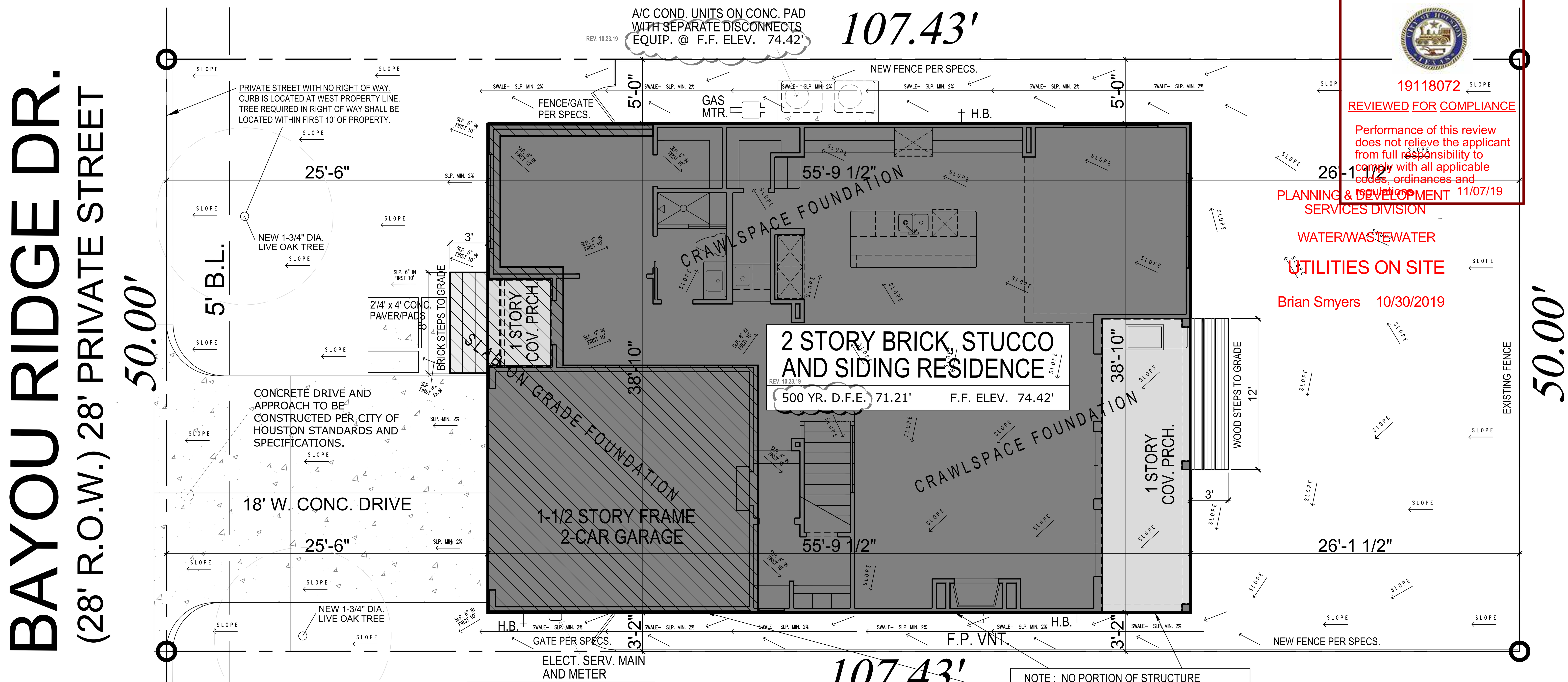


City of Houston Texas

19118072

REVIEWED FOR COMPLIANCE

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

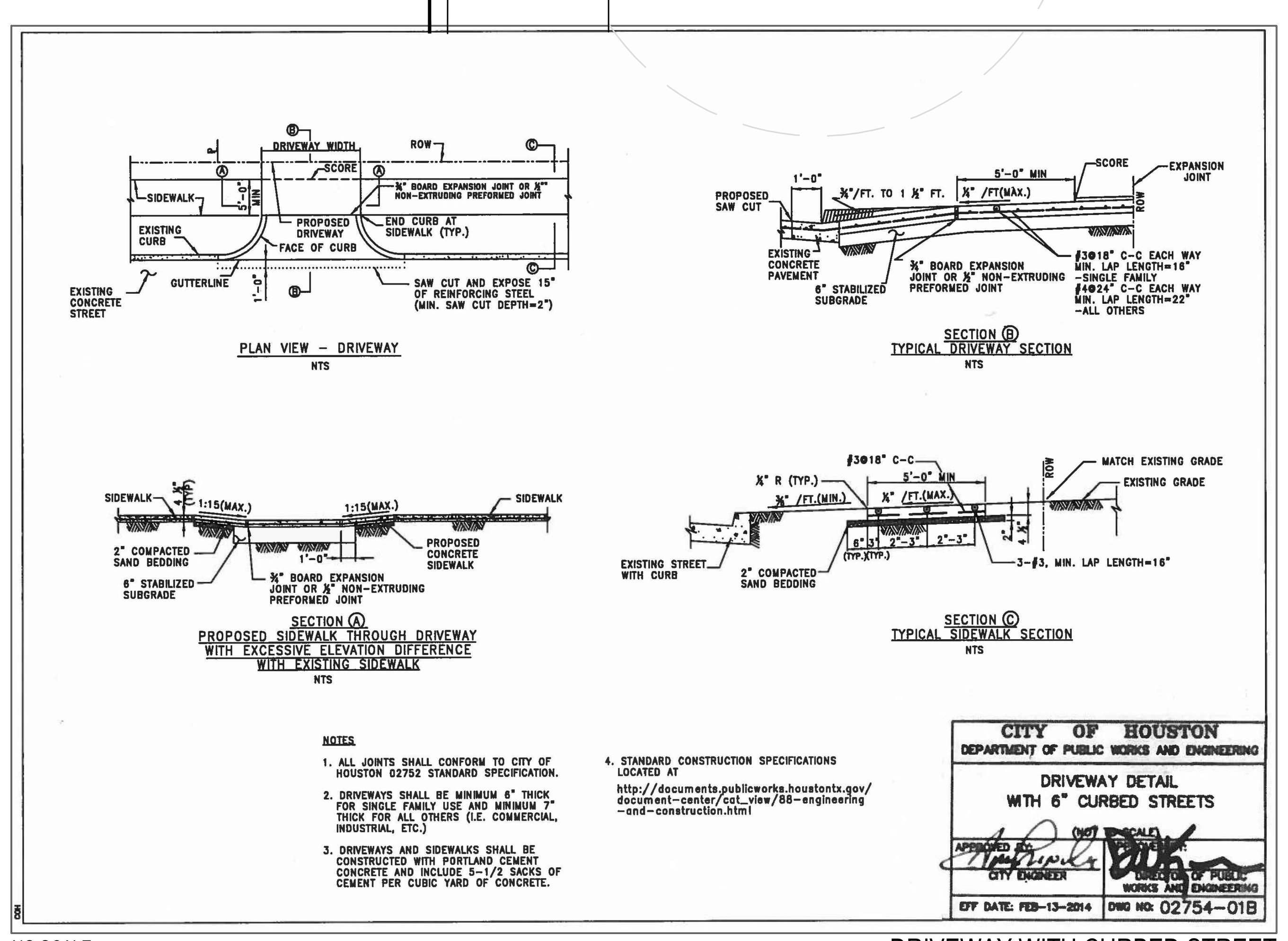
PLANNING & DEVELOPMENT SERVICES DIVISION 11/07/19

WATER/WASTEWATER

UTILITIES ON SITE

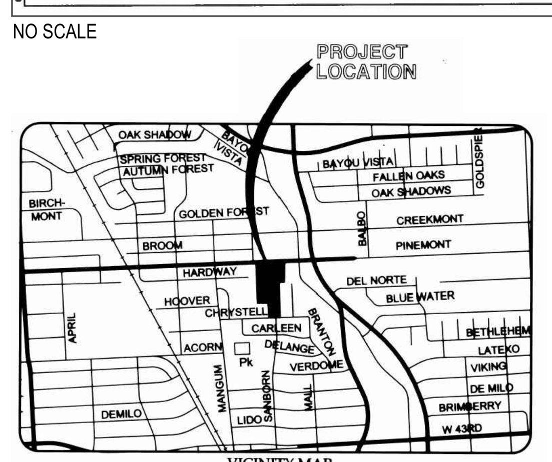
Brian Smyers 10/30/2019

NOTE : NO PORTION OF STRUCTURE (INCLUDING ROOF OVERHANG) MAY EXTEND TO WITHIN 3'-0" OF SOUTH PROPERTY LINE.



