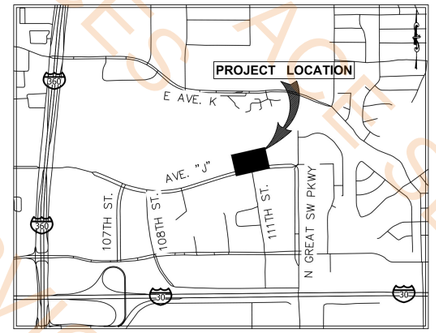
OWNER / DEVELOPER
BOLTZWOOD & CO.
539 W COMMERCE ST
STE 6303, DALLAS, TX 75208
MEGAN CAYWOOD
MEGAN@BOLTZWOOD.COM

ENGINEER
URBAN STRATEGY
4222 MAIN STREET
DALLAS, TX 75226
MICHAEL MCKAY, P.E.
PHONE: (214) 396-2339
MIKEM@URBANSTRATEGY.US

SURVEYOR
URBAN STRATEGY
1100 E CAMPBELL ROAD, SUITE 210
RICHARDSON, TX 75081
DAVID MINTON, R.P.L.S
PHONE: (214) 295-5775
DAVIDM@URBANSTRATEGY.US
FIRM #:10194610

Grand Prairie
TEXAS



LOCATION MAP
(NOT TO SCALE)
MAPSCO# 70U

CITY FILE NO.

SOUTHLOFT

1101 E AVENUE J, GRAND PRAIRIE, TX 75050

CITY OF GRAND PRAIRIE
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

DATE _____ BY _____

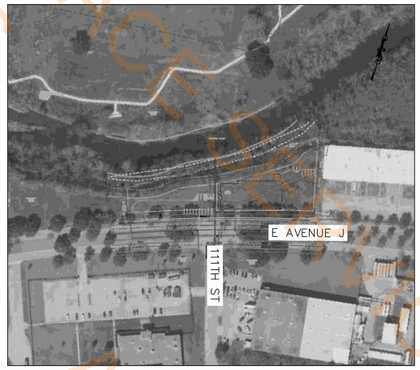
PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF GRAND PRAIRIE ENGINEERING DEPARTMENT AT 972-237-8321. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF GRAND PRAIRIE SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF GRAND PRAIRIE STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. ALL NECESSARY RELEASES AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

The Developer Agrees that all dedications & infrastructure costs allocated & paid by the Developer for this project are proportionate to the proposed development costs.

MRCC -	Development Manager	08/08/2023
Developer Name: Adam Spears	Title	Date

Release of these plans for construction shall expire 36 months after the original date of release. (UDC ART. XII.12.12.4)

The release of these plans for construction is based on general compliance and does not approve or warrant the design and does not relieve the owner/developer from any items discovered during construction which are deemed necessary to comply with Federal, State or City ordinances and standards. The current City Standard Details shall be used at the time of release of the Public Works Construction permit to ensure continuity of construction of public improvements.



Site Map

SCALE: NOT TO SCALE

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF MICHAEL G. MCKAY P.E.# 64387 ON 1/8/2025

Tx. Reg. # 22252

REFER SHEET C4.0 FOR THE SHEET INDEX

CEP-24-0009

1101 E AVENUE J (SOUTHLOFT)

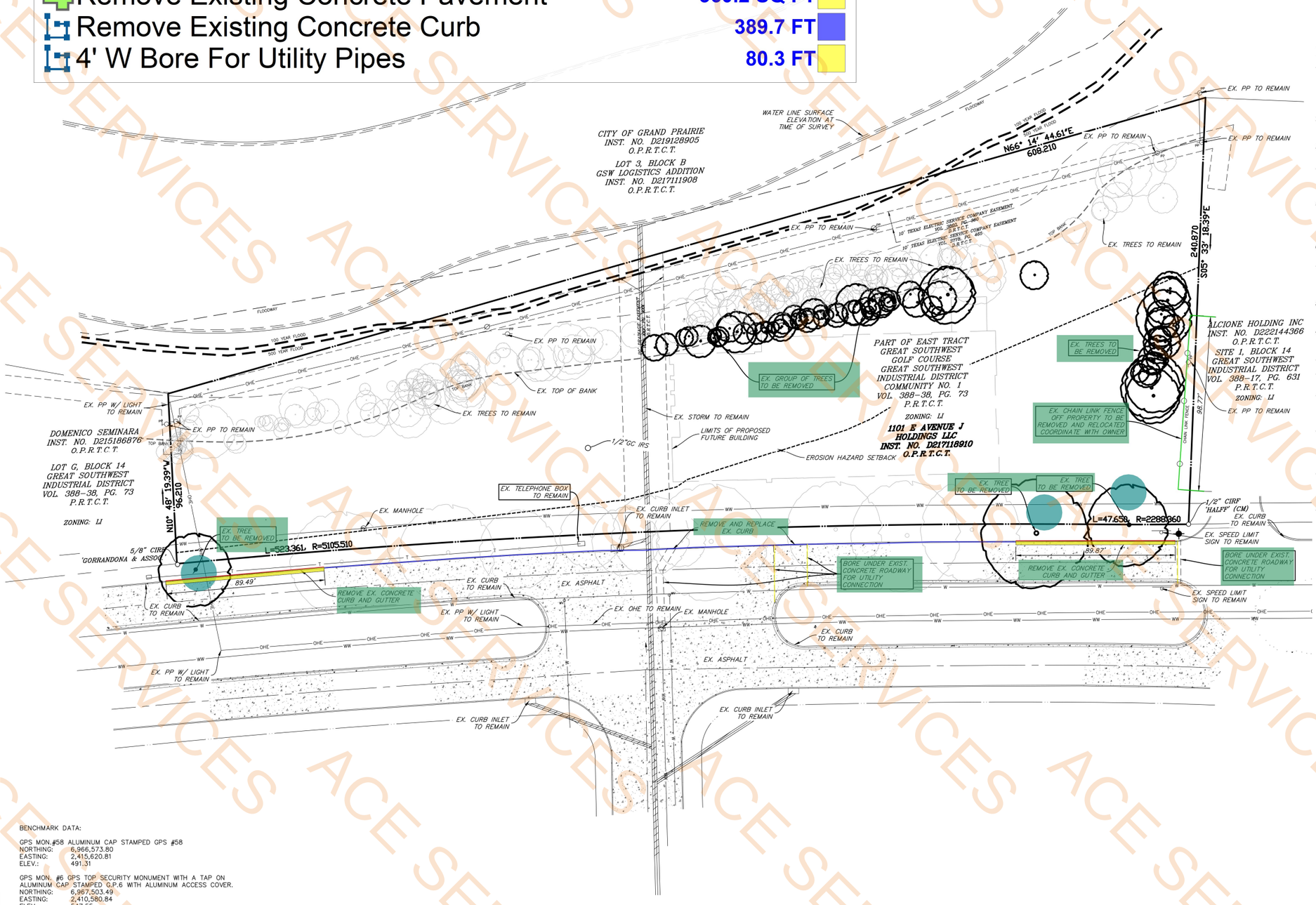
CITY FILE NO.

1101 E AVENUE J (SOUTHLOFT)

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FILE LOCATION: J:\2024\24009 SouthLoft-Grand Prairie\ACAD\Working File\C-COVER.dwg
LAST MODIFIED BY: JAMES PHILLIPS
LAST MODIFIED ON: 1/8/2025 3:31 PM
PLOTTED ON: 1/8/2025 3:34 PM

ACE SERVICES

Remove Existing Trees	3.0 EA
Remove Concrete Curb And Gutter	179.7 FT
Relocate Existing Chain Link Fence	127.5 FT
Remove Existing Concrete Pavement	360.2 SQ FT
Remove Existing Concrete Curb	389.7 FT
4' W Bore For Utility Pipes	80.3 FT



BENCHMARK DATA:

GPS MON.#58 ALUMINUM CAP STAMPED GPS #58
NORTHING: 6,966,573.80
EASTING: 2,415,620.81
ELEV.: 491.31

GPS MON. #6 GPS TOP SECURITY MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED G.P.6 WITH ALUMINUM ACCESS COVER.
NORTHING: 6,967,503.49
EASTING: 2,410,580.84
ELEV.: 547.55

TOCS
1-800-245-4545
txticket@1-call.com

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION & REMOVAL OF CONCRETE SHOWN TO BE REMOVED SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL & BROUGHT TO GRADE WITH SUITABLE, COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT PROVIDED BY OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED & IS RESPONSIBLE FOR REMOVING & DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT PROPERTIES AT ALL TIMES.
4. SITE IS OCCUPIED BY PAVEMENT, POWER POLES, OVER HEAD ELECTRICAL LINES, & GAS LINES. IT IS CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXISTING WILL BE IMPACTED.
5. ALL AREAS WHERE PAVEMENT, TREES, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, &/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED & COMPACTED PER THE REQUIREMENTS OF THE SITE WORK SPECIFICATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE & DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
7. PRIOR TO ANY WORK ONSITE, THE CONTRACTOR SHALL CONTACT THE TEXAS ONE CALL SYSTEM – AT 1-800-245-4545. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH LOCAL AUTHORITIES AND ADJACENT PROPERTY OWNERS ANY NEEDS FOR CONSTRUCTION FENCING.
9. CONTRACTOR SHOULD VERIFY ANY TREE DEMOLITION AND/OR RELOCATIONS WITH LANDSCAPE ARCHITECT OR OWNER PRIOR TO BEGINNING WORK ON SITE.
10. CONTRACTOR TO ONLY REMOVE ON-SITE SIGNAGE.
11. CONTRACTOR TO REMOVE EX. IRRIGATION SYSTEM AND ALL APPURTENANCES.
12. THE SAWCUT LINES SHOWN ARE FOR GENERAL REPRESENTATION ONLY AND MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS OF PAVEMENT JOINTS. CONTRACTOR SHALL REFERENCE CITY OF GRAND PRAIRIE PAVEMENT CUT AND REPAIR STANDARDS MANUAL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
14. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
15. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.

DEMOLITION LEGEND

- EX. PAVEMENT TO BE REMOVED FULL DEPTH. (EXTENTS OF PAVEMENT REMOVAL TO BE VERIFIED BY CONTRACTOR AS DICTATED BY FIELD CONDITIONS)
- EX. BUILDING, SLAB, FOUNDATIONS, & APPURTENANCES TO BE REMOVED. (COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER)
- FULL-DEPTH SAWCUT
- G — EX. GAS LINE
- OHE — EX. OVERHEAD ELECTRIC LINE
- UGT — EX. TELEPHONE LINE
- W — EX. WATER
- WW — EX. WASTEWATER
- EX. STORM DRAINAGE
- OHE — EX. OVERHEAD ELECTRIC TO BE REMOVED/RELOCATED
- WW — EX. WASTEWATER TO BE REMOVED/RELOCATED
- W — EX. WATER TO BE REMOVED/RELOCATED
- EX. STORM DRAINAGE TO BE REMOVED/RELOCATED
- EX. TREE TO BE REMOVED (REFER TO LANDSCAPE ARCHITECTS PLAN)

CASE NUMBER=STP 24-10-0041

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-22252
TEL: 214.396.2339
www.urbanstrategy.us

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE SUPERVISION OF MICHAEL G. MCKAY P.E.# 64387 ON 1/8/2025

NO.	DATE	REVISION

PROJECT: SOUTHLOFT
1101 E AVENUE J GRAND PRAIRIE TX 75050
GRAND PRAIRIE, TARRANT, TEXAS

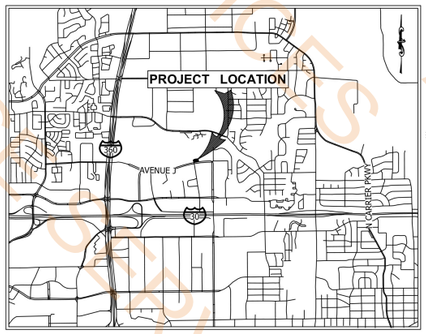
SHEET TITLE: DEMOLITION PLAN

CLIENT:	DRAWN BY:	DESIGNER:	REVIEWER:	U.S. PROJECT:
XXX	XXX	XXX	XXX	XXX

SHEET
C5.0

FILE NAME: C-DEMO.DWG
FILE LOCATION: P:\Projects\2024\24200 SouthLoft\Grand Prairie\ACAD\Working Files\C-DEMO.dwg
LAST MODIFIED BY: MMESTAS
LAST MODIFIED ON: 1/8/2025 12:02 PM
PLOTTED ON: 1/8/2025 12:05 PM

NOTE:
THE CITY OF GRAND PRAIRIE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF ANY WALL, PAVING, PRIVATE UTILITY, OR ANY OTHER STRUCTURE THAT WILL BE LOCATED WITHIN THE EROSION HAZARD SETBACK



- 7" Thk Concrete Pavemnt W/#4 @ 18" O.C — 19765.8 SQ FT
- 5" Thk Concrete Pavemnt W/#4 @ 18" O.C — 3054.1 SQ FT
- 9" Thk Concrete Pavemnt W/#4 @ 18" O.C — 1177.6 SQ FT
- 4" Thk Concrete Sidewalk W/#4 @ 24" O.C — 1985.7 SQ FT
- 5" Thk Concrete Sidewalk W/#3 @ 18" O.C — 2160.3 SQ FT
- Precast Concrete Wheel Stop (6' L) — 9.0 EA
- 4" W White Painted Parking Strip — 581.4 FT
- Parking Signs — 2.0 EA
- Directional Arrow Signs — 4.0 EA
- 6" W Concrete Curb — 989.0 FT
- Water Meter Vault And Detector Check — 0.0 EA
- FDC — 1.0 EA

PROPERTY LINE
SAWCUT PATH
RETAINING WALL
EX. ASPHALT PAVEMENT
EROSION HAZARD SETBACK
PARKING COUNT
EX. WASTEWATER MANHOLE
EX. STORM DRAINAGE MANHOLE
CURB INLET
WASTEWATER MANHOLE
STORM DRAINAGE MANHOLE
WATER METER VAULT
FIRE HYDRANT
WATER METER
GAS METER
FIRE DEPARTMENT CONNECTION (FDC)
DIRECTIONAL ARROW (FOR CLARIFICATION PURPOSES ONLY—NOT PAINTED)
EX. STREET STRIPING
STREET STRIPING
SIGNAGE
EX. SIGNAGE
EX. TRAFFIC LIGHT

LIGHT DUTY PAVING (PRIVATE)
(PASSENGER VEHICLE PARKING AREAS)5" 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. ON 6" COMPACTED LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

MEDIUM DUTY PAVING (PRIVATE)
(MAIN ACCESS DRIVE AREA) 7" 4,000 PSI CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. ON 8" COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

HEAVY DUTY PAVING (PUBLIC)
(CITY DRIVE ENTRANCE) 9" 4,500 PSI OR (MATCH THICKNESS OF EXISTING STREET, WHICHEVER IS GREATER) CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. ON 6" COMPACTED LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
(REF.TO CITY OF GRAND PRAIRIE STANDARD PAVING DETAILS)

REMOVE AND REPAVE
REMOVE AND RE PAVE EXISTING CONCRETE PAVEMENT PER NEW UTILITY INSTALL
(REF. CITY OF GRAND PRAIRIE STANDARD CUT AND RE PAVE DETAILS)

SIDEWALKS
4" 3,000 PSI CONCRETE PAVEMENT WITH #4 BARS @ 24" O.C.E.W. ON 6" COMPACTED SUBGRADE PER CITY STANDARD DETAILS

PUBLIC SIDEWALKS
5" 4,000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 2" SAND LAYER AND COMPACTED SUBGRADE PER CITY STANDARD DETAILS

SITE SUMMARY:

1. TOTAL SITE AREA: 2.16± ACRES
2. LAND USE: LIGHT INDUSTRIAL
3. EXTERIOR MASONRY DETAILS – (SEE ELEVATION DRAWING)
4. ROOF HEIGHT: (SEE ELEVATION DRAWING)
5. SITE LANDSCAPING: (10% REQUIRED)
6. DUMPSTER ENCLOSURE SHALL BE 6' IN HEIGHT, CONSISTENCY OF MASONRY WALLS WITH METAL GATES. (REF. ARCHITECT)
7. TYPE 1 SCREENING WALL SHALL BE 6' IN HEIGHT. MASONRY SHALL MATCH TRASH ENCLOSURE. (REF. ARCH)
9. NUMBER OF ACRES WITHIN THE 100YR FLOODPLAIN: .64 ACRES

AREA CALCULATIONS:

TOTAL	96,674	SF	
PAVING	41,598	SF	43.02 %
BUILDING A FOOTPRINT	14,588	SF	15.08 %
LANDSCAPING	55,076	SF	56.97 %

PAVING DETAILS PER GEOTECH REPORT:

SITE SHALL COMPLY WITH AND/OR EXCEED UDC'S APPENDIX X SECTION 7

CURB RADII 3' UNLESS OTHERWISE INDICATED

WATER METER SUMMARY
2" IRRIGATION: 1
2" DOMESTIC: 1

BENCHMARK DATA:

GPS MON.#58 ALUMINUM CAP STAMPED GPS #58
NORTHING: 6,966,573.80
EASTING: 2,415,620.81
ELEV.: 491.31

GPS MON. #6 GPS TOP SECURITY MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED G.P.6 WITH ALUMINUM ACCESS COVER.
NORTHING: 6,967,503.49
EASTING: 2,410,580.84
ELEV.: 547.55

TOCS
1-800-245-4545
txticket@1-call.com

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

PRIVATE PAVING NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF GRAND PRAIRIE STANDARDS AND SPECIFICATIONS, AND TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS PREPARED BY THE NORTH TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
2. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF WATER AND WASTEWATER APPURTENANCES IN ACCORDANCE WITH THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF GRAND PRAIRIE.
3. SUBGRADE SHALL BE SCARIFIED TO DEPTH OF AT LEAST 6" AND COMPACTED TO 95% PERCENT OF STANDARD PROCTOR DENSITY (ASTM D 698) AT ±3% OF THE MATERIALS OPTIMUM MOISTURE CONTENT. THE SUBGRADE SHALL BE IN A MOIST CONDITION AT THE TIME CONCRETE IS DEPOSITED THEREON.
4. DUMMY JOINTS SHOULD BE FORMED BY ONE OF THE FOLLOWING METHODS: SAWED, HAND–FORMED OR FORMED BY PREMOLDED FILLER. JOINT DEPTH SHOULD BE EQUAL TO ONE–FOURTH (1/4) OF THE SLAB THICKNESS. HAND FORMED JOINTS SHOULD HAVE A MAXIMUM EDGE RADIUS OF ONE–FOURTH (1/4) INCH. SAWING OF JOINTS SHOULD BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. ALL JOINTS SHOULD BE COMPLETED BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS. JOINTS SHOULD BE CONTINUOUS ACROSS THE SLAB UNLESS INTERRUPTED BY FULL–DEPTH PREMOLDED JOINT FILLER AND SHOULD EXTEND COMPLETELY THROUGH THE CURB. ALL JOINT OPENINGS SHALL BE CLEANED AND SEALED BEFORE OPENING PAVED AREA TO TRAFFIC.

JOINT SPACING

EXPANSION JOINTS	90' MAX
SAWED JOINTS	15' FOR 7" PAVEMENT
SAWED JOINTS	15' FOR 6" PAVEMENT
SAWED JOINTS	12' FOR 5" PAVEMENT
CONSTRUCTION JOINTS	LOCATED AT SAWED JOINTS OR EXPANSION JOINTS

5. EXPANSION JOINTS OR ISOLATION JOINTS SHALL BE USED TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREA. THEY SHOULD CONTAIN PREMOLDED JOINT FILLER FOR THE FULL DEPTH OF THE SLAB.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL CONCRETE SHALL BE CLASS 'C' CONCRETE AND A MINIMUM OF 5.0±1.0% AIR ENTRAINED UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED.
9. CONTRACTOR SHALL DISPOSE OF SURPLUS DIRT, DEBRIS, ETC., LEGALLY OFFSITE. ALL WORK AREAS SHALL BE CLEANED UP AT THE COMPLETION OF THE WORK.
10. SURFACE FINISHING SHALL BE SKID RESISTANT, A LIQUID CURING COMPOUND SHALL BE UNIFORMLY SPRAYED ON THE CONCRETE IMMEDIATELY AFTER THE FINISHING OPERATION.
11. CONTRACTOR SHALL PROVIDE ALL SAFETY DEVICES FOR THE PROTECTION OF THE PUBLIC.
12. ALL PARKING STALLS TO BE MARKED BY A 4" WIDE PAINTED WHITE STRIPE AS INDICATED ON THE DRAWINGS.
13. CONCRETE PAVEMENT AND STRUCTURES SHALL BE BACKFILLED AS SOON AS POSSIBLE AFTER FORMS ARE REMOVED.
14. FIRE LANES SHALL BE MARKED BY SIX (6) INCH WIDE LINES USING RED TRAFFIC PAINT, WITH THE WORDING "NO PARKING" AND "FIRE LANE" PAINTED ON THE LINES AT INTERVALS OF FIFTEEN (15) FEET AND LETTERING WILL BE FOUR (4) INCHES HIGH AND ONE (1) INCH WIDE PAINTED WITH WHITE TRAFFIC PAINT OR AS REQUIRED BY THE CITY.
15. ALL BARRIER FREE RAMPS (BFR) MUST MEET CURRENT AMERICAN DISABILITY ACT (ADA) AND TEXAS ACCESSIBILITY STANDARD (TAS) REQUIREMENTS FOR SLOPE, SURFACE FINISH, AND COLOR.
15.1. TEXTURES ON BFR MAY CONSIST OF PAVERS WITH RAISED TRUNCATED CONES, THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES MUST BE CONSTRUCTED IN A WAY THAT PREVENTS WATER FROM ACCUMULATING ON THE RAMP.
15.2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
16. REFER TO GRADING PLAN FOR ADDITIONAL EXISTING SPOT GRADES

CASE NUMBER=STP 24-10-0041

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-22252
TEL: 214.396.2339
www.urbanstrategy.us

NO.	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF MICHAEL G. MCKAY P.E.# 64387 ON 1/8/2025

SOUTHLOFT
1101 E AVENUE J GRAND PRAIRIE TX 75050
GRAND PRAIRIE, TARRANT, TEXAS

PAVING AND DIMENSIONAL CONTROL PLAN

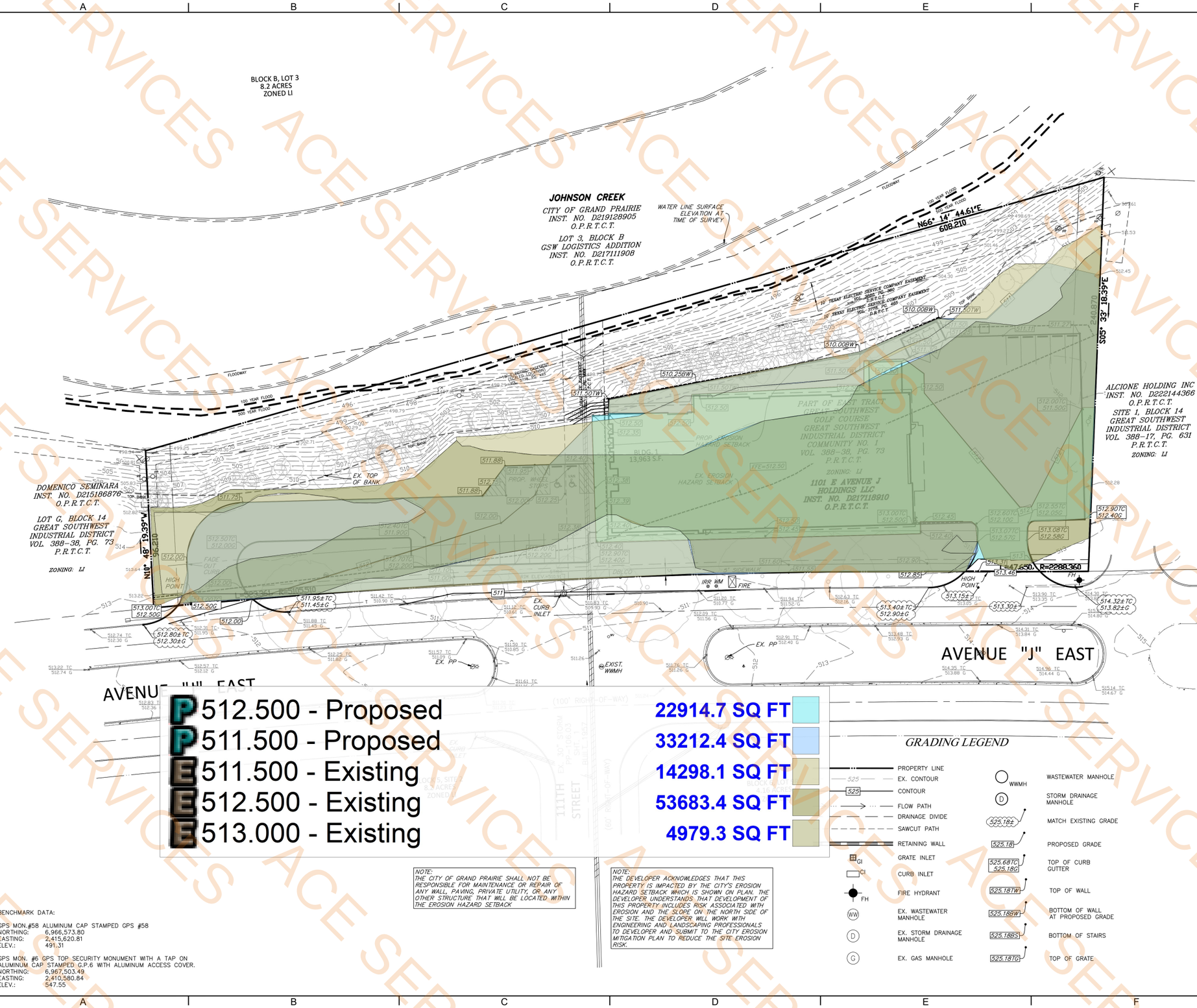
PROJECT:
SHEET TITLE:

CLIENT:	DRAWN BY:	DESIGNER:	REVIEWER:	U.S. PROJECT:
XXX	XXX	XXX	XXX	XXX

SHEET
C6.0

ACE SERVICES

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LAST MODIFIED BY: Michael McKay
LAST MODIFIED ON: 1/8/2025 12:02 PM
PLOTTED ON: 1/8/2025 12:03 PM


BLOCK B, LOT 3
8.2 ACRES
ZONED LI
JOHNSON CREEK
CITY OF GRAND PRAIRIE
INST. NO. D219128905
O.P.R.T.C.T.
LOT 3, BLOCK B
GSW LOGISTICS ADDITION
INST. NO. D217111908
O.P.R.T.C.T.
WATER LINE SURFACE ELEVATION AT TIME OF SURVEY
FLOODWAY
100 YEAR FLOOD
500 YEAR FLOOD
N66° 14' 44.61"E
608.210
10' TEXAS ELECTRIC SERVICE COMPANY EASEMENT
VOL. 388-38, PG. 365
D.R.T.C.T.
S05° 33' 18.39"E
ALCIONE HOLDING INC
INST. NO. D222144366
O.P.R.T.C.T.
SITE 1, BLOCK 14
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
VOL. 388-17, PG. 631
P.R.T.C.T.
ZONING: LI
PART OF EAST TRACT
CITY OF SOUTHWEST
GOLF COURSE
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
COMMUNITY NO. 1
VOL. 388-38, PG. 73
P.R.T.C.T.
ZONING: LI
1101 E AVENUE J
HOLDINGS LLC
INST. NO. D217118910
O.P.R.T.C.T.
BLDG 1
13,963 S.F.
FFE=512.50
PROP. EROSION HAZARD SETBACK
EX. EROSION HAZARD SETBACK
DOMENICO SEMINARA
INST. NO. D215186876
O.P.R.T.C.T.
LOT G, BLOCK 14
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
VOL. 388-38, PG. 73
P.R.T.C.T.
ZONING: LI
N10° 48' 19.36"W
56.210
EX. TOP OF BANK
TOP BANK
HIGH POINT
EX. CURB INLET
IRR WM
FIRE
EX. PP
EXIST. WWMH
AVENUE "J" EAST
AVENUE "H" EAST
111TH STREET
(100' RIGHT-OF-WAY)
(60' RIGHT-OF-WAY)
L47.650' R=2288.360'
512.85
513.46
512.90±G
513.40±TC
513.15±TC
513.30±
514.32±TC
513.82±G
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512.50

ACE SERVICES

UTILITY LEGEND

- PROPERTY LINE
- SAWCUT PATH
- G — EX. GAS LINE
- OHE — EX. OVERHEAD ELECTRIC LINE
- UGT — EX. TELEPHONE LINE
- W — EX. WATER LINE
- WW — EX. WASTEWATER LINE
- EX. STORM DRAINAGE LINE
- WASTEWATER LINE
- WATER LINE
- STORM DRAINAGE LINE
- RETAINING WALL
- G — GAS LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- (WW) — EX. WASTEWATER MANHOLE
- (D) — EX. STORM DRAINAGE MANHOLE
- (G) — EX. GAS MANHOLE
- WWMH — WASTEWATER MANHOLE
- (D) — STORM DRAINAGE MANHOLE

BLOCK B, LOT 3
8.2 ACRES
ZONED LI

4" Dia HDPE Wastewater Pipe	84.8 FT
3' Dia Wastewater Manhole	1.0 EA
4" Dia Wastewater pipe 45 Deg Bend	1.0 EA
Wastewater Double Cleanout	1.0 EA

JOHNSON CREEK

100 YEAR FLOOD
500 YEAR FLOOD
FLOODWAY

N66° 14' 44.61"E
608.210

10' TEXAS ELECTRIC SERVICE COMPANY EASEMENT VOL. 3864, PG. 380 D.R.D.C.T.

10' TEXAS ELECTRIC SERVICE COMPANY EASEMENT VOL. 3778, PG. 465 D.R.D.C.T.

10' ELECTRIC EASEMENT (SCALED LOCATION) VOL. 3880, PG. 380

10' DRAINAGE EASEMENT VOL. 3880, PG. 380 D.R.D.C.T.

TOP BANK

PROP. EROSION HAZARD SETBACK

EX. EROSION HAZARD SETBACK

S05° 33' 18.39"E
240.870

2.02 ACRES
ZONED LI

FFE=512.50

0+57.83 "WTR-A1" END AND CAP 5' FROM FACE OF BUILDING (REF. MEP)

0+28.02 "WTR-A1.1" INSTALL: 1-1" IRRIGATION METER AND BOX

0+57.74 "WTR-B" END AND CAP 6" FIRE 5' FROM FACE BUILDING REF. MEP FOR CONTINUATION

0+85.9 "WW-1" END AND CAP 4" WW 5' FROM FACE OF BUILDING (REF. MEP FOR CONTINUATION)

0+58.1 "WW-1" CONSTRUCT: 1-4" WW CITY DBL CLEANOUT AND SAMPLE WELL AT THE PROPERTY LIINE FL 4"=509.25

0+30.44 "WTR-B" INSTALL: 1-6" VAULT AND DETECTOR CHECK

0+28.01 "WTR-A1" INSTALL: 1- 2" DOM. METER PER CITY OF GRAND PRAIRIE STANDARDS

0+00.00 "WTR-B" INSTALL: 1-12"X6" TAPPING SLEEVE AND VALVE 59 LF 6" CLASS 200 PVC WATER MAIN

0+00.00 "WTR-A1" CONNECT TO EX. 12" WATER INSTALL: 1-2" DOM. SERVICE

0+00.00 "WTR-A1.1" CONNECT TO EX. 12" WATER INSTALL: 1-1" IRR SERVICE TAP

INSTALL: 1-12"X6" TAPPING SLEEVE 1-6" VALVE 1- FH ASSEMBLY

0+32.7 "WW-1" CONSTRUCT: 1-4" 45° HORIZ BEND FL 4"=509.01

0+00.0 "WW-1" CONNECT TO EX. WWMH EX. FL 8"=UNKNOWN CONTRACTOR TO FIELD VERIFY EX. FLOWLINE PRIOR TO CONSTRUCTION TOP=512.01 FL 4" (IN-N)=508.71

CONTRACTOR TO BORE UNDER CONCRETE FOR PROPOSED CONNECTIONS

EXIST. ELECTRICAL BOX

EX. MH

EX. INLET

EX. 54" TRA WW BUILT 2008

L=323.36L R=5105.510

N10° 48' 13.39"W
96.210

L=47.650 R=2288.360

EX. 12" WATER (PP-106.03 SHT. 2) BUILT 1957

EX. 8" WW (PP-106.03 SHT. 3) BUILT 1957

AVENUE "J" EAST

RIGHT-OF-WAY

EX. 30" STORM (PP-106.03 SHT. 1) BUILT 1957

EX. 8" WATER (PP-106.03 SHT. 2) BUILT 1957

111TH STREET (60' RIGHT-OF-WAY)

BLOCK 5, SITE 2
8.2 ACRES
ZONED LI

BLOCK 6, LOT 9R
4.16 ACRES
ZONED LI

BENCHMARK DATA:

GPS MON.#58 ALUMINUM CAP STAMPED GPS #58
NORTHING: 6,966,573.80
EASTING: 2,415,620.81
ELEV.: 491.31

GPS MON. #6 GPS TOP SECURITY MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED G.P.6 WITH ALUMINUM ACCESS COVER.
NORTHING: 6,967,503.49
EASTING: 2,410,580.84
ELEV.: 547.55

CITY STANDARD UTILITY NOTES:

1. ALL WATERLINE FITTINGS SHALL BE MECHANICAL JOINT.
2. LOCATION OF FIRE HYDRANT SHALL COMPLY WITH THE CITY STANDARD DETAIL.
3. WATER METERS SHALL BE LOCATED IN NON-PAVED AREAS.
4. LOCATION OF SAMPLE PORT SHALL COMPLY WITH THE CITY STANDARD DETAIL.

CASE NUMBER=STP 24-10-0041

TOCS
1-800-245-4545
txticket@1-call.com

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

UTILITY NOTES:

1. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS, AND TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS PREPARED BY THE NORTH TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
3. ALL WATER MAINS SHALL BE AWWA C-900 DR-18 PVC WATER PIPE.
4. ALL 6" THROUGH 15" WASTEWATER MAINS WHERE PVC PIPE IS USED SHALL BE ASTM 3034 (SDR-26), UNLESS OTHERWISE SPECIFIED.
5. THE MAXIMUM ALLOWABLE TRENCH WIDTH FOR ALL PIPE THROUGH 12" DIAMETER SHALL BE PER CITY STANDARDS PER PUBLIC UTILITY.
6. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED TO 95% STANDARD PROCTOR COMPACTION WITH A MOISTURE CONTENT OF +3% OR HIGHER BEFORE INSTALLATION OF PROPOSED UTILITIES.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. PRIVATE WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
9. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH MEGA-LUGS OR APPROVED EQUIVALENT WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
10. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE). PROVIDE CEMENT STABILIZED SOIL AT CROSSING LOCATIONS.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2'-5" COVER ON ALL WATERLINES ON PROPERTY AND A MINIMUM OF 4'-0" COVER IN PUBLIC R/W.
12. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, WASTEWATER LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE WASTEWATER LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50). PROVIDE CEMENT STABILIZED SOIL AT CROSSING LOCATIONS.
13. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
14. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
15. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
16. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
18. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
19. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
20. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
21. CONTRACTOR TO ADJUST ALL APPURTENANCES TO THEIR FINAL GRADE.
22. FIRE WATER LINE TO HAVE RPZ LOCATED INSIDE RISER ROOM/WATER CLOSET.
23. PROPOSED PLUMBING SHOWN ON PRIVATE PROPERTY IS NOT REVIEWED AND/OR APPROVED WITH THIS SITE PLAN SUBMITTAL. ALL PLUMBING ON PRIVATE PROPERTY WILL BE REVIEWED AND APPROVED DURING THE BUILDING PERMIT REVIEW.
24. REFER TO MEP PLANS FOR LOCATION AND SPECIFICATIONS OF RPZ, WHICH IS TO BE LOCATED INSIDE THE BUILDING.

NO.	DATE	REVISION

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-22252
TEL: 214.396.2339
www.urbanstrategy.us

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF MICHAEL G. MCKAY P.E.# 64387 ON 1/8/2025

PROJECT:
SOUTHLOFT
1101 E AVENUE J GRAND PRAIRIE TX 75050
GRAND PRAIRIE, TARRANT, TEXAS

SHEET TITLE:
WATER & WASTEWATER PLAN

CLIENT: XXX
DRAWN BY: XXX
DESIGNER: XXX
REVIEWER: XXX
U.S. PROJECT: XXX

SHEET
C10.0

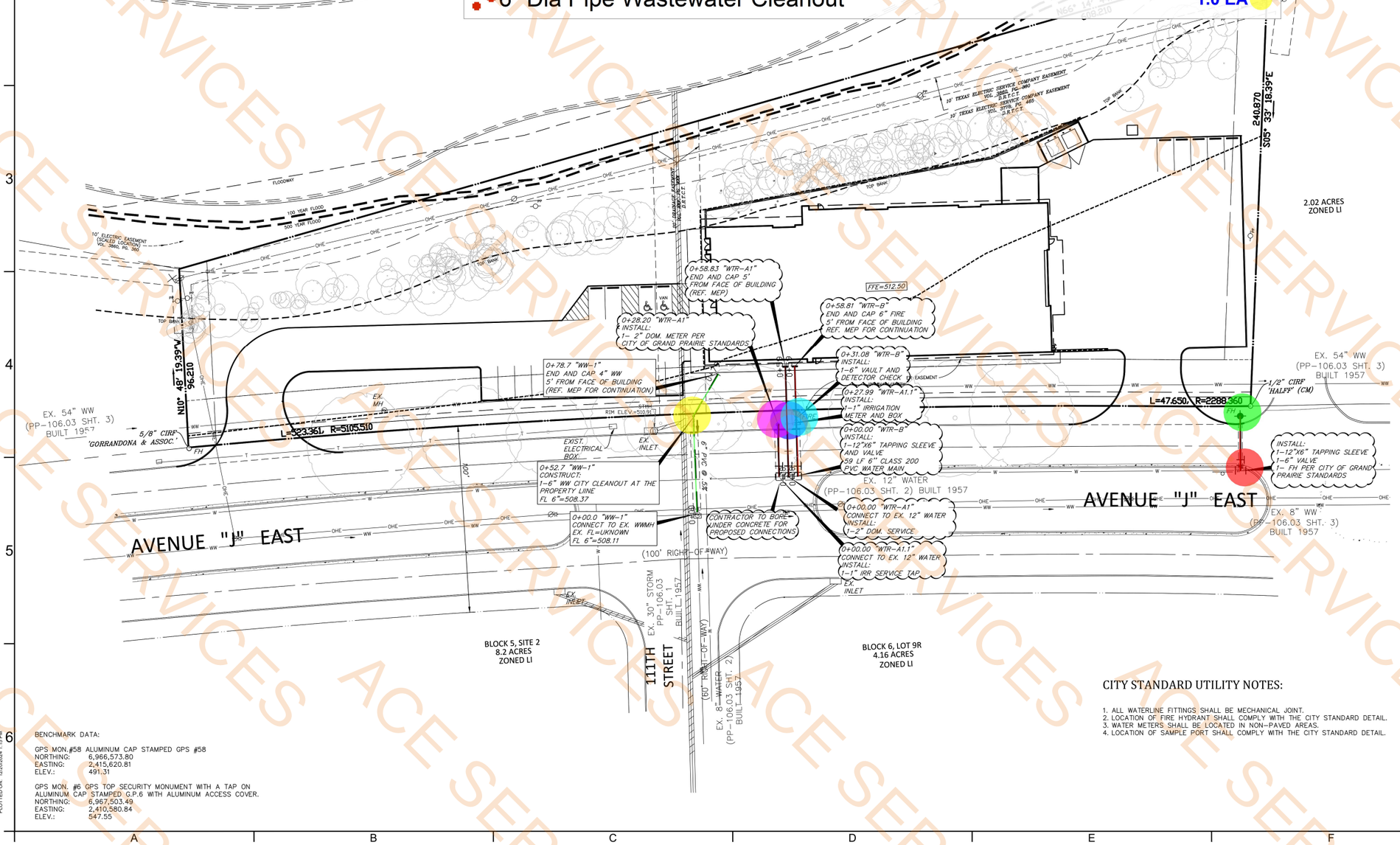
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LAST MODIFIED ON: 1/8/2025 12:02 PM
LAST MODIFIED BY: MMcKay
PLOTTED ON: 1/8/2025 12:02 PM

ACE SERVICES

UTILITY LEGEND

- PROPERTY LINE
- SAWCUT PATH
- G — EX. GAS LINE
- OHE — EX. OVERHEAD ELECTRIC LINE
- UGT — EX. TELEPHONE LINE
- W — EX. WATER LINE
- WW — EX. WASTEWATER LINE
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- (D) — EX. STORM DRAINAGE MANHOLE
- (G) — EX. GAS MANHOLE
- WWMH — WASTEWATER MANHOLE
- (D) — STORM DRAINAGE MANHOLE

6" Dia Class 200 PVC Water Pipe	88.7 FT
Fire Hydrant	1.0 EA
1" Irrigation Meter	1.0 EA
2" Domestic Water Meter	1.0 EA
Water Meter Vault And Detector Check	1.0 EA
2" Dia Water Pipe	87.6 FT
6" Valve	1.0 EA
6" Dia PVC Wastewater Pipe	77.8 FT
6" Dia Pipe Wastewater Cleanout	1.0 EA



BENCHMARK DATA:

GPS MON.#58 ALUMINUM CAP STAMPED GPS #58
NORTHING: 6,966,573.80
EASTING: 2,415,620.81
ELEV.: 491.31

GPS MON. #6 GPS TOP SECURITY MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED G.P.6 WITH ALUMINUM ACCESS COVER.
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TOCS
1-800-245-4545
txticket@1-call.com

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30 0 15 30
(IN FEET)
1 inch = 30 ft.

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CASE NUMBER=STP 24-10-0041

NO.	DATE	REVISION

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-22252
TEL: 214.396.2339
www.urbanstrategy.us

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF MICHAEL G. MCKAY P.E.# 64387 ON 12/20/2024

PROJECT: SOUTHLOFT
1101 E AVENUE J GRAND PRAIRIE TX 75050
GRAND PRAIRIE, TARRANT, TEXAS

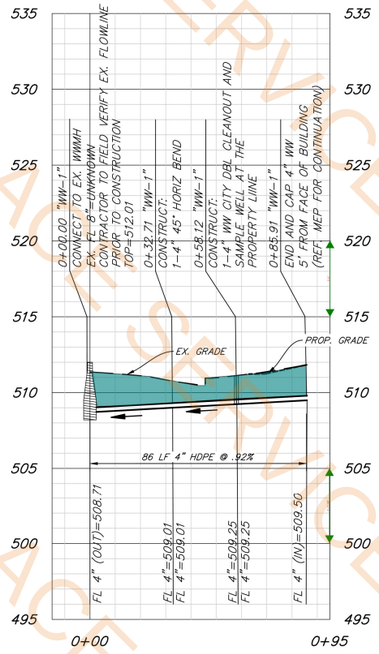
SHEET TITLE: WATER PLAN

CLIENT: XXX
DRAWN BY: XXX
DESIGNER: XXX
REVIEWER: XXX
U.S. PROJECT: XXX

SHEET
C10.0

FILE NAME: C:\WTR-WW.DWG
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LAST MODIFIED BY: mmiller
LAST MODIFIED ON: 12/20/2024 1:01 PM
PLOTTED ON: 12/20/2024 1:01 PM

Excavation For Wastewater Pipe **140.8 SQ FT**



WW-1

H: 1"=30'
V: 1"=5'

BENCHMARK DATA:

GPS MON.#58 ALUMINUM CAP STAMPED GPS #58
NORTHING: 6,966,573.80
EASTING: 2,415,620.81
ELEV.: 491.31

GPS MON. #6 GPS TOP SECURITY MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED G.P.6 WITH ALUMINUM ACCESS COVER.
NORTHING: 6,967,503.49
EASTING: 2,410,580.84
ELEV.: 547.55

CASE NUMBER=STP 24-10-0041

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LAST MODIFIED BY: mckay
LAST MODIFIED ON: 1/8/2025 12:52 PM
PLOTTED ON: 1/8/2025 12:57 PM

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-22252
TEL: 214.396.2339
www.urbanstrategy.us

NO.	DATE	REVISION

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF MICHAEL G. MCKAY P.E.# 64387 ON 1/8/2025

SOUTHLOFT
1101 E AVENUE J GRAND PRAIRIE TX 75050
GRAND PRAIRIE, TARRANT, TEXAS

PROJECT:

SHEET TITLE: **WASTEWATER PROFILE**

CLIENT:	DRAWN BY:	DESIGNER:	REVIEWER:	U.S. PROJECT:
XXX	XXX	XXX	XXX	XXX

SHEET
C10.1

ACE SERVICES

ACE SERVICES

Temporary Construction Entrance — 2536.9 SQ FT
Inlet Protection — 3.0 EA
Silt Fence — 945.1 FT

TOCS
1-800-245-4545
txticket@1-call.com

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

BLOCK B, LOT 3
ZONED LI

JOHNSON CREEK

FLOODWAY
100 YEAR FLOOD
500 YEAR FLOOD

N66° 14' 44.61"E
608.210

10' TEXAS ELECTRIC SERVICE COMPANY EASEMENT VOL. 380
10' TEXAS ELECTRIC SERVICE COMPANY EASEMENT VOL. 3776 PG. 252 D.R.D.C.T.

DRAINAGE EASEMENT VOL. 3776, PG. 252 D.R.D.C.T.

S05° 33' 18.39"E
240.870

2.02 ACRES
ZONED LI

BLDG. 1
13,963 S.F.
FFE=512.50

PROP. EROSION HAZARD SETBACK
EX. EROSION HAZARD SETBACK

LIMITS OF CONSTRUCTION
SILT FENCE
PROP. TREE PROTECTION
25'X50' CONSTRUCTION ENTRANCE
1/2"GC IRS
VAN
TOP BANK

N10° 48' 19.39"W
360.210

5/8" CIRF
'GORRANDONA & ASSOC.'

