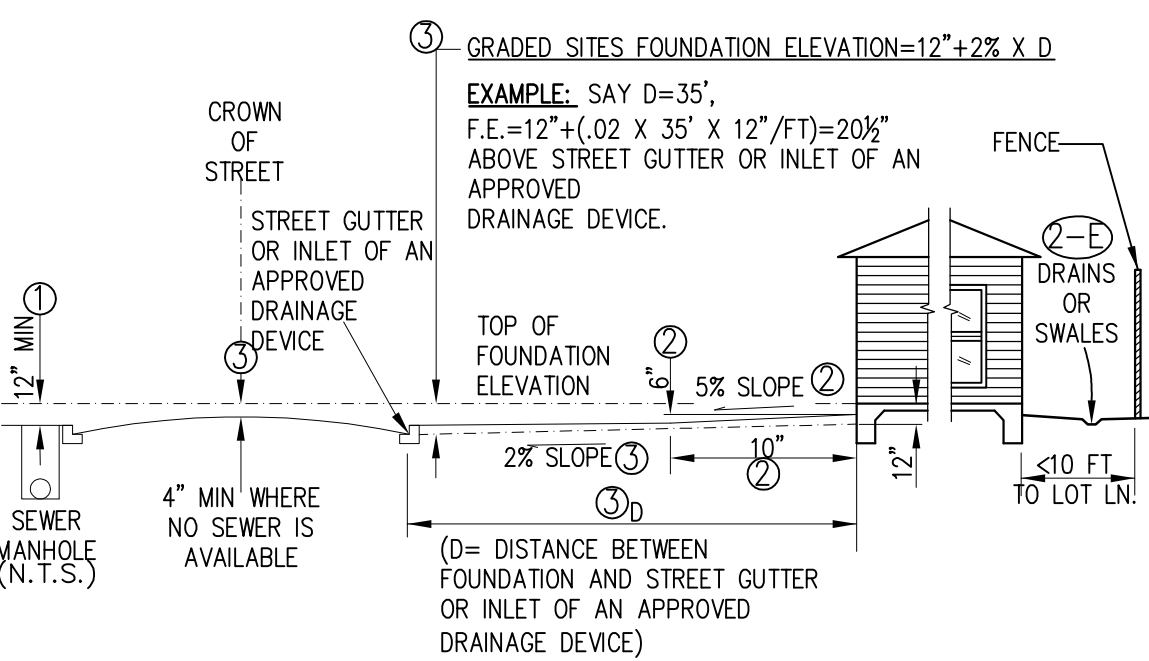


C.O.H. DETAIL: 12-01-R (SITE DRAINAGE)



- NOTES:**
- (R401.5) ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OR, WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.
 - (R401.3) LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
 - (R403.4) EXCEPT WHERE ELEVATIONS, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
 - (R403.7) UNLESS OTHERWISE SPECIFIED, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT.

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

RESIDENTIAL FOUNDATION ELEVATION FOR SANITARY AND STORM DRAINAGE.
(NOT TO SCALE)

APPROVED BY: *[Signature]*
BUILDING OFFICIAL

DATE: 4/18/12 DWG NO. 12-01-R 1 OF 1

2 ELEVATION: SAN. & STORM DRAINAGE

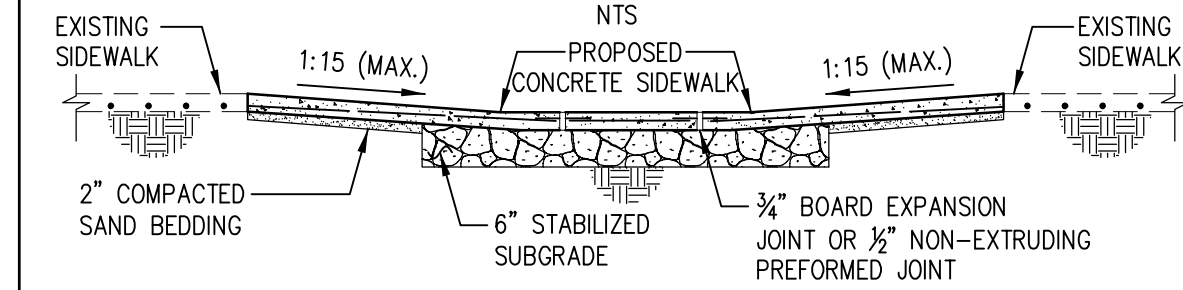
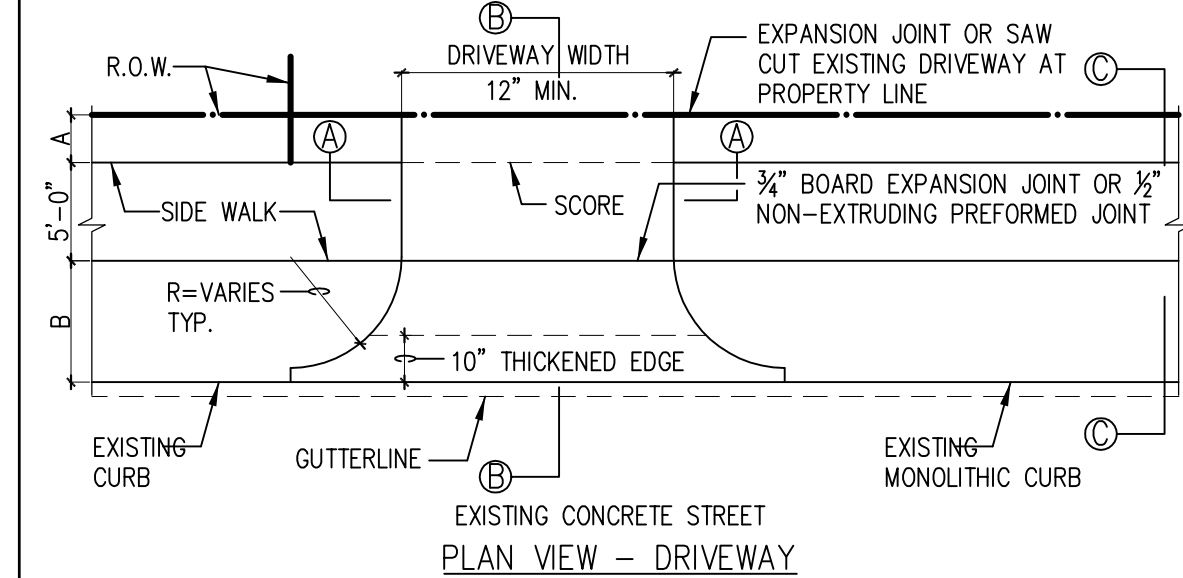
LOT #1 AREA 1,800 S.F.
IMPERVIOUS COVER 1,428 S.F.
79%

