

**LOCATION**— ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCE.

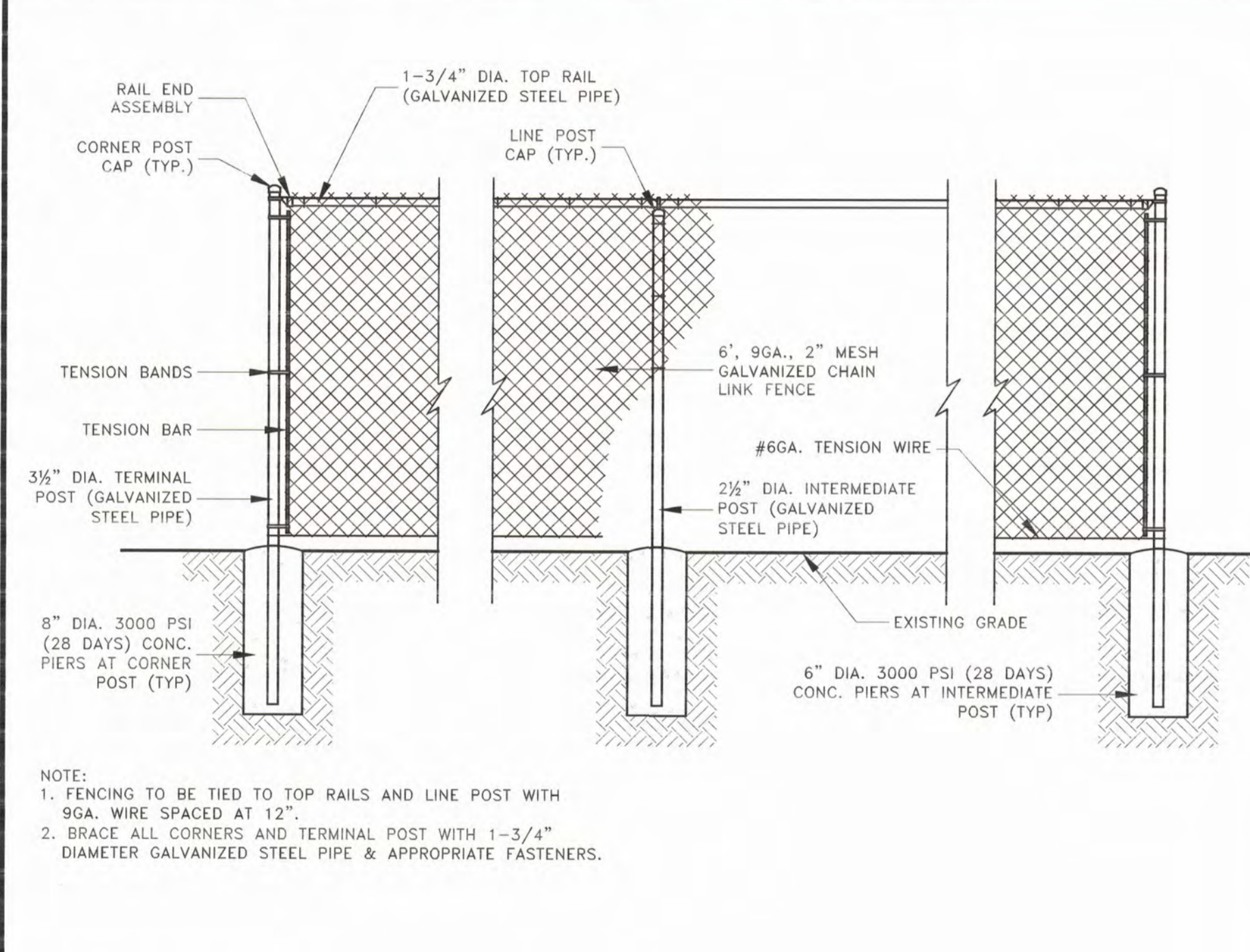
**PARKING SPACES**— ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96 INCHES WIDE. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE ROUTES. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AND ACCESSIBLE ROUTE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

**SIGNAGE**— EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SPACES USED FOR VAN ACCESSIBILITY SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

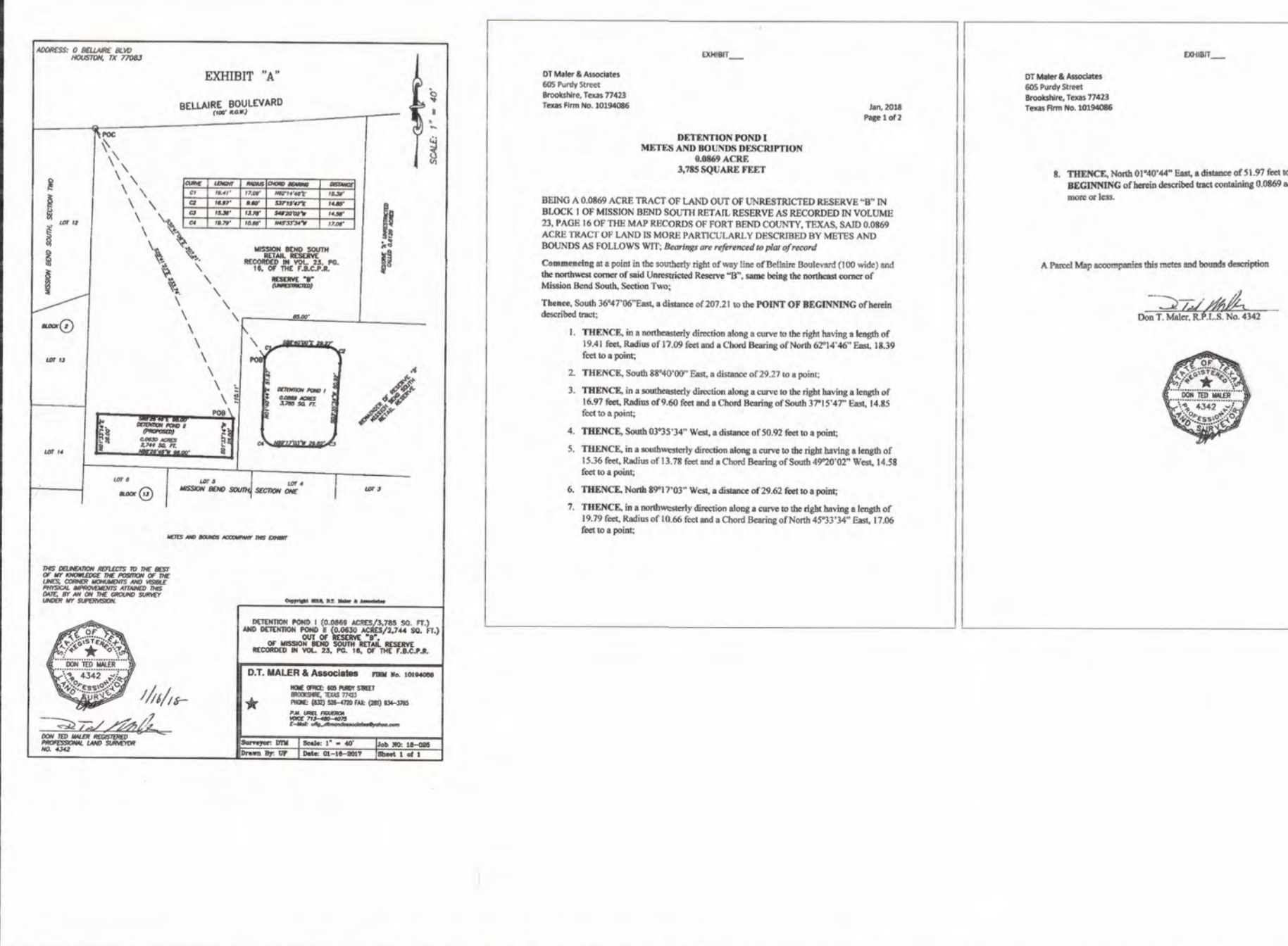
**VERTICAL CLEARANCE**— PROVIDE MINIMUM VERTICAL CLEARANCE OF 114 INCHES AT ACCESSIBLE PASSENGER LOADING ZONES AND LONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SUCH AREAS FROM SITE ENTRANCES AND EXITS. PARKING SPACES COMPLYING WITH VAN ACCESSIBLE REQUIREMENTS SHALL PROVIDE MINIMUM VERTICAL CLEARANCES OF 98 INCHES AT THE PARKING SPACE AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS.

**PASSENGER LOADING ZONES**— PASSENGER LOADING ZONES SHALL PROVIDE AND ACCESS AISLE AT LEAST 60 INCHES WIDE AND 20 FEET LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND VEHICLE PULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED. VEHICLE STANDING SPACE AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

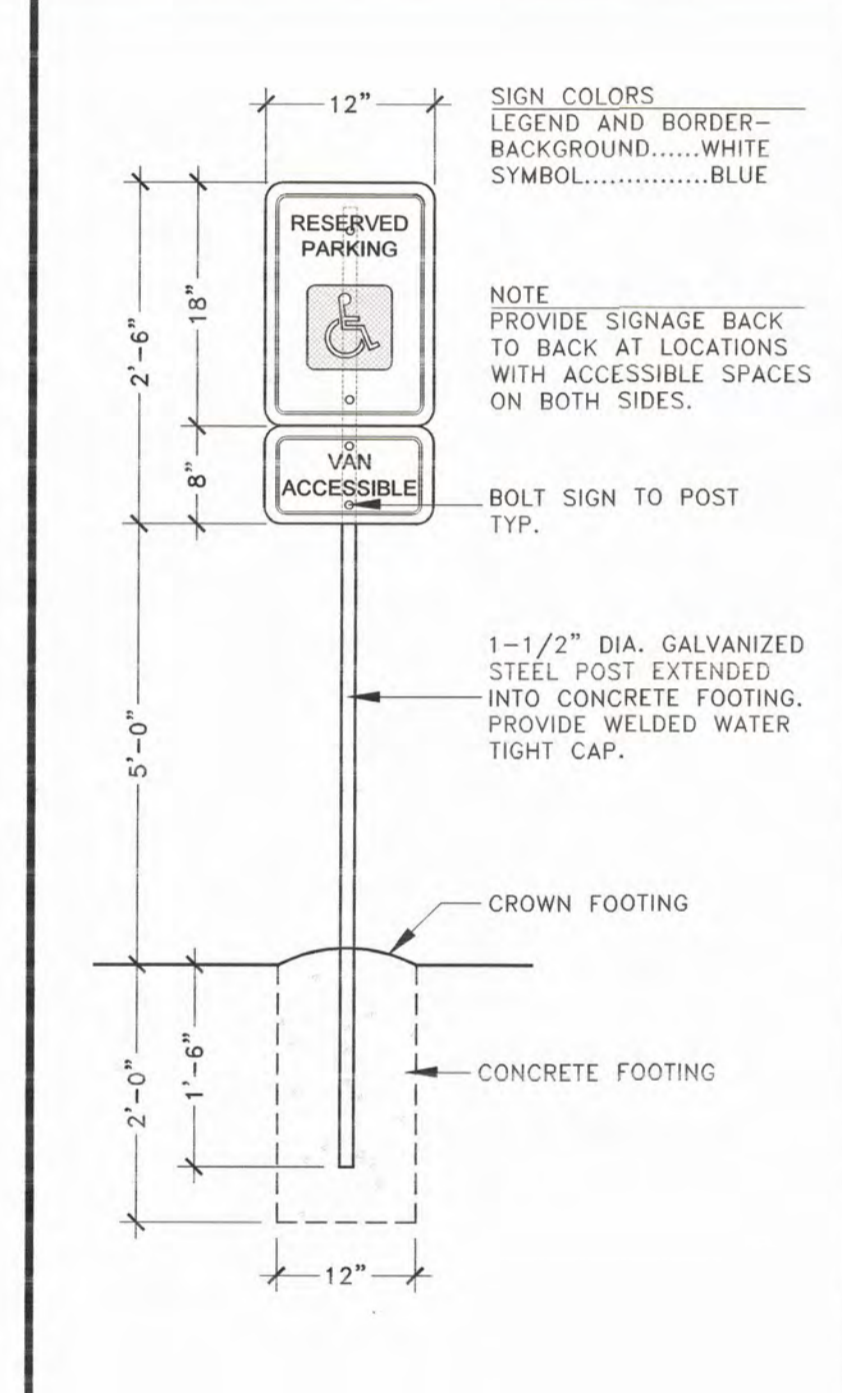
**2 ACCESSIBILITY PARKING NOTES & DETAILS**



