

- PROPERTY LINE
- PAVED SIDEWALK-SLOPE AWAY FROM BUILDING FOR DRAINAGE MAX 2% (RE: CIVIL). BROOM FINISH CONCRETE
- NEW CONCRETE PAVING
- REGULAR PARKING SPACES @ 9' X 19'-0" TYP.
- ADA/VAN PARKING
- H/C PAVEMENT SIGNAGE
- ADA/VAN STALL SIGN
- CURB/WHEEL STOP (6"x6"x6")
- ACCESSIBLE CURB RAMP MAX SLOPE OF RUN:12, MAX. CROSS SLOPE OF 1:48
- 4" WIDE PAINTED CROSS-STRIPPING @24" O.C. WITH BORDER YELLOW TRAFFIC PAINT
- STORM WATER CATCH BASIN
- TRASH ENCLOSURE AND DUMPSTER WITH GATE AND LOCKING HARDWARE (TEMPORARY)
- PROPOSED GRASS PLANTERS AREAS
- 24" CONCRETE DRIVEWAY ACCESS
- SITE LIGHTING: EXTERIOR LIGHT POLE/PACK
- DOWNSPOUT WITH GUTTER
- FUTURE EXPANSION
- MONUMENT SIGN
- LIMIT OF SIDEWALK EXTENSION IN PHASE I
- KNOX KEY BOX
- PARKING NUMBER
- FUTURE DEVELOPMENT TO REMAIN UNCHANGED

SITE PLAN

SCALE: 1" = 20'

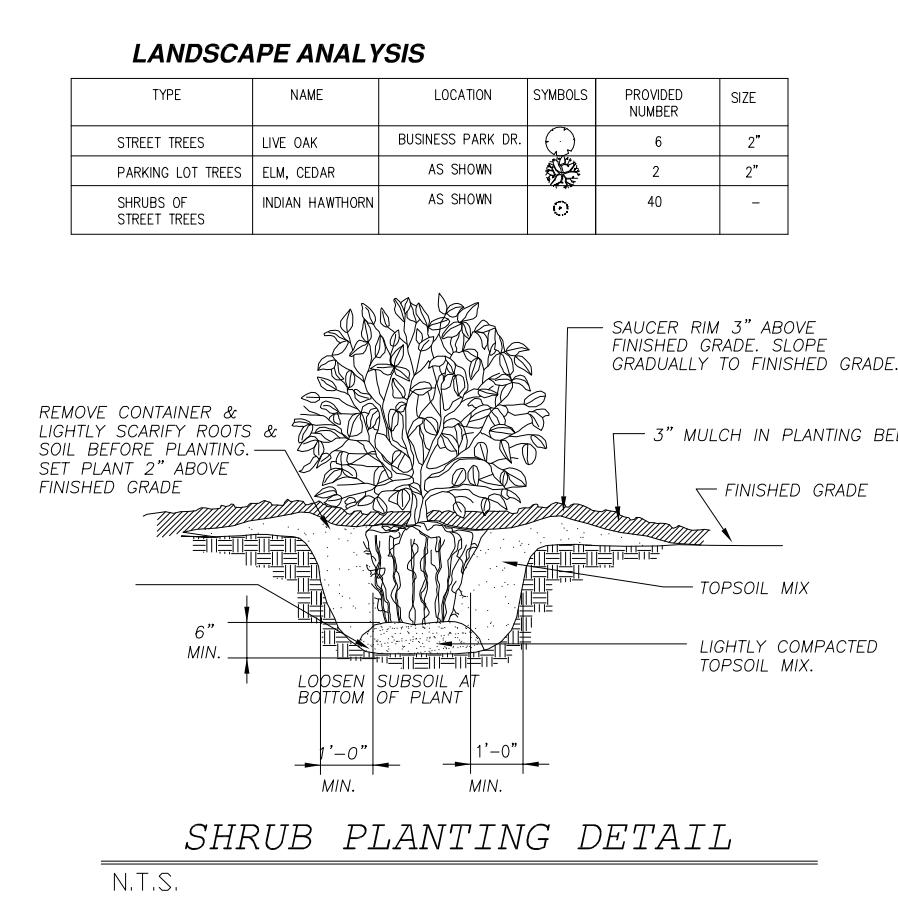
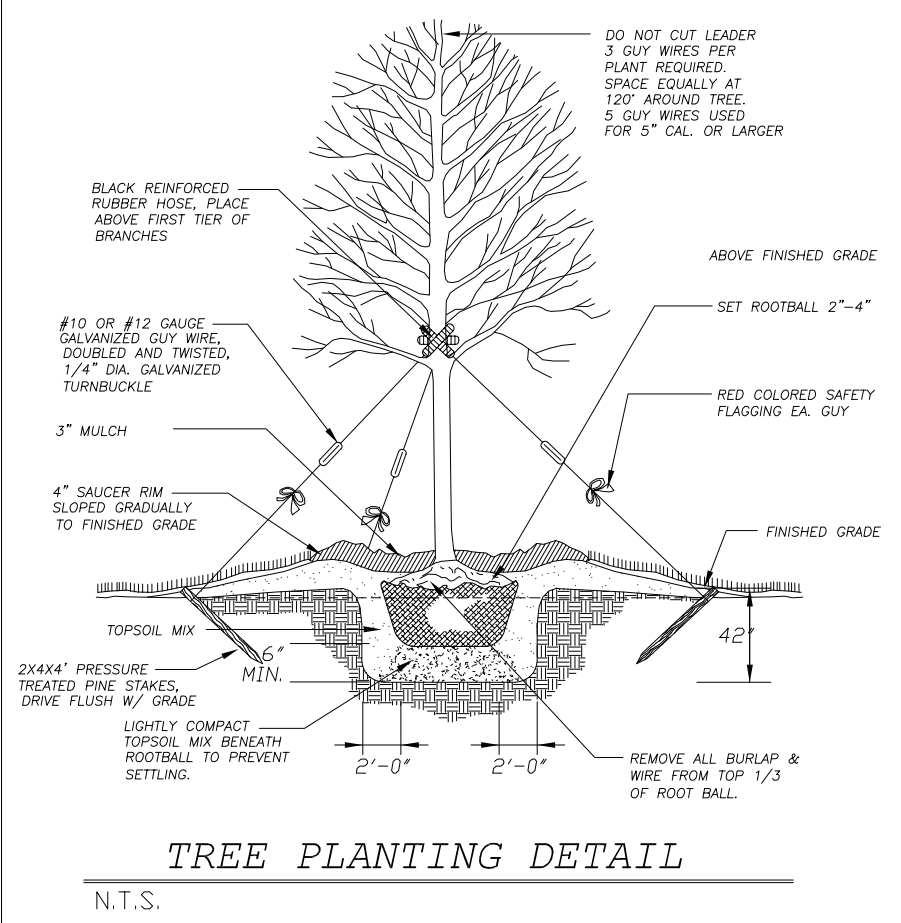
APPLICABLE CODES (INCLUDED BUT NOT LIMITED TO):
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE(IFC), WITH FORT BEND COUNTY FIRE CODE REGULATIONS

GENERAL INFORMATION	PHASE1 (BLDG. 1)	PHASE2 (BLDG. 1&2)	PHASE3 (BLDG. 1&2)
FLOORS ABOVE GRADE:	ONE STORY + MEZZANINE	ONE STORY	ONE STORY
PROPOSED AREA(INCLUDE MEZZANINE):	7,639.00 SF	12,139.00 SF	19,939.00 SF
PARKING			
REQUIRED SPACES	3	5	8
(FOR OFFICE WAREHOUSE OCCUPANCY):			
TOTAL SPACES PROVIDED	38	38	38
SCOPE OF WORK DESCRIPTION(PHASE 1)	PROPOSED 7,639.00 SQ.FT.FREE STANDING BUILDING WITH 6,300.00 SQ.FT. FOOTPRINT AND 1,339.00 SQ.FT. MEZZANINE		
OCCUPANT LOAD:	FINAL OCCUPANCY LOAD IS DEPENDS ON TENANT IMPROVEMENT.		
ASSUMPTION FOR OFFICE WAREHOUSE PARKING REQUIRED#(BASED ON THE PROTECTIVE COVENANTS FOR PARK WESTHIMER COMMERCIAL/INDUSTRIAL PARK):	WAREHOUSE: 4,968 SQ.FT /1000 : 5 OFFICE: 1,332 SQ.FT 1ST FLOOR/250 : 6 448 SQ.FT 2ND FLOOR : 2 13		
PROVIDED# : 38(25 RESERVED FOR PHASE I & II)			

PHYSICAL PROPERTIES OF BUILDING:
2-STORY W/ MEZZANINE NOT SPRINKLER METAL FRAME BUILDING
TYPE B-2
MAX AREA 26,000 S.F.(TABLE 503, IBC 2012)
MAX STORIES 3(TABLE 503, IBC 2012)
MAX HEIGHT 55'
S.F. ACTUAL AREA: 7,639.00 (BLDG.1) S.F.
ACTUAL STORY: 2- STORY
ACTUAL HEIGHT: 24'
EXTERIOR BEARING WALL CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
INTERIOR BEARING WALL CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
EXTERIOR NON-BEARING WALL CONSTRUCTION 0 HR(TABLE 601 IBC 2012)
STRUCTURAL FRAME CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
PERMANENT PARTITIONS CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
SHAFT ENCLOSURE CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
FLOOR AND FLOOR-CEILING CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
ROOFS AND ROOF-CEILING CONSTRUCTION 0 HR(TABLE 601, IBC 2012)

FIRE- RESISTANT FOR EXTERIOR WALL(TABLE 602, IBC 2012)
LESS THAN 5'-0 APART 1 HR.
5'-X<10' APART 1 HR.
10'-X<30' APART 0 HR

FIRE RESISTANCE RATING FOR THE WALL BETWEEN BUILDING A&B FOR PHASE 2 DEVELOPMENT : 0 HR.



