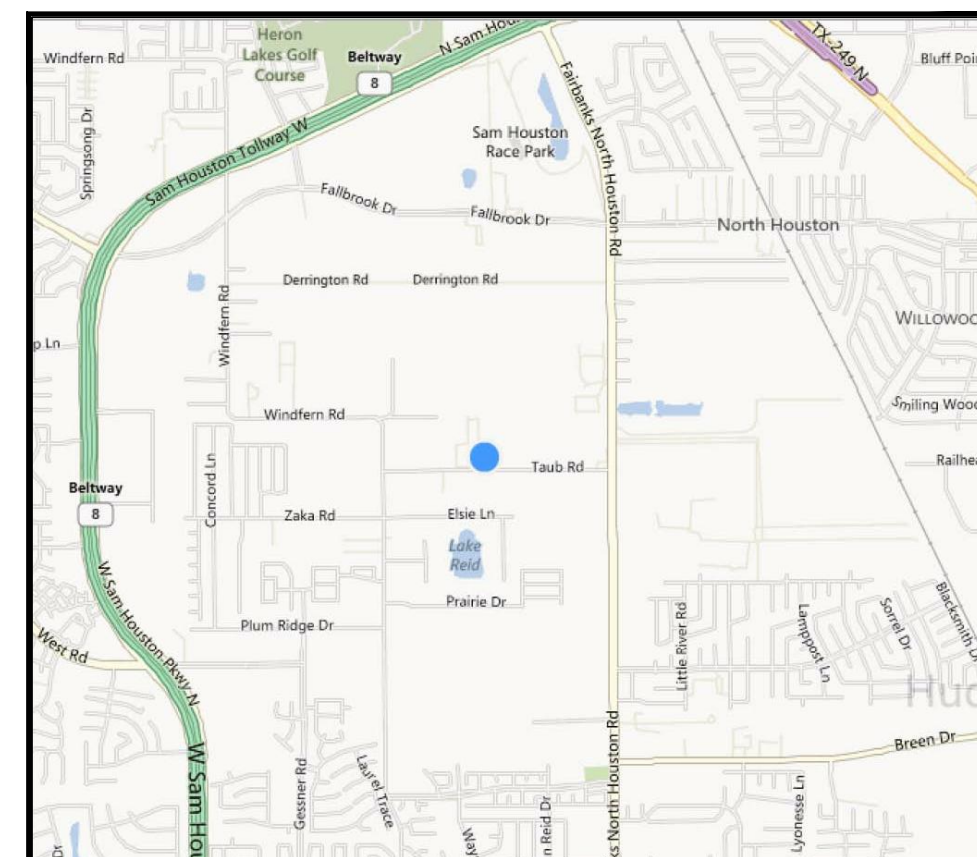
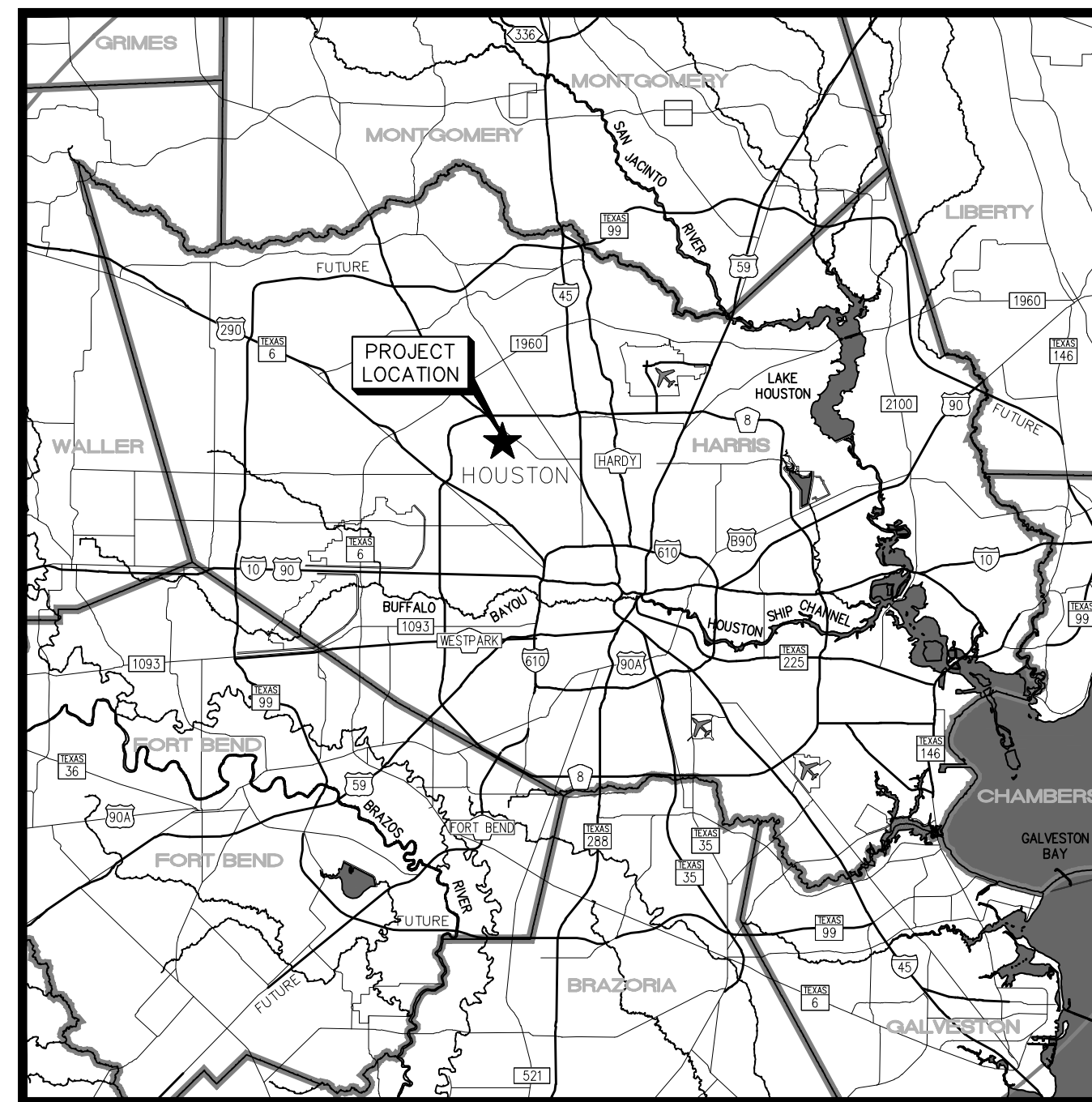


FIRE CODE REVIEW PLANS FOR *RC PRECISION, INC.*

8904 TAUB RD
HOUSTON, TX
APR 2013



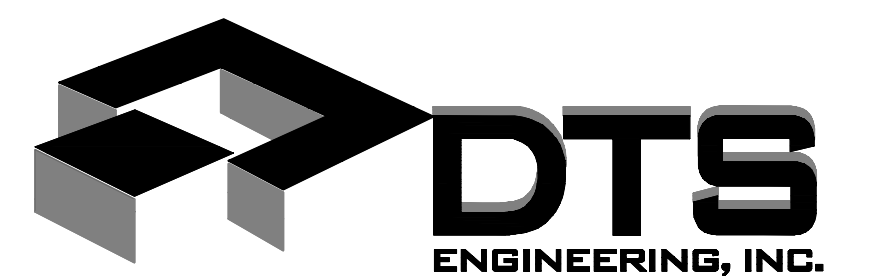
VICINITY MAP
HARRIS COUNTY KEY MAP: 410B
ZIP CODE: 77040



LOCATION MAP

SHEET INDEX

- A-1 COVER SHEET
- A-2 FULL BUILDING FLOOR PLAN
- A-3 OFFICE AREA FLOOR PLAN
- A-4 ELECTRICAL PLAN
- A-5 DETAILS
- A-6 HARRIS COUNTY FIRE CODE DESIGN & COMPLIANCE REVIEW SHEET
- C-3 SITE PLAN

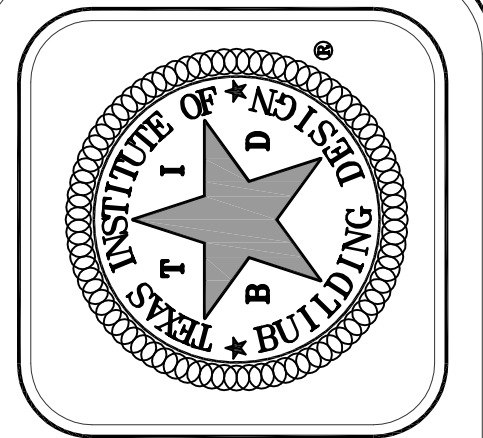
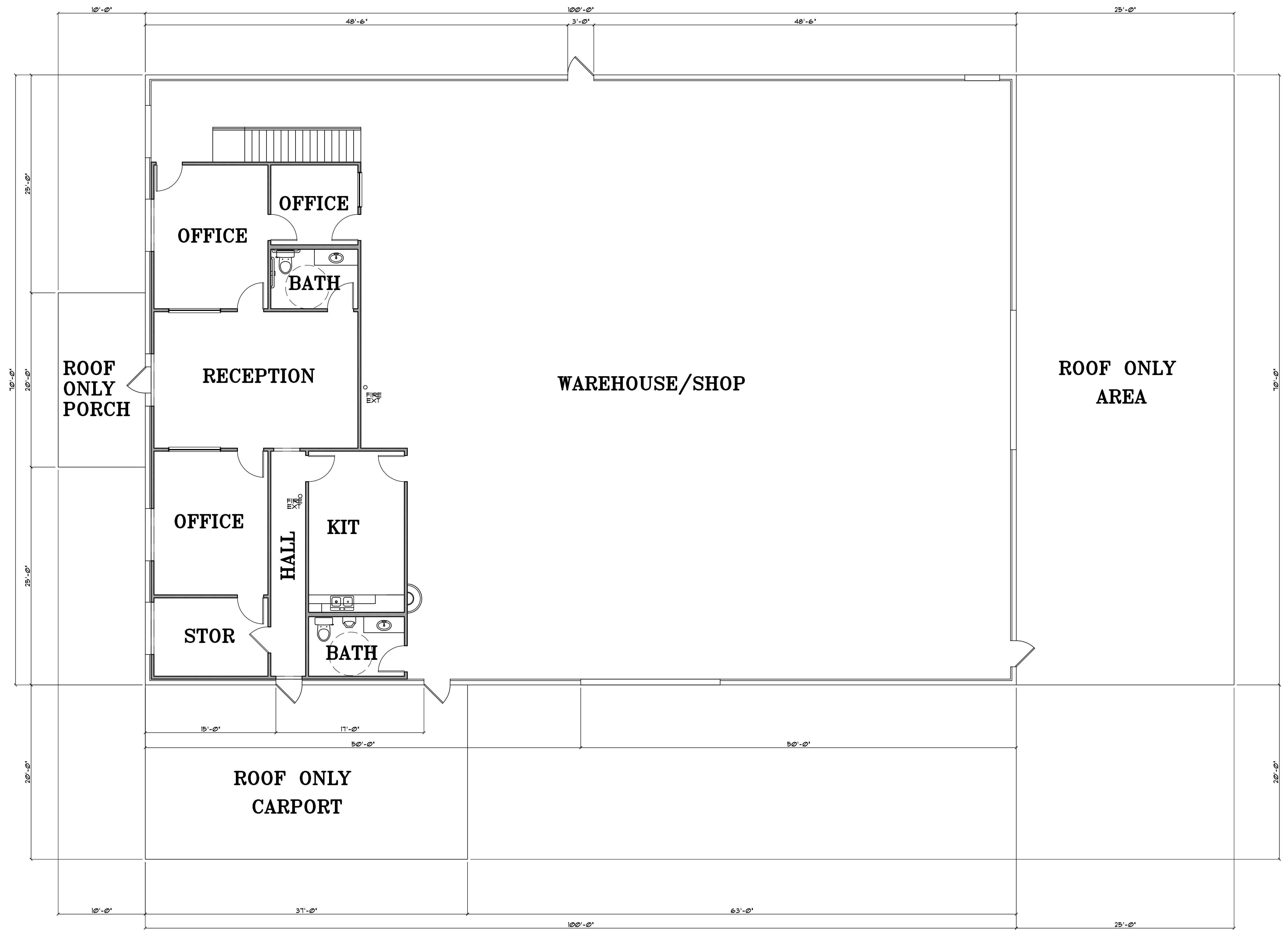


7 GROGANS PARK DR, SUITE 11,
THE WOODLANDS, TX 77380
PHONE (281) 298-8877 FAX: (281) 298-9856
TBPE REG No F7539



CHKD BY:	MJL
DWN BY:	MJL
DATE:	04/17/13
PRJ No:	13134
SHEET No:	

A-1



BILL CARLSON DESIGN 2012. THIS OFFICE ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY. THESE DRAWINGS HAVE BEEN DELIVERED AND ISSUED WITHOUT KNOWLEDGE OF GEOGRAPHICAL LOCATION. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER AND BUILDERS RESPONSIBILITY FOR FOLLOWING MATERIAL AND MANUFACTURERS INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH TRADE AS WELL AS THE APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS FOR THE GEOGRAPHIC AREA IN WHICH THIS HOME IS TO BE CONSTRUCTED.

BC DESIGN
 ph 281.850.1062
 www.bcdplans.com
 bilcdesign@gmail.com

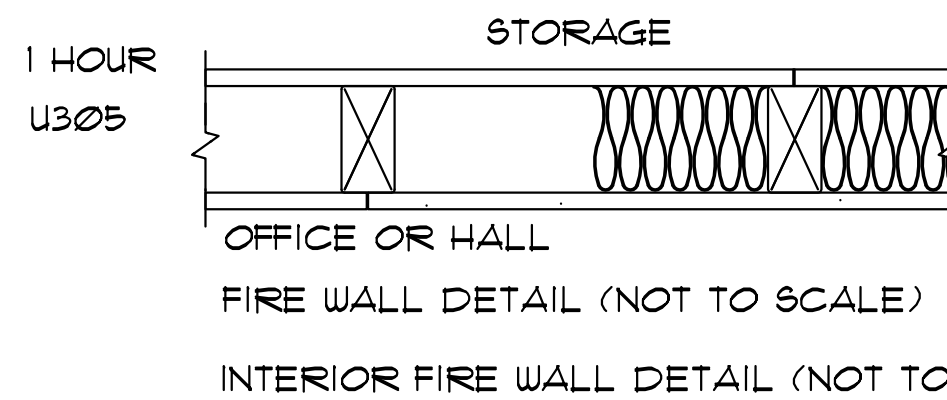
CLIENT:
 R C
 PRECISION
 INC.

LOCATION:
 8904
 TAUB RD.

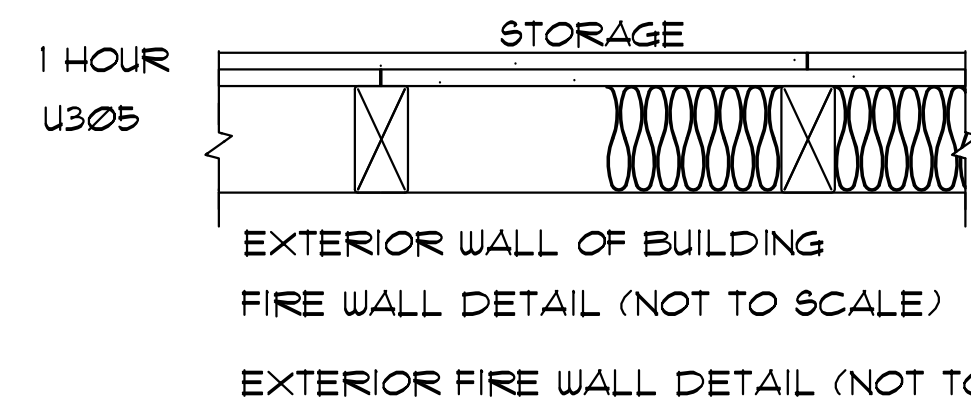
BUILDER:
 C. GOSHY
 ENTERPRISES

DATE: 3-7-2013
 FIRST ORG.: 2-25-2013
 SCALE: 3/16"=1'-0"

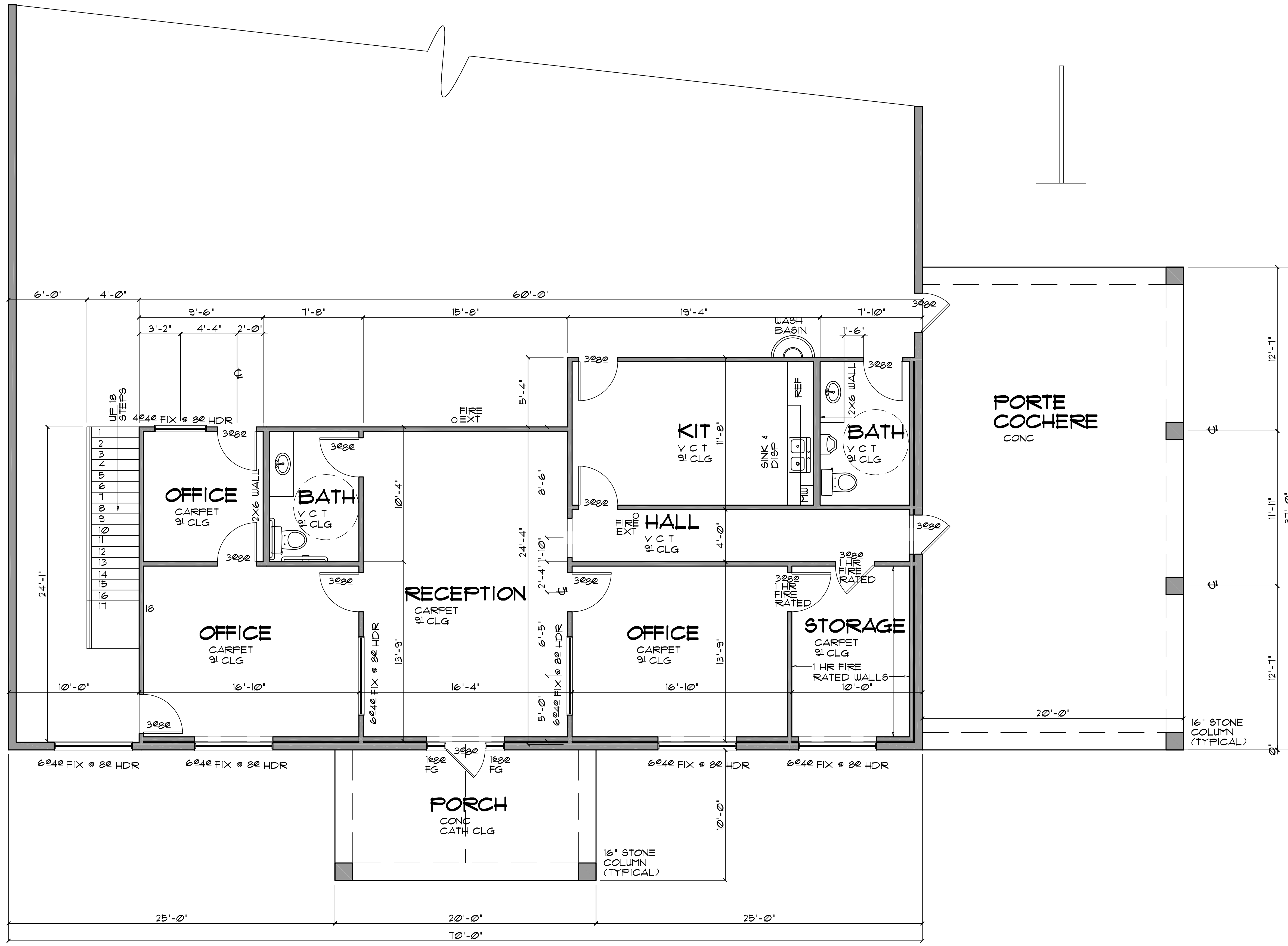
DRAWN: BC SHEET: A-2
 CHECKED: OF:



INTERIOR FIRE WALL DETAIL (NOT TO SCALE)

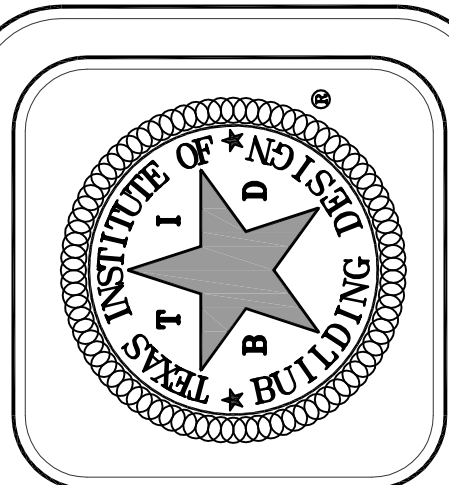


EXTERIOR FIRE WALL DETAIL (NOT TO SCALE)



1592 SQ FT BUILDOUT

FLOOR PLAN
SCALE = 1/4" = 1'-0"



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ph 281.850.1062
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CLIENT:
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PRECISION
INC.

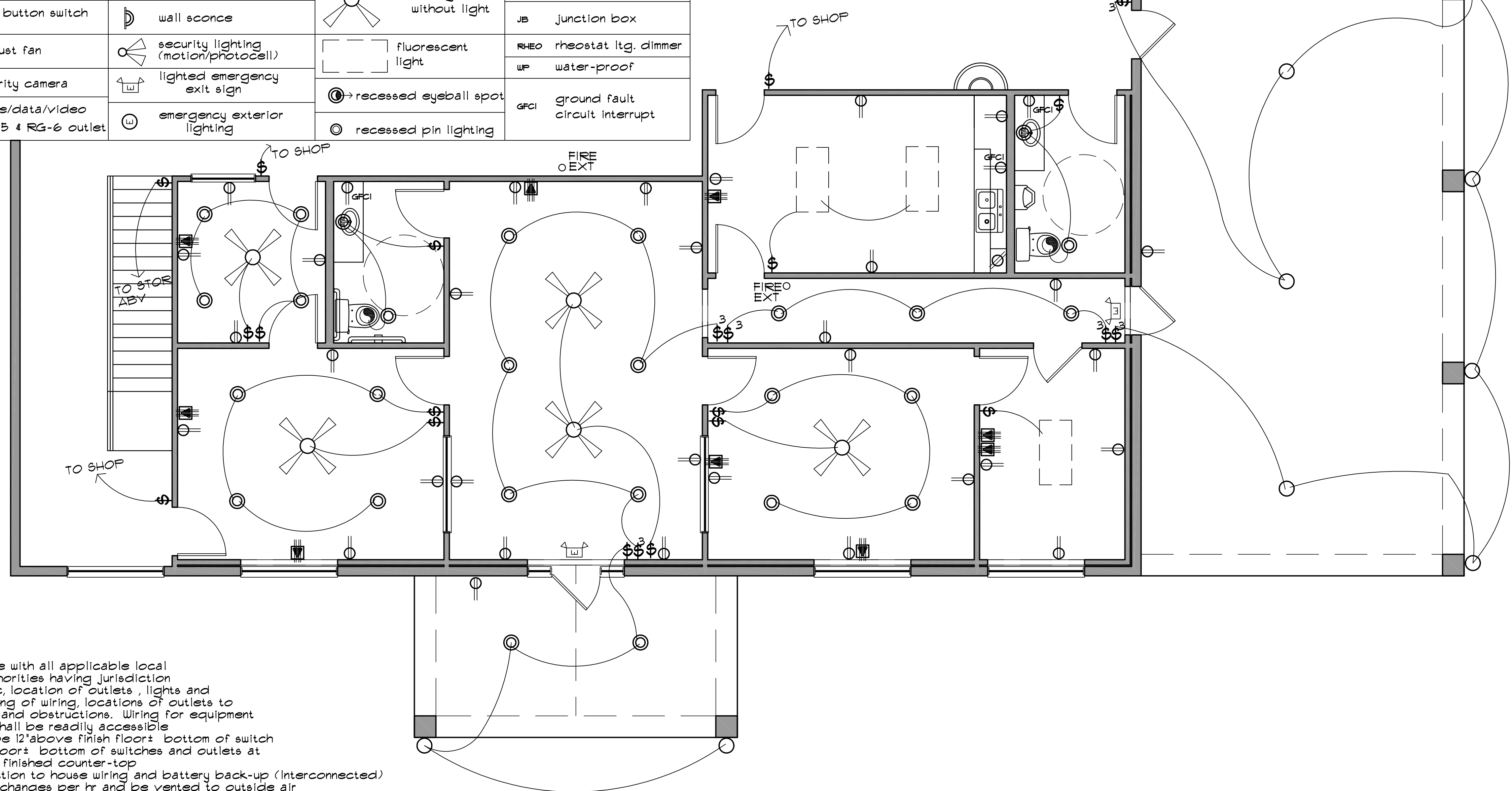
LOCATION:
8904
TAUB RD.

BUILDER:
C. GOSHY
ENTERPRISES

DATE: 3-7-2013
FIRST ORG.: 2-25-2013
SCALE: 1/4" = 1'-0"

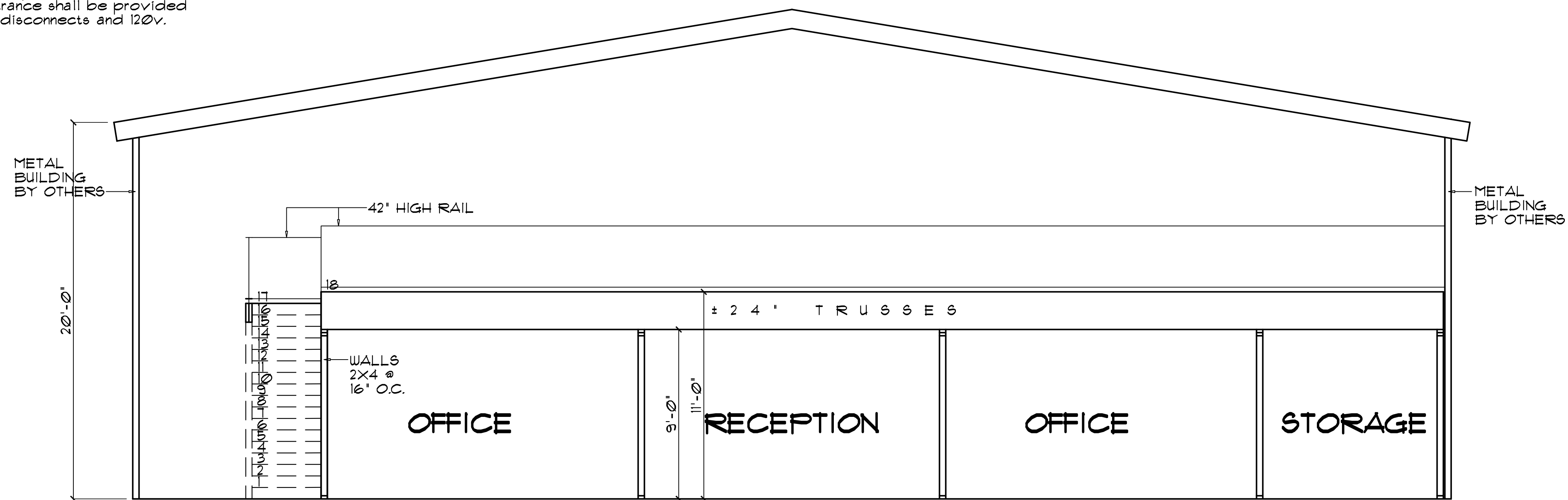
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CHECKED: OF:
SHEET: A-3
OF:

ELECTRICAL LEGEND

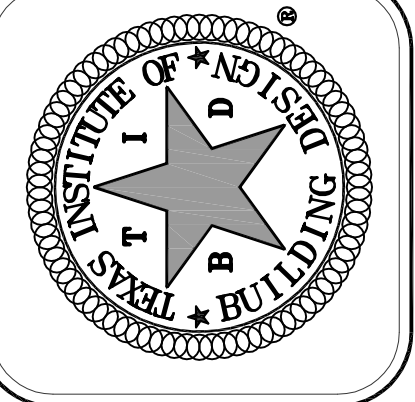


unless noted otherwise

All work performed shall be in accordance with all applicable local codes, regulations, ordinances and authorities having jurisdiction. Electrical layout is generally diagrammatic, location of outlets, lights and equipment is approximate. Exact routing of wiring, locations of outlets to be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection shall be readily accessible. Bottom of all duplex outlet boxes shall be 12" above finish floor; bottom of switch box height shall be 50" above finish floor; bottom of switches and outlets at cabinetry shall be 6" above adjacent finished counter-top. Smoke detectors shall have 120 v. connection to house wiring and battery back-up (interconnected). Bath exhaust fans shall provide min. 5 air changes per hr and be vented to outside air. Provide ground-fault circuit-interruption as required by NEC sec. 210-8. Where NM cable (Romex) is run across the top of ceiling joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle hole or attic entrance shall be provided. Allow for 3 air conditioning systems. Provide w.p. unit disconnects and 120v. outlets at each compressor location. Attic lights to be 4'-0" max from disp stair opening, and locate light at mechanical equipment.

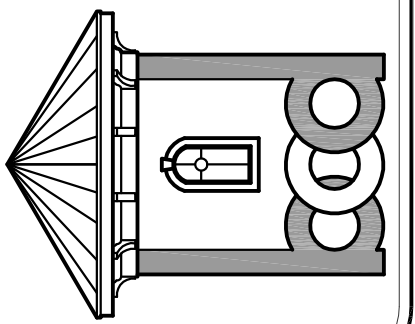


SECTION
SCALE = 1/4" = 1'-0"



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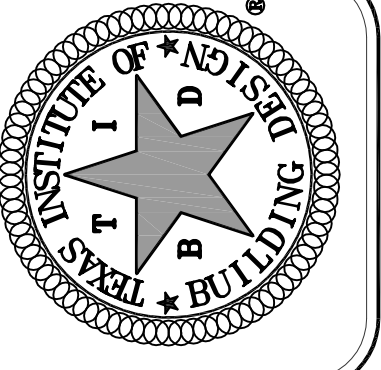
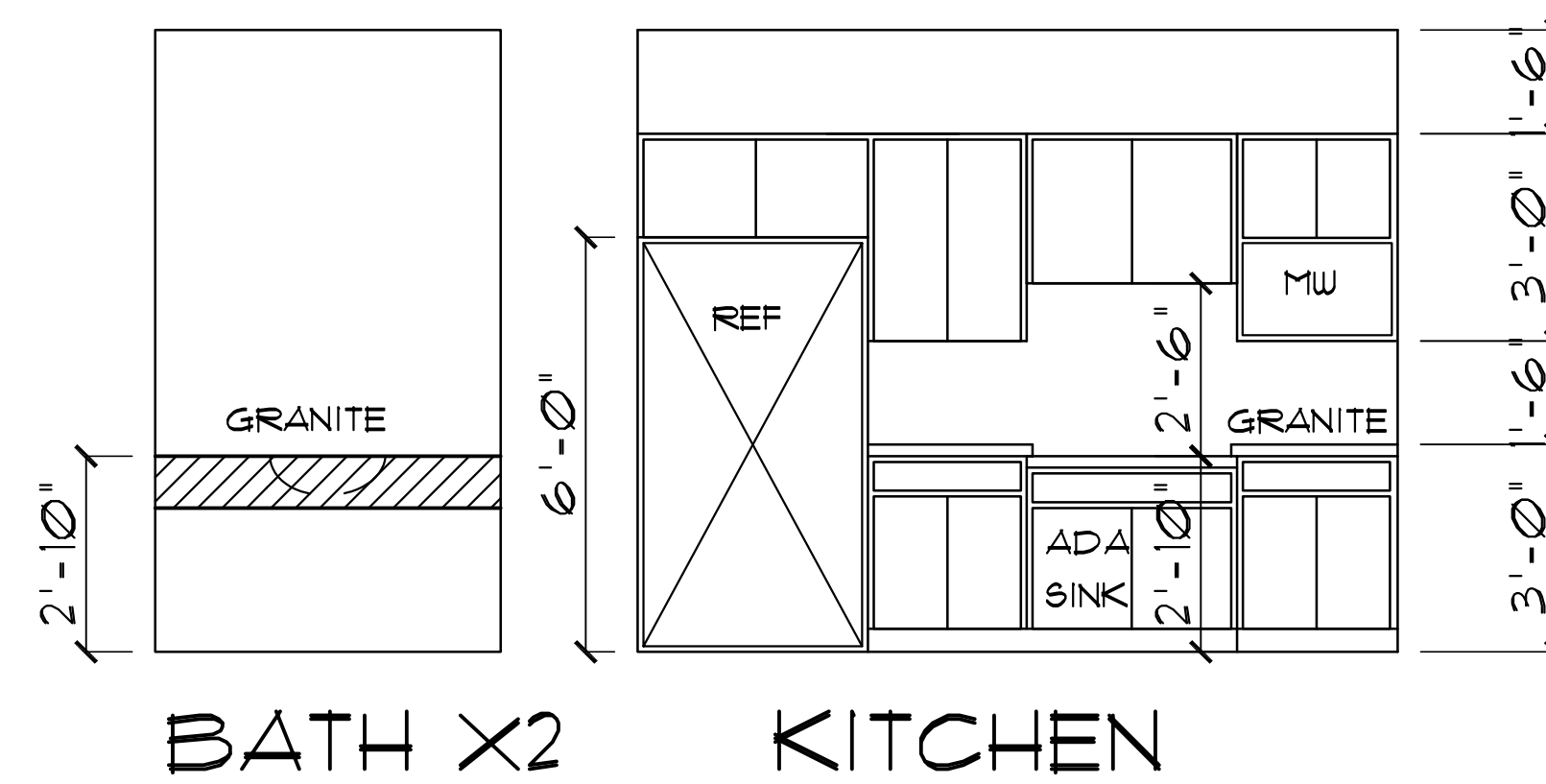
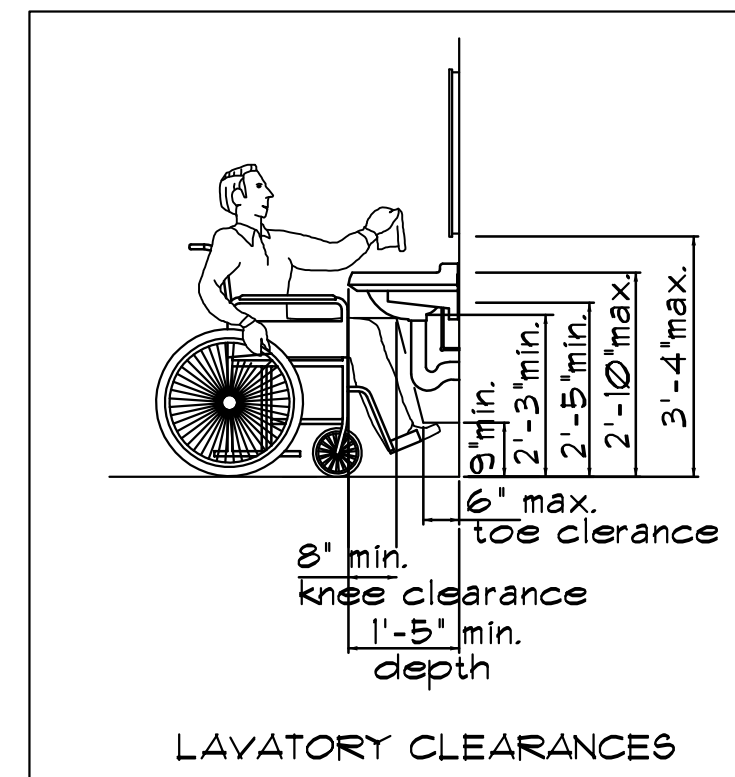
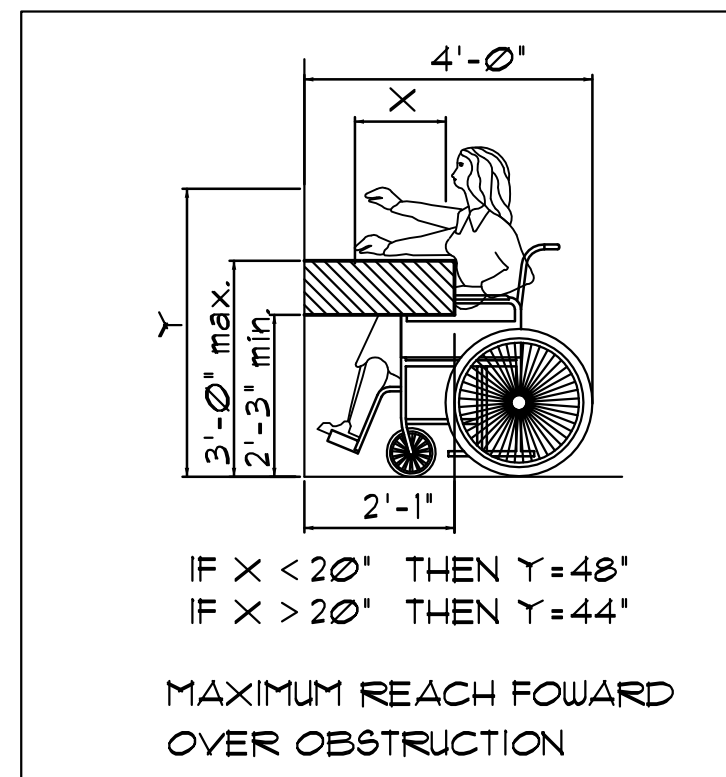
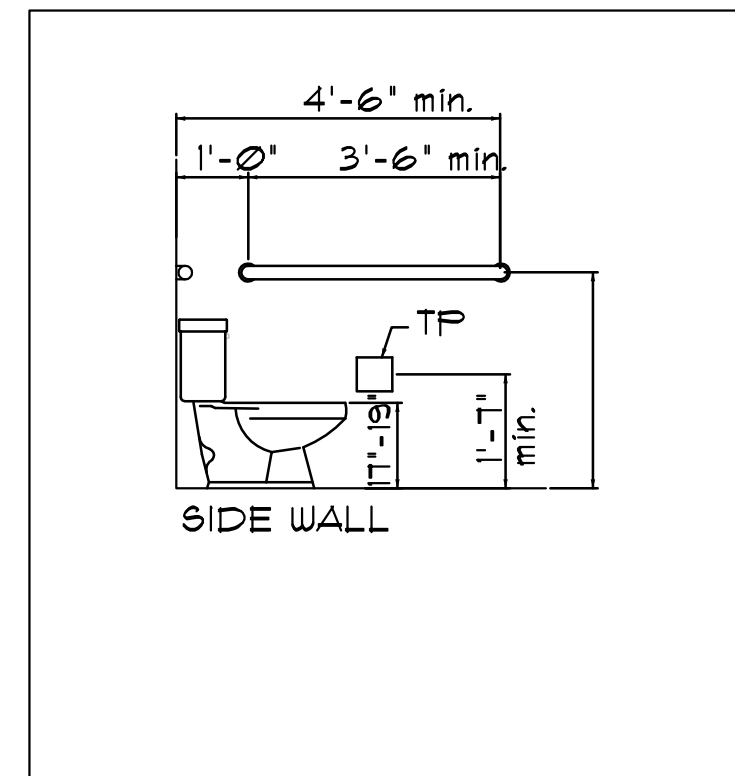
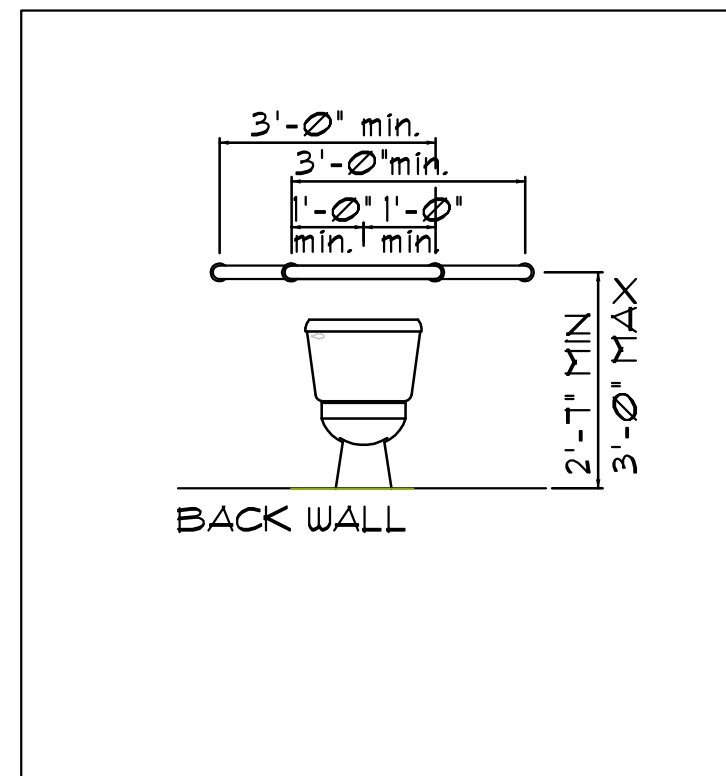
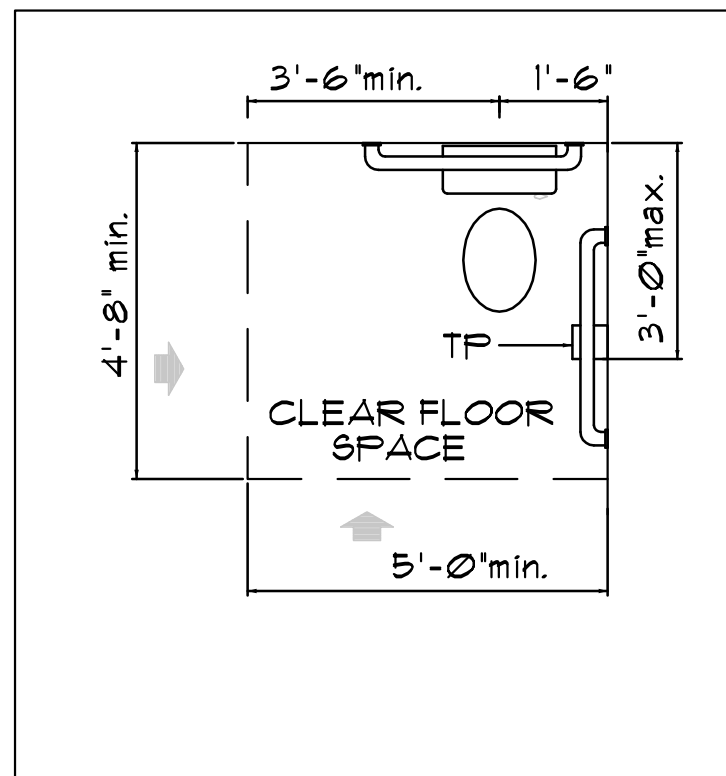
CLIENT:
R C
PRECISION
I N C .

LOCATION:
8904
TAUB RD.

BUILDER:
C. GOSHY
ENTERPRISES

DATE: 3-7-2013
 FIRST ORG.: 2-25-2013
 SCALE: 1/4" = 1'-0"

DRAWN: BC SHEET: A-4
 CHECKED: OF:



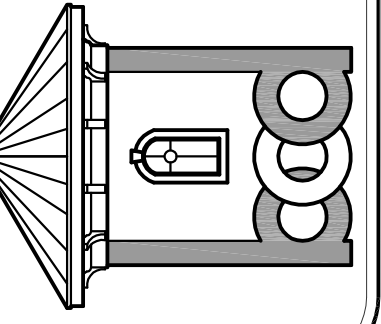
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billcdesign@gmail.com



CLIENT:
R C
PRECISION
INC.

LOCATION:
8904
TAUB RD.

BUILDER:
C. GOSHY
ENTERPRISES

DATE: 3-7-2013
FIRST ORG.: 2-25-2013
SCALE: 3/8" = 1'-0"

DRAWN: BC
CHECKED: BC

SHEET: A-5
OF: 0F

1 BUILDING PLANNING & DESCRIPTION

NEW CONSTRUCTION SHELL BUILDING CHANGE OF OCCUPANCY
LEASE SPACE BUILD-OUT SUBSTANTIAL IMPROVEMENT
SINGLE OCCUPANCY MIXED OCCUPANCY SEPARATED USE NON-SEPARATED

TYPE OF CONSTRUCTION: V B (IBC, CHAPTER 6)
BLDG. LENGTH 101.7' BLDG. WIDTH 70.1' BLDG. HEIGHT 22.7' (IN FT.)
HEIGHT LIMITATION 40' AREA LIMITATION 8,500 (TABLE 503 IBC2006)

BUILDING VALUATION
GROSS SQUARE FOOTAGE 8,673
ESTIMATED COST OF CONSTRUCTION: \$ 420,000
SCALED COST OF CONSTRUCTION: \$ 650,475

T.D.L.R.# EABPRJ3810030
TEXAS DEPARTMENT OF LICENSING AND REGULATIONS
http://www.license.state.tx.us/ (hyperlink) hold Ctrl + click here
Telephone: (512) 463-6599 Toll-Free (In Texas): 800-903-9202
Fax: (512) 475-2871 Relay Texas-TDD: (800) 735-2989

BUILDING NUMBER: 1 OF 1
BUILDING NAME: RC PRECISION
CALL CENTERPOINT ENERGY, AT 713-207-4460, TO OBTAIN AN ADDRESS
PHYSICAL ADDRESS: 8904 TAUB RD, JERSEY VILLAGE, TX 77040

LEASE SPACE/SUITE NO.: N/A
HCAD No. or Property Tax#: 027 - 256 - 000 - 0042 (13 Digits)
SHELL BUILDING PERMIT NUMBER: N/A

PRIMARY RESPONDING FIRE DEPARTMENT STATION NUMBER: CYPRESS CREEK VFD.
ADDRESS: STA No 24, 11900 CYPRESS N HOUSTON RD, CYPRESS TX 77429
http://www.hcfmo.net/jurisdictionsearch.aspx

BRIEF DESCRIPTION

PROVIDE A BRIEF DESCRIPTION OF THE USE AND/OR PROCESS, PRODUCT AND MATERIALS USED IN THIS FACILITY.
FABRICATION OFFICES & SHOP, FABRICATING OIL DRILLING EQUIPMENT AND REPAIR.
STORAGE OF MATERIALS AND COMPLETED PRODUCT WILL BE EITHER IN SHOP ON LOW HEIGHT RACKS OR OUTSIDE THE FACILITY.

