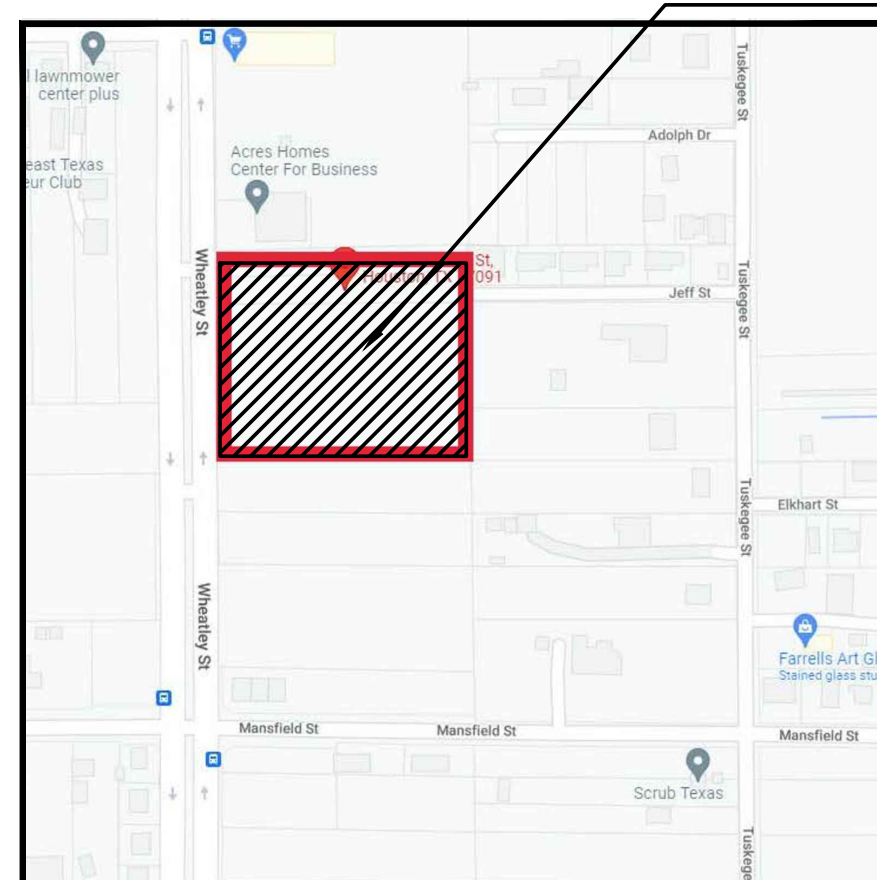


APARTMENTS @ WHEATLEY STREET

SCHEMATIC DESIGN (ARCHITECTURAL) SET

AT 6102 & 6104 WHEATLEY STREET

HOUSTON TX 77091

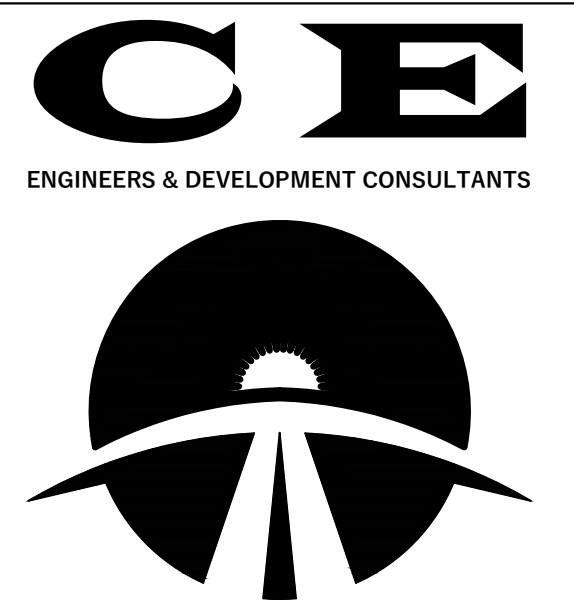


LOCATION MAP

SITE

CIVIL	ARCHITECT	OWNER	CONTRACTOR	STRUCTURAL	MEP
CE ENGINEERS & DEVELOPMENT CONSULTANTS Phone Number: 713-540-6639 Contact: Chen Wang, P.E. Email: Inquiry@ceengineers.com	INSPIRED ARCHITECTURE, LLC. Phone Number: 281-250-3152 Contact: Hei Yin Edmund Wong, AIA, LEED A.P. E-mail: Edmundhwong@hotmail.com	PYRAMID AT JENSEN, LLC. Phone Number: 713-540-6639 Contact: Chen Wang, P.E. Email: Inquiry@ceengineers.com	INTEX CONSTRUCTION, LLC. Phone Number: 713-540-6639 Contact: Chen Wang, P.E. Email: Inquiry@ceengineers.com	CE ENGINEERS & DEVELOPMENT CONSULTANTS Phone Number: 713-540-6639 Contact: Chen Wang, P.E. Email: Inquiry@ceengineers.com	MEP GREEN DESIGNS & BUILD, PLLC. Phone Number: 281-786-1195 Contact: Dung Vu E-mail: Dungvu@mepgreendesigns.com

SCHEMATIC DESIGN SET (05-17-2022)



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APARTMENTS @ WHEATLEY STREET
 6102 & 6104 WHEATLEY STREET
 HOUSTON, TEXAS 77091

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
 LICENSE NO.: TX#18968

REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES		
Scale	HORIZ: N/A	Issue Date
VERT: N/A		05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	09-15-21
		09-15-21

COVER SHEET

DRAWING: **G0.0.0**
 SHEET: /

APARTMENTS AT WHEATLY STREET (4 BUILDINGS)- UNIT MIX AND AREA TABULATIONS DATE: MAY 17, 2022

BUILDING 1 RESIDENTIAL UNITS														
Unit Type	Description	Unit Net (SF)	Balcony (SF)	Usable Area Gross (SF)	G/F	2/F	3/F	ROOF	Total Units	%	Total Net Area (SF)	Total Usable Area (SF)		
Unit S1	STUDIO/1BA	495.00	42.00	537.00		4	4	4		12	28.00%	5,940.00	6,444.00	
Subtotal						4	4	4		12	28.00%	5,940	6,444	
Unit A1	1BR/1BA	605.00	42.00	647.00		4	4	4		12	28.00%	7,260.00	7,764.00	
Unit A2	1BR/1BA	605.00	42.00	647.00		4	4	4		12	28.00%	7,260.00	7,764.00	
Subtotal						8	8	8		24	60.00%	14,520	15,528	
Unit B2	2BR/2BA	929.00	70.00	999.00		4	4	4		12	28.00%	11,148.00	11,988.00	
Subtotal						4	4	4		12	28.00%	11,148	11,988	
Total						16	16	16		48	100.00%	31,608	33,960	
											658.50	707.50		
											AVG.	AVG.		
Total Net per floor						10,536	10,536	10,536			31,608			
Total Balcony per floor						784	784	784			2,352			

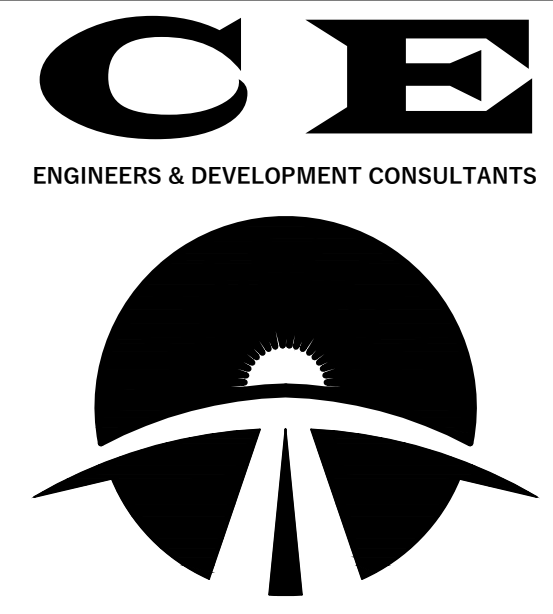
BUILDING 2 RESIDENTIAL UNITS														
Unit Type	Description	Unit Net (SF)	Balcony (SF)	Usable Area Gross (SF)	G/F	2/F	3/F	ROOF	Total Units	%	Total Net Area (SF)	Total Usable Area (SF)		
Unit S1	STUDIO/1BA	495.00	42.00	537.00		4	4	4		12	28.09%	5,940.00	6,444.00	
Subtotal						4	4	4		12	28.09%	5,940	6,444	
Unit A1	1BR/1BA	605.00	42.00	647.00		4	4	4		12	28.09%	7,260.00	7,764.00	
Unit A2	1BR/1BA	605.00	42.00	647.00		4	4	4		12	28.09%	7,260.00	7,764.00	
Subtotal						8	8	8		24	62.17%	14,520	15,528	
Unit B2	2BR/2BA	929.00	70.00	999.00		2	4	4		10	21.74%	9,290.00	9,990.00	
Subtotal						2	4	4		10	21.74%	9,290	9,990	
Total						14	16	16		46	100.00%	29,750	31,962	
											646.74	694.83		
											AVG.	AVG.		
Total Net per floor						8,678	10,536	10,536			29,750			
Total Balcony per floor						644	784	784			2,212			

BUILDING 3 RESIDENTIAL UNITS														
Unit Type	Description	Unit Net (SF)	Balcony (SF)	Usable Area Gross (SF)	G/F	2/F	3/F	ROOF	Total Units	%	Total Net Area (SF)	Total Usable Area (SF)		
Unit S1	STUDIO/1BA	495.00	42.00	537.00		4	4	4		12	28.00%	5,940.00	6,444.00	
Subtotal						4	4	4		12	28.00%	5,940	6,444	
Unit A1	1BR/1BA	605.00	42.00	647.00		4	4	4		12	28.00%	7,260.00	7,764.00	
Unit A2	1BR/1BA	605.00	42.00	647.00		4	4	4		12	28.00%	7,260.00	7,764.00	
Subtotal						8	8	8		24	60.00%	14,520	15,528	
Unit B2	2BR/2BA	929.00	70.00	999.00		4	4	4		12	28.00%	11,148.00	11,988.00	
Subtotal						4	4	4		12	28.00%	11,148	11,988	
Total						16	16	16		48	100.00%	31,608	33,960	
											658.50	707.50		
											AVG.	AVG.		
Total Net per floor						10,536	10,536	10,536			31,608			
Total Balcony per floor						784	784	784			2,352			

BUILDING 4 RESIDENTIAL UNITS														
Unit Type	Description	Unit Net (SF)	Balcony (SF)	Usable Area Gross (SF)	G/F	2/F	3/F	ROOF	Total Units	%	Total Net Area (SF)	Total Usable Area (SF)		
Unit S1	STUDIO/1BA	495.00	42.00	537.00		4	4	4		12	20.00%	5,940.00	6,444.00	
Subtotal						4	4	4		12	20.00%	5,940	6,444	
Unit A1	1BR/1BA	605.00	42.00	647.00		0	0	0		0	0.00%	0.00	0.00	
Unit A2	1BR/1BA	605.00	42.00	647.00		0	0	0		0	0.00%	0.00	0.00	
Unit A3	1BR/1BA	635.00	42.00	677.00		1	1	1		3	6.00%	1,905.00	2,031.00	
Unit A4	1BR/1BA	649.00	0.00	649.00		1	1	1		3	6.00%	1,947.00	1,947.00	
Unit A5	1BR/1BA	676.00	37.00	713.00		12	12	12		36	80.00%	20,808.00	22,140.00	
Subtotal						14	14	14		42	70.00%	24,660	26,118	
Unit B2	2BR/2BA	929.00	42.00	971.00		2	2	2		6	10.00%	5,674.00	6,826.00	
Subtotal						2	2	2		6	10.00%	5,674	6,826	
Total						20	20	20		60	100.00%	36,174	38,368	
											602.90	639.80		
											AVG.	AVG.		
Total Net per floor						12,088	12,088	12,088			36,174			
Total Balcony per floor						738	738	738			2,214			

PARKING SUMMARY			
Parking Required:	Unit/ Parking Ratio		Total
BUILDING 1			
STUDIO	12.00	1.28 per Unit	15
1 BEDROOM	24.00	1.33 per Unit	32
2 BEDROOM	12.00	1.67 per Unit	20
SUBTOTAL			67
BUILDING 2			
STUDIO	12.00	1.28 per Unit	15
1 BEDROOM	24.00	1.33 per Unit	32
2 BEDROOM	10.00	1.67 per Unit	17
SUBTOTAL			64
BUILDING 3			
STUDIO	12.00	1.28 per Unit	15
1 BEDROOM	24.00	1.33 per Unit	32
2 BEDROOM	12.00	1.67 per Unit	20
SUBTOTAL			67
BUILDING 4			
STUDIO	12.00	1.28 per Unit	15
1 BEDROOM	42.00	1.33 per Unit	96
2 BEDROOM	6.00	1.67 per Unit	10
SUBTOTAL			121
TOTAL OF 4 BUILDINGS			278
		Total Required	278
Bike Reduction (10% max.)	1 Space	per 4 bike spaces	27
Parking Required after Reduction			251
Bike Spaces Provided			108
Parking Provided		Standard	Total
Visitor Parking		63	2
Surface Parking		179	8
			187
Total		242	10
		99%	4%
			252

OVERALL SUMMARY							
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4		TOTAL	%
STUDIO	12	12	12	12		48	24%
1-BEDROOM	24	24	24	42		114	56%
2-BEDROOM	12	10	12	6		40	20%
TOTAL	48	46	48	60		202	100%



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APARTMENTS @ WHEATLEY STREET
 6102 & 6104 WHEATLY STREET
 HOUSTON, TEXAS 77091

NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
 LICENSE NO.: TX#18968

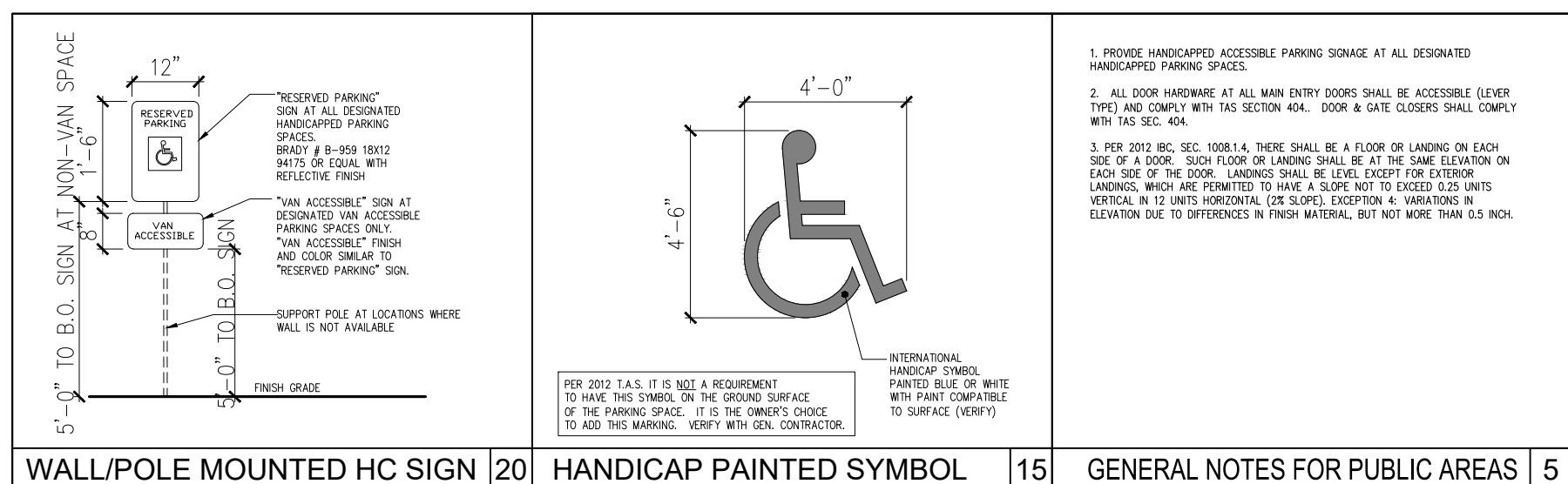
REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES			
Scale	HOZRI: N/A	Issue Date	05-17-22
VERT: N/A			
CEEDC Project Number	211037	CEEDC File Number	211037
Designed By	CW	Date	09-15-21
Checked By	CW	Date	09-15-21

TABULATIONS

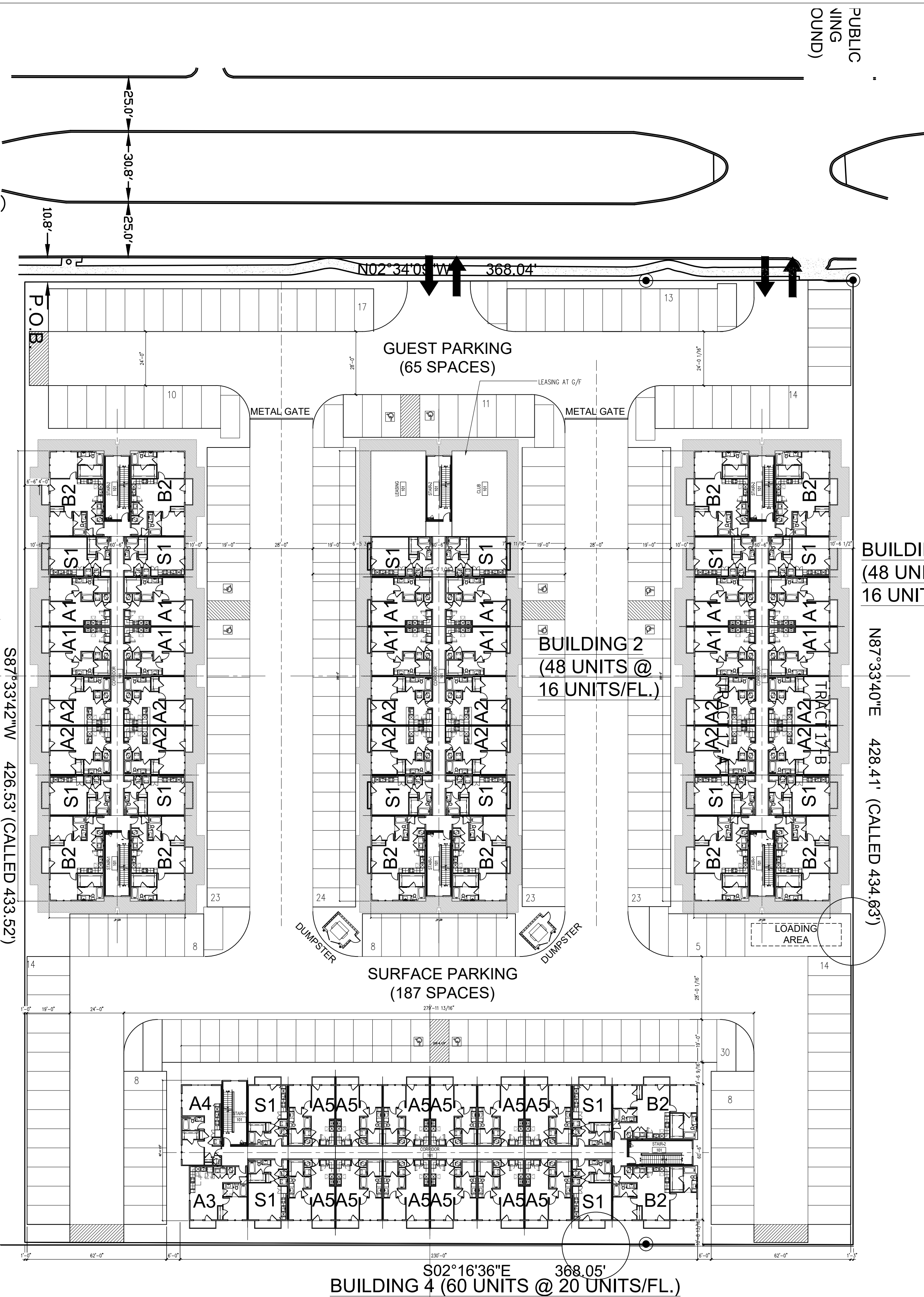
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(1) TABULATIONS



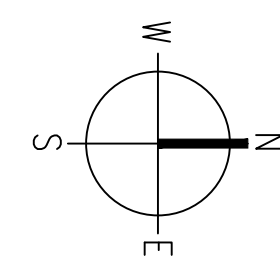
WALL/POLE MOUNTED HC SIGN 20 HANDICAP PAINTED SYMBOL 15 GENERAL NOTES FOR PUBLIC AREAS 5

WHEATLEY STREET
 (PLATTED AS TENTH STREET)
 (R.O.W. VARIES)
 (CONC, PAVEMENT W/CONC. CURB & GUTTER)

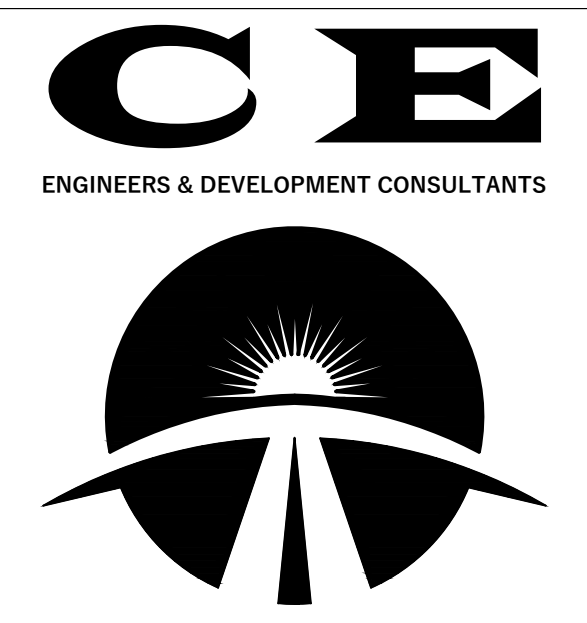


TOTAL NO. OF UNITS: 202

TX ENGINEERING FIRM NO.
 TX SURVEYING FIRM NO. 11
 8118 FRY ROAD, SUITE
 CYPRESS, TEXAS 7743
 281.213.2517



(1) ARCHITECTURAL SITE PLAN (1"=30'-0")



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 HOUSTON, TEXAS 77091

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 LICENSE NO.: TX#18968

REVISIONS		
No.	DATE	DESCRIPTION

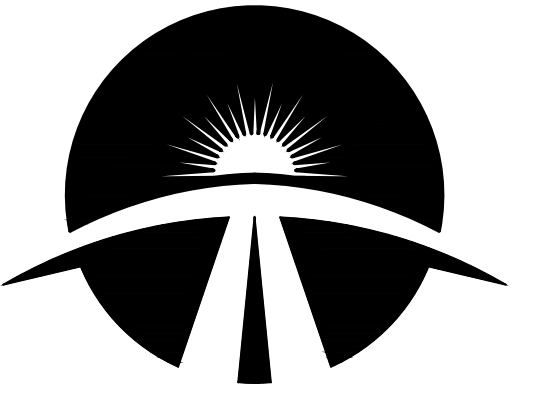
GENERAL NOTES		
Scale: HORIZ:	N/A	Issue Date
VERT:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

SITE PLAN

DRAWING: **A1.0.1**
 SHEET: /



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APARTMENTS @ WHEATLEY STREET
6102 & 6104 WHEATLY STREET
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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

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LICENSE NO.: TX#18968

REVISIONS

No.	DATE	DESCRIPTION

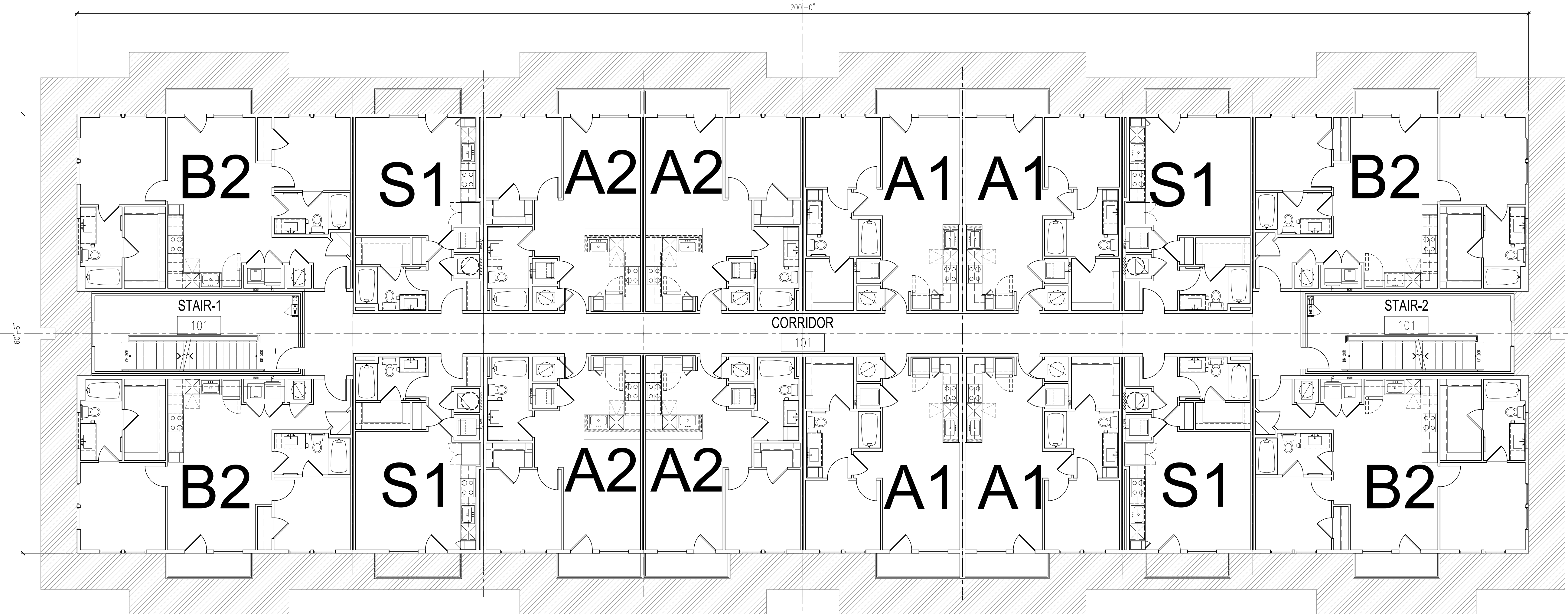
GENERAL NOTES

Scale	HORIZ: N/A	Issue Date
VERT:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

BUILDING FLOOR PLAN

DRAWING: **A1.1.1**

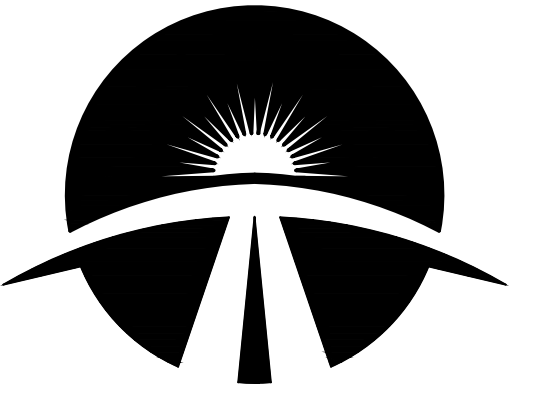
SHEET: /



(1) BUILDING 1 & 3 FLOOR PLAN- GROUND FLOOR (1/16"=1'-0")



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6102 & 6104 WHEATLY STREET
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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

REVISIONS

No.	DATE	DESCRIPTION

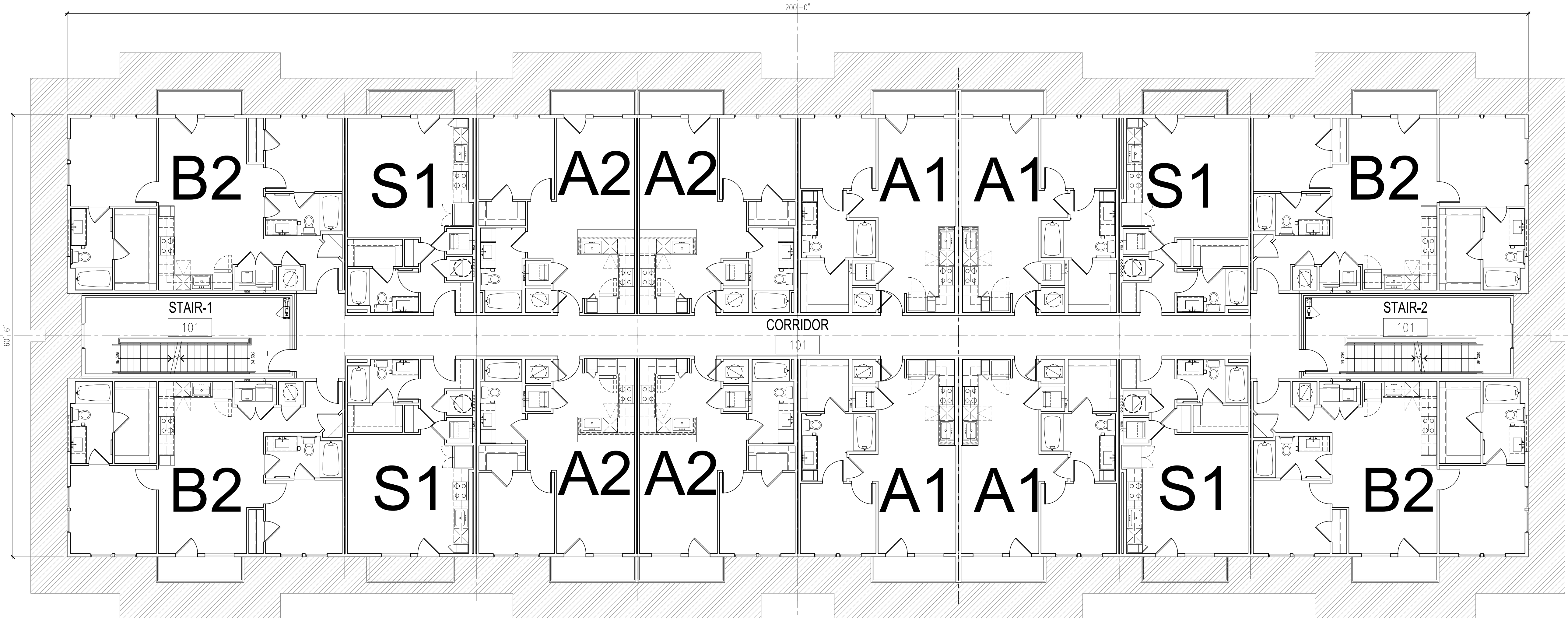
GENERAL NOTES

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VERI:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

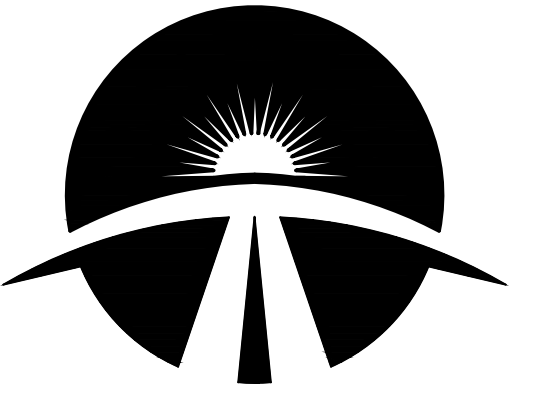
BUILDING FLOOR PLAN

DRAWING: **A1.1.2**

SHEET: /



(1) BUILDING 1 & 3 FLOOR PLAN- 2ND TO 3RD FLOOR (1/16"=1'-0")



APARTMENTS @ WHEATLEY STREET
 STREET
 6102 & 6104 WHEATLY STREET
 HOUSTON, TEXAS 77091

NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
 LICENSE NO.: TX#18968

REVISIONS

No.	DATE	DESCRIPTION

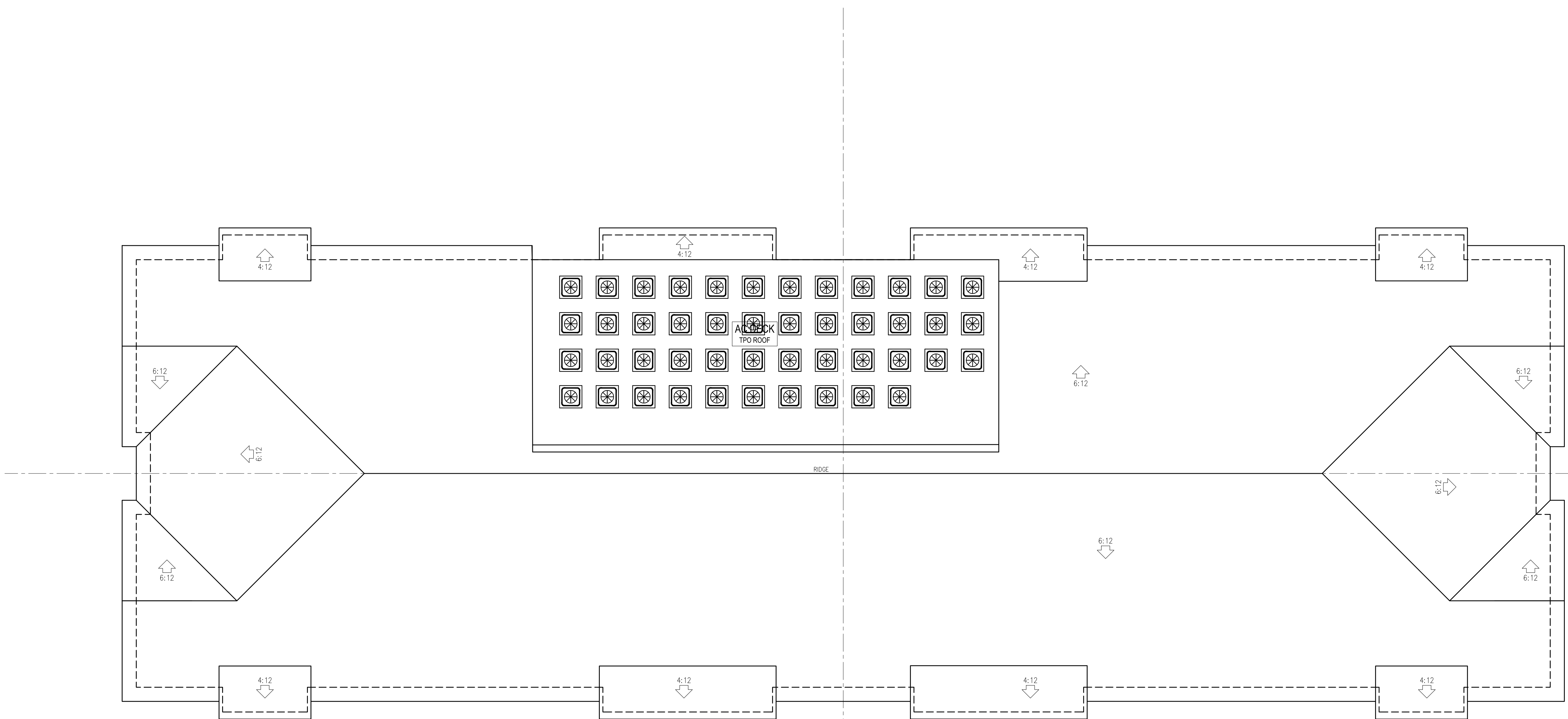
GENERAL NOTES

Scale	HOZRI: N/A	Issue Date
VERI:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

BUILDING FLOOR PLAN

DRAWING: **A1.1.4**

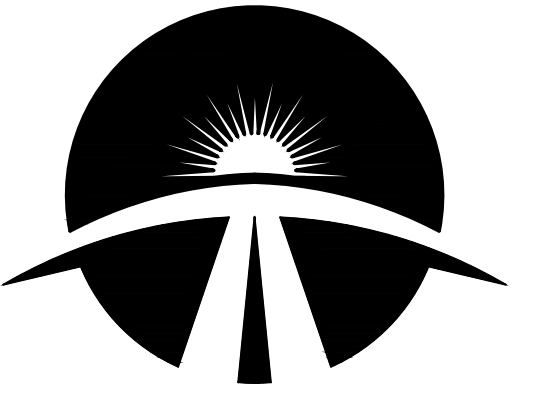
SHEET: /



(1) BUILDINGS 1 & 3 FLOOR PLAN- ROOF (1/16"=1'-0")



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APARTMENTS @ WHEATLEY STREET
6102 & 6104 WHEATLY STREET
HOUSTON, TEXAS 77091

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

REVISIONS

No.	DATE	DESCRIPTION

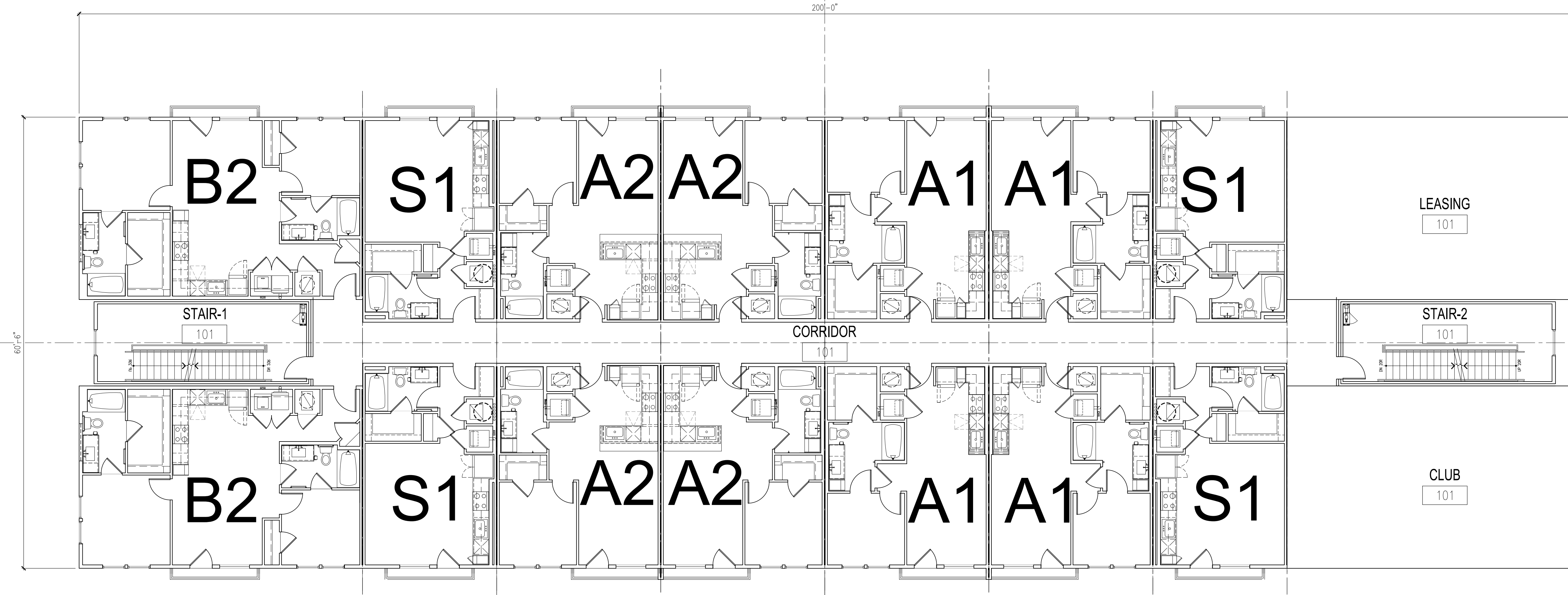
GENERAL NOTES

Scale	HOZRI: N/A	Issue Date
VERT:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

BUILDING FLOOR PLAN

DRAWING: **A1.2.1**

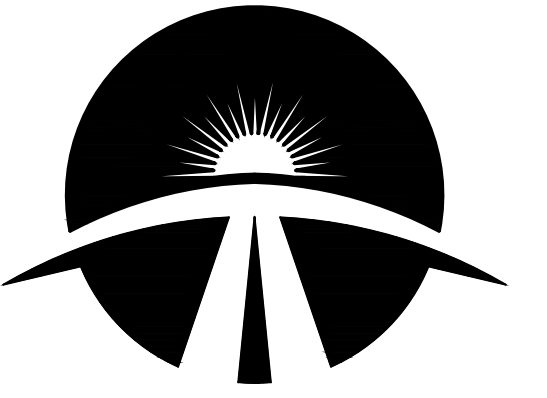
SHEET: /



(1) BUILDING 2 FLOOR PLAN- GROUND FLOOR (1/16"=1'-0")



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APARTMENTS @ WHEATLEY STREET
6102 & 6104 WHEATLY STREET
HOUSTON, TEXAS 77091

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

REVISIONS

No.	DATE	DESCRIPTION

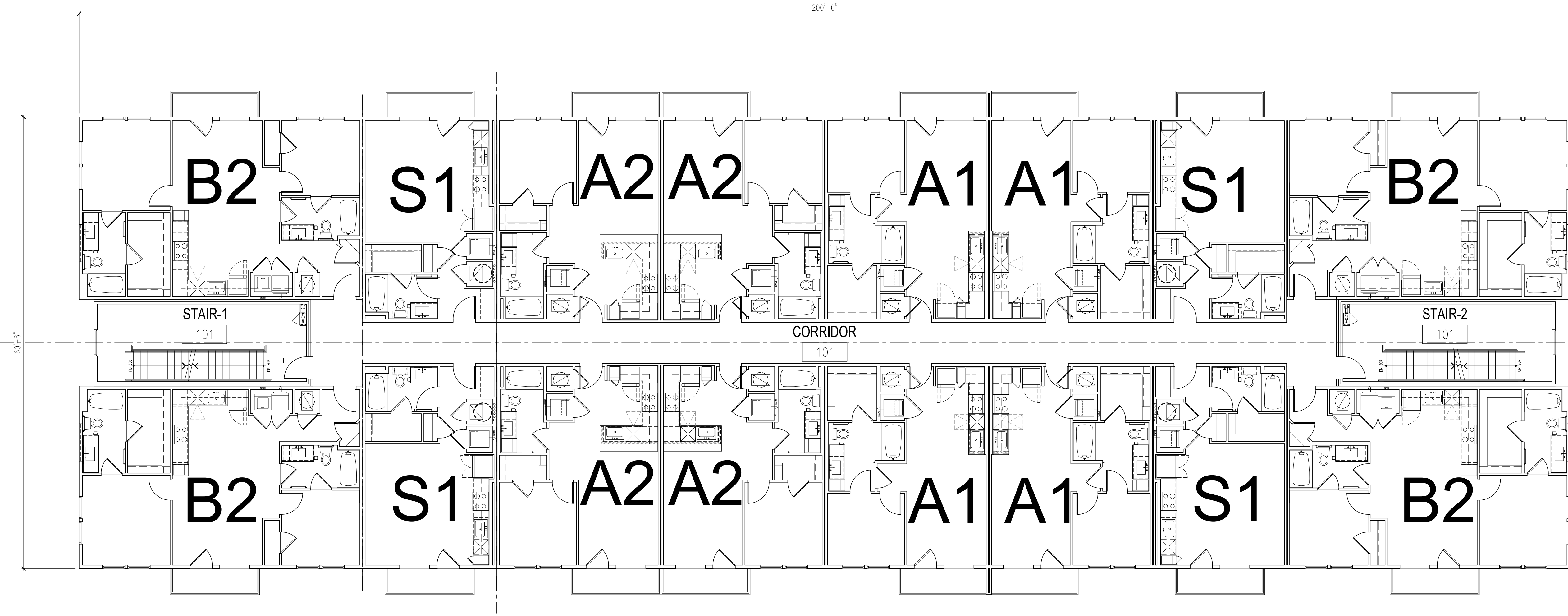
GENERAL NOTES

Scale	HOZRI: N/A	Issue Date
VERI:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

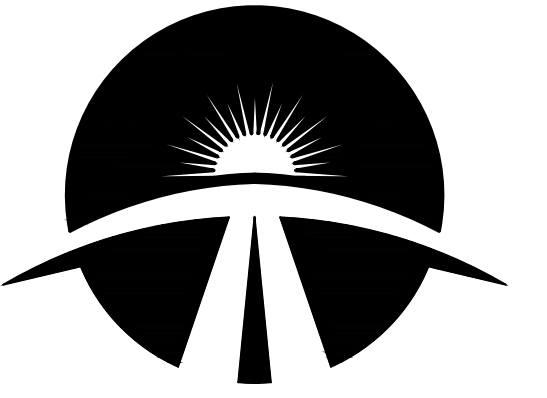
BUILDING FLOOR PLAN

DRAWING: **A1.2.2**

SHEET: /



(1) BUILDING 2 FLOOR PLAN- 2ND TO 3RD FLOOR (1/16"=1'-0")



