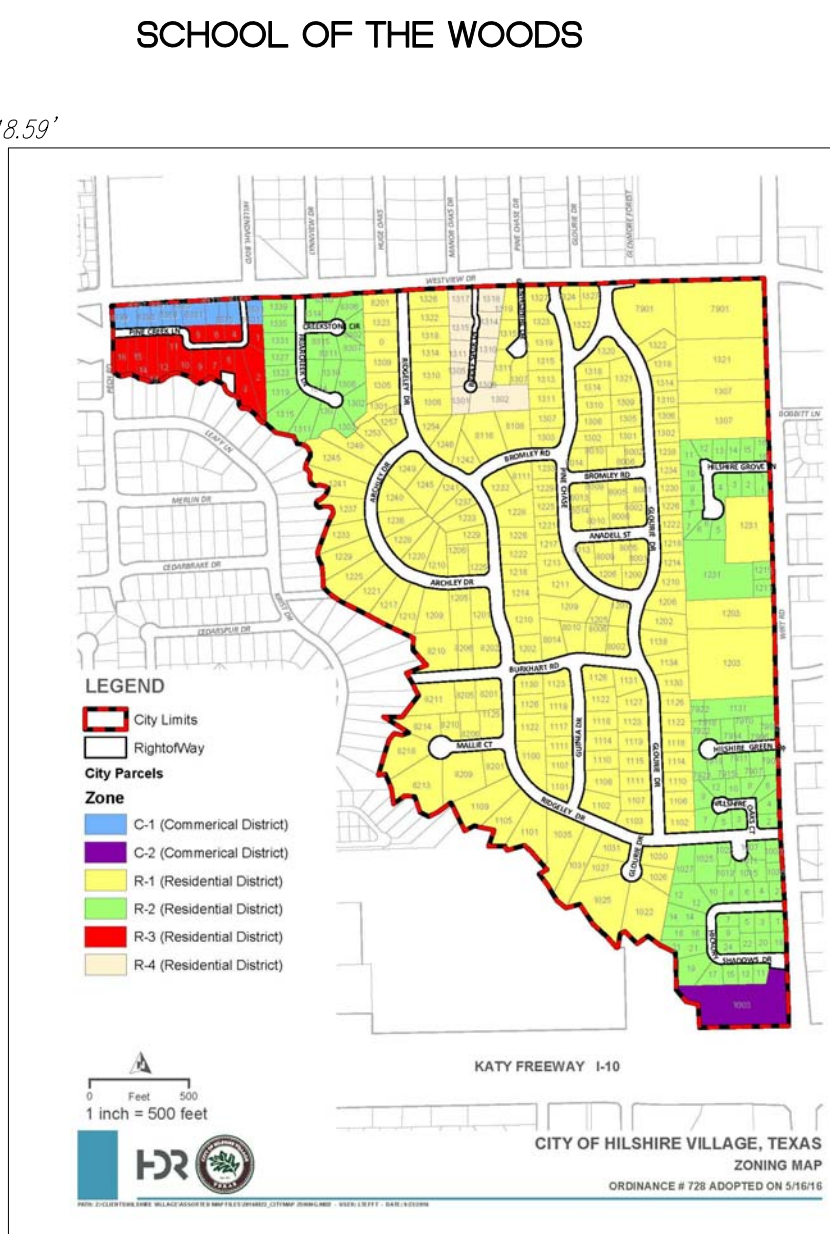
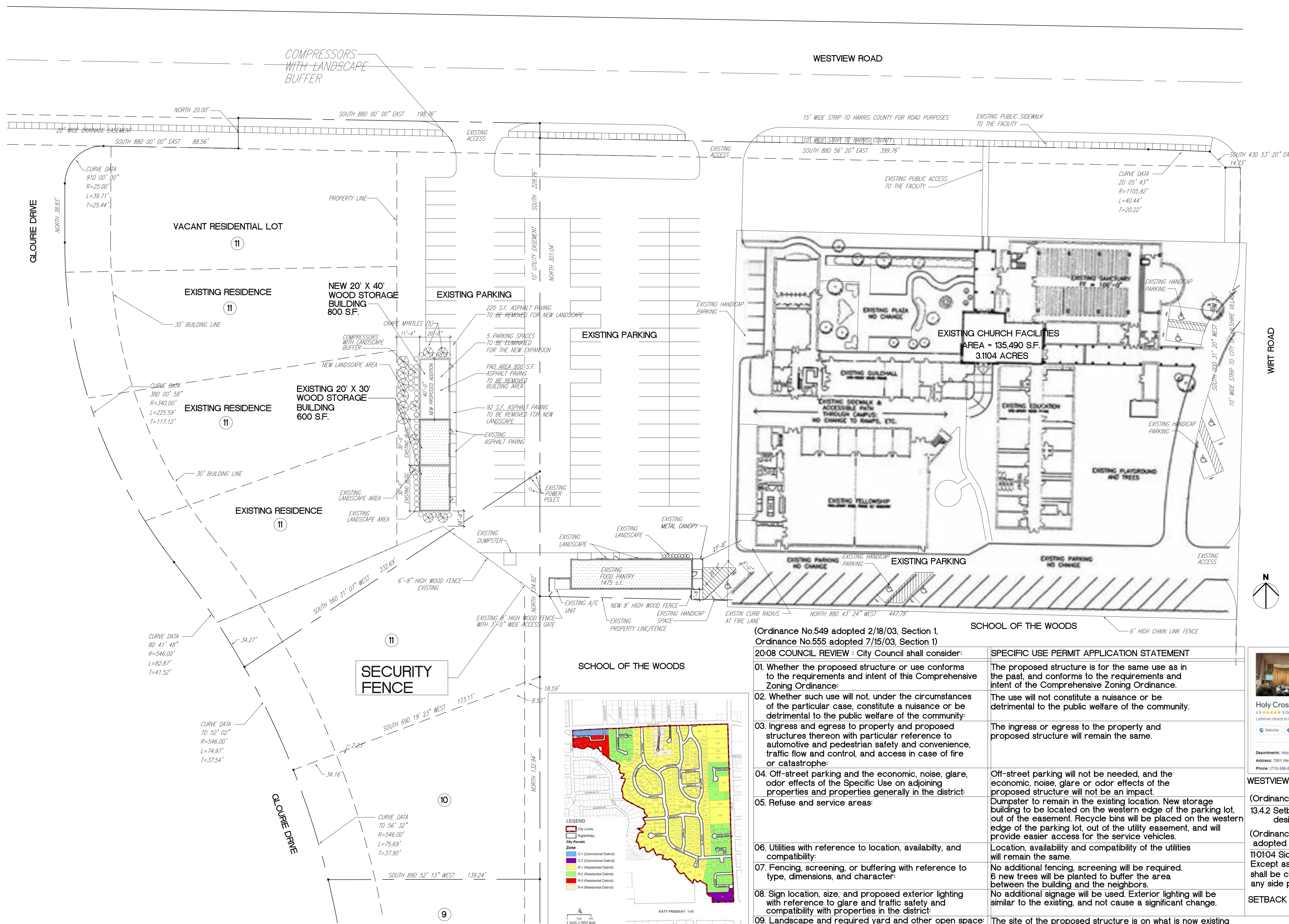


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ZONING MAP - CITY OF HILLSHIRE VILLAGE

(Ordinance No.549 adopted 2/18/03, Section 1, Ordinance No.555 adopted 7/15/03, Section 1)
 2008 COUNCIL REVIEW : City Council shall consider:

01. Whether the proposed structure or use conforms to the requirements and intent of this Comprehensive Zoning Ordinance:	SPECIFIC USE PERMIT APPLICATION STATEMENT
01. Whether the proposed structure or use conforms to the requirements and intent of this Comprehensive Zoning Ordinance:	The proposed structure is for the same use as in the past, and conforms to the requirements and intent of the Comprehensive Zoning Ordinance.
02. Whether such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the public welfare of the community:	The use will not constitute a nuisance or be detrimental to the public welfare of the community.
03. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	The ingress or egress to the property and proposed structure will remain the same.
04. Off-street parking and the economic, noise, glare, odor effects of the Specific Use on adjoining properties and properties generally in the district:	Off-street parking will not be needed, and the economic, noise, glare or odor effects of the proposed structure will not be an impact.
05. Refuse and service areas:	Dumpster to remain in the existing location. New storage building to be located on the western edge of the parking lot, out of the easement. Recycle bins will be placed on the western edge of the parking lot, out of the utility easement, and will provide easier access for the service vehicles.
06. Utilities with reference to location, availability, and compatibility:	Location, availability and compatibility of the utilities will remain the same.
07. Fencing, screening, or buffering with reference to type, dimensions, and character:	No additional fencing, screening will be required. 6 new trees will be planted to buffer the area between the building and the neighbors.
08. Sign location, size, and proposed exterior lighting with reference to glare and traffic safety and compatibility with properties in the district:	No additional signage will be used. Exterior lighting will be similar to the existing, and not cause a significant change.
09. Landscape and required yard and other open space:	The site of the proposed structure is on what is now existing asphalt/concrete paving. There will be no additional impervious added to this project. There will be 521 sf of asphalt removed for additional landscaping.
10. Setbacks: and	The proposed structure complies with the Zoning District R-1 setback requirements.
11. General Compatibility with adjacent properties and other property in the district.	The proposed structure shall be similar in character to the existing structures, and will be compatible with the adjacent properties and other properties in the district.

1 SITE PLAN
 SCALE: 1" = 30'-0"



WESTVIEW DRIVE ADDRESS

(Ordinance 740, 3/21/17, Section 2)
 13.4.2 Setbacks: Westview Drive is designated as the front of all lots.

(Ordinance 796-2020, adopted 6/16/20, Section 2)
 11:01:04 Side yard building setbacks: Except as provided in 11:07, no building shall be closer than : Eight (8) feet to any side property line

SETBACK REQUIREMENTS PER ZONING



02-27-24 COUNCIL REVIEW
 Project Information:

Consultants:

EAST SPRING BRANCH FOOD PANTRY
 Addition to the Existing Storage Building
 7901 Westview Drive
 Houston, Texas 77055

Sheet Title:

STORAGE BUILDING
 SITE PLAN + ANALYSIS

Issue:

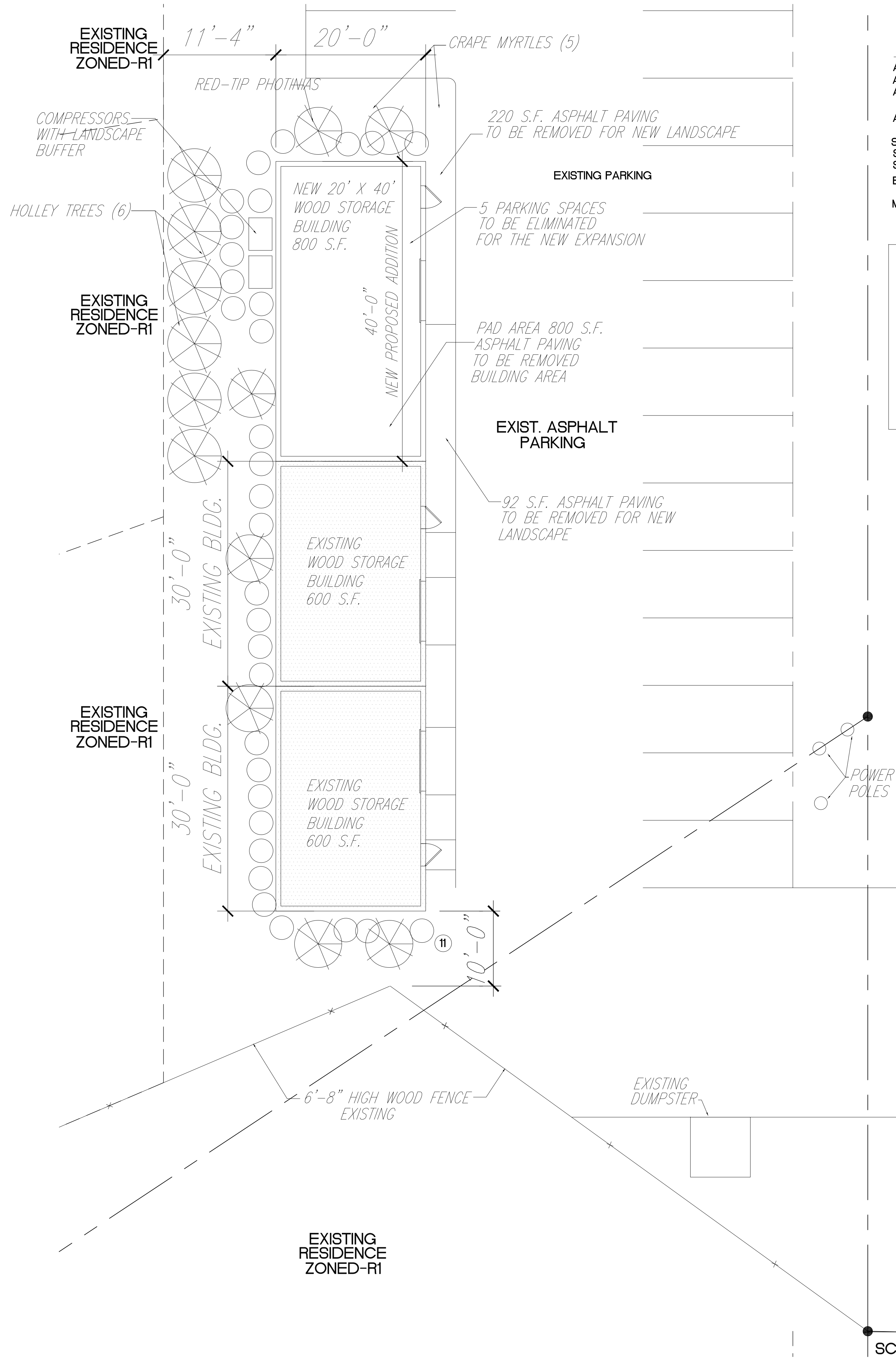
ISSUED FOR COUNCIL REVIEW
 Issue Date:

02-27-24 COUNCIL REVIEW

Revision Date:

Sheet:

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LIST OF DRAWINGS

- A10 SITE PLAN + ZONING ANALYSIS
- A20 ENLARGED SITE PLAN + ANALYSIS
- A3.0 FLOOR PLANS, POWER + LIGHTING PLAN ELEVATIONS, SECTIONS, DETAILS + NOTES
- A3.1 ELEVATIONS, BUILDING + WALL SECTIONS, DETAILS, COMCHECK
- S0.0 FOUNDATION GENERAL NOTES
- S0.1 FOUNDATION TYPICAL DETAILS
- S1.0 FOUNDATION PLAN + DETAILS
- E1.0 ELECTRICAL PLAN DETAILS, COMCHECK
- M1.0 MECHANICAL + ELECTRICAL PLAN SCHEDULES + DETAILS + NOTES

TOTAL PROJECT IMPERVIOUS COVER PERCENTAGE

TOTAL AREA BOTH LOTS	153,239 S.F.
IMPERVIOUS COVER BOTH LOTS	101,830 S.F.
PERCENT IMPERVIOUS COVER	66 PERCENT
GREEN BELT (PERVIOUS) COVER	34 PERCENT

EXISTING IMPERVIOUS COVER AREA CALCS

AREA @ EXIST. CHURCH LOT	135,490 S.F.
AREA LOT 12	17,749 S.F.
TOTAL AREA BOTH LOTS	153,239 S.F.
IMPERVIOUS COVER BOTH LOTS	101,830 S.F.
PERCENT IMPERVIOUS COVER	66 PERCENT
GREEN BELT (PERVIOUS) COVER	34 PERCENT

IMPERVIOUS COVER AREA CALCS FOR PROJECT

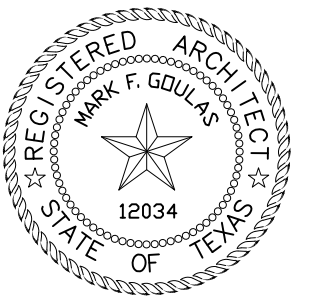
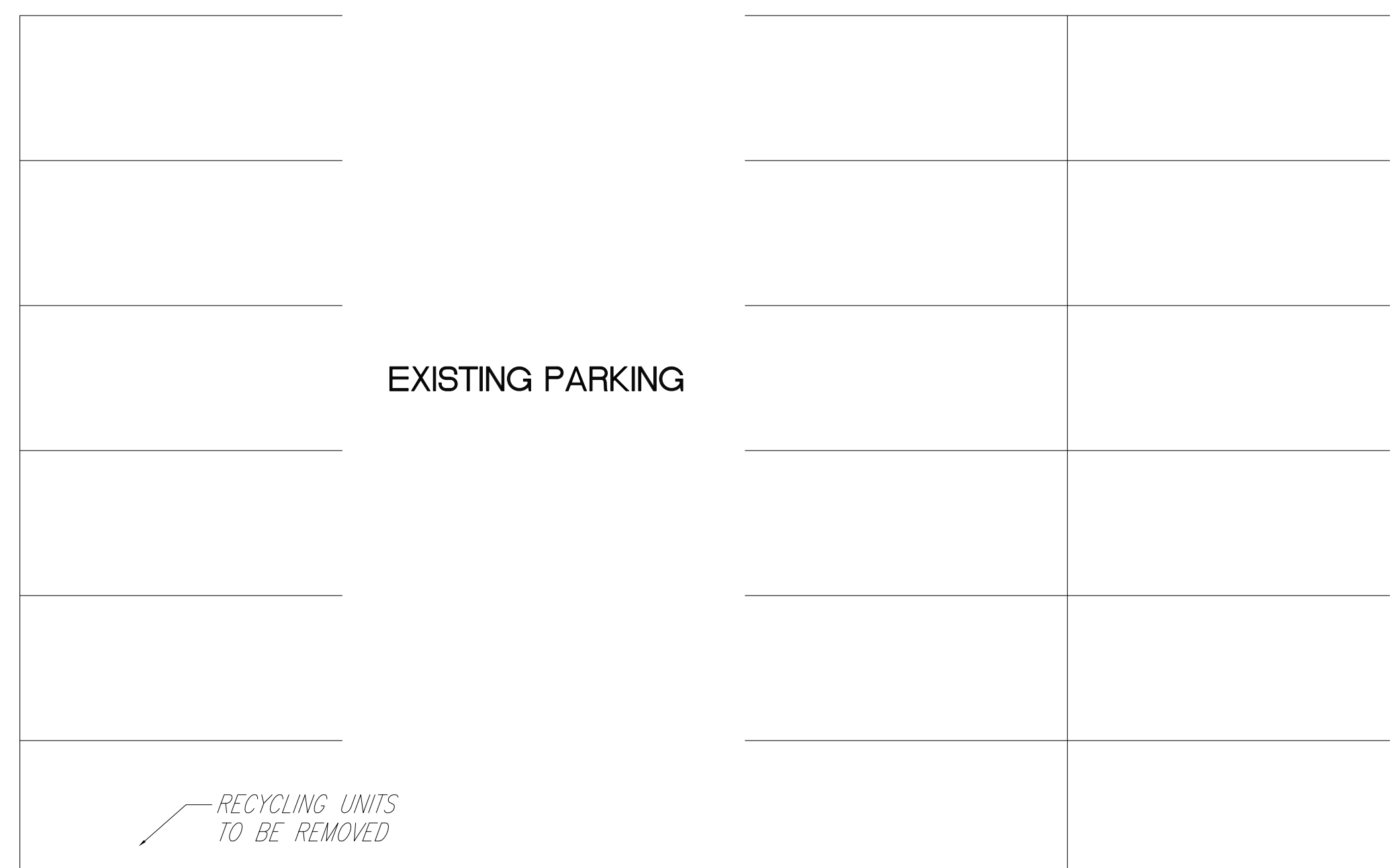
EXISTING IMPERVIOUS COVER TO BE REMOVED	800 S.F.
800 S.F. ASPHALT PAVING @ STORAGE BUILDING ADDITION	
NEW IMPERVIOUS COVER TO BE ADDED	800 S.F.
800 S.F. CONCRETE SLAB @ STORAGE BUILDING	
56 S.F. ASPHALT @ STORAGE BUILDING APPROACH	
TOTAL IMPERVIOUS COVER TO BE REMOVED AND TOTAL GREEN BELT (PERVIOUS COVER) ADDED	0 S.F.

PROJECT DESCRIPTION

A 800 S.F. ADDITION TO THE EXISTING CHURCH STORAGE BUILDING. WOOD FRAME, HARD-PLANK SIDING, AND COMPOSITION ROOF

SQUARE FOOTAGE CALCULATIONS

STORAGE BUILDING	
A 20'X40' ADDITION TO THE EXISTING STORAGE BUILDING AIR CONDITIONED SPACE	800 S.F.
TOTAL ADDED SQUARE FOOTAGE COVERED SPACE	800 S.F.



02-27-24 COUNCIL REVIEW

Project Information:

Consultants:

EAST SPRING BRANCH FOOD PANTRY
 Addition to the Existing Storage Building
 7901 Westview Drive
 Houston, Texas 77055

Sheet Title:

STORAGE BUILDING
ENLARGED SITE PLAN

Issue:

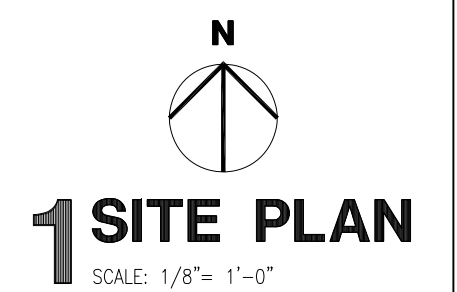
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Issue Date:

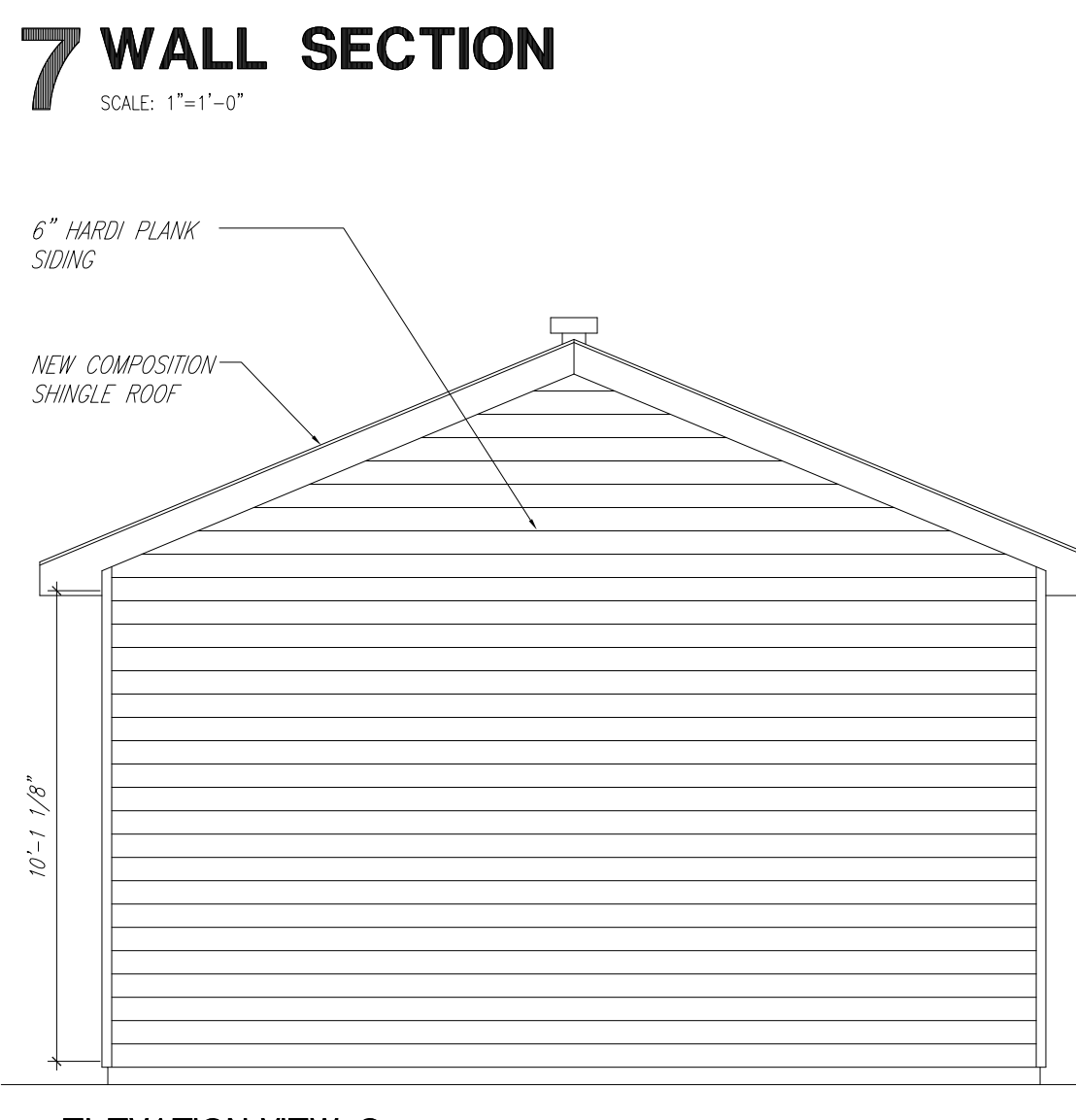
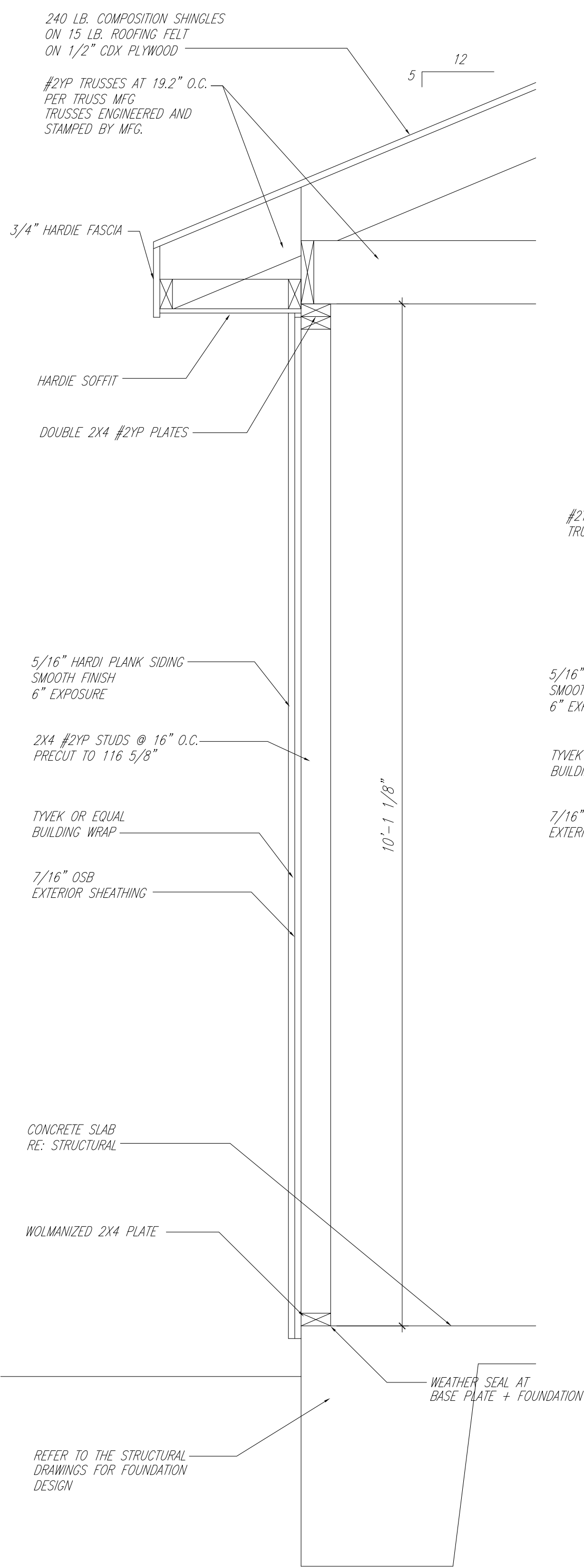
02-27-24 COUNCIL REVIEW

Revision Date:

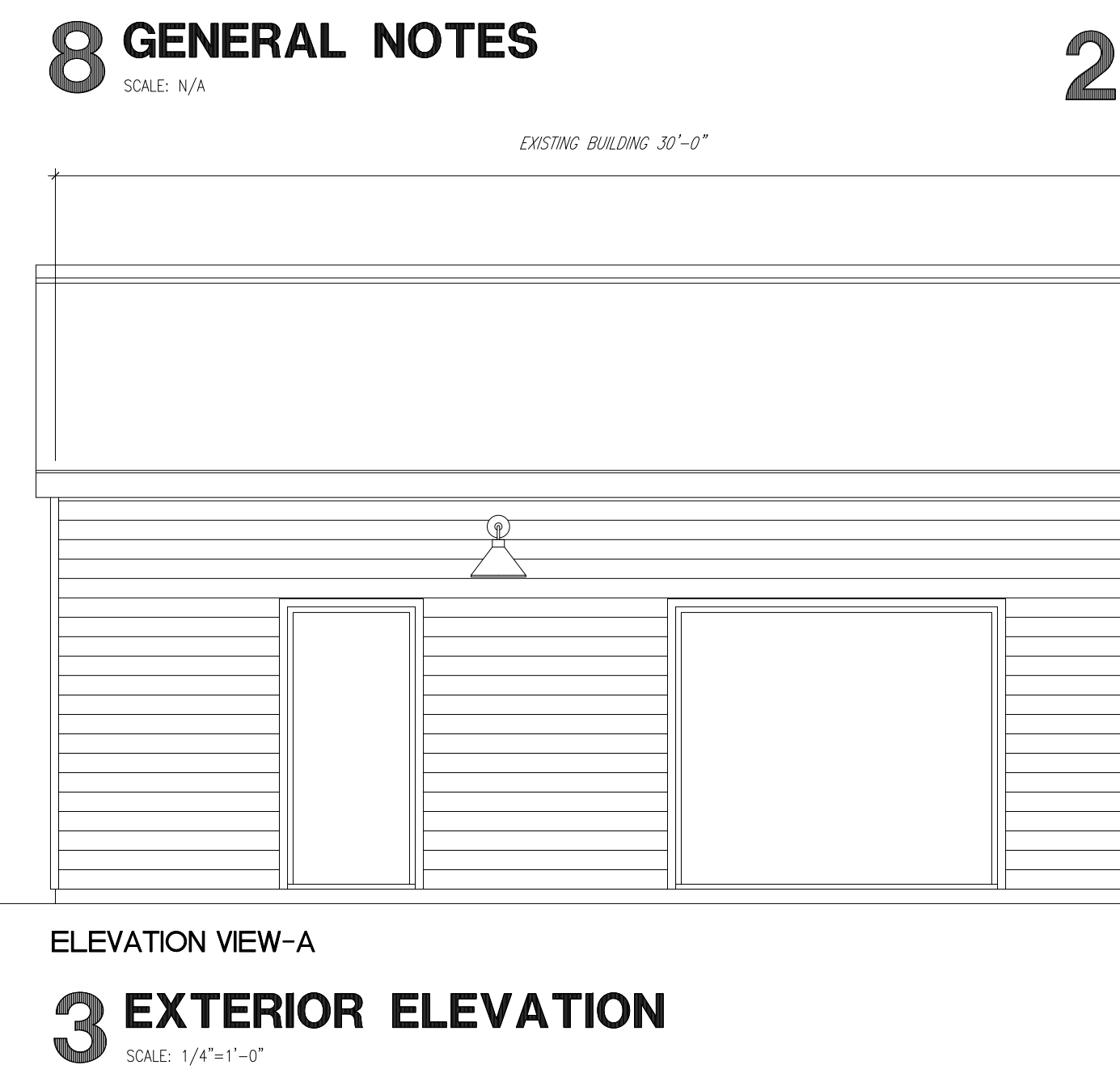
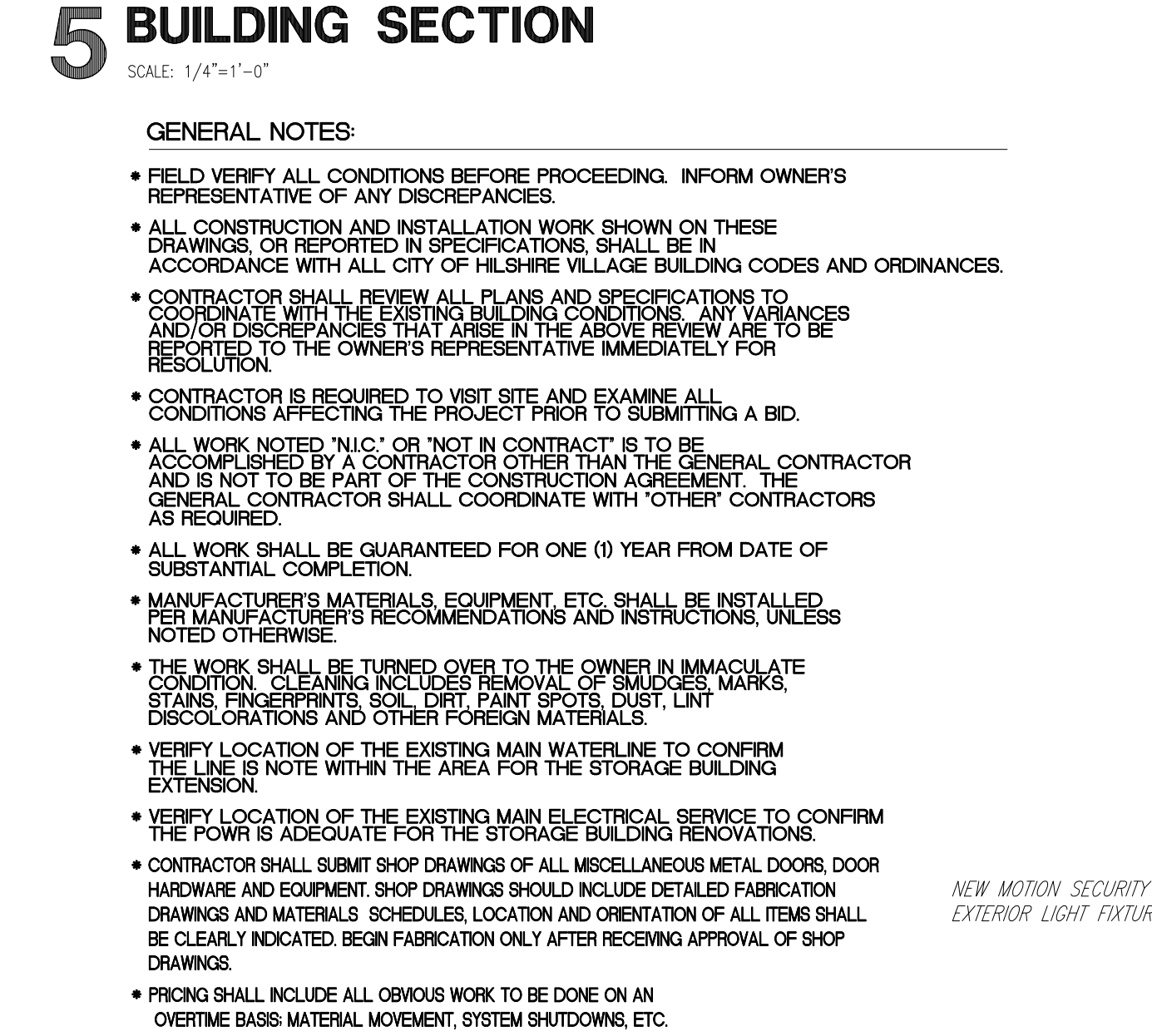
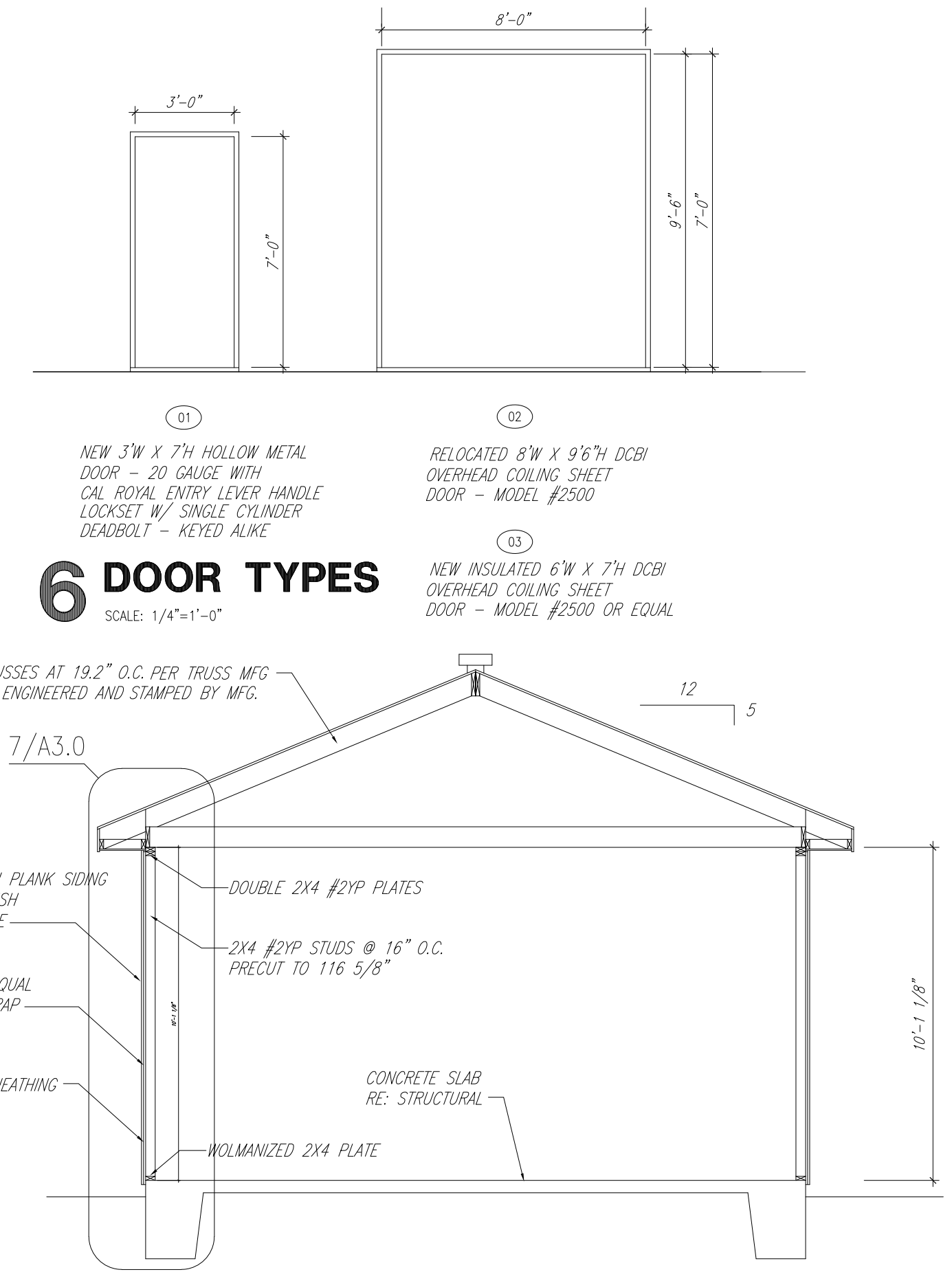
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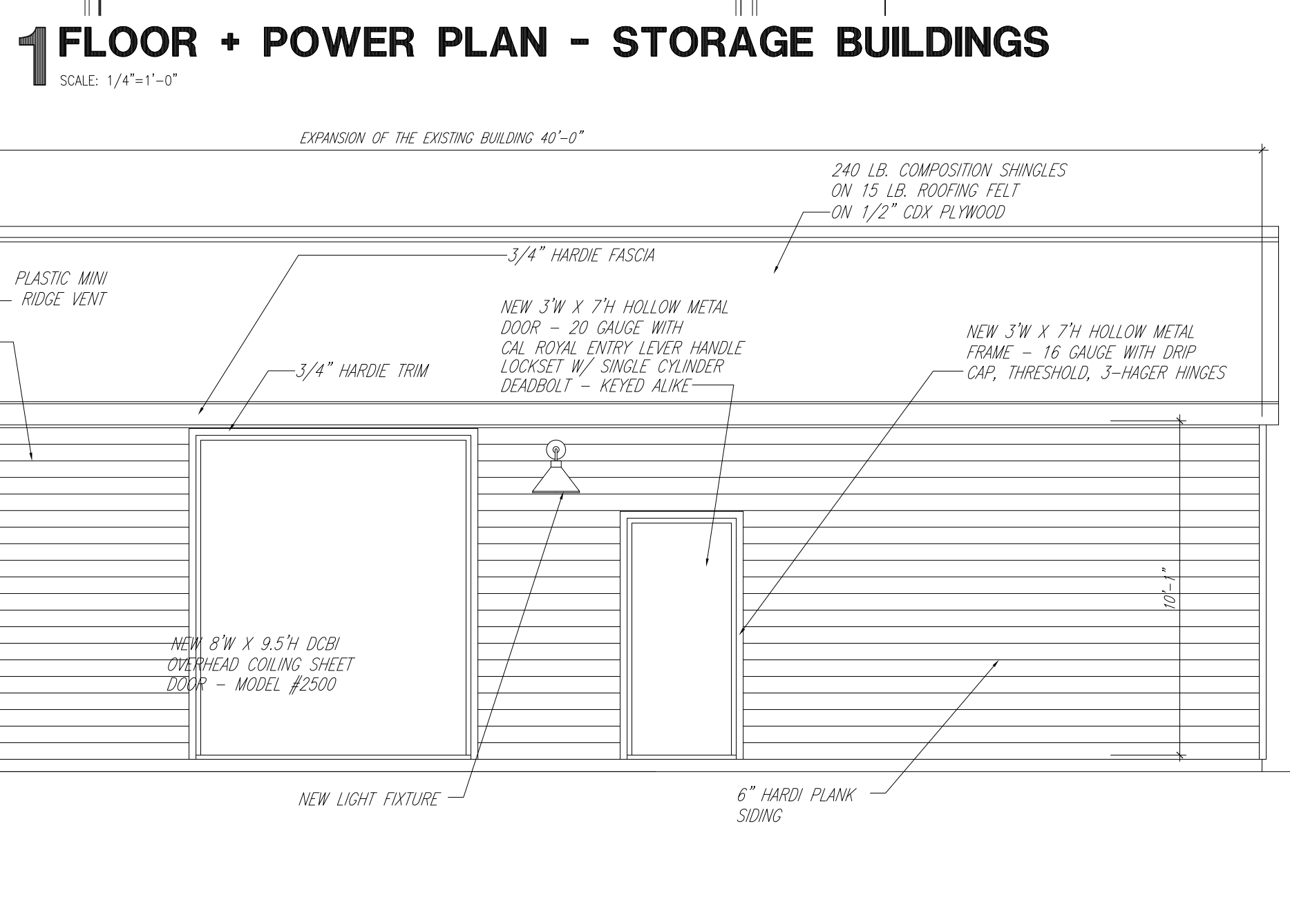
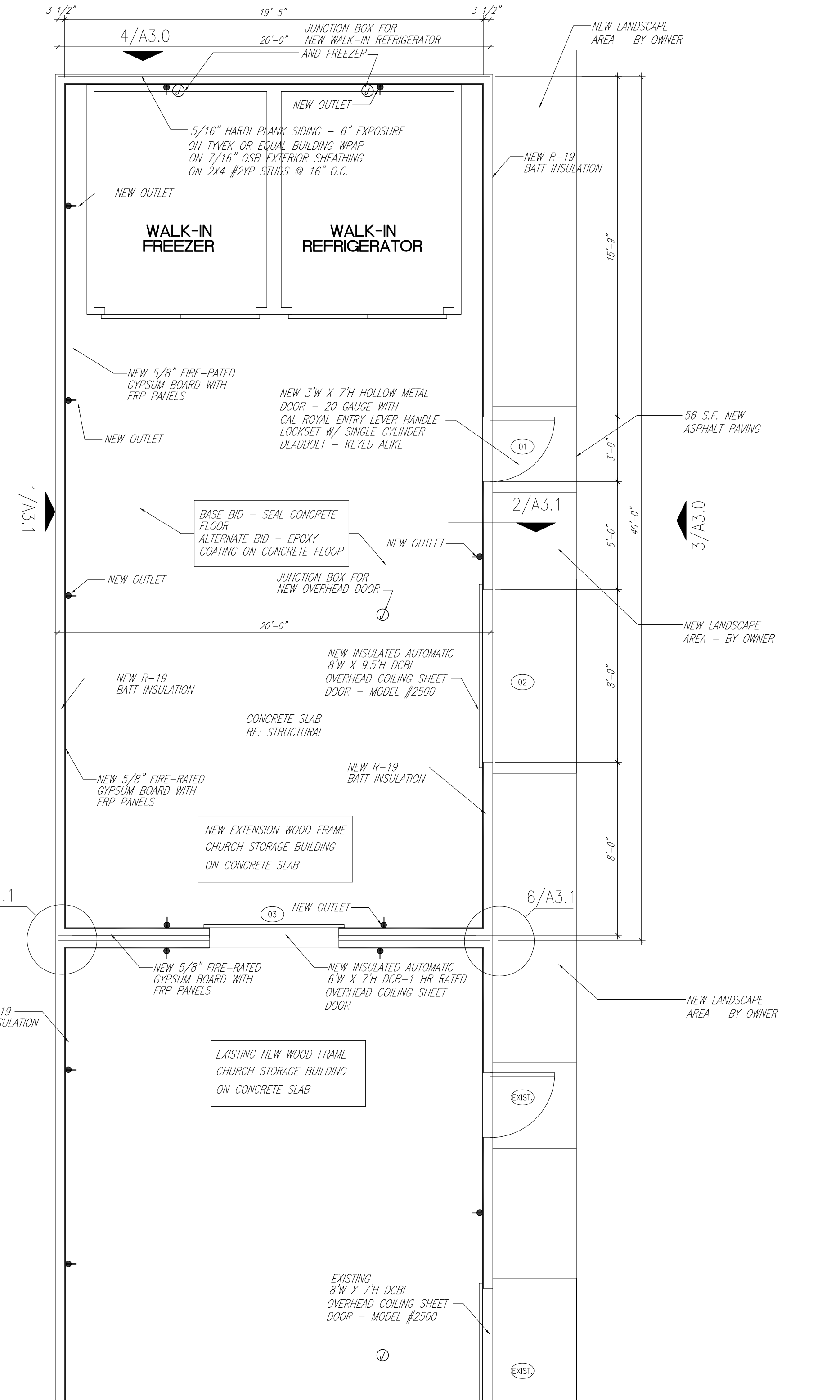
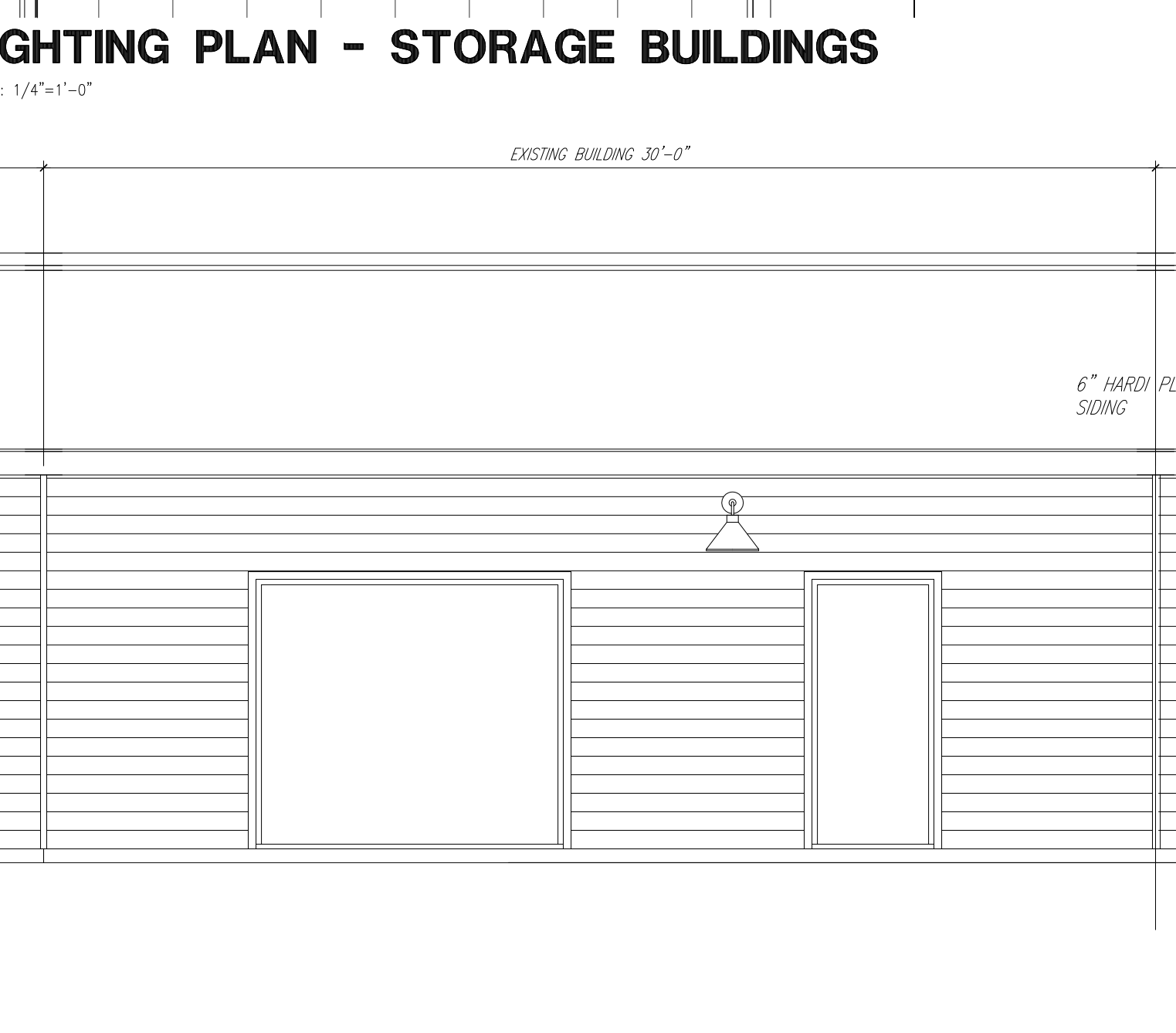
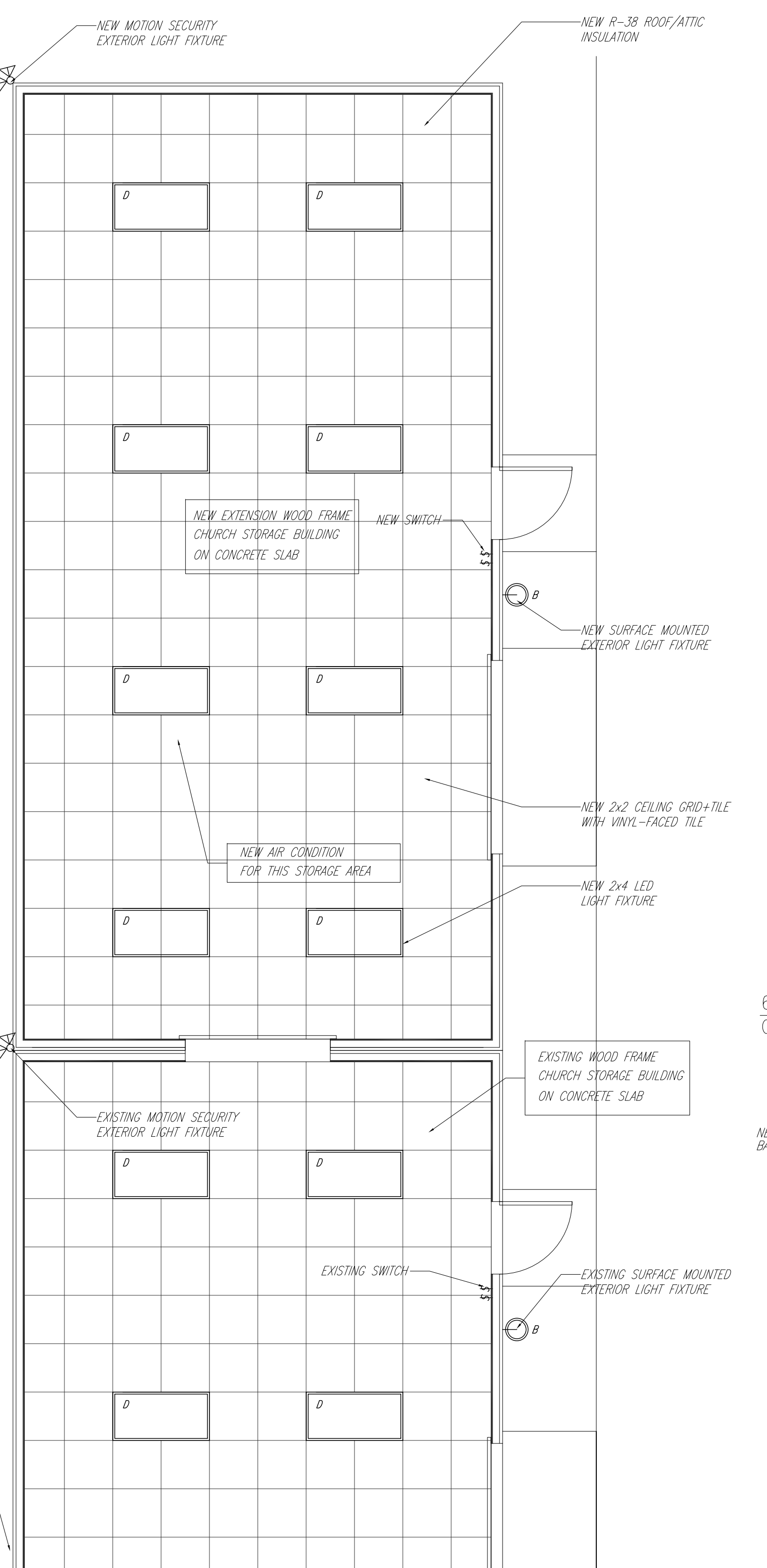
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4 BUILDING ELEVATION
SCALE: 1/4"=1'-0"

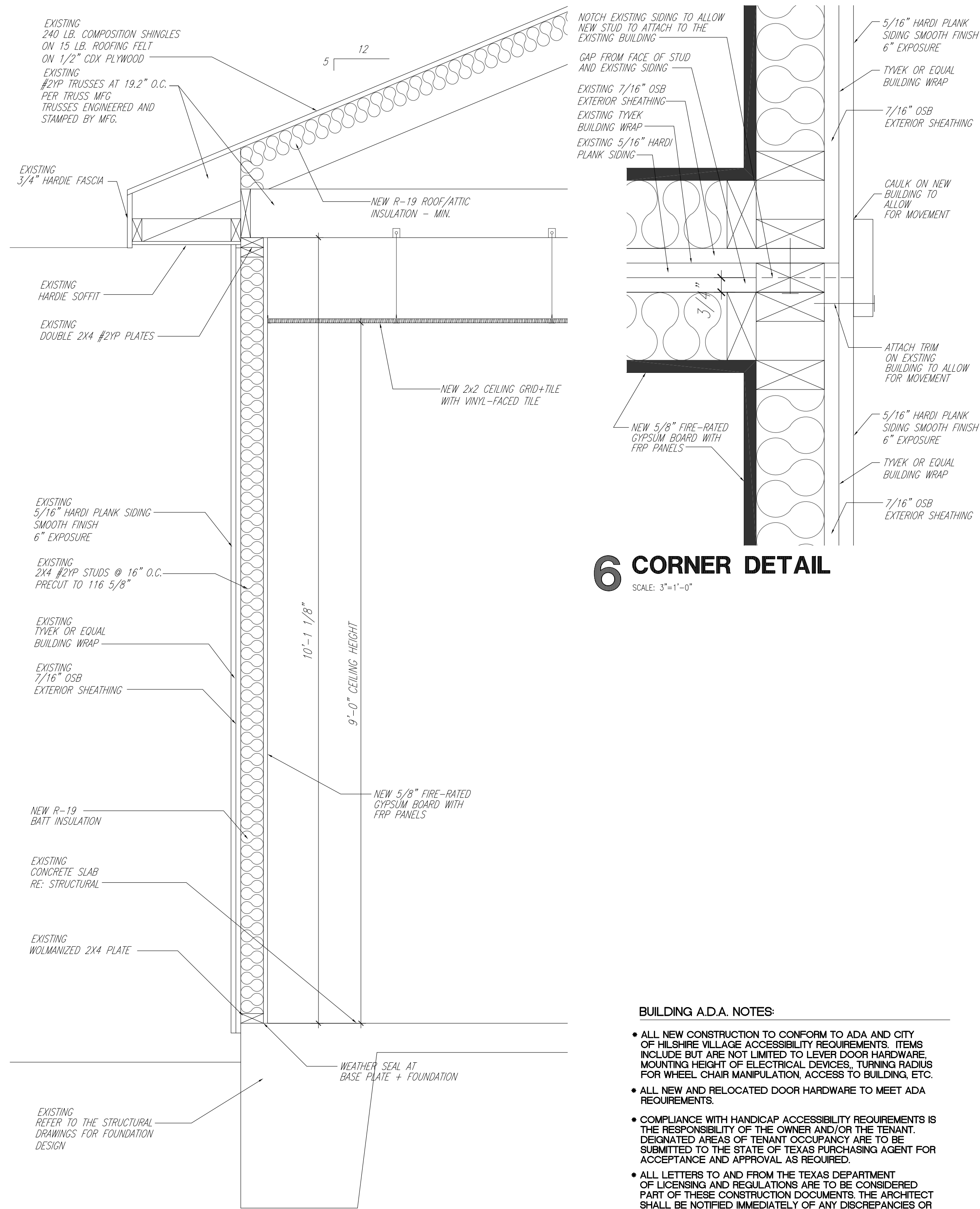


3 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



ELEVATION VIEW-A

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- BUILDING A.D.A. NOTES:**
- ALL NEW CONSTRUCTION TO CONFORM TO ADA AND CITY OF HILSHIRE VILLAGE ACCESSIBILITY REQUIREMENTS. ITEMS INCLUDE BUT ARE NOT LIMITED TO LEVER DOOR HARDWARE, MOUNTING HEIGHT OF ELECTRICAL DEVICES, TURNING RADIUS FOR WHEEL CHAIR MANIPULATION, ACCESS TO BUILDING, ETC.
 - ALL NEW AND RELOCATED DOOR HARDWARE TO MEET ADA REQUIREMENTS.
 - COMPLIANCE WITH HANDICAP ACCESSIBILITY REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE TENANT. DESIGNATED AREAS OF TENANT OCCUPANCY ARE TO BE SUBMITTED TO THE STATE OF TEXAS PURCHASING AGENT FOR ACCEPTANCE AND APPROVAL AS REQUIRED.
 - ALL LETTERS TO AND FROM THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS ARE TO BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONS.

COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information
 Energy Code: 2015 IECC
 Project Title: East Spring Branch Food Pantry Addition
 Location: Hilshire Village, Texas
 Climate Zone: 2a
 Project Type: Addition

Construction Site: 7901 Westview Drive, Houston, Texas 77055
 Owner/Agent: Pam Smelley, East Spring Branch Food Pantry, 7901 Westview Drive, Houston, Texas 77055
 Designer/Contractor: Mark Goulas, Goulas & Associates, Inc., 1505 Whispering Pines Dr., Houston, Texas 77055

Building Area	Floor Area
1-Warehouse: Nonresidential	800

Envelope Assemblies	Assembly	Gross Area of Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{min}
Roof: Attic Roof, Wood Joists, (Bldg. Use 1 - Warehouse)		800	0.0	19.0	0.048	0.027
NORTH Ext. Wall: Wood-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse)		266	0.0	19.0	0.044	0.064
EAST Ext. Wall: Wood-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse)		323	0.0	19.0	0.044	0.064
Door: Insulated Metal, Swinging, (Bldg. Use 1 - Warehouse)		21	—	—	0.072	0.610
Door: Insulated Metal, Non-Swinging, (Bldg. Use 1 - Warehouse)		76	—	—	0.100	0.179
SOUTH Ext. Wall: Wood-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse)		266	0.0	19.0	0.044	0.064
WEST Ext. Wall: Wood-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse)		420	0.0	19.0	0.044	0.064

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

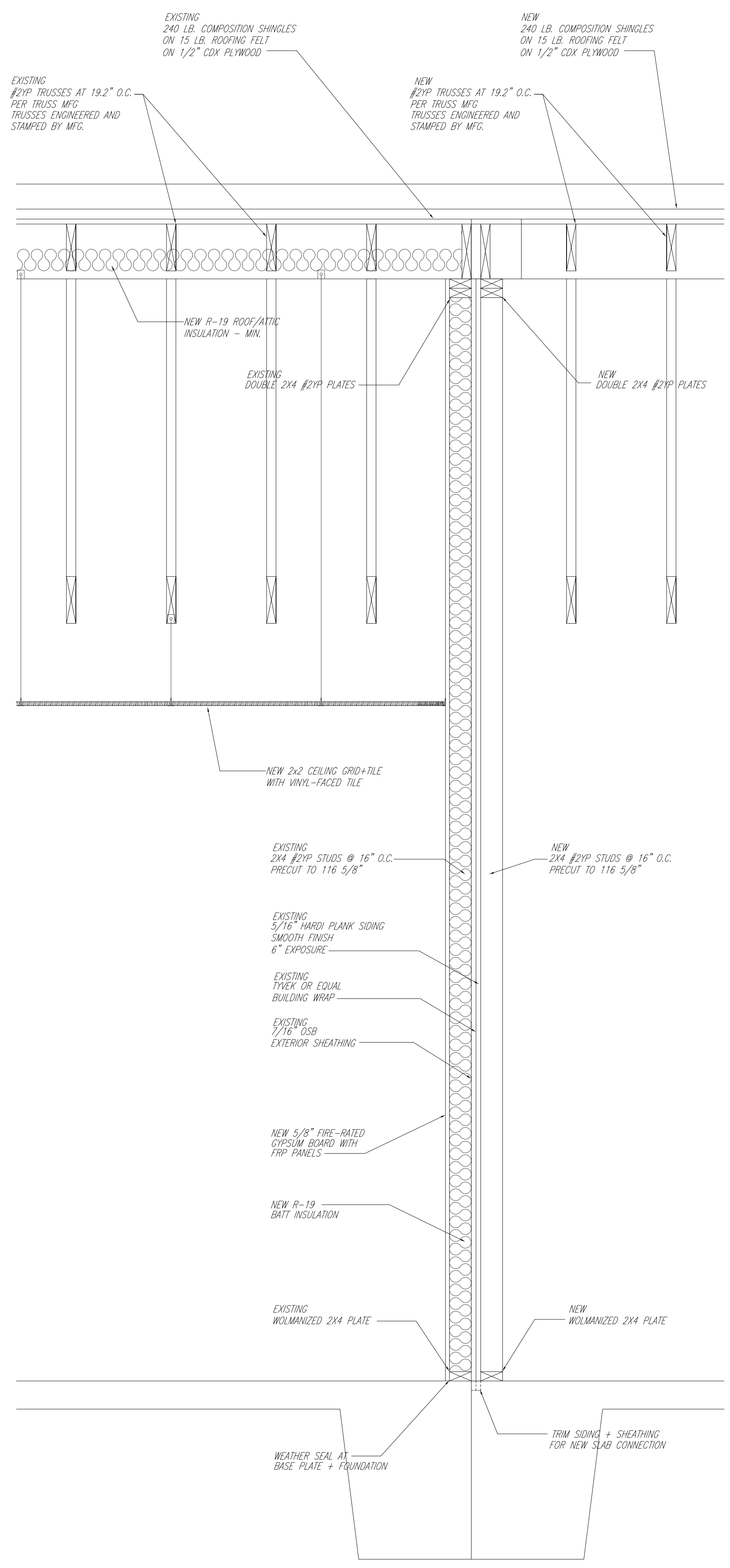
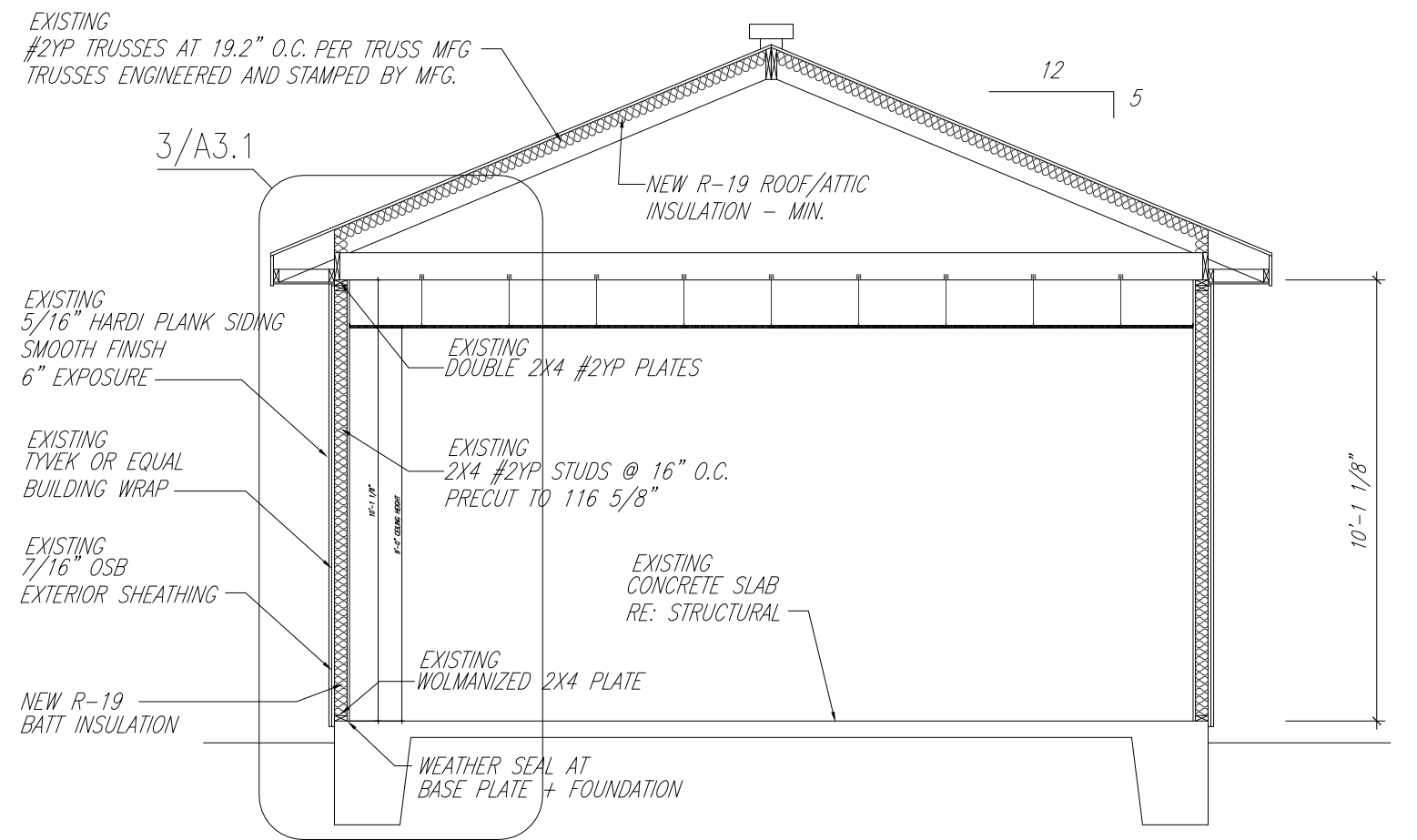
Envelope PASSES: Design 19% better than code

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

MARK F. GOULAS
 Name: Title _____ Signature _____ Date: 2-19-24

Project Title: East Spring Branch Food Pantry Addition
 Data filename: _____ Report date: 02/19/24
 Page 1 of 8

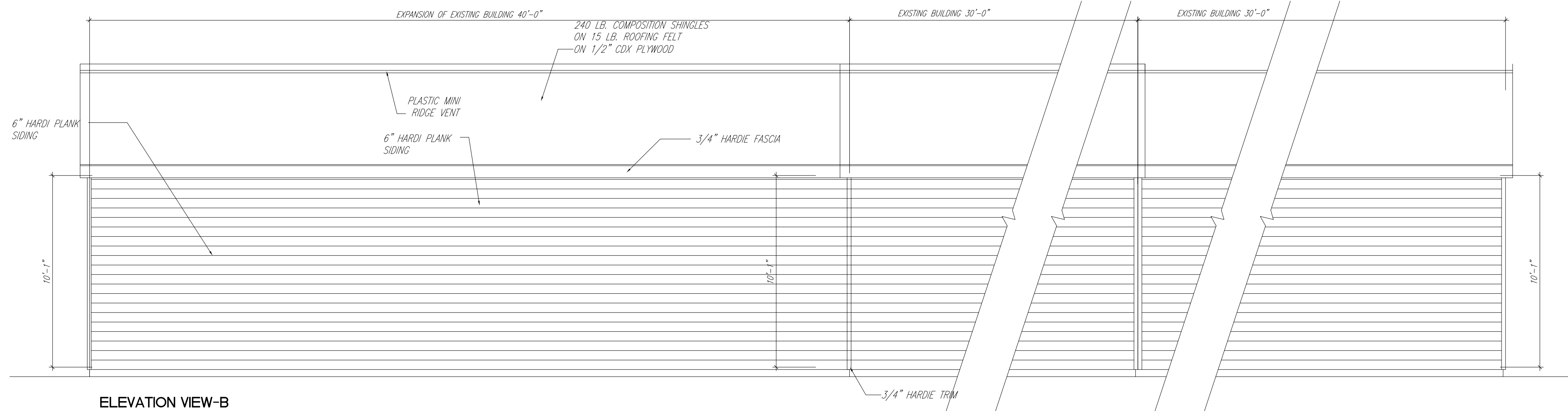
5 COMCHECK 2015 ANALYSIS
SCALE: N/A



3 WALL SECTION
SCALE: 1"=1'-0"

7 ADA GENERAL NOTES
SCALE: N/A

2 BUILDING SECTION
SCALE: 1/4"=1'-0"



4 WALL SECTION
SCALE: 1"=1'-0"



02-27-24 COUNCIL REVIEW
 Project Information:

Consultants:

EAST SPRING BRANCH FOOD PANTRY
 Addition to the Existing Storage Building
 7901 Westview Drive
 Houston, Texas 77055

Sheet Title:
STORAGE BUILDING ELEVATIONS, WALL + BUILDING SECTIONS, COMCHECK

Issue:
 ISSUED FOR COUNCIL REVIEW
 Issue Date:
 02-27-24 COUNCIL REVIEW

Revision Date:

Sheet: