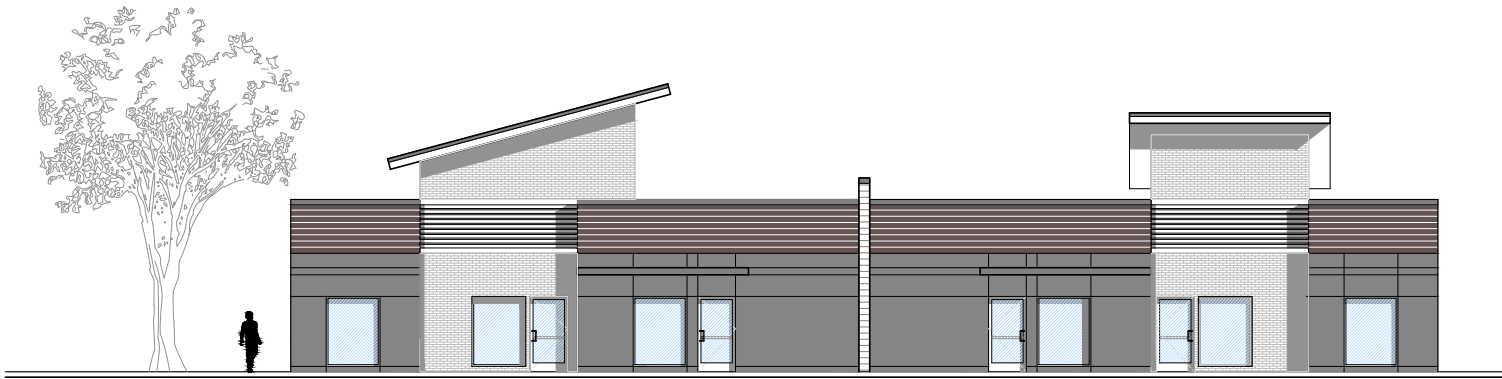


OFFICE CONDO AT SANTAVY ST. BAYTOWN, TX

1500 SANTAVY ST, BLDG 100, BAYTOWN, TX 77521



CONSULTANTS:

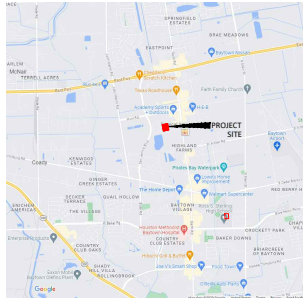
ARCHITECTURAL DESIGN SERVICES: **PENH STUDIO, LLC**

CIVIL ENGINEER: **MOMENTUM ENGINEERING COMPANY, LLC**

MEP DESIGN: **MEP GREEN DESIGN & BUILD, PLLC**

STRUCTURAL DESIGN: **KEYSTONE BUILDING GROUP.**

IMPORTANT NOTES FOR CONTRACTOR: WORK DONE ON THE PREMISES OR IN CONNECTION WITH PROSECUTION OF THIS CONTRACT SHALL BE AT THE CONTRACTORS RISK AND CONTRACTOR SHALL ASSUME ANY AND ALL LIABILITY AND SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT OR THE DESIGNER, ENGINEERS AND ANY OTHER PERSON, FIRM, CORPORATION, THEIR AGENTS, SERVANTS, OR EMPLOYEES, OF AND FROM CLAIMS OR DEMANDS, COSTS, EXPENSES, LOSS OR DAMAGE ON ACCOUNT OF BODILY INJURY, SICKNESS OR DISEASE, INCLUDING DEATH, TO EMPLOYEES OF CONTRACTOR OR ANY OTHER PERSON, OR DAMAGE TO PROPERTY, INCLUDING LOSS OF USE THEREOF SUFFERED BY EMPLOYEES OF CONTRACTOR OR OF ANY PERSON, OR OF LIABILITY IMPOSED UPON SAID OWNER BY LAW, ARISING OUT OF THE OPERATION OF THIS CONTRACT.



IMPORTANT NOTES FOR GENERAL CONTRACTOR:

GENERAL CONTRACTOR MUST BE FAMILIAR WITH THE EXISTING CONDITIONS AND RESTRICTIONS REGARDING FUTURE DEVELOPMENT ON THE SUBJECT PROPERTY PER RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS. GENERAL CONTRACTOR MUST HAVE A COPY OF THE ABOVE DOCUMENT FROM THE OWNER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE DOCUMENT AS MENTIONED ABOVE AND THE APPLICABLE BUILDING CODE REQUIREMENTS PER ALL REGULATORY AUTHORITIES HAVING JURISDICTION OVER THE SITE. FOR MORE INFORMATION PLEASE CONTACT THE OWNER OR THE OWNER'S REPRESENTATIVE.

OTHER IMPORTANT NOTES:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION TAKE PRECEDENCE. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE COMMENCING WORK.

MATERIAL INDICATIONS :

	CONCRETE BLOCK (PLAN)		CERAMIC TILE
	CONCRETE		EARTH / SOIL
	STONE		GRASS
	BRICK		WOOD FINISH
	HARDI PLANK / CEMENT BOARD		WOOD BLOCKING
	INSULATION (BLANKET OR BATT)		WOOD BLOCKING CONTINUOUS
	GRAVEL OR CRUSHED ROCK OR POROUS FILL		PAVERS
	METAL		RIGID BOARD INSULATION
	STUCCO OR PLASTER		

SYMBOLS :

SYMBOL EXAMPLE	SYMBOL DESCRIPTION
	RESTROOM
	AREA NO.
	AREA NAME
	DOOR SYMBOL
	WALL TYPE AND PARTITION TYPE TAG
	WALL SECTION
	BLDG. EXTERIOR ELEVATION
	WINDOW SYMBOL
	ENLARGED DETAIL CALL OUT DETAIL NO. / SHEET NO.
	INTERIOR ELEV. NO. / SHEET NO.
	COLUMN GRID CALL OUTS
	REVISION CLOUD WITH NO.
	NORTH SIGN
	BUILDING DATUM ELEVATION OR ELEVATION NOTATIONS

GENERAL SHEET INDEX :

COV	- COVER SHEET
G0.01	- GEN. SHEET INDEX, SYMBOLS & CODES
G0.02	- GENERAL NOTES SHEET
ARCHITECTURAL :	
A0.01	- ARCHITECTURAL SITE PLAN
A0.02	- SITE DETAIL
A0.03	- FIRE LANE SITE PLAN
A0.04	- DEVELOPMENT PLAN
A1.01	- ARCHITECTURAL FLOOR PLAN
A1.02	- REFLECTED CEILING PLAN & DETAILS
A1.03	- LIFE SAFETY PLAN
A1.04	- ARCHITECTURAL ROOF PLAN
A2.01	- EXTERIOR ELEVATION & FINISHES
A2.02	- EXTERIOR ELEVATION & FINISHES
A3.01	- WALL SECTIONS
A3.02	- WALL SECTIONS
A3.03	- WALL SECTIONS
A4.01	- ENLARGED RESTROOM PLANS & ELEVATION
A4.02	- ENLARGED RESTROOM PLANS & ELEVATION
A4.03	- ENLARGED RESTROOM PLANS & ELEVATION
A6.01	- DOOR & HARDWARE SCHEDULE
A6.02	- WINDOW SCHEDULE & INTERIOR FINISH SCHEDULE
A6.03	- PARTITION SCHEDULE
TAS.01	- TEXAS ACCESSIBILITY STANDARD DETAILS
TAS.02	- TEXAS ACCESSIBILITY STANDARD DETAILS
STRUCTURE :	
S0.01	- GENERAL NOTE
S0.02	- GENERAL NOTE
S0.03	- SPECIAL INSPECTION NOTES
S1.00	- COMPONENTS & CLADDING PRESSURES
S2.00	- FOUNDATION PLAN
S2.10	- ROOF FRAMING PLAN
S2.20	- HIGH ROOF FRAMING PLAN
S2.30	- SHEAR WALL PLAN
S3.00	- TYPICAL DETAILS
S3.10	- GENERAL FOUNDATION DETAILS
S3.20	- FOUNDATION SECTION
S3.30	- FOUNDATION SECTION
S4.00	- STRUCTURAL DETAIL
S4.10	- STRUCTURAL DETAIL
S4.20	- FRAMING DETAILS
S4.30	- FRAMING DETAILS
S4.40	- FRAMING DETAILS
S5.00	- DUMPSTER AND LIGHT POLE DETAILS
CIVIL :	
C1.00	- COVER SHEET
C2.00	- SITE DRAINAGE & DETENTION PLAN
C3.00	- SITE GRADING & PAVING PLAN
C4.00	- STORM WATER POLLUTION PREVENTION PLAN
C5.00	- SITE UTILITIES PLAN
C6.00	- CONSTRUCTION NOTES
C7.00	- CONSTRUCTION DETAILS
C8.00	- STANDARD SUBDIVISION STREET DETAILS
C9.00	- STANDARD CURB & GUTTER, SIDEWALK DETAILS
C10.00	- STANDARD STORM SEWER DETAILS
C11.00	- STANDARD SANITARY SEWER DETAILS
C12.00	- STANDARD SUBDIVISION WATER DETAILS
MECHANICAL :	
M1.00	- MECHANICAL SPECIFICATIONS & SYMBOLS
M1.10	- MECHANICAL TECHNICAL SCHEDULES
M2.00	- MECHANICAL FIRST FLOOR PLAN
M2.10	- MECHANICAL ROOF PLAN
M3.00	- MECHANICAL INSTALLATION DETAILS
M4.00	- MECHANICAL COMCHECK REPORT
M5.00	- MECHANICAL HEATING AND COOLING LOAD
ELECTRICAL :	
E1.00	- ELECTRICAL ONE LINE DIAGRAM
E1.10	- ELEC. SHORT CIRCUIT & VOLT. DROP CALCULATION
E1.20	- ELEC. NOTES & LEGEND OF SYMBOLS
E2.00	- LIGHTING FIRST FLOOR PLAN
E3.00	- POWER FIRST FLOOR PLAN
E4.00	- ELECTRICAL SITE PLAN
E4.10	- ELECTRICAL PHOTOMETRIC
E4.20	- LIGHTING CUT SHEETS
E5.00	- ELECTRICAL PANELS SCHEDULE
E6.00	- ELECTRICAL COMCHECK REPORT
PLUMBING :	
P1.00	- PLUMBING NOTES AND LEGEND
P1.10	- PLUMBING SCHEDULE
P2.00	- PLUMBING SITE PLAN
P3.00	- SANITARY SEWER FLOOR PLAN
P3.10	- STORM DRAINAGE ROOF PLAN
P4.00	- DOMESTIC WATER FLOOR PLAN
P5.00	- PLUMBING RISER AND DETAILS

CODE ANALYSIS:

THE DESIGN AND DRAWINGS OF THIS PROJECT HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING CODE AND LOCAL BUILDING ORDINANCES. NOTIFY THE ARCHITECT OF ANY CONFLICTS.

- 2018 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2012 TEXAS ACCESSIBILITY
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2020 NATIONAL ELECTRICAL CODE

BUILDING DATA:
OCCUPANCY GROUP : B
TYPE OF CONSTRUCTION : VB

BUILDING HEIGHT (ALLOWABLE) : 40'-0" (2 STORY)
BUILDING HEIGHT (ACTUAL) : 22'-0" (1 STORY)

BUILDING AREA (ALLOWABLE) : 9,000 SQ.FT
BUILDING AREA (ACTUAL) : 4,945 SQ.FT

SUITE 101

OCCUPANCY CALCULATIONS (TABLE 1004.1.2) :
CONFERENCE : 495 SQ.FT./15 NET = 33

TOTAL = 33 OCCUPANTS

FIRE PROTECTION / LIFE SAFETY SYSTEM:

SPRINKLER SYSTEM : NO
STANDPIPES : NO
FIRE EXTING : YES
EXIT SIGN : YES
FIRE ALARMS : NO
EMERGENCY LIGHTING : YES

EGRESS CRITERIA:
MIN. EGRESS REQUIREMENTS:

* 1 EXIT IS REQUIRED WHEN OCCUPANT LOAD IS < 49

EXITS PROVIDED : 01 NO.
MIN. TOTAL EGRESS WIDTH REQ'D : 0.20X33 = 6.6 INCH
TOTAL EGRESS WIDTH PROVIDED : 32 INCH.

ALLOWABLE MAX. DEAD END LIMIT : 20'-0"
ALLOWABLE MAX. TRAVEL DISTANCE TO EXIT : 200'-0"

SUITE 102

OCCUPANCY CALCULATIONS (TABLE 1004.1.2) :
OFFICE & RECEPTION : 392 SQ.FT./150 GROSS = 03
BREAK ROOM : 54 SQ.FT./15 NET = 04

TOTAL = 07 OCCUPANTS

FIRE PROTECTION / LIFE SAFETY SYSTEM:

SPRINKLER SYSTEM : NO
STANDPIPES : NO
FIRE EXTING : YES
EXIT SIGN : YES
FIRE ALARMS : NO
EMERGENCY LIGHTING : YES

EGRESS CRITERIA:
MIN. EGRESS REQUIREMENTS:

* 1 EXIT IS REQUIRED WHEN OCCUPANT LOAD IS < 49

EXITS PROVIDED : 01 NO.
MIN. TOTAL EGRESS WIDTH REQ'D : 0.20X07 = 1.4 INCH
TOTAL EGRESS WIDTH PROVIDED : 32 INCH.

ALLOWABLE MAX. DEAD END LIMIT : 20'-0"
ALLOWABLE MAX. TRAVEL DISTANCE TO EXIT : 200'-0"

SUITE 103

OCCUPANCY CALCULATIONS (TABLE 1004.1.2) :
OFFICE & RECEPTION : 735 SQ.FT./150 GROSS = 05
BREAK ROOM : 110 SQ.FT./15 NET = 08

TOTAL = 13 OCCUPANTS

FIRE PROTECTION / LIFE SAFETY SYSTEM:

SPRINKLER SYSTEM : NO
STANDPIPES : NO
FIRE EXTING : YES
EXIT SIGN : YES
FIRE ALARMS : NO
EMERGENCY LIGHTING : YES

EGRESS CRITERIA:
MIN. EGRESS REQUIREMENTS:

* 1 EXIT IS REQUIRED WHEN OCCUPANT LOAD IS < 49

EXITS PROVIDED : 01 NO.
MIN. TOTAL EGRESS WIDTH REQ'D : 0.20X13 = 2.6 INCH
TOTAL EGRESS WIDTH PROVIDED : 32 INCH.

ALLOWABLE MAX. DEAD END LIMIT : 20'-0"
ALLOWABLE MAX. TRAVEL DISTANCE TO EXIT : 200'-0"

SUITE 104

OCCUPANCY CALCULATIONS (TABLE 1004.1.2) :
OFFICE & RECEPTION : 735 SQ.FT./150 GROSS = 05
BREAK ROOM : 110 SQ.FT./15 NET = 08

TOTAL = 13 OCCUPANTS

FIRE PROTECTION / LIFE SAFETY SYSTEM:

SPRINKLER SYSTEM : NO
STANDPIPES : NO
FIRE EXTING : YES
EXIT SIGN : YES
FIRE ALARMS : NO
EMERGENCY LIGHTING : YES

EGRESS CRITERIA:
MIN. EGRESS REQUIREMENTS:

* 1 EXIT IS REQUIRED WHEN OCCUPANT LOAD IS < 49

EXITS PROVIDED : 01 NO.
MIN. TOTAL EGRESS WIDTH REQ'D : 0.20X13 = 2.6 INCH
TOTAL EGRESS WIDTH PROVIDED : 32 INCH.