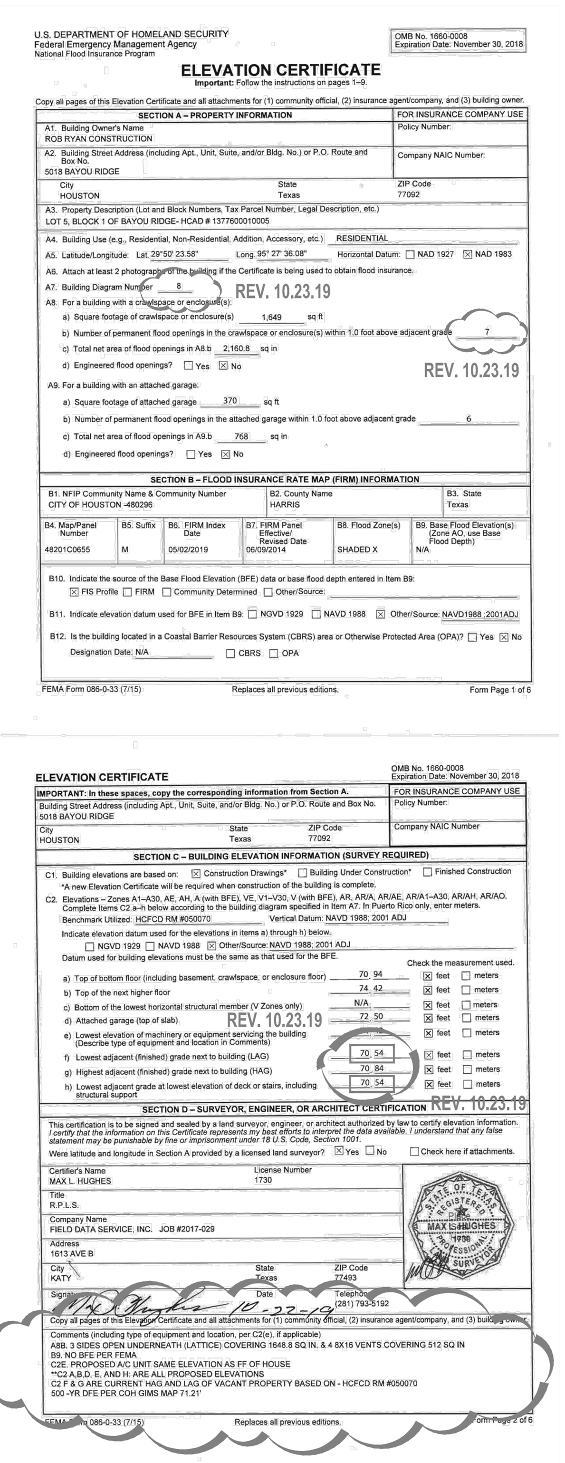
NO SCALE

DRIVEWAY WITH CURBED STREET

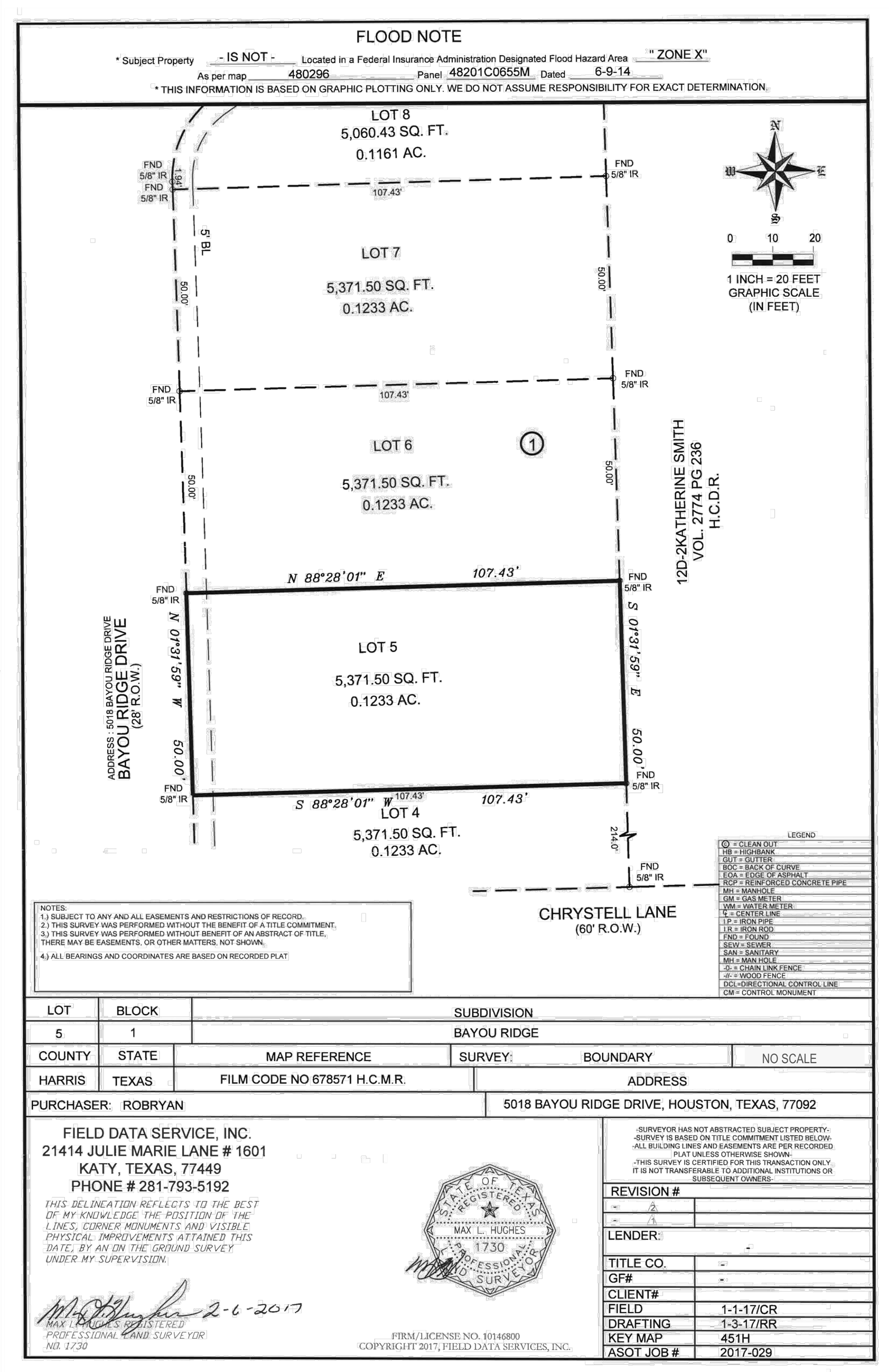


NO SCALE

VICINITY MAP



REV. 10.23.19



SITE PLAN

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

5018 BAYOU RIDGE DR.

LOT 5, BLK 1 OF BAYOU RIDGE SUBDV.
HOUSTON, HARRIS CO., TX 77092

DRAINAGE. IRC 2012:

SURFACE DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

STORM DRAINAGE. CONSTRUCTION, RENOVATION, OR NEW DEVELOPMENT SHALL NOT ALLOW STORM WATER TO BE SHED TO AN ADJACENT PROPERTY. ALL STORM WATER SHALL BE CONTAINED WITHIN THE DEVELOPED PROPERTY UNTIL FINAL DISCHARGE TO THE ABUTTING PUBLIC RIGHT-OF-WAY OR INTO A DEDICATED DRAINAGE EASEMENT.

FOUNDATION ELEVATION. IRC 2012:

ELEVATION OF BOTTOM FLOOR. ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OR WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL BE NOT LESS THAN 4" ABOVE THE CROWN OF THE STREET.

SUBTERRANEAN TERMITE CONTROL METHODS. IRC 2012:

IN AREAS SUBJECT TO DAMAGE FROM TERMITES, METHODS OF PROTECTION SHALL BE IN ACCORDANCE WITH 2012 IRC.

HIGH VOLTAGE POWER LINES.

STATE AND FEDERAL LAW PROHIBIT CONSTRUCTION ACTIVITIES IN THE VICINITY OF HIGH VOLTAGE POWER LINES. A PRELIMINARY PLAN REVIEW REQUIRES THAT YOU SHOULD CONTACT 'CENTERPOINT ENERGY' AT 713-945-4203 TO VERIFY THAT THERE ARE NO CONSTRUCTION SAFETY HAZARDS FROM EXISTING HIGH VOLTAGE POWER LINES.

ADDRESS IDENTIFYING NUMBERS.

ADDRESS IDENTIFYING NUMBERS MUST BE POSTED ON BUILDING PRIOR TO FINAL INSPECTION (CHAPTER 10, ARTICLE V OF THE CITY CODE OF ORDINANCES).

GENERAL SITE PLAN NOTES:

1. SHADED AREAS INDICATE FOOTPRINT/PERIMETER OF PROPOSED NEW RESIDENCE STRUCTURE.
2. DIMENSIONS, UNLESS OTHERWISE NOTED, ARE PERPENDICULAR TO PROPERTY LINES.
3. CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND FIELD VERIFYING ALL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. VERIFY LOCATION OF HOUSE ON LOT AND ALL UTILITY LOCATIONS, EASEMENTS, BUILDING AND SETBACK LINES PRIOR TO CONSTRUCTION.
5. NEW RESIDENCE STRUCTURE (SLAB AREA) IS NOT TO ENCROACH INTO BUILDING SETBACK LINES OR UTILITY EASEMENTS. PROJECTIONS MAY NOT ENCROACH INTO UTILITY EASEMENTS. FIELD VERIFY BY SURVEY AS NECESSARY.
6. QUALIFIED ENGINEER SHALL DETERMINE AND VERIFY FINAL FOUNDATION ELEVATIONS.
7. JOB SITE SHOULD BE SECURED AGAINST INTRUSION AND PROTECTED FROM THE ELEMENTS AT ALL TIMES.
8. DRAINAGE SYSTEM IS TO BE DESIGNED AND PROVIDED TO DRAIN ENTIRE PROPERTY TO STREET AND AWAY FROM NEW RESIDENCE STRUCTURE. NO DRAINAGE MAY BE DIRECTED TOWARD ADJACENT PROPERTIES.
9. CARE IS TO BE TAKEN BY CONTRACTOR TO PROTECT EXISTING TREES THAT ARE TO REMAIN.
10. FINAL LAYOUT OF ALL WALKS, PORCHES (NOT MONOLITHIC W/ SLAB), DECKING, AND FENCING IS TO BE VERIFIED IN FIELD BY CONTRACTOR.

PIPING AND UTILITIES

1. DETERMINE LOCATION OF WATER METER AND CONTACT LOCAL AUTHORITIES TO CONNECT. WATER PIPES SHALL BE SCHED. 40 P.V.C. (OR EQUAL).
2. CONNECT INTO EXISTING SANITARY SEWER. SEWER PIPES SHALL BE SCHED. 40 P.V.C. (OR EQUAL).
3. RUN UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO BUILDING FOR ELECTRICAL AND CABLE/CAT5 SERVICE.
4. DRAIN PIPES SHALL BE SCHED. 40 P.V.C. (OR EQUAL) WHEN AREA DRAINS ARE USED.

NOTE : SEE SHTS. A1, A5 FOR FLOOD WATER VENTING AND CRAWLSPACE VENTING CALCULATIONS AND SPECIFICATIONS.

STRUCTURE CALCS.:

TOTAL LIVING AREA	3493 SF
FIRST FLOOR LIVING	1569 SF
SECOND FLOOR LIVING	1924 SF
FRONT PORCH	27
REAR PORCH	163
GARAGE	400
TOTAL CRAWLSPACE	1644
TOTAL SLAB	515

IMPERVIOUS CALCULATIONS:

TOTAL IMPERVIOUS COVER	2728
TOTAL BLDG. FOOTPRINTS	2198
DRIVEWAYS/SIDEWALKS	530
POOL/COPING	-
LOT AREA	5371.5
TOTAL IMPERVIOUS OVER LOT	49.21 %

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES, ORDINANCES AND IRC SECTIONS:

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERV. CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL PROPERTY MAINT. CODE

SHEET LEGEND

A0	SITE PLAN
A1	ELEVATIONS
A2	FLOOR PLANS
A3	ROOF PLAN (architectural)
A4	DETAIL SHT. (architectural)

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Fax (713) 812-8802

5018 BAYOU RIDGE DR.
LOT 5, BLK 1 OF BAYOU RIDGE SUBDV.
HOUSTON, HARRIS CO., TX 77092

PROJECT:
PLAN #19.3477

DATE:	ISSUE/REVISION:
07.23.19	REVIEW
08.13.19	REV. FOR CRAWLSPACE FOUNDATION
09.03.19	REMOVE O.H.'s / RELEASE FOR PERMITTING
10.03.19	REPLACE OLD EC W/ NEW CDEC
10.23.19	REPLACE CDEC w/ REVISED VERSION
10.23.19	RENAME BFE AS 500 YR. D.F.E.

TITLE:
Site Plan

DRAWING:
A0