REScheck Software Version 4.6.5

Compliance Certificate

Project 9134 PEMBROOK TOWNHOMES

Energy Code:	**2015 IECC**
Location:	**Houston, Texas**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**725 ft2**
Glazing Area	**8%**
Climate Zone:	**2 (1371 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
9134 PEMBROOK ST
(LOT 3 REPLAT)
Houston, TX 77016

Owner/Agent:
Durayveon Butler
9134 PEMBROOK ST
Houston, TX 77016
5129440781
dbutler@eulaproperties.com

Designer/Contractor:
Larry Deavers
Deavers Engineering LLC
2839 N Main St.
#216
Stafford, TX 77477
7138288901
deaversengineering@gmail.com

Compliance: Passes using UA trade-off

Compliance: **15.9% Better Than Code** Maximum UA: **1413** Your UA: **1188** Maximum SHGC: **0.25** Your SHGC: **0.25**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Floor 1: Slab-On-Grade:Unheated Insulation depth: 0.0'	725		0.0	1.042	755
Wall 1: Wood Frame, 16" o.c.	1,701	19.0	2.0	0.053	77
Window 1: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.25	183			0.250	46
Door 1: Glass SHGC: 0.25	59			0.250	15
Wall 2: Wood Frame, 16" o.c.	1,010	19.0	2.0	0.053	53
Door 2: Solid	16			0.750	12
Wall 3: Wood Frame, 16" o.c.	1,995	19.0	2.0	0.053	98
Window 2: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.25	102			0.250	26
Door 3: Glass SHGC: 0.25	44			0.250	11
Wall 4: Wood Frame, 16" o.c.	1,011	19.0	2.0	0.053	49
Window 3: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.25	89			0.250	22
Ceiling 1: Flat Ceiling or Scissor Truss	725	30.0	2.0	0.033	24

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in RES*check* Version 4.6.5 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

STRUCT. ENGINEER TX P.E.	LARRY DEAVERS	02/21/2021
Name - Title	Signature	Date

RES*check* Software Version 4.6.5

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 37.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
103.1, 103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
302.1, 403.7 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1][1]	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.2 [FO3][1]	Slab edge insulation depth/length.	____ ft	____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.9 [FO12][2]	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1][1]	Door U-factor.	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3][1]	Glazing SHGC value (area-weighted average).	SHGC:____	SHGC:____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M1 & M2
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E1 & E2
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.5 [FR15][3]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18][2]	Hot water pipes are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.3 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.2 [FI17][1]	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.4 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.3 [FI27][1]	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.2.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25][2]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2 [FI26][2]	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.2 [FI30][2]	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104ºF.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.4 [FI31][2]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI6][1]	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1.1 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	21.00
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	32.00
Ductwork (unconditioned spaces):	R-8

Glass & Door Rating	U-Factor	SHGC
Window	0.25	0.25
Door	0.25	0.25

Heating & Cooling Equipment	Efficiency
Heating System: Electric	0.95
Cooling System: Split A/C	16 SEER
Water Heater: ELECTRIC	0.95

Name: LARRY BEAVERS **Date:** 02/21/2021

Comments

GEOTECHNICAL STUDY
FOR THE
PROPOSED THREE NEW TOWNHOMES ON
LOT 477, BLOCK 16, SECTION 2, BARCLAY PLACE SUBDIVISION AT
9134 PEMBROOK STREET
HOUSTON TEXAS

PREPARED FOR

MR. DURAYVEON BUTLER
HOUSTON, TEXAS

PREPARED BY

ARM SOIL TESTING LLC
CYPRESS, TEXAS

PROJECT NO: G20-542

October 17, 2020

ARM SOIL TESTING LLC
Texas Registered Engineering Firm F-10790
17240 Huffmeister Road, Suite 102, Cypress, Texas 77429 • (832) 593-7510 • Cell 832-755-9941
Web: ***www.ArmSoilTesting.com***

October 17, 2020
Project Number: G20-542

Mr. Durayveon Butler
9109 Oak Knoll
Houston, Texas 77078

Reference: GEOTECHNICAL INVESTIGATIONS FOR THE PROPOSED NEW TOWNHOMES AT PEMBROOK STREET IN HOUSTON TEXAS

Dear Mr. Butler:

ARM Soil Testing LLC is pleased to submit the results of the geotechnical exploration study for the above-referenced project. This report briefly presents the findings of the study along with our conclusions and recommendations for the design of the foundation for the proposed new townhomes at Pembrook Street in Houston Texas.

We appreciate the opportunity to serve you and look forward to working with you in other future projects.

Should you have any questions regarding this report, please do not hesitate to email us at info@armsoiltesting.com or call us at (832) 593-7510 at any time.

Respectfully submitted,

ARM SOIL TESTING LLC

Sam Mohammad
Graduate Engineer

Texas Registered Engineering
Firm F-10790

Mohammad Tamoozi, P.E.
Chief Engineer

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LIST OF FIGURES

INTRODUCTION

Planning is underway for construction of three new townhomes at 9134 Pembrook Street in Houston, Texas. Information on this project was supplied by the client. The project consists of three new townhomes. Structural details such as column and wall loads are not known at this time but are not expected to exceed 50 kips and 2.0 kips per foot.

PURPOSE AND SCOPE

A geotechnical study was performed for the purposes of (1) exploring the subsurface conditions of the site (2) evaluating the pertinent engineering properties of the subsurface materials (3) providing recommendations concerning suitable types of foundation systems for support of the planned structure and (4) providing geotechnical construction guidelines.

Analyses of slope stability, bulkhead or any other features at the site is not within the scope of this investigation and, therefore, ARM is not responsible for any problems caused by these features. The settlement analysis was not within the scope of this study.

Narrative descriptions of our findings and recommendations are contained in the body of the report. A Boring Location Plan and the boring logs are included in Plates 1 through 6 of the report.

SUBSURFACE EXPLORATION

Conditions at this site were explored with four (4) borings located approximately as shown on the Location of Borings plan found in the Plate 1 of this report. The borings were drilled to the depths of 20 and 15 feet each below existing site grades on October 12, 2020. After the soil samples were obtained and the borings completed, final groundwater levels were measured in the boreholes and they were backfilled with soil cuttings prior to leaving the site.

Undisturbed and disturbed sampling procedures were performed at selected depths during the field exploration phase to obtain samples for laboratory testing and stratigraphy identification. Three-inch diameter thin-wall tube samplers for cohesive materials and two-inch diameter split samplers for cohensionless soils were utilized to obtain undisturbed samples. Thin-wall tube samples were mechanically extruded in the field, visually classified, labeled according to boring number and depth, then packaged in protective boxes for transport back to the laboratory.

LABORATORY TESTING

Upon completion of drilling operations, the soil samples were transported to the laboratory for testing and further study. The laboratory testing was performed in order to evaluate the strengths, classifications and volume change characteristics of the major soil strata. Atterberg limits tests and minus 200 sieve analyses were performed using selected soil samples to determine the index properties of the subsurface materials. Results of laboratory classification tests, in-situ moisture contents and strength tests are presented on the boring log included in the Appendix of the report.

SITE CONDITIONS

Site Description

The project site is relatively flat. An existing old slab was located at the project site. Evaluations of the existing old slab are beyond the scope of this investigation. Some large tees were located at the project site. All trees and root system within the building and pavement area should be removed and the soils compacted as specified in the report.

Soil Stratigraphy

The subsurface conditions present at the boring location are presented on the Log of Borings. A summary of the various strata and their approximate depths and thicknesses which were encountered in the borings are presented on the following TABLE 1. SUMMARY OF SUBSURFACE CONDITIONS. Note that depths on the log and in the following table are referenced from the ground surface, which existed at the time of the field exploration.

TABLE 1
SUMMARY OF SUBSURFACE CONDITIONS

Stratum	Description	First Encountered (ft)	Bottom of Stratum (ft)
SANDY CLAY (CL)	Firm to very stiff gray sandy clays	Ground Surface	4
CLAY (CH)	Stiff to very stiff light gray and tan clays	4	8
SANDY CLAY (CL)	Stiff to very stiff light gray and tan sandy clays	8	12
SAND (SP)	Medium dense tan to light gray and tan sands	12	20

The sandy clays of stratum I are considered moderate clays. The sandy clays are moderate to high plastic with plasticity indices of 26 to 29. The sandy clays are firm to very stiff in consistency.

The clays of stratum II are considered fat clays. The clays are highly plastic with plasticity indices of 31 to 35. **These soils are considered expansive** and have very high potential for shrink and swell movements that are usually associated with changes in soil moisture content. The sandy clays are stiff to very stiff in consistency.

The sandy clays of stratum III are considered moderate clays. The sandy clays are moderate to high plastic with plasticity indices of 17 to 29. The clays are stiff to very stiff in consistency.

The sands of stratum IV are medium dense. The Standard Penetration Test (SPT) count is 10 to 15 blows per foot.

The above subsurface description is of a generalized nature to highlight the major subsurface stratification features and materials characteristics. The boring logs included in Plates 2 through 6 should be reviewed for specific information at the boring locations. These records include soil /rock descriptions, stratifications, penetration resistances, and locations of the samples and laboratory test data. The stratifications shown on the boring logs represent the conditions only at the actual boring location.

Groundwater Conditions

The borings were monitored at the time of drilling for evidence of groundwater. At the time of drilling, groundwater was encountered at 12 feet and final reading of 7.5 to 9 feet. Excavations for footings may encounter water at some locations. For best results, any standing water should be pumped out and footings poured immediately after the excavation has been made.

Water traveling through the soil (subsurface water) is often unpredictable and may be present at other locations and depths at the site. Due to the seasonal changes in groundwater and the unpredictable nature of groundwater paths, groundwater levels will also fluctuate. Therefore, it is necessary during construction to be aware of groundwater in excavations in order to determine if any changes are necessary in the construction procedures due to the presence of the water.

ANALYSIS AND RECOMMENDATIONS

Suitable Building Foundation

The foundation for the proposed structure must satisfy two independent criteria. First, the maximum design pressure exerted at the foundation level should not exceed the allowable bearing pressure based on an adequate factor of safety with respect to soil shear strength. Secondly, the magnitude of slab-on-grade and foundation movement due to soil volume changes or settlement must be such that structural movement is within tolerable limits. Considering the subsurface conditions encountered at the boring locations, the proposed structure may be supported on drilled and underreamed piers foundation.

Drilled and Underreamed Piers

The structural loads for the proposed new structure may be supported on drilled and underreamed piers. Excavations for footings may encounter water at some locations. For best results, any standing water should be pumped out and footings poured immediately after the excavation has been made. Foundation recommendations are presented as follows:

Foundation Type	Depth, below existing grade (feet)	Allowable Bearing Capacity (psf) Dead Plus Sustained Live Load Factor of Safety = 3	Allowable Bearing Capacity (psf) Total Load Factor of Safety = 2
Drilled and Underreamed Piers	9	2,800	4,200

The drilled piers should not be placed closer than 2.5 bell diameters, center to center and the bell/shaft ratio for the piers can be 3:1

The ultimate capacity of under reamed footings to resist uplift loads can be determined from the following equation provided the ratio of footing depth to bell diameter is greater than 1.5:

$$Q_u = 5.8\ c\ (D^2 - d^2)$$

where: Q_u= ultimate uplift capacity, pounds
c= Average shear strength above the footing grade, pounds per square foot. (use c = 800 PSF)
D= underream diameter, feet.
d= shaft diameter, feet.

A minimum factor of safety of 2.0 is recommended for final design.

The settlement analysis was not within the scope of this study.

Floor Slabs

The surficial soils within the proposed building lines consist of moderate expansive clays. Based on existing soil conditions, the estimated potential vertical rise (PVR) using TEX-124E method is approximately 2.8 inches. Any grade-supported floor slab for this project constructed over expansive clays will incur some level of risk associated with expansion or shrinkage of the moisture-sensitive soils.

A structurally supported floor slab with a six-inch void space would be most suitable floor system for the proposed construction. However, a grade-supported floor system may also used using either of the two options to reduce the PVR to one-inch- (1):

- Undercut upper 3 feet of existing moderate plasticity expansive clays and replace with compacted low plasticity structural fill or top the existing soils with 3 feet of compacted low plasticity structural fill.

- Excavate the upper 3 feet of existing moderate plasticity clays and thoroughly mix the clays with 6% of lime (dry weight) under proper moisture control. Then place the lime-stabilized clays in 8-inch loose lifts and compact each lift to at least 95% of the maximum dry density as specified by ASTM D-698.

Grade Beams

Grade beams used in conjunction with drilled piers should be placed beneath all load bearing walls. Grade beams should be founded at a depth of 24 inches below the final grades and should be designed to support the imposed loads.

Stiffened Slab on-Grade

The stiffened slab on-grade may consist of either post-tensioned slab or conventional slab on-grade. Post-tensioned slab design parameters were obtained from the third edition of the Post-Tensioning Institute Design Manual. The conventional slab on-grade design parameters were based on BRAB design manual entitled “Criteria for Selection and Design of Residential Slabs on Ground”.

A minimum of 24 inches of compacted select fill material pad should be used with post-tensioned slab system. All soft area must be excavated and replaced with compacted select fill.

The criteria for the slab-on-grade, in accordance with Post Tensioning Institute (P.T.I.) is given:

Allowable soil bearing capacity	1000 PSF
Weighted average plasticity index (P.I.)	28
Atterberg Limits:	LL = 46 PL = 18 PI = 28
Clay Percent:	50 % (assumed)*
Depth to Constant Suction:	7 ft.
Thornwaite Moisture Index:	Im = 20
Cation Exchange Activity:	CEAc = 0.59
Clay Activity Ratio:	Ac = 0.56
Principal Clay Mineral:	Montmorillonite
Constant Suction Value:	PF = 3.4
Estimated Velocity of Moisture Flow:	c = 0.7 inch/month
Edge Moisture Variation:	em = 8.9 ft. (Center lift) em = 4.8 ft. (Edge lift)
Estimated Differential Swell:	Ym = 1.4 inch (Center lift) Ym = 1.2 inch (Edge lift)

* Clay percent is approximate & assumed based on past experience.

Maintenance Considerations

The site should be graded in such a manner to shed all rainwater away from the structure. Water should not be allowed to pond around the structure. Positive site drainage will reduce the exposure of the on-site clays to a moisture source thus eliminating swelling of the on-site clays.

Due to the presence of clay soils, it is imperative to install a watertight plumbing system. Water leakage due to poor plumbing will have detrimental effects on the performance of the structure.

Roof gutters should be utilized to direct roof runoff away from the structure. Downspouts should not be allowed to discharge near the structure. Downspout extensions should be used to facilitate rapid rainwater drainage away from the structure.

Trees should be planted at a distance equaling the anticipated height of the mature tree. If trees are planted in close proximity to the structure, the roots will extend below the slab area causing distress to the slab. Root barriers should be constructed around the perimeter of the building in the event that trees are located less than the maximum anticipated height of the mature tree. Root barrier should extend at least four feet below grade.

The floor slabs should be provided with a moisture barrier to prevent migration of the capillary moisture through the slab. Six-mill Visqueen can be used. In addition, a two-inch layer of sand can be used for leveling purposes.

Pavement Recommendations

General

We were not provided with traffic type nor with traffic frequency for the drives and parking areas associated with this facility. As a result, we have provided general guidelines for pavement thicknesses.
Flexible asphaltic concrete pavement or rigid Portland cement pavement can be used at this site for automobile traffic use. Pavement subject to light truck traffic can also be rigid or flexible pavement. However, pavement design recommendations presented herein are not applicable for streets or major thoroughfares.

Pavement Sections

The following pavement sections are recommended for the project site. In parking lots and drives servicing only automobile traffic, 5 inches of asphalt concrete should provide adequate service. It is recommended that this be increased to a minimum of 6 inches in main drives and any areas subject to occasional light truck traffic. The section should consist of a 2-inch surface course meeting the requirements of THD Type D with a base course meeting the requirements of THD Type A or B. The coarse aggregate in the surface layer should be crushed limestone rather than gravel.

Portland Cement concrete pavements are recommended in areas subject to any heavy truck traffic such as garbage pickup and/or dumpster trucks and any heavy delivery trucks. We recommend the use of 5 inches of Portland Cement Concrete for general area pavements, which are not subject to truck traffic. A minimum 6-inch thick section is recommended in areas subject to truck traffic. The required thickness will depend on the number of truck passes per day. A minimum 7-inch thick Portland cement pavement thickness is recommended in areas subject to loading of dumpster type garbage trucks. We recommend that the Portland cement concrete in light duty pavement areas should have a minimum 28-day compressive strength of 3,500 pounds per square inch and in heavy duty pavement areas, a 28 day compressive strength of 4,000 psi.

Subgrade Stabilization

Based on the results of laboratory testing, the subgrade performance of the on-site soils can be improved by stabilization with hydrated lime. Stabilization is recommended below both pavement systems. It is estimated that the near surface expansive clayey soils below the future pavements will require 6 percent hydrated lime by dry unit weight. This assumes soil properties of the subgrade soils will be similar to the soils existing in the areas where the borings were drilled. The stabilized clays should be compacted to a minimum of ninety-five (95) percent of the maximum density in a moisture content range of -1% to +4% of the soil/lime mixture's optimum moisture content as determined by ASTM D-698.

A minimum stabilized subgrade depth of 6 inches is recommended below the bottom of the proposed pavement. We recommend that the depth of stabilized subgrade be increased to 8-inch for heavy traffic areas. It is to be noted that the actual amount of lime required be determined after stripping of the subgrade.

The prepared subgrade should be protected and moist cured or sealed with a bituminous material until the pavement materials are placed. Finished pavement subgrade areas should be graded at all times to prevent ponding and infiltration of excessive moisture on or adjacent to the pavement subgrade surface.

It is recommended to extend the pavement stabilization five feet beyond the perimeter of the pavement in order to preclude edge failure. It is also highly recommended to maintain positive drainage away from the pavement throughout the life of the pavement.

Hot Mixed Asphaltic Concrete (HMAC)

All hot mix asphaltic concrete used on this project for new construction shall comply in all respects to Item 340 of the current edition of the Texas Department of Highways and Public Transportation's Standard Specifications (TSDHPT) except as modified for this project. The paving mixture for the wearing surface for new pavement for this project is recommended to be a Fine Graded Surface Course (Type D). The paving mixture for the HMAC base course for this project should be a coarse graded or fine graded Base Course (Type A or Type B). The coarse aggregate in the surface layer should be a crushed limestone rather than gravel.

Portland Cement (Rigid) Concrete

The Portland cement concrete (PCC) used on this project should comply in all respects with Item 360 of the current edition of the TSDHPT Standard Specifications except as may be modified for this project. Type I cement is recommended for use in the concrete pavement.

The concrete in light duty pavement areas should have a minimum 28 day compressive strength of 3,500 pounds per square inch and in heavy duty pavement areas, a 28 day compressive strength of 4,000 psi is recommended. Assuming a nominal maximum aggregate size of 1 to 1 1/2 inches, it is recommended that the concrete have entrained air of 5 percent ($\pm$1%) with a maximum water cement ratio of 0.50.

Portland cement concrete pavement types for standard or heavy duty traffic pavements in this area are generally jointed reinforced concrete pavements (JRCP). Due to construction over swelling clays, unreinforced pavement is not recommended. Reinforcing steel and joint systems for the pavement should be properly designed.

CONSTRUCTION GUIDELINES

Site Preparation

Soft soils should be removed until firm soil is reached. The soft soils can be aerated and placed back in eight-inch loose lifts and compacted to 95% as specified by ASTM D-698. Tree stumps, tree roots, old slabs, old foundations and existing pavements should be removed from the structure area. If the tree stumps and roots are left in place, settlement and termite infestation may occur. Once a root system is removed, a void is created in the subsoil. It is recommended to fill these voids with structural fill or cement-stabilized sand and compact to 95% as specified by ASTM D-698.

Any low-lying areas including ravines, ditches, swamps, etc. should be filled with structural fill and placed in eight-inch lifts. Each lift should be compacted to 95% of the maximum dry density as specified by ASTM D-698.

The exposed subgrade should be scarified to a minimum depth of six (6) inches in the driveway and slab areas. The subgrade should then be compacted to 95% of the maximum density as determined by the Standard Moisture Density Relationship (ASTM D-698). In the event that the upper six (6) inches cannot be compacted due to excessive moisture, we recommend that these soils be excavated and removed or chemically stabilized to provide a firm base for fill placement. Proof rolling should be performed using a heavy tired loaded truck or pneumatic rubber-tired weighting about 15 to 20 tons equipment.

The fill soils should extend at least five feet beyond the perimeter of the structure. In addition, the floor slab should be placed as soon as possible after the building pad is prepared. If the building pad is left exposed to rainfall, perched groundwater conditions may develop which will undermine the integrity of the floor slab. All trenches (water, cable, electrical) should be properly backfilled and compacted to 95% of the maximum dry densities. Sand or permeable materials should not be used as backfill. Improperly backfilled and improperly compacted trench, if left exposed will also be another source for perched groundwater conditions. In general perched water tends to be trapped within the fill. The trapped groundwater tends to soften the subgrade. Positive drainage should be maintained across the entire building pad.

A qualified soil technician should monitor all earthwork operations. Field density tests should be conducted on each lift using a nuclear density gauge. The gauge should be calibrated every day. Prior to field density tests, a 50-pound sample from the subgrade soils should be obtained. A similar sample should be obtained from the fill soils. A Standard Moisture Density Relationship (ASTM D-698) should be performed on each sample in order to obtain an optimum moisture content and a maximum dry density. The field density tests should be compared to these results every time the soils are tested in the field.

The above recommendations are applicable to slabs, driveways, pavements and any structures that are supported directly on-grade.

Vegetation Control

Existing Trees

Existing tree roots absorb moisture from their surrounding soils. This results in formation of pockets of isolated dry soils around the tree roots with a moisture content significantly lower than the soil moisture contents away from these roots. When the trees are cut, the roots die and stop absorbing moisture from their surrounding soils. With time and seasonal rainfall as well as by capillary action, these dry pockets of soils will undergo increases in moisture content and as a result heave. If the tree is cut and a building or paving is immediately constructed on it, then these isolated areas of dry soils will have more than the soils at other areas of the building/paving or site. This will result in differential heaving under the structure of pavement. Where large trees are cut and building built over it, the slab should be stiffened to resist the higher differential heave. Alternatively, a safer option would be to structurally support the building slab on deeper footings with a void space larger than the anticipated maximum heave of the drier soils. Positive drainage should be developed and maintained all around the building at all times.

New Trees

New trees should be avoided near the building slab especially larger trees. No tree should be planted closer than 20 feet or half the canopy diameter of fully matured trees. Alternatively, root barriers may be used to prevent the migration of tree roots underneath the buildings. Use of large shrubs should be avoided immediately adjacent to the building slab.

Low Swell Potential Structural Fill

Low swell potential select fill should consist of cohesive soils free of organics or other deleterious materials and should have a plasticity index not less than 10 or more than 20. Sandy clays are recommended for use.

The low swell potential select fill should be cleaned and free of organic matter or other deleterious material. The fill should be placed in maximum 8-inch loose lifts and compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D 698 (Standard Proctor). The moisture content at the time of compaction should be +/-2% of the optimum value as defined by ASTM D 698. The referenced moisture content and density should be maintained until construction is complete.

Drainage

Roof drainage should be collected by a system of gutters and down spouts and transmitted to a paved surface where water can drain rapidly away from the structure. Sidewalks, parking areas, building access drives, and the general ground surface should be sloped so that water will drain away from the structure. Water should not be allowed to pond near the building foundations.

Footing Construction

Concrete should be placed in underreamed piers immediately following drilling and inspection. Significant seepage into excavations from groundwater is anticipated if excavations remain too long. If water collects in excess of 1-inch depth at the bottom of the footing excavations, it should be pumped out prior to concrete placement or the concrete should be tremied in place. We recommend that footing installations be monitored by the testing laboratory.

Groundwater Control

In general, the highest groundwater level during construction should be at least three (3) feet below the bottom of the excavation to ensure excavation stability. Presence of groundwater above the excavation depths may require de-watering. However, it is the contractor's responsibility to select the proper de-watering systems for the proposed constructions.

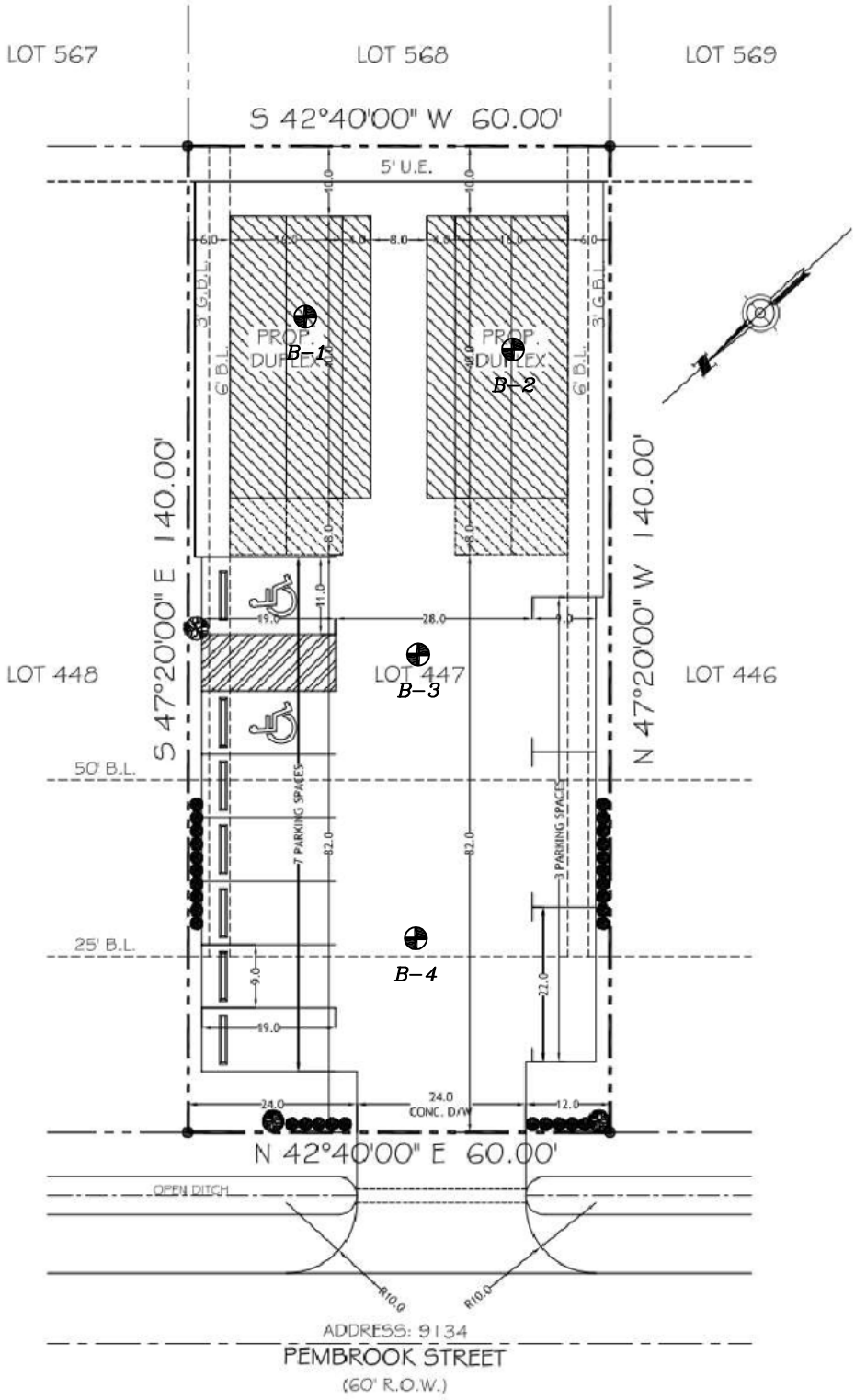
LIMITATIONS

The conclusions reached in this report are based on the conditions at the boring location. In any subsurface exploration, it is necessary to assume that the subsoil conditions between exploratory borings do not change significantly. Therefore, careful observations must be made during excavation to detect significant deviations from conditions encountered in the test borings. If such deviations are detected, this office should be contacted immediately.

In the event that any changes in the nature, design or location of the structures are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report are modified and verified in writing.

We have conducted this geotechnical study using the standard of care and diligence normally practiced by recognized engineering firms now performing services of a similar nature under similar circumstances. Unless specifically stated otherwise, any environmental or contaminant assessment efforts are beyond the scope of work for this report. We intend for this report, including all illustrations, to be used in its entirety. If this report is made available to potential contractors, it should be for information only and not as a warranty of subsurface conditions.

This report has been prepared for the specific application to three new townhomes at 9134 Pembrook Street in Houston, Texas.



SITE PLAN

A.R.M. SOIL TESTING
17240 HUFFMEISTER ROAD, SUITE 102
CYPRESS, TEXAS 77429

PROPOSED THREE NEW TOWNHOMES
9134 PEMBROOK STREET
HOUSTON, TEXAS

SCALE: N.T.S.	DRAWN BY: OA
PROJECT NO.: G20-542	PLATE NO. 1

LOG OF BORING B- 1

PROJECT NAME: PROPOSED THREE NEW TOWNHOMES | **PROJECT NUMBER: G20-542**

PROJECT LOCATION: 9134 PEMBROOK STREET IN HOUSTON, TEXAS | **DATE DRILLED: 10/12/2020**

Type of Boring: Auger

Boring Location: See Plan of Borings

Surface Elevation: Existing

DEPTH, FT.	SAMPLE TYPE	STANDARD PENETRATION TEST	LEGEND	POCKET PENETROMETER (tsf)	UNCONFINED COMP. (tsf)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTIC LIMIT	PLASTICITY INDEX	#200 SIEVE (%)	MATERIAL DESCRIPTION	GROUP SYMBOL
2.0				1.50		14						Firm gray **SANDY CLAY** with roots and sand seams	**CL**
4.0				1.50	0.80	18	116	44	18	26		.. with ferrous nodules below 2 feet	
6.0				3.00		23						Very stiff light gray and tan **CLAY** with calcareous nodules and ferrous nodules	**CH**
8.0				2.25	1.15	26	104	50	19	31		.. stiff with sand pockets below 6 feet	
10.0				2.00	1.00	18	117	45	18	27		Stiff light gray and tan **SANDY CLAY** with roots and sand pockets	**CL**
12.0													
15.0		12				22						Medium dense tan **SAND** saturated	**SP**
20.0		15				25					7	.. light gray and tan saturated below 18 feet	
												Boring Was Terminated at 20 feet	

Water Level Measurements:

Initial Reading: 12'

Final Reading: 7.5'

Drilled by: J.H. Drilling

Driller: Jim

LOG OF BORING B- 2

PROJECT NAME: PROPOSED THREE NEW TOWNHOMES | **PROJECT NUMBER: G20-542**

PROJECT LOCATION: 9134 PEMBROOK STREET IN HOUSTON, TEXAS | **DATE DRILLED: 10/12/2020**

Type of Boring: Auger

Boring Location: See Plan of Borings

Surface Elevation: Existing

DEPTH, FT.	SAMPLE TYPE	STANDARD PENETRATION TEST	LEGEND	POCKET PENETROMETER (tsf)	UNCONFINED COMP. (tsf)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTIC LIMIT	PLASTICITY INDEX	#200 SIEVE (%)	MATERIAL DESCRIPTION	GROUP SYMBOL
2.0				2.50		16						Stiff gray **SANDY CLAY** with roots and sand seams	CL
4.0				1.50	0.90	17	118	46	18	28		.. firm light gray and tan with ferrous nodules below 2 feet	
6.0				3.00	1.40	24	107	52	19	33		Very stiff light gray and tan **CLAY**	CH
8.0				4.00		24						.. with ferrous nodules below 6 feet	
10.0				3.50	1.70	16	120	44	18	26		Very stiff light gray and tan **SANDY CLAY** with sand seams	CL
12.0													
15.0	X	14				20					5	Medium dense tan **SAND** saturated	SP
20.0												Boring Was Terminated at 15 feet	

Water Level Measurements:

Initial Reading: 12'

Final Reading: 9'

Drilled by: J.H. Drilling

Driller: Jim

LOG OF BORING B- 3

PROJECT NAME: PROPOSED THREE NEW TOWNHOMES | **PROJECT NUMBER: G20-542**

PROJECT LOCATION: 9134 PEMBROOK STREET IN HOUSTON, TEXAS | **DATE DRILLED: 10/12/2020**

Type of Boring: Auger

Boring Location: See Plan of Borings

Surface Elevation: Existing

DEPTH, FT.	SAMPLE TYPE	STANDARD PENETRATION TEST	LEGEND	POCKET PENETROMETER (tsf)	UNCONFINED COMP. (tsf)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTIC LIMIT	PLASTICITY INDEX	#200 SIEVE (%)	MATERIAL DESCRIPTION	GROUP SYMBOL
2.0				4.00		15						Very stiff gray **SANDY CLAY** with roots and sand seams	**CL**
4.0				1.50	0.80	17	119	45	18	27		.. firm with calcareous nodules and ferrous nodules below 2 feet	
6.0				2.00		25						Stiff light gray and tan **CLAY** with calcareous nodules and ferrous nodules	**CH**
8.0				3.50	1.60	24	105	52	19	33		.. very stiff with ferrous nodules below 6 feet	
10.0				3.50	1.60	16	121	47	18	29		Very stiff light gray and tan **SANDY CLAY**	**CL**
12.0													
15.0		10				21						Medium dense tan **SAND** saturated	**SP**
20.0		15				23					8		
												Boring Was Terminated at 20 feet	

Water Level Measurements:

Initial Reading: 12'

Final Reading: 9'

Drilled by: J.H. Drilling

Driller: Jim

LOG OF BORING B- 4

PROJECT NAME: PROPOSED THREE NEW TOWNHOMES | **PROJECT NUMBER: G20-542**

PROJECT LOCATION: 9134 PEMBROOK STREET IN HOUSTON, TEXAS | **DATE DRILLED: 10/12/2020**

Type of Boring: Auger

Boring Location: See Plan of Borings

Surface Elevation: Existing

DEPTH, FT.	SAMPLE TYPE	STANDARD PENETRATION TEST	LEGEND	POCKET PENETROMETER (tsf)	UNCONFINED COMP. (tsf)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTIC LIMIT	PLASTICITY INDEX	#200 SIEVE (%)	MATERIAL DESCRIPTION	GROUP SYMBOL
2.0				4.00		14						Very stiff gray **SANDY CLAY** with roots and sand seams	**CL**
4.0				1.50	0.90	18	117	47	18	29		.. firm light gray and tan with ferrous nodules and calcareous nodules below 2 feet	
6.0				1.75		27						Stiff light gray and tan **CLAY**	**CH**
8.0				4.50	3.50	21	109	55	20	35		.. very stiff with ferrous nodules below 6 feet	
10.0				2.50	1.20	18	115	45	18	27		Stiff light gray and tan **SANDY CLAY**	**CL**
12.0													
15.0	X	12				19					5	Medium dense tan **SAND** saturated	**SP**
20.0												Boring Was Terminated at 15 feet	

Water Level Measurements:

Initial Reading: 12'

Final Reading: 9'

Drilled by: J.H. Drilling

Driller: Jim

HOUSTON PUBLIC WORKS

OFFICE OF THE CITY ENGINEER
STORMWATER INFORMATION FORM

FOR OFFICE USE ONLY							
Log Number:		**Private Building ILMS Project #:**		**Public Plan ILMS Project #:**		**PW Record Drawing #:**	

The Office of the City Engineer reviews and approves development plans to ensure the proper design and construction of storm sewer utilities in addition to enforcing private storm design criteria and parameters as stated in City of Houston Code of Ordinances and the current City of Houston Infrastructure Design Manual. When a property owner proposes new development or redevelopment of property, the applicant must submit this form with their plans. *Completion of this form does not represent an approval or commitment by the City of Houston. This form is informational only to assist in the review and approval of your plans.*

Fee Simple Title Owner Information		**Authorized Representative Information**	
Name	James Murphy	**Name**	Diego Monroy
Company	Eula Realty Group Corp.	**Company**	JDM Group Company, LLC.
Address	9109 oak knoll.	**Address**	700 Milam, Suite 1300
City, State ZIP	Houston, TX 77078.	**City, State ZIP**	Houston, TX 77002
Phone	512-944-0781	**Phone**	713-459-5699
Email	Email:dbutler@eulaproperties.com	**Email**	diego@jdmgroupcompany.com
Signature*		**Signature**	

**** As the fee simple owner of the property referenced in this form, I hereby authorize the referenced representative on this form (if applicable) to submit this form on my behalf. My authorized representative is also approved to make changes or corrections.***

Property Information					
Service Address	9134 Pembrook ST				
City	Houston	**State**	TX	**ZIP Code**	77016
Property Tax Account Number(s)					
Lot(s)	447	**Block**	16	**Reserve**	
Subdivision	Barclay Place	**Section**	2		

Development Information

Provide description of development with associated footprint (in square feet).

	Single Family Residential Development		**Multiple Family Residential Development**	4	**Commercial Development**		**Other**

Existing Development:	Natural ground, trees and short grass.
Development to be Removed:	Natural ground, trees and short grass.
Proposed Development:	1 Lot (820 sqft), Lot 2 (832 sqft), Lot 3(950 sqft) shared driveway, inlets, STM swr, SAN swr, water service and underground detention pond.

Flood Plain Information

FIRM Panel Number:											
Property is located within the following FEMA Flood Zone:											
4	**X (shaded)**		**X (unshaded)**		**AE**		**A**		**AO**		**Other:**

STORMWATER INFORMATION FO

Impervious Cover Information

Improvements	Area of Existing Impervious Cover (Sq Ft.)	Area of Final Impervious Cover (Sq Ft.)
Building	0	2,614
Parking Lot/Driveway	0	1,922
Sidewalk/Patio	0	368
Detention Pond	0	464
Pool	0	0
Total Area	0	5,368

Tract Size (Square Feet)	8,400	Total Impervious Cover (Square Feet)	5,368	Percentage of Impervious Cover (%)	64.00

Storm Sewer Information

Storm Infrastructure Is Maintained By:

NOTE: Any infrastructure maintained by outside agencies will require their respective approval prior to final City plan approval.

4	City of Houston		HCFCD		TXDOT
	Clear Lake City Water Authority		Fort Bend County		Montgomery County
	Other:				

Proposed Storm Connection Development Will Be Connected To:

	Existing on-site storm sewer system that outfalls to:		(STREET NAME / PIPE SIZE)	
	Public storm sewer located in:	(STREET NAME)	Pipe Size:	
4	Public roadside ditch located in:	Pembrook St (STREET NAME)		
	Off-Road Ditch/Watershed:			

Detention Criteria

Stormwater detention volume was determined utilizing City of Houston Infrastructure Design Manual:

	9.2.01.H.3(b)	4	9.2.01.H.3(d)		9.2.01.H.3(e)		9.2.01.H.3(f)		9.2.01.H.3(c)

Documentation

This form must be accompanied with:

	A recorded deed or title report in the owner's name	4	HCAD printout	4	survey and/or recorded plat

The applicant can also provide the following documentation if applicable to their project:

	Previous Stormwater Letter of Availability		Copy of outside agency approval
	Storm Water Quality Permit: *Per Section 47-631 of the City of Houston Ordinance, SWQ permit is required when the development is meeting the definition of "new development" or "significant redevelopment".*		
	Drainage Study/Hydraulic Analysis: *Please submit Drainage Study when you have more than one (1) section or a larger commercial or subdivision tract. Hard copy must be accompanied with a CD or USB Flash Drive containing the drainage study file.*		

Developer Drainage Impact Fee Rate Information

Service Area Rate is per service unit (1 service unit = 1,000 sf of impervious area) of increased impervious area. Please select one.

	Clear Creek $0.43	4	*Greens Bayou* $14.62		*Buffalo Bayou* $17.85		*Addicks Reservoir* $0.00
	Brays Bayou $9.41		*Hunting Bayou* $11.16		*Sims Bayou* $19.31		*Barker Reservoir* $0.00
	San Jacinto $0.00		*Ship Channel* $0.00		*Vince Bayou* $19.31		*White Oak Bayou* $17.85

FOR OFFICE USE ONLY

Employee:		Comments:	

RP-2020-386904
08/21/2020 ER $26.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: August 17, 2020

Grantor: JOSE RANGEL

Recorded By
American Title Company
GF: Linda Colin
Closer: 3218220-0970

Grantor's Mailing Address:

JOSE RANGEL, President
1110 Button Bush
San Antonio, TX 78620

Grantee: EULA REALTY GROUP, INC., a Texas corporation.

Grantee's Mailing Address:

EULA REALTY GROUP, INC., A TEXAS CORPORATION
9134 JR ~~9314~~ Pembrook St.
Houston, TX 77016

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of JOSE RANGEL in the principal amount of TWO HUNDRED FORTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($25,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of JOSE RANGEL and by a first-lien deed of trust of even date from Grantee to GARY WINGFIELD, trustee.

Property (including any improvements):

Lot Four Hundred Forty-Seven (447), in Block Sixteen (16), of Barclay Place Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 22, Page 17 of the Map Records of Harris County, Texas.

Also known by its physical address as: ~~9314~~ Pembrook St., Houston, TX 77016
9134 JR

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.**

JOSE RANGEL, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of JOSE RANGEL and are transferred to JOSE RANGEL without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

JOSE RANGEL,
INDIVIDUALLY

By: _____
JOSE RANGEL,

STATE OF TEXAS §
§
COUNTY OF ~~HARRIS~~ Notar §

This instrument was acknowledged before me on August 17, 2020, by JOSE RANGEL, in his individual capacity.

AMELIA B RIVAS
Notary Public, State of Texas
Comm. Expires 09-15-2021
Notary ID 128051926

_____
Notary Public, State of Texas
My commission expires: 9-15-2021
Amelia B. Rivas

PREPARED IN THE OFFICE OF:

G.D. Wingfield, P.C.
5615 Kirby Dr.
Suite 820
Houston, Texas 77005
Tel: (713) 936-9783
Fax: (713) 936-9784

AFTER RECORDING RETURN TO:

G.D. Wingfield, P.C.
5615 Kirby Dr.
Suite 820
Houston, Texas 77005
Tel: (713) 936-9783
Fax: (713) 936-9784

RP-2020-386904
Pages 4
08/21/2020 12:32 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees $26.00

RP-2020-386904

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS

Tax Year: 2021

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0710300160447

Print E-mail

Similar Owner Name | Nearby Addresses | Same Street Name | Related Map 5561D

Ownership History

Owner and Property Information

Owner Name & Mailing Address:	**EULA REALTY GROUP INC** **9134 PEMBROOK ST** **HOUSTON TX 77016-**
Legal Description:	**LT 447 BLK 16** **BARCLAY PLACE SEC 2**
Property Address:	**9134 PEMBROOK ST** **HOUSTON TX 77016**

State Class Code: C1 -- Real, Vacant Lots/Tracts (In City)

Land Use Code: 1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,400 SF	0 SF	1160.01	1901	290 -- 1J Former North Forest ISD	5561D	454H

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate	Online Tax Bill
None	001	HOUSTON ISD	Pending	Pending	1.133100		
	040	HARRIS COUNTY	Pending	Pending	0.391160		
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.031420		
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.009910		
	043	HARRIS CO HOSP DIST	Pending	Pending	0.166710		
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004993		
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.100263		
	061	CITY OF HOUSTON	Pending	Pending	0.561840		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations

Value as of January 1, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	16,800		Land		
Improvement	0		Improvement		
Total	16,800	16,800	Total	Pending	Pending

5-Year Value History

Land

Market Value Land

Line	Land Use	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value SF1 -- Primary SF	SF	8,400	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Vacant (No Building Data)

RP-2021-501347
9/1/2021 HCCP/RP1 60.00
FILED
9/1/2021 1:30 PM
COUNTY CLERK

STATE OF TEXAS

COUNTY OF HARRIS

We, Eula Realty Group, Inc., acting by and through, James Murphy and Glenda Butler, being officers of Eula Realty Group, Inc., hereinafter referred to as Owners (whether one or more) of the 0.1927 acre tract described in the above and foregoing map of Eula Realty Pembrook, do hereby make and establish said subdivision an development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; We further certify that no portion of the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Eula Realty Group, Inc., has caused these presents to be signed by James Murphy and Glenda Butler, officers, thereunto authorized this

4th day of May 2021.

Eula Realty Group, Inc.

By: _____
James Murphy

By: _____
Glenda Butler

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James Murphy and Glenda Butler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of May 2021.

_____
Notary Public in and for the
State of Texas

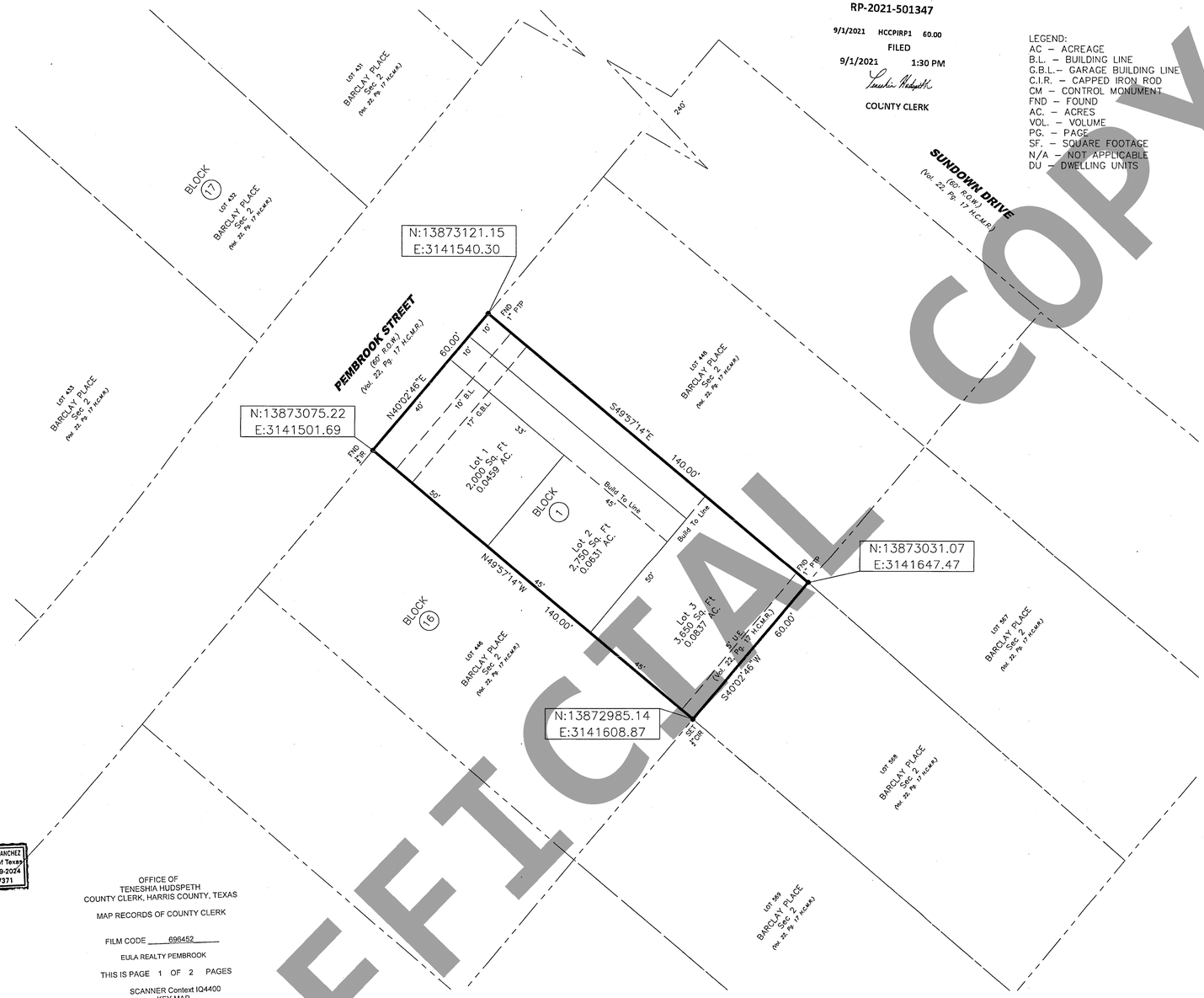
Print Name: Carlos G. Espinoza y Sanchez

My Commission expires: 12/19/2024

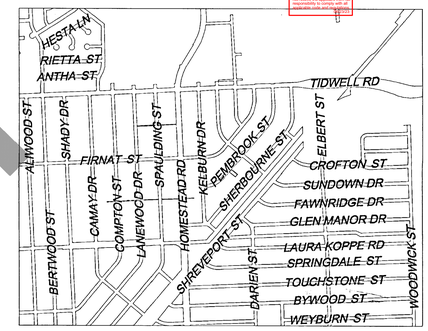
CARLOS G. ESPINOZA Y SANCHEZ
Notary Public, State of Texas
Comm. Expires 12-09-2024
Notary ID 132617371

I, David R. Strickland am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

_____
David R. Strickland, RPLS
Texas Registration No. 5124



LEGEND:
AC – ACREAGE
B.L. – BUILDING LINE
G.B.L.– GARAGE BUILDING LINE
C.I.R. – CAPPED IRON ROD
CM – CONTROL MONUMENT
FND – FOUND
AC. – ACRES
VOL. – VOLUME
PG. – PAGE
SF. – SQUARE FOOTAGE
N/A – NOT APPLICABLE
DU – DWELLING UNITS



Vicinity Map
not to scale

KEY MAP NO. 454H

NOTES:

1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 1:240
3. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. Single-Family Residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.
6. Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
7. This property lies within Park Sector No. 4.
8. No land is being established as Private Park or dedicated to the public for Park Purposes.
9. This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
10. The then current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.
11. No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
12. The staff portions of Flag Lots are restricted for ingress and egress only.
13. No building, structure, wall or fence shall be constructed within the staff portion.
14. Lots 2-3, Block 1 share vehicular access. The staff portions of both lots shall be restricted to shared vehicular access.
15. At least 150 square feet of permeable area is required per lot. (450) s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
16. The number of single family residential dwelling units that be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
17. All lots shall have an adequate wastewater collection service.

EULA REALTY PEMBROOK

A SUBDIVISION OF 0.1927 ACRES OF LAND BEING A REPLAT OF LOT 447, BLOCK 16 OF BARCLAY PLACE SEC. 2, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 22 PAGE 17, OF MAP RECORDS OF HARRIS COUNTY, TEXAS
HOUSTON, TEXAS

REASON FOR REPLAT: TO CREATE 3 (THREE) SINGLE-FAMILY RESIDENTIAL LOTS AND REVISE BUILDING LINES.

DATE: FEBRUARY, 2021 SCALE: 1" = 20'

LOTS: 3 BLOCKS: 1

LAND PLANNER:
CGES | BAILEY PLANNING
2016 MAIN STREET
HOUSTON, TEXAS 77002
O: 713.965.7385
E: INFO@CGESBAILEY.COM

HABLAMOS ESPAÑOL

OWNER:
EULA REALTY GROUP INC.
9109 OAK KNOLL LN
HOUSTON, TX, 77078

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units Owner hereby certifies that information provided is true	0
Number of Proposed Dwelling Units	3
Number of incremental Dwelling Units	3

LOT SIZE AND COVERAGE TABLE			
Lot Number	Lot Size	Building Coverage (sf)	% Coverage
1	2,000	1,200	60%
2	2,750	1,650	60%
3	3,650	N/A	N/A

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 696452

EULA REALTY PEMBROOK

THIS IS PAGE 1 OF 2 PAGES

SCANNER Context IQ4400
KEY MAP

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Eula Realty Pembrook in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the

recording of this plat this 1 day of September 2021.

By: _____
Martha L. Stein
Chair

By: _____
M. Sonny Garza
Vice-Chairman

By: _____
Margaret Wallace Brown, AICP, CNU-A, Secretary

HOUSTON PLANNING COMMISSION TEXAS

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on September 1, 2021, at 1:30 o'clock P. M. and duly recorded on September 2 2021, at 12:47 o'clock P. M., and at Film Code Number 696452 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy CHRISTIAN ORONA

COUNTY OF HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

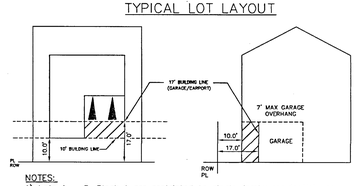
This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

DWELLING UNIT DENSITY TABLE		
Total Number of Dwellings	Total Gross Acreage	Total Project Density
3	0.1927	15.57 DU/AC

0 20 40 Feet

SCALE
1"–20'

TYPICAL LOT LAYOUT



NOTES:
1) Lots 1 – 3, Block 1 are restricted to single family residential use.
2) A 10' building line is established for the principle structure only.
3) A 17' Building line is for any carport or garage facing the street.
4) The Building shown above the carport or garage may overhang the building line up to 7 feet.
5) Reference above is a typical lot layout.

