH BATTERY BACKUP
- EXIT SIGN WITH BATTERY BACKUP
- S — FLUSH MOUNTED CEILING SPEAKER ASSEMBLY WITH BACK BOX, TRANSFORMER, AND CEILING BAFFLE (WHITE)
- F — FIRE ALARM STROBE - VISUAL ONLY COORDINATE FINISH WITH ARCHITECT
- F — FIRE ALARM STROBE - COMBINATION AUDIO & VISUAL COORDINATE FINISH WITH ARCHITECT
- F — FIRE ALARM HORN - AUDIO ONLY COORDINATE FINISH WITH ARCHITECT
- F — FIRE ALARM MANUAL PULL STATION COORDINATE FINISH WITH ARCHITECT
- S — FIRE ALARM SMOKE DETECTOR - 120V W/ BATTERY BACK UP. COORDINATE FINISH WITH ARCHITECT X=DD (DUCT DETECTOR), X=SS (SINGLE STATION) X=ER (ELEVATOR RECALL)
- FIRE ALARM HEAT DETECTOR - 120V W/ BATTERY BACK UP COORDINATE FINISH WITH ARCHITECT
- HATCHED FIXTURE INDICATES UNSWITCHED FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK BATTERY PACKS SHALL BE SELF-TESTING TYPE AND SHALL BE RATED FOR 90 MINUTES

MECHANICAL/PLUMBING ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISHED GRADE
A/C	ABOVE CEILING
BAS	BUILDING AUTOMATION SYSTEM - SEE EMCS
B/F	BELOW FLOOR
BFF	BELOW FINISHED FLOOR
B/G	BELOW GRADE
BRF	BELOW RAISED FLOOR
CLG	CEILING
CO	CLEANOUT
DCO	DOUBLE CLEANOUT
DS	DOWNSPOUT
EMCS	ENERGY MANAGEMENT & CONTROL SYSTEM
FCO	FLOOR CLEANOUT
FLR	FLOOR
GCO	GRADE CLEANOUT
HW	HOT WATER
HWR	HOT WATER RETURN
MTD	MOUNTED
PRV	PRESSURE REDUCING VALVE
RV	RELIEF VALVE
SS	SANITARY SEWER
SV	SANITARY VENT
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
WCO	WALL CLEANOUT

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

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TERRACES AMENITY CENTER

ROCKWALL, TEXAS

Issue: 08-22-2024

Revisions:

Drawing Title:

COVER SHEETS - SYMBOLS

AOS JOB #: 4418-001-24

Sheet: MEP0.01

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

GENERAL NOTES

ALL NOTES MAY NOT APPLY.

PLUMBING/MECHANICAL NOTES:

1. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A PLUMBING INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICE NECESSARY SO AS TO PROVIDE A COMPLETE, FUNCTIONING PLUMBING SYSTEM IN SAFE WORKING ORDER.
2. SYMBOLS FOR VARIOUS ELEMENTS AND SYSTEMS ARE SHOWN ON THE DRAWINGS. SHOULD THERE BE ANY DOUBT REGARDING THE MEANING OR INTENT OF THE SYMBOLS USED, AN INTERPRETATION SHALL BE OBTAINED FROM THE ARCHITECT IN WRITING. THE DECISION OF THE ARCHITECT SHALL BE FINAL.
3. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO EXAMINE THE CONTRACT DOCUMENTS CAREFULLY BEFORE SUBMITTING HIS BID, WITH PARTICULAR ATTENTION TO ERRORS, OMISSIONS, CONFLICTS WITH PROVISIONS OF LAWS AND CODES HAVING JURISDICTION, CONFLICTS BETWEEN DRAWINGS OR DRAWINGS AND SPECIFICATIONS, AND AMBIGUOUS DEFINITION OF THE EXTENT OF COVERAGE BETWEEN CONTRACTS. ANY SUCH DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION. SHOULD ANY OF THESE ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST, THE CONTRACTOR SHALL HAVE THEM EXPLAINED AND ADJUSTED IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK; OTHERWISE, HE SHALL, AT HIS OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECTS IN HIS WORK OR THE RESULTS OBTAINED THEREFROM, CAUSED BY SUCH DISCREPANCY. THE CONTRACTOR SHALL MAKE A CAREFUL EXAMINATION OF THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF THE CONTRACT. UPON COMMENCEMENT OF CONSTRUCTION FOR THE WORK INCLUDED IN THIS CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY OR EXAMINATION AND THAT HE IS FAMILIAR WITH AND ACCEPTS ALL CONDITIONS OF THE PREMISES.
4. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ARCHITECT INFORMS THE CONTRACTOR OTHERWISE IN WRITING.
5. THE SCALE OF EACH DRAWING IS RELATIVELY ACCURATE; ANY DIMENSIONS SHOWN ARE APPROXIMATE TO CENTERLINE FROM ASSUMED BUILDING PERIMETER. THE CONTRACTOR SHALL OBTAIN THE NECESSARY DIMENSIONS FOR ANY EXACT TAKEOFFS FROM THE ARCHITECT. NO ADDITIONAL COST TO THE OWNER WILL BE CONSIDERED FOR FAILURE TO OBTAIN EXACT DIMENSIONS WHERE NOT CLEAR OR IN ERROR ON THE DRAWINGS. ANY DEVICE OR FIXTURE ROUGHED IN IMPROPERLY AND NOT POSITIONED ON IMPLIED CENTER-LINES OR AS REQUIRED BY GOOD PRACTICE MUST BE REPOSITIONED AT NO COST TO THE OWNER.
6. ALL WORK AND MATERIALS SHALL BE GUARANTEED FREE FROM DEFECTS FOR A MINIMUM PERIOD OF ONE YEAR UNLESS NOTED OTHERWISE. THE WARRANTY PERIOD SHALL BEGIN AT THE DATE OF BENEFICIAL OCCUPANCY OF THE FACILITY. PROVIDE ALL EQUIPMENT MATERIALS, LABOR, SUPERVISION AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATING PLUMBING SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT WITH WHICH WORK COMES IN CONTACT OR OVER WHICH HE MAY TRANSPORT, HOIST OR MOVE MATERIALS, EQUIPMENT, DEBRIS ETC... AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL COORDINATE AND NOTIFY THE BUILDING OWNER AND OPERATOR FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM
7. THE CONTRACTOR IS RESPONSIBLE FOR FILING AND PAYING ALL FEES AND OBTAINING NECESSARY PERMITS AND CERTIFICATES OF INSPECTION. THE CONTRACTOR SHALL DELIVER ALL CERTIFICATES OF INSPECTION TO OWNER/CONSTRUCTION MANAGER INCLUDING COPIES WITH MAINTENANCE MANUALS.
8. ONLY EXPERIENCED CRAFTSMEN KNOWLEDGEABLE IN THEIR RESPECTIVE TRADE SHALL PERFORM THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS OF NATIONALLY ACCEPTED CODES.
10. THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INTENDED TO DESCRIBE AND ILLUSTRATE SYSTEMS THAT WILL NOT INTERFERE WITH THE ARCHITECTURAL/STRUCTURAL CONDITIONS OF THE BUILDING, AND WILL FIT INTO AVAILABLE SPACES. CAREFULLY LAY OUT ALL WORK TO CONFORM TO THE ARCHITECTURAL, STRUCTURAL, FINISH CONDITIONS, AND WITH OTHER TRADES, TO AVOID OBSTRUCTIONS, AND TO ALLOW THE PROPER INSTALLATION OF EACH ITEM. CONTRACTOR SHALL OBTAIN ALL ARCHITECTURAL DATA, LOCATIONS OF WALLS, PARTITIONS, FIXTURES, CEILING HEIGHTS, FINISHES, ETC. FROM ARCHITECTURAL DRAWINGS AND ALL STRUCTURAL DATA, LOCATIONS OF PIERS, BEAMS, COLUMNS, JOISTS, ETC. FROM STRUCTURAL DRAWINGS.
11. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. EXPERIENCED CRAFTSMEN SHALL MAKE THE INSTALLATION OF ALL EQUIPMENT IN A NEAT WORKMANSHIP LIKE MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, COST AND SERVICE NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR APPROVED EQUAL.
12. THE DRAWINGS WERE PREPARED FROM THE BEST INFORMATION AVAILABLE, BUT DO NOT ATTEMPT TO INDICATE THE LOCATION OF ALL EXISTING EQUIPMENT. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE CONDITIONS SURROUNDING THE INSTALLATION OF HIS WORK PRIOR TO PROCEEDING WITH THE INSTALLATION. CHANGES REQUIRED TO THE DESIGN SHOWN ON THESE DRAWINGS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE AE/OWNER FOR REVIEW BY WAY OF SHOP DRAWINGS OR SKETCHES DETAILING THE EXISTING CONDITIONS AND THE PROPOSED CHANGE.
13. PROPERLY SUPPORT ALL EQUIPMENT AND PIPING WITHIN THE BUILDING AND PROVIDE ADEQUATE PROVISIONS FOR SLOPE AND ANCHORAGE. CONTRACTOR SHALL USE HANGERS, RODS AND INSERTS APPROVED BY UNDERWRITERS LABORATORIES FOR THE SERVICE INTENDED, SECURELY SUPPORTED BY STRUCTURAL MEMBERS WHICH IN TURN ARE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.
14. PLUMBING FIXTURES AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED COMPLETE WITH TRIM AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH-IN PIPING AT FLOORS AND WALLS UNLESS OTHERWISE SPECIFIED.
15. ALL PIPING SHALL BE RUN CONCEALED ABOVE CEILING AS HIGH AS POSSIBLE WHERE APPLICABLE AND IN EXPOSED AREAS IN GENERAL LOCATIONS SHOWN, UNLESS NOTED OTHERWISE. CONFORM TO ALL ARCHITECTURAL, STRUCTURAL AND FINISH CONDITIONS OF BUILDING.
16. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND FLOOR SINKS.
17. ALL ROOF PENETRATIONS, ROOF PIPE SUPPORTS, FLASHINGS, ETC., SHALL BE MADE WATERTIGHT, AND AS RECOMMENDED BY THE ROOF MANUFACTURER. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ROOF PENETRATIONS AND FLASHING DETAILS.
18. FOR CONTINUATION OF ALL PIPING THROUGH FLOOR, REFER TO APPROPRIATE FLOOR PLANS AND/OR AS INDICATED. SLEEVE ALL PIPING THROUGH FLOOR, AND CONFORM TO ALL STRUCTURAL AND FINISH CONDITIONS OF BUILDING. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE RATINGS AND APPROVED BY STRUCTURAL ENGINEER.
19. NO CORE DRILLING OR THROUGH THE SLAB HAMMER DRILLING WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF A STRUCTURAL ENGINEER. A FERRO SCAN OR X-RAY MUST BE PERFORMED BY THE CONTRACTOR AND REVIEWED BY MANAGEMENT PRIOR TO COMMENCEMENT.
20. THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INTENDED TO DESCRIBE AND ILLUSTRATE SYSTEMS THAT WILL NOT INTERFERE WITH THE ARCHITECTURAL/ STRUCTURAL CONDITIONS OF THE BUILDING, AND WILL FIT INTO AVAILABLE SPACES. CAREFULLY LAY OUT ALL WORK TO CONFORM TO THE ARCHITECTURAL, STRUCTURAL, FINISH CONDITIONS, AND WITH OTHER TRADES, TO AVOID OBSTRUCTIONS, AND TO ALLOW THE PROPER INSTALLATION OF EACH ITEM. CONTRACTOR SHALL OBTAIN ALL ARCHITECTURAL DATA, LOCATIONS OF WALLS, PARTITIONS, FIXTURES, CEILING HEIGHTS, FINISHES, ETC. FROM ARCHITECTURAL DRAWINGS AND ALL STRUCTURAL DATA, LOCATIONS OF PIERS, BEAMS, COLUMNS, JOISTS, ETC. FROM STRUCTURAL DRAWINGS.
21. ALL DUCTWORK AND PIPING SHALL BE RUN CONCEALED ABOVE CEILING AS HIGH AS POSSIBLE WHERE APPLICABLE & IN EXPOSED AREAS IN GENERAL LOCATIONS SHOWN, UNLESS NOTED OTHERWISE. CONFORM TO ALL ARCHITECTURAL, STRUCTURAL, AND FINISH CONDITIONS OF BUILDING.
22. LOCATE ALL EQUIPMENT APPROXIMATELY IN GENERAL LOCATIONS SHOWN, BUT CONFORM TO ALL ARCHITECTURAL AND STRUCTURAL CONDITIONS, AND COORDINATE BETWEEN TRADES PRIOR TO STARTING ANY WORK. PROVIDE ANY ADDITIONAL SUPPORTS, HANGERS, OPENINGS, ETC., AS REQUIRED FOR A COMPLETE INSTALLATION, COORDINATE ALL CLEARANCES, AND LOCATIONS, AS REQUIRED. EQUIPMENT, FIXTURES, ETC., SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, IN FULL ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION.

