

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



DANNY EARP, BOARD MEMBER
JOHN BLAKEMORE, BOARD MEMBER
VACANT, BOARD MEMBER

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 March 22, 2021, at the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas, beginning at 4:30 pm to consider the following items of business:

Social distancing protocols will be in effect in the Council Chambers.

Remote participation is available, also. Attend via a screen using this link:

<https://us02web.zoom.us/j/89959848809?pwd=Z1hpbzYxSUtoSjhZ2EveS90cFUwdz09>.

Join by phone at 888 475 4499 or 877 853 5257. The meeting ID is 899 5984 8809 and the passcode is 055778.

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 January 25, 2021, meeting. [President Warren]
 - (b) Presentation, discussion and possible action to approve an extension to the benchmarks by amending the development agreement for refurbishment/renovation of the old bank building located at 100 W. Main Street in La Porte, Texas. [Jason Weeks, Assistant City Manager]
 - (c) Presentation, discussion, and possible action to approve additional funding of an approved project and to begin 60-day comment period once notice is given in order to complete refurbishment/renovation of the old bank building located at 100 W. Main Street in La Porte, Texas. [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 March 22, 2021, 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
SHELLEY FULLER, BOARD MEMBER
RACHEL COTTON, BOARD MEMBER
CHUCK ENGELKEN, BOARD MEMBER



DANNY EARP, BOARD MEMBER
VACANT, BOARD MEMBER
NANCY OJEDA, VICE-PRESIDENT

MINUTES OF THE LA PORTE DEVELOPMENT CORPORATION BOARD MEETING OF JANUARY 25, 2021

The City of La Porte Development Corporation Board met on Monday, January 25, 2021, 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, Danny Earp, Shelley Fuller, Chuck Engelken, Nancy Ojeda (*arrived at 5:09*)

Board members attending remotely: None

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. AUTHORIZATIONS

- (a) **Presentation, discussion, and possible action to approve the minutes of the August 24, 2021, meeting. [President Warren]**

Member Engelken moved to approve the minutes of the August 24, 2021, meeting; the motion was seconded by Member Fuller; the motion was adopted, 4-0.

- (b) **Presentation, discussion, and possible action to approve an enhancement grant in the amount of \$12,491.41 to the applicant, Bryan and Brandy Gwin for the building and sign enhancements for their business, Boats Etc., which is located at 331 S. Highway 146 in La Porte, Texas. [Jason Weeks, Assistant City Manager]**

Member Earp filed a conflict of interest affidavit and did not participate in the item. Member Engelken moved to approve an enhancement grant in the amount of \$12,491.41 to the applicant, Bryan and Brandy Gwin, for the building and sign enhancements for their business, Boats Etc., which is located at 331 S. Highway 146 in La Porte, Texas; the motion was seconded by Member Fuller; the motion was adopted, 3-0.

- (c) **Presentation, discussion, and possible action to approve an enhancement grant in the amount of \$26,226.54 to the applicant, Mike Kinstley for the building and sign enhancements for his business, Precision Auto Repair, which is located at 405 S. Highway 146 in La Porte, Texas. [Jason Weeks, Assistant City Manager**

Member Earp filed a conflict of interest affidavit and did not participate in the item. Member Engelken moved to approve an enhancement grant in the amount of \$26,226.54 to the applicant, Mike Kinstley, for the building and sign enhancements for his business, Precision Auto Repair, which is located at 405 S. Highway 146 in La Porte, Texas; the motion was seconded by Member Fuller; the motion was adopted, 3-0 (Vice President Ojeda had arrived and abstained from the vote).

4. SET DATE FOR NEXT MEETING

The next meeting was not scheduled.

- 5. *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.***

The Committee discussed an email from the Assistant City Manager concerning a prior incentive agreement with INEOS.

- 6. ADJOURN – The meeting was adjourned without objection at 5:12 p.m.**

Lee Woodward, City Secretary



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

Agenda Date Requested: <u>March 22, 2021</u>
Requested By: <u>Jason Weeks, Asst. City Mgr.</u>
Department: <u>Administration/CMO</u>
<input checked="" 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:	<u>\$135,000</u>
Amount Requested:	<u>N/A</u>
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Exhibits: Original Development Agreement, Incentive Application, Design & Site Plans, and Letter from Applicant

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 was a need to significantly remodel the building 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. Staff determined that this particular project had 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 60-day public comment period occurred. The required public notices were done and staff did not receive any citizen feedback regarding this incentive application.

Subsequent to the February 24th meeting, the applicant moved further along on this project and made changes to the initial project. The applicant 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. There was a reduction in the number of commercial business primarily 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. The applicant had secured rental tenants for the apartment units. The initial investment of the applicant was increased from \$500,000 to \$700,000, with the total investment of \$850,000, including land and building at \$150,000 and the total renovations.

In addition to a \$50,000 incentive approved for this project, the applicant submitted 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 and La Porte City Council approved the enhancement grant along with the incentive development agreement.

The development agreement provided the below benchmarks:

- 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.

Due to several delays in starting and performing the work, the applicant has not been able to satisfy the requirements of the 1st benchmark. The applicant is requesting an extension to the first benchmark to May 15, 2021. The applicant is requesting no other changes to the development agreement regarding the already established performance requirements.

Staff recommends the La Porte Development Corporation Board approve the requested benchmark extensions for the 100 W. Main Street project for the refurbishment and renovation of the old bank building located at 100 W. Main Street in La Porte, Texas. If the Board approves this extension, staff will bring back to the Board in April a revised development agreement to approve.

ACTION REQUIRED BY BOARD

Approve or deny an extension to the benchmarks by amending the development agreement for refurbishment/renovation of the old bank building located at 100 W. Main Street in La Porte, Texas.

Approved for the La Porte Development Corporation Board meeting agenda.

Corby D. Alexander, City Manager

Date

March 11,2021

To City of La Porte Development Corporation

Pursuant to our written agreement dated August 24, 2020, between Marion Campise and The City of La Porte Development Corporation, it was agreed upon at that time that the project substantial completion date would be January 31, 2021, with 4 full time employees by June 30,2021, and final completion date would be no later than August 30, 2021.

Because of many delays beyond our control, we now have a substantial completion date of June 1, 2021, and the 4 full time employees and move in by June 30, 2021 and a final completion of August 30, 2021, which is the same as the original final date. Because of these delays, I am requesting an extension of our agreement. There were several reasons causing our date change and they are as follows:

Delays in getting our site plan approved, and the building permit, we started our permit process in February 2020 with final approval being given November18, 2020.

Delays in getting approval of plans for fire sprinkler system from City of La Porte Fire Marshall office, plans first submitted in November 2020, and permit finally granted March 5,2021.

No interior work could be started until sprinkler system was installed

COVID - 19 Virus depleted work staff of most of our vendors causing a labor and material shortage resulting in delays and cost increases.

Freezing temperatures in February brought all work in progress to a complete stop resulting in loss of 8 days.

We are extremely grateful for the monetary help from the Board. Without their assistance we would not have been able to complete the building that not only The Chamber of Commerce was expecting but Goodies as well

I personally thank you for your help and hope this gives you an insight into our delay problems

I also appreciate the help granted by our Fire Marshall and the City Planning Department

I am aware that there is a lot of new building going on in La Porte and the workload on those two departments is monumental

They are to be commended

Marty Campise

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 LAPORE = 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.

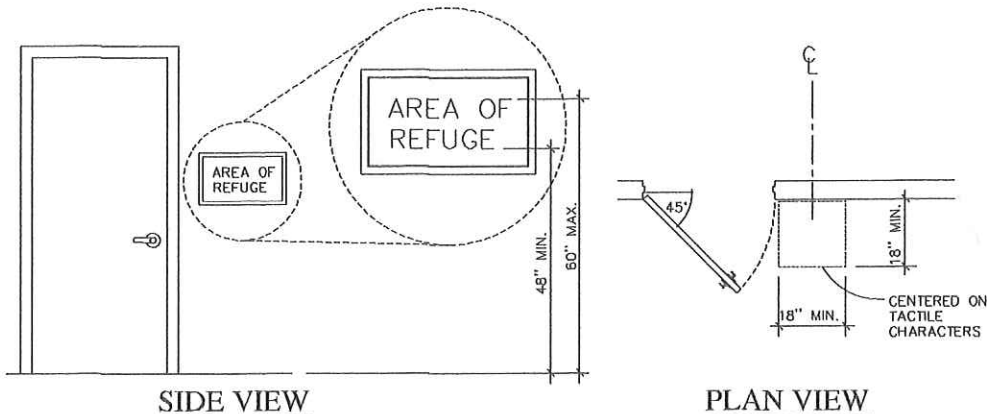
- 302 Floor or Ground Surfaces
 - 302.1 General - Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.
 - 302.2 Carpet - N/A
- 303 Changes in Level
 - 303.1 General - Where changes in level are permitted in floor or ground surfaces, they shall comply with 303
 - 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.

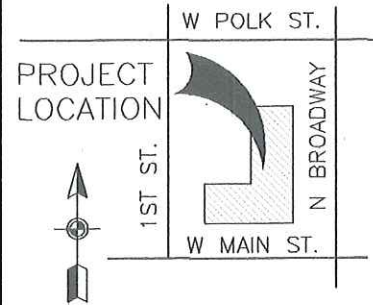
Chapter 7: Communication Elements and Features.

- 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:

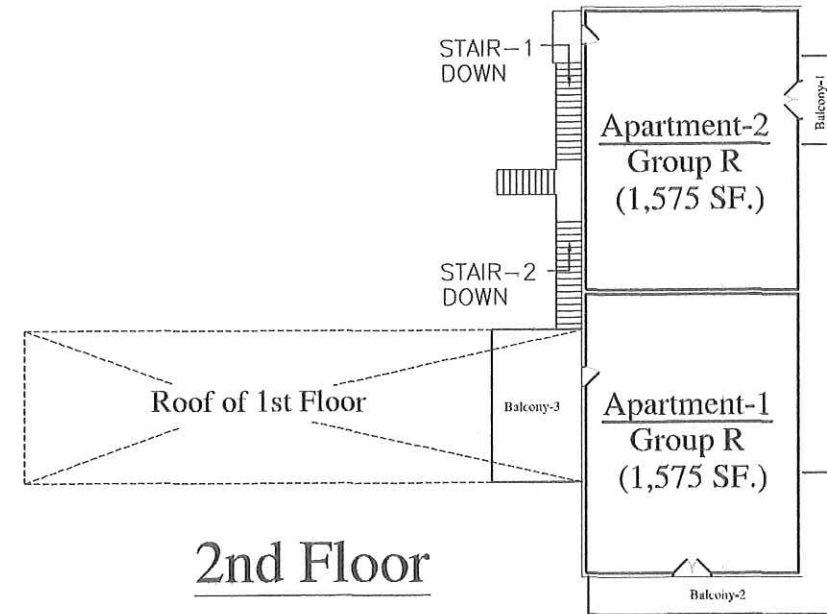


Legal Description:

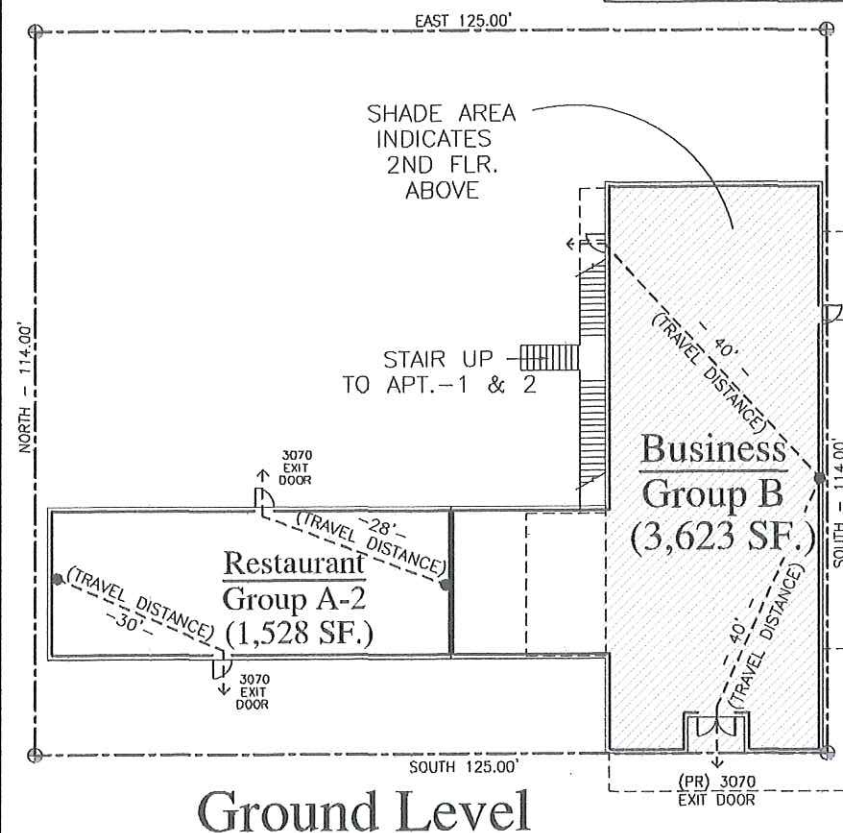
LOTS 18, 19,
20, 21, & S 14
FT OF LOT 22,
BLOCK 60, LA
PORTE (HCAD:
023193000042)

Overall & Life Safety Plan:

(Max.) Exit Distance



2nd Floor



Ground Level

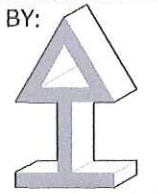
Drawing Index:

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)

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Chambers
Building**

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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).

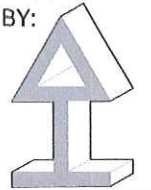
2. STANDARD PARKING STALL (RE COH DWG NO: 31-02)

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.

DESIGN BY:



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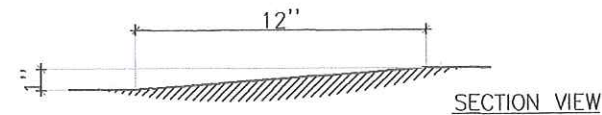
DRAWN BY: B.J.T./R.S.

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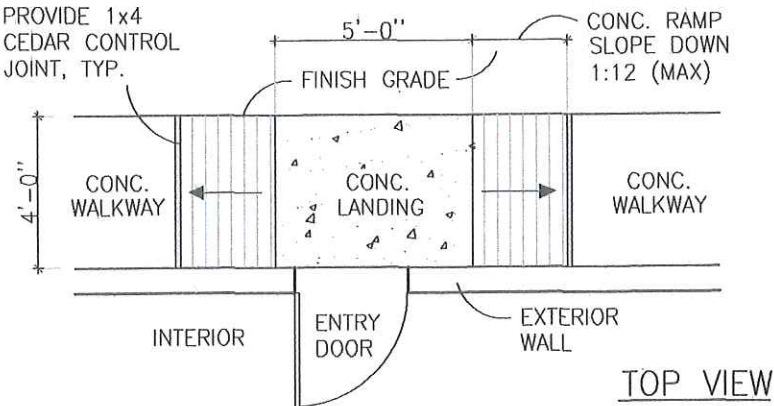
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SHEET NO.:

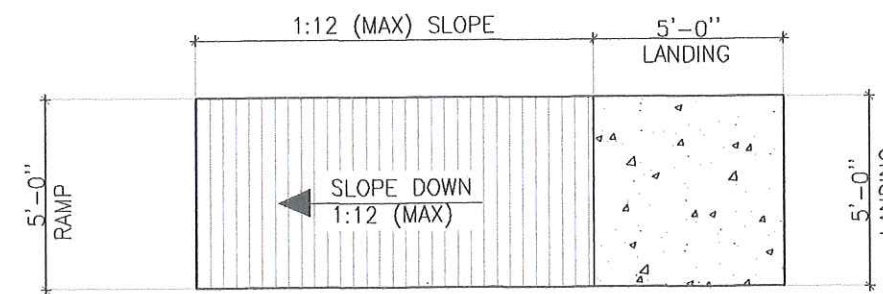
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SAW CUT EXIST. WALKWAY AT PROP. RAMP @ PROVIDE 1x4 CEDAR CONTROL JOINT, TYP.

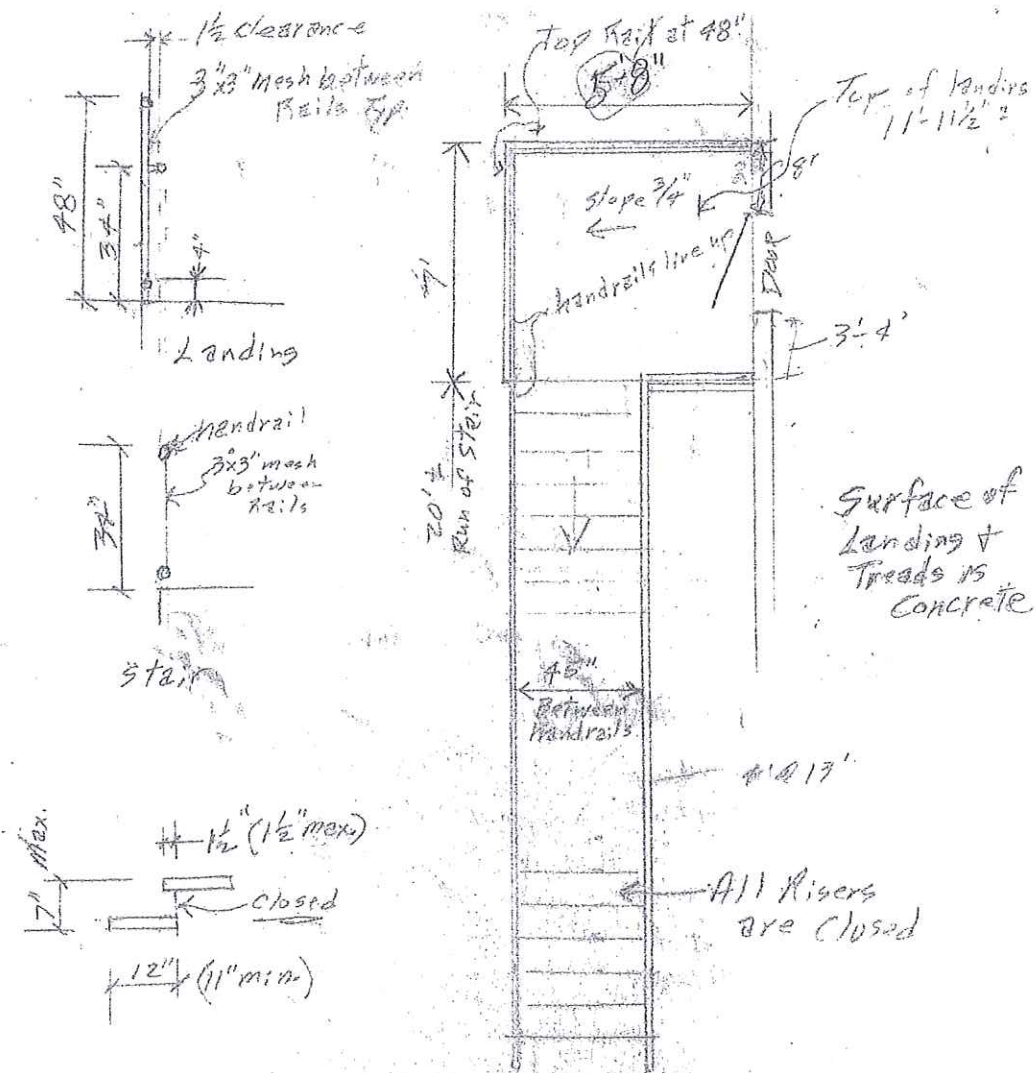


TOP VIEW

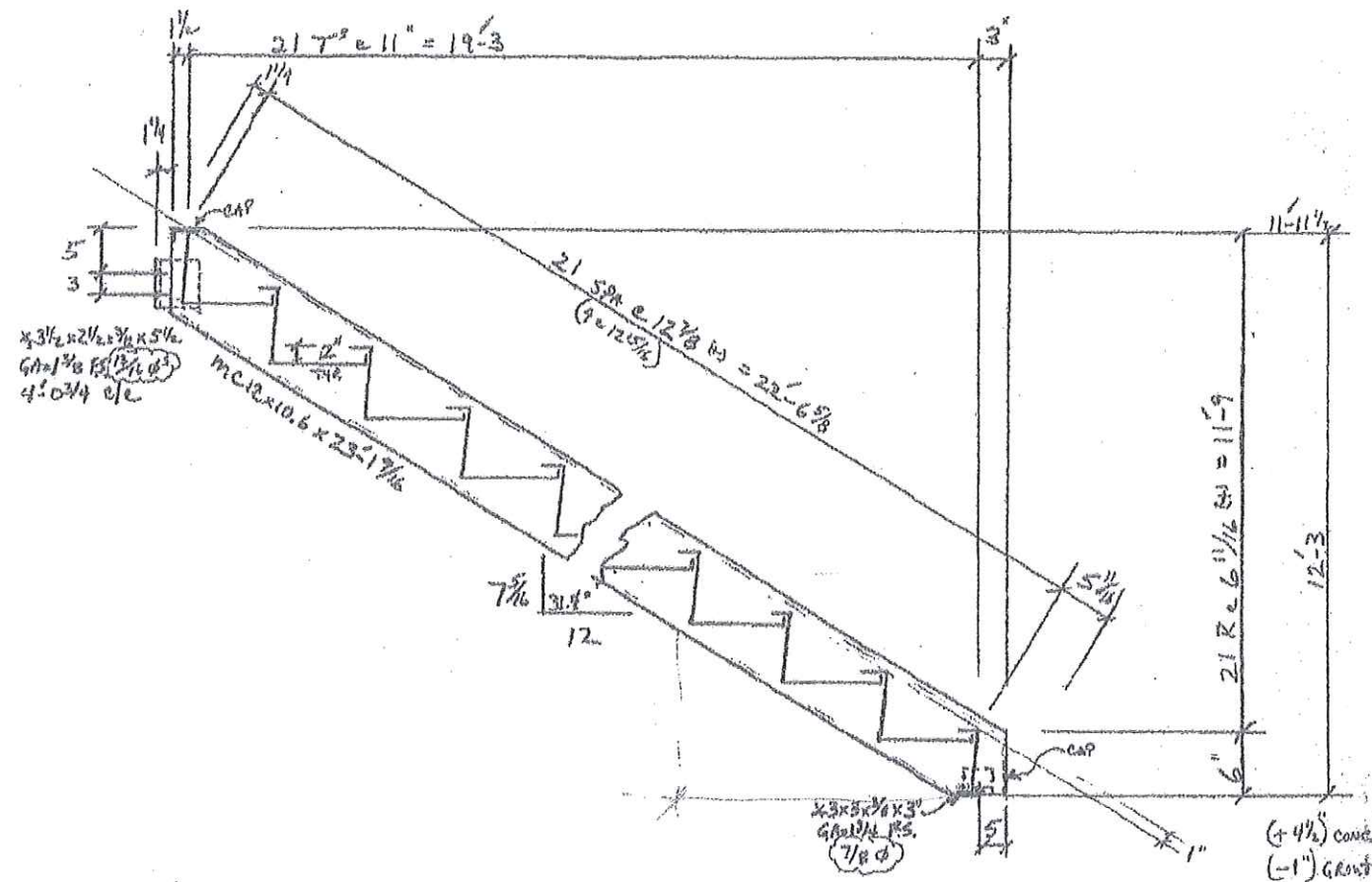


RAMPS/LANDINGS TOP VIEW

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.

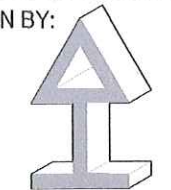


EXTERIOR STAIR DETAIL - PLAN VIEW



EXTERIOR STAIR DETAIL - SECTION VIEW

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14 FT OF LOT 22 BLOCK
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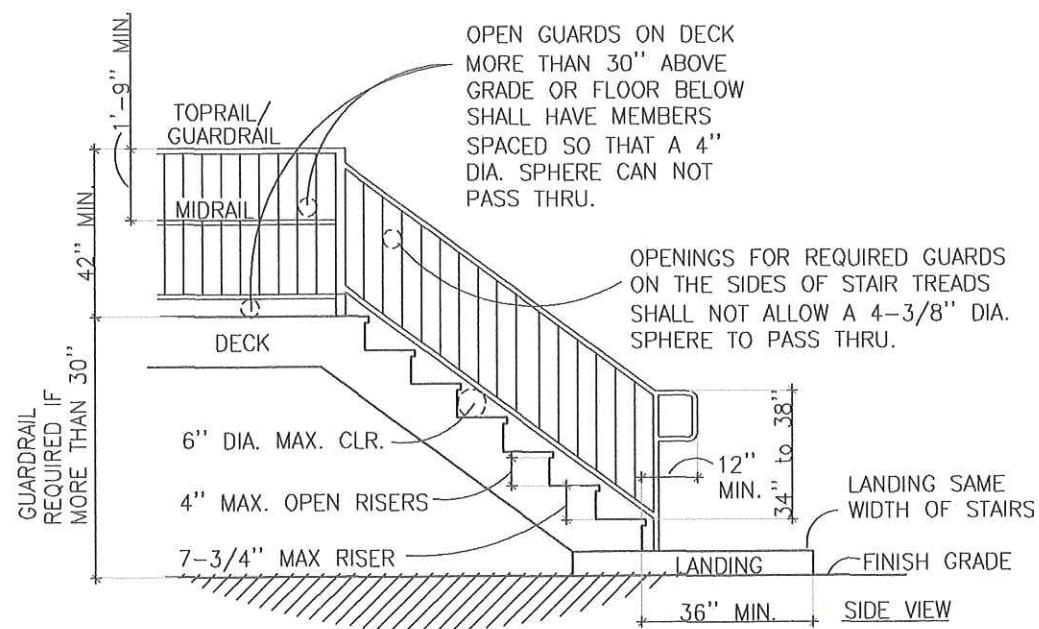
DRAWN BY: B.J.T./R.S.

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

SCALE:

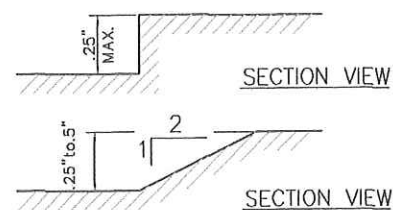
SHEET NO.:

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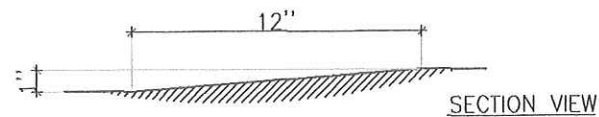
STAIRWAY NOTES:

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.

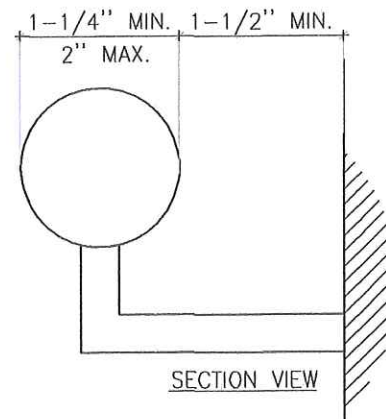


CHANGES IN LEVEL

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.



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.



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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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:
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:

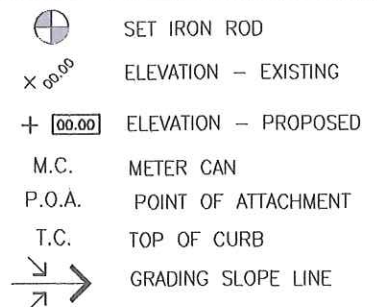
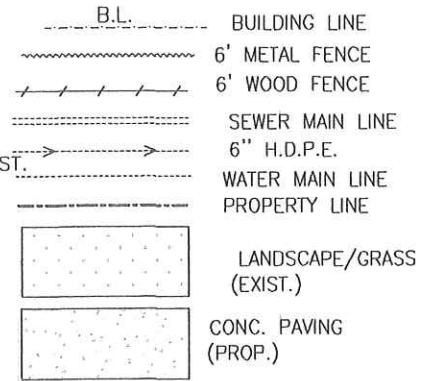
SHEET NO.:

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
 W. 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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COMMERCIAL REMODEL:

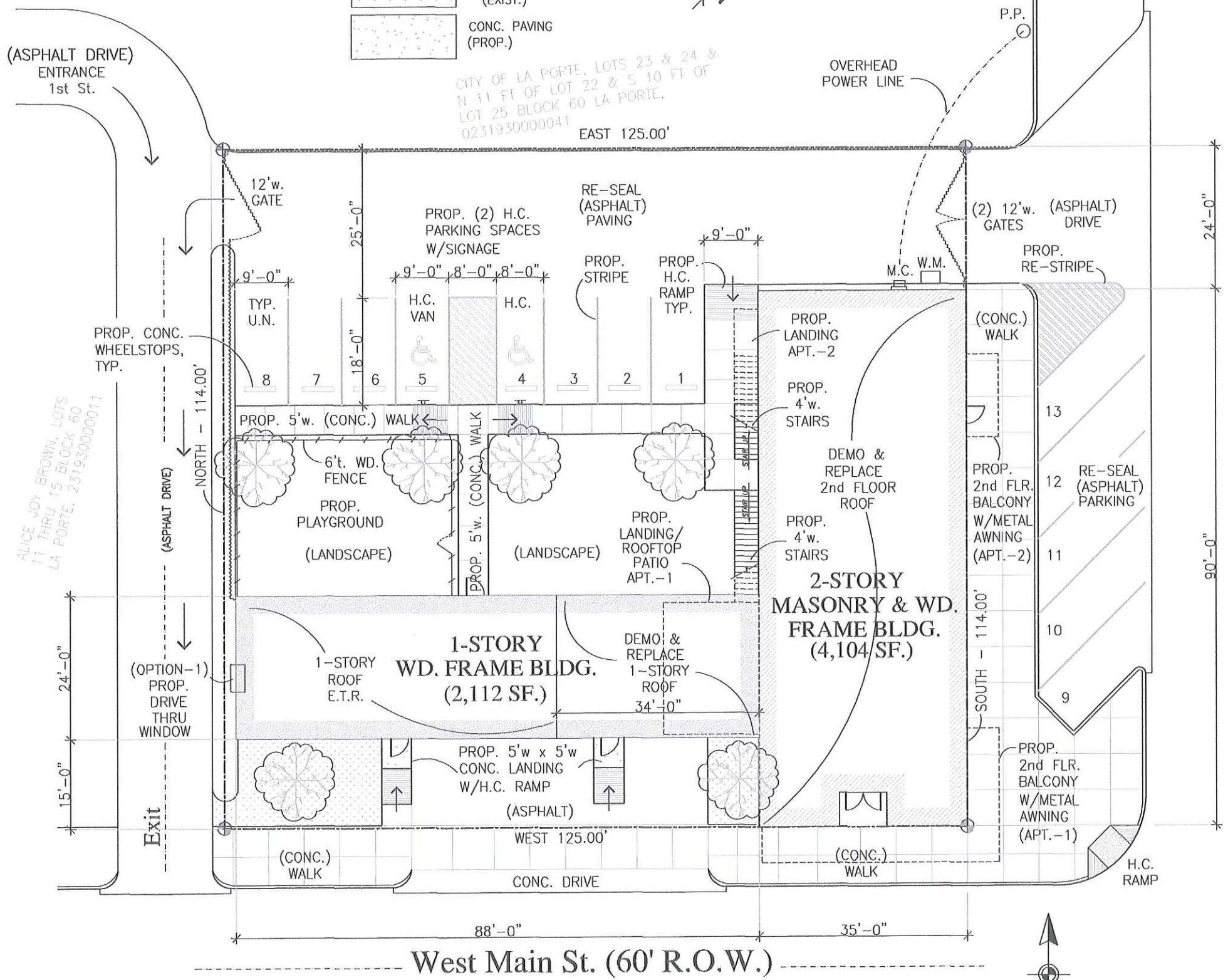
The Chambers Building
 100 W Main Street
 La Porte, TX 77571
 LOTS 18 19 20 & 21 & 5
 14 FT OF LOT 22 BLOCK
 60 LA PORTE, HCAD:
 023193000042

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" = 20'-0"
 SHEET NO.:

A1



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

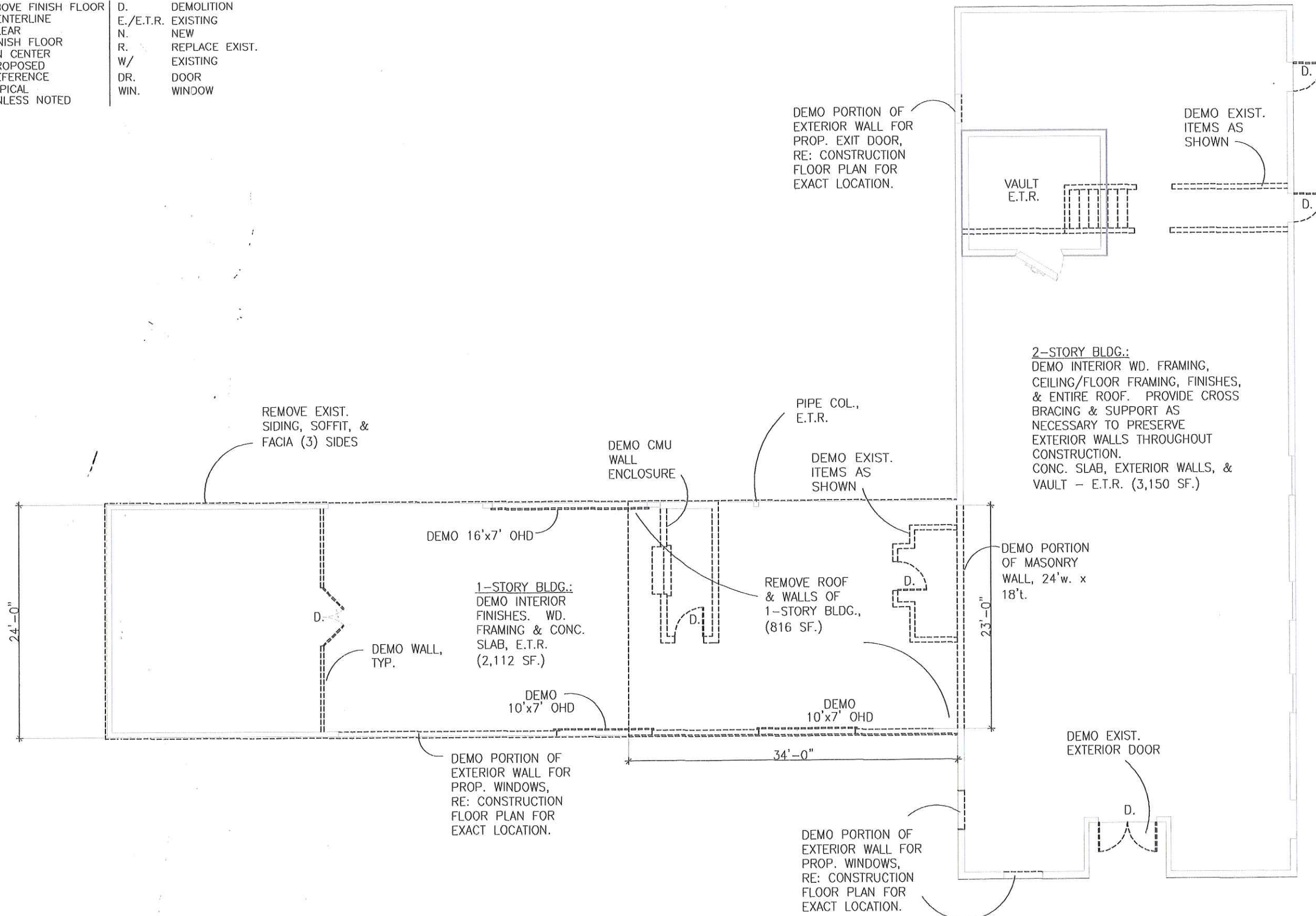
SITE PLAN

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

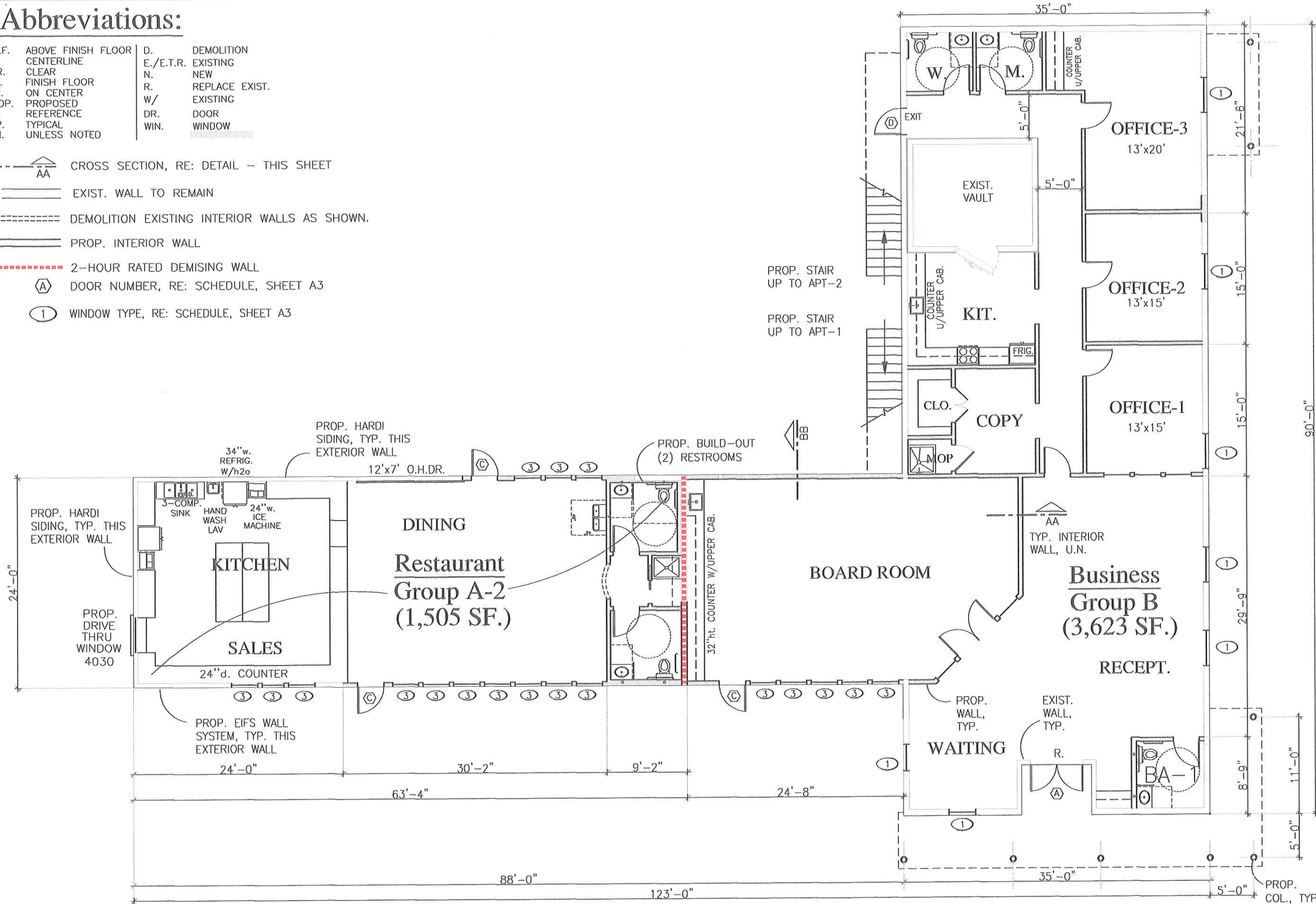
D1

11"x17" - PRINT FORMAT...

Abbreviations:

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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



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CHECKED BY: M.C./B.M.
SCALE: 3/32" = 1'-0"
SHEET NO.:



1st Floor - Construction Floor Plan

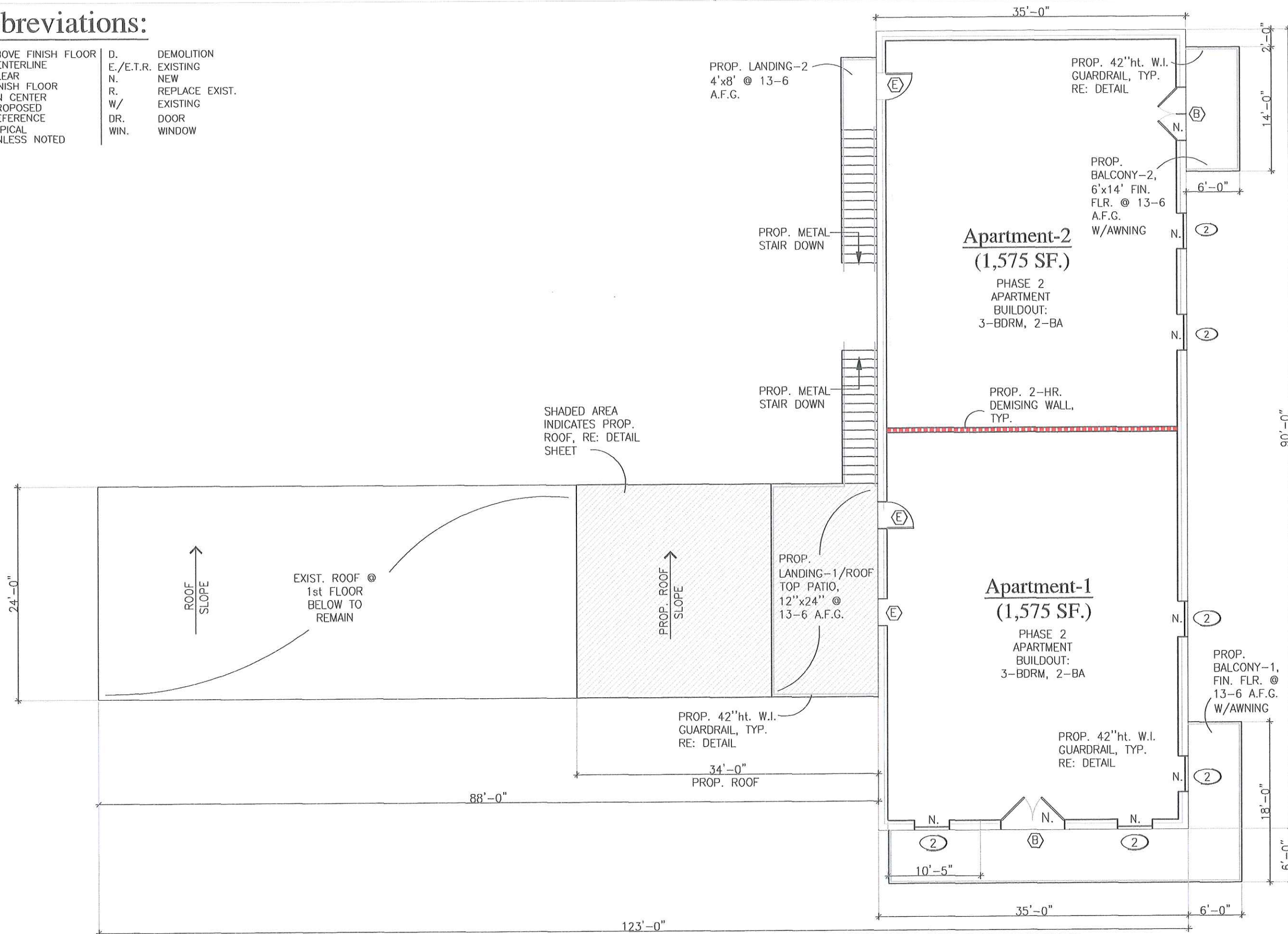
NOTE:
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UNLESS NOTED PROP.

A2

11"x17" - PRINT FORMAT...

Abbreviations:

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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		



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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.:

2nd Floor - Construction/Demolition Plan

NOTE:
ALL ITEMS ARE EXISTING UNLESS NOTED PROP.

A2.1

11"x17" - PRINT FORMAT...



Finish Material Specifications:

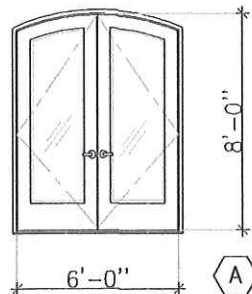
MATERIAL	SPECIFICATIONS
CONC-1	EXPOSED CONCRETE SLAB
PT-1	1-COAT PRIMER, 2-COATS SEMI-GLOSS, LATEX ENAMEL B66-200 SERIES (SEMI-GLOSS) BY SHERWIN WILLIAMS
GYP. BD.-1	5/8" TYPE 'X' GYPSUM BOARD

Room Finish Schedule:

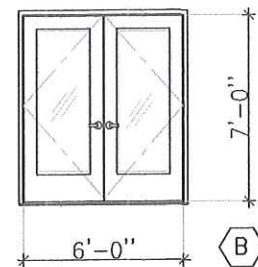
ROOM NAME	FLOOR	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING
WAITING/RECEPTION	CONC-1	PT-1	PT-1	PT-1	PT-1	GYP. BD.-1

Door Types

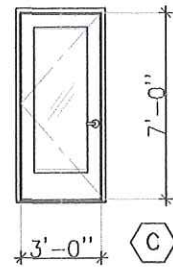
- DOOR HARDWARE SHALL HAVE LEVER HANDLES OR EQUIVALENT MOUNTED NOT MORE THAN 42" ABOVE FINISHED FLOOR, MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL BE NOT MORE THAN 8.5 POUNDS AND NOT MORE THEN 5 POUNDS FOR INTERIOR DOORS.
- GENERAL CONTRACTOR & SUB-CONTRACTORS TO MEET TEXAS ACCESSIBILITY STANDARDS,
- 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)



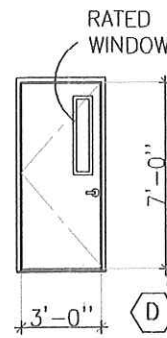
(PR) 3080 1/2 ARCHED WOOD DOORS
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
WIND RATED @ 150 MPH



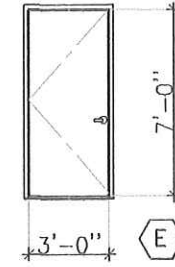
(PR) 3070 WOOD DOORS
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
WIND RATED @ 150 MPH



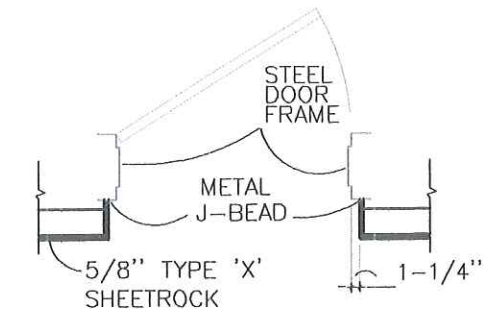
3070 ALUMINUM STOREFRONT
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
LOCKSET (ADA LEVER TYPE)
CLOSURE
WIND RATED @ 150 MPH



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



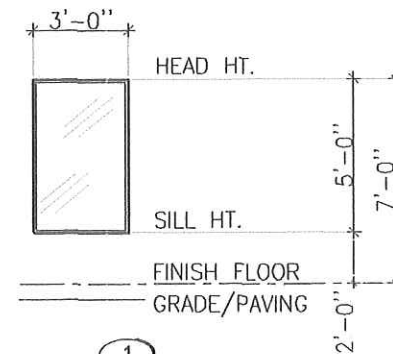
Metal Door Return

Window Types

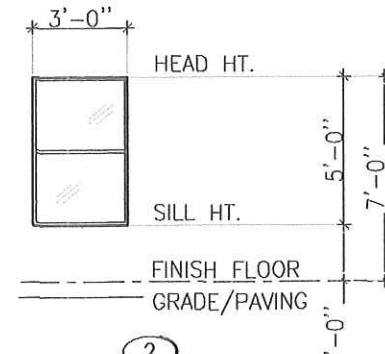
Rating: R65-R80, C80-HC100
Water Penetration Resistance: 12.0 PSF
Air Infiltration at 25mph: 0.03 CFM

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

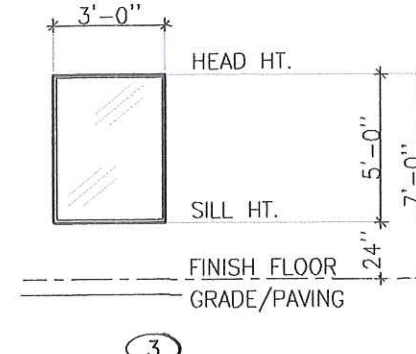
1st FLOOR WINDOWS:
WIND RATED W/150 MPH IMPACT RESISTANT GLASS



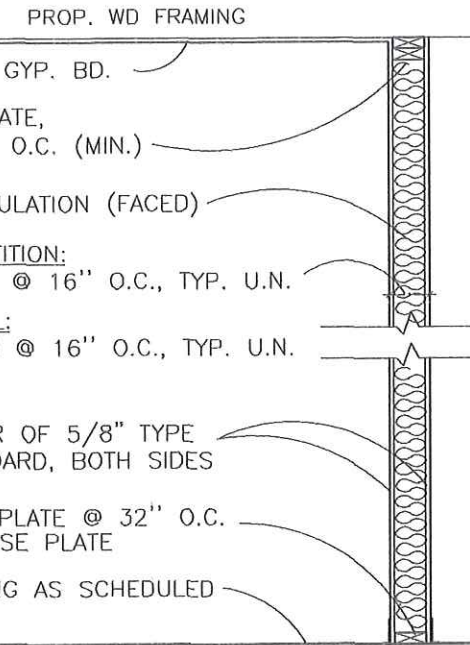
1
PROP. 3050
ALUMINUM STOREFRONT
FIXED WINDOW
LOW-E DOUBLE GLASS
WIND RATED W/150 MPH
IMPACT RESISTANT



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



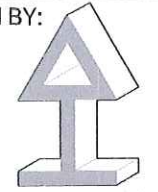
3
PROP. 3050
ALUMINUM STOREFRONT
FIXED WINDOW
LOW-E DOUBLE GLASS
WIND RATED W/150 MPH
IMPACT RESISTANT



Wall Partition 'AA'

(N.T.S.)

DESIGN BY:



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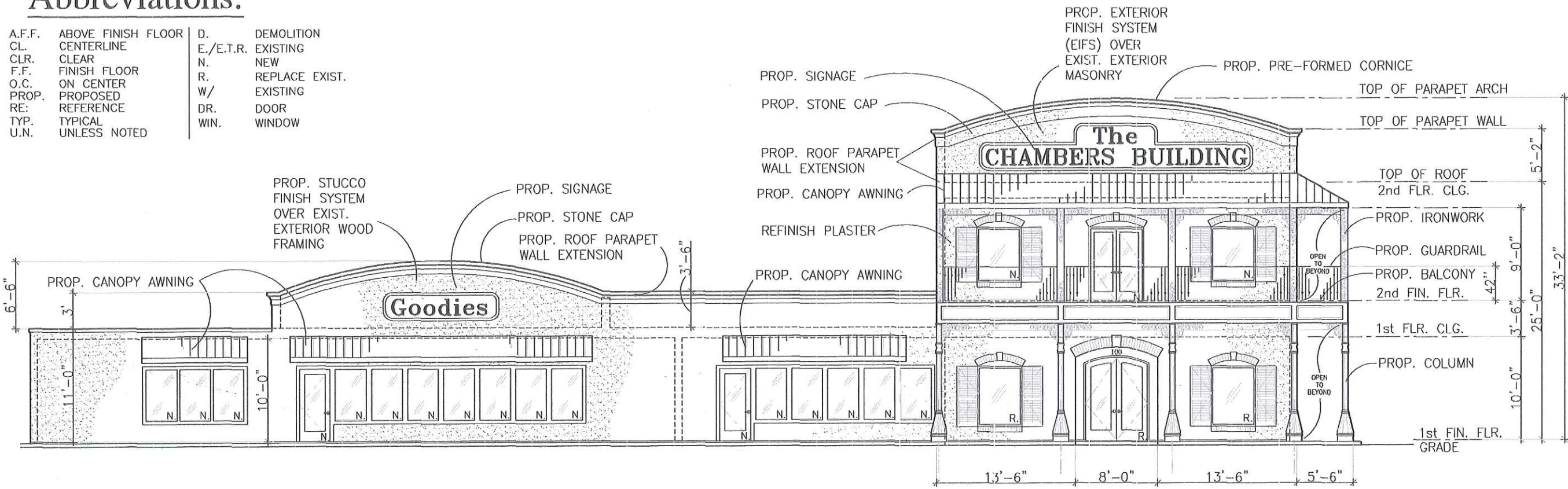
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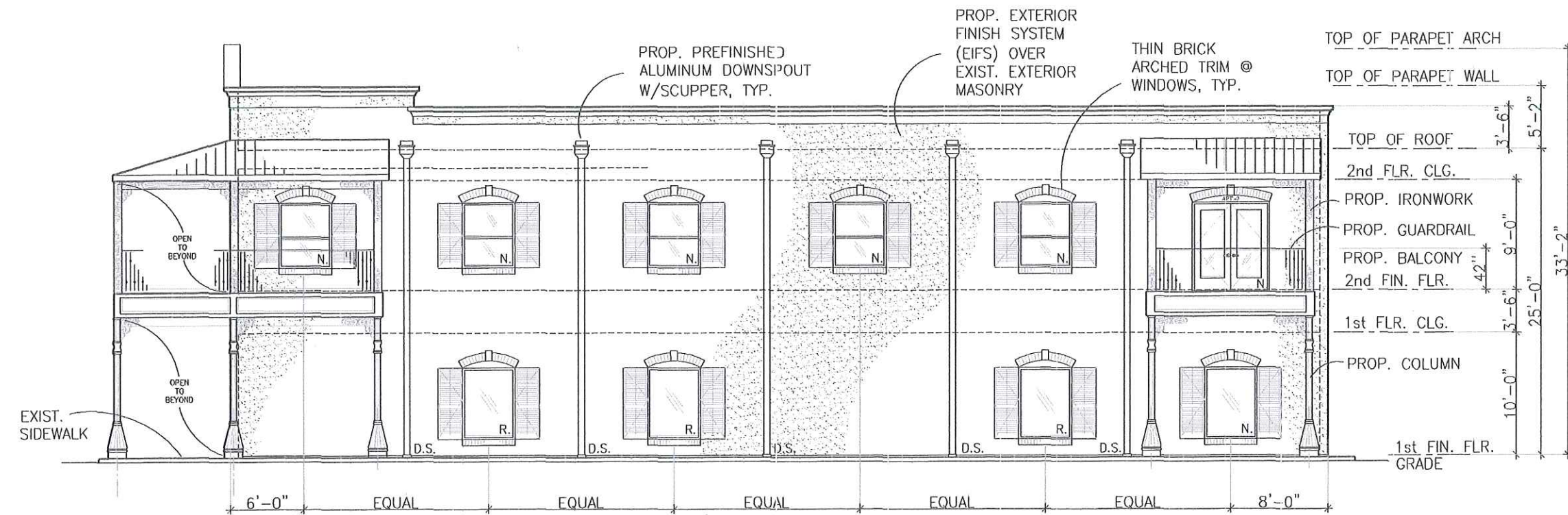
A3

Abbreviations:

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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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 bryan@aspendoracom

COMMERCIAL REMODEL:

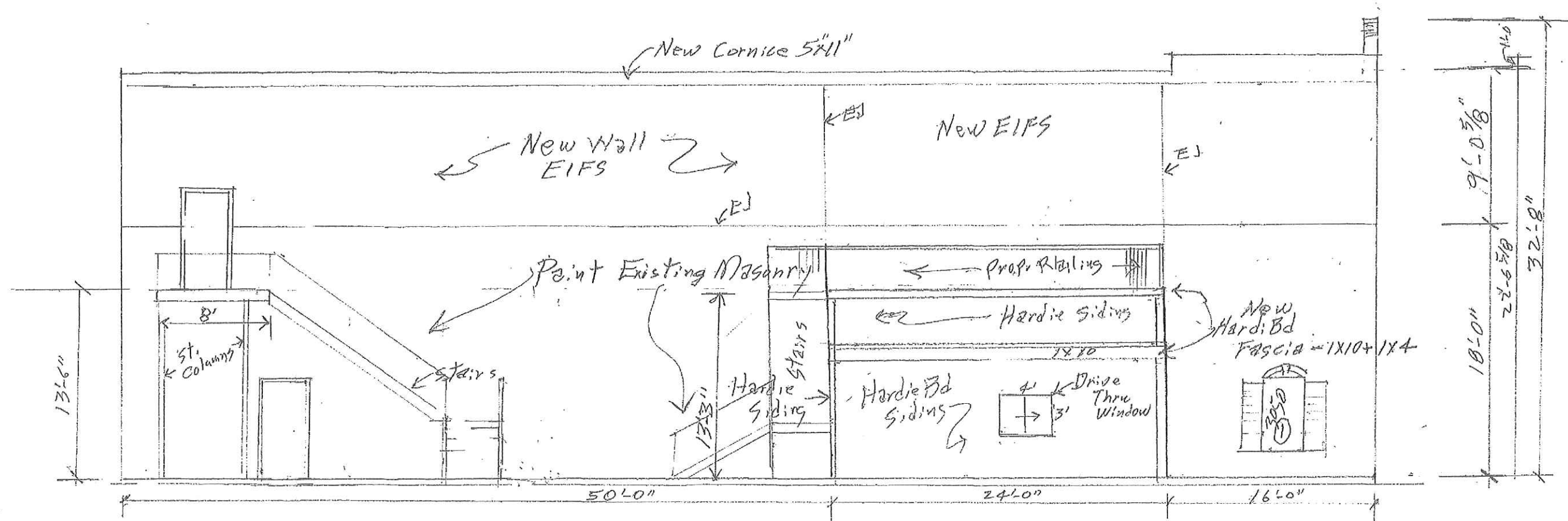
The Chambers Building
 100 W Main Street
 La Porte, TX 77571
 LOTS 18 19 20 & 21 & S
 14 FT OF LOT 22 BLOCK
 60 LA PORTE, HCAD:
 023193000042

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

A4

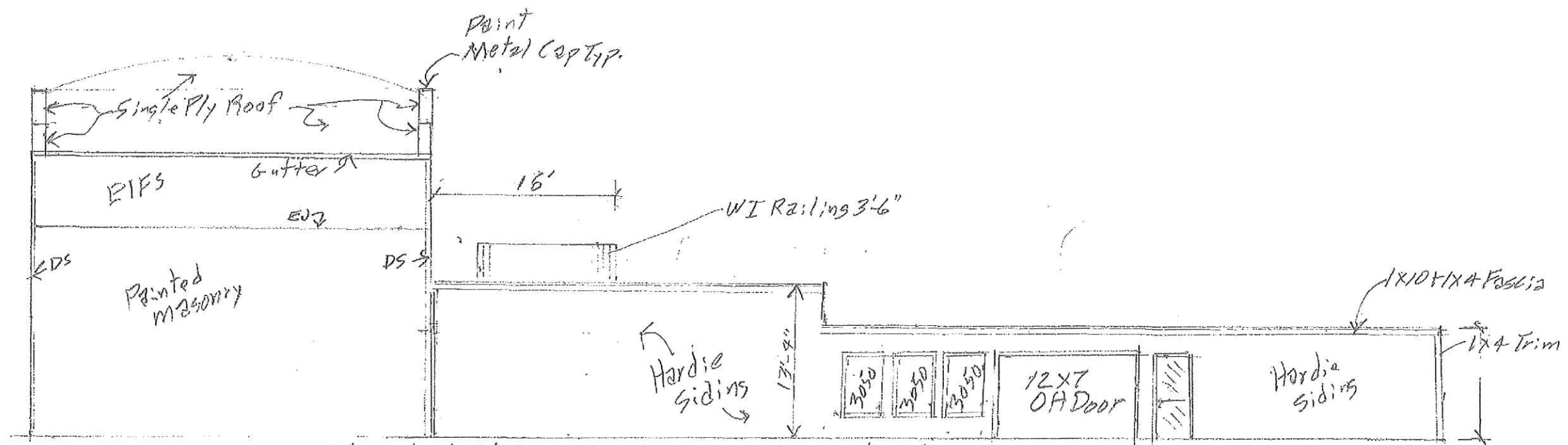


WEST ELEVATION

$\frac{1}{8}'' = 1'-0''$

6/25/20

A4.1



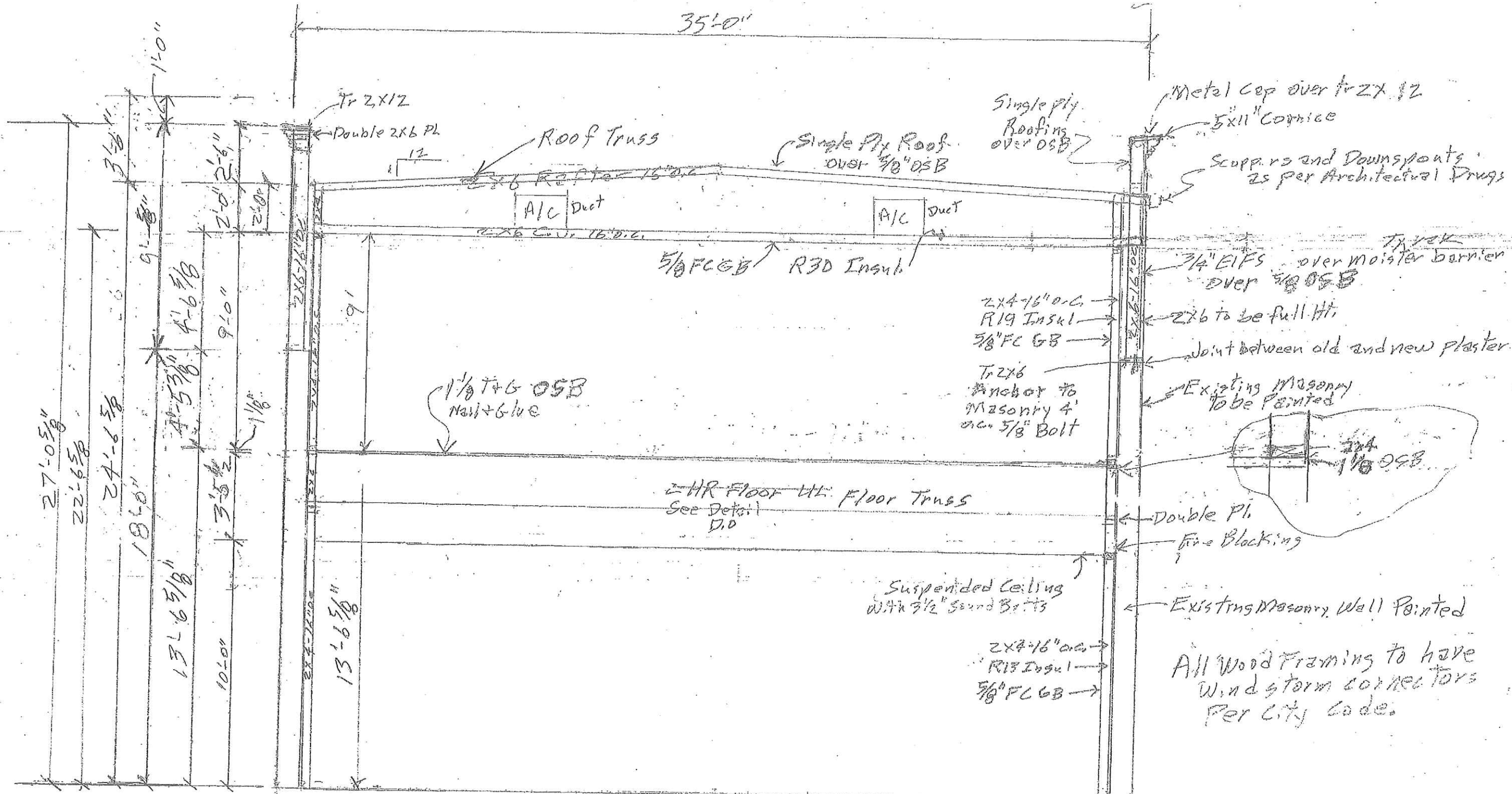
Notes: Steel stairs are not shown. See site plan & A4.1

North Elev.

3/32" = 1'-0"