L=323.361, R=5105.510

INLET PROTECTION

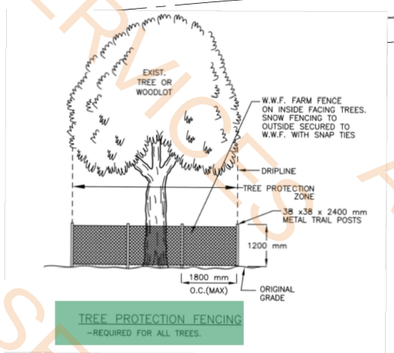
AVENUE "J" EAST
(100' RIGHT-OF-WAY)

L=475.50, R=2288.360
1/2" CIRF "HALFF" (CM)

BLOCK 5, SITE 2
8.2 ACRES
ZONED LI

BLOCK 6, LOT 9R
4.16 ACRES
ZONED LI

111TH STREET
(60' RIGHT-OF-WAY)



TREE PROTECTION FENCING
–REQUIRED FOR ALL TREES.

EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
   A. CLEARING AND GRUBBING
   B. ROUGH GRADING
   C. FINAL GRADING
   D. UTILITY INSTALLATION
   E. PAVEMENT INSTALLATION
   F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 2.67 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.85.
5. THE STORM WATER EXITING THE SITE DRAINS TO AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF GRAND PRAIRIE.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE–DISTURBED FOR A MINIMUM OF 21 DAYS MUST BE STABILIZED BY THE CONTRACTOR TO CONTROL EROSION.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF–SITE.
14. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON–SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS PER NCTCOG SPECIFICATIONS.
15. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON SITE.
16. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
17. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
18. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES WILL BE NECESSARY.
19. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL PROPER DISPOSAL AT THE APPROPRIATE OFF–SITE FACILITIES.
20. TRACKING OF SEDIMENT OFF SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
21. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY 2 WEEKS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR MORE. THE INSPECTIONS WILL INCLUDE:
   A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED,
   B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION,
   C. STRUCTURAL CONTROL MEASURES,
   D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND
   E. IDENTIFICATION OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED OR ADDED TO CORRECT PROBLEMS.
23. CONTRACTOR SHALL PREVENT THE DISCHARGE OF BUILDING MATERIALS, LIME, CEMENT, CONCRETE, ASPHALT, AND MORTAR TO THE MS4s OR TO THE WATERS OF THE UNITED STATES.
24. PERMANENTLY STABILIZE EXPOSED SOIL WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
27. CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR ALL TREE PROTECTION.
28. CONTRACTOR TO INSTALL GRAVEL CURB INLET SEDIMENT FILTER AT CLOSEST DOWNSTREAM INLET IF NECESSARY TO PREVENT THE PROJECTS SEDIMENT FROM ENTERING THE STORM SYSTEM.
29. CONTRACTOR TO REFER TO THE LANDSCAPE ARCHITECT FOR ALL TREE PROTECTION/REMOVAL FOR THE ENTIRE DEVELOPMENT.

NOTE:
HAY/STRAW PRODUCTS ARE NOT ALLOWED

TOTAL SITE ACREAGE: 2.16 AC
TOTAL DISTURBED AREA: 2.67 AC

NOTE:
THE DEVELOPER ACKNOWLEDGES THAT THIS PROPERTY IS IMPACTED BY THE CITY'S EROSION HAZARD SETBACK WHICH IS SHOWN ON PLAN. THE DEVELOPER UNDERSTANDS THAT DEVELOPMENT OF THIS PROPERTY INCLUDES RISK ASSOCIATED WITH EROSION AND THE SLOPE ON THE NORTH SIDE OF THE SITE. THE DEVELOPER WILL WORK WITH ENGINEERING AND LANDSCAPING PROFESSIONALS TO DEVELOPER AND SUBMIT TO THE CITY EROSION MITIGATION PLAN TO REDUCE THE SITE EROSION RISK.

EROSION CONTROL LEGEND

- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- INLET PROTECTION
- 525 — EX. CONTOUR
- 525 — CONTOUR
- TEMPORARY CONSTRUCTION ENTRANCE

CASE NUMBER=STP 24-10-0041

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-22252
TEL: 214.396.2339
www.urbanstrategy.us

NO.	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF MICHAEL G. MCKAY P.E.# 64387 ON 1/8/2025

PROJECT: SOUTHLOFT
1101 E AVENUE J GRAND PRAIRIE TX 75050
GRAND PRAIRIE, TARRANT, TEXAS

SHEET TITLE: EROSION CONTROL PLAN

CLIENT:	DRAWN BY:	DESIGNER:	REVIEWER:	U.S. PROJECT:
XXX	XXX	XXX	XXX	XXX

SHEET
C11.0

FILE NAME: C-EROSION.DWG
FILE LOCATION: P:\Projects\2024\24\2000 South\Civil\Grand Prairie\ACAD\Working Files\C-EROSION.dwg
LAST MODIFIED BY: MICHAEL MCKAY
LAST MODIFIED ON: 1/7/2025 2:20 PM
PLOTTED BY: MICHAEL MCKAY
PLOTTED ON: 1/8/2025 12:08 PM

PLANT SYMBOL LEGEND

CANOPY TREES

- CEDAR ELM
- AUTUMN GLORY MAPLE
- EXISTING TREE

SHRUBS / LG. PERENNIALS

- NELLIE R. S. HOLLY
- DWARF YAUPON HOLLY
- SOFT LEAF YUCCA
- COLOR GUARD YUCCA

ORNAMENTAL GRASSES

- INLAND SEA OATS
- LINDHEIMER MUHLY

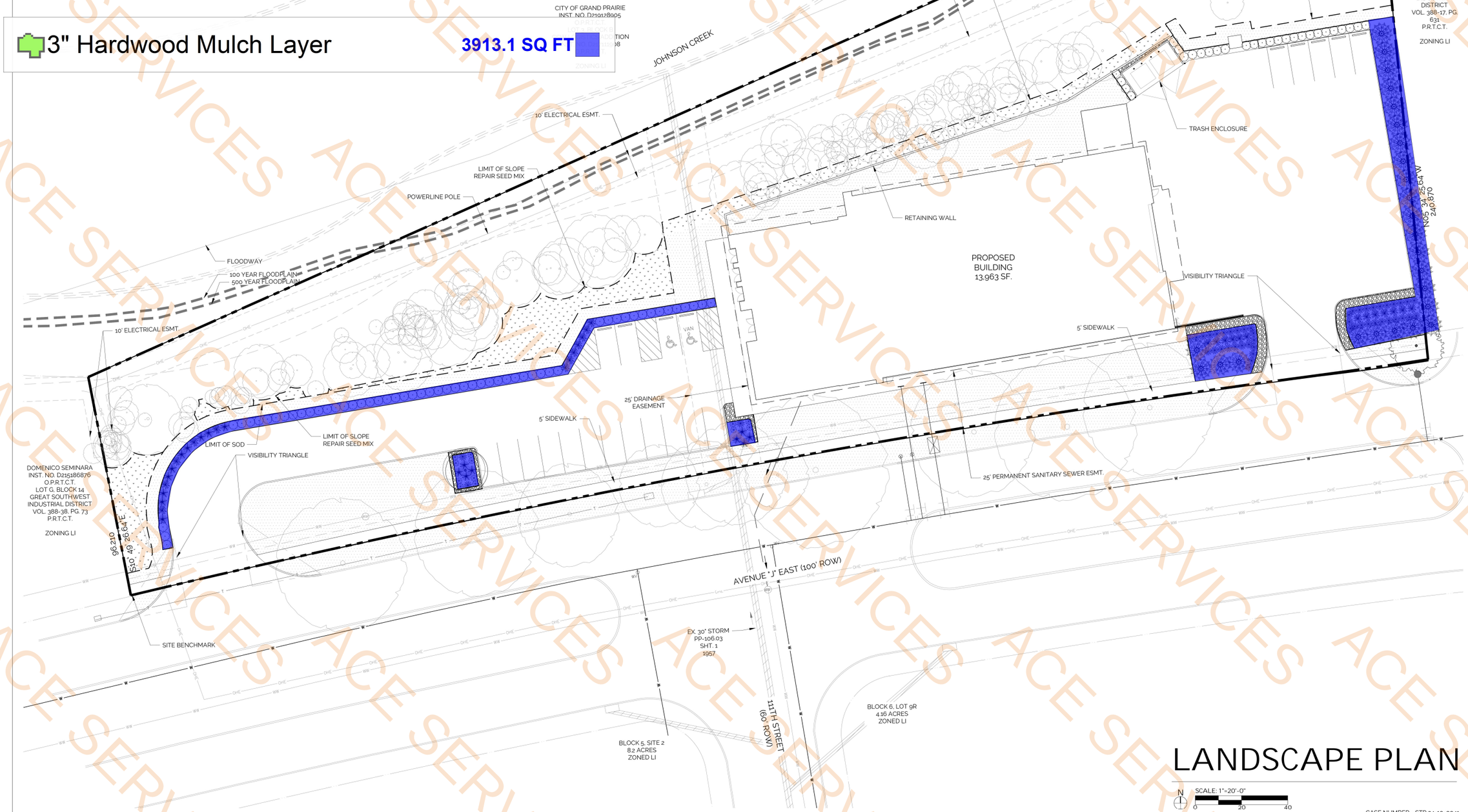
TURF / OTHER

- BERMUDA SOD
- DAM SLOPE MIX
- DECORATIVE ROCK

LANDSCAPE NOTES

1. REFER TO CIVIL FOR CONSTRUCTION PLANS, NON-DISTURBANCE AREAS, AND RELATED CONSTRUCTION DETAILS.
2. ALL PLANT MATERIALS, INCLUDING REPLACEMENT TREES, SHALL BE SPECIFIED AND PLANTED WITH PLANTS USING THE STANDARDS OF MOST RECENTLY PUBLISHED VERSION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE CLEARLY TAGGED BY THE PROVIDING NURSERY FOR EASY INSPECTION WITH THE BOTANICAL NAME. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES, IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH.
3. ALL REQUIRED LANDSCAPING SHALL BE KEPT NEAT, HEALTHY, AND FREE OF WEEDS AND DEBRIS. UPON WRITTEN NOTIFICATION, ANY DEAD OR DETERIORATED PLANTS SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS FROM DATE OF NOTIFICATION. REPLACEMENT PLANTS MAY BE SELECTED FROM CITY APPROVED LIST FOR FULFILLING THE REQUIREMENTS. IN THE EVENT THE DEVELOPER USES TREES NOT IDENTIFIED ON THE APPROVED LIST, THE REQUESTED TREE MUST BE SUBMITTED TO THE DIRECTOR FOR APPROVAL. THE OWNER SHALL MAINTAIN ALL LANDSCAPE MATERIALS IN GOOD CONDITION IN ACCORDANCE WITH THE TERMS OF THIS ARTICLE.
4. WHEN AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM HAS BEEN REQUIRED, IT MUST BE MAINTAINED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATION, IN AN OPERABLE CONDITION AND USED ON A REGULAR BASIS. REGULAR USE OF SUCH SYSTEM WILL BE VERIFIED BY WATER UTILITY RECORDS.

3" Hardwood Mulch Layer — **3913.1 SQ FT**



LANDSCAPE PLAN

N

SCALE: 1"=20'-0"

0 20 40

CASE NUMBER - STP 24-10-0041

Valley Quest DESIGN

LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

MEGAN CAYWOOD
BIRDDOG DEVELOPMENT
539 W. COMMERCE ST.
#6306
DALLAS, TX 75208

Project No:	2024-070
Drawn By:	CDB
Reviewed By:	JDB
Issue Type:	Drawings
Issue Date:	1/13/2025

REVISIONS:

No.	Date	Description

REGISTERED LANDSCAPE ARCHITECT
JEREMY D. BLAIR
2734
STATE OF TEXAS

1/13/25

January 13, 2025

PROJECT:

SOUTHLOFT INDUSTRIAL DEVELOPMENT

GRAND PRAIRIE, TEXAS

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP1.0

ACE SERVICES

EXISTING TREE SYMBOL

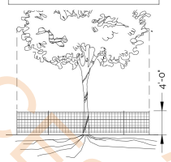
EXISTING TREE

EXISTING TREE
TO BE REMOVED

EXISTING TREE,
TO BE PROTECTED / PRESERVED -
NOT CALCULATED FOR MITIGATION

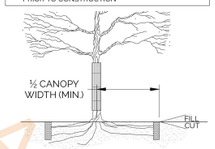
TREE PROTECTION
FENCING

NOTES:
NO GRADING, STORAGE PARKING OR ANY OTHER CONSTRUCTION ACTIVITY WITHIN THE PROTECTION FENCE.



STANDARD TREE PROTECTION

NOTES:
- HAND DIG TRENCH (NO MECHANICAL TRENCHING)
- CUT ROOTS WITH A SHARP PRUNING TOOL
- BACKFILL WITH EXISTING SOIL
- PERFORM ROOT PRUNING A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION



TRUNK PROTECTION
& ROOT PRUNING

1 TREE PROTECTION DETAILS

Remove Existing Trees — **77.0 EA**

4' H Tree Protection Fencing — **1107.1 FT**

TREE PRESERVATION PLAN

N

SCALE: 1"=20'-0"
0 20 40

CASE NUMBER - STP 24-10-0041

Valley Quest DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

MEGAN CAYWOOD
BIRDDOG DEVELOPMENT
539 W. COMMERCE ST.
#6306
DALLAS, TX 75208

Project No:	2024-070
Drawn By:	CDB
Reviewed By:	JDB
Issue Type:	Drawings
Issue Date:	1/13/2025

REVISIONS:

No.	Date	Description

REGISTERED LANDSCAPE ARCHITECT
JEREMY D. BEALL
2734
STATE OF TEXAS

1/13/25

January 13, 2025

PROJECT:

SOUTHLOFT INDUSTRIAL DEVELOPMENT

GRAND PRAIRIE, TEXAS

SHEET TITLE:

TREE PRESERVATION PLAN

SHEET NUMBER:

TPP1.0

ACE SERVICES

TAG	SIZE	COMMON/SCIENTIFIC NAME	PROTECTED SPECIES	Save or Remove	MITIGATION REQUIRED	CONDITION
201	23.0	Live Oak	Yes	Remove	23.00	Good
202	30.0	Live Oak	Yes	Remove	30.00	Good
203	27.5	Live Oak	Yes	Save	-	Good
204	30.0	Live Oak	Yes	Save	-	Good
205	27.0	Live Oak	Yes	Save	-	Good
206	31.5	Live Oak	Yes	Save	-	Good
207	14.0	Bald Cypress	Yes	Save	-	Good
208	22.0	Bald Cypress	Yes	Save	-	Good
209	19.0	Bald Cypress	Yes	Save	-	Good
210	17.0	Bald Cypress	Yes	Save	-	Good
211	28.5	Live Oak	Yes	Save	-	Good
212	22.0	Live Oak	Yes	Save	-	Good
213	27.0	Live Oak	Yes	Save	-	Good
214	20.0	Live Oak	Yes	Remove	20.00	Good
*223	5.0	Cedar Elm	No	Save	-	Good
*224	8.5	Cedar Elm	Yes	Save	-	Good
*225	5.0	Cedar Elm	No	Save	-	Good
*226	3.0	Cedar Elm	No	Save	-	Good
*227	4.0	Cedar Elm	No	Save	-	Good
*228	4.5	Cedar Elm	No	Save	-	Good
*229	6.0	Cedar Elm	No	Save	-	Good
230	6.0	Cedar Elm	No	Save	-	Good
231	4.0	Cedar Elm	No	Save	-	Good
232	3.5	Cedar Elm	No	Save	-	Good
233	6.0	Cedar Elm	No	Save	-	Good
234	5.5	Cedar Elm	No	Save	-	Good
235	15.5	Cedar Elm	Yes	Save	-	Good
236	5.0	Cedar Elm	No	Save	-	Good
237	3.0	Cedar Elm	No	Save	-	Good
238	6.0	Cedar Elm	No	Save	-	Good
239	6, 7.5, 6, 4	Cedar Elm	Yes	Save	-	Good
240	3.0	Cedar Elm	No	Save	-	Good
241	3.5	Cedar Elm	No	Save	-	Good
242	3.0	Cedar Elm	No	Save	-	Good
243	3.0	Cedar Elm	No	Save	-	Good
244	4.0	Cedar Elm	No	Save	-	Good
245	4.5	Cedar Elm	No	Save	-	Good
246	4.0	Cedar Elm	No	Save	-	Good
247	3.0	Cedar Elm	No	Save	-	Good
248	4.0	Cedar Elm	No	Save	-	Good
249	6.0	Cedar Elm	No	Save	-	Good
250	11.5	Cedar Elm	Yes	Save	-	Good
251	5.0	Cedar Elm	No	Save	-	Good
252	5.0	Cedar Elm	No	Save	-	Good
253	6.5	Cedar Elm	No	Save	-	Good
254	3.5, 3	Cedar Elm	No	Save	-	Good
255	11.5	Cedar Elm	Yes	Save	-	Good
256	5.5	Cedar Elm	No	Save	-	Good
257	7.0	Cedar Elm	No	Save	-	Good
258	10.0	Cedar Elm	Yes	Save	-	Good
259	11.5	Cedar Elm	Yes	Save	-	Good
260	5.5	Cedar Elm	No	Save	-	Good
261	3.0	Cedar Elm	No	Save	-	Good
262	3.0	Cedar Elm	No	Save	-	Good
263	5.5	Cedar Elm	Yes	Save	-	Good
264	3.0	Cedar Elm	No	Save	-	Good
265	6.5	Cedar Elm	No	Save	-	Good
266	5.0	Cedar Elm	No	Save	-	Good
267	6.0	Cedar Elm	No	Save	-	Good
268	5.0	Cedar Elm	No	Save	-	Good
269	6.5	Cedar Elm	No	Save	-	Good
270	4.0	Cedar Elm	No	Save	-	Good
271	9.0	Cedar Elm	Yes	Save	-	Good
272	8.0	Cedar Elm	Yes	Save	-	Good
273	6.5	Cedar Elm	No	Save	-	Good
274	4.0	Cedar Elm	No	Save	-	Good
275	8.0	Cedar Elm	Yes	Save	-	Good
276	11.5	Cedar Elm	No	Save	-	Good
278	8.0	Cedar Elm	Yes	Save	-	Good
279	5.0	Cedar Elm	No	Save	-	Good
280	6.5	Cedar Elm	No	Save	-	Good
281	8.0	Cedar Elm	Yes	Save	-	Good
282	4.0	Cedar Elm	No	Save	-	Good
283	9.0	Cedar Elm	Yes	Save	-	Good
284	4.0	Cedar Elm	No	Save	-	Good
285	9.5	Cedar Elm	Yes	Save	-	Good
286	8, 10	Cedar Elm	Yes	Save	-	Good
287	11.0	Cedar Elm	Yes	Save	-	Good
288	10.0	Cedar Elm	Yes	Save	-	Good
289	10.0	Cedar Elm	Yes	Save	-	Good
290	3.0	Cedar Elm	No	Save	-	Good
291	4.0	Cedar Elm	No	Save	-	Good
292	6.0	Cedar Elm	No	Save	-	Good
293	7.0	Cedar Elm	No	Save	-	Good
294	11.0	Cedar Elm	Yes	Save	-	Good
295	11.5	Cedar Elm	Yes	Save	-	Good
296	4.0	Cedar Elm	No	Save	-	Good
297	10.5	Cedar Elm	Yes	Save	-	Good
298	15.0	Cedar Elm	Yes	Save	-	Good
299	5.0	Cedar Elm	No	Save	-	Good
300	7.5	Cedar Elm	No	Save	-	Good
301	8.0	Cedar Elm	Yes	Save	-	Good
302	7.0	Cedar Elm	No	Remove	0.00	Good
303	7.0	Cedar Elm	No	Remove	0.00	Good
304	6.0	Cedar Elm	No	Remove	0.00	Good
305	5.0	Cedar Elm	No	Remove	0.00	Good
306	5.5	Cedar Elm	No	Remove	0.00	Good
307	8.5	Cedar Elm	Yes	Remove	8.50	Good
308	12.5	Cedar Elm	Yes	Save	-	Good
309	3.0	Cedar Elm	No	Save	-	Good
310	7.0	Cedar Elm	No	Save	-	Good
311	6.0	Cedar Elm	No	Save	-	Good
312	3.0	Cedar Elm	No	Save	-	Good
313	7.0	Cedar Elm	No	Save	-	Good
314	9.5	Cedar Elm	No	Save	-	Good
315	5.0	Cedar Elm	No	Save	-	Good
316	8, 4, 2	Cedar Elm	Yes	Save	-	Good
317	3.0	Cedar Elm	No	Remove	0.00	Good
318	3.5	Cedar Elm	No	Remove	0.00	Good
319	4.5	Cedar Elm	No	Remove	0.00	Good
320	5.0	Cedar Elm	No	Remove	0.00	Good
321	7.0	Cedar Elm	No	Remove	0.00	Good
322	12, 10	Cedar Elm	Yes	Remove	11.00	Good
323	5.5	Cedar Elm	No	Remove	0.00	Good
324	8.5	Cedar Elm	Yes	Save	-	Good
325	9.5	Cedar Elm	Yes	Save	-	Good
326	8.5	Cedar Elm	Yes	Save	-	Good
327	7.0	Cedar Elm	No	Save	-	Good
328	5.5	Cedar Elm	No	Remove	0.00	Good
329	5.5, 5.5	Cedar Elm	No	Remove	0.00	Good
330	5.5	Cedar Elm	No	Remove	0.00	Good
331	3.0	Cedar Elm	No	Remove	0.00	Good
333	4.0	Cedar Elm	No	Save	-	Good
334	3.5	Cedar Elm	No	Save	-	Good
335	4.5	Cedar Elm	No	Save	-	Good
336	5.0	Cedar Elm	No	Save	-	Good
337	3.0	Cedar Elm	No	Save	-	Good
338	4.0	Cedar Elm	No	Save	-	Good
339	4.0	Cedar Elm	No	Save	-	Good
340	4.5	Cedar Elm	No	Save	-	Good
341	5.5	Cedar Elm	No	Save	-	Good
342	9.5	Cedar Elm	Yes	Save	-	Good
343	6.5	Cedar Elm	No	Save	-	Good
344	3.0	Cedar Elm	No	Remove	0.00	Good
345	5.0	Cedar Elm	No	Remove	0.00	Good
346	8.0	Cedar Elm	Yes	Remove	8.00	Good
347	6, 5	Cedar Elm	Yes	Remove	0.00	Good
348	6.0	Cedar Elm	No	Save	-	Good
349	6.0	Cedar Elm	No	Save	-	Good
350	6.0	Cedar Elm	No	Save	-	Good

