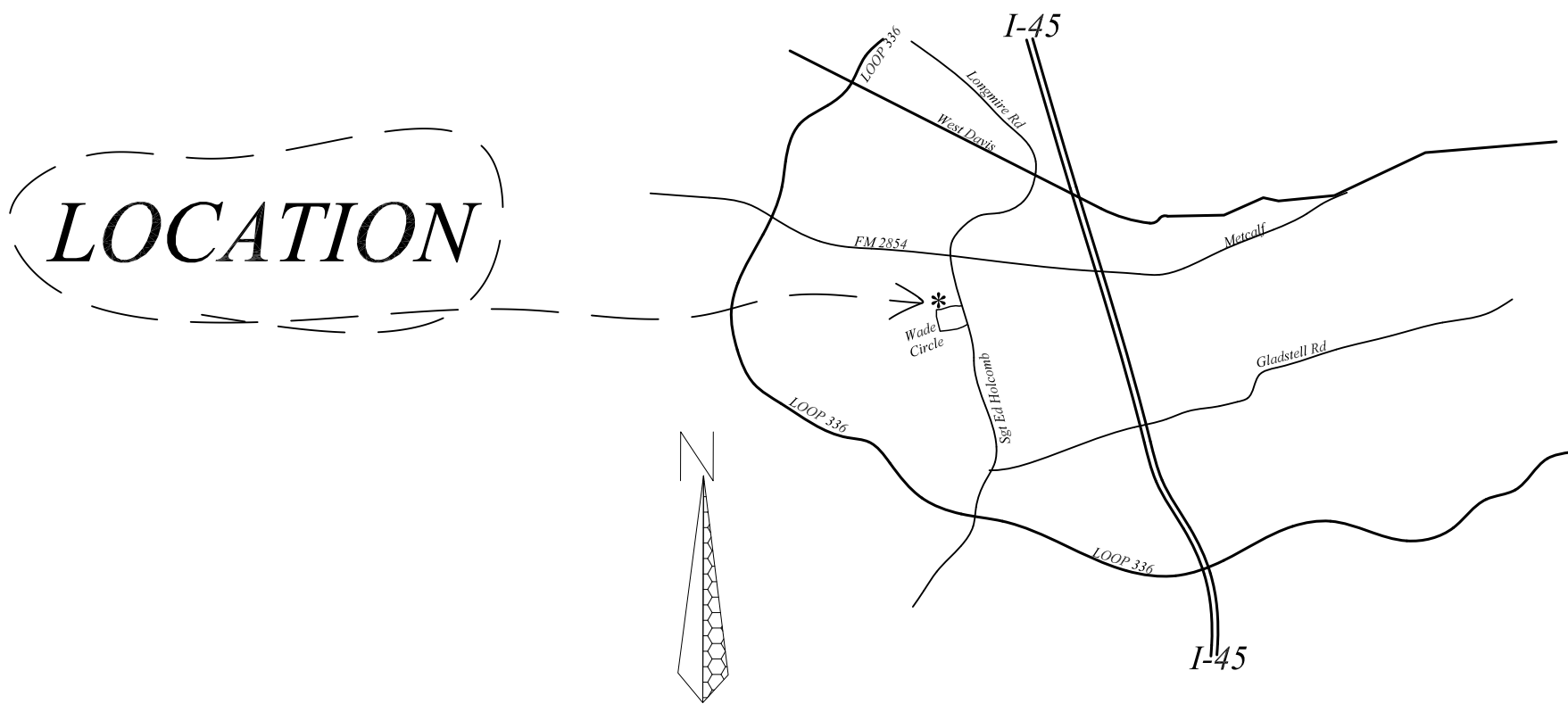
