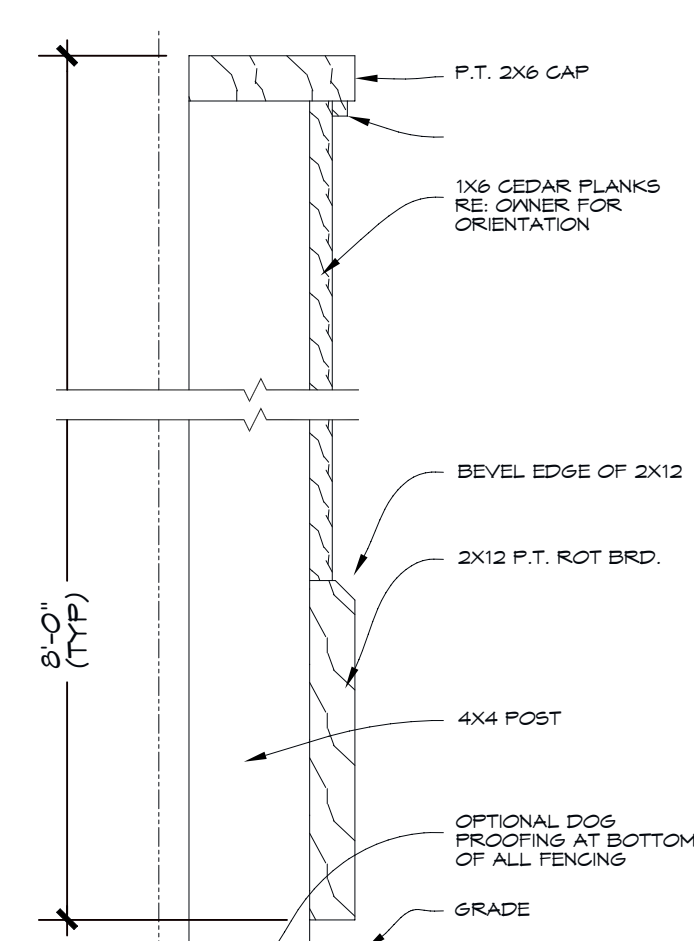
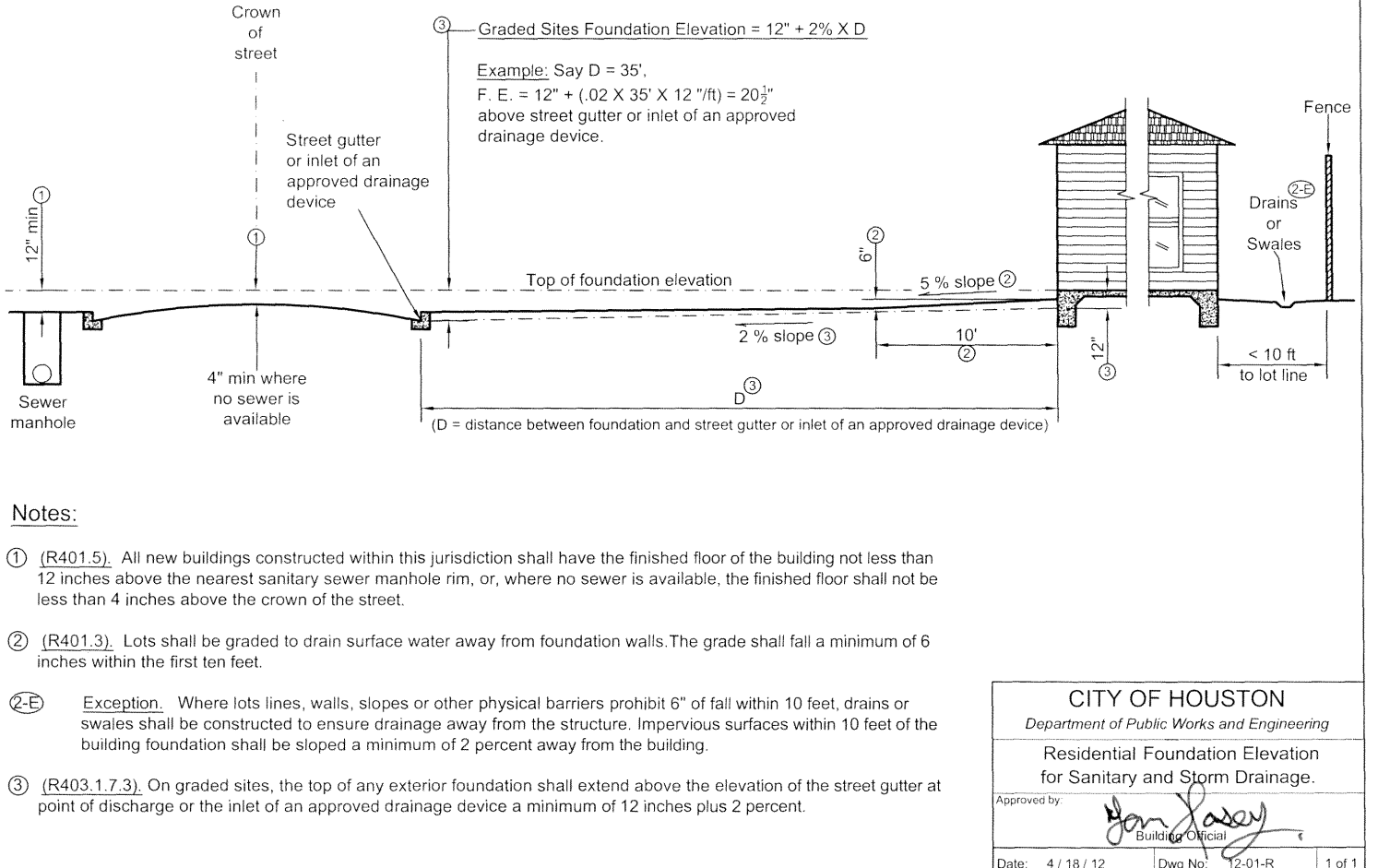


RISE (IN.) BASED ON SLOPE PERCENT OF RUN (FT.)

SLOPE	1'-0"	2'-0"	3'-0"	5'-0"	10'-0"	20'-0"	50'-0"
1%	1/8"	1/4"	3/8"	5/8"	1-1/4"	2-1/2"	6"
2%	1/4"	1/2"	3/4"	1-1/4"	2-1/2"	4-7/8"	12"
3%	3/8"	3/4"	1-1/8"	1-7/8"	3-5/8"	7-1/4"	18"
5%	5/8"	1-1/4"	1-7/8"	3"	6"	12"	30"
10%	1-1/4"	2-1/2"	3-5/8"	6"	12"	24"	60"



CEDAR FENCE DET.
NOT TO SCALE



Code Compliant & General Site Notes

- ALL DRAWINGS PRESENTED HERE REFERENCE THE IRC 2012 BUILDING CODES W/ CITY OF HOUSTON AMENDMENTS.
- FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER. QUALIFIED ENGINEER SHALL DETERMINE FINAL SLAB ELEVATION, AND PROVIDE A SITE GRADING PLAN AS PER LOCAL AUTHORITY.
- ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSUMED TO BE 100.0' CURB ELEVATION (AS REFERENCED) TAKEN FROM THE TOP OF THE CURB.
- BUILDER SHALL APPROVE THE LOCATION OF THE HOUSE ON LOT AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES, AND BLOCK FACE AND SETBACK LINES PRIOR TO CONSTRUCTION.
- PLUMBER SHALL DETERMINE LOCATION OF WATER METER AND CONTACT THE LOCAL AUTHORITY TO CONNECT. WATER PIPE TO BE SCH. 40 P.V.C. (OR EQUAL).
- PLUMBER SHALL CONNECT INTO EXISTING SANITARY SEWER. PIPING TO BE SCH. 40 P.V.C. (OR EQUAL).
- ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO LOCATION SPECIFIED BY CONTRACTOR FOR:
 - ELECTRICAL SERVICE
 - TELEPHONE SERVICE
 - CABLE SERVICE (AT THE SAME LOCATION)
- ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. DRAIN PIPING SHALL BE SCH. 40 P.V.C. (UNO) WHEN AREA DRAINS ARE USED.
- PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE.
- ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE WHERE APPLICABLE.
- FINISHED FLOOR ELEVATION TO BE 1'-0" MIN ABOVE NEAREST MANHOLE COVER SERVING THIS RESIDENCE OR 4" ABOVE THE CROWN OF THE STREET WHICH EVER IS GREATER (R401.5)
- LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATIONS. THE FALL SHALL BE A MINIMUM OF 6" IN THE FIRST 10' (5%) (R401.3)



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THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF PARADIGM DESIGN INNOVATIONS. THE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

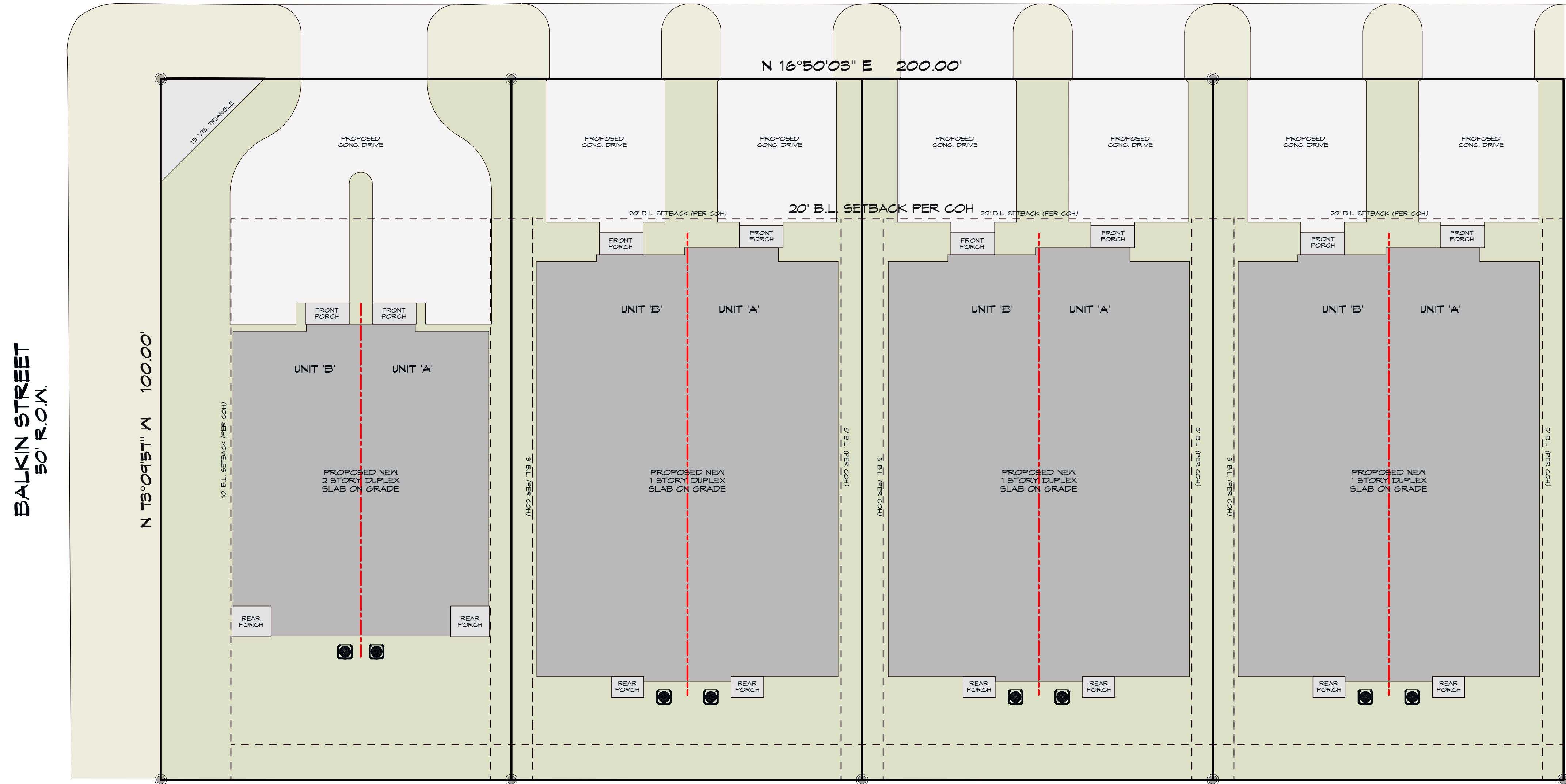
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

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MADRID STREET
40' R.O.W.



10 OVERALL SITE PLAN
SCALE: 1" = 10'

BALKIN AT MADRID
OVERALL SITE PLAN

DRAWINGS ISSUED FOR
PERMIT & CONSTRUCTION

DOCUMENT INFORMATION

CAD FILE NAME: CABE 1300 One Story.pln
DESIGNED BY: GENE JOHNSTON
DRAWN BY: GWJ
CHECKED BY: GENE JOHNSTON
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PROJECT HISTORY

DATE:	ISSUE:
09.30.2020	CLIENT REVIEW (SD/DD)
09.00.00	Client Review (CD)
10.29.2020	CITY SUBMITTAL (Permit)
11.11.2020	CITY COMMENTS (CD)
09.00.00	CITY COMMENTS (CD)
09.00.00	CLIENT REVISIONS

10 MAY 2021

BALKIN AT MADRID
OVERALL SITE PLAN

LOTS 1 THRU 4, BLOCK 9
SOUTH COURT
VOL. 541, PAGE 171, DEED RECORDS OF
HARRIS COUNTY, TEXAS

A0.5