

—  
POWERS BROWN ARCHITECTURE



2100 Travis St, Suite 501  
Houston, Texas 77002

713.224.0456  
713.224.0457 fax



To whom it may concern,

This proposed new construction project consists of a 150,513 square foot pre-cast 10-tier garage located at 805 Franklin Street, Houston, Texas 77002. The foundation consists of auger cast piles with slab on grade concrete on the first floor and pre-cast floor construction on all levels above grade. With the exception of the stair tower guardrail, all building components of the garage including the floors, roof, and elevator shafts are constructed of pre-cast concrete.

Included below you will find images labeled “Exhibit A” looking East from Milam Street and “Exhibit B” looking North from Franklin Street that show the current building conditions as they stand today. Prior to this proposed construction this site has been an asphalt surface parking lot since 1966.



Exhibit A



Exhibit B

# S+R FRANKLIN GARAGE

805 Franklin St.  
Houston Texas 77002

ARCHITECTS PROJECT # 151122

TDLR#: EABPRJ6809390

151122

A PROJECT FOR  
**SCOTT + REID**

## Civil

Kimley-Horn & Associates, Inc.  
12012 Wickchester Lane, 500  
Houston, TX 77079  
281.920.6583  
801.735.7411

Mr. Ben Allsop

## Structural

Asa Daily  
9800 Richmond Ave  
Houston, TX 77042  
713-337-8881 EXT105  
713-320-4700

Fred Daily

## MEP

Dawson Van Orden  
1250 Wood Branch Park Dr., Suite 210  
Houston, TX 77079  
281-293-7500  
713-854-4461

Mr. Jason Feit



## Owner

Stanton Rad Capital, LLC  
898 Sepulveda Boulevard Suite 500  
El Segundo, California 90245  
310.414.2706  
646.957.6015

Mr. Timothy Ronan

## Architect

Powers Brown Architecture  
1314 Texas Avenue, 2nd Floor  
Houston, Texas 77002  
713.224.0456  
713.224.0457

Mr. David Robinson, AIA

## General Contractor

Scott + Reid General Contractors, Inc.  
3118 Richmond Avenue, Suite 250  
Houston, TX 77098  
713.471.4404  
713.338.2515

Mr. Joe Price, AIA

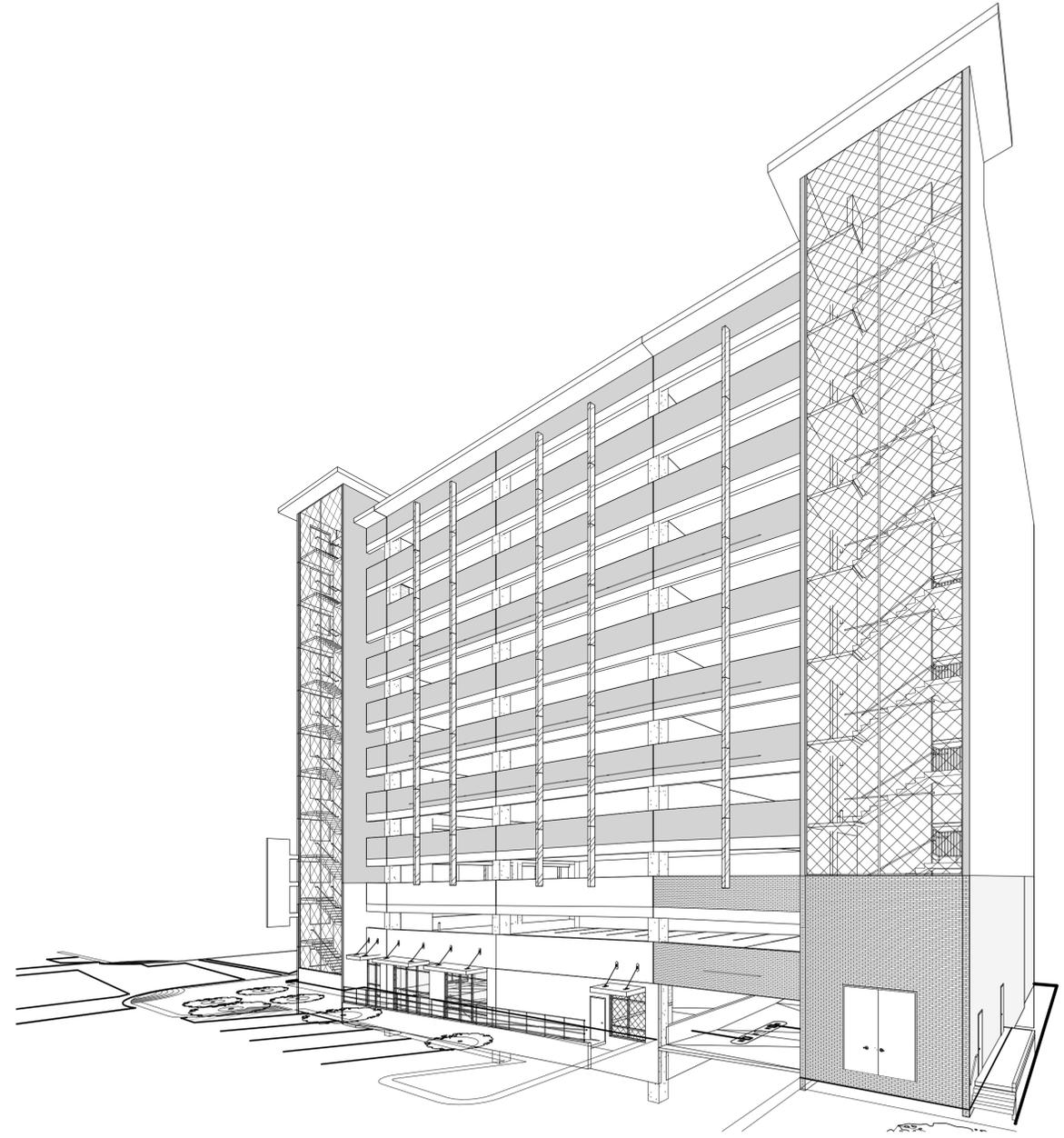
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S+R FRANKLIN GARAGE

# PERSPECTIVE

3D VIEWS

SCALE:



1 3D SOUTHWEST CORNER  
SCALE:

2 3D SOUTHEAST CORNER  
N.T.S.

# BUILDING IMAGE - DAY RENDERING

VIEW FROM CORNER OF FRANKLIN AND MILAM



**FRANKLIN GARAGE**  
a project for  
**SCOTT + REID**

HOUSTON

31 AUGUST 2016

TEXAS

151122

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# BUILDING IMAGE - NIGHT RENDERING

VIEW FROM CORNER OF FRANKLIN AND MILAM



**FRANKLIN GARAGE**  
a project for  
**SCOTT + REID**

HOUSTON

31 AUGUST 2016

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# BUILDING IMAGE

VIEW FROM CORNER OF FRANKLIN AND MILAM



**FRANKLIN GARAGE**  
a project for  
**SCOTT + REID**



**PROJECT INFORMATION**

**APPLICABLE BUILDING CODES & REGULATIONS**

2012 INTERNATIONAL BUILDING CODE WITH CITY OF HOUSTON AMENDMENTS  
 2012 INTERNATIONAL FIRE CODE WITH CITY OF HOUSTON AMENDMENTS  
 2012 UNIFORM MECHANICAL CODE WITH CITY OF HOUSTON AMENDMENTS  
 2012 UNIFORM PLUMBING CODE WITH CITY OF HOUSTON AMENDMENTS  
 2014 NATIONAL ELECTRICAL CODE WITH CITY OF HOUSTON AMENDMENTS

2009 INTERNATIONAL ENERGY CONSERVATION CODE  
 CITY OF HOUSTON SIGN CODE  
 CITY OF HOUSTON CODE WORD  
 2012 TEXAS ACCESSIBILITY STANDARDS  
 CITY OF HOUSTON ORDINANCES

**TDLR PROJECT NO.**  
6809390

**PROJECT DESCRIPTION**

THE PROJECT SCOPE OF WORK CONSISTS OF CONSTRUCTING  
 A 10 TIER PRECAST PARKING GARAGE WITH ASSOCIATED SITE WORK

**BUILDING NAME:**

S & R FRANKLIN GARAGE

**BUILDING ADDRESS:**

805 Franklin St. Houston Texas 77002

**LEASE SPACE ADDRESS AND/OR SUITE NO.**

N/A

**SCOPE OF PROJECT:**

NEW CONSTRUCTION:   X    
 ADDITION: \_\_\_\_\_  
 REMODEL: \_\_\_\_\_  
 FOUNDATION: \_\_\_\_\_  
 DEMOLITION: \_\_\_\_\_  
 OTHER: \_\_\_\_\_

**GRADE ELEVATION OF BUILDING:**

**BUILDING LENGTH:**

145'-0"

**BUILDING WIDTH:**

98'-0"

**BUILDING GROSS SQUARE FOOTAGE:**

N/A

**GARAGE SQUARE FOOTAGE:**

150,513 SF

**NUMBER OF TIERS:**

1 GRADE LEVEL + 10 ELEVATED TIERS

**ESTIMATED COST OF CONSTRUCTION:**

5,200,000

**SPRINKLERED:**

NO

**OCCUPANCY TYPE:**

SINGLE OCCUPANCY:   S-2    
 MIXED OCCUPANCY: \_\_\_\_\_  
 SEPARATED USES: \_\_\_\_\_  
 NON-SEPARATED USES: \_\_\_\_\_

**OCCUPANCY SEPARATION REQUIREMENTS:**

N/A

**CONSTRUCTION TYPE:**

TYPE IB  
 (Per Section 602)

**ALLOWABLE HEIGHT:**

12 TIERS  
 (Per Table 406.5.4)

**ALLOWABLE AREA:**

UNLIMITED  
 (Per Table 406.5.4)

**ACTUAL HEIGHT:**

10 TIERS AT 103'-6"

**ACTUAL AREA:**

13,683 SF

**AREA AND HEIGHT MODIFICATIONS**

**AUTOMATIC SPRINKLER SYSTEM**

**INCREASE** (Per Section 504.2)  
**FOR HEIGHT AND STORY**

**FRONTAGE AREA INCREASE**

(Per Section 506.2; Equation 5-2)

**AUTOMATIC SPRINKLER SYSTEM INCREASE**

(Per Section 506.3)

**TOTAL ALLOWABLE FLOOR AREA**

(Per Section 506.1; Equation 5-1)

**ACTUAL FLOOR AREA**

**TOTAL ALLOWABLE BUILDING AREA**

(Per Section 506.4)

**UNLIMITED AREA**

(Per Section 507)

**R VALUE**

R Value Required	
Walls	NOT REQUIRED
Roof	NOT REQUIRED

\* OPEN PARKING GARAGE

**PARKING**

Occupancy	Spaces Required	Spaces Provided
S-2	N/A	300
TOTAL		300

	ADA Spaces Required	Spaces Provided
TOTAL	7	7

\* ADA spaces provided are included in the total number of parking spaces provided.

\* TYPICAL CLEAR HEIGHT TO BE 7'-0" MINIMUM.

\* CLEAR HEIGHT AT VAN ACCESSIBLE SPACES, AND ALONG ROUTE TO SAID SPACES TO BE 8' - 2" MINIMUM

\* PER SECTION 406, THE AREA OF OPENINGS ON THE EXTERIOR WALL SHALL NOT BE LESS THAN 20% THE TOTAL AREA OF EACH TIER.

\* THE AGGREGATE LENGTH OF OPENINGS SHALL NOT BE LESS THAN 40% OF THE PERIMETER OF THE TIER SEE SHEET G004 FOR OPEN AREA CALCULATION.

Number of Exits and Exit Width from Each Floor	Number of Exits (Per Table 1021)		Exit Width (Per Table 1005.1)			
	Required	Provided	Stairs	Provided	Other Egress Components	Provided
First Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Second Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Third Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Fourth Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Fifth Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Sixth Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Seventh Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Eighth Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Ninth Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A
Tenth Tier	2 MIN	2	20.7" = 44"	48"	N/A	N/A

Are Areas of Rescue Assistance Required?	Yes	No
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(Per TAS Section 4.1.3 (9) Exception)

Exit Access Travel Distance (Per Table 1016.1)		
Occupancy	Maximum Travel Distance	Travel Distance Provided
S-2 MOTOR VEHICLE RELATED OCCUPANCY	300' MAX	135'

**Minimum Corridor Width:** 44" minimum unless provided for otherwise in the Exceptions  
 (Per Section 1017.2)

**Minimum Means of Egress Height:** 7'-6" per NFPA unless provided for otherwise in the Exceptions (ALLOWED TO BE 7'-0" PER SECTION 406.4.1.)  
 (Per Section 1003.2)

**Maximum Dead-End Corridor:** 20'-0" maximum unless provided for otherwise in the Exceptions  
 (Per Section 1017.3)

**Stairway Clear Headroom:** Stairways shall have a minimum headroom clearance of 80" (6'-8")  
 (Per Section 1009.2)

**Stairway Treads & Risers:** Stairways shall have a maximum riser height of 7", a minimum riser height of 4", and a minimum tread depth of 11"  
 (Per Section 1009.3)

**Common Path of Egress Travel:** 75'-0" maximum in occupancies other than group H-1, H-2, H-3 unless provided for otherwise in the Exceptions  
 (Per Section 1014.3)

Fire-Resistance Rating Requirements for Building Elements (hours) (Per Table 601 + 602)			
Building Element	Rating Required	Rating Provided	U.L. Assembly #
Structural Frame	0	0	N/A
Bearing Walls - Exterior	2 HR	2 HR	SEE TABLES BELOW
Bearing Walls - Interior	0	0	N/A
Non-bearing walls and partitions - Exterior	1 HR	2 HR	SEE TABLES BELOW
Non-bearing walls and partitions - Interior	0	0	N/A
Floor construction	2 HR	2HR	SEE TABLES BELOW
Roof construction	N/A	N/A	N/A
Columns	2 HR	2HR	SEE TABLES BELOW
Automatic Fire Extinguishing System Reduction Claimed? (1 Hour Reduction Allowed, See Footnote - D, Table 601)	Yes	No	
Stairwells (Per Section 707 and Section 1019.1)	0	0	N/A
Elevator Shafts (Per Section 707)	0	0	N/A
Corridors (Per Table 1016.1)	0	0	N/A
Fire Rated Doors (Per Table 715.4)	90 MIN.	90 MIN.	N/A

TABLE 722.2.1.1  
 MINIMUM EQUIVALENT THICKNESS OF CAST-IN-PLACE OR PRECAST CONCRETE WALLS, LOAD-BEARING OR NONLOAD-BEARING

CONCRETE TYPE	MINIMUM SLAB THICKNESS (inches) FOR FIRE-RESISTANCE RATING OF				
	1 hour	1 1/2 hours	2 hours	3 hours	4 hours
Siliceous	3.5	4.3	5.0	6.2	7.0
Carbonate	3.2	4.0	4.6	5.7	6.6
Sand-lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.6	4.4	5.1

TABLE 722.2.4  
 MINIMUM DIMENSION OF CONCRETE COLUMNS (inches)

TYPES OF CONCRETE	FIRE-RESISTANCE RATING (hours)			
	1	1 1/2	2*	3*
Siliceous	8	9	10	12
Carbonate	8	9	10	11
Sand-lightweight	8	8 1/2	9	10 1/2

TABLE 721.1(1) - continued  
 MINIMUM PROTECTION OF STRUCTURAL PARTS BASED ON TIME PERIODS FOR VARIOUS NONCOMBUSTIBLE INSULATING MATERIALS\*

STRUCTURAL PARTS TO BE PROTECTED	ITEM NUMBER	INSULATING MATERIAL USED	MINIMUM THICKNESS OF INSULATING MATERIAL FOR THE FOLLOWING FIRE-RESISTANCE PERIODS (inches)			
			4 hours	3 hours	2 hours	1 hour
4. Bonded or unbonded post-tensioned tendons in pre-stressed concrete <sup>1</sup>	4-1.1	Carbonate, lightweight, sand-lightweight and siliceous aggregate concrete Unstrained members: Solid slabs <sup>2</sup> Beams and girders <sup>3</sup> 8" wide greater than 12" wide	—	2	1 1/2	—
		Carbonate, lightweight, sand-lightweight and siliceous aggregate Restrained members: <sup>4</sup> Solid slabs <sup>2</sup> Beams and girders <sup>3</sup> 8" wide greater than 12" wide	1 1/2	1	3/4	—

TABLE 721.1(3)  
 MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS<sup>1</sup>

FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (inches)				MINIMUM THICKNESS OF CEILING (inches)			
			4 hours	3 hours	2 hours	1 hour	4 hours	3 hours	2 hours	1 hour
1. Siliceous aggregate concrete	1-1.1		7.0	6.2	5.0	3.5	—	—	—	—
2. Carbonate aggregate concrete	2-1.1	Slab (no ceiling required). Minimum cover over nonprestressed reinforcement shall not be less than 3/4".	6.6	5.7	4.6	3.2	—	—	—	—
3. Sand-lightweight concrete	3-1.1		5.4	4.6	3.8	2.7	—	—	—	—
4. Lightweight concrete	4-1.1		5.1	4.4	3.6	2.5	—	—	—	—

