



**REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytx.gov

☒ Right of Way Permit
☐ Commercial Driveway Permit
Permit No: 2016-11065

Applicant: Alpine Engineering & Construction LLC

Job Location Site: 21922 Bellaire Blvd, Houston, TX 77407

Bond No. **Date of Bond:** 12/7/2016 **Amount:** \$5,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The Order Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables, Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and Drainage Ditches in Fort Bend County, Texas, Under the Jurisdiction of the Commissioners Court of Fort Bend County, Texas," as passed by the Commissioners Court of Fort Bend County, Texas, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

Notes:

1. Evidence of review by the Commissioners Court must be kept on the job site and failure to do so constitutes grounds for job shutdown.
2. Written notices are required:
 - a. 48 hours in advance of construction start up, and
 - b. When construction is completed and ready for final inspection, submit notification to Permit Administrator thru MyGovernmentOnline.org portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.

On this 24th day of January, 2017, Upon Motion of Commissioner Meyers, seconded by Commissioner Morales, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

Signature

Presented to Commissioners Court and approved.

By: Charles O. Ay
for County Engineer

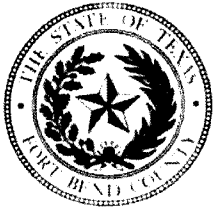
Date Recorded 2-1-17 Comm. Court No. 15K

By: N/A

Drainage District Engineer/Manager

Clerk of Commissioners Court

By: Jonda Wilho
Deputy



**PERMIT APPLICATION REVIEW FORM FOR
CABLE, CONDUIT, AND POLE LINE ACTIVITY
IN FORT BEND COUNTY**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytexas.gov

- ☒ Right of Way Permit
☐ Commercial Driveway Permit

Permit No: 2016-11065

The following "Notice of Proposed Cable, Conduit, and/or Pole Line activity in Fort Bend County" and accompanying attachments have been reviewed and the notice conforms to appropriate regulations set by Commissioner's Court of Fort Bend County, Texas.

(1) COMPLETE APPLICATION FORM:

- ☒ a. Name of road, street, and/or drainage ditch affected.
☒ b. Vicinity map showing course of directions
☒ c. Plans and specifications

(2) BOND:

- ☐ County Attorney, approval when applicable.
- ☐ Perpetual bond currently posted. Bond No: _____ Amount: _____
- ☒ Performance bond submitted. Bond No: XXXXXXXXXX Amount: \$5,000.00
- ☐ Cashier's Check Check No: _____ Amount: _____

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

We have reviewed this project and agree it meets minimum requirements.

Charles O. Ay

Permit Administrator

1/17/17

Date

**PERPETUAL BOND COVERING CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROADS
(AUTHORIZED)**

BOND NO. [REDACTED]

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Alpine Engineering & Construction LLC whose address is
2821 Jordens Road, Suite 100 Houston, TX 77084 as Principal,
and SureTec Insurance Company, a Corporation existing under and by virtue of
the laws of the State of Texas and authorized to do an indemnifying business in the State
of Texas, and whose principal office is located at 1330 Post Oak Blvd., Suite 1100 Houston, TX 7, whose
officer residing in the State of Texas, authorized to accept service in all suits and actions brought
within said State is Steven D. Nelson and whose address is 9737 Great Hills Trail, Suite 320, Austin, TX 78759,
hereinafter called the Surety, are held and firmly bound unto, Robert E. Hebert, County Judge
of Fort Bend County, Texas, or his successors in office, in the full sum of Five Thousand Dollars
(\$ 5,000.00) current, lawful money of the United States of America, to be paid to said
Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, to which
payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us,
our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and
severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bounden
principal contemplates laying, constructing, maintaining and/or repairing one or more cables,
conduits, and/or pole lines in, under, across and/or along roads, streets and highways in the
County of Fort Bend, and the State of Texas, under the jurisdiction of the Commissioners' Court
of Fort Bend County, Texas, pursuant to the Commissioners' Court order adopted on the 1st day
of December, A.D. 1980, recorded in Volume 13, of the Commissioners' Court Minutes of Fort
Bend County, Texas, regulating same, which Commissioners' Court order is hereby referred to
and made a part hereof for all purposes as though fully set out herein.

AND WHEREAS, the principal desires to provide Fort Bend County with a perpetual
bond covering all such cable, conduit and/or pole line activity;

NOW, THEREFORE, if the above bounden principal shall faithfully perform all its cable,
conduit and/or pole line activity (including, but not limited to the laying, constructing,
maintaining and/or repair of cables, conduits and/or pole lines) in, under, across and/or along
roads, streets and highways in the County of Fort Bend and State of Texas, under the
jurisdiction of the Commissioners Court of Fort Bend County, Texas, pursuant to and in
accordance with minimum requirements and conditions of the above mentioned Commissioners'
Court order set forth and specified to be by said principal done and performed, at the time and
in the manner therein specified, and shall pay over and make good and reimburse Fort Bend
County, all loss and damages which Fort Bend County may sustain by reason of any failure or
default on the part of said principal, then this obligation shall be null and void otherwise to
remain in full force and effect.

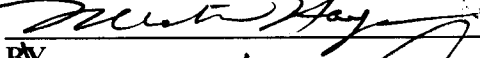
This bond is payable at the County Courthouse in the County of Fort Bend and State of
Texas.

It is understood that at any time Fort Bend County deems itself insecure under this bond,
it may require further and/or additional bonds of the principal.

EXECUTED this 7th day of December, 2016.

Alpine Engineering & Construction LLC

PRINCIPAL



BY

SureTec Insurance Company

SURETY



BY

Dennis M. Descant, Jr. Attorney in Fact

CCM 1-24-17 #15K
Fort Bend County Clerk
Return Admin Serv Coord RAC



4 PGS
BOND

2017010153

<p>SureTec Insurance Company THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION</p>
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Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, Tx 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Dennis M. Descant, Jr.

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Principal: Alpine Engineering & Construction LLC

Obligee: Fort Bend County Judge

Amount: \$ 5,000.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 21st day of March, A.D. 2013.

SURETEC INSURANCE COMPANY

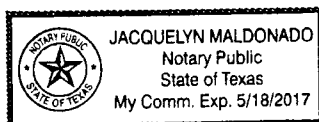
By: 
John Knox Jr., President

State of Texas
County of Harris

SS:



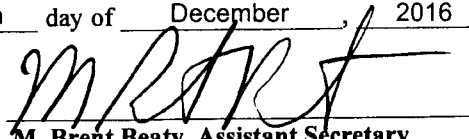
On this 21st day of March, A.D. 2013 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Jacquelyn Maldonado, Notary Public
My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 7th day of December, 2016, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

January 30, 2017 09:55:04 AM

FEE: \$0.00 TS1
BOND

2017010153



XL AUTO PARTS

21922 & 21932 BELLAIRE BLVD.
HOUSTON, TEXAS 77407

RETAIL & WAREHOUSE BUILDINGS

PROJECT TEAM:

DESIGNER

ALPINE ENGINEERING COMPANY

2821 JORDENS ROAD STE.100
HOUSTON, TEXAS 77084
www.alpinecompany.us off: (281) 953-0044
fax: (832) 648-8971 cell: (281) 435-9894
TSBP# 12362

DRAWING INDEX

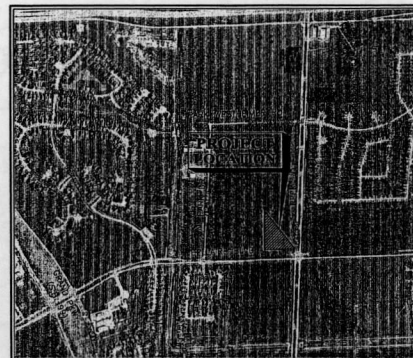
NO.	TITLE
T1.0	COVER SHEET & DRAWING INDEX
	PLAN
C1.0	PROPOSED SITE PLAN
C1.1	PROPOSED OUTDOOR LIGHTING PLAN
C1.2	PHOTOMETRIC LAYOUT
C2.0	PROPOSED DRAINAGE PLAN
C3.0	UNDERGROUND UTILITY PLAN
C4.0	GENERAL NOTES
C4.1	GENERAL DETAILS
C5.0	SWPPP & DETAILS
C6.0	LANDSCAPE PLAN
FP1.0	OVERALL BUILDING 1 FLOOR PLAN & DOOR/WINDOW SCHEDULE
FP2.0	BLDG 1 OFFICE ELEG., RCP & INTERIOR ELEVATIONS
FP3.0	BLDG 1 EXTERIOR ELEVATIONS & DOOR SCHEDULE
FP4.0	OVERALL BUILDING 2 FLOOR PLAN
FP5.0	BLDG. 2 EXTERIOR ELEVATIONS & DOOR SCHEDULE
P1.0	PLUMBING PLAN
TCP (1-2)-12	TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

GENERAL NOTES

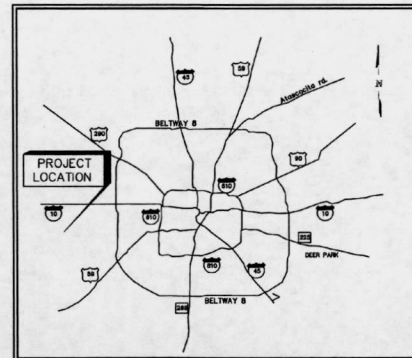
1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES FOR THE CITY OF HOUSTON. ALL LOCAL AND APPLICABLE ORDINANCES SHALL BE STRICTLY ADHERED TO.
2. SHOULD THERE BE DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES AND ORDINANCES, THE REQUIREMENTS OF THE CODES AND ORDINANCES SHALL PREVAIL.
3. ALL WORK SHALL BE PERFORMED IN A SAFE AND WORKMANLIKE MANNER AND SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICES FOR SUCH WORK.
4. BUILDING CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF BARRIERS AND OTHER MEASURES NECESSARY TO ASSURE A SAFE WORKING ENVIRONMENT.
5. FOR SPECIFIC NOTES PERTAINING TO THE WORK OF PARTICULAR TRADES, SEE THE APPLICABLE DRAWINGS FOR SUCH TRADE.

LEGAL DESCRIPTION:

A 2.0387 ACRE (88,719 S.F.) TRACT OUT OF AND A PART OF A 43.1706 ACRE TRACT F.B.C.C.F. NO. 2012093604 LOCATED IN THE WILLIAM STANLEY SURVEY, A-599 FORTBEND COUNTY, TEXAS.



VICINITY MAP
KEY MAP# 525-L
F.B.C.A.D. PROPERTY NUMBER: R431479



LOCATION MAP



FORT BEND COUNTY ENGINEER	
ENGINEER:	<i>Richard W. Stofels, P.E.</i>
DATE:	9/19/16
THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN (1) YEAR FROM DATE OF APPROVAL.	
APPROVED:	<i>Maggie D. J.</i>
	Development Coordinator
DATE:	9/19/16

T1.0

SHEET:
1 of 18

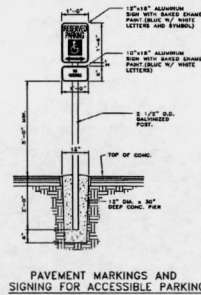
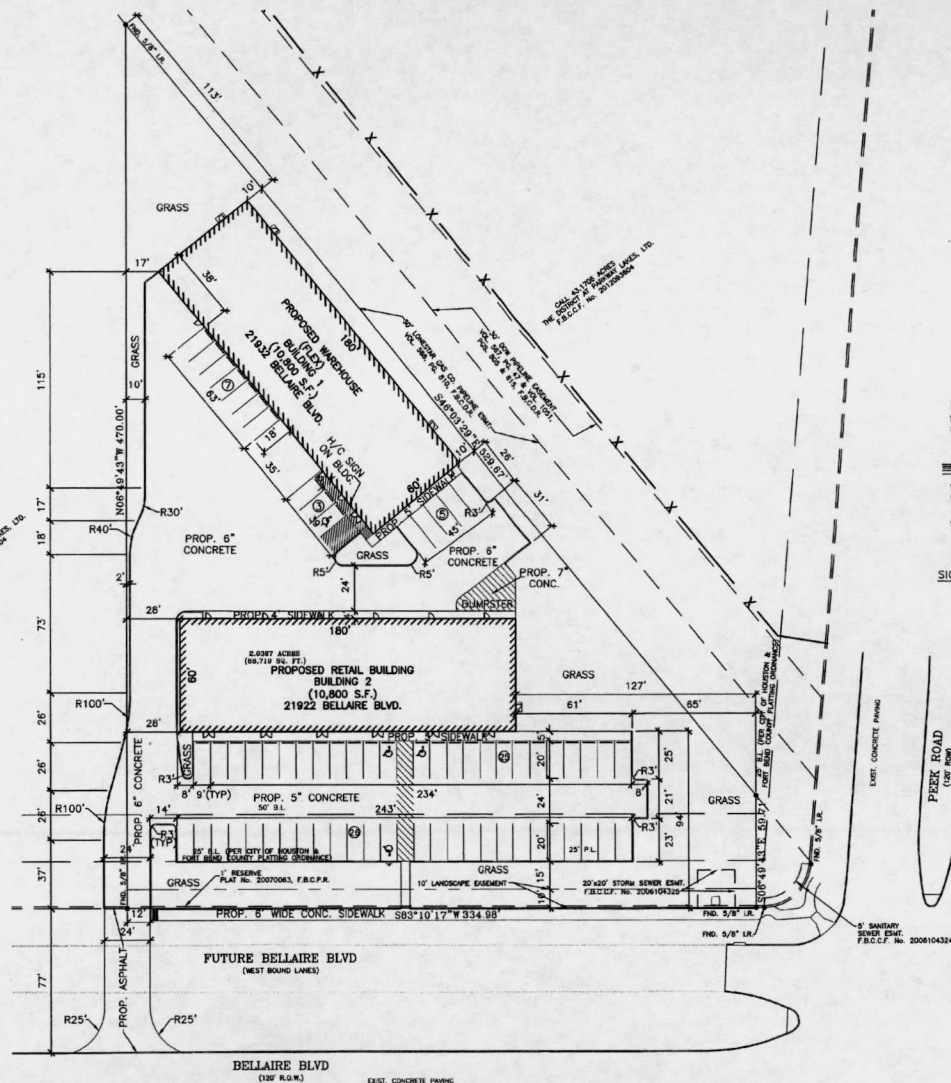
DATE:	ISSUED FOR:
11/20/14	ISSUED FOR PERMIT
11/27/14	ISSUED FOR PERMIT
7/25/15	ISSUED FOR PERMIT
7/29/15	ISSUED FOR PERMIT
9/14/15	ISSUED FOR PERMIT

DRAWN:	DATE:	CHECKED:	DATE:
MS	11/20/14	MMH	11/20/14

ALPINE ENGINEERING COMPANY

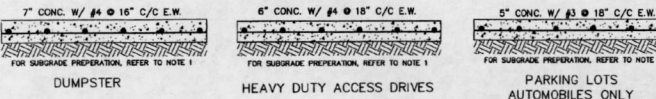
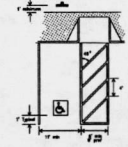
2821 JORDENS ROAD, SUITE 100
HOUSTON, TEXAS 77084
www.alpinecompany.us
fax: (281) 200-0644 off: (281) 953-0044
TSBP# 12362

XL AUTO PARTS
21922 & 21932 BELLAIRE BLVD.
HOUSTON, TEXAS 77407



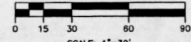
Symbol Only

- GENERAL NOTES:
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LEGEND:
 (1) PARKING SPACES
 NOTES:
 1. REFER TO GEOSCIENCE ENGINEERING & TESTING, INC. GEOTECHNICAL REPORT NO. 14G11430 REV.1 DATED: SEPTEMBER 2014, FOR PAVING CONSTRUCTION CRITERIA AND SOILS INFORMATION.

APPROVED: *Magi*
 DATE: 9/19/16



PROJECT: RETAIL BLDG. & WAREHOUSE FOR:
XL AUTO PARTS
 21922 & 21932 BELLAIRE BLVD.
 HOUSTON, TX 77467



VICINITY MAP
 KEY MAP# 525-L
 F.B.C.A.D. PROPERTY #R431479

REV	ISSUE DATE	DESCRIPTION
0	11/20/2014	ISSUE FOR PERMIT
1	11/27/2014	ISSUE FOR PERMIT
2	1/27/2015	ISSUE FOR PERMIT
3	6/2/2016	ISSUE FOR CLIENT APPROVAL
4	7/22/2016	ISSUE FOR PERMIT
5	7/28/2016	ADDED FBC CONSTRUCTION NOTES
6	9/9/2016	FBC COMMENTS

LEGAL DESCRIPTION:
 A 2.0387 ACRE (88,719 S.F.) TRACT OUT OF AND A PART OF A 4.1706 ACRE TRACT F.B.C.A.D. NO. 201208064 LOCATED IN THE WILLIAM STANLEY SURVEY, A-599 FORTBEND COUNTY, TEXAS.

BENCHMARK'S:
 CONTROL BENCHMARK: TROPICAL STORM ALLISON RECOVERY PROJECT MONUMENT NO. 190215, ELEV. = 102.71, NAVD 88, 2001 ADJUSTMENT.

TBM "A": SQUARE CUT ON "C" INLET LOCATED AT THE NORTHWEST INTERSECTION OF PEEK ROAD AND BELLAIRE BOULEVARD, AS SHOWN HEREON, ELEV. = 97.50.

FLOOD PLAIN INFORMATION:
 BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0113 L DATED 4-2-2014.

UNDERGROUND UTILITY NOTE:
 CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 713-265-4545 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK.

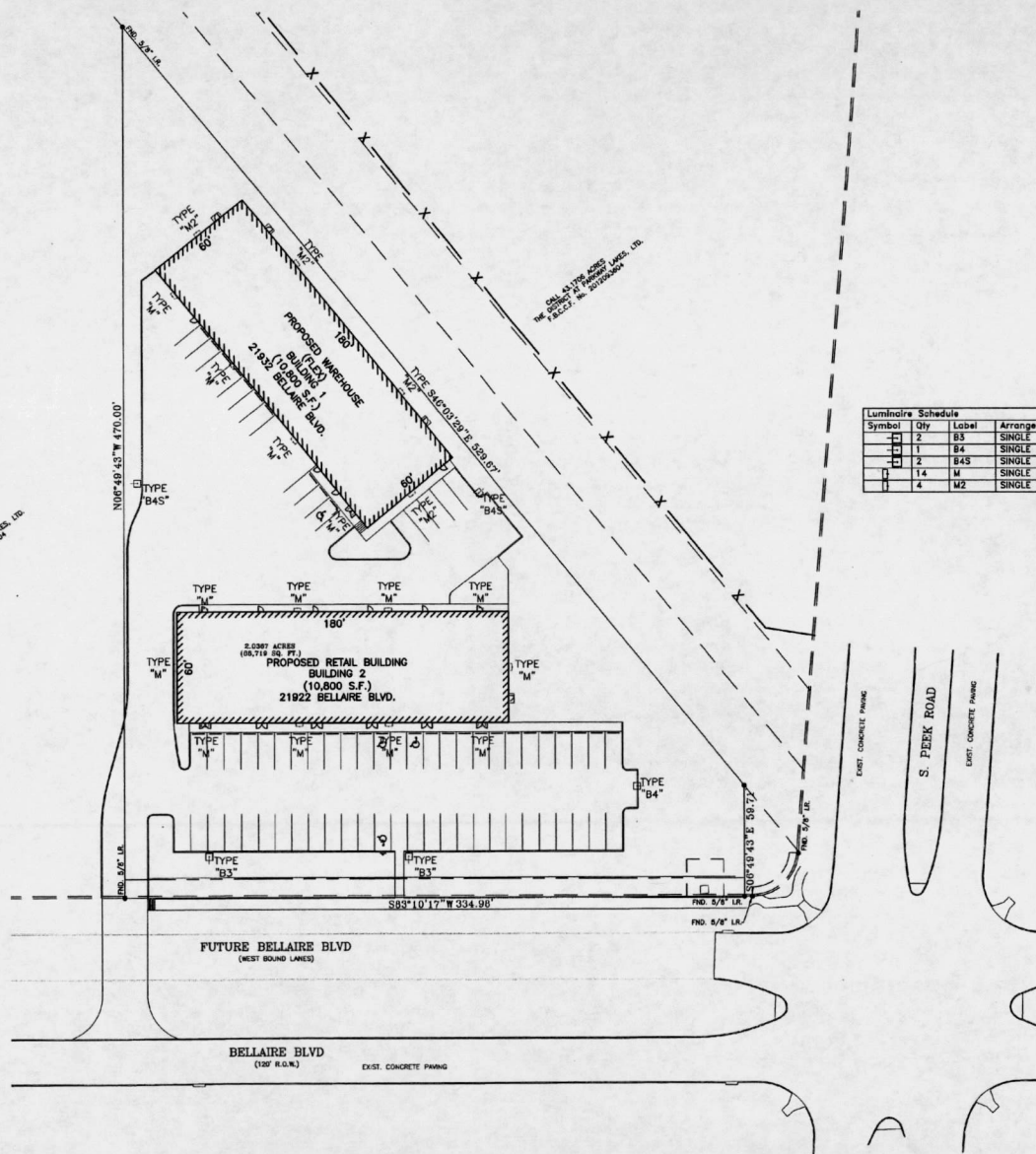


ALPINE ENGINEERING COMPANY
 2821 JORDENS ROAD STE. 100
 HOUSTON, TEXAS 77064
 OFF: (281) 953-0044 FAX: (281) 953-0045
 WWW.ALPINEENGINEERING.COM
 TSBPR# 12362

SHEET TITLE: **PROP. SITE PLAN**
 PRJ NAME: XL AUTO PARTS SHEET NO:
 DATE: 11-5-2014
 DWN BY: K.SAGROVES
 CHD BY: M.HAYES

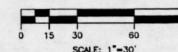
C1.0

ALPINE ENGINEERING COMPANY, INC. 2821 JORDENS ROAD STE. 100 HOUSTON, TEXAS 77064
 TEL: (281) 953-0044 FAX: (281) 640-8971
 WWW.ALPINECOMPANY.US
 TSB# 12362



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	Lum. Lumens	LLF	Description
1	2	B3	SINGLE	22000	15637	0.750	Lumark MPTR-3S-250
2	1	B4	SINGLE	22000	17795	0.750	Lumark MPTR-4S-250
3	2	B4S	SINGLE	22000	8023	0.750	Lumark MPTR-4S-250-XX-HS
4	14	M	SINGLE	14000	10433	0.750	McGraw Edison IST-150-MP-XX-25
5	4	M2	SINGLE	9000	6707	0.750	McGraw Edison IST-100-MP-XX-25

APPROVED: *Maggy D.*
 DATE: 9/19/16



PROJECT: RETAIL BLDG. & WAREHOUSE FOR:
XL AUTO PARTS
 21922 & 21928 BELLAIRE BLVD.
 HOUSTON, TX 77047

VICINITY MAP
 KEY MAP# 525-L
 F.B.C.A.D. PROPERTY #6431479

REV	ISSUE DATE	DESCRIPTION
0	11/20/2014	ISSUE FOR PERMIT
1	11/27/2014	ISSUE FOR PERMIT
2	1/27/2015	ISSUE FOR PERMIT
3	6/2/2016	ISSUE FOR CLIENT APPROVAL
4	7/22/2016	ISSUE FOR PERMIT
5	7/29/2016	ADDED FBC CONSTRUCTION NOTES
6	8/9/2016	FBC COMMENTS

LEGAL DESCRIPTION:
 A 2.0367 ACRE (88,719 S.F.) TRACT OUT OF AND A PART OF A 43.1706 ACRE TRACT F.B.C.C.F. NO. 201500804 LOCATED IN THE WILLIAM STANLEY SURVEY, A-599 FORT BEND COUNTY, TEXAS.

BENCHMARKS:
 CONTROL BENCHMARK: TROPICAL STORM ALLISON RECOVERY PROJECT MONUMENT NO. 190216, ELEV=102.71', NAVD 88, 2001 ADJUSTMENT.

TBM "A": SQUARE CUT ON "C" INLET LOCATED AT THE NORTHWEST INTERSECTION OF PEEK ROAD AND BELLAIRE BOULEVARD, AS SHOWN HEREON, ELEV.=97.57.

FLOOD PLAIN INFORMATION:
 BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0110 L DATED 4-2-2014.

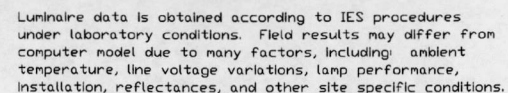
UNDERGROUND UTILITY NOTE:
 CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 713-245-4545 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK.

ALPINE ENGINEERING COMPANY
 2821 JORDENS ROAD STE.100
 HOUSTON, TEXAS 77064
 off: (281) 953-0044 fax: (832) 640-8971
 www.alpinecompany.us
 TSB# 12362

SHEET TITLE: PROP. OUTDOOR LIGHTING PLAN

PRJ NAME: XL AUTO PARTS SHEET NO:
 DATE: 11-5-2014
 DWN BY: K.S.EAROVES
 CHD BY: M.HAYES

C1.1



Lunnaire Schedule						
Synol	Qty	Label	Arrangement	Lunens/Larp	Lun. Lunens	LLF Description
	2	B3	SINGLE	22000	15637	0.750 Lunark MPR-3S-250
	1	B4	SINGLE	22000	17795	0.750 Lunark MPR-4S-250
	2	B4S	SINGLE	22000	9023	0.750 Lunark MPR-4S-250-XX-HS
	14	M	SINGLE	14000	10433	0.750 McGraw Edison IS1-150-MP-XX-P1
	4	MP	SINGLE	8000	2787	0.735 McGraw Edison IS1-100-MP-XX-P1

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
20ft Beyond PL - Ground	Illuminance	Fc	0.09	0.5	0.0	N/A	N/A
RTF - Paved Parking - Ground	Illuminance	Fc	2.30	7.3	0.6	19.17	3.83

Butterman, Scherck & Assoc. / Judy Moses / 07-31-14

21922 & 21932 BELLAIRE BLVD
HOUSTON, TX 77407



VICINITY MAP
KEY MAP# 525-L
F.B.C.A.D. PROPERTY #R431479

FBC-AD PROPERTY #R091479		
REV	ISSUE DATE	DESCRIPTION
0	11/20/2014	ISSUE FOR PERMIT
1	11/27/2014	ISSUE FOR PERMIT
2	1/27/2015	ISSUE FOR PERMIT
3	6/2/2016	ISSUE FOR CLIENT APPROVAL
4	7/22/2016	ISSUE FOR PERMIT
5	7/29/2016	ADDED FBC CONSTRUCTION NOTES
6	9/9/2016	FBC COMMENTS

LEGAL DESCRIPTION:
A 2.0367 ACRE (88,719 S.F.) TRACT OUT OF AND A PART
OF A 43.1708 ACRE TRACT F.B.C.C.F. NO. 2012093804
LOCATED IN THE WILLIAM STANLEY SURVEY, A-699
FORTBEND COUNTY, TEXAS.

CONTROL BENCHMARK: TROPICAL STORM ALLISON
RECOVERY PROJECT MONUMENT NO. 190216,
ELEV.=102.71', NAVD 88, 2001 ADJUSTMENT.

TBM "A": SQUARE CUT ON "C" INLET LOCATED AT THE NORTHWEST INTERSECTION OF PEEK ROAD AND BELLAIRE BOULEVARD, AS SHOWN HEREON. ELEV. = 97.50'

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0110 L DATED 4-2-2014.

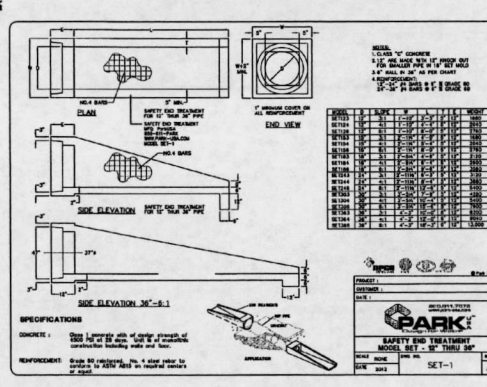
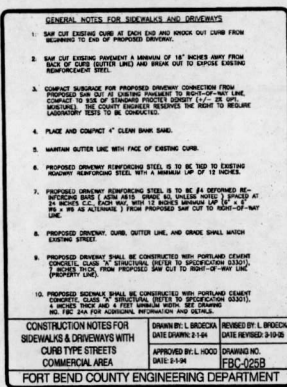
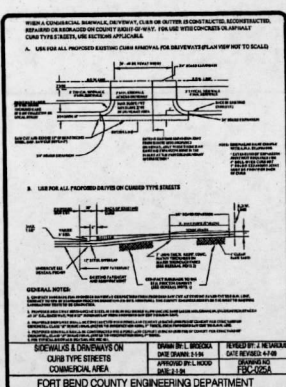
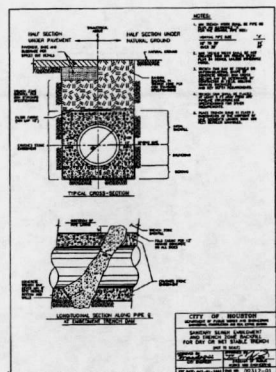
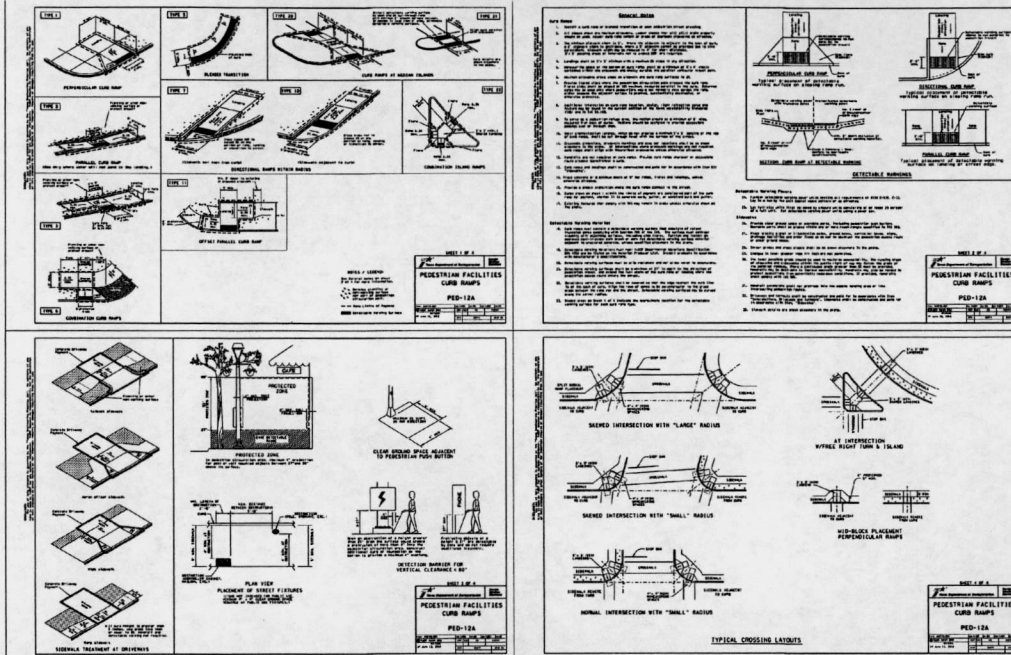
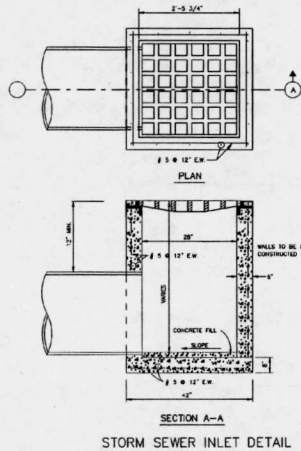
CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 713-245-4545 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK



2821 JORDENS ROAD STE.100
HOUSTON, TEXAS 77084
off: (281) 953-0044 fax: (832) 649-8971
www.alpinecompany.us
TSRPE# 12362

SHEET TITLE:	PHOTOMETRIC LAYOUT	
	PRJ. NAME: XL AUTO PARTS	SHEET NO: C1.2
	DATE: 11-5-2014	
	DWN BY: K.SEAGROVES CHKD. BY: M.HAYES	

SERVER:Alpha Server Engineering\Job\VL Auto Parts\CLJ_Photoshopic Layout.dwg Sep 06, 2016 9:54am Krieta



PROJECT: RETAIL BLDG. & WAREHOUSE FOR:
XL AUTO PARTS
21908 & 21902 BELLAIRE BLVD.
HOUSTON, TX 77407

VICINITY MAP
KEY MAP# 525-L
F.B.C.A.D. PROPERTY #6431479

REV	ISSUE DATE	DESCRIPTION
0	11/20/2014	ISSUE FOR PERMIT
1	11/27/2014	ISSUE FOR PERMIT
2	1/27/2015	ISSUE FOR PERMIT
3	6/2/2015	ISSUE FOR CLIENT APPROVAL
4	7/22/2015	ISSUE FOR PERMIT
5	7/29/2015	ADDED FPC CONSTRUCTION NOTES
6	9/9/2015	FPC COMMENTS

LEGAL DESCRIPTION:
A2.0387 ACRE (88,719 S.F.) TRACT OUT OF AND A PART
OF A 43.1706 ACRE TRACT F.B.C.F. NO. 201206004
LOCATED IN THE WILLIAM STANLEY SURVEY, A-589
FORT BEND COUNTY, TEXAS.

BENCHMARK'S:
CONTROL BENCHMARK TROPICAL STORM ALLISON
RECOVERY PROJECT MONUMENT NO. 190218,
ELEV.=102.71', NAVD 83, 2001 ADJUSTMENT.

TBM "A": SQUARE CUT ON "C" INLET LOCATED AT THE
NORTHWEST INTERSECTION OF PEAK ROAD AND
BELLAIRE BOULEVARD, AS SHOWN HEREON, ELEV.=67.50'.

FLOOD PLAIN INFORMATION:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT
PROPERTY LIES WITHIN ZONE "C" AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOOD, AS DEFINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP NUMBER 48100C110 L DATED
4-2-2014.

UNDERGROUND UTILITY NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF
THE HOUSTON AREA UTILITY COORDINATING COMMITTEE
AT 713-245-4545 FORTY EIGHT (48) HOURS BEFORE
BEGINNING WORK.

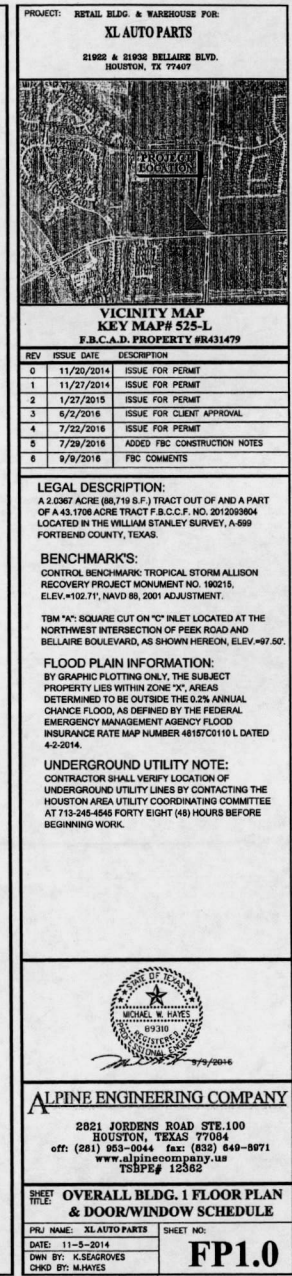
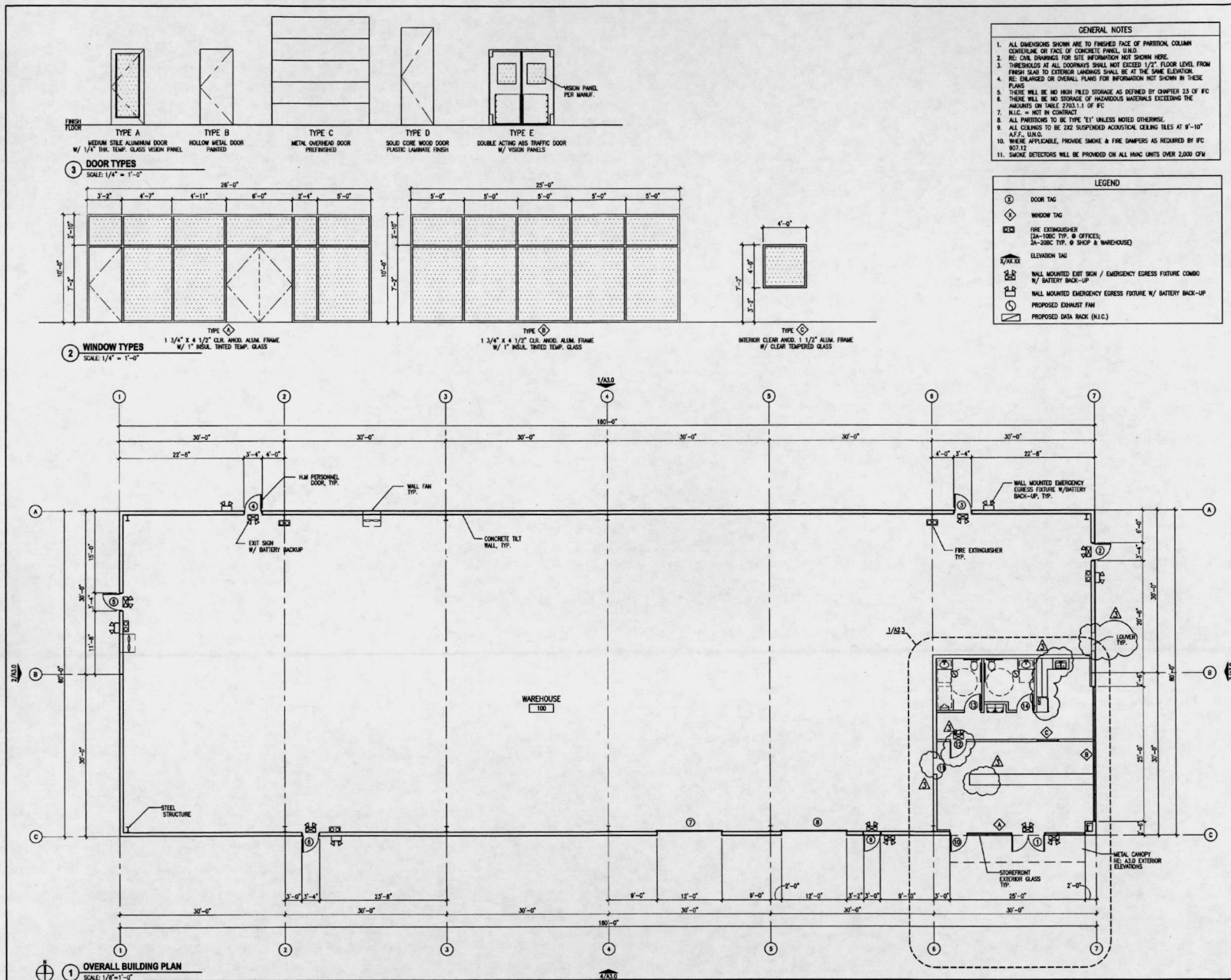
ALPINE ENGINEERING COMPANY
2821 JORDENS ROAD STE.100
HOUSTON, TEXAS 77064
off: (281) 953-2044 fax: (832) 949-0971
www.alpinecompany.us
TSBPE# 12302

