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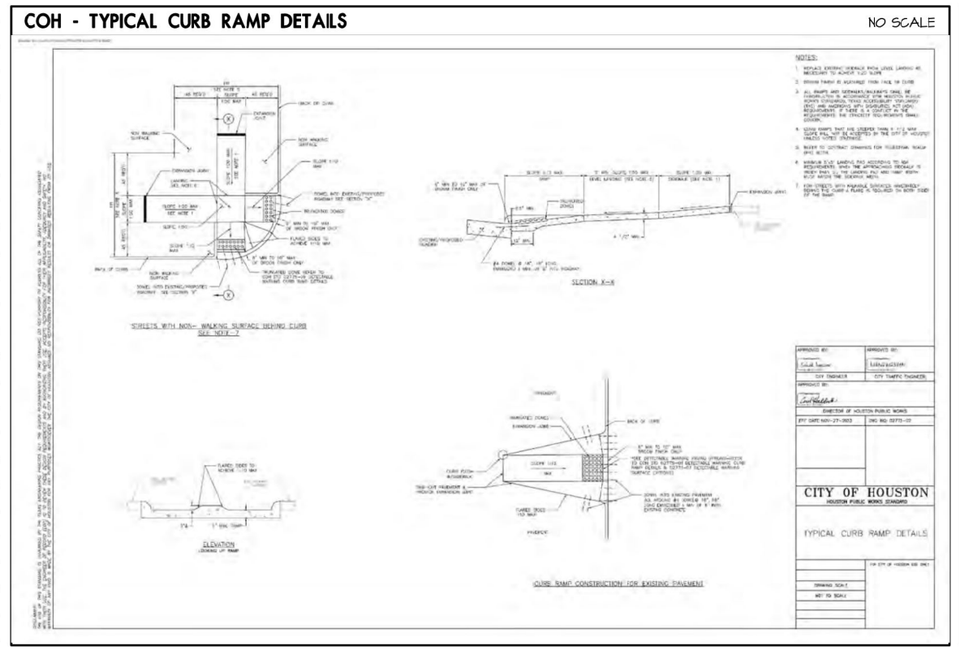
COH - TYPICAL CURB RAMP DETAILS

NO SCALE



COH - DETECTABLE WARNING CURB RAMP DETAILS

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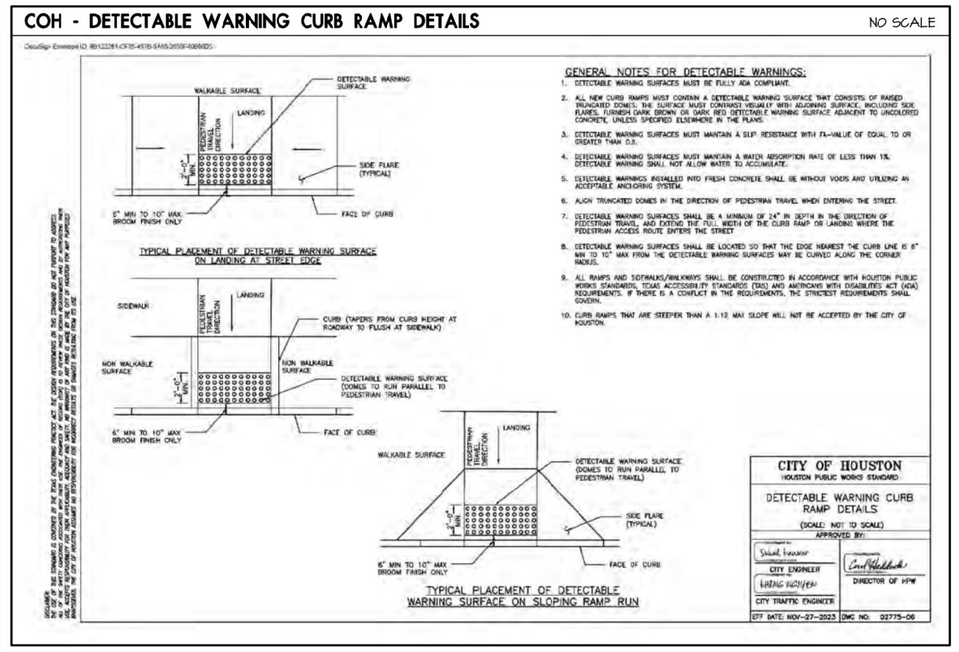

COH - DRIVEWAY AND SIDEWALK DETAIL

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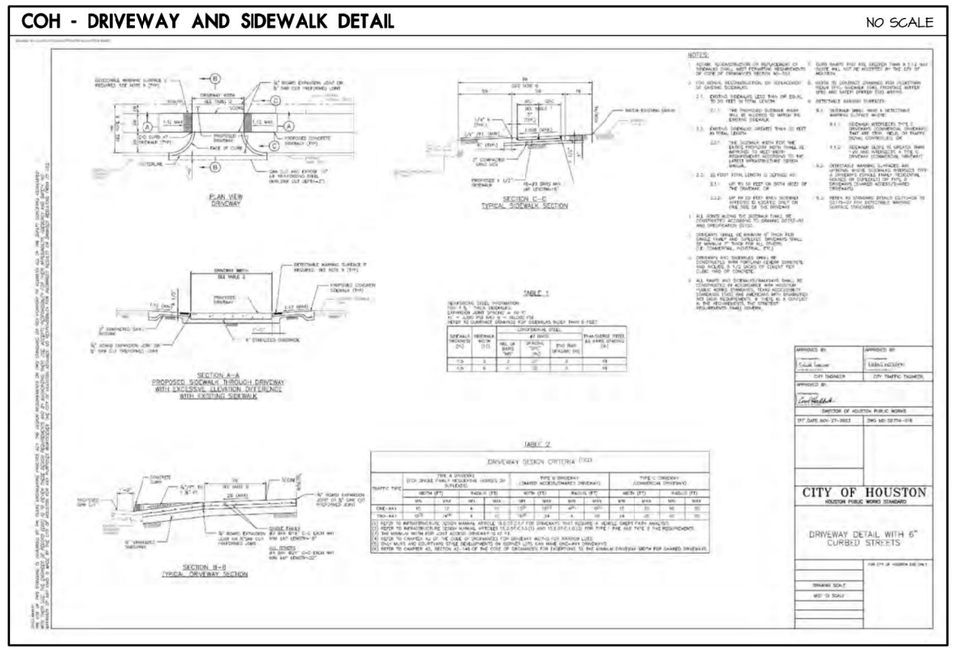
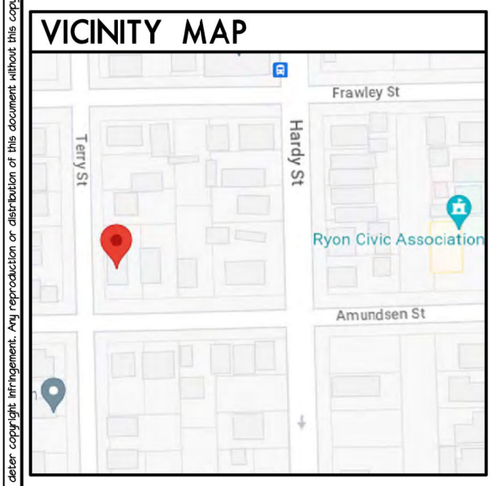


VICINITY MAP



WATER-SUPPLY FIXTURE-UNIT VALUES

PLUMBING FIXTURE TABLE 2903.6

FIXTURE GROUP OR TYPE OF FIXTURE	VALUE	QTY.	TOTAL
FULL-BATH GROUP WITH BATHTUB OR SHOWER STALL (3 TOTAL FIXTURES)	3.6	3	10.8
HALF-BATH GROUP (2 FIXTURES)	2.6	1	2.6
KITCHEN GROUP (SINK AND D.W.)	2.5	1	2.5
LAUNDRY GROUP (WASHER AND SINK)	2.5	1	2.5
BATHTUB	1.4	1	1.4
BIDET	0.1	0	0
CLOTHES WASHER	1.4	0	0
DISHWASHER	1.4	0	0
HOSE BIB / LANDSCAPE SPRINKLER	2.5	2	5
KITCHEN SINK	1.4	0	0
LAVATORY	0.1	1	0.1
LAUNDRY TUB	1.4	0	0
SHOWER STALL	1.4	0	0
WATER CLOSET (TANK TYPE)	2.2	0	0
TOTAL W.S.F.U.:			**25.5**
WATER METER SIZE:			**1"**
WATER LINE SIZE:			**1"**

2012 IRC TABLE P2903.6

TOP OF SLAB ELEVATIONS TO BE A MINIMUM OF 1'-0" ABOVE NEAREST SANITARY MANHOLE SERVICING THIS PROPERTY

TOP OF EXISTING SAN. MANHOLE COVER ELEV.: 44.58' M.S.L.

REFER TO CIVIL DRAWINGS BY OTHERS FOR UTILITIES & DRAINAGE.

COMMON AREA ACCESS AND MAINTENANCE

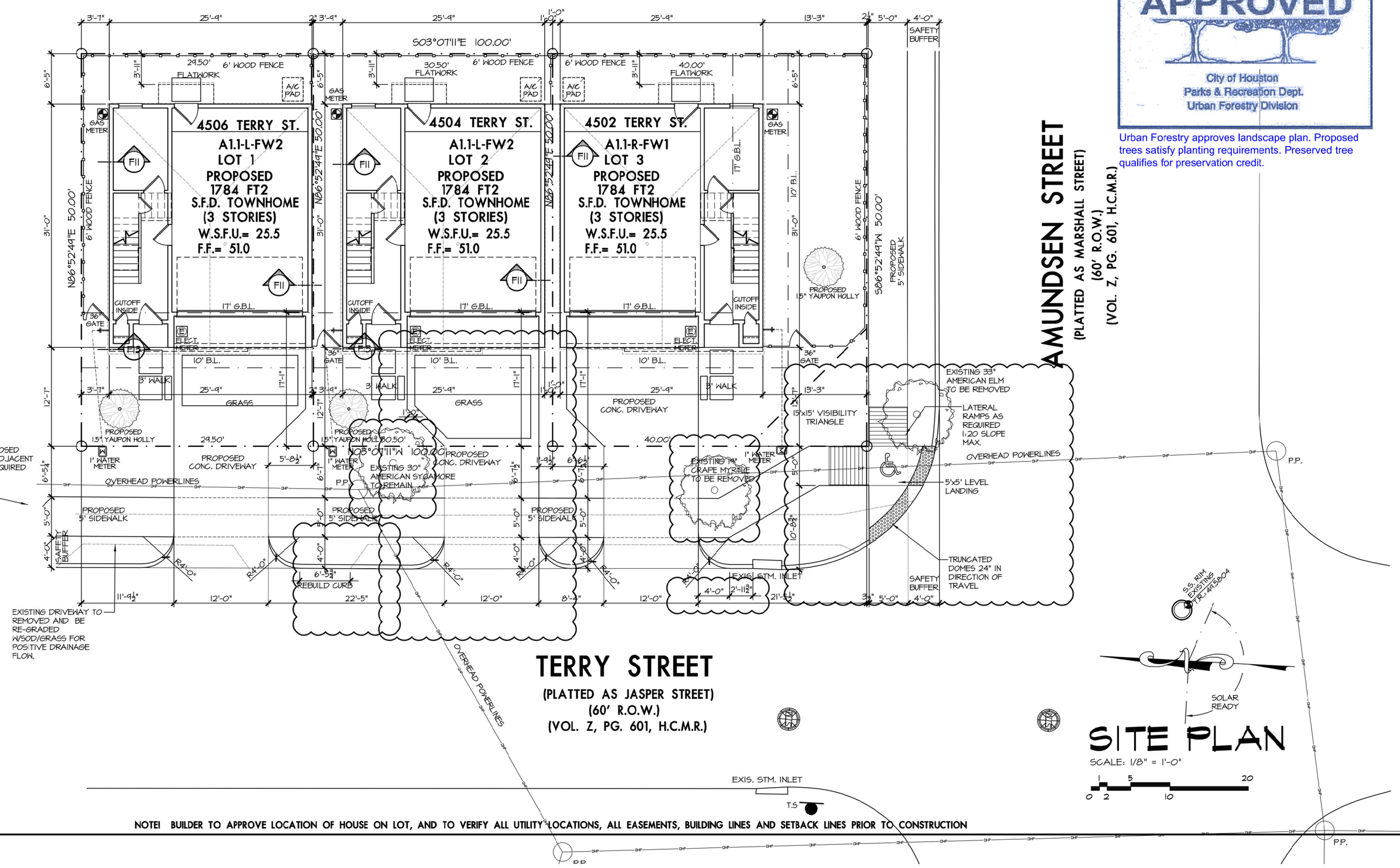
A COMMON AREA ACCESS AND MAINTENANCE AGREEMENT BY OTHERS SHALL BE PROVIDED WHEN A DWELLING IS CLOSER THAN 3 FEET TO A PROPERTY LINE.

SOLAR READY ZONE NOT APPLICABLE 2015 IRC APPX U

THE DWELLING(S) THAT IS SHOWN ON THIS PAGE IS EXEMPT FROM PROVIDING A SOLAR READY ZONE AS AT LEAST ONE OF THE FOLLOWING CONDITIONS APPLY:

a) THE LARGEST PROJECTED INDIVIDUAL ROOF PLANE AREA IS LESS THAN 600 SQUARE FEET.

b) THE QUALIFYING PROJECTED INDIVIDUAL ROOF PLANE IS NOT ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES FROM TRUE NORTH (CLOCKWISE).



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

SITE PLAN

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

City of Houston
APPROVED
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve that party from responsibility to comply with all applicable codes and ordinances.

APPROVED
City of Houston
Parks & Recreation Dept.
Urban Forestry Division

Urban Forestry approves landscape plan. Proposed trees satisfy planting requirements. Preserved tree qualifies for preservation credit.

PW+A

PRESTON WOOD & ASSOCIATES, LLC
3217 Mercer St., Houston, TX 77027
phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW #			
DESIGNER: XXX	DATE: X-X-XX	PRODUCTION 4 : XXX	DATE: X-X-XX
PRODUCTION 1 : XXX	DATE: X-X-XX	SENT TO ENGINEER: XXX	DATE: X-X-XX
PRODUCTION 2 : XXX	DATE: X-X-XX	CORRECTIONS: XXX	DATE: X-X-XX
PRODUCTION 3 : XXX	DATE: X-X-XX	CHECKED: XXX	DATE: X-X-XX

SITE NOTES

1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2021 IRC AND 2021 IBC BUILDING CODES W/CITY OF HOUSTON AMENDMENTS.
2) 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.
3) ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSUMED TO BE 100.0'. CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF THE CURB.
4) 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.
5) PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) INSIDE PROPERTY, AND CONCRETE PIPING IN THE R.O.W. OR EASEMENT. SEE PLAN FOR SIZES.
6) PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT. WATER PIPE AND METER SIZES TO CONFORM WITH 2021 U.P.C., PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES. ABOVE GRADE "ELBOWS" ALLOWED FOR WATER AND GAS LINES ENTERING THE BUILDING PROPER (ONLY).
7) ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR: A) ELECTRIC SERVICE. B) COMMUNICATION SERVICE. C) ENTERTAINMENT SERVICE... AT THE SAME LOCATION. PROVIDE CONDUITS IN SLAB, PRIOR TO POUR, TO MINIMIZE ABOVE GRADE "ELBOWS" ENTERING THE BUILDING PROPER.
8) ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SHALE DETAIL. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
10) SHADED AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS (PER APPLICATION). THIS PANEL IS USED AS A GUIDE FOR THE DRAFTING OF THE REQUIRED COMMON AREA AGREEMENT LETTER. THE REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
11) ALL WATER, SANITARY SEWER, STORM, ELECTRICAL PIPING, AND PAVING LOCATED IN THE COMMON AREA(S) ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12) SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN, OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.
14) PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM SERVICE AREA.
15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT WOOD FENCE. ANY FENCE SHOWN AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25% OR LESS OBSCURE (3/4 INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER), OTHERWISE PLACE FENCE A MINIMUM OF 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W.

C.O.H. RESIDENTIAL TREE REQUIREMENTS:
LOTS < 5000 S.F. - 1 TREE REQUIRED
LOTS > 5000 S.F. - 2 TREE REQUIRED
1 TREE MINIMUM REQUIRED IN R.O.W.

COMMON DRAINAGE AGREEMENT BY OTHERS. ADDRESS ASSIGNMENTS BY OTHERS. IF REQUIRED

SITE SYMBOLS

ELEVATION MARK	SITE AREA DRAIN
ELECTRICAL METER	PHONE STUB
WATER METER	SEWER CLEAN OUT
GAS METER	HOSE BIB
FIRE WALL (TYPE)	A/C PAD / POOL EQUIPT.

LOT CALCULATIONS

LOT	SIZE	TOTAL SLAB	% COVERAGE
1	1475	768	54.1%
2	1525	768	52.3%
3	2000	768	40.0%

MAXIMUM ALLOWABLE BUILDING COVERAGE IS 60%

LOT	DRIVE/WALKS	TOTAL IMPERVIOUS	% IMPERVIOUS
1	136	934	63.3%
2	136	934	61.2%
3	231	1029	51.4%

MAXIMUM ALLOWABLE IMPERVIOUS IS 65% BEFORE DETENTION IS REQUIRED

STEVE KORDISH
AMUNDSEN PALMS LOT 1 BLK 1
1501 AMUNDSEN ST
HOUSTON, TX 77009

PWA Project Number: F2212-ST-v2 | 2a OF of 10

PERMIT SET | Date: 23 May 2024

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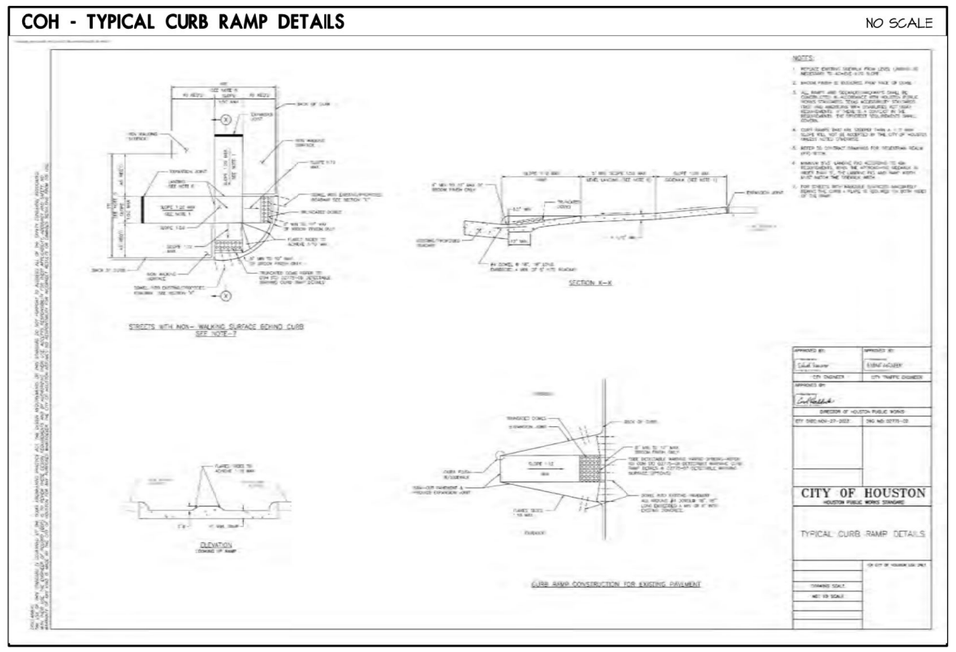

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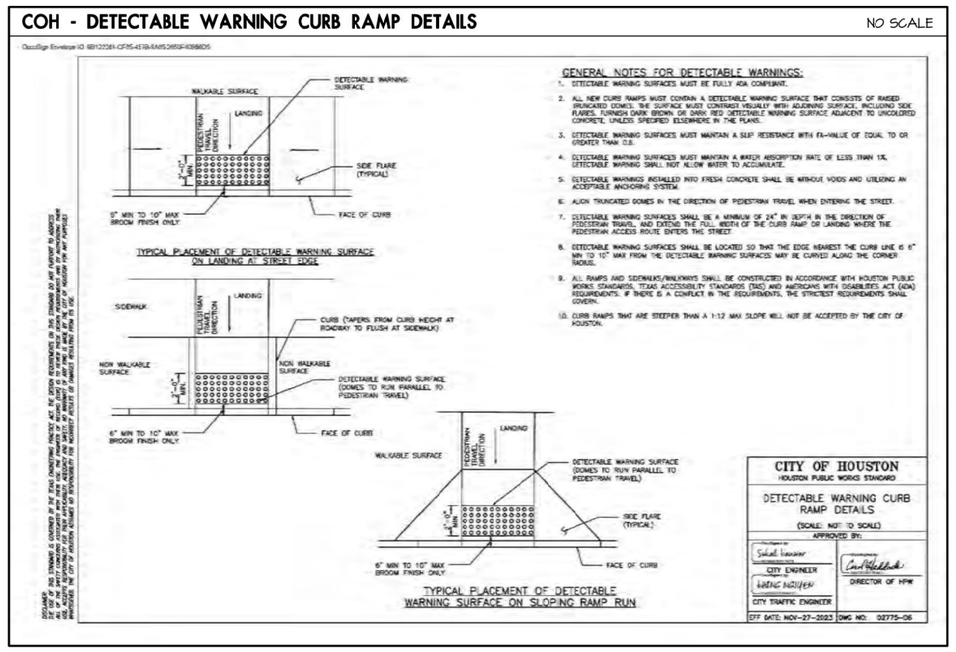

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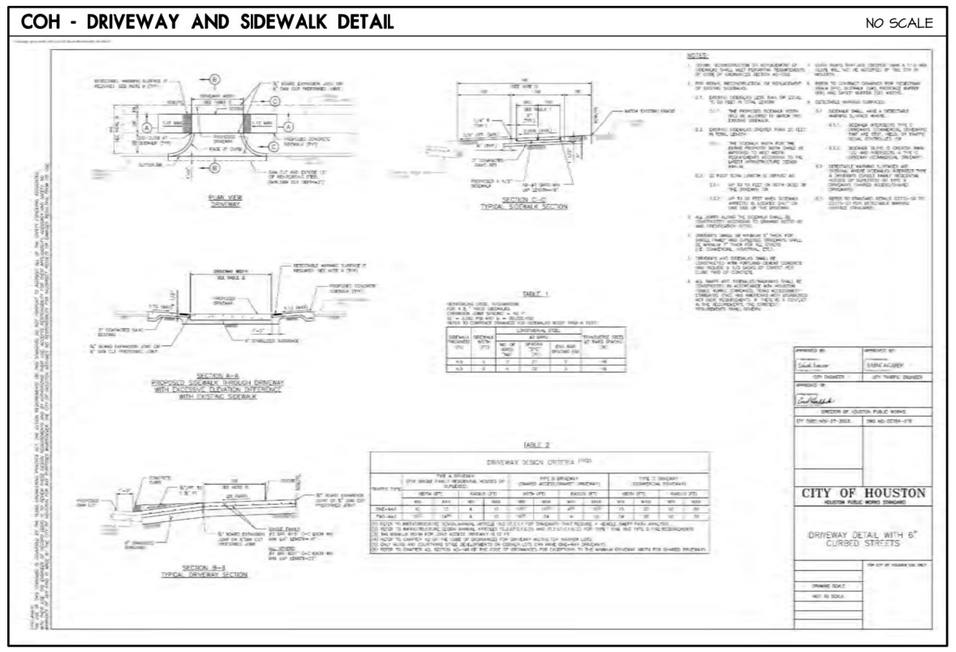

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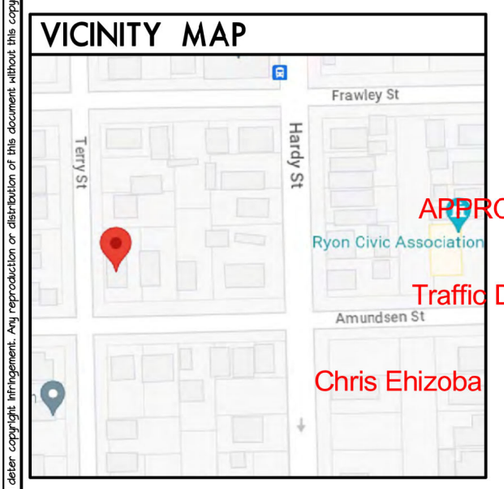

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BIDET	0.7	0	0
CLOTHES WASHER	1.4	0	0
DISHWASHER	1.4	0	0
HOSE BIB / LANDSCAPE SPRINKLER	2.5	2	5
KITCHEN SINK	1.4	0	0
LAVATORY	0.7		0.7
LAUNDRY TUB	1.4	0	0
SHOWER STALL	1.4	0	0
WATER CLOSET (TANK TYPE)	2.2	0	0
TOTAL W.S.F.U.:			25.5
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WATER LINE SIZE:			1"

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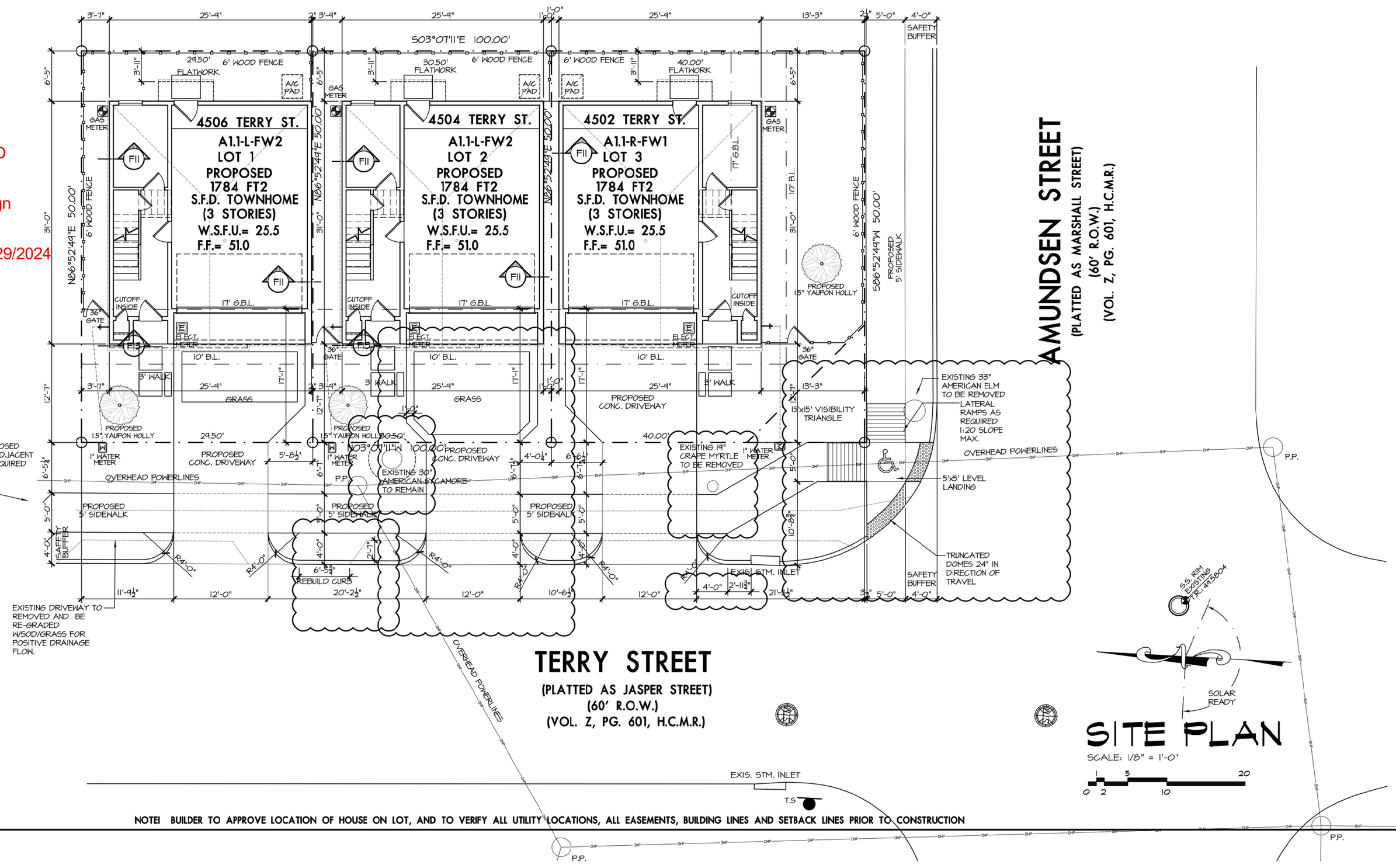

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City of Houston
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PW+A

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3217 Mercer St., Houston, TX 77027
phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW #

DESIGNER: XXX	DATE: X-X-XX	PRODUCTION 4 : XXX	DATE: X-X-XX
PRODUCTION 1 : XXX	DATE: X-X-XX	SENT TO ENGINEER: XXX	DATE: X-X-XX
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COMMON DRAINAGE AGREEMENT BY OTHERS.
ADDRESS ASSIGNMENTS BY OTHERS. IF REQUIRED

SITE SYMBOLS

ELEVATION MARK	SITE AREA DRAIN
ELECTRICAL METER	PHONE STUB
WATER METER	SEWER CLEAN OUT
GAS METER	HOSE BIB
FIRE WALL (TYPE)	A/C PAD / POOL EQUIPT.