OCCUPANCY TYPE AND LOAD

Table with columns: OCCUPANCY CLASSIFICATION, SPECIFIC USE, and load values for categories 1, 2, and 3. Includes rows for A-1 through U and a TOTAL row.

REF. IBC 2006, TABLE 1004.1.1
1 LIST SQUARE FOOTAGE IN EACH OCCUPANCY CLASSIFICATION.
2 LIST FLOOR AREA IN SQUARE FOOT PER OCCUPANT FROM IBC TABLE 1004.1.1
3 LIST ALLOWABLE OCCUPANTS PER OCCUPANT CLASSIFICATION.
NOTE EXTRA COLUMNS MAY BE ADDED FOR MULTIPLE STORY BUILDINGS

2 MEANS OF EGRESS IBC 2006, CHAPTER 10

Table with columns: MEANS OF EGRESS, # OF REQUIRED EXITS, # OF EXITS PROVIDED, SHEET #. Rows for Stairways (per floor) and Egress @ grade level.

STAIRWAYS (IBC-2006 SEC. 1009)
MINIMUM CLEAR WIDTH PROVIDED (EACH STAIRWELL) 36"
EGRESS WIDTHS ARE SHOWN ON SHEET: A-3
ACCESSIBLE AREAS OF REFUGE & 2-WAY COMMUNICATIONS (IBC-2006 SEC. 1007.3 TO 1007.6)

EXIT SIGNS / EGRESS ILLUMINATION (IBC-2006 SEC. 1006 & 1011)
REQUIRED AND SHOWN ON SHEET A-4 (HIGHLIGHT ON PLANS)
EXTERIOR EMERGENCY LIGHTING PROVIDED YES NO

EXIT ACCESS TRAVEL DISTANCE (IBC-2006 SEC. 1016.1)
Table with columns: OCCUPANCY TYPE, MAX. TRAVEL DISTANCE, PROVIDED TRAVEL DISTANCE, SHEET #.

CORRIDOR FIRE RESISTANCE RATING (IBC-2006 TABLE 1017.1)
Table with columns: OCCUPANCY TYPE, OCC. LOAD SERVED BY CORRIDOR, REQUIRED FIRE RESISTANCE RATING, SHEET #.

ELEVATORS
NEW EXISTING YES NO ELEVATOR KEYBOX LOCATED IN LOBBY?

3 FIRE PROTECTION SYSTEMS IBC & IFC 2006 CHAPTER 9

* AUTOMATIC FIRE SPRINKLER SYSTEM (SECTION 903 & HC FIRE CODE AMENDMENTS 903.4)
PROVIDED AS NOTED ON SHEET
TYPE OF SYSTEM PROVIDED: NFPA 13 ELO OTHER NFPA 13R ESFR NOT REQUIRED PER SECTION 903, HARRIS CO. FIRE CODE (IBC&IFC 2006) NFPA 13D QUICK RESPONSE

ALTERNATIVE AUTOMATIC FIRE EXTINGUISHING SYSTEM (SECTION 904) (I.E. KITCHEN HOOD SYSTEM, CLEAN AGENT SYSTEM, FOAM SYSTEM, etc.)
PROVIDED AS NOTED ON SHEET, TYPE OF SYSTEM PROVIDED
NOT REQUIRED PER SECTION 904

STANDPIPE SYSTEM & HOSE CONNECTIONS (SECTION 905)
PROVIDED AS NOTED ON SHEET, TYPE OF SYSTEM PROVIDED
NOT REQUIRED PER SECTION 905

PORTABLE FIRE EXTINGUISHERS (SECTION 906)
PROVIDED AS NOTED ON SHEET A-3, NUMBER PROVIDED 2 (HIGHLIGHT ON PLANS)

* FIRE ALARM AND DETECTION SYSTEMS (SECTION 907 & HC FIRE CODE AMENDMENTS)
PROVIDED AS NOTED ON SHEET
TYPE OF SYSTEM PROVIDED: AUTOMATIC WITH SMOKE COVERAGE COMPLIING WITH H.C. AMENDMENTS-907.2 MANUAL WITH NOTIFICATION ELEVATOR RECALL - SUPERVISORY OTHER
SPRINKLER MONITOR WITH OCCUPANCY NOTIFICATION COMPLIING WITH H.C. NOT REQUIRED PER SECTION 907 AMENDMENTS-903.4

HVAC & AIR DISTRIBUTION SYSTEM CONTROLS (SECTION 907.12 IFC 2006) (Smoke/fire dampers, duct smoke detectors, etc.)
PROVIDED AS NOTED ON SHEET
NO HVAC UNITS OVER 2,000 CFM USED IN THIS SYSTEM
NO FIRE/ SMOKE DAMPERS IN THE BUILDING

SMOKE CONTROL SYSTEMS (SECTION 909)
PROVIDED AS NOTED ON SHEET
NOT REQUIRED PER SECTION 909

* REFER TO REGULATIONS AND CODE WORDS: SPRINKLER RISER/FIRE ALARM ROOMS
SMOKE AND HEAT VENTILATION (SECTION 910 & TABLE 910.3)

Table with columns: OCCUPANCY GROUP AND COMMUNITY CLASSIFICATION, DESIGNATED STORAGE HEIGHT (ft), MINIMUM DRAFT CURTAIN HEIGHT (ft), MAX. AREA FORMED BY CURTAINS (Square Feet), VENT-AREA-TO FLOOR AREA RATIO, MAX SPACING OF VENTS CENTERS (ft), MAX. DISTANCE TO VENTS FROM WALL OR DRAFT CURTAIN (ft), SHOWN ON SHEET.

NOTE: WHERE AREAS OF BUILDINGS ARE EQUIPPED WITH EARLY SUPPRESSION FAST-RESPONSE (ESFR) SPRINKLERS, AUTOMATIC SMOKE AND HEAT VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS, MEETING LOCAL JURISDICTION REQUIREMENTS.

4 FIRE-RESISTANCE RATED CONSTRUCTION IBC 2006, CHAPTER 6, 7 and 10

SHOW DETAILS OF FIRE WALLS OR FIRE BARRIERS MEETING HORIZONTAL WALLS AND ROOF DECKS (SEE 705.5, 705.6 AND 706.5 IN 2006-IBC). (REFER TO TABLES 601, 602 & 602.4 OF IBC 2006)

Table with columns: BUILDING ELEMENTS, REQUIRED, PROVIDED, SHEET #, STANDARD. Rows include STRUCTURAL FRAME, EXTERIOR BEARING WALLS, INTERIOR BEARING WALLS, EXTERIOR NON-BEARING WALLS, INTERIOR NON-BEARING WALLS, FLOOR CONSTRUCTION, ROOF CONSTRUCTION, STAIRWELLS, ELEVATOR SHAFTS, CORRIDORS, FIRE RATED DOORS, DEMISING/PARTITION WALL, FIRE BARRIER, FIRE WALL, DRAFTSTOPS, AUTOMATIC FIRE EXTINGUISHING SYSTEM REDUCTION CLAIMED, FIRE SEPARATION DISTANCE, ROOF COVERING CLASSIFICATION.