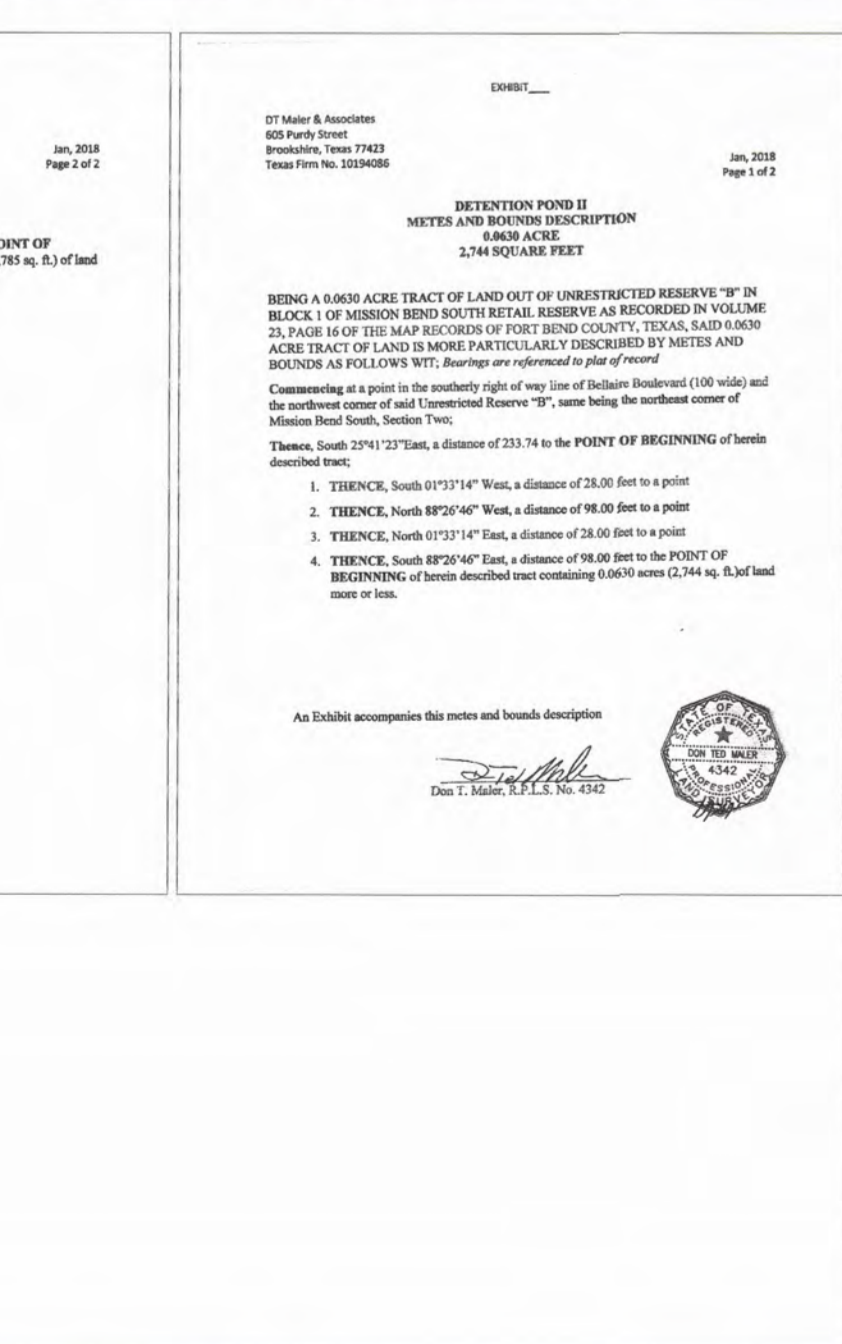
**3 CHAIN LINK FENCE DETAIL**



**5 DETENTION POND MEETS & BOUNDS**



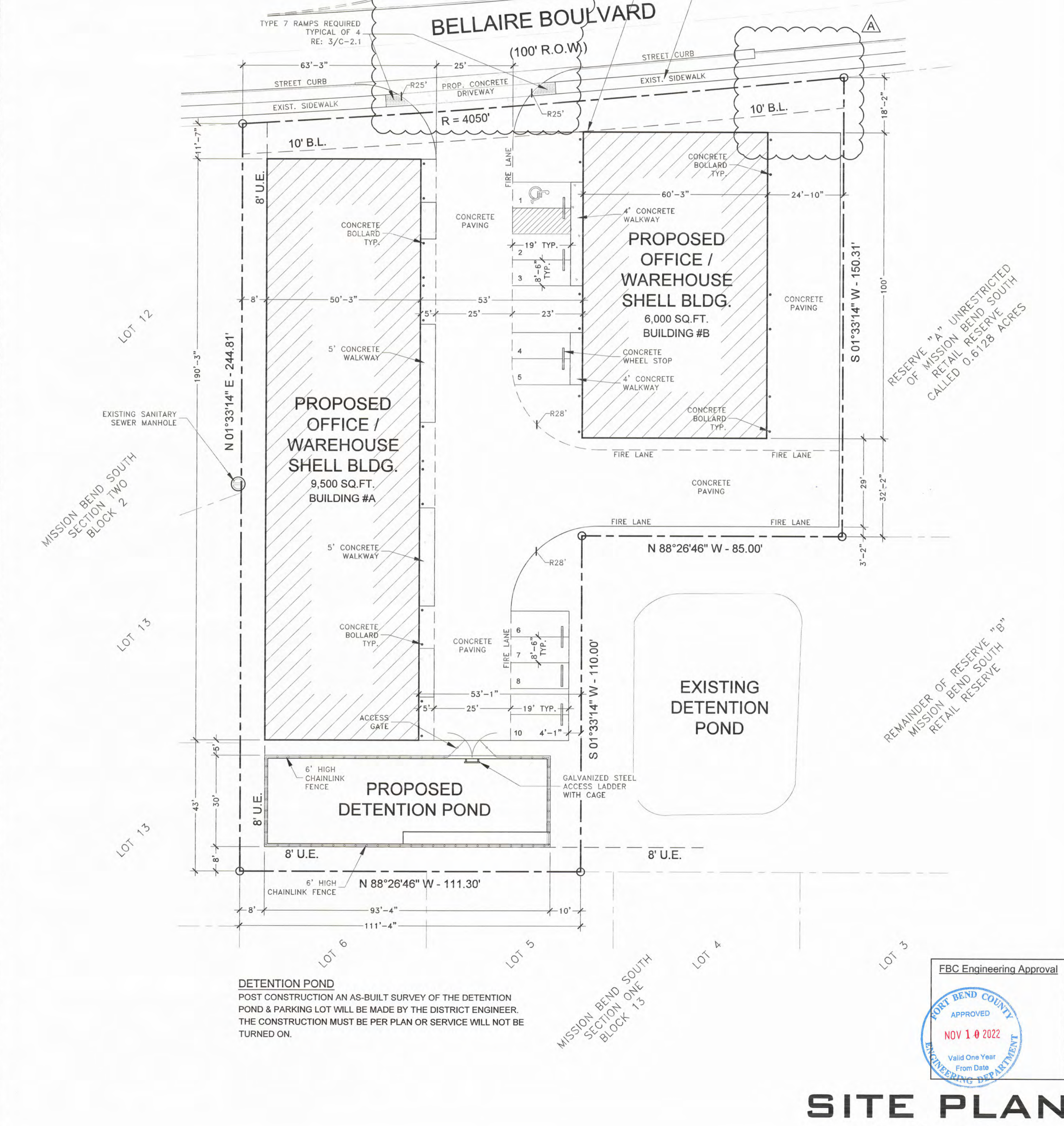
**4 ACCESSIBLE SIGN**



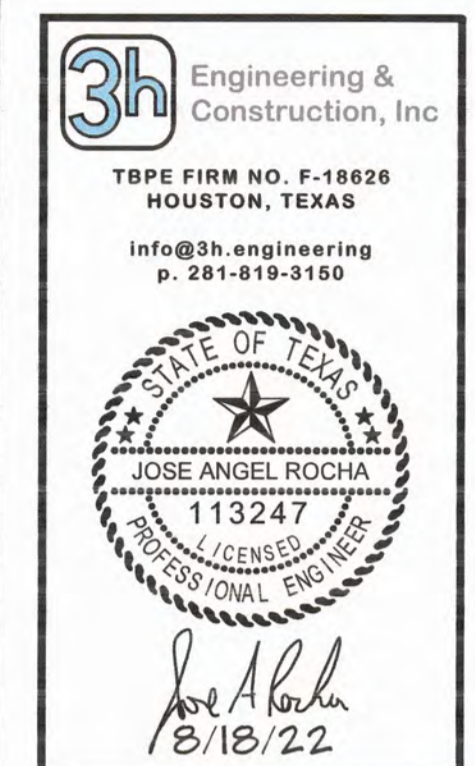
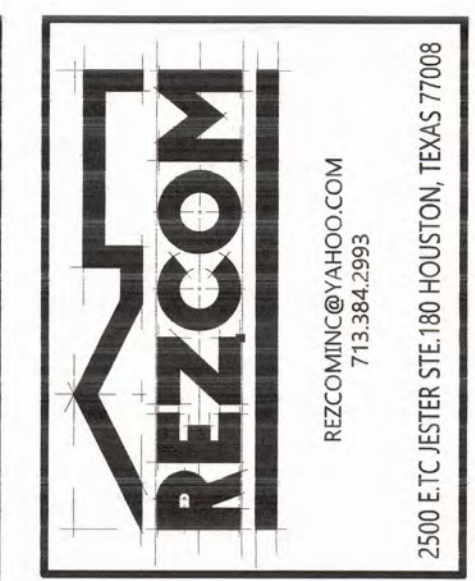
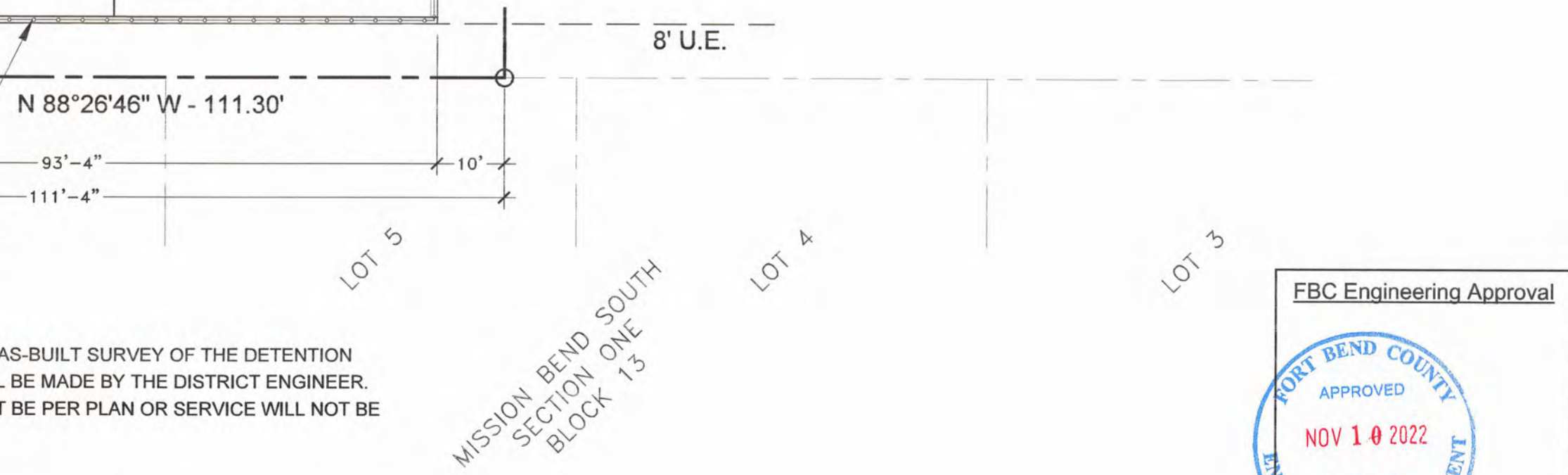