TAG	SIZE	COMMON/SCIENTIFIC NAME	PROTECTED SPECIES	Save or Remove	MITIGATION REQUIRED	CONDITION
351	4.5	Cedar Elm	No	Save	-	Good
352	6.0	Cedar Elm	No	Save	-	Good
353	3.0	Cedar Elm	No	Save	-	Good
354	4.5	Cedar Elm	No	Save	-	Good
355	3.0	Cedar Elm	No	Save	-	Good
356	8.0	Cedar Elm	Yes	Save	-	Good
357	4.0	Cedar Elm	No	Save	-	Good
358	3, 2	Cedar Elm	No	Remove	0.00	Good
359	6.0	Cedar Elm	No	Remove	0.00	Good
360	6, 5	Cedar Elm	No	Save	-	Good
361	4.5	Cedar Elm	No	Remove	0.00	Good
362	4.5	Cedar Elm	No	Remove	0.00	Good
363	6.5	Cedar Elm	No	Remove	0.00	Good
364	3.5	Cedar Elm	No	Remove	0.00	Good
365	3.5	Cedar Elm	No	Save	-	Good
366	5.0	Cedar Elm	No	Save	-	Good
367	3.0	Cedar Elm	No	Save	-	Good
368	5.5	Cedar Elm	No	Save	-	Good
369	6.0	Cedar Elm	No	Save	-	Good
370	3.5	Cedar Elm	No	Save	-	Good
371	8.0	Cedar Elm	Yes	Save	-	Good
372	8.0	Cedar Elm	Yes	Remove	8.00	Good
373	4.0	Cedar Elm	No	Remove	0.00	Good
374	4.5	Cedar Elm	No	Remove	0.00	Good
375	3.0	Cedar Elm	No	Remove	0.00	Good
376	4.0	Cedar Elm	No	Save	-	Good
377	10.0	Cedar Elm	Yes	Save	-	Good
378	6.5	Cedar Elm	No	Remove	0.00	Good
379	5.0	Cedar Elm	No	Remove	0.00	Good
380	8.5	Cedar Elm	Yes	Save	-	Good
381	5.0	Cedar Elm	No	Save	-	Good
382	8.0	Cedar Elm	Yes	Save	-	Good
383	4.5	Cedar Elm	No	Save	-	Good
384	4.0	Cedar Elm	No	Save	-	Good
385	4.0	Cedar Elm	No	Save	-	Good
386	4.0	Cedar Elm	No	Save	-	Good
387	4.0	Cedar Elm	No	Save	-	Good
388	5.0	Cedar Elm	No	Save	-	Good
389	4.0	Cedar Elm	No	Save	-	Good
390	4.5	Cedar Elm	No	Remove	0.00	Good
391	3.5	Cedar Elm	No	Remove	0.00	Good
392	6.5	Cedar Elm	No	Remove	0.00	Good
393	8.0	Cedar Elm	Yes	Remove	8.00	Good
394	3.0	Cedar Elm	No	Remove	0.00	Good
395	5.5 , 5.5	Cedar Elm	No	Remove	0.00	Good
396	7.0	Cedar Elm	No	Remove	0.00	Good
397	3.0	Cedar Elm	No	Save	-	Good
398	3.5	Cedar Elm	No	Save	-	Good
399	6.0	Cedar Elm	No	Save	-	Good
400	5.5	Cedar Elm	No	Save	-	Good
401	6.0	Cedar Elm	No	Save	-	Good
402	6.0	Cedar Elm	No	Save	-	Good
403	5.0	Cedar Elm	No	Save	-	Good
404	8.0	Cedar Elm	Yes	Save	-	Good
405	6.0	Cedar Elm	No	Save	-	Good
406	9.0	Cedar Elm	Yes	Save	-	Good
407	7.0	Cedar Elm	No	Save	-	Good
408	9.0	Cedar Elm	Yes	Save	-	Good
409	4.0	Cedar Elm	No	Save	-	Good
410	4.0	Cedar Elm	No	Save	-	Good
411	3.0	Cedar Elm	No	Save	-	Good
412	3.5	Cedar Elm	No	Save	-	Good
413	8.0	Cedar Elm	Yes	Remove	8.00	Good
414	7.0	Cedar Elm	No	Remove	0.00	Good
415	5.0	Cedar Elm	No	Remove	0.00	Good
416	3.0	Cedar Elm	No	Remove	0.00	Good
417	5.0	Cedar Elm	No	Remove	0.00	Good
418	7.0	Cedar Elm	No	Remove	0.00	Good
419	7.5	Hackberry	No	Remove	0.00	Good
420	7 , 4	Cedar Elm	No	Remove	0.00	Good
421	3.5	Cedar Elm	No	Remove	0.00	Good
422	9.0	Cedar Elm	Yes	Remove	9.00	Good
423	16.5	Cedar Elm	Yes	Remove	16.50	Good
424	12.0	Cedar Elm	Yes	Remove	12.00	Good
425	7.0	Cedar Elm	No	Remove	0.00	Good
426	7.0	Cedar Elm	No	Save	-	Good
427	12.0	Cedar Elm	Yes	Save	-	Good
428	5.0	Cedar Elm	No	Save	-	Good
429	9.0	Cedar Elm	Yes	Save	-	Good
430	7.5	Cedar Elm	No	Save	-	Good
431	6.0	Cedar Elm	No	Save	-	Good
432	9.0	Cedar Elm	Yes	Save	-	Good
433	16.0	Cedar Elm	Yes	Remove	16.00	Good
434	12.5	Cedar Elm	Yes	Save	-	Good
435	4.0	Cedar Elm	No	Remove	0.00	Good
436	7.5	Cedar Elm	No	Remove	0.00	Good
437	8 , 5	Cedar Elm	Yes	Save	-	Good
438	5.0	Hackberry	No	Save	-	Good
439	7.0	Hackberry	No	Save	-	Good
440	8.0	Cedar Elm	Yes	Save	-	Good
441	10.0	Eastern Red Cedar	Yes	Save	-	Good
*442	15.0	Hackberry	Yes	Save	-	Good
443	15.5	Cedar Elm	Yes	Save	-	Good
*444	6.5	Hackberry	No	Save	-	Good
445	10 , 6	Cedar Elm	Yes	Save	-	Good
446	9.5 , 8	American Elm	Yes	Remove	9.00	Good
447	9.0	American Elm	Yes	Remove	9.00	Good
448	12.5	American Elm	Yes	Remove	12.50	Good
449	7.0	Cedar Elm	No	Remove	0.00	Good
450	15.0	American Elm	Yes	Remove	15.00	Good
451	6.0	Cedar Elm	No	Remove	0.00	Good
452	9.0	American Elm	Yes	Remove	9.00	Good
453	9.0	American Elm	Yes	Remove	9.00	Good
454	8.5	American Elm	Yes	Remove	8.50	Good
455	6.0	American Elm	No	Remove	0.00	Good
456	8.0	American Elm	Yes	Remove	8.00	Good
457	8.0	American Elm	Yes	Remove	8.00	Good
458	6.0	American Elm	No	Remove	0.00	Good
460	6.0	American Elm	No	Remove	0.00	Good
461	8.0	American Elm	Yes	Remove	8.00	Good
462	5,4	American Elm	No	Remove	0.00	Good
463	7.5	American Elm	Yes	Remove	0.00	Good
464	5.0	Cedar Elm	No	Remove	0.00	Good
465	16.0	American Elm	Yes	Remove	16.00	Good
466	16.0	American Elm	Yes	Remove	16.00	Good
467	14.5	American Elm	Yes	Remove	14.50	Good

NOTE:

1. REFERS TO TREES LOCATED WITHIN ALL EASEMENT AND ARE NOT BEING COUNTED FOR MITIGATION.

Protected /Preserved Trees **178.0 EA**

TREE MITIGATION TABLE

LOT	NON-EXEMPT PROTECTED TREES TO BE REMOVED CALIPER INCHES	NEW TREES TO BE PLANTED CALIPER INCHES	EXISTING TREE CREDIT CALIPER INCHES (3-8 CALIPER INCHES OF DESIRABLE SPECIES	REQUIRED MITIGATION FEE CALIPER INCHES	REQUIRED MITIGATION FEE
LOT1	320.5"	-"	532"	-211.5"	$0.00

CASE NUMBER = STP 24-10-0041

Valley Quest DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

MEGAN CAYWOOD
BIRDDOG DEVELOPMENT
539 W. COMMERCE ST.
#6306
DALLAS, TX 75208

Project No:	2024-070
Drawn By:	CDB
Reviewed By:	JDB
Issue Type:	Drawings
Issue Date:	1/13/2025

REVISIONS:

No.	Date	Description

REGISTERED LANDSCAPE ARCHITECT — JEREMY D. BOLD — 2734 — STATE OF TEXAS

1/13/25

January 13, 2025

PROJECT:

SOUTHLOFT INDUSTRIAL DEVELOPMENT

GRAND PRAIRIE, TEXAS

SHEET TITLE:

TREE INVENTORY AND MITIGATION

SHEET NUMBER:

TPP1.1

IRRIGATION LEGEND

- HUNTER MSBN-10F STREAM BUBBLER NOZZLE INSTALLED ON FLEX PIPE (18" MIN. LENGTH) SEE INSTALLATION NOTE #8 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH TORO PRECISION SERIES STRIP NOZZLE
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH TORO PRECISION SERIES NOZZLE
- HUNTER PGP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 SR BLACK NOZZLE
- HUNTER PGP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #2.5 BLUE NOZZLE
- HUNTER HLD-CV SERIES (HLD-06-12-CV) DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH SEE INSTALLATION NOTE #16 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- TEMPORARY IRRIGATION (REFER TO NOTE #19)
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #8 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER PCZ-101, ICZ-101, AND ICZ-102 DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR AND 120 MESH SCREEN
- HUNTER HQ-33DLRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE WILKINS 850 SERIES BRONZE BALL VALVE AND WILKINS YB SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
- LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- HUNTER ACC2 SERIES AUTOMATIC CONTROLLER MODEL A2C-1200-M WITH TWO A2M-600 MODULES WITH WIRELESS SOLAR SYNC SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT

- MASTER ELECTRIC VALVE: (HUNTER ICV OR APPROVED EQUAL)
- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPE
- TWO 4" CLASS 200 SLEEVE PIPES
- 1 1/2" PVC CONDUIT WITH LONG RADIUS SWEEP FITTINGS

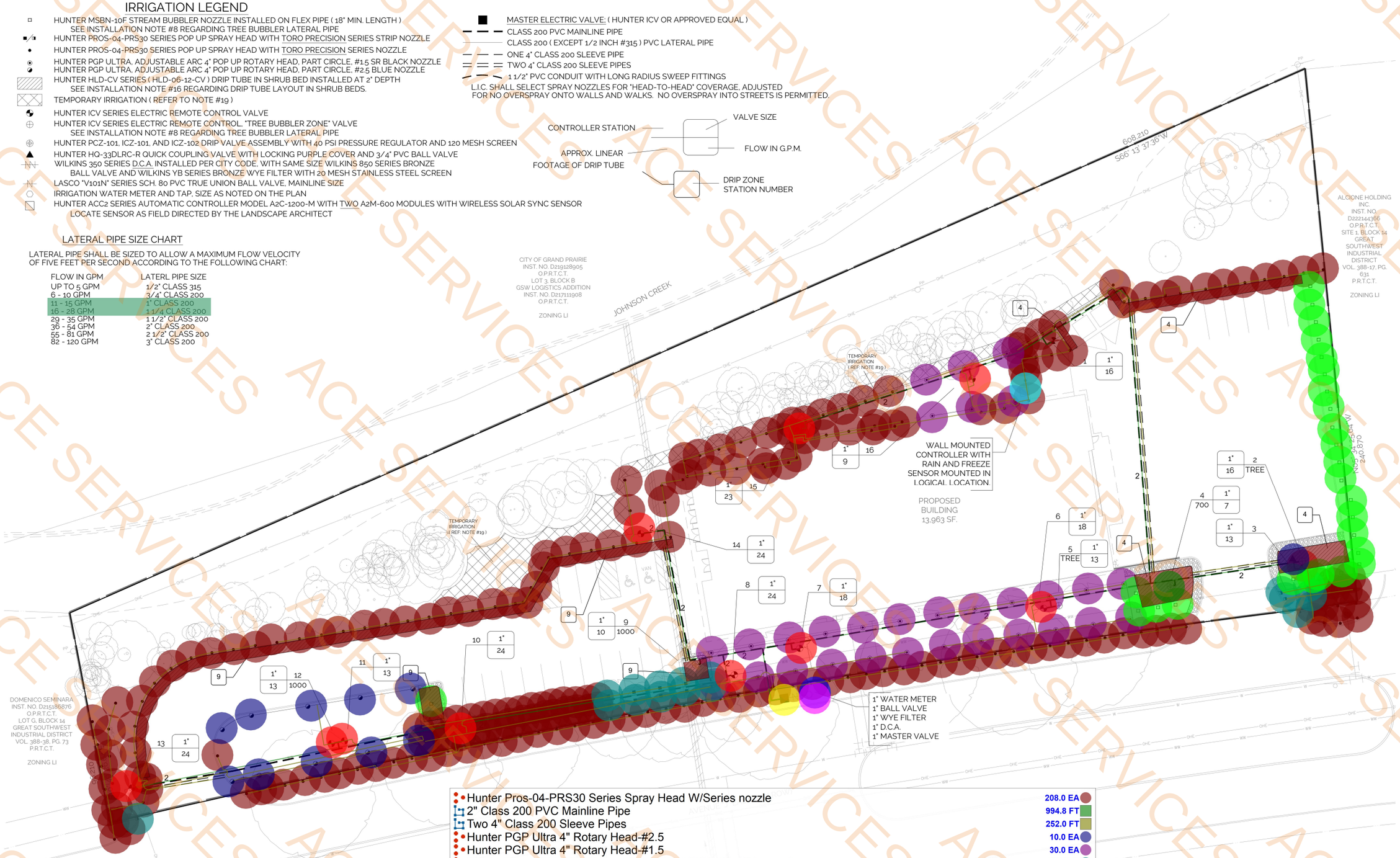
I.I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

CONTROLLER STATION — VALVE SIZE
APPROX. LINEAR FOOTAGE OF DRIP TUBE — FLOW IN G.P.M.
DRIP ZONE STATION NUMBER

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERL PIPE SIZE
UP TO 5 GPM	1/2" CLASS 315
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4 CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200



Hunter Pros-04-PRS30 Series Spray Head W/Series nozzle	208.0 EA
2" Class 200 PVC Mainline Pipe	994.8 FT
Two 4" Class 200 Sleeve Pipes	252.0 FT
Hunter PGP Ultra 4" Rotary Head-#2.5	10.0 EA
Hunter PGP Ultra 4" Rotary Head-#1.5	30.0 EA
Hunter Pros-04-PRS30 Series Spray Head W/Series Strip nozzle	16.0 EA
Hunter ICV Series Electric Remote Control Valve	11.0 EA
Hunter MSBN Stream Bubbler Nozzle	26.0 EA
1" Master Electric Valve	1.0 EA
1" Ball Valve	1.0 EA
1" Wye Filter	1.0 EA
Hunter ACC2 Seriies Sensor	1.0 EA
Shrub Bed Area For Drip Tube	2531.8 SQ FT
Hunter PCZ Drip Valve assembly	1.0 EA
Class 200 PVC Lateral Pipe	2489.7 FT
Hunter HQ Coupling Valve	1.0 EA

Texas 811 Know what's below. Call before you dig.

IRRIGATION PLAN

N
SCALE: 1"=20'-0"
0 20 40

CASE NUMBER - STP 24-10-0041

Valley Quest DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

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MEGAN CAYWOOD
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#6306
DALLAS, TX 75208

Project No:	2024-070
Drawn By:	CDB
Reviewed By:	JDB
Issue Type:	Drawings
Issue Date:	1/13/2025

REVISIONS:

No.	Date	Description

STATE OF TEXAS
RAYMOND L. SEBASTIAN
96050
REGISTERED LANDSCAPE ARCHITECT
1/13/2025

January 13, 2025

PROJECT:

SOUTHLOFT INDUSTRIAL DEVELOPMENT

GRAND PRAIRIE, TEXAS

SHEET TITLE:

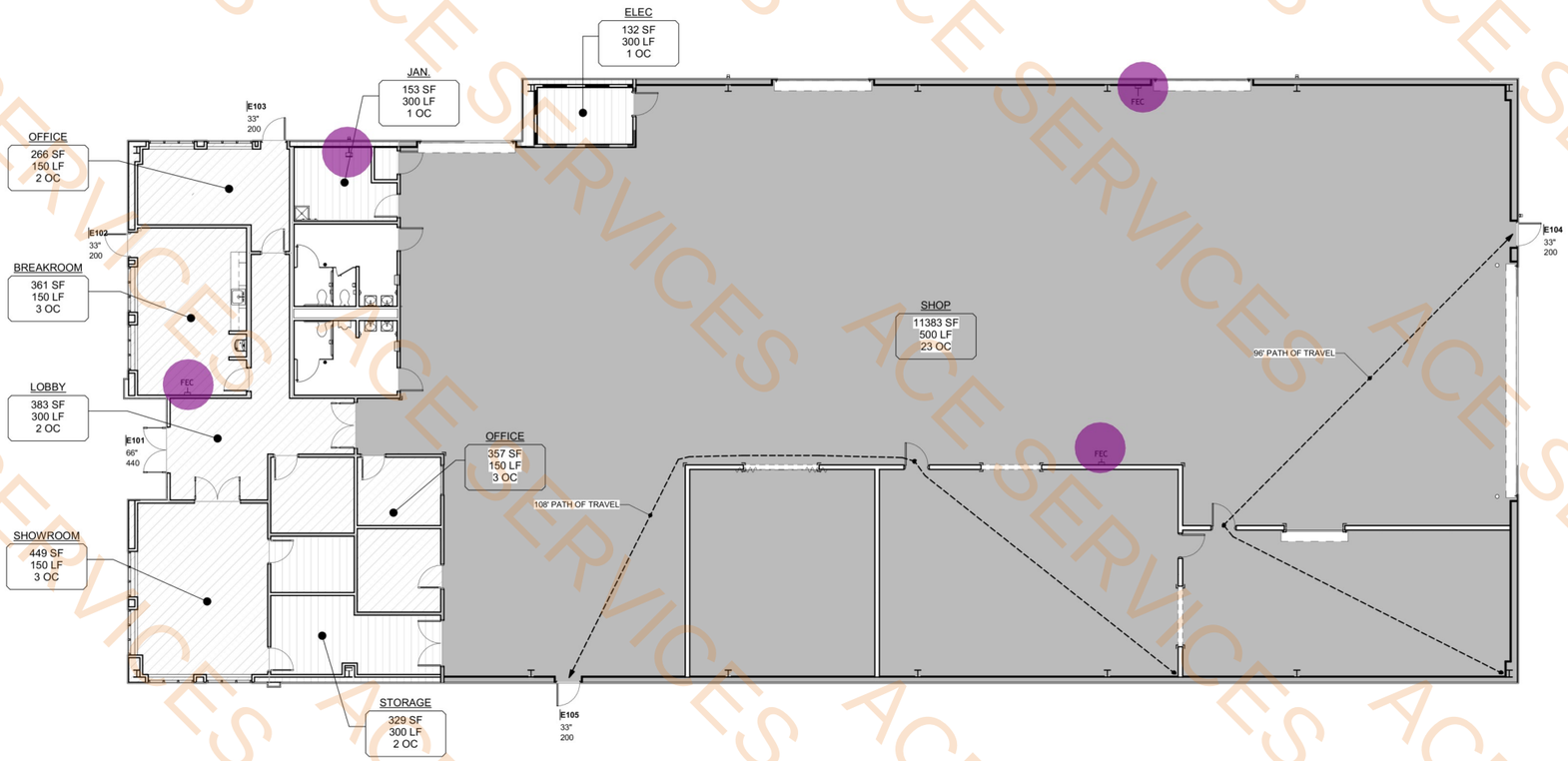
IRRIGATION PLAN

SHEET NUMBER:

LI1.0

ACE SERVICES

Fire Extinguisher **4.0 EA**



01 LEVEL 01 - OCCUPANCY/ LIFE SAFETY PLAN
1/8" = 1'-0"

TRUE NORTH PLAN NORTH

OCCUPANCY GROUP

	GROUP B SECTION 304
	GROUP S-1 SECTION 306
	ACCESSORY SECTION 1004.5

FIRE AND SMOKE RATING DESIGNATION LEGEND

INTERSECTION PRIORITY	PLAN RATING DESIGNATION	SMOKE / FIRE RATING
LOWEST		NON-RATED PARTITION
		NON-RATED SMOKE PARTITION
		1-HOUR SMOKE BARRIER
		1-HOUR FIRE PARTITION
		1-HOUR FIRE BARRIER
		2 -HOUR FIRE BARRIER
		3-HOUR FIRE BARRIER
HIGHEST		4-HOUR FIRE BARRIER

SYMBOLS

XXX' PATH OF TRAVEL — MAX TRAVEL DISTANCE

DOOR TAG
XXX — EXIT IDENTITY
XXX — DOOR WIDTH
XXX — DOOR OPENING OCCUPANT CAPACITY

ROOM NAME
ROOM NUMBER — AREA TAG:
XXXX SF — AREA SQFT
XXX LF — OCCUPANT LOAD FACTOR
XXX OC — NUMBER OF OCCUPANT

XFE XFE XFE XFE — EXISTING FIRE EXTINGUISHER - BRACKET MOUNTED.
EXISTING FIRE EXTINGUISHER CABINET.

FE FE FE FE — NEW FIRE EXTINGUISHER - BRACKET MOUNTED.
NEW FIRE EXTINGUISHER CABINET.

