

DIMENSION LAYOUT NOTES:

1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED AUNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
5. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

SITE PLAN CALLOUTS:-

- 1 PROPOSED CAR WASH TUNNEL BUILDING(4,625 SFT), SEE PLAN BY OTHERS
- 2 CONCRETE PAVEMENT (6" WITH #4 BARS @ 24" O.C)
- 3 6" CURB
- 4 CAST IN PLACE CONCRETE DETENTION VAULT (STRUCTURAL DESIGN BY OTHERS)
- 5 DUMPSTER PAD (7" WITH #5 BARS @ 12" O.C.)
- 6 PAY STATION
- 7 VACCUM STALLS
- 8 4" INCH WHITE EPOXY PAVEMENT MARKING AT 18" OC
- 9 GENERATOR / TRANSFORMER PAD
- 10 LIGHT POLE
- 11 20 FT FIRE LANE
- 12 PROPOSED SIDEWALK
- 13 RAMP
- 14 SAW-TOOTH CURB (9' CURB, 3' OPENING ALTERNATE)
- 15 MONUMENT SIGNAGE
- 16 SAW CUT EVERY 10 FT AT EASEMENTS

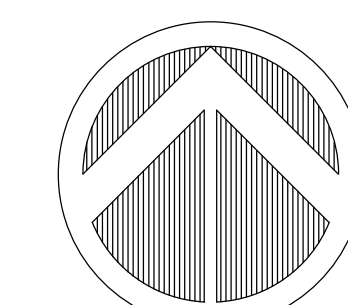
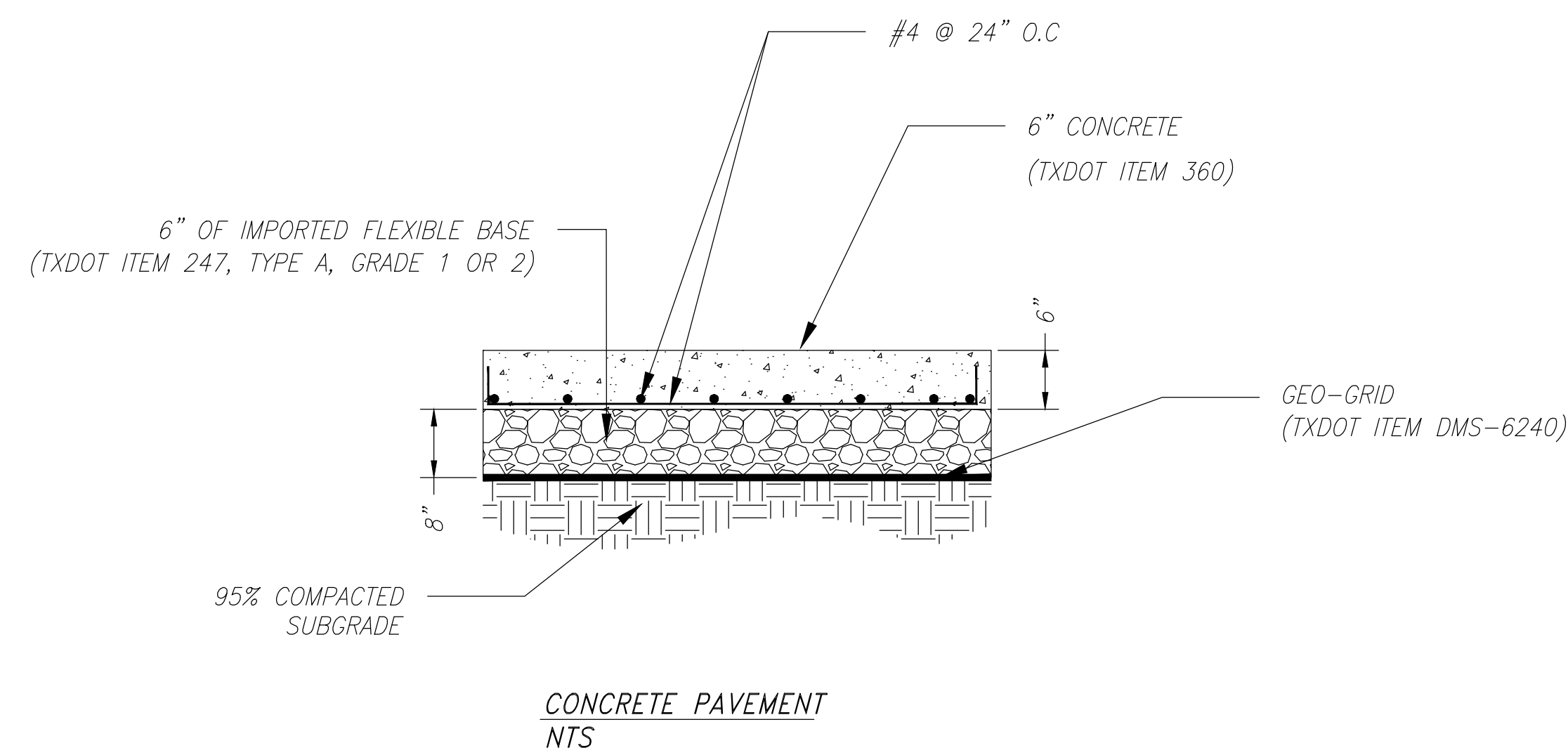
IMPERVIOUS COVERAGE TABLE	
PROPOSED IMPERVIOUS AREA	39,285 SF
EXISTING IMPERVIOUS AREA	0 SF

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE

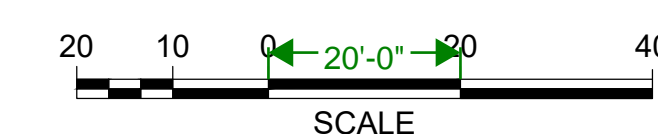
CARS RECOMMENDED:

DRIVE THRU LANE :	350 FT /25	= 14 CARS
CAR WASH TUNNEL		= 1 CAR
VACCUME STATIONS:		= 16 CARS
REGULAR PARKING STALLS:		= 12 CARS

TOTAL:	= 43 CARS
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NORTH



ISSUE FOR:	
FOR INTER REVIEW ONLY	
BID ONLY	
PERMITS SET	<input checked="" type="checkbox"/>
CONSTRUCTION SET	

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	09-26-2024	PERMIT SET
2.	02-13-2025	CITY/TXDOT COMMENTS
3.	03-14-2025	CITY COMMENTS



**PROPOSED CAR WASH
LOCATED AT
2464 MARINA BAY DR, LEAGUE CITY, TX 77573**

CIVIL ENGINEER :
ZAHOOOR AHMAD
TX PE# 145509

SEAL :



DATE: 03/14/2025

PROJECT NUMBER :	24-000
SCALE :	1"=20'
DRAWN BY :	Z.AHMAD
CHECKED BY:	Z.AHMAD
SHEET TITLE :	

SITE PLAN

DRAWING NUMBER:

C-200

ISSUE FOR:		
FOR INTER REVIEW ONLY	<input type="checkbox"/>	
BID ONLY	<input type="checkbox"/>	
PERMITS SET	<input checked="" type="checkbox"/>	
CONSTRUCTION SET	<input type="checkbox"/>	

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	09-26-2024	PERMIT SET



PROPOSED CAR WASH
LOCATED AT
2464 MARINA BAY DR, LEAGUE CITY, TX 77573

CIVIL ENGINEER :
ZAHOOR AHMAD
TX PE# 145509

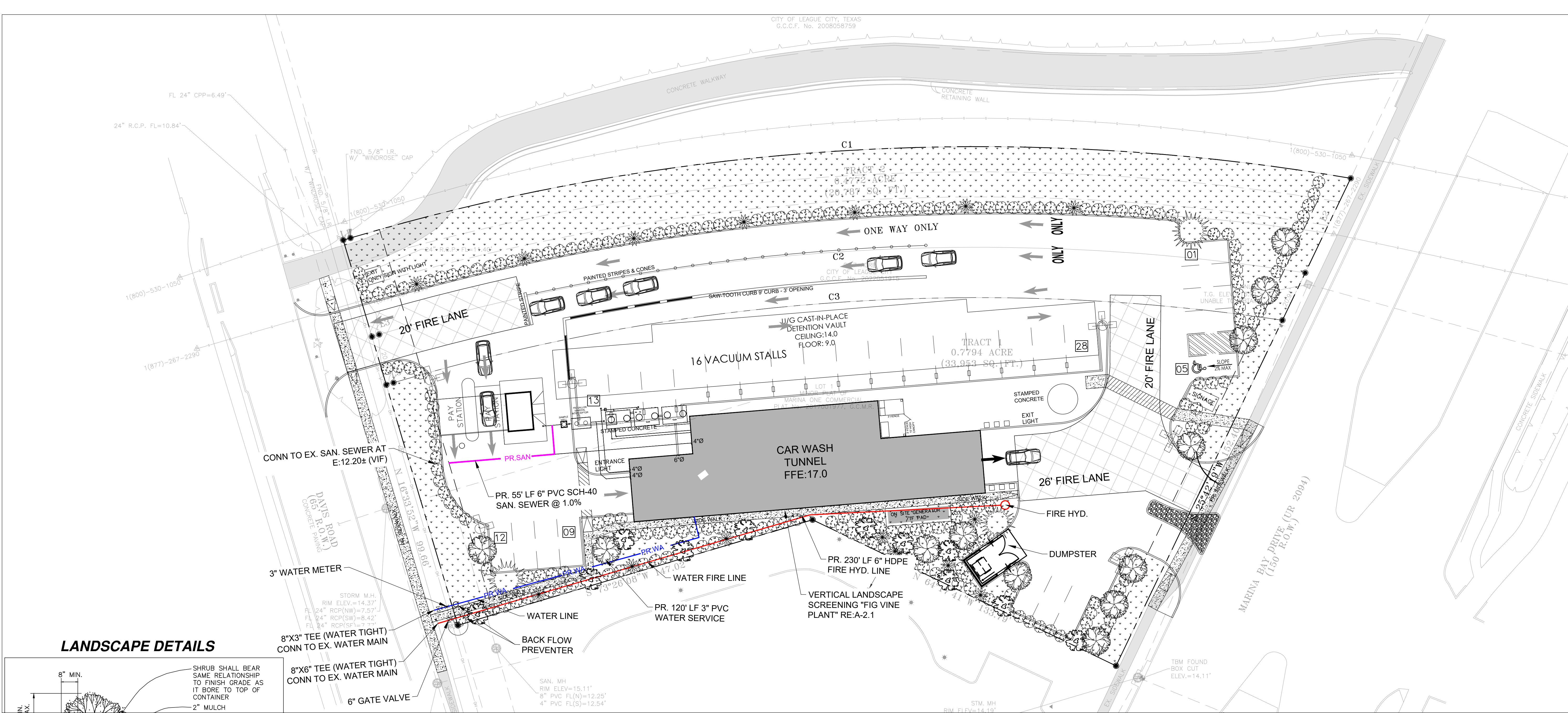
SEAL :

DATE: 09/26/2024

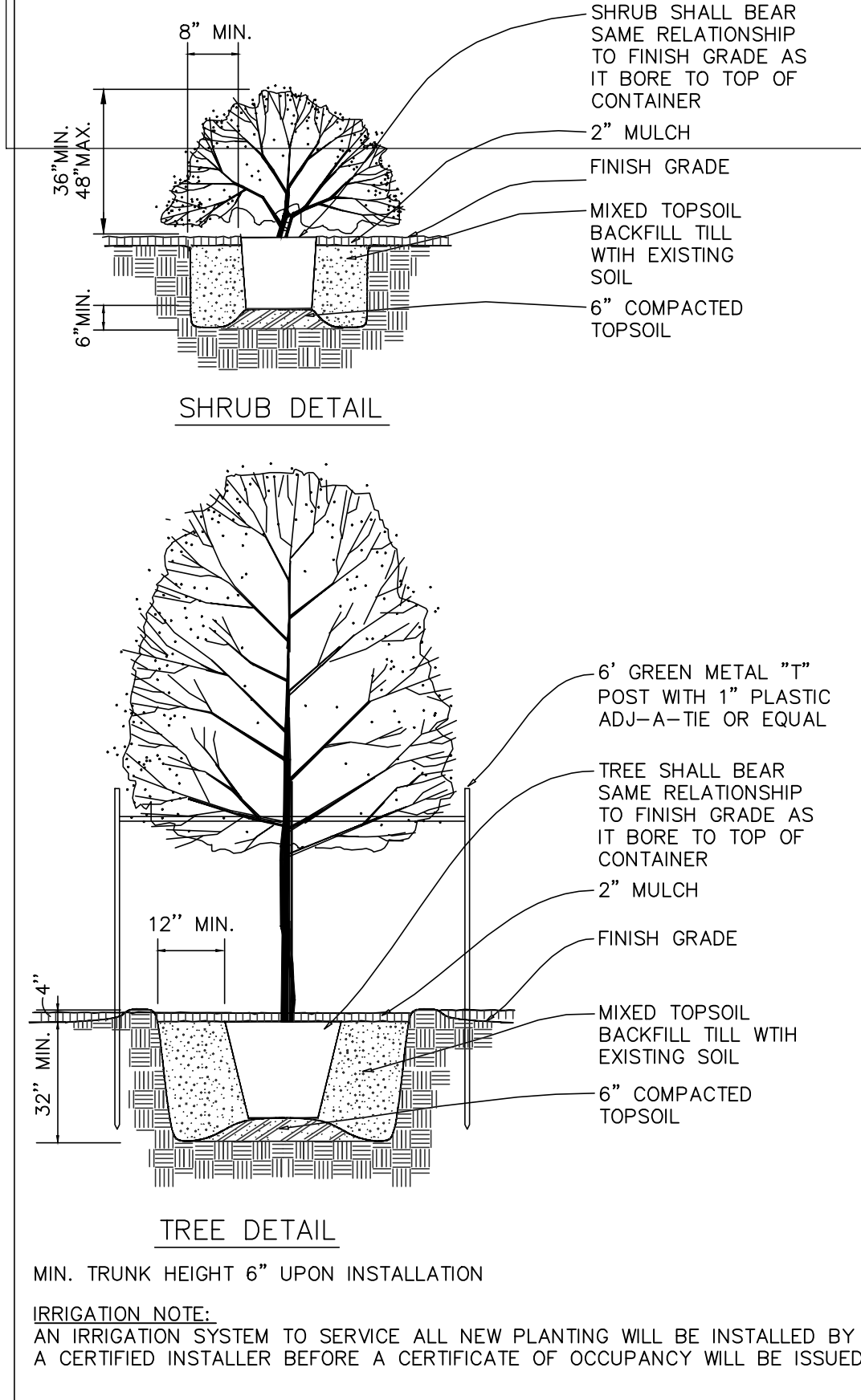
PROJECT NUMBER :	24-000
SCALE :	1"=20'
DRAWN BY :	Z.AHMAD
CHECKED BY:	Z.AHMAD
SHEET TITLE :	

LANDSCAPING
PLAN

DRAWING NUMBER:
L-100



LANDSCAPE DETAILS



LEGEND

- INDICATES EXISTING CONCRETE SIDEWALK
- INDICATES PROPOSED CONCRETE SIDEWALK
- GRASS/ LANDSCAPE BED SOD.
- STREET TREES
1 1/2" HIGHRISE OAK TREE (15 GAL.)
(QUERCUS VIRGINIANA 'HIGHRISE')
- PARKING LOT TREES
1 1/2" LITTLE GEM MAGNOLIA- WHITE (15 GAL.)
(MAGNOLIA GRANDIFLORA 'LITTLE GEM')
- BUFFER YARD TREES
1 1/2" RIVER BIRCH (15 GAL.)
(BETULA NIGRA 'RIVER BIRCH')
- SHRUBS MAXIMUM SPACING 36" ON CENTER (5 GAL.)
ILEX CORNUTA "BURFORD HOLLY" MIN 3' HEIGHT FOR SCREENING
- SHRUBS MAXIMUM SPACING 36" ON CENTER (5 GAL.)
MYRTICA CERIFERA "WAX MYRTLE" MIN 3' HEIGHT FOR SCREENING
- F.H. INDICATES FIRE HYDRANT
- FDC INDICATES FIRE DEPARTMENT CONNECTION
- # NUMBER OF PARKING SPACES
- Handicap symbol HANDICAP PARKING SPACE
- Property line symbol PROPERTY LINE
- Building line symbol BUILDING LINE
- Light pole symbol LIGHT POLE . RE: ELECTRICAL SITE PLAN

LANDSCAPING ANALYSIS

STREET TREES REQUIRED	1 PER 30 L.F.	374.6'/30=12
STREET TREES PROVIDED		12
PARKING LOT TREES REQUIRED	1 PER 8 PARKING SPACES	25/8=3
PARKING LOT TREES PROVIDED		3
BUFFER YARD TREE REQUIRED	4 PER 100 L.F.	(280'/100)X4=11
BUFFER YARD TREE PROVIDED		11
SHRUB PROVIDED		120
LANDSCAPED AREA REQUIRED		15%
LANDSCAPED AREA PROVIDED		41%
IMPERVIOUS AREA REQUIRED		MAX. 80%
IMPERVIOUS AREA PROVIDED		59%

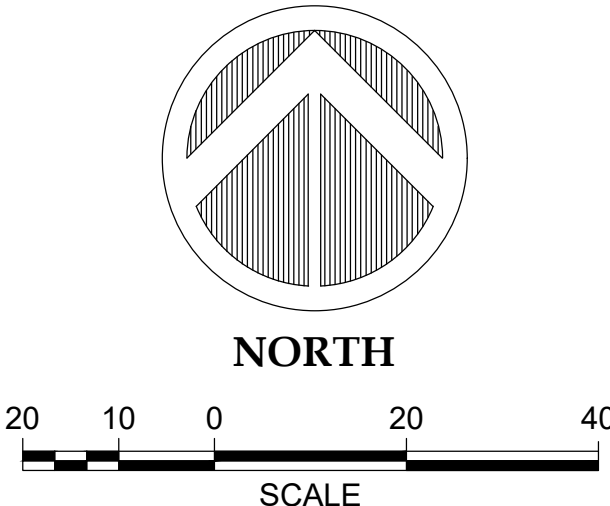
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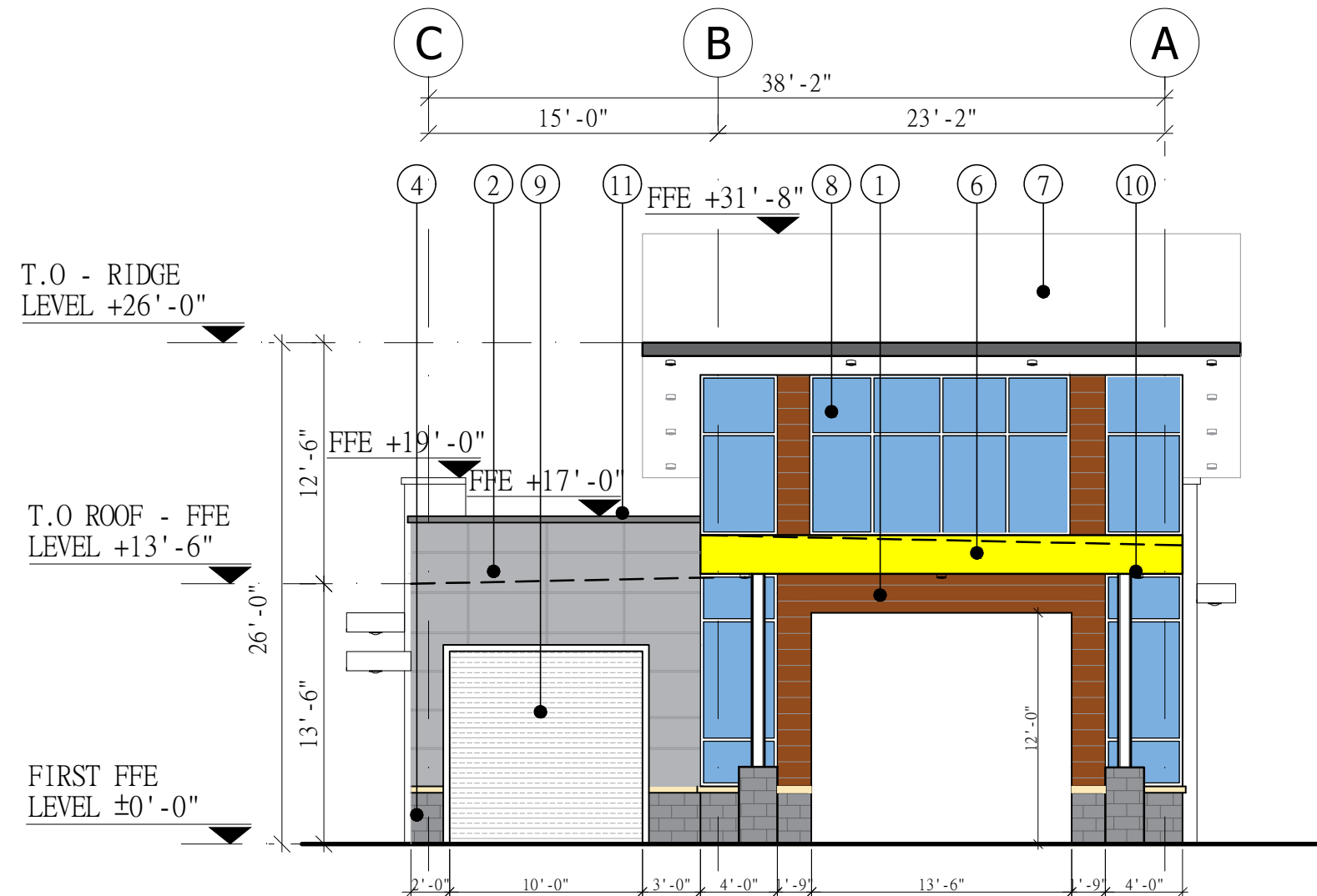
CONTRACTOR SHALL COMPLY WITH THE LEAGUE CITY DEVELOPMENT HANDBOOK AND THE UNIFIED DEVELOPMENT CODE (U.D.C.) FOR ALL APPLICABLE PROCEDURES, APPLICATIONS, AND REGULATIONS.

REFER TO TABLE 3.9.6.C.2 OF THE U.D.C. FOR MINIMUM STREET TREE PLANTING CLEARANCES, INCLUDING ADJUSTMENTS WHERE SPECIAL CONDITIONS EXIST.

PARKING NOTES

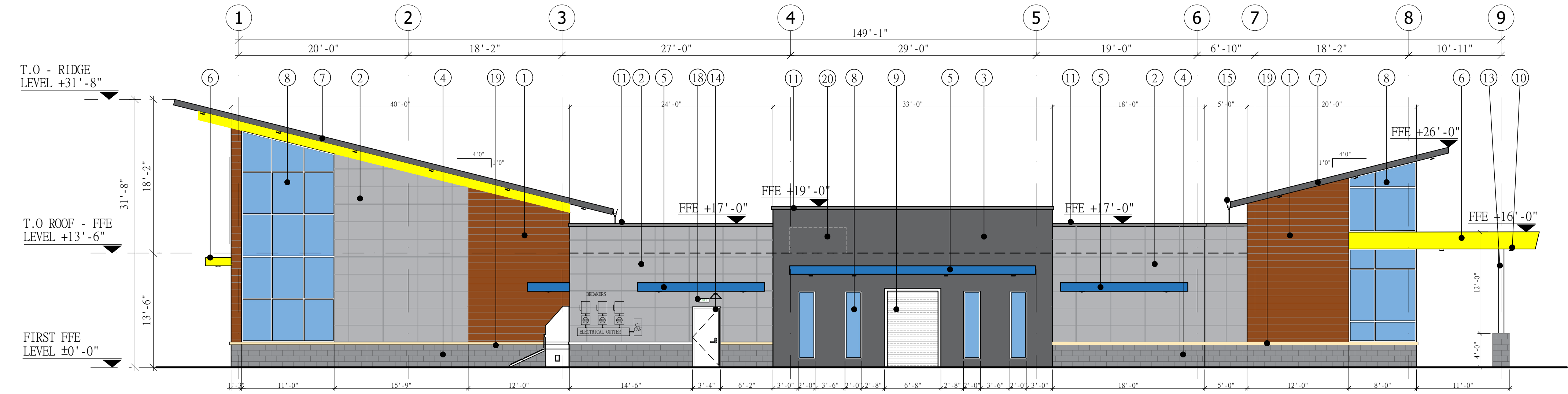
- CONTRACTOR TO PAINT STRIPING, ARROWS ETC. AS SPECIFIED AND AS SHOWN ON THE PLAN.
- PROVIDE 4" WIDE WHITE PARKING STRIPS. PAINT STRIPING, ARROWS ETC.





ELEVATION -WEST FACING DAVIS RD

Scale: 1/8"=1'0"



ELEVATION -1 NORTH

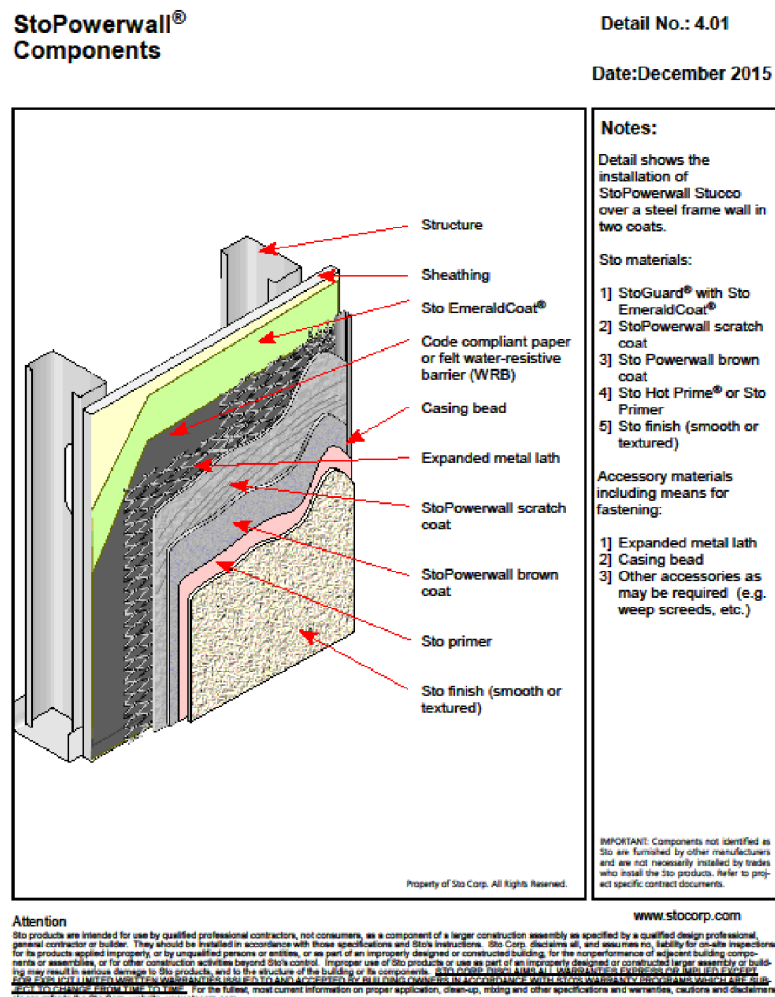
Scale: 1/8"=1'0"

- A. "ANY SUBSTITUTION OF EXTERIOR MATERIALS MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION."
- B. "SOLID DOORS, INCLUDING ANY OVERHEAD DOORS, SERVICE AND UTILITY BOXES, GUTTERS AND DOWNSPOUTS WILL BE PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR THE SURROUNDING PREDOMINATE COLOR TO BLEND."
- C. "ALL COPING WILL EITHER MATCH A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND."
- D. "ANY VENTILATION LOUVERS WILL BE UNIFORMLY PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND."
- E. "ALL ROOF-TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS, GROUND-MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OR LANDSCAPING, ALL TRANSFORMERS WILL BE SCREENED BY MASONRY WALLS, AND ALL WALL-MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING."
- F. "THE ZONING INSPECTOR WILL MAKE THE FINAL DETERMINATION DURING CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY REGARDING COMPLIANCE WITH MECHANICAL EQUIPMENT SCREENING STANDARDS."

- KEYED NOTES
- 1 NICHHA PANEL OVER POLYURETHANE BOARD & ALUMINUM FOIL
 - 2 STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING
 - 3 CEMENT FIBER BOARD PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING
 - 4 DESIGN PANEL MATERIAL OPTIONAL
 - 5 12"x24", 1 3/16" THICK BUFF LIMESTONE OVER 5/8" DENSGLASS / METAL STUDS
 - 6 ALUMINUM PANEL #2 ENTRANCE CANOPY (BY APPROVED SUPPLIER)
 - 7 ALUMINUM PANEL #3 CANOPY (BY APPROVED SUPPLIER)
 - 8 ALUMINUM PANEL #4 ROOF PANEL (BY APPROVED SUPPLIER)
 - 9 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATING TEMPERED LOW-E GLASS (RE: WINDOW SCHEDULE)
 - 10 METAL ROLLING SHUTTER
 - 11 LED DROP LIGHT / SPOT LIGHT
 - 12 PARAPET WALL WITH METAL CAP COPING
 - 13 EXTERIOR SIGN BY OWNERS TO BE DESIGNED AS PER CITY REQUIREMENT
 - 14 STRUCTURAL STEEL COLUMN PAINTED FINISH
 - 15 EXTERIOR HOLLOW CORE METAL DOOR (RE: DOOR SCHEDULE)
 - 16 DOWNSPOUT (RE: PLUMBING DRAWINGS)
 - 17 WALL PACK LIGHT (RE: ELECTRICAL DRAWINGS)
 - 18 CAT LADDER
 - 19 EMERGENCY EXIT LIGHT
 - 20 HONED LIMESTONE SILL
 - 21 ROOF TOP A/C UNIT
 - 22 VERTICAL LANDSCAPE SCREENING WITH LED STRIPE LIGHTS ON LANDSCAPE
 - 23 WALL SCONCE, UP/DOWN LIGHT

MATERIAL LEGEND

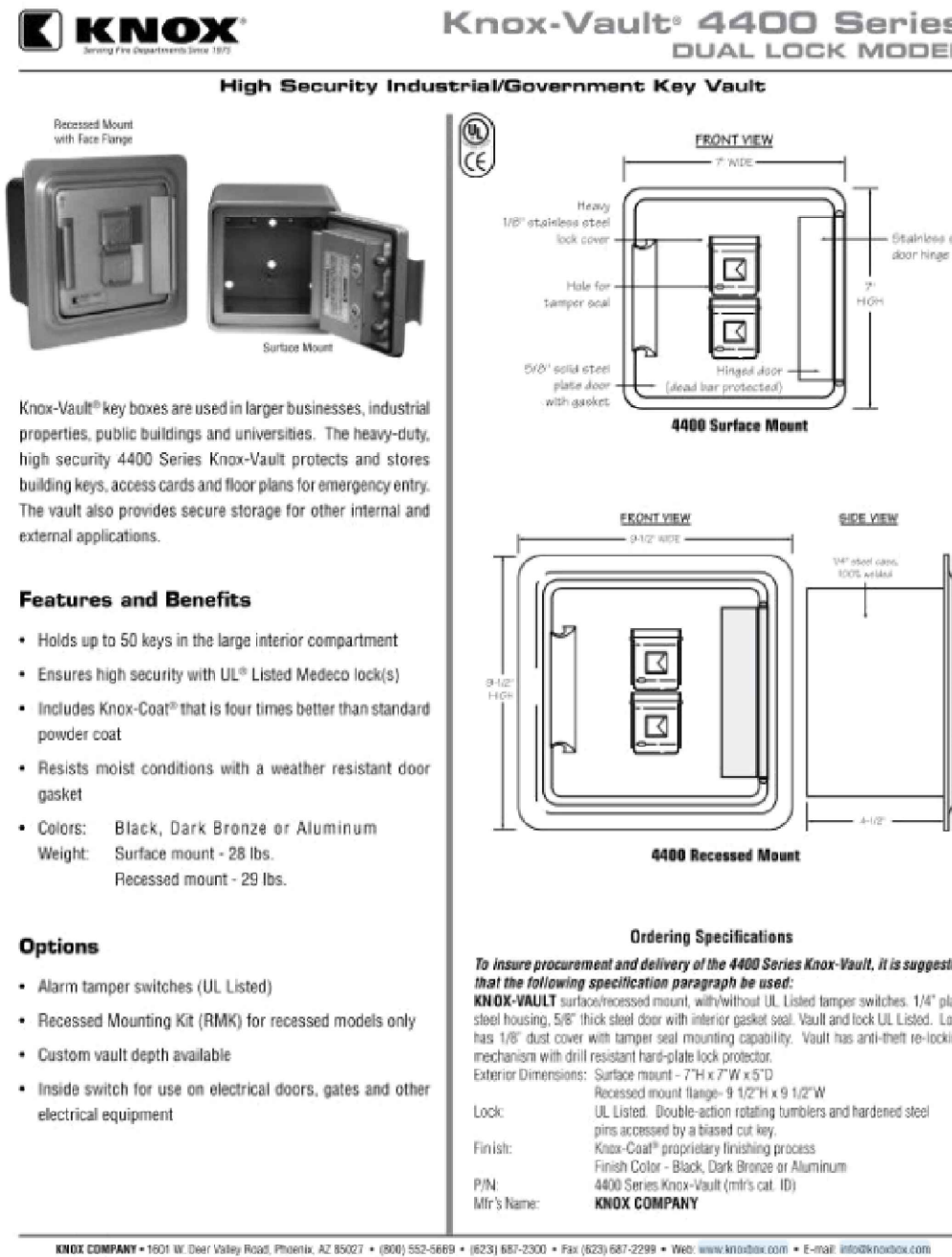
SYMBOL	DESCRIPTION	COLOR
	NICHHA PANEL	
	FIBER CEMENT BOARD	
	STUCCO FINISH	
	BUFF LIMESTONE	
	ALUMINUM PANEL	
	ALUMINUM PANEL	



STUCCO DETAIL

Scale: N.T.S.