APARTMENTS @ WHEATLEY STREET
 STREET
 6102 & 6104 WHEATLEY STREET
 HOUSTON, TEXAS 77091

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
 LICENSE NO.: TX#18968

REVISIONS

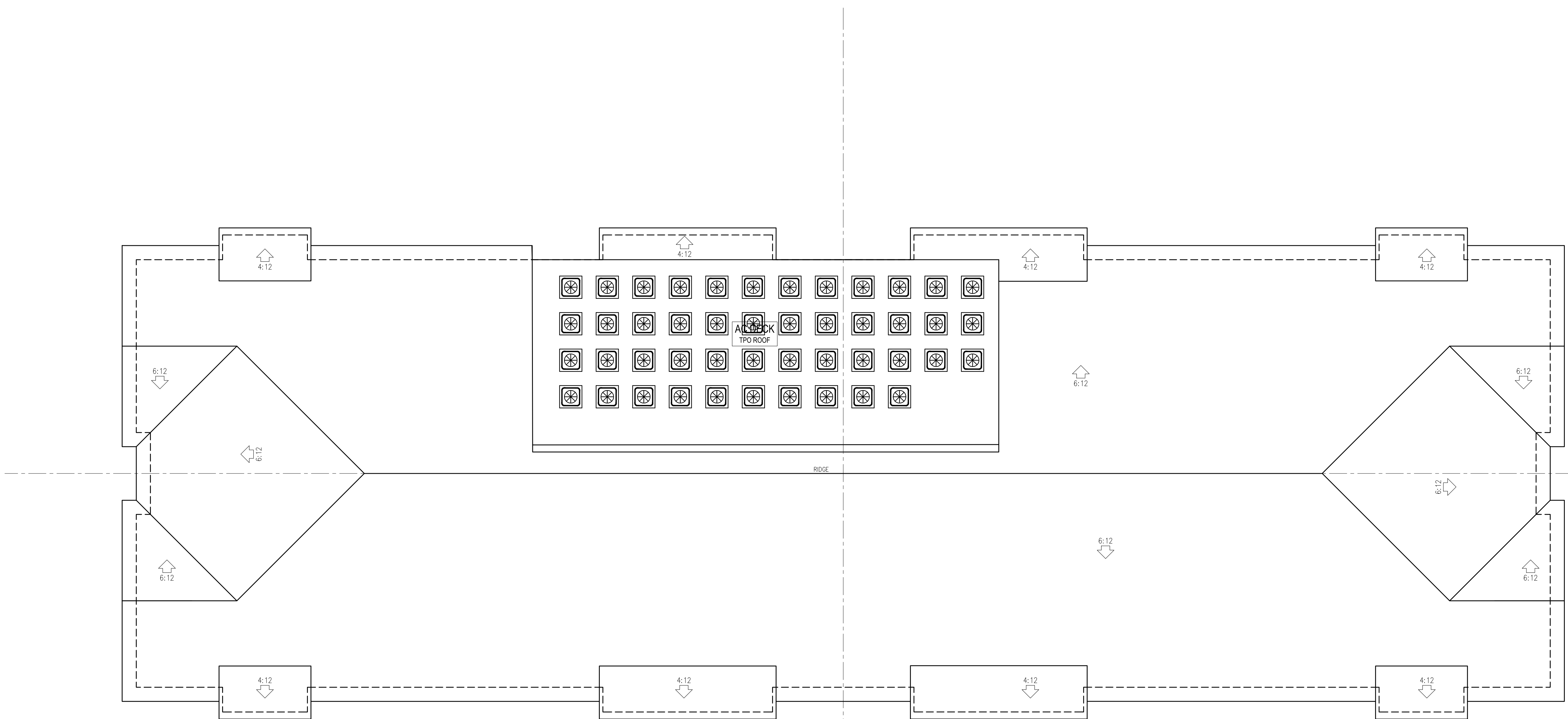
No.	DATE	DESCRIPTION

GENERAL NOTES

Scale	HOZRI: N/A	Issue Date
VERI:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

BUILDING FLOOR PLAN

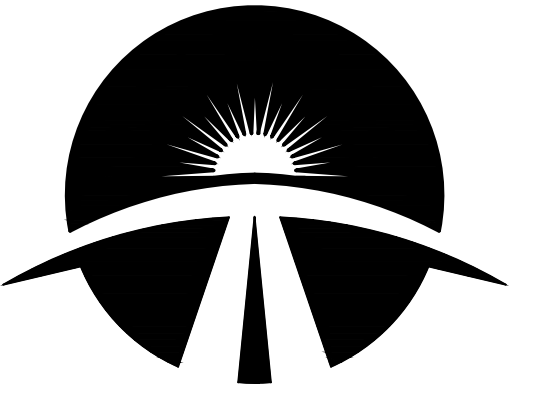
DRAWING: **A1.2.4**
 SHEET: /



(1) BUILDING 2 FLOOR PLAN- ROOF (1/16"=1'-0")



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HOUSTON, TEXAS 77091

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

REVISIONS

No.	DATE	DESCRIPTION

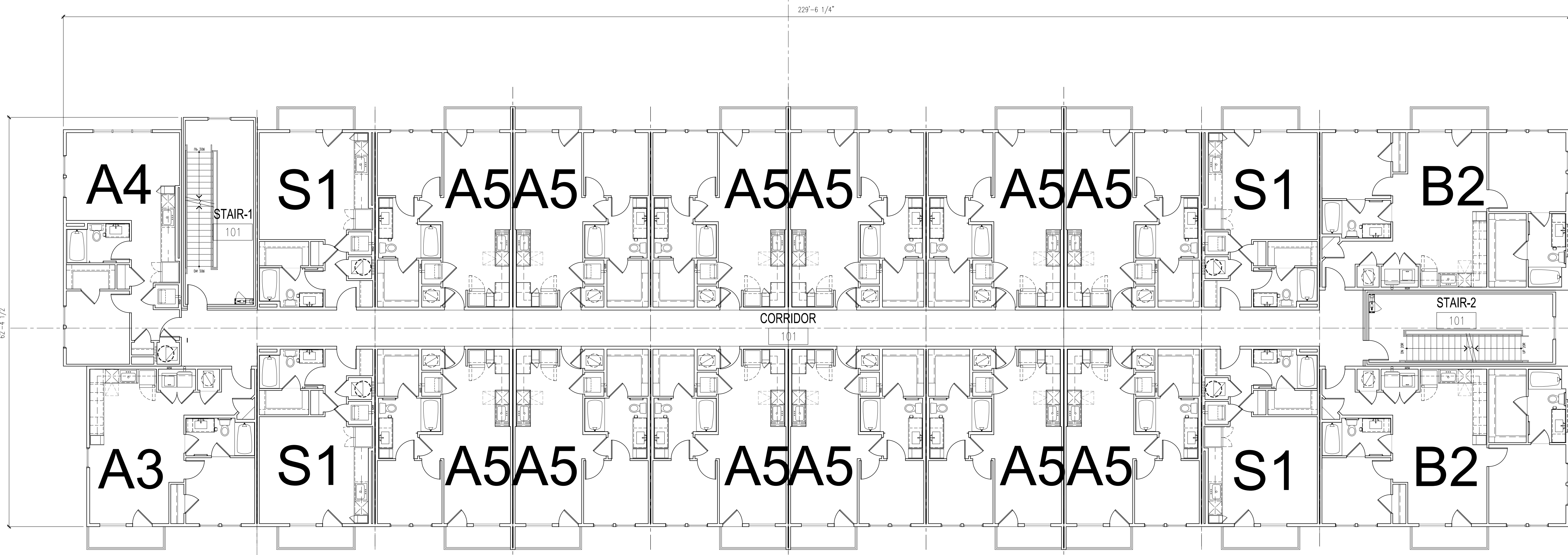
GENERAL NOTES

Scale	HOZRI: N/A	Issue Date
VERI:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

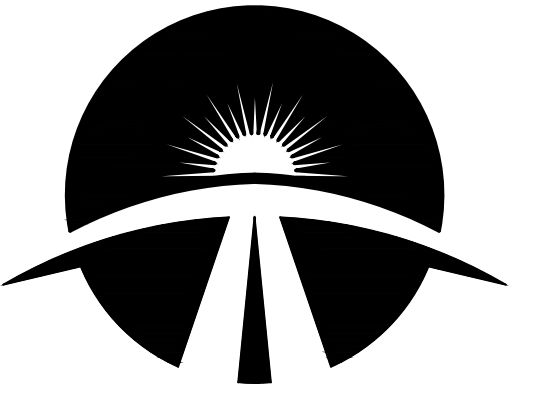
BUILDING FLOOR PLAN

DRAWING: **A1.4.1**

SHEET: /



(1) BUILDING 4 FLOOR PLAN- GROUND FLOOR (1/16"=1'-0")



APARTMENTS @ WHEATLEY STREET
 6102 & 6104 WHEATLY STREET
 HOUSTON, TEXAS 77091

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 LICENSE NO.: TX#18968

REVISIONS

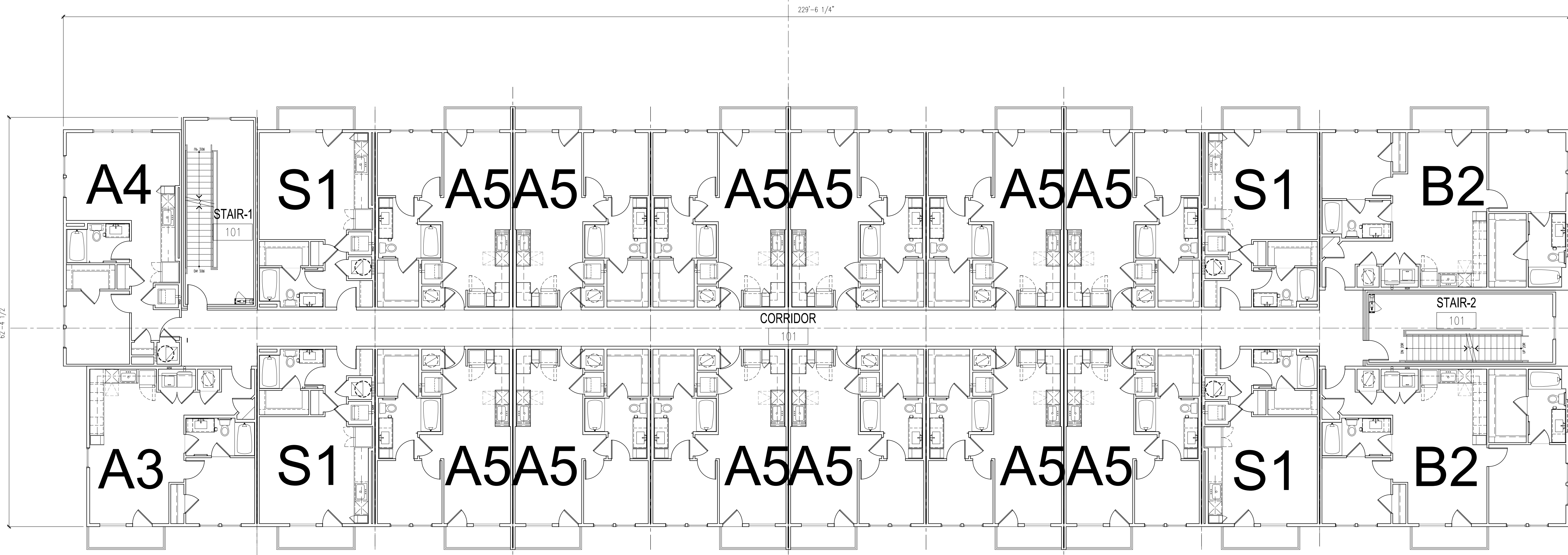
No.	DATE	DESCRIPTION

GENERAL NOTES

Scale: HOZRI: N/A	Issue Date: 05-17-22
VERI: N/A	CEEDC File Number: 211037
CEEDC Project Number: 211037	Date: 09-15-21
Designed By: CW	Date: 09-15-21
Checked By: CW	Date: 09-15-21

BUILDING FLOOR PLAN

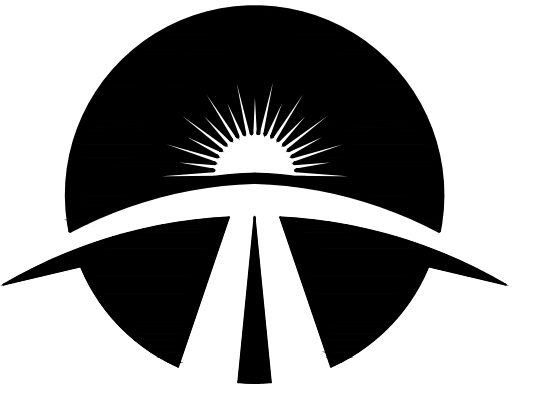
DRAWING: **A1.4.2**
 SHEET: /



(1) BUILDING 4 FLOOR PLAN- 2ND TO 3RD FLOOR (1/16"=1'-0")



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APARTMENTS @ WHEATLEY STREET
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ARCHITECT: HEI YIN EDMUND WONG
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REVISIONS

