

FLOOR PLAN NOTES	
SEE NOTES ON SHEET "A5"	

AREA CALCULATION:	
1ST. FLOOR LIVING AREA	640 S.F.
2ND. FLOOR LIVING AREA	707 S.F.
TOTAL LIVING AREA	1,347 S.F.
COVERED PORCH	98 S.F.
TOTAL COVERED AREA	1,445 S.F.

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS, LLC. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

FLOOR PLAN
 1ST FLOOR (NO DIMS) | SCALE: 1/4"=1'-0"

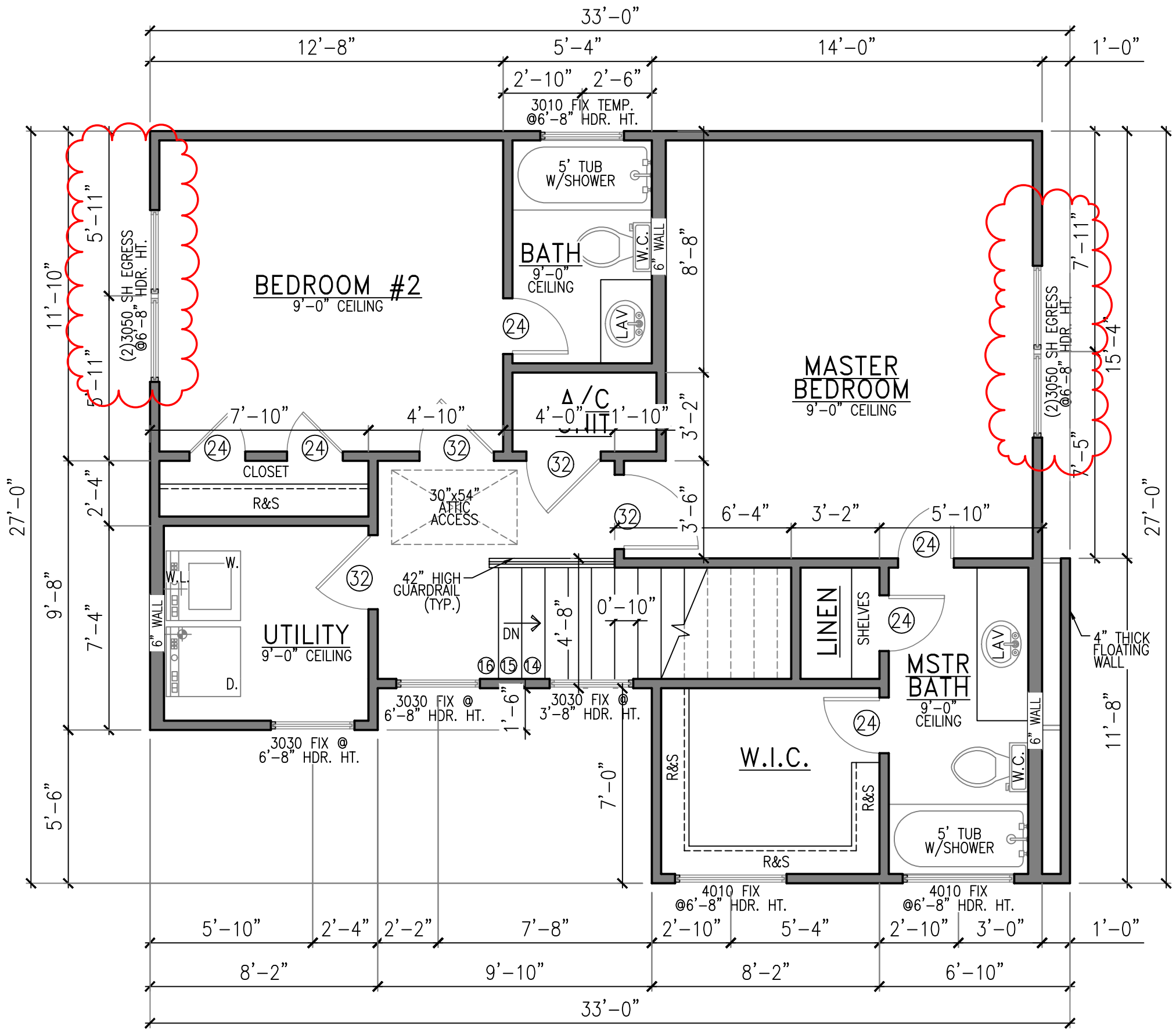
BY	REV.	DESCRIPTION	DATE

DRAWN BY: AV
 CHECKED BY: JA
 DATE DRAWN: 02-23-21

PROJECT: **ROLANDO PEÑA (LOT 2)**
 ADDRESS: **5407 LEE STREET**
 HOUSTON, TX 77020
 DESIGNER ADDRESS:
 1235 N. Loop West, Suite #1104 Houston TX, 77008
 information@plansandpermits.net
 P: 281.372.1555



SHEET NO.
 A 2



FLOOR PLAN NOTES
 SEE NOTES ON SHEET "A5"

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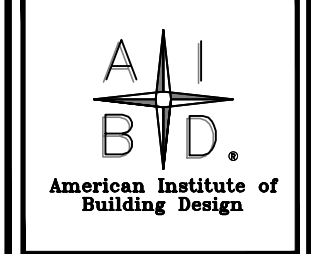
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FLOOR PLAN
 2ND FLOOR | SCALE: 1/4"=1'-0"

NO.	REV.	DESCRIPTION	DATE

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 DATE DRAWN: 02-23-21

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SHEET NO.
 A 3

HOUSTON
PLANS & PERMITS
 PLANS AND PERMITS.NET

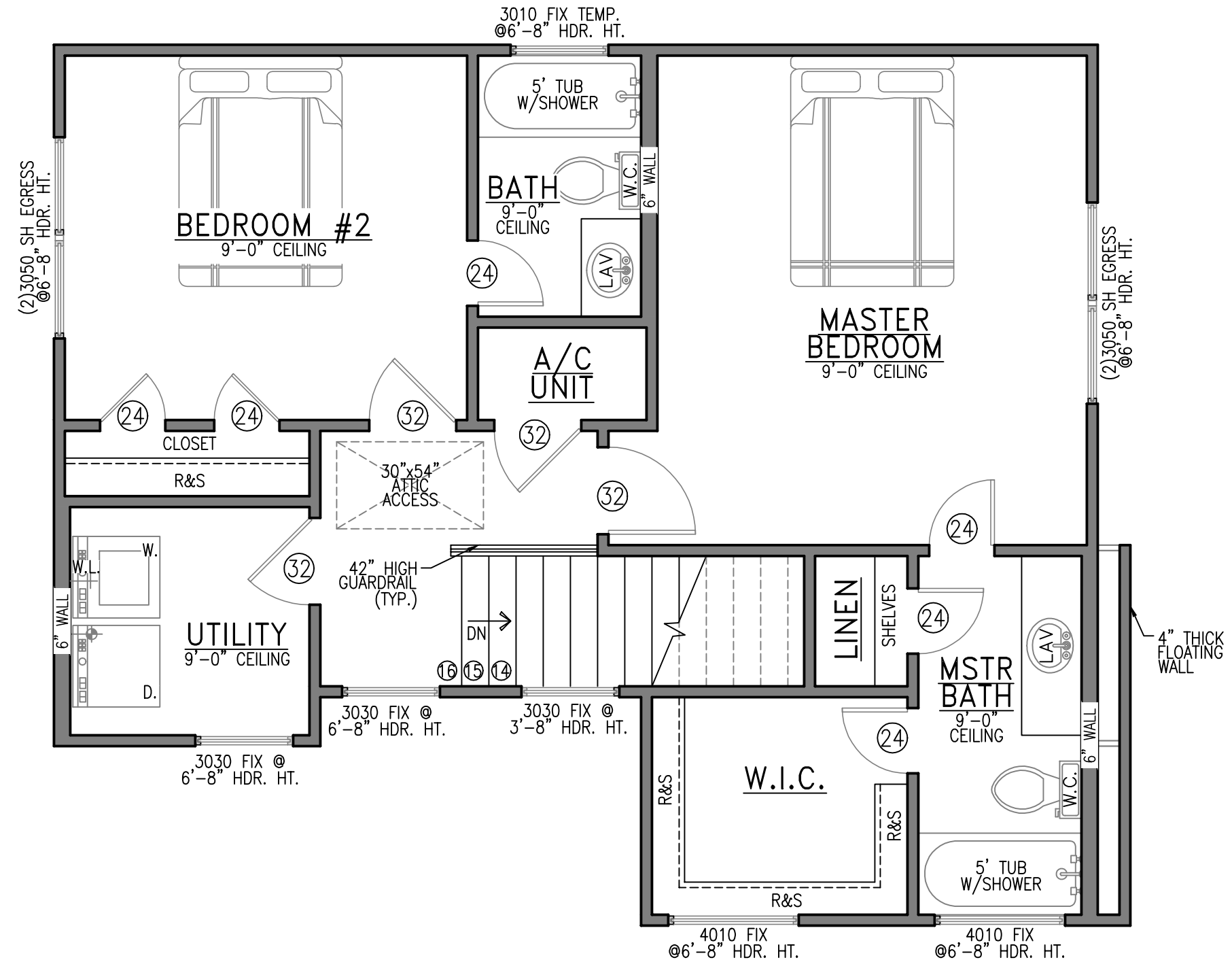
NO.	BY	REV.	DESCRIPTION	DATE

DRAWN BY: AV
 CHECKED BY: JA
 DATE DRAWN: 02-23-21

PROJECT: **ROLANDO PEÑA (LOT 2)**
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SHEET NO.
A 4



FLOOR PLAN NOTES
 SEE NOTES ON SHEET "A5"

AREA CALCULATION:

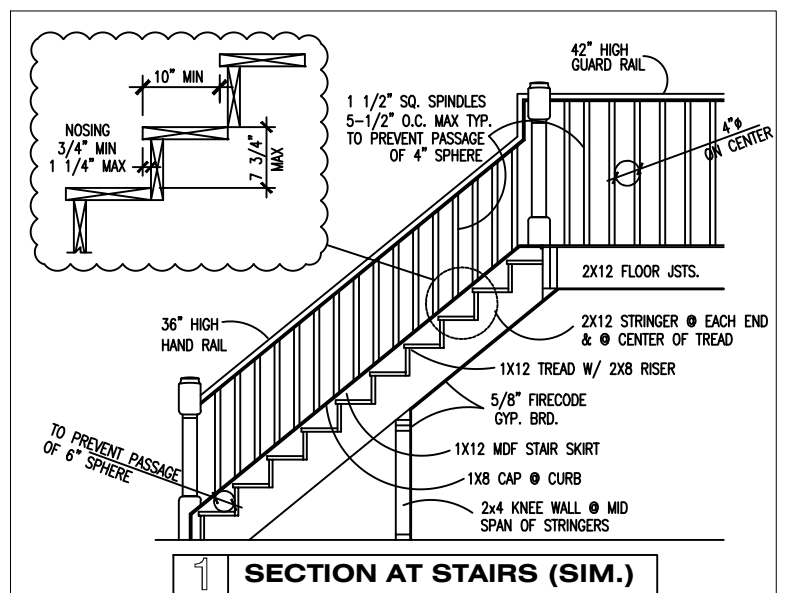
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FLOOR PLAN
 2ND FLOOR (NO DIMS) | SCALE: 1/4"=1'-0"

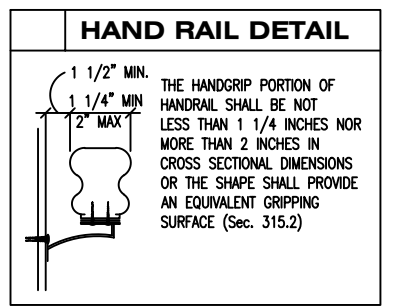
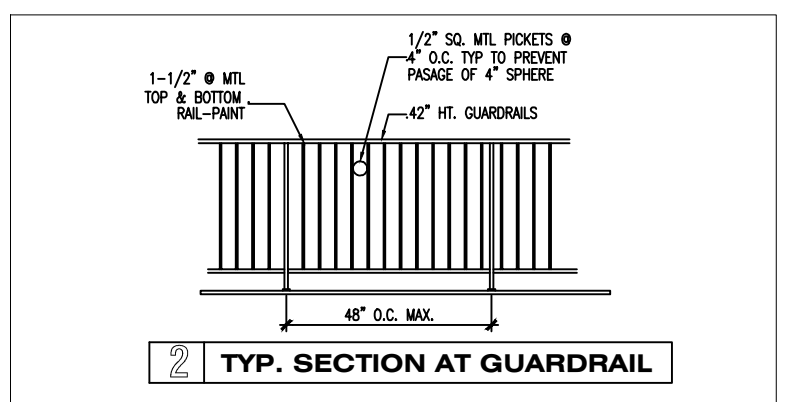
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THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.

HANDRAILS & GUARDRAILS SHOULD BE DESIGNED FOR A 200 LB. LIVE LOAD IN ANY DIRECTION.



HAND RAIL NOTE
 HANDRAIL SHALL BE IN COMPLIANCE WITH SEC. R3111.5.6. HANDRAILS SHALL BE IN COMPLIANCE WITH TABLE R301.5 MIN. UNIFORMLY DISTRIBUTED 200 POUNDS PER SQ. FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF HANDRAIL.

LEGEND

	110 VOLT RECEPTACLE
	WATERPROOF RECEPTACLE
	110 VOLT IN CLG.
	110 VOLT W/ GROUND FAULT INTERRUPTOR
	110 VOLT IN FLOOR
	220 VOLT RECEPTACLE
	TELEVISION ANTENNA
	GAS OUTLET
	HOSE BIB
	TELEPHONE OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	PUSH BUTTON
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM
	THERMOSTAT
	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	HANGING LIGHT
	RECESSED CAN LIGHT
	WATERPROOF RECESSED CAN LIGHT
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE
	PORCELAIN FIXTURE W/ PULL CORD
	FLOOD LIGHTS
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEAT LAMP
	EXHAUST FAN W/ HEAT LAMP & LT.
	CEILING FAN
	CEILING FAN W/ LIGHT
	CEILING LIGHT W/ FUTURE FAN
	2'x4' FLUORESCENT LIGHT
	UNDER COUNTER LIGHT

CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES R315.1

SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3

ELECTRICAL GENERAL NOTES

- ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE NFPA-70.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ELECTRICAL PERMITS AND INSPECTION.
- CONVENIENCE RECEPTACLE - MOUNT AT 12" A.F.F.
- MICROWAVE - OVEN TO HAVE SEPARATE 20 AMP RECEPTACLE AT 78" A.F.F.
- BATHROOM RECEPTACLE - GFI MOUNT 40" A.F.F.
- RECEPTACLES IN THE GARAGE TO BE GFI UNLESS OTHERWISE.
- EXTERIOR RECEPTACLES TO BE GFI AND WEATHER PROTECTED.
- WASHER - DRYER TO HAVE SEPARATE 20 AMP DUPLEX RECEPTACLE AT 44" A.F.F.
- TELEPHONE OUTLETS - PROVIDE BOX (MOUNT AT 12" A.F.F. UNLESS NOTED OTHERWISE). COVER PLATE 4/0 WIRE TERMINATE NEAR PANEL.
- KITCHEN COUNTER AND REFRIGERATOR RECEPTACLES AND APPLIANCE SWITCHES MOUNT AT 44" A.F.F.
- SWITCHED - MOUNT AT 54" A.F.F.
- ATTIC LIGHT SWITCH MOUNT AT 84" A.F.F.

ELECTRICAL NOTES:

- CONTRACTOR SHALL COMPLY W/ ALL LOCAL, STATE AND FEDERAL CODES REQUIRED. AND REFER TO OWNER FOR EXACT LOCATION OF LIGHT FIXTURES AND CEILING DEVICES.
- ALL CONDUCTORS SHALL BE NO. 12 AWG SOLID COOPER (THW) IN 3/4" CONDUIT WHERE REQUIRED
- CONTRACTOR SHALL COORDINATE W/ EXISTING CONDITIONS AT THE SITE AND FURNISH PROPER CONNECTIONS AS REQUIRED.
- ALL CONDUITS REGARDLESS OF TYPES WHICH CONTAIN LINE VOLTAGE CONDUCTORS SHALL HAVE A GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C.

IRC R309.2. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD ON THE GARAGE SIDE. GARAGES BENEATH THE HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE (CEILING OF GARAGE) BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCH (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS ALL OF WHICH SHALL BE SELF CLOSING.

GENERAL NOTES:

- ALL WORK TO BE DONE AS PER CODE AND REGULATIONS.
- WATER RESIST GYP. BOARD (FULL HGT.), AT SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH.
- TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET.
- GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED).
- PROVIDE ACCESS PANELS AT PLUMBING WALLS, ESPECIALLY TUB WALLS.
- FOR INSTALLATION OF AHU SEE CONTRACTOR.
- ALL EXHAUST FANS MUST BE VENTED TO THE OUTSIDE.
- PROVIDE G.F.I. WHERE SHOWN AS PER NATIONAL ELECTRICAL CODE.
- GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
- FIRE BOX IS TO BE INSTALLED AS PER 2012 I.F.C. STANDARD AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT THE JOB SITE.
- ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.

NOTES:

- ALL 1ST. FLOOR CEILINGS 9'-0" HIGH (U.N.O.) ALL 2ND. FLOOR CEILINGS 9'-0" HIGH (U.N.O.)
- SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3
- PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
- PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/REQUIRED ELEC. MECH & PLUMB.

NOTES:

ALL EXTERIOR WALLS TO BE 2"x4" (U.N.O.) WOOD STUDS AND ALL INTERIOR WALLS TO BE 2"x4" (U.N.O.) WOOD STUDS AT 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 1/2" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER / GENERAL CONTRACTOR

ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 S.F. CLEAR NET OPENING. AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. OF 44" ABOVE FLOOR.

THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.

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FLOOR PLAN NOTES

SCALE: N.T.S.

ELECTRICAL PLAN NOTES

SCALE: N.T.S.

HOUSTON
PLANS & PERMITS
 PLANS AND PERMITS.NET

NO.	DATE	DESCRIPTION	BY	REV.

DATE DRAWN: 02-23-21
 CHECKED BY: JA
 DRAWN BY: AV

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A I B D.
 American Institute of Building Design

SHEET NO.
 A 5



H O U S T O N
PLANS & PERMITS
PLANS AND PERMITS . NET

BY	REV.	DESCRIPTION	DATE
AV			02-23-21
JA			

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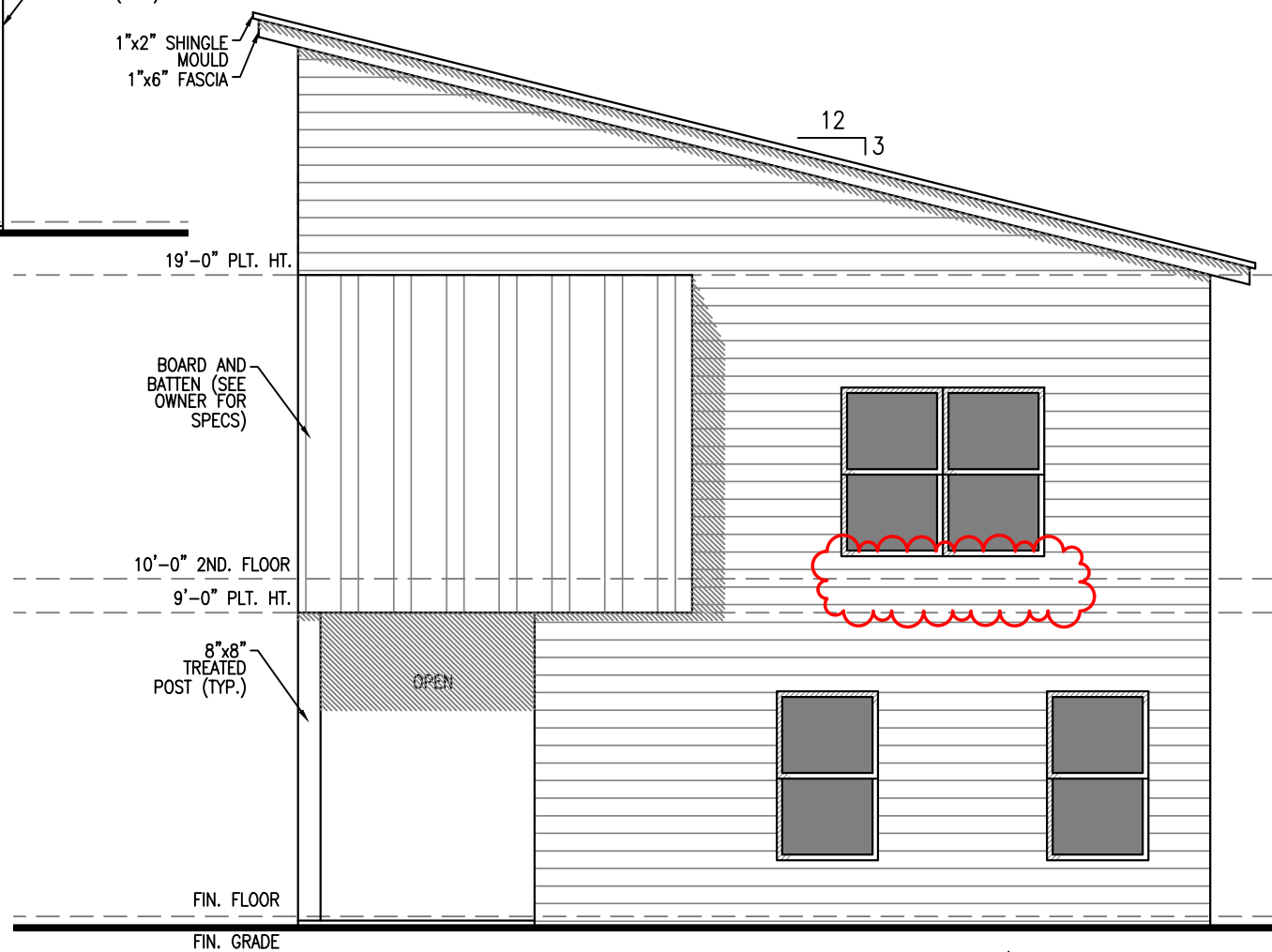


SHEET NO.