ALLOWABLE MAX. DEAD END LIMIT : 20'-0"
ALLOWABLE MAX. TRAVEL DISTANCE TO EXIT : 200'-0"

SUITE 105

OCCUPANCY CALCULATIONS (TABLE 1004.1.2) :
OFFICE & RECEPTION : 392 SQ.FT./150 GROSS = 03
BREAK ROOM : 54 SQ.FT./15 NET = 04

TOTAL = 07 OCCUPANTS

FIRE PROTECTION / LIFE SAFETY SYSTEM:

SPRINKLER SYSTEM : NO
STANDPIPES : NO
FIRE EXTING : YES
EXIT SIGN : YES
FIRE ALARMS : NO
EMERGENCY LIGHTING : YES

EGRESS CRITERIA:
MIN. EGRESS REQUIREMENTS:

* 1 EXIT IS REQUIRED WHEN OCCUPANT LOAD IS < 49

EXITS PROVIDED : 01 NO.
MIN. TOTAL EGRESS WIDTH REQ'D : 0.20X07 = 1.4 INCH
TOTAL EGRESS WIDTH PROVIDED : 32 INCH.

ALLOWABLE MAX. DEAD END LIMIT : 20'-0"
ALLOWABLE MAX. TRAVEL DISTANCE TO EXIT : 200'-0"

SUITE 106

OCCUPANCY CALCULATIONS (TABLE 1004.1.2) :
OFFICE & RECEPTION : 392 SQ.FT./150 GROSS = 03
BREAK ROOM : 54 SQ.FT./15 NET = 04

TOTAL = 07 OCCUPANTS

FIRE PROTECTION / LIFE SAFETY SYSTEM:

SPRINKLER SYSTEM : NO
STANDPIPES : NO
FIRE EXTING : YES
EXIT SIGN : YES
FIRE ALARMS : NO
EMERGENCY LIGHTING : YES

EGRESS CRITERIA:
MIN. EGRESS REQUIREMENTS:

* 1 EXIT IS REQUIRED WHEN OCCUPANT LOAD IS < 49

EXITS PROVIDED : 01 NO.
MIN. TOTAL EGRESS WIDTH REQ'D : 0.20X07 = 1.4 INCH
TOTAL EGRESS WIDTH PROVIDED : 32 INCH.

ALLOWABLE MAX. DEAD END LIMIT : 20'-0"
ALLOWABLE MAX. TRAVEL DISTANCE TO EXIT : 200'-0"



PHONE: (281) 687 4268; (832) 279 7898
EMAIL: OFFICE@PENHSTUDIO.COM
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PROFESSIONAL SEAL



SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT TO DESIGN OR ARCHITECTURAL DESIGN CONCEPT. THE RESPONSIBILITY OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS, AS SHOWN ON THESE DRAWINGS, IS THE RESPONSIBILITY OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE WORK. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION WORK.

OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)

1500 SANTAVY ST, BLDG 100,
BAYTOWN, TX 77521

PROJECT SCHEDULE:	
DATE	DESCRIPTION

REVISION		
NO	DESCRIPTION	DATE

DRAWN BY: PE / NH CHECKED BY:

SCALE
AS NOTED
PENH STUDIO PROJECT NO.
23-103
DRAWING TITLE
GENERAL SHEETS INDEX & CODE ANALYSIS
DRAWING NUMBER

G0.01

GENERAL NOTES

- DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
- CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
- ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENT SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERRECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
- ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO BIDDING.
- CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
- PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
- RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES (IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
- GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
- ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
- SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- REFER TO CIVIL DRAWING FOR SITE WORK.
- GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS (IF ANY) IN AREA OF NEW CONSTRUCTION.
- CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
- ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE". ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
- FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.3.4.
- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS 4.5.

KEYED NOTE

- HANDICAP SYMBOL
- HANDICAP SIGN
- ADA/TAS STRIPPED AISLE. BRICK PAVERS.
- ADA/TAS COMPLAINT RAMP @ 1:12 SLOPE WITH TRUNCATED DOME SURFACE (TYPICAL). PROVIDE HANDRAIL IF RAMP RISES GREATER THAN 0'-6".
- CONCRETE WHEEL STOP.
- 16" LIGHT POLE. LIGHT FIXTURE WITH CUT OFF SHIELD.
- HIGH PROPOSED C.M.U. DUMPSTER ENCLOSURE. PLEASE ENSURE THE GATE DOOR IS MADE OF SOLID METAL OR WOOD. PLEASE NOTE CHAIN-LINK GATE IS NOT ACCEPTED AS PER CITY OF BAYTOWN.
- 6" REINFORCED CONCRETE CURB (TYP.). RE: CIVIL.
- GC TO INSTALL PROTECTIVE BOLLARD.
- TYP. PAVING. RE: CIVIL.
- LANDSCAPING ISLAND.
- PROPOSED MONUMENT SIGN. VERIFY HEIGHT AND SIGN LOCATION WITH OWNER & SIGNAGE COMPANY. NOT PART OF THIS PERMIT.

LAND AREA : 4.160 ACRES

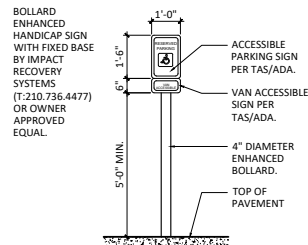
PARKING REQUIREMENT: 3 PARKING / BLDG + 1 ADDITIONAL PARKING / EVERY 200 SQ.FT OVER 500 SQ.FT

OFFICE TYPE	BLDG COUNT	AREA-500 SQ.FT	PARKING PER BUILDING TYPE	PARKING PER BLDG COUNT	PARKING X
OFFICE TYPE A	6	4945-500-4445	1000	22,225	22.2 X 6 = 133.2
OFFICE TYPE B	4	2250-500-1750	1000	8.75	8.75 X 4 = 35
OFFICE TYPE C	2	3600-500-3100	1000	15.5	15.5 X 2 = 31
OFFICE TYPE D	8	2000-500-1500	1000	7.5	7.5 X 8 = 60

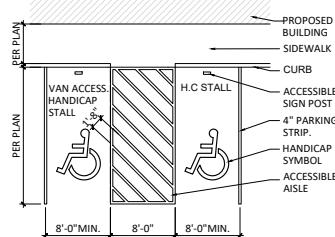
TOTAL PARKING REQUIRED = 259

PARKING PROVIDED

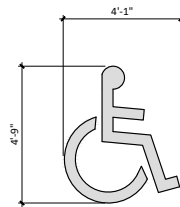
STALLS	185
HANDICAP STALLS	14
TOTAL PROVIDED	199



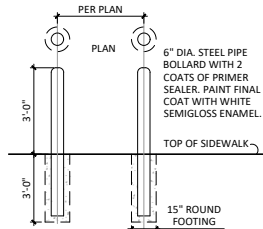
HANDICAP SIGN POST | 16 | SCALE: NTS



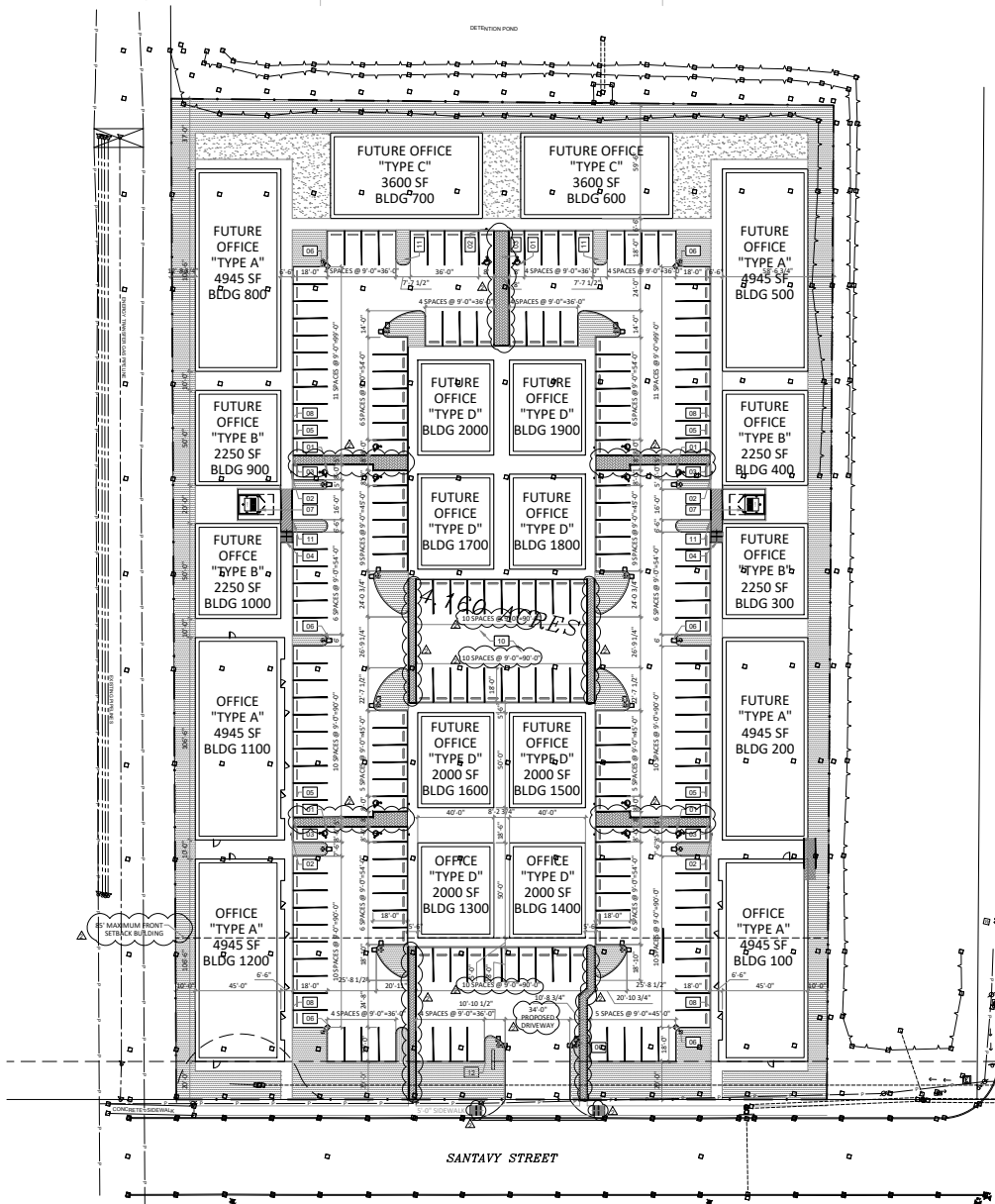
H.C. SPACE & AISLE | 15 | SCALE: NTS



H.C. PARKING SYMBOL | 14 | SCALE: NTS



BOLLARD DETAIL | 13 | SCALE: NTS



ARCHITECTURAL SITE PLAN | 01 | SCALE: 1:30

PENH
STUDIO LLC

PHONE: (281) 687 4268; (832) 279 7898

EMAIL: OFFICE@PENHSTUDIO.COM

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PROFESSIONAL SEAL



02.19.24

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT TO BE CONSTRUCTED. THE ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURE, MECHANICAL AND ELECTRICAL SYSTEMS, AS SHOWN ON THESE DRAWINGS, ARE NOT TO BE CONSIDERED AS A GUARANTEE OF PERFORMANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

OFFICE CONDO AT
SANTAVY ST.

PROJECT ADDRESS:

1500 SANTAVY ST.
BAYTOWN, TX 77521

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	11.15.23
2	PER CITY COMMENTS	02.19.24

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

23-103

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER

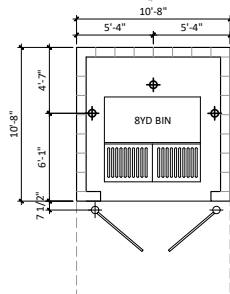
A0.01

IMPORTANT NOTES:

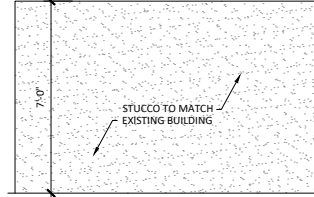
- FOR DUMPSTER ENCLOSURE REFER STRUCTURAL DRAWINGS
- FOR SLAB FINISHED GRADES, SEE GRADING PLAN.
- ALL WOOD FOR GATES IS TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALVANIZED BOLTS AND HARDWARE.
- DUMPSTER ENCLOSURE MATERIAL: CONCRETE MASONRY UNIT (CMU)

LIGHT POLE DESIGN:

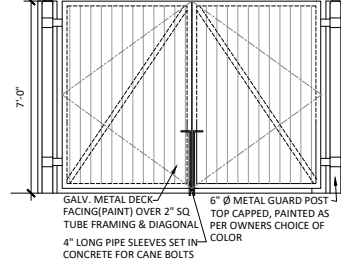
- PLEASE ENSURE LIGHTS SHALL BE OF A "GOOSE NECK" TYPOLOGY, IN ACCORDANCE CITY OF BAYTOWN WITH SEC. 2.082(K)(1). LIGHT POLE AND FIXTURE MUST BE BLACK, POWDER COATED ALUMINUM OR METAL (SEC. 2.082(K)(2)). IN LIEU OF A PHOTOMETRIC ANALYSIS, ENSURE THAT ALL LIGHTING AND FIXTURES ARE SHIELDED IN ACCORDANCE WITH SEC. 2.082(K)(3) AND ACCOMPLISH THE GOALS ARTICULATED IN . 2.082(K)(7) OF THE ULDC/SANJACINTO OVERLAY. ENSURE THAT ALL LIGHTING UTILIZES AN LED LIGHTING SOURCE (SEC. 2.082(K)(6) AND THAT ALL LIGHTING AND FIXTURES ON SITE ARE PROVIDED IN A CONSISTENT STYLE THROUGHOUT THE PROJECT, AS SPECIFIED IN . 2.082(K)(5) AND (8) OF THE ULDC/OVERLAY.



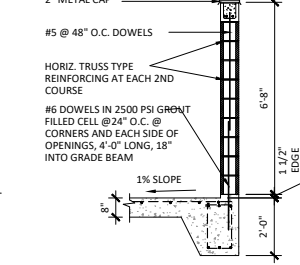
DUMPSTER PLAN | 16 | SCALE: 3/4"=1'-0"



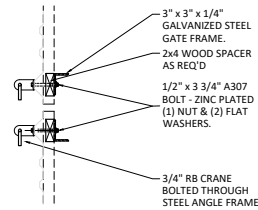
DUMP ELEV. SIDE | 12 | SCALE: 3/4"=1'-0"



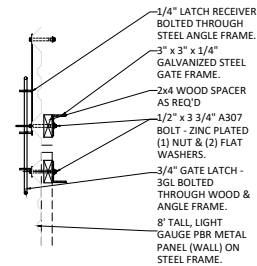
DUMP ELEV FRONT | 08 | SCALE: 3/4"=1'-0"



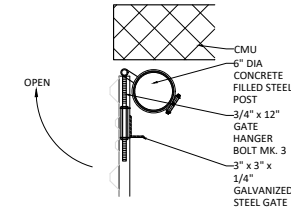
DUMP. SECTION A-A' | 04 | SCALE: 3/4"=1'-0"



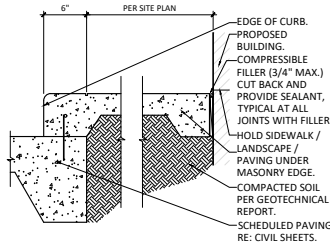
HOLD OPEN DEVICE | 11 | SCALE: 1 1/2"=1'-0"



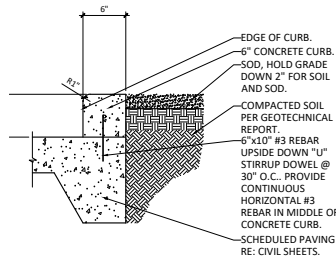
GATE BOLT | 07 | SCALE: 1 1/2"=1'-0"



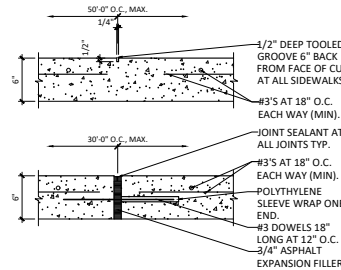
ENCLOSURE GATE | 03 | SCALE: 1 1/2"=1'-0"



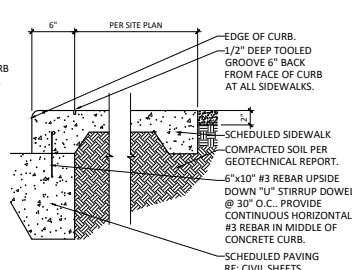
SIDEWALK AT BLDG. | 14 | SCALE: 1 1/2"=1'-0"



CURB ADJ. TO SOD | 10 | SCALE: 1 1/2"=1'-0"



EXP. & CTRL. JOINT | 06 | SCALE: 1 1/2"=1'-0"



SIDEWALK SECTION | 02 | SCALE: 1 1/2"=1'-0"

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PROFESSIONAL SEAL



03.15.24

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE CONVEYANCE OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS, AS SHOWN ON DRAWINGS, THE RESPONSIBILITY FOR THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER LOCATION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL NOT BE USED FOR CONSTRUCTION UNLESS SHOWN AND NOTED AS REQUIRED FOR CONSTRUCTION WORK.

