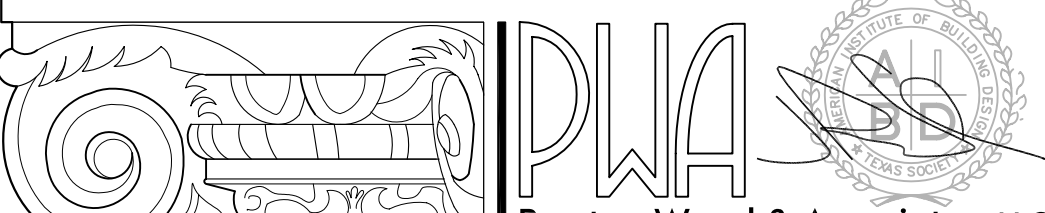


E 29th STREET (50.0' R.O.W.)

GRINNELL STREET (50.0' R.O.W.)



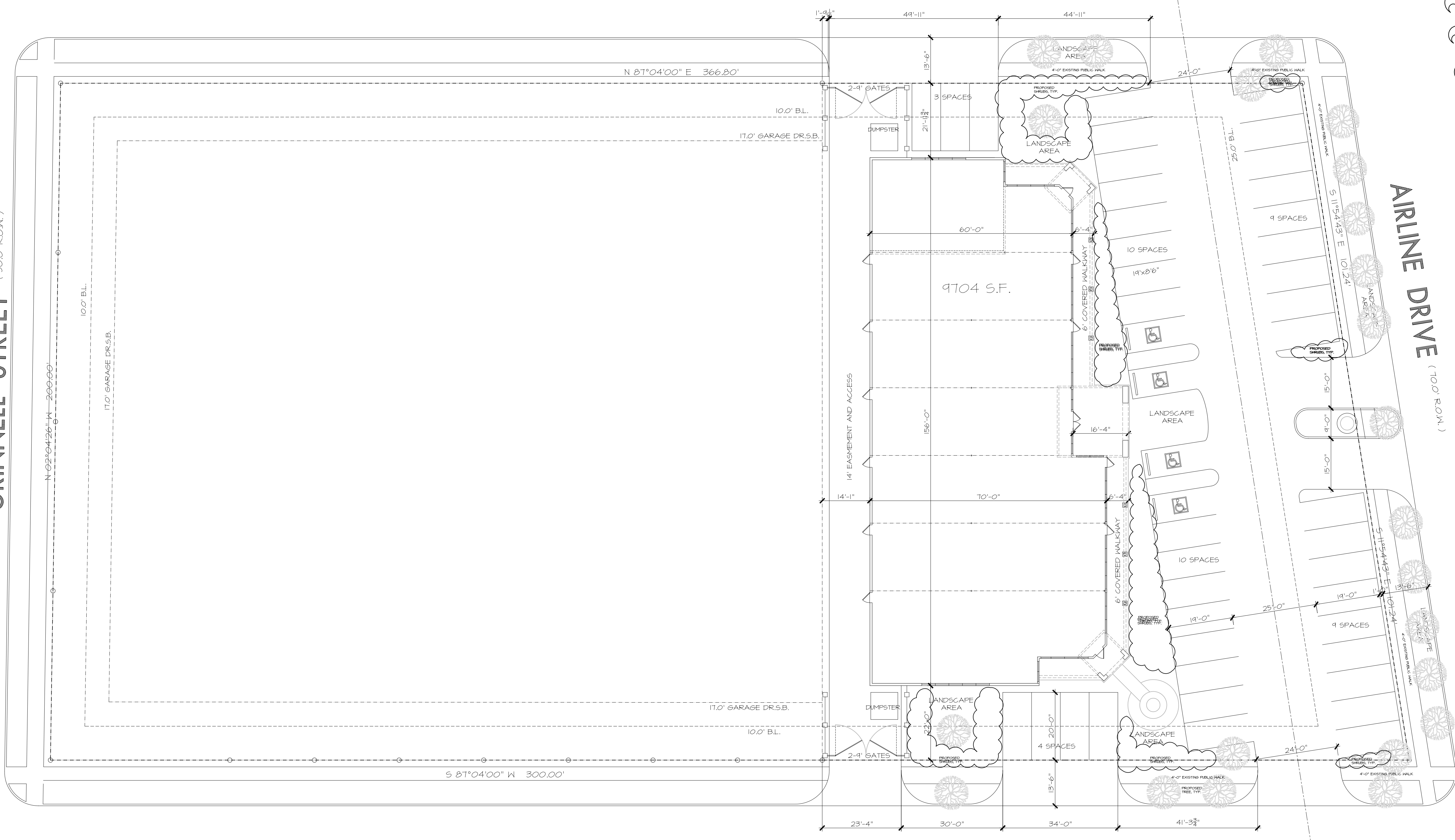
Preston Wood & Associates, LLC
 1116-A Naylor Street Houston, TX 77002
 phone: 713.522.2724 fax: 713.523.2690
 www.jackprestonwood.com

Jack Preston Wood PBD Certification: TX-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	DRAFTER:	DATE:
RGP	5-1-07	RGP/JMJ	1-23-07
REVISIONS 1:	DATE:	REVISIONS 2:	DATE:
XXX	X-X-XX	XXX	X-X-XX
REVISIONS 3:	DATE:	REVISIONS 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
XXX	X-X-XX	XXX	X-X-XX
CHECKED BY:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JACK PRESTON WOOD ARCHITECTURE, INC. JACK PRESTON WOOD ARCHITECTURE, INC. IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT. THE USER ASSUMES ALL LIABILITY CONCERNING ANY OTHER CONSTRUCTION. ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, JACK PRESTON WOOD ARCHITECTURE, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.

COPYRIGHT 2006



REFERENCE: D7004

SITE NOTES

- ALL DRAWINGS PRESENTED HERE REFERENCE THE IRC/BC 2000 BUILDING CODES, w/CITY OF HOUSTON AMENDMENTS.
- FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER. QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.
- ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSUMED TO BE 100.0'.
- BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK, FACE, AND SETBACK LINES PRIOR TO CONSTRUCTION.
- PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER. PIPING TO BE SCH. 40 P.V.C. SEE PLAN FOR SIZES.
- PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT WATER PIPE AND METER SIZES TO COMPLY WITH 1994 U.P.C. PIPING TO BE SCH. 40 P.V.C. SEE PLAN FOR SIZES.
- ELECTRICIAN TO RUN THREE CONDUITS TO GARAGE FOR:
 - A) ELECTRIC SERVICE
 - B) TELEPHONE SERVICE
 - C) CABLE SERVICE. AT SAME LOCATION.
- ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED TO THE SURFACE TO THE STREET DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE 9041 DETAIL. SITE DRAINAGE DETERMINED BY QUALIFIED ENGINEER.
- PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE.
- SHADED AREAS DESIGNATES COMMON AREAS. (PER APPLICATION)
- ALL WATER, SANITARY SEWER, STORM PIPING, AND PAVING LOCATED IN THE COMMON AREAS/ ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

VICINITY MAP



LANDSCAPING REQUIREMENTS

- NO EXISTING TREES
- 516' STREET FRONTAGE / 30 = 16 PROPOSED STREET TREES.
- 45 TOTAL PROPOSED PARKING SPACES / 10 = 5 PARKING LOT TREES.
- 16 STREET TREES X 10 = MINIMUM 160 PROPOSED SHRUBS (75% @ PARKING DRIVE).
- TREE & SHRUB SELECTIONS ARE PER CITY OF HOUSTON LANDSCAPING LIST.
- EXISTING CONCRETE COVERED AREA TO STREET CURB:
 AT 13'-6" (AS DRAWN) TO STREET CURB:
 38,874 S.F. OF CONCRETE TO CURB
 AT 10'-0" TO STREET CURB:
 36,846 S.F. OF CONCRETE TO CURB

MAX. BUILDING AREA: 11250 S.F.
 BUILDING AREA: 9704 S.F.
 PARKING: 4/1000 S.F.-RETAIL
 38.8 REQUIRED 45 SPACES PROVIDED

LOT CALCULATIONS

LOT SIZE	XX
BUILDING COVERAGE	XX
% COVERAGE	XX
ALLOWABLE MAX. COVERAGE IS 60% FOR CORNER LOT THE MAX. ALLOWABLE COVERAGE IS 75%	
DRIVE & WALKS	XX
PERMABLE AREAS	XX
% PERMABLE	XX

FRONT S.B. AREA	XX
PERMABLE AREA	XX
%PERMABLE	XX
MIN. ALLOWED PERMABLE IS 25%	

milagro building company
 SUNSET HEIGHTS PLACE II
 AIRLINE DRIVE HOUSTON, TX

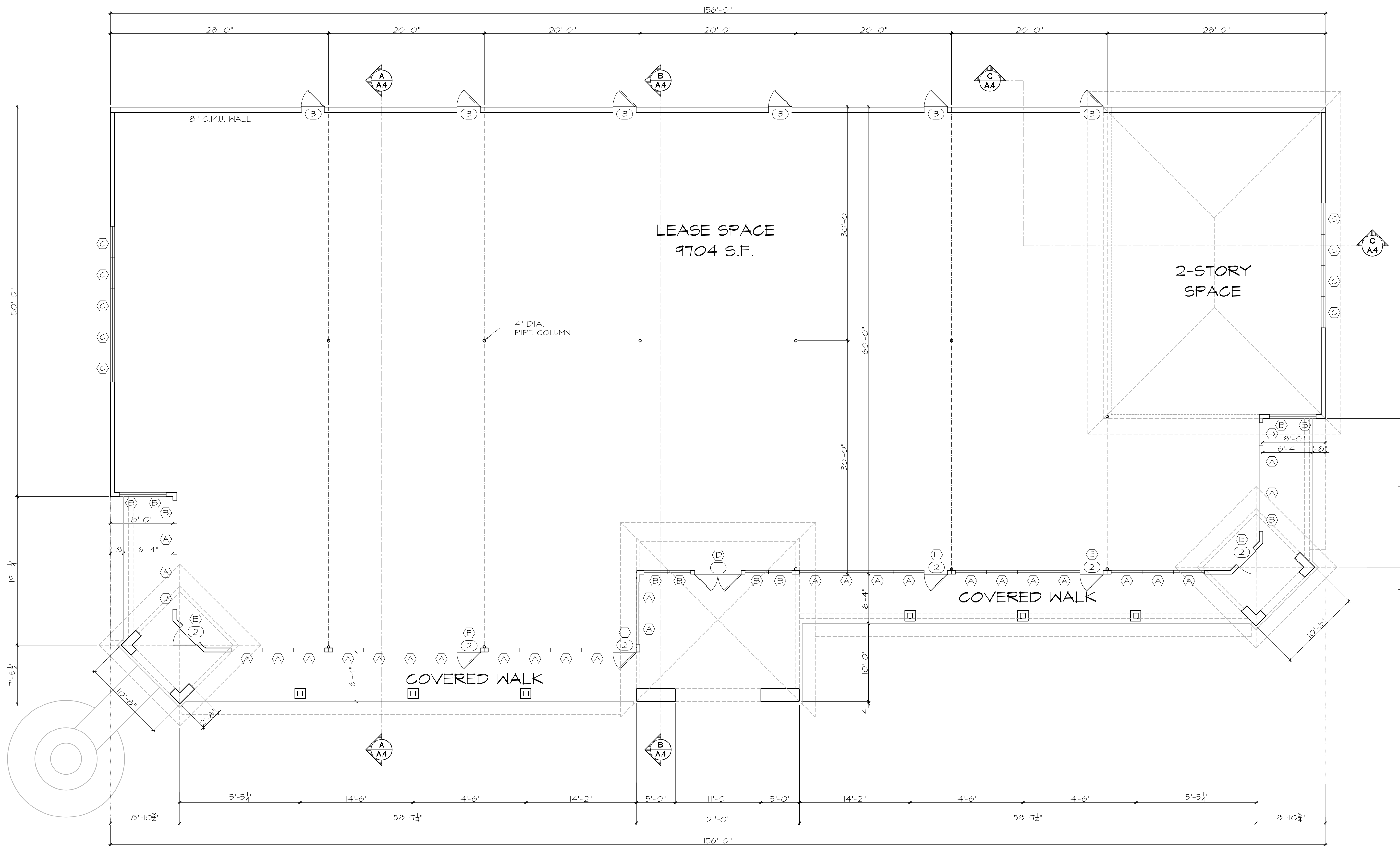
JOB # D7060-SITE-5 **A.1**
 NOT FOR CONSTRUCTION ISSUE DATE: 21 MAY 2007

E 28th STREET (50.0' R.O.W.)

SITE PLAN

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

NOTE! BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION



FLOOR PLAN

SCALE: 1/8" = 1'-0"

ACCESSIBILITY NOTES:

BUILDING AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD BUILDING CODE 1991, APPENDIX I AND IN ACCORDANCE WITH ANSI A-117.1.

- THE MINIMUM CLEAR WIDTH OF ALL ACCESSIBLE ROUTES OF TRAVEL SHALL BE 36 INCHES. CHANGES IN LEVEL AND THRESHOLD HEIGHTS SHALL CONFORM TO CODE (1/2" MAXIMUM HEIGHT).
- CONTRACTOR SHALL HOLD A 60" UNOBSTRUCTED TURNING SPACE WITHIN ALL PUBLIC TOILET ROOMS. TOILET DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE. GRAB BARS SHALL BE PLACED ABOVE ACCESSIBLE WATER CLOSETS AS PER CODE. STALL LATCHING HARDWARE SHALL BE MOUNTED 36" A.F.F. AND TOILET ROOM ACCESSORIES SHALL BE MOUNTED AS NOTED BELOW.
- WHERE CUSTOMER SERVICE COUNTERS ARE HIGHER THAN 36" OR NOT ACCESSIBLE, SERVICE WILL BE PROVIDED AT ACCESSIBLE TABLES WITHIN THE SAME AREA.
- CONTROLS AND HARDWARE:
 - THE HIGHEST OPERABLE PART OF ENVIRONMENTAL AND OTHER CONTROLS, DISPENSERS, RECEPTILES AND OTHER OPERABLE EQUIPMENT SHALL BE WITHIN THE REACH RANGES SPECIFIED IN THE CODE AND NOT LESS THAN 36" A.F.F. ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTILES ON WALLS SHALL BE MOUNTED A MINIMUM OF 15 INCHES IN HEIGHT A.F.F. DOOR HARDWARE SHALL BE MOUNTED NOT MORE THAN 42 INCHES A.F.F.
 - HANDLES, PULLS, LATCHES, LOGKS AND OTHER OPERATING DEVICES ON DOORS, WINDOWS, CABINETS, PLUMBING FIXTURES AND STORAGE FACILITIES SHALL HAVE LEVER OR OTHER SHAPES WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. DOORS SHALL COMPLY WITH CODE.

- DOOR MANEUVERING CLEARANCES SHALL BE PROVIDED AT ALL DOORS.
 - WHERE A DOOR MUST BE PULLED TO BE OPENED, AN UNOBSTRUCTED FLOOR SPACE SHALL EXTEND AT LEAST 18" BEYOND THE STRIKE JAMB.
 - WHERE A DOOR MUST BE PUSHED TO OPEN AND IS EQUIPPED WITH BOTH A CLOSER AND A LATCH, AN UNOBSTRUCTED FLOOR SPACE SHALL EXTEND AT LEAST 12 INCHES BEYOND THE STRIKE JAMB.
 - WHERE TWO DOORS ARE IN SERIES, THE MINIMUM DISTANCE BETWEEN THE HINGED OR PIVOTED DOORS SHALL BE 52 INCHES IN ADDITION TO ANY NEEDED DOOR SWING.
- LAVATORIES AND ASSOCIATED MIRRORS SHALL BE INSTALLED AS SHOWN:
 - HEIGHT: LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES A.F.F. THE TOTAL DEPTH OF CLEAR SPACE BENEATH A LAVATORY SHALL NOT BE LESS THAN 17 INCHES, OF WHICH THE CLEARANCE SHALL NOT BE MORE THAN 6 INCHES IN TOTAL DEPTH. KNEE CLEARANCE SHALL NOT BE LESS THAN 29 INCHES IN HEIGHT AND 30 INCHES IN WIDTH.
 - EXPOSED PIPES AND SURFACES: HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
 - FAUCETS: FAUCET CONTROL HANDLES SHALL BE LOCATED NOT MORE THAN 17 INCHES FROM THE EDGE OF THE LAVATORY, SINK OR COUNTER, AND SHALL COMPLY WITH CODE. SELF CLOSING VALVES SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS PER OPERATION.
 - SINK DEPTH: SINKS SHALL NOT BE MORE THAN 6 1/2 INCHES IN DEPTH. E, MIRRORS, DISPENSERS AND OTHER FIXTURES, MIRRORS OR SHELVES SHALL BE INSTALLED SO THAT THE BOTTOM OF THE TOP SHELF IS WITHIN 40 INCHES A.F.F.

PWA
 Preston Wood & Associates, LLC
 1116-A Naylor Street Houston, TX 77002
 phone: 713.522.2724 fax: 713.523.2690
 www.jackprestonwood.com
 Jack Preston Wood PBD Certification: TX-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	DRAFTER:	DATE:
RGP	4-16-07	RGP	5-1-07
REVISIONS 1:	DATE:	REVISIONS 2:	DATE:
XXX	X-X-XX	XXX	X-X-XX
REVISIONS 3:	DATE:	REVISIONS 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
XXX	X-X-XX	XXX	X-X-XX
CHECKED BY:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX

REDRAW #

SCHEDULES

FINISH SCHEDULE
FINISHES AS NOTED.

ROOM	FLOOR	WALLS	CEILING	HT.	REMARKS
FRONT	CONCRETE	OPEN	5/CLG	UNFINISHED WALLS & CEILING	
BACK	CONCRETE	8" C.M.U.	OPEN	5/CLG	WEATHER SEALANT ON WALL
LEFT	CONCRETE	-	OPEN	5/CLG	UNFINISHED WALLS & CEILING
RIGHT	CONCRETE	-	OPEN	5/CLG	UNFINISHED WALLS & CEILING
R.CEILING	CONCRETE	-	OPEN	22'-4"	UNFINISHED WALLS & CEILING

C.TOWER	CONCRETE	STUCCO	HARDI	2T-5'	PAINT COLORS BY OWNER
TOWERS	CONCRETE	STUCCO	HARDI	11'-0"	PAINT COLORS BY OWNER
CHALK	CONCRETE	STUCCO	HARDI	12'-5"	PAINT COLORS BY OWNER
FRONT	-	STUCCO	-	-	PAINT COLORS BY OWNER
REAR	-	8" C.M.U.	-	-	PAINT COLORS BY OWNER
LEFT	-	STUCCO	-	-	PAINT COLORS BY OWNER
RIGHT	-	STUCCO	-	-	PAINT COLORS BY OWNER

DOOR SCHEDULE

KEY	QTY.	SIZE	AREA	STYLE	MANUF.
(1)	1	6070	18	FULL ILT. DBL. FRONT DRS.	VISTAHALL
(2)	6	3070	6	FULL ILT. FRONT DR.	VISTAHALL
(3)	6	3070	6	MANSONRY FRAME MTL. DR.	LUNFORD

- TOTAL GLAZING AREA: 180
- * ALL DOOR GLAZING TO BE SAFETY 4 LOW "E".
 - * FRONT DOUBLE DOORS TO BE 2" THICK.
 - * STORE FRONT DOORS TO BE 1 1/2" THICK.
 - * ALL EXIST DOORS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE AND EFFORT.
 - * ALL EXISTING DOORS MUST HAVE PANIC HARDWARE.

WINDOW SCHEDULE

SIZES AS NOTED.

KEY	QTY.	SIZE	AREA	STYLE	MANUF.
(A)	28	49100	28	2LT. W/ 18" TEMP. GLZ. MULLION	VISTAHALL SERIES 2000
(B)	12	30100	12	2LT. W/ 18" TEMP. GLZ. MULLION	VISTAHALL SERIES 2000
(C)	4	4980	4	ILT. MULLION	VISTAHALL SERIES 2000
(D)	1	6030	1	2LT. TRANS. MULLION ABOVE DOOR.	VISTAHALL SERIES 2000
(E)	6	3030	6	ILT. TRANS. MULLION ABOVE DOOR.	VISTAHALL SERIES 2000

- TOTAL GLAZING AREA: 1840
- * WINDOW TO BE SAFETY GLAZING WHEN ADJACENT TO EXIT DOORS.
 - * STORE FRONT WINDOWS WITH ANNOIDIZED METAL FRAMES AND LOW "E" TINTED GLASS.

PLAN NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
- ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
- CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON PLAN.

SQUARE FOOTAGES

FLOOR AREA: 9704 S.F.
 PORCH AREA: 1412 S.F.

TOTAL COVER: 11,116 S.F.

milagro building company
 SUNSET HEIGHTS HOUSTON TX
 AIRLINE DRIVE HOUSTON, TX

JOB # D7060-3
 NOT FOR CONSTRUCTION ISSUE DATE: 21 JUNE 2006
A.2

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JACK PRESTON WOOD ARCHITECTURE, INC. ARCHITECTS' RIGHT IS CONSIDERED AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION OR RECONSTRUCTION IS STRICTLY PROHIBITED. ANY CONSTRUCTION BEING IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, JACK PRESTON WOOD ARCHITECTURE, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



FRONT ELEVATION

SCALE: 1/8" = 1'-0"
 PRIMARY EXTERIOR MATERIAL: STUCCO
 SECONDARY EXTERIOR MATERIAL: APPLIED STONE
 ROOF MATERIAL: TILE AND METAL
 ALL DOOR AND WINDOW ASSEMBLIES TO HAVE MATCHING BRICK MOLD OR EQUAL SURROUNDS.
 MATCH TRANSOMS TO UNITS BELOW.
 HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL.
 SOFFIT AND RIDGE VENTING PER BUILDER SPEC'S.

Preston Wood & Associates, LLC
 1116-A Naylor Street Houston, TX 77002
 phone: 713.522.2724 fax: 713.523.2690
 www.jackprestonwood.com

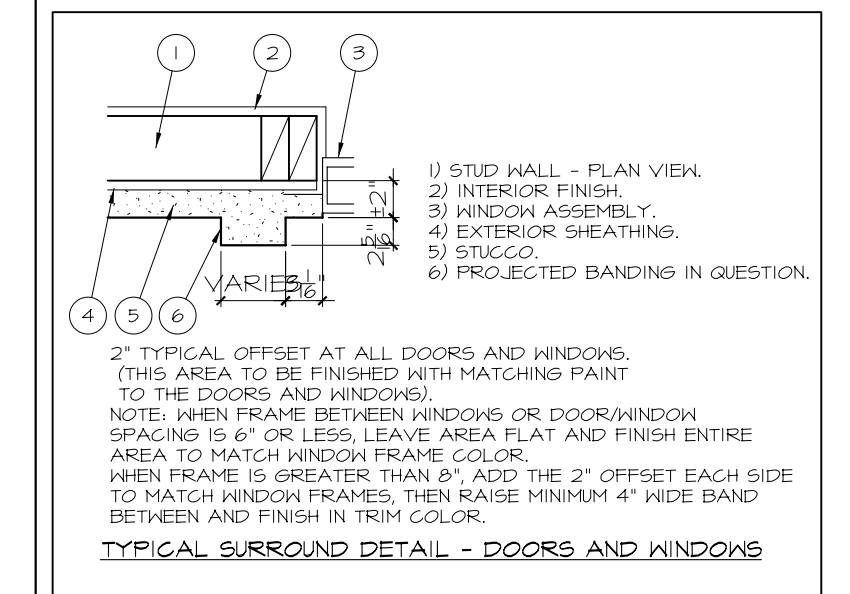
Jack Preston Wood PBD Certification: TX-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	DRAFTER:	DATE:
RGP	4-16-07	RGP	5-1-07
REVISIONS 1:	DATE:	REVISIONS 2:	DATE:
XXX	X-X-XX	XXX	X-X-XX
REVISIONS 3:	DATE:	REVISIONS 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
XXX	X-X-XX	XXX	X-X-XX
CHECKED BY:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX

ELEVATION NOTES

- 1) ALL DRAWINGS HERE REFERENCES THE 2000 INTERNATIONAL RESIDENTIAL CODE (AMENDMENTS) AND THE 2000 INTERNATIONAL BUILDING CODE (AMENDMENTS).
- 2) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
- 3) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARDS NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
- 4) ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MIN 5.7 SQ. FT. NET CLEAR OPENING.
- 5) ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL OPENING ON A 1 HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IRC 2000 SECT. 703.1 AND 703.4 AND TABLE 6 (EXTERIOR WALLS) PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IRC 2000 SECT. 703.5. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY.
- 6) PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (SECT. R308.4):
 - a. GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
 - b. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
 - c. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
 - d. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 4 SQ. FT.
 - e. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
 - f. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM FLOOR.
 - g. ONE OR MORE HAZING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
 - h. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY WALKING SURFACE AND 60" HORIZONTALLY FROM ANY STAIRWELLS WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
- 7) ALL RAILINGS (WOOD, METAL OR PREFAB) TO HAVE 4" MAXIMUM SPACING BETWEEN BAULISTERS (SPINDLES) AND TO CONFORM WITH IRC 2000 SECT. R308.6. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD FOUND IN IRC 2000 TABLE R301.4 AND ON THE LAST SHEET OF THIS DOCUMENT.
- 8) INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R308.2).
- 9) EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RAILING. MAXIMUM UNSUPPORTED SPAN OF LOWEST RAILING SHALL BE 6'-0".
- 10) ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL U.G.N.
- 11) ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2000 CHAPTER 10, AND BE BUILT AND TO BE UL-180 APPROVED IF 4" GIFT OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
- 12) CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS OR 3'-0" FROM ANY ROOF LINE (RIDGE). SEE IRC 2000 SECT. R308.6. CHIMNEY PIPES SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
- 13) PROVIDE SPARK ARRESTORS AT CHIMNEY NEAR TO HAVE MINIMUM GAP OF 1/2" MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC 2000 CHAPTER 10.
- 14) ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR EXTERIOR WALL. DISTANCE OF GAS VENT PIPES THROUGH AN EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

STUCCO DETAIL



SQUARE FOOTAGES

FLOOR AREA:	9704 S.F.
PORCH AREA:	1412 S.F.
TOTAL COVER:	11,116 S.F.

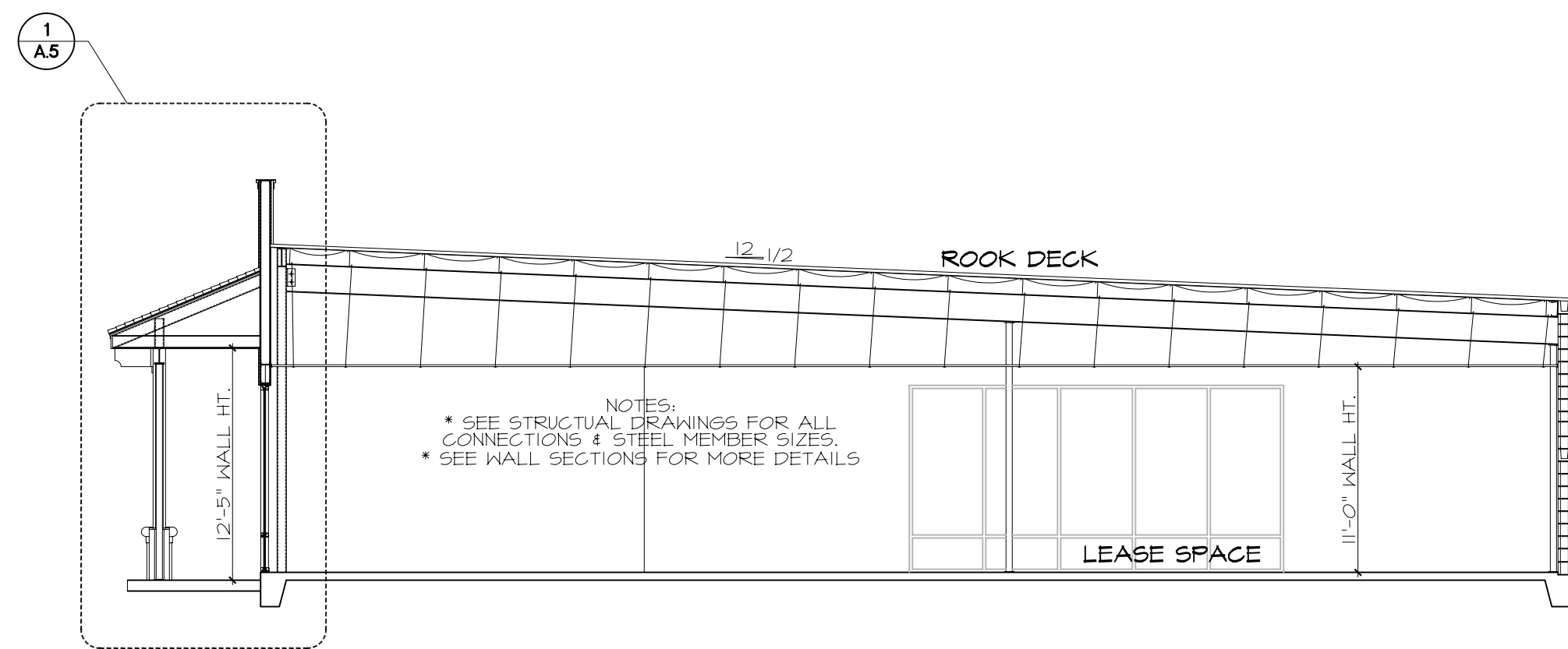
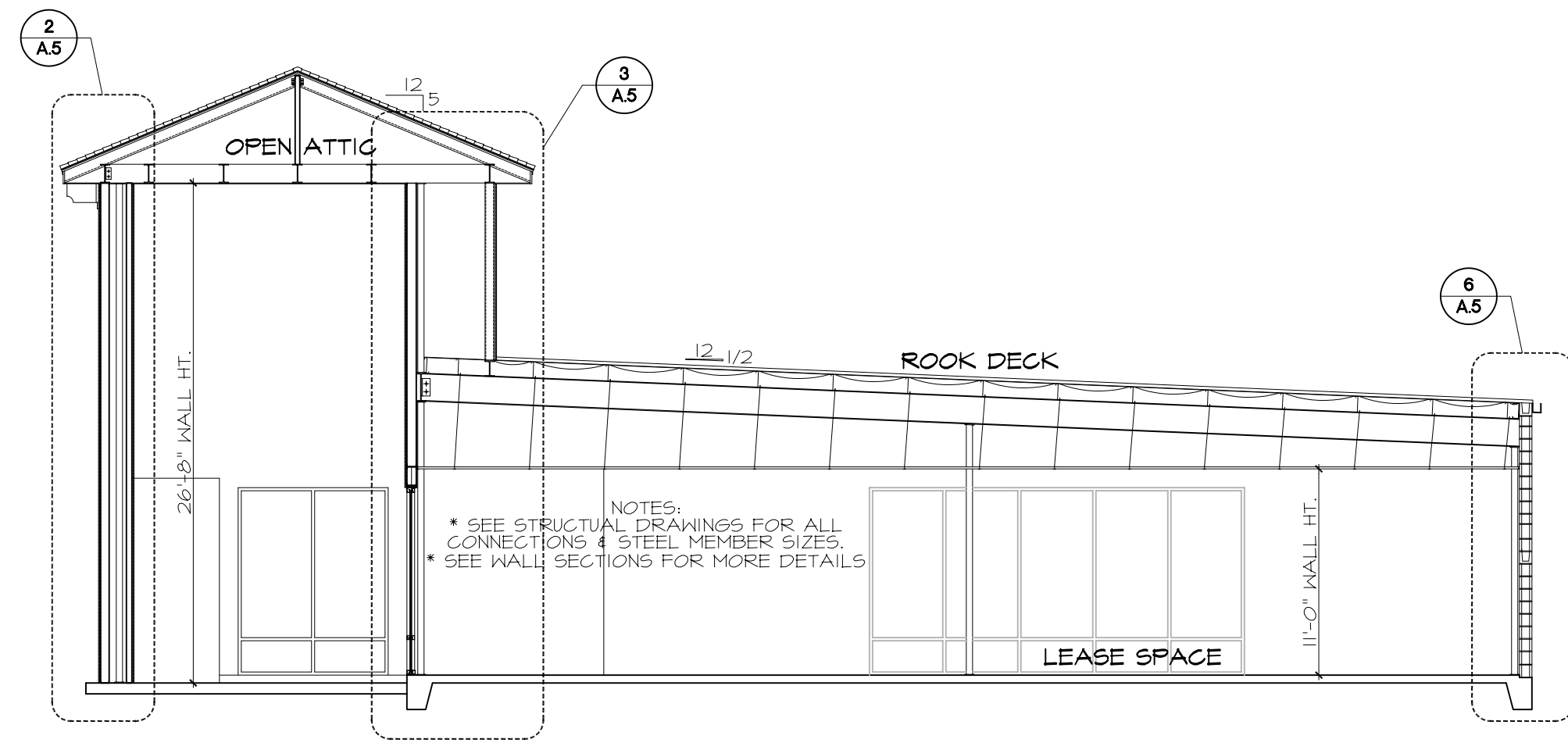
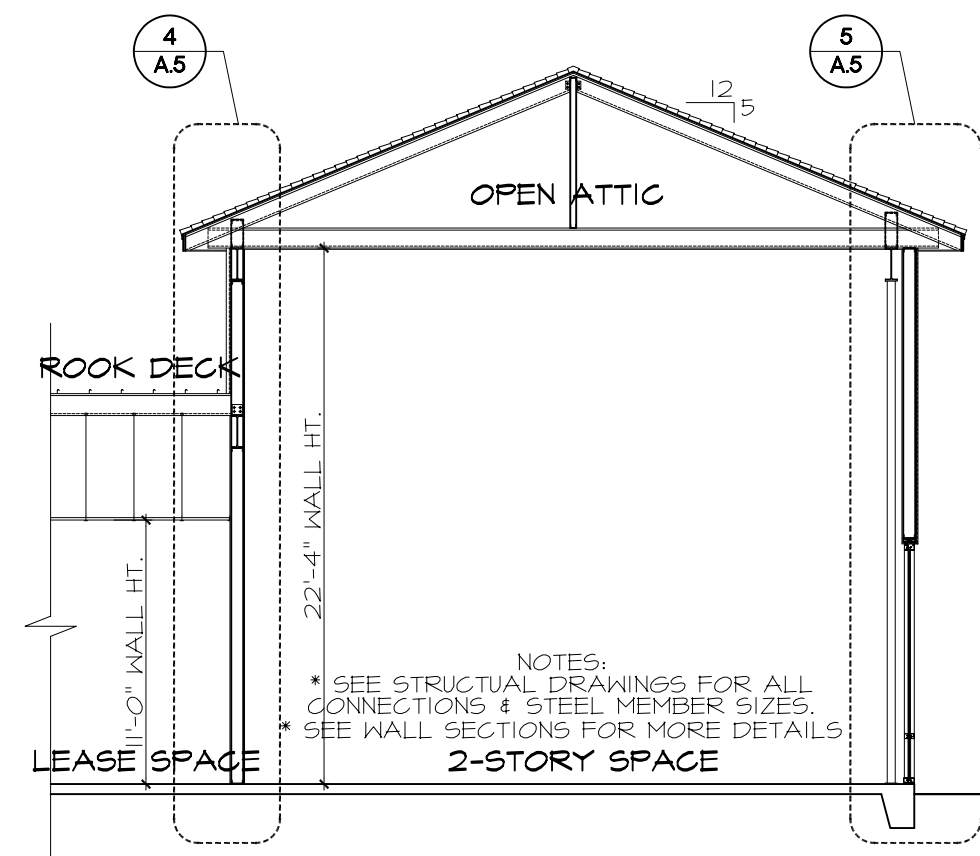
milagro building company
 SUNSET HEIGHTS PLACE II
 AIRLINE DRIVE HOUSTON, TX

JOB # D7060-3 **A.3**
 NOT FOR CONSTRUCTION ISSUE DATE: 21 JUNE 2006

COPYRIGHT 2007

COPYRIGHT 2007 PRESTON WOOD & ASSOCIATES, L.L.C.