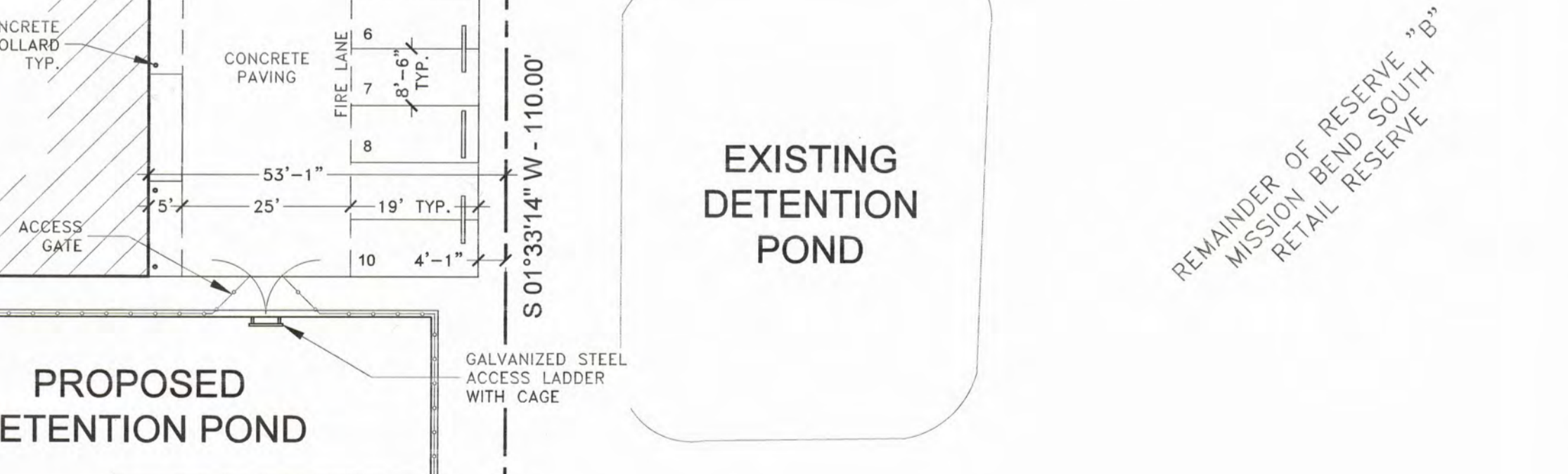
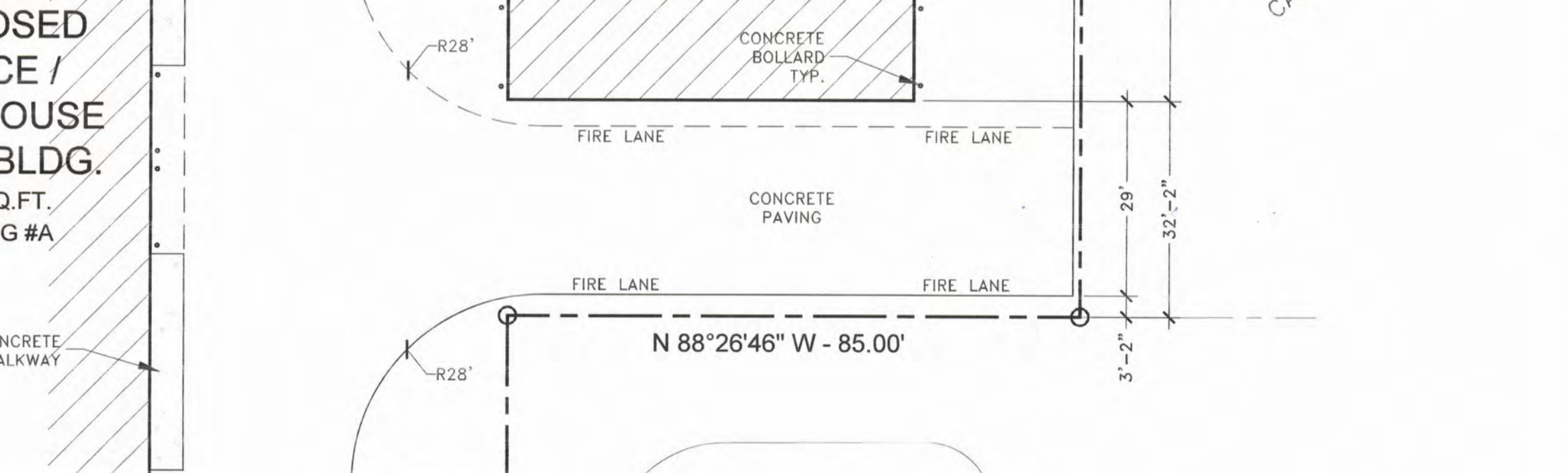
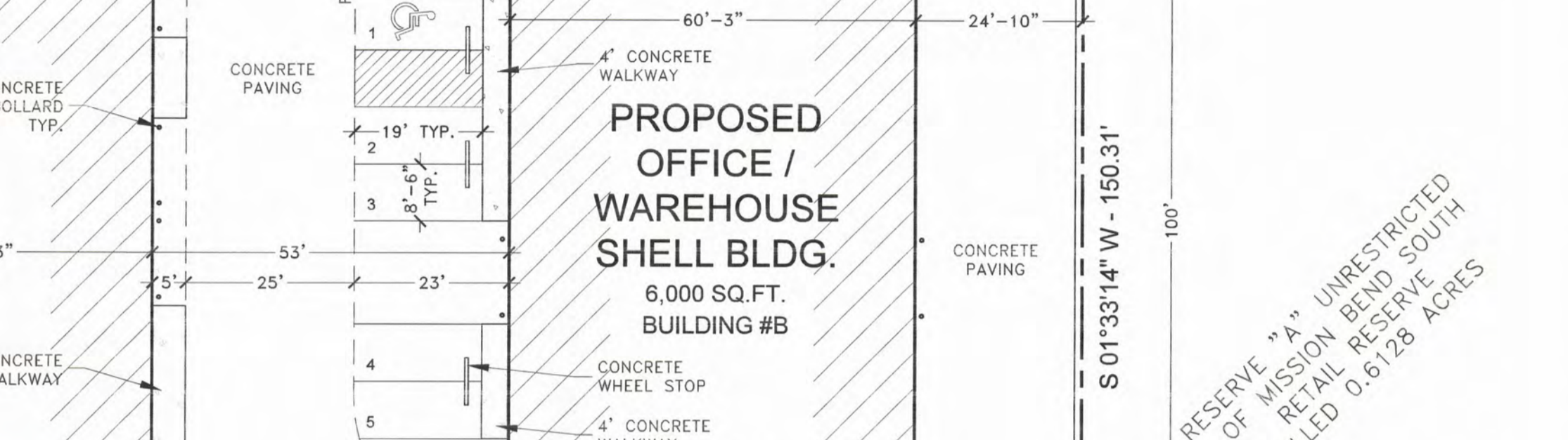
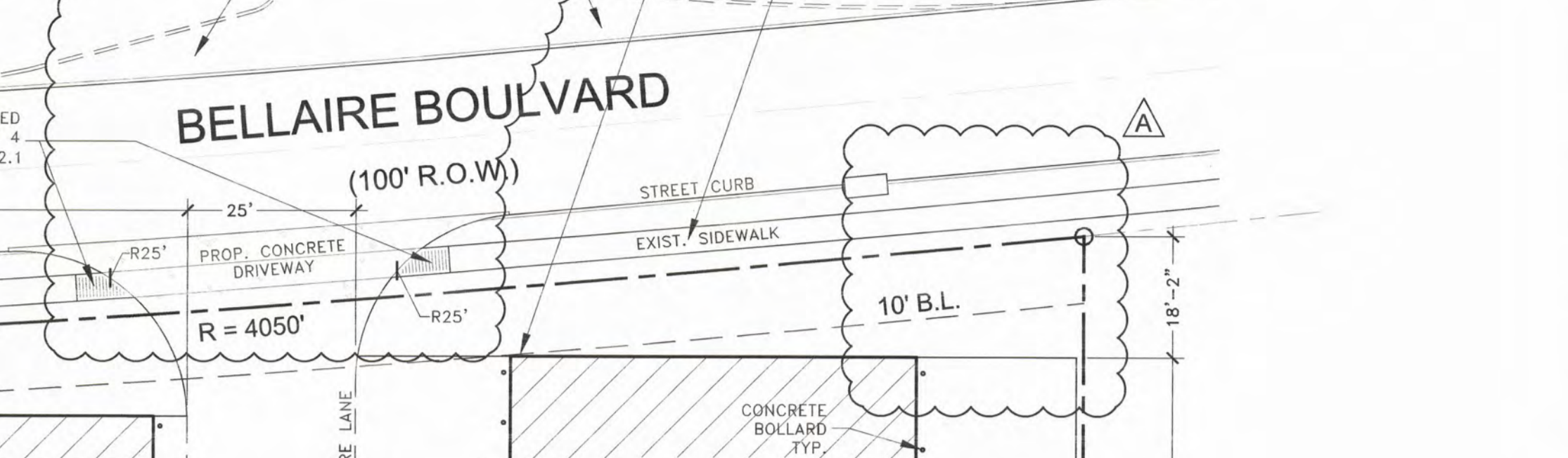
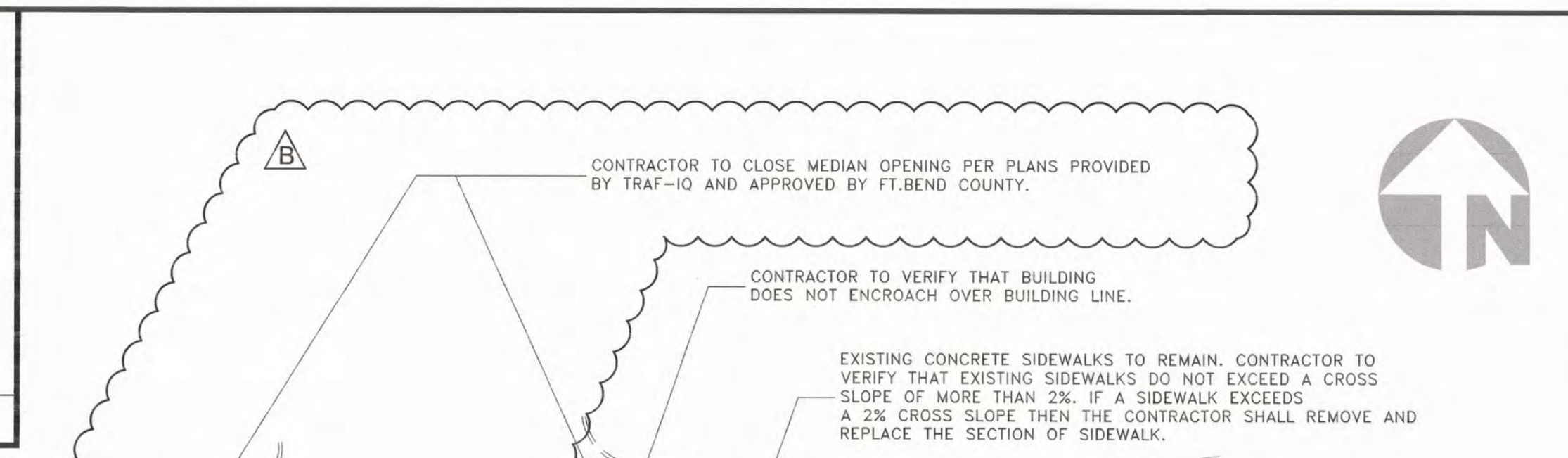
**PART OF RESERVE "B" OF MISSION BEND SOUTH RETAIL RESERVE**

LOT SIZE	AREA
PROPOSED BUILDING - A	= 9,560 sq.ft.
PROPOSED BUILDING - B	= 6,025 sq.ft.
PROPOSED CONCRETE PAVING	= 14,977 sq.ft.
DETENTION POND	= 2,955 sq.ft.
TOTAL IMPERVIOUS AREA	= 33,517 sq.ft. ( 84% )
TOTAL PERVIOUS AREA	= 6,553 sq.ft. ( 16% )

**1 SITE SQUARE FOOTAGE**



**6 DETENTION POND POST CONSTRUCTION AS-BUILT SURVEY**



**MISSION BEND VENTURES**  
 PROPOSED OFFICE / WAREHOUSE SHELL BUILDING  
 16315 BELLAIRE BLVD.  
 HOUSTON, TEXAS 77083

REV. NO.	DATE	REMARKS
A	8-18-22	REMOVE DRIVEWAY
B	8-18-22	CLOSE MEDIAN OPENING

DRAWN BY : O.S.  
 CHECKED BY : O.S.  
 JOB NO. : 04142017  
 DATE : 8-18-2022

**SITE PLAN**  
 SCALE : 1" = 20'-0"





**MISSION BEND VENTURES**  
 PROPOSED OFFICE / WAREHOUSE SHELL BUILDING  
 16315 BELLAIRE BLVD.  
 HOUSTON, TEXAS 77083

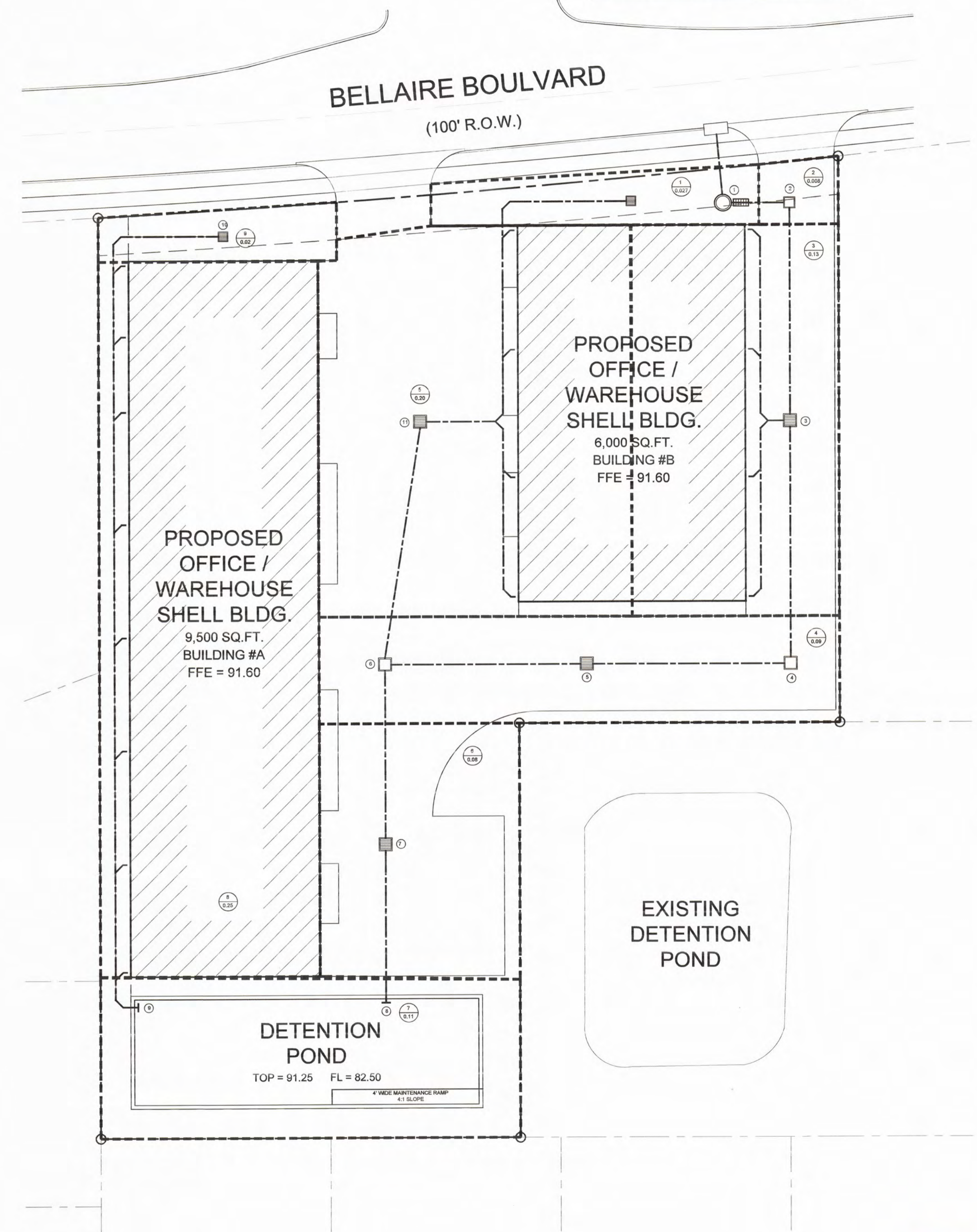
REV. NO.	DATE	REMARKS

DRAWN BY : O.S.  
 CHECKED BY : J.A.R.  
 JOB NO. : 04142017  
 DATE : 6-10-2020

SHEET : 4 OF 18

NOTE: CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE BELLAIRE ROAD RIGHT OF WAY WITH THE FORT BEND COUNTY ROAD & BRIDGE DEPARTMENT, 281-342-4513

PUMP STATION:  
 1. PUMP STATION IS PRIVATE AND WILL NOT BE MAINTAINED BY THE DISTRICT.  
 2. CONTRACTOR TO USE 48" DIA. PUMP STATION



**3h Engineering and Construction, Inc** STORM SEWER DESIGN

Project Information: Mission Bend Ventures  
 Job No.:  
 System: A  
 Designer: BM  
 Checker:  
 Date: 6/10/2020

Min Cover (ft): 2  
 Match Crp F: F  
 Min. To (mph): 15  
 Default n: 0.013  
 Default Junction K: 0.3

HGL Starting Elev. (ft): 86.46  
 Absolute Velocity (ft/s):  
 Design Slope: 2  
 b = 62.62  
 d = 10.00  
 e = 0.81

DS M.H.	US M.H.	Area No.	Area (acres)	C	Tc (min)	Flow (cfs)	Pipe Size (IPS)	Diem. or Rise (ft)	Slope (%)	Design Cap (cfs)	Dist. (ft)	Design Velocity (ft/s)	Actual Velocity (ft/s)	Junction Loss K	Junction Loss (ft)	Change in HGL (ft)	Flowline Elev. Down (ft)	Soffit Elev. Down (ft)	Crit. Elev. Down (ft)	HGL Elev. Down (ft)	Flowline Elev. Up (ft)	Soffit Elev. Up (ft)	Crit. Elev. Up (ft)	HGL Elev. Up (ft)	Cover Check	HGL Check
OUT		A1	0.913	0.8	16.31	3.20	R	24	0.013	11.34	0	3.61	1.02	0.30	0.00	0.01	84.46	86.46	86.76	86.46	79.51	81.51	91.15	86.47		
1	1	A2	0.888	0.8	16.22	3.11	R	24	0.013	11.34	17	3.61	0.99	0.30	0.00	0.01	79.51	81.51	91.15	86.47	79.55	81.55	90.75	86.48		
2	2	A3	0.88	0.8	15.92	3.08	R	24	0.013	11.34	32	3.61	0.98	0.30	0.00	0.01	79.55	81.55	90.75	86.48	79.69	81.69	90.05	86.49		
3	3	A4	0.78	0.8	15.06	2.82	R	24	0.013	11.34	64	3.61	0.83	0.30	0.00	0.01	79.69	81.69	90.05	86.49	79.85	81.85	90.05	86.50		
4	4		0.66	0.8	13.28	2.30	R	24	0.013	11.34	91	3.61	0.73	0.30	0.00	0.01	79.85	81.85	90.05	86.50	79.97	81.97	90.05	86.51		
5	5		0.66	0.8	13.00	2.30	R	24	0.013	11.34	119	3.61	0.73	0.30	0.00	0.01	79.97	81.97	90.05	86.51	80.10	82.10	90.05	86.52		
6	6	A5	0.2	0.8	15.00	0.72	R	24	0.013	11.34	151	3.61	0.23	0.30	0.00	0.00	80.10	82.10	90.05	86.52	82.45	84.45	90.05	86.52		
7	7	A6	0.46	0.8	16.94	1.58	R	24	0.013	11.34	202	3.61	0.50	0.30	0.00	0.00	80.10	82.10	90.05	86.52	80.25	82.25	90.05	86.52		
8	8	A7	0.27	0.8	16.72	1.21	R	24	0.013	11.34	236	3.61	0.42	0.30	0.00	0.00	80.25	82.25	90.05	86.52	80.35	82.35	90.10	86.52		
9	9	A8	0.27	0.8	16.33	1.04	R	24	0.013	11.34	268	3.61	0.30	0.30	0.00	0.00	80.35	82.35	90.10	86.52	84.50	86.50	90.10	86.52		
10	10	A9	0.02	0.8	15.00	0.07	R	12	0.013	1.79	240	2.27	0.09	0.30	0.00	0.00	84.50	85.50	90.50	86.52	85.10	86.10	90.10	86.53		

## 2 YEAR STORM SEWER CALCS

**3h Engineering and Construction, Inc** STORM SEWER DESIGN

Project Information: Mission Bend Ventures  
 Job No.:  
 System: A  
 Designer: BM  
 Checker:  
 Date: 6/10/2020