LOT CALCULATIONS

LOT	SIZE	TOTAL SLAB	% COVERAGE
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MAXIMUM ALLOWABLE BUILDING COVERAGE IS 60%

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STEVE KORDISH
AMUNDSEN PALMS LOT 1 BLK 1
1501 AMUNDSEN ST
HOUSTON, TX 77009

PWA Project Number: F2212-ST-v3

2a OF of 10

Date: 14 June 2024

L:\2022 Acad Drawings\F2212 Steve Kordish- 1501 Amundsen\F2212-ST-v3.dwg, 6/14/2024 2:36:55 PM, Eric, 0.125:12

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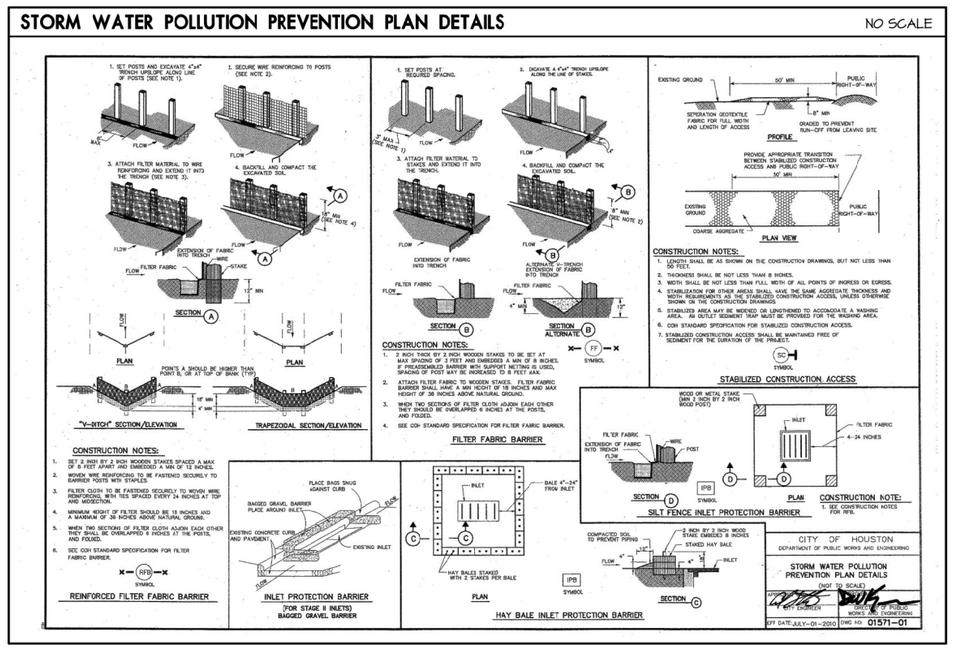
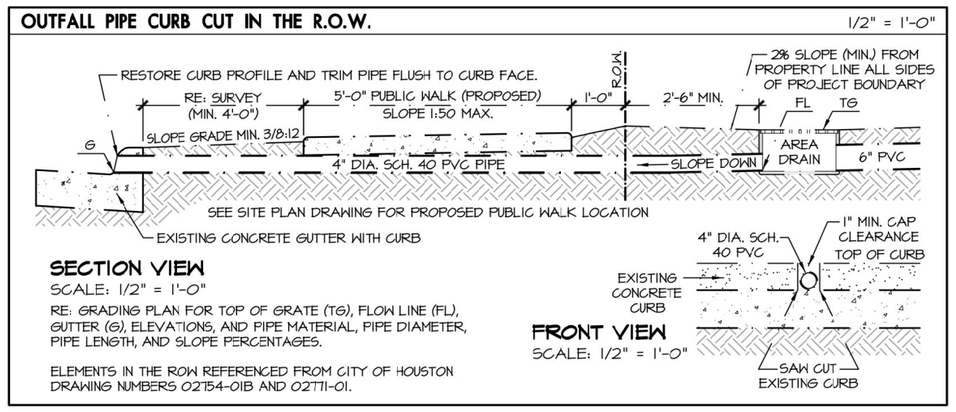
STORM WATER POLLUTION PREVENTION PLAN DETAILS

NO SCALE



OUTFALL PIPE CURB CUT IN THE R.O.W.

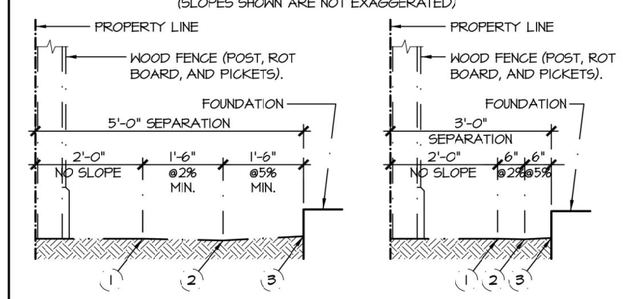
1/2" = 1'-0"



TYPICAL SWALE PROFILES (COH I.D.M. STANDARDS)

1/2" = 1'-0"

THE FOLLOWING 2 DIAGRAMS ILLUSTRATE THE 2023 IDM REQUIREMENTS AS SHOWN IN SECTIONS 9.2.01.H.5.a(8) AND 9.2.01.H.5.a(9). (SLOPES SHOWN ARE NOT EXAGGERATED)



1. SET TOP OF CUT 2'-0" FROM PROPERTY LINE.
2. SET LOW POINT OF SWALE 3/8" BELOW TOP OF CUT (2%).
3. SET TOP OF GRADE AGAINST THE FOUNDATION WALL 9/16" ABOVE TOP OF CUT (5%).

1. SET TOP OF CUT 2'-0" FROM PROPERTY LINE.
2. SET LOW POINT OF SWALE 1/8" BELOW TOP OF CUT (2%).
3. SET TOP OF GRADE AGAINST THE FOUNDATION WALL 3/16" ABOVE TOP OF CUT (5%).

TOP OF GRADE AGAINST THE FOUNDATION WALL SHALL BE NO HIGHER THAN 6" FROM THE TOP OF FOUNDATION.

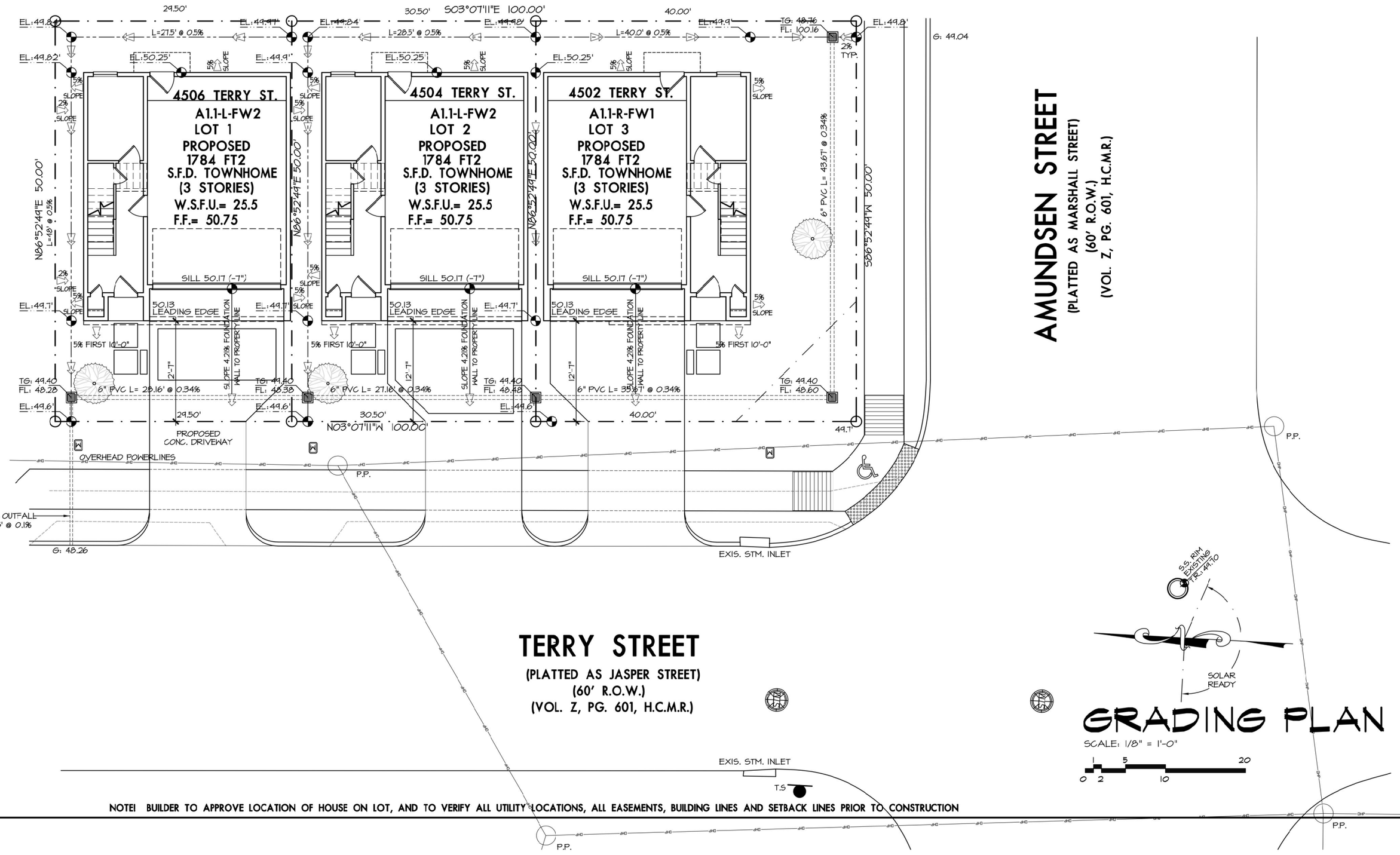
COH - CONVEYANCE GRADING NOTES

CONVEYANCE CENTERLINES SHOWN ARE DIAGRAMMATIC. SEE SWALE DETAIL PANEL FOR ADDITIONAL INFORMATION.

1. ALL GRASS/DIRT SURFACE CONVEYANCE FLOW LINES SHALL HAVE A 2-FOOT MINIMUM GRADING SETBACK BETWEEN THE TOP OF THE CUT AND THE PROPERTY LINE.
2. WHERE PHYSICAL BARRIERS WILL NOT ALLOW FOR A MINIMUM GRADING SETBACK AND A MINIMUM TROUGH WIDTH, THE TOP OF THE CUT SHALL BE LOCATED 6 INCHES FROM THE PROPERTY LINE.
3. THE SLOPE BETWEEN THE TOP OF THE CUT AND THE FLOW LINE CENTERLINE SHALL BE NO LESS THAN 2 PERCENT (2%) AND IS SLOPED AWAY FROM THE PROPERTY LINE.
4. WHERE FOUNDATION WALLS, THE SLOPE SHALL BE A MINIMUM OF 5 PERCENT (5%) AWAY FROM THE FOUNDATION WALL AND THE TOP OF THE CUT IS AT THE FOUNDATION WALL.
5. WHERE THE CONVEYING WIDTH IS 5-FEET OR LESS BETWEEN BARRIERS, LOCATE THE FLOW LINE CENTERLINE AT THE MIDPOINT BETWEEN BARRIERS.
6. THE CONVEYANCE TROUGH WILL NOT BE COMPACTED AFTER EXCAVATION AND WILL BE SODDED BACK.

NARROW CONVEYANCE

DOWNSPOUT DISCHARGE AND/OR SURFACE CONVEYANCE FROM THE BACK YARD IS NOT ALLOWED IN THE FOLLOWING AREAS:
1. WHERE BUILDING SEPARATION (FOUNDATION WALLS) WIDTH IS LESS THAN 36 INCHES.
2. WHERE THE FACE OF A FOUNDATION WALL IS LESS THAN 36 INCHES TO A PROPERTY LINE.



