

Pam Fenn, Commissioner
Diana Smith, Commissioner
Donald J. Glacy, Vice Chairman



Ernie Adams, Commissioner
Eric Heimbrecht, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
JANUARY 5, 2026
7:00 PM**

**500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Planning and Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on October 20, 2025.

D. NEW BUSINESS

1. Consideration and recommendation on a Site Plan (SP-2025-09) request from Stonegate Builders for a new office building to be located on an approximate 0.736 acre parcel, being a part of North Highland Addition, Block A, Lot 13R, City of Roanoke Denton County, Texas; generally located at 905 N Oak Street.
2. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**January 5, 2026
Page 2 of 3**

District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)

3. Consideration and recommendation on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)
4. Public hearing to consider a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (SUP) to allow Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)
5. Consideration and recommendation on a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (SUP) to allow Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, December 30th, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Babette Welch, Executive Assistant



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**January 5, 2026
Page 3 of 3**

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 10/20/2025 - P&Z Minutes

MEETING DATE: January 5, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on October 20, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 10-20-2025

Pam Fenn, Commissioner
Diana Smith, Commissioner
Donald J. Glacy, Commissioner



Vacant, Commissioner
Ernie Adams, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES
OCTOBER 20, 2025**

**7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Jason Kasal; Commissioners: Mark McCullough, Donald Glacy, and Ernie Adams. City Planner Matthew Ellis and City Secretary April S. Hill.

Absent: Commissioners: Pam Fenn and Diana Smith.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Donald J. Glacy second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on October 6, 2025.

Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Ernie Adams second by Mark McCullough to nominate and elect Donald J. Glacy as Vice President.

Motion carried unanimously.

2. Motion made by Mark McCullough second by Ernie Adams to approve a Site Plan (SP-2025-01) request from Curtis Young with Sage Group, Inc., for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041-acre parcel, being a part of the Reno Red Addition, Block A Lot 1, City of



**MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING**

**October 20, 2025
Page 2 of 2**

Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

Motion carried unanimously.

3. Motion made by Donald J. Glacy second by Mark McCullough to approve a Site Plan (SP-2025-08) request from the City of Roanoke for a new parking garage to be located on an approximate 0.902-acre parcel, being a part of OT Roanoke, Block 5 Lot 15R, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and between Main Street and Bowie Street.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Ernie Adams second by Donald J. Glacy to adjourn the meeting at 7:14 p.m.

Motion carried unanimously.

Jason Kasal, Chairman

Babette Welch, Administrative Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP-2025-09) 905 N Oak St

MEETING DATE: January 5, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP-2025-09) request from Stonegate Builders for a new office building to be located on an approximate 0.736 acre parcel, being a part of North Highland Addition, Block A, Lot 13R, City of Roanoke Denton County, Texas; generally located at 905 N Oak Street.

INFORMATION:

The applicant is proposing to construct a new office building behind an existing commercial building.

Landscape - The plan demonstrates new permanently maintained landscaping.

Drainage - A drainage plan will be accepted by the engineering consultant prior to construction.

Utilities - A utility plan will be accepted by the engineering consultant prior to construction.

Parking - The parking provided exceeds the required amount for the proposed uses and will serve many generations of Roanoke residents.

STAFF RECOMMENDATION:

It is the staff's recommendation to approve the site plan and design as submitted.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application
2. Site Plan and Elevations



AGENDA ITEM



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SITE PLAN APPLICATION
FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant <i>CLAYTON COFFEE</i>	Address of Applicant <i>905 N Oak St</i>	Phone Number and Email <i>214 549-8271</i> <i>Stone Gate Builders LLC @ Yahoo</i>
Legal Interest <i>General Contractor</i>		
Owner <i>Bill Janacek</i>	Address <i>PO Box 262562 Plano TX 75026</i>	Phone Number & Email <i>972-383-9292</i> <i>Dent 75074@gmail.com</i>
Firm preparing Site Plan Package <i>Warren Wilke</i>	Address <i>7812 Hinkley Oak Dr</i> <i>Denton TX 76208</i>	Phone Number <i>214-995-5509</i> Email <i>Iamwwilke@gmail.com</i>
Location of Property <i>905 N Oak Street</i>	Name of Addition/Subdivision <i>14 / A</i>	Present Zoning <i>Commercial R</i>

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial	1	~~246.5~~ 32,061 sq ft
Industrial		
Flood Plain		

A copy of the final plat including public right-of-way crossing and adjacent property to the subject property shall be included.

If the property is subject to a Plan Development a statement showing that the proposed use conforms to the Plan Development.

An electronic copy (pdf) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

Clayton Coffee

Applicants Signature

10-16-25

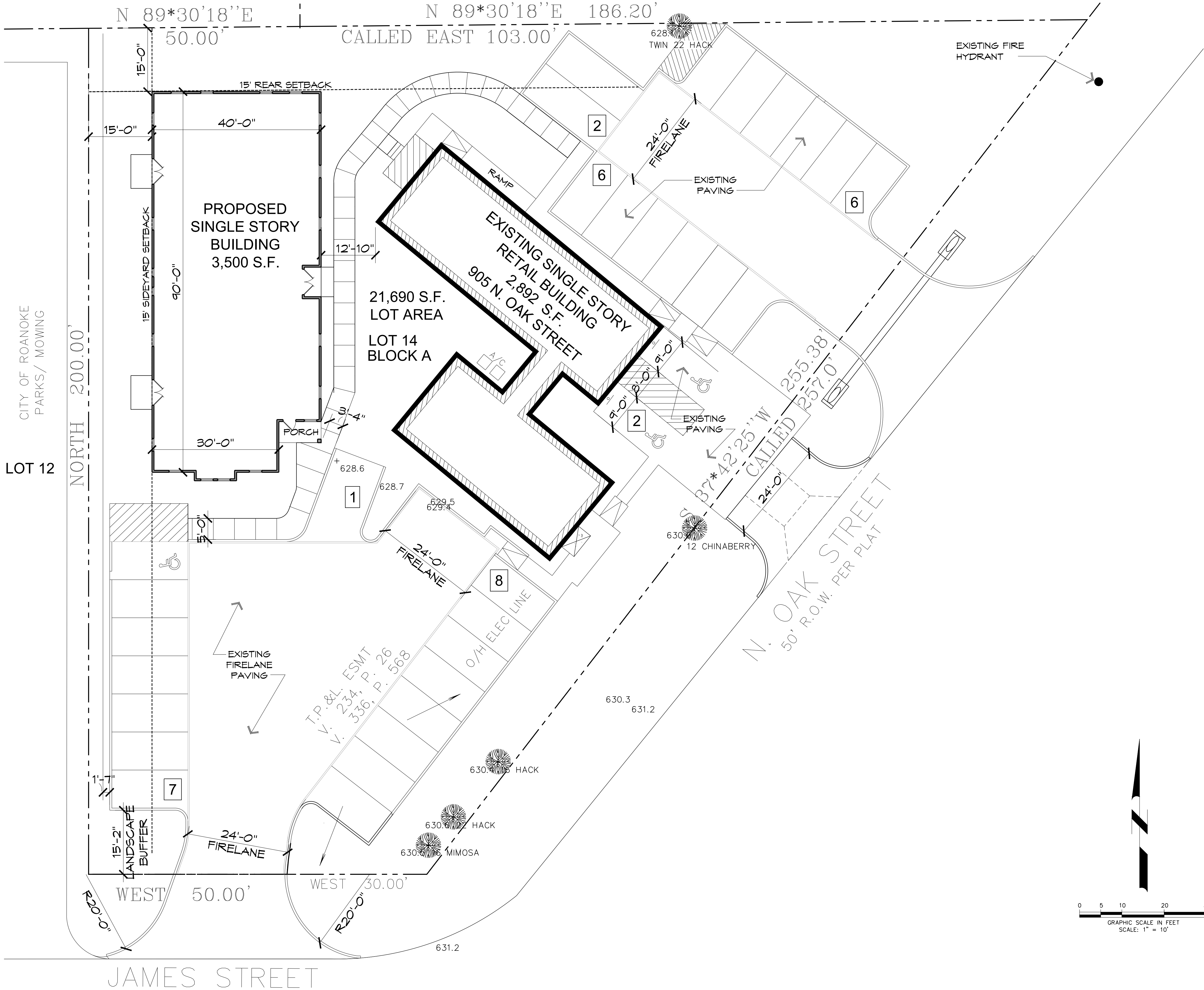
Date

FOR OFFICE USE ONLY

Site Plan Fee PD VS \$400.00 Rec #872426 10/20/2025 JM	P&Z Meeting <i>12/01/2025</i>	CC Meeting <i>12/09/2025</i>	File for Record SP- <u>2025 - 09</u>
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07/20/2023

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ARCHITECTURE
seven-d-four . architecture
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972-768-8283
8446 Winged Foot Dr.
Frisco, Texas 75036
www.7d4.net

NOT FOR
CONSTRUCTION
OR REGULATORY
APPROVAL
TX ARCH. #20616
G. KEVIN DINGMAN
Feb. 13, 2024

Roanoke Office
905 N. Oak Street
Roanoke, TX

No.	Date	Revision Description

Site Plan

Project: 7d4 2021-52
Date: Feb. 21, 2024
Drawing Number

A101

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____



Lot 14, Block A, North Highland Addition, an Addition to the City of Roanoke, Denton County, Texas, according to the Map or Plat thereof recorded in Volume 367, Page 149, of the Map Records of Denton County, Texas.

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48121C0515 G dated April 18, 2011, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Bill Janeczek at 905 N. Oak Street, Roanoke, Denton County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of June, 2018.

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



SYMBOL LEGEND

 TV TELEVISION CABLE RISER	 GAS METER	 TEL RISER	 FH FIRE HYDRANT	 PP POWER POLE
 ELEC ELECTRIC METER	 ELEC BOX SUBSURFACE JUNCTION BOX	 WM WATER METER	 LP LIGHT POLE	 1/2" IRF IRON ROD FOUND (CORNER)
 FENCE	 EASEMENT LINE			 A/C AIR COND. UNIT
 PROPERTY LINES				 PROPANE TANK

SURVEY DATE	<u>JUNE 1, 2018</u>	
SCALE	<u>1" = 30'</u>	FILE # <u>20180169-2</u>
CLIENT	<u>JANECEK</u>	GF # <u>NONE</u>

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101500-00

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

Roanoke Office

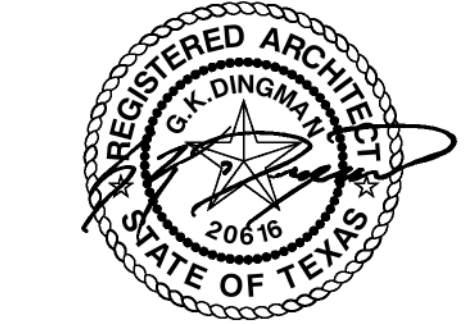
905 NORTH OAK STREET
ROANOKE, TEXAS



7812 Hinkley Oak Dr.
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P: 214-995-5509
iamwilke@gmail.com



seven-d-four . architecture
kevin@7d4.net
972-768-8283
8446 Winged Foot Dr.
Frisco, Texas 75036
www.7d4.net



Apr. 28, 2024

Roanoke Office
905 N. Oak Street
Roanoke, TX

No.	Date	Revision	Description

COVER SHEET

Project: 7d4 2021-52
Date: Apr. 28, 2024
Drawing Number

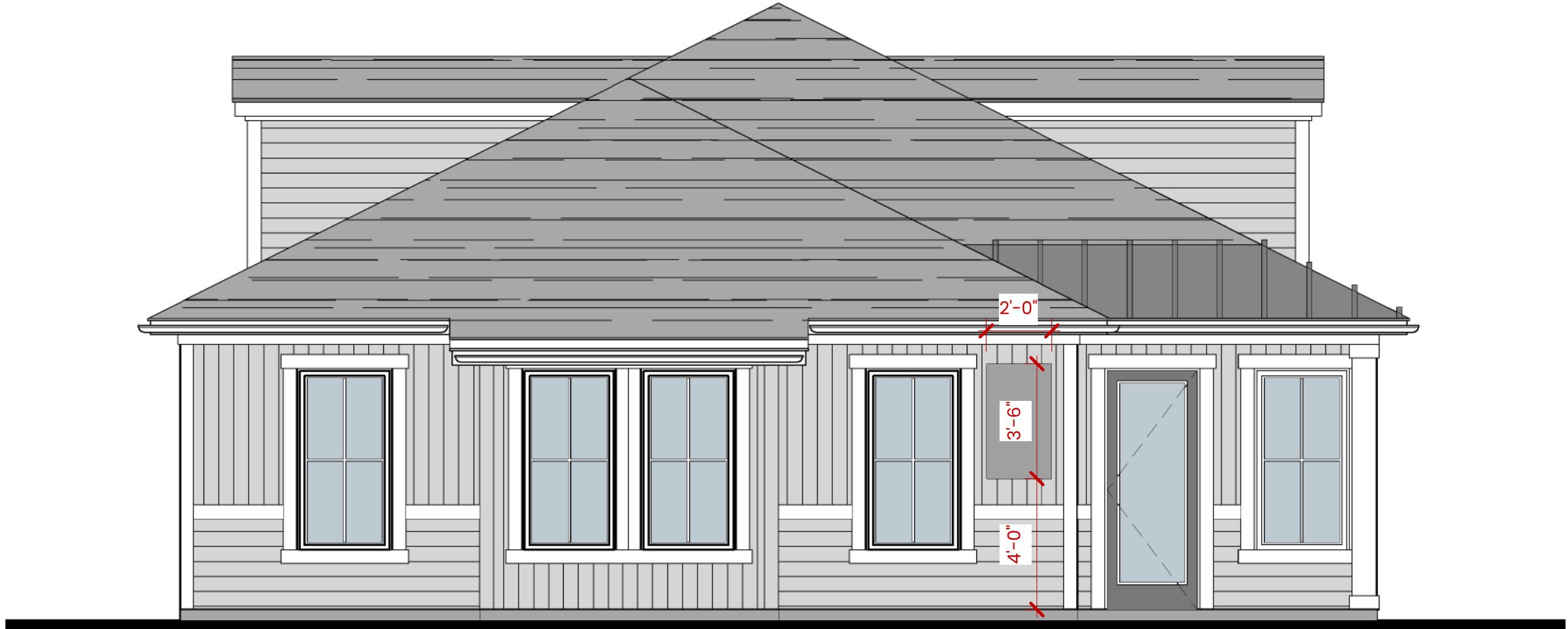
A000

ABBREVIATIONS

A	-AND	ID	-INSIDE DIAMETER
2	-ANGLE	INSUL.	-INSULATION
3	-AT	INT	-INTERIOR
C	-CENTERLINE	JAN.	-JANITOR
D	-DIAMETER OR AROUND	JT.	-JOINT
E	-NUMBER OR FOUND		
F	-PLATE OR PROPERTY LINE	KIT.	-KITCHEN
G	-SQUARE FOOT	K.O.	-KNOCK OUT
ACOUS.	-ACOUSTICAL	LAM.	-LAMINATE
AD	-AREA DRAIN	LAV.	-LAVATORY
ADJ.	-ADJUSTABLE	LT.	-LIGHT
A.F.F.	-ABOVE FINISH FLOOR	MAX.	-MAXIMUM
ASGR.	-AGGREGATE	MECH.	-MECHANICAL
ALUM.	-ALUMINUM	M.E.P.	-MECHANICAL, ELECTRICAL & PLUMBING
APPROX.	-APPROXIMATELY		
ARCH.	-ARCHITECTURAL	MFR.	-MANUFACTURER
BD.	-BOARD	MN.	-MINIMUM
BLDG.	-BUILDING	MSC.	-MISCELLANEOUS
BM.	-BEAM, BENCH MARK	M.O.	-MASONRY OPENING
B.O.H.	-BOTTOM OF HEADER	MTD.	-MOUNTED
		MTL.	-METAL
CAB.	-CABINET	MULL.	-MULLION
CER.	-CERAMIC		
C.I.	-CONTROL JOINT	N.I.C.	-NOT IN CONTRACT
C.L.	-CAST IRON	NO.	-NUMBER
CLS.	-CEILING	N.T.S.	-NOT TO SCALE
CLD.	-CLOSET		
C.M.U.	-CONCRETE	O.C.	-ON CENTER
MASONRY UNIT		O.D.	-OUTSIDE DIAMETER
COL.	-COLUMN	OFF.	-OFFICE
CONC.	-CONCRETE	OPNG.	-OPENING
CONN.	-CONNECTION	OPP.	-OPPOSITE
CONSTR.	-CONSTRUCTION		
CONT.	-CONTINUOUS	PART.	-PARTITION
CORR.	-CORRIDOR	PL.	-PLATE
C.T.	-CERAMIC TILE	PLAS.	-PLASTER
		PLYND.	-PLYWOOD
DBL.	-DOUBLE	FR.	-PAIR
DEPT.	-DEPARTMENT	PT.	-POINT
DET.	-DETAIL	Q.T.	-QUARRY TILE
DIA.	-DIAMETER		
DN.	-DOWN	R.	-RISER
DR.	-DOOR	RAD.	-RADIUS
DNR-DRAWER		R.C.	-RIBBENT CHANNEL
DS	-DOWNSPOUT	R.D.	-ROOF DRAIN
DNG.	-DRAWINGS	R.D.L.	-ROOF DRAIN LEADER
		REF.	-REFER OR REFERENCE
EA.	-EACH	RFRGR.	-REFRIGERATOR
E.J.	-EXPANSION JOINT	REINF.	-REINFORCED
EL.	-ELEVATION	REQD.	-REQUIRED
ELEC.	-ELECTRICAL	RM.	-ROOM
ELEV.	-ELEVATOR	R.O.	-ROUGH OPENING
EMER.	-EMERGENCY	R.O.V.	-RIGHT OF WAY
ENCL.	-ENCLOSURE	S.C.	-SOLID CORE
E.P.	-ELECTRICAL PANEL	SCHED.	-SCHEDULE
EQ.	-EQUAL	SECT.	-SECTION
EQUIP.	-EQUIPMENT	S.F.	-SQUARE FEET
E.N.G.	-ELECTRIC	SHT.	-SHEET
WATER COOLER		SIM.	-SIMILAR
EXIST.	-EXISTING	SPEC.	-SPECIFICATION
EXPO.	-EXPOSED	SPEED.	-SPEED
EXP.	-EXPANSION	SQ.	-SQUARE
EXT.	-EXTERIOR	S.S.	-STAINLESS STEEL
		STD.	-STANDARD
F.A.	-FIRE ALARM	STL.	-STEEL
F.C.	-FIRE CODE	STOR.	-STORAGE
F.D.	-FLOOR DRAIN	STRUCT.	-STRUCTURAL
F.E.	-FIRE EXTINGUISHER		
F.E.G.	-FIRE	T.	-TREAD
		TEL.	-TELEPHONE
F.G.	-FINISH GRADE	T.G.	-TONGUE & GROOVE
F.H.G.	-FIRE HOSE CABINET	THK.	-THICK
FN.	-FINISH	T.O.C.	-TOP OF CURB
FL.	-FLOOR	T.O.J.	-TOP OF JOIST
FLASH.	-FLASHING	T.O.P.	-TOP OF PLATE
FLUOR.	-FLUORESCENT	T.O.N.	-TOP OF NAIL
F.O.C.	-FACE OF CONCRETE	TYP.	-TYPICAL
F.O.S.	-FACE OF STUD		
F.P.	-FIRE PROTECTION	UNF.	-UNFINISHED
FT.	-FEET OR FOOT	U.N.O.	-UNLESS NOTED OTHERWISE
FURR.	-FURRING	UR.	-URINAL
		V.	-VINYL
GA.	-GAGE	VERT.	-VERTICAL
GALV.	-GALVANIZED	VEST.	-VESTIBULE
G.C.	-GENERAL CONTRACTOR		
GL.	-GLASS	V.	-WITH
GR.	-GRADE	W.C.	-WATER CLOSET
GYP.BD.	-GYPSUM BOARD	W.D.	-WOOD
		W.N.	-WINDOW
H.B.	-HOSE BIBB	W/O	-WITHOUT
H.G.	-HOLLOW CORE	W.P.	-WATERPROOF
HDNR.	-HARDWARE	W.SCT.	-WAINSCOT
HDND.	-HARDWOOD	WT.	-WEIGHT
H.M.	-HOLLOW METAL	W.W.F.	-WELDED WIRE FABRIC
HORIZ.	-HORIZONTAL	W.W.M.	-WELDED WIRE MESH
HR.	-HOUR		
HT.	-HEIGHT		
HVAC	-HEATING VENTILATION & AIR CONDITIONING		

REFERENCE SYMBOLS

□	KEY NOTE	⊙	DETAILS
⬡	WINDOW TYPE	XX XXX	BUILDING SECTIONS
△	REVISION	○○○	DOOR TYPE
◇	PARTITION TYPE	XX XXX	EXTERIOR ELEVATIONS
XX XXX	INTERIOR ELEVATIONS		



SHEET INDEX:

DATE	REV.	ARCHITECTURAL
4/28/2024	A000	COVER SHEET
4/28/2024	A001	GENERAL NOTES
4/28/2024	A002	ACCESSIBILITY STANDARDS
4/28/2024	A003	ACCESSIBILITY STANDARDS
4/28/2024	A101	SITE PLAN
4/28/2024	A201	FIRST FLOOR PLAN
4/28/2024	A202	ROOF PLAN
4/28/2024	A301	EXTERIOR ELEVATIONS
4/28/2024	A601	TYPICAL FRAMING DETAILS

STRUCTURAL

1 OF 2	STRAND & BEAM PLACEMENT DIAGRAM & NOTES
2 OF 2	DETAILS, SPECIFICATIONS, & GENERAL NOTES

MECH., PLUMB., ELEC.

4/26/2024	E101	MEP SITE PLAN
4/26/2024	E101	ELECTRICAL FLOOR PLAN
4/26/2024	E102	ELECTRICAL NOTES, SCHEDULES & RISERS

CODE INDEX

2021	INTERNATIONAL BUILDING CODE
2023	NATIONAL ELECTRIC CODE
2021	INTERNATIONAL ENERGY CONSERVATION CODE
2021	INTERNATIONAL PLUMBING CODE
2021	INTERNATIONAL MECHANICAL CODE
2021	INTERNATIONAL FIRE CODE

TEXAS ACCESSIBILITY STANDARDS
AMERICAN WITH DISABILITIES ACT

CONSTRUCTION TYPE

TYPE V-B

OCCUPANCY TYPE

GROUP B

New construction of a 3,472 square feet,
wood-framed 1-story shell office building.

General Office: 3,472 s.f. (Occ. Load = 24)

AREA CALCULATIONS:	
ENTRY PORCH 01:	50 S.F.
ENTRY PORCH 02:	28 S.F.
TOTAL NON-A/C:	78 S.F.

A/C AREAS- FUTURE OFFICE:	3,472 S.F.
------------------------------	------------

TOTAL CONSTRUCTION:	3,550 S.F.
---------------------	------------

DIRECTORY

OWNER:
AB Partners, LLC
Mr. Bill Janecek
P: (972) 977-9164
bjanecek@gmail.com

DESIGNER:
Warren Wilke & Associates
7812 Hinkley Oak Drive
Mr. Warren Wilke
P: (214) 995-5509
iamwilke@gmail.com

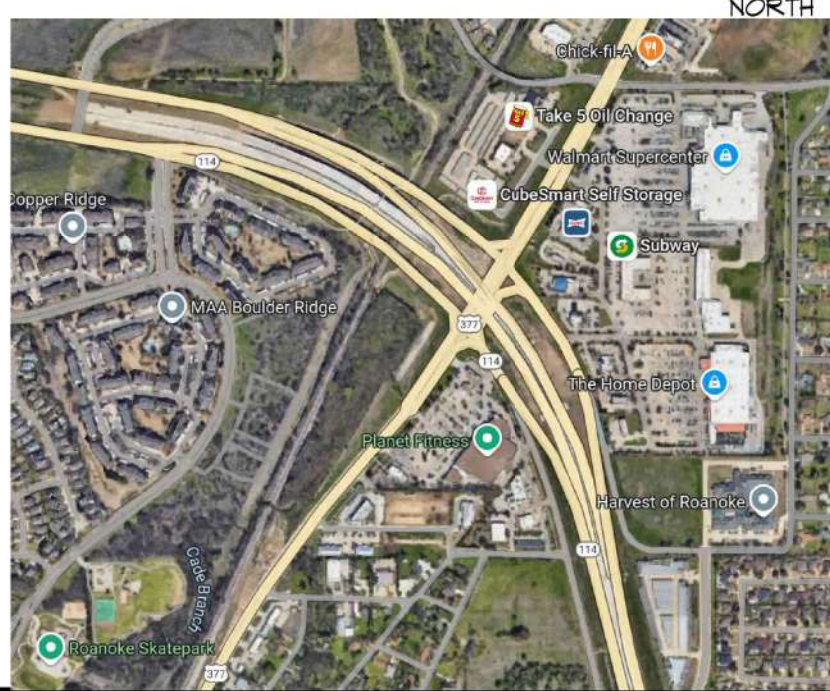
ARCHITECT:
seven-d-four . architecture
8446 Winged Foot Drive
Frisco, Texas 75036
P: (972) 768-8283
kevin@7d4.net

STRUCTURAL ENGINEER:
Nortex Foundation Designs, Inc.
4416 Keller Hicks Road
Fort Worth, TX 76244
P: (817) 379-0866
info@nortexfoundation.com

MEP ENGINEER:
LWANDA AND COMPANY
6136 FRISCO SQUARE BLVD. #400
FRISCO, TX. 75034
P: (469) 287-5488
jnyan@lwnda-co.com

VICINITY MAP

NOT TO SCALE



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DIVISION 1 -GENERAL REQUIREMENTS

- A. INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE PROJECT.
- B. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY AGENCY HAVING JURISDICTION, FOR A COMPLETE AND PROPER FINISHED JOB.
- C. WORK PERFORMED SHALL CONFORM TO THE FOLLOWING:
- THE CONSTRUCTION DOCUMENTS WHICH SHALL CONSIST OF THE WORKING DRAWINGS WHICH SHALL INCLUDE THESE GENERAL NOTES.
 - THESE GENERAL NOTES SHALL APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ORDINANCES AND REGULATIONS.

WHERE THE TERM "CONTRACTOR" IS USED, IT SHALL INCLUDE SUBCONTRACTORS AND THE TERM "SUBCONTRACTOR" MAY BE SUBSTITUTED FOR THE TERM "CONTRACTOR" AND ALL SUCH CONDITIONS SHALL APPLY.

WHERE THE TERM "ARCHITECT" IS USED, IT SHALL INCLUDE THE ARCHITECT AND HIS CONSULTANTS, BE THEY CIVIL, STRUCTURAL, MECHANICAL, OR ELECTRICAL ENGINEERS, OR OTHER CONSULTANTS.

E. CONTRACTORS SHALL VERIFY CONSTRUCTION DOCUMENTS, ON-SITE CONDITIONS, AND THE WORK OF OTHER CONTRACTORS AND SHALL IMMEDIATELY INFORM ARCHITECT OF ANY DISCREPANCIES OR INADEQUACIES PRIOR TO STARTING WORK. FAILURE TO DO SO SHALL BE DEEMED ACCEPTANCE OF CONSTRUCTION DOCUMENTS AND WORK CONDITIONS AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY CORRECTIONS TO HIS OWN WORK.

F. IN CASE OF CONFLICT IN CONSTRUCTION DOCUMENTS, LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL-SCALE DRAWINGS AND DIMENSIONS HAVE PRECEDENCE OVER SCALE. WHERE CONSTRUCTION DOCUMENTS CONFLICT WITH CODES, THE MORE STRINGENT SHALL APPLY.

G. NOTIFICATION SHALL BE IMMEDIATELY GIVEN TO ARCHITECT SHOULD ANY DISCREPANCY, ERROR, OR QUESTION ARISE REGARDING THE INTENT OF THESE DOCUMENTS, THE WORK OF THE CONTRACTOR, OR OTHER CONTRACTORS PERFORMING WORK.

H. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING AGENCIES.

I. CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THAT OF OTHER TRADES.

J. MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL BE OF GOOD QUALITY

K. EXECUTION OF THE WORK SHALL BE DONE IN A SKILLFUL AND WORKMANLIKE MANNER. NO ONE UNSKILLED IN THE WORK WHICH HE IS TO DO SHALL BE EMPLOYED.

L. NO ALTERNATIVE METHOD OF CONSTRUCTION OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL OF THE ARCHITECT AND HIS APPROPRIATE ENGINEER WHERE APPLICABLE.

M. BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY OWNER. ALL OTHER PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

N. ALL THE A.S.T.M. DESIGNATIONS ARE TO BE THE LATEST REVISIONS.

O. CONVENTIONAL DETAILS SHALL APPLY WHERE NO SPECIAL DETAIL OR SECTION IS SHOWN. ARCHITECT WILL FURNISH ANY CLARIFICATION DETAIL AT THE REQUEST OF THE CONTRACTOR.

P. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACINGS TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

Q. PROTECTION OF EXISTING AREAS TO REMAIN SHALL BE CONTRACTORS RESPONSIBILITY.

R. MAINTENANCE OF THE WORK AREA IN A CLEAN AND ORDERLY MANNER SHALL BE CONTRACTORS RESPONSIBILITY. UPON COMPLETION OF HIS WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS AND LEFTOVER MATERIALS FROM THE SITE UNLESS OTHERWISE NOTED.

S. SHOP DRAWINGS WHERE REQUIRED, SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW MINIMUM OF 60 DAYS BEFORE INSTALLATION.

DIVISION 2 -SITE WORK AND TRENCHING

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR EXPENSES OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.

DIVISION 5 -METALS

A. STRUCTURAL STEEL FABRICATOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT.

B. MATERIALS SHALL BE AS FOLLOWS:

- STRUCTURAL STEEL SHALL BE A992 AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A36.
- PIPE COLUMNS SHALL CONFORM TO ASTM A-53, GRADE B.
- STEEL TUBES SHALL CONFORM TO ASTM A-501.
- SULFUR CONTENT SHALL NOT EXCEED 0.05%.
- BOLTS SHALL CONFORM TO ASTM A-307, U.N.O.

C. EXECUTION SHALL BE AS FOLLOWS:

- FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
- ALL WELDING SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR OR WITH CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR.
- ALL WELDING IS TO BE DONE BY ELECTRIC ARC PROCESS WITH E70XX ELECTRODES.
- WHERE A FILLET WELD SYMBOL IS USED IN THESE PLANS WITHOUT AN INDICATION OF SIZE THE MINIMUM WELD SIZE AS SPECIFIED IN THE A.I.S.C. MANUAL OF STEEL CONSTRUCTION, LATEST EDITION, SECTION 111.2 SHALL BE USED.
- HOT DIP GALVANIZE OR PROVIDE 3" MIN CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE. DO NOT PAINT STEEL IN MASONRY OR CONCRETE.

DIVISION 6 -WOOD & PLASTIC

ROUGH CARPENTRY

A. MATERIALS SHALL BE AS FOLLOWS:

- ALL LUMBER AND PLYWOOD SHALL BE STAMPED WITH A GRADEMARK BY AN APPROVED GRADING AGENCY.
- WOOD IN DIRECT CONTACT WITH MASONRY OR CONCRETE WHERE SUBJECT TO EXTERIOR MOISTURE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR SHALL BE FOUNDATION GRADE REDWOOD.
- HORIZONTAL LUMBER SHALL BE SOUTHERN PINE OR DOUGLAS FIR-LARCH, GRADE NO. 2 OR BETTER.
- VERTICAL LUMBER SHALL BE DOUGLAS FIR-LARCH, CONSTRUCTION-STANDARD OR BETTER; POST AND TIMBERS SHALL BE GRADE NO. 1 OR BETTER.
- ALL EXPOSED BEAMS SHALL BE "FREE-OF-HEART-CENTER".
- FASCIAS AND BARGE BOARDS SHALL HAVE NO LARGE KNOTS AND NO SHORT BOARDS.
- PLYWOOD SHALL CONFORM TO PS 1-74; SUBFLOOR SHALL BE 1 1/8" STURDI-FLOOR, GROUP 1 FLOORING. ROOF SHEATHING WHERE PLYWOOD, SHALL BE GROUP 1, C-D EXTERIOR GLUE OR BETTER.
- GLUE - LAMINATED TIMBER (GLUE-LAMS) SHALL BE SOUTHERN PINE OR DOUGLAS FIR, COMBINATION PER THE IRC AND ATC 117 MARKED WITH A QUALITY MARK AND SHALL HAVE A CERTIFICATE OF CONFORMANCE CERTIFYING COMPLIANCE WITH P-8 56. SUBMIT SHOP DRAWINGS OF ALL GLU-LAMS FOR REVIEW BY ARCHITECT.
- CONNECTING HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON CO.
- ALL EXTERIOR EXPOSED BEAMS, STRINGERS, POSTS, AND TIMBERS SHALL BE RESAWN U.N.O.

B. EXECUTION SHALL BE AS FOLLOWS:

- ALL FRAMING SHALL BE STRAIGHT, TRUE AND PLUMB.
- WALLS SHALL HAVE 2" BY 4" STUDS AT 16" O.C., SINGLE BOTTOM PLATE AND TOP PLATE, U.N.O. PROVIDE FIRE BLOCKING FOR STUDS OVER 10'-0". USE FULL HEIGHT STUDS AT SLOPED CEILINGS.
- USE 2X6 STUDS @ 16" O.C. AT BEARING WALLS TALLER THAN 12'-0"; USE 2X6 STUDS @ 16" O.C. AT NON-BEARING WALLS TALLER THAN 14'-0".
- PROVIDE DOUBLE TRIMMERS IN OPENINGS 8'-0" AND WIDER, U.N.O.
- PROVIDE 1X6" LET-IN BRACES CROSSING FOUR STUD SPACES AT CORNER, AND EACH 25 LINEAL FEET OF WALL AT EXTERIOR WALLS AND MAJOR INTERIOR WALLS.
- SPLICE CUT PLATES WITH A 1 1/4" X 1/8" METAL STRAP WITH 4-16D NAILS EACH SIDE OF CUT, MINIMUM.
- WHERE DOUBLE TOP PLATES ARE SPLICED ALONG SHEAR WALLS, NAIL TOGETHER WITH 6-16D AT EACH END, STAGGER SPLICES, 4'-0" MIN.
- PROVIDE FULL BEARING UNDER ALL BEAMS, U.N.O.
- CUTTING AND NOTCHING OF STUDS MAY BE MADE UP TO 25% OF THE WIDTH OF EXTERIOR AND BEARING STUDS, AND UP TO 40% OF THE STUD WIDTH OF NON-BEARING STUDS. BORED HOLES UP TO 40% OF THE STUD WIDTH MAY BE MADE IN ANY WOOD STUD AND UP TO 50% OF THE STUD WIDTH MAY BE MADE IN NON-BEARING PARTITIONS OR WHERE EACH BORED STUD IS DOUBLED PROVIDED THAT NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
- FLOORS SHALL BE BLOCKED OVER ALL BEARINGS AND ENDS OR PROVIDED WITH A RIM JOIST. LAP JOIST 4" MINIMUM AT BEARINGS AND NAIL TOGETHER. PROVIDE BRIDGING OR SOLID BLOCKING AT MAXIMUM OF 8' O.C. FOR SPANS OVER 8'-0".
- DOUBLE JOISTS UNDER PARALLEL PARTITIONS.
- HEADER JOISTS MORE THAN 4' IN LENGTH SHALL BE DOUBLED. TAIL JOIST FOR SPANS EXCEEDING 8' IN LENGTH AND HEADERS RECEIVING MORE THAN TWO TAIL JOIST OR RECEIVING TAIL JOISTS MORE THAN 8' LONG SHALL BE SUPPORTED IN METAL HANGERS NOT THINNER THAN NO. 12 GAUGE AND AT LEAST 1 1/2" IN WIDTH.
- PLYWOOD SUBFLOOR SHALL BE GLUE-NAILED AND NAILED WITH SCREEN NAILS.
- ROOF RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT RIDGE BOARDS. THERE SHALL BE A RIDGE BOARD AT LEAST 1" THICK AND AS DEEP AS THE CUT END OF RAFTER OR SEE MANUFACTURING TRUSS DIAGRAM.
- RAFTERS SHALL BE LAPPED A MINIMUM OF 4" AT BEARING POINTS SUCH AS BEAM OR WALLS AND SPIKED TOGETHER.
- RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOIST ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED BY MEMBERS LOCATED DIRECTLY ABOVE THE CEILING JOIST NOT MORE THAN 4'-0" O.C. AND NOT LESS THAN 1X6" FOR WOOD OR ASPHALT SHINGLE ROOFS. (THEY SHALL BE MINIMUM 2" X 5 @ 2'-0" O.C. MAX FOR TILE ROOFS.)

- NO CUTTING, NOTCHING OR DRILLING SHALL BE ALLOWED IN RAFTERS, JOISTS OR BEAMS UNLESS SPECIFICALLY DETAILED.
- ROOF RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED Laterally TO PREVENT ROTATION AT ENDS BY BLOCKING OR TYING TO OTHER MEMBERS WHEN LARGER THAN 2X4.
- LAY ALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
- USE 1 X 8 STARTER BOARD AT ALL EXPOSED EAVES AND RAKES. PLACE RESAWN SIDE DOWN U.N.O.
- PROVIDE BLOCKING AND BACKING AS REQUIRED FOR OTHER TRADES. HEAD OUT MEMBERS ARE REQUIRED FOR OTHER TRADES.

C. NAILING SHALL CONFORM TO THE FOLLOWING TABLE:

CONNECTION	NAILING
POST TO RIERPAD, TOE NAIL	(REF. TO 2018 IRC FOR FASTENING SCHEDULE)
GIRDER TO POST, TOE NAIL	
JOIST TO GIRDER OR SILL, TOE NAIL	
BRIDGING TO JOIST, TOE NAIL EACH END	
JOISTS TO BLOCKING, END NAIL	
RIM JOIST TO JOISTS END NAIL	
RIM JOIST TO SILL, TOE NAIL	
FLOOR JOIST LAP @ BEARINGS, FACE NAIL	
1" X 6" OR NARROWER SUBFLOOR SHEATHING TO EACH JOIST, FACE NAIL	
WIDER THAN 1" X 6" SUBFLOOR SHEATHING TO EACH JOIST, FACE NAIL	
2" SUBFLOOR TO JOIST OR GIRDER, BLIND	
1" X 6" SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	
TOP PLATE OR SOLE PLATE TO STUD, END NAIL	
STUD TO SOLE PLATE, TOE NAIL	
DOUBLE STUDS, FACE NAIL	
DOUBLED TOP PLATES, FACE NAIL	
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	
CONTINUOUS HEADER TO STUD, TOE NAIL	
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	
RAFTER TO RIDGE	
RAFTER TIE, 2" LUMBER, FACE NAIL	
RAFTER TIE, 1" LUMBER, FACE NAIL	
RAFTER TO PLATE, TOE NAIL	
1X6" MIN. BRACE TO EACH STUD & PLATE, FACE NAIL	
1X6" OR NARROWER SHEATHING TO EACH BEARING	
WIDER THAN 1X6" SHEATHING TO EACH BEARING	
BUILT UP CORNER STUDS	
DOUBLE JOIST	
TRIPLE OR QUADRUPLE JOIST	
2" PLANKS	
PLYWOOD SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	
1/2" & LESS	
19/32 - 3/4"	

FINISH CARPENTRY

- A. CLOTHES POLES SHALL BE 1 1/4" DIA. V.GDR, SUPPORTED 4'-0" O.C. MAX.; WITH ROSETTES.
- B. CLOSET SHELVES SHALL BE 1" X 12" CLEAR PINE
- C. WOOD CABINETS, WINDOW STOOL, & APRON, BASE, & RUNNING TRIM SHALL BE AS DETAILED
- D. ALL WORK SHALL BE INSTALLED, SANDED, & NAILS SET FOR PUTTYING & PAINTING

DIVISION 7 -THERMAL INSULATION & MOISTURE PROTECTION

A. BUILDING INSULATION SHALL BE AS FOLLOWS:

- PROVIDE R-11 INSULATION AT ALL EXTERIOR WALLS OF CONDITIONED SPACE, AND DEMISING WALLS.
- PROVIDE R-30 INSULATION IN ALL CEILINGS BELOW UNHEATED ATTIC SPACES, AND R-19 IN ALL COMBINATION RAFTER-CEILING JOIST.
- PROVIDE R-19 IN ALL FLOORS ABOVE UNHEATED CRAWL SPACES, GARAGES, OR EXTERIORS.
- INSULATION SHALL BE FIBERGLASS BATTS WITH KRAFT PAPER BACKING & SHALL CONFORM TO FEDERAL SPECIFICATION HHH-552. STAPLE TO STUDS OR JOIST, WIRE @ CRAWL SPACE.
- CERTIFICATE OF COMPLIANCE, SIGNED BY INSULATING CONTRACTOR & GENERAL CONTRACTOR SHALL BE PROMINENTLY POSTED ON SITE.
- PROVIDE .006 MIL VISQUEEN MEMBRANE AT CEILING.

B. FLASHING SHALL BE AS FOLLOWS:

- MATERIAL SHALL BE MINIMUM 16 OZ. COPPER FLASHING.
- FLASH & COUNTER FLASH ALL ROOF TO WALL CONDITIONS. FLASH AND CAULK WOOD BEAMS, OUTLOOKERS, AND CORBELS PROJECTING THRU EXTERIOR WALL, FLOOR, OR ROOF SURFACE.
- FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING MATERIALS.

DIVISION 8 -DOORS, WINDOWS & GLAZING

A. SEE DOOR SCHEDULE & WINDOW SCHEDULE

B. ALL GLASS DOORS AND WINDOWS SHALL BE CERTIFIED & LABELED TO SHOW COMPLIANCE WITH AIR INFILTRATION STANDARDS OF THE 1972 ANSI A194.1, A194.2, A194.3, AND A194.4

C. ALL OPENINGS IN ENERGY INSULATED WALLS SHALL BE PROPERLY WEATHERSTRIPPED

D. GLAZING IN DOORS OR WITHIN 12" OF A DOOR, OR WITHIN 18" OF THE FLOOR, OR LOCATED IN A SHOWER, OR OTHERWISE SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED IN CONFORMANCE WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION STANDARDS

E. ALL EXTERIOR OPENINGS ARE SECURITY OPENINGS AND THE FOLLOWING NOTES SHALL APPLY.

- SWINGING DOORS: A) DOORSTOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB; B) THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLT IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH; D) DEADBOLTS SHALL CONTAIN HARDENED INSERTS; E) STRAIGHT DEADBOLTS SHALL HAVE A MIN. THROW OF 1" & AN EMBEDMENT OF NOT LESS THAN 5/8"; F) A HOOKSHAPE OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MIN. THROW OF 3/4".
- CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING.
- SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.

F. FINISH HARDWARE SHALL BE SELECTED BY OWNER/CONTRACTOR. SELECTION OF STYLE AND FINISH BY OWNER.

DIVISION 9 -FINISHES

A. EXTERIOR FINISHES

B. INTERIOR GYPSUM WALL BOARD SHALL BE 5/8" THICK USE TYPE 'X' AS INDICATED ON DRAWINGS. USE WATER-RESISTANT WALL BOARD AT KITCHENS & BATHS. WALLBOARD EDGES SHALL BE TAPERED. INSPECT FRAMING PRIOR TO INSTALLATION OF WORK AND REJECT FRAMING THAT WILL NOT PROVIDE A F.M. TRUE SUB-STRUCTURE FOR GYPSUM BOARD. INSTALL CEILINGS & WALLS W/ DRYWALL SCREWS, SPACING PER CODE UNLESS NOTED OTHERWISE. USE BRADEN METAL CORNER REINFORCEMENT & OTHER APPROPRIATE ACCESSORIES. WEDGED JOINT IN JOINT COMPOUND. FINISH WITH 2 ADDITIONAL COATS OF COMPOUND, SANDING BETWEEN EACH APPLICATION. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C840-74.

C. TILEWORK SHALL BE SET OVER PORTLAND CEMENT MORTAR. CEMENT BOARD, HORIZONTAL SURFACES AT TUBS AND SHOWERS SHALL BE SLOPED TO DRAIN. USE TRIM PIECES AVAILABLE WITH TILE SELECTED, INCLUDING BULLNOSE, BEADS, AND COVES. TILE SELECTION BY OWNER/CONTRACTOR.

DIVISION 15 -MECHANICAL

A. PLUMBING SHALL BE AS FOLLOWS:

- WASTE SHALL BE CAST IRON ABOVE SLABS OR GRADE IN UNDERFLOOR CRAWL SPACES. WASTE LINES BELOW GRADE SHALL BE ABS PLASTIC. VENTS SHALL BE CAST OR GALVANIZED IRON.
- WATER PIPING SHALL BE COPPER, K.
- ALL WATER LINES SHALL BE SECURELY ANCHORED, BUT ISOLATED FROM FRAMING TO PREVENT SOUND TRANSFER. USE RUBBERIZED ACOUSTIC ISOLATORS WHERE PLUMBING PASSES THROUGH FRAMING MEMBERS.
- WATER HEATERS SHALL BE STRAPPED FOR LATERAL SUPPORT. USE NON RIGID WATER CONNECTIONS.
- PROVIDE CONDENSATE LINE FROM F.A.U. TO OUTSIDE OR TO WASTE LINE.
- FLASH AND CAULK ALL VENTS THROUGH ROOF.
- COMBINE WASTE VENTS INTO ONE VENT THRU ROOF WHERE PRACTICAL. WHERE VENTS WOULD OTHERWISE BE VISIBLE ON RIDGE LINES, BREAK VENTS BACK OF RIDGE 2'-0" MINIMUM OR AS SHOWN ON ROOF PLAN.
- CONNECT APPLIANCES FURNISHED BY OTHERS.
- SIZE WATER LINES PER U.P.C. CH. 10. USE TABLE 10-2 PRESSURE RANGE 30-40 PSI.

B. HEATING, VENTILATING, & AIR CONDITIONING SHALL BE AS FOLLOWS:

- COMBUSTION AIR VENTS AND DUCTS SHALL BE PROVIDED WITH MINIMUM UNOBSTRUCTED AIR OPENINGS AS FOLLOWS:
 - WHERE THE FLOOR AREA OF THE APPLIANCE COMPARTMENT IS LESS THAN TWICE THE FLOOR AREA OF THE APPLIANCE THEREIN, PROVIDE 2 SQ. INCHES OF COMBUSTION AIR FOR EACH 1,000 BTU/H.
 - WHERE THE FLOOR AREA OF THE APPLIANCE COMPARTMENT IS MORE THAN TWICE THE FLOOR AREA OF THE APPLIANCES THEREIN, PROVIDE 1 SQ. INCH OF COMBUSTION AIR FOR EACH 1,000 BTU/H.
- ALL HEATING OR COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS & SEAMS SEALED & SHALL BE INSULATED WITH A MINIMUM OF 1" THICK (0.6 POUNDS/GUIN. FT.) FIBERGLASS INSULATION.
- PROVIDE BACKDRAFT DAMPERS IN ALL FAN SYSTEMS EXHAUSTING AIR FROM BUILDING ENERGY ENVELOPE.
- F.A.U. DUCTS PIERCING GARAGE FIREWALL SHALL BE MIN. 26 GA. GALVANIZED IRON WITH NO OPENINGS INTO GARAGE AREA.
- WHERE EXHAUST VENT WOULD OTHERWISE PENETRATE FRONT SIDE OF ROOF, BREAK VENT BACK OF RIDGE 2'-0" MINIMUM, OR AS SHOWN ON ROOF PLAN.
- THERMOSTAT SHALL BE SETBACK TYPE WITH CLOCK.

C. ALL GAS APPLIANCES, EXCEPT WATER HEATERS, SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES.

DIVISION 16 -ELECTRICAL

A. PRIOR TO BIDDING, CONTRACTOR SHALL INSPECT EXISTING CONDITIONS, DESIGN AND PROVIDE SERVICE ADEQUATE TO SERVE THE PROJECT. QUOTE PANEL SIZE WITH BID.

B. PROVIDE UNDERGROUND SERVICE CONDUIT IN CONFORMANCE WITH UTILITY CO. REQUIREMENTS.

C. WIRING SHALL BE COPPER.

D. WORK SHALL CONFORM TO THE REQUIREMENTS OF SERVING ELECTRICAL AND TELEPHONE UTILITY COMPANIES IN ADDITION TO CODES.

E. EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOFED.

F. EQUIPMENT EXPOSED TO WATER, INCLUDING BATHROOM RECEPTACLES, SHALL BE EQUIPPED WITH GROUND FAULT INTERRUPTER (G.F.I.).

G. PROVIDE AND INSTALL SMOKE DETECTORS PER CODE AND AS INDICATED, ALL DETECTORS SHALL BE HARD WIRED.

H. CONNECT APPLIANCES FURNISHED BY OTHERS.

I. ALL SWITCHES TO BE 36" ABOVE FLOOR TO CENTERLINE OF BOX, EXCEPT OVER COUNTERTOPS. LOCATE SWITCHES 8" ABOVE LAVATORY OR KITCHEN COUNTERS, U.N.O.

J. LOCATE ALL BOXES FOR APPROVAL BY OWNER PRIOR TO WIRING. RELOCATE AS REQUIRED.

K. INSTALL BOXES AND CONDUIT FOR TELEPHONE, T.V.



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No.	Date	Revision	Description

GENERAL NOTES

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CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

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

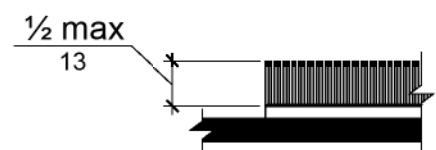


Figure 302.2 Carpet Pile Height

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

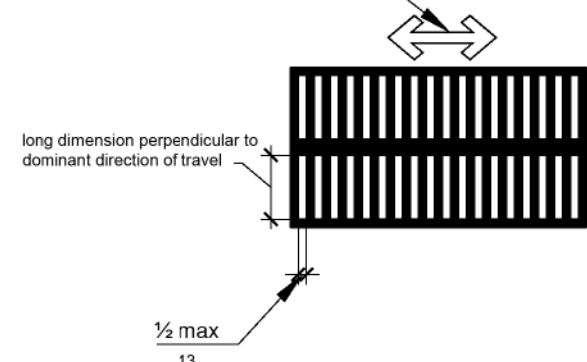


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

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

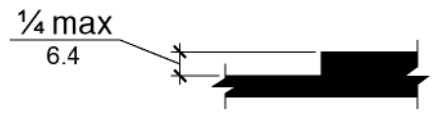


Figure 303.2 Vertical Change in Level

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

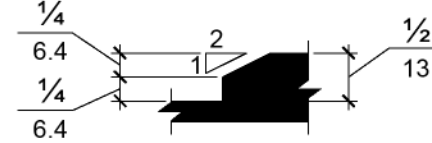


Figure 303.3 Beveled Change in Level

304 Turning Space

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

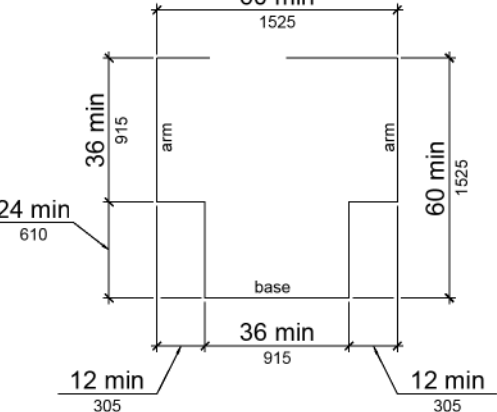


Figure 304.3.2 T-Shaped Turning Space

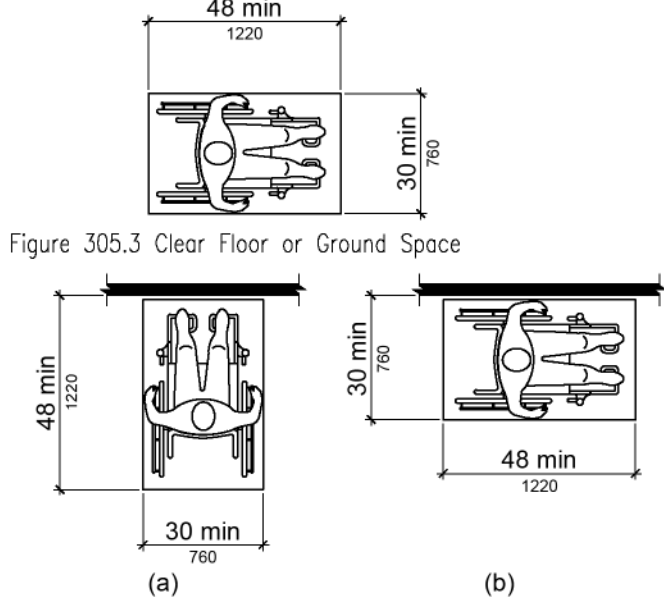


Figure 305.3 Position of Clear Floor or Ground Space

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

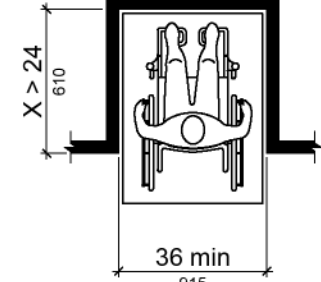


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

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

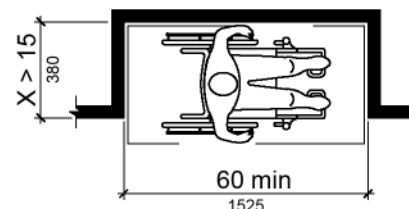


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. 306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element. 306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance. 306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

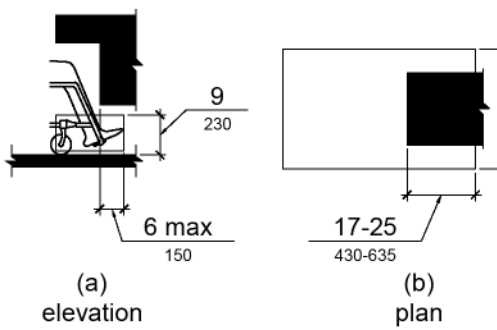


Figure 306.2 Toe Clearance

306.3 Knee Clearance

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3. 306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

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

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

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

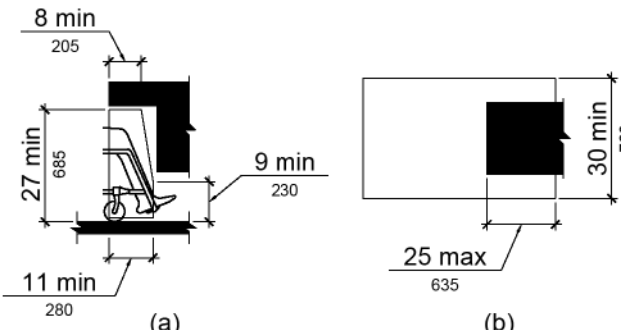


Figure 306.3 Knee Clearance

307 Protruding Objects

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

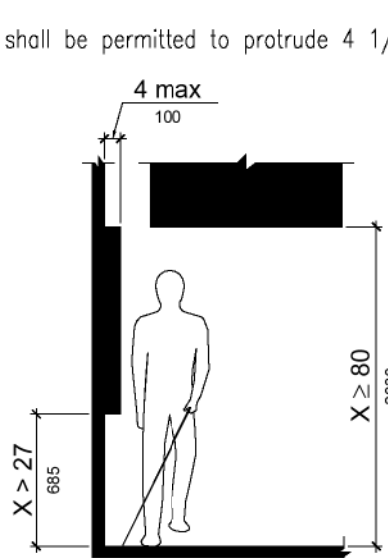


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

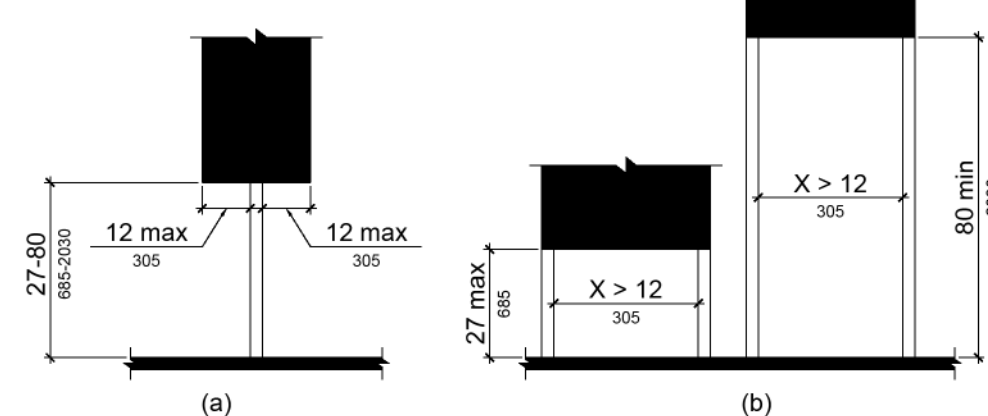


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

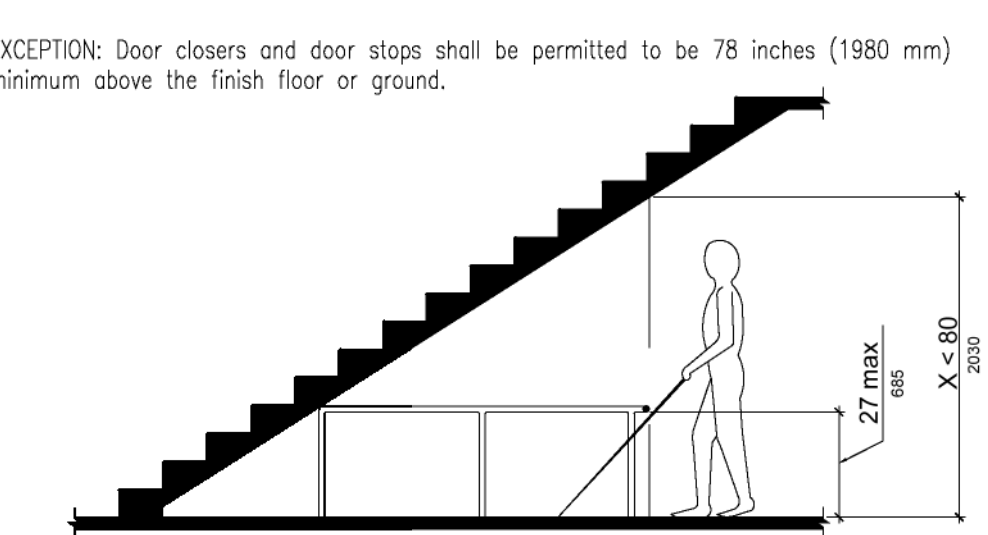


Figure 307.4 Vertical Clearance

308 Reach Ranges

308.2 Forward Reach.

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

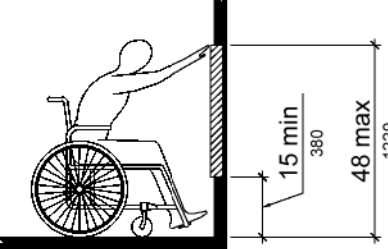


Figure 308.2.1 Unobstructed High Forward Reach

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

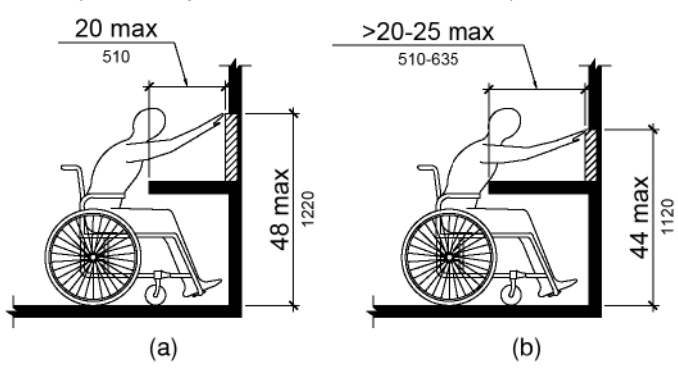


Figure 308.2.2 Obstructed High Reach

308.3 Side Reach

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

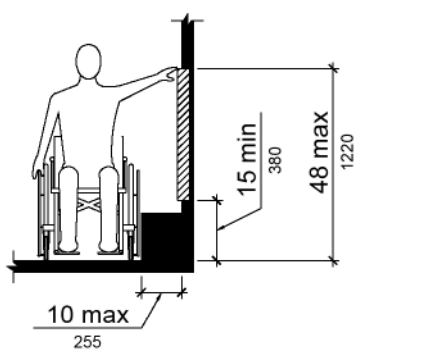


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

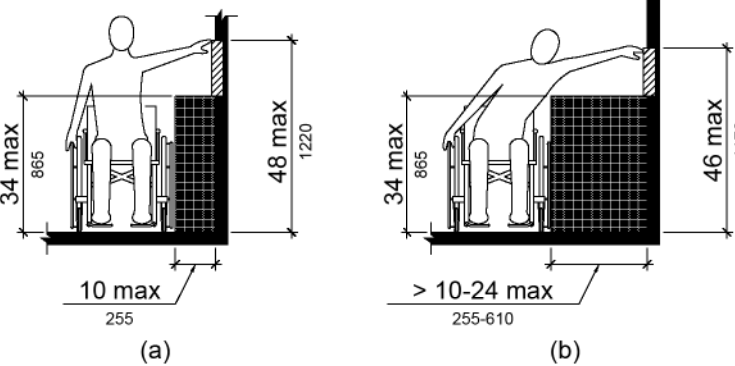


Figure 308.3.2 Obstructed High Side Reach

309 Operable Parts

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided. 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308. 309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

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

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403. 403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302. 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48. 403.4 Changes in Level. Changes in level shall comply with 303. 403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed. 403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

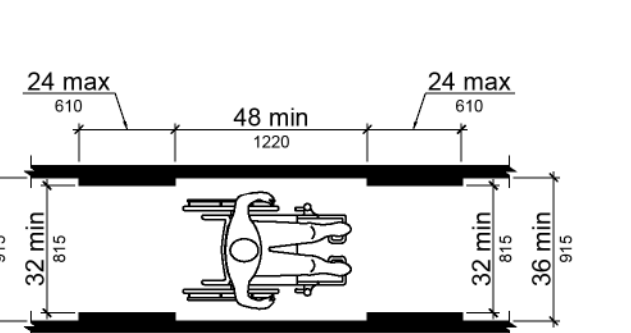


Figure 403.5.1 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

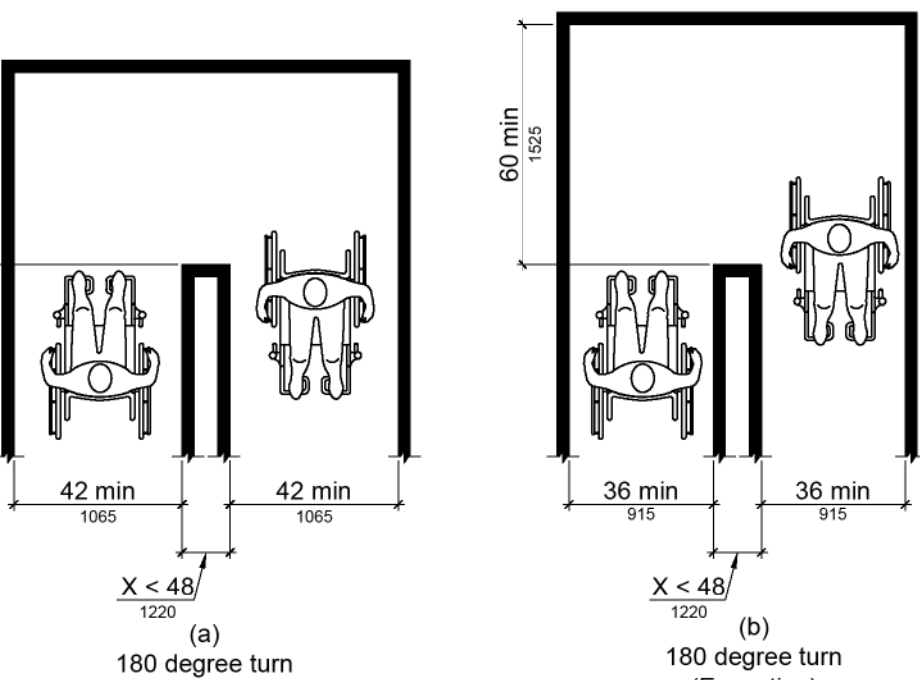


Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum.

404 Doors, Doorways, and Gates

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

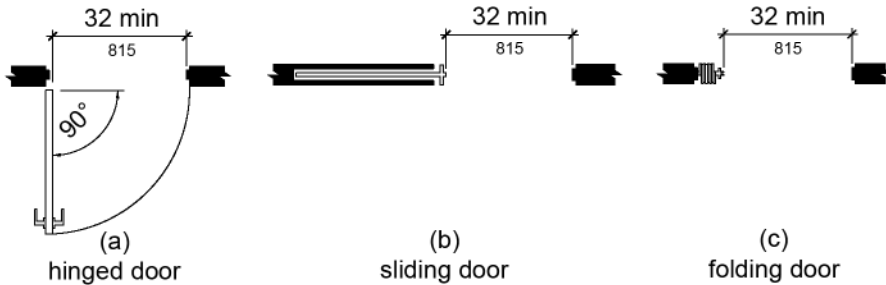


Figure 404.2.3 Clear Width of Doorways

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

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

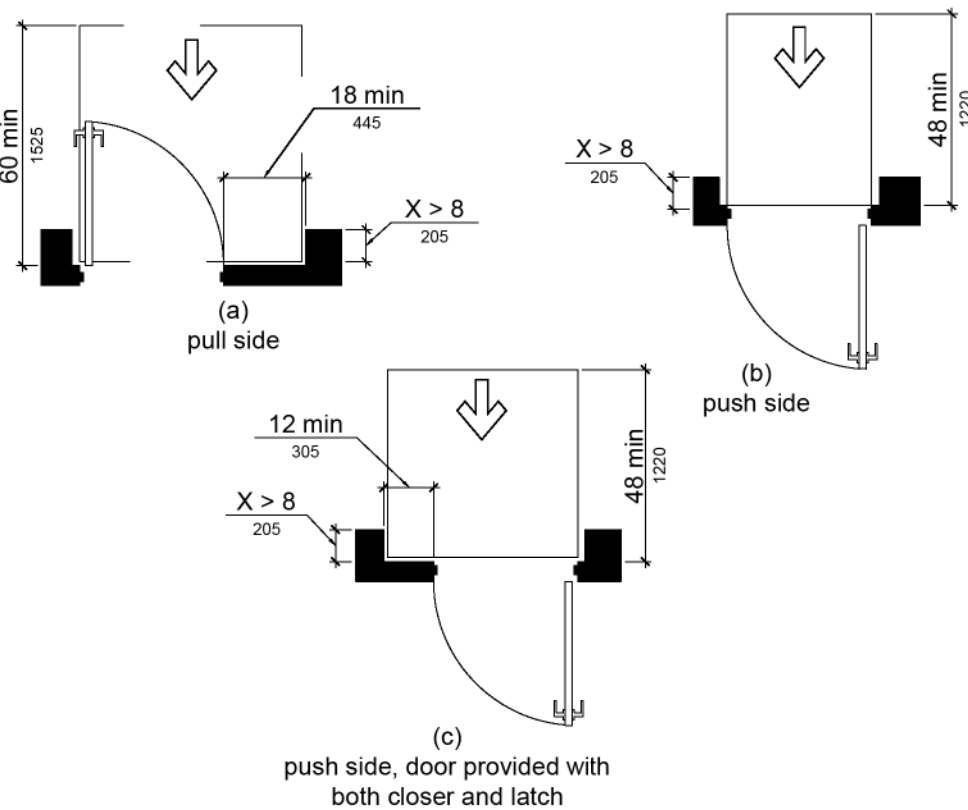


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

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

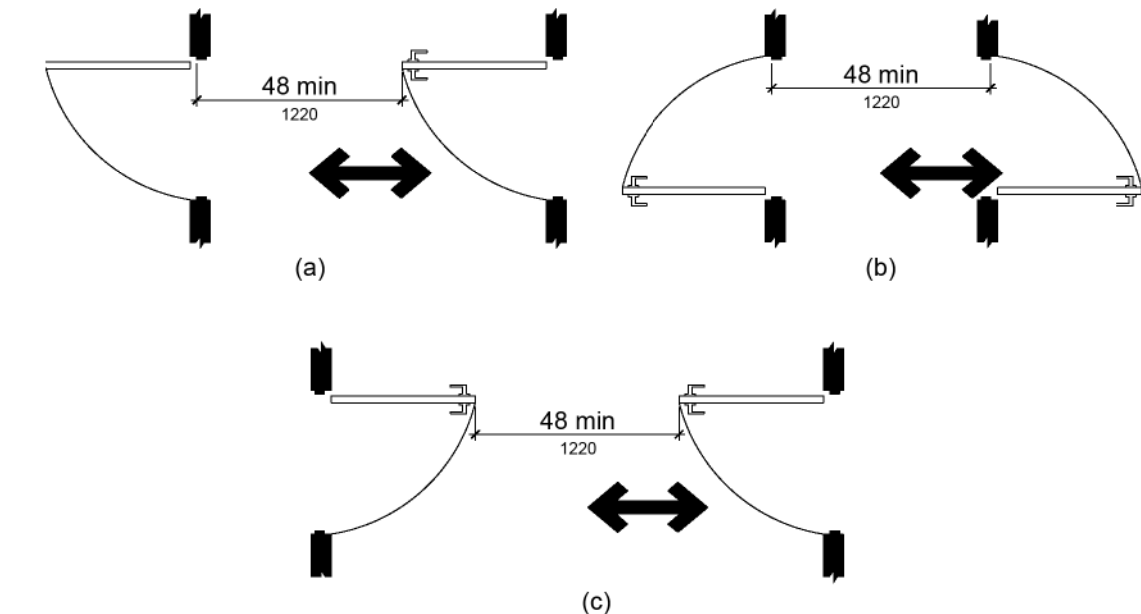


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

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

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

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

- Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
- Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

602 Drinking Fountains

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

602.3 Operable Parts. Operable parts shall comply with 309.

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

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

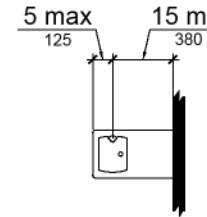


Figure 602.5 Drinking Fountain Spout Location

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

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

603 Toilet and Bathing Rooms

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room. 603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

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

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

604 Water Closets and Toilet Compartments

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

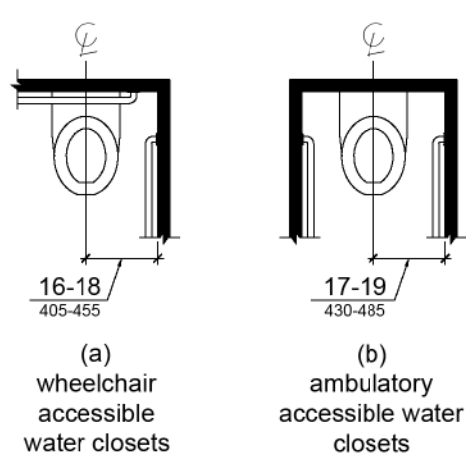


Figure 604.2 Water Closet Location



7812 Hinkley Oak Dr.
Denton, Texas 76208
P: 214-995-5509
iamwilke@gmail.com



Roanoke Office
905 N. Oak Street
Roanoke, TX

No.	Date	Revision	Description

ACCESSIBILITY STANDARDS

Project:	7d4 2021-52
Date:	Apr. 28, 2024
Drawing Number	

A002

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

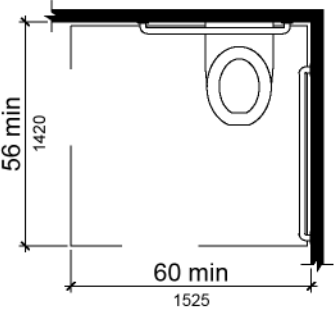


Figure 604.3.1 Size of Clearance at Water Closets

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

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

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

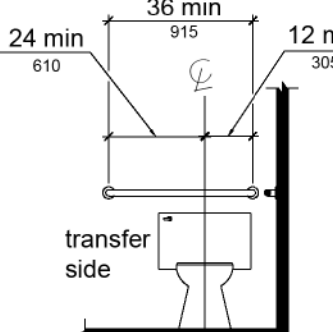
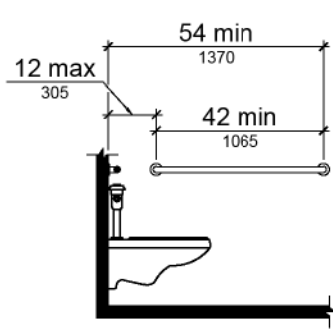


Figure 604.5.1 Side Wall Grab Bar at Water Closets Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.5.2.

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

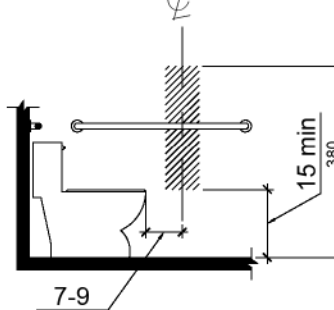


Figure 604.7 Dispenser Outlet Location

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

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

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

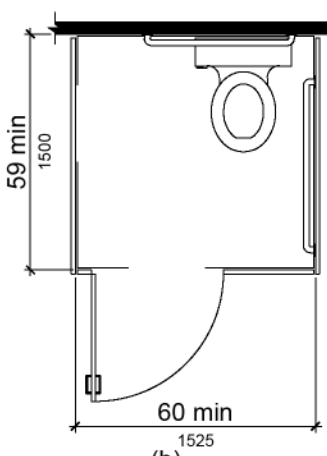
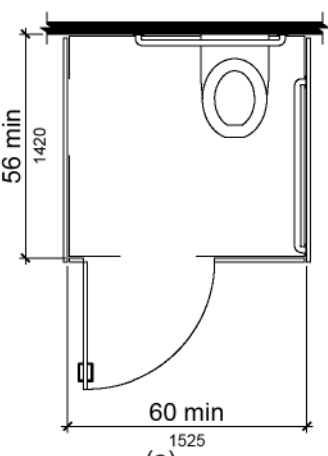


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

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

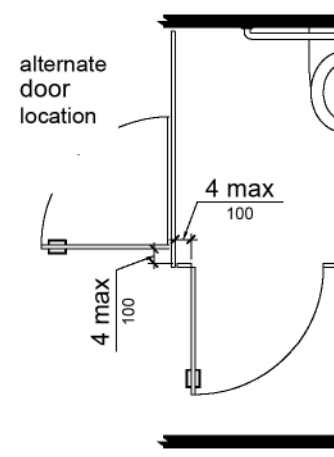
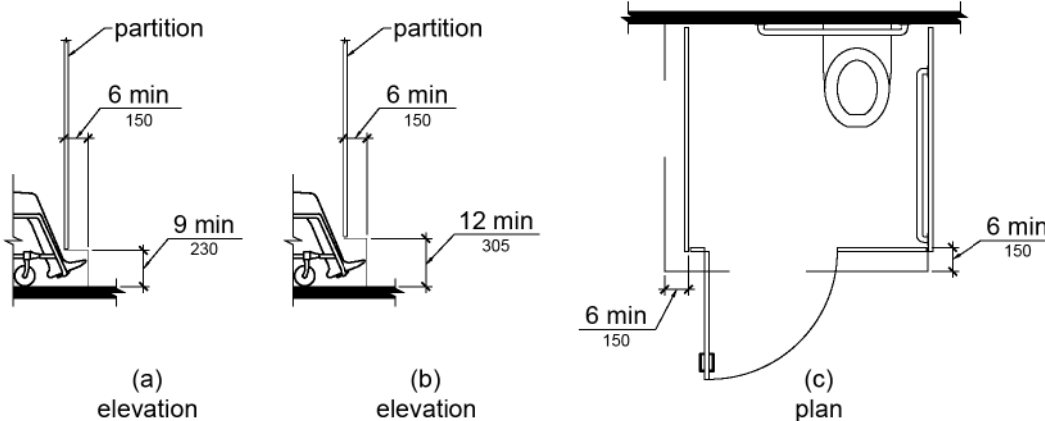


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

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

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep



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

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

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

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

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

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

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

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

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

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

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

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

702 Fire Alarm Systems

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

703 Signs

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case. Characters shall be uppercase.

703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

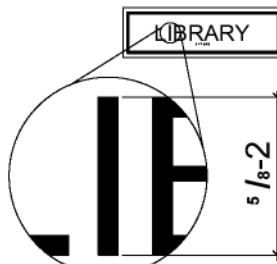


Figure 703.2.5 Height of Raised Characters

703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

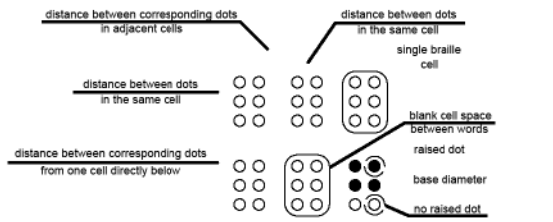


Figure 703.3.1 Braille Measurement

703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

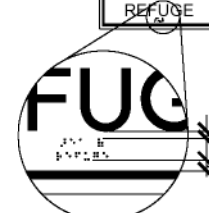


Figure 703.3.2 Position of Braille

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

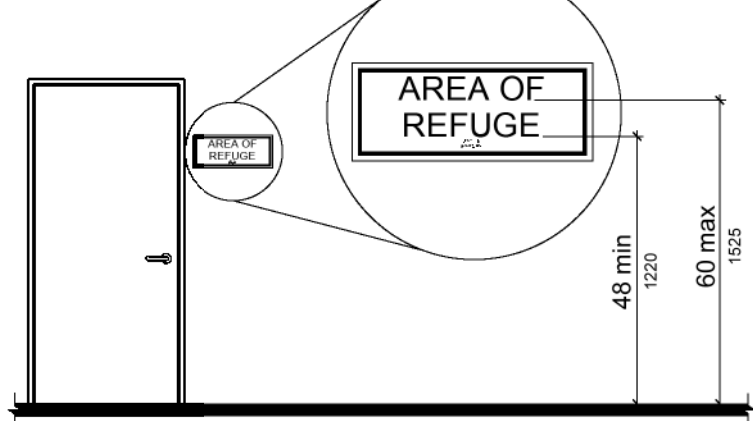


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

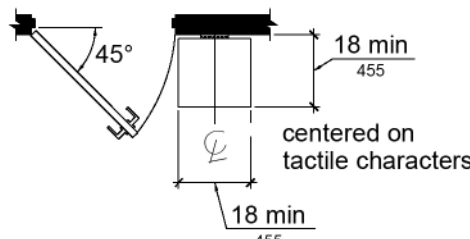


Figure 703.4.2 Location of Tactile Signs at Doors

703.5 Visual Characters. Visual characters shall comply with 703.5.

703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.

703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms. Pictograms shall comply with 703.6.

703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

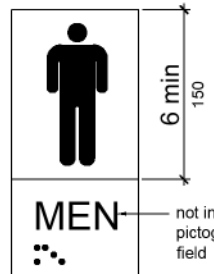


Figure 703.6.1 Pictogram Field dark-on-light.

703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.

703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

704 Telephones

704.1 General. Public telephones shall comply with 704.

704.2 Wheelchair Accessible Telephones. Wheelchair accessible telephones shall comply with 704.2.

704.2.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures, or seats.

Advisory 704.2.1 Clear Floor or Ground Space. Because clear floor and ground space is required to be unobstructed, telephones, enclosures and related telephone book storage cannot encroach on the required clear floor or ground space and must comply with the provisions for protruding objects. (See Section 307).

704.2.1.1 Parallel Approach. Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the telephone unit shall be 10 inches (255 mm) maximum.

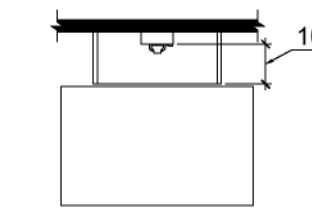


Figure 704.2.1.1 Parallel Approach to Telephone

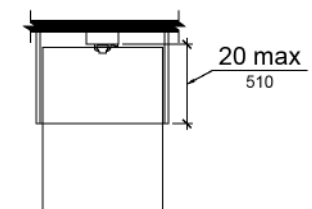


Figure 704.2.1.2 Forward Approach to Telephone

704.2.1.2 Forward Approach. Where a forward approach is provided, the distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20 inches (510 mm) maximum.

704.2.2 Operable Parts. Operable parts shall comply with 309. Telephones shall have push-button controls where such service is available.

704.2.3 Telephone Directories. Telephone directories, where provided, shall be located in accordance with 309.

704.2.4 Cord Length. The cord from the telephone to the handset shall be 29 inches (735 mm) long minimum.

704.3 Volume Control Telephones. Public telephones required to have volume controls shall be equipped with a receive volume control that provides a gain adjustable up to 20 dB minimum. For incremental volume control, provide at least one intermediate step of 12 dB of gain minimum. An automatic reset shall be provided.

704.4 TTYs. TTYs required at a public pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone card shall be sufficiently long to allow connection of the TTY and the telephone receiver.

704.4.1 Height. When in use, the touch surface of TTY keyboards shall be 34 inches (865 mm) minimum above the finish floor.

704.5 TTY Shelf. Public pay telephones required to accommodate portable TTYs shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a TTY and shall have 6 inches (150 mm) minimum vertical clearance above the area where the TTY is to be placed.

705 Detectable Warnings

705.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

705.1.2 Dome Spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

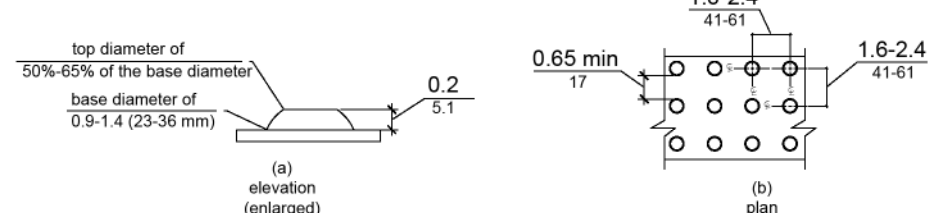


Figure 705.1 Size and Spacing of Truncated Domes

705.2 Platform Edges. Detectable warning surfaces at platform boarding edges shall be mm wide and shall extend the full length of the public use areas of the platform.

706 Assistive Listening Systems

706.2 Receiver Jacks. Receivers required for use with an assistive listening system shall include a 1/8 inch (3.2 mm) standard mono jack.

706.3 Receiver Hearing-Aid Compatibility. Receivers required to be hearing-aid compatible shall interface with telecoils in hearing aids through the provision of neckloops.

706.4 Sound Pressure Level. Assistive listening systems shall be capable of providing a sound pressure level of 110 dB minimum and 118 dB maximum with a dynamic range on the volume control of 50 dB.

706.5 Signal-to-Noise Ratio. The signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum.

706.6 Peak Clipping Level. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech.

707 Automatic Teller Machines and Fore Machines

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

707.3 Operable Parts. Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fore machines shall not be required to comply with 309.2 and 309.3.

707.4 Privacy. Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.



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905 N. Oak Street
Roanoke, TX

No.	Date	Revision Description

ACCESSIBILITY
STANDARDS

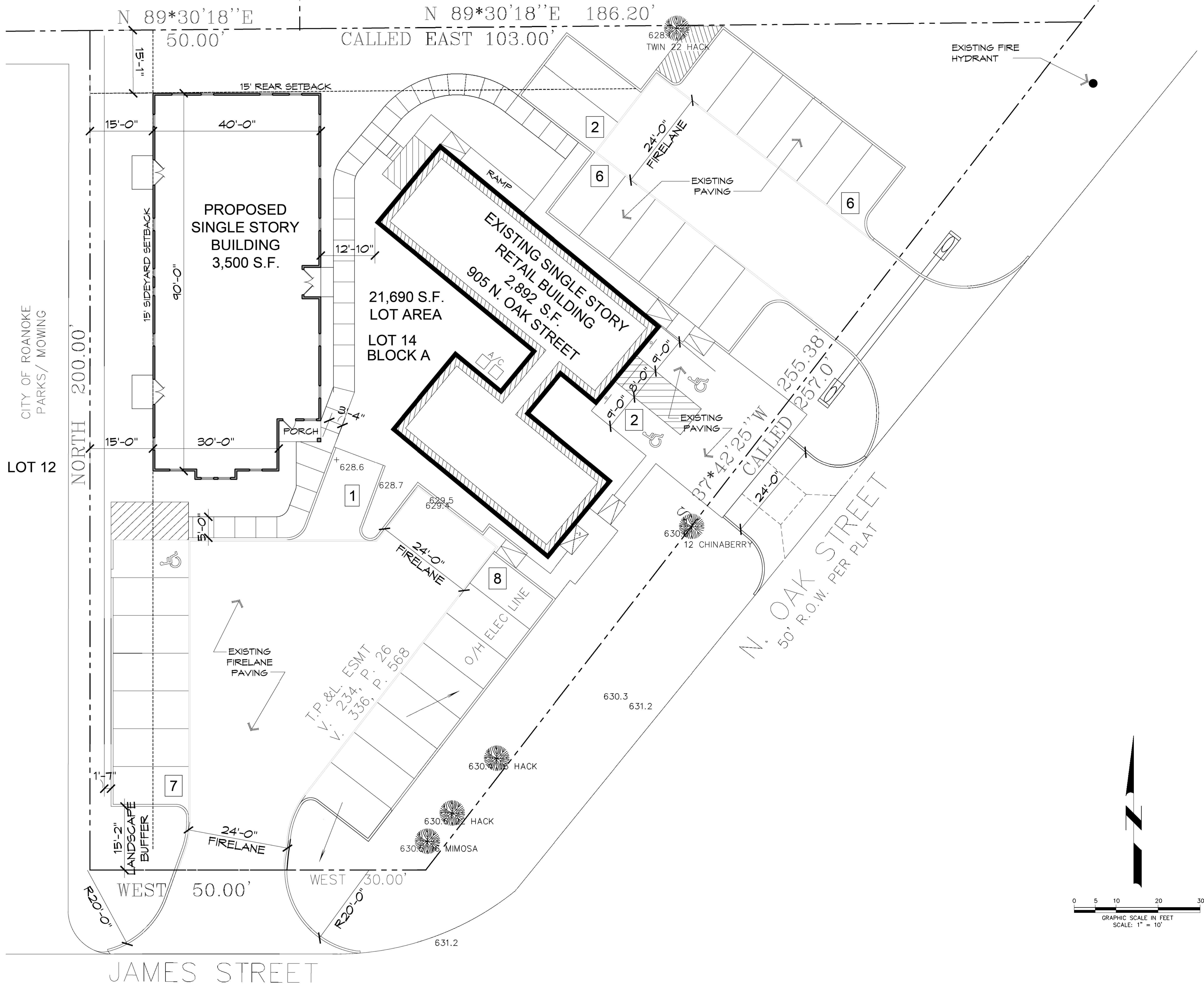
Project: 7d4 2021-52
Date: Apr. 28, 2024
Drawing Number

A003

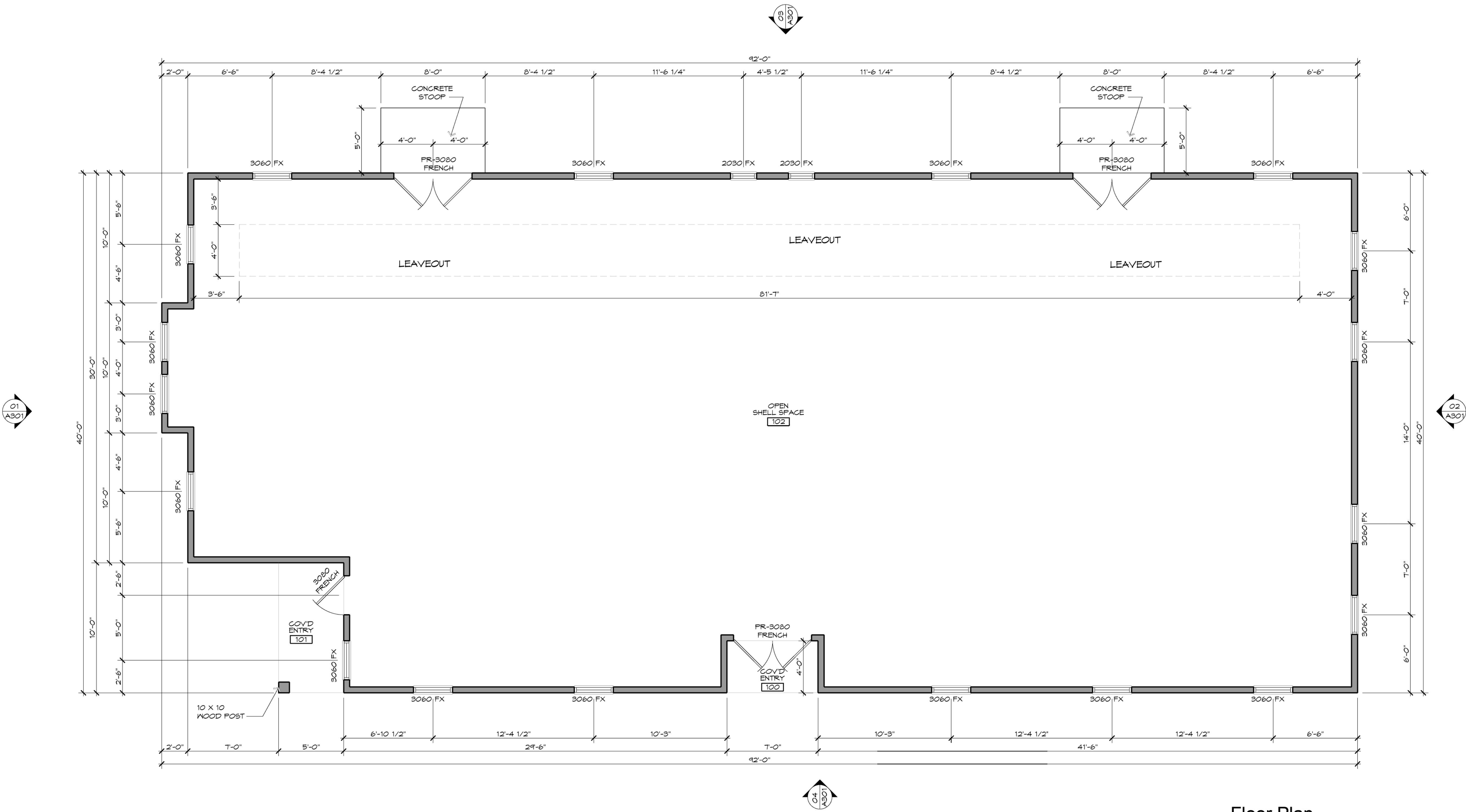
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Site Plan

Project: 7d4 2021-5
Date: Apr. 28, 2021
Drawing Number



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01 Floor Plan
SCALE: 1/4" = 1'-0"



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Roanoke, TX

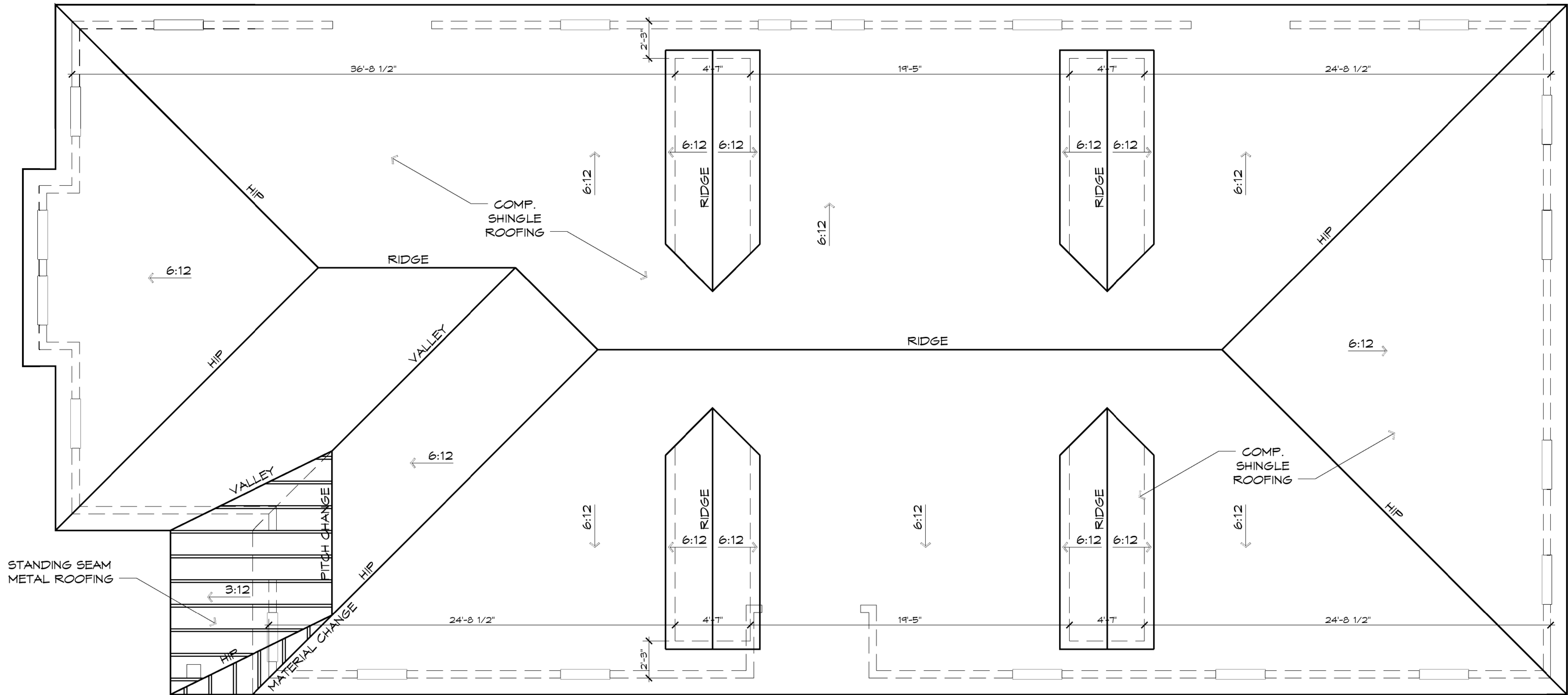
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Floor Plan

Project: 7d4 2021-52
Date: Apr. 28, 2024
Drawing Number

A201

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- NOTES:
1. ALL ROOF SLOPES ARE 6:12 U.N.O.
 2. ARROWS INDICATE SLOPE OF ROOF DOWN.
 3. PROVIDE CRICKETS, SPLASH GUARDS, ETC. AS NECESSARY TO ENSURE PROPER DRAINAGE.
 4. PROVIDE GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS.

01 Roof Plan
SCALE: 1/4" = 1'-0"

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ASSOCIATES

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REGISTERED ARCHITECT
KEVIN D. WILKE
STATE OF TEXAS
20616

Apr. 28, 2024

Roanoke Office
905 N. Oak Street
Roanoke, TX

No.	Date	Revision Description

Roof Plan

Project: 7d4 2021-52
Date: Apr. 28, 2024
Drawing Number

A202

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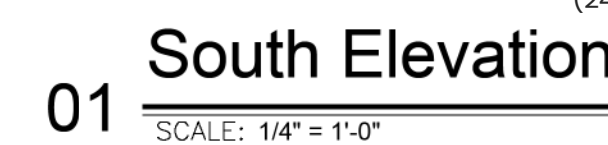
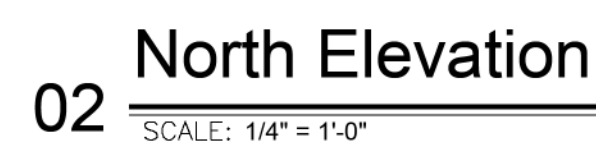
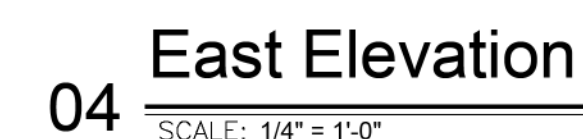
Exterior Elevations

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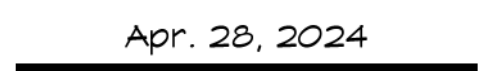
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Roanoke, TX

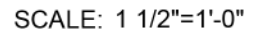
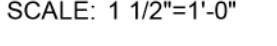
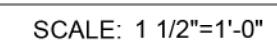
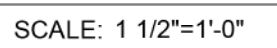
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ADD 1

Page 20

Page 20



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SITE CONSTRUCTION PLANS FOR
905 NORTH OAK STREET
LOTS 13 AND 14, BLOCK A
NORTH HIGHLAND ADDITION
IN THE CITY OF
ROANOKE, TEXAS

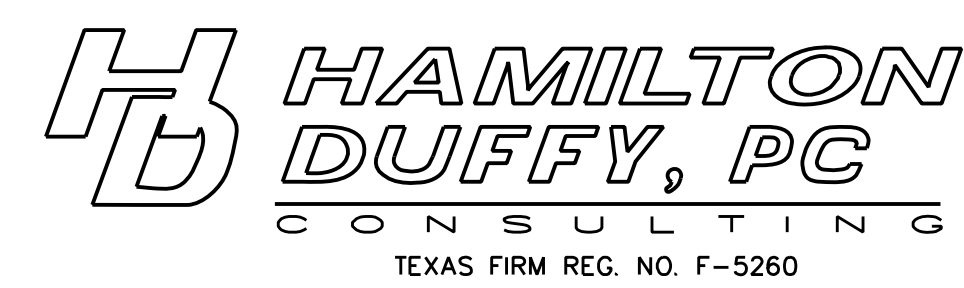


LOCATION MAP
(N.T.S.)

OCTOBER 2019

INDEX OF SHEETS	
SHEET	DESCRIPTIONS
CIVIL ENGINEERING PLANS	
C1.01	DRAINAGE AREA MAP
C1.02	GRADING PLAN
C1.03	UTILITY PLAN
C1.04	PAVING PLAN
C1.04A	PAVING DETAILS
C1.05	EROSION CONTROL PLAN

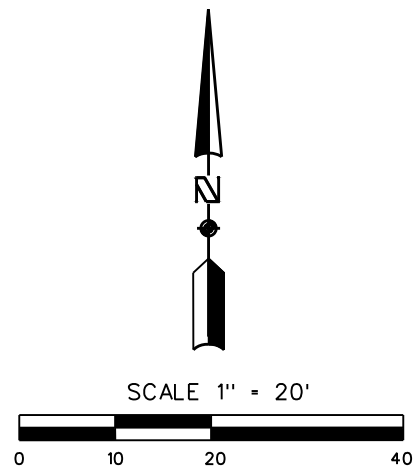
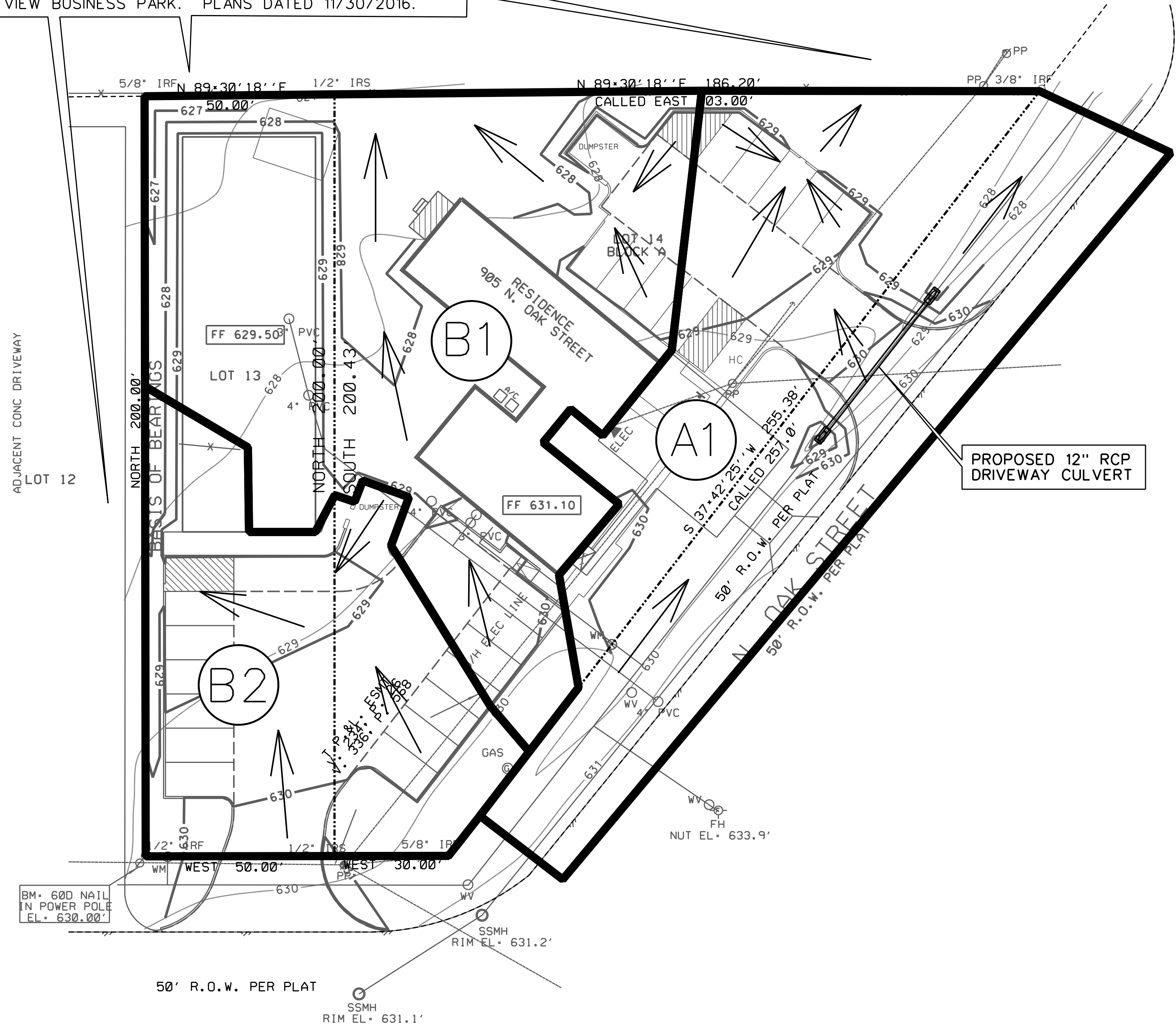
ENGINEER:



CIVIL & ENVIRONMENTAL ENGINEERS – PLANNERS – CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. – NORTH RICHLAND HILLS, TEXAS 76182-4712
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KEITH M. HAMILTON 87384
PE NO. DATE

ADJACENT PROPERTY CAN ACCEPT FULLY DEVELOPED COMMERCIAL FLOWS FROM THIS PROPERTY AS SHOWN ON PLANS BY G&A CONSULTANTS, LLC FOR COUNTRY VIEW BUSINESS PARK. PLANS DATED 11/30/2016.



LEGEND

580

EXISTING ELEVATION CONTOUR

580

PROPOSED ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE DIVIDE

DRAINAGE AREA COMPUTATIONS

Q = CIA (Rational Method)

Q = Storm discharge (cubic feet per second)

C = runoff coefficient, based on land use

C = 0.90 (Commercial Use)

I = average rainfall intensity for time of concentration (inches per hour) (per ISWM Table A-16 - Tarrant County)

A = area contributing runoff (acres)

•NOTE: DRAINAGE DESIGNED PER CITY OF ROANOKE DRAINAGE CRITERIA.

RUNOFF CALCULATIONS												
AREA	AREA (ACRES)	TC (MIN.)	RAINFALL INTENSITY 2 YR (IN/HR)	RAINFALL INTENSITY 10 YR (IN/HR)	RAINFALL INTENSITY 25 YR (IN/HR)	RAINFALL INTENSITY 100 YR (IN/HR)	PROPOSED RUNOFF "C"	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)	COMMENTS
A1	0.35	10	4.71	6.50	7.55	9.24	0.90	1.5	2.0	2.4	2.9	TO NORTHEAST
B1	0.37	10	4.71	6.50	7.55	9.24	0.90	1.6	2.2	2.5	3.1	TO NORTH
B2	0.19	10	4.71	6.50	7.55	9.24	0.90	0.8	1.1	1.3	1.6	TO WEST

HAMILTON DUFFY, PC

CONSULTING

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8241 MID-CITIES BLVD. • 200 • NORTH RICHLAND HILLS, TEXAS 76182

PHONE (817) 268-9408 • WWW.HAMILTONDUFFY.COM

905 NORTH OAK STREET

LOT 13, LOT 14 BLOCK A - NORTH HIGHLAND ADDITION

CITY OF ROANOKE, DENTON COUNTY, TEXAS

DRAINAGE AREA MAP

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KEITH M. HAMILTON 87384

PE NO. DATE

NO.	REVISION	BY	DATE	JOB	021-263
				DATE	10-4-19
				DESIGNED	K. M. H.
				DRAWN	K. M. H.
				CHECKED	K. M. H.
				TEXAS FIRM REG. NO.	F-5260

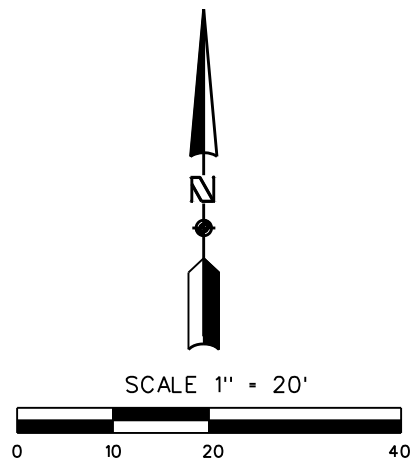
SHEET

C1.01

...999-263 DRAINAGE AREA MAP.dgn 10/7/2019 9:52:16 AM

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CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF ROANOKE'S STANDARD DETAILS.



SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TG = TOP GRATE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

--- 660 --- EXISTING ELEVATION CONTOUR
--- 690 --- PROPOSED ELEVATION CONTOUR

CONSTRUCTION NOTES:

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED AS DIRECTED BY LANDSCAPE ARCHITECT.

ALL SIDEWALKS SHALL CONFORM TO A.D.A./T.A.S. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.

MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE

MAINTAIN MINIMUM 3:1 SIDE SLOPES. 4:1 PREFERRED.

!!!IMPORTANT!!!

CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

!! FINAL GRADING NOTE !!

FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

! CONTRACTOR NOTICE !

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING T&S ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE T&S ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
- THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AWAY FROM BUILDING PAD.
- SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND JOINT LAYOUT.
- CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
- CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL TPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

**HAMILTON
DUFFY, PC**
CONSULTING

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905 NORTH OAK STREET

LOT 13, LOT 14 BLOCK A – NORTH HIGHLAND ADDITION
CITY OF ROANOKE, DENTON COUNTY, TEXAS

GRADING PLAN

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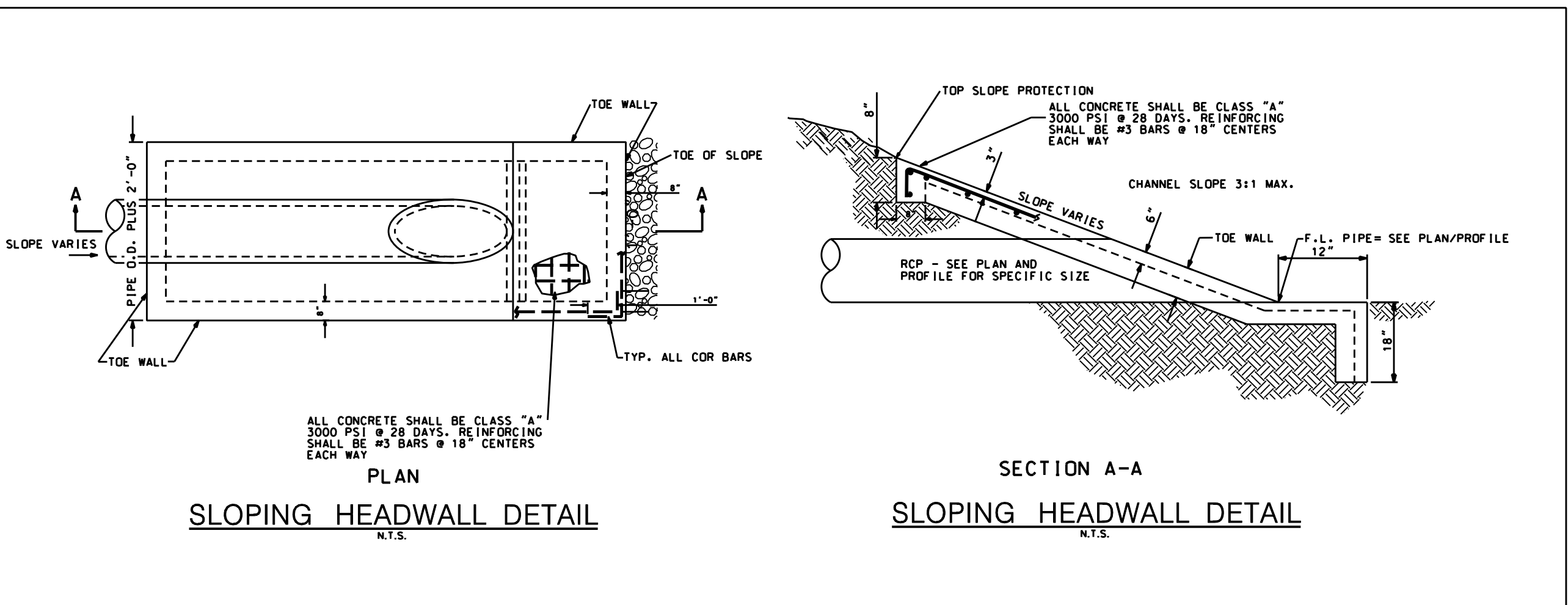
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KEITH M. HAMILTON 87384
PE NO. DATE

NO.	REVISION	DATE	BY	JOB	021-263
				DATE	10-4-19
				DESIGNED	K.M.H.
				DRAWN	K.M.H.
				CHECKED	K.M.H.
				TEXAS FIRM REG.	NO. F-5260

SHEET

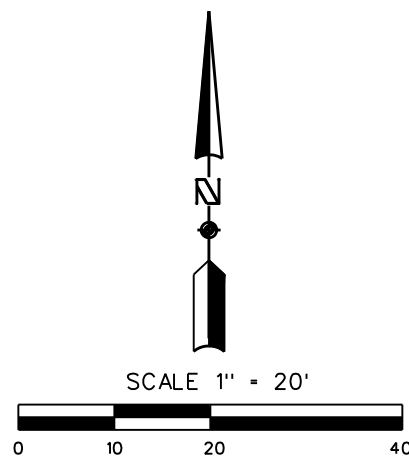
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SLOPING HEADWALL DETAIL

SLOPING HEADWALL DETAIL

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF ROANOKE'S STANDARD DETAILS.



PAVING LEGEND

- 6" THICK CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
- 5" THICK CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
- 4" THICK CONCRETE SIDEWALK W/ #3 BARS @ 18" O.C.E.W.

VEHICULAR PAVING SHALL BE 3,500 PSI AT 28 DAYS. SIDEWALKS SHALL BE 3,000 PSI AT 28 DAYS.

FIRE LANES:
FIRE LANES SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FEET OR 26 FEET WHEN LOCATED WITHIN 35 FEET OF ANY STRUCTURE IN EXCESS OF 36 FEET IN HEIGHT. AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES IS REQUIRED.

FIRE LANE STRIPING:
WHERE RED STRIPE INTERSECTS WITH A CURB LINE, PAINT FACE AND TOP OF CURB RETURN.

PAINT 4 INCH HIGH LETTERING WITH A 1 INCH STROKE CENTERED ON RED STRIPE SHALL READ: "NO PARKING" - "FIRE LANE". THIS LETTERING SHALL BE PAINTED EVERY 20 FEET AS MEASURED FROM THE END OF ONE LETTERING GROUP TO THE BEGINNING OF THE NEXT GROUP WITH A 1 FOOT SPACE BETWEEN "NO PARKING" AND "FIRE LANE". (NOTE: QUOTES ARE USED IN THIS DESCRIPTION FOR EMPHASIS ONLY AND ARE NOT TO BE PAINTED WITH THE LETTERING)

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERETO.

NOTE: CONTRACTOR SHALL SAW-CUT ALL EXISTING TO NEW CONCRETE SURFACES FOR A CLEAN AND NEAT APPEARANCE. ALL CONCRETE TO CONCRETE SURFACES SHALL BE DOWELED W/ #6 BAR AT 24" O.C. MINIMUM

PAVING NOTES

- ALL VEHICULAR CONCRETE PAVING SHALL BE 3,500 PSI AT 28 DAYS. TWO TEST CYLINDERS SHALL BE TAKEN BY AN APPROVED TESTING LABORATORY EACH DAY CONCRETE IS POURED. SEVEN DAY AND TWENTY-EIGHT DAY TEST RESULTS SHALL BE FURNISHED TO THE OWNER AND ENGINEER. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
- SEE GRADING PLAN FOR FINISHED PAVEMENT ELEVATIONS.
- CONTRACTOR SHALL PAINT & STRIPE ALL NEW PARKING AS SHOWN. CONTRACTOR SHALL ALSO PROVIDE CONCRETE RAMPS, SIGNS, AND CURB STOPS AS SHOWN.
- ALL PARKING PAVING AND TRAVEL LANE SUBGRADE SHALL BE STABILIZED AND COMPACTED PER GEOTECHNICAL REPORT. AT MINIMUM, PAVEMENT SUBGRADE SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 NEAR -1 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- CONTRACTOR SHALL SUBMIT INTENDED JOINT LAYOUT PLAN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFIC CONTROL DEVICES.

HAMILTON
DUFFY, PC
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. #200 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

905 NORTH OAK STREET

LOT 13, LOT 14 BLOCK A - NORTH HIGHLAND ADDITION
CITY OF ROANOKE, DENTON COUNTY, TEXAS

PAVING PLAN

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

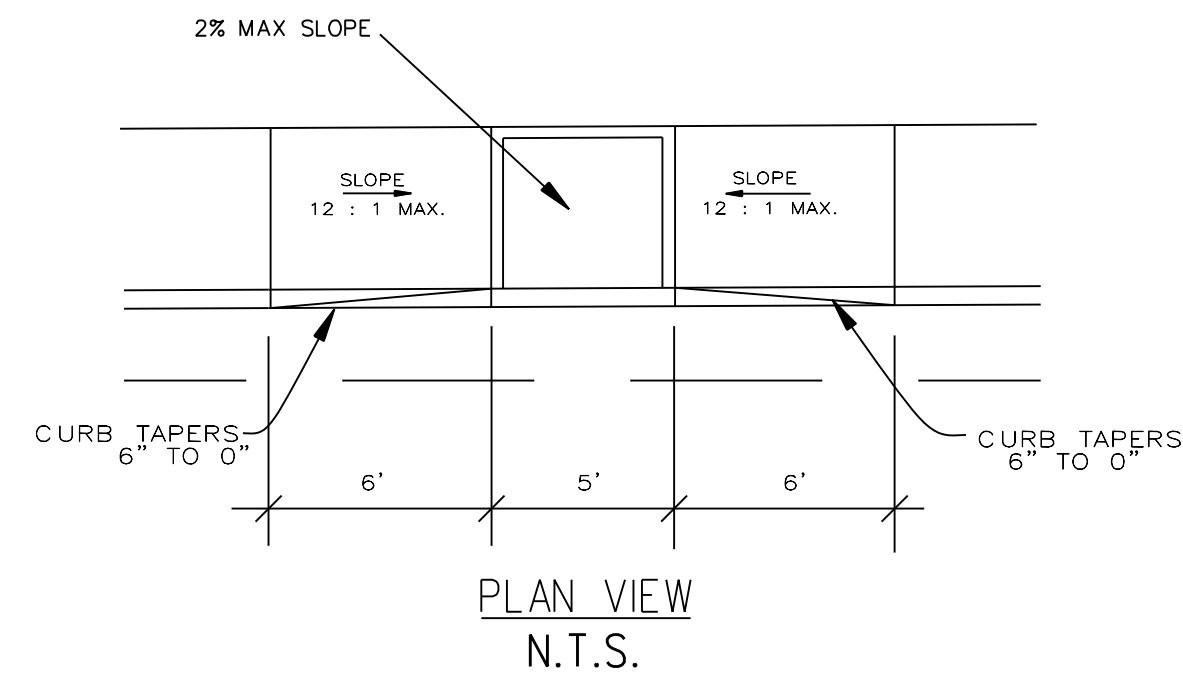
KEITH M. HAMILTON PE NO. DATE

JOB	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.
021-263	10-4-19	K.M.H.	K.M.H.	K.M.H.	F-5250
NO. REVISION					

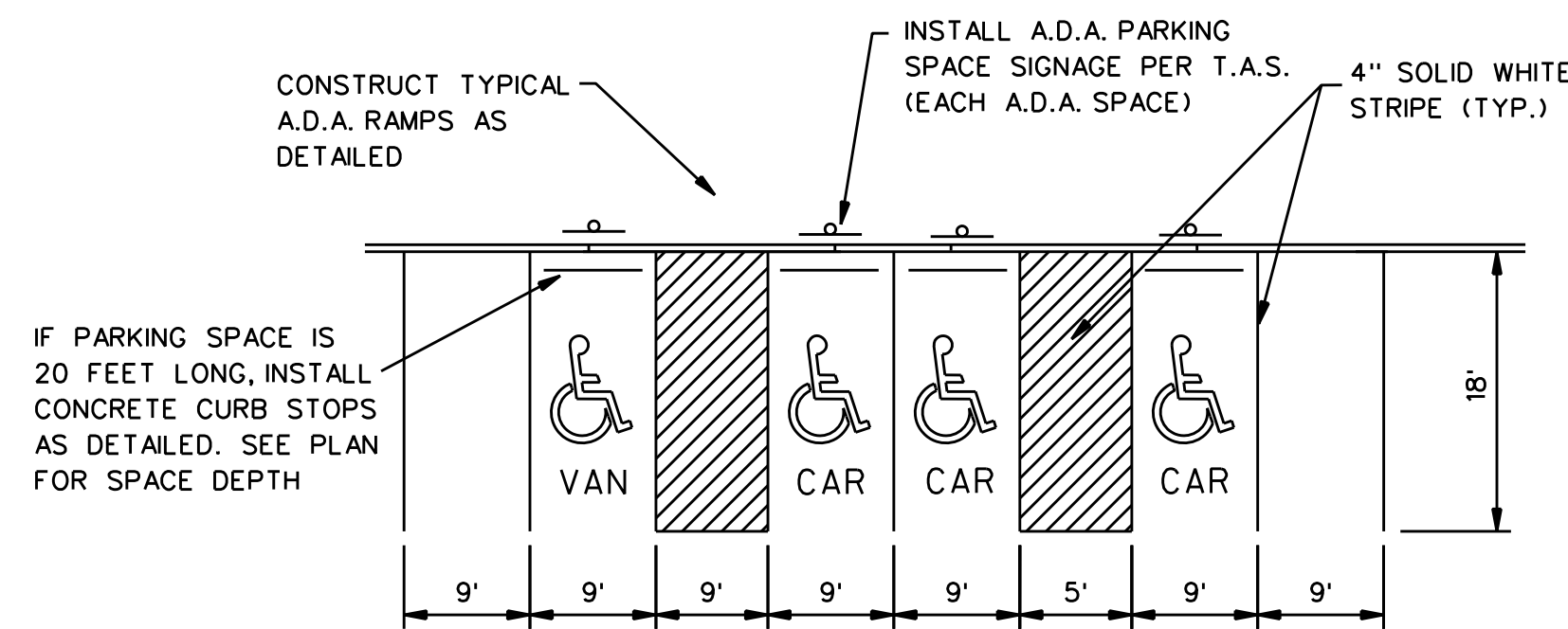
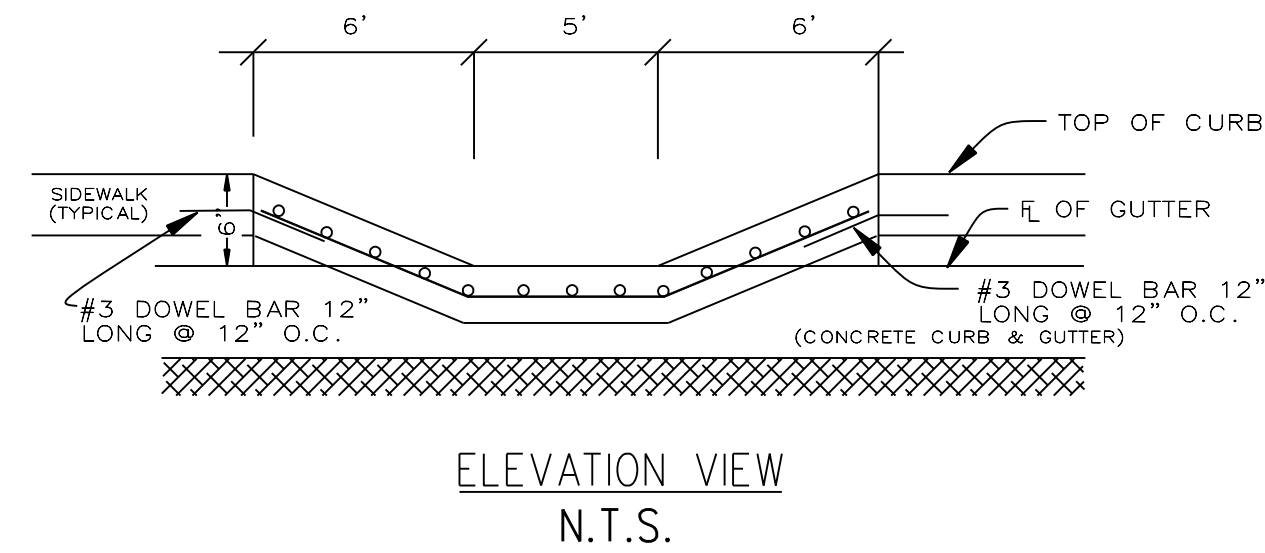
SHEET

C1.04

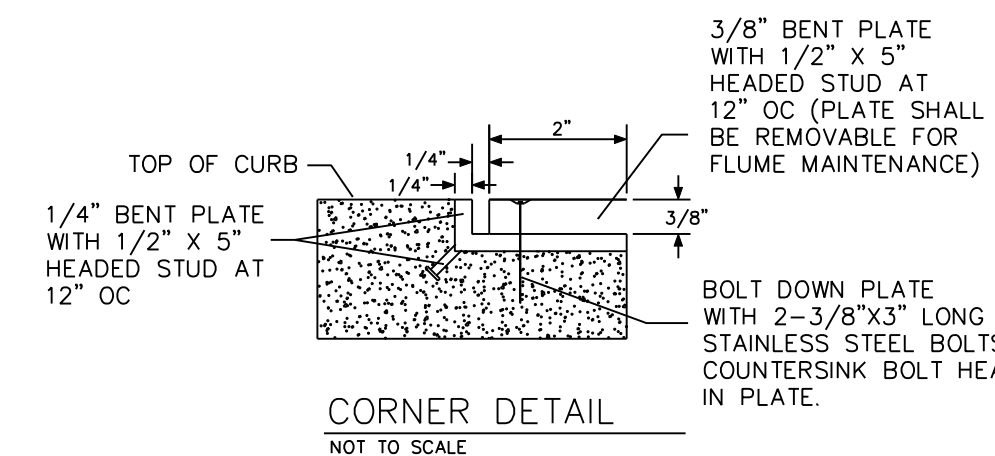
ALL CURB RAMPS THAT ARE CONSTRUCTED, RENOVATED, MODIFIED, OR ALTERED, BUT ARE NOT IN THE PUBLIC ROW MUST COMPLY WITH 2012 TAS AND ANY CURB RAMPS PROVIDED SHALL BE IN COMPLIANCE WITH 2012 TAS SECTION 406.



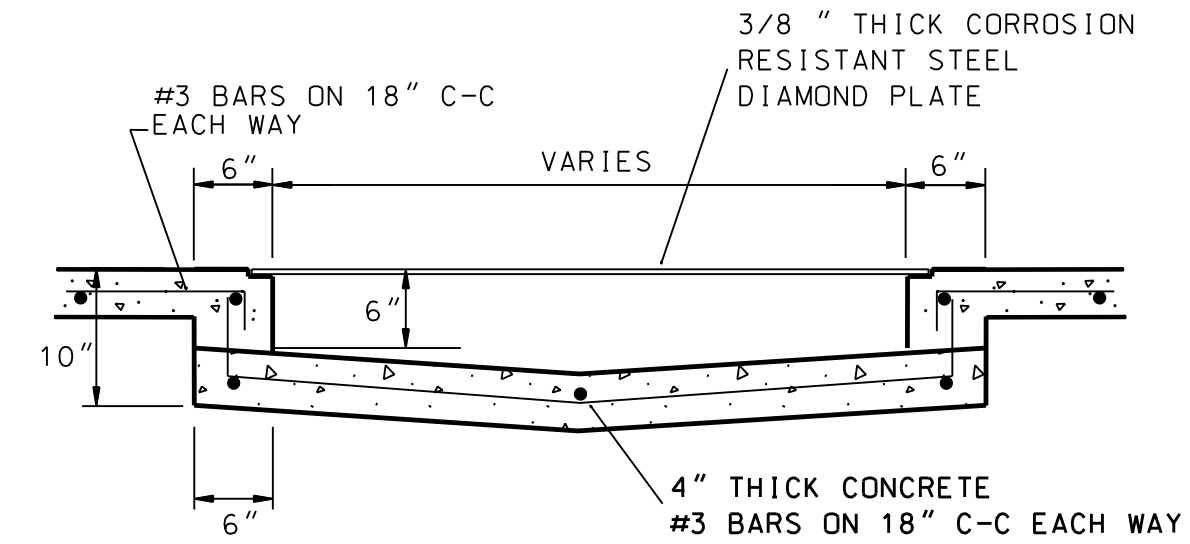
A.D.A. RAMP DETAIL
N.T.S.



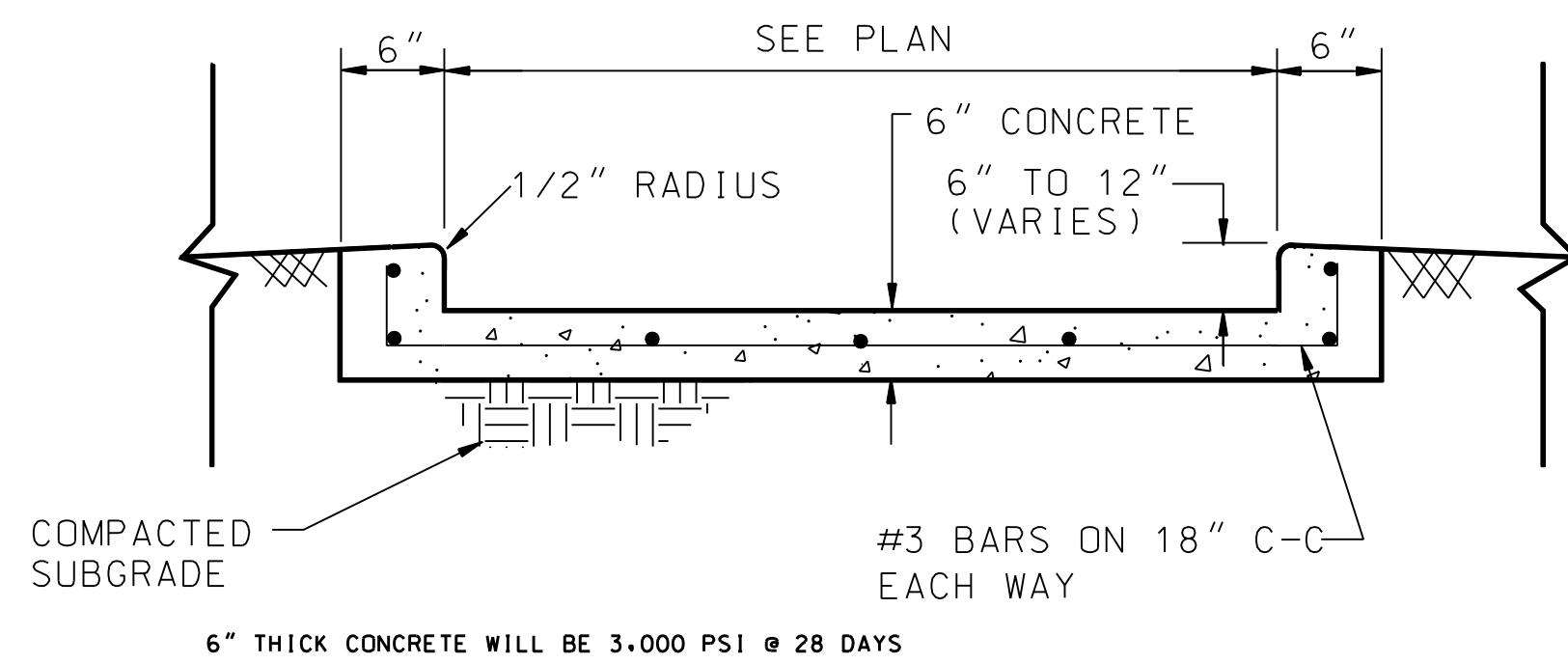
TYPICAL A.D.A. RAMP,
SIDEWALK AND PARKING STRIPING DETAIL
DIMENSIONS AS APPLICABLE TO SITE PLAN
N.T.S.



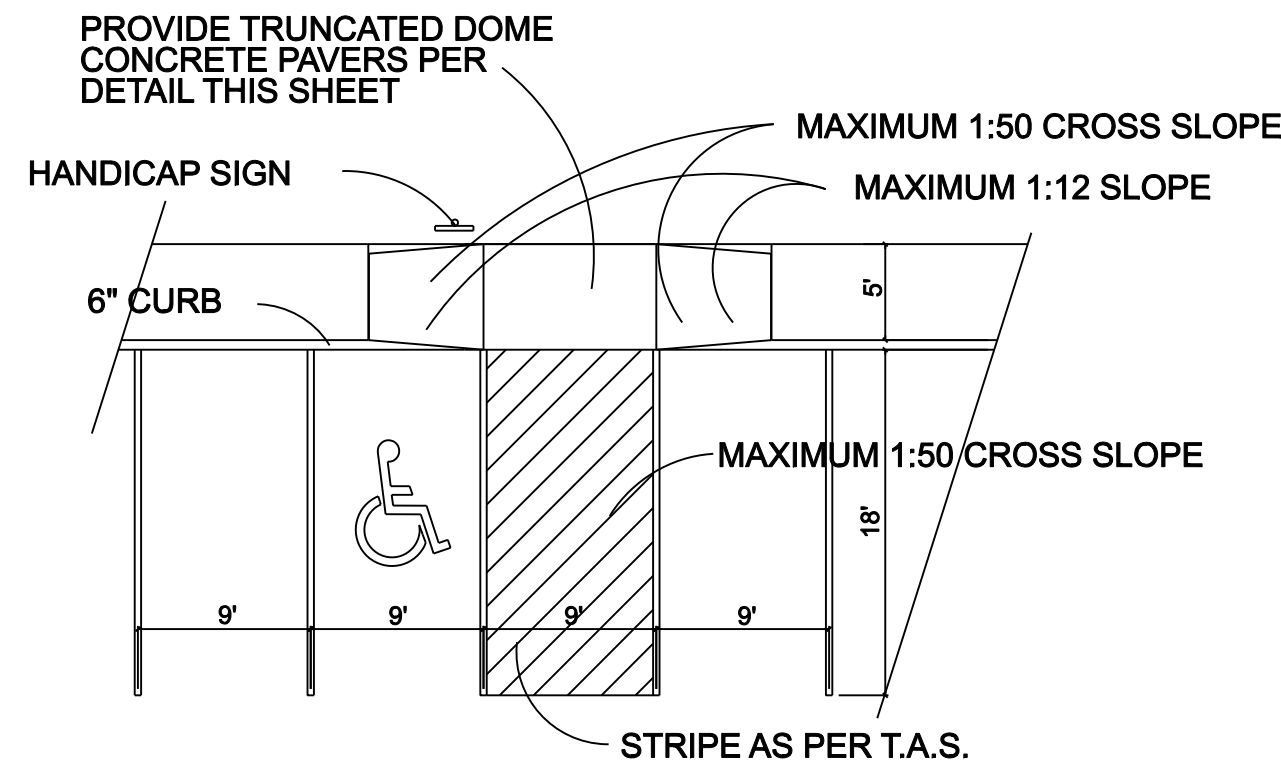
CORNER DETAIL
NOT TO SCALE



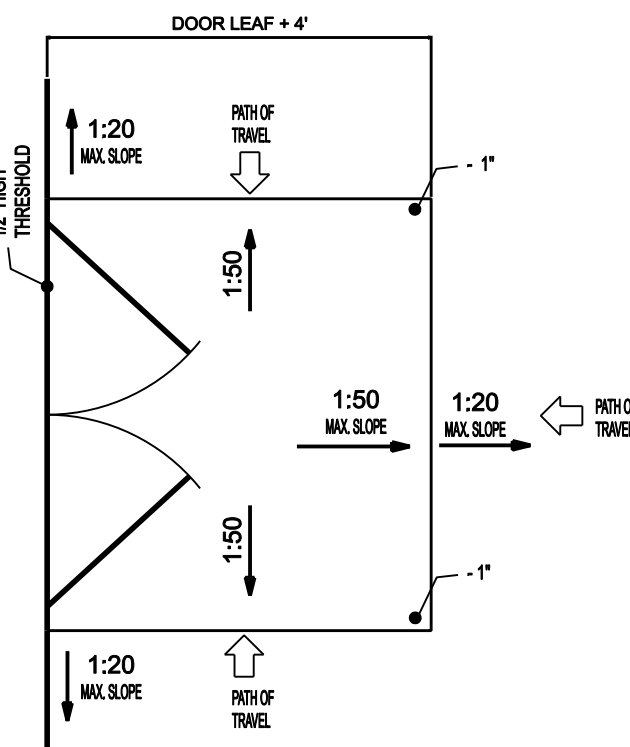
SIDEWALK FLUME SECTION



CONC. FLUME SECTION
SCALE: N.T.S.

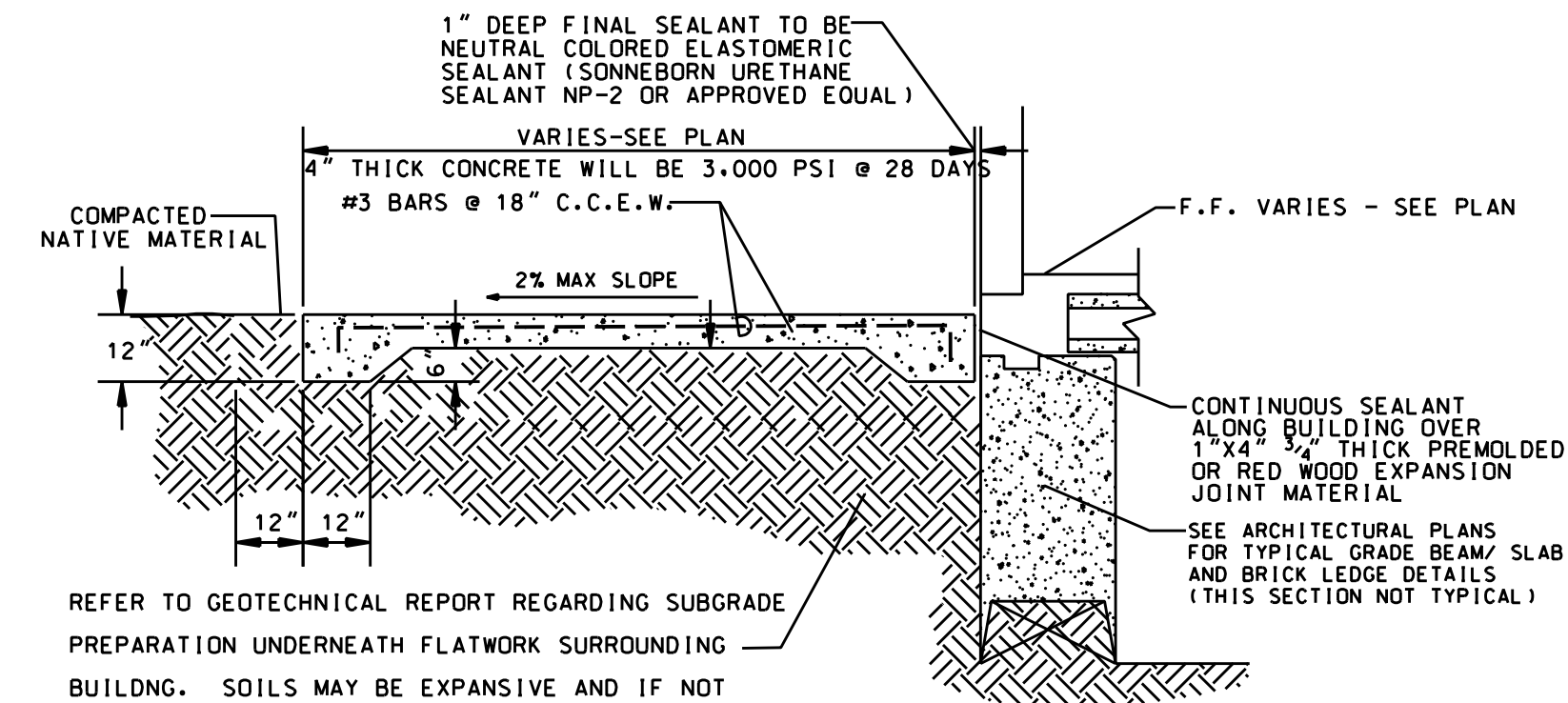


TYPICAL HANDICAP PARKING SPACE
FRONT OF BUILDING

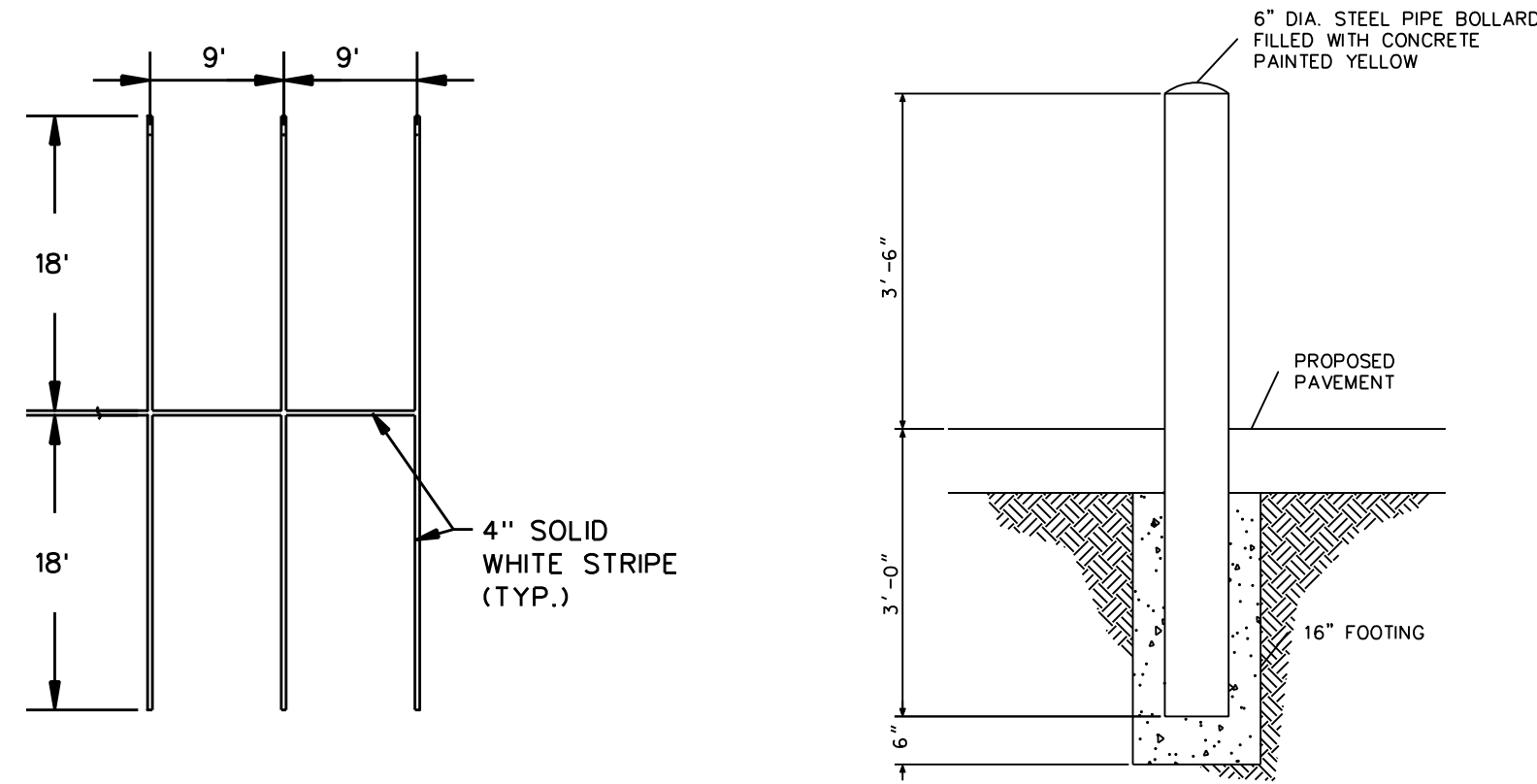


NOTE:
GRADES SHOWN RELATIVE TO FINISHED FLOOR

TYPICAL GRADING AND PEDESTRIAN DOOR

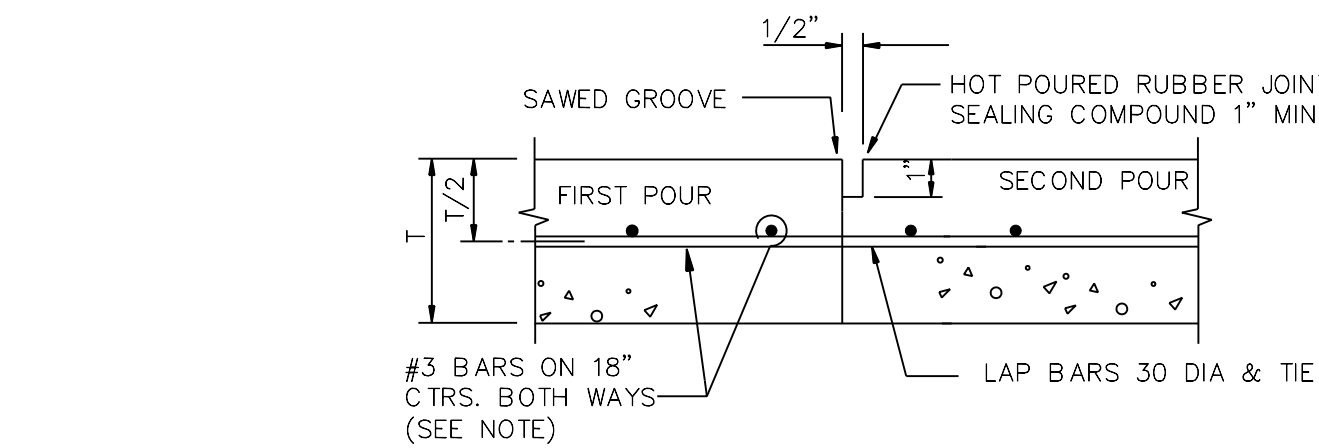
$$1:50 = .24" : 12" \quad 1:20 = .60" : 12" \quad 1:10 = 1.2" : 12"$$


TYPICAL SIDEWALK ADJACENT TO BUILDING
N.T.S.

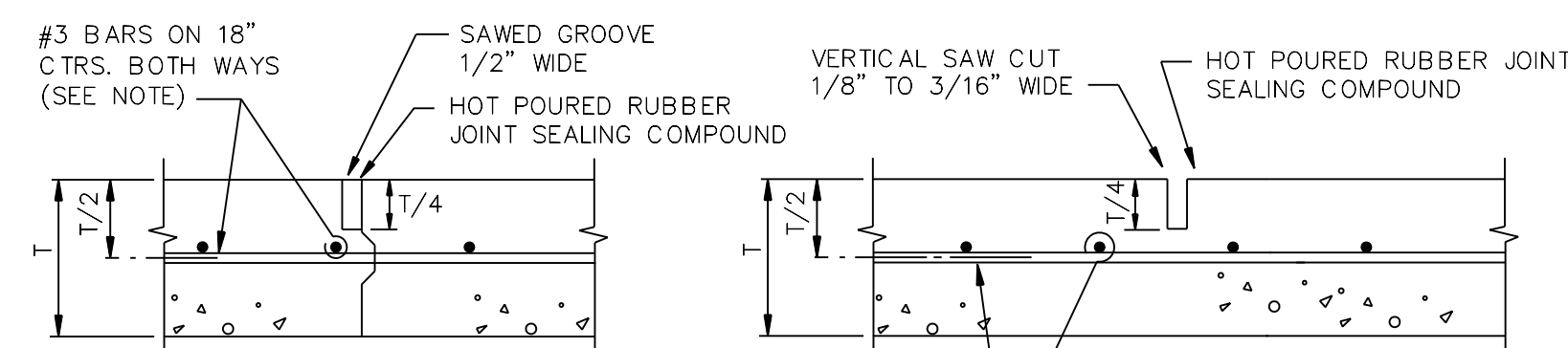


BOLLARD DETAIL
N.T.S.

TYPICAL PARKING
STRIPING DETAIL
N.T.S.



CONSTRUCTION JOINT
N.T.S.

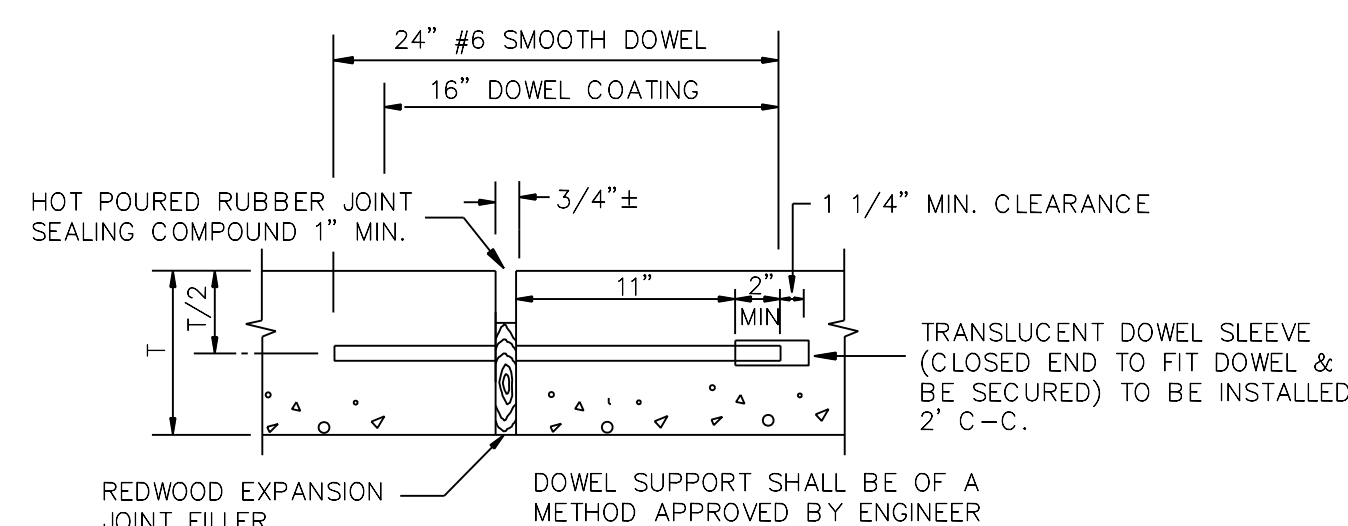


KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.

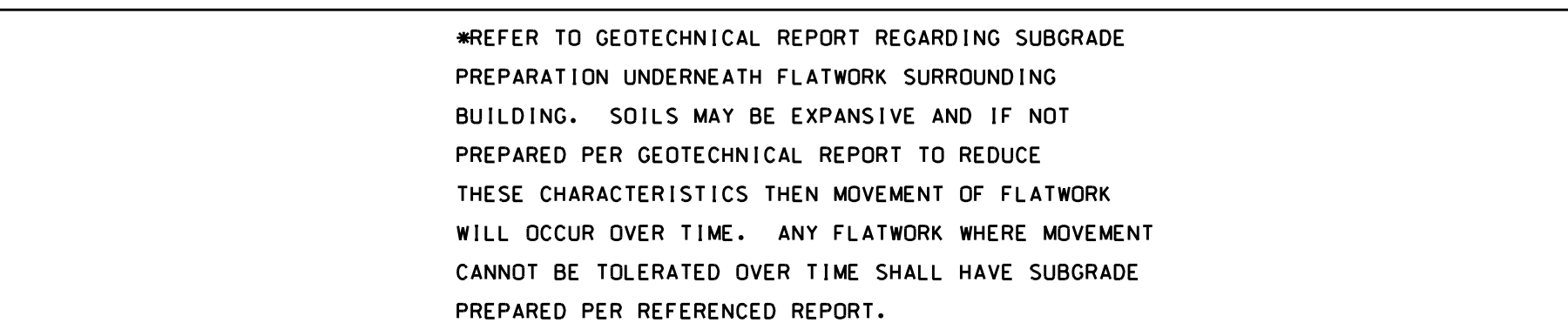
SAWED CONTRACTION JOINT
N.T.S.



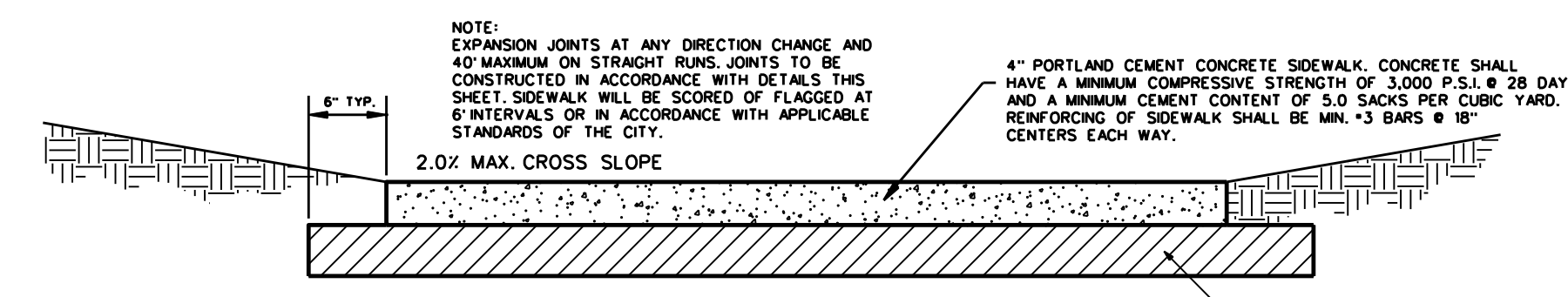
NOTE:
ALTERNATE REINFORCEMENT
#4 BARS ON 24" CTRS.
BOTH WAYS.



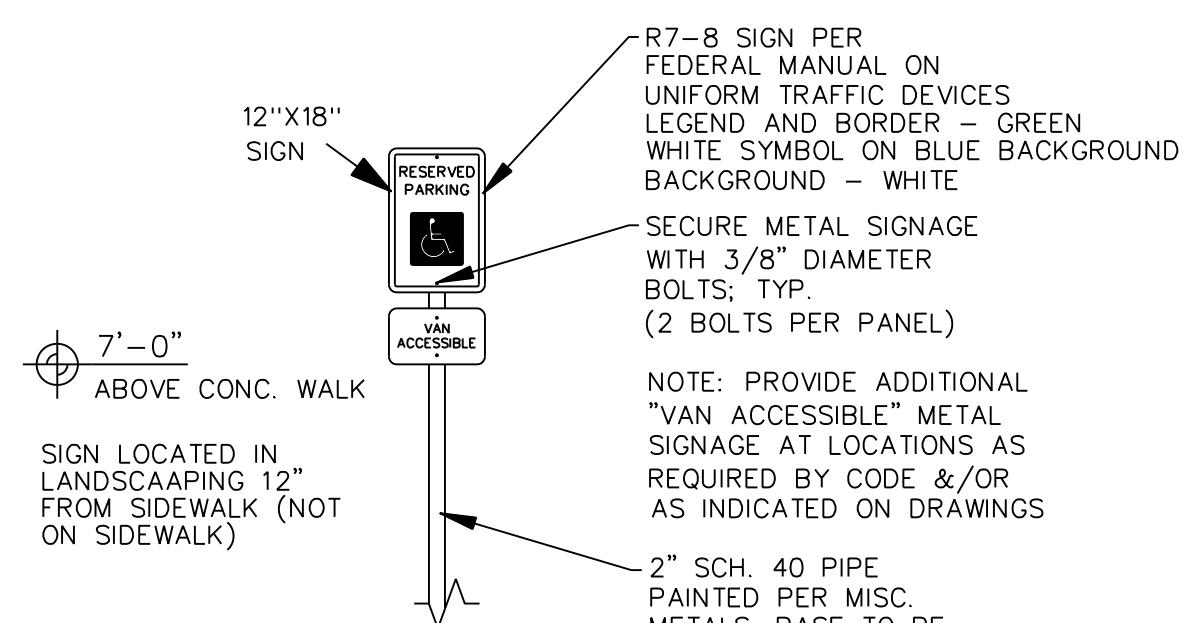
EXPANSION JOINT
(SPACED 200 FT. MAXIMUM; LOCATE AT
STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.



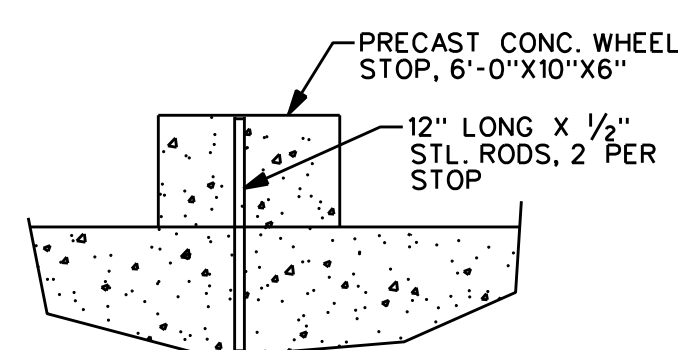
TYPICAL SIDEWALK SECTION - ADJACENT TO CURB - WIDTH VARIES
N.T.S.



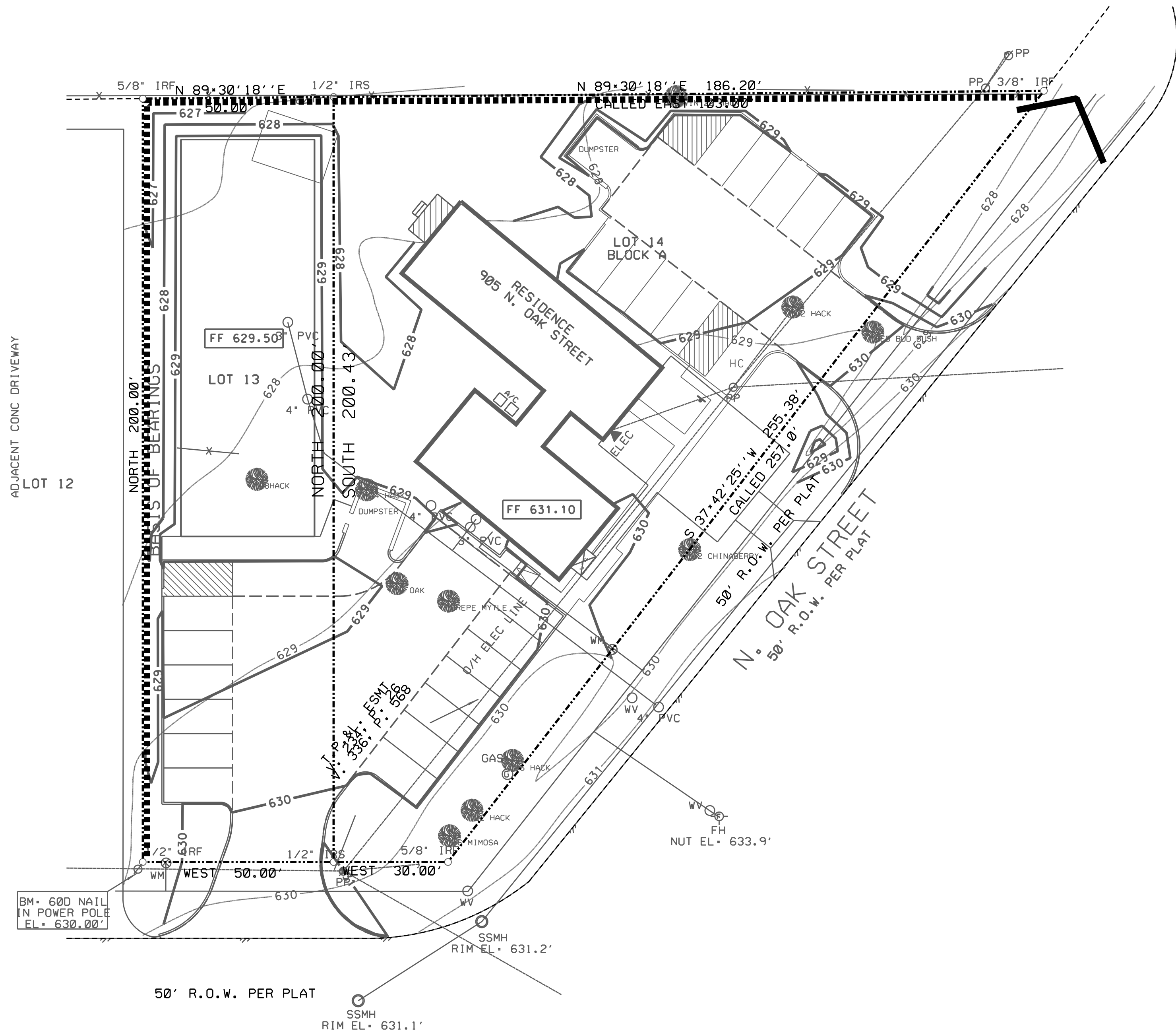
TYPICAL SIDEWALK SECTION — WIDTH VARIES
N.T.S.



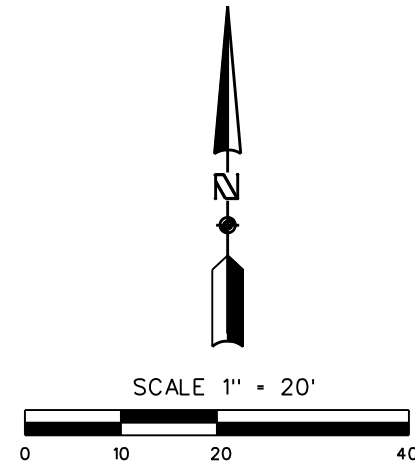
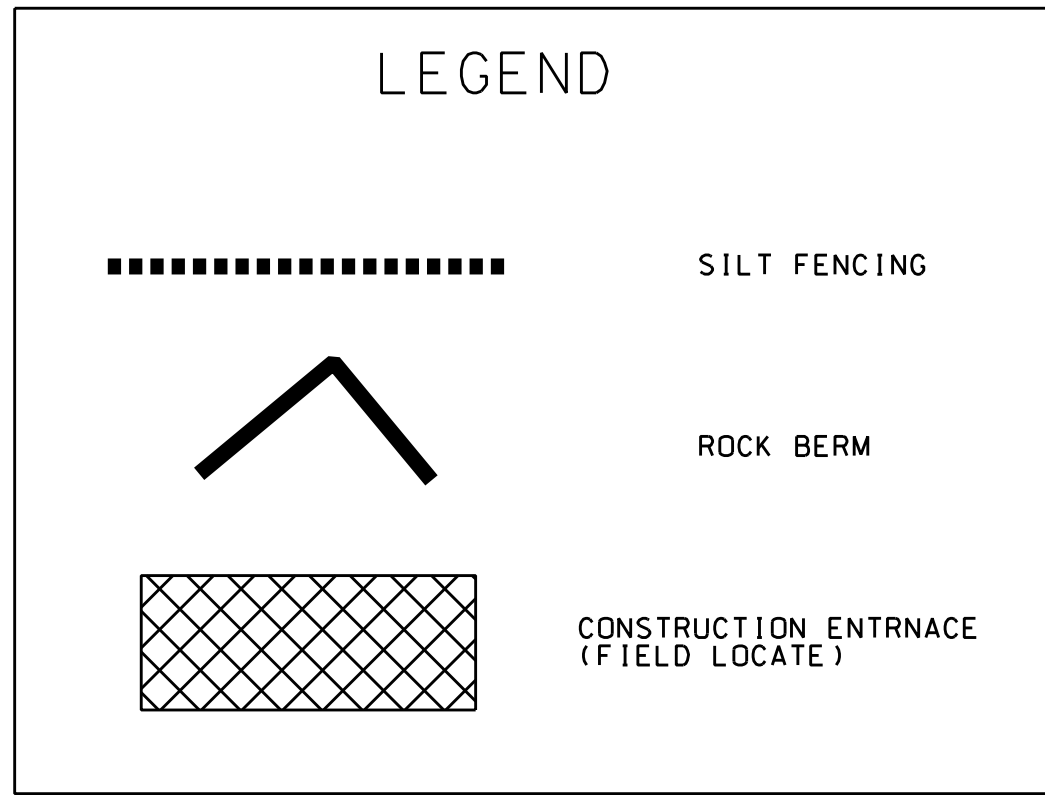
TYPICAL A.D.A. PARKING
SPACE SIGNAGE DETAIL
N.T.S.



CONC. WHEEL STOP
N.T.S.



CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF ROANOKE'S STANDARD DETAILS.

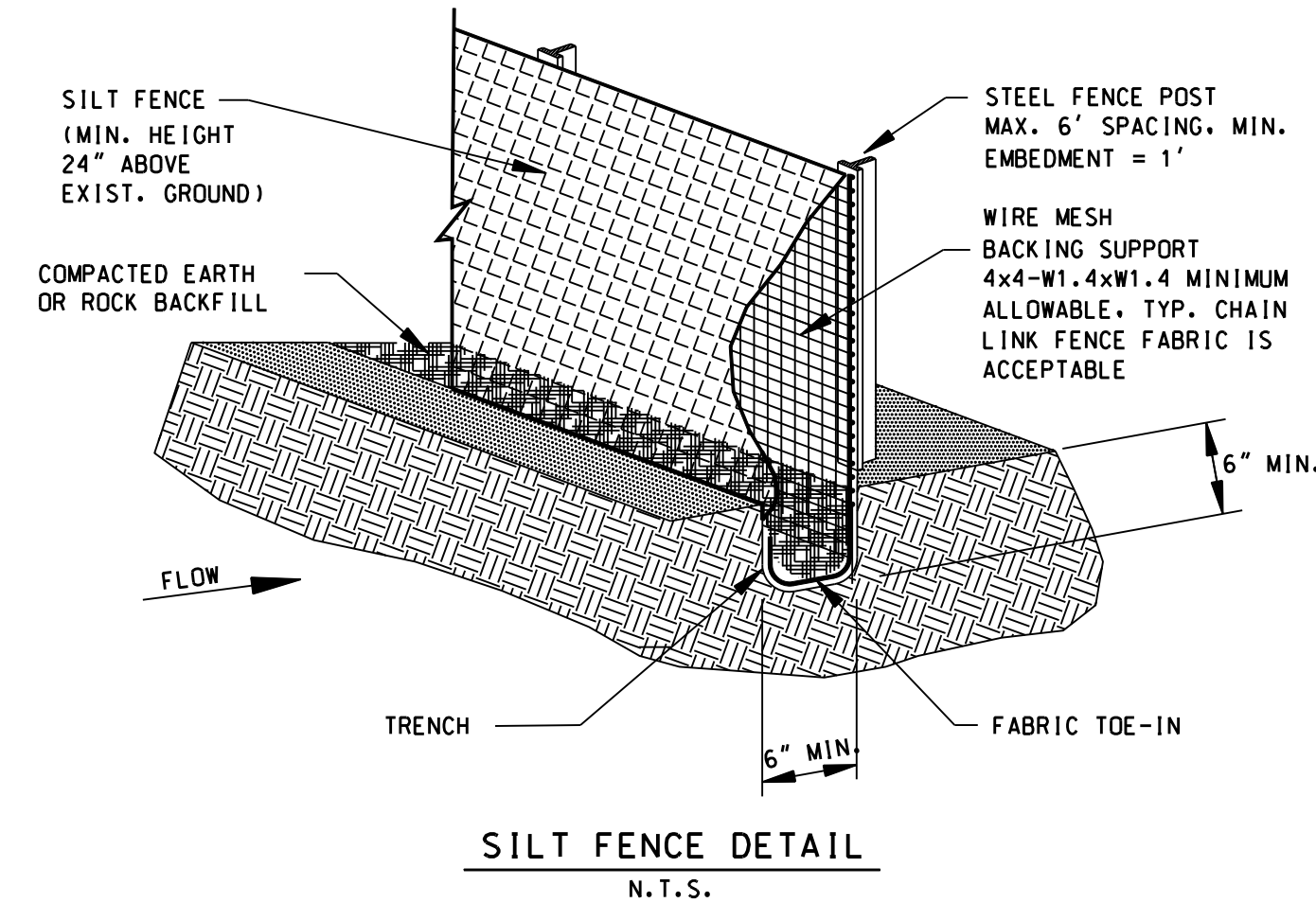
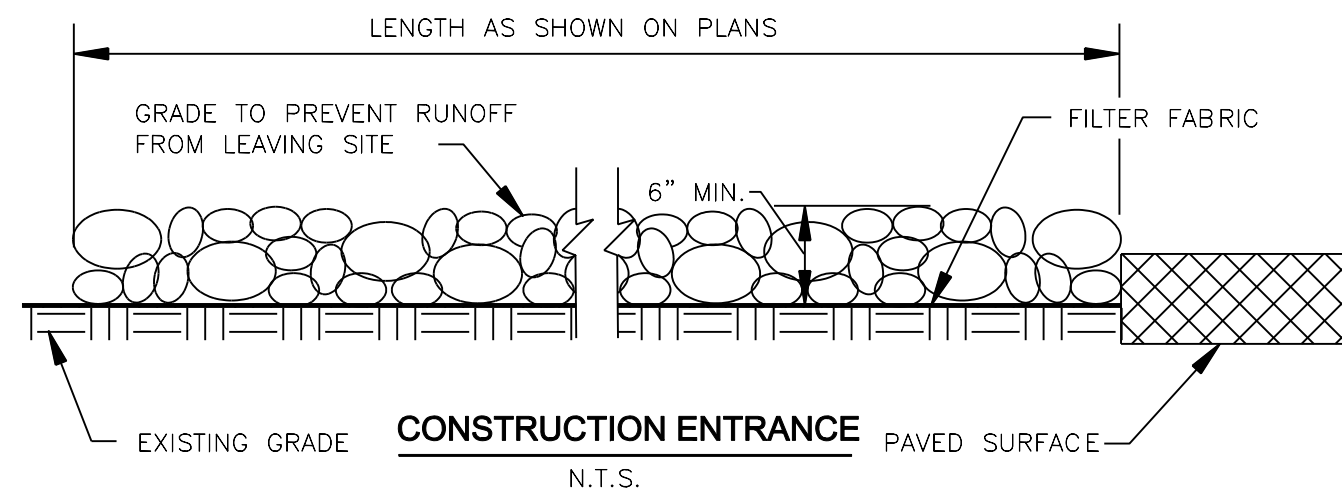
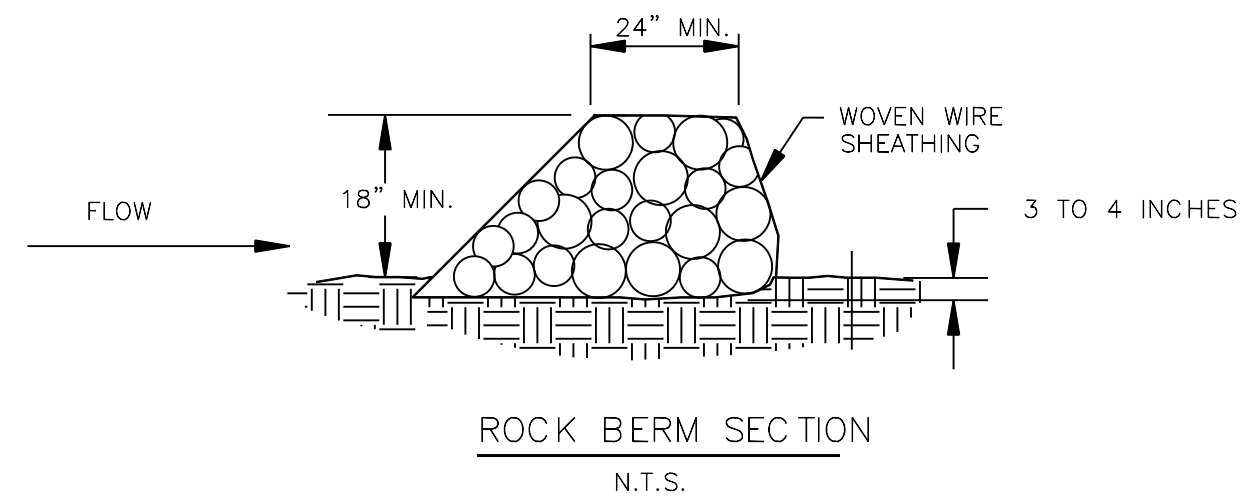


ADJACENT CONC DRIVEWAY
LOT 12

BM+ 600 NAIL
IN POWER POLE
EL+ 630.00'

50' R.O.W. PER PLAT

SSMH
RIM EL+ 631.1'



STABILIZED ENTRANCE NOTES

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED BY PLACING A LAYER OF FILTER FABRIC COVERED BY A MINIMUM OF 6 INCHES OF CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS. MINIMUM LENGTH SHALL BE 50'.
3. THE ENTRANCE SHALL BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES SHALL BE REMOVED IMMEDIATELY.
5. WHEN NEEDED, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. CONSTRUCTION ENTRANCE SHALL BE REMOVED BY THE CONTRACTOR AFTER ALL CONSTRUCTION IS COMPLETED.

GENERAL NOTES

1. ALL SITES GREATER THAN 1 ACRE MUST HAVE A VALID TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) PERMIT ISSUED BY THE TCEQ AS DEFINED IN TPDES GENERAL PERMIT NO. TXR150000.
2. FOR SITES OF 5 ACRES OR GREATER, A TPDES NOTICE OF INTENT (NOI) FORM MUST BE SUBMITTED TO THE TCEQ AT LEAST TWO (2) DAYS PRIOR TO COMMENCING WORK. FOR SITES GREATER THAN ONE (1) ACRES BUT LESS THAN FIVE (5) ACRES, A TCEQ CONSTRUCTION SITE NOTICE MUST BE COMPLETED. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE COMPLETED PRIOR TO SUBMITTAL OF THE NOI OR SITE NOTICE. THE SIGNED AND COMPLETED SWPPP MUST BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
3. EACH PRIME CONTRACTOR SHALL OBTAIN AND SUBMIT TO OWNER/ENGINEER A POLLUTION PREVENTION CERTIFICATION FROM EACH SUBCONTRACTOR WHOSE WORK IMPACTS THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE PERFORMANCE OF ANY WORK BY SAID SUBCONTRACTOR. THESE CERTIFICATIONS SHALL BECOME A PART OF THE STORM WATER POLLUTION PREVENTION PLAN.
4. CONTRACTOR SHALL FURNISH AND INSTALL EROSION CONTROL MEASURES SHOWN IMMEDIATELY UPON ENTERING SITE. REPAIRS OR MODIFICATIONS TO THE MEASURES WILL BE MADE BY THE CONTRACTOR IF THE CONTROL MEASURES PROVE INEFFECTIVE OR IF ADDITIONAL CONTROL MEASURES ARE NECESSARY.
5. AT A MINIMUM, PERIMETER CONTROLS SUCH AS SILT FENCE OR STRAW BALES SHALL BE INSTALLED AT ALL DOWN SLOPE BOUNDARIES AND AS WARRANTED WHERE PAVEMENT REMOVAL, UTILITY CONSTRUCTION, GRADING, OR OTHER CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED. CONTRACTOR SHALL AT ALL TIMES TAKE SUCH MEASURES AS NECESSARY TO MINIMIZE OFF-SITE TRACKING OR TRANSPORT OF SEDIMENT AND DEBRIS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ADJACENT PROPERTY OR TO RECEIVING WATERS CAUSED BY IMPROPERLY INSTALLED OR POORLY MAINTAINED EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY SILT DEPOSITS OR TRACKING BEYOND THE LIMITS OF CONSTRUCTION CAUSED BY HIS OPERATIONS AND/OR FAILURE OF THE EROSION CONTROL MEASURES.
8. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND SEDIMENT FROM EROSION CONTROL MEASURES WHEN IT REACHES A DEPTH OF SIX (6) INCHES OR IMPAIRS THE EFFECTIVENESS OF THE MEASURES.
9. THE OWNER'S REPRESENTATIVE WILL INSPECT THE PROJECT AT A MINIMUM OF EVERY SEVEN DAYS AND AFTER EVERY RAINFALL OF 0.5 INCHES OR GREATER TO DETERMINE THE INTEGRITY AND EFFECTIVENESS OF THE EROSION CONTROL MEASURES. A WRITTEN INSPECTION REPORT WILL BE FILED WITH THE POLLUTION PREVENTION PLAN. THIS INSPECTION DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES OR HIS DUTY TO COMPLY WITH THE INTENT AND CONDITIONS OF THE TPDES GENERAL PERMIT.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF STORM DRAIN INLETS USING STRAW BALE CHECKS OR OTHER MEASURES AS SPECIFIED. WHERE INLETS ARE BEING REMOVED OR INSTALLED, THE CONTRACTOR SHALL PREVENT MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
11. ALL OFF-SITE STOCKPILES OF SOILS WILL BE SURROUNDED BY A STRAW BALE DIKE, SILT FENCE, SEDIMENT CONTROL SWALE, OR EQUIVALENT MEASURE, AS APPROVED BY ENGINEER, TO PROPERLY CONTROL SEDIMENT RUNOFF.
12. THE CONTRACTOR SHALL STABILIZE ANY AREA WHERE CONSTRUCTION ACTIVITY IS TEMPORARILY OR PERMANENTLY CEASED FOR MORE THAN 14 DAYS.

905 NORTH OAK STREET

LOT 13, LOT 14 BLOCK A - NORTH HIGHLAND ADDITION
CITY OF ROANOKE, DENTON COUNTY, TEXAS

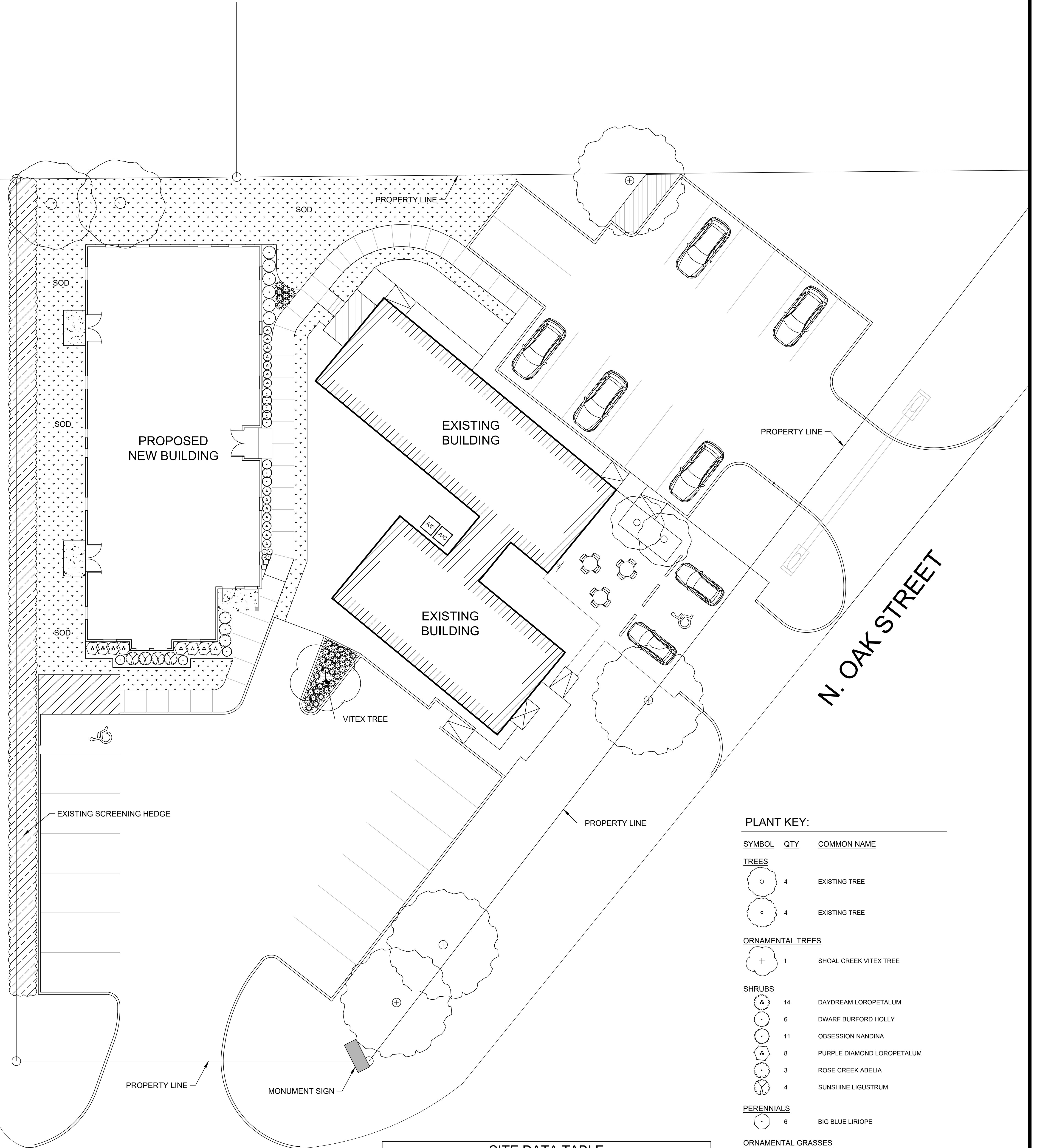
EROSION CONTROL PLAN

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES. THEY WERE
PREPARED BY: HAMILTON DUFFY, PC
KATH M. HAMILTON 8/7384
PE NO.

NO.	REVISION	BY	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.
021-263			10-4-19	K.M.H.	K.M.H.	K.M.H.	F-5260

SHEET
C1.05



PLANT KEY:

SYMBOL	QTY	COMMON NAME
TREES		
	4	EXISTING TREE
	4	EXISTING TREE
ORNAMENTAL TREES		
	1	SHOAL CREEK VITEX TREE
SHRUBS		
	14	DAYDREAM LOROPETALUM
	6	DWARF BURFORD HOLLY
	11	OBSESSION NANDINA
	8	PURPLE DIAMOND LOROPETALUM
	3	ROSE CREEK ABELIA
	4	SUNSHINE LIGUSTRUM
PERENNIALS		
	6	BIG BLUE LIRIOPE
ORNAMENTAL GRASSES		
	40	BLONDE AMBITION BLUE GRAMA GRASS
SOD/SEED		
	3,110 sf	BERMUDA GRASS

REFERENCE NOTES

SYMBOL	DESCRIPTION	QTY
	COMMERCIAL GRADE STEEL EDGING 3/16" thick; black (preferred) or green; securely staked.	72 lf

SITE DATA TABLE		
905 N Oak Street, Roanoke, TX 76262		
Lot Size 32,061 SF.		
	Provided	Maximum Coverage
Building Coverage %	19.90%	40%
Building Coverage sf	6,392 sf	12,825 sf
	Provided	Maximum Coverage
Landscape Coverage %	30%	20%
Landscape Coverage sf	9,736 sf	6,412 sf

JAMES STREET

GRAPHIC SCALE: 1" = 10'

1

Planting Plan
1" = 10'-0"

VERDE
OUTDOOR SOLUTIONS

Office/Retail Property
905 Oak Street
Roanoke, Texas

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AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - SUP-2026-01 - Installation of equipment not to exceed one hundred fifty feet (150')

MEETING DATE: January 5, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - SUP-2026-01 - ORD NO 2026-101 - Rezone - BP to BP-SUP - maximum height 150 feet - jlm draft - 120325



City of Roanoke

Notice of Public Hearing

Zoning Amendment

NOTICE OF PUBLIC HEARING

ZONING AMENDMENT

Roanoke Planning and Zoning Commission

SUP 2026-01

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 5, 2025, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR BLOCKS 33, 38, AND 39 OF O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT DISTRICT (BP-SUP) TO ALLOW INSTALLATION OF EQUIPMENT NOT TO EXCEED ONE HUNDRED FIFTY FEET (150'). THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council

SUP 2026-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 13, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR BLOCKS 33, 38, AND 39 OF O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT DISTRICT (BP-SUP) TO ALLOW INSTALLATION OF EQUIPMENT NOT TO EXCEED ONE HUNDRED FIFTY FEET (150'). THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, December 17, 2026, by 5:00 p.m.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRAILLE IS NOT AVAILABLE.**

📶 A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP-2026-01) Texas Lehigh Cement Co.

MEETING DATE: January 5, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)

INFORMATION:

Mr. Kriston is requesting a Specific Use Permit to allow for the expansion of the existing concrete facility to include a new bucket elevator, stair tower, air slide conveyor system, and bag filters. The Business Park Zoning District allows a maximum height of 40 feet, which may be increased through the Specific Use Permit process only.

As reflected in the renderings, the existing equipment reaches a height of almost 90'. In the staff's opinion, the expansion of this facility is in line with the existing uses in this industrial section of the City and will not have a negative impact.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission recommend approval of this application to the City Council.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. ORD NO 2026-101 - SUP-2026-01 - Rezone - BP to BP-SUP - Block 33, 38, 39 OT
Roanoke - 150 foot equipment
2. Application
3. Survey
4. Concept View 1
5. Concept View 2
6. Concept View 3

ORDINANCE No. 2026-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR BLOCKS 33, 38, AND 39 OF THE O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY AMENDING THE UNDERLYING ZONING FOR SAID TRACTS OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT (BP-SUP) DISTRICT TO ALLOW INSTALLATION OF EQUIPMENT TO A MAXIMUM EIGHT OF 150 FEET WITH A SPECIFIC USE PERMIT (SUP); PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on Blocks 33, 38, and 39 of the O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to allow installation of equipment to a maximum height of 150 feet; and

WHEREAS, the Planning and Zoning Commission of the City of Roanoke, Texas, and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS:

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.

That the Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning on Blocks 33, 38, and 39 of the O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to allow installation of equipment to a maximum height of 150 feet.

Section 3.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

Section 4. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 5. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 13th day of January, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the Property



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Kevin Kriston	Address, City, State, Zip 1000 Jack C. Hays Trail, Buda TX 78610	Phone Number and email 512-971-1851 kkriston@texaslehigh.com
Type of permit requested Commercial Building	Name of Business Texas Lehigh Cement Co., LP	Email and Website-if applicable www.texaslehigh.com
Property Owner(s) Texas Lehigh Cement Co., LP	Address, City, State, Zip 1000 Jack C. Hays Trail, Buda TX 78610	Phone Number and email 512-295-6111
Legal Description – Lot/Block/Subdivision MEP & PRR Survey, Abstract 923	Property Address 400 Hwy 377, Roanoke TX 76262	Present Zoning Business Park (BP)

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? no

Justification for request for Special Use Permit: expanding existing facility to continue to do business

Authorization:

I/ We Texas Lehigh Cement Co., LP owner(s) of the above described property do here by authorize
Kevin Kriston to act on my/our behalf in making and representing this Specific Use permit application.

Neil Elick
Owner(s) Signature

11-12-2025
Date

Owner(s) Signature

Date

Include the following:

Specific Use Permit application fee of \$200.00**. A copy of a survey map of the property and a concept plan or site plan in a pdf format.

Kevin M. Kriston
Applicants Signature

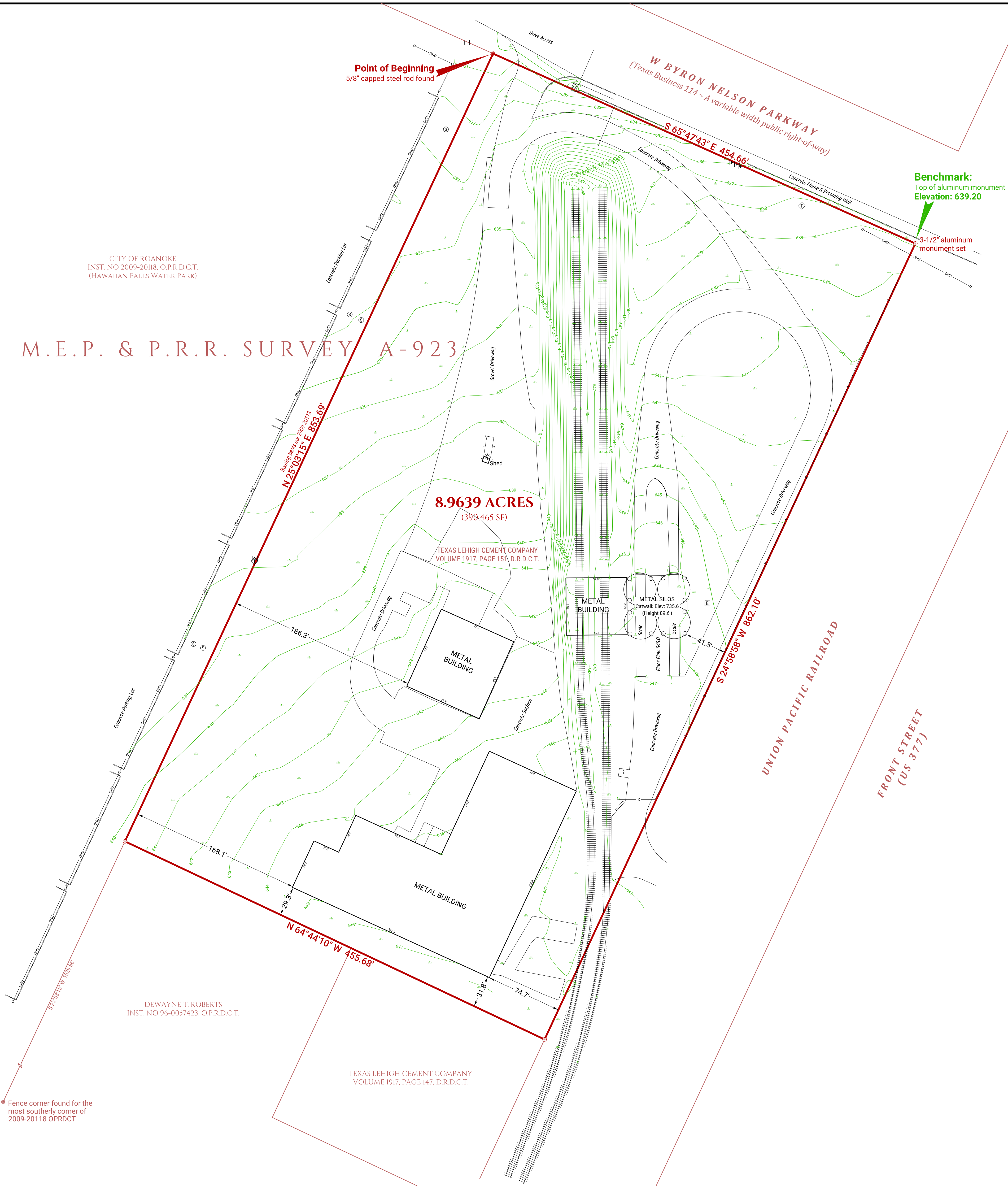
17 Nov. 2025
Date

**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting JAN 05 2026	CC Meeting JAN 13 2026	File for Record SUP- <u>2026</u> - <u>01</u>
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07/20/2023



Symbol Legend	
(Some may not exist on survey)	
Telecom Access	Water Vault
Telecom Manhole	Fire Hydrant
Telecom Marker	Water Valve
Electric Cabinet	Water Meter
Electric Manhole	Water Manhole
Electric Marker	Fire Dept. Connect
Electric Service	Sanitary Manhole
Light Pole/Post	Cleanout
Electric Cabinet	Sanitary Marker
Gas Marker	Storm Manhole
Gas Meter/Service	Drop Inlet
Gas Test Station	Grate Inlet
Gas Manhole	Traffic/Parking Sign
	Traffic Control
Overhead Utility Line & Pole	
Center of Fence	
Steel rod found/capped (SRF/CSRF)	
1/2" MILLER 5665" steel rod set (CSRS)	
Cross in concrete found/set (CF/CS)	



- NOTES:
- Elevations are based on NAVD 1988
 - Directional control based on the easterly boundary line of the City of Roanoke tract per Inst. No. 2009-20118

LEGAL DESCRIPTION OF SURVEYED TRACT: Being a tract of land out of the M.E.P. & P.R.R. Survey, Abstract No. 923, and situated in the City of Roanoke, Denton County, Texas, said tract being the same tract of land described in the deed to Texas Lehigh Cement Company recorded in Volume 1917, Page 151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch capped steel rod found for the most northerly corner of said Lehigh tract, said rod being the most easterly corner of the same tract of land described in the deed to City of Roanoke recorded as Instrument No. 2019-201118 and also being in the southwesterly right-of-way line of W Byron Nelson Parkway (Texas Business 114);

Thence South 65 degrees 47 minutes 43 seconds East with the northeasterly boundary line of said Lehigh and with said right-of-way line a distance of 454.66 feet to a 3-1/2 inch aluminum monument set for the most easterly corner of said Lehigh tract, said monument being in the northwesterly right-of-way line of the Union Pacific Railroad;

Thence South 24 degrees 58 minutes 58 seconds West with the southeasterly boundary line of said Lehigh tract and with said northwesterly railroad right of way a distance of 862.10 feet to 1/2 inch "MILLER 5665" capped steel rod set for the most southerly corner of said Lehigh tract;

Thence North 64 degrees 44 minutes 10 seconds West with the southwesterly boundary line of said Lehigh tract a distance of 455.68 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner thereof, said rod being in the southwesterly boundary line of said City of Roanoke tract from which a fence corner found for the most southerly corner thereof bears South 25 degrees 03 minutes 15 seconds West at 1029.86 feet;

Thence North 25 degrees 03 minutes 15 seconds East with the northwesterly boundary line of said Lehigh tract and the southeasterly boundary line of said City tract a distance of 853.69 feet to the **point of beginning** and containing 8.9639 acre of land, more or less.

BOUNDARY & TOPOGRAPHIC SURVEY
400 FRONT STREET
ROANOKE, DENTON COUNTY, TEXAS

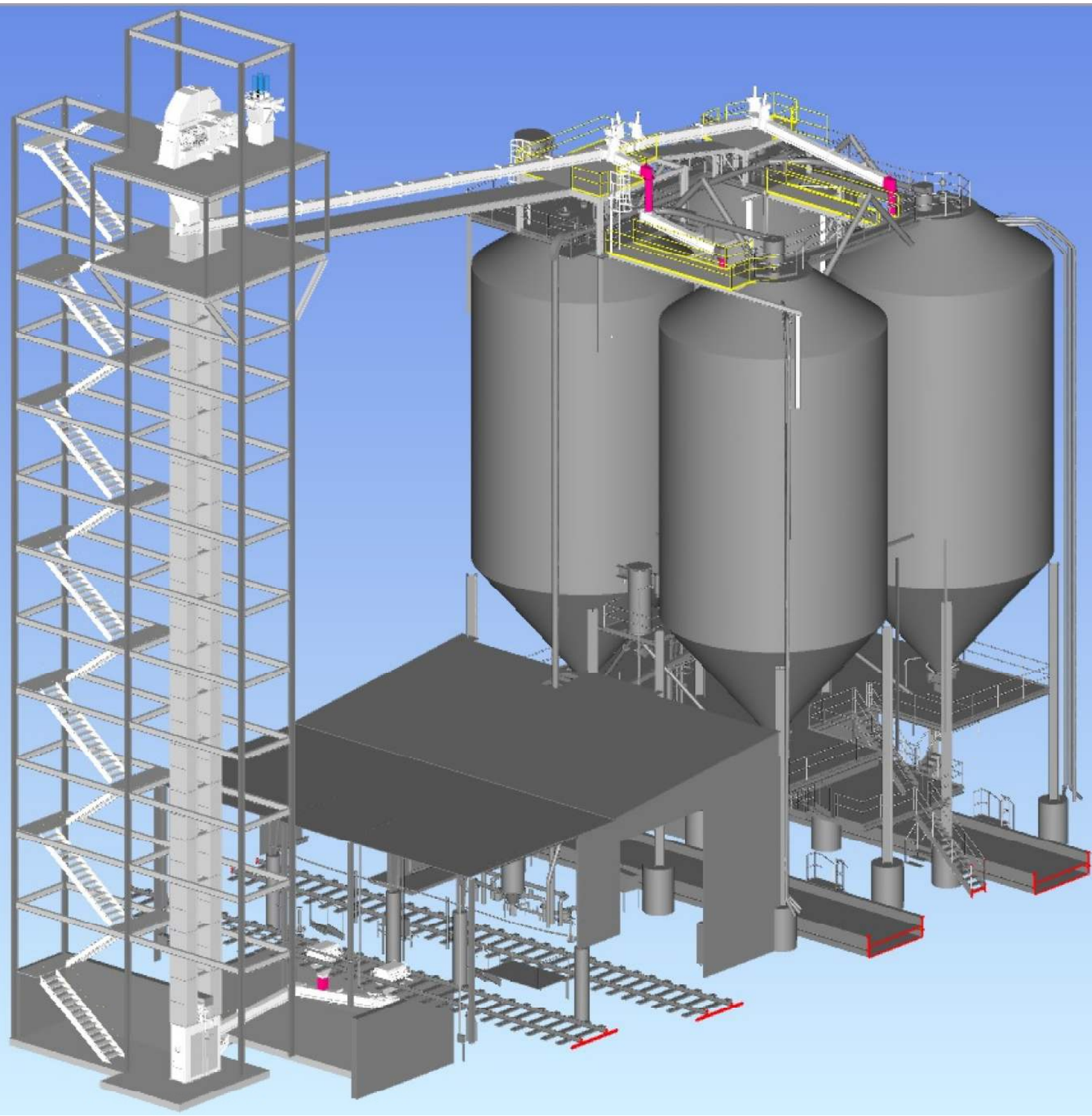
I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 of the State of Texas, by placing my seal hereon, certify to the above parties that: a) This document serves as my graphic representation of a land survey of the 8.9639 acre tract of land shown and described hereon (the "Surveyed Tract"); b) Said survey being performed on the ground, under my supervision, on September 26, 2025; c) The boundary lines and dimensions indicated hereon are based on said survey and are true and correct; d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated; e) The location of all buildings and improvements shown hereon are as depicted and are set back from the tract boundaries by the dimensions shown; f) There are no visible encroachments, protrusions, boundary line conflicts, visible easements, or easements of record as furnished to me, affecting the surveyed tract, except as shown or noted otherwise; g) The surveyed tract adjoins and has vehicular access to one or more public rights-of-way.

Date of Certification: October 9, 2025



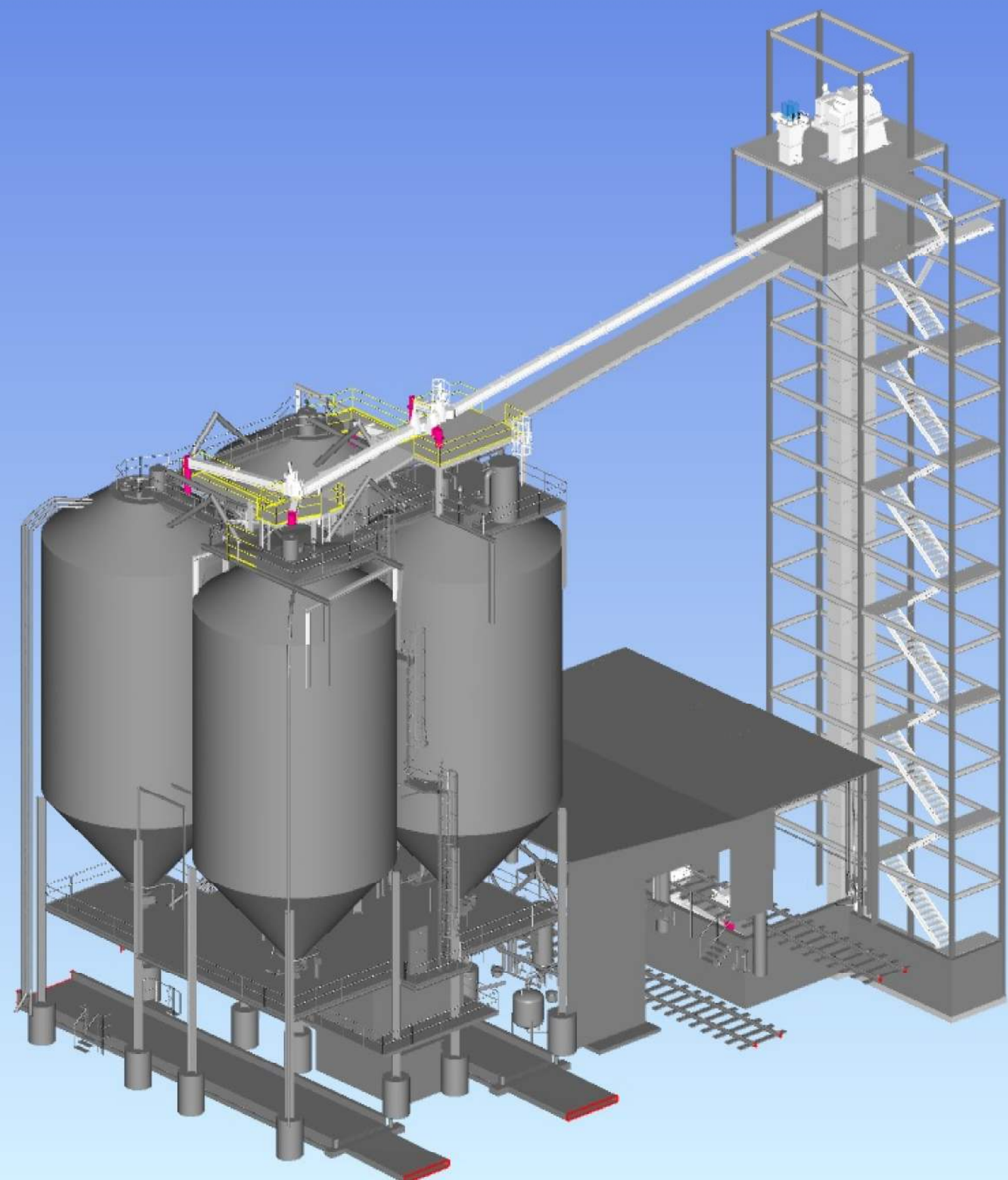
TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 01 - 251113

- EQUIPMENT SHOWN IN WHITE IS NEW
- BUCKET ELEVATOR & STAIR TOWER
 - AIR SLIDE CONVEYORS
 - BAG FILTERS



TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 02 - 251113

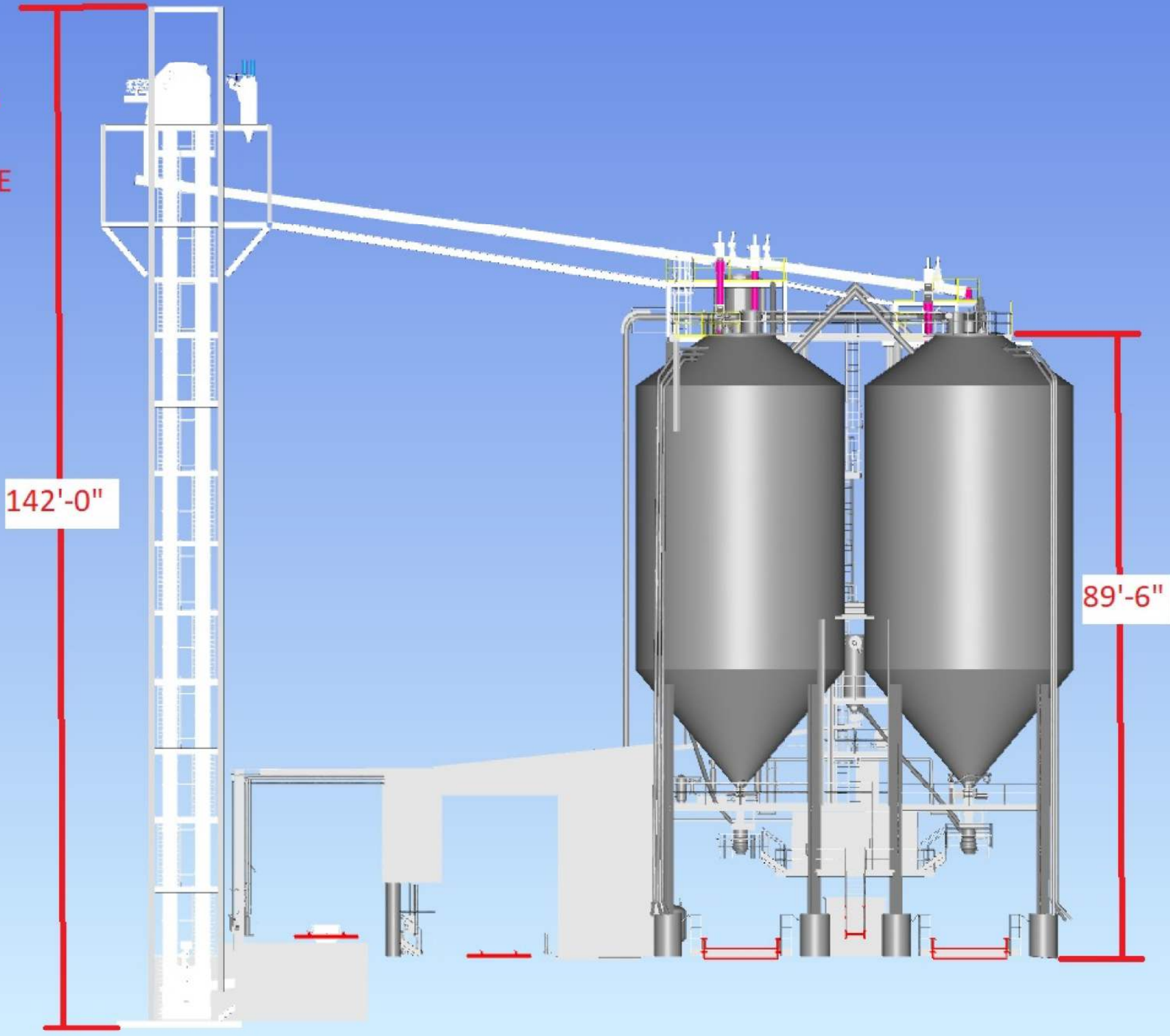
- EQUIPMENT SHOWN IN WHITE IS NEW
- BUCKET ELEVATOR & STAIR TOWER
 - AIR SLIDE CONVEYORS
 - BAG FILTERS



TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 03 - 251113

EQUIPMENT SHOWN IN WHITE
IS NEW

- BUCKET ELEVATOR &
STAIR TOWER
- AIR SLIDE CONVEYORS
- BAG FILTERS





AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - 604 N. Oak Street Live/Work Units

MEETING DATE: January 5, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (SUP) to allow Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice SUP-2026-02- ORD NO 2026-102 - Rezone - Oak Street Zoning SUP - live work units - 604 N. Oak Street



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission SUP 2026-02

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 5, 2026, TO CONSIDER A REZONING APPLICATION FOR LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN'S ADDITION AND REMAINDER OF LOT 3, BLOCK 30 OF THE O.T. ROANOKE ADDITION, ALL OF WHICH ARE LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT 604 N. OAK STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW LIVE WORK UNITS USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council SUP 2026-02

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 13, 2026, TO CONSIDER A REZONING APPLICATION FOR LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN'S ADDITION AND REMAINDER OF LOT 3, BLOCK 30 OF THE O.T. ROANOKE ADDITION, ALL OF WHICH ARE LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT 604 N. OAK STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW LIVE WORK UNITS USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, December 17, 2026, by 5:00 p.m.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRAILLE IS NOT AVAILABLE.**

📶 A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: SUP-2026-102 / ORD NO 2026-102 - Live Work Units

MEETING DATE: January 5, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (SUP) to allow Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

INFORMATION:

The applicant is requesting a SUP to allow 32 upper floor multifamily units and 12 first floor live-work units fronting Oak St.

STAFF RECOMMENDATION:

Recommend Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2026-102 - SUP-2026-02 - Oak Street Zoning Corridor SUP - Oak Street Zone - live work units - 604 N. Oak Street - jlm draft - 120525
2. SIGNED Special Use Permit Application 12-3-25
3. 2507.015-02 CAT 1A - signed
4. Magnolia Oak2 Concept Package UPDATE

ORDINANCE No. 2026-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW LIVE WORK UNITS USE FOR LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN'S SUBDIVISION AND REMAINDER OF LOT 3, BLOCK 30 OF THE O.T. ROANOKE ADDITION, ALL OF WHICH ARE LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and Remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow live work units use; and

WHEREAS, the Planning and Zoning Commission of the City of Roanoke, Texas, and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS:

Section 1. FINDINGS INCORPORATED

That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.

That the Comprehensive Zoning Ordinance and official zoning map of the City of Roanoke, Texas, be and the same is hereby amended to reflect that the zoning on Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and Remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, is changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow live work units use. The property is generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas.

Section 3.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

Section 4. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 5. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the ____ day of _____, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property

[illegible]

1993). These authors also found that the relationship between the two variables was moderated by the type of work environment. The authors concluded that the relationship between the two variables was stronger in a more structured work environment than in a less structured work environment.

[illegible][illegible][illegible]



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Randy Primrose	Address, City, State, Zip 850 S Village Center Drive, Southlake, TX 76092	Phone Number and email 214-500-6763
Type of permit requested Special Use Permit	Name of Business Magnolia Property Company	Email and Website-if applicable randy@mpcres.com
Property Owner(s)	Address, City, State, Zip	Phone Number and email
Legal Description – Lot/Block/Subdivision Portion of Lot 1, Lot 2, Lot 3, Block 30 Brand and Bowen's Subdivision & Remainder of Lot 3 Block 30 Town of Roanoke	Property Address 604 N Oak Street	Present Zoning Oak Street Zoning

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? No

Justification for request for Special Use Permit: Live/Work units on ground floor and upper floor residential

Authorization:

I/ We _____ owner(s) of the above described property do here by authorize
_____ to act on my/our behalf in making and representing this Specific Use permit application.

Owner(s) Signature _____

Owner(s) Signature _____

Date _____

Date _____

Include the following:

Specific Use Permit application fee of \$200.00**. A copy of a survey map of the property and a concept plan or site plan in a pdf format.

Randy Primrose
Applicants Signature

12/3/25
Date

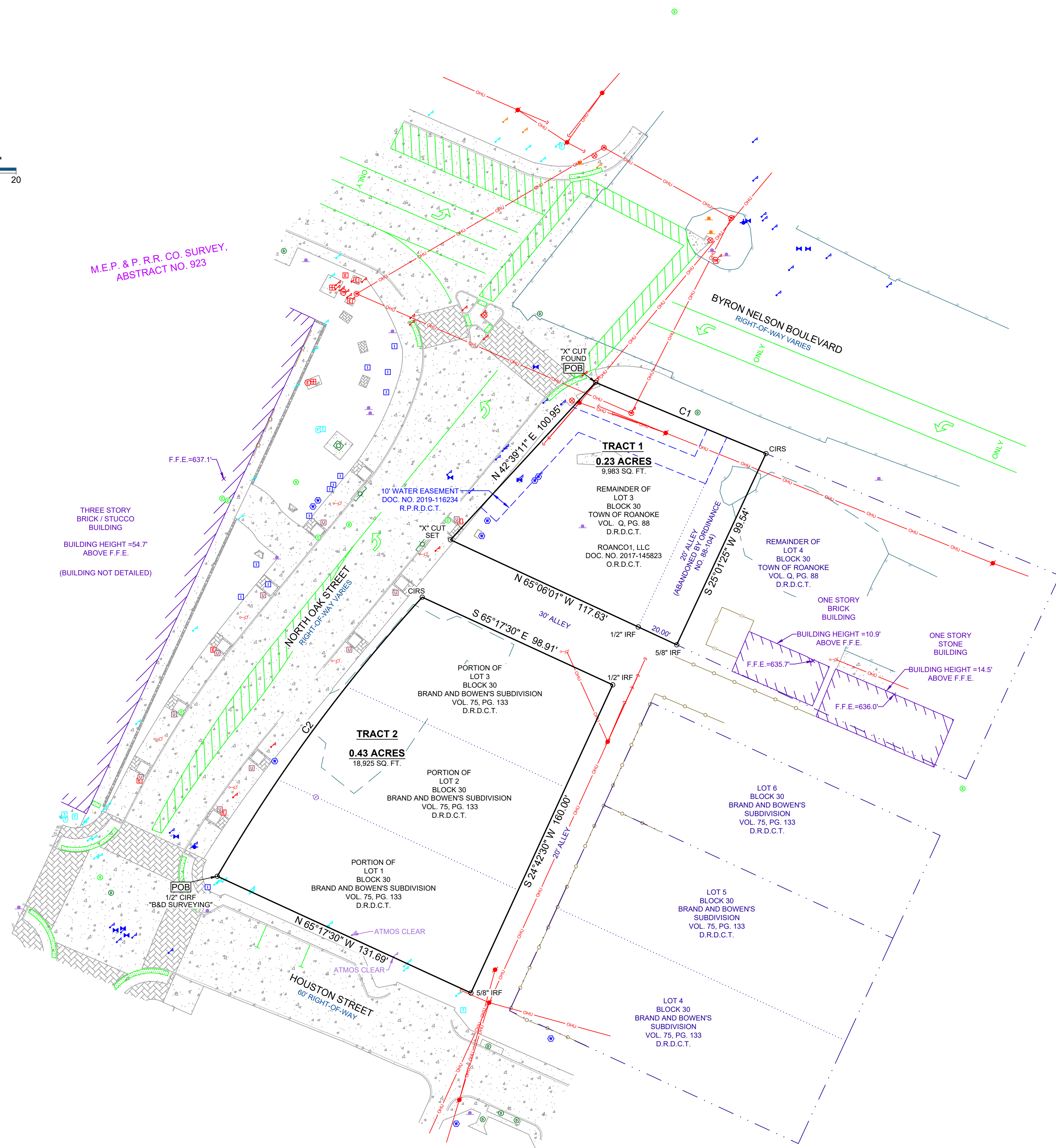
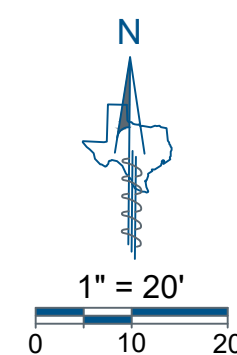
**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting	CC Meeting	File for Record SUP- _____ - _____
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07/20/2023

LAND TITLE SURVEY



LEGAL DESCRIPTION

Tract 1: being a 0.23 acre tract of land out of the M.E.P. & P.R.R. Survey, Abstract Number 923, situated in the City of Roanoke, Denton County, Texas, being a portion of Lot 3, Block 30 of Original Town of Roanoke, a subdivision of record in Volume Q, Page 88 of the Deed Records of Denton County, Texas, also being all of a 20' Alley as abandoned by Ordinance Number 88-104, as conveyed to Roanoco1, LLC by deed of record in Document Number 2017-145823 to the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the intersection of the Southeast right-of-way line of North Oak Street (a variable width right-of-way) and the curving Southwest right-of-way line of Byron Nelson Boulevard (a variable width right-of-way), being the North corner of said Roanoco1, LLC Tract and hereof;

THENCE, along the curving Southwest right-of-way line of said Byron Nelson Boulevard, being the common North line of said Roanoco1, LLC Tract and along a non-tangent curve to the left, having a radius of 1,509.16 feet, a chord bearing of S67°20'01", a chord length of 87.13 feet, a delta angle of 00°26'02", an arc length of 87.13 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the East corner said abandoned 20' Alley and hereof;

THENCE, S25°01'25"W, leaving the Southwest right-of-way line of said Byron Nelson Boulevard, along the Northwest line of Lot 4, Block 30 of said Original Town of Roanoke, being the common Southeast line of said abandoned 20' Alley, a distance of 99.54 feet to a 5/8 inch iron rod found in the North line of a 30' Alley, being the West corner of said Lot 4, also being the South corner of said abandoned 20' Alley and hereof;

THENCE, N65°06°01"W, along the Northeast line of said 30' Alley, being the common Southwest line of said Roanoco1, LLC Tract, passing at a distance of 20.00 feet, a 1/2 inch iron rod found at the South corner of said Lot 3, a total distance of 117.63 feet to an "X" cut found at the intersection of the Northeast line of said 30' Alley and the Southeast right-of-way line of North Oak Street, being the West corner of said Roanoco1, LLC Tract and hereof;

THENCE, N42°39'11"E, along the Southeast right-of-way line of said North Oak Street, being the common Northwest line of said Roanoco1, LLC Tract, a distance of 100.95 feet to the **POINT OF BEGINNING** and containing an area of 0.23 acres (9,983 square feet) of land, more or less.

Tract 2:

Being a 0.43 acre tract of land out of the M.E.P. & P.R.R. Survey, Abstract Number 923, situated in the City of Roanoke, Denton County, Texas, being a portion of Lots 1, 2 and 3, Block 30 of Brand and Bowen's Subdivision, a subdivision of record in Volume 75, Page 133 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "B&D SURVEYING" found at the intersection of the Northeast right-of-way line of Houston Street (60' right-of-way) and the curving Southwest right-of-way line of North Oak Street (a variable width right-of-way), for the West corner hereof;

THENCE, along the curving Southeast right-of-way line of said North Oak Street and along a non-tangent curve to the right, having a radius of 762.95 feet, a chord bearing of N36°17'12"E, a chord length of 163.32 feet, a delta angle of 12°17'19", an arc length of 163.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the Southeast right-of-way line of said North Oak Street and the Southeast line of a 30' Alley, for the North corner hereof;

THENCE, S65°17'30"W, leaving the Southeast right-of-way line of said North Oak Street, along the Southwest line of said 30' Alley, being the common Northeast line of said Lot 3, a distance of 98.91 feet to a 1/2 inch iron rod with broken red plastic cap found at the intersection of the Southwest line of said 30' alley and the Northwest line of a 20' Alley, being the East corner of said Lot 3 and hereof;

THENCE, S24°42'30"W, along the Northwest line of said 20' Alley, being the common Southeast lines of said Lots 3, 2 and 1, passing at a distance of 53.33 feet, a 1/2 inch iron rod found at the East corner of said Lot 2, being the South corner of said Lot 3, a total distance of 160.00 feet to a 5/8 inch iron rod found at the intersection of the Northwest line of said 20' Alley and the Northeast line of said Houston Street, being the South corner of said Lot 1 and hereof;

THENCE, N65°17'30"W, along the Northeast right-of-way line of said Houston Street, being the common Southwest line of said Lot 1, a distance of 131.69 feet to the **POINT OF BEGINNING** containing an area of 0.43 acres (18,925 square feet) of land, more or less.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by First National Title Insurance Company with G.F. No. 25003774FTW as listed below

**10(h.) Terms and provisions of Oak Street Corridor Zoning District, filed February 18, 2011, recorded in Clerk's File No. 2011-15958, Real Property Records, Denton County, Texas
DOES AFFECT, NO PLOTTABLE EASEMENTS**

**10(i.) Easement created in instrument filed March 20, 2018, recorded in Clerk's File No. 2018-30747, Real Property Records, Denton County, Texas
DOES NOT AFFECT**

10(j.) Easement created in instrument filed September 17, 2019, recorded in Clerk's File No. 2019-116234, Real Property Records, Denton County, Texas
AFFECTS AS SHOWN

10(k.) Mineral Deed dated 6/28/1946, recorded in Volume 329, Page 1, Real Property Records, Denton County, Texas.
NOT A SURVEY MATTER

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480785 as shown on Map Number 48121C0515G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SURVEYOR NOTES

1. This survey is certified to First National Title Insurance Company, MPC Interests, LLC, a Texas Limited Liability Company, ROANCO1, LLC, a Texas limited liability company and is only valid for G.F. No. 25003774FTW.
2. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
3. This document represents an accurate on the ground survey of 604 North Oak Street in the City of Roanoke, Denton County, Texas, on July 25th, 2025.

ALTERATIONS AND ERRORS

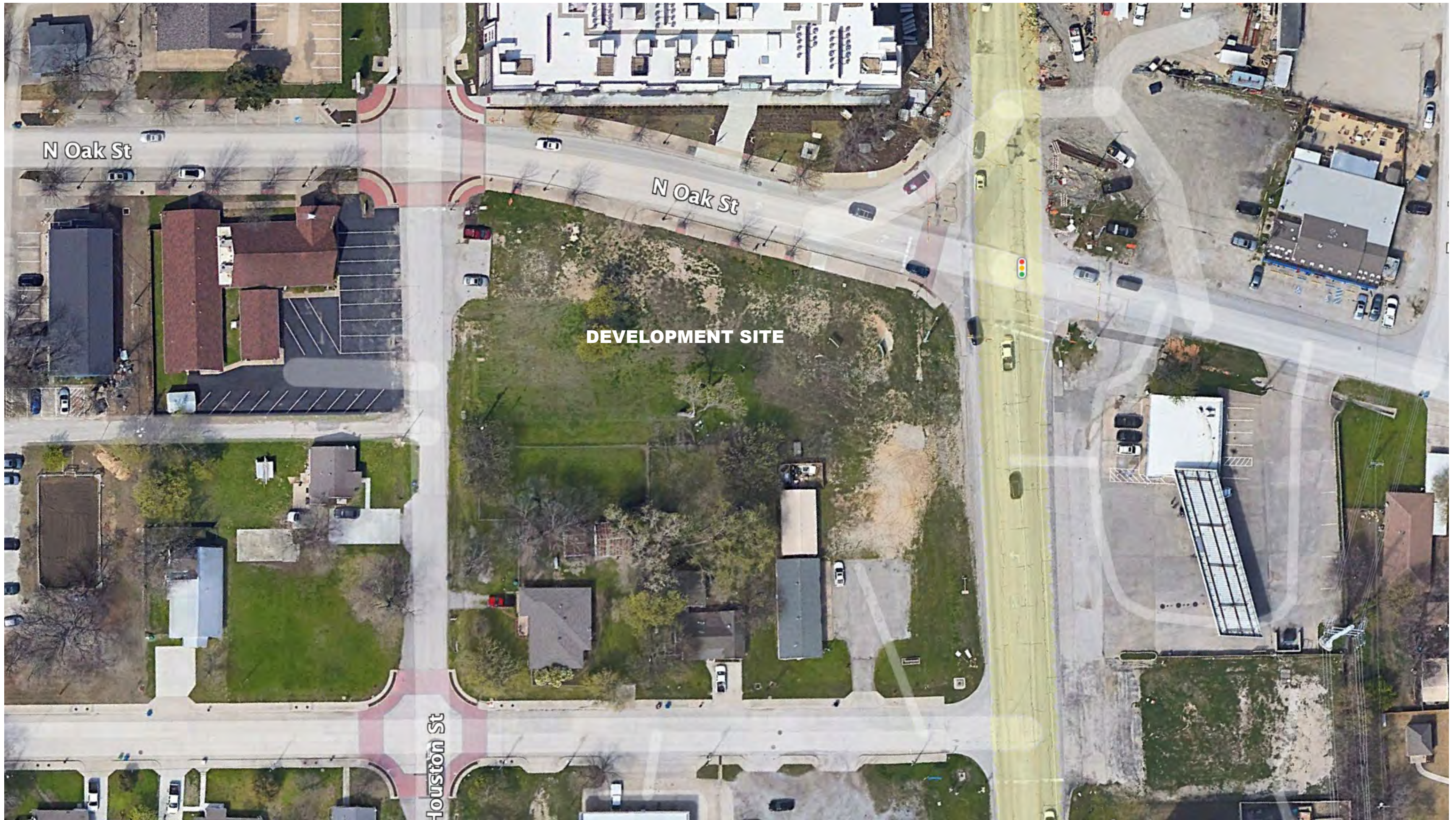
This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

[illegible]

CONCEPTUAL DESIGN PACKAGE
19 NOVEMBER 2025



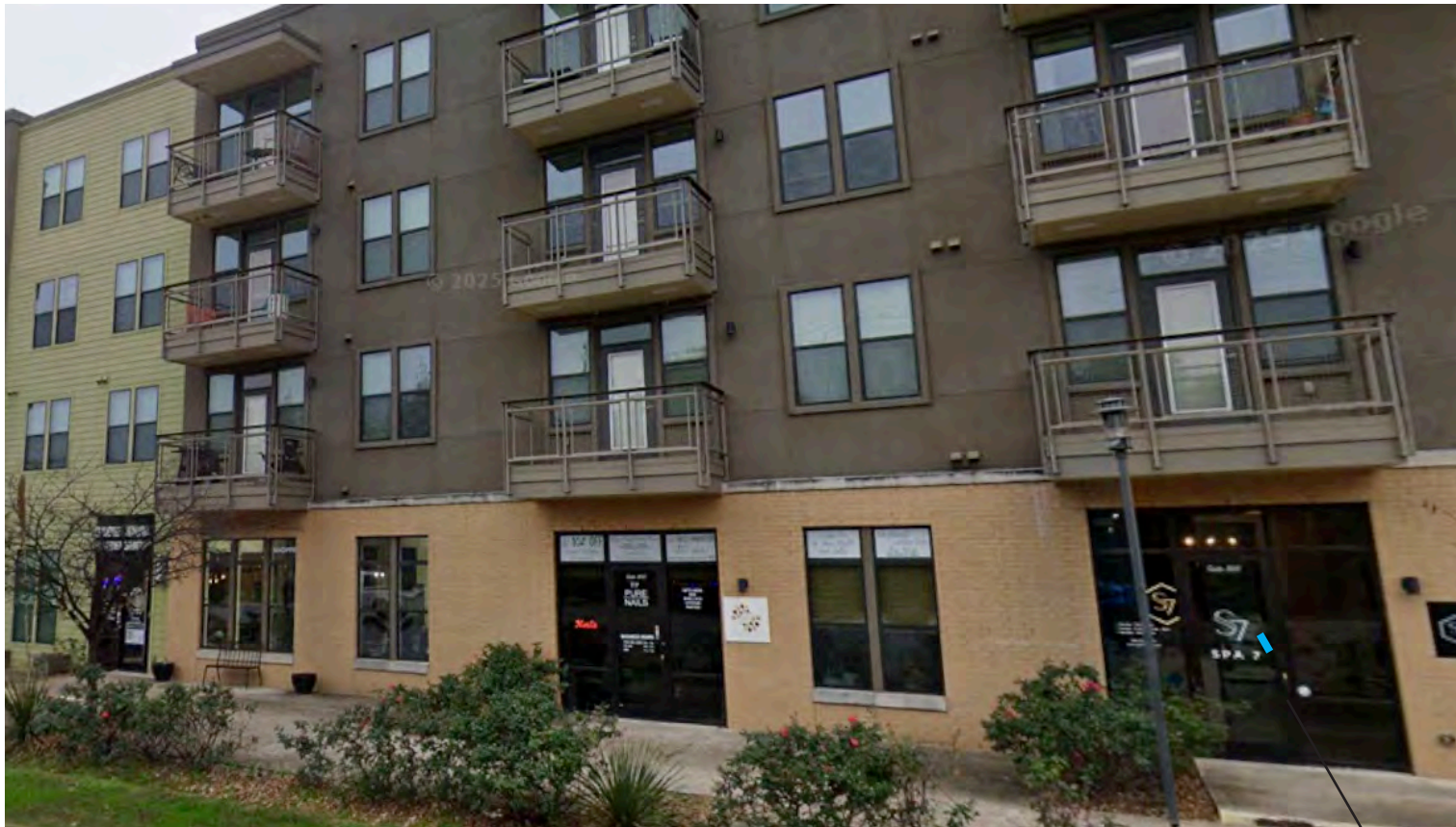
MAGNOLIA OAK STREET II
Roanoke, Texas



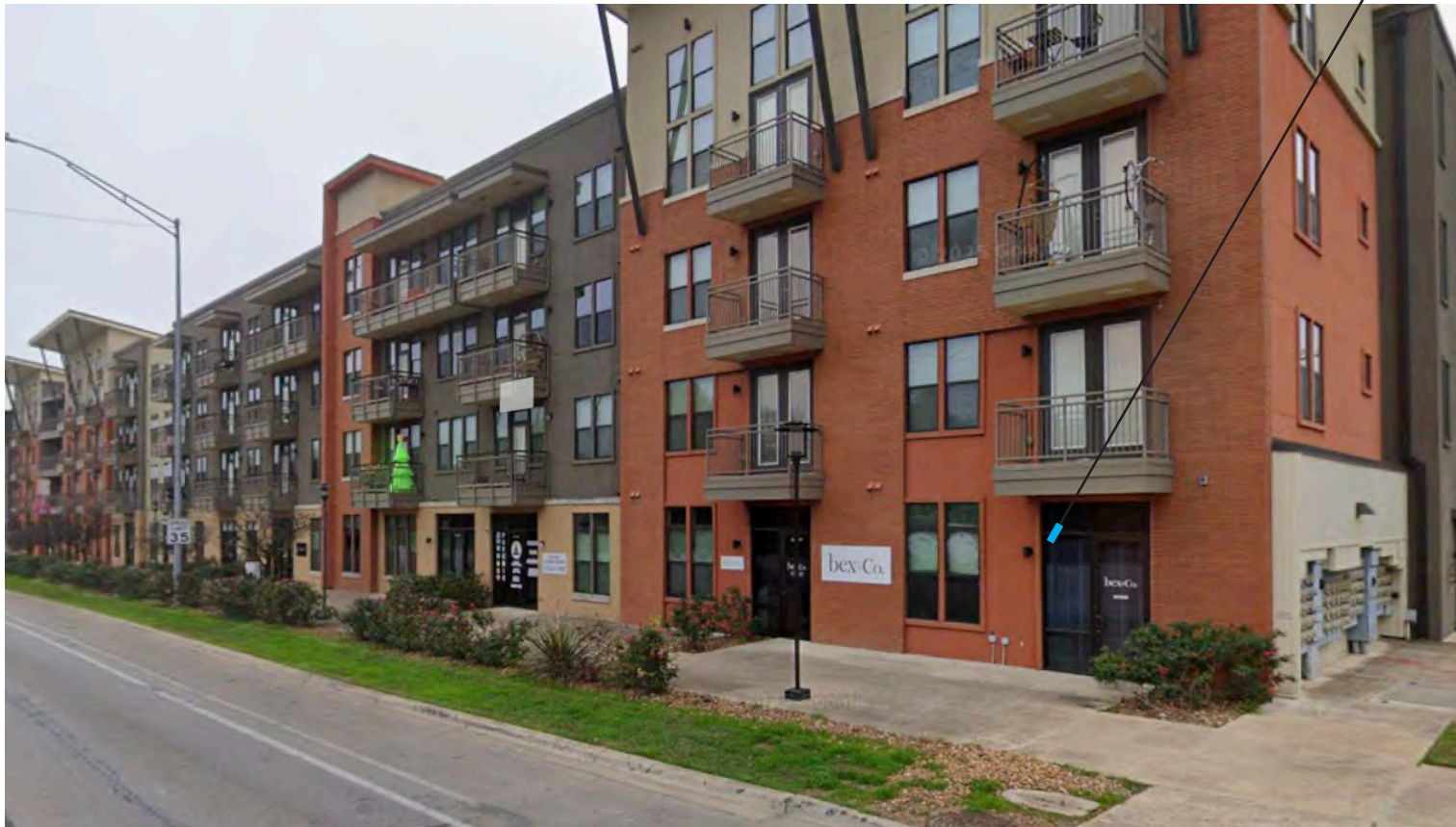
19 NOVEMBER 2025
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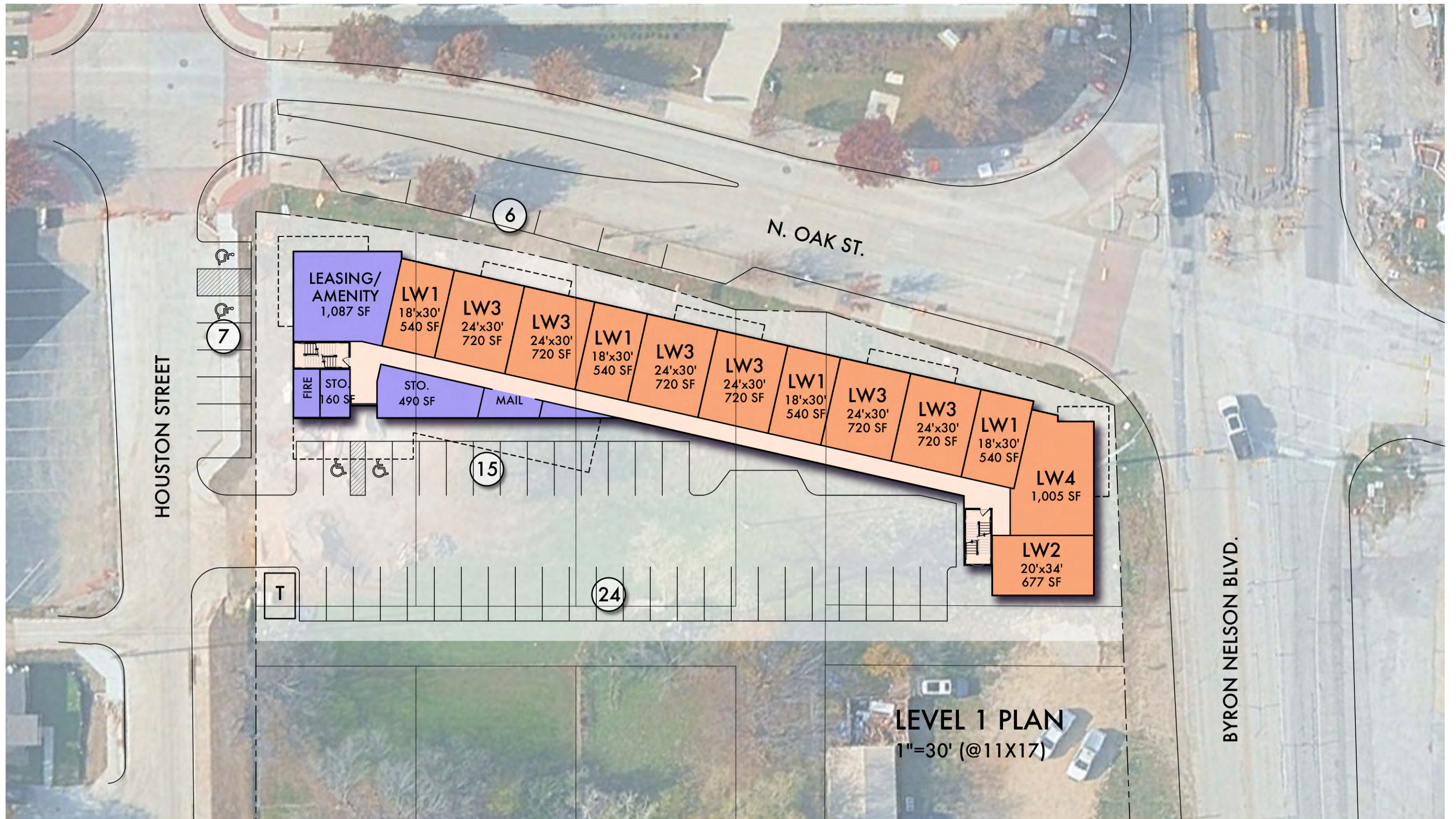
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LIVE / WORK UNITS
 GROUND FLOOR PLAN SIMILAR TO RESIDENTIAL UNIT ON UPPER LEVELS and FEATURE AN “OPEN FLOOR PLAN” TO ALLOW FOR MAXIMUM FLEXIBILITY FOR POTENTIAL COMMERCIAL SPACE

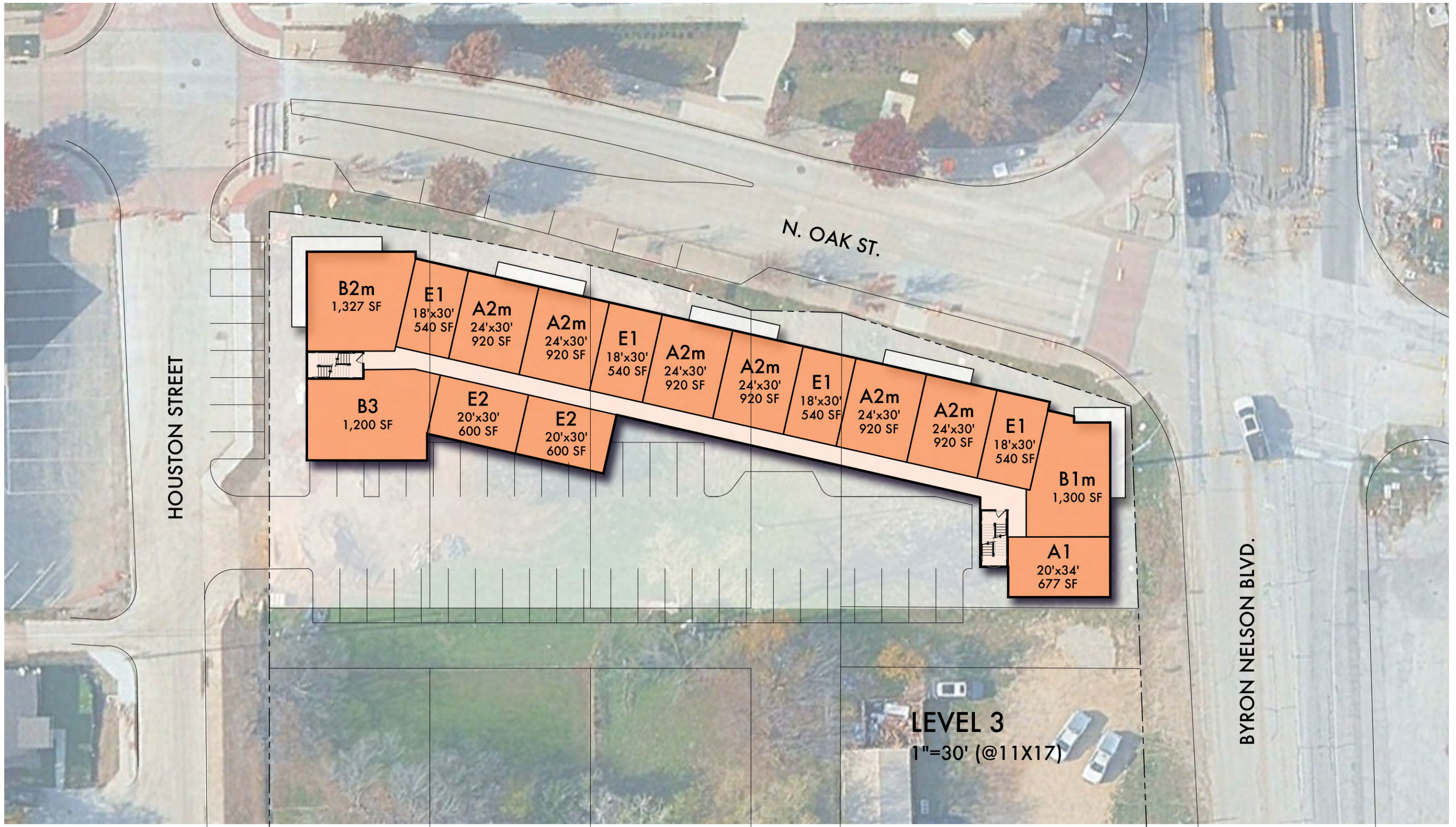


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Residential Units

	E1	E2	A1	A2	A2m	B1	B1m	B2	B2m	B3	
	540 SF	600 SF	677 SF	720 SF	920 SF	1,072 SF	1,322 SF	1,087 SF	1,327 SF	1,200 SF	
3	4	2	1	0	6	0	1	0	1	1	16
2	4	2	1	6	0	1	0	1	0	1	16
Ground	0	0	0	0	0	0	0	0	0	0	0
	8	4	2	6	6	1	1	1	1	2	32
	4,320 SF	2,400 SF	1,354 SF	4,320 SF	5,520 SF	1,072 SF	1,322 SF	1,087 SF	1,327 SF	2,400 SF	

25,122 SF - NET RENTABLE (RESIDENTIAL)

650 SF - RENTABLE STORAGE

32 RESIDENTIAL UNITS	1 BR UNITS	26	81.3%
785 SF AVERAGE	2 BR UNITS	6	18.8%

Live / Work Units

	LW1	LW2	LW3	LW4	
	540 SF	677 SF	720 SF	1,072 SF	
3	0	0	0	0	0
2	0	0	0	0	0
Ground	4	1	6	1	12
	4	1	6	1	12
	2,160 SF	677 SF	4,320 SF	1,072 SF	

8,229 SF - NET RENTABLE (LIVE / WORK UNITS)

12 LIVE / WORK UNITS
686 SF AVERAGE

Leasing Center / Office	1,087 SF
NON-RESIDENTIAL AREA	1,087 SF

Parking

City of Roanoke criteria:		
1 per 1BR unit	26	
1 per 2BR unit	6	
	32 residential spaces required	
1 per LW unit	12	
TOTAL REQ'D	44 spaces	
Off Street parking provided		
Tuck-Under	15	
Surface	25	
	40 spaces	
N Oak Street	6	
Houston Street	7	
TOTAL	53 spaces	
	1.20 per Unit	





REAR ELEVATION



BYRON NELSON BLVD ELEVATION



HOUSTON ST ELEVATION



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