No.	DATE	DESCRIPTION

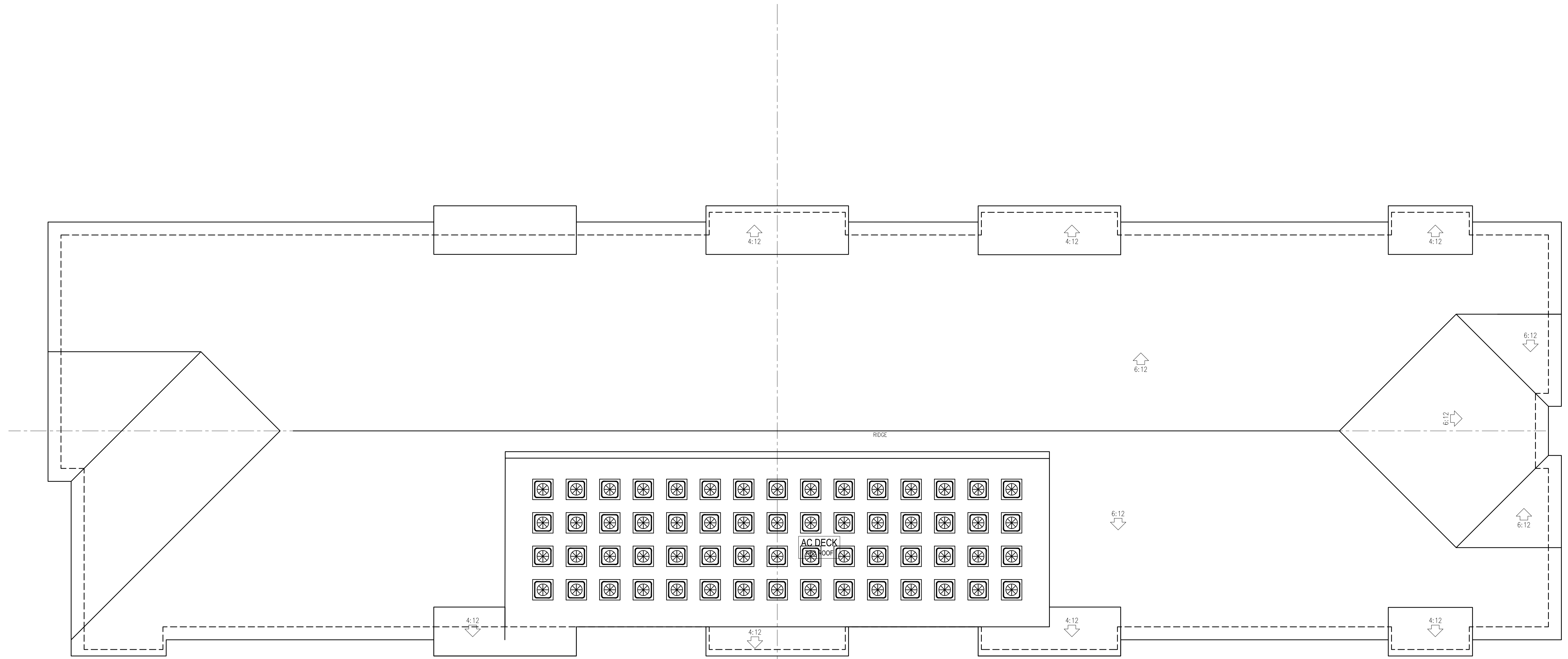
GENERAL NOTES

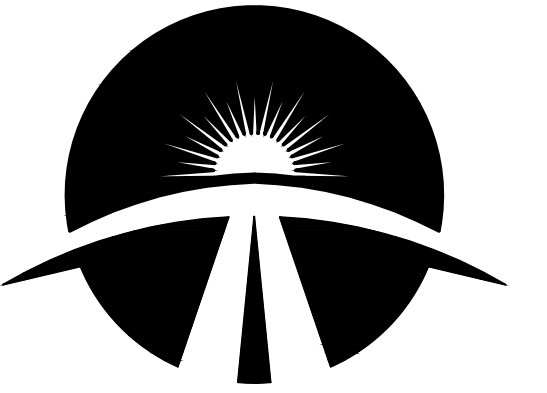
Scale	HOZRI: N/A	Issue Date
VERI:	N/A	05-17-22
CEEDC Project Number	211037	CEEDC File Number
Designed By	CW	Date
Checked By	CW	Date
		09-15-21

BUILDING FLOOR PLAN

DRAWING: **A1.4.4**
SHEET: /

(1) BUILDING 4 FLOOR PLAN- ROOF (1/16"=1'-0")





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APARTMENTS @ WHEATLEY STREET
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REVISIONS

No.	DATE	DESCRIPTION

GENERAL NOTES

Scale:	HOZRI: N/A	Issue Date:	05-17-22
VERI:	N/A	CEEDC File Number:	211037
CEEDC Project Number:	211037	Date:	09-15-21
Designed By:	CW	Date:	09-15-21
Checked By:	CW	Date:	09-15-21

BUILDING ELEVATIONS

DRAWING: **A2.1.1**

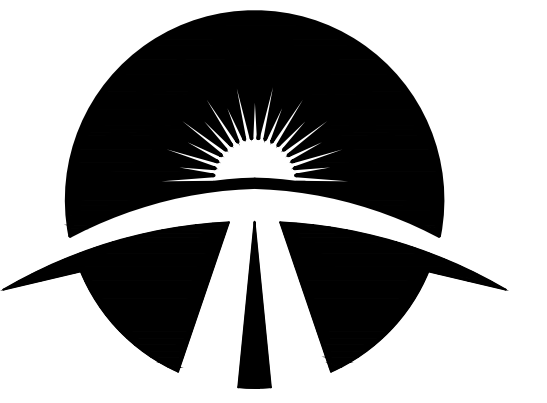
SHEET: /



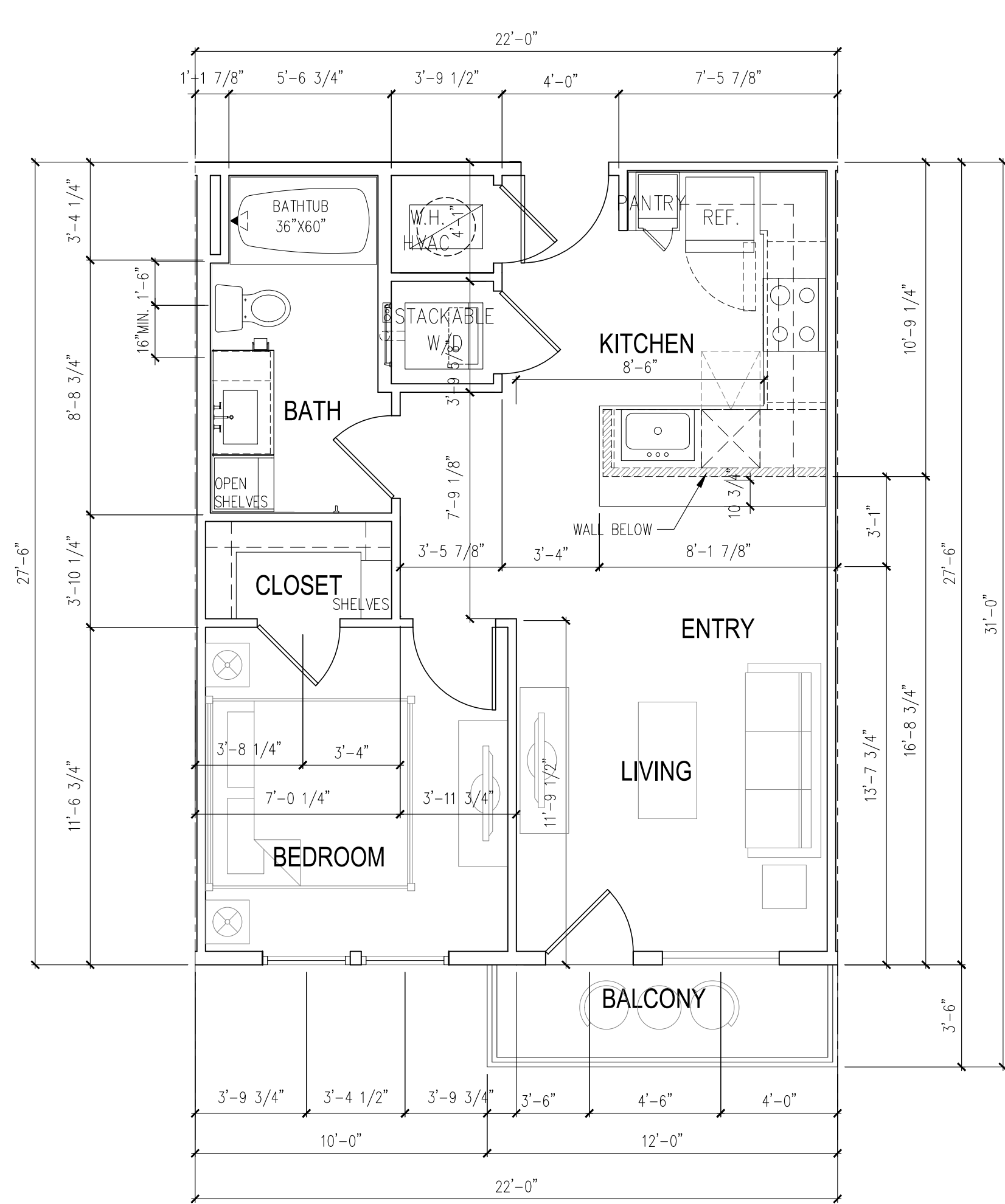
(2) BUILDING 1 ELEVATION-WEST (FACING WHEATLEY STREET) (1/8"=1'-0")



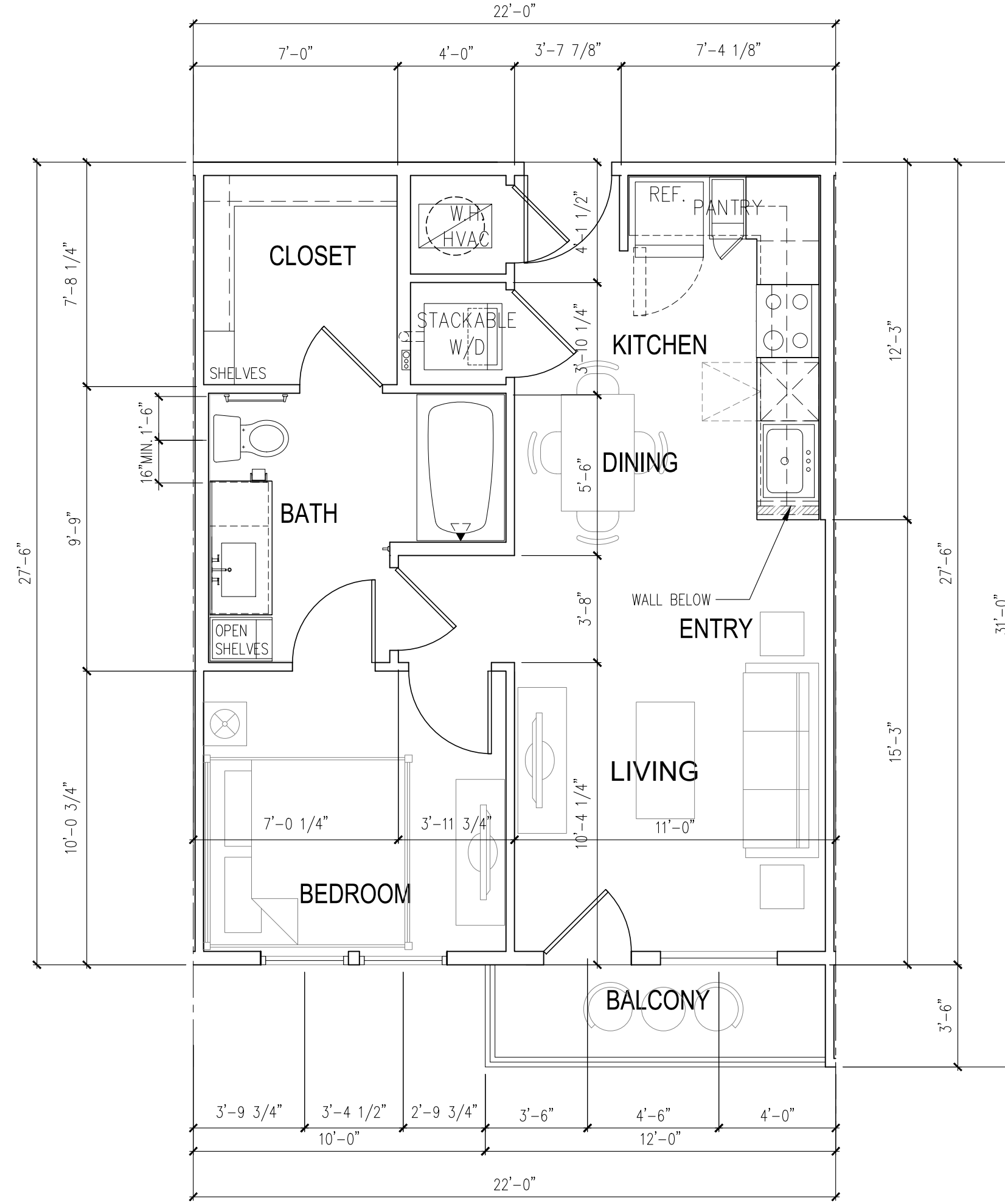
(1) BUILDING 1 ELEVATION-NORTH (FACING SURFACE PARKING) (1/8"=1'-0")