**Automatic Fire Sprinkler System**

(Per Section 903)  
 Required: NO  
 Not Required but Provided: N/A  
 Not Required per Section 903

**Alternative Automatic Fire Extinguishing Systems**

(Per Section 904)  
 Required: NO  
 Not Required per Section 904:

**Standpipe System & Hose Connections**

(Per Section 907)  
 Required: NO  
 Not Required per Section 905:

**Portable Fire Extinguishers**

(Per Section 906)  
 Required: YES  
 Not Required because:

**Fire / Emergency Alarm and Detection Systems**

(Per Section 907)  
 Required: NO  
 Not Required per Section 907

**HVAC & Air Distribution System Controls**

(Per Section 907.12, IFC 2003)  
 Required as Noted on Sheet: N/A  
 No HVAC units over 2,000 CFM used in this system: N/A  
 No Fire / Smoke Dampers in the Building: N/A

**Smoke Control Systems:**

(Per Section 909)  
 Required as Noted on Sheet: N/A

**Fire Protection Systems**

Type of System Provided: N/A  
 Type of System Provided: N/A

Type of System Provided: N/A

Type of System Provided: CLASS 1

Number Provided: 3 PER FLOOR (OVERALL)  
 ESFR Sprinkler system (Groups A, B, and E) Group U

Type of System: N/A

**Occupancy Type and Load**

Occupancy Classification	Specific Use	1	2	3
A-1				
A-2				
A-3				
A-4				
A-5				
B				
E				
F-1				
F-2				
H-1				
H-2				
H-3				
H-4				
S-2 GROUND LEVEL	PARKING GARAGE	13,683 SF	200	69
S-2 FIRST TIER	PARKING GARAGE	13,683 SF	200	69
S-2 SECOND TIER	PARKING GARAGE	13,683 SF	200	69
S-2 THIRD TIER	PARKING GARAGE	13,683 SF	200	69
S-2 FOURTH TIER	PARKING GARAGE	13,683 SF	200	69
S-2 FIFTH TIER	PARKING GARAGE	13,683 SF	200	69
S-2 SIXTH TIER	PARKING GARAGE	13,683 SF	200	69
S-2 SEVENTH TIER	PARKING GARAGE	13,683 SF	200	69
S-2 EIGHTH TIER	PARKING GARAGE	13,683 SF	200	69
S-2 NINTH TIER	PARKING GARAGE	13,683 SF	200	69
S-2 TENTH TIER	PARKING GARAGE	13,683 SF	200	69
<b>Total Gross</b>		150,513 SF		759

- 1 - List Square Footage in each Occupancy classification.
- 2 - List Floor Area in Square Foot per Occupant per IBC Table 1004.1
- 3 - List Allowable Occupants per Occupant Classification

Interior Finish (Per Table 803.5)			
Occupancy Group	Exits, Enclosures, Exit Passageways	Corridors	Rooms and Enclosed Spaces
S-2 PARKING GARAGE	N/A	N/A	C

**powers brown architecture**

1314 Texas Ave., 2nd Floor  
 Houston, Texas 77002  
 713.224.0456  
 713.224.0457 fax  
 www.powerbrown.com

**PROJECT TITLE**

**S+R FRANKLIN GARAGE**

805 Franklin St.  
 Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1
2 2016-04-29	ADDENDUM 2
3 2016-05-19	ADDENDUM 3

**PROJECT NO:** 151122

**DRAWN BY:** JB

**CHECKED BY:** DR

**SHEET TITLE**

**CODE SUMMARY**

**SEAL**

**SHEET NUMBER**

**G007**

**PROJECT TITLE**

**S+R FRANKLIN GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

-  EXISTING CONSTRUCTION TO REMAIN
-  DESIGNATED AERIAL APPARATUS LANE - MIN. 26 FT. WIDE
-  DENOTES 400FT MAXIMUM HOSELAY EXTENT
-  150 FT HOSELAY

	DATE	REVISION
	2016-01-29	ISSUE FOR PRICING
	2016-02-03	ISSUE FOR PERMIT
1	2016-03-31	ADDENDUM 1

PROJECT NO: 151122

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SHEET TITLE

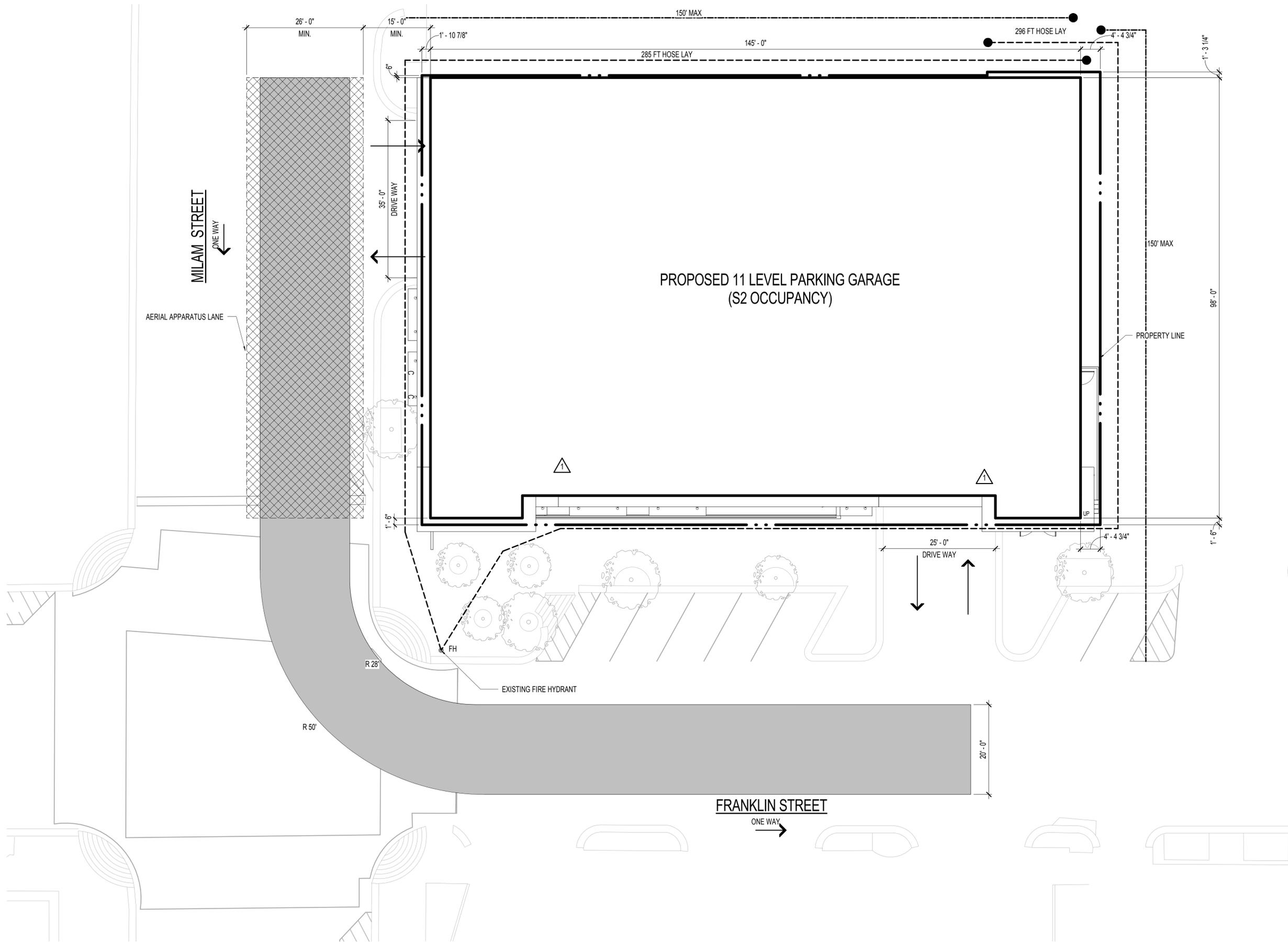
**FIRE MARSHALL PLAN**

SEAL

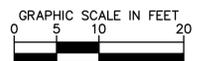
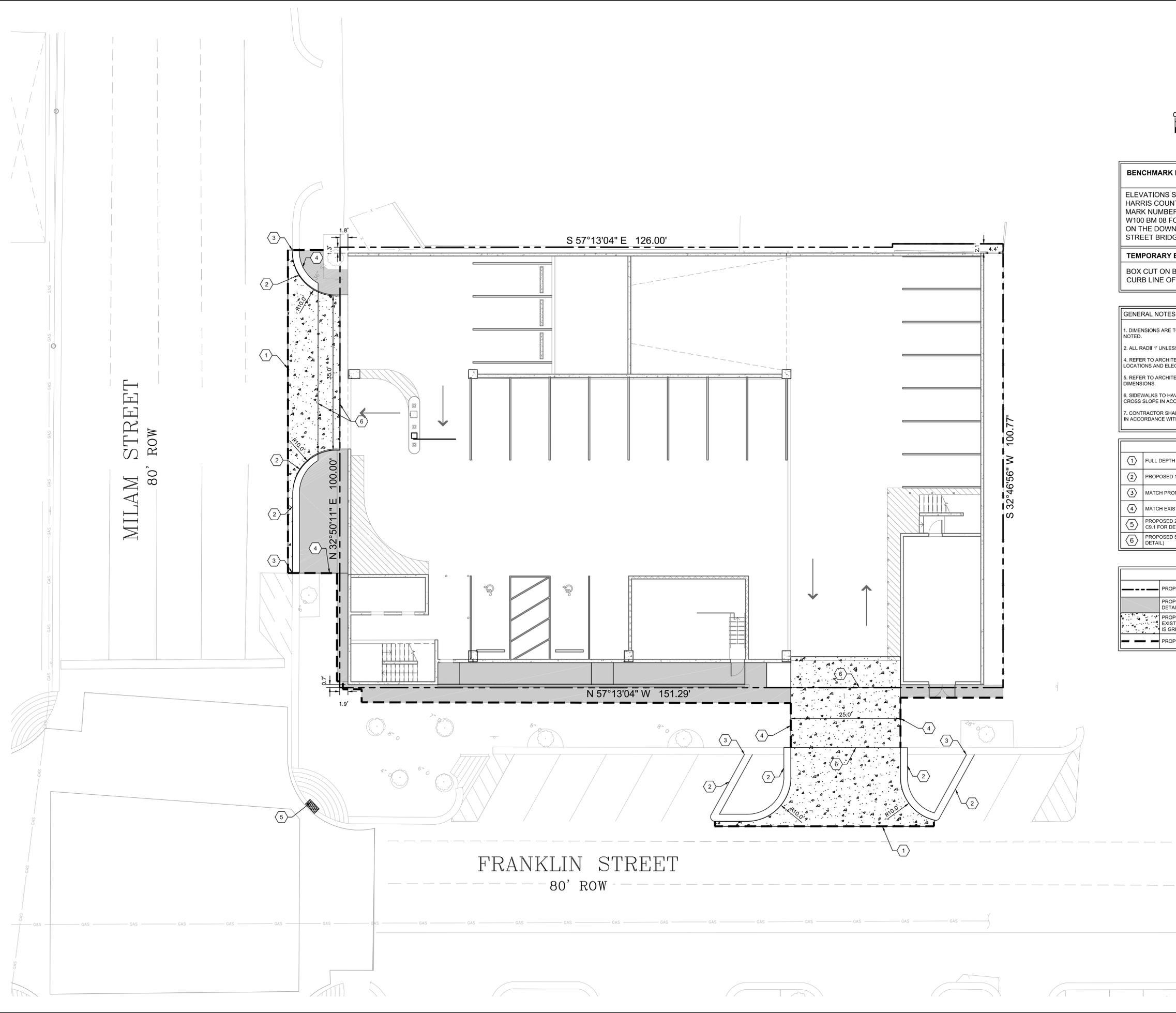
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**POWER BROWN**  
REGISTERED ARCHITECT  
PRELIMINARY  
NOT FOR CONSTRUCTION PERMIT  
REFRESHED PERIODICALLY  
CURRENT AS OF:

**FM101**



Plotted By: Delonardis, Bob - Sheet: Set: KHA - Layout: DIMC - March 31, 2016 - 11:46:30am - K:\HOU-Civil\067791300- Stanton Franklin ST.DWG.PlanSheets\C-DIMC.dwg  
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**BENCHMARK NOTE:** ELEVATION = 26.35'  
 (NAVD88 2001 ADJUSTMENT)

ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 10045, A BRASS DISK STAMPED W100 BM 08 FOUND AT THE CENTERLINE OF THE ON THE DOWNSTREAM SIDE OF THE MILAM STREET BRIDGE OVER BUFFALO BAYOU.

**TEMPORARY BENCHMARK NOTE:** ELEVATION = 30.90'

BOX CUT ON BB-INLET IN THE SOUTHWESTERLY CURB LINE OF FRANKLIN AT MILAM.

- GENERAL NOTES**
1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL RADII 1' UNLESS OTHERWISE NOTED.
  4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING LOCATIONS AND ELECTRICAL PLAN.
  5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  6. SIDEWALKS TO HAVE A 5% MAX. RUNNING SLOPE AND 2% MAX. CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
  7. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND T&S.

- KEYED NOTES**
- 1 FULL DEPTH SAWCUT ON PAVEMENT
  - 2 PROPOSED 18" CURB, (REF. SHEET C9.1 FOR DETAIL)
  - 3 MATCH PROPOSED CURB TO EXISTING CURB
  - 4 MATCH EXISTING SIDEWALK
  - 5 PROPOSED 2'x5' TRUNCATED DOME PAD, (REF. SHEET C9.1 FOR DETAIL)
  - 6 PROPOSED SIDEWALK SCORE, (REF. SHEET C9.1 FOR DETAIL)

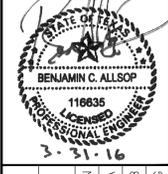
**LEGEND**

	PROPERTY LINE
	PROPOSED SIDEWALK (REF. SHEET C9.0 FOR DETAILS)
	PROPOSED 7" THICK PAVEMENT OR MATCH EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER, (REF. SHEET C9.0 FOR DETAILS)
	PROPOSED SAWCUT

ISSUE FOR PRICING	2016-01-29
ISSUE FOR PERMIT	2016-02-03
ADDENDUM A	2016-03-31
No.	
REVISIONS	
DATE	

**Kimley»Horn**

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 12012 WICKCHESTER LANE, SUITE 500, HOUSTON, TX 77079  
 PHONE: 281-597-9300  
 WWW.KIMLEY-HORN.COM  
 TBPE FIRM REGISTRATION F-928



KHA PROJECT: 067791300  
 DATE: FEB 2016  
 SCALE: AS SHOWN  
 DESIGNED BY: BCA  
 DRAWN BY: SBB  
 CHECKED BY: MBC

**DIMENSION CONTROL PLAN**

FRANKLIN STREET  
 PARKING GARAGE  
 PREPARED FOR  
 STANTON ROAD CAPITAL, LLC  
 HOUSTON, TEXAS

SHEET NUMBER  
**C4.0**

**PROJECT TITLE**

**S+R FRANKLIN  
GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

- NOTE:**  
A ANOTATED ELEVATION (0' - 0") EQUALS (+35' - 0") ON CIVIL DRAWINGS.  
B GARAGE CLEAR HEIGHT TO BE 7'-2" MINIMUM

