



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
info@vizualarchitecture.com
www.vizualarchitecture.com

CROWLEY RETAIL DEVELOPMENT
2105 E FM 1187
CROWLEY, TX 76036



CITY APPROVAL STAMP

VINCINITY MAP



PROJECT AREAS

SITE AREA
388,405.50
ACRES
8.14
BUILDING AREA
GROSS SF
LEVEL 1: 10,024 SF
TOTAL GROSS: 10,024 SF
NET SF
TOTAL NET: 9,703 SF

NET AREAS		
ROOM NAME	LEVEL	AREA
LEVEL 1		
LEVEL 1	T.O.C. LEVEL 1	13554 SF
		13554 SF

CURRENT REVISION



9/15/2025 2:53:15 PM

COVER SHEET/
INDEX

A0.1

Project # 2062-01
Scale 12" = 1'-0"



SHEET INDEX	
#	SHEET NAME
A0.1	COVER SHEET/ INDEX
A0.2	CODE ANALYSIS
A0.3	TAS STANDARDS
A0.4	TAS STANDARDS
A0.7	DOOR / STOREFRONT SCHEDULE
A1.1	SITE PLAN
A1.2	DETAILS - SITE
A2.1	FLOOR PLAN
A4.1	ROOF PLAN
A4.2	ROOF DETAILS
A5.1	EXTERIOR ELEVATIONS

SHEET INDEX	
#	SHEET NAME
A5.2	EXTERIOR ELEVATIONS
A6.0	WALL SECTIONS
A6.3	BUILDING SECTION
A9.1	PERSPECTIVE VIEWS
A9.2	AXONOMETRIC PERSPECTIVE
Grand total: 16	

SHEET INDEX	
#	SHEET NAME

SHEET INDEX	
#	SHEET NAME

ARCHITECT

VIZUAL ARCHITECTURE LLC
400 N. SAINT PAUL ST. SUITE 1120
DALLAS, TX 75201
CONTACT: DANIEL PARRISH
E: INFO@VIZUALARCHITECTURE.COM

OWNER/ DEVELOPER

OWNER NAME
P: 000.000.0000
E: XXXX@XXXX.COM

GENERAL CONTRACTOR

VITREOUS CONSTRUCTION
P: 469.435.3250
E: daniel@vitreousconstruction.com

CIVIL ENGINEER

MARSHALL CAGE LLC
SCOTT CARUTHERS, P.E. LEED AP
MCINNEY TX, 75069
O: 972.942.1222
E: SOC@MARSHALLCAGE.COM

M.E.P. ENGINEER

AUTHUR F. ELGIN P.E.
AF ELGIN & ASSOCIATES-CONSULTING ENGINEERS
TPELS FIRM #7830
6616 GEHRIG CIRCLE-SUITE 200
BURLESON, TX 76028
E: ARTHUR.ELGIN@AFELGIN.COM

STRUCTURAL ENGINEER

ALPHA-C ENGINEERING LLC
4461 THANKSGIVING LN
PLANO, TX 75024
972-408-6620
E: DRAC@ALPHA-C-ENG.COM

NOTE:
PERSPECTIVES ARE CONCEPTUAL AND DO NOT
DEPICT FINAL PRODUCT.

CROWLEY RETAIL DEVELOPMENT
2105 E FM 1187
CROWLEY, TEXAS 76036

PROJECT SCOPE

THIS IS A ONE STORY RETAIL BUILDING

OAK VIEW DR

PROP BLDG
ONE STORY
RETAIL
FF 743.50

- 5" Thk Light Duty Concrete Pavement
- 4" Thk Reinforced Concrete Sidewalk
- 6" W Integral Concrete Curb And Gutter
- 6" W Integral Concrete Curb And Gutter W/Sidewalk
- Saw Cut Concrete Curb And Gutter And Existing To New Pavement Connection
- Barrier Free Concrete Ramp W/Truncated domes Detectable Warning Surface
- White Painted Handicapped Parking Symbol
- Handicapped Parking sign w/Van Accessible Sign
- 4" W White Painted Parking Strips(18"L)
- 4" W White Painted Striping
- White Painted NO Parking Letters
- Precast Concrete Wheel Stop
- 6" W White Solid Line For Crosswalk

- 17593.8 SQ FT
- 1704.7 SQ FT
- 1078.6 FT
- 147.4 FT
- 188.6 FT
- 203.4 SQ FT
- 2.0 EA
- 2.0 EA
- 35.0 EA
- 170.8 FT
- 1.0 EA
- 1.0 EA
- 106.7 FT

GRAPHIC SCALE 1"=20'

PAVING NOTES

- CONNECT TO EXISTING PAVEMENT
REF: DETAIL H, SHEET 5
- HANDICAP PARKING SYMBOL PER DETAIL
THIS SHEET
- 8 FT WIDE STRIPED HC LOADING ZONE
PER DETAIL THIS SHEET
- 4" WIDE YELLOW STRIPE
- INTEGRAL CURB; REF SHT 5, DETAIL A
- PROPOSED 5 FT SIDEWALK
- BARRIER FREE RAMP WITH TRUNCATED DOME
DETECTABLE WARNING
- ADA ACCESSIBLE PARKING
SIGN WITH VAN ACCESSIBLE SIGN
- INTEGRAL CURB; REF SHT 5, DETAIL B
- 5 FT STRIPED ACCESSIBLE ROUTE CROSSWALK
- 5 FT CURB INLET
- WHEEL STOP
- INSTALL 4" CONCRETE RIP RAP BETWEEN
END OF PAVEMENT AND WYE INLET
MATCH GRADES OF EXISTING INLET APRON
- 9 FT SIDEWALK. REF DETAIL I, SHEET 5

PAVING LEGEND

- LIGHT DUTY PAVEMENT**
5" - 3600 P.S.I. CONCRETE REINFORCED WITH #3
BARS @ 18" O.C.E.W. ON LIME STABILIZED
SUBGRADE
- SIDEWALK PAVEMENT**
4" - 3,000 P.S.I. CONCRETE SIDEWALK REINFORCED
WITH #3 BARS @ 18" O.C.E.W.

PAVEMENT MARKING NOTES

FURNISH AND INSTALL PAVEMENT MARKINGS OF THE TYPE AND SIZE SHOWN ON THE PLANS AND AS REQUIRED FOR COMPLIANCE WITH GOVERNING CODES. IF NO GOVERNING CODES APPLY, THEN USE TxDOT STANDARDS.

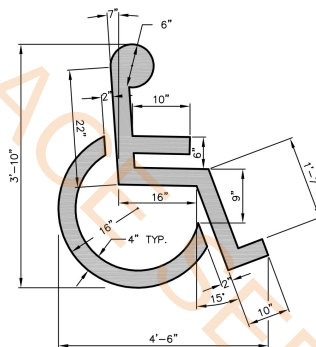
EXECUTION:

- CONTRACTOR SHALL CLEAN PAVEMENT OF GREASE, DIRT, OIL, SAND, GRAVEL OR OTHER FOREIGN MATERIALS PRIOR TO APPLYING MARKINGS AS RECOMMENDED BY PAINT MANUFACTURER.
- PAVEMENT MARKINGS SHALL BE APPLIED BY MACHINE AT A RATE OF ONE (1) GALLON/100 SQUARE FEET, OR AS REQUIRED TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS AND A DRY FILM THICKNESS OF 7.5 MILS PER COAT.
- A MINIMUM OF TWO COATS SHALL BE REQUIRED. PAINT SHALL BE APPLIED FOR A TOTAL THICKNESS OF 15 MILS. WAIT 30 DAYS AFTER PAVEMENT INSTALLATION BEFORE APPLYING THE SECOND COAT OF PAVEMENT MARKINGS.
- PAVEMENT MARKINGS SHALL NOT BE APPLIED DURING PERIODS OF EXCESS HUMIDITY OR PAVEMENT TEMPERATURES BELOW 50 DEGREES F.
- MINIMUM LINE WIDTH IS 4 INCHES. PAVEMENT MARKINGS MUST COMPLY WITH LOCAL FIRE STANDARDS AND CURRENT ACCESSIBILITY CODE.
- CLOSE AREAS TO TRAFFIC FOR DURATION OF DRYING TIME, WHICH SHALL BE NO LESS THAN THE MINIMUM RECOMMENDED BY THE PAINT MANUFACTURER.

BENCHMARKS

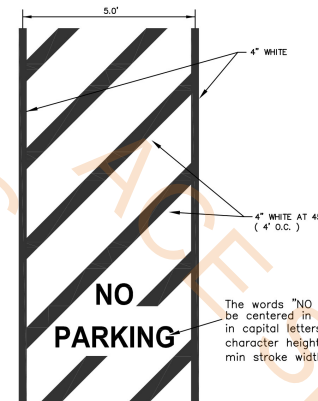
BM 1:
2 inch aluminum cap marked "LCA"
located at or near the northwest corner
of the property
Elevation 2901.09

BM 2:
2 inch aluminum cap marked "LCA"
located at or near the south corner
of the property
Elevation 2901.94



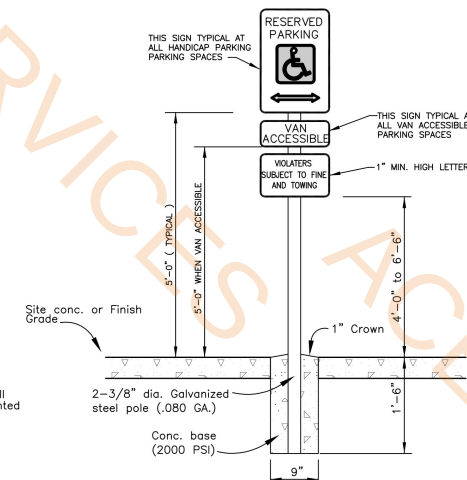
HANDICAPPED PARKING SPACE SYMBOL

N.T.S.



STRIPING FOR
ACCESSIBLE LOADING

N.T.S.



HANDICAP SIGN DETAIL

N.T.S.

TEXAS REGISTERED ENGINEERING FIRM - 14343

ISSUED FOR REVIEW

CROWLEY RETAIL

CITY OF CROWLEY
TARRANT COUNTY, TEXAS

PAVING PLAN

Drawing Number:

4

MG Job Number:

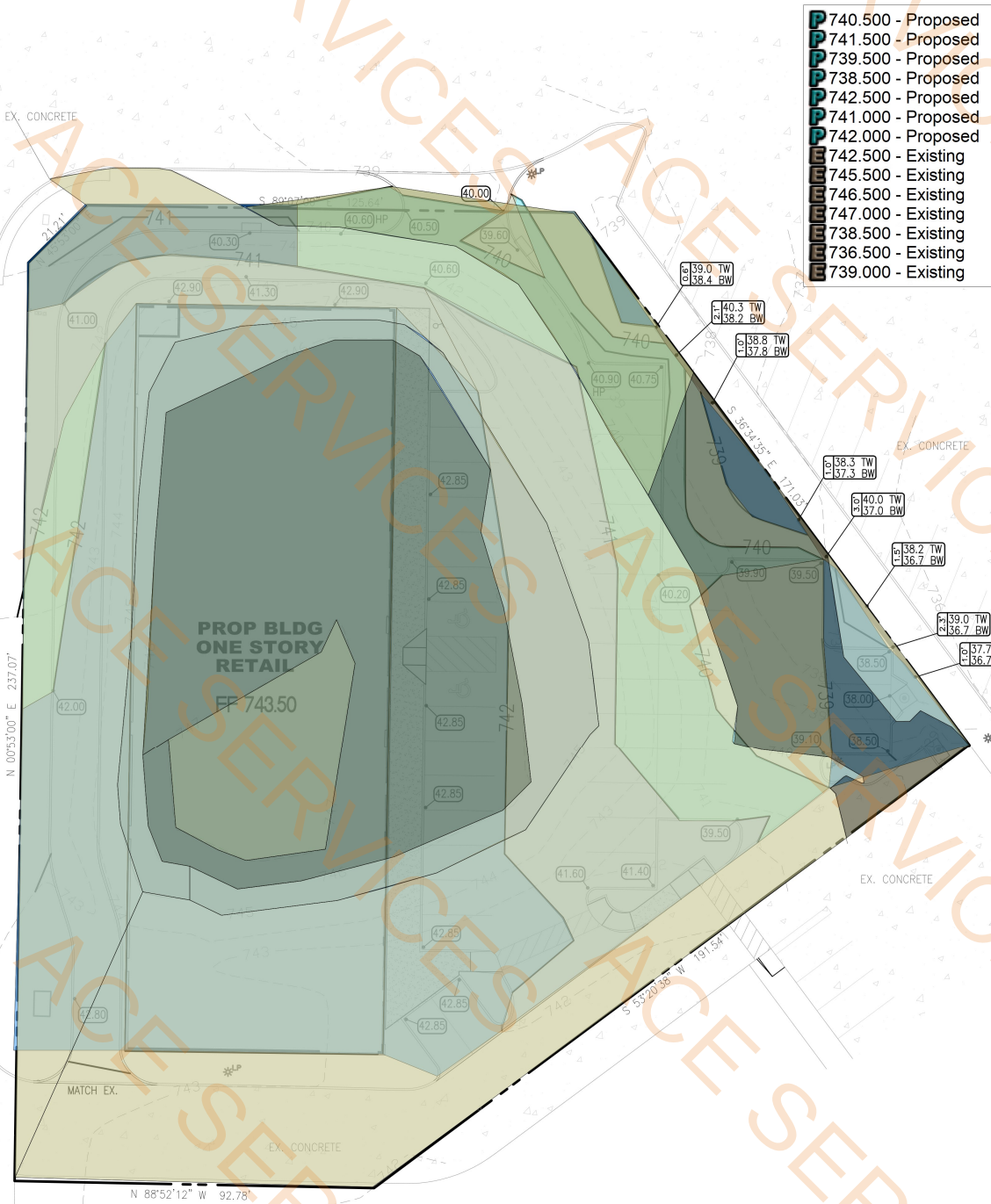


Marshall Gage LLC
civil engineering planning

207 E. Virginia Suite 216
McKinney, TX. 75069
Main 214-986-9018

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OAK VIEW DR



- LEGEND**
- 740.500 - Proposed
 - 741.500 - Proposed
 - 739.500 - Proposed
 - 738.500 - Proposed
 - 742.500 - Proposed
 - 741.000 - Proposed
 - 742.000 - Proposed
 - 742.500 - Existing
 - 745.500 - Existing
 - 746.500 - Existing
 - 747.000 - Existing
 - 738.500 - Existing
 - 736.500 - Existing
 - 739.000 - Existing

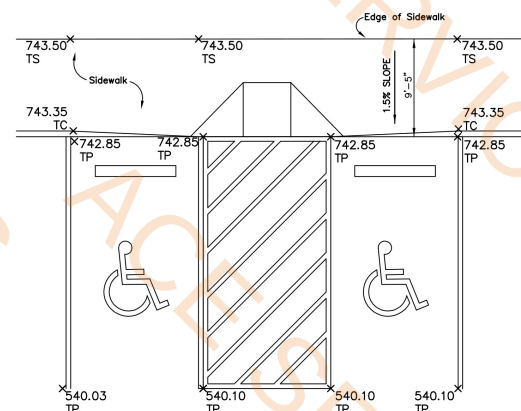
- LEGEND**
- 5102.9 SQ FT
 - 7072.3 SQ FT
 - 2519.9 SQ FT
 - 1441.8 SQ FT
 - 2240.5 SQ FT
 - 1087.4 SQ FT
 - 781.6 SQ FT
 - 25025.1 SQ FT
 - 3680.2 SQ FT
 - 9528.7 SQ FT
 - 1838.3 SQ FT
 - 3427.4 SQ FT
 - 453.5 SQ FT
 - 2312.5 SQ FT

ACCESSIBILITY NOTES

- ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TEXAS ACCESSIBILITY STANDARDS (TAS)
- ALL BARRIER FREE RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 AND BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TEXAS ACCESSIBILITY STANDARDS (TAS)
- ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 OR 2%.
- ALL ACCESSIBLE ROUTES, EXCEPT OF BARRIER FREE RAMPS, SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).