ELECTRICAL NOTES:

1. CONTRACTOR SHALL MAKE ALL INSTALLATIONS IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY, AND THE REQUIREMENTS OF THE POWER & LIGHTS COMPANY, AND THE TELEPHONE COMPANY, AND THE NATIONAL ELECTRICAL CODE.
2. DESIGN OF SYSTEMS IS BASED ON INFORMATION FURNISHED BY OTHERS WITH NO GUARANTEE AS TO ACCURACY. PRIOR TO BID DATE, CONTRACTOR SHALL EXAMINE THE SITE, CONTACT THE LOCAL UTILITIES TO VERIFY DETAILS OF SERVICE REQUIREMENTS, AND SHALL INCLUDE IN THE BASE BID ALL COSTS FOR REQUIREMENTS, FEES, CONNECTIONS, AND METERING FOR COMPLETE ELECTRICAL AND TELEPHONE SERVICE, INCLUDING TEMPORARY SERVICE AS REQUIRED. CONTRACTOR SHALL FURNISH ALL LABOR, SERVICES, MATERIALS, AD EQUIPMENT THAT IS NOT PROVIDED BY THE UTILITY COMPANIES FOR COMPLETE ELECTRICAL AND TELEPHONE SERVICE IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES.
3. PENETRATIONS OF RATED FIREWALLS SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
4. CONTRACTOR SHALL VERIFY EXACT QUANTITY AND LOCATION OF POLE OR LANDSCAPE LIGHTS WITH THE LANDSCAPE PLAN.
5. ALL ELECTRICAL FUSED SWITCHES, DISCONNECTS, AND PANELBOARDS MOUNTED EXTERIOR OF BUILDINGS SHALL HAVE NEMA 3R ENCLOSURE.
6. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED WITHIN 6' OF A WET LOCATION SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS TO THE DWELLING UNIT AND THE RECEPTACLES SHALL BE WP AND HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
7. ALL DISHWASHERS AND DISPOSALS SHALL BE PROVIDED WITH A DISCONNECT SWITCH, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCE.
8. ALL CONTROL WIRING AND ALL LINE VOLTAGE WIRING LOCATED IN RETURN AIR CHASES SHALL BE ENCLOSED IN EMT, OR BETTER.
9. ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE ELECTRIC UNDERGROUND STANDARDS AND CITY POWER AND LIGHT INSTALLATIONS RULES AND STANDARDS FOR ELECTRIC SERVICE.
10. PRIOR TO THE INSTALLATION OF ANY UNDERGROUND UTILITIES, CONTRACTOR SHALL MEET WITH THE UTILITY COMPANY REPRESENTATIVE TO VERIFY SERVICE REQUIREMENTS AND TO RESOLVE ANY PROBLEMS WHICH MAY EXIST. ANY VERBAL OR WRITTEN INSTRUCTIONS RESULTING FROM THIS MEETING, WHICH ARE A DEVIATION FROM THE CONTRACT DOCUMENTS SHALL HAVE THE WRITTEN APPROVAL OF THE OWNER, PRIOR TO INSTALLATION.
11. ALL INSTALLATIONS SHALL FULLY MEET ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
12. PROVIDE OUTLET BOXES FOR ALL RECEPTACLES, SWITCHES, TELE/DATA DEVICES, ETC. AS REQUIRED PER PLANS.
13. AT ALL LOCATIONS WHERE MULTIPLE SWITCHES ARE LOCATED TOGETHER, CONTRACTOR SHALL GANG SWITCHES UNDER ONE COVER PLATE.
14. ALL NEW LIGHT FIXTURES TO BE PROVIDED WITH LAMPS INCLUDED.
15. ALL CONDUCTORS ARE TO BE COPPER, #12 GAUGE MINIMUM. CIRCUITS OF 120V EXCEEDING 115 FEET SHALL BE #10 GAUGE MINIMUM. CONTROL WIRING SHALL BE #14 GAUGE MINIMUM. ALL CONNECTIONS SHALL BE MADE WITH U.L. LISTED CONNECTORS. UPSIZE ALL SHARED NEUTRALS TO #10 WIRE.
16. FOR EACH SINGLE PHASE OR THREE PHASE MOTOR, CONTRACTOR TO INSTALL LOCAL DISCONNECT, REFERENCE PLANS FOR DISCONNECT TYPE.
17. ALL FEEDERS AND BRANCH WIRING (120-208V) AND CONTROL WIRING (LOW VOLTAGE) SHALL BE COMPLETELY ENCLOSED IN ELECTRICAL RACEWAY FROM SOURCE TO TERMINATION. INSTALL NYLON PULL CORD IN ALL RACEWAYS. ALL RACEWAYS SHALL BE FULLY SUPPORTED FROM SOURCE TO TERMINATION. PROVIDE AND INSTALL ALL SUPPORTING MEANS AS REQUIRED FOR A COMPLETE SYSTEM. CONTRACTOR TO INSTALL PULL BOXES, JUNCTION BOXES, WIREWAYS, ETC. WHERE REQUIRED PER NEC FOR A COMPLETE, CODE COMPLIANT SYSTEM.
18. CONTRACTOR TO REFERENCE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS AND QUANTITIES OF ALL HVAC/PLUMBING EQUIPMENT PRIOR TO SUBMITTING BID AND ROUTING CIRCUITRY. CONTACT AOS ENGINEERING IMMEDIATELY IF MECHANICAL/PLUMBING PLANS SHOW EQUIPMENT THAT IS NOT CIRCUITED ON ELECTRICAL PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE POWER TO ALL NEW HVAC/PLUMBING EQUIPMENT, TO ENSURE A COMPLETE, WORKABLE SYSTEM.
19. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO PROPERTY (OR ADJACENT PROPERTY) CAUSED BY HIM DURING CONSTRUCTION AND FOR THE REPLACEMENT/REPAIR THEREOF.
20. CONTRACTOR SHALL HONOR ALL GUARANTEE COMMITMENTS FOR THE DESIGNATED TIME FRAME. REPLACE/REPAIR ANY FAILING EQUIPMENT/SYSTEMS AS DIRECTED BY BUILDING MANAGEMENT DURING THIS TIME FRAME.
21. ALL NEW EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE AND INSTALL ALL APPURTENANCES NECESSARY FOR A COMPLETE INSTALLATION.
22. ALL WORK SHALL FULLY COMPLY WITH ALL APPLICABLE CODES. CONTACT AOS ENGINEERING AND/OR LOCAL CODE OFFICIALS TO RESOLVE ANY QUESTIONS REGARDING CODE ISSUES PRIOR TO PERFORMING WORK. SHOULD CONTRACTOR PROCEED WITH WORK IN QUESTION WITHOUT COORDINATING WITH CODE OFFICIALS, CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH RE-WORK DUE TO CODE VIOLATIONS.
23. PRIOR TO SUBMITTING BID, CONTRACTOR TO VISIT SITE TO FAMILIARIZE HIM/HER SELF WITH ALL EXISTING FIELD CONDITIONS. NOTIFY ARCHITECT/AOS ENGINEERING OF ANY ITEMS DISCOVERED THAT ARE NOT COVERED ON PLANS THAT WILL AFFECT PRICING.
24. UPDATE ALL AFFECTED PANEL SCHEDULES AND/OR PROVIDE NEW PANEL SCHEDULES UPON COMPLETION OF WORK. UPDATED AND NEW SCHEDULES MUST BE TYPED.
25. CONTRACTOR SHALL PROVIDE ALL ITEMS AND ACCESSORIES AS REQUIRED PER ALL RELATED MANUFACTURER'S RECOMMENDATIONS TO PROVIDE A COMPLETE, WORKABLE ELECTRICAL SYSTEM PER THE INTENT OF THE CONTRACT DOCUMENTS, EVEN THOUGH ALL NECESSARY ITEMS AND ACCESSORIES ARE NOT SHOWN ON PLANS.
26. CONTRACTOR TO INSTALL A GROUNDING SYSTEM THAT FULLY COMPLIES WITH THE NEC AND ANY LOCAL CODES.
27. CONTRACTOR SHALL COORDINATE 3RD PARTY ENERTY COMPLIANCE REVIEW WITH CITY FINAL INSPECTION REQUIREMENTS. OBTAIN LIST OF APPROVED REVIEWERS DIRECTLY FROM CITY INSPECTION DEPARTMENT. ALL FEES ASSOCIATED WITH 3RD PARTY REVIEWS SHALL BE PAID BY THE CONTRACTOR AS PART OF CLOSE OUT DOCUMENTS.