LOT #1 AREA 1,800 S.F.
IMPERVIOUS COVER 1,408 S.F.
78%

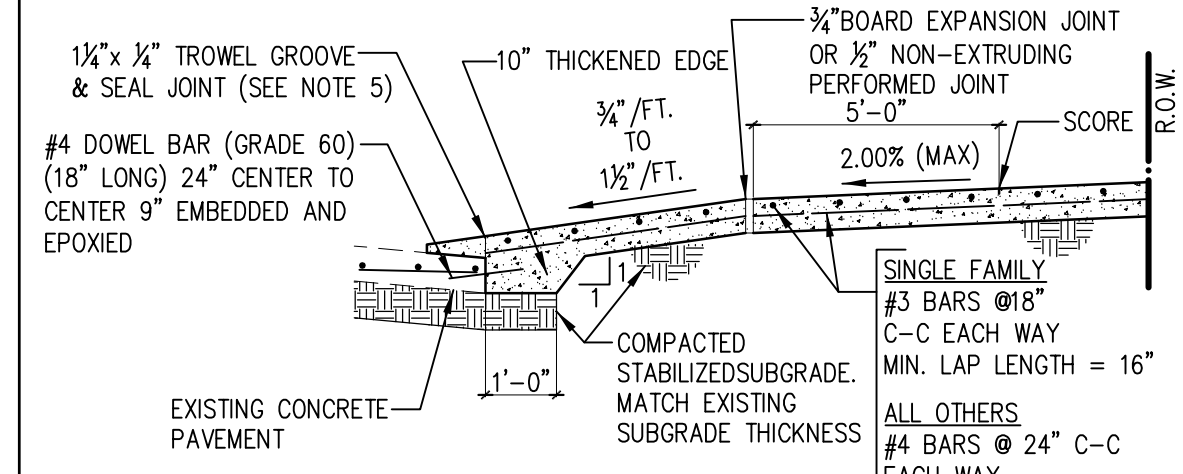
LOT #1 AREA 1,800 S.F.
IMPERVIOUS COVER 1,374 S.F.
76%

1 SECTION: PROPOSED SWALE

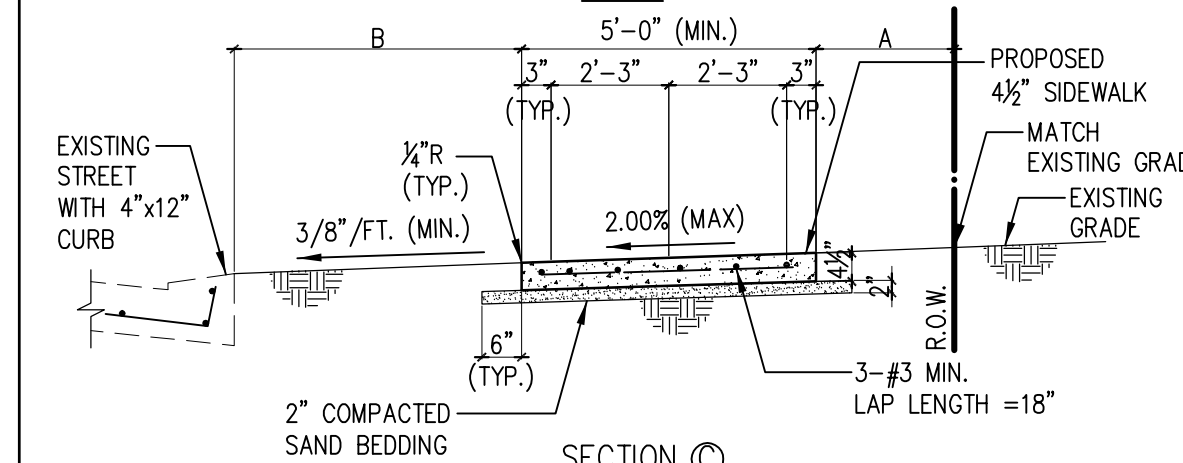
DRIVEWAY DETAIL: 02754-01A (LOCAL STREETS)



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



SECTION B
TYPICAL DRIVEWAY SECTION
N.T.S.



SECTION C
TYPICAL SIDEWALKS SECTION
N.T.S.

- NOTES:**
- IF AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE A 5-FOOT SIDEWALK, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER FOR A 4-FOOT WIDE SIDEWALK.
 - DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY.
 - DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5 1/2 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE.
 - THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM END OF PROPOSED EDGE OF DRIVEWAY RETURN AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
 - TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
 - EXPANSION & CONSTRUCTION JOINTS ALONG SIDE WALK SHALL BE ACCORDING TO DRAWING N94. 02752-02.
 - REFER CHAPTER 10 DESIGN REQUIREMENTS FOR A AND B.

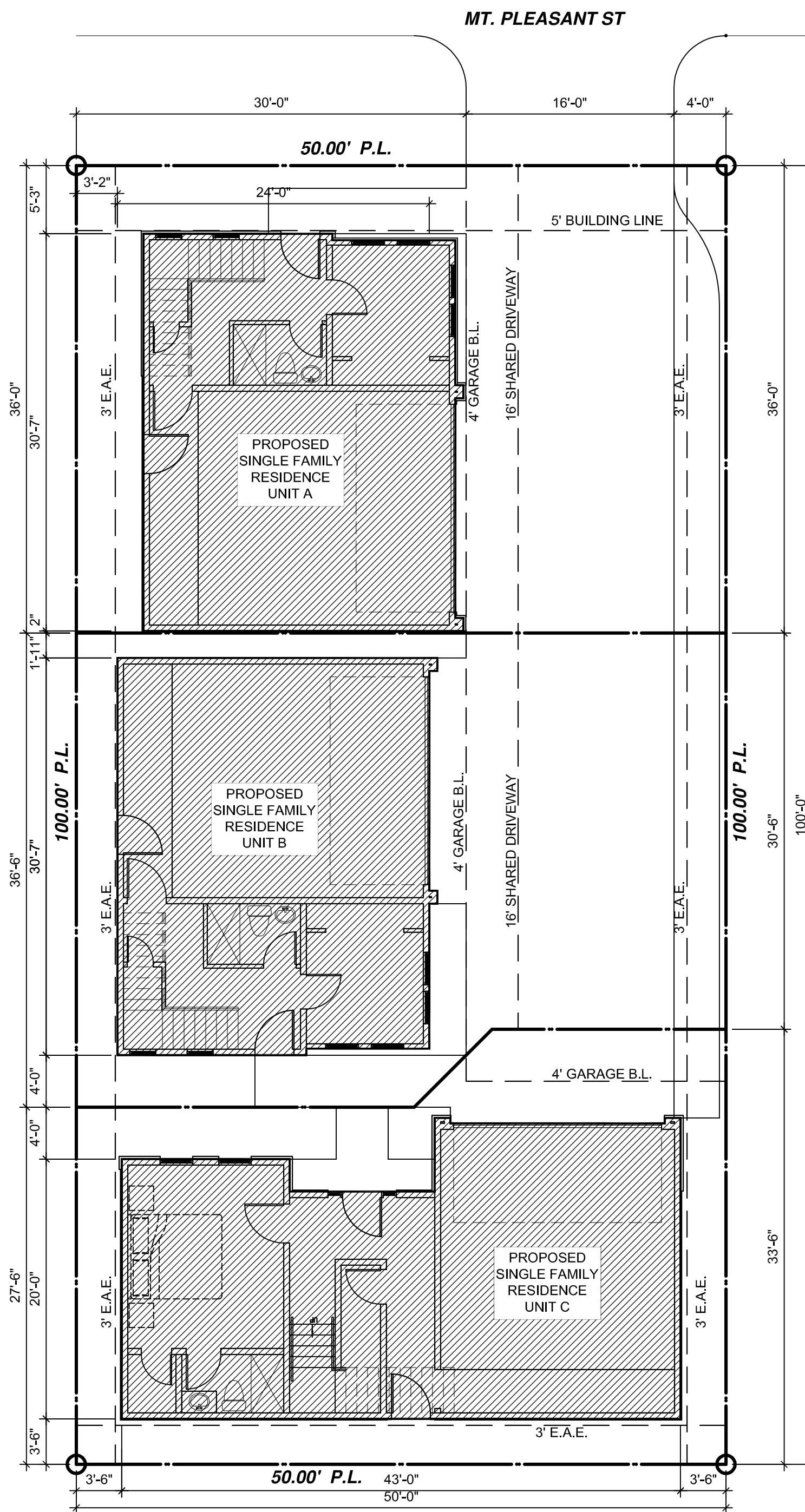
CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