OCCUPANT LOAD AND EXIT TABLE

OCCUPANT CLASSIFICATION PER CODE

36" DOOR = 33" USABLE EXIT WIDTH AT 15 PER = 200 OCCUPANT
48" DOOR = 45" USABLE EXIT WIDTH AT 15 PER = 300 OCCUPANT
72" DOOR = 66" USABLE EXIT WIDTH AT 15 PER = 440 OCCUPANT

OCCUPANCY TYPES	TOTAL SQFT PER OCCUPANCY TYPE	OCCUPANTS	DOOR EXIT CAPACITY REQUIRED (0.15)	EXIT CAPACITY PROVIDED (DOOR)
BUSINESS	1,816	13		
WAREHOUSE	11383	57		
ACCESSORY	614	4		
	TOTAL BUILDING SQFT	TOTAL BUILDING OCCUPANTS		
EXITS	13,715	74	12	198

OCCUPANCY AND PLUMBING CODE TABLE

		TOILET FIXTURES		SINKS		DRINKING FOUNTAIN	SERVICE SINK
BUSINESS	13 OCCUPANTS	MALE	FEMALE	MALE	FEMALE		
	1 PER SEX	MALE 1/25 OF THE FIRST 50 & 1/50 FOR THE REMAINDER EXCEEDING 50 REQ'D	FEMALE 1/25 OF THE FIRST 50 & 1/50 FOR THE REMAINDER EXCEEDING 50 REQ'D.	1/40 OF THE FIRST 80 & 1/80 FOR THE REST REQ'D.		1/100 [A] REQ'D.	1 REQ'D.
		1	1	1	1	1	
SHOP	57 OCCUPANTS	MALE	FEMALE	MALE	FEMALE		
	1 PER SEX	1/100 REQ'D	1/100 REQ'D.	1/100 REQ'D	1/100 REQ'D.	1/400 REQ'D.	1 REQ'D.
		1	1	1	1	1	
TOTAL OCC.	74 OCCUPANTS						
TOTAL FIXTURES REQUIRED		2	2	2	2	1	1
TOTAL FIXTURES PROVIDED		2	2	2	2	1	1
TOTAL UNI-SEX FIXTURES PROVIDED		0		0			

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SOUTHLOFT CC PHASE 1

BOLTZWOOD DEVELOPMENT

1101 E AVENUE J, GRAND PRAIRIE, TX 75050

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ARCHITECT — ARCH. REG . NO.
DATE — 01/14/2025

REVISION

NO.	DATE	DESCRIPTION

DRAWN BY: Author
CHECKED BY: Checker
DDS PRJ. NO: 24.019
ISSUED: 01/14/2025
ISSUE
CONSTRUCTION DOCUMENTS

SHEET TITLE
LIFE SAFETY PLAN

G004
SHEET NUMBER

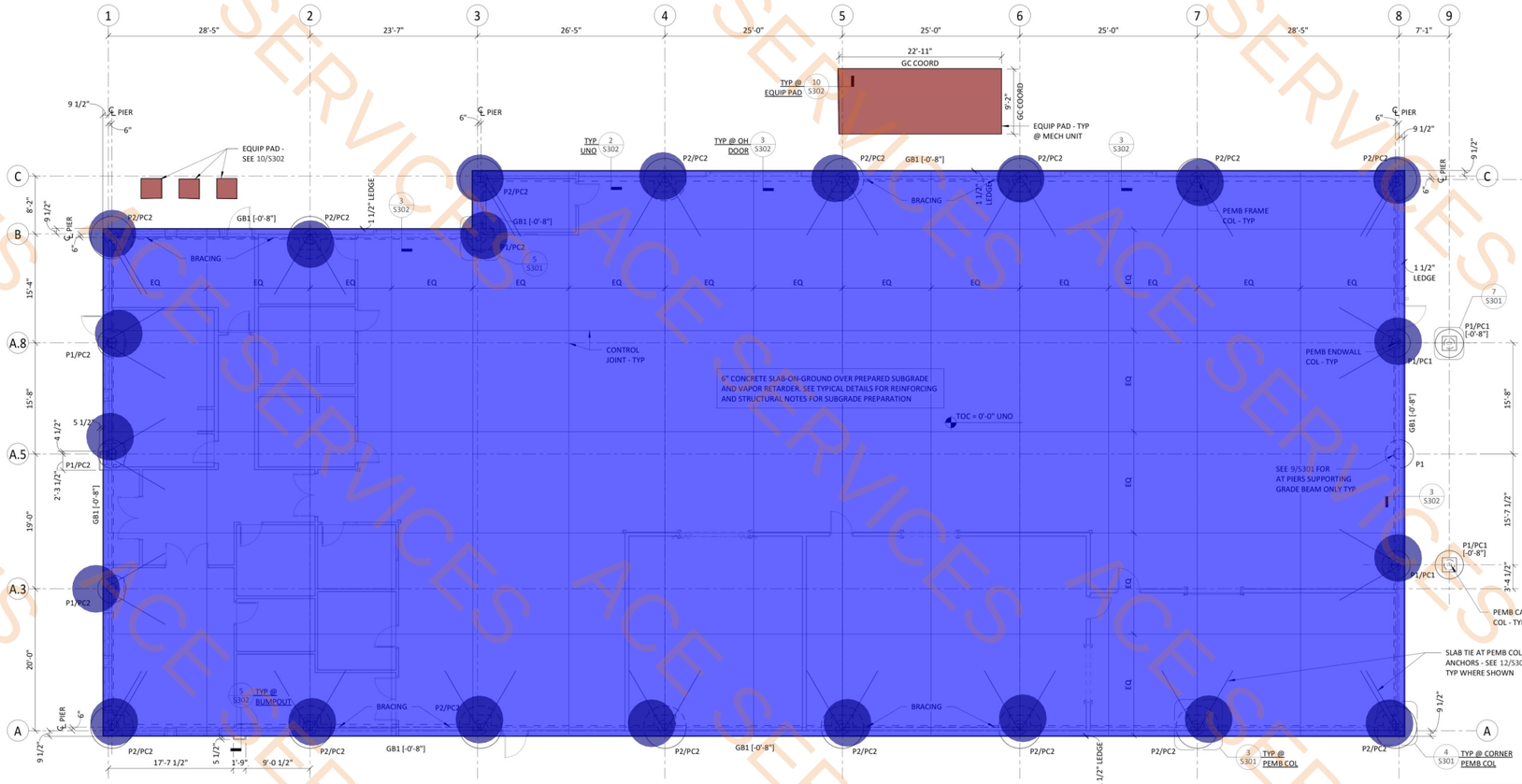
Autodesk Docs://24.019 Southloft/A-Southloft-P1-R24.rvt
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ACE SERVICES

6" Thk Slab On Grade Over V.B — 14201.9 SQ FT

1' D Concrete Pad Of MEP Equipments (S302/10) — 236.7 SQ FT

2' x 2' Concrete Blockouts — 22.0 EA



NORTH

1 FOUNDATION PLAN

1/8" = 1'-0"

PLAN NOTES:

1. TOP OF SLAB ELEVATION = 0'-0", UNO
2. DEPRESSIONS, DROPS AND SLOPES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT SIZE, QUANTITY, AND LOCATION OF ALL SLAB DEPRESSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
3. SLEEVES, OPENINGS, AND PENETRATIONS NOT SHOWN ON DRAWINGS SHALL NOT BE ALLOWED THRU STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL OF ARCHITECT/ENGINEER.
4. UNLESS NOTED OTHERWISE, CENTERLINES OF PIERS SHALL BE LOCATED AS FOLLOWS:
   A. SUPPORTING FREESTANDING COLUMNS OR COLUMNS/PILASTERS EMBEDDED IN GRADE BEAMS OR WALLS: CENTERLINES OF COLUMN
   B. SUPPORTING GRADE BEAMS OR WALL (NOT AT COLUMNS): CENTERLINE OF GRADE BEAM OR WALL
5. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO DRILLING PIERS.
6. SEE FOLLOWING SHEETS FOR SCHEDULES AND TYPICAL DETAILS:
   - S300 - PIERS, PIER CAPS, AND PEMB ANCHORAGE
   - S301 - GRADE BEAMS
   - S302 - SLAB-ON-GROUND
7. SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

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SOUTHLOFT CC PHASE 1

BOLTZWOOD DEVELOPMENT

1101 E AVENUE J, GRAND PRAIRIE, TX 75050

KMV
KRIEGER, MAINES AND VICARS
CONSULTING ENGINEERS, LLC
9900 N Central Expy, Suite 310 Dallas, TX 75231
www.kmveng.com | 972.646.0840 | TX Reg No: F-24127
KMV Proj No: 24012

INTERIM REVIEW DOCUMENTS

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- CONSTRUCTION

CONNER R. MAINES
TX PE NO: 137381
DATE: 01.03.2025

REVISION

NO.	DATE	DESCRIPTION

DRAWN BY:	KMV
CHECKED BY:	CRM
DDS PRJ NO:	24.019
ISSUED:	01.03.2025
ISSUE	

FOR REVIEW

SHEET TITLE

FOUNDATION PLAN

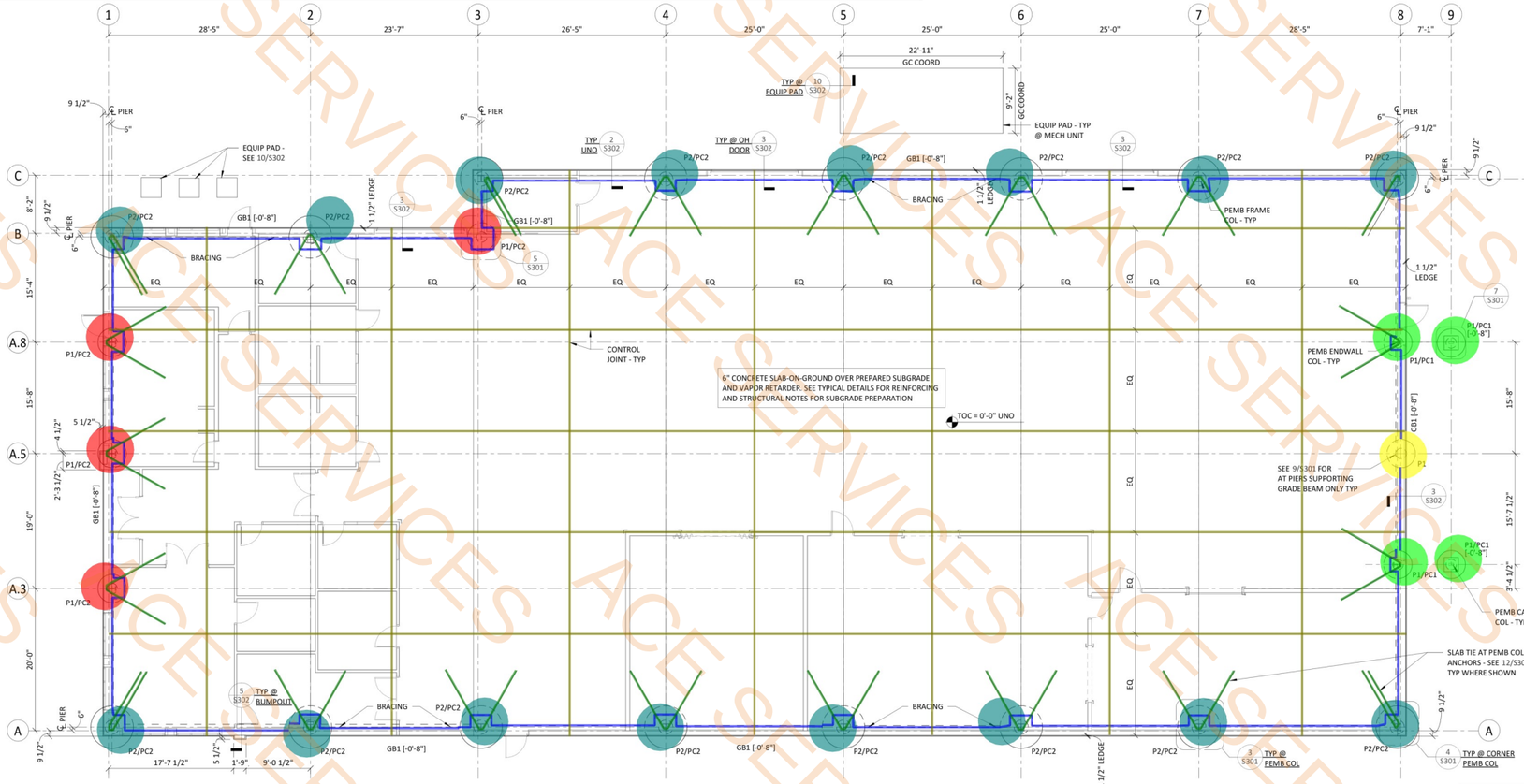
S101

SHEET NUMBER

ACE SERVICES

1/3/2025 9:26:35 AM Autodesk Docs://24.019 Southloft/S-Southloft-P1-R24.rvt

P2 Pier W/PC-2 Pier Cap	16.0 EA
P1 Pier W/PC-2 Pier Cap	4.0 EA
P1 Pier W/PC-1 Pier Cap	4.0 EA
P1 Pier	1.0 EA
GB-1 Grade Beam	566.1 FT
(1)#5 SLab Tie Bar W/PEMB Columns	400.2 FT
Slab Control Joints	1398.6 FT



NORTH

1 FOUNDATION PLAN
1/8" = 1'-0"

PLAN NOTES:

1. TOP OF SLAB ELEVATION = 0'-0", UNO
2. DEPRESSIONS, DROPS AND SLOPES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT SIZE, QUANTITY, AND LOCATION OF ALL SLAB DEPRESSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
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   - S301 - GRADE BEAMS
   - S302 - SLAB-ON-GROUND
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CONNER R. MAINES
TX PE NO: 137381
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REVISION

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ISSUE

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SHEET TITLE

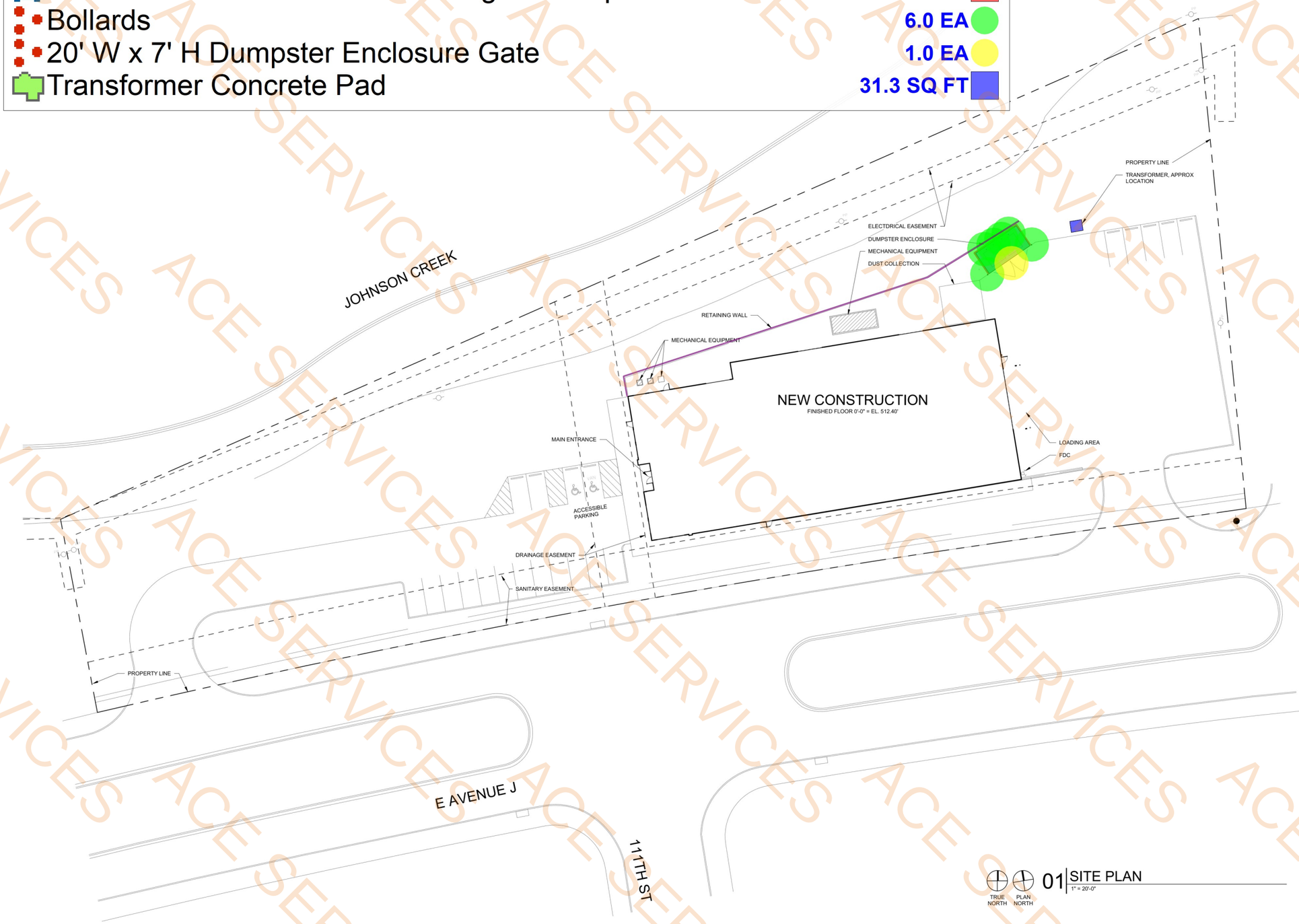
FOUNDATION PLAN

S101

SHEET NUMBER

Autodesk Docs://24.019 SouthloftS-SouthloftP1-R24.rvt
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8" W Concrete Retaining Wall (1'-6" H)	219.0 FT
Concrete Pad @ Dumpster Enclosure	286.1 SQ FT
8" CMU Wall And Concrete Footing Of Dumpster Wall	49.7 FT
Bollards	6.0 EA
20' W x 7' H Dumpster Enclosure Gate	1.0 EA
Transformer Concrete Pad	31.3 SQ FT



01 SITE PLAN
1" = 20'-0"

TRUE NORTH
PLAN NORTH

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SOUTHLOFT CC PHASE 1

BOLTZWOOD DEVELOPMENT

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DDS PRJ. NO:	24.019
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CONSTRUCTION DOCUMENTS

SHEET TITLE

SITE PLAN

A101

SHEET NUMBER

ACE SERVICES

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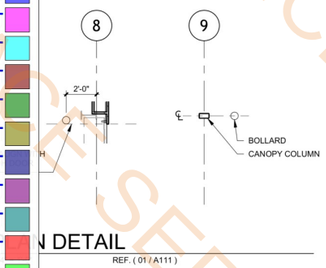
ACCESSORY NOTES:

1. CG - STAINLESS STEEL CORNER GUARDS, 48"H, LOCATED 1'-0" AFF.

GENERAL NOTES:

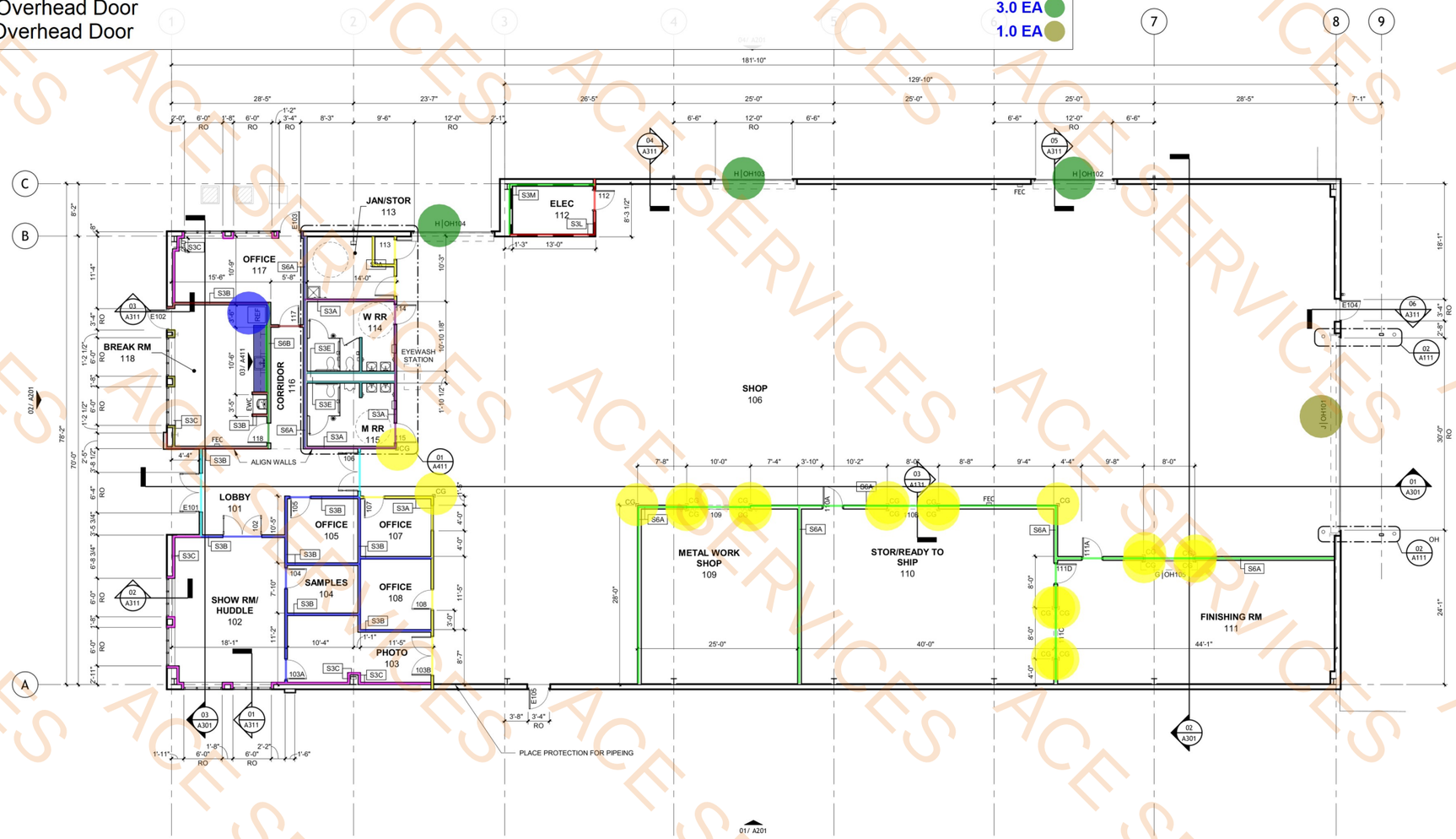
1. METAL BUILDING COMPONENTS INCLUDING STEEL FRAME, SIDING, ROOF AND FLASHING TO BE DESIGNED BY METAL BUILDING MANUFACTURER.