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

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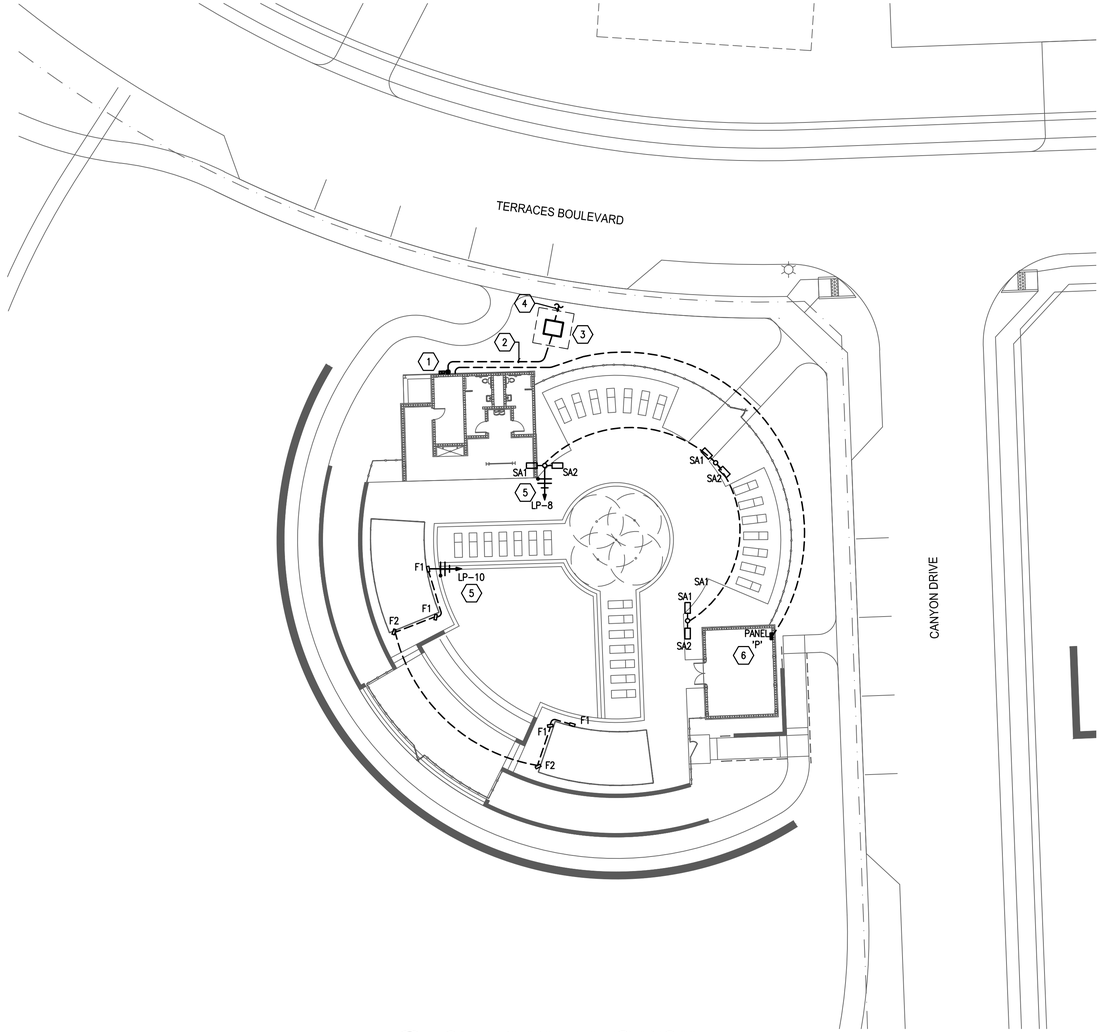
Revisions:

Drawing Title:
COVER SHEETS - NOTES

AOS JOB # 4418-001-24

Sheet MEP0.02

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1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL COORDINATE EASEMENT ON CENTERLINE OF UNDERGROUND PRIMARY WITH UTILITY COMPANY.

B. CONTRACTOR SHALL COORDINATE PLACEMENT AND ROUTING OF CONDUITS WITH UTILITY COMPANY PRIOR TO INSTALLATION. COORDINATE EXACT CONDUIT SIZES AND QUANTITIES WITH UTILITY COMPANY PRIOR TO INSTALLATION.

C. THE ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED. THE ELECTRICAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE COMPANIES INVOLVED.

D. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY, TELEPHONE COMPANY, AND CABLE TV COMPANY, VERIFY ALL REQUIREMENTS AND EQUIPMENT. THE CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL WIRING, BOXES, CONDUIT, CONCRETE PADS, TRENCHING AND BACKFILL, ETC. AS NECESSARY FOR PROPER INSTALLATION.

E. THE CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATIONS OF ALL EXISTING UTILITY SERVICES AND EQUIPMENT, AND THE PROPOSED LOCATIONS OF ALL NEW UTILITY SERVICES AND EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR THE CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITIONS, REQUIREMENTS OF THE NEW LOCATIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.

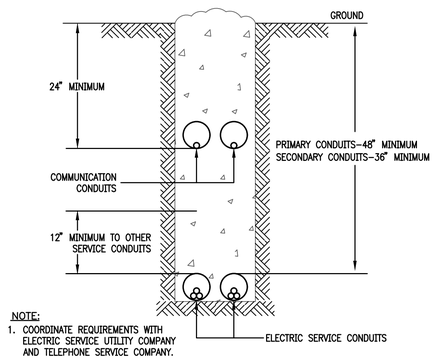
F. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRICAL CODE ENFORCEMENT AUTHORITIES AND THE LOCAL FIRE MARSHALL, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL ALL ELECTRICAL ITEMS NECESSARY FOR PROPER INSTALLATION IN STRICT ACCORDANCE WITH THE GUIDELINES AND INTERPRETATIONS SET FORTH BY THESE GOVERNING LOCAL AUTHORITIES BEYOND THOSE SET FORTH IN THE NEC AND NFPA. NO ALLOWANCES WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO COORDINATE ALL SUCH REQUIREMENTS WITH SAID LOCAL AUTHORITIES.

G. CONTRACTOR TO LIMIT ALL BRANCH CIRCUITRY TO 3% VOLTAGE DROP.

H. CONTRACTOR TO LIMIT ALL FEEDERS TO 2% VOLTAGE DROP.

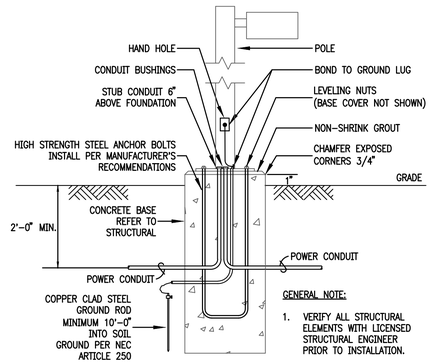
KEY NOTES:

1. ELECTRICAL SERVICE LOCATION. REFER TO ELECTRICAL SCHEDULES AND RISER DIAGRAM ON SHEET E4.01 FOR MORE INFORMATION
2. SECONDARY ELECTRICAL SERVICE TO BE INSTALLED BY CONTRACTOR. REFER TO RISER DIAGRAM ON SHEET E4.01.
3. LOCATION OF PAD MOUNTED UTILITY TRANSFORMER.
4. ELECTRICAL PRIMARY SERVICE. COORDINATE EXACT COST, INSTALLATION REQUIREMENTS, AND ROUTING OF PRIMARY SERVICE WITH UTILITY COMPANY.
5. CONTRACTOR TO ROUTE ALL SITE LIGHTING CIRCUITS THROUGH RELAYS IN CORRESPONDING LIGHTING CONTROL PANEL PRIOR TO ROUTING TO LIGHT FIXTURES. CONTROL LIGHTS ON/OFF VIA PHOTOCELL. COORDINATE EXACT LIGHTING CONTROL SCHEDULING WITH DEVELOPER. REFERENCE RISER DIAGRAM ON SHEET E4.01 FOR MORE INFORMATION.
6. COORDINATE FINAL LOCATION AND ROUTING OF POOL PANEL 'P' WITH DEVELOPER AND CONTRACTOR PRIOR TO BID AND ROUGH-IN.



NOTE:
1. COORDINATE REQUIREMENTS WITH ELECTRIC SERVICE UTILITY COMPANY AND TELEPHONE SERVICE COMPANY.

3 ELECTRIC AND COMMUNICATIONS TRENCH DETAIL
SCALE: NONE



GENERAL NOTE:
1. VERIFY ALL STRUCTURAL ELEMENTS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

2 TYPICAL SITE LIGHTING FIXTURE - POLE BASE DETAIL
SCALE: NONE

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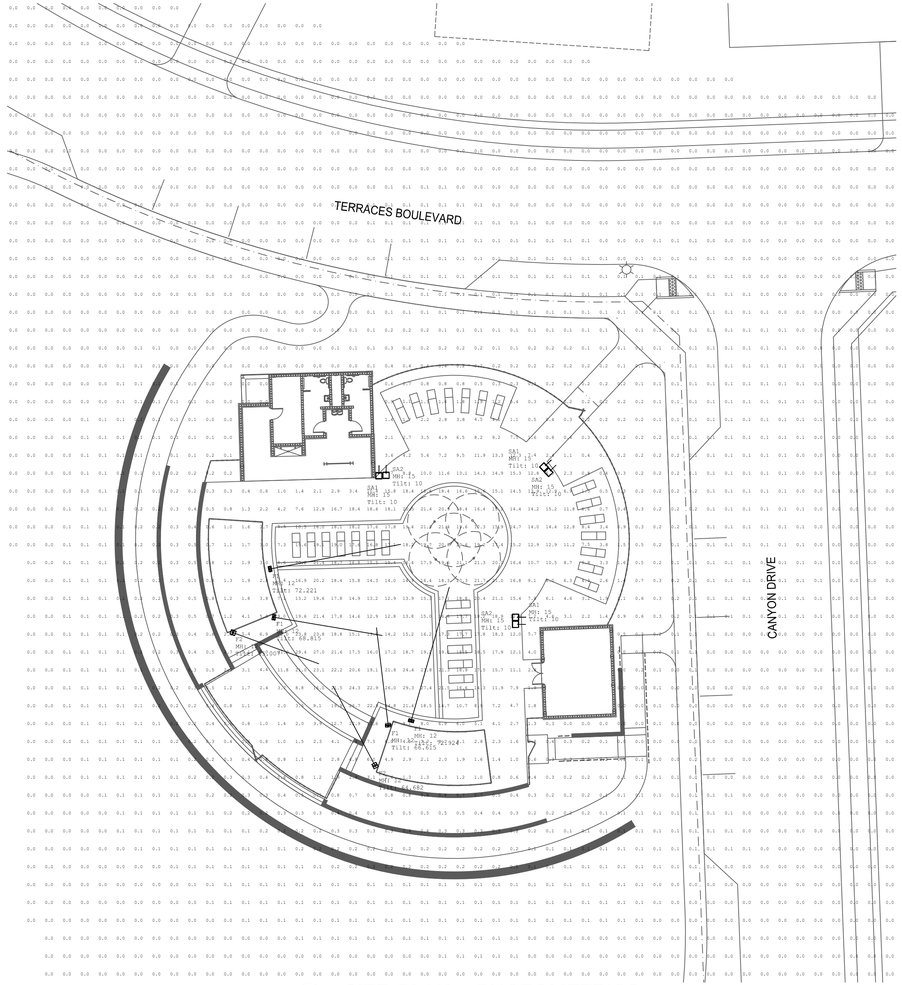
Drawing Title:
ELECTRICAL - SITE PLAN

Sheet
E1.01

AOS JOB #: 4418-001-24

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

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1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"

luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	4	F1	Single	TLFL-12L-F-40		0.900	12239	84	336	12
	2	F2	Single	TLFL-09L-M-40		0.900	9033	126.2	252.4	12
	3	SA1	Single	MBS-LED-18L-SIL-FT-40-70CRI-IL		0.900	11444	135	405	15
	3	SA2	Single	MBS-LED-18L-SIL-FT-40-70CRI-IL		0.900	11444	135	405	15

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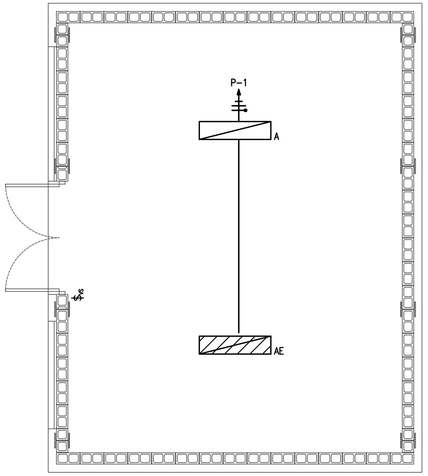
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PHOTOMETRIC - SITE PLAN