DRIVEWAY / LOCAL RESIDENTIAL STREETS
(NOT TO SCALE)

APPROVED BY: *[Signature]*
CITY ENGINEER

APPROVED BY: *[Signature]*
DIRECTOR OF PUBLIC WORKS AND ENGINEERING

EFF DATE: JULY-01-2009 DWG NO. 02754-01A



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GB

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(832) 618-4465

gonzalezbuildingdesigns@gmail.com

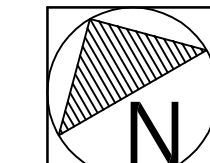
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02	...
03	...
04	...
05	...

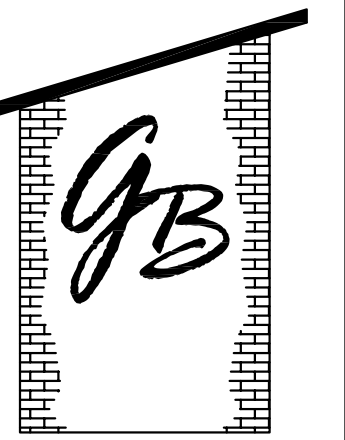
PROJECT LOCATION:
PROPOSED SINGLE FAMILY RESIDENCE
THREE TOWN HOMES
3614 MOUNT PLEASANT ST
HOUSTON, TX. 77021

