



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

42020-005

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- Residential
- Commercial

PROPERTY INFORMATION [PLEASE PRINT]

Address 404 E WASHINGTON ST, ROCKWALL, TX 75087

Subdivision _____ Lot _____ Block _____

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact? Yes No

Applicant(s) is/are: Owner Tenant Non-Profit Resident

Check this box if Owner and Applicant are the same.

Other, Specify: GC

Owner(s) Name Betty Colson

Applicant(s) Name Richard Expo

Address 404 East Washington St
Rockwall, Tx 75087

Address 1536 Timber Ridge Dr.
Rockwall, Tx 75032

Phone 972-771-9629

Phone 972-400-8047

E-Mail precisionhcs.office@gmail.com

E-Mail RICHARD EXPO@HOTMAIL.COM

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One]: Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify: _____

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 49,500.00

PROJECT DESCRIPTION. In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For *Local Landmark Evaluation & Designation* requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

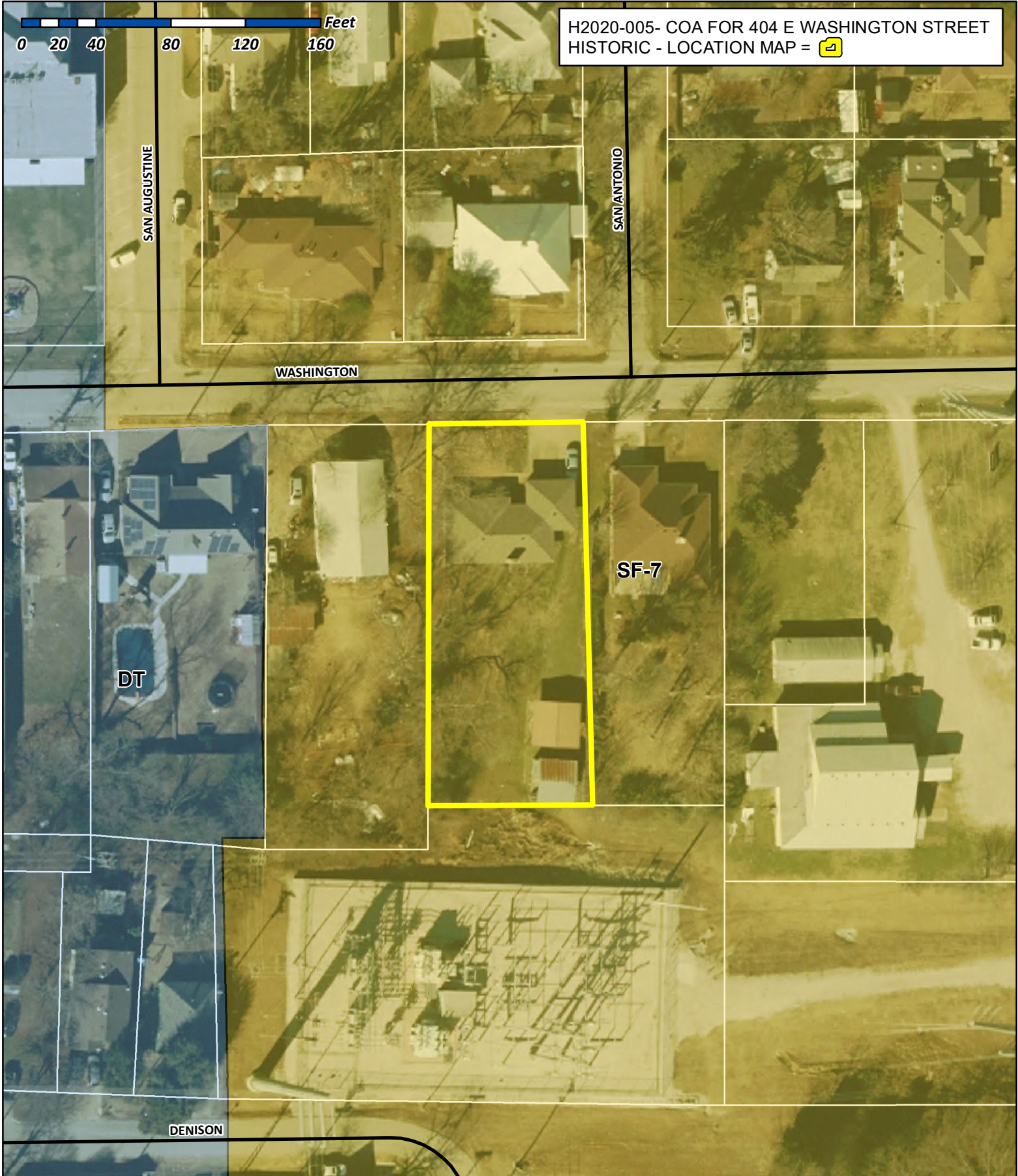
ADDITION OF 552 SF TO REAR OF EXISTING RESIDENTIAL HOME

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature Betty Colson

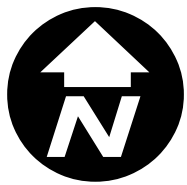
Applicant's Signature Richard Expo



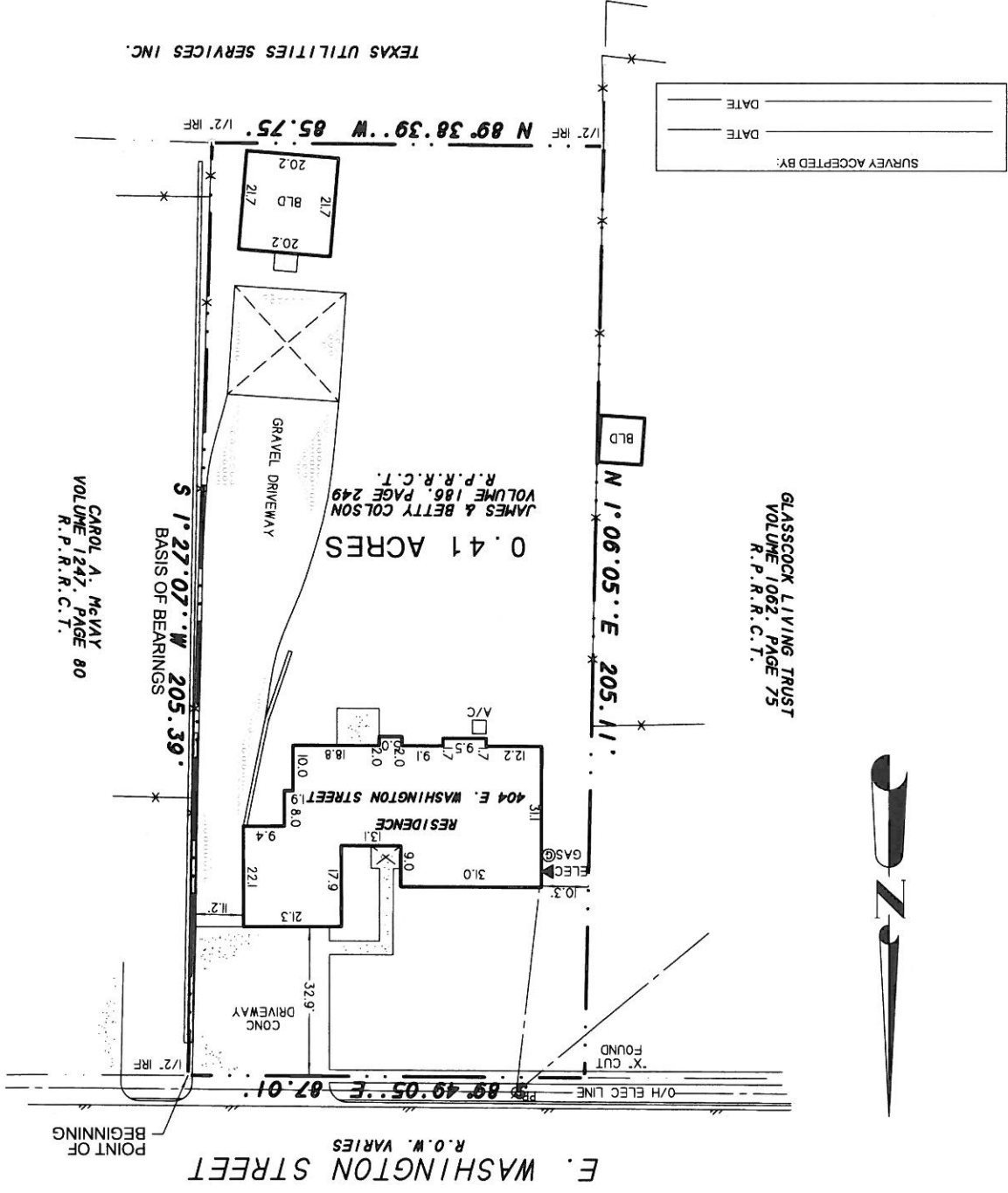
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PLAT OF SURVEY