Min Cover (ft): 2  
 Match Crp F: F  
 Min. To (mph): 15  
 Default n: 0.013  
 Default Junction K: 0.3

HGL Starting Elev. (ft): 86.46  
 Absolute Velocity (ft/s):  
 Design Slope: 2  
 b = 62.62  
 d = 10.00  
 e = 0.79

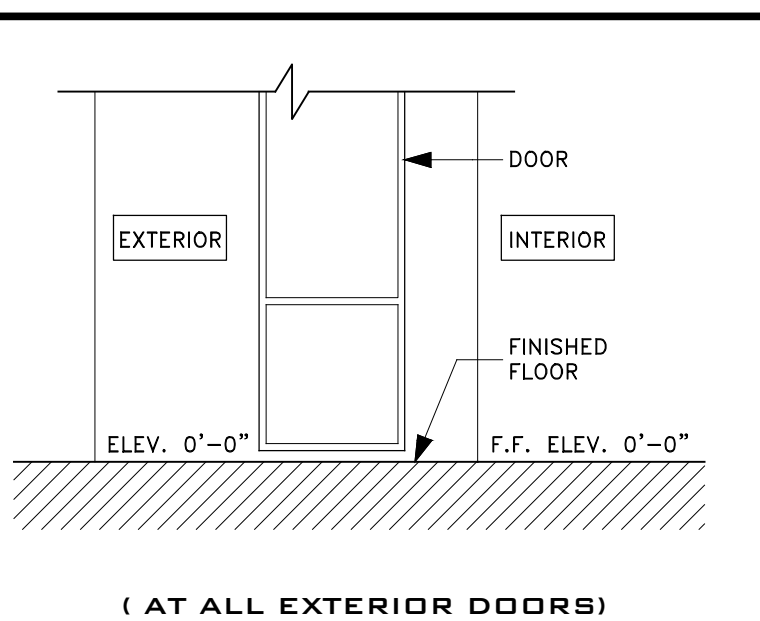
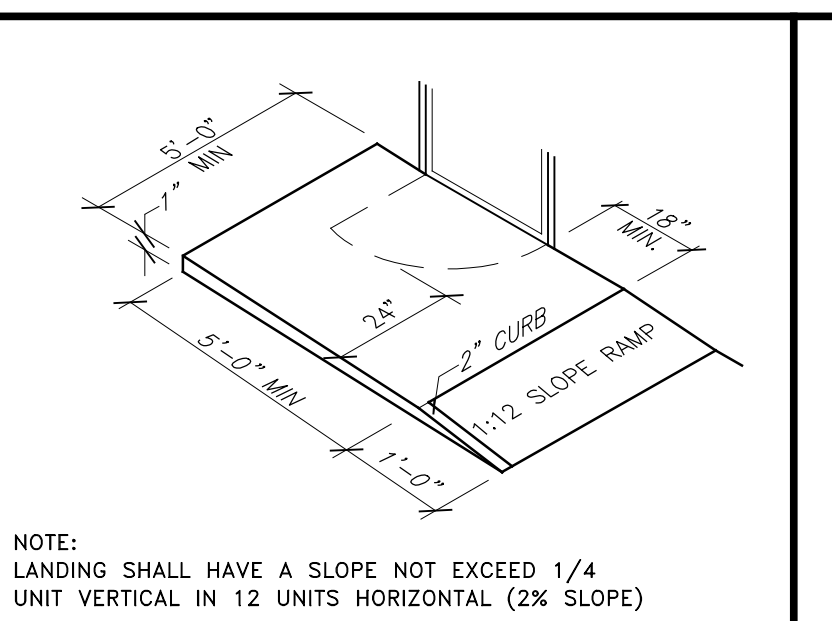
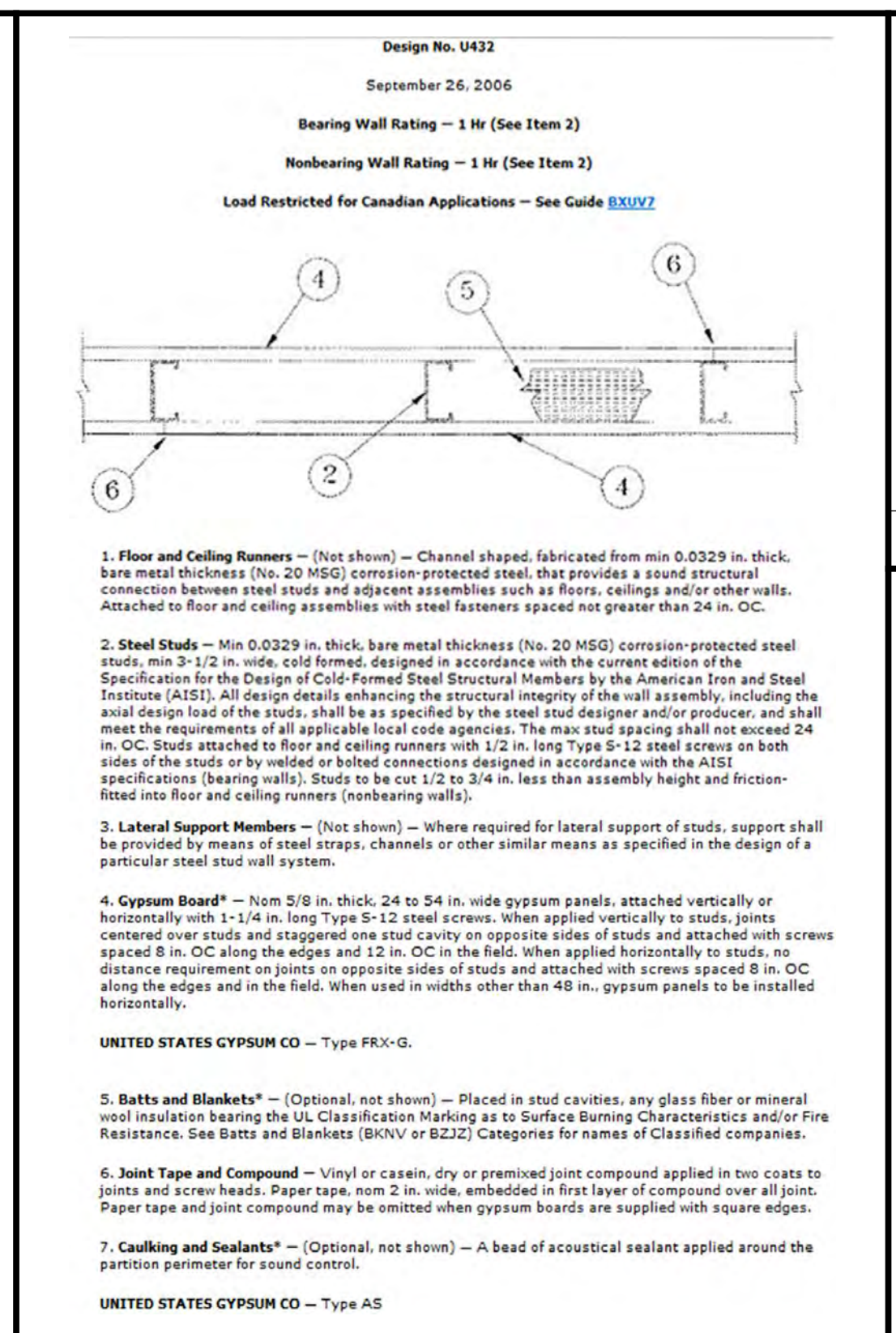
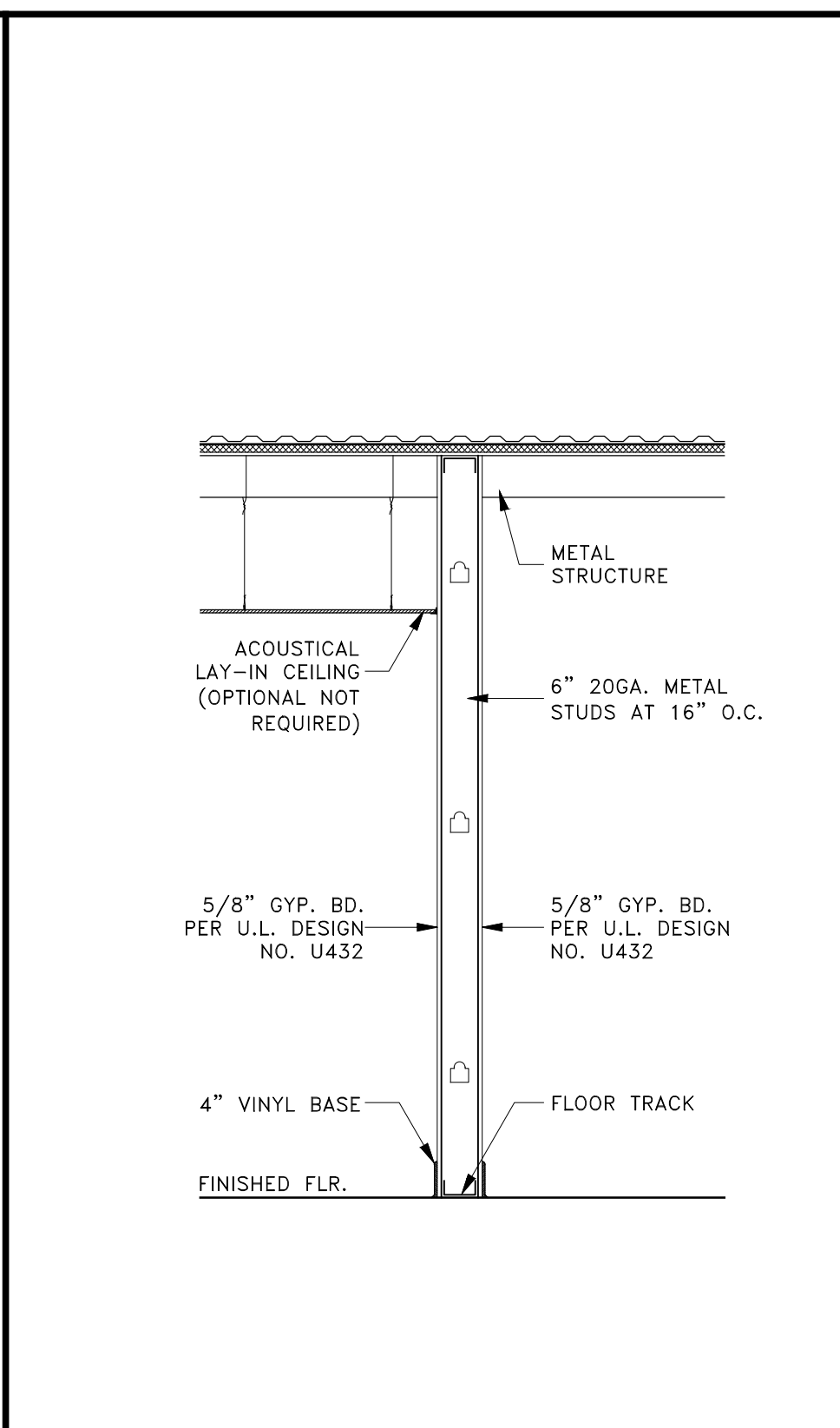
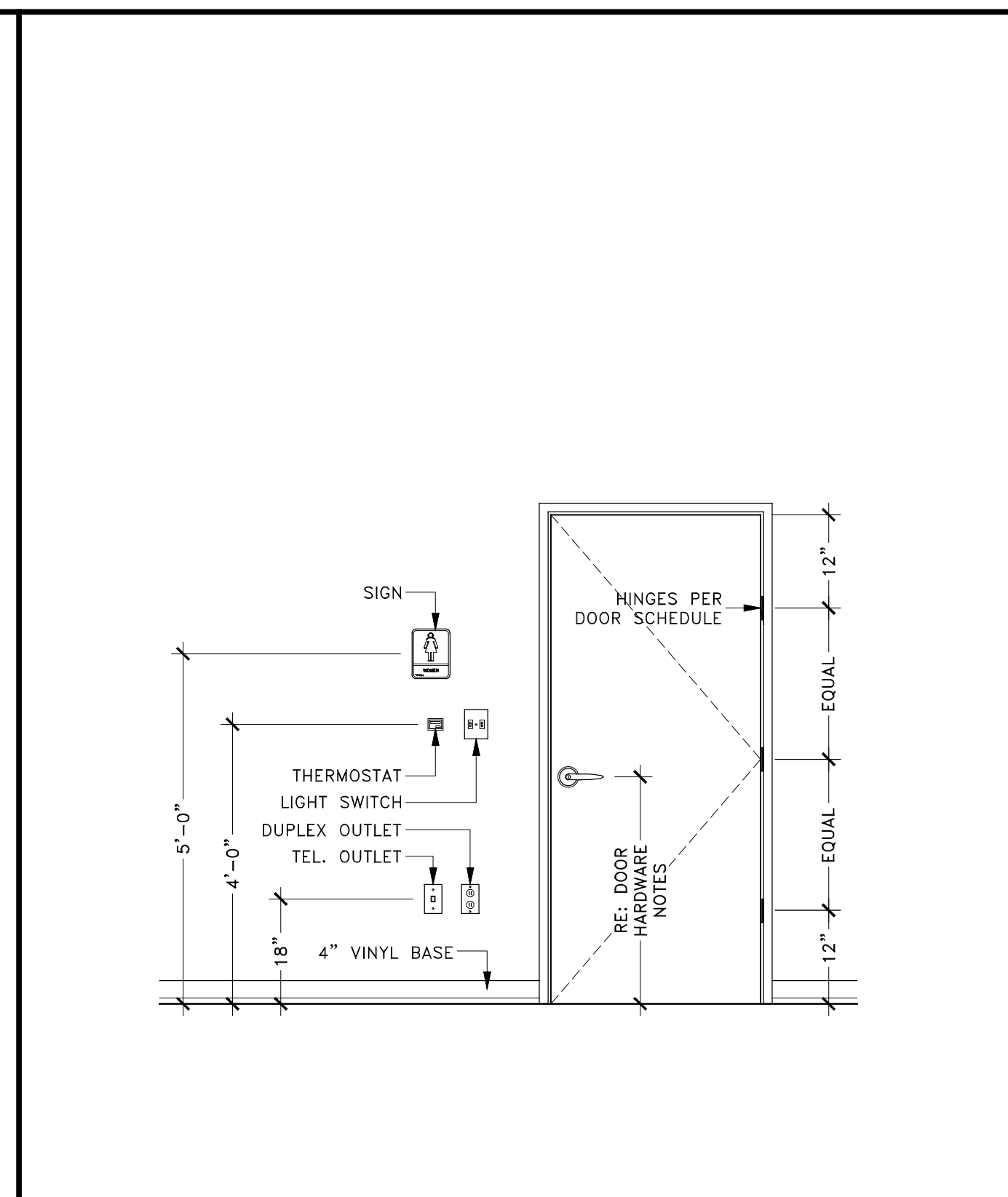
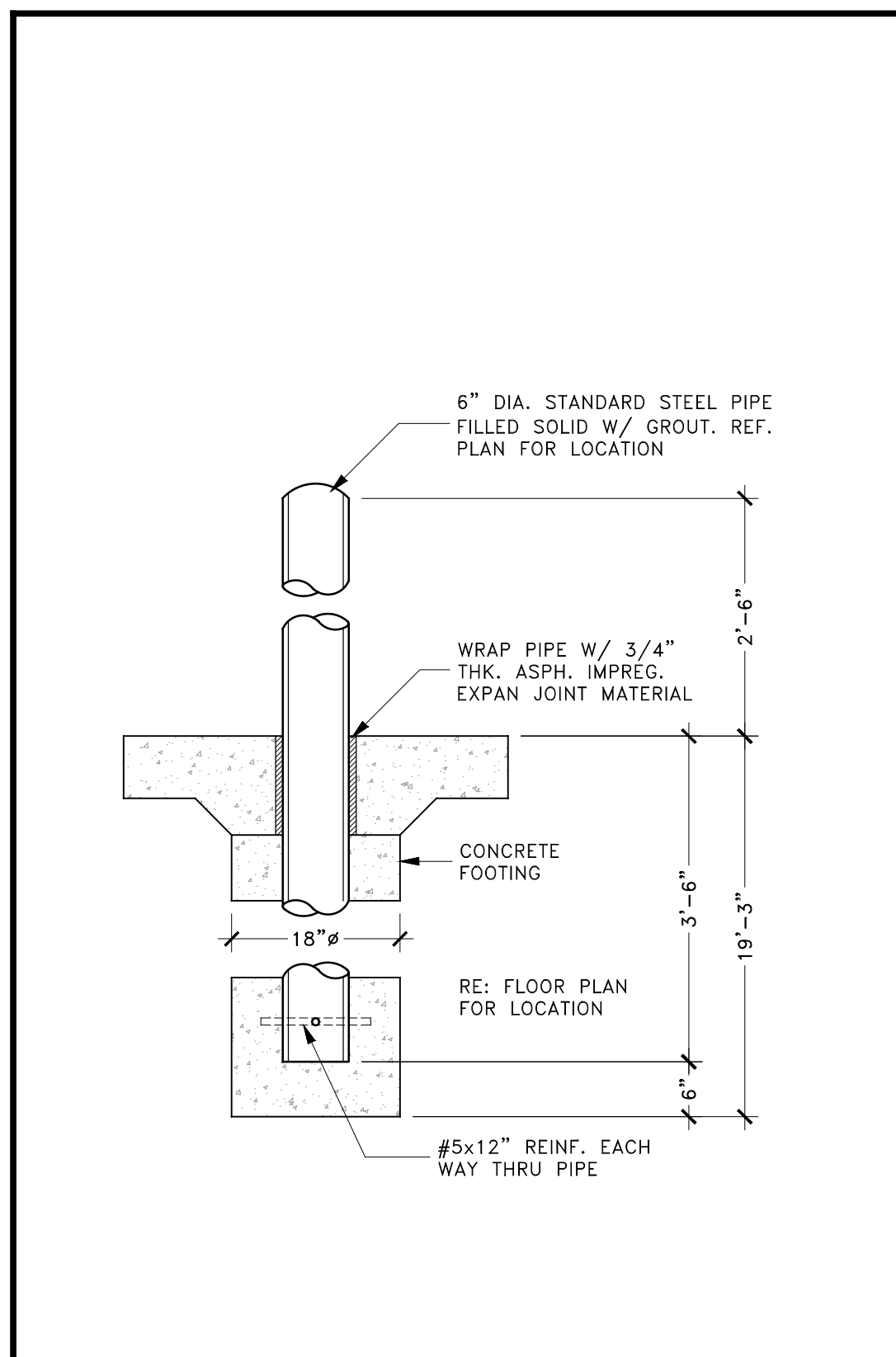
DS M.H.	US M.H.	Area No.	Area (acres)	C	Tc (min)	Flow (cfs)	Pipe Size (IPS)	Diem. or Rise (ft)	Slope (%)	Design Cap (cfs)	Dist. (ft)	Design Velocity (ft/s)	Actual Velocity (ft/s)	Junction Loss K	Junction Loss (ft)	Change in HGL (ft)	Flowline Elev. Down (ft)	Soffit Elev. Down (ft)	Crit. Elev. Down (ft)	HGL Elev. Down (ft)	Flowline Elev. Up (ft)	Soffit Elev. Up (ft)	Crit. Elev. Up (ft)	HGL Elev. Up (ft)	Cover Check	HGL Check
OUT		A1	0.913	0.8	16.31	3.20	R	24	0.013	11.34	0	3.61	2.26	0.30	0.02	0.04	84.46	86.46	86.76	86.46	79.51	81.51	91.15	86.50		
1	1	A2	0.888	0.8	16.22	3.11	R	24	0.013	11.34	17	3.61	2.19	0.30	0.02	0.04	79.51	81.51	91.15	86.50	79.55	81.55	90.75	86.54		
2	2	A3	0.88	0.8	15.92	3.08	R	24	0.013	11.34	32	3.61	2.17	0.30	0.02	0.07	79.55	81.55	90.75	86.54	79.69	81.69	90.05	86.61		
3	3	A4	0.78	0.8	15.06	2.82	R	24	0.013	11.34	64	3.61	1.95	0.30	0.02	0.06	79.69	81.69	90.05	86.61	79.85	81.85	90.05	86.67		
4	4		0.66	0.8	13.28	2.30	R	24	0.013	11.34	91	3.61	1.82	0.30	0.01	0.04	79.85	81.85	90.05	86.67	79.97	81.97	90.05	86.70		
5	5		0.66	0.8	13.00	2.30	R	24	0.013	11.34	119	3.61	1.82	0.30	0.01	0.04	79.97	81.97	90.05	86.70	80.10	82.10	90.05	86.74		
6	6	A5	0.2	0.8	15.00	0.72	R	24	0.013	11.34	151	3.61	0.51	0.30	0.00	0.00	80.10	82.10	90.05	86.74	82.45	84.45	90.05	86.75		
7	7	A6	0.46	0.8	16.94	1.58	R	24	0.013	11.34	202	3.61	1.12	0.30	0.01	0.02	80.10	82.10	90.05	86.74	80.25	82.25	90.05	86.76		
8	8	A7	0.27	0.8	16.72	1.21	R	24	0.013	11.34	236	3.61	0.93	0.30	0.00	0.01	80.25	82.25	90.05	86.76	80.35	82.35	90.10	86.77		
9	9	A8	0.27	0.8	16.33	1.04	R	24	0.013	11.34	268	3.61	0.96	0.30	0.00	0.01	80.35	82.35	90.10	86.77	84.50	86.50	90.10	86.78		
10	10	A9	0.02	0.8	15.00	0.07	R	12	0.013	1.79	240	2.27	0.20	0.30	0.00	0.00	84.50	85.50	90.50	86.78	85.10	86.10	90.10	86.78		