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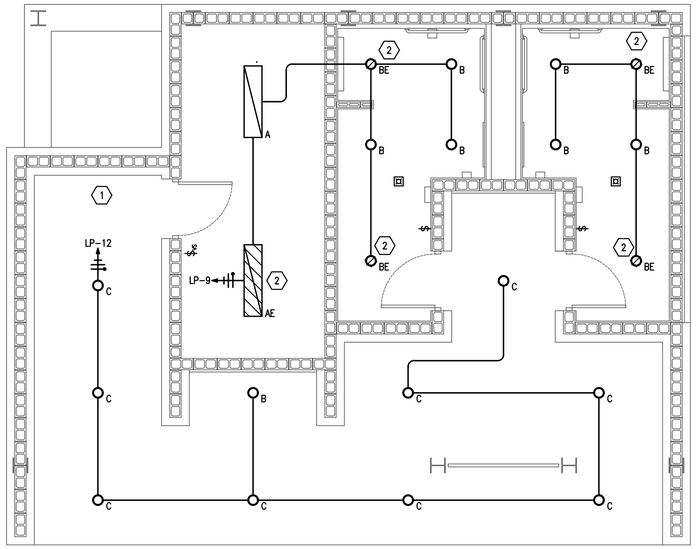
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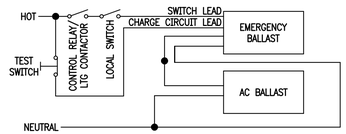
2 FLOOR PLAN - POOL EQUIPMENT - LIGHTING

SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - RESTROOM BUILDING - LIGHTING

SCALE: 1/4" = 1'-0"



GENERAL NOTES:

A. LAMP LEADS NOT SHOWN. REFER TO BALLAST MANUFACTURER'S WIRING DIAGRAMS PRIOR TO ELECTRICAL INSTALLATION.

B. TEST ALL EMERGENCY FIXTURES TO INSURE PROPER OPERATION.

C. EMERGENCY BALLAST AND AC BALLAST MUST BE FED FROM SAME BRANCH CIRCUIT TO INSURE PROPER OPERATION.

D. CHARGING LEADS FOR BATTERY BALLAST MUST BE CONNECTED AHEAD OF ALL LIGHTING CONTROLS (I.E. CONTACTORS, RELAYS, SWITCHES, OCCUPANCY SENSORS, ETC.)

SEQUENCE OF OPERATION:

DURING NORMAL AC OPERATION: FIXTURE OPERATES AS STANDARD SWITCHED FIXTURE. NO LAMPS ARE ILLUMINATED WHILE THE SWITCH IS IN THE 'OFF' POSITION. ALL LAMPS ARE ILLUMINATED WHEN THE SWITCH IS IN THE 'ON' POSITION. THE EMERGENCY BALLAST IS IN STANDBY/CHARGING MODE.

DURING AC POWER FAILURE: EMERGENCY BALLAST IMMEDIATELY SWITCHES TO EMERGENCY MODE, KEEPING TWO OR THREE LAMPS ILLUMINATED FOR A MINIMUM OF 90 MINUTES, REGARDLESS OF SWITCH POSITION. WHEN AC POWER IS RESTORED, THE EMERGENCY BALLAST AUTOMATICALLY RETURNS TO STANDBY/CHARGING MODE.

3 EMERGENCY FIXTURE DETAIL - SWITCHED WITH EM BATTERY

SCALE: NONE

GENERAL NOTES:

A. INSTALL NEW VACANCY SENSOR SWITCH ($_{VS}$) AS SHOWN. MATCH BUILDING STANDARD. IF NO STANDARD IS ESTABLISHED, INSTALL WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, MANUAL "ON"/AUTOMATIC "OFF" WITHIN 20 MINUTES OF OCCUPANTS VACATING THE SPACE, EQUAL TO HUBBELL #LHMTS1 OR EQUIVALENT. SENSORS LOCATED IN RESTROOMS, STAIRWAYS, CORRIDORS, AND LOBBIES TO BE AUTOMATIC "ON"/AUTOMATIC "OFF" WITHIN 20 MINUTES OF OCCUPANTS VACATING THE SPACE. COORDINATE FINISH WITH ARCHITECT.

B. INSTALL NEW CEILING MOUNTED VACANCY SENSOR (⊡) AS SHOWN. MATCH BUILDING STANDARD. VERIFY BUILDING STANDARD WITH BUILDING ENGINEER PRIOR TO BID. IF NO STANDARD IS ESTABLISHED, PROVIDE AND INSTALL CEILING MOUNTED DUAL TECHNOLOGY VACANCY SENSOR, MANUAL "ON"/AUTOMATIC "OFF" WITHIN 20 MINUTES OF OCCUPANTS VACATING SPACE, HUBBELL #OMNIDT2000 OR EQUIVALENT. PROVIDE POWER PACK AS REQUIRED. COORDINATE FINISH WITH ARCHITECT. LOCATIONS SHOWN ARE APPROXIMATE. REFERENCE HUBBELL INSTALLATION MANUAL FOR OPTIMAL PLACEMENT OF SENSORS. SENSORS LOCATED IN RESTROOMS, STAIRWAYS, CORRIDORS, AND LOBBIES TO BE AUTOMATIC "ON"/AUTOMATIC "OFF" WITHIN 20 MINUTES OF OCCUPANTS VACATING THE SPACE.

D. AT ALL LOCATIONS WHERE CEILING VACANCY SENSORS ARE SHOWN TO BE USED IN CONJUNCTION WITH A WALL SWITCH/DIMMER, ROUTE LIGHTING CIRCUIT THROUGH SENSOR FIRST, THEN TO LIGHT SWITCH/DIMMER, THEN TO LIGHT FIXTURE. PROVIDE POWER PACKS FOR AREAS CONTAINING 120V & 277V CIRCUITS MONITORED BY THE SAME CEILING VACANCY SENSOR.

E. COORDINATE ALL SWITCH LOCATIONS/SWITCH PATTERNS WITH TENANT/ARCHITECT PRIOR TO ROUGH-IN.

F. PROVIDE BATTERY PACKS OR EMERGENCY INVERTER SYSTEM FOR ALL EMERGENCY FIXTURES AND EXIT SIGNS. BATTERY PACK OR EMERGENCY INVERTER SYSTEM SHALL BE RATED FOR A MINIMUM OF 90 MINUTES AND SHALL CARRY 100% OF THE LAMP LUMEN OUTPUT. WIRE FIXTURES AHEAD OF SWITCHING AND RELAYS UNLESS NOTED OTHERWISE.

KEY NOTES:

(1) ROUTE EXTERIOR LIGHTING CIRCUIT THROUGH RELAYS IN LIGHTING CONTROL PANEL 'LCP' PRIOR TO ROUTING TO LIGHT FIXTURES. REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E4.01 FOR MORE INFORMATION. COORDINATE ON/OFF SCHEDULE OF ALL CIRCUITS WITH OWNER PRIOR TO PROGRAMMING.

(2) EMERGENCY FIXTURE TO BE SWITCHED WITH CORRESPONDING LIGHT SWITCH. REFER TO DETAIL 4 ON THIS SHEET FOR SWITCHED EMERGENCY DETAIL.

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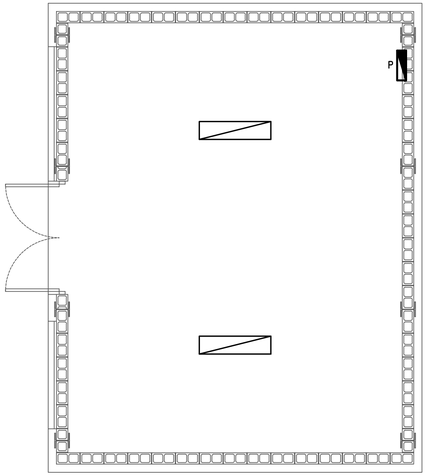
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CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

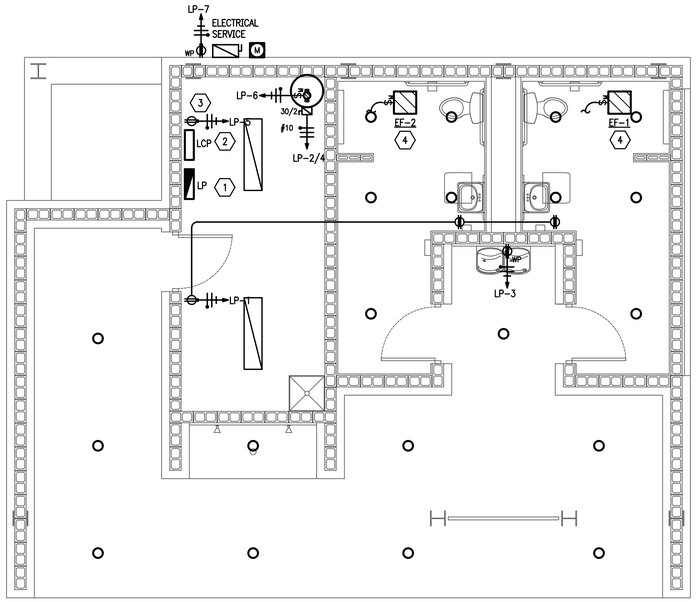
AOS JOB #: 4418-001-24

Sheet E2.01

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2 FLOOR PLAN - POOL EQUIPMENT - POWER
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - RESTROOM BUILDING - POWER
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO MEP DRAWING (COVER PAGE) FOR ADDITIONAL ELECTRICAL NOTES AND SPECIFICATIONS.

B. COORDINATE ALL SWITCH LOCATIONS/SWITCH PATTERNS WITH TENANT/ARCHITECT PRIOR TO INSTALLATION.

C. ALL RECEPTACLES AND TELE/DATA DEVICES TO BE INSTALLED AT 18" AFF UNLESS OTHERWISE NTOED.

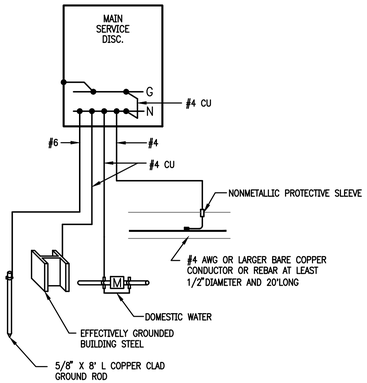
D. ALL RECEPTACLES WITHIN 6' OF A SINK TO BE GFCI PROTECTED.

E. ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI TYPE AND SHALL BE PROVIDED WITH LISTED WATERPROOF "WHILE-IN-USE" COVERS IDENTIFIED AS "EXTRA DUTY".

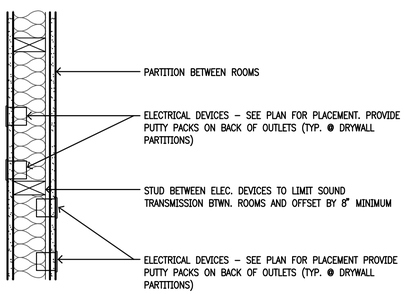
F. VERIFY EXACT LOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH MECHANICAL AND PLUMBING CONTRACTOR PRIOR TO INSTALLATION.

KEY NOTES:

1. REFER TO ELECTRICAL RISER DIAGRAM ON SHEET E4.01 FOR ADDITIONAL INFORMATION.
2. LIGHTING CONTROL PANEL. REFERENCE LIGHTING FLOOR PLAN AND SITE PLAN FOR INFORMATION REGARDING BRANCH CIRCUITRY TO BE ROUTED THOUGH CONTROL PANEL. COORDINATE EXACT LOCATION ON SITE.
3. DUPLEX CONVENIENCE OUTLET DEDICATED FOR IRRIGATION CONTROLLER.
4. CONNECT EXHAUST FAN TO ROOM LIGHTING CIRCUIT SWITCHED HOT LEG. PROVIDE POWER PACK TO CONTROL FAN WITH OCCUPANCY SENSOR. REFER TO SHEET E2.01 FOR SWITCH LOCATION. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT REQUIREMENTS PRIOR TO ROUGH-IN.