E. WASHINGTON STREET
R.O.W. VARIES

POINT OF BEGINNING

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being known as Lot 8, Block G, Griffin Addition, and being the same tract of land as described in a Warranty deed from Dewayne Cain to James Orville Colson and Betty Ruth Colson, dated December 8, 1983 and being recorded in Volume 186, Page 249 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of E. Washington Street, at the northeast corner of said Colson tract and the northwest corner of a tract of land as described in a Deed to Carol A. McVay, as recorded in Volume 1247, Page 80 of the Real Property Records of Rockwall County, Texas;

THENCE S. 01 deg. 27 min. 07 sec. W. a distance of 205.39 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 38 min. 39 sec. W. a distance of 85.75 feet to a 1/2" iron rod found for corner;

THENCE N. 01 deg. 06 min. 05 sec. E. a distance of 205.11 feet to an "X" cut found in concrete for corner in the south right-of-way line of E. Washington Street;

THENCE S. 89 deg. 49 min. 05 sec. E. along said right-of-way line, a distance of 87.01 feet to the POINT OF BEGINNING and containing 0.41 acres of land.

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PER DEED IN VOLUME 186, PAGE 249, R.P.R.C.T.
 - 3) ALL 1/2" IRF ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Betty R. Colson at 404 E. Washington Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of June, 2020.

Harold D. Fetty III, R.P.L.S. No. 5034

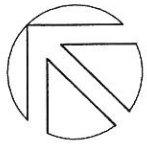
H.D. Fetty Land Surveyor, LLC



SYMBOL LEGEND	
[Symbol]	IRON ROD FOUND
[Symbol]	"X" CUT FOUND
[Symbol]	GRAVEL DRIVEWAY
[Symbol]	CONCRETE DRIVEWAY
[Symbol]	RESIDENCE
[Symbol]	BLDG
[Symbol]	0/8" ELEC LINE
[Symbol]	1/2" IRF
[Symbol]	POINT OF BEGINNING
[Symbol]	BOUNDARY
[Symbol]	ADJACENT PROPERTY
[Symbol]	ADJACENT TRACT
[Symbol]	ADJACENT SURVEY
[Symbol]	ADJACENT SURVEYOR
[Symbol]	ADJACENT SURVEYOR'S OFFICE
[Symbol]	ADJACENT SURVEYOR'S HOME
[Symbol]	ADJACENT SURVEYOR'S GARAGE
[Symbol]	ADJACENT SURVEYOR'S DRIVEWAY
[Symbol]	ADJACENT SURVEYOR'S POOL
[Symbol]	ADJACENT SURVEYOR'S FENCE
[Symbol]	ADJACENT SURVEYOR'S GROUND

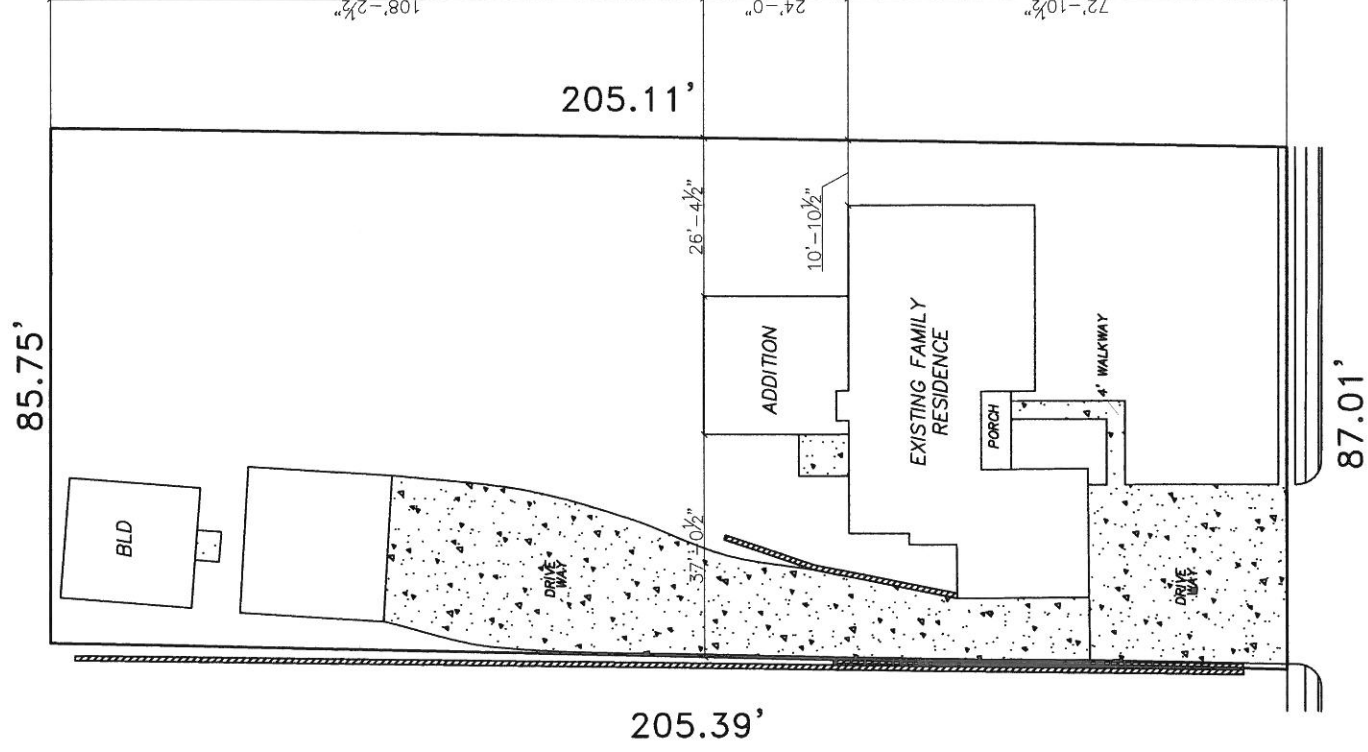
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE: JUNE 1, 2020
SCALE: 1" = 30' FILE # 20200180
CLIENT: COLSON GF # NONE



