



A		DATE:	ISSUE:
		7-8-2025	FOR OWNER REVIEW - DD SET

Jerry Tipps, AIA
TX #18756
Not for Regulatory Approval,
Permitting, or Construction.

Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 854 6100 DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972 490 7292

**BUILDING 12
PEARLAND OFFICE
PARK - PH2**

2721 SUNRISE MEADOW DRIVE
PEARLAND, TX., 77584

Project Number:	Sheet Size:
25078	24 x 36
Date / Time Plotted:	
7/8/2025 1:21:43 PM	
Drawn By:	Checked By:
JZ	ET/JT
Project Phase:	
DD	

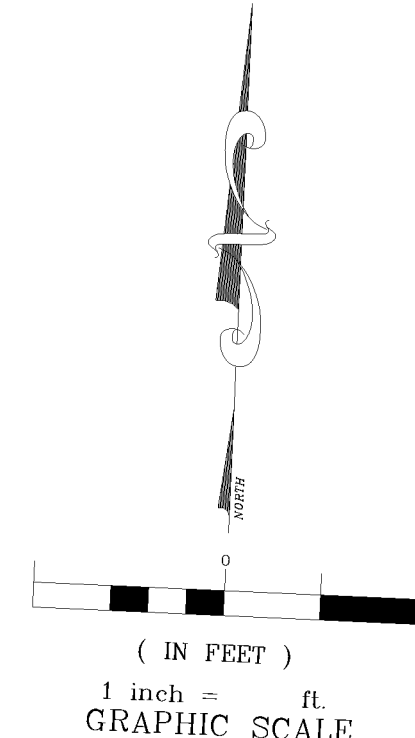
RENDERING

B12-A0.0



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FRANK DOHERTY
LOT 29
C.C.F. NO. 94-030550 B.C.O.R.



ALLISON - RICHEY GULF COAST
HOME COMPANY SUBDIVISION
VOL. 2, PG. 23, B.C.P.R.

THE OLD PLACE, INC.
LOT 30
C.C.F. NO. 97-001270 B.C.O.R.

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2721 SUNRISE MEADOW DRIVE
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MASTER SITE PLAN

B12-A0.1

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SCOPE OF WORK SITE
RE: BLDG NUMBER FOR LOCATION

SUNRISE LAKES SECTION SEVEN
BLOCK 2
VOL. 24, PG. 40, B.C.P.R.

CANDLEWOOD SUITES

NOT A PART
LOT "B"
1.9556 ACRES
85,187 SQ. FT.

NOT A PART

NOT A PART

LOT "D"
1.2354 ACRES
53,813 SQ. FT.

SPRING CREEK
B.B.Q.
NOT A PART

NOT A PART

J.S.C. CREDIT UNION
LOT 1.3A74
JSC FIDELITY CREDIT UNION
F.N. 20064029, B.C.P.R.