TAX CERTIFICATE

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

EULA REALTY GROUP INC
9134 PEMBROOK ST
HOUSTON, TX 77016
USA

Legal Description

LT 447 BLK 16
BARCLAY PLACE SEC 2

Parcel Address: 9134 PEMBROOK ST
Legal Acres: .1928

Account Number: 071-030-016-0447

Certificate No: 12181155
Certificate Fee: $10.00

Print Date: 05/18/2021 04:18:04 PM
Paid Date:
Issue Date: 05/18/2021
Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

EULA REALTY GROUP INC
9134 PEMBROOK ST
HOUSTON, TX 77016
USA

2020 Value:	16,800
2020 Levy:	$403.09
2020 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
61 City of Houston

Reference (GF) No: N/A
Issued By:
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.95

HOUSTON PUBLIC WORKS

Houston Permitting Center - Code Enforcement
1002 Washington Ave, Houston, TX 77002

City of Houston
21019317
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
06/23/23

Point of Sale Transmittal

31-OCT-2022

Note: This is not a permit and does not authorize the holder to perform any work

Customer Name/Address	Payer Name/Address
EULA REALTY GROUP INC	EULA REALTY GROUP INC
9134 PEMBROOK ST	9134 PEMBROOK ST
HOUSTON, TX, 77016	HOUSTON, TX, 77016
512-944-0781	512-944-0781

Project-No 22102431
Description: WATER/WASTE WATER APPLICATION (00059916) REVIEW
EULA REALTY GROUP INC
9132 PEMBROOK ST
HOUSTON, TX 77016

Application-No: 2022101220 Log Number:

Permit: WI IMPACT FEES (WATER)

3.0000	Water Impact Fees Services units	4,975.68
	Administration Fee	30.51
	Total Permit Fee	5,006.19

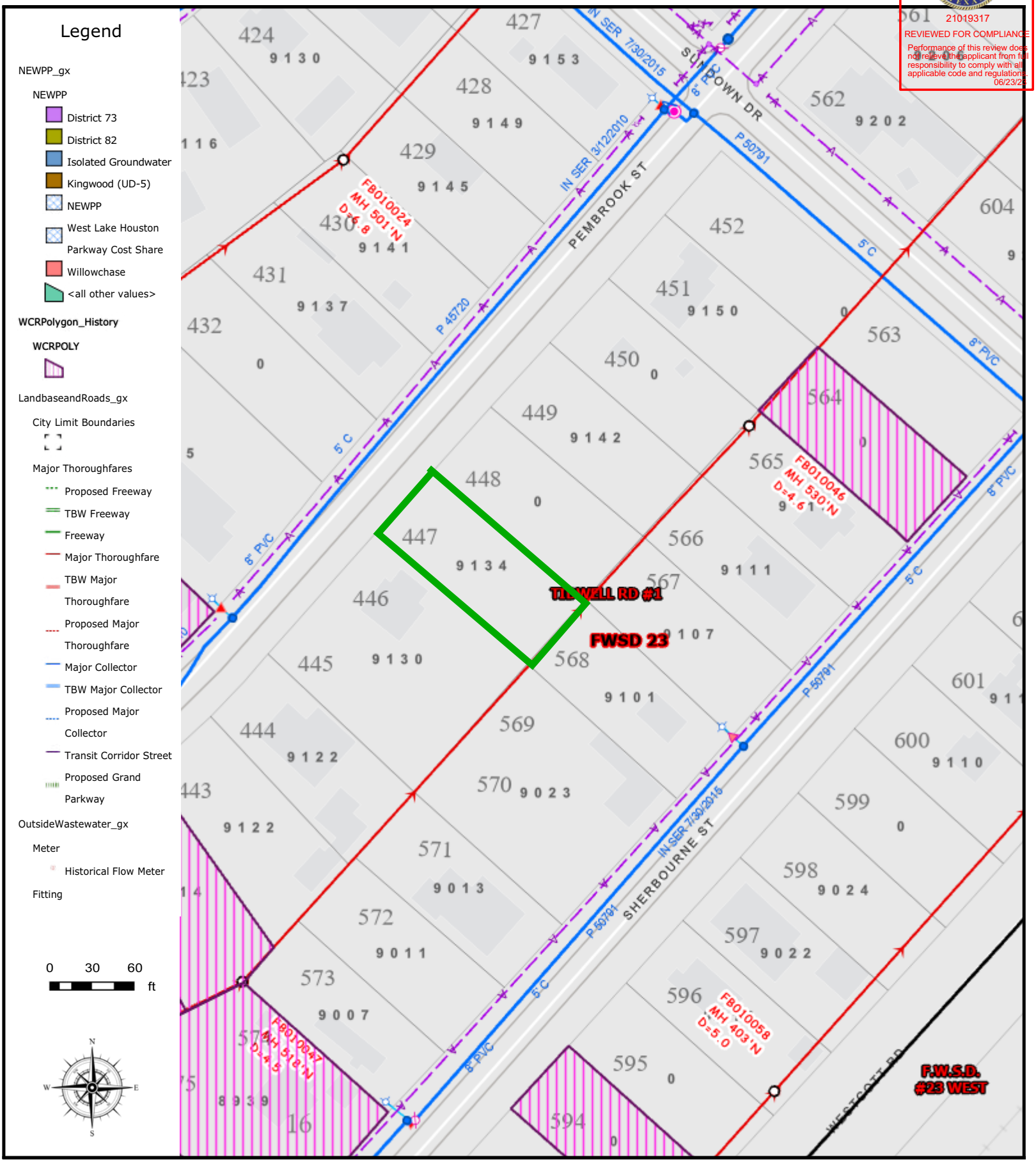
Permit: WW WASTE WATER IMPACT FEE

3.0000	WW Committed	4,986.51
	Administration Fee	30.51
	Total Permit Fee	5,017.02

TOTAL AMOUNT DUE 10,023.21

001-03062991

Shopping Cart: 03062991



HOUSTON PUBLIC WORKS

10/17/2022 3:13:49 PM

HOUSTON PUBLIC WORKS

October 28, 2022

Mr. Durayveon Butler
Eula Realty Group, Inc.
9134 Pembrook Street
Houston, Texas 77016

ILMS Project Number: 22102431 **WCR File Number:**

Legal Description: 0.1928 acre of land being Lots 1, 2 and 3, Block 1, Eula Realty Pembrook Subdivision, a replat of Lot 447, Block 16, Barclay Place Subdivision, Section 2, located at 9132, 9134 and 9136 Pembrook Street

Proposed Development: Construction of three (3) single family residences

---

Wastewater:

Impact Fee:	$4,986.51
Admin Fee:	$30.51
Connection Point(s):	GIMS indicates an 8-inch sanitary sewer is located within the interior of the subject property. Since the replat submitted indicates the 8-inch sanitary sewer is within a dedicated easement, no Joint Referral Committee action will be required. Please note, no buildings or structures may be constructed within the easement of the 8-inch sanitary sewer. Therefore, sanitary sewer connection will be permitted to the 8-inch sewer in the easement at the eastern boundary line.
Proposed Service Units:	3.0000
Treatment Plant:	F.W.S.D. #23
Pumping Station:	Tidwell Road # 1

Water:

Impact Fee:	$4,975.68
Admin Fee:	$30.51
Connection Point(s):	8-inch water main in Pembrook Street
Proposed Service Units:	3.0000
Service Area:	EWPP III

Samjhana Shrestha

For Pratistha Pradhan
Acting Deputy Assistant Director
Infrastructure and Development Services
CEH:PP:RO (Council District B)

For Carol Ellinger Haddock, P.E.
Director
Houston Public Works

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater

HOUSTON PUBLIC WORKS

Mr. Durayveon Butler
Eula Realty Group, Inc.
ILMS Project No 22102431
October 28, 2022

permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Ms. Helen Hou in the City Engineer's Office at (832) 394-9125 prior to engineering the plans for connection.

Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wcrtechs@houstontx.gov. Be sure to reference the ILMS project number listed in this letter.

Supplemental Requirement(s):

· Ordinances provide for a waiver of impact fees for houses (single family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately $323,815. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 1002 Washington Avenue when applying for a building permit.

· Each single family residence must be individually connected to the sanitary sewer. Should each single family residence not have direct access to the public sanitary sewer, please contact our Infrastructure Support Group at (832) 394-8996 to have your site utility plan approved prior to obtaining building permits.

· A public water meter must be provided to each single family residence. Should each single family residence not have direct access to the public water main, please contact our Infrastructure Support Group at (832) 394-8996 to have your site utility plan approved prior to making application to purchase water meters.

STATE OF TEXAS

COUNTY OF HARRIS

We, Eula Realty Group, Inc., acting by and through, James Murphy and Glenda Butler, being officers of Eula Realty Group, Inc., hereinafter referred to as Owners (whether one or more) of the 0.1927 acre tract described in the above and foregoing map of Eula Realty Pembrook, do hereby make and establish said subdivision an development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; We further certify that no portion of the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Eula Realty Group, Inc., has caused these presents to be signed by James Murphy and Glenda Butler, officers, thereunto authorized this

4TH day of May 2021.

Eula Realty Group, Inc.

By: _____ By: _____
James Murphy Glenda Butler

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James Murphy and Glenda Butler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of May 2021.

Notary Public in and for the
State of Texas

Print Name: Carlos G. Espinoza y Sanchez

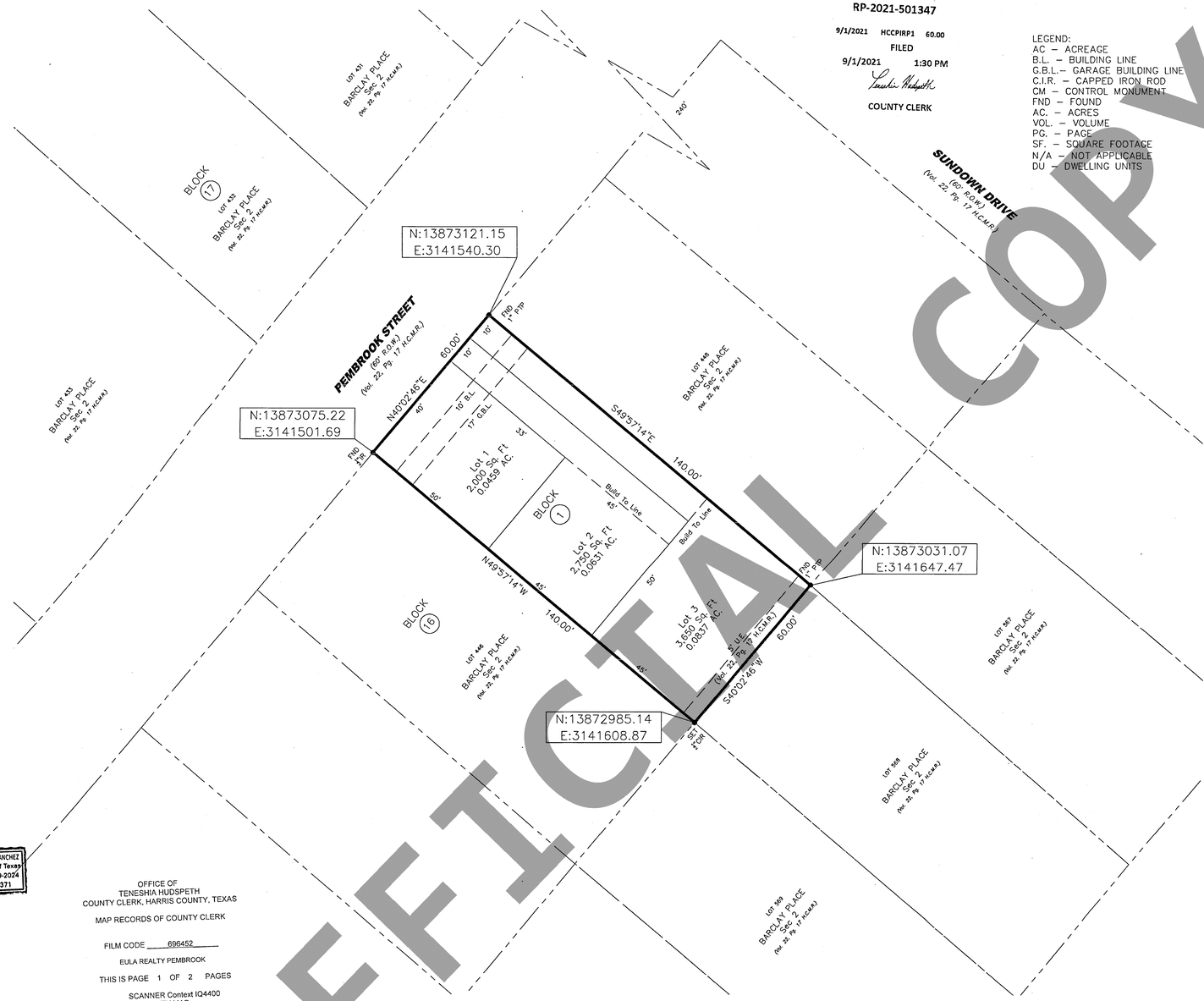
My Commission expires: 12/19/2024

CARLOS G. ESPINOZA Y SANCHEZ
Notary Public, State of Texas
Comm. Expires 12-09-2024
Notary ID 132617371

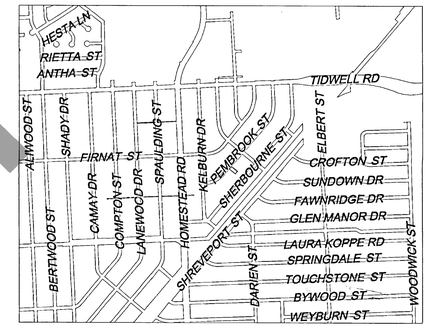
I, David R. Strickland am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS
DAVID R. STRICKLAND
5124
REGISTERED PROFESSIONAL LAND SURVEYOR

David R. Strickland, RPLS
Texas Registration No. 5124



LEGEND:
AC – ACREAGE
B.L. – BUILDING LINE
G.B.L.– GARAGE BUILDING LINE
C.I.R. – CAPPED IRON ROD
CM – CONTROL MONUMENT
FND – FOUND
AC. – ACRES
VOL. – VOLUME
PG. – PAGE
SF. – SQUARE FOOTAGE
N/A – NOT APPLICABLE
DU – DWELLING UNITS



Vicinity Map
not to scale

KEY MAP NO. 454H

NOTES:

1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 1:240
3. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. Single-Family Residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.
6. Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
7. This property lies within Park Sector No. 4.
8. No land is being established as Private Park or dedicated to the public for Park Purposes.
9. This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
10. The then current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.
11. No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
12. The staff portions of Flag Lots are restricted for ingress and egress only.
13. No building, structure, wall or fence shall be constructed within the staff portion.
14. Lots 2-3, Block 1 share vehicular access. The staff portions of both lots shall be restricted to shared vehicular access.
15. At least 150 square feet of permeable area is required per lot. (450) s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
16. The number of single family residential dwelling units that be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
17. All lots shall have an adequate wastewater collection service.

EULA REALTY PEMBROOK

A SUBDIVISION OF 0.1927 ACRES OF LAND
BEING A REPLAT OF LOT 447, BLOCK 16 OF
BARCLAY PLACE SEC. 2, ACCORDING TO THE
PLAT OR MAP THEREOF RECORDED IN VOLUME
22 PAGE 17, OF MAP RECORDS OF HARRIS
COUNTY, TEXAS
HOUSTON, TEXAS

REASON FOR REPLAT: TO CREATE 3 (THREE) SINGLE-FAMILY RESIDENTIAL LOTS AND REVISE BUILDING LINES.

DATE: FEBRUARY, 2021 SCALE: 1" = 20'

LOTS: 3 BLOCKS: 1

LAND PLANNER:
CGES | BAILEY PLANNING
2016 MAIN STREET
HOUSTON, TEXAS 77002
O: 713.965.7385
E: INFO@CGESBAILEY.COM

HABLAMOS ESPAÑOL

OWNER:
EULA REALTY
GROUP INC.
9109 OAK KNOLL LN
HOUSTON, TX, 77078

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units Owner hereby certifies that information provided is true	0
Number of Proposed Dwelling Units	3
Number of incremental Dwelling Units	3

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 696452

EULA REALTY PEMBROOK

THIS IS PAGE 1 OF 2 PAGES

SCANNER Context IQ4400
KEY MAP

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Eula Realty Pembrook in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the

recording of this plat this 1 day of September 2021.

By: _____ Or M. Sonny Garza
Martha L. Stein Vice-Chairman
Chair

By: _____
Margaret Wallace Brown, AICP, CNU-A, Secretary

HOUSTON PLANNING COMMISSION TEXAS

LOT SIZE AND COVERAGE TABLE			
Lot Number	Lot Size	Building Coverage (sf)	% Coverage
1	2,000	1,200	60%
2	2,750	1,650	60%
3	3,650	N/A	N/A

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on September 1, 2021, at 1:30 o'clock P.M. and duly recorded on September 2 2021, at 12:47 o'clock P.M., and at Film Code Number 696452 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy CHRISTIAN ORONA

COUNTY OF HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

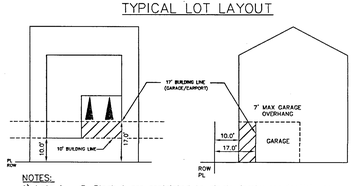
This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

DWELLING UNIT DENSITY TABLE		
Total Number of Dwellings	Total Gross Acreage	Total Project Density
3	0.1927	15.57 DU/AC

0 20 40 Feet

SCALE
1"–20'

TYPICAL LOT LAYOUT



NOTES:
1) Lots 1 – 3, Block 1 are restricted to single family residential use.
2) A 10' building line is established for the principle structure only.
3) A 17' Building line is for any carport or garage facing the street.
4) The Building shown above the carport or garage may overhang the building line up to 7 feet.
5) Reference above is a typical lot layout.

TAX CERTIFICATE

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

EULA REALTY GROUP INC
9134 PEMBROOK ST
HOUSTON, TX 77016
USA

Legal Description

LT 447 BLK 16
BARCLAY PLACE SEC 2

Parcel Address: 9134 PEMBROOK ST
Legal Acres: .1928

<---

--->>

Account Number: **071-030-016-0447**

Certificate No: 12181155
Certificate Fee: $10.00

Print Date: 05/18/2021 04:18:04 PM
Paid Date:
Issue Date: 05/18/2021
Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

EULA REALTY GROUP INC
9134 PEMBROOK ST
HOUSTON, TX 77016
USA

2020 Value:	16,800
2020 Levy:	$403.09
2020 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
61 City of Houston

Reference (GF) No: N/A
Issued By:
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.95

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 696453

EULA REALTY PEMBROOK

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

From: IT - Houstontxdotgov
To: TeamC@jdmgroupcompany.com
Subject: Application to Pay an Eligible Fee in Lieu of Sidewalk Construction Form Results
Date: Thursday, March 23, 2023 3:49:09 PM
Importance: Low

Thank you for completing the form at https://www.houstontx.gov/planning/sidewalk-fee-application-in-lieu.html. Below are your form results:

1. Date ... 2023-03-23

2. Permit Number ... 22100422

3. Sidewalk Service Area ... 220 sq.ft.

4. City Council District ... DISTRICT B - Council Member Tarsha Jackson 832-393-3009.

5. Neighborhood Association ... 1901

6. Proposed Development .. RESIDENTIAL SITE DEVELOPMENT PROJECT (3LOTS). -3 BUILDINGS -STORM DRAINAGE -NEW CULVERT -DOMESTIC WATER LINE -WASTEWATER LINE

7. Site Address ... 9134 1/2 PEMBROOK ST.

8. The proposed development fronts the following public street or streets ... 9134 PEMBROOK ST, HOUSTON, TX 77016.

9. Street 1 Street Name ... 9134 PEMBROOK ST.

10. Street 1 Frontage in Feet ... 14 FEET (5 FEET CLEAR AND 9 FEET OF PUBLIC DITCH)

11. Street 1 Required Minimum Sidewalk Width ... 4 wide Safety Buffer and a 5 feet wide minimum sidewalk along the perimeter of the property

12. Street 2 Street Name ... N/A

13. Street 2 Frontage in Feet ... N/A

14. Street 2 Required Minimum Sidewalk Width ... N/A

15. Street 3 Street Name ... N/A

16. Street 3 Frontage in Feet ... N/A

17. Street 3 Required Minimum Sidewalk Width ... N/A

18. If the application is approved, the Fee in Lieu of Sidewalk Construction Amount will be calculated as: $12/SQFT X Total square footage of the required sidewalk. Staff will inform the

applicant the total Fee in Lieu of Sidewalk Construction Amount after verifying all the information. Agreed

19. Contact Person Name ... Jose Diego Monroy

20. Contact Person Phone ... 713 459 5699

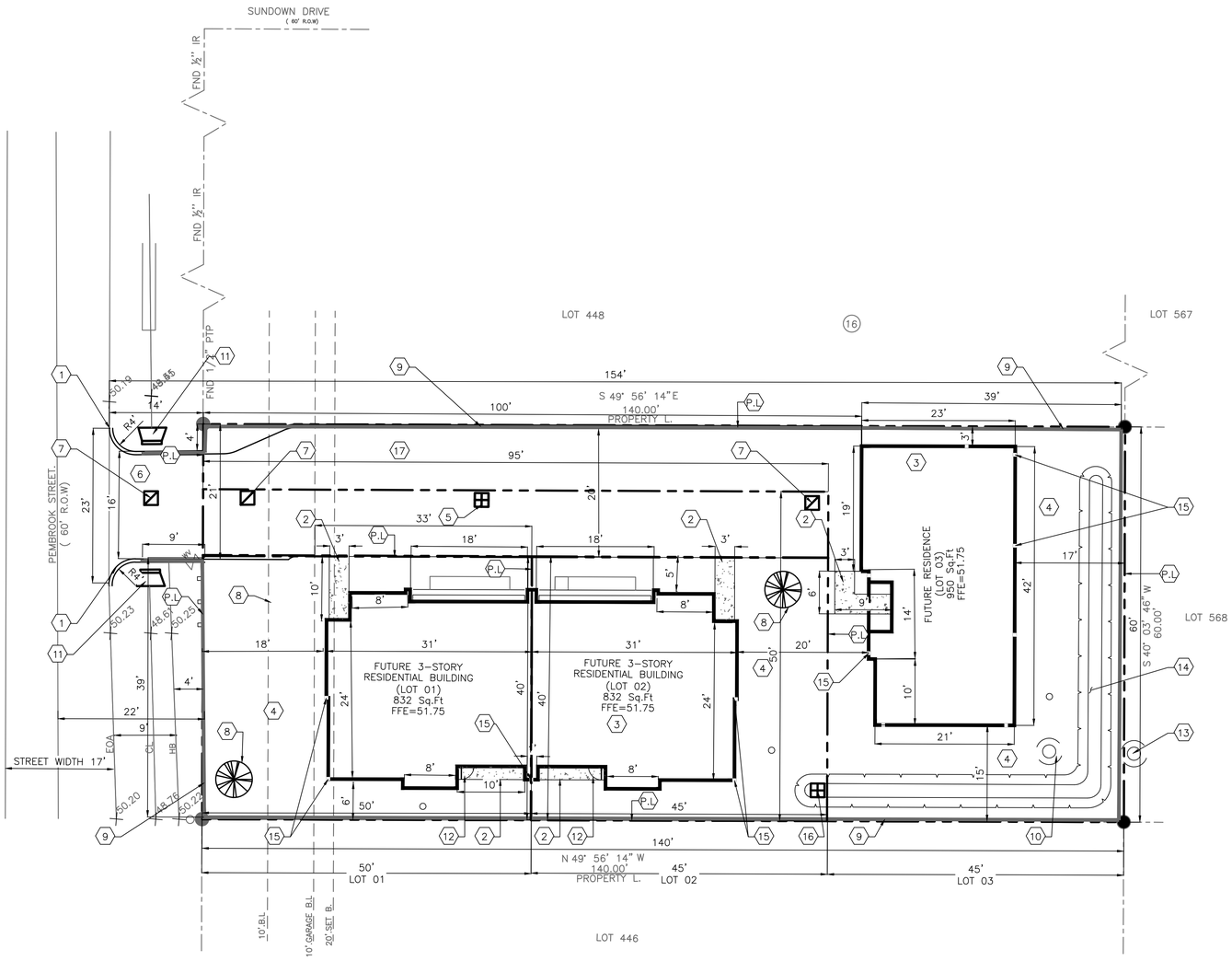
21. Your Email ... TeamC@jdmgroupcompany.com

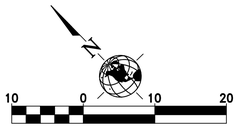
22. Check if one or more of the following conditions exist ... ["Construction of the sidewalk may create an unsafe condition or be otherwise contrary to sound public policy;","It is infeasible to construct the required sidewalk due to existing physical conditions at the project site;"]

23. Please specify how the checked condition(s) apply to the proposed development site. ... It is infeasible to construct the required sidewalk due to existing physical conditions at the project site; 1. There is not sufficient space to comply with the required minimum dimensions of 5 feet and 4 feet wide Safety Buffer. 2. There is a public ditch in the area where sidewalk is required, (We cannot remove the ditch to build a sidewalk). 3. There are no sidewalks on neighboring properties. Construction of the sidewalk may create an unsafe condition or be otherwise contrary to sound public policy; 1. If the sidewalk is built in this space, the storm drainage system would be affected. 2. There is not sufficient space in the area to propose the 4-foot buffer, this would affect pedestrian safety.

24. Enter your name below ... EULA REALTY GROUP INC

Questions? Contact the Planning Department at 832.393.6600 or email us at planningdepartment@houstontx.gov.





SCALE: 1"=10'

SITE LAYOUT NOTES

1. THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
4. REFER TO ARCHITECTURAL PLANS FOR ALL STAIRS, HANDICAPPED RAMP AND RETAINING WALL DETAILS.
5. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS AND DIMENSIONS OF LANDSCAPE AND HARDSCAPE AREAS.

LAYOUT KEY NOTES

(1) PROPOSED 6" CONCRETE CURB PER PAVEMENT DETAILS.
(2) PROPOSED 4.5" CONCRETE SIDEWALK PER PAVEMENT DETAILS.
(3) PROPOSED BUILDING PER STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, DRAWINGS FOR LAYOUT, DIMENTIONS, DETAILS AND SPECIFICATIONS.
(4) PROPOSED LANDSCAPE/GRASS AREA.
(5) PROPOSED STORM DRAIN INLET TYPE "A" PER STORM DRAIN DETAILS.
(6) PROPOSED 6" CONCRETE DRIVEWAY PER PAVEMENT DETAILS.
(7) PROPOSED STORM JUNCTION BOX PER STORM DETAILS.
(8) PROPOSED TREE BY OTHERS.
(9) PROPOSED RETAINING WALL PER PAVEMENT DETAILS.
(10) PROPOSED PRIVATE MANHOLE PER SANITARY DETAILS.
(11) PROPOSED STM HEADWALL PER STORM DETAILS.
(12) PROPOSED DOORS BY OTHERS. REFER TO ARCHITECTURAL PLAN
(13) PROPOSED PUBLIC MANHOLE PER SANITARY DETAILS.
(14) PROPOSED SWALE PER STORM DRAIN DETAILS.
(15) PROPOSED DOWNSPOUT PER STORM DRAIN DETAILS.
(16) PROPOSED STORM CATCH BASIN PER STORM DRAIN DETAILS.
(17) PROPOSED 6" THICK CONCRETE PAVEMENT PER PAVEMENT DETAILS.

HATCH LEGEND

PROPOSED BUILDING

CONSTRUCT 4.5" CONCRETE SIDEWALK PER PAVEMENT DETAILS

PROPOSED 6" THICK CONCRETE PAVEMENT PER PAVEMENT DETAILS

NOTE:

LEGAL DESCRIPTION ON SITE PLAN: LOT 3, BLOCK 1, EULA PEMBROOK.

LEGEND

(P.L) PROPERTY LINE.

ONE- CALL NOTIFICATION SYSTM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Richmond,Tx)
(New Statewide Number Outside Richmond)
1-800-545-6005

City of Houston
21015317
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
06/01/23

Texas Registration Firm: F-22129
700 Milam, Suite 1300, Houston TX 77002
Tel: (713) 459-5699 / Fax: (281) 487-3649
www.jdmgroupcompany.com
Land Development Manager: Jose Diego Monroy, CFM
Email: PM@jdmgroupcompany.com

DESIGN-BUILD

1/2 SITE IMPROVEMENT LOTS 1,2,3. SINGLE FAMILY

9134 PEMBROOK ST, LOT 3
HOUSTON TX 77016

JDM GROUP COMPANY, LLC
FIRM REGISTRATION No: F-22129
Project Manager: Jose Diego Monroy, CFM
Assist. PM: Gabriel Centeno, B.S.C.E.
Project Engineer: Larry Deavers, P.E.
Email: PM@jdmgroupcompany.com
Cell (713) 459-5699

ISSUED 03-14-2023
ISSUED FOR PERMIT

REVISION:

DESIGNED BY:	GC
CHECKED BY:	JDM
PROJECT NO.:	C21-052

COPYRIGHT:

SHEET TITLE
SITE PLAN

DRAWING NO.
C-05.0

City of Houston

PLANNING & DEVELOPMENT DEPARTMENT

Permit No.: 22100422
Date: 03/29/2023
Address: 9134 Pembrook Street

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Jose Diego Monroy	Jose Diego Monroy	713-459-5699	TeamC2jdmgroupcompany.com

PROPERTY ADDRESS	PERMIT NUMBER	DATE
9134 Pembrook Street	22100422	03/30/2023

FEE IN LIEU OF SIDEWALK

Staff's Recommendation: **Approve**

Staff's basis of recommendation: The planning official, in collaboration with the office of city engineers (OCE) and the mayor's office of disabilities (MOD), may approve a modification to the standards of section 40-555 of the code of ordinances in accordance with 40-556. Granting a modification under 40-556 does not set a precedent, and each case shall be reviewed on its own merits.

The applicant is proposing to construct a new single-family subdivision on the subject site. The applicant has requested to pay the fee in lieu of the sidewalk construction along Pembrook a local street, citing existing characteristics of the neighborhood & existing physical obstructions along the right of way as the justification for the request. The applicant has provided documentation that meets sec 40-561 (d). Construction of the sidewalk is infeasible due to existing physical conditions at the project site.

After close examination by the sidewalk and pedestrian realm review committee. The committee recommends granting the fee in lieu of sidewalk construction as requested by the applicant for permit application 22100422.

Department use only

ACTION:

[X] **APPROVED**

[ ] **APPROVED SUBJECT TO**

[ ] **DISAPPROVED**

H. Rodriguez 3·30·2023

DIRECTOR OR DESIGNEE DATE

Applications or questions should be directed to the attention of Kim Bowie, ***832-394-9522.***

Note: This form must be attached to the building permit.

City of Houston

21019317

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
06/23/23

Plan Review – Inspection Report Inquiry Details

Project Number:	**22100422**
Address:	9134 1/2 PEMBROOK ST
Description:	RESIDENTIAL SITE DEVELOPMENT PROJECT (3 LOTS) 2015 IBC
Applicant Name:	BUCKWALTER, JACOB
Submittal(s):	.These plans were originally submitted on: 11/03/2022 .To date, the plans have been submitted three times .The last submittal was: 04/12/2023
Approval Date:	These plans have NOT been approved for permitting
Plan Location:	Plans under review by the departments shown on 04/13/2023
Today is : 4/13/2023 9:06:59 AM Central Time	

DEPARTMENT REVIEW SUMMARY

Added	Department/Section	Review Status	Review Date
10/06/2022	CODE ENFORCEMENT 330 - STRUCTURAL P	Passed department/section review	11/16/2022
11/04/2022	CODE ENFORCEMENT 300 - PRELIM REVIEW	Passed department/section review	11/04/2022
11/04/2022	PLANNING 140 - PLANNING	Did not pass dept/section review	04/10/2023
11/04/2022	CODE ENFORCEMENT 320 - PLUMBING	Did not pass dept/section review	04/04/2023
11/04/2022	CODE ENFORCEMENT 360 - STORM DRAIN	Did not pass dept/section review	03/21/2023
11/04/2022	PUBLIC WORKS & ENGINEERING 120 - TRAFFIC	Did not pass dept/section review	12/02/2022
11/04/2022	290 - UTIL. INFRA.	Passed department/section review	03/20/2023
11/04/2022	PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Passed department/section review	03/20/2023

Display Plan Check Time-Line Information

Display Plan Check or Inspection Report Information

Back; Select another Project

HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEMENT
GRADING PERMITS FOR EXCAVATION AND FILL WORKSHEET

Appendix E of the Houston Adopted 2012 International Building Code as Amended specifies permit requirements for grading a lot of any size on private property. Section 1 – Identifies when a separate "Grading Permit" is required. Section 2 – Identifies the type of grading permit required, "Engineered Grading or Regular Grading", when a "Geotechnical Report" is required in the plans, and when a "Storm Availability Letter" is required to be attached to the submittal documents.

Grading and/or excavation permits is required for any proposed work that includes excavations, grading, or fill, or combination thereof, and includes but is not limited to the following permit types:

- **Excavation Permit(s) –** Work proposing the mechanical removal or relocation of earth material.
- **Fill Permit(s) –** Work proposing deposit(s) and/or relocation of earth material placed by artificial means.

NOTE: THERE SHALL BE NO FILL LOCATED WITHIN A PUBLIC RIGHT-OF-WAY

SECTION 1: Are Permits and Plans Required?

A Grading Excavation permit and plans is required if "Yes" is answered to any question 1 through 4.

No — **(1)** Does the excavation work affect the lateral support or increase the stresses in, or pressure upon any adjacent or contiguous property?

No — **(2)** When excavating below finish grade for basements and footings of a building, retaining wall or other structures authorized by a valid building permit, will there be an unsupported excavation height greater than 5-feet after completion of such structure?

No — **(3)** Will there be any excavation greater than 5-feet in depth?

No — **(4)** Will the excavation create a cut slope 2-feet or more in height but less than 5-feet, with a slope steeper than 1-unit vertical in 1.5-units horizontal? (66.7% slope)

A Grading Fill permit and plans is required if "Yes" is answered to any question 5 through 10.
(50 cubic yards = 1,350 square feet @ 1-foot depth)

No — **(5)** Does the fill work affect the lateral support or increase the stresses in, or pressure upon any adjacent, or contiguous property?

No — **(6)** Does the scope of work include fill that is 3-feet or more in depth?

No — **(7)** Does the scope of work include fill greater than 1-foot but less than 3-feet, with a slope that is equal to or greater than 1-unit vertical in 5-units horizontal? (20% slope)

No — **(8)** Does the scope of work include fill that is greater than 50 cubic yards on any one lot?

Yes — **(9)** Does the proposed fill obstruct any natural and/or previously constructed drainage course?

No — **(10)** Is proposed fill greater than 1-foot in depth and intended to support a structure, "now or in the future"?

SECTION 2: What Type of Permits and Plans Are Required?

NOTE: When the building official has cause to believe that site geologic factors exist, grading will be required to conform to recommended grading, inspection, and testing by a *Texas Professional Engineer*.

Engineered grading plans are required if "Yes" is answered to question 11. Plans shall be designed, sealed, signed, and dated by a Texas professional engineer. These grading permits shall be designated as *"Engineered Grading".*
(1,000 cubic yards = 27,000 square feet, @ 1-foot depth)

No — **(11)** Does the proposed project include an aggregate grading in excess of 1,000 cubic yards?

Grading plans shall be designated "*Regular Grading*" if "Yes" is answered on question 12: *(no engineered plans required.)*

No — **(12)** Is the grading less than or equal to 1,000 cubic yards?

A Geotechnical Report is required if "Yes" is answered to any one of questions 13, 14 or 15:

No — **(13)** Will there be any cut slopes steeper than 1-unit vertical in 2-units horizontal (50% slopes)?

No — **(14)** Is there any grading that requires an engineered design? (*Reference item 11 above and Chapter 19 of the City Code.*)

No — **(15)** Does the site include any special geological features and/or considerations?

No — **(16)** Is the property located in the 100- or 500-year flood plain? Review by Flood Department required!

A Storm Availability Letter is required to be included with the submitted documents if "Yes" is answered to questions 16 or 17:

No — **(17)** Does the scope of work to lots exceeding 15,000 square feet, include any new impervious cover?

No — **(18)** Does the project include connection to the city's public storm sewer system?

ADDRESS 9132 PEMBROOK **PROJECT #** 21019317 **DATE** 3-5-21

PRINT
NAME OF APPLICANT JACOB BUCKWALTER **SIGNATURE** Jacob Buckwalter Digitally signed by Jacob Buckwalter Date: 2021.02.08 12:20:21 -06'00'

HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEMENT
CALCULATION OF IMPERVIOUS PERCENTAGE

PROJECT INFORMATION

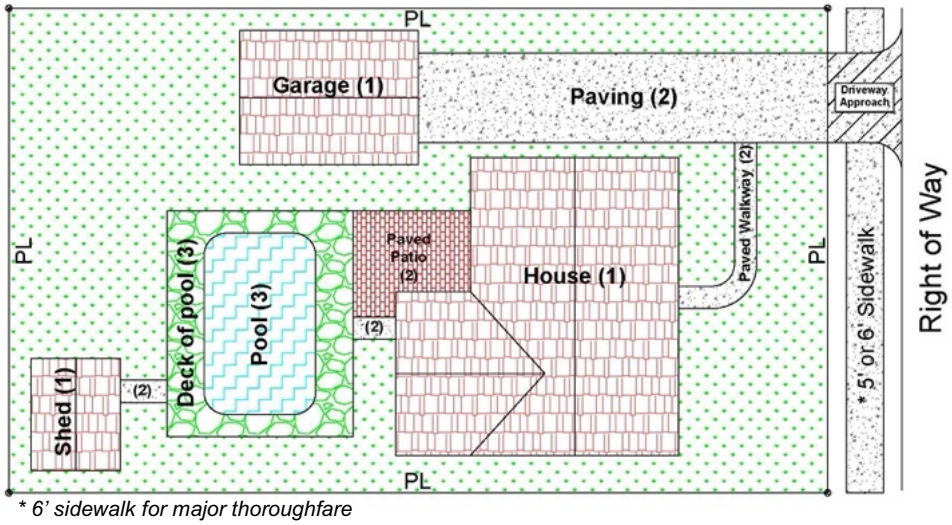
City Project Number: 21019317 Date: 3-5-21

Address: 9132 PEMBROOK

Applicant's Printed Name: Jacob Buckwalter Applicant's Signature: Jacob Buckwalter

CALCULATION OF IMPERVIOUS AREA PERCENTAGE

A. Total area of impervious cover located on private property.



** 6' sidewalk for major thoroughfare*

This diagram is to assist in identifying the various items considered impervious.

	Existing Sq. Ft.		Addition Sq. Ft.		Final Sq. Ft.
1. Building(s) (e.g., house, garage, shed, carport)		+	⇨	=	936 ⇩+
2. Paving (e.g., driveway, sidewalk, patio. etc.)		+	⇨	=	2036 ⇩+
3. Swimming Pool/Detention Ponds, etc.		+	⇨	=	0 ⇩+
4. Others		+	⇨	=	0 ⇩+
Totals		+		=	2972 ***sq. ft. (A)***

B. Total Area of Lot: 8400 *sq. ft.*

C. Percentage Impervious Area Calculation

(2972 (A) ÷ 8400 (B)) x 100 = 28 (C) **%**

NOTE: If > 65% , refer the Infrastructure Design Manual, Chapter 9, Section H for additional provisions.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

2. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTRY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTIONS, AND THE FILLING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. DELETED

4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

5. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWING TO ALL TRADES UNDER HIS JURISDICTION.

7. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.

8. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

9. DELETED

10. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

11. DELETED

12. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH± PREMISES TO BE SWEPT CLEAN DAILY OR RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.

13. DO NOT SCALE DRAWINGS± DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.

14. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

15. TO INSURE PROPER AND ADEQUATE BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.

16. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.

17. DELETED

18. ANY CHANGES WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.

PROPOSED SINGLE DETACHED 3-STORY RESIDENTIAL BUILDING

9132 PEMBROOK STREET

THIS PROJECT SHALL COMPLY WITH TITLE-24 AND THE:

International Building Code (IBC)

SHEET INDEX

SHEET #	TITLE
A-1.1	FLOOR PLAN
A-1.2	FLOOR PLAN
A-1.3	ROOF PLAN
A-1.4	REFLECTED CEILING PLAN & ELECTRICAL PLAN
A-1.5	REFLECTED CEILING PLAN & ELECTRICAL PLAN
A-1.6	REFLECTED CEILING PLAN & ELECTRICAL PLAN
A-1.7	REFLECTED CEILING PLAN & ELECTRICAL PLAN
A-2.1	ELEVATION
A-2.2	ELEVATION
A-2.3	ELEVATION
A-3.1	SECTION
A-4.1	SCHEDULE OF DOORS & WINDOWS
A-4.2	STAIR DETAIL & INTERIOR ELEVATION

CONSULTANTS

OWNER CONTACT:

STRUCTURAL ENGINEER:

CONTRACTOR:

MECHANICAL / PLUMBING / ELECTRICAL ENGINEER:

PROJECT INFORMATION:

ZONING:

OCCUPANCY:

TYPE OF CONSTRUCTION: V-B, SPRINKLERED

LOT AREA: 2,699 SQ.FT

B1.1 UNIT GROSS FLOOR AREA

1ST FLOOR- 468 SQ.FT
2ND FLOOR- 924 SQ.FT
3RD FLOOR- 951 SQ.FT
STAIR TOWER FLOOR - 190 SQ.FT
BALCONY- 66 SQ.FT
GARAGE- 402 SQ.FT
TOTAL AREA- 3,001 SQ.FT

IMPERVIOUS COVER CALCULATION

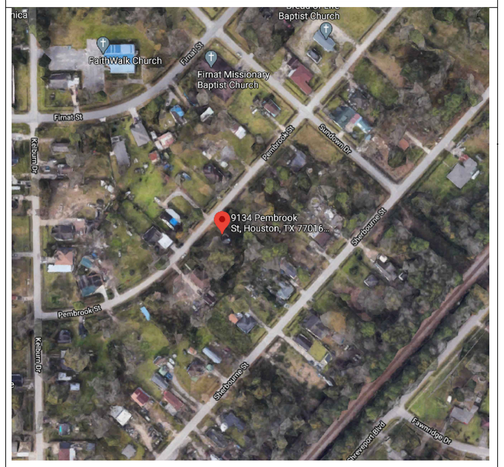
B1.1 LOT 3

FRONT PORCH & DRIVEWAY	- 208 SQ.FT
GARAGE	- 402 SQ.FT
1ST FLOOR LIVING	- 468 SQ.FT
TOTAL LIVING AREA	- 2,533 SQ.FT
TOTAL IMPERVIOUS AREA	**- 1,078 SQ.FT**
AREA OF LOT	**- 2,699 SQ.FT**

PERCENTAGE OF IMPERVIOUS AREA

(1,078 / 2,699) x 100 **= 40%**

VICINITY MAP



N

B1.1

9132 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE:

COVER SHEET

SCALE: AS NOTED

DRAWING No.: CS-1

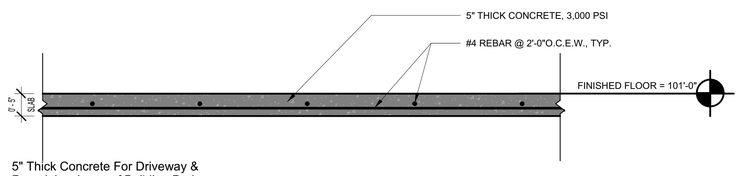
2

1. THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY DEAVERS ENGINEERING LLC ONLY.
2. ALL TRADES SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH THEY WILL BE EXPECTED TO PERFORM.
3. DIMENSIONS, AND DETAILS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TYPICAL DETAILS SHALL APPLY WHERE SPECIFIC DETAILS (OR SECTIONS) ARE NOT GIVEN.
4. DEVIATIONS FROM THESE DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
5. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT BUILDING CODES AND ALL LAWS AND ORDINANCES OF THE AGENCIES HAVING JURISDICTION.
6. DO NOT SCALE DRAWINGS. BEFORE COMMENCING CONSTRUCTION CONTRACTOR SHALL VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY IF A CONFLICT ARISES WITH INTERPRETING THE PLANS.
7. UNLESS OTHERWISE NOTED, STATED MANUFACTURER'S ITEMS SHALL BE "OR EQUAL". CONTRACTOR SHALL RECEIVE APPROVAL FOR ALL SUBSTITUTIONS IN WRITING BY ARCHITECT PRIOR TO BID AND/OR INSTALLATION.
8. THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE INCOMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. THE REVIEW OF SHOP DRAWINGS BY THE ARCHITECT SHALL NOT RELIEVE IN ANY MANNER THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS.
10. BUILDING ADDRESS NUMBERS SHALL BE EASILY SEEN FROM THE STREET.
11. INTERIOR FINISHES SHALL COMPLY WITH LOCAL BUILDING CODES.
12. THE GENERAL CONTRACTOR SHALL GUARANTEE THAT ALL WORK INCLUDED IN THIS CONTRACT WILL BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF NOT LESS THEN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS PROJECT. THE CONTRACTOR FURTHER AGREES THAT ANY OR ALL DEFECTS SHALL BE PROMPTLY REPAIRED AND/OR REPLACED AT CONTRACTOR'S OWN EXPENSE, ALSO ANY ITEM WHICH BECOMES DEFECTIVE DURING THE PERIOD OF THIS GUARANTEE. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THESE WORKING DRAWINGS.
13. CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE FOLLOWING PREVAILING PROCEDURES WITH REGARDS TO OPERATING.
- A. STORAGE FACILITIES
- B. PROTECTION OF EXISTING WORK
- C. ACCESS TO WORK AREA
- D. HOURS WORK IS PERMITTED
- E. AVAILABILITY OF WATER, POWER, TELEPHONE, RESTRICTIONS, PROTECTION LIMITATIONS

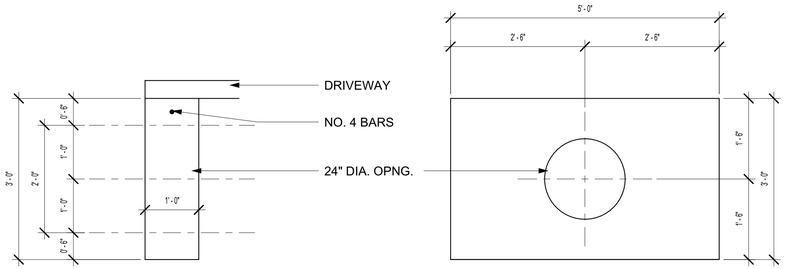
15. IT SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS FROM GOVERNMENTAL AGENCIES INVOLVED PRIOR TO FINAL PAYMENT.
17. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS.
18. IF COORDINATION DISCREPANCIES EXIST WITHIN THESE DOCUMENTS THE MORE EXPENSIVE OF THOSE DISCREPANCIES WILL BE REQUIRED.

2 General Contractor Notes
12" = 1'-0"

NOTE
- FLOOD PLANE ELEVATION FOR THIS AREA IS 94'-0"
- FINISHED FLOOR SHALL BE 101'-0"



3 5" Thick Concrete For Driveway & Remaining Areas of Building Pad
3/4" = 1'-0"



1 Head Wall Detail
3/4" = 1'-0"

City of Houston
21-0317
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes and ordinances.
SECCO

DEAVERS ENGINEERING LLC

#D4072330

Designed by: Larry Deavors, P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

04/07/2023

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

2	Revision 2	04.07.2023

SITE PLAN DETAILS

A - 1.1

4/7/2023 12:36:11 PM

APP. NO. 2021-0259
ERGC Pembrook

Map legend:

COH ADDRESS POINT
- Preliminary
- COH Permanent Address

ROADS
- ABANDON
- ACCESS
- ALLEY
- FREEWAY
- FRONTAGE
- HIGHWAY
- HOV
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- PROPOSED
- RAMP
- TOLLWAY

If green there has been a change on the preliminary data resulting in the creation of a new address.

If blue there has been a change on the perliminary data resulting in the modification of attributes or addresses.

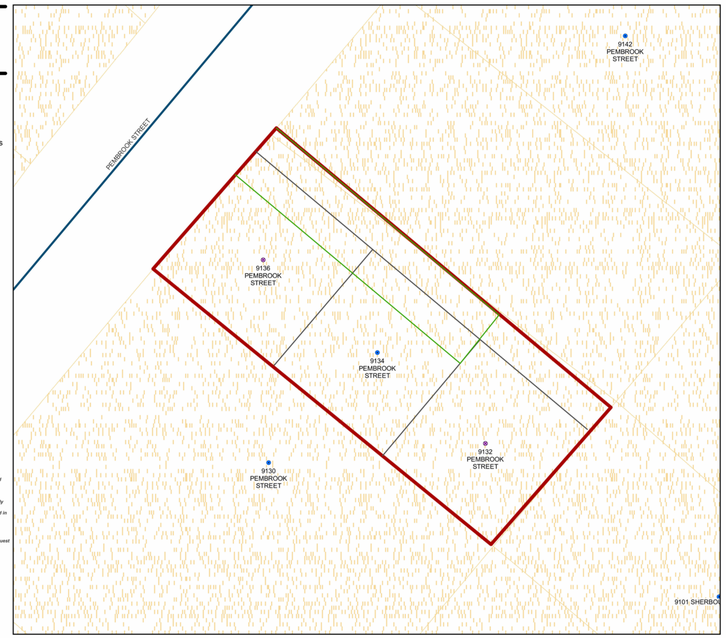
All addresses on this map are considered preliminary until its parent plat has been recorded. Once recorded address changes are handled by Code Enforcement, $100 per change.

This map is made available for reference purposes only and is not to be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use. All costs and new fees associated with this plat will be paid at recordation.

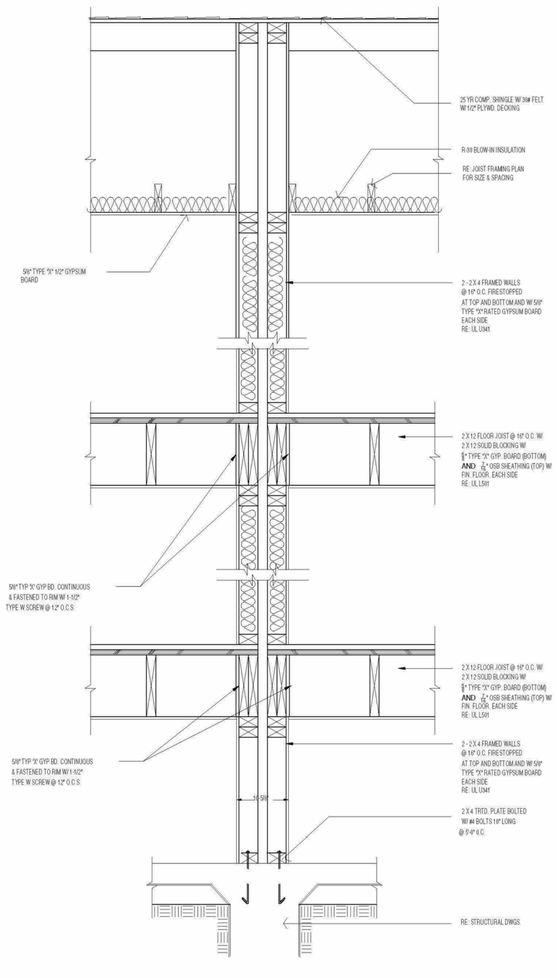
For changes or modifications to the preliminary addresses or roads on this document submit your request to the Plat Tracker and pdaddressing@houstontx.gov.

Date: 2/11/2021

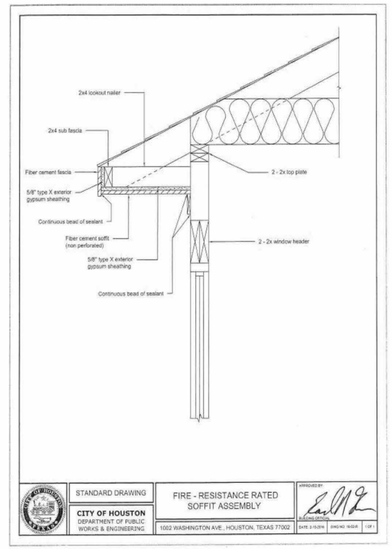
PLANNING & DEVELOPMENT DEPARTMENT



NEEDS CODE ENFORCEMENT FINAL APPROVAL ~ MUST ACCOMPANY RECORDED PLAT TO BE PERMITTED



SECTION @ 2 STOREY 1 HR RATED DEMISING WALL - U341

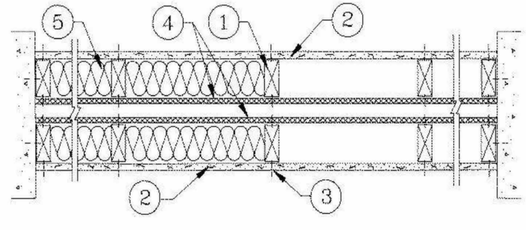


Design No. U341

October 10, 2017

Bearing Wall Rating — 1 Hr.

Finish Rating — Min 20 min.



1. **Wood Studs —** Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of **wall.** No min. air space between stud rows except to accommodate attachment of sheathing, where required. See items 4 and 5.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 5/8 in. thick 4 ft wide. Gypsum board or lath applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.

3. **Joints and Nailheads —** Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

4. **Sheathing —** (Optional) — Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick **Mineral and Fiber Boards*.**

See **Mineral and Fiber Boards** (CERZ) category for names of Classified companies.

5. **Batts and Blankets* —** 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.

ONE HOUR FIRE RATED WALL ASSEMBLY UL U341

City of Houston

2/6/2017

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes and ordinances.

DEVCOD

DEAVERS ENGINEERING LLC

#D4072330

Designed by: Larry Deavors, P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

04/07/2023

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St, Houston, TX 77016

ISSUES & REVISIONS:

SITE PLAN DETAILS

A - 2.1

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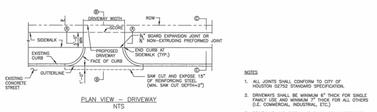
2

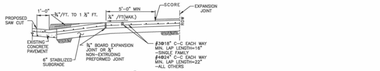
02754-01B



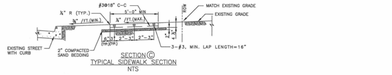
PLAN VIEW — DRIVEWAY
NTS

SECTION (A)
PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE ELEVATION DIFFERENCE WITH EXISTING SIDEWALK
NTS

NOTES
1. ALL JOINTS SHALL CONFORM TO CITY OF HOUSTON SS750 STANDARD SPECIFICATION.
2. DRIVEWAYS SHALL BE MINIMUM 6" THICK FOR SINGLE FAMILY AND 8" THICK (MINIMUM) FOR ALL OTHERS (I.E. COMMERCIAL, INDUSTRIAL, ETC.)
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
5. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.



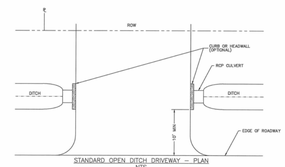
SECTION (B)
TYPICAL DRIVEWAY SECTION
NTS



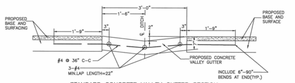
SECTION (F)
TYPICAL SIDEWALK SECTION
NTS

DRIVEWAY DETAIL WITH 6" CURBED STREETS
NTS

02754-02



STANDARD OPEN DITCH DRIVEWAY — PLAN
NTS



STANDARD CONCRETE VALLEY GUTTER SECTION
NTS

NOTES:
1. REINFORCED CONCRETE PIPE (RCP) CULVERTS AND CONCRETE VALLEY GUTTERS SHALL BE SET TO CITY STANDARD GRADES. DURING THE PROPOSED AND EXISTING DITCH FLOWLINE WILL BE REQUIRED. WHERE CONCRETE VALLEY GUTTERS ARE TO BE CONSTRUCTED IN LIEU OF CULVERTS.
2. CULVERT SIZE WILL BE APPROVED BY CITY ENGINEER WITH 24" DIAMETER MINIMUM.
3. SPACING OF TYPE "S" OR "S-1" INLETS SHALL BE DETERMINED BY CITY ENGINEER, SEE DRAWING NO. 02632-07 FOR TYPE "S" OR DRAWING NO. 02632-08 FOR TYPE "S-1".
4. DRIVEWAY MAY BE CONCRETE, ASPHALT OR ANY OTHER MATERIAL WHICH WILL NOT PERMIT WING OR WATERBORNE EROSION.
5. A 3-FOOT CONCRETE VALLEY GUTTER SECTION SHALL BE CONSTRUCTED IN LIEU OF CULVERTS WHERE DRIVEWAYS ARE TO BE CONSTRUCTED. IF DETERMINED THE INSTALLATION OF DITCH CULVERTS TO BE IMPRACTICAL DUE TO INSUFFICIENT DEPTH, THE VALLEY GUTTER SECTION WILL BE CONSTRUCTED OF 5-1/2 SACK CEMENT PER CUBIC YARD OF CONCRETE.

DRIVEWAYS WITH CULVERTS OR VALLEY GUTTERS ON OPEN DITCH TYPE STREETS
NTS

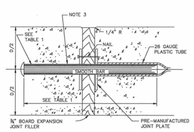
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02754-01B THROUGH 02754-02

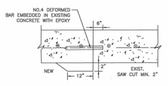
APPROVED BY: CITY ENGINEER — APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY

SHEET NO.

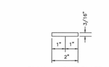
02752-02



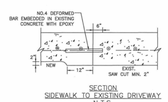
SECTION
DOWEL TYPE EXPANSION JOINT
N.T.S



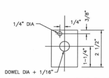
SECTION
SIDEWALK TO EXISTING SIDEWALK
N.T.S



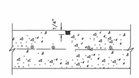
PLAN — JOINT PLATE
N.T.S.



SECTION
SIDEWALK TO EXISTING DRIVEWAY
N.T.S.



ELEVATION — JOINT PLATE
N.T.S.



SECTION
CONTROL JOINT
N.T.S.

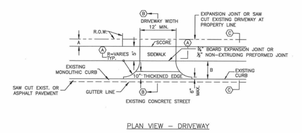
NOTES:
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS.
2. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS AND SPACED AT A MAXIMUM DISTANCE OF 3 FEET MAXIMUM SPACING FOR CONTROL JOINTS SHALL BE 9 FEET.
3. COVER DOWEL HORIZONTALLY ON JOINT.
4. CENTER DOWEL VERTICALLY IN CONCRETE AS NEEDED TO MAINTAIN A 2 INCH MINIMUM COVER.

TABLE 1

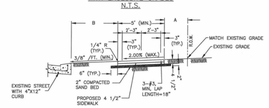
PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
4 1/2	1/2	18	12
5	1/2	18	12
6	3/4	18	12
7	1	18	12

SIDEWALK EXPANSION AND CONSTRUCTION JOINT DETAILS
NTS

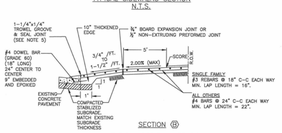
02754-01A



SECTION (A)
PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE GRADES
N.T.S.



SECTION (C)
TYPICAL SIDEWALKS SECTION
N.T.S.



SECTION (B)
TYPICAL DRIVEWAY SECTION
N.T.S.

NOTES:
1. IF AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE SIDEWALK WIDTH (SW) ACCORDING TO IDM REQUIREMENTS, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER.
2. DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY.
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM THE EDGE OF THE CURB AND GUTTER/ PAVEMENT, THEN REINFORCING STEEL AS SHOWN IN DRIVEWAY AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
5. TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
6. EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALK SHALL BE ACCORDING TO DRAWING No. 02752-02.
7. REFER CHAPTER 17 DESIGN REQUIREMENTS FOR A AND B.
8. CEMENT STABILIZED SAND 1.5 SACKS OF CEMENT PER TON OF DRY SAND.
9. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
10. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

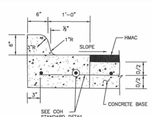
STREET PAVING AND SIDEWALK
02752-02 THROUGH 02754-01A

APPROVED BY: CITY ENGINEER — APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY

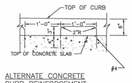
SHEET NO.

DRIVEWAY / LOCAL RESIDENTIAL STREETS
NTS

02771-01

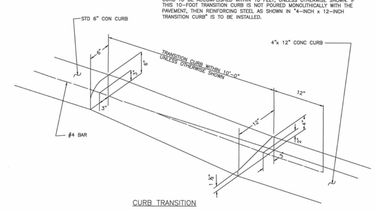


ESPLANADE CURB CONNECTED TO CONCRETE BASE

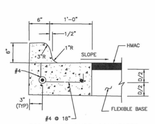


ALTERNATE CONCRETE CURB REINFORCEMENT

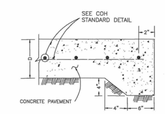
4"x12" MONOLITHIC AND TRANSITION CURB NOTES:
1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS NON-RESIDENTIAL STREETS, AND RESIDENTIAL STREETS.
2. TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 10 FEET, UNLESS OTHERWISE SHOWN. IF THIS 10-FOOT TRANSITION CURB IS NOT POURED MONOLITHICALLY WITH THE PAVEMENT, THEN REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" IS TO BE INSTALLED.



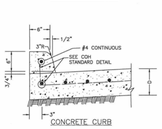
CURB TRANSITION



ESPLANADE CURB CONNECTED TO FLEXIBLE BASE

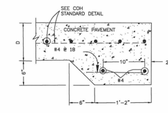


STANDARD CONCRETE PAVING HEADER

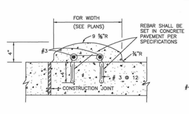


CONCRETE CURB

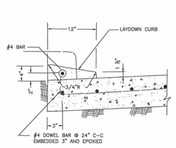
WHEN CONCRETE CURB IS TO BE PLACED EXISTING CONCRETE USE BASE #4 @ 18x10" LONG, DOWELED AND SET IN EPOXY GROUT SET #4 DOWELS, 25" LONG AT 12" C-C WHEN PAVEMENT SECTION POURED.



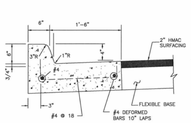
STANDARD RAILROAD HEADER



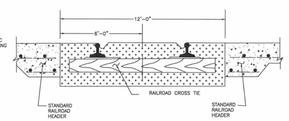
MOUNTABLE CURB



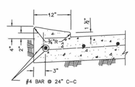
4-INCH x 12-INCH TRANSITION CURB



MONOLITHIC CURB AND GUTTER



STANDARD RAILROAD CROSSING — SINGLE TRACK



4-INCH x 12-INCH MONOLITHIC CURB

CURB, CURB AND GUTTER AND HEADER DETAILS
NTS

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02771-01

APPROVED BY: CITY ENGINEER — APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY

SHEET NO.

City of Houston
21-0317
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes and ordinances.
DCCICO

DEAVERS ENGINEERING LLC

#D4072330

Designed by: Larry Deavors, P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

04/07/2023

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

2	Revision 2	04.07.2023

SITE PLAN DETAILS

A - 1.0

4/7/2023 12:36:11 PM

SITE PLAN NOTES

1. EXISTING DRIVEWAY & DRIVEWAY CULVERT TO BE REMOVED, REGRADE & RESODE THE DITCH TO MATCH EXISTING FLOW LINE. RE-VEGATATED & GRADED TO DRAIN.
2. NO FILL IS ALLOWED IN THE CITY OF THE RIGHT AWAY. ANY DRIVEWAYS NOT PROVIDING ACCESS TO THE PROPERTY SHALL BE REMOVED.
3. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. ALL ROOF PENETRATIONS (I.E., PLUMBING AND GAS VENTS, ETC) ARE TO BE RESTRICTED TO THE REAR ROOF AREA ONLY. UNDER NO CIRCUMSTANCES SHALL THERE BE ROOF PENETRATIONS AT THE ROOF FACING THE STREET.
5. ALL SITE WORK INCLUDING LOCATION OF THE TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY FENCING CONSTRUCTION, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC. SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON GUIDELINES.
6. LOT SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM 6" FOR THE FIRST 10 FEET (5% SLOPE).
7. THE FOUNDATION SHALL EXTEND ABOVE THE GUTTER OR DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%.
8. DRAINAGE (LOTS) R401.3 EXCEPTION 2012 IRC AMENDMENTS (EFFECTIVE JUNE 6, 2012) IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
9. FOUNDATION (FINISH FLOOR ELEVATION) R401.5 2012 IRC AMENDMENTS THE FOUNDATION FINISHED FLOOR SHALL BE NOT LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM. IF NO SANITARY SEWER IS PROVIDED THE FINISHED FLOOR SHALL BE NOT LESS THAN 4" ABOVE THE CROWN OF THE STREET.
10. AIR CONDENSER UNIT. PROVIDE CONCRETE PAD. RE. HVAC PLAN FOR CORRECT PLACEMENT.
11. **PROPOSED GAS METER**
    GAS METER (LOCATION) CENTER-POINT AND RELIANT ENERGY REGULATIONS. SHOW LOCATION OF GAS AND ELECTRIC METER. EQUIPMENT SHALL BE LOCATED WHERE THE FACE OF THE METER IS NOT CLOSER THAN 36" FROM THE PROPERTY LINE
12. **PROPOSED ELEC'L METER**
    EQUIPMENT SHALL BE LOCATED WHERE THE FACE OF THE PANEL IS NOT CLOSER THAN 36" FROM THE PROPERTY LINE. CODE REQUIRES 36" CLEAR SPACE. CLEARANCE MUST BE 20 INCHES WIDE

DRAINAGE (LOTS) R401.3 2012 IRC (EFFECTIVE JUNE 6, 2012)

13. LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPE).

IMPERVIOUS COVER CALCULATIONS

	FRONT PORCH & DRIVEWAY	188 SF
•	GARAGE	429 SF
•	1ST FLOOR LIVING	507 SF
•	TOTAL LIVING AREA	2,496 SF
•	**TOTAL IMPERVIOUS AREA**	**1,124 SF**
AREA OF LOT =		**3,650 SF**
PERCENTAGE OF IMPERVIOUS AREA		
(1,124 / 3,650) X 100 =		**31 %**

③ Impervious Cover Calculation
3/4" = 1'-0"

HOUSTON PUBLIC WORKS
Houston Permitting Center - Code Enforcement

The applicant, by the making, executing, and submitting this application to Houston Public Works represents and warrants that the proposed construction described in said application is not in violation of or contrary to any deed restriction or covenant running with the land in which the herein described lot, tract or parcel of land is situated.
The applicant further represents and warrants to the City of Houston and to the property owners lying and situated within the addition or subdivision in which the herein tract of land is situated, that such application, and the erection of the herein described construction and the eventual use thereof will not be used for any purpose which is prohibited by the deed restrictions or covenants running with the land within such subdivision or addition.
The applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with the land that such building permit shall automatically become null and void without the necessity of any action on the part of the City of Houston or the property owner(s).

Date: 30-MAR-2023		Receipt No: B520088	Proj Type: NEW
Occupant:		Sprinklers:	Project No: 22100422
Address: 9134 1/2 PEMBROOK ST		Space:	% Type: TID No.
City: HOUSTON	Zip Code: 77016	County:	Bldgs: Units: Story: Occ. Gp: S
Contractor:		Lic. No.	Phone
Paid By: BUCKWALTER, JACOB		Lic. No.	Phone: 8322728423
Other:		Lic. No.	Phone
Use: RESIDENTIAL SITE DEVELOPMENT PROJECT (3 LOTS) 2015 IB			Sales Order

Payment method: Credit card ATM $871.32

Permit Type: DA Development Plats

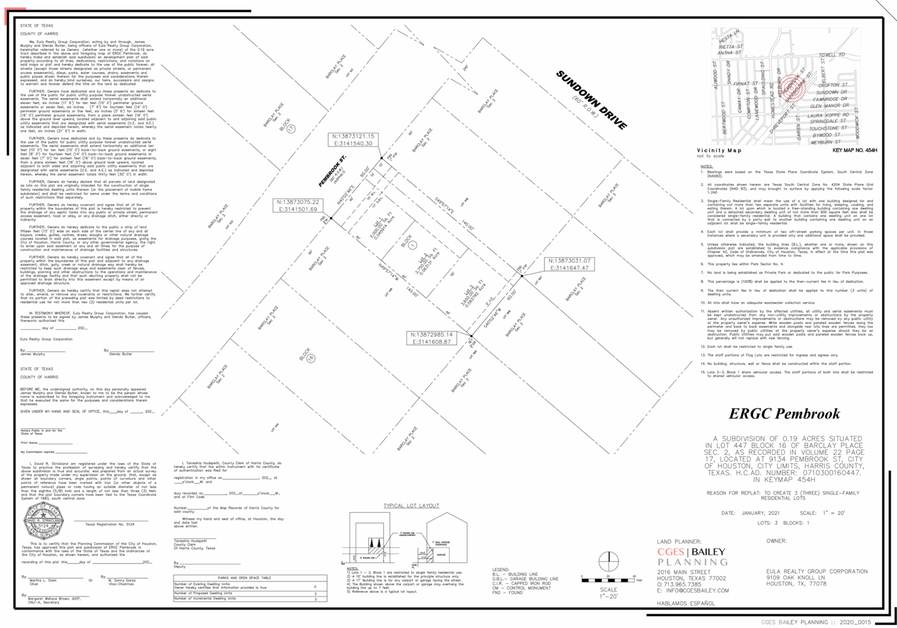
1 Mod- Sidewalk Charge For PEDNLIBI	1,174.46
Miscellaneous Charge For PEDNLIBI	-334.46
Permit Sub-Total	840.00
Processing Fee	31.32
Total Permit Fee:	871.32
****** RECEIPT GRAND TOTAL ******	$871.32

Byron D. Xing
Building Official for the City of Houston

POST THIS PERMIT AT JOB LOCATION

FOR INSPECTION CALL:					
Building Inspections	832-394-8840	Sign Administration	832-394-8890	Occupancy Inspection	832-394-8880
Electrical Inspections	832-394-8860	Interactive Voice Response	713-222-9922	Utility Release	832-394-8847
Boiler A/C Inspections	832-394-8850	Right of Way Inspection	832-394-9486	Plumbing Inspection	832-394-8870
Mobile Homes	832-394-8842			Plan Review	832-394-8810

An inspection must be called within 180 days of purchase or this permit will lapse. After 360 days of purchase a new permit may be required per section 106.5 of the Building Code, or the expiration date specified on the Permit or Report. Any structural work authorized by this permit is issued based on a declaration stating that the work above does not violate any applicable deed restrictions or supercede any orders issued by the D. E. Hearing Office. rev/dsmw



2

ILMS project number for the P&P (Plan and Profile) #23020208

SITEWORK COH PROJECT #22100422

RECOMMENDED APPROVAL
PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES

THIS PLAN IS APPROVED FOR ALL ENGINEERING.

A SEPARATE PERMIT IS REQUIRED FOR SIDEWALK, CURB AND GUTTER, DRIVEWAYS, ALL PRIVATE IMPROVEMENTS, ELECTRICAL, SWIMMING POOLS, ELEVATORS AND SIGNS.

BUILDING PERMIT FOR THIS STRUCTURE IS ISSUED ON THE CONDITION THAT THE FINISHED FLOOR OF THE BUILDING IS NOT LESS THAN TWELVE INCHES (12") ABOVE THE NEAREST MANHOLE OR SEWER LINE. IF THE FINISHED FLOOR SHALL NOT BE LESS THAN FOUR INCHES (4") ABOVE THE CROWN OF THE STREET AND IN ALL INSTANCES AT OR ABOVE THE PROJECTED 100 YEAR BASE FLOOD ELEVATION IF APPLICABLE.

ADDRESS IDENTIFYING ADDRESS NUMBERS MUST BE POSTED ON BUILDING PRIOR TO FINAL INSPECTION - CHAPTER 10 ARTICLE III OF THE CITY CODE OF ORDINANCES

All insulation in Walls to be
25 Flame Spread - 450 Smoke Development
Ceilings Used as Return Air Plenum
25 Flame Spread - 50 Smoke Development

Glazing in Hazardous Locations Shall Comply With Section-R308 of I.R.C for One and Two Family Dwellings OR Section-2406 of I.B.C for Commercial Construction.

PLUMBING SCHEDULE:
(PVC SCH.40, 6" ø) SCHED. 40

THIS PERMIT DOES NOT GRANT AUTHORITY TO PERMANENTLY ENCROACH OR ENTER ON TO AN ADJACENT PROPERTY.

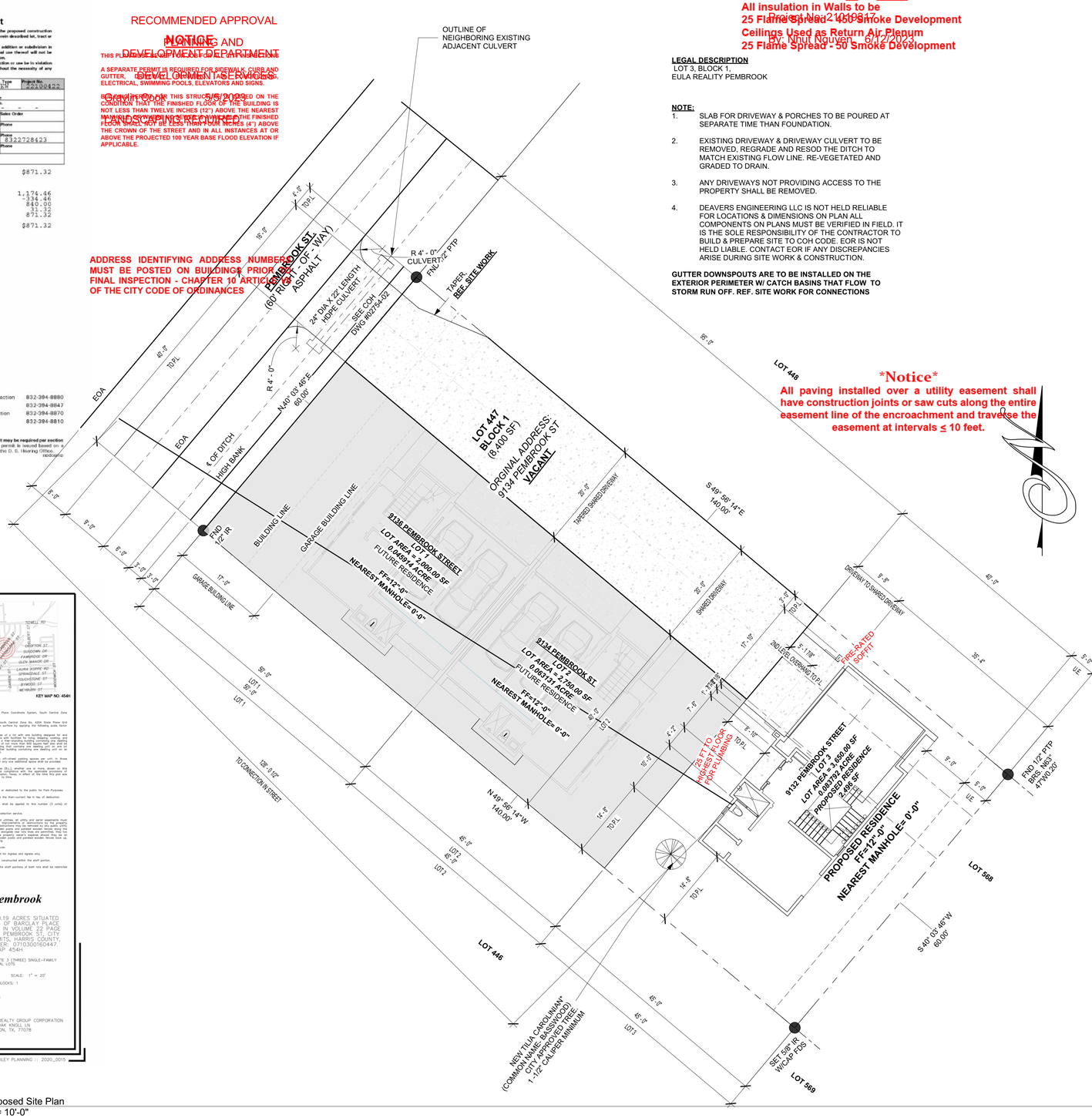
Approved Only for Water/Sewer Point of Connection
WATER P.O.C 8 " in PEMBROOK ST
SEWER P.O.C 8 " in EASEMENT
Permit No. 21090917
By: Nhut Nguyen 6/17/2023

All insulation in Walls to be
25 Flame Spread - 450 Smoke Development
Ceilings Used as Return Air Plenum
25 Flame Spread - 50 Smoke Development

LEGAL DESCRIPTION
LOT 3, BLOCK 1,
EULA REALITY PEMBROOK

NOTE:
1. SLAB FOR DRIVEWAY & PORCHES TO BE POURED AT SEPARATE TIME THAN FOUNDATION.
2. EXISTING DRIVEWAY & DRIVEWAY CULVERT TO BE REMOVED, REGRADE AND RESOD THE DITCH TO MATCH EXISTING FLOW LINE. RE-VEGETATED AND GRADED TO DRAIN.
3. ANY DRIVEWAYS NOT PROVIDING ACCESS TO THE PROPERTY SHALL BE REMOVED.
4. DEAVERS ENGINEERING LLC IS NOT HELD RELIABLE FOR LOCATIONS & DIMENSIONS ON PLAN ALL COMPONENTS ON PLANS MUST BE VERIFIED IN FIELD. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO BUILD & PREPARE SITE TO COH CODE. EOR IS NOT HELD LIABLE. CONTACT EOR IF ANY DISCREPANCIES ARISE DURING SITE WORK & CONSTRUCTION.

GUTTER DOWNSPOUTS ARE TO BE INSTALLED ON THE EXTERIOR PERIMETER W/ CATCH BASINS THAT FLOW TO STORM RUN OFF. REF. SITE WORK FOR CONNECTIONS



Notice
All paving installed over a utility easement shall have construction joints or saw cuts along the entire easement line of the encroachment and traverse the easement at intervals ≤ 10 feet.

① Proposed Site Plan
1" = 10'-0"

City of Houston
21/09/17
REVIEWED FOR COMPLIANCE
Performance of the review does not relieve the applicant from full responsibility to comply with all applicable codes and ordinances.
SHOCO

DEAVERS ENGINEERING LLC

#D4072330

Designed by: Larry Deavors, P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
04/07/2023

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St, Houston, TX 77016

ISSUES & REVISIONS:

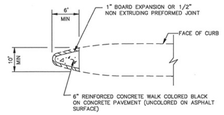
2	Revision 2	04.07.2023

SITE PLAN

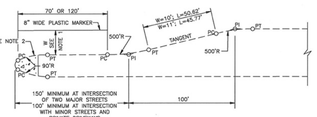
A - 2.0

4/7/2023 12:36:24 PM

02772-01



ESPLANADE NOSE



DETAIL OF LEFT TURN LANE

CURVE DATA

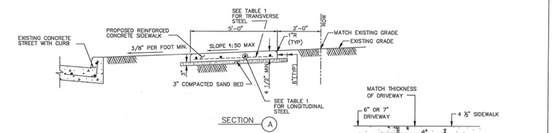
W=10' R=500' Δ = 9°43'38.14" L=84.93' T=42.54'	W=11' R=500' Δ = 8°16'38.27" L=72.25' T=27.42'

NOTES

1. 10 FT FOR 80 FT ROW; 11 FT FOR 100 FT ROW.
2. FOR MEDIANS WITH BULLET NOSE CONFIGURATION, PAINT CURB WITH YELLOW RETLECTORIZED PAINT AROUND THE ESPLANADE NOSE TO THE PT OF THE 90 FT R. FOR MEDIANS WITHOUT BULLET NOSE CONFIGURATION, PAINT CURB FROM PC TO PT AND 30 FT BACK OF PC/PT.

ESPLANADE NOSE AND LEFT TURN DETAILS
NTS

02775-01



DRIVEWAY/SIDEWALK HEADER DETAIL

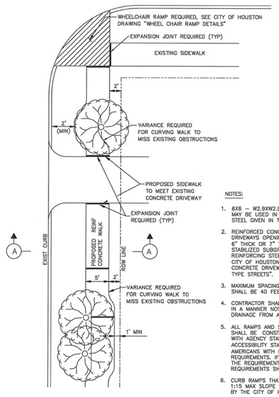


TABLE 1

REINFORCING STEEL INFORMATION FOR 4 TO 7 INCH SIDEWALKS EXPANSION JOINT SPACING = 40 FT f'_c = 3,500 PSI AND f_y = 60,000 PSI

SIDEWALK THICKNESS (IN)	SIDEWALK WIDTH (FT)	LONGITUDINAL STEEL # 3 BARS NUMBER OF BARS	LONGITUDINAL STEEL # 3 BARS SPACING (IN)	END BAR SPACING (IN)	TRANSVERSE STEEL # 3 BARS SPACING (IN)
4.5	5	3	27	3	48
4.5	6	4	22	3	48

NOTES:

1. 6X6 – W2.9XW2.9 WELDED WIRE FABRIC MAY BE USED IN LIEU OF THE REINFORCING STEEL GIVEN IN TABLE 1.
2. REINFORCED CONCRETE SIDEWALKS THRU DRIVEWAYS OPENINGS SHALL BE EITHER 6" THICK OR 7" THICK AS SPECIFIED ON 6" STABILIZED SUBGRADE. FOR THE REINFORCING STEEL REQUIREMENTS, SEE CITY OF HOUSTON DRAWING "REINFORCED CONCRETE DRIVEWAY DETAILS ON CURB TYPE STREETS".
3. MAXIMUM SPACING FOR EXPANSION JOINTS SHALL BE 40 FEET.
4. CONTRACTOR SHALL CONSTRUCT SIDEWALK IN A MANNER NOT TO BLOCK THE NATURAL DRAINAGE FROM ADJACENT PROPERTY.
5. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
6. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.

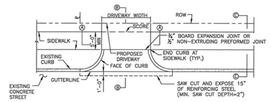
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02772-01 THROUGH 02775-01

APPROVED BY: CITY ENGINEER
APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY
SHEET NO.

CONCRETE SIDEWALK DETAILS FOR STREETS WITH CURBS
NTS

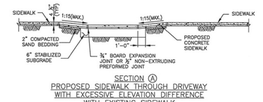
02754-01B



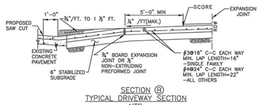
PLAN VIEW – DRIVEWAY
NTS

NOTES

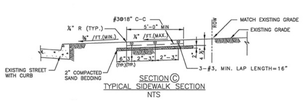
1. ALL JOINTS SHALL CONFORM TO CITY OF HOUSTON 02752 STANDARD SPECIFICATION.
2. DRIVEWAYS SHALL BE MINIMUM 6" THICK FOR SINGLE FAMILY RESIDENTIAL AND 7" THICK FOR ALL OTHERS (I.E. COMMERCIAL, INDUSTRIAL, ETC.).
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
5. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.



SECTION A
PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE ELEVATION DIFFERENCE WITH EXISTING SIDEWALK
NTS



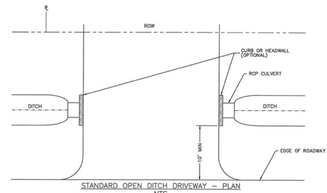
SECTION B
TYPICAL DRIVEWAY SECTION
NTS



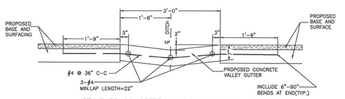
SECTION C
TYPICAL SIDEWALK SECTION
NTS

DRIVEWAY DETAIL WITH 6" CURBED STREETS
NTS

02754-02



STANDARD OPEN DITCH DRIVEWAY – PLAN
NTS



STANDARD CONCRETE VALLEY GUTTER SECTION
NTS

NOTES:

1. REINFORCED CONCRETE PIPE (RCP) CULVERTS AND CONCRETE VALLEY GUTTER GRADES SHALL BE SET BY CITY ENGINEER. PROFILE SHOWING THE PROPOSED AND EXISTING DITCH FLOWLINE WILL BE REQUIRED WHERE CONCRETE VALLEY GUTTERS ARE TO BE CONSTRUCTED IN LIEU OF CULVERTS.
2. CULVERT SIZE WILL BE APPROVED BY CITY ENGINEER WITH 24" DIAMETER MINIMUM.
3. SPACING OF TYPE "S" OR "T"–1" INLETS SHALL BE DETERMINED BY CITY ENGINEER, SEE DRAWING NO. 02632–07 FOR TYPE "S" OR DRAWING NO. 02632–08 FOR TYPE "T"–1".
4. DRIVEWAY MAY BE CONCRETE, ASPHALT OR ANY OTHER MATERIAL WHICH WILL NOT PERMIT WIND OR WATERBORNE EROSION.
5. A 3–FOOT CONCRETE VALLEY GUTTER SECTION SHALL BE CONSTRUCTED THROUGH THE PROPOSED DRIVEWAY WHERE THE CITY ENGINEER DETERMINES THE INSTALLATION OF DITCH CULVERTS TO BE IMPRACTICAL DUE TO INSUFFICIENT DEPTH. THE VALLEY GUTTER SECTION WILL BE CONSTRUCTED OF 5–1/2 SACK CEMENT PER CUBIC YARD OF CONCRETE.

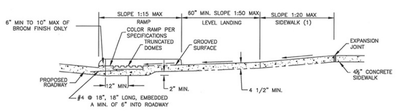
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02754-01B THROUGH 02754-02

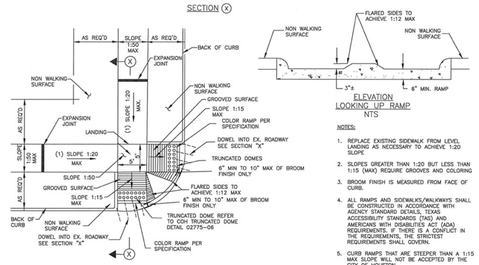
APPROVED BY: CITY ENGINEER
APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY
SHEET NO.

DRIVEWAYS WITH CULVERTS OR VALLEY GUTTERS ON OPEN DITCH TYPE STREETS
NTS

02775-02



SECTION X

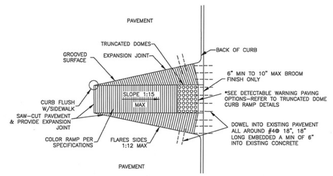


STREETS WITH NON– WALKING SURFACE BEHIND CURB
NTS

ELEVATION
LOOKING UP RAMP
NTS

NOTES:

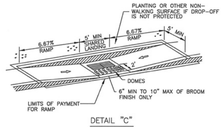
1. REPLACE EXISTING SIDEWALK FROM LEVEL LANDING AS NECESSARY TO ACHIEVE 1:20 SLOPE.
2. SLOPES GREATER THAN 1:20 BUT LESS THAN 1:15 (MAX) REQUIRE GROOVES AND COLORING
3. BROOM FINISH IS MEASURED FROM FACE OF CURB.
4. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
5. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.



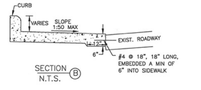
RAMP CONSTRUCTION FOR EXISTING PAVEMENT

WHEEL CHAIR RAMP DETAILS
NTS

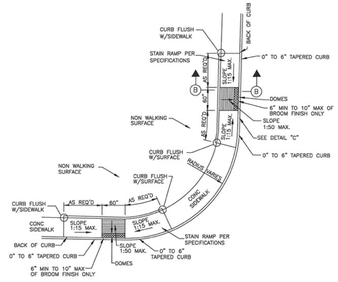
02775-03



DETAIL "C"



SECTION B
N.T.S.



SIDEWALK ON BACK OF CURB
N.T.S.

PARALLEL CURB RAMP
NTS

NOTES:

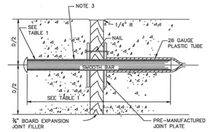
1. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
2. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

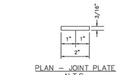
STREET PAVING AND SIDEWALK
02775-02 THROUGH 02775-03

APPROVED BY: CITY ENGINEER
APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY
SHEET NO.

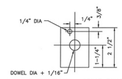
02752-02



SECTION
DOWEL TYPE EXPANSION JOINT
N.T.S



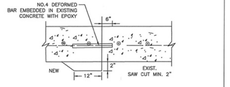
PLAN – JOINT PLATE
N.T.S.



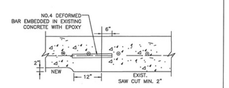
ELEVATION – JOINT PLATE
N.T.S.

NOTES:

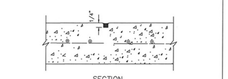
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS.
2. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS AS SPACED AT A MAXIMUM OF 40 FEET. FOR TEST MAXIMUM SPACING FOR CONTROL JOINTS SHALL BE 5 FEET.
3. CENTER DOWEL HORIZONTALLY ON JOINT.
4. CENTER DOWEL VERTICALLY IN CONCRETE AS NEEDED TO MAINTAIN A 2 INCH MINIMUM COVER.



SECTION
SIDEWALK TO EXISTING SIDEWALK
N.T.S



SECTION
SIDEWALK TO EXISTING DRIVEWAY
N.T.S.



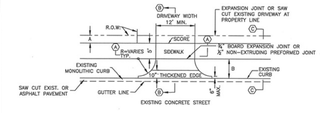
SECTION
CONTROL JOINT
N.T.S.

TABLE 1

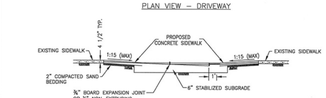
PAVEMENT THICKNESS (N)	DOWEL SIZES AND SPACINGS DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
4 1/2	1/2	18	12
5	1/2	18	12
6	3/4	18	12
7	1	18	12

SIDEWALK EXPANSION AND CONSTRUCTION JOINT DETAILS
NTS

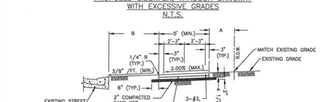
02754-01A



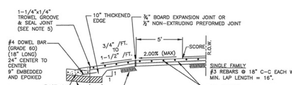
PLAN VIEW – DRIVEWAY



SECTION A
PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE GRADES
N.T.S.



SECTION D
TYPICAL SIDEWALKS SECTION
N.T.S.



SECTION D
TYPICAL DRIVEWAY SECTION
N.T.S.

NOTES:

1. 6" AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE SIDEWALK WIDTH (SW) ACCORDING TO 10H REQUIREMENT, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER.
2. DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY.
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM END OF PROPOSED EDGE OF DRIVEWAY RETURN. EXTEND DOWEL 7" INCHES INTO PROPOSED DRIVEWAY AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
5. TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
6. EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALK SHALL BE ACCORDING TO DRAWING No. 02752–02.
7. REFER CHAPTER 17 DESIGN REQUIREMENTS FOR A AND H.
8. CEMENT STABILIZED SAND 1.5 SACKS OF CEMENT PER TON OF DRY SAND.
9. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
10. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02752-02 THROUGH 02754-01A

APPROVED BY: CITY ENGINEER
APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY
SHEET NO.

DRIVEWAY / LOCAL RESIDENTIAL STREETS
NTS

City of Houston

2/19/21
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable laws and regulations.
06/22/21

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

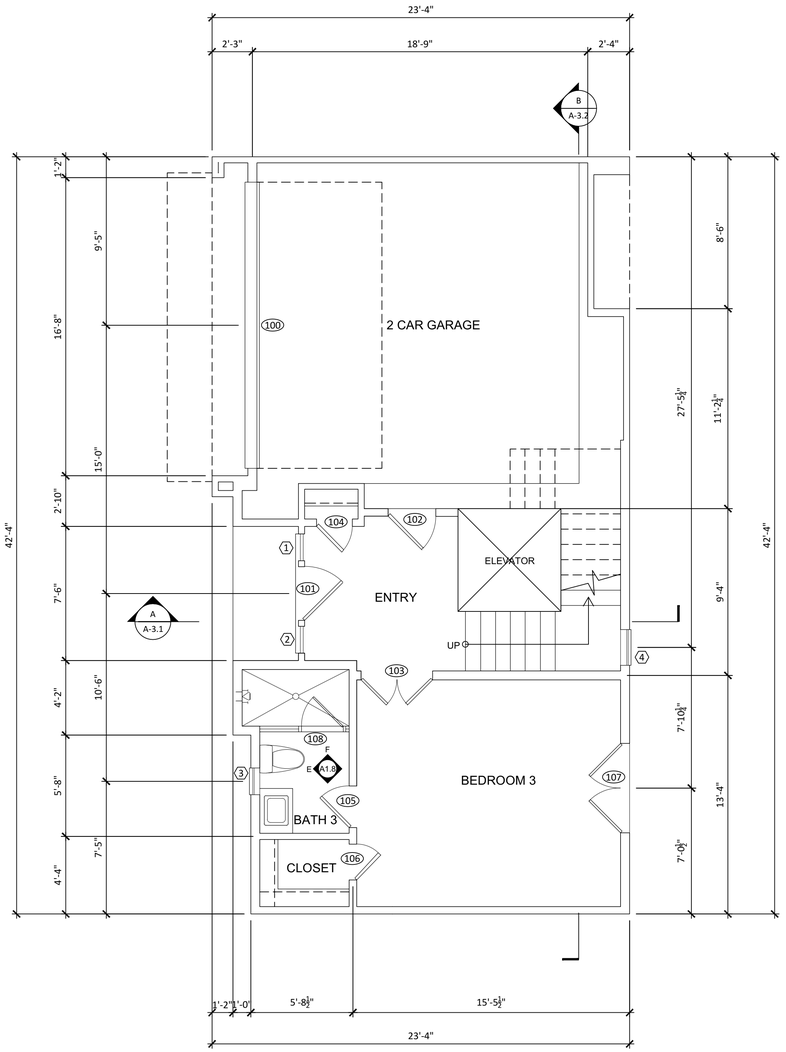
PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

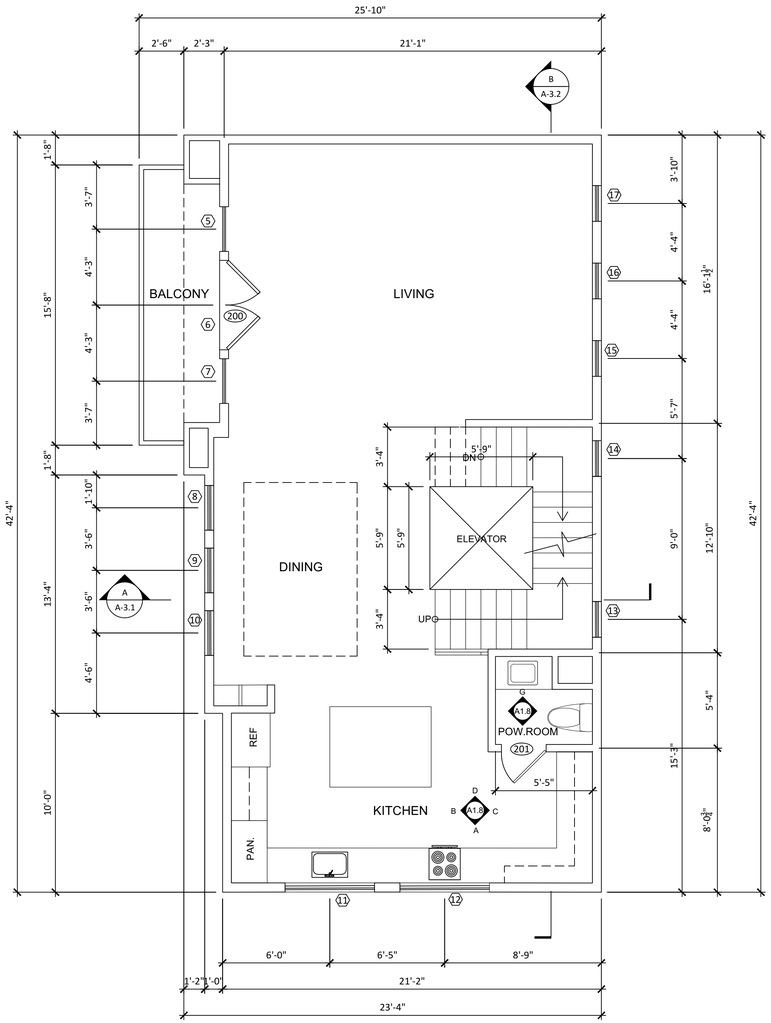
ISSUES & REVISIONS:

SITE PLAN DETAILS

A - 0.1

6/22/2021 4:13:36 PM





LEGEND

- 1 — REFERRING TO NOTES
- ℄ — CENTER LINE
- (E) — EXISTING
- (N) — NEW
- A / D A9.1 B / C — REFERRING TO INTERIORS
- A — REFERRING TO WINDOWS
- 01 — REFERRING TO DOORS

FLOOR PLAN NOTES

1.1 ALL APPLIANCES SHALL BE PROVIDED BY OWNER.

1.2 EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOURS. VENT EXHAUST FANS TO OUTSIDE AIR W/ BACK DRAFT DAMPER.

1.3 PROVIDE STATE FIRE MARSHAL APPROVED SMOKE ALARMS (DETECTOR). ALARMS SHALL BE HARD WIRED TO SEPARATE CIRCUIT WITH BATTERY BACK UP AS REQUIRED BY ELECTRICAL CODE. DETECTORS SHALL BE INTERCONNECTED & SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS. PART OF SECURITY SYSTEM CONTRACT.

1.4 2x4 WALL STUDS AT 16" O.C. AT ALL INTERIOR WALLS, 2x6 WALL STUDS AT 16" O.C. WHERE NOTED: FURR OUT WALL THAT ARE ADJACENT TO COME BLOOK.

1.5 PROVIDE 5/8" TYPE "X" GYP. BOARD OR EQUIVALENT ON ALL WALLS & CEILINGS.

1.6 AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS ON THE DOWN STREAM SIDE OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.(PER ORDINANCE 171,874-FOR WORK OVER 10 K.)

1.7 EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

DIMENSIONING

2.1 DO NOT SCALE DRAWINGS REFER TO DIMENSIONS SHOWN.

2.2 CONTRACTOR SHALL VERIFY, NOTE AND INCLUDE ALL EXISTING AS-BUILT CONDITIONS INTO HIS BID.

2.3 ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES IN AS-BUILT CONDITIONS.

2.3 CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION.

2.4 UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF STUD.

SHOP DRAWINGS AND SAMPLES

3.1 CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR CLIENTS & PRODUCT FOR REVIEW AND APPROVAL.

FRAMING

4.1 ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING, MECHANICAL, AND MEDIA SYSTEMS OF THE BUILDING. NOTIFY ARCHITECT OF ANY CONFLICTS WITH OR BETWEEN SUCH BUILDING SYSTEMS OR DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.

4.2 REFER TO INTERIOR ELEVATIONS, CEILING AND ELECTRICAL PLANS FOR VOLUME CEILING INFORMATION.

4.3 NON-STRUCTURAL FRAMING SHALL NOT BE SHOWN ON STRUCTURAL PLANS. ROUGH FRAMING CARPENTER TO REVIEW ALL ARCHITECTURAL SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.

4.4 PROVIDE FIRE BLOCKING PER U.B.C. 708.

MECHANICAL / PLUMBING

5.1 PROVIDE ANTI-SCALDING VALVES AS REQUIRED BY U.P.C. SECTION 410.7.

5.2 PROVIDE SAMPLE OF REGISTERS TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

5.3 WHERE MECHANICAL PLANS ARE NOT INCLUDED IN THE SET OF DRAWINGS A MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING THE SYSTEM. THE LOCATION OF REGISTERS, THERMOSTATS, FORCED AIR UNITS, AND THEIR SPECIFICATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING WORK.

5.4 PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

5.5 PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER & APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (91.807.1.3,91.206.4(5),91.1115B.9.6,7,8

5.7 WATER HEATER MUST BE STRAPPED TO WALL (507.3 UPC)

MOISTURE AND THERMAL PROTECTION

6.1 INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS.

6.2 SOUND INSULATION SHALL BE INSTALLED AT ALL INTERIOR PARTITIONS, FLOOR JOISTS AROUND PLUMBING PIPES.

6.3 SEE SECTION NOTES FOR R-VALUES AND COMPARE TO TITLE-24 ENERGY CALCULATIONS, APPLY GOVERNING VALUE.

6.4 UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF STUD.

6.5 CONCRETE FLOOR SLAB MOISTURE BARRIER PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS AND GEOTECHNICAL INVESTIGATION REPORTS SPECIFICATIONS AND RECOMMENDATIONS. IF NOT SPECIFIED, A MOISTURE BARRIER WILL BE REQUIRED BENEATH THE CONCRETE SLAB. SAID WATERPROOF BARRIER TO BE VICQENE WITH VAPOR BARRIER AT JOINTS IN THE SLAB. SURROUND WITH A MINIMUM 2" SAND BACK FILL BLANKET (4" TOTAL THICKNESS). THE MEMBRANE SHOULD BE A MINIMUM 6 MILLIMETERS THICK.

6.6 WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED BY UBC 1402.1. WATER RESISTIVE BARRIER, WHEN APPLIED OVER WOOD BASED SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE BUILDING PAPER.

6.7 ALL EXTERIOR GLAZING AT EXTERIOR DOORS AND WINDOWS TO COMPLY WITH TITLE 24 REPORT - SEE SCHEDULES.

6.8 PROVIDE 70 INCH HIGH ON NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE (1115B.2 AND 2406.3(5)

PERMITS

7.1 MECHANICAL, ELECTRICAL, AND PLUMBING UNDER SEPARATE PERMIT APPLICATIONS. THESE INDIVIDUAL SUBCONTRACTORS OR THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY NECESSARY DRAWINGS TO OBTAIN THESE PERMITS. COSTS ASSOCIATED WITH PREPARING SAID DRAWINGS AND OBTAINING SUCH PERMITS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION ESTIMATE, OR BID.

7.2 GENERAL CONTRACTOR IS RESPONSIBLE FOR SIGNING AND OBTAINING PERMITS ON BEHALF OF THE OWNER.

7.3 GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROOF OF WORKMAN'S COMP INSURANCE AND ANY OTHER INSURANCE REQUIRED BY THE GOVERNING JURISDICTION OR OWNER.

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE: FLOOR PLAN

SCALE: AS NOTED

DRAWING No.: A-1.1

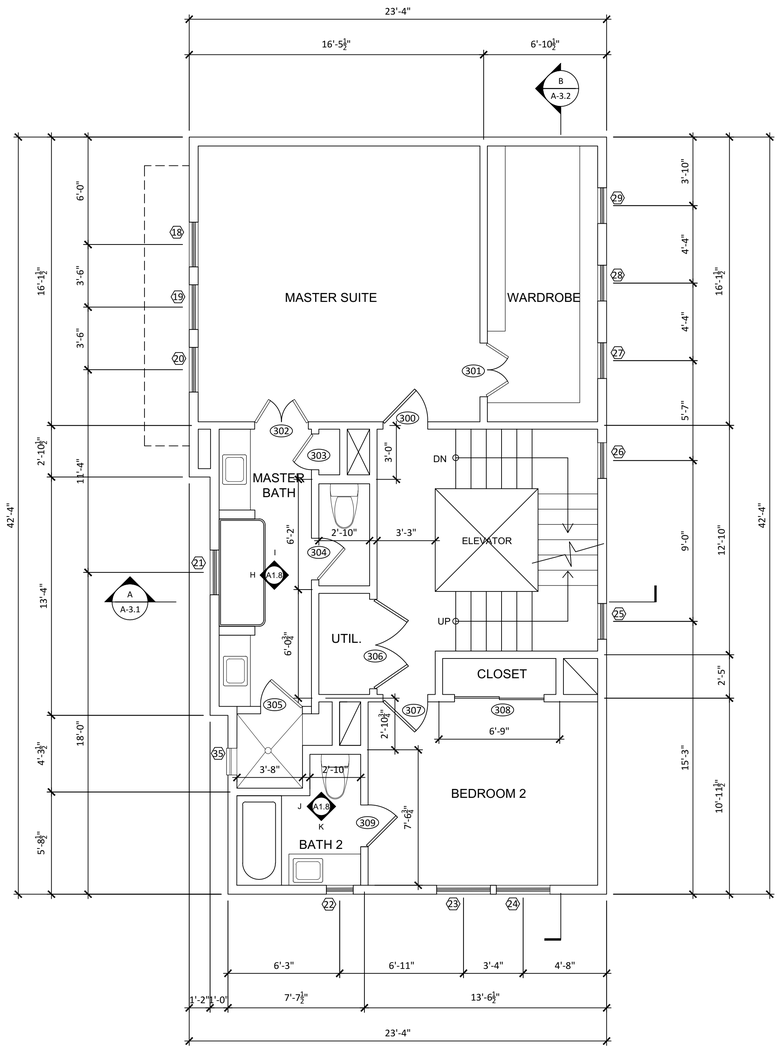
GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0" | 1

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" | 2

FLOOR PLAN GENERAL NOTES



THIRD FLOOR PLAN

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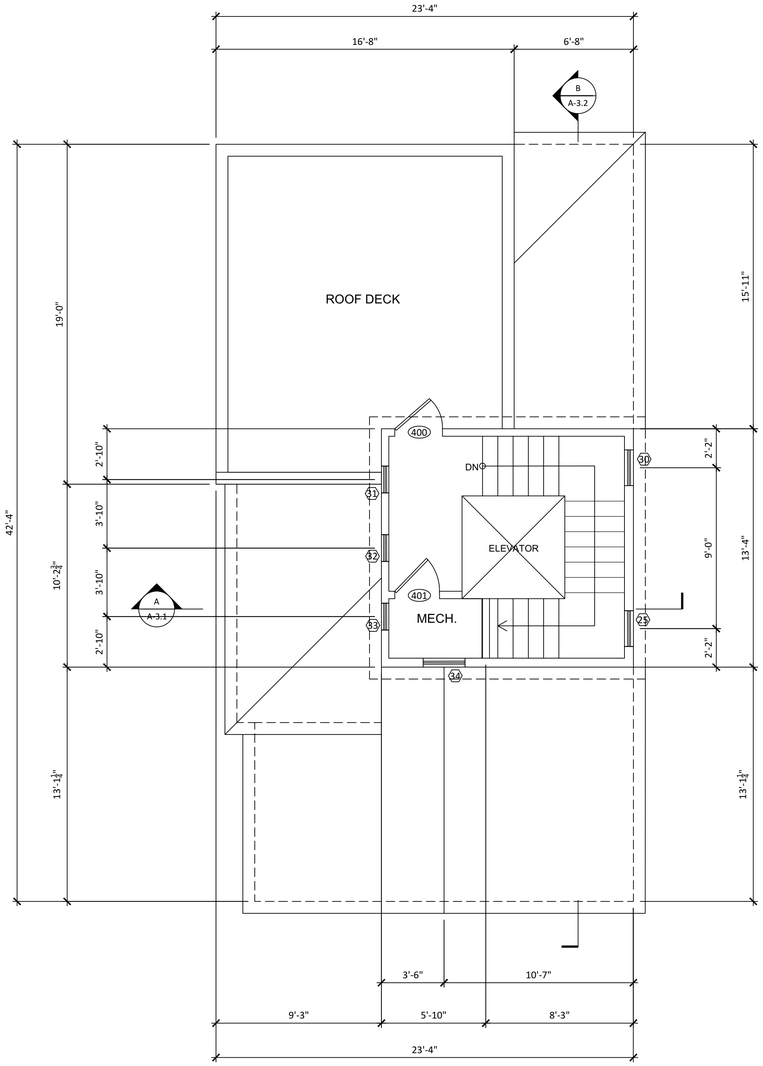

STAIR TOWER FLOOR PLAN

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LEGEND

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FLOOR PLAN GENERAL NOTES

B1.1

9134 PEMBROOK STREET

REVISIONS

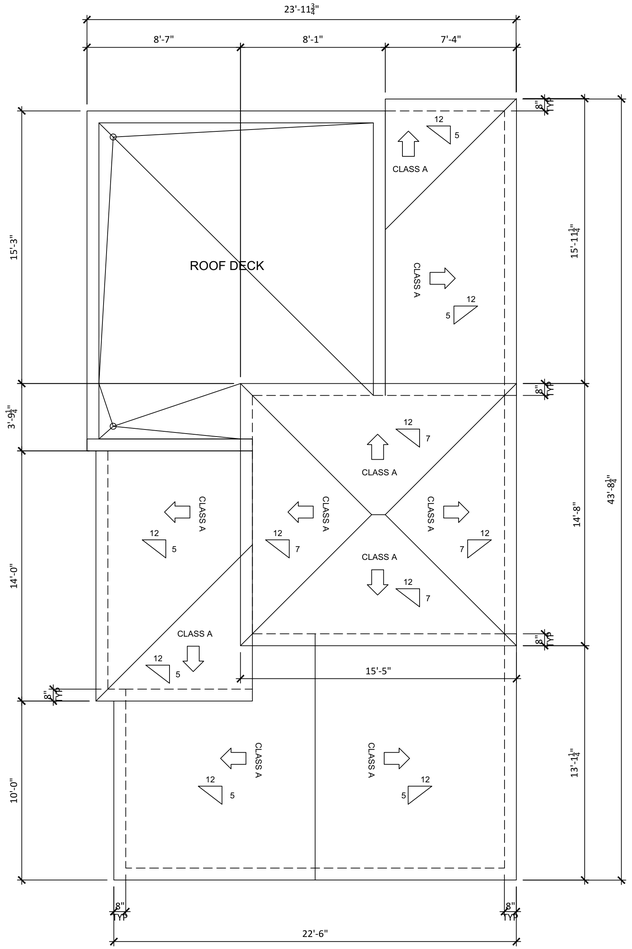
REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE: FLOOR PLAN

SCALE: AS NOTED

DRAWING No.: A-1.2



ROOF PLAN

SCALE: 1/4" = 1'-0" 1

GENERAL ROOF NOTES

1. ALL FLAT ROOFS AND BALCONIES ARE TO SLOPE A MINIMUM OF 2% TOWARDS ROOF DRAINS. ROUGH CARPENTER TO PROVIDE SHIMS BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN. DO NOT ALLOW OBSTACLES TO BLOCK WATER FLOW TO DRAINS.
2. PROVIDE MOCK UP OF SLOPED ROOF MATERIAL FOR OWNER APPROVAL PRIOR TO DELIVERY OF MATERIALS.
3. PROVIDE FIRE STOP AT EAVE ENDS TO PREVENT ENTRY OF FLAME OR MEMBERS UNDER ROOFING MATERIALS.
4. VENTS AND ROOF STACKS SHALL PROJECT THE MINIMUM DISTANCE REQUIRED BY CODE. PAINT SUCH VENTS AND STACKS TO MATCH ROOF MATERIAL COLORS. LOCATE IN AREA LEAST VISIBLE FROM STREET / DRIVE AND CONCEAL IN DORMER VENT WHEN POSSIBLE. COORDINATE EXACT LOCATION WITH ARCHITECT.

4.a ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS WHERE POSSIBLE.