## 100 YEAR STORM SEWER CALCS

## DRAINAGE AREA MAP

SCALE : 1" = 20'-0"

C-3.2



NOTE: LANDING SHALL HAVE A SLOPE NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE)

**1 LANDING SLOPE DETAIL**

NO.	QTY.	SIZE	MATERIAL	FRAME	H.W.	HDR. HT.	REMARKS
A	7	3'-0"x7'-0"	HOLLOW METAL	METAL	1	7'-0"	
B	7	3'-0"x7'-0"	HOLLOW METAL	METAL	2	7'-0"	
C	7	10'-0"x10'-0"	ROLL UP	METAL	--	10'-0"	PER MANUFACTURE SPECS
D	7	3'-0"x7'-0"	HOLLOW METAL	METAL	6	7'-0"	

**DOOR HARDWARE**

- 3-HINGES, DOOR CLOSURE, KEY LOCK SET W/LEVER HANDLES AND DEADBOLT.
- 3-HINGES, DOOR CLOSURE, (EXT.) PULL HANDLE W/KEY LOCK SET, (INT.) PANIC HARDWARE.
- 3-HINGES, DOOR CLOSURE, (EXT.) PULL HANDLE W/KEY LOCK SET, (INT.) LEVER HANDLES.
- 3-HINGES, DOOR CLOSURE, FULL HANDLE, PUSH PLATE
- 3-HINGES, DOOR CLOSURE, KEY LOCK SET W/LEVER HANDLES.
- 3-HINGES, DOOR CLOSURE, PRIVACY LATCH SET W/LEVER HANDLES.