(100' R.O.W.)
SUNRISE MEADOW DRIVE

RIGHT-OF-WAY LINE

WAY LINE

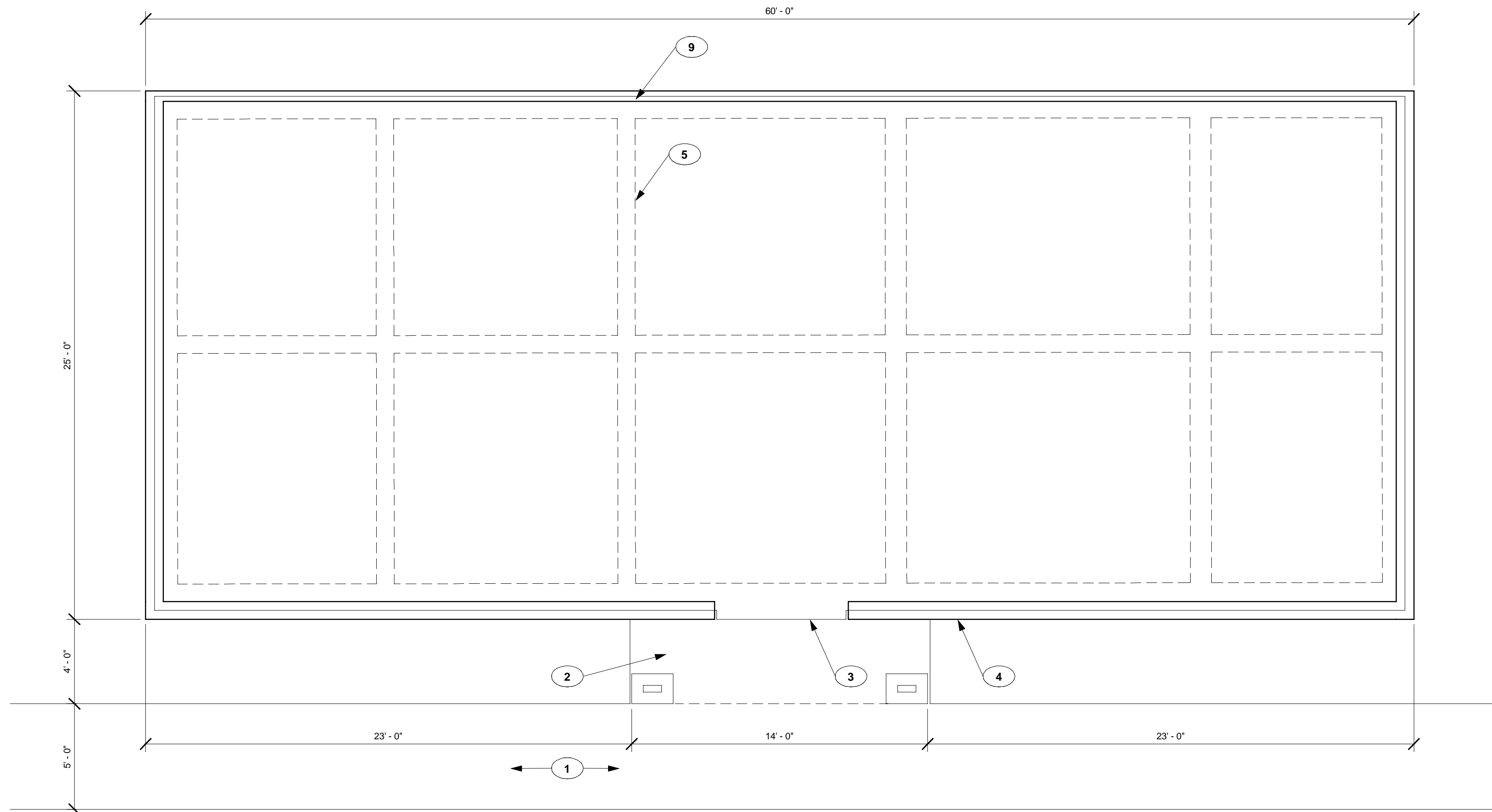
RIGHT-OF-WAY LINE

DRIVEWAY

F.M. 518 (BROADWAY)
(120' R.O.W.)

SITE PLAN
1" = 40'-0"