NORTH

SCALE: 1" = 32'-0"



E. WASHINGTON STREET

SITE PLAN TABLE

ADDRESS: 404 EAST WASHINGTON, ROCKWALL TX
LOT: 8 BLOCK: G

LOT SF: 17,727 SF
 EXISTING FAMILY DUELING SF: 2,024 SF
 TOTAL EXISTING BUILDING COVERAGE %: 11.4%
 PROPOSED NEXT GEN FAMILY DUELING SF: 2,567 SF
 TOTAL PROPOSED BUILDING COVERAGE %: 14.4%
 TOTAL PROPOSED IMPERVIOUS COVERAGE: 3,626 SF
 TOTAL PROPOSED IMPERVIOUS COVERAGE %: 20.4%

CUSTOMER SIGNATURE: _____

DATE: _____

NOTES:

LEGEND	
	- DRAINAGE FLOW
	- PROPOSED FENCE
	- EXISTING FENCE
	- CURLEX
	- RETAINING WALL
	- REQUIRED TREE PLANTING
	- REQUIRED BUSH

B.L.	- BUILDING LINE
D.E.	- DRAINAGE EASEMENT
P.A.E.	- PEDESTRIAN ACCESS EASEMENT
S.S.E.	- SANITARY SEWER EASEMENT
T.E.	- TRANSFORMER EASEMENT
U.E.	- UTILITY EASEMENT
W.M.E.	- WALL MAINT. EASEMENT
M.E.	- MAINTENANCE EASEMENT
V.E.	- VISIBILITY EASEMENT
4"	- EXPOSED AGGREGATE CONCRETE

BUILDER: RICHARD EXPO

ADDITION: GRIFFITH

ADDRESS: 2504 SANTIAGO

LOT: 8 BLOCK: G

PHASE: N/A

OPTION: N/A

DATE: 06/03/2020

DRAWN BY: DDSG-A.A

CITY: ROCKWALL

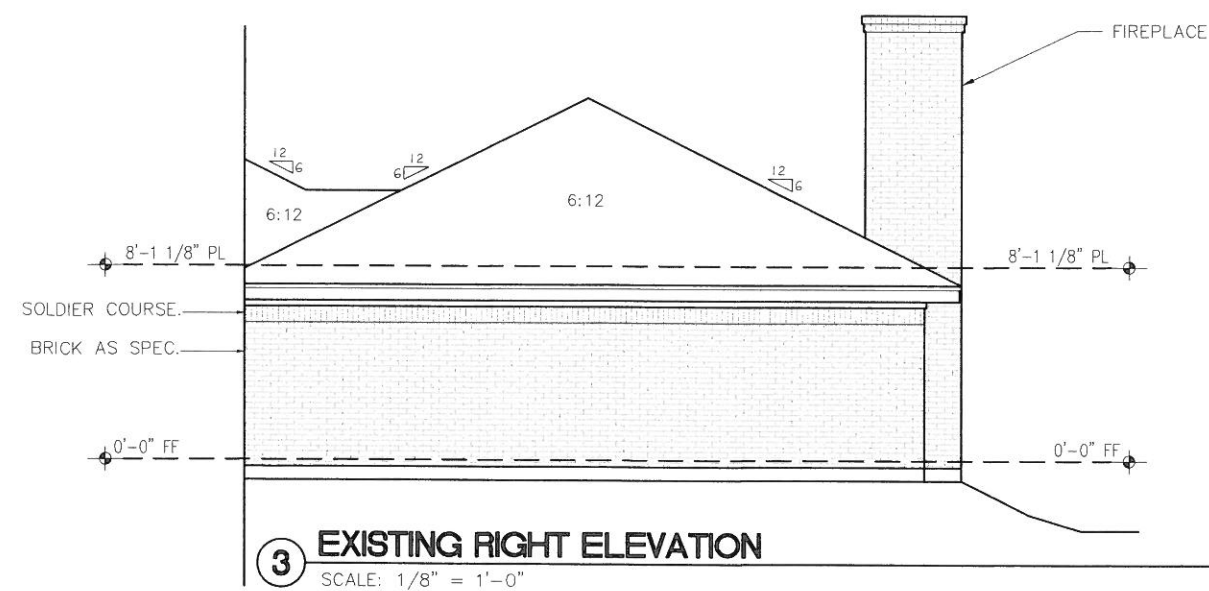
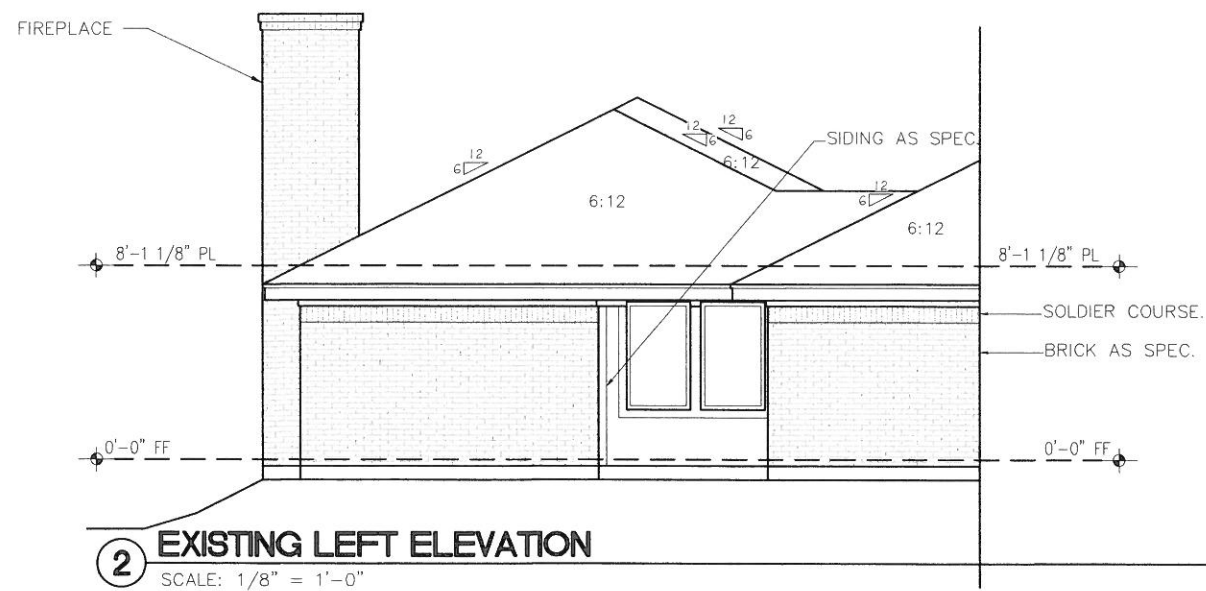
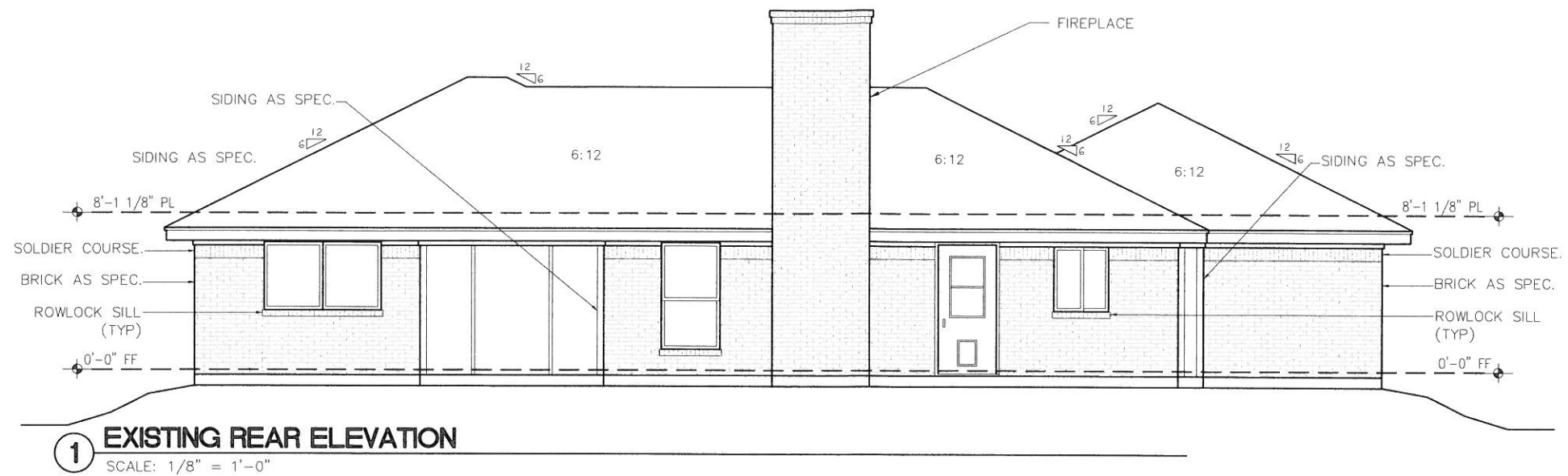
PLAN: N/A ELEVATION: N/A

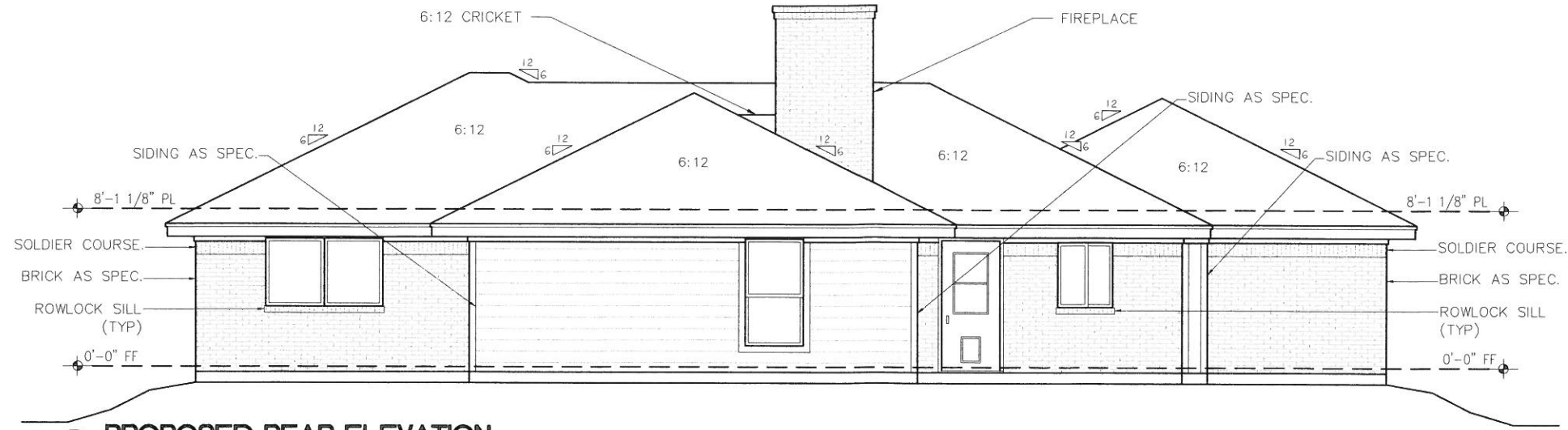
SWING: LEFT



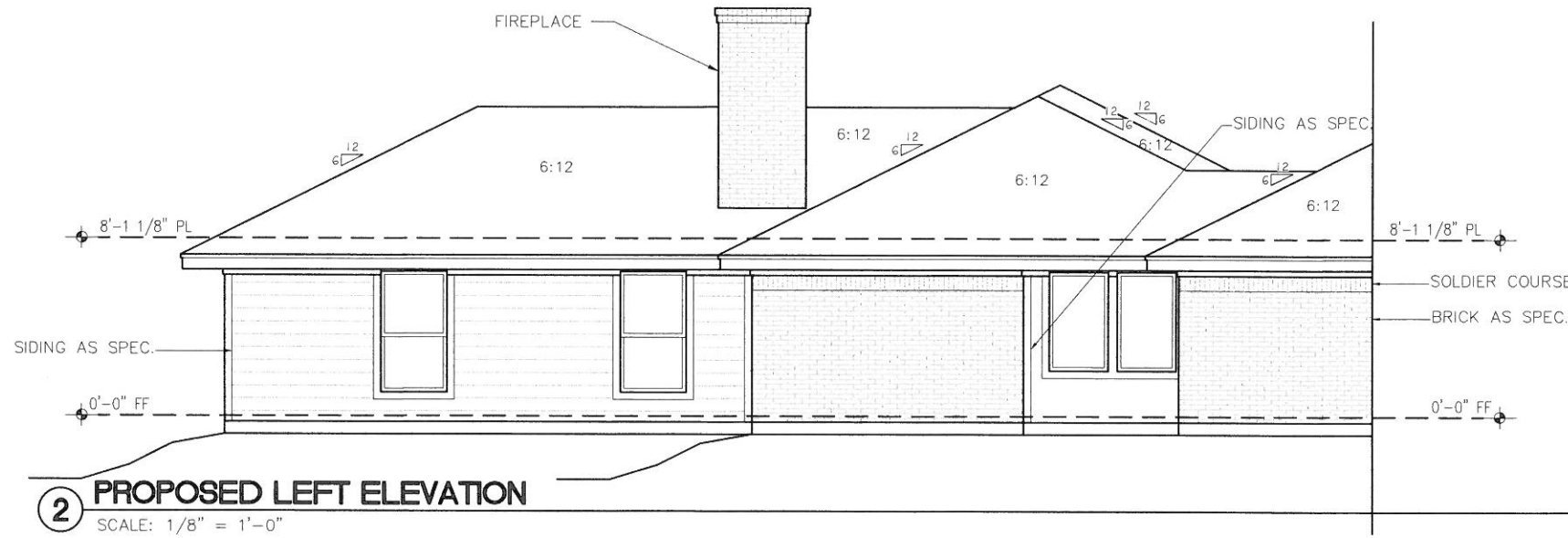
PLOT PLAN

NOTE: ARCHITECTURAL PLANS TAKE PRECEDENCE OVER ALL DRAWINGS. ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY MEGATEL ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.