SITE GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF EARTHWORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES AND/OR STRAW BALES (OR OTHER METHOD APPROVED BY THE CITY OF CROWLEY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ARCHITECT, ENGINEER, AND THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER. ALL TREES NOT REMOVED SHALL BE GUARDED AND PRESERVED DURING CONSTRUCTION. IF DAMAGED, THE EXISTING TREE WILL BE REPLACED (EQUAL CALIPER) AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING IMPROVEMENTS AS SHOWN ON THE PLANS. IN THE EVENT THE SURVEY STAKES APPEAR INCONSISTENT WITH THESE PLANS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER IMMEDIATELY.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- ANY SLOPES GREATER THAN 3 FEET IN HEIGHT SHALL BE REVIEWED BY THE OWNER'S GEOTECHNICAL ENGINEER FOR STABILITY PURPOSES. ALL SLOPES ARE DESIGNED AT MAX. 4 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING AT A MAXIMUM GRADE OF 2%.



ADA SPACE GRADING DETAIL

BENCHMARKS

BM 1:
2 inch aluminum cap marked "LCA"
located at or near the northwest corner
of the property
Elevation 2901.09

BM 2:
2 inch aluminum cap marked "LCA"
located at or near the south corner
of the property
Elevation 2901.94

ALL SPOT GRADES ARE
BASED ON 700' DATUM

REFERENCE PROJECT GEOTECH REPORT
PREPARED BY HENLEY JOHNSTON,
REPORT NO. 191556 DATED OCT 16,
2018 FOR FILL PLACEMENT
SPECIFICATIONS

ALL PAVING SPOT GRADES ARE TO GUTTER OR
TOP OF PAVEMENT. ADD 0.5' FOR TOP OF
CURB GRADE EXCEPT WHERE CURB IS FLUSH
WITH GUTTER

GRADES IN ACCESSIBILITY ROUTING,
INCLUDING CROSSING DRIVEWAYS, SHALL
CONFORM TO ADA STANDARDS: NOT TO
EXCEED 5.0% ALONG TRAVEL PATH WITH
NOT MORE THAN 2.0% CROSS FALL

ISSUED FOR REVIEW

CROWLEY RETAIL

CITY OF CROWLEY
TARRANT COUNTY, TEXAS

GRADING PLAN

Drawing Number:

6

MG Job Number:

TEXAS REGISTERED ENGINEERING FIRM - 14343

REVISIONS DURING PLAN REVIEW

NO.	DATE	BY
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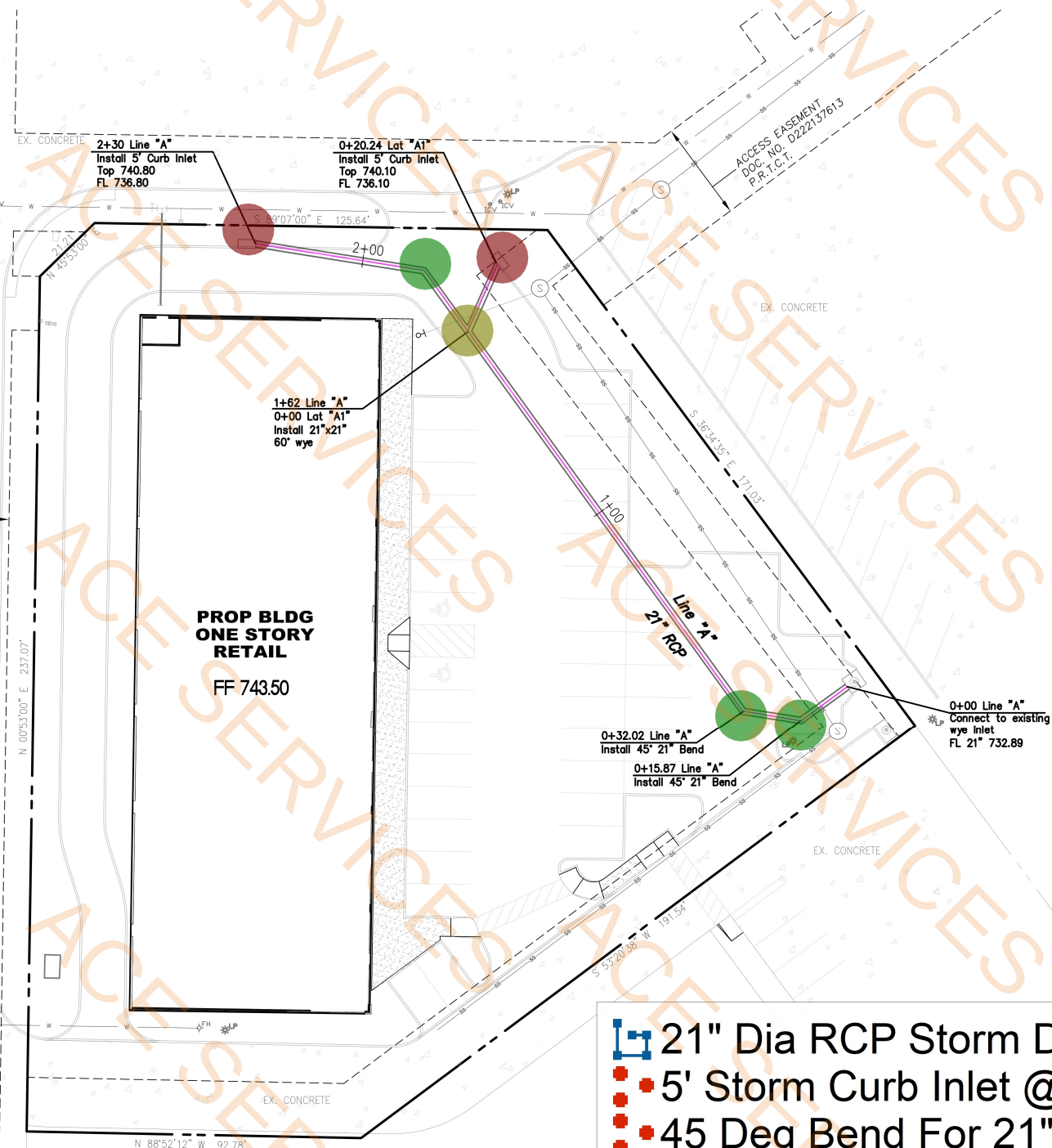
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civil engineering planning
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McKinney, TX, 75069
Main 214-986-9018

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Scale: Date: Drawn By: Checked By:

OAK VIEW DR

UTILITY EASEMENT
DOC. NO. D222137613
P.R.T.C.T.



STORMWATER DETENTION NOTE

STORMWATER RUNOFF FROM THIS SITE IS DETAINED BY THE OFFSITE DETENTION POND WHICH WAS DESIGNED TO ACCEPT AND DETAIN DEVELOPED RUNOFF FOR THE WALMART SUPERCENTER AND ADJACENT COMMERCIAL LOTS. SEE CIVIL ENGINEERING PLANS FOR WALMART SUPERCENTER, DATED XX-XX-XX, FOR POND DESIGN AND CALCULATIONS.

- 21" Dia RCP Storm Drain
 - 5' Storm Curb Inlet @ 4' D
 - 45 Deg Bend For 21" RCP Pipe
 - 21" x 21" 60 Deg Wye
- 250.3 FT
 - 2.0 EA
 - 3.0 EA
 - 1.0 EA

BENCHMARKS

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Elevation 2901.09

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Elevation 2901.94

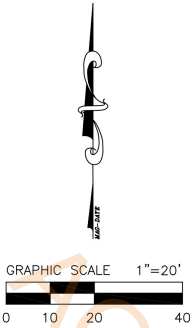
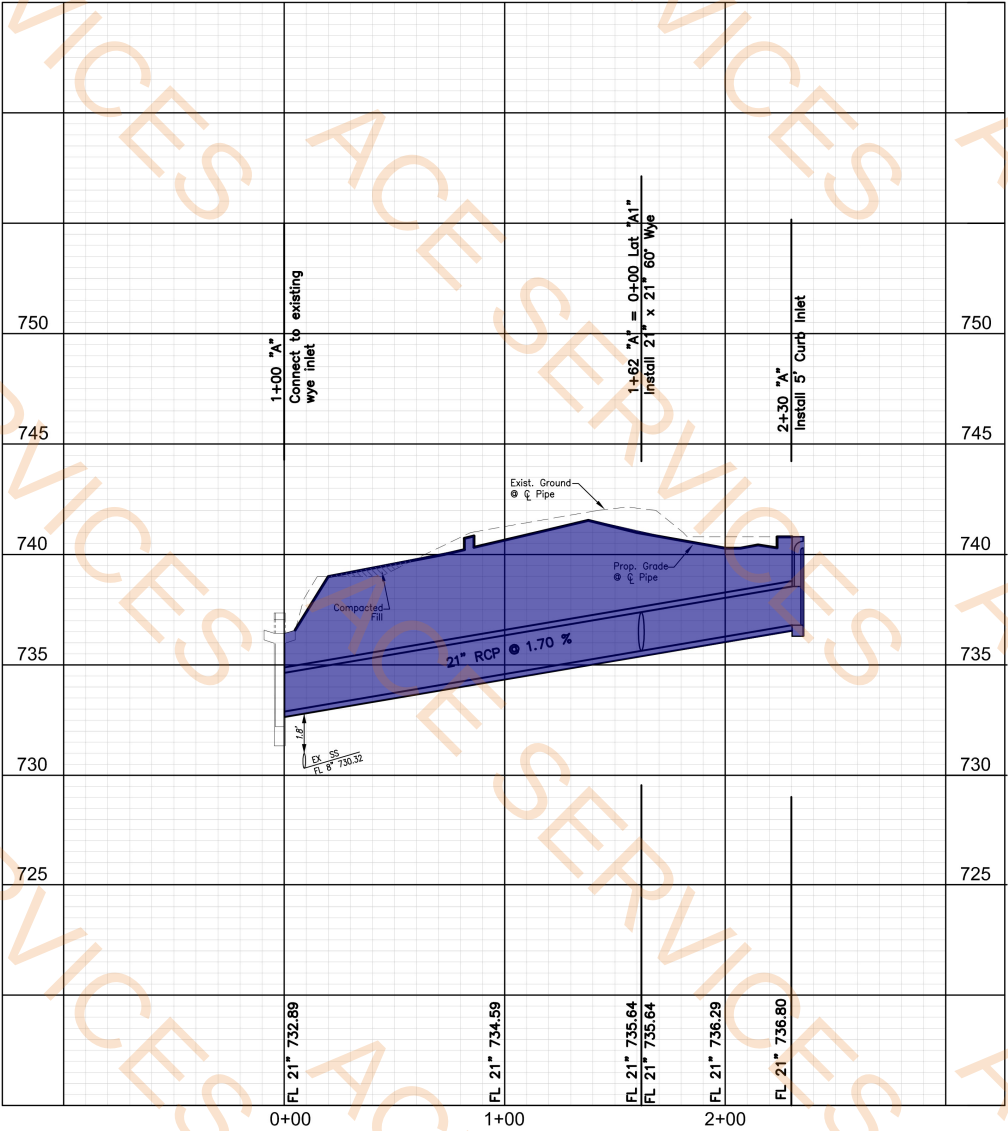
REVISIONS DURING CONSTRUCTION		NO.	DATE	BY	REVISIONS DURING PLAN REVIEW	NO.	DATE	BY	DATE
ISSUED FOR REVIEW					CROWLEY RETAIL				
					CITY OF CROWLEY				
					TARRANT COUNTY, TEXAS				
					STORM DRAIN PLAN				
					Drawing Number:				
					9				
					MG Job Number:				
					TEXAS REGISTERED ENGINEERING FIRM - 14343				



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STORM LINE A



Excavation Area for Storm Pipe 1325.9 SQ FT

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Elevation 2901.94

NO.		REVISIONS DURING CONSTRUCTION		BY	DATE	REVISIONS DURING PLAN REVIEW		BY	DATE
ISSUED FOR REVIEW CROWLEY RETAIL CITY OF CROWLEY TARRANT COUNTY, TEXAS STORM DRAIN PROFILE AND CALCULATIONS									
Scale: Date: Drawn By: Checked By:									
Drawing Number: 10									
MG Job Number: 14343									

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TEXAS REGISTERED ENGINEERING FIRM - 14343

UTILITY EASEMENT
DOC. NO. D222137613
P.R.T.C.T.

OAK VIEW DR

INSTALL:
1-12" x 6" TEE
1- 6" VALVE
1-12" VALVE
40 LF 6" FIRE LINE
1-6" PLUG

INSTALL:
1-1.5" DOM. SERVICE
AND METER

INSTALL:
1-FDC

PROP BLDG
ONE STORY
RETAIL
FF 743.50

INSTALL CLEAN OUT
FL 6" 734.00
REF. MEP PLANS
FOR CONTINUATION

CONNECT 6" PVC
TO EXISTING MANHOLE
FL 6" in (e)= 730.00
FL 8" in (se)= 728.91
FL 8" out (ne)= 728.71

WATER METER SCHEDULE*

METER ID NUMBER	WATER METER SIZE	METER		SAN. SEWER SIZE
		DOM.	IRR.	
1	1.5"	1	1	6"



LEGEND

	Proposed Sanitary Sewer
	Proposed Water
	Existing Water
	Proposed fire hydrant
	Existing Fire Hydrant

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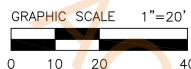
- Fire Department Connection
- 6" Dia Fire Line
- 6" Dia PVC Sanitary Sewer
- 1.5" Dia Domestic Water Pipe
- 1.5" Domestic Water Meter
- 6" Fire Line Plug
- 12" x 6" Tee
- 6" Valve
- 12" Valve
- 6" Sanitary Sewer Cleanout

- 1.0 EA
- 29.4 FT
- 35.6 FT
- 4.1 FT
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA

NOTICE TO CONTRACTOR

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION, BOTH HORIZONTAL AND VERTICAL, OF ANY BURIED CABLES, CONDUITS, PIPES AND STRUCTURES, WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION, BOTH HORIZONTAL AND VERTICAL OF SAID CABLES, CONDUITS, PIPES AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR(S).

THE CONTRACTOR(S) SHALL CALL TEXAS 811 OR 1800-245-4545 FOR UTILITY LOCATIONS AND MARKINGS AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.