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JACK PRESTON WOOD ARCHITECTURE, INC. PURCHASERS RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED. ANY CONSTRUCTION BEING IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, JACK PRESTON WOOD ARCHITECTURE, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



PWA

Preston Wood & Associates, LLC
 1116-A Naylor Street Houston, TX 77002
 phone: 713.522.2724 fax: 713.523.2690
 www.jackprestonwood.com

Jack Preston Wood PBD Certification: TX-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	DRAFTER:	DATE:
RGP	4-16-07	RGP	5-1-07
REVISIONS 1:	DATE:	REVISIONS 2:	DATE:
XXX	X-X-XX	XXX	X-X-XX
REVISIONS 3:	DATE:	REVISIONS 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
XXX	DATE:	XXX	DATE:
XXX	X-X-XX	XXX	X-X-XX
CHECKED BY:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX

REDRAW #

SQUARE FOOTAGES	
FLOOR AREA:	9704 S.F.
PORCH AREA:	1412 S.F.
TOTAL COVER:	11,116 S.F.

milagro building company
 SUNSET HEIGHTS PLACE II
 AIRLINE DRIVE HOUSTON, TX

JOB #
D7060-3 **A.4**

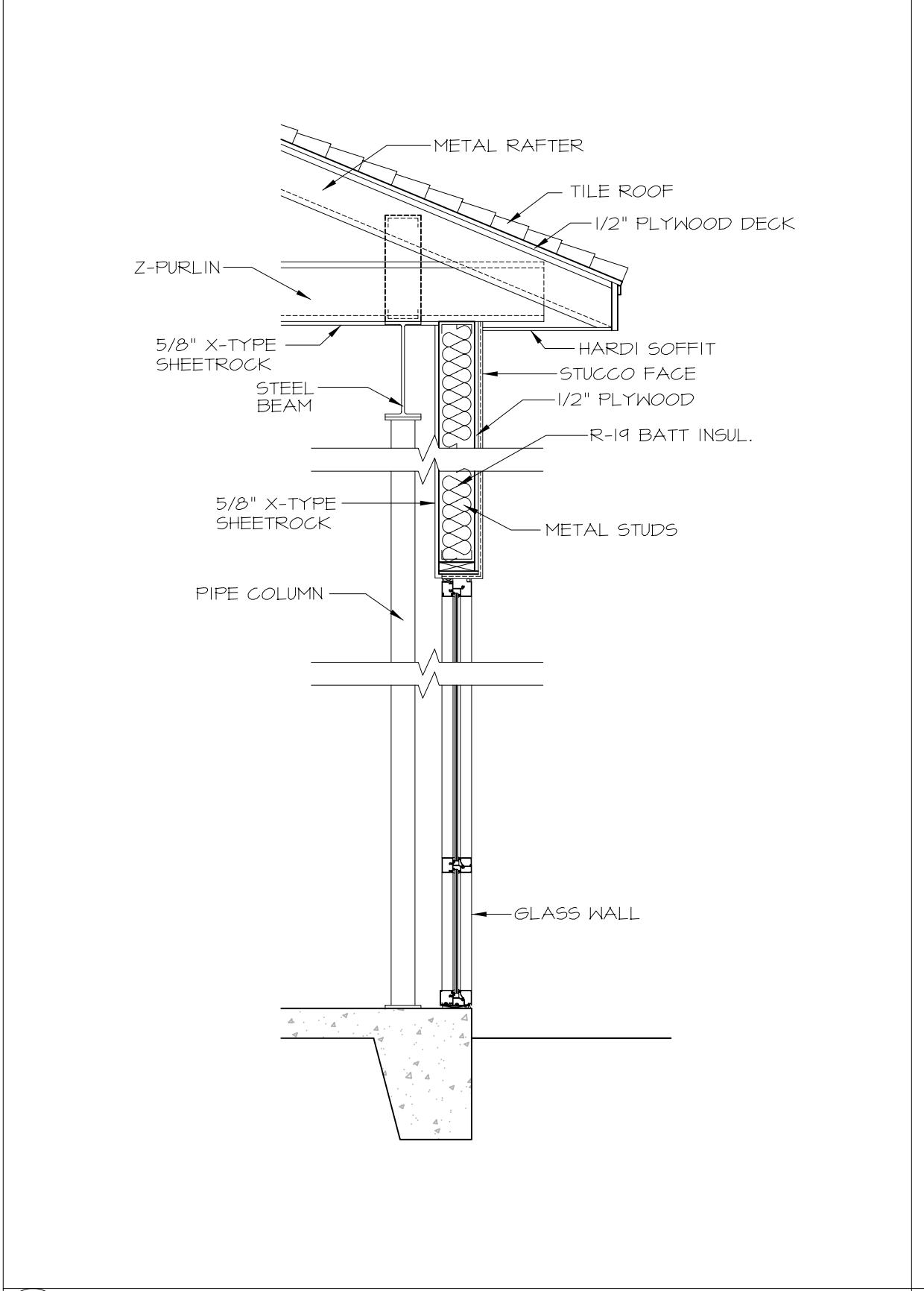
NOT FOR CONSTRUCTION ISSUE DATE: 21 JUNE 2006

LI:2007 Acad Drawings\07060-3.dwg, 8/17/2007 3:49:51 PM, tonya, 124

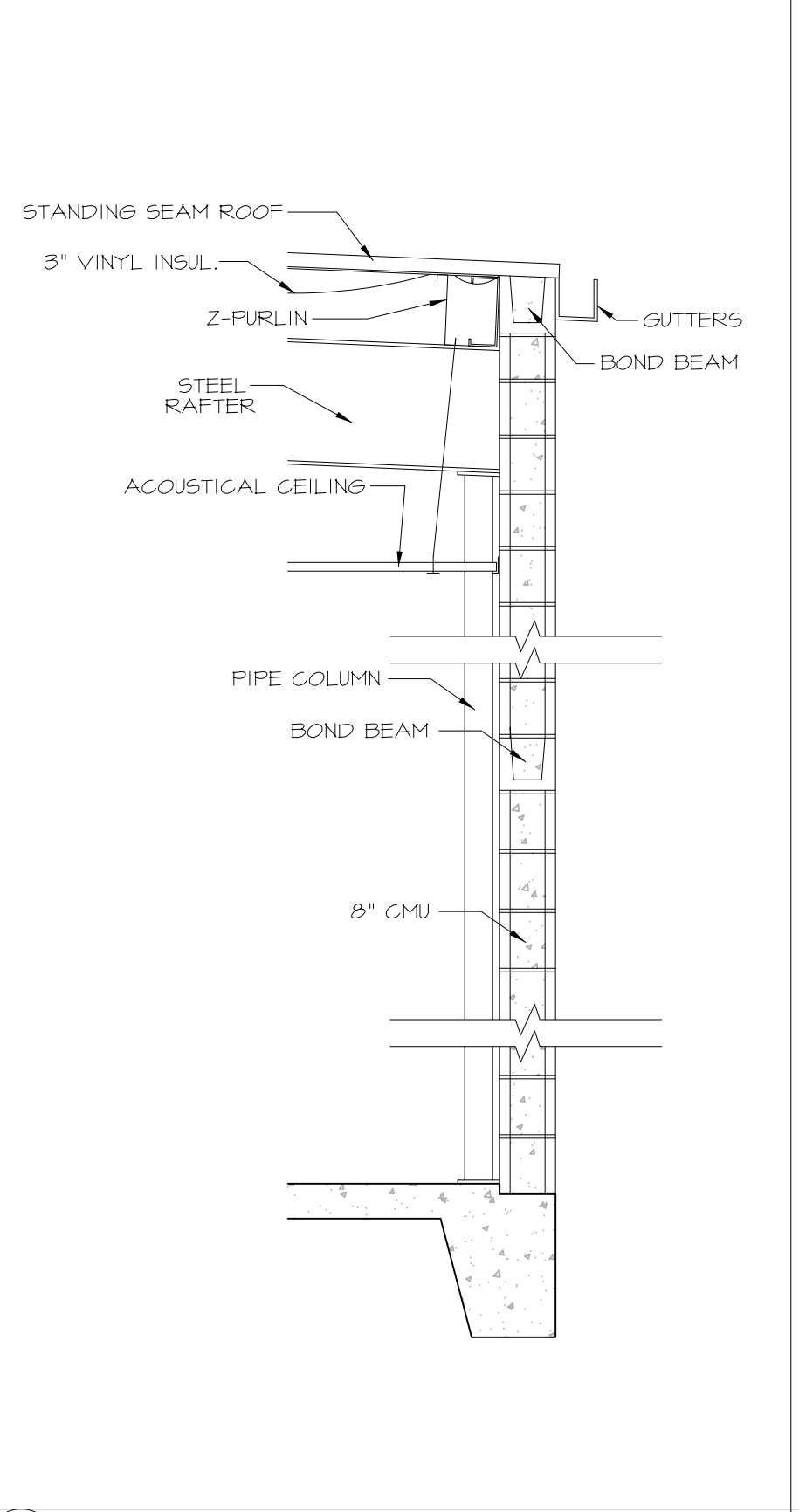
COPYRIGHT 2007

COPYRIGHT 2007 PRESTON WOOD & ASSOCIATES, L.L.C.

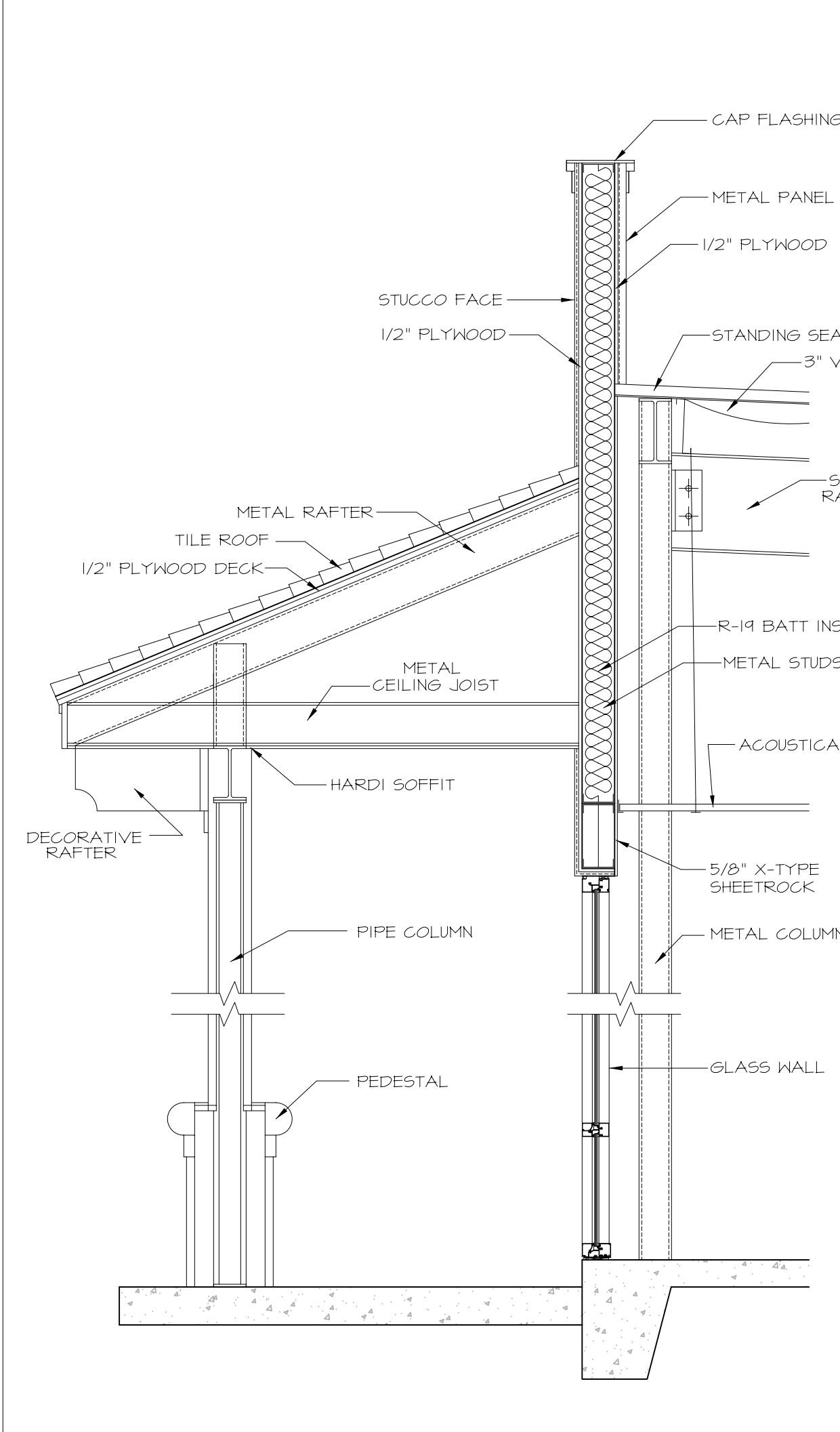
ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JACK PRESTON WOOD ARCHITECTURE, INC. PURCHASERS RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION OR PROJECT IS STRICTLY PROHIBITED. ANY CONSTRUCTION BEING IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, JACK PRESTON WOOD ARCHITECTURE, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



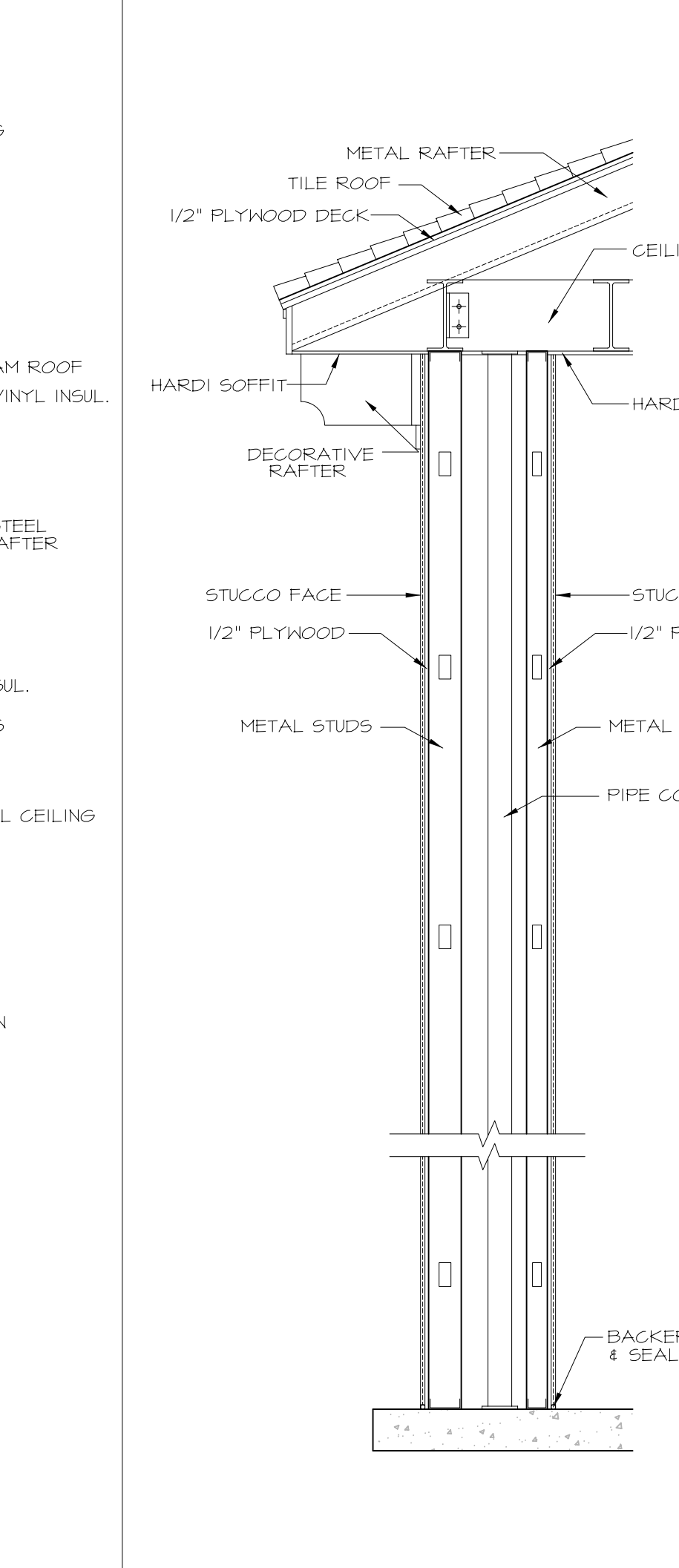
5 SECTION: THRU RAISED CEILING AREA



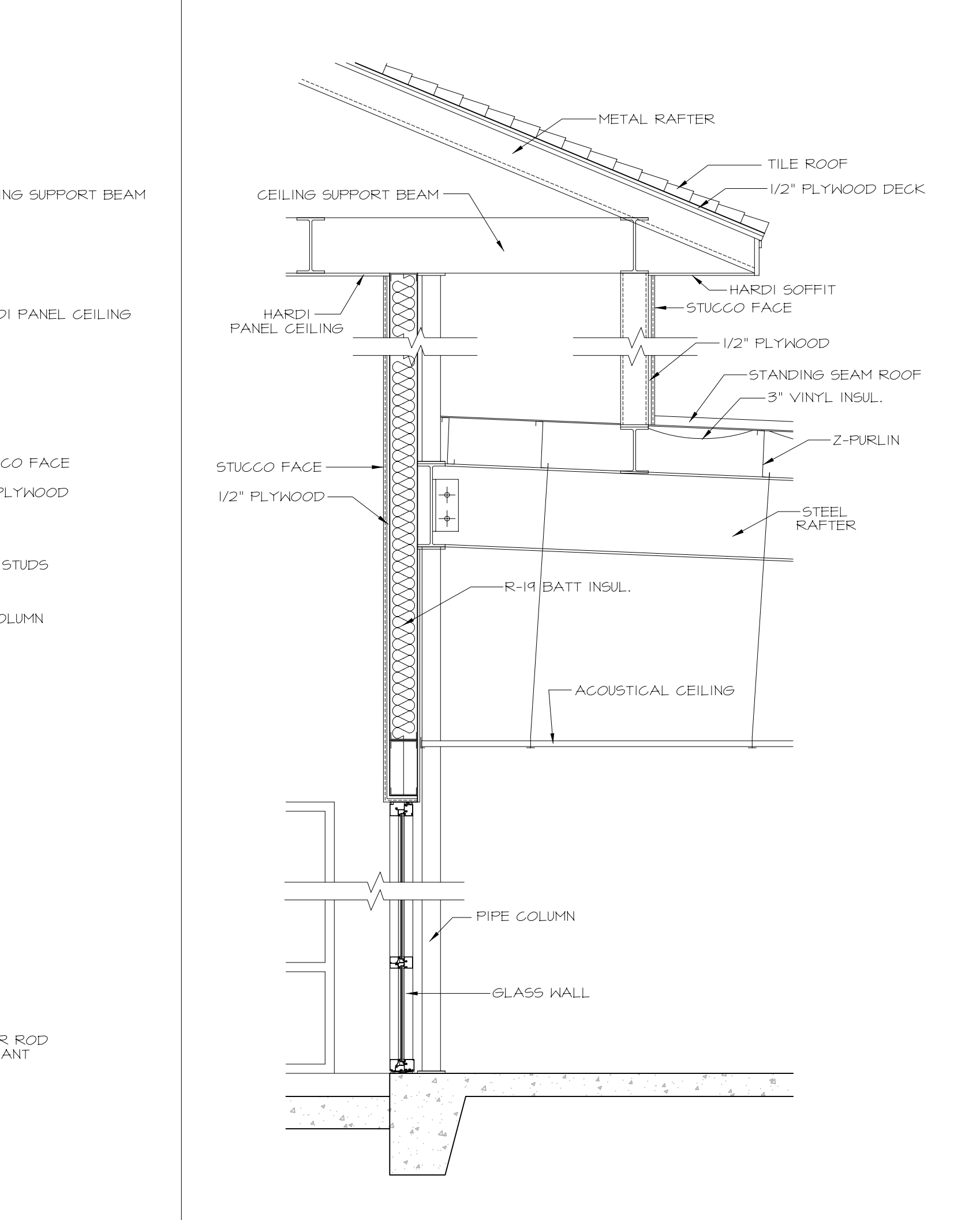
6 SECTION: THRU REAR WALL



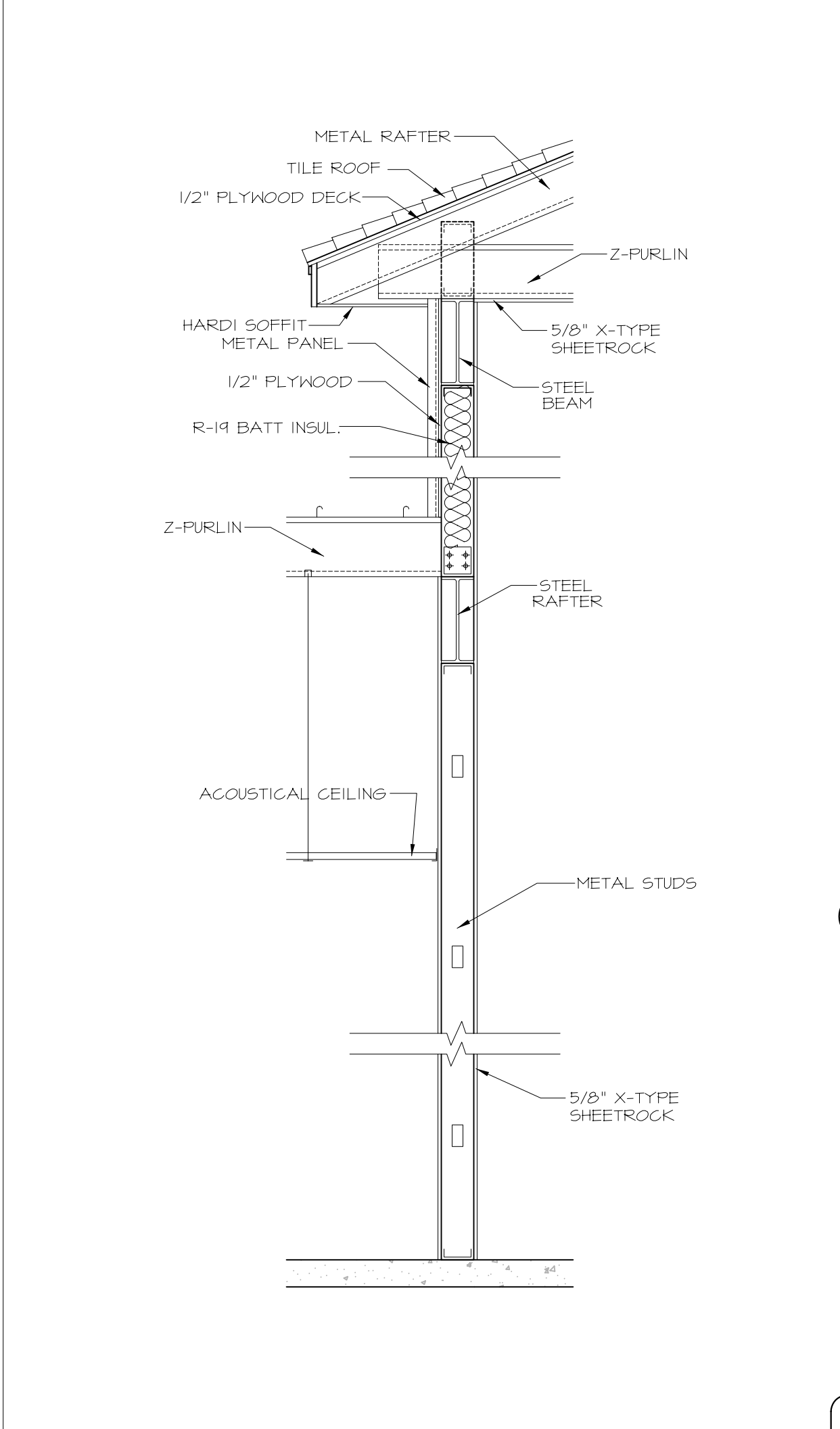
1 SECTION: THRU FRONT COVERED WALK



2 SECTION: THRU CENTER TOWER



3 SECTION: THRU C.TOWER & LEASE SPACE



4 SECTION: THRU RAISED CEILING AREA

PWA
 Preston Wood & Associates, LLC
 1116-A Naylor Street Houston, TX 77002
 phone: 713.522.2724 fax: 713.523.2690
 www.jackprestonwood.com
 Jack Preston Wood PBD Certification: TX-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	DRAFTER:	DATE:
RGP	4-16-07	RGP	5-1-07
REVISIONS 1:	DATE:	REVISIONS 2:	DATE:
XXX	X-X-XX	XXX	X-X-XX
REVISIONS 3:	DATE:	REVISIONS 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
DATE:	DATE:	DATE:	DATE:
XXX	X-X-XX	XXX	X-X-XX
CHECKED BY:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX

REDRAW #
WALL SECTION DEFINITIONS

* SEE STRUCTURAL DRAWINGS FOR ALL CONNECTIONS
 † STEEL MEMBER SIZES.

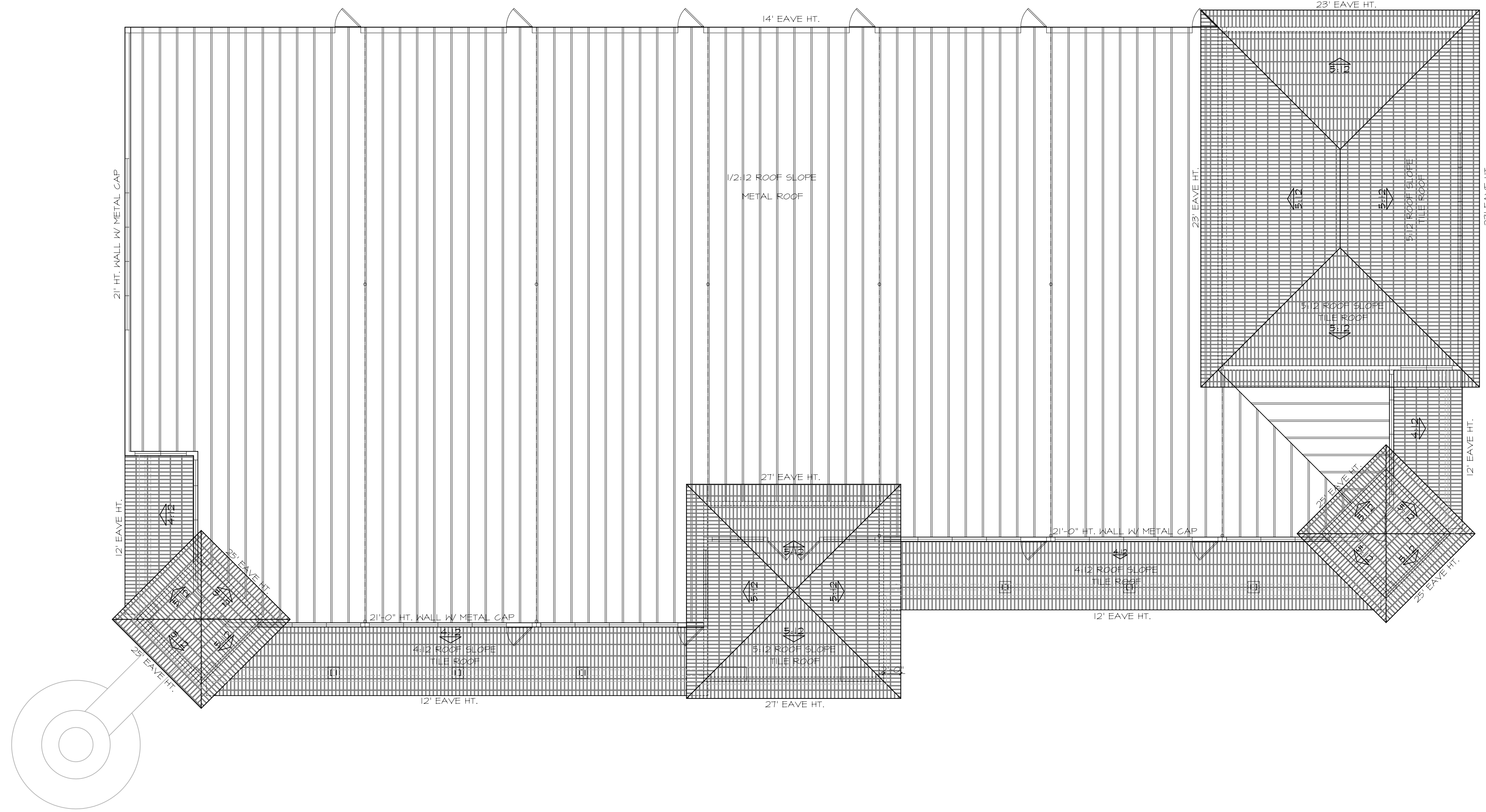
SQUARE FOOTAGES

FLOOR AREA:	9704 S.F.
PORCH AREA:	1412 S.F.
TOTAL COVER:	11,116 S.F.

milagro building company
 SUNSET HEIGHTS PLACE II
 AIRLINE DRIVE HOUSTON, TX

JOB # **D7060-3** **A.5**
 NOT FOR CONSTRUCTION ISSUE DATE: 21 JUNE 2006

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JACK PRESTON WOOD ARCHITECTON, INC. PURCHASERS RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION PROJECT OR AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF JACK PRESTON WOOD ARCHITECTON, INC. IS STRICTLY PROHIBITED. ANY CONSTRUCTION BEING IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, JACK PRESTON WOOD ARCHITECTON, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



BUBBLE NOTES:
 1) ADJUST SLOPES TO MATCH RIDGES.
 2) ADJUST OVERHANGS TO MATCH FASCIA.
 3) ADJUST PLATE HEIGHT TO MATCH FASCIA.

ROOF PLAN

SCALE: 1/8" = 1'-0"

PLATE HEIGHTS AS NOTED.
 SLOPES AS NOTED.
 24" OVERHANGS FROM FRAME U.N.O.
 8" OVERHANG AT GABLE ENDS U.N.O.
 6" OVERHANG AT DORMERS U.N.O.
 SOFFIT AND RIDGE VENTING PER BUILDER SPEC'S.
 ROOF MATERIAL: TILE @ 5:12 SLOPES
 TILE @ 4:12 SLOPES
 METAL @ 1/2":12 SLOPES

PLUMBING VENTS AND ALL OTHER PENETRATIONS THROUGH ROOF DECKING SHALL BE DIRECTED TO BACK ROOF SLOPE. MINIMIZE PLUMBING VENT PENETRATIONS THROUGH ROOF DECKING. COLOR COORDINATE PIPING TO ROOF MATERIAL WHERE APPLICABLE.

Preston Wood & Associates, LLC
 1116-A Naylor Street Houston, TX 77002
 phone: 713.522.2724 fax: 713.523.2690
 www.jackprestonwood.com

Jack Preston Wood PBD Certification: TX-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	DRAFTER:	DATE:
RGP	4-16-07	RGP	5-1-07
REVISIONS 1:	DATE:	REVISIONS 2:	DATE:
XXX	X-X-XX	XXX	X-X-XX
REVISIONS 3:	DATE:	REVISIONS 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
XXX	DATE:	XXX	DATE:
XXX	X-X-XX	XXX	X-X-XX
CHECKED BY:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX

REDRAW #

SQUARE FOOTAGES	
FLOOR AREA:	9704 S.F.
PORCH AREA:	1412 S.F.
TOTAL COVER:	11,116 S.F.

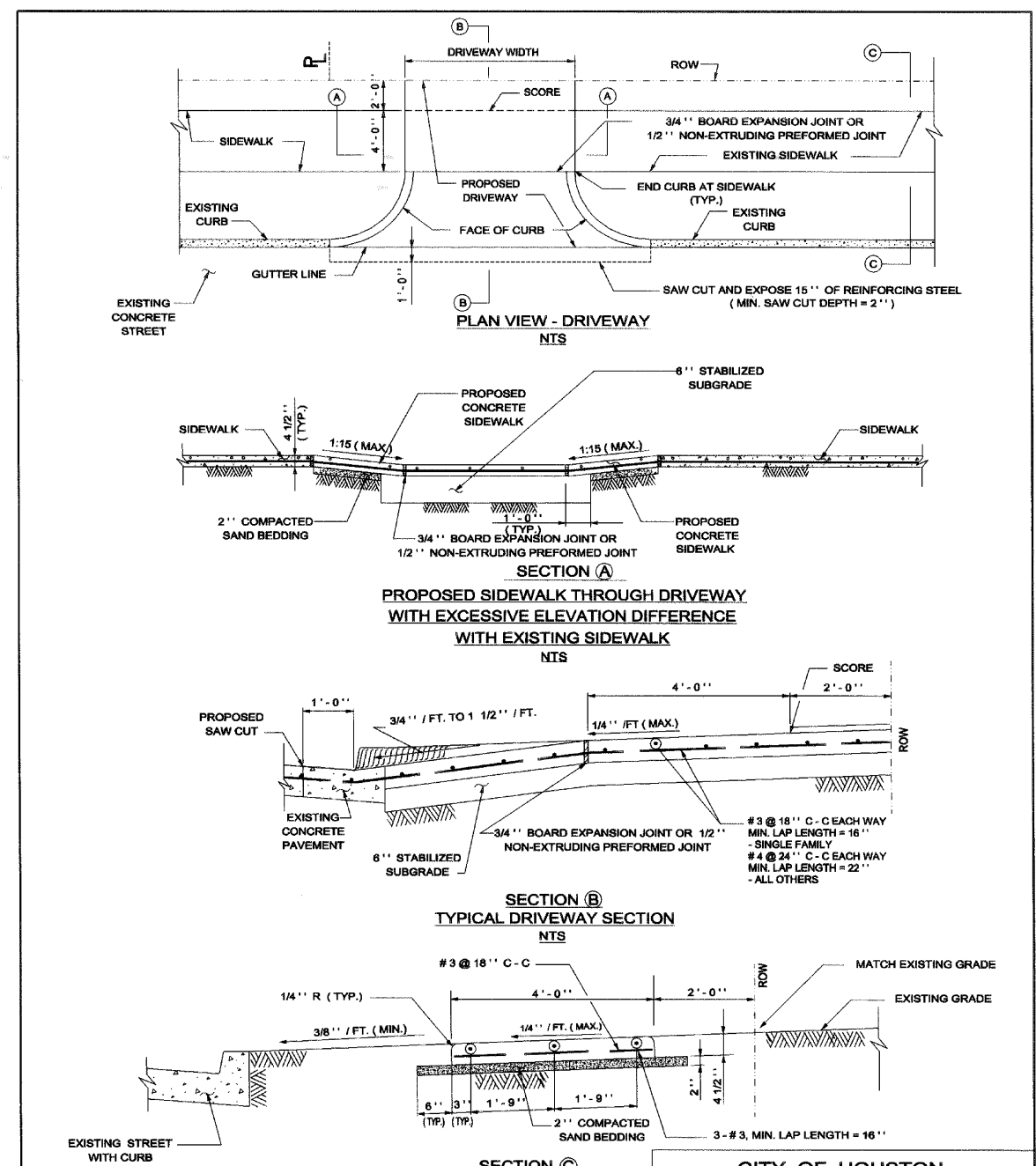
milagro building company
 SUNSET HEIGHTS PLACE II
 AIRLINE DRIVE HOUSTON, TX

JOB #	A.6
D7060-3	

LEGEND

PROPOSED STORM SEWER (PVC SCHEDULE 40 U.N.O.)
 EXISTING STORM SEWER
 PROPERTY LINE
 GRADE BREAK (G.B.)
 SLOPE OF PAVEMENT OR FINISH GRADE
 STORM SEWER MANHOLE
 CLEAN-OUT (MATCH PIPE SIZE UP TO 6")
 IN-LINE CLEANOUT (MATCH PIPE SIZE UP TO 6")
 DRAINAGE AREA DESIGNATION
 CATCH BASIN (RE: DETAIL & SCHEDULE)
 8" AREA DRAIN
 EXISTING NATURAL GRADE ELEVATIONS
 PROPOSED FINISH FLOOR ELEVATION
 PROPOSED BACK OF CURB ELEVATION
 PROPOSED TOP OF PAVEMENT ELEVATION
 PROPOSED TOP OF INLET GRATE ELEVATION
 PROPOSED FLOW LINE ELEVATION
 PROPOSED FINISHED GRADE ELEVATION
 PROPOSED TOP OF CONCRETE ELEVATION
 SWALE
 DOWNSPOUT W/ CONNECTOR TO DRAINAGE SYSTEM
 EXISTING TREE

FF = XX
 BC 99.95
 TP 99.45
 TG 99.15
 FL 96.53
 FG 99.15 OR 99.15
 TOC 99.15



NOTES:

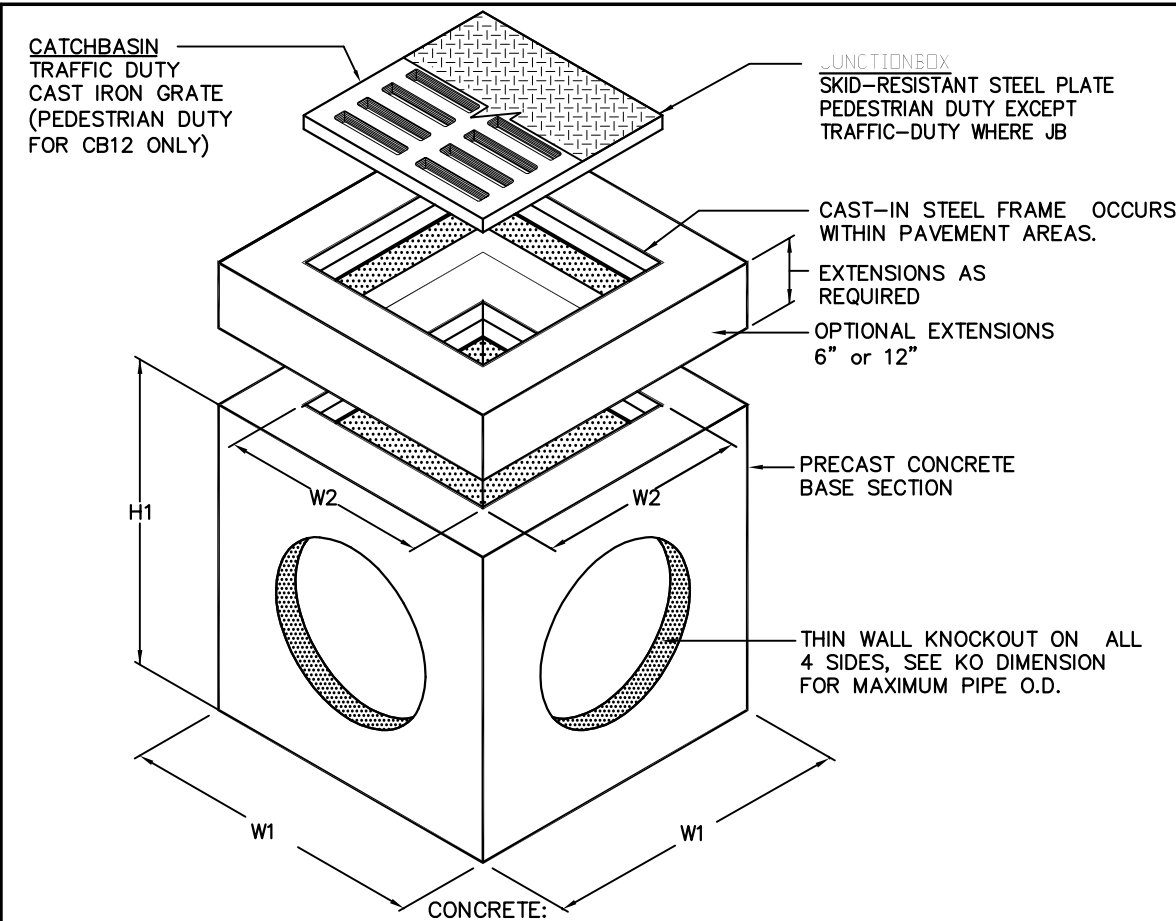
- DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY USE AND 7" THICK FOR ALL OTHERS (I.E. COMMERCIAL, INDUSTRIAL, ETC.).
- DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5-12 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE.
- 6 X 6 W 2.5 X W 2.5 WELDED WIRE FABRIC MAY BE USED IN LIEU OF THE REINFORCING STEEL.
- EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALKS SHALL BE ACCORDING TO DRAWING NO. 0275C-02.

CITY OF HOUSTON
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

REINFORCED CONCRETE DRIVEWAY AND SIDEWALK DETAILS ON CURBED TYPE STREETS

APPROVED BY: *[Signature]*
 CITY ENGINEER

DATE: 05-23-03
 DWG NO. 02754-01 17201-1 (REVISION)



SPECIFICATIONS:

GENERAL:

- BASE SECTION SHALL BE OF MONOLITHIC CONSTRUCTION AT FLOOR AND WALLS, WITH SECTIONAL RISERS (EXTENSIONS) TO REQUIRED DEPTH.
- MANUFACTURER: PARK EQUIPMENT CO., HOUSTON (1 800 256 8041) OR ENGINEER-APPROVED EQUAL.

CONCRETE: 28-DAY COMPRESSIVE STRENGTH (F_c)=4,000 PSI.

REINFORCEMENT: CONFORM TO ASTM 615, GRADE 60 (F_y=60,000 PSI) SIZE & SPACING SHALL BE DETERMINED BY MANUFACTURER.

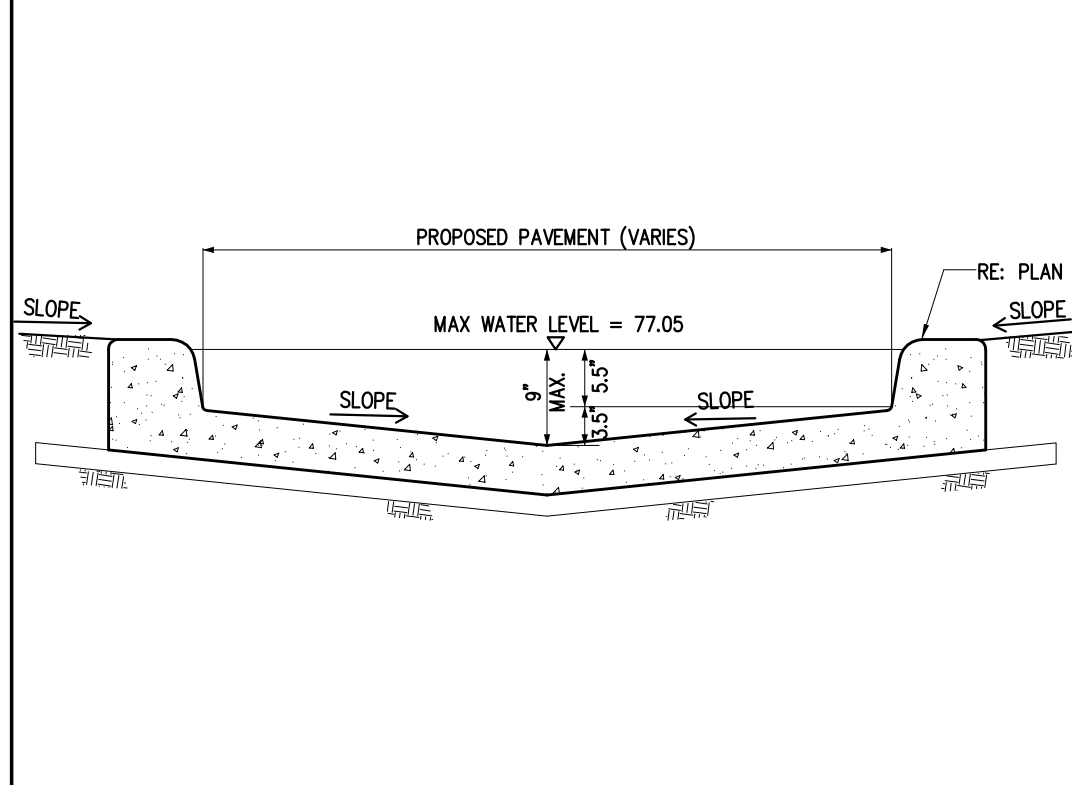
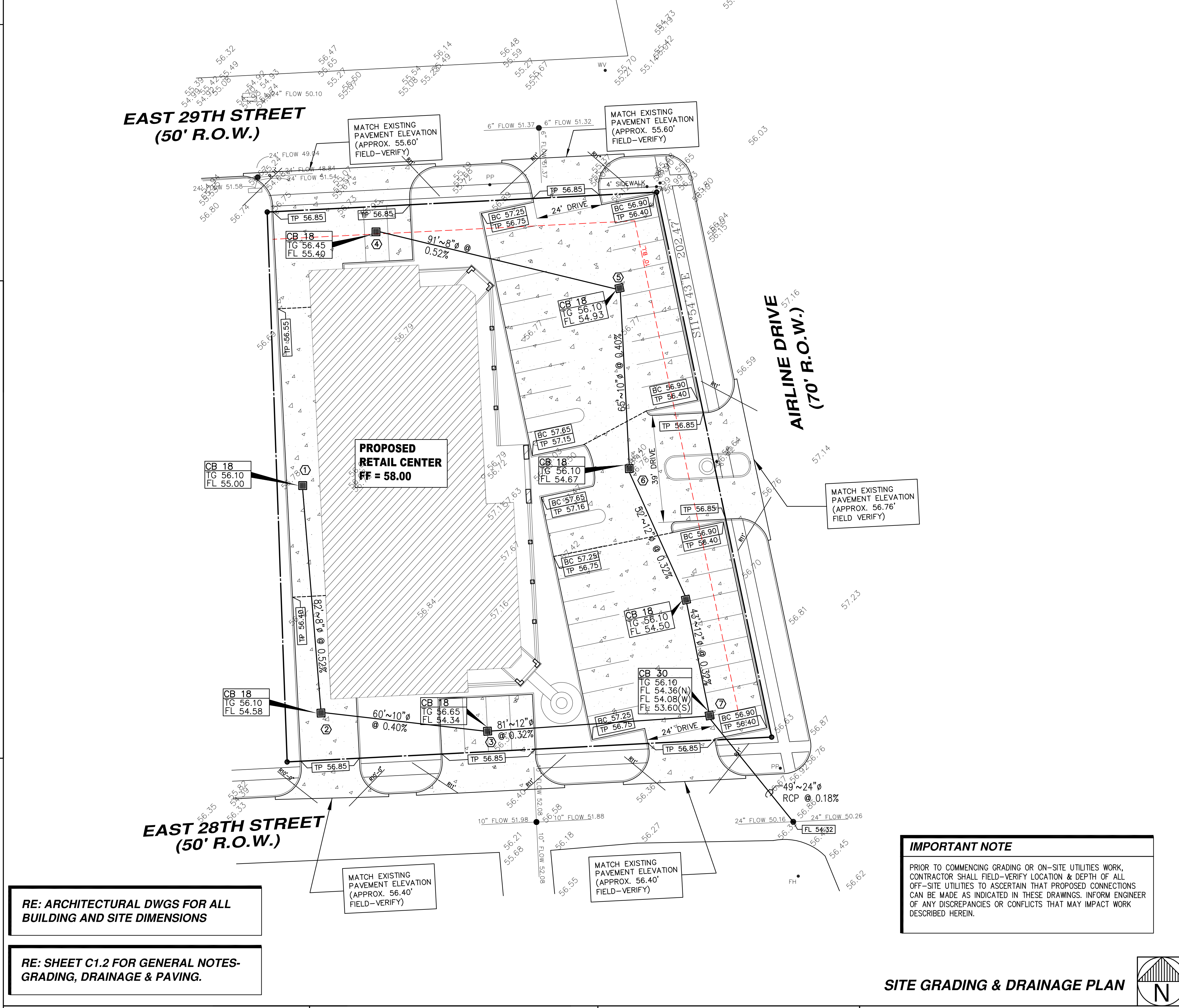
FRAMES & GRATES: SHALL BE MANUFACTURED OF GREY CAST IRON (C.I.) CONFORMING TO ASTM A48, CLASS 30.

CASTINGS:

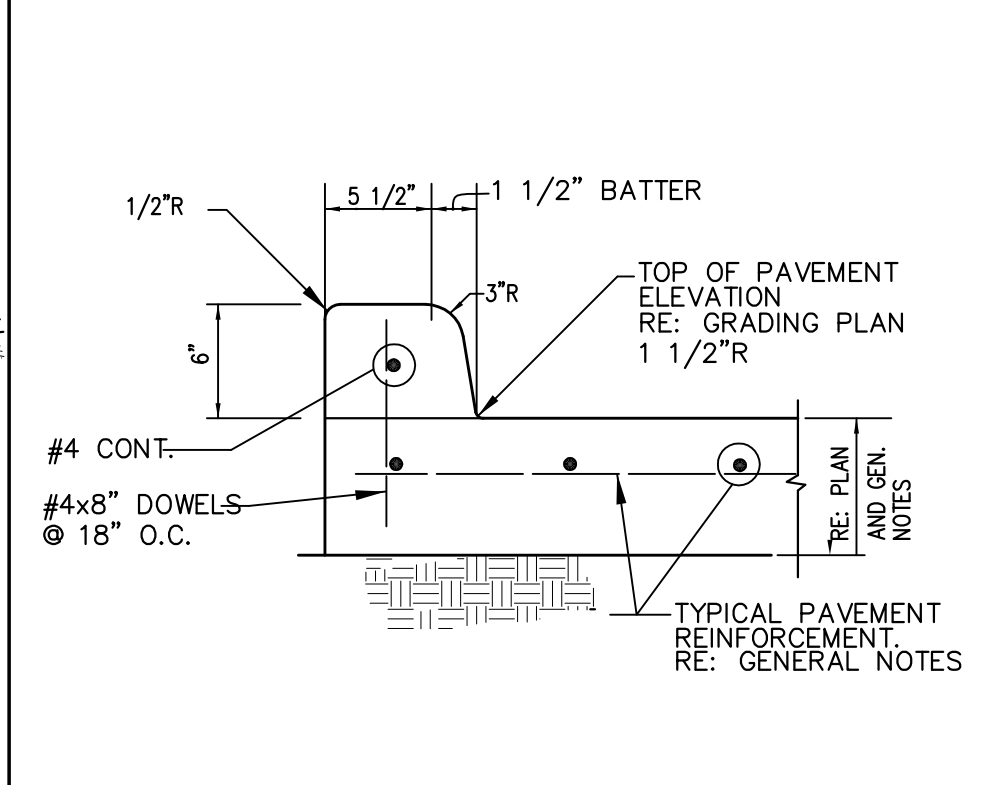
MARK	JUNCTION BOX	W1	W2	H1	KO	GRATE SIZE	WEIGHT LBS
CB12	JB12	15"	10"	21"	10"	12"x12"x1"	180
CB18	JB18	24"	16"	34"	15"	18"x18"x1"	1,000
CB20	JB20	26"	18"	34"	17"	20"x20"x1"	1,335
CB24	JB24	32"	22"	41"	22"	24"x24"x2"	2,245
CB27	JB27	37"	25"	42"	24"	27"x27"x2"	2,875
CB30	JB30	42"	30"	42"	30"	32"x32"x2"	3,675
CB36	JB36	48"	36"	42"	32"	38"x38"x2"	4,585
CB48	JB48	60"	48"	54"	48"	38"x38"x2"	8,900

1. CB12 CATCHBASIN IS RATED FOR PEDESTRIAN LOADING. ALL OTHERS ARE TRAFFIC DUTY.
 2. ALL JUNCTION BOXES ARE STANDARD PEDESTRIAN DUTY OR OPTIONAL TRAFFIC DUTY.

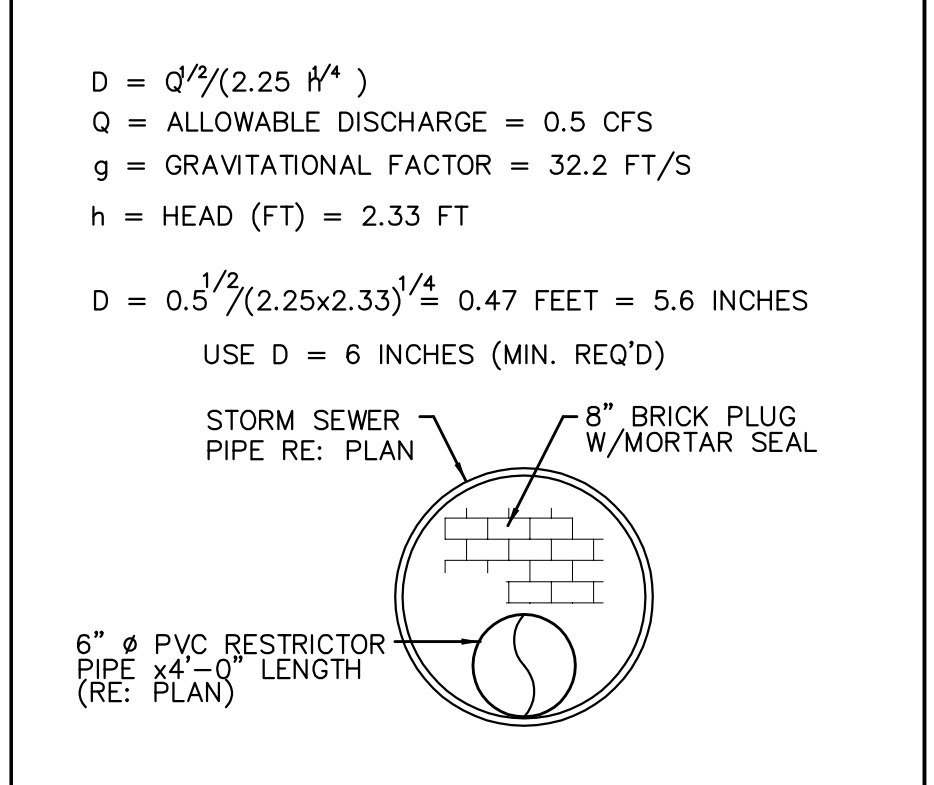
5 PRECAST CONCRETE CATCH BASIN/JUNCTION BOX (N.T.S.)



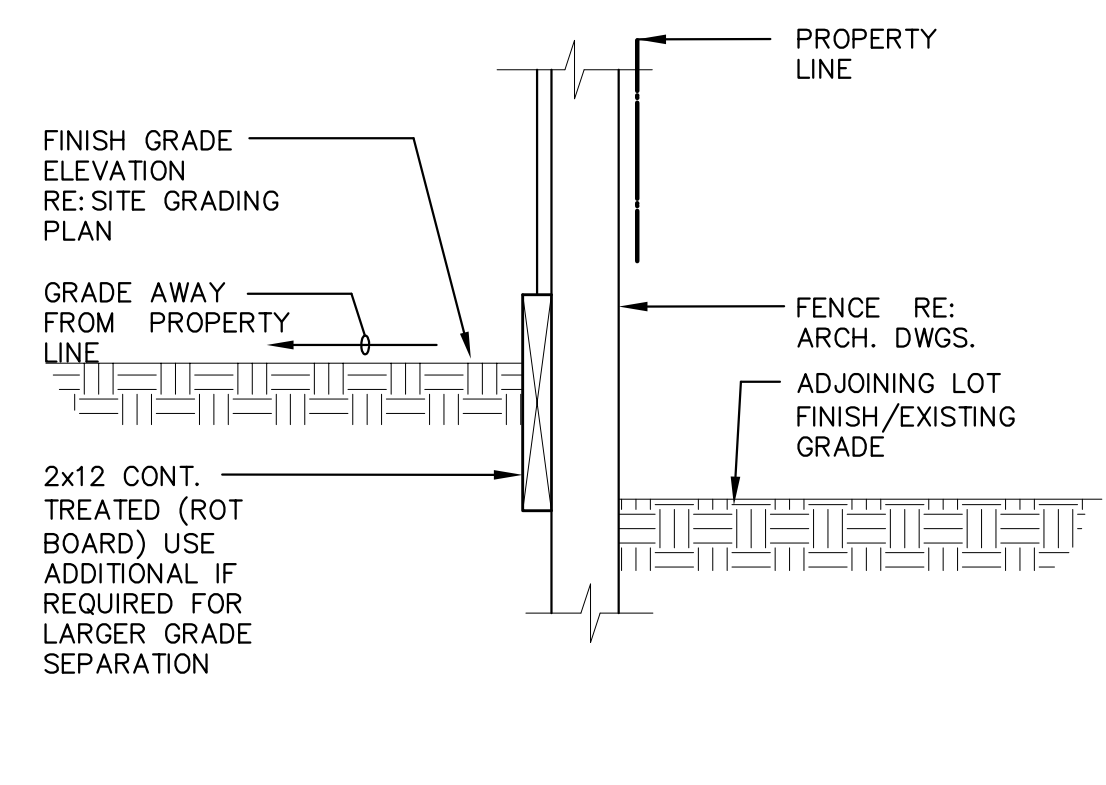
4 TYPICAL PAVEMENT DETENTION SECTION (N.T.S.)



3 TYPICAL CURB DETAIL (N.T.S.)



2 RESTRICTOR PIPE DETAIL AND CALCULATIONS (N.T.S.)



1 GRADE SEPARATION @ PROPERTY LINE (N.T.S.)

PROPERTY LEGAL DESCRIPTION

1.6484 ACRES OF LAND OUT OF LOTS 1 THRU 18 AND RESTRICTED RESERVE "A" OF SUNSET HEIGHTS PLACE II RECORDED IN FILM CODE 608264 H.C.M.R. AND LOTS 15 AND 16, BLOCK 8 OF SUNSET HEIGHTS EXTENSION NO. 2 RECORDED IN VOLUME 572, PAGE 69 H.C.D.R. LOCATED IN THE JOHN AUSTIN SURVEY A-1 HARRIS COUNTY, TEXAS.

SURVEYOR

ALL EXISTING TOPOGRAPHIC & FLOOD PLAIN DATA SHOWN HEREIN IS EXTRACTED DIRECTLY FROM SURVEY BY:
 MOMENTUM SURVEYING (PH. 713-910-8300)
 5225 KATY FWY, SUITE 605, HOUSTON, TEXAS 77007

BENCHMARK DATA

ELEVATIONS SHOWN HEREON ARE BASED ON TSARP RM #050150 WITH AN ELEVATION OF 47.72 FEET NAVD 88 2001 ADJUSTMENT

FLOOD PLAIN DATA BFE: 57.00'

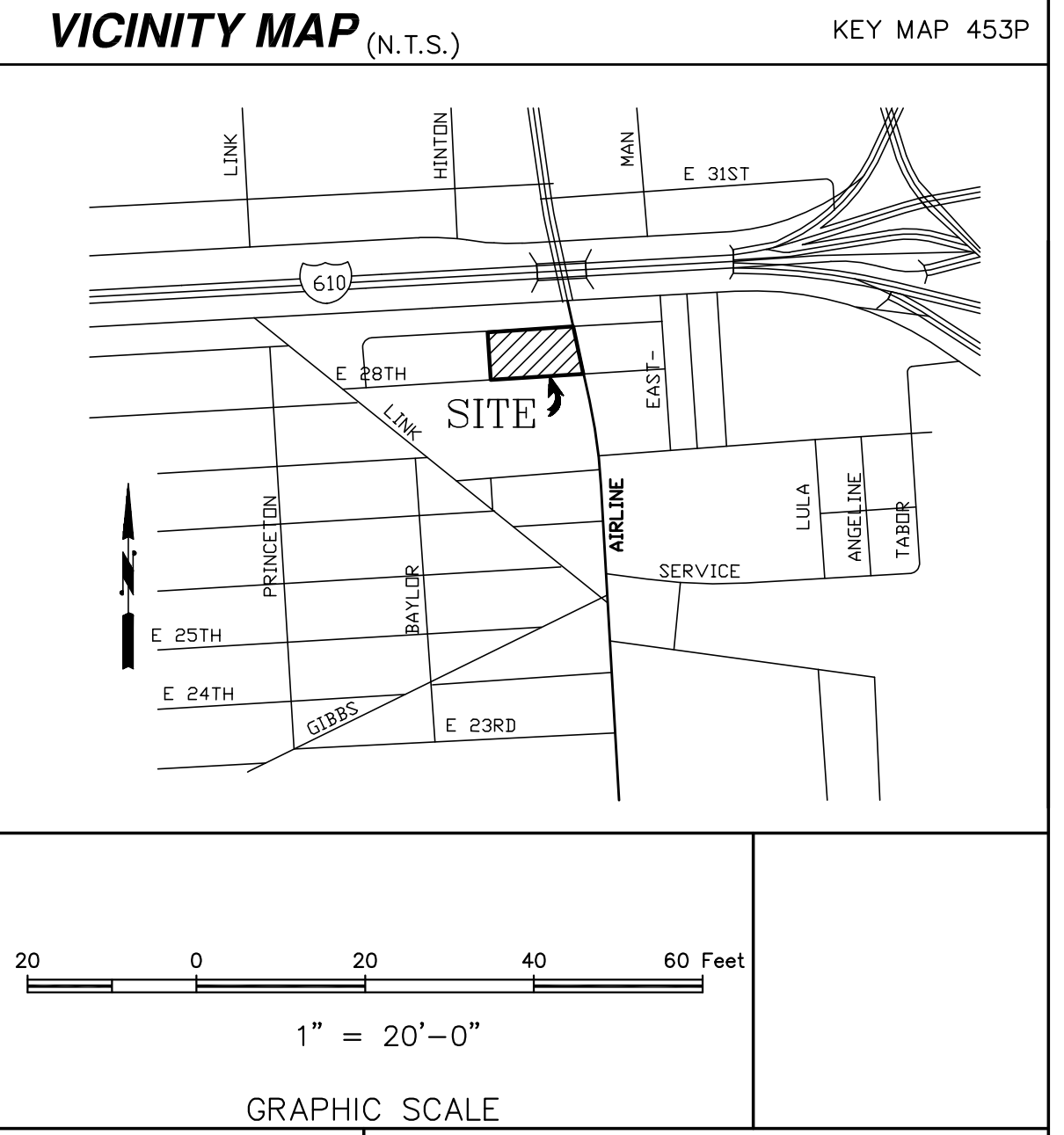
BY GRAPHIC PLOTTING ONLY PART OF THIS PROPERTY LIES IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 480296 PANEL NO. 48201C-0660 L WHICH BEARS AN EFFECTIVE DATE JUNE 18, 2007 ZONE "AE" DENOTES AREAS INSIDE THE 100 YEAR FLOOD PLAIN. CURRENTLY EFFECTIVE FEMA MAP BASED FLOOD 57.00 FEET.

GENERAL NOTES: SITEWORK
 (THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS & DETAILS)

- CONTRACTOR SHALL FIELD-VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATING NEAR THEIR UTILITY.
- CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE SAW-CUT, REMOVED AND REPLACED WITH MATERIAL EQUAL TO OR SUPERIOR TO EXISTING MATERIAL, AND SHALL BE INSTALLED TO CITY STANDARDS.
- CONTRACTOR SHALL TAKE EXTRA CARE TO PROTECT TREES IN AREAS ADJACENT TO CONSTRUCTION.
- ANY AREAS OF GRASS WITHIN THE CITY'S RIGHT-OF-WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE, OR GRASS WHICH MATCHES THE GRASS REMOVED.
- EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE CITY OF HOUSTON STANDARDS.
- CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK.

NOTES ON DOWNSPOUT LEADS

- DOWNSPOUT LEADS SHOWN IN PLAN ARE DIAGRAMMATIC ONLY. NUMBER, SIZE & LOCATION OF DOWNSPOUTS IS STRICTLY THE RESPONSIBILITY OF GUTTER SYSTEM INSTALLER.
- ALL DOWNSPOUTS SHALL BE CONNECTED DIRECTLY TO SUBSURFACE DRAINAGE SYSTEM, UNLESS NOTED OTHERWISE.
- DOWNSPOUT CONNECTION LEADS SHALL MATCH SUBSURFACE PIPE MATERIAL, AND SHALL BE SIZED AS FOLLOWS:
 A. 4" FOR CONNECTING UP TO 1 DOWNSPOUT
 B. 6" FOR CONNECTING UP TO 4 DOWNSPOUTS.
 NO MORE THAN FOUR DOWNSPOUTS SHALL BE CONNECTED TO A SINGLE LEAD.
- PROVIDE ADEQUATE TRANSITION BOOTS FROM DOWNSPOUTS TO LEADS.



