

RICHARD WARREN, PRESIDENT
SHELLEY FULLER, BOARD MEMBER
RACHEL COTTON, BOARD MEMBER
CHUCK ENGELKEN, BOARD MEMBER



DANNY EARP, BOARD MEMBER
JOHNNY MORALES, BOARD MEMBER
NANCY OJEDA, VICE-PRESIDENT

CITY OF LA PORTE DEVELOPMENT CORPORATION MEETING AGENDA

Notice is hereby given of a meeting of the City of La Porte Development Corporation to be held on August 24, 2020, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, beginning at 5:00 PM to consider the following items of business:

Social distancing protocols will be in effect in the Council Chambers Remote. Remote participation is available also. Attend via a screen using this link: <https://us02web.zoom.us/j/81943740591?pwd=ZXFiMEE3amVrM2lrNWJzVkIDR2hMQT09>. Join by phone at 888.475.4499 or 877.853.5257. The meeting ID is 819 4374 0591. The password is 410277.

1. **CALL TO ORDER**
2. **CITIZEN COMMENT** (Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)
3. **AUTHORIZATIONS**
 - (a) Presentation, discussion, and possible action to approve the minutes of the July 27, 2020, meeting. [President Warren]
 - (b) Presentation, discussion, and possible action to elect a President and Vice President for Fiscal Year 2020-2021, per Section 3.02 of the La Porte Development Corporation's Bylaws. [Jason Weeks, Assistant City Manager]
 - (c) Presentation, discussion, and possible action to approve a proposed economic development incentive agreement with Marion (Marty) and Vicki Campise in connection with 100 W. Main Street, an incentive project for the refurbishment and renovation of the old bank building located at 100 W. Main Street in La Porte, Texas, in an amount not to exceed \$85,000.00. [Jason Weeks, Assistant City Manager]
4. **SET NEXT MEETING**
5. **BOARD COMMENTS***Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Committee members and City staff, for which no formal action will be discussed or taken.*
6. **ADJOURN**

If, during the course of the meeting and discussion of any items covered by this notice, the La Porte Development Corporation Board determines that a Closed or Executive Session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the La Porte Development Corporation Board will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5019), two working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the August 24, 2020, La Porte Development Corporation Board agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF

POSTING _____

TIME OF

POSTING _____

TAKEN DOWN _____

Lee Woodward

Lee Woodward, City Secretary

RICHARD WARREN, PRESIDENT
NANCY OJEDA, VICE-PRESIDENT
CHUCK ENGELKEN, BOARD MEMBER
VACANT, BOARD MEMBER



DANNY EARP, BOARD MEMBER
JOHNNY MORALES, BOARD MEMBER
SHELLEY FULLER, BOARD MEMBER

MINUTES OF THE LA PORTE DEVELOPMENT CORPORATION BOARD MEETING OF JULY 27, 2020

The City of La Porte Development Corporation Board met on Monday, July 27, 2020, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 5:00 p.m., with the following in attendance:

Board members present: Richard Warren, Dany Earp, Shelley Fuller

Board members attending remotely: Chuck Engelken, Nancy Ojeda, Johnny Morales

Board members absent: Rachel Cotton

Council-appointed members present: Corby Alexander, City Manager; Lee Woodward, City Secretary; Clark Askins, Assistant City Attorney

1. **CALL TO ORDER** – President Warren called the meeting to order at 5:00 p.m.
2. **CITIZEN COMMENT** (*Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.*)

There were no speakers.

3. **CONSENT AGENDA** (*Approval of Consent Agenda items authorize each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Committee present at this meeting.*)

(a) **Approve the minutes of the meeting held on April 27, 2020. [Richard Warren, President]**

Board member Engelken moved to approve the minutes of the April 27, 2020, meeting; the motion was adopted, 6-0.

4 PUBLIC HEARING AND ASSOCIATED MATTERS

(a) **The Board will hear comments from the public on 100 W. Main Street Renovation Project, a project to promote and develop new and expanded business enterprises, specifically for site, infrastructure, and related improvements at 100 West Main Street, which location is legally described as Lots 18, 19, 20, & 21 & the south 14 feet of Lot 22, Block 60, Town of La Porte Subdivision, in a total amount not to exceed \$85,000.00. [Jason Weeks, Assistant City Manager]**

Corby Alexander, City Manager, provided a brief summary. The public hearing opened at 5:05 p.m. The public hearing ended at 5:06 p.m.

5. AUTHORIZATIONS

(a) **Presentation, discussion, and possible action to approve the 100 W. Main Street Renovation Project, a project to promote and develop new and expanded business enterprises, specifically for site, infrastructure, and related improvements at 100 W. Main Street, which location is legally described as Lots 18, 19, 20, and 21, and the south 14 feet of Lot 22, Block 60, Town of La Porte Subdivision, in a total amount not to exceed \$85,000.00. [Jason Weeks, Assistant City Manager]**

Corby Alexander, City Manager, provided a brief summary. Board member Earp moved to approve an incentive grant in the amount of \$85,000.00 to the applicant, Marion (Marty) Campise, for the refurbishment/renovation of 100 W. Main Street; the motion was adopted, 6-0.

- (b) Presentation, discussion, and possible action to approve an enhancement grant to Marion (Marty) and Vicki Campise for a refurbishment/renovation of the old bank building located at 100 W. Main Street in downtown La Porte. [Jason Weeks, Assistant City Manager]**

Corby Alexander, City Manager, provided a brief summary. Board member Earp moved to approve an enhancement grant for \$50,000.00 to Marion (Marty) and Vicki Campise for a refurbishment/renovation of 100 W. Main Street; the motion was adopted, 6-0.

- (c) Presentation, discussion, and possible action to approve the Office of Economic Development's proposed La Porte Development Corporation budget for FY 2020-2021. [Jason Weeks, Assistant City Manager]**

Board member Engelken moved to approve the La Porte Development Corporation fiscal year 2020-2021 economic development budget: the motion was adopted, 6-0.

6. SET DATE FOR NEXT MEETING

The next meeting was scheduled for August 24, 2020.

- 7. *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Committee members and City staff, for which no formal action will be discussed or taken.***

There were no comments.

- 8. ADJOURN – The meeting was adjourned at 5:30 p.m.**

Lee Woodward, City Secretary



**REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD
AGENDA ITEM**

Agenda Date Requested: <u>August 24, 2020</u>
Requested By: <u>Jason Weeks, Asst. City Mgr.</u>
Department: <u>Administration/CMO</u>
<input type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	_____
Account Number:	_____
Amount Budgeted:	_____
Amount Requested:	_____
Budgeted Item:	<input type="radio"/> Yes <input type="radio"/> No

Exhibits: Bylaws for the Corporation

SUMMARY & RECOMMENDATION

According to Section 3.02 of the Bylaws for the La Porte Development Corporation, the Board is required to elect a President and Vice-President for the next fiscal year by October 1st. The current President is Richard Warren and the current Vice-President is Nancy Ojeda.

Staff recommends the Board electing a President and Vice President for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

ACTION REQUIRED BY THE BOARD

Consider and elect a President and Vice-President for the La Porte Development Corporation Board for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

Approved for the La Porte Development Corporation Board meeting agenda

Corby D. Alexander, City Manager

Date

**BYLAWS
OF THE
CITY OF LA PORTE
DEVELOPMENT CORPORATION**

These bylaws govern the affairs of the CITY OF LA PORTE DEVELOPMENT CORPORATION (the "Corporation") a nonprofit corporation organized under Article 5190.6, Section 4B, Vernon's Annotated Texas Civil Statutes, as amended (the 'Act').

ARTICLE I

PURPOSES

General Purposes

1.01. The Corporation acts on behalf of the City of La Porte, Texas in furtherance of the public purposes of the Act and may engage in any project authorized under Section 2(10) or Section 4B of the Act.

Powers

1.02. The Corporation has all the powers both express and implied, granted to corporations governed by Section 4B of the Act and by the Texas Non-profit Corporation Act.

ARTICLE II

OFFICES

Principal Office

2.01. The principal office of the Corporation in the State of Texas is located at 604 West Fairmont Parkway in La Porte; Harris County; Texas. The Corporation may provide for additional offices or change the location of any office.

Registered Office and Agent

2.02. The Corporation shall comply with the requirements of the Act and maintain a registered office and registered agent in Texas. The registered office may, but need not, be identical with the Corporation's principal office in Texas. The Corporation may change the registered office and the registered agent as provided in the Act.

ARTICLE III

BOARD OF DIRECTORS

Management of the Corporation

3.01. The affairs of the Corporation shall be managed by the Board of Directors.

Number, Qualifications and Tenure of Directors

3.02. The Board of Directors shall consist of seven members appointed by the City Council of the City of La Porte, Texas, for staggered two year terms of office. Not less than three (3) directors shall be persons who are not employees, officers or members of the governing body of the City of La Porte, Texas. Each director must reside within the City of La Porte, Texas.

The Board of Directors shall appoint a President and Vice-President by October 1 of each year. The President shall be the presiding officer for meetings and the Vice-President shall act in the President's absence.

Vacancies

3.03. A vacancy occurring upon the Board of Directors shall be filled for the unexpired term by appointment by the City Council of the City of La Porte, Texas.

Annual Meeting

3.04. The annual meeting of the Board of Directors shall be held during the month of March of each year. The Board of Directors shall designate the time and location of the annual meeting.

Regular Meetings

3.05. The Board of Directors may provide for regular meetings by resolution stating the time and place of such meetings. The meeting shall be held within the City of La Porte, Texas, at a location designated by the Board of Directors.

Special Meetings

3.06. Special meetings of the Board of Directors may be held at the request of the President or any three Directors. A person or persons calling the meeting shall fix the time and location of the meeting.

The person or persons calling a special meeting shall notify the secretary of the Corporation of the information required to be included in the notice of the meeting. In addition to the posting of a meeting notice in accordance with these bylaws, a copy of each such meeting notice shall be delivered to each director not less than seventy-two hours before the time of the meeting. A meeting notice shall be deemed delivered to any director when deposited in the United States mail addressed to the director at his or her address as it appears on the records of the Corporation. Such additional notice may be waived in writing by a director at any time either before or after the time of the meeting and such additional notice shall be deemed waived by

attendance.

Notice of Meetings

3.07. The Corporation shall be considered a "governmental body" within the meaning of Texas Government Code, Sec. 551.001, and notice of each meeting shall be given in accordance with the provisions of Texas Government Code, Chapter 551 (The Texas Open Meetings Act).

Quorum

3.08. Four (4) Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. The presence of a director may not be established by proxy. No business shall be conducted, nor shall any action be taken by the Board of Directors in the absence of a quorum.

Duties of Directors

3.09. Directors shall exercise ordinary business judgment in managing the affairs of the Corporation. In acting in their official capacity as directors of the Corporation, directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Corporation and which are not unlawful and shall refrain from actions not in the best interest of the Corporation or which would be unlawful. A director shall not be liable if, in the exercise of ordinary care, the director acts in good faith relying on written financial and legal statements provided by an accountant or attorney retained by the Corporation.

Duties of President

3.10. The president shall be the chief executive officer of the Corporation. The president shall supervise and control all of the business and affairs of the Corporation. When the execution of any contract or instrument shall have been authorized by the Board of Directors, the president shall execute same except where such power is expressly delegated to another officer of the Corporation. The president shall perform other duties prescribed by the Board of Directors and all duties incident to the office of president.

Actions of Board of Directors

3.11. The Board of Directors shall try to act by consensus. However, the vote of a majority of directors present at a meeting at which a quorum is present shall be sufficient to constitute the act of the Board of Directors.

Proxy Voting Prohibited

3.12. A director may not vote by proxy.

Removal of Directors

3.13. The Board of Directors and each member thereof serves at the pleasure of the City Council of the City of La Porte, Texas, which may remove any director at any time, either with or without cause.

Committees

3.14. The Board of Directors may by resolution establish one or more special or standing committees. Such committees shall have the powers, duties and responsibilities established by the Board. The committees shall keep regular minutes of their meetings and report the same to the Board of Directors when required.

Compensation of Directors

3.15. The directors shall not receive any salary or compensation for their services. Directors may be reimbursed for their actual expenses incurred in the performance of their duties. Travel expenses shall be reimbursed under the City's travel policy.

Attendance

3.16. Regular attendance at the Board meetings is required of all directors. Members who miss more than twenty-five (25%) of called meetings, except for medical reasons, shall be subject to removal by City Council.

Ex-Officio Members

3.17. The City Council may appoint Ex-Officio members to the Board of Directors as it deems appropriate. These representatives shall have the right to take part in any discussion of open meetings, but shall not have the power to vote in the meetings. Ex-Officio members shall serve a term of one calendar year.

ARTICLE IV

OFFICERS

Officer Positions

4.01. The officers of the Corporation shall be a secretary who shall be the City Secretary (or their designee) of the City of La Porte, Texas and a treasurer who shall be the Finance Director (or their designee) of the City of La Porte, Texas.

Terms of Officers

4.02. The officers of the Corporation shall serve as long as they are employed by the City of La Porte, Texas.

Removal of Officers

4.03. Any officer may be removed by the City Council of the City of La Porte, Texas at any time, with or without good cause.

Vacancies

4.04. A vacancy in any office may be filled by the City Council of the City of La Porte, Texas for the unexpired portion of the officer's term.

Secretary

4.05. The Secretary shall:

- ◆ Give all notices as provided in the bylaws or as required by law.
- ◆ Take minutes of the meetings of the Board of Directors and keep the minutes as part of the corporate records.
- ◆ Maintain custody of the corporate records, authenticate corporate documents and affix the seal of the Corporation as required.
- ◆ Keep a register of the mailing address of each director and officer of the Corporation.
- ◆ Perform duties as assigned by the president or Board of Directors.
- ◆ Perform all duties incident to the office of secretary.

Treasurer

4.06. The treasurer shall:

- ◆ Have charge and custody of and be responsible for all funds and securities of the Corporation.
- ◆ Receive and give receipts for moneys due and payable to the Corporation from any source.
- ◆ Deposit all moneys in the name of the Corporation in banks, trust companies, or other depositories as provided by these bylaws.
- ◆ Write checks and disburse funds to discharge obligations of the Corporation.
- ◆ Maintain the financial books and records of the Corporation.
- ◆ Prepare financial reports at least annually.
- ◆ Perform other duties as assigned by the Board of Directors.
- ◆ Prepare an annual budget.
- ◆ Perform all duties incident to the office of treasurer.

◆ **Compensation of Officers**

4.07. The officers shall not receive any salary or compensation for their services. Officers may be reimbursed for their actual expenses incurred in the performance of their duties. Travel expenses shall be reimbursed under the City's travel policy.

ARTICLE V

TRANSACTIONS OF THE CORPORATION

Contracts

5.01. The Board of Directors may authorize any officer or agent of the Corporation to enter into a contract or execute and deliver any instrument in the name of or on behalf of the Corporation. This authority may be limited to a specific contract or instrument or it may extend to any number and type of possible contracts and instruments.

Depository Bank

5.02. All funds of the Corporation shall be deposited with the City's depository bank.

Potential Conflicts of Interest

5.03. The members of the Board of Directors are local public officials within the meaning of Texas Local Government Code Chapter 171. If a director has a substantial interest in a business entity or real property which is the subject of deliberation by the Board of Directors, the director shall file an affidavit with the secretary of the Corporation stating the nature and extent of the interest. Such affidavit shall be filed prior to any vote or decision upon the matter by the Board of Directors, and the interested director shall abstain from any vote or decision upon the matter.

Council Approval

5.04. The Board of Directors shall obtain prior City Council approval of all real estate acquisitions, real estate leases for over one year and or any long-term leases; contracts, expenditures, or debts over \$15,000.00; and bond issues or other debt extending beyond one year. The Board of Directors shall have the authority to enter into all other budgeted transactions without prior City Council approval. Amendments to the budget must be approved by the City Council.

ARTICLE VI

BOOKS AND RECORDS

Required Books and Records;

6.01. The Corporation shall maintain:

- ◆ Correct and complete books and records of account.
- ◆ The Corporation's books and records shall include a file endorsed copy of all documents filed with the Texas Secretary of State relating to the Corporation, including, but not limited to, the Articles of Incorporation, any articles of amendment, restated articles, articles of merger, articles of consolidation, and statement of change of registered office or agent.
- ◆ A copy of the bylaws and any amended versions or amendments to the bylaws.
- ◆ Minutes of the proceedings of the Board of Directors.
- ◆ A list of names and addresses of the directors and officers of the Corporation.
- ◆ A financial statement showing the assets, liabilities, and net worth of the Corporation at the end of the three most recent fiscal years.
- ◆ A financial statement showing the income and expenses of the Corporation for the three most recent fiscal years.
- ◆ All rulings, letters, and other documents relating to the Corporation's federal, state and local tax status.
- ◆ The Corporation's federal, state and local information or income tax returns for each of the Corporation's three most recent tax years.
- ◆ Annual budget which is approved by City Council.

Records Open to Public

6.02. The Corporation shall be considered a "governmental body" within the meaning of the Texas Government Code, Sec. 552.003 and all records of the Corporation shall be made available to the public for inspection or reproduction in accordance with the requirements of the Texas Government Code, Chapter 552 (The Texas open Records Act).

Audits

6.03. The Corporation's books are required to be audited by the City's independent auditor on an annual basis. Cost of the audit will be paid by the Corporation.

ARTICLE VII

PERSONNEL

7.01. Any full-time or part-time personnel positions that the Corporation may establish will be subject to the personnel policies of the City. The City Manager has full authority in personnel matters.

ARTICLE VIII

AMENDMENTS TO BYLAWS

8.01. The bylaws may be altered, amended, or repealed by the affirmative vote of four or more members of the Board of Directors with the consent of the City Council of the City of La Porte, Texas or shall be altered, amended or repealed at the direction of the City Council of the City of La Porte.

ARTICLE IX

MISCELLANEOUS PROVISIONS

Legal Authorities Governing Construction of Bylaws

9.01. The bylaws shall be construed in accordance with the laws of the State of Texas. All references in the bylaws to statutes, regulations, or other sources of legal authority shall refer to the authorities cited, or their successors, as they may be amended from time to time. It is expressly provided that the provisions of the Development Corporation Act of 1979 applicable to corporations governed under Section 4B of that Act are incorporated within these bylaws by reference. In the event of any conflict between the applicable provisions of such Act and these bylaws, then the applicable provisions of such Act shall control.

Legal Construction

9.02. If any bylaw provision is held to be invalid, illegal or unenforceable in any respect, the invalidity, illegality or unenforceability shall not affect any other provision and the bylaws shall be construed as if the invalid, illegal, or unenforceable provision had not been included in the bylaws.

Headings

9.03. The headings used in the bylaws are used for convenience and shall not be considered in construing the terms of the bylaws.

Seal

9.04. The Board of Directors shall provide for a corporate seal. Such seal would consist of two concentric circles containing the words "City of La Porte Development Corporation", and "Texas" in one circle and the "incorporated" together with the date of incorporation of the Corporation in the other circle.

Parties Bound

9.05. The bylaws shall be binding upon and inure to the benefit of the directors, officers and agents of the Corporation and their respective heirs, executors, administrators, legal representatives, successors and assigns except as otherwise provided in the bylaws.

Fiscal Year

9.06. The fiscal year of the Corporation shall begin on the first day of October of each year and end on the last day of September of the following year.

Effective Date

9.07. These bylaws, and any subsequent amendments hereto, shall be effective of and from the date upon which approval has been given both by the Board of Directors and the City Council of the City of La Porte, Texas.

Adopted this October 6th, 1999

Patricia Musto
President of the Board

CERTIFICATE OF SECRETARY

I certify that I am the duly elected and acting secretary of the CITY OF LA PORTE DEVELOPMENT CORPORATION, and the foregoing Bylaws constitute the Bylaws of the Corporation. These Bylaws were duly adopted at a meeting of the Board of Directors held on the 6th day of October, 1999, and approved and ratified by the City Council of the City of La Porte, Texas, at a meeting held on the 12th day of July, 1999.

Signed this 6th day of October, 1999.

Mattha A. Hells
Secretary of the Corporation



REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: <u>August 24, 2020</u>
Requested By: <u>Jason Weeks, Asst. City Mgr.</u>
Department: <u>Administration/CMO</u>
<input type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>Special Programs</u>
Account Number:	<u>038-6030-565-9997</u>
Amount Budgeted:	_____
Amount Requested:	<u>\$85,000</u>
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Exhibits: Development Agreement, Incentive Application, Design & Site Plans

SUMMARY & RECOMMENDATION

On February 24, 2020, staff brought to the La Porte Development Corporation Board a project in downtown La Porte. The applicant Marion (Marty) and Vicki Campise have purchased the Main Street bank building, which was previously occupied by Becky's Ceramics. The building is located at 100 W. Main Street. The initial renovation proposal included remodeling the building to have two (2) or three (3) retail spaces, along with three (3) apartment units. There is a need to significantly remodel due to the roof needing to be completely replaced, the entire façade needing to be redone and the existing backlot needing to be turned into a children's playground and parking lot. The initial estimates put the applicant's investment at \$500,000. Staff ran the project through the EDC matrix, which indicated that this project would be eligible for a \$22,365 incentive. This project has the potential to have more intangible value to the City, specifically due to the foot traffic hub on Main Street.

On February 24th, the La Porte Development Corporation Board discussed the project and approved to move forward with an incentive package for this project in an amount not to exceed of \$85,000. As required by state law, a sixty (60) day public comment period needed to occur. The public "Notice of Proposed Project" was advertised in the Bay Area Observer on March 5, 2020. Since this date, staff has not received any citizen feedback regarding this incentive application.

Since the February 24th meeting, the applicant has moved further along on this project and has made some changes to the initial project. Currently, the applicant has secured agreements with two (2) tenants to occupy the first floor of this building. These tenants

are Goodies and the La Porte-Bayshore Chamber of Commerce. The primary reason for the reduction from three (3) to two (2) commercial business was due to the Chamber needing an additional 500 sq. ft. of space, thereby only allowing capacity for these two (2) commercial businesses. Additional changes reduced the number of apartments on the second floor from three (3) to two (2) due to a resident requiring 1800 sq. ft. of space. To-date, the applicant has secured rental tenants for the apartment units. The initial investment of the applicant was estimated at \$500,000; however, once the development team gathered the necessary documentation for the renovation, this estimate has increased to \$700,000. The total investment will be \$850,000, including land and building at \$150,000 and the total renovations.

In addition to a request for an incentive for this project, the applicant submitted a request for an enhancement grant in the amount of \$50,000. On July 27, 2020, the La Porte Development Corporation Board approved the enhancement grant in the amount of \$50,000 and conducted a public hearing on the incentive project in the amount of \$85,000 and approved moving forward with the incentive agreement. On August 24, the La Porte Development Corporation Board will consider the development agreement attached.

Summary

In order for Mr. & Mrs. Campise to make this project work they submitted for an additional application (in addition to the incentive grant) for an enhancement grant to aid in the refurbishment/renovation of the old bank building at 100 W. Main Street. The Board approved a \$50,000 reimbursement of his projected \$850,000 in façade, signage, roofing and parking eligible expenses. Due to this request being in excess of \$25,000, the application required action by the City Council, which will occur on August 24th. Staff has worked with the applicant and the City Attorney's Office to draft a development agreement concerning the additional funding through an incentive project for an amount not to exceed \$85,000. Below outlines details of this draft development agreement:

- Total cash incentive of \$85,000 with following payment schedule: two payments of \$40,000 and \$45,000
 - First payment of \$40,000, within 30 days of substantial completion of construction/ renovations. This payment is estimated to occur around January 2021.
 - Second payment of \$45,000 when building is occupied with four (4) full-time jobs (confirmed by documentation from each business stating such). The applicant will be responsible for maintaining jobs 5 years after 2nd payment. This payment is estimated to occur around June 2021.
- Claw-back provisions within the development agreement if the project doesn't maintain the four (4) jobs for five (5) years, each year potential claw-back amount decreases by \$17,000.

Also, this item will be considered for approval by the La Porte city Council on August 24th. Staff recommends the La Porte Development Corporation Board approve the

development agreement for the 100 W. Main Street project for the refurbishment/renovation of the old bank building located at 100 W. Main Street in La Porte, Texas not to exceed \$85,000.

ACTION REQUIRED BY BOARD

Consider, discuss and approve a Development Agreement for 100 W. Main Street, an incentive for refurbishment/renovation of the old bank building located at 100 W. Main Street in La Porte, Texas not to exceed \$85,000.

Approved for the La Porte Development Corporation Board meeting agenda.

Corby D. Alexander, City Manager

Date

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE LA PORTE DEVELOPMENT CORPORATION, AND MARION CAMPISE AND VICKI CAMPISE, FOR USE OF TYPE B DEVELOPMENT CORPORATION SALES TAX FUNDS

THIS AGREEMENT made by and entered into this 24th day of August 2020 between the La Porte Development Corporation, a Type B non-profit corporation operating under authority of Texas Local Government Code Chapters 501 and 505, hereinafter “LPDC”, and Marion Campise, hereinafter referred to as “Recipient”.

WITNESSETH:

WHEREAS, the voters of the City of La Porte authorized the levying of additional sales tax within the City for promotion of economic development and the LPDC is authorized to use such tax revenues for certain qualifying projects and other economic development related purposes; and

WHEREAS, Recipient is a Texas based commercial development company that specializes in rehabilitating underutilized commercial buildings; and

WHEREAS, Recipient wishes to renovate the exterior and interior of a the building located at 100 West Main Street., and make associated site improvements, for the purpose of operating a mixed use commercial and residential facility and which would 1) result in the expenditure by Recipient of an estimated \$650,000.00 in capital improvements; and 2) employ an estimated four (4) full time personnel; and

WHEREAS, Recipient has requested that LPDC provide financial incentives to Recipient to contribute towards the cost of renovation of the property at 100 West Main Street under a qualifying project of the LPDC for infrastructure, site and related improvements, as authorized by Texas Local Government Code Chapters 501 and 505, and it is the desire of LPDC to assist in the funding of same, finding that such expenditures will promote or develop new or expanded business enterprises.

WHEREAS, Texas law and the by-laws of the LPDC require that certain expenditures and projects by the LPDC be approved by the governing body of the City; and whereas the LPDC Board has duly approved such project and the expenditures for same have been authorized by the La Porte City Council; and

NOW THEREFORE, in consideration of the covenants and conditions stated herein, and in consideration of the mutual benefits that will accrue to each of the parties hereof, as well as to the citizens of the City of La Porte, Texas, the parties have agreed and do hereby agree as follows:

ARTICLE I

In consideration of Recipient renovating the existing structure at 100 West Main Street and operating a mixed use commercial and residential facility at the subject site ("Building" herein), which proposal was considered in that certain public hearing authorizing a proposed project for the expenditure of LPDC funds for the promotion or development of new or expanded business enterprises, held before the LPDC on July 27, 2020, LPDC agrees to provide Recipient an incentive package consisting of a cash payment in a total sum not to exceed \$85,000.00, to be distributed in two increments of \$40,000 and \$45,000.00 each, with each distribution conditioned on the attainment of certain performance thresholds, more specifically outlined as follows:

- 1) A cash incentive payment in an amount equal to \$40,000.00 will be distributed to Recipient by LPDC, upon a) receipt by LPDC of proof of substantial completion of renovation of the Building and b) proof of minimum capital investment in the amount of \$650,000.00 applied towards renovation of the Building and related infrastructure and site work, exclusive of the cost to Recipient to purchase the existing real estate tract and vacant building. However, in no case will the \$40,000.00 payment be made by LPDC if documentation substantiating 1) substantial completion of the renovation of the Building and 2) the expenditure of no less than \$650,000.00 applied towards capital improvements to the Building is not delivered to and received by LPDC by January 31, 2021. In the case that proof of substantial completion of renovation of the Building and minimum capital investment of \$650,000.00 applied towards capital improvements to the Building is presented to LPDC on or before said January 31, 2021 deadline, the LPDC shall convene a meeting of the LPDC Board of Directors for a date no later than forty-five (45) days after receipt of proof of substantial completion of the renovation of the Building and minimum capital investment of \$650,000.00 by LPDC from Recipient. Upon verification of the substantial completion of the Building and minimum capital investment of \$650,000.00, as reflected by formal vote of the LPDC Board of Directors that Recipient has satisfied the requirements of this paragraph, LPDC will then remit the \$40,000.00 to Recipient within a period not to exceed thirty (30) days.

In the case where Recipient fails to submit proof of substantial completion of renovation of the Building and proof of a minimum capital investment in the amount of \$650,000.00 by the January 31, 2021 deadline, despite being disqualified for the incentive payment Recipient will remain eligible to qualify for receipt of the \$45,000.00 incentive payment under Paragraph 2 below, in so far as the conditions precedent for permanent employment of four positions is established in such paragraph is met. However, in such case Recipient will be required to submit proof of substantial completion of renovation of the Building in order to qualify for the incentive payments outlined in Paragraph 2 below.

- 2) A cash incentive payment in an amount equal to \$45,000.00 will be distributed to Recipient by LPDC upon delivery to the LPDC of a) an employment roster evidencing that entities leasing space within the Building cumulatively employ a minimum of four (4) full time employees at the Building site as of June 30, 2021. However, in no case will the \$45,000.00 payment be made by LPDC if proof of the employment of a minimum of four (4) full time personnel as of June 30, 2021 is not delivered to and received by LPDC by August 30, 2021. Proof of employment, for purposes of this

agreement, may be satisfied by submission to LPDC by the said August 30, 2021 deadline of a) copies of Building site lessees' 941 Report to the Internal Revenue Service and C3 Report to the Texas Workforce Commission for each employee (but with social security numbers of each employee redacted) and b) a notarized statement executed by Building site lessees affirming that a cumulative four (4) full time employees are employed in positions permanently located at the Building site.

In the case that proof of employment of four (4) full-time personnel is presented to LPDC on or before said August 30, 2021 deadline, the LPDC shall convene a meeting of the LPDC Board of Directors for a date no later than forty-five (45) days after receipt of proof of employment by lessees at the Building site by Recipient. Upon verification of employment as reflected by formal vote of the LPDC Board of Directors, LPDC will then remit the \$45,000.00 to Recipient within a period not to exceed thirty (30) days.

In the event that Recipient qualifies for the \$45,000.00 incentive installment based upon proof of employment of four (4) full-time positions by lessees located at the Building site pursuant to Article 1, Paragraph 2, above, then in such case Recipient shall be required to prove the continuous employment by lessees at the Building site of a cumulative minimum of four (4) full-time positions, for a continuous five (5) year period. At the conclusion of each calendar year during such five (5) year period, beginning on December 31, 2021, through and including December 31, 2025, Recipient shall be required to submit to the LPDC proof of employment of a minimum of four (4) full-time positions at the Building site, in the manner required under Article 1, Paragraph 2, above. Should Recipient fail to provide proof of the employment of four (4) full-time employees at the end of a calendar year, then for that year Recipient shall be responsible for remitting to the LPDC the sum of \$17,000.00 representing recapture out of the previously awarded \$85,000.00 incentive paid under this Agreement. However, in the instance that Recipient provides proof of employment of a minimum of four (4) full-time positions at the end of a calendar year, Recipient shall be relieved from the obligation to remit to the LPDC \$17,000.00 recapture for that year.

If Recipient fails to qualify for the \$40,000 incentive installment provided for in Article I, Paragraph 1 but qualifies for payment of the \$45,000.00 payment under Article 1, Paragraph 2, then in that case the obligations of Recipient to maintain the continuous employment of four (4) full-time personnel at the Building site shall continue to apply, but in the case of failure to maintain employment of four (4) full-time employees at the Building site shall subject Recipient to the requirement to remit to the LPDC \$9000.00 as recapture out of the previously awarded \$45,000 incentive paid under this Agreement, instead of \$17,000.00.

ARTICLE II

All funds received as herein provided shall be solely for the purpose of contributing towards Recipient's costs in the renovation of the exterior and interior of the building located at 100 West Main Street and for the making of associated site and infrastructure improvements, to operate a mixed-use commercial and residential facility. Recipient further acknowledges that the incentive grant provided for herein is tied to a project of the LPDC for the promotion or development of new or expanded business enterprises, as authorized by Texas Local Government Code chapters 501 and 505.

ARTICLE III

Disbursement and/or retention of the cash incentive identified in Article I of this Agreement shall be made as follows:

- A. Disbursement shall be made to Recipient, subject to the satisfaction of the conditions precedent or conditions subsequent contained within Article I of this Agreement.
- B. LPDC's obligation to Recipient shall not exceed \$85,000.00, nor shall LPDC be obligated to reimburse Recipient for requests delivered to LPDC after the termination of this Agreement.

ARTICLE IV

Recipient understands that the funds paid to Recipient by the LPDC are derived from tax revenues collected under Texas Local Government Code 505.252, and that LPDC has estimated the tax revenues to be collected during the term of this Agreement. Recipient further understands, acknowledges, and agrees that if the tax revenue actually collected is less than 90% of the estimated tax revenues to be collected in any fiscal year during the term of this Agreement, LPDC will be under no obligation to provide funding to Recipient for any payment or payments during or after the fiscal year for which there is a revenue shortfall. Upon execution of the Agreement, funds will be placed in a City of La Porte designated commitment account for purposes of this Agreement.

ARTICLE V

In the event of any default by Recipient hereunder, including, but not limited to, use of the funds provided herein for purposes other than those stated in Article I of this Agreement, LPDC may cease all future payments hereunder and terminate this Agreement. In addition, LPDC shall have the right to reclaim and recapture, and Recipient shall refund, any funds that are not spent in accordance with the terms of this Agreement, including 1) LPDC funds spent by Recipient in contravention of this Agreement and 2) any LPDC funds previously paid to Recipient but not yet spent by Recipient. In each such case, the previously paid cash payment or payments shall be remitted to the LPDC within sixty (60) of receipt of written demand for same.

Any breach of this covenant shall be grounds for immediate termination of the distribution of funds.

ARTICLE VI

The term of this Agreement is for a period beginning on the date of approval by LPDC and ending July 31, 2026.

ARTICLE VII

All funds provided by the LPDC pursuant to this Agreement may be used only for the purposes authorized by this Agreement. Notwithstanding Article I, above, City shall be under no obligation to

make any fund disbursements if the reports required under this Article have not been delivered to the LPDC.

ARTICLE VIII

This Agreement does not create any joint venture, partnership, or agency relationship between the LPDC and Recipient. Recipient shall have exclusive control of, and the exclusive right to control the details of the work to be performed by Recipient hereunder and all personnel performing same, and shall be solely responsible for the acts and omissions of its officers, members, agents, servants, employees, subcontractors, program participants, volunteers, licensees, and invitees. In no event shall any person participating in or performing any of Recipient's duties or responsibilities hereunder be considered an officer, agent, servant, or employee of the LPDC.

ARTICLE IX

Recipient agrees to assume and does hereby assume all responsibility and liability for damages sustained by persons or property, whether real or asserted, by or from the carrying on of work by Recipient or in the performance of services performed and to be performed by Recipient hereunder. Recipient covenants and agrees to, and does hereby indemnify, defend, and hold harmless LPDC and all their respective officers, agents, and employees from all suits, actions, claims, and expenses of any character, including attorney's fees, brought for or incurred on account of any injuries or damages, whether real or asserted, sustained by any person or property by or in consequence of any intentional or negligent act, omission, or conduct of Recipient, its agents, servants or employees.

ARTICLE X

This Agreement may be amended by the mutual agreement of the Parties hereto in writing to be attached to and incorporated into this Agreement.

ARTICLE XI

Recipient shall adhere to all local, state, and federal laws and regulations that may affect its actions made pursuant to this Agreement, and shall maintain in effect during the term of this Agreement any and all federal, state, and local licenses and permits which may be required of Recipients generally.

ARTICLE XII

Recipient may not assign this Agreement, or any of the benefits provided herein including but not limited to incentive payments identified in Article I, without the written consent of LPDC.

ARTICLE XIII

The waiver by LPDC of any breach of any term, condition, or covenant herein contained shall not be deemed a waiver of any subsequent breach of the same, or any other term, condition, or covenant.

ARTICLE XIV

The obligations of the Parties to this Agreement are performable in Harris County, Texas and if legal action is necessary to enforce same, venue shall lie in Harris County, Texas.

ARTICLE XV

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

ARTICLE XVI

This Agreement may be executed in triplicate, each of which shall be deemed an original and constitute one and the same instrument.

ARTICLE XVII

Neither LPDC nor Participant shall be required to perform any term, condition, or covenant in this Agreement so long as such performance is delayed or prevented by force majeure, which shall mean Acts of God, civil riots, floods, and any other cause not reasonably within the control of LPDC or Recipient except as herein provided, and which by the exercise of due diligence LPDC or Recipient is unable, wholly or in part, to prevent or overcome.

ARTICLE XVIII

In submitting this application, the applicant whose signature appears below affirms its intent and commitment to comply in full with Section 2264.052 of the Government Code and certifies that it does not and will not knowingly employ an undocumented worker during any time period associated with the public subsidy for which the application is being submitted. The applicant further certifies its understanding and agreement that if it is convicted of a violation of 8 U.S.C. Section 1324a(f), providing for civil and/or criminal penalties for engaging in a pattern or practice of knowingly hiring or continuing to employ unauthorized aliens, it shall repay the amount of the public subsidy with interest, at the rate and according to the terms of the agreement signed under Section 2264.053 of the Government Code, not later than the 120th day after the date the city notifies the business of the violation.

ARTICLE XIX

The Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the Parties, which relate to matters in this Agreement.

SIGNED AND AGREED to by LPDC and Recipient on the dates indicated below.

LA PORTE DEVELOPMENT CORPORATION

Richard Warren, President

Date

ATTEST

Secretary of the Corporation

Marion Campise

Date

ATTEST



City of La Porte

ECONOMIC DEVELOPMENT INCENTIVES

APPLICATION

This application must be filed at least 60 days prior to the date the City Council considers the request. Requests for incentives must be approved by the City Council prior to the beginning of construction or installation of equipment. This application will become part of the agreement between the applicant and the City of La Porte. Any knowingly false representations will be grounds for voiding the agreement. This original application must be submitted to the Economic Development Coordinator, City of La Porte 604 W. Fairmont Parkway, La Porte, Texas 77571.

I. APPLICANT INFORMATION

1. Date of Application: 01/29/20.
2. Company Name: MARION & VICKI CAMPISE.
3. Current Number of Employees: Ø
4. Address: 100 W. MAIN ST.

5. Annual Sales: Ø
6. Type of Ownership: Corporation Partnership
 Proprietorship
7. Names(s) of principal owner(s), partner(s) or director of the company:
MARION & VICKIE CAMPISE.

8. Corporate Headquarters' address: 1902 ROSCOE
LA PORTE TX 77571.

9. Corporate Telephone: 281-413-3860

1 - Private Residence (Pentol) -

10. Other locations and/or places of business owned and operated by the applicant. For each location, please provide the city, state, street address and name(s) under which business is conducted:

BAY AREA OBSERVER NEWSPAPER -
VICKIES ANTIQUES -
STAZE FIRM -
SHOP THERAPY -

11. Date Organization Formed: 1996.

12. Please attach most recent annual report or financial statement. C.M.C. to "PROVIDE"

II. PROJECT INFORMATION

1. Type of Facility: Manufacturing
 Distribution Center
 Corporate Office or Service Center
 Research and Development Facility
 Regional Entertainment Facility
 Other (please specify)
• FOOD SALES FACILITY.
• RETAIL
• 3 - APARTMENTS - RESIDENTIAL.

2. Project Description: New Construction Expansion
 Modernization

3. Location address of proposed project: 100 W. MAIN ST
LA PORTE, TX 77571.

4. County HARRIS CO

5. School District LA PORTE INDEPENDENT SCHOOL DIST.

6. Product(s) or Service: FOOD SALES/RETAIL SALES.

7. Attach map and legal description of project location showing proposed improvements. LOTS 18, 19, 20, 21, 1/2 S. 14TH FE. LOT 22, BLK 60.

8. Please describe the proposed use and the specific nature and extent of the project:
FOOD PRODUCT SALES TO PUBLIC.
RETAIL SALES
APARTMENT RENTAL.

9. Please list all improvements and equipment for the project:

Improvement Items

Cost

Complex ReBUILD
OF INTERIOR +
EXTERIOR

\$ 500,000.00

10. Please state all sources for financing the improvements:

BAYSMORE FINANCIAL = \$ 270,000.-
Re-FINANCE RESIDENCE w/ BANK OF AMERICA = 200,000.-
CITY OF LA PORTE = 100,000.00 +

11. Please state the time frame or projected date of start and completion:

START DATE: 06/01/20
COMPLETION DATE: 12/31/20

12. Improvements will be completed by January 1, 2021 (specify year).

13. Please state the productive life of the proposed improvements:

50 years.

14. Please give a general description of business personal property (property other than buildings, fixed machinery, inventory and supplies) that will be purchased as a result of the project:

GENERAL FOOD PREP EQUIP.

III. ECONOMIC INFORMATION

1. Number of persons currently employed by applicant:

Full Time Ø Part Time Ø

Total Annual Payroll: \$ Ø

2. Number of new jobs (full time equivalent) to be created/retained by the proposed improvements:

Number	Estimate Annual Payroll	Year
At Opening <u>8</u>	\$ <u>125^{1k} 250,000</u>	<u>2021</u>
At 3 years <u>12</u>	\$ <u>300,000.</u>	<u>2024</u>
At 5 years <u>15</u>	\$ <u>500,000</u>	<u>2026.</u>

3. Number of new jobs to be filled by persons residing in the City of La Porte or Harris County:

Full Time 15 Part Time Ø

4. Number of Peak Construction Jobs: 22.

5. In the case of modernization, please estimate the economic life of the existing facility: Ø years. Added economic life after modernization: 5Ø years.

6. In the case of modernization, please state the assessed value of the facility for the tax year immediately preceding this application:

Real Property \$ 2ØØ,ØØØ Business Personal Property \$ 5Ø,ØØØ

7. Amount of taxable sales currently being generated annually in the City of La Porte (if applicable): \$ Ø.

8. Amount of projected taxable sales that the proposed improvements will generate: \$ 4ØØ,ØØØ.

9. In the case of application based on job retention, please describe potential job loss that would occur without economic development incentives:

Ø - BLDG. IS CURRENTLY VACANT.

Company Representative to be contacted:

MARION (MARY) CAMPBELL
Name

Title

1902 ROSCOE
Address
LAFAYETTE TX 77571

281-413-3860
Telephone

Authorized Company Official:


Authorized Signature

1-29-20
Date

MARION CAMPBELL
Printed Name

PROPRIETOR
Title

2814133860
Telephone

Accessible Design Standards:

BUILDING AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI A 117.1 AND A.D.A. PUBLIC LAW 101-336 HIGHLIGHTED AS FOLLOWED.

Chapter 3: Building Blocks.

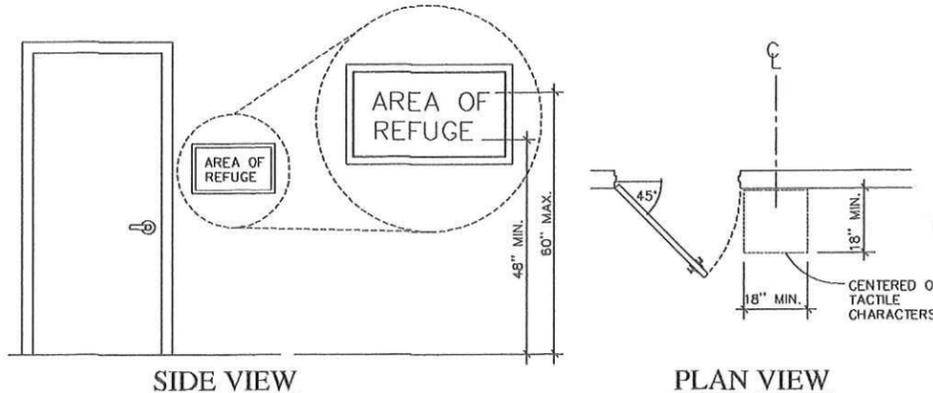
- 302 Floor or Ground Surfaces
 - 302.1 General - Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.
 - 302.2 Carpet - N/A
- 303 Changes in Level
 - 303.1 General - Where changes in level are permitted in floor or ground surfaces, they shall comply with 303
 - 303.2 Vertical - Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.
 - 303.3 Beveled - Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.
 - 303.4 Ramps - Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

Chapter 4: Accessible Routes.

- 403 Walking Surfaces.
 - 403.1 General - Walking surfaces that are a part of an accessible route shall comply with 403.
 - 403.2 Floor or Ground Surfaces - Floor or ground surfaces shall comply with 302.
 - 403.3 Slope - The cross slope of walking surfaces shall not be steeper than 1:48.
 - 403.4 Changes in Level - Changes in level shall comply with 303.
 - 403.5 Clearances - Walking surfaces shall provide clearances complying with 403.5.
 - 403.5.1 Clear Width - Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.
- 404 Doors, Doorways, and Gates.
 - 404.2.5 Thresholds - Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

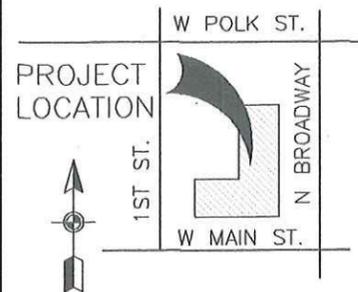
Chapter 7: Communication Elements and Features.

- 216.4.1 Exit Doors - Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.
- 703 Signs.
 - 703.2 Raised Characters - Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.
 - 703.2.1 Depth - Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.
 - 703.2.2 Case - Characters shall be uppercase.
 - 703.2.3 Style - Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
 - 703.4 Installation Height and Location. Height Above Finish Floor or Ground - Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.



703.5 Visual Characters - Visual characters shall comply with 703.5. EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9. Finish and Contrast - Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

Key Map:

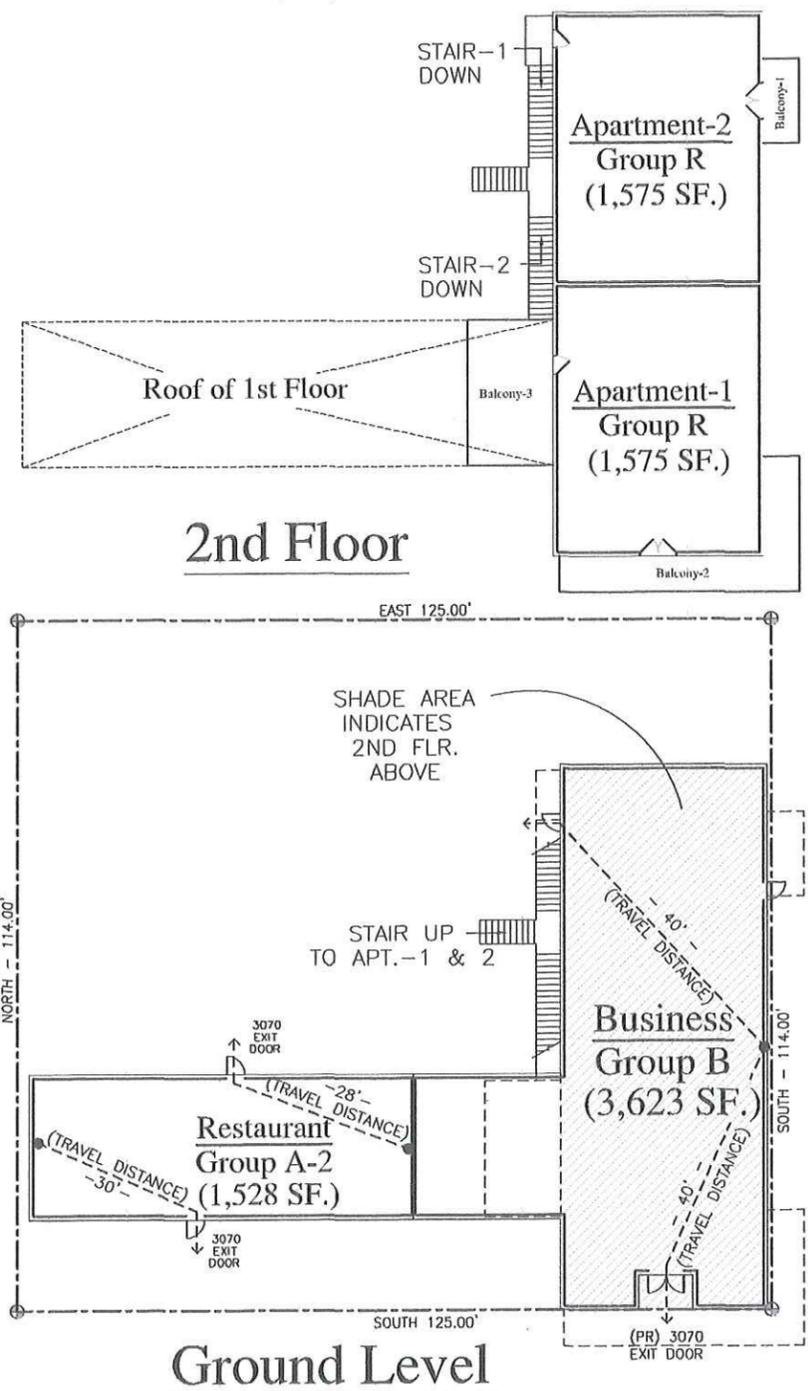


Legal Description:

LOTS 18, 19, 20, 21, & S 14 FT OF LOT 22, BLOCK 60, LA PORTE (HCAD: 023193000042)

Overall & Life Safety Plan:

(Max.) Exit Distance



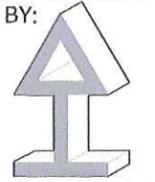
Drawing Index:

A0	COVER SHEET & NOTES
A0.1	CONSTRUCTION NOTES & STANDARDS
A0.2	H.C. STAIR/GUARDRAIL DETAILS
A0.3	H.C. ACCESSIBLE STAIR NOTES & DETAILS
A1	SITE PLAN - PROJECT INFORMATION
A2	1ST FLR. - CONSTRUCTION PLAN
A2.1	2ND FLR. - CONSTRUCTION PLAN
A3	DOOR & WINDOW SCHEDULES, FINISH SCHEDULE, MATERIAL SPECIFICATIONS
A3.1	WALL PARTITIONS, SECTION/DETAILS
A4	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
M1	1ST FLR. - MECHANICAL PLAN
M2	2ND FLR. - MECHANICAL PLAN
M3	MECHANICAL NOTES & DETAILS
E1	1ST FLR. - ELECTRICAL POWER & LIGHTING PLAN
E2	2ND FLR. - ELECTRICAL POWER & LIGHTING PLAN
E3	ELECTRICAL NOTES & DETAILS
P1	1ST FLR. - PLUMBING PLAN
P2	2ND FLR. - PLUMBING PLAN
P3	PLUMBING NOTES & DETAILS
S1	STRUCTURAL FRAMING PLANS
S2	STRUCTURAL FRAMING PLANS
S3	STRUCTURAL FRAMING PLANS

Project Information:

- ROOF LIVE LOADS:**
 - UNIFORM LOAD = 20 PSF.
 - CONCENTRATED LOAD = 300 PSF.
- FLOOR LIVE LOADS:**
 - EXTERIOR BALCONIES, DECKS, FIRE ESCAPES, & ROOMS (NOT SLEEPING) = 40 PSF.
 - GUARDRAILS & HANDRAILS = 200 PSF.
 - SLEEPING ROOMS = 30 PSF.
 - ATTIC W/STORAGE = 20 PSF.
 - ATTIC W/O STORAGE = 10 PSF.
 - STAIRS & RAMPS = 40 PSF. (INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER IS GREATER).
- DEAD LOADS:**
 - ROOF, DECKS, & FLOORS = 10 PSF.
 - WALLS = 11 PSF.
- CONSTRUCTION MATERIALS:**
 - FLOOR: CONCRETE SLAB/WOOD FRAMING
 - EXTERIOR WALLS: MASONRY/PLASTER
 - ROOF: WOOD TRUSS W/FLAT MEMBRANE
- INSULATION:**
 - ROOF (R-30), WALLS (R-19), FLOOR (R-13)

DESIGN BY:



B.J. TALTON
1906 Du Barry
Houston, TX 77018
713.320.9780
billyjacktalton@hotmail.com

ENGINEERING:

TRINITY BAY ENGINEERING
911 S. 8th STREET
LA PORTE, TEXAS 77571
281.515.1065/281.827.3929 cell
TBPE # 18351
rodney@trinitybayengineering.com

OWNER:

Marlon S. Campise 'MARTY'
1902 Roscoe
La Porte, TX 77571
713.283.4013
campisemarty@yahoo.com

CONSTRUCTION MANAGER:

ASPENDORA CONTRACTORS
Bryan Moore
511 South Utah St.
La Porte, TX 77571
281.932.3128
bryan@aspendoracom

COMMERCIAL REMODEL:

The Chambers Building
100 W Main Street
La Porte, TX 77571
LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD: 023193000042

ISSUED:

PAK MEETING REVIEW: 02.11.20
E.D. MEETING REVIEW: 02.24.20
ENHANCEMENT GRANT PROGRAM: 07.15.20

DRAWN BY: B.J.T./R.S.
CHECKED BY: M.C./B.M.
SCALE: 1:30 (Site Plan)
SHEET NO.:

A0

General Construction Notes:

1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, AND LOCAL CODES AND ORDINANCES, AS WELL AS UNDERWRITERS REGULATIONS HAVING JURISDICTION, THE CONTRACTORS SHALL ALSO COMPLY WITH ALL RULES AND REGULATIONS OF THE BUILDING OWNER, IF APPLICABLE.
2. ALL CONTRACTORS SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS, NOTIFY THE DESIGNER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
3. THE OWNER OR THEIR APPOINTED REPRESENTATIVE SHALL PROCURE ALL PERMITS AND CERTIFICATES OF OCCUPANCY OR LOCAL EQUIVALENT.
4. THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR, AND REASONABLY INCIDENTAL TO THE COMPLETION, IN PLACE, OF ALL WORK ILLUSTRATED AND DESCRIBED IN THE DRAWINGS AND THE SPECIFICATIONS.
5. CONDITIONS DEPICTED ON THESE DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND MUST BE VERIFIED WITH ON-SITE CONDITIONS. Written DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK.
6. THE CONTRACTOR SHALL RECEIVE, HANDLE, STORE (if necessary) AND BE RESPONSIBLE FOR ALL MATERIALS PROVIDED BY OTHERS. ALL MATERIALS SHALL BE ACCOUNTED FOR UPON RECEIPT AND ANY MISSING OR DAMAGED PARTS SHALL BE REPORTED TO THE DESIGNER AND OWNER IMMEDIATELY.
7. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY THE DESIGNER ONLY AS TO CONFORMANCE WITH THE DESIGN CONCEPT. NO WORK SHALL START WITHOUT SUCH REVIEW.
8. THE CONTRACTOR SHALL REMOVE RUBBISH AND DEBRIS FROM THE BUILDING SITE PROMPTLY UPON ACCUMULATION AND IN NO EVENT LESS FREQUENTLY THAN EVERY FRIDAY AFTERNOON.
9. THE CONTRACTOR SHALL PROTECT ANY ADJACENT PROPERTY DURING CONSTRUCTION. CONSTRUCTION WORK SHALL NOT DISTURB TRAFFIC OR ON GOING BUSINESS, EXCEPT BY SPECIFIC AGREEMENT WITH OWNER.
10. ALL DELIVERIES AND MODIFICATIONS TO THE BUILDING SHALL BE COORDINATED WITH THE BUILDING OWNER IF APPLICABLE.
11. MINOR ITEMS AND ACCESSORIES REASONABLY INFERRED AS NECESSARY TO COMPLETE AND PROPERLY OPERATE ANY SYSTEM, SHALL BE PROVIDED BY THE RESPECTIVE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
12. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
13. ALL REQUEST FOR SUBSTITUTION OF ANY ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE OWNER OR THE REPRESENTATIVE AND WILL BE CONSIDERED ONLY IF BETTER SERVICE, MORE ADVANTAGEOUS DELIVERY DATE OR CREDIT TO THE CONTRACT PRICE WILL BE PROVIDED WITHOUT SACRIFICE OF QUALITY, APPEARANCE AND FUNCTION.
14. CONTRACTORS SHALL SUBMIT CONFORMATIONS WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES.
15. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES TO THE OWNER PRIOR TO CONSTRUCTION.
16. CONTRACTORS SHALL VERIFY WITH THE OWNER ALL FIXTURES AND EQUIPMENT TO BE FURNISHED BY OTHERS.
17. STATEMENT OF COMPLIANCE:
THE ATTACHED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED, OR CAUSED TO BE PREPARED, UNDER THE DESIGNER'S DIRECT SUPERVISION. TO THE BEST OF THE DESIGNERS KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF CONTRACTUAL OBLIGATION, THEY ARE INCOMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES (PUBLIC LAW 101-336, JULY 26, 1991).
18. ANY CONSTRUCTION, REMODELING, ADDITION, ETC. SHOULD HAVE GOOD ENVIRONMENTAL PRACTICES TO PREVENT EROSION. NO MUD, SILT, SAND, OR ANY OTHER BUILDING OR GARDENING MATERIALS SHOULD BE LEFT BY THE CURB OR EXPOSED TO RAIN OR WIND. IT IS UNLAWFUL TO COMMIT OR ALLOW ANY OF THE FOLLOWING ACTS: BLOW, SWEEP, THROW, DEPOSIT, OR STORE IN A MANNER WHICH WOULD ALLOW TO WASH OR FLOW INTO THE MUNICIPAL STORM SEWER SYSTEM ANY STRAW, HAY, GRASS CLIPPINGS, TREES, LIMBS, TRIMMINGS, WEEDS, BRANCHES, LEAF LITTER, DIRT, OTHER FILL MATERIALS, CONSTRUCTION MATERIALS, DEMOLITION MATERIALS, GARBAGE, DEBRIS OR ANY OTHER SUBSTANCE.