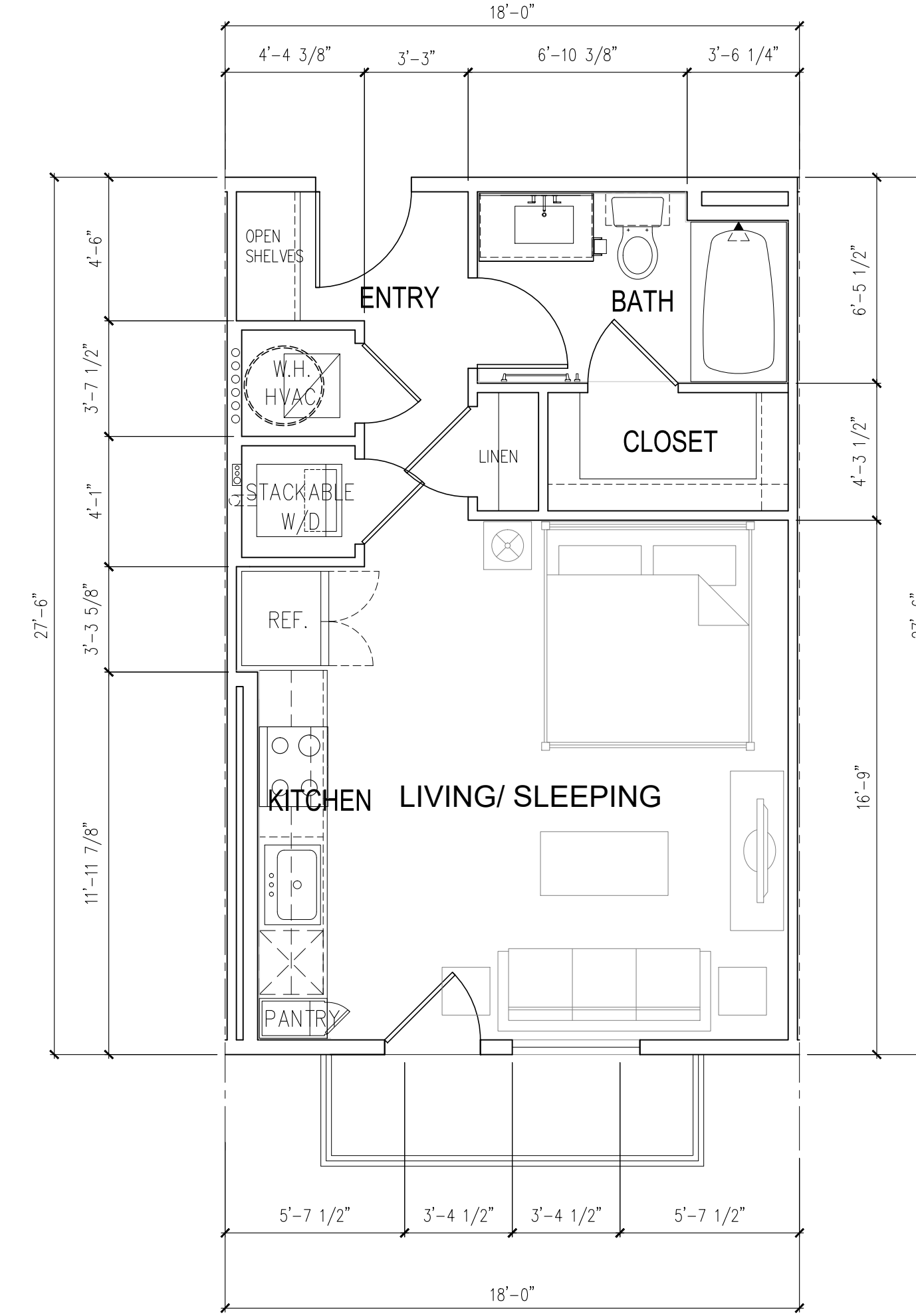
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UNIT - A2
NET: 605 SF
BALCONY: 42 SF



UNIT - A1
NET: 605 SF
BALCONY: 42 SF



UNIT - S1
NET: 496 SF
BALCONY: 0 SF

APARTMENTS @ WHEATLEY STREET
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HOUSTON, TEXAS 77091

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ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

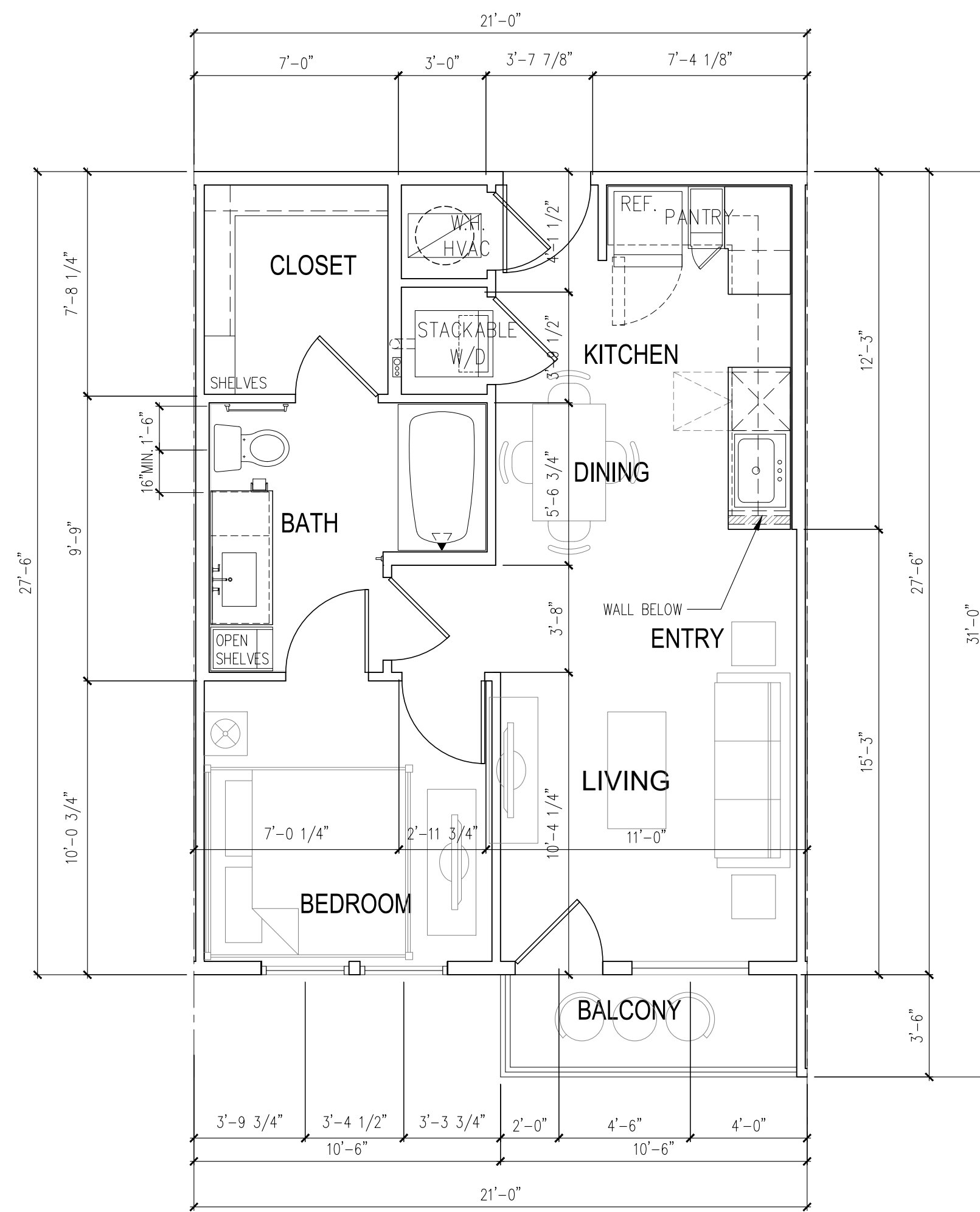
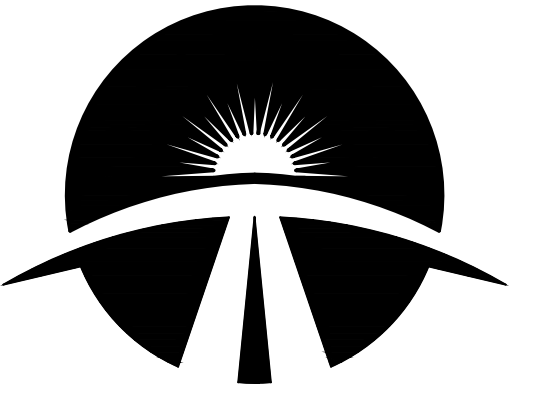
REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES		
Scale: HOZRI: N/A	Issue Date:	05-17-22
VERI: N/A	CEEDC Project Number:	211037
211037	CEEDC File Number:	211037
Designed By: CW	Date:	09-15-21
Checked By: CW	Date:	09-15-21