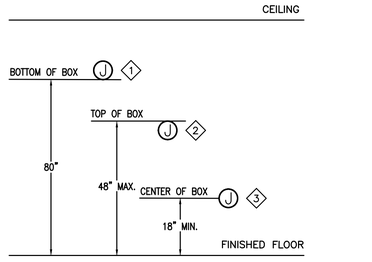
6 GROUNDING/BONDING DETAIL
SCALE: NONE



GENERAL NOTE:

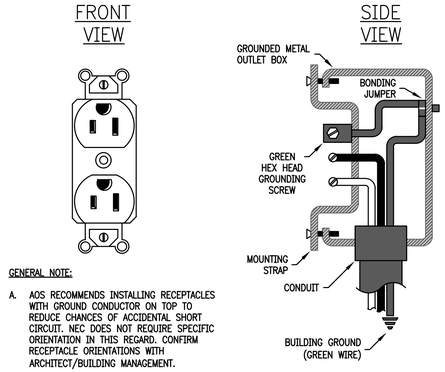
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S MOUNTING INSTRUCTIONS AND USING THE RECOMMENDED MOUNTING HARDWARE.

5 ELEC. DEVICE PLACEMENT DETAIL
SCALE: NONE



1. MOUNT 80" TO BOTTOM OF JUNCTION BOX FOR FIRE ALARM HORNS, STROBE LIGHTS AND COMBINATION HORN & STROBE.
2. MOUNT 48" TO TOP OF JUNCTION BOX FOR SWITCHES, FIRE ALARM PULL STATIONS AND OTHER CONTROLS. (THERMOSTATS, ETC.)
3. MOUNT 18" TO CENTER OF JUNCTION BOX FOR RECEPTACLES (ALL TYPES EXCEPT COUNTER TOP MOUNTED), COMPUTER OUTLETS AND TELEPHONE OUTLETS.

4 A.D.A. REQUIREMENTS DETAIL
SCALE: NONE



GENERAL NOTE:

A. AOS RECOMMENDS INSTALLING RECEPTACLES WITH GROUND CONDUCTOR ON TOP TO REDUCE CHANCES OF ACCIDENTAL SHORT CIRCUIT. NEC DOES NOT REQUIRE SPECIFIC ORIENTATION IN THIS REGARD. CONFIRM RECEPTACLE ORIENTATIONS WITH ARCHITECT/BUILDING MANAGEMENT.

3 TYPICAL RECEP. GROUNDING DETAIL
SCALE: NONE

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

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TERRACE AMENITY CENTER
ROCKWALL, TEXAS

Issue: 08-22-2024
Revisions:

Drawing Title:
POWER - FLOOR PLAN

Sheet
E3.01

AOS JOB #: 4418-001-24

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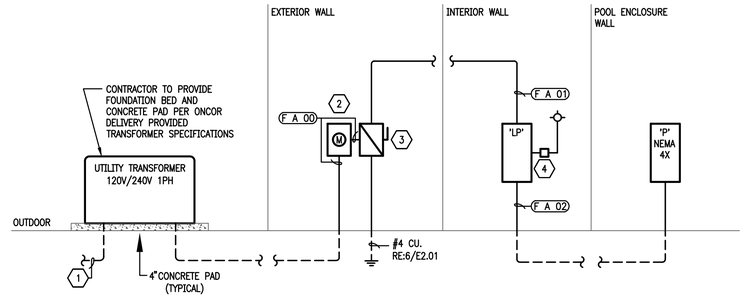
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLTAGE	LUMENS / COLOR	TYPE / WATTAGE	MANUFACTURER / MODEL #
A	4' LED LENSED STRIP WITH ROUND ACRYLIC LENS, 0-10V DIMMABLE, 80 CRI, 3500K	120-277V UNV	2,000 3500K	LED 16W	COOPER 4SNLED-LD5-22SL-UNV-L835-CD1-AYC/CHAIN-SET
AE	4' LED LENSED STRIP WITH ROUND ACRYLIC LENS, 0-10V DIMMABLE, 80 CRI, 3500K, 10 WATT EMERGENCY BATTERY	120-277V UNV	2,000 3500K	LED 16W	COOPER 4SNLED-LD5-22SL-UNV-EL14W-L835-CD1-AYC/CHAIN-SET
B	6" CYLINDER, MULTI-DIMMING DRIVER, DOWNLIGHT ONLY, WET LOCATION RATED, CLEAR REFLECTOR, FINISH TO BE DETERMINED BY ARCHITECT	120-277V UNV	1,000 3500K	LED 10W	COOPER HCC8W10DD10xxHCC8P36Mxxx-HM60525835-41WDC
BE	6" CYLINDER, MULTI-DIMMING DRIVER, DOWNLIGHT ONLY, WET LOCATION RATED, CLEAR REFLECTOR, FINISH TO BE DETERMINED BY ARCHITECT. WITH MINIMUM 90 MINUTE BATTERY BACKUP	120-277V UNV	1,000 3500K	LED 10W	COOPER HCC8W10DD10xxHCC8P36Mxxx-HM60525835-41WDC
C	6" CYLINDER, MULTI-DIMMING DRIVER, DOWNLIGHT ONLY, WET LOCATION RATED, CLEAR REFLECTOR, FINISH TO BE DETERMINED BY ARCHITECT	120-277V UNV	2,000 4000K	LED 21W	COOPER HCC8W20DD10xxHCC8P36Mxxx-HM60525840-41WDC
F1	LED FLOOD LIGHT, FLOOD OPTIC, EXTERIOR RATED, CANOPY MOUNTED	120-277V UNV	12,000 4000K	LED 126W	LSI INDUSTRIES REFER TO SHEET E1.02 FOR SPECIFICATIONS
F2	LED FLOOD LIGHT, MEDIUM FLOOD OPTIC, EXTERIOR RATED, CANOPY MOUNTED	120-277V UNV	9,000 4000K	LED 94W	LSI INDUSTRIES REFER TO SHEET E1.02 FOR SPECIFICATIONS
SA1	LED AREA LIGHT, FORWARD THROW DISTRIBUTION, 4000K, FINISH TO BE DETERMINED, SQUARE STEEL POLE, 4" SQ., 7 GAUGE, 15 FEET TALL, SINGLE HEAD CONFIGURATION	120-277V UNV	30,000 4000K	LED 135	LSI INDUSTRIES REFER TO SHEET E1.02 FOR SPECIFICATIONS
SA2	LED AREA LIGHT, FORWARD THROW DISTRIBUTION, 4000K, FINISH TO BE DETERMINED, SQUARE STEEL POLE, 4" SQ., 7 GAUGE, 15 FEET TALL, SINGLE HEAD CONFIGURATION	120-277V UNV	30,000 4000K	LED 135	LSI INDUSTRIES REFER TO SHEET E1.02 FOR SPECIFICATIONS

NOTES:

A. ARCHITECT TO SELECT AND VERIFY ALL FINISHES AND FIXTURES PRIOR TO SUBMITTING FOR APPROVAL.

B. PROVIDE LUMINAIRE DISCONNECT FOR ALL FLUORESCENT LIGHT FIXTURES CONTAINING DOUBLE ENDED LAMPS IN ACCORDANCE WITH NEC ARTICLE 250.119.



1 ELECTRICAL RISER DIAGRAM

SCALE: NONE

RISER GENERAL NOTES:

A. ELECTRICAL PRIMARY FEEDERS. ONCOR TO PROVIDE AND INSTALL ALL PRIMARY CONDUIT AND FEEDERS. COORDINATE EXACT COST, REQUIREMENTS, AND ROUTING OF PRIMARY FEEDERS WITH UTILITY COMPANY.

B. ALL FINAL WIRE SIZES, PANELBOARD SCHEDULES, WIRE, ETC. SHALL BE DETERMINED AT THE FINAL DESIGN AND PANELBOARDS, TRANSFORMERS, CONDUITS, CONDUCTORS, ETC. MAY CHANGE.

C. COORDINATE ALL LOCATIONS OF PANELBOARDS WITH THE BUILDING FLOOR PLANS.

D. ALL ELECTRICAL SERVICE, DISTRIBUTION, AND METERING EQUIPMENT SHALL HAVE ARC-FLASH HAZARD LABELS PER NEC 110.16.

E. PROVIDE GROUNDING AS REQUIRED BY NEC AND AHJ.

RISER KEY NOTES:

1. ELECTRICAL PRIMARY SERVICE. UTILITY TO PROVIDE AND INSTALL ALL PRIMARY CONDUIT AND SERVICE. COORDINATE EXACT COST, REQUIREMENTS AND ROUTING OF PRIMARY FEEDERS WITH UTILITY COMPANY.
2. NEW 240V/1PH UTILITY METER. COORDINATE INSTALLATION OF NEW METER WITH UTILITY COMPANY.
3. NEW 240V – 200A/200F/2P/3R SERVICE RATED FUSED DISCONNECT.
4. LIGHTING CONTROL PANEL TO BE INTERMATIC MODEL #ET70615CR OR EQUIVALENT. REFERENCE BUILDING PLANS AND SITE PLAN FOR INFORMATION REGARDING BRANCH CIRCUITRY TO BE ROUTED THROUGH CONTROL PANEL.

LIGHTING CONTROL SCHEDULE

PANEL NAME: LCP — A/C RATING: 22,000 — LOCATION: AMENITY STORAGE
MOUNTING: SURFACE — AREA SERVED: SITE / BUILDING LIGHTING

RELAY/ZONE	CIRCUIT	LOAD DESCRIPTION	VOLT/PHASE	PRIMARY ON	PRIMARY OFF	OVERRIDE ON	OVERRIDE OFF
1	LP-8	POOL SITE LIGHTING	120V	PHOTOCELL DUSK	PHOTOCELL DAWN	SWITCH PROVIDED IN PANEL	SWITCH PROVIDED IN PANEL
2	LP-10	POOL SITE LIGHTING	120V	PHOTOCELL DUSK	PHOTOCELL DAWN	SWITCH PROVIDED IN PANEL	SWITCH PROVIDED IN PANEL
3	LP-12	POOL SITE LIGHTING	120V	PHOTOCELL DUSK	PHOTOCELL DAWN	SWITCH PROVIDED IN PANEL	SWITCH PROVIDED IN PANEL
4		SPARE					
5		SPARE					
6		SPARE					

NOTES:

A. PROVIDE VOLTAGE SEPARATOR AS REQUIRED BY LOCAL CODE

B. ALL RELAYS TO BE DUAL RATED 120/277

C. VERIFY FINAL PROGRAMMING WITH FACILITY OWNER/MANAGER

D. TIMECLOCK TO BE MULTI-OUTPUT ASTRONOMICAL WITH 10 HOUR BATTERY BACKUP.

E. TIMES SHOWN ARE INITIAL SETTINGS, VERIFY TIMES WITH FACILITY OWNER/MANAGER.

F. OVERRIDE SWITCHED TO BE LOW VOLTAGE MOMENTARY CONTACT TYPE

FEEDERS & SERVICES SCHEDULE

Designation	Feeder/Service Description: Equipment Served	Conductor Ampacity (Amps)	Copper or Aluminum	Number of Runs	Conductor Size: Phase Conductor	Neutral Conductor	Equipment Ground	Conduit Diameter (in)	Fault Current Calculation: f-Value	M Value	XFMR f-Value	XFMR M Value	Calculated Fault Value
F A 00	SERVICE DISC.	200	CU	1 set	2 # 3/0	1 # 3/0	–	2 1/2	0.609	0.622	–	–	15,417
F A 01	PANEL "LP"	200	CU	1 set	2 # 3/0	1 # 3/0	1 # 6	2 1/2	0.100	0.909	–	–	14,015
F A 02	PANEL "P"	115	CU	1 set	2 # 2	1 # 2	1 # 6	1 1/2	3.246	0.235	–	–	3,300
–	–	–	–	–	–	–	–	–	–	–	–	–	–

KEY: "CU" – COPPER "AL" – ALUMINUM

NOTES: COPPER OR ALUMINUM REFERS TO ALL CONDUCTORS (PHASE, NEUTRAL, AND GROUND)

PANELBOARD SCHEDULE - 'LP'

MAIN: 200A MLO — VOLTAGE: 240/120 — PHASE: 1 — WIRE: 3 — MOUNTING: SURFACE — AIC: 22KA

CKT #	TRIP / POLE	DESCRIPTION	LOAD (KVA): LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE: A	B	LOAD (KVA): LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP / POLE	CKT #
1	20/1	RECEPTS. RESTROOM, STOR.		0.5														2.3	WH-1	25/2	2
3	20/1	WATER COOLER		0.5														2.3	---	–	4
5	20/1	IRRIGATION CONTROLLER		0.5										0.5					CIRCULATION PUMP	20/1	6
7	20/1	SERVICE RECEPT.		0.2								0.8							SITE LIGHTING	20/1	8
9	20/1	RESTROOM LIGHTING		0.4								0.6							SITE LIGHTING	20/1	10
11	20/1	SPARE										0.1							CANOPY LIGHTING	20/1	12
13	20/1	SPARE																	SPARE	20/1	14
15	20/1	SPARE																	SPARE	20/1	16
17	20/1	SPARE																	SPARE	20/1	18
19	20/1	SPARE																	SPARE	20/1	20
21	20/1	SPARE																9.6	POOL PANEL "P"	100/2	22
23	20/1	SPARE																9.6	---	–	24
LIGHTING (KVA):		1.5	0.0	2.1	0.0	0.0	0.0	0.0	0.0			1.5	0.0	0.5	0.0	0.0	0.0	23.7	CONNECTED LOAD (KVA):		27.8
RECEPTACLES (KVA):		2.1																	DEMAND LOAD (KVA):		27.8
MOTORS (KVA):		0.5								PHASE A		14.4		120.0							
A/C (KVA):		0.0								PHASE B		13.4		112.0					CONNECTED LOAD (AMPS):		116.0
HEATING (KVA):		0.0								KVA		AMPS							DEMAND LOAD (AMPS):		116.0
KITCHEN (KVA):		0.0																			
MISCELLANEOUS (KVA):		23.7																	AMPACITY REQUIRED:		117.6

NOTES:

A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

PANELBOARD SCHEDULE - 'P'

MAIN: 100A MCB — VOLTAGE: 240/120 — PHASE: 1 — WIRE: 3 — MOUNTING: SURFACE — AIC: 10KA

CKT #	TRIP / POLE	DESCRIPTION	LOAD (KVA): LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE: A	B	LOAD (KVA): LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP / POLE	CKT #
1	20/1	LIGHTING	0.1																SPARE	20/1	2
3	20/1	SPARE																	SPARE	20/1	4
5	20/1	SPARE																	SPARE	20/1	6
7	20/1	SPARE																	SPARE	20/1	8
9	20/1	SPARE																	SPARE	20/1	10
11	20/1	SPARE																	SPARE	20/1	12
13	20/1	SPARE																	SPARE	20/1	14
15	20/1	SPARE																	SPARE	20/1	16
17	20/1	SPARE																	SPARE	20/1	18
19	20/1	SPARE																	SPARE	20/1	20
21	20/1	SPARE																	SPARE	20/1	22
23	20/1	SPARE																	SPARE	20/1	24
LIGHTING (KVA):		0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	CONNECTED LOAD (KVA):		0.1
RECEPTACLES (KVA):		0.0																	DEMAND LOAD (KVA):		0.1
MOTORS (KVA):		0.0								PHASE A		0.1	0.8								
A/C (KVA):		0.0								PHASE B		0.0	0.0						CONNECTED LOAD (AMPS):		0.4
HEATING (KVA):		0.0								KVA		AMPS							DEMAND LOAD (AMPS):		0.4
KITCHEN (KVA):		0.0																			
MISCELLANEOUS (KVA):		0.0																	AMPACITY REQUIRED:		0.5

NOTES:

A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

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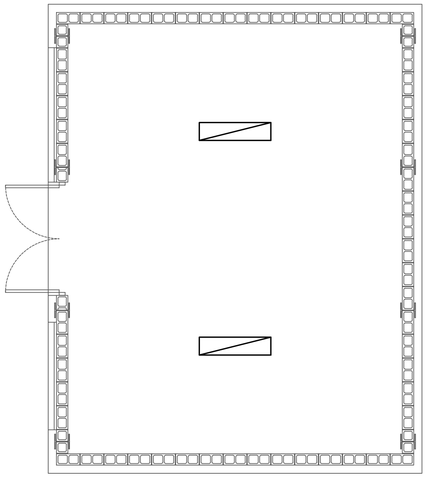
Revisions:

Drawing Title: ELECTRICAL - RISER AND SCHEDULES

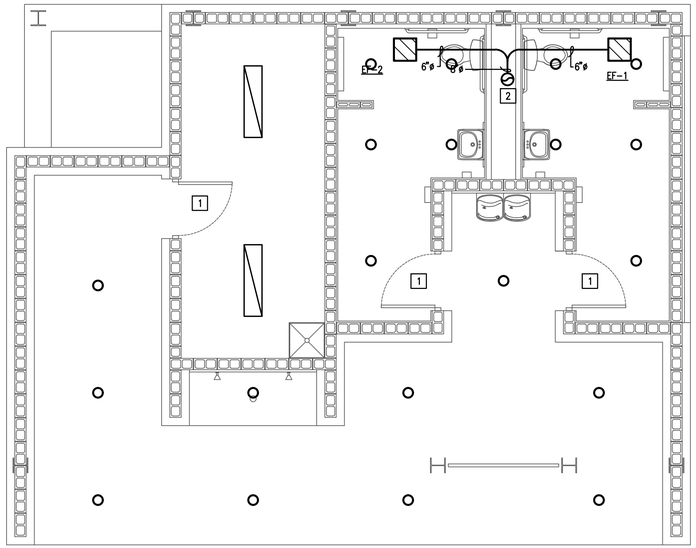
Sheet E4.01

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2 FLOOR PLAN - POOL EQUIPMENT - MECHANICAL
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - RESTROOM BUILDING - MECHANICAL
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. ALL HVAC EQUIPMENT SHALL BE INSTALLED SO THAT MANUFACTURER REQUIRED CLEARANCES ARE MAINTAINED FOR ACCESS AND MAINTENANCE.

B. PROVIDE VIBRATION ISOLATION AND SOUND CONTROL FOR ALL MOTOR DRIVEN EQUIPMENT.

C. PVC PIPE IS PROHIBITED WITHIN PLENUMS.

KEY NOTES:

1 PROVIDE 10"x6" DOOR GRILLE. COORDINATE TYPE WITH ARCHITECT.

2 ROUTE 8"ø EXHAUST DUCT UP THRU ROOF, TERMINATE WITH WEATHER AND INSECT PROOF ROOF CAP. COORDINATE EXACT LOCATION OF ROOF PENETRATION WITH ARCHITECT.

EXHAUST FAN SCHEDULE

GENERAL							FAN			MOTOR			
DESIG.	LOCATION	SERVES	MFR.	MODEL #	TYPE	WEIGHT (LBS)	CFM	ESP (IN W.G.)	RPM	DRIVE	VOLTS/PH	HP	REMARKS
EF-1	CEILING	101 - WOMEN'S RR	GREENHECK	SP-LP0511-1	CABINET	16	75	0.25	773	DIRECT	115/1	.01	1-5
EF-2	CEILING	102 - MEN'S RR	GREENHECK	SP-LP0511-1	CABINET	16	75	0.25	773	DIRECT	115/1	.01	1-5

NOTES:

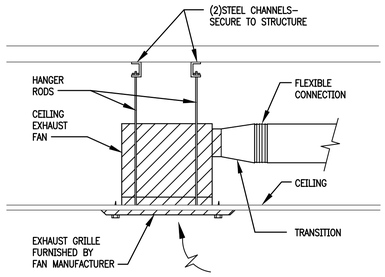
A. EQUIPMENT TO BE CLEARLY LABELED.

B. ACCEPTABLE MANUFACTURERS ARE: ACME, TWIN CITY FANS, COOK, GREENHECK, PENNBARRY

C. COORDINATE EXACT LOCATION WITH LANDLORD AND STRUCTURAL ENGINEER.

REMARKS:

1. PRE-WIRED DISCONNECT SWITCH (NEMA 3R IF LOCATED ON THE BUILDING EXTERIOR)
2. PRE-WIRED SPEED CONTROLLER
3. GRAVITY BACKDRAFT DAMPER
4. SUPPORT FROM STRUCTURE WITH SPRING ISOLATION HANGARS
5. CONTROL WITH LIGHT SWITCH.



3 CABINET EXHAUST DETAIL
SCALE: NOT TO SCALE

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

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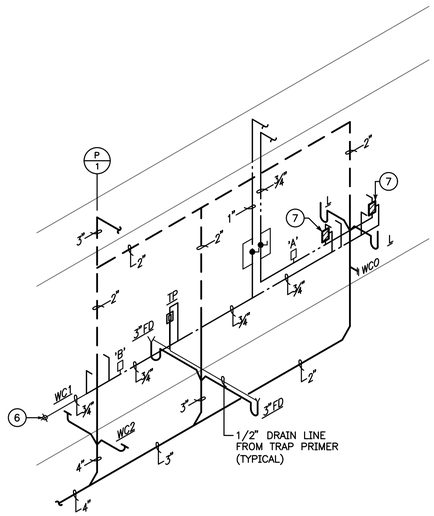
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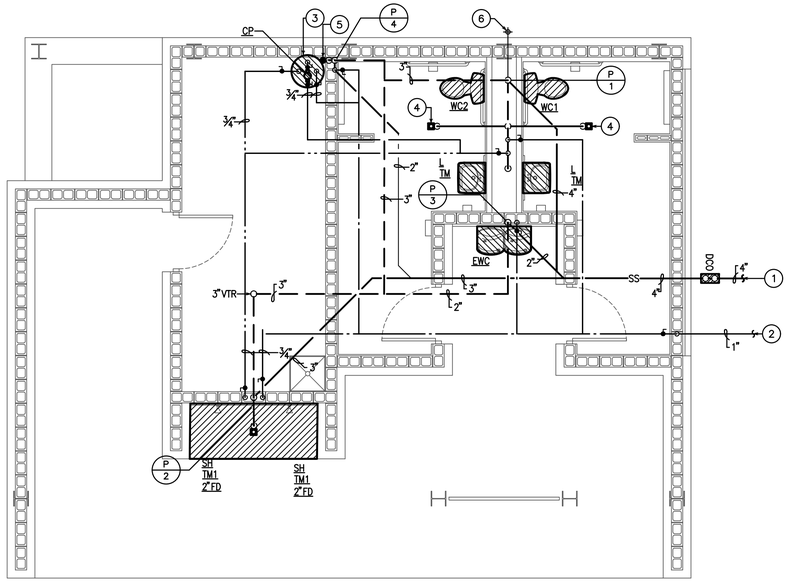
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MECHANICAL - FLOOR PLAN

AOS JOB #: 4418-001-24

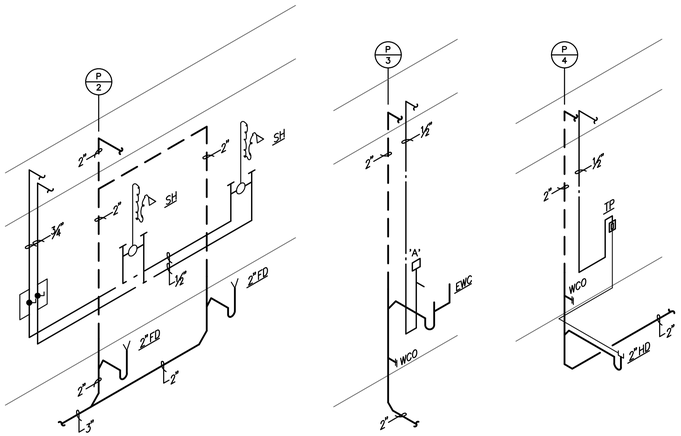
Sheet M2.01

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1 FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



2 PLUMBING RISER DIAGRAMS
SCALE: NONE

GENERAL NOTES:

A. PROVIDE ALL STOP VALVES, P-TRAPS ETC. AS REQUIRED FOR COMPLETE INSTALLATION. INSULATE ALL EXPOSED WASTE AND WATER LINES WITH "PLUMBEREX PRO SERIES 2000" INSULATION KIT.

B. PRIOR TO BID, THE CONTRACTOR SHALL VERIFY EXACT SIZE AND LOCATION OF ALL EXISTING SERVICE (SEWER, VENT, WATER, ETC.) REQUIRED FOR COMPLETION OF THE PROJECT. NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS.

C. ALL FIXTURES AND APPURTENANCES SHALL BE INSTALLED AS PER CODE AND ALL ADOPTED AMENDMENTS.

D. INSTALL ALL BACKFLOW PREVENTERS IN ACCESSIBLE LOCATION PER LOCAL CODE REQUIREMENTS. PROVIDE REQUIRED CLEARANCES, SUPPORTS AND ACCESS AS REQUIRED.

E. ALL HORIZONTAL SANITARY SEWER PIPING SHOWN IS LOCATED BELOW FLOOR. SLOPE AS REQUIRED BY CODE, NOT LESS THAN 1/8" FOR 1 FT.

F. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.

G. ALL DRAINS SHALL HAVE TRAP PRIMERS AND EQUIPPED WITH SHUT-OFF VALVES.

H. NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS.

I. CONDENSATE ROUTING AND SIZING SHOWN ON MECHANICAL DRAWINGS. REFER TO MECHANICAL DRAWINGS FOR ROUTING AND TERMINATION OF MECHANICAL CONDENSATE PIPING.

J. NO PIPING SHALL BE LOCATED ABOVE THE ELECTRICAL ROOMS. PROVIDE DRIP PANS AND LEAK DETECTION BELOW ALL PIPING THAT CANNOT BE ROUTED AROUND ELECTRICAL ROOMS.

PLUMBING NOTES:

1. 4" SANITARY SEWER LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
2. 1" C.W. LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. DOMESTIC WATER BACKFLOW PREVENTER LOCATED ON CIVIL DRAWINGS. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
3. WH-1, STAND MOUNTED WATER HEATER. REFER TO DETAIL 1 ON SHEET P4.01.
4. 3"FD WITH TRAP PRIMER. COORDINATE LOCATION WITH EQUIPMENT AND ARCHITECT PRIOR TO INSTALLATION.
5. 2"HD WITH TRAP PRIMER. COORDINATE LOCATION WITH EQUIPMENT AND ARCHITECT PRIOR TO INSTALLATION.
6. NFWH, MOUNT AT 18" ABOVE FINISHED FLOOR.
7. TM, THERMOSTATIC MIXING VALVE EXPOSED UNDER FIXTURE.
8. TM1, THERMOSTATIC MIXING VALVE EXPOSED UNDER FIXTURE. SHOWER SHALL BE PROVIDED WITH A PUSHBUTTON SET AT 60 SECONDS.

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ROCKWALL, TEXAS

Issue: 08-22-2024
Revisions:

Drawing Title:
PLUMBING - FLOOR PLAN

Sheet
P2.01

AOS JOB #: 4418-001-24

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

HOT WATER EXPANSION TANK SCHEDULE

MARK	LOCATION	TANK CAPACITY	STORED WATER TEMP. (°F MAX)	PRE-CHARGE PRESSURE (PSI)	TANK CONFIGURATION	TANK PRESSURE RATING (PSI)	MANUFACTURER/MODEL
ET	STORAGE	2.1	120	NOTE 1	IN-LINE	150	WATTS PLT-5-MI

GENERAL NOTES:
1. EXPANSION TANK SHALL BE CHARGED TO EXCEED SYSTEM PRESSURE TO WITHIN 10 PSI TO 15 PSI.

THERMOSTATIC MIXING VALVE SCHEDULE

VALVE ASSEMBLY DESIGNATION/DESCRIPTION	TM	TM1
LOCATION/SERVICE	UNDER LAVATORY	SHOWER
HOT WATER INLET TEMPERATURE °F	120°	120°
BLENDED WATER TEMPERATURE °F	105°	100°
SENSING RANGE	40°	40°
PRESSURE DROP THRU SYSTEM PSI	10 psi	10 psi
MANUFACTURER MODEL NUMBER	POWERS LFLM495	BRADLEY S59-4016

THERMOSTATIC MIXING VALVE WITH INLET AND OUTLET, TEMPERATURE CONTROL TO ASSE 1069, 1070 DOWN TO 0.5 GPM, ADVANCED THERMAL ACTUATOR, SOLID BRASS CONSTRUCTION, ADJUSTABLE TEMPERATURE SELECTION WITH LOCK DOWN, UNION CONNECTIONS, INTEGRAL CHECKS AND SCREEN.

PIPE/PLUMBING MATERIAL LEGEND

SANITARY SEWER PIPING	CAST IRON OR PVC
SANITARY VENT PIPING	CAST IRON OR PVC
COLD WATER PIPING	TYPE L COPPER
HOT WATER PIPING	TYPE L COPPER

NOTES:
1. ALL PIPING MATERIALS SHALL BE APPROVED BY AUTHORITY HAVING JURISDICTION.
2. PEX PIPING (MANUFACTURED BY PEX-A METHOD).

CONNECTION SCHEDULE

TYPE OF FIXTURE	WASTE	VENT	CW	HW
WATER CLOSET (FLUSH TANK)	4"	2"	3/4"	–
LAVATORY	2"	2"	1/2"	1/2"
ELECTRIC WATER COOLER	2"	2"	1/2"	–
SHOWER	2"	2"	1/2"	1/2"

SHOCK ABSORBERS

MARK	FIXTURE UNITS	MANUFACTURE AND MODEL NUMBER
SA-A	1-11	JR SMITH-5005
SA-B	12-32	JR SMITH-5010
SA-C	33-60	JR SMITH-5020
SA-D	61-113	JR SMITH-5030

ELECTRIC WATER HEATER SCHEDULE

MARK	LOCATION	STORAGE GALLONS PER TANK	OPERATING WATER TEMP (°F)	TANK DIMENSIONS (DIAxHT)	RECOVERY RATE @ 80° RISE	ELEC POWER PER UNIT (VOLTS/PHASE)	KW INPUT FOR SIMULTANEOUS ELEMENT OPERATION	MANUFACTURER/ MODEL NO.	REMARKS
WH-1	STORAGE	20	120	21.75" x 22.25"	23 GPH	240/1	4.5	A.O.SMITH DEL-20	20 GALLON ELECTRIC WATER HEATER MOUNTED ABOVE MOP SINK. WATER HEATER EFFICIENCY SHALL BE 0.98.

GENERAL NOTES:
1. WH-1, TEMPERATURE AND PRESSURE RELIEF COPPER DRAIN LINE TO BE ROUTED FULL SIZE TO HUB DRAIN.
2. WH-1, HOT WATER HEATING PIPING SHALL BE INSULATED WITH NOT LESS THAN 1 INCH OF INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/H X FT SQUARED X ° F.
3. WH-1, PROVIDE AN EXPANSION TANK AS REQUIRED BY CODE.
4. WH-1, FOR ALL WALL MOUNTED WATER HEATERS, PROVIDE HOLDRITE QUICK STAND #50-SWHP-W WALL MOUNTED EQUIPMENT PLATFORM TO SUPPORT THE WATER HEATER, INSTALLED PER MANUFACTURERS INSTRUCTIONS.

PUMP SCHEDULE

MARK	LOCATION	SERVES	TYPE	GPM	TDH (FT)	HP	MAXIMUM RPM	VOLTS/PHASE	CYCLE	MANUFACTURER/ MODEL NUMBER	
CP	STORAGE	DOMESTIC RETURN	IN-LINE	6	8	1/6	3600	120/1	60	ARMSTRONG COMPASS H 20-20SS	VARIABLE SPEED PUMP WITH STAINLESS STEEL BODY.