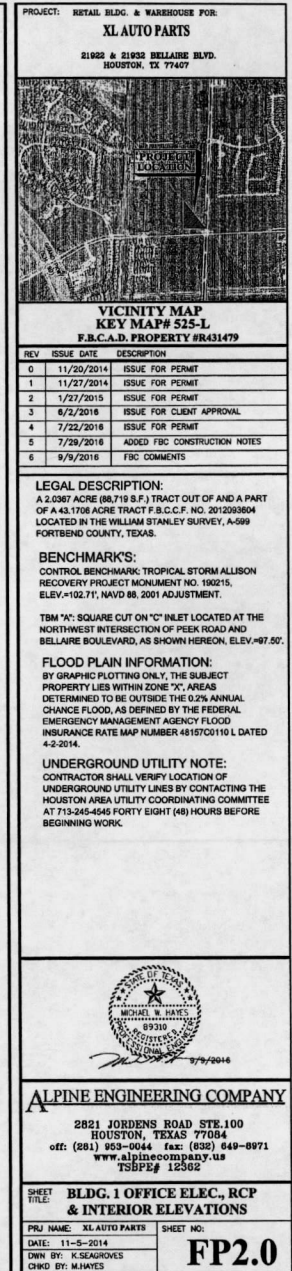
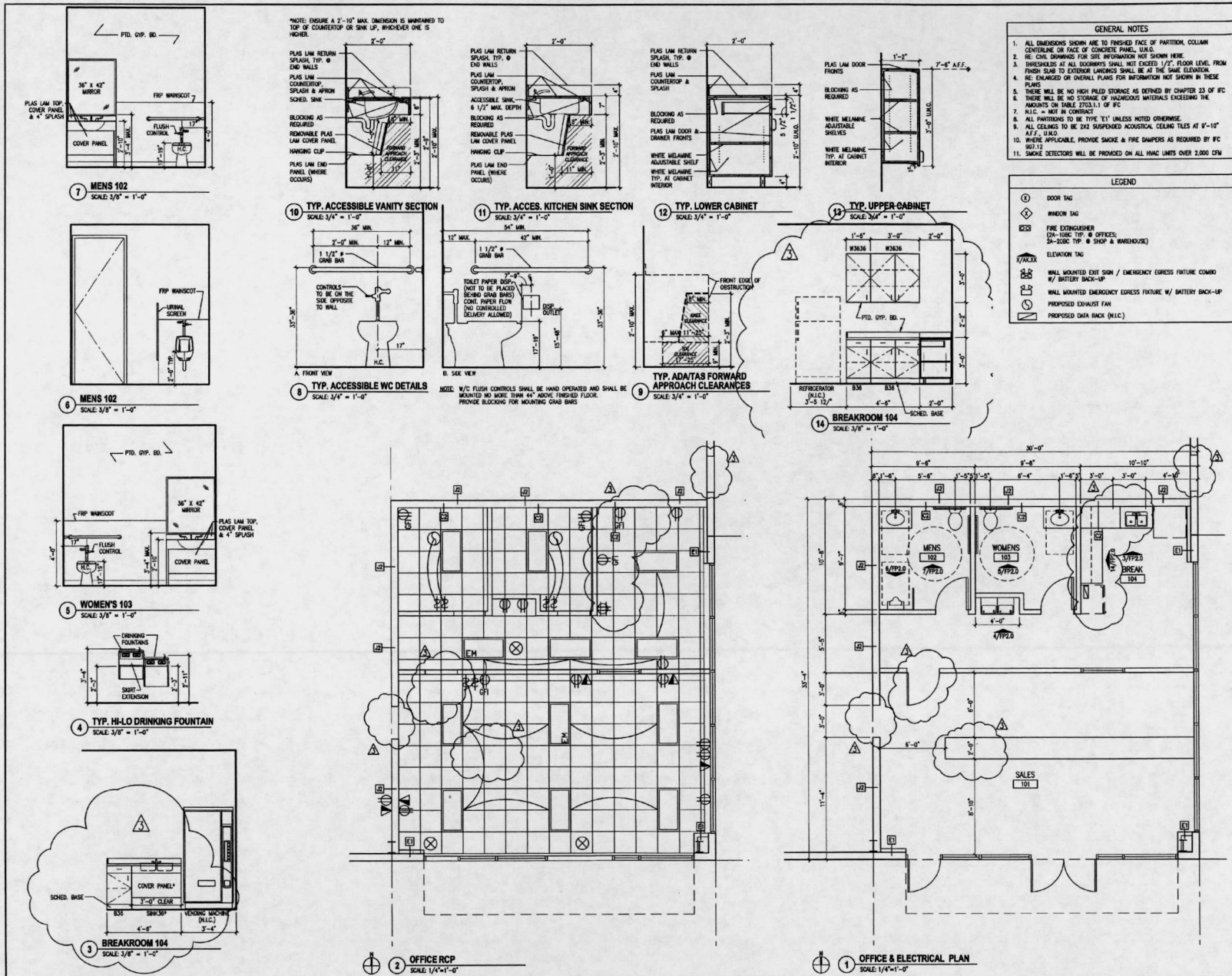
SHEET
TITLE: **GENERAL DETAILS**

PRJ NAME: XL AUTO PARTS SHEET NO:
DATE: 11-5-2014
OWN BY: K.S.EAGROVES
CHKD BY: M.HAYES

C4.1

Magg-Dad 9/19/16





DOOR SCHEDULE												
DOOR No.	DOOR			FRAME		FIRE RATING	HOW. SET No.	NOTES				
	WIDTH	HEIGHT	THK.	MATL.	FINISH				MATL.	FINISH		
1	PAIR 3'-0"	7'-0"	1 3/4"	ALUM./GLASS	CLEAR ANOD.	A	ALUM.	CLEAR ANOD.	-	1	PROMOTE SIGN ON DOORS, RE. DOOR NOTE 1	
2	3'-0"	7'-0"	1 3/4"	H.M.	PANT	B	H.M.	PANT	-	2		
3	3'-0"	7'-0"	1 3/4"	H.M.	PANT	B	H.M.	PANT	-	2		
4	3'-0"	7'-0"	1 3/4"	H.M.	PANT	B	H.M.	PANT	-	2		
5	3'-0"	7'-0"	1 3/4"	H.M.	PANT	B	H.M.	PANT	-	2		
6	3'-0"	7'-0"	1 3/4"	H.M.	PANT	B	H.M.	PANT	-	2		
7	12'-0"	12'-0"	-	METAL	PANT	C	-	-	-	3		
8	12'-0"	12'-0"	-	METAL	PANT	C	-	-	-	3		
9	3'-0"	7'-0"	1 3/4"	H.M.	PANT	B	H.M.	PANT	-	2		
10	3'-0"	7'-0"	1 3/4"	ALUM./GLASS	CLEAR ANOD.	A	ALUM.	CLEAR ANOD.	-	4	PROMOTE SIGN ON DOORS, RE. DOOR NOTE 1	
11	3'-0"	7'-0"	1 3/4"	H.M.	PANT	CAGED OPEN	H.M.	PANT	-	N/A	CAGED OPENING TO HAVE PLASTIC STRIP CURTAINS INSTALLED	
12	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PLAS. LAM.	D	ALUM.	CLEAR ANOD.	-	6		
13	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PLAS. LAM.	D	ALUM.	CLEAR ANOD.	-	7		
14	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PLAS. LAM.	D	ALUM.	CLEAR ANOD.	-	7		

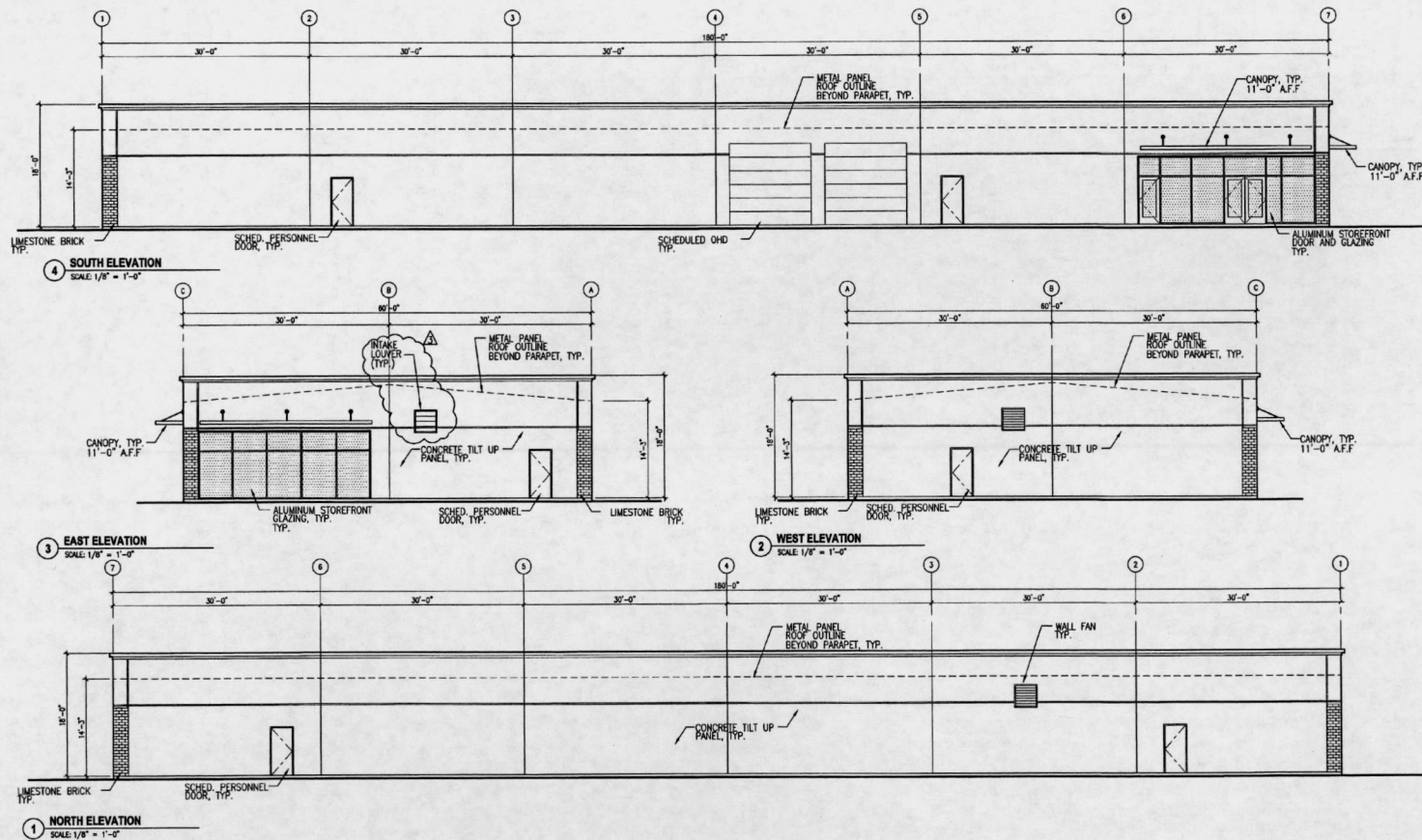
DOOR GENERAL NOTES

1. PROVIDE SIGN ON MAIN ENTRANCE DOOR TO READ THE FOLLOWING: "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" THE SIGN SHALL BE IN 1 INCH HIGH WHITE LETTERS.

HARDWARE GENERAL NOTES

1. HINGLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ALL DOORS SHALL HAVE A SHARP, POINT TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HINGLES ARE ACCEPTABLE DESIGNS. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.