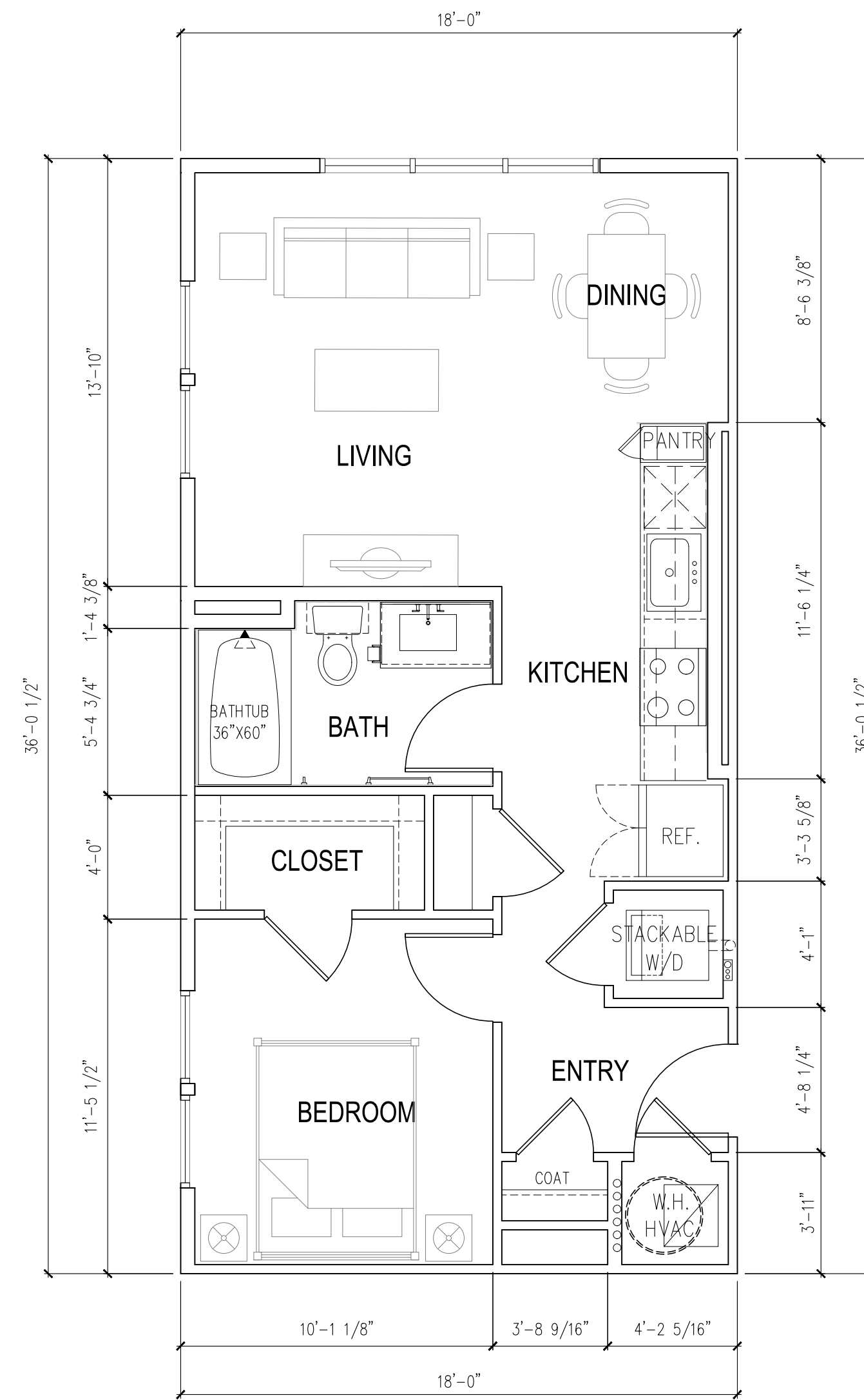
UNIT PLAN

DRAWING: **A4.0.1**

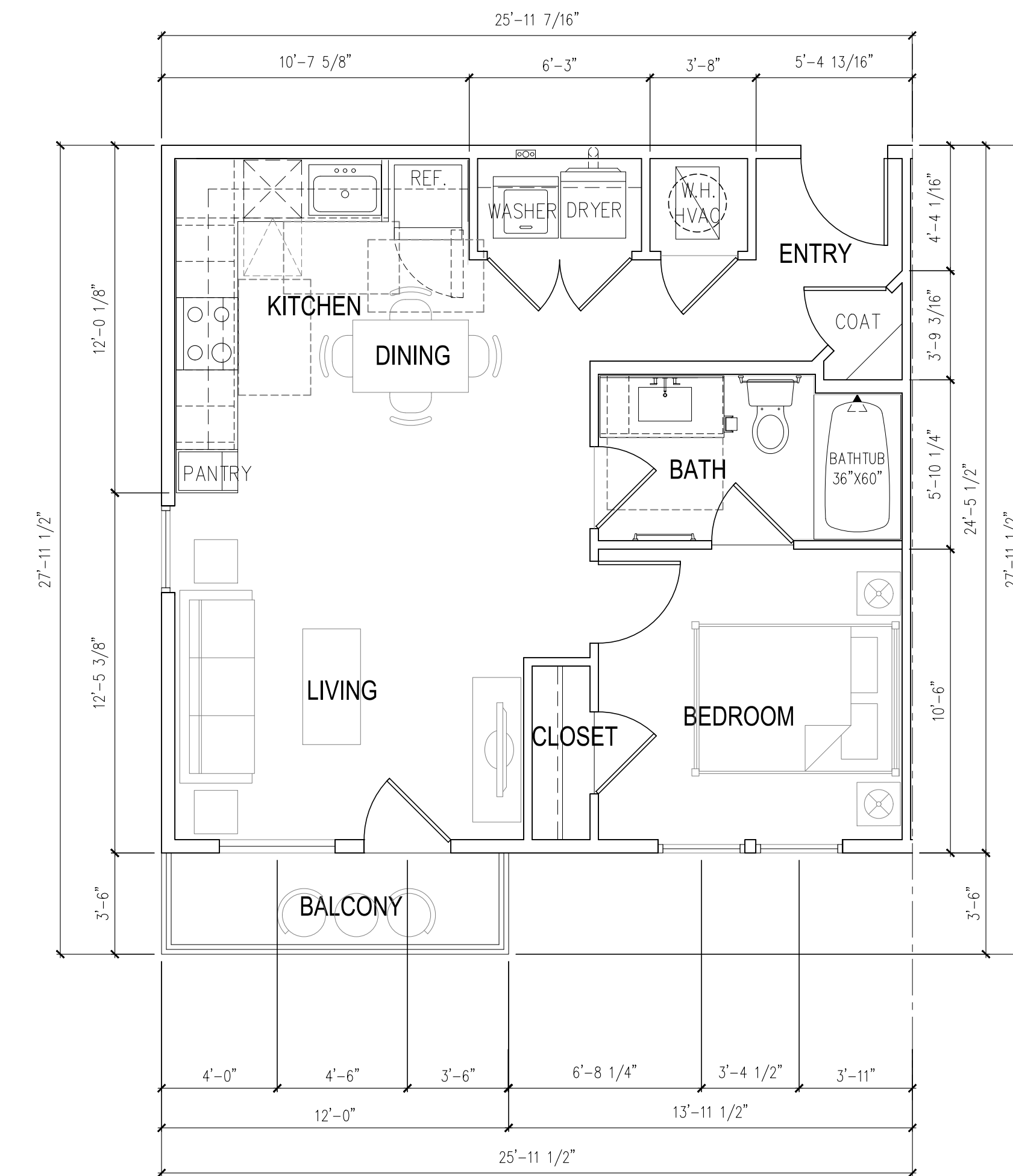
SHEET: /



UNIT - A5
 NET: 578 SF
 BALCONY: 37 SF



UNIT - A4
 NET: 649 SF
 BALCONY: 0 SF



UNIT - A3
 NET: 635 SF
 BALCONY: 42 SF

APARTMENTS @ WHEATLEY STREET
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 LICENSE NO.: TX#18968

REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES		
Scale:	HORIZ: N/A	Issue Date: 05-17-22
VERT:	N/A	CEEDC File Number: 211037
CEEDC Project Number:	211037	CEEDC File Number: 211037
Designed By:	CW	Date: 09-15-21
Checked By:	CW	Date: 09-15-21

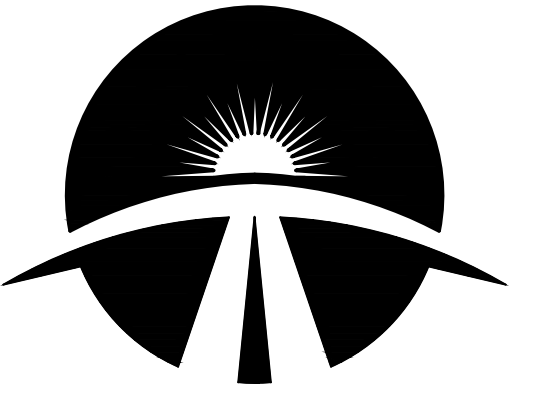
UNIT PLAN

DRAWING: **A4.0.2**

SHEET: /

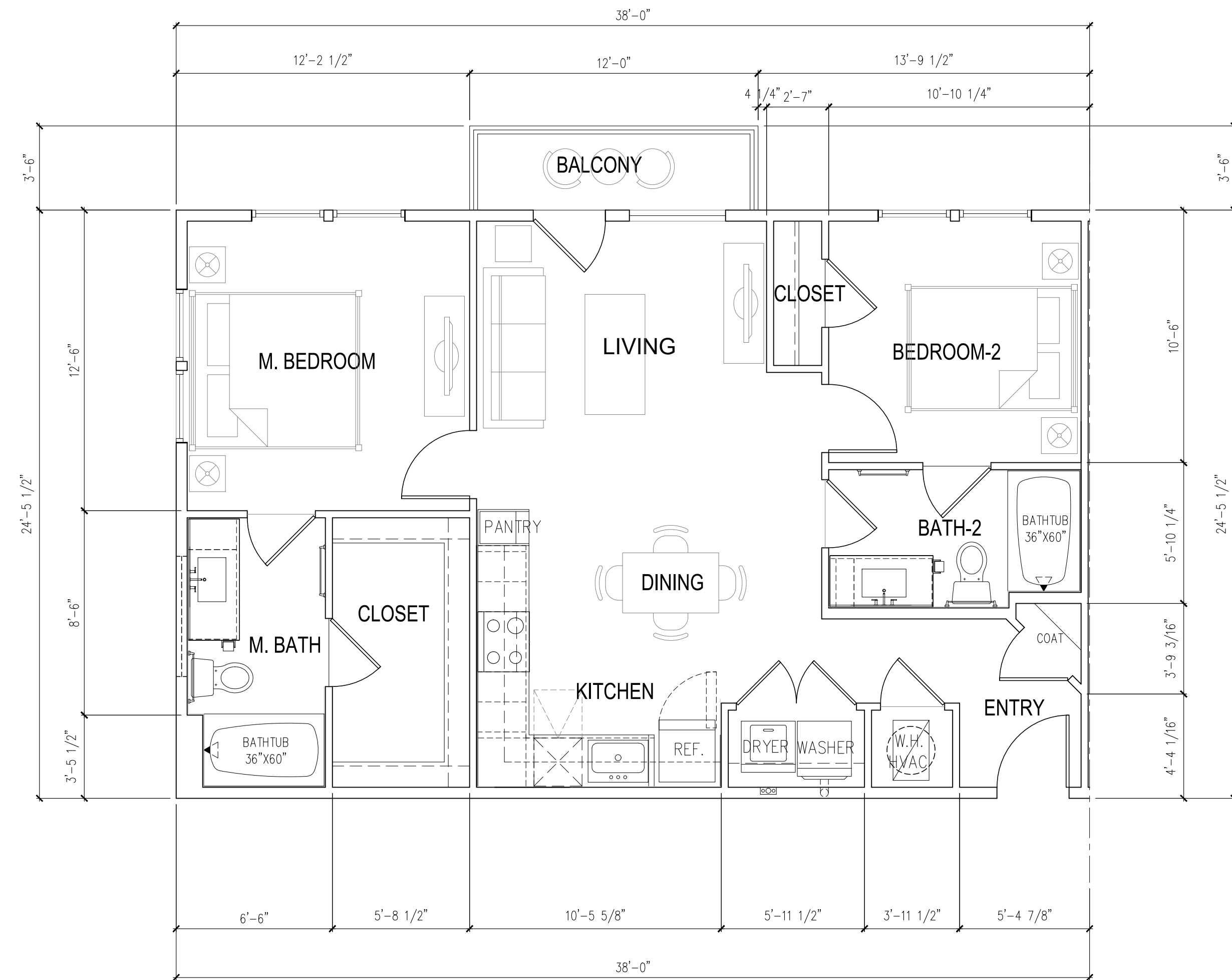


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UNIT - B2
NET: 929 SF
BALCONY: 42 SF

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Designed By	CW	Date
Checked By	CW	Date
		09-15-21

UNIT PLAN

DRAWING: **A4.0.3**

SHEET: /