**GENERAL NOTES**

- DOOR LATCH SHALL BE RELEASED WHEN SUBJECTED TO A 5LBS. FORCE FOR INTERIOR DOOR AND 8.5LBS. FORCE FOR EXTERIOR DOOR FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL FORCE.
- THE LATCH SHALL HAVE A LEVER AND SHALL BE MOUNTED BETWEEN 34" TO 36" ABOVE THE FINISHED FLOOR
- ALL INTERIOR DOORS SHALL HAVE DOOR STOPS.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLDS.

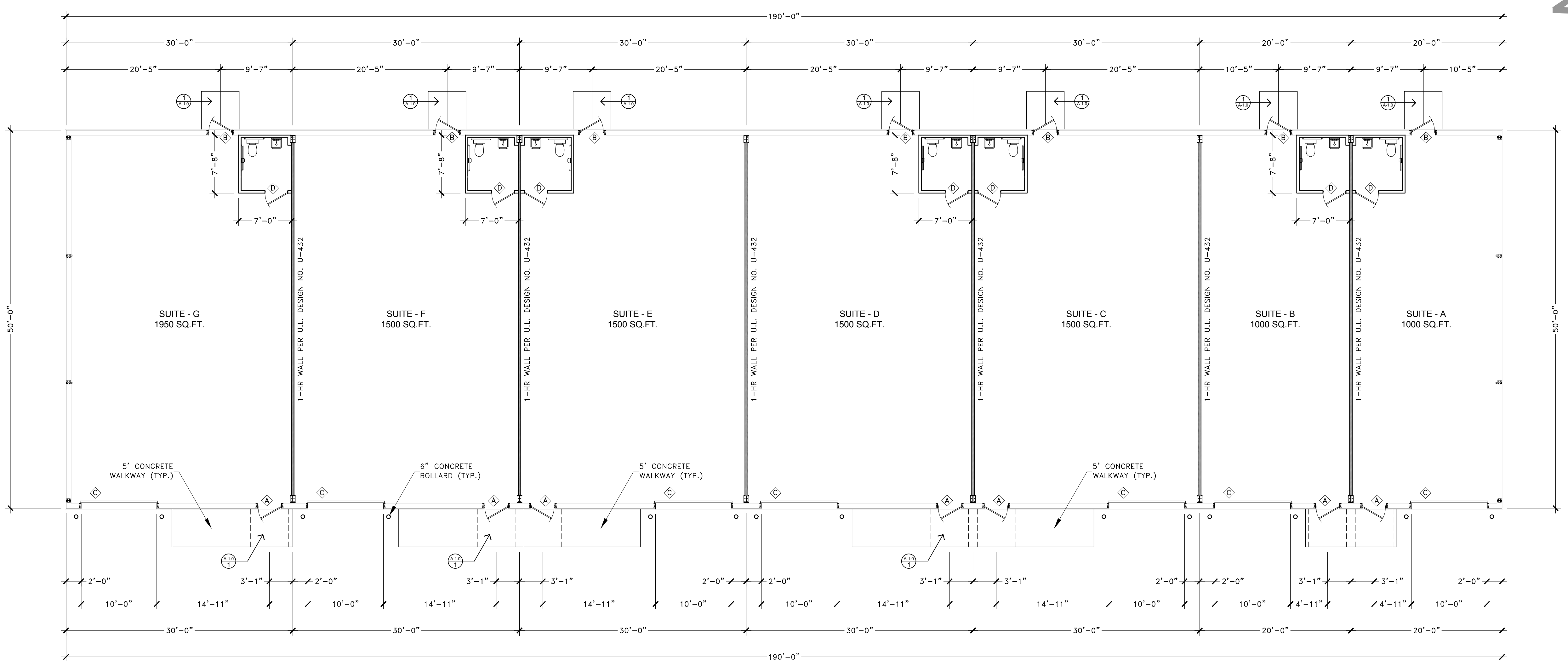
7 CONCRETE BOLLARD

6 TYPICAL MOUNTING HEIGHTS

5 PARTITION DETAIL

4 UL DESIGN U-432

3 DOOR SCHEDULE



**BUILDING - A PLAN**  
SCALE : 1/8" = 1'-0"



**MISSION BEND VENTURES**  
PROPOSED OFFICE / WAREHOUSE SHELL BUILDING  
16315 BELLAIRE BLVD.  
HOUSTON, TEXAS 77083

REV. NO.	DATE	REMARKS

DRAWN BY : O.S.  
CHECKED BY : O.S.  
JOB NO. : 04142017  
DATE : 6-7-2018

NO.	QTY.	SIZE	MATERIAL	FRAME	H.W.	HDR. HT.	REMARKS
Ⓐ	6	3'-0" x 7'-0"	HOLLOW METAL	METAL	1	7'-0"	
Ⓑ	6	3'-0" x 7'-0"	HOLLOW METAL	METAL	6	7'-0"	
Ⓒ	0	3'-0" x 7'-0"	HOLLOW METAL	METAL	1	7'-0"	
Ⓓ	6	10'-0" x 10'-0"	ROLL UP	METAL	--	10'-0"	PER MANUFACTURES SPECS

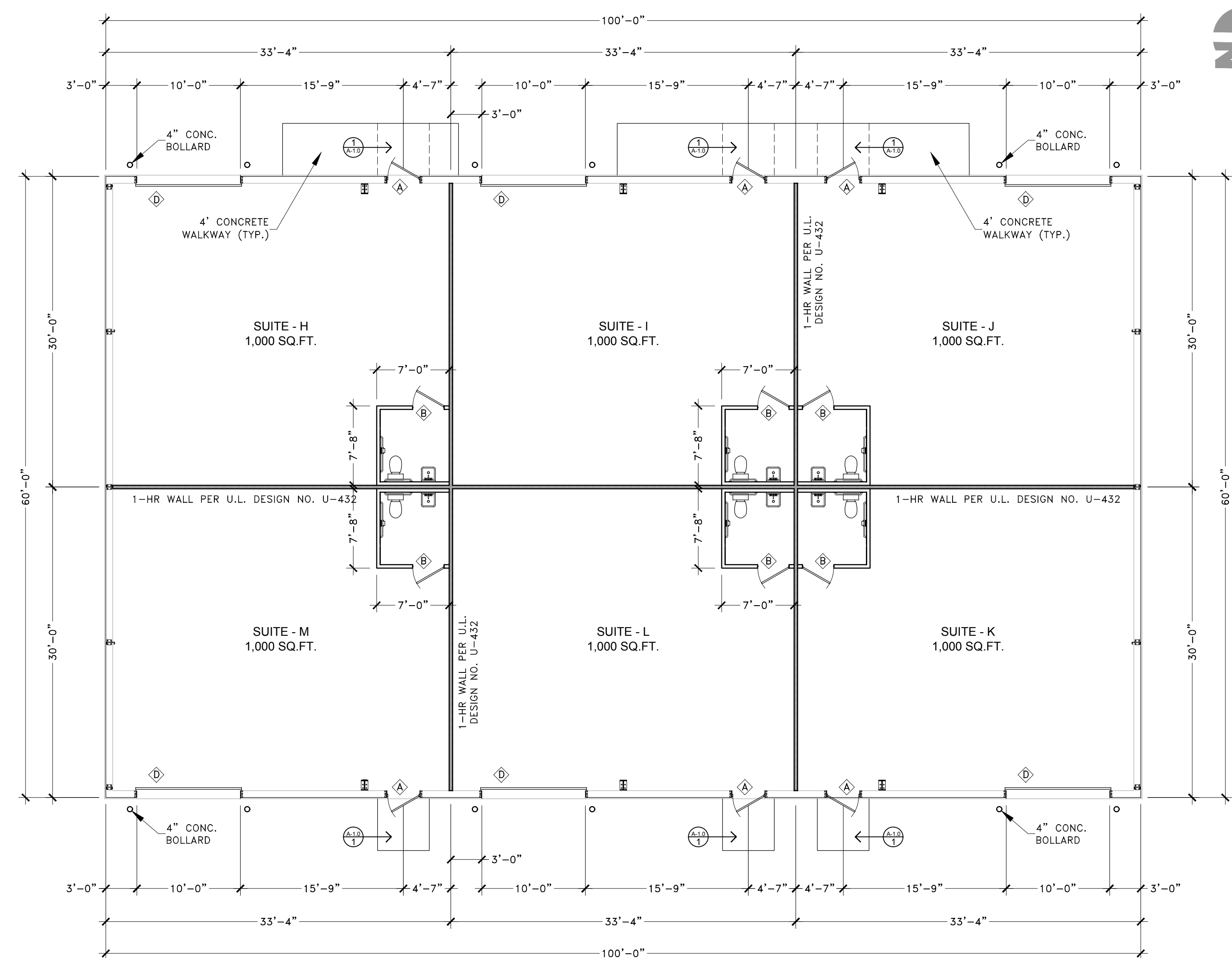
**DOOR HARDWARE**

- 3-HINGES, DOOR CLOSURE, KEY LOCK SET W/LEVER HANDLES AND DEADBOLT.
- 3-HINGES, DOOR CLOSURE, (EXT.) PULL HANDEL W/KEY LOCK SET, (INT.) PANIC HARDWARE.
- 3-HINGES, DOOR CLOSURE, (EXT.) PULL HANDEL W/KEY LOCK SET, (INT.) LEVER HANDLES.
- 3-HINGES, DOOR CLOSURE, PULL HANDEL, PUSH PLATE
- 3-HINGES, DOOR CLOSURE, KEY LOCK SET W/LEVER HANDLES.
- 3-HINGES, DOOR CLOSURE, PRIVACY LATCH SET W/LEVER HANDLES.

**GENERAL NOTES**

- DOOR LATCH SHALL BE RELEASED WHEN SUBJECTED TO A 5LBS. FORCE FOR INTERIOR DOOR AND 8.5LBS. FORCE FOR EXTERIOR DOOR FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL FORCE.
- THE LATCH SHALL HAVE A LEVER AND SHALL BE MOUNTED BETWEEN 34" TO 36" ABOVE THE FINISHED FLOOR.
- ALL INTERIOR DOORS SHALL HAVE DOOR STOPS.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLDS.