ISSUE HISTORY

DATE	ISSUED FOR	DATE	DESCRIPTION
07/24/07	PERMIT		
	BIDDING		
	CONSTRUCTION		

REVISIONS

DATE	DESCRIPTION

THE INTERFIELD GROUP
 ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
 401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550

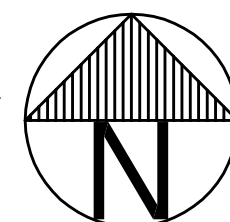
MILAGRO BUILDING COMPANY
 PROPOSED NEW DEVELOPMENT

2811 AIRLINE
 HOUSTON, TEXAS 77009

SITE GRADING & DRAINAGE PLAN

DRAWN BY: SNO DATE: 07/05/07 SHEET: **C1.1** OF: 3
 CHECKED BY: MFG PROJ. NO.: 0730.00

PAVEMENT & DETENTION PLAN



SCALE: 1" = 20'-0"

DETENTION VOLUME CALCULATIONS

EXISTING IMPERVIOUS COVER:
EXISTING CONC. DRIVEWAY OR SLAB = 21812.45 SF

PROPOSED IMPERVIOUS COVER:

SLAB PADS = 9704 SF
PAVEMENT = 21399.66 SF
SIDEWALKS = 2135.8 SF (±)
TOTAL = 33239.46 SF = 0.7630 ACRES

INCREASE IN IMPERVIOUS COVER

33239.46 SF - 21812.45 SF = 11427.01 SF = 0.262 AC

REQUIRED DETENTION VOLUME

(0.2 AC.FT./AC) = 0.262 x 0.5 = 0.131 AC.FT
= 5706.36 CF

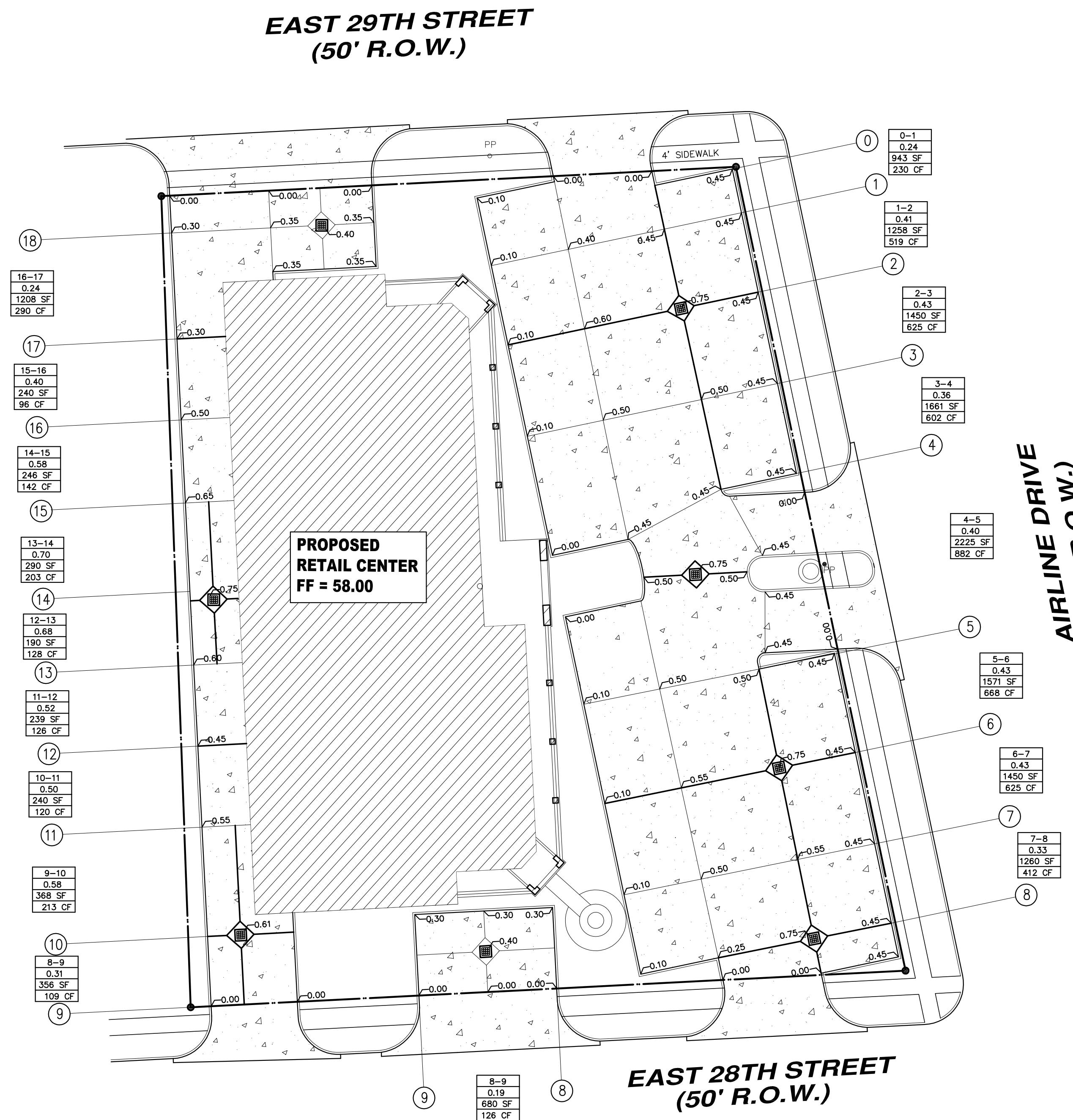
PROVIDED DETENTION VOLUME

MAXIMUM WATER SURFACE ELEVATION: = 56.85 FT.

PAVEMENT DETENTION PROVIDED= 6116 CF
(RE: DRAWING ABOVE)

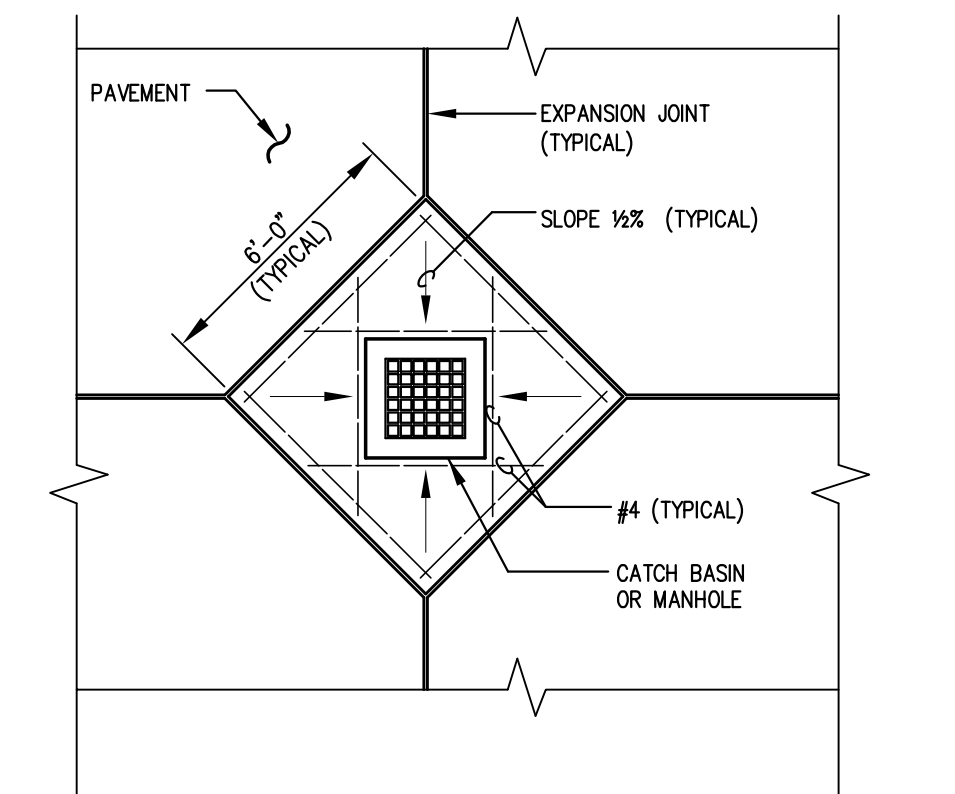
STORM SEWER CALCULATION (2-YR DESIGN STORM)															
DRAINAGE AREA	FROM INLET	TO INLET	SLOPE S (FT/FT)	LENGTH (FT)	AREA SF	AREA DRAINED (ACRES)	RUNOFF COEF. C	$\Sigma C \cdot A$	INTENSIT Y (IN/HR)	TIME OF CONC. Tc (MIN)	DESIGN DISCHARGE Q (CFS)	MANNING'S N	COMPUTED DIAMETER Dr (FT)	PIPE SIZE USED Dn (IN)	FLOW VELOCITY (FT/SEC)
A1+A2+A3+A4+A5+A6	7	OUT	0.0032	49.00	22,446.49	0.515	0.80	0.412	3.484	23.898	1.436	0.013	0.88	12.00	1.83
A4+A5+A6	6	7	0.0052	94.00	15,344.79	0.352	0.80	0.282	3.527	23.322	0.994	0.011	0.66	8.00	2.85
A4+A5	5	6	0.0052	85.00	10,739.07	0.247	0.80	0.197	3.565	22.815	0.703	0.011	0.58	8.00	2.01
A4	4	5	0.0080	84.00	2,450.91	0.056	0.80	0.045	3.707	21.024	0.167	0.011	0.31	4.00	1.91
A1+A2+A3	3	7	0.0052	81.00	9,610.80	0.221	0.80	0.177	3.576	22.663	0.631	0.011	0.55	8.00	1.81
A1+A2	2	3	0.0080	60.00	8,064.88	0.185	0.80	0.148	3.594	22.430	0.532	0.011	0.48	6.00	2.71
A1	1	2	0.0080	92.00	6,118.78	0.140	0.80	0.112	3.622	22.076	0.407	0.011	0.43	6.00	2.07

ELEVATIONS SHOWN ON PLAN ARE BASED ON MWSE
TOTAL PAVEMENT DETENTION VOLUME = 6116 CF

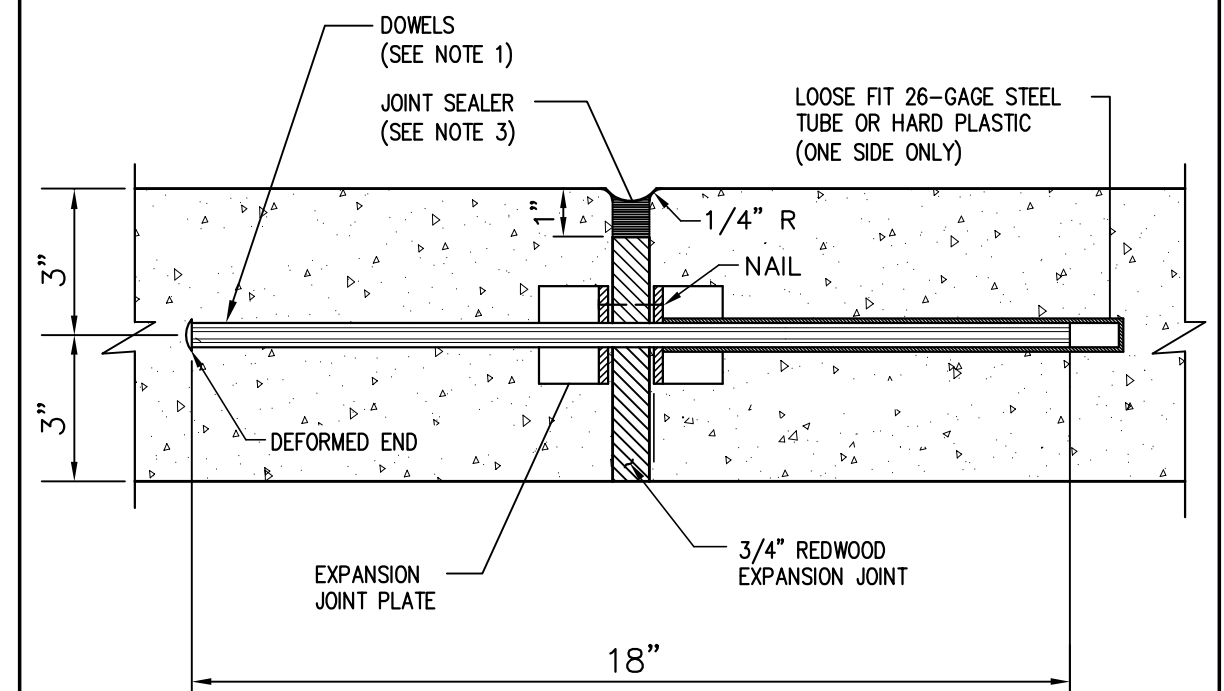


LEGEND

	CONTROL JOINT	<table border="1"> <tr> <td>SECTION NO.</td> </tr> <tr> <td>AV. DEPTH (FT)</td> </tr> <tr> <td>SURFACE AREA (SF)</td> </tr> <tr> <td>VOLUME (CF)</td> </tr> </table>	SECTION NO.	AV. DEPTH (FT)	SURFACE AREA (SF)	VOLUME (CF)
SECTION NO.						
AV. DEPTH (FT)						
SURFACE AREA (SF)						
VOLUME (CF)						
	EXPANSION JOINT					
	PROPERTY LINE					
	SECTION NUMBER					
	DEPTH FROM M.W.E.					
	CATCH BASIN					



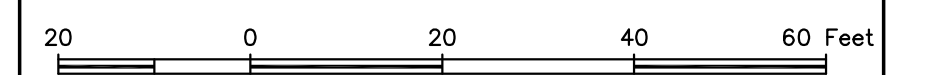
MANHOLE/INLET BLOCKOUT DETAIL (DIAMOND)



NOTES:

- DOWELS FOR PAVEMENT EXPANSION JOINTS SHALL BE 3/4" SMOOTH BARS @ 12" SPACING (TYP. U.O.N.)
- EXPANSION JOINT SHALL BE PLACED AT THE END OF EACH CURB RETURN AND AT MAXIMUM SPACING OF 80'.
- JOINT SEALER MATERIAL SHALL BE ASPHALT RUBBER IN ACCORDANCE WITH ASTM STANDARD D3405.
- PRE-MANUFACTURED JOINT PLATE.

DOWEL-TYPE EXPANSION JOINT DETAIL



1" = 20'-0"

GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/24/07	PERMIT		
	BIDDING		
	CONSTRUCTION		

THE INTERFIELD GROUP
ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550

MILAGRO BUILDING COMPANY
PROPOSED NEW DEVELOPMENT

2811 AIRLINE
HOUSTON, TEXAS 77009

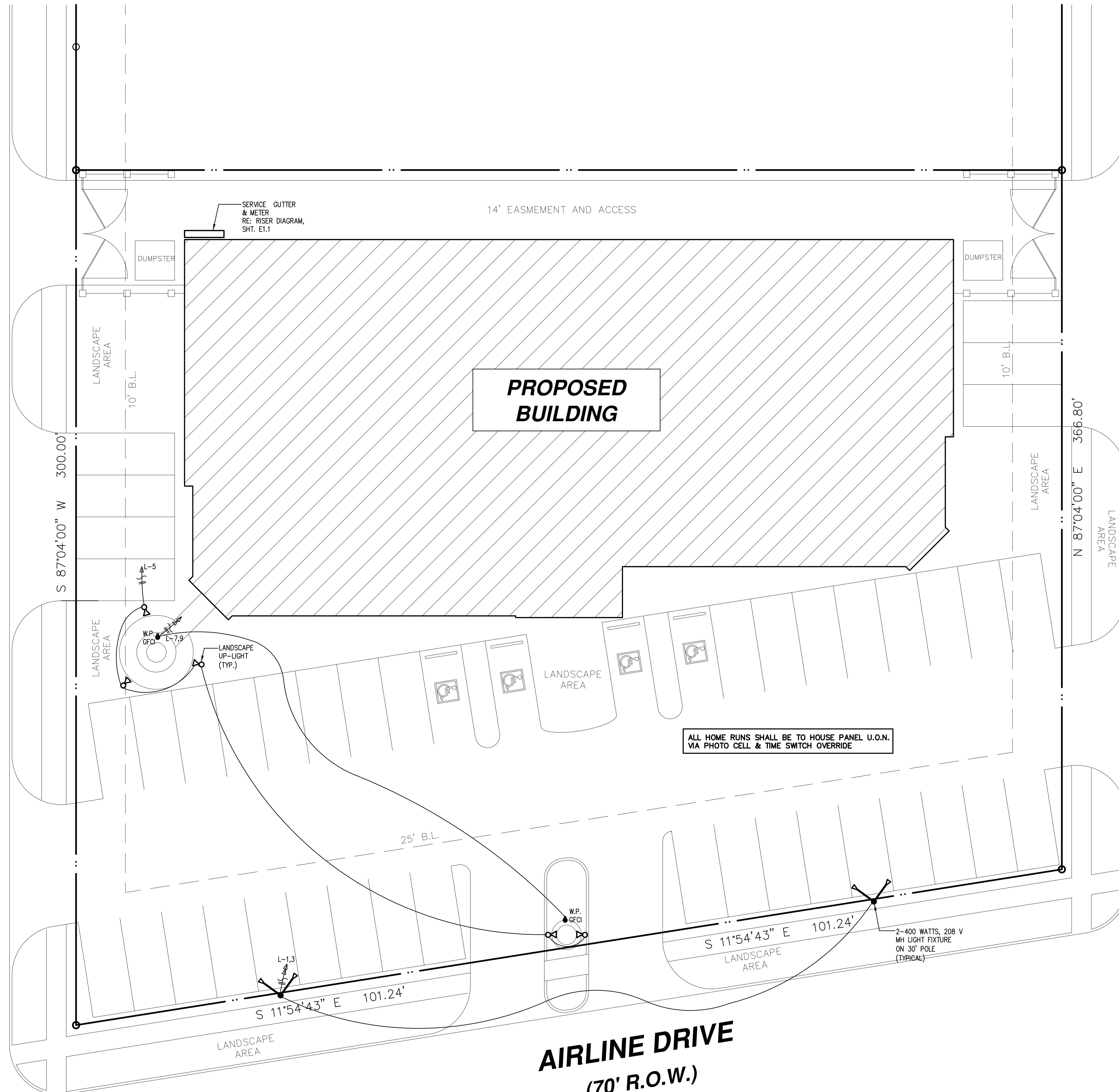
SITE PAVEMENT AND DETENTION PLAN

DRAWN BY: SNO DATE: 07/05/07 SHEET: **C1.2** OF: **3**
CHECKED BY: MFG PROJ. NO.: 07038.00

EAST 28TH STREET
(50' R.O.W.)

EAST 29TH STREET
(50' R.O.W.)

AIRLINE DRIVE
(70' R.O.W.)



ALL HOME RUNS SHALL BE TO HOUSE PANEL U.O.N. VIA PHOTO CELL & TIME SWITCH OVERRIDE

OUTLINE SPECIFICATIONS: ELECTRICAL SYSTEM

GENERAL

- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH:
 - THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC)
 - LOCAL CODES & ORDINANCES
 - OWNER'S SPECIFICATIONS
 - STANDARDS, INSTRUCTIONS & SPECIFICATIONS OF THE LOCAL UTILITY COMPANY.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO EXECUTE WORK ON THE DRAWINGS AND SPECIFICATIONS, AND AS REQUIRED FOR A COMPLETE SYSTEM.
- THIS WORK INCLUDES, BUT IS NOT LIMITED TO: ELECTRICAL SERVICE AND DISTRIBUTION SYSTEMS, PANEL BOARDS & DISCONNECT SWITCHES, LIGHTING FIXTURES, POWER AND CONTROL WIRING WITH FINAL CONNECTIONS TO ALL EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL VERIFY:
 - TYPE OF POWER SERVICE REQUIREMENTS, SYSTEMS VOLTAGE RATING (I.E. 208/120VOR 3Ø) AND MAXIMUM SHORT CIRCUIT CURRENT WITH POWER COMPANY PRIOR TO SUBMITTING A PROPOSAL.
 - TYPE OF TELEPHONE SERVICE AVAILABLE PRIOR TO SUBMITTING A PROPOSAL.
 - METERING, IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS, FOR "GENERAL SERVICE" SCHEDULE.
- ELECTRICAL CONTRACTOR SHALL PROVIDE:
 - 3-PHASE 4-WIRE 120/208V WYE SERVICE. CHECK SYSTEM VOLTAGE AT SERVICE END CONNECTION.
 - LABELS 3/16 INCH HIGH, ON ALL PANEL BOARDS AND BRANCH CIRCUITS.

INSTALLATION

- CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED ELECTRICAL CONDUIT AND WIRING FOR ALL MOTORS, STARTERS AND ELECTRICAL CONTROLS, AND SHALL MAKE ALL LOW VOLTAGE ELECTRICAL CONNECTIONS AS REQUIRED FOR HVAC SYSTEMS.
- CONTRACTOR SHALL COMPLETE THE CONNECTIONS TO ALL RECEPTACLES, COUNTERS, AND FINAL CONNECTIONS TO ALL FIXTURES AFTER FIXTURES ARE IN PLACE.
- VERIFY EXACT LOCATION OF ALL SIGNS WITH OWNER'S REPRESENTATIVE. FURNISH AND INSTALL ALL CONDUITS AND WIRES WITH STUB-UPS AS DIRECTED BY OWNER.
- WIRING:
 - ALL WORK SHALL BE COMPLETED IN A NEAT AND WORKMAN-LIKE MANNER.
 - ALL WIRING SHALL BE RUN IN APPROVED METALLIC RACEWAY OR CONDUIT AND SHALL BE UNIFORMLY COLOR-CODED THROUGHOUT THE ENTIRE SYSTEM. SPLICES, TAPS, AND TERMINALS SHALL BE MADE ONLY IN "J" BOXES, OUTLETS AND PANEL BOARDS.
 - ALL CONDUCTORS SHALL BE COPPER WITH A MINIMUM WIRE SIZE OF STRANDED #12 AWG THIN/THWN(CU). ALUMINUM CONDUCTORS SHALL NOT BE USED. CONTRACTOR SHALL ENSURE THAT THE CONDUCTORS UTILIZED ARE IN KEEPING WITH GOOD PRACTICE FOR THE CIRCUIT/PROTECTIVE DEVICES EMPLOYED. THE NEUTRAL CONDUCTOR (WHERE USED) SHALL HAVE THE SAME AMPACITY AS THE ASSOCIATED PHASE CONDUCTORS (I.E. NEUTRAL REDUCTION SHALL NOT BE PERMITTED).
 - CONTRACTOR SHALL ENSURE THAT CIRCUIT AMPACITY AND SHORT CIRCUIT/OVERLOAD PROTECTION ARE APPROPRIATE FOR THE EQUIPMENT BEING INSTALLED. UL LISTING CONDITIONS SHALL BE OBSERVED.
 - ALL FUSES SERVING MOTOR LOADS SHALL BE OF THE DUAL-ELEMENT TYPE.
 - DUE TO DIFFERENT INTERRUPTING CHARACTERISTICS, PANELBOARD CIRCUIT BREAKERS MAY BE RATED HIGHER THAN THE DUAL ELEMENT FUSES THEY SUPPLY, TO ENSURE SUFFICIENT STARTING CURRENT.
 - CONDUCTORS SHALL BE SELECTED SUCH THAT THE MAXIMUM VOLTAGE DROP BETWEEN THE PANELBOARD AND LOAD (AT FULL LOAD AMPS) SHALL NOT EXCEED THE FOLLOWING GUIDELINES:
 - MOTOR LOADS (AIR CONDITIONING, REFRIGERATION, ETC.): 2% OF CIRCUIT VOLTAGE AT PANELBOARD.
 - ALL OTHER LOADS: 5% OF CIRCUIT VOLTAGE AT PANELBOARD.

TESTING AND INSPECTION

- TESTING
 - ELECTRICAL CONTRACTOR SHALL TEST, PRIOR TO ENERGIZING FOR THE FIRST TIME, ALL PIECES OF ELECTRICAL EQUIPMENT TO ENSURE THEM TO HAVE THE PROPER PHASE-TO-PHASE AND PHASE-TO-GROUND INSULATION AND TO BE FREE OF SHORTS. AFTER ENERGIZING, EACH LUMINAIRE SHALL BE LIGHTED AND TESTED.
 - THE VARIOUS CIRCUITS SERVED FROM THE PANELBOARDS VARY IN LOADING. THE CONTRACTOR SHALL CAREFULLY BALANCE THE LOAD ON EACH LEG OF THE SERVICE. WHEN ALL LOAD IS TURNED ON AND THE SYSTEM IS OPERATING AT 100%, THE INITIAL UNBALANCE SHALL NOT EXCEED 10%.
- INSPECTION:
 - ELECTRICAL CONTRACTOR SHALL FURNISH AT THE COMPLETION OF THE PROJECT OR EACH INSPECTION POINT OF THE PROJECT, AN INTERMEDIATE OR FINAL INSPECTION CERTIFICATE FROM THE LOCAL INSPECTING AUTHORITY. OWNER AND/OR HIS REPRESENTATIVE SHOULD BE PRESENT AT THE TIME OF TESTING. OWNER SHOULD BE INFORMED AT LEAST 48 HRS. BEFORE THE STARTING AT TESTING AND INSPECTION.

GUARANTEES

CONTRACTOR SHALL GUARANTEE HIS WORK UNCONDITIONALLY FOR A PERIOD ON ONE (1) YEAR AFTER FINAL ACCEPTANCE. IF, DURING THIS PERIOD, ANY MATERIALS, EQUIPMENT, OR ANY PART OF THE SYSTEM FAILS TO FUNCTION PROPERLY, THE CONTRACTOR SHALL MAKE GOOD THE DEFECTS PROMPTLY AND WITHOUT ANY EXPENSES TO THE OWNER

PLAN NOTES

- ALL HOME RUNS TO HOUSE PANEL (U.N.O.)
- RE: ARCHITECTURAL DRAWINGS FOR ALL BUILDING AND SITE DIMENSIONS

5' 0' 5' 10'
SCALE: 3/32 INCH = 1 FOOT

GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/25/07	PERMIT		
	BIDDING		
	CONSTRUCTION		

THE INTERFIELD GROUP
ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550

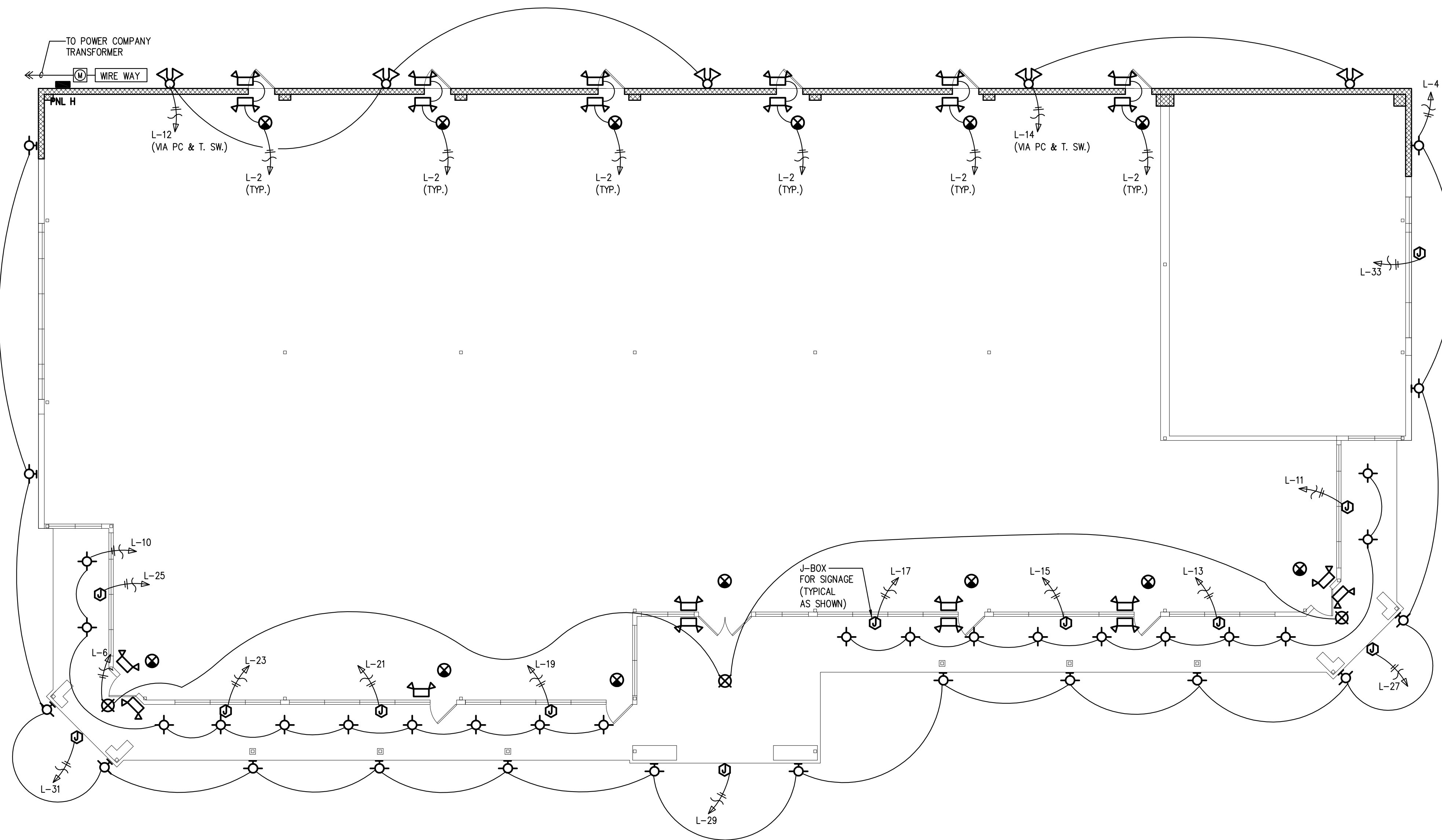
MILAGRO BUILDING COMPANY
PROPOSED NEW RETAIL CENTER
AIRLINE DRIVE @ 28TH STREET
HOUSTON, TEXAS

SITE LIGHTING & POWER PLAN

DRAWN BY: RT	DATE: 07/16/07	SHEET:
CHECKED BY: MR	PROJ. NO.: 07038.10	E1.0 OF: 2



RE: RISER DIAGRAM ON SHEET E1.2



LIGHTING PLAN
SCALE: 1/8" = 1'-0"

ELECTRIC LOAD ANALYSIS

- LIGHTING LOAD AS PER N.E.C. 2005, ART. 220.12
11,116 S.F. x 3 x 125 = 41,685 VA
 - HVAC LOAD AT 100% = 100,045
 - RECEPTACLE LOAD 11,116 S.F. x 2 = 22,232
 - HOT WATER HEATER 4,500x6 = 27,000
 - ENTRY SIGNES 12 x 1200 = 14,400
 - 25% OF LARGEST MOTOR = 2,500
 - TOTAL LOAD = 207,862 VA
- AT 208 V, 3 ϕ → 577 AMPS
SERVICE CAPACITY IS GOOD FOR 1260 AMPS

SHORT CIRCUIT CURRENT

TRANSFORMER IS 200 KVA WITH 5% IMPEDANCE

FULL LOAD AMPS = $\frac{200 \times 1000}{208 \times \sqrt{3}}$ = 556 AMPS

ISC AT LOAD SIDE = $\frac{556 \times 100}{5}$ = 11,112 AMPS SYMM.

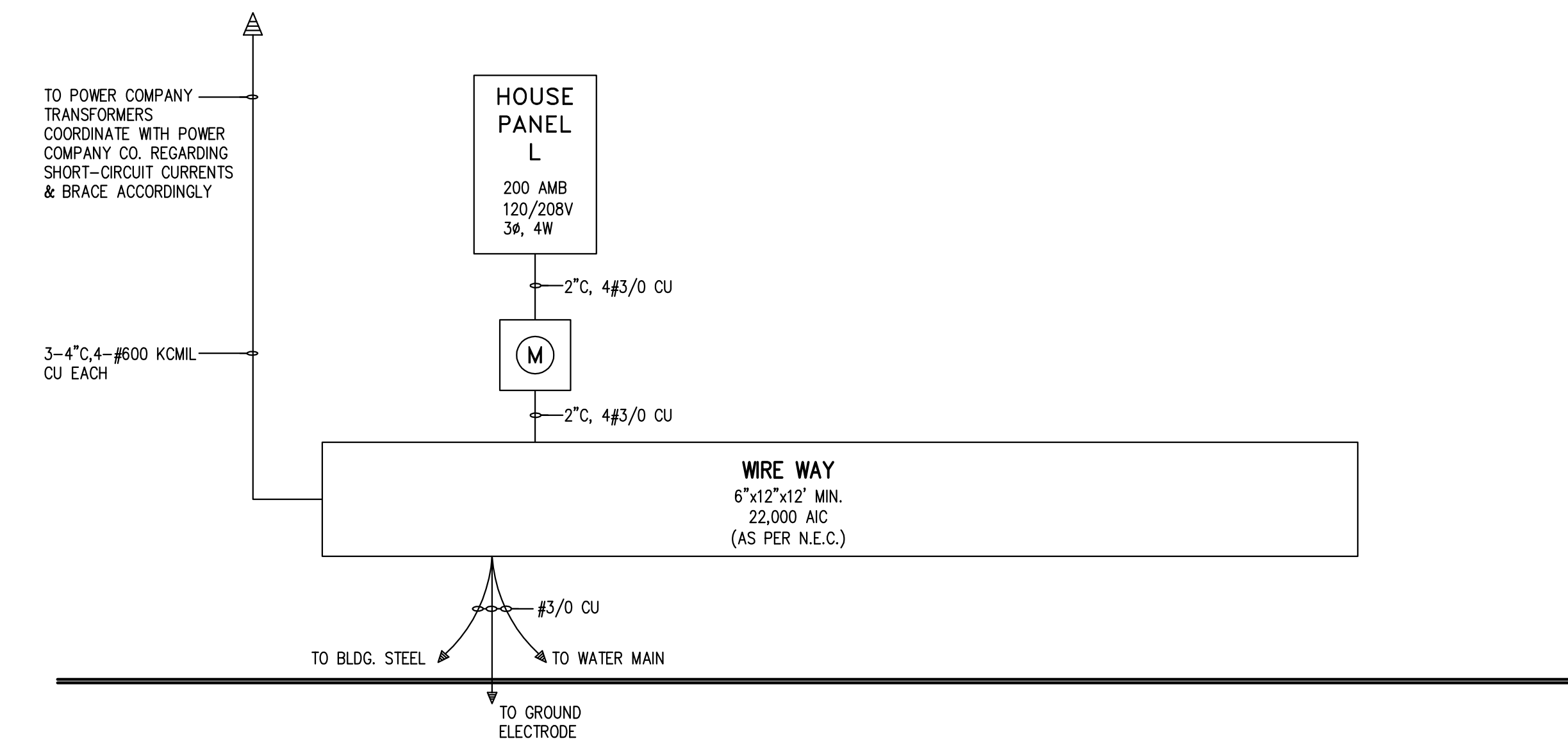
ALL PANELS HAVE 14,000 AIC & GUTTER HAVE 22,000 AIC

ELECTRICAL LEGEND

- SCONCE LIGHT 86W,120V
- 40W,120V MINICAN RECESSED LIGHT
- RECESSED CAN LIGHT 46W,120V
- HF SMALL HANGING FIXTURE 46W,120V
- HF LARGE HANGING FIXTURE 2-46W,120V
- SURFACE MOUNT CEILING LIGHT 46W,120V
- WALL MOUNT LIGHT 46W,120V
- EYEBALL SPOT RECESSED LIGHT 46W,120V
- TRACK LIGHTING
- 2x2 FLUORESCENT LIGHT 2 LAMP 32W,120V
- 2x4 FLUORESCENT LIGHT 4 LAMP 32W,120V
- PC PORCELAIN LIGHT FIXT. WITH PULL CHORD
- MS MOTION SENSOR
- FLOOD LIGHT 2-175W
- SMOKE DETECTOR AC/DC 110V W/ BATTERY BACKUP AND INTERCONNECTED
- TELEVISION ANTENNA
- TELEPHONE OUTLET
- FLOOR TELEPHONE OUTLET
- DATA PORT
- JUNCTION BOX
- THERMOSTAT
- CHIMES
- AUDIO VISUAL ALARM
- EMERGENCY LIGHT, 2-26W, 120V W/ 1/2 HOUR BATTERY BACKUP
- EMERGENCY EXIT LIGHT, 1-26W, 120V W/ 1/2 HOUR BATTERY BACKUP
- EXHAUST VENT
- CEILING FAN 150W,120V
- CEILING FAN WITH LIGHT 250W,120V
- UNDER UPPER CABINET FLUOR. STRIP LIGHT
- 110 v FLOOR OUTLET
- 110 v AT CEILING
- 110 v OUTLET
- 110 v QUAD OUTLET
- 220 v OUTLET
- 110 v WATERPROOF G.F.I. OUTLET
- 110 v GROUND FAULT INTERRUPTER OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- THREE WAY DIMMER SWITCH
- TIMER SWITCH
- MOTION SENSOR
- PUSH BUTTON
- HEAT LAMP
- VENT / LIGHT
- DISCONNECT
- BUILDING FLOOD LIGHT ON ELECTRICAL EYE

PLAN NOTES

- MAXIMUM LOADING OF 1800 WATTS PER 20 A, 1P, 120V CIRCUIT.
- COORDINATE LOCATION OF AHUS WITH MECHANICAL SUBCONTRACTOR AND FOLLOW EQUIPMENT SUPPLIERS RECOMMENDATIONS BEFORE FINAL CONNECTIONS.
- ALL RECEPTACLES INPATIENT CARE AREAS SHALL BE GROUNDED BY AN INSULATED COPPER CONDUCTOR. AS PER N.E.C. ART. 517.13 (A) & (B) AND ARTICLE 517.3.