PROPOSED SITE PLAN

JOB NO: 21010.00
SCALE: 1/8" = 1'-0"
DATE: 09/02/12

SHEET NO:
A1

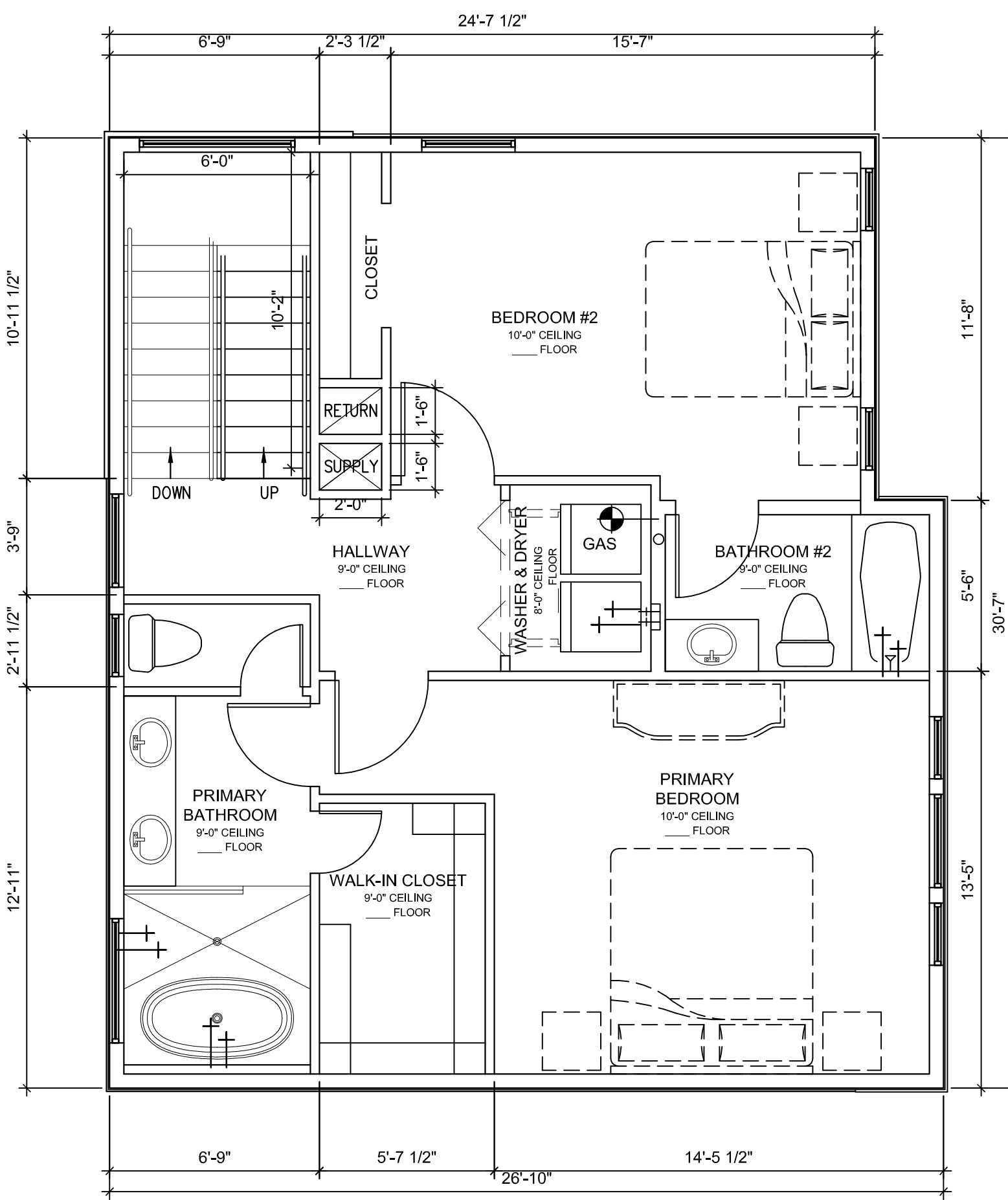




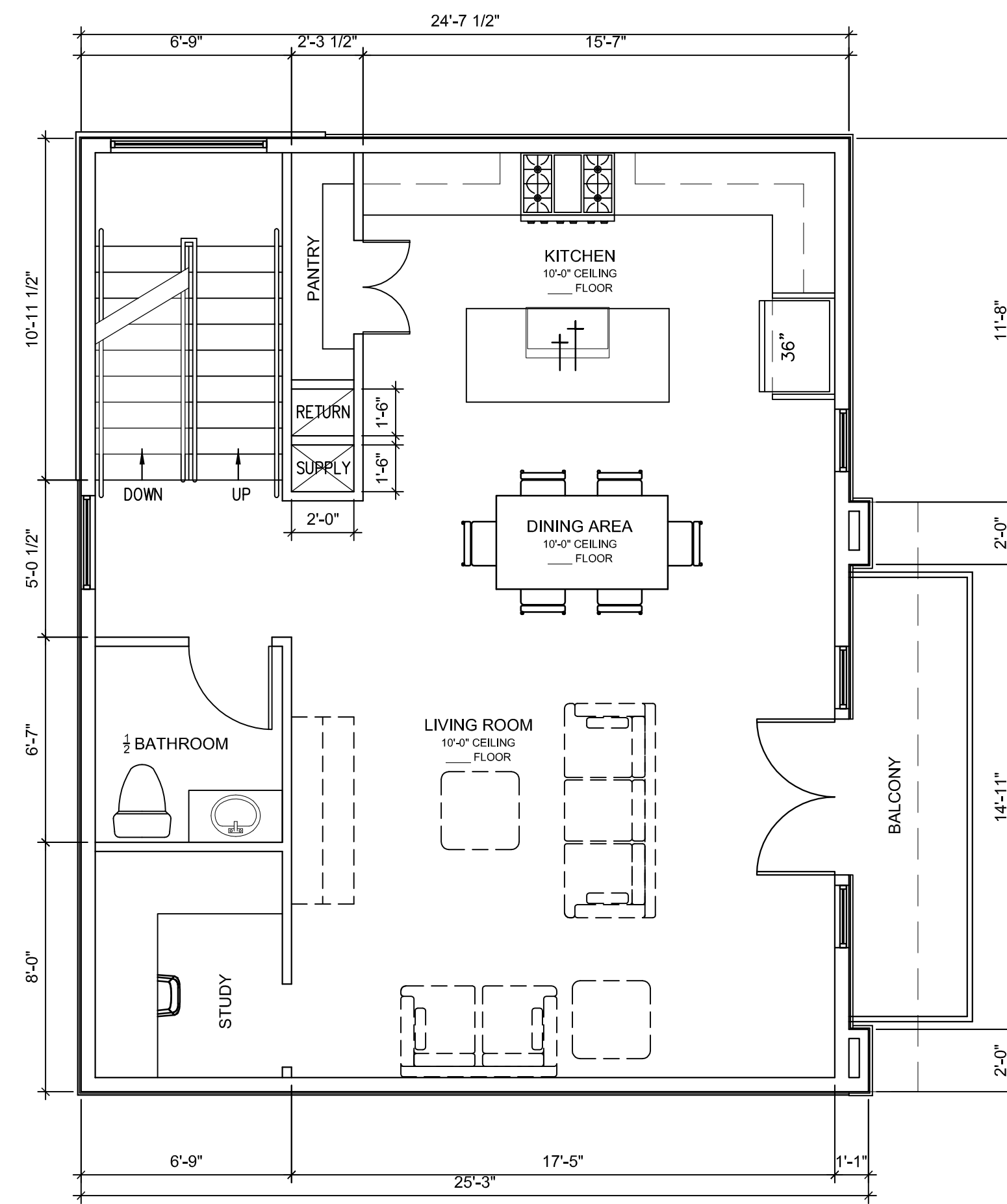
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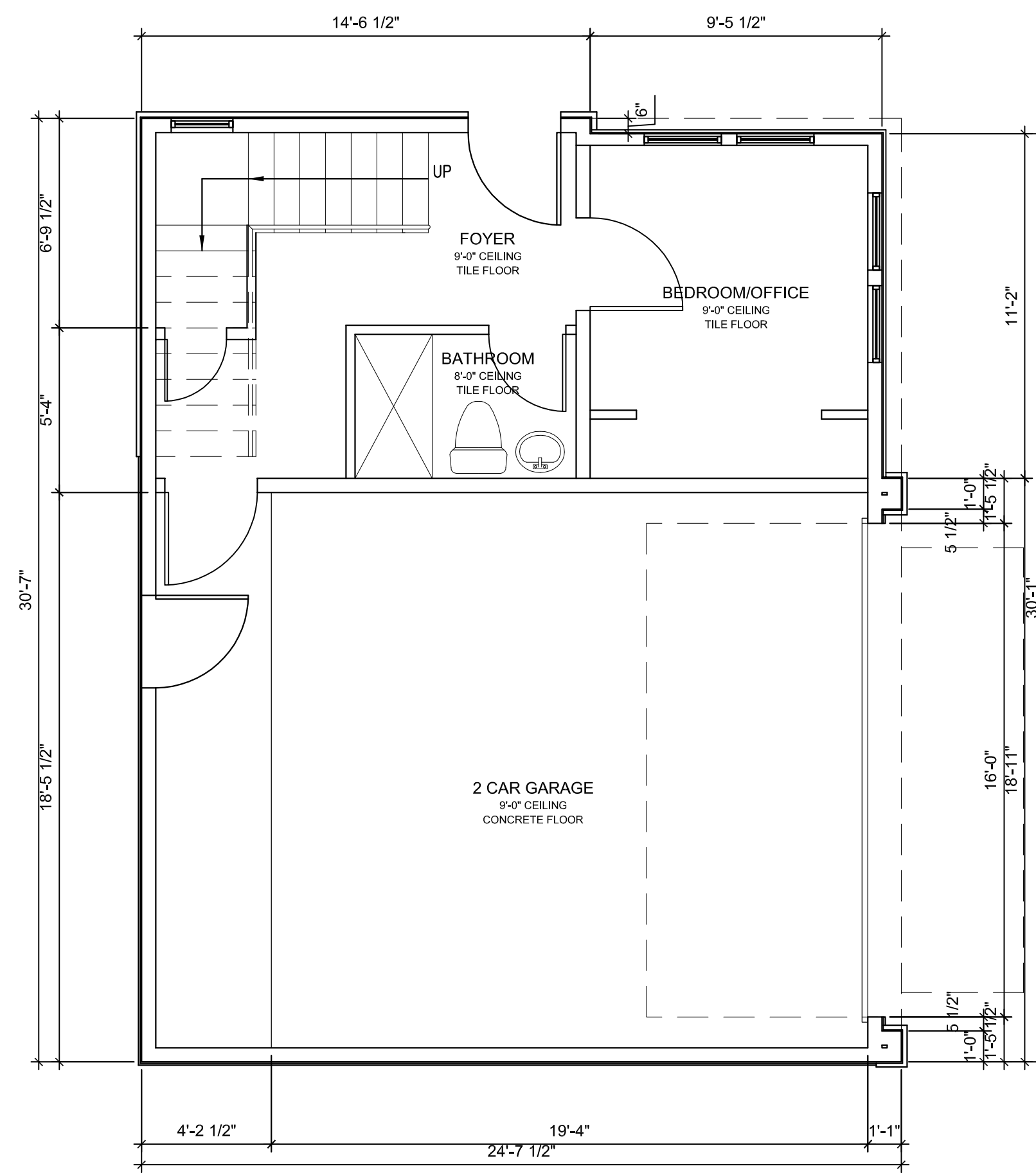
gonzalezbuildingdesigns@gmail.com



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"
10'-0" CEILING HEIGHT UNADJ.