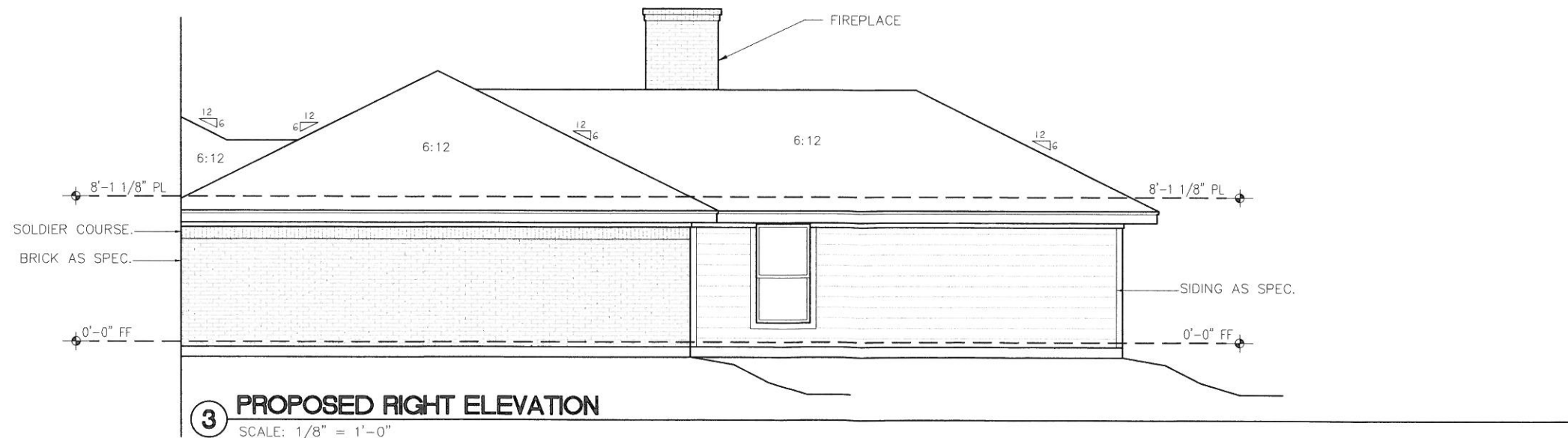




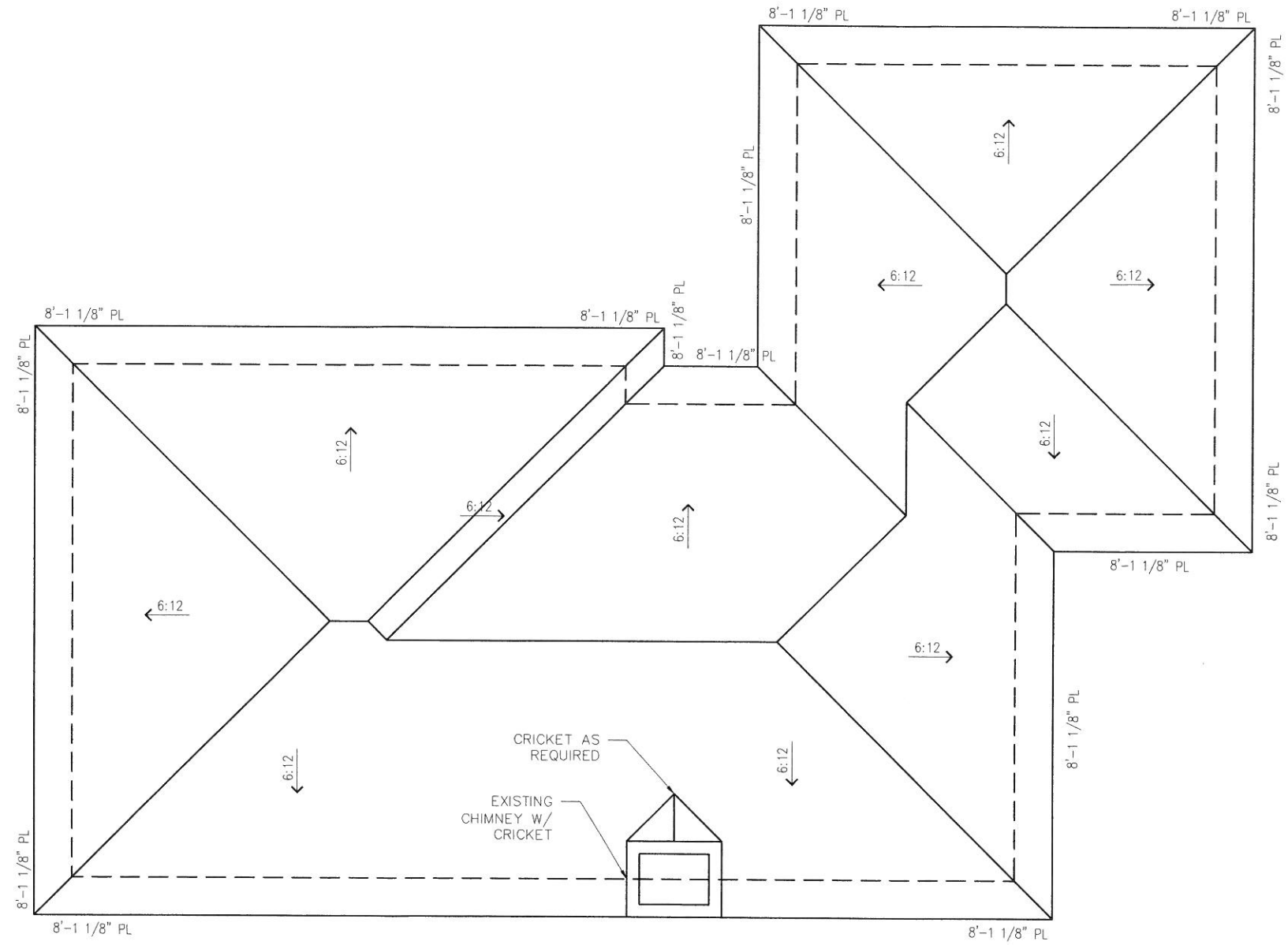
1 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