Construction Standards:

LIGHTING & GLARE: ANY LIGHTING USED SHALL BE ARRANGED SO AS TO DEFLECT LIGHT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR FROM PUBLIC STREETS. DIRECT OR SKY-REFLECTED GLARE, WHERE FROM FLOODLIGHTS OR FROM HIGH TEMPERATURE PROCESSES SUCH AS COMBUSTION OR WELDING SHALL NOT BE DIRECTED ONTO ANY ADJOINING PROPERTY. THE SOURCE OF LIGHTS SHALL BE HOODED OR CONTROLLED IN SOME MANNER SO AS NOT TO LIGHT ADJACENT PROPERTY. BARE INCANDESCENT LIGHT BULBS SHALL NOT BE PERMITTED IN VIEW OF ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CAST LIGHT ON A PUBLIC STREET SHALL NOT EXCEED ONE FOOTCANDLE (METER READING) AS MEASURED FROM THE CENTERLINE OF SUCH STREET. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CASTS LIGHT ON RESIDENTIAL PROPERTY SHALL NOT EXCEED 0.4 FOOTCANDLES (METER READING) AS MEASURED FROM SUCH PROPERTY.

RADIATION AND ELECTRICAL EMISSIONS: NO ACTIVITIES SHALL BE PERMITTED THAT EMIT DANGEROUS RADIOACTIVITY BEYOND ENCLOSED AREAS. THERE SHALL BE NO ELECTRICAL DISTURBANCE ADVERSELY AFFECTING THE OPERATION AT ANY POINT OF ANY EQUIPMENT OR OTHER THAN THAT OF THE CREATOR OF SUCH DISTURBANCE.

DUST OR PARTICULATE MATTER: THE EMISSION OF DUST, FLY, ASH, OR OTHER PARTICULATE MATTER BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCY.

ODORS: THE EMISSION OF ODOR BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCY.

EXPLOSIVES: NO ACTIVITIES INVOLVING THE STORAGE, UTILIZATION, OR MANUFACTURE OF MATERIALS OR PRODUCTS SUCH AS TNT OR DYNAMITE WHICH COULD DECOMPOSE BY DETONATION SHALL BE PERMITTED EXCEPT SUCH AS ARE SPECIFICALLY LICENSED BY THE CITY COUNCIL.

NOISE: ALL NOISE SHALL BE MUFFLED SO AS NOT TO BE OBJECTIONABLE DUE TO INTERMITTENCE, BEAT FREQUENCY, OR SHRILLNESS AND AS MEASURED AT ANY PROPERTY LINE IN ACCORDANCE WITH THE DECIBEL LEVELS OUTLINED IN SECTION 106-310 OF THE CITY CODE OF ORDINANCES.

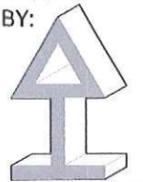
PARKING STALL NOTES

1. **ADA PARKING STALL DIMENSION**
CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 502 OF TEXAS ACCESSIBILITY STANDARDS. CAR PARKING SPACES SHALL BE 8 FT WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 11 FT WIDE MINIMUM (SECTION 502.2). VAN PARKING SPACES SHALL BE PERMITTED TO BE 8 FT. WIDE MINIMUM WHERE THE ACCESS AISLE IS 8 FT. MINIMUM (EXCEPTION: 502.2). THE ACCESS AISLE SERVING THE PARKING SPACES SHALL BE 5 FT. WIDE MINIMUM PER (SECTION 502.3.1, TAS).

2. **STANDARD PARKING STALL** (RE COH DWG NO: 31-02)
STANDARD HEAD ON PARKING STALL SHALL HAVE DIMENSIONS 8.5 FT WIDE X 19 FT DEEP WITH 24 FT AISLE WIDTH OR 8 FT 6 IN WIDE X 19 FT DEEP WITH AISLE WIDTH 25FT. PARKING DIMENSIONS FOR PARALLEL PARKING SHALL BE 9 FT BY 22 FT. COMPACT PARKING STALL SHALL BE 7.5 FT BY 17 FT.

3. **ADA Ramps** (Per COH IDM Chapter 17, sec 17.06-A.6)
ADA compliant Wheel chair ramp ramps with truncated domes must be provided at all street intersections. Provide ADA ramp showing all the conflicts with traffic signs, fire hydrant, power pole and light pole, with sidewalk and ramps sloped as per ADA, TAS requirements. Re: Dwg No. 02775-02 and 02775-06.

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14 FT OF LOT 22 BLOCK
60 LA PORTE, HCAD:
0231930000042

ISSUED:

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E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT

PROGRAM: 07.15.20

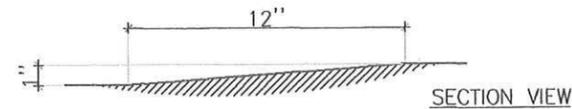
DRAWN BY: B.J.T./R.S.

CHECKED BY: M.C./B.M.

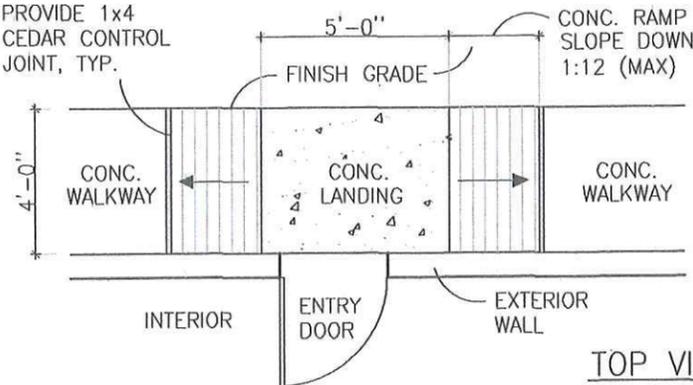
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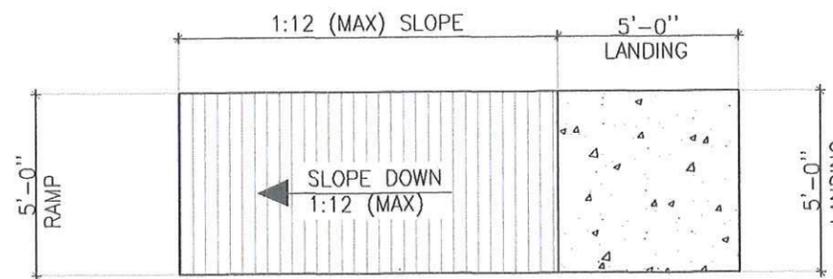
A0.1



SAW CUT EXIST. WALKWAY AT PROP. RAMP @ PROVIDE 1x4 CEDAR CONTROL JOINT, TYP.

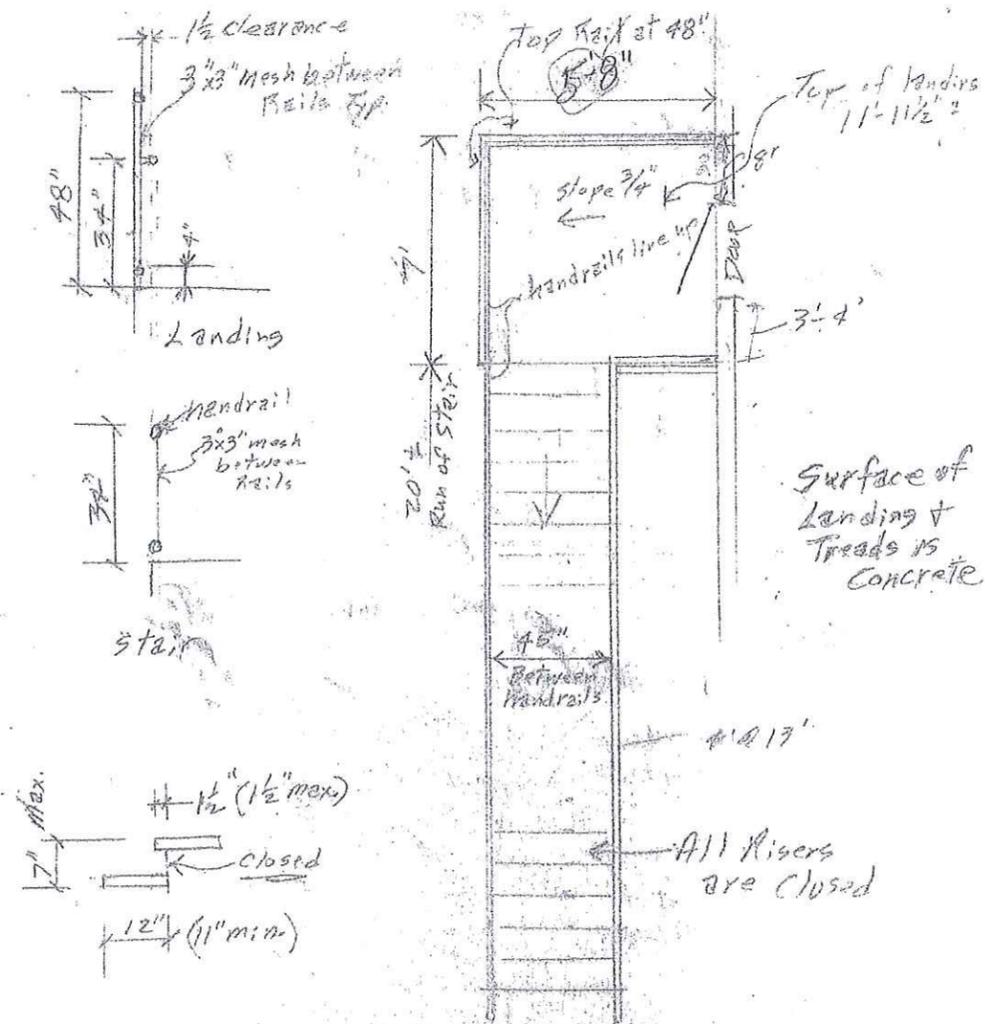


TOP VIEW

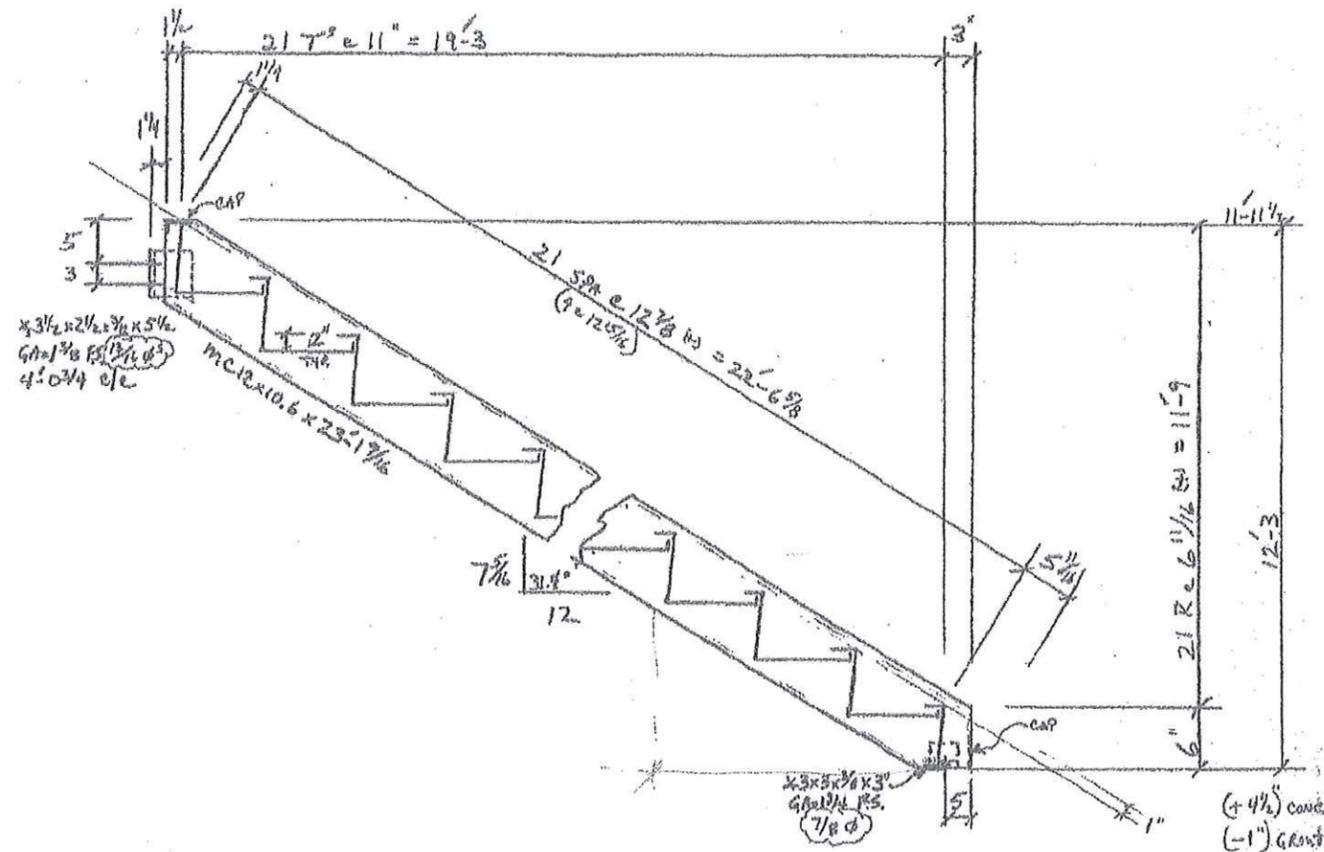


RAMPS/LANDINGS TOP VIEW

RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. • CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. • THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM. • RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.



EXTERIOR STAIR DETAIL - PLAN VIEW



Stairs can be either galv. or painted steel.
 CONC. or steel treads
 TREADS = 3'-9 1/2" 1/8" VENT FOR GALV.

EXTERIOR STAIR DETAIL - SECTION VIEW

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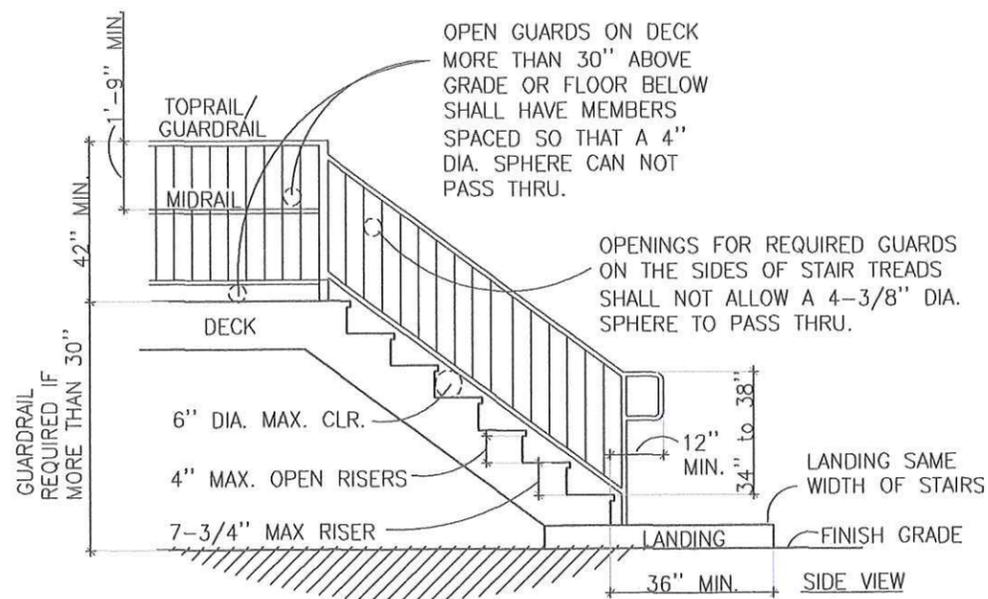
DRAWN BY: B.J.T./R.S.

CHECKED BY: M.C./B.M.

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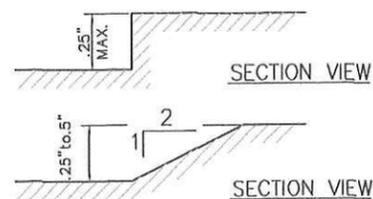
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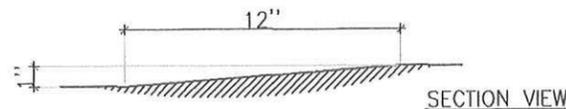
STAIRWAY NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH.
2. STAIRWAY RISER SHALL BE NO GREATER THAN 7-3/4".
3. STAIRWAY TREADS SHALL HAVE A MIN. OF 10".
4. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE RUN OF THE STAIR.
5. STAIRS ARE REQUIRED TO BE ILLUMINATED.
6. OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN 4".
7. TREAD NOSING SHALL BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" ON STAIRWAYS WITH SOLID RISERS, EXCEPT WHEN THE TREADS ARE 11" OR MORE.
8. COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS.

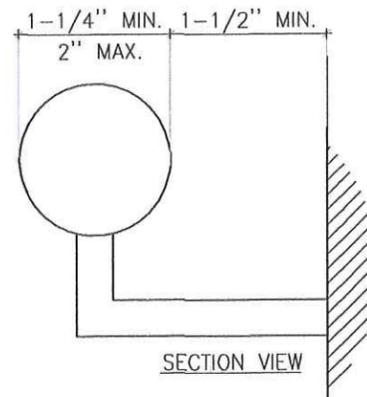


CHANGES IN LEVEL

CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. • CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. • CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED.