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
10'-0" CEILING HEIGHT UNADJ.



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
8'-0" CEILING HEIGHT UNADJ.

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NOT FOR CONSTRUCTION

DATE DESCRIPTION

PROJECT LOCATION:
PROPOSED SINGLE FAMILY RESIDENCE
THREE TOWN HOMES
3614 MOUNT PLEASANT ST
HOUSTON, TX. 77021

PROPOSED FIRST, SECOND & THIRD FLOOR PLAN

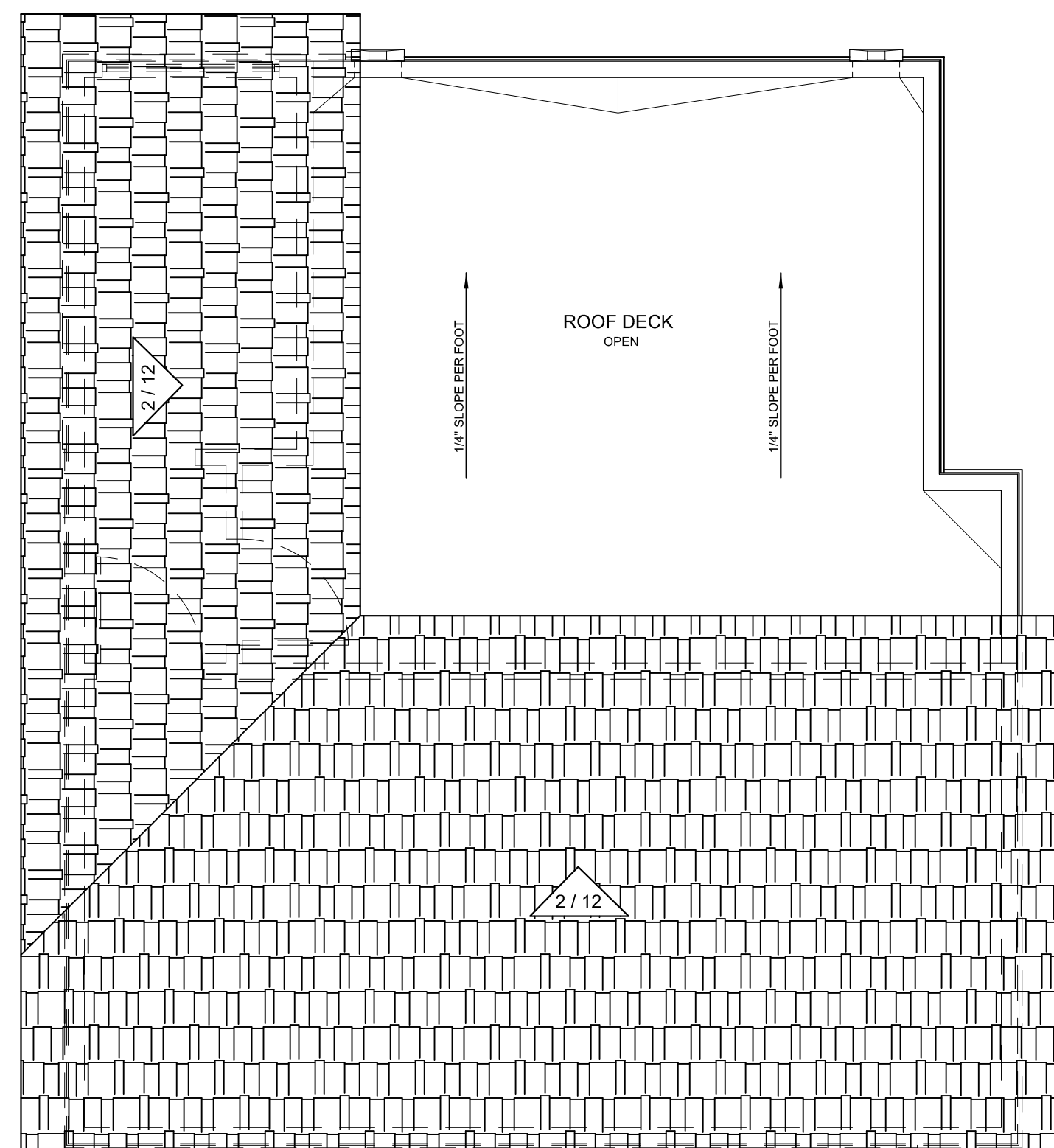
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SCALE: 1/4" = 1'-0"

