

PROJECT CODE:
2012 INTERNATIONAL BUILDING CODE
• 2012 INTERNATIONAL PLUMBING CODE
• 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
• 2014 NATIONAL ELECTRIC CODE
• 2012 INTERNATIONAL EXISTING BUILDING CODE
• 2012 FUEL AND GAS CODE
• 2012 MECHANICAL CODE
• 2012 INTERNATIONAL RESIDENTIAL CODE
• 2012 INTERNATIONAL ENERGY CONSERVATION CODE
• 2012 INTERNATIONAL FIRE CODE



CASTROVILLE TENANT BUILDING

ATTENTION:
CITY OF CASTROVILLE

DESIGNER:
COMPEAN DESIGN STUDIO, LLC
2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77082
(713) 397- 0101

COVER SHEET

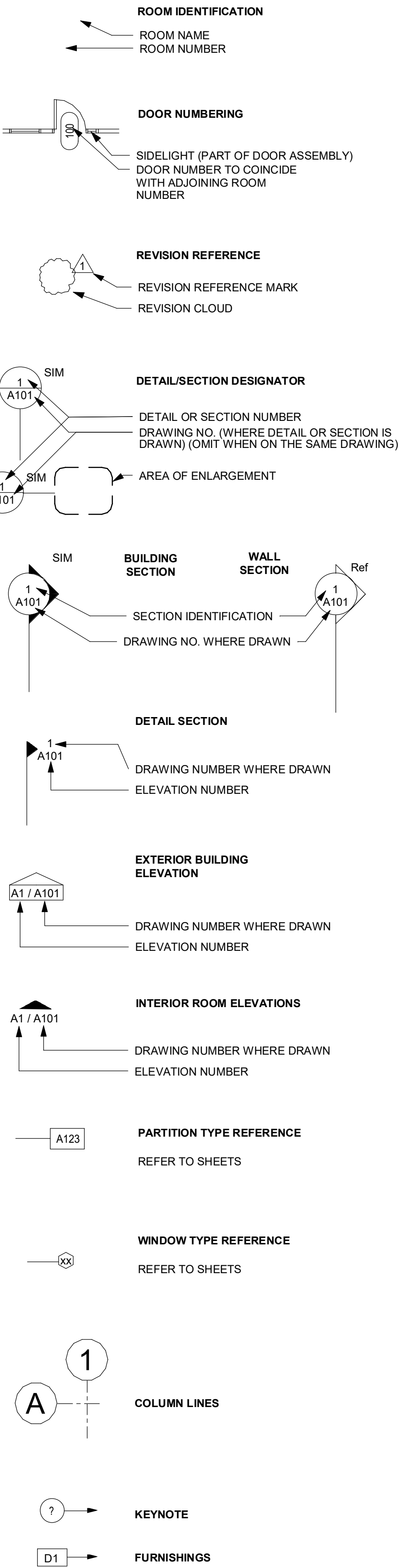
Project Number	250100
Date	6/9/2025
Drawn by	

G000

ABBREVIATIONS

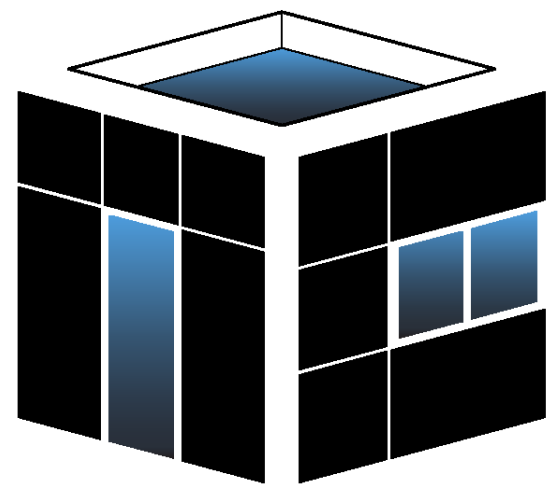
A.B.	- ANCHOR BOLT	EXIST.	- EXISTING	MAS.	- MASONRY	SIM.	- SIMILAR
A.C.T.	- ACOUSTICAL CEILING TILE	EXP.	- EXPANSION	MATL.	- MATERIAL	SPEC.	- SPECIFICATION
A.D.	- AREA DRAIN	EXT.	- EXTERIOR	MAX.	- MAXIMUM	SPKR.	- SPEAKER
A.F.F.	- ABOVE FINISH FLOOR	F.A.	- FIRE ALARM	MBL.	- MARBLE	SPR.	- SPRINKLER
A.P.C.	- ACOUSTICAL PANEL CEILING	F.B.	- FACE BRICK	MECH.	- MECHANICAL	SQ.	- SQUARE
A.V.	- AUDIO VISUAL	F.D.	- FLOOR DRAIN	MEMB.	- MEMBRANE	ST.	- STONE
A/C	- AIR CONDITIONING	F.D.C.	- FIRE DEPARTMENT CONNECTION	MEZZ.	- MEZZANINE	STA.	- STATION
ACC.	- ACCESSIBLE	F.E.	- FIRE EXTINGUISHER	MFR.	- MANUFACTURER	STD.	- STANDARD
ACOUS.	- ACOUSTICAL	F.E.B.	- FIRE EXTINGUISHER BRACKET	MIN.	- MINIMUM	STL.	- STEEL
ACS	- ACRYLIC SHEET	F.E.C.	- FIRE EXTINGUISHER CABINET	MISC.	- MISCELLANEOUS	STL.JST.	- STEEL JOIST
ADD.	- ADDITIONAL	F.F.&E.	- FURNITURE, FIXTURE & EQUIPMENT	MK.B.	- MARKER BOARD	STN.	- STAIN
ADJ.	- ADJUSTABLE	F.F.EL.	- FINISH FLOOR ELEVATION	MM.	- MILLIMETER	STO.	- STORAGE
AGGR.	- AGGREGATE	F.H.C.	- FIRE HOSE CABINET	MTD.	- MOUNTED	STRG.	- STRINGER
ALT.	- ALTERNATE	F.O.	- FACE OF	MTG.	- MOUNTING	STRUCT.	- STRUCTURAL
ALUM.	- ALUMINUM	F.O.I.C.	- FURNITURE BY OWNER INSTALLED BY CONTRACTOR	MTL.	- METAL	SUBCAT.	- SUBCATEGORY
ANCH.	- ANCHOR			MULL.	- MULLION	SUSP.	- SUSPENDED
ANOD.	- ANODIZED	F.P.	- FIRE PROTECTION	N.	- NORTH	SYMM.	- SYMMETRICAL
APPD.	- APPROVED	F.R.T.	- FIRE RETARDANT TREATED	N.C.	- NOISE CRITERIA	SYS.	- SYSTEM
APPROX.	- APPROXIMATE	F.R.T.W.	- FIRE RETARDANT TREATED WOOD	N.I.C.	- NOT IN CONTRACT	T.	- TREAD / THERMOSTAT
ARCH.	- ARCHITECTURAL	F.V.	- FIELD-VERIFY	N.T.S.	- NOT TO SCALE	T. & G.	- TONGUE AND GROOVE
AUTO.	- AUTOMATIC	F.W.C.	- FABRIC WALLCOVERING	NA	- NOT APPLICABLE	T.B.	- TOWEL BAR
B.I.U.R.	- BUILT-UP ROOFING	F.W.P.	- FABRIC WRAPPED PANEL	NO.	- NUMBER	T.C.	- TOP OF CURB
BD.	- BOARD	FC.	- FACE	NOM.	- NOMINAL	T.CONC.	- TOP OF CONCRETE
BLDG.	- BUILDING	FDN.	- FOUNDATION	O.A.	- OUTSIDE AIR	T.O.	- TOP OF (SEE OTHER WORD)
BLK.	- BLOCK	FIN.	- FINISH	O.C.	- ON CENTER	T.O.S.	- TOP OF SLAB, TOP OF STRUCTURE
BM.	- BEAM	FIXT.	- FIXTURE	O.C.E.W.	- ON CENTER EACH WAY	T.O.STL.	- TOP OF STEEL
BOT.	- BOTTOM	FL.	- FLOOR	O.D.	- OUTSIDE DIAMETER/DIMENSION	T.P.	- TOP OF PAVEMENT
BRK.	- BRICK	FLASH.	- FLASHING	O.F.	- OVERFLOW	T.P.D.	- TOILET PAPER DISPENSER
BSMT.	- BASEMENT	FLUOR.	- FLUORESCENT	O.F.C.I.	- OWNER FURNISHED, CONTR INSTALLED	T.W.	- TOP OF WALL
BT.	- BOLT	FPG.	- FIREPROOFING	O.F.O.I.	- OWNER FURNISHED, OWNER INSTALLED	TEL.	- TELEPHONE OR TELECOM
BYND.	- BEYOND	FR.	- FRAME	O.H.	- OVER HEAD	TEMP.	- TEMPERATURE
C.	- GYPSUM BOARD CEILING	FT.	- FOOT / FEET	O.R.D.	- OVERFLOW ROOF DRAIN	TER.	- TERRAZZO
C.B.	- CATCH BASIN	FTG.	- FOOTING	OFF.	- OFFICE	TG.B.	- TOGGLE BOLT
C.B.U.	- CEMENTITIOUS BACKER UNIT	FURN.	- FURNITURE	OPNG.	- OPENING	THK.	- THICKNESS
C.BD.	- CHALK BOARD	G.	- GROUND / GLASS	OPP.	- OPPOSITE	THRES.	- THRESHOLD
C.G.	- CORNER GUARD	G.B.	- GENERAL CONTRACT(OR)	OPP. HD.	- OPPOSITE HAND	THRU.	- THROUGH
C.I.	- CAST IRON	G.C.	- GLASS FIBER REINFORCED CONCRETE	OUTS.	- OUTSIDE	TK.BD.	- TACKBOARD
C.I.P.	- CAST-IN PLACE	G.R.C.	- GLASS FIBER REINFORCED CONCRETE	P	- PAINT	TMFD.	- TEMPERED
C.J.	- CONTROL JOIST / CONSTRUCTION JOINT	G.G.	- GLASS FIBER REINFORCED GYPSUM	P BD.	- PARTICLEBOARD	TRACT.	- TRACTION
C.L.	- CENTER LINE	GA.	- GAUGE / GAGE	P.C.	- PRECAST CONCRETE	TRANS.	- TRANSITION
C.M.U.	- CONCRETE MASONRY UNITS	GALV.	- GALVANIZED	P D F.	- POWER-DRIVEN FASTENER	TV.	- TELEVISION
C.O.	- CLEANOUT	GL.	- GLASS	P.F.	- POINT OF FROG	TYP.	- TYPICAL
C.T.	- CERAMIC TILE	GR.	- GRADE	P.I.	- POINT OF INTERSECTION	U.N.O.	- UNLESS NOTED OTHERWISE
C.T.B.	- CERAMIC TILE BASE	GRD.	- GROUND	P.I.F.	- POUNDS PER LINEAR FOOT	UNFIN	- UNFINISHED
C.W.	- COLD WATER (PIPING)	GYP. BD.	- GYPSUM WALLBOARD	P.LAM.	- PLASTIC LAMINATE	UR.	- URINAL
CAB.	- CABINET	H.	- HIGH / HEIGHT	P.S.F.	- POUNDS PER SQUARE FOOT	V.A.C.	- VENTILATION AND AIR CONDITIONING
CAT.	- CATEGORY	H.B.	- HOSE BIBB	P.T.R.	- PAPER TOWEL RECEPTACLE	V.C.T.	- VINYL COMPOSITION TILE
CEM.	- CEMENT	H.C.	- HOLLOW CORE	P.A.T.D.	- PAPER TOWEL DISPENSER	V.I.F.	- VERIFY IN FIELD
CER.	- CERAMIC	H.M.	- HOLLOW METAL (STEEL FRAME)	PARTN.	- PARTITION	V.R.	- VAPOR RETARDER
CH.	- CHILLER	H.O.	- HOLD-OPEN	PERF.	- PERFORATED	V.T.	- VINYL TILE
CHAN.	- CHANNEL	H.P.	- HIGH POINT	PERIM.	- PERIMETER	V.W.C.	- VINYL WALL COVERING
CLG.	- CEILING	H.R.C.	- HOSE REEL CABINET	PERP.	- PERPENDICULAR	VERT.	- VERTICAL
CLR.	- CLEAR	H.S.	- HEAT STRENGTHENED (GLASS)	PL.	- PLATE	VEST.	- VESTIBULE
CNTR.	- COUNTER	H.V.A.C.	- HEATING, VENTILATING, AIR CONDITIONING	PLAS.	- PLASTER	W.	- WIDE/WITH, WEST
COL.	- COLUMN	H.W.	- HOT WATER	PLUMB.	- PLUMBING	W.B.	- WOOD BASE
COMPART.	- COMPARTMENT	HCP.	- HANDICAP	PLYWD.	- PLYWOOD	W.C.	- WATER CLOSET
CONC.	- CONCRETE	HD.WD.	- HARD WOOD	PNL.	- PANEL	W.P.	- WATERPROOFING
COND.	- CONDITION	HDW.	- HARDWARE	POL.	- POLISHED	W.P.M.	- WATERPROOFING MEMBRANE
CONN.	- CONNECTION	HNDRL.	- HANDRAIL	PR.	- PAIR	W.P.T.	- WORK POINT
CONT.	- CONTINUOUS	HORIZ.	- HORIZONTAL	PREFAB.	- PREFABRICATED	W.R.	- WATER RESISTANT/REPELLENT
CONTR.	- CONTRACTOR	HR.	- HOUR	PROJ.	- PROJECT	W.W.	- WALL TO WALL
COORD.	- COORDINATE	HT.	- HEIGHT	PT.	- POINT	W/	- WITH
CORR.	- CORRIDOR	HYD.	- HYDRAULIC	PTD.	- PAINTED	W/O	- WITHOUT
CPT.	- CARPET	I.D.	- INSIDE DIAMETER	PVG.	- PAVING	WD.	- WOOD
CTR.	- CENTER	I.P.S.	- INTERNATIONAL PIPE STANDARD	QTY.	- QUANTITY	WD.S.	- WOOD SCREW
D.	- DEEP, DEPTH	I.R.M.A.	- INVERTED ROOF MEMBRANE ASSEMBLY	R.	- RADIUS OR RISER (PIPING)	WDW.	- WINDOW
D.F.	- DRINKING FOUNTAIN	IN.	- INCH	R.A.	- RETURN AIR	WS.	- WEATHERSTRIPPING
D.O.	- DOOR OPENING	INCAND.	- INCANDESCENT	R.B.	- RESILIENT BASE	WSCOT.	- WAINSCOT
D.P.	- DEMOUNTABLE PARTITION	INCL.	- INCLUDED / INCLUDING	R.C.P.	- REFLECTED CEILING PLAN	WT.	- WEIGHT
D.PNT.	- DIMENSION POINT	INFO.	- INFORMATION	R.D.	- ROOF DRAIN		
D.W.	- DISHWASHER	INSUL.	- INSULATION	R.O.	- ROUGH OPENING		
DA.	- DISABLED	INT.	- INTERIOR	R.W.L.	- RAIN WATER LEADER		
DBL.	- DOUBLE	INTERM.	- INTERMEDIATE	RAD.	- RADIUS		
DEG.	- DEGREE	INV.	- INVERT	REC.	- RECESSED		
DEMO.	- DEMOLITION	J.C.	- JANITOR'S CLOSET	RECOM.	- RECOMMENDED		
DEPT.	- DEPARTMENT	JAN.	- JANITOR	RECPT.	- RECEPTACLE		
DIA.	- DIAMETER	JST.	- JOIST	REF.	- REFERENCE		
DIFF.	- DIFFUSER	JT.	- JOINT	REFL.	- REFLECTED / REFLECTIVE / REFLECT		
DIM.	- DIMENSION	K.	- KIP (1000 LBF)	REFR.	- REFRIGERATOR		
DISP.	- DISPENSER	K.O.	- KNOCKOUT	REG.	- REGISTER		
DMPF.	- DAMPPROOFING	K.PL.	- KICK PLATE	REINF.	- REINFORCED / REINFORCING		
DMT.	- DEMOUNTABLE	KG.	- KILOGRAM	REL.	- RELOCATE, RELOCATED		
DN.	- DOWN	KIT.	- KITCHEN	REM.	- REMOVABLE		
DR.	- DOOR	L.	- LONG	REQ.	- REQUIRE / REQUIRED		
DRN.	- DRAIN	L.F.	- LINEAR FOOT	RESIL.	- RESILIENT		
DS.	- DOWNSPOUT	L.L.H.	- LONG LEG HORIZONTAL	REV.	- REVISION / REVISED		
DTL.	- DETAIL	L.L.V.	- LONG LEG VERTICAL	RM.	- ROOM		
DWG.	- DRAWING	LPT.	- LOW POINT	RTD.	- RATED		
DWR.	- DRAWER	L.S.	- LANDSCAPE	RTG.	- RATING		
E.	- EAST	L.V.T.	- LUXURY VINYL TILE	S.	- SOUTH		
E.B.	- EXPANSION BOLT	LAB.	- LABORATORY	S.A.	- SUPPLY AIR		
E.D.F.	- ELECTRIC DRINKING FOUNTAIN	LAM.	- LAMINATED / LAMINATION	S.C.	- SOLID CORE		
E.F.S.	- EXTERIOR FINISH SYSTEM	LAV.	- LAVATORY	S.D.	- SOAP DISPENSER		
E.I.F.S.	- EXTERIOR INSULATION & FINISH SYSTEM	LB.	- POUND	S.F.	- SQUARE FEET/FOOT		
E.J.	- EXPANSION JOINT	LDG.	- LANDING	S.H.	- SPRINKLER HEAD		
E.P.	- ELECTRICAL PANELBOARD	LKR.	- LOCKER	S.M.	- SHEET METAL		
E.W.C.	- ELECTRICAL WATER COOLER	LN.	- LINE	S.N.D.	- SANITARY NAPKIN DISPENSER		
EA.	- EACH	LT.	- LIGHT	S.P.	- STANDPIPE		
EL.	- ELEVATION	M.B.	- MACHINE BOLT	S.S.	- STAINLESS STEEL		
ELEC.	- ELECTRICAL	M.C.	- MEDIUM DENSITY CEILING	S.S.E.	- STRUCTURE SLAB ELEVATION		
ELEV.	- ELEVATOR	M.D.F.	- MEDIUM DENSITY FIBERBOARD	S.SK.	- SERVICE SINK		
EMERG.	- EMERGENCY	M.D.O.	- MEDIUM DENSITY OVERLAY PLYWOOD	S.SNG.	- SOLID SURFACING		
ENCL.	- ENCLOSURE	M.E.P.	- MECHANICAL, ELECTRICAL, PLUMBING	SAN.	- SANITARY		
EQ.	- EQUAL	M.H.	- MANHOLE	SCHED.	- SCHEDULE		
EQUIP.	- EQUIPMENT	M.O.	- MASONRY OPENING	SECT.	- SECTION		
ESCAL.	- ESCALATOR	M.S.	- MACHINE SCREW	SHR.	- SHOWER		
EX.	- EXPOSED	MACH.	- MACHINE	SHT.	- SHEET		
EXH.	- EXHAUST	MAINT.	- MAINTENANCE				

ARCHITECTURAL SYMBOLS



MATERIAL INDICATIONS

SECTION	ELEVATION
CONCRETE	
PRECAST CONCRETE	
CMU	
BRICK	
CAST/CUT STONE	
NATURAL STONE	
STEEL	
ALUMINUM	
BRASS/BRONZE	
FINISHED WOOD	
EXTERIOR PLASTER AND LATHE	
CERAMIC/QUARRY TILE	
GLASS/MIRROR	
EARTH	
GRAVEL	
SAND	
CONT. WOOD BLOCKING	
DISCONT. WOOD BLOCKING	
PLYWOOD	
SPRAY APPLIED FIREPROOFING	
BATT/BLANKET INSULATION	
RIGID INSULATION	
GYPSUM BOARD	
BACKER ROD & SEALANT	
JOINT FILLER	
ACOUSTICAL CEILING	



**COMPEAN
DESIGN STUDIO**

2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092
NCOMPEAN@COMPEANDS.COM
(713) 397-0101

**CASTROVILLE TENANT
BUILDING**
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

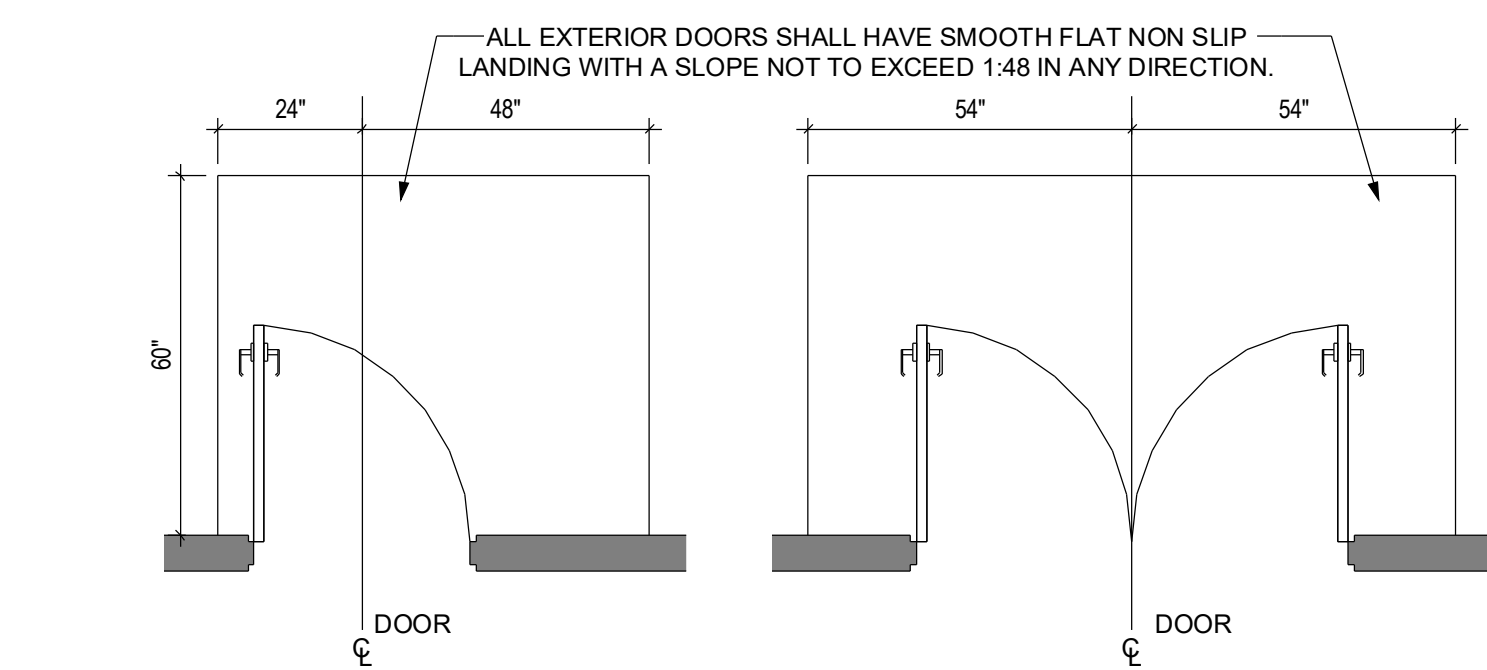
No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

ABBREVIATIONS
&
ANNOTATIONS

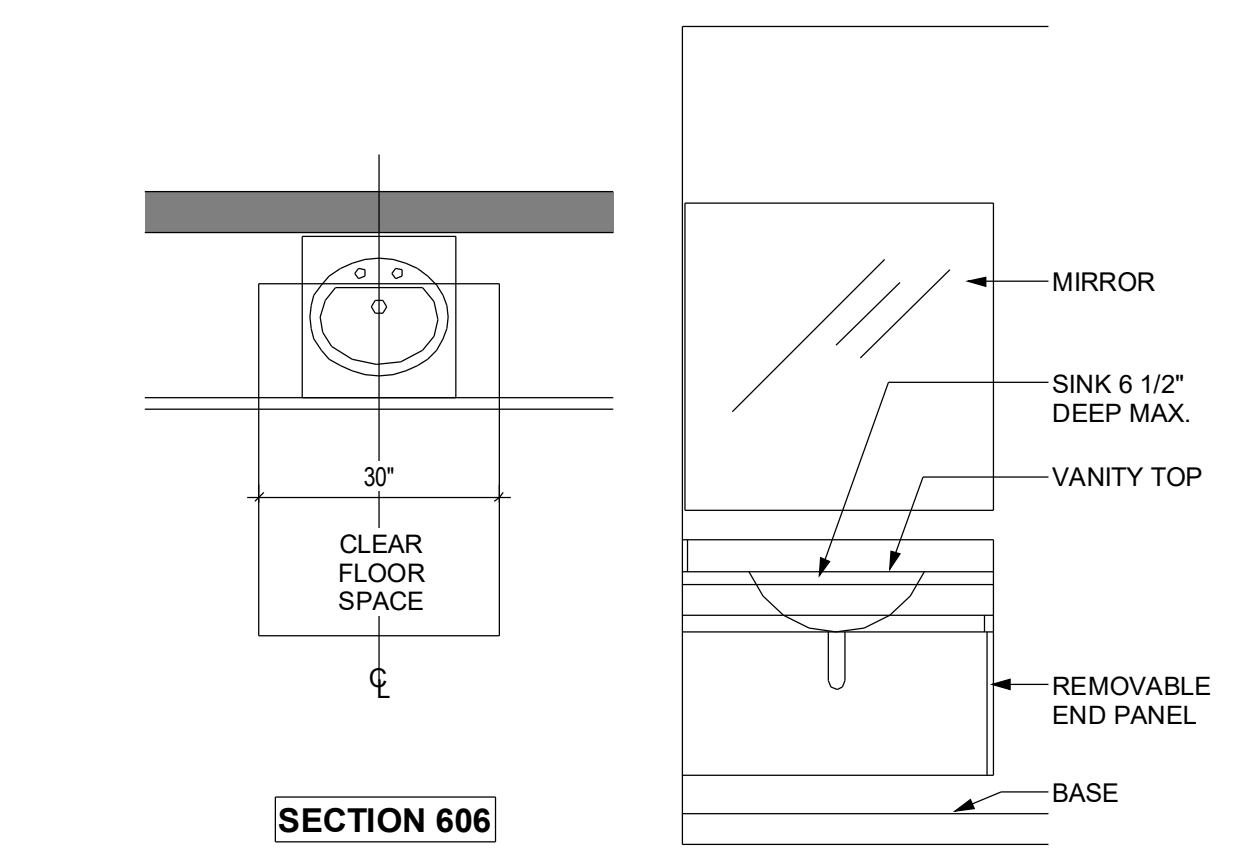
Project Number 250100
Date 6/9/2025
Drawn by

G001

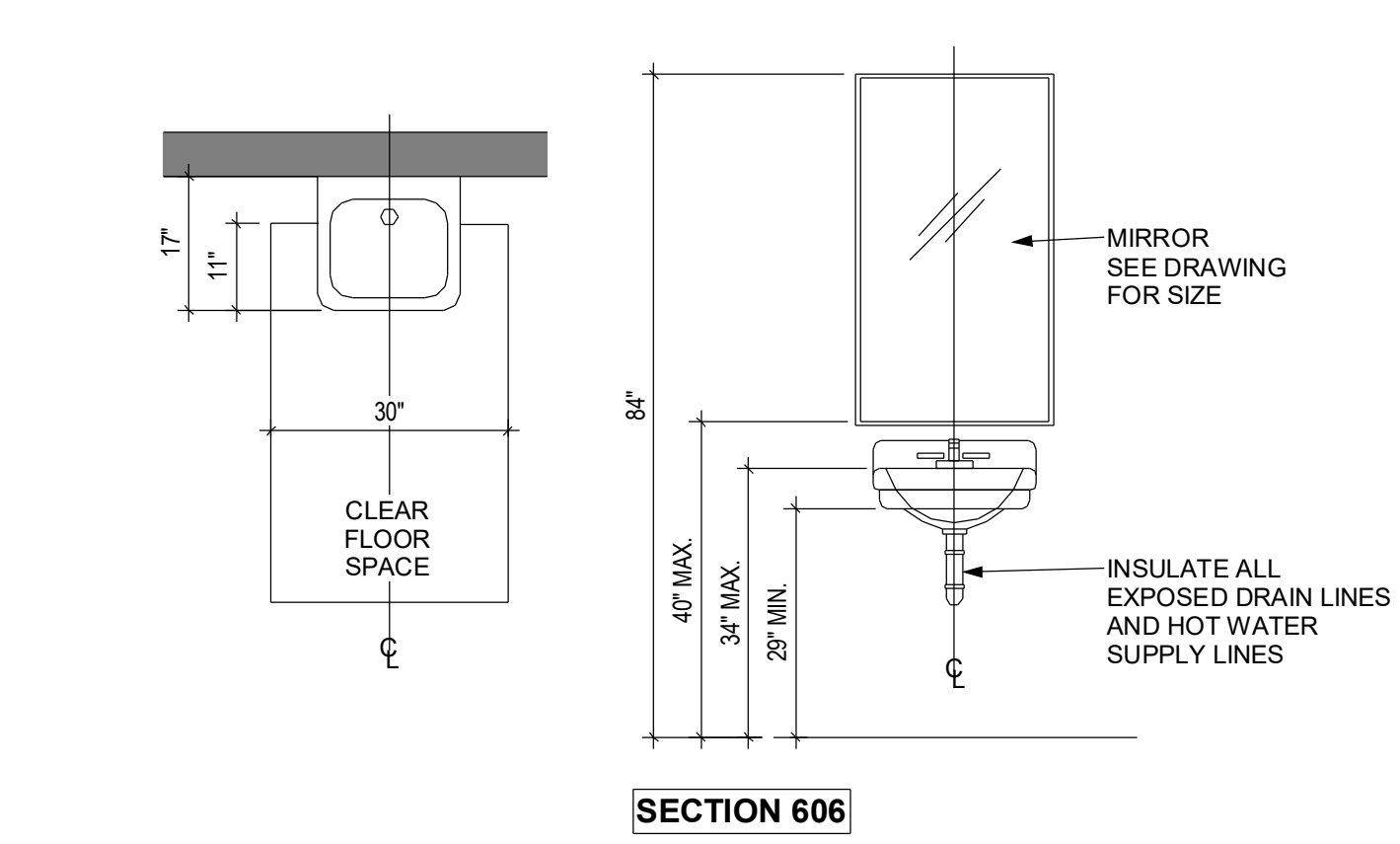




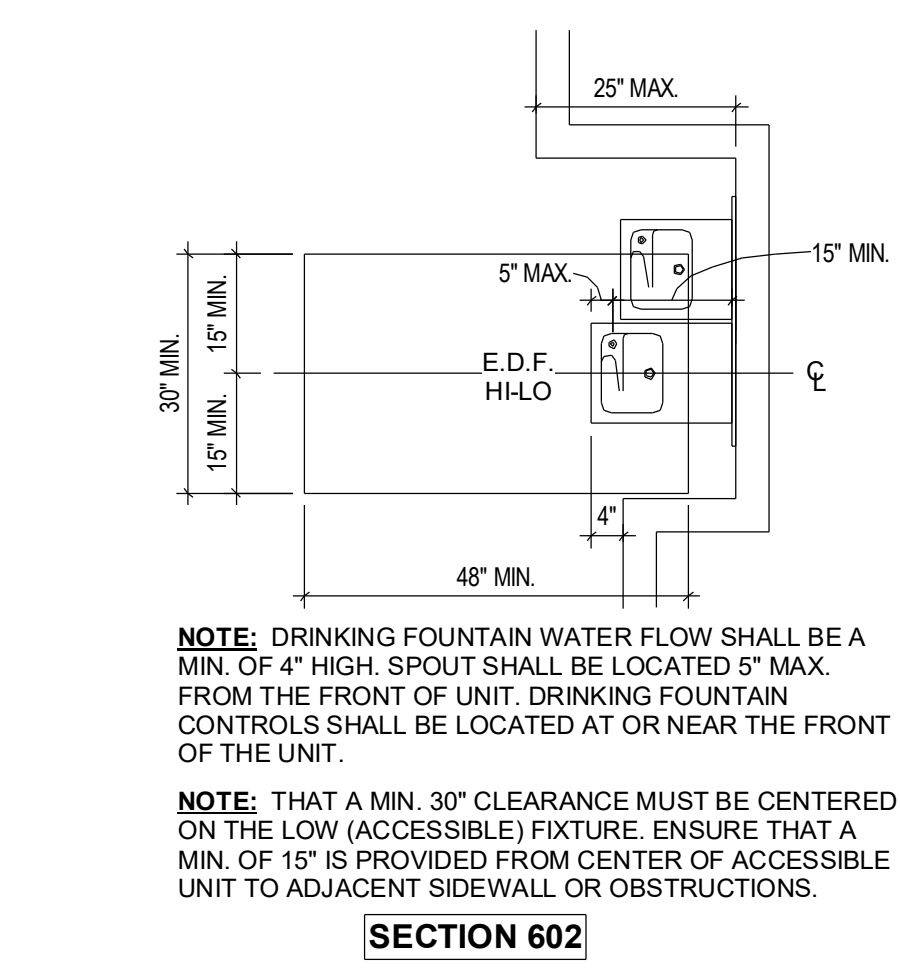
07 ACCESSIBLE EXTERIOR DOOR REQUIREMENTS
SCALE: 3/8" = 1'-0"



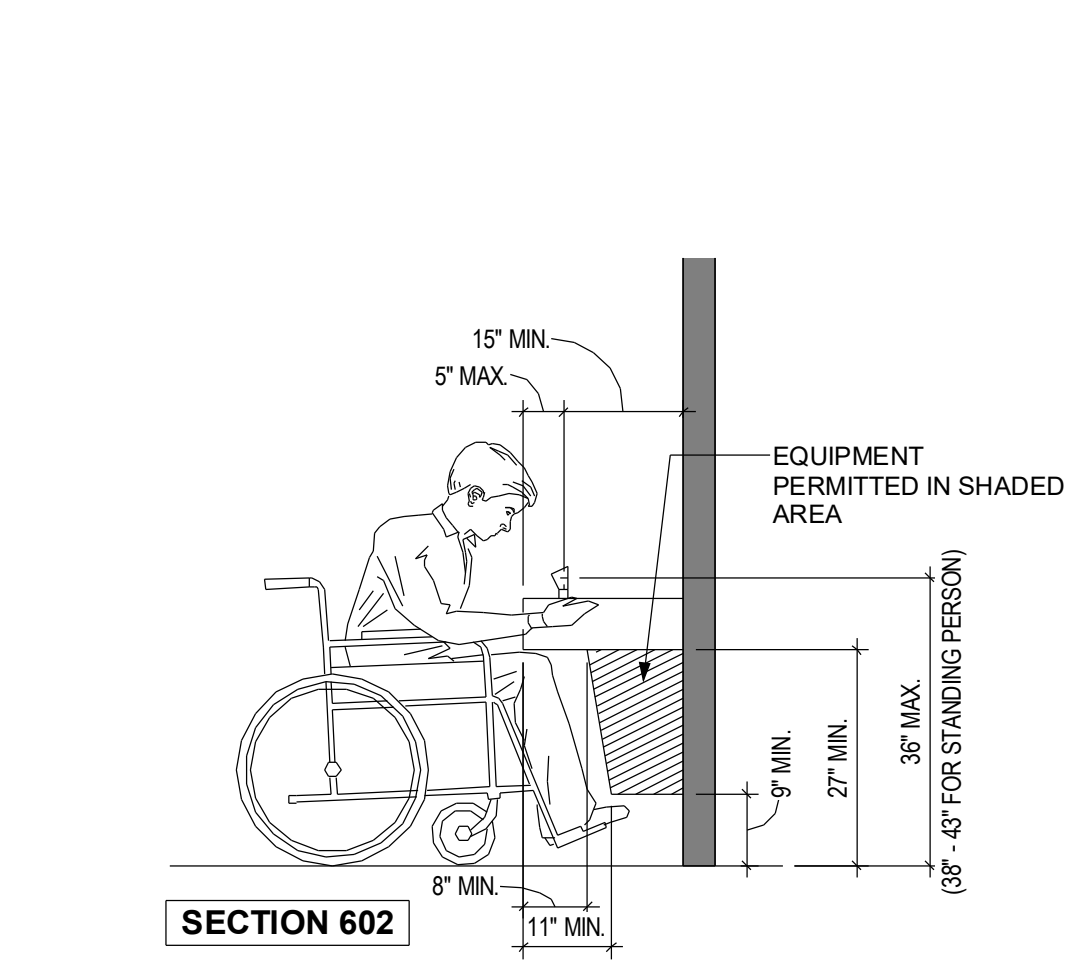
06 ACCESSIBLE LAVATORY
SCALE: 1/2" = 1'-0"



05 ACCESSIBLE LAVATORY
SCALE: 1/2" = 1'-0"



04 ACCESSIBLE FOUNTAIN
SCALE: 1/2" = 1'-0"



03 ACCESSIBLE FOUNTAIN
SCALE: 1/2" = 1'-0"

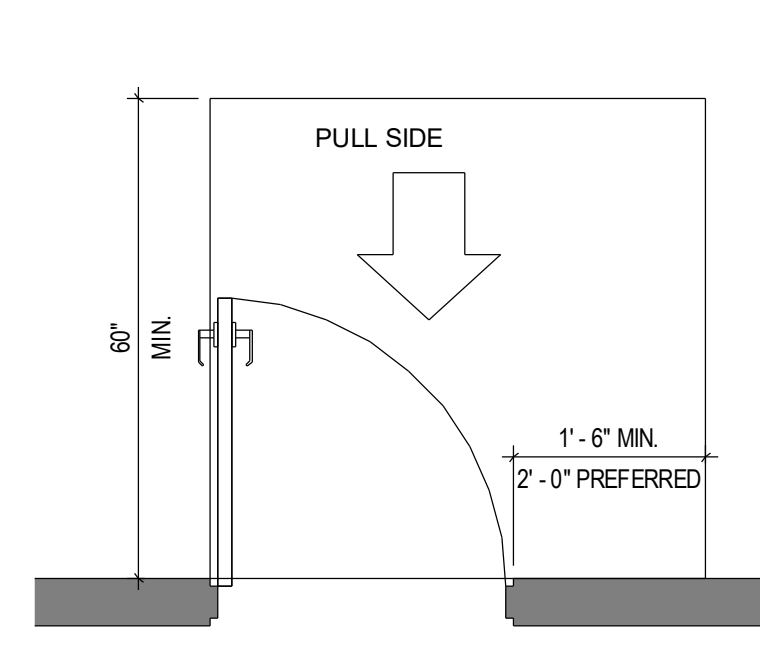


FIG. 404.2.4.1 (a)
FRONT APPROACHES

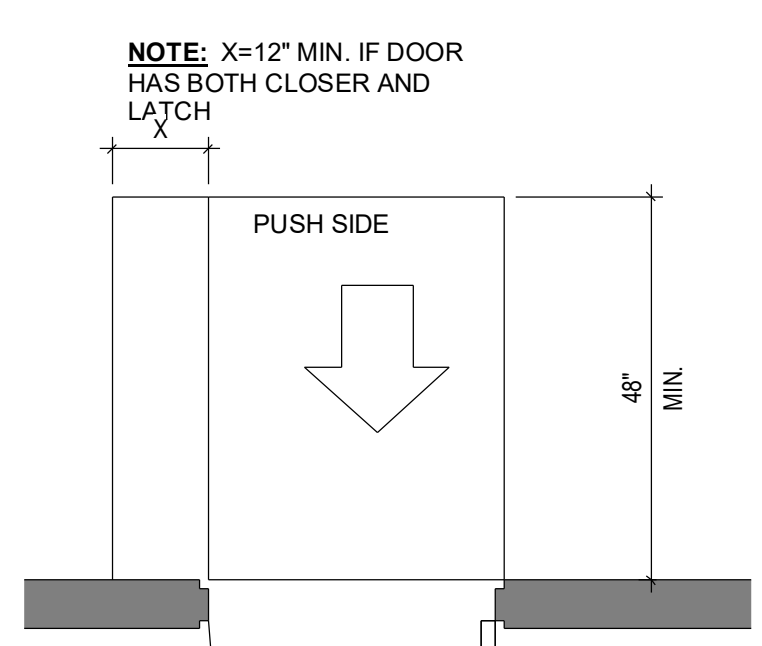


FIG. 404.2.4.1 (b & c)
FRONT APPROACHES

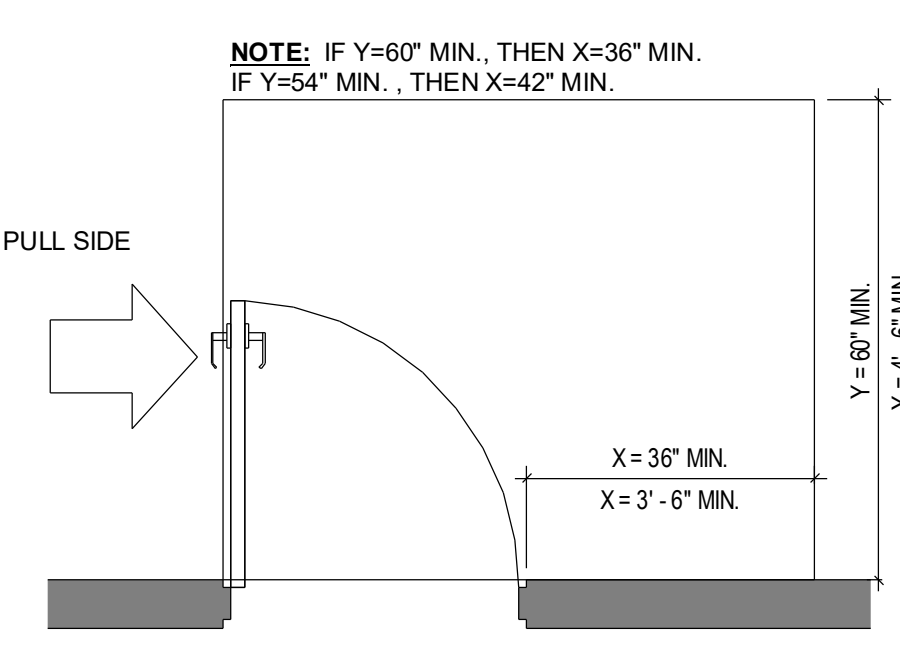


FIG. 404.2.4.1 (d & e)
HINGE APPROACHES

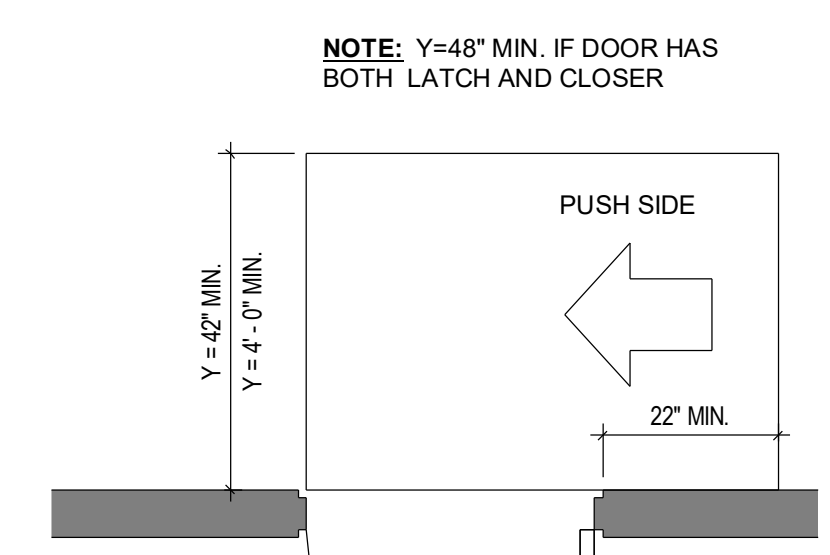


FIG. 404.2.4.1 (f & g)
HINGE APPROACHES

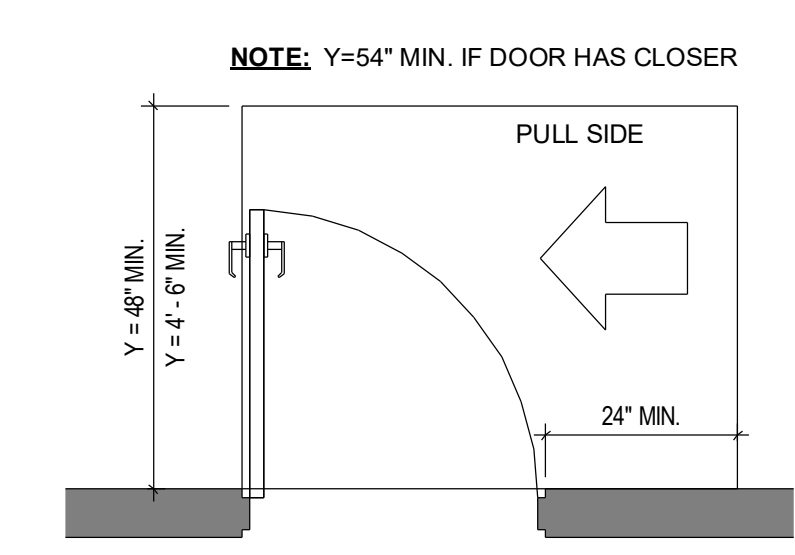


FIG. 404.2.4.1 (h & i)
LATCH APPROACHES

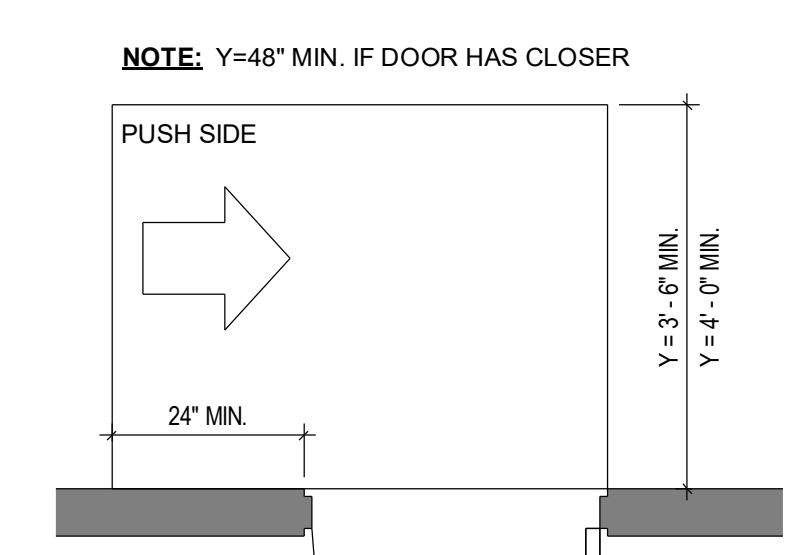


FIG. 404.2.4.1 (j & k)
LATCH APPROACHES

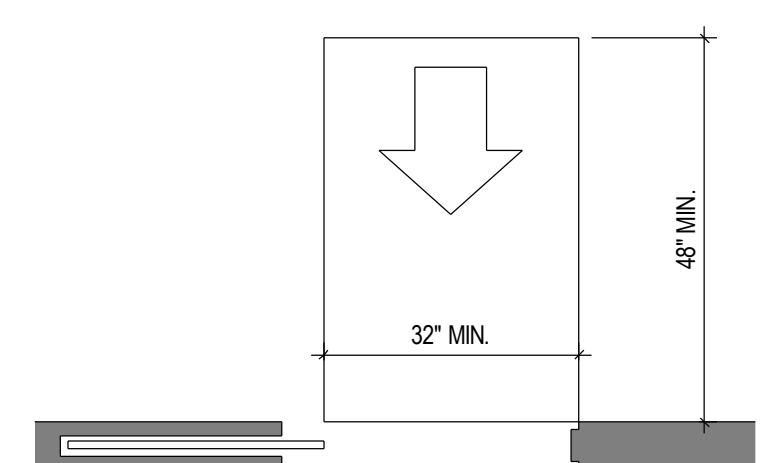


FIG. 404.2.4.2 (a)

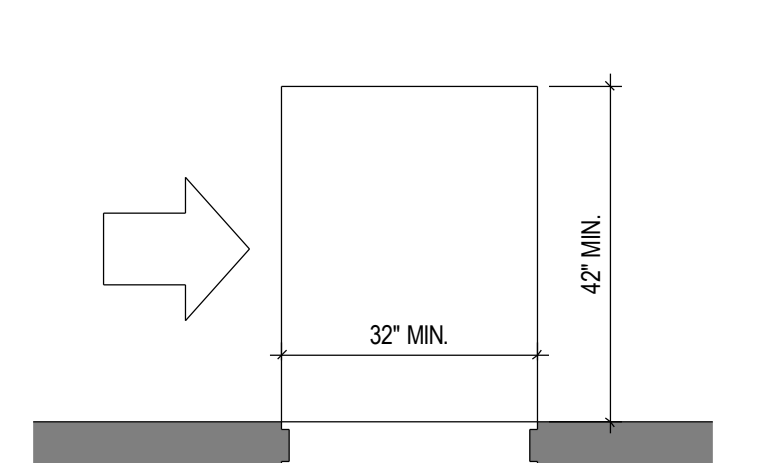


FIG. 404.2.4.2 (b)

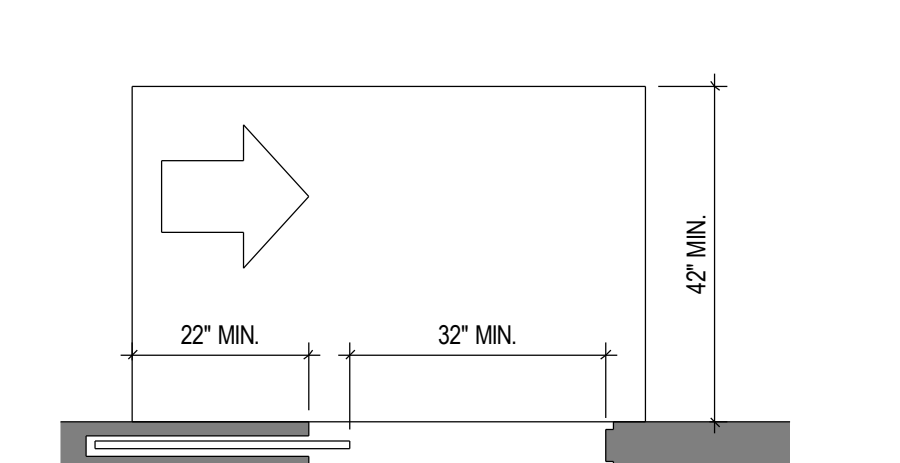


FIG. 404.2.4.2 (c)

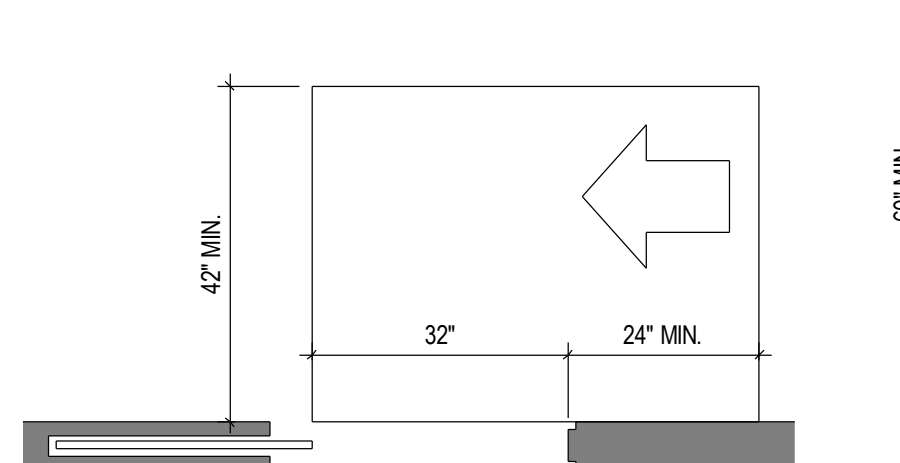


FIG. 404.2.4.2 (d)

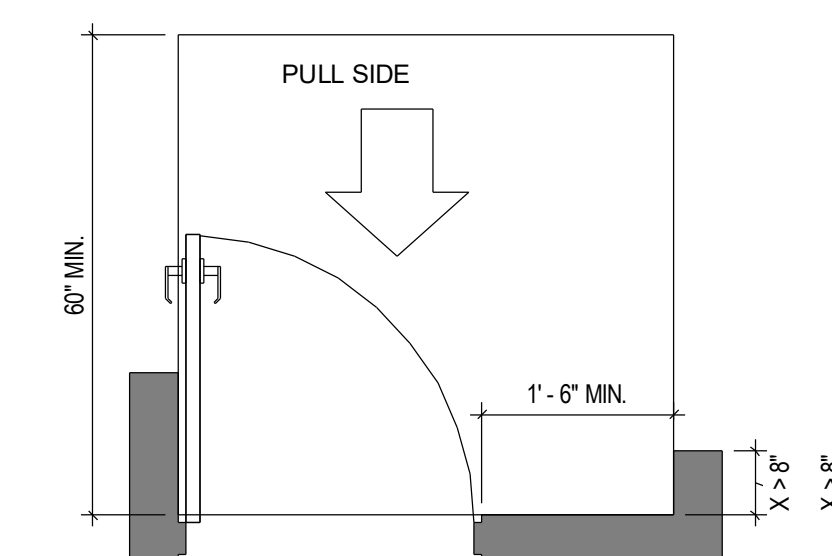


FIG. 404.2.4.3 (a)
FRONT APPROACH

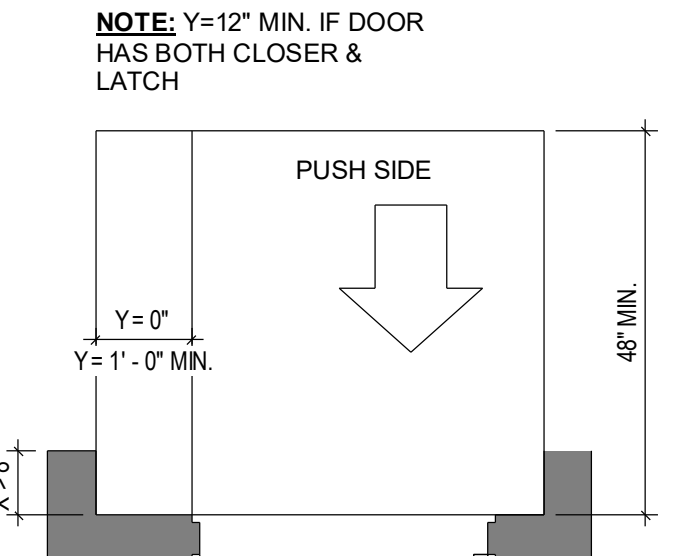


FIG. 404.2.4.3 (b & c)
FRONT APPROACH

FRONT APPROACHES-SLIDING DOORS AND FOLDING DOORS

*OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES WHEN DOOR IS IN FULLY OPEN POSITION

NOTE: MANUEVERING SPACES INDICATED ARE REQUIRED TO BE LEVEL WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION

01 ACCESSIBLE DOOR REQUIREMENTS
SCALE: 1/2" = 1'-0"



2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092
NCOMPEAN@COMPEANDS.COM
(713) 397-0101

CASTROVILLE TENANT
BUILDING
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

ACCESSIBILITY STANDARDS

Project Number 250100
Date 6/9/2025
Drawn by

G002

PLUMBING REQUIREMENTS TABLE 2902.1			
SUITE A - BUSINESS GROUP (B): 30 OCCUPANTS / 2 = 15 OCCUPANTS			
SUITE B - BUSINESS GROUP (B): 30 OCCUPANTS / 2 = 15 OCCUPANTS			
	REQUIRED	PROVIDED SUITE A	PROVIDED SUITE B
WATER CLOSETS - 1 PER 25 FOR FIRST 50, 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1	1	1
LAVATORIES - 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	1	1	1
DRINKING FOUNTAINS	1	1	1
SERVICE SINK	1	1	1

SUITE A OCCUPANT LOAD					
NUMBER	NAME	AREA	OCCUPANCY	OCCUPANCY FACTOR	FACTOR LOAD
A01	SUITE A	1816 SF	B	150	13
A02	RESTROOM 01	64 SF	B		
A03	ELEC./JAN.	45 SF	B	300	1
14					

SUITE B OCCUPANT LOAD					
NUMBER	NAME	AREA	OCCUPANCY	OCCUPANCY FACTOR	FACTOR LOAD
B01	SUITE B	1800 SF	B	150	12
B04	ELEC./JAN.	Not Placed	B	300	
B05	RESTROOM 02	63 SF	B		
B03	ELEC./JAN	54 SF	B		
12					

IBC CHAPTER 10 MEANS OF EGRESS

MAX FLOOR AREA PER OCCUPANT: TABLE 1004.5

WAREHOUSE AREAS:

500 GROSS

DESIGN OCCUPANT LOAD: BUSINESS 30

EGRESS WIDTH PER OCCUPANT: 0.20" PER OCCUPANT FOR EGRESS COMPONENTS OTHER THAN STAIRS
IBC SECTION 1005.1 0.30" PER OCCUPANT FOR EGRESS STAIRS

CODE SUMMARY

APPLICABLE BUILDING CODES

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
2014 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 FUEL AND GAS CODE
2012 MECHANICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE

STATE OF TEXAS ACCESSIBILITY STANDARDS

IBC CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

302.1 OCCUPANCY CLASSIFICATION BUSINESS: B

IBC CHAPTER 5 GENERAL BUILDING HEIGHT AND AREA

OCCUPANCY CLASSIFICATION: BUSINESS

CONSTRUCTION TYPE: II-B

ALLOWABLE HEIGHT AND AREA PER TABLE 503. GROUP B: 3 STORIES @ 23,000 SF PER STORY

PROPOSED BLDG AREA: 4,542 SF

PROPOSED BLDG HEIGHT: 16'-0" FEET HEIGHT

IBC CHAPTER 6 TYPES OF CONSTRUCTION

TABLE 601 FIRE RESISTANCE RATINGS FOR TYPE II-B CONSTRUCTION
STRUCTURAL FRAME: 0 HOUR
BEARING WALLS: 0 HOUR
NON-BEARING WALLS (EXTERIOR): 0 HOUR
NON-BEARING WALLS (INTERIOR): 0 HOUR
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR

TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED UPON FIRE SEPARATION DISTANCE
FIRE SEPARATION DISTANCE LESS THAN 5' = TYPE II-B CONSTRUCTION - OCCUPANCY B - 1 HOUR RATED

IBC CHAPTER 9

IBC SECTION 906, FIRE EXTINGUISHERS LOCATIONS: FIRE EXTINGUISHERS ARE REQUIRED THROUGHOUT GROUP B OCCUPANCY PER IBC SECTION 906.1, ITEM 1.

MAXIMUM TRAVEL DISTANCE: 75 FEET PER TABLE 906.3.(1)

IBC SECTION 907, FIRE ALARM AND DETECTION SYSTEM NO FIRE ALARM IS REQUIRED, 907.2.2. GROUP B CONDITIONS NOT MET

COMMON PATH OF EGRESS TRAVEL, IBC SECTION 1014.3: OCCUPANCY B NON-SPRINKLERED: 100'-0" PER - ≤ 30 OCCUPANT LOAD

TABLE 1015.1 SPACES WITH ONE EXIT: B OCCUPANCY: MAXIMUM 49 OCCUPANTS

EXIT SEPARATION DISTANCE: 1/2 DIAGONAL SEPARATION REQUIRED PER IBC SECTION 1015.2.1, EXCEPTION 2:
IBC SECTION 1015.2.1

TRAVEL DISTANCE LIMITATIONS: IBC SECTION 1016.2 GROUP B OCCUPANCY: 200'-0" MAXIMUM

DEAD ENDS, IBC SECTION 1020.4: OCCUPANCY GROUPS B, NON-SPRINKLERED: 20'-0" MAXIMUM

ENERGY CODE REQUIREMENTS: 2012 IECC

CLIMATE ZONE: 2A

TABLE C402.1.2 OPAQUE THERMAL ENVELOPE ASSEMBLY REQUIREMENTS
ROOF METAL BUILDING U-0.035
WALLS ABOVE GRADE METAL BUILDING U-0.079

TABLE C402.2 OPAQUE THERMAL ENVELOPE REQUIREMNTS

ROOF METAL BUILDING R-38
WALLS METAL BUILDING R13+R6.5ci

OPAQUE DOORS SWINGING U-0.61

LIFE SAFETY LEGEND

THE FOLLOWING SYMBOLS INDICATE NUMBERS OF GIVEN OCCUPANTS IN A GIVEN ROOM OR AREA:

Name
XXX XXX
XXXX SF L3
ROOM NAME
OCCUPANCY LOAD AND FACTOR
ROOM AREA AND OCCUPANCY TYPE

TRAVEL PATH

XX' TOTAL TRAVEL DISTANCE TO EXIT FROM START OF EGRESS

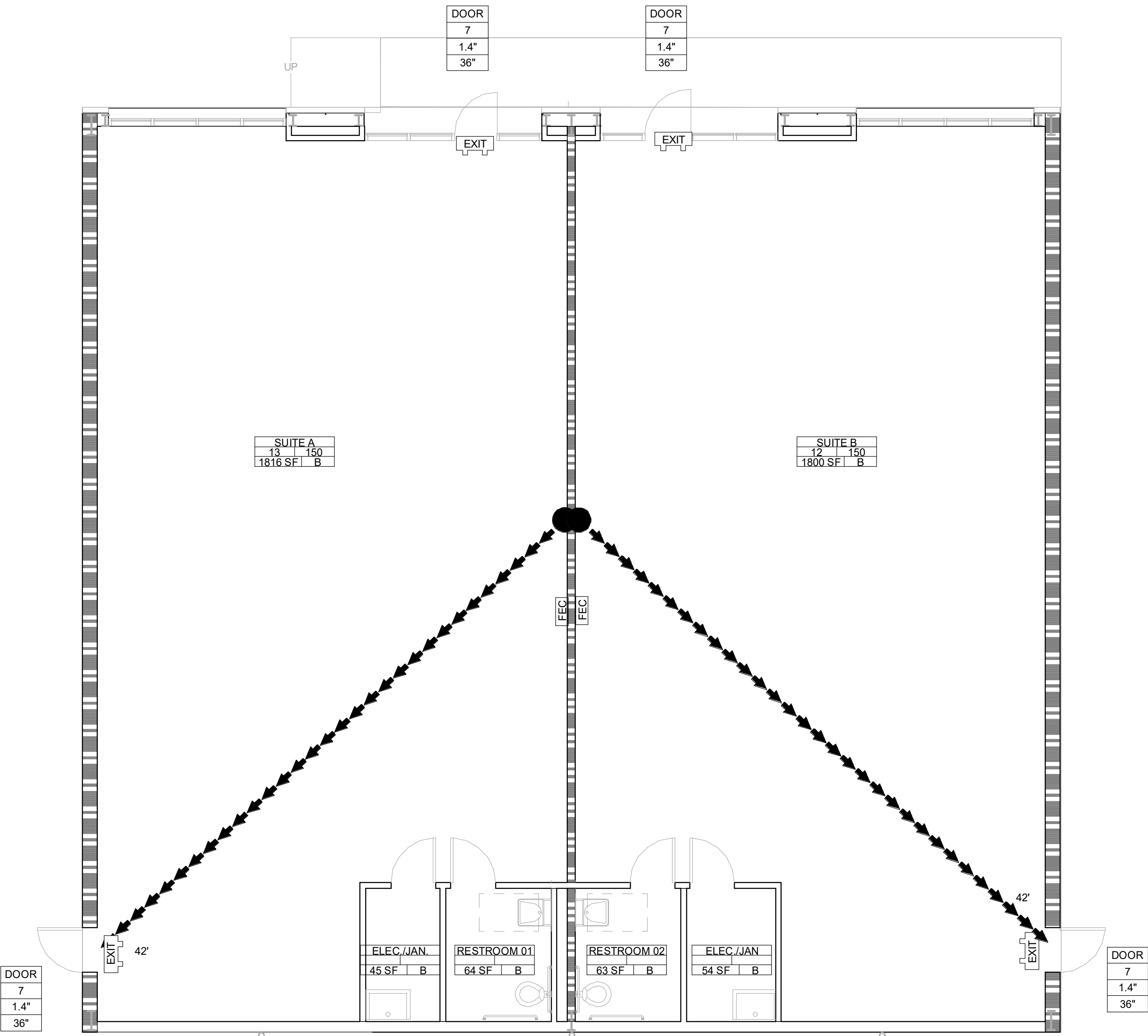
FEC FIRE EXTINGUISHER CABINET

XX' OCCUPANCY LOAD
XX' EGRESS WIDTH PER OCCUPANT
XX' DOOR WIDTH

EXIT EXIT SIGNAGE

SD* SMOKE W/ MONO DETECTOR

Name
MAX OLF
XXXX SF L3
ROOM NAME
OCCUPANCY LOAD AND FACTOR
ROOM AREA AND OCCUPANCY TYPE



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



2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092
NCOMPEAN@COMPEANDS.COM
(713) 397-0101

CASTROVILLE TENANT
BUILDING
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

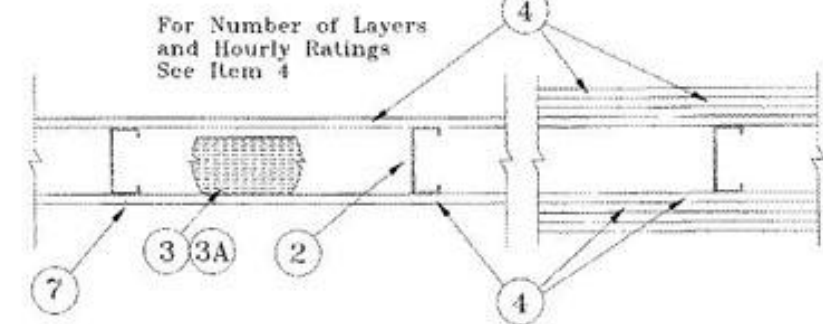
LIFE SAFETY

Project Number 250100
Date 6/9/2025
Drawn by

G003

Design No. U419

Nonbearing Wall Ratings -- 1,2,3, or 4 HR. (See Items 3 & 4)



1. Floor and Ceiling Runners -- (Not shown) -- Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
2. Steel Studs -- Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width as indicated under Item 4, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
3. Batts and Blankets* -- (Required as indicated under Item 4) -- Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 4. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
- 3A. Batts and Blankets* -- (Optional) -- Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
4. Gypsum Board* -- Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Wallboard Protection on Each Side of Wall				
Rating	Min Stud Depth of Panel	No. of Layers & Thkns (Item 3)	Min Thkns of Insulation	
1	3-1/2	1 layer, 5/8 in. thick	Optional	
2	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.	
1	1-5/8	1 layer, 3/4 in. thick	Optional	
2	1-5/8	2 layers, 1/2 in. thick	Optional	
1	1-5/8	2 layers, 5/8 in. thick	Optional	
2	3-1/2	1 layer, 3/4 in. thick	3 in.	
1	1-5/8	3 layers, 1/2 in. thick	Optional	
3	1-5/8	2 layers, 3/4 in. thick	Optional	
1	1-5/8	3 layers, 5/8 in. thick	Optional	
4	1-5/8	4 layers, 5/8 in. thick	Optional	
4	1-5/8	4 layers, 1/2 in. thick	Optional	
4	2-1/2	2 layers, 3/4 in. thick	2 in.	

CANADIAN GYPSUM COMPANY -- 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO -- 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

USG MEXICO S A DE C V -- 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 6B, Steel Framing Members*, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 3) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 5. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 5.

4A. Gypsum Board* -- (As an alternate to Item 4) -- 5/8 in. thick, 2 ft. wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 5. Joint covering (Item 7) not required.

CANADIAN GYPSUM COMPANY -- Type SHX.
UNITED STATES GYPSUM CO -- Type SHX.
USG MEXICO S A DE C V -- Type SHX.

5. Fasteners -- (Not shown) -- Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 6). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer.

Three-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. Four-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

6. Furring Channels -- (Optional, not shown, for single or double layer systems) -- Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 4A.

6A. Steel Framing Members (Not Shown)* -- (Optional on one or both sides, not shown, for single or double layer systems) -- As an alternate to Item 6, furring channels and Steel Framing Members as described below:

a. Furring Channels -- Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 5. Not for use with Item 4A.

b. Steel Framing Members* -- Used to attach furring channels (Item 6Aa) to studs (Item 2). Clips spaced max. 48 in. OC, and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC -- Type RSIG-1.

6B. Steel Framing Members on only one side of studs is as described below:

a. Furring Channels -- Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 4. Two layers of gypsum board attached to furring channels as described in Item 4. Not for use with Item 4A.

b. Steel Framing Members* -- Used to attach furring channels (Item 6Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

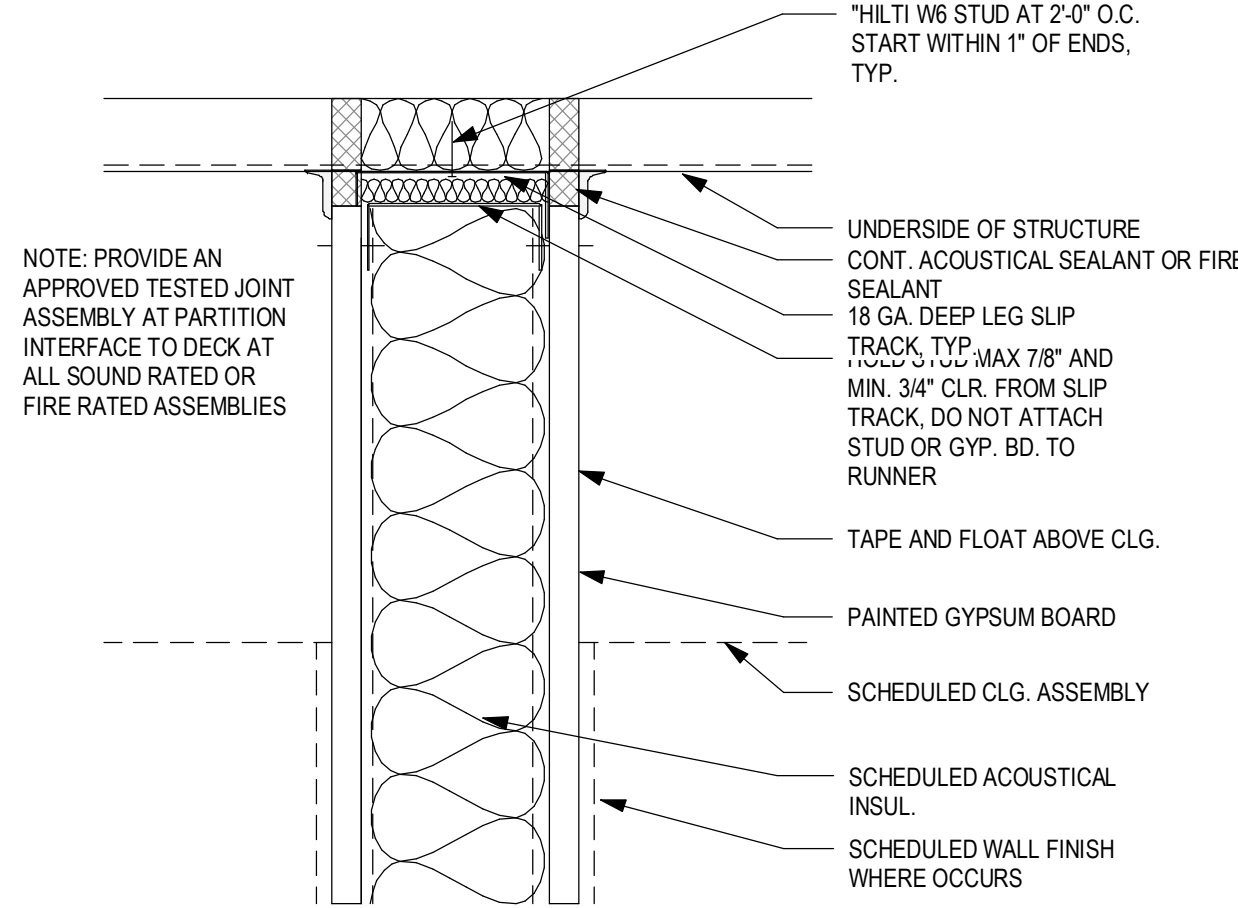
KINETICS NOISE CONTROL INC -- Type Isomax

7. Joint Tape and Compound -- Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

8. Siding, Brick or Stucco -- (Optional, not shown) -- Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

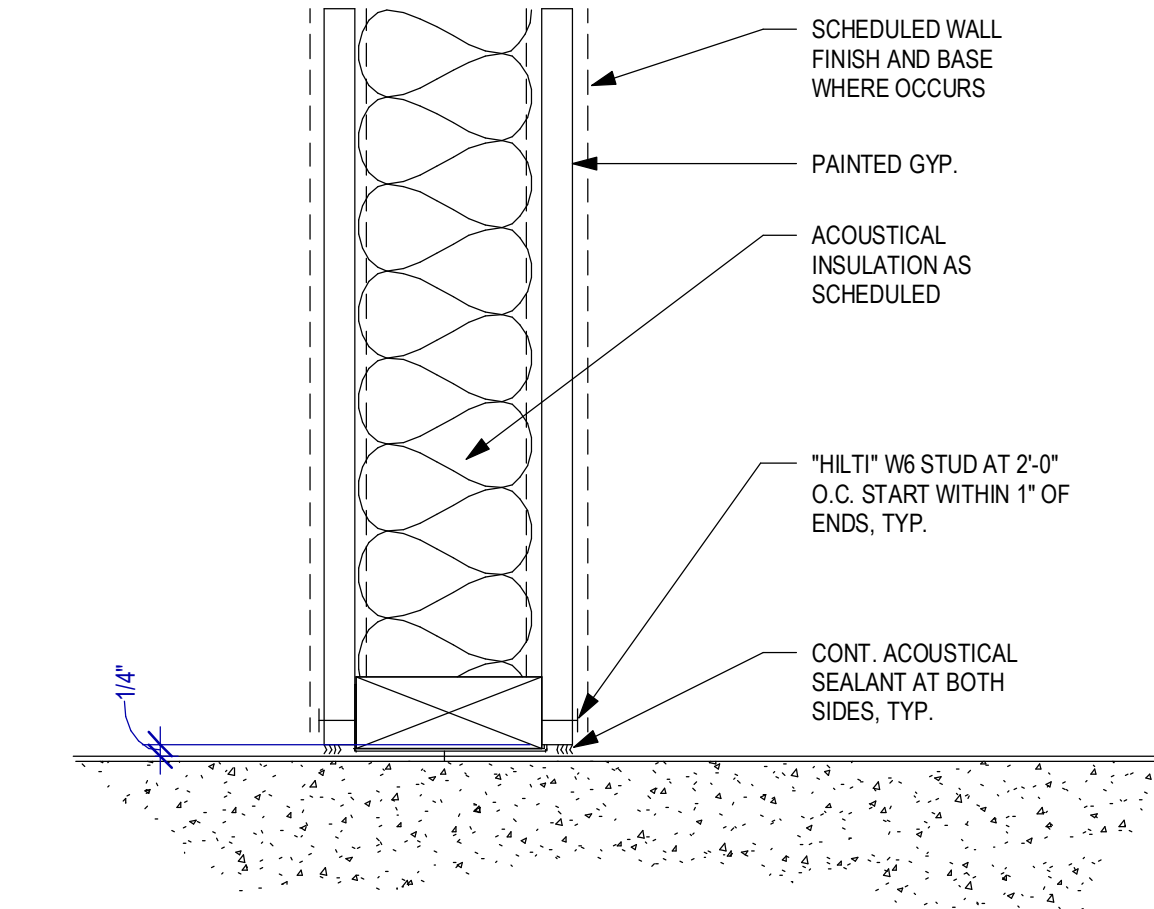
9. Caulking and Sealants* -- (Optional, not shown) -- A bead of acoustical sealant applied around the partition perimeter for sound control.

UNITED STATES GYPSUM CO -- Type AS
*Bearing the UL Classification Mark



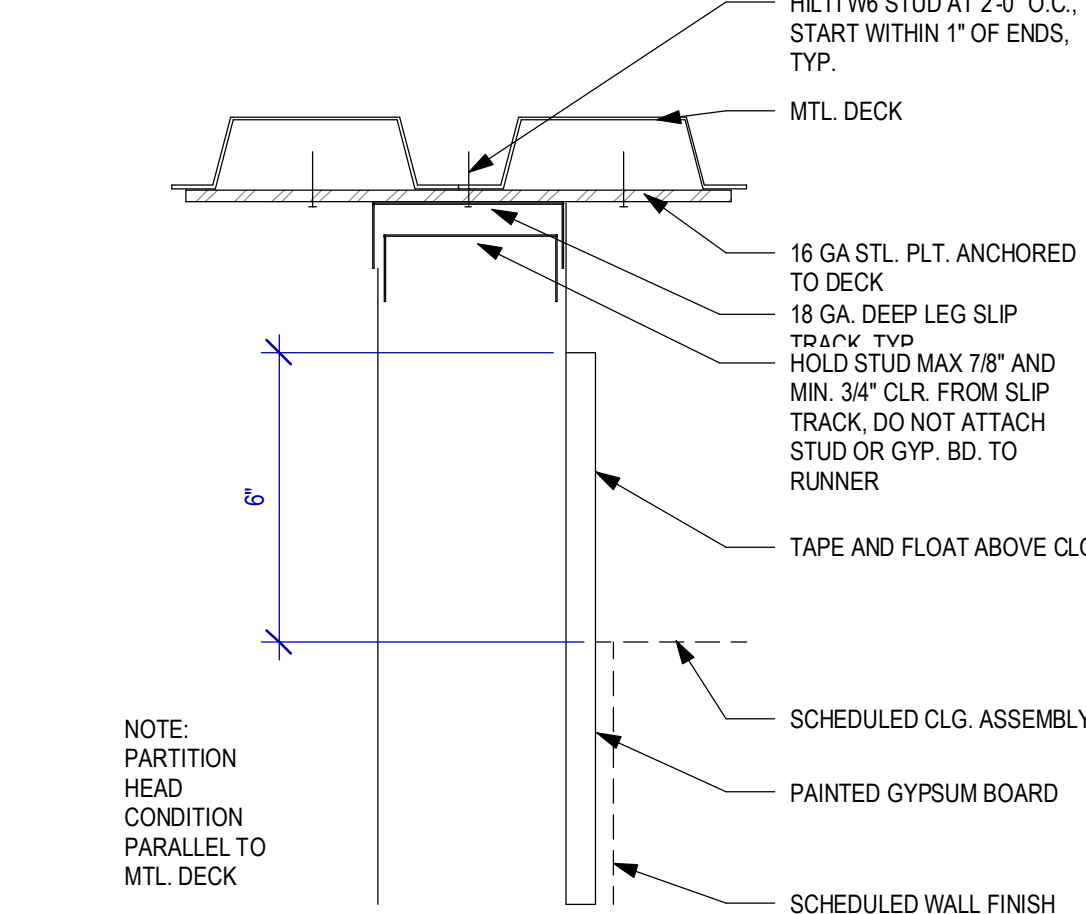
4 HEAD @ TYPE "A" PARTITION

SCALE: 3" = 1'-0"



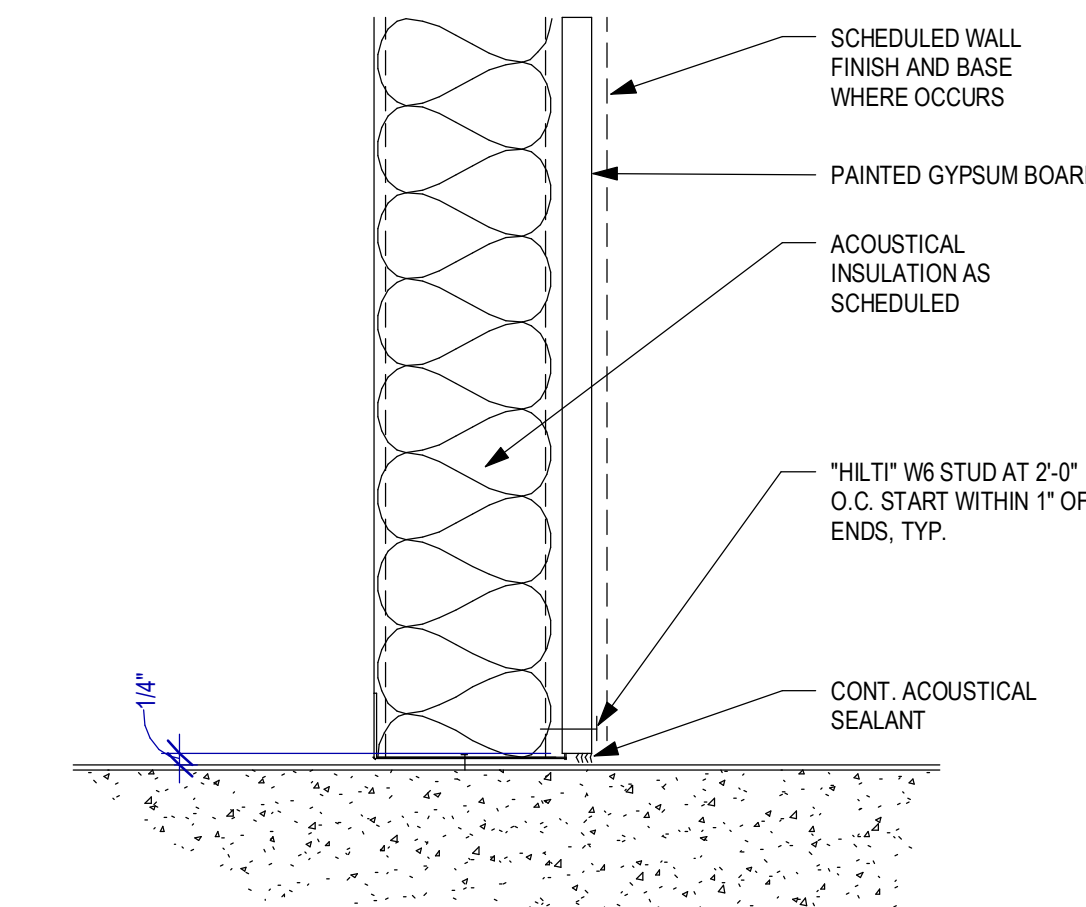
3 BASE TYPE "A", "FX" PARTITION

SCALE: 3" = 1'-0"



2 HEAD @ TYPE "B" PARTITION

SCALE: 3" = 1'-0"



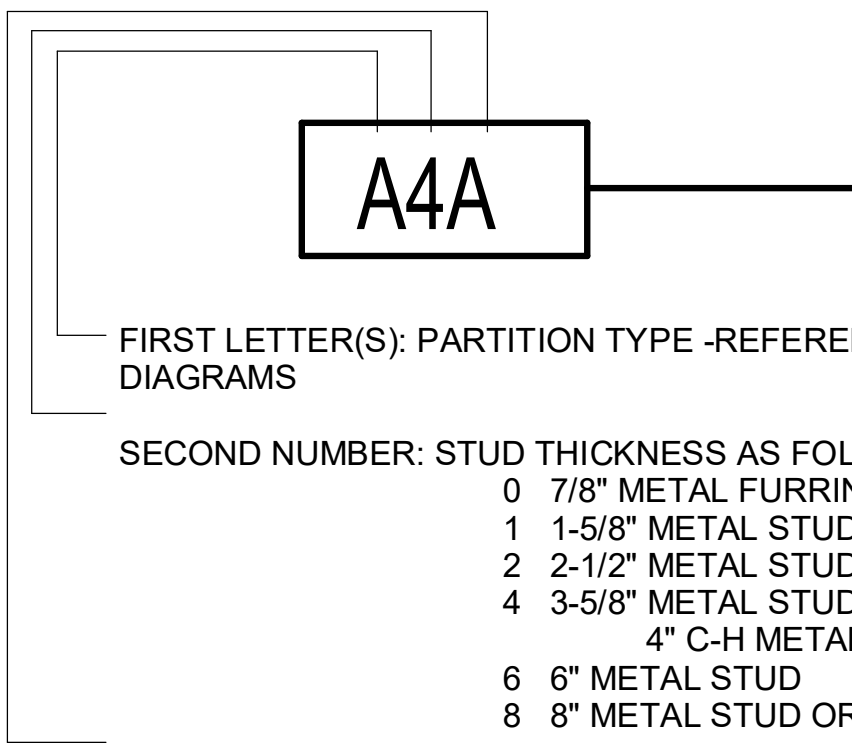
1 BASE: TYPE "B" PARTITION

SCALE: 3" = 1'-0"

NOTES:

1. PARTITION TYPES SCHEDULE DEFINES ASSEMBLY TYPES AND VARIATIONS WITHIN EACH TYPE REFER TO FLOOR PLANS TO DETERMINE THE LOCATION FOR EACH TYPE.
2. ALL GYPSUM WALLBOARD TO BE INSTALLED IN WET OR DAMP AREAS SUCH AS TOILETS, JANITOR CLOSETS OR OTHER AREAS SUSCEPTIBLE TO MOISTURE OR DAMPNESS SHALL BE WATER RESISTANT TYPE, U.N.O.
3. USE DEEP LEG DEFLECTION TRACK @ THE TOP OF ALL PARTITIONS SECURED TO UNDERSIDE OF STRUCTURE.
4. AT FIRE RATED WALLS APPLY DOUBLE LAYER WALLBOARD ON ANY FACES RECEIVING REVELS.
5. PROVIDE ADDITIONAL METAL FRAMING AS REQUIRED TO SUPPORT GYPSUM BOARD FINISHES. IF NO SUPPORT IS INDICATED PROVIDE FRAMING ASSEMBLY THAT COMPLIES WITH MIN. DESIGN LOAD OF L/420 & 10 PSF AND 5PSF LOADING FOR TYPICAL FOR MECHANICAL PLENUMS AND ELEVATOR SHAFTS.
6. LIMITING HEIGHTS ARE BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) LIMITING WALL HEIGHT TABLES. ALL PARTITIONS SHALL BE BRACED AS REQUIRED TO MEET MINIMUM DEFLECTION CRITERIA. IF THE LIMITING HEIGHT DIFFERS FROM WHAT IS INDICATED HEREIN.
7. ALL METAL STUDS EXTEND TO STRUCTURE U.N.O.
8. ALIGN EXRIOR CORNERS AND JOINTS IN FINISHED AREAS.
9. PROVIDE CONTINUOUS CAULKING AT ALL DUCT AND PIPE PENETRATIONS THROUGH WALLS IN ACCORDANCE WITH SPECIFICATIONS.
10. AT CHASE WALLS PROVIDE HORIZONTAL BRACING FOR SEPERATIONS LESS THAN 9" WITH MIN. 4 1/4" METAL BRACE. AT SEPERATIONS GREATER THAN 9" PROVIDE 12" WIDE GYPSUM WALL BOARD, ALL BRACED AT 32" O.C.
11. WALL PARTITION AT PERIMETER SHALL BE TYPE B4T WITH A 2" SEPARATION FROM EXTERIOR WALL CONSTRUCTION. USE 5 1/2" UNFACED, R-21 THEMAL INSULATION BY OWNEN CORNING. WALL PARTITION SHALL BE BRACED BACK TO STEEL STRUCTURE, AS REQUIRED BY THE SSMA LIMITING WALL HEIGHT TABLE.

PARTITION TYPE KEY CODE



FIRST LETTER(S): PARTITION TYPE -REFERENCE DIAGRAMS

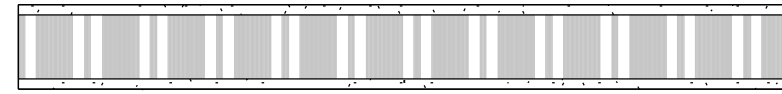
SECOND NUMBER: STUD THICKNESS AS FOLLOW:
0 7/8" METAL FURRING CH
1 1-5/8" METAL STUD
2 2-1/2" METAL STUD
4 3-5/8" METAL STUD, 4" CMU, 4" C-H METAL STUD
6 6" METAL STUD
8 8" METAL STUD OR 8" CMU

THIRD LETTER: PARTITION INSULATION AS FOLLOWS:
N - NO INSULATION
A - SOUND ANTENUATING
T - THERMAL INSULATION

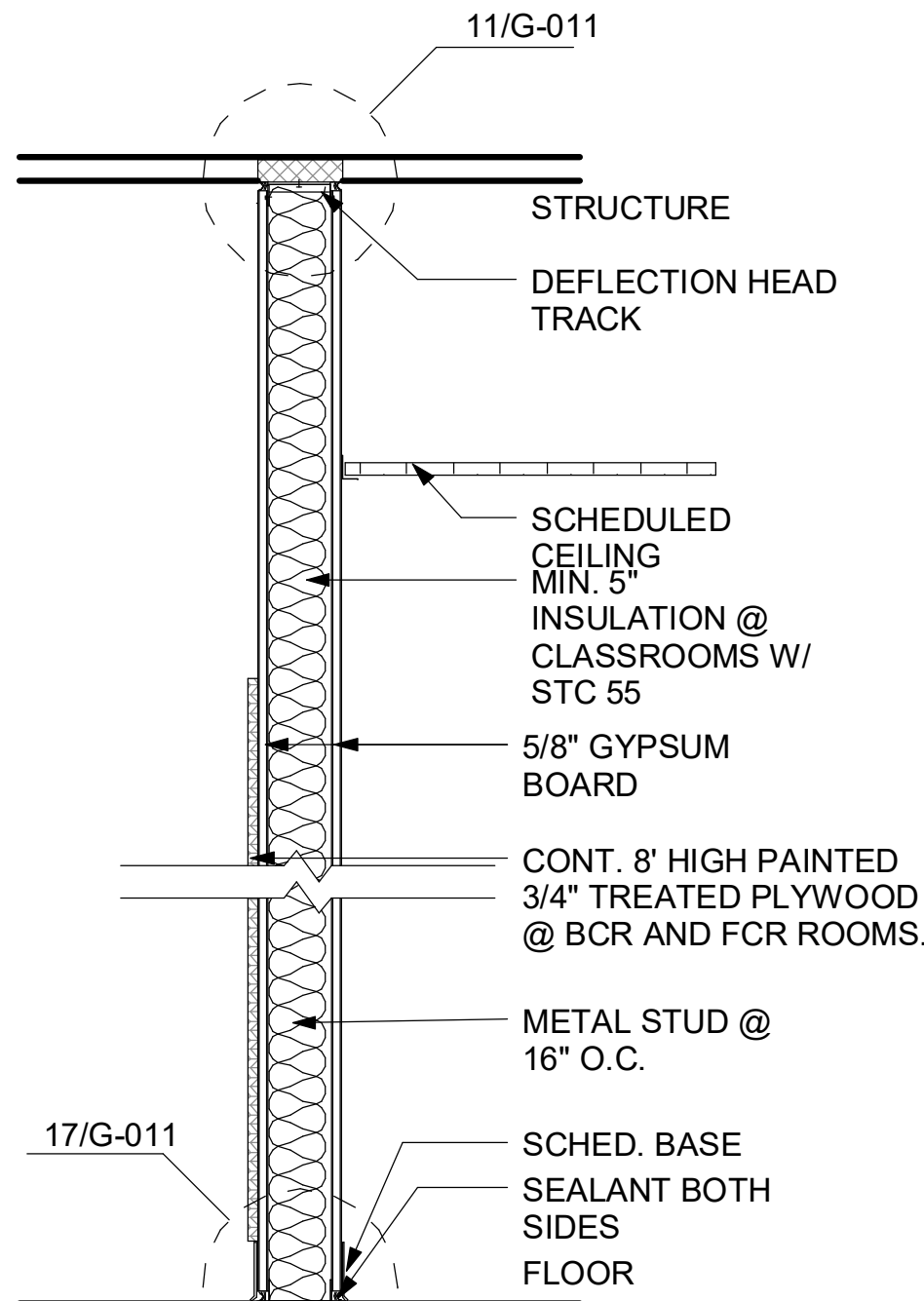
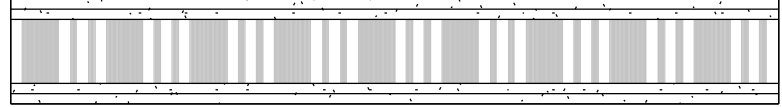
INSULATION

FIRE RATING GRAPHIC SYMBOL

1-HOUR RATED PARTITION



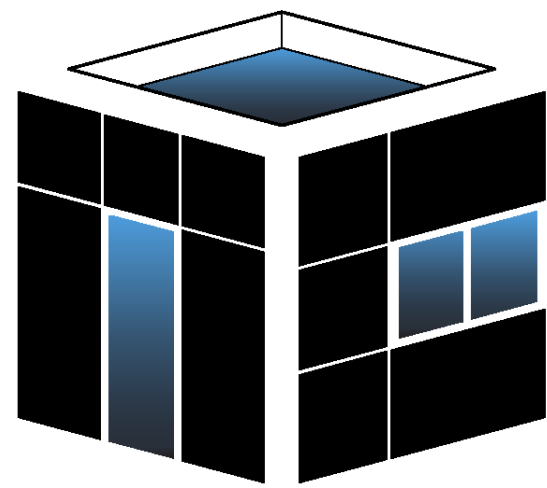
2-HOUR RATED PARTITION



PARTITION TYPE A--

PARTITION TYPES

SCALE: 1" = 1'-0"



**COMPEAN
DESIGN STUDIO**

2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092

NCOMPEAN@COMPEANDS.COM
(713) 397-0101

Issuance of this permit is based on the information provided and does not constitute a warranty. The permit holder is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The permit holder is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The permit holder is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

**CASTROVILLE TENANT
BUILDING**

808 US HIGHWAY 90

CASTROVILLE, TEXAS 78009

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

WALL TYPE DETAILS

Project Number	250100
Date	6/9/2025
Drawn by	

G004

1/27/25, 4:18 PM

BXUV/V421 | UL Product iQ

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

[See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States](#)
[Design Criteria and Allowable Variances](#)

[See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada](#)
[Design Criteria and Allowable Variances](#)

Design No. **V421**

August 4, 2023

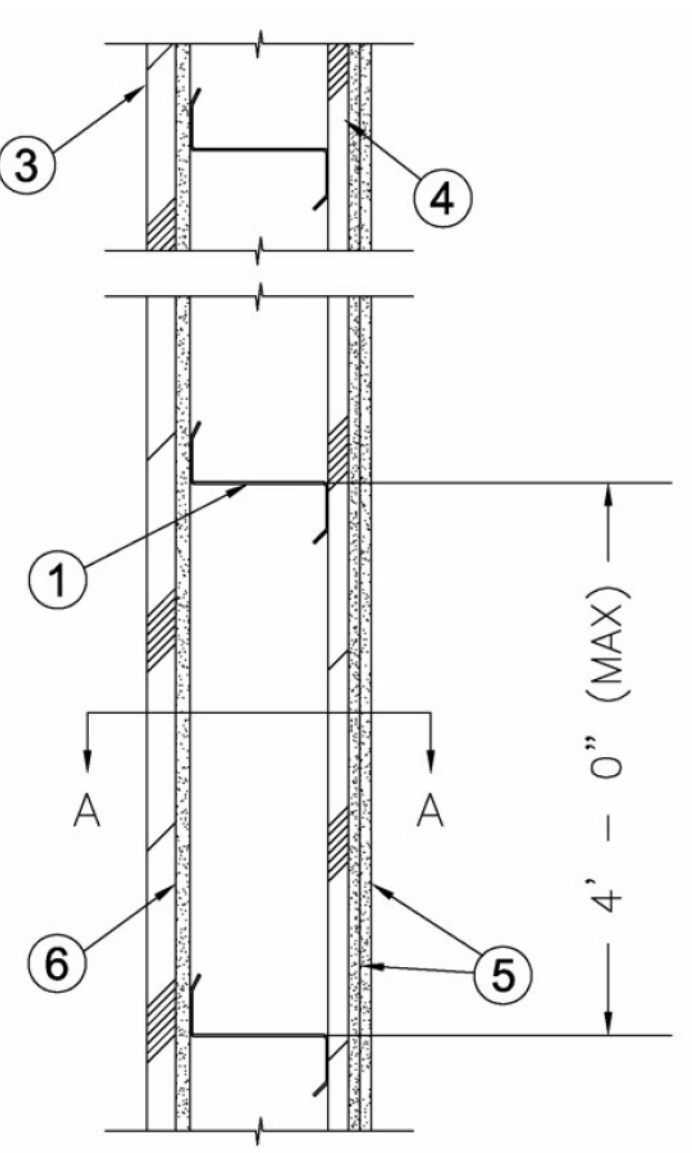
Nonbearing Wall Ratings — 1 & 2 Hr
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

<https://iq.ulprospector.com/en/profile?e=15195&bplogin=success>

1/6

1/27/25, 4:18 PM

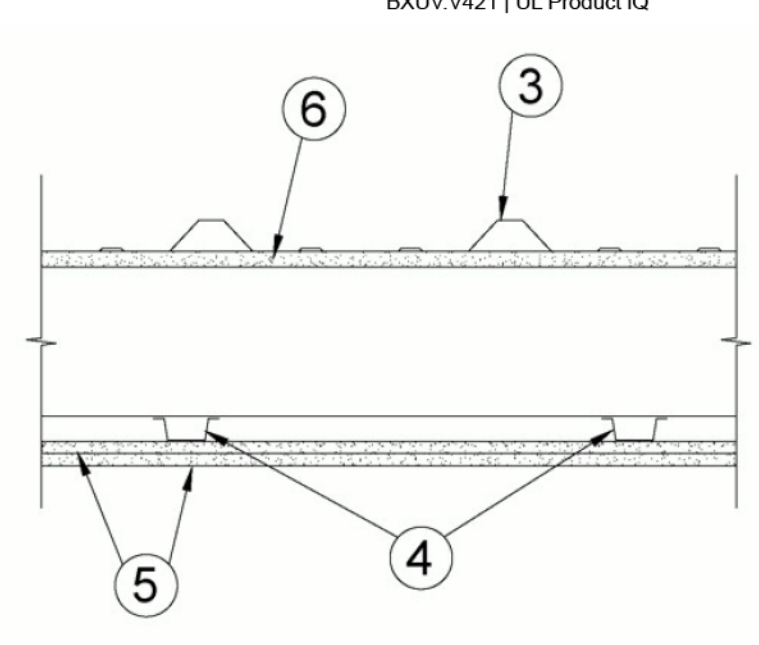
BXUV/V421 | UL Product iQ



<https://iq.ulprospector.com/en/profile?e=15195&bplogin=success>

1/27/25, 4:18 PM

BXUV/V421 | UL Product iQ



1. Girts — "Z" or "C" shaped girts, 0.056 to 0.120 in. thick steel, 6 to 12 in. deep, with 2 to 4 in. wide flanges. Girts placed horizontally (with flanges up or down) and spaced max 48 in. OC. Girts are secured to columns with girt clips, Item 2, or bolted to the column through the girt flange.

2. Girt Clips — (not shown) — Steel secured to column by welds or bolts.

3. Steel Wall Panels — Min No. 26 MSG, min 16 in. wide coated steel panels. Panel joints offset 6 in. from gypsum sheathing joints. If one layer of exterior wallboard is used, panels are fastened to the horizontal girts with 1-1/2 in. (min) long No. 12-14 self-drilling screws 12 in. OC. If two layers of exterior wallboard are used, panels are fastened to the horizontal girts with 2 in. (min) long No. 12-14 self-drilling screws 12 in. OC. Vertical raised rib profiles of adjacent panels are overlapped approximately 3 in. and attached to each other with 7/8 in. long 1/4-14 (min) self-drilling screws (stitch screws) 24 in. OC (max) along the lap.

3A. Steel Siding or Brick — (Optional, not shown) For Fire Resistance Ratings from inside of wall only, steel siding or brick veneer meeting the requirements of local code agencies, may be installed over additional furring channels (not shown), Item 4, on exterior of wall in place of steel wall panels. Brick veneer attached to furring channels with corrugated metal wall ties attached to each furring channel with steel screws, not more than each sixth course of brick. When a minimum 3-3/4 in. thick brick veneer facing is used, the fire resistance rating applies from either side of the wall.

4. Furring Channels — Hat shaped, minimum 25 MSG galv steel, approximately 2-5/8 in. wide, 7/8 in. deep, spaced 24 in. OC perpendicular to girts. Channels are secured to each girt with 3/8 in. (min) long self-drilling pan head sheet steel type screws. Two screws are used at each fastening location, one through each leg of the furring channel.

5. Gypsum Board — **Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** See table under Item 6 for number of layers and thickness on interior face of wall. Any 5/8 in. or 1/2 in. thick gypsum board applied horizontally or vertically. First layer attached to furring channels, Item 4, using 1 in. long Type 5 bugle head gypsum board screws spaced 24 in. OC vertically and horizontally. Second layer attached to furring channels using 1-5/8 in. long Type 5 bugle head gypsum board screws spaced 12 in. OC vertically and 24 in. OC horizontally. Third layer, when used, attached to furring channels using Type 5 bugle head gypsum board screws spaced 12 in. OC vertically and 24 in. OC horizontally. 1-7/8 in. long for 1/2 in. gypsum board and 2-1/4 in. long for 5/8 in. gypsum board. Fourth layer, when used, attached to steel strapping using 1 in. long (min) bugle head drywall screws spaced 8 in. OC. Steel strapping from flat stock, 1-1/2 in. wide, fabricated from 0.020 in. thick (25 gauge) galv steel. Steel strapping located vertically and attached to third layer of gypsum board at each vertical joint and intermediate stud using 2-5/8 in. Type 5 bugle head drywall screws 12 in. OC. The horizontal or vertical joints of the wallboard are offset 24 in. when 2 successive layers are applied in the same orientation.

AMERICAN GYPSUM CO [View Classification](#) — CNXK.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO [View Classification](#) — CNXK.R19374

<https://iq.ulprospector.com/en/profile?e=15195&bplogin=success>

3/6

1/27/25, 4:18 PM

BXUV/V421 | UL Product iQ

BXUV/V421 UL Product iQ		
2	3	1
Fire Resistance from Inside of Wall Only		
Rating	Layers 1/2 In. Gypsum Board (Item 5) on Interior Face	Layers 5/8 In. Gypsum Board (Item 6) on Exterior Face
1	3	0

Layers 5/8 In. Gypsum Board (Item 5) on Interior Face		
Rating	Layers 5/8 In. Gypsum Board (Item 6) on Exterior Face	
2	4	0

Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. See **Gypsum Board** (CNXK) category for names of Classified companies.

7. Column Protection — (not shown) — Horizontal wall girts, Item 1, are attached to vertical structural steel columns. See Column Design Nos. X524 and X530 for protection of columns.

8. Batts and Blankets* — (optional, not shown) — Glass Fiber Batts placed in the cavities of exterior walls. **See Batts and Blankets* (BEZ)** — category for names of manufacturers.

8A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 8) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product. **Applegate GreenFiber Acquisition LLC** — Insulmax and SANCTUARY for use with wet or dry application.

8B. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 8) and Item 8A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft. **NU-WOOL CO INC** — Cellulose Insulation

8C. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 8) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³. **INTERNATIONAL CELLULOSE CORP** — Celbar-RL

9. Joint Tape and Compound — (not shown, optional) — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of face layer of gypsum board. Paper or glass fiber tape embedded in first layer of compound over all joints.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

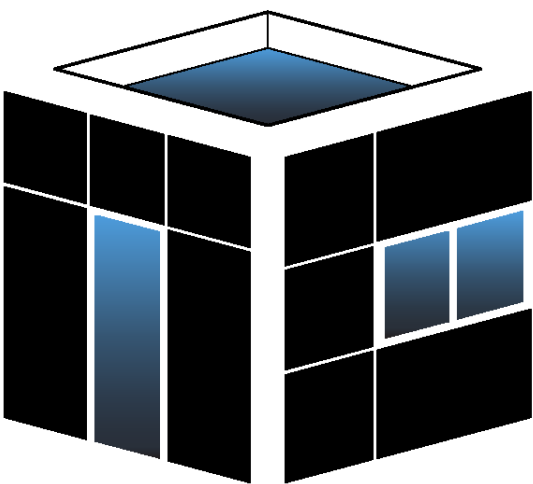
Last Updated on 2023-08-04

<https://iq.ulprospector.com/en/profile?e=15195&bplogin=success>

4/6

Fire Resistance from Both Sides of Wall		
Rating	Layers 5/8 In. Gypsum Board (Item 5) on Interior Face	Layers 5/8 In. Gypsum Board (Item 6) on Exterior Face
1	1	1
2	2	2

5/6



**COMPEAN
DESIGN STUDIO**

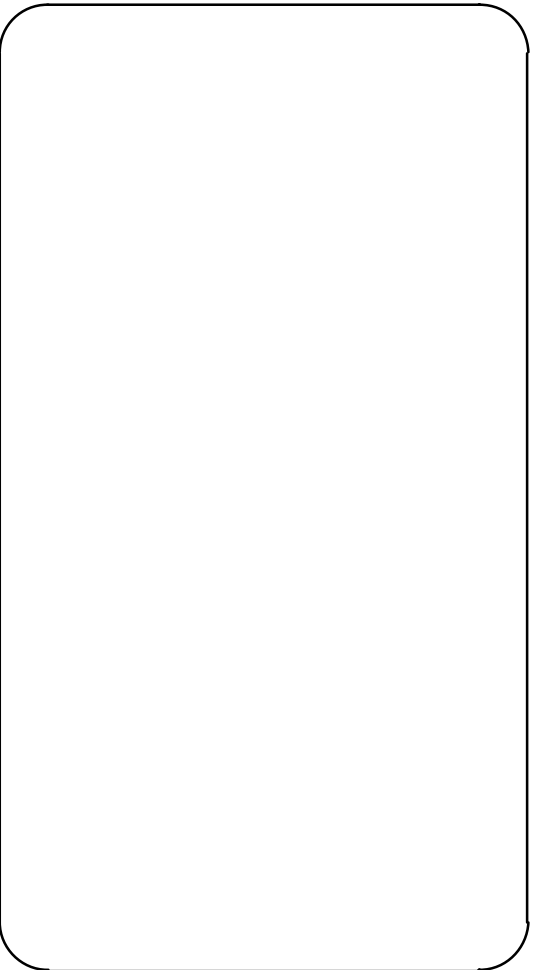
2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092

NCOMPEAN@COMPEANDS.COM
(713) 397-0101

Issuance of this information is a statement of opinion as to the accuracy of the information provided. It is not a guarantee of performance. The user of this information assumes all liability for the use of this information. The user of this information assumes all liability for the use of this information. The user of this information assumes all liability for the use of this information. Copyright 2023.

**CASTROVILLE TENANT
BUILDING**

808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

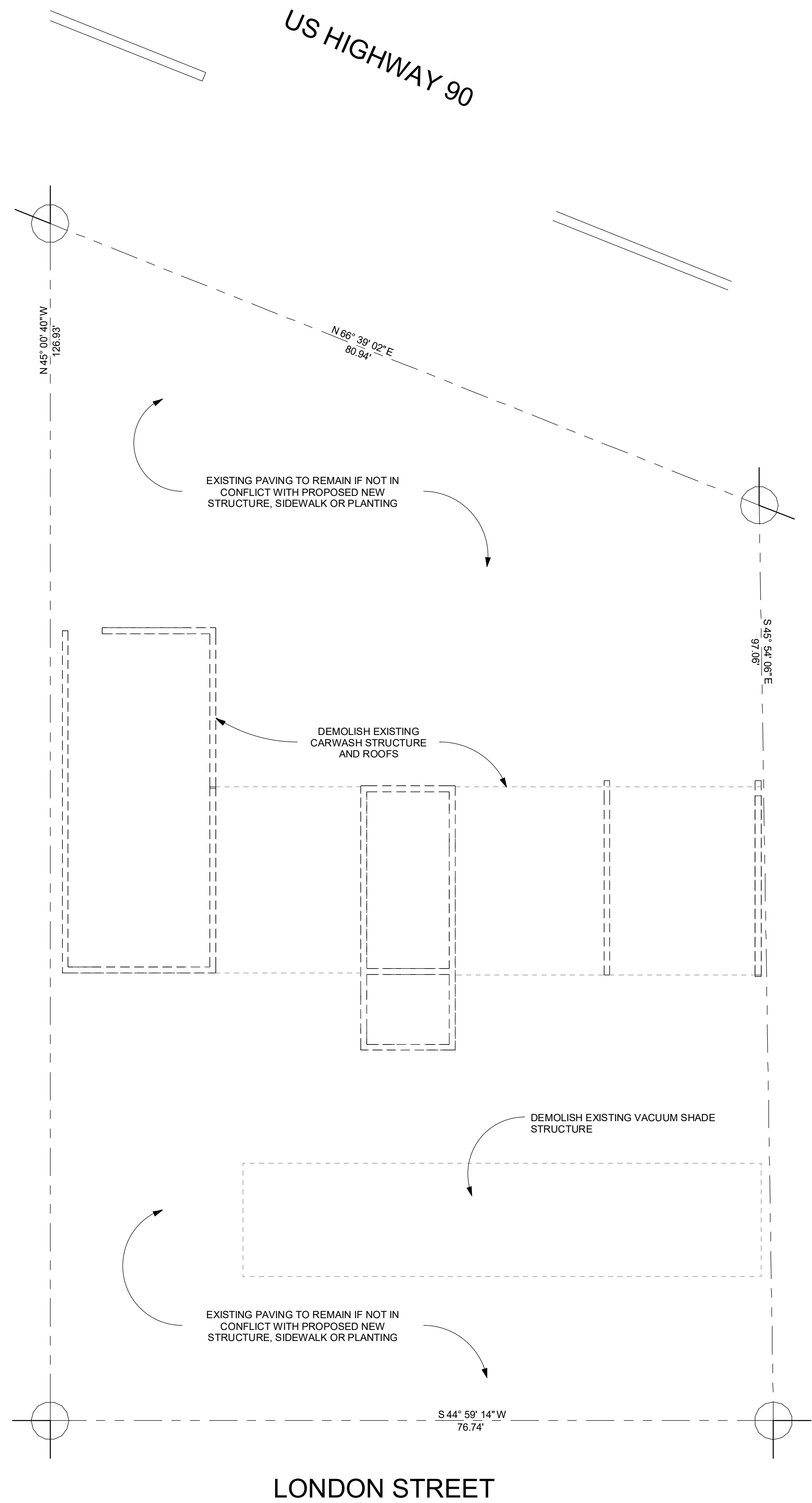


No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

FIRE RATED
EXTERIOR WALL

Project Number250100
Date6/9/2025
Drawn by

G005



01 SITE PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"



2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092
NCOMPEAN@COMPEANDS.COM
(713) 397-0101

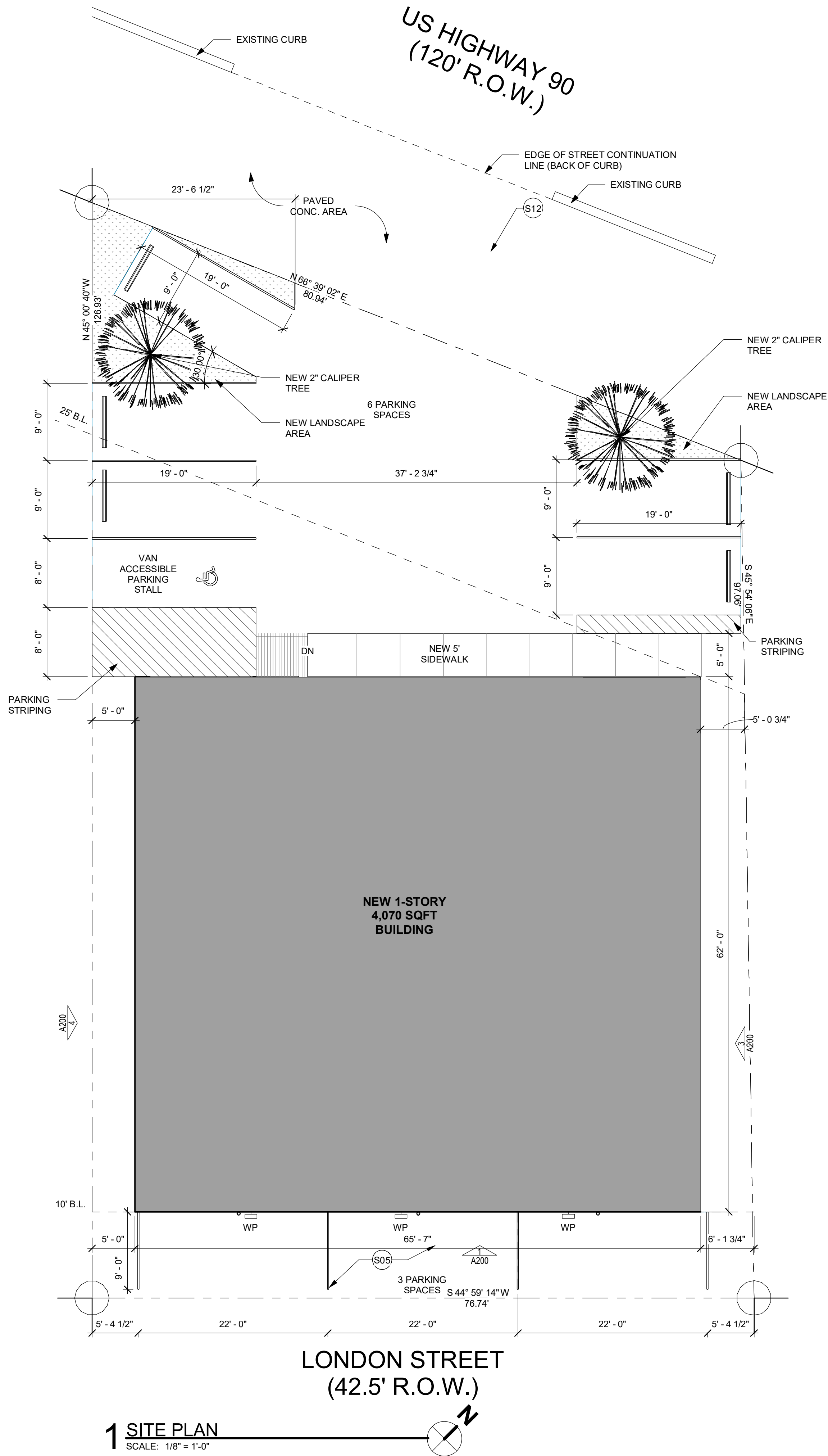
CASTROVILLE TENANT
BUILDING
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

SITE
DEMOLITION
PLAN

Project Number250100
Date6/9/2025
Drawn by

AD001



PARKING ANALYSIS

ESTABLISHMENT	SQ. FT.	APPL. RATIO 1 CAR PER	USE	PARKING REQUIRED
PROPOSED RETAIL	4,525	1 PER 300 SQ.FT.	RETAIL	15
RECEIVE A PARKING REDUCTION OF UP TO TEN OF THE MINIMUM REQUIRED OFF-STREET PARKING SPACES REFERENCE IN SECTION 7, TABLE 5-2 TABLE OF PARKING REQUIREMENTS DUE SITE BEING LOCATED IN C-H CENTRAL COMMERCIAL DISTRICT				
PARKING REQUIRED				5
PARKING PROVIDED				9

KEYNOTES

NUMBER	DESCRIPTION
S05	EXISTING CONCRETE PAVING
S12	NEW SOD PLANTING

SITE PLAN GENERAL NOTES

- SITE PLAN INDICATED GENERAL DESIGN INTENT OF SITE WORK. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR SUB-SURFACE WORK AND LANDSCAPE DRAWINGS FOR OTHER WORK NOT SPECIFIED HEREIN.
- REFER TO SHEETS G-022 & G-023 FOR TYPICAL ACCESSIBILITY STANDARDS FOR ALL DESIGN STANDARDS AND REQUIREMENTS RELATED TO ACCESSIBILITY.
- COMPLY WITH THE REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS FOR ALL DESIGN STANDARDS AND REQUIREMENTS RELATED TO ACCESSIBILITY.
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST POSSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
- ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96" WIDE AND LEVEL WITH SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS.
- ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE "SYMBOL OF ACCESSIBILITY". AN ADDITIONAL "VAN ACCESSIBLE" SIGN SHALL BE MOUNTED BELOW FOR ALL VAN ACCESSIBLE SPACES.
- SLOPES OF CURB RAMP ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 1:20. TRANSITIONS FROM RAMP TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. THE MIN. WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES. RAMP SURFACES SHALL BE SLIP RESISTANT.
- CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL WITHOUT EDGE TREATMENT, 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- ALL SITE SIGNAGE SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING ACCESSIBILITY.

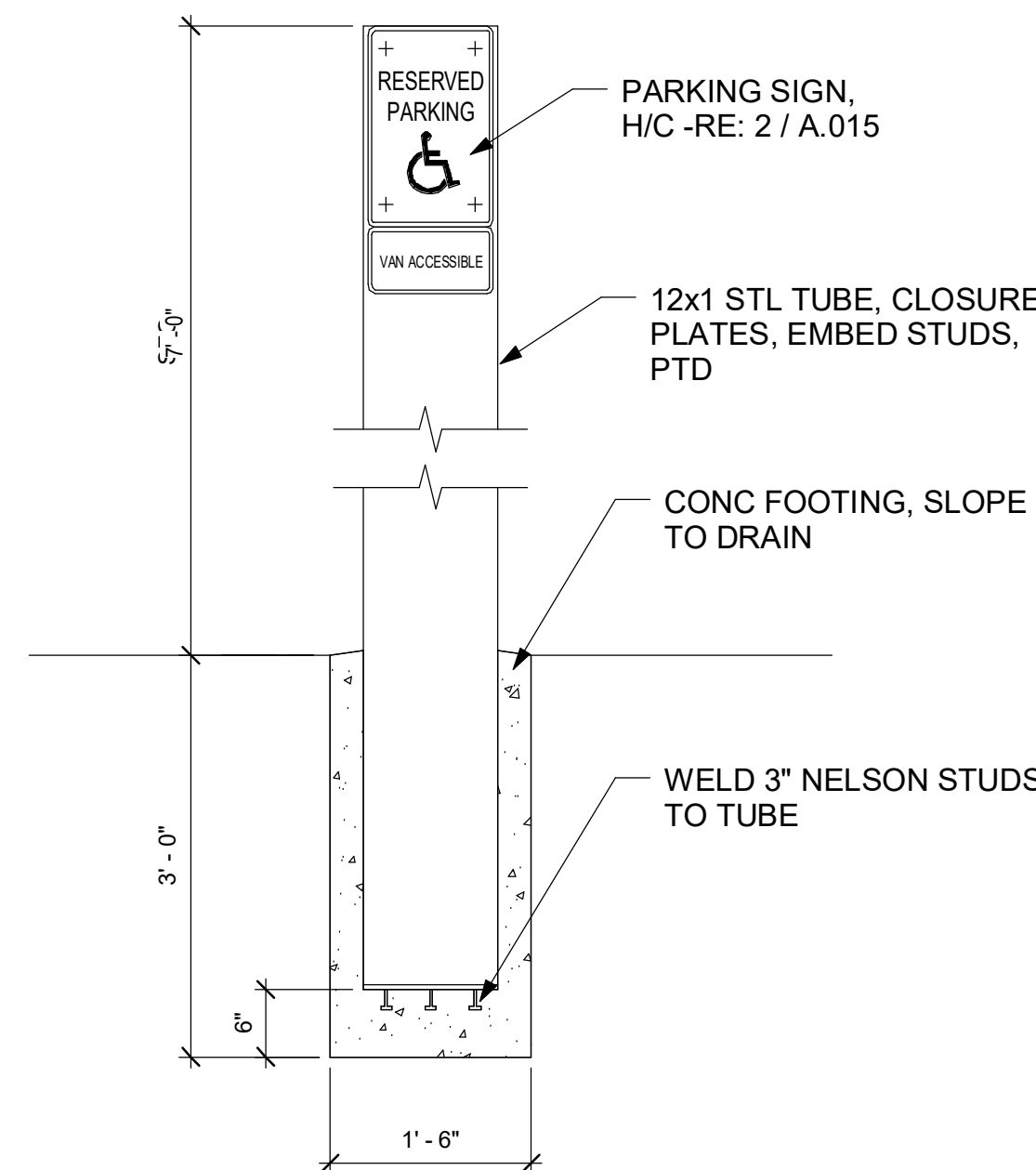


HANDICAP RESERVED PARKING SIGN, TO COMPLY WITH TEXAS ACCESSIBILITY STD.

VAN ACCESSIBLE PARKING SIGN, RE: A.001 FOR LOCATIONS TO COMPLY WITH TEXAS ACCESSIBILITY STD.

2 ADA PARKING SIGN

SCALE: 3" = 1'-0"



3 ADA POLE SIGN

SCALE: 3/4" = 1'-0"



2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092
NCOMPEAN@COMPEANDS.COM
(713) 397-0101

CASTROVILLE TENANT
BUILDING
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

SITE PLAN

Project Number 250100
Date 6/9/2025
Drawn by

A010

SAFEbuilt®
Approved for permit issuance



FLOOR PLAN GENERAL NOTES

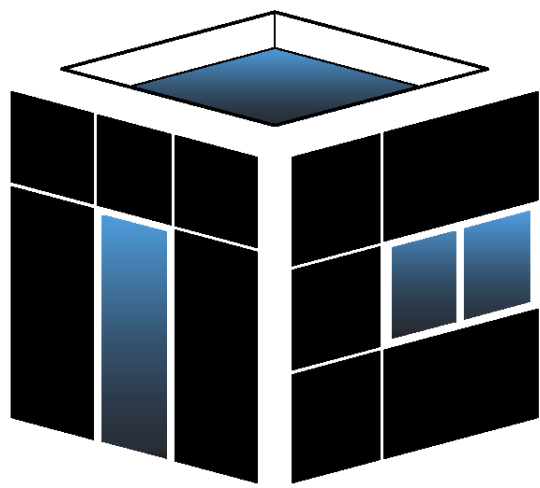
- ALL LOCATIONS OF ELECTRICAL DEVICES, FIRE ALARM DEVICES, SECURITY DEVICES AND ACCESS PANELS SHALL BE VERIFIED IN THE FIELD WITH THE DESIGNER PRIOR TO ROUGH-IN.
- DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE LOCATED 4" FROM THE FINISHED WALL OR PARTITION TO OUTSIDE OF FINISHED JAMB.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL CONTINOUS COMPRESSIBLE JOINT FILLER AT THE INTERIOR SLAB ON GRADE PERIMETER AND AT INTERVAL COLUMN BLOCK-OUTS; 1/2" WIDTH
- ANY SLAB GRADE JOINTS, INCLUDING SLAB PERIMETER JOINTS, SHALL BE FILLED WITH SEALANT; SEALANT COLOR TO BE VERIFIED WITH DESIGNER FOR ALL JOINT EXPOSED TO VIEW.
- SURFACE MOUNTED WALL SIGNAGE AT ALL DOORS

LEGEND:

- WALL TYPE
- ELEVATION VIEW
- SECTION VIEW
- ENLARGED VIEW
- EXISTING WALLS
- NEW WALLS
- NOT IN SCOPE OF WORK

ROOM FINISH SCHEDULE SUITE A										
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	NORTH WALL FINISH	SOUTH WALL FINISH	EAST WALL FINISH	WEST WALL FINISH	CEILING FINISH	CEILING HEIGHT	REMARKS
A01	SUITE A	SEALED CONCRETE	RUBBER BASE	GYP BOARD, PAINTED	GYP BOARD, PAINTED	GYP BOARD, PAINTED	GYP BOARD, PAINTED	OPEN CEILING	9' - 0"	
A02	RESTROO M 01	SEALED CONCRETE	TILE BASE	MOUISTURE RESISTANT GYP BOARD, PAINTED, TILE 60" HEIGHT	MOUISTURE RESISTANT GYP BOARD, PAINTED, TILE 60" HEIGHT	MOUISTURE RESISTANT GYP BOARD, PAINTED, TILE 60" HEIGHT	MOUISTURE RESISTANT GYP BOARD, PAINTED, TILE 60" HEIGHT	MOISTURE RESISTANT GYP BOARD, PAINTED	9' - 0"	
A03	ELEC./JAN.	SEALED CONCRETE	RUBBER BASE	GYP BOARD, PAINTED	GYP BOARD, PAINTED	GYP BOARD, PAINTED	GYP BOARD, PAINTED	MOISTURE RESISTANT GYP BOARD, PAINTED	9' - 0"	

ROOM FINISH SCHEDULE SUITE B										
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	NORTH WALL FINISH	SOUTH WALL FINISH	EAST WALL FINISH	WEST WALL FINISH	CEILING FINISH	CEILING HEIGHT	REMARKS
B01	SUITE B	SEALED CONCRETE	RUBBER BASE	GYP BOARD, PAINTED	GYP BOARD, PAINTED	GYP BOARD, PAINTED	GYP BOARD, PAINTED	OPEN CEILING	9' - 0"	
B03	ELEC./JAN.									
B04	ELEC./JAN.	SEALED CONCRETE	RUBBER BASE	GYP BOARD, PAINTED	GYP BOARD, PAINTED	GYP BOARD, PAINTED	GYP BOARD, PAINTED	MOISTURE RESISTANT GYP BOARD, PAINTED	9' - 0"	
B05	RESTROO M 02	SEALED CONCRETE	TILE BASE	MOUISTURE RESISTANT GYP BOARD, PAINTED, TILE 60" HEIGHT	MOUISTURE RESISTANT GYP BOARD, PAINTED, TILE 60" HEIGHT	MOUISTURE RESISTANT GYP BOARD, PAINTED, TILE 60" HEIGHT	MOUISTURE RESISTANT GYP BOARD, PAINTED, TILE 60" HEIGHT	MOISTURE RESISTANT GYP BOARD, PAINTED	9' - 0"	



COMPEAN
DESIGN STUDIO

2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092

NCOMPEAN@COMPEANDS.COM
(713) 397-0101

Issuance and distribution of a permit is a service of the City of Houston. The permit is not a contract. The permit is not a guarantee of the quality of the work. The permit is not a warranty. The permit is not a license. The permit is not a certificate of insurance. The permit is not a proof of insurance. The permit is not a proof of license. The permit is not a proof of registration. The permit is not a proof of qualification. The permit is not a proof of experience. The permit is not a proof of education. The permit is not a proof of training. The permit is not a proof of knowledge. The permit is not a proof of skill. The permit is not a proof of ability. The permit is not a proof of competence. The permit is not a proof of performance. The permit is not a proof of results. The permit is not a proof of achievement. The permit is not a proof of success. The permit is not a proof of excellence. The permit is not a proof of quality. The permit is not a proof of value. The permit is not a proof of cost. The permit is not a proof of time. The permit is not a proof of effort. The permit is not a proof of dedication. The permit is not a proof of commitment. The permit is not a proof of passion. The permit is not a proof of love. The permit is not a proof of life. The permit is not a proof of death. The permit is not a proof of resurrection. The permit is not a proof of eternal life. The permit is not a proof of heaven. The permit is not a proof of hell. The permit is not a proof of paradise. The permit is not a proof of purgatory. The permit is not a proof of purgation. The permit is not a proof of purification. The permit is not a proof of redemption. The permit is not a proof of salvation. The permit is not a proof of liberation. The permit is not a proof of freedom. The permit is not a proof of independence. The permit is not a proof of self-reliance. The permit is not a proof of self-sufficiency. The permit is not a proof of self-actualization. The permit is not a proof of self-fulfillment. The permit is not a proof of self-empowerment. The permit is not a proof of self-mastery. The permit is not a proof of self-control. The permit is not a proof of self-discipline. The permit is not a proof of self-respect. The permit is not a proof of self-love. The permit is not a proof of self-worth. The permit is not a proof of self-esteem. The permit is not a proof of self-confidence. The permit is not a proof of self-belief. The permit is not a proof of self-trust. The permit is not a proof of self-compassion. The permit is not a proof of self-forgiveness. The permit is not a proof of self-acceptance. The permit is not a proof of self-empowerment. The permit is not a proof of self-mastery. The permit is not a proof of self-control. The permit is not a proof of self-discipline. The permit is not a proof of self-respect. The permit is not a proof of self-love. The permit is not a proof of self-worth. The permit is not a proof of self-esteem. The permit is not a proof of self-confidence. The permit is not a proof of self-belief. The permit is not a proof of self-trust. The permit is not a proof of self-compassion. The permit is not a proof of self-forgiveness. The permit is not a proof of self-acceptance.

CASTROVILLE TENANT
BUILDING
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

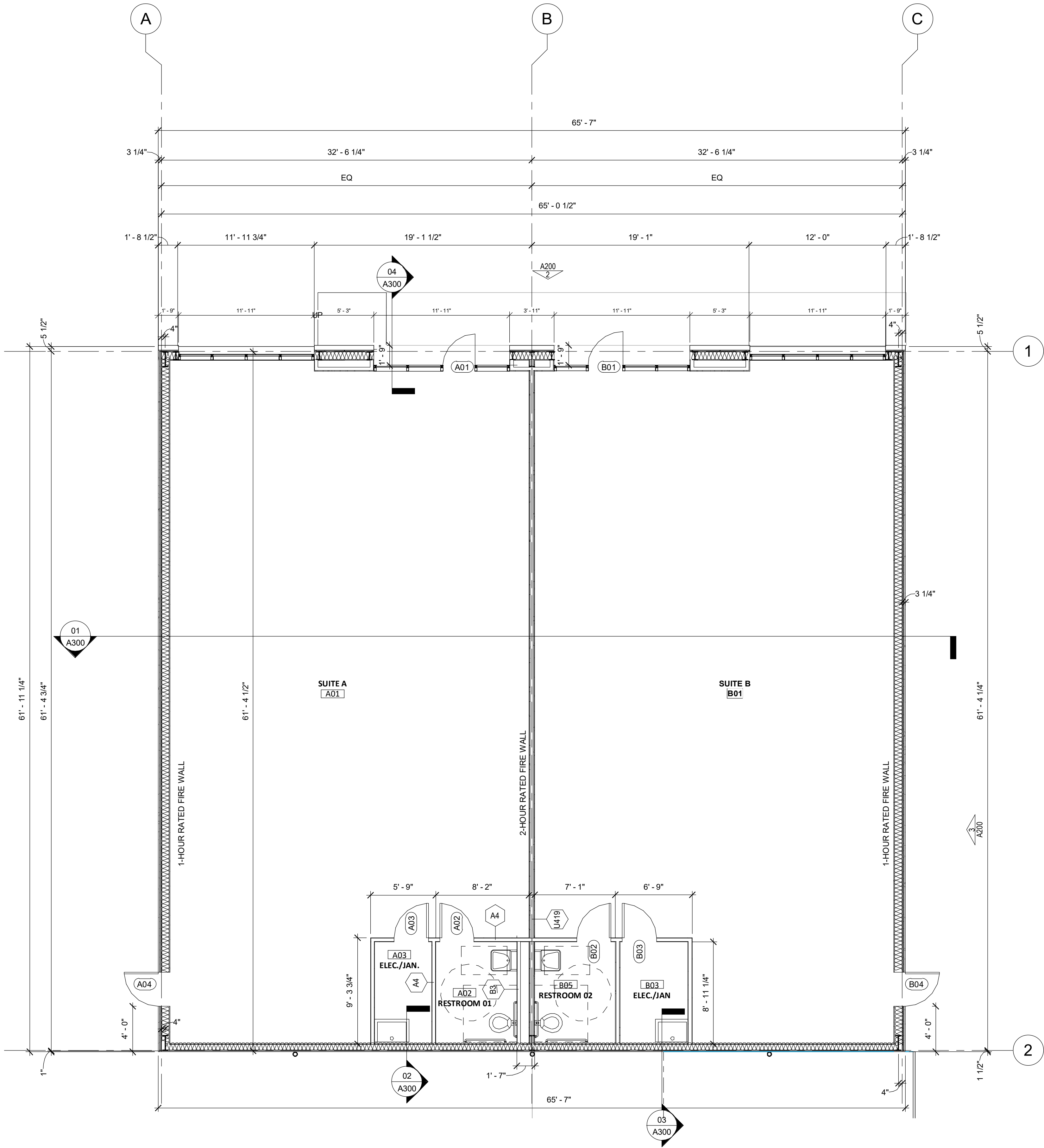
PROPOSED
FLOOR PLAN

Project Number 250100

Date 6/9/2025

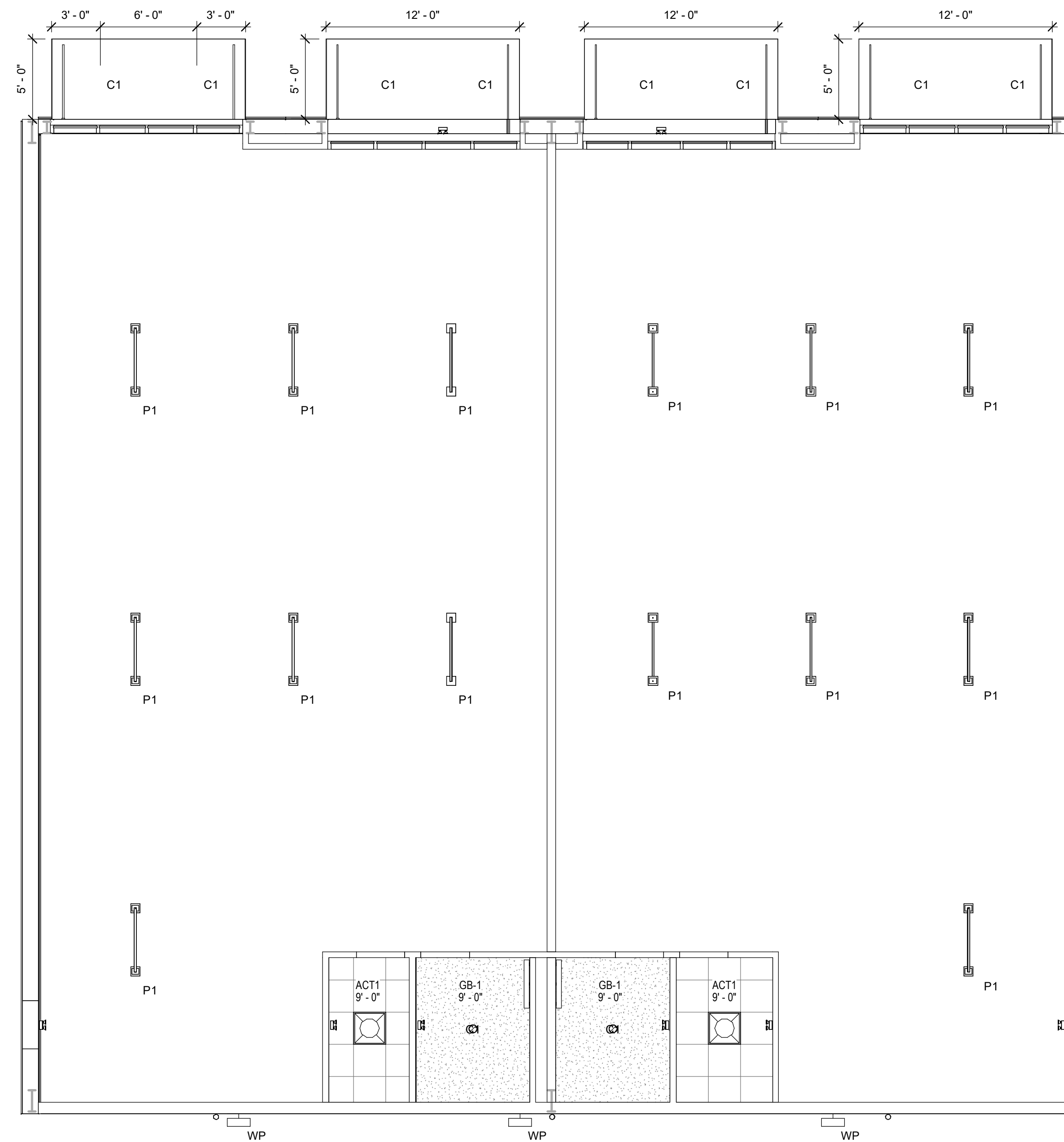
Drawn by

A101



01 PROPOSED - FLOOR PLAN






SCALE: 3/16" = 1'-0"

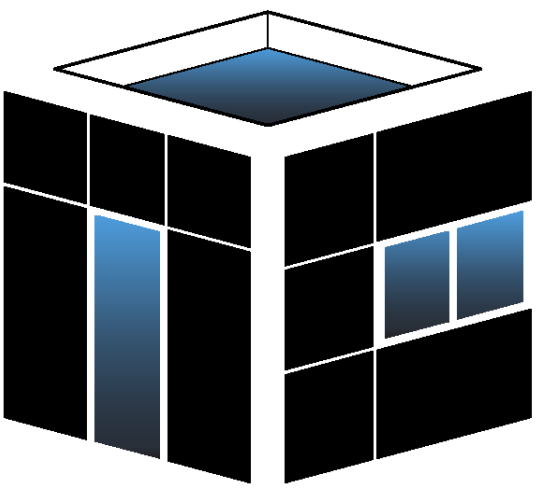


RCP GENERAL NOTES

2. REFER TO GENERAL NOTES AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3. ALL EXPOSED CONDUIT, HVAC DUCTS , HVAC DIFFUSERS, ROOF ASSEMBLIES AND STRUCTURAL TO BE PAINTED (COLOR TO BE DETERMINED), UNLESS NOTED OTHERWISE.
4. ALL EXPOSED CONDUIT AND WIRING SUPPLYING CEILING FIXTURES SHALL BE GANGED TOGETHER IN A CLEAN AND ORGANIZED MANNER AND RUN PERPENDICULAR AND/OR PARALLEL TO ROOF FRAMING.
5. ALL LIGHT FIXTURES NOT LOCATED BY DIMENSIONS ARE TO BE CENTERED IN CEILING TILES WHERE FIXTURE ARE LOCATED IN GB-1, CENTER FIXTURE IN ROOM UNLESS NOTED.
6. ALL FIRE SPRINKLER HEADS LOCATED IN ACT1 AND ACT2 SHALL BE CENTERED WITHIN TILE.
7. V.I.F. ALL FIXTURE MOUNTING HEIGHTS WITH DESIGNER PRIOR TO INSTALLATION.
8. REFER TO MEP DRAWINGS FOR EGRESS / EMERGENCY LIGHTING.

REFLECTED CEILING LEGEND

- | | |
|---|----------------------------------|
|  | RECESSED DOWNLIGHT,
WET RATED |
|  | WALL PACK - FLOODLIGHT |
|  | LIGHT SWITCH |
|  | DUPLEX POWER OUTLET |
|  | EXHAUST FAN |



2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092

NCOMPEAN@COMPEANDS.COM
(713) 397-0101

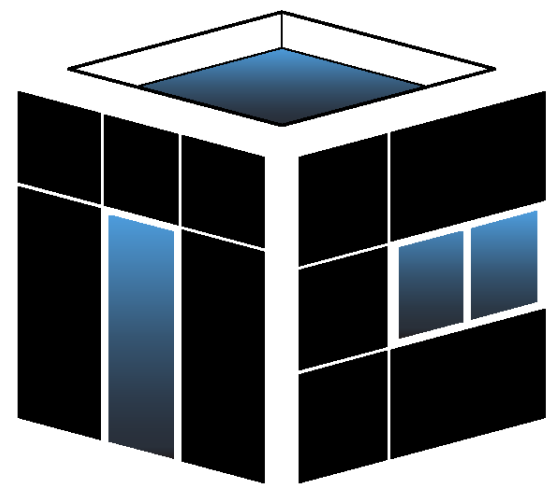
**CASTROVILLE TENANT
BUILDING**
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

PROPOSED
REFLECTED
CEILING PLAN

Project Number	250100
Date	6/9/2025
Drawn by	

A102

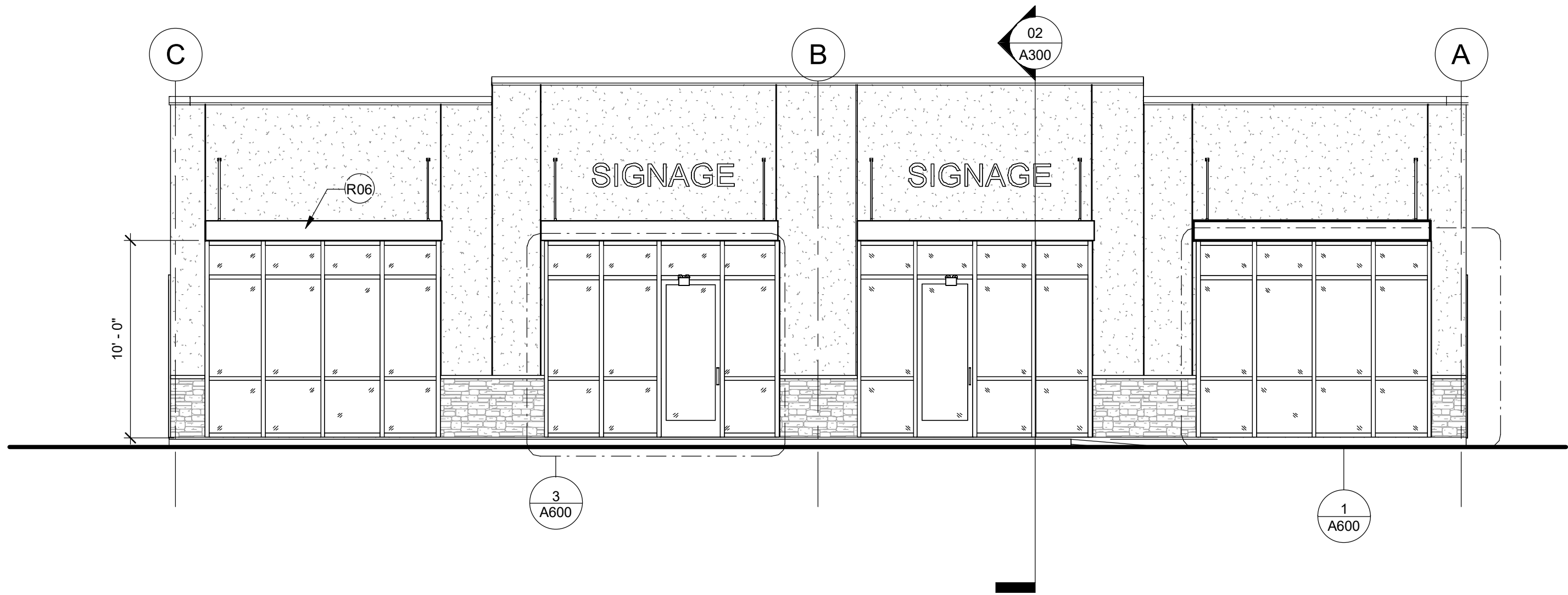


COMPEAN
DESIGN STUDIO

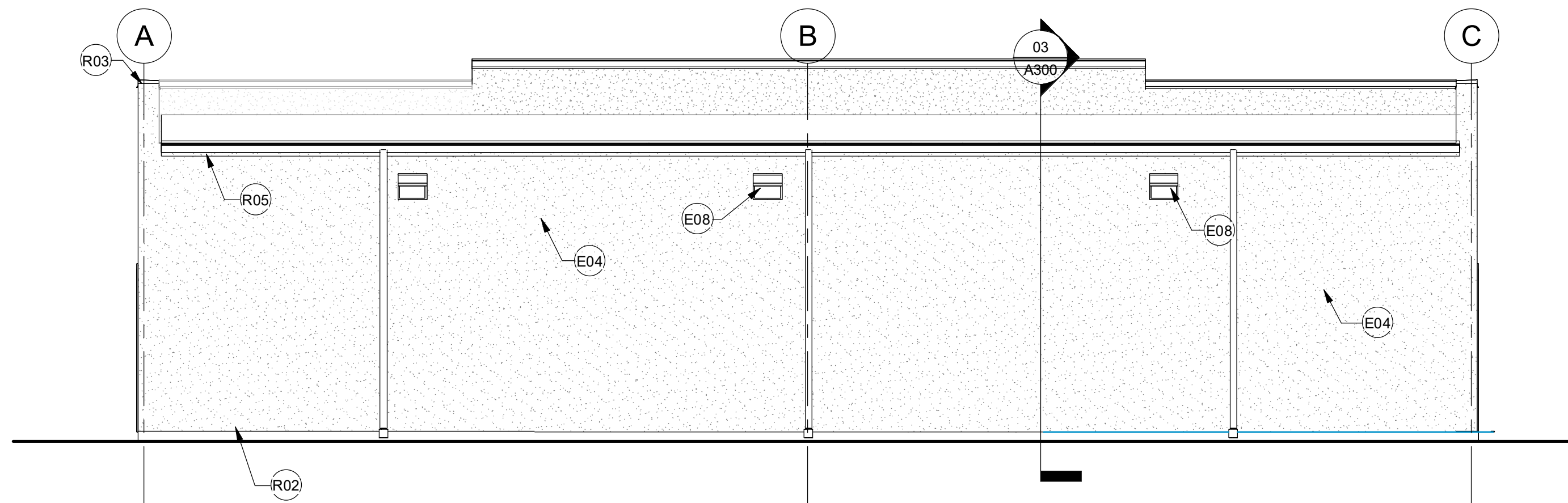
2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092
NCOMPEAN@COMPEANDS.COM
(713) 397-0101