GROUNDING AS PER N.E.C. 2002 ART. 250.50
BONDING AS PER N.E.C. 2002 ART. 250.90

ELECTRICAL RISER DIAGRAM
NOT TO SCALE

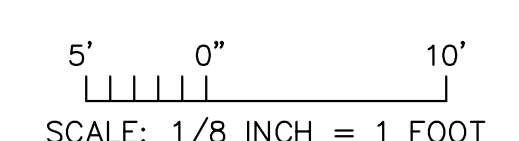
HOUSE PANEL L

BUS AMPS _____
MAIN BRKR AMPS: 200 WIRE SIZE 3#3/0 CU
VOLTS 120/208 AIC 14,000
PHASE 3 WIRE 4

NOTES
1. ALL BRKS TO BE IP/20A U.N.O.
2. BALANCE ALL LOADS

CRT. DESCRIPTION	WATT LOAD	WIRE	BRKR	BRKR	WIRE	WATT LOAD	CRT. DESCRIPTION
							EMERGENCY LIGHTS
PARKING LIGHTS VIA PC & TIME SWITCH	2000	#10	30A,2P	1	#12	1248	LIGHTS VIA PC & TIME SWITCH
LANDSCAPE LIGHTS VIA PC & TIME SWITCH	700	#10		2	#12	1600	LIGHTS VIA PC & TIME SWITCH
WATER PROOF GFI OUTLET	180	#12		3	#12	1500	LIGHTS VIA PC & TIME SWITCH
WATER PROOF GFI OUTLET	180	#12		4	#12	1000	LIGHTS VIA PC & TIME SWITCH
SIGN VIA PHOTO CELL	1200	#12		5	#12	1000	LIGHTS VIA PC & TIME SWITCH
SIGN VIA PHOTO CELL	1200	#12		6	#12	1200	LIGHTS VIA PC & TIME SWITCH
SIGN VIA PHOTO CELL	1200	#12		7	#12	800	LIGHTS VIA PC & TIME SWITCH
SIGN VIA PHOTO CELL	1200	#12		8			SPACE
SIGN VIA PHOTO CELL	1200	#12		9			SPACE
SIGN VIA PHOTO CELL	1200	#12		10			SPACE
SIGN VIA PHOTO CELL	1200	#12		11			SPACE
SIGN VIA PHOTO CELL	1200	#12		12			SPACE
SIGN VIA PHOTO CELL	1200	#12		13			SPACE
SIGN VIA PHOTO CELL	1200	#12		14			SPACE
SIGN VIA PHOTO CELL	1200	#12		15			SPACE
SIGN VIA PHOTO CELL	1200	#12		16			SPACE
SIGN VIA PHOTO CELL	1200	#12		17			SPACE
SIGN VIA PHOTO CELL	1200	#12		18			SPACE
SIGN VIA PHOTO CELL	1200	#12		19			SPACE
SIGN VIA PHOTO CELL	1200	#12		20			SPACE
SIGN VIA PHOTO CELL	1200	#12		21			SPACE
SIGN VIA PHOTO CELL	1200	#12		22			SPACE
SIGN VIA PHOTO CELL	1200	#12		23			SPACE
SIGN VIA PHOTO CELL	1200	#12		24			SPACE
SIGN VIA PHOTO CELL	1200	#12		25			SPACE
SIGN VIA PHOTO CELL	1200	#12		26			SPACE
SIGN VIA PHOTO CELL	1200	#12		27			SPACE
SIGN VIA PHOTO CELL	1200	#12		28			SPACE
SIGN VIA PHOTO CELL	1200	#12		29			SPACE
SIGN VIA PHOTO CELL	1200	#12		30			SPACE
SIGN VIA PHOTO CELL	1200	#12		31			SPACE
SIGN VIA PHOTO CELL	1200	#12		32			SPACE
SIGN VIA PHOTO CELL	1200	#12		33			SPACE
SPACE				34			SPACE
SPACE				35			SPACE
SPACE				36			SPACE
SPACE				37			SPACE
SPACE				38			SPACE
SPACE				39			SPACE
SPACE				40			SPACE
SPACE				41			SPACE
SPACE				42			SPACE

TOTAL LOAD AT 100% = 25,808 VA
AT 208V, 3 ϕ → 72 AMPS PANEL CAPACITY IS 200 AMPS



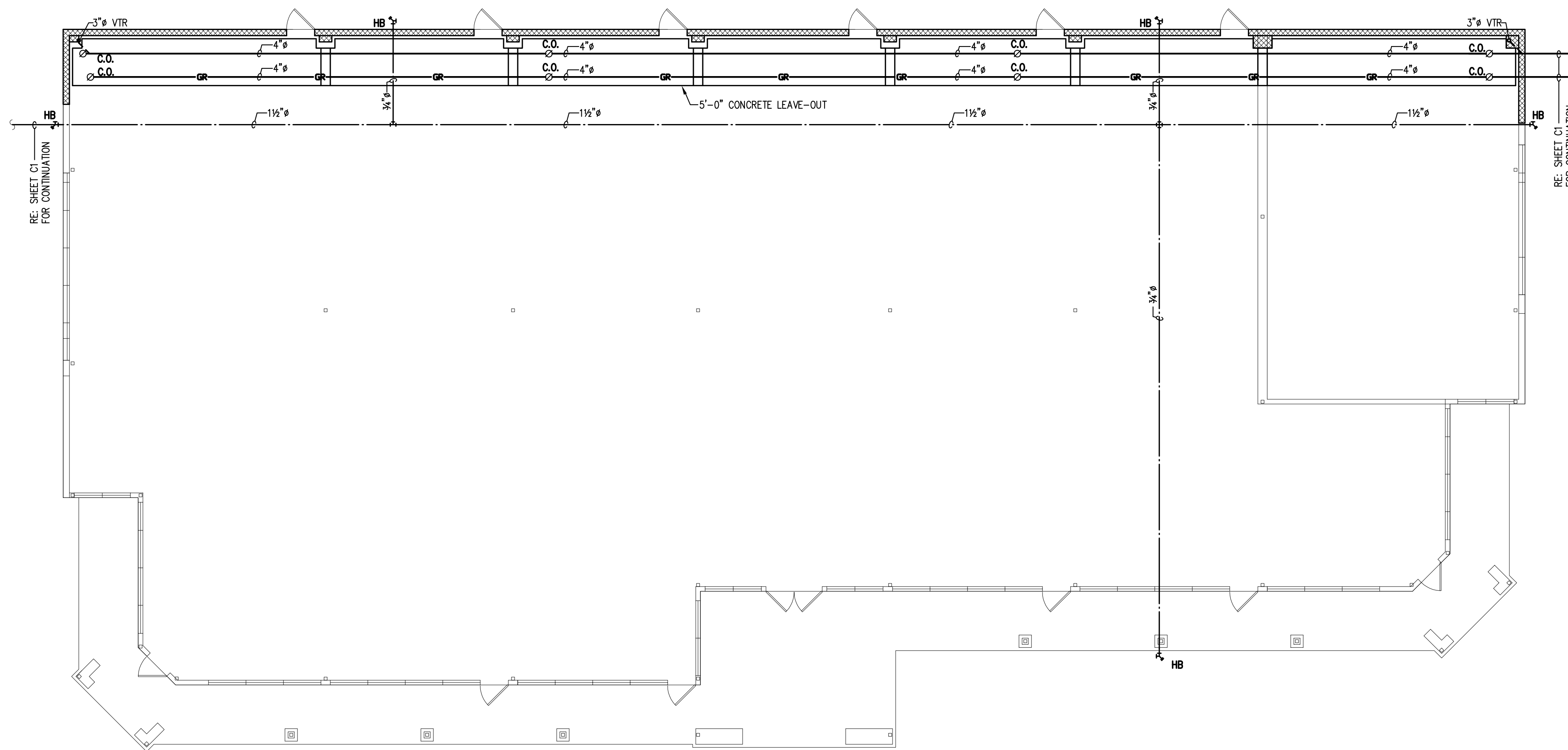
GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/25/07	PERMIT		
	CLIENT REVIEW		
	BIDDING		
	CONSTRUCTION		

THE INTERFIELD GROUP
ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550

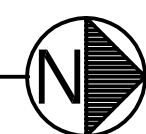
MILAGRO BUILDING COMPANY
PROPOSED NEW RETAIL CENTER
AIRLINE DRIVE @ 28TH STREET
HOUSTON, TEXAS

NOTE
PROVIDE BACKFLOW PREVENTOR (MILKINS-975XL OR EQUAL) ON THE DOMESTIC MAIN WATERLINE BETWEEN THE METER AND BUILDING.



PLUMBING PLAN

SCALE: 1/8" = 1'-0"



PLUMBING LEGEND

SYMBOL	DESCRIPTION
—	COLD WATER SUPPLY
—	HOT WATER SUPPLY
—	HOT WATER RETURN
—	GREASE WASTE LINE
—	T & P RELIEF OR CONDENSATE DRAIN
—	GAS LINE
—	PLUMBING VENT
—	SOIL OR WASTE BELOW FLOOR
—	SOIL OR WASTE ABOVE FLOOR
—	SITE SANITARY SEWER
—	STORM DRAIN BELOW FLOOR
—	INTERIOR ABOVE FLR. OR SITE STORM DRAIN
—	FLOOR DRAIN
—	FLOOR SINK
—	FLOOR CLEANOUT
—	GATE VALVE
—	CHECK VALVE
—	UNION
—	HOSE BIBB
—	GAS COCK
—	BOX WALL HYDRANT
—	YARD HYDRANT IN CONC. PAD
—	HUB DRAIN
—	O.S. & Y GATE VALVE
—	FIRE DEPARTMENT CONNECTION
—	BALANCING VALVE
—	BACKFLOW PREVENTOR

NOTE: THIS IS A STANDARD SYMBOL LIST.
ALL SYMBOLS DO NOT NECESSARILY APPEAR ON PLANS.

PIPING SPECIFICATIONS

DESCRIPTION	PIPING	FITTINGS	VALVES	REMARKS
SEWER & VENT LINES	PVC PIPE •	PVC •		
WATER LINES ABOVE GROUND	COPPER TUBE TYPE "L" SOFT TEMPER 250 PSI MAX.	SOLDER FITTINGS	S.E. BRONZE GATE 125# SWP	SILVER SOLDER TO BE USED AT ALL CONNECTIONS, ADAPTER AND INSULATION COUPLINGS
WATER LINES BELOW GROUND (EXCEPT ENTRANCE)	COPPER TUBE TYPE "K" SOFT TEMPER 250 PSI MAX.	SOLDER FITTINGS	S.E. BRONZE GATE 200# SWP	
WATER LINES (ENTRANCE)	COPPER TUBE TYPE "K" HARD TEMPER 400 PSI MAX.	SOLDER FITTINGS	S.E. BRONZE GATE 200# SWP	
GAS LINES	SCHEDULE 40 BLACK STEEL	SCHEDULE 40 BLACK STEEL	SCHEDULE 40 BLACK STEEL	

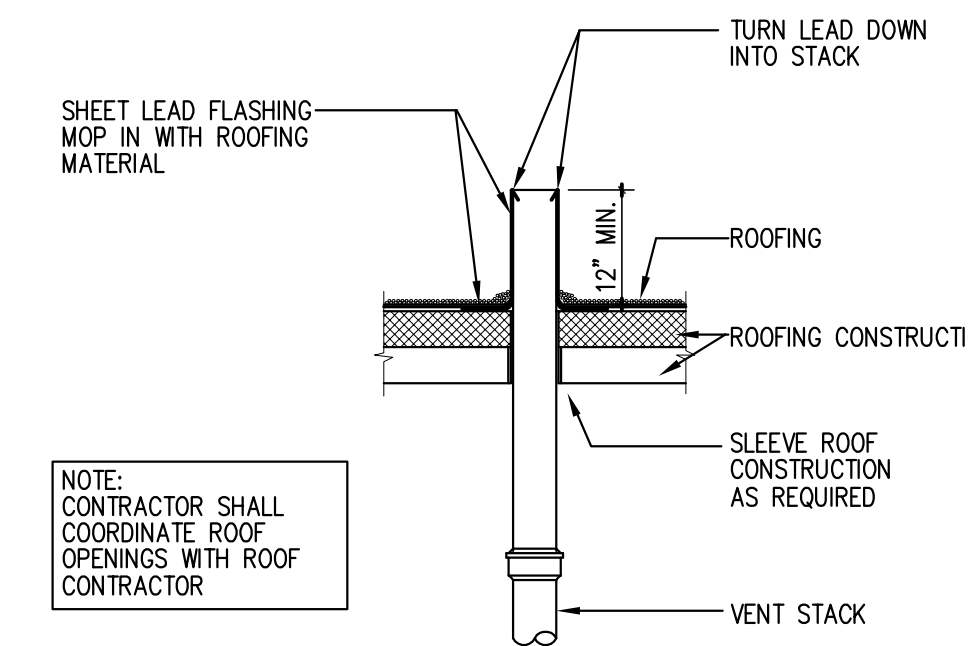
* STANDARD SEWER & VENT LINES ARE SCHEDULE 40 PVC-DWV EXCEPT IN RETURN AIR PLENUM AREA WHERE THEY MUST BE OF NON-COMBUSTIBLE MATERIAL.

OUTLINE SPECIFICATIONS: PLUMBING SYSTEM

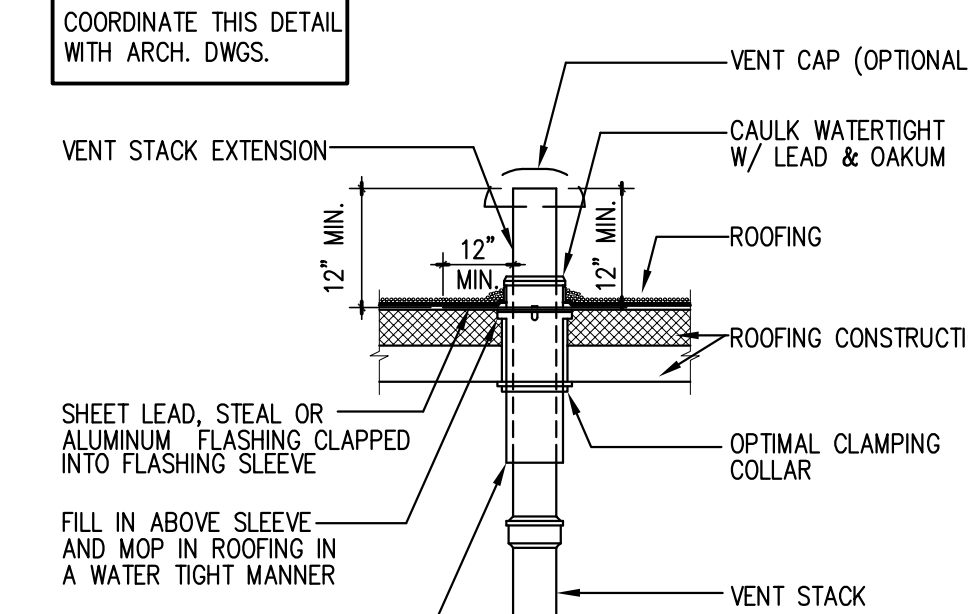
- GENERAL**
- ALL WORK SHALL BE IN COMPLIANCE WITH:
 - UNIFORM PLUMBING CODE (OR INTERNATIONAL PLUMBING CODE)---LATEST EDITION
 - LOCAL CODES & ORDINANCE
 - OWNER'S SPECIFICATIONS & INSTRUCTIONS.
 - CONCEAL PIPING WHENEVER POSSIBLE UNLESS NOTED OTHERWISE.
 - ALL PIPING SHALL BE UNDERSLAB, ABOVE CEILINGS, OR IN AREAS WITH DROPPED CEILINGS.
 - FIELD-VERIFY ALL MEASUREMENTS AND CONDITIONS BEFORE PROCEEDING W/ FABRICATION OF WORK.
 - PIPING LAYOUT IS ONLY SCHEMATIC. EXACT LOCATION OF PIPES SHALL BE COORDINATED W/ BUILDING STRUCTURE AND WORK OF OTHER CONTRACTORS.
 - PROVIDE ALL ADDITIONAL STEEL HANGER MATERIALS, RODS & CLAMPS AS REQUIRED FOR COORDINATION W/ WORK OF OTHER TRADES.
 - CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING AT ALL PENETRATIONS OF FIRE-RATED FLOORS AND WALLS, AS DESIGNATED IN ARCHITECTURAL DRAWINGS.
 - NO LIQUID TRANSMISSION PLUMBING PIPING IS TO RUN ABOVE ELECTRICAL SWITCH GEAR OR PANELS. MAKE ADJUSTMENTS NECESSARY TO REROUTE PIPING AS REQUIRED FOR THE ACTUAL INSTALLATION OF ELECTRICAL EQUIPMENT.
- WASTEWATER LINES**
- PROVIDE CLEANOUTS AT THE BASE OF ALL SANITARY STACKS.
 - PROVIDE CLEANOUTS AT A MAXIMUM OF 50 FEET APART IN SANITARY SEWER LINES 4" SIZE OR LESS, AND A MAXIMUM OF 100 FEET APART FOR LARGER PIPES.
 - PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION 45° OR LARGER IN THE BUILDING DRAIN LINES (SANITARY PIPING BELOW FLOOR SLAB).
 - CLEANOUT SIZES:
 - MATCH PIPE SIZE FOR PIPE LESS THAN 4".
 - 4" FOR PIPE 4" OR LARGER.
 - ALL VENT PIPING SHALL BE SLOPED TO GRAVITY--DRAIN BACK TO DRAINAGE PIPING.
 - LOCATE VENTS AT A MINIMUM DISTANCE OF 6" FROM FIXTURE TRAP WEIR.
- WATER LINES**
- SUPPLY WATER LINE SIZES ARE BASED ON A MINIMUM PRESSURE @ THE WATER METER OF 40 PSI. CONTRACTOR SHALL VERIFY THAT THIS MINIMUM PRESSURE IS AVAILABLE AND, IF NOT, INFORM ENGINEER PRIOR TO WATER PIPE INSTALLATION.
 - RUN ALL WATER LINES LEVEL.
 - ALL FIXTURES SHALL BE EQUIPPED WITH STOP VALVES INSTALLED IN ACCESSIBLE LOCATIONS.
 - UNLESS OTHERWISE SHOWN ON DRAWINGS, PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING DOMESTIC WATER PIPING IN CHASES, ETC., TO INDIVIDUAL FIXTURES. WHEN PIPING SERVES FLUSH VALVES, COLD WATER PIPES SHALL BE EXTENDED FULL-SIZE TO END OF PIPE CHASE RUN AND A SHOCK ABSORBER INSTALLED. WHEN COLD WATER PIPE IS 2" OR LARGER AND SERVES FLUSH VALVES, PIPE MAIN IN CHASE CAN ONLY BE REDUCED TO 1 1/2" SIZE.
 - 1/2" HOT WATER PIPE MAY SERVE UP TO FOUR (4) LAVATORIES. OTHER PIPE SIZING CRITERIA SHALL BE AS OUTLINED IN "ASHRAE FUNDAMENTALS HANDBOOK".
 - INSTALL SHOCK ABSORBERS & ACCESS DOOR AT FLUSH-VALVE WATER CLOSETS OR URINALS.

OUTLINE SPECIFICATIONS: PLUMBING FIXTURE

- CONTRACTOR SHALL FIELD-VERIFY ELEVATIONS AND DIMENSIONS OF FINISHED FLOORS AND WALLS. INSTALL ALL DRAINS, ROUGH-INS AND CARRIERS IN ACCORDANCE WITH PROPOSED ELEVATIONS AND FINISHED SURFACES.
- MOUNTING HEIGHT OF ALL WALL-HUNG OR COUNTER-MOUNTED FIXTURES SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION OF ROUGH-IN-WORK.
- AT ALL FIXTURES AND EQUIPMENT, WITH ASSOCIATED TRIM OR ACCESSORIES, PROVIDED BY OTHER TRADES AND REQUIRING PLUMBING CONNECTIONS, THIS CONTRACTOR SHALL FIELD COORDINATE EXACT REQUIREMENTS OF, MAKE PROVISIONS FOR, AND SUPPLY ALL MATERIALS AND LABOR FOR MAKING FINAL CONNECTIONS.
- CONTRACTOR SHALL REFER TO EQUIPMENT MANUFACTURER'S SHOP DRAWINGS AND/OR INSTALLATION INSTRUCTIONS FOR FINAL COORDINATION OF ALL ROUGH-IN OPENINGS PRIOR TO BEGINNING HIS WORK.
- ALL FIXTURES AND EQUIPMENT STUB-OUTS SHALL BE PROVIDED WITH A STOP VALVE. ALL FIXTURE STOPS SHALL BE SOLID BRASS, LOOSE KEY OPERATED, CHROME PLATED (WHERE EXPOSED), AND FITTED TIGHT TO CHROME PLATED BRASS WALL ESCUTCHEON PLATES.
- ALL ROUGH-IN OPENING SHALL BE FITTED WITH CHROME PLATED, HEAVY GAGE BRASS ESCUTCHEON PLATES FITTED TIGHT TO THE PIPE.
- ALL EXPOSED BRASS SHALL BE CHROME PLATED.
- PROVIDED DEEP SEAL P-TRAP FOR ALL DRAINS REQUIRING TRAP PRIMING DEVICES.
- HANDICAPPED ACCESSIBILITY / ADA COMPLIANCE**
 - ALL HANDICAPPED ACCESSIBLE FIXTURES INDICATED WITH SHALL BE OF APPROVED TYPE AND WITH REQUIRED CONTROLS AND INSTALLED TO HEIGHT AND CLEARANCE, AS PRESCRIBED BY AMERICANS WITH DISABILITIES ACT (ADA). FIXTURES SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL ADA CODE REQUIREMENTS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONED ADA MOUNTING HEIGHT AND SPECIFIED CLEARANCES.
 - ALL WHEELCHAIR LAVATORIES EXPOSED PIPING SHALL BE INSULATED. OFFSET DRAIN FITTINGS ARE REQUIRED TO PROVIDE MINIMUM CLEARANCES.
 - ORIENT ADA WATER CLOSET FLUSH WITH OPERATOR ON LARGE SIDE OF ENCLOSURE.
- PLUMBING FIXTURES SHALL BE OF WATER CONSERVATION TYPE IN ACCORDANCE WITH SENATE BILL 587 FOR WATER SAVING PERFORMANCE. LAVATORY AND SINK FAUCETS SHALL INCLUDE 2.2 GPM FLOW CONTROL.
- SEAL ALL SPACES BETWEEN PLUMBING FIXTURES AND MOUNTING SURFACES WITH WHITE LATEX CAULK WIPED SMOOTH AND FLUSH WITH FIXTURES.



LEAD FLASHING



FLASHING SLEEVE

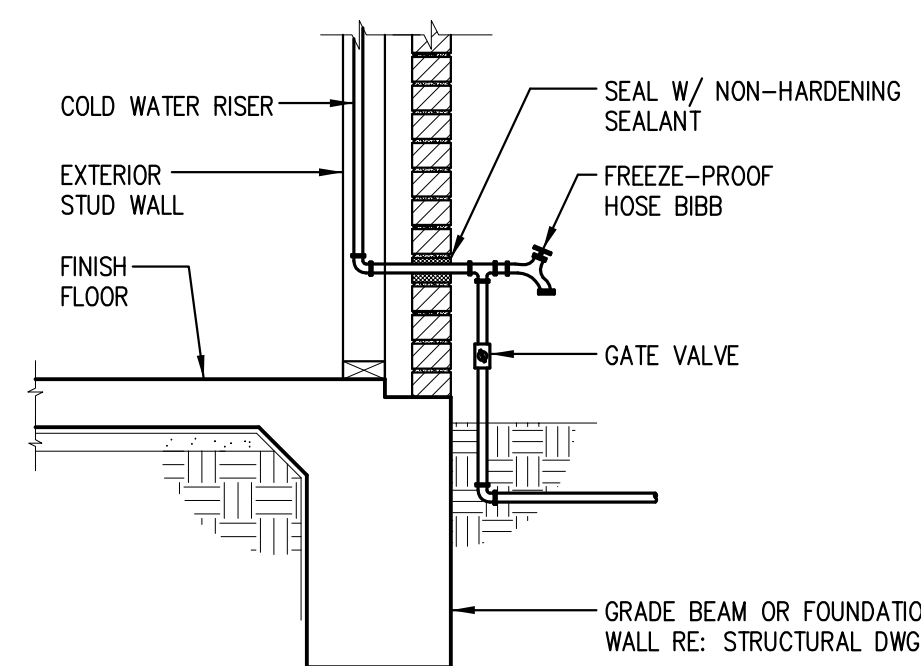
VENT THRU ROOF

NOT TO SCALE

PLUMBING FIXTURE SCHEDULE

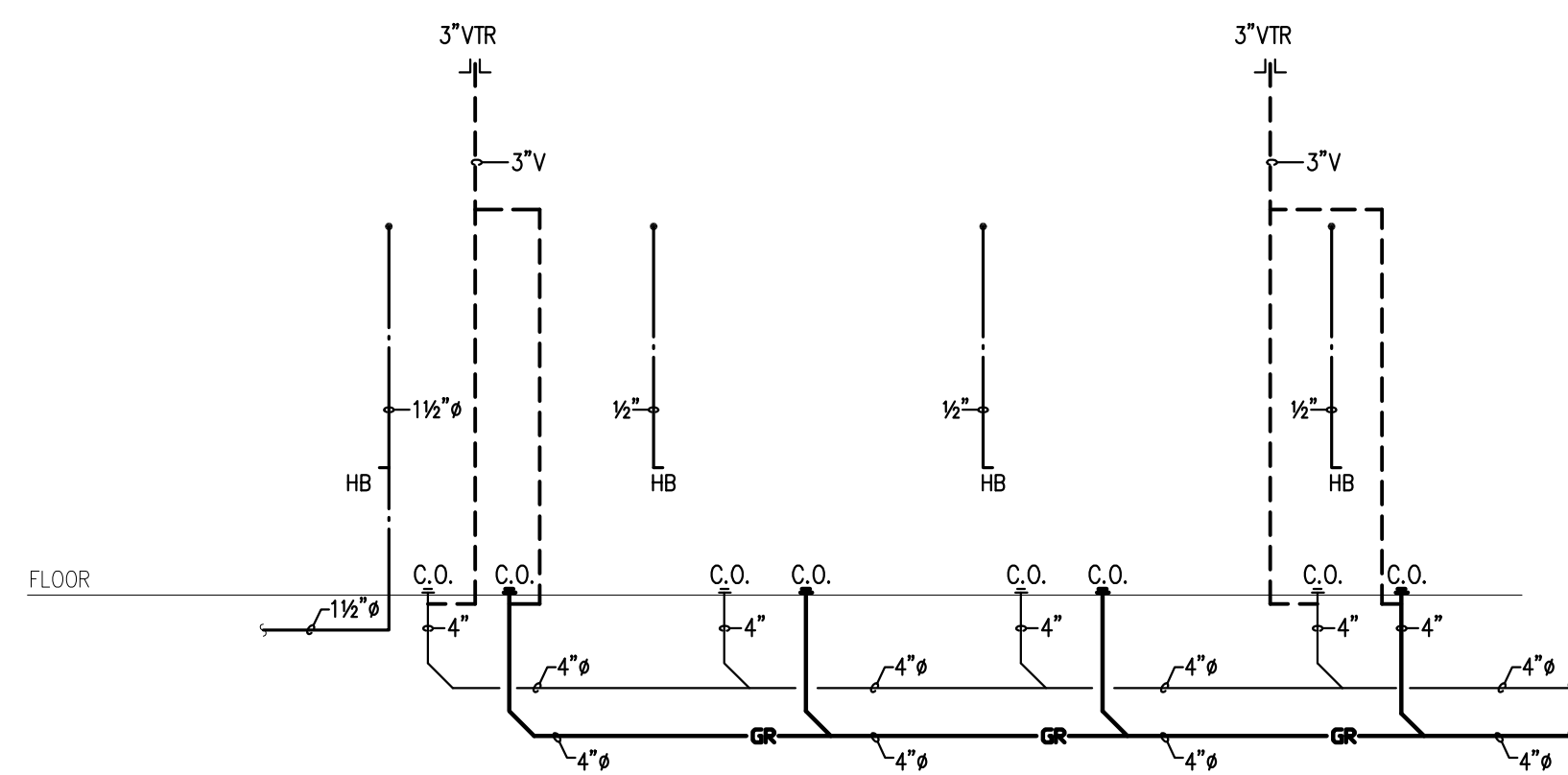
MARK	FIXTURE <small>UNLESS SPECIFIED, G.C. TO SUBMIT CUT SHEET TO ARCH.</small>	PIPE SIZES				REMARKS	WSFU
		CW	HW	VENT	S&W		
CO	FLOOR CLEANOUT ZURN Z-1400	-	-	-	3"	ROUND NICKEL BRONZE SCORATED COVER	0
HB	HOSE BIBB ZURN Z-1320	3/4"	-	-	-	W/ STAINLESS STEEL BOX & VACUUM BREAKER	2.5

NOTE:
ALL HOSE CONNECTIONS AND OTHER INSTALLATIONS WHERE AN AIR-GAP CANNOT BE ASSURED MUST BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTOR (UPC 2002, 602.3)



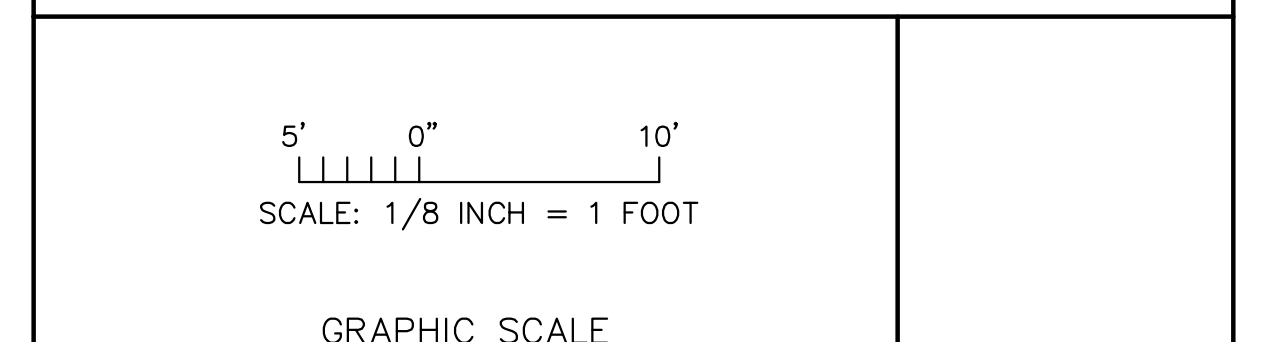
COLD WATER ENTRY DETAIL

NOT TO SCALE



PLUMBING RISER DIAGRAM

NOT TO SCALE



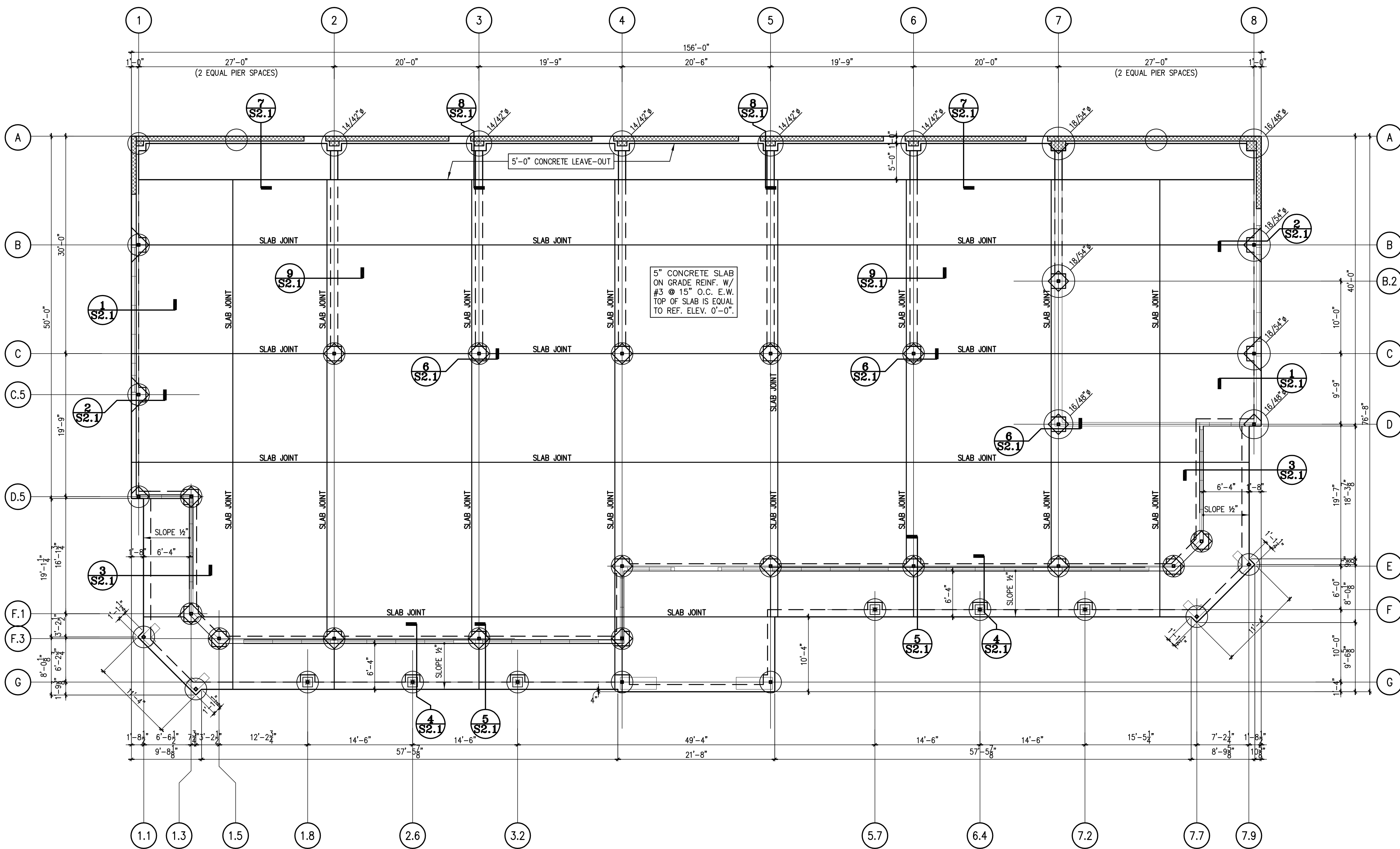
ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/25/07	PERMIT		
	BIDDING		
	CONSTRUCTION		

THE INTERFIELD GROUP
ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550

MILAGRO BUILDING COMPANY
PROPOSED NEW RETAIL CENTER
AIRLINE DRIVE @ 28TH STREET
HOUSTON, TEXAS

PLUMBING PLAN

DRAWN BY: RT	DATE: 07/05/07	SHEET: P1.1
CHECKED BY: MFG	PROJ. NO.: 07038.10	OF: 1



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES: FOUNDATION SYSTEM

(THESE NOTES SHALL CONTROL UNLESS OTHERWISE NOTED ON PLANS AND DETAILS.)