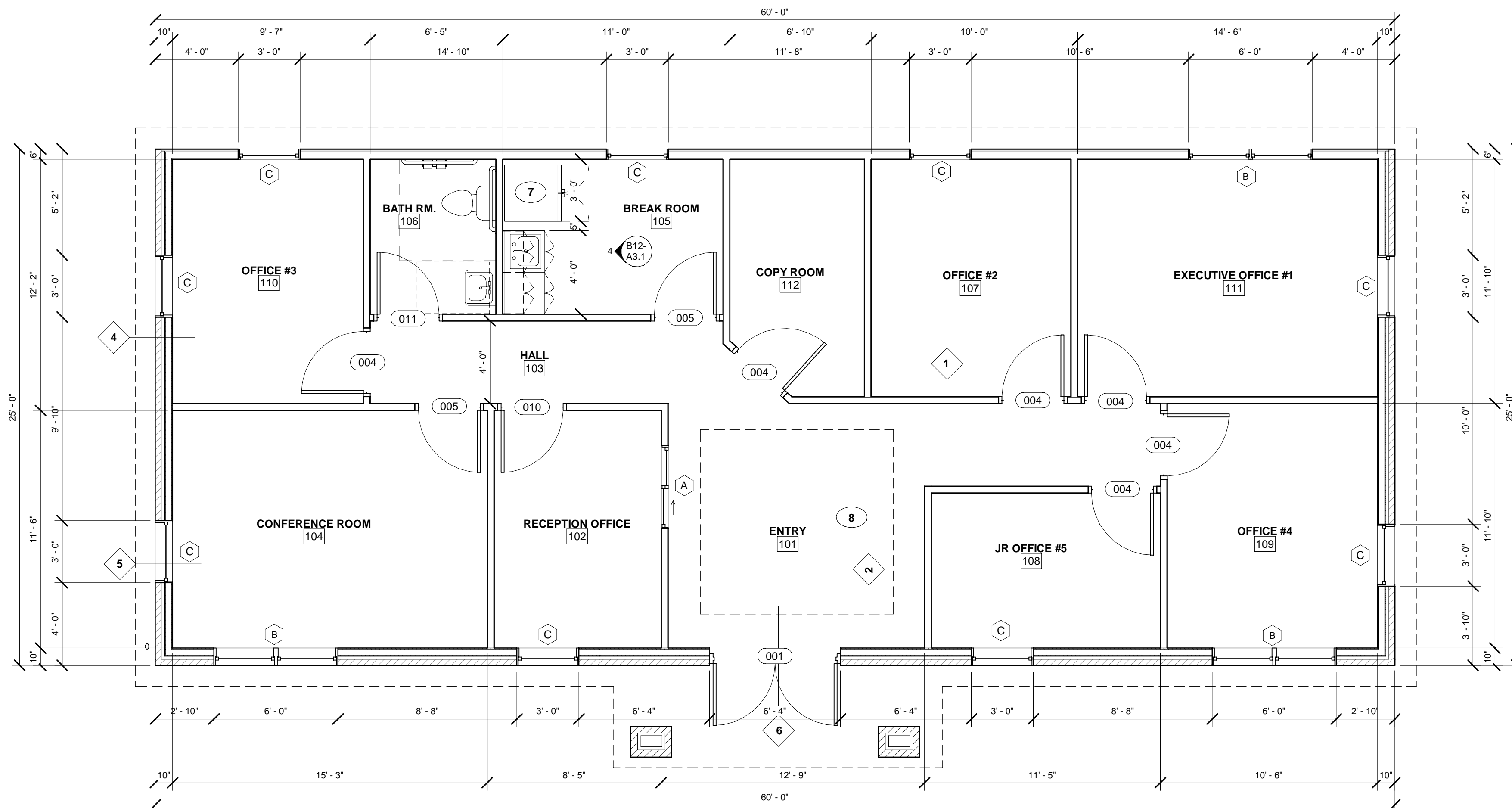
1



BLDG 12 - FOUNDATION PLAN

1/4" = 1'-0"

2



BLDG 12 - FLOOR PLAN

1/4" = 1'-0"

1

GENERAL NOTES

- PRIOR TO THE START OF FRAMING, GENERAL CONTRACTOR SHALL VERIFY ALL FRAMING REQUIREMENTS FOR MECHANICAL EQUIPMENT, MECHANICAL CHASES, PLENUMS, CABINETS, AND OTHER CONTRUCTION ELEMENTS WITHIN THIS BUILDING NOT SPECIFICALLY DETAILED IN THESE CONSTRUCTION DOCUMENTS
- ALL DIMENSIONS ARE TO FINISH FACE OF WALL.
- GENERAL CONTRACTOR IS TO VERIFY ALL DOOR FRAME WIDTHS, COORDINATE WITH WALL TYPE SCHEDULE FOR WALL THICKNESS. REFER TO DOOR SCHEDULE
- LOCATE HUNG SIDE OF DOOR FRAME 4" FROM THE FACE OF ADJACENT PARTITION, UNLESS NOTED OTHERWISE

LEGEND

- 1 WALL TYPE, RE: A4.1
- A WINDOW TYPE, RE: SCHEDULE A6.1
- 001 DOOR TYPE, RE: SCHEDULE A6.1
- 100 RE: FINISH SCHEDULE A3.1

NOTES TO SHEETS

○ = KEYED NOTES

- EXISTING SIDEWALK, RE: SITE DRAWINGS BY OTHERS
- 5" THICK CONCRETE SIDEWALK IN THIS SCOPE. RE: SITE DETAILS BY OTHERS FOR SIDEWALK DETAIL. 2% SLOPE AWAY FROM DOOR.
- ENTRY THRESHOLD
- 5 1/2" W X 1 1/2" D BRICKLEDGE
- GRADE BEAM RE: STRUCTURAL DRAWINGS BY OTHERS
- ELECTRICAL PANEL: MEP DRAWINGS BY OTHERS
- REFRIGERATOR BY TENANT
- RAISED CEILING & COVE LIGHT
- 1 1/2" x 1/2" LEDGE FOR SIDING.