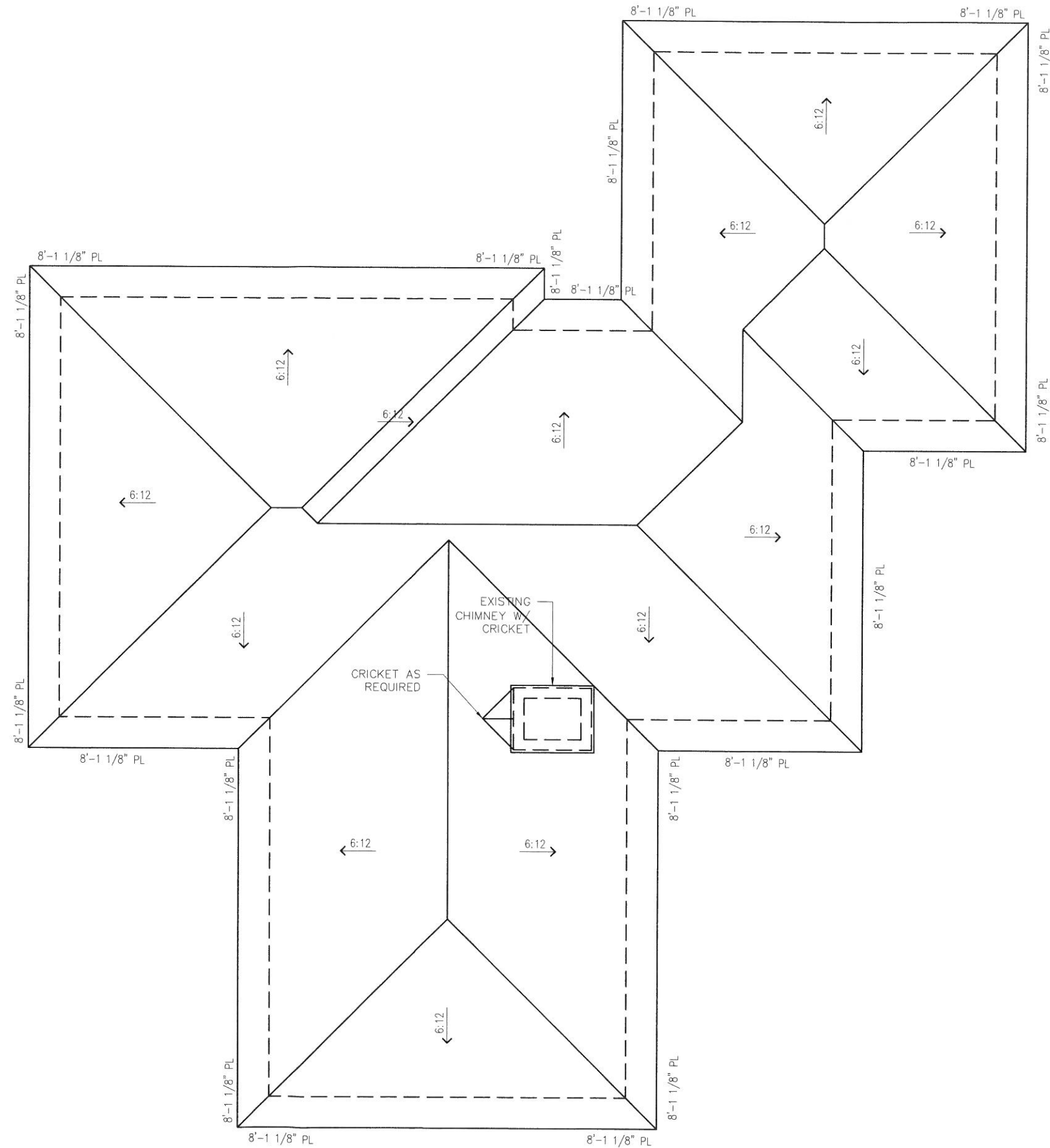
2 PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



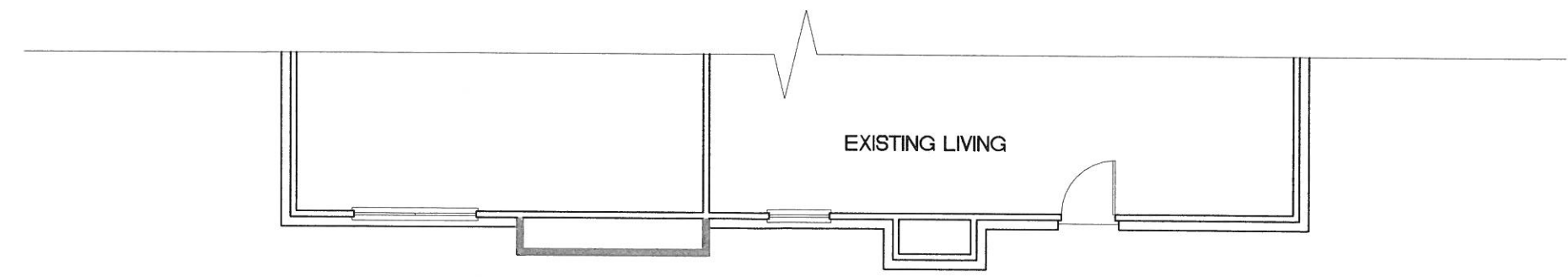
3 PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"