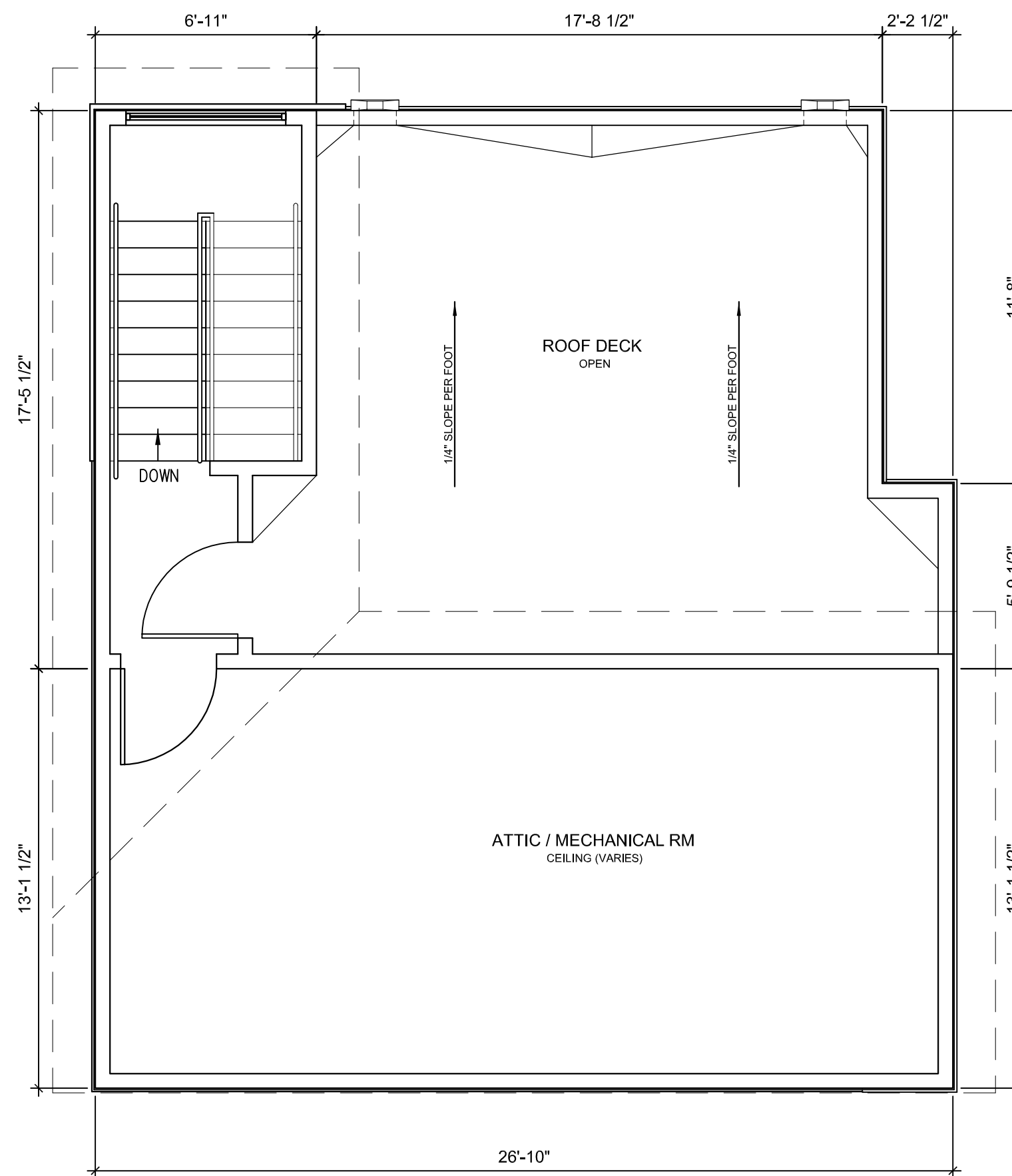
DATE: 09/02/21

SHEET NO:

AA2

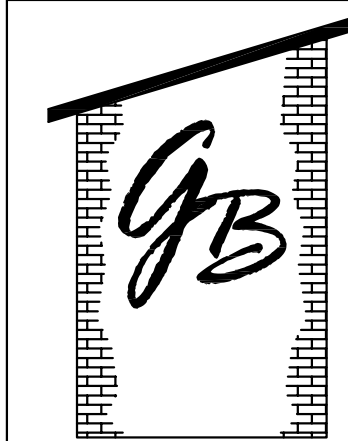


PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

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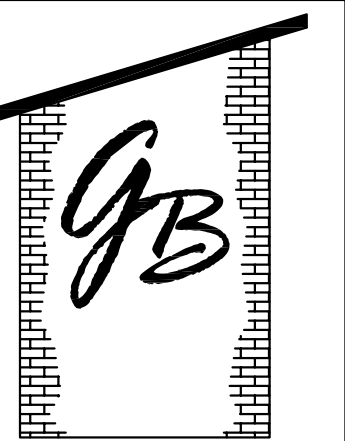
DATE	DESCRIPTION

