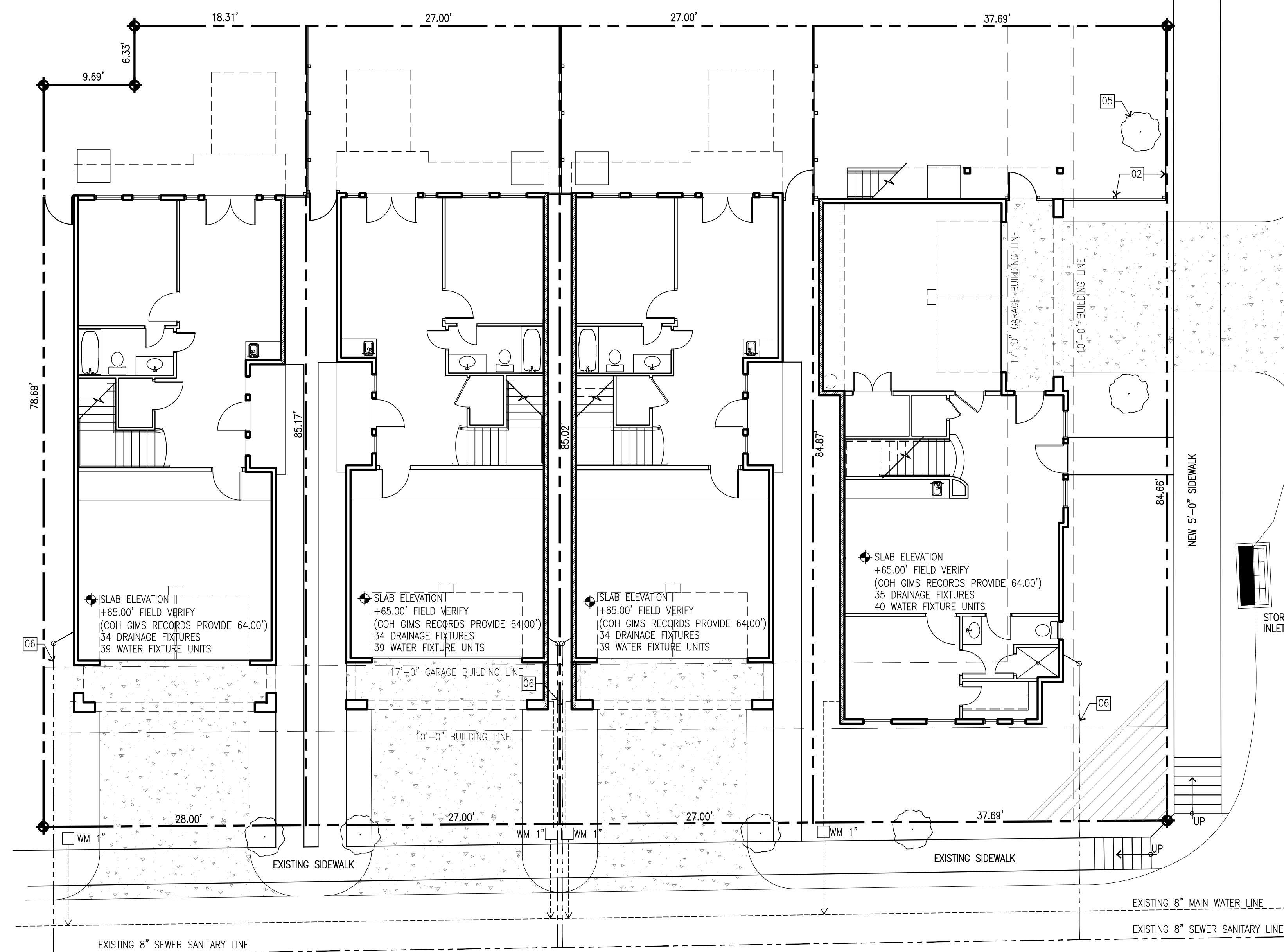


2 STORM DRAINAGE PLAN
A1.1
1/8"=1'-0"



1 SITE UTILITY
A1.1
1/8"=1'-0"



SITE DRAINAGE NOTES:

1. THE FINISH FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE OR 4 INCHES ABOVE CROWN OF THE STREET WHEN ALLOWED (REF. IBC SECTION 510).
2. WHEN THE CITY FLOOD PLAN ORDINANCE REQUIRES A GREATER ELEVATION, THAT ELEVATION SHALL BE REQUIRED.
3. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL (IBC 1803.3).
- EXCEPTION: IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SHELLS USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION (IBC 1803.3).
4. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING (IBC 1803.3).
5. ON GRADED SITES, THE FOUNDATION SHALL EXTEND ABOVE THE GUTTER OR DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2% (IBC 1805.3.4).

SITE PLAN GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FINISH FACE OF WALL & OR EDGE OF STRUCTURAL MEMBER, OR & OF OBJECT; U.N.O.
3. REPAIR ANY DAMAGE TO EXIST. SITE CONDITIONS DUE TO CONSTRUCTION.
4. STAGING OF ALL DEMOLISHED AND NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
6. CONTRACTOR SHALL HAVE A DUMPSTER BOX MAINTAINED ON SITE THROUGHOUT CONSTRUCTION.
7. GENERAL CONTRACTOR SHALL VERIFY THE ARCHITECTURAL DRAWINGS BLDG BOUNDARIES WITH THE DIMENSIONS SHOWN HERE AND CALL THE ARCHITECT IF A DISCREPANCY IS FOUND BEFORE THE START OF ANY WORK ON SITE.
8. CONTRACTOR SHALL ENSURE TO NOT HAVE ANY STANDING WATER OR FLOOD OUR NEIGHBORS. CONTRACTOR SHALL PROVIDE PROPER SITE DRAINAGE ON THE PROPERTY AND SIDES OF HOUSE.
9. LANDSCAPE CONTRACTOR SHALL ENSURE TO PROVIDE SPRINKLER SYSTEM AND WALKS WITH STONE, BRICK OR TILE, AS REQUIRED AND ACCEPTED BY OWNER.
10. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND DETERMINING, ON SITE, THE SLAB ELEVATION. THIS SHALL BE 12" ABOVE THE NEAREST TOP OF RIM SANITARY SEWER MANHOLE AS PER SECT. 401.5 2006 COH IBC AMENDMENTS.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND DETERMINING ON SITE THE DRIVEWAY ELEVATIONS. THE ELEVATIONS SHOWN HERE ARE NOT EXACT AND COULD CHANGE AS PER SITE CONDITIONS, NOT KNOWING AT THIS TIME, THE OWNER MAY NEED TO PROVIDE A TOPOGRAPHIC SURVEY.

LOT AREA CALCULATIONS
AS PER SECT 42-183 CHAPTER 42 CITY OF HOUSTON CODE OF ORDINANCES

UNIT A		
IMPROVEMENT TYPE	AREA	
TOTAL LOT	3,195 SF	
IMPERVIOUS COVER		
BUILDING FOOTPRINT	1,249 SF	
PARKING LOT/SIDEWALKS	342 SF	
PERVIOUS COVER	1,604 SF	
PERCENTAGE OF IMPERVIOUS COVER	49.79%	
UNIT B		
IMPROVEMENT TYPE	AREA	
TOTAL LOT	2,244 SF	
IMPERVIOUS COVER		
BUILDING FOOTPRINT	1,063 SF	
PARKING LOT/SIDEWALKS	483 SF	
PERVIOUS COVER	698 SF	
PERCENTAGE OF IMPERVIOUS COVER	68.89%	
UNIT B-1		
IMPROVEMENT TYPE	AREA	
TOTAL LOT	2,244 SF	
IMPERVIOUS COVER		
BUILDING FOOTPRINT	1,063 SF	
PARKING LOT/SIDEWALKS	483 SF	
PERVIOUS COVER	698 SF	
PERCENTAGE OF IMPERVIOUS COVER	68.89%	
UNIT C		
IMPROVEMENT TYPE	AREA	
TOTAL LOT	2,326 SF	
IMPERVIOUS COVER		
BUILDING FOOTPRINT	1,063 SF	
PARKING LOT/SIDEWALKS	483 SF	
PERVIOUS COVER	780 SF	
PERCENTAGE OF IMPERVIOUS COVER	66.46%	

NOTE: ALL BLDGS ARE LESS THAN 80% OF THE LOT. ALL LOTS HAVE MORE THAN 150 SF OF IMPERVIOUS AREA PER RECORDED PLAT.

SITE PLAN KEYED NOTES:
NOT ALL KEYED NOTES WILL BE USED ON THIS SHEET

- [01] NOT USED
- [02] TREATED WOOD FENCE RE: 3/A1.0.
- [03] NEW CONCRETE DRIVEWAY RE: C.O.H STANDARD DWGS
- [04] 4" THK CONCRETE PAD FOR CONDENSER
- [05] NEW TREE TO BE LIVE OAK 1.5 CALIPER MIN.
- [06] NEW 2% SLOPE 4" SCH 40 PVC SANITARY SEWER LINE

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ARCHITECT: ROMULO CISNEROS

ENGINEER:

REVISIONS:
[05] PERMIT REVISIONS
05 DECEMBER 2013

DATE ISSUED: 10-29-2013
SHEET:

A1.1