A 8



EXTERIOR ELEVATION
FRONT
SCALE: 3/16"=1'-0"



EXTERIOR ELEVATION
RIGHT
SCALE: 3/16"=1'-0"

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21029172
 REVIEWED FOR COMPLIANCE
 Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes and regulations.
 10/08/21

HOUSTON
PLANS & PERMITS
 PLANS AND PERMITS . NET

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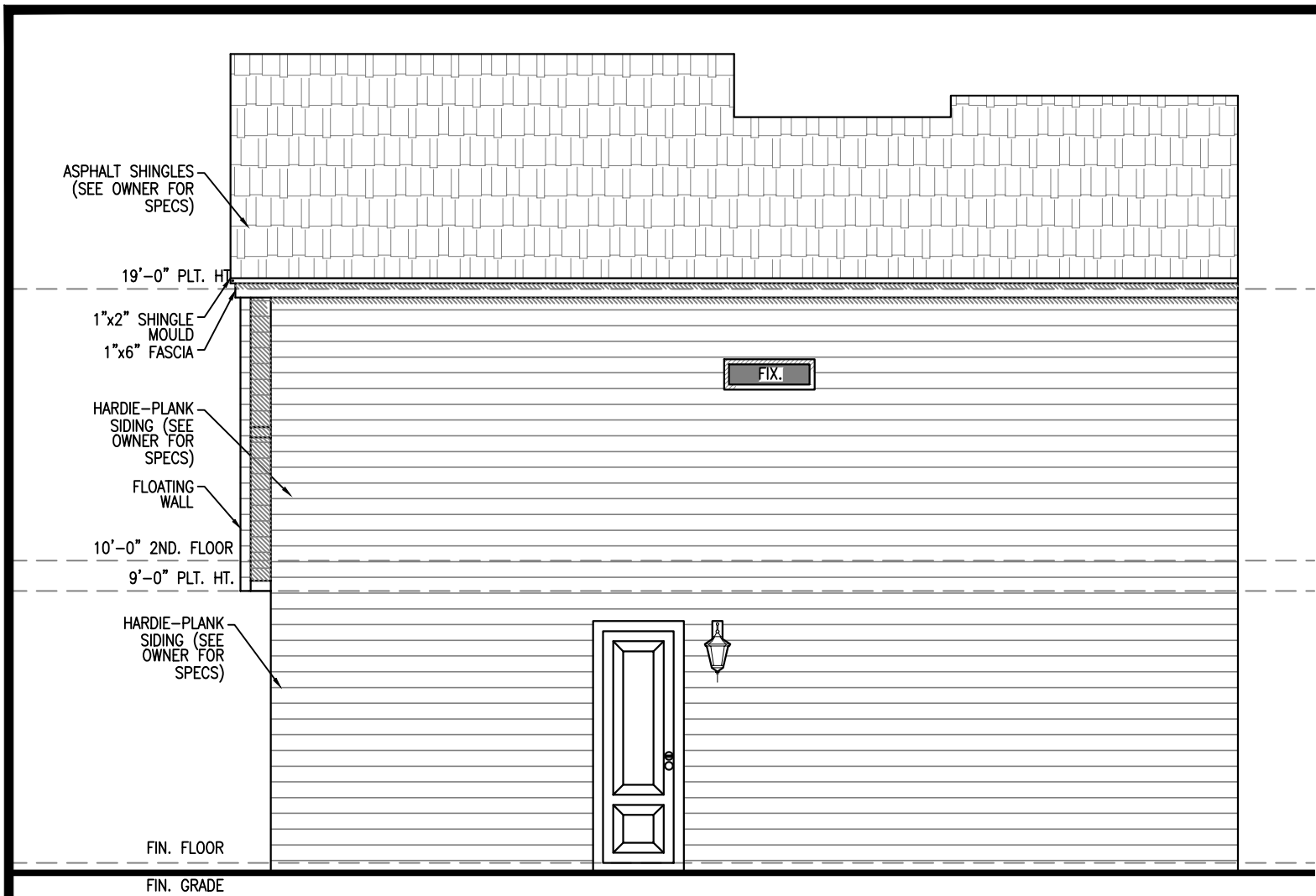
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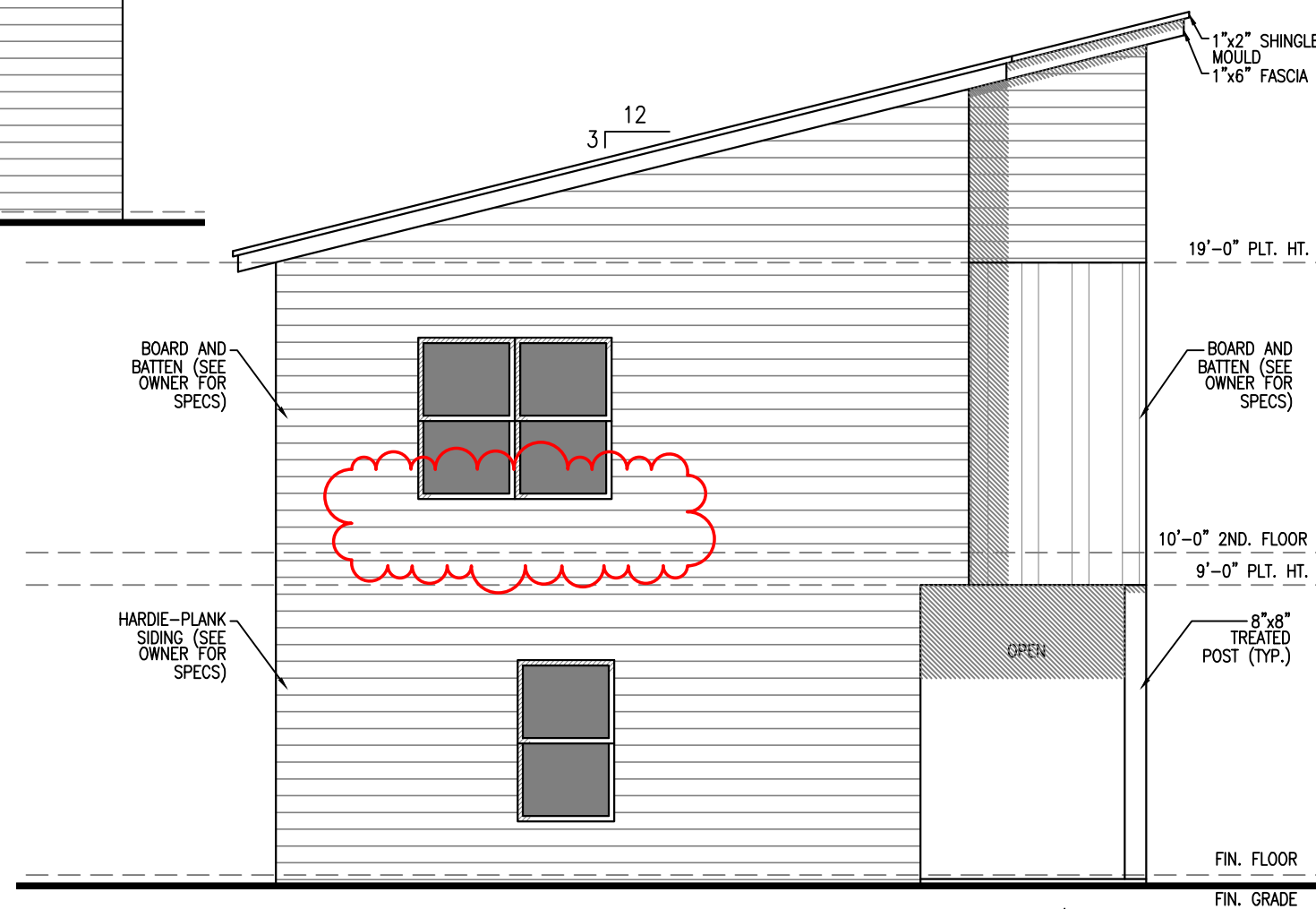


SHEET NO.

A 9



EXTERIOR ELEVATION
 REAR
 SCALE: 3/16"=1'-0"



EXTERIOR ELEVATION
 LEFT
 SCALE: 3/16"=1'-0"

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Residential Energy Efficiency Certificate

Window U-Value	U- 0.35	Duct Tightness (in CFM25)	52.88
Window SHGC	0.32	Cooling Efficiency	SEER 14
Wall Cavity Insulation	R - 13	Heating Efficiency	0.8 AFUE
Roof/Ceiling Insulation	R - 38	Water Heater Efficiency	Natural Gas EF 0.93
Floor/Foundation Insulation	R - 0	Builder Email	rolandopena90@gmail.com
Supply Duct Insulation	R - 8	Builder Phone	9562576072
Return Duct Insulation	R - 8	Date Issued	3/22/2021
Blower Door (in ACH50)	0	Certificate Number	1,196,756

Builder or Registered Design Professional _____

This certificate was generated by IC3 in compliance with 2015 IECC

City of Houston



21029172

REVIEWED FOR COMPLIANCE

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10/08/21

CITY OF HOUSTON

21029172

COH Project Number

Building Code Enforcement

APPROVED

FOR BUILDING PERMIT ONLY
CITY OF HOUSTON
CODE ENFORCEMENT DIVISION

The owner is responsible for compliance with the Building Code. Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans.

Terrell Chase 7/8/2021

Structural

APPROVED

Traffic Design

Chris Ehizoba 6/25/2021

Traffic

Electrical

Mechanical

Plumbing

Storm

RECOMMENDED APPROVAL
PLANNING AND
DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES

Nick Parker 9/30/2021

LANDSCAPING REQUIRED

Planning

APPROVED

PUBLIC WORKS & ENGINEERING
UTILITY ANALYSIS SECTION

Thien Nguyen 10/6/2021

Utility Analysis

Airport (HAS)

Flood

Health

Health/ Pools

Fire Marshal

High Pile/HazMat

LPG Tank

Sprinkler

A CUSTOM HOME FOR:
ROLANDO PEÑA (LOT 2)
 T.B.D. LEE STREET
 HOUSTON TX, 77020

SHEET INDEX

- ARCHITECTURAL/STRUCTURAL
- P1 ---- SITE PLAN
 - P2 ---- SITE PLAN DETAILS
 - A1 ---- 1ST. FLOOR PLAN
 - A2 ---- 1ST. FLOOR PLAN (NO DIMS)
 - A3 ---- 2ND. FLOOR PLAN
 - A4 ---- 2ND. FLOOR PLAN (NO DIMS)
 - A5 ---- FLOOR PLAN AND ELECTRICAL NOTES
 - A6 ---- ELECTRICAL PLAN 1ST. FLOOR
 - A7 ---- ELECTRICAL PLAN 2ND. FLOOR
 - A8 ---- EXTERIOR ELEVATIONS (FRONT & RIGHT)
 - A9 ---- EXTERIOR ELEVATIONS (REAR & LEFT)
 - S1 ---- FOUNDATION PLAN
 - S2 ---- FOUNDATION DETAILS
 - S3 ---- CEILING FRAMING PLAN 1ST. FLOOR
 - S4 ---- CEILING FRAMING PLAN 2ND. FLOOR
 - S5 ---- ROOF FRAMING PLAN
 - S6 ---- NOTES & DETAILS (BRACING & NAILING)
 - S7 ---- NOTES & DETAILS

PROJECT INFORMATION

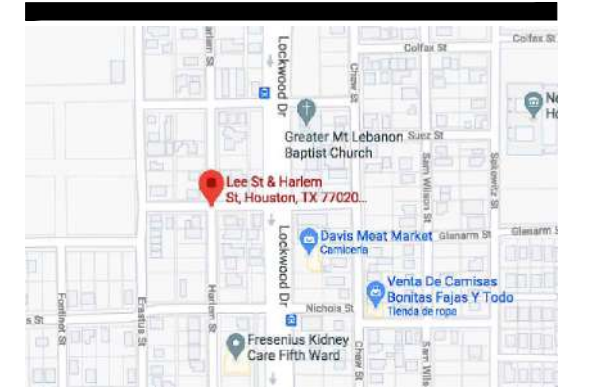
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VICINITY MAP



ISSUE DATE: 02-26-21
DESIGNER
 HOUSTON PLANS & PERMITS, LLC
 1235 N. LOOP WEST, SUITE 1104
 HOUSTON TX, 77008
 PLANSANDPERMITS.NET
 (281) 372-1555

Single Family House Energy Report



0%
Above Code

This single family residential project was found to be in compliance with the performance measures described in the 2015 IECC as calculated by the Energy Systems Laboratory, a division of the Texas A&M Engineering Experiment Station using IC3 version 4.5.4



ENERGY SYSTEMS LABORATORY
 TEXAS A&M ENGINEERING EXPERIMENT STATION

The values produced are generated by the DOE-2 building energy analysis program. These values do not constitute a guarantee of actual energy usage by ESL or TEES.

IC3 performs the hourly annual energy calculation in accordance with the International Energy Conservation Code Section R405, Simulated Performance Alternative. IC3 does not address the adequacy of the sizing of the heating/cooling system.

Authorized Signature:

Project Details

Project Name: ROLANDO PENA
 Builder Name: WILLIAM RAMOS
 Builder Phone: 9562576072
 Builder Email: rolandopena90@gmail.com
 Address: 5407 LEE
 City: HOUSTON
 County: HARRIS
 Zip: 78582

Certificate #: 1196756
 Date Issued: 3/22/2021

Notes:

Emissions Reduction

NOx: 0 lbs.
 SOx: 0 lbs.
 CO2: -58 lbs.

Project Information



General

Number of Bedrooms: 2
Wall Cavity Insulation: R- 13
Wall Continuous Insulation: R- 0
Orientation: South

Windows

SHGC: 0.32
U-Factor: 0.35

Roof

Cladding Type: Composite Shingle
Radiant Barrier: No
Sealed Attic: No
Roof Insulation: R - 38
Attic Area: 1347.00000
Cathedral Ceiling Area: 0.00000
Flat Roof Area: 0.00000
Wall Area Next to Attic: 0.00000

Foundation

Foundation Type: Slab on Grade
Foundation Insulation: R- 0

A/C

SEER: 14
Tonnage: 3.00

Structural

Exterior Finish: Vinyl Siding
Stud Type: 2 x 4
Stud Spacing: 16.0

Mechanical

Blower Door Test: 0
Ventilation Type: Balanced
Ventilation Rate: 60
Ventilation Operation: 24.0
Fan Power: 11
Fraction Outside: 0
Duct Tightness Test: 53
Supply Duct Insulation: R - 8
Return Duct Insulation: R - 8

Heating

Heating Type: Natural Gas
Heating Efficiency: 0.8 AFUE

Water Heater

Water Heater Type: Natural Gas
Energy Factor: 0.93
Size:
Burner Capacity:

Floor 1

Floor Area: 707.00000
Floor Wall Height: 9.0
Front Side Length: 40
Front Side Window Area: 18.00000
Front Side Shading: 16
Back Side Length: 40
Back Side Window Area: 0.00000
Back Side Shading: 16

Floor 2

Floor Area: 707.00000
Floor Wall Height: 9.0
Front Side Length: 33
Front Side Window Area: 29.00000
Front Side Shading: 16
Back Side Length: 33
Back Side Window Area: 0.00000
Back Side Shading: 16

Right Side Length: 50
Right Side Window Area: 30.00000
Right Side Shading: 16
Left Side Length: 50
Left Side Window Area: 15.00000
Left Side Shading: 16

Area over Unconditioned: 0.00000
Right Side Length: 27
Right Side Window Area: 30.00000
Right Side Shading: 16
Left Side Length: 27
Left Side Window Area: 30.00000
Left Side Shading: 16



Estimated Annual Energy Usage

Proposed Peak Electric Demand: 2.70000

Proposed Total Area Lights: 879.000000

Energy Usage Category	Proposed Design		Standard Reference	
	Gas (therms)	Electric (kWh)	Gas (therms)	Electric (kWh)
Pumps and Miscellaneous	0	59	0	59
Ventilation Fans	0	854	0	759
Mechanical Ventilation	0	94	0	144
Space Cooling	0	2,491	0	2,462
Space Heating	179	0	195	0
Domestic Hot Water	75	0	75	0
Site Energy	260	3,498	280	3,424
Source Energy (MMBtu) *		65.6		66.6

* Conversion factors: Site to source factor: 3.16 for electric or 1.1 for natural gas (IECC 2015 R405.3) • Unit: 1 MMBtu = 10 therms or 1 MMBtu = 293.1 kWh

CITY OF HOUSTON

21029172

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Health/ Pools

Fire Marshal

High Pile/HazMat

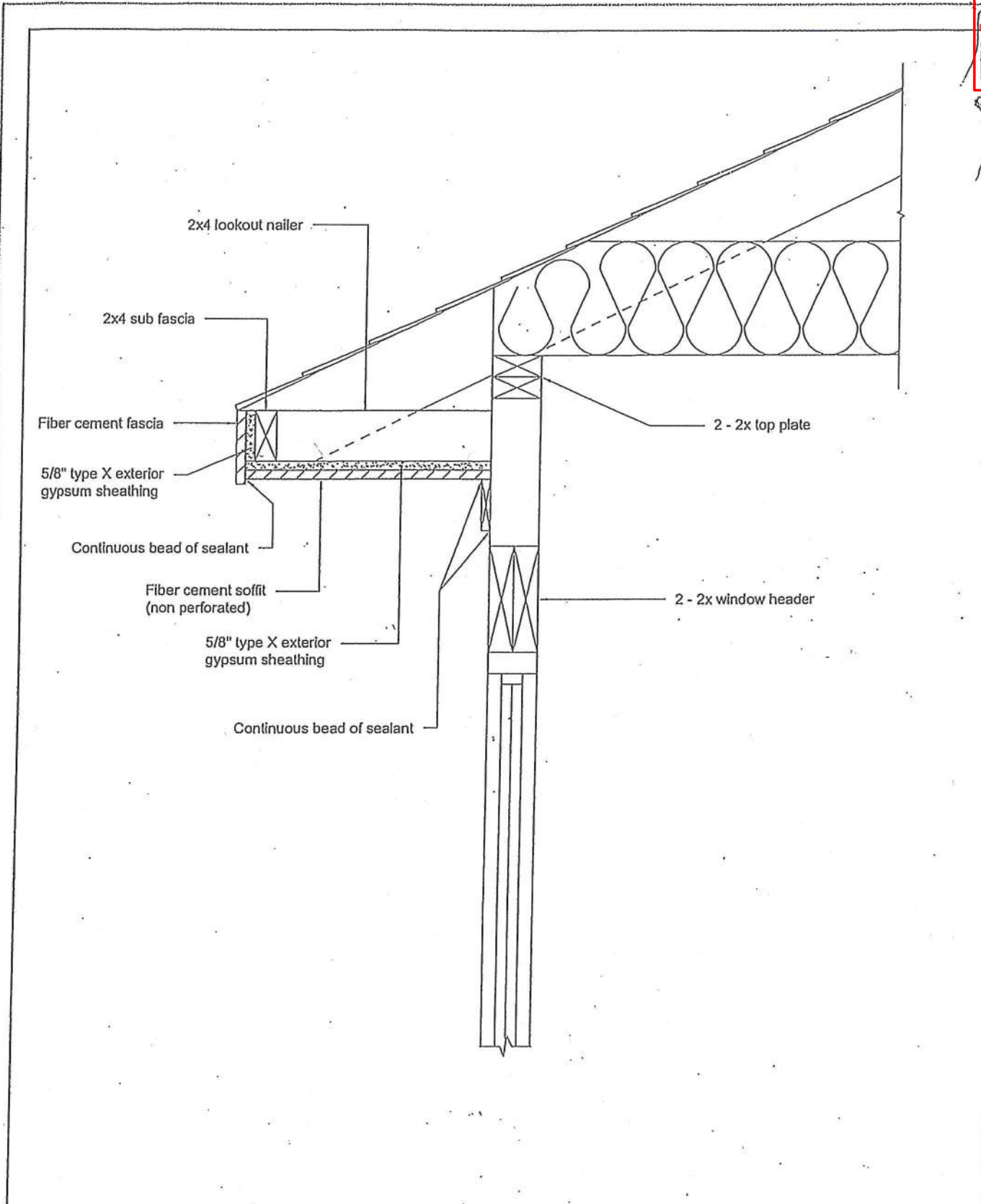
LPG Tank

Sprinkler



21029172

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10/08/21



STANDARD DRAWING

CITY OF HOUSTON
DEPARTMENT OF PUBLIC
WORKS & ENGINEERING

FIRE - RESISTANCE RATED
SOFFIT ASSEMBLY

1002 WASHINGTON AVE., HOUSTON, TEXAS 77002

APPROVED BY:

Earl M. G.

BUILDING OFFICIAL

DATE: 2-15-2016 DWG NO: 16-02-R 1 OF 1

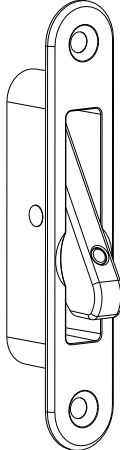
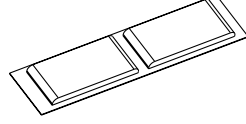

Angel Face Fixed window opening control device



City of Houston
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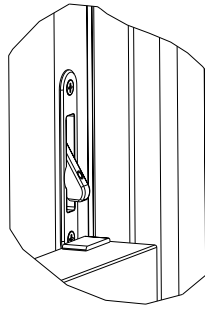
Instructions

Read guide from beginning to end before starting installation.
Read all warnings and cautions during unit installation.

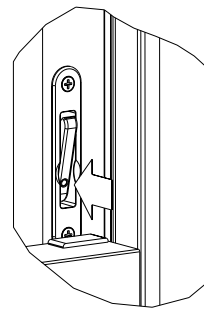
<p>Parts Included 2X Face Fixed Window Opening Control Devices</p> <p>Tools needed Safety glasses Phillips head screw driver Drill / Driver 1/16" Drill bit Pencil Tape measure</p>		 <p>Buffer</p>  <p>Screws or bolts to suit</p>
---	---	--

Warning

Window opening control device must be installed correctly and engaged to protect against accidental falls. Failure to do so may result in falls / injury. Window must be unlocked and opening control device disengaged to allow for emergency exit.



To engage
Unit automatically engages when window is shut



Press dot to disengage

Warning

This package contains window opening control device parts for Double Hung windows. These devices must be installed following the enclosed instructions, and be engaged to help protect against accidental falls from windows.

Follow manufacturers' instructions for hand or power tools. Always wear safety glasses. Failure to do so may result in injury and / or product damage.

Use caution when working at elevated heights and around unit openings. Follow manufacturers' instructions for ladder and / or scaffolding. Failure to do so may result in injury or death.

This window opening control device was designed to protect against accidental falls by children 5 years old and younger. This window opening control device is not a substitute for supervision of young children. Tested to ASTM F2090 2008/2010



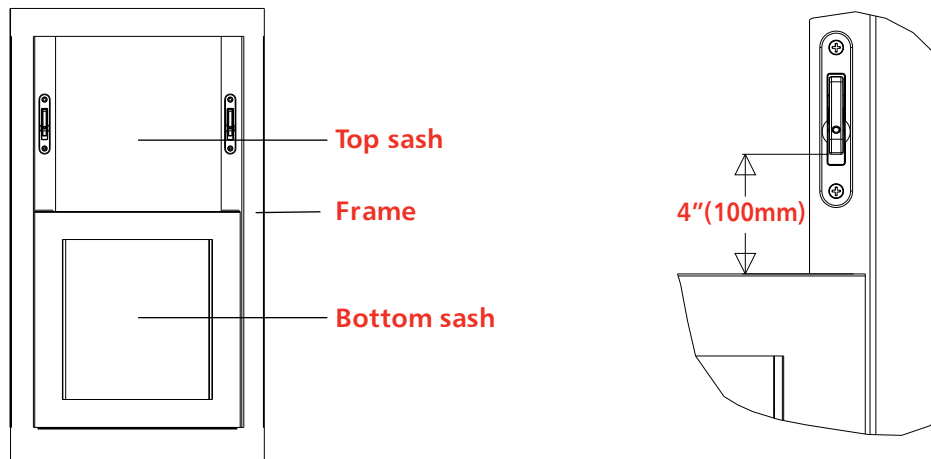
1

MARK POSITION

Close and lock bottom sash. Measure 4" (100mm) up from top of bottom sash and mark window frame. Opening control device may be fitted onto the sash stile or rebated.

City of Houston

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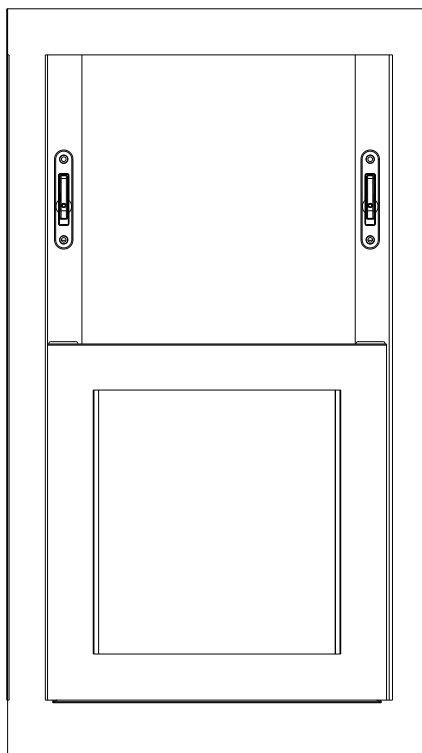


Position opening control device on sash as shown and align the bottom of the restrictor arm on the pencil mark.

2

FIX RESTRICTOR

Fixing limiter to sash frame.



Timber Frames
 Mark hole centers
 Install Limiter using screws provided

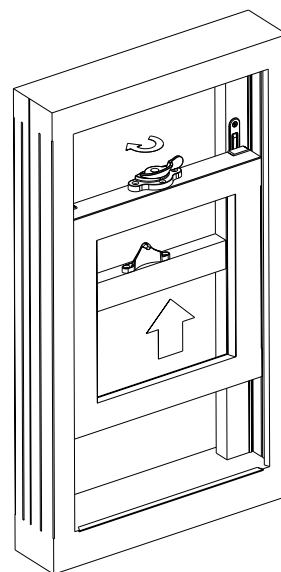
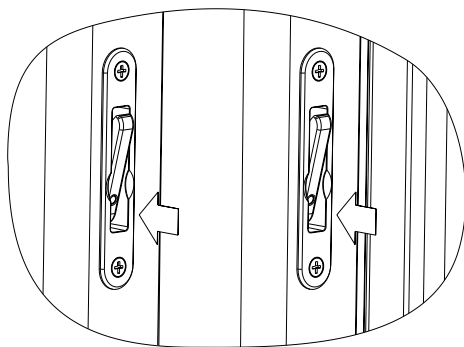




3

OPERATION

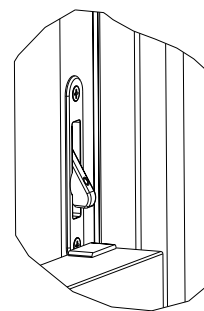
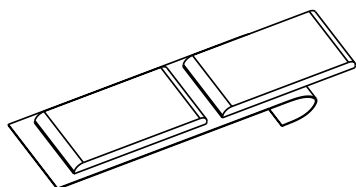
Disengage opening control devices on each side. Unlock and raise sash.



4

FIT BUFFER

Fitting buffer. Remove buffer from backing. Position buffer directly under the opening control device, 1/16" from back edge. Lower the sash and apply firm pressure for five seconds to adhere buffer.



Strike plates (supplied separately) may be necessary to bridge the gap between Top and Bottom Meeting Rails.

Warning

Buffers are small parts and could pose a choking hazard to young children.

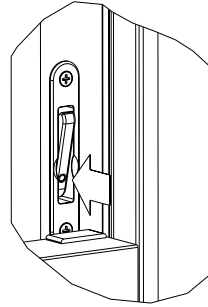




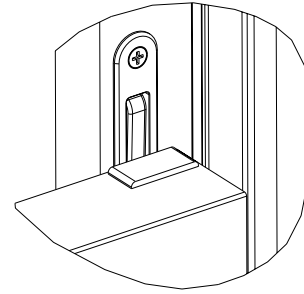
5

VERIFY INSTALLATION

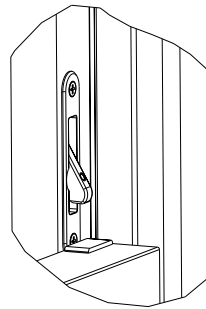
Verify correct opening control device operation. Clear opening cannot exceed 4 inches.



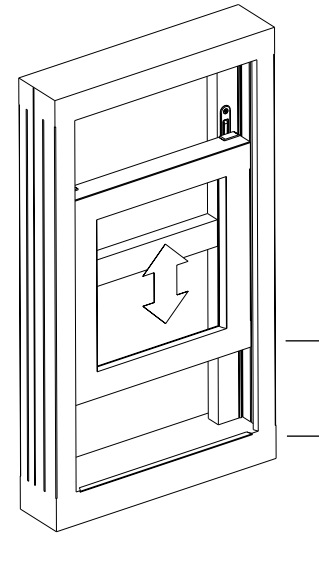
1 Disengage opening control devices on each side



2 Raise bottom sash



3 Lower bottom sash
 Opening control device resets



Clear opening cannot exceed 4 inches

Window opening control device application procedure is completed.

Important

This package contains window opening control device parts for Double Hung windows. These devices must be installed following the enclosed instructions, and be engaged to help protect against accidental falls from windows. Failure to do so may result in fall/injury. This window opening control device is not a substitute for supervision of young children.

Mighton Products Ltd

www.angel-ventlock.com www.mightonproducts.com

ANGEL VENTLOCK

Tested to ASTM F2090 2008/2010



Residential Energy Efficiency Certificate

Window U-Value	U- 0.35	Duct Tightness (in CFM25)	52.88
Window SHGC	0.32	Cooling Efficiency	SEER 14
Wall Cavity Insulation	R - 13	Heating Efficiency	0.8 AFUE
Roof/Ceiling Insulation	R - 38	Water Heater Efficiency	Natural Gas EF 0.93
Floor/Foundation Insulation	R - 0	Builder Email	rolandopena90@gmail.com
Supply Duct Insulation	R - 8	Builder Phone	9562576072
Return Duct Insulation	R - 8	Date Issued	3/22/2021
Blower Door (in ACH50)	0	Certificate Number	1,196,756

Builder or Registered Design Professional _____

This certificate was generated by IC3 in compliance with 2015 IECC

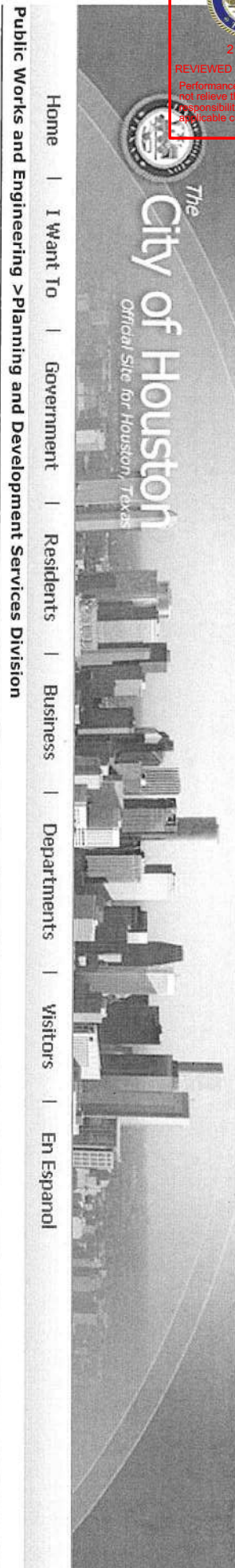
City of Houston



21029172

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Plan Review – Inspection Report Comments

[Home](#) | [FAQ](#)

Project Number: 21029172

Description: S.F. RES - NO GARAGE - (1-2-5-R3-B) 12 IRC/15 IECC
Address: 5407 LEE ST

COMMENTS:

9.3.2021
* COMPLY WITH PREVIOUS COMMENTS ISSUED ON 6/22/2021.
* BRIAN.SMYERS@HOUSTONTX.GOV
* ONCE YOU HAVE SATISFIED THE REQUIREMENT OF EACH COMMENT ISSUED, SUBMIT YOUR PLANS FOR ANOTHER REVIEW.

=====
*** 2 COMMENTS ***
1. CORRECTED.

2. PER THE SUPPLIED WCR LETTER, SANITARY SEWER MAINS DO NOT EXIST TO SERVE YOUR PROPOSED DEVELOPMENT.
PLEASE REFERENCE THE COMMERCIAL DEVELOPER PARTICIPATION CLAUSE OF THE SUBMITTED WCR LETTER AND COMPLETE THE LETTER OF COMMITMENT. CONTACT INFRASTRUCTURE SUPPORT GROUP FOR REVIEW / APPROVAL BEFORE SUBMITTING FOR UTILITY REVIEW AND APPROVAL.

YOU MAY CONTACT THE INFRASTRUCTURE SUPPORT GROUP BY THESE MEANS:
* 832-394-8996 (MAIN NUMBER)
* 832-394-8985 (HUGO MORA)
* 832-394-8970 (CHAUNCEY CONNER)

=====
REF / SCOPE: (PLAN REVIEW INFORMATION ONLY)

- PROPOSED: NEW 1,445 SQ/FT 2-STORY SINGLE-FAMILY RESIDENCE
- * 5407 LEE ST, 77020
- SHEET A1 [FLOOR PLAN]
- LIVING AREA: 1,347 SQ/FT
- * 1ST FLOOR: 640 SQ/FT
- * 2ND FLOOR: 707 SQ/FT
- COVERED PORCH: 98 SQ/FT
- REFERENCE SHEET P1 [SITE PLAN] (V2)
- * LOT 2 BLK 1
- * PENNA ADDITION
- SUBDIVISION: PENNA ADDITION
- * 2 RESIDENTIAL LOTS | 1 BLOCK
- * REPLAT OF 0131200000001
- WCR LETTER / IMPACT FEES (04/22/2021)
- * 5403 & 5407 LEE ST
- FOR CONSTRUCTION OF (2) SINGLE-FAMILY RESIDENCES
- PROJECT NO: 21029237 / RECEIPT NO: 7952721
- WEB APPLICATION NO: (00043590) / LOG NO: 2021033008
- 2.0 PROPOSED SERVICE UNITS
- POC WATER: 8" MAIN IN LEE ST
- POC SANITARY SEWER: 8" MAIN IN LEE ST (PER EXTENSION)

Please see
letter Dt commitment
& water letter
with impact fees.



Date:

Impact Fee Administration
City of Houston
P.O. Box 131927
Houston, Texas 77219-1927

Re: Letter of Commitment to Construct Water/Wastewater Lines

To Whom It May Concern:

I, Roberto Joan Posa, owner of the property at 5403 Lee St 3 5402 Lee St Houston TX 77032

commit to the construction of the above referenced utility extension. Currently, my engineer of record is _____

Company Name, Contact Person, Phone Number, etc.

According to my engineer, the projected date in which the construction drawings will be submitted and approved by the City of Houston is _____

Date

A lateral sewer permit will be secured within twenty-one (21) days from the date of the approved construction drawings. As owner of the property, I am I am not requesting City of Houston cost sharing participation, if applicable. I also understand that all cost sharing participation requires an approved contract by city council prior to the construction of the utility and that requesting such participation may result in the delay of a building permit being issued.

As owner of the property, I further understand that the utility construction must be complete and approved by the City of Houston within 120 days from the building permit release date. Failure to comply with the above will result in a "hard" hold being placed on my project; thus, preventing any future permits from being obtained from the City of Houston.

Sincerely,

Owner's Name: Roberto J. Posa
Address: 426 Chicago St Houston, TX 77032
Phone Number: (756) 257-6072

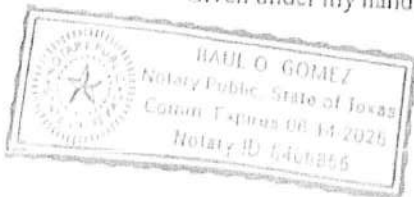
STATE OF TEXAS)

Know All Men by these Presents

COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Roberto Joan Posa known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 10th day of July, 2021



[Signature]
Notary Public in and for Harris County, Texas

Single Family House Energy Report



0%
Above Code

This single family residential project was found to be in compliance with the performance measures described in the 2015 IECC as calculated by the Energy Systems Laboratory, a division of the Texas A&M Engineering Experiment Station using IC3 version 4.5.4



ENERGY SYSTEMS LABORATORY
 TEXAS A&M ENGINEERING EXPERIMENT STATION

The values produced are generated by the DOE-2 building energy analysis program. These values do not constitute a guarantee of actual energy usage by ESL or TEES.

IC3 performs the hourly annual energy calculation in accordance with the International Energy Conservation Code Section R405, Simulated Performance Alternative. IC3 does not address the adequacy of the sizing of the heating/cooling system.

Authorized Signature:

Project Details

Project Name: ROLANDO PENA
 Builder Name: WILLIAM RAMOS
 Builder Phone: 9562576072
 Builder Email: rolandopena90@gmail.com
 Address: 5407 LEE
 City: HOUSTON
 County: HARRIS
 Zip: 78582

Certificate #: 1196756
 Date Issued: 3/22/2021

Notes:

Emissions Reduction

NOx: 0 lbs.
 SOx: 0 lbs.
 CO2: -58 lbs.

Project Information



General

Number of Bedrooms: 2
Wall Cavity Insulation: R- 13
Wall Continuous Insulation: R- 0
Orientation: South

Windows

SHGC: 0.32
U-Factor: 0.35

Roof

Cladding Type: Composite Shingle
Radiant Barrier: No
Sealed Attic: No
Roof Insulation: R - 38
Attic Area: 1347.00000
Cathedral Ceiling Area: 0.00000
Flat Roof Area: 0.00000
Wall Area Next to Attic: 0.00000

Foundation

Foundation Type: Slab on Grade
Foundation Insulation: R- 0

A/C

SEER: 14
Tonnage: 3.00

Structural

Exterior Finish: Vinyl Siding
Stud Type: 2 x 4
Stud Spacing: 16.0

Mechanical

Blower Door Test: 0
Ventilation Type: Balanced
Ventilation Rate: 60
Ventilation Operation: 24.0
Fan Power: 11
Fraction Outside: 0
Duct Tightness Test: 53
Supply Duct Insulation: R - 8
Return Duct Insulation: R - 8

Heating

Heating Type: Natural Gas
Heating Efficiency: 0.8 AFUE

Water Heater

Water Heater Type: Natural Gas
Energy Factor: 0.93
Size:
Burner Capacity:

Floor 1

Floor Area: 707.00000
Floor Wall Height: 9.0
Front Side Length: 40
Front Side Window Area: 18.00000
Front Side Shading: 16
Back Side Length: 40
Back Side Window Area: 0.00000
Back Side Shading: 16

Floor 2

Floor Area: 707.00000
Floor Wall Height: 9.0
Front Side Length: 33
Front Side Window Area: 29.00000
Front Side Shading: 16
Back Side Length: 33
Back Side Window Area: 0.00000
Back Side Shading: 16

Right Side Length: 50
Right Side Window Area: 30.00000
Right Side Shading: 16
Left Side Length: 50
Left Side Window Area: 15.00000
Left Side Shading: 16
Area over Unconditioned: 0.00000
Right Side Length: 27
Right Side Window Area: 30.00000
Right Side Shading: 16
Left Side Length: 27
Left Side Window Area: 30.00000
Left Side Shading: 16



Estimated Annual Energy Usage

Proposed Peak Electric Demand: 2.70000

Proposed Total Area Lights: 879.000000

Energy Usage Category	Proposed Design		Standard Reference	
	Gas (therms)	Electric (kWh)	Gas (therms)	Electric (kWh)
Pumps and Miscellaneous	0	59	0	59
Ventilation Fans	0	854	0	759
Mechanical Ventilation	0	94	0	144
Space Cooling	0	2,491	0	2,462
Space Heating	179	0	195	0
Domestic Hot Water	75	0	75	0
Site Energy	260	3,498	280	3,424
Source Energy (MMBtu) *		65.6	66.6	

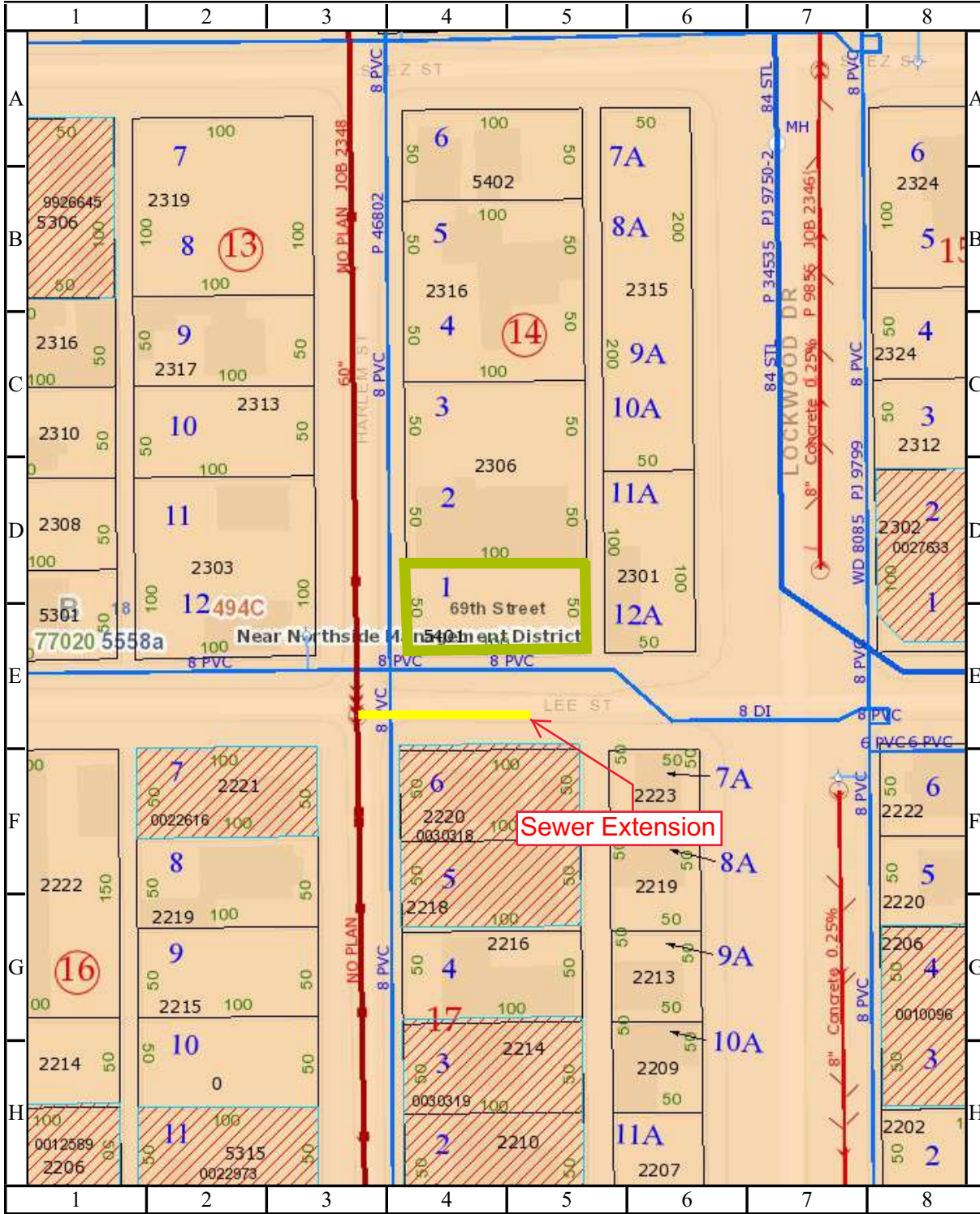
* Conversion factors: Site to source factor: 3.16 for electric or 1.1 for natural gas (IECC 2015 R405.3) • Unit: 1 MMBtu = 10 therms or 1 MMBtu = 293.1 kWh



21029172

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CITY OF HOUSTON

Department of Public Works and Engineering

1 inch = 25 Geographic Information & Management System (GIMS) feet

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY. THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS. FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.





Houston Public Works
Building Code Enforcement Branch



GRADING PERMITS FOR EXCAVATION AND FILL WORKSHEET

Appendix E of the Houston Adopted 2012 International Building Code as Amended specifies permit requirements for grading a lot of any size on private property. Section 1 – Identifies when a separate "Grading Permit" is required. Section 2 – Identifies the type of grading permit required, "Engineered Grading or Regular Grading", when a "Geotechnical Report" is required in the plans, and when a "Storm Availability Letter" is required to be attached to the submittal documents.

Grading and/or excavation permits is required for any proposed work that includes excavations, grading, or fill, or combination thereof, and includes but is not limited to the following permit types:

- Excavation Permit(s) – Work proposing the mechanical removal or relocation of earth material.
- Fill Permit(s) – Work proposing deposit(s) and/or relocation of earth material placed by artificial means.

NOTE: THERE SHALL BE NO FILL LOCATED WITHIN A PUBLIC RIGHT-OF-WAY

SECTION 1: Are Permits and Plans Required?

A Grading Excavation permit and plans is required if "Yes" is answered to any question 1 through 4.

- No (1) Does the excavation work affect the lateral support or increase the stresses in, or pressure upon any adjacent or contiguous property?
- No (2) When excavating below finish grade for basements and footings of a building, retaining wall or other structures authorized by a valid building permit, will there be an unsupported excavation height greater than 5-feet after completion of such structure?
- No (3) Will there be any excavation greater than 5-feet in depth?
- No (4) Will the excavation create a cut slope 2-feet or more in height but less than 5-feet, with a slope steeper than 1-unit vertical in 1.5-units horizontal? (66.7% slope)

A Grading Fill permit and plans is required if "Yes" is answered to any question 5 through 10.

(50 cubic yards = 1,350 square feet @ 1-foot depth)

- No (5) Does the fill work affect the lateral support or increase the stresses in, or pressure upon any adjacent, or contiguous property?
- No (6) Does the scope of work include fill that is 3-feet or more in depth?
- No (7) Does the scope of work include fill greater than 1-foot but less than 3-feet, with a slope that is equal to or greater than 1-unit vertical in 5-units horizontal? (20% slope)
- No (8) Does the scope of work include fill that is greater than 50 cubic yards on any one lot?
- Yes (9) Does the proposed fill obstruct any natural and/or previously constructed drainage course?
- No (10) Is proposed fill greater than 1-foot in depth and intended to support a structure, "now or in the future"?

SECTION 2: What Type of Permits and Plans Are Required?

NOTE: When the building official has cause to believe that site geologic factors exist, grading will be required to conform to recommended grading, inspection, and testing by a *Texas Professional Engineer*.

Engineered grading plans are required if "Yes" is answered to question 11. Plans shall be designed, sealed, signed, and dated by a Texas professional engineer. These grading permits shall be designated as "Engineered Grading".

(1,000 cubic yards = 27,000 square feet, @ 1-foot depth)

- No (11) Does the proposed project include an aggregate grading in excess of 1,000 cubic yards?

Grading plans shall be designated "Regular Grading" if "Yes" is answered on question 12: (no engineered plans required.)

- Yes (12) Is the grading less than or equal to 1,000 cubic yards?

A Geotechnical Report is required if "Yes" is answered to any one of questions 13, 14 or 15:

- No (13) Will there be any cut slopes steeper than 1-unit vertical in 2-units horizontal (50% slopes)?
- No (14) Is there any grading that requires an engineered design? (Reference item 11 above and Chapter 19 of the City Code.)
- No (15) Does the site include any special geological features and/or considerations?
- No (16) Is the property located in the 100- or 500-year flood plain? Review by Flood Department required!

A Storm Availability Letter is required to be included with the submitted documents if "Yes" is answered to questions 16 or 17:

- No (17) Does the scope of work to lots exceeding 15,000 square feet, include any new impervious cover?
- No (18) Does the project include connection to the city's public storm sewer system?