1 EXISTING ROOF PLAN
 SCALE: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

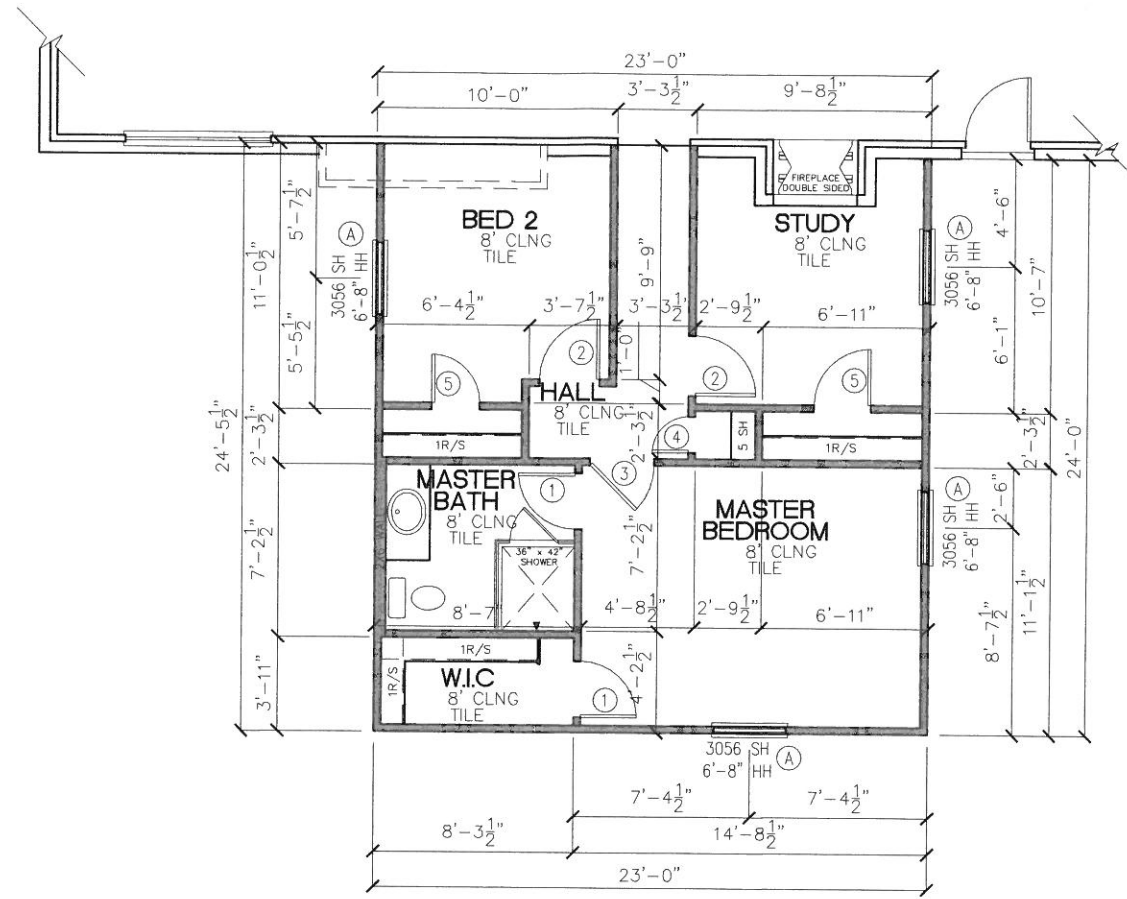


MASONRY LEGEND	
	WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN

1 **EXISTING FLOOR PLAN**
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
3. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
4. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
5. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
6. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
7. U.N.O. ALL DOORS TO BE 6'-8."
8. U.N.O. ALL ANGLED WALLS TO BE AT 45° DEGREES.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
10. ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
11. U.N.O. HEADER HEIGHTS SHALL BE AS FOLLOWS: 8' PLATE: 6'-10", 9' PLATE: 7'-10", 10' PLATE: 8'-10"
12. "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
13. ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
14. PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
15. ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
16. PROVIDE FIRE-RATED SHEETROCK AT UTILITY/GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
17. SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
18. U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.



SQUARE FOOTAGE TABLE	
AREA	MASONRY
EXISTING SINGLE FAMILY DUELING:	1,418 SF
PROPOSED ADDITIONAL:	552 SF
TOTAL COMBINED:	1,970 SF

WINDOW SCHEDULE			
LETTER	QUANTITY	TYPE	DESCRIP.
A	4	3056	VINYL 3 STAR ENERGY - SINGLE HUNG

DOOR SCHEDULE			
NUMBER	QUANTITY	TYPE	DESCRIP.
1	2	2468	INTERIOR
2	2	2668	INTERIOR
3	1	2868	INTERIOR
4	1	1680	INTERIOR
5	2	2468	INTERIOR

MASONRY LEGEND	
	STONE
	BRICK

1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



DDS GROUP
2921 BRUSH CREEK ST.
GRAND PRAIRIE TX. 75052
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

PROJECT #:

404 E. WASHINGTON
ROCKWALL, TX.

ELEVATION:
A

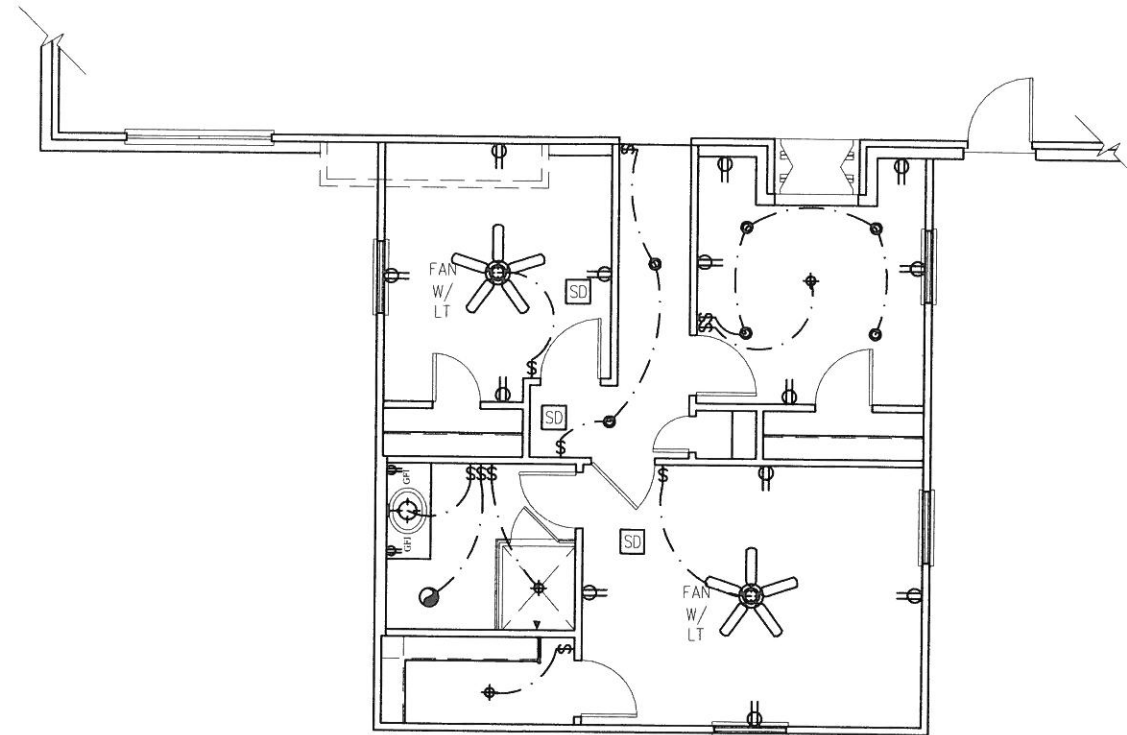
SHEET NUMBER:
A3

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
 2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
 3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
 4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
 5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHEs, ETC.
 6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.
 7. LIGHT FIXTURES OVER VANITIES AT 6"-10" A.F.F. TO CENTER.
 8. LIGHT FIXTURES AT POWDER ROOM WITH 9'-0" CLNG. TO BE 7'-4" A.F.F. TO CTR.
 9. EXTERIOR COACH LIGHT FOR GARAGE (IF APPLICABLE) TO BE 6'-6" ABOVE GARAGE FLOOR TO CENTER.
 10. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.
 11. PATIO LIGHTS TO BE 6'-6" TO CTR ABOVE PATIO FLOOR U.N.O.
 12. FRONT PORCH LIGHTS TO BE 6'-6" TO CENTER ABOVE PORCH FLOOR U.N.O.
 13. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.
 14. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
 15. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
 16. WATER PIPES FOR SHOWERHD. TO BE STUBBED OUT AT 6'-6" A.F.F.
 17. WHEN APPLICABLE, GAS LOG LIGHTER TO BE 16" TO SIDE OF FIREPLACE & 16" OFF THE FLOOR WHENEVER POSSIBLE.
 18. ALL DRYER VENTS TO BE 8" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.
 19. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES W/BATT BACKUP
 20. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
 21. CUSTOMER NOTE: THE EXACT LOCATION OF PLUGS, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.
 22. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP. COMPLY WITH NFPA.
 23. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.
- SEE SCOPES OF WORK & CONST. SPECS FOR ADDITIONAL INFO.