IMPORTANT NOTES



KNOX BOX DETAIL

Scale: N.T.S.

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

NO.	DATE	DESCRIPTION



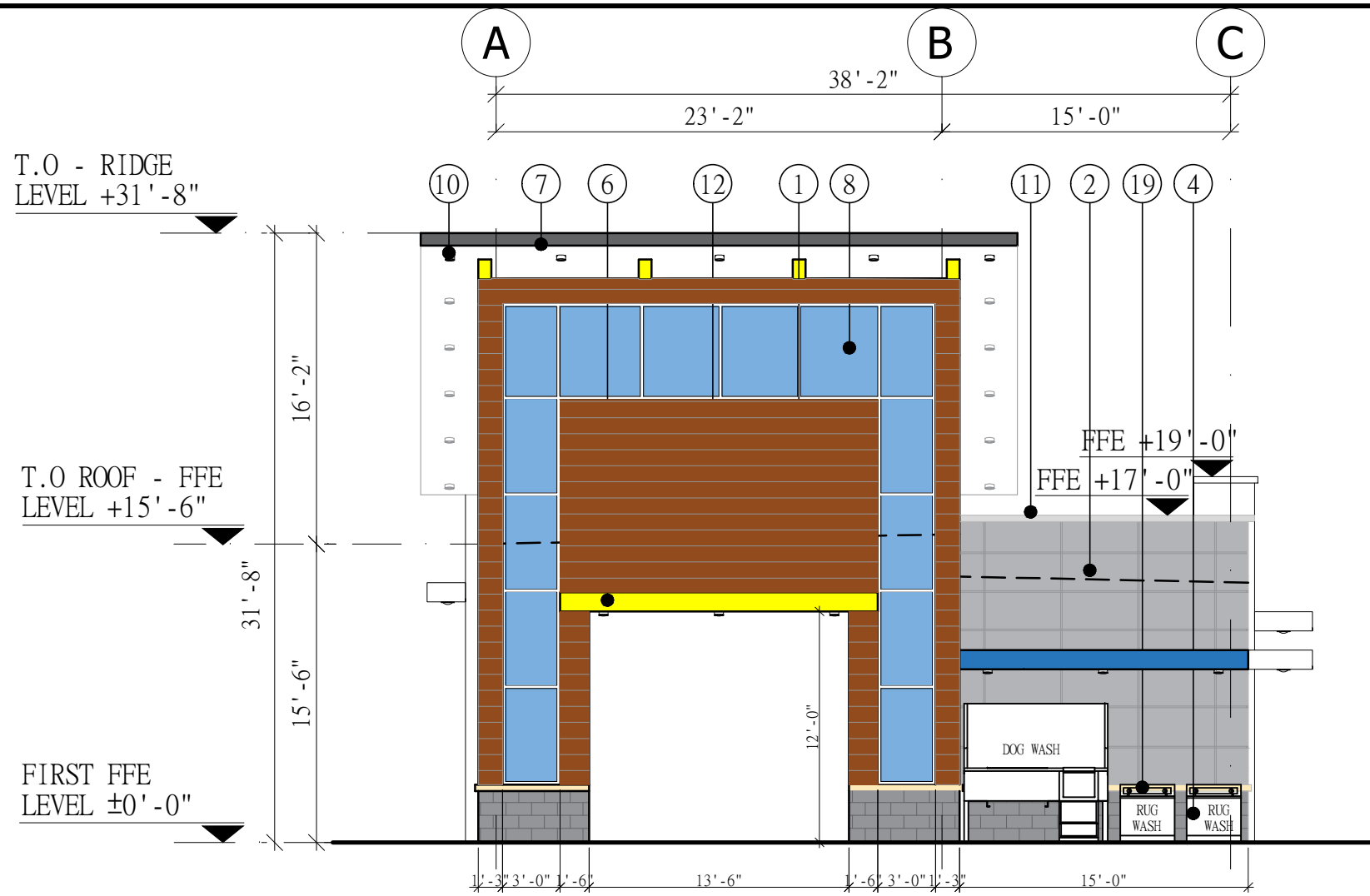
PROPOSED ORCA TUNNEL CAR WASH
LOCATED AT
2464 MARINA BAY DR LEAGUE CITY TX 77573



PROJECT NUMBER	: 24-034
SCALE	: 1/8"=1'0"
DRAWN BY	: A.Z
CHECKED BY	: A.Z
SHEET TITLE	:

ELEVATION
1 & 2

DRAWING NUMBER:
A-2.0



ELEVATION - EAST FACING MARINA BAY DR

Scale: 1/8"=1'0"

KEYED NOTES

- 1 NICHIIA PANEL OVER POLYURETHANE BOARD & ALUMINUM FOIL
- 2 STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING
- 3 CEMENT FIBER BOARD PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING\ DESIGN PANEL MATERIAL OPTIONAL
- 4 12"x24", 1 3/16" THICK BUFF LIMESTONE OVER 5/8" DENSGLASS / METAL STUDS
- 5 ALUMINUM PANEL #2 ENTRANCE CANOPY (BY APPROVED SUPPLIER)
- 6 ALUMINUM PANEL #3 CANOPY (BY APPROVED SUPPLIER)
- 7 ALUMINUM PANEL #4 ROOF PANEL (BY APPROVED SUPPLIER)
- 8 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATING TEMPERED LOW-E GLASS (RE: WINDOW SCHEDULE)
- 9 METAL ROLLING SHUTTER
- 10 LED DROP LIGHT / SPOT LIGHT
- 11 PARAPET WALL WITH METAL CAP COPING
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- 15 DOWNSPOUT (RE: PLUMBING DRAWINGS)
- 16 WALL PACK LIGHT (RE: ELECTRICAL DRAWINGS)
- 17 CAT LADDER
- 18 EMERGENCY EXIT LIGHT
- 19 HONED LIMESTONE SILL
- 20 ROOF TOP A/C UNIT
- 21 VERTICAL LANDSCAPE SCREENING WITH LED STRIPE LIGHTS ON LANDSCAPE
- 22 WALL SCONCE, UP/DOWN LIGHT

NOTE:

WALL SIGN ALLOWANCE IS 1.5 SQUARE FEET PER LINEAR FOOT OF BUSINESS FRONTAGE. WITH A BUILDING FRONTAGE OF 38'-2", THE SIGN MUST BE 57 SQUARE FEET TO COMPLY WITH THE CITY OF LEAGUE CITY REQUIREMENTS.

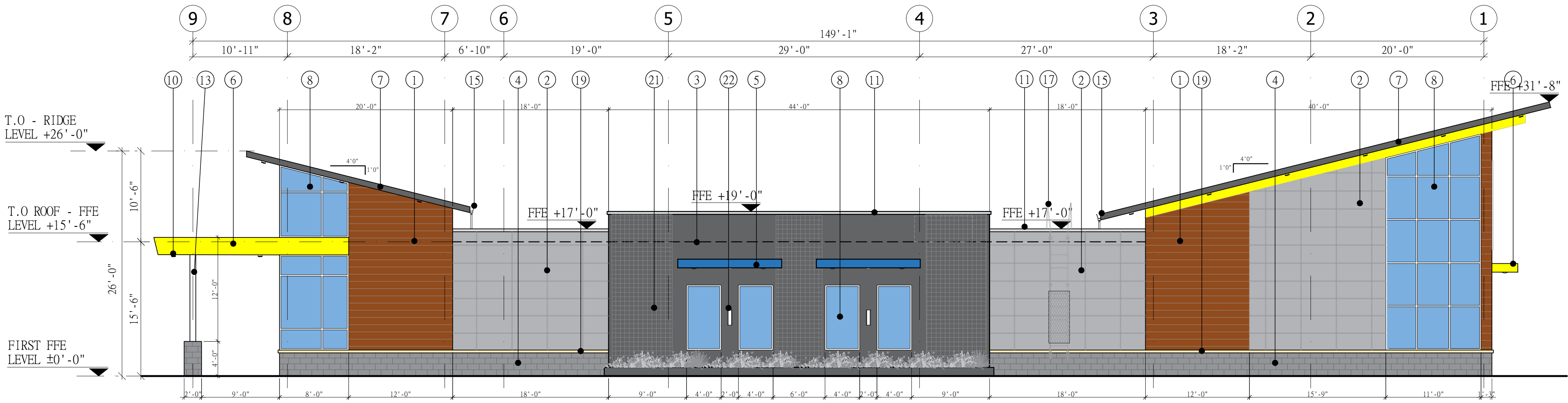
MATERIAL LEGEND

SYMBOL	DESCRIPTION	COLOR
	NICHIIA PANEL	
	FIBER CEMENT BOARD	
	STUCCO FINISH	
	BUFF LIMESTONE	
	ALUMINUM PANEL	
	ALUMINUM PANEL	



MONUMENT SIGNAGE-MARINA BAY DR

Scale: 3/8"=1'0"



ELEVATION - SOUTH

Scale: 1/8"=1'0"

LIGHT GAUGE METAL FRAMING NOTES:

1. ALL STUDS AND / OR JOIST AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
2. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
3. ALL STUDS, RUNNERS, JOISTS AND TRUSSES SHALL BE FORMED FROM GALVANIZED STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, WITH A MINIMUM YIELD STRENGTH OF 50 KSI FOR .097, .068, .054 THICK MEMBERS AND 33 KSI FOR .043 AND .033 THICK MEMBERS AND FLAT STRAP BRACING.
4. PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT ERECTION DRAWINGS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
5. PREFABRICATED PANELS SHALL BE SQUARE, WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING. HANDLING AND LIFTING SHALL BE DONE IN A MANNER SO AS NOT CAUSE DISTURTION IN ANY MANNER
6. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.
7. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT THEIR ENDS ARE POSITIONED AGAINST THE INSIDE OF TRACK WEB PRIOR TO FASTENING.
8. FASTENING OF COMPONENTS SHALL BE WITH SELF - DRILLING SCREWS OR WELDS. SCREW OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL BE TOUCHED - UP WITH A ZINC - RICH PAINT.
9. RUNNER SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE. PROPOSED CONNECTION TO BE SUBMITTED FOR APPROVAL.
10. ABUTTING LENGTHS OF TRACK SHALL EACH BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, BUTT - WELDED, OR SPLICED.
11. STUDS SHALL BE PLUMB, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER TRACKS.
12. JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILLS, ABOVE WINDOW AND DOOR HEADERS, AND WHERE NEEDED TO FURNISH SUPPORT, AND SHALL BE SECURELY ATTACHED TO CONNECTING MEMBERS.
13. RESISTANCE TO MINOR AXIS BENDING AND ROTATION SHALL BE PROVIDED BY GYPSUM BOARD OR GYPSUM SHEATHING AND BY HORIZONTAL STRAP AND BLOCKING OR COLD - ROLLED CHANNEL BRACING AT THIRD POINTS.
14. SPLICES IN AXIALLY LOADED STUDS SHALL NOT BE PERMITTED.
15. PROVIDE A MINIMUM OF (3) #12 SCREWS FOR ALL STUD CONNECTIONS.
16. BRIDGING SHALL BE INSTALLED IMMEDIATELY AFTER JOISTS ARE ERECTED AND BEFORE CONSTRUCTION LOADS ARE APPLIED TO PREVENT FLANGE ROTATION AND TO SUPPORT FLANGES IN COMPRESSION. BRIDGING SHALL CONSIST OF SOLID BLOCKING PLUS STRAP BRACING OR 1 1/2 " COLD - ROLLED CHANNELS SCREW - ATTACHED OR WELDED TO BOTTOM JOIST FLANGES. BRIDGING SHALL BE INSTALLED AT MID SPAN FOR SPAN 16'-0" OR LESS AND AT 8' - 0" O.C. MAX. FOR SPANS GREATER THAN 16'-0" U.N.O SOLID BLOCKING, OF FIELD - CUT TRACK OR JOIST SECTION, SHALL BE PROVIDED, WELDED OR SCREW - ATTACHED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS AND ADJACENT TO OPENING AT 10' - 0" O.C. MAX. COLD - ROLLED CHANNELS OR STRAP BRACING OF 1 1/2 " X 33 MIL (0.033") CORROSION - RESISTANT STEEL SHALL BE SCREW - ATTACHED TO BOTTOM JOIST FLANGE BETWEEN SOLID BLOCKING. REFERENCE MANUFACTURER INSTALLATION INSTRUCTIONS.

STUCCO COMPOSITION NOTES:

SECTION 2512. EXTERIOR PLASTER:

2512.1 GENERAL.
Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and shall not be less than two coats where applied over masonry, concrete or gypsum board backing as specified in Section 2510.5. If the plaster surface is to be completely covered by veneer or other facing material, or is completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926.

2512.1.1 ON-GRADE FLOOR SLAB.

On wood-framed or steel stud construction with an on-grade concrete floor slab sys- tem, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper, and flashing or drip screeds shall comply with ASTM C 1063.

2512.1.2 WEEP SCREEDS.

A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed with a minimum vertical attachment flange of 3-1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inch- es (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attach- ment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

2512.2 PLASTICITY AGENTS.

Only approved plasticity agents and approved amounts thereof shall be added to Portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equivalent amount of lime putty used as a plasticizers is permitted to be added to cement plaster or cement and lime plaster in an amount not to exceed that set forth in two coats, provided the total thickness is as set forth in ASTM C 926.

2512.3 LIMITATIONS.

Gypsum plaster shall not be used on exterior surfaces.

2512.4 CEMENT PLASTER.

Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. Plaster shall be applied when the ambient temperature is higher than 40° F (4° C), unless provisions are made to keep cement plaster work above 40° F (4° C) during application and 48 hours thereafter.

2512.5 SECOND COAT APPLICATION.

The second coat shall be brought out to proper thickness, rodged and floated sufficiently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than 1/4 inch (6.4 mm) in any direction under a 5-foot (1524 mm) straight edge.

2512.6 CURING AND INTERVAL

First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and Table 2512.6.

TABLE 2512.6 CEMENT PLASTERS ^a		
COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
FIRST	48 HOURS ^b	48 HOURS ^b
SECOND	48 HOURS	7 DAYS ^c
FINISH	—	NOTE C

a. The first two coats shall be as required for the first coats of exterior plaster, except that the moist-curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are favorable to the retention of moisture in the cement plaster for the required time period.

b. Twenty-four-hour minimum interval between coats of interior cement plaster. For alternate method of application, see Section 2512.8.

c. Finish coat plaster is permitted to be applied to interior Portland cement base coats after a 48-hour period.

2512.7 APPLICATION TO SOLID BACKINGS

Where applied over gypsum backing as specified in Section 2510.5 or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficient hard-ness.

2512.8 ALTERNATE METHOD OF APPLICATION.

The second coat is permitted to be applied as soon as the first coat has attained sufficiently rigidity to receive the second coat.

2512.8.1 ADMIXTURES.

When using this method of application, calcium aluminate cement up to 15 percent of the weight of the Portland cement is permitted to be added to the mix.

2512.8.2 CURING.

Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926 and Table 2512.6.

2512.9 FINISH COATS

Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thick- ness to conceal the brown coat.

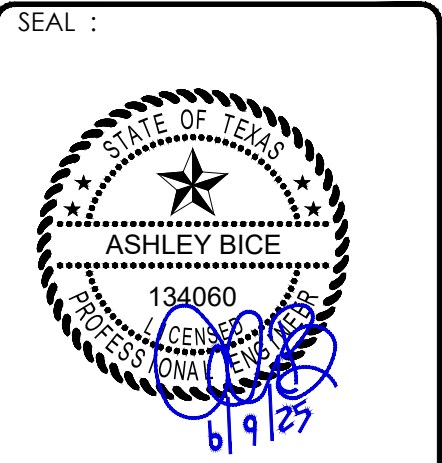
These notes were obtained from 2015 IBC.

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED ORCA TUNNEL CAR WASH
LOCATED AT
2464 MARINA BAY DR LEAGUE CITY TX 77573



DATE: 08/21/2024

PROJECT NUMBER	: 24-034
SCALE	:
DRAWN BY	: <i>ASR</i>
CHECKED BY	: A.Z
SHEET TITLE	:

ELEVATION
3 & 4

DRAWING NUMBER:
A-2.1

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED ORCA TUNNEL CAR WASH
LOCATED AT
2464 MARINA BAY DR LEAGUE CITY TX 77573

SEAL :



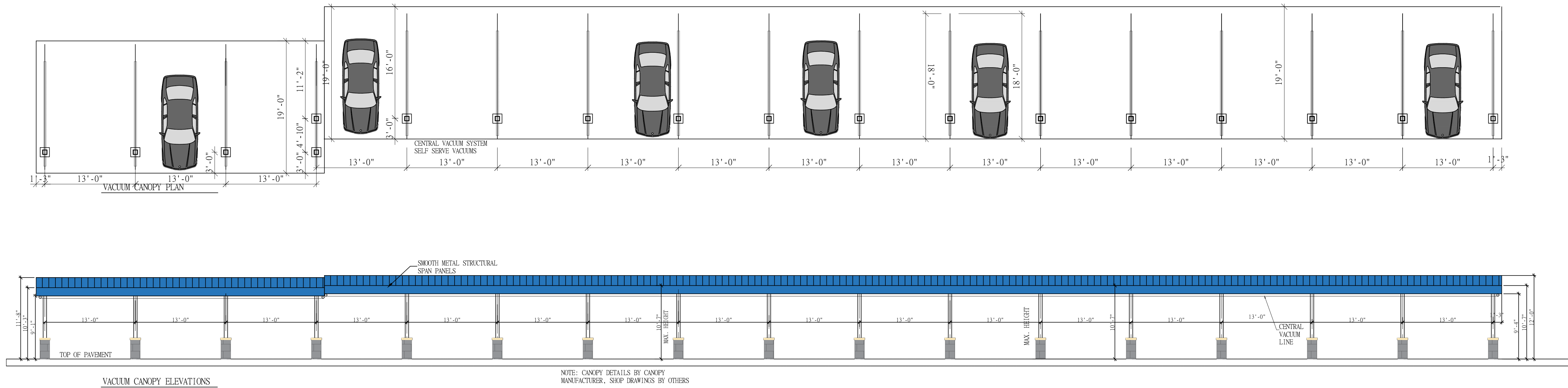
DATE:

PROJECT NUMBER	:	24-034
SCALE	:	
DRAWN BY	:	A.Z
CHECKED BY	:	A.Z
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VACUUM CANOPY

