City of Houston Texas

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DESIGNER (NOVATECTURE DESIGN GROUP, INC.) WILL REMAIN IN
DESIGNER'S (NOVATECTURE DESIGN GROUP, INC.) OFFICE."

REVIEW
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations 06/26/19

APPROVED
Traffic Design
Venkata Mukkamala
6/24/2019

No sidewalk is required. Refer to 103 comments in project ILMS.

NOTE:
ANY REQUIRED POWER POLE RELOCATION EXPENSES ARE TO BE PAID BY THE OWNER(S).

SITE DRAINAGE NOTES:

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES 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 (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. 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 OF THE SEWER CONNECTED TO THE BUILDING UNLESS APPROVED OTHERWISE.

NOTE: BUILDER TO VERIFY ALL PROPERTY LINES, UTILITY & AERIAL EASEMENTS, R.O.W.'S, ARCHITECTURAL CONTROL, FOUNDATION FORMING DIMENSIONS & DEED RESTRICTIONS BEFORE COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION. REFER TO LEGAL SURVEY &/OR SUBDIVISION PLAT FOR ALL METES & BOUNDS.

NOTE: THE CONTRACTOR &/OR ALL SUBCONTRACTORS SHALL, BEFORE ORDERING ANY MATERIALS OR COMMENCEMENT OF ANY DEMOLITION OR NEW CONSTRUCTION, SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS, LOCATION OF ALL LOT LINES, EASEMENTS, BUILDING SETBACK LINES, SIDE & REAR YARD REQUIREMENTS & LOCATION OF ALL BUILDING COMPONENTS & THEIR INTERRELATIONSHIP AT THE BUILDING SITE, (WHETHER SHOWN OR NOT, ON DRAWINGS), & SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

LOT SIZE & COVERAGE TABLE

Lot # or Tr. #	Property Size (sf)	Bldg. Coverage (sf)	% Coverage (%)
1	5041	2511	50%

PERVIOUS/IMPERVIOUS TABLE

Size LOT (sf)	Bldg Area (sf)	Slab Conc. Coverage (sf)	Flatwork/Deck/Other Coverage (All areas) (sf)	Total Area (sf)	Impervious Area (%)	Pervious Area (%)
5041	2511	683	3194		63%	37%

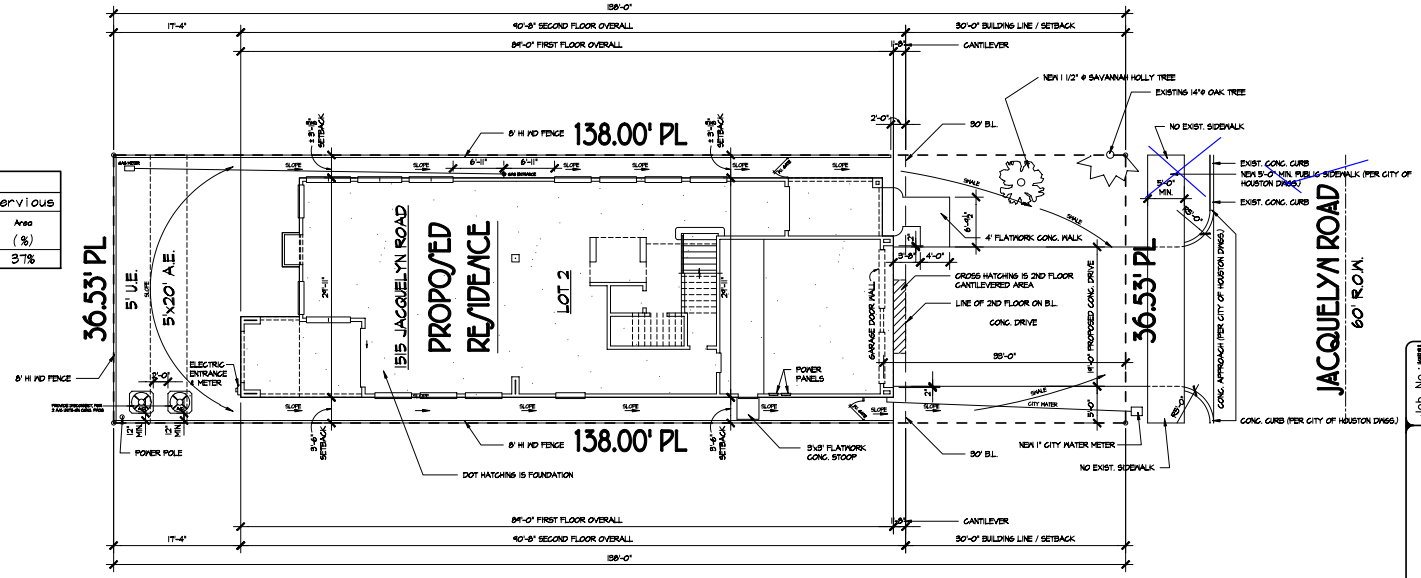
PLUMBING FIXTURE SCHEDULE

DESCRIPTION	QUANTITY	UNITS	TOTAL UNITS
LAVATORY	5	1	5
KITCHEN SINK	1	2	2
DISHWASHER	1	2	2
COMMODE	4	3	12
LAUNDRY BOX	1	2	2
SHOWER	3	2	6
TUB	1	2	2
HOSE BIB	6	3	18
3/8" GA &/OR HA TAP	2	2	4
UTIL. TYPE SINKS	2	2	4
BAR/VEG SINK	2	1	2
TOTAL UNITS			76

LEGAL:
LOT: 2
BLOCK: 1
SECTION: N/A
SUBDV/N: CARIGWOOD/ PARTIAL REPLAT NO. 24
CITY: HOU/TON,
COUNTY: HARRI/
/TATE: TEXA/

NOTE: THE TOP OF /LAB ELEVATION /HALL BE A MINIMUM OF 18" HIGHER THAN THE NEARE/T /ANITARY /EWER MANHOLE RIM ELEVATION /ERVING THI/ PROPERTY.

DENOTE/ TREE PROTECTION
TREE



NOTE: NO EXISTING DRIVEWAY AT THIS REPLATTED LOT.

NOTE: ANY EXISTING DRIVEWAY NOT PROVIDING ACCESS TO THE PROPERTY MUST BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER OR REGRADE THE OPEN DITCH WITH NEW SOD/GRASS FOR POSITIVE DRAINAGE FLOW (BASED ON TYPE OF STREET).

1 /ITE PLAN
1/8"=1'-0"

ADDRE//:
1515 JACQUELYN ROAD
HOU/TON, TEXA/ 77055

PLAN #19 - 3949

Job No.: 2018-03
Date: 02-14
Drawn: P.S.
Check:

Novatecture Design Group Inc.
Designers, Planners
Houston, Texas
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PLAN #19 - 3949

Drawing No.
A1.1

NAME: G:\NEW 2\SITE\DWG DATE: JAN 10, 2014 TIME: 10:41 AM

PLOT DATE: 06/10/19