GENERAL NOTES:
1. PROVIDE WITH A TIME CLOCK FOR ON/OFF OPERATION. OPERATION TIME SHALL BE FOR NORMAL BUSINESS HOURS.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION
WC1	HANDICAP FLOOR MOUNTED TANK TYPE WATER CLOSET. AMERICAN STANDARD "CADET" #2467.100 PRESSURE ASSISTED ELONGATED VITREOUS CHINA WITH LEFT HAND TRIP LEVER, 1.1 GPF. CHURCH 9500CT OPEN FRONT SEAT LESS COVER.
WC2	HANDICAP FLOOR MOUNTED TANK TYPE WATER CLOSET. AMERICAN STANDARD "CADET" #2467.100 PRESSURE ASSISTED ELONGATED VITREOUS CHINA WITH 4142.801 RIGHT HAND TRIP LEVER, 1.1 GPF. CHURCH 9500CT OPEN FRONT SEAT LESS COVER.
L	HANDICAPPED WALL MOUNTED LAVATORY. AMERICAN STANDARD "LUCERNE" 0355.012 VITREOUS CHINA D SHAPED BOWL. CHICAGO 802-317ABCP DECK MOUNTED 4" FIXED CENTERS WITH WRIST BLADE HANDLES, 2.2 GPM, CHICAGO 337-CP GRID DRAIN, 17 GAUGE BRASS P-TRAP. JAY R. SMITH CARRIER OR WATTS CARRIER.
EWC	HANDICAP WATER COOLER WITH BOTTLE FILLING STATION (INDOOR/OUTDOOR UNIT). ELKAY MODEL VRCTLRBWSK, VANDAL-RESISTANT BOTTLE FILLING STATION, BI-LEVEL REVERSE COOLER, NON-FILTERED REFRIGERATED STAINLESS. CHILLING CAPACITY SHALL DELIVER 8 GPH OF 50 DEGREES DRINKING WATER AT 90 DEGREE AMBIENT AND 80 DEGREE INLET WATER. BOTTLE FILLING UNIT SHALL INCLUDE AN ELECTRONIC BOTTLE FILLER BUTTON WITH MECHANICAL FRONT BUBBLER BUTTON ACTIVATION. UNIT SHALL BE MOUNTED PER ADA/TAS HEIGHT REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS. JAY R. SMITH CARRIER OR WATTS CARRIER.
SH	HANDICAP SHOWER WITH THERMOSTATIC MIXING VALVE. BRADLEY SXWS9148FM FRONT MOUNTED TWO-HEAD SX PANEL SHOWER WITH TOUCHTIME PUSHBUTTON AND PIEZO SWITCH ARE FACTORY SET AT 60 SECOND TIMING. 1.5 GPM SHOWERHEADS, 2"SD AS SCHEDULED.
FD	FLOOR DRAIN. JR SMITH-2005-A05NB-U-P050 CAST IRON BODY WITH NICKEL BRONZE STRAINER, VANDAL PROOF SCREWS, 1/2" TRAP PRIMER AND BOTTOM OUTLET OR WATTS DRAINAGE FD-100-A, JOSAM #30000
HD	HUB DRAIN. JAY R. SMITH-2270 CAST IRON BODY WITH LOOSE SET BAR GRATE
TP	PRECISION PLUMBING PRODUCTS, INC. #P-1 TRAP PRIMER VALVE, 1/2" SUPPLY FROM TOP OF MAIN TO VALVE, 1/2" SUPPLY TO EACH FLOOR AND/OR HUB DRAIN, DISTRIBUTION UNIT AS REQUIRED OR WATTS DRAINAGE A-200.
SA	WATER HAMMER ARRESTOR. JR SMITH-5000 SERIES "HYDROTROL" ALL STAINLESS STEEL SHOCK ABSORBERS WITH PERMANENTLY SEALED CUSHION OF AIR OR GAS. PROVIDE A MINIMUM 12"x12" LOCKING ACCESS PANEL AT ALL OTHERWISE INACCESSIBLE LOCATIONS OR WATTS DRAINAGE SG-SERIES.
NFWH	NON-FREEZE WALL HYDRANT. JR SMITH 5509QT-CL BRONZE QUARTER TURN NON-FREEZE AUTOMATIC DRAINING HYDRANT WITH STAINLESS STEEL FACE, HOSE CONNECTION, INTEGRAL VACUUM BREAKER, "T" HANDLE AND STAINLESS STEEL BOX OR WATTS DRAINAGE HY-725-88K.
RPBP	WATTS LF009 LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER, FURNISHED STANDARD WITH THREADED CONNECTIONS, QUARTER-TURN BALL VALVES AND Y-STRAINER, INSTALL AT 36" ABOVE FINISHED FLOOR AND EXTEND RELIEF DRAIN PIPING TO FLOOR DRAIN/SINK OR HUB DRAIN.
DCBP	WATTS LF007 LEAD FREE DOUBLE CHECK VALVE BACKFLOW PREVENTER, FURNISHED STANDARD WITH THREADED CONNECTIONS, QUARTER-TURN BALL VALVES AND Y-STRAINER, INSTALL AT 36" ABOVE FINISHED FLOOR.
WCO	WALL CLEANOUT. JR SMITH-4530 DUCO CAST IRON CLEANOUT TEE AND COUNTERSUNK PLUG WITH STAINLESS STEEL ROUND COVER AND SCREW OR WATTS DRAINAGE CO-480-RD.
FCO	FLOOR CLEANOUT. JR SMITH – 4031L DUCO CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORIATED SECURED NICKEL BRONZE TOP WITH ABS GASKET SEAL PLUG OR WATTS DRAINAGE CO-200-R.
DCO	DOUBLE CLEANOUT. JR SMITH-4880 DUCO CAST IRON DOUBLE FLANGED CLEANOUT HOUSING WITH HEAVY DUTY SECURED SCORIATED CAST IRON COVER WITH LIFTING DEVICE OR WATTS DRAINAGE CO-300-MF.
CO	CLEANOUT. JR SMITH-4880-NB DUCO CAST IRON DOUBLE FLANGED CLEANOUT HOUSING WITH HEAVY DUTY SECURED SCORIATED NICKEL BRONZE COVER WITH LIFTING DEVICE OR WATTS DRAINAGE CO-300-MF.
GCO	GRADE CLEANOUT. JR SMITH-4231 ROUND EXTRA HEAVY DUTY CAST IRON TOP DUCO CAST IRON CLEANOUT OR WATTS DRAINAGE CO-380.

GENERAL NOTES:
1. VERIFY ALL MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS.
2. ALL LAVATORY P-TRAPS SHALL HAVE CLEANOUT PLUGS.
3. ALL PLUMBING FIXTURES MUST CONFORM TO CURRENT WATER CONSERVATION REGULATIONS.
4. ALL FIXTURES SHALL HAVE STANDARD FINISHES, UNLESS NOTED OTHERWISE.
5. PROVIDE TRAP PRIMERS TO ALL INDIRECT DRAIN CONNECTION INCLUDED FLOOR DRAINS AND HUB DRAINS.
6. FIXTURE SHALL COMPLY WITH ADA/TAS GUIDELINES AND ANSI A117.1 REQUIREMENTS.
7. PROVIDE INSULATION KITS ON DRAINS AND SUPPLIES AS REQUIRED.
8. WATER CLOSET FLUSH VALVE LEVER HANDLE SHALL BE LOCATED ON THE WIDE SIDE OF THE STALL.

PLUMBING SYMBOLS

ALL SYMBOLS SHOWN MAY NOT APPEAR IN ALL DRAWINGS.
SYMBOLS ARE SHOWN SCHEMATIC AND MAY NOT BE TO SCALE.

SYMBOL	DESCRIPTION
—— - ——	DOMESTIC COLD WATER PIPING
—— - - ——	DOMESTIC HOT WATER PIPING
—— - · - ——	DOMESTIC HOT WATER RETURN PIPING
——o	PIPING UP
——•	PIPING DOWN
——▸——	DIRECTION OF FLOW
——⋈——	GATE VALVE
——⋈——	BALL VALVE
——⋈——	TEMPERATURE AND PRESSURE RELIEF VALVE
——⋈——	CHECK VALVE
——■——	HYDRAULIC SHOCK ARRESTOR
——⫴——	UNION
——⊕——	HOSE BIBB OR HYDRANT
——▭——	THERMOMETER
——⋈——	GAS COCK
——⋈——	PRESSURE REGULATING VALVE
—— G ——	NATURAL GAS PIPING
——SS——	SANITARY SEWER PIPING
——GW——	GREASE WASTE PIPING
— — —	SANITARY VENT PIPING
——○——	P-TRAP
——▣——	FLOOR DRAIN OR FLOOR SINK WITH P-TRAP
——●——	HUB DRAIN WITH P-TRAP
——▣——	FLOOR CLEANOUT OR GRADE CLEANOUT (FCO/GCO)
——⫴——	CLEANOUT OR WALL CLEANOUT (CO/WCO)
——TP——	TRAP PRIMER SUPPLY

PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN
AFG	ABOVE FINISHED GRADE	GCO	GRADE CLEANOUT
A/C	ABOVE CEILING	GC	GENERAL CONTRACTOR
B/F	BELOW FLOOR	HW	HOT WATER
BFF	BELOW FINISHED FLOOR	HWR	HOT WATER RETURN
B/G	BELOW GRADE	SS	SANITARY SEWER
BRF	BELOW RAISED FLOOR	SV	SANITARY VENT
CO	CLEANOUT	VTR	VENT THRU ROOF
CW	COLD WATER		
DCO	DOUBLE CLEANOUT		
FCO	FLOOR CLEANOUT		

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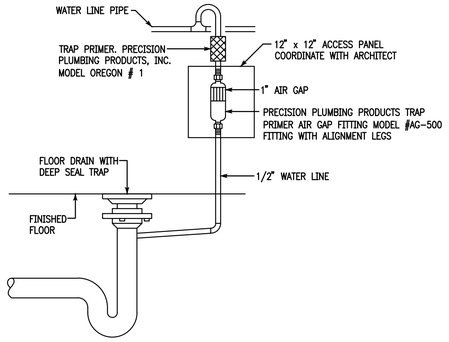
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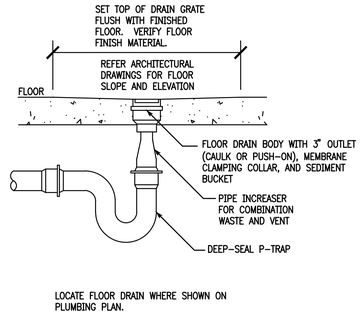
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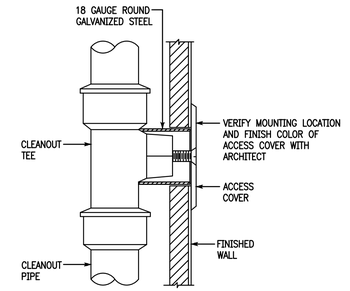


6 TRAP PRIMER DETAIL
SCALE: NONE

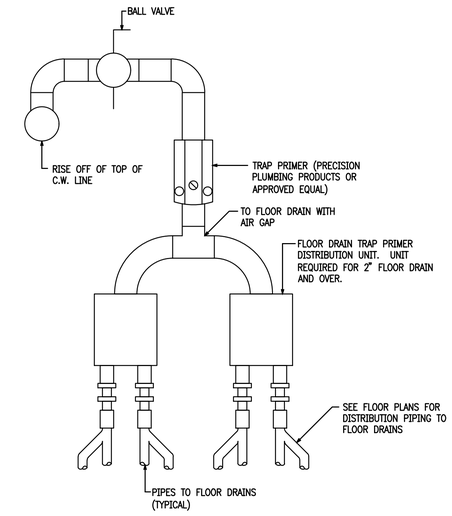


LOCATE FLOOR DRAIN WHERE SHOWN ON PLUMBING PLAN.

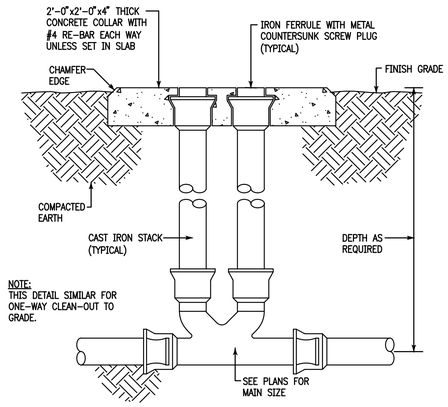
5 OPEN AREA FLOOR DRAIN
SCALE: NONE



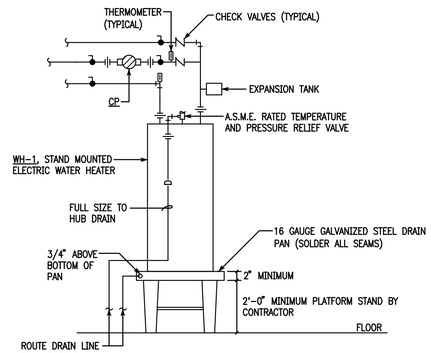
4 WALL CLEANOUT DETAIL
SCALE: NONE



3 TRAP PRIMER DETAIL
SCALE: NONE



2 TWO WAY CLEANOUT DETAIL
SCALE: NONE



NOTE:
SIZE EXPANSION TANK PER MANUFACTURERS RECOMMENDATION.

1 WH-1, STAND MOUNTED WATER HEATER DETAIL
SCALE: NONE

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