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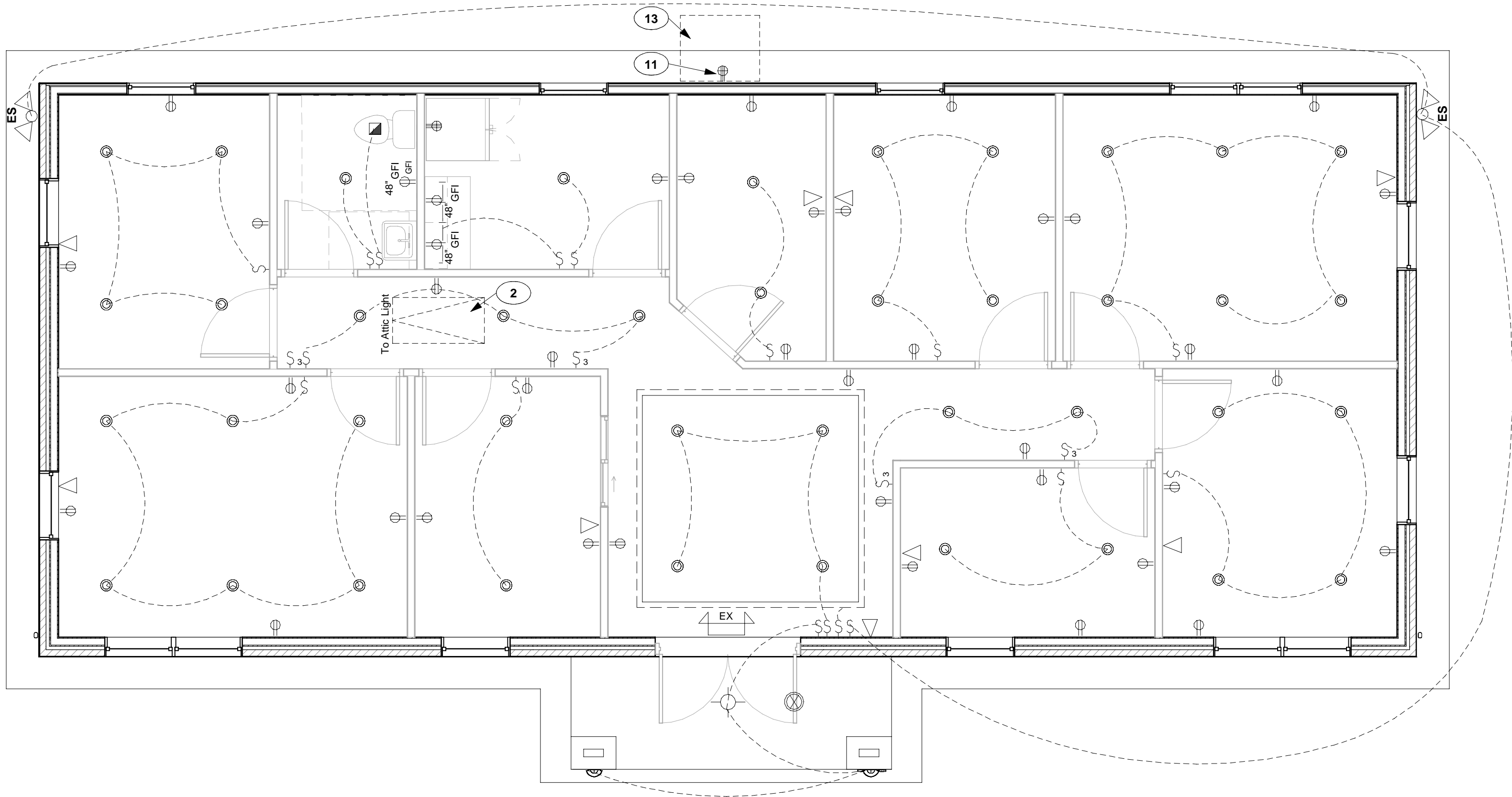
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2721 SUNRISE MEADOW DRIVE
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25078	24 x 36
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FLOOR &
FOUNDION PLANS