5 WATER SUPPLY IFC 2006 CHAPTER 5

9,490 GROSS SIZE OF BUILDING IN SQ. FT., (INCLUDE ALL OVERHANGS UNDER ROOF)
2,750 REQUIRED (GPM) 2 DURATION (REF. IFC-2006 APPENDIX B105.2, APPENDIX D, D105.1 THRU D105.3) 75% REDUCTION YES NO (MUST MAINTAIN MINIMUM OF 1,500 GPM)

PUBLIC WATER SUPPLY WITH FIRE HYDRANTS
NAME OF THE MUNICIPAL UTILITY DISTRICT NONE
0 NUMBER OF EXISTING HYDRANTS WITHIN 1000 FEET OF PROJECT

** WATER SOURCE FOR RURAL AREAS WITHOUT FIRE HYDRANTS
DRY HYDRANT ** UNDERGROUND STORAGE ABOVEGROUND STORAGE OTHER

DESIGN SPECIFICATIONS AND LOCATION SHOULD MEET MINIMUM REQUIRED WATER SUPPLY FROM THE FIRE FLOW CALCULATOR
FIRE FLOW CALCULATOR NFPA 1142
http://hcpid.org/permits/fc_welcome.html (hyperlink) hold Ctrl + click here

** SUBMIT DRY HYDRANT DESIGN PLANS & CALCS TO FIRE PROTECTION FOR REVIEW & APPROVAL.

5.1 FIRE LANE ACCESS APPENDIX B, C & D

PROVIDED AS NOTED ON SHEET NUMBER C-3 FOR "FIRE LANE LAYOUT PLAN" WHICH SHALL INCLUDE THE FOLLOWING: SITE PLAN, FIRE LANE, FIRE HYDRANTS WITH LOCATIONS HIGH LIGHTED ON PLANS.

FIRE LANES WILL BE APPROVED CONCEPTUALLY DURING THE CIVIL REVIEW PROCESS. HOWEVER THE FIRE CODE PLAN REVIEWER MAY CHANGE THE FIRE LANE LAYOUT BASED ON THE BUILDING SPECIFICATIONS.

PROVIDING DRY STANDPIPE / WALL HYDRANT TO COMPLY WITH FIRE LANE COVERAGE.

BUILDING HEIGHT OVER 30 ft., AERIAL ACCESS LAYOUT PROVIDED ON SHEET
MENU ITEM (FIRE LANE LAYOUT, GENERAL REQUIREMENTS & APPROVED SIGN)
http://hcpid.org/permits/fc_welcome.html (hyperlink) hold Ctrl + click here

6 INTERIOR FINISH IBC 2006, CHAPTER 8 (PER SECTION 803 AND TABLE 803.5, IBC 2006)

Table with columns: OCCUPANCY GROUP, EXITS ENCLOSURES, EXIT PASSAGEWAYS, CORRIDORS, ROOMS AND ENCLOSED SPACES, SHOWN ON SHEET. Rows for A-3, S-1, B, TRIM.

7 HIGH PILED STORAGE IFC 2006, CHAPTER 23

YES NO ***THIS BUILDING IS DESIGNED FOR THE INTENT OF HIGH PILE STORAGE IF YES, THEN PROVIDE HIGH PILE STORAGE FORM PROVIDED ON OUR WEBSITE
YES NO FIRE DEPARTMENT ACCESS DOORS
YES NO HIGH PILED RACK LAYOUT & CODE ANALYSIS - SHOWN ON SHEET

7.1 HAZARDOUS MATERIALS IFC 2006, CHAPTER 27

YES NO *** THIS BUILDING IS DESIGNED FOR THE INTENT OF HAZARDOUS MATERIAL STORAGE IF YES, THEN PROVIDE ALL HMIS SUMMARIES, REPORTS AND MSDS'S
YES NO EMERGENCY ALARM SYSTEM REQUIRED PER IFC 2006
YES NO BATTERY BACK UP GENERATOR
YES NO VENTILATION
YES NO SECONDARY CONTAINMENT

*** REFER TO REGULATIONS AND CODE WORDS: REQUIREMENT FOR CONSULTANT ENGINEER

8 SPECIAL CONDITIONS

YES NO ATRIUM(S)? YES NO SMOKE CONTROL PER IBC 404.4
YES NO SEPARATION - PER IBC 404.5 YES NO ASSEMBLY SEATING?
YES NO IS THIS A HIGH RISE BLDG? YES NO IS THIS A COVERED MALL?
YES NO ANY FUEL STORAGE TANKS? YES NO IS THIS AN UNDERGROUND BLDG?
YES NO IS THIS AN AIRCRAFT RELATED BLDG? YES NO IS THIS A SPECIAL AMUSEMENT BLDG?

8.1 COMMENTS

A COPY OF THESE APPROVED CONSTRUCTION PLANS MUST BE KEPT AT PROJECT SITE FOR THE FINAL INSPECTION OF THE BUILDING(S).

Table with columns: SUBMITTAL TYPE (Paper, Electronic), Fire Code Inspection Code (CFCL4), Construction Code (394), THE PROJECT KNOWN AS (RC PRECISION, 8904 TAUB RD), FIRE CODE (IFC 2006), PROJECT NUMBER (2024272).

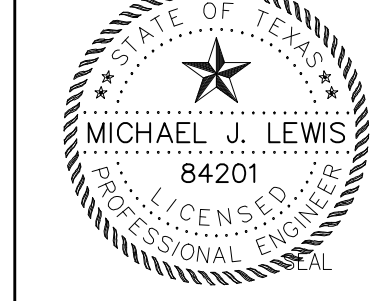
REVIEWER'S SIGNATURE BLOCK

PERMIT OFFICE
BY AS TO COMPLIANCE WITH COUNTY FIRE CODE DATE

THE PROJECT WAS REVIEWED, HOWEVER, THIS DOES NOT MEAN THE ENTIRE PROJECT, INCLUDING ALL SUPPORTING DATA AND CALCULATIONS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THESE DRAWINGS ARE SIGNED, DATED AND SEALED BY A PROFESSIONAL ENGINEER / ARCHITECT LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH THEREFORE CONVEYS THE PROFESSIONAL'S RESPONSIBILITY AND ACCOUNTABILITY. THIS ACCEPTANCE DOES NOT RELIEVE ANY PARTY FROM COMPLYING WITH ANY OTHER LEGALLY ADOPTED REGULATION OR ORDINANCE RELATED TO LAND DEVELOPMENT.

CERTIFICATION

I, MICHAEL J. LEWIS, A LICENSED PROFESSIONAL ENGINEER/ARCHITECT IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE INFORMATION PRESENTED ON THIS SHEET IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM NOT A DESIGNER OF RECORD FOR THIS PROJECT. THE PROJECT CONSISTS OF DRAWING SHEETS A-1 THROUGH A-6 & G-3. ENGINEERING FIRM DTS ENGINEERING, INC FIRM# F7539



SIGNATURE Michael J. Lewis DATE 04/17/2013

HARRIS COUNTY FIRE CODE DESIGN AND COMPLIANCE REVIEW SHEET VERSION 5.0 (MAY 2011)
http://hcpid.org/permits/fc_welcome.html

Table with columns: REVISIONS (DO NOT USE THIS BLOCK UNTIL AFTER PERMIT IS ISSUED), DATE, SHEET NO.(S), DESCRIPTION, REVIEWER'S ACKNOWLEDGEMENT, MANAGER'S ACKNOWLEDGEMENT, COUNTY P.E.'S ACKNOWLEDGEMENT.

FIRE CODE REVIEW SHEET NUMBER A-6