HARDWARE SCHEDULE			
HARDWARE SET 1	HARDWARE SET 2	HARDWARE SET 3	HARDWARE SET 4
(TYP. ENTRY DOORS)	(TYP. EXIT DOORS)	(TYP. OVERHEAD DOORS)	(TYP. ENTRY DOORS)
2 TOP & BOTTOM PIVOT HINGES	3 BUTT HINGES	DOOR HARDWARE BY MANUFACTURER	1 TOP & BOTTOM PIVOT HINGES
1 CLOSURE LOCK W/ INDICATOR	1 PING PUSH BAR DEVICE		1 CLOSURE LOCK W/ INDICATOR
2 PULL BAR	1 CLOSURE		1 PULL BAR
2 PULL BAR	1 WEATHER STRIPPING		1 PULL BAR
2 CLOSERS	1 THRESHOLD		1 CLOSERS
2 WEATHER STRIPPING			1 WEATHER STRIPPING
1 THRESHOLD			1 THRESHOLD
HARDWARE SET 5	HARDWARE SET 6	HARDWARE SET 7	
(IN PASS DOORS)	(MECHANISM/DOOR)	(SINGLE USER TOILET)	
6 BUTT HINGES	3 BUTT HINGES	3 BUTT HINGES	
1 PASSAGE LATCH SET W/ LEVER HANDLE	1 PASSAGE LATCH SET W/ LEVER HANDLE	1 PASSAGE LATCH SET W/ LEVER HANDLE	
	1 CLOSURE	1 CLOSURE	



PROJECT: RETAIL BLDG. & WAREHOUSE FOR:

XL AUTO PARTS

8100 & 8100 BELLAIR BLVD.
HOUSTON, TX 77047



VICINITY MAP
KEY MAP# 525-L
F.R.C.A.D. PROPERTY #431479

REV	ISSUE DATE	DESCRIPTION
0	11/20/2014	ISSUE FOR PERMIT
1	11/27/2014	ISSUE FOR PERMIT
2	1/27/2015	ISSUE FOR PERMIT
3	6/2/2016	ISSUE FOR CLIENT APPROVAL
4	7/22/2016	ISSUE FOR PERMIT
5	7/26/2016	ADDED FBC CONSTRUCTION NOTES
6	9/9/2016	FBC COMMENTS

LEGAL DESCRIPTION:

A 2.087 ACRE (81,719 S.F.) TRACT OUT OF AND A PART OF A 43.1706 ACRE TRACT F.B.C.D.F. NO. 2012090804 LOCATED IN THE WILLIAM STANLEY SURVEY, A-509 FORTBEND COUNTY, TEXAS.

BENCHMARKS:

CONTROL BENCHMARK: TROPICAL STORM ALLISON RECOVERY PROJECT MONUMENT NO. 180215, ELEV.=102.71, NAVD 83, 2001 ADJUSTMENT.

TBM "A": SQUARE CUT ON "C" INLET LOCATED AT THE NORTHWEST INTERSECTION OF PEEK ROAD AND BELLAIR BOULEVARD, AS SHOWN HEREON, ELEV.=97.50.

FLOOD PLAIN INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C10 L DATED 4-2-2014.

UNDERGROUND UTILITY NOTE:

CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 713-245-4545 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK.



ALPINE ENGINEERING COMPANY

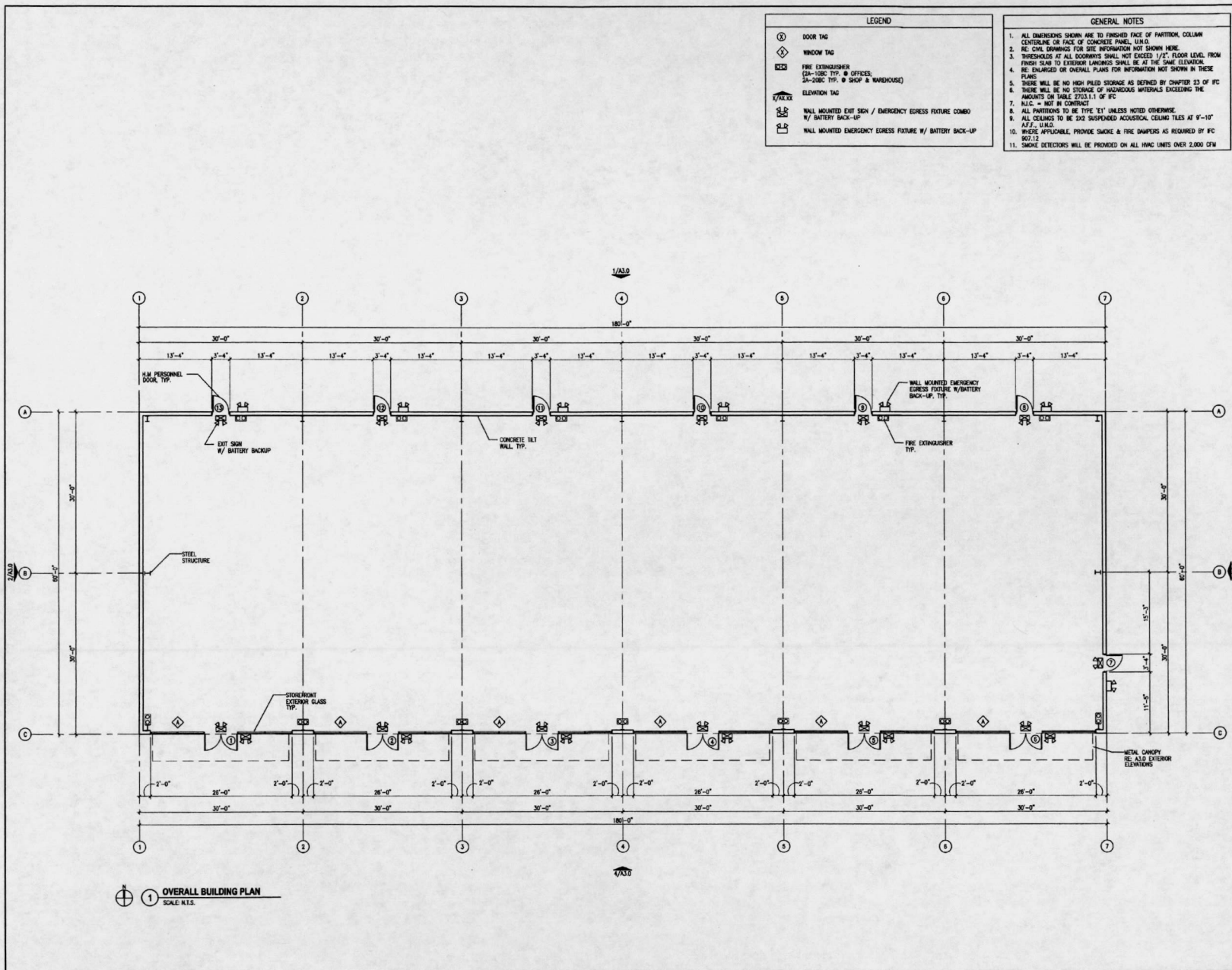
2821 JORDENS ROAD STE.100
HOUSTON, TEXAS 77084
off: (281) 953-0044 fax: (832) 649-8971
www.alpineengineering.us
TSBP# 12582

SHEET TITLE: BLDG. 1 EXTERIOR ELEV. & DOOR SCHEDULE

PRJ NAME: XL AUTO PARTS SHEET NO:
DATE: 11-5-2014
OWN BY: K. SEAGROVES
CHKD BY: M. HAYES

FP3.0

Maggy 9/19/16



PROJECT: RETAIL BLDG. & WAREHOUSE FOR:
XL AUTO PARTS
81802 & 81802 INDUSTRIAL BLVD.
HOUSTON, TX 77047



VICINITY MAP
KEY MAP# 525-L
F.B.C.A.D. PROPERTY #8431479

REV	DATE	DESCRIPTION
0	11/20/2014	ISSUE FOR PERMIT
1	11/27/2014	ISSUE FOR PERMIT
2	1/27/2015	ISSUE FOR PERMIT
3	6/2/2016	ISSUE FOR CLIENT APPROVAL
4	7/22/2016	ISSUE FOR PERMIT
5	7/28/2016	ADDED FBC CONSTRUCTION NOTES
6	9/9/2016	FBC COMMENTS

LEGAL DESCRIPTION:
A 2.087 ACRE (84,716 S.F.) TRACT OUT OF AND A PART OF A 43.1708 ACRE TRACT F.B.C.F. NO. 2012059804 LOCATED IN THE WILLIAM STANLEY SURVEY, A-599 FORT BEND COUNTY, TEXAS.

BENCHMARKS:
CONTROL BENCHMARK: TROPICAL STORM ALLISON RECOVERY PROJECT MONUMENT NO. 180215, ELEV.=102.77; NAVD 83, 2001 ADJUSTMENT.

TBM "A": SQUARE CUT ON "C" INLET LOCATED AT THE NORTHWEST INTERSECTION OF PEEK ROAD AND BELLARE BOULEVARD, AS SHOWN HEREON, ELEV.=97.50.

FLOOD PLAIN INFORMATION:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0110 L DATED 4-2-2014.

UNDERGROUND UTILITY NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 713-245-4545 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK.



ALPINE ENGINEERING COMPANY
2821 JORDENS ROAD STE.100
HOUSTON, TEXAS 77084
off: (281) 953-0044 fax: (832) 649-8971
www.alpinecompany.us
TSBP# 12382

SHEET
TITLE
OVERALL BLDG. 2 FLOOR PLAN
PRJ NAME: XL AUTO PARTS SHEET NO:
DATE: 11-3-2014
DWN BY: K. SEAGROVES
CHWD BY: M. HAYES

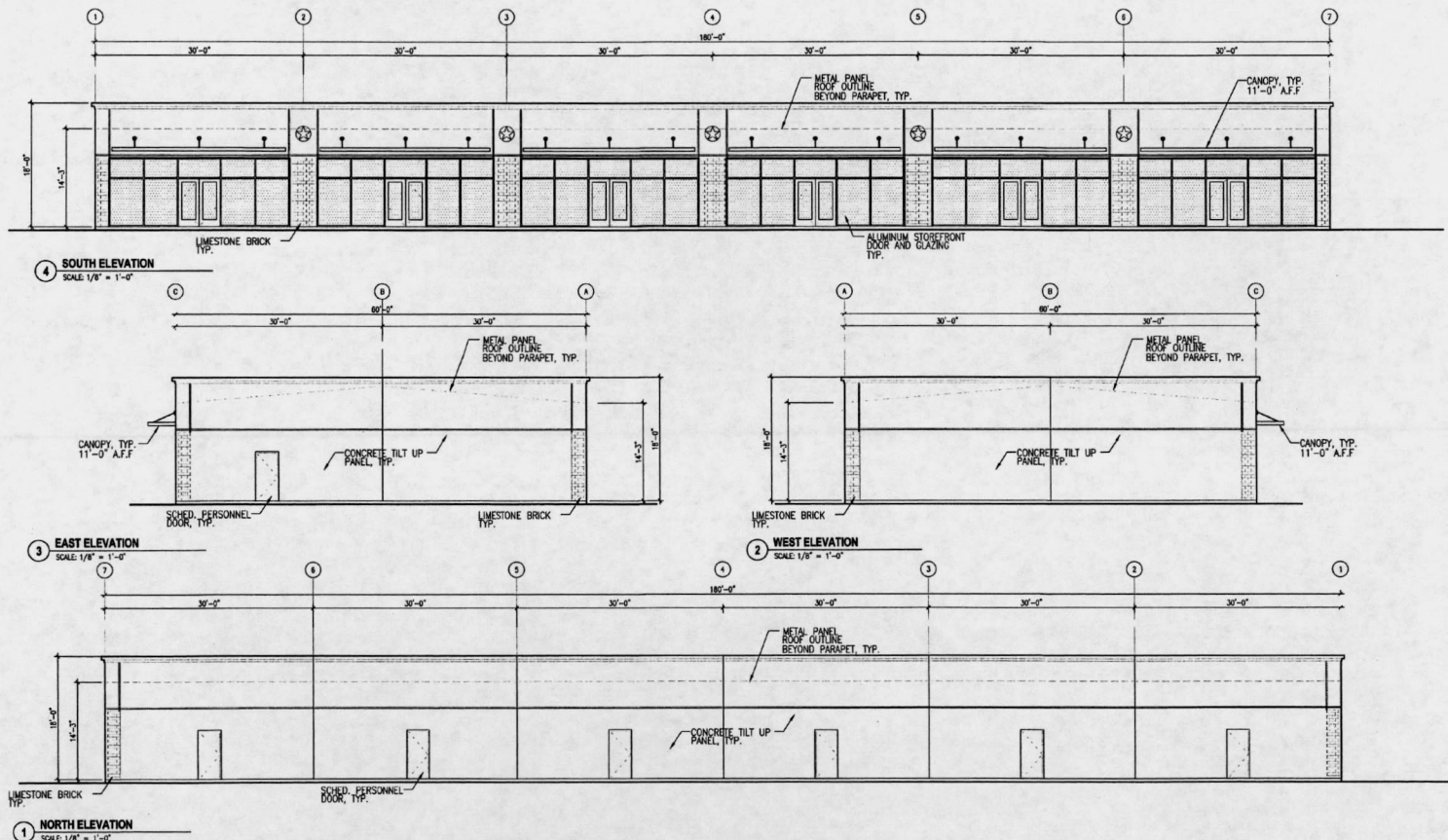
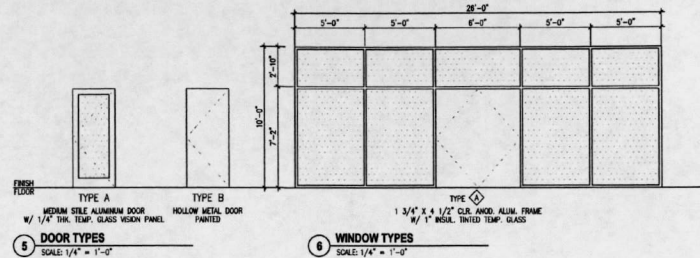
FP4.0

Maggie 9/19/16

DOOR SCHEDULE										
DOOR No.	WIDTH	HEIGHT	THK.	MATL.	FINISH	TYPE	MATL.	FINISH	FIRE RATING	HDW. SET No.
1	PAIR 3'-0"	7'-0"	1 3/4"	ALUM./GLASS	CLEAR ANOD.	A	ALUM.	CLEAR ANOD.	-	1
2	PAIR 3'-0"	7'-0"	1 3/4"	ALUM./GLASS	CLEAR ANOD.	A	ALUM.	CLEAR ANOD.	-	1
3	PAIR 3'-0"	7'-0"	1 3/4"	ALUM./GLASS	CLEAR ANOD.	A	ALUM.	CLEAR ANOD.	-	1
4	PAIR 3'-0"	7'-0"	1 3/4"	ALUM./GLASS	CLEAR ANOD.	A	ALUM.	CLEAR ANOD.	-	1
5	PAIR 3'-0"	7'-0"	1 3/4"	ALUM./GLASS	CLEAR ANOD.	A	ALUM.	CLEAR ANOD.	-	1
6	PAIR 3'-0"	7'-0"	1 3/4"	ALUM./GLASS	CLEAR ANOD.	A	ALUM.	CLEAR ANOD.	-	1
7	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	H.M.	PAINT	-	2
8	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	H.M.	PAINT	-	2
9	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	H.M.	PAINT	-	2
10	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	H.M.	PAINT	-	2
11	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	H.M.	PAINT	-	2
12	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	H.M.	PAINT	-	2
13	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	H.M.	PAINT	-	2

HARDWARE SCHEDULE	
HARDWARE SET 1	HARDWARE SET 2
(TYP. ENTRY DOORS)	(TYP. EXIT DOOR)
2 TOP & BOTTOM PIVOT HINGES	3 BUTT HINGES
2 CLIMBER LOCK W/ RECESSED	1 PANE PUSH BAR DEVICE
2 PULL BAR	1 CLOSER
2 PULL BAR	1 REINFORCED STRIPPING
2 CLOSERS	1 THRESHOLD
2 WEATHER STRIPPING	
1 THRESHOLD	

DOOR GENERAL NOTES	
1. PROVIDE SIGN ON MAIN ENTRANCE DOOR TO READ THE FOLLOWING: "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" THE SIGN SHALL BE IN 1 INCH HIGH WHITE LETTERS.	
HARDWARE GENERAL NOTES	
1. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ALL DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND D-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE REQUIRED FOR ACCESSIBLE PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.	



PROJECT: RETAIL BLDG. & WAREHOUSE FOR:
XL AUTO PARTS
21902 & 21908 BELLARELLA BLVD.
HOUSTON, TX 77047

VICINITY MAP
KEY MAP# 525-L
F.B.C.A.D. PROPERTY #0431479

REV	DATE	DESCRIPTION
0	11/20/2014	ISSUE FOR PERMIT
1	11/27/2014	ISSUE FOR PERMIT
2	1/27/2015	ISSUE FOR PERMIT
3	6/2/2016	ISSUE FOR CLIENT APPROVAL
4	7/22/2016	ISSUE FOR PERMIT
5	7/29/2016	ADDED FBC CONSTRUCTION NOTES
6	9/9/2016	FBC COMMENTS

LEGAL DESCRIPTION:
A 2.0867 ACRE (80,718 S.F.) TRACT OUT OF AND A PART OF A 4.1706 ACRE TRACT F.B.C.C.F. NO. 2012083804 LOCATED IN THE WILLIAM STANLEY SURVEY, A-599 FORTBEND COUNTY, TEXAS.

BENCHMARKS:
CONTROL BENCHMARK: TROPICAL STORM ALLISON RECOVERY PROJECT MONUMENT NO. 180215, ELEV.=102.71; NAVD 83, 2001 ADJUSTMENT.

FLOOD PLAIN INFORMATION:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48187C0110 L DATED 4-2-2014.

UNDERGROUND UTILITY NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 713-245-4545 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK.

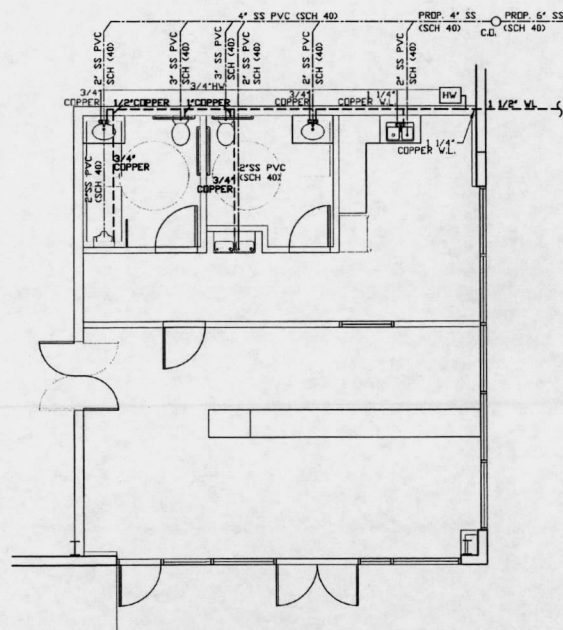
ALPINE ENGINEERING COMPANY
2821 JORDENS ROAD STE. 100
HOUSTON, TEXAS 77064
off: (281) 903-0044 fax: (832) 649-8971
www.alpineengineering.com
TSBP# 12592

SHEET TITLE: **BLDG. 2 EXTERIOR ELEV. & DOOR SCHEDULE**
PRJ. NAME: XL AUTO PARTS SHEET NO.:
DATE: 11-5-2014
DWN BY: K.S. GARDNER
CHKD BY: M. HANES

FP5.0
Magg 9/19/16



OVERALL FLOOR PLAN
NOT TO SCALE

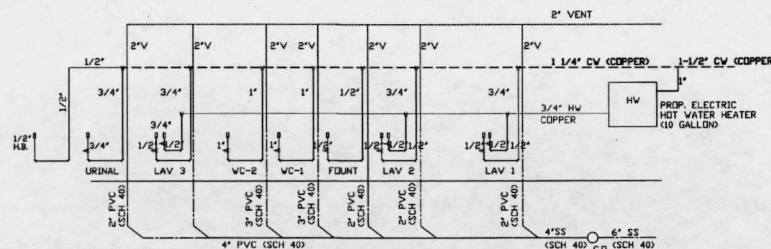


PARTIAL FLOOR PLAN
NOT TO SCALE

PROP. 6" PVC
SAN. SWR.
(SCH 40)
FOR CONTINUATION OF SAN.
SWR., SEE SHEET C30
FOR CONTINUATION OF 1 1/2"
V.L., SEE SHEET C30

LEGEND:

HW- WATER HEATER
A.O. SMITH 10 GALLON
C.D.- CLEAN OUT
H.B.- HOSE BIB



RISER DIAGRAM PLUMBING

NOT TO SCALE
(FOR MATERIALS USED SEE MATERIAL NOTES)

MATERIAL NOTES

- ALL WASTE AND VENT PIPING SHALL BE PVC (SCH 40). HVAC TO BE PVC RETURN.
- HOT WATER AND COLD WATER PIPING SHALL BE TYPE "L" COPPER PIPING WITH "PRO-PRESS" FITTINGS, AND/OR "T-DRILL" TEES AND WROUGHT COPPER FITTINGS WITH SOLDER JOINTS. FOR SIZES 1/2" TO 2". USE ROLL GROOVE AND COPPER GROOVE FITTINGS.
- HOT WATER HEATER TO BE ELECTRIC, AND 10 GALLONS. TO BE A.O. SMITH OR APPROVED OTHER.
- SINK TO BE DOUBLE COMPARTMENT STAINLESS STEEL
- FOR WALL CLEANOUT (WCO), SEE PLAN FOR SIZES.

FIXTURE SCHEDULE

Quantity	Description
3	Water closets- American Standard, or equivalent, 1.6gpf elongated flush valve, floor mounted, venting system and partitions included.
1	Urinals- American Standard, or equivalent, wall hung, flat back, with visible trap, Sloan flush valve, similar to Maybrook #6580.013. Screens and Venting system included.
2	Lavatory Sink- American Standard, or equivalent, wall hung 19" x 17" with ledge back, cast in soap dish, similar to Declyn #321-026, with Moen single lever, washerless faucet (vanities where noted in plan)
0	23 cu. Ft. Refrigerator
1	Kitchen Sink - American Standard, or equivalent, double compartment 24" x 21", similar to Customline #7013.014
1	Water heater, glass lined, A.O. Smith or equivalent, with approved safety valves. 10 gallon capacity, electric operation, located with pan & drain
1	ADA Electric Drinking fountains with stainless steel top, hermetically sealed condensing units, hand operation, Halsey Taylor or equal, Model WKM-8.

PROJECT: RETAIL BLDG. & WAREHOUSE FOR:
XL AUTO PARTS

21932 & 21938 BELLAIRE BLVD.
HOUSTON, TX 77407



VICINITY MAP
KEY MAP# 525-L
F.B.C.A.D. PROPERTY #R431479

REV	ISSUE DATE	DESCRIPTION
0	11/29/2014	FEBRUARY PERMIT
1	11/27/2014	ISSUE FOR PERMIT
2	1/22/2015	ISSUE FOR PERMIT
3	6/2/2015	ISSUE FOR CLIENT APPROVAL
4	7/22/2015	ISSUE FOR PERMIT
5	7/22/2015	ADDED FBC CONSTRUCTION NOTES
6	9/9/2015	FBC COMMENTS

LEGAL DESCRIPTION:

A 2.0387 ACRE (88,719 S.F.) TRACT OUT OF AND A PART OF A 43.1706 ACRE TRACT F.B.C.C.F. NO. 201208004 LOCATED IN THE WILLIAM STANLEY SURVEY, A-599 FORT BEND COUNTY, TEXAS.

BENCHMARK'S:

CONTROL BENCHMARK: TROPICAL STORM ALLISON RECOVERY PROJECT MONUMENT NO. 190215, ELEV. = 102.71', NAVD 88, 2001 ADJUSTMENT.

TBM "A": SQUARE CUT ON "C" INLET LOCATED AT THE NORTHWEST INTERSECTION OF PECK ROAD AND BELLAIRE BOULEVARD, AS SHOWN HEREON, ELEV. = 97.50'

FLOOD PLAIN INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48167C0110 L DATED 4-2-2014.

UNDERGROUND UTILITY NOTE:

CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 713-245-4545 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK.



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off: (281) 953-0044 fax: (832) 649-0971
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TSBP# 12862

SHEET TITLE: PLUMBING PLAN

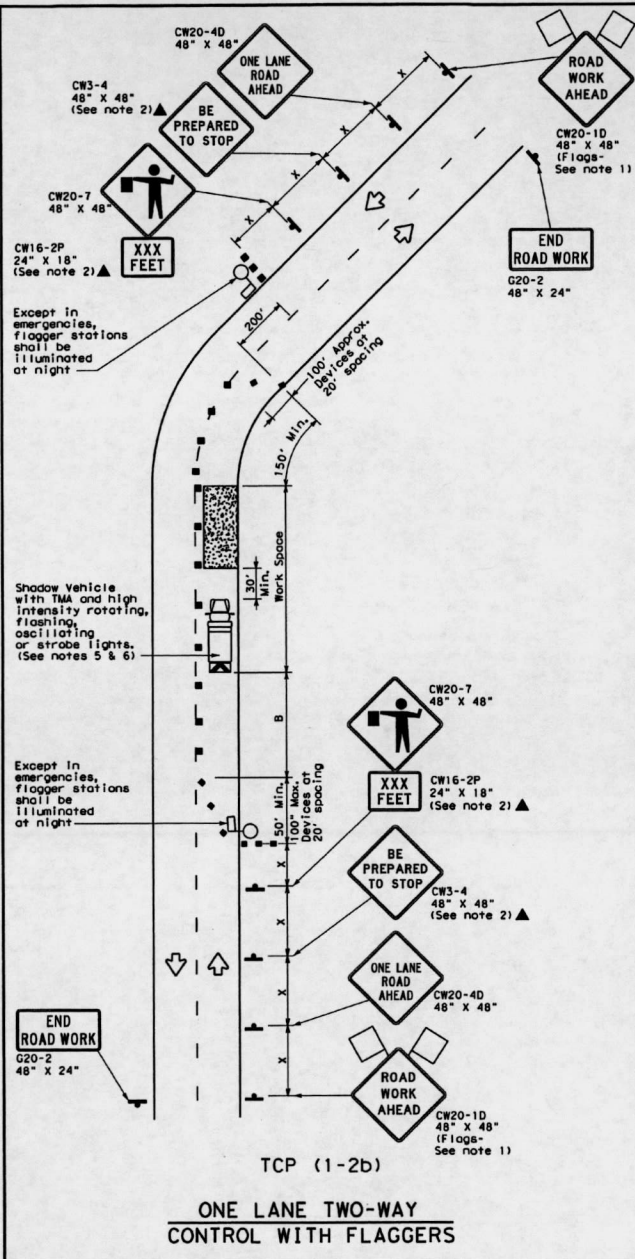
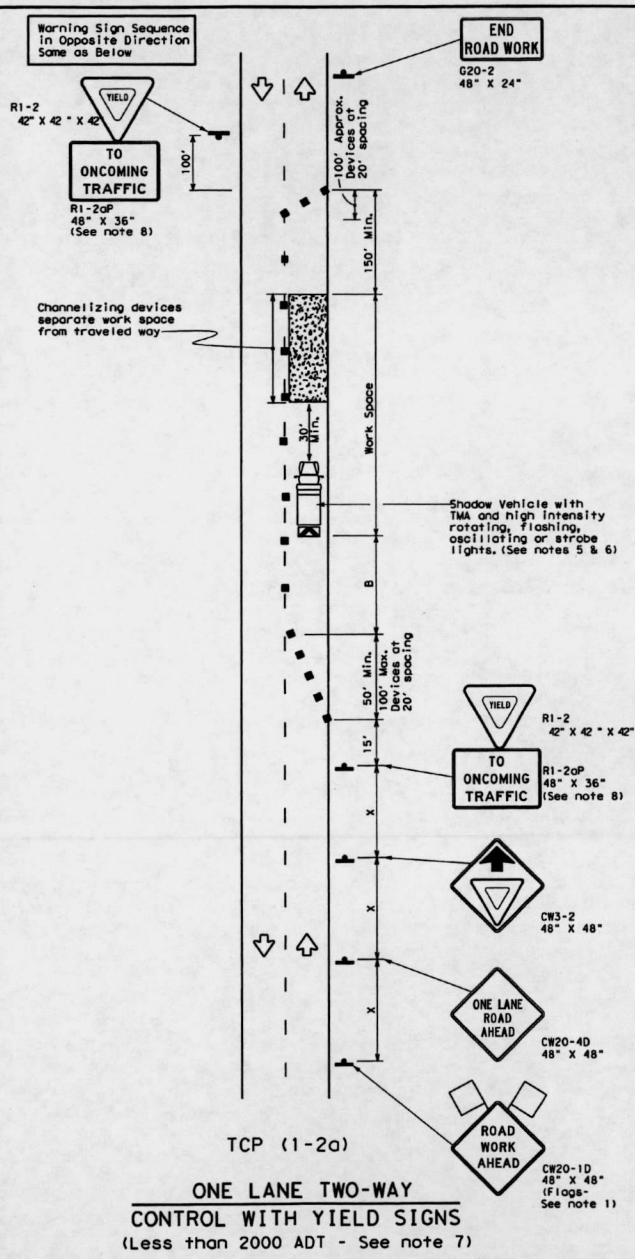
PRJ NAME: XL AUTO PARTS SHEET NO:
DATE: 11-5-2014
DWN BY: K.SEAVEROS
CHKD BY: M.HAYES

P1.0

Maggi D 9/19/16

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the consequences of the use of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:



LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed #	Formula	Minimum Desirable Taper Lengths #'		Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "A"	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	On a Taper	On a Tangent			
30	$L = \frac{WS^2}{60}$	150'	165'	30'	60'	120'	90'	200'
35		205'	225'	35'	70'	160'	120'	250'
40		265'	295'	40'	80'	240'	155'	305'
45		330'	365'	45'	90'	320'	195'	360'
50	$L = WS$	500'	550'	50'	100'	400'	240'	425'
55		550'	605'	55'	110'	500'	295'	495'
60		600'	660'	60'	120'	600'	350'	570'
65		650'	715'	65'	130'	700'	410'	645'
70		700'	770'	70'	140'	800'	475'	730'
75		750'	825'	75'	150'	900'	540'	820'

* Conventional Roads Only
 ** Taper lengths have been rounded off.
 L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

- GENERAL NOTES
- Flags attached to signs where shown are REQUIRED.
 - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
 - The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
 - Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
 - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
 - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- TCP (1-2a)
- R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
 - R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.
- TCP (1-2b)
- Flaggers should use two-way radios or other methods of communication to control traffic.
 - Length of work space should be based on the ability of flaggers to communicate.
 - If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
 - Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
 - Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
 Traffic Operations Division

TRAFFIC CONTROL PLAN
 ONE-LANE TWO-WAY
 TRAFFIC CONTROL

TCP (1-2)-12

© TxDOT December 1985		DM TxDOT	CM TxDOT	DM TxDOT	CM TxDOT
REVISIONS		CON	SECT	JOB	REMARK
4-90	2-12				
2-94					
1-97					
4-98					
DIST		COUNTY		SHEET NO.	
152					

Magg: J 9/19/16