ADDRESS 5407 LEE ST PROJECT # 21029172 DATE 4/4/21
 PRINT NAME OF APPLICANT Rolando Pena SIGNATURE Rolando Pena



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Department of Public Works & Engineering
 Building Code Enforcement Branch

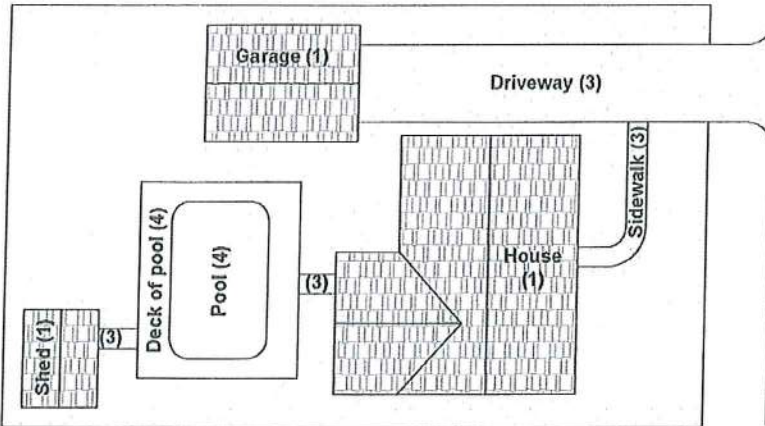
CALCULATION OF IMPERVIOUS PERCENTAGE

PROJECT INFORMATION

Project Number: 21029172 Date: 4/6/21
 Address: 5407 LEE ST
 Applicant's Printed Name: Rolando Pena Applicant's Signature: Rolando Pena

CALCULATION OF IMPERVIOUS AREA PERCENTAGE

A. Total area of impervious cover



This diagram is to assist in identifying the various items considered impervious. Approved permeable pavers or permeable concrete may not be considered as impervious.

	Existing Sq. Ft.		Addition Sq. Ft.		Final Sq. Ft.
1. Building(s) (e.g., house, garage, storage)		+	750	=	750
2. Parking Lot		+	384	=	384
3. Driveway/Sidewalk/Patios/Carports		+		=	
4. Swimming Pool/Retention Ponds		+		=	
5. Others		+		=	
Totals		+	1,134	=	1,134 sq. ft. (A)

B. Total Area of Lot: 2,000 sq. ft.

C. Percentage Impervious area Calculation

$$\left(\frac{1,134}{A} \div \frac{2,000}{B} \right) \times 100 = \frac{56.70}{C} \%$$

NOTE: If > 65% , refer the Infrastructure Design Manual, Chapter 9, Section H for additional provisions.



RESIDENTIAL PREREQUISITE CHECKLIST

INSTRUCTIONS: New single-family residential plans must be submitted with this completed checklist and the documents identified for the plans to be considered meeting the prerequisite requirements as a complete set of plans for plan review. Complete and attach this form to the residential plan submittal set. For **electronic** plan submission: Complete and upload this form into the Prerequisite Checklist subfolder under Documents. **All items are required unless specifically noted otherwise.** Check the box on the list if the item is included, and indicated the sheet number where the item can be found. Mark "N/A" if a sheet number cannot be referenced. **NOTE:** Plans submitted for review must be ready for construction. Submitted plans sheets and details may "NOT" be marked "Preliminary" or "Not for Construction."

General Requirements		
	Item Description	Sheet No.
<input checked="" type="checkbox"/>	Building Permit Application – For paper plan submission, complete either a paper application or the online application via the iPermits portal. Attach the completed application to the plan set. For electronic plan submission, complete the online application via the iPermits portal. Upload the finalized form into the Application subfolder under Documents.	
<input checked="" type="checkbox"/>	Cost of Improvements – Complete this field on the building permit application. It is based on the total cost for all work proposed including labor and design costs, and must be provided for each separate permit.	
<input checked="" type="checkbox"/>	Deed Restrictions Declaration – Complete the appropriate form and submit with the building permit application: Individual Owner Business Entity Owner	
<input checked="" type="checkbox"/>	Plan Sets – For paper plan submission, a minimum of 2 identical, bound sets is required. For electronic plan submission, follow the upload instructions in the user guide.	

Documents & Forms		
	Item Description	Sheet No.
<input checked="" type="checkbox"/>	Energy Code Documents – Outputs from IC3, REScheck and REM/Rate software are accepted. Or, show prescriptive requirements on the plans.	
<input type="checkbox"/>	Wastewater Capacity Reservation (WCR) Letter – Water and sewer letters are required for all new single-family residential construction.	
<input type="checkbox"/>	Stormwater Information Form - Exempt if lot size is less than 15,000 square feet and less than 65% impervious cover.	
<input checked="" type="checkbox"/>	Calculation of Impervious Percentage Form #CE-1207	
<input checked="" type="checkbox"/>	Grading Permits Worksheet Form #CE-1094	
<input type="checkbox"/>	Elevation Certificate – Required if in the 100-year or 500-year floodplain. Certificate shall be based on construction drawings prepared, signed, and sealed by Texas registered professional surveyor or Texas professional engineer (3 copies if submitting by paper).	
<input type="checkbox"/>	Access Agreement for Construction and Maintenance – Required if proposed dwelling is less than three feet to an adjacent single-family dwelling.	
<input type="checkbox"/>	Certificate of Appropriateness – Required if the project is in a historic district. Note: Upon approval of a COA application, plans must be stamped by the Historic Preservation Office prior to submitting plans to Building Code Enforcement.	



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 10/08/21

RESIDENTIAL PREREQUISITE CHECKLIST

Drawings & Design Elements		Sheet No.
	Item Description	
<input type="checkbox"/>	Site Plan – Show all buildings, off-street parking, and impervious areas, and ensure site plan dimensions match the dimensions on the plat. Site plans should also include any obstructions/items within the area between the property line and the edge of the roadway. For Traffic Review criteria, see Form #OCE-0002	
<input type="checkbox"/>	Recorded Subdivision Plat – Required if property is already platted. Copies of plats can be purchased on the second floor at 1002 Washington Ave or at the local County Clerk’s Office. Note: <i>Additional requirements may apply</i>	
<input type="checkbox"/>	Landscaping – Lots less than 5,000 square feet: 1 tree; lots 5,000 square feet. or more: 2 trees. Trees must be shown on the site plan.	
<input type="checkbox"/>	Label floor plan with drawing details for the proposed scope of work.	
<input type="checkbox"/>	Structural/architectural plan sheets must be sealed, signed, and dated by a Texas licensed architect or engineer, in conformance with the Texas Architectural and Engineering Practices Act.	
<input type="checkbox"/>	List door and window sizes, and key wall sections to the floor plan for all wall types.	
<input type="checkbox"/>	Single-family residences three stories or less must reference the 2012 International Residential Code (IRC) and local amendments. Review Form #CE-1132 for a list of commonly missed code references.	
<input type="checkbox"/>	Four-story, single-family residences must reference the 2012 International Building Code (IBC) and local amendments, and note that a National Fire Protection Association (NFPA) 13R sprinkler system will be installed. Review Form #CE-1132 for a list of commonly missed code references.	
<input type="checkbox"/>	Mitigation Plan – Required if in the 100-year or 500-year floodplain. Construction drawings shall be prepared, signed, and sealed by Texas professional engineer (3 copies if submitting by paper). NOTE: <i>Additional flood requirements may apply. Contact Floodplain Management Office at (832) 394-8854, fmo@houstontx.gov or review Chapter 19 for more information.</i>	

Code Analysis	
Complete the code related project specific information listed below:	
Code Editions	Building: _____ Electrical: _____ Mechanical: _____ Plumbing: _____ Energy: _____
Height / Stories	Height (in feet): _____ No. of Stories: _____ Building Area: _____ Fire Separation Distance: _____
Type of Construction	Type of Construction: _____ Automatic Fire Protection System: Yes <input type="checkbox"/> No <input type="checkbox"/> Type: NFPA 13 <input type="checkbox"/> 13R <input type="checkbox"/> 13D <input type="checkbox"/> Fire Alarm: Yes <input type="checkbox"/> No <input type="checkbox"/>

Example plan drawings, code references and other guidelines may be found at the City of Houston’s Building Code Enforcement [Publications](#) page.

STATE OF TEXAS
COUNTY OF HARRIS

I, Rolando Peña, hereinafter referred to as Owner of the 0.1148-acre tract described in the above and foregoing map of Pena Addition, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

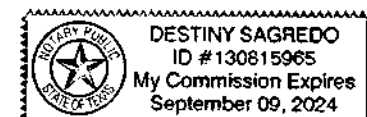
WITNESS MY HAND in the City of Houston, Texas,
this 28 day of December, 2020

Rolando Peña
Rolando Peña
Owner

BEFORE ME, the undersigned authority, on this day personally appeared Rolando Peña, known to me to be the persons whose name are subscribed to the acknowledged to me that they executed the same for the purposes and considerations therein foregoing instrument and expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of December, 2020.

Destiny Sagredo
Notary Public in and for the
State of Texas



My Commission expires: 09-09-2024

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Pena Addition in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 9 day of FEBRUARY, 2021.

By: *Martha L. Stein* OR *M. Sonny Garza*
Martha L. Stein OR M. Sonny Garza
Chairman Vice Chairman

By: *Margaret Wallace Brown*
Margaret Wallace Brown, AICP, CNU-
Secretary



I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 11 day of February, 2021, at 10:21 o'clock AM, and duly recorded on the 11 day of February, 2021, at 3:36 o'clock PM, and at Film Code Number 694048 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

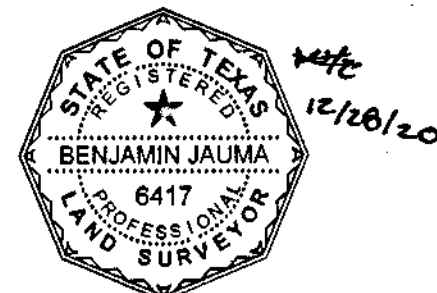
TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: *Christina Orona*
Deputy
CHRISTINA ORONA

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

I, BENJAMIN J. JAUMA, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Benjamin J. Jauma
Benjamin J. Jauma
Texas Registration No. 6417



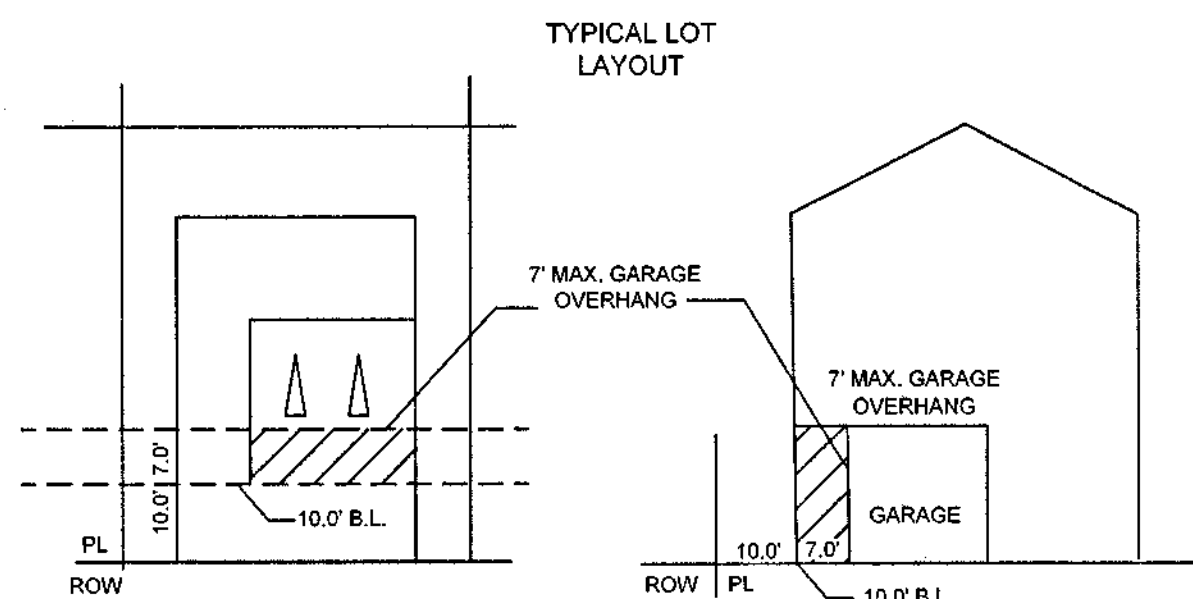
DWELLING UNIT DENSITY TABLE:

Total No. of Dwellings	Total Gross Acreage	Total Project Density
2	0.1148 ac	17.42

LOT SIZE AND COVERAGE TABLE:

Lot No.	Lot Size (sq)	Bldg. Coverage (sq)	% Coverage
1	2,475	1,856	75%
2	1,800	1,350	75%

- At least 150 square feet of permeable area is required per lot. 300 s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
- The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.



- A ten-foot (10.0') building line is established for the principal structure only.
- A seventeen-foot garage building line is established for any carport or garage facing the street.
- The building above the carport or garage may overhang the garage building line up to seven feet (7.0').
- Reference the typical lot layout shown herein.
- Lots 1 and 2 of Block 1 are restricted to single family residential use.

PARKS AND OPEN SPACE TABLE:

a. Number of Existing Dwelling Units (DU)	0
<input type="checkbox"/> I hereby certify that the information provided is true	0
b. Number of Proposed DU	2
c. Incremental Number of DU	2

- No land is being established as Private Park or dedicated to the public for Park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Ordinances of the City of Houston, Texas has been submitted and accepted by the City.
- This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
- The then current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.
- This property(s) is located in Park Sector Number 17.

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be adequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP-2021-76832

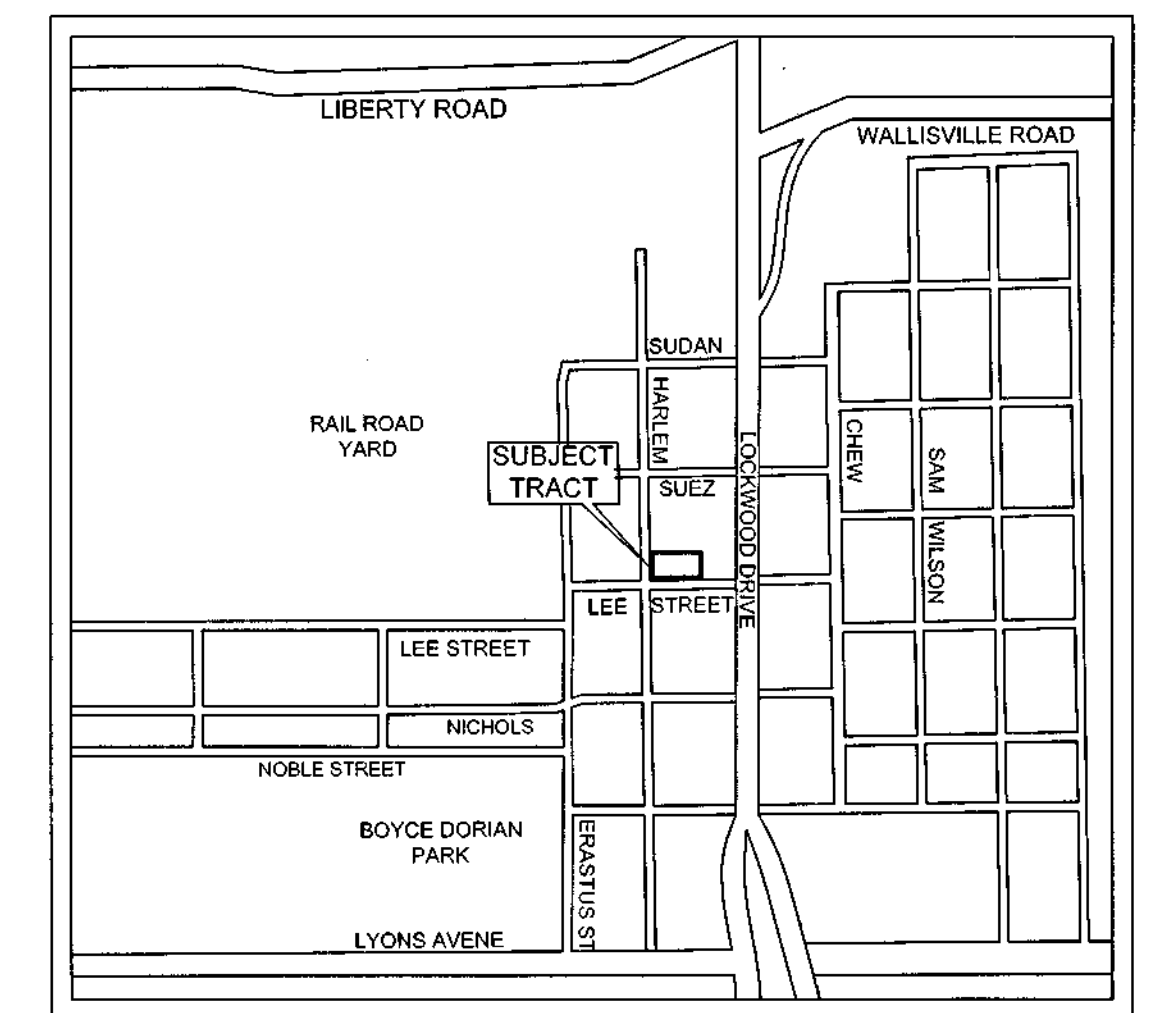
2/11/2021 hccpirp2 60.00

FILED

2/11/2021 10:21 AM

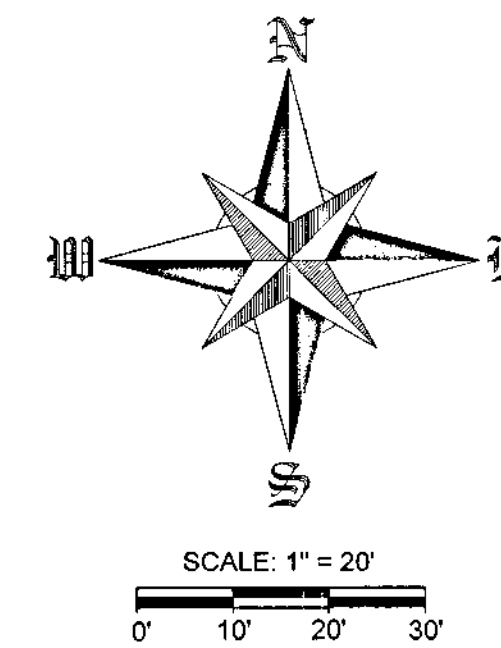
Teneshia Hudspeth

COUNTY CLERK



VICINITY MAP

NOT TO SCALE



LEGEND:

- M.R.H.C. - MAP RECORDS HARRIS COUNTY
- D.R.H.C. - DEED RECORDS HARRIS COUNTY
- C.C.F.N. - COUNTY CLERK'S FILE NUMBER
- R.O.W. - RIGHT-OF-WAY
- B.L. - BUILDING LINE
- G.B.L. - GARAGE BUILDING LINE
- - - - - SUBJECT TRACT
- - - - - EASEMENT

GENERAL NOTES:

- B.L. indicates Building Lines, U.E. indicates Utility Easement, A.E. indicates Aerial Easements, S.S.E. indicates Sanitary Sewer Easement, S.T.S.E. indicates Storm Sewer Easement, D.E. indicates Drainage Easement, W.L.E. indicates Water Line Easement, L.E. indicates Landscape Easement, P.U.E. indicates Public Utility Easement, E.A.E. indicates Emergency Access Easement, O.P.R.H.C. indicates Official Public Records of Harris County, Texas, M.R.H.C. indicates Map Records of Harris County, Texas.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following Combined Scale: 0.9999004719.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner; any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Each lot shall be restricted to single family residential use.
- Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a freestanding building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- All lots shall have adequate wastewater collection service.
- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 694048

PENA ADDITION

THIS IS PAGE 1 OF 2 PAGES

SCANNER Context IQ4400
KEY MAP

PENA ADDITION

A SUBDIVISION OF 0.1148 ACRE (5,000.00 SQUARE FEET) OF LAND SITUATED IN THE WILLIAM P HARRIS & ROBERT WILSON SURVEY, A-32, BEING ALL OF LOT 1, BLOCK 14, ENGLEWOOD ADDITION, AS DESCRIBED IN VOLUME 53, PAGE 346 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

1 BLOCK | 2 LOTS

REASON FOR REPLAT:

To create two (2) single-family residential lots

December 16, 2021

OWNERS:

ROLANDO PEÑA
426 CHICUS STREET,
RIO GRANDE CITY, TEXAS 77855

PLAT PREPARED BY:
ACTION SURVEYING
10210 FULQUA STREET
HOUSTON, TEXAS 77089
713-941-8600
TX FIRM: 10133600
www.actionsurveying.com



TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

PENA ROLANDO
426 CHICUS ST
RIO GRANDE CITY, TX 78582-6619
USA

Legal Description

LT 1 BLK 14
ENGLEWOOD

Parcel Address: 5401 LEE ST

Legal Acres: .1148

Account Number: 013-120-000-0001

Certificate No: 12175551

Certificate Fee: \$10.00

Print Date: 02/02/2021 10:30:10 AM

Paid Date:

Issue Date: 02/02/2021

Operator ID: NCRUZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

PENA ROLANDO
426 CHICUS ST
RIO GRANDE CITY, TX 78582-6619
USA

Certified Tax Unit(s):

- 1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
61 City of Houston

Table with 2 columns: Description and Amount. Rows include 2020 Value (45,000), 2020 Levy (\$1,079.74), 2020 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), Total Amount Due (\$0.00).



Reference (GF) No: N/A

Issued By: [Signature]

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 694049

PENA ADDITION

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

HOUSTON PUBLIC WORKS

Houston Permitting Center - Code Enforcement

City of Houston



The applicant, by the making, executing, and submitting this application to Houston Public Works, represents and warrants that the proposed construction described in said application is not in violation of or contrary to any deed restriction or covenant running with the land in which the herein described parcel of land is situated.

The Applicant further represents and warrants to the City of Houston and to the property owners lying and situated within the addition or subdivision of the herein tract of land is situated, that such application, and the erection of the herein described construction and the eventual use thereof will not be used for any purpose which is prohibited by the deed restriction or covenants running with the land within such subdivision or addition.

The Applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with land that such building permit shall automatically become null and void without the necessity of any action on the part of the City of Houston or the property owner(s).

REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full compliance with all applicable code and regulations.
10/08/21

Date 03-JUN-2021						Receipt No. 7952721	Proj. Type NEW	Project No. 21029237
Occupant PENA, ROLANDO						Sprinklers % Type		
Address 5403 LEE ST						Space	TID No. - - -	
City HOUSTON	Zip Code 77020	County HARRIS	Bldgs 001	Units 0001	Story 002	Shopping Cart 02625839	Sales Order 02829408	
Contractor						Lic. No.	Phone	
Paid by SERVICE, PROJECT AR0014						Lic. No.	Phone 9562576072	
Other						Lic. No.	Phone	
Use WATER/WASTE WATER APPLICATION (00043590) REVIEW								

Payment method: Credit card ATM \$4,038.76

Permit Type: WI Impact Water Fee

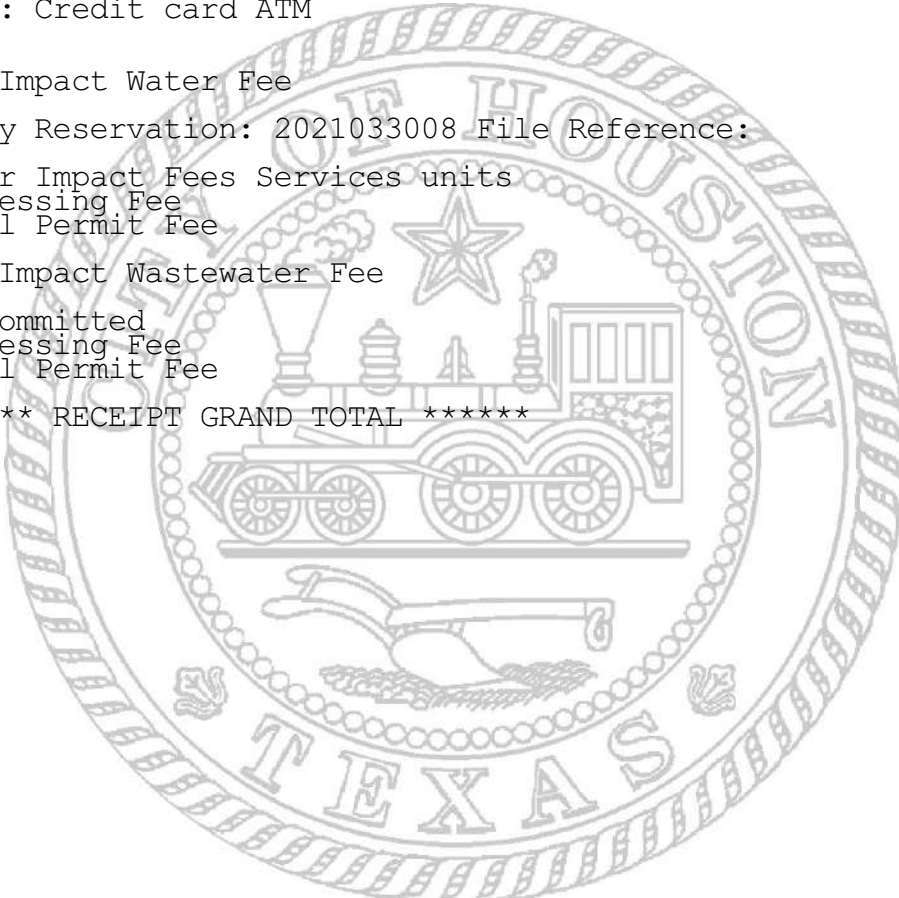
Water Capacity Reservation: 2021033008 File Reference:

2.0000 Water Impact Fees Services units	1,581.10
Processing Fee	29.72
Total Permit Fee	1,610.82

Permit Type: WW Impact Wastewater Fee

2.0000 WW Committed	2,398.22
Processing Fee	29.72
Total Permit Fee	2,427.94

***** RECEIPT GRAND TOTAL ***** \$4,038.76



Mark Savasta, CFM, CBO, MCP
Building Official for the City of Houston

POST PERMIT ON JOB LOCATION

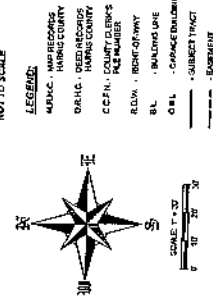
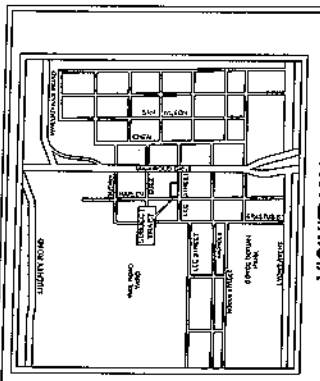
FOR REINSPECTION CALL:

Building Inspections 832-394-8840	Sign Administration 832-394-8890	Occupancy Inspections 832-394-8880
Electrical Inspections 832-394-8860	Interactive Voice Response 713-222-9922	Gas Utility Release 832-394-8870
Boiler A/C Inspections 832-394-8850	Right of Way Inspections 832-394-9496	Plumbing Inspections 832-394-8870
Mobile Homes 832-394-8842	Electrical Utility Release 832-394-8860	Plan Review 832-394-8810

An inspection must be called within 180 days of purchase or this permit will lapse. After 360 days of purchase a new permit may be required per section 105.5 of the Building Code, or the expiration date specified on the Permit or Receipt. Any structural work authorized by this permit is issued based on a declaration stating that the work above does not violate any applicable deed restrictions or supercede any orders issued by the D.B. Hearing Office.



REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
10/08/21



- GENERAL NOTES:
1. All buildings shall conform to the applicable provisions of the City of Houston Code of Ordinances, including but not limited to the following:
2. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.
3. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.
4. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.
5. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.
6. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.
7. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.
8. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.
9. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.
10. The applicant shall provide a copy of the proposed plat to the City of Houston Planning Department for review and approval.

PENA ADDITION
A SUBDIVISION OF THE ABOVE DESCRIBED SQUARE FEET OF LAND IN THE WILLIAMS PLATS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LOCKWOOD STREET (100.00' WIDE R.O.W.)
PLATTED EADS CUSHING AVENUE
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W/12 LOTS 7-10,
CASA VILLAS
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W/12 LOTS 11 & 12,
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W/12 LOT 17
BLOCK 17
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W/12 LOT 18
BLOCK 18
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W/12 LOT 19
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W/12 LOT 20
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W/12 LOT 21
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W/12 LOT 22
BLOCK 22
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W/12 LOT 23
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W/12 LOT 24
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W/12 LOT 25
BLOCK 25
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LOT 2 & 3, BLOCK 14
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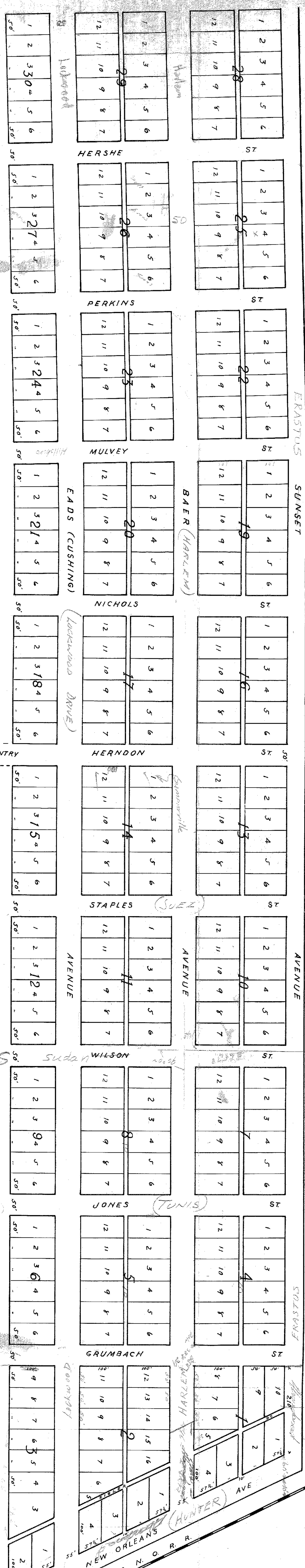
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LOT 101
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DATE 10-13-82

W. T. YOUNG
 P. C. YOUNG
 ENGINEERS

544A



N° 22,424
PLAN
 OF
ENGLEWOOD
HARRIS COUNTY
TEXAS

Filed for record January 21st 1891 at 4:00 o'clock P.M.
 Recorded January 30th 1891 at 2:00 o'clock P.M.
 I, _____ do hereby certify that the above map is correct.
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DWG. No. 544A

544A

544A




**HOUSTON
PUBLIC WORKS**

BASED ON THE LETTER OF COMMITMENT ISSUED BY THE OWNER OF THIS SITE, WHO COMMITS TO THE CONSTRUCTION OF THIS PUBLIC UTILITY. THIS OFFICE WILL RELEASE THE SANITARY SEWER POINT OF CONNECTION IN THIS LETTER. THERE IS NO COST SHARING PARTICIPATION FOR THIS PROJECT.

Hugo Mora 9/15/2021
For Rudy Moreno

April 22, 2021

Mr. Rolando Pena
426 Chicas Street
Rio Grande City, Texas 78582

ILMS Project Number: 21029237 **WCR File Number:**

Legal Description: 0.1148 acre of land being Lots 1 and 2, Block 1, Pena Addition, a replat of Lot 1, Block 14, Englewood Addition, out of the William P. Harris & Robert Wilson Survey, Abstract 32, located at 5403 and 5407 Lee Street

Proposed Development: Construction of two (2) single family residences

Wastewater:

Impact Fee: \$2,398.22
Admin Fee: \$29.72
Connection Point(s):

Connection for Lot 1 must be made to the manhole of the existing 60-inch sanitary sewer at the intersection of Harlem Street and Lee Street (MH# IB021027). Lot 2 does not have direct access to the existing 60-inch sanitary sewer in Harlem Street. However, it may be possible to extend a gravity sewer approximately 90 feet east in Lee Street from the existing 60-inch sewer at the intersection of Harlem Street and Lee Street (MH# IB021027) to the subject property. Please have your engineer determine if the sewer extension is feasible and ensure that the sewer extension will comply with all the City of Houston Specifications and Standards.

Proposed Service Units: 2.0000
Treatment Plant: Northside/69th Street
Pumping Station:

Water:

Impact Fee: \$1,581.10
Admin Fee: \$29.72
Connection Point(s): 8-inch water main in Lee Street or in Harlem Street
Proposed Service Units: 2.0000

Rudy Moreno, Jr.
Deputy Assistant Director
Infrastructure and Development Services
CEH:RM:MO (Council District B)

For Carol Ellinger Haddock, P.E.
Director
Houston Public Works

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains



HOUSTON PUBLIC WORKS

Mr. Rolando Pena
ILMS Project No 21029237
April 22, 2021

non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Mr. Simon Tung in the City Engineer's Office at (832) 394-9135 prior to engineering the plans for connection.

Failure to pay the Wastewater Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter, the water portion of this reservation will expire, and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wrczechs@houston.tx.gov. Be sure to reference the ILMS project number listed in this letter.

Supplemental Requirement(s):

- Ordinances provide for a waiver of Impact fees for houses (single family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately \$256,783. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 1002 Washington Avenue when applying for a building permit.
- Please Note, the attached letter of commitment must be signed by the owner (on the owner's letterhead), Notarized and submitted to the Infrastructure Support group prior to the release of a building permit.



Date:

Impact Fee Administration
City of Houston
P.O. Box 131927
Houston, Texas 77219-1927

Re: Letter of Commitment to Construct Water/Wastewater Lines

To Whom It May Concern:

I, Robert J. Paris, owner of the property at 426 Chestnut Row, Houston, TX 77030
Property Owner's Name Address or legal description

commit to the construction of the above referenced utility extension. Currently, my engineer's record is _____

Company Name, Contact Person, Phone Number, etc

According to my engineer, the projected date in which the construction drawings will be submitted and approved by the City of Houston is _____
Date

A lateral sewer permit will be secured within twenty-one (21) days from the date of the approved construction drawings. As owner of the property, I am I am not requesting City of Houston cost sharing participation, if applicable. I also understand that all cost sharing participation requires an approved contract by city council prior to the construction of the utility and that requesting such participation may result in the delay of a building permit being issued.

As owner of the property, I further understand that the utility construction must be complete and approved by the City of Houston within 120 days from the building permit release date. Failure to comply with the above will result in a "hard" hold being placed on my project, thus, preventing any future permits from being obtained from the City of Houston.

Sincerely,

Owner's Name: Robert J. Paris
Address: 426 Chestnut Row, Houston, TX 77030
Phone Number: (281) 257-6072

STATE OF TEXAS)

Know All Men by these Presents

COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Paris known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.



Notary Public in and for Harris County, Texas

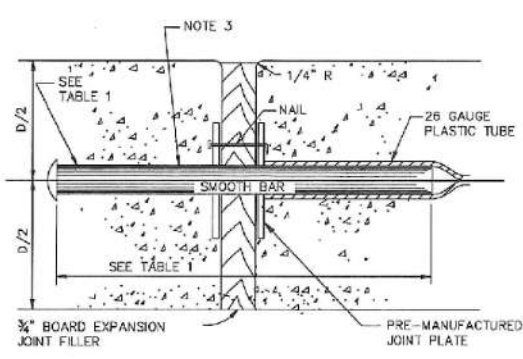
HOUSTON
PLANS & PERMITS
 PLANS AND PERMITS, N.T.S.

DATE	02-23-21
DESCRIPTION	
BY	AV
REV	
CHECKED BY	JA
DATE DRAWN	02-23-21

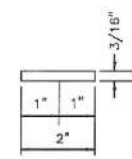
PROJECT: ROLANDO PEÑA (LOT 2)
ADDRESS: 5407 LEE STREET
 HOUSTON, TX 77020
DESIGNER ADDRESS:
 1235 N. Loop West Suite #104 Houston TX, 77008
 information@plansandpermits.net
 P: 281.372.1855



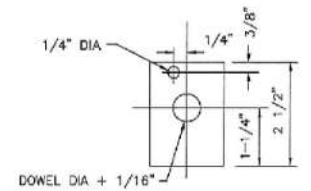
SHEET NO.
 P 2



SECTION DOWEL TYPE EXPANSION JOINT
 N.T.S.



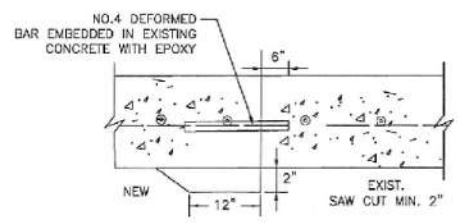
PLAN - JOINT PLATE
 N.T.S.



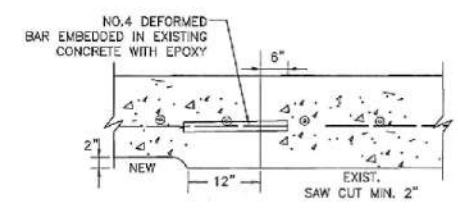
ELEVATION - JOINT PLATE
 N.T.S.

- NOTES:**
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS.
 2. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS AND SPACED AT A MAXIMUM DISTANCE OF 3 FEET MAXIMUM SPACING FOR CONTROL JOINTS SHALL BE 5 FEET.
 3. CENTER DOWEL HORIZONTALLY ON JOINT.
 4. CENTER DOWEL VERTICALLY IN CONCRETE AS NEEDED TO MAINTAIN A 2 INCH MINIMUM COVER.

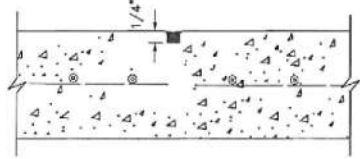
SIDEWALK EXPANSION AND CONSTRUCTION JOINT DETAILS
 N.T.S.



SECTION SIDEWALK TO EXISTING SIDEWALK
 N.T.S.



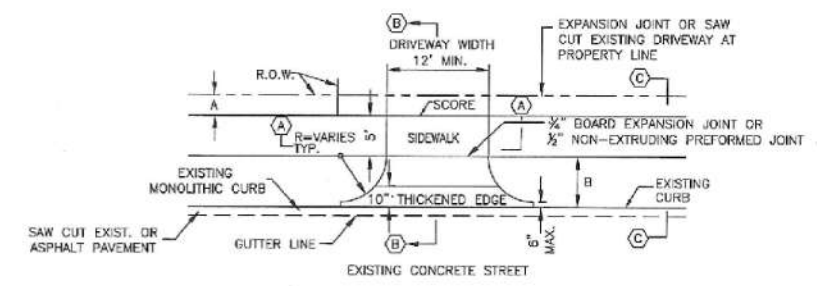
SECTION SIDEWALK TO EXISTING DRIVEWAY
 N.T.S.



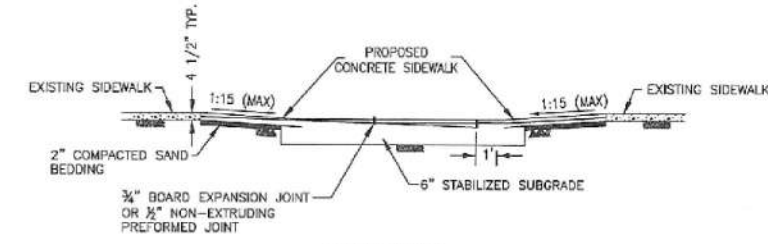
SECTION CONTROL JOINT
 N.T.S.

TABLE 1

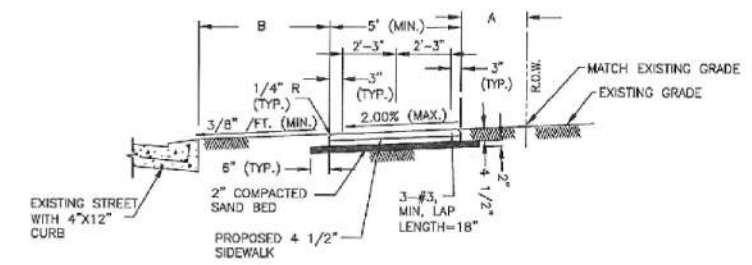
PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
4 1/2	1/2	18	12
5	1/2	18	12
6	3/4	18	12
7	1	18	12



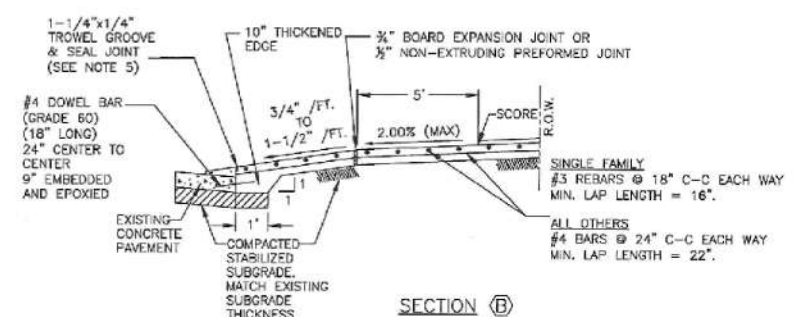
PLAN VIEW - DRIVEWAY



SECTION (A)
 PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE GRADES
 N.T.S.



SECTION (C)
 TYPICAL SIDEWALKS SECTION
 N.T.S.



SECTION (B)
 TYPICAL DRIVEWAY SECTION
 N.T.S.

DRIVEWAY / LOCAL RESIDENTIAL STREETS
 N.T.S.

- NOTES:**
1. IF AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE SIDEWALK WIDTH (SW) ACCORDING TO IDM REQUIREMENT, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER.
 2. DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY.
 3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
 4. THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM END OF PROPOSED EDGE OF DRIVEWAY RETURN. EXTEND DOWEL 3" INCHES INTO PROPOSED DRIVEWAY AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
 5. TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
 6. EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALK SHALL BE ACCORDING TO DRAWING No. 02752-02.
 7. REFER CHAPTER 17 DESIGN REQUIREMENTS FOR A AND B.
 8. CEMENT STABILIZED SAND 1.5 SACKS OF CEMENT PER TON OF DRY SAND.
 9. ALL RAMP AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
 10. CURB RAMP THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON

CITY OF HOUSTON
 HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
 02752-02 THROUGH 02754-01A

APPROVED BY: *[Signature]* CITY ENGINEER
 APPROVED BY: *[Signature]* DEPUTY DIRECTOR

APPROVED BY: *[Signature]* DIRECTOR OF HOUSTON PUBLIC WORKS

EFFECTIVE DATE: JUL-01-2020

FOR CITY OF HOUSTON USE ONLY

SHEET NO.

DRIVEWAY/SIDEWALK DETAIL
 DWG NO. 02754-01A

SCALE: N.T.S.

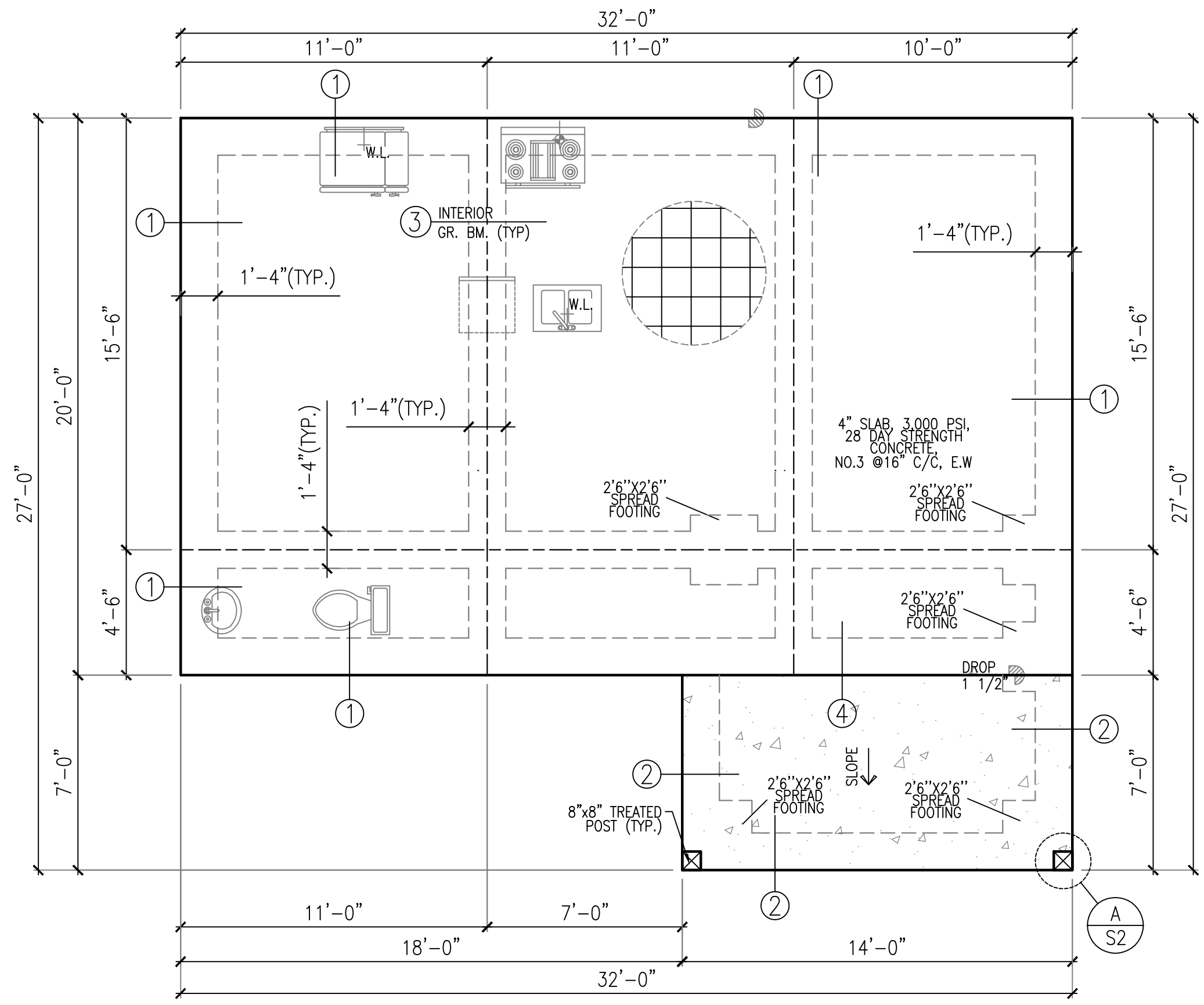


REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
10/08/21



4-6-2021

- GENERAL FOUNDATION NOTES:**
- GENERAL NOTES:
 - THESE GENERAL NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE INDICATED, ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC - 2012), WITH CITY OF HOUSTON AMENDMENTS, SOUTHERN BUILDING CODE, TEXAS WIND STORM BUILDING STORM CODE, TEXAS WIND STORM CONSTRUCTION GUIDELINES AND LOCAL BUILDING CODES.
 - FOUNDATION NOTES:
 - SEE FOUNDATION PLAN FOR LOCATIONS OF BEAMS, BELLBOTTOMS, DROPS, ETC. THE CONTRACTOR SHALL VERIFY OVERALL DIMENSIONS AND PLUMBING LOCATION PRIOR TO POURING CONCRETE.
 - ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.
 - OVER EXCAVATION OF MATERIALS SHALL BE BACKFILLED WITH CONCRETE.
 - ALL BACKFILL AROUND FOOTINGS, BEHIND WALLS AND UNDER SLABS SHALL BE COMPACTED. SEE SOIL REPORT FOR SITE PREPARATION SPECIFICATIONS, IF AVAILABLE.
 - BACKFILLS AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE WALL HAS REACHED 28 DAY STRENGTH AND ALL SUPPORTING STRUCTURE IS IN PLACE.
 - STEP FOOTING AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
 - WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND IS NOT THE RESPONSIBILITY OF THE ENGINEER.
 - ANY UNUSUAL SITE CONDITIONS (e.g. LOOSE FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.
 - CONCRETE AND REINFORCING FOR DRILLED FOOTINGS SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.
 - ALL PIPES THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID-DEPTH OF GRADE BEAMS. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 5 DIAMETERS ON THE CENTER.
 - REINFORCING CONCRETE:
 - REINFORCING CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IRC-2012 AND A.C.I. STANDARD 318.
 - ALL CONCRETE USED IN FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 psi.
 - THE MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
 - PROVIDE # 3's @ 16" ON CENTER EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTED.
 - PROVIDE WELDED WIRE FABRIC IN FLAT SHEETS, NOT IN ROLLS.
 - PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C., UNLESS OTHERWISE NOTED.
 - POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.
 - PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0", UNLESS OTHERWISE NOTED. CUT ALTERNATE HORIZONTAL REINFORCING BARS, EACH FACE.
 - ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
 - REINFORCING STEEL:
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE INDICATED, EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
 - ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
 - ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
 - LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED. (SPlice REINFORCING STEEL 36" WHEN ALL BARS ARE SPLICED AT ANY ONE POINT).
 - BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS, OR 40 BAR DIAMETERS, SPlice CORNER BARS, UNLESS OTHERWISE NOTED.
 - PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318, SECTION 14.3, UNLESS OTHERWISE NOTED.
 - PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:
 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . 3"
 CONCRETE EXPOSED TO EARTH OR WEATHER . . . 1 1/2"
 CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH . . . 3/4"



FOUNDATION PLAN

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

PROJECT: **ROLANDO PEÑA (LOT 2)**
 ADDRESS: **5407 LEE STREET
 HOUSTON, TX 77020**

SHEET NO.