ISSUED FOR REVIEW

CROWLEY RETAIL

CITY OF CROWLEY
TARRANT COUNTY, TEXAS

WATER & SANITARY SEWER PLAN

Drawing Number:

10

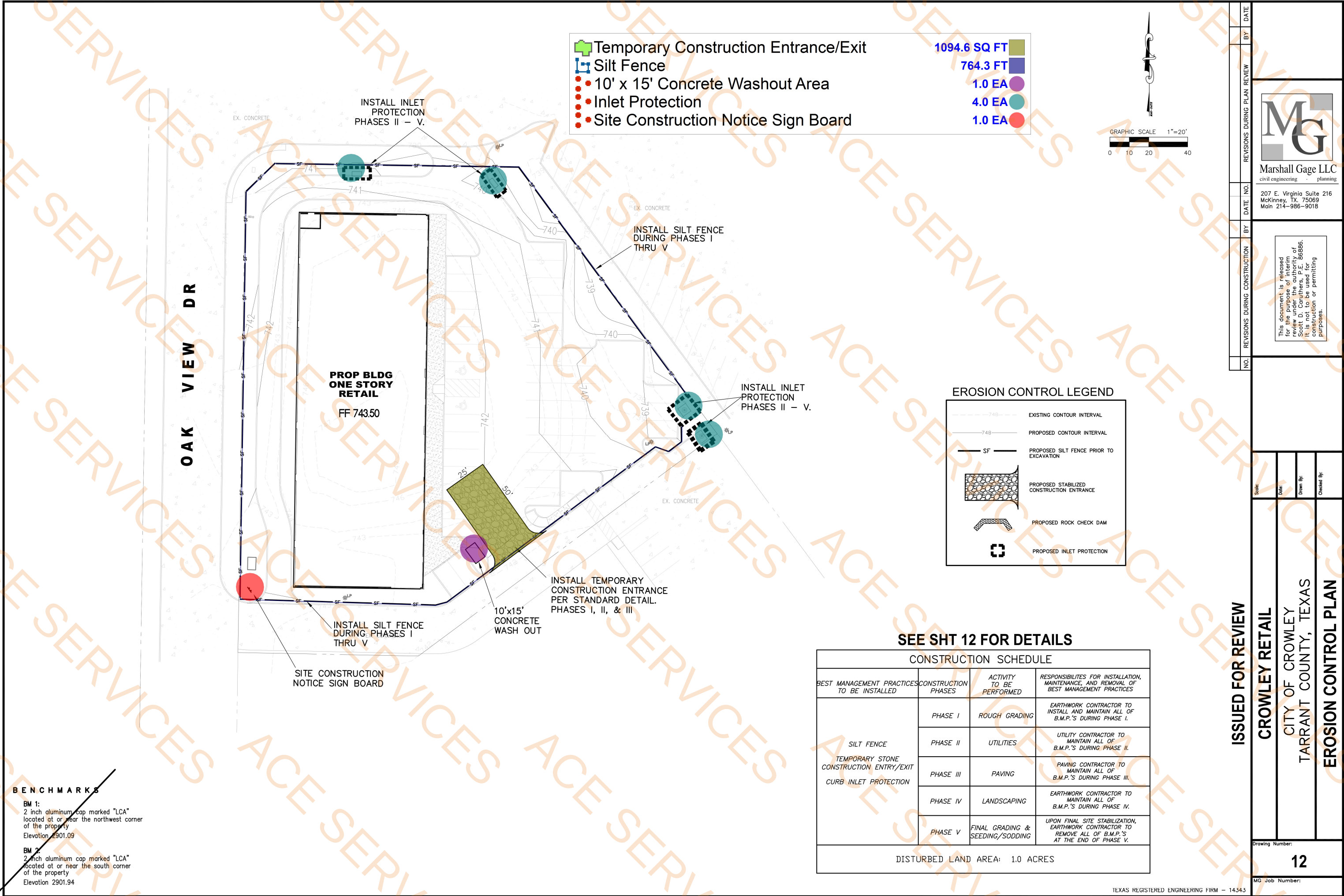
MG Job Number:

TEXAS REGISTERED ENGINEERING FIRM - 14343

MG
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REVISIONS DURING PLAN REVIEW

REVISIONS DURING CONSTRUCTION

NO.

DATE

BY

DATE

BY

MG

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Scale:

Date:

Drawn By:

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CROWLEY RETAIL

CITY OF CROWLEY

TARRANT COUNTY, TEXAS

EROSION CONTROL PLAN

Drawing Number:

12

MG Job Number:

C:\USERS\BARRON\DRIVE\DOCUMENTS\01-JLB LA LLC\01-PROJECTS\2025\018 - CROWLEY RETAIL CENTER, CROWLEY, TX\01 - DWG\2025-018 CROWLEY RETAIL DEVELOPMENT CROWLEY TX - DWG



OAK VIEW DR

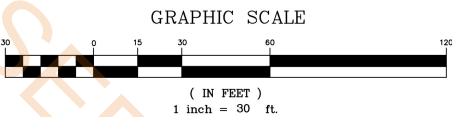


PROP BLDG
ONE STORY
RETAIL
FF 743.50

LANDSCAPE PLAN
SCALE: 1"=20'

SOD

19067.8 SQ FT



LANDSCAPE NOTES:

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 CURRENTLY IN EFFECT AT THE TIME OF THE WORK.
2. PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. LANDSCAPE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL THE APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS. LANDSCAPE CONTRACTOR SHALL BE LICENSED IN THE STATE OF TEXAS AT THE TIME OF INSTALLATION.
4. WHEN PLANT MATERIAL IS NOT AVAILABLE, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF SUBSTITUTIONS.
5. LANDSCAPE QUANTITIES ARE SUBJECT TO CHANGE. LANDSCAPE CONTRACTOR WILL PROVIDE NECESSARY QUANTITIES OF PLANT MATERIAL TO MEET THE DESIGN INTENT REQUIREMENTS.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROPER SURFACE DRAINAGE OF LANDSCAPED AREAS.
7. ALL PLANTING BEDS AND TREE WELLS SHALL BE MULCHED. ALL OTHER AREAS SHALL BE SEEDED AND/OR SODDED WITH BERMUDA GRASS.
8. IRRIGATION SYSTEM WILL BE INSTALLED AS PART OF THIS PROJECT. IRRIGATION DESIGN BY OTHERS.
9. LANDSCAPE MAINTENANCE: THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, AND OTHER SUCH MATERIALS NOT PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIAL SIMILAR VARIETY AND SIZE.

PLANT MATERIAL CHART

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
	2	BUR OAK	Quercus macrocarpa	3" CAL., 7' Ht.
	3	BALD CYPRESS	Taxodium distichum	3" CAL., 7' Ht.
	3	AMERICAN ELM	Ulmus americana	3" CAL., 7' Ht.
	20	TEXAS SAGE	Leucophyllum frutescens	3 GAL., 36" O.C.
	10	DWARF YAUPON	Ilex vomitoria nana	3 GAL., 36" O.C.

SOD - BERMUDA SODDING OR HYDROSEEDING



CERTIFICATION

This plan was prepared by Jose L. Barro, Landscape Architect or under his direct supervision according to all of the statutes and regulations of the State of Texas.

Jose L. Barro
Date: 08/22/2025

Jose L. Barro, Landscape Architect
and Planner, LLC
1177 Magnolia Wood Avenue
Baton Rouge, LA 70808
Phone: 225-571-9534
E-mail: JBarro1972@gmail.com

LANDSCAPE PLAN
CROWLEY RETAIL DEVELOPMENT
117 OAK VIEW DRIVE
CROWLEY, TX

DATE: 08/20/2025
SCALE: AS NOTED
PROJECT NO.: 2025-018

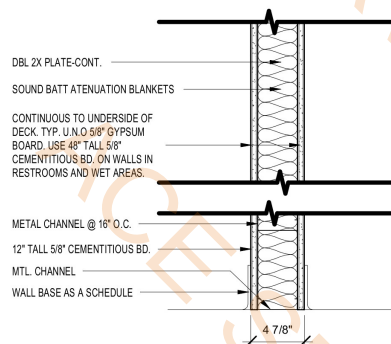
SHEET NUMBER
L1
1 OF 1

Jose L. Barro
Landscape Architect and Planner, LLC
1177 Magnolia Wood Ave.
Baton Rouge, LA
Phone 225 - 571 - 9534

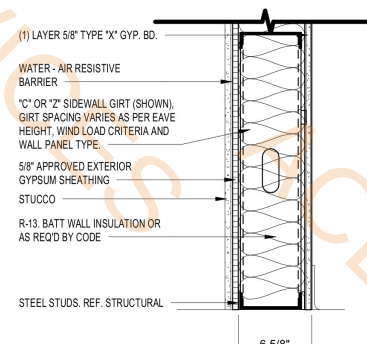


- 6" Metal Stud Exterior Wall @ 17'-6"H
- 6" Metal Stud Exterior Wall @ 18'-10"H
- 6" Metal Stud Interior Wall @ 18'H
- 25'-6"W x 10'H Window
- 22'W x 10'H Window
- 25'W x 10'H Window
- Window Type 2
- 3'W x 7'H Metal Door
- Roof Ladder

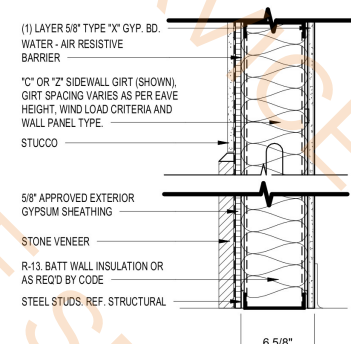
- 331.8 FT
- 195.6 FT
- 18.4 FT
- 3.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA
- 8.0 EA
- 1.0 EA



04 WALL TYPE I1 - INTERIOR WALL
SCALE: 1 1/2" = 1'-0"



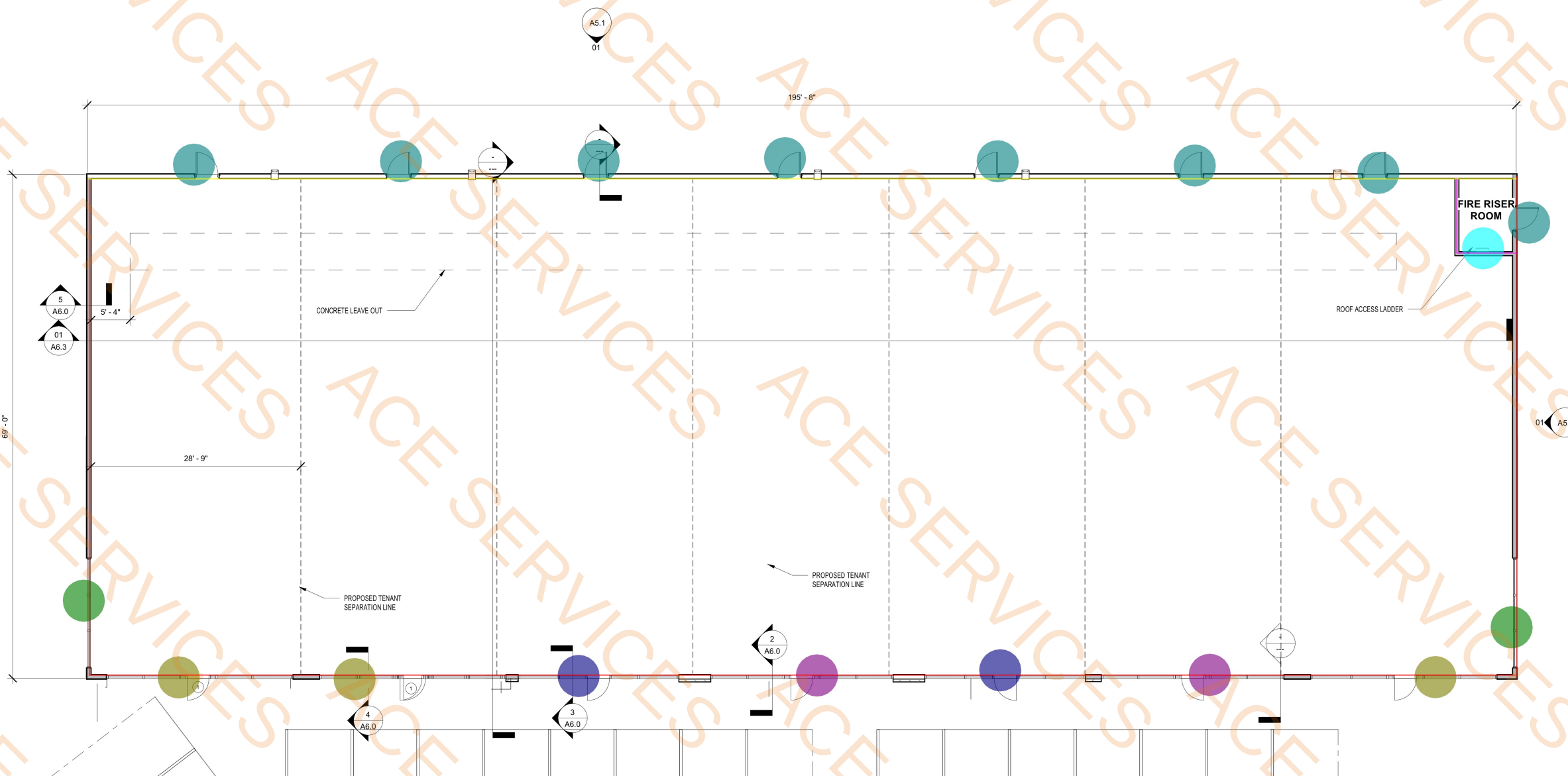
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SCALE: 1 1/2" = 1'-0"



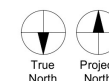
02 WALL TYPE E1 - EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"

CITY APPROVAL STAMP
GENERAL NOTES

- THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY DRAWINGS OR SPECIFICATIONS.
- ALL WORK INCLUDING CIVIL, MECHANICAL, PLUMBING, & ELECTRICAL SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, & LOCAL CODE REQUIREMENTS, AND IN ACCORDANCE WITH ACCEPTED CONSTRUCTION INDUSTRY STANDARDS.
- OWNER SHALL OBTAIN AND PAY FOR ALL APPLICABLE PERMITS, GC TO HANDLE INSPECTIONS AND APPROVALS, INCLUDING THOSE RELATED TO BUILDING AND CONTRACTOR SIGNAGE.
- PRIOR TO TURNING BUILDING OVER TO OWNER, REPAIR OR REPLACE ALL MATERIALS, GLASS, OR ASSEMBLIES DAMAGED OR BROKEN DURING CONSTRUCTION.
- SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. SMOKE DETECTORS SHALL BE TESTED FOR COMPLIANCE UPON COMPLETION OF WORK.
- AT ALL RATED WALLS, FLOORS AND RATED CEILINGS, ALL PLUMBING, ELECTRICAL & HVAC PENETRATIONS SHALL BE SEALED WITH APPROVED FIRESTOPPING MATERIAL.
- SEAL ALL PENETRATIONS THROUGH FLOOR DECK.
- FRAMER SHALL PROVIDE IN-WALL BLOCKING AS REQUIRED AT TOILET ACCESSORIES.
- GENERAL CONTRACTOR TO PROVIDE ALL MISC. STEEL AND STL. STUD SUPPORT AND HANGERS FOR COMPLETE INSTALLATION OF ALL NEW ARCHITECTURAL AND MEP SYSTEMS.
- PROVIDE ALL ROOFING REPAIR/REPLACEMENT AS REQUIRED FOR MECHANICAL UNIT AND ELECTRICAL PENETRATIONS.
- GENERAL CONTRACTOR SHALL SUBMIT ALL CHANGES TO PLANS, MATERIAL AND EQUIPMENT TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND APPROVAL. THE ARCHITECT AND/OR ENGINEER SHALL THEN SUBMIT THE CHANGE REQUEST TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF THE CHANGE.
- ALL WORK TO CONFORM TO APPLICABLE BUILDING CODES REGULATIONS AND ORDINANCES HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS. ANY DISCREPANCY WITHIN THE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- THESE DOCUMENTS ARE ABBREVIATED IN CONTENT. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING SCOPE, SITE VISITS, AND ANY VERIFICATION OF SCOPE DETAILS, EXISTING CONDITIONS, ETC, PERTAINING TO SCOPE OF WORK SHOWN HERE.
- OBTAIN ALL NECESSARY PERMITS, CERTIFICATES, INSPECTIONS, AS REQUIRED BY THE CITY AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE WARRANTY OF THE CONSTRUCTION.
- DIMENSIONS ARE GENERALLY TO THE FACE OF STUD OR EXTERIOR OF FULL MASONRY FINISH AND FINISH FACE OF MATERIAL FOR EXISTING CONDITIONS.
- ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
- THE STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
- CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
- VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
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- ALL STAIRS TO BE MAX RISER HEIGHT OF 7" MAX. AND MIN. TREAD DEPTH OF 11"