5. PROVIDE CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS. ALL JOINTS IN FLASHING TO BE SOLDERED OR SEALED WITH MASTIC.
6. TOTAL ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF THE ATTIC ARE TO BE VENTILATED.
7. NO VENTILATION IS REQUIRED IN AREAS WHERE ROOF INSULATION IS INSTALLED BETWEEN RAFTERS WITH NO AIR SPACES BETWEEN INSULATION AND ROOF SHEATHING.
8. PROVIDE ATTIC DRAFT STOPS TO COMPLY WITH APPLICABLE CODES (U.B.C. 1505.3).
9. PROVIDE INSECT SCREEN MESH AT ALL OPENINGS IN ROOF SUCH AS DORMER VENTS AND EAVE VENTS. INSECT SCREEN WITH MAX 1/4" OPENINGS.
10. PROVIDE 5/8" EXPANSION JOINTS EVERY 30 FEET IN GUTTERS. SEE EAVE DETAIL FOR GUTTER AND DOWN SPOUT MATERIALS.
11. SEE ROOF PLAN AND EXTERIOR ELEVATIONS, EAVES DETAILS FOR DOWN SPOUT LOCATION, MATERIALS, FINISH, SIZE, AND WEATHER DOWN SPOUTS ARE CONCEALED OR EXPOSED.
12. DOWN SPOUTS AT FLAT ROOF SHALL BE A MINIMUM OF 4" WITH OVERFLOW PER U.B.C. 1506.3. PROVIDE OVERFLOW DRAIN WITH SEPARATE DRAIN LEADER PIPE. OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS WITH THE INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
13. OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.
14. ROOF MATERIAL FASTENERS SHALL BE RATED TO SUSTAIN A MINIMUM WIND OF 80 M.P.H.
15. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
16. CONTRACTOR SHALL TEST ALL CONCEALED DOWN SPOUTS FOR WATER LEAKS PRIOR TO CONCEALING WORK BEHIND FINISHED MATERIALS. ALL ROOFING WORK TO COME WITH A MINIMUM 10 YEAR WARRANTY. WARRANTIES TO BE ISSUED TO OWNER PRIOR TO FINAL PAYMENT.
17. APPLY NAILING STANDARDS ARE U.B.C. OR LOCAL GOVERNING JURISDICTION. PROVIDE TIES BETWEEN ROOF TILE TO PREVENT TILE FROM FALLING IN CASE OF EARTHQUAKE.
18. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
19. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC.
20. ALL RAKE TILE SHALL BE FASTENED WITH TWO NAILS AS WELL AS SET IN SETTING BED.
21. USE CORROSION RESISTIVE NAILS AND FASTENERS. AVOID CONTACT BETWEEN DISSIMILAR METALS.
22. FOR FURNACES LOCATED IN ATTIC SPACES THEY MUST BE POSITIONED SO THAT THE REQUIRED FLUE LENGTH FROM THE FURNACE TO THE CAP IS PROVIDED WITHIN THE ATTIC, ALLOWING THE CAP TO BE A MINIMUM HEIGHT ABOVE THE FINISHED ROOFING ALLOWED BY CODE.
23. SWEEP ROOF SURFACE BROOM CLEAN AND COVER KNOT HOLES WITH TIN.

ROOF MATERIALS SPECIFICATION

REFER TO BID FOR ROOF FINISH.

ALL FLAT ROOFS TO BE CLASS "A" TORCHED DOWN BITUMEN SYSTEM.

ROOF UNDERLAYMENT FOR SLOPED ROOFS TO BE 2 LAYERS 30# FELT PAPER. PROVIDE SHEATHING PER STRUCTURAL WITH A MINIMUM 3/4" THICK MATERIAL CAPABLE OF RESISTING ROOF LOAD.

ALL ROOFING MATERIALS TO HAVE A "CLASS A" FIRE RATING.

ROOF DRAINAGE NOTES

5. SHOW ROOF SLOPE(S), DRAIN(S) AND OVERFLOW DRAIN(S) OR SCUPPERS ON THE ROOF PLAN. PROVIDE A DETAIL OF THE ROOF DRAIN AND OVERFLOW SYSTEM.

A. SIZE THE ROOF DRAINS AND OVERFLOW DRAINS ACCORDING TO CHAPTER 11 OF THE LAPC (1503.4)

B. THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX.

C. ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.

D. OVERFLOW SCUPPERS SHALL BE DESIGNED IN ACCORDANCE TO TABLE 11-1 OF THE LAPC.

E. SHOW ROOF ELEVATION TO PROVIDE A MINIMUM 1/4IN PER FOOT ROOF SLOPE FOR DRAINAGE OR DESIGN TO SUPPORTACCUMULATED WATER.

F. SHOW DRAINAGE: SHOW ON PLANS HOW CONCENTRATED DRAINAGE IS BEING CONVEYED TO THE STREET VIA NONEROSIVE DEVICES (7013.10).

F. VERY HIGH FIRE HAZARD SEVERITY ZONE NOTES

(701A.3.2, 7201.2.) BASED ON CITY MAPS, THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE. IT SHALL COMPLY WITH REQUIREMENTS OF MATERIALS, SYSTEMS & CONSTRUCTION METHODS OF CHAPTER 7A AND CHAPTER 72. ADD THE FOLLOWING MATERIAL SPECIFICATIONS AND/OR NOTES/ DETAILS TO PLANS:

A. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. (7207.4, 1505)

B. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (704A.1.3)

C. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (704A.1.5)

D. (ROOF)(ATTIC)(EXTERIOR WALL)VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 - INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (704A.2.1, 704A3.2.1, 704A.2.2, 7207.3)

E. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (704A.2.3)

NOTE

ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED.

ROOF GENERAL NOTES

B1.1

9134 PEMBROOK STREET

REVISIONS

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SIGN & SEAL:

DRAWING TITLE: ROOF PLAN

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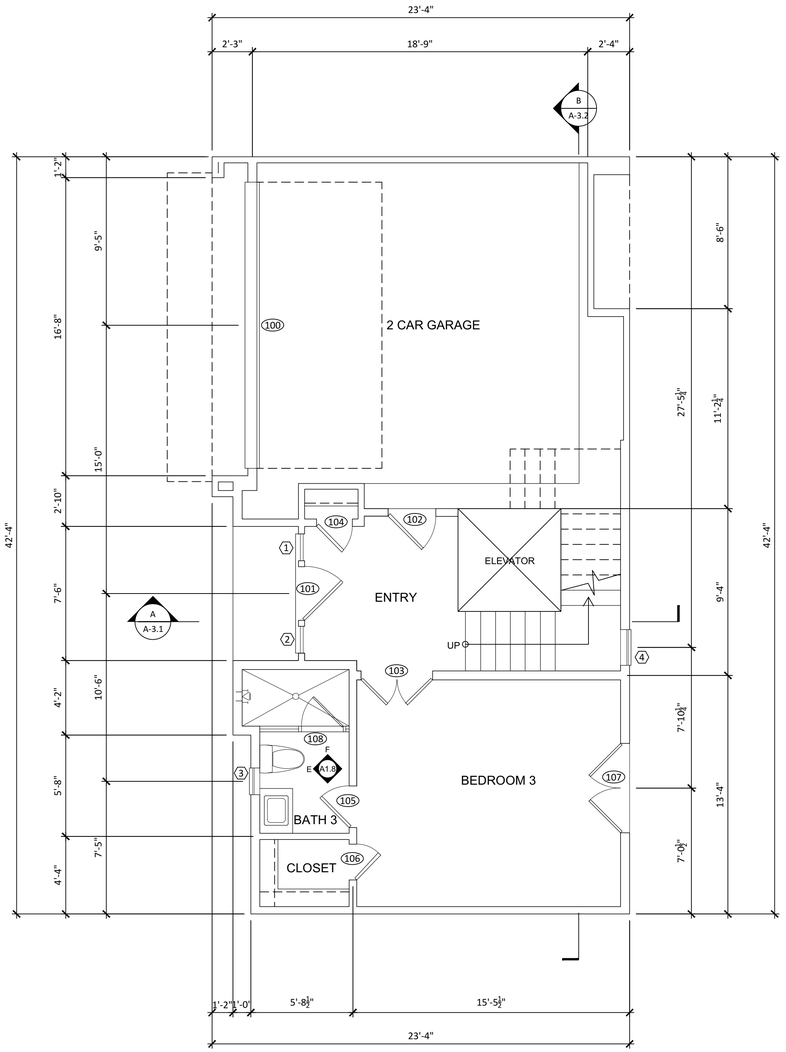

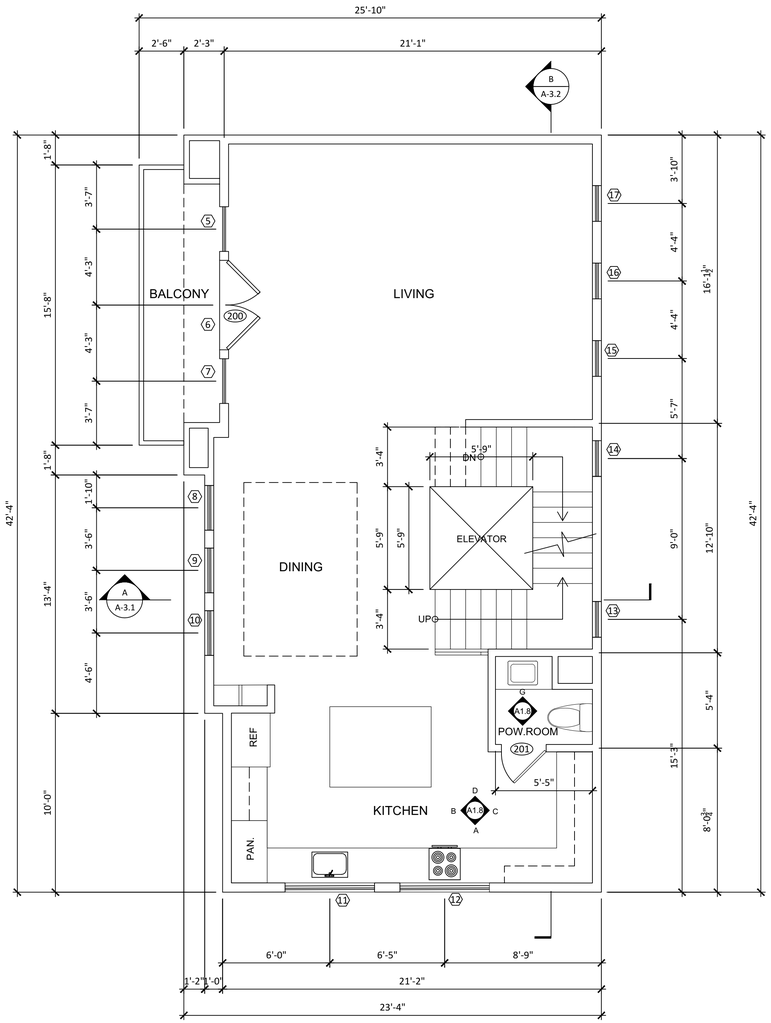

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REVISIONS

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DRAWING TITLE: FLOOR PLAN

SCALE: AS NOTED

DRAWING No.: A-1.1

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0" | 1

SECOND FLOOR PLAN

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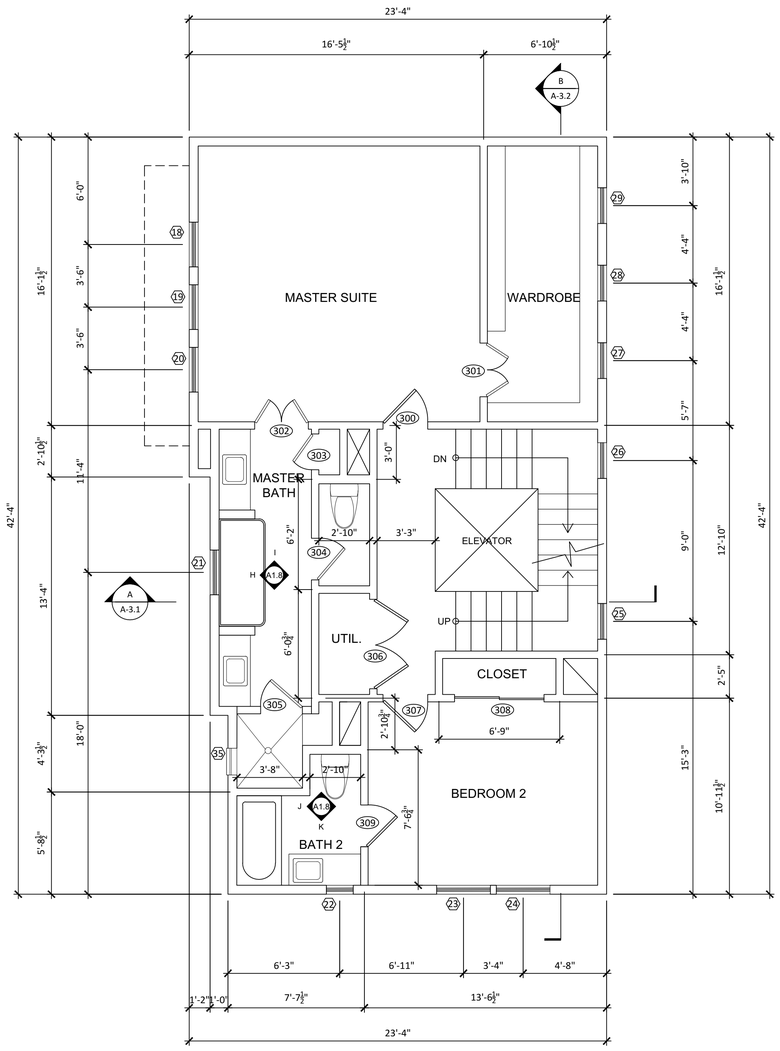

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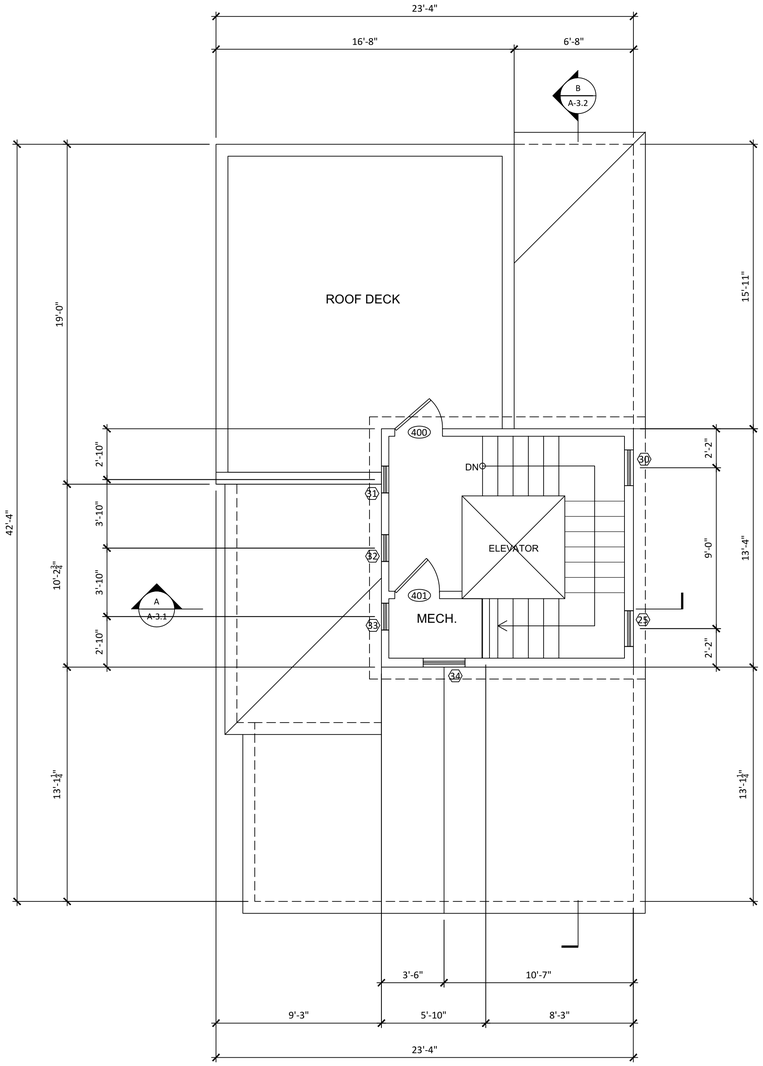

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1.6 AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS ON THE DOWN STREAM SIDE OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.(PER ORDINANCE 171,874-FOR WORK OVER 10 K.)

1.7 EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

DIMENSIONING

2.1 DO NOT SCALE DRAWINGS REFER TO DIMENSIONS SHOWN.

2.2 CONTRACTOR SHALL VERIFY, NOTE AND INCLUDE ALL EXISTING AS-BUILT CONDITIONS INTO HIS BID.

2.3 ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES IN AS-BUILT CONDITIONS.

2.3 CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION.

2.4 UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF STUD.

SHOP DRAWINGS AND SAMPLES

3.1 CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR CLIENTS & PRODUCT FOR REVIEW AND APPROVAL.

FRAMING

4.1 ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING, MECHANICAL, AND MEDIA SYSTEMS OF THE BUILDING. NOTIFY ARCHITECT OF ANY CONFLICTS WITH OR BETWEEN SUCH BUILDING SYSTEMS OR DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.

4.2 REFER TO INTERIOR ELEVATIONS, CEILING AND ELECTRICAL PLANS FOR VOLUME CEILING INFORMATION.

4.3 NON-STRUCTURAL FRAMING SHALL NOT BE SHOWN ON STRUCTURAL PLANS. ROUGH FRAMING CARPENTER TO REVIEW ALL ARCHITECTURAL SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.

4.4 PROVIDE FIRE BLOCKING PER U.B.C. 708.

MECHANICAL / PLUMBING

5.1 PROVIDE ANTI-SCALDING VALVES AS REQUIRED BY U.P.C. SECTION 410.7.

5.2 PROVIDE SAMPLE OF REGISTERS TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

5.3 WHERE MECHANICAL PLANS ARE NOT INCLUDED IN THE SET OF DRAWINGS A MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING THE SYSTEM. THE LOCATION OF REGISTERS, THERMOSTATS, FORCED AIR UNITS, AND THEIR SPECIFICATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING WORK.

5.4 PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

5.5 PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER & APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (91.807.1.3,91.206.4(5),91.1115B.9.6,7,8

5.7 WATER HEATER MUST BE STRAPPED TO WALL (507.3 UPC)

MOISTURE AND THERMAL PROTECTION

6.1 INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS.

6.2 SOUND INSULATION SHALL BE INSTALLED AT ALL INTERIOR PARTITIONS, FLOOR JOISTS AROUND PLUMBING PIPES.

6.3 SEE SECTION NOTES FOR R-VALUES AND COMPARE TO TITLE-24 ENERGY CALCULATIONS, APPLY GOVERNING VALUE.

6.4 UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF STUD.

6.5 CONCRETE FLOOR SLAB MOISTURE BARRIER PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS AND GEOTECHNICAL INVESTIGATION REPORTS SPECIFICATIONS AND RECOMMENDATIONS. IF NOT SPECIFIED, A MOISTURE BARRIER WILL BE REQUIRED BENEATH THE CONCRETE SLAB. SAID WATERPROOF BARRIER TO BE VICQENE WITH VAPOR BARRIER AT JOINTS IN THE SLAB. SURROUND WITH A MINIMUM 2" SAND BACK FILL BLANKET (4" TOTAL THICKNESS). THE MEMBRANE SHOULD BE A MINIMUM 6 MILLIMETERS THICK.

6.6 WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED BY UBC 1402.1. WATER RESISTIVE BARRIER, WHEN APPLIED OVER WOOD BASED SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE BUILDING PAPER.

6.7 ALL EXTERIOR GLAZING AT EXTERIOR DOORS AND WINDOWS TO COMPLY WITH TITLE 24 REPORT - SEE SCHEDULES.

6.8 PROVIDE 70 INCH HIGH ON NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE (1115B.2 AND 2406.3(5)

PERMITS

7.1 MECHANICAL, ELECTRICAL, AND PLUMBING UNDER SEPARATE PERMIT APPLICATIONS. THESE INDIVIDUAL SUBCONTRACTORS OR THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY NECESSARY DRAWINGS TO OBTAIN THESE PERMITS. COSTS ASSOCIATED WITH PREPARING SAID DRAWINGS AND OBTAINING SUCH PERMITS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION ESTIMATE, OR BID.

7.2 GENERAL CONTRACTOR IS RESPONSIBLE FOR SIGNING AND OBTAINING PERMITS ON BEHALF OF THE OWNER.

7.3 GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROOF OF WORKMAN'S COMP INSURANCE AND ANY OTHER INSURANCE REQUIRED BY THE GOVERNING JURISDICTION OR OWNER.

FLOOR PLAN GENERAL NOTES

B1.1

9134 PEMBROOK STREET

REVISIONS

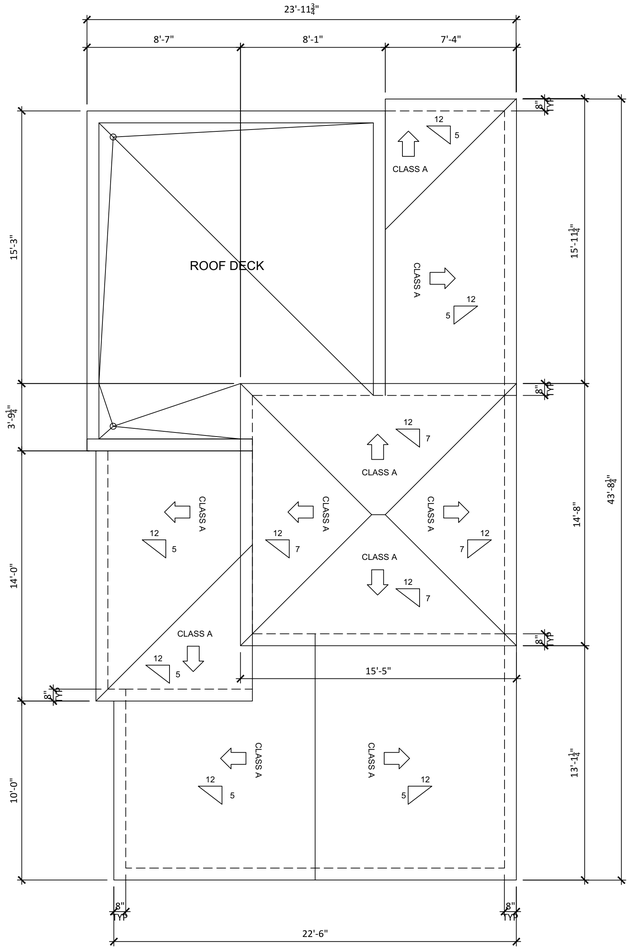
REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE: FLOOR PLAN

SCALE: AS NOTED

DRAWING No.: A-1.2



ROOF PLAN

SCALE: 1/4" = 1'-0" 1

GENERAL ROOF NOTES

1. ALL FLAT ROOFS AND BALCONIES ARE TO SLOPE A MINIMUM OF 2% TOWARDS ROOF DRAINS. ROUGH CARPENTER TO PROVIDE SHIMS BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN. DO NOT ALLOW OBSTACLES TO BLOCK WATER FLOW TO DRAINS.
2. PROVIDE MOCK UP OF SLOPED ROOF MATERIAL FOR OWNER APPROVAL PRIOR TO DELIVERY OF MATERIALS.
3. PROVIDE FIRE STOP AT EAVE ENDS TO PREVENT ENTRY OF FLAME OR MEMBERS UNDER ROOFING MATERIALS.
4. VENTS AND ROOF STACKS SHALL PROJECT THE MINIMUM DISTANCE REQUIRED BY CODE. PAINT SUCH VENTS AND STACKS TO MATCH ROOF MATERIAL COLORS. LOCATE IN AREA LEAST VISIBLE FROM STREET / DRIVE AND CONCEAL IN DORMER VENT WHEN POSSIBLE. COORDINATE EXACT LOCATION WITH ARCHITECT.

4.a ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS WHERE POSSIBLE.

5. PROVIDE CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS. ALL JOINTS IN FLASHING TO BE SOLDERED OR SEALED WITH MASTIC.
6. TOTAL ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF THE ATTIC ARE TO BE VENTILATED.
7. NO VENTILATION IS REQUIRED IN AREAS WHERE ROOF INSULATION IS INSTALLED BETWEEN RAFTERS WITH NO AIR SPACES BETWEEN INSULATION AND ROOF SHEATHING.
8. PROVIDE ATTIC DRAFT STOPS TO COMPLY WITH APPLICABLE CODES (U.B.C. 1505.3).
9. PROVIDE INSECT SCREEN MESH AT ALL OPENINGS IN ROOF SUCH AS DORMER VENTS AND EAVE VENTS. INSECT SCREEN WITH MAX 1/4" OPENINGS.
10. PROVIDE 5/8" EXPANSION JOINTS EVERY 30 FEET IN GUTTERS. SEE EAVE DETAIL FOR GUTTER AND DOWN SPOUT MATERIALS.
11. SEE ROOF PLAN AND EXTERIOR ELEVATIONS, EAVES DETAILS FOR DOWN SPOUT LOCATION, MATERIALS, FINISH, SIZE, AND WEATHER DOWN SPOUTS ARE CONCEALED OR EXPOSED.
12. DOWN SPOUTS AT FLAT ROOF SHALL BE A MINIMUM OF 4" WITH OVERFLOW PER U.B.C. 1506.3. PROVIDE OVERFLOW DRAIN WITH SEPARATE DRAIN LEADER PIPE. OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS WITH THE INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
13. OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.
14. ROOF MATERIAL FASTENERS SHALL BE RATED TO SUSTAIN A MINIMUM WIND OF 80 M.P.H.
15. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
16. CONTRACTOR SHALL TEST ALL CONCEALED DOWN SPOUTS FOR WATER LEAKS PRIOR TO CONCEALING WORK BEHIND FINISHED MATERIALS. ALL ROOFING WORK TO COME WITH A MINIMUM 10 YEAR WARRANTY. WARRANTIES TO BE ISSUED TO OWNER PRIOR TO FINAL PAYMENT.
17. APPLY NAILING STANDARDS ARE U.B.C. OR LOCAL GOVERNING JURISDICTION. PROVIDE TIES BETWEEN ROOF TILE TO PREVENT TILE FROM FALLING IN CASE OF EARTHQUAKE.
18. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
19. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC.
20. ALL RAKE TILE SHALL BE FASTENED WITH TWO NAILS AS WELL AS SET IN SETTING BED.
21. USE CORROSION RESISTIVE NAILS AND FASTENERS. AVOID CONTACT BETWEEN DISSIMILAR METALS.
22. FOR FURNACES LOCATED IN ATTIC SPACES THEY MUST BE POSITIONED SO THAT THE REQUIRED FLUE LENGTH FROM THE FURNACE TO THE CAP IS PROVIDED WITHIN THE ATTIC, ALLOWING THE CAP TO BE A MINIMUM HEIGHT ABOVE THE FINISHED ROOFING ALLOWED BY CODE.
23. SWEEP ROOF SURFACE BROOM CLEAN AND COVER KNOT HOLES WITH TIN.

ROOF MATERIALS SPECIFICATION

REFER TO BID FOR ROOF FINISH.

ALL FLAT ROOFS TO BE CLASS "A" TORCHED DOWN BITUMEN SYSTEM.

ROOF UNDERLAYMENT FOR SLOPED ROOFS TO BE 2 LAYERS 30# FELT PAPER. PROVIDE SHEATHING PER STRUCTURAL WITH A MINIMUM 3/4" THICK MATERIAL CAPABLE OF RESISTING ROOF LOAD.

ALL ROOFING MATERIALS TO HAVE A "CLASS A" FIRE RATING.

ROOF DRAINAGE NOTES

5. SHOW ROOF SLOPE(S), DRAIN(S) AND OVERFLOW DRAIN(S) OR SCUPPERS ON THE ROOF PLAN. PROVIDE A DETAIL OF THE ROOF DRAIN AND OVERFLOW SYSTEM.

A. SIZE THE ROOF DRAINS AND OVERFLOW DRAINS ACCORDING TO CHAPTER 11 OF THE LAPC (1503.4)

B. THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX.

C. ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.

D. OVERFLOW SCUPPERS SHALL BE DESIGNED IN ACCORDANCE TO TABLE 11-1 OF THE LAPC.

E. SHOW ROOF ELEVATION TO PROVIDE A MINIMUM 1/4IN PER FOOT ROOF SLOPE FOR DRAINAGE OR DESIGN TO SUPPORTACCUMULATED WATER.

F. SHOW DRAINAGE: SHOW ON PLANS HOW CONCENTRATED DRAINAGE IS BEING CONVEYED TO THE STREET VIA NONEROSIVE DEVICES (7013.10).

F. VERY HIGH FIRE HAZARD SEVERITY ZONE NOTES

(701A.3.2, 7201.2.) BASED ON CITY MAPS, THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE. IT SHALL COMPLY WITH REQUIREMENTS OF MATERIALS, SYSTEMS & CONSTRUCTION METHODS OF CHAPTER 7A AND CHAPTER 72. ADD THE FOLLOWING MATERIAL SPECIFICATIONS AND/OR NOTES/ DETAILS TO PLANS:

A. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. (7207.4, 1505)

B. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (704A.1.3)

C. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (704A.1.5)

D. (ROOF)(ATTIC)(EXTERIOR WALL)VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 - INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (704A.2.1, 704A3.2.1, 704A.2.2, 7207.3)

E. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (704A.2.3)

NOTE

ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED.

ROOF GENERAL NOTES

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

SIGN & SEAL:

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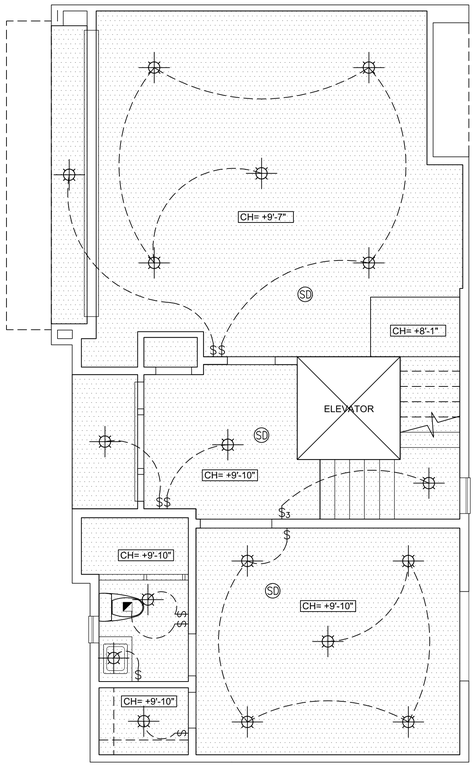
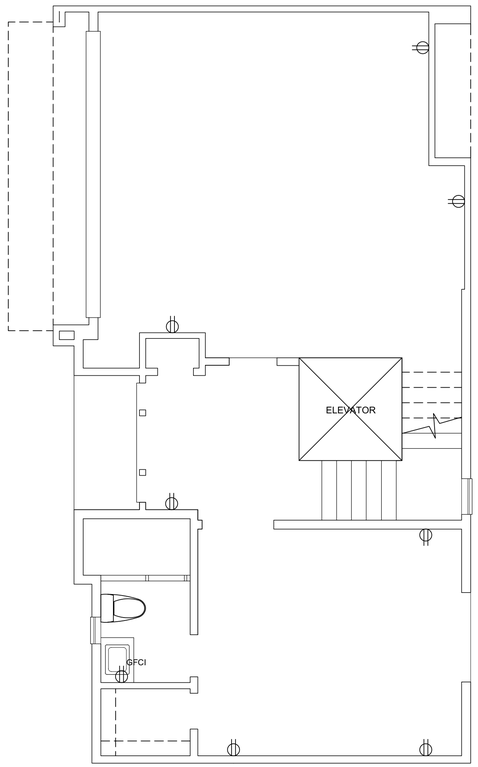
SCALE: AS NOTED

DRAWING No.: A-1.3



GROUND REFLECTED CEILING PLAN | SCALE: 1/4" = 1'-0" | 1



GROUND ELECTRICAL PLAN | SCALE: 1/4" = 1'-0" | 2

POWER & COMMUNICATIONS PLAN LEGEND

SYMBOL	DESCRIPTION
⊢ *	NEW BUILDING STANDARD 110 V. DUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N INDICATED OUTLET ON SWITCH.
⊢ GFCI	NEW BUILDING STANDARD 110 V. GFCI OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
⊢	NEW BUILDING STANDARD 110 V. QUADRUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
◁	NEW BUILDING STANDARD COMBINATION TELEPHONE/DATA OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N.
⊢ TV	NEW BUILDING STANDARD TV. ANTENNA OUTLET @ 18 A.F.F.

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING

SEE 20/D-2.0 FOR OUTLETS HEIGHTS

POWER & COMM. PLAN GENERAL NOTES

1 PROVIDE & INSTALL NEW BUILDING STANDARD POWER OUTLETS AND TELEPHONE & DATA OUTLETS AS NOTED ON PLAN. PROVIDE 1 1/4" CONDUIT STUB–UP 6" ABOVE CEILING W/PULL WIRE FOR ALL NEW COMMUNICATION OUTLETS. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE REQUIREMENTS. ALL ELECTRICAL PHONE/ DATA OUTLETS SHOWN ON PLAN ARE NEW U.O.N.

2 FIRE SPRINKLER SYSTEM SHALL BE (DESIGN–BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS.

3 ALL NEW OUTLETS AND COVER PLATES SHALL BE DECORAH.

4 ALL OUTLETS SHOWN ADJACENT TO EACH OTHER SHALL BE 6" APART O.C., U.O.N.

5 ALL ELECTRICAL OUTLETS / SWITCHES WITHIN 5'–0" OF A WATER SOURCE SHALL BE WITH G.F.I.

POWER & COMMUNICATION PLAN KEYNOTES

E1 VERIFY EXACT LOCATION OF FURNITURE FEED IN FIELD WITH TENANT'S FURNITURE VENDOR PRIOR TO INSTALLING. GC TO HOOK UP WIRE WHIP AFTER FURNITURE INSTALLATION.

E2 PROVIDE NEW TV OUTLETS FOR TENANT PROVIDED FLAT SCREEN TV. VERIFY EXACT LOCATION IN FIELD WITH TENANT'S REP. PROVIDE 2" CONDUIT FROM TV OUTLET TO DATA OUTLET BELOW AND FLOOR OUTLET.

E3 VERIFY EXACT LOCATION OF FLOOR OUTLET IN FIELD WITH TENANT'S REP. SEE ABOVE STANDARD SPEC IN POWER & COMMUNICATIONS LEGEND.

E4 PROVIDE NEW WALL MOUNTED DUCTLESS MITSUBISHI AIR CONDITIONING (HEAT & COOL) UNIT HM SERIES. PROVIDE POWER SOURCE.

REFLECTED CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
	GYPSUM BOARD CEILING
○ SD	HARDWIRE SMOKE DETECTOR
	RECESSED LED LIGHT (DIMABLE)
	EXHAUST FAN OPERABLE FROM WALL SWITCH
⊢ (a,b,c,d)	NEW BLDG. STD. WALL MOUNTED MOTION SWITCH (a,b,c,d...INDICATES CIRCUIT ALLOCATION)
	CEILING MOUNTED FIXTURE
⊢ 1	J–BOX W/ STUB–UP TO PLENUM FOR ALARM/SECURITY SYSTEM TO BE COORDINATED BY OWNER/CONTRACTOR
— — — —	UNDER CABINET LIGHTING
	AREAS NOT IN CONTRACT

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING
WL = WET LOCATION

REMODEL AREA LIMIT SCOPE — INDICATES LOCATION OF REMODEL AREAS

X'–X" — CEILING HEIGHT

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL MODIFICATIONS AND ADDITIONS TO FIRE–LIFE SYSTEMS SHALL BE DEFERRED APPROVAL (DESIGN–BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS AND MEET WITH UCLA FIRE DEPT. (310) 825–7220 FOR APPROVAL OF SMOKE DETECTORS, STROBES, SPRINKLERS, SPEAKERS EXIT SIGNS.
2. PROVIDE & INSTALL NEW LIGHT FIXTURES THROUGHOUT AS NOTED. PROVIDE AND INSTALL NEW SWITCHES AS REQ'D.
3. CONTRACTOR TO COORDINATE ELECTRICAL AND CEILING CONTRACTOR VERIFY THAT ADEQUATE DEPTH IS PROVIDED ABOVE CEILING TO ACCOMMODATE RECESSED LIGHTING FIXTURES. BEFORE PROCEEDING WITH WORK, ARCHITECT SHOULD BE NOTIFIED OF ANY OBSTRUCTIONS THAT WOULD INTERFERE WITH LIGHTING LAYOUT.
4. CEILING EDGE METAL TO BE MITERED AT CORNERS.
5. REFER TO LEGEND AND PLAN FOR CEILING AND FIXTURE HEIGHTS, U.O.N.

REFLECTED CEILING PLAN KEYNOTES

R1 CONTRACTOR TO PROVIDE & COORDINATE SPRINKLER SYSTEM TO BE ADDED.

R2 ALL SPRINKLER HEADS SHALL BE RECESSED TYPE WITH COOPER CAP.

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

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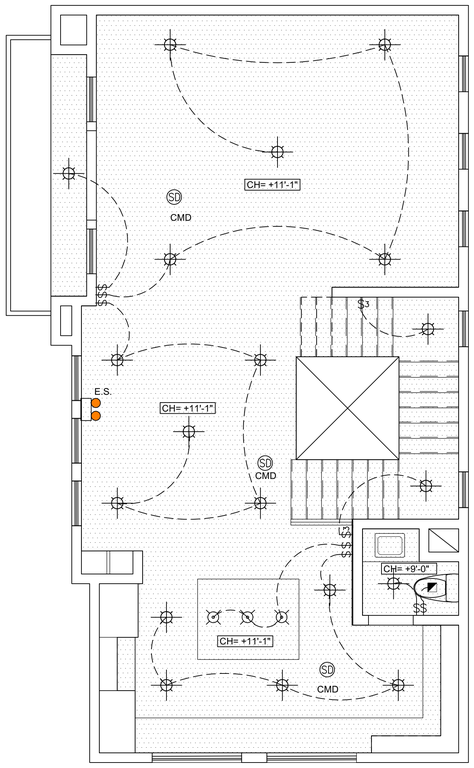
REFLECTED CEILING PLAN AND ELECTRICAL PLAN

SCALE: AS NOTED

DRAWING No.: A-1.4



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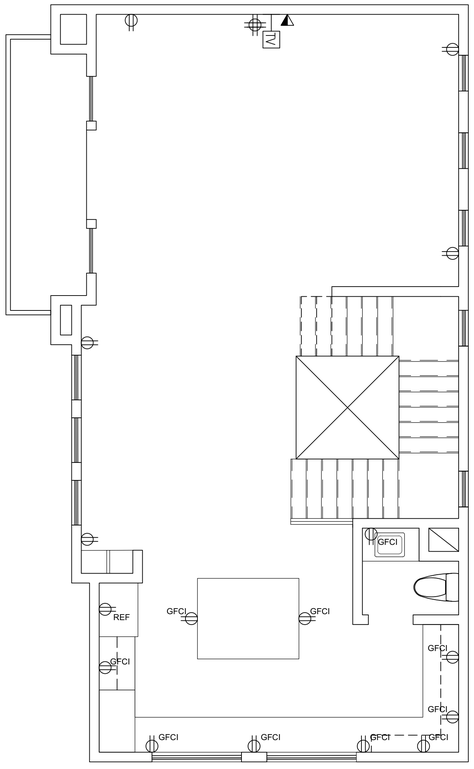

2ND FLOOR ELECTRICAL PLAN | SCALE: 1/4" = 1'-0" | 2

POWER & COMMUNICATIONS PLAN LEGEND

SYMBOL	DESCRIPTION
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GFCI	NEW BUILDING STANDARD 110 V. GFCI OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
	NEW BUILDING STANDARD 110 V. QUADRUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
	NEW BUILDING STANDARD COMBINATION TELEPHONE/DATA OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N.
TV	NEW BUILDING STANDARD TV. ANTENNA OUTLET @ 18 A.F.F.

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING

SEE 20/D-2.0 FOR OUTLETS HEIGHTS

POWER & COMM. PLAN GENERAL NOTES

1 PROVIDE & INSTALL NEW BUILDING STANDARD POWER OUTLETS AND TELEPHONE & DATA OUTLETS AS NOTED ON PLAN. PROVIDE 1 1/4" CONDUIT STUB-UP 6" ABOVE CEILING W/PULL WIRE FOR ALL NEW COMMUNICATION OUTLETS. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE REQUIREMENTS. ALL ELECTRICAL PHONE/ DATA OUTLETS SHOWN ON PLAN ARE NEW U.O.N.

2 FIRE SPRINKLER SYSTEM SHALL BE (DESIGN–BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS.

3 ALL NEW OUTLETS AND COVER PLATES SHALL BE DECORAH.

4 ALL OUTLETS SHOWN ADJACENT TO EACH OTHER SHALL BE 6" APART O.C., U.O.N.

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REFLECTED CEILING PLAN LEGEND

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	GYPSUM BOARD CEILING
SD	HARDWIRE SMOKE DETECTOR
	RECESSED LED LIGHT (DIMABLE)
	EXHAUST FAN OPERABLE FROM WALL SWITCH
S	NEW BLDG. STD. WALL MOUNTED MOTION SWITCH (a,b,c,d...INDICATES CIRCUIT ALLOCATION)
	CEILING MOUNTED FIXTURE
J	J–BOX W/ STUB–UP TO PLENUM FOR ALARM/SECURITY SYSTEM TO BE COORDINATED BY OWNER/CONTRACTOR
	UNDER CABINET LIGHTING
	AREAS NOT IN CONTRACT

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X'–X" — CEILING HEIGHT

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3. CEILING EDGE METAL TO BE MITERED AT CORNERS.

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REFLECTED CEILING PLAN KEYNOTES

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B1.1

9132 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

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REFLECTED CEILING PLAN AND ELECTRICAL PLAN

SCALE: AS NOTED

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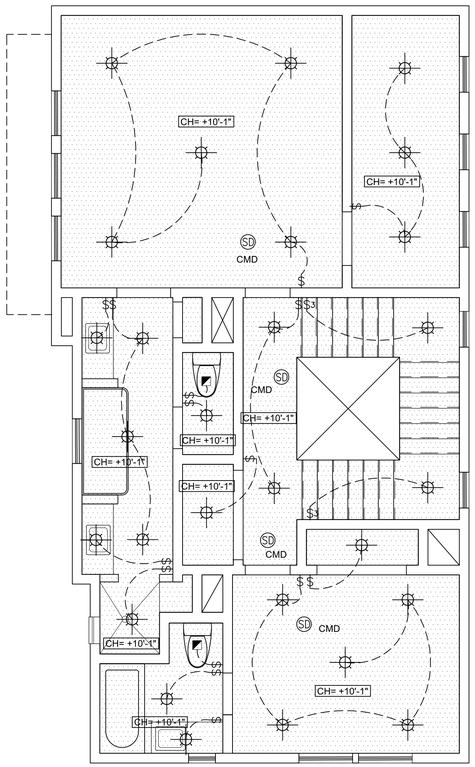
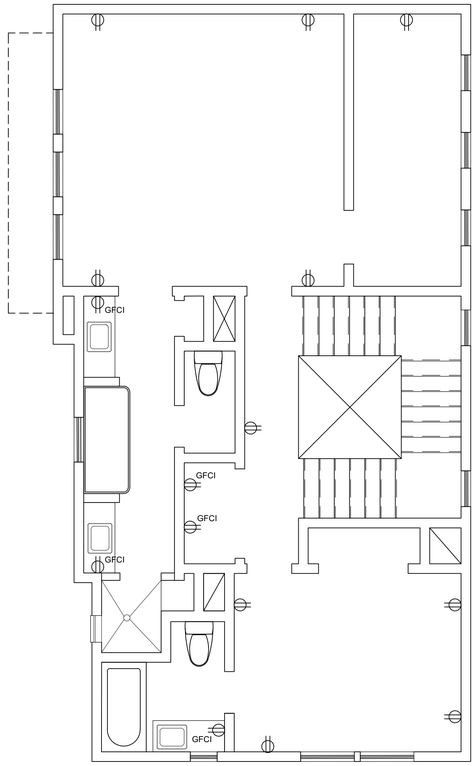


3RD FLOOR REFLECTED CEILING PLAN | SCALE: 1/4" = 1'-0" | 1



3RD FLOOR ELECTRICAL PLAN | SCALE: 1/4" = 1'-0" | 2

POWER & COMMUNICATIONS PLAN LEGEND

SYMBOL	DESCRIPTION
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◀	NEW BUILDING STANDARD COMBINATION TELEPHONE/DATA OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N.
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SEE 20/D-2.0 FOR OUTLETS HEIGHTS

POWER & COMM. PLAN GENERAL NOTES

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2 FIRE SPRINKLER SYSTEM SHALL BE (DESIGN-BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS.

3 ALL NEW OUTLETS AND COVER PLATES SHALL BE DECORAH.

4 ALL OUTLETS SHOWN ADJACENT TO EACH OTHER SHALL BE 6" APART O.C., U.O.N.

5 ALL ELECTRICAL OUTLETS / SWITCHES WITHIN 5'-0" OF A WATER SOURCE SHALL BE WITH G.F.I.

POWER & COMMUNICATION PLAN KEYNOTES

E1 VERIFY EXACT LOCATION OF FURNITURE FEED IN FIELD WITH TENANT'S FURNITURE VENDOR PRIOR TO INSTALLING. GC TO HOOK UP WIRE WHIP AFTER FURNITURE INSTALLATION.

E2 PROVIDE NEW TV OUTLETS FOR TENANT PROVIDED FLAT SCREEN TV. VERIFY EXACT LOCATION IN FIELD WITH TENANT'S REP. PROVIDE 2" CONDUIT FROM TV OUTLET TO DATA OUTLET BELOW AND FLOOR OUTLET.

E3 VERIFY EXACT LOCATION OF FLOOR OUTLET IN FIELD WITH TENANT'S REP. SEE ABOVE STANDARD SPEC IN POWER & COMMUNICATIONS LEGEND.

E4 PROVIDE NEW WALL MOUNTED DUCTLESS MITSUBISHI AIR CONDITIONING (HEAT & COOL) UNIT HM SERIES. PROVIDE POWER SOURCE.

REFLECTED CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
	GYPSUM BOARD CEILING
SD	HARDWIRE SMOKE DETECTOR
	RECESSED LED LIGHT (DIMABLE)
	EXHAUST FAN OPERABLE FROM WALL SWITCH
	NEW BLDG. STD. WALL MOUNTED MOTION SWITCH (a,b,c,d...INDICATES CIRCUIT ALLOCATION)
	CEILING MOUNTED FIXTURE
1	J-BOX W/ STUB-UP TO PLENUM FOR ALARM/SECURITY SYSTEM TO BE COORDINATED BY OWNER/CONTRACTOR
	UNDER CABINET LIGHTING
	AREAS NOT IN CONTRACT

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING
WL = WET LOCATION

REMODEL AREA LIMIT SCOPE — INDICATES LOCATION OF REMODEL AREAS

X'-X" — CEILING HEIGHT

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL MODIFICATIONS AND ADDITIONS TO FIRE-LIFE SYSTEMS SHALL BE DEFERRED APPROVAL (DESIGN-BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS AND MEET WITH UCLA FIRE DEPT. (310) 825-7220 FOR APPROVAL OF SMOKE DETECTORS, STROBES, SPRINKLERS, SPEAKERS EXIT SIGNS.
2. PROVIDE & INSTALL NEW LIGHT FIXTURES THROUGHOUT AS NOTED. PROVIDE AND INSTALL NEW SWITCHES AS REQ'D.
3. CONTRACTOR TO COORDINATE ELECTRICAL AND CEILING CONTRACTOR VERIFY THAT ADEQUATE DEPTH IS PROVIDED ABOVE CEILING TO ACCOMMODATE RECESSED LIGHTING FIXTURES. BEFORE PROCEEDING WITH WORK, ARCHITECT SHOULD BE NOTIFIED OF ANY OBSTRUCTIONS THAT WOULD INTERFERE WITH LIGHTING LAYOUT.
4. CEILING EDGE METAL TO BE MITERED AT CORNERS.
5. REFER TO LEGEND AND PLAN FOR CEILING AND FIXTURE HEIGHTS, U.O.N.

REFLECTED CEILING PLAN KEYNOTES

R1 CONTRACTOR TO PROVIDE & COORDINATE SPRINKLER SYSTEM TO BE ADDED.

R2 ALL SPRINKLER HEADS SHALL BE RECESSED TYPE WITH COOPER CAP.

B1.1

9132 PEMBROOK STREET

REVISIONS

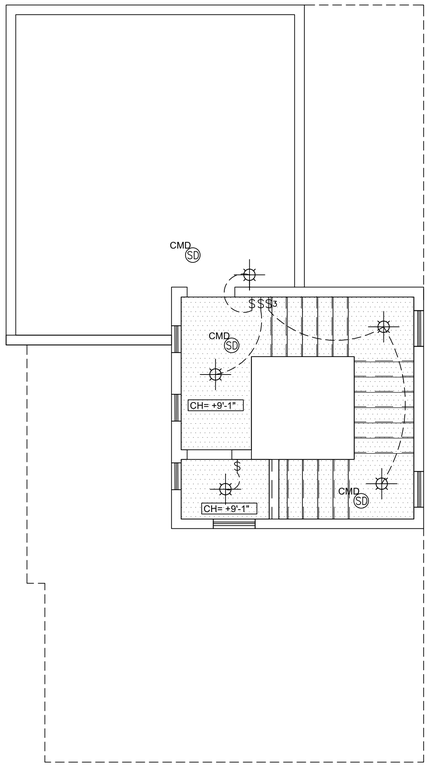
REV.#	DATE	DESCRIPTION

SIGN & SEAL:

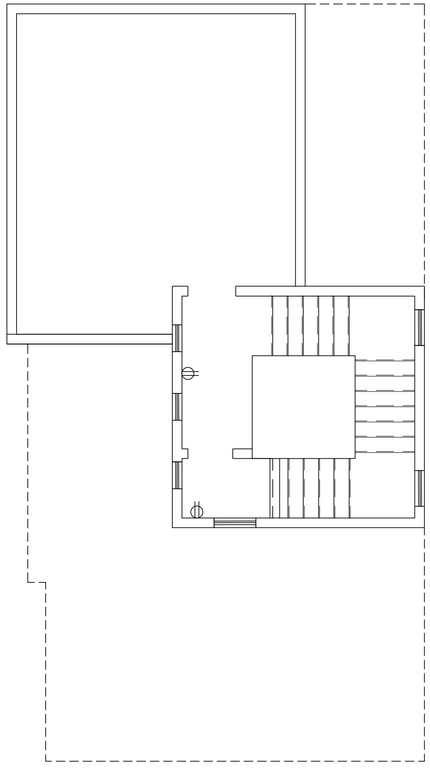
DRAWING TITLE:
REFLECTED CEILING PLAN AND ELECTRICAL PLAN

SCALE: AS NOTED

DRAWING No.: A-1.6



STAIR TOWER REFLECTED CEILING PLAN | SCALE: 1/4" = 1'-0" | 1



STAIR TOWER ELECTRICAL PLAN | SCALE: 1/4" = 1'-0" | 2

POWER & COMMUNICATIONS PLAN LEGEND

SYMBOL	DESCRIPTION
⊢⊜ *	NEW BUILDING STANDARD 110 V. DUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N INDICATED OUTLET ON SWITCH.
⊢⊜ GFCI	NEW BUILDING STANDARD 110 V. GFCI OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
⊢⊜	NEW BUILDING STANDARD 110 V. QUADRUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
◁	NEW BUILDING STANDARD COMBINATION TELEPHONE/DATA OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N.
⊢TV	NEW BUILDING STANDARD TV. ANTENNA OUTLET @ 18 A.F.F.

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING

SEE 20/D-2.0 FOR OUTLETS HEIGHTS

POWER & COMM. PLAN GENERAL NOTES

1 PROVIDE & INSTALL NEW BUILDING STANDARD POWER OUTLETS AND TELEPHONE & DATA OUTLETS AS NOTED ON PLAN. PROVIDE 1 1/4" CONDUIT STUB–UP 6" ABOVE CEILING W/PULL WIRE FOR ALL NEW COMMUNICATION OUTLETS. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE REQUIREMENTS. ALL ELECTRICAL PHONE/ DATA OUTLETS SHOWN ON PLAN ARE NEW U.O.N.

2 FIRE SPRINKLER SYSTEM SHALL BE (DESIGN–BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS.

3 ALL NEW OUTLETS AND COVER PLATES SHALL BE DECORAH.

4 ALL OUTLETS SHOWN ADJACENT TO EACH OTHER SHALL BE 6" APART O.C., U.O.N.

5 ALL ELECTRICAL OUTLETS / SWITCHES WITHIN 5'–0" OF A WATER SOURCE SHALL BE WITH G.F.I.

POWER & COMMUNICATION PLAN KEYNOTES

E1 VERIFY EXACT LOCATION OF FURNITURE FEED IN FIELD WITH TENANT'S FURNITURE VENDOR PRIOR TO INSTALLING. GC TO HOOK UP WIRE WHIP AFTER FURNITURE INSTALLATION.

E2 PROVIDE NEW TV OUTLETS FOR TENANT PROVIDED FLAT SCREEN TV. VERIFY EXACT LOCATION IN FIELD WITH TENANT'S REP. PROVIDE 2" CONDUIT FROM TV OUTLET TO DATA OUTLET BELOW AND FLOOR OUTLET.

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E4 PROVIDE NEW WALL MOUNTED DUCTLESS MITSUBISHI AIR CONDITIONING (HEAT & COOL) UNIT HM SERIES. PROVIDE POWER SOURCE.

REFLECTED CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
	GYPSUM BOARD CEILING
○ SD	HARDWIRE SMOKE DETECTOR
	RECESSED LED LIGHT (DIMABLE)
	EXHAUST FAN OPERABLE FROM WALL SWITCH
⊢$	NEW BLDG. STD. WALL MOUNTED MOTION SWITCH (a,b,c,d...INDICATES CIRCUIT ALLOCATION)
	CEILING MOUNTED FIXTURE
⊢◁ 1	J–BOX W/ STUB–UP TO PLENUM FOR ALARM/SECURITY SYSTEM TO BE COORDINATED BY OWNER/CONTRACTOR
— — — —	UNDER CABINET LIGHTING

AREAS NOT IN CONTRACT

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING
WL = WET LOCATION

REMODEL AREA LIMIT SCOPE — INDICATES LOCATION OF REMODEL AREAS

X'–X" — CEILING HEIGHT

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL MODIFICATIONS AND ADDITIONS TO FIRE–LIFE SYSTEMS SHALL BE DEFERRED APPROVAL (DESIGN–BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS AND MEET WITH UCLA FIRE DEPT. (310) 825–7220 FOR APPROVAL OF SMOKE DETECTORS, STROBES, SPRINKLERS, SPEAKERS EXIT SIGNS.
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4. CEILING EDGE METAL TO BE MITERED AT CORNERS.
5. REFER TO LEGEND AND PLAN FOR CEILING AND FIXTURE HEIGHTS, U.O.N.

REFLECTED CEILING PLAN KEYNOTES

R1 CONTRACTOR TO PROVIDE & COORDINATE SPRINKLER SYSTEM TO BE ADDED.

R2 ALL SPRINKLER HEADS SHALL BE RECESSED TYPE WITH COOPER CAP.