ELECTRICAL LEGEND

- RECESSED INCANDESCENT
- ⊙ RECESSED SPOT
- ⊕ CEILING-MOUNT FIXTURE
- ⊖ WALL MOUNTED FIXTURE
- ⊔ UNDER-CABINET FLUORESCENT
- ⊕ HANGING LIGHT
- ⊕ SINGLE FLOOD LIGHT
- ⊕ DOUBLE FLOOD LIGHT
- ⊕ EXHAUST FAN
- ⊕ SWITCH
- ⊕ 110-V OUTLET (HGT IF ABOVE 12")
- ⊕ 220-V OUTLET
- ⊕ WEATHERPROOF GROUNDED 110-V OUTLET
- ⊕ GROUNDED 110-V OUTLET
- ⊕ 1/2 HOT 110-V OUTLET
- ⊕ CEILING 110-V OUTLET
- ⊕ PHONE
- ⊕ DATA PORT
- ⊕ SMOKE DETECTOR
- ⊕ FLUSH MOUNTED FLUORESCENT LIGHT
- ⊕ CEILING FAN / LIGHT



1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
2. CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94.
3. WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE.
4. ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615.
5. WHERE REBAR IS USED FOR EXPOSED GRADE BEAMS OR TOP AND BOTTOM REINFORCING, PROVIDE MATCHING "L" BARS WITH EACH LEG EQUAL TO 40 BAR DIAMETERS OR GRATER.
6. CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
7. FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E., PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

CONSTRUCTOR SHALL WATER PAD 72 HOURS CONTINUOUS PRIOR TO CONSTRUCTION OF FOUNDATION DURING UNUSUALLY DRY CONDITIONS.

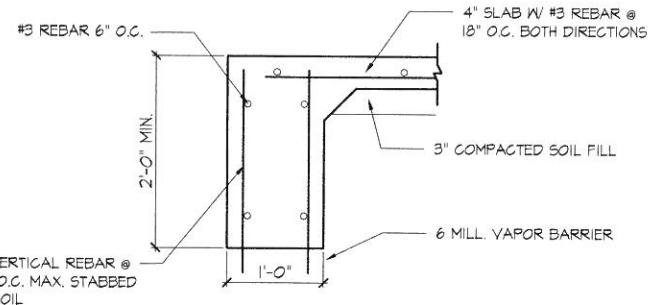
1. SLAB THICKNESS = 4"
2. BEAM DEPTH = MIN. 24"
3. BEAM WIDTH = 12"

SITE PREPARATION NOTES

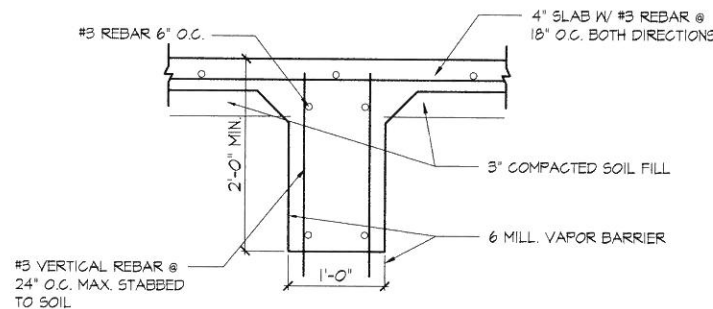
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
2. FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
3. EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
4. SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT.

CONSTRUCTIONS NOTES

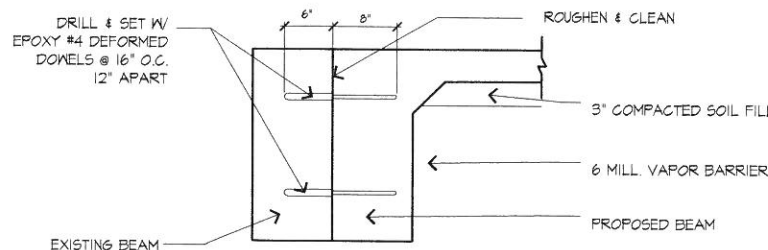
1. SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 2-5% (1/4 - 5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
2. FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
3. BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED.
4. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE. AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN DESIGN BEAM WIDTH, "W", NOTED ON FOUNDATION PLAN.
5. AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
6. A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
7. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS TENDONS AND SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
8. WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
9. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
10. IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
11. PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
12. SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
13. WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITH 5' OF FOUNDATION EDGE.
14. IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
15. SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
16. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT.
17. LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.



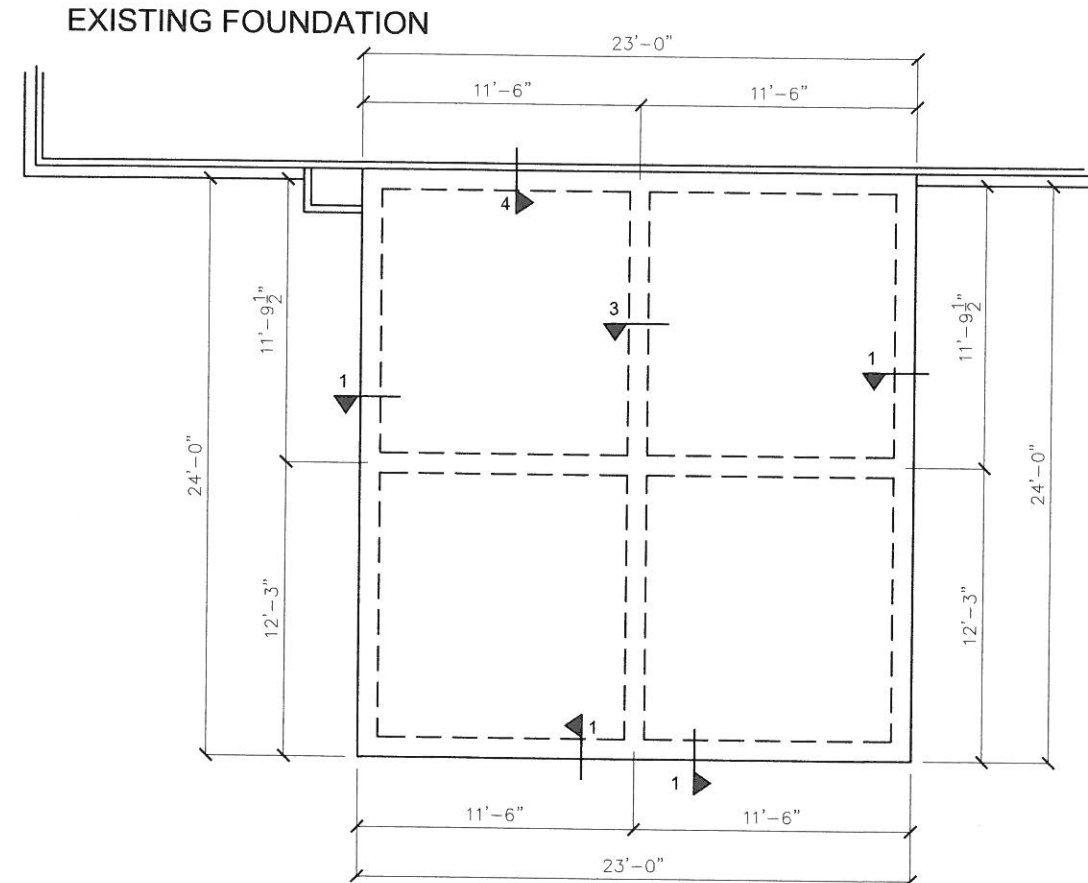
1 TYP. FOUND. DETAIL
SCALE: 1/2" = 1'-0"



3 TYP. FOUND. DETAIL
SCALE: 1/2" = 1'-0"



4 TYP. FOUND. DETAIL
SCALE: 1/2" = 1'-0"



5 PROPOSED SLAB
SCALE: 1/8" = 1'-0"



Handwritten notes:
5/2/2020
J.S.B. Engineer
F-20-538