S 1



4-6-2021

TABLE R401.41 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIAL	
CLASS OF MATERIAL	LOAD-BEARING PRESSURE
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (SW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL (SW, SP, SM, SC, GM, AND GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, AND CH)	1,500 ^b

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA.
 a. WHEN SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.
 b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

NOTE:
 TO THE BEST OF MY KNOWLEDGE, THE SOIL IS ADEQUATE FOR THE SIZE AND LOADS OF THE PROPOSED HOUSE. THE FOUNDATION IF CONSTRUCTED AS SHOWN IN THE PERMIT DRAWING WOULD BE IN CONFORMANCE WITH THE SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISION OF THE IRC-2012 BUILDING CODE.

NOTE:
 F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.
 CONTRACTOR TO VERIFY FOUNDATION FOOTPRINT WITH ARCHITECTURAL PLAN

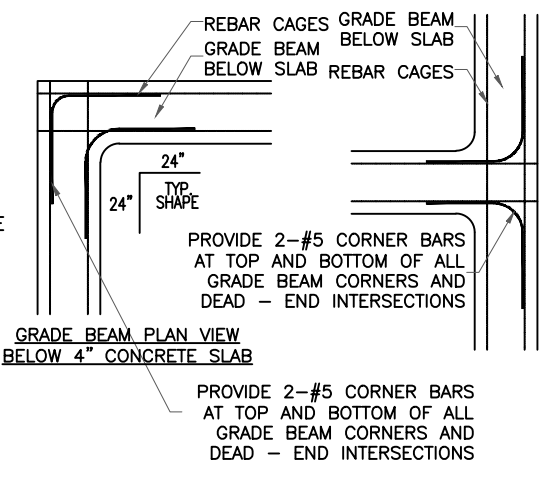
STRUCTURAL FILL MATERIALS SHOULD CONSIST OF A CLAYEY SAND OR INACTIVE LEAN CLAY FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS, HAVE A LIQUID LIMIT NOT GREATER THAN 35, AND PLASTICITY INDEX BETWEEN 8 AND 20. STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND SHOULD BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AT MOISTURE CONTENT WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698.

NOTE:
 STRUCTURAL PLANS TO BE DESIGNED & REVIEWED BY A TEXAS STRUCTURAL LICENSED ENGINEER

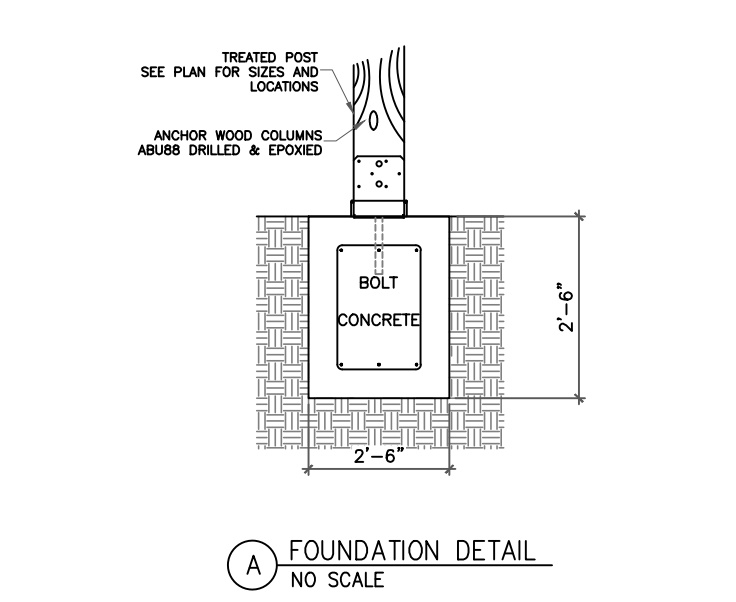
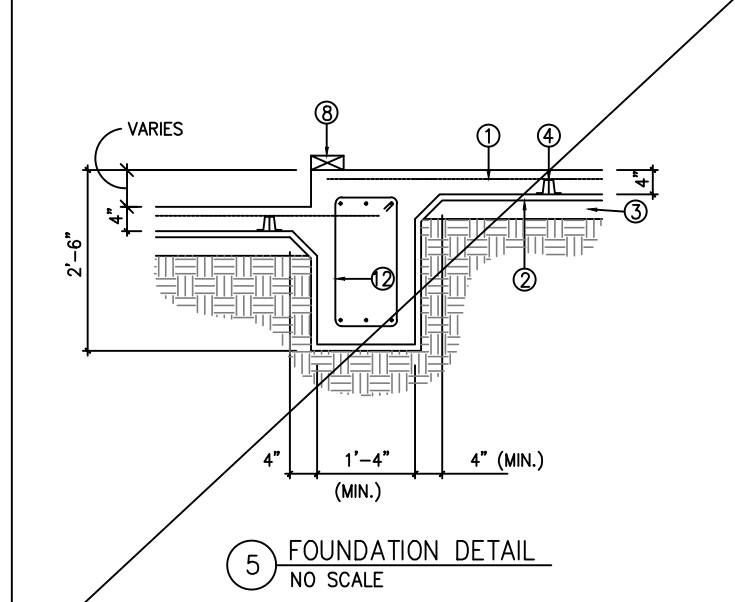
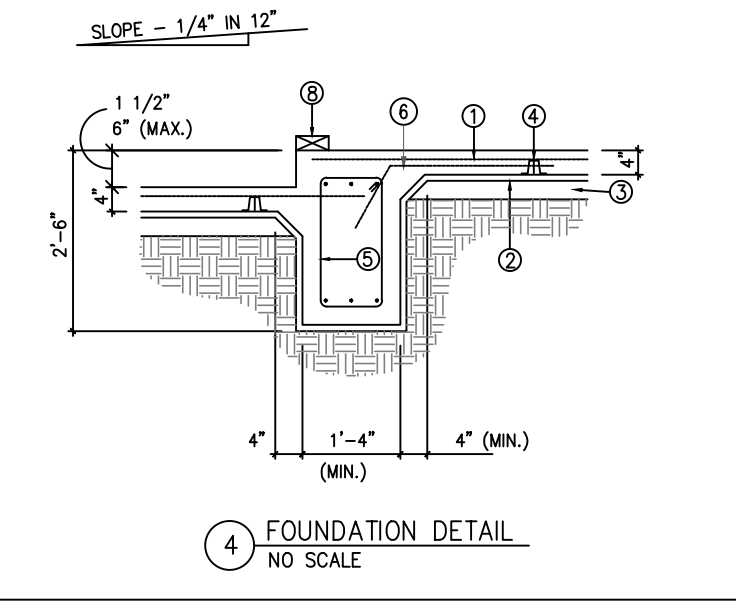
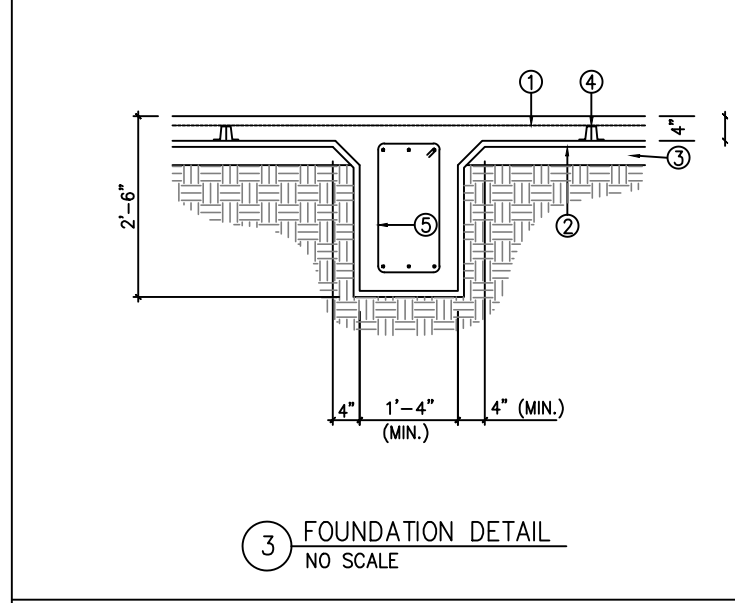
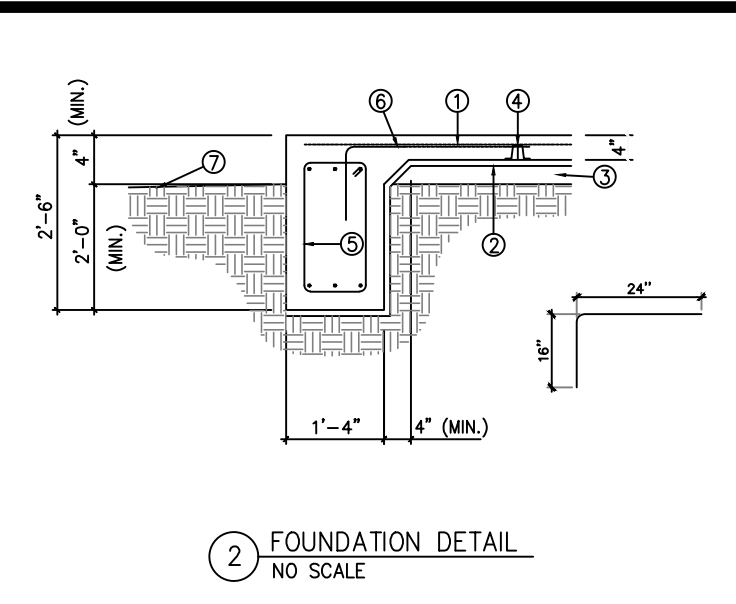
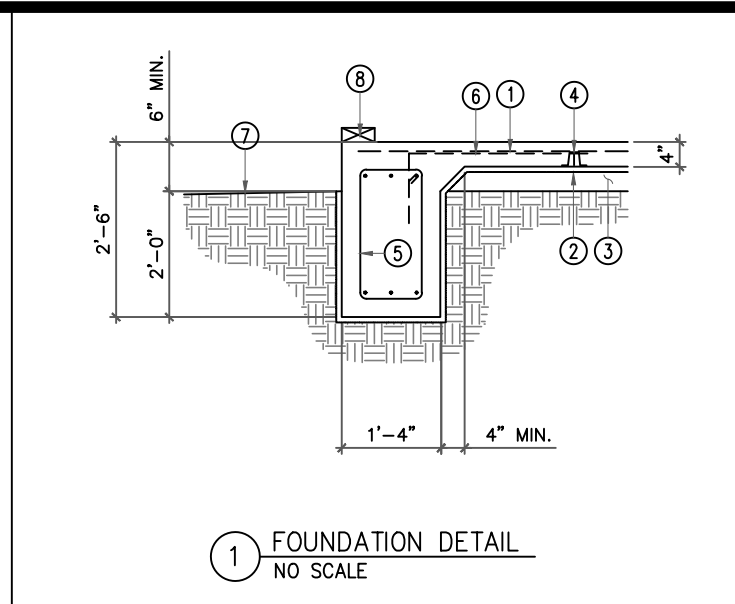
- NOTES:**
- SEE ARCHITECTURAL DWGS. FOR PLUMBING, EMBEDDED ITEMS, RECESSES UTILITIES ETC.
 - COORDINATE ALL DIMENSIONS (IF REQUIRED) WITH ARCHITECTURAL DRAWINGS.
 - CONTRACTOR PLEASE VERIFY ALL WALK DOOR AND O.H. DOOR LOCATIONS.
 - SEE STRUCTURAL DWGS FOR ANCHORS, ETC.
 - VERIFY FOUNDATION SLOPES WHERE REQUIRED

FOUNDATION BUBBLE NOTES

- #3 @ 16" O.C. EA WAY
- 6 MIL POLYETHYLENE VAPOR BARRIER EXTEND FOR FULL COVERAGE UNDER ENTIRE FLOOR SLAB
- 18" COMPACTED SELECT FILL
- REINFORCING SUPPORT CHAIR AT 48" ON CENTER EACH WAY
- 3 - CONTINUOUS #5 BARS TOP AND BOTTOM WITH #3 STIRRUUPS AT 18" O.C.
- #3 DOWEL WITH 16"x24" LEGS AT 24" O.C. (NOT DONE UNLESS BEAM AND SLAB ARE SEPARATE POURS)
- FINISH GRADE: SLOPE PER SITWORK
- 2" x PLATE
- 1 - CONTINUOUS #5 BAR
- 2" x PLATE
- GRADE BEAM REBAR MUST BE 3" FROM EDGES



FOUNDATION SECTION & NOTES



PROJECT: **ROLANDO PEÑA (LOT 2)**
 ADDRESS: **5407 LEE STREET HOUSTON, TX 77020**

SHEET NO.
S 2



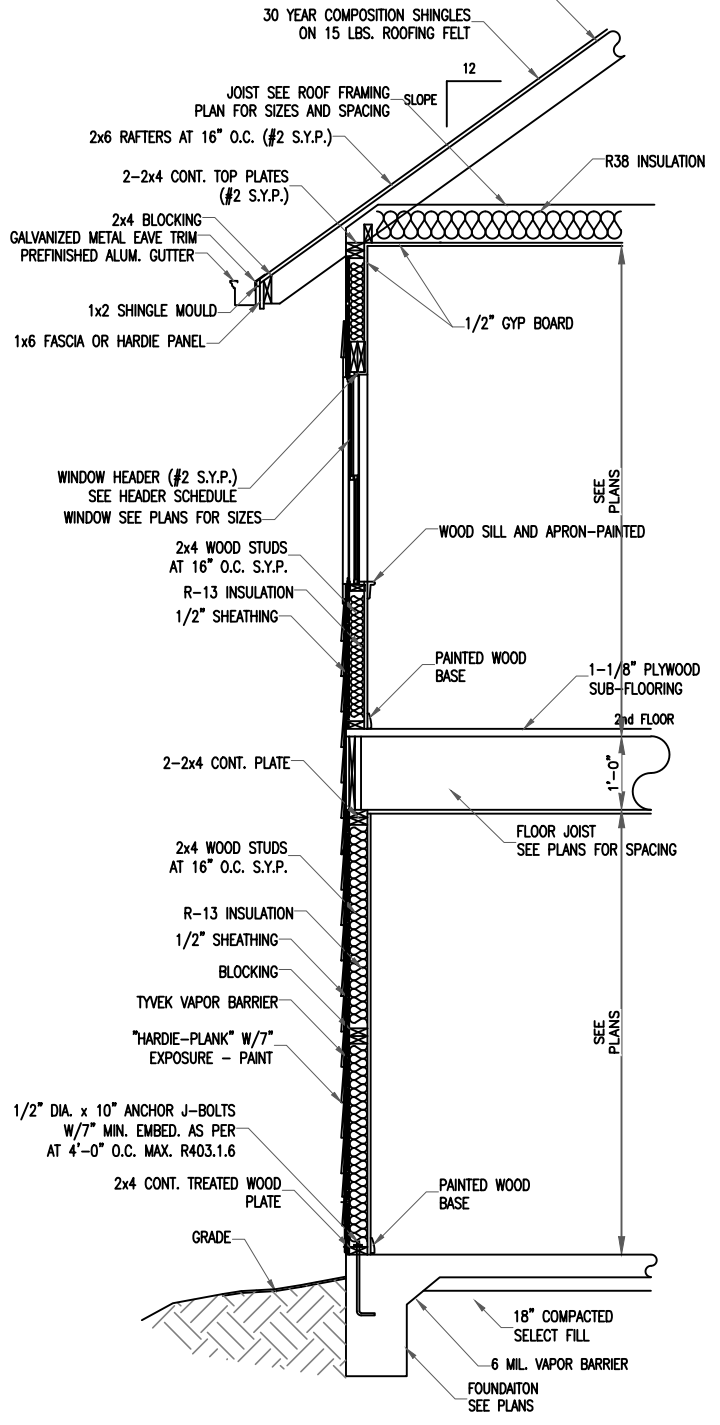
4-6-2021

PROJECT: **ROLANDO PEÑA (LOT 2)**
 ADDRESS: **5407 LEE STREET HOUSTON, TX 77020**

SHEET NO.

S 3

NOTE:
 PROVIDE 1-1/8" WIDE 20 GA. GALV. STEEL STRAPS AT 32" O.C. W/10-10d NAILS AT THE RIDGE



A 2-STORY SIDING WALL SECTION

DESIGN LOADS:

LIVE LOAD = 20 PSF.
 DEAD LOAD = 10 PSF.
 WIND LOAD = 110 MPH
 3 - SECOND GUST

USE	LIVE LOAD
ATTICS W/ LIMITED STORAGE	20
ATTIC W/O STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS IN-FILL COMPONENTS	50i
PASSENGER VEHICLE GARAGES	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

CEILING FRAMING NOTES

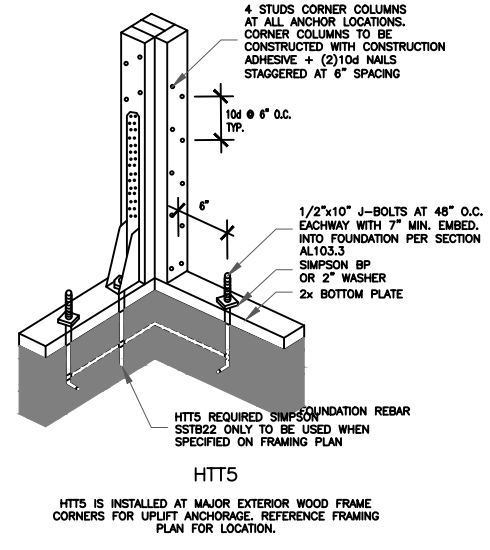
(UNLESS OTHERWISE NOTED)

1. CEILING JOISTS - SYP #2.
2. TYP. CEILING JOIST - 2"x6", AT 16" O.C. (U.N.O.)
3. ALL BEAMS AND HEADERS SHALL BE SYP #2.

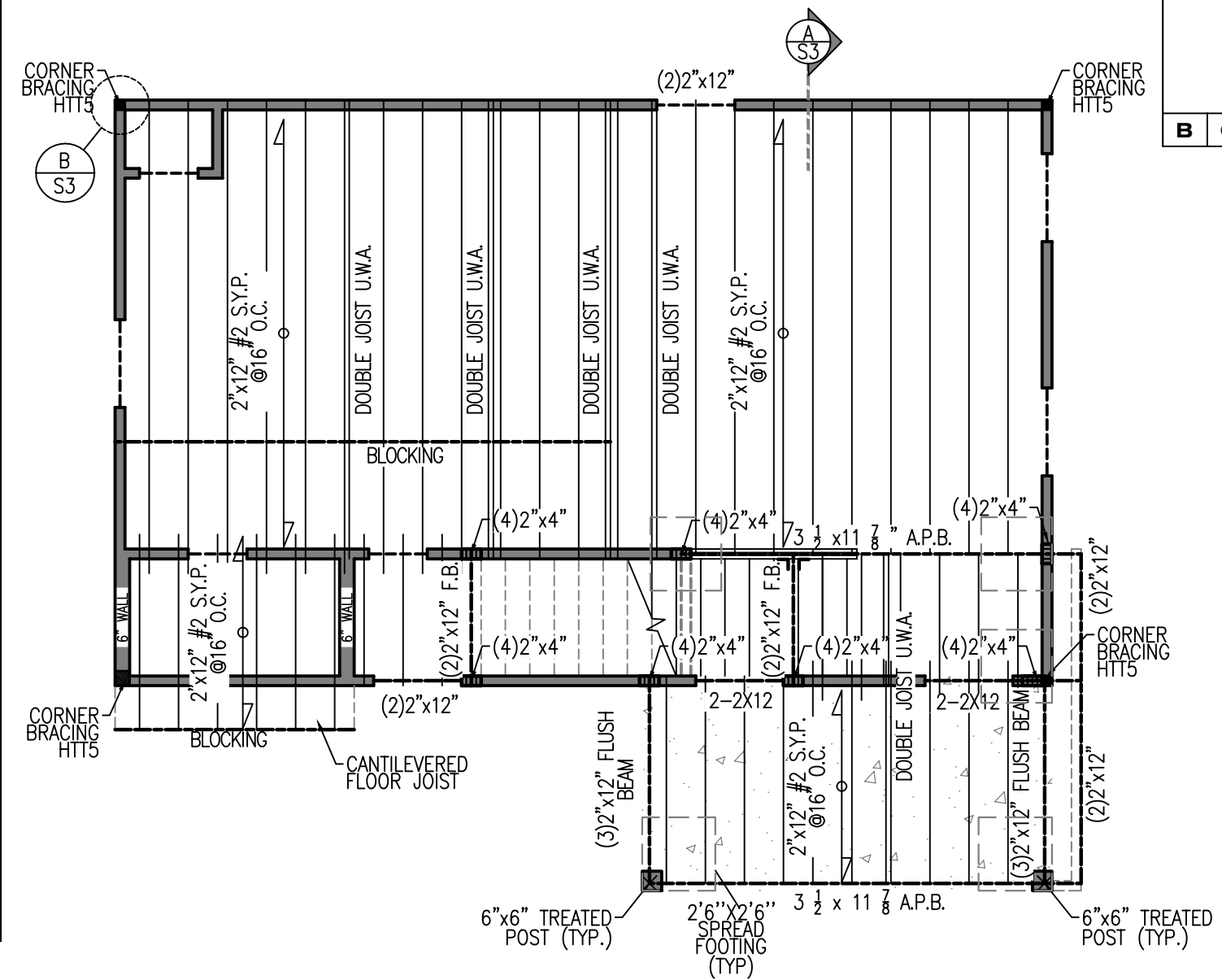
HEADER SCHEDULE

(UNLESS OTHERWISE NOTED)

SPAN	HEADER
2'-6" OR LESS	2-2x4's
6'-6" OR LESS	2-2x6's
9'-0" OR LESS	2-2x8's
7'-6" OR LESS	2-2x10's



B CORNER BRACING



CEILING FRAMING PLAN

1ST FLOOR

SCALE: 3/16"=1'-0"



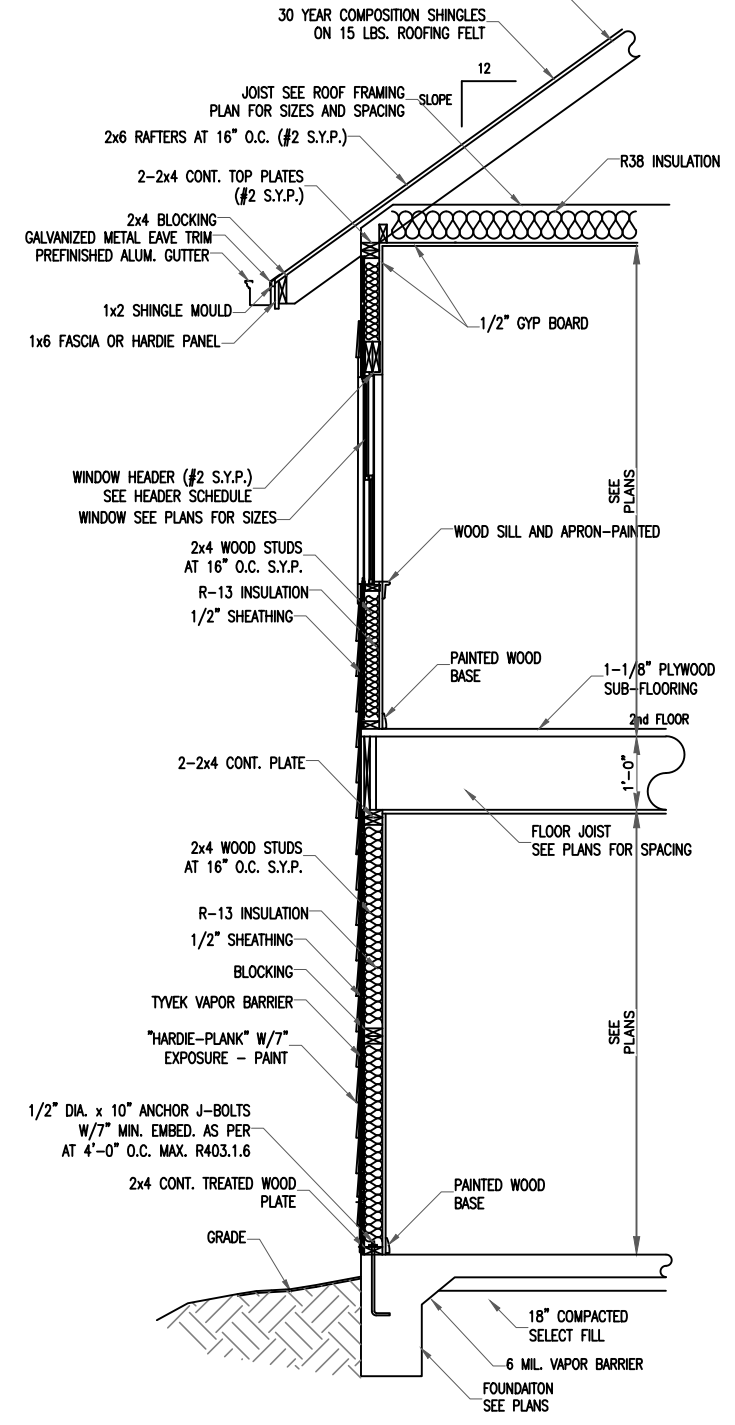
4-6-2021

PROJECT: **ROLANDO PEÑA (LOT 2)**
 ADDRESS: **5407 LEE STREET**
HOUSTON, TX 77020

SHEET NO.

S 4

NOTE:
 PROVIDE 1-1/8" WIDE 20 GA. GALV. STEEL STRAPS AT 32" O.C. W/10-10d NAILS AT THE RIDGE



A 2-STORY SIDING WALL SECTION

DESIGN LOADS:

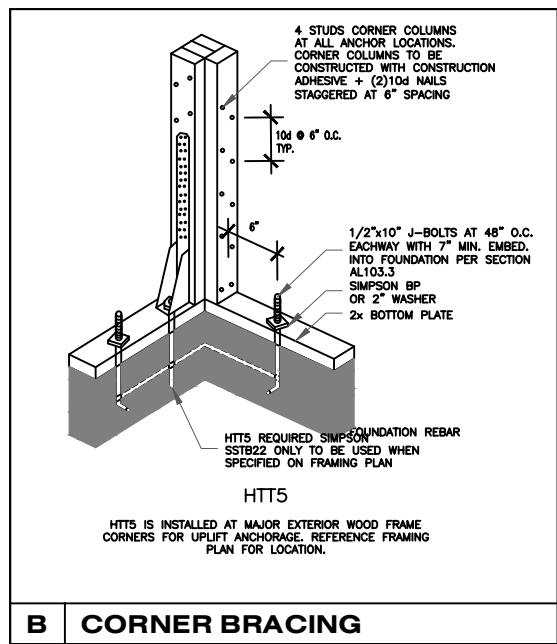
LIVE LOAD	= 20 PSF.
DEAD LOAD	= 10 PSF.
WIND LOAD	= 110 MPH
	3 - SECOND GUST

USE	LIVE LOAD
ATTICS W/ LIMITED STORAGE	20
ATTIC W/O STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS IN-FILL COMPONENTS	50i
PASSENGER VEHICLE GARAGES	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

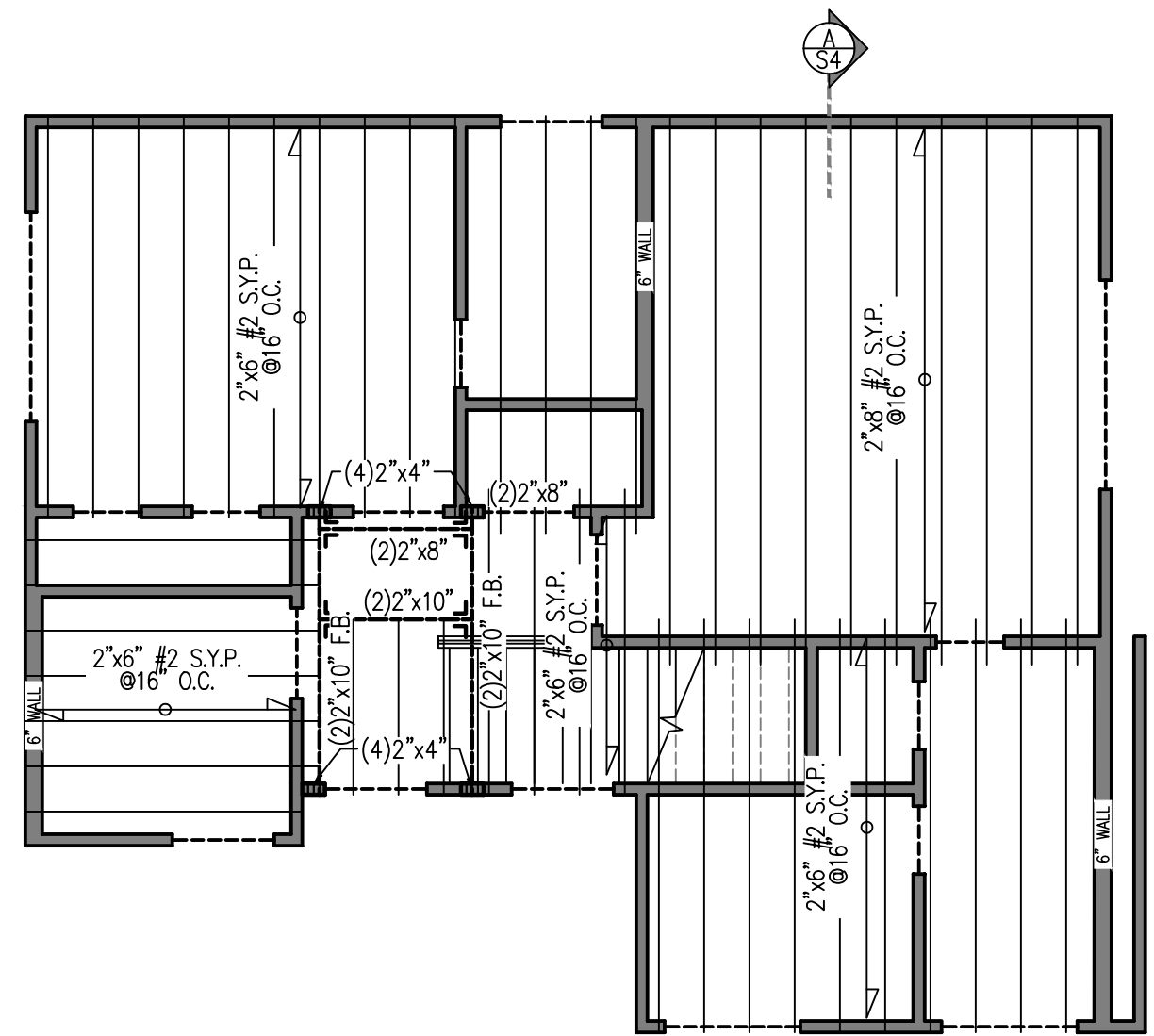
- CEILING FRAMING NOTES**
 (UNLESS OTHERWISE NOTED)
1. CEILING JOISTS - SYP #2.
 2. TYP. CEILING JOIST - 2"x6", AT 16" O.C. (U.N.O.)
 3. ALL BEAMS AND HEADERS SHALL BE SYP #2.

HEADER SCHEDULE
 (UNLESS OTHERWISE NOTED)

SPAN	HEADER
2'-6" OR LESS	2-2x4's
4'-6" OR LESS	2-2x6's
6'-0" OR LESS	2-2x8's
7'-6" OR LESS	2-2x10's



B CORNER BRACING



CEILING FRAMING PLAN

2ND FLOOR

SCALE: 3/16"=1'-0"



4-6-2021

PROJECT: **ROLANDO PEÑA (LOT 2)**
 ADDRESS: **5407 LEE STREET**
HOUSTON, TX 77020

SHEET NO.
S 5

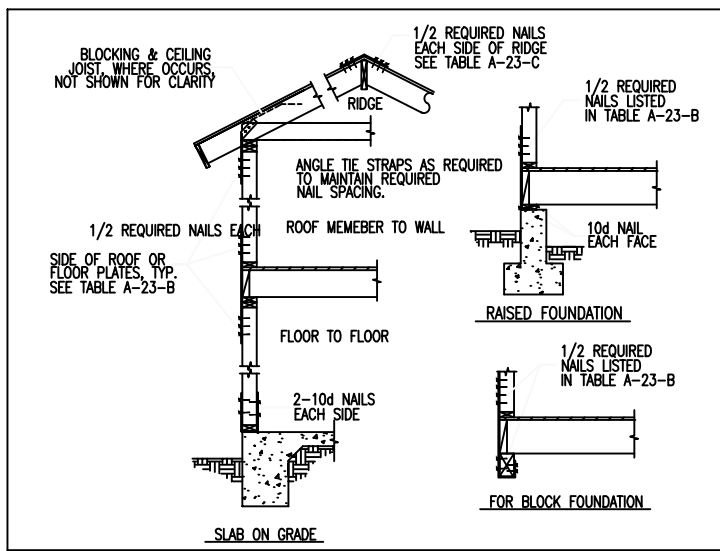


FIGURE A-23-1 COMPLETE LOAD PATH DETAILS

- NOTE:**
- PROVIDE 2 x 6 PURLIN BRACING WITH 2 x 4 "T" COLUMN MINIMUM BRACED BACK TO LOAD BEARING WALL OR FLOAT BEAM.
 - PROVIDE 2 x 6 COLLAR BEAMS @ EVERY OTHER RAFTER @ 3' TO 4' BELOW RIDGE LINE.
 - RIDGE, HIP, AND VALLEY RAFTERS TO BE NEXT SIZE LARGER THAN CONNECTING MEMBER.
- NOTE:**
- ALL NEW RAFTERS 2x6 @ 16" O.C. SYP. #2 GRADE OR BETTER (U.N.O.).
- COORDINATE ALL DIMENSIONS, RECESS AND DROPS W/ ARCHITECTURAL DWGS

TABLE A-23-C RIDGE TIE-STRAP NAILING

BASIC WIND SPEED X 1.81 FOR KNOTS	NUMBER OF NAILS EXPOSURE		
	B	C	D
80	6-10d	8-10d	10-10d
90	8-10d	10-10d	12-10d
100	10-10d	12-10d	14-10d
110	12-10d	14-10d	16-10d

FOR FLOOR TO FOUNDATION ANCHORAGE, SEE SECTION 2365.5.4
 NUMBER OF COMMON NAILS LISTED IS TOTAL REQUIRED FOR EACH TIE STRAP. THE TIE STRAPS SHALL BE SPACED AT 48" ON CENTER ALONG THE LENGTH OF THE WALL. THE NUMBER OF NAILS ON EACH SIDE OF THE ROOF OR FLOOR PLATE JOINTS SHALL BE EQUAL. NAILS SHALL BE SPACED TO AVOID SPLITTING THE WOOD, SEE FIGURES A-23-1 FOR ILLUSTRATIONS OF THESE TIE STRAPS.

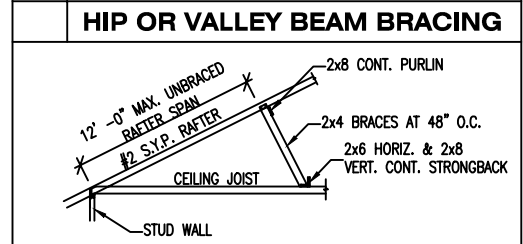
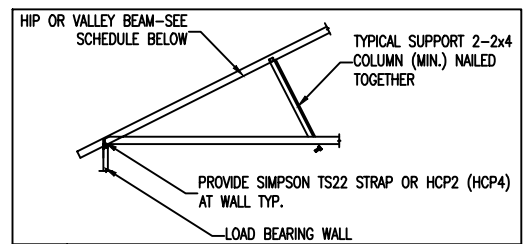
NOTE: CORROSION RESISTANT STEEL TIE STRAP 1 1/8" X 0.036" (129MMx0.91MM) 0.036 INCH (0.91MM) (NO 20 GALVANIZED SHEET GAGE) AS 48" (1219MM) ON CENTER TYPICAL.

DESIGN LOADS
 LIVE LOAD = 20 PSF.
 DEAD LOAD = 10 PSF.
 WIND LOAD = 110 MPH
 3 - SECOND GUST

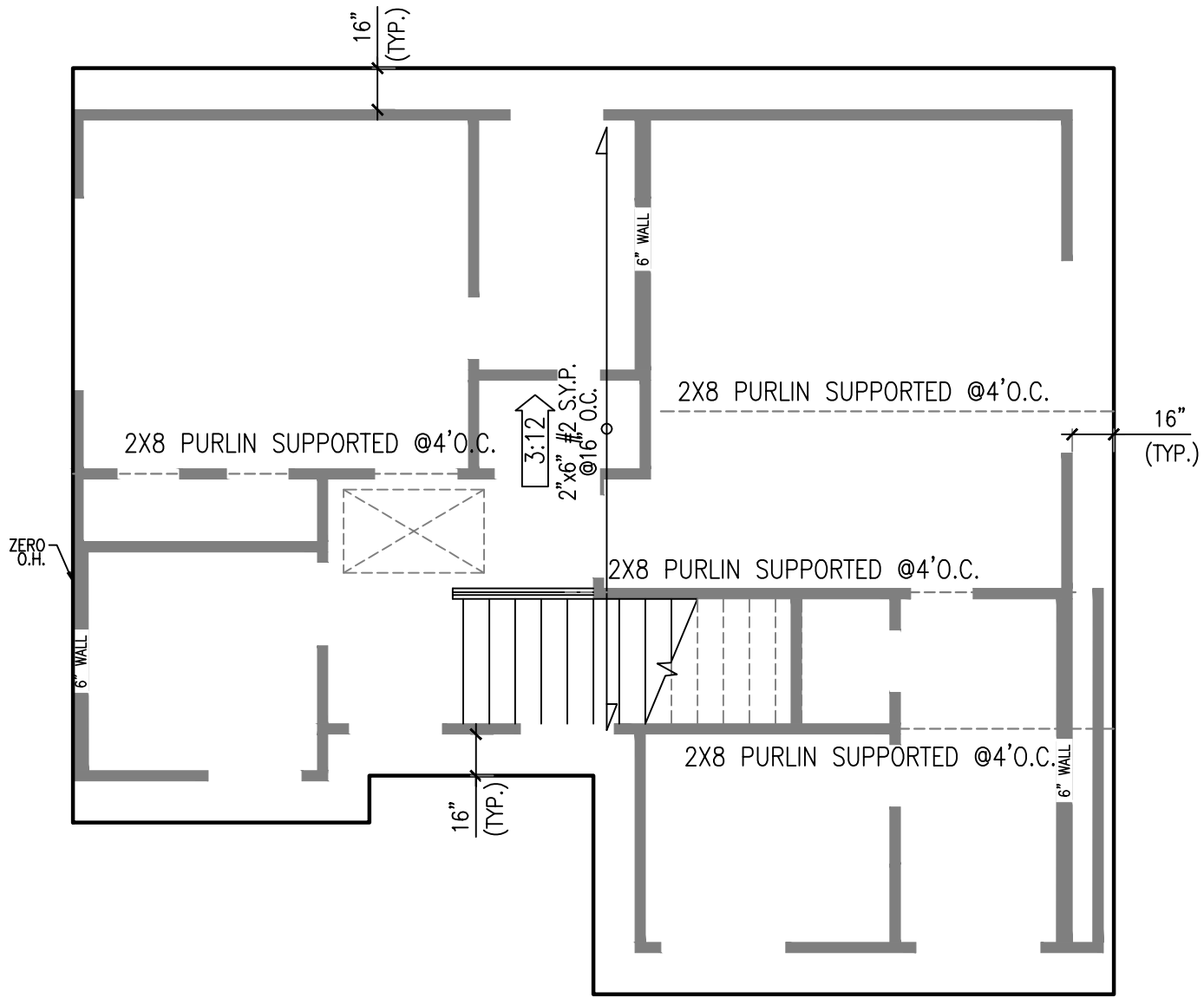
TABLE A-23-B ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

BASIC WIND SPEED X 1.81 FOR KNOTS	LOCATION	NUMBER OF NAILS EXPOSURE		
		B	C	D
80	ROOF TO WALL	6-8d	8-8d	8-10d
	FLOOR TO FLOOR	---	4-10d	6-10d
	FLOOR TO FOUNDATION	---	4-10d	4-10d
90	ROOF TO WALL	8-8d	8-10d	10-10d
	FLOOR TO FLOOR	---	6-10d	8-10d
	FLOOR TO FOUNDATION	---	4-10d	6-10d
100	ROOF TO WALL	8-10d	10-10d	12-10d
	FLOOR TO FLOOR	6-10d	8-10d	10-10d
	FLOOR TO FOUNDATION	4-10d	6-10d	8-10d
110	ROOF TO WALL	10-10d	12-10d	12-10d
	FLOOR TO FLOOR	8-10d	10-10d	10-10d
	FLOOR TO FOUNDATION	6-10d	8-10d	8-10d

USE	LIVE LOAD
ATTICS W/ LIMITED STORAGE	20
ATTIC W/O STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS IN-FILL COMPONENTS	50i
PASSENGER VEHICLE GARAGES	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c



- ROOF NOTES:**
- ALL SLOPES FROM FRONT TO BACK ELEVATIONS ARE SEE PLAN / 12 PITCH AND SHALL HAVE 16" OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
 - ALL SLOPES FROM SIDE TO SIDE ELEVATIONS ARE SEE PLAN / 12 PITCH AND SHALL HAVE 16" OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
 - ALL RAKE OVERHANGS SHALL BE 16" FROM FINISH WALL UNLESS NOTED OTHERWISE.
 - ALL RAFTERS SHALL BE 2 x 6 @ 16" O.C. OR BETTER UNLESS NOTED OTHERWISE.
 - PROVIDE VALLEY FLASHING WHERE ROOF PITCHES CHANGE AND WHERE ROOF INTERSECTS WITH VERTICAL SURFACES.
 - GUTTERS AND DIVERTERS TO BE PROVIDED BY CONTRACTORS AS REQUIRED. (SEE CUSTOMER)
 - CONTRACTORS SHALL PROVIDE ADEQUATE ATTIC VENTILATION PER BUILDING CODES THROUGH CONTINUOUS SOFFIT VENTS TO RIDGE OR TURBINE VENTS. VERIFY WITH OWNER.