- SOILS REPORT:**
- REFERENCE:
REPORT NO: 07G15934 DATED: JUNE 2007
PREPARED BY: GEOSCIENCE ENGINEERING & TESTING, INC.
 - SOIL DATA:
PLASTICITY INDEX (PI) OF SURFICIAL SOILS: 29-49
LIQUID LIMIT: 13-33 POTENTIAL VERTICAL RISE (PVR): MODERATE
 - ALLOWABLE DESIGN BEARING PRESSURES:
DEAD & SUSTAINED LIVE LOADS: 2,500 PSF TOTAL LOADS: 3,125 PSF
LIGHT GRAY SANDY CLAY.
 - DESCRIPTION OF BEARING SURFACE: VERY SOFT TO VERY STIFF LIGHT BROWN LIGHT GRAY SANDY CLAY.

- SUBGRADE PREPARATION AND FILL:**
- STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS.
 - FOLLOWING STRIPPING, PROOF ROLL EXPOSED SUBGRADE TO IDENTIFY WEAK OR SOFT AREAS, SUCH ZONES SHALL BE REMOVED AND REPLACED WITH SELECT FILL.
 - GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUBGRADE TO DRY.
 - ALL FILL SHALL BE SELECT MATERIALS FOLLOWS:
CLEAN SANDY CLAY, FREE OF ORGANIC MATTER
PLASTICITY INDEX (PI): 7 TO 20% LIQUID LIMIT: 28 TO 40%
 - FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698 MAXIMUM DRY DENSITY AT OR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT).
 - PROVIDE 6"-8" LOOSE LIFTS OF COMPACTED FILL (TOTAL COMPACTED FILL THICKNESS = 30") AND 2" LEVELING SAND. (NOTE THAT EXISTING GRADE MAY HAVE TO BE CUT TO ACHIEVE THE COMPACTED FILL DEPTH SPECIFIED HEREIN.)
 - CONTRACTOR/ BUILDER SHALL AVOID, AS MUCH AS POSSIBLE, PLACEMENT OF GRADE BEAM TRENCH CUTTINGS UNDER SLAB AREAS. AS A MINIMUM, ALL PERIMETER GRADE BEAM TRENCH CUTTINGS SHALL BE DISPOSED OUTSIDE SLAB AREAS.
 - TESTING: ALL COMPACTED FILL SHALL BE TESTED BY A CERTIFIED TESTING AGENCY AT THE RATE OF ONE TEST PER 1,000 SQUARE FEET OF EACH LIFT.

ON-SITE SOILS DO NOT MEET THE REQUIREMENTS FOR SELECT FILL MATERIAL & MAY NOT BE USED AS SELECT FILL.

- SURFACE DRAINAGE:**
- THE FOLLOWING DRAINAGE PRECAUTIONS SHOULD BE OBSERVED DURING CONSTRUCTION AND AT ALL TIMES AFTER THE STRUCTURE HAS BEEN COMPLETED. BUILDER SHALL ADVISE OWNER OF THESE PRECAUTIONS.
- BACKFILL AROUND THE STRUCTURE SHOULD BE A COHESIVE SOIL MATERIAL WHICH SHOULD BE MOISTENED AND COMPACTED TO AT LEAST NINETY (90) PERCENT OF STANDARD PROCTOR DENSITY. ANY COHESIONLESS SOIL MATERIAL ACCUMULATED AROUND THE PERIMETER OF THE STRUCTURE DURING CONSTRUCTION SHOULD BE REMOVED AND NOT ALLOWED TO BE MIXED WITH OR COVERED BY THE BACKFILL MATERIAL.
 - THE GROUND SURFACE SURROUNDING THE EXTERIOR OF THE STRUCTURE SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS FOR A MINIMUM DISTANCE OF FIVE (5) FEET (OR DISTANCE TO PROPERTY LINE, WHICHEVER IS LESS), WITH A MINIMUM OF FIVE (5) PERCENT (5%) SLOPE. WATER SHOULD NOT BE ALLOWED TO POND NEXT TO THE STRUCTURE.
 - IN NO SUCH INSTANCE SHALL SURFACE DRAINAGE BE ALLOWED TO CROSS OVER ANY SIDE OR BACK PROPERTY LINES UNLESS A COMMON DRAINAGE AGREEMENT OR COMMON AREA AGREEMENT IS IN FORCE.
 - WHERE LANDSCAPING IS TO BE INSTALLED NEXT TO PERIMETER GRADE BEAMS, A MOISTURE BARRIER OR OTHER SUITABLE MEANS SHOULD BE INSTALLED TO PREVENT MOISTURE FROM ENTERING THE UNDERLYING CLAY SOILS.
 - ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE WELL AWAY FROM THE LIMITS OF THE FOUNDATIONS OR EDGE OF PERIMETER GRADE BEAMS.

- CONCRETE:**
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE: (ACI 318-99)".
 - NORMAL WEIGHT CONCRETE (W = 145 PCF) WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH (F_c) = 3000 PSI.
 - CONCRETE SHOULD BE PLACED IN THE FOOTING EXCAVATIONS AS SOON AS POSSIBLE BUT NO LATER THAN THREE HOURS AFTER EXCAVATION TO MINIMIZE THE POSSIBILITY OF CAVING OF DRILLED PIERS.
 - CLEAN TOPS OF PIERS AND BOTTOM OF GRADE BEAM TRENCHES THOROUGHLY PRIOR TO PLACEMENT OF CONCRETE IN THE GRADE BEAMS.

- REINFORCING STEEL:**
- BARS - CONFORM TO ASTM A-615-GRADE 60, DOWELS AND STIRRUPS - GRADE 40.
 - WELDED WIRE FABRIC - CONFORM TO ASTM A-185 OR A-409, FURNISHED IN FLAT SHEETS AND MUST BE SUPPORTED ON CHAIRS SPACED 4'-0" O.C. MAXIMUM EACH WAY.
 - DETAILING - CONFORM TO ACI DETAILING MANUAL, 315-80.
 - REINFORCING STEEL COVERAGE (PRIMARY REINFORCEMENT BARS):
FOOTINGS:3" BOTTOM AND SIDES
GRADE BEAMS:1 1/2" TOP, 3" BOTTOM, 2" SIDES (2 1/2" SIDES IF EARTH FORMED)
SLABS ON GRADE: 1 1/4" TOP
WALLS:1 1/2"
 - LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
 - SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS, @ A 4'-0" MAXIMUM SQUARE GRID.
 - GRADE BEAM BOTTOM REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 6'-0" MAXIMUM SPACING.

- PIPING PENETRATIONS:**
- ALL PIPING PENETRATIONS THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED WITH SCHEDULE 40 PIPE.

PLAN NOTES

- ALL DRILLED PIERS ARE 12/36 (U.O.N.)
- RE: SHEET S2.1 FOR FOUNDATION SECTIONS & DETAILS.

IMPORTANT NOTES ON PIER CAVING:

- DUE TO THE PRESENCE OF SILTY AND/ OR SANDY CLAY, CAVING MAY OCCUR DURING DRILLING. IN THIS CASE, ONE OR MORE OF THE FOLLOWING STEPS HAVE TO BE TAKEN:
A. INCREASE SHAFT-TO-BELL DIAMETER RATIO FROM 1/3 TO 1/2.
B. USE STRAIGHT SHAFTS.
C. USE CASING DURING DRILLING & CONCRETING OPERATIONS.
- BELL DIAMETER HAS TO BE PROVIDED AS SHOWN, UNLESS INSTRUCTIONS ARE GIVEN BY THE ENGINEER TO REVISE.
- INFORM ENGINEER IMMEDIATELY OF ANY CHANGES MADE DURING DRILLING OPERATION, DUE TO CAVING.
- IF SHAFT DIAMETER IS INCREASED, REINFORCEMENT HAS TO BE INCREASED ACCORDINGLY. REFER TO PIER DETAILS/SCHEDULE, OR OBTAIN REVISED REINFORCEMENT DATA FROM ENGINEER.
- IN ORDER TO AVOID UNNECESSARY INTERRUPTIONS DURING DRILLING OPERATION, ENGINEER HIGHLY RECOMMENDS THAT A FULL-SIZE PILOT PIER BE DRILLED, WITH SUFFICIENT ADVANCE NOTICE TO MAKE PIER SIZE REVISIONS, IF AND AS REQUIRED.

GENERAL NOTES: COORDINATION W/ ARCH. DWGS.

- CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS JOINTLY, TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
- THE FOLLOWING ITEMS, IN PARTICULAR, HAVE TO BE CLOSELY COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS:
A. ALL DIMENSIONS;
B. SLAB AND FLOOR ELEVATIONS, SLOPES, LOCATIONS AND DIMENSIONS OF ANY RECESSES, INCLUDING THOSE INTENDED FOR SHOWERS, ELEVATORS, FLOORING MATERIALS, FLUSH HEARTHES, ETC.;
C. PLUMBING, GAS, VENT & ELECTRICAL OUTLETS, ETC.;
D. CURBS AND VENEER LEDGES;
E. CEILING HEIGHTS AND CEILING CONDITIONS;
F. ROOF GEOMETRY AND SLOPES.
- CONTRACTOR IS ADVISED THAT IN ALL ITEMS LISTED UNDER PARAGRAPH 2 ABOVE, ARCHITECTURAL DRAWINGS WILL GENERALLY TAKE PRECEDENCE OVER STRUCTURAL DRAWINGS.

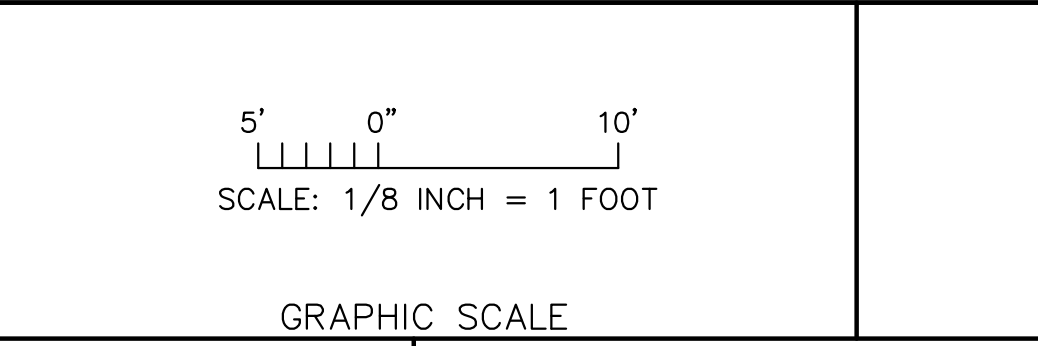
GENERAL NOTES: CONCRETE MASONRY (CMU):

(THESE NOTES SHALL CONTROL UNLESS OTHERWISE NOTED ON PLANS AND DETAILS.)

- CONCRETE MASONRY UNITS (CMU) SHALL BE NORMAL WEIGHT, CONFORMING TO ASTM C90, GRADE N, TYPE 1, WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH (F_m) OF 2500 PSI. MINIMUM COMPRESSIVE STRENGTH SHALL BE VERIFIED BY TESTING IN ACCORDANCE WITH ASTM STANDARD C140. TEST RESULTS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW.
- MORTAR SHALL BE TYPE M WITH THE FOLLOWING PROPORTIONS OF PORTLAND CEMENT TO MASONRY CEMENT TO AGGREGATE: 1 TO 1 TO 2.5.
- GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. ALL CELLS CONTAINING REINFORCEMENT OR ANCHORING DEVICES (BOLTS, STUDS, ETC.) SHALL BE GROUTED. CELLS TO BE GROUTED SHALL BE THOROUGHLY CLEANED OF ALL DEBRIS AND EXCESSIVE MORTAR PROJECTIONS. VERTICAL CELL GROUTING SHALL BE PLACED IN LIFTS NOT EXCEEDING 4 FEET AND SHALL BE CONSOLIDATED BY VIBRATION.
- PROVIDE 2 VERTICAL BARS TO MATCH TYPICAL WALL REINFORCEMENT AT ALL WALL ENDS AND AT ALL CORNERS.
- RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, INCLUDING WINDOW & DOOR OPENINGS.

GENERAL NOTES: CODES & DESIGN LOADS

- CODE:**
INTERNATIONAL BUILDING CODE--2003
- DESIGN LOADS:**
- LIVE LOADS**
ROOF: 20 PSF
CEILING JOISTS: 10 PSF
FLOOR: 100 PSF GENERAL
 - WIND LOADS**
BASIC WIND DESIGN VELOCITY: 110 MPH (3-SECOND GUST WIND SPEED)
EXPOSURE: B IMPORTANCE FACTOR: 1



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/26/07	PERMIT		
	BIDDING		
	CONSTRUCTION		

THE INTERFIELD GROUP
ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550

MILAGRO BUILDING COMPANY
PROPOSED NEW RETAIL CENTER

AIRLINE DRIVE @ 28TH STREET
HOUSTON, TEXAS

FOUNDATION PLAN		
DRAWN BY: RT	DATE: 07/05/07	SHEET: S1.1 OF: 7
CHECKED BY: MFG	PROJ. NO.: 07038.10	

GENERAL NOTES: FRAMING SYSTEM
(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.)**STRUCTURAL AND MISCELLANEOUS STEEL**

- CONFORM TO THE FOLLOWING MATERIAL SPECIFICATIONS:
STRUCTURAL & MISC. SHAPES: --- ASTM A-36
PIPE COLUMNS: --- ASTM A-53-B
--- ASTM A-68-II
TUBE COLUMNS: --- ASTM A-500-B
- ALL DETAILING SHALL BE IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
- UNLESS NOTED OTHERWISE, PROVIDE FRAMED BEAM CONNECTIONS IN ACCORDANCE WITH PART 4, AISC MANUAL - 3/4" ASTM A-325 BOLTS. DESIGN FOR SHEARS IN TABLES FOR ALLOWABLE LOADS ON BEAMS, PART 2.
- FIELD CONNECTIONS SHALL BE EQUIVALENT TO STANDARD BOLTED CONNECTIONS USING 3/4" ASTM A-325 BOLTS UNLESS OTHERWISE SHOWN. IF CONNECTION BOLTS ARE IN SINGLE SHEAR BOLTS SHALL BE PLACED IN TWO VERTICAL ROWS. CONNECTIONS SHALL BE BOLTED OR WELDED - SEE DETAILS.
- WELDING SHALL CONFORM TO THE "CODE FOR WELDING IN BUILDING CONSTRUCTION" BY THE AMERICAN WELDING SOCIETY, LATEST EDITION. WELDS NOT CALLED OUT ON DRAWINGS SHALL BE 1/4" CONTINUOUS FILLET WELDS. WELDING ELECTRODES SHALL CONFORM TO AWS A5.1 OR A5.5 E70XX.
- BOLTS:
ANCHOR BOLTS: ASTM A-307
STEEL CONNECTION BOLTS: ASTM A-325
(TIGHTEN BY THE TURN-OF-THE-NUT METHOD)

LIGHT GAUGE METAL FRAMING

- ALL LIGHT GAUGE METAL FRAMING INCLUDING METAL STUDS, METAL JOISTS, TRACK RUNNERS AND BRIDGES (STRAP OR OTHER) SHALL BE AS MANUFACTURED BY U.S.G. OR EQUAL. ALL SIZES, GAUGES AND SPACING SHALL BE AS PER THE DRAWINGS.
- PAINTED METAL STUDS SHALL BE PAINTED TO CONFORM TO ASTM A570 GRADE 50. GALVANIZED METAL STUDS SHALL CONFORM TO ASTM A446 GRADE D, 50 KSI YIELD. PAINTED METAL STUDS SHALL BE PAINTED TO CONFORM TO FEDERAL SPECIFICATION TT-P664. FIELD ABRASIONS TO MEMBERS DUE TO CUTTING OR WELDING SHALL BE TOUCHED UP WITH SAME. GALVANIZED METAL STUDS SHALL BE FORMED FROM STEEL HAVING A 60-80% GALVANIZED COATING. FIELD ABRASIONS TO MEMBERS DUE TO CUTTING OR WELDING SHALL BE REPAIRED WITH COLD GALVANIZING COMPOUND PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE HORIZONTAL BRIDGING AT 4'-0" O.C. MAXIMUM SPACING. USE MANUFACTURER'S STANDARD CONNECTION DETAILS.
- PROVIDE 16 GAUGE CONTINUOUS TRACKS AT ENDS OF STUDS. STUDS SHALL BE SEATED SQUARELY IN TRACKS.
- UNLESS NOTED OTHERWISE, PROVIDE 2-NO. 12 SCREWS OR 1/8" FILLET WELDS, 2 INCHES LONG FOR STUD-TO-STUD OR STUD-TO-TRACK CONNECTIONS.
- STUD OR TRACK ATTACHMENTS TO STRUCTURAL STEEL SHALL BE ACCOMPLISHED BY FUSION WELDING 1" EACH SIDE OF STUD/TRACK AT EACH SUPPORT AND CONNECTION.
- FUSION WELDING OF STUDS SHALL CONFORM TO ASTM E60.
- WALLS VERTICAL STUDS SHALL BE 60CSW16 BY UNIMAST INCORPORATED OR APPROVED EQUAL WITH THE FOLLOWING TYPE, GAGE, AND PHYSICAL PROPERTIES

WALL STUDS	GAGE:	16
		MOMENT OF INERTIA:	3.129 IN ⁴ /FT
		SECTION MODULUS:	1.022 IN ³ /FT
		MINIMUM DEPTH:	6 IN (NOMINAL)

STEEL DECK:

- DESIGN, FABRICATION AND ERECTION OF METAL DECK SHALL BE CONFORM TO THE STEEL DECK INSTITUTE "CODE OF RECOMMENDED STANDARD PRACTICE AND BASIC DESIGN SPECIFICATIONS", LATEST EDITION.
- WELDED MATERIALS AND PROCEDURES SHALL BE MADE TO ENSURE AGAINST BURNING OF HOLES IN THE DECK. WELDS SHALL CONFORM TO THE FOLLOWING PATTERNS USING STANDARD WELDED WASHERS, WHERE REQUIRED, AT SUPPORTING MEMBERS.
 - WELD AT EACH SIDE LAP AND TWO EVENLY SPACED INTERMEDIATE CORRUGATIONS BETWEEN SIDE LAPS AT INTERMEDIATE SUPPORTS.
 - WELD AT 12" MAX. AT THE PERIMETER.
 - #12" TEK FASTENERS AT 1/3 POINTS OF DECK SPAN AT PANEL SEAMS.
- MAJOR OPENINGS ARE SHOWN ON THE DRAWINGS. OPENINGS NOT SHOWN ON THE DRAWINGS AND LARGER THAN 12" SQUARE OR ROUND, SHALL HAVE STRUCTURAL STEEL FRAMING AROUND OPENINGS FOR DECK SUPPORT. ALL OPENINGS SHALL BE SHOWN ON SHOP DRAWINGS, AND VERIFIED BY CONTRACTOR AS TO SIZE AND LOCATION.
- COORDINATE MECHANICAL UNIT OPENINGS WITH UNIT MANUFACTURERS.
- DECK SHALL BE VULCRAFT, CORRUGATED STEEL DECK WITH THE FOLLOWING TYPE, GAGE AND PHYSICAL PROPERTIES (PER FOOT OF WIDTH):

ROOF DECK	GAGE:	22
		MOMENT OF INERTIA:	0.0902 IN ⁴ /FT
		SECTION MODULUS:	0.0832 IN ³ /FT
		MINIMUM DEPTH:	2 IN (NOMINAL)
			USE "BATTENLOK" OR APPROVED EQUAL.

PLAN NOTES

- < > DESIGNATES TOP OF STEEL (JOIST BEARING) ELEVATION IN FEET & INCHES ABOVE FINISH SLAB (REFERENCE ELEV. 0'-0")
- T.O. CMU 0'-0" DESIGNATES TOP OF CMU WALL IN FEET & INCHES ABOVE FINISH SLAB.
- MC DESIGNATES MOMENT CONNECTION. RE: DETAIL SHEET S2.2

5' 0" 10'
SCALE: 1/8" INCH = 1 FOOT

GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/25/07	PERMIT		
	BIDDING		
	CONSTRUCTION		

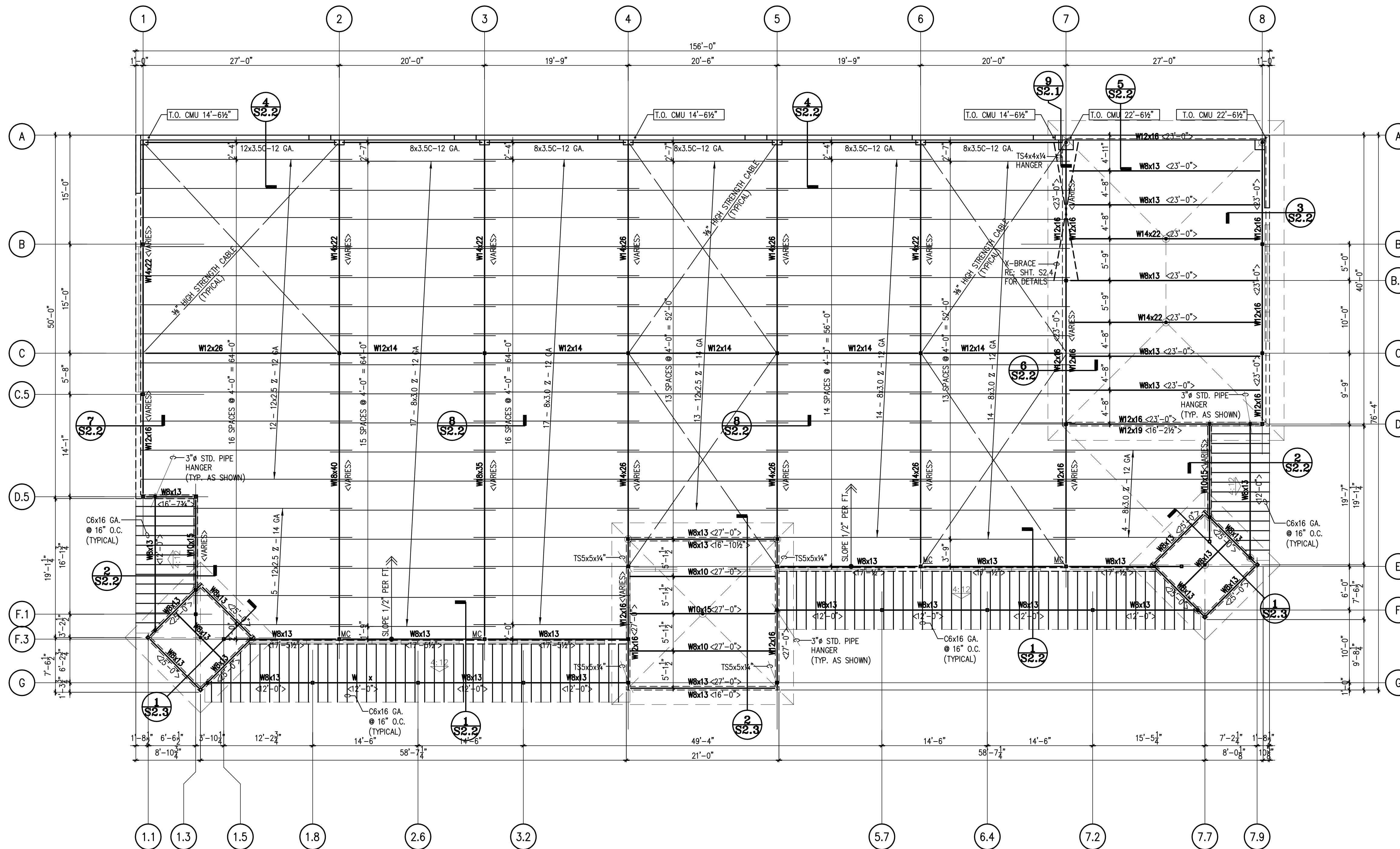
THE INTERFIELD GROUP
ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550

MILAGRO BUILDING COMPANY
PROPOSED NEW RETAIL CENTER

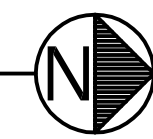
AIRLINE DRIVE @ 28TH STREET
HOUSTON, TEXAS

ROOF FRAMING PLAN

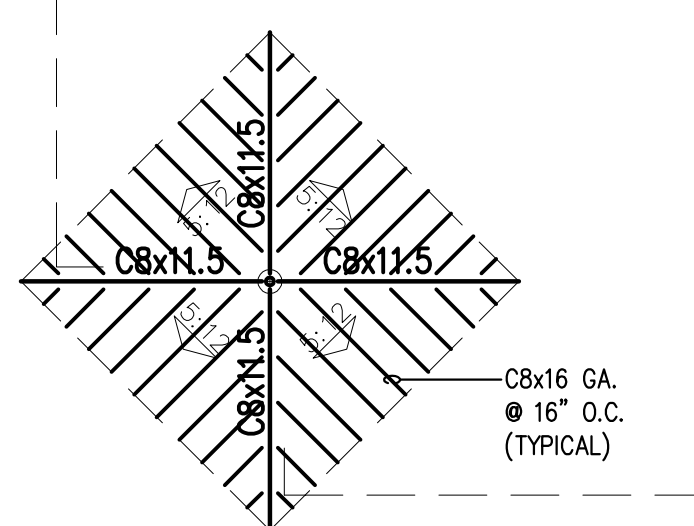
DRAWN BY: RT DATE: 07/05/07 SHEET: **S1.2** OF: 7
CHECKED BY: MFG PROJ. NO.: 07038.10

**ROOF FRAMING PLAN**

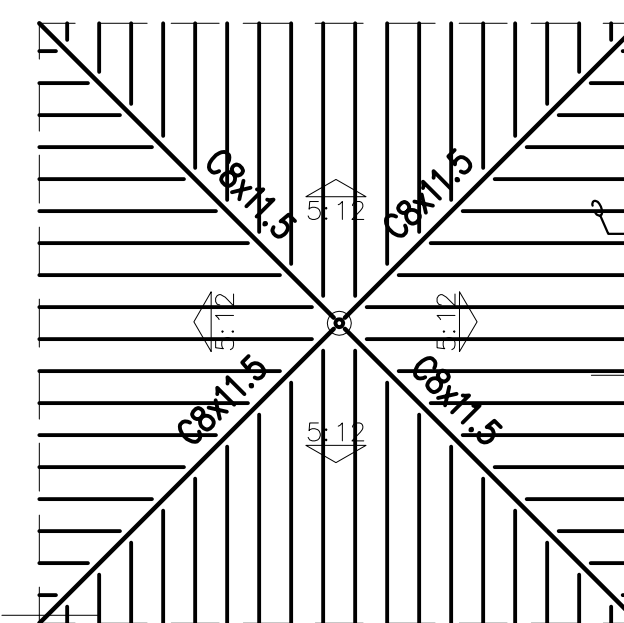
SCALE: 1/8" = 1'-0"



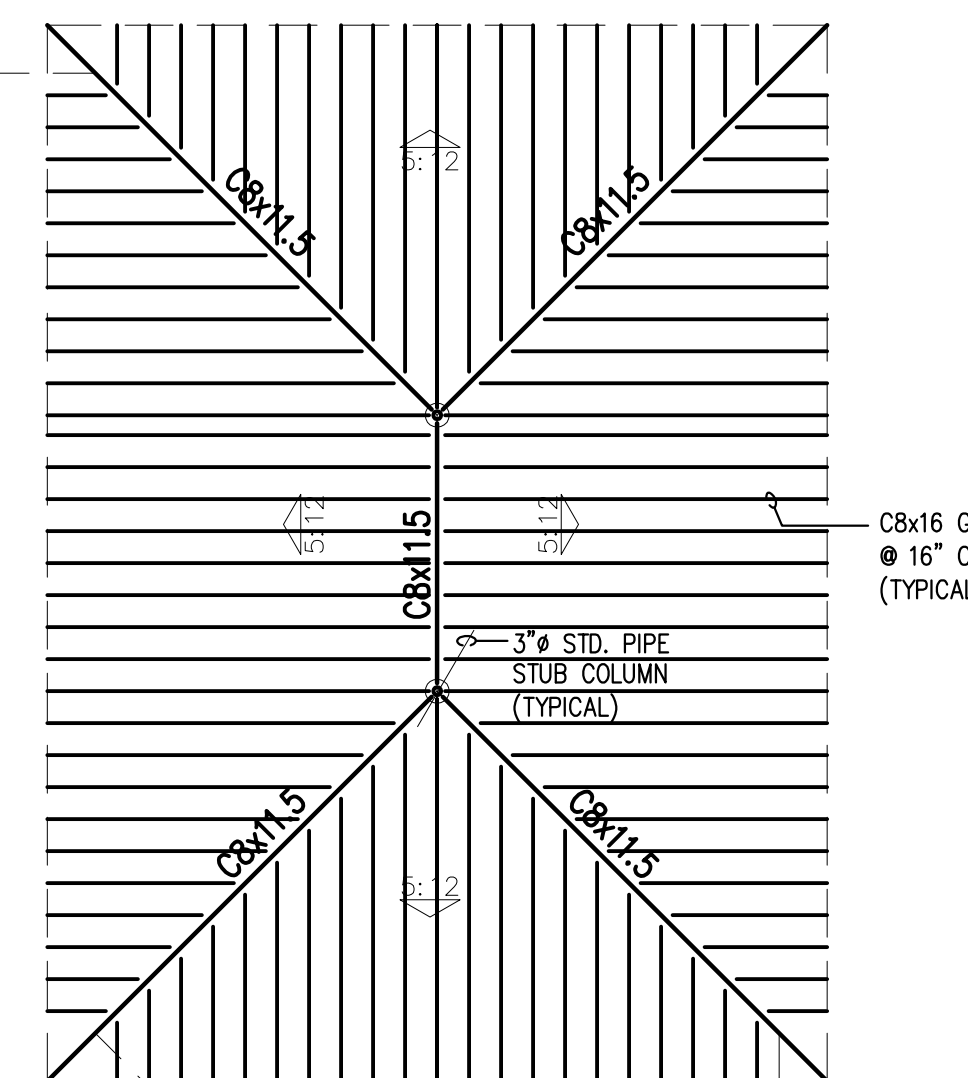
ALL COLUMNS SHALL BE TS4x4x1/4" (U.O.N.)