01 LEVEL 1
SCALE: 1/8" = 1'-0"



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JOHNNY LIMONES
info@vizualarchitecture.com
www.vizualarchitecture.com

CROWLEY RETAIL DEVELOPMENT
2105 E FM 1187
CROWLEY, TEXAS 76036

CURRENT REVISION



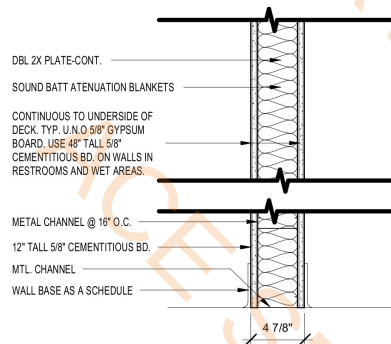
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FLOOR PLAN

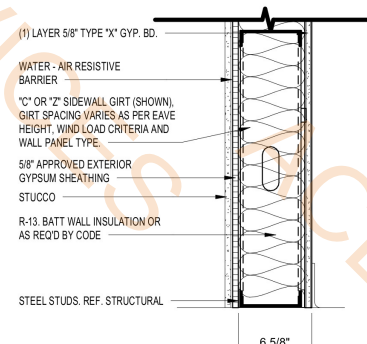
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Project # 2062-01
Scale As indicated

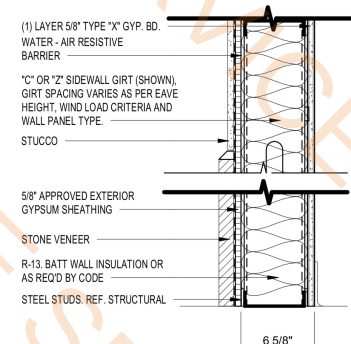
2x6 Blocking & Sealant w/Backer Rod 225.6 FT



04 WALL TYPE I1 - INTERIOR WALL
SCALE: 1 1/2" = 1'-0"



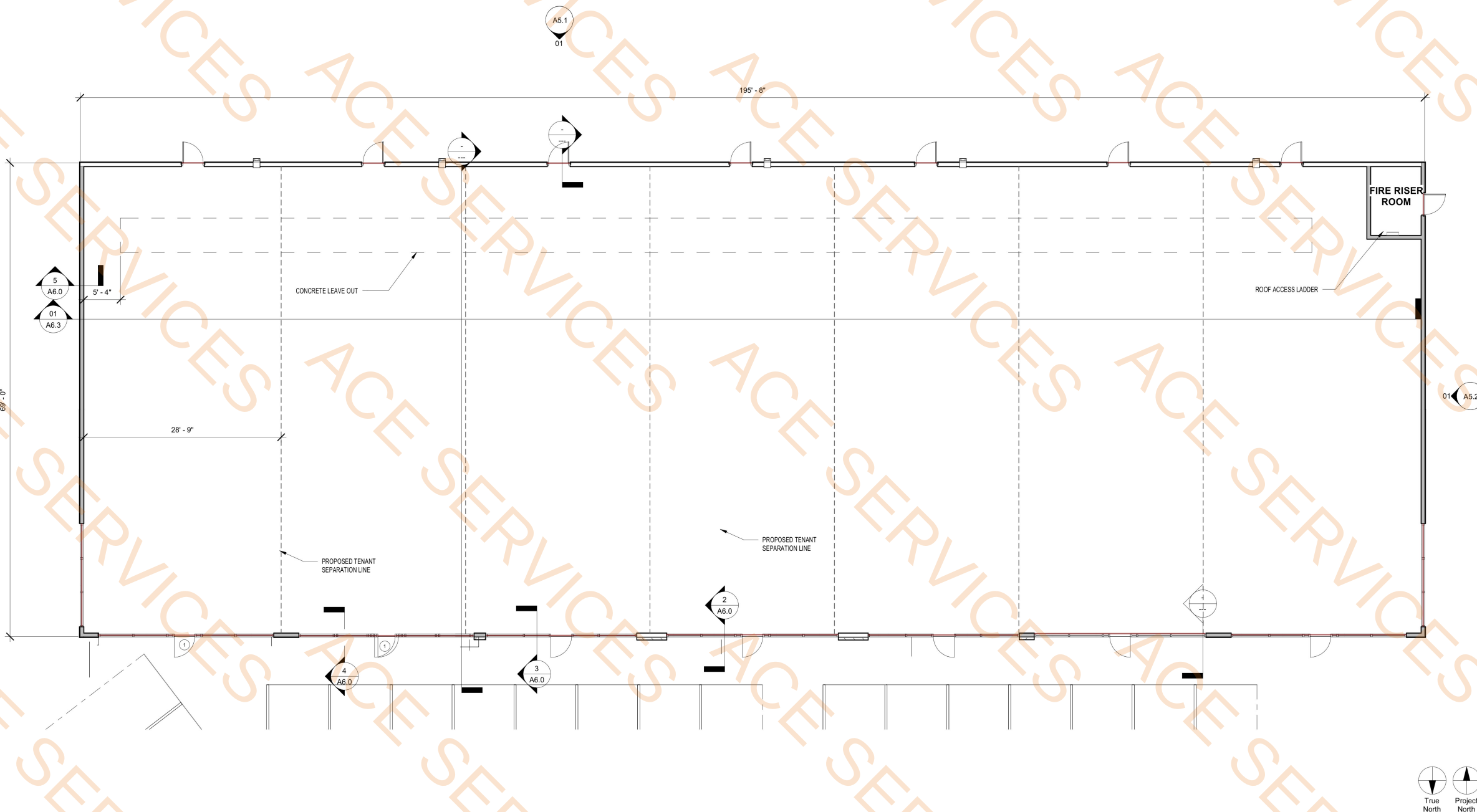
03
SCALE: 1 1/2" = 1'-0"



02 WALL TYPE E1 - EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"

CITY APPROVAL STAMP
GENERAL NOTES

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- SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. SMOKE DETECTORS SHALL BE TESTED FOR COMPLIANCE UPON COMPLETION OF WORK.
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- FRAMER SHALL PROVIDE IN-WALL BLOCKING AS REQUIRED AT TOILET ACCESSORIES.
- GENERAL CONTRACTOR TO PROVIDE ALL MISC. STEEL AND STL. STUD SUPPORT AND HANGERS FOR COMPLETE INSTALLATION OF ALL NEW ARCHITECTURAL AND MEP SYSTEMS.
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- CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
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- ALL STAIRS TO BE MAX RISER HEIGHT OF 7" MAX. AND MIN. TREAD DEPTH OF 11"



01 LEVEL 1
SCALE: 1/8" = 1'-0"



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CROWLEY RETAIL DEVELOPMENT
2105 E FM 1187
CROWLEY, TEXAS 76036

CURRENT REVISION



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ROOF PLAN

A4.1

Project # 2062-01
Scale As indicated



CITY APPROVAL STAMP

ROOF NOTES

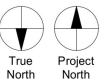
1. ALL CITY CODES AND SUBSEQUENT ENGINEERING TO TAKE PRECEDENT OVER ROOF FRAMING NOTES.
2. ROOF TO BE SPRAY INSULATED WITH 7" OF SPRAY FOAM INSULATION TO REACH AND/OR EXCEED R32 R-VALUE.

ROOF GENERAL NOTES

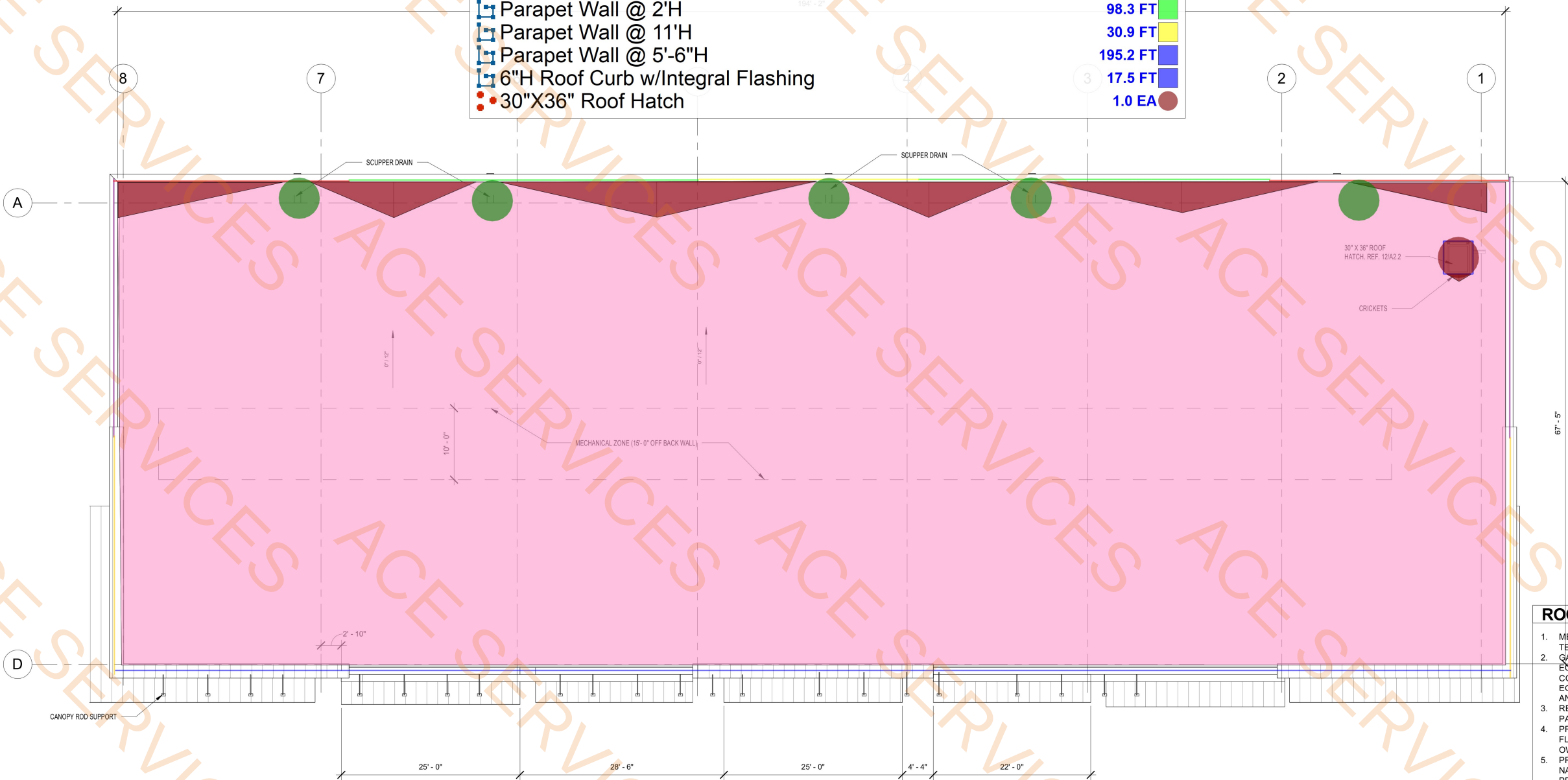
1. MECHANICAL EQUIPMENT TO BE INSTALLED WITH TENANT FINISH-OUT
2. GAS PIPING AND ROOF MOUNTED MECHANICAL EQUIPMENT SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL LOCATE AND ROUTE EQUIPMENT AS INDICATED BY THE MECHANICAL AND STRUCTURAL DRAWINGS.
3. REFER TO BUILDING ELEVATION FOR TOP OF PARAPET ELEVATIONS.
4. PROVIDE ROOF AND PARAPET MEMBRANE FLASHING WARRANTY PER SPECIFICATIONS AND OWNER REQUIREMENTS
5. PROVIDE NET R-38 INSULATION IN COMPLIANCE TO NATIONAL ENERGY CODE-REQUIREMENTS. PROVIDE PROOF OF INSULATION R VALUE TO THE OWNER, ARCHITECT AND INSPECTORS PRIOR TO INSTALLATION.

ROOF-GENERAL-NOTES

SCALE: 12" = 1'-0"



EPDM Roof Membrane	13088.9 SQ FT
Roof Cricket	406.5 SQ FT
12"X12" Scupper Drain w/Downspouts @ 19'H	5.0 EA
Parapet Wall @ 6'H	72.7 FT
Parapet Wall @ 9'H	67.1 FT
Parapet Wall @ 7'H	66.6 FT
Parapet Wall @ 2'H	98.3 FT
Parapet Wall @ 11'H	30.9 FT
Parapet Wall @ 5'-6"H	195.2 FT
6"H Roof Curb w/Integral Flashing	17.5 FT
30"X36" Roof Hatch	1.0 EA



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

MATERIAL LEGEND		
STONE ST1 BRAND: ACME BRICK MODEL: TEXAS SHELL COLOR: LIMESTONE - STONE BROOK	STUCCO S1 BRAND: DRYVIT MODEL: FINESSE COLOR: 603 (TWILIGHT GRAY)	CLAPBOARD SIDING S2 BRAND: DRYVIT MODEL: FINESSE COLOR: 715 (LICORICE)

NORTH OVERALL MATERIAL CALCULATIONS TABLE	
BRICK -	4,630.02 SF 51 %
STUCCO -	1,555.25 SF 17 %
GLAZING -	2,916.94 SF 32 %
TOTAL -	9,102.21 SF 100 %

EAST & WEST OVERALL MATERIAL CALCULATIONS TABLE	
BRICK -	1,795.96 SF 63 %
STUCCO -	599.56 SF 21 %
GLAZING -	453.34 SF 16 %
TOTAL -	2,845.86 SF 100 %

EAST & WEST MATERIAL CALCULATIONS TABLE	
OTHER MATERIALS -	603.87 SF 75 %
STUCCO -	1,325.11 SF 25 %
TOTAL -	1,928.98 SF 100 %

SOUTH OVERALL MATERIAL CALCULATIONS TABLE	
BRICK -	7,072.52 SF 75 %
STUCCO -	2,224.99 SF 25 %
TOTAL -	9,297.51 SF 100 %

- AUXILIARY DESIGN STANDARDS
1.

CANOPIES, AWNINGS, PORTICOS WITH COLONNADE OR ARCADES
2.

VERTICAL ELEMENTS (TOWER, CUPOLA, LANTERN, TURRET, ARCHES, ETC.
3.