B1.1

9132 PEMBROOK STREET

REVISIONS

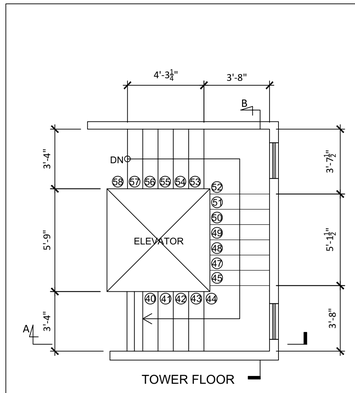
REV.#	DATE	DESCRIPTION

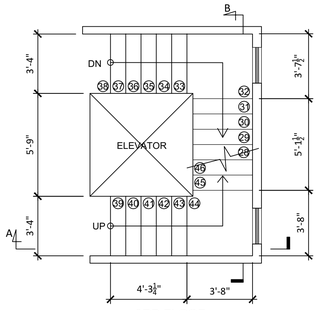
SIGN & SEAL:

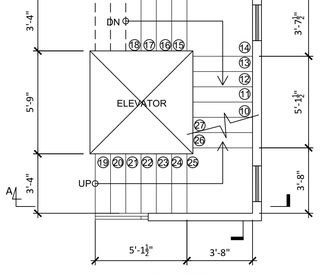
DRAWING TITLE:
REFLECTED CEILING PLAN AND ELECTRICAL PLAN

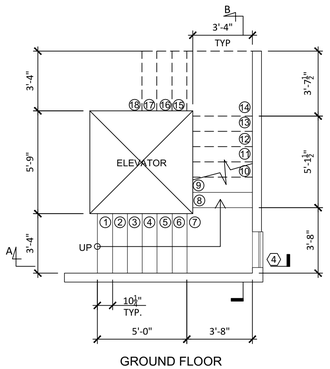
SCALE: AS NOTED

DRAWING No.: A-1.7

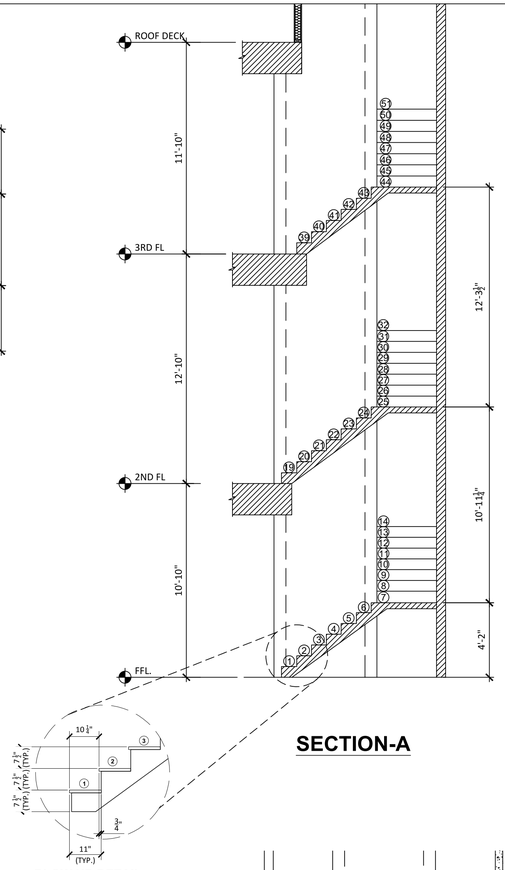




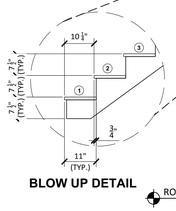




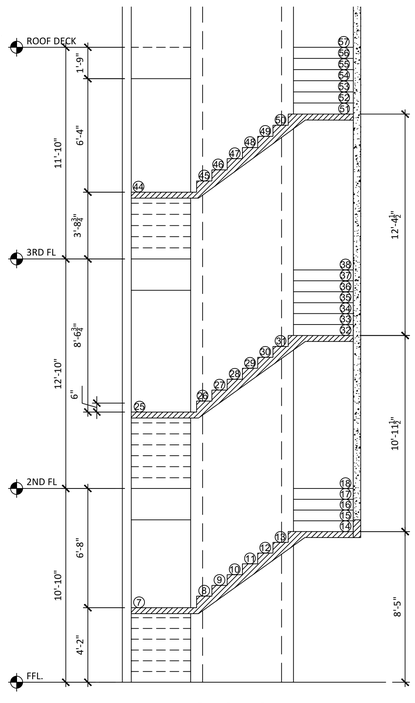
PLAN



SECTION-A



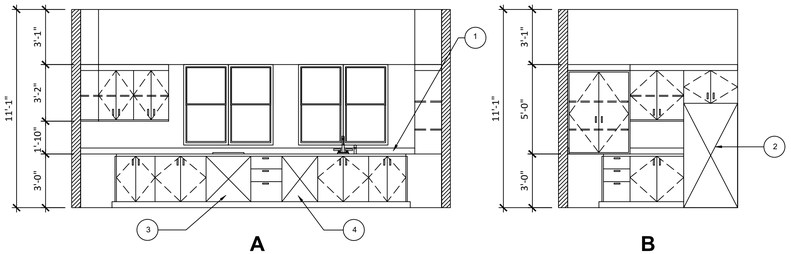
BLOW UP DETAIL

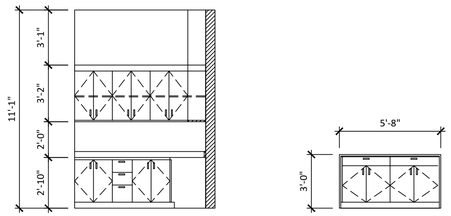


SECTION-B

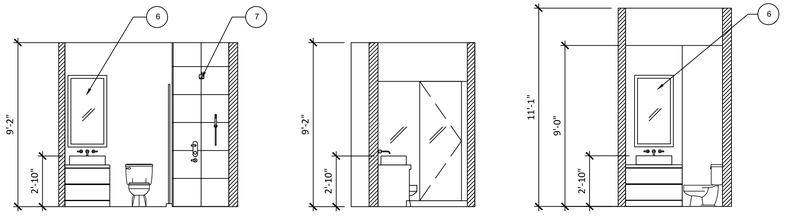
STAIR DETAIL

SCALE: 1/4" = 1'-0" | 1

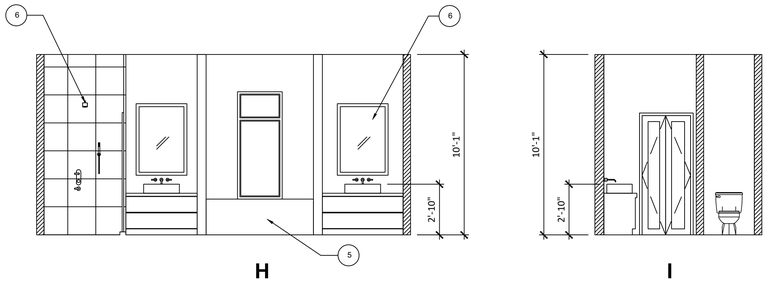




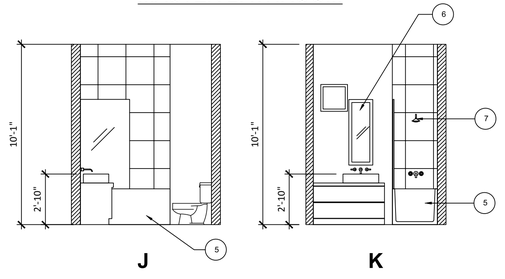
KITCHEN



BATHROOM 3 | POWDER ROOM



MASTER BATHROOM



BATHROOM 2

INTERIOR ELEVATION

SCALE: 1/4" = 1'-0" | 1

1. STONE COUNTERTOP WITH 4" BACKSPLASH
2. REFRIGERATOR SPACE
3. GAS RANGE WITH BUILT-IN OVEN
4. DISHWASHER
5. BATHTUB
6. MIRROR
7. SHOWER

NOTES: ALL FINISHES TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE ALLOWANCE FOR ALL FINISHED & INCLUDE INSTALLATION IN THEIR BID.

ALL CABINET TO HAVE EUROPEAN CONCEALED HINGES & BE SELF CLOSING.

INTERIOR ELEVATION KEY NOTES

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE:

STAIR DETAIL & INTERIOR ELEVATION

SCALE: AS NOTED

DRAWING No.: A-1.8

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

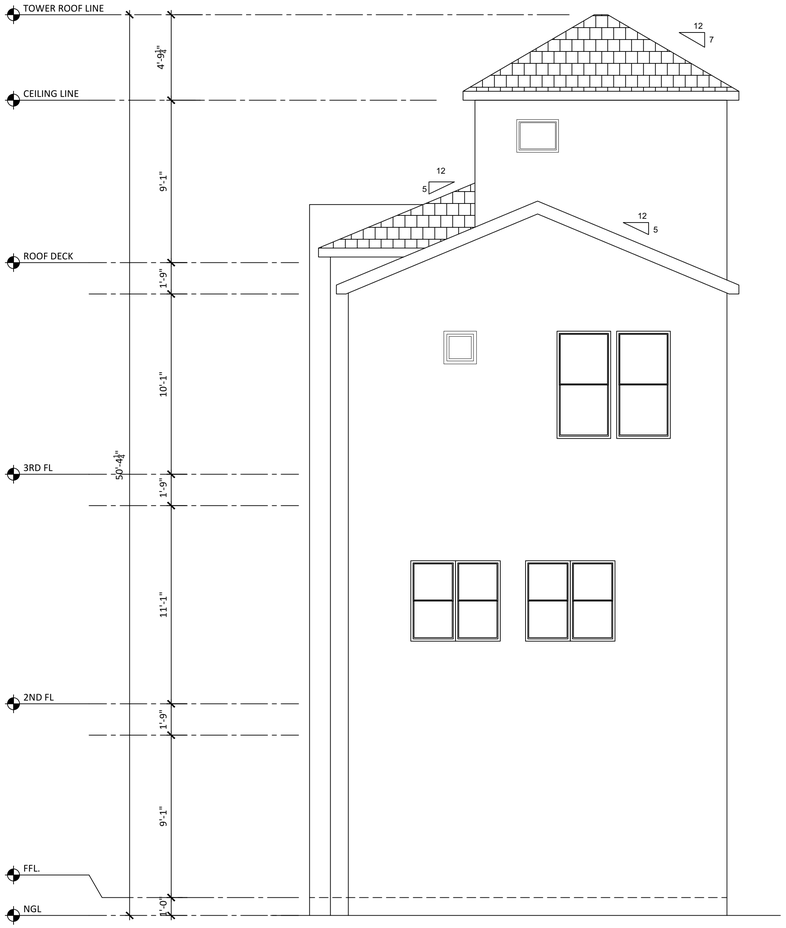
SIGN & SEAL:

DRAWING TITLE:

ELEVATION

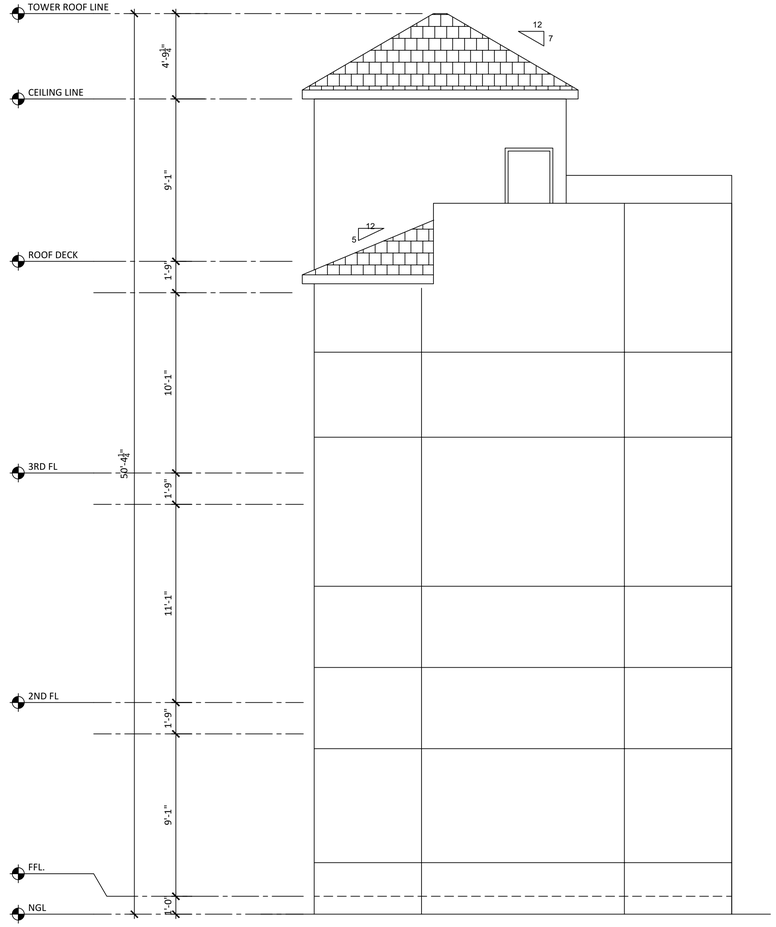
SCALE: AS NOTED

DRAWING No.: A-2.1



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0" | 1



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0" | 2

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

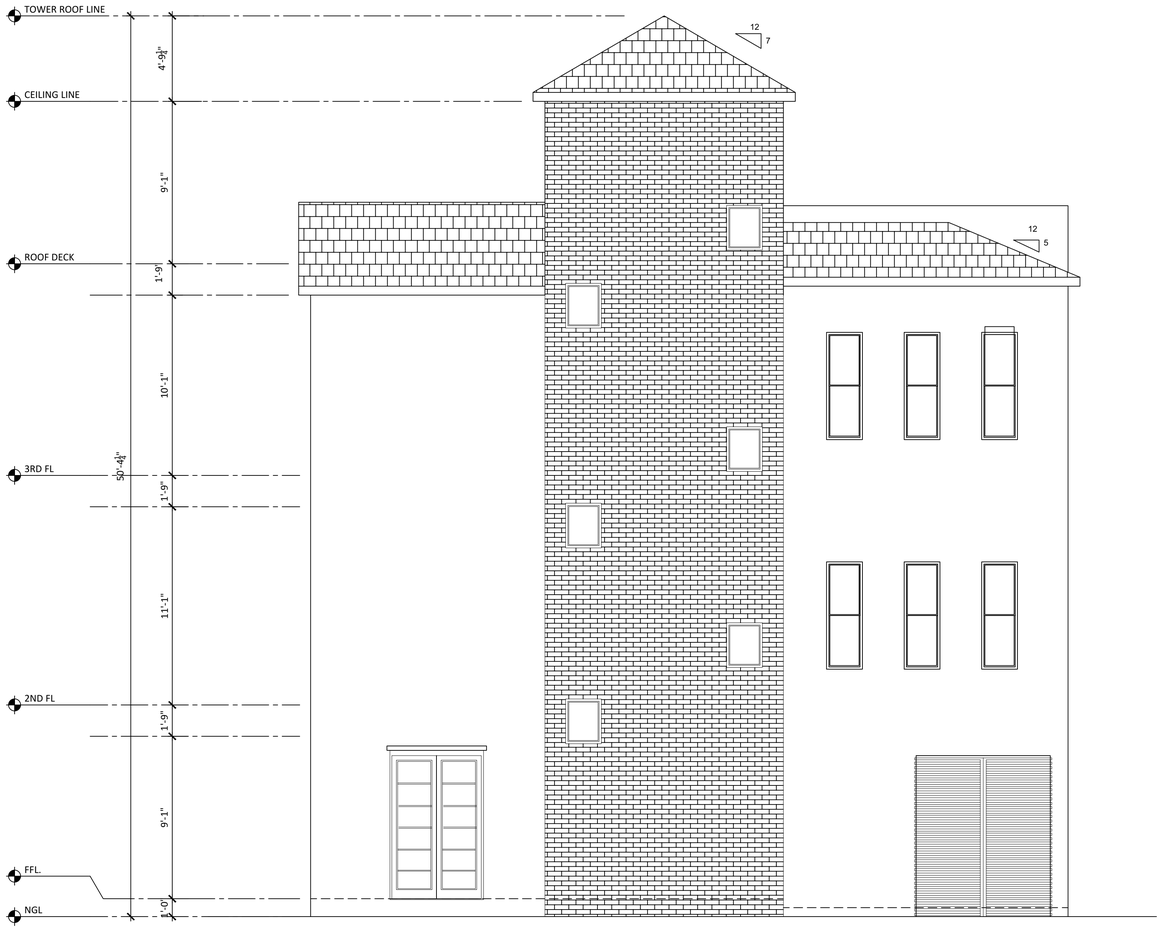
SIGN & SEAL:

DRAWING TITLE:

ELEVATION

SCALE: AS NOTED

DRAWING No.: A-2.2



REAR ELEVATION

SCALE: 1/4" = 1'-0"

1

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

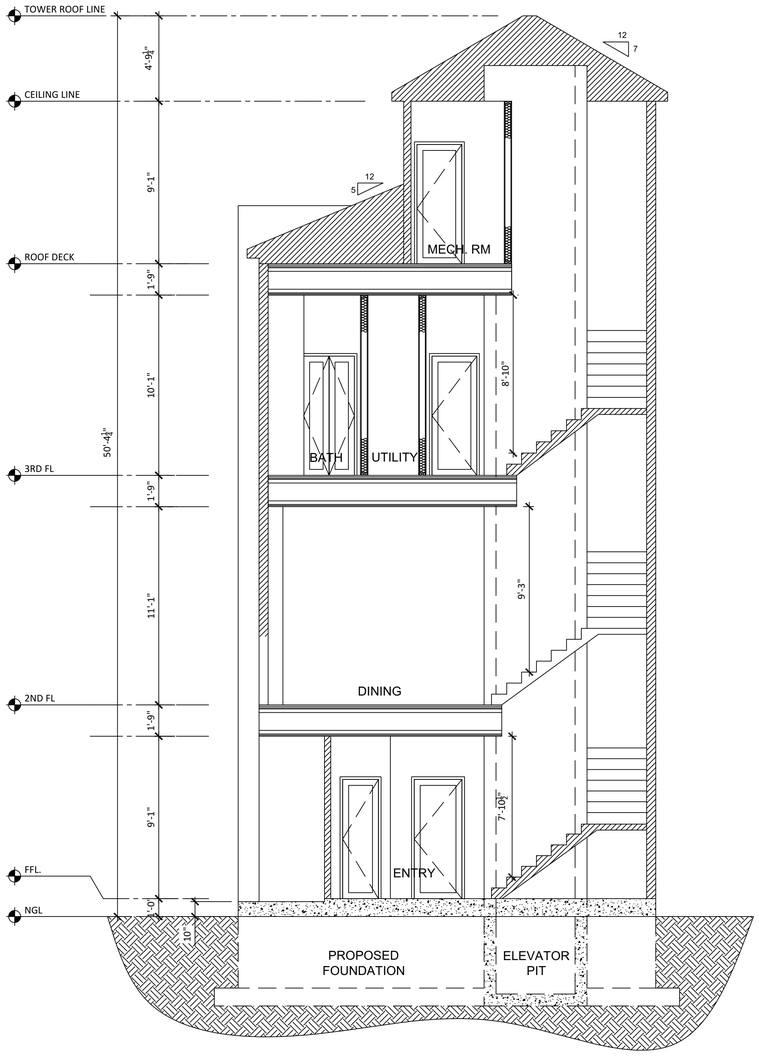
SIGN & SEAL:

DRAWING TITLE:

ELEVATION

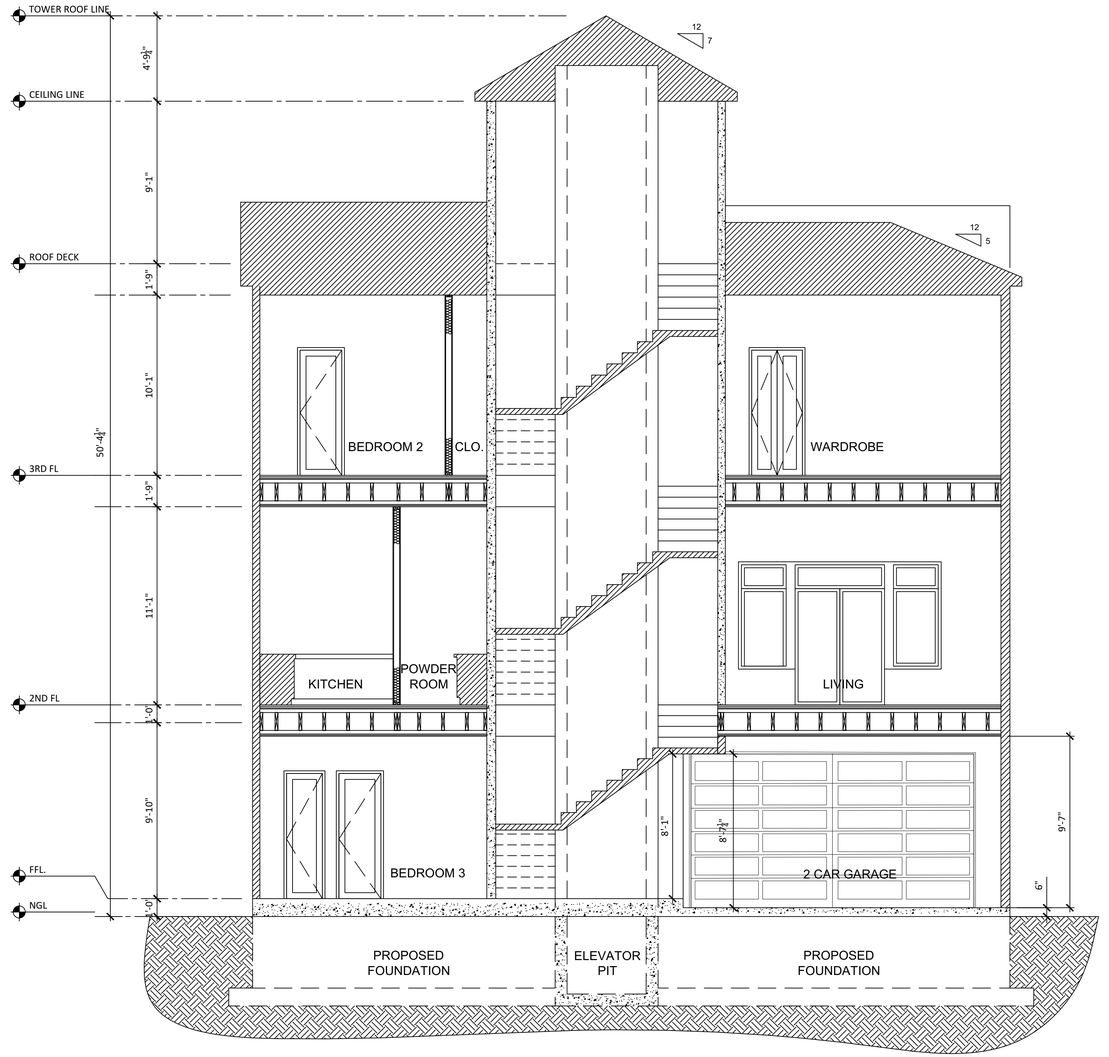
SCALE: AS NOTED

DRAWING No.: A-2.3



SECTION A

SCALE:	
1/4" = 1'-0"	1



SECTION B

SCALE:	
1/4" = 1'-0"	2

SECTION NOTES

1. ROOF RAFTERS
   SEE STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE SPACING AND SPECIFICATIONS. SEE EAVE DETAIL FOR TERMINATION. SEE ROOF PLAN & STRUCTURAL FOR WEIGHT OF ROOFING.

2. CEILING JOISTS
   SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND MATERIAL SPECIFICATIONS. VAULTS TO BE CONSTRUCTED WITH GUSSETTS.

3. WOOD STUD WALL - SEE STRUCTURAL FOR SPECS AND SPACING. ALL INTERIOR STUDS 2x6 U.N.O..
   EXTERIOR STUDS 2x6 - IN THICKENED WALLS PROVIDE 2x4 AT NON BEARING PORTION. FIRE BLOCK STUDS AT CEILINGS AND AT MID HEIGHT OF STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER'S DRAWINGS.

4. PROVIDE DRAFT STOPS AS REQUIRED BY BUILDING CODE.

5. ROOFING MATERIAL - SEE ROOF MATERIALS SPECIFICATION A3.1 INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
   PLASTER TO BE APPLIED IN THREE COATS. PROVIDE HAND TROWEL FINISH COAT WITH INTEGRAL COLOR, SMOOTH FINISH. OWNER AND ARCHITECT TO APPROVE A 20 SQUARE FOOT MOCK-UP FOR COLOR AND TEXTURE.

7. TEMPERED GLASS GUARDRAIL AND BALCONIES:
   GUARDRAILS SHALL BE IN A MINIMUM HEIGHT OF 42" MEASURED FROM TOP OF FINISH SURFACE UNLESS NOTED OTHERWISE. 4" CLEAR OPENING MAXIMUM. COLOR, PATINA, AND SHOP-DRAWINGS TO BE APPROVED BY OWNER AND ARCHITECT.

8. ACOUSTIC BOARD

9. DECK WATERPROOFING
   ELASTO-DECK B.T. ELASTOMERIC MEMBRANE 90 MIL- INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FLOOD TEST ALL DECKS FOR A MINIMUM OF 48 HOURS AND INSPECT PRIOR TO CONCEALING WORK. PROVIDE 2 YEAR WARRANTY AGAINST LEAKS.

10. DECK SHEATHING - SEE STRUCTURAL ENGINEERING REQUIREMENTS. OFFSET FROM INTERIOR PLYWOOD A MINIMUM OF 4" FOR DECK SLOPE AND DRAINS.

11. THERMAL INSULATION
    MINIMUM REQUIREMENT INSTALL PER TITLE-24 GUIDELINE, OR WHAT IS LISTED BELOW WHATEVER PROVIDES MORE THERMAL PROTECTION.
    EXTERIOR WALLS 11" - R-30 FACTOR
    INTERIOR WALLS 6" - R-19 ALL INTERIOR AND GARAGE WALLS
    ROOF INSULATION - R-30 MINIMUM
    FLOOR SYSTEMS - R-30 ALL INTERIOR AND EXTERIOR LOCATIONS
    PLACE ALL INSULATING INFORMATION IN VIEW FOR BUILDING INSPECTOR.

12. SITE RETAINING WALLS
    SEE GRADING PLANS FOR ELEVATIONS
    SEE STRUCTURAL ENGINEER'S DRAWINGS FOR CONSTRUCTION
    PROVIDE GRAVEL BACK FILL AND DRAINAGE AT FOOTING OF WALL
    PROVIDE FRENCH DRAINS AT TOP OF ALL WALLS. SEE GRADING PLAN FOR DRAINS. PROVIDE WATERPROOFING SYSTEM AT ALL RETAINING WALLS. WATER PROOFING PARASEAL LG SYSTEM BY MAMECO OR OWNER APPROVED EQUAL.

13. FINISHED GRADE
    SEE GRADING PLAN FOR GRADES. SLOPE ALL SURFACES ADJACENT TO PROPOSED RESIDENCE AWAY FROM HOUSE AT 2% OR GREATER. SET FINISH GRADE LOWER THAN FINISH FLOOR ELEVATION. COMPACT ALL SITE WORK IN ACCORDANCE WITH GEOTECHNICAL REPORT AND ALL ADDENDA. SEE SITE PLAN FOR REPORT INFORMATION AND COVER SHEET FOR CONTACT.

14. CONTINUOUS GUTTER + DOWNSPOUTS
    SEE EAVE DETAIL FOR SPECIFICATIONS. TIE INTO SUBSURFACE DRAINAGE SYSTEM.

15. WOOD SIDING. SEE DETAILS FOR SPECIFICATION

16. CONCRETE WALL PER STRUCTURAL.

17. ROOF SHEATHING
    SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS AND NAILING.

18. FLOOR SHEATHING
    SEE STRUCTURAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS. PROVIDE A MINIMUM 3/4" TONGUE AND GROOVE PLYWOOD SYSTEM. PROVIDE A CONTINUOUS BEAD OF ADHESIVE BETWEEN PLYWOOD AND SUPPORTS. ALL FLOOR SHEATHING TO BE SCREWED.

19. 1-1/2" LIGHT WEIGHT CONCRETE

20. 5/8" TYPE X GYPSUM BOARDTAPE, FLOAT SKIM COAT. FASTEN TO WALLS PER MANUFACTURER'S RECOMMENDATIONS.

21. ALUMINUM WINDOWS AND WOOD DOORS - SEE SCHEDULES. PROVIDE FACTORY ASSEMBLED EXTERIOR DOORS WITH ALL WATER PROOFING IN AND THRESHOLDS IN PLACE. UNIT TO HAVE A MINIMUM WARRANTY. USE FLEETWOOD STANDARDS.

22. METAL SCREEN ELEMENT

23. CURTAIN POCKET, DRYWALL WITH SKIMCOAT, PAINT TO MATCH CEILING FINISH, 6"X6" CLEAR OPENING, COORDINATE "J" BOX FOR MOTORIZED CURTAIN WITH ELECTRICAL.

SECTION GENERAL NOTES

B1.1

9134 PEMBROOK STREET

REVISIONS

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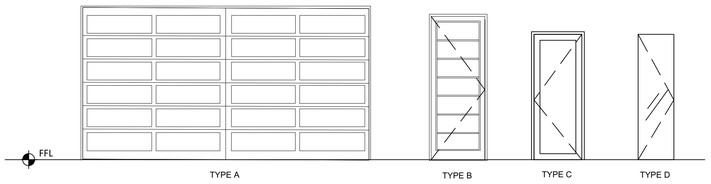
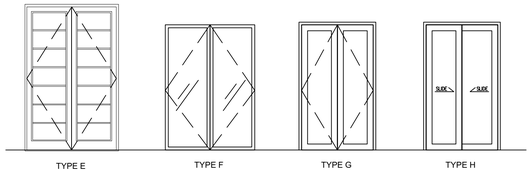
SIGN & SEAL:

DRAWING TITLE:
SECTION

SCALE:	DRAWING No.:
AS NOTED	A-3.1





DOOR SCHEDULE

TYPE	MARK	SIZE WIDTH X HEIGHT	SILL HGHT	THICK	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	DUAL GLZD.	LOW-E	TEMPERED	1 HR. RATED	PRE-HUNG	BATHROOM HARDWARE	CLOSET HARDWARE	BEDROOM HARDWARE	POCKET DR. HARDWARE	DUMMY HARDWARE	LOCK	SWGC	REMARKS
A	100	16'0" x 8'7"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	–	●	–	GARAGE DOOR
B	101	3'0" x 8'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	●	–	–	PANEL DOOR
C	102	2'8" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	●	–	–	PANEL DOOR
G	103	4'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	●	–	–	–	–	–	DOUBLE DOOR
C	104	2'0" x 7'0"	–	1 ¾"	H.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
C	105	2'4" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	●	–	–	–	–	–	–	–	PANEL DOOR
C	106	2'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
E	107	5'0" x 8'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	●	–	–	DOUBLE DOOR
D	108	2'4" x 7'0"	–	–	–	–	–	–	–	–	●	●	–	–	–	–	–	–	–	–	–	GLASS DOOR
F	200	5'0" x 8'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	–	–	–	–	DOUBLE GLASS DOOR
C	201	2'4" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
C	300	2'8" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	●	–	–	–	–	PANEL DOOR
G	301	3'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	●	–	–	–	–	–	DOUBLE DOOR
G	302	3'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	DOUBLE DOOR
C	303	2'0" x 7'0"	–	1 ¾"	H.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	●	–	–	–	–	–	PANEL DOOR
C	304	2'4" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
D	305	2'4" x 7'0"	–	–	–	–	–	–	–	–	–	●	–	–	–	–	–	–	–	–	–	GLASS DOOR
G	306	5'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	–	●	–	DOUBLE DOOR
C	307	2'8" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	●	–	–	–	–	PANEL DOOR
H	308	5'0" x 7'0"	–	1 ¾"	H.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	–	–	–	SLIDING DOOR
C	309	2'4" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
C	400	2'8" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	●	–	–	–	PANEL DOOR
C	401	2'6" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	●	–	–	–	–	PANEL DOOR

WINDOW SCHEDULE

TYPE	MARK	SIZE WIDTH X HEIGHT	HDR HGHT	THICK	WINDOW MATERIAL	WINDOW FINISH	FRAME MATERIAL	FRAME FINISH	DUAL GLZD.	LOW-E	TEMPERED	CASEMENT	SLIDING	FIXED	SINGLE HUNG	DOUBLE HUNG	AWNING	FROSTED GLASS	SCREEN	REMARKS
A	1	1'10" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
A	2	1'10" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
B	3	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	4	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
E	5	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
G	6	1'4" X 5'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
E	7	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
C	8	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	●	–	–	–	–	
C	9	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	●	–	–	–	–	
C	10	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	●	–	–	–	–	
D	11	5'0" X 4'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
D	12	5'0" X 4'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
B	13	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	14	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
F	15	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
F	16	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
F	17	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
F	18	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
F	19	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	

TYPE	MARK	SIZE WIDTH X HEIGHT	HDR HGHT	THICK	WINDOW MATERIAL	WINDOW FINISH	FRAME MATERIAL	FRAME FINISH	DUAL GLZD.	LOW-E	TEMPERED	CASEMENT	SLIDING	FIXED	SINGLE HUNG	DOUBLE HUNG	AWNING	FROSTED GLASS	SCREEN	REMARKS
F	20	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
E	21	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
B	22	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
F	23	3'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
F	24	3'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
B	25	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	26	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
F	27	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
F	28	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
F	29	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
B	30	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	31	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	32	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	33	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	34	2'4" X 1'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	35	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	

WINDOW NOTES

1.1 ALL WINDOW ROUGH OPENINGS (R.O.) SHOULD BE BASED ON MANUFACTURER'S ORDERED SIZES, SPECIFICATIONS, RECOMMENDATIONS AND DETAILS

1.2 ROUGH FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FRAMING, NAILERS AND FILLERS AS SHOWN ON DOOR DETAILS AND AS MAY OTHERWISE BE REQUIRED FOR PROPER INSTALLATION OF ALL WINDOWS REFER TO DETAILS

1.3 ALL WINDOW DETAILS SHOULD MEET OR EXCEED 'KOLBE & KOLBE' DETAILS AND SPECIFICATIONS OR AN OWNER AND ARCHITECT APPROVED EQUAL SUBSTITUTE - ALL HARDWARE TO BE MARINE FINISH.

1.4 SHOP DRAWINGS OF ALL WINDOW TYPES MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

1.5 REFER TO GENERAL NOTES FOR TYPICAL REQUIREMENTS APPLICABLE TO WINDOWS.

1.6 ALL WINDOWS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS TO INSURE PRODUCT WARRANTY.

1.7 WINDOW GLAZING TO BE DUAL GLAZING

1.8 ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH INSECT SCREENS UNLESS

1.9 ALL EXTERIOR JAMBS TO BE BACK-PRIMED PRIOR TO INSTALLATION

1.10 REFER TO THE ENERGY CALCS REPORT (N1.0) FOR REQUIRED 'U' VALUES

1.11 SEE EXTERIOR ELEVATIONS FOR DEMARCATION OF DIRECTION OF SWINGON ALL WINDOWS.

1.12 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPEN DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGRESS. WINDOWS MUST PROVIDE THE FOLLOWING SITUATION; MINIMUM 5.7 SQUARE FEET OF OPERABLE AREA CLEAR, MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24" AND A FINISH SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR. (PER CBC 310.4)

1.13 ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING: (PER CBC 2406D) MINIMUM 5.7 SQUARE FEET OF OPERABLE AREA CLEAR, MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 20" AND A FINISH
- A. GLAZING IN ALL DOORS
- B. GLAZING IN BATH AND SHOWER ENCLOSURES
- C. ALL GLAZING WITHIN 24" ARC OF THE DOOR EDGE
- D. PANELS OVER 9 SQ. FT. IN AREA HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
- E. ALL GLAZING IN GUARDRAILS AND HANDRAILS (CBC 2406.4)

1.14 ANY GLASS AREA 9 SQUARE FEET OR LARGER IN SIZE TO BE SAFETY GLASS.

HARDWARE GROUP

A. SINGLE EXTERIOR DOOR LOCKSET
PAIR EXTERIOR DOOR LOCKSET
B. SINGLE INTERIOR DOOR LOCKSET
PAIR INTERIOR DOOR LOCKSET
C. SLIDING / FOLDING / POCKET / PIVOT DOORS/DOUBLE ACTION HARDWARE TO BE PROVIDED BY MANUFACTURER
D. VERIFY HARDWARE SELECTION PER INTERIOR DESIGNER / CLIENT
E. PANIC EGRESS HARDWARE
F. GARAGE DOOR LOCKSET

MATERIAL AND FINISH INDEX

1. METAL FRAME DOOR
2. PAINT GRADE SOLID CORE DOOR
3. STAIN GRADE OAK VENEER SOLID CORE DOOR
4. METAL FRAME WITH GLASS PANE
5. SPECIAL FINISH-SOLID CORE DOOR
6. PAINT GRADE HALLOW CORE DOOR
7. STAIN GRADE OAK VENEER HALLOW CORE DOOR
8. FRAMELESS GLASS DOOR
9. COPPER DOOR BY OWNER

HARDWARE NOTES

2.1 ALL LOCK SETS TO BE RE-KEYED PRIOR TO OWNER MOVE IN.

2.2 ALL LOCK SETS TO FUNCTION FROM ONE KEY.

2.3 ALL FRENCH DOORS TO RECEIVE FLUSH OR SURFACE MOUNTED BOLTS AS DEFINED BY INTERIOR DESIGNER.

2.4 HARDWARE DESIGN AND FINISH TO BE SELECTED BY ARCHITECT. ALL LOCK SETS TO BE MANUFACTURED BY ACCURATE WITH HEAVY DUTY SPRINGS FOR LEVER HANDLES.

2.5 SET AN ALLOWANCE OF $5.00 PER AIR CONDITIONED SQUARE FOOT OF PROPOSED RESIDENCE FOR DOOR HARDWARE AND CABINET HARDWARE MATERIAL ONLY. INSTALLATION LABOR TO BE INCLUDED IN TOTAL BID AMOUNT.

DOOR NOTES

3.1 ALL SCHEMATIC DOOR TYPES ARE NOT TO SCALE. REFER TO ABOVE SCHEDULE FOR DIMENSIONS. AS SHOWN ALIGN ALL TRANSOM PANELS ON ALL DOORS AND WINDOWS.

3.2 ALL EXTERIOR DOORS TO BE DELIVERED TO JOB SITE AS COMPLETE UNITS, EXTERIOR DOORS TO BE BACK PRIMED.

3.3 ALL DOOR AND WINDOW HARDWARE TO BE ON AN ALLOWANCE OWNER / INTERIOR DESIGNER SELECTION.

3.4 REFER TO CF-1R FORM IN TITLE-24 ENERGY CALCULATIONS FOR REQUIRED 'U' VALUES.

3.5 DOOR SAMPLE TO BE APPROVED BY OWNER AND ARCHITECT BEFORE

3.6 ALL DOORS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.7 OWNER TO PROVIDE FINISH LOCK AND LATCH HARDWARE (SEE ALLOWANCE) CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3.8 ROUGH FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FRAMING, NAILERS AND FILLERS AS SHOWN ON DOOR DETAILS AND AS MAY OTHERWISE BE REQUIRED FOR PROPER INSTALLATION OF ALL DOORS.

3.9 ANY GLASS AREA 9 SQUARE FEET OR LARGER IN SIZE TO BE TEMPERED. TEMPERED GLASS IN HAZARDOUS LOCATIONS PER C.B.C. SEC 2406.4
1. EGRESS AND INGRESS DOORS
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS, OTHER THAN WARDROBE DOORS.
3. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
4. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS W/IN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

3.10 SAFETY GLASS IS REQUIRED AT WARDROBE DOOR. C.B.C. 2406.5
3.11 PROVIDE DOOR STOPS WHEREVER NECESSARY
3.12 SOLID CORE, SELF CLOSING AND SELF LATCHING DOOR. 20 MINUTE RATING.

NOTE:

VERIFY ACTUAL DOOR PANEL DESIGN AND LAYOUT WITH OWNER PRIOR TO FABRICATION.

VERIFY ACTUAL DIMENSIONS ON SITE FOR EXISTING DOORS AND WINDOWS TO BE REPLACED, PRIOR TO FABRICATION.

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE:

SCHEDULE OF DOORS & WINDOWS

SCALE: AS NOTED

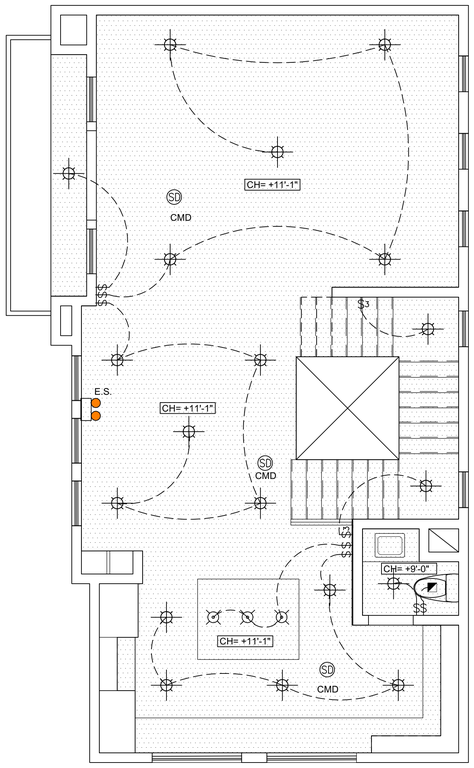
DRAWING No.: A-4.1

SCHEDULE OF DOORS & WINDOWS

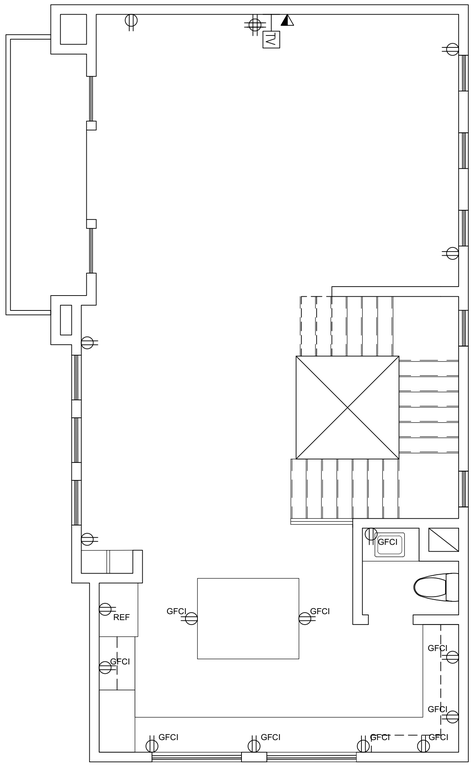
SCALE: 1/4" = 1'-0"

1

DOOR & WINDOW GENERAL NOTES



2ND FLOOR REFLECTED CEILING PLAN | SCALE: 1/4" = 1'-0" | 1



2ND FLOOR ELECTRICAL PLAN | SCALE: 1/4" = 1'-0" | 2

POWER & COMMUNICATIONS PLAN LEGEND

SYMBOL	DESCRIPTION
*	NEW BUILDING STANDARD 110 V. DUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N INDICATED OUTLET ON SWITCH.
GFCI	NEW BUILDING STANDARD 110 V. GFCI OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
	NEW BUILDING STANDARD 110 V. QUADRUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
	NEW BUILDING STANDARD COMBINATION TELEPHONE/DATA OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N.
TV	NEW BUILDING STANDARD TV. ANTENNA OUTLET @ 18 A.F.F.

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING

SEE 20/D-2.0 FOR OUTLETS HEIGHTS

POWER & COMM. PLAN GENERAL NOTES

1 PROVIDE & INSTALL NEW BUILDING STANDARD POWER OUTLETS AND TELEPHONE & DATA OUTLETS AS NOTED ON PLAN. PROVIDE 1 1/4" CONDUIT STUB-UP 6" ABOVE CEILING W/PULL WIRE FOR ALL NEW COMMUNICATION OUTLETS. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE REQUIREMENTS. ALL ELECTRICAL PHONE/ DATA OUTLETS SHOWN ON PLAN ARE NEW U.O.N.

2 FIRE SPRINKLER SYSTEM SHALL BE (DESIGN–BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS.

3 ALL NEW OUTLETS AND COVER PLATES SHALL BE DECORAH.

4 ALL OUTLETS SHOWN ADJACENT TO EACH OTHER SHALL BE 6" APART O.C., U.O.N.

5 ALL ELECTRICAL OUTLETS / SWITCHES WITHIN 5'–0" OF A WATER SOURCE SHALL BE WITH G.F.I.

REFLECTED CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
	GYPSUM BOARD CEILING
SD	HARDWIRE SMOKE DETECTOR
	RECESSED LED LIGHT (DIMABLE)
	EXHAUST FAN OPERABLE FROM WALL SWITCH
S	NEW BLDG. STD. WALL MOUNTED MOTION SWITCH (a,b,c,d...INDICATES CIRCUIT ALLOCATION)
	CEILING MOUNTED FIXTURE
J	J–BOX W/ STUB–UP TO PLENUM FOR ALARM/SECURITY SYSTEM TO BE COORDINATED BY OWNER/CONTRACTOR
	UNDER CABINET LIGHTING
	AREAS NOT IN CONTRACT

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING
WL = WET LOCATION

REMODEL AREA LIMIT SCOPE — INDICATES LOCATION OF REMODEL AREAS

X'–X" — CEILING HEIGHT

REFLECTED CEILING PLAN GENERAL NOTES

1. PROVIDE & INSTALL NEW LIGHT FIXTURES THROUGHOUT AS NOTED. PROVIDE AND INSTALL NEW SWITCHES AS REQ'D.

2. CONTRACTOR TO COORDINATE ELECTRICAL AND CEILING CONTRACTOR VERIFY THAT ADEQUATE DEPTH IS PROVIDED ABOVE CEILING TO ACCOMMODATE RECESSED LIGHTING FIXTURES. BEFORE PROCEEDING WITH WORK, ARCHITECT SHOULD BE NOTIFIED OF ANY OBSTRUCTIONS THAT WOULD INTERFERE WITH LIGHTING LAYOUT.

3. CEILING EDGE METAL TO BE MITERED AT CORNERS.

4. REFER TO LEGEND AND PLAN FOR CEILING AND FIXTURE HEIGHTS, U.O.N.

REFLECTED CEILING PLAN KEYNOTES

R1 CONTRACTOR TO PROVIDE & COORDINATE SPRINKLER SYSTEM TO BE ADDED.

R2 ALL SPRINKLER HEADS SHALL BE RECESSED TYPE WITH COOPER CAP.

B1.1

9132 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

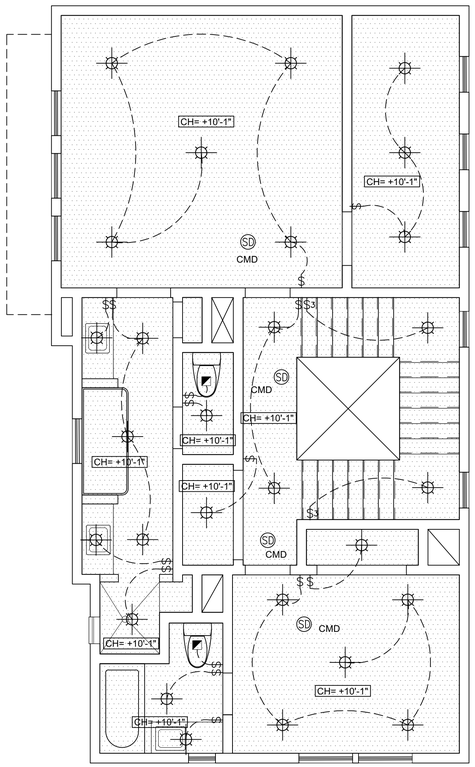
SIGN & SEAL:

DRAWING TITLE:

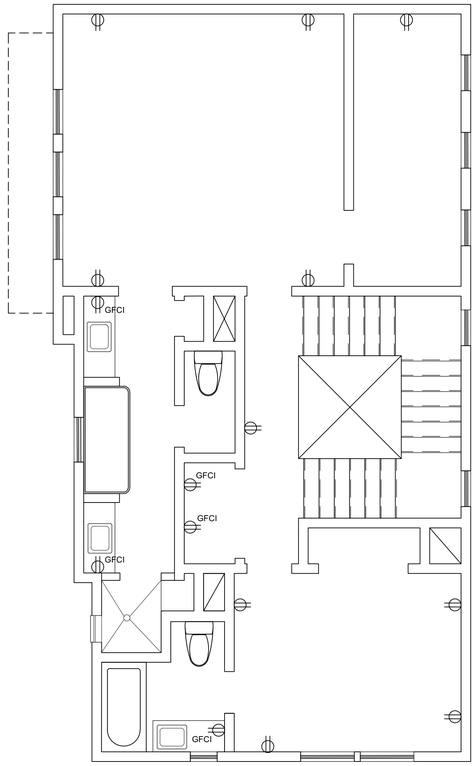
REFLECTED CEILING PLAN AND ELECTRICAL PLAN

SCALE: AS NOTED

DRAWING No.: A-1.5



3RD FLOOR REFLECTED CEILING PLAN | SCALE: 1/4" = 1'-0" | 1



3RD FLOOR ELECTRICAL PLAN | SCALE: 1/4" = 1'-0" | 2

POWER & COMMUNICATIONS PLAN LEGEND

SYMBOL	DESCRIPTION
⊖ *	NEW BUILDING STANDARD 110 V. DUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N INDICATED OUTLET ON SWITCH.
⊖ GFCI	NEW BUILDING STANDARD 110 V. GFCI OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
⊕	NEW BUILDING STANDARD 110 V. QUADRUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
◀	NEW BUILDING STANDARD COMBINATION TELEPHONE/DATA OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N.
TV	NEW BUILDING STANDARD TV. ANTENNA OUTLET @ 18 A.F.F.

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING

SEE 20/D-2.0 FOR OUTLETS HEIGHTS

POWER & COMM. PLAN GENERAL NOTES

1 PROVIDE & INSTALL NEW BUILDING STANDARD POWER OUTLETS AND TELEPHONE & DATA OUTLETS AS NOTED ON PLAN. PROVIDE 1 1/4" CONDUIT STUB-UP 6" ABOVE CEILING W/PULL WIRE FOR ALL NEW COMMUNICATION OUTLETS. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE REQUIREMENTS. ALL ELECTRICAL PHONE/ DATA OUTLETS SHOWN ON PLAN ARE NEW U.O.N.

2 FIRE SPRINKLER SYSTEM SHALL BE (DESIGN-BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS.

3 ALL NEW OUTLETS AND COVER PLATES SHALL BE DECORAH.

4 ALL OUTLETS SHOWN ADJACENT TO EACH OTHER SHALL BE 6" APART O.C., U.O.N.

5 ALL ELECTRICAL OUTLETS / SWITCHES WITHIN 5'-0" OF A WATER SOURCE SHALL BE WITH G.F.I.

POWER & COMMUNICATION PLAN KEYNOTES

E1 VERIFY EXACT LOCATION OF FURNITURE FEED IN FIELD WITH TENANT'S FURNITURE VENDOR PRIOR TO INSTALLING. GC TO HOOK UP WIRE WHIP AFTER FURNITURE INSTALLATION.

E2 PROVIDE NEW TV OUTLETS FOR TENANT PROVIDED FLAT SCREEN TV. VERIFY EXACT LOCATION IN FIELD WITH TENANT'S REP. PROVIDE 2" CONDUIT FROM TV OUTLET TO DATA OUTLET BELOW AND FLOOR OUTLET.

E3 VERIFY EXACT LOCATION OF FLOOR OUTLET IN FIELD WITH TENANT'S REP. SEE ABOVE STANDARD SPEC IN POWER & COMMUNICATIONS LEGEND.

E4 PROVIDE NEW WALL MOUNTED DUCTLESS MITSUBISHI AIR CONDITIONING (HEAT & COOL) UNIT HM SERIES. PROVIDE POWER SOURCE.

REFLECTED CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
	GYPSUM BOARD CEILING
SD	HARDWIRE SMOKE DETECTOR
	RECESSED LED LIGHT (DIMABLE)
	EXHAUST FAN OPERABLE FROM WALL SWITCH
	NEW BLDG. STD. WALL MOUNTED MOTION SWITCH (a,b,c,d...INDICATES CIRCUIT ALLOCATION)
	CEILING MOUNTED FIXTURE
1	J-BOX W/ STUB-UP TO PLENUM FOR ALARM/SECURITY SYSTEM TO BE COORDINATED BY OWNER/CONTRACTOR
	UNDER CABINET LIGHTING
	AREAS NOT IN CONTRACT

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING
WL = WET LOCATION

REMODEL AREA LIMIT SCOPE — INDICATES LOCATION OF REMODEL AREAS

X'-X" — CEILING HEIGHT

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL MODIFICATIONS AND ADDITIONS TO FIRE-LIFE SYSTEMS SHALL BE DEFERRED APPROVAL (DESIGN-BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS AND MEET WITH UCLA FIRE DEPT. (310) 825-7220 FOR APPROVAL OF SMOKE DETECTORS, STROBES, SPRINKLERS, SPEAKERS EXIT SIGNS.
2. PROVIDE & INSTALL NEW LIGHT FIXTURES THROUGHOUT AS NOTED. PROVIDE AND INSTALL NEW SWITCHES AS REQ'D.
3. CONTRACTOR TO COORDINATE ELECTRICAL AND CEILING CONTRACTOR VERIFY THAT ADEQUATE DEPTH IS PROVIDED ABOVE CEILING TO ACCOMMODATE RECESSED LIGHTING FIXTURES. BEFORE PROCEEDING WITH WORK, ARCHITECT SHOULD BE NOTIFIED OF ANY OBSTRUCTIONS THAT WOULD INTERFERE WITH LIGHTING LAYOUT.
4. CEILING EDGE METAL TO BE MITERED AT CORNERS.
5. REFER TO LEGEND AND PLAN FOR CEILING AND FIXTURE HEIGHTS, U.O.N.

REFLECTED CEILING PLAN KEYNOTES

R1 CONTRACTOR TO PROVIDE & COORDINATE SPRINKLER SYSTEM TO BE ADDED.

R2 ALL SPRINKLER HEADS SHALL BE RECESSED TYPE WITH COOPER CAP.