PROJECT DATA

LOT AREA:	53214.73	S.F.
PROPOSED DEVELOPED AREA	38227.73	S.F.
FUTURE DEVELOPMENT	14987.00	S.F.
PROPOSED METAL BUILDING AREA(PASE 1)	7639.00	S.F.
FUTURE DEVELOPMENT	12300.00	S.F.
PHASE 2	4500.00	
PHASE 3	7800.00	
EXISTING CONCRETE PAVING	-	S.F.
PROP. CONCRETE PAVING	15577.00	S.F.
EXIST. CONCRETE SIDEWALK	-	S.F.
PROP. CONCRETE SIDEWALK	489.40	S.F.
PROP. DETENTION POND VOLUME	-	S.F.
TOTAL GRASS AREA	15861.33	S.F.
EXISTING PARKING SPACES	53214.73	S.F.
PROPOSED PARKING SPACES	38.00	SPACES

APPROVED: _____
Development Coordinator

DATE: _____

PROPERTY LEGAL DESCRIPTION

1.2216 ACRES LOT 9, IN TRACT NO. 6 SITUATED IN THE THE WILLIAM STANLEY SURVEY ABSTRACT NO. 599 FORT BEND COUNTY, TEXAS

BENCHMARK DATA

ELEVATIONS ARE BASED IN HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 190030 ELEVATION=106.06 FEET NAVD88 2001 ADJ.

FLOOD PLAIN DATA

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48157C 0110 L MAP REVISION: 04/02/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

FORT BEND COUNTY CONSTRUCTION - GENERAL NOTES

- Fort Bend County must be invited to the Pre-Construction Meeting.
- Contractor shall notify Fort Bend County Engineering Department **48 hours prior to commencing construction and 48 hour notice to any construction activity within the limits of the paving** at Construction@fortbendcountytx.gov.
- Contractor is responsible for obtaining all permits required from Fort Bend County prior to commencing construction of any improvements within County road right of ways.
- All Paving improvements shall be constructed in accordance with Fort Bend County "Rules, Regulations and Requirements relating to the Approval and Acceptance of Improvements in Subdivisions as currently amended.
- All road widths, curb radii and curb alignment shown indicates back of curb
- A continuous longitudinal reinforcing bar shall be used in the curbs.
- All concrete pavement shall be 5 1/2 sack cement with a minimum compressive strength of 3500 psi at 28 days. Transverse expansion joints shall be installed at each curb return and at a maximum spacing of 60 feet.
- All weather access to all existing streets and driveways shall be maintained at all times.
- 4"x 12" reinforced concrete curb shall be placed in front of single family lots only. **All other areas shall be 6" reinforced concrete curb.**
- At all intersection locations, **Type 7 ramps** shall be place in accordance with **TXDOT Ped-12a** standard detail sheet. A.D.A. - Handicap Ramps shall be installed with street paving at all intersections and comply with current A.D.A. regulations.
- Curb headers are required at curb connections to Handicap Ramps, with no construction joint within 5' of ramps.
- All intersections utilizing Traffic Control measures shall have A.D.A. wheel chair ramps installed.
- Guidelines are set forth in the Texas "Manual on Uniform Traffic Control Devices", as currently amended, shall be observed. The Contractor shall be responsible for providing adequate flagmen, signing, striping and warning devices, etc., during construction - both day and night.
- All R1-1 stop signs shall be 30"x30" with diamond grade sheeting per texas manual on uniform traffic control devices.
- Street name signs shall be on a 9" high sign flat blade w/reflective green background. Street names shall be upper and lowercase lettering with uppercase letters of 6" minimum and lowercase letters of 4.5" minimum. The letters shall be reflective white. Street name signs shall be mounted on stop sign post.
- A Blue Double Reflectorized button shall be placed at all Fire Hydrant locations. The Button shall be placed 12 inches off of the centerline of the street on the same side as the hydrant.
- The project and all parts thereof shall be subject to inspection from time to time by by inspectors designated by Fort Bend County. No such inspections shall relieve the Contractor of any of its obligations hereunder. Neither failure to inspect nor failure to discover or reject any of the work as not in accordance with the drawings and specifications, acceptance of such work or to relieve the contractor of any of its obligations hereunder.

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Civil Engineering and consultant
FIRM NAME: HOUTEX ENGINEERING
FIRM REGISTRATION NUMBER: F-12522

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
ZIAEDDIN MOHAMMADI
67639
08/01/2018

#	DATE	REVISION	FOR F. B. C. FIRE MARSHAL	COMMENTS
1	8/7/2018			

PROP. OFFICE WAREHOUSE
NORTH PARK
WAREHOUSE(PHASE 1)
7123 NORTH PARK DRIVE
HOUSTON, TX 77407

SITE PLAN

SCALE: _____

CONTROL:
DWG BY: SLP 29-Mar-18
RVS'D BY: SLP 7-Aug-18
CK'D BY: SLP APRV'D BY: ZM

PROJECT NO:
HT1713901

SP.001
SHEET 2 OF 6