DECORATIVE ORNAMENTATION INTEGRATED INTO THE BUILDING FACADE, SUCH AS CORBELS, MEDALLIONS (NON-SIGNAGE), FUNCTIONING CLOCKS, NICHE, WROUGHT IRON, BALCONETTES, GARGOYLES, OR HORIZONTAL AND RHYTHM PATTERNED BRICK WORK.
4.

OUTDOOR PATIOS AND/OR COURTYARDS (LANDSCAPED AND FURNISHED)

Stone-ST1

Clapboard Siding-S2

Stucco-S1

Exterior Siding Trim

Brick Veneer

702.2 SQ FT

1242.2 SQ FT

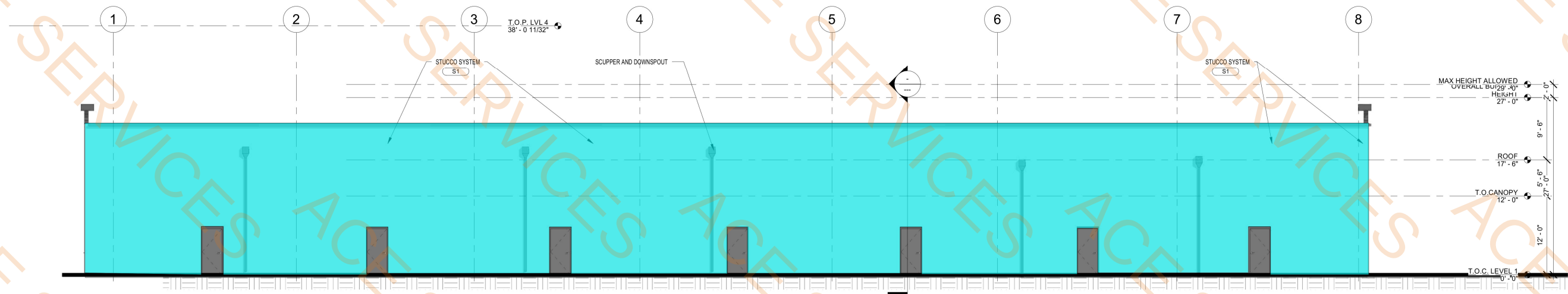
169.3 SQ FT

90.5 FT

5301.0 SQ FT



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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JOHNNY LIMONES
info@vizualarchitecture.com
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CROWLEY RETAIL DEVELOPMENT
2105 E FM 1187
CROWLEY, TEXAS 76036

CURRENT REVISION

REGISTERED ARCHITECT
JOHNNY LIMONES
27712
STATE OF TEXAS

9/15/2025 2:53:44 PM
EXTERIOR ELEVATIONS
A5.1

Project # 2062-01
Scale As indicated

MATERIAL LEGEND

STONE ST1	STUCCO S1	CLAPBOARD SIDING S2
BRAND: ACME BRICK	BRAND: DRYVIT	BRAND: DRYVIT
MODEL: TEXAS SHELL	MODEL: FINESSÉ	MODEL: FINESSÉ
COLOR: LIMESTONE - STONE BROOK	COLOR: 609 (TWILIGHT GRAY)	COLOR: 715 (LICORICE)

NORTH OVERALL		
MATERIAL CALCULATIONS TABLE		
BRICK -	4,630.02 SF	51 %
STUCCO -	1,555.25 SF	17 %
GLAZING -	2,916.94 SF	32 %
TOTAL -	9,102.21 SF	100 %

EAST & WEST OVERALL MATERIAL CALCULATIONS TABLE		
BRICK -	1,795.96 SF	63 %
STUCCO -	599.56 SF	21 %
GLAZING -	450.34 SF	16 %
TOTAL -	2,845.86 SF	100 %

EAST & WEST MATERIAL CALCULATIONS TABLE		
OTHER MATERIALS -	603.87 SF	75 %
STUCCO -	1,325.11 SF	25 %
TOTAL -	1,928.98 SF	100 %

SOUTH OVERALL		
MATERIAL CALCULATIONS TABLE		
BRICK -	7,072.52 SF	75 %
STUCCO -	2,224.99 SF	25 %
TOTAL -	9,297.51 SF	100 %

1. CANOPIES, AWNINGS, PORTICOS WITH COLONNADE OR ARCADES
2. VERTICAL ELEMENTS (TOWER, CUPOLA, LIGHTHOUSE, TURRET, ARCHES, ETC.
3. DECORATIVE ORNAMENTATION INTEGRATED INTO THE BUILDING FACADE, SUCH AS CORBELS, MEDALLIONS (NON-SIGNATURE) FUNCTIONING CLOCKS, NICHEs, WROUGHT IRON, BALCONIES, GARGOYLES, OR HORIZONTAL AND RHYTHM PATTERNED BRICK WORK.
4. OUTDOOR PATIOS AND/OR COURTYARDS (LANDSCAPED AND FURNISHED)

1. CANOPIES, AWNINGS, PORTICOS WITH COLONNADE OR ARCADES
2. VERTICAL ELEMENTS (TOWER, CUPOLA, LIGHTHOUSE, TURRET, ARCHES, ETC.)
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4. OUTDOOR PATIOS AND/OR COURTYARDS (LANDSCAPED AND FURNISHED)

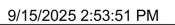
ACCEPTED



ARCHITECT
VIZUAL ARCHITECTURE, LLC.
HENNY LIMONES
h@vizualarchitecture.com
www.vizualarchitecture.com

CROWLEY RETAIL DEVELOPMENT
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CROWLEY, TEXAS 76036

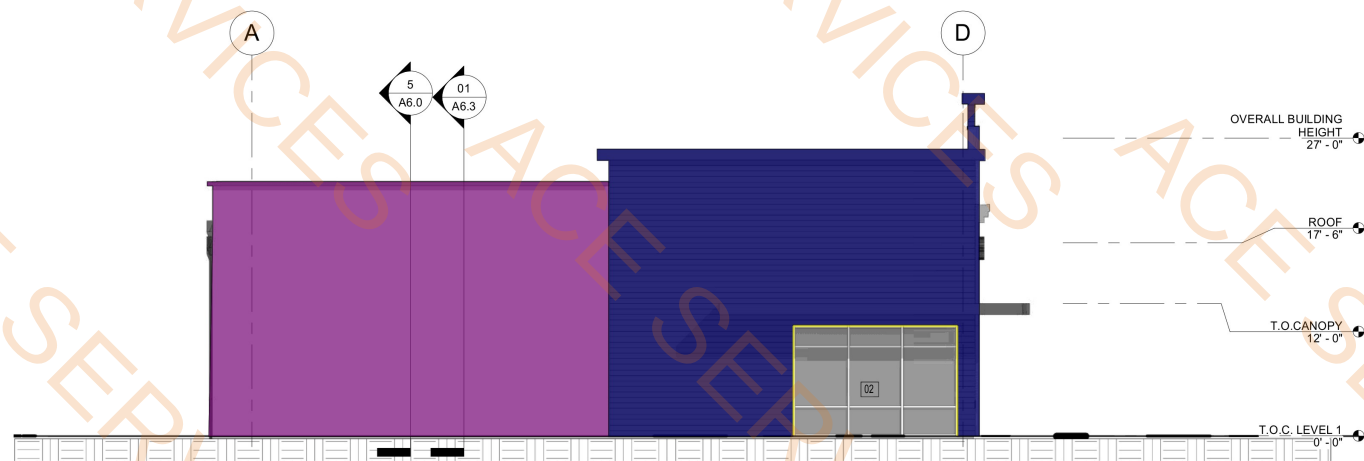
CURRENT REVISION



EXTERIOR ELEVATIONS

A5.2

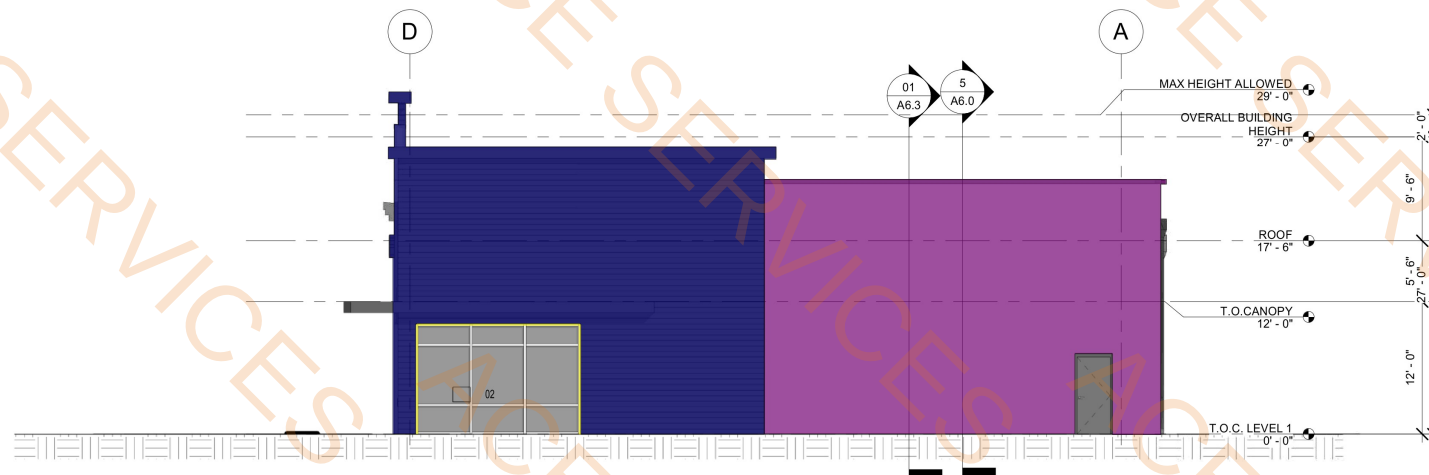
Project # 2062-01
File As indicated



02 WEST ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



01 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

- Clapboard Siding-S2
- Stucco-S1
- Exterior Siding Trim

1465.8 SQ FT
1636.7 SQ FT
69.2 FT



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JOHNNY LIMONES
info@vizualarchitecture.com
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A. F. ELGIN & ASSOCIATES
CONSULTING ENGINEERS
6616 GERRIG CIR. SUITE 200
DALLAS, TX 76029
TELEPHONE: 972-443-8438
FAX: 972-443-8439
arthur.elgin@afelgin.com

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CURRENT REVISION



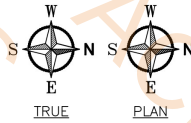
8/28/2025
FLOOR PLAN
HVAC

M-2.1

Project # 2082-01
Scale As indicated



- EUH1
 - EUH2
 - EUH3
 - EUH4
 - EUH5
 - EUH6
 - EUH7
 - EH
 - Wall Mounted Thermostat
- 1.0 EA
 - 1.0 EA
 - 1.0 EA
 - 1.0 EA
 - 1.0 EA
 - 1.0 EA
 - 1.0 EA
 - 1.0 EA
 - 1.0 EA
 - 7.0 EA



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

GENERAL NOTES

1. MOUNT T-STATS AT 4'-0" A.F.F. UNLESS OTHERWISE INDICATED. T-STAT IS SUPPLIED AND WIRED BY THE MECHANICAL CONTRACTOR.

2. FIELD VERIFY ARCHITECTURAL AND STRUCTURAL BUILDING CONDITIONS PRIOR TO EQUIPMENT PURCHASE/INSTALLATION. COORDINATE FOR CORRECT INSTALLATION.

3. PERFORM ALL WORK IN ACCORDANCE WITH CODES AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALL PERMITS, INSPECTIONS, LICENSES AND FEES.

4. COORDINATE THE FINAL LOCATION OF ALL CEILING-MOUNTED EQUIPMENT/DEVICES WITH LIGHTS, SPRINKLER HEADS/PIPING, ETC. AND OTHER ABOVE FLOOR INSTALLED EQUIPMENT/DEVICES.

5. ALL REQUIRED SUPPORTS, STRAPS, HANGERS, ETC. FOR HVAC EQUIPMENT/DEVICES SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

6. ALL WORK SHALL BE PERFORMED BY QUALIFIED TECHNICIANS EXPERIENCED IN THE TRADE. ALL WORK WILL BE INSTALLED IN A NEAT AND WORKMAN-LIKE MANNER ACCORDING TO RECOGNIZED TRADE PRACTICES.
7. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION OF EQUIPMENT, ETC. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS, THAT COMPLETE MECHANICAL SYSTEMS BE FURNISHED, INSTALLED, TESTED AND READY FOR OPERATION, WHETHER OR NOT EVERY ITEM OF EQUIPMENT, ACCESSORY, DEVICE, ETC. IS SHOWN. REFERENCE SHALL BE MADE TO THE FULL DRAWING PACKAGE INCLUDING ARCHITECTURAL, STRUCTURAL, PLUMBING, FIRE SUPPRESSION, AND ELECTRICAL DRAWINGS FOR COORDINATION AND POTENTIAL CONFLICTS. THE MECHANICAL CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE LAYOUT AS NEEDED TO PREVENT CONFLICTS WITH OTHER TRADES, OR FOR PROPER EXECUTION OF THE WORK.

NOTES BY SYMBOL

1. ELECTRIC UNIT HEATER EUH MOUNTED FROM STRUCTURE ABOVE UNIT OR FROM ADJACENT WALL AT 8'-0" AFF TO BOTTOM OF HEATER. SEE SCHEDULE FOR CAPACITY/ CONTROL AND DETAIL FOR ADDITIONAL INSTALLATION INFORMATION.

2. RECESSED WALL-MOUNTED ELECTRIC HEATER EH INSTALLED AT 8" AFF TO BOTTOM OF HEATER. SEE SCHEDULE FOR CAPACITY/CONTROL AND DETAIL FOR ADDITIONAL INSTALLATION INFORMATION.

SHEET LEGEND

- Ⓢ WALL-MOUNTED THERMOSTAT (TO BE PROVIDED WITH UNIT) MOUNTED 48" A.F.F.