Solid Surface Countertop	21.1 SQ FT
4" H Backsplash	10.4 FT
Wall Tag S6A (24'-9" H)	191.3 FT
Wall Tag S3A (9'-6" H)	59.2 FT
Wall Tag S3B (9'-6" H)	120.0 FT
Wall Tag S3C (9'-6" H)	71.3 FT
Wall Tag S3B (10'-0" H)	21.4 FT
Wall Tag S3B (10'-6" H)	44.9 FT
Wall Tag S6B (10'-6" H)	22.6 FT
Wall Tag S3C (10'-6" H)	10.9 FT
Wall Tag S6A (9'-6" H)	34.1 FT
Wall Tag S3A (9'-6" H) W/Tile Backer Board upto 4' H	51.3 FT
Wall Tag S3E (9'-6" H) W/Tile Backer Board upto 4' H	35.6 FT
Wall Tag S3L (20' H)	22.0 FT
Wall Tag S3M (20' H)	21.1 FT
4' H Corner Guard	20.0 EA
Refrigerator	1.0 EA
Type H Overhead Door	3.0 EA
Type J Overhead Door	1.0 EA



N DETAIL

REF. (01 / A111)



TRUE NORTH PLAN NORTH

01 LEVEL 1 - FLOOR PLAN

1/8" = 1'-0"

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CONSTRUCTION DOCUMENTS

SHEET TITLE

FLOOR PLAN - LEVEL 1

A111

SHEET NUMBER

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ACE SERVICES

ACCESSORY NOTES:

1. CG - STAINLESS STEEL CORNER GUARDS, 48"H, LOCATED 1'-0" AFF.

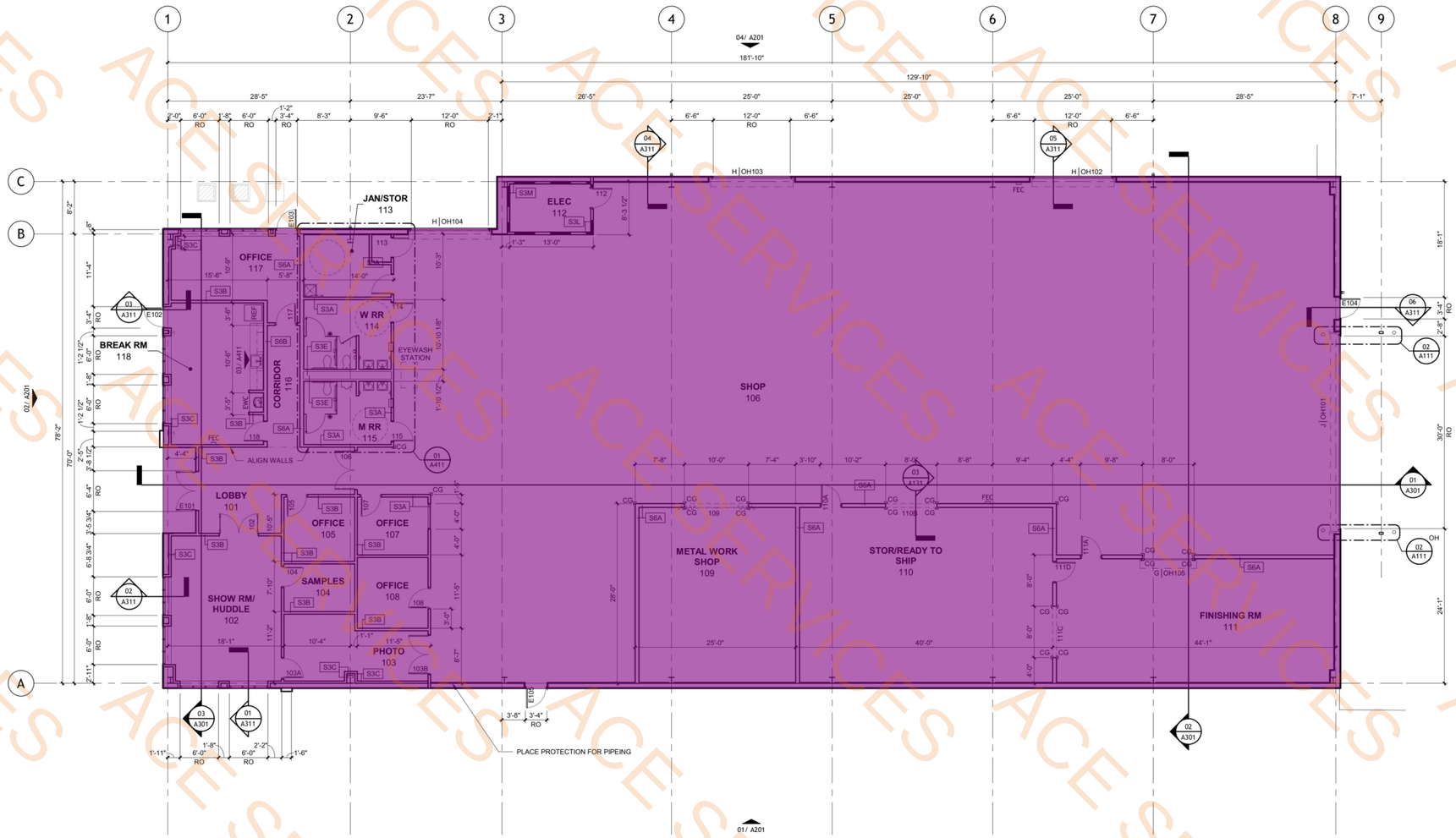
GENERAL NOTES:

1. METAL BUILDING COMPONENTS INCLUDING STEEL FRAME, SIDING, ROOF AND FLASHING TO BE DESIGNED BY METAL BUILDING MANUFACTURER.

Pre Engineered Metal Building (27'-6" H) W/All Framing, Metal Roof And Exterior Metal... **14210.8 SQ FT**



02 PLAN DETAIL
1/4" = 1'-0" REF. (01 / A111)





01 LEVEL 1 - FLOOR PLAN
1/8" = 1'-0"

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CONSTRUCTION DOCUMENTS

SHEET TITLE

FLOOR PLAN - LEVEL 1

A111

SHEET NUMBER

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ACE SERVICES

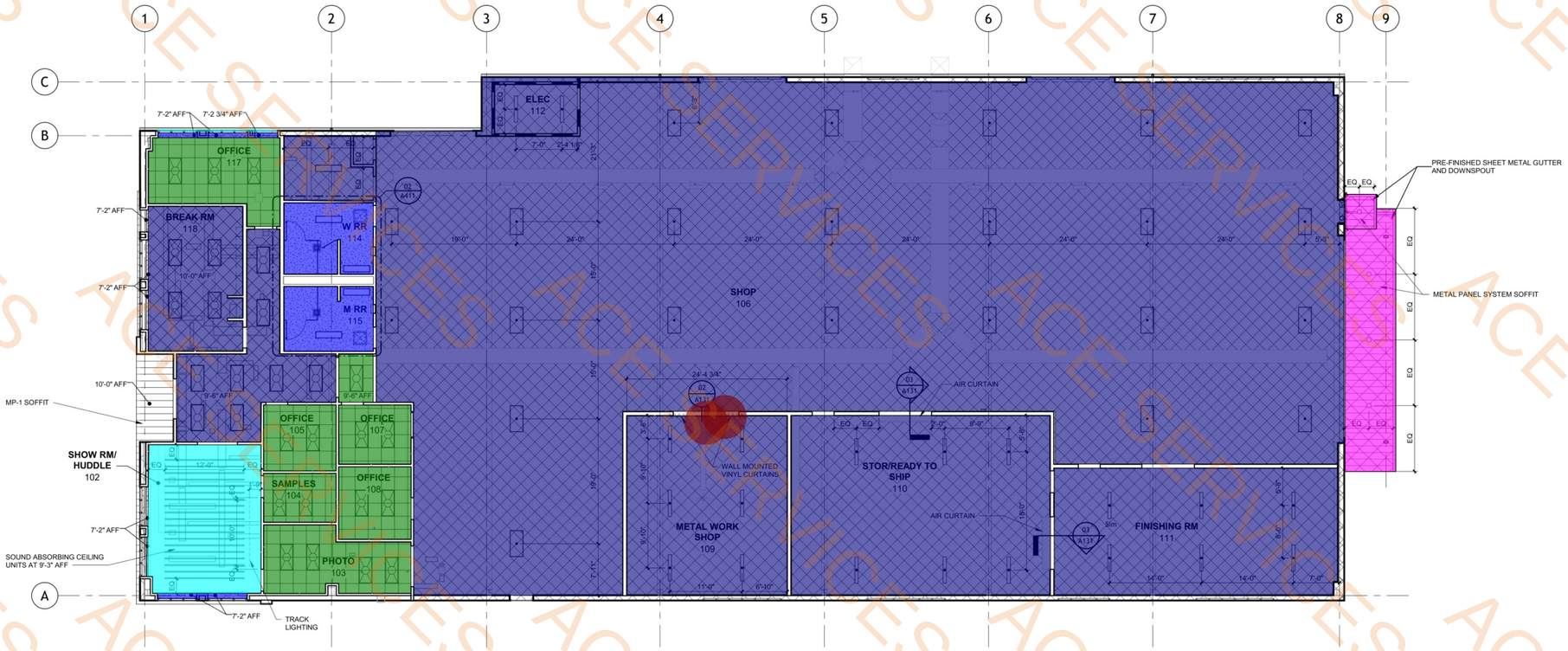
GENERAL NOTES - REFELCTED CEILING PLAN

1. ALL CEILING HEIGHTS ARE 9'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
2. REFER TO MECHANICAL FOR HVAC EQUIPMENT LOCATIONS.
3. CONTROL JOINTS AT GYP. BD. CEILING AT 20'-0" MAX.

REFLECTED CEILING PLAN LEGEND

- PTD. GYP. BOARD CEILING PT-6
- SUSPENDED 2' X 2' OR 2' X 4' ACOUSTIC CEILING SYSTEM
- EXPOSED TO DECK
- METAL SOFFIT
- NEW 2' X 4' TROFFER LIGHT REF: ELECTRICAL
- 1' X 4' SURFACE MOUNTED LIGHT REF: ELECTRICAL
- 4' INDUSTRIAL STRIP LIGHT
- OCCUPANCY SENSOR REF: ELECTRICAL
- M MOTION DETECTOR REF: ELECTRICAL
- EXHAUST DIFFUSER REF: MECHANICAL
- RECESSED DOWNLIGHT REF: ELECTRICAL
- NEW 12" X 8"" HVAC DIFFUSER REF: MECHANICAL
- NEW 2' X 2' HVAC DIFFUSER REF: MECHANICAL
- NEW 2' X 2' HVAC RETURN REF: MECHANICAL
- XX'-XX" AFF CEILING ELEVATION MARKER
- EXIT LIGHT REF: ELECTRICAL
- SUSPENDED LINEAR LIGHT FIXTURE REF: ELECTRICAL
- 2' X 2' WAREHOUSE LIGHT

2' x 2' ACT Ceiling	870.5 SQ FT
Paint @ Exposed Structure	11891.7 SQ FT
Painted GWB Ceiling	303.2 SQ FT
Pre Engineered Canopy(Metal Panel Soffit And Metal Roof)	317.7 SQ FT
GWB Soffit @ 1'-10" H	32.0 FT
6' W x 10' H Akon Welding Curtain	2.0 EA
Sound Absorbing Ceiling	387.2 SQ FT



01 LEVEL 1 - REFLECTED CEILING PLAN
1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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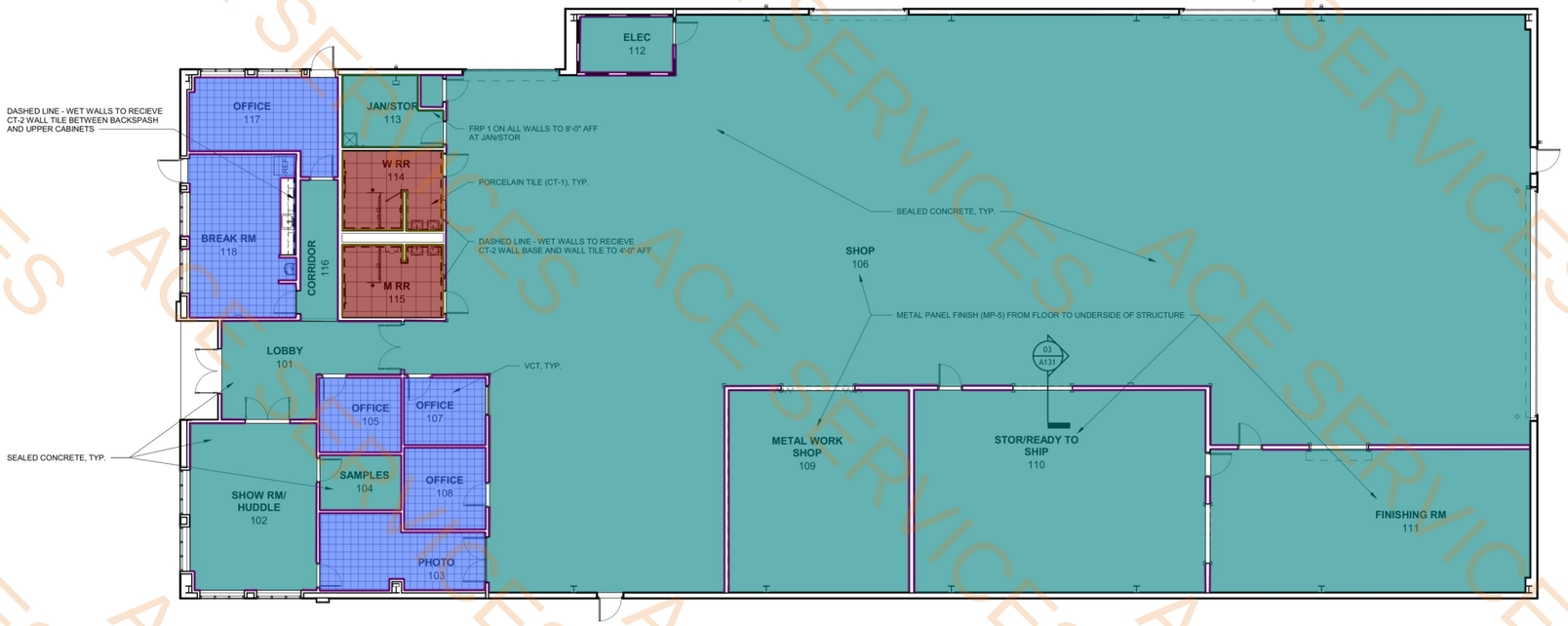
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REFLECTED CEILING PLAN - LEVEL 1

A131
SHEET NUMBER

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ACE SERVICES

Sealed Concrete	11975.0 SQ FT
VCT Flooring	1043.9 SQ FT
Porcelain Tile Flooring	276.3 SQ FT
FRP-1 @ 8' H	43.6 FT
Porcelain Wall Tiles @ 4' H	83.3 FT
Kitchen Backsplash Tile @ 1'-4" H	10.3 FT
4" H Rubber Base	914.3 FT



01 LEVEL 1 - FINISH PLAN
1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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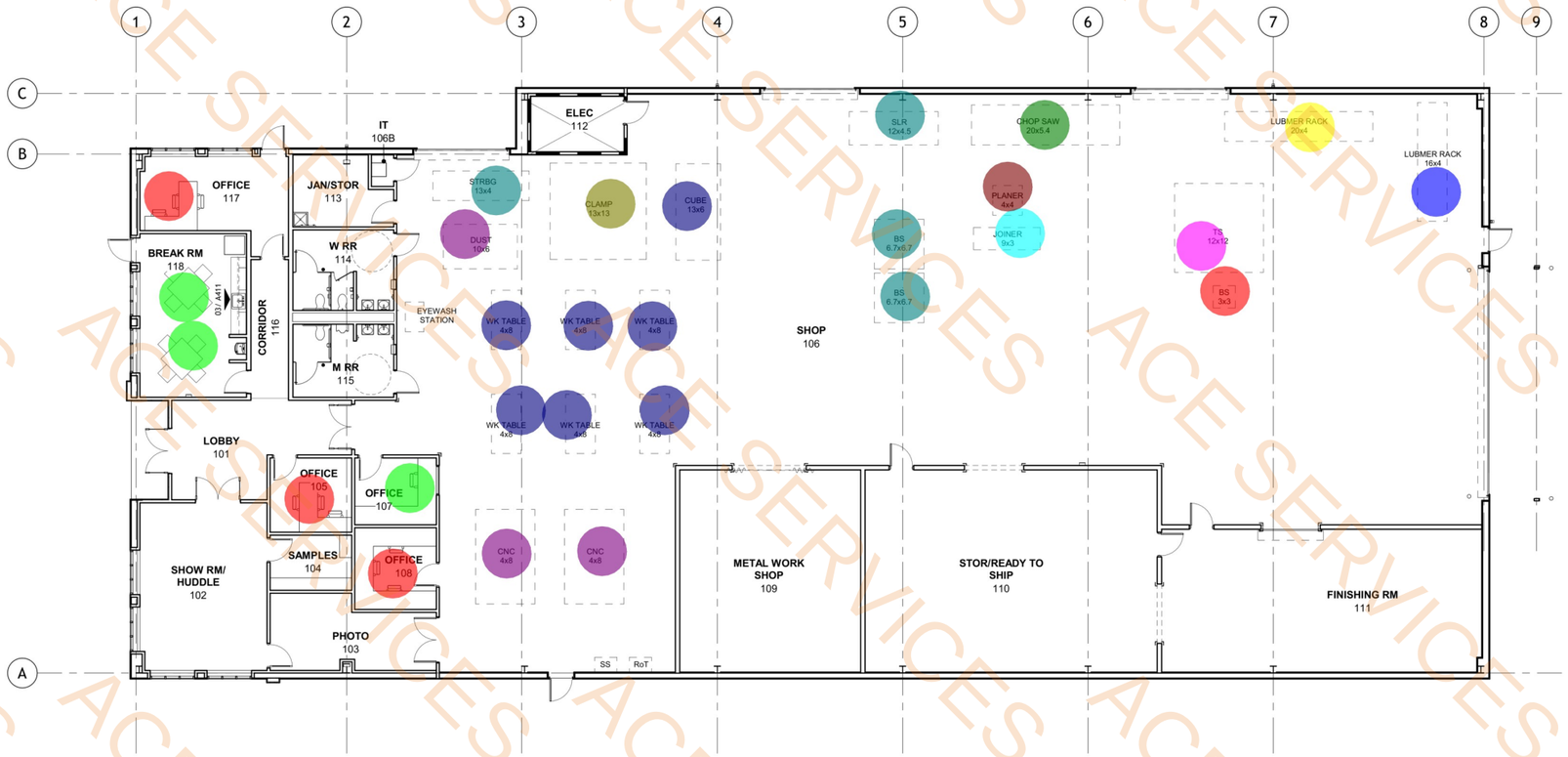
SHEET TITLE
FINISH PLANS

A141
SHEET NUMBER

ACE SERVICES

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4 x 8 Working Table	6.0 EA
CNC 4 x 8	2.0 EA
BS 6.7 x 6.7	2.0 EA
BS 3 x 3	1.0 EA
Office Table W/4 Chairs	2.0 EA
Lumber Rack 20 x 4	1.0 EA
Lumber Rack 16 x 4	1.0 EA
TS 12 x 12	1.0 EA
Joiner 9 x 3	1.0 EA
Planner 4 x 4	1.0 EA
Chop Saw 20 x 5.4	1.0 EA
Clamp 13 x 13	1.0 EA
Cube 13 x 6	1.0 EA
Dust 10 x 6	1.0 EA
New Count	2.0 EA
Office Table W/3 Chairs	3.0 EA
Office Table W/1 Chair	1.0 EA



01 LEVEL 1 - FURNITURE PLAN
1/8" = 1'-0"

TRUE NORTH
PLAN NORTH

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CONSTRUCTION DOCUMENTS

SHEET TITLE

FURNITURE & EQUIPMENT PLAN

A151

SHEET NUMBER

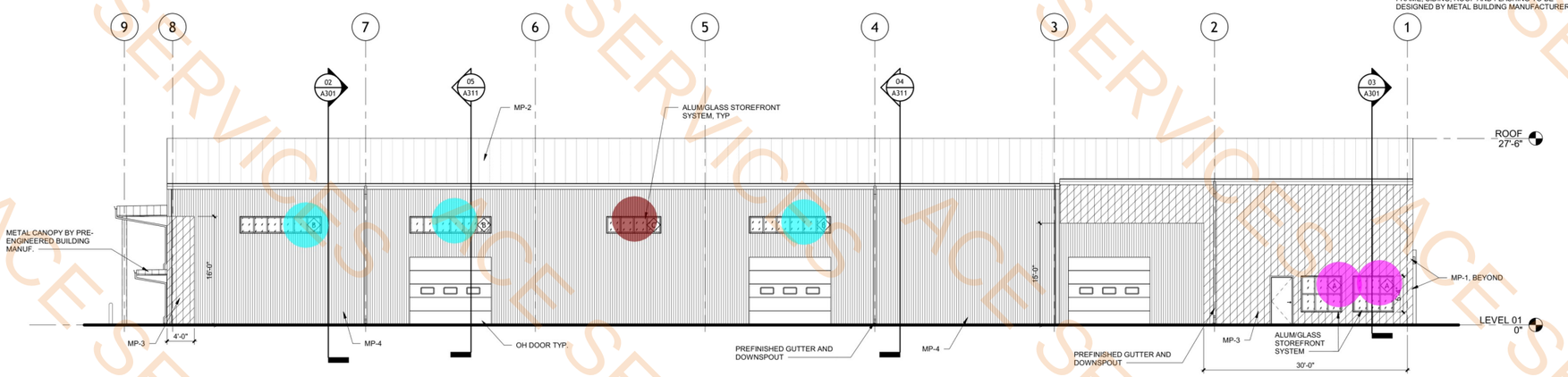
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ACE SERVICES

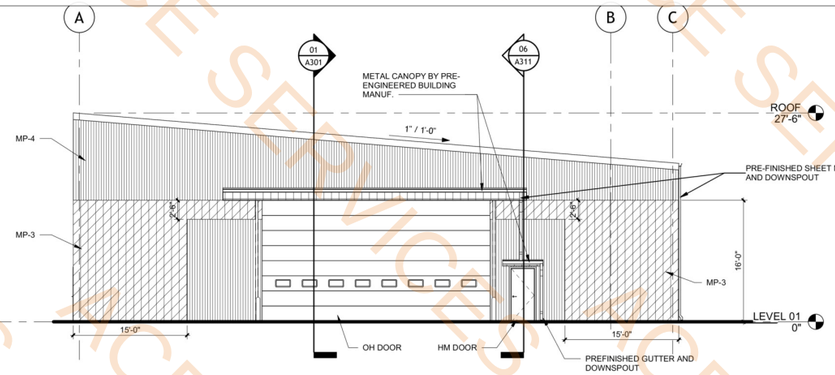
MATERIAL LEGEND	
METAL PANEL SIDING	MATERIAL IMAGE
MP-1 (METAL PANEL SYSTEM): MANUF.: BERRIDGE PRODUCT: FW-12 (WITH GROOVES) COLOR: ZINC GREY INSTALL: VERTICAL	
MP-2 (METAL PANEL SYSTEM): MANUF: BERRIDGE PRODUCT: ZEE-LOCK PANEL (STANDING SEAM) COLOR: ZINC GREY INSTALL: VERTICAL	
MP-3 (METAL PANEL SYSTEM): MANUF: BERRIDGE PRODUCT: FW-12 (WITHOUT GROVES) COLOR: COR-TEN AZP RAW INSTALL: VERTICAL	
MP-4 (METAL PANEL SYSTEM): MANUF: BERRIDGE PRODUCT: FW-12 (WITH GROVES) COLOR: MATTE BLACK INSTALL: VERTICAL	

NOTE:
METAL BUILDING COMPONENTS INCLUDING STEEL FRAME, SIDING, ROOF AND FLASHING TO BE DESIGNED BY METAL BUILDING MANUFACTURER.

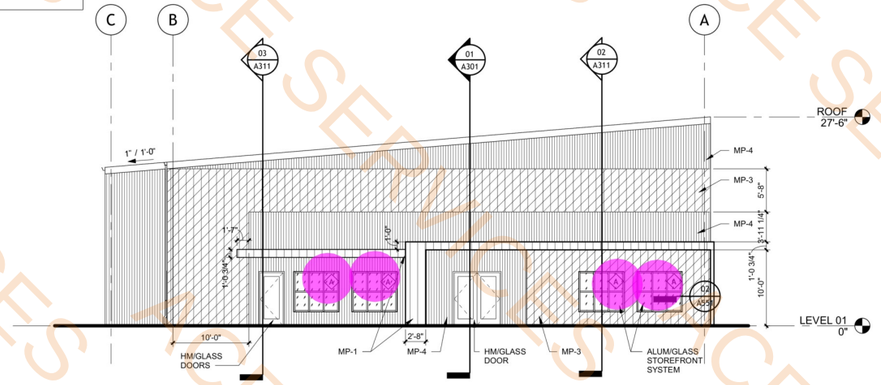


04 ELEVATION - NORTH
1/8" = 1'-0"

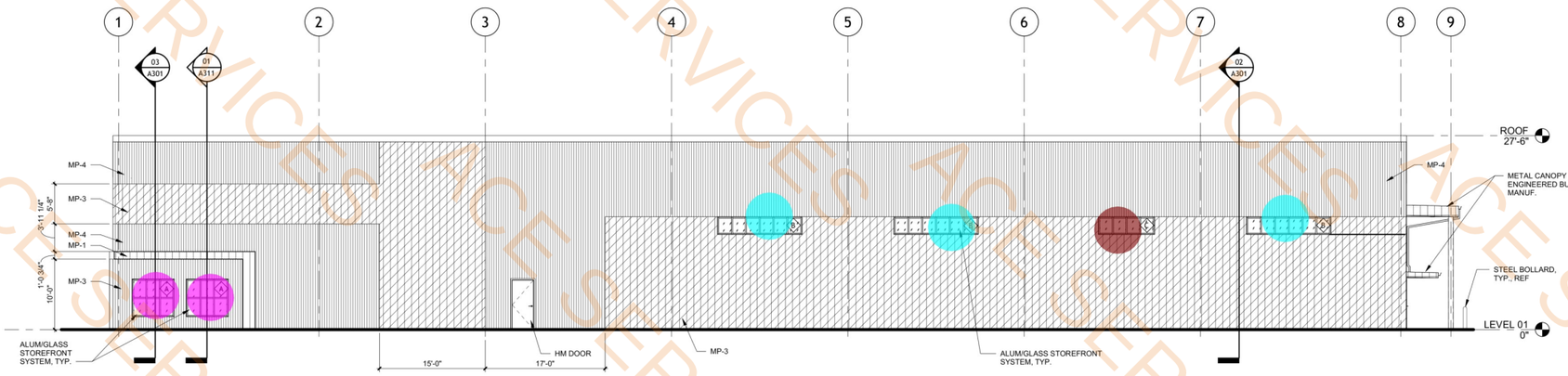
- Storefront A — 8.0 EA
- Storefront B — 6.0 EA
- Storefront C — 2.0 EA



03 ELEVATION - EAST
1/8" = 1'-0"



02 ELEVATION - WEST
1/8" = 1'-0"



01 ELEVATION - SOUTH
1/8" = 1'-0"

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ISSUE
CONSTRUCTION DOCUMENTS

SHEET TITLE
EXTERIOR ELEVATIONS

A201
SHEET NUMBER

ACE SERVICES

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GENERAL NOTES - REFELCTED CEILING PLAN

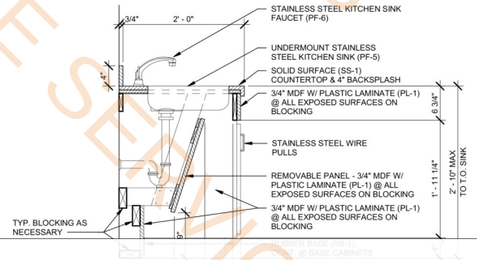
1. ALL CEILING HEIGHTS ARE 9'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
2. REFER TO MECHANICAL FOR HVAC EQUIPMENT LOCATIONS.
3. CONTROL JOINTS AT GYP. BD. CEILING AT 20'-0" MAX.

KEYNOTE LEGEND TOILET ACCESSORIES	
KEY VALUE	KEYNOTE TEXT
TA-1	PAPER TOWEL DISPENSER / WASTE RECEPTACLE
TA-2	WALL MOUNTED SOAP DISPENSER
TA-3	MIRROR UNIT
TA-4	TOILET TISSUE (ROLL) DISPENSER
TA-5	SANITARY-NAPKIN DISPOSAL UNIT
TA-6	GRAB BAR - 42"
TA-7	GRAB BAR - 36"
TA-8	MOP AND BROOM HOLDER

KEYNOTE LEGEND PLUMBING FIXTURES	
KEY VALUE	KEYNOTE TEXT
PF-3	FLOOR WALL MOUNTED FLUSHOMETER TOILET
PF-9	WALL HUNG URINAL. REFER TO PLUMBING DRAWINGS.
PF-10	MOP SINK - REFER TO PLUMBING

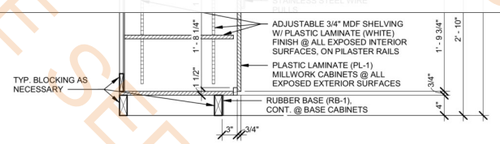
REFLECTED CEILING PLAN LEGEND

- PTD. GYP. BOARD CEILING PT-6
- SUSPENDED 2' X 2' OR 2' X 4' ACOUSTIC CEILING SYSTEM
- EXPOSED TO DECK
- METAL SOFFIT
- NEW 2' X 4' TROFFER LIGHT REF: ELECTRICAL
- 1' X 4' SURFACE MOUNTED LIGHT REF: ELECTRICAL
- 4' INDUSTRIAL STRIP LIGHT
- OCCUPANCY SENSOR REF: ELECTRICAL
- MOTION DETECTOR REF: ELECTRICAL
- EXHAUST DIFFUSER REF: MECHANICAL
- RECESSED DOWNLIGHT REF: ELECTRICAL
- NEW 12" X 8"' HVAC DIFFUSER REF: MECHANICAL
- NEW 2' X 2' HVAC DIFFUSER REF: MECHANICAL
- NEW 2' X 2' HVAC RETURN REF: MECHANICAL
- XX'-XX" AFF CEILING ELEVATION MARKER
- EXIT LIGHT REF: ELECTRICAL
- SUSPENDED LINEAR LIGHT FIXTURE REF: ELECTRICAL
- 2' X 2' WAREHOUSE LIGHT

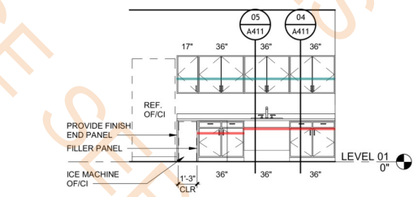


05 MILLWORK SECTION AT ACCESS SINK
1" = 1'-0" REF. (03 / A411)

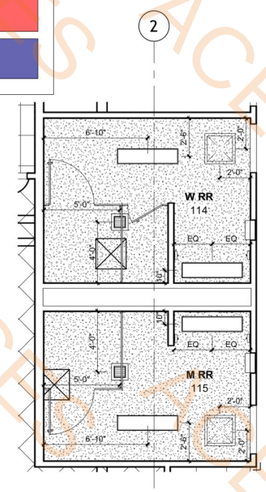
TA-1	2.0 EA
TA-2	4.0 EA
TA-3	4.0 EA
TA-4	3.0 EA
TA-5	2.0 EA
TA-6	2.0 EA
TA-7	2.0 EA
TA-8	1.0 EA
1' D x 2'-6" H Wall Mounted Cabinets	10.5 FT
2' D x 2'-10" H Kitchen Base Cabinets	9.2 FT
Toilet Partition	23.6 FT



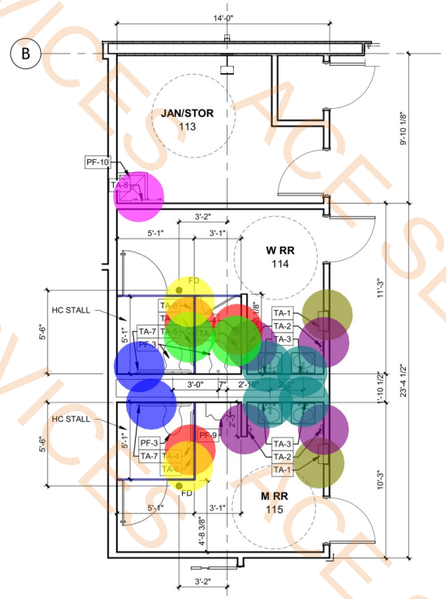
04 MILLWORK SECTION TYP.
1" = 1'-0" REF. (03 / A411)



03 INTERIOR ELEVATION - BREAKROOM
1/4" = 1'-0" REF. (01 / A111)



02 ENLARGED RESTROOM RCP
1/4" = 1'-0"



01 ENLARGED RESTROOM PLAN
1/4" = 1'-0"

TRUE NORTH / PLAN NORTH

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ENLARGED FLOOR PLANS

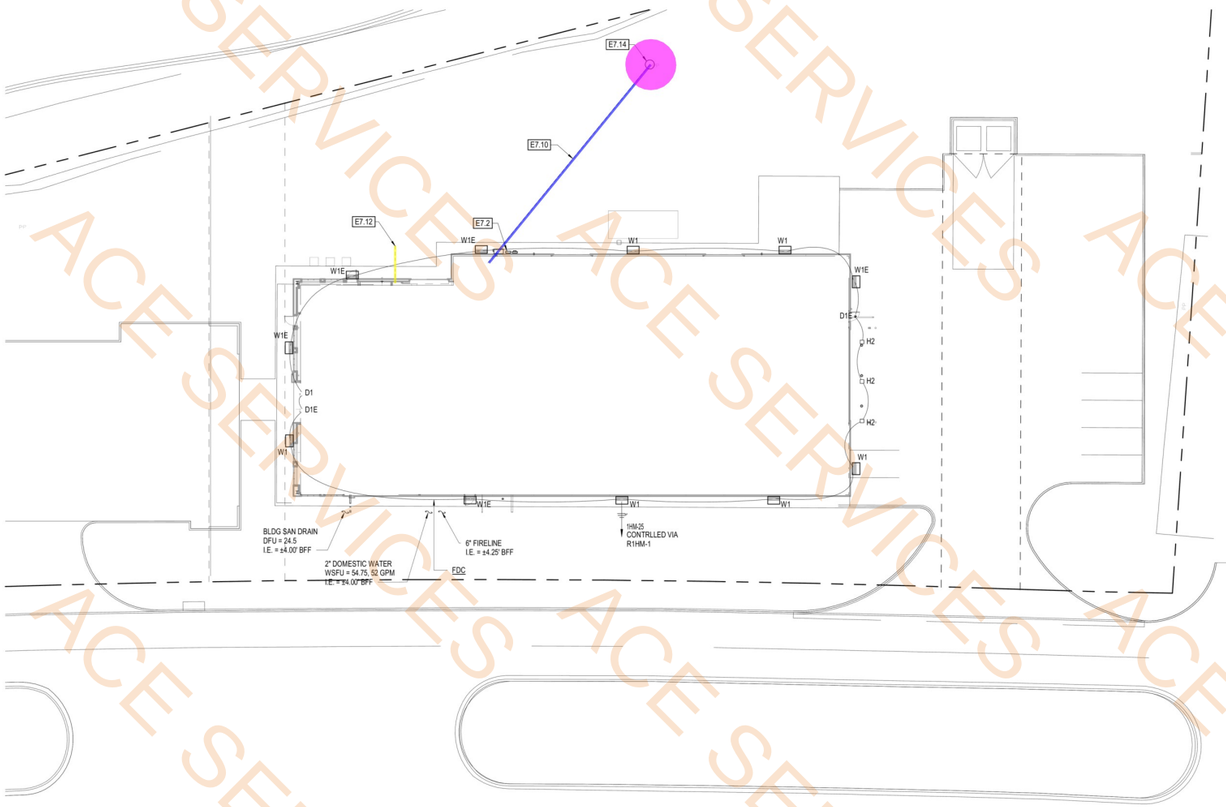
A411

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ACE SERVICES

(2) 4" Telecom Utility W/Pullstring — 12.5 FT
Underground Secondary Ductbank — 84.3 FT
Pole Mounted Transformer — 1.0 EA



1 MEP0.21 **MEP SITE PLAN**
1" = 20'-0"

MECHANICAL KEYED NOTES

ELECTRICAL KEYED NOTES

E7.2 PROPOSED LOCATION FOR CT CABINET, METER CAN, AND SERVICE ENTRANCE DISCONNECT.

E7.10 PROPOSED ROUTING OF NEW UNDERGROUND SECONDARY DUCTBANK.

E7.12 PROPOSED ROUTING OF INCOMING TELECOM UTILITY. PROVIDE (2) 4" CONDUITS WITH PULLSTRING. CONTRACTOR SHALL STUB UP AND CAP FOR FUTURE USE. COORDINATE EXACT STUB UP LOCATION.

E7.14 PROPOSED LOCATION OF NEW POWER COMPANY POLE MOUNTED TRANSFORMER BANK. COORDINATE FINAL LOCATIONS WITH UTILITY COMPANY.

SITE UTILITY NOTES:

A. REFER TO CIVIL DRAWINGS FOR CONTINUATION OF DOMESTIC WATER, FIRE PROTECTION WATER, STORM, AND SANITARY WASTE UTILITIES.

B. REFER TO CIVIL DRAWINGS FOR LOCATION(S) OF WATER METER(S).

C. REFER TO CIVIL DRAWINGS FOR BUILDING FINISHED FLOOR ELEVATION(S).

D. ALL INVERT ELEVATIONS INDICATED ARE RELATIVE TO THE FINISHED FLOOR ELEVATION OF THE BUILDING SLAB AT THEIR RESPECTIVE LOCATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE.

E. INVERT ELEVATIONS LISTED ARE APPROXIMATE. PRIOR TO CONSTRUCTION, COORDINATE FINAL INVERT ELEVATIONS OF GRAVITY OUTFALLS WITH SITE UTILITY CONTRACTOR. MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER CONNECTIONS TO AVAILABLE SITE UTILITIES.

F. ROLL-DOWN AS NECESSARY AND PROVIDE PIPE, FITTINGS, AND ADAPTERS AS REQUIRED TO MAKE PROPER CONNECTIONS TO SITE UTILITY LINES.

G. PROVIDE SCHEDULE 40 SOLID WALL PVC SLEEVES FOR ALL INCOMING GAS SERVICE PIPING TO BE ROUTED BELOW CONCRETE, ASPHALT, OR PAVING. SLEEVES SHALL BE NO SMALLER THAN TWO TIMES THE DIAMETER OF THE GAS PIPING TO BE SERVED. PROVIDE 4'-0" X 4'-0" TEMPORARY LEAVE-OUTS IN THE PAVING AT ALL CHANGES IN DIRECTION ALONG THE ROUTE OF THE SLEEVING. ENSURE ALL SLEEVES ARE MAINTAINED FREE FROM DIRT AND DEBRIS, CAPPED AT BOTH ENDS, AND CLEARLY LABELED. FILL LEAVE-OUTS TO MATCH FINISHED CONDITIONS. THESE GENERAL GUIDELINES SHALL NOT SUPERCEDE THE LOCAL GAS PROVIDER'S REQUIREMENTS, WHICH SHALL GOVERN THE INSTALLATION OF ALL SLEEVING.

H. FIELD COORDINATE/CONFIRM THE ROUTING AND INSTALLATION OF GAS SERVICE PIPING WITH THE LOCAL UTILITY PROVIDER PRIOR TO ANY SITE PAVING WORK. MAKE ADJUSTMENTS AS REQUIRED.

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ROBERTO TIJERINA, P.E.
TEXAS # 121946

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SHEET TITLE
MEP SITE PLAN

MEP0.21
SHEET NUMBER

DBR
956.683.1640 p
https://www.dbrinc.com
TBPE Firm Registration No. 2234
DBR Project # 248021
RT | MG | JR | TL | --

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ACE SERVICES



MECHANICAL PLAN LEVEL 1

1 / M2.11 — 1/8" = 1'-0"

MECHANICAL GENERAL NOTES:

A. REFER TO M0.01 FOR MECHANICAL GENERAL NOTES.

MECHANICAL KEYED NOTES

M1.2 DUCTWORK SHALL BE DOUBLE WALL. EXPOSED DUCTWORK SHALL BE DOUBLE WALL (BOTH ROUND AND RECTANGULAR) AND PHOSPHOTIZED FOR FINAL PAINTING. EXPOSED INSULATION SHALL NOT BE ACCEPTABLE. COORDINATE COLOR WITH ARCHITECT.

M1.3 PROVIDE INTAKE LOUVER AT APPROXIMATE LOCATION SHOWN. REFER TO ARCHITECTURAL FOR FINAL ELEVATION AND FINISH. PROVIDE 18" DEEP SHEET METAL PLENUM AT BACK OF LOUVER FOR OUTSIDE AIR DUCT ATTACHMENT. REFER TO MECHANICAL DETAILS.

M2.1 ROUTE 1" CONDENSATE DRAIN LINE FROM FAN COIL UNIT TO MOP SINK LOCATED IN JANITOR CLOSET. TERMINATE PIPING 6" ABOVE DRAIN.

M3.1 PROVIDE THERMOSTAT AT APPROXIMATE LOCATION SHOWN. THERMOSTAT SHALL BE INSTALLED AT SAME ELEVATION AS LIGHT SWITCHES. COORDINATE FINAL LOCATION WITH ARCHITECT AND OTHER TRADES TO AVOID CONFLICTS.

M4.2 PROVIDE AIR HANDLING UNIT AT APPROXIMATE LOCATION SHOWN SUSPENDED ABOVE CEILING. PROVIDE ALL CLEARANCES AS REQUIRED BY EQUIPMENT MANUFACTURER. PROVIDE VOLUME DAMPER AND MOTORIZED DAMPER AT OUTSIDE AIR DUCT INTERLOCK WITH AHU OPERATION. REFER TO MECHANICAL DETAILS.

M4.4 PROVIDE CONDENSING UNITS AS SCHEDULED. MOUNT ON 6" HOUSEKEEPING PAD. ROUTE REFRIGERANT PIPING FROM OUTDOOR UNIT TO ASSOCIATED INDOOR UNIT. REFRIGERANT PIPING SHALL BE SIZED PER MANUFACTURERS RECOMMENDATIONS. FIELD VERIFY EXACT PIPING ROUTING. REFER TO MECHANICAL DETAILS.

M4.6 PROVIDE CEILING FAN AT APPROXIMATE LOCATION SHOWN. SUSPEND FAN FROM STRUCTURE. PROVIDE NECESSARY DUCT TRANSITIONS FROM FAN INLET AND DISCHARGE. SIZE DUCTWORK AS INDICATED ON PLAN.

MECHANICAL KEYED NOTES

M4.8 PROVIDE AIR CURTAIN AT APPROXIMATE LOCATION OVER OPENING. INSTALL AS PER MANUFACTURER RECOMMENDATIONS. INTERLOCK WITH REMOTE WALL SWITCH. COORDINATE WALL SWITCH LOCATION WITH ARCHITECT.

M4.12 PROVIDE ELECTRIC UNIT HEATER AT APPROXIMATE LOCATION SHOWN. MOUNT AT 10 FEET A.F.F. PROVIDE THERMOSTAT. MOUNT THERMOSTAT AT SAME ELEVATION AS LIGHT SWITCHES. COORDINATE WITH ARCHITECT AND OTHER TRADES PRIOR TO CONSTRUCTION TO AVOID CONFLICT WITH EQUIPMENT. HEATER SHALL BE SET TO TURN ON THE HEATER WHEN SPACE TEMPERATURE FALLS BELOW 50F.(ADJUSTABLE).

M4.13 PROVIDE HVLS FAN AS SCHEDULED AND LOCATED WHERE INDICATED ON PLAN. FAN BLADES MUST BE A MINIMUM OF 3'-0" IN ANY DIRECTION FROM ANY OBSTACLES (CEILING DECK, MAJOR STRUCTURAL OBSTRUCTIONS, LIGHT GRID). COORDINATE HVLS FAN INSTALLATION WITH ROLL UP DOORS, HEATERS, LIGHTS AND OTHER BUILDING COMPONENTS. INSTALL AS PER MANUFACTURER RECOMMENDATIONS. TIE HVLS TO FIRE ALARM SYSTEM RELAY TO DISABLE HVLS IF ALARM IS ACTIVATED.

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SHEET TITLE

MECHANICAL PLAN

M2.11

SHEET NUMBER

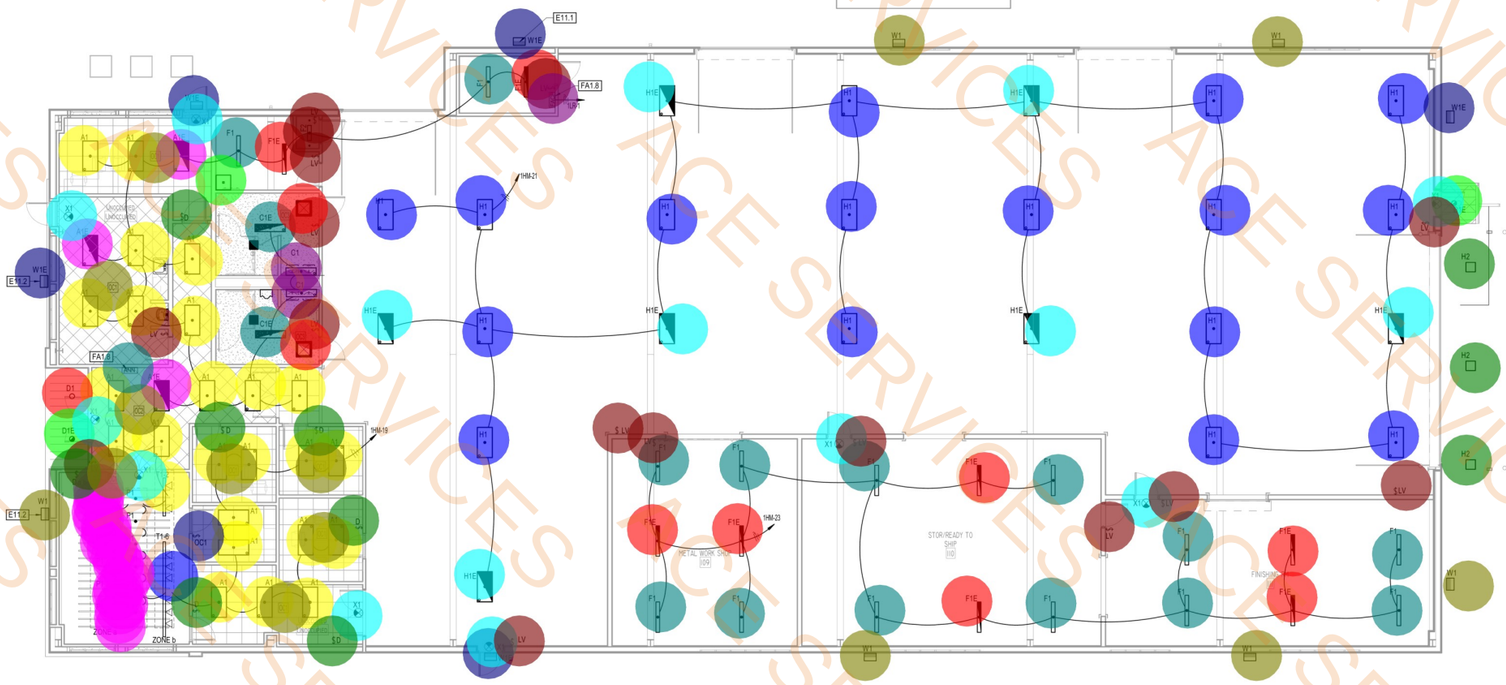
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ACE SERVICES

F1 Light	14.0 EA
F1E Light	8.0 EA
A1 Light	24.0 EA
H1 Light	16.0 EA
A1E Light	3.0 EA
H1E Light	7.0 EA
F2 Light	1.0 EA
H2 Light	3.0 EA
W1 Light	6.0 EA
W1E Light	5.0 EA
C1 Light	2.0 EA
C1E Light	2.0 EA
D1 Light	1.0 EA
D1E Light	2.0 EA
T1-2 Light	1.0 EA
T1-6 Light	1.0 EA
P1 Light	19.0 EA
X1	9.0 EA
Low Voltage Manual Control Switch	15.0 EA
Low Voltage Dimmer Switch	7.0 EA
Ceiling Mounted Dual Tech Occupancy Sensor	8.0 EA
Line Voltage Wall Mounted Dual Tech Occupancy Sensor	1.0 EA
Fire Alarm Control Panel	1.0 EA
Remote Fire Alarm Annunciator Panel	1.0 EA
Ceiling Mounted Ultrasonic / Microphonic Occupancy Sensor	2.0 EA
2 x 2 LED Light	1.0 EA



1 E1.11 **ELECTRICAL LIGHTING PLAN LEVEL 1**
1/8" = 1'-0"

ELECTRICAL SCOPE:
REFER TO PERFORMANCE SPECIFICATION SECTION 28 46 00 - FIRE ALARM SYSTEM WITH ELECTRONIC AUDIO AND VISUAL DEVICES FOR FIRE ALARM SCOPE.

ELECTRICAL GENERAL NOTES:

A. REFER TO SHEET E0.11 FOR ADDITIONAL GENERAL NOTES.

ELECTRICAL KEYED NOTES

E11.1 (TYPICAL) MOUNT WALL PACK FIXTURES AT 10' AFF, UNLESS OTHERWISE NOTED. COORDINATE LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION.

E11.2 MOUNT WALL PACKS AT 12'AFF, UNLESS OTHERWISE NOTED.

FIRE ALARM KEYED NOTES

FA1.8 PROPOSED LOCATION FOR FIRE ALARM ANNUNCIATOR PANEL. VERIFY EXACT LOCATION WITH ARCHITECT.

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ELECTRICAL LIGHTING PLAN

E1.11

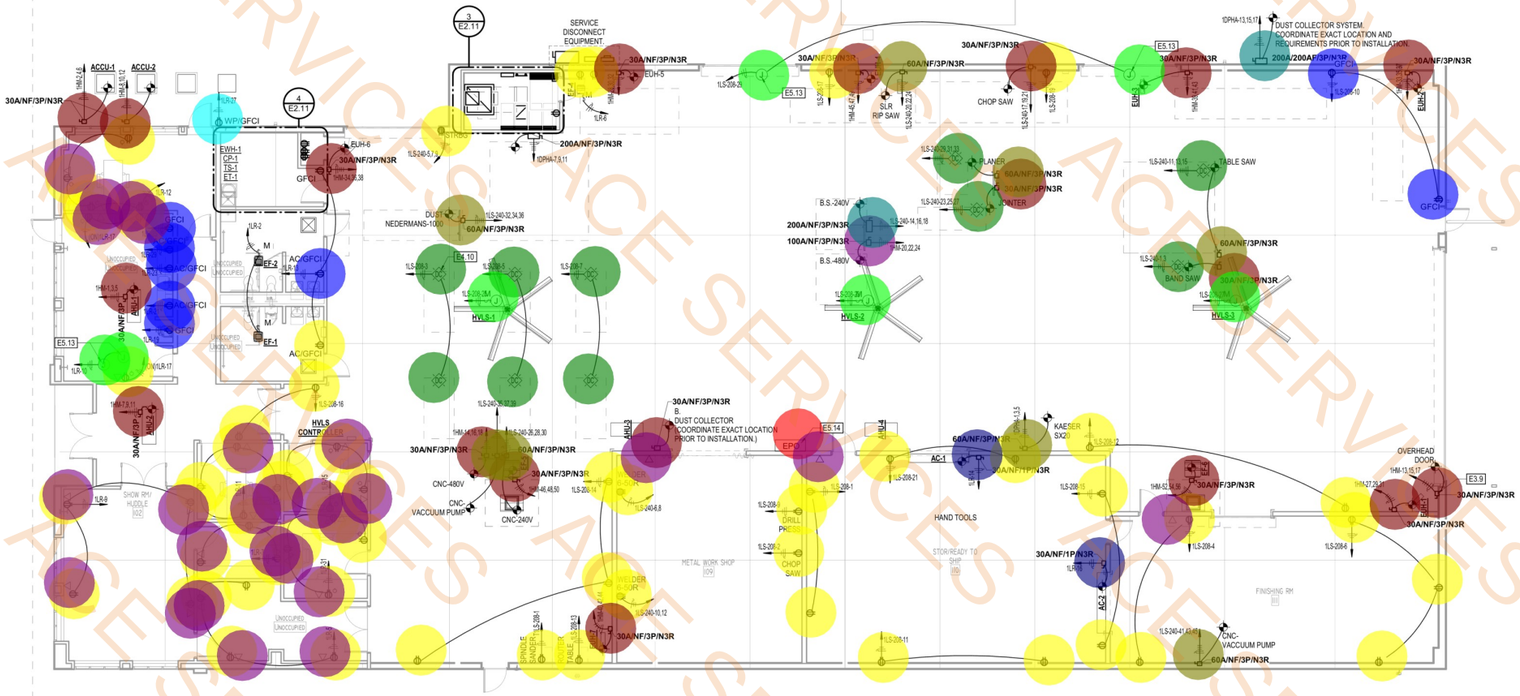
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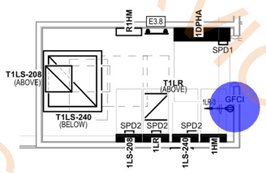
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Duplex Receptacle	63.0 EA
GFCI Duplex Receptacle	10.0 EA
Quad Receptacle	2.0 EA
Weatherproof GFCI Duplex Receptacle	1.0 EA
Non Fused Disconnect Switch 30A/3P/N3R	20.0 EA
Drop Card W/Simplex Receptacle	10.0 EA
Non Fused Disconnect Switch 60A/3P/N3R	8.0 EA
Non Fused Disconnect Switch 30A/1P/N3R	2.0 EA
Non Fused Disconnect Switch 100A/3P/N3R	1.0 EA
Non Fused Disconnect Switch 200A/3P/N3R	2.0 EA
Emergency Power Off Button	1.0 EA
Junction Box	9.0 EA
Tele Data Outlet	26.0 EA



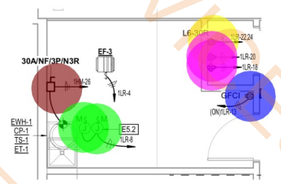
1 E2.11 ELECTRICAL POWER PLAN LEVEL 1

1/8" = 1'-0"



3 E2.11 ELECTRICAL POWER PLAN LEVEL 1 - ELEC. 105

1/4" = 1'-0"



4 E2.11 ELECTRICAL POWER PLAN LEVEL 1 - JAN/STOR. 107

1/4" = 1'-0"

-CONTRACTOR SHALL VERIFY REQUIRED NEMA RECEPTACLE TYPES WITH SELECTED EQUIPMENT PRIOR TO ORDERING.

-CONTRACTOR SHALL COORDINATE FINAL EQUIPMENT LOCATIONS PRIOR TO ROUGH-IN.

ELECTRICAL GENERAL NOTES:

A. REFER TO SHEET E0.11 FOR ADDITIONAL GENERAL NOTES.

ELECTRICAL KEYED NOTES

E3.8 PROVIDE GROUND BUS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.

E3.9 POWER FOR OVERHEAD DOOR. COORDINATE EXACT POINT OF CONNECTION AND ELECTRICAL REQUIREMENTS WITH SELECTED EQUIPMENT PRIOR TO INSTALLATION.

E4.10 CONTRACTOR SHALL COORDINATE LOCATIONS OF DROP CORDS WITH WORK TABLES PRIOR TO INSTALLATION.

E5.2 PROVIDE POWER TO HOT WATER CIRCULATION PUMP AND TIME SWITCH ON INDICATED CIRCUIT. PROVIDE DISCONNECTING MEANS FOR EACH DEVICE.

E5.13 PROVIDE JUNCTION BOX FOR POWER TO MOTORIZED DAMPERS. PROVIDE DISCONNECTING MEANS AT EACH DAMPER. COORDINATE FINAL LOCATIONS WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.

E5.14 PROPOSED LOCATION FOR EMERGENCY POWER OFF BUTTON. COORDINATE LOCATION WITH OWNER PRIOR TO INSTALLATION.

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ELECTRICAL POWER PLAN

E2.11

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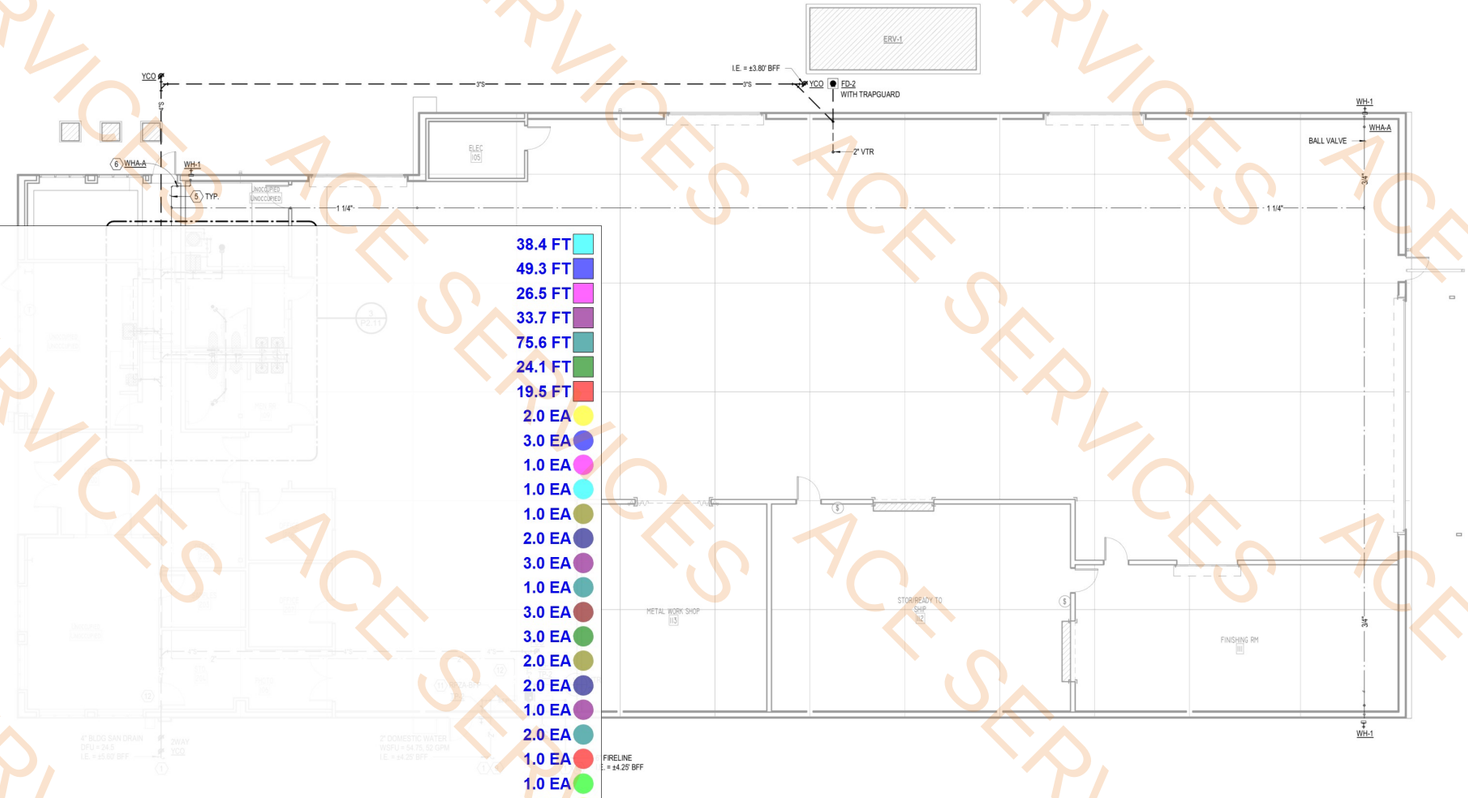
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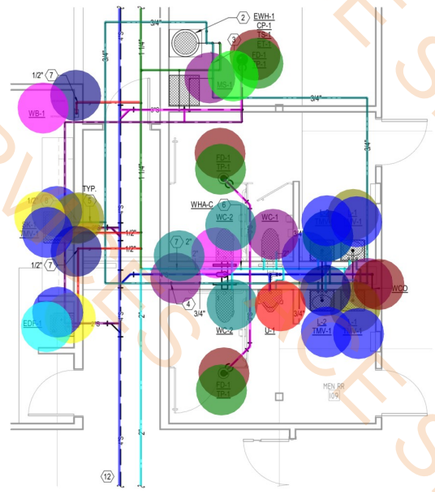
ACE SERVICES

2" Dia Cold Water Pipe	38.4 FT
4" Dia Sanitary Pipe	49.3 FT
3" Dia Sanitary Pipe	26.5 FT
2" Dia Sanitary Pipe	33.7 FT
3/4" Dia Hot Water Pipe	75.6 FT
1-1/4" Dia Cold Water Pipe	24.1 FT
1/2" Dia Cold Water Pipe	19.5 FT
2" Dia Sanitary Pipe (4 LF)	2.0 EA
2" Dia Vent Pipe (7 LF)	3.0 EA
3" Dia Vent Pipe (13 LF)	1.0 EA
2" Dia Vent Pipe (15 LF)	1.0 EA
1/2" Dia Cold And Hot Water (8 LF)	1.0 EA
1/2" Dia Cold Water Pipe (8 LF)	2.0 EA
3/4" Dia Hot Water Pipe (6 LF)	3.0 EA
2" Dia Cold Water Pipe (5 LF)	1.0 EA
FD-1	3.0 EA
TP-1	3.0 EA
L-1	2.0 EA
L-2	2.0 EA
WC-1	1.0 EA
WC-2	2.0 EA
U-1	1.0 EA
MS-1	1.0 EA
SK-1	1.0 EA
TMV-1	5.0 EA
WB-1	1.0 EA
EDF-1	1.0 EA
WCO	1.0 EA



1 P2.11 PLUMBING PLAN LEVEL 1

1/8" = 1'-0"



3 P2.11 ENLARGED PLUMBING PLAN - RESTROOMS

1/4" = 1'-0"

GENERAL NOTES:

A. DRAWING IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PIPING, DEVICES AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES. REFER TO RISER DIAGRAMS FOR MORE SIZING INFORMATION AND REQUIREMENTS.

B. PROVIDE ROUGH-INS AS REQUIRED FOR ALL FIXTURES AND EQUIPMENT PROVIDED BY SEPARATE DIVISION AND/OR OWNER. PROVIDE ALL MATERIALS AND LABOR TO INSTALL AND MAKE FINAL CONNECTIONS TO ALL EQUIPMENT. ALL CONNECTIONS FOR EQUIPMENT TO BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF HEALTH DEPARTMENT AND PLUMBING CODES.

PLUMBING KEYED NOTES:

1. REFER TO CIVIL SITE UTILITY PLAN FOR CONTINUATION. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION, VERIFICATION AND CONNECTION OF ALL UTILITIES TO SITE UTILITY STUB-OUTS.
2. WALL HUNG ELECTRIC WATER HEATER WITH HW RECIRCULATION SYSTEM. INSTALL ABOVE MOP SINK. SHOWN AT THIS LOCATION FOR CLARITY. RE: 15/P6.01.
3. 3/4" HWR TO CIRCULATING PUMP. RE: 15/P6.01.
4. 3/4" HW DROP FOR TO SERVICE LAVATORIES. RUN RECIRCULATING LINE WITHIN 2 FEET OF HW ROUGH-INS.
5. BALL VALVE ABOVE CEILING. PROVIDE ACCESS PANEL WHERE LOCATED IN AN INACCESSIBLE CEILING. PANEL SHALL BE 12"X12" PAINTED TO MATCH CEILING. PROVIDE MARKING OF VALVE LOCATION ALONG THE CEILING TILE.
6. WATER HAMMER ARRESTOR, SIZE AS NOTED. PROVIDE PROPERLY SIZED WATER HAMMER ARRESTOR FOR EACH GROUP OF FIXTURES WHETHER SHOWN OR NOT ON PLANS.
7. COLD WATER DROP FOR SERVICE TO FIXTURE/S, SIZE AS NOTED.
8. HOT AND COLD WATER DROPS FOR SERVICE TO FIXTURE. SIZES AS NOTED.
9. DOMESTIC WATER SERVICE ENTRY. REFER TO DETAIL 1/P6.01.
10. FIRE SPRINKLER SYSTEM BY FIRE PROTECTION CONTRACTOR. PROVIDE FIRE SPRINKLER CONTROL/ALARM VALVE ASSEMBLY RISERS AND FIRE DEPARTMENT CONNECTION. REFER TO CIVIL SITE PLAN FOR LOCATION OF ROADSIDE VALVE. CONTRACTOR IS RESPONSIBLE FOR FINAL SIZE OF PIPES AND COMPONENTS BASED ON THEIR HYDRAULIC CALCULATIONS. RE: DETAIL 21/22/P6.01. FDC LOCATION SUBJECT TO APPROVAL BY FIRE MARSHAL.
11. DISCHARGE RPZA BACK FLOW PREVENTER DRAIN TO EXTERIOR.
12. CONTRACTOR TO PROVIDE PIPE VOID SYSTEM FOR ALL UNDER SLAB PLUMBING. RE: DETAILS ON P6.02. COORDINATE ALL INSTALLATION WITH WITH STRUCTURAL DIVISION.

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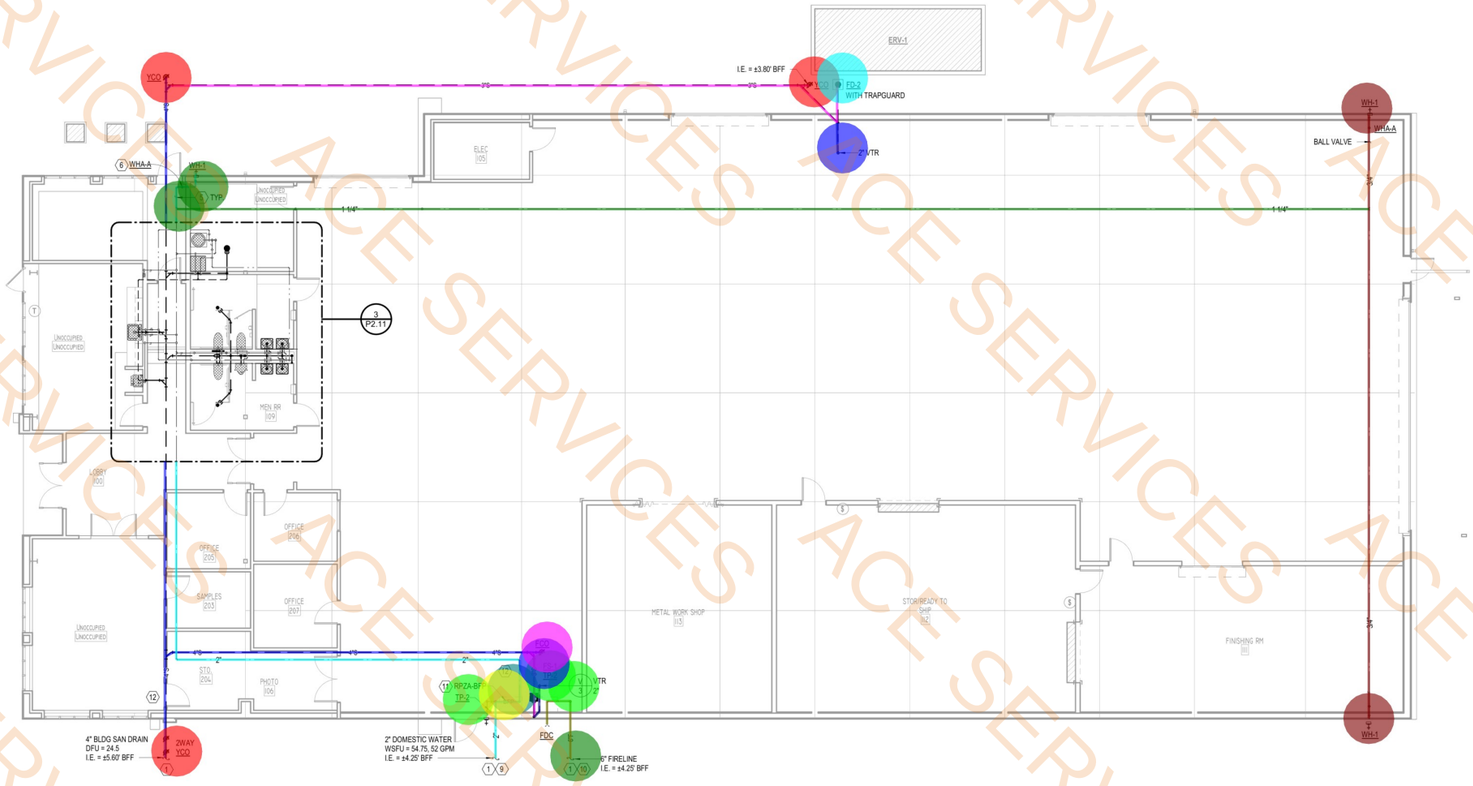
PLUMBING PLAN

P2.11

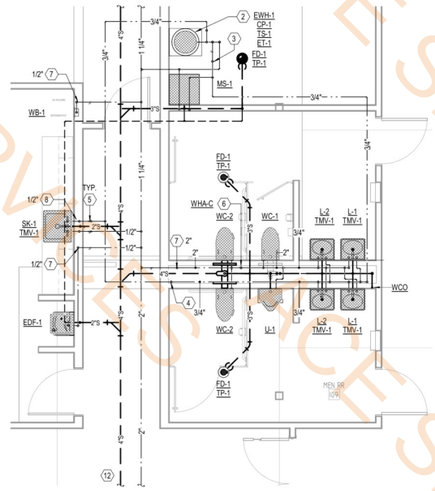
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4" Dia Sanitary Pipe	108.3 FT
3" Dia Sanitary Pipe	104.3 FT
2" Dia Cold Water Pipe	96.4 FT
3/4" Dia Cold Water Pipe	79.5 FT
1-1/4" Dia Cold Water Pipe	157.0 FT
6" Dia Firestand Pipe	13.7 FT
2" Dia Vent Pipe	8.5 FT
2" Dia Vent Pipe (27 LF)	1.0 EA
2" Dia Vent Pipe (7 LF)	1.0 EA
3/4" Dia Cold Water Pipe (10 LF)	2.0 EA
1-1/4" Dia Cold Water Pipe (10 LF)	2.0 EA
2" Dia Cold Water Pipe (5 LF)	1.0 EA
Yard Cleanout	3.0 EA
TP-2	2.0 EA
RPZA- BFP	1.0 EA
FS-1	1.0 EA
FCO	1.0 EA
FD-2	1.0 EA
Fire Sprinkler System (P6.01/22,23)	1.0 EA



1 P2.11 **PLUMBING PLAN LEVEL 1**
1/8" = 1'-0"



3 P2.11 **ENLARGED PLUMBING PLAN - RESTROOMS**
1/4" = 1'-0"

GENERAL NOTES:

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B. PROVIDE ROUGH-INS AS REQUIRED FOR ALL FIXTURES AND EQUIPMENT PROVIDED BY SEPARATE DIVISION AND/OR OWNER. PROVIDE ALL MATERIALS AND LABOR TO INSTALL AND MAKE FINAL CONNECTIONS TO ALL EQUIPMENT. ALL CONNECTIONS FOR EQUIPMENT TO BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF HEALTH DEPARTMENT AND PLUMBING CODES.

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3. 3/4" HWR TO CIRCULATING PUMP. RE: 15/P6.01.
4. 3/4" HW DROP FOR TO SERVICE LAVATORIES. RUN RECIRCULATING LINE WITHIN 2 FEET OF HW ROUGH-INS.
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9. DOMESTIC WATER SERVICE ENTRY. REFER TO DETAIL 1/P6.01.
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PLUMBING PLAN

P2.11
SHEET NUMBER

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