OFFICE CONDO AT
SANTAVY ST.

PROJECT ADDRESS:
1500 SANTAVY ST.
BAYTOWN, TX 77521

PROJECT SHEET:

DATE	DESCRIPTION

REVISION	DESCRIPTION	DATE
Δ	PER CITY COMMENTS	03.15.24

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

23-103

DRAWING TITLE
ARCHITECTURAL SITE DETAILS

DRAWING NUMBER

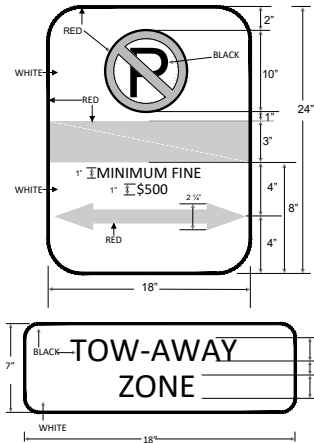
A0.02

KEYED NOTE

01 KNOX BOX.

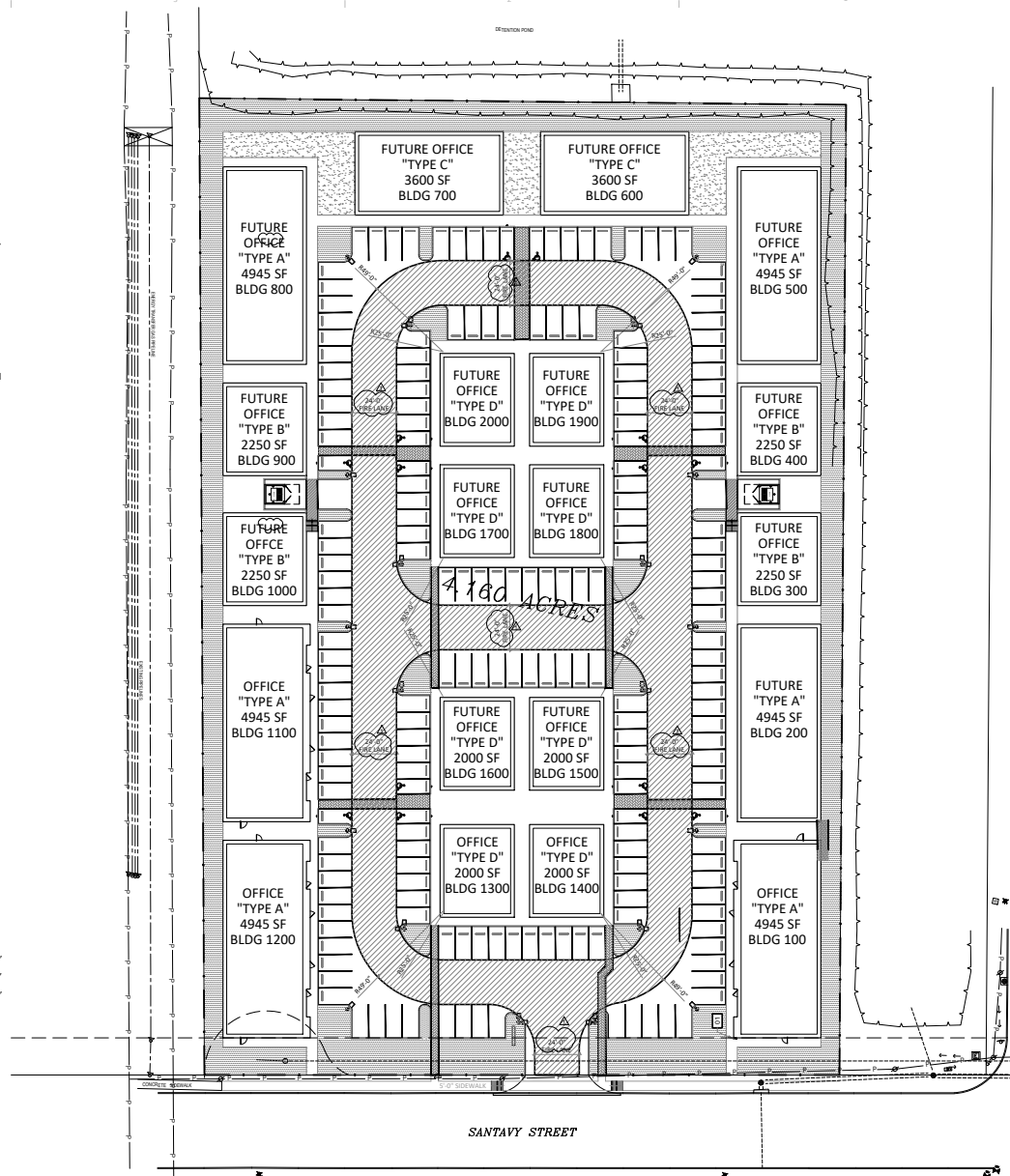
FIRE LANE MARKING NOTES

- CURBS LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY ZONE SIGNS SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET.
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATED APPROVED FIRE LANES EXCEPT WHERE AUTHORIZED BY THE CODE OFFICIAL.
- WHERE FIRE LANE SIGNS ARE REQUIRED, AN APPROVED TOW-AWAY ZONE SIGN SHALL BE ATTACHED TO THE SAME POLE OR COLUMN, IMMEDIATELY BELOW AND AT THE SAME ANGLE OF ATTACHMENT AS THE FIRE LANE SIGN.
- HEIGHT OF THE SIGNS SHALL BE NOT LESS THAN 6 FEET OR MORE THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE LOWER SIGN.
- FIRE LANE SIGNS SHALL BE PLACED NO LOWER THAN 6 FEET AND NO HIGHER THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE ACCESS ROAD SIGN.
- ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.
- FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
- FIRE LANE TO BE PROVIDED 20'-0" WIDTH WITH MINIMUM TURNING RADIUS OF 25'-0". CANOPY CLEARANCE HEIGHT SHOULD BE 13'-6" MINIMUM.
- FIRE LANE - TOW-AWAY ZONE SIGNS SHALL NOT BE LOCATED MORE THAN 100 FEET APART.
- ON CURBLESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.



TOW AWAY SIGN SPECIFICATIONS:

- SIZE: 18 INCHES IN WIDTH
7 INCHES IN HEIGHT
- COLORS: WHITE - OUTER BORDER AND BACKGROUND
BLACK - INNER BORDER AND TOW-AWAY ZONE
- LETTERS: 2 INCHES IN HEIGHT



FIRE ACCESS LANE LAYOUT | 02 | SCALE: 1:30

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PROFESSIONAL SEAL



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PROJECT ADDRESS:
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BAYTOWN, TX 77521

PROJECT SCHEDULE:

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1	PER CITY COMMENTS	11.15.23

DRAWN BY: PE / NH

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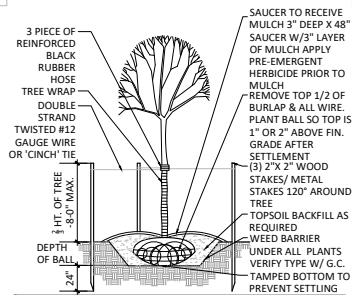
SCALE
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PENH STUDIO PROJECT NO.
23-103

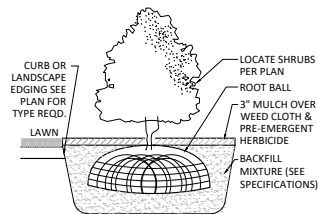
DRAWING TITLE
FIRE ACCESS LANE LAYOUT

DRAWING NUMBER

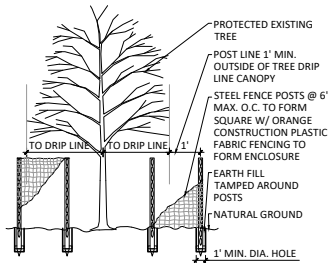
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TREE PLANTING DETAIL | 20 |



SHRUB PLANTING DETAIL | 19 |



TREE PROTECTION BARRIER | 18 |

GENERAL NOTES

- COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES.
- ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4" MIN. TOP SOIL, U.O.D.
- SEED ALL AREAS INDICATED ON THE LANDSCAPE PLAN, THE SOIL EROSION CONTROL PLAN AND ALL DISTURBED AREA. REVIEW AREAS OF SEEDING WITH CONSTRUCTION MANAGER PRIOR TO ANY SEEDING. ANY AREAS DISTURBED BY THE CONTRACTOR WHICH ARE BEYOND THE LIMITS OF GRADING AND EARTHWORK SHALL BE SEED AT NO ADDITIONAL COST TO OWNER.
- REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
- PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
- ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
- UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUND COVER SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

LANDSCAPE ANALYSIS:

TOTAL SITE : 84,324 SQ.FT.
TOTAL BUILDING AREA : 13,440 SQ.FT.
AREA NOT COVERED BY BUILDING : 70,884 SQ.FT.

REQUIRED LANDSCAPING AREA : 10% OF 70,884 SQ.FT. = 7,088.4 SQ.FT.
PROPOSED LANDSCAPING AREA : 30,612 SQ.FT. Δ

REQUIRED 50% OF LANDSCAPING AREA IN THE PARKING LOT : 3544.2 SQ.FT.
PROPOSED LANDSCAPING AREA IN THE PARKING LOT : 4148.5 SQ.FT.

TREE CALCULATION

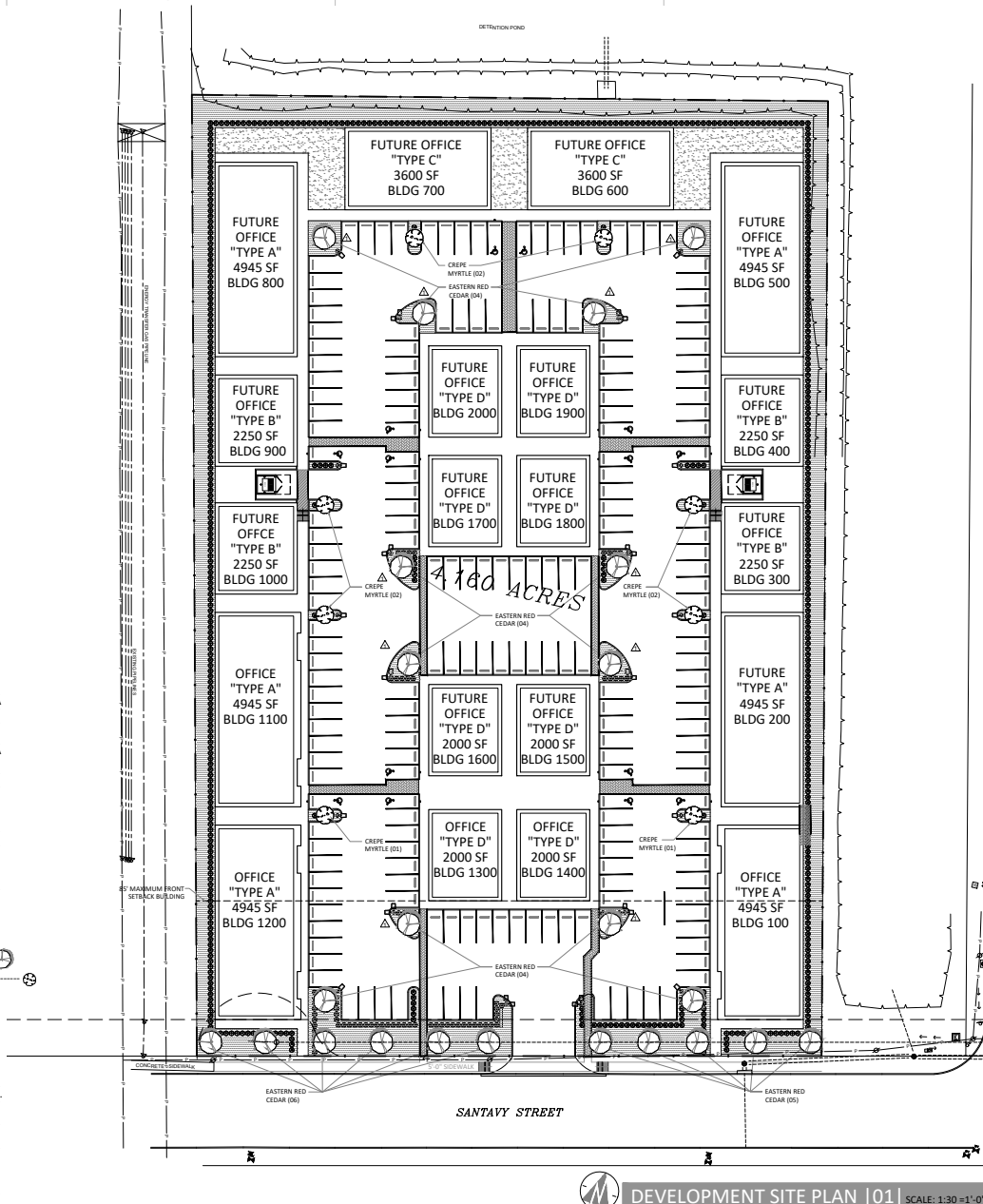
REQUIRED TREES : BUILDING AREA >7000 SQ.FT. = 1+1 PER EA. ADDITIONAL 1,500 SQ.FT. = 4 TREES
PROPOSED TREES : 31 TREES Δ

TREE LEGEND

SHADE TREES: PROPOSED (EASTERN RED CEDAR) 4" CAL., 100 GAL. CONTAINER, 1' TO 15' HEIGHT
ORNAMENTAL TREES: BERGUNDY RED CREPE MYRTLES 4" CAL./30 GAL.
SHRUBS FOR SCREENING & BUFFER: 5 GAL. PLANTED 36" O.C.

TREE COUNT:

TREE	COMMON NAME	BOTANICAL NAME	AMOUNT PROP.
SHADE	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	23 Δ
ORNAMENTAL	CREPE MYRTLES	LAGERSTROEMIA INDICA	08
SHRUBS	A. JUNIPER B. WAXLEAF LIGUSTRUM	JUNIPER PROCEMBENS LIGUSTRUM JAPONICUM	645



DEVELOPMENT SITE PLAN | 01 | SCALE: 1:30 = 1'-0"

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PROFESSIONAL SEAL



02.19.24

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHY OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURE, MECHANICAL AND ELECTRICAL SYSTEMS, AS SHOWN ON DOCUMENTS. THE DRAWING DOES NOT REPRESENT A COMPLETE DESIGN. ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE DESIGN AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DESIGN OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DESIGN OF THE CONSTRUCTION.

OFFICE CONDO AT
SANTAVY ST.

PROJECT ADDRESS:

1500 SANTAVY ST.
BANTOWN, TX 77521

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION

NO	DESCRIPTION	DATE
1	PER CITY COMMENTS	11.14.23
2	PER CITY COMMENTS	02.19.24

DRAWN BY: PE / NH

CHECKED BY:

SCALE

AS NOTED

PENH STUDIO PROJECT NO.

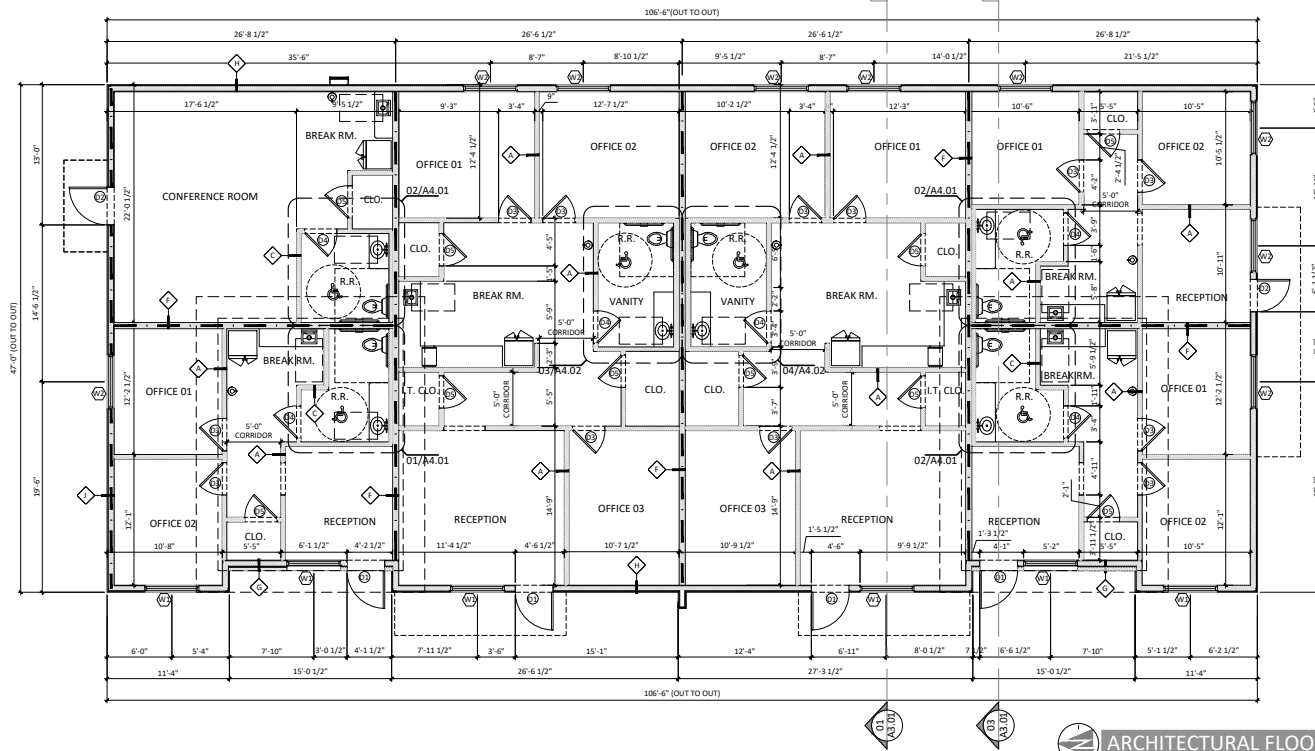
23-103

DRAWING TITLE

DEVELOPMENT PLAN

DRAWING NUMBER

A0.04



GENERAL NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSION TAKE PRECEDENCE. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSION.
- PROVIDE DRAFT STOPPING AS REQUIRED BY THE INTERNATIONAL BUILDING CODE.
- ALL GLAZING IN HAZARDOUS AREAS MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS.
- ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.
- REFER TO REFLECTED CEILING PLAN FOR ALL CEILING TREATMENT.
- GENERAL CONTRACTOR TO PROVIDE TYPE 2A FIRE EXTINGUISHER.
- CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.

- ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
- PROVIDE INSULATION AT ALL EXTERIOR WALL (TYP.).

- ALL METAL STUD AT EXTERIOR SHALL BE 18 GA AND INTERIOR SHALL BE 20GA.
- THE HEIGHT OF COUNTERTOPS SHALL NOT BE MORE THAN 34" A.F.F. FOR ACCESSIBILITY.
- GENERAL CONTRACTOR TO PROVIDE FIRE RATED WOOD BLOCKING, Furring STRIPS OR ANCHORAGE FOR ALL FINISHES, ACCESSORIES, FIXTURES, ETC. ALL BLOCKING SHALL BE SECURELY BOLTED OR OTHERWISE ANCHORED IN PLACE.
- ALL EXTERIOR DOORS TO COMPLY WITH IBC 2018: THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR.
- PER IBC 2018: LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY 7 INCHES.
- EXTERIOR DOORS TO COMPLY WITH SECTION 1010.1.7 IBC 2018 THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 2" INCHES.

PLAN LEGEND

REFER 6.03 FOR PARTITION SCHEDULE

	CONCRETE MASONRY UNIT (NOT USED)
	2"x6" WOOD STUD AT EXTERIOR OR 2"x4" WOOD STUD AT INTERIOR WITH INSULATION
	2"x6" WOOD STUD AT EXTERIOR OR 2"x4" WOOD STUD AT INTERIOR WITHOUT INSULATION
	1 HOUR RATED WALL, ULF U305
	2 HOUR RATED WALL, (NOT USED)

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**OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)**

PROJECT ADDRESS:
1500 SANTAVY ST, BLDG 100,
SANTAVY, TX 77521

PROJECT Schedule:

DATE	DESCRIPTION

REVISION NO.	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

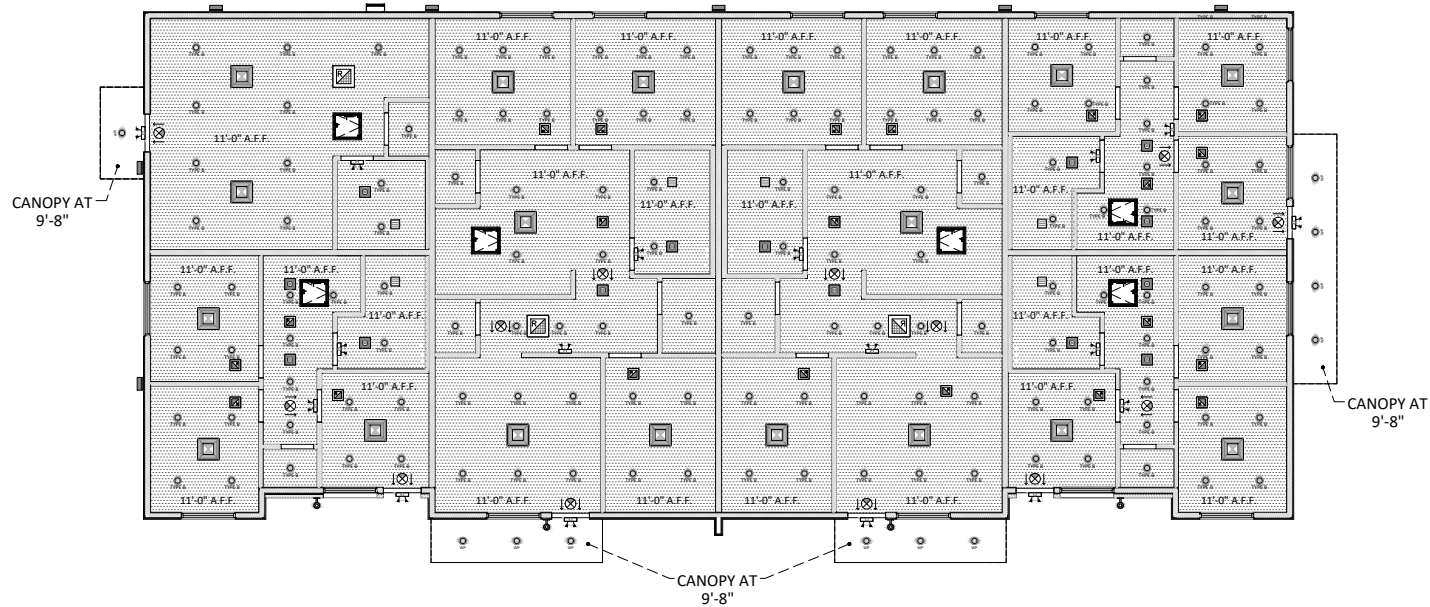
SCALE
AS NOTED

PENH STUDIO PROJECT NO.
23-103

DRAWING TITLE
ARCHITECTURAL FLOOR PLAN

DRAWING NUMBER

A1.01



GENERAL NOTES

1. REFER MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPLETE INFORMATION AND FIXTURE SPECIFICATIONS.
2. PROVIDE G.F.I. OUTLETS WITHIN 24" OF SINKS AND ALL OTHER WATERPROOF OUTLETS.
3. INSTALL ALL COUNTERTOP ELECTRICAL OUTLETS AT 40" A.F.F.
4. INSTALL ALL FLOOR ELECTRICAL OUTLETS AT +12" A.F.F.
5. PROVIDE EXHAUST VENT AT ALL BATHS AND UTILITY ROOMS.
6. ALL EXHAUST VENT SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE.
7. LIGHT SWITCHES TO BE INSTALLED AT 42" A.F.F. UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO INSTALL LIGHT FIXTURE PER THE DIMENSIONS FURNISHED. IF ADDITIONAL DIMENSIONS REQUIRED TO PROPERLY INSTALL THE LIGHT FIXTURES, DESIGNER SHOULD BE CONTACTED.
9. VERIFY LOCATION OF LIGHT FIXTURES WITH TRUSS LOCATIONS. NOTIFY DESIGNER OF ANY CONFLICTS.
10. PROVIDE POWER AS REQUIRED FOR THE EXTERIOR CONDENSING UNITS AND AIR HANDLING UNITS.
11. ALL LIGHT FIXTURES REQUIRE OWNER APPROVAL.

SYMBOL LEGEND

- GYPSUM BOARD CEILING, PAINT WHITE . (INSTALLED UNDER WOOD TRUSS)
- WOODEN BEADED BOARD CEILING. (INSTALLED UNDER WOOD TRUSS)
- ▨ 2'X2' ACOUSTICAL GRID LAY IN SUSPENDED CEILING TILE. COLOR: WHITE. NOT USED.

LIGHTING LEGEND

- ⊙ 100W UP & DOWN LIGHT (WALL MOUNTED)
- ⊙ TYPE W EXTERIOR WALL MOUNTED, SEE SCHEDULE
- ⊙ TYPE A CEILING FIXTURE
- ⊙ TYPE B 6 INCH RECESSED FIXTURE, SEE SCHEDULE
- ⊙ TYPE C VANITY WALL MOUNTED, SEE SCHEDULE
- ⊙ TYPE D PENDANT FIXTURE, SEE SCHEDULE
- ⊙ TYPE E PENDANT FIXTURE, SEE SCHEDULE
- ⊙ TYPE F PENDANT FIXTURE, SEE SCHEDULE
- ⊙ SOLAR TUBE
- ⊙ 2X4 LED LIGHT FIXTURE
- ⊙ LED STRIP LIGHT
- ⊙ CEILING FAN
- ⊙ EMERGENCY LIGHT
- ⊙ EXIT LIGHT (CEILING MOUNTED)
- ⊙ EXIT LIGHT (WALL MOUNTED)
- ⊙ 24"X 24" OR 12"X 12" SUPPLY AIR DIFFUSER
- ⊙ 24"X 24" OR 12"X 12" RETURN AIR DIFFUSER
- ⊙ EXHAUST FAN
- ⊙ SLOT DIFFUSER



REFLECTED CEILING PLAN | 01 | SCALE: 3/16" = 1'-0"

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PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION NO.	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

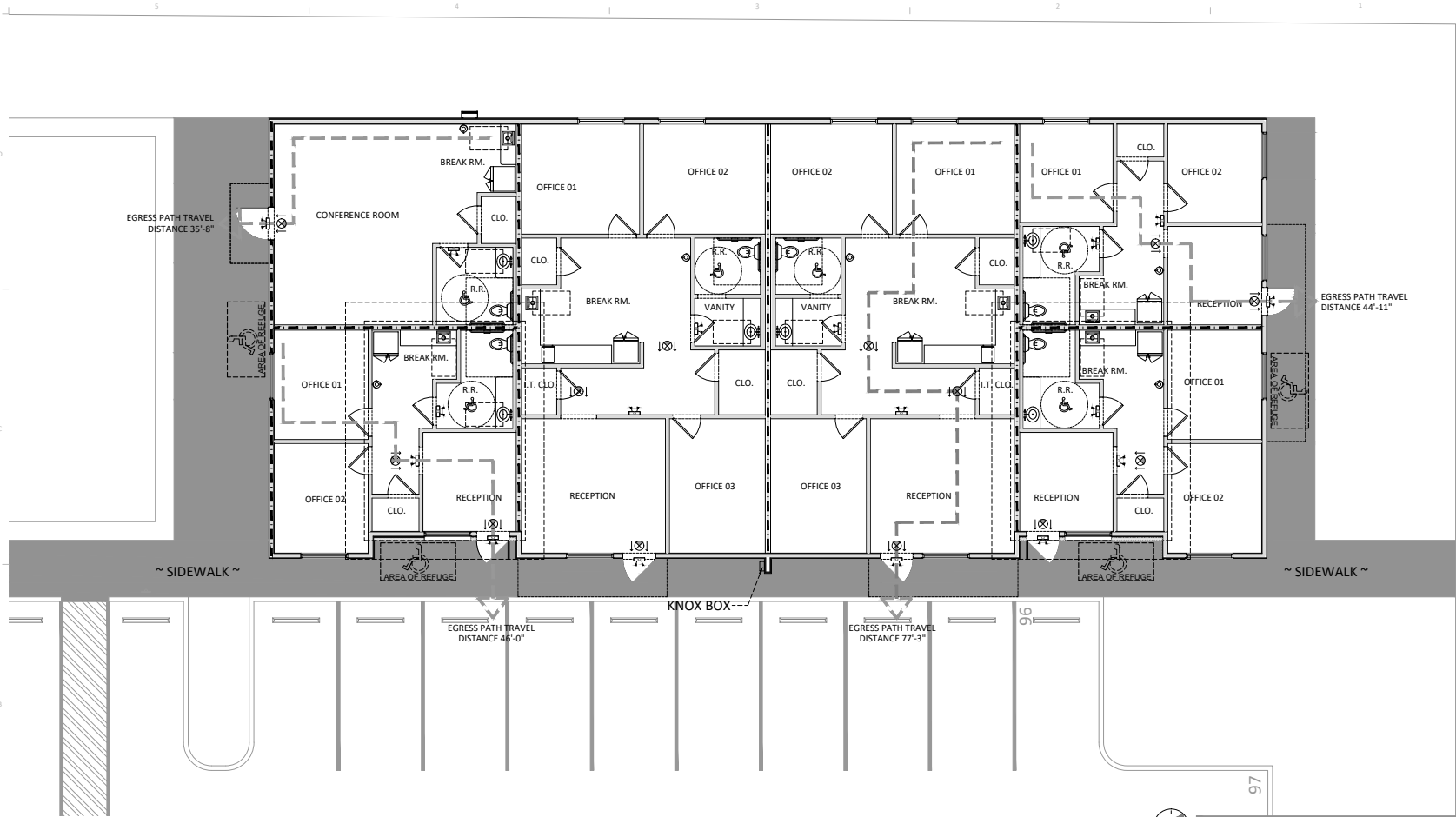
23-103

DRAWING TITLE

REFLECTED CEILING PLAN & DETAIL

DRAWING NUMBER

A1.02



GENERAL NOTES

- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY AND/OR TRANSIENT OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
- EVERY ROOM OR SPACE INCLUDING ASSEMBLY, KITCHEN, BUSINESS AND ALL PUBLIC SPACES SHALL HAVE AN EVACUATION PLAN POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR ACCESS. THIS PLAN SHALL BE OF A DURABLE MATERIAL AND MOUNTED BETWEEN THE HEIGHTS OF 48" TO 60" CENTER.



LIFE SAFETY PLAN | 02 | SCALE: 3/16" = 1'-0"

SYMBOL LEGEND

- EGRESS PATH TRAVEL DISTANCE
- FIRE EXTINGUISHER
- EXIT SIGN
- EMERGENCY LIGHT
- 1 HOUR RATED WALL, UL# U419
- 2 HOUR RATED WALL, UL# U419

PENH
STUDIO LLC

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EMAIL: OFFICE@PENSTUDIO.COM
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PROFESSIONAL SEAL



06.07.23

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT BY THE ARCHITECTURE FIRM. DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF CONSTRUCTION, MECHANICAL AND ELECTRICAL SYSTEMS, AS SHOWN ON DOCUMENTS, SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL INFORMATION REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL NOT BE USED FOR CONSTRUCTION UNLESS CANNOT BE NOTED AS ISSUED FOR CONSTRUCTION WORK.

OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)

PROJECT ADDRESS
1500 SANTAVY ST, BLDG 100,
BANTOWN, TX 77521

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

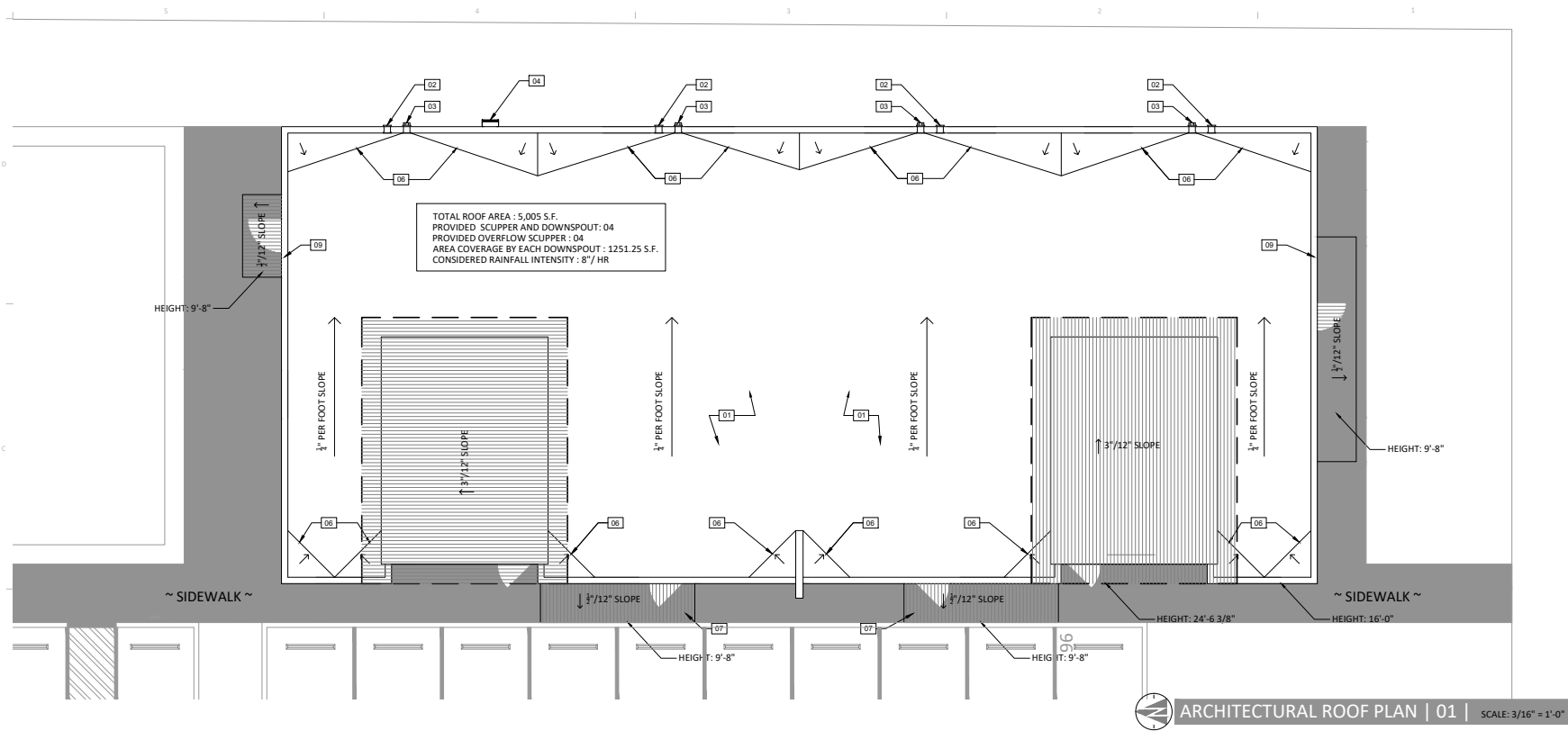
23-103

DRAWING TITLE

LIFE SAFETY PLAN

DRAWING NUMBER

A1.03



KEYED NOTES

- [01] FIRESTONE TPO ROOF SYSTEM.
[02] FIRESTONE OVERFLOW SCUPPER.
[03] FIRESTONE SCUPPER AND DOWNSPOUT.
[04] ROOF ACCESS LADDER (OSHA COMPLIANT).
[05] ROOF HATCH.
[06] ROOF CRICKET HAVING 1" PER FOOT SLOPE.
[07] METAL CANOPY, REFER ELEVATION & SECTION.
[08] PARAPET TRIM WITH METAL COPING. REFER SECTION.
[09] PARAPET WITH METAL COPING. REFER SECTION.
[10] FIRESTONE WALKWAY PAD.

GENERAL NOTES

- REFER MECHANICAL DRAWINGS FOR RTU UNITS LOCATION AND SPECIFICATIONS
- ROOFS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL THE MECHANICAL UNITS TO BE INSTALLED WITH ROOF CANT STRIP AND PROPER CRICKET AROUND IT.
- FLASHING SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS AND WHEREVER NECESSARY TO PROVIDE WATER TIGHTNESS.

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STUDIO LLC

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PROFESSIONAL SEAL



SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS DO NOT NECESSARILY INDICATE OR GUARANTEE ALL ITEMS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION WORK.

OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)

PROJECT ADDRESS
1500 SANTAVY ST, BLDG 100,
BANTOWN, TX 77521

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION

NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

23-103

DRAWING TITLE
ARCHITECTURAL ROOF PLAN

DRAWING NUMBER

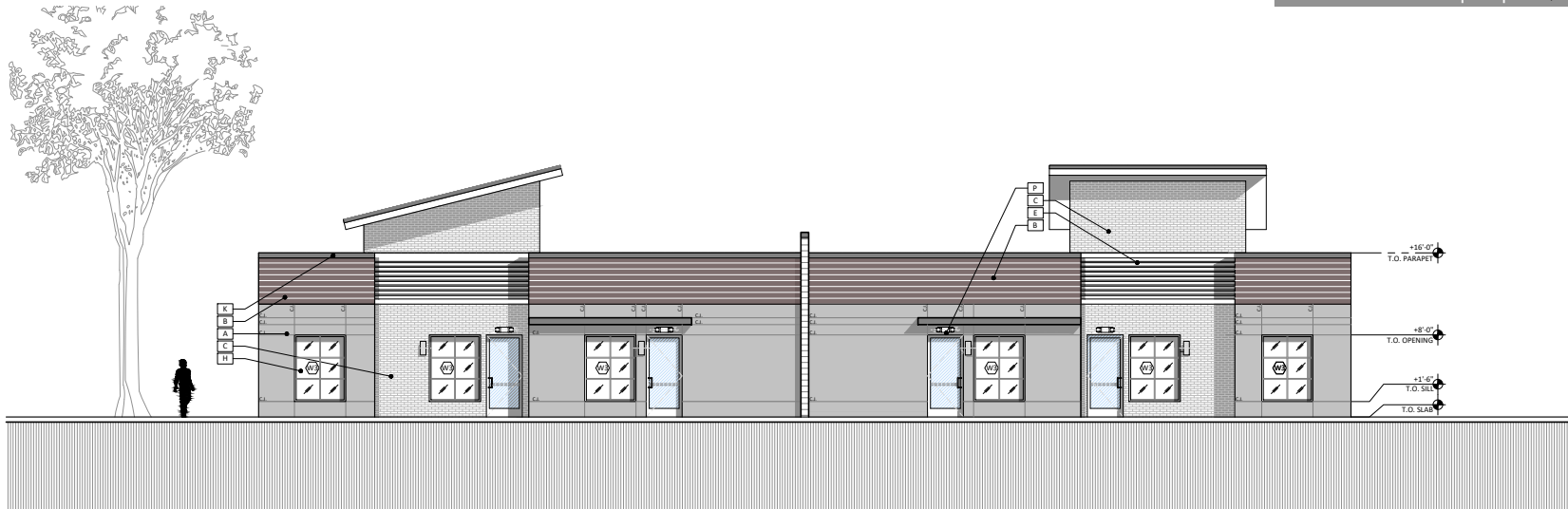
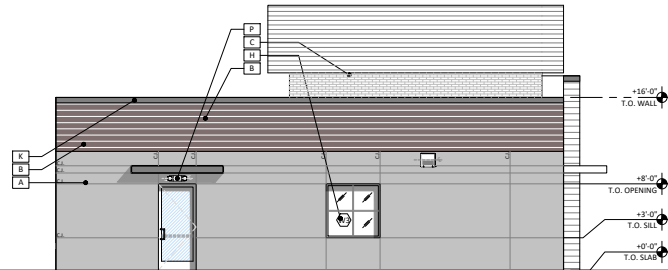
A1.04

- 1 ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
- 2 ALL JOINTS TO BE TYPICALLY 1/8" TO 1/4" WINDOW SCHEDULE.
- 3 VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND ALL OTHER ALL SYSTEMS INFORMATION TO THE ARCHITECT FOR APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
- 4 CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES IN DIMENSIONS OR MATERIALS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

C.J. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

EXTERIOR FINISH SCHEDULE				
TAG	TITLE	MANU	MODEL / PRODUCT	COMMENTS
A	STUCCO	STO	STO POWER WALL	COLOR: LONDON FOG, INSTALL PER MANUFACTURER SPECIFICATIONS
B	ARCHITECTURAL PANEL	LONGBOARD	TONGUE & GROOVE	COLOR: DARK NATIONAL WALNUT, INSTALL PER MANUFACTURER SPECIFICATIONS
C	MODULAR BRICK	-	-	VERIFY WITH OWNER

E. EIFS TRIM, MANUFACTURER: STO CORP. PRODUCT: STOTHERM.
F. METAL AWNINGS BY OTHERS.
G. UP AND DOWN LIGHT FIXTURE AT 12' A.F.F. ON CENTER REFER ELECTRICAL DWGS FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S APPROVAL PRIOR TO INSTALLATION.
H. OLD CASTLE BUILDING ENVELOPE 3000 SERIES MULTI PLANE, CENTER GLAZED CLAD ANODIZED CLASS II FINISH ALUMINUM FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/ 2" DOUBLE PLANE LOW E GLAZING. REFER WINDOW SCHEDULE.
I. SPECIAL WINDOW SCHEDULE PER OWNER. GC MUST VERIFY THE REQUIREMENTS WITH THE OWNER PRIOR BIDDING AND INSTALLATION. (NOT USED)
J. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE DRAWER TO BE AT 34' A.F.F.(NOT USED).
K. 22 GA GALVALUME STEEL METAL COPING.
L. WALL PACE AT 12' AF.F. REFER ELECTRICAL DWGS. FIXTURE NEEDS OWNER'S APPROVAL.
M. ROOF ACCESS LADDER. MUST BE OSHA COMPLIANT.
N. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR DETAILS.
O. FIRESTONE OVERFLOW SCUPPER. REFER SECTION FOR DETAILS.
P. EMERGENCY LIGHT. REFER ELECTRICAL.
Q. SIGN BY OTHERS.
R. CART CORRAL.



NORTH ELEVATION | 03 | SCALE: 3/16" = 1'-0"

WEST ELEVATION | 01 | SCALE: 3/16" = 1'-0"

PENH
STUDIO LLC

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SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR STRUCTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS 'ISSUED FOR CONSTRUCTION WORK'.

PROJECT NAME
OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)

PROJECT ADDRESS
1500 SANTAVY ST, BLDG 100,
BAYTOWN, TX 77521

[illegible]

REVISION		
NO	DESCRIPTION	DATE

DRAWN BY: PE / NH CHECKED BY:

SCALE
AS NOTED
PENH STUDIO PROJECT NO.
23-103
DRAWING TITLE
EXTERIOR ELEVATIONS
DRAWING NUMBER

A2.01

GENERAL NOTES

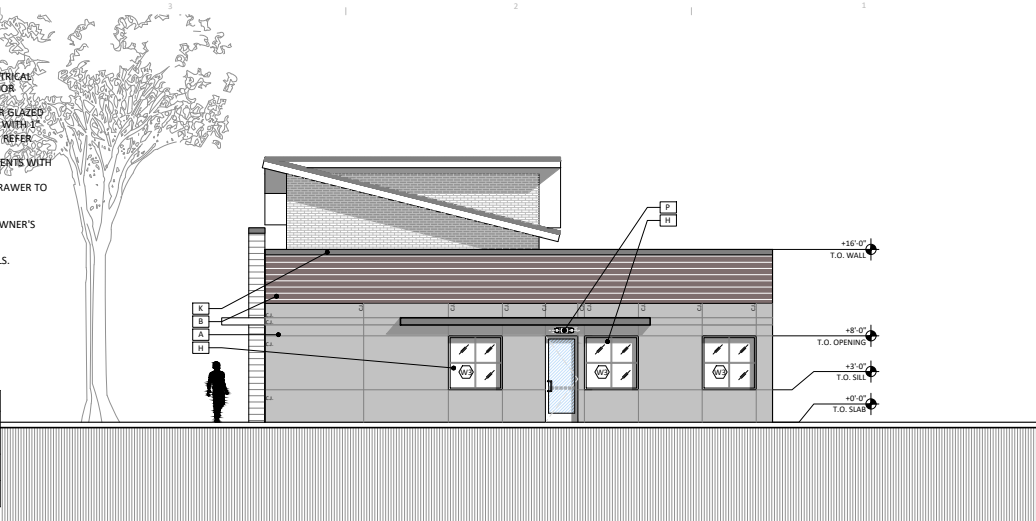
1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
3. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
4. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
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C.J. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

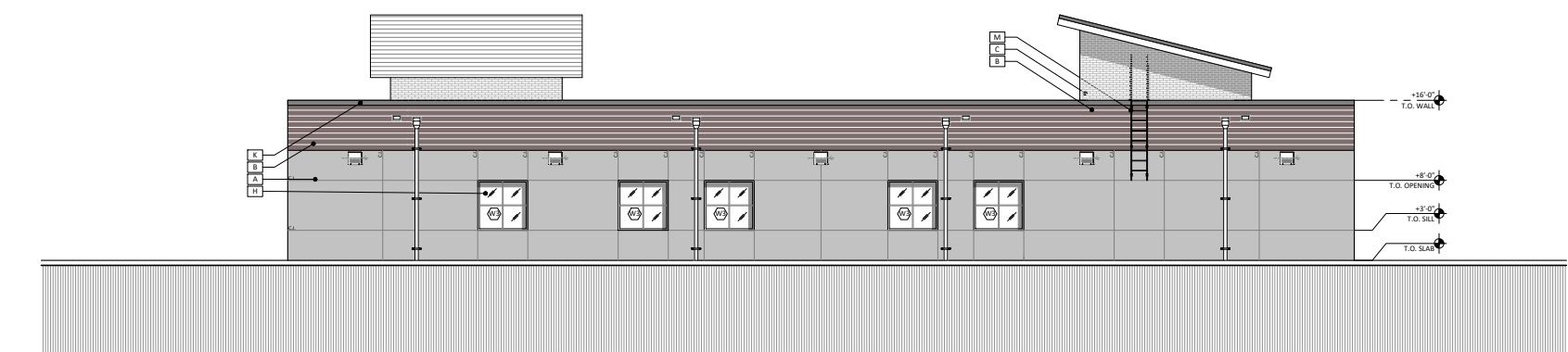
EXTERIOR FINISH SCHEDULE				
TAG	TITLE	MANU	MODEL / PRODUCT	COMMENTS
A	STUCCO	STO	STO POWER WALL	COLOR: LONDON FOG, INSTALL PER MANUFACTURER SPECIFICATIONS
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C	MODULAR BRICK	-	-	VERIFY WITH OWNER

ELEVATION KEYED NOTE:

- E. EIFS TRIM. MANUFACTURER: STO CORP. PRODUCT: STOTHERM.
- F. METAL AWNING BY OTHERS.
- G. UP AND DOWN LIGHT FIXTURE AT 12' A.F.F. ON CENTER REFER ELECTRICAL DWG FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S APPROVAL PRIOR TO INSTALLATION.
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- I. SPECIAL WINDOW AS PER OWNER. GC MUST VERIFY THE REQUIREMENTS WITH THE OWNER PRIOR BIDDING AND INSTALLATION. (NOT USED)
- J. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE DRAWER TO BE AT 34" A.F.F. (NOT USED).
- K. 22 GA GALVALUME STEEL METAL COPING.
- L. WALL PACK AT 12' A.F.F. REFER ELECTRICAL DWGS. FIXTURE NEEDS OWNER'S APPROVAL.
- M. ROOF ACCESS LADDER. MUST BE OSHA COMPLIANT.
- N. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR DETAILS.
- O. FIRESTONE OVERFLOW SCUPPER. REFER SECTION FOR DETAILS.
- P. EMERGENCY LIGHT. REFER ELECTRICAL.
- Q. SIGN BY OTHERS.
- R. CART CORRAL.



SOUTH ELEVATION | 03 | SCALE: 3/16" = 1'-0"



EAST ELEVATION | 01 | SCALE: 3/16" = 1'-0"

PENH
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PROFESSIONAL SEAL



06.07.23

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT BY THING OR ARCHITECTURE. DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SHOWN DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, ON THE BASIS OF THE GENERAL SCOPE OF THE WORK. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION WORK.

PROJECT ADDRESS
OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)

PROJECT ADDRESS
1500 SANTAVY ST, BLDG 100,
BANTOWN, TX 77521

PROJECT SCHEDULE:

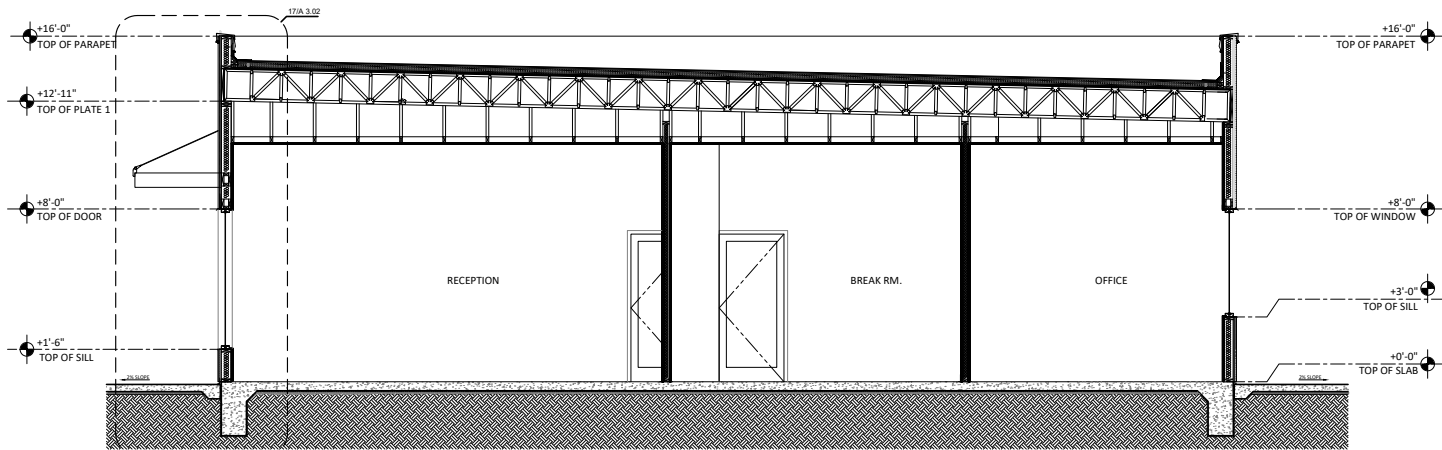
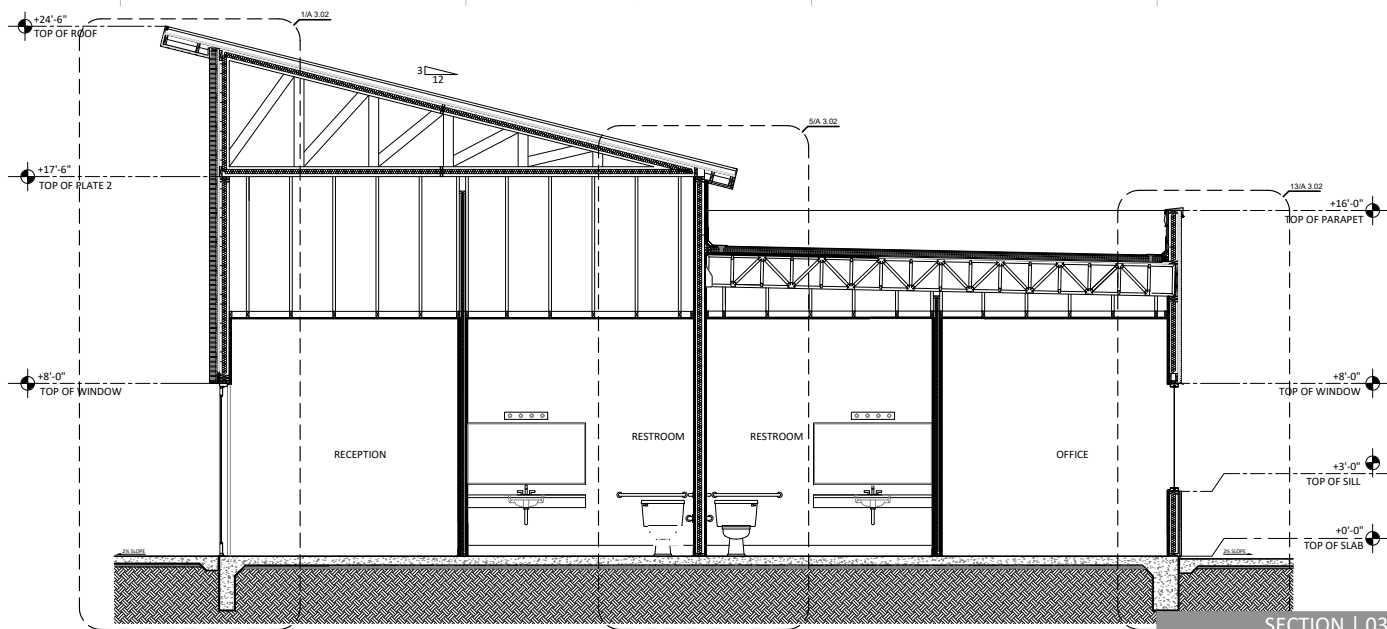
DATE	DESCRIPTION

REVISION NO	DESCRIPTION	DATE

DRAWN BY: PE / NH CHECKED BY:

SCALE
AS NOTED
PENH STUDIO PROJECT NO.
23-103
DRAWING TITLE
EXTERIOR ELEVATIONS
DRAWING NUMBER

A2.02



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PROFESSIONAL SEAL



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**OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)**

OFFICE ADDRESS:
1500 SANTAVY ST, BLDG 100,
BAYTOWN, TX 77521

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

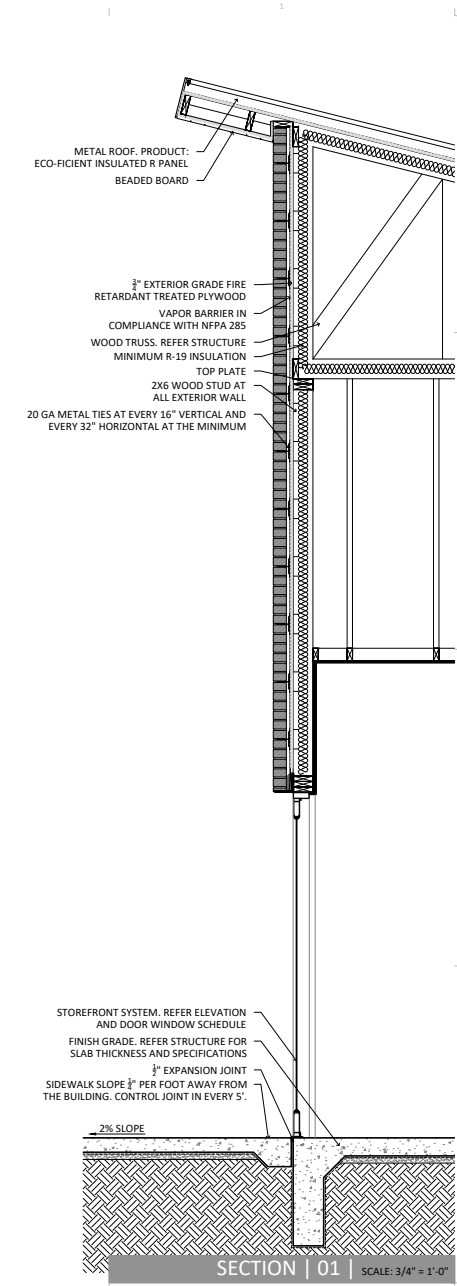
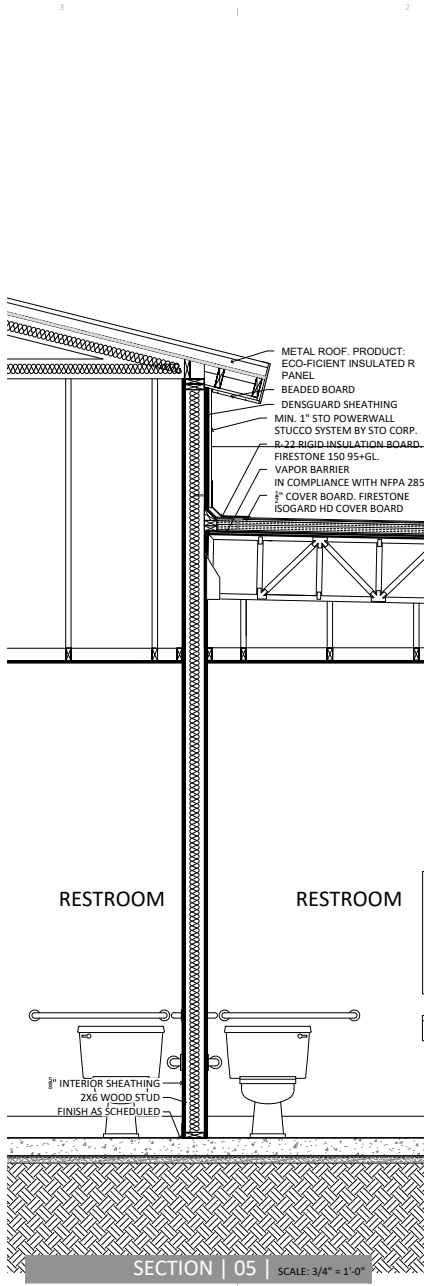
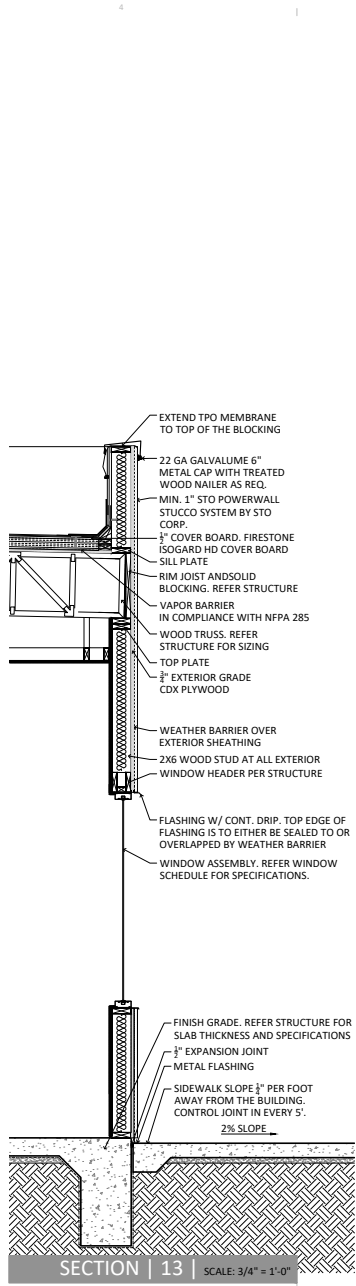
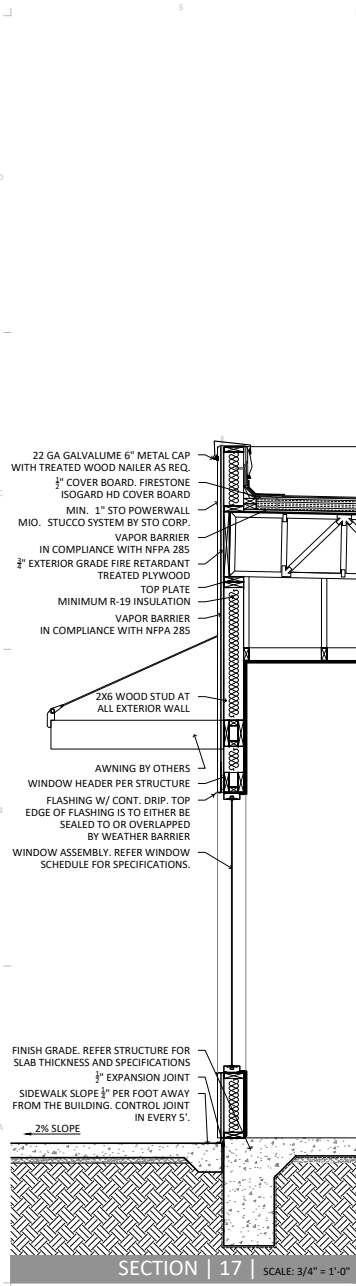
PENH STUDIO PROJECT NO.
23-103

DRAWING TITLE

BUILDING SECTION

DRAWING NUMBER

A3.01



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SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT TO BE CONSTRUCTED. THE DRAWING DOES NOT INDICATE THE EXACT LOCATION AND COMPLETION OF THE WORK. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS CANCELLED AND NOTED AS ISSUED FOR CONSTRUCTION WORK.

OFFICE CONDO AT SANTAVY ST. (BLDG 100)

PROJECT ADDRESS:
 1500 SANTAVY ST, BLDG 100,
 BARTONVILLE, TX 77521

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION:

NO	DESCRIPTION	DATE

DRAWN BY: PE / NH CHECKED BY:

SCALE
AS NOTED
 PENH STUDIO PROJECT NO.
23-103
 DRAWING TITLE
 BUILDING SECTION
 DRAWING NUMBER

A3.02

EMAIL: OFFICE@PENHSTUDIO.COM

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06.07.23

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PROJECT ADDRESS
1500 SANTAVY ST, BLDG 100,
RAYTOWN, TX 77521

PROJECT SCHEDULE:

[illegible]

REVISION		
NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

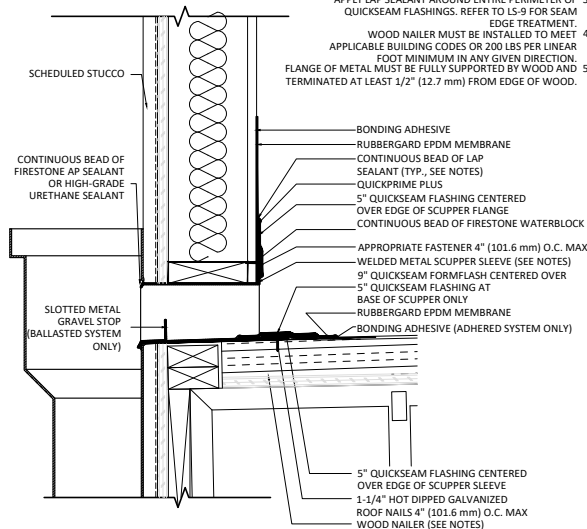
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DRAWING TITLE

BUILDING SECTION

DRAWING NUMBER

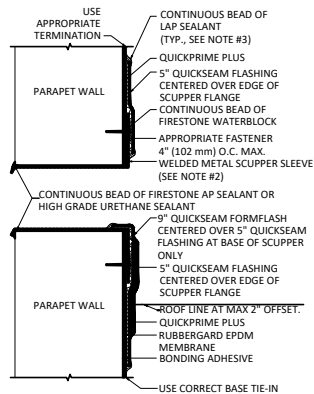
	NOTES:
REFER TO FIRESTONE FOR MOST CURRENT INFORMATION.	1.
SCUPPER MUST BE WELDED METAL SLEEVE.	2.
ROUND ALL SHEET METAL FLANGE CORNERS.	3.
APPLY LAP SEALANT AROUND ENTIRE PERIMETER OF	4.
QUICKSEAM FLASHINGS. REFER TO U-9 FOR SEAM	
EDGE TREATMENT.	
WOOD NAILER MUST BE INSTALLED TO MEET	5.
APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR	
FOOT MINIMUM IN ANY GIVEN DIRECTION.	
RANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND	
TERMINATED AT LEAST 1/2" (12.7 mm) FROM EDGE OF WOOD.	



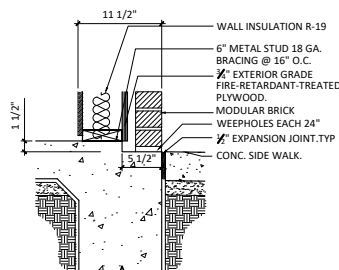
FIRESTONE SCUPPER | 03 | SCALE: 3/4" = 1'-0"

NOTES:

1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. SCUPPER MUST BE WELDED METAL SLEEVE, ROUND ALL SHEET METAL FLANGE CORNERS.
3. APPLY LAP SEALANT AROUND ENTIRE PERIMETER OF QUICKSEAM FLASHING.



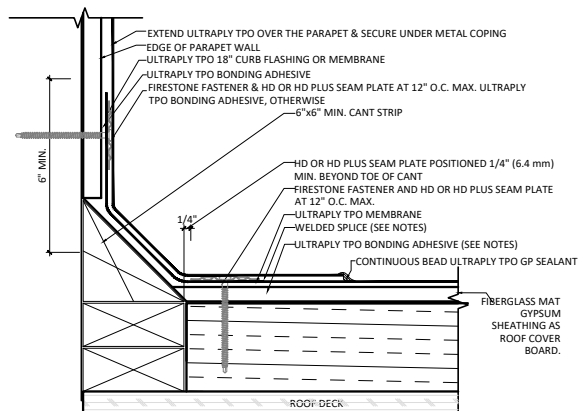
OVERFLOW SCUPPER | 10 | SCALE: 3/4" = 1'-0"



BRICK BASE | 09 | SCALE: 1 1/2" = 1'-0"

NOTES:

1. REFER TO MANUFACTURER TECHNICAL SPECIFICATIONS FOR CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT IN ANY GIVEN DIRECTION
3. REFER TO MANUFACTURER FOR SECURING MEMBRANE AT CORNERS.
4. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
5. WHEN RE-INFORCEMENT OF TPO MEMBRANE IS EXPOSED USE CUT EDGE SEALANT AS PER MANUFACTURER RECOMMENDATION.



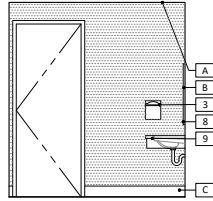
ROOF CANT STRIP | 01 | SCALE: 3/4" = 1'-0"

GENERAL NOTES

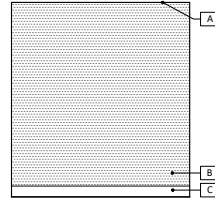
- LAVATORY AND WATER CLOSETS TO BE LEVER TYPE CONTROL.
- GRAB BAR AND SEAT SHALL WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANY POINT.
- PROVIDE BLOCKING AS REQUIRED.
- PROVIDE MIN. 1 1/2" CLEARANCE BETWEEN GRAB BAR AND THE WALL THEY ARE ATTACHED ON.
- HOT WATER AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- PROVIDE SMOOTH, HARD, NON-ABSORBANT SURFACE ON FLOORS & WALLS WITHIN 24" OF URINAL AND WATERCLOSET & EXTENDING MIN. 48" UP WALL.
- HAND DRYERS ARE PROVIDED AND INSTALLED BY G.C.
- PROVIDE BLOCKING AS REQUIRED FOR GRAB BARS AND WALL HUNG LAVATORY.
- IF CONTROLS, DISPENSERS, RECEPTACLES, OR OTHER EQUIPMENT ARE PROVIDED, THEN AT LEAST ONE OF EACH SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH LATEST T.A.S. REQUIREMENTS.
- CONTRACTOR TO ENSURE THAT REQUIRED CLEAR FLOOR SPACES FOR ACCESSIBLE FIXTURES DO NOT HAVE CROSS SLOPES THAT EXCEEDS 1:50 DUE TO FLOOR DRAINAGE.
- CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, AND SHALL FULLY COMPLY WITH LATEST T.A.S. REQUIREMENTS.
- CABINETS ARE PROVIDED AND INSTALLED BY OWNER. (NIC) GENERAL CONTRACTOR TO COORDINATE WITH OWNER AND CABINET VENDOR.
- ALL LAVATORIES MUST HAVE A COMBINATION FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MIN. OF 10 SEC.
- REFER TAS 02 FOR MOUNTING HEIGHT OF ALL FIXTURES AND ASSISTS.

KEYED NOTES

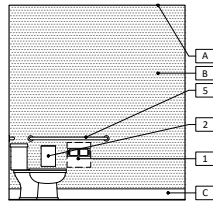
- SCHEDULED CEILING. REFER REFLECTED CEILING PLAN FOR CEILING HEIGHT.
- WALL FINISH AS SCHEDULED.
- SCHEDULED BASE. REFER INTERIOR FINISH SCHEDULE.
- 6"x6" PORCELAIN TILE OVER 5/8" WATER RESISTANT GYPSUM BOARD. REFER INTERIOR FINISH SCHEDULE.



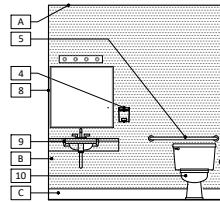
RESTROOM ELEV. | 16 | SCALE: 3/8" = 1'-0"



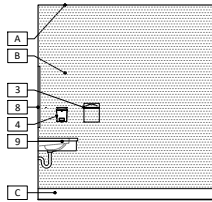
RESTROOM ELEV. | 12 | SCALE: 3/8" = 1'-0"



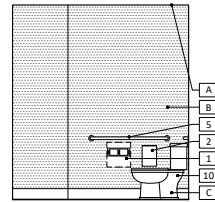
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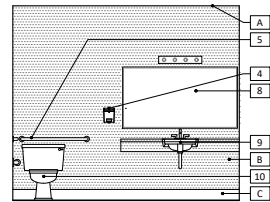
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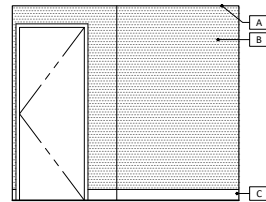
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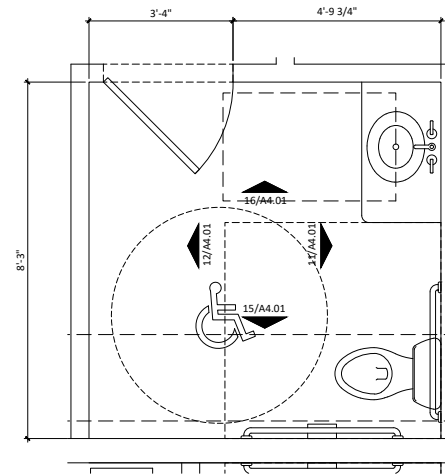
RESTROOM ELEV. | 10 | SCALE: 3/8" = 1'-0"



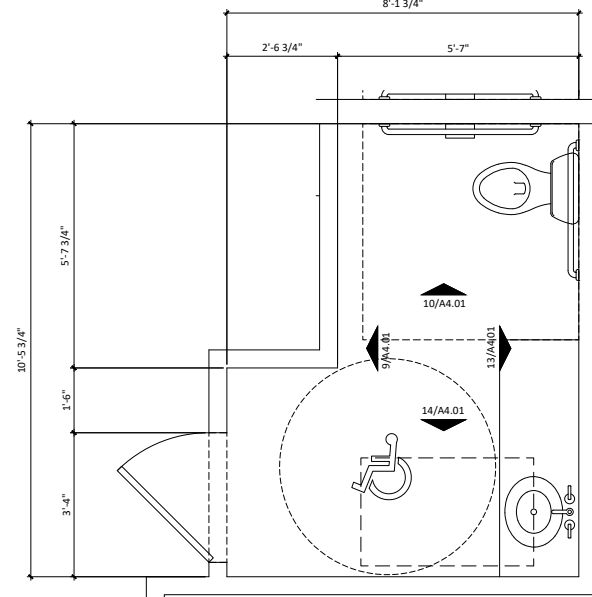
RESTROOM ELEV. | 13 | SCALE: 3/8" = 1'-0"



RESTROOM ELEV. | 09 | SCALE: 3/8" = 1'-0"



ENLARGED RESTROOM 02 | 03 | SCALE: 3/4" = 1'-0"



ENLARGED RESTROOM 01 | 01 | SCALE: 3/4" = 1'-0"

RESTROOM ACCESSORIES SCHEDULE (ALL ACCESSORIES AND FIXTURES SHOULD BE A.D.A. COMPLIANT. RE: PLUMBING DRAWINGS.)			
1	TOILET PAPER DISPENSER	BOBRICK	B-4288 (BY G.C.)
2	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270 (BY G.C.)
3	ELECTRIC HAND DRYER	WORLD	SLIMdri L-973 (BY G.C.)
4	SOAP DISPENSER	PER OWNER	THRU LOCAL SUPPLIER
5	GRAB BARS	BOBRICK	B-6806 SERIES
6	GRAB BAR ANCHORS	BOBRICK	252-60 (BY G.C.)
7	COAT HOOK (MOUNT 4'-0" A.F.F.)	BOBRICK	B-76827 (BY G.C.)
8	WALL MIRROR	BOBRICK	BY G.C.
9	WALL MOUNTED SINK	REFER PLUMBING DWG	ADA COMPLIANT
10	WATER CLOSET	REFER PLUMBING DWG	ADA COMPLIANT
11	SHOWER BENCH	BOBRICK	B-5193 (ADA COMPLIANT, BY OWNER)

RESTROOM ACCESSORIES SCHED.

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PROFESSIONAL SEAL



06.07.23

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT. IT DOES NOT INDICATE THE EXACT LOCATION OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SUCH, THE DRAWING DOES NOT NECESSARILY INDICATE OR REQUIRE ALL WORK INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER LOCATION AND COMPLETION OF THE WORK. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION WORK.

PROJECT ADDRESS:
OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)

1500 SANTAVY ST, BLDG 100,
BAYTOWN, TX 77521

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION NO.	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

23-103

DRAWING TITLE
ENLARGED RESTROOM PLANS
& ELEVATIONS

DRAWING NUMBER

A 4.01

LAVATORY AND WATER CLOSETS TO BE LEVER TYPE CONTROL.

GRAB BARS AND SEAT SHALL WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANY POINT.

PROVIDE BLOCKING AS REQUIRED.

PROVIDE MIN. 1 1/2" CLEARANCE BETWEEN GRAB BAR AND THE WALL THEY ARE ATTACHED ON.

WALLS AND PARTS OF WALLS OF LAVATORY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

PROVIDE SMOOTH, HARD, NON-ABSORBANT SURFACE ON FLOORS & WALLS WITHIN 24" OF URINAL AND WATERCLOSET & EXTENDING MIN. 48" UP WALL.

HAND DRYERS ARE PROVIDED AND INSTALLED BY G.C.

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CONTRACTOR TO ENSURE THAT REQUIRED CLEAR FLOOR SPACE IS MAINTAINED THROUGHOUT THE ENTIRE ROUTE. SLOPES THAT EXCEEDS 1:50 DUE TO FLOOR DRAINAGE.

CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.

IF CONTROLS ARE NOT MANUALLY OPERATED OR AUTOMATIC, AND SHALL FULLY COMPLY WITH LATEST T.A.S. REQUIREMENTS.

CABINETS ARE PROVIDED AND INSTALLED BY OWNER.

GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER AND CABINET VENDOR.

ALL LAVATORIES MUST HAVE A COMBINATION FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MIN. OF 10 SECONDS.

REFER T&S FOR MOUNTING HEIGHT OF ALL FIXTURES AND ASSISTS.

SCHEDULED CEILING. REFER REFLECTED CEILING PLAN FOR CEILING HEIGHT.
WALL FINISH AS SCHEDULED.
SCHEDULED BASE. REFER INTERIOR FINISH SCHEDULE.
6"X6" PORCELAIN TILE OVER $\frac{5}{8}$ " WATER RESISTANT GYPSUM BOARD. REFER INTERIOR FINISH SCHEDULE.

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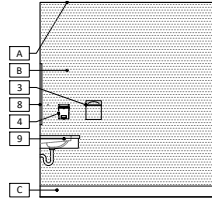
A 4.02

GENERAL NOTES

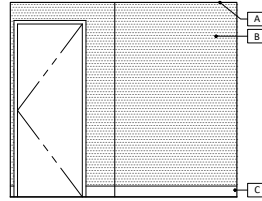
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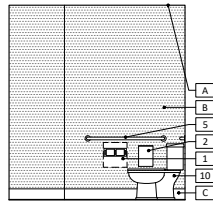
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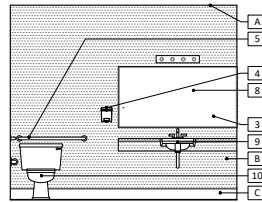
RESTROOM ELEV. | 16 | SCALE: 3/8" = 1'-0"



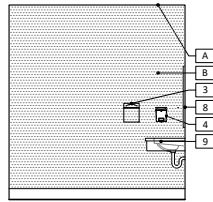
RESTROOM ELEV. | 12 | SCALE: 3/8" = 1'-0"



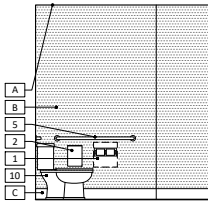
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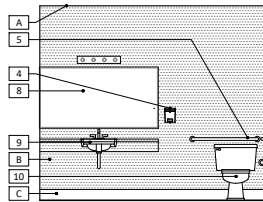
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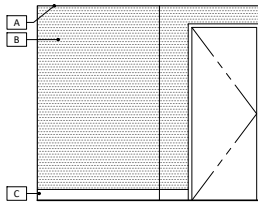
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RESTROOM ELEV. | 10 | SCALE: 3/8" = 1'-0"



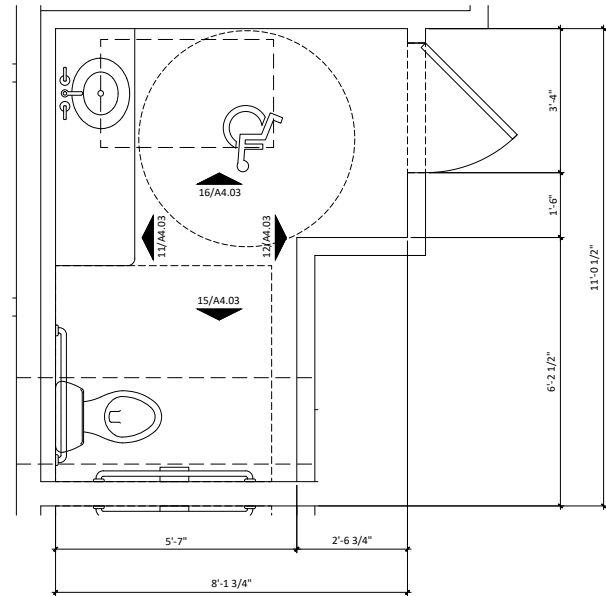
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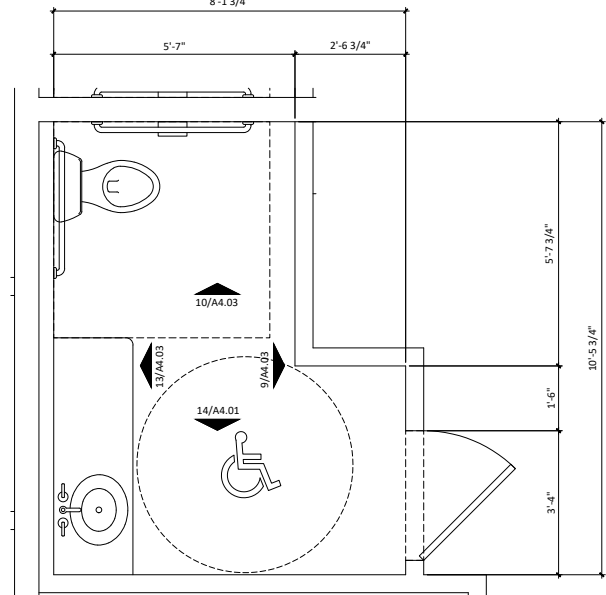
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10	WATER CLOSET	REFER PLUMBING DWG	ADA COMPLIANT
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RESTROOM ACCESSORIES SCHED.



ENLARGED RESTROOM 06 | 03 | SCALE: 3/4" = 1'-0"



ENLARGED RESTROOM 05 | 01 | SCALE: 3/4" = 1'-0"

PENH
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PROFESSIONAL SEAL



06.07.23

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PROJECT ADDRESS:
OFFICE CONDO AT
SANTAVY ST.
(BLDG 100)

1500 SANTAVY ST, BLDG 100,
BAYTOWN, TX 77521

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION NO.	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

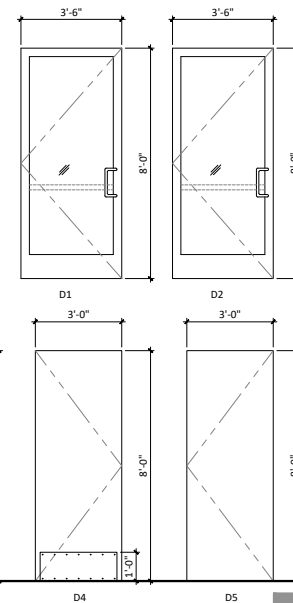
PENH STUDIO PROJECT NO.

23-103

DRAWING TITLE
ENLARGED RESTROOM PLANS
& ELEVATIONS

DRAWING NUMBER

A 4.03



DOOR ELEVATION | 03 |

- MTL : METAL
- HM : HOLLOW METAL
- SF : STOREFRONT
- ALUM : ALUMINUM
- T/I : 1" INSULATING WITH $\frac{1}{2}$ " TEMPERED LOW E GLAZING
- C/I : CLEAR INSULATED
- GA : GAUGE
- QTY : QUANTITY
- MANU : MANUFACTURER

HARDWARE SCHEDULE				
QTY	DESCRIPTION	MODEL	FINISH	MANUFACTURER
HARDWARE SET # 01				
HARDWARE/ THRESHOLD TO BE PROVIDED BY ALUMINUM STOREFRONT DOOR MANUFACTURER. COMPLETE SET OF HARDWARE INCLUDES HINGES, PUSH, PULLS, CLOSER, FLOOR STOP, LOCK AND PANIC DEVICE.				
HARDWARE SET # 02				
1	CONTINUOUS EDGE	708-112	628	HAGER
1	EXIT DEVICE	25 EO	628	FALCON
1	CLOCK	SC70-18	AL	FALCON
1	LOCK	AL50PO	SAT 626	SCHLAGE
1	GASKET	5050CL	---	NGP
1	SWEEP	200NA	AL	NGP
1	SECURITY ASTRAGAL	139SP583" USP	AL	NGP
1	FLOOR STOP	438	US32D/ 630	ROCKWOOD
1	THRESHOLD	350	AL	NGP
HARDWARE SET # 03				
3	HINGES	BB1279 4 1/2" x 4 1/2"	US26D/ 626	HAGER
1	LOCKSET	B511GD	626	FALCON
1	WALL STOP	406	US10B/ 613	ROCKWOOD
HARDWARE SET # 04				
3	HINGES	BB1279 4 1/2" x 4 1/2"	US26D/ 626	HAGER
1	PUSH PLATE	70B	US32D/ 630	ROCKWOOD
1	PULL PLATE	BF110 X 70B	US32D/ 630	ROCKWOOD
1	CLOSER	SC70-18	AL	FALCON
1	KICKPLATE	K1050 20 X 2" LESS DOOR WIDTH	US32D/ 630	ROCKWOOD
1	WALL STOP	406	US26D/ 626	ROCKWOOD

DOOR SCHEDULE											
DOOR INFORMATION							FRAME		HARDWARE	FIRE RATING	NOTES
DOOR TAG	SIZE	MATERIAL	GLAZING	LOCATION	FINISH	QTY	TYPES	MATERIAL	SET #		
D1	3'-6"W x 8'-0"Hx 1-3/4"T	ALUM	T/I	FRONT ENTRANCE	BLACK	5	F2	HM	02	0	THE DOOR SHALL HAVE SELF CLOSING HARDWARE
D2	3'-6"W x 8'-0"Hx 1-3/4"T	16 GA HM	-	CONFERENCE	BLACK	1	F2	HM	03	20	
D3	3'-0"W x 8'-0"Hx 1-3/4"T	SOLID CORE	C/I	OFFICE	PAINTED	12	F4	HM	03	0	
D4	3'-0"W x 8'-0"Hx 1-3/4"T	PLASTIC LAMINATE	-	RESTROOM	-	6	F4	HM	04	0	THE DOOR SHALL HAVE SELF CLOSING HARDWARE
D5	3'-0"W x 8'-0"Hx 1-3/4"T	SOLID CORE	-	CLOSET	PAINTED	10	F4	HM	03	0	



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(BLDG 100)

PROJECT ADDRESS
1500 SANTAVY ST, BLDG 100,
BAYTOWN, TX 77521

PROJECT SCHEDULE:

[illegible]

REVISION

NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE
AS NOTED

PENH STUDIO PROJECT NO.

23-103

DRAWING TITLE

DOOR AND HARDWARE SCHEDULE

DRAWING NUMBER

A6.01

FLOOR				
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR
F1	PORCELAIN TILE: 24"x24" OR 12"x24" OR 24"x48"	DALTILE	AMBASSADOR, WANDERLUST WHITE, AM 36	WHITE
F2	SEALED CONCRETE	-	-	-

WALL				
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR
W1	PAINT OVER 8" GYPSUM BOARD	SHERWIN-WILLIAMS	SW 7757, WHITE	WHITE
W3	FULL HEIGHT F.R.P. PANEL BOARD	MARLITE	STANDARD FRP WITH SMOOTH SURFACE, S 100G WHITE	WHITE
W4	12"X24" PORCELAIN TILE OVER 2" WATER RESISTANT GYPSUM BOARD	DALTILE	DIGNITARY, LUMINARY WHITE DR 07	WHITE

INTERIOR FINISH SCHEDULE					
AREA	FLOOR	BASE	WALL	CEILING	REMARKS
RECEPTION	F1	B1	W1	C2	REFER RCP FOR CEILING INFORMATION
OFFICE	F1	B1	W1	C2	REFER RCP FOR CEILING INFORMATION
BREAK ROOM	F1	B1	W1	C2	REFER RCP FOR CEILING INFORMATION
RESTROOM	F1	B1	W4	C2	REFER RCP AND INTERIOR ELEVATION FOR WALL AND CEILING INFORMATION
CORRIDOR	F1	B1	W1	C2	REFER RCP FOR CEILING INFORMATION

NOTES

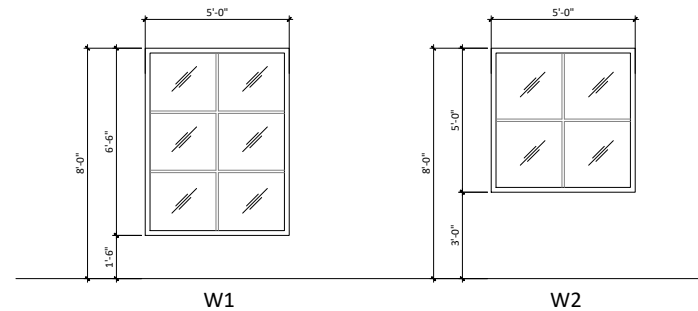
- PER TABLE 803.9, IBC 2012 INTERIOR FINISH FOR NON SPRINKLERED BUILDING SHOULD BE AS FOLLOWS

OCCUPANCY GROUP	EXIT PASSAGEWAY	CORRIDORS	ROOMS AND ENCLOSED SPACES
B	A	B	C

- CASHIER DESK, DELI, KITCHEN AND RESTROOM COUNTERS ARE TO BE 3/4" GRANITE. COLOR TO BE VERIFIED BY OWNER.
- ALL THE COLORS TO BE LIGHTER THAN DOVE GRAY OR 40% HIGHER LRV IN ALL FOOD AREAS AND RESTROOM/ VESTIBULE.
- FLOOR, WALL AND CEILING IN ALL AREAS HAVE TO BE SMOOTH, NON-ABSORBENT AND EASILY CLEANABLE.

BASE				
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR
B1	PORCELAIN TILE, INTEGRAL BASE	DALTILE	-	WHITE
B2	6" RUBBER BASE	-	-	-

CEILING				
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR
C1	OPEN CEILING, PAINTED	-	-	WHITE
C2	ENAMEL PAINT OVER 5" GYPSUM BOARD, TAPE, FLOAT AND PAINT. USE TYPE-X WHERE FIRE RATED PARTITIONS ARE REQ.	-	-	WHITE



WINDOW ELEVATION | 03

WINDOW SCHEDULE									
WINDOW TAG	FRAME SIZE(W X H)	FRAME MATERIAL	FRAME FINISH	QTY	MODEL	MANU	GLAZING	LOCATION	NOTES
W1	5'-0" X 6'-6"	ALUM	BLACK	6	SERIES 3000 THERMAL MULTI PLANE	OLD CASTLE BUILDING ENVELOPE	T/I	FRONT	SHGC - 0.23 U FACTOR - 0.40
W2	5'-0" X 5'-0"	ALUM	BLACK	9	SERIES 3000 THERMAL MULTI PLANE	OLD CASTLE BUILDING ENVELOPE	T/I	SIDE/REAR	SHGC - 0.23 U FACTOR - 0.40

NOTES

- VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO FABRICATION.
- INSTALL STOREFRONT/ WINDOW AS PER MANUFACTURER SPECIFICATIONS.
- ALL GLAZING SHALL BE 1" INSULATING WITH $\frac{1}{4}$ " TEMPERED DOUBLE PANE GLAZING HAVING LOW E. SHGC: 0.27 OR AS PER COM-CHECK WHICHEVER IS MORE STRINGENT.
- GLAZING AND STOREFRONT SHALL SATISFY LOCAL WIND LOAD REQUIREMENTS. CONTRACTOR TO VERIFY.

ABBREVIATION

- MTL : METAL
- HM : HOLLOW METAL
- SF : STOREFRONT
- ALUM : ALUMINUM
- T/I : 1" INSULATING
WITH $\frac{1}{8}$ " TEMPERED LOW
E DOUBLE PANE
GLAZING
- C/I : CLEAR INSULATED
- GA : GAUGE
- QTY : QUANTITY
- MANU :
MANUFACTURER

WINDOW SCHEDULE | 01 |



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PROFESSIONAL SEAL



06.07.23

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS 'ISSUED FOR CONSTRUCTION WORK'.

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OFFICE CONDO AT
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(BLDG 100)

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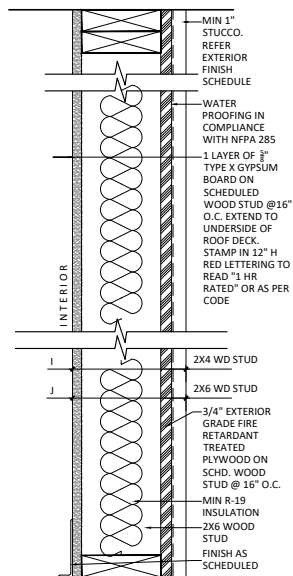
PENH STUDIO PROJECT NO.

23-103

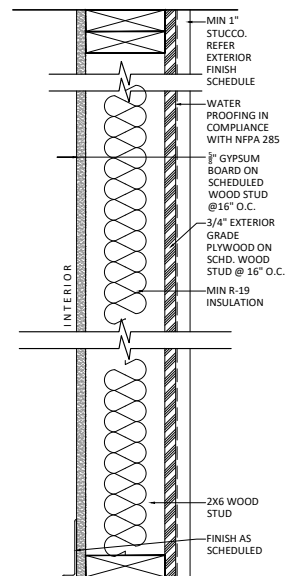
DRAWING TITLE
WINDOW SCHEDULE &
INTERIOR FINISH SCHEDULE

DRAWING NUMBER

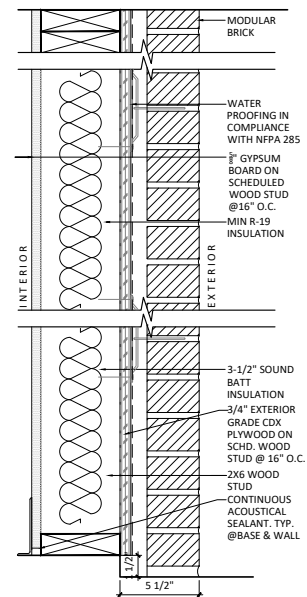
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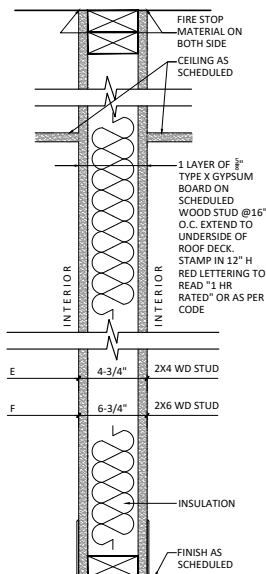
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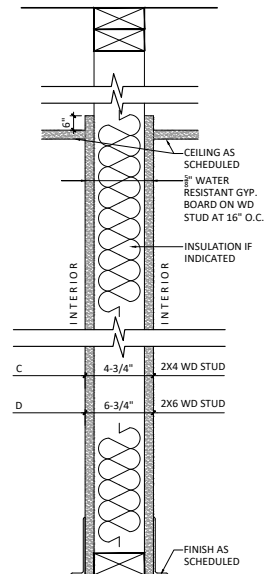
H SCALE: 3" = 1'-0"



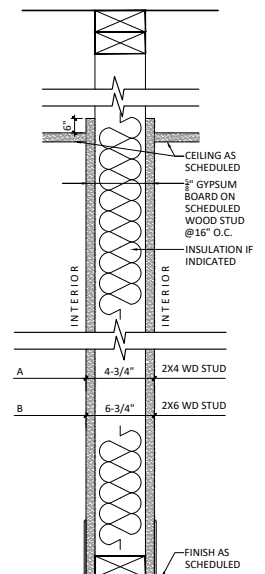
G SCALE: 3" = 1'-0"



F(1 HR RATED) UL DESIGN NO. U305 SCALE: 3" = 1'-0"



C & D SCALE: 3" = 1'-0"



A & B SCALE: 3" = 1'-0"

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DRAWING NUMBER

A6.03

TAS 02