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

**PROJECT NO:** 151122

**DRAWN BY:** JLS, JB

**CHECKED BY:** DR

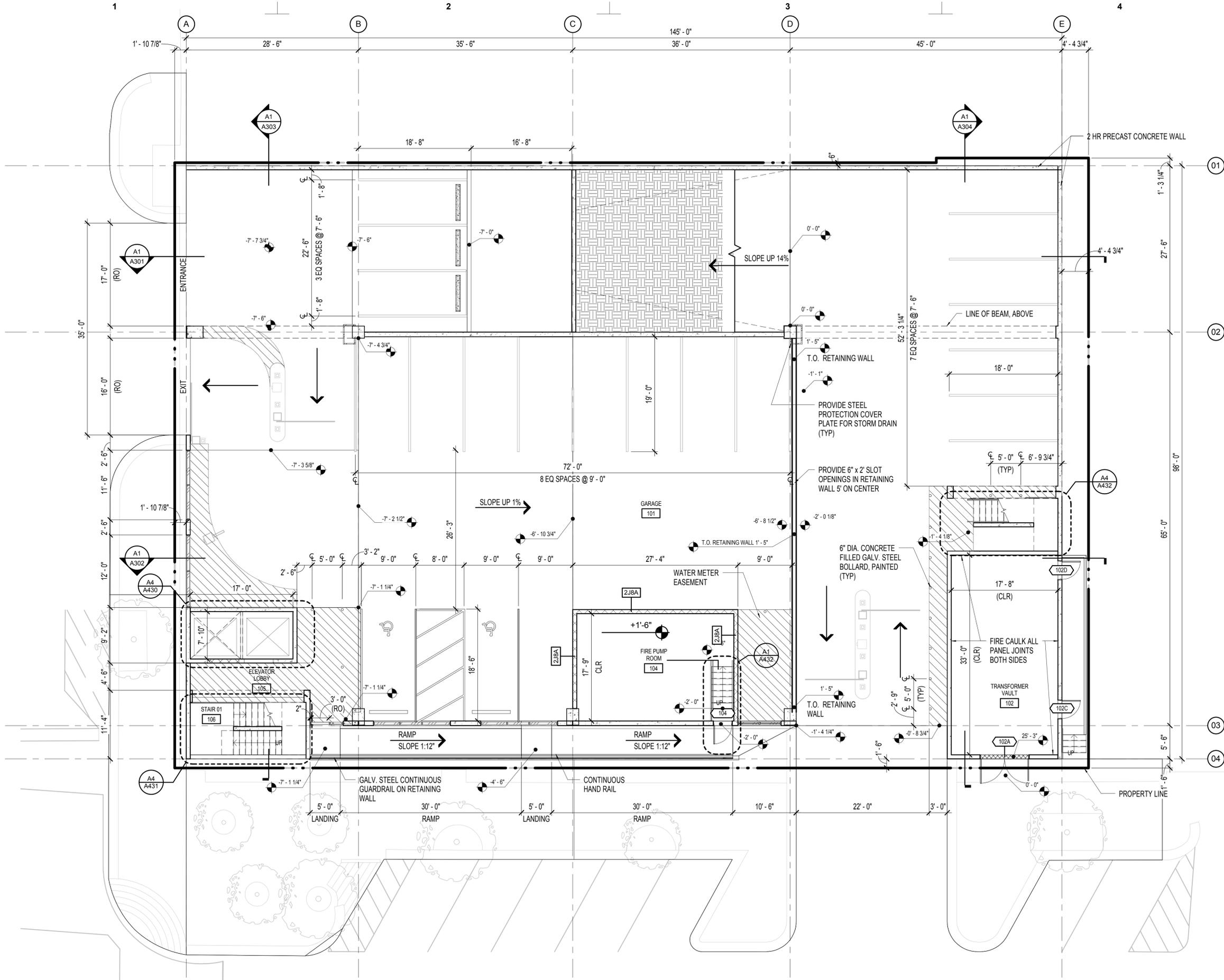
**SHEET TITLE**

**OVERALL GROUND  
LEVEL PLAN**

**SEAL** **SHEET NUMBER**

INTEGRAL  
REGISTERED ARCHITECT  
PREPARED FOR PERMIT  
SUBJECT TO ALL APPLICABLE  
CURRENT AS OF:

**A101**



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8/31/2016 11:33:05 AM

**OVERALL GROUND LEVEL PLAN**

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

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**PROJECT TITLE**

**S+R FRANKLIN  
GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

NOTES:

A. LOADS ON HANDRAIL AND GUARDRAIL SYSTEMS: ALL HANDRAIL AND GUARDRAIL SYSTEMS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LB (0.89 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE HANDRAIL OR TOP RAIL AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE TO PRODUCE THE MAXIMUM LOAD EFFECT ON THE ELEMENT BEING CONSIDERED. FURTHER, ALL HANDRAIL AND GUARDRAIL SYSTEMS SHALL BE DESIGNED TO RESIST A LOAD OF 50 LB/FT (POUND-FORCE PER LINEAR FOOT) (0.73 KN/M) APPLIED IN ANY DIRECTION ALONG THE HANDRAIL OR TOP RAIL. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOAD SPECIFIED IN THE PRECEDING PARAGRAPH, AND THIS LOAD NEED NOT BE CONSIDERED FOR THE FOLLOWING OCCUPANCIES: 1. ONE- AND TWO-FAMILY DWELLINGS, 2. FACTORY, INDUSTRIAL, AND STORAGE OCCUPANCIES, IN AREAS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND THAT SERVE AN OCCUPANT LOAD NOT GREATER THAN 50. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LB (0.22 KN) ON AN AREA NOT TO EXCEED 12 IN. BY 12 IN. (305 MM BY 305 MM) INCLUDING OPENINGS AND SPACE BETWEEN RAILS AND LOCATED SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS. REACTIONS DUE TO THIS LOADING ARE NOT REQUIRED TO BE SUPERIMPOSED WITH THE LOADS SPECIFIED IN EITHER PRECEDING PARAGRAPH.

DATE	REVISION
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2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

**PROJECT NO:** 151122

**DRAWN BY:** JLS

**CHECKED BY:** JLS

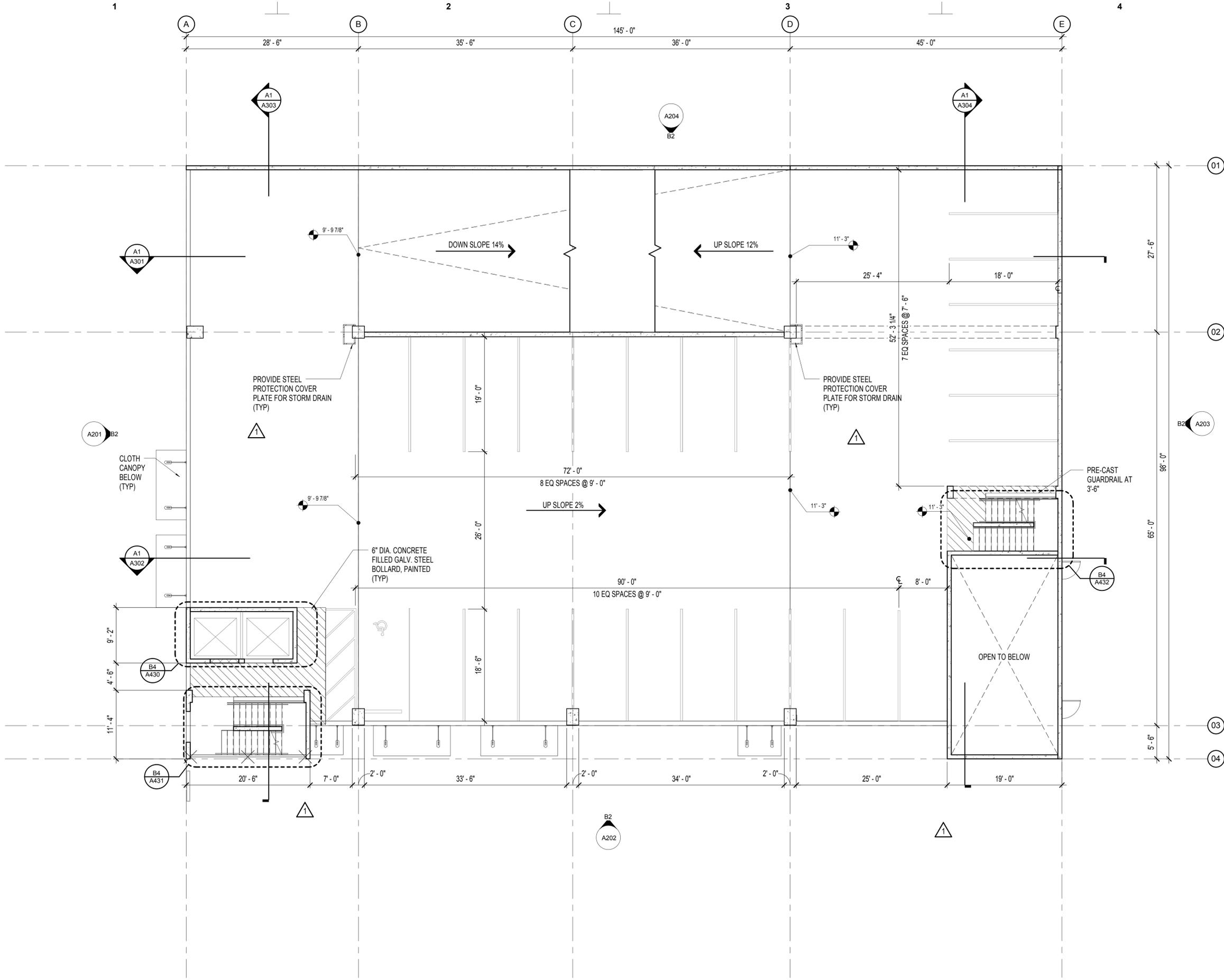
**SHEET TITLE**

**OVERALL FIRST TIER  
LEVEL PLAN**

**SEAL** **SHEET NUMBER**

INTEGRAL  
RESERVATION #26300  
PRELIMINARY  
NOT FOR CONSTRUCTION PERMIT  
OR REGULATORY APPROVAL  
CURRENT AS OF:

**A102**



**OVERALL FIRST TIER LEVEL PLAN**

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

**PROJECT TITLE**

**S+R FRANKLIN  
GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

**PROJECT NO:** 151122

**DRAWN BY:** JLS

**CHECKED BY:** JLS

**SHEET TITLE**

**OVERALL SECOND TIER  
LEVEL PLAN**

**SEAL**

**SHEET NUMBER**

INTEGRAL  
REGISTERED ARCHITECT  
PRELIMINARY  
NOT FOR CONSTRUCTION PERMIT  
OR REGULATORY ADOPTION  
CURRENT AS OF:

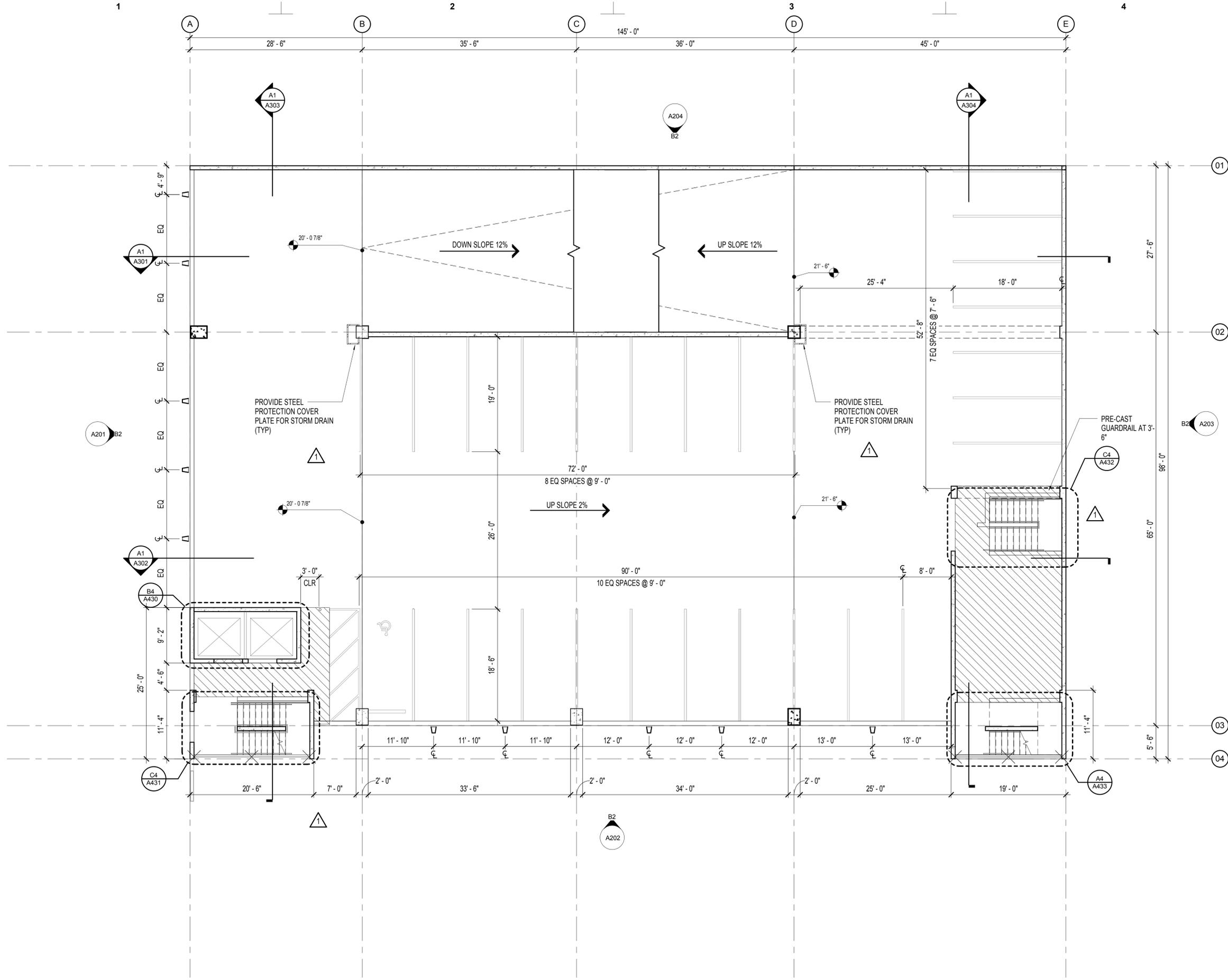
**A103**

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8/31/2016 11:33:06 AM

**OVERALL SECOND TIER LEVEL**

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



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**PROJECT TITLE**

**S+R FRANKLIN  
GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122

DRAWN BY: JB

CHECKED BY: DR

SHEET TITLE

**OVERALL TYPICAL TIERS  
LEVELS 3, 4, 5, PLAN**

SEAL SHEET NUMBER

INVESTIGATE  
RESUBMIT WITH #2300  
PREP MINORITY  
NOT FOR CONSTRUCTION PERMIT  
OR RESUBMIT TO CITY  
CURRENT AS OF:

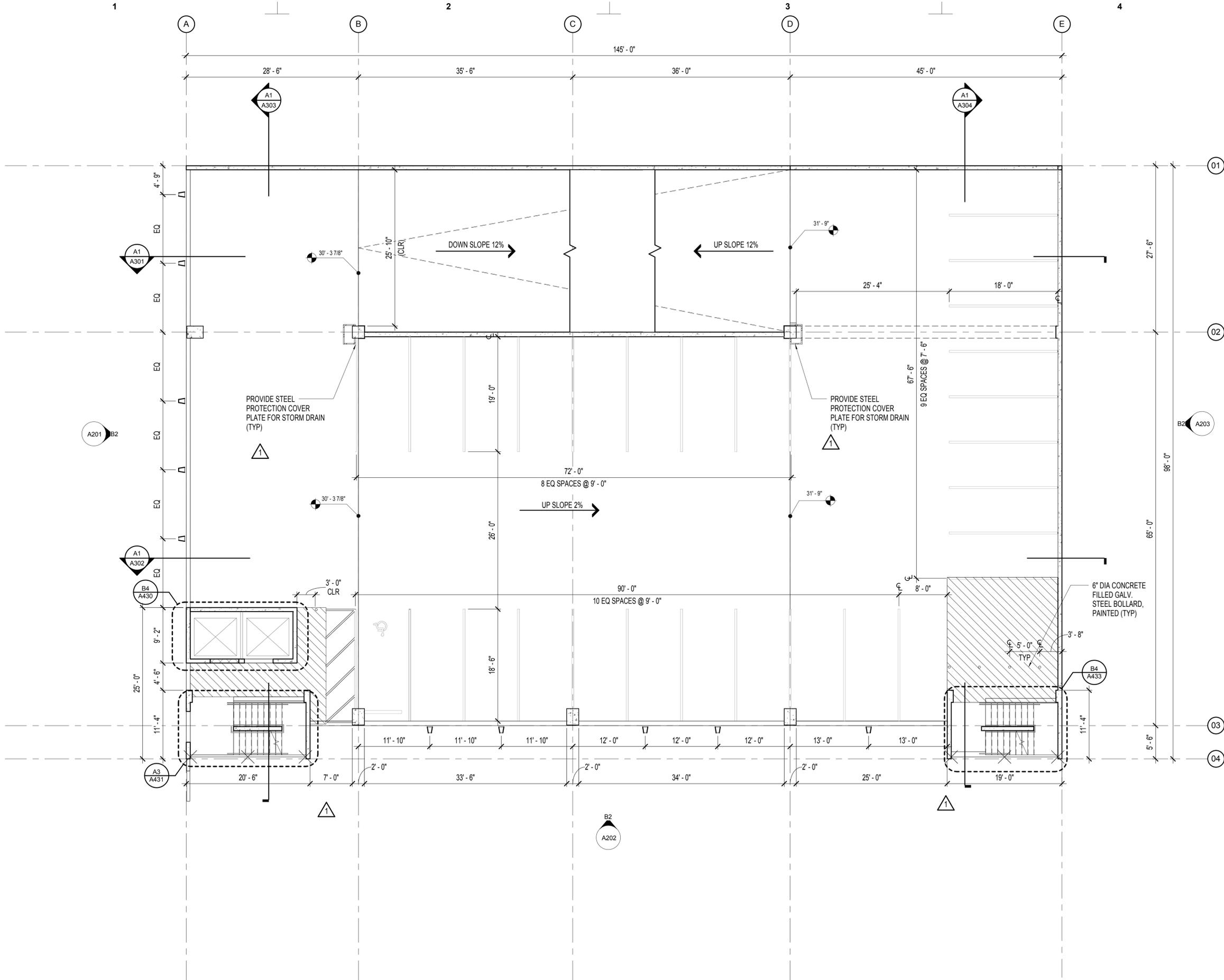
**A104**

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**OVERALL FLOOR PLAN TYPICAL**