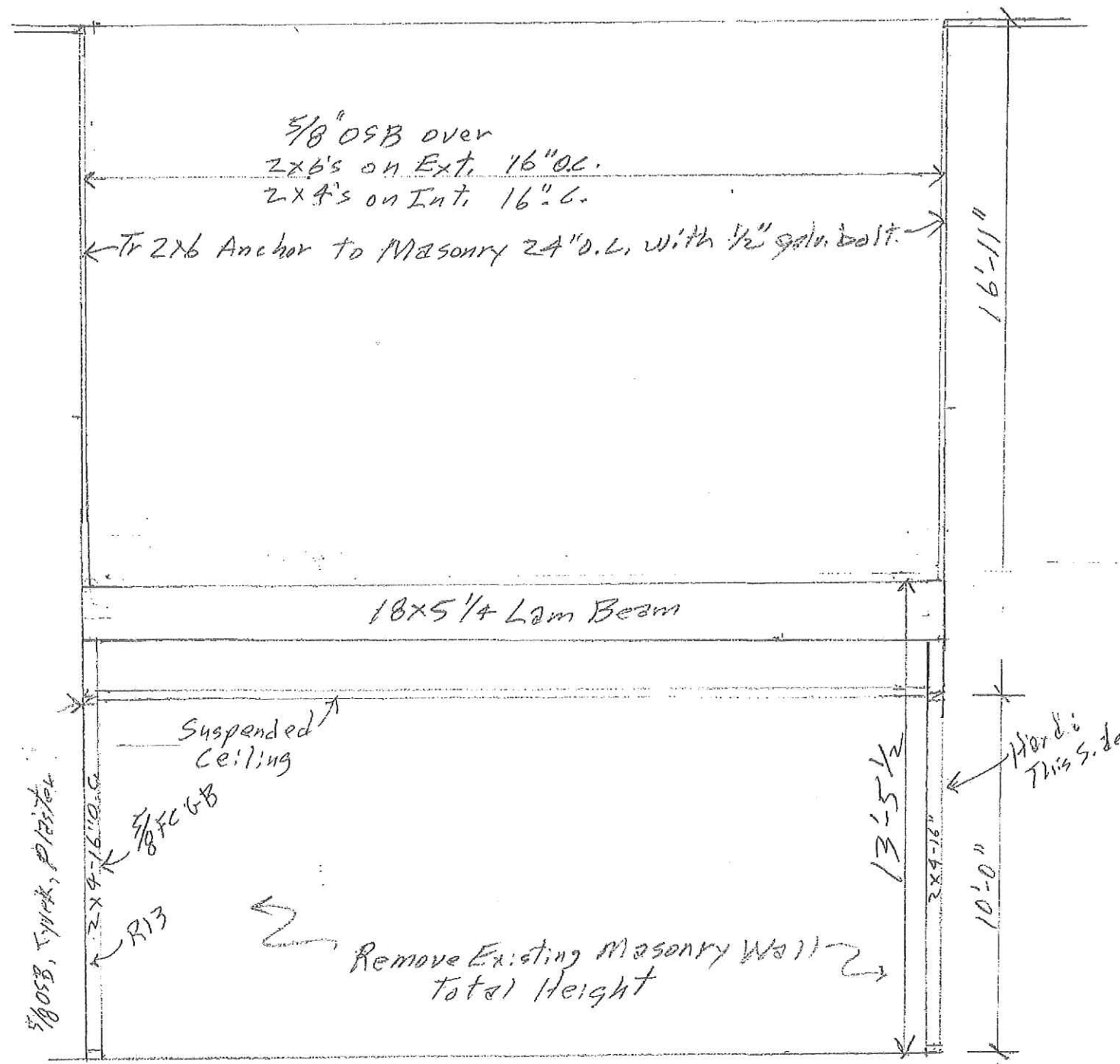
6/25/20

A4.2

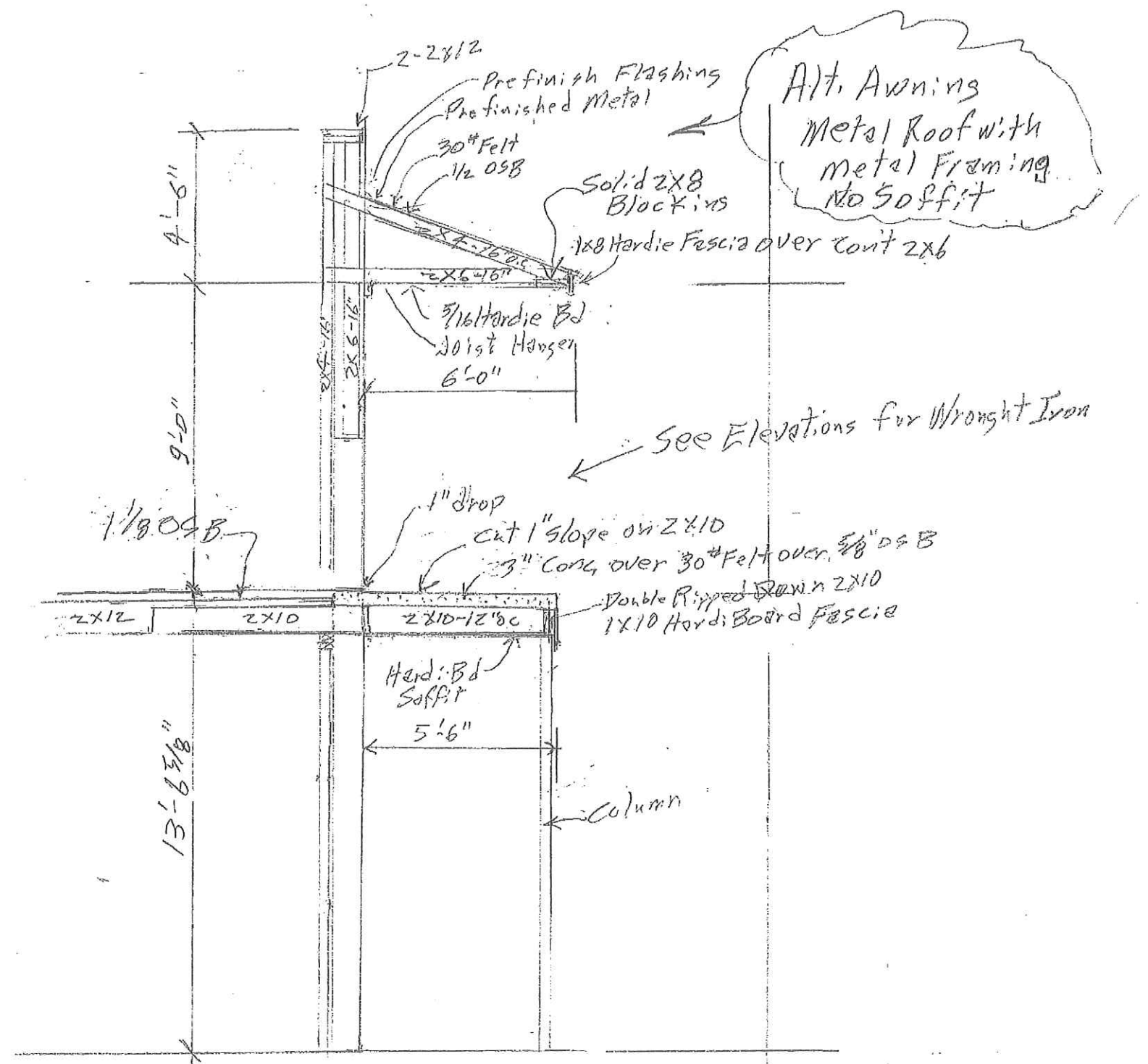


100 W. MAIN

1/4" = 1'-0"
6/25/20
A5.0



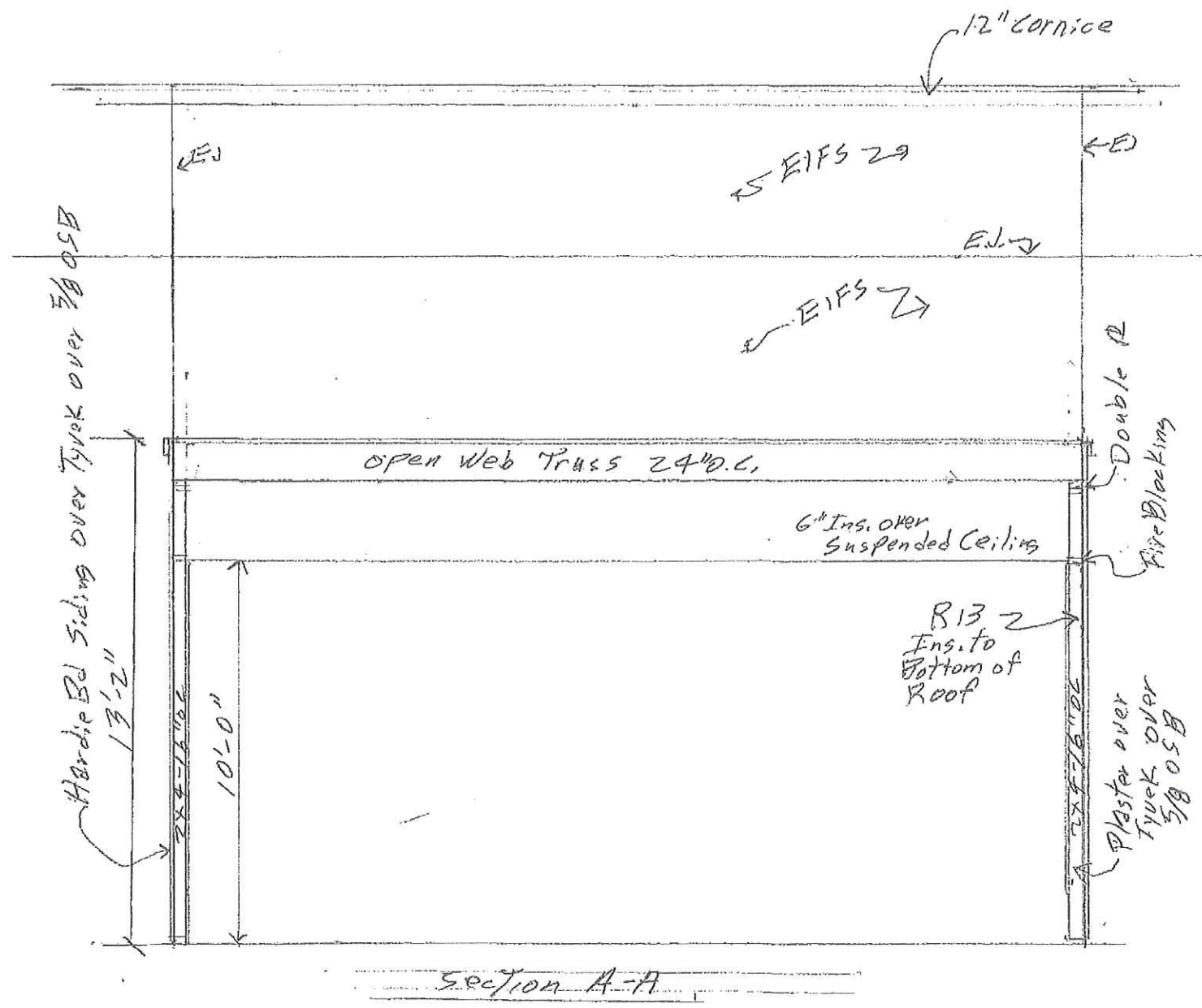
LOOKING INTO BOARD ROOM
From Receipt.



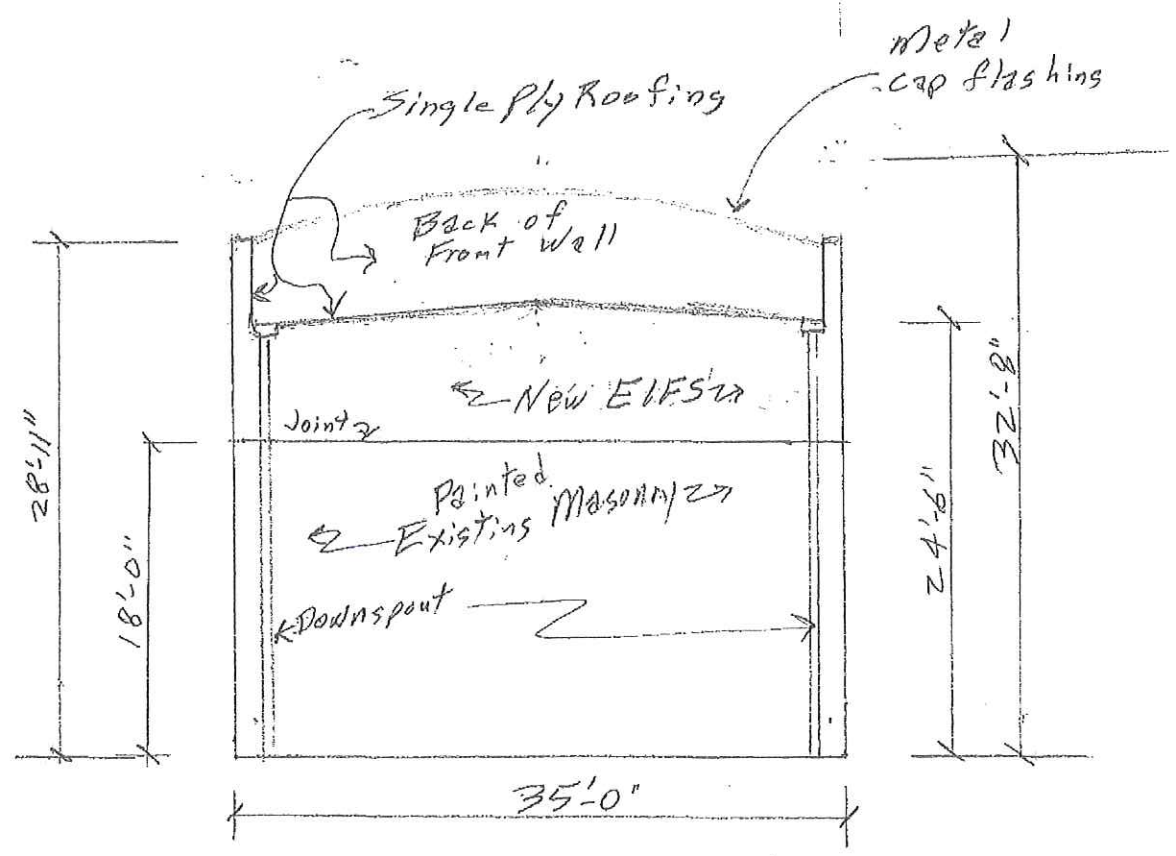
BALCONY & AWNING DETAIL 1/4" = 1'-0"

6/29/20

A5.1



1/4" = 1'-0"

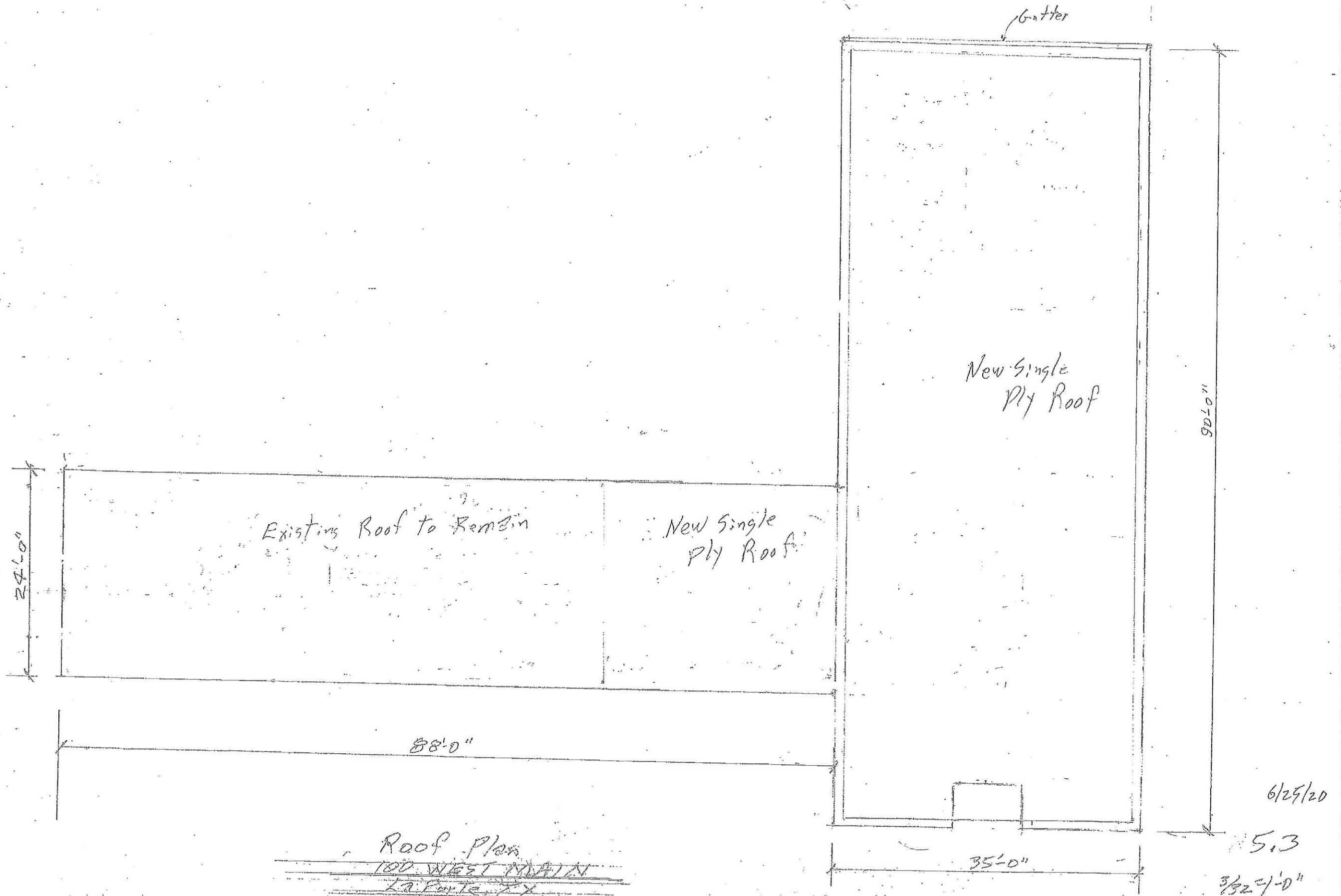


REAR ELEV.
North

3/32" = 1'-0"

6/25/20

A5.2



Roof Plan
100 WEST MAIN
LA Porte TX



Roof Trusses
24" O.C.

Roof Trusses
24" O.C.

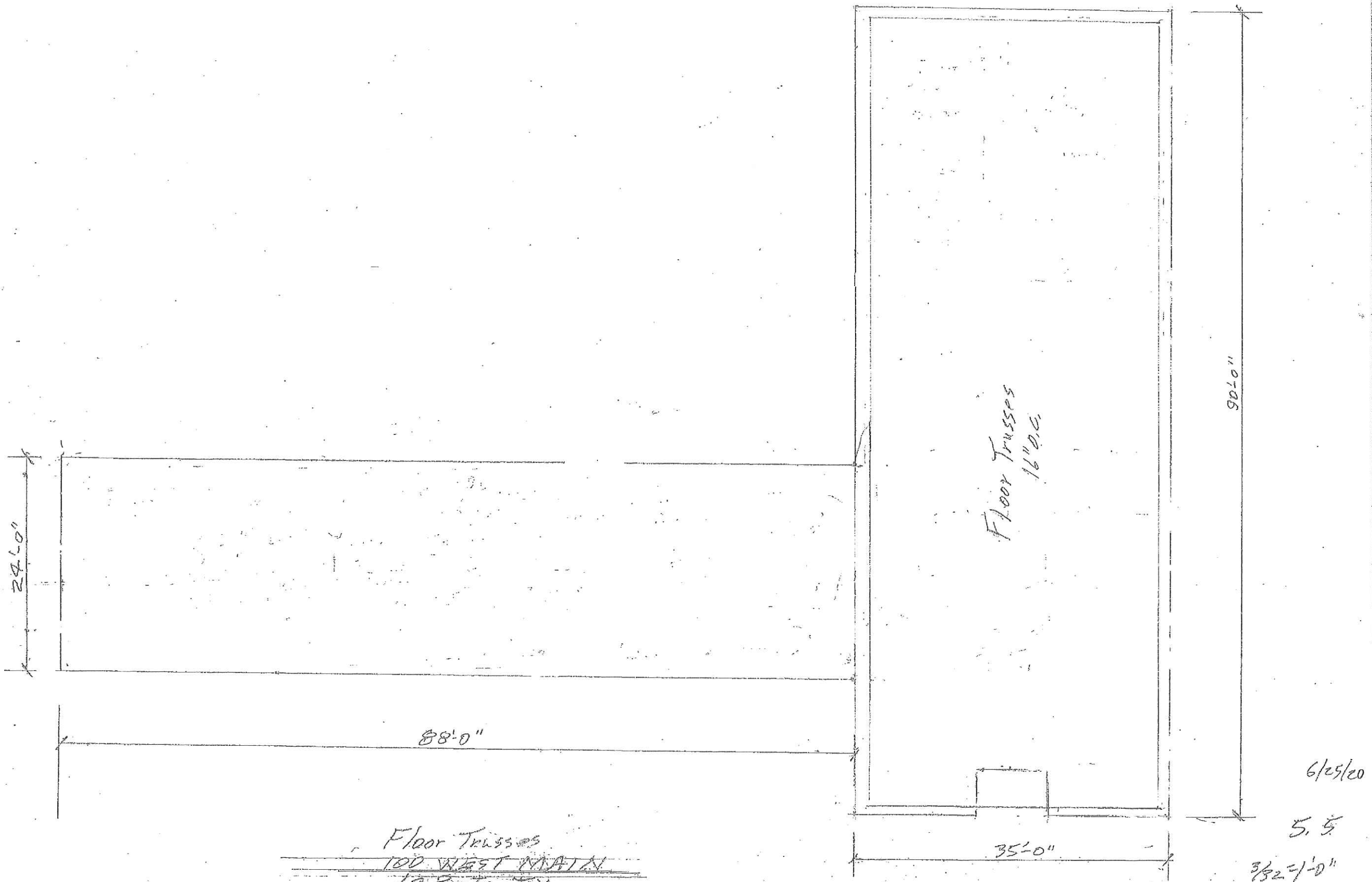
Roof Trusses

100 WEST WINDY
LA. PART 1, TX

6/25/20

5.4

3/32-1'-0"



24'-0"

88'-0"

Floor Trusses
16" O.C.

90'-0"

35'-0"

6/25/20

5.5

3/32 = 1'-0"

Floor Trusses
100 WEST MAIN
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

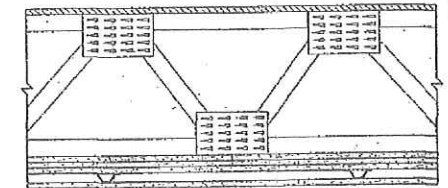
GA FILE NO. FC 5751

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](#)

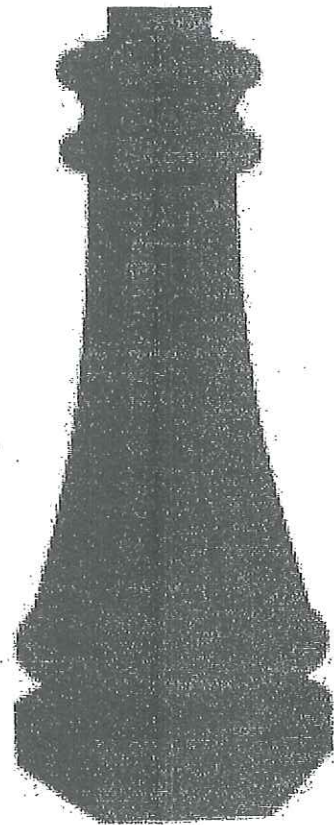
Deliver to Bryan
La Porte 77571

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Craftmade ZWRAP-TB Fluted Direct Burial Post Wrap, Textured Matte Black

by Craftmade
3 answered questions

Price: \$144.00 & FREE Shipping

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Color: 22.5

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- Can be used in damp locations
- Cast Aluminum

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Fastest delivery: July 2 - 8

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Qty: 1

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6/25/20

D.P. 1



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

Agenda Date Requested: <u>March 22, 2021</u>
Requested By: <u>Jason Weeks, Asst. City Mgr.</u>
Department: <u>Administration/CMO</u>
<input checked="" 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:	<u>\$0</u>
Amount Requested:	<u>\$95,000</u>
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Exhibits: Development Agreement, Incentive Application, Design & Site Plans, Revised Project Budget, Letter from Applicant

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 was a need to significantly remodel the building 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. Staff determined that this particular project had 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 60-day public comment period occurred. The required public notices were done and staff did not receive any citizen feedback regarding this incentive application.

Subsequent to the February 24th meeting, the applicant moved further along on this project and made changes to the initial project. The applicant 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. There was a reduction in the number of commercial business primarily 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. The applicant had secured rental tenants for the apartment units. The initial investment of the applicant was increased from \$500,000 to \$700,000, with the total investment of \$850,000, including land and building at \$150,000 and the total renovations.

In addition to a \$50,000 incentive approved for this project, the applicant submitted 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 and La Porte City Council approved the enhancement grant along with the incentive development agreement.

Due to material shortages that have led to a considerable cost increase, the applicant now expects to spend \$940,000 on construction. This is much more than budgeted and expected. The applicant will cover much of the overage with personal cash but is requesting additional assistance in completing the project. Mr. Campise believes that an additional \$95,000 is needed to ensure project completion. Specifically, he has requested:

- \$45,000 in additional grant money
- \$50,000 in the zero-interest loan (to be amortized over 4 years)

Should the Board consider additional assistance, we will need to go through the official project creation process again, including the 60-day public comment period and public notice requirements. Additionally, we would need to prepare and execute a promissory note and deed of trust to secure the loan.

ACTION REQUIRED BY BOARD

Approve or deny an additional funding of an approved project and to begin 60-day comment period once notice is given in order to complete refurbishment/renovation of the old bank building located at 100 W. Main Street in La Porte, Texas.

Approved for the La Porte Development Corporation Board meeting agenda.

Corby D. Alexander, City Manager

Date

To the City of [La Porte Development Corporation](#)

3/12/2021

As a follow up to my previous letter dated March 3, 2021, I would first like to thank the committee for their generous contribution to help offset some of the cost attributed to the rebuilding of 100 Main.

For reasons spelled out previously, the costs of rebuilding have increased dramatically.

Our original approval was for \$130,000, \$80,000 came from the [La Porte Development Corporation](#) and \$50,000 was from Main Street Facade Money, based out our buildout projection of \$720,000.

With time delays and increase in Building Materials, our new projected cost will be approximately \$940,000.00

Because our core tenants are The Chamber of Commerce and Goodies Ice Cream Parlor, I have kept the quality of the building the same as the original plans and have added several additional upgrades at my expense

Although my increased cost of construction is now in excess of \$200,000 my current request is for half of that

I am requesting a total of \$95,000

The breakdown of requested funds would break down as follows: \$45,000 Grant money and \$50,000 loan for 48 months paid back at \$1,041.66

A second Lien would be placed on land and building as collateral

100 Main will be the show place of Main Street for decades to come setting the standard for decades to come

To validate the dramatic cost increase, I have four references to show how their material cost have risen

Ace hardware in Pearland says their wholesale material building costs have risen 60 to 80 percent since January. Richard Cantu, General Manager

Fischer's Hardware on Broadway

Says his cost increases are fifty percent plus since January. Tony Toppeto : Asst Store Manager

Mark Follis, a well-known and respected committee Member and Contractor in La Porte, says his cost estimates on current work sites have more than doubled.

Steve Schonauer with Leggio Electrical says his bids have in some cases doubled or more because of the price increase in electrical materials.

I would like to end by saying that the building will be paid for no matter what by me but the additional help from the City of LaPorte will help me keep it at the quality level that you would expect from me

Marty Campise

**100 West Main
La Porte, TX**

**BUDGET
ESTIMATE of COST**

ITEM OF WORK / DESCRIPTION	TOTAL
ASBESTOS SURVEY - Live Oak Environmental	387
ASBESTOS ABATMENT - A & M Environmental	5590
ASBESTOS CONSULTING - S M Environmental	2500
ASBESTOS INSPECTION by STATE of TEXAS	279
DEMO INTERIOR, EXTERIOR WALL at BOARD ROOM, and ROOF	24000
DEMO at DRIVE THRU	5000
CONCRETE SAW CUTS	3400
CONCRETE - REMOVAL FOR PLUMBING & MISC DEMO	2550
EXTRA : ASPHALT PAVING REMOVAL FOR PLUMBING for SEWER in PARKING LOT	2200
EXTRA : ASPHALT PAVING REMOVAL in FRONT as REQUIRED by CITY	600
EXTRA : REMOVE SIDEWALK at SIDE of BUILDING for PLUMBING	400
EXTRA : REMOVE CONCRETE PAD at BACK FENCE	300
EXTRA : REMOVE about 14' more of west wall , wall not stable	800
EXTRA : REMOVE Framing and plaster at front door, I was going to leave but it was too .	600
EXTRA : REMOVE TREE LIMB	150
EXTRA : Remove more of front wall and remove side wall at rear apartment , both unstat	9800
DEMO for NEW WINDOWS and cut in and set new H.M. door frame	6100
ANGLE IRON ABOVE WINDOWS	1132
CONCRETE - REPOUR at PLUMBING and NEW SLAB	8500
NEW CONCRETE SIDEWALKS	5760
Patch Asphalt Paving and NEW ASPHALT PAVING	2560
Seal Parking Lot	2300
Wheel Stops	600
Striping and HC signage	1100
Top Soil and Leveling	2280
Landscaping and Grass	3000
FLASHING WINDOWS	4750
EIFS, STUCCO, PATCHING at DOORS AND WINDOWS, and trim at windows	35406
Brick for Front	16000
CONCRETE - Level Slab	1700
CONCRETE for BALCONY FLOORS	2700
STEEL STAIRS & LANDINGS	13000
WROUGH IRON & BALCONY COLUMNS	18000
FRAMING -TRUSSES	36979

Sheet1

FRAMING - Wall Matl	63721
FRAMING -Wall Labor	62125
FRAMING -Misc. Matl	2000
Crane to set joist	500
Man Lift	1397
CABINETS - Tops	36950
CABINETS - Base	31550
CABINETS - Upper	6360
PANTRY	2000
LINEN CABINETS	700
CABINETS - Labor to install	2040
ISLANDS (2)	3600
INSULATION	16760
ROOFING, CAP FLASHING, BALCONIES	38000
GUTTERS & DOWNSPOUTS	in above
METAL ROOFS over BALCONIES	in above
AWNINGS OVER WINDOWS	4200
EXTERIOR SHUTTERS	2240
DRYWALL	18000
SUSPENDED CEILING	12650
PAINT INTERIOR	19200
PAINT EXTERIOR	8000
3'x8' INT.POCKET DOOR FIRST FLOOR - Matl	650
3'x8' INT.POCKET DOOR FIRST FLOOR - labor	90
3'x8' INT.DOORS FIRST FLOOR - Matl	2520
3'x8' INT.DOORS FIRST FLOOR - labor	210
Pr 3'x8' INT.DOORS FIRST FLOOR - Matl	1067
Pr 3'x8' INT.DOORS FIRST FLOOR - labor	30
3'x7' INT.DOORS FIRST FLOOR - Matl	2600
3'x7' INT.DOORS FIRST FLOOR - labor	240
8' INT. BARN DOORS FIRST FLOOR - Matl	3296
8' INT. BARN DOORS FIRST FLOOR - labor	720
INT.DOORS SECOND FLOOR - Matl	2835
INT.DOORS SECOND FLOOR - labor	630
36" EXTERIOR DOORS SECOND FLOOR - Matl	1192
36" EXTERIOR DOORS SECOND FLOOR - Labor	80
72" EXTERIOR DOORS SECOND FLOOR - Matl	1269
72" EXTERIOR DOORS SECOND FLOOR - Labor	50
FRONT DOOR and FRAME - Matl	1540
FRONT DOOR - Labor	50
36" EXTERIOR DOOR - Matl (2 Goodies, 1 Chamber)	1080
36" EXTERIOR DOOR - Labor	180
METAL DOORS and FRAME	877
OVERHEAD DOOR for GOODIES	4400

DOOR HARDWARE	3040
WINDOWS	12000
GLASS WALLS in CHAMBER	4500
DRIVE THRU WINDOW	2000
VINYL FLOORING	38500
RUBBER BASE	3600
CERAMIC TILE	12600
FRP in GOODIES Kitchen and restrooms	6330
WOOD BASE on SECOND FLOOR	1350
CROWN MOLD on SECOND FLOOR	900
SHELF & ROD - Matl & Labor	640
TOILET PARTITIONS	2570
GRAB BARS	680
TOWEL BARS & TOILET PAPER HOLDERS	600
SHOWER RODS	195
MIRRORS	935
GLASS at SHOWERS on SECOND FLOOR	2400
APPLIANCES	7032
APPLIANCES - Labor to Install	480
PLUMBING	29000
PLUMBING EXTRA for SEWER	1350
PLUMBING FIXTURES	12700
PLUMBING EXTRA for SEWER to manhole	2000
Backhoe for finding water line	700
HVAC	47500
Rodger Stuksa - Manual J	375
ELECTRCIAL	52050
ELECTRCIAL for Goodies	13785
ELECTRCIAL for Apartments	875
FIRE SPRINKLER	29780
6" line for FIRE SPRINKLER	10630
Monitor Fire Sprinkler	16831
6" Water Tap	1945
Back Hoe for 6" Water Tap	950
SIGNS	7000
MISC. CLEAN UP	3000
FINAL CLEAN UP	2000
Temp. Fence	1200
Temp. Elec.	450
Temp. Elec. for Last Month	2000

Sheet1

Temp. Toilet	1050
Temp. Water	200
Dumpster	1300
<i>ENERGY REVIEW and INSPECTION and TDLR and inspection</i>	1700
ESTIMATED PROJECT MANAGEMENT and SUPERVISION FEES	28000

TOTAL FOR MAIN BUILDING \$ 946,745

March 11,2021

To City of La Porte Development Corporation

Pursuant to our written agreement dated August 24, 2020, between Marion Campise and The City of La Porte Development Corporation, it was agreed upon at that time that the project substantial completion date would be January 31, 2021, with 4 full time employees by June 30,2021, and final completion date would be no later than August 30, 2021.

Because of many delays beyond our control, we now have a substantial completion date of June 1, 2021, and the 4 full time employees and move in by June 30, 2021 and a final completion of August 30, 2021, which is the same as the original final date. Because of these delays, I am requesting an extension of our agreement. There were several reasons causing our date change and they are as follows:

Delays in getting our site plan approved, and the building permit, we started our permit process in February 2020 with final approval being given November18, 2020.

Delays in getting approval of plans for fire sprinkler system from City of La Porte Fire Marshall office, plans first submitted in November 2020, and permit finally granted March 5,2021.

No interior work could be started until sprinkler system was installed

COVID - 19 Virus depleted work staff of most of our vendors causing a labor and material shortage resulting in delays and cost increases.

Freezing temperatures in February brought all work in progress to a complete stop resulting in loss of 8 days.

We are extremely grateful for the monetary help from the Board. Without their assistance we would not have been able to complete the building that not only The Chamber of Commerce was expecting but Goodies as well

I personally thank you for your help and hope this gives you an insight into our delay problems

I also appreciate the help granted by our Fire Marshall and the City Planning Department

I am aware that there is a lot of new building going on in La Porte and the workload on those two departments is monumental

They are to be commended

Marty Campise

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 CORPORTION

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.

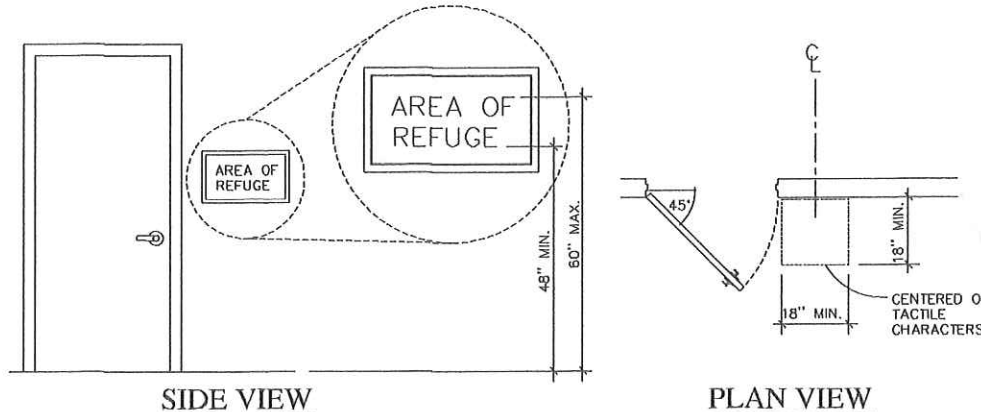
- 302 Floor or Ground Surfaces
 - 302.1 General - Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.
 - 302.2 Carpet - N/A
- 303 Changes in Level
 - 303.1 General - Where changes in level are permitted in floor or ground surfaces, they shall comply with 303
 - 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.

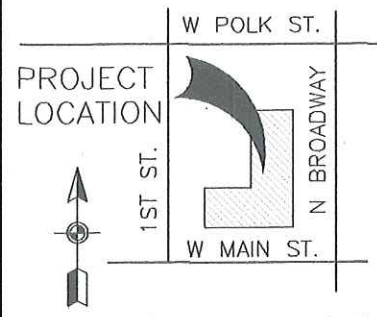
Chapter 7: Communication Elements and Features.

- 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:

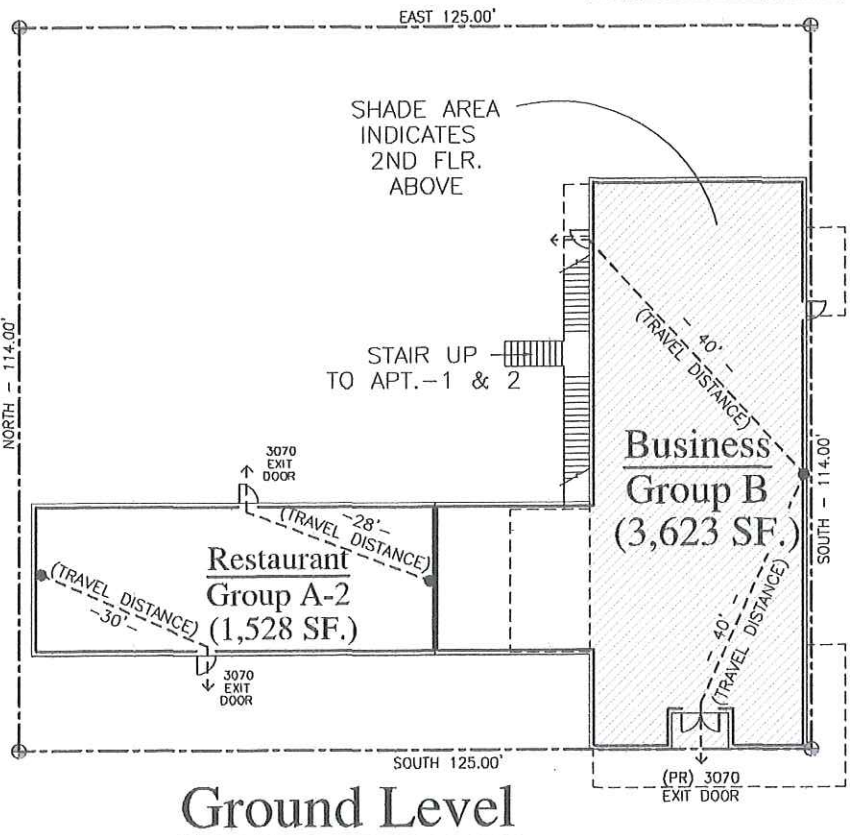
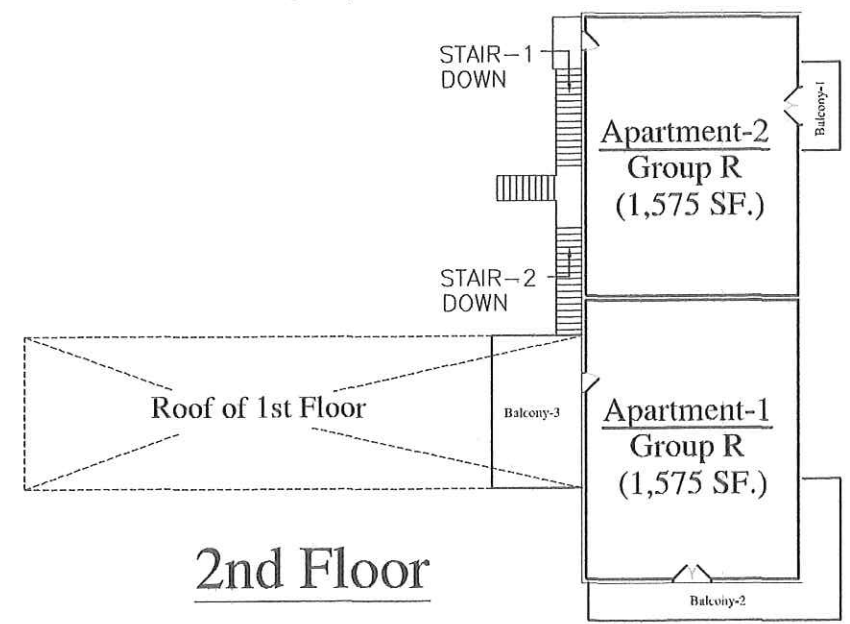


Legal Description:

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).

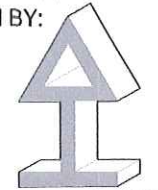
2. STANDARD PARKING STALL (RE COH DWG NO: 31-02)

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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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

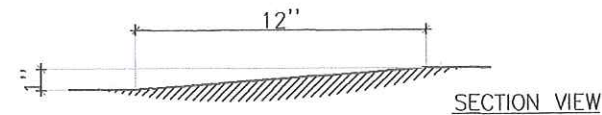
DRAWN BY: B.J.T./R.S.

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

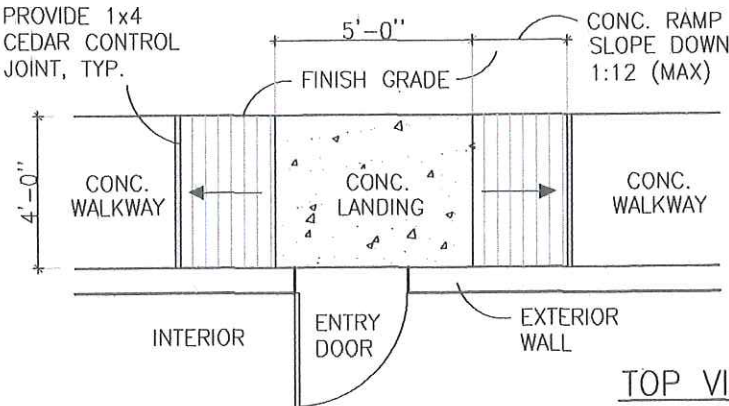
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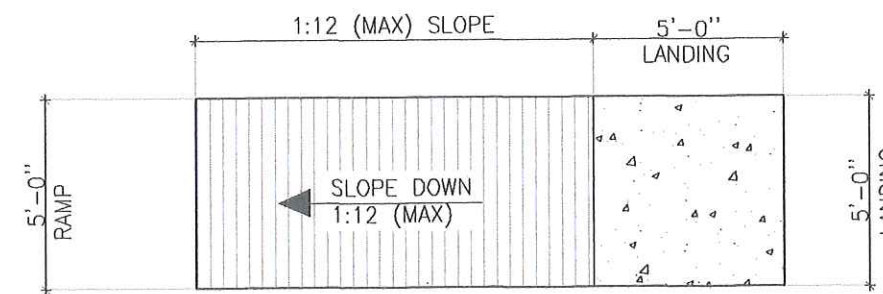
A0.1



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

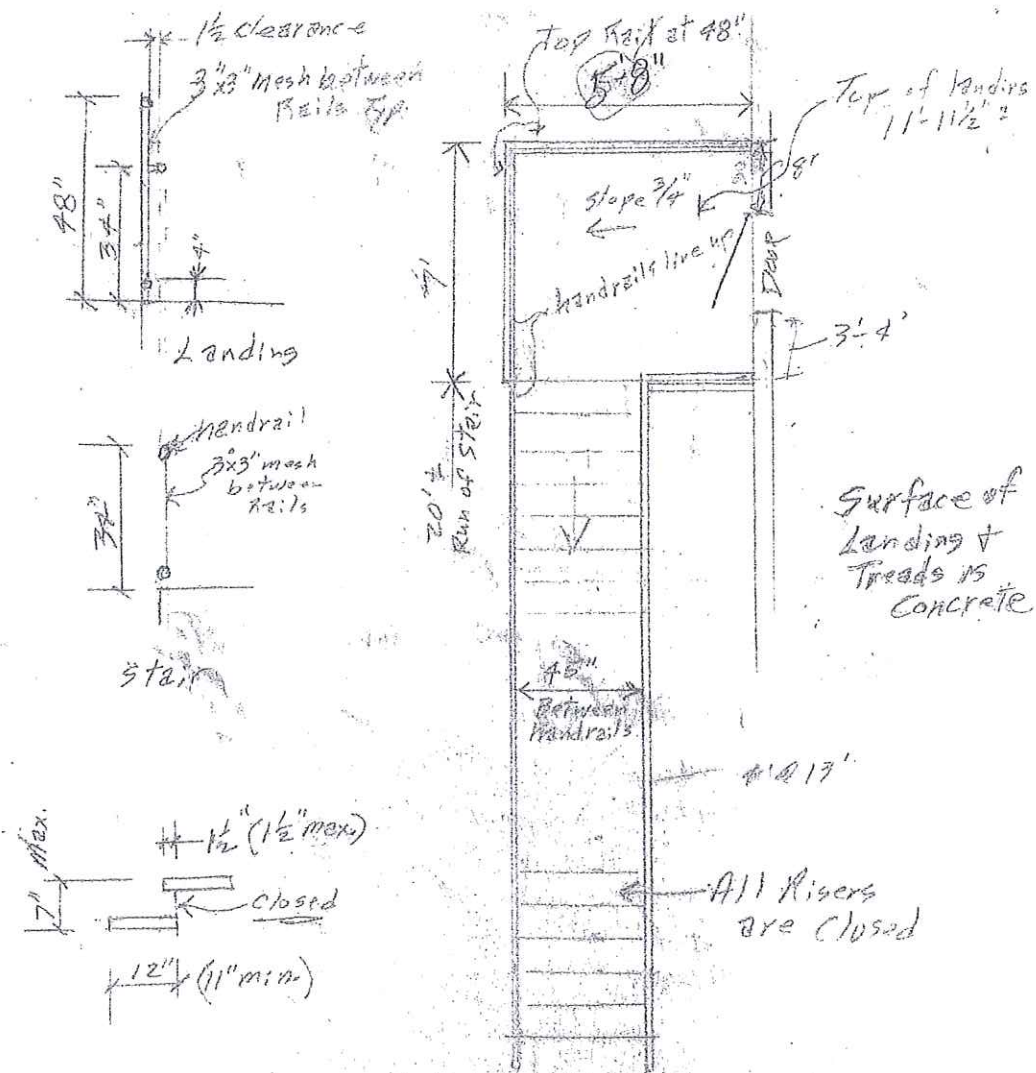


TOP VIEW

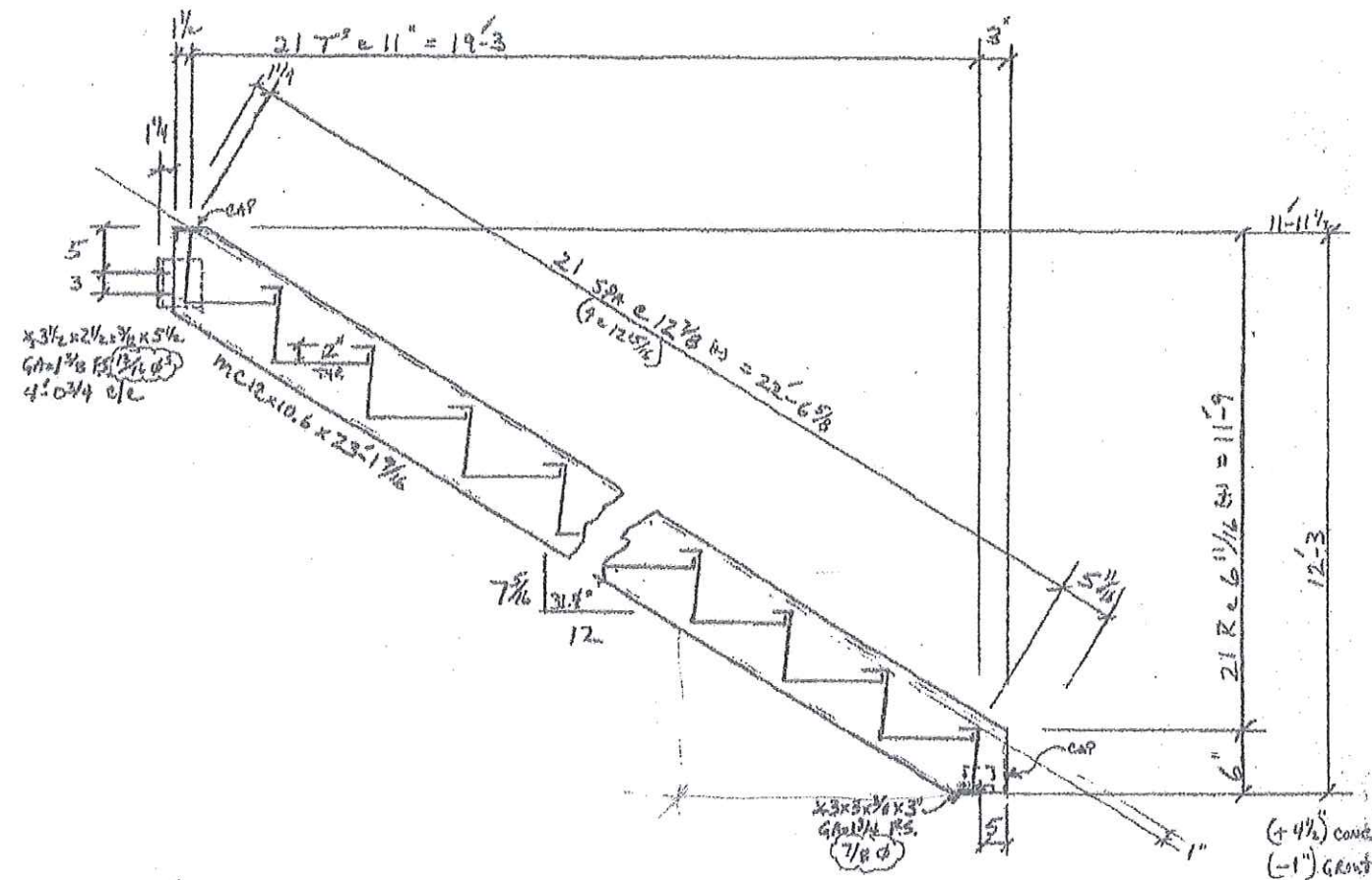


RAMPS/LANDINGS TOP VIEW

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.



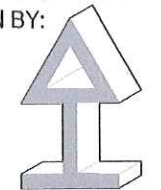
EXTERIOR STAIR DETAIL - PLAN VIEW



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

EXTERIOR STAIR DETAIL - SECTION VIEW

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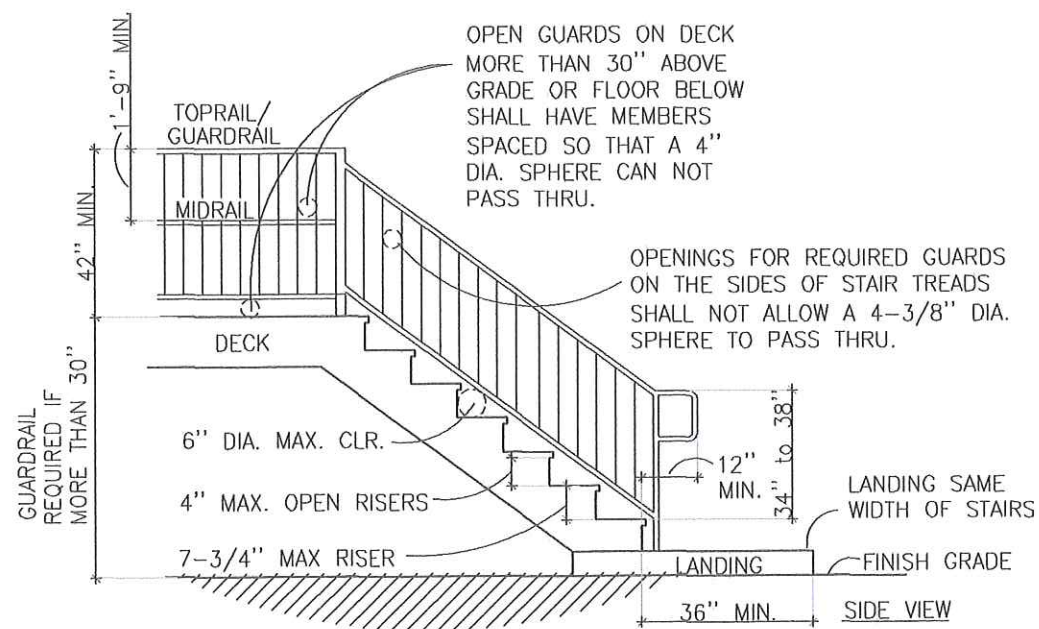
DRAWN BY: B.J.T./R.S.

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

SCALE:

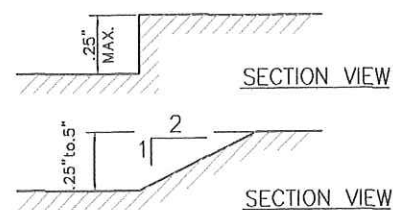
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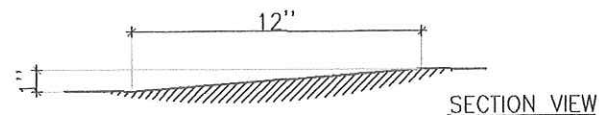
STAIRWAY NOTES:

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.

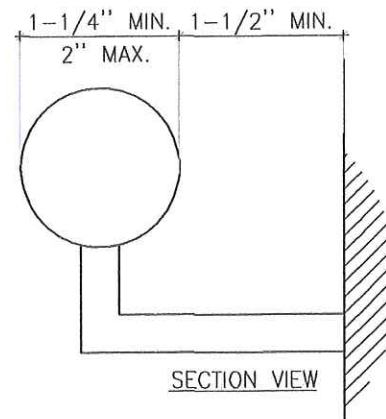


CHANGES IN LEVEL

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.



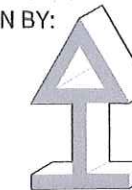
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HANDRAIL/GUARDRAILS

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

SCALE:

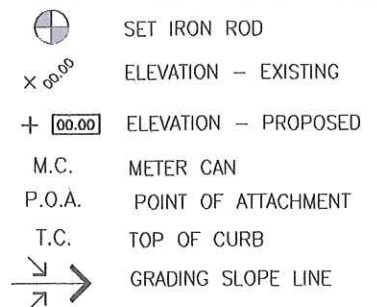
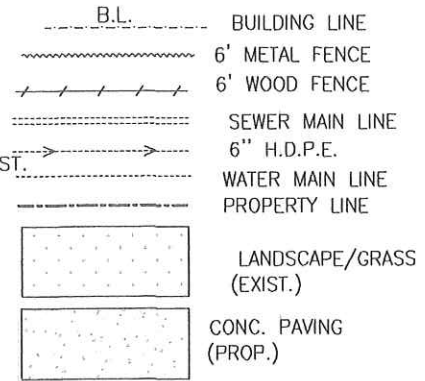
SHEET NO.:

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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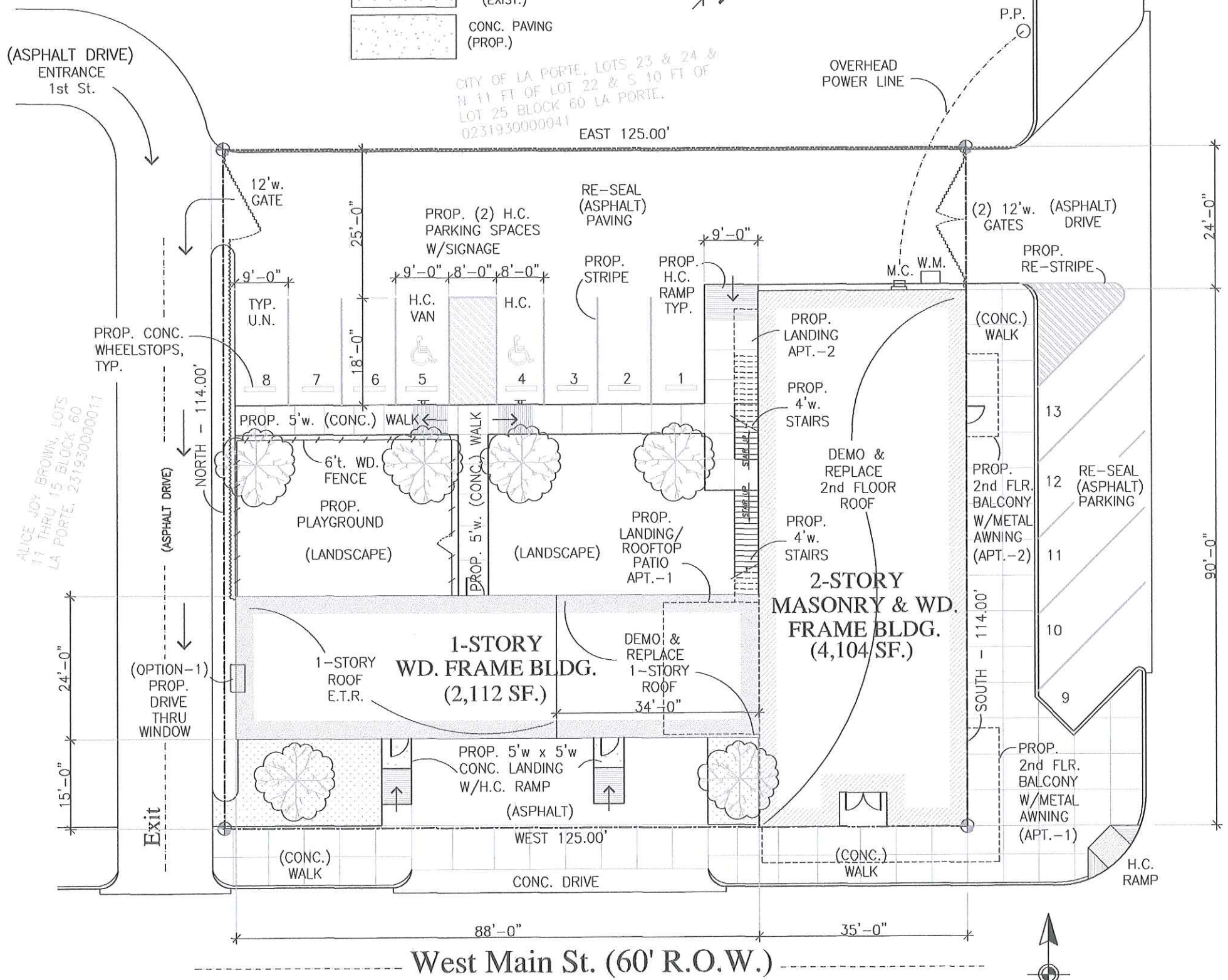
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 ENHANCEMENT GRANT PROGRAM: 07.15.20

DRAWN BY: B.J.T./R.S.
 CHECKED BY: M.C./B.M.
 SCALE: 1" = 20'-0"
 SHEET NO.:

A1



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

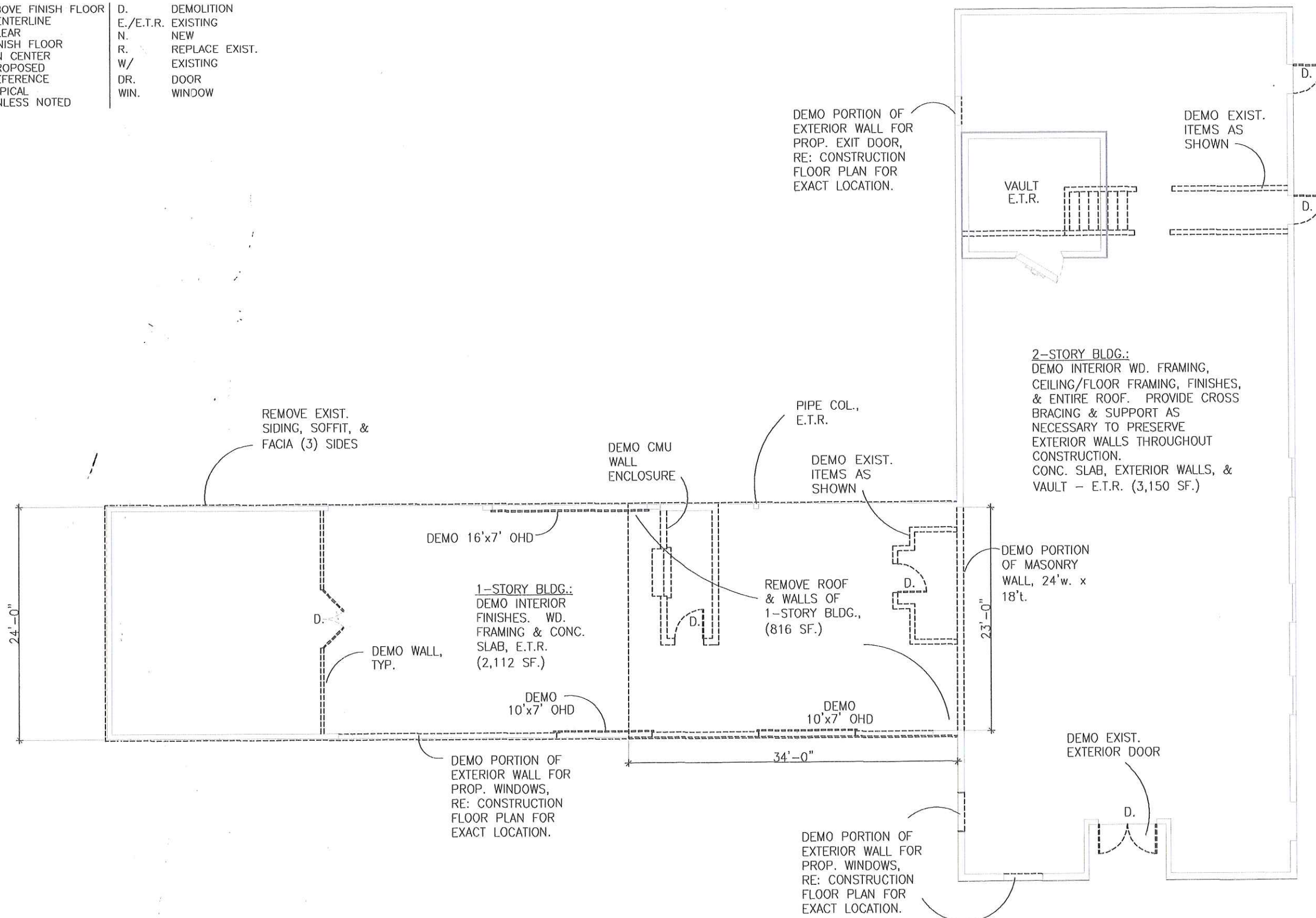
SITE PLAN

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		



11"x17" - PRINT FORMAT...

Demolition Plan

NOTE:
ALL ITEMS ARE EXISTING
UNLESS NOTED PROP.

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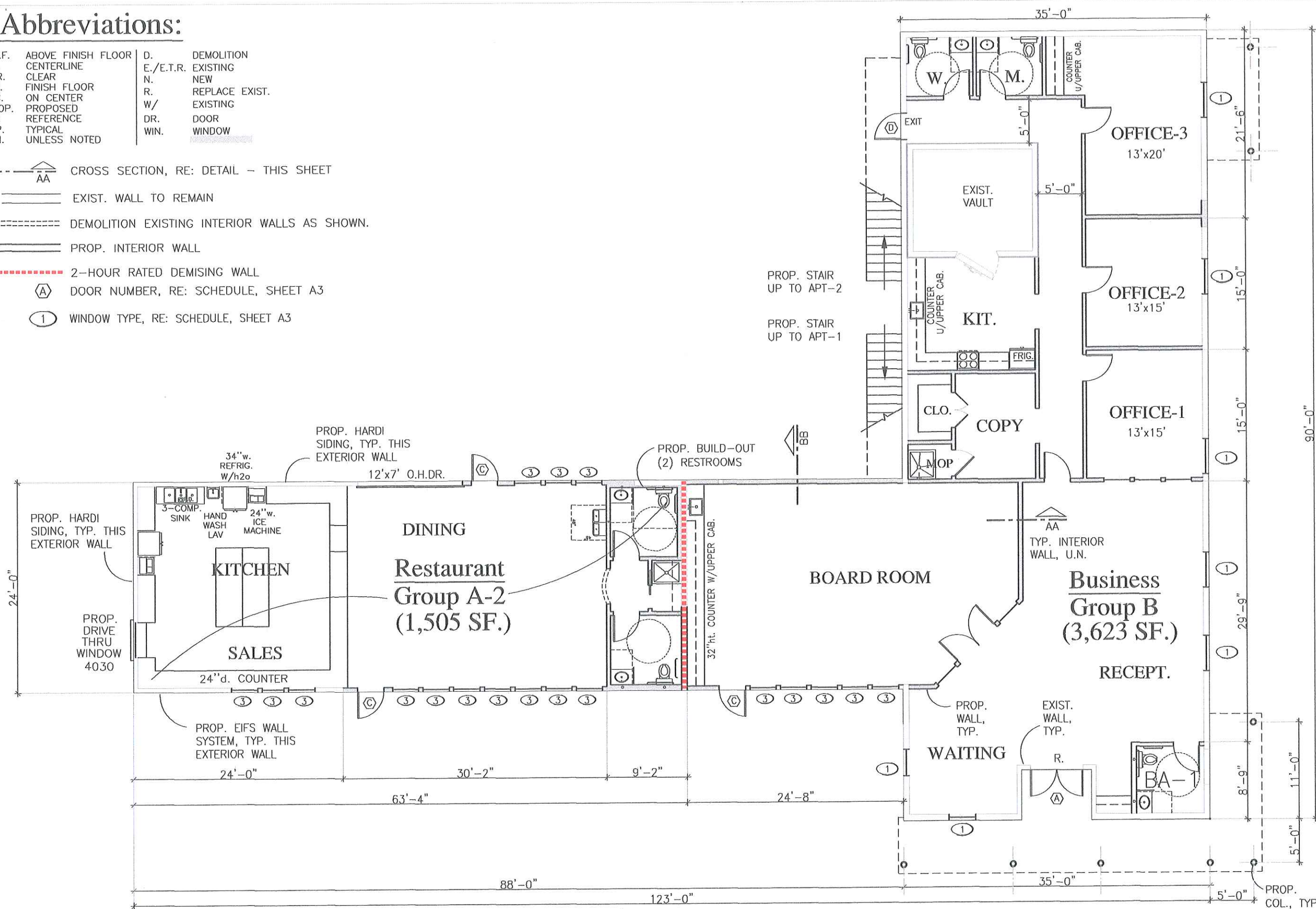
DRAWN BY: B.J.T./R.S.
CHECKED BY: M.C./B.M.
SCALE: 3/32" = 1'-0"
SHEET NO.:

D1

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		

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



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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

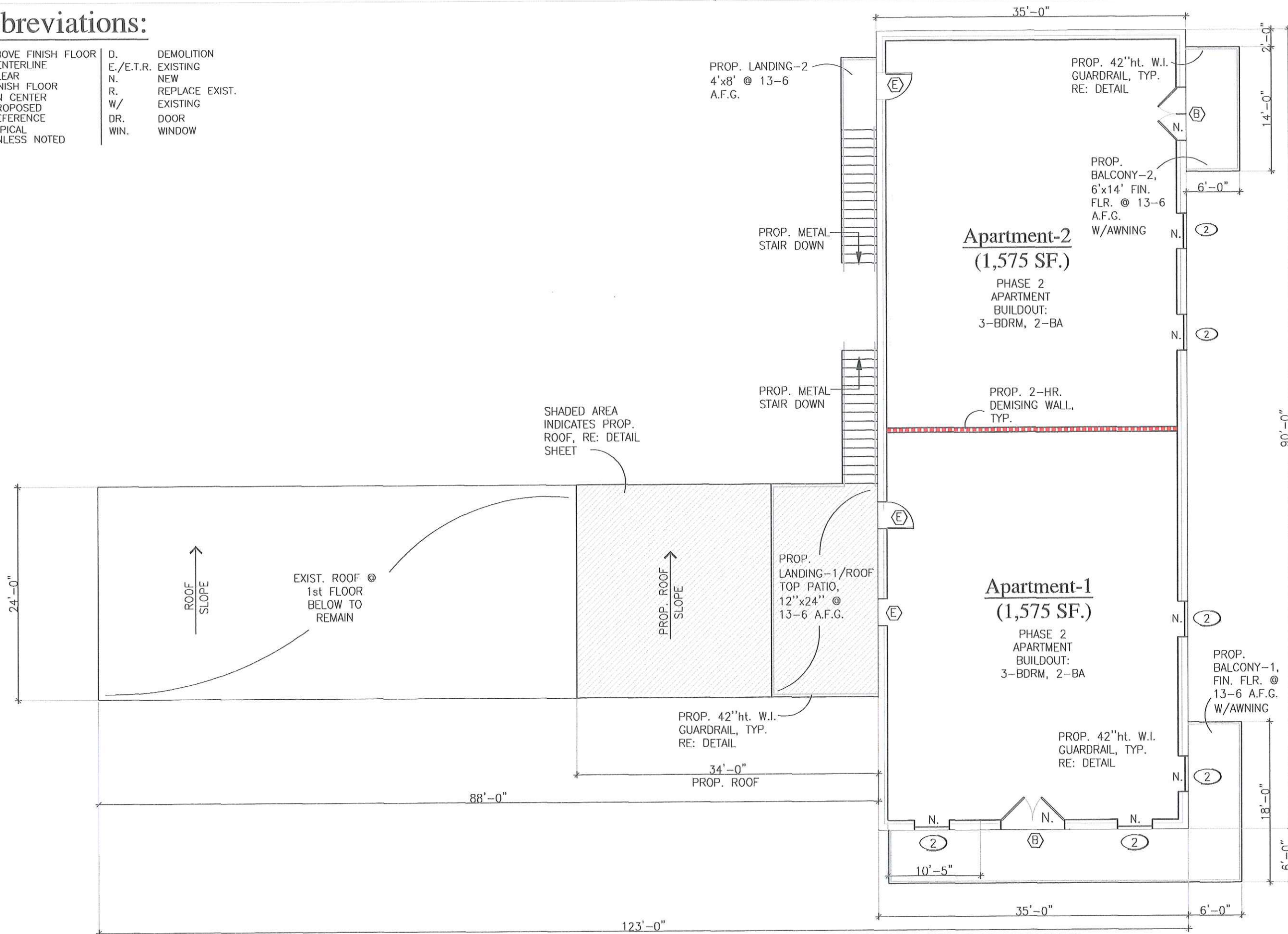
NOTE:
ALL ITEMS ARE EXISTING
UNLESS NOTED PROP.

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		



DESIGN BY:

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713.320.9780
billyjacktalon@hotmail.com

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TRINITY BAY ENGINEERING

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281.515.1065/281.827.3929 cell
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OWNER:

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713.283.4013
campisemarty@yahoo.com

CONSTRUCTION MANAGER:

ASPENDORA CONTRACTORS

Bryan Moore

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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:
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.:

2nd Floor - Construction/Demolition Plan

NOTE:
ALL ITEMS ARE EXISTING
UNLESS NOTED PROP.

A2.1

11" x 17" - PRINT FORMAT...



Finish Material Specifications:

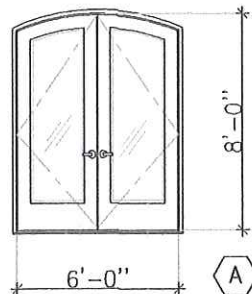
MATERIAL	SPECIFICATIONS
CONC-1	EXPOSED CONCRETE SLAB
PT-1	1-COAT PRIMER, 2-COATS SEMI-GLOSS, LATEX ENAMEL B66-200 SERIES (SEMI-GLOSS) BY SHERWIN WILLIAMS
GYP. BD.-1	5/8" TYPE 'X' GYPSUM BOARD

Room Finish Schedule:

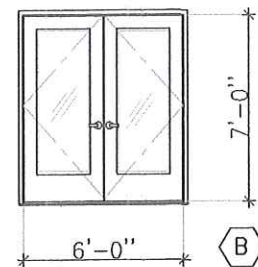
ROOM NAME	FLOOR	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING
WAITING/RECEPTION	CONC-1	PT-1	PT-1	PT-1	PT-1	GYP. BD.-1

Door Types

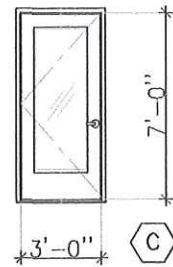
- DOOR HARDWARE SHALL HAVE LEVER HANDLES OR EQUIVALENT MOUNTED NOT MORE THAN 42" ABOVE FINISHED FLOOR, MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL BE NOT MORE THAN 8.5 POUNDS AND NOT MORE THEN 5 POUNDS FOR INTERIOR DOORS.
- GENERAL CONTRACTOR & SUB-CONTRACTORS TO MEET TEXAS ACCESSIBILITY STANDARDS,
- 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)



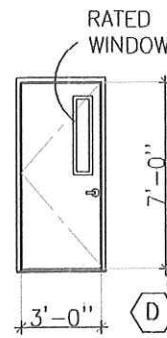
(PR) 3080 1/2 ARCHED WOOD DOORS
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
WIND RATED @ 150 MPH



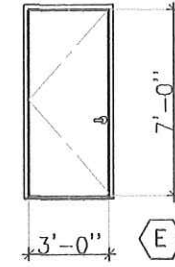
(PR) 3070 WOOD DOORS
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
WIND RATED @ 150 MPH



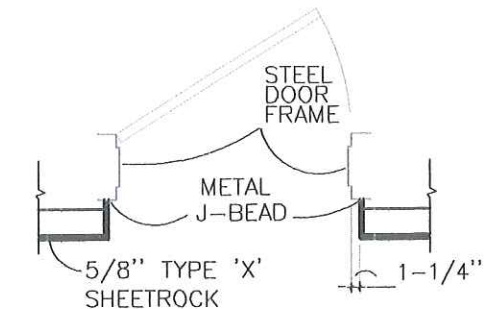
3070 ALUMINUM STOREFRONT
ALUMINUM FRAME
WEATHERSTRIP
THRESHOLD
1/4" TEMP. LOW-E DBL. GLASS
SCHLAGE TYPE KEY SET
LOCKSET (ADA LEVER TYPE)
CLOSURE
WIND RATED @ 150 MPH



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



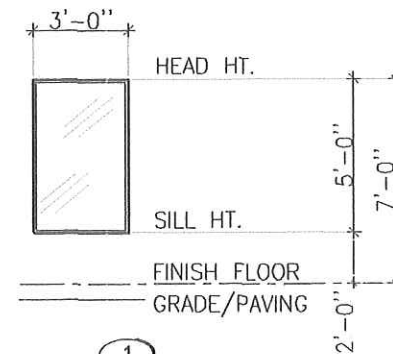
Metal Door Return

Window Types

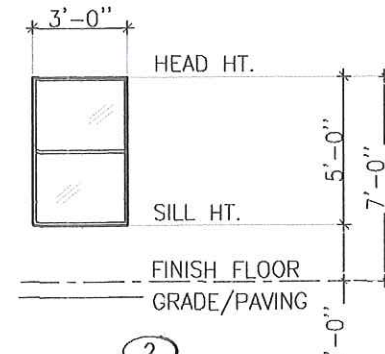
Rating: R65-R80, C80-HC100
Water Penetration Resistance: 12.0 PSF
Air Infiltration at 25mph: 0.03 CFM

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

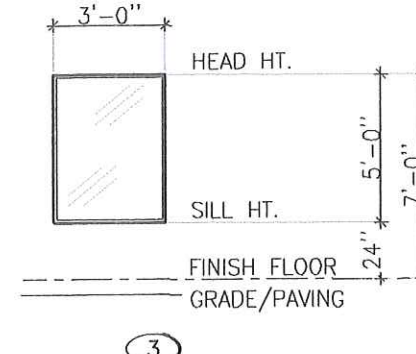
1st FLOOR WINDOWS:
WIND RATED W/150 MPH IMPACT RESISTANT GLASS



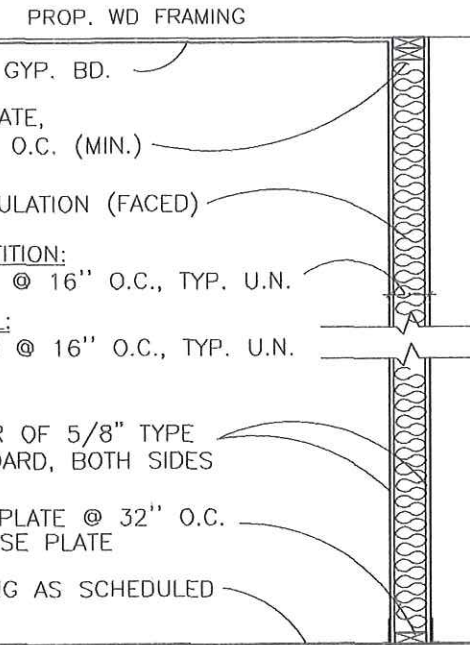
1
PROP. 3050
ALUMINUM STOREFRONT
FIXED WINDOW
LOW-E DOUBLE GLASS
WIND RATED W/150 MPH
IMPACT RESISTANT



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



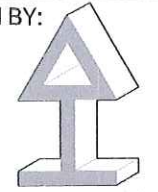
3
PROP. 3050
ALUMINUM STOREFRONT
FIXED WINDOW
LOW-E DOUBLE GLASS
WIND RATED W/150 MPH
IMPACT RESISTANT



Wall Partition 'AA'

(N.T.S.)

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CONSTRUCTION MANAGER:

**ASPENDORA
CONTRACTORS**

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281.932.3128

bryan@aspendor.com

COMMERCIAL REMODEL:

**The
Chambers
Building**

100 W Main Street
La Porte, TX 77571

LOTS 18 19 20 & 21 & 5
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.

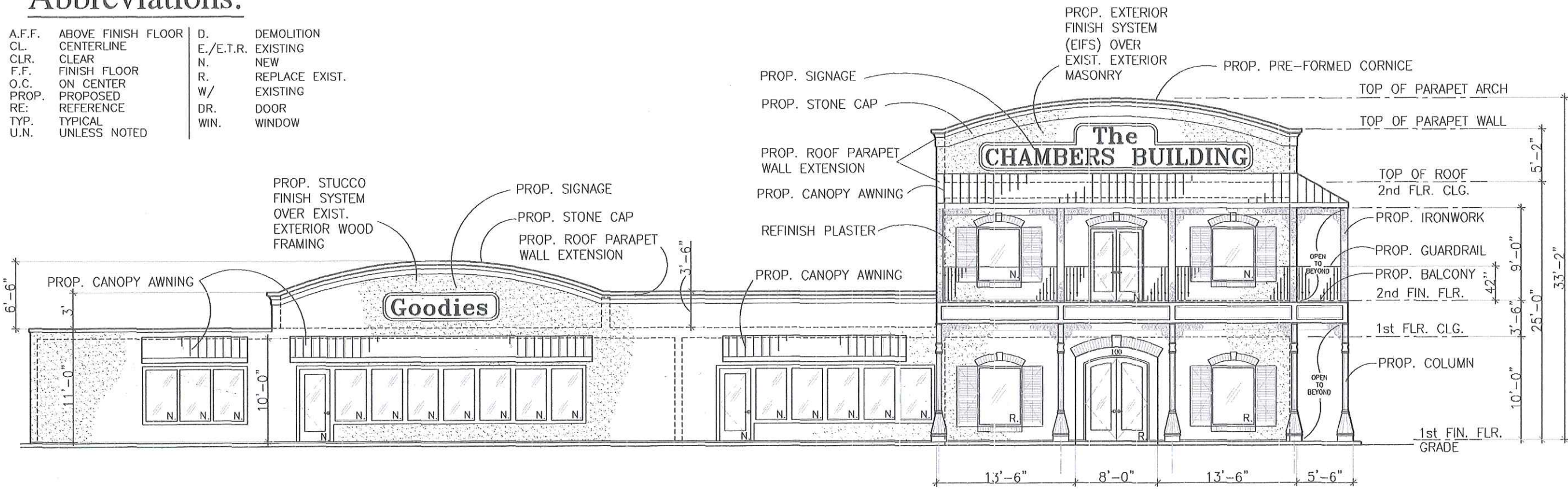
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SHEET NO.:

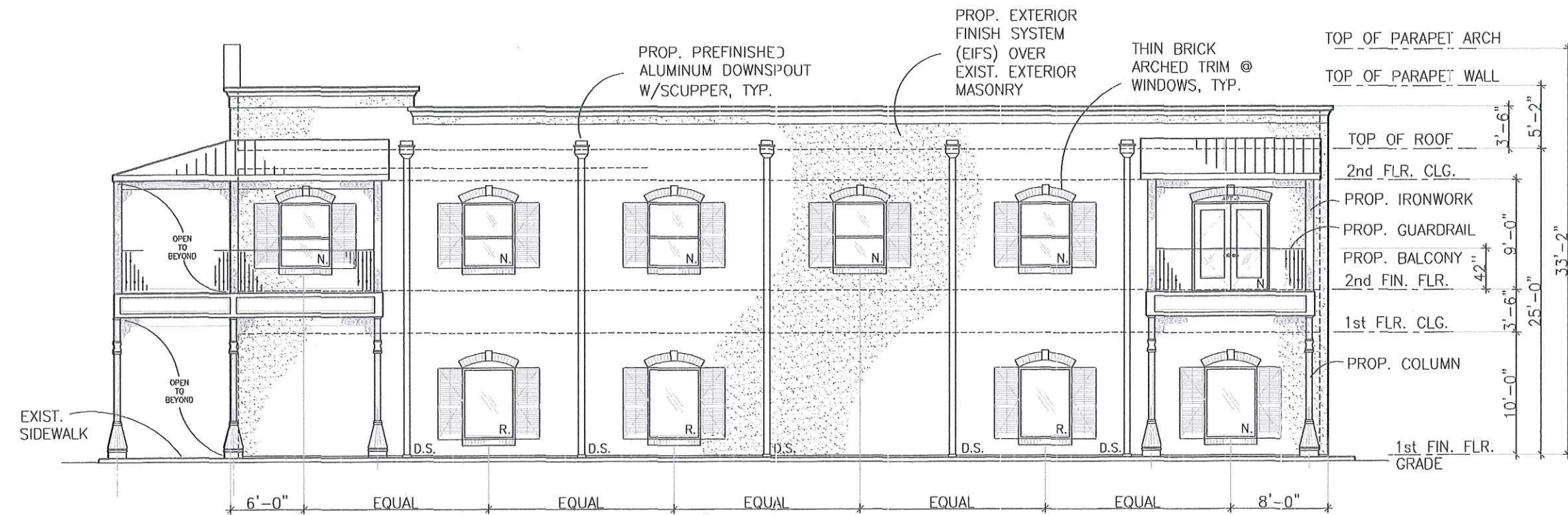
A3

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		

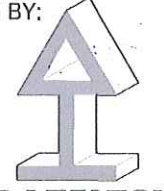


South Elevation



East Elevation

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 billyjacktalton@hotmail.com

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 281.932.3128
 bryan@aspendoracom

COMMERCIAL REMODEL:

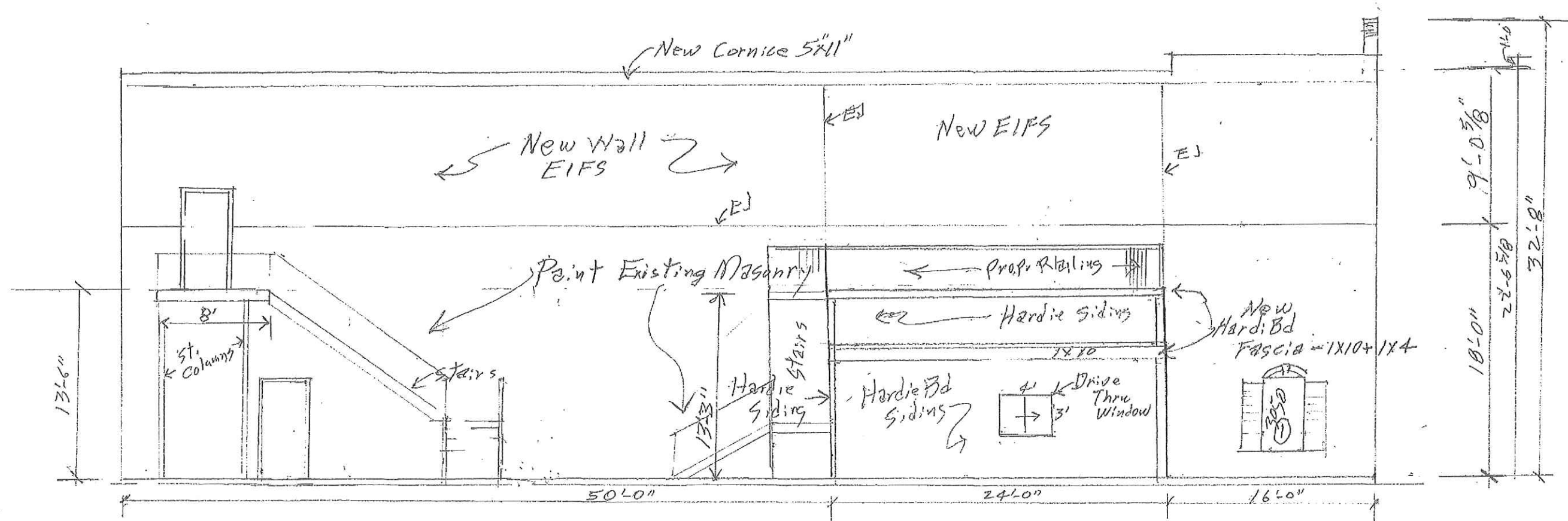
The Chambers Building
 100 W Main Street
 La Porte, TX 77571
 LOTS 18 19 20 & 21 & S
 14 FT OF LOT 22 BLOCK
 60 LA PORTE, HCAD:
 023193000042

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

A4

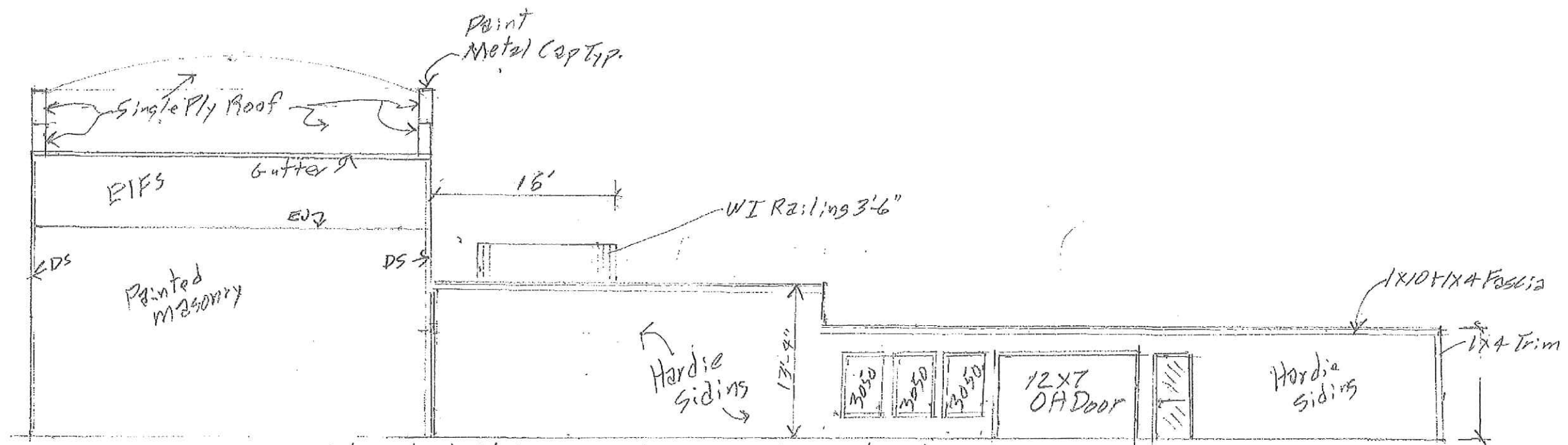


WEST ELEVATION

1/8" = 1'-0"

6/25/20

A4.1



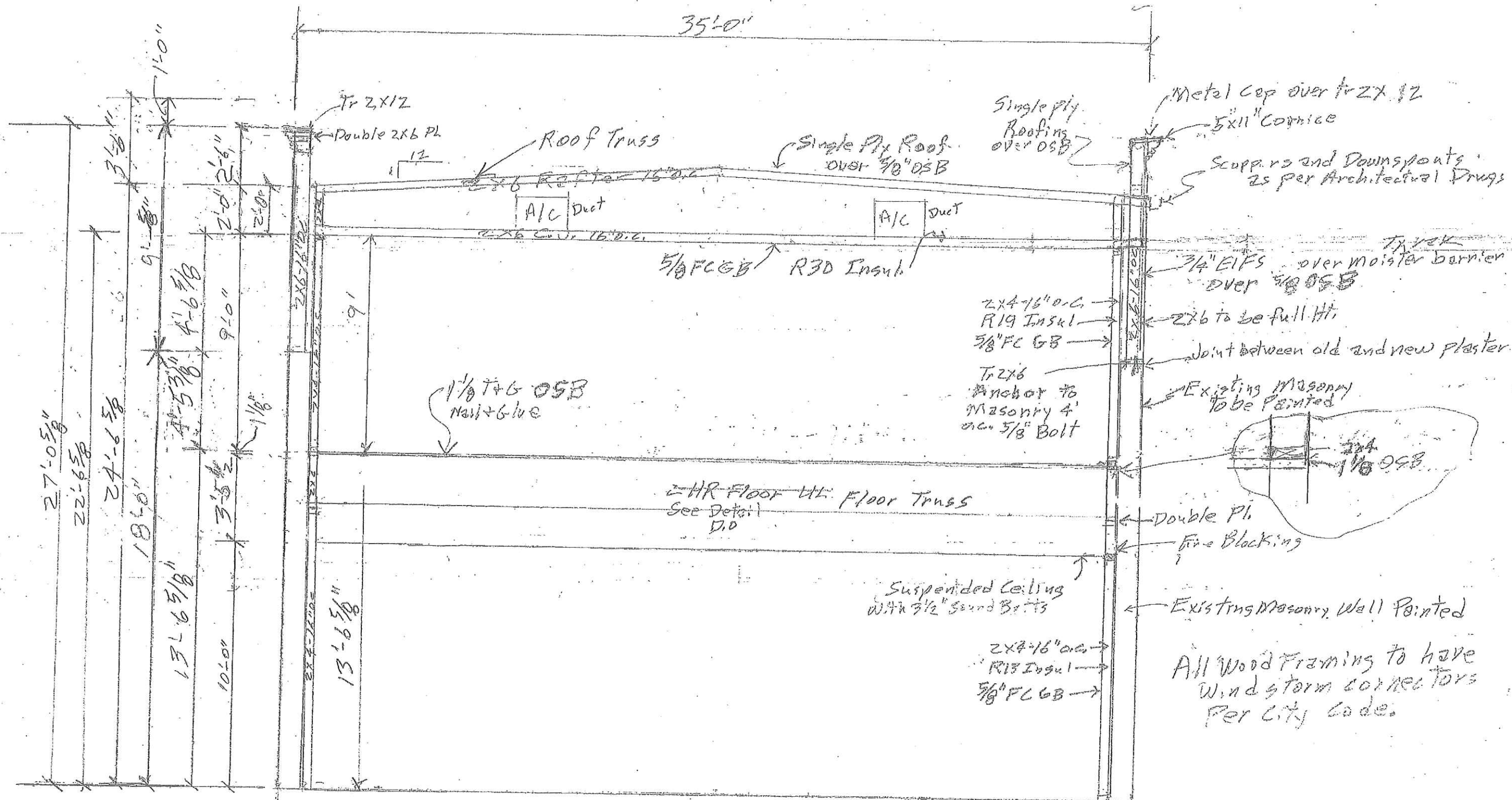
Notes: Steel Stairs are not shown. See Site Plan & A4.1

North Elev.

3/32" = 1'-0"

6/25/20

A4.2

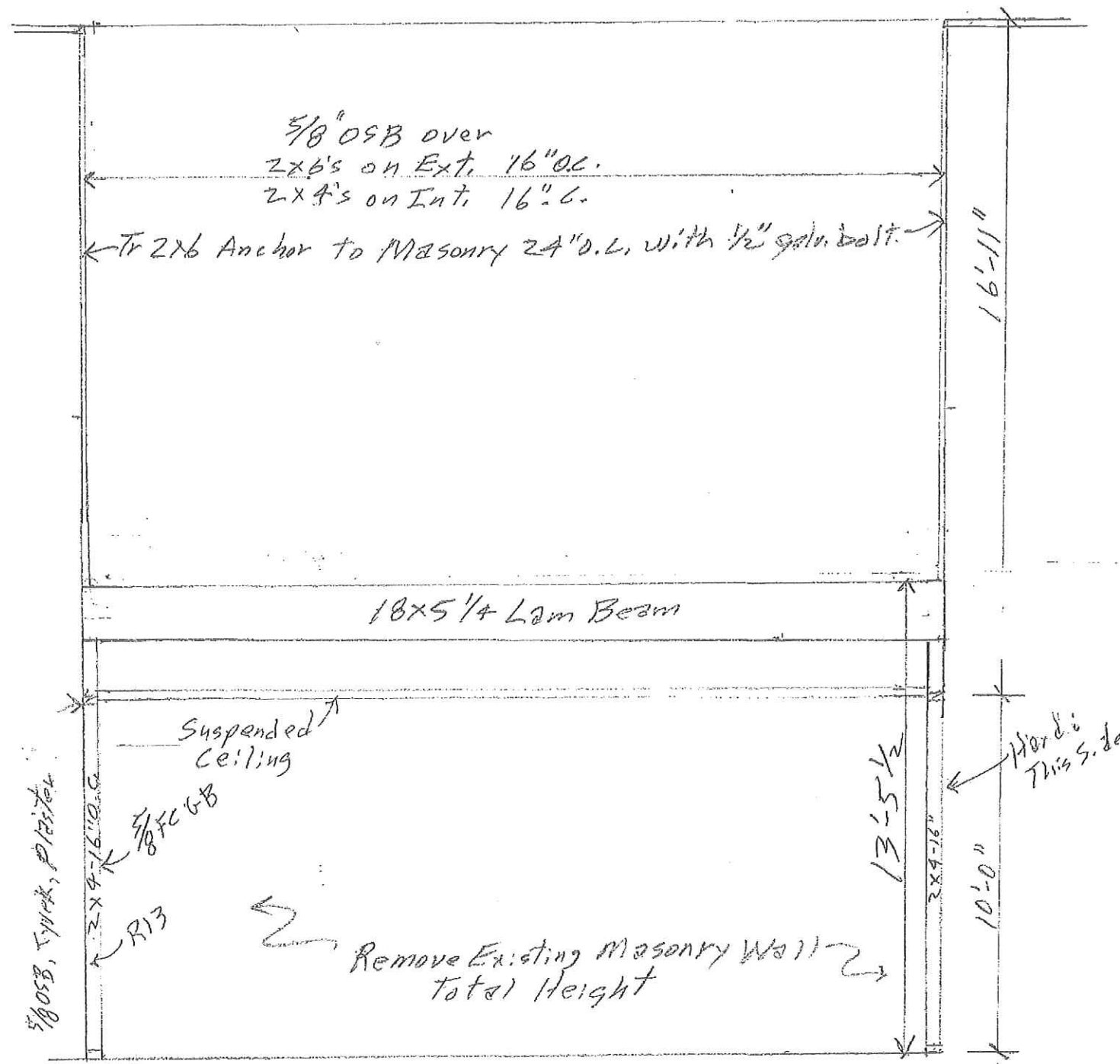


100 W. MAIN

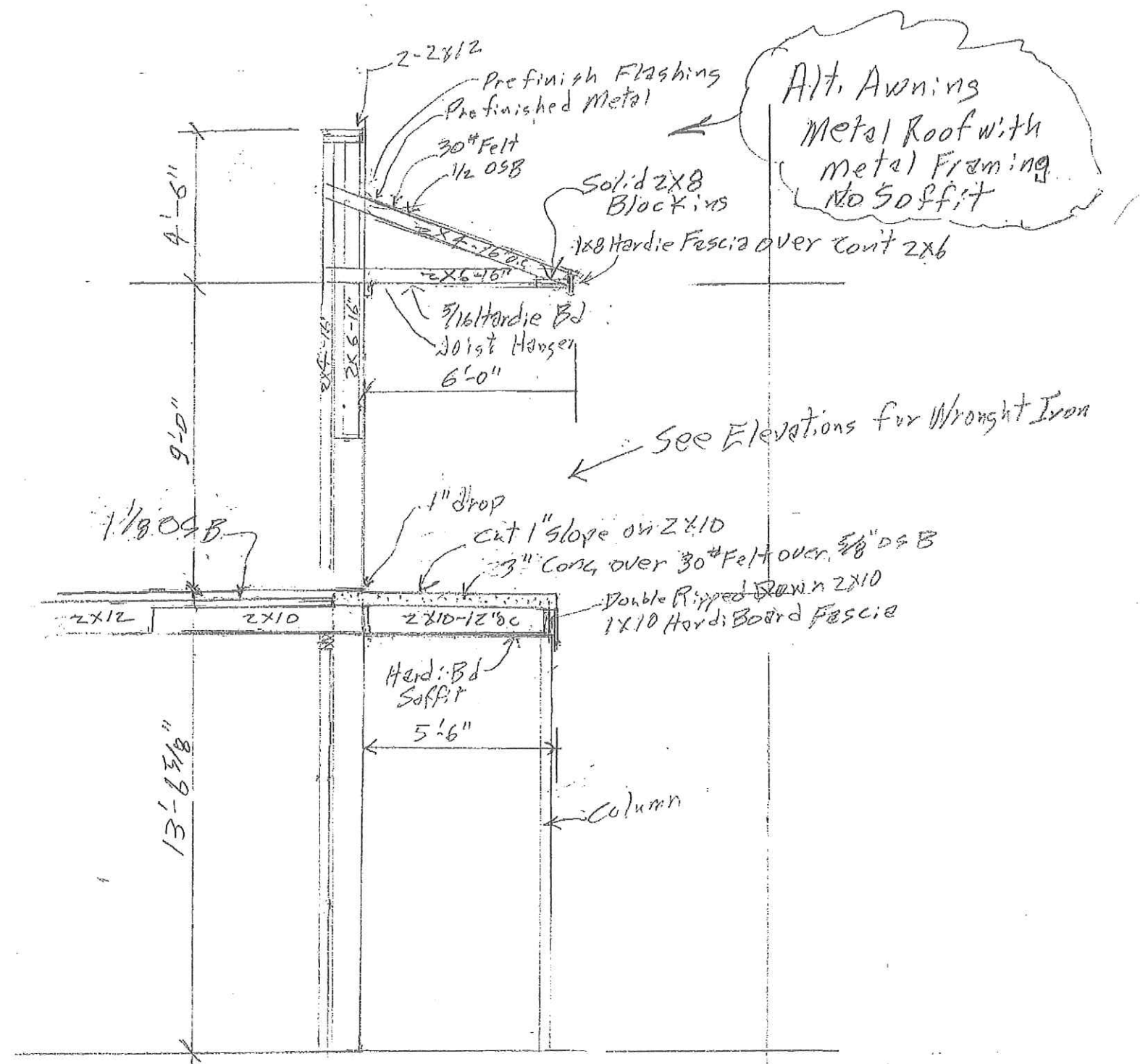
1/4" = 1'-0"

6/25/20

A5.0



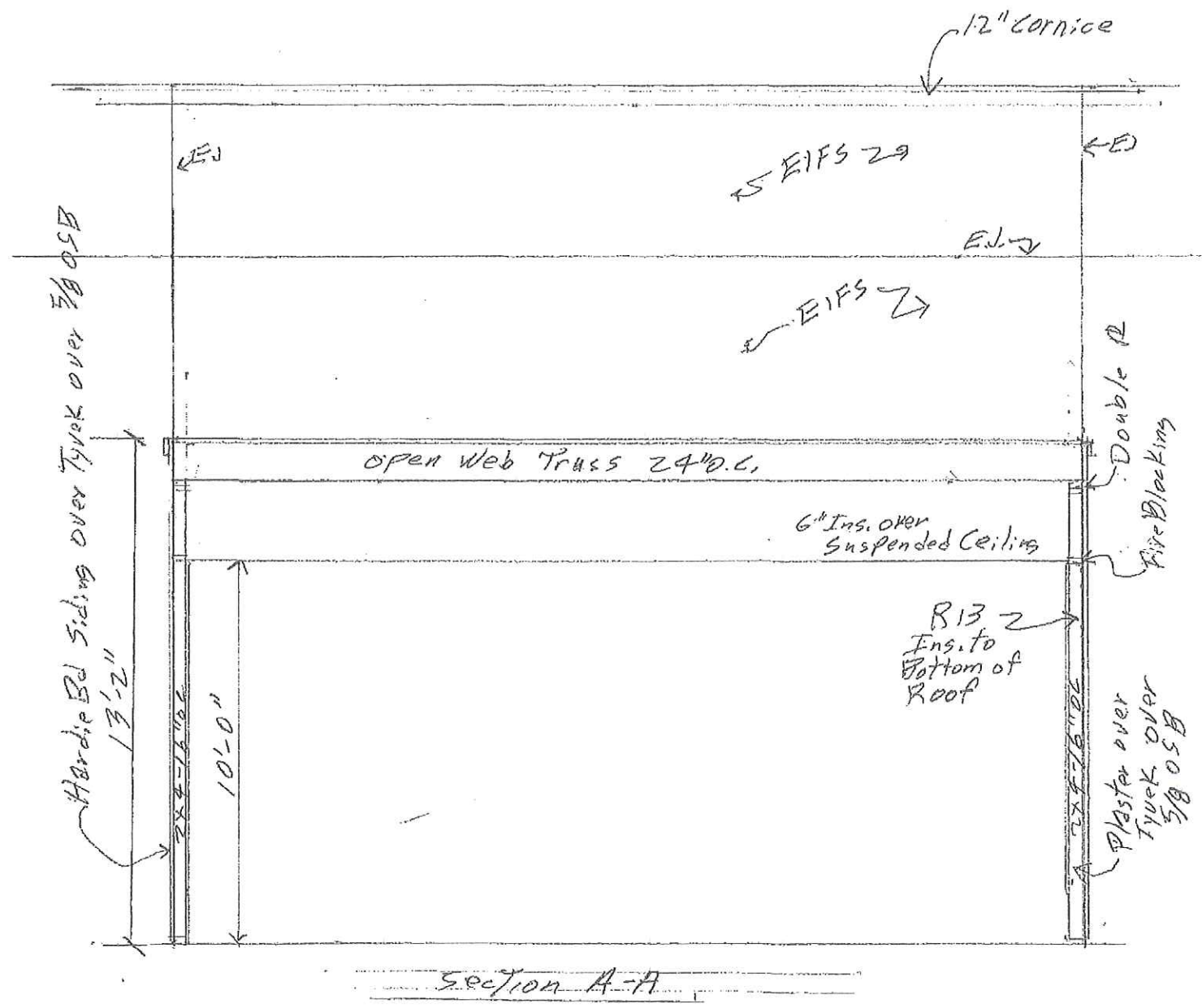
LOOKING INTO BOARD ROOM
From Receipt.



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

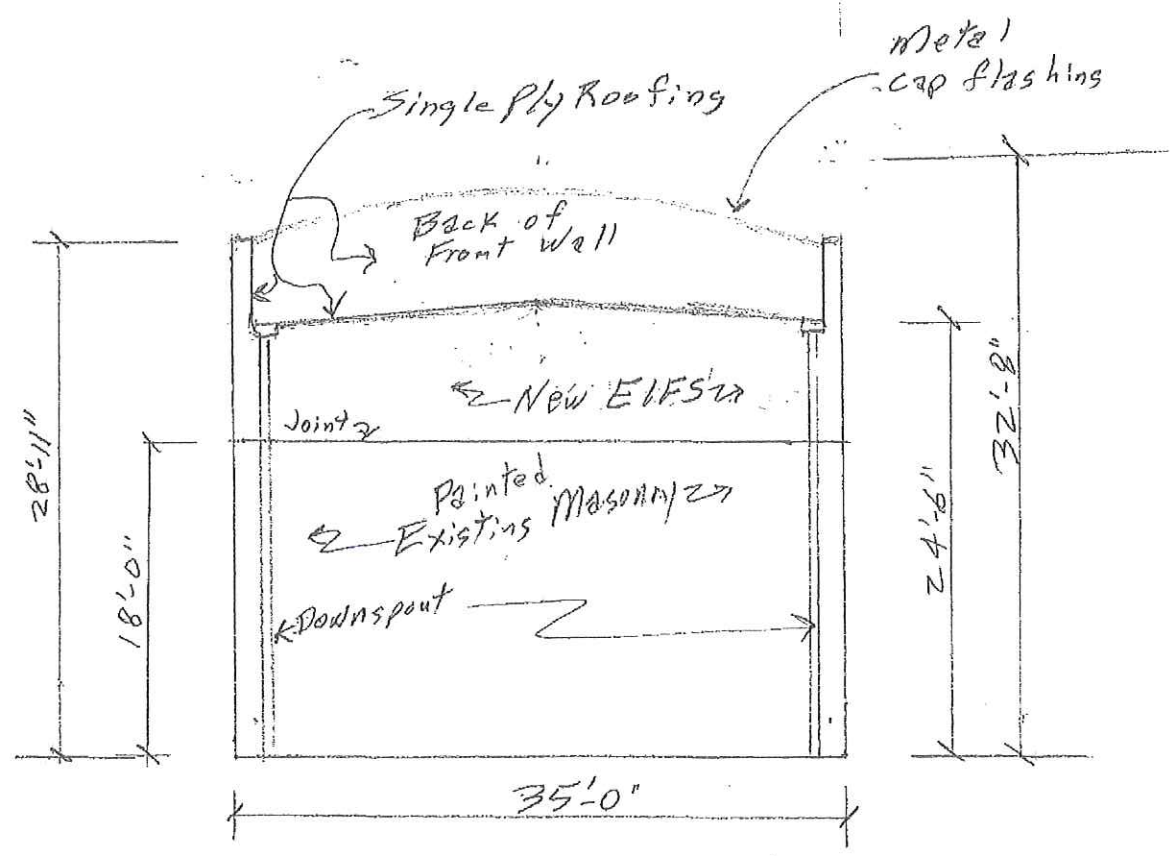
6/29/20

A5.1



Section A-A

1/4" = 1'-0"

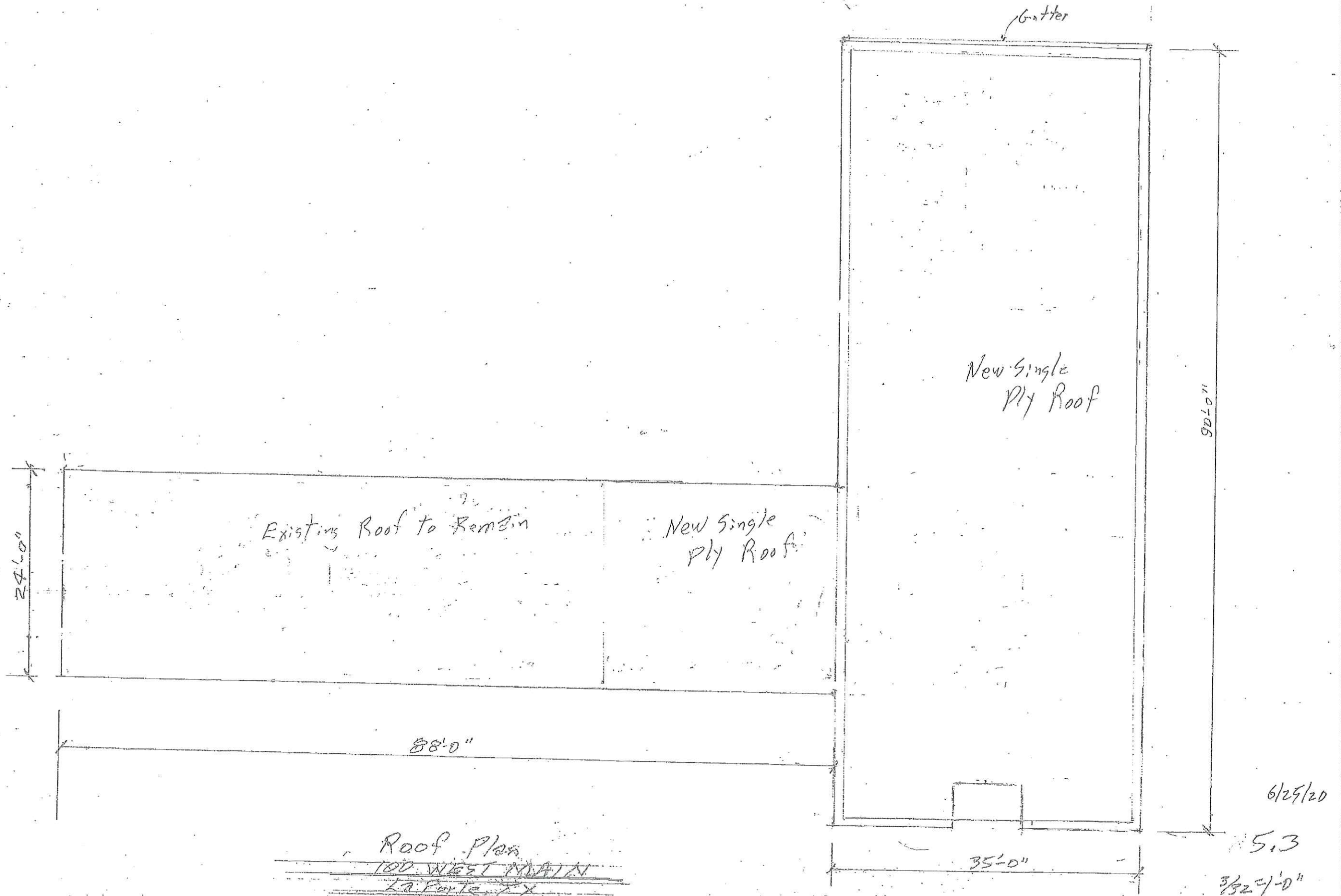


REAR ELEV.
North

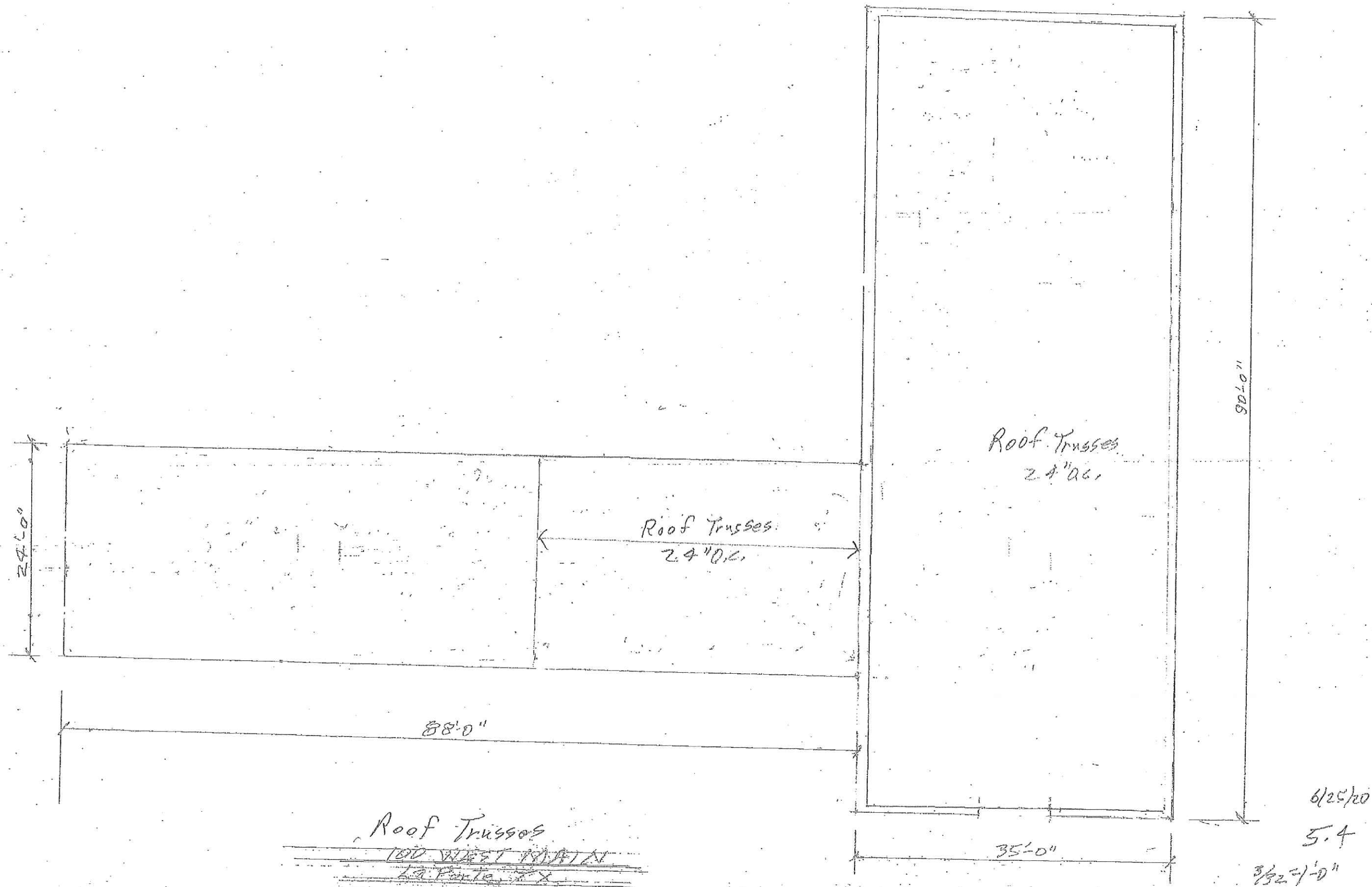
3/32" = 1'-0"

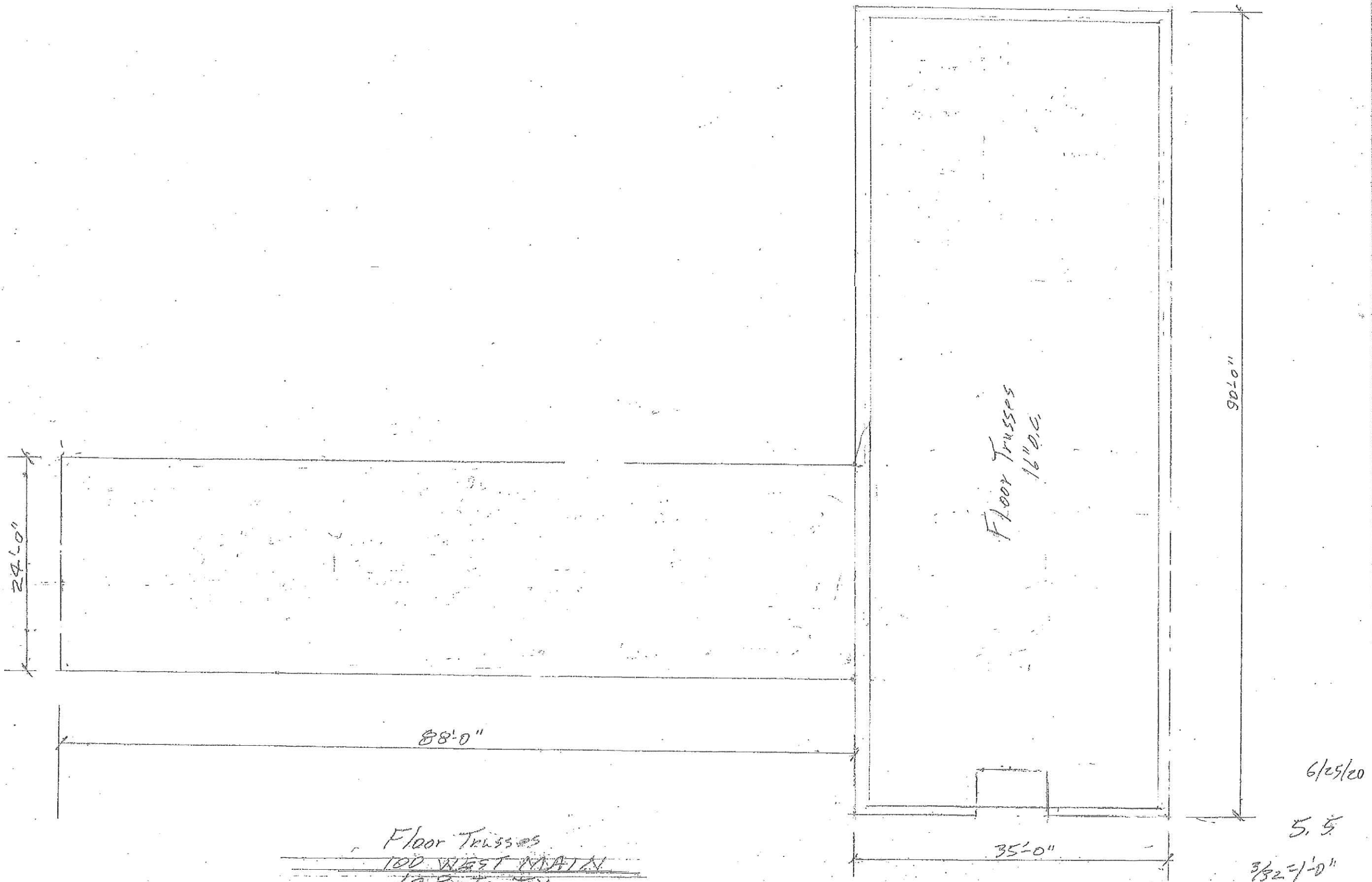
6/25/20

A5.2



Roof Plan
 100 WEST MAIN
 LA Porte TX





24'-0"

88'-0"

Floor Trusses
16" O.C.

90'-0"



35'-0"

6/25/20

5.5

3/32 = 1'-0"

Floor Trusses
100 WEST MAIN
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

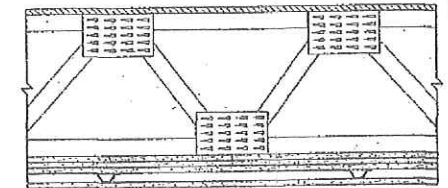
GA FILE NO. FC 5751

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

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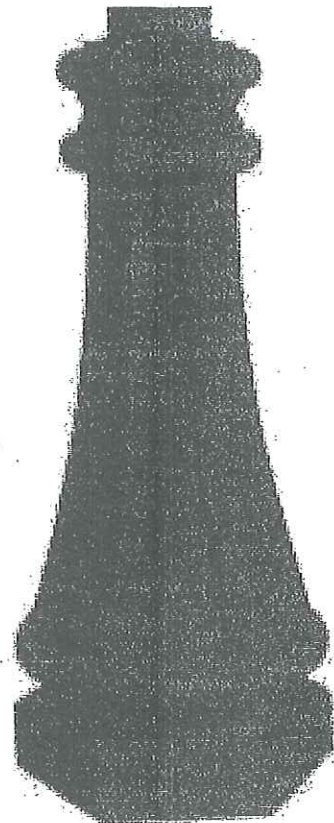
Deliver to Bryan
La Porte 77571

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Craftmade ZWRAP-TB Fluted Direct Burial Post Wrap, Textured Matte Black

by Craftmade
3 answered questions

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- Dimensions - 22.5" Height
- Can be used in damp locations
- Cast Aluminum

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6/25/20

D.P. 1