PROJECT LOCATION:
PROPOSED SINGLE FAMILY RESIDENCE
THREE TOWN HOMES
3614 MOUNT PLEASANT ST
HOUSTON, TX. 77021

PROPOSED ROOF DECK & ROOF PLAN

JOB NO: 21010.00
SCALE: 1/4" = 1'-0"
DATE: 09/02/21

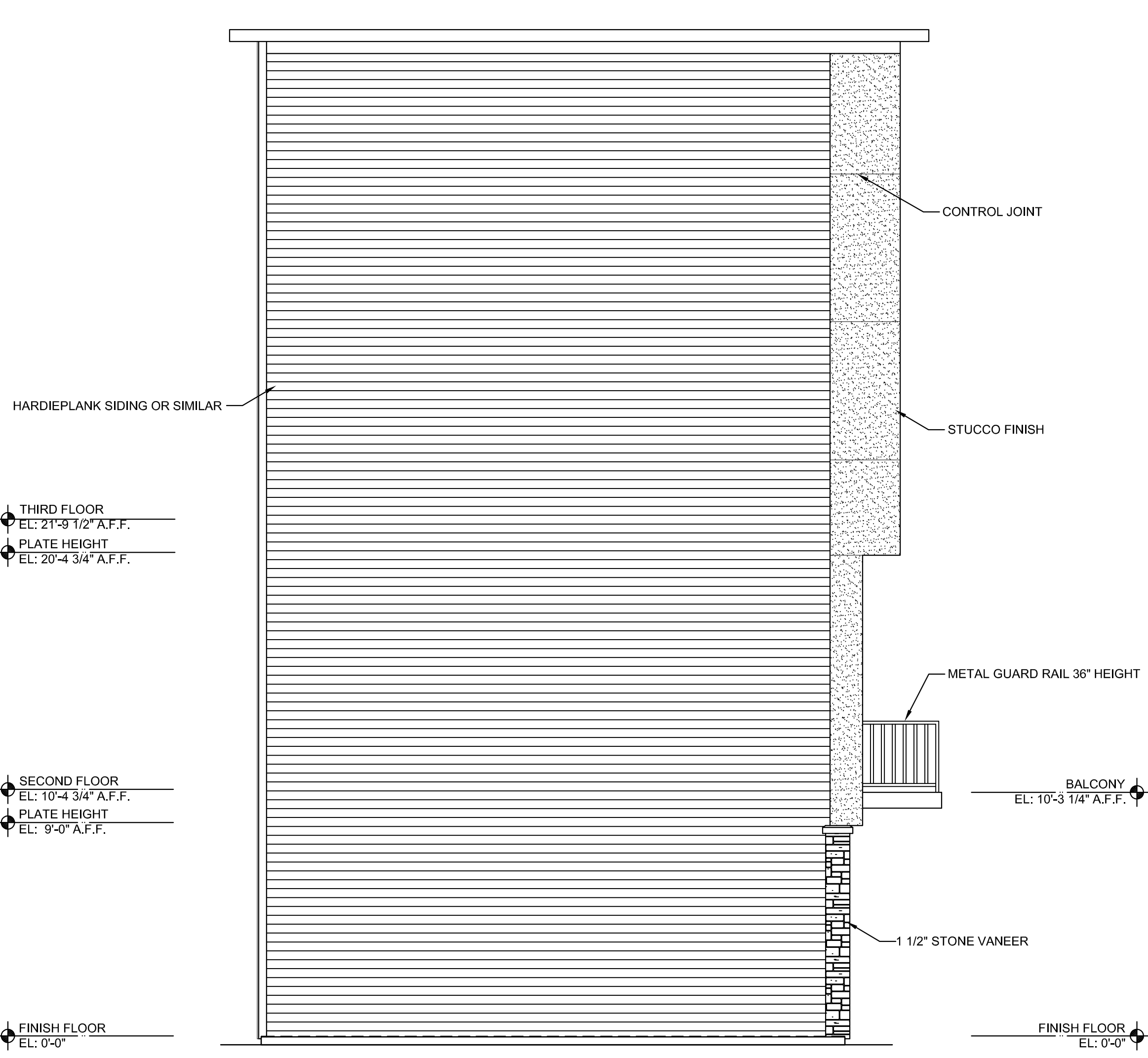
SHEET NO:
AA2.1



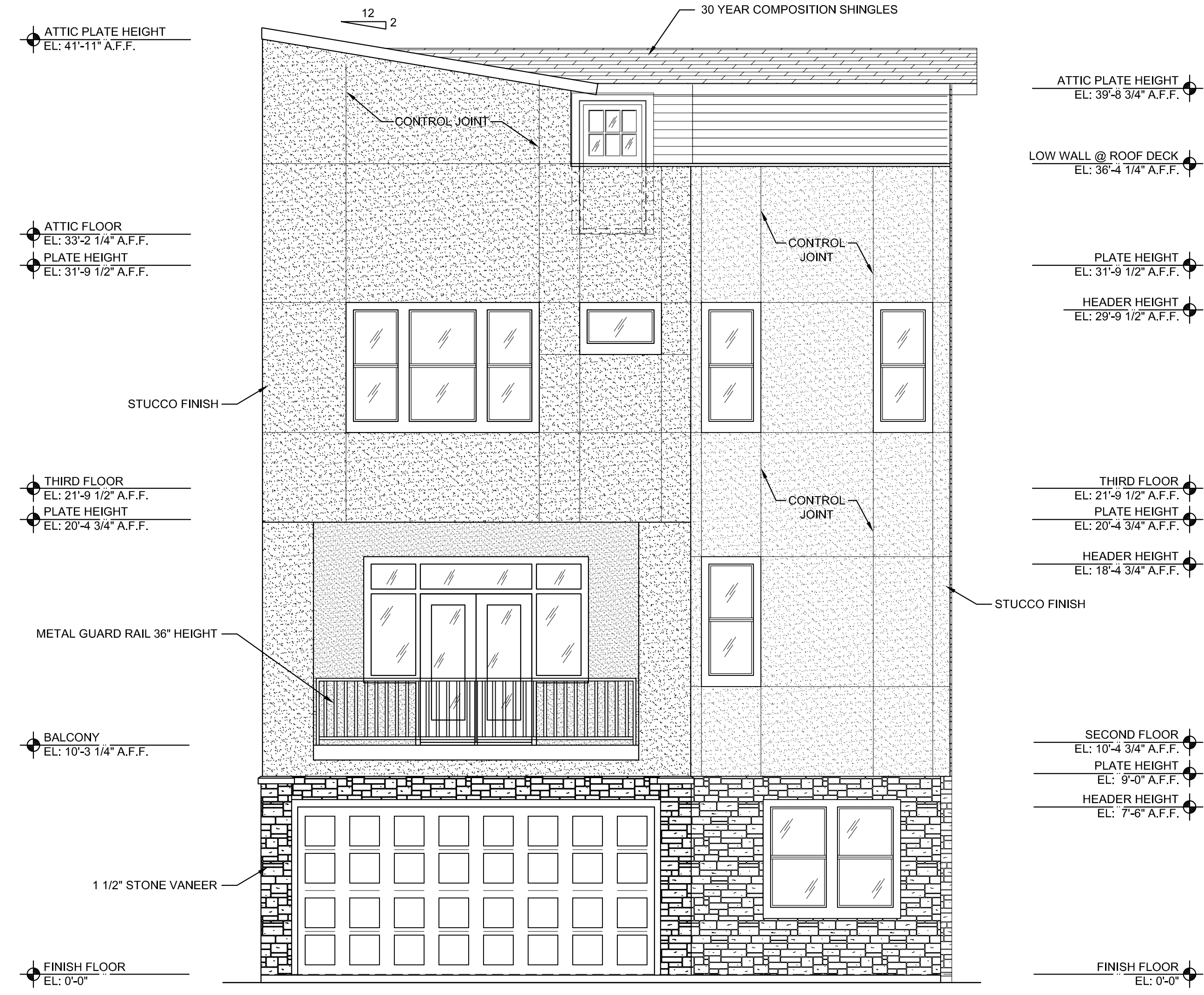
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PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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NOT FOR CONSTRUCTION