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



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**PROJECT TITLE**

**S+R FRANKLIN  
GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

DATE	REVISION
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122

DRAWN BY: JB

CHECKED BY: DR

SHEET TITLE

**OVERALL TYPICAL TIERS  
LEVELS 6 AND 7 PLAN**

SEAL SHEET NUMBER

INTEGRAL  
REGISTRATION NO. 26390  
PRELIMINARY  
NOT FOR CONSTRUCTION PERMIT  
OR REGULATORY APPROVAL  
CURRENT AS OF:

**A104B**

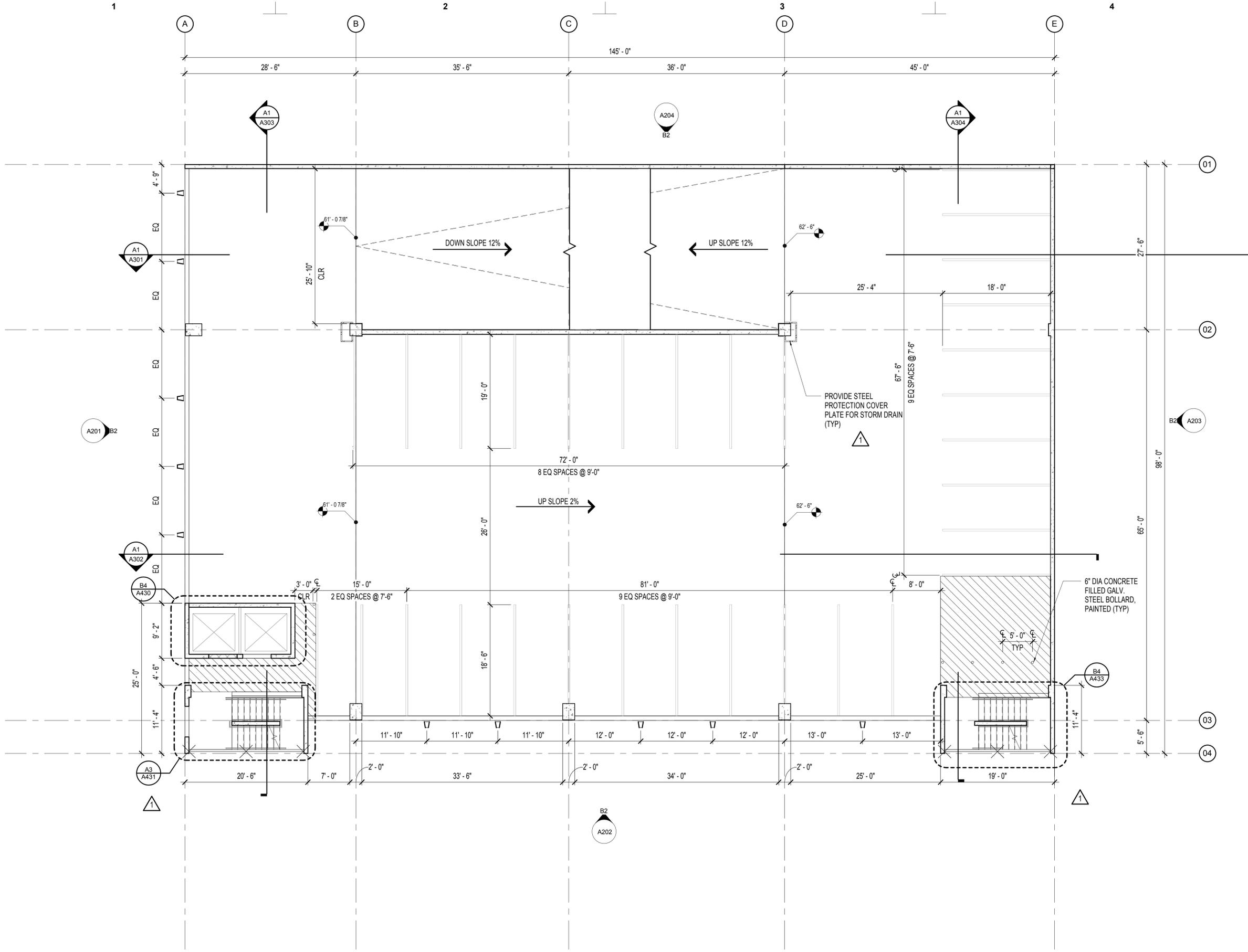
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OVERALL TIER 6 LEVEL PLAN, TIER 7 SIM

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



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**PROJECT TITLE**

**S+R FRANKLIN GARAGE**

805 Franklin St.  
 Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

DATE	REVISION
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122

DRAWN BY: JB

CHECKED BY: DR

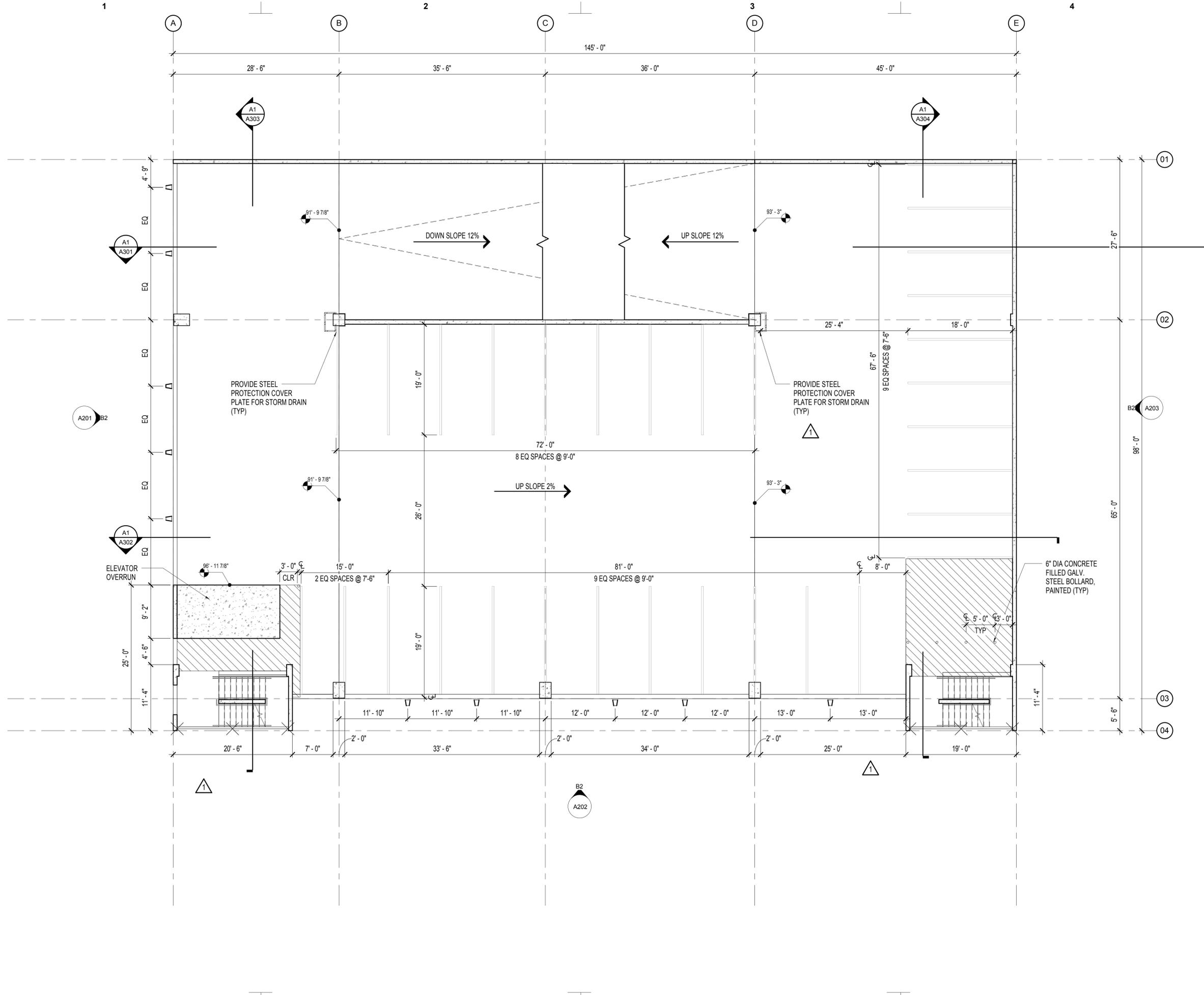
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**OVERALL NINTH TIER LEVEL PLAN**

SEAL SHEET NUMBER

INTEGRAL  
 RESERVATION #2000  
 PRELIMINARY  
 NOT FOR CONSTRUCTION PERMIT  
 (REGULATORY APPROVAL)  
 CURRENT AS OF:

**A104D**



PROJECT TITLE

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GARAGE

805 Franklin St.  
Houston Texas 77002

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GENERAL NOTES

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122

DRAWN BY: JB

CHECKED BY: DR

SHEET TITLE

OVERALL TENTH TIER  
LEVEL PLAN

SEAL

SHEET NUMBER

INDEPENDENT  
REGISTERED ARCHITECT  
PREPARED FOR PERMIT  
SUBJECT TO ALL APPLICABLE  
CURRENT AS OF:

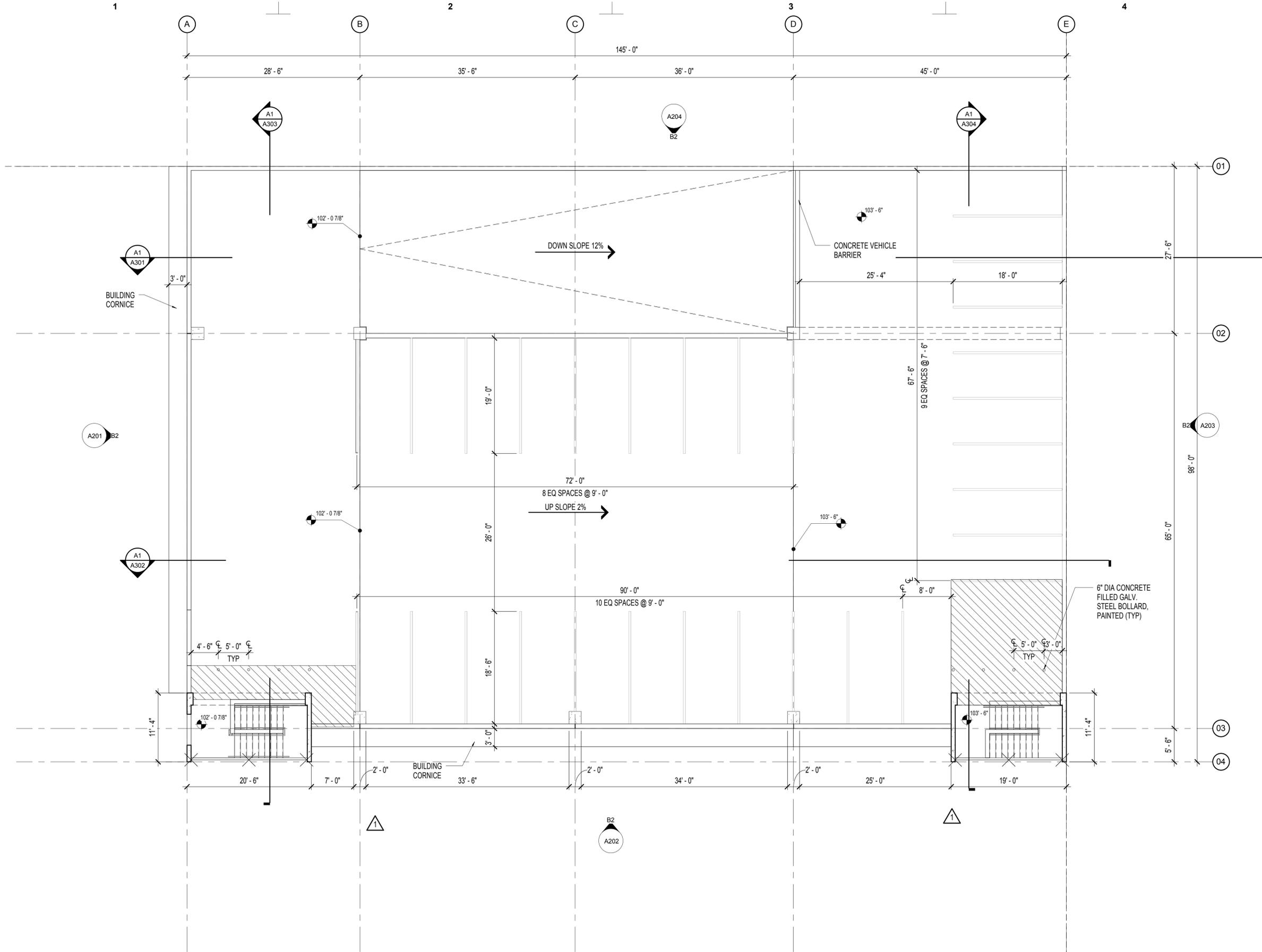
A105

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OVERALL TENTH TIER PLAN

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



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PROJECT TITLE

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GENERAL NOTES

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122

DRAWN BY: JLS

CHECKED BY: JLS

SHEET TITLE

OVERALL ROOF PLAN

SEAL

SHEET NUMBER

INTEGRAL  
RESISTANCE  
PREPARED  
NOT FOR CONSTRUCTION PERMIT  
OR RESUBMITTAL  
CURRENT AS OF:

A106

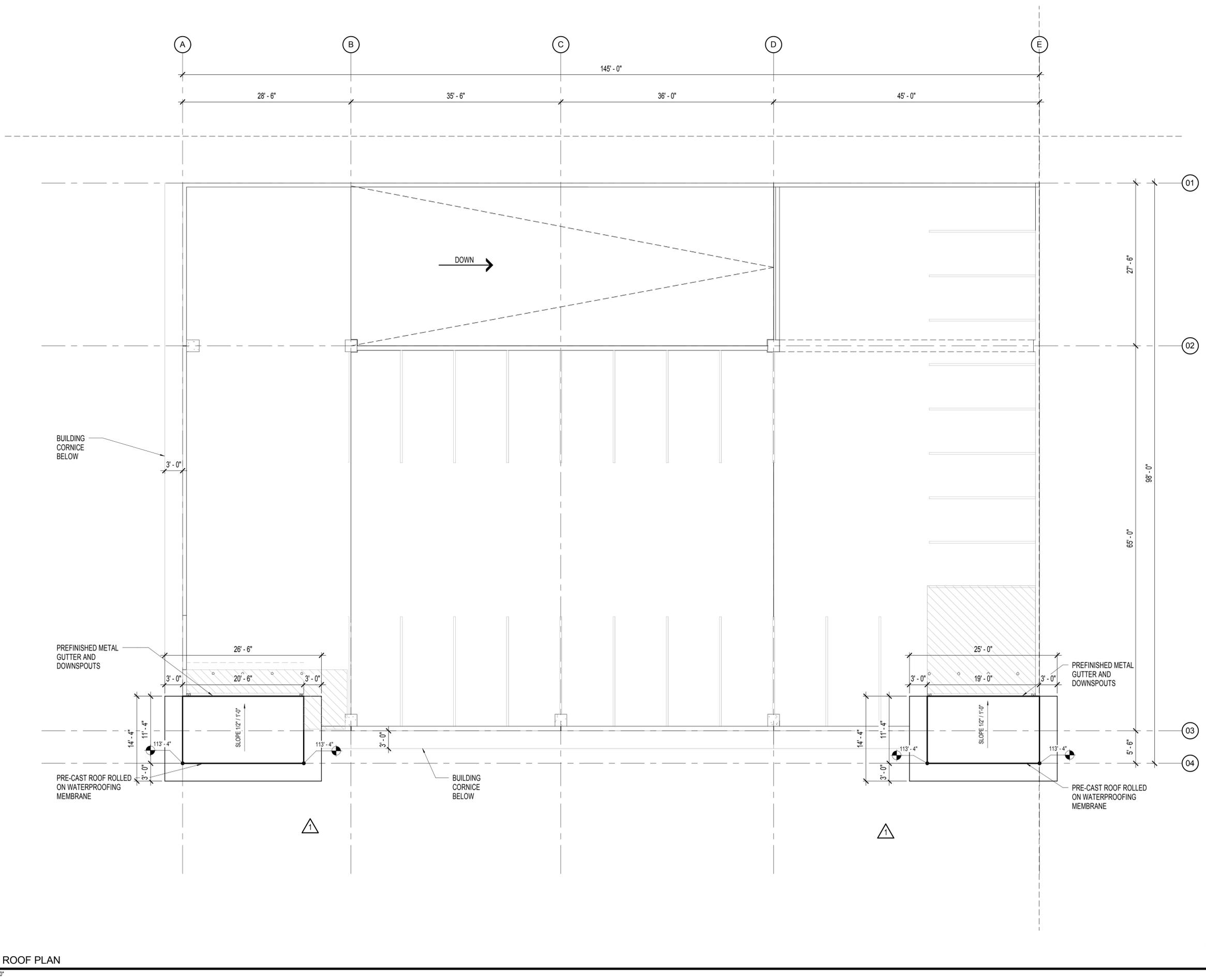


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8/31/2016 11:33:11 AM

OVERALL ROOF PLAN

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



PROJECT TITLE

S+R FRANKLIN GARAGE

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
SCOTT + REID

GENERAL NOTES

MATERIAL LEGEND

-  PRECAST CONCRETE
-  VENNER BRICK
-  TEXTURED PAINT
-  CHAIN LINK METAL FENCE
-  CLEAR ANODIZED ALUMINUM

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122  
DRAWN BY: JLS  
CHECKED BY: JLS

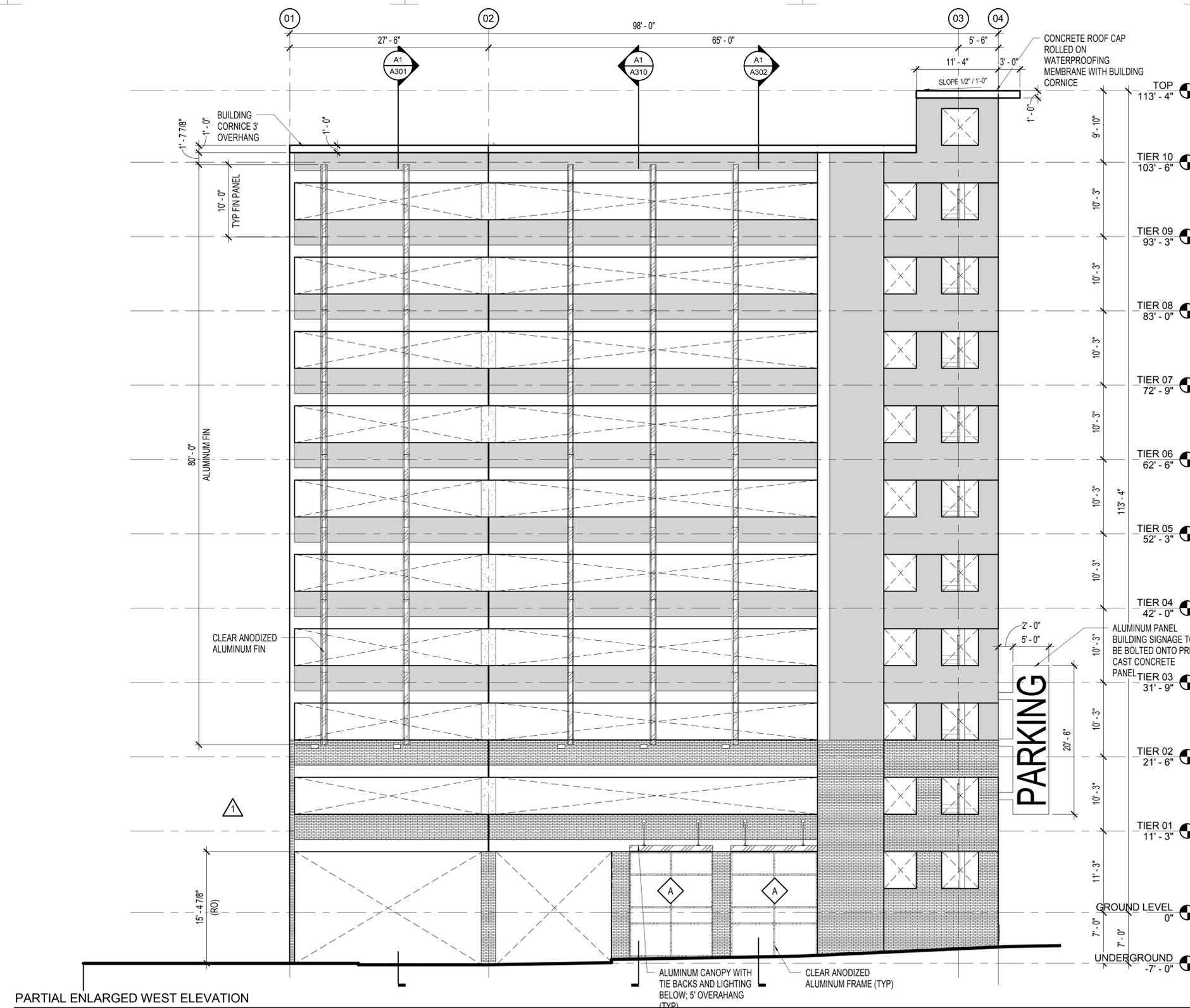
SHEET TITLE

ENLARGED BUILDING ELEVATIONS, PLANS & DETAILS

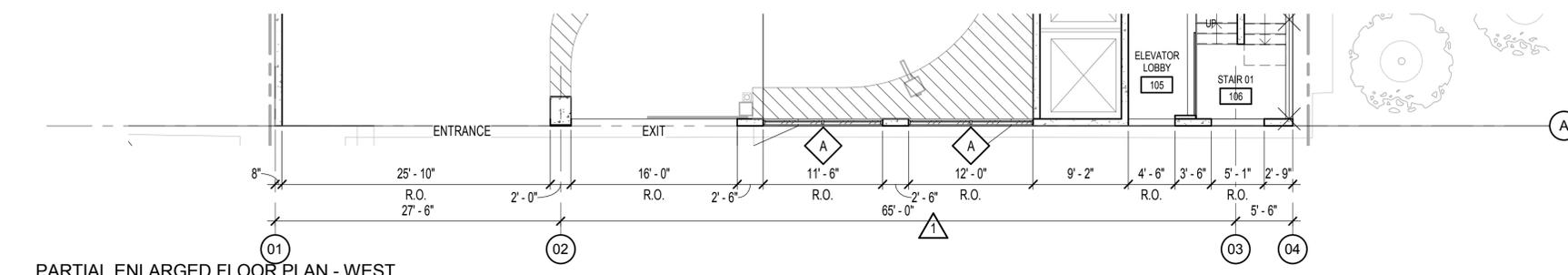
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PRELIMINARY  
NOT FOR CONSTRUCTION PERMIT  
OR REGISTRATION PURPOSES  
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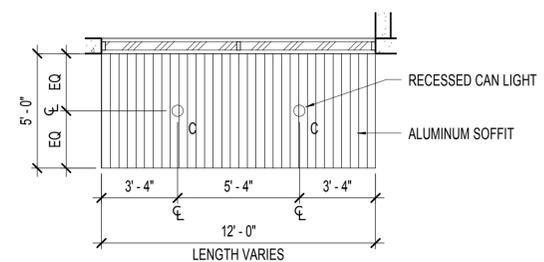
A201



PARTIAL ENLARGED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL ENLARGED FLOOR PLAN - WEST  
SCALE: 1/8" = 1'-0"



A1 ENLARGED TYPICAL CANOPY REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

**PROJECT TITLE**

**S+R FRANKLIN  
GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

**MATERIAL LEGEND**

-  PRECAST CONCRETE
-  VENNEN BRICK
-  TEXTURED PAINT
-  CHAIN LINK METAL FENCE
-  CLEAR ANODIZED ALUMINUM

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

**PROJECT NO:** 151122

**DRAWN BY:** Author

**CHECKED BY:** JLS

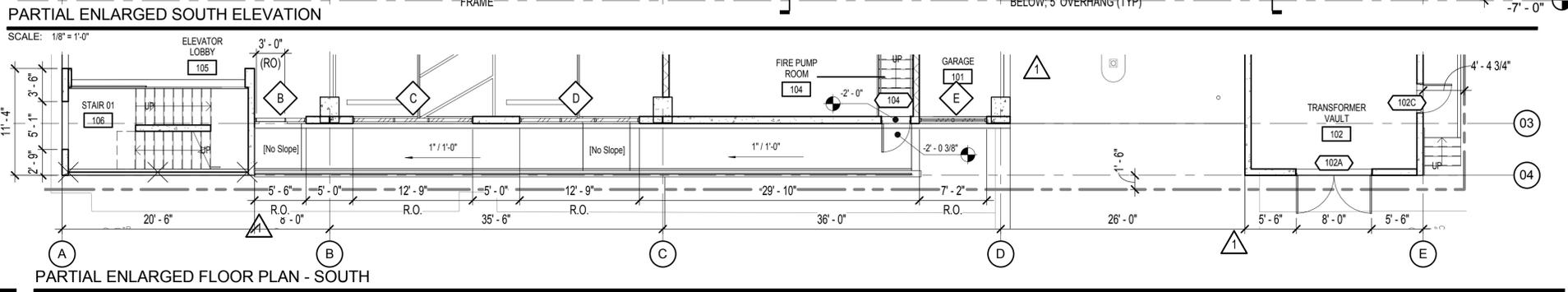
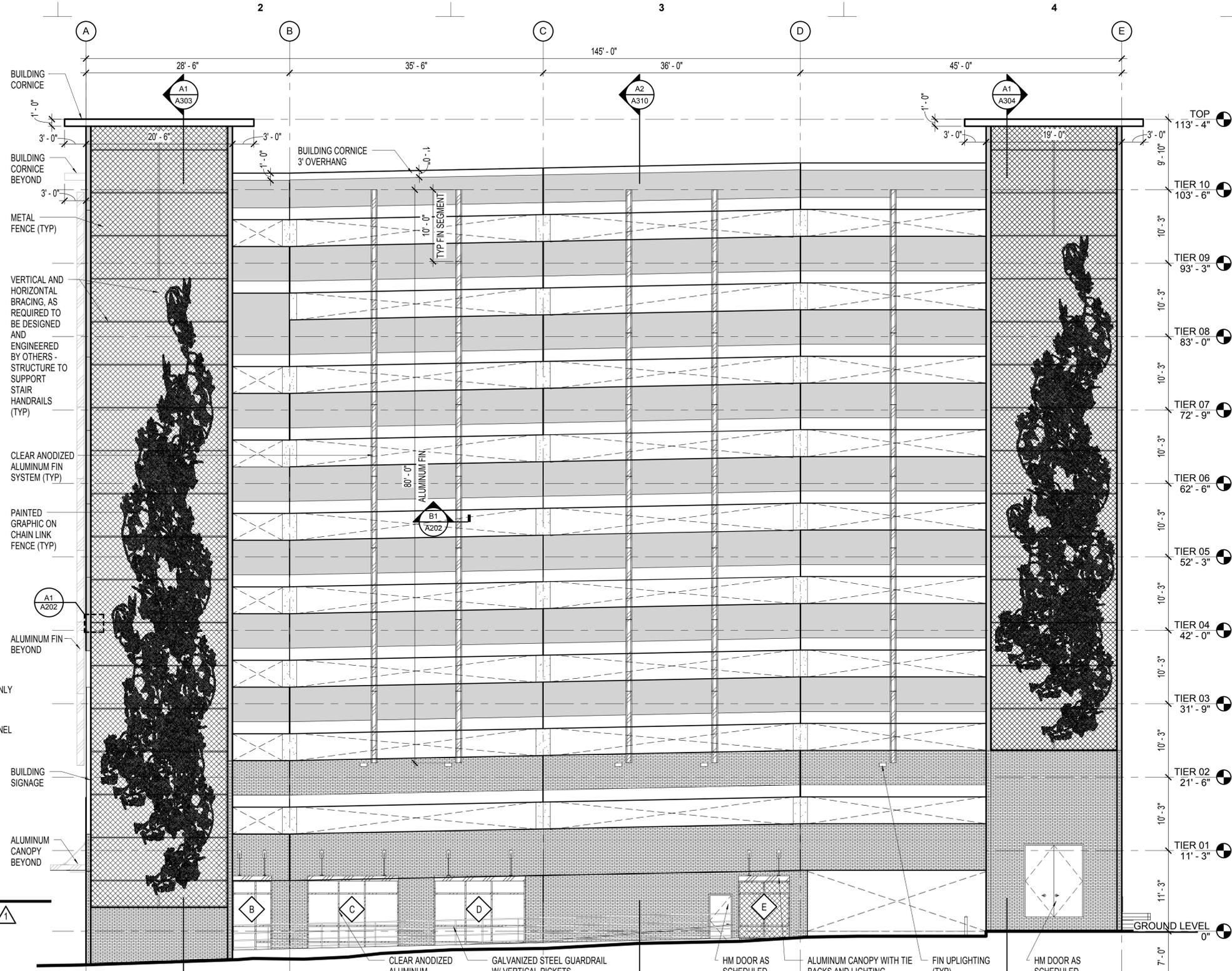
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**ENLARGED BUILDING  
ELEVATIONS, PLANS &  
DETAILS**

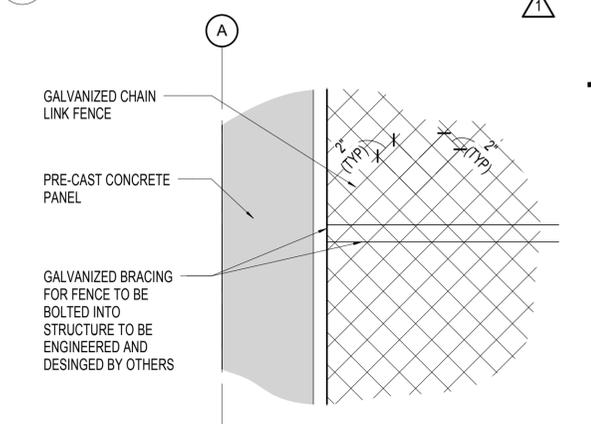
**SEAL** **SHEET NUMBER**

INTEGRAL  
REINFORCEMENT  
PREPARED  
FOR CONSTRUCTION PERMIT  
DESIGN LABOR APPROVAL  
CURRENT AS OF:

**A202**



**B1 ENLARGED FIN AT SPANDREL OPENING DETAIL**  
SCALE: 1 1/2" = 1'-0"



**A1 ENLARGED CHAIN LINK DETAIL**  
SCALE: 1 1/2" = 1'-0"



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D

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B

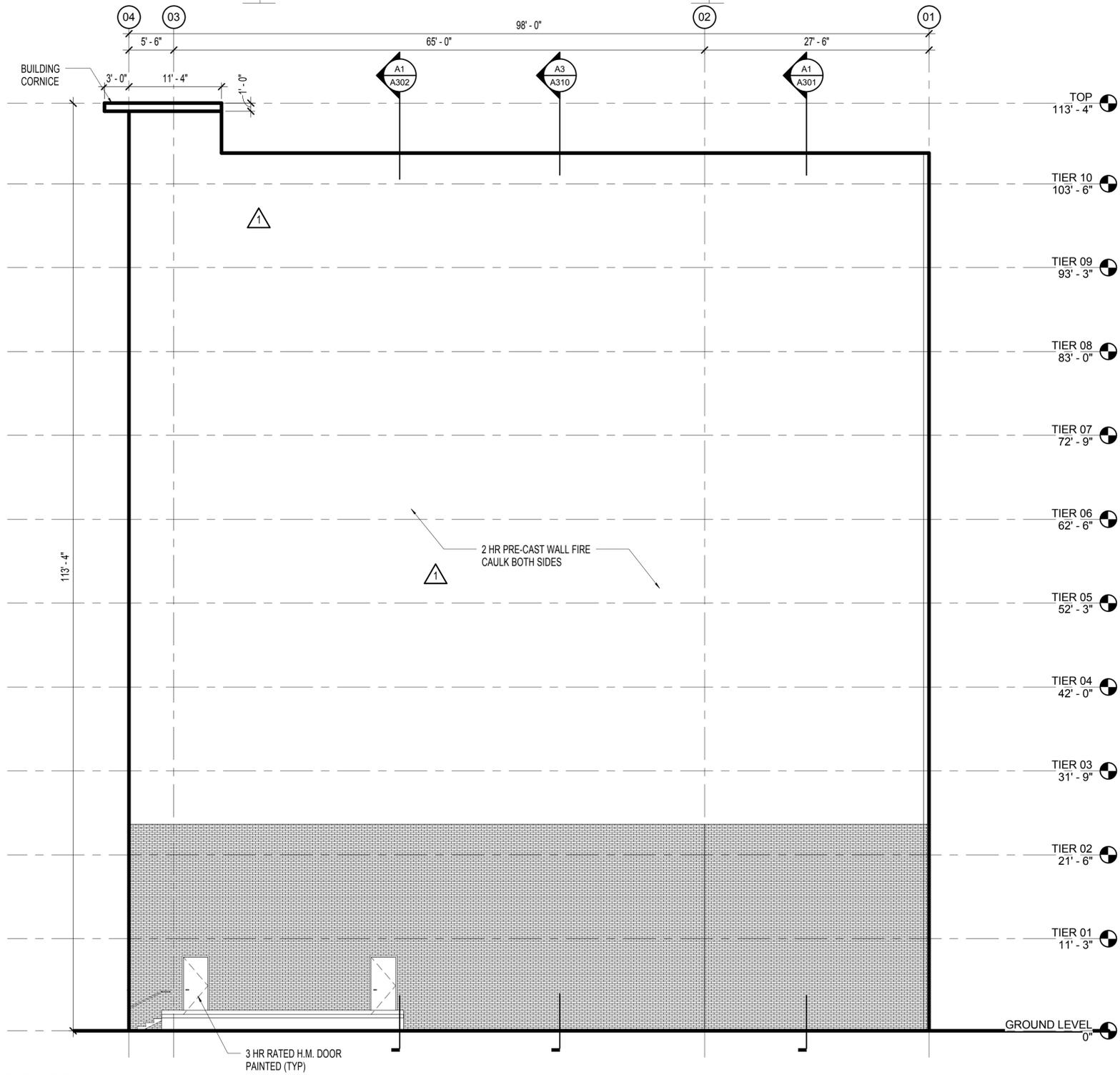
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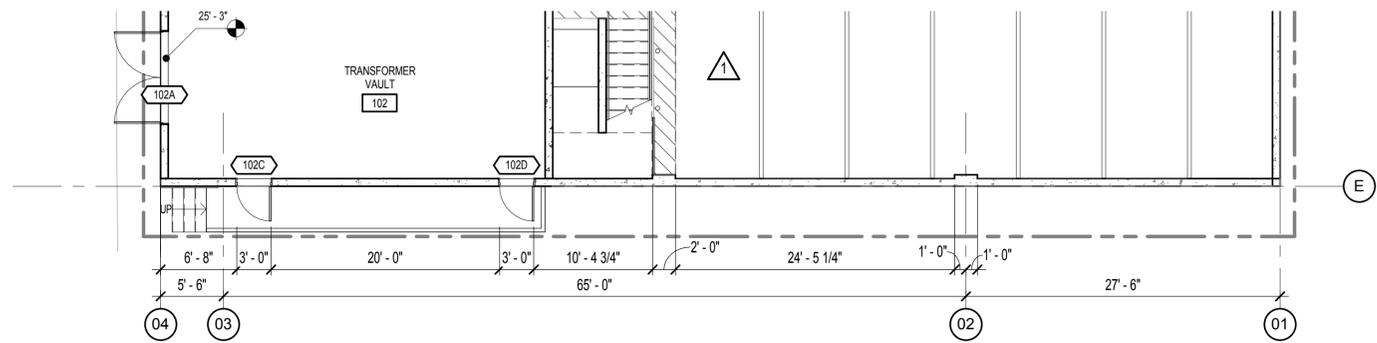
3

4



PARTIAL ENLARGED EAST ELEVATION

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



PARTIAL ENLARGED FLOOR PLAN - EAST

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

powers brown architecture

1314 Texas Ave., 2nd Floor  
Houston, Texas 77002  
713.224.0456  
713.224.0457 fax  
www.powerbrown.com

PROJECT TITLE

S+R FRANKLIN GARAGE

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
SCOTT + REID

GENERAL NOTES

MATERIAL LEGEND

-  PRECAST CONCRETE
-  VENNER BRICK
-  TEXTURED PAINT
-  CHAIN LINK METAL FENCE
-  CLEAR ANODIZED ALUMINUM

	DATE	REVISION
	2016-01-29	ISSUE FOR PRICING
	2016-02-03	ISSUE FOR PERMIT
1	2016-03-31	ADDENDUM 1

PROJECT NO: 151122

DRAWN BY: JLS

CHECKED BY: JLS

SHEET TITLE

ENLARGED BUILDING  
ELEVATIONS, PLANS &  
DETAILS

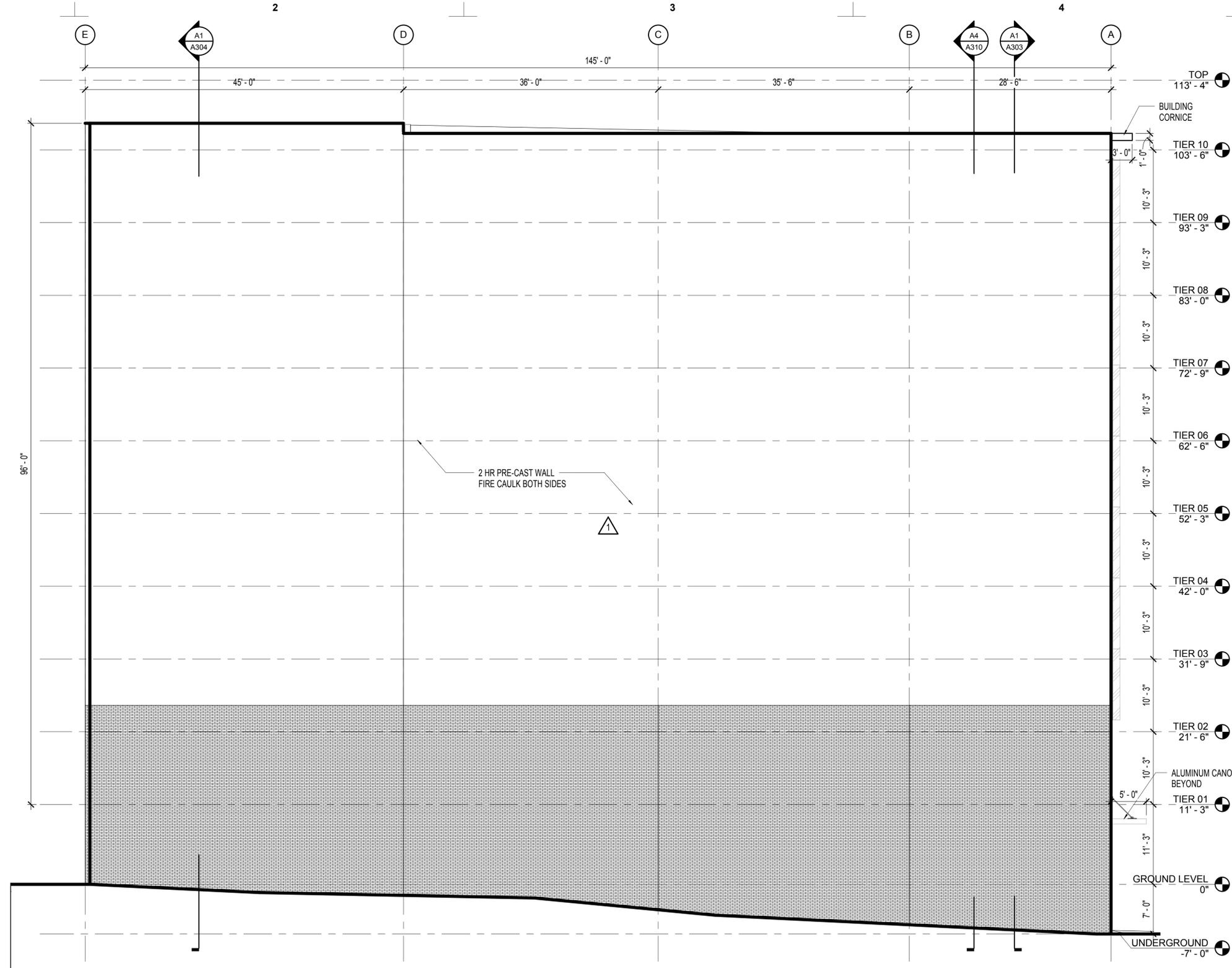
SEAL

SHEET NUMBER

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NOT FOR CONSTRUCTION PERMIT  
OR REGULATORY ADOPTION  
CURRENT AS OF:

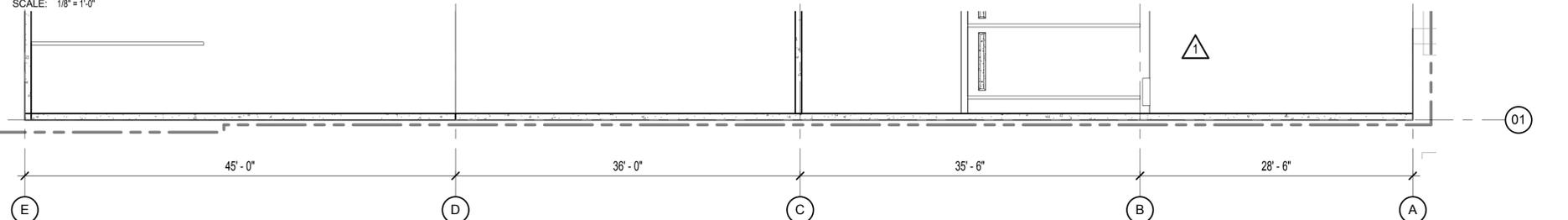
A203

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PARTIAL ENLARGED NORTH ELEVATION

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



PARTIAL ENLARGED FLOOR PLAN - NORTH

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

**PROJECT TITLE**

**S+R FRANKLIN GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
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**GENERAL NOTES**

**MATERIAL LEGEND**

-  PRECAST CONCRETE
-  VENNER BRICK
-  TEXTURED PAINT
-  CHAIN LINK METAL FENCE
-  CLEAR ANODIZED ALUMINUM

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122  
DRAWN BY: JLS  
CHECKED BY: JLS

**SHEET TITLE**  
**ENLARGED BUILDING ELEVATIONS, PLANS & DETAILS**

SEAL	SHEET NUMBER
 <small>INTEGRAL/SEAL REGISTRATION #62890 PREP MINISTRY NOT FOR CONSTRUCTION PERMIT OR RESUBMITTAL TO ANY AGENCY CURRENT AS OF:</small>	<b>A204</b>

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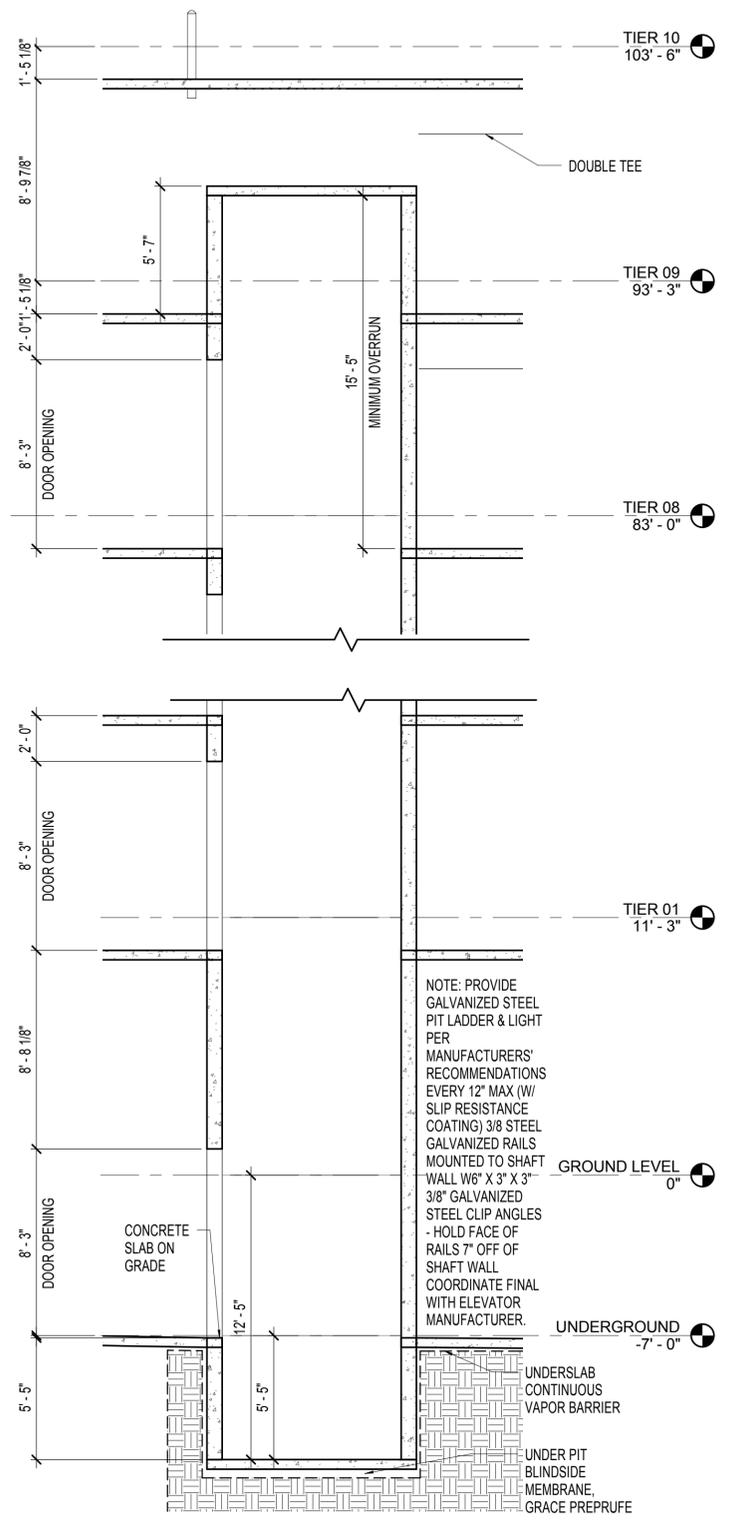
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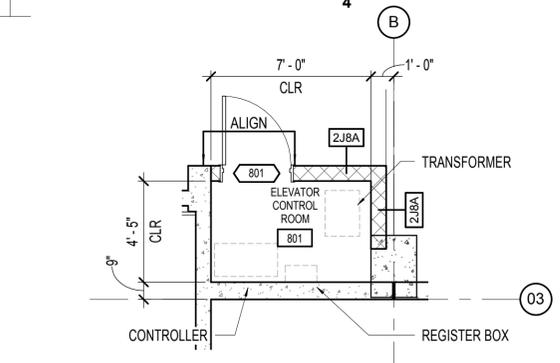
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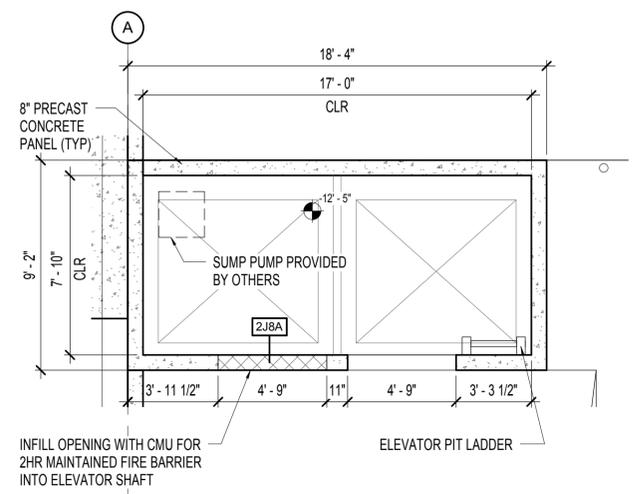
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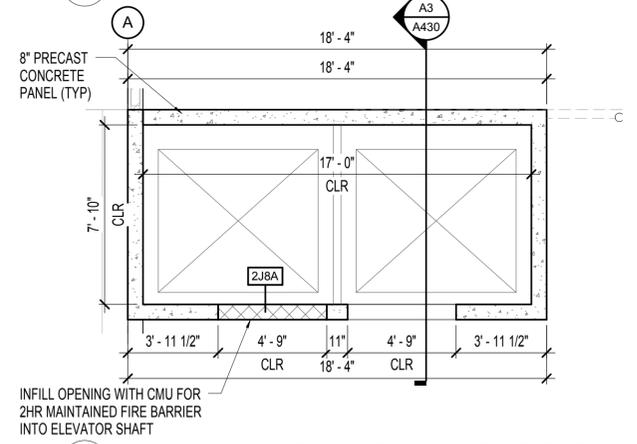
**A3 SECTION AT ELEVATOR**  
SCALE: 1/4" = 1'-0"



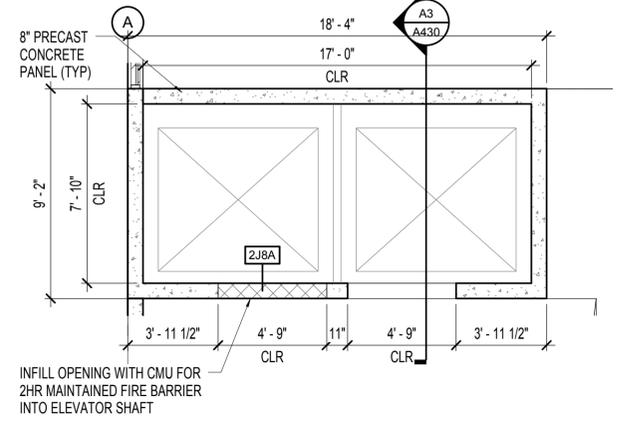
**D4 ENLARGED ELEVATOR CONTROL ROOM**  
SCALE: 1/4" = 1'-0"



**C4 ENLARGED ELEVATOR PIT**  
SCALE: 1/4" = 1'-0"



**B4 ENLARGED ELEVATOR AT TYPICAL TIER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



**A4 ENLARGED ELEVATOR AT GROUND LEVEL PLAN**  
SCALE: 1/4" = 1'-0"

**powers brown architecture**  
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 Houston, Texas 77002  
 713.224.0456  
 713.224.0457 fax  
 www.powersbrown.com

**PROJECT TITLE**  
**S+R FRANKLIN GARAGE**  
 805 Franklin St.  
 Houston Texas 77002  
 A PROJECT FOR  
**SCOTT + REID**

**GENERAL NOTES**

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

**PROJECT NO:** 151122  
**DRAWN BY:** JLS  
**CHECKED BY:** JLS

**SHEET TITLE**  
**ELEVATOR PLANS, SECTIONS AND DETAILS**

**SEAL** **SHEET NUMBER**  
**A430**

INFER DIMENSIONS  
 RESISTANCE W/ 4000  
 PREP MINOR  
 NOT FOR CONSTRUCTION PERMIT  
 (REVISIONS TO BE APPROVED)  
 CURRENT AS OF:

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PROJECT TITLE

S+R FRANKLIN GARAGE

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Houston Texas 77002

A PROJECT FOR  
SCOTT + REID

GENERAL NOTES

NOTES:

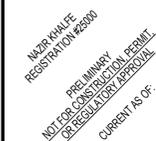
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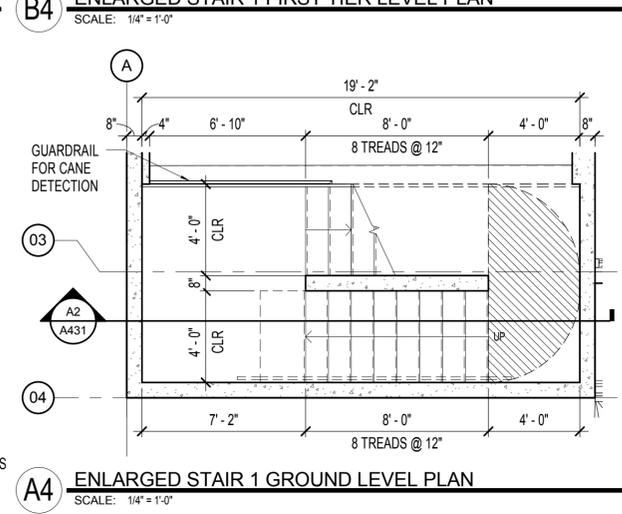
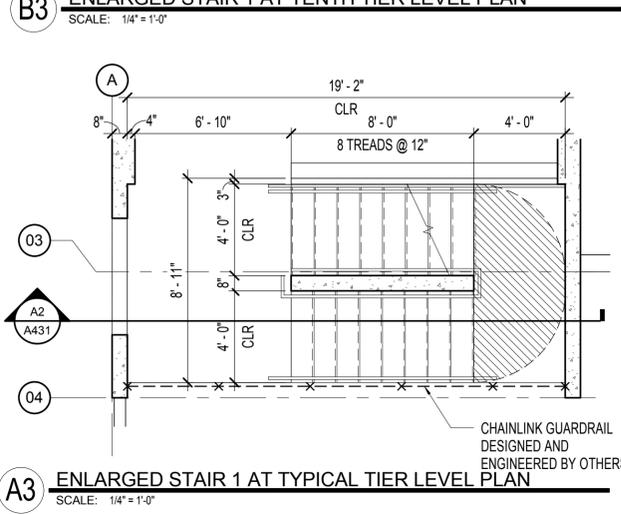
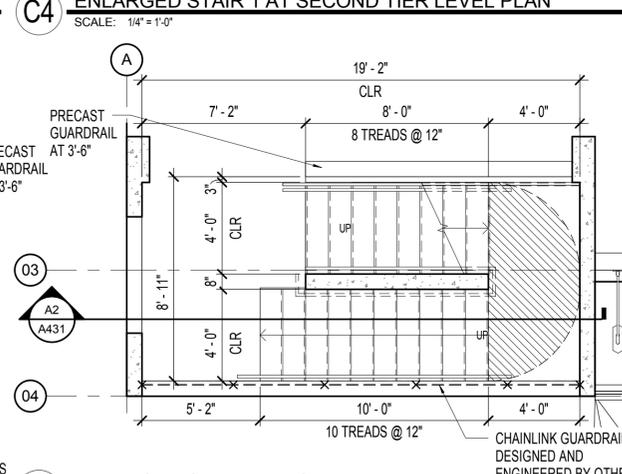
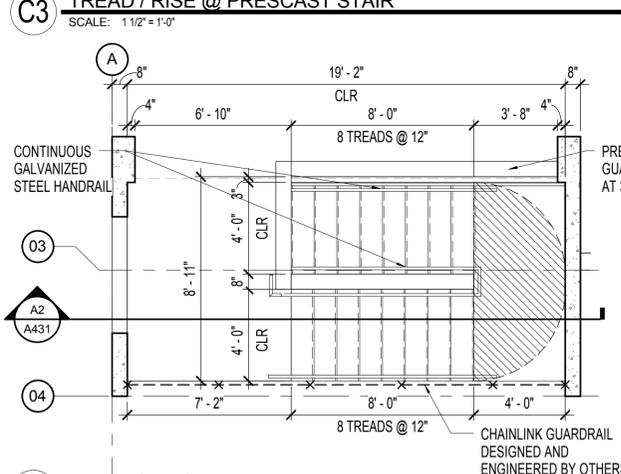
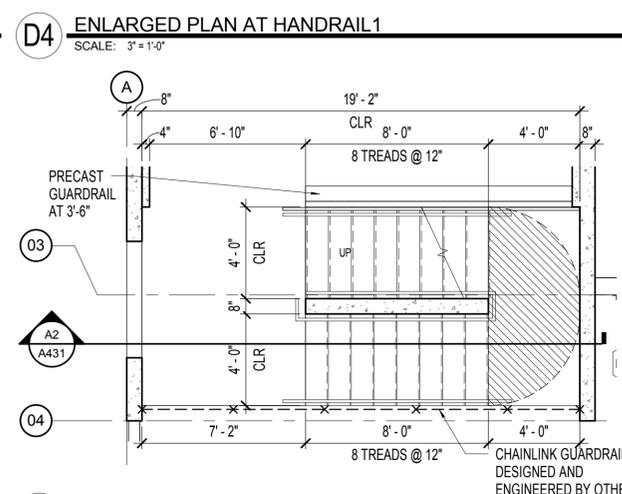
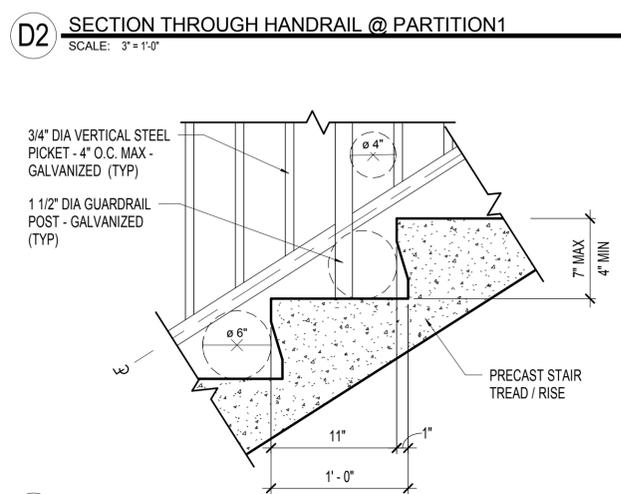
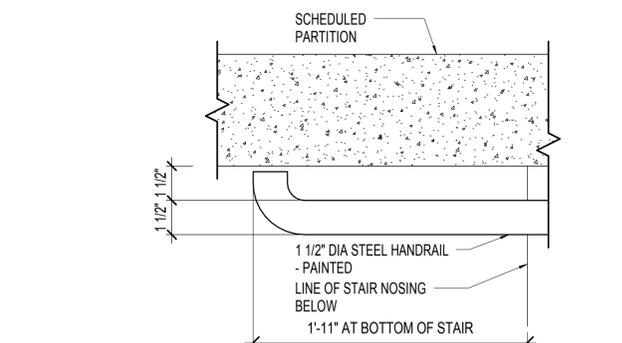
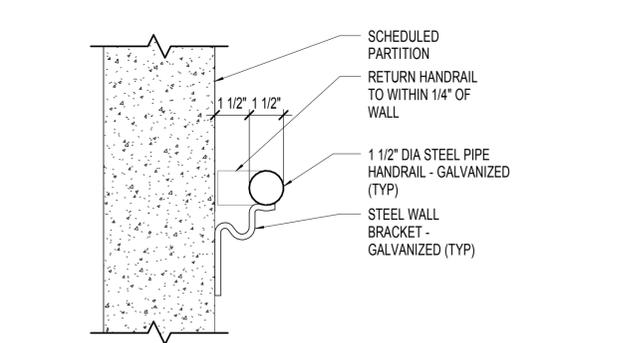
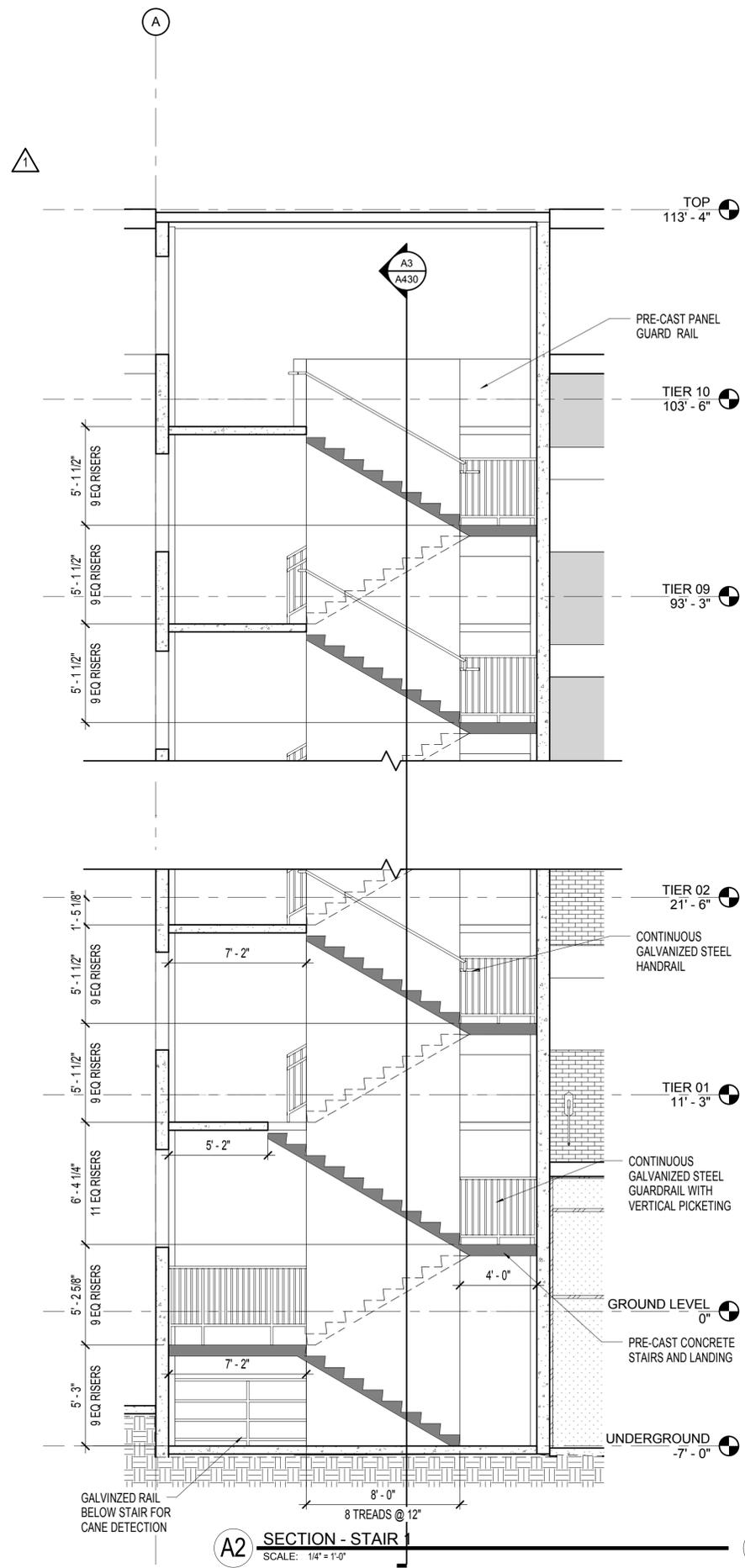
DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122  
 DRAWN BY: JLS, JB  
 CHECKED BY: DR

SHEET TITLE

STAIR 1 PLANS, SECTIONS AND DETAILS

SEAL	SHEET NUMBER
	A431



PROJECT TITLE

S+R FRANKLIN  
GARAGE

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
SCOTT + REID

GENERAL NOTES

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122

DRAWN BY: JB

CHECKED BY: DR

SHEET TITLE

STAIR 2, 4, AND 5 PLANS,  
SECTIONS AND DETAILS

SEAL SHEET NUMBER

INTEGRAL/IN-PLACE  
RESISTANCE W/6000  
PRE-MINNY  
NOT FOR CONSTRUCTION PERMIT  
OR REGULATORY APPROVAL  
CURRENT AS OF:  
**A432**

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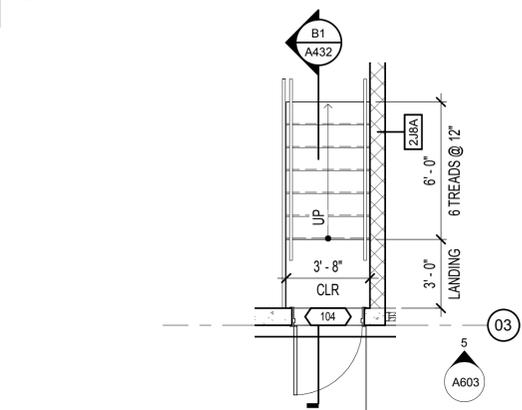
D

C

B

A

**B1** SECTION - STAIR 5  
SCALE: 1/4" = 1'-0"



**A1** ENLARGED STAIR 5 AT GROUND LEVEL PLAN  
SCALE: 1/4" = 1'-0"

1

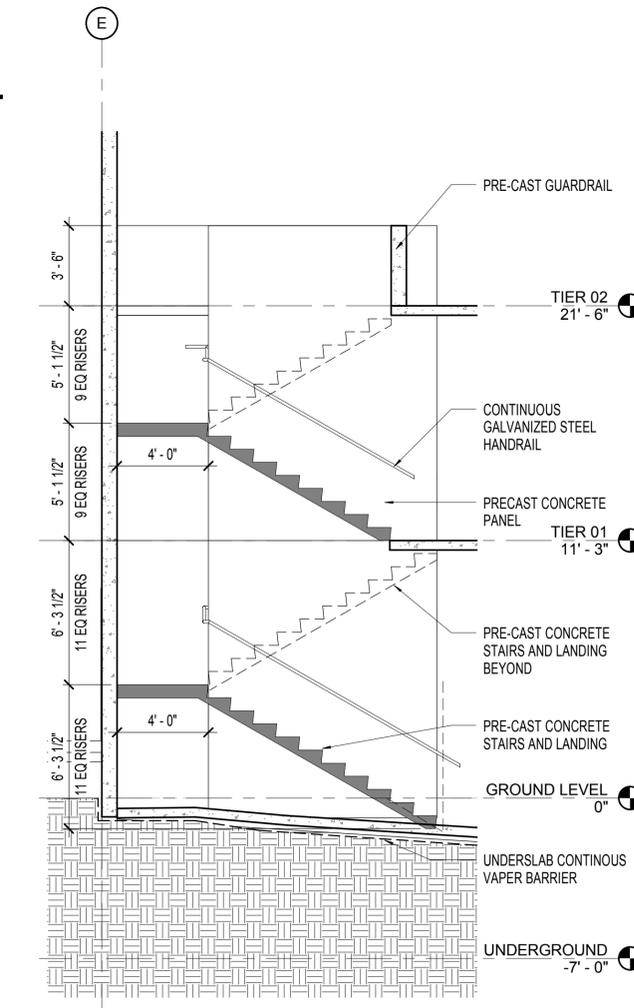
**C2** SECTION THROUGH GUARDRAIL / HANDRAIL  
SCALE: 1 1/2" = 1'-0"



2

**A3** SECTION - STAIR 2  
SCALE: 1/4" = 1'-0"

3



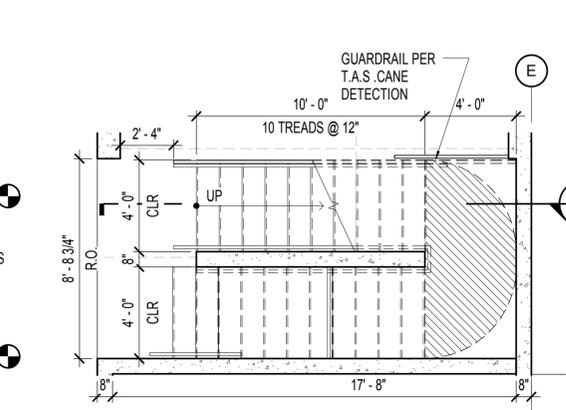
**A3** SECTION - STAIR 2  
SCALE: 1/4" = 1'-0"

3

**C4** ENLARGED STAIR 2 AT SECOND TIER LEVEL PLAN  
SCALE: 1/4" = 1'-0"



**B4** ENLARGED STAIR 2 AT FIRST TIER LEVEL PLAN  
SCALE: 1/4" = 1'-0"



**A4** ENLARGED STAIR 2 AT GROUND LEVEL PLAN  
SCALE: 1/4" = 1'-0"

4



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PROJECT TITLE

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GARAGE

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Houston Texas 77002

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GENERAL NOTES

NOTES:

A. LOADS ON HANDRAIL AND GUARDRAIL SYSTEMS: ALL HANDRAIL AND GUARDRAIL SYSTEMS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LB (0.89 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE HANDRAIL OR TOP RAIL, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE TO PRODUCE THE MAXIMUM LOAD EFFECT ON THE ELEMENT BEING CONSIDERED. FURTHER, ALL HANDRAIL AND GUARDRAIL SYSTEMS SHALL BE DESIGNED TO RESIST A LOAD OF 50 LB/FT (POUND-FORCE PER LINEAR FOOT) (0.73 KN/M) APPLIED IN ANY DIRECTION ALONG THE HANDRAIL OR TOP RAIL. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOAD SPECIFIED IN THE PRECEDING PARAGRAPH, AND THIS LOAD NEED NOT BE CONSIDERED FOR THE FOLLOWING OCCUPANCIES: 1. ONE- AND TWO-FAMILY DWELLINGS, 2. FACTORY, INDUSTRIAL, AND STORAGE OCCUPANCIES, IN AREAS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND THAT SERVE AN OCCUPANT LOAD NOT GREATER THAN 50. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LB (0.22 KN) ON AN AREA NOT TO EXCEED 12 IN. BY 12 IN. (305 MM BY 305 MM) INCLUDING OPENINGS AND SPACE BETWEEN RAILS AND LOCATED SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS. REACTIONS DUE TO THIS LOADING ARE NOT REQUIRED TO BE SUPERIMPOSED WITH THE LOADS SPECIFIED IN EITHER PRECEDING PARAGRAPH.

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1

PROJECT NO: 151122

DRAWN BY: JB

CHECKED BY: DR

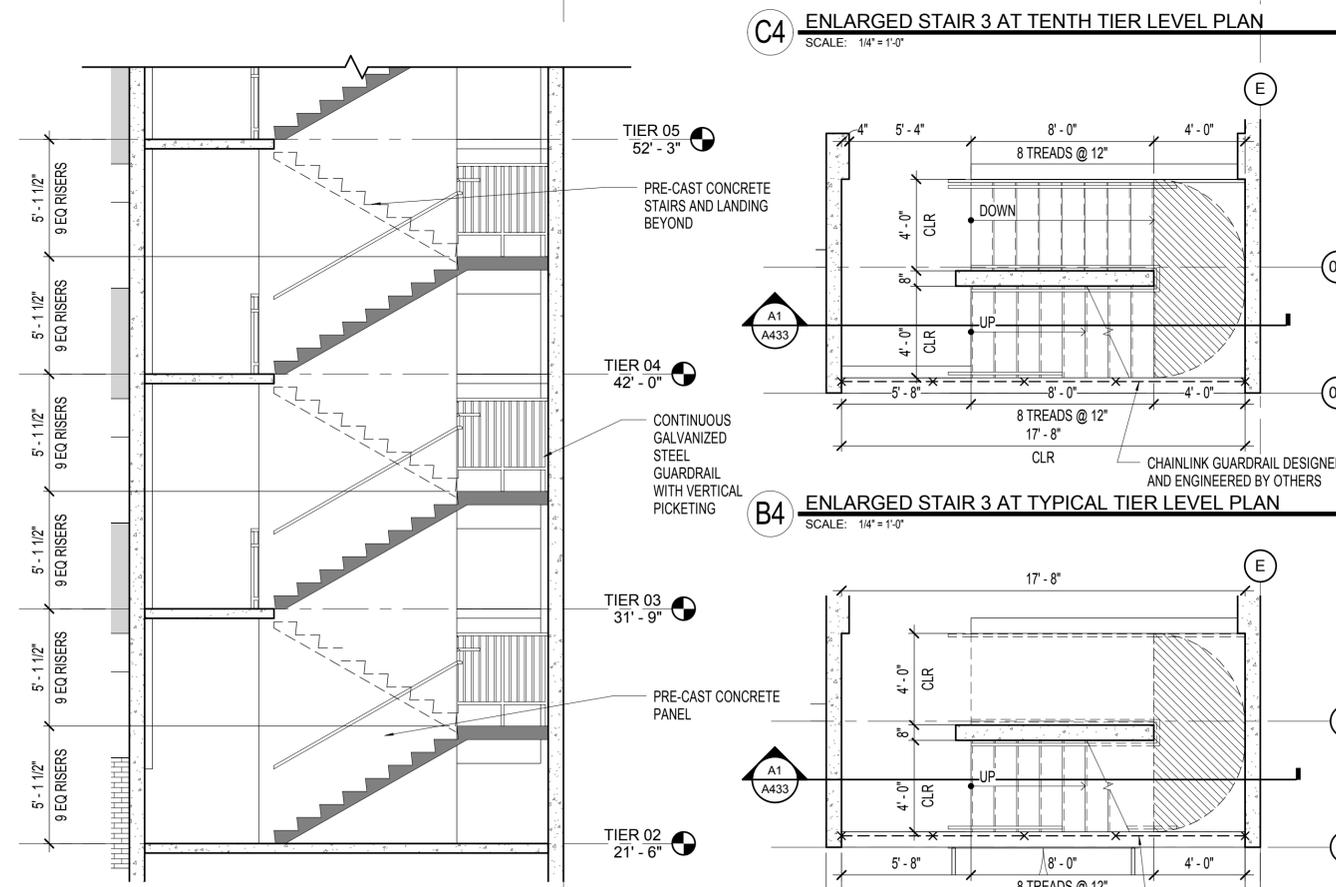
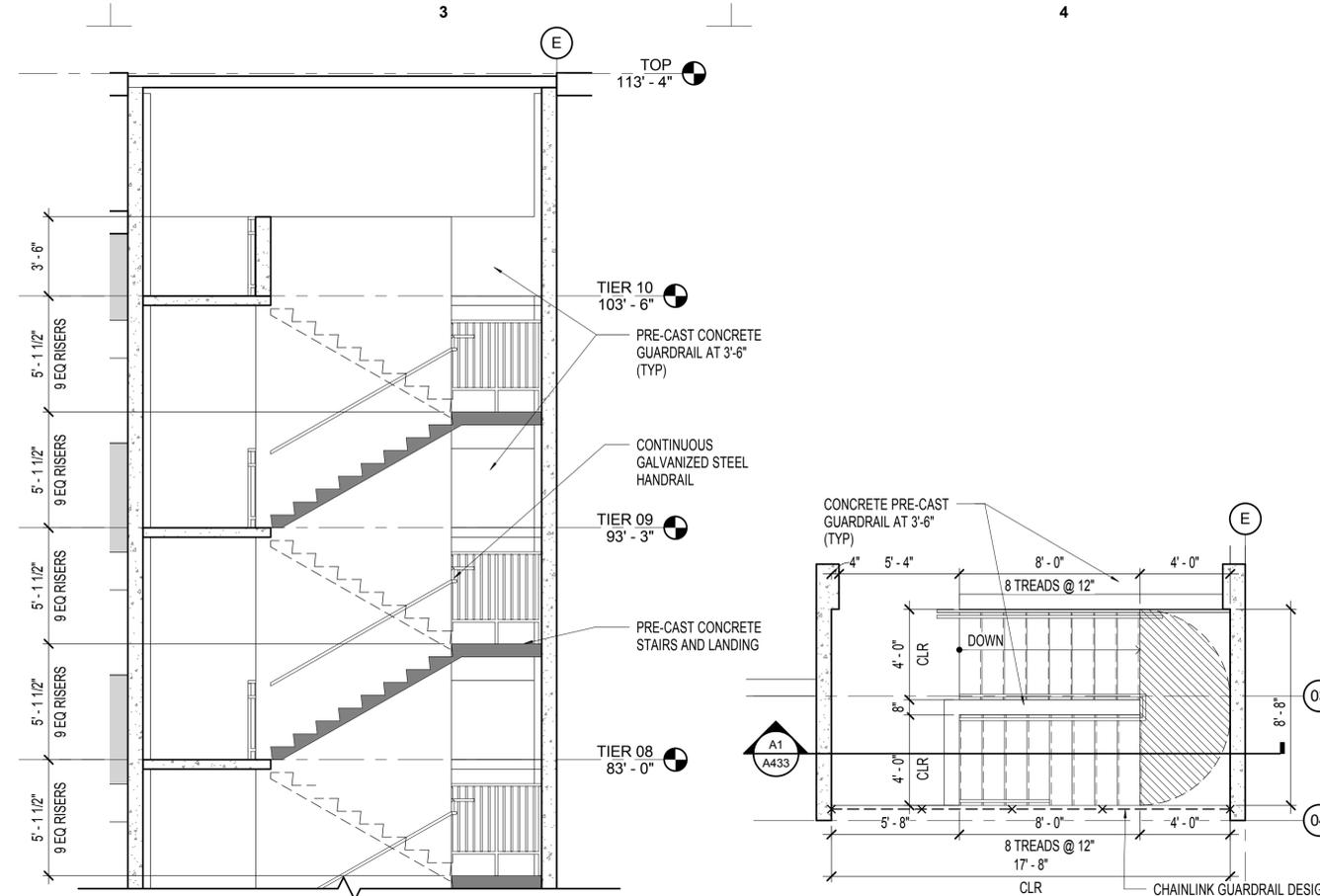
SHEET TITLE

STAIR 3 PLANS,  
SECTIONS AND DETAILS

SEAL SHEET NUMBER

A433

INVESTIGATE  
RESISTANCE W/2000  
PRELIMINARY  
NOT FOR CONSTRUCTION PERMIT  
OR REGULATORY APPROVAL  
CURRENT AS OF:



A1 SECTION - STAIR 3  
SCALE: 1/4" = 1'-0"

A4 ENLARGED STAIR 3 AT SECOND TIER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

B4 ENLARGED STAIR 3 AT TYPICAL TIER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

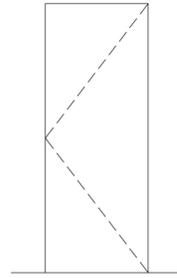
C4 ENLARGED STAIR 3 AT TENTH TIER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

C:\Users\banan\Documents\151122\_Central\_banan.rvt

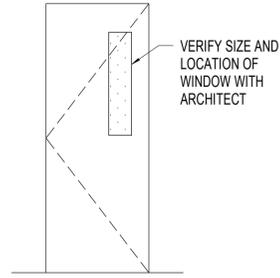
8/31/2016 11:33:23 AM

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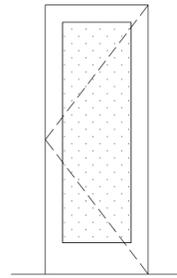
# DOOR ELEVATIONS



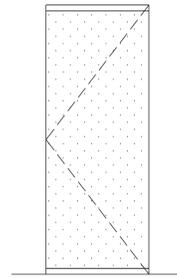
TYPE "A"



TYPE "B"



TYPE "C"



TYPE "D"



TYPE "E"

# DOOR & FRAME SCHEDULE

Location	Number	Type	Description	Dimensions			DOOR MATERIAL		FRAME MATERIAL		Hardware Set	Fire Rating	Remarks
				Width	Height	Thickness	Door Material	Finish	Material	Finish			
TRANSFORMER VAULT	102A	A	DOUBLE	8' - 0"	10' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED	01	3HR	WATER PROF GATE AND SEALS
TRANSFORMER VAULT	102C	A	SINGLE	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED	03	3HR	
TRANSFORMER VAULT	102D	A	SINGLE	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED	03	3HR	
FIRE PUMP ROOM	104	A	SINGLE	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED	02	2HR	CLOSER REQUIRED
ELEVATOR CONTROL ROOM	801	A	SINGLE	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED	02	2HR	CLOSER REQUIRED

# DOOR HARDWARE SCHEDULE

**HW SET: 1.0**  
Doors: V1  
Description: Exterior HM Pair- Vault - Rated

QTY	DESCRIPTION	MANUFACTURER	MODEL	QTY	MANUFACTURER
8	Hinge	T4A3386	4-1/2" x 4-1/2" NRP	US32D	McKinney
1	CVR Exit Device- NL	7160F	632F	630	Yale
1	CVR Exit Device- EO	7160F	EO	630	Yale
1	Rim Cylinder	1109		626	Yale
2	Closer w/ Stop Arm	4420		689	Yale
2	Kickplate	K1050	8" x 2" LDW 4BE CSK	US32D	Rockwood
1	Threshold	2005AT			Pemko
1	Perimeter Seal	2891APK			Pemko
1	Rain Guard	346C			Pemko
2	Sweep	3452AV			Pemko
2	Astragal	18041CNB			Pemko

**HW SET: 2.0**  
SINGLE - RATED - ELEVATOR CONTROL ROOM

QTY	EA	DESCRIPTION	MANUFACTURER	MODEL	QTY	MANUFACTURER
4	EA	HINGE	TA2714	4.5 X 4.5	652	McKinney
1	EA	STOREROOM LOCK	ML2057	110X	626	Corbin Russwin
1	EA	SURFACE CLOSER	8501	(Mnt Closer on Room Side)	689	Norton
1	EA	KICK PLATE	K1050	10" x 2"LDW	630	Rockwood
1	EA	DOOR STOP	446		626	Rockwood
1	SET	PERIMETER SEALS	S773	BL		Pemko

**HW SET:3.0**  
SINGLE - RATED HOLLOW METAL EGRESS ONLY DOOR, TRANSFORMER ROOM

QTY	EA	DESCRIPTION	MANUFACTURER	MODEL	QTY	MANUFACTURER
4	EA	HINGE	T4A3386	4.5 X 4.5 NRP	630	McKinney
1	EA	EXIT DEVICE - EXIT ONLY	ED5200	EO	630	Corbin Russwin
1	EA	SURFACE CLOSER w/ STOP	CLP8501		689	Norton
1	EA	KICK PLATE	K1050	10" x 2"LDW	630	Rockwood
1	SET	PERIMETER SEALS	2891APK			Pemko
1	EA	DOOR SWEEP w/ DRIP EDGE	345ANB			Pemko
1	SET	PERIMETER SEALS	S773	BL		Pemko
1	EA	LIP THRESHOLD	2005AT			Pemko

**powers brown architecture**

1314 Texas Ave., 2nd Floor  
Houston, Texas 77002  
713.224.0456  
713.224.0457 fax  
www.powerbrown.com

## PROJECT TITLE

**S+R FRANKLIN GARAGE**

805 Franklin St.  
Houston Texas 77002

A PROJECT FOR  
**SCOTT + REID**

## GENERAL NOTES

DATE	REVISION
2016-01-29	ISSUE FOR PRICING
2016-02-03	ISSUE FOR PERMIT
1 2016-03-31	ADDENDUM 1
2 2016-04-29	ADDENDUM 2

PROJECT NO: 151122

DRAWN BY: RP, JB

CHECKED BY: DR

SHEET TITLE

**DOOR AND FRAME SCHEDULE**

SEAL SHEET NUMBER

POWER BROWN ARCHITECTURE  
REGISTERED ARCHITECTS  
NOT FOR CONSTRUCTION PERMIT  
REFRESH AND/OR REISSUE  
CURRENT AS OF:

**A602**