B12-A1.1

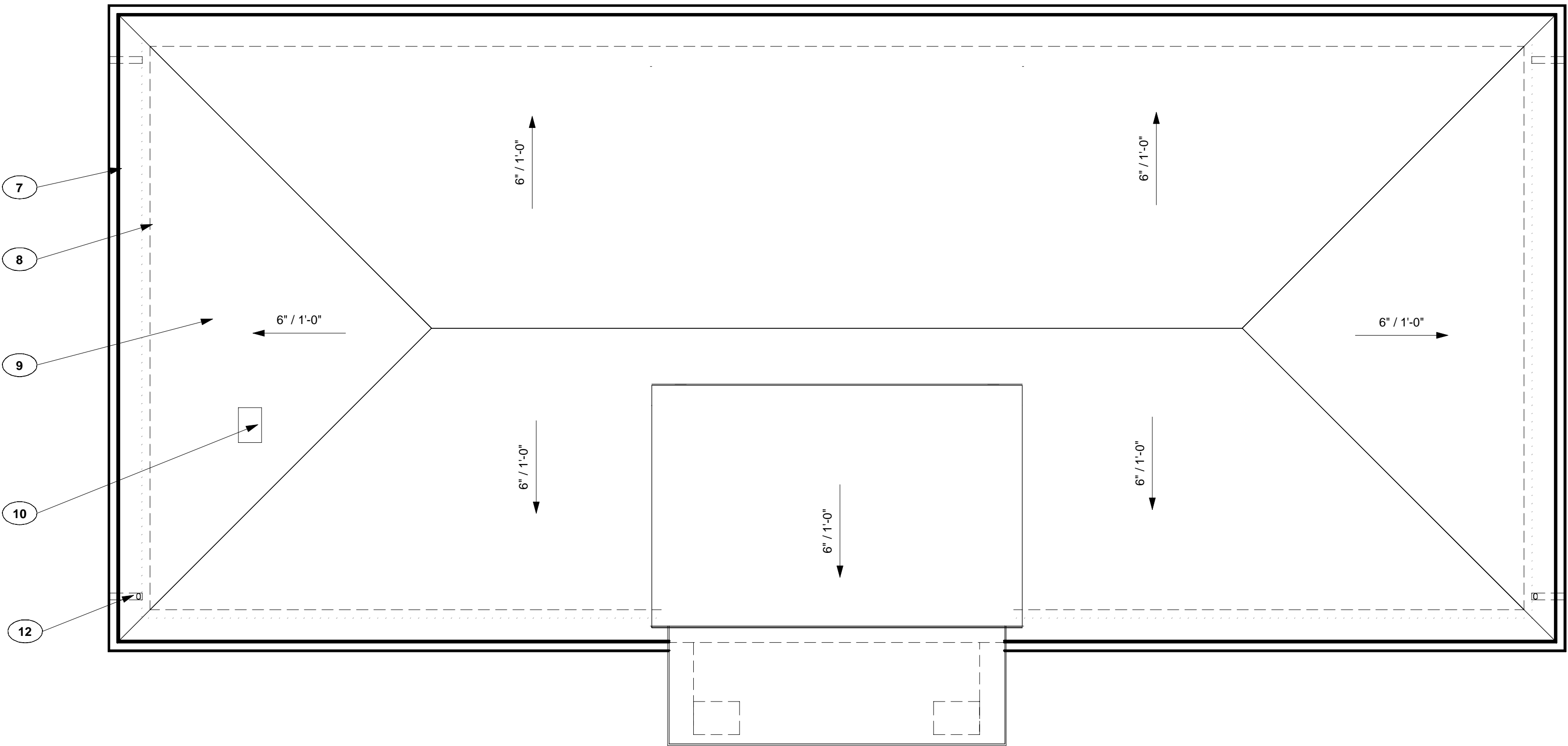


BLDG 12 - ELECTRICAL PLA2
1/4" = 1'-0"

2

- LEGEND**
- RECESSED CAN LIGHT
 - WALL MOUNT SCNCE LIGHT, DECORATIVE FIXTURE , WET RATED
 - SINGLE POLE SWITCH
 - 3 WAY SWITCH
 - SINGLE OUTLET (18" TYP.,U.N.O.)
 - GFI SINGLE OUTLET
 - DEDICATED 220
 - EXHAUST FAN
 - WATERPROOF OUTLET
 - SURFACE MOUNTED SOFFIT LIGHT FIXTURE, WET RATED
 - EXIT SIGH WITH EMERGENCY LIGHT
 - EMERGENCY LIGHT
 - EMERGENCY EXTERIOR SOFFIT LIGHT
 - DATA
 - UNDERCABINET LIGHTING
 - WALL MOUNTED EXTERIOR SAFETY LIGHT