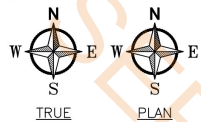
EUH WALL- OR STRUCTURE MOUNTED ELECTRIC UNIT HEATER

EH RECESSED WALL-MOUNTED ELECTRIC HEATER WITH INTEGRAL THERMOSTAT

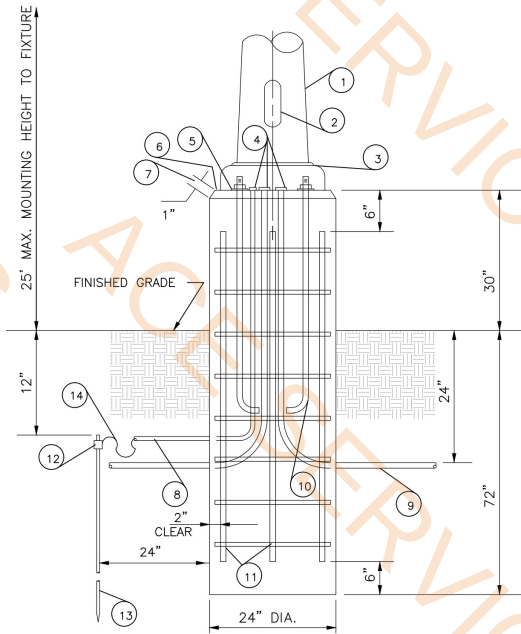
• Pole Mounted Parking Lot Light Fixture 2.0 EA

OAK VIEW DRIVE

PROP BLDG
ONE STORY
RETAIL



SITE PLAN - ELECTRICAL
SCALE: 1/16" = 1'-0"



LIGHT POLE BASE DETAIL
NO SCALE

LIGHTING BASE NOTES:

1. LIGHTING STANDARD.
2. WIRING ACCESS - PROVIDE INTERIOR GROUNDING LUG ACCESSIBLE FROM OPENING.
3. PROVIDE ANCHOR BOLT COVER TO MATCH MATERIAL OF POLE.
4. CONNECT CONDUITS TO GROUNDING LUG & GROUNDING CONDUCTOR TO GROUND ROD.
5. PROVIDE STANDARD SHIMS UNDER ANCHOR BOLT LUGS FOR LEVELING AS REQUIRED.
6. FILL ALL GAPS BETWEEN METAL BASE AND CONCRETE BASE WITH CEMENT GROUT.
7. CHAMFER EDGES ON BASE.
8. 1/2" RIGID CONDUIT.
9. RIGID GALVANIZED STEEL CONDUITS TO EDGE OF CONCRETE BASE.
10. GALVANIZED STEEL ANCHOR BOLTS AS REQUIRED BY MANUFACTURER FURNISHING POLE.
11. EIGHT (8) NO. 4 STEEL VERTICAL REINFORCING RODS. INTERCONNECT WITH HORIZONTAL NO. 4 STEEL REINFORCING HOOP RODS AT 12" O.C.
12. CONNECTOR.
13. 3/4" X 8'-0" COPPER CLAD GROUND ROD.
14. NO. 8 BARE STRANDED COPPER GROUND WIRE - CONNECT TO GROUND ROD, CONDUITS & GROUNDING LUG.

GENERAL NOTES

1. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR THE EXACT LOCATION OF ALL CEILING MOUNTED DEVICES.
2. MINIMUM CONDUCTOR SIZE: ALL CIRCUIT HOMERUNS AND ALL CONDUIT AND WIRE CIRCUITS SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. MINIMUM CONDUIT SIZE SHALL BE 1/2" DIAMETER.
4. ALL WIRING AND CONDUIT SIZES SHALL BE BASED ON THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
5. COORDINATE THE EXACT LOCATION OF ALL THERMOSTATS, STARTERS, DISCONNECTS, ETC. AND COORDINATE ALL REQUIREMENTS FOR CONTROL AND POWER WIRING WITH THE MECHANICAL CONTRACTOR OR THE TRADE PROVIDING THE EQUIPMENT.
6. WHERE RECEPTACLES ARE SHOWN BACK-TO-BACK ON A COMMON WALL, OFFSET THE TWO BOXES AT LEAST SIX INCHES.
7. THE CONTRACTOR SHALL OBTAIN AND PAY ALL COSTS FOR REQUIRED PERMITS FOR ELECTRICAL AND TELEPHONE SERVICE.
8. ALL SWITCHES AND RECEPTACLES SHALL BE COMMERCIAL GRADE AND SHALL BE WHITE WITH WHITE PLASTIC COVER PLATES UNLESS INDICATED OTHERWISE.
9. PROVIDE THE TYPE OF MOUNTING HARDWARE AND TRIM NECESSARY FOR THE PROPER INSTALLATION OF SPECIFIED LIGHTING FIXTURES IN THE TYPE OF CEILING WHERE INSTALLED.
10. CONNECT INTERIOR EMERGENCY LIGHT UNITS AND EXIT LIGHTS TO EMERGENCY CIRCUIT SHOWN.
11. IN ROOMS/AREAS WITH AN OCCUPANCY SENSOR INDICATED, RUN THE LIGHTING CIRCUIT THROUGH THE ASSOCIATED POWER PACK AHEAD OF THE SWITCH(ES).
12. LIGHTING CIRCUITS CONSIST OF A SWITCH LEG AND NEUTRAL UNLESS INDICATED OTHERWISE.
13. EXTEND EXTERIOR LIGHT FIXTURES TO CIRCUITS SHOWN VIA LIGHTING CONTACTOR CONTROLLED BY PHOTOCELL AND/OR TIMECLOCK.
14. ALL WORK SHALL BE PERFORMED BY QUALIFIED TECHNICIANS EXPERIENCED IN THE TRADE. ALL WORK WILL BE INSTALLED IN A NEAT AND WORKMAN-LIKE MANNER ACCORDING TO RECOGNIZED TRADE PRACTICES.
15. THESE DRAWINGS ARE DIAGRAMMATIC; THEY SHOW ONLY THE APPROXIMATE LOCATIONS OF EQUIPMENT. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS THAT THE CONTRACTOR FURNISH, INSTALL, TEST AND PLACE INTO SERVICE COMPLETE MEP SYSTEMS, INCLUDING EVERY NECESSARY PIECE OF EQUIPMENT, ACCESSORY, AND DEVICE WHETHER OR NOT EACH ITEM APPEARS ON THESE PLANS. REVIEW THE ENTIRE DRAWING SET (ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, FIRE ALARM, AND ALL OTHER DISCIPLINES) TO COORDINATE THE MEP SCOPE OF WORK AND TO IDENTIFY POTENTIAL CONFLICTS. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST, ADJUST THE LAYOUT AS NEEDED TO ELIMINATE CONFLICTS WITH OTHER TRADES AND TO ENSURE PROPER EXECUTION OF THE WORK.

NOTES BY SYMBOL

1. POLE-MOUNTED PARKING LOT LIGHT FIXTURE ON 25 FT. SQUARE, BRONZE-COLORED POLE. SEE POLE DETAIL THIS SHEET FOR ADDITIONAL INSTALLATION INFORMATION.
2. ALL EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED BY INTEGRAL PHOTOCELL OR REMOTE-MOUNTED PHOTOCELL VIA LIGHTING CONTACTOR PANEL. SEE RISER DIAGRAM FOR ADDITIONAL INFORMATION.
3. REFER TO ELECTRICAL FLOOR PLAN FOR EXTERIOR LIGHTING ATTACHED TO THE BUILDING (TYPICAL).

SHEET LEGEND

LIGHT FIXTURE NOMENCLATURE:

- PANEL/CIRCUIT NUMBER → P1
- ← FIXTURE TYPE: SEE SCHEDULE
- ← FIXTURES CONTROLLED BY THIS SWITCH
- ← WALL SWITCH (SINGLE POLE, SINGLE THROW)
- ← 3-WAY WALL SWITCH
- ← WALL SWITCH WITH INTEGRAL OCCUPANCY SENSOR AND MANUAL OVERRIDE
- ← 3-WAY WALL SWITCH WITH INTEGRAL OCCUPANCY SENSOR AND MANUAL OVERRIDE

CURRENT REVISION



8/28/25

8/28/2025

SITE PLAN
ELECTRICAL

E-0.1

Project #
Scale

2082-01
As indicated



VIZUAL
ARCHITECTURE

ARCHITECT

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CROWLEY RETAIL DEVELOPMENT

2105 E FM 1187

CROWLEY, TEXAS 76036

CURRENT REVISION



8/28/25

8/28/25

FLOOR PLAN
LIGHTING

E-2.1

Project #

Scale

2082-01
As indicated

• LED Strip-A

• C-Light

• CE-Light

• DE Light

• Surface Exit Light

• 3 Way Wall Switch w/Occupancy Sensor

• Single Pole Switch w/Occupancy Sensor

22.0 EA

2.0 EA

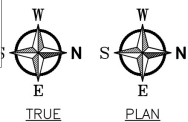
8.0 EA

10.0 EA

14.0 EA

14.0 EA

1.0 EA



FLOOR PLAN - LIGHTING

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR THE EXACT LOCATION OF ALL CEILING MOUNTED DEVICES.
- MINIMUM CONDUCTOR SIZE: ALL CIRCUIT HOMERUNS AND ALL CONDUIT AND WIRE CIRCUITS SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- MINIMUM CONDUIT SIZE SHALL BE 1/2" DIAMETER.
- ALL WIRING AND CONDUIT SIZES SHALL BE BASED ON THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
- COORDINATE THE EXACT LOCATION OF ALL THERMOSTATS, STARTERS, DISCONNECTS, ETC. AND COORDINATE ALL REQUIREMENTS FOR CONTROL AND POWER WIRING WITH THE MECHANICAL CONTRACTOR OR THE TRADE PROVIDING THE EQUIPMENT.
- WHERE RECEPTACLES ARE SHOWN BACK-TO-BACK ON A COMMON WALL, OFFSET THE TWO BOXES AT LEAST SIX INCHES.
- THE CONTRACTOR SHALL OBTAIN AND PAY ALL COSTS FOR REQUIRED PERMITS FOR ELECTRICAL AND TELEPHONE SERVICE.
- ALL SWITCHES AND RECEPTACLES SHALL BE COMMERCIAL GRADE AND SHALL BE WHITE WITH WHITE PLASTIC COVER PLATES UNLESS INDICATED OTHERWISE.
- PROVIDE THE TYPE OF MOUNTING HARDWARE AND TRIM NECESSARY FOR THE PROPER INSTALLATION OF SPECIFIED LIGHTING FIXTURES IN THE TYPE OF CEILING WHERE INSTALLED.
- CONNECT INTERIOR EMERGENCY LIGHT UNITS AND EXIT LIGHTS TO EMERGENCY CIRCUIT SHOWN.
- IN ROOMS/AREAS WITH AN OCCUPANCY SENSOR INDICATED, RUN THE LIGHTING CIRCUIT THROUGH THE ASSOCIATED POWER PACK AHEAD OF THE SWITCH(ES).
- LIGHTING CIRCUITS CONSIST OF A SWITCH LEG AND NEUTRAL UNLESS INDICATED OTHERWISE.
- EXTEND EXTERIOR LIGHT FIXTURES TO CIRCUITS SHOWN VIA LIGHTING CONTACTOR CONTROLLED BY PHOTOCELL AND/OR TIMECLOCK.
- ALL WORK SHALL BE PERFORMED BY QUALIFIED TECHNICIANS EXPERIENCED IN THE TRADE. ALL WORK WILL BE INSTALLED IN A NEAT AND WORKMAN-LIKE MANNER ACCORDING TO RECOGNIZED TRADE PRACTICES.
- THESE DRAWINGS ARE DIAGRAMMATIC; THEY SHOW ONLY THE APPROXIMATE LOCATIONS OF EQUIPMENT. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS THAT THE CONTRACTOR FURNISH, INSTALL, TEST AND PLACE INTO SERVICE COMPLETE MEP SYSTEMS, INCLUDING EVERY NECESSARY PIECE OF EQUIPMENT, ACCESSORY, AND DEVICE WHETHER OR NOT EACH ITEM APPEARS ON THESE PLANS. REVIEW THE ENTIRE DRAWING SET (ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, FIRE ALARM, AND ALL OTHER DISCIPLINES) TO COORDINATE THE MEP SCOPE OF WORK AND TO IDENTIFY POTENTIAL CONFLICTS. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST, ADJUST THE LAYOUT AS NEEDED TO ELIMINATE CONFLICTS WITH OTHER TRADES AND TO ENSURE PROPER EXECUTION OF THE WORK.

NOTES BY SYMBOL " ": ◻

- TEMPORARY INTERIOR LIGHT FIXTURE. FIXTURE TO BE REMOVED DURING TENANT FINISH OUT CONSTRUCTION.

SHEET LEGEND

LIGHT FIXTURE NOMENCLATURE:

- PANEL/CIRCUIT NUMBER

P1
- ◻

FIXTURE TYPE: SEE SCHEDULE
- ◻

FIXTURES CONTROLLED BY THIS SWITCH
- ◻

WALL SWITCH (SINGLE POLE, SINGLE THROW)
- ◻

3-WAY WALL SWITCH
- ◻

WALL SWITCH WITH INTEGRAL OCCUPANCY SENSOR AND MANUAL OVERRIDE
- ◻

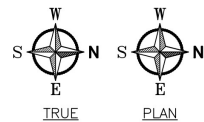
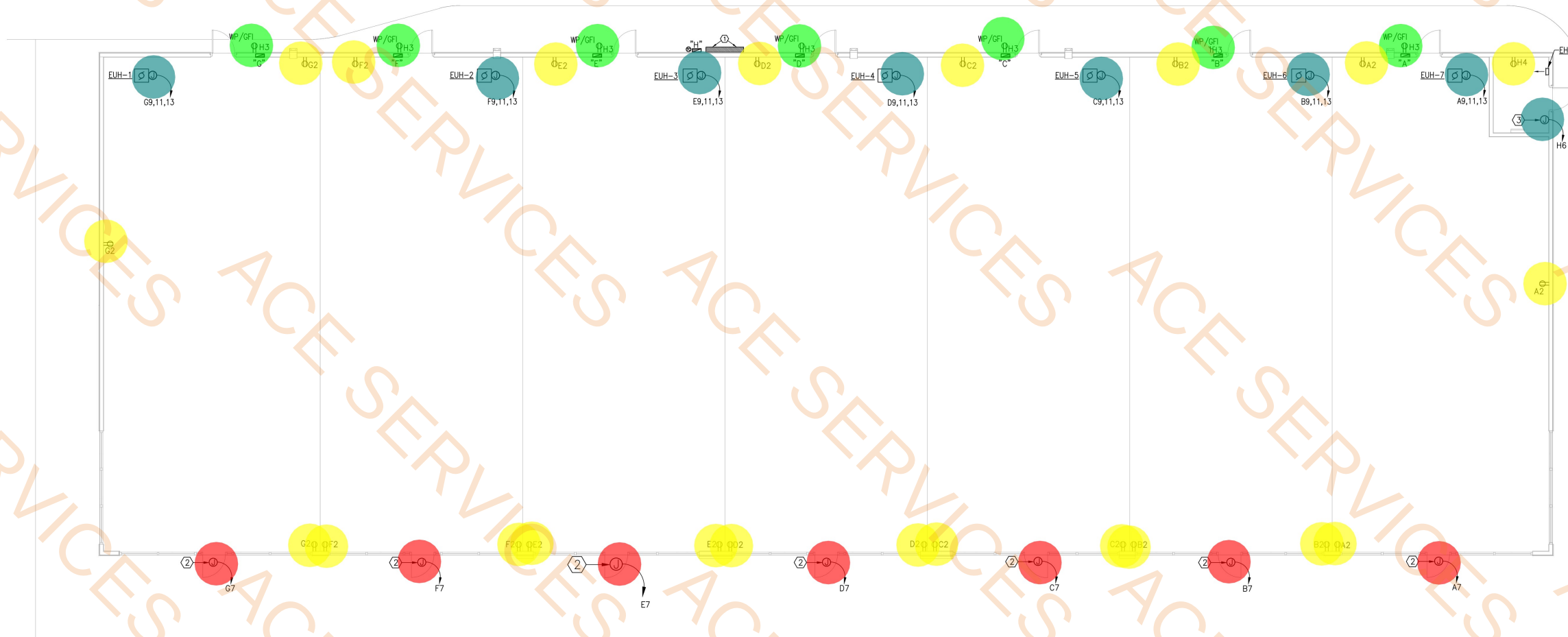
3-WAY WALL SWITCH WITH INTEGRAL OCCUPANCY SENSOR AND MANUAL OVERRIDE

Project #

Scale

2082-01
As indicated

- Wall Mounted Junction Box
 - Weather Resistant Junction Box
 - Weather Proof GFI Receptacle
 - Standard Receptacle
- 8.0 EA
 - 7.0 EA
 - 7.0 EA
 - 22.0 EA