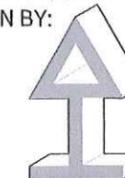
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HANDRAIL/GUARDRAILS

HANDRAIL AND GUARD DEFINITIONS HANDRAIL THE PURPOSE OF A HANDRAIL IS TO PROVIDE GUIDANCE. IT IS REQUIRED ON STAIRS WITH TWO OR MORE RISERS AND ADA RAMPS WITH A RISE OF 6". IN COMMERCIAL APPLICATIONS, HANDRAIL IS REQUIRED ON BOTH SIDES OF STAIRS AND RAMPS. HANDRAILS ARE NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPE LESS THAN 1:20. INTERMEDIATE RAILS: ALL PORTIONS OF AN EGRESS PATH MUST BE WITHIN 30 INCHES OF A HANDRAIL (WILL VARY BASED ON BUILDING OCCUPANCY) HANDRAIL HEIGHT: PLACED BETWEEN 34" AND 38". MEASUREMENT MUST BE TAKEN FROM THE STAIR NOSING OR WALKING SURFACE. FOR CHILDREN, THE 2010 ADASAD RECOMMENDS A MAXIMUM HEIGHT OF 28" WITH A MINIMUM OF 9" OF CLEARANCE BETWEEN THE CHILD'S RAIL AND THE ADULT RAIL (NOT REQUIRED). HANDRAIL CONTINUITY: HANDRAIL MUST BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. HANDRAILS ARE NOT TO BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. HANDRAIL SIZE LIMITATIONS: HANDRAIL SIZE IS NOW CONSISTENT BETWEEN ALL CODES AND STANDARDS: 1 1/4" TO 2" DIAMETER OR PROVIDE EQUIVALENT GRASPABILITY. 42 INCHES -PLUS OR MINUS 3 INCHES ABOVE WALKING/WORKING SURFACE • REQUIRED IF THE "DROP" IS 48 INCHES OR HIGHER • INTERMEDIATE RAIL AT "ABOUT HALFWAY UP" • OPENINGS MUST BE LESS THAN 19 INCHES • INTERMEDIATE BALUSTERS ARE NO MORE THAN 19 INCHES APART • MUST HAVE A TOE BOARD • TOP RAILS AND MID RAILS MUST BE AT LEAST .25 INCHES IN DIAMETER OR THICKNESS. • LOAD REQUIREMENT: WITHSTAND A 200 POUND LOAD APPLIED IN A DOWNWARD OR OUTWARD DIRECTION WITHIN 2 INCHES OF THE TOP EDGE OF THE TOP RAIL.

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ENHANCEMENT GRANT
PROGRAM: 07.15.20

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SCALE:

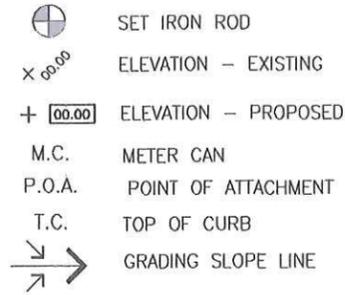
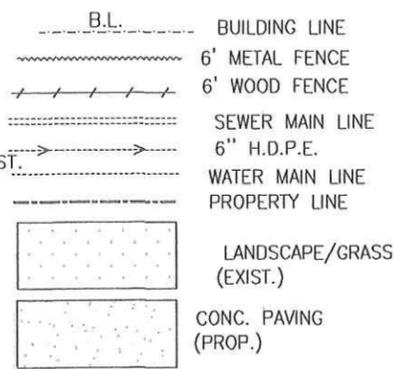
SHEET NO.:

A0.3

Abbreviations:

A.F.F. ABOVE FINISH FLOOR
 CL. CENTERLINE
 CLR. CLEAR
 F.F. FINISH FLOOR
 O.C. ON CENTER
 PROP. PROPOSED
 RE. REFERENCE
 TYP. TYPICAL
 U.N. UNLESS NOTED

D. DEMOLITION
 E./E.T.R. EXISTING NEW
 N. REPLACE EXIST.
 R. EXISTING
 DR. DOOR
 WIN. WINDOW



Design Codes:

2012 INTERNATIONAL BUILDING CODE (IBC)
 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2012 UNIFORM MECHANICAL CODE (UMC)
 2012 UNIFORM PLUMBING CODE (UPC)
 2011 NATIONAL ELECTRICAL CODE (NEC) W/LOCAL AMENDMENTS
 2015 INTERNATIONAL FIRE CODE (IFC) W/ADOPTED AMENDMENTS TO FIRE CODE

Scope of Work:

1. INTERIOR REMODEL OF EXIST. BLDG.
2. REPLACE EXIST. FLOOR SYSTEM.
3. REPLACE EXIST. ROOF.
4. RE-STRIPE EXIST. CONCRETE PAVING.
5. PROP. MECHANICAL (HVAC) SYSTEMS.
6. PROP. ELECTRICAL SYSTEM.
7. PROP. PLUMBING SYSTEM.
8. PROP. RESTROOMS

Project Data:

PROJECT LOCATION: THE CHAMBERS BUILDING
 100 W MAIN ST.
 LA PORTE, TX 77571

DESIGN WIND LOAD: 150 MPH
 (2015 IBC, CHAPTER 26)

INCIDENTAL USE AREA: NONE
 (TABLE 508.2, PG. 80)

FIRE RATING OF BUILDING COMPONENTS: 0 HOURS
 (TABLE 601, PG. 87)

WALL RATING AS REQUIRED FOR DISTANCE SEPARATION TO PROP. LINE: 0 HOURS
 (TABLE 602, PG. 88)

MAX. BLDG. AREA: 23,000 SF.
 (SECTION 503, PG. 76)

MAX. BLDG. HT.: 4 STORIES
 (SECTION 503, PG. 76)

DESIGN FLOOR LOAD: 125 LBS. to 250 LBS.
 (TABLE 1607.1, PG. 286)

DESIGN ROOF LOAD: UNIFORM LOAD = 20 PSF.
 CONCENTRATED = 300 PSF.
 (TABLE 1607.1, PG. 285)

GROUND LEVEL: RESTAURANT = 1,528 SF.
 BUSINESS = 3,623 SF.
 (SUBTOTAL): (4,151 SF.)

2ND FLOOR: APARTMENT-1 = 1,575 SF.
 APARTMENT-2 = 1,575 SF.
 (SUBTOTAL): (3,150 SF.)

BUILDING AREA (TOTAL): (7,301 SF.)

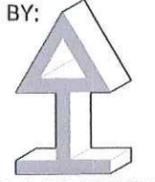
BUILDING HEIGHT: 2-STORY
 CONSTRUCTION TYPE: TYPE 1-B
 NON-COMBUSTIBLE
 FIRE RESISTIVE
 2 Hr. Exterior Walls
 2 Hr. Structural Frame
 2 Hr. Ceiling/Floor Separation
 1 Hr. Ceiling/Roof Assembly

SITE AREA: 14,250 SF

Occupancy Calculations:

OCCUPANCY TYPE: MIXED USE OCCUPANCY	
(PER SECTION 508)	GROUP B - BUSINESS (3,623 SF.)
	GROUP A-2 - RESTAURANT (1,528 SF.)
	GROUP R-2 - RESIDENTIAL (3,150 SF.)
OCCUPANT LOAD: (PER SEC, 1004.1)	GROUP B = 100 SF./OCCUPANT 3,623 SF./100 SF. = 36
	GROUP A-2 = 15 SF. DINING/OCCUPANT 400 SF. DINING/15 NET SF. = 27
	200 SF./OCCUPANT 1,128 SF./200 SF. = 6
	GROUP R-2 = 200 SF./OCCUPANT 3,150 SF./200 SF. = 16
TOTAL OCCUPANT LOAD:	79 PERSONS

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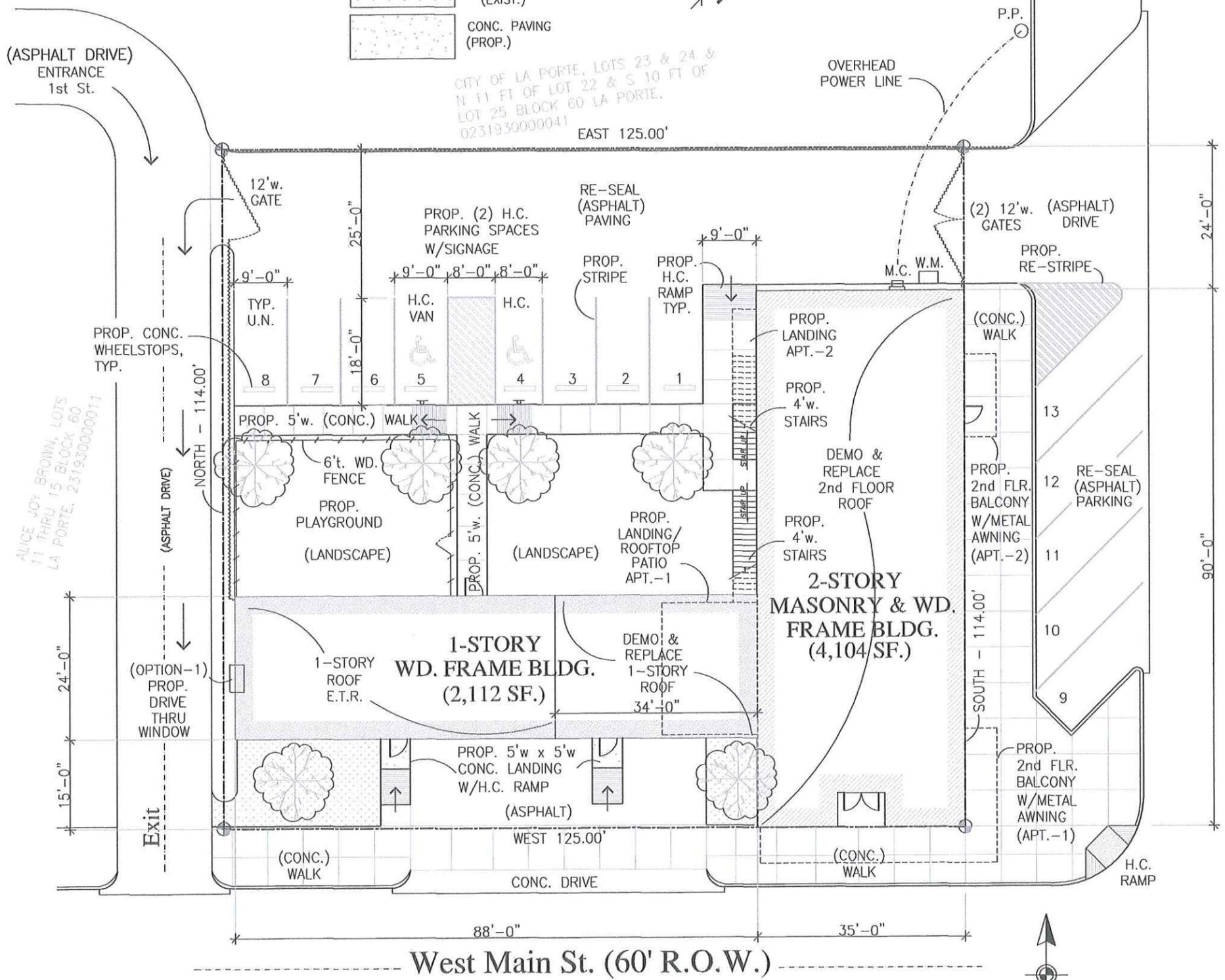
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 CHECKED BY: M.C./B.M.
 SCALE: 1" = 20'-0"
 SHEET NO.:

A1



West Main St. (60' R.O.W.)

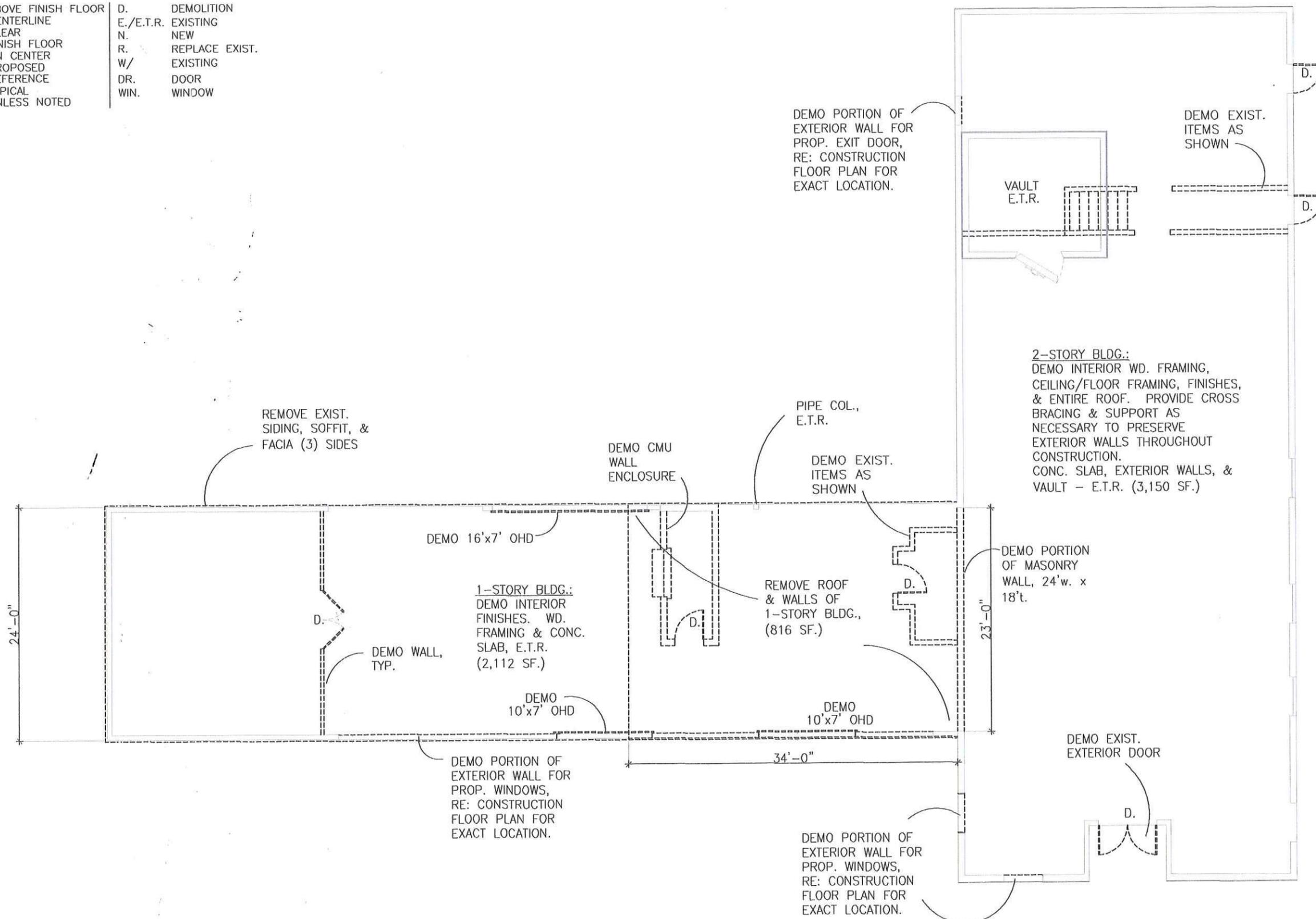
SITE PLAN

NOTE:
 1. ALL ITEMS ARE EXIST. UNLESS NOTED PROP.
 2. RE: DETAIL SHEET FOR LANDSCAPING

11"x17" - PRINT FORMAT...

Abbreviations:

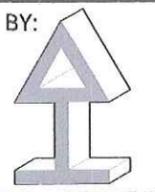
A.F.F.	ABOVE FINISH FLOOR	D.	DEMOLITION
CL.	CENTERLINE	E./E.T.R.	EXISTING
CLR.	CLEAR	N.	NEW
F.F.	FINISH FLOOR	R.	REPLACE EXIST.
O.C.	ON CENTER	W/	EXISTING
PROP.	PROPOSED	DR.	DOOR
RE:	REFERENCE	WIN.	WINDOW
TYP.	TYPICAL		
U.N.	UNLESS NOTED		



Demolition Plan

NOTE:
ALL ITEMS ARE EXISTING
UNLESS NOTED PROP.

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SCALE: 3/32" = 1'-0"
SHEET NO.:

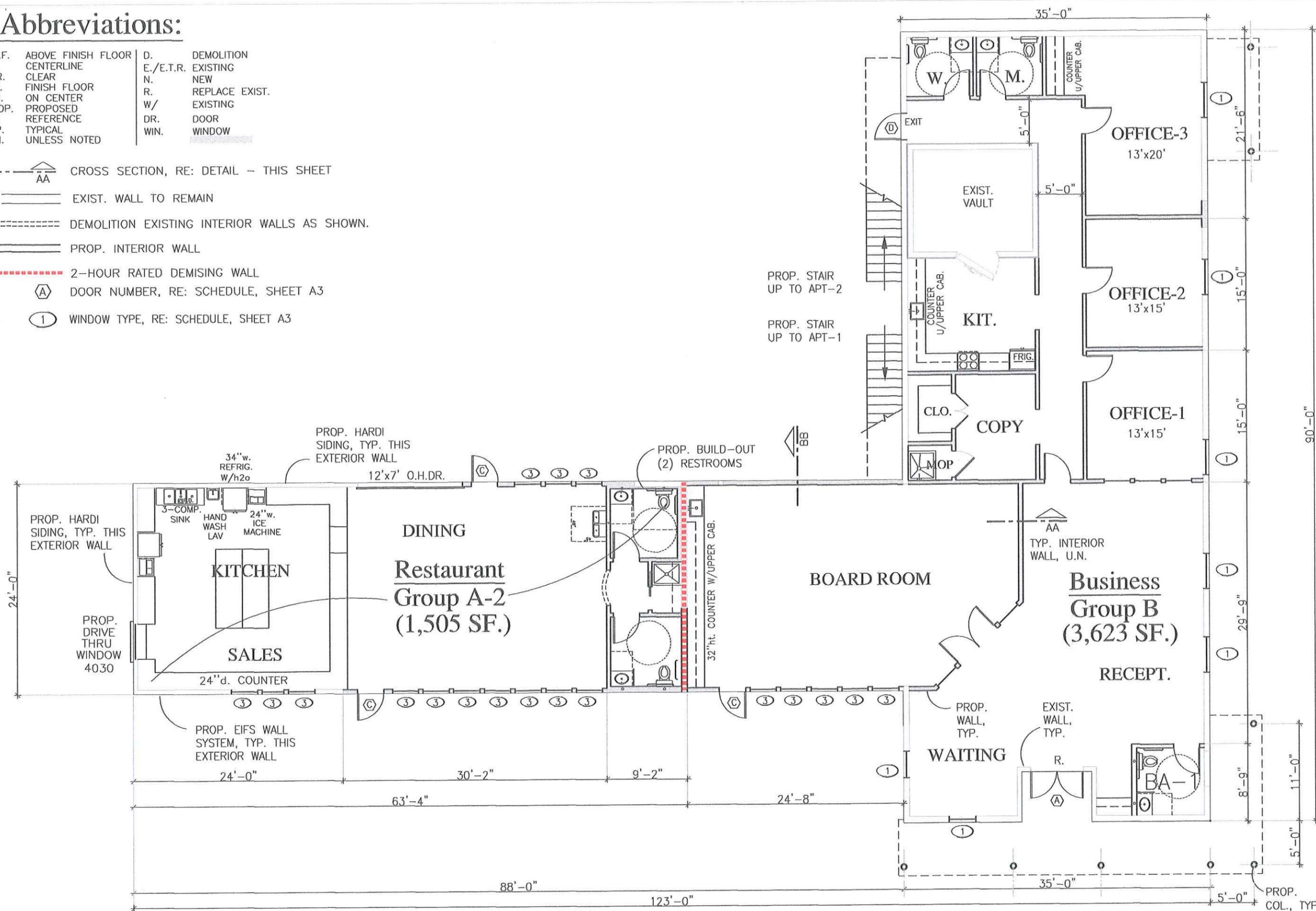
D1

11"x17" - PRINT FORMAT...