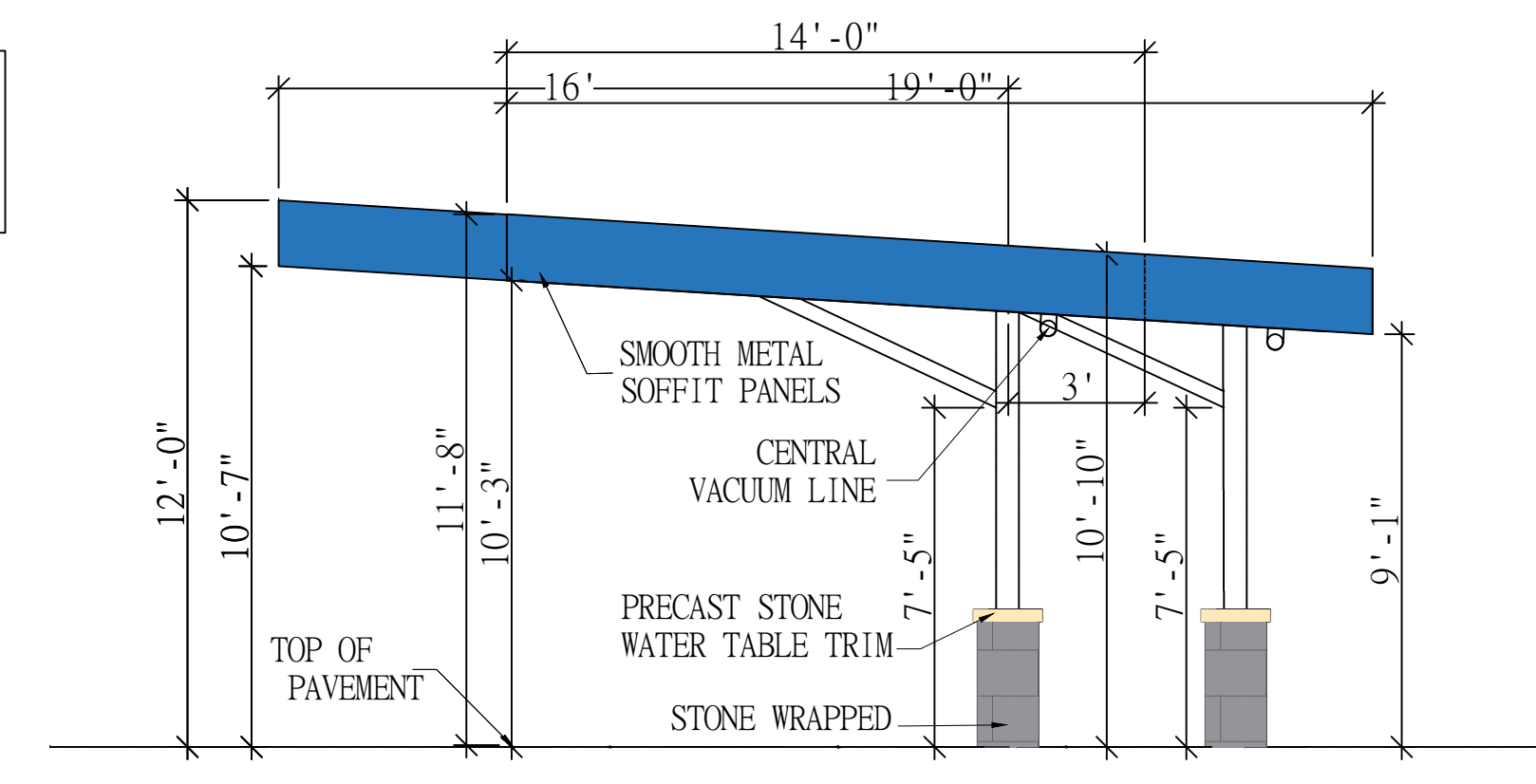
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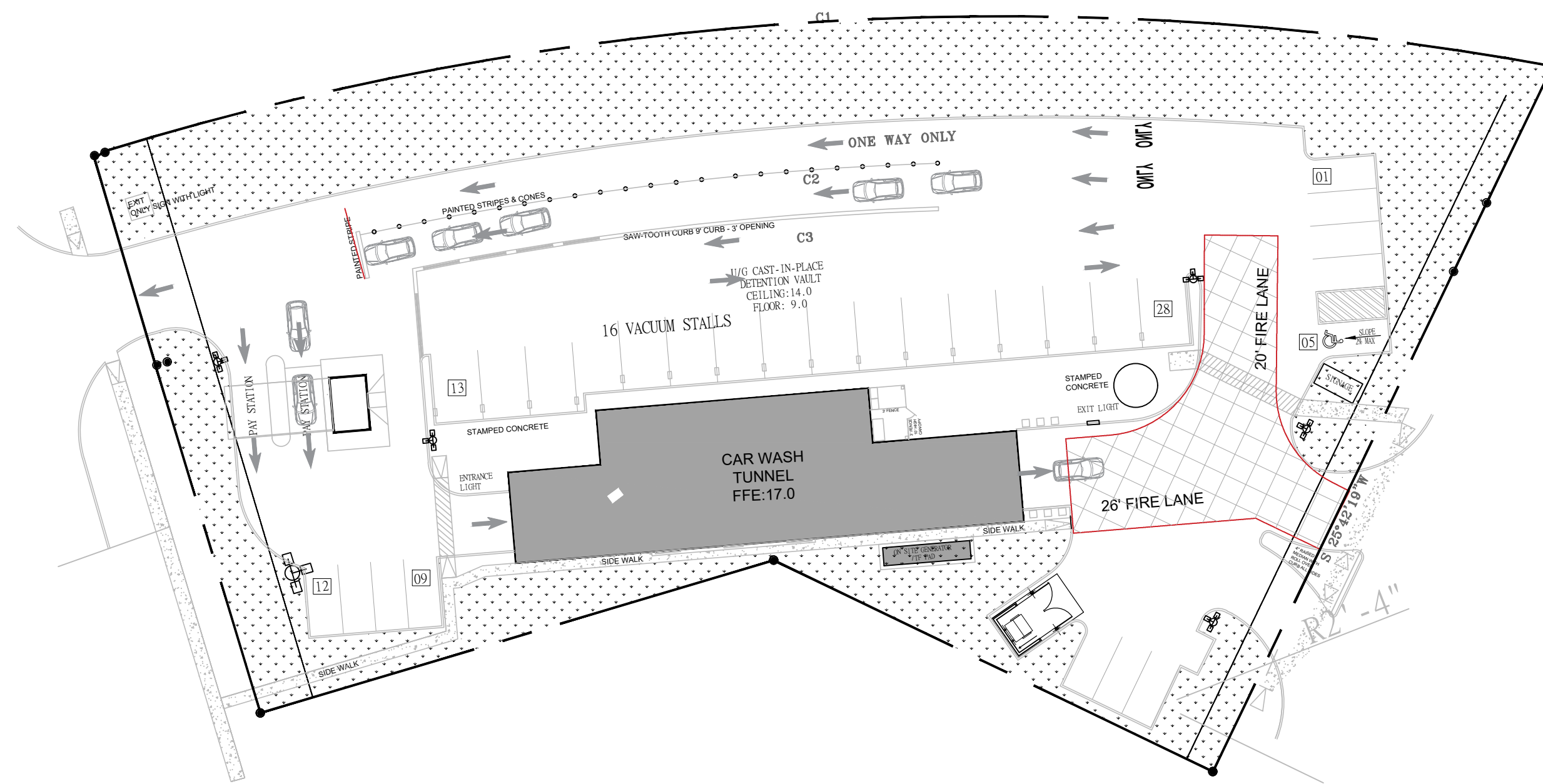


Scale: 1/8"=1'0"

NOTES:
CENTRAL VACUUM SYSTEM EQUIPMENT WILL BE
INSIDE THE MAIN CAR WASH BUILDING



Scale: 1/4"=1'0"

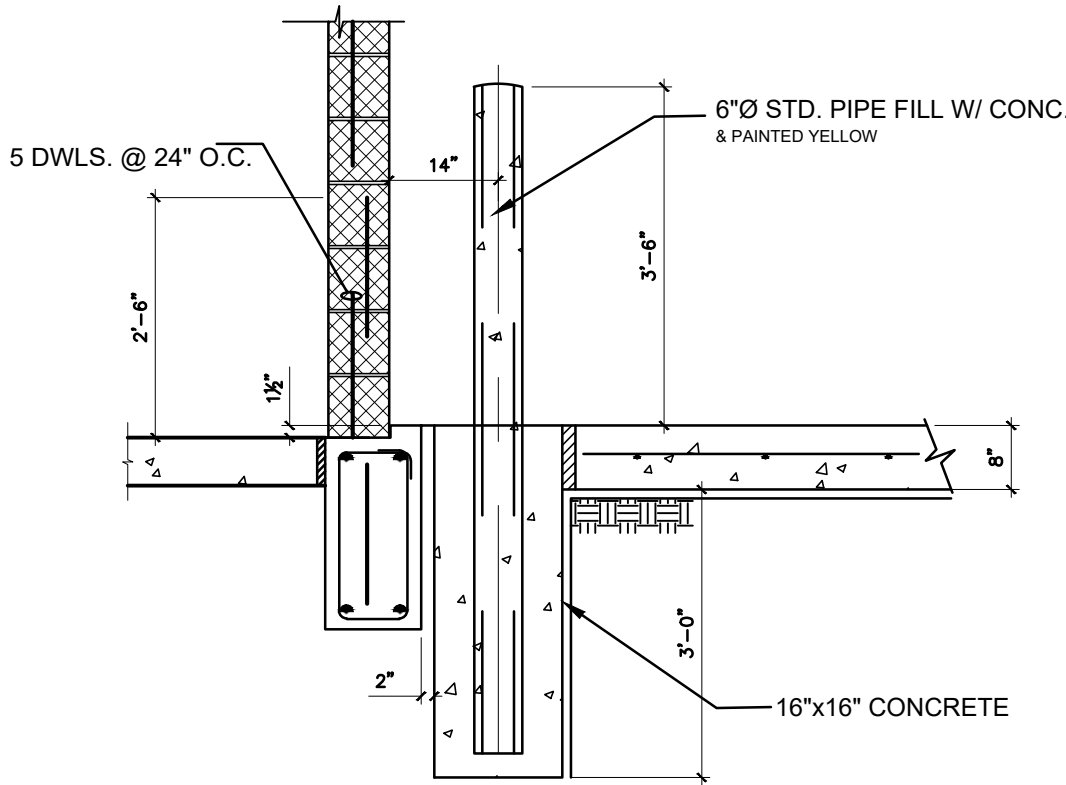


SITE PLAN FOR VACUUM LOCATION

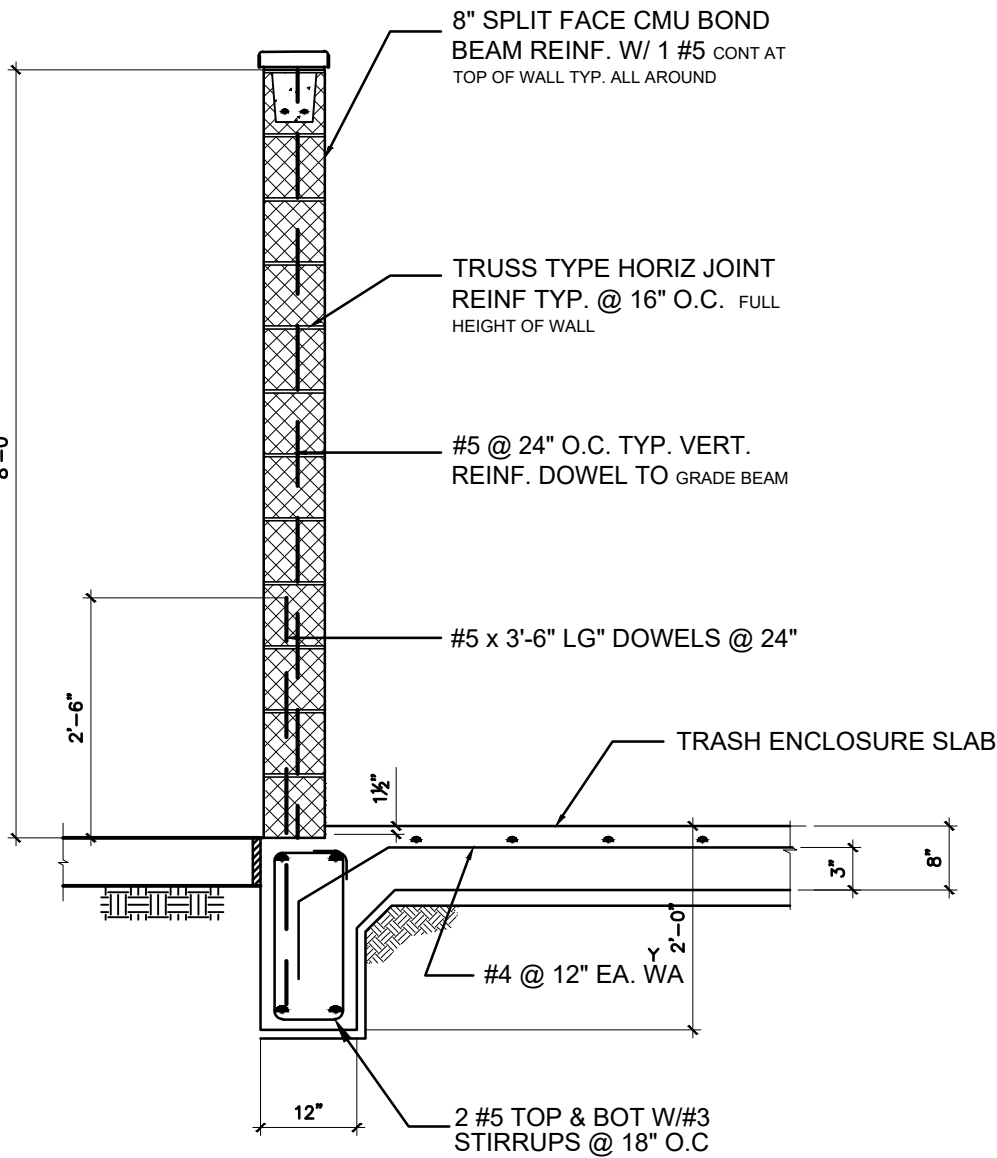
1. ALL STUDS AND / OR JOIST AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
2. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
3. ALL STUDS, RUNNERS, JOISTS AND TRUSSES SHALL BE FORMED FROM GALVANIZED STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, WITH A MINIMUM YIELD STRENGTH OF 50 KSI FOR .097, .068, .054 THICK MEMBERS AND 33 KSI FOR .043 AND .033 THICK MEMBERS AND FLAT STRAP BRACING.
4. PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT ERECTION DRAWINGS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
5. PREFABRICATED PANELS SHALL BE SQUARE, WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING. HANDLING AND LIFTING SHALL BE DONE IN A MANNER SO AS NOT CAUSE DISTORTION IN ANY MANNER.
6. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.
7. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT THEIR ENDS ARE POSITIONED AGAINST THE INSIDE OF TRACK WEB PRIOR TO FASTENING.
8. FASTENING OF COMPONENTS SHALL BE WITH SELF - DRILLING SCREWS OR WELDS. SCREW OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL BE TOUCHED - UP WITH A ZINC - RICH PAINT.
9. RUNNER SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE. PROPOSED CONNECTION TO BE SUBMITTED FOR APPROVAL.
10. ABUTTING LENGTHS OF TRACK SHALL EACH BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, BUTT - WELDED, OR SPLICED.
11. STUDS SHALL BE PLUMB, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER TRACKS.
12. JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILLING, ABOVE WINDOW AND DOOR HEADERS, AND WHERE NEEDED TO FURNISH SUPPORT, AND SHALL BE SECURELY ATTACHED TO CONNECTING MEMBERS.
13. RESISTANCE TO MINOR AXIS BENDING AND ROTATION SHALL BE PROVIDED BY GYPSUM BOARD OR GYPSUM SHEATHING AND BY HORIZONTAL STRAP AND BLOCKING OR COLD - ROLLED CHANNEL BRACING AT THIRTEEN POINTS.
14. SPLICES IN AXIALLY LOADED STUDS SHALL NOT BE PERMITTED.
15. PROVIDE A MINIMUM OF (3) #12 SCREWS FOR ALL STUD CONNECTIONS.
16. BRIDGING SHALL BE INSTALLED IMMEDIATELY AFTER JOISTS ARE ERECTED AND BEFORE CONSTRUCTION LOADS ARE APPLIED TO PREVENT FLANGE ROTATION AND TO SUPPORT FLANGES IN COMPRESSION. BRIDGING SHALL CONSIST OF SOLID BLOCKING PLUS STRAP BRACING OR 1 1/2 " C.O.LD - ROLLED CHANNELS SCREW - ATTACHED OR WELDED TO BOTTOM JOIST FLANGES. BRIDGING SHALL BE INSTALLED AT MID SPAN FOR SPAN 16'-0" OR LESS AND AT 8' - 0" O.C. MAX. FOR SPANS GREATER THAN 16'-0" O.C. SOLID BLOCKING, OF FIELD - CUT TRACK OR JOIST SECTION, SHALL BE PROVIDED, WELDED OR SCREW - ATTACHED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS AND ADJACENT TO OPENING AT 10' - 0" O.C. MAX. COLD - ROLLED CHANNELS OR STRAP BRACING OF 1 1/2 " X 33 MIL (0.033") CORROSION - RESISTANT STEEL SHALL BE SCREW - ATTACHED TO BOTTOM JOIST FLANGE BETWEEN SOLID BLOCKING. REFERENCE MANUFACTURER INSTALLATION INSTRUCTIONS.

NOTES:

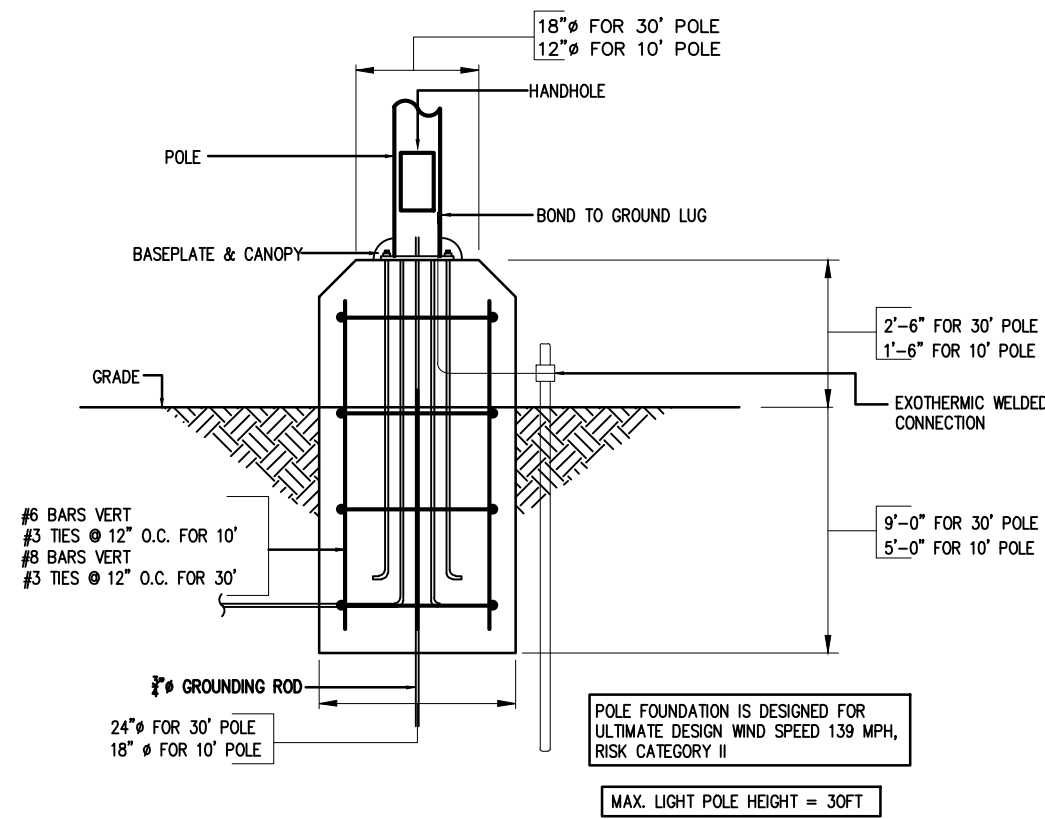
1. INSTALL GATE TO SWING CLEAR OF PAVEMENT.
2. PROVIDE BOLTS TO SECURE GATES IN FULL OPEN OR CLOSED POSITION.
3. SEAL AND PAINT TO MATCH BUILDING.
4. ENCLOSURE HEIGHT: MIN 6' , MAX 8'.
5. MATERIALS MUST BE COMPATIBLE WITH PRINCIPAL BUILDING.
6. DUMPSTER TO REMAIN FULLY SCREENED FROM PUBLIC VIEW.
7. ENCLOSURE MUST BE MAINTAINED IN CLEAN, SECURE CONDITION.



04 ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

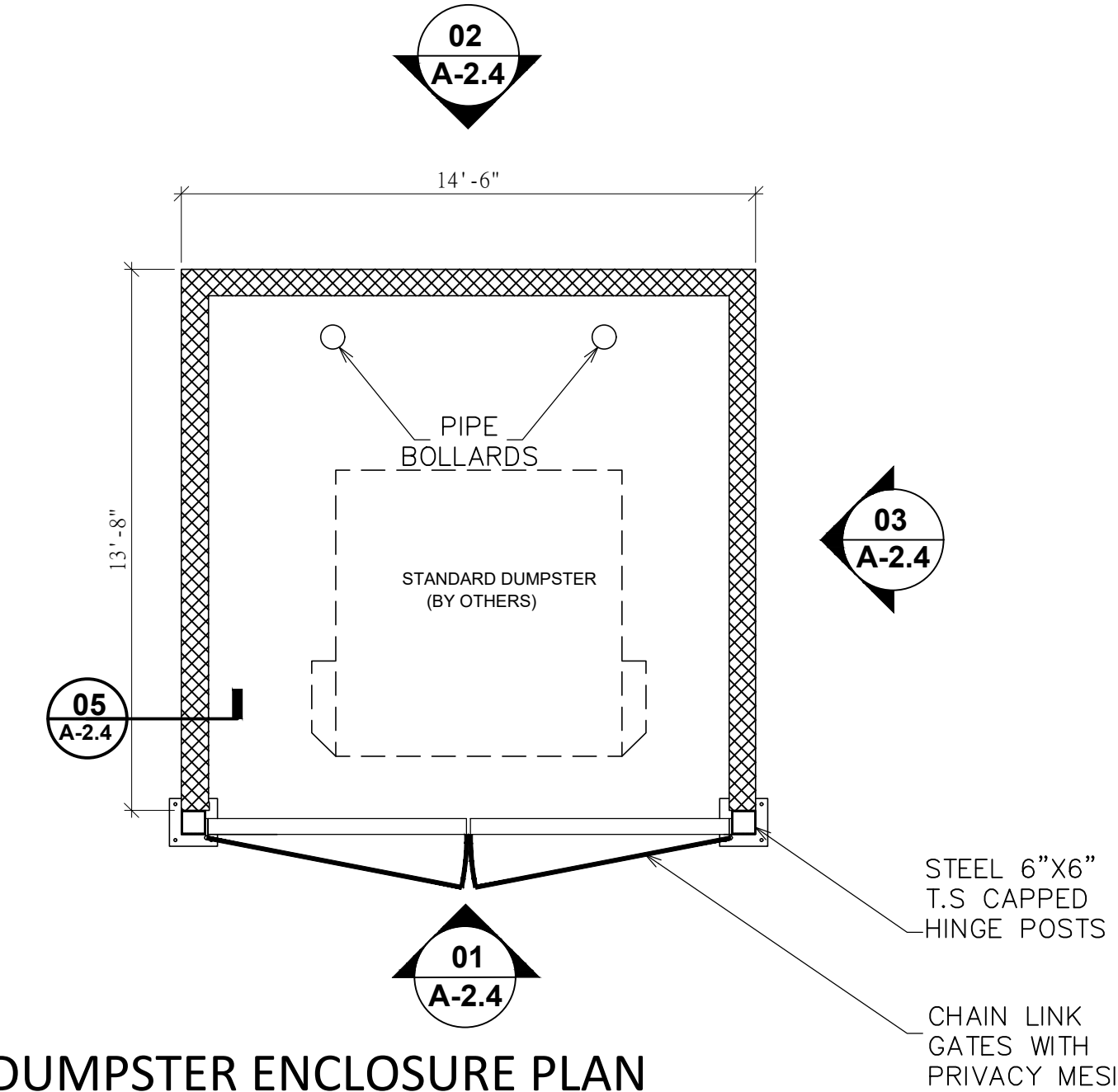


05 SECTION : DUMPSTER WALLS
SCALE: 1/4" = 1'-0"

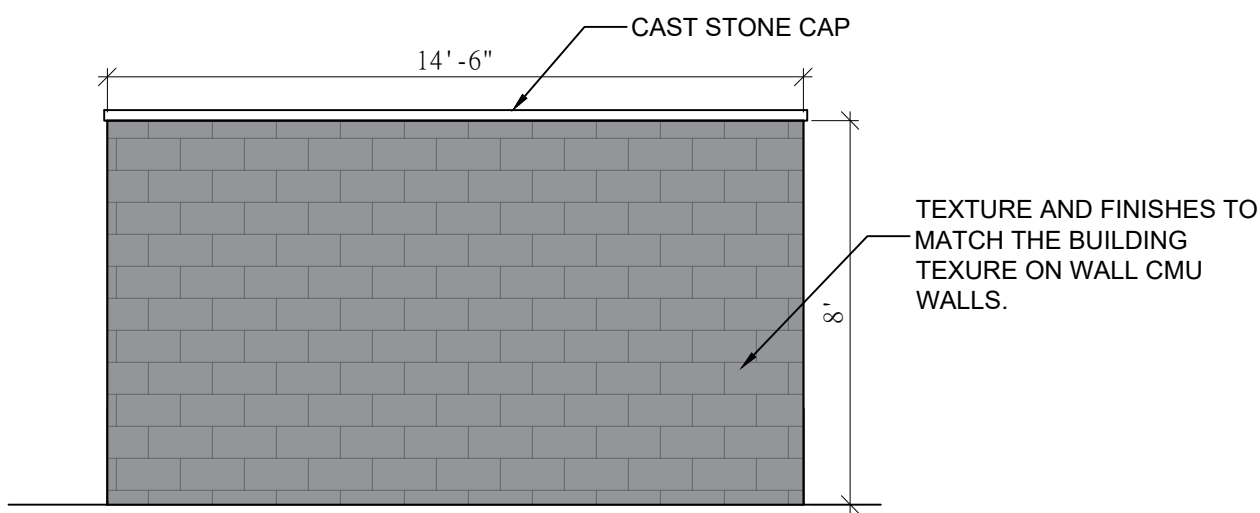


NOTE:
THIS IS BASE DETAIL IS FOR GENERAL INFORMATION ONLY; CONTRACTOR SHALL VERIFY WITH THE PARKING LIGHTS VENDOR FOR FINAL INSTALLATION DETAIL. PERFORM AS PER REQUIREMENTS.

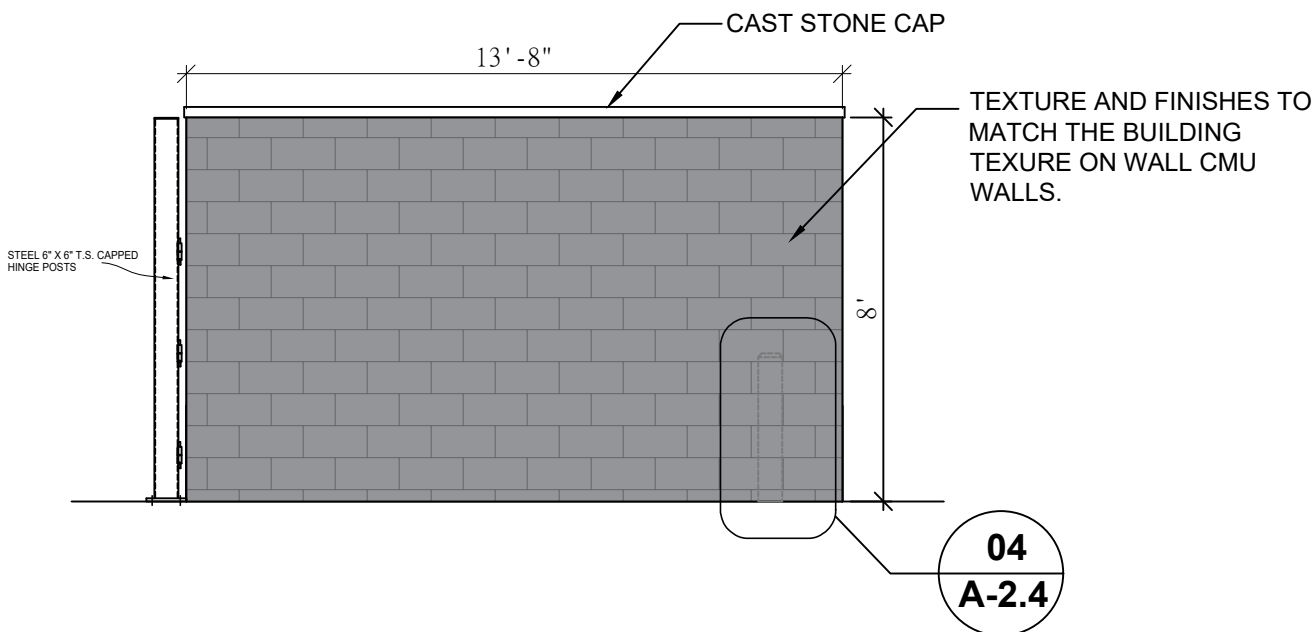
06 DETAIL : LIGHT POLE FOUNDATION SECTION
SCALE: 1/4" = 1'-0"



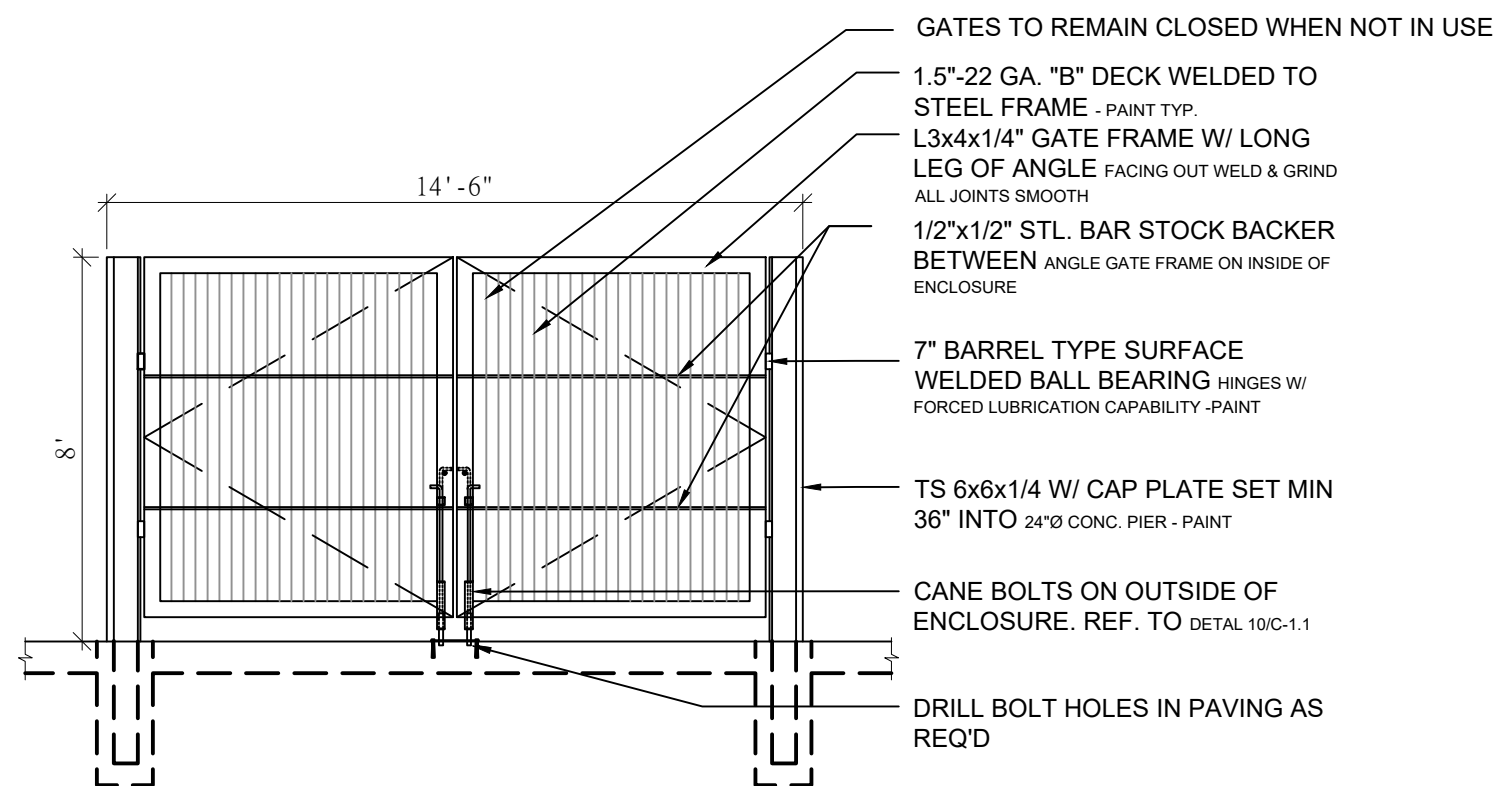
DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



02 ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



03 ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

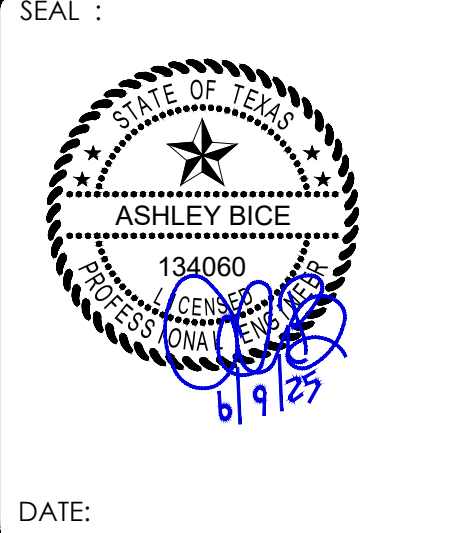
DUMPSTER DETAIL
Scale: 1/4"=1'0"

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED ORCA TUNNEL CAR WASH
LOCATED AT
2464 MARINA BAY DR LEAGUE CITY TX 77573



DATE:
PROJECT NUMBER : 24-034
SCALE :
DRAWN BY : fya
CHECKED BY : A.Z
SHEET TITLE :

DUMPSTER
DETAIL

DRAWING NUMBER:
A-2.4