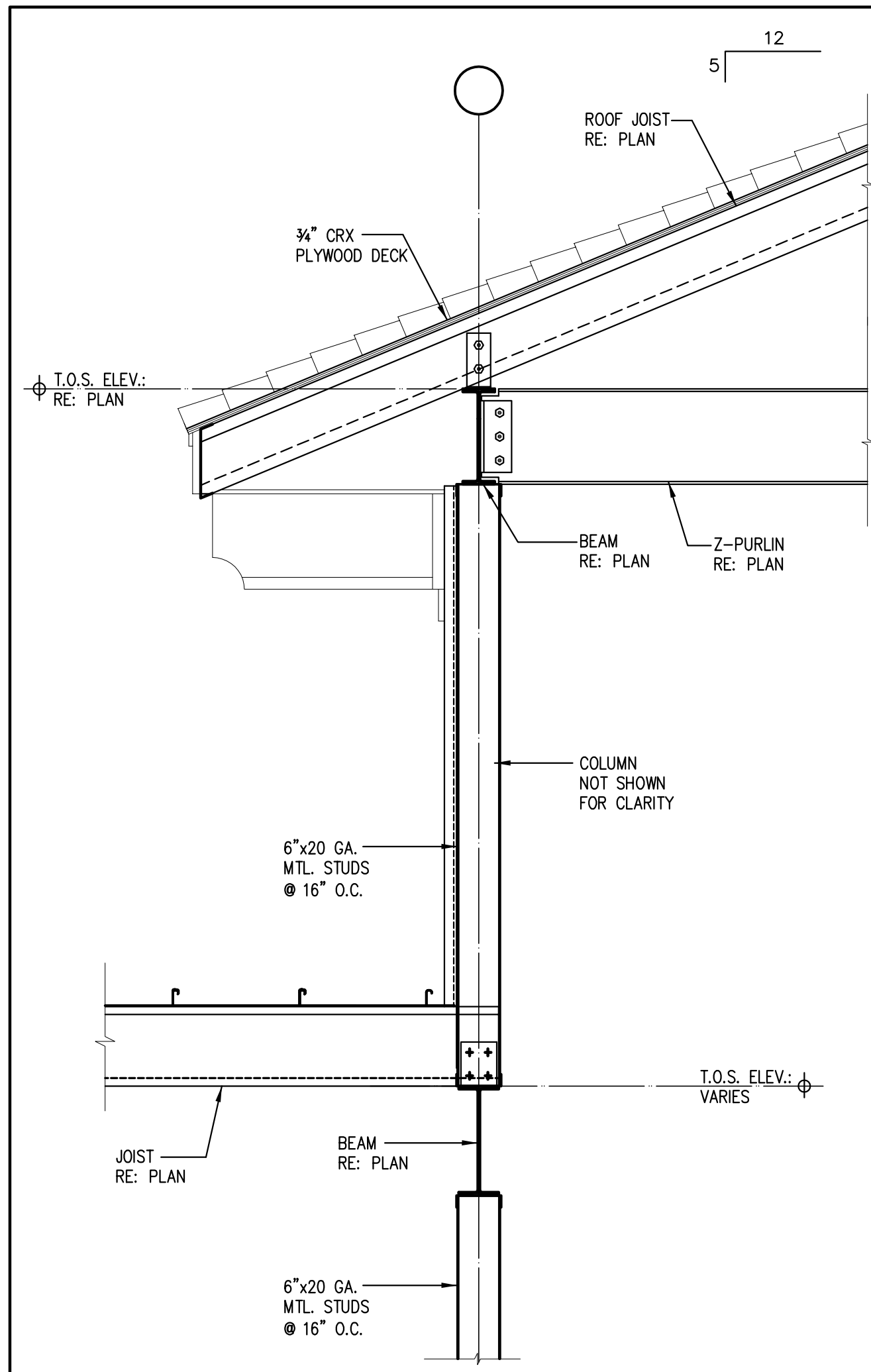
TYPICAL END TOWER FRAMING



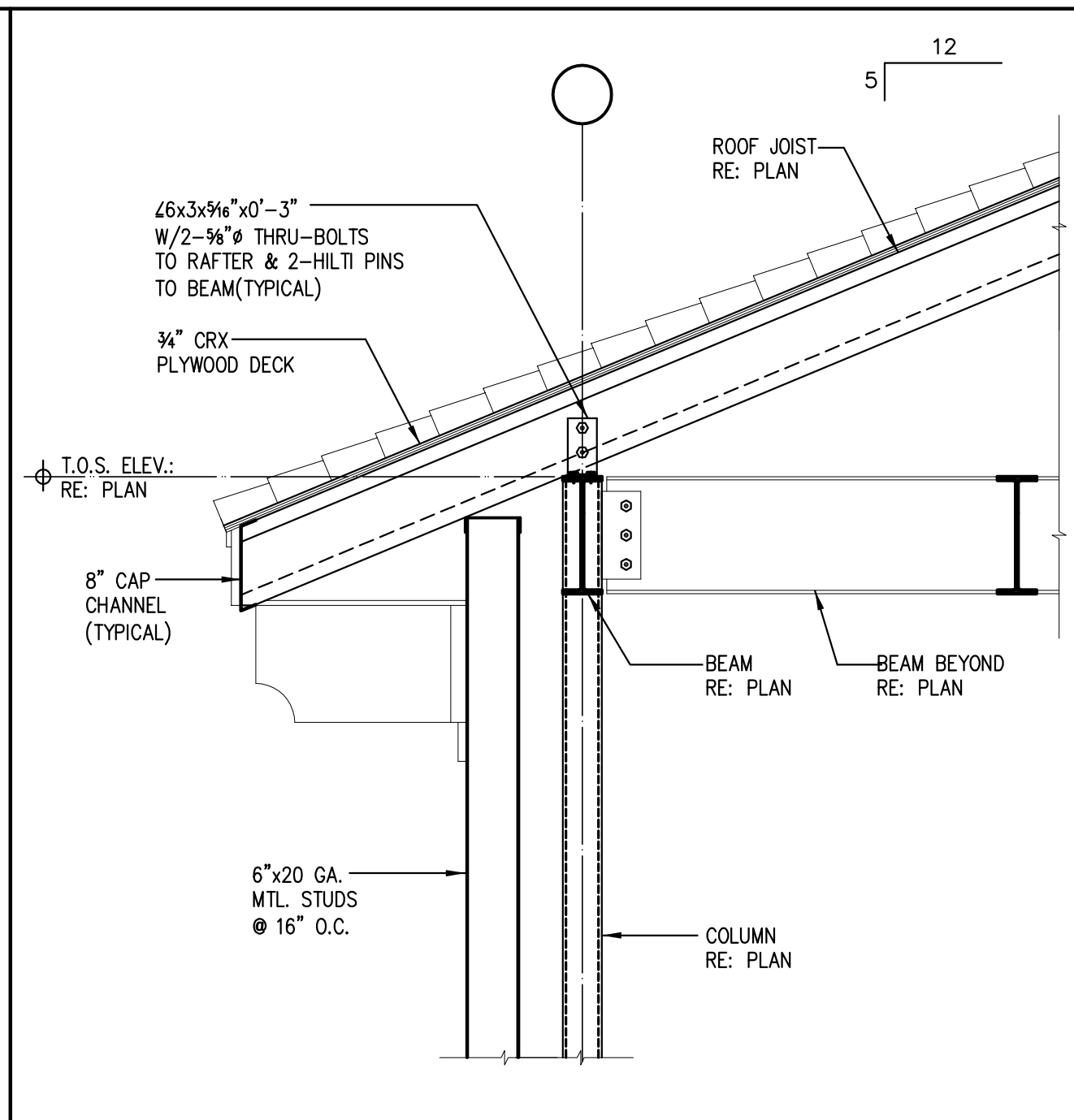
CENTER TOWER FRAMING



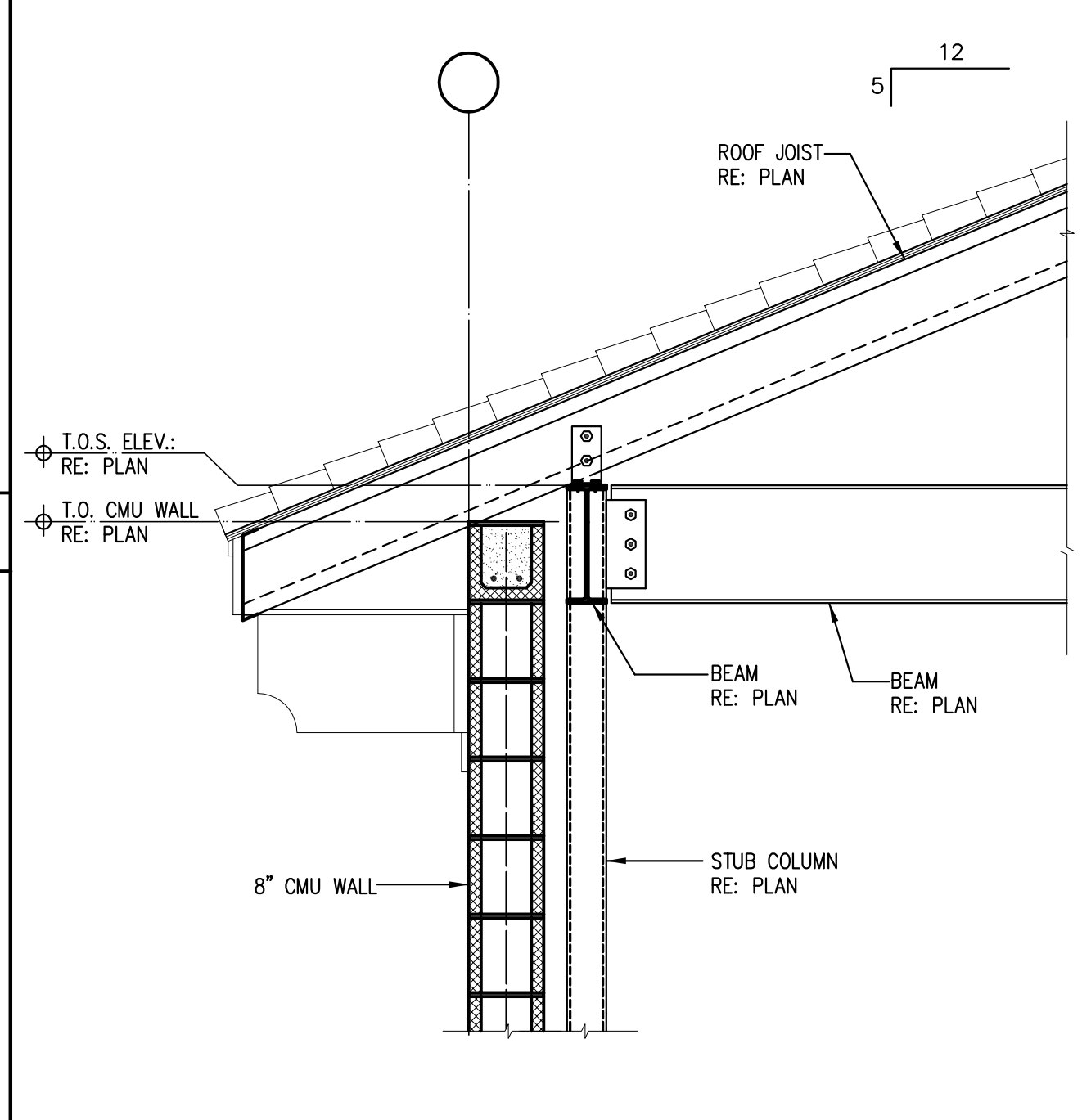
REAR TOWER FRAMING



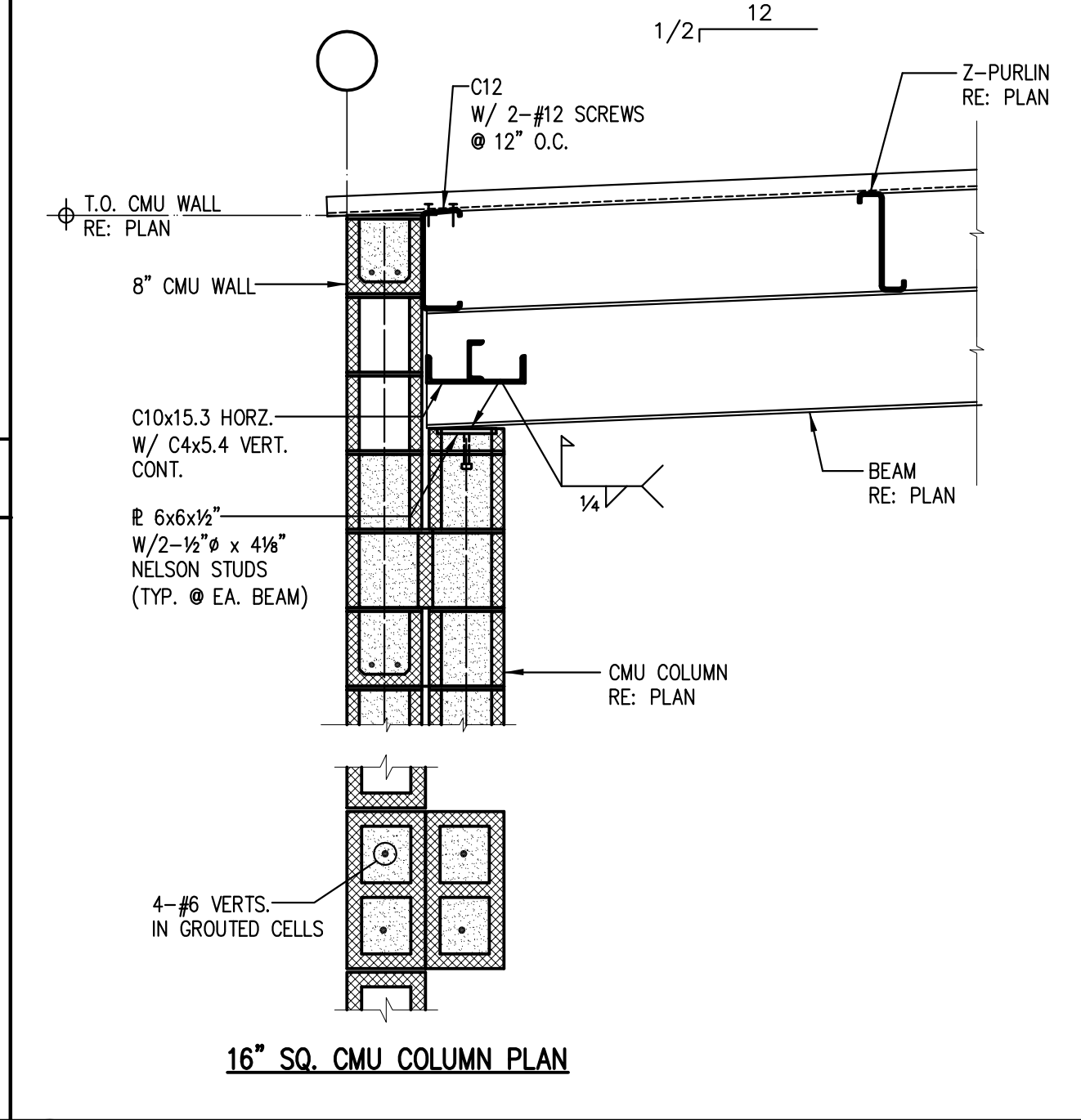
6 SECTION: FRAMING @ TOWER ROOF



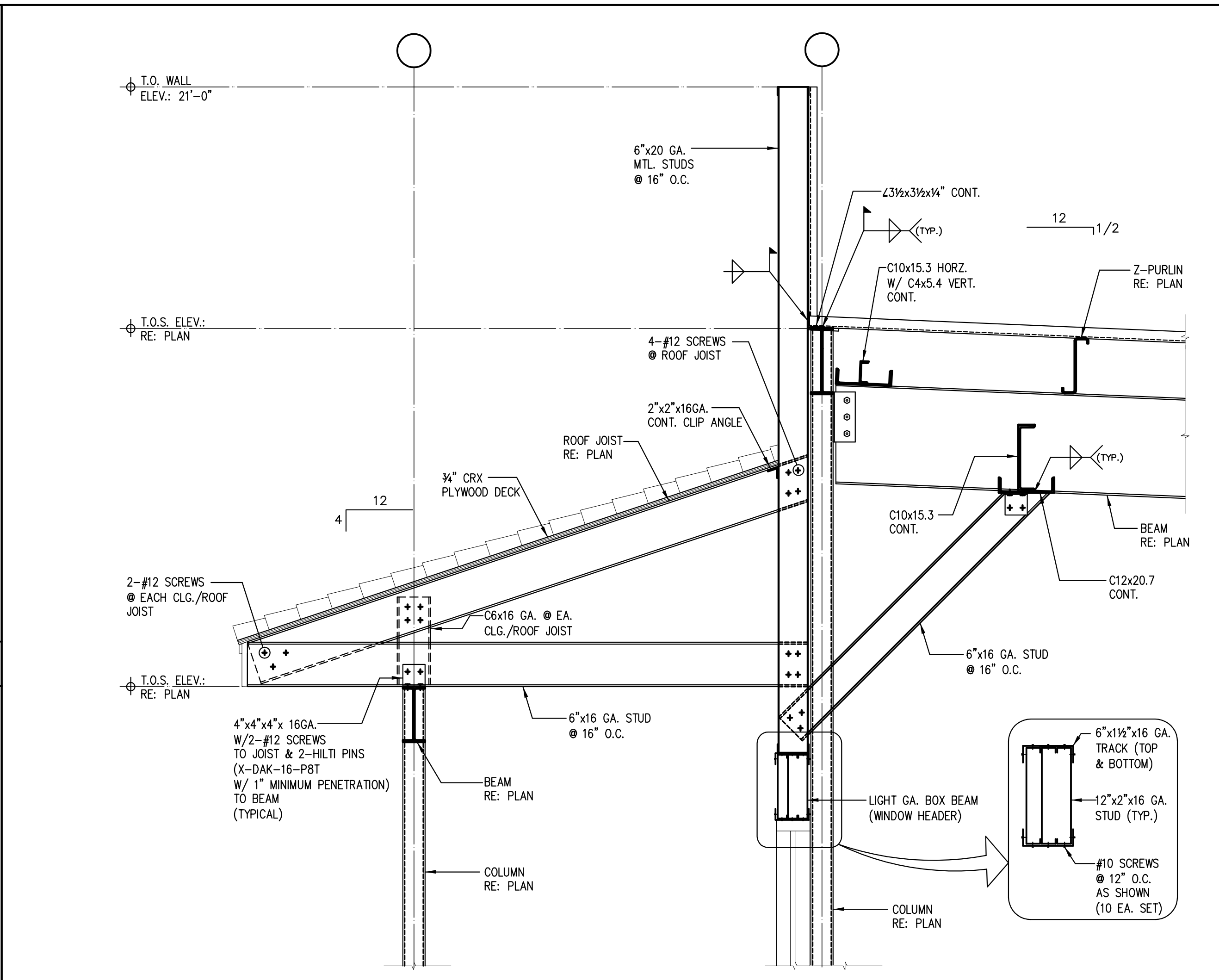
3 SECTION: FRAMING @ SIDE STUD WALL



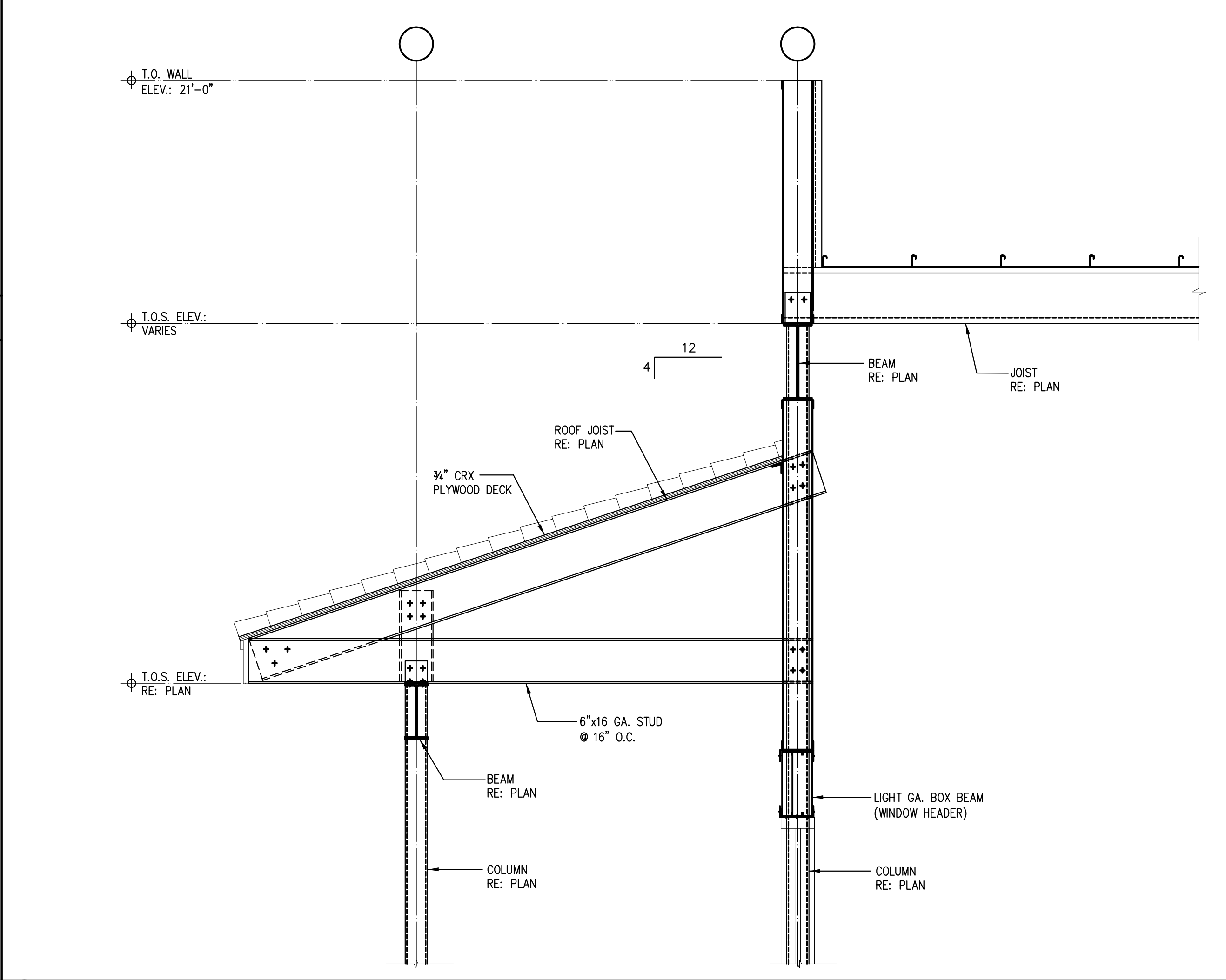
4 SECTION: FRAMING @ HIGH REAR CMU WALL



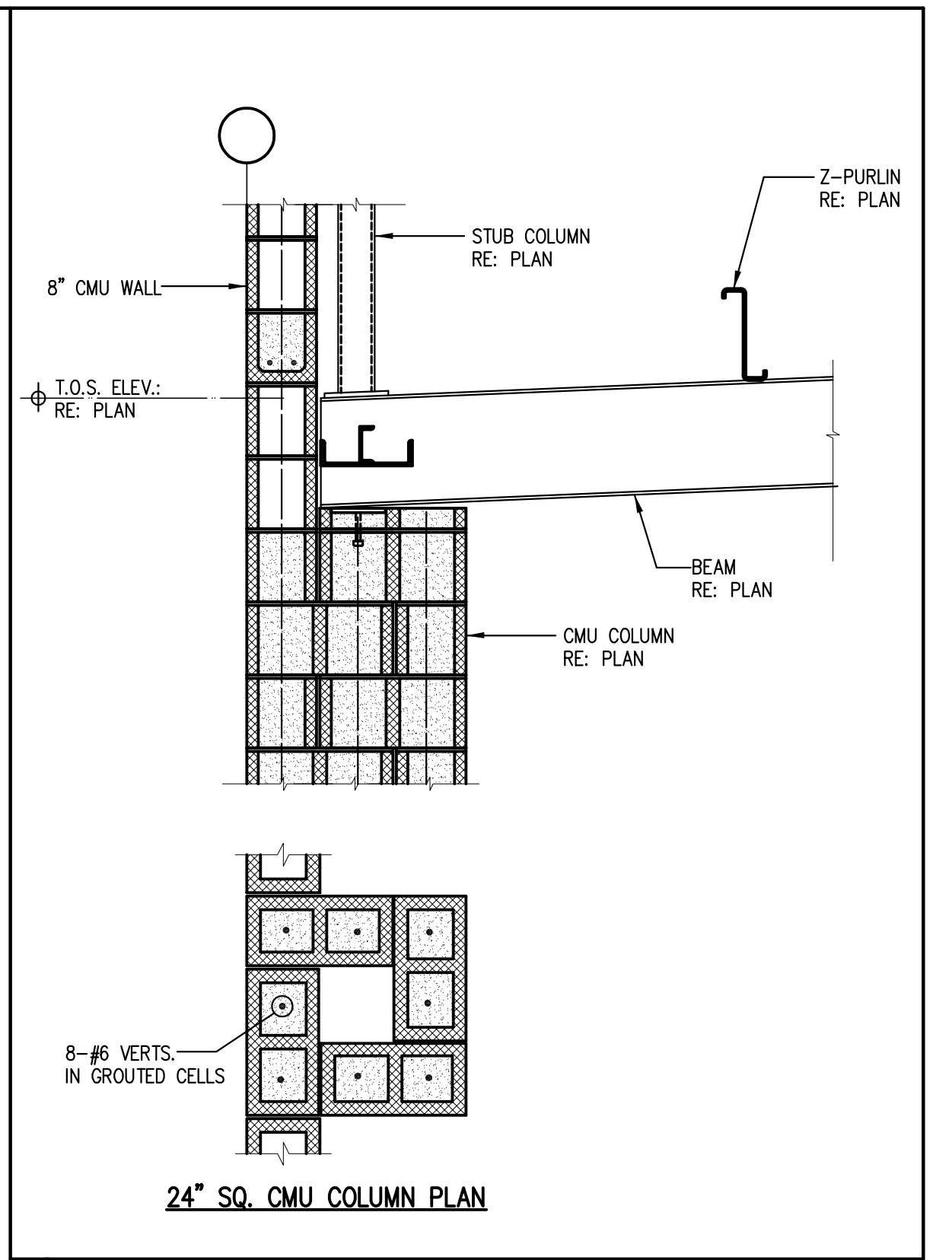
5 SECTION: FRAMING @ REAR CMU WALL



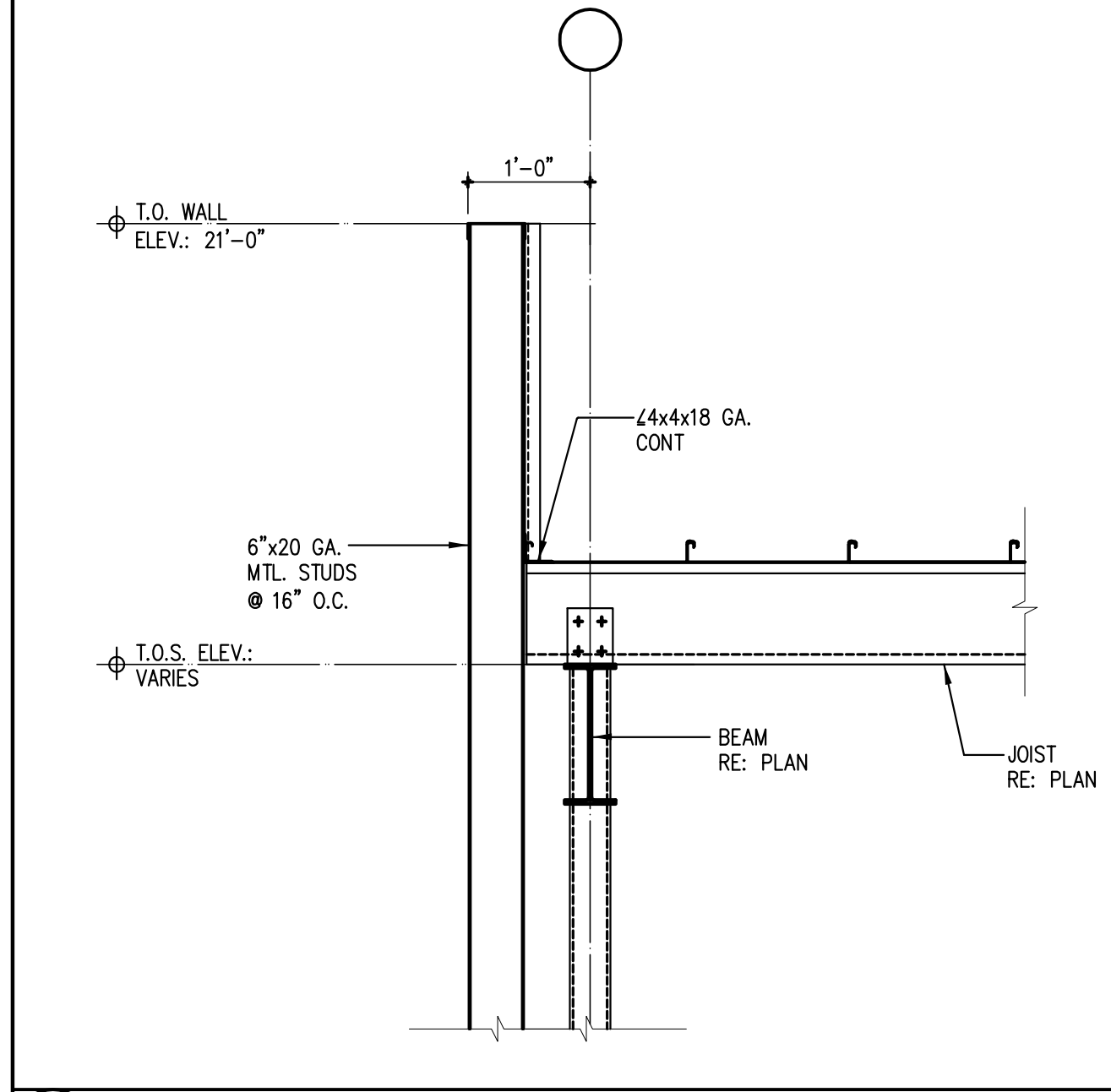
1 SECTION: FRAMING @ STORE FRONT



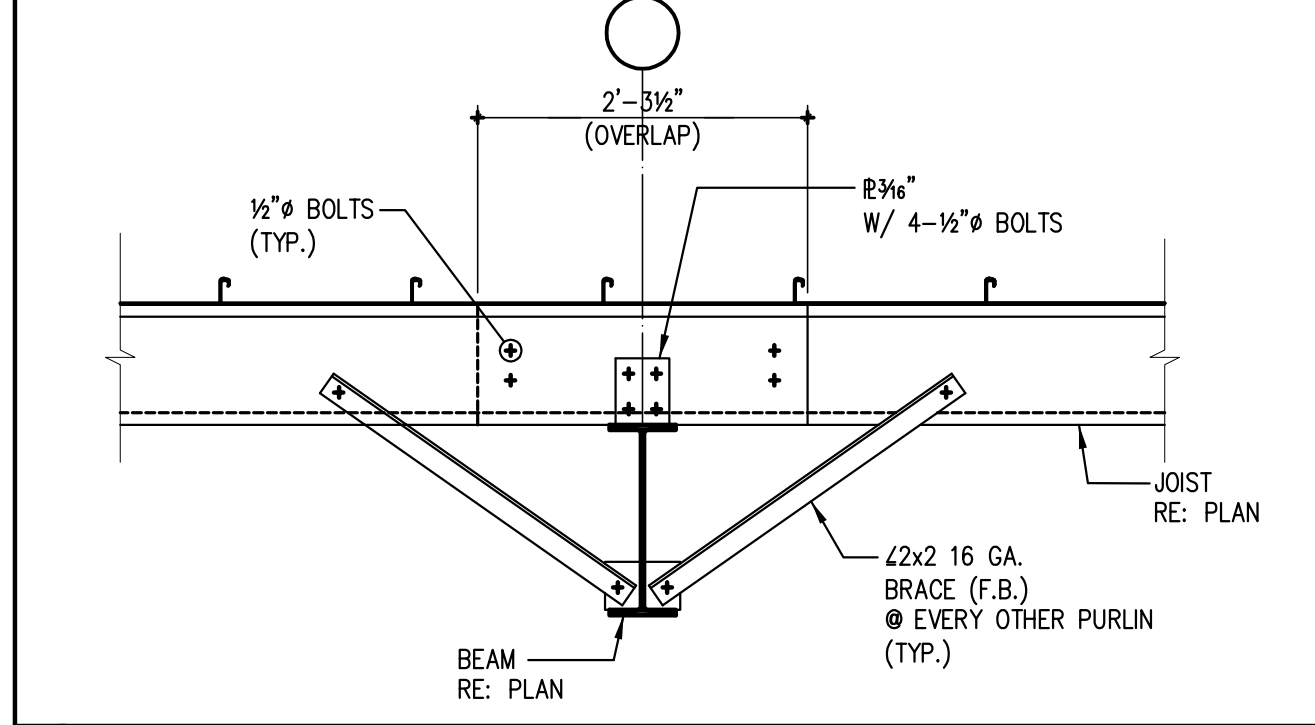
2 SECTION: FRAMING @ SIDE WALL



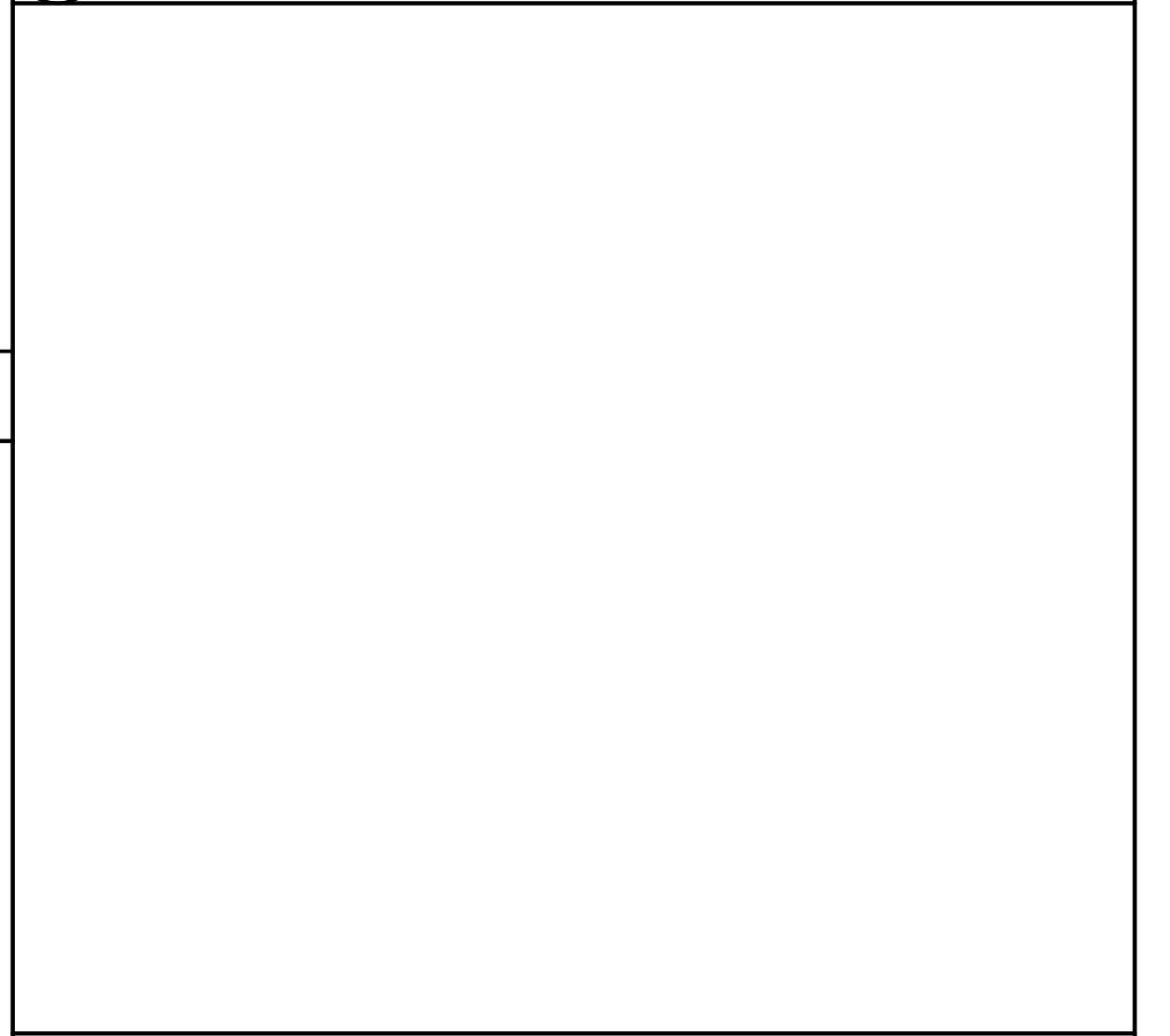
9 SECTION: FRAMING @ REAR CMU COLUMN



7 SECTION: FRAMING @ SIDE WALL



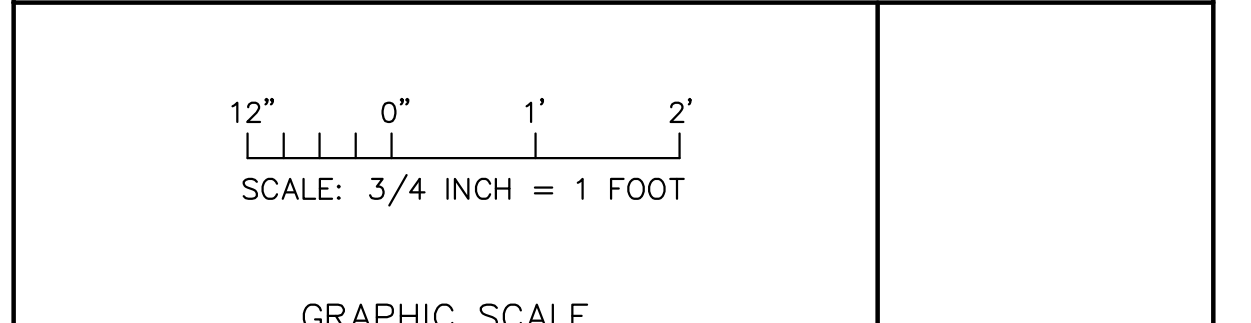
8 SECTION: Z-PURLINS BEARING @ BEAM



24\"/>

NOTES FOR ALL SECTION & DETAILS

- MISCELLANEOUS CONNECTION ANGLES & CLIPS ARE SHOWN AT VARIOUS SECTIONS & DETAILS CONTAINED IN THIS & OTHER SHEETS.
- WHERE SHOWN, THESE MEMBERS SHALL BE 16 GA., & SHALL BE FASTENED TO EA. CONNECTED MEMBER W/ 2-#12 SCREWS, UNLESS A LARGER NUMBER IS SHOWN.