- NOTES TO SHEETS** ○ = KEYED NOTES
- CEILING FURRDOWN WITH LIGHT COVE LED
 - ATTIC PULL DOWN ACCESS LADDER
 - ELECTRICAL PANEL & DATA BOARD IN CLOSET
 - HARDI-PANEL SOFFIT
 - SCHEDULED MASONRY LINTEL RE: B1 - A2.1
 - ALL CEILINGS ARE 5/8" DRYWALL
 - 4" CONTINUOUS 24 GAUGE GUTTER
 - EXTERIOR WALL BELOW
 - SCHEDULED COMPOSITION ASPHALT SHINGLE ROOF
RE: ELEVATIONS
 - ROOF VENT RE: MEP PLANS
 - POWER FOR AC UNIT, RE: MEP PLANS
 - 4"x4", 24 GAUGE DOWNSPOUT COORDINATE FOR CONNECTION TO
DIDEWALK DRAIN AT FRONT DOWNSPOUTS, SPLASHBLOCK AT ALL
OTHERS.
 - HVAC CONDENSOR PAD



BLDG 12 - ROOF PLAN
1/4" = 1'-0"

1



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**ROOF &
ELECTRICAL PLANS**

B12-A1.2



BR-1
METRO BRICK & STONE CO.
V225 (LIGHTER GREY BRICK)
RUNNING BOND



BR-2
METRO BRICK & STONE CO.
V500 (DARKER BRICK)
RUNNING BOND



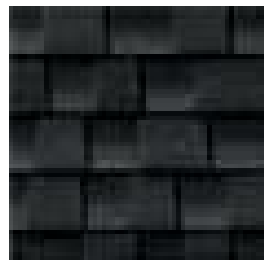
BR-3
APACHE STONE
SILVERADO (WHITE BRICK)
RUNNING BOND