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

City of Houston
24-1205
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve that participant from responsibility to comply with all applicable codes and ordinances.
07/22/24

PW+A

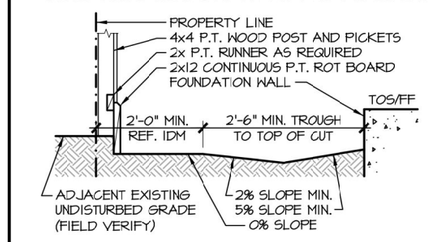
PRESTON WOOD & ASSOCIATES, LLC
3217 Mercer St., Houston, TX 77027
phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW #			
DESIGNER: XXX	DATE: X-X-XX	PRODUCTION 4 : XXX	DATE: X-X-XX
PRODUCTION 1 : XXX	DATE: X-X-XX	SENT TO ENGINEER: XXX	DATE: X-X-XX
PRODUCTION 2 : XXX	DATE: X-X-XX	CORRECTIONS: XXX	DATE: X-X-XX
PRODUCTION 3 : XXX	DATE: X-X-XX	CHECKED: XXX	DATE: X-X-XX

DRY SWALE CONVEYANCE TROUGH

NO SCALE

THIS DETAIL APPLIES TO A PRIVATE PROPERTY DRAINAGE SYSTEM WHERE THERE IS NO COMMON AREA AGREEMENT.



- PLACE CONTINUOUS PRESSURE-TREATED ROT BOARD AT LOWEST GRADE.
- FOUNDATION WALL EXPOSURE NO LESS THAN 6 INCHES ABOVE FINISHED GRADE.
- SPOT ELEVATIONS SHOWN ON THE GRADING DRAWING REFERENCES THE LOWEST POINT OF TROUGH.
- SLOPES ARE EXAGGERATED FOR ILLUSTRATIVE PURPOSES.
- A 2% SLOPE HAS A FALL OF 1/4 INCH PER FOOT.
- A 5% SLOPE HAS A FALL OF 5/8 INCH PER FOOT.

1. ALL GRASS/DIRT SURFACE CONVEYANCE FLOW LINES SHALL HAVE A 2 FOOT MINIMUM GRADING SETBACK BETWEEN THE TOP OF THE CUT AND THE PROPERTY LINE.
2. WHERE PHYSICAL BARRIERS WILL NOT ALLOW FOR A MINIMUM GRADING SETBACK, THE TOP OF THE CUT SHALL BE LOCATED AT THE FENCE LINE OR 6 INCHES FROM THE PROPERTY LINE.
3. THE SLOPE BETWEEN THE TOP OF THE CUT AND THE FLOW LINE SHALL BE NO LESS THAN 2 PERCENT AND IS SLOPED AWAY FROM THE PROPERTY LINE.
4. WHERE FOUNDATION WALLS, THE SLOPE SHALL BE A MINIMUM OF 5 PERCENT AWAY FROM THE FOUNDATION WALL AND THE TOP OF THE CUT IS AT THE FOUNDATION WALL.
5. WHERE THE WIDTH OF THE CONVEYANCE FLOW LINE IS 4 FEET OR LESS, LOCATE THE FLOW LINE AT THE MIDPOINT BETWEEN BARRIERS.
6. THE CONVEYANCE FLOW LINE WILL NOT BE COMPACTED AFTER EXCAVATION AND WILL BE SODDED BACK.

FENCING, GATES, SPILLWAY PAN AND A/C PADS

FENCING, GATES, DOWNSPOUT SPILLWAY PANS, A/C CONDENSER PADS AND OTHER SIMILAR ABOVE GRADE OBJECTS SHALL NOT OBSTRUCT THE FLOW OF THE SURFACE CONVEYANCE.

GRADING LEGEND

	SURFACE CONVEYANCE FLOW LINE (MIN. 0.5%)
	SUBSURFACE CONVEYANCE PIPE
	SURFACE CONVEYANCE FLOW LINE OVER SUBSURFACE CONVEYANCE PIPE
	CHANGE OF SLOPE / TOP OF CUT
EL: 101.0	SURFACE SPOT ELEVATION
2% 5%	SURFACE FLOW DIRECTION (WITH VALUE)
DS	3x4 DOWNSPOUT WITH DISCHARGE DIRECTION
TG: 101.0 FL: 100.16	AREA DRAIN (TG - 0.844 = FL)
**	ASTERISKS INDICATES VALUE BY OTHERS

WOOD FENCE ROT BOARD NOTE

1. WHERE DRAWINGS INDICATE WOOD FENCING, PROVIDE A CONTINUOUS PRESSURE-TREATED 2x12 ROT BOARD WITH BEVELED TOP AT ALL LOCATIONS.
2. PLACE ROT BOARD DIRECTLY ONTO THE LOWER GRADE AND ALLOW PARTIAL COVERAGE OF THE ROT BOARD TO THE SIDE THAT WILL HAVE A HIGHER GRADE.
3. THE MAXIMUM GRADE DIFFERENCE BETWEEN EACH SIDE OF THE ROT BOARD SHALL BE NO GREATER THAN 6 INCHES.
4. WHERE THE GRADE DIFFERENCE IS GREATER THAN 6 INCHES, AN ENGINEERED RETAINING WALL BY OTHERS SHALL BE DESIGNED AND SUBMITTED FOR LOCAL AUTHORITY APPROVAL.
NOTE: PLACEMENT OF THE ROT BOARD ENSURES SHEET FLOW WILL NOT BE DIRECTED ONTO ADJACENT PROPERTIES.

STEVE KORDISH
AMUNDSEN PALMS LOT 1 BLK 1
1501 AMUNDSEN ST
HOUSTON, TX 77009

PWA Project Number: F2212-ST-v3	2b	Of of	10
REVIEW SET NOT FOR CONSTRUCTION	Date:	23 May 2024	

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