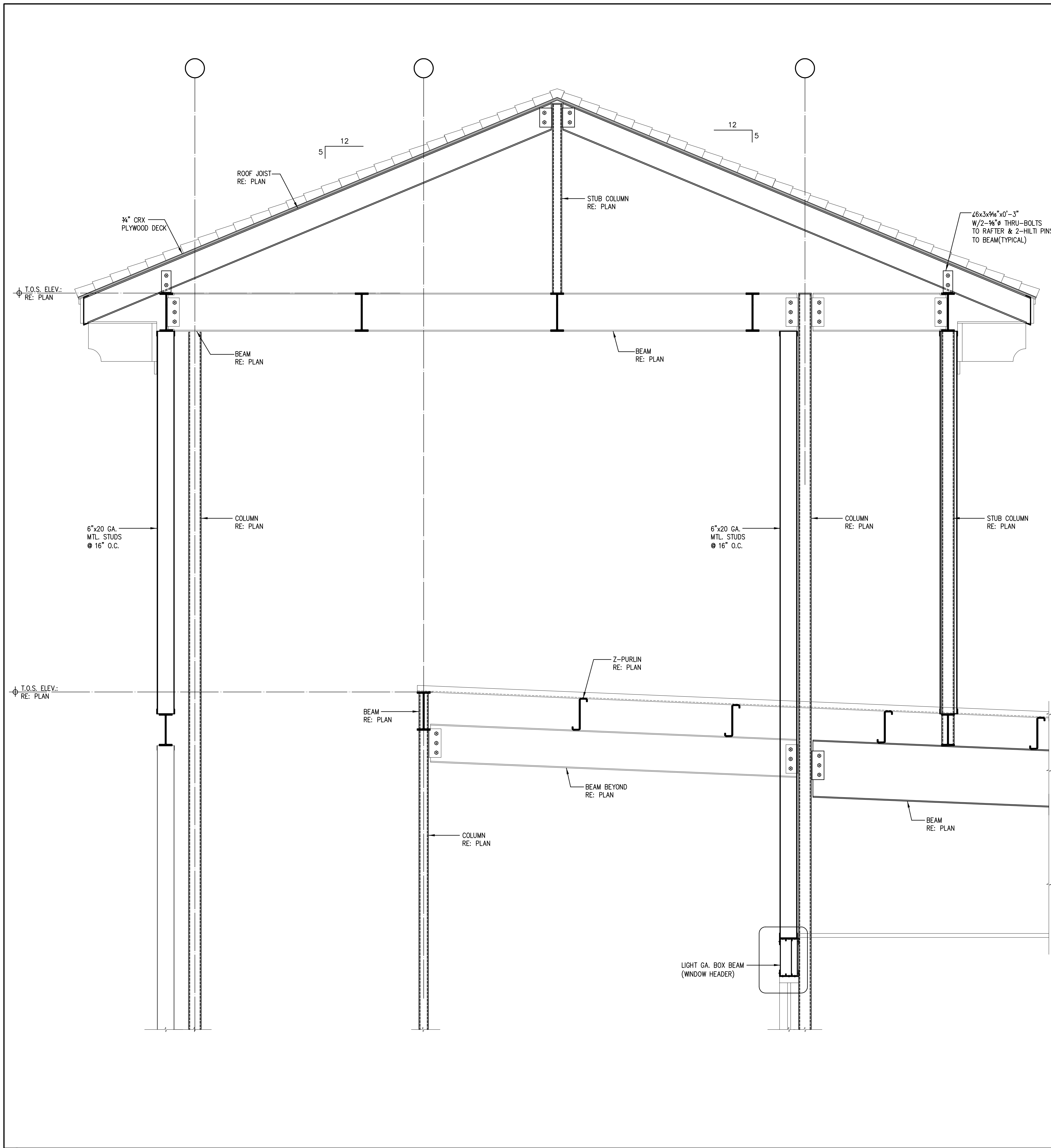


ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/25/07	PERMIT		
	CLIENT REVIEW		
	BIDDING		
	CONSTRUCTION		

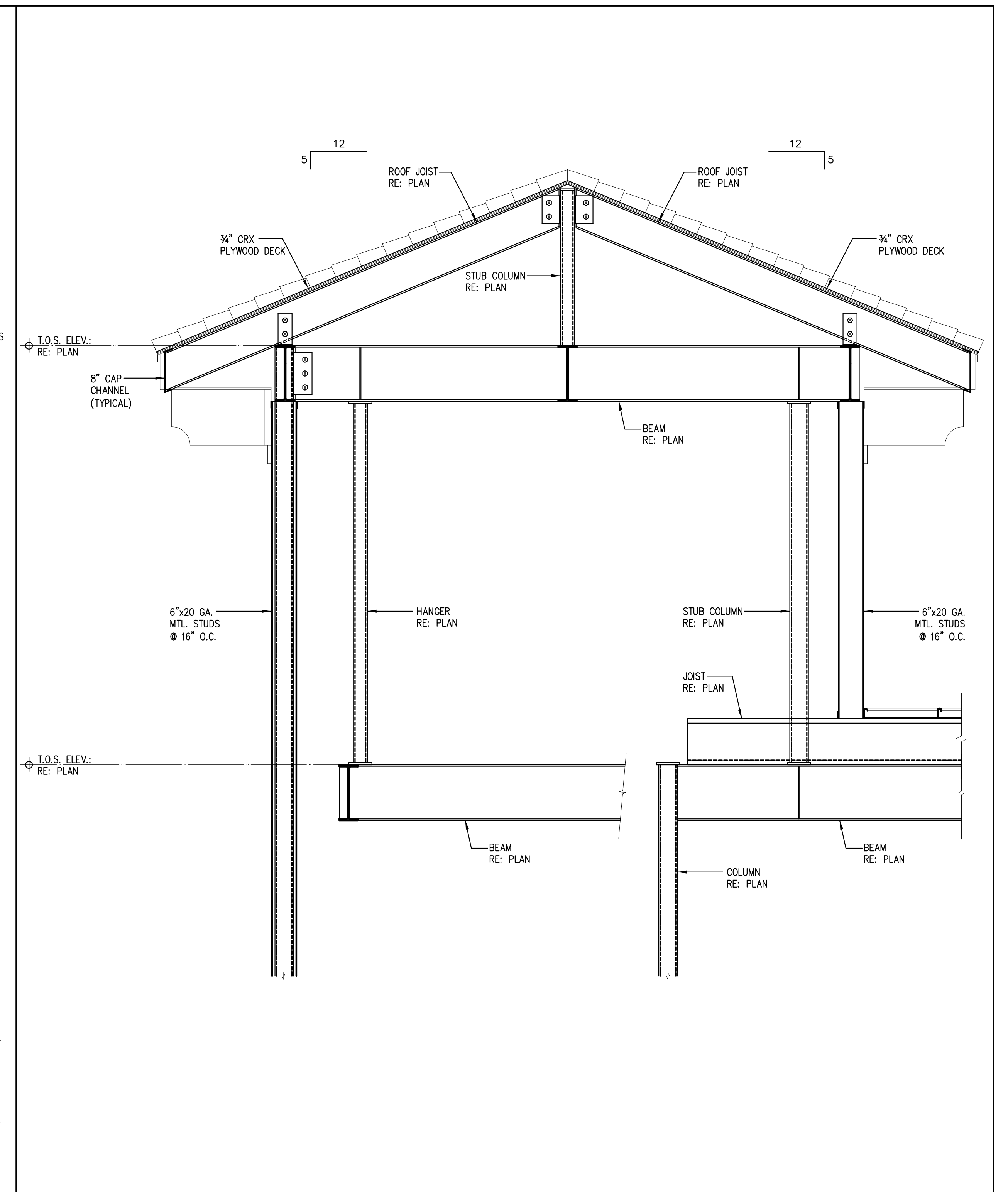
THE INTERFIELD GROUP
ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
 401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550

MILAGRO BUILDING COMPANY
PROPOSED NEW RETAIL CENTER
 AIRLINE DRIVE @ 28TH STREET
 HOUSTON, TEXAS

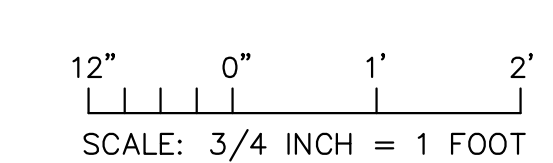
FRAMING SECTIONS



2 SECTION: FRAMING @ ENTRY TOWER



1 SECTION: FRAMING @ ENTRY TOWER



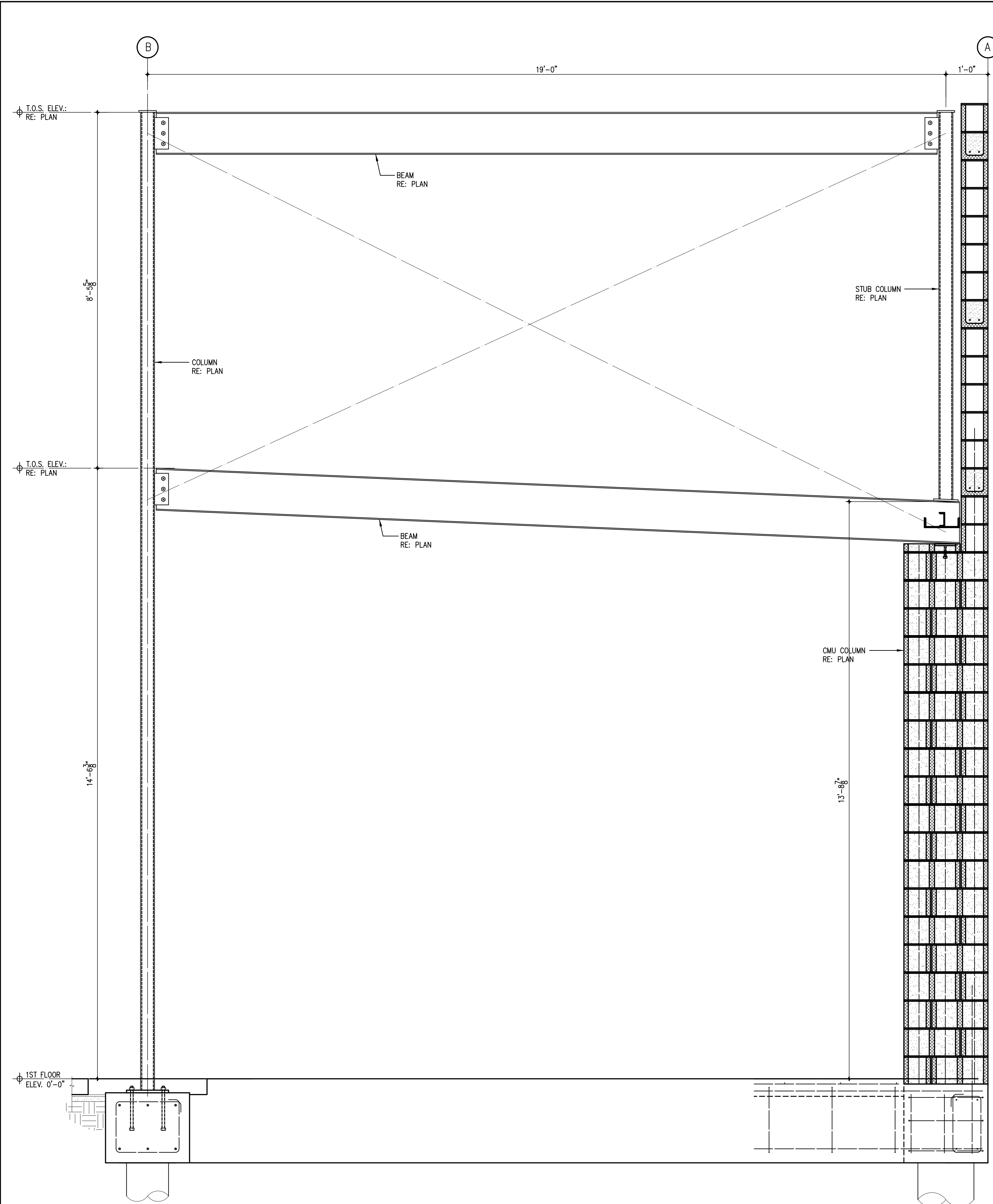
GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/25/07	PERMIT		
	BIDDING		
	CONSTRUCTION		

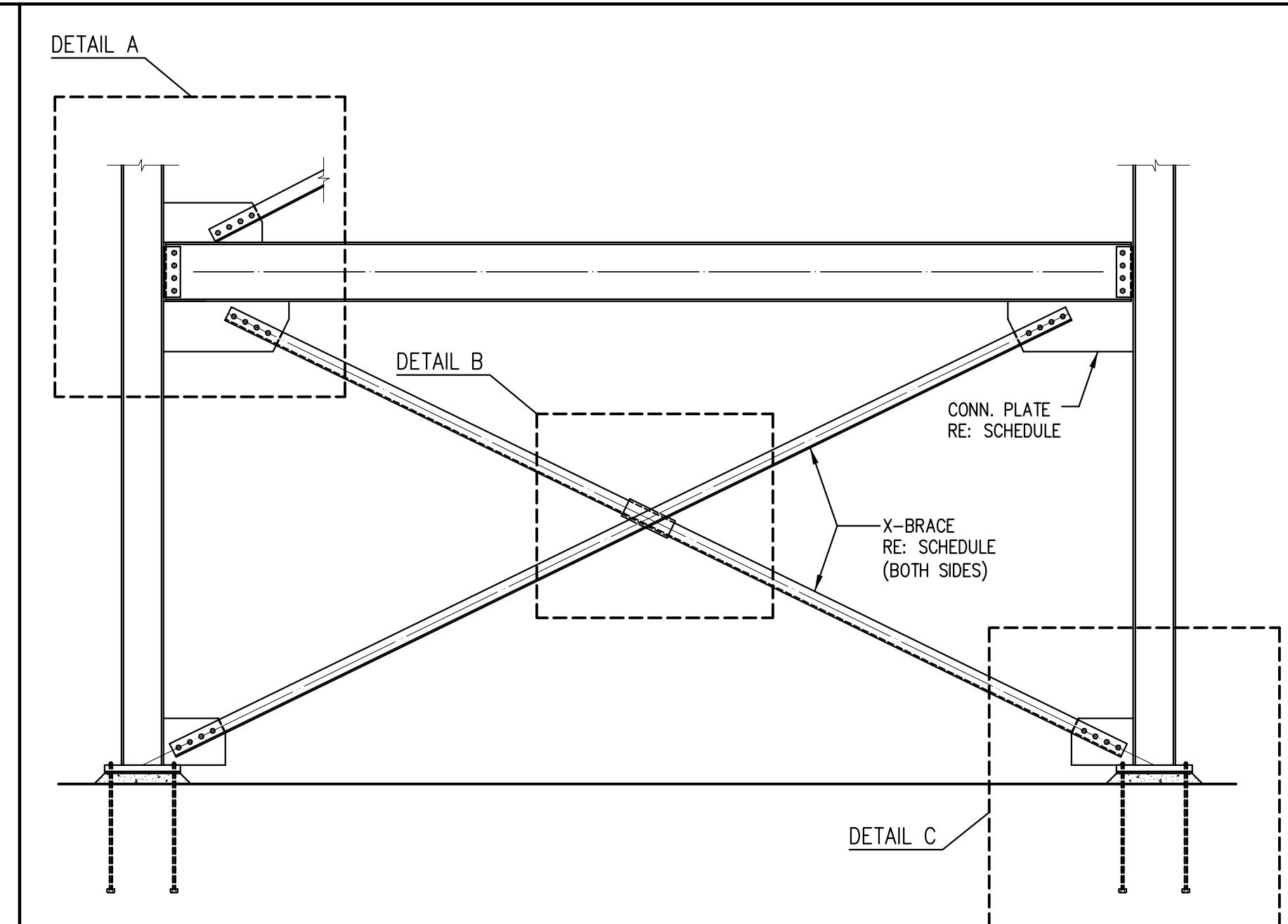

THE INTERFIELD GROUP
 ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
 401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550
MILAGRO BUILDING COMPANY
PROPOSED NEW RETAIL CENTER
 AIRLINE DRIVE @ 28TH STREET
 HOUSTON, TEXAS

FRAMING SECTIONS

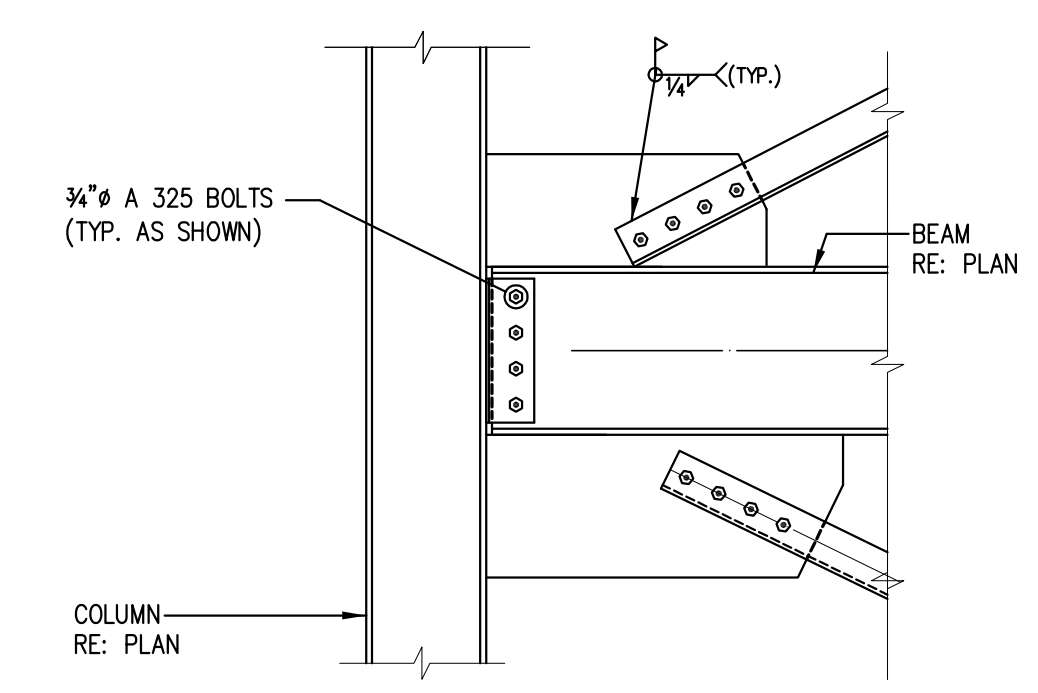
DRAWN BY: RT	DATE: 07/05/07	SHEET:
CHECKED BY: MFG	PROJ. NO.: 07038.10	S2.3 OF 7



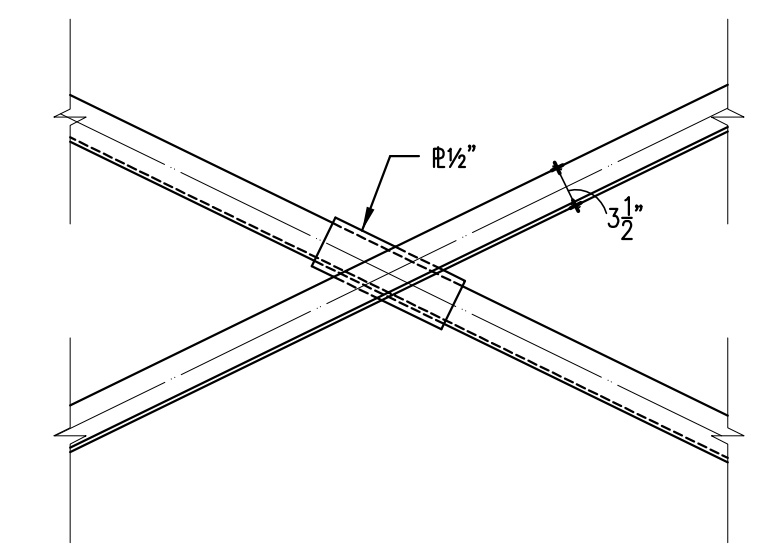
1 SECTION: X-BRACING @ GRIDLINE 7



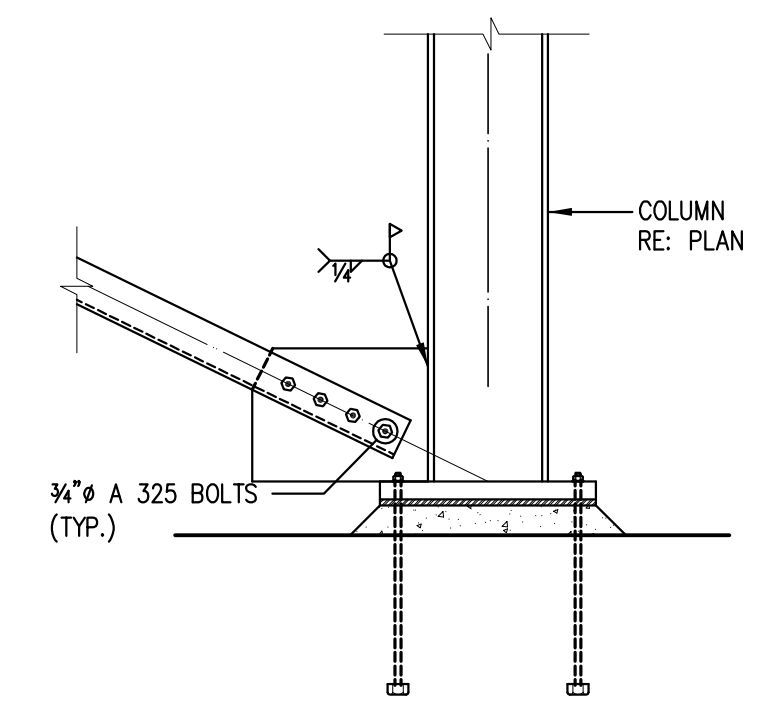
ELEVATION



DETAIL A

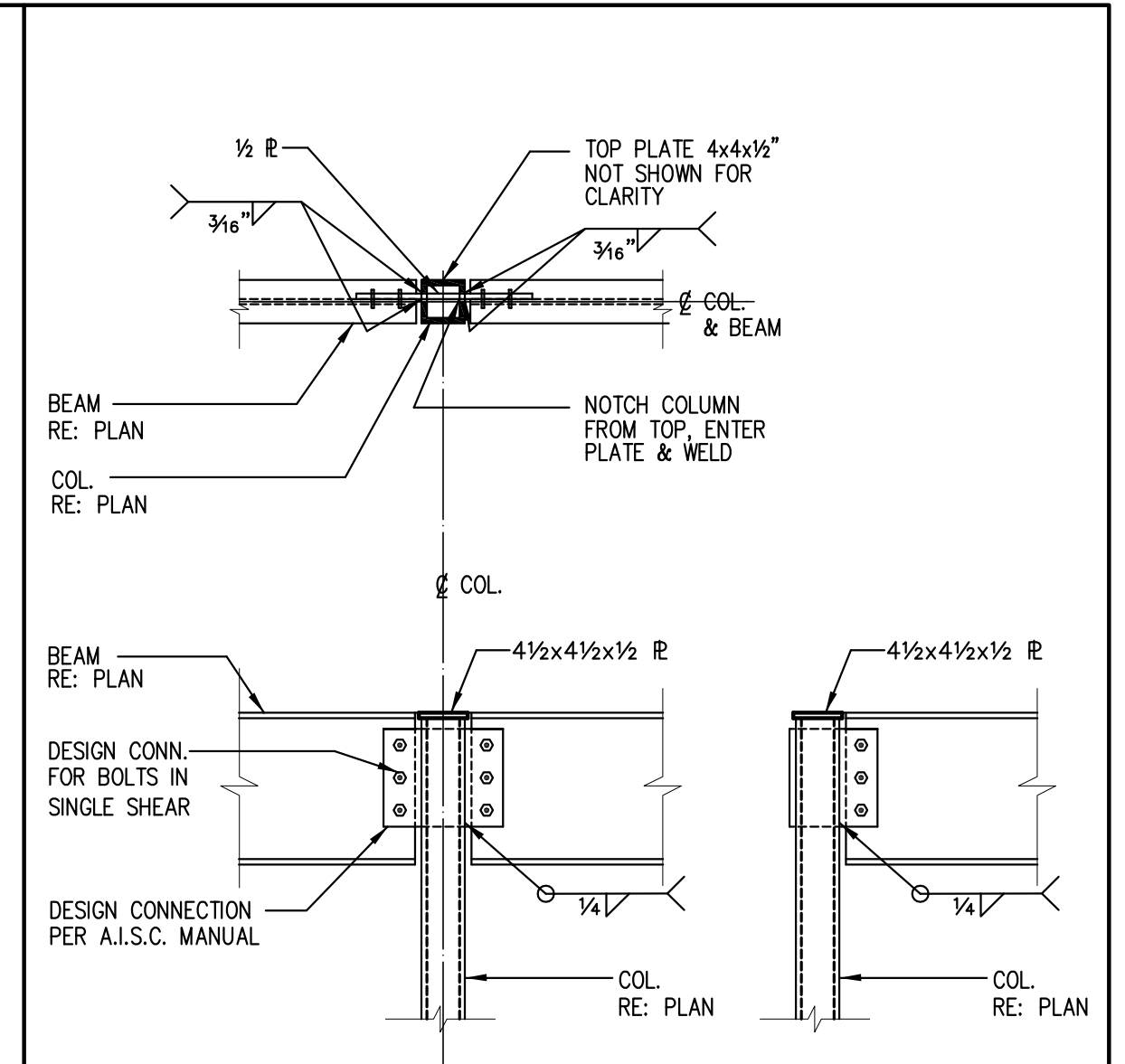


DETAIL B

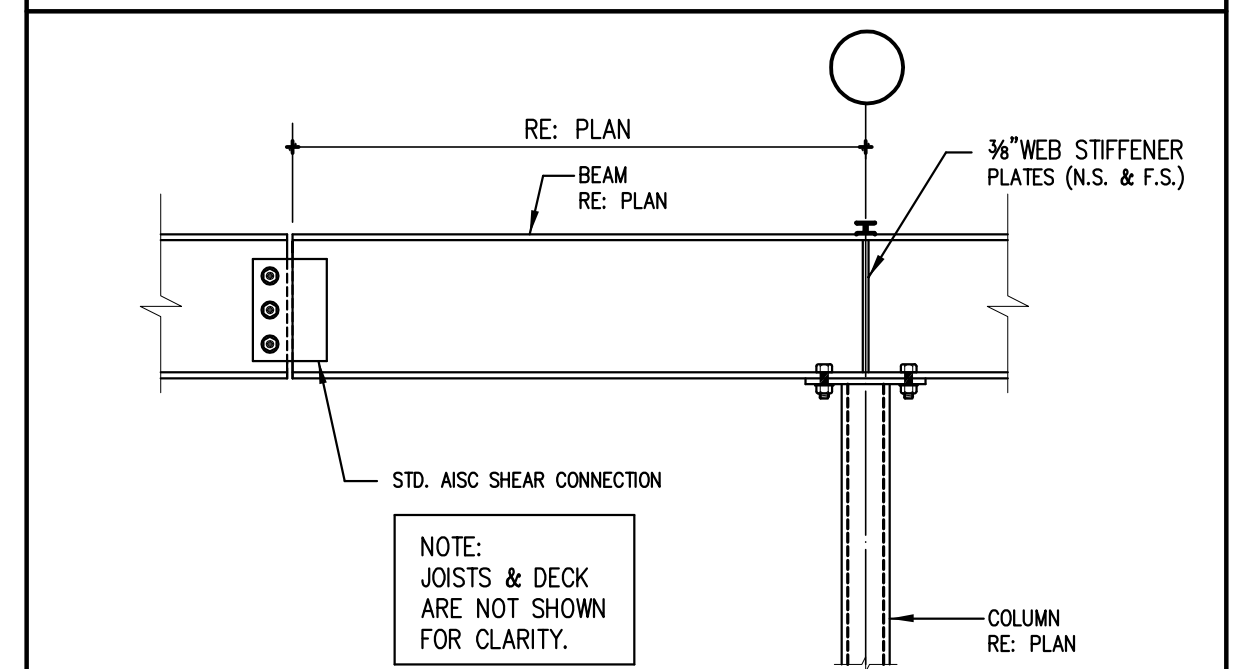


DETAIL C

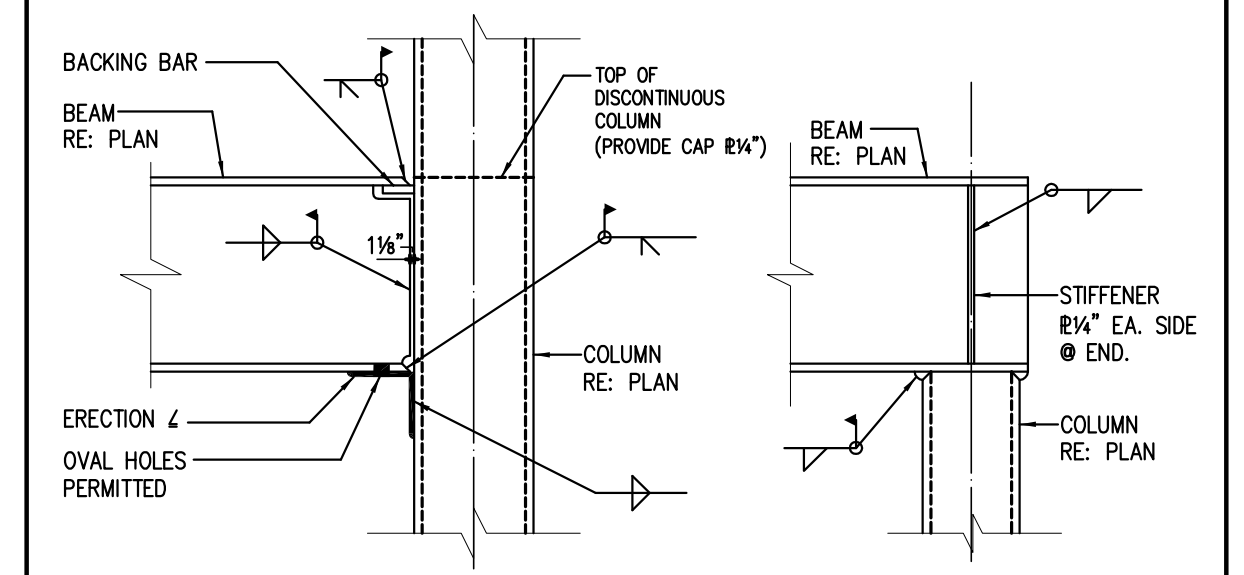
TYPICAL CROSS-BRACING DETAILS



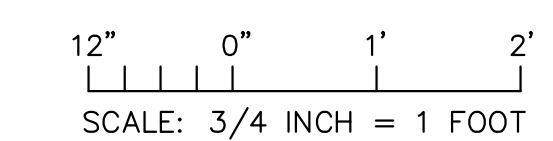
TYPICAL BEAM-TO-COLUMN CONNECTION



CANTILEVER BEAM DETAILS



TYPICAL DETAILS: WELDED MOMENT CONNECTION



GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
07/25/07	PERMIT		
	BIDDING		
	CONSTRUCTION		

THE INTERFIELD GROUP
 ENGINEERS, PROJECT & CONSTRUCTION MANAGERS
 401 STUDEWOOD, SUITE 300 HOUSTON, TEXAS 77007 TEL: (713) 780-0909 FAX: (713) 780-8550
MILAGRO BUILDING COMPANY
PROPOSED NEW RETAIL CENTER
 AIRLINE DRIVE @ 28TH STREET
 HOUSTON, TEXAS

X-BRACING DETAILS

DRAWN BY: RT	DATE: 07/05/07	SHEET: S2.4
CHECKED BY: MFG	PROJ. NO.: 07038.10	OF: 7