ST-1
APACHE STONE
TEXAS WHITE STONE



HARDIPLANK
JAMES HARDIE
FIBER CEMENT
SIDING



COMPOSITION
SHINGLE
GAF CHARCOAL



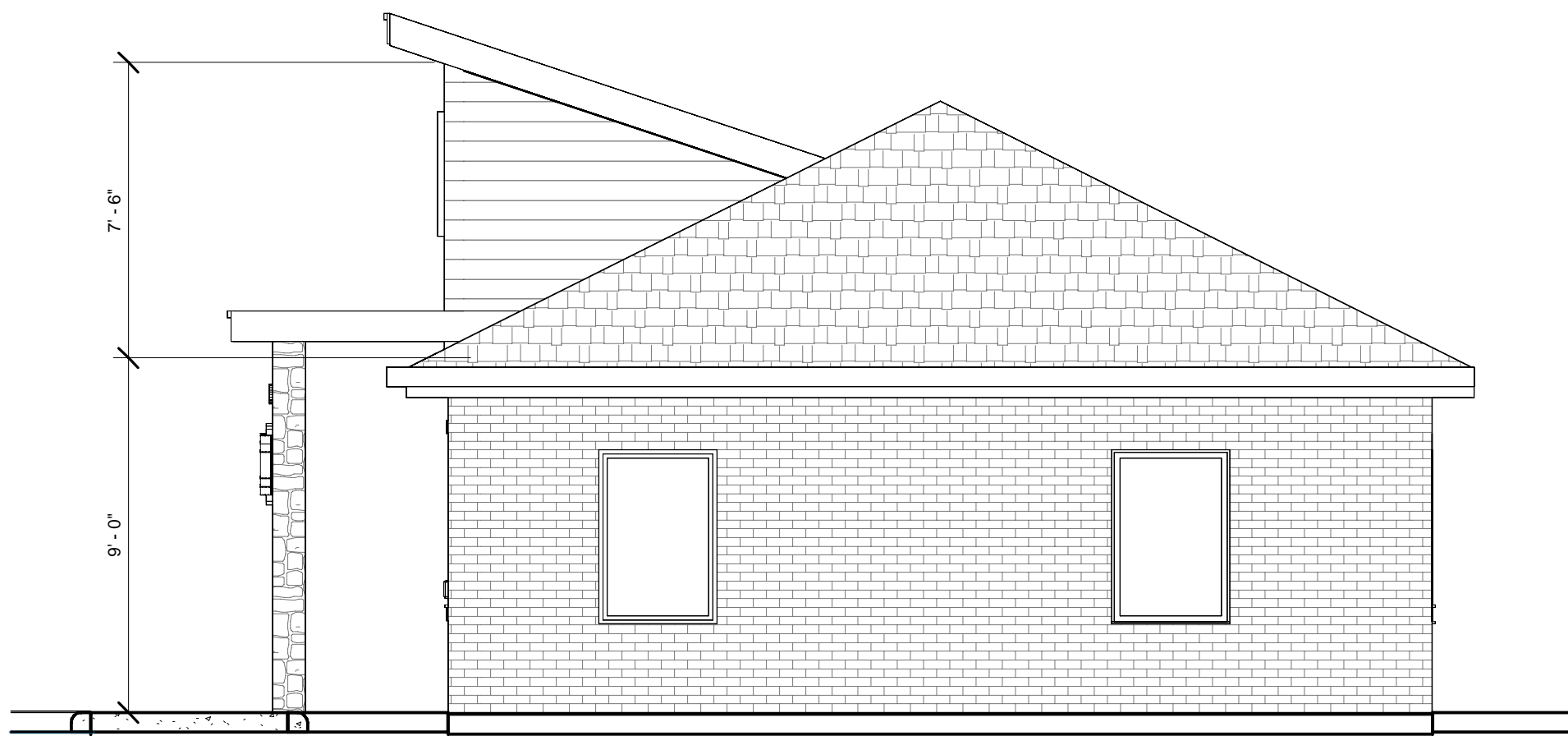
TEXAS CREAM
CHOPPED

NOTE:

1. ALL MATERIAL FINAL SELECTIONS SUBJECT TO CHANGE BY LANDLORD, TENANT, OR GENERAL CONTRACTOR

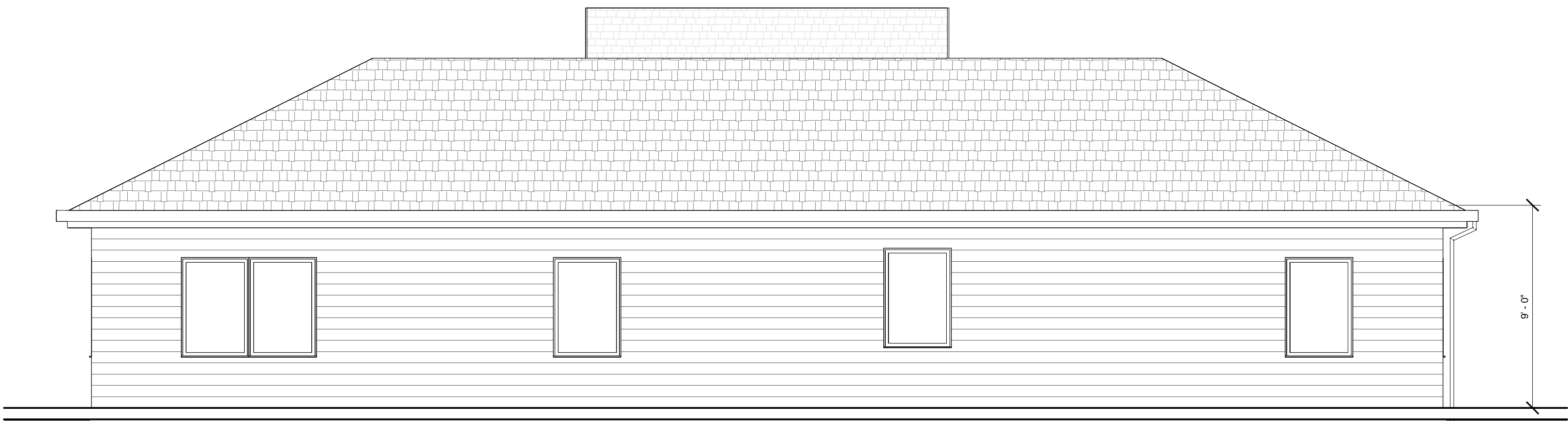
MATERIOR OPTIONS

5



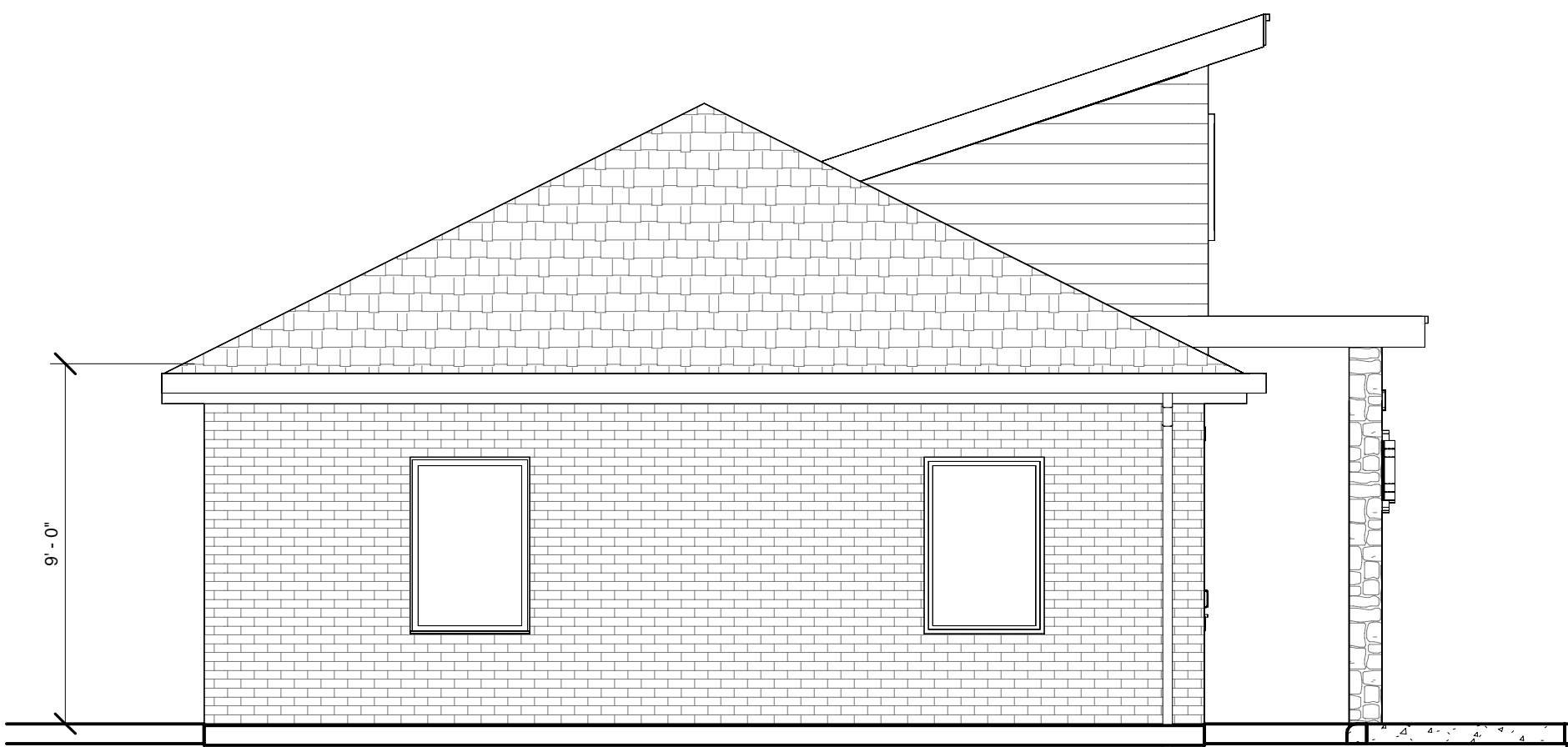
BLDG 12 - RIGHT ELEVATION
RE: A 0.2-1 | 1/4" = 1'-0"

4



BLDG 12 - REAR ELEVATION
RE: A 0.2-1 | 1/4" = 1'-0"

3



BLDG 12 - LEFT ELEVATION
RE: A 0.2-1 | 1/4" = 1'-0"

2



BLDG 12 - FRONT ELEVATION
RE: A 0.2-1 | 1/4" = 1'-0"

1



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EXTERIOR
ELEVATIONS

B12-A2.1



B12 - FRONT VIEW

3



B12 - AERIAL VIEW

2



B12 - EYE LEVEL VIEW

1



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**PERSPECTIVE
VIEWS**

B12-A7.0