DATE	DESCRIPTION

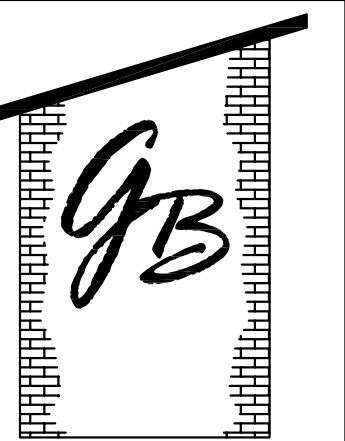
DATE	DESCRIPTION

PROJECT LOCATION:
PROPOSED SINGLE FAMILY RESIDENCE
THREE TOWN HOMES
3614 MOUNT PLEASANT ST
HOUSTON, TX. 77021

PROPOSED EXTERIOR ELEVATIONS

JOB NO: 21010.00
SCALE: 1/4" = 1'-0"
DATE: 09/02/21

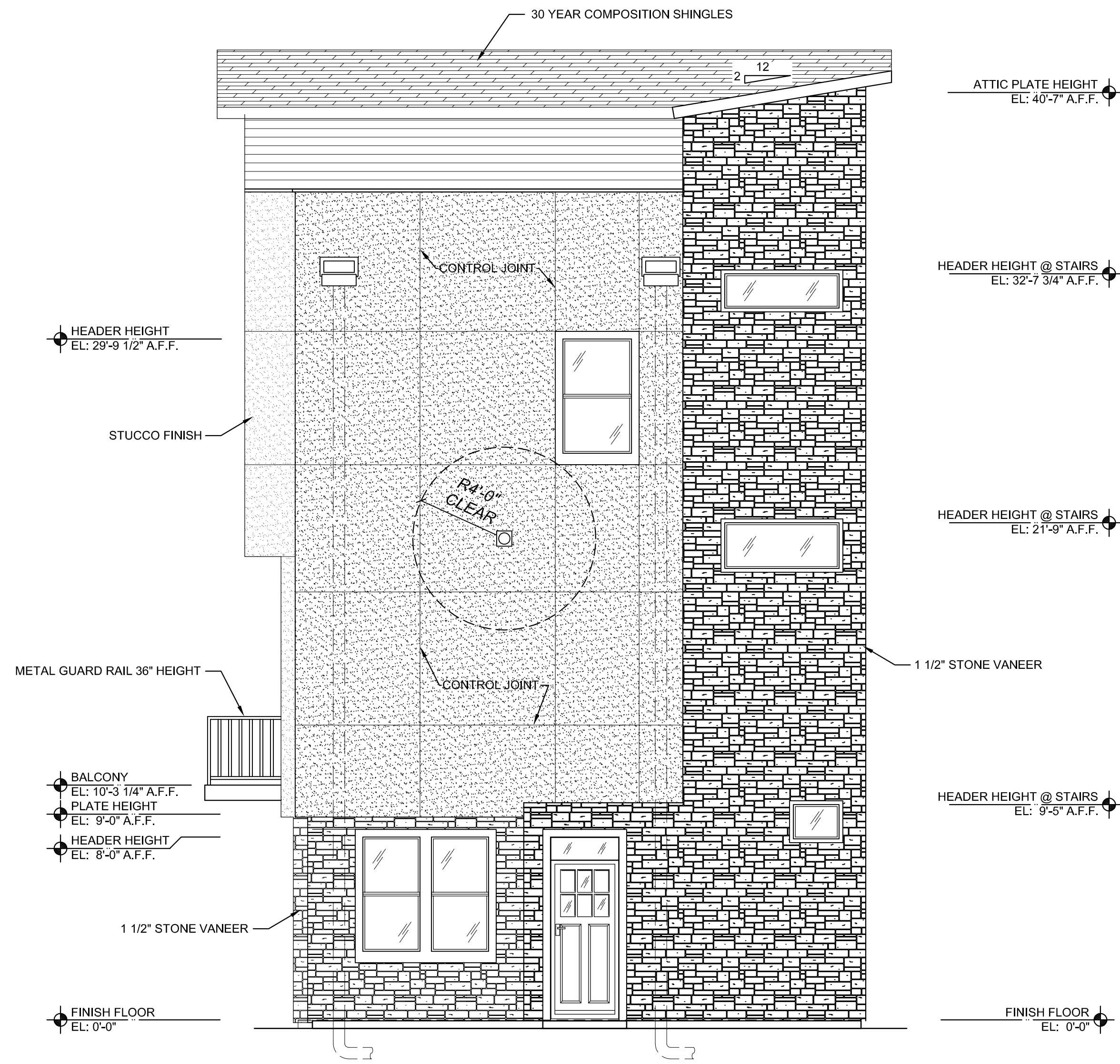
SHEET NO:
AA3.1



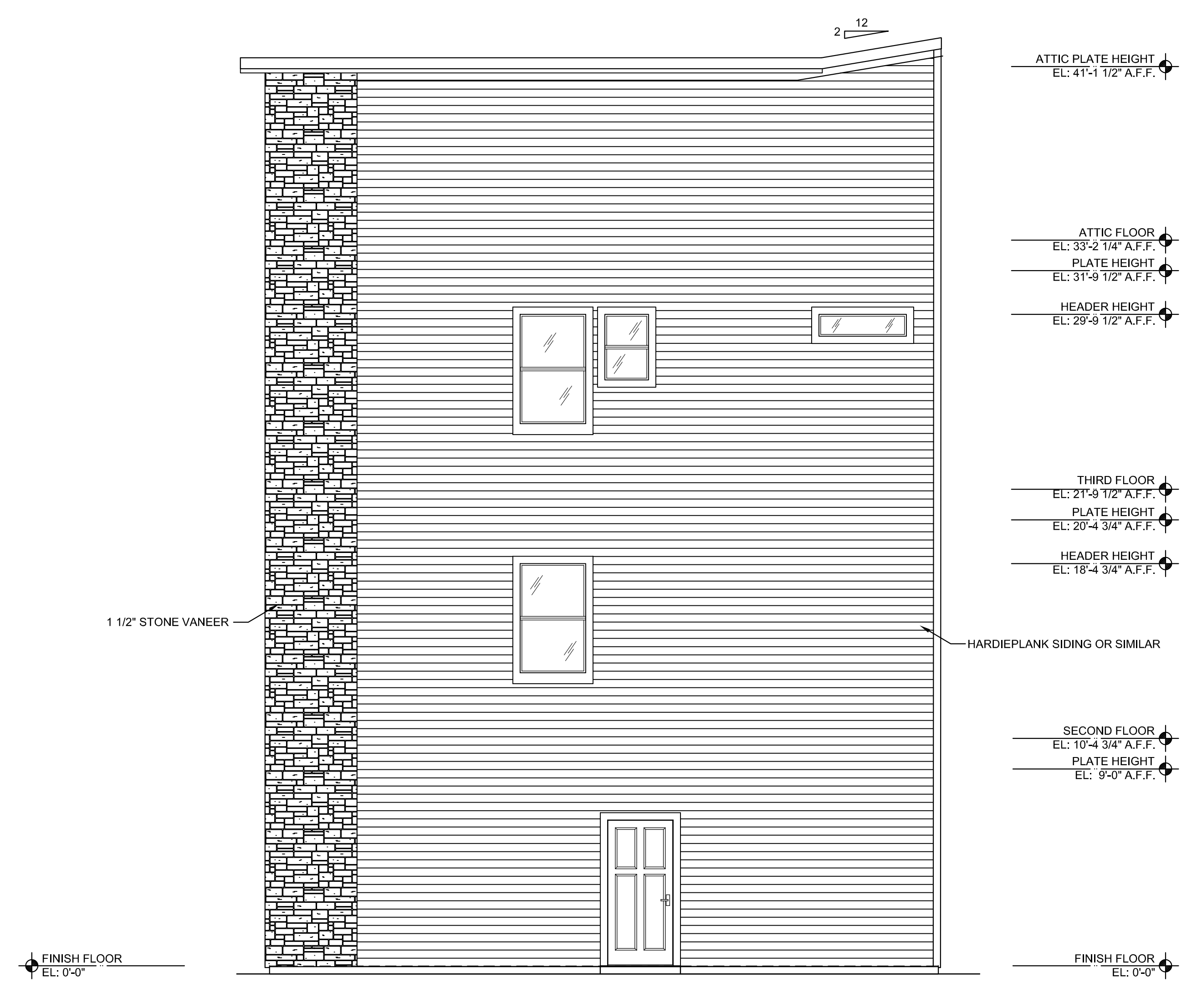
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PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"

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NOT FOR CONSTRUCTION

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DATE	DESCRIPTION

PROJECT LOCATION:
PROPOSED SINGLE FAMILY RESIDENCE
THREE TOWN HOMES
3614 MOUNT PLEASANT ST
HOUSTON, TX. 77021

PROPOSED EXTERIOR ELEVATIONS

JOB NO:	21010.00
SCALE:	
DATE:	09/02/21

SHEET NO:
AA3.2

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S SPECIFICATIONS. ALL REASONABLE ATTEMPTS HAVE BEEN MADE IN THE PREPARATION OF DRAWINGS AND SPECIFICATIONS TO AVOID MISTAKE. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS BEFORE CONSTRUCTION BEGINS.