FLOOR PLAN - POWER

SCALE: 1/8" = 1'-0"

GENERAL NOTES

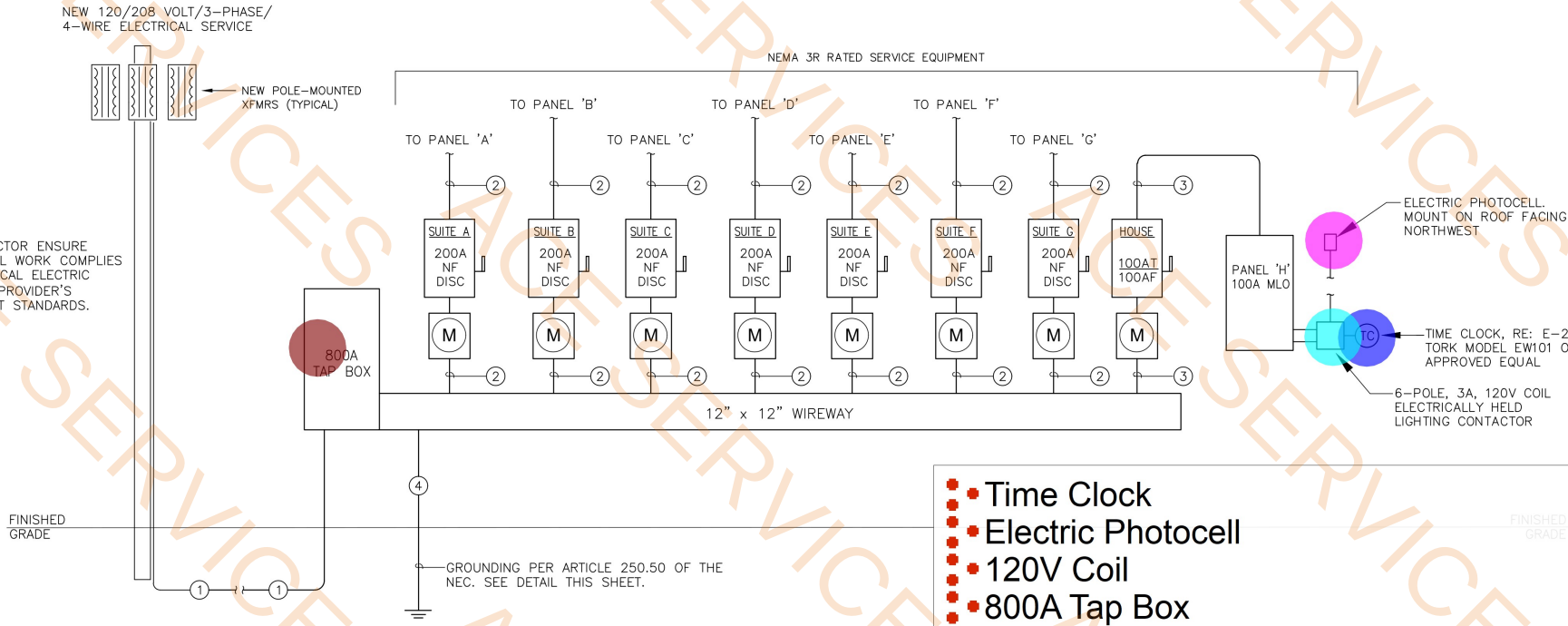
- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR THE EXACT LOCATION OF ALL CEILING MOUNTED DEVICES.
- MINIMUM CONDUCTOR SIZE: ALL CIRCUIT HOMERUNS AND ALL CONDUIT AND WIRE CIRCUITS SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- MINIMUM CONDUIT SIZE SHALL BE 1/2" DIAMETER.
- ALL WIRING AND CONDUIT SIZES SHALL BE BASED ON THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
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- LIGHTING CIRCUITS CONSIST OF A SWITCH LEG AND NEUTRAL UNLESS INDICATED OTHERWISE.
- EXTEND EXTERIOR LIGHT FIXTURES TO CIRCUITS SHOWN VIA LIGHTING CONTACTOR CONTROLLED BY PHOTOCELL AND/OR TIMECLOCK.
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NOTES BY SYMBOL " ": ◻

- PROPOSED LOCATION OF ELECTRICAL SERVICE ENTRANCE EQUIPMENT. SEE RISER DIAGRAM ON SHEET E-4.1 FOR ADDITIONAL INFORMATION.
- RECESSED WALL-MOUNTED WEATHER-RESISTENT JUNCTION BOX TO SERVE FUTURE TENANT SIGNAGE. EXTEND 2-#12, #12G IN 3/4"C TO CIRCUIT SHOWN IN PANEL P OR PANEL Q AS INDICATED.
- PROVIDE DEDICATED CIRCUIT TO SERVE FIRE CONTROL PANEL. EXTEND 2-#12, #12G IN 3/4"C TO CIRCUIT SHOWN IN PANEL H AS INDICATED.

SHEET LEGEND

- STANDARD RECEPTACLE, INSTALLED AT 15" AFF TO BOTTOM OF OUTLET, U.N.O.
- STANDARD QUAD RECEPTACLE, INSTALLED AT 15" AFF TO BOTTOM OF OUTLET, U.N.O.
- STANDARD RECEPTACLE, MOUNTED 42" AFF TO BOTTOM OF OUTLET
- STANDARD RECEPTACLE WITH GROUND-FAULT CIRCUIT PROTECTION
- WALL- OR EQUIPMENT MOUNTED JUNCTION BOX
- WALL- OR EQUIPMENT-MOUNTED DISCONNECT SWITCH
- DATA/PHONE JACK
- WALL-MOUNTED LIGHTING CONTACTOR PANEL
- WALL-MOUNTED TIME CLOCK



ESTIMATED CURRENT & FUTURE ELECTRICAL LOADS - PANEL 'A' THRU 'G'	
ESTIMATED LOADS FOR FUTURE RETAIL SPACE:	
SPACE SQ.FT. 1,879 VOLTAGE: 120/208_3ø	
LIGHTS: 1,879 SQ.FT. X 1.0 W/SQ.FT.* = 1,879 VA	
RECEPTACLES: 1,879 SQ.FT. X 1.5 W/SQ.FT. = 2,819 VA	
HVAC: ++ 1,879 SQ.FT. X 7.75 W/SQ.FT. = 14,562 VA	
WATER HEATER: 1,879 SQ.FT. X 4.0 W/SQ.FT. = 7,516 VA	
MISCELLANEOUS: 1,879 SQ.FT. X 5.0 W/SQ.FT. = 9,395 VA	
TOTAL = 36,171 VA	
1.0 EA 1.0 EA 1.0 EA 1.0 EA	

FAULT CURRENT CALCULATION*	
NEW POLE-MOUNTED 3ø TRANSFORMER BANK ASSUME: 225 KVA; Z = 4.5% ASSUME: ALUMINUM CONDUCTORS FROM TRANSFORMERS TO NEW SERVICE ENTRANCE EQUIPMENT	
$I_{fl} = \frac{kVA \times 1000}{208 \times 1.732}$	
$I_{fl} = \frac{300 \times 1000}{360.3} = 833 A$	
$MULTIPLIER = \frac{100}{0.9 \times 4.5} = 24.69$	
$I_{sc} = 833 A \times 24.69 = 20,574 A$	
$f = \frac{1.732 \times 100 \times 20,574}{19,704 \times 2 \times 208} = 0.4347$	
$M = \frac{1}{1 + 0.435} = 0.697$	
$I_{sc} = 20,574 \times .697 = 14,337 A$	
AVAILABLE 3ø FAULT = 14.33 kAIC*	
* - FAULT CURRENT CALCULATION ABOVE WAS BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE ELECTRICAL CONTRACTOR SHALL: 1. VERIFY ACTUAL TRANSFORMER SIZE AND IMPEDANCE WITH POWER COMPANY 2. FIELD VERIFY ACTUAL DISTANCE FROM TRANSFORMER BANK TO SERVICE ENTRANCE EQUIPMENT 3. RE-CALCULATE THE FAULT CURRENT VALUE BASED ON THE ACTUAL DATA 4. PROVIDE ELECTRICAL SERVICE EQUIPMENT THAT MEETS OR EXCEEDS THE ACTUAL, CALCULATED VALUE 5. PROVIDE NEW PANELBOARDS/CIRCUIT BREAKERS THAT MEET OR EXCEED THE ACTUAL, CALCULATED VALUE 6. PROVIDE LABELING CONSISTENT WITH THE REQUIREMENTS OF ARTICLE 110.24(A) OF THE NEC	

FEEDER SCHEDULE	
①	TWO (2) 4" PVC CONDUIT EACH WITH 4-500 KCMIL CU. FINAL CONDUCTOR SIZES, TYPE AND ROUTING TO BE COORDINATED BY ONCOR ELECTRIC AT THE SITE.
②	ONE (1) 2" EMT CONDUIT WITH 4-#3/0 CU & ONE (1) #2 GND CU
③	ONE (1) 1 1/4" EMT CONDUIT WITH 4-#3 CU & ONE (1) #8 GND CU
④	SEE GROUNDING DETAIL THIS SHEET

ELECTRICAL RISER DIAGRAM

SCALE: NONE

ELECTRICAL LOAD SUMMARY					
CATEGORY (NEW + EXISTING LOADS)	CONNECTED		120% DEMAND FACTOR	DEMAND	
	KVA	AMPS		KVA	AMPS
LIGHTING:	13.15	36.51	1.25	16.44	45.63
RECEPTACLE 1ST 10K:	10.00	27.77	1.00	10.00	27.77
RECEPTACLE REMAINDER @ 50%:	9.73	27.01	0.50	4.87	13.50
EQUIPMENT (INCLUDING LARGEST MOTOR + 25%)	220.31	611.47	NEC 220	220.31	611.47
GRAND—TOTAL (ALL LOADS):	253.19	702.72		251.62	698.36
NEW INCOMING ELECTRICAL SERVICE PROVIDED (AMPS):					800

LIGHT FIXTURE SCHEDULE						
MARK	DESCRIPTION	LAMPS			WATTS PER FIXTURE	PROPOSED MOUNTING HEIGHT (FT)
		TYPE	VOLT	COLOR	LUMENS	
A	8 FT. INTEGRATED LED STRIP	LED	MULTI	5000K	7,200	49
B	2x2 LED LAY-IN TROFFER	LED	MULTI	5000K	3,852	34
C	12" TALL 2-WAY EXTERIOR WALL SCONCE	LED	MULTI	4000K	2,346	29.2
CE	12" TALL 2-WAY EXTERIOR WALL SCONCE	LED	MULTI	4000K	2,346	29.2
D	EXTERIOR WALL MOUNT - SECURITY	LED	MULTI	4000K	4,700	40
DE	EXTERIOR WALL MOUNT - SECURITY EMERG EGRESS	LED	MULTI	4000K	4,700	40
F	LED POLE LIGHT	LED	MULTI	4000K	4324	51
	SURFACE EXIT LIGHT WITH COMBINATION EGRESS LIGHT	LED	120	-	-	-
	SURFACE WALL-MOUNTED EMERGENCY BATTERY LIGHT UNIT	LED	120	-	564	4.2
NOTES: 1. CONSTANT 0 - 10VDC DIMMING DOWN TO 1% 2. FINAL FIXTURE COLOR AND/OR TEXTURE TO BE SELECTED BY ARCHITECT 3. PROVIDE FIXTURE SUITABLE FOR WET LOCATIONS 4. PROVIDE ADJUSTABLE EXTENSION CABLE AS REQUIRED TO ACHIEVE LISTED HEIGHT TO BOTTOM OF FIXTURE 5. PROVIDE BATTERY PACK (MAY REQUIRE REMOTE BATTERY) CAPABLE OF PROVIDING 90 MINUTES OF EGRESS ILLUMINATION 6. THIS SHALL BE CONTROLLED ON/OFF EITHER BY INTEGRATED PHOTOCELL OR THRU REMOTE PHOTOCELL/LIGHTING CONTRACTOR 7. PROVIDE A 25 FT., BRONZE COLORED, SQUARE LIGHT POLE WITH FIXTURE						

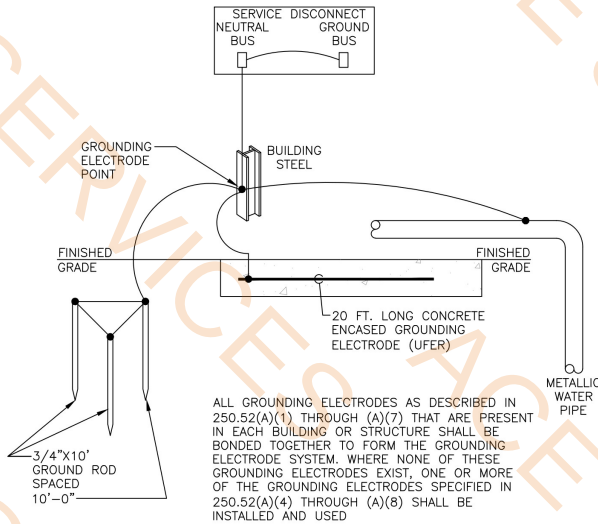


TABLE 250.66 GROUNDING ELECTRODE CONDUCTOR FOR ALTERNATING-CURRENT SYSTEMS			
SIZE OF LARGEST UNGROUNDING SERVICE-ENTRANCE CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS* (AWG/kcmil)		SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/kcmil)	
COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM	COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM
2 OR SMALLER	1/0 OR SMALLER	8	6
1 OR 1/0	2/0 OR 3/0	6	4
2/0 OR 3/0	4/0 OR 250	4	2
OVER 3/0 THRU 350	OVER 250 THRU 500	2	1/0
OVER 350 THRU 600	OVER 500 THRU 900	1/0	3/0
OVER 600 THRU 1100	OVER 900 THRU 1750	2/0	4/0
OVER 1100	OVER 1750	3/0	250

- NOTES:
- IF MULTIPLE SETS OF SERVICE-ENTRANCE CONDUCTORS CONNECT DIRECTLY TO A SERVICE DROP, SET OF OVERHEAD SERVICE CONDUCTORS, SET OF UNDERGROUND SERVICE CONDUCTORS, OR SERVICE LATERAL, THE EQUIVALENT SIZE OF THE LARGEST SERVICE-ENTRANCE CONDUCTOR SHALL BE DETERMINED BY THE LARGEST SUM OF THE AREA OF THE CORRESPONDING CONDUCTORS OF EACH SET.
 - WHERE THERE ARE NOS SERVICE-ENTRANCE CONDUCTORS, THE GROUNDING ELECTRODE CONDUCTOR SIZE SHALL BE DETERMINED BY THE EQUIVALENTS SIZE OF THE LARGEST SERVICE-ENTRANCE CONDUCTOR REQUIRED FOR THE LOAD TO BE SERVED.
- ** THIS TABLE ALSO APPLIES TO THE DERIVED CONDUCTORS OF SEPARATELY DERIVED AC SYSTEMS.
- b SEE INSTALLATION RESTRICTIONS IN 250.64(A)