Working and final drawings are prepared by the architect and shall remain the property of the architect. They shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings. The architect shall not be responsible for any construction methods or materials not shown in the drawings. The architect shall not be responsible for any construction methods or materials not shown in the drawings. Copyright 2025

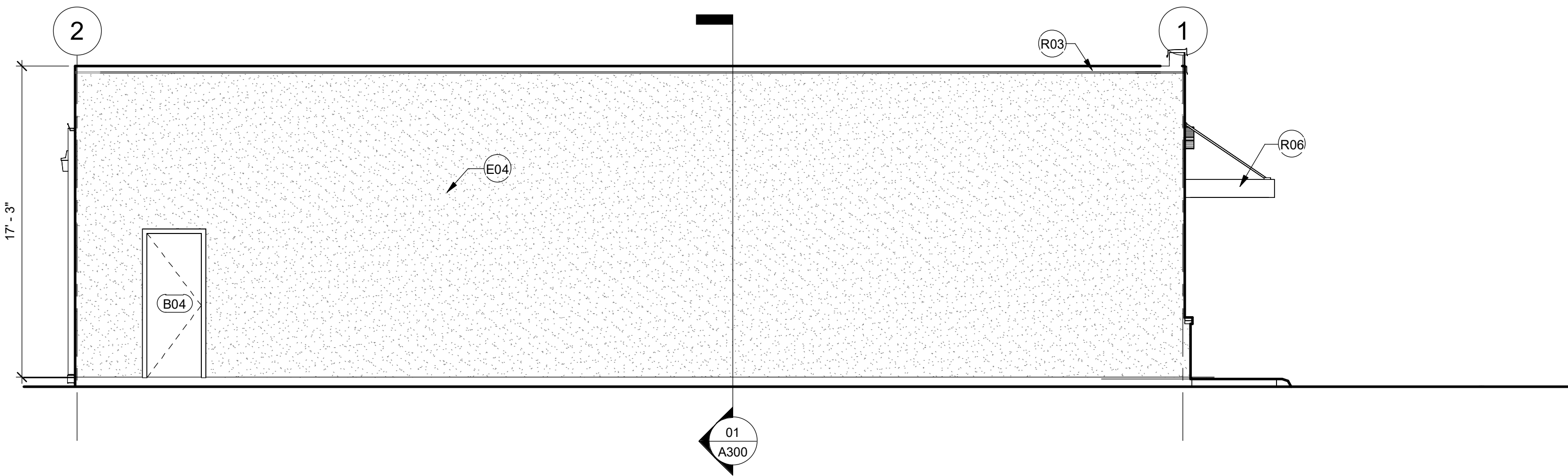
CASTROVILLE TENANT
BUILDING
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009



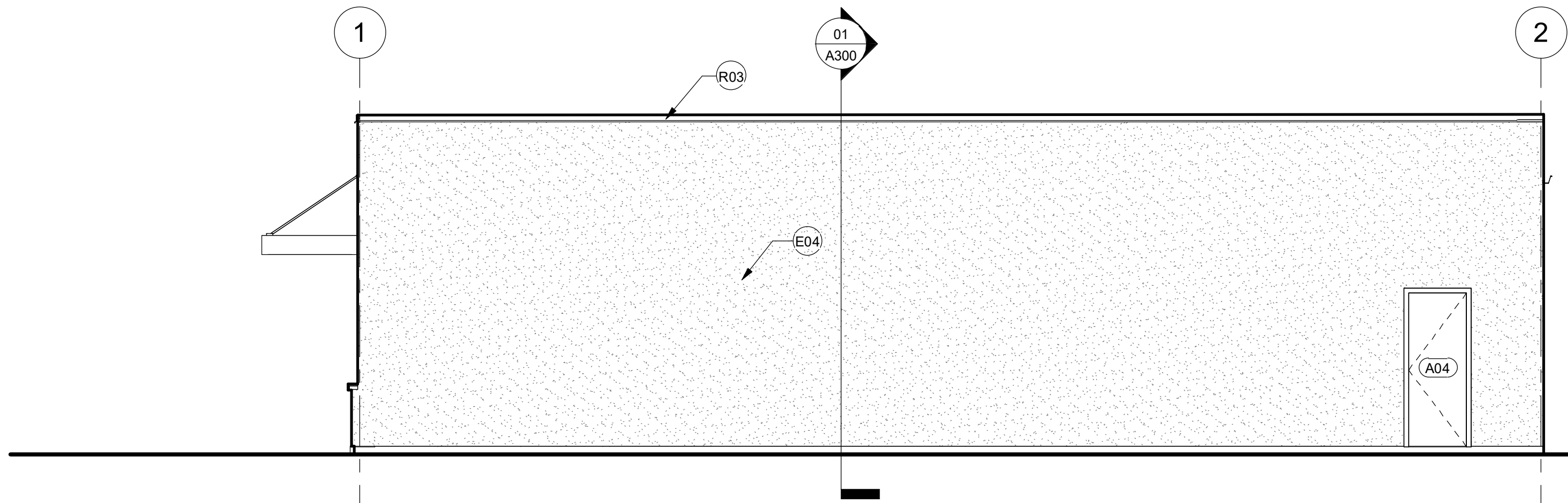
2 ELEVATION - FRONT
SCALE: 3/16" = 1'-0"



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



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



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

KEYNOTES	
NUMBER	DESCRIPTION
E04	CEMENT PLASTER, PAINTED
E08	WALL MOUNTED WALL PACK
R02	6" DOWNSPOUT
R03	PRE-FORMED AND PREFINISHED METAL WALL CAP OVER ICE & WATER SHIELD, SEAMED INTO CLEATS ON BOTH SIDES OF PARAPET WALL. SEE ROOF DETAIL SHEET
R05	6" WIDE PREFORMED & PREFINISHED METAL GUTTER
R06	SLOPED METAL CANOPY ROOF

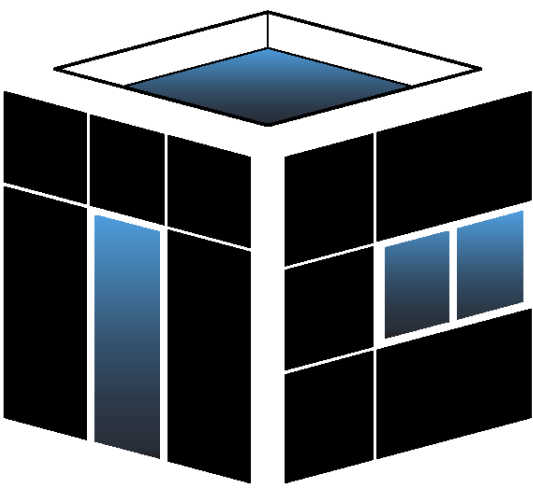
SAFEbuilt®
Approved for permit issuance

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

EXTERIOR
ELEVATIONS

Project Number 250100
Date 6/9/2025
Drawn by

A200



COMPEAN
DESIGN STUDIO

2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092

NCOMPEAN@COMPEANDS.COM
(713) 397-0101

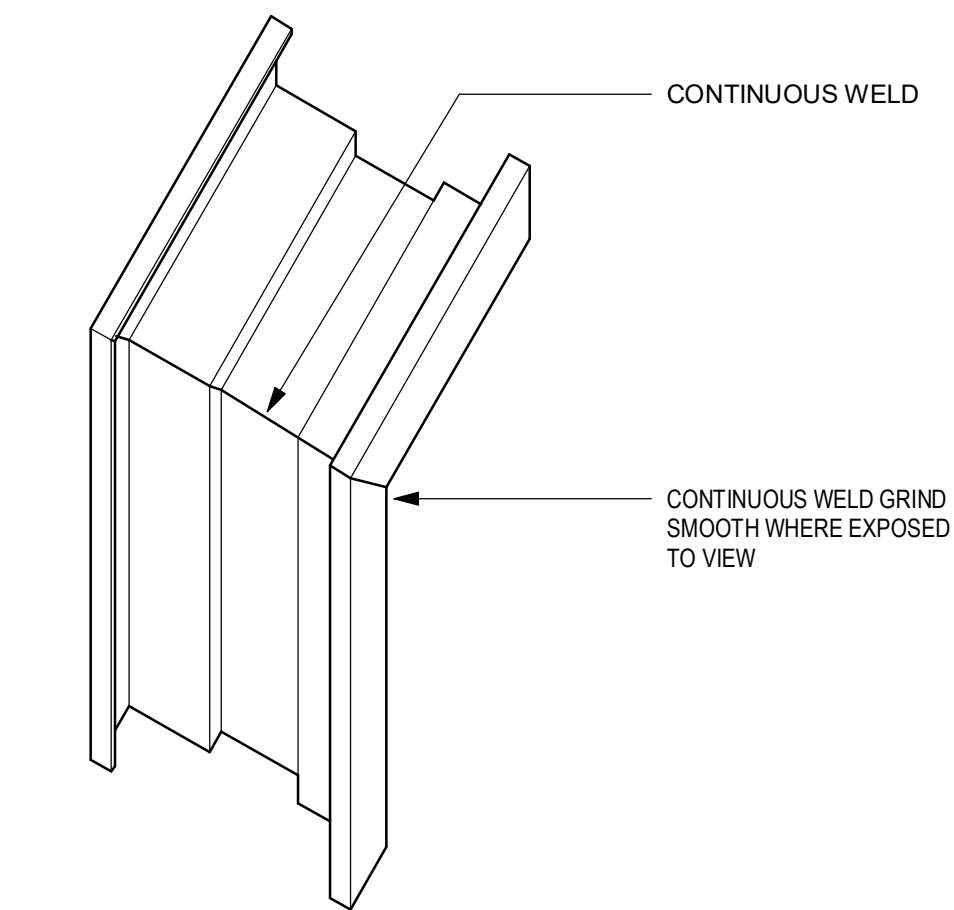
Working and Building is a trademark of Compean Design Studio. All other trademarks are the property of their respective owners. This document is for informational purposes only and does not constitute a contract. The user assumes all liability for the use of this document. The user agrees to indemnify and hold Compean Design Studio harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this document. Copyright 2025.

Castroville Tenant
Building
808 US Highway 90
Castroville, Texas 78009

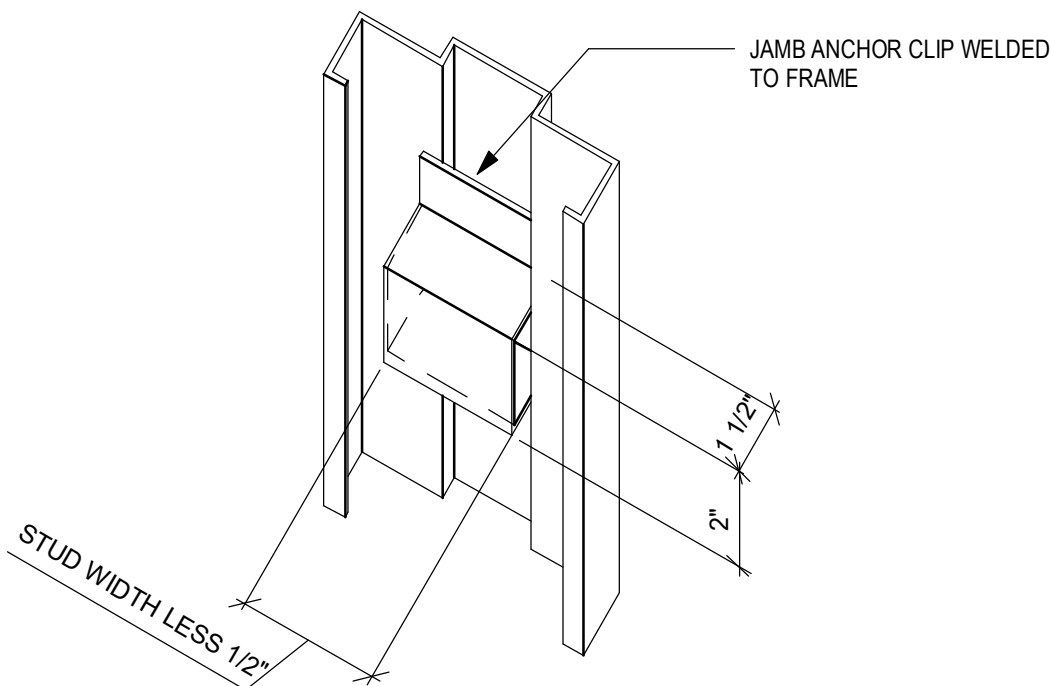
No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

Project Number 250100
Date 6/9/2025
Drawn by

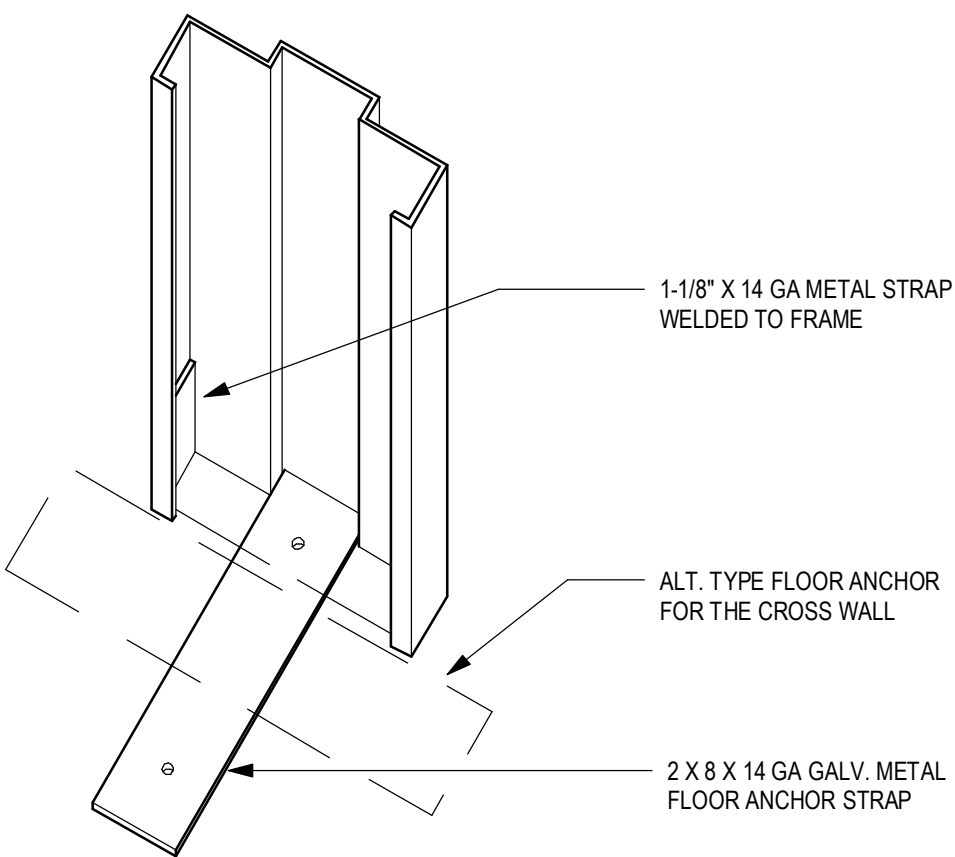
A400



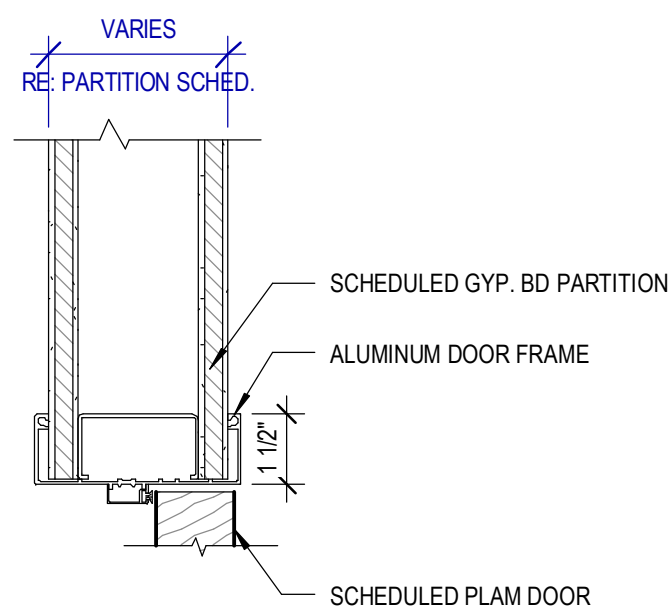
6 TYPICAL FRAME CORNER
SCALE: 3" = 1'-0"



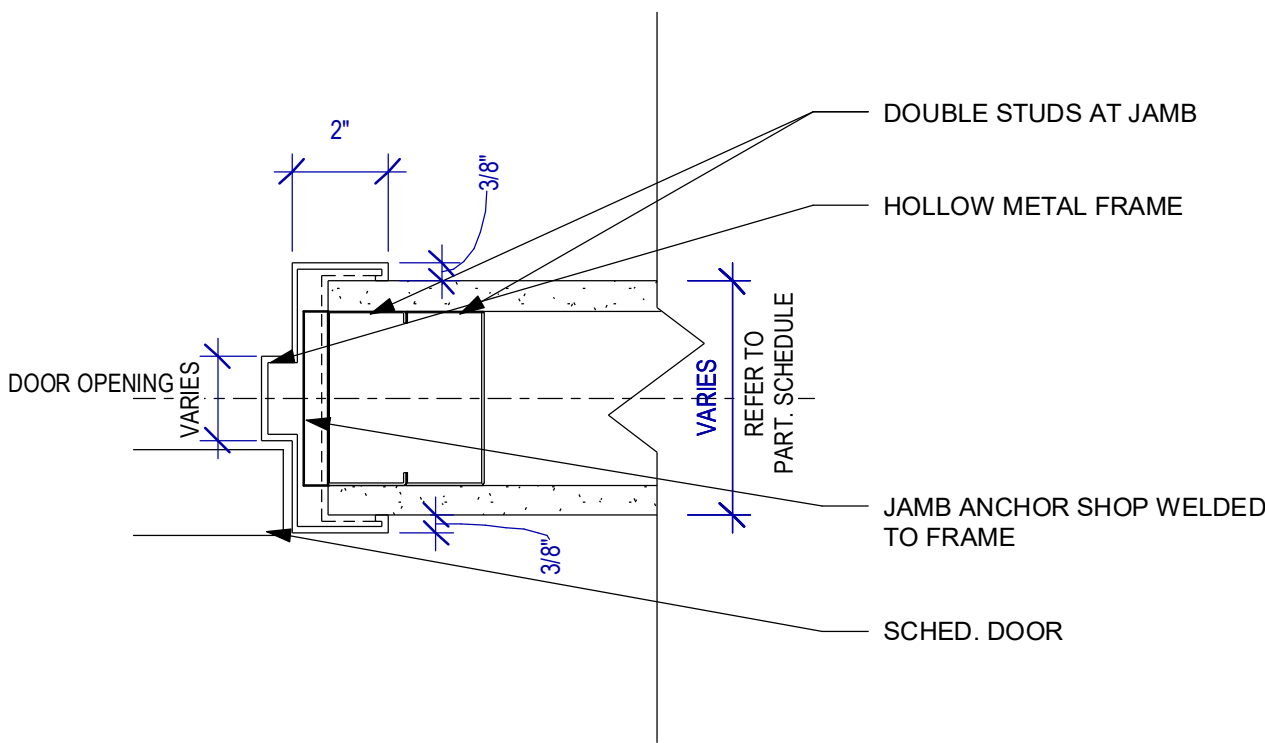
5 TYPICAL JAMB METAL STUD FRAMING
SCALE: 3" = 1'-0"



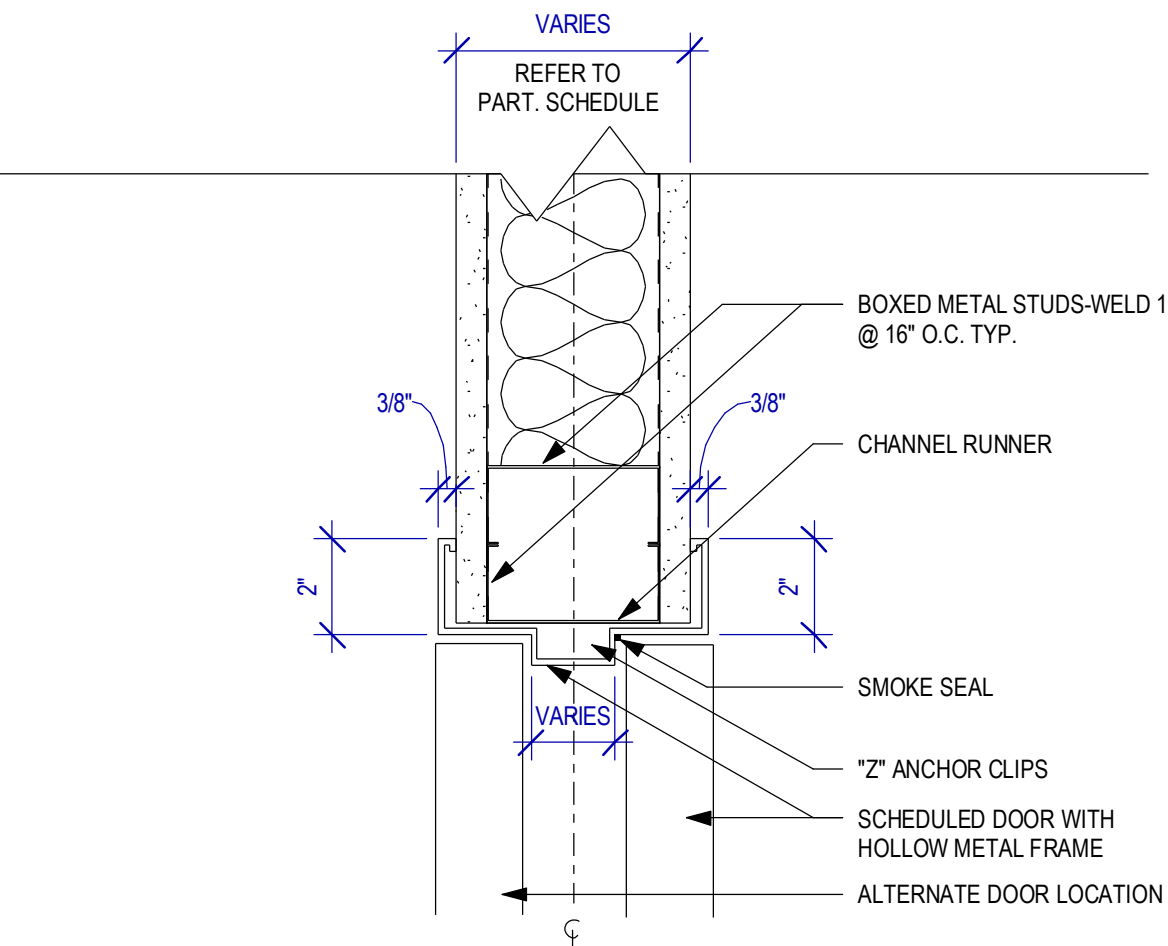
7 TYPICAL FRAME ANCHOR
SCALE: 3" = 1'-0"



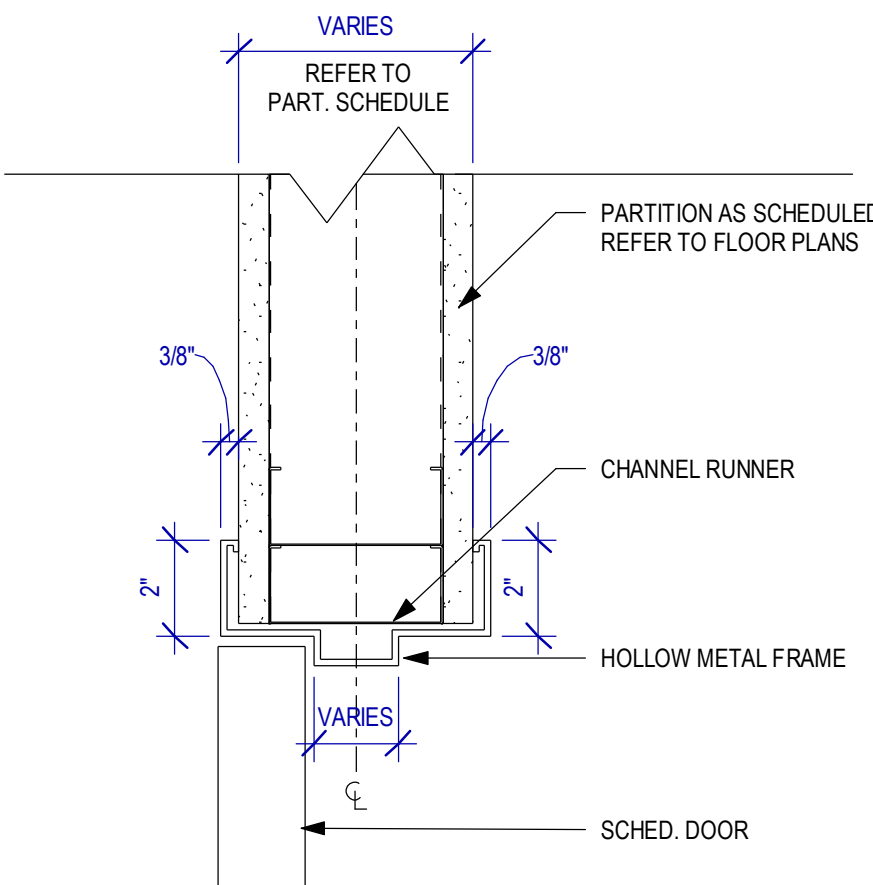
4 HEAD/JAMB DETAIL @ ALUM. DOOR FRAME
SCALE: 3" = 1'-0"



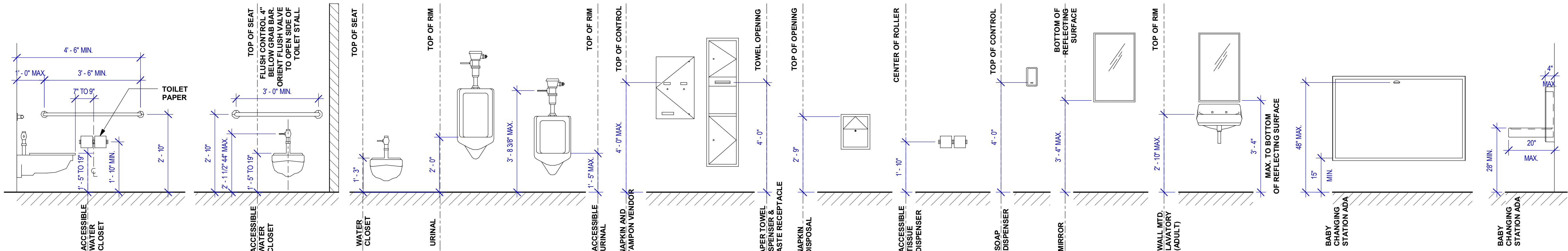
3 DOOR JAMB AT GYP WALL
SCALE: 3" = 1'-0"



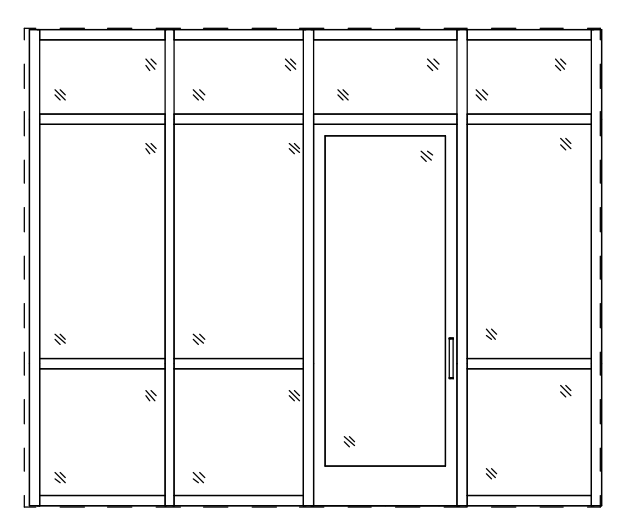
2 DOOR HEAD W/ ACOUS SEAL
SCALE: 3" = 1'-0"



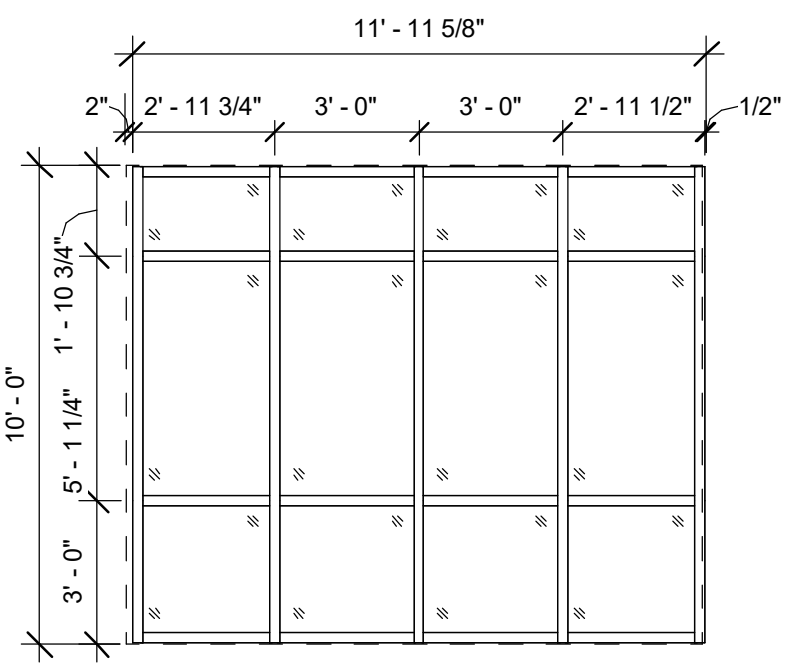
1 DOOR HEAD AT GYP WALL
SCALE: 3" = 1'-0"



TOILET FIXTURE & ACCESSORY LEGEND
SCALE: 1/2" = 1'-0"



3 OPENING TYPE - B
SCALE: 1/4" = 1'-0"



1 OPENING TYPE - A
SCALE: 1/4" = 1'-0"



EXTERIOR OPENING GENERAL NOTES

- 1. FIELD VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING SHOP DRAWINGS
- 2. EA. PANE OF GLASS SHALL BEAR MANUFACTURER'S MARK W/ TYPE & THICKNESS
- 3. ALL GLAZING IN HAZARDOUS LOCATIONS (AS DESCRIBED IN SECTION 2406 OF IBC) SHALL BE SAFETY GLAZING.
- 4. ALL DIMENSIONS ARE TO FINISHED ENDS OR ROUGH OPENING (NOTED AS R.O.)
- 5. GLAZING W/ TINT OR LOW-E COATING TO BE HEAT STRENGTHENED

FRAME TYPES

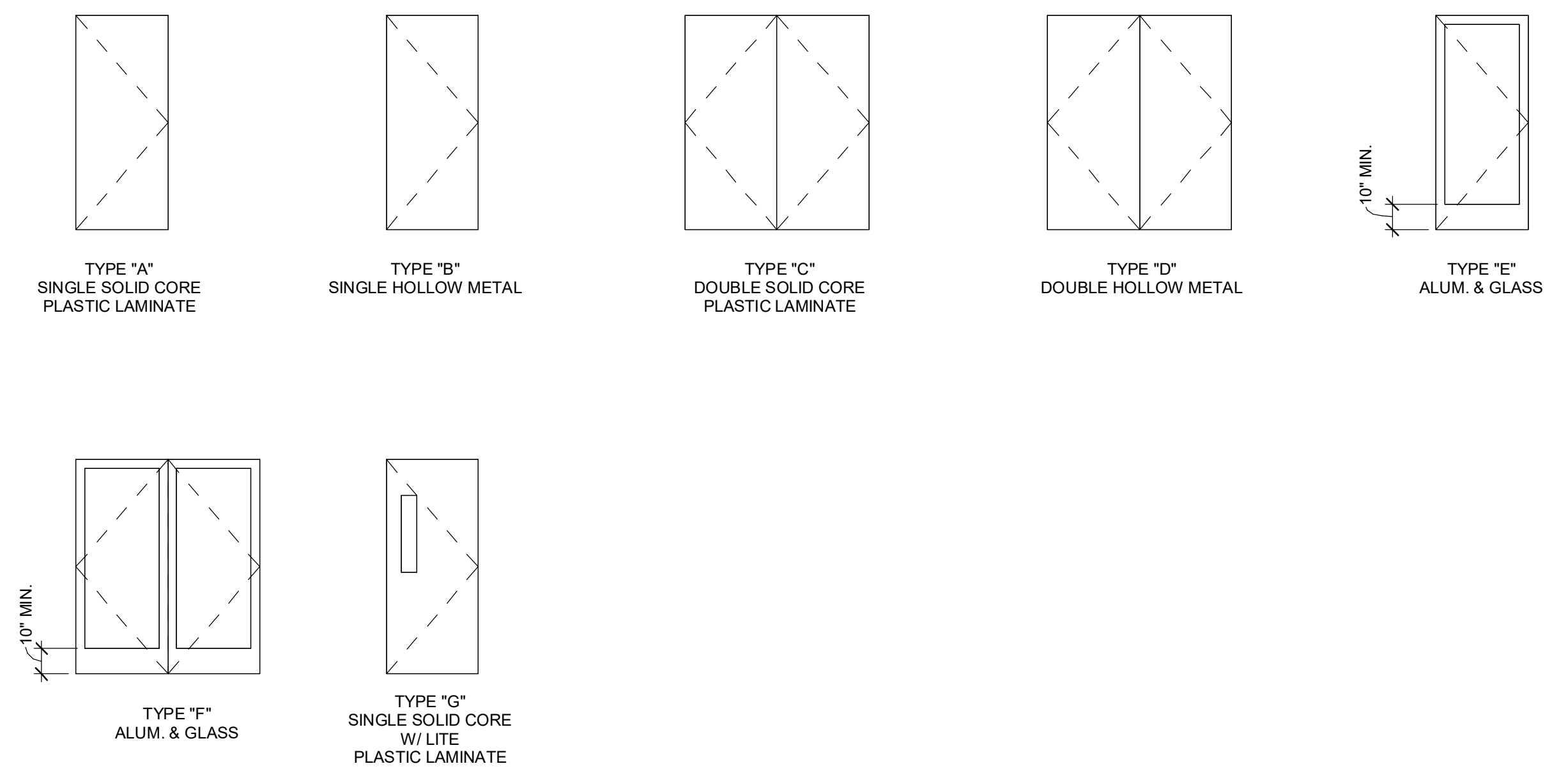
- CW 2-1/2" X 6" KAWNEER, 1600 WALL SYSTEM, CURTAIN WALL, BLACK FINISH
- RW 2-1/4" X 6" KAWNEER, 2250 IG, RIBBON WINDOW, BLACK FINISH

GLAZING TYPES

- GL-1, DEFAULT
1" INSULATED VISION GLASS, MATCH PPG SOLARBAN 90 CLEAR + CLEAR S SOLAR CONTORL LOW-E GLASS
1/4" CLEAR HS
1/2" AIR SPACE
GREY ANODIZED SPACER
1/4" INTERIOR CLEAR AN
U-VALUE 0.24
SHGC 0.23
- GL-2
1/4" TEMPERED GLASS (FOR USE AT ALL INTERIOR GLAZING)

DOOR SCHEDULE SUITE A							
Mark	Room Name	Width	Height	Door Elevation	Frame Material	Finish	Comments
A01		2'-10 1/2"	8'-0 1/2"	E			
A02		3'-0"	8'-0"	A			
A03		3'-0"	8'-0"	A			
A04		3'-0"	8'-0"	B			

DOOR SCHEDULE SUITE B							
Mark	Room Name	Width	Height	Door Elevation	Frame Material	Finish	Comments
B01		3'-1"	8'-0"	E			
B02		3'-0"	8'-0"	A			
B03		3'-0"	8'-0"	A			
B04		3'-0"	8'-0"	B			



DOOR TYPE ELEVATIONS
SCALE: 1/4" = 1'-0"

DOOR AND DOOR SCHEDULE GENERAL NOTES

- 1. ALL DOOR SIZES ARE TO JAMB OPENING SIZE.
- 2. ALL UNDERCUT DOOR REQUIREMENTS FOR VARIOUS FLOOR FINISHES SHALL BE VERIFIED AND COORDINATED BY THE CONTRACTOR.
- 3. ALL DOOR OPENINGS, FRAMES, AND HARDWARE SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.
- 4. COORDINATE ALL DOORS AND DETAILS TO PROVIDE ADEQUATE CLEARANCE AND FRAME REINFORCEMENT FOR HARDWARE TYPES.
- 5. TYPICAL DOOR BEVEL TO BE 1/8" IN 2", UNLESS NOTED OTHERWISE BY THE REQUIRED HARDWARE TEMPLATES.
- 6. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE OF EGRESS WITHOUT USE OF SPECIAL KNOWLEDGE OR EFFORT.
- 7. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE LOCATED 4" FROM THE FINISHED WALL TO OUTSIDE OF FINISHED JAMB.

DOOR SCHEDULE REMARKS LEGEND

- 1. ACCESSIBLE AUTO-OPERATOR; V.I.F. ACUATOR LOCATIONS W/ ARCHITECT
- 2. ACCESS-CONTROLLED
- 3. SOUND SEALS
- 4. HEAVY-DUTY HOLLOW METAL FRAME; FURNISH 2" THICK DOORS AND FRAMES PER SECTION 081113 AS INDICATED FOR DETENTION AREA DOORS AND FRAMES.
- 5. REMOTE DOOR RELEASE, V.I.F. LOCATION W/ ARCHITECT
- 6. FULLY GROUTED HOLLOW METAL FRAME
- 7. STL. KICKPLATE AT PUSH SIDE OF DOOR, FINISH TO MATCH DOOR SLAB; PROVIDE KICKPLATE FINISH TO MATCH PT4 AT WD3 DOORS
- 8. PANIC EXIT DEVICE, ALWAYS FREE EGRESS
- 9. INSULATED DOOR, MIN. R-4
- 10. DOUBLE-ACTING DOOR
- 11. CONCEALED DOOR CLOSER AT SILL AND/OR HEAD
- 12. ALWAYS LOCKED ON PULL SIDE
- 13. ALWAYS FREE EGRESS
- 14. ACCESS-CONTROLLED EGRESS DOOR
- 15. UNDERCUT DOOR 1-1/2"
- 16. SINGLE PANEL OPERABLE DOOR PARTITION, V.I.F. ALL DIMENSIONS. BASIS OF DESIGN IS MODERNFOLD ACOUSTI-SEAL 900 SERIES, 1/2" TACKABLE 100% RECYCLED GYPSUM BAORD, CLASS "A" RATED SINGLE MATERIAL OR COMPOSITE LAYERS CONTINUOUSLY BONDED TO PANEL FRAME. 50 STC ACOUSTIC RATING. REMOTE EXPANDABLE CLOSURE - 90 DEGREE SIDE STACK RIGHT ANGLE WITH TYPE

2950 NORTH LOOP WEST SUITE 500
HOUSTON, TEXAS 77092

NCOMPEAN@COMPEANDS.COM
(713) 397-0101

Issuance and distribution of drawings is restricted to persons who are duly licensed and authorized by the Designer. These drawings are not to be used for any other project without the written consent of the Designer. Any unauthorized use of these drawings without the written consent of the Designer is strictly prohibited. The Designer assumes no responsibility for errors or omissions in these drawings. Copyright 2025.

CASTROVILLE TENANT
BUILDING

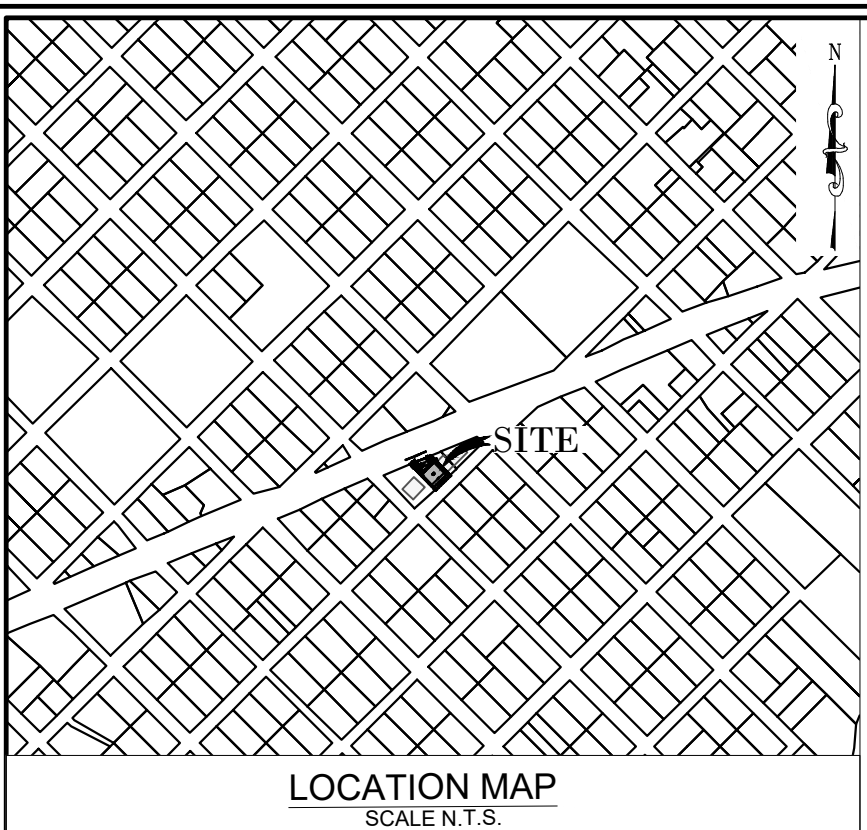
808 US HIGHWAY 90
CASTROVILLE, TEXAS 78009

No.	Description	Date
1	ISSUE FOR PERMIT	3/24/2025
2	COMMENT RESPONSE	6/9/2025

DOOR
SCHEDULE,
NOTES &
OPENING TYPES

Project Number250100
Date6/9/2025
Drawn by

A600



LEGEND

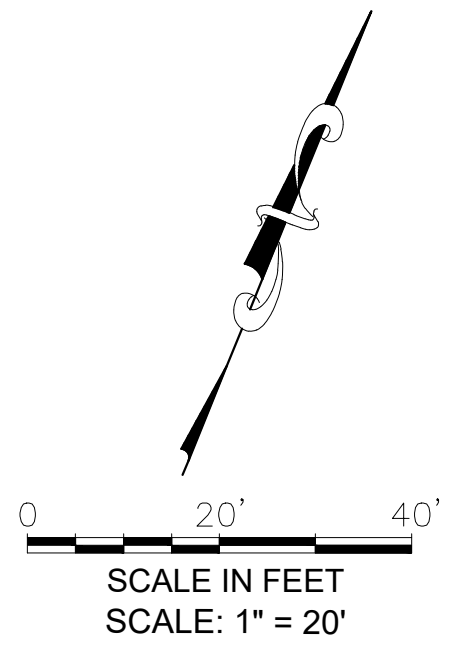
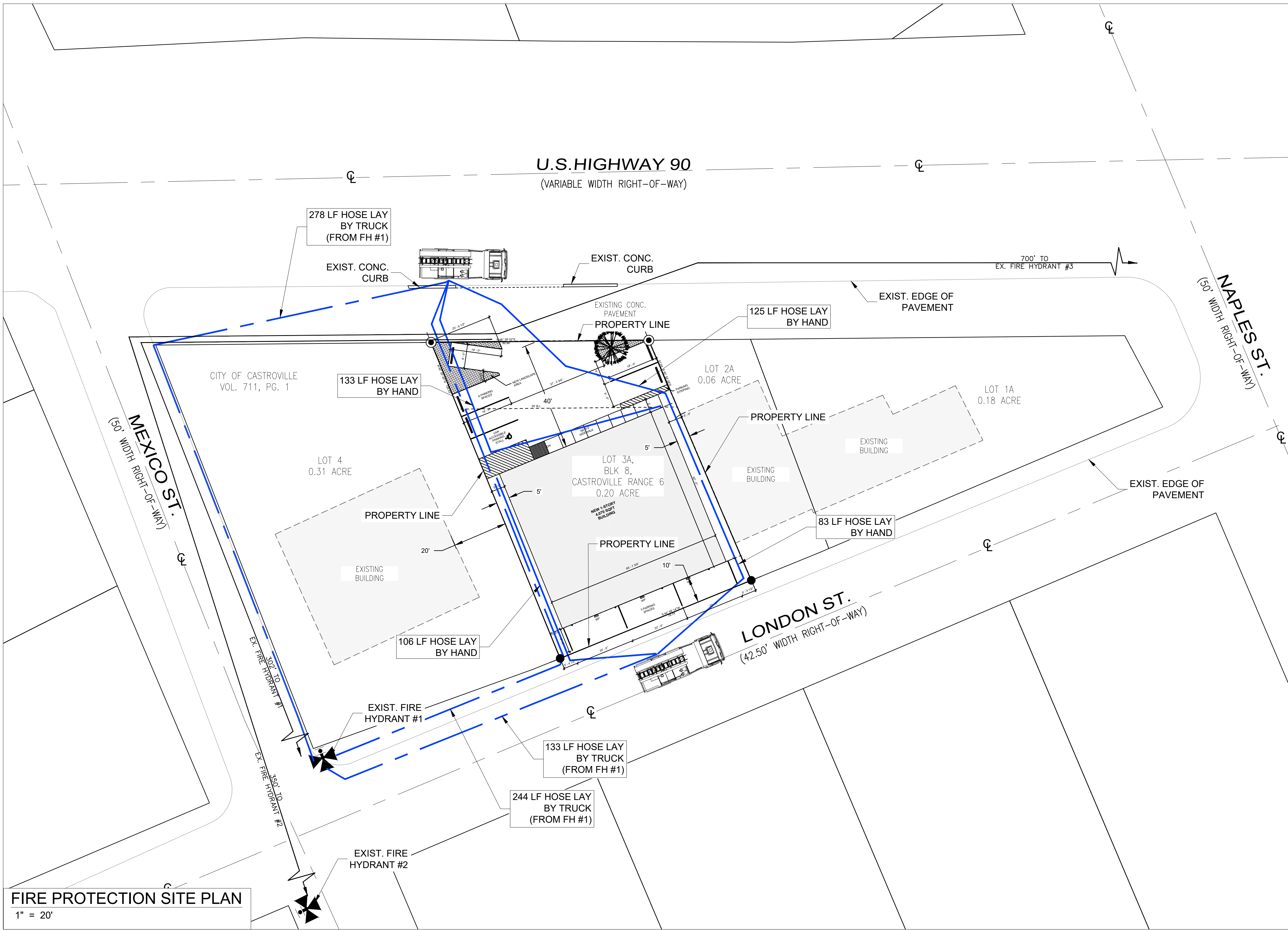
FOUND IRON ROD

SET IRON ROD

CENTERLINE OF ROAD

EXISTING FIRE HYDRANT

- GENERAL NOTES:**
1. ANY EXISTING UTILITY INFORMATION SHOWN OR NOT SHOWN THIS DRAWING IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO COMMENCING CONSTRUCTION. (N.S.P.I.)
 2. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING SHEETS FOR TIE-IN CONNECTIONS TO THE PROPOSED BUILDING.
 3. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS TO MAKE UTILITY CONNECTIONS PRIOR TO COMMENCING WORK. ANY DELAYS CAUSED BY CONTRACTOR NOT OBTAINING APPLICABLE PERMITS PRIOR TO CONSTRUCTION SHALL BE AT THE EXPENSE OF THE CONTRACTOR.



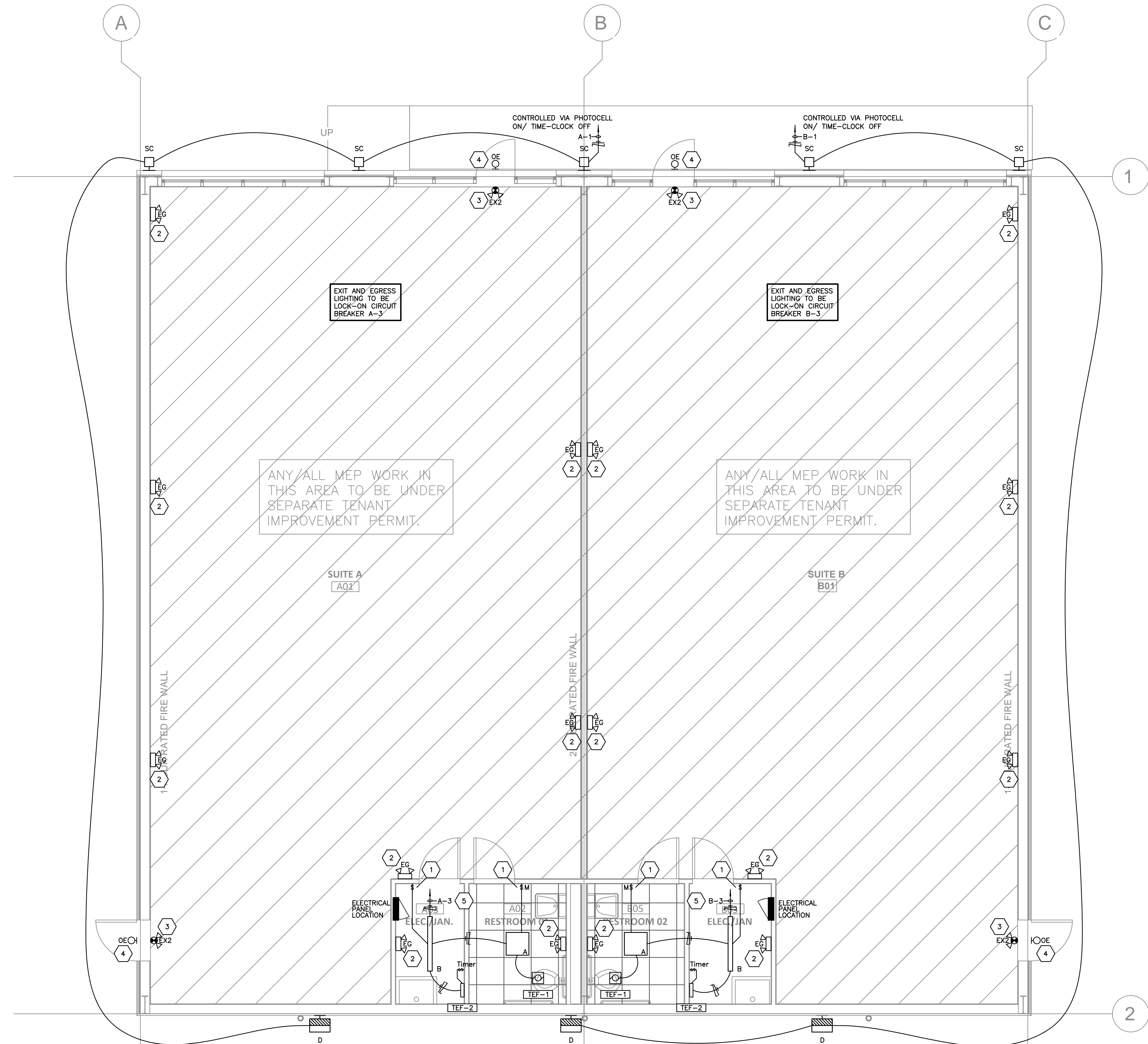
FIRE PROTECTION SITE PLAN
1" = 20'



REVISIONS:	
PROPOSED FIRE PROTECTION SITE PLAN	
CASTROVILLE TENANT BUILDING 808 US HWY 90 CASTROVILLE, TEXAS 78009	
ISRO ENGINEERING SERVICES, P.L.L.C. 9010 F.M. 1976, STE. 301 CONVERSE, TEXAS 78009 TBP# REGISTRATION NO.: F-14466 PHONE (210) 793-8136 MOBILE (956) 236-6615 ISRO.GROUP@GMAIL.COM	
DATE: MAY 6, 2025	
DRAWN BY: JGR	
DATE: 04/21/25	
CHECKED BY: JGR	
PROJECT NO.: 2025746	
SCALE: AS NOTED	
SHEET: C-1	



UNIT EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH 700.12(H)(2)(3) A, B, OR C.
(A) THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.
(B) THE SAME OR A DIFFERENT BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA IF THAT CIRCUIT IS EQUIPPED WITH MEANS TO MONITOR THE STATUS OF THAT AREA'S NORMAL LIGHTING BRANCH CIRCUIT AHEAD OF ANY LOCAL SWITCHES.
(C) A SEPARATE BRANCH CIRCUIT ORIGINATING FROM THE SAME PANELBOARD AS ONE OR MORE NORMAL LIGHTING CIRCUITS. THIS SEPARATE BRANCH CIRCUIT DISCONNECTING MEANS SHALL BE PROVIDED WITH A LOCK-ON FEATURE.



4 FLOOR PLAN - LIGHTING

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

COORDINATE ALL LIGHTING LOCATION WITH OWNER. VERIFY LIGHT SWITCH LOCATION AND TYPE OF CONTROLS.

CONTRACTOR TO FIELD VERIFY ALL ENTRY ROOM LIGHT FIXTURES WITH OWNER.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONED REFLECTED CEILING PLAN.

ALL EMERGENCY AND EXITING LIGHTING TO BE CIRCUITED TO CONSTANT POWER IN LOCATED ROOM WHEN POWER IS LOST IN THE DESIGNATED ROOM THE EMERGENCY/EXIT LIGHTING TO BE ENERGIZED.

COORDINATE ALL RECEPTACLE LOCATIONS WITH OWNER. VERIFY CONTROLS OF RECEPTACLES.

3 GENERAL NOTES

LIGHT FIXTURE SCHEDULE		
FIXTURE	MARK	DESCRIPTION
	A	2x2 LED LIGHT FIXTURE. 28 WATT. 120 VOLT.
	B	LED 4' FIXTURE. 28 WATT. 120 VOLT.
	D	LED EXTERIOR WALL PACK FIXTURE. 60 WATT. 120 VOLT. U.L. LISTED FOR USE IN WET LOCATIONS. PROVIDE WITH FULL CUT OFF TO MINIMIZE LIGHT TRESPASS ON NEIGHBORING PROPERTIES.
	SC	LED EXTERIOR SCONCE FIXTURE. 20 WATT. 120 VOLT. U.L. LISTED FOR USE IN WET LOCATIONS.
	EG	SURFACE MOUNTED EMERGENCY/EGRESS LIGHTING FIXTURE. "BEST-LIGHTING PRODUCTS" (R-2) TWIN LENS EMERGENCY FIXTURE. 120/277 VOLT. TWO FIXED OPTICS 5.4 WATT GLARE FREE LAMP HEADS. "UL" LISTED. SELF CONTAINED 6 VOLT SEALED LEAD ACID-90 MINUTE BACKUP BATTERY.
	OEG	SURFACE MOUNTED EMERGENCY/EGRESS LIGHTING FIXTURE. "THE EXIT LIGHT COMPANY" (EL-WETLED) TWIN LENS EMERGENCY FIXTURE. 120/277 VOLT. TWO HIGH OUTPUT LED LAMPS. UL 924 NEC, OSHA & NFPA 101. 3.6V 90 MINUTE NiCad BACKUP BATTERY.
	EX	EMERGENCY EXIT LIGHT FIXTURE "SURE-LITES" EUX SERIES L.E.D. SURFACE MOUNTED 120/277 VOLT CONNECTION WITH RED LED. WITH 90 MINUTE BATTERY BACKUP. 5 WATTS PER FACE MAX.
	EX2	EXIT/EMERGENCY COMBO SIGN. 6" RED LED LETTERS. UNIVERSAL MOUNT WITH REMOTE OPTION. WHITE FINISH. THERMOPLASTIC HOUSING. DUAL VOLTAGE. (2) 6 VOLT LAMP HEADS. 90 MIN BATTERY BACKUP. 5 WATTS PER FACE MAX.
	OE	OUTSIDE EGRESS FIXTURE CENTERED OVER EXIT DOOR. "SURE-LITES" (MODEL # AEL-2) 10 HIGH POWERED LED's. SEALED NICKEL CADMIUM 90 MINUTE BATTERY BACKUP. 120/277 VOLT.
	OE2	VERIFY MODEL NO. BY LITHONIA CENTERED OVER EXIT DOOR CEILING MOUNTED WITH 90 MINUTE BATTERY BACKUP. 13 WATT LED CAN LIGHT 120 VOLT. U.L. LISTED FOR WET LOCATIONS.
	TC	INTERMATIC TIME CLOCK ET2000 SERIES. MOUNT WHERE ACCESSIBLE FOR PROGRAMMING AND OUT OF PROGRAMMED HOURS LIGHT USAGE.
ELECTRICAL CONTRACTOR TO VERIFY LIGHT FIXTURE TYPE AND LIGHT FIXTURE MOUNTING WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.		
IECC (ENERGY CODE) C402.4.8 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OR NOT MORE 2.0 CFM (0.944 L/s) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 psf (75 Pa) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.		
A CONTROL DEVICE SHALL BE INSTALLED THAT AUTOMATICALLY TURNS LIGHTS OFF WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING SPACE. (OWNER/OPERATOR TO SET TIME-CLOCK FOR 20 MINUTES AFTER CLOSING/BUSINESS DAY END)		
EMERGENCY POWER SUPPLY FOR EXIT SIGNS AND EMERGENCY LIGHTS SHALL BE PROVIDED BY PREMISES WIRING SYSTEM. IN THE EVENT OF NORMAL POWER FAILURE ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY POWER BATTERY BACKUP, TO ENSURE CONTINUED ILLUMINATION PER SECTION 1008 I.B.C		

2 LIGHTING FIXTURE SCHEDULE

- MOUNT ALL SWITCH DEVICES IN ACCORDANCE TO A.D.A. MOUNTING HEIGHT STANDARDS. REFER TO DETAIL ON THIS SHEET. TIMECLOCK TO BE UTILIZED FOR PUBLIC LIGHTING.
- MOUNT EGRESS EMERGENCY LIGHT FIXTURE AT 6" BELOW CEILING TILE OR 6" ABOVE EXIT LIGHT. PROVIDE CONSTANT 120 VOLT POWER. RE: TO FIXTURE SCHEDULE.
- BATTERY BACK-UP EXIT LIGHT MOUNTED FROM CEILING, OR 12" ABOVE DOOR WAY. PROVIDE WITH DIRECTIONAL ARROWS. RE: TO FIXTURE SCHEDULE.
- 90 MIN BATTERY BACK UP EXTERIOR LIGHT OVER CENTER OF DOOR. RE: TO FIXTURE SCHEDULE.
- BRANCH CIRCUIT TO BE CONTROLLED VIA TIME CLOCK AND MANUAL SWITCHING AS SHOWN ON PLAN.

1 KEYED NOTES

ENGINEER OF RECORD

THIS SEAL WAS AUTHORIZED THIS DATE: 05/29/25
PROJECT # 25-026
H.M. McLEOD, P.E.
4727 MERWIN ST. SUITE B
HOUSTON, TEXAS 77027
OFFICE: (713) 961-2699
CELL: (713) 806-1646
Firm Registration:
H. M. McLeod, P.E. #F-3679

© 2025 H.M. McLeod, P.E.
Drawings, written material, and design concepts shall not be used or reproduced in whole or part in any form or format without prior written consent of H.M. McLeod, P.E.

ARCHITECT/CONTRACTOR

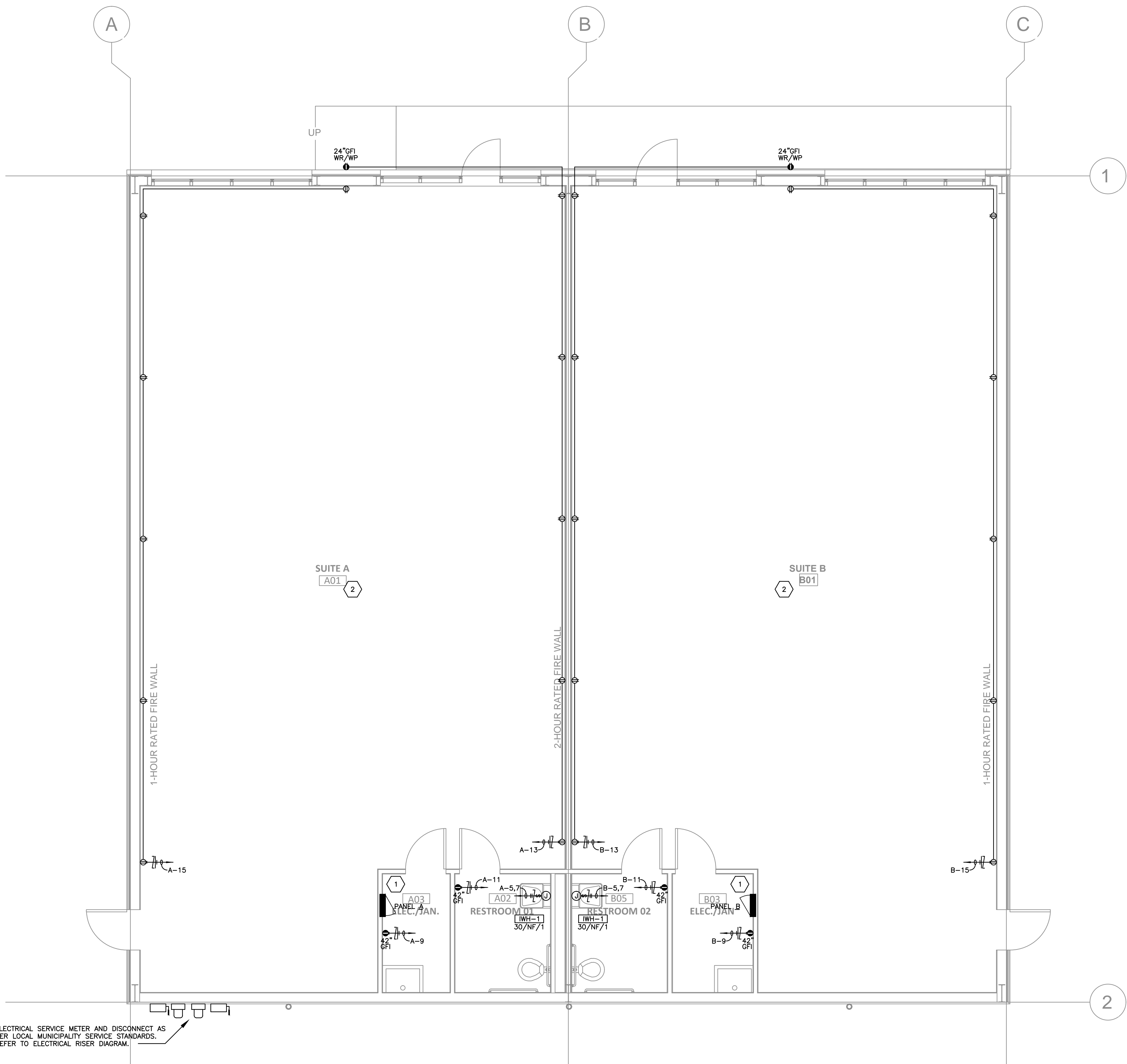
CONSTRUCTION FOR
CASTROVILLE LEASE SPACES
808 US-90
CASTROVILLE, TX 78009

ISSUED FOR		JOB NUMBER:	
PERMIT / CONSTRUCTION		25-026	
05/29/25			

DWG. DESCRIPTION:
LIGHTING FLOOR PLAN

DWG. SHEET NUMBER:

E-1



ELECTRICAL SERVICE METER AND DISCONNECT AS PER LOCAL MUNICIPALITY SERVICE STANDARDS. REFER TO ELECTRICAL RISER DIAGRAM.

ABV	ABOVE	GAL	GALLONS
AFF	ABOVE FINISHED FLOOR	HW	HOT WATER
AHU	AIR HANDLING UNIT	IE	INVERT ELEVATION
ARCH	ARCHITECTURAL	KW	KILOWATTS
BOD	BOTTOM OF DUCT	LAV	LAVATORY
BLDG	BUILDING	MAX	MAXIMUM
CI	CAST IRON	MECH	MECHANICAL
CL	CENTER LINE	MIN	MINIMUM
CO	CLEANOUT	MVD	MANUAL VOLUME DAMPER
COG	CLEANOUT AT GRADE	MTD	MOUNTED
CONC	CONCRETE	NIC	NOT IN CONTRACT
CONN	CONNECTION	NK	NECK
CONT	CONTINUATION	OA	OUTSIDE AIR
CW	DOMESTIC COLD WATER	OBD	OPPOSED BLADE DAMPER
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PRV	PRESSURE REDUCING VALVE
DWG	DRAWING	RA	RETURN AIR
ELEC	ELECTRICAL	RD	ROOF DRAIN
EF	EXHAUST FAN	SA	SUPPLY AIR
EWI	ELECTRIC WATER HEATER	SF	SUPPLY FAN
FDV	FIRE DEPARTMENT VALVE	SP	STATIC PRESSURE
FCO	FLOOR CLEANOUT	SPEC	SPECIFICATIONS
GALV	GALVANIZED	TYP	TYPICAL

2 GENERAL ABBREVIATIONS

- 1 ELECTRICAL PANEL LOCATION. REFER TO RISER.
- 2 VERIFY MOUNTING HEIGHT AND QUANTITY OF ALL RECEPTACLES WITH ARCHITECT

ENGINEER OF RECORD
H.M. McLEOD JR.
37448
PROFESSIONAL ENGINEER
THIS SEAL WAS AUTHORIZED
THIS DATE: 05/29/25
PROJECT # 25-026
H.M. McLEOD, P.E.
4727 MERWIN ST. SUITE B
HOUSTON, TEXAS 77027
OFFICE: (713) 961-2699
CELL: (713) 806-1646
Firm Registration:
H. M. McLeod, P.E. #F-3679
© 2025 H.M. McLeod, P.E.
Drawings, written material, and design
concepts shall not be used or reproduced in
whole or part in any form or format without
prior written consent of H.M. McLeod, P.E.

ARCHITECT/CONTRACTOR

CONSTRUCTION FOR
CASTROVILLE LEASE SPACES
808 US-90
CASTROVILLE, TX 78009

ISSUED FOR

PERMIT / CONSTRUCTION

JOB NUMBER:
25-026

DWG. DESCRIPTION:
**POWER
FLOOR PLAN**

DWG. SHEET NUMBER:

E-2

[illegible]

E-5



ENGINEER OF RECORD
H.M. McLEOD JR.
37448
PROFESSIONAL ENGINEER
THIS SEAL WAS AUTHORIZED
THIS DATE: 05/29/25
PROJECT # 25-026
H.M. McLEOD, P.E.
4727 MERWIN ST. SUITE B
HOUSTON, TEXAS 77027
OFFICE: (713) 961-2699
CELL: (713) 806-1646
Firm Registration:
H. M. McLeod, P.E. #F-3679

© 2025 H.M. McLeod, P.E.
Drawings, written material, and design
concepts shall not be used or reproduced in
whole or part in any form or format without
prior written consent of H.M. McLeod, P.E.

ARCHITECT/CONTRACTOR

CONSTRUCTION FOR
CASTROVILLE LEASE SPACES
808 US-90
CASTROVILLE, TX 78009

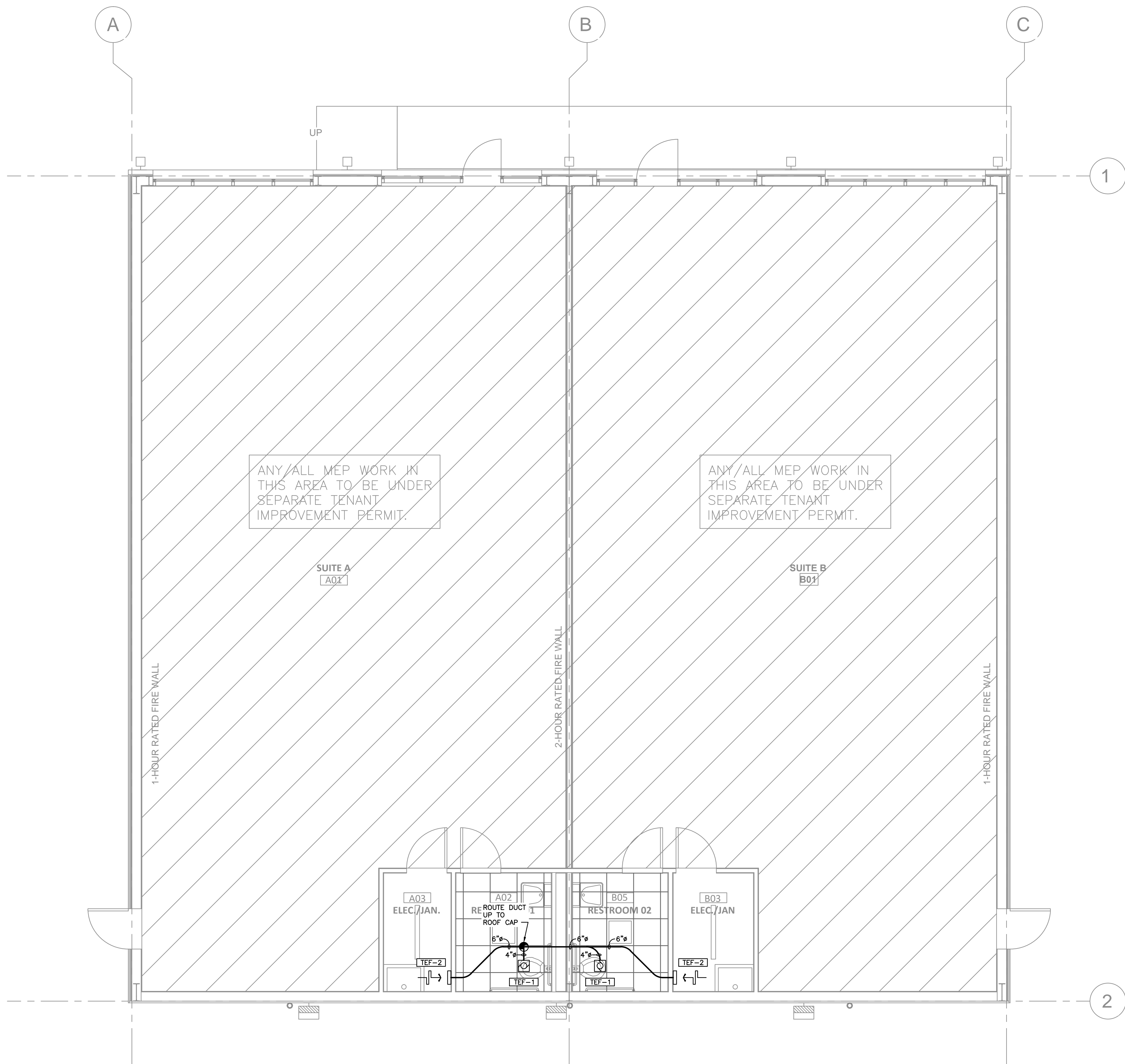
ISSUED FOR	
05/29/25	PERMIT / CONSTRUCTION

JOB NUMBER:
25-026

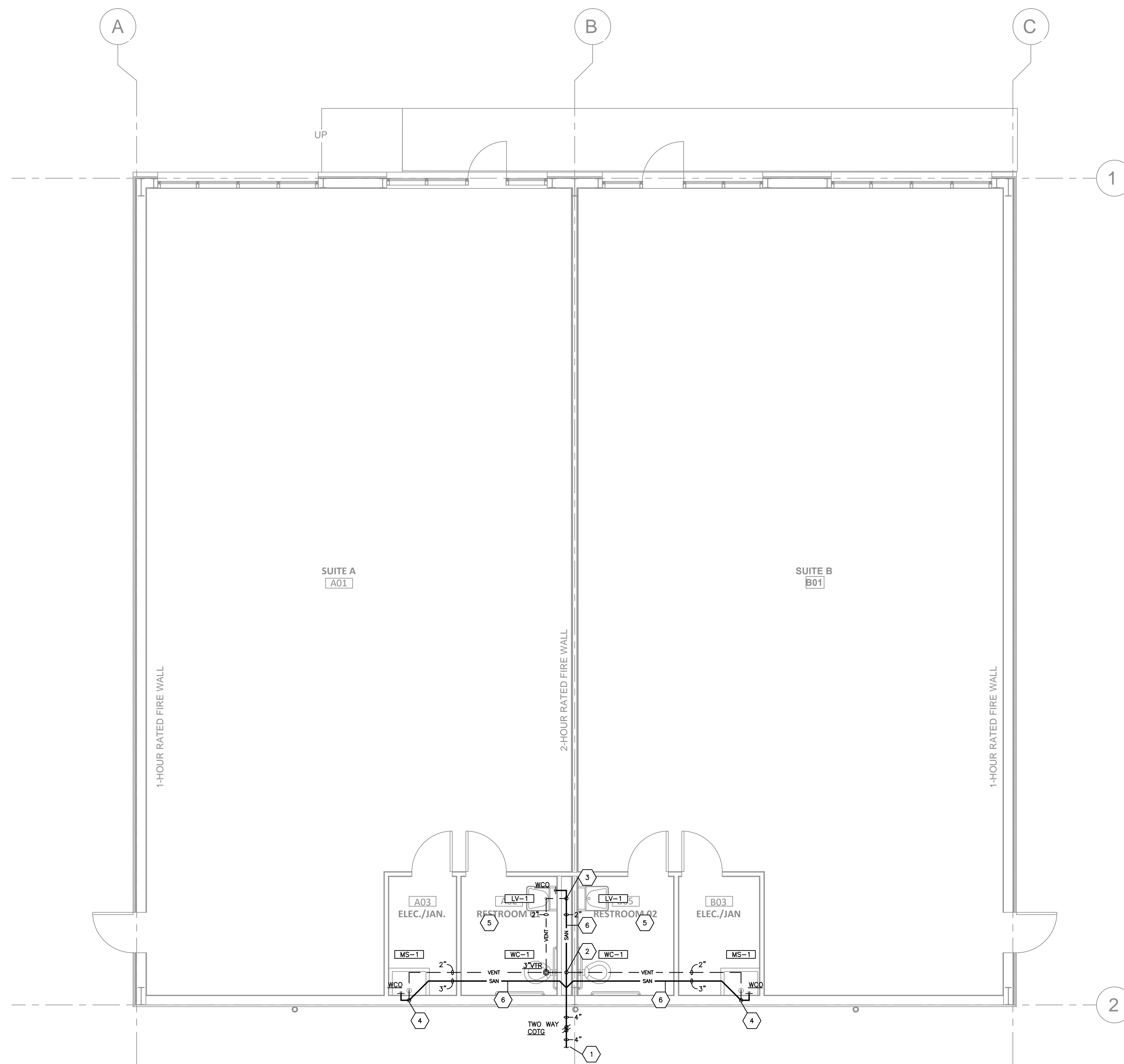
DWG. DESCRIPTION:
**MECHANICAL
FLOOR PLAN**

DWG. SHEET NUMBER:

M-1



000028

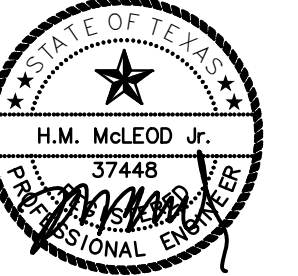


2 FLOOR PLAN - SANITARY

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

1 KEYED NOTES

ENGINEER OF RECORD



THIS SEAL WAS AUTHORIZED
 DATE: 05/29/25
 PROJECT # 25-026
 M. McLEOD, P.E.
 727 MERWIN ST. SUITE B
 HOUSTON, TEXAS 77027
 OFFICE: (713) 961-2699
 CELL: (713) 806-1646
 Firm Registration:
 M. McLeod, P.E. #F-3679

025 H.M. McLeod, P.E.

CONSTRUCTION FOR
CASTROVILLE LEASE SPACES

CASTROVILLE, TX 78009

[illegible]

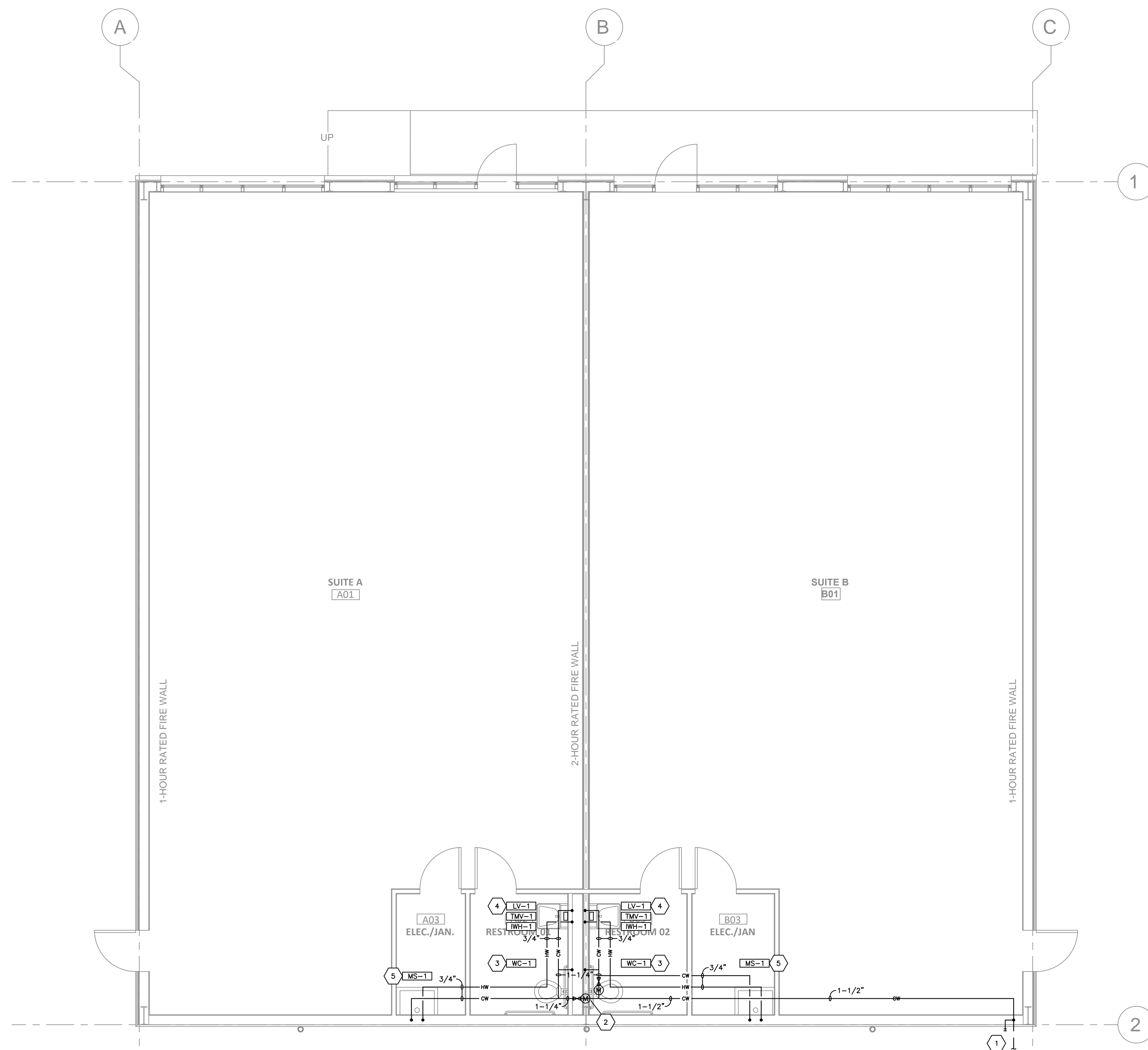
OB NUMBER:
25-026

AWG. DESCRIPTION:
**SANITARY
FLOOR PLAN**

DWG. SHEET NUMBER:

D-1

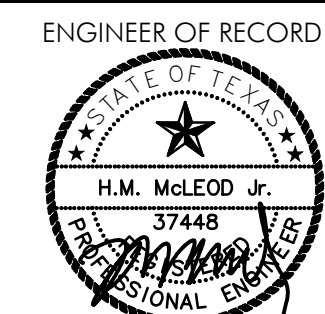
000029



2 FLOOR PLAN - WATER

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

1 KEYED NOTES



THIS SEAL WAS AUTHORIZED
THIS DATE: 05/29/25
PROJECT # 25-026
H.M. McLEOD, P.E.
4727 MERWIN ST. SUITE B
HOUSTON, TEXAS 77027
OFFICE: (713) 961-2699
CELL: (713) 806-1646
Firm Registration:
H. M. McLeod, P.E. #F-3679

© 2025 H.M. McLeod, P.E.

Drawings, written material, and design concepts shall not be used or reproduced in whole or part in any form or format without the prior written consent of H.M. McLeod, P.E.

ARCHITECT/CONTRACTOR

CONSTRUCTION FOR
CASTROVILLE LEASE SPACES
808 US-90
CASTROVILLE, TX 78009

ISSUED FOR

—	—
---	---

JOB NUMBER: 25

DWG. DESCRIPTION:
**WATER
FLOOR PLAN**

DWG. SHEET NUMBE

P-2



Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
 Project Title: 25026 CASTROVILLE LEASE SPACES
 Project Type: New Construction

Construction Site:
 808 US-90
 CASTROVILLE, Texas 78009

Owner/Agent:

Designer/Contractor:
 H.M. McLeod, P.E., PLLC. Firm Reg.
 #F-3679
 H.M. McLeod, P.E., PLLC.
 4727 Merwin St. Suite B
 Houston, Texas 77027

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
 Reduced Lighting Power, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1-Retail	3895	1.13	4417
Total Allowed Watts =			4417

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Retail				
LED: A: LED Panel 33W:	1	2	28	56
LED: B: LED Panel 33W:	1	2	15	30
Total Proposed Watts =				86

Interior Lighting PASSES: Design 98% better than code

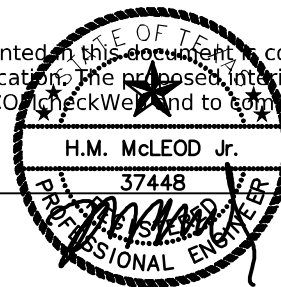
Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

H. M. McLeod, P.E. #F-3679

Name - Title

[Signature]
 Signature



5/28/25

Date





Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
 Project Title: 25026 CASTROVILLE LEASE SPACES
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Neighborhood business district (LZ2))

Construction Site:
 808 US-90
 CASTROVILLE, Texas 78009

Owner/Agent:

Designer/Contractor:
 H.M. McLeod, P.E., PLLC. Firm Reg.
 #F-3679
 H.M. McLeod, P.E., PLLC.
 4727 Merwin St. Suite B
 Houston, Texas 77027

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Walkway < 10 feet wide	131 ft of	0.7	Yes	92
Total Tradable Watts (a) =				92
Total Allowed Watts =				92
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Walkway < 10 feet wide (131 ft of walkway length): Tradable Wattage				
LED: D: Other:	1	3	40	120
LED: SC: LED A Lamp 25W:	1	5	20	100
Total Tradable Proposed Watts =				220

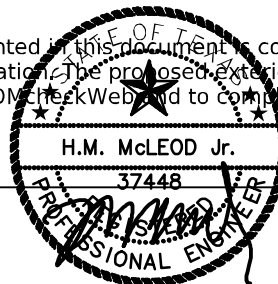
Exterior Lighting PASSES: Design 68% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

H. M. McLeod, P.E. #F-3679
 Name - Title

[Signature]
 Signature



5/28/25
 Date



000033



COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: 25026 CASTROVILLE LEASE SPACES
Location: Castroville, Texas
Climate Zone: 2b
Project Type: New Construction

Construction Site:
808 US-90
CASTROVILLE, Texas 78009

Owner/Agent:

Designer/Contractor:
H.M. McLeod, P.E., PLLC. Firm Reg.
#F-3679
H.M. McLeod, P.E., PLLC.
4727 Merwin St. Suite B
Houston, Texas 77027

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Mechanical Systems List

Quantity System Type & Description

- 2 IWH-1:
Electric Instantaneous Water Heater, Capacity: 0 gallons
Proposed Efficiency: 0.00 SL, %/h (if > 12 kW), Required Efficiency: inf SL, %/h (if > 12 kW)

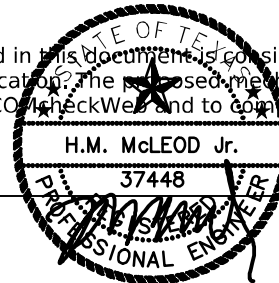
Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

H. M. McLeod, P.E. #F-3679

Name - Title

Signature



5/28/25

Date





Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR3] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the service water heating systems and equipment and document where exceptions to the standard are claimed. Hot water system sized per manufacturer's sizing guide.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C103.2 [PR4] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C103.2 [PR8] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:



1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6] ³	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C404.6.3 [PL7] ³	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C404.7 [PL8] ³	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:



1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41] ³	Thermally ineffective panel surfaces of sensible heating panels have insulation $\geq R-3.5$.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.2.6.2 [ME115] ³	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.2.8 [ME116] ³	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.2.1 [ME53] ³	Air outlets and zone terminal devices have means for air balancing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.5, C403.5.1, C403.5.2 [ME123] ³	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.5.1 and refrigeration compressor systems that comply with C403.5.2..	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15] ¹	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1 [EL18] ¹	Occupancy sensors installed in required spaces.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1, C405.2.2, 3 [EL23] ²	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.2, 1 [EL22] ²	Automatic controls to shut off all building lighting installed in all buildings.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3 [EL16] ²	Daylight zones provided with individual controls that control the lights independent of general area lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3, C405.2.3, 1, C405.2.3, 2 [EL20] ¹	Primary sidelighted areas are equipped with required lighting controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3, C405.2.3, 1, C405.2.3, 3 [EL21] ¹	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 [EL4] ¹	Separate lighting control devices for specific uses installed per approved lighting plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 [EL8] ¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.5 [EL25] ^{null}	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.3 [EL6] ¹	Exit signs do not exceed 5 watts per face.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17] ³	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C404.3 [FI11] ³	Heat traps installed on supply and discharge piping of non-circulating systems.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C404.4 [FI25] ²	All piping insulated in accordance with section details and Table C403.2.10.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.4.1 [FI18] ¹	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Interior Lighting fixture schedule for values.
C405.5.1 [FI19] ¹	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.2.5.1 [FI16] ³	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.3 [FI33] ¹	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------