B1.1

9132 PEMBROOK STREET

REVISIONS

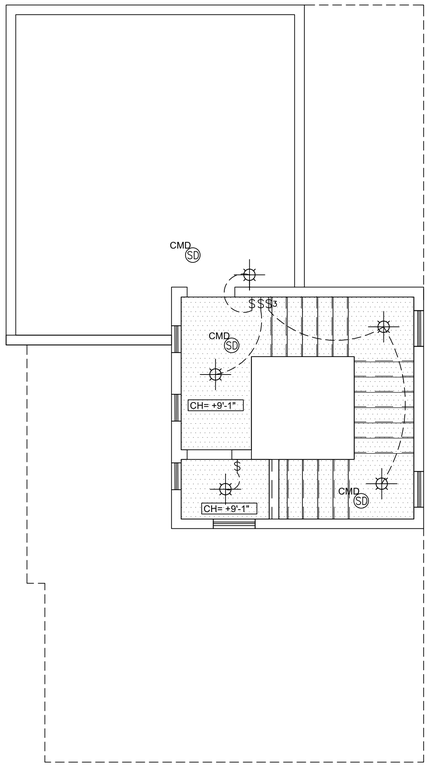
REV.#	DATE	DESCRIPTION

SIGN & SEAL:

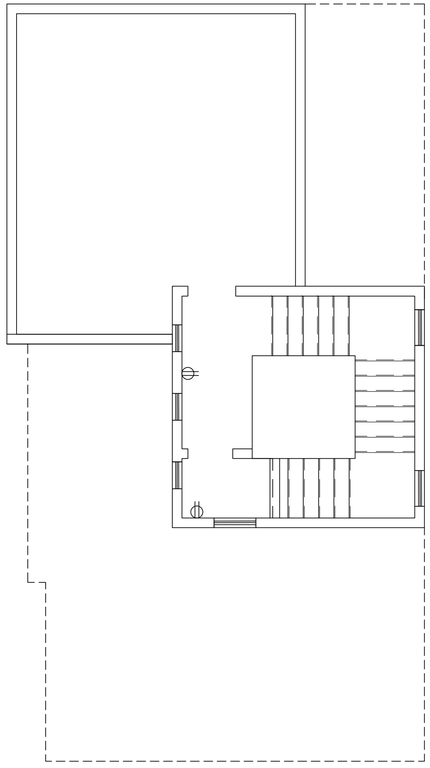
DRAWING TITLE:
REFLECTED CEILING PLAN AND ELECTRICAL PLAN

SCALE: AS NOTED

DRAWING No.: A-1.6



STAIR TOWER REFLECTED CEILING PLAN | SCALE: 1/4" = 1'-0" | 1



STAIR TOWER ELECTRICAL PLAN | SCALE: 1/4" = 1'-0" | 2

POWER & COMMUNICATIONS PLAN LEGEND

SYMBOL	DESCRIPTION
⊢⊜ *	NEW BUILDING STANDARD 110 V. DUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N INDICATED OUTLET ON SWITCH.
⊢⊜ GFCI	NEW BUILDING STANDARD 110 V. GFCI OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
⊢⊜	NEW BUILDING STANDARD 110 V. QUADRUPLEX OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N
◁	NEW BUILDING STANDARD COMBINATION TELEPHONE/DATA OUTLET– WALL MOUNTED @ 18" A.F.F. U.O.N.
⊢TV	NEW BUILDING STANDARD TV. ANTENNA OUTLET @ 18 A.F.F.

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING

SEE 20/D-2.0 FOR OUTLETS HEIGHTS

POWER & COMM. PLAN GENERAL NOTES

1 PROVIDE & INSTALL NEW BUILDING STANDARD POWER OUTLETS AND TELEPHONE & DATA OUTLETS AS NOTED ON PLAN. PROVIDE 1 1/4" CONDUIT STUB–UP 6" ABOVE CEILING W/PULL WIRE FOR ALL NEW COMMUNICATION OUTLETS. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE REQUIREMENTS. ALL ELECTRICAL PHONE/ DATA OUTLETS SHOWN ON PLAN ARE NEW U.O.N.

2 FIRE SPRINKLER SYSTEM SHALL BE (DESIGN–BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS.

3 ALL NEW OUTLETS AND COVER PLATES SHALL BE DECORAH.

4 ALL OUTLETS SHOWN ADJACENT TO EACH OTHER SHALL BE 6" APART O.C., U.O.N.

5 ALL ELECTRICAL OUTLETS / SWITCHES WITHIN 5'–0" OF A WATER SOURCE SHALL BE WITH G.F.I.

POWER & COMMUNICATION PLAN KEYNOTES

E1 VERIFY EXACT LOCATION OF FURNITURE FEED IN FIELD WITH TENANT'S FURNITURE VENDOR PRIOR TO INSTALLING. GC TO HOOK UP WIRE WHIP AFTER FURNITURE INSTALLATION.

E2 PROVIDE NEW TV OUTLETS FOR TENANT PROVIDED FLAT SCREEN TV. VERIFY EXACT LOCATION IN FIELD WITH TENANT'S REP. PROVIDE 2" CONDUIT FROM TV OUTLET TO DATA OUTLET BELOW AND FLOOR OUTLET.

E3 VERIFY EXACT LOCATION OF FLOOR OUTLET IN FIELD WITH TENANT'S REP. SEE ABOVE STANDARD SPEC IN POWER & COMMUNICATIONS LEGEND.

E4 PROVIDE NEW WALL MOUNTED DUCTLESS MITSUBISHI AIR CONDITIONING (HEAT & COOL) UNIT HM SERIES. PROVIDE POWER SOURCE.

REFLECTED CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
	GYPSUM BOARD CEILING
○ SD	HARDWIRE SMOKE DETECTOR
	RECESSED LED LIGHT (DIMABLE)
	EXHAUST FAN OPERABLE FROM WALL SWITCH
⊢$	NEW BLDG. STD. WALL MOUNTED MOTION SWITCH (a,b,c,d...INDICATES CIRCUIT ALLOCATION)
	CEILING MOUNTED FIXTURE
⊢◁ 1	J–BOX W/ STUB–UP TO PLENUM FOR ALARM/SECURITY SYSTEM TO BE COORDINATED BY OWNER/CONTRACTOR
— — — —	UNDER CABINET LIGHTING

AREAS NOT IN CONTRACT

NOTE FOR ALL:
E = EXISTING TO REMAIN
RE = RELOCATED EXISTING
WL = WET LOCATION

REMODEL AREA LIMIT SCOPE — INDICATES LOCATION OF REMODEL AREAS

X'–X" — CEILING HEIGHT

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL MODIFICATIONS AND ADDITIONS TO FIRE–LIFE SYSTEMS SHALL BE DEFERRED APPROVAL (DESIGN–BUILD). CONTRACTOR TO SUBMIT DRAWINGS AND CUT SHEETS AND MEET WITH UCLA FIRE DEPT. (310) 825–7220 FOR APPROVAL OF SMOKE DETECTORS, STROBES, SPRINKLERS, SPEAKERS EXIT SIGNS.
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4. CEILING EDGE METAL TO BE MITERED AT CORNERS.
5. REFER TO LEGEND AND PLAN FOR CEILING AND FIXTURE HEIGHTS, U.O.N.

REFLECTED CEILING PLAN KEYNOTES

R1 CONTRACTOR TO PROVIDE & COORDINATE SPRINKLER SYSTEM TO BE ADDED.

R2 ALL SPRINKLER HEADS SHALL BE RECESSED TYPE WITH COOPER CAP.

B1.1

9132 PEMBROOK STREET

REVISIONS

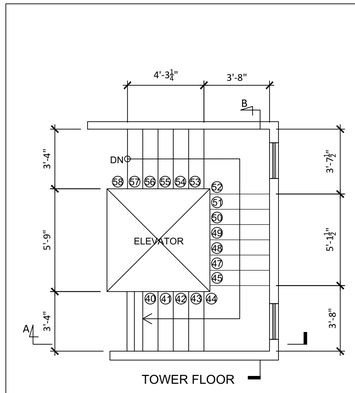
REV.#	DATE	DESCRIPTION

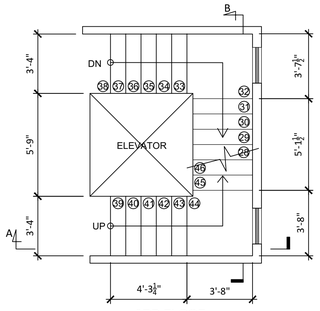
SIGN & SEAL:

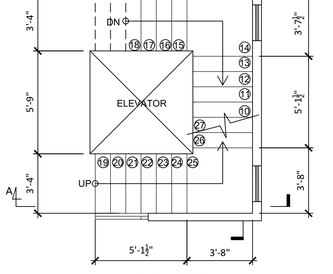
DRAWING TITLE:
REFLECTED CEILING PLAN AND ELECTRICAL PLAN

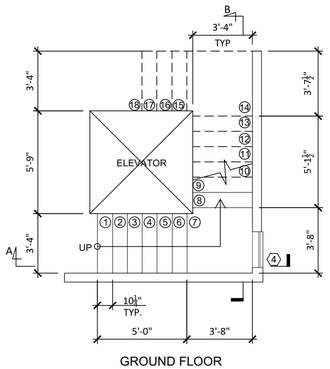
SCALE: AS NOTED

DRAWING No.: A-1.7

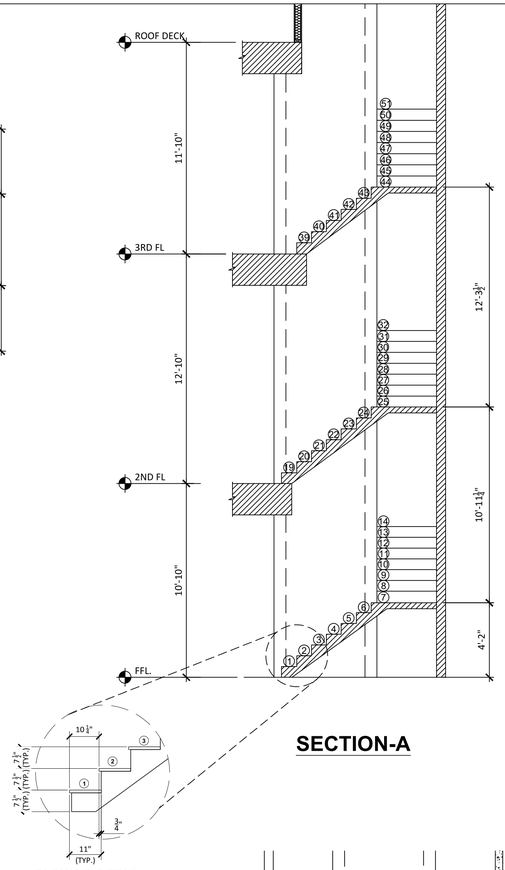




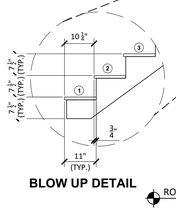




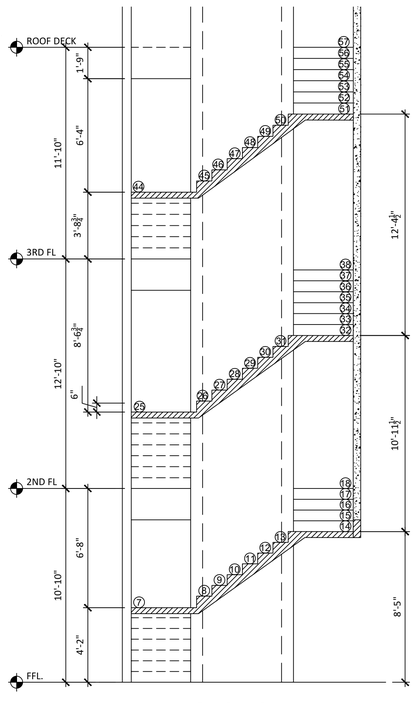
PLAN



SECTION-A



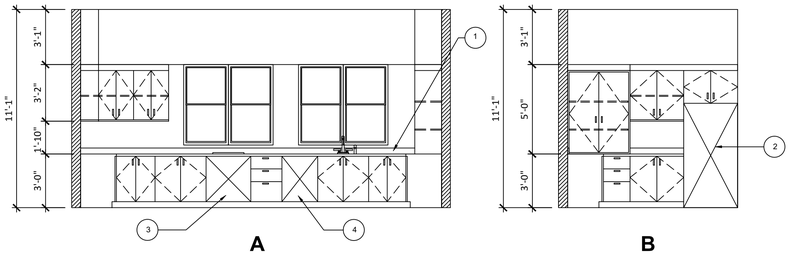
BLOW UP DETAIL

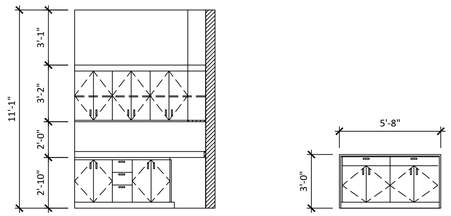


SECTION-B

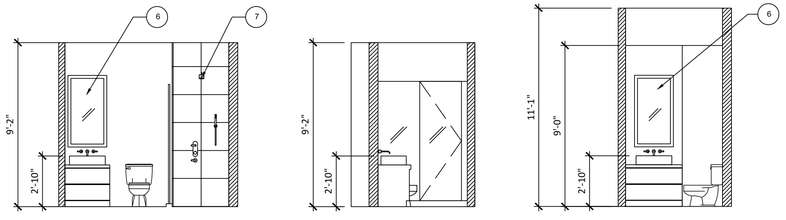
STAIR DETAIL

SCALE: 1/4" = 1'-0" | 1

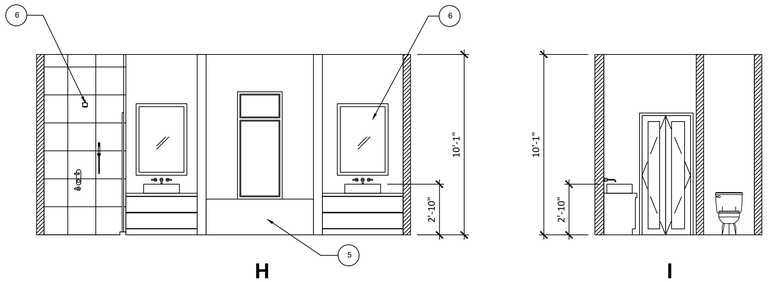




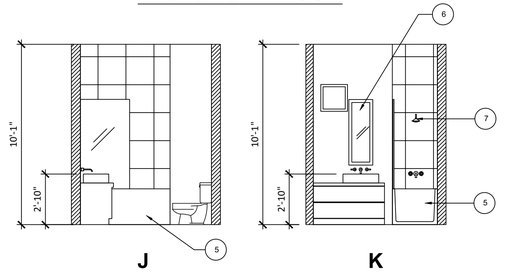
KITCHEN



BATHROOM 3 | POWDER ROOM



MASTER BATHROOM



BATHROOM 2

INTERIOR ELEVATION

SCALE: 1/4" = 1'-0" | 1

1. STONE COUNTERTOP WITH 4" BACKSPLASH
2. REFRIGERATOR SPACE
3. GAS RANGE WITH BUILT-IN OVEN
4. DISHWASHER
5. BATHTUB
6. MIRROR
7. SHOWER

NOTES: ALL FINISHES TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE ALLOWANCE FOR ALL FINISHED & INCLUDE INSTALLATION IN THEIR BID.

ALL CABINET TO HAVE EUROPEAN CONCEALED HINGES & BE SELF CLOSING.

INTERIOR ELEVATION KEY NOTES

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE:

STAIR DETAIL & INTERIOR ELEVATION

SCALE: AS NOTED

DRAWING No.: A-1.8

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

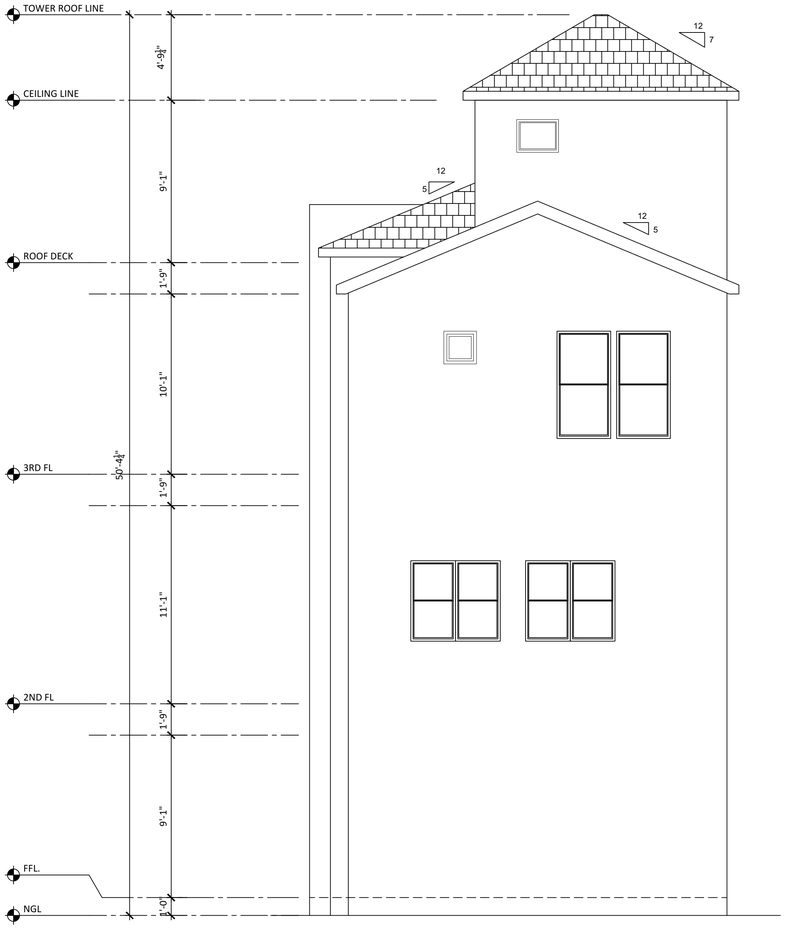
SIGN & SEAL:

DRAWING TITLE:

ELEVATION

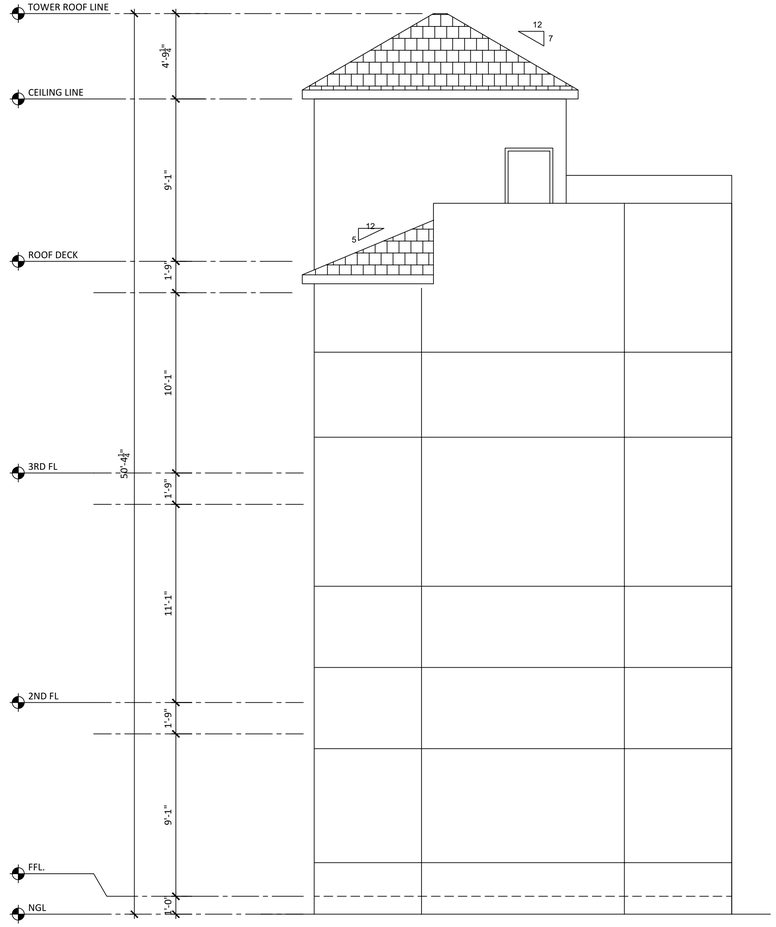
SCALE: AS NOTED

DRAWING No.: A-2.1



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0" | 1



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0" | 2

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

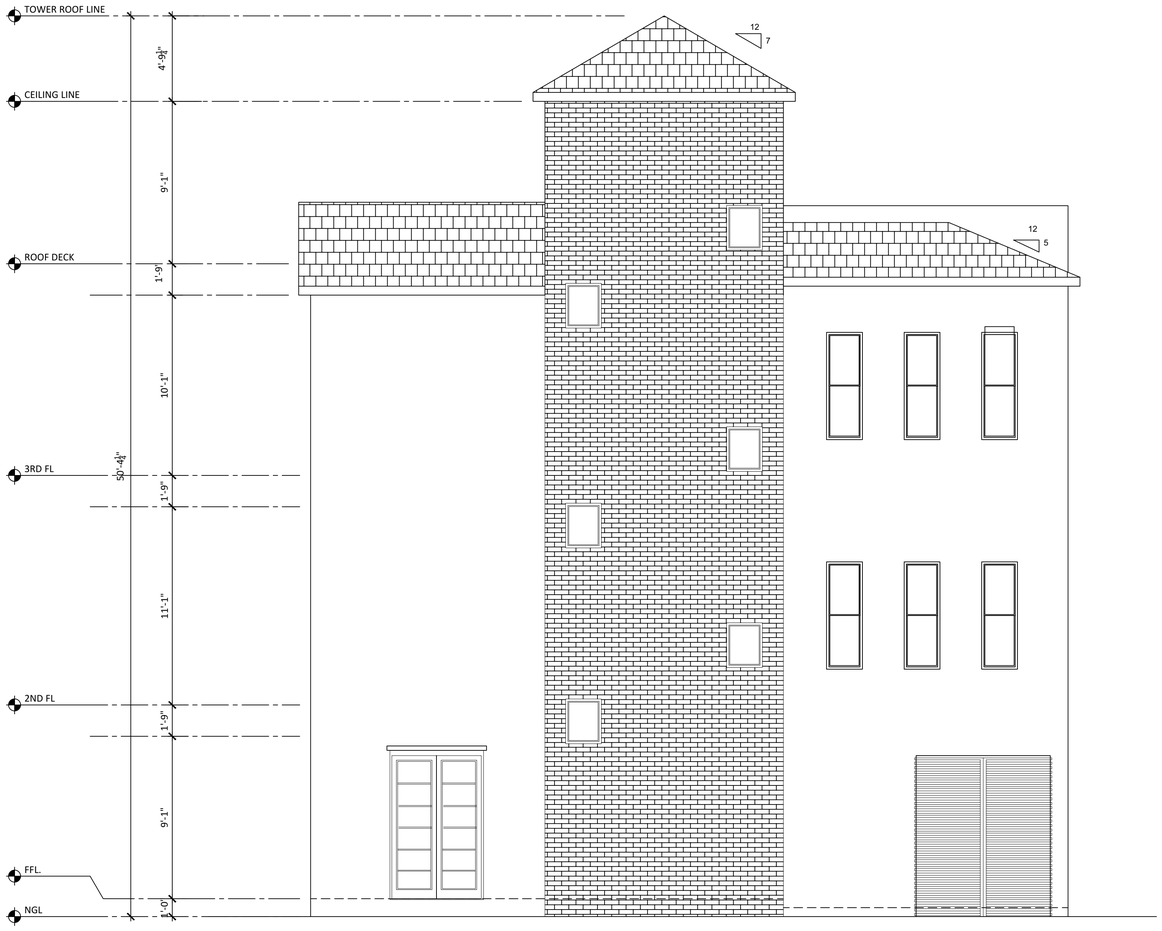
SIGN & SEAL:

DRAWING TITLE:

ELEVATION

SCALE: AS NOTED

DRAWING No.: A-2.2



REAR ELEVATION

SCALE: 1/4" = 1'-0"

1

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

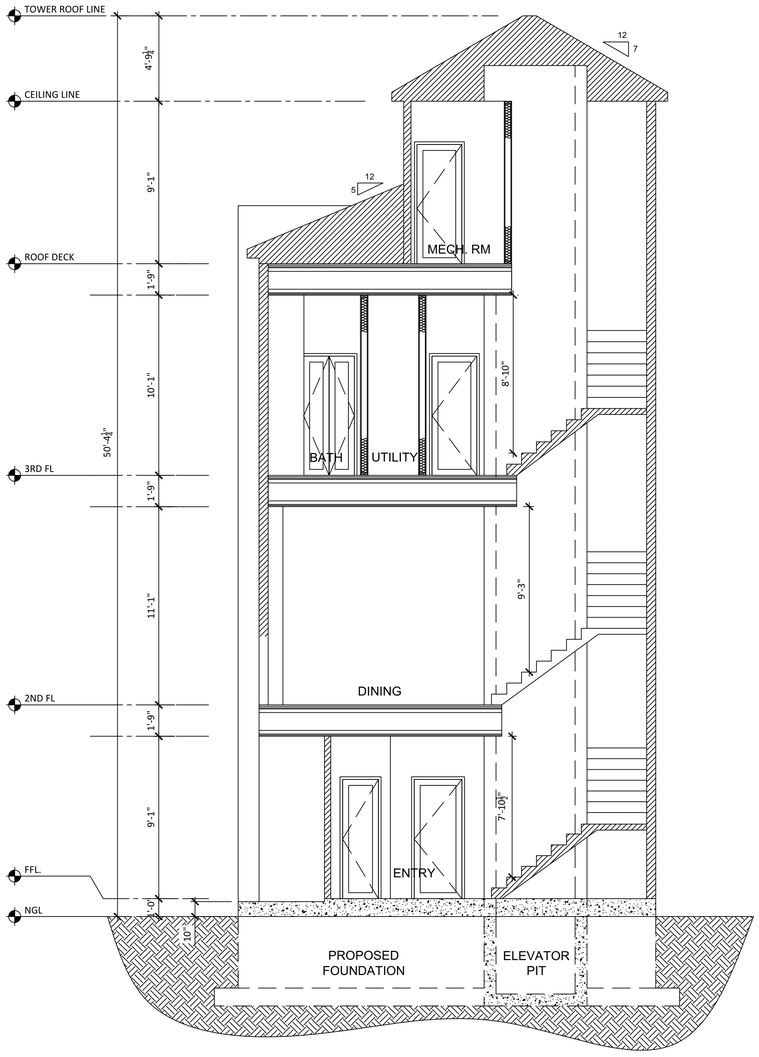
SIGN & SEAL:

DRAWING TITLE:

ELEVATION

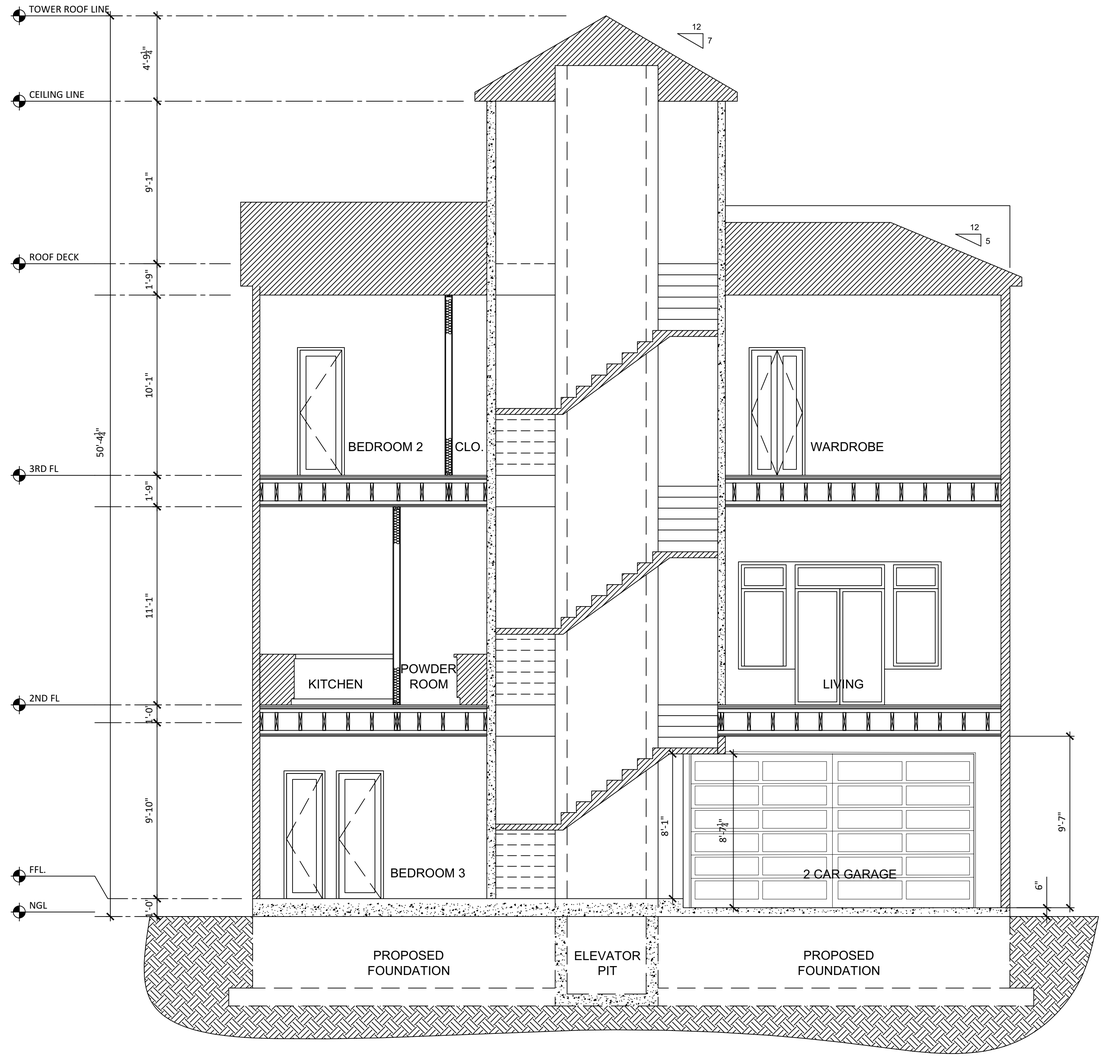
SCALE: AS NOTED

DRAWING No.: A-2.3



SECTION A

SCALE:	
1/4" = 1'-0"	1



SECTION B

SCALE:	
1/4" = 1'-0"	2

SECTION NOTES

1. ROOF RAFTERS
   SEE STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE SPACING AND SPECIFICATIONS. SEE EAVE DETAIL FOR TERMINATION. SEE ROOF PLAN & STRUCTURAL FOR WEIGHT OF ROOFING.

2. CEILING JOISTS
   SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND MATERIAL SPECIFICATIONS. VAULTS TO BE CONSTRUCTED WITH GUSSETTS.

3. WOOD STUD WALL - SEE STRUCTURAL FOR SPECS AND SPACING. ALL INTERIOR STUDS 2x6 U.N.O..
   EXTERIOR STUDS 2x6 - IN THICKENED WALLS PROVIDE 2x4 AT NON BEARING PORTION. FIRE BLOCK STUDS AT CEILINGS AND AT MID HEIGHT OF STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER'S DRAWINGS.

4. PROVIDE DRAFT STOPS AS REQUIRED BY BUILDING CODE.

5. ROOFING MATERIAL - SEE ROOF MATERIALS SPECIFICATION A3.1 INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
   PLASTER TO BE APPLIED IN THREE COATS. PROVIDE HAND TROWEL FINISH COAT WITH INTEGRAL COLOR, SMOOTH FINISH. OWNER AND ARCHITECT TO APPROVE A 20 SQUARE FOOT MOCK-UP FOR COLOR AND TEXTURE.

7. TEMPERED GLASS GUARDRAIL AND BALCONIES:
   GUARDRAILS SHALL BE IN A MINIMUM HEIGHT OF 42" MEASURED FROM TOP OF FINISH SURFACE UNLESS NOTED OTHERWISE. 4" CLEAR OPENING MAXIMUM. COLOR, PATINA, AND SHOP-DRAWINGS TO BE APPROVED BY OWNER AND ARCHITECT.

8. ACOUSTIC BOARD

9. DECK WATERPROOFING
   ELASTO-DECK B.T. ELASTOMERIC MEMBRANE 90 MIL- INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FLOOD TEST ALL DECKS FOR A MINIMUM OF 48 HOURS AND INSPECT PRIOR TO CONCEALING WORK. PROVIDE 2 YEAR WARRANTY AGAINST LEAKS.

10. DECK SHEATHING - SEE STRUCTURAL ENGINEERING REQUIREMENTS. OFFSET FROM INTERIOR PLYWOOD A MINIMUM OF 4" FOR DECK SLOPE AND DRAINS.

11. THERMAL INSULATION
    MINIMUM REQUIREMENT INSTALL PER TITLE-24 GUIDELINE, OR WHAT IS LISTED BELOW WHATEVER PROVIDES MORE THERMAL PROTECTION.
    EXTERIOR WALLS 11" - R-30 FACTOR
    INTERIOR WALLS 6" - R-19 ALL INTERIOR AND GARAGE WALLS
    ROOF INSULATION - R-30 MINIMUM
    FLOOR SYSTEMS - R-30 ALL INTERIOR AND EXTERIOR LOCATIONS
    PLACE ALL INSULATING INFORMATION IN VIEW FOR BUILDING INSPECTOR.

12. SITE RETAINING WALLS
    SEE GRADING PLANS FOR ELEVATIONS
    SEE STRUCTURAL ENGINEER'S DRAWINGS FOR CONSTRUCTION
    PROVIDE GRAVEL BACK FILL AND DRAINAGE AT FOOTING OF WALL
    PROVIDE FRENCH DRAINS AT TOP OF ALL WALLS. SEE GRADING PLAN FOR DRAINS. PROVIDE WATERPROOFING SYSTEM AT ALL RETAINING WALLS. WATER PROOFING PARASEAL LG SYSTEM BY MAMECO OR OWNER APPROVED EQUAL.

13. FINISHED GRADE
    SEE GRADING PLAN FOR GRADES. SLOPE ALL SURFACES ADJACENT TO PROPOSED RESIDENCE AWAY FROM HOUSE AT 2% OR GREATER. SET FINISH GRADE LOWER THAN FINISH FLOOR ELEVATION. COMPACT ALL SITE WORK IN ACCORDANCE WITH GEOTECHNICAL REPORT AND ALL ADDENDA. SEE SITE PLAN FOR REPORT INFORMATION AND COVER SHEET FOR CONTACT.

14. CONTINUOUS GUTTER + DOWNSPOUTS
    SEE EAVE DETAIL FOR SPECIFICATIONS. TIE INTO SUBSURFACE DRAINAGE SYSTEM.

15. WOOD SIDING. SEE DETAILS FOR SPECIFICATION

16. CONCRETE WALL PER STRUCTURAL.

17. ROOF SHEATHING
    SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS AND NAILING.

18. FLOOR SHEATHING
    SEE STRUCTURAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS. PROVIDE A MINIMUM 3/4" TONGUE AND GROOVE PLYWOOD SYSTEM. PROVIDE A CONTINUOUS BEAD OF ADHESIVE BETWEEN PLYWOOD AND SUPPORTS. ALL FLOOR SHEATHING TO BE SCREWED.

19. 1-1/2" LIGHT WEIGHT CONCRETE

20. 5/8" TYPE X GYPSUM BOARDTAPE, FLOAT SKIM COAT. FASTEN TO WALLS PER MANUFACTURER'S RECOMMENDATIONS.

21. ALUMINUM WINDOWS AND WOOD DOORS - SEE SCHEDULES. PROVIDE FACTORY ASSEMBLED EXTERIOR DOORS WITH ALL WATER PROOFING IN AND THRESHOLDS IN PLACE. UNIT TO HAVE A MINIMUM WARRANTY. USE FLEETWOOD STANDARDS.

22. METAL SCREEN ELEMENT

23. CURTAIN POCKET, DRYWALL WITH SKIMCOAT, PAINT TO MATCH CEILING FINISH, 6"X6" CLEAR OPENING, COORDINATE "J" BOX FOR MOTORIZED CURTAIN WITH ELECTRICAL.

SECTION GENERAL NOTES

B1.1

9134 PEMBROOK STREET

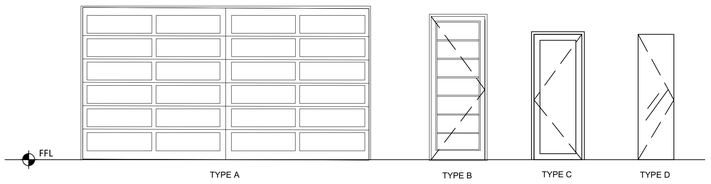
REVISIONS

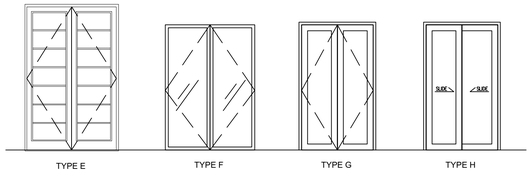
REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE:
SECTION

SCALE:	DRAWING No.:
AS NOTED	A-3.1





DOOR SCHEDULE

TYPE	MARK	SIZE WIDTH X HEIGHT	SILL HGHT	THICK	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	DUAL GLZD.	LOW-E	TEMPERED	1 HR. RATED	PRE-HUNG	BATHROOM HARDWARE	CLOSET HARDWARE	BEDROOM HARDWARE	POCKET DR. HARDWARE	DUMMY HARDWARE	LOCK	SWGC	REMARKS
A	100	16'0" x 8'7"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	–	●	–	GARAGE DOOR
B	101	3'0" x 8'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	●	–	–	PANEL DOOR
C	102	2'8" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	●	–	–	PANEL DOOR
G	103	4'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	●	–	–	–	–	–	DOUBLE DOOR
C	104	2'0" x 7'0"	–	1 ¾"	H.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
C	105	2'4" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	●	–	–	–	–	–	–	–	PANEL DOOR
C	106	2'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
E	107	5'0" x 8'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	●	–	–	DOUBLE DOOR
D	108	2'4" x 7'0"	–	–	–	–	–	–	–	–	●	●	–	–	–	–	–	–	–	–	–	GLASS DOOR
F	200	5'0" x 8'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	–	–	–	–	DOUBLE GLASS DOOR
C	201	2'4" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
C	300	2'8" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	●	–	–	–	–	PANEL DOOR
G	301	3'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	●	–	–	–	–	–	DOUBLE DOOR
G	302	3'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	DOUBLE DOOR
C	303	2'0" x 7'0"	–	1 ¾"	H.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	●	–	–	–	–	–	PANEL DOOR
C	304	2'4" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
D	305	2'4" x 7'0"	–	–	–	–	–	–	–	–	–	●	–	–	–	–	–	–	–	–	–	GLASS DOOR
G	306	5'0" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	–	●	–	DOUBLE DOOR
C	307	2'8" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	●	–	–	–	–	PANEL DOOR
H	308	5'0" x 7'0"	–	1 ¾"	H.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	–	–	–	–	SLIDING DOOR
C	309	2'4" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	●	–	–	–	–	–	–	PANEL DOOR
C	400	2'8" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	–	●	–	–	–	PANEL DOOR
C	401	2'6" x 7'0"	–	1 ¾"	S.C.	VINYL	PAINT	VINYL	PAINT	–	–	–	–	–	–	–	●	–	–	–	–	PANEL DOOR

WINDOW SCHEDULE

TYPE	MARK	SIZE WIDTH X HEIGHT	HDR HGHT	THICK	WINDOW MATERIAL	WINDOW FINISH	FRAME MATERIAL	FRAME FINISH	DUAL GLZD.	LOW-E	TEMPERED	CASEMENT	SLIDING	FIXED	SINGLE HUNG	DOUBLE HUNG	AWNING	FROSTED GLASS	SCREEN	REMARKS
A	1	1'10" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
A	2	1'10" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
B	3	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	4	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
E	5	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
G	6	1'4" X 5'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
E	7	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
C	8	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	●	–	–	–	–	
C	9	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	●	–	–	–	–	
C	10	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	●	–	–	–	–	
D	11	5'0" X 4'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
D	12	5'0" X 4'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
B	13	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	14	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
F	15	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
F	16	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
F	17	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
F	18	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
F	19	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	

TYPE	MARK	SIZE WIDTH X HEIGHT	HDR HGHT	THICK	WINDOW MATERIAL	WINDOW FINISH	FRAME MATERIAL	FRAME FINISH	DUAL GLZD.	LOW-E	TEMPERED	CASEMENT	SLIDING	FIXED	SINGLE HUNG	DOUBLE HUNG	AWNING	FROSTED GLASS	SCREEN	REMARKS
F	20	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
E	21	2'6" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	●	–	–	–	–	–	
B	22	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
F	23	3'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
F	24	3'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
B	25	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	26	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
F	27	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
F	28	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
F	29	2'0" X 6'0"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	●	–	–	–	–	
B	30	2'0" X 2'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	31	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	32	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	33	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	34	2'4" X 1'6"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	
B	35	1'10" X 1'10"	–	–	VINYL	PAINT	VINYL	PAINT	●	●	●	–	–	–	–	–	●	–	–	

WINDOW NOTES

1.1 ALL WINDOW ROUGH OPENINGS (R.O.) SHOULD BE BASED ON MANUFACTURER'S ORDERED SIZES, SPECIFICATIONS, RECOMMENDATIONS AND DETAILS

1.2 ROUGH FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FRAMING, NAILERS AND FILLERS AS SHOWN ON DOOR DETAILS AND AS MAY OTHERWISE BE REQUIRED FOR PROPER INSTALLATION OF ALL WINDOWS REFER TO DETAILS

1.3 ALL WINDOW DETAILS SHOULD MEET OR EXCEED 'KOLBE & KOLBE' DETAILS AND SPECIFICATIONS OR AN OWNER AND ARCHITECT APPROVED EQUAL SUBSTITUTE - ALL HARDWARE TO BE MARINE FINISH.

1.4 SHOP DRAWINGS OF ALL WINDOW TYPES MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

1.5 REFER TO GENERAL NOTES FOR TYPICAL REQUIREMENTS APPLICABLE TO WINDOWS.

1.6 ALL WINDOWS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS TO INSURE PRODUCT WARRANTY.

1.7 WINDOW GLAZING TO BE DUAL GLAZING

1.8 ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH INSECT SCREENS UNLESS

1.9 ALL EXTERIOR JAMBS TO BE BACK-PRIMED PRIOR TO INSTALLATION

1.10 REFER TO THE ENERGY CALCS REPORT (N1.0) FOR REQUIRED 'U' VALUES

1.11 SEE EXTERIOR ELEVATIONS FOR DEMARCATION OF DIRECTION OF SWINGON ALL WINDOWS.

1.12 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPEN DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGRESS. WINDOWS MUST PROVIDE THE FOLLOWING SITUATION; MINIMUM 5.7 SQUARE FEET OF OPERABLE AREA CLEAR, MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24" AND A FINISH SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR. (PER CBC 310.4)

1.13 ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING: (PER CBC 2406D) MINIMUM 5.7 SQUARE FEET OF OPERABLE AREA CLEAR, MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 20" AND A FINISH
- A. GLAZING IN ALL DOORS
- B. GLAZING IN BATH AND SHOWER ENCLOSURES
- C. ALL GLAZING WITHIN 24" ARC OF THE DOOR EDGE
- D. PANELS OVER 9 SQ. FT. IN AREA HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
- E. ALL GLAZING IN GUARDRAILS AND HANDRAILS (CBC 2406.4)

1.14 ANY GLASS AREA 9 SQUARE FEET OR LARGER IN SIZE TO BE SAFETY GLASS.

HARDWARE GROUP

A. SINGLE EXTERIOR DOOR LOCKSET
PAIR EXTERIOR DOOR LOCKSET
B. SINGLE INTERIOR DOOR LOCKSET
PAIR INTERIOR DOOR LOCKSET
C. SLIDING / FOLDING / POCKET / PIVOT DOORS/DOUBLE ACTION HARDWARE TO BE PROVIDED BY MANUFACTURER
D. VERIFY HARDWARE SELECTION PER INTERIOR DESIGNER / CLIENT
E. PANIC EGRESS HARDWARE
F. GARAGE DOOR LOCKSET

MATERIAL AND FINISH INDEX

1. METAL FRAME DOOR
2. PAINT GRADE SOLID CORE DOOR
3. STAIN GRADE OAK VENEER SOLID CORE DOOR
4. METAL FRAME WITH GLASS PANE
5. SPECIAL FINISH-SOLID CORE DOOR
6. PAINT GRADE HALLOW CORE DOOR
7. STAIN GRADE OAK VENEER HALLOW CORE DOOR
8. FRAMELESS GLASS DOOR
9. COPPER DOOR BY OWNER

HARDWARE NOTES

2.1 ALL LOCK SETS TO BE RE-KEYED PRIOR TO OWNER MOVE IN.

2.2 ALL LOCK SETS TO FUNCTION FROM ONE KEY.

2.3 ALL FRENCH DOORS TO RECEIVE FLUSH OR SURFACE MOUNTED BOLTS AS DEFINED BY INTERIOR DESIGNER.

2.4 HARDWARE DESIGN AND FINISH TO BE SELECTED BY ARCHITECT. ALL LOCK SETS TO BE MANUFACTURED BY ACCURATE WITH HEAVY DUTY SPRINGS FOR LEVER HANDLES.

2.5 SET AN ALLOWANCE OF $5.00 PER AIR CONDITIONED SQUARE FOOT OF PROPOSED RESIDENCE FOR DOOR HARDWARE AND CABINET HARDWARE MATERIAL ONLY. INSTALLATION LABOR TO BE INCLUDED IN TOTAL BID AMOUNT.

DOOR NOTES

3.1 ALL SCHEMATIC DOOR TYPES ARE NOT TO SCALE. REFER TO ABOVE SCHEDULE FOR DIMENSIONS. AS SHOWN ALIGN ALL TRANSOM PANELS ON ALL DOORS AND WINDOWS.

3.2 ALL EXTERIOR DOORS TO BE DELIVERED TO JOB SITE AS COMPLETE UNITS, EXTERIOR DOORS TO BE BACK PRIMED.

3.3 ALL DOOR AND WINDOW HARDWARE TO BE ON AN ALLOWANCE OWNER / INTERIOR DESIGNER SELECTION.

3.4 REFER TO CF-1R FORM IN TITLE-24 ENERGY CALCULATIONS FOR REQUIRED 'U' VALUES.

3.5 DOOR SAMPLE TO BE APPROVED BY OWNER AND ARCHITECT BEFORE

3.6 ALL DOORS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.7 OWNER TO PROVIDE FINISH LOCK AND LATCH HARDWARE (SEE ALLOWANCE) CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3.8 ROUGH FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FRAMING, NAILERS AND FILLERS AS SHOWN ON DOOR DETAILS AND AS MAY OTHERWISE BE REQUIRED FOR PROPER INSTALLATION OF ALL DOORS.

3.9 ANY GLASS AREA 9 SQUARE FEET OR LARGER IN SIZE TO BE TEMPERED. TEMPERED GLASS IN HAZARDOUS LOCATIONS PER C.B.C. SEC 2406.4
1. EGRESS AND INGRESS DOORS
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS, OTHER THAN WARDROBE DOORS.
3. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
4. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS W/IN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

3.10 SAFETY GLASS IS REQUIRED AT WARDROBE DOOR. C.B.C. 2406.5
3.11 PROVIDE DOOR STOPS WHEREVER NECESSARY
3.12 SOLID CORE, SELF CLOSING AND SELF LATCHING DOOR. 20 MINUTE RATING.

NOTE:

VERIFY ACTUAL DOOR PANEL DESIGN AND LAYOUT WITH OWNER PRIOR TO FABRICATION.

VERIFY ACTUAL DIMENSIONS ON SITE FOR EXISTING DOORS AND WINDOWS TO BE REPLACED, PRIOR TO FABRICATION.

B1.1

9134 PEMBROOK STREET

REVISIONS

REV.#	DATE	DESCRIPTION

SIGN & SEAL:

DRAWING TITLE:

SCHEDULE OF DOORS & WINDOWS

SCALE: AS NOTED

DRAWING No.: A-4.1

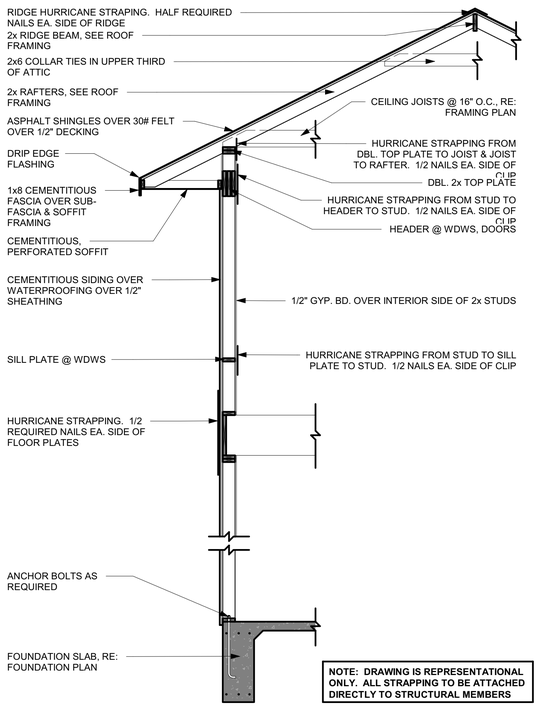
SCHEDULE OF DOORS & WINDOWS

SCALE: 1/4" = 1'-0"

1

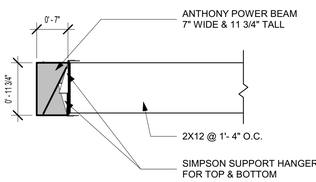
DOOR & WINDOW GENERAL NOTES

ALL STRUCTURAL FRAMING SHALL WITHSTAND 139 MPH WINDS @ 3 SECOND GUSTS.

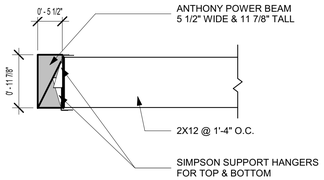


NOTE: DRAWING IS REPRESENTATIONAL ONLY. ALL STRAPPING TO BE ATTACHED DIRECTLY TO STRUCTURAL MEMBERS

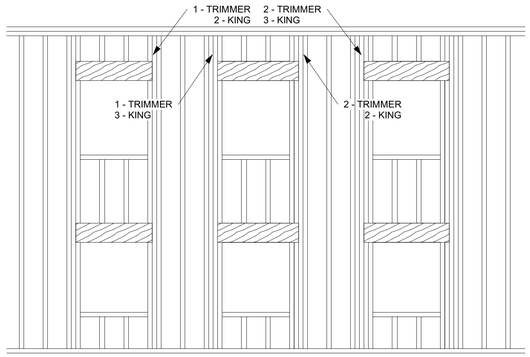
8 Structural - Strapping Detail
3/8" = 1'-0"



10 Structural - 7" Anthony Power Beam
3/4" = 1'-0"



9 Structural - 5" Anthony Power Beam
3/4" = 1'-0"



NOTE: ALL KING STUDS TO BE FRAMED FROM SOLE PLATE TO DBL. TOP PLATE.

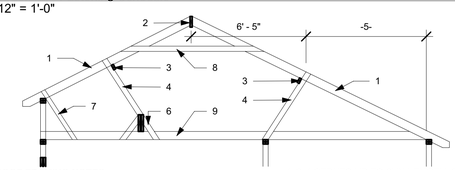
HEIGHT	WDW. OPENING	TRIMMERS	KING STUDS
14'-0"	< OR = 4'	1	1
	< OR = 6'	2	1
16'-0"	< OR = 4'	1	2
	< OR = 6'	2	2
18'-0"	< OR = 4'	1	2
	< OR = 6'	2	2
20'-0"	< OR = 4'	1	3
	< OR = 6'	2	3
22'-0"	< OR = 4'	1	3
	< OR = 6'	2	3

NOTE: SEE PLAN FOR OPENINGS GREATER THAN 6' IN WIDTH OR CONTACT E.O.R.

7 Structural - Balloon Framing
1/2" = 1'-0"

CONNECTION	TYPE	NAILING
JOIST TO STILL OR GIRDER	TOENAIL	3-8d
RAFTER TO PLATE	TOENAIL	3-8d
BRIDGE TO JOIST	TOENAIL, EA. END	2-8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @ 16" O.C.
TOP PLATE TO STUD	END NAIL	2-16d
STUD TO SOLE PLATE	TOENAIL OR END NAIL	4-8 OR 2-16d
DOUBLE STUDS	FACE NAIL	16d @ 16" O.C.
DOUBLE TOP PLATE	FACE NAIL	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	ALONG EA. SIDE.	16d @ 16" O.C.
CEILING JOISTS TO PLATE	TOENAIL	3-8d
CONTINUOUS HEADER TO STUD	TOENAIL	4-16d
CEILING JOIST, LAPS OVER PARTITIONS	FACE NAIL	3-16d
FLOOR JOIST TO PLATE	TOENAIL	2-16d
BUILT-UP CORNER STUDS	ALONG FACE	16d @ 24" O.C.
BUILT-UP GIRDER AND BEAMS	T&B STAGGER	16d @ 16" O.C.
	ENDS AND SPLICES	4-16d
CEILING JOIST TO PARALLEL RAFTER	FACE NAIL	3-16d
FLOOR DECK TO JOIST	PANEL EDGE	10d @8" O.C.
	FIELD	10d @ 12" O.C.
ROOF DECK TO RAFTERS	PANEL EDGE	8d @ 6" O.C.
	FIELD	8d @ 8" O.C.

6 Structural - Fastening Schedule
12" = 1'-0"



ROOF FRAMING NOTES

1. ALL RAFTERS MUST BE #2 SYP U.N.O., SPACED 16" O.C. U.N.O., AND BE 2x6 FOR ASPHALT COMPOSTION SHINGLE ROOFING. CONTACT ENGR. IF CLAY TILE IS TO BE INSTALLED UNLESS FRAMING PLANS INDICATE A CLAY TILE DESIGN HAS BEEN PROVIDED.

2. RIDGE, HIP, AND VALLEY MEMBERS SHALL BE ONE NOMINAL SIZE LARGER THAN THE RAFTERS THEY SUPPORT, EXCEPT AT PITCHES OF 12:12 OR GREATER, WHERE RIDGE MEMBERS SHALL BE TWO NOMINAL SIZES LARGER. VALLEYS UNBRACED FOR MORE 14' IN PLAN ARE TO BE 2-PLY. BRACE RIDGES, HIPS AND VALLEYS DOWN TO BEAMS AND WALLS BELOW AS SHOWN ON PLANS AND AT ALL SPLICES.

3. 2x6 CONT. PURLIN. SEE PLAN AND NOTE 5 FOR LOCATION.

4. 2x4 STRUTS UP TO 8' IN LENGTH, 2x4/2x6 T-BRACE OTHERWISE. SPACE STRUTS AT 48" O.C. MAX. SCAB TO SIDE OF RAFTERS. BRACE TO WALLS, AND BEAMS AS INDICATED ON PLANS.

5. MAX RAFTER SPAN WITHOUT/BETWEEN PURLIN SUPPORT IS 12'-6" FOR 2x6 RAFTERS, 13'-8" FOR 2x8 RAFTERS U.N.O.

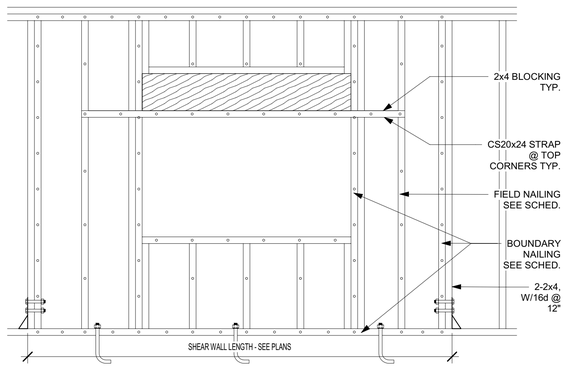
6. BRACE RAISED BEAMS AT 48" O.C., EACH SIDE.

7. 2x4 RAFTER TIES AT 48" O.C. WHEN APPLICABLE.

8. PROVIDE 2x6 COLLAR TIES 48" O.C. PERPENDICULAR TO ALL RIDGES WITH MORE THAN 4' OF CLEARANCE TO THE CJ BELOW THEM. INSTALL AT MID ATTIC HEIGHT, OR WITH 4' OF CLEARANCE FROM THE RIDGE.

9. SEE IRC FOR LOCATION WHERE CJ ARE PARALLEL WITH RIDGE.

5 Structural - Roof / Ceiling Framing
1/4" = 1'-0"



4 Structural - Shear Wall w/ Opening
3/4" = 1'-0"

LATERAL NOTES
FRAMING AND ANCHORAGE FOR THIS STRUCTURE ARE IN COMPLIANCE WITH 2012 IRC W/ COH AMENDMENTS. REQUIREMENTS FOR 110 MPH (3 SECONDS GUST) WIND LOAD.

SHEARWALL NOTES
1. ALL EXTERIOR WINDOWS AND DOORS MUST BE RATED FOR 35 PSF WIND LOAD AS THEY ARE SIZED AND BE CLEARLY LABELED AS SUCH BY THEIR MANUFACTURER.

2. SHEARWALL DESIGNATIONS INDICATE THE FOLLOWING:
--> SW1 - 7/16" (MIN.) OSB OR CDX PLYWOOD APPLIED DIRECTLY TO 16" MAX SPACED STUDS ON ONE FACE OF WALL WHERE SHOWN. FASTEN SHEATHING TO STUDS WITH 8d COMMON NAILS 4" O.C. AT ALL EDGES AND 12" O.C. ALONG EACH INTERMEDITATE STUD. BLOCK WALL AT PANEL EDGES
-->SW2 - 5/8" WALL BOARD APPLIED DIRECTLY TO 16" MAX SPACED STUDS ON ONE FACE OF WALL WHERE SHOWN. FASTEN SHEATHING TO STUDS WITH 6d NAILS 4" O.C. AT ALL EDGES AND ALONG EACH INTERMEDIATE STUD.

3. JOIST/TRUSS MUST BE INSTALLED ABOVE PARALLEL FRAMED INTERIOR SHEARWALLS, AND ALL INTERIOR SHEARWALLS MUST BE ATTACHED TO ABOVE FRAMING ACCORDING TO THE "SHEARWALL DIAPHRAGM CONNECTION DETAILS."

HOLDOWNS
4. EMBEDDED HOLDOWNS MAY NOT BE SUBSTITUTED AND MUST BE "WET-SET" AS SPECIFIED. OTHERWISE, ALLOWABLE HOLDOWN SUBSTITUTION ARE:
HD2A: PHD2/HTT16 HD5A: PHD5/HTT22 HD6A: PHD6/HTT22 HD8A: HDQ8

5. ALL HOLDOWNS TO USE SIMPSON RECOMMENCED SSTB ANCHORS. EMBEDDED AND SSTB ANCHORED HOLDOWNS MUST HAVE SIMPSON SPECIFIED REBAR INSTALLED. WHERE SSTB ARE TOO LONG FOR GRADE BEAM DEPTH, EPOXY ANCHORS MUST BE USED.

6. POST INSTALLED ANCHORS OF EQUIVALENT DIAMETER MAY BE USED LIEU OF "WET-SET" ANCHORS (FOR NON-EMBEDDED STYLE HOLDOWNS) USING SIMPSON "SET" AS FOLLOWS:
-->5/8" ANCHORS MUST HAVE A MIN 5" EMBED, EXCEPT WITHIN 7-1/2" OF ANY SLAB EDGE OR DROP, EMBED MUST BE 9-3/8"
-->7/8" ANCHORS MUST HAVE A MIN 7-3/4" EMBED, EXCEPT WITHIN 11-5/8" OF ANY SLAB EDGE OR DROP, EMBED MUST BE 13-1/8".

7. PROVIDE FULL BOLTING AND/OR NAILING FROM HOLDOWN TO STUD PACKS AS REQUIRED BY SIMPSON FOR MAXIMUM TABLE VALUES. HD SERIES HOLDOWNS MUST BE INSTALLED ON TRIPLE STUDS.

BELT BEAM NOTES
8. EXTEND BELT BEAMS FULL LENGTH SHOWN ON PLANS TO SPAN ACROSS WIDTH OF OPENING IN THE FLOOR AND INSTALL CONCEALED HANGERS ON BELT BEAM ENDS TO PERPENDICULAR FLOOR FRAMING BEAMS, JOISTS, OR TRUSSES. WHEN THIS IS NOT POSSIBLE, EXTEND ENDS 3-1/2" PAST OPENING & STRAP TOP AND BOTTOM OF THE EXTERIOR FACE OF BELT BEAM W/ CS20x42 (BENT 6" ONTO EXTERIOR FACE OF BELT BEAM) TO PERPENDICULAR KNEE WALL PLATES OR ROWS OF MIDHEIGHT STUD WALL BLOCKING.

9. KEEP HORIZONTAL EXTERIOR SHEATHING JOINTS MIN 24" FROM BELT BEAM

10. CONTINUOUSLY FRAME STUDS TO, FROM, AND BETWEEN BELT BEAMS. FRAME BOTTOM AND TOP PLATES DIRECTLY TO BELT BEAMS, EXCEPT WHERE DECKING MAY BE ADDED TO BRING TOP OF BEAM TO F.F.E. KEEP TOP & BOTTOM PLATE SPLICES MIN. 36" IN EITHER DIRECTION FROM BELT BEAM ENDS.

3 Structural - Lateral Design Notes
12" = 1'-0"

CONTRACTOR NOTE:
1. BUILDER/ CONTRACTOR SHALL SHORE & BRACE ANY LOAD BEARING WALLS AND/OR POINTS ABOVE PRIOR TO DEMOLITION. EXTERIOR WALLS TO REMAIN UNLESS NOTED.

OWNER/ BUILDER TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. OWNER/ BUILDER TO CONTACT DEAVERS ENGINEERING WITH ANY AND ALL DISCREPANCIES PRIOR TO START. DEAVERS ENGINEERING WILL NOT BE HELD RESPONSIBLE FOR EXISTING CONDITIONS IN ANY WAY AND/ OR ANY PROBLEMS WHICH MAY ARISE FROM FAILURE TO VERIFY EXISTING CONDITIONS.

ALL DIMENSIONS ARE APPROXIMATE.

2. STRUCTURAL ENGINEER OFFERS NO WARRANTY FOR EXISTING FOUNDATION OR REPLACED SLAB. THE FOUNDATION WILL ALWAYS HAVE MOVEMENT ISSUES.

3. VERIFY IF ATTIC ACCESS IS REQUIRED WITH ARCHITECT PRIOR TO FRAMING. VERIFY LOCATION.

4. PURLIN PRACES TO BEARING WALL OR DOUBLE CEILING JOIST.

5. SHEATHE ENTIRE EXTERIOR OF BUILDING W/ 7/16 OSB, IN ADDITION TO SHEARWALLS INICATED ON PLANS. NAIL SHEATHING W/ 8d COMMON NAILS 6" O.C. EDGE AND 12" O.C. FIELD. LAP SHEATHING ACROSS FLOOR CAVITY, MIN 18" ACROSS EACH PLATE.

2 Structural - Contractor Notes
12" = 1'-0"

GENERAL FRAMING NOTES
1. DESIGNED IN ACCORDANCE WIH 2012 IRC. ALL CONSTRUCTION METHODS, WORKMANSHIP AND CONNECTIONS MUST BE IN COMPLIANCE WITH 2012 IRC. W/ COH AMENDMENTS.

2. ABBREVIATIONS:

ARCH	-ARCHITECT/DESIGNER		CANT	-CANTILEVER		CJ	-CEILING JOIST
CONT	-CONTINIOUS	DB	-DROP BEAM		DBL	-DOUBLE MEMBER	
FB	-FLUSH BEAM	FJ	-FLOOR JOIST		FRB	-FOR ROOF BRACE	
FT	-FLOOR TRUSS	H,HDR	-HEAOER		LLV	-LONG LEG VERTICAL	
OC	-ON CENTER	PSL	-PARALLEL STRAND LUMBER		UCA	-UNDER COLUMN ABOVE	
UNO	-UNLESS NOTED OTHERWISE	UWA	-UNDER WALL ABOVE				

3. LEGEND

ARCHITECTURAL BEAM - SIZE AND TYPE NOTED
STRUCTURAL BEAM - SIZE AND TYPE NOTED
RAFTER OR JOIST - SIZE NOTED
RIDGE, HIP, VALLEY, OR LEDGER - SIZE NOTED
OUTSIDE EDGE OF OVERHANG
WALL BELOW
PURLIN BRACE

4. PROPIETARY MODEL NUMBER, WHEN GIVEN, REFER TO SIMPSON STRONG-TIE PRODUCTS. INSTALL PER MANUFACTURER RECOMMENDATIONS AS REQUIRED TO ACHIEVE MAXIMUM TABLE VALUES.

5. FRAMING LAYOUT AS SHOWN IS ONLY A SCHEMATIC MEANT TO SHOW SPAN LENGTHS AND DIRECTION. FIELD VERIFY CONVENTIONAL FRAMING LAYOUT WHILE MAINTAINING REQUIRED SPACING. ENGINEERED JOISTS AND TRUSSES SHOULD BE LAID OUT ACCORDING TO MANUFACTURER/SUPPLIER DRAWINGS. BEAMS ARE SHOWN HATCHED.

6. CONTINUOUIS ROW OF 1x3 BRIDGING, STRAP BRACING, SOLID BLOCKING OR STRONGBACK REQUIRED FOR EVERY 8' OF SPAN OF ALL CONVENTIONAL JOISTS 2x10 OR GREATER. THE STABILITY OF THE WALLS, FLOOR, CEILING, AND ROOF IS NOT ACHIEVED UNTIL DECKING/SHEATHING IS INSTALLED

BEAMS & HEADERS
7. HEADERS IN LOAD BEARING WALLS ARE TO BE (2) 2x12 U.N.O (SEE SCHEDULE BELOW)

8. BEAMS ARE CALLED OUT ON FRAMING PLANS AND ARE AS FOLLOWS:

BEAM SIZE	GRADE	USE, UNLESS NOTED OTHERWISE	HANGER	CONCEALLED HANGER
2~2x6	#3	HDR. @ NON-BEARING INT. WALLS	LUS26-2	-
3~2x6	#3	HDR. @ NON-BEARING INT. WALLS	LUS26-3	-
2~2x8	#2	HDR. HOLDING ROOF	LUS28-2	-
3~2x8	#2	HDR. HOLDING ROOF	LUS28-3	-
2~2x10	#2	HDR. HOLDING ROOF	LUS210-2	-
3~2x10	#2	HDR. HOLDING ROOF	LUS210-3	-
2~2x12	#2	HDR. HOLDING 1 OR 2 FLOORS & ROOF	LUS212-2	HUSC212-2
3~2x12	#2	HDR. HOLDING 1 OR 2 FLOORS & ROOF	LUS212-3	HUC212-3
3.5x11.25 PSL	2.0E	FLUSH OR DROP BEAM	HHUS410	HUCQ412-SDS
3.5x14 PSL	2.0E	FLUSH OR DROP BEAM	HGUS414	HUC416, BELT BEAMS ONLY
3.5x16 PSL	2.0E	FLUSH OR DROP BEAM	HGUS414	HUC416, BELT BEAMS ONLY
3.5x18 PSL	2.0E	FLUSH OR DROP BEAM	HGUS414	HUC416, BELT BEAMS ONLY
5.25x11.25 PSL ONLY	2.0E	FLUSH OR DROP BEAM	HGUS5.5/12	HUCQ612-SDS, BELT BEAMS
5.25x14,16,18 PSL	2.0E	FLUSH OR DROP BEAM	HGUS5.5/14	-
7x11.25 PSL	2.0E	FLUSH OR DROP BEAM	HGUS7.25/12	-
7x14,16,18 PSL	2.0E	FLUSH OR DROP BEAM	HGUS7.25/14	-

ALL MULTI-PLY HEADERS TO HAVE 1/2" PLYWOOD SPACERS. INCREASE HEADERS TO 3-PLY FOR 2x6 WALLS NEVER BEND OR ALTER HANGER FLANGES, USE A CONCEALED HANGER WHENEVER THERE IS NOT ENOUGH ROOM FOR OUT-TURNED FLANGES, CONTACT ENGR WHENEVER HANGER OPTIONS ABOVE ARE NOT POSSIBLE.

WALL FRAMING
9. U.N.O., EXTERIOR, LOAD BEARING, AND SHEARWALLS ARE TO BE STUD GRADE SYP 2x4 16" O.C., EXCEPT AS FOLLOWS:
-> 1ST STORY OF 3-STORY AREAS TO BE 2~2x4 16" O.C. OR 2x6 12" O.C.
-> 2ND STORY OF 3-STORY AREAS TO BE 2x4 12" O.C. OR 2X6 16" O.C.
-> 1ST STORY OF 4-STORY AREAS TO BE 2~2X4 12" O.C. OR 2x6 12" O.C.
-> 2ND STORY OF 4-STORY AREAS TO BE 2~2x4 16" O.C. OR 2x6 16" O.C.
-> 3RD STORY OF 4-STORY AREAS TO BE 2x4 12" O.C. OR 2x6 16" O.C.
ABOVE ASSUMES 10' MAX PLATE HEIGHTS AND COUNTS ROOF DECKS AND DECK ACCESS AREA AS STORIES. FURTHER, ANY WALLS DRAWN AS 2x6 WIDTH ON THE ARCH BACKGROUNDS ARE TO BE 2x6 16" O.C. U.N.O.

10. WALL TOP, SILL, & SOLE PLATES ARE TO BE #2 SYP. RUN ONE TOP PLATE PLY CONT THROUGH ALL PLATE INTERSECTIONS. LAP TOP PLATE SPLICES PER DETAIL THIS PAGE.

11. THE FOLLOWING STUD PACKS REQUIRED FOR ALL HEADERS, BEAMS AND GIRDER TRUSSES, U.N.O. ON PLANS (INCREASE STUD SIZES TO 2x6 FOR 2x6 WALLS)
10" NOMINAL DEPTH OR LESS: 2~2x4 (1 TRIMMER, 1 KING)
12" & 14" NOMINAL DEPTH: 4~2X4 (2 TRIMMERS, 2 KING)
16" NOMINAL DEPTH OR MORE: 5~2X4 (3 TRIMMERS, 3 KING)
IN ALL CASES, PROVIDE A MINIMUM NUMBER OF STUDS UNDER BEAM TO PROVIDE FULL BEARING ACROSS FRAMING MEMBER WIDTH. AT HEADERS W/ 4x OR 6x LUMBER OR PSL SUPPORT, PROVIDE TWO KING STUDS TRIPLE OR QUADRUPLE 2x4 STUD PACKS TO HAVE TWO ROWS OF 16d NAILS 9" O.C., 1" FROM THE EDGES OF EACH PLY AS THE PACK IS BUILT UP.

12. ALL SUPPORTS 3~2x4 OR GREATER MUST BE REPEATED AS AN ALIGNED SUPPORT ON ALL LOWER LEVELS AND HAVING MATCHING FLOOR CAVITY CRIPPLE STUDS

13. PSL COLUMNS TO BE 1.8E GRADE OR BETTER. SEE PSL COLUMN FRAMING DETAIL THIS PAGE FOR FLOOR CAVITY EXTENTION REQUIREMENTS FOR ALL PSL COLUMNS

14. ALL STAND ALONE SUPPORTS (I.E. AT PORCHES, OR INSIDE COLUMN WRAPS) TO BE 4x4 U.N.O. STRAP EACH SIDE OF BEAMS TO POSTS W/ LSTA24 OR CS20x24.

FLOOR FRAMING
15. ALL FJ FRAMING MUST BE #2 SYP U.N.O., 2x12 U.N.O., AND SPACED 16" O.C. U.N.O. PROVIDE CONT FULL DEPTH 2x BAND ON CANTILEVERED FJ.

16. FT OR I-JOIST DESIGN BY MANUFACTURER AND STAMPED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS. FT OR I-JOISTS MAY BE SUBSTITUTED FOR THE OTHER REGARDLESS OF PLAN CALL-OUT. DESIGNER TO PROVIDE RIBBON OR RIM JOIST ON CANTILEVERS CAPABLE OF DISTRIBUTING LOADS FROM ABOVE EVENLY. PSL BEAMS MAY BE REPLACED BY DIFFERING GRADES AND TYPES OF ENGINEERED BEAMS BY THE ENGINEER OF THE FLOOR SYSTEM; LIABILITY FOR THESE BEAMS IS TRANSFERRED TO THAT ENGINEER.

CEILING FRAMING
17. ALL CJ MUST BE #2 SYP U.N.O., 2x6 U.N.O., AND SPACED 16" O.C. U.N.O. DOUBLE UP ALL CEILING JOISTS UNDER MECHANICAL AREAS. WATER HEATER PLACED IN ATTIC MUST BE LOCATED ABOVE A LOAD BEARING WALL

18. STRONGBACK CONSISTING OF 1~2x4 & 1~2x6 W/ LLV REQUIRED WHERE CJ SPAN EXCEEDS 12'. SECURE WITH 2~16d NAILS AT EA JOIST.

19. ALL HEADER SIZES SHALL GO BY THE ABOVE SCHEDULE U.N.O.

20. BLOCK ALL FLOOR AND CEILING JOISTS GREATER THAN 10' LONG AT MID SPAN.

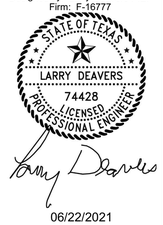
1 Structural - General Notes
12" = 1'-0"

City of Houston
2/7/2017
REVIEWED FOR CODE COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable laws and ordinances.
06/22/21

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777



06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

ISSUED FOR PERMIT	02.22.2021

STRUCTURAL NOTES & DETAILS

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KEYNOTE

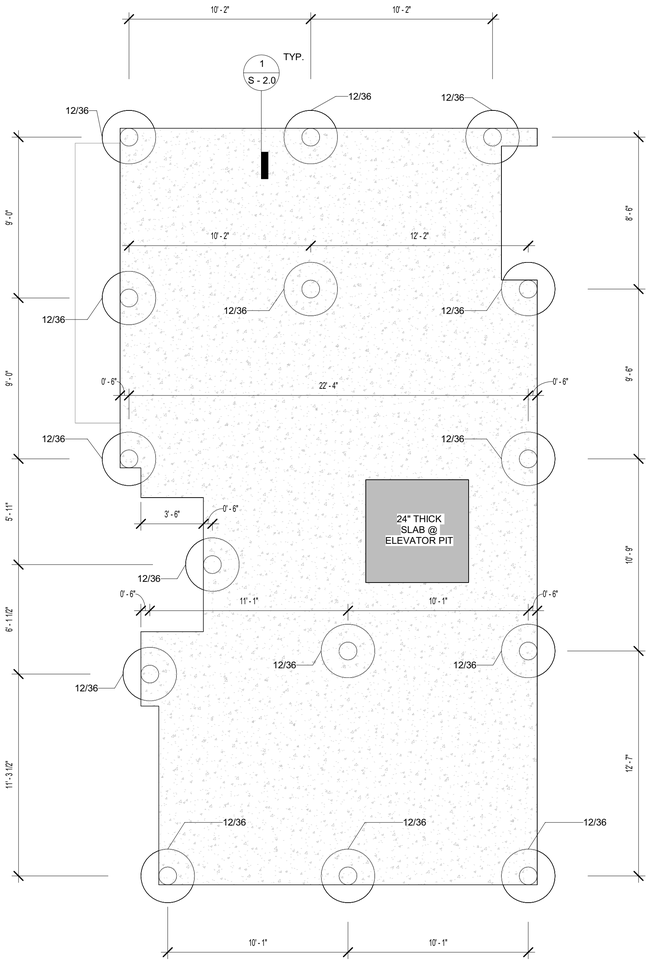
SLOPE FOR DRAINAGE, **REF. ARCH.**

DRILLED SHAFT W/ BELL
CALL OUT TAG ON PLAN
(DIAMETER OF SHAFT/ DIAMETER OF BELL)
12/36

DRILLED BELL PIERS TO BE CENTERED ON
GRADE BEAMS, 6" FROM EDGE.

NOTE:

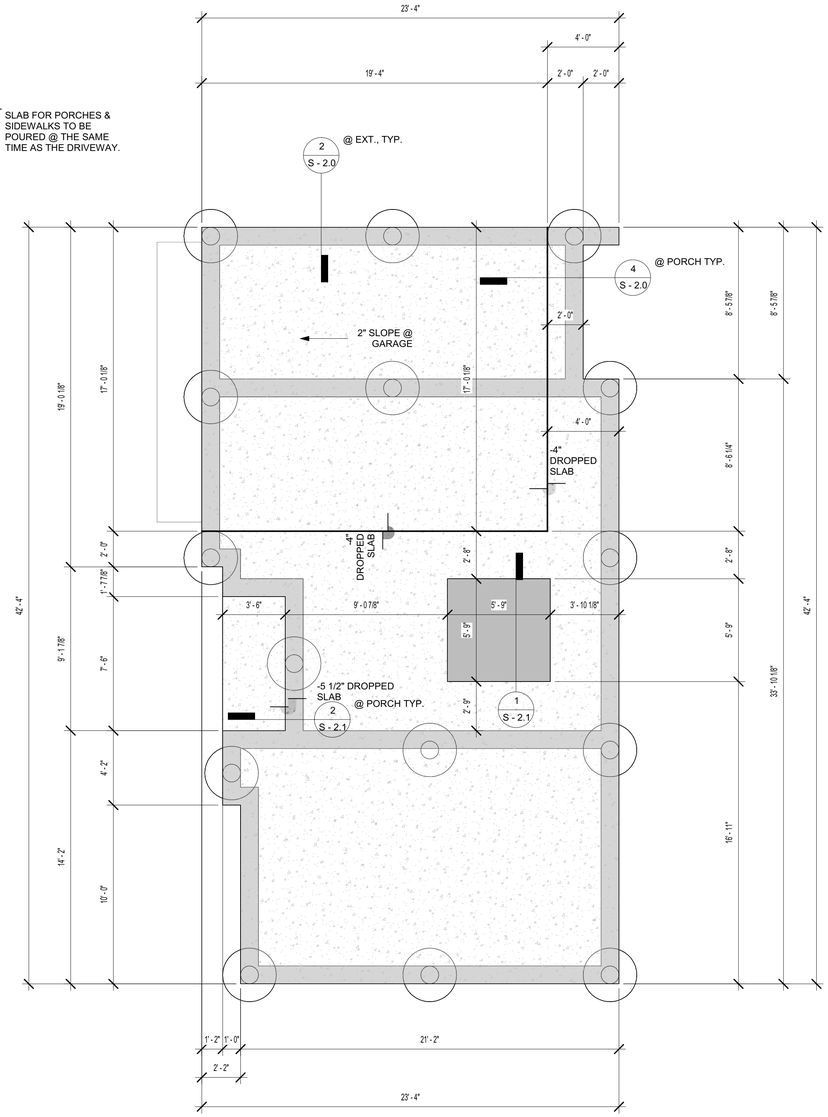
- REQUIRED 6 ML PLASTIC VAPOR BARRIER BETWEEN GRADE BEAM & COMPACT FILL.
- **ALL CONCRETE TO BE 3,000 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.



2 Foundation Plan - Drilled Bell Pier Layout
1/4" = 1'-0"

NOTE:

- SLAB FOR PORCHES & SIDEWALKS TO BE POURED @ THE SAME TIME AS THE DRIVEWAY.



1 Foundation Plan - Overall Layout
1/4" = 1'-0"

City of Houston
21/10/17
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable laws and ordinances.
DACOG

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

FOUNDATION PLAN

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KEYNOTE

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DRILLED SHAFT W/ BELL
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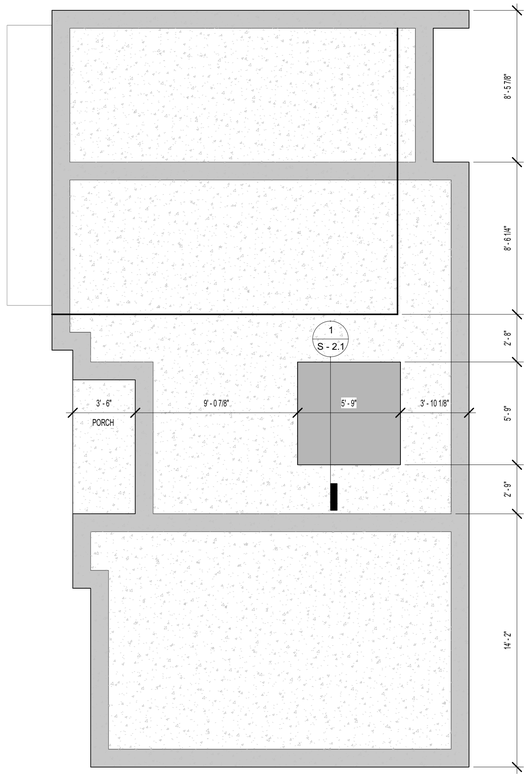
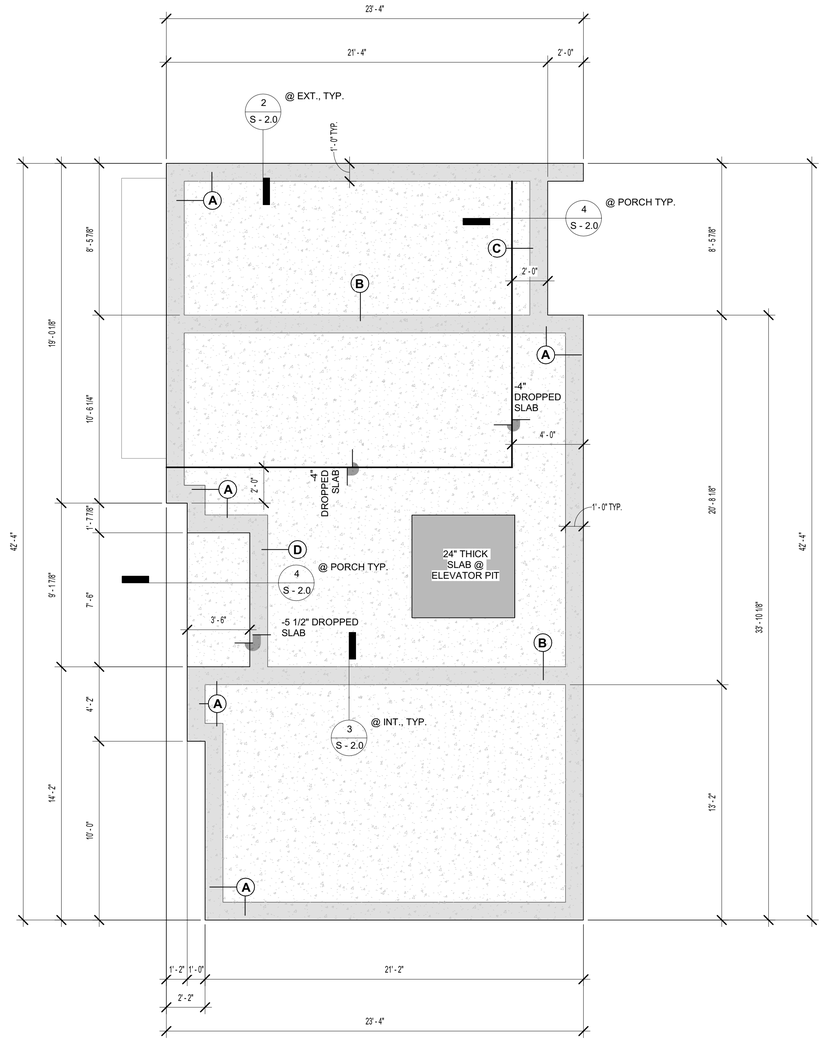


Foundation Plan - 24" Thickened Slab @ Elevator
1/4" = 1'-0"



Foundation Plan - Grade Beam Layout
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

FOUNDATION PLAN

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TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS[a]

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1,500[b]

For SI: 1 pound per square foot = 0.0479 kPa.

a. When soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations.

b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

NOTE:

- THE FOUNDATION WAS DESIGNED BASED ON 1500 PSI SOIL CONDITIONS
- THE DESIGN IS PER 2012 IRC

KEYNOTE

SLOPE FOR DRAINAGE, **REF. ARCH.**

DRILLED SHAFT W/ BELL
CALL OUT TAG ON PLAN
(DIAMETER OF SHAFT/ DIAMETER OF BELL)
12/36

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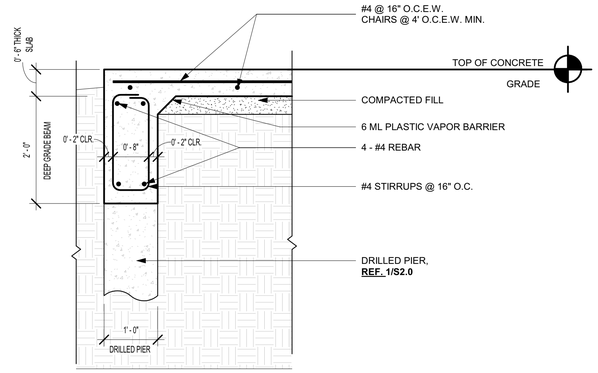
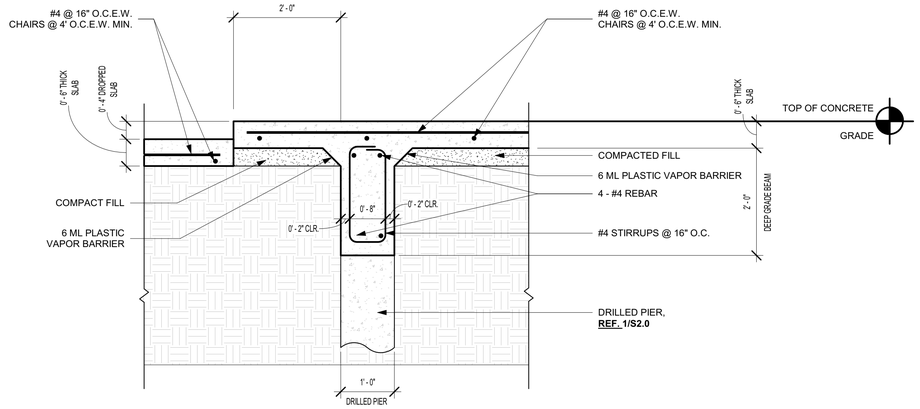
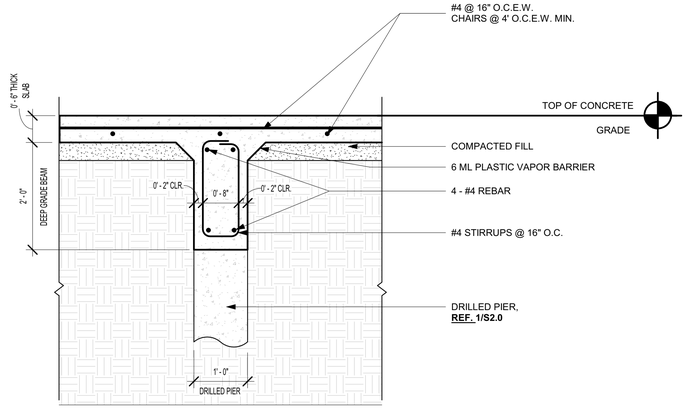


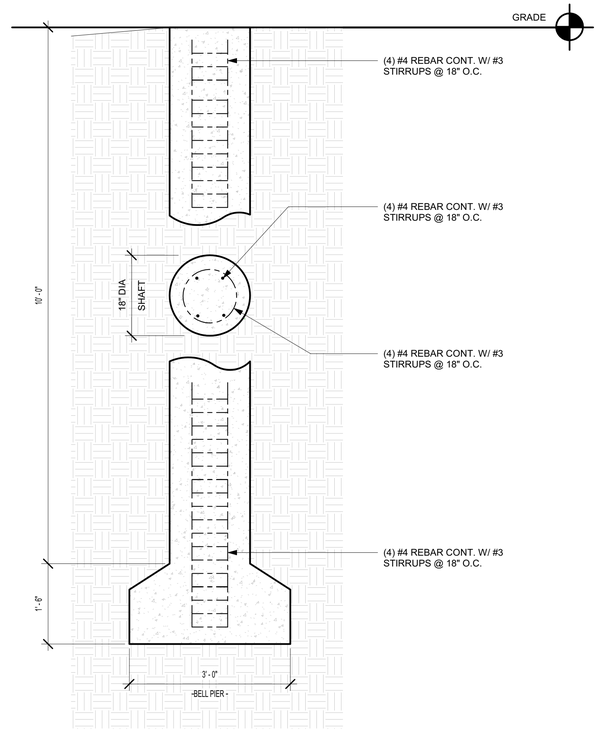
2 Structural - 'A' Grade Beam
3/4" = 1'-0"



4 Structural - 'C' Grade Beam @ -4" Drop @ Garage
3/4" = 1'-0"



3 Structural - 'B' Grade Beam
3/4" = 1'-0"

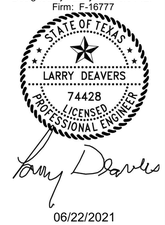


1 Structural - Drilled Bell Pier
3/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777



06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

FOUNDATION DETAILS

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6/22/2021 3:17:52 PM

KEYNOTE

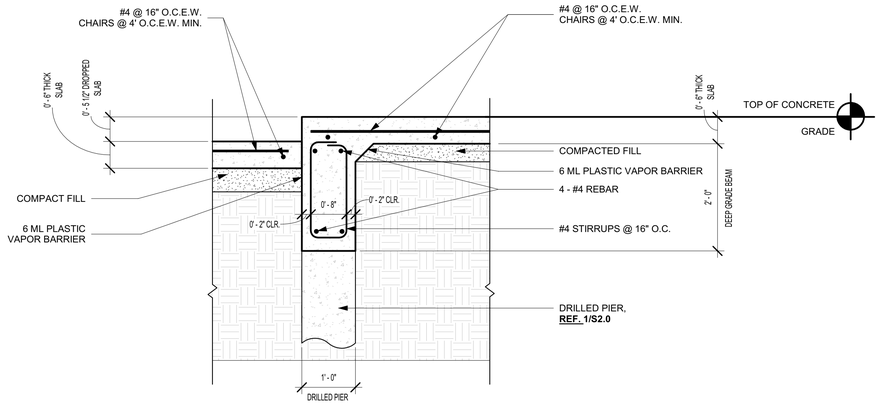
SLOPE FOR DRAINAGE, **REF. ARCH.**

DRILLED SHAFT W/ BELL
CALL OUT TAG ON PLAN
(DIAMETER OF SHAFT/ DIAMETER OF BELL)
12/36

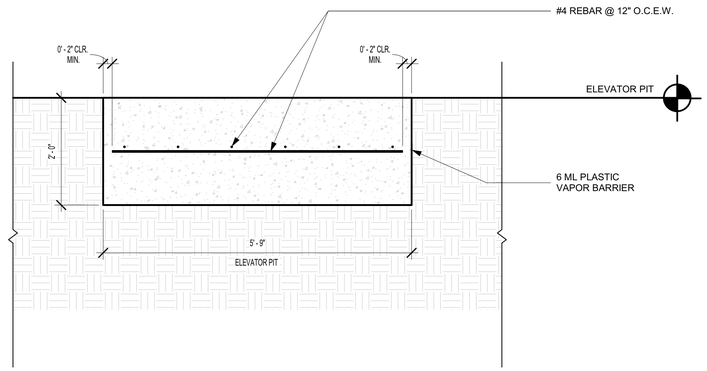
DRILLED BELL PIERS TO BE CENTERED ON
GRADE BEAMS, 6" FROM EDGE.

NOTE:

- REQUIRED 6 ML PLASTIC VAPOR BARRIER BETWEEN GRADE BEAM & COMPACT FILL.
- **ALL CONCRETE TO BE 3,000 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.



2 Structural - 'D' Grade Beam @ -5 1/2" Drop
3/4" = 1'-0"



1 24" Thick Concrete Slab @ Elevator
3/4" = 1'-0"

City of Houston
2/1/2017
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes and ordinances.
DEVCO

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

FOUNDATION DETAILS

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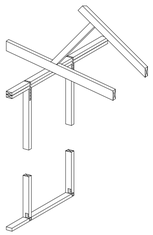
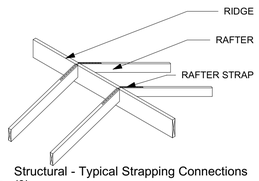
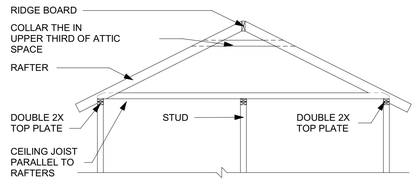


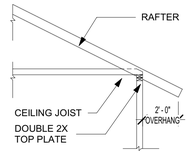
Structural - Typical Strapping Connections (4)
27 1/4" = 1'-0"



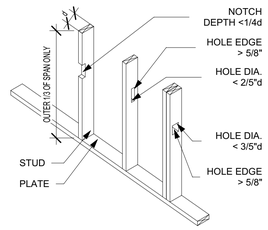
Structural - Typical Strapping Connections (3)
26 1/4" = 1'-0"



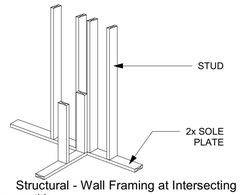
Structural - Ridge Board & Ceiling Joist Detail
24 1/4" = 1'-0"



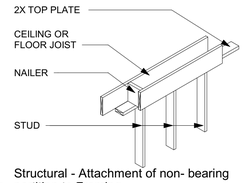
Structural - Rafter Overhang Limit
19 1/4" = 1'-0"



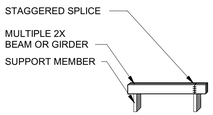
Structural - Stud notching and Boring Limits
14 3/8" = 1'-0"



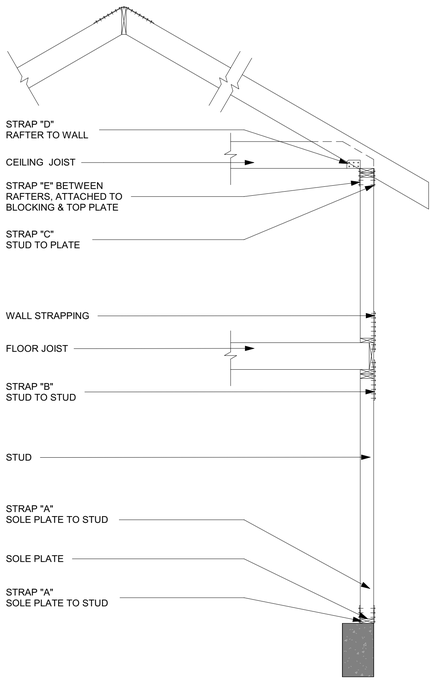
Structural - Wall Framing at Intersecting partitions
13 1/4" = 1'-0"



Structural - Attachment of non- bearing partition to Framing
7 1/4" = 1'-0"



Structural - Built-Up Beam & Girder Nailing
6 1/4" = 1'-0"



WINDSTORM STRAP SCHEDULE		
LOCATION	STRAP	110 MPH
SOLE PLATE TO STUD	"A"	SP4 @ 48"
STUD TO STUD	"B"	CS16 @ 48"
TOP PLATE TO STUD	"C"	H6 @ 48"
RAFTER TO WALL	"D"	H10S @ 48"
BETWEEN RAFTERS	"E"	TSP @ 48"
RAFTER TO RAFTER	"F"	MSTA12 @ 48"

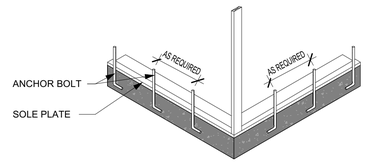
NOTES:

1) - ALL STRAP DESIGNATIONS ARE TAKEN FROM SIMPSON STRONG-TIE.

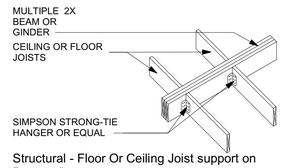
2) - STRAPS SHALL BE ALIGNED IN A STRAIGHT LOAD PATH DOWN THE WALL .

3) - STRAP "B" SHALL BE CLEAR SPAN PLUS 31" .

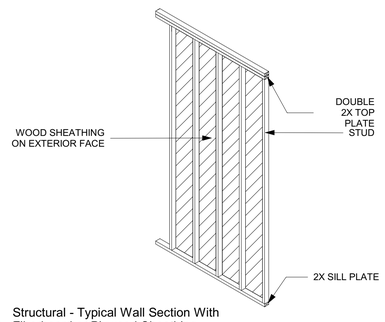
Structural - Typical Wind Uplift Connections
25 3/8" = 1'-0"



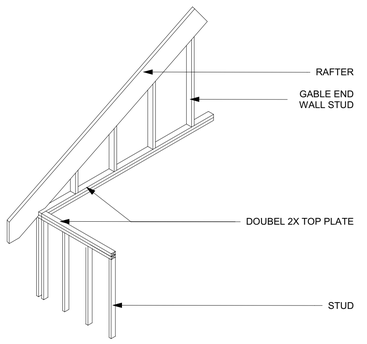
Structural - Anchor Bolt Detail
23 1/4" = 1'-0"



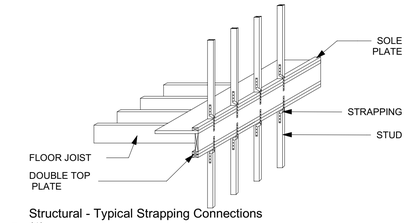
Structural - Floor Or Ceiling Joist support on Beam w/hanger
22 1/4" = 1'-0"



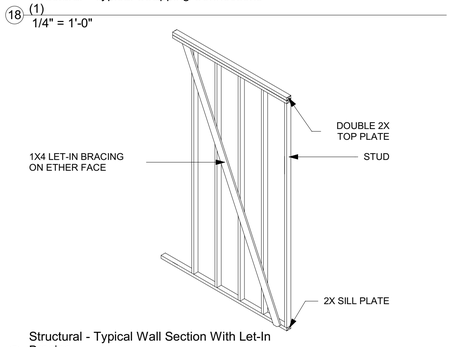
Structural - Typical Wall Section With Fiberboard or Plywood Sheathing
21 1/4" = 1'-0"



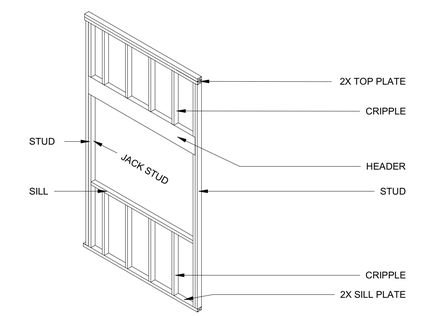
Structural - Gable End Wall Framing
20 1/4" = 1'-0"



Structural - Typical Strapping Connections (1)
18 1/4" = 1'-0"

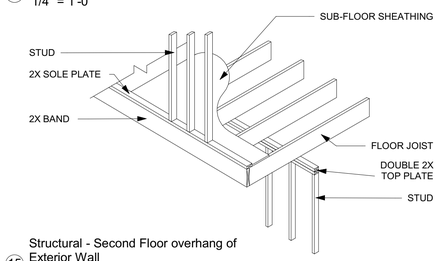


Structural - Typical Wall Section With Let-In Bracing
17 1/4" = 1'-0"

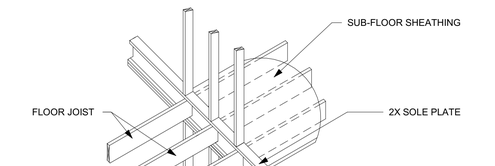


1) ONE JACK STUD UNDER HEADER FOR EACH 4'-0" INCREMENT
2) FOR 12"+ OPENING, 2 FULL HEIGHT STUDS REQUIRED ON BOTH SIDES OF HEADER
3) SPLICES IN TOP PLATE SHALL BE SPACED @ 6" MIN.

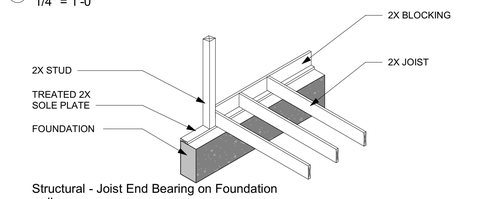
Structural - Opening In Wall Header Detail
16 1/4" = 1'-0"



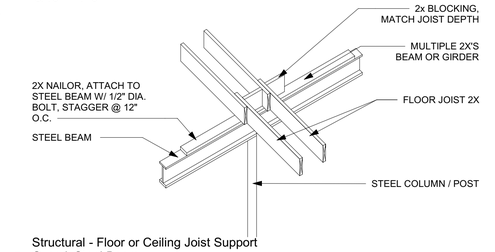
Structural - Second Floor overhang of Exterior Wall
15 1/4" = 1'-0"



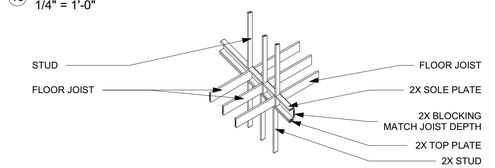
Structural - Framing Over Bearing Partition
12 1/4" = 1'-0"



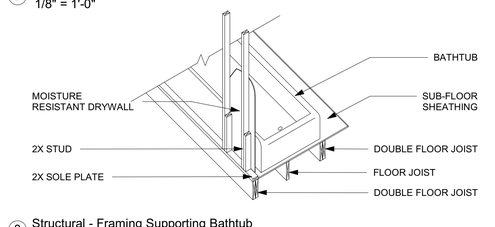
Structural - Joist End Bearing on Foundation wall
11 3/16" = 1'-0"



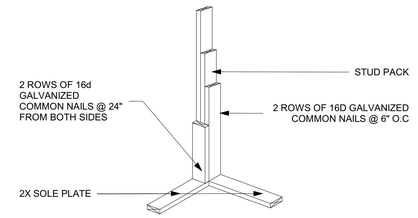
Structural - Floor or Ceiling Joist Support Over A Steel Beam
10 1/4" = 1'-0"



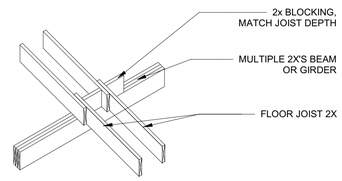
Structural - Framing Over Bearing Partition - Ballon Const.
9 1/8" = 1'-0"



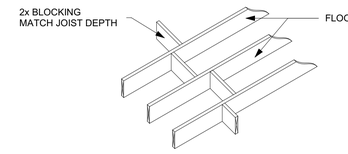
Structural - Framing Supporting Bathtub
8 1/4" = 1'-0"



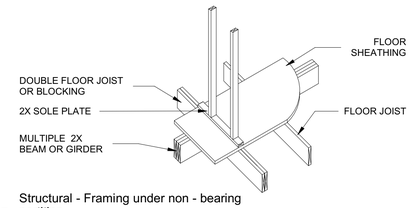
Structural - Multiple Studs at Corner
5 3/8" = 1'-0"



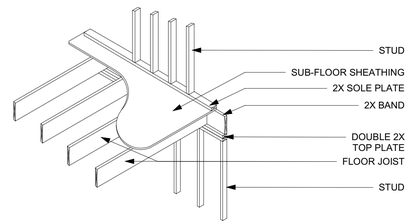
Structural - Floor Or Ceiling Joist support on Beam or Girder
4 1/4" = 1'-0"



Structural - Solid Blocking Between Joist
3 1/4" = 1'-0"



Structural - Framing under non - bearing partition
2 1/4" = 1'-0"



Structural - Second Floor Framing at Exterior Wall
1 1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St, Houston, TX 77016

ISSUES & REVISIONS:

ISSUED FOR PERMIT	02.22.2021

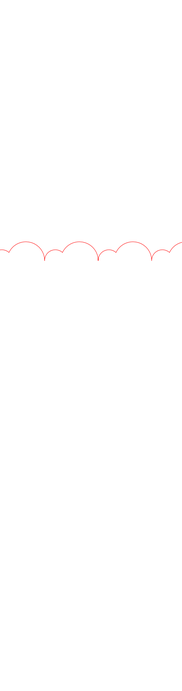
STRUCTURAL DETAILS

S - 3.0

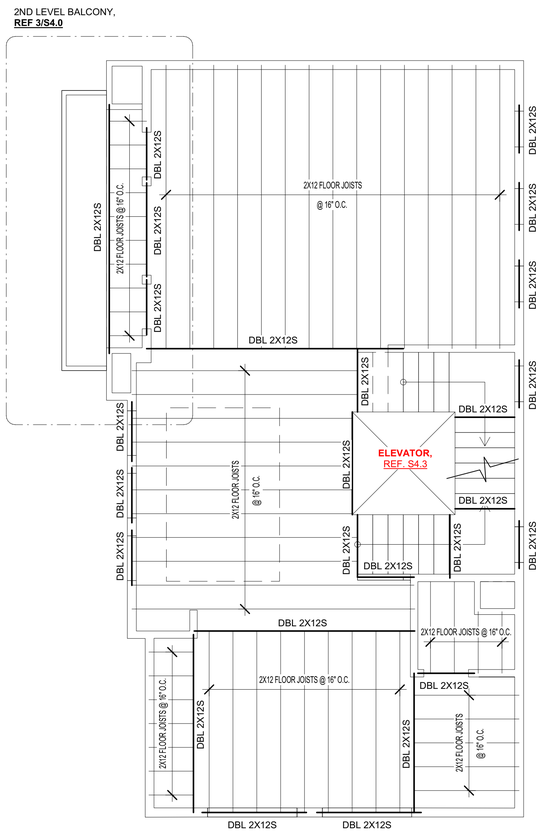
6/22/2021 3:27:02 PM

FRAMING NOTES

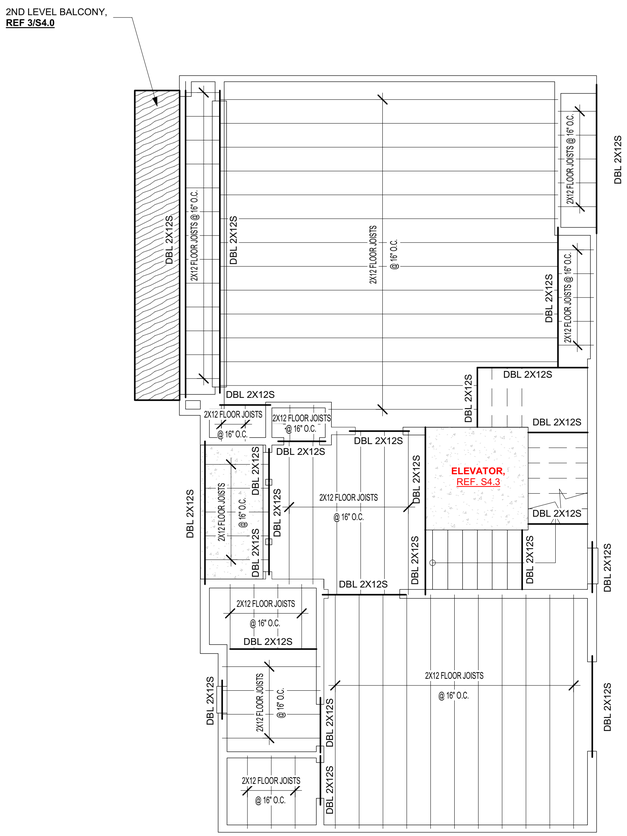
- ALL STRUCTURAL WOOD MEMBERS SHOULD BE SOUTHERN YELLOW PINE # 2 GRADE OR GREATER.
- ROOF SLOPES = **REF. ARCH.**
- HEADERS ABOVE ALL WINDOWS & DOOR FRAMES SHALL BE **DBL 2X12S,** UNLESS NOTED OTHERWISE.



3 2nd Level Balcony Framing Plan
1/2" = 1'-0"



2 2nd Level Ceiling Framing Plan
1/4" = 1'-0"



1 1st Level Ceiling Framing Plan
1/4" = 1'-0"

City of Houston
2/19/2021
REVIEWED FOR CODE COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable laws, codes and ordinances.
SHOCKO

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

1	CC1	06.22.2021

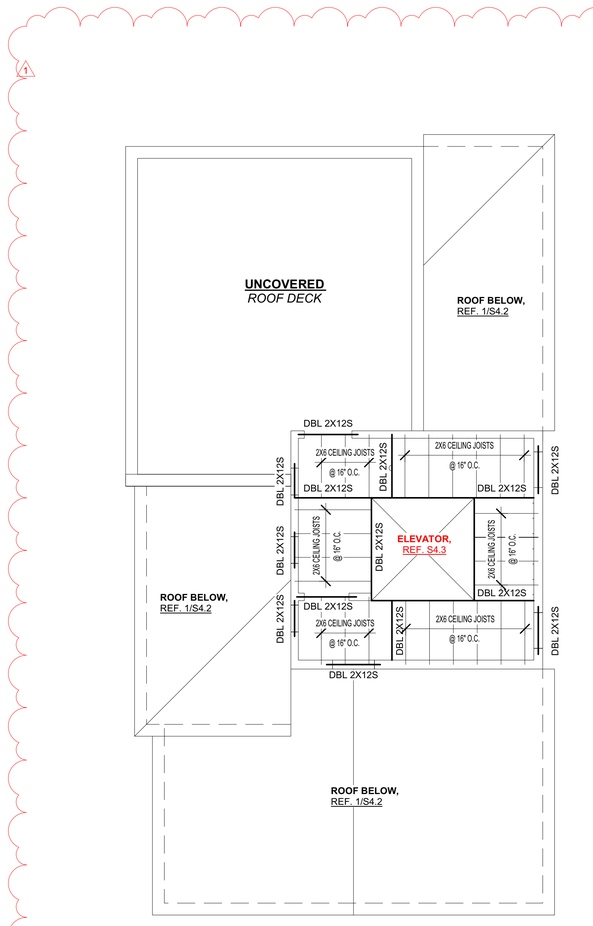
FRAMING PLANS

S - 4.0

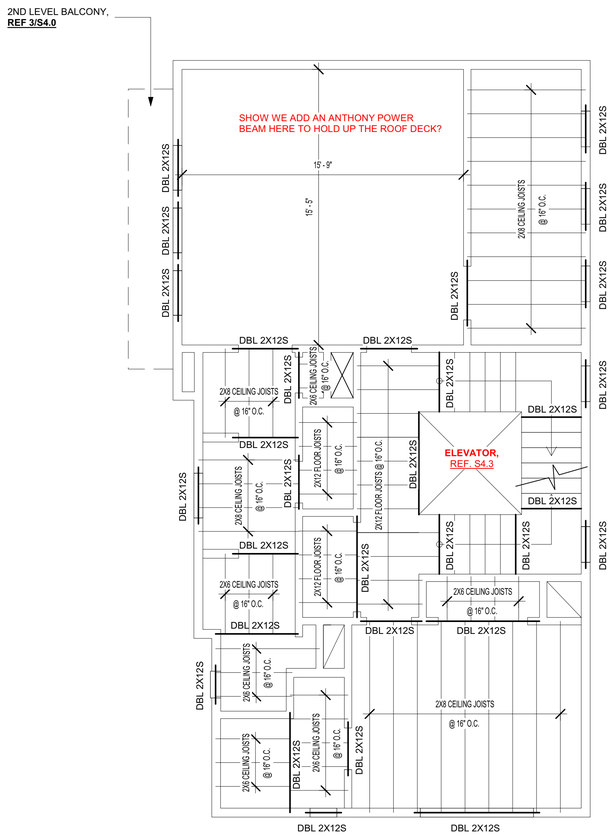
6/22/2021 3:27:06 PM

FRAMING NOTES

- ALL STRUCTURAL WOOD MEMBERS SHOULD BE SOUTHERN YELLOW PINE # 2 GRADE OR GREATER.
- ROOF SLOPES = **REF. ARCH.**
- HEADERS ABOVE ALL WINDOWS & DOOR FRAMES SHALL BE **DBL 2X12S,** UNLESS NOTED OTHERWISE.



2 Stair Tower Ceiling Framing Plan
1/4" = 1'-0"



1 3rd Level Ceiling Framing Plan
1/4" = 1'-0"

City of Houston
2/19/21
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable laws and ordinances.
DACIO

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

1	CC1	06.22.2021

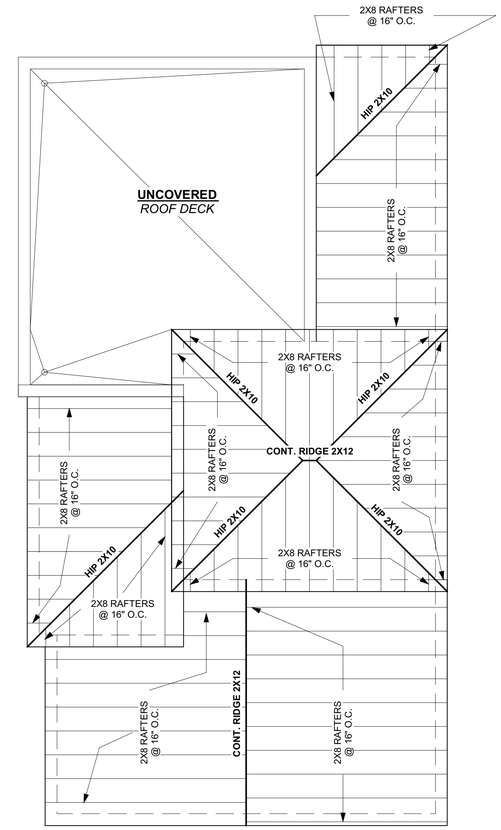
FRAMING PLANS

S - 4.1

6/22/2021 3:27:09 PM

FRAMING NOTES

- ALL STRUCTURAL WOOD MEMBERS SHOULD BE SOUTHERN YELLOW PINE # 2 GRADE OR GREATER.
- ROOF SLOPES = **REF. ARCH.**
- HEADERS ABOVE ALL WINDOWS & DOOR FRAMES SHALL BE **DBL 2X12S,** UNLESS NOTED OTHERWISE.



1 Roof Framing Plan
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

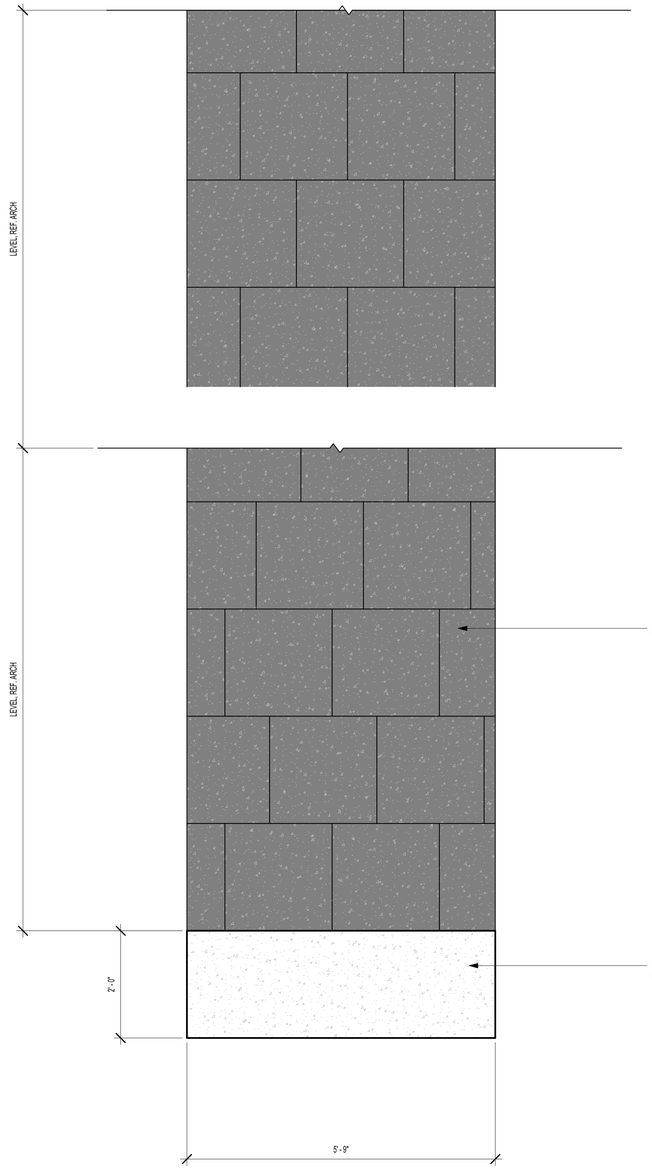
PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

FRAMING PLANS

S - 4.2

6/22/2021 3:27:12 PM



1 ELEV. Framing
3/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

ELEV. FRAMING DETAILS

S - 4.3

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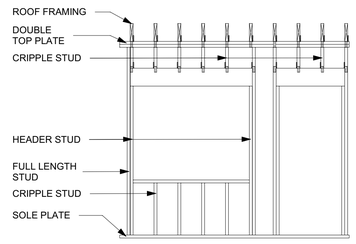
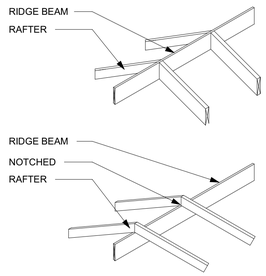
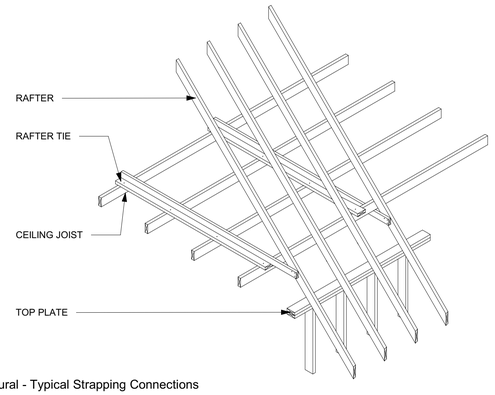


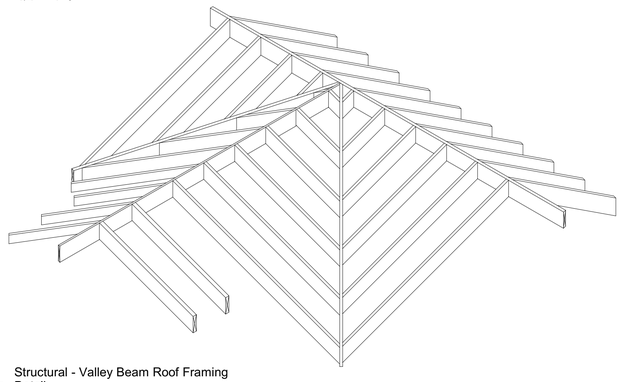
13 (6) Structural - Typical Strapping Connections
1/4" = 1'-0"



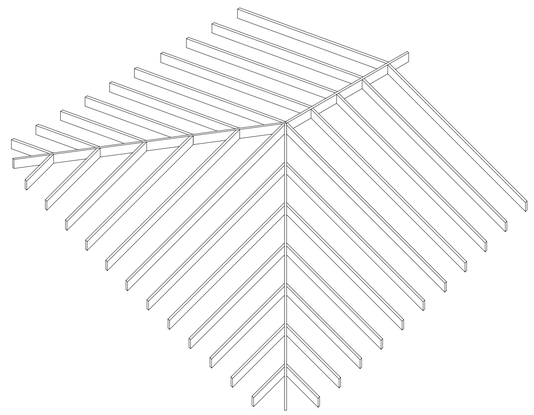
12 Structural - Ridge Beam Details
1/4" = 1'-0"



11 (5) Structural - Typical Strapping Connections
1/4" = 1'-0"



10 Structural - Valley Beam Roof Framing Detail
1/4" = 1'-0"



9 Structural - Hip Roof Framing Detail
3/16" = 1'-0"

WALL BRACING NOTES

1- LET- IN BRACING ALLOWED ON ONE STORY OR TOP FLOOR OF TWO OR THREE STORY STRUCTURE. BRACE EACH END AND AT LEAST EVERY 25-FEET ON CENTER BUT NOT LESS THAN 16% OF BRACED WALL LINE

2- 7/16 " WOOD STRUCTURAL PANEL SHEATHING OR 1/2" CELLULOSIC FIBERBOARD SHEATHING REQUIRED FOR FIRST FLOOR OF TWO OR THREE STORY. BRACE EACH END AND AT LEAST 25-FEET ON CENTER BUT NOT LESS THAN 25% OF BRACED WALL LINE WITH MIN. 48" WIDE PANELS

8 Structural - Wall Bracing Note
3/4" = 1'-0"

	JOIST HANGER SCHEDULE			
	FACED MTD.		TOP FLANGE	
JOIST SIZE	FLOOR JOIST	CEILING JOIST	FLOOR JOIST	CEILING JOIST
2X6	LUS26	LUS26	JB26	JB26
2X8	LUS26	LUS26	JB26	JB26
2X10	LUS28	LUS28	JB210	JB210
2X12	LUS210	LUS210	JB212	JB212
ENG'D JOIST	NOTE 2	-	NOTE 2	

NOTES"

1- SIMPSON STRONG-TIE NOMEMCLATURE USD.
2- SUPPLIER OF ENG'D JOIST SHALL FURNISH HANGERS WITH REQUIRED CAPACITY

7 Structural - Joist Hanger Schedule
3/4" = 1'-0"

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE, 2012

INTERNATIONAL BUILDING CODE, 2012

WOOD FRAMED CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001

AMERICAN SOCIETY OF CIVIL ENGINEER- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-02

AMERICAN INSTITUTE OF CONCRETE - BUILDING CODE REQUIREMNTS FOR STRUCTURAL CONCRETE. ACI 318

NOTE:

CONSTRUCTION SHALL REFER TO THE ABOVE CODES FOR ANY DETAILS NOT SPECIFICALLY COVERED BY THESE DRAWINGS.

6 Structural - Applicable Codes
3/4" = 1'-0"

ROOF FRAMING NOTES

1. RIDGES, HIP AND VALLEYS SHALL BE ONE SIZE LARGER THAN THE RAFTERS, 2X6 MIN.

2. COLLAR TIES SHALL BE INSTALLED AT 48" O.C. AT THE UPPER THIRD OF THE ATTIC HEIGHT.

3. SUPPORT RIDGES, HIP AND VALLEYS ON WALLS OR DESIGNATED BEAMS.

4. SUPPORT RIDGES, HIP AND VALLEYS ON WALLS OR DESIGNATED BEAMS.

5. DO NOT SUPPORT FRAMED CHIMNEY ON RAFTERS, EXTEND CHIMNEY WALLS THROUGH ROOF AND SUPPORT ON FOUNDATION OR LOAD BEARING WALLS

6. RAFTER SANDWICH - WHERE BEAM IS SUPPORTED BY THE ROOF RAFTERS, PLACE A RAFTER ON BOTH SIDES OF THE BEAM AND NAIL WITH (9) 16D NAILS (EACH SIDE). ADD SOLID BLOCKING BETWEEN RAFTERS BELOW BEAM TO TOP OF WALL BELOW.

ROOF FRAMING NOTES				
SHEATHING THICKNESS	NAIL SIZE	NAIL SPACING ALL EDGES	NAIL SPACING FIELD	MINIMUM NAIL PENETRATION
15/32"	8d	6"	12"	1-3/6"
15/32"	8d	6"	12"	1-3/6"
19/32"	8d	6"	12"	1-3/6"

5 Structural - Roof Framing Notes
3/4" = 1'-0"

ALLOWABLE LENGTH OF EXTERIOR WALL STUDS									
	WIND SPEED	100 MPH			110 MPH			120 MPH	
	STUD SIZE	2X4	2X6	2X8	2X4	2X6	2X8	2X4	2X6	2X8
	STUD SPACING									
NON-LOAD BERING STUDS	12" O.C.	13'-6"	19'-9"	19'-9"	12'-8"	19'-9"	19'-9"	11'-11"	19'-1"	19'-9"
	16" O.C.	12'-3"	19'-8"	19'-9"	11'-5"	13'-6"	19'-9"	10'-9"	17'-4"	19'-9"
	24" O.C.	10'-7"	17'-1"	19'-9"	19'-11"	13'-6"	19'-9"	9'-4"	14'-2"	19'-9"
LOADBEARING STUDS SUPPORTING ROOF AND CEILING ONLY	12" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
	16" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
	24" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
LOADBEARING STUDS SUPPORTING ROOF, CEILING & 1 FLOOR	12" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
	16" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
	24" O.C.	11'-9"	11'-9"	11'-9"	-	11'-9"	11'-9"	-	11'-9"	11'-9"
LOADBEARING STUDS SUPPORTING ROOF, CEILING & 2 FLOOR	12" O.C.	-	11'-9"	11'-9"	-	11'-9"	11'-9"	-	11'-9"	11'-9"
	16" O.C.	-	11'-9"	11'-9"	-	11'-9"	11'-9"	-	11'-9"	11'-9"
	24" O.C.	-	11'-9"	11'-9"	-	11'-9"	11'-9"	-	11'-9"	11'-9"

NOTES:

1. TABLE VALUES FOR EXTERIOR LOADBEARING STUDS ARE VALID ONLY IF BRACED WALL DETAIL PROVISIONS ARE USED
2. #2 GRADE LUMBER WALL STUDS SHALL NOT EXCEED MAXIMUM LENGTHS LISTED IN TABLE

4 Structural - Allowable Length of Exterior Wall Studs
3/4" = 1'-0"

SPLICING NOTES

1- FLOOR JOISTS SHALL NOT BE SPLICED.

2 - CEILING JOISTS, RAFTER, RIDGE BEAM, HIP AND VALLEY BEAM MAY BE SPLICED. USE SAME SIZE MATERIAL ON BOTH SIDES OF THE SPLICE AND FASTEN WITH A MIN. OF 21 - 10d NAILS ON BOTH ENDS.

LOAD TABLE		
AREA	DEAD LOAD	LIVE LOAD
ROOF	10	20
ROOF (SLATE OR TILE)	20	30
CEILING	10	40
FLOOR	10	50
EXTERIOR BALCONY	10	60

3 Structural - Splicing Notes & Load Table
3/4" = 1'-0"

HEADER SPAN (FT)	MINIMUM HEADER SIZE	REQUIRED NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADER
2	2 - 2X4	1
3	2 - 2X4	2
4	2 - 2X4	2
5	2 - 2X4	3
6	2 - 2X6	3
7	2 - 2X8	3
8	2 - 2X12	3
9	3 - 2X10	3
10	3 - 2X12	4
11	3 - 2X10	4
12	3 - 2X12	4

2 Structural - Header Table
3/4" = 1'-0"

GENERAL NAILING SCHEDULE 139 MPH			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	EACH END
RIM BORAD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATES @ INTERSECTION (FACE-NAILED)	4-16d	5-10d	AT JOINTS
STUD TO STUD (FACE NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	16d	16" O.C, EDGES
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d	4-16d	PER FOOT
ROOF SHEATHING (WOOD STRUCTURAL PANELS)			
RAFTERS OR TRUSSES SPACED UP TO 24" O.C.	8d	10d	6" EDGE/6"FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANGE	8d	10d	6" EDGE/6"FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/STRUCTURAL OUTLOOKERS	8d	10d	6" EDGE/6"FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/LOOKOUT BLOCKS	8d	10d	4" EDGE/6"FIELD
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	-	7" EDGE /10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS, STUDS SPACED UP TO 24" O.C.	8d	10d	6" EDGE/ 12"FIELD
1/2" AND 25/32" FIBERBOARD PANELS	8d	-	3" EDGE/ 6"FIELD
1/2" GYPSUM WALLBOARD	8d	-	7" EDGE/ 10"FIELD
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS, STUDS SPACED UP TO 24" O.C.	8d	10d	6" EDGE / 12" FIELD
1/2" AND 25/32" FIBERBOARD PANELS	10d	16d	6" EDGE / 6" FIELD

1 Structural - General Nailing Schedule
3/4" = 1'-0"

City of Houston
21/10/17
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable laws and ordinances.
DISCLOSED

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St, Houston, TX 77016

ISSUES & REVISIONS:
ISSUED FOR PERMIT 02.22.2021

STRUCTURAL DETAILS & SCHEDULES

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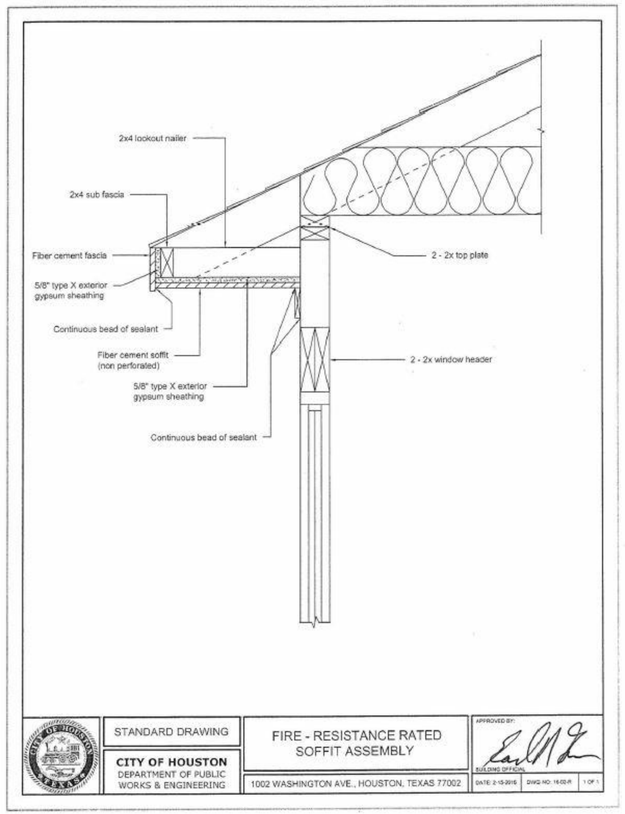


1. PER R302.7 2012 IRC UNDER STAIR PROTECTION.,
PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE W/ 1/2" GYPSUM BOARD.

2. PER R311.7.5 2012 IRC STAIR (RISE,RUN).,
STAIR MAXIMUM RISER HEIGHT SHALL BE 7 3/4" AND THE MINIMUM WIDTH FOR TREADS SHALL BE 10"

3. PER R311.7.8.1 2012 IRC HEIGHT.,
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864MM) AND NOT MORE THAN 38 INCHES (965MM).

4. PER R311.7.8.3 2012 IRC GRIP SIZE.,
ALL REQUIRED HANDRAILS SHALL BE ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 11/4 INCHES (32"MM) AND NOT GREATER THAN 2 INCHES (51MM).

TYPE II. HANDRAILS W/ A PERIMETER GREATER THAN 6/4 INCHES (160MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE.

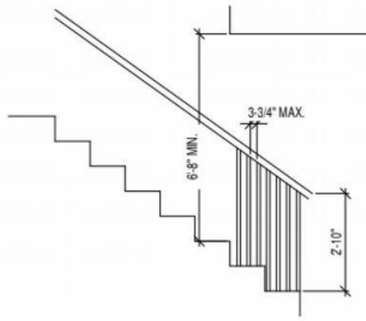
5. PER R312.1.3 2012 IRC GUARD OPENING LIMITATIONS.,
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER

6. R312 2012.1.1 IRC GUARDRAILS.,
WHERE REQUIRED. GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS GUARD.

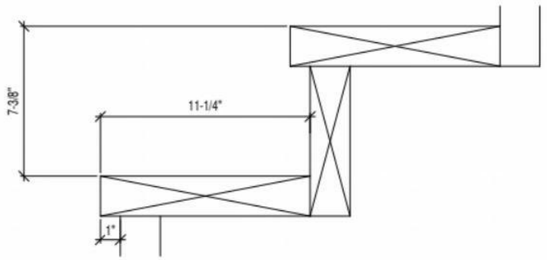
7. R312.1.2 IRC HEIGHT 2012.,
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, BALCONIES OR LANDINGS, SHALL BE NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

8. R311.7.5.2.1 WINDER TREADS

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 mm) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 mm) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS , THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 mm). CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH (9.5 mm) OF THE RECTANGULAR TREAD DEPTH.

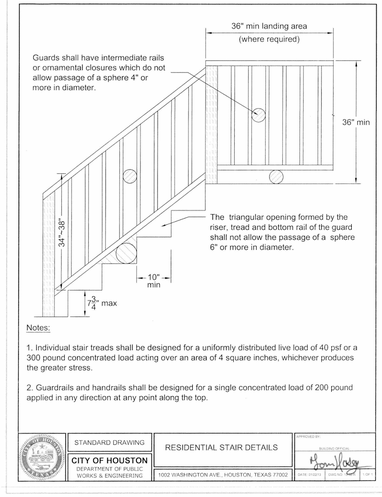


HANDRAIL ELEVATION



TREAD & RISER DETAIL

7 RISERS @ 7-3/8" 6 TREADS @ 11-1/4"



R311.5 Stairways.
R311.5.1 Width.

- Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

***Exception*:** The width of spiral stairways shall be in accordance with Section R311.5.8

SECTION R312 GUARDS
R312.1 Guards.

- Porches, balconies, ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

- Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

1 Notes - Stair Details - COH
12" = 1'-0"

City of Houston
2107317
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable laws and regulations.
06/2021

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
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Houston, TX 77016

ISSUES & REVISIONS:

STRUCTURAL DETAILS

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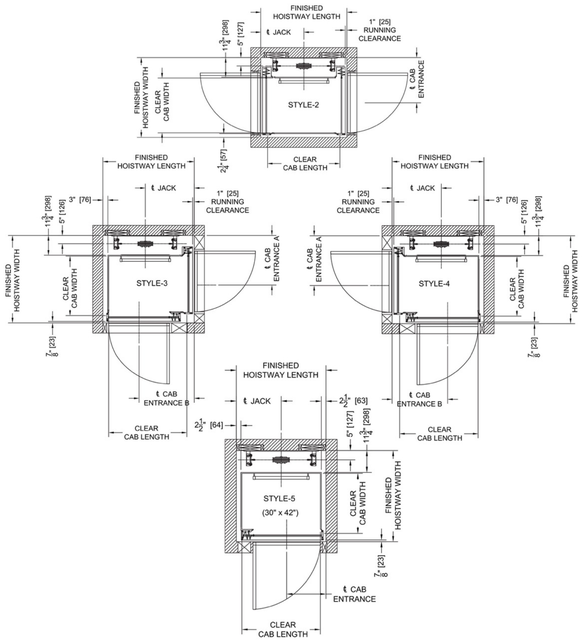
Standard Door Package - swinging hall door with accordion car gate



Dimensions

Standard Door Package - swinging hall door with accordion car gate

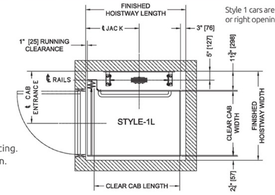
Style 1				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
36" x 48"	51"	56-1/4"	30"	30-1/4"
36" x 54"	51"	62-1/4"	33"	30-1/4"
36" x 60"	51"	68-1/4"	36"	30-1/4"
40" x 54"	55"	62-1/4"	33"	34-1/4"
42" x 60"	57"	70-1/4"	36-5/8"	36-1/4"
48" x 60"	63"	70-1/4"	36-5/8"	42-1/4"
minimum*	48"	46-1/4"		

Style 2				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
36" x 48"	51"	54-3/4"	27-3/8"	30-1/4"
36" x 54"	51"	60-3/4"	30-3/8"	30-1/4"
36" x 60"	51"	66-3/4"	33-3/8"	30-1/4"
40" x 54"	55"	60-3/4"	30-3/8"	34-1/4"
42" x 60"	57"	73-1/2"	36-3/4"	36-1/4"
48" x 60"	63"	73-1/2"	36-3/4"	42-1/4"
minimum*	48"	44-3/4"		

Styles 3 & 4					
clear cab size	hoistway width	hoistway length	jack centerline	entrance A centerline	entrance B centerline
36" x 48"	54-7/8"	56-1/4"	30"	30-1/4"	34-3/4"
36" x 54"	54-7/8"	62-1/4"	33"	30-1/4"	40-3/4"
36" x 60"	54-7/8"	68-1/4"	36"	30-1/4"	46-3/4"
40" x 54"	58-7/8"	62-1/4"	33"	34-1/4"	40-3/4"
42" x 60"	60-7/8"	70-1/4"	36-5/8"	36-1/4"	48-3/4"
48" x 60"	66-7/8"	70-1/4"	36-5/8"	42-1/4"	48-3/4"
minimum*	51-7/8"	54-1/4"			

Style 5				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
36" x 48"	54-7/8"	54-1/2"	27-1/8"	27-1/8"
36" x 54"	54-7/8"	60-1/4"	30-1/8"	30-1/8"
36" x 60"	54-7/8"	66-1/4"	33-1/8"	33-1/8"
40" x 54"	58-7/8"	60-1/4"	30-1/8"	30-1/8"
42" x 60"	60-7/8"	66-1/4"	33-1/8"	33-1/8"
48" x 60"	66-7/8"	66-1/4"	33-1/8"	33-1/8"
minimum*	48-7/8"	48"		

Style 1 cars are available with left or right openings.



* Minimum hoistway sizes often require hydraulic drive systems and custom rail spacing. Contact Garaventa Lift for more information.

Codes regarding residential elevator entrances

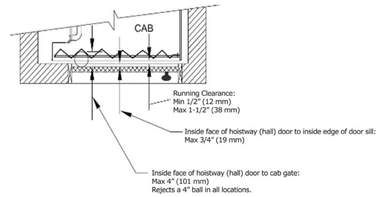
The code requirements governing swinging hallway entrance doors for private residence elevators may differ from jurisdiction to jurisdiction. Check with local authorities or residential elevator contractors to determine the requirements in your area while planning your elevator installation.

In North America, requirements are based on The Safety Code for Elevators and Escalators, ASME A17.1/CSA B44.

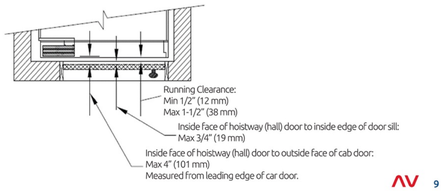
Swinging hallway elevator doors are now required to be positioned substantially flush to the inside of the hoistway wall, while opening out. This requires the use of a special door frame. The use of sliding hallway doors, available with the Premium Door Package, eliminates this issue.

Flush swinging door frames are available from Garaventa Lift. These are paint-ready 16 gauge steel door frames which can be ordered with or without door closers or automatic door operators. The flush frames include a certified elevator interlock, three 4-1/2" ball bearing hinges with non-removable pins (brushed stainless steel 26D finish), a flush door pull for the hoistway side of the door (aluminum), and a roller latch & strike (26D).

Standard Door Package - Swinging Hall Door with Accordian Gate



Upgrade Door Package - Swinging Hall Door with Sliding Elevator Car Door



Wood Construction

2" x 4" wood studs should be used, 2" x 12"'s laid flat are then fastened between the studs. Consult with your local Garaventa Lift representative if you plan on using wood studs larger than 2" x 4", as this can affect clearances controlled by code.

The hoistway dimensions indicate the clear inside finished hoistway. Please ensure you allow for wall finishing (plywood/drywall) on top of the studs.

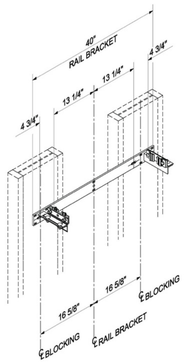
Masonry Construction

It is not necessary to make the return walls on either side of the doors in concrete. More flexibility in door positioning during the installation can be achieved with wood framing around hoistway entrances.

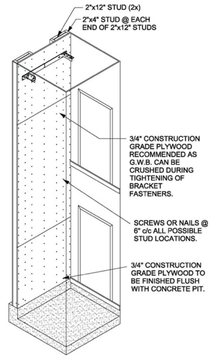
Door Openings

Garaventa Lift recommends that the walls on either side of the hoistway entrances be framed and finished after the doors and frames have been aligned on site. However a header frame above the door will be required to mount the door in place.

During installation the rails system and floor of the cab are installed, then the doors are aligned to the center-line of the cab opening.



Wood Blocking Guidelines



Rail Bracket in Hoistway

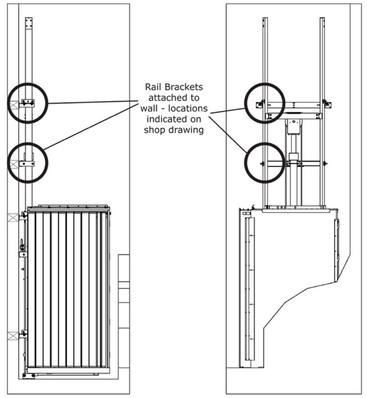
Hoistway Construction

The elevator rails are attached to a load bearing wall using rail brackets. The rail bracket spacing is determined during the design phase. The rail brackets are generally 4' to 8' apart, measured vertically, depending on the load capacity, size of cab and travel height. Hoistway construction shown is suitable for both the Hydraulic Drive system and the In-line Drive system. Please see final elevator shop drawings for actual rail bracket locations and job specific dimensions.

All the walls of the hoistway, especially the supporting wall, need to be smooth, square and plumb from the bottom of the pit to ceiling. This is to allow for the required running clearances.

No light is required at the top of the hoistway. A light is required in the pit (see Construction of Pit for details).

Hydraulic Drive System Shown

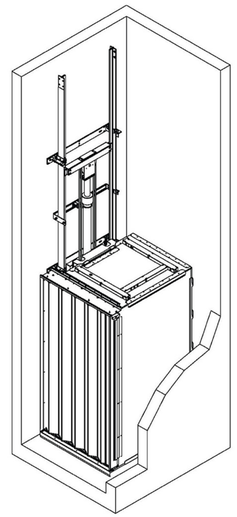


(Accordian Gate Shown)

Elvoron - Home Elevator

The Elvoron is a sophisticated elevating system designed specifically for use in private residences. The system fits within a vertical elevator hoistway connecting the floors to be serviced. Two different drive systems are available with your elevator, the Hydraulic Drive and the In-line Drive.

This Design Guide is intended to assist architects, contractors, home owners and elevator professionals in planning for the Elvoron Home Elevator installation. We strongly recommend that you contact your local Garaventa Lift representative to discuss and become familiar with the code requirements in your area. It is extremely important for you to know and adhere to all local codes and regulations pertaining to the installation and use of residential elevators.



V

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

ELEVATOR DETAILS

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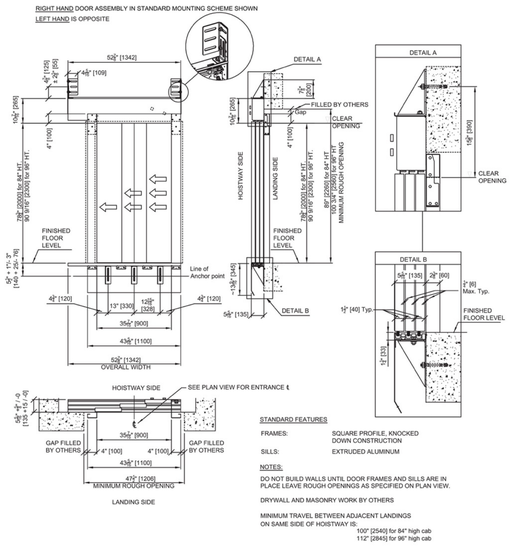
3-Speed Door Details



STANDARD FEATURES

FRAMES:	SQUARE PROFILE, KNOCKED DOWN CONSTRUCTION
SILLS:	EXTRUDED ALUMINUM

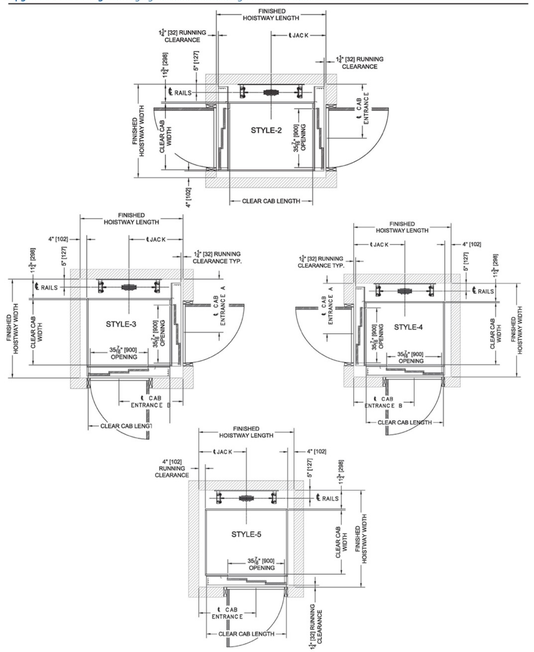
NOTES:

DO NOT BUILD WALLS UNTIL DOOR FRAMES AND SILLS ARE IN PLACE LEAVE ROUGH OPENINGS AS SPECIFIED ON PLAN VIEW.

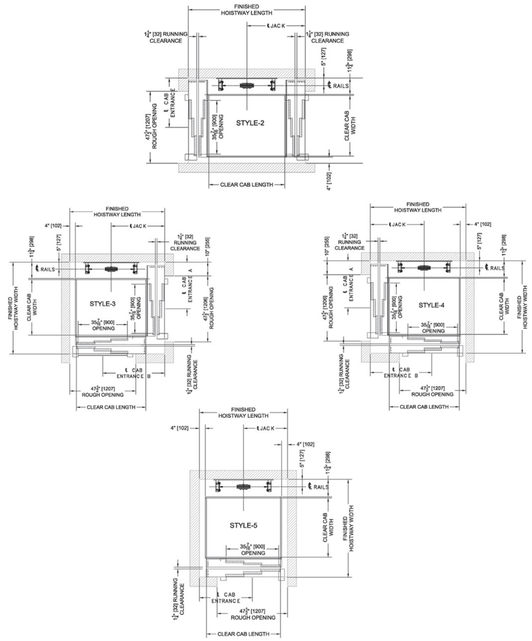
DRYWALL AND MASONRY WORK BY OTHERS

MINIMUM TRAVEL BETWEEN ADJACENT LANDINGS ON SAME SIDE OF HOISTWAY IS:
100" [2540] for 84" high cab
112" [2845] for 96" high cab

Upgrade Door Package - swinging hall door with sliding elevator car door



Premium Door Package - sliding elevator hall door with tandem sliding elevator car door



Dimensions

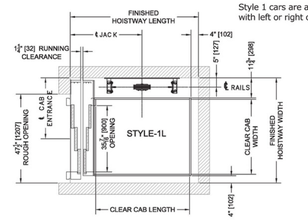
Premium Door Package - sliding elevator hall door with tandem sliding elevator car door

Style 1				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	57-1/4"	68-1/4"	38-1/2"	33-1/2"
40" x 54"	57-1/4"	72-1/4"	40-1/2"	33-1/2"
42" x 60"	59-1/4"	78-1/4"	43-1/2"	35-1/2"
48" x 60"	65-1/4"	78-1/4"	43-1/2"	41-1/2"
minimum*	57-1/4"	55-1/4"		

Style 2				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	57-1/4"	77"	38-1/2"	33-1/2"
40" x 54"	57-1/4"	81"	40-1/2"	33-1/2"
42" x 60"	59-1/4"	87"	43-1/2"	35-1/2"
48" x 60"	65-1/4"	87"	43-1/2"	41-1/2"
minimum*	57-1/4"	64"		

Styles 3 & 4					
clear cab size	hoistway width	hoistway length	jack centerline	entrance A centerline	entrance B centerline
40" x 50"	66"	68-1/4"	38-1/2"	33-1/2"	44-1/2"
40" x 54"	66"	72-1/4"	40-1/2"	33-1/2"	48-1/2"
42" x 60"	68"	78-1/4"	43-1/2"	35-1/2"	54-1/2"
48" x 60"	74"	78-1/4"	43-1/2"	41-1/2"	54-1/2"
minimum*	66"	68-1/4"			

Style 5				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	66"	59-1/2"	29-3/4"	35-3/4"
40" x 54"	66"	63-1/2"	31-3/4"	39-3/4"
42" x 60"	68"	69-1/2"	34-3/4"	45-3/4"
48" x 60"	74"	69-1/2"	34-3/4"	45-3/4"
minimum*	60"	59-1/2"		



Style 1 cars are available with left or right openings.

* Minimum hoistway sizes often require hydraulic drive systems and custom rail spacing. Contact Garaventa Lift for more information.

Dimensions

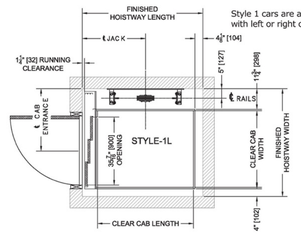
Upgrade Door Package - swinging hall door with sliding elevator car door

Style 1				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	57-1/4"	62-3/4"	33"	33-1/2"
40" x 54"	57-1/4"	66-3/4"	35"	33-1/2"
42" x 60"	59-1/4"	72-3/4"	38"	35-1/2"
48" x 60"	65-1/4"	72-3/4"	38"	41-1/2"
minimum*	57-1/4"	49-3/4"		

Style 2				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	57-1/4"	66"	33"	33-1/2"
40" x 54"	57-1/4"	70"	35"	33-1/2"
42" x 60"	59-1/4"	76"	38"	35-1/2"
48" x 60"	65-1/4"	76"	38"	41-1/2"
minimum*	57-1/4"	53"		

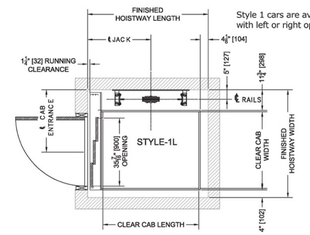
Styles 3 & 4					
clear cab size	hoistway width	hoistway length	jack centerline	entrance A centerline	entrance B centerline
40" x 50"	60-1/2"	62-3/4"	33"	33-1/2"	39"
40" x 54"	60-1/2"	66-3/4"	35"	33-1/2"	43"
42" x 60"	62-1/2"	72-3/4"	38"	35-1/2"	49"
48" x 60"	68-1/2"	72-3/4"	38"	41-1/2"	49"
minimum*	60-1/2"	62-3/4"			

Style 5				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	60-1/2"	59-1/2"	29-3/4"	35-3/4"
40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
minimum*	54-1/2"	59-1/2"		



Style 1 cars are available with left or right openings.

* Minimum hoistway sizes often require hydraulic drive systems and custom rail spacing. Contact Garaventa Lift for more information.



Style 1 cars are available with left or right openings.

* Minimum hoistway sizes often require hydraulic drive systems and custom rail spacing. Contact Garaventa Lift for more information.

City of Houston
2/19/21
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes and ordinances.
DECLINED

DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

ELEVATOR DETAILS

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In-line Drive System - Technical Reference

General

- Capacity - 750 lbs, 1000 lbs optional
- 40 feet per minute nominal car speed (0.2 m/sec)
- Up to 6 stops, Maximum 6 landing doors
- Maximum floor total travel of 50' (15240 mm)
- Pit depth of 8" (200 mm) is recommended for units with standard swing doors. 9-1/4" (235 mm) pit required for units with automatic side sliding car doors.
- Minimum distance between floors is 10" (255 mm)

Equipment

- Variable frequency drive for smooth start and stop
- Suspension: Two #60 ANSI Heavy Duty Roller Chains
- Heavy duty cantilever design utilizing 8 lbs per foot steel elevator guide rail system
- High Efficiency Helical reduction gear
- Standard power supply is 230 VAC single phase – 60/50 Hz

Controls

- Collective automatic operation with illuminated push buttons
- PLC (Programmable Logic Controller) with backup system for elevator descent, lights, locks and gate and/or door operator(s) where equipped.
- Digital position indicator in cab
- Automatic cab lighting
- Emergency stop / alarm

Overhead Clearances

84" Cab Height	In-Line Drive w/ Controller outside Hoistway	In-Line Drive w/ Controller at top of Hoistway
Standard Door Package	96" (2438 mm)	108" (2743 mm)
Upgrade or Premium Door Package	96" (2438 mm)	114" (2896 mm)
96" Cab Height		
Standard Door Package	**108" (2743mm)**	**120" (3048mm)**
Upgrade or Premium Door Package	N/A	N/A

Standard Safety Features

- Emergency manual lowering
- Slack/broken chain instantaneous safety device
- Upper and lower terminal limit switches and a final limit at top and bottom of travel
- Hoistway door interlocks ensure the car does not move unless all hall doors and cab gate(s) are closed and locked
- Emergency light and alarm
- Certified electrical control system
- Mechanical Overspeed Governor with electronic detection
- Car and Counterweight Over Travel Bumpers
- Mechanically integrated fail safe brake system
- Uninteruptable Power Supply (UPS) ensures the ability to lower the car and descend to an exit landing, even in the event of a power outage.

Options

- Upgrade Door Package (sliding elevator car door, may include swinging hall door or frame)
- Premium Door Package (sliding elevator hall door with tandem sliding elevator car door)
- Keyed hall stations
- Automatic cab gate operator(s)
- Automatic hoistway door operator(s)
- Custom cab sizes
- Emergency Battery Back Up
- 96" Cab height

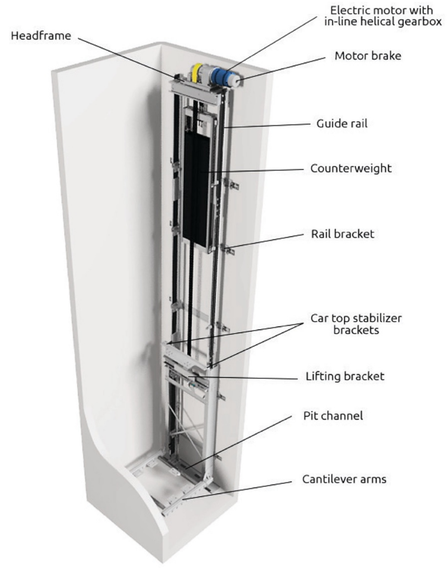
*Daily Cycles

The elevator is designed based on the following daily cycles:

- Normal 20
- Heavy 50
- Excessive 75
- Max. starts per hour 10

*Consult your Sales Representative if there is a chance you may exceed these amounts.

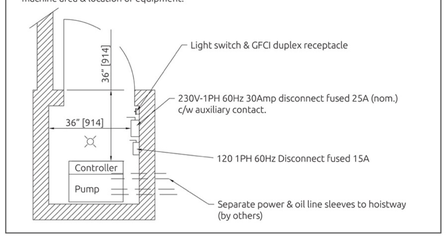
In-line Drive System



Hydraulic Drive System - Machine Room & Electrical Requirements

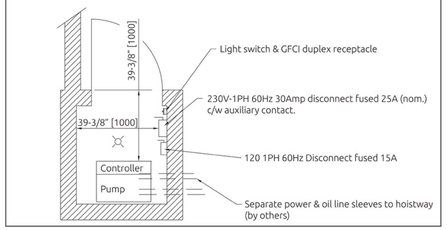
Machine room plan - USA

Machine area & equipment shown for reference only. Actual site conditions will affect size of machine area & location of equipment.



Machine room plan - Canada

Machine area & equipment shown for reference only. Actual site conditions will affect size of machine area & location of equipment.



Please contact your local Garaventa Lift representative for specific Machine Room Code Requirements.

Hydraulic Drive System - Machine Room & Electrical Requirements

Lighting

You must provide at least 100 lx lighting over the pumping unit and disconnect switches.

Electrical Disconnects

In the machine room, you will need to provide two separate lockable fused disconnects – one 15 amp for lighting and one 30 amp for the pumping unit. Disconnect switches should be located on the lock jamb side of the machine room door. In accordance to the electrical code, you must provide a minimum of 36" (915 mm) square in the US and 39 3/8" (1000 mm) square in Canada of working space in front of each disconnect switch.

The fused disconnect switch rating and fuse rating for the lift will be shown on the shop drawings for your project.

At least one GFCI duplex receptacle connected to a dedicated 15 amp branch circuit must be installed in the machine room.

Ventilation Requirements

There are no special requirements for ventilation. The elevator pump unit will generate approximately 3200 BTU per hour under normal operating conditions. Recommended temperature for elevator equipment is 50º – 90º F (15º – 32º C) and 5% – 90% non-condensing. Please contact your local Garaventa Lift representative for possible local code variations.

Mains Power Requirements

The standard motor on the pump unit is 3 HP and it can be ordered to suit either single or three phase power.

- 230 VAC Single phase 30 amps
- 208 VAC Three phase 20 amps

Lighting Power Requirements

- 120 VAC Single phase 15 amps

Uninterruptable Power Supply (UPS)

In case of a power outage the elevator is provided with a second power source that allows the car to be lowered to the lowest landing. While descending, the car can stop and the passenger can exit the car at any landing along the way. This feature is sometimes referred to as "Emergency Battery Lowering".

Emergency Manual Lowering

The elevator can be manually lowered from the release valve located on the top of the Control assembly tank.

Electrical Disconnects

Hydraulic Drive System - Machine Room & Electrical Requirements

In order to satisfy code requirements, the hydraulic pump unit and fused disconnect switches must be located in a room or area which is lockable. A lockable cabinet is acceptable. However, to meet electrical code, Service Personnel must have the following clearance in front of the electrical box:

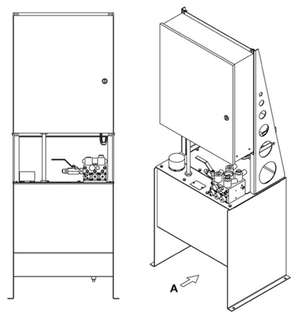
US - 36" x 36" x 7' (915 x 915 x 2135mm)
Canada - $39^{3/8"}$ x $39^{3/8"}$ x 7' (1000 x 1000 x 2135mm)

The machine room does not have to be a separate, dedicated room. The machinery could be located in a closet or under the stairs, as long as the above requirements are met. The optimum location is at the lowest level, adjacent to the hoistway, preferable on the same side as the guide rails. The dimensions of the pump unit are 23" wide x 16 ½" deep x 59 ¼" high (585 x 420 x 1505 mm).

To save space the electrical control box can be disconnected from the tank. They can be separated up to 10' (3048 mm) away. The control box is 23" wide x 6" deep x 30" high (585 x 155 x 765 mm). The tank for the pump and motor is 23" wide x 16 ½" deep x 31" high (585 x 420 x 790 mm). You will need 4" (155 mm) above the pump and motor tank for servicing purposes.

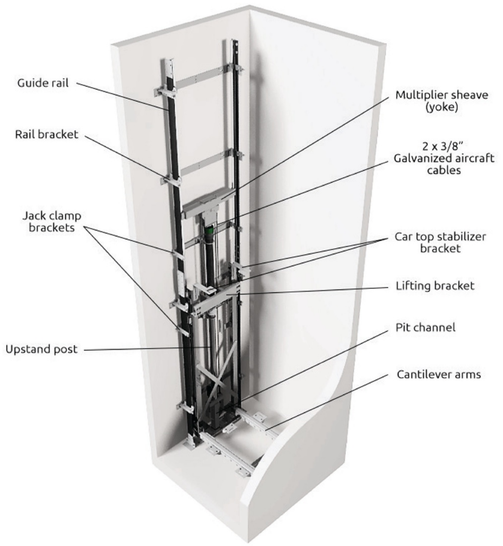
Two PVC sleeves, at least 4" (105 mm) in diameter, will be required between the hoistway and the machinery. One for the hydraulic hose and another for the electrical conduit. This is to enable the installers to make the connection between the cylinder and the pumping unit. The sleeves should enter the hoistway at either corner of the support wall.

Please contact your local Garaventa Lift representative for specific local code requirements.



VIEW - A

Hydraulic Drive System



DEAVERS ENGINEERING LLC

#D06222132

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
06/22/2021

PROJECT NAME:
9132 Pembrook Townhomes

PROJECT ADDRESS:
9132 Pembrook St,
Houston, TX 77016

ISSUES & REVISIONS:

ELEVATOR DETAILS

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Emergency Manual Lowering

The cab can be manually lowered in case of emergency by inserting a handwheel into the end of the motor and turning to lower the cab. The elevator must be turned off either through the electrical disconnect or the home's main electrical panel before the elevator cab be lowered.

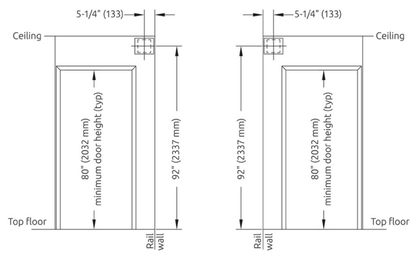
To insert this handwheel a small access door must be located at the upper landing. A white painted access door is supplied, which can be flush mounted in the wall.

Dimensions

- Access door: 5 1/8" x 5 1/8" (130 x 130 mm)
- Outside dimensions of the cover plate: 8" x 9 ½" (203 x 240 mm)
- Required opening in the wall: 6 ½" x 6 ½" (165 x 165 mm)

Emergency lowering access hatch location

(Standard Cab Height)



* - 96" (2438 mm) TALL ELEVATOR CABS: THE VERTICAL DIMENSION IS 104" (2642 mm)

Note

- Emergency lowering access hatch locations shown in the drawing above are suitable for elevators with the upper landing door located adjacent to the rail wall.
- For elevators with the upper landing door not adjacent to the rail wall, the emergency lowering access hatch must be located on the hoistway wall adjacent to the motor and not beside the upper door.

Electrical Disconnects

Two separate 15 amp lockable fused disconnects are required and they must be located within reach of the electrical control box. One is for lighting and one will be for the control box.

In accordance with the electrical code, you must provide a minimum of 30" (762 mm) x 36" (914 mm) x 39[3/8"] (1000mm) in the US and 30" (762 mm) x 39[3/8"] (1000mm) in Canada of working space in front of each disconnect switch and control box.

Specific requirements for the fused disconnect switch and fuse rating of your elevator will be shown on the shop drawings.

Ventilation Requirements

No special requirements needed. The elevator drive unit will generate approximately 3200 BTU per hour under normal operating conditions. Recommended temperature for elevator equipment is 50° – 90° F (15° – 32° C) and 5% – 90% non-condensing. Please contact your local Garaventa Lift representative for possible local code variations.

Electrical Disconnects

Mains Power Requirements

• 230 VAC Single phase 15 amps 60/50 Hz

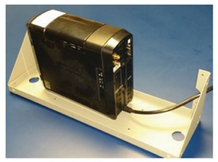
Lighting Power Requirements

• 120 VAC Single phase 15 amps

Uninteruptable Power Supply (UPS)

In case of a power outage the UPS allows the car to be lowered, making stops at desired floors on its way. A shelf to mount the UPS unit is included.

UPS Size: 10-1/2" wide x 9" high x 4" deep
(267 x 229 x 102 mm)
Mounting Shelf: 20" x 5" (508 x 127 mm)



UPS with Mounting Shelf

Battery Backup – Optional

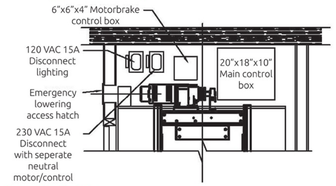
This feature ensures that the elevator continues to operate up and down during a power outage. The self-contained auxiliary power source is housed within a cabinet and can be located up to 15' (4.5 M) away from the control box.
Cabinet Size: 17 ½" wide x 23 ½" tall x 7 ¾" thick (600 x 445 x 195 mm)

In-line Drive System - Electrical Control Box

With the In-line Drive the Electrical Control box can be located inside or outside the hoistway.
When placed within the hoistway it is mounted on the wall next to the motor at the top of the rail system. Locating the Control box outside of the hoistway provides better access for installation and servicing.

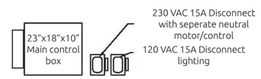
If located inside the hoistway, the electrical control box will require 12" (305mm) of extra overhead clearance, distance from the upper landing level to the ceiling of the hoistway. The electrical control box, if located remotely must be within 50' (15.2m) of the motor at the top of the hoistway.

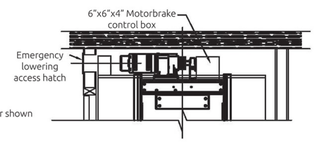
Controller located at the top of the hoistway



Controller located outside the hoistway

The Controller generates heat.
Maintain 3" of clearance all around.



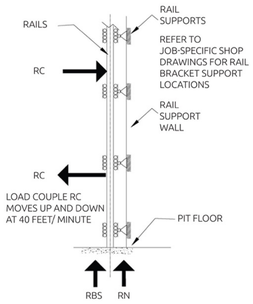


Note: Left hand motor shown

Loading Diagram

The walls of the elevator hoistway can be constructed of wood, poured concrete or concrete block. The wall behind the rails must be load bearing and able to withstand the loads imposed by the elevator.

The guide rails are mounted to the wall with steel brackets. These rail brackets are fastened to the load bearing wall at regular intervals. See job-specific shop drawings for locations.



Load	Description	lbf [N]
RBS	Reaction due to buffer safety engagement	6643 [29551]
RN	Reaction due to normal operation	4343 [19320]
RC	Load imposed during normal or emergency operation maximum pull-out force on rail support	920 [4092]
R1	Rail Reaction	460 [2046]
R2	Rail Reaction	94 [420]

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