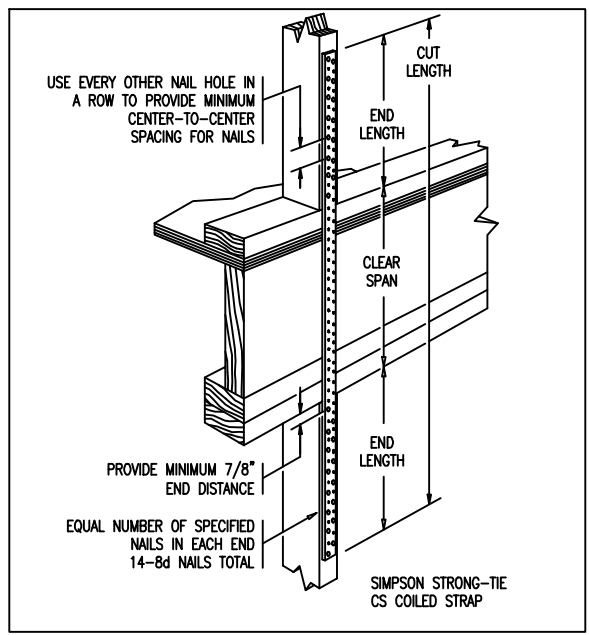
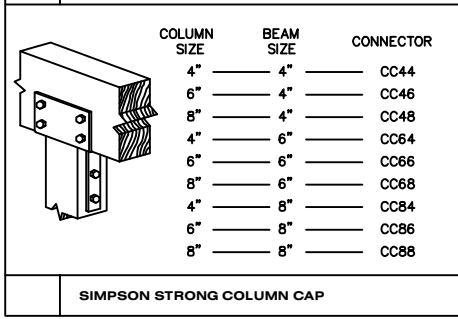
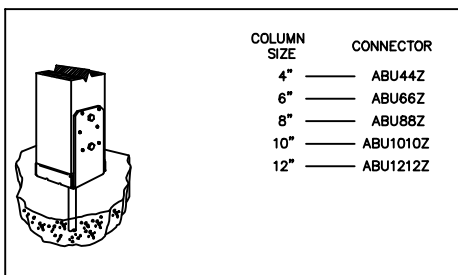
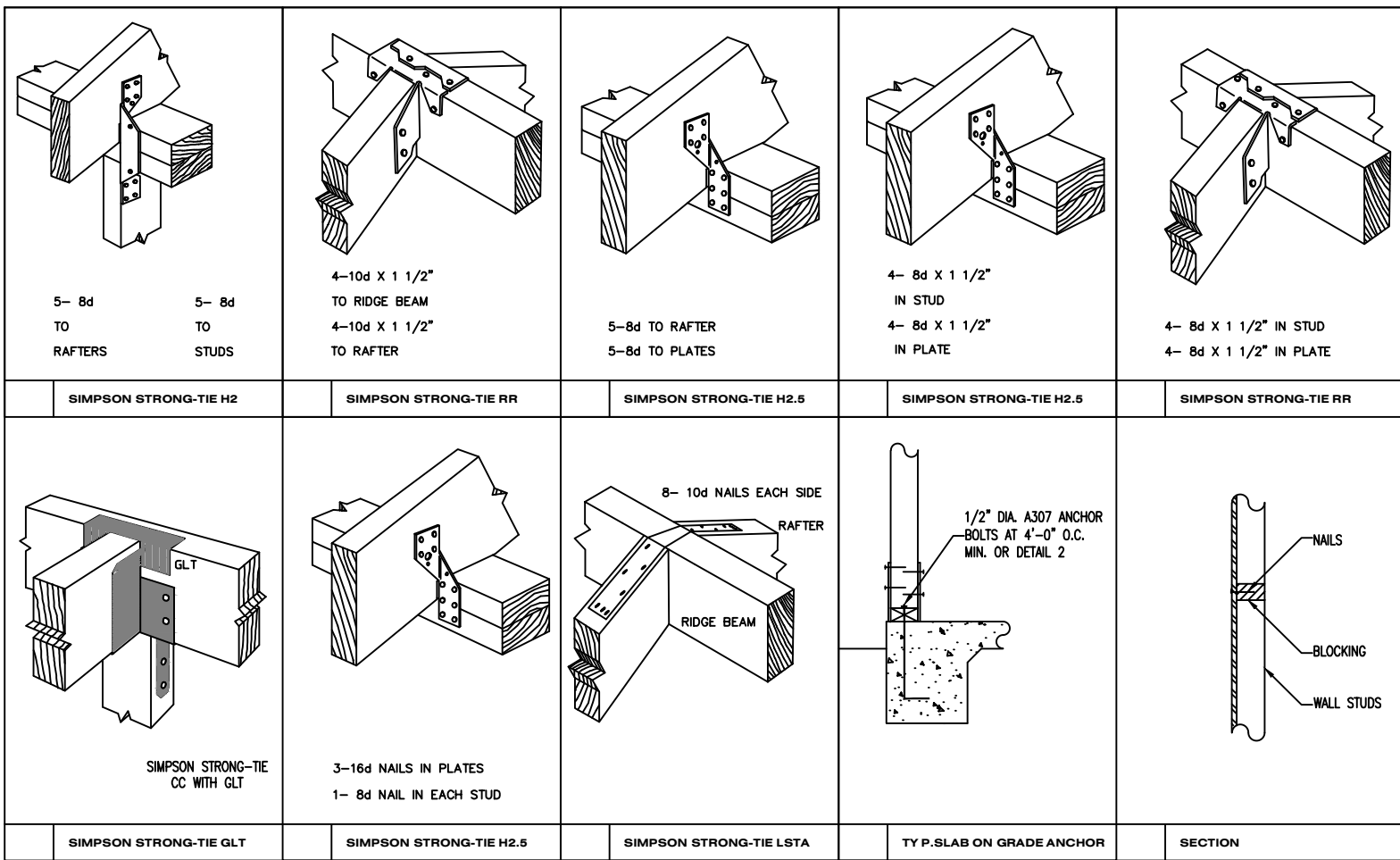
ROOF FRAMING PLAN
 SCALE: 3/16"=1'-0"



4-6-2021

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
TABLE R602.3(1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER a,b,c,d	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	-
1"x6" subfloor or less to each joist, face nail	2-8d 2 staples, 1-3/4	-
2" subfloor to joist or girder, blind & face nail	2-16d	-
Sole plate to joist or blocking, face nail	16d	16" O.C.
Top or sole plate to stud, end nail	2-16d	-
Stud to sole plate, toe nail	4-8d or 2-16d	-
Double studs, face nail	16d	24" O.C.
Double top plates, face nail	16d	16" O.C.
Sole plate to joist or blocking at braced wall panels	3-16d	16" O.C.
Double top plates, minimum 48" offset of end joints, face nail in lapped area	8-16d	-
Blocking between joists or rafters to top plate, toe nail	3-8d	-
Rim joist to top plate, toe nail	8d	6" O.C.
Top plates, laps at corners & intersections, face nail	2-10d	-
Built-up header, two pieces with 1/2" spacer	16d	16" O.C. along each edge
Continued header, two pieces	16d	16" O.C. along each edge
Ceiling joists to plate, toe nail	3-8d	-
Continuous header to stud, toe nail	4-8d	-
Ceiling joist, laps over partitions, face nail	3-16d	-
Ceiling joist to parallel rafters, face nail	3-10d	-
Rafter to plate, toe nail	3-8d	-
1" brace to each stud & plate, face nail	2-8d 2 staples, 1-3/4	-
1"x6" sheathing to each bearing, face nail	2-8d 2 staples, 1-3/4	-
1"x8" sheathing to each bearing, face nail	2-8d 3 staples, 1-3/4	-
Wider than 1"x8" sheathing to each bearing, face nail	3-8d 4 staples, 1-3/4	-
Built-up corner studs	16d	24" O.C.
Built-up girders & beams, 2-inch lumber layers	20d	Nail each layer as follows: 32" O.C. at top & bottom & staggered. Two nails at ends & at each splice
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d	-
face nail	3-10d	-
Rafter ties to rafters, face	3-8d	-
Wood structural panels, subfloor, roof & wall sheathing to framing, & particleboard wall sheathing to framing		
5/16 - 1/2	6d common nail (subfloor, wall) 8d common nail (roof)	6 12 ^g
19/32 - 1	8d common nail	6 12 ^g
1-1/8 - 1-1/4	10d common nail or 8d deformed nail	6 12



DESIGN LOADS:

LIVE LOAD = 20 PSF.
 DEAD LOAD = 10 PSF.
 WIND LOAD = 110 MPH
 3 - SECOND GUST

- NOTES:
1. INSTALL HURRICANE STRAPS PER DETAILS D1 THRU D4 FOR STRAPS FOR MATCHING RAFTERS SEE D5.
 2. WHERE RAFTERS ARE STAGGARED USE DETAIL RR ON D2.
 3. WHERE RAFTERS AND STUDS MATCH USE DETAIL H2 ON D1.
 4. WHERE STUD MATCH FROM THE FIRST FLOOR TO THE SECOND FLOOR USE CS ON D1.
 5. WHERE RAFTERS DO NOT MATCH TO STUDS USE H2 ON D2.
 6. WHERE RAFTERS DO NOT MATCH TO STUDS USE H2 ON D2.
 7. TO TIE STUDS TO TOP PLATE WHERE RAFTERS DO NOT MATCH USE RSP4 ON D3.
 8. CONNECT STUDS TO BOTTOM PLATE PER RSP4 ON D3.
 9. ALL WALLS SHALL HAVE DIAGONAL BRACING PER WW ON D4. ALTERNATE BRACING IS 1X4 LET-IN FROM TOP PLATE TO BOTTOM PLATE.

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FLOOR FRAMING NOTES:

- FLOOR JOIST - SYP #2
- TYP. FLOOR JOIST - 2X12 @ 16" O.C. U.N.O.
- TYP. SHEATHING - 1 1/8" 48/24 APA RATED T & G GLUED & NAILED W/10 D @ 6" EDGES & 10" FIELD
- ALL BEAMS AND HEADERS SHALL BE SYP #2
- PROVIDE 2- 2X12 HEADERS AT ALL FIRST LEVEL OPENINGS U.N.O.
- DOUBLE JOIST UNDER ALL NON LOAD-BEARING PARTITIONS
- ALL FLUSH BEAM - TO - BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)
- DL = 10 PSF LL = 40 PSF

CEILING FRAMING NOTES

- CEILING JOISTS - SYP #2
- TYP. CEILING JOIST - 2X6 @ 16" O.C. U.N.O.
- ALL BEAMS AND HEADERS SHALL BE SYP #2
- HEADER SCHEDULE:

SPAN	HEADER
2'-6"	2 - 2x4
4'-6"	2 - 2X6
6'-0"	2 - 2X8
7'-6"	2 - 2X10

- ALL FLUSH BEAM - TO - BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)
- DL = 10 PSF LL = 20 PSF

GENERAL NOTE

FRAMING DESIGN CRITERIA BASED ON 2017 NFPA SPAN TABLES FOR JOISTS AND RAFTERS, AND SPIB GRADING RULES. VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICKLEDGES, INSERTS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.

STUD WALL FRAMING NOTE

FRAME EXTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2X6 STUDS @ 16" O.C.

FRAME INTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2 - 2x4 STUDS @ 16" O.C. OR 2X6 STUDS @ 16" O.C.

STUD WALLS SHALL BE DIAGONALLY BRACED W/ 1 X 4 LET-IN AT EACH END, AT 25' MAX. SPACING BETWEEN WALL

STRAP TIES MST @ SECOND FLOOR AND ROOF, SPACED @ 32" O.C. ENDS.

H3 CONNECTORS AT SILL PLATE @ 16" O.C.

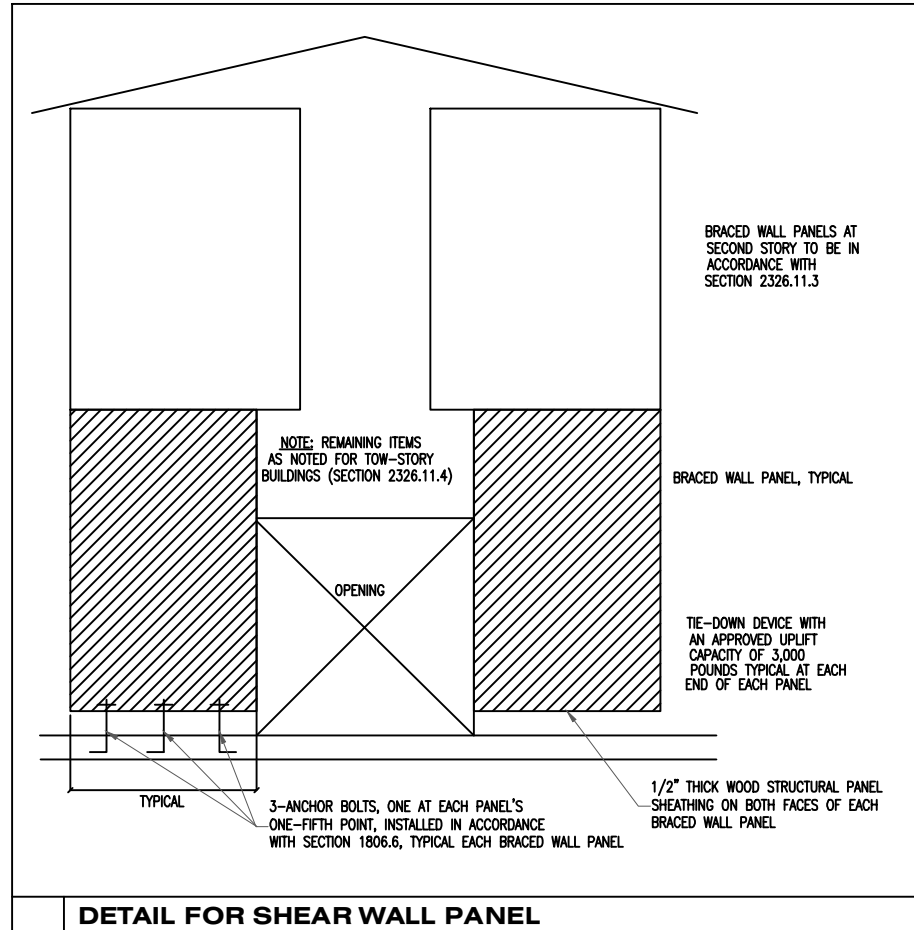
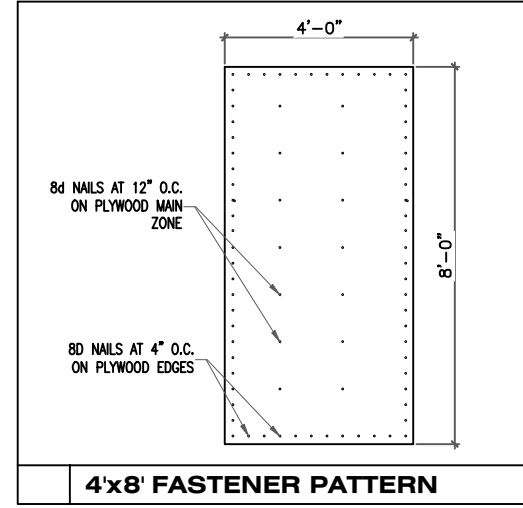
GENERAL FRAMING NOTES

- HIP, VALLEY, AND RIDGE SHALL ALWAYS BE ONE SIZE LARGER THAN RAFTERS.
- PROVIDE COLLAR TIES AT UPPER 1/3 DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 32" O.C.
- ALL RAFTERS 2X6 AT 16" O.C. UNLESS OTHERWISE NOTED.
- DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.
- PROVIDE CROSSBRIDGING AT 8'-0" O.C. ON ALL 2X12 JOISTS.
- PROVIDE RAFTER TIES AT ALL PLATES WHERE JOIST ARE PERPENDICULAR TO RAFTERS.
- PROVIDE 2- 2X6 STRONGBACK ON SPANS OVER 10'-0".
- ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
- STUD WALLS EXCEEDING 10'-0" SHALL HAVE FIRESTOPS
- THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2 X 6 BRACES AT 48" O.C. MAXIMUM ANGLE FOR 2 X 6 BRACES = 45 DEG FROM VERT. MAXIMUM UNSUPPORTED LENGTH FOR 2 X 6 BRACES = 8'. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2 X 6 STRONGBACK SUPPORTED BY JOISTS OR (2) 2 X 12 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.). PROVIDE 2 X 6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.).
- PROVIDE 26 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPS, AND RIDGES WHERE APPLICABLE. ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
- ALL BEAM AND HEADER MATERIAL SHALL BE #2 SD19 SYP. ALL RAFTERS AND JOIST MATERIAL SHALL BE #2 SD19 SYP.
- ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" O.C.
- ALL STEEL SHALL CONFORM TO ASTM A-36.
- ROOF LIVE LOAD = 20 PSF, SECOND FLOOR LIVE LOAD = 40 PSF, CEILING LIVE LOAD = 10 PSF, WIND LOAD 110 MPH
- ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) OR WAFFERBOARD APA RATED SHEATHING (24/0). SECOND FLOOR DECKING SHALL BE APA 1 1/8 PLYWOOD OR 2X6 T & G INSTALLED DIAGONALLY.
- FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" O.C.

- CORNER SHEATHING (FROM CORNER TO A DISTANCE 8'-0" FROM CORNER) PROVIDE 1/2" PLYWOOD SHEATHING. BLOCK ALL UNSUPPORTED EDGES OF SHEATHING. NAIL W/ 8d NAILS AT 4" O.C. EDGES, 12" O.C. FIELD.
- ALL EXTERIOR WALL TO USE 1/2" O.S.B. (MIN) NAIL 4" O.C. AT EDGES, & 12" O.C. AT FIELD W/8d NAILS TYP. (U.N.O.)
- INSTALLATION: DRIVE NAILS FLUSH. DO NOT PENETRATE THE SURFACE OF THE SHEATHING.

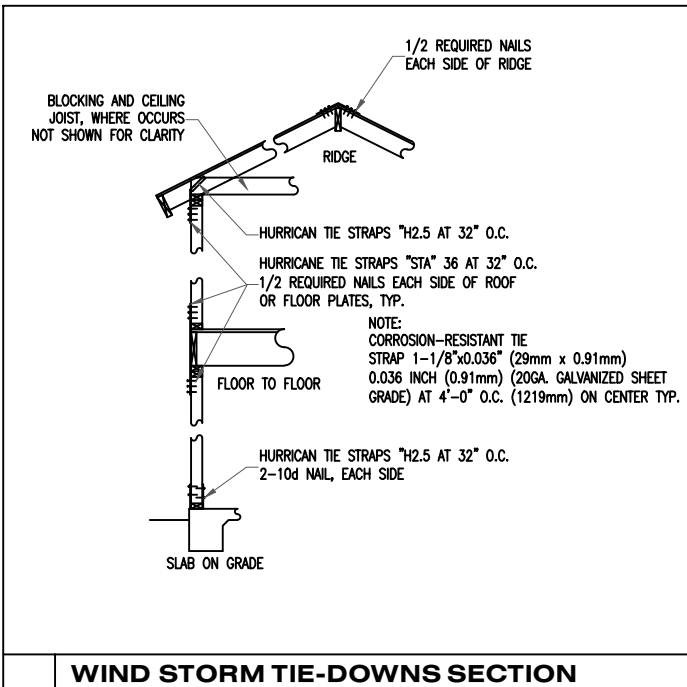
WIND STORM NOTES:

- RAFTER HURRICANE TIES- CONNECT ALTERNATE RAFTERS TO SUPPORTS WITH SIMPSON H2.5 HURRICANE TIE
- ALIGN OPPOSING RAFTERS @ RIDGE AND CONNECT WITH SIMPSON LSTA STRAPS TIE WITH 10-10d NAILS (5 EA. SIDE)
- ROOF BRACING- 2 X 6 PURLIN WITH 2 X 4 BRACE @ 48" O.C. TO BEAM OR WALL BELOW
- ALL BEAM CONNECTIONS SIMPSON HGB OR HGLT
- PROVIDE FULL BEARING UNDER BEAMS CONTINUOUSLY TO FOUNDATION
- DL- 5 PSF LL 10 PSF UNIFORM DIST. LOAD FROM WALL ABOVE #/LF POINT LOAD FROM WALL OR COLUMN ABOVE # ALL NON LOAD BEARING TRUSSES @ 120 #/LF MIN. PLUS LOAD FROM WALL ABOVE
- ALL FLUSH BEAM CONNECTIONS SIMPSON HGB OR HGLT
- ALL FLUSH STEEL TO STEEL BEAMS CONNECTIONS 2- L 4" X 4" X 1/4" X 9' WITH 6- 3/4" @ A307 BOLTS



NOTES:

- ALL EXTERIOR CORNER WALLS SHALL HAVE A MINIMUM OF ONE LAYER OF 1/2" PLYWOOD SHEATHING (STRUCTURAL GRADE) WITH 8d NAILS @ 4" O.C.
- SEE DETAIL FOR SHEAR WALLS. PROVIDE THE SHEATHING/NAILING PATTERN AS INDICATED ON THESE DRAWINGS.
- 1/2" DRYWALL WITH 5d COOLER NAILS @ 7" O.C. AT EDGES PROVIDE THIS AS STANDARD CONSTRUCTION FOR BOTH SIDES OF ALL INTERIOR STUD WALLS.
- PROVIDE BLOCKING AT ALL SHEATHING EDGES. PROVIDE DOUBLE STUDS W/ SIMPSON HTTS AT EACH END OF THE SHEAR WALL.
- PROVIDE 1/2" ANCHOR BOLTS @ 4'-0" MAX. OR AT LEAST 2 BOLTS IN THE MIDDLE OF EACH SHEAR WALL WITH 7 INCHES OF EMBEDMENT
- PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS REQUIRED BY LOCAL BUILDING CODE.
- PROVIDE ONE LAYER OF 1/2" OSB SHEATHING (STRUCTURAL GRADE) AT A MAXIMUM DISTANCE OF 25'-0" ON ALL EXTERIOR WALLS.



BEAMS:

(IF APPLICABLE) STEEL FLITCH BEAMS BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 24" O/C AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM). HOLES SHALL BE 9/16" O AND DRILLED. EDGE CLEARANCE SHALL BE 1 1/2" FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS "TIED" INTO ANOTHER THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. EDGE CLEARANCE SHALL BE 1-1/2" FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.

TRIPLE SECOND FLOOR JOISTS UNDER PARTITION WALLS ABOVE (U.N.O.).

ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.N.O.). ALL BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.N.O.). ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2 X 4 OR (2) 2 X 6 STUDS UNLESS OTHERWISE NOTED.

HEADER SCHEDULE AS FOLLOWS (USE (2) 2 X 12'S WITH 1/2" PLYWOOD (U.N.O.) FOR FIRST FLOOR HEADERS):

SIZE	MAXIMUM SPAN	SIZE	MAXIMUM SPAN
2-2 X 6	4' - 6"	2-2 X 10	7' - 6"
2-2 X 8	6' - 0"	2-2 X 12	9' - 0"

THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE 25Q OF THE HOUSTON/UBC BUILDING CODE IS APPLICABLE (U.N.O.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS 24" O.C. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12" O.C. THERE SHALL BE NO SPLICES.

STUD WALLS 14" OR HIGHER SHALL HAVE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C.

GLUED LAM. BEAMS TO BE SOUTHERN PINE AND INSTALLED PER THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. FV = 2400 PSI, FV = 165 PSI, E = 1,800 PSI.

CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY FOR REVIEW RECOMMENDATIONS AND REVISIONS. RECOMMENDATIONS AND REVISE THEM, IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.

(1) ADJUST TO COMPLY WITH MAX. DISTANCE OF 25'-0" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING / NAILING PATTERN
1	(1) LAYER OF 1/2" STRUCTURAL PLYWOOD W/ 8d NAILS @ 4" O.C. AT ALL EDGES (TO USE)
2	(1) LAYER OF 1/2" STRUCTURAL PLYWOOD W/ 8d NAILS @ 2.5" O.C. AT ALL EDGES
3	(2) LAYER OF 1/2" STRUCTURAL PLYWOOD W/ 10d NAILS @ 4" O.C. AT ALL EDGES
4	(2) LAYER OF 1/2" STRUCTURAL PLYWOOD W/ 10d NAILS @ 2.5" O.C. AT ALL EDGES
5	SEE DETAIL FOR SHEAR WALL #5
6	SEE DETAIL FOR SHEAR WALL #6

RIDGE TIE-STRAP NAILING

BASIC WIND SPEED (MPH)	NUMBER OF NAILS EXPOSURE		
	B	C	D
x 1.61 FOR KPH			
110	12-10d	14-10d	16-10d

ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

BASIC WIND SPEED (MPH)	LOCATION	NUMBER OF NAILS		
		B	C	D
x 1.61 FOR KPH				
110	ROOF TO WALL	10-10d	12-10d	12-10d
	FLOOR TO FLOOR	8-10d	10-10d	10-10d
	FLOOR TO FOUNDATION	6-10d	8-10d	8-10d



4-6-2021

PROJECT: **ROLANDO PEÑA (LOT 2)**

ADDRESS: **5407 LEE STREET HOUSTON, TX 77020**