SERVICE ENTRANCE GROUNDING DETAIL

NO SCALE

VIZUAL ARCHITECTURE

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CURRENT REVISION

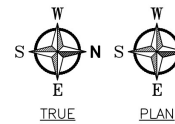
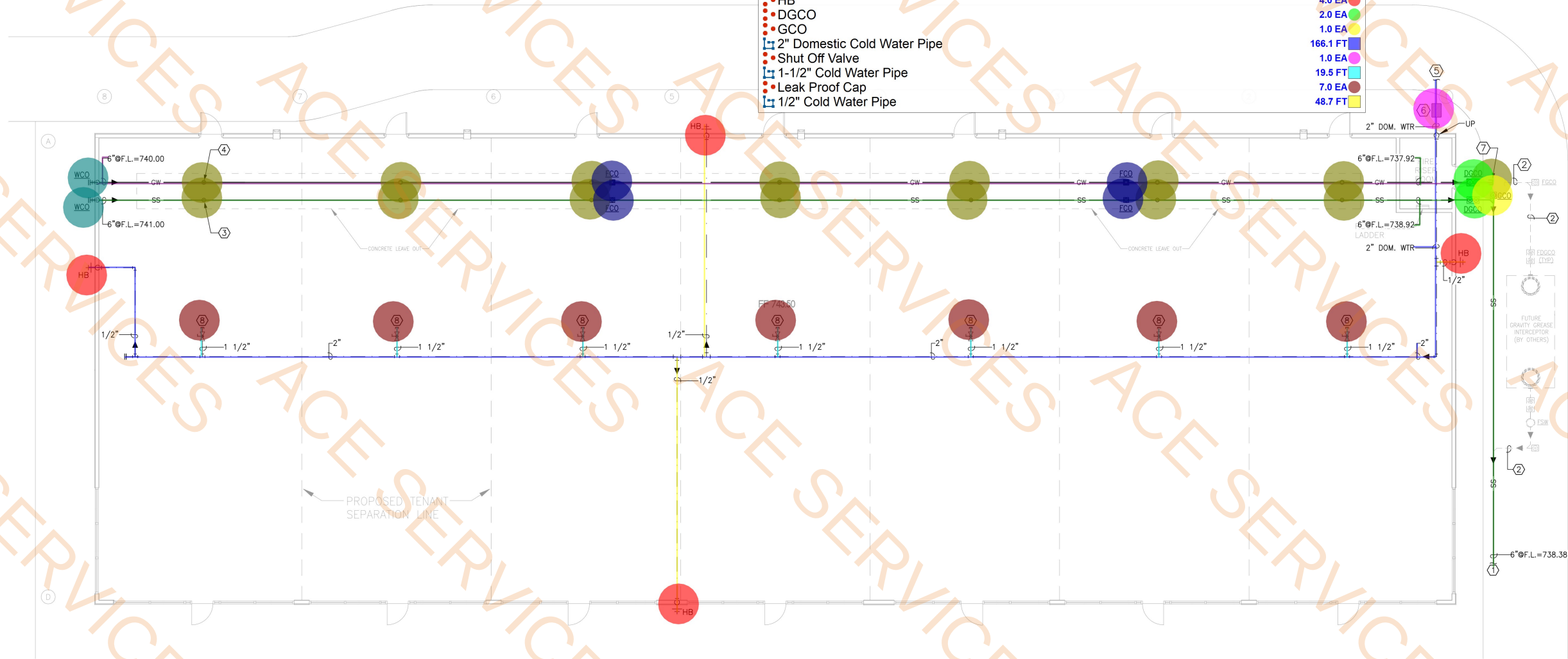


8/28/2025
RISER/
SCHEDULES
ELECTRICAL

E-4.1

- 6" Sanitary Sewer Pipe
- Plumbing Cap
- Floor Cleanout
- 6" Grease Waste Pipe
- Wall Cleanout
- HB
- DGCO
- GCO
- 2" Domestic Cold Water Pipe
- Shut Off Valve
- 1-1/2" Cold Water Pipe
- Leak Proof Cap
- 1/2" Cold Water Pipe

- 173.1 FT
- 15.0 EA
- 4.0 EA
- 134.7 FT
- 2.0 EA
- 4.0 EA
- 2.0 EA
- 1.0 EA
- 166.1 FT
- 1.0 EA
- 19.5 FT
- 7.0 EA
- 48.7 FT



FLOOR PLAN - PLUMBING
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- INSTALL ALL PLUMBING IN ACCORDANCE WITH CITY ORDINANCE AND PAY FOR FEES REQUIRED.
- WATER PIPING:
BELOW SLAB/GRADE: TYPE K SOFT DRAWN COPPER OR ABOVE SLAB/GRADE: TYPE L HARD DRAWN COPPER OR PEX PIPING. INSULATE ALL PIPING SUBJECT TO FREEZING AND SUBJECT TO FORMING CONDENSATION TO A MINIMUM VALUE R-3.
- SANITARY SEWER AND VENT PIPING - PVC SCHEDULE 40.
- PROVIDE A VACUUM BREAKER AT ALL HOSE BIBBS.
- PROVIDE TRAP GUARDS ON FLOOR DRAINS. SEE DETAIL ON SHEET P-3.1 FOR ADDITIONAL INFORMATION.
- PROVIDE ADA PIPING COVERS ON WATER SUPPLY AND DRAIN PIPING UNDER EXPOSED LAVATORIES.
- OFFSET ALL VERTICAL PLUMBING VENTS THRU ROOF AS NEEDED SO THAT THEY ARE AT LEAST 24" FROM THE EDGE OF THE BUILDING.
- CONTRACTOR SHALL COORDINATE ALL PLUMBING VENTS THRU ROOF TO ENSURE THAT PLUMBING VENTS TERMINATE AT LEAST OF 10'-0" FROM ALL A/C UNIT OUTSIDE AIR INTAKES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK. ANY CONDITION DISCOVERED DURING THE FIELD INVESTIGATION THAT CONFLICTS WITH THE INTENT OF THIS DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS THAT CONDITION IS DISCOVERED.
- THESE DRAWINGS ARE DIAGRAMMATIC; THEY SHOW ONLY THE APPROXIMATE LOCATIONS OF EQUIPMENT. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS THAT THE CONTRACTOR FURNISH, INSTALL, TEST AND PLACE INTO SERVICE COMPLETE MEP SYSTEMS, INCLUDING EVERY NECESSARY PIECE OF EQUIPMENT, ACCESSORY, AND DEVICE WHETHER OR NOT EACH ITEM APPEARS ON THESE PLANS. REVIEW THE ENTIRE DRAWING SET (ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, FIRE ALARM, AND ALL OTHER DISCIPLINES) TO COORDINATE THE MEP SCOPE OF WORK AND TO IDENTIFY POTENTIAL CONFLICTS. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST, ADJUST THE LAYOUT AS NEEDED TO ELIMINATE CONFLICTS WITH OTHER TRADES AND TO ENSURE PROPER EXECUTION OF THE WORK.
- ALL REQUIRED SUPPORTS, STRAPS, HANGERS, ETC. FOR PLUMBING FIXTURES AND PLUMBING RELATED DEVICES SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.

NOTES BY SYMBOL

- REFER TO CIVIL SITE UTILITY DRAWINGS FOR CONTINUATION OF 6" SANITARY SEWER PIPING. FIELD VERIFY AND COORDINATE FLOWLINE ELEVATIONS WITH ACTUAL POINT OF TERMINATION PRIOR TO STARTING ANY WORK.
- THIS BELOW GRADE FUTURE GREASY WASTE/SANITARY SEWER PIPING SHOWN FOR REFERENCE ONLY AND IS NOT PART OF THIS PHASE OF THE PROJECT.
- STUB SANITARY SEWER PIPING UP TO 18" AFF FOR FUTURE TENANT CONNECTION. CAP AND PROTECT PIPING DURING CONSTRUCTION (TYPICAL WHERE SHOWN). SEE DETAIL.
- STUB GREASY WASTE PIPING UP TO 18" AFF FOR FUTURE TENANT CONNECTION. CAP AND PROTECT PIPING DURING CONSTRUCTION (TYPICAL WHERE SHOWN). SEE DETAIL. NOTE: IF GREASY WASTE WILL NOT BE USED FOR TENANT OCCUPANCY, CONTRACTOR SHALL CUT/CAP/SEAL GREASY WASTE RISER BELOW SLAB/GRADE PRIOR TO CONCRETE FILL-IN.
- REFER TO CIVIL SITE UTILITY DRAWINGS FOR CONTINUATION OF 2" DOMESTIC COLD WATER PIPING.
- SHUT-OFF VALVE (GATE-TYPE) IN BELOW GRADE VALVE BOX WITH CAST IRON, TRAFFIC-GRADE LID.
- CAP, SEAL AND LABEL (ABOVE GRADE WITH FLAG OR OTHER VISIBLE MEANS) THE LOCATION OF THE BELOW GRADE, GREASY WASTE PIPING FOR FUTURE TENANT USE. GREASE INTERCEPTOR SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. INTERCEPTOR WILL BE SIZED AND INSTALLED DURING FUTURE TENANT FINISH-OUT PROJECT(S).
- 1 1/2" VALVED (1/4-TURN BALL) DOMESTIC WATER STUB OUT TO TENANT SPACE FOR FUTURE TENANT USE. PROVIDE LEAK-PROOF CAP AT END OF PIPING EXTENSION.

SHEET LEGEND

SEE SHEET P-3.1 FOR PLUMBING LEGEND.	
SS	SANITARY SEWER PIPING
GW	GREASY WASTE PIPING TO FUTURE GREASE INTERCEPTOR
V	HORIZONTAL/VERTICAL VENT PIPING
FGCO	FUTURE GRADE CLEANOUT (TYPICAL)
DGCO	DUAL GRADE CLEANOUT (TYPICAL)
FCQ	FLUSH-MOUNTED FLOOR CLEANOUT (TYPICAL)
VTR	VENT PIPING UP THRU ROOF
NFWH	NON-FREEZE WALL HYDRANT
GAS	MEDIUM-PRESSURE NATURAL GAS PIPING (BELOW OR ABOVE GRADE)
FSW	FUTURE SAMPLE WELL

6" Thick Concrete Slab-3000PSI

D3 Footing

D2 Footing

D1 Footing

13471.8 SQ FT

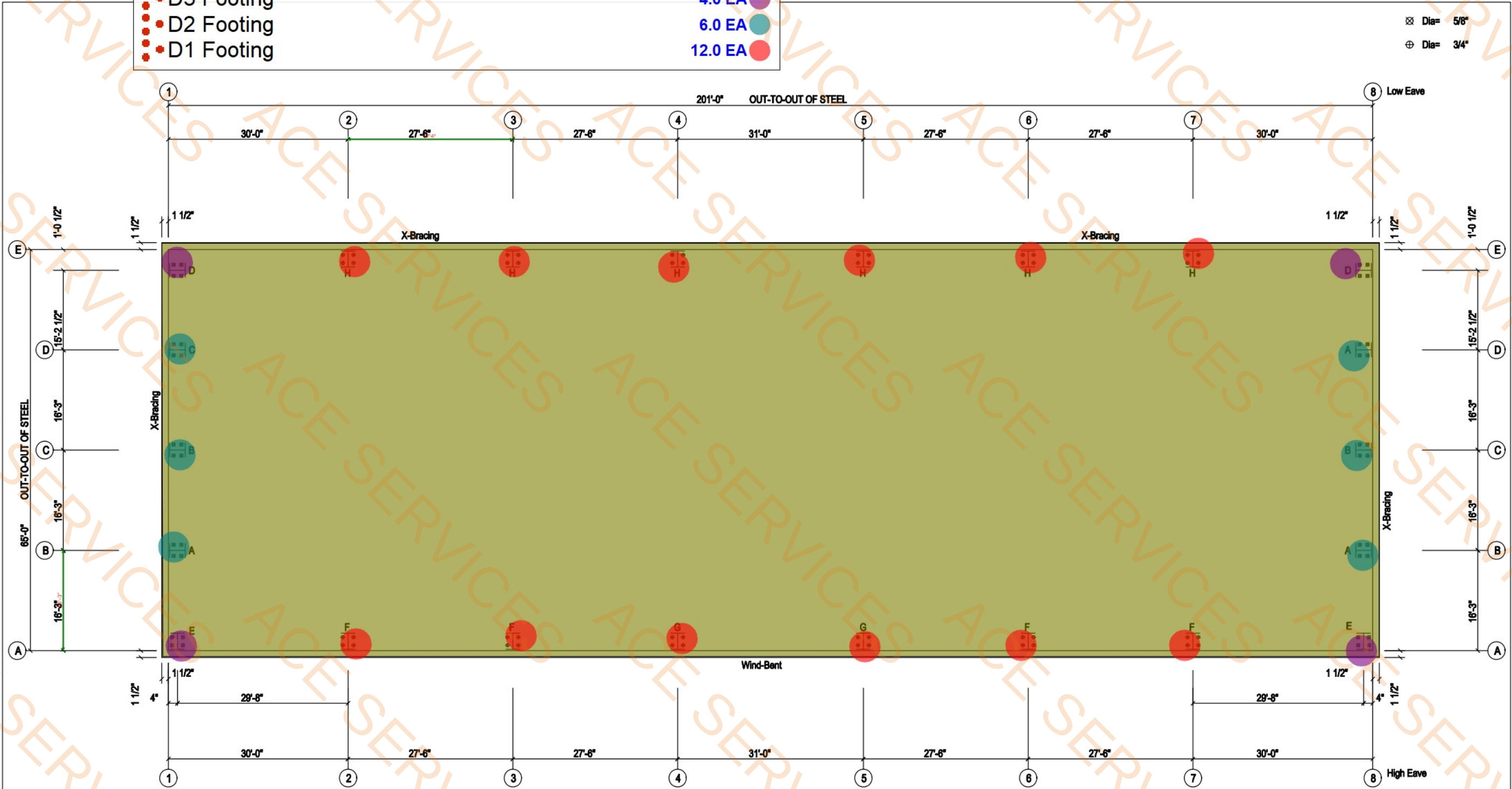
4.0 EA

6.0 EA

12.0 EA

Dia= 5/8"

Dia= 3/4"



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES	ANCHOR BOLT PLAN		SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT CBC ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY THE FABRICATOR IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL AND MECHANICAL SYSTEMS AND / OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN THE FABRICATOR ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.
						BUYER / CUSTOMER	Metal Building Outlet Corp.	
						END USER		
						END USE		
						STREET	PRJ Address 1	
						CITY, STATE, ZIP	PRJ Address 2	
						COUNTY		
						JOB#	SCALE N.T.S. DWG#	

1841.7 FT

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL CONFORM TO ACI 318, ACI 301 AND ASTM C64.
2. CONCRETE SHALL BE PLACED WITH A 4 TO 6 INCH MAX SLUMP.
3. ALL CONVENTIONAL REINFORCING SHALL BE NEW BILLET STEEL CONFORMING TO A.S.T.M A 615 GRADE. REINFORCEMENT SHALL BE FREE OF RUST AND DELETERIOUS MATERIALS.
4. ADMIXTURES SHOULD NOT CONTAIN ANY CHEMICALS IN QUANTITY THAT MAY HAVE A HARMFUL EFFECT ON THE STEEL OR CEMENT CHLORIDES. SULFATES AND NITRATES SHOULD NOT BE USED.
5. ANCHOR BOLTS ACCORDING TO ASTM F1554 GRADE 36.

[illegible]

1. THIS DRAWING IS PRIMARILY STRUCTURAL DESIGN ELEMENTS. THE CONTRACTOR IS REQUIRED TO COORDINATE THIS FOUNDATION PLAN WITH THE ARCHITECTURAL AND MANUFACTURER'S DRAWINGS.