**1 DOOR SCHEDULE**



**BUILDING - B PLAN**

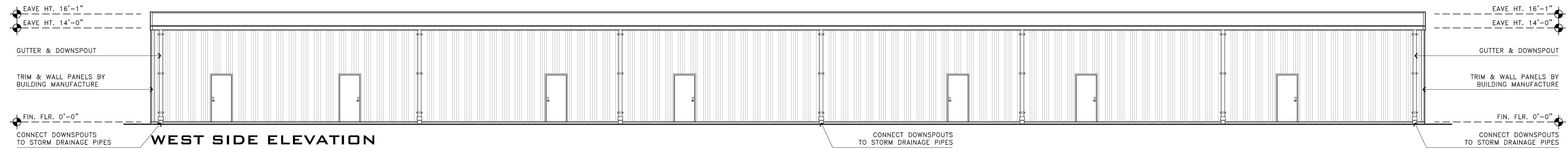
SCALE : 1/8" = 1'-0"

**MISSION BEND VENTURES**  
PROPOSED OFFICE / WAREHOUSE SHELL BUILDING  
16315 BELLAIRE BLVD.  
HOUSTON, TEXAS 77083

REV. NO.	DATE	REMARKS

DRAWN BY : O.S.  
CHECKED BY : O.S.  
JOB NO. : 04142017  
DATE : 6-7-2018

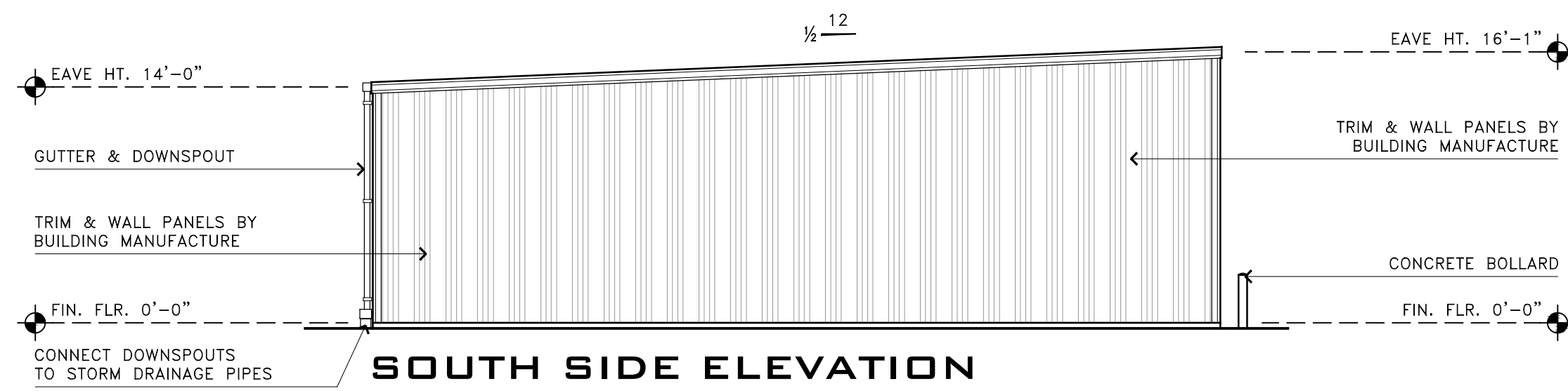
SHEET: 10 OF 18  
**A-1.1**



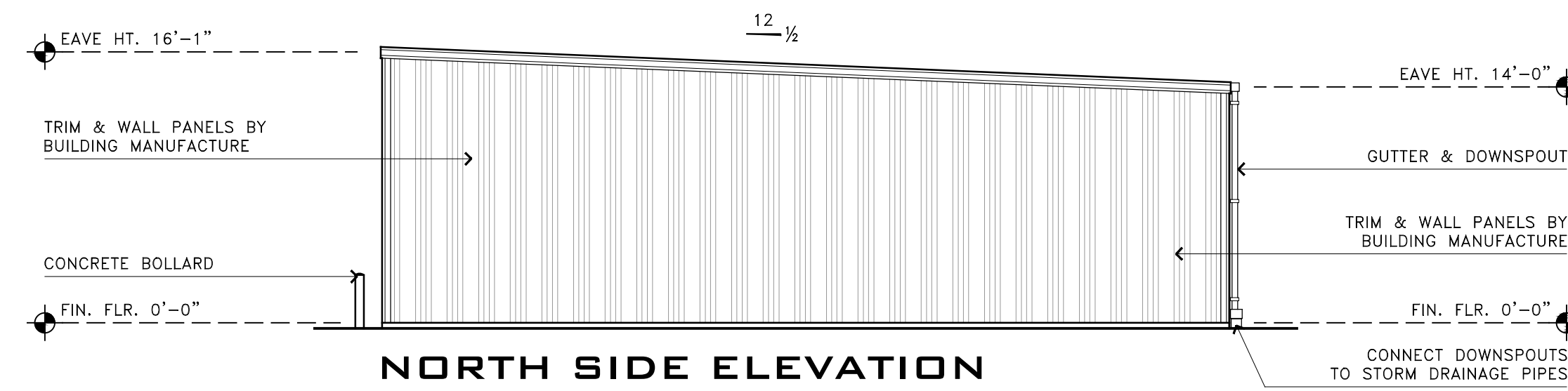
**WEST SIDE ELEVATION**

**CONNECT DOWNSPOUTS TO STORM DRAINAGE PIPES**

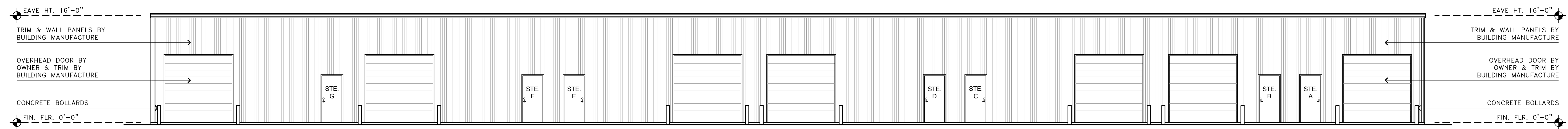
**CONNECT DOWNSPOUTS TO STORM DRAINAGE PIPES**



**SOUTH SIDE ELEVATION**



**NORTH SIDE ELEVATION**



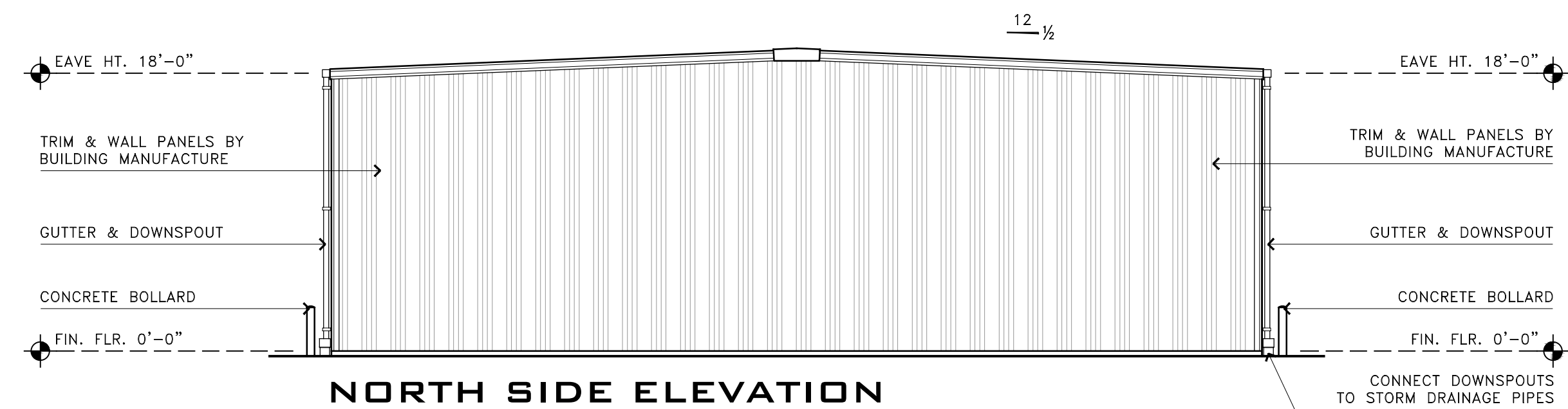
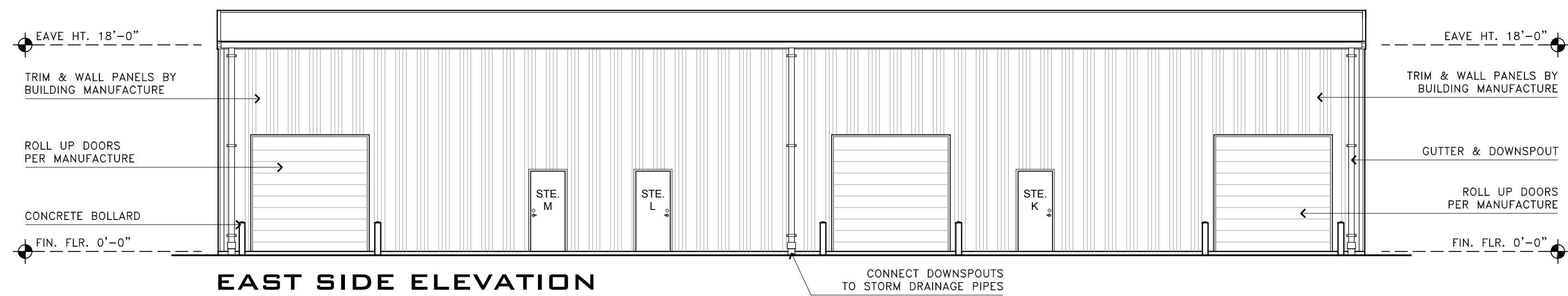
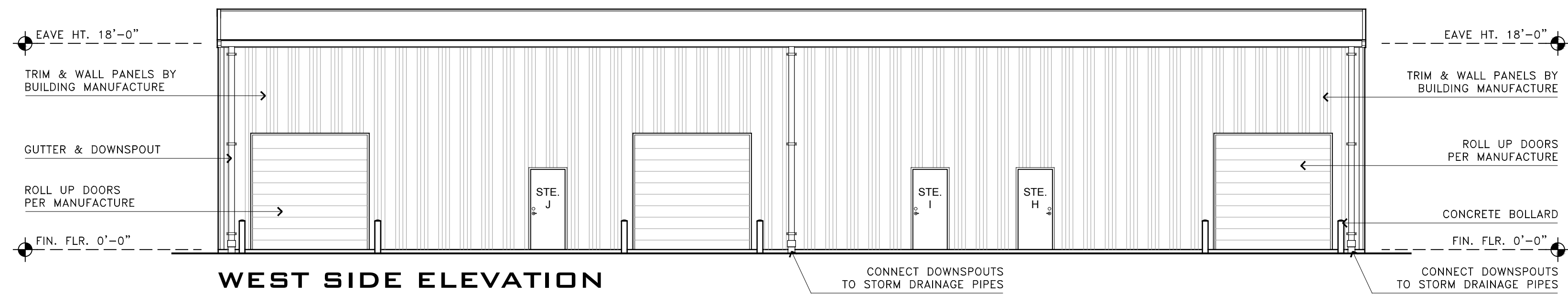
**EAST SIDE ELEVATION**

**EXTERIOR ELEVATIONS**  
 BUILDING - A  
 SCALE : 1/8" = 1'-0"

**MISSION BEND VENTURES**  
 PROPOSED OFFICE / WAREHOUSE SHELL BUILDING  
 16315 BELLAIRE BLVD.  
 HOUSTON, TEXAS 77083

REV. NO.	DATE	REMARKS

DRAWN BY : O.S.  
 CHECKED BY : O.S.  
 JOB NO. : 04142017  
 DATE : 3-13-2018



**EXTERIOR ELEVATIONS**  
 BUILDING - B  
 SCALE : 1/8" = 1'-0"

**MISSION BEND VENTURES**  
 PROPOSED OFFICE / WAREHOUSE SHELL BUILDING  
 16315 BELLAIRE BLVD.  
 HOUSTON, TEXAS 77083

REV. NO.	DATE	REMARKS

DRAWN BY : O.S.  
 CHECKED BY : O.S.  
 JOB NO. : 04142017  
 DATE : 2-13-2018