Abbreviations:

A.F.F.	ABOVE FINISH FLOOR	D.	DEMOLITION
CL.	CENTERLINE	E./E.T.R.	EXISTING
CLR.	CLEAR	N.	NEW
F.F.	FINISH FLOOR	R.	REPLACE EXIST.
O.C.	ON CENTER	W/	EXISTING
PROP.	PROPOSED	DR.	DOOR
RE.	REFERENCE	WIN.	WINDOW
TYP.	TYPICAL		
U.N.	UNLESS NOTED		

- AA --- CROSS SECTION, RE: DETAIL -- THIS SHEET
- ==== EXIST. WALL TO REMAIN
- DEMOLITION EXISTING INTERIOR WALLS AS SHOWN.
- ===== PROP. INTERIOR WALL
- 2-HOUR RATED DEMISING WALL
- (A) DOOR NUMBER, RE: SCHEDULE, SHEET A3
- (1) WINDOW TYPE, RE: SCHEDULE, SHEET A3



DESIGN BY:

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713.320.9780
billyjacktalton@hotmail.com

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OWNER:

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campisemarty@yahoo.com

CONSTRUCTION MANAGER:

**ASPENDORA
CONTRACTORS**

Bryan Moore

511 South Utah St.
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281.932.3128
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COMMERCIAL REMODEL:

**The
Chambers
Building**

100 W Main Street
La Porte, TX 77571
LOTS 18 19 20 & 21 & S
14 FT OF LOT 22 BLOCK
60 LA PORTE, HCAD:
023193000042

ISSUED:

PAK MEETING REVIEW: 02.11.20
E.D. MEETING REVIEW: 02.24.20
ENHANCEMENT GRANT PROGRAM: 07.15.20

DRAWN BY: B.J.T./R.S.
CHECKED BY: M.C./B.M.
SCALE: 3/32" = 1'-0"
SHEET NO.:



1st Floor - Construction Floor Plan

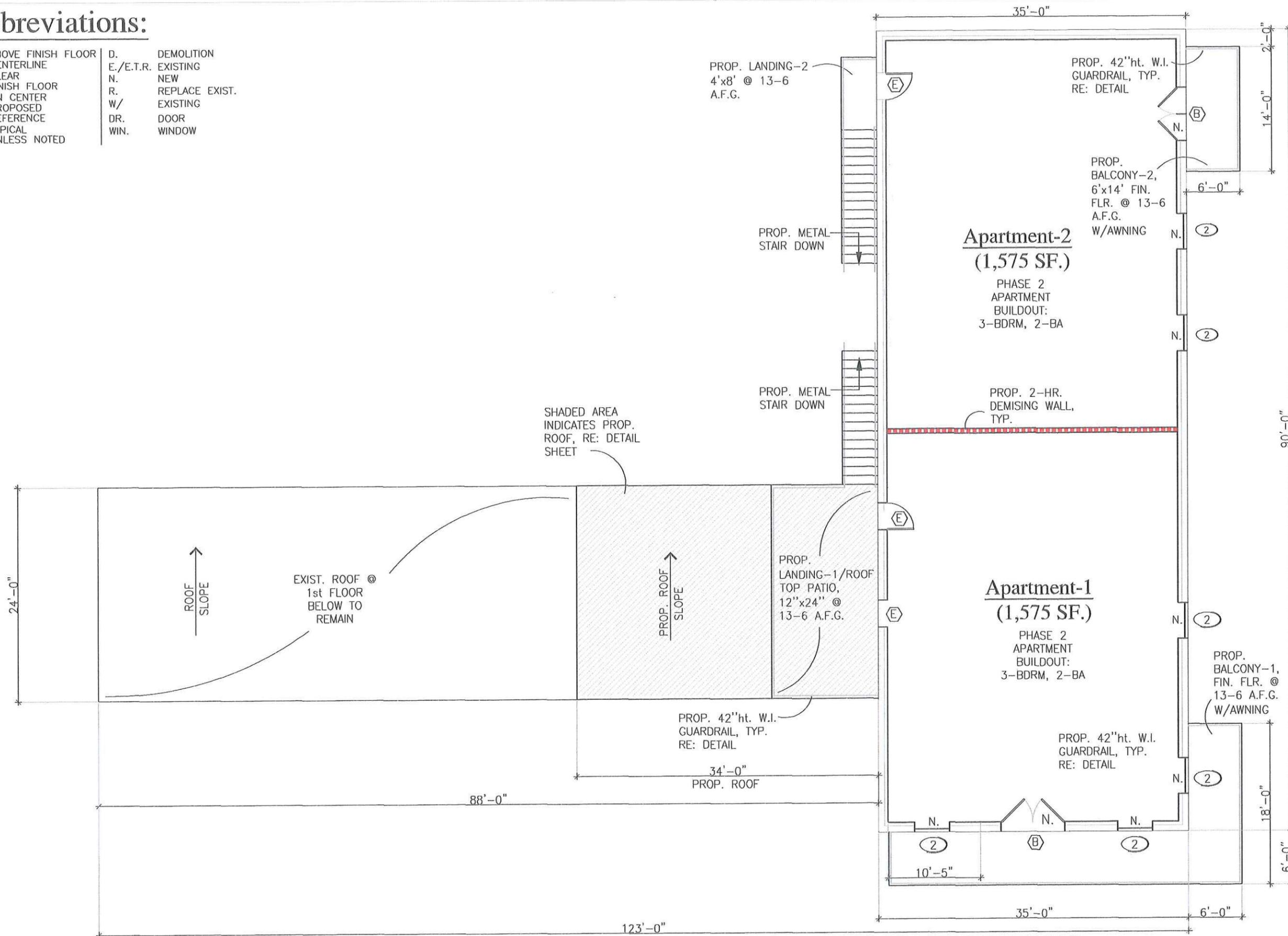
NOTE:
ALL ITEMS ARE EXISTING
UNLESS NOTED PROP.

A2

11"x17" - PRINT FORMAT...

Abbreviations:

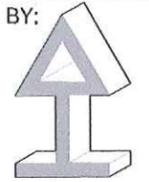
A.F.F.	ABOVE FINISH FLOOR	D.	DEMOLITION
CL.	CENTERLINE	E./E.T.R.	EXISTING
CLR.	CLEAR	N.	NEW
F.F.	FINISH FLOOR	R.	REPLACE EXIST.
O.C.	ON CENTER	W/	EXISTING
PROP.	PROPOSED	DR.	DOOR
RE:	REFERENCE	WIN.	WINDOW
TYP.	TYPICAL		
U.N.	UNLESS NOTED		



2nd Floor - Construction/Demolition Plan

NOTE:
ALL ITEMS ARE EXISTING
UNLESS NOTED PROP.

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100 W Main Street
La Porte, TX 77571

LOTS 18 19 20 & 21 & S
14 FT OF LOT 22 BLOCK
60 LA PORTE, HCAD:
0231930000042

ISSUED:

PAK MEETING REVIEW: 02.11.20

E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT

PROGRAM: 07.15.20

DRAWN BY: B.J.T./R.S.

CHECKED BY: M.C./B.M.

SCALE: 3/32" = 1'-0"

SHEET NO.:

A2.1



Finish Material Specifications:

MATERIAL	SPECIFICATIONS
CONC-1	EXPOSED CONCRETE SLAB
PT-1	1-COAT PRIMER, 2-COATS SEMI-GLOSS, LATEX ENAMEL B66-200 SERIES (SEMI-GLOSS) BY SHERWIN WILLIAMS
GYP. BD.-1	5/8" TYPE 'X' GYPSUM BOARD

Room Finish Schedule:

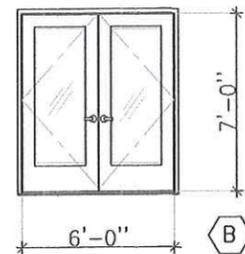
ROOM NAME	FLOOR	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING
WAITING/RECEPTION	CONC-1	PT-1	PT-1	PT-1	PT-1	GYP. BD.-1

Door Types

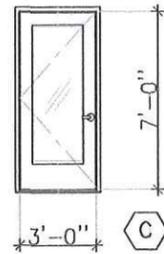
- DOOR HARDWARE SHALL HAVE LEVER HANDLES OR EQUIVALENT MOUNTED NOT MORE THAN 42" ABOVE FINISHED FLOOR, MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL BE NOT MORE THAN 8.5 POUNDS AND NOT MORE THEN 5 POUNDS FOR INTERIOR DOORS.
- GENERAL CONTRACTOR & SUB-CONTRACTORS TO MEET TEXAS ACCESSIBILITY STANDARDS,
- 1-3/8" SOLID CORE WOOD DOOR, TYP. U.N.
BIRCH W/STAIN GRADE WHITE PINE
DOOR JAMB & STANDARD WEDGE TRIM
3 PAIRS OF HINGES
(SCHLAGE HARDWARE)



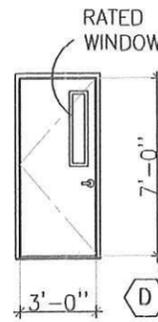
(PR) 3080 1/2 ARCHED WOOD DOORS
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
WIND RATED @ 150 MPH



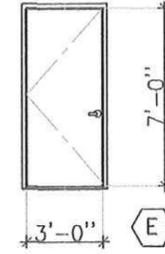
(PR) 3070 WOOD DOORS
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
WIND RATED @ 150 MPH



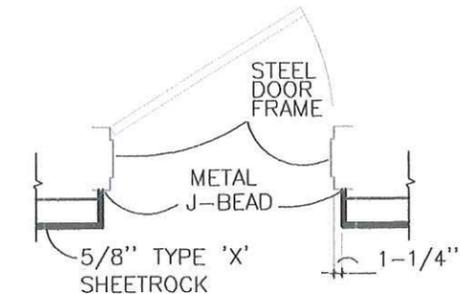
3070 ALUMINUM STOREFRONT
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
LOCKSET (ADA LEVER TYPE)
CLOSURE
WIND RATED @ 150 MPH



3070 HOLLOW METAL DOOR
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
SCHLAGE TYPE KEY SET
LOCKSET (ADA LEVER TYPE)
CLOSURE
WIND RATED @ 150 MPH



3070 SOLID CORE WOOD DOOR
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
SCHLAGE TYPE KEY SET
LOCKSET (ADA LEVER TYPE)
CLOSURE
WIND RATED @ 150 MPH



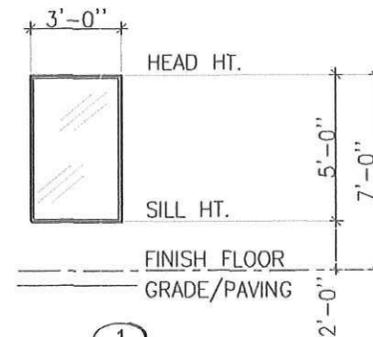
Metal Door Return

Window Types

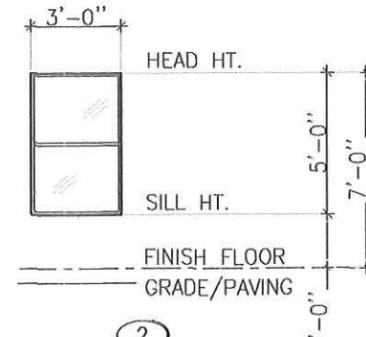
Rating: R65-R80, C80-HC100
Water Penetration Resistance: 12.0 PSF
Air Infiltration at 25mph: 0.03 CFM

ENERGY RATING FACTORS:
Glass: Low E / Argon
Thermal Transmittance (U Factor): 0.028
Solar Heat Gain (SHGC): 0.29
Visible Light Transmittance (VT): 0.49
Condensation Resistance Factor: 63.0

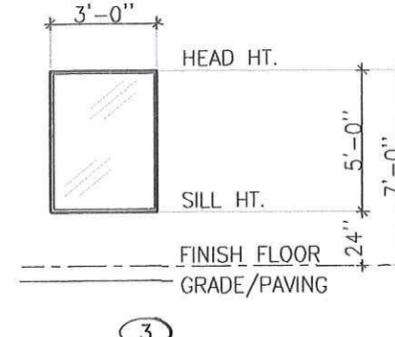
1st FLOOR WINDOWS:
WIND RATED W/150 MPH IMPACT RESISTANT GLASS



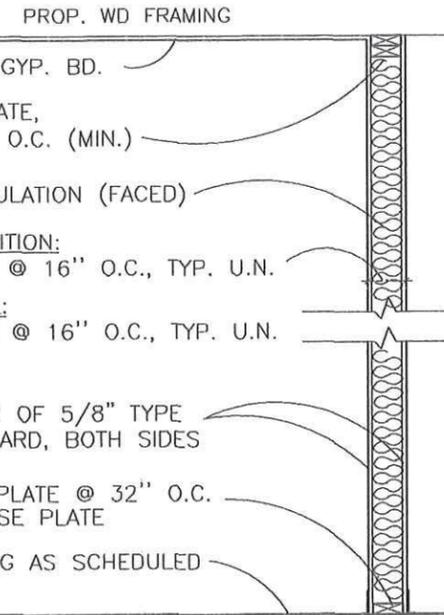
1
PROP. 3050
ALUMINUM STOREFRONT
FIXED WINDOW
LOW-E DOUBLE GLASS
WIND RATED W/150 MPH
IMPACT RESISTANT



2
PROP. 3050
SINGLE HUNG
LOW-E DOUBLE GLASS
WIND RATED W/150 MPH
IMPACT RESISTANT



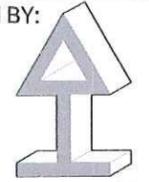
3
PROP. 3050
ALUMINUM STOREFRONT
FIXED WINDOW
LOW-E DOUBLE GLASS
WIND RATED W/150 MPH
IMPACT RESISTANT



Wall Partition 'AA'

(N.T.S.)

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ENHANCEMENT GRANT
PROGRAM: 07.15.20

DRAWN BY: B.J.T./R.S.

CHECKED BY: M.C./B.M.

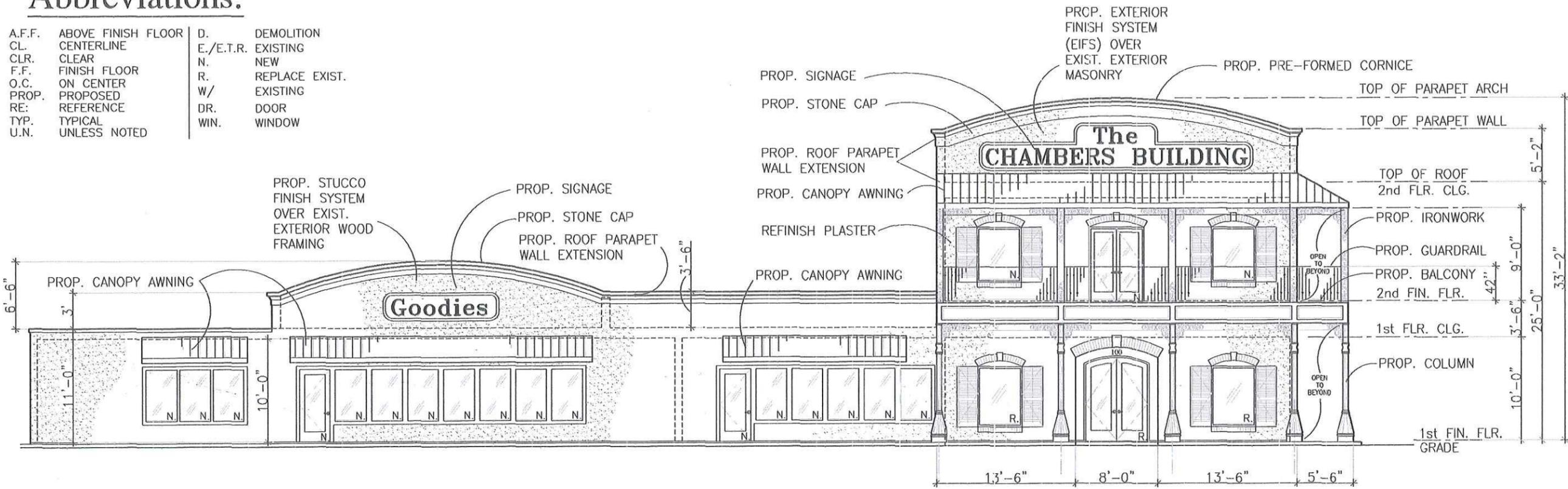
SCALE: 3/32" = 1'-0"

SHEET NO.:

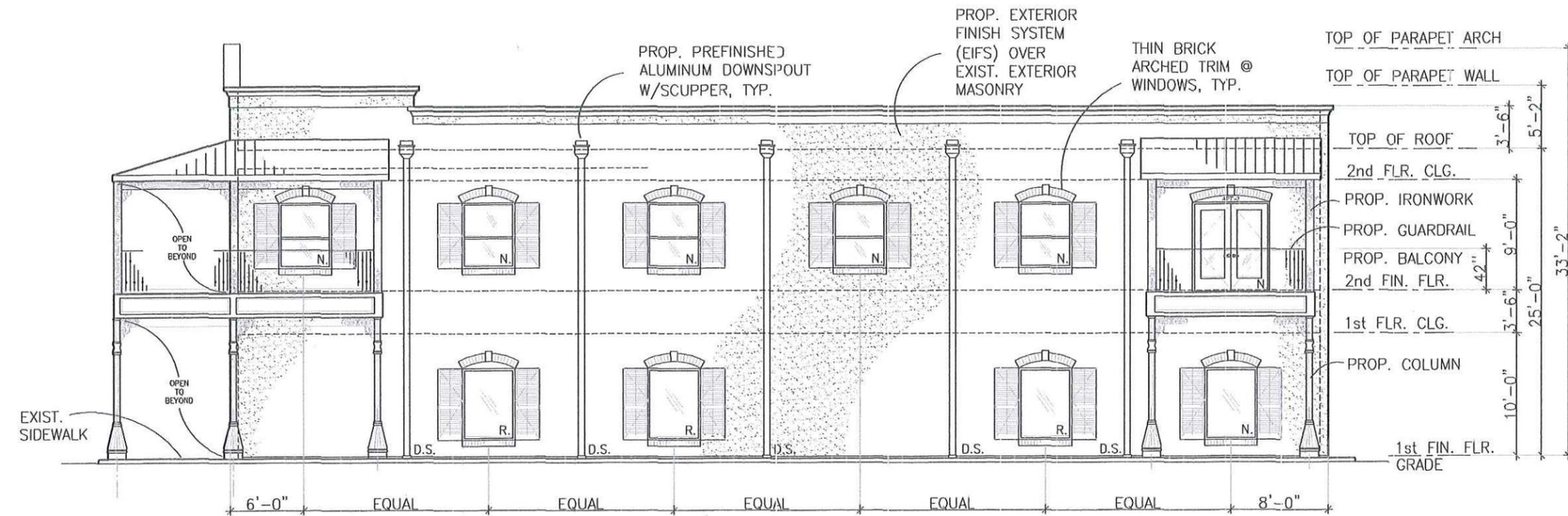
A3

Abbreviations:

A.F.F.	ABOVE FINISH FLOOR	D.	DEMOLITION
CL.	CENTERLINE	E./E.T.R.	EXISTING
CLR.	CLEAR	N.	NEW
F.F.	FINISH FLOOR	R.	REPLACE EXIST.
O.C.	ON CENTER	W/	EXISTING
PROP.	PROPOSED	DR.	DOOR
RE:	REFERENCE	WIN.	WINDOW
TYP.	TYPICAL		
U.N.	UNLESS NOTED		

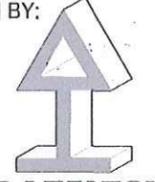


South Elevation



East Elevation

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 281.932.3128
 bryan@aspendoracom

COMMERCIAL REMODEL:

The Chambers Building
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 14 FT OF LOT 22 BLOCK
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 023193000042

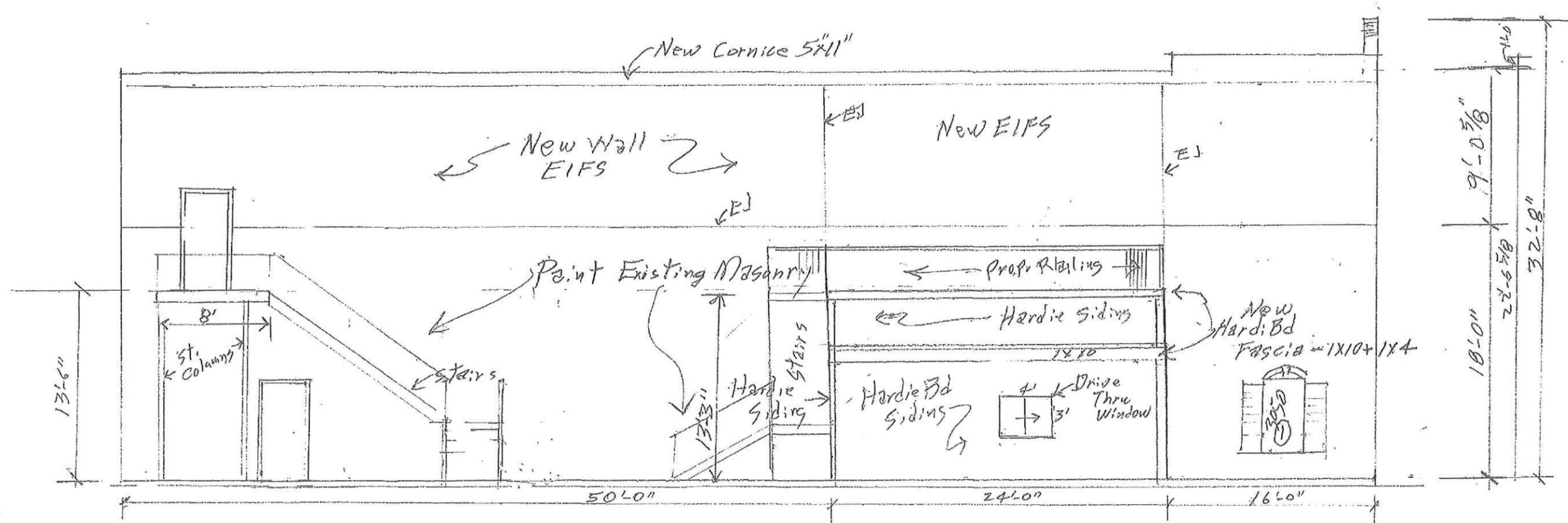
ISSUED:

PAK MEETING REVIEW: 02.11.20
 E.D. MEETING REVIEW: 02.24.20
 ENHANCEMENT GRANT PROGRAM: 07.15.20

DRAWN BY: B.J.T./R.S.
 CHECKED BY: M.C./B.M.
 SCALE: 3/32" = 1'-0"
 SHEET NO.:

A4

11"x17" - PRINT FORMAT...

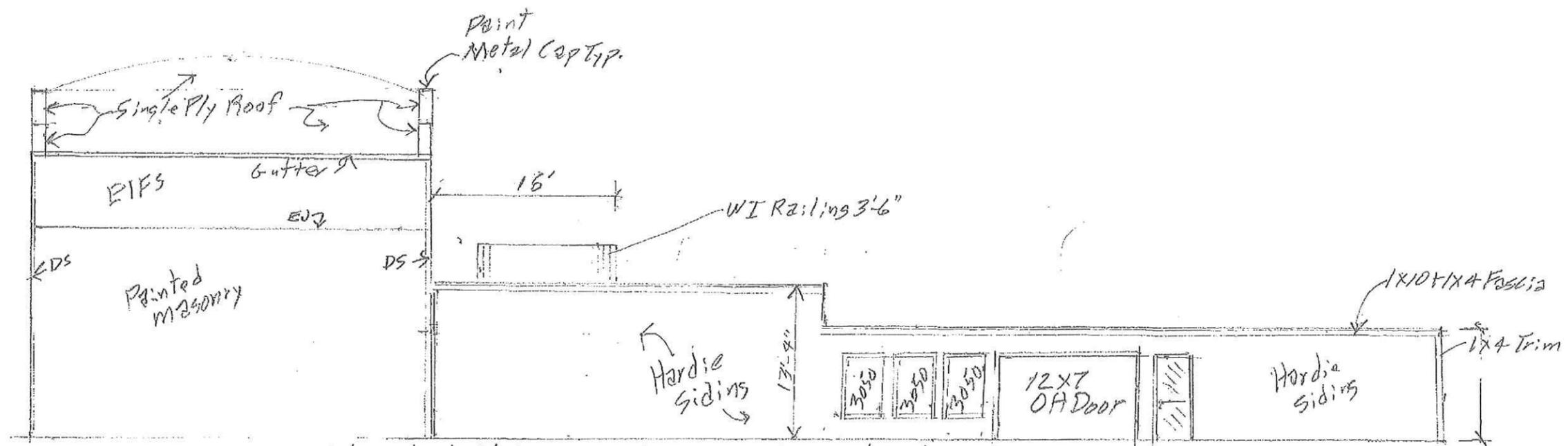


WEST ELEVATION

1/8" = 1'-0"

6/25/20

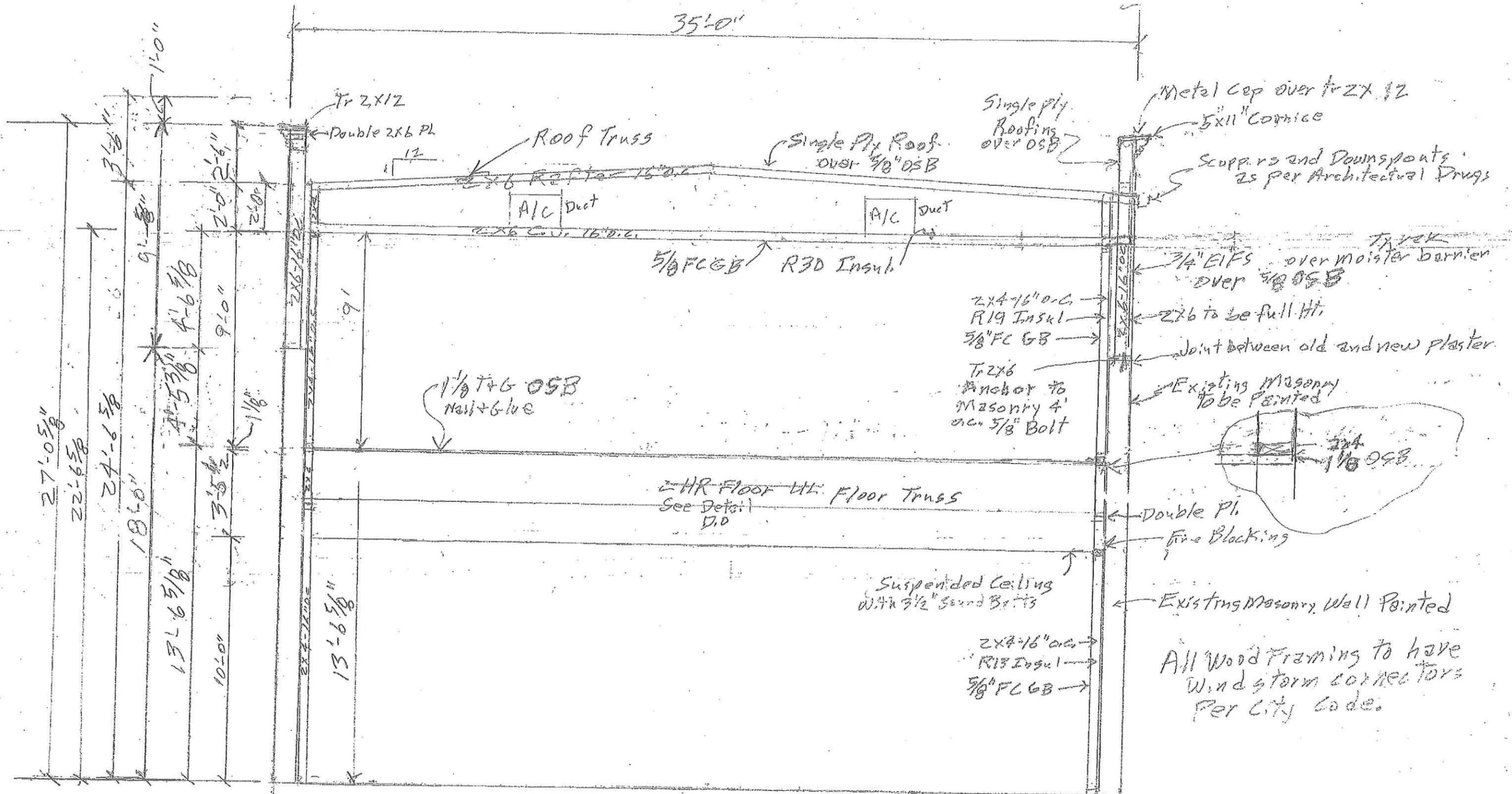
A4.1



North Elev.

6/25/20

A4.2



27'-0" 5/8"

22'-6 5/8"

27'-6 5/8"

18'-0"

13'-6 5/8"

10'-0"

13'-6 5/8"

9'-0"

4'-6 5/8"

2'-0"

2'-6"

1'-0"

3'-8"

9'-8"

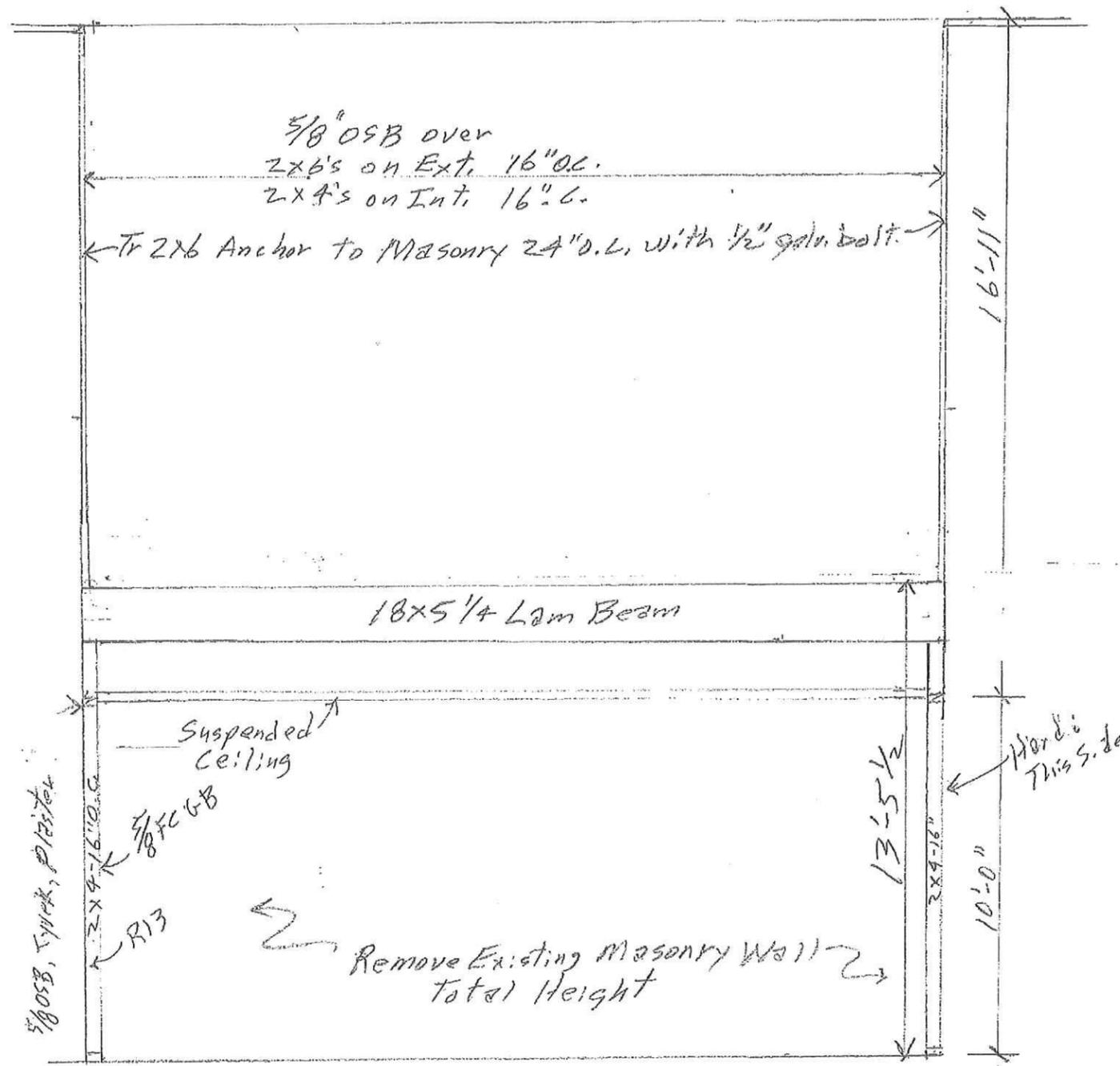
1 1/8"

100 W. MAIN

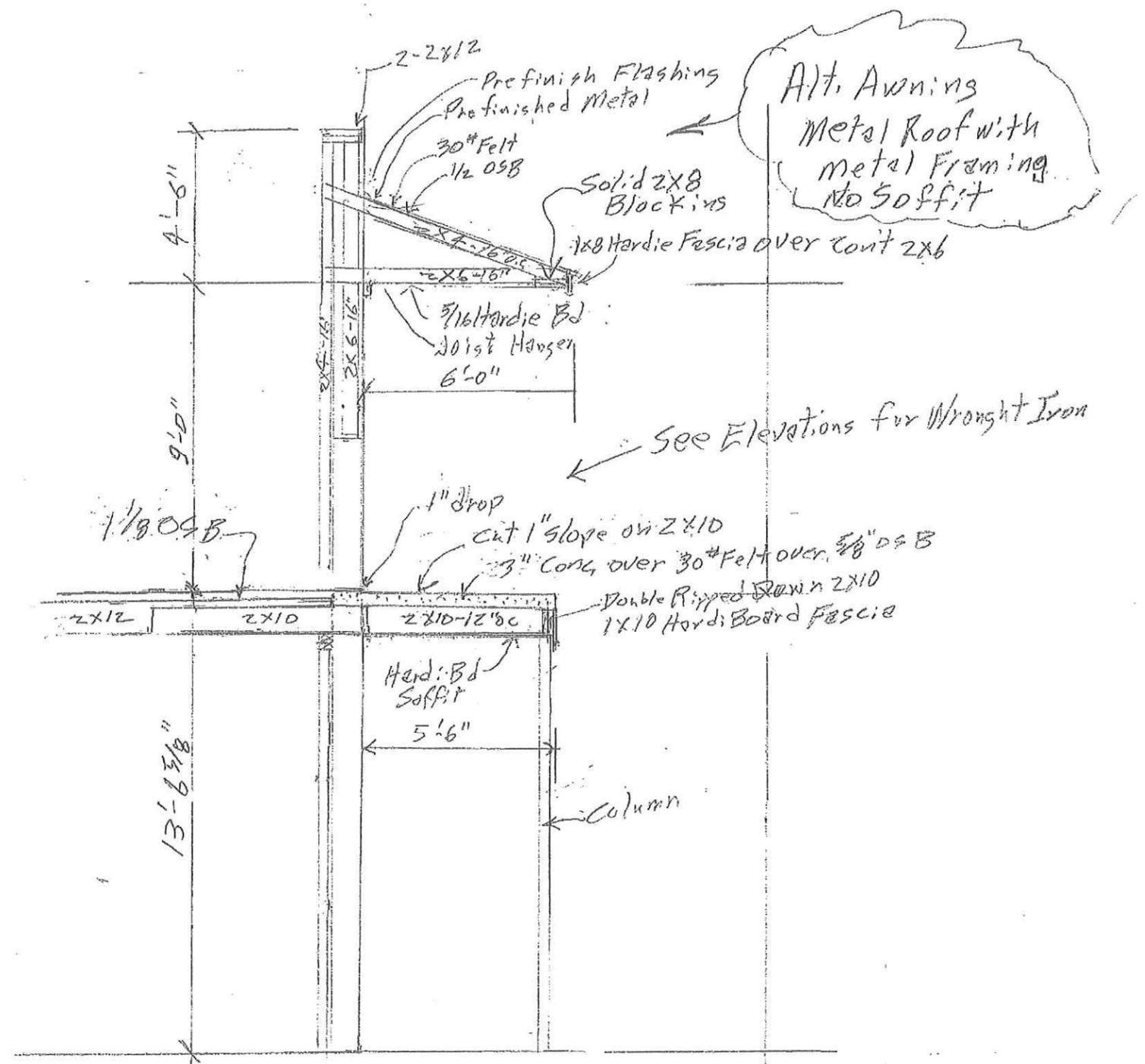
1/4" = 1'-0"

6/25/20

A5.0



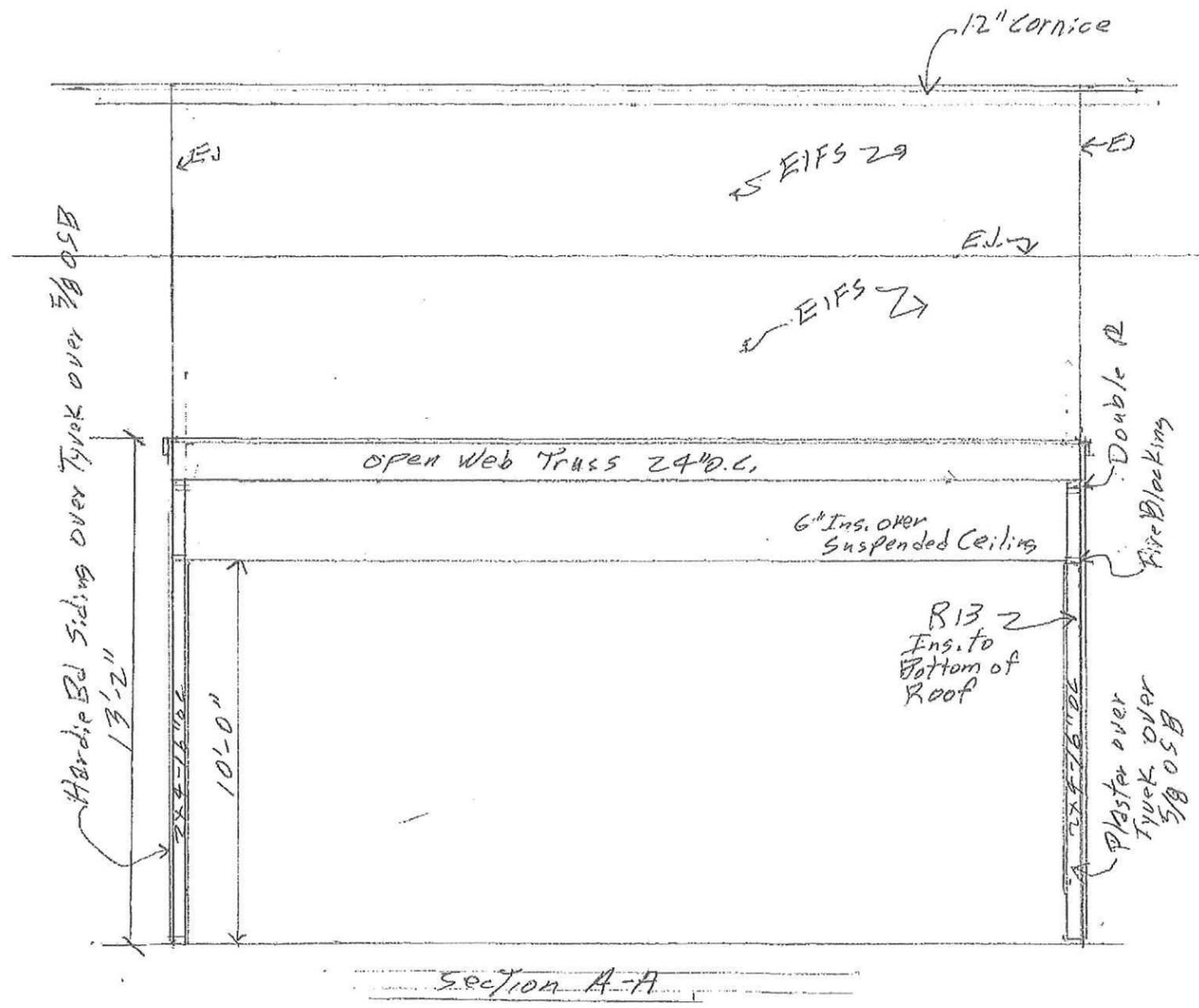
LOOKING INTO BOARD ROOM
From Receipt.



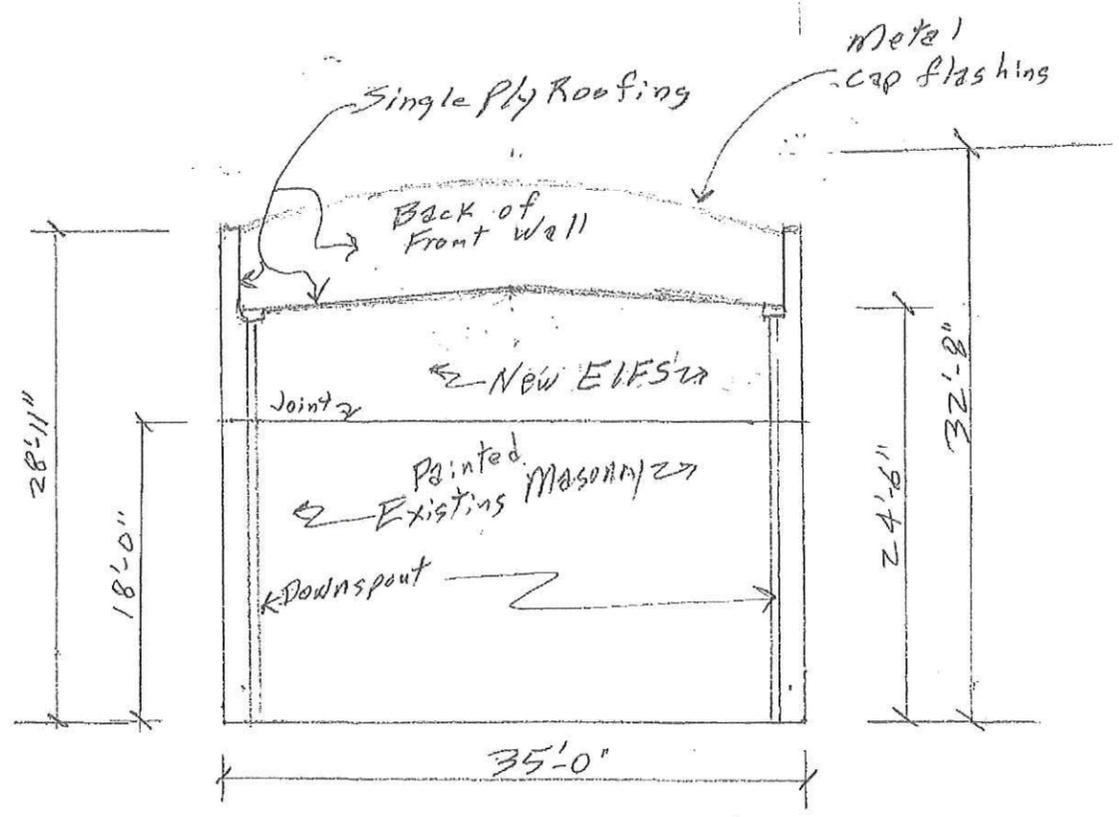
BALCONY & AWNING DETAIL 1/4" = 1'-0"

6/29/20

A5.1



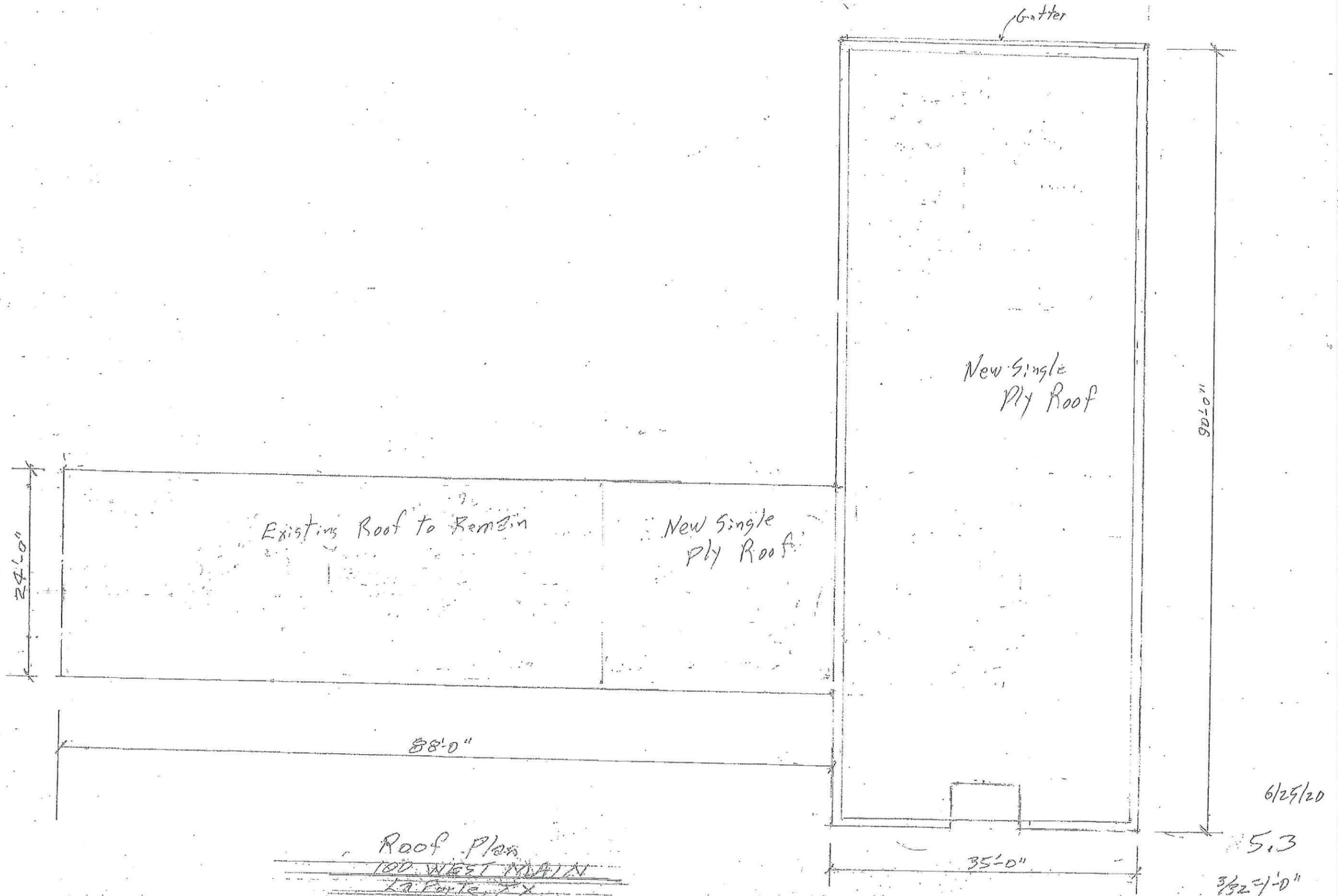
1/4" = 1'-0"



3/32" = 1'-0"

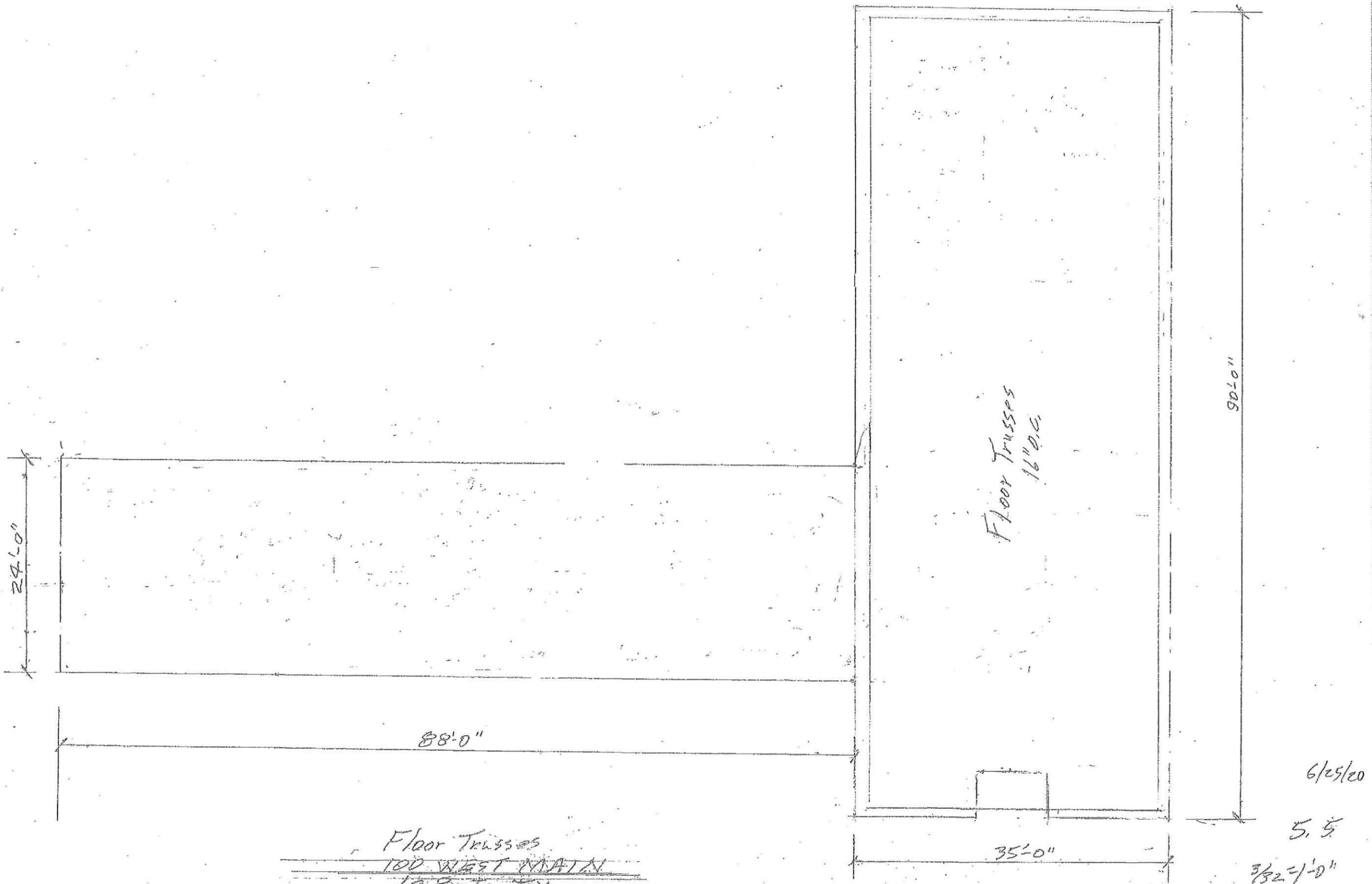
6/25/20

A5.2



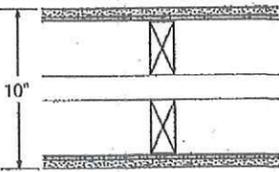
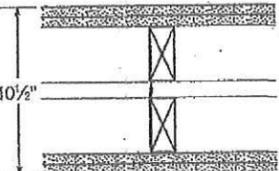
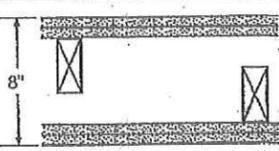
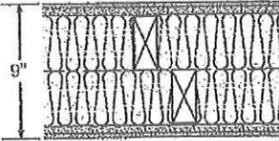
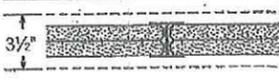
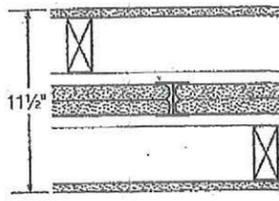


Roof Trusses
 100 WEST WINDY
 LA. Porte, TX



Wood Framed



2 Hour Fire-Rated Construction		Acoustical Performance		Reference	
Construction Detail	Description	Test Number	STC	Test Number	Index
	<ul style="list-style-type: none"> base layer 1/4" SHEETROCK gypsum panels face layer 1/2" SHEETROCK FIRECODE Core gypsum panels, laminated to base layer 2 x 4 wood studs 16" o.c. 	GA-WP-5510			A-75
	<ul style="list-style-type: none"> 5/8" SHEETROCK FIRECODE Core gypsum panels or FIREROCK panels 2 rows 2 x 4 wood studs 16" o.c. on separate plates 1" apart joints finished 	GA-WP-3820	51	RAL-TL-69-214	A-76
			56	USG-710120 Based on 3-1/2" thick insulation in one cavity	
			58	GA-NGC-3056	
	<ul style="list-style-type: none"> 5/8" SHEETROCK FIRECODE C Core gypsum panels or FIREROCK panels 2 x 4 wood studs 16" o.c. on 2 x 6 common plate joints finished 	GA-WP-3910	47	RAL-TL-69-211	A-77
			51	GA-NGC-2377	
	<ul style="list-style-type: none"> 1/2" Durock brand cement board and 1/4" ceramic tile Two rows 2 x 4 16" o.c. on 2 x 8 common plate 3-1/2" THERMAFLEX SAFB both cavities joints taped load-bearing up to 50% allowable design load 	WHI-495-0505 and 0508	50	SA-840523	A-78
2 Hour Fire-Rated Construction		Area Separation Walls			
	<ul style="list-style-type: none"> 1" SHEETROCK gypsum liner panels 2" USG H-Studs 24" o.c. minimum 3/4" air space both sides separating liner panels from adjacent construction 	GA-ASW-1000			A-79
	<p>Separation wall (non-loadbearing)</p> <ul style="list-style-type: none"> 1" SHEETROCK gypsum liner panels 2" USG H-Studs 24" o.c. <p>Protected wall (bearing or non-loadbearing) of wood or steel studs each side min 3/4" from liner panels</p> <ul style="list-style-type: none"> 1/2" SHEETROCK gypsum panels 	UL Des U336	46	RAL-TL-88-353	A-80
			54	RAL-TL-88-348 Based on 2" mineral wool batt on one side	
			57	RAL-TL-88-351 Based on 2 x 4s and 3" mineral wool batt on one side	
			58	RAL-TL-88-347 Based on 2 x 4s and 2" mineral wool batt on both sides	
			60	RAL-TL-88-350 Based on 2 x 4s and 3" mineral wool batt on both sides	

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

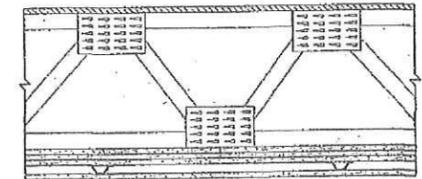
GA FILE NO. FC 5751

GENERIC

2 HOUR FIRE

WOOD FLOOR, WOOD TRUSSES, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

Base layer 5/8" type X gypsum wallboard applied at right angles to 18" deep parallel chord wood 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. Second layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furring channels 24" o.c. applied at right angles to trusses over third layer with two 2 1/2" long Type W drywall screws at each truss. Face layer 5/8" type X gypsum wallboard applied at right angles to furring channels with 1 1/8" Type S drywall screws 12" o.c. Wood trusses supporting 3/4" T & G edge plywood floor applied at right angles to trusses with 8d nails 6" o.c. at joints and 12" at intermediate trusses. Ceiling provides two-hour fire-resistance protection for wood framing.



Approx. Ceiling

Weight: 12 psf

Fire Test: UL R4024, 00NK26545,

4-27-01,

UL Design L556

6/25/20

DD. Ø



Tools & Home Improvement

Hello, Bryan [Returns](#) [Accounts & Lists](#) [Orders](#) [Try Prime](#) [Ca](#)

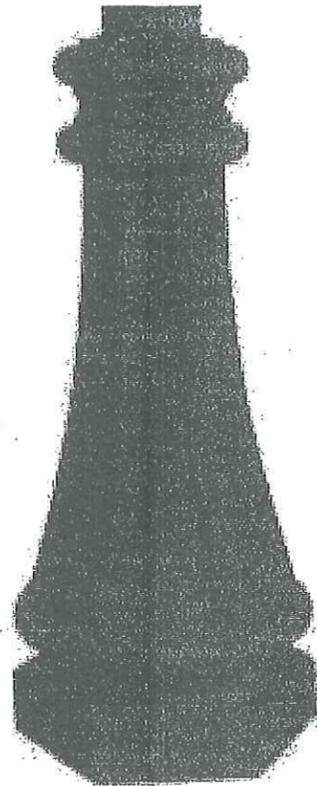
Deliver to Bryan
La Porte 77571

[Prime Video](#) [Bryan's Amazon.com](#) [Customer Service](#) [Best Sellers](#) [Browsing History](#) [Shop The Big Style Se](#)

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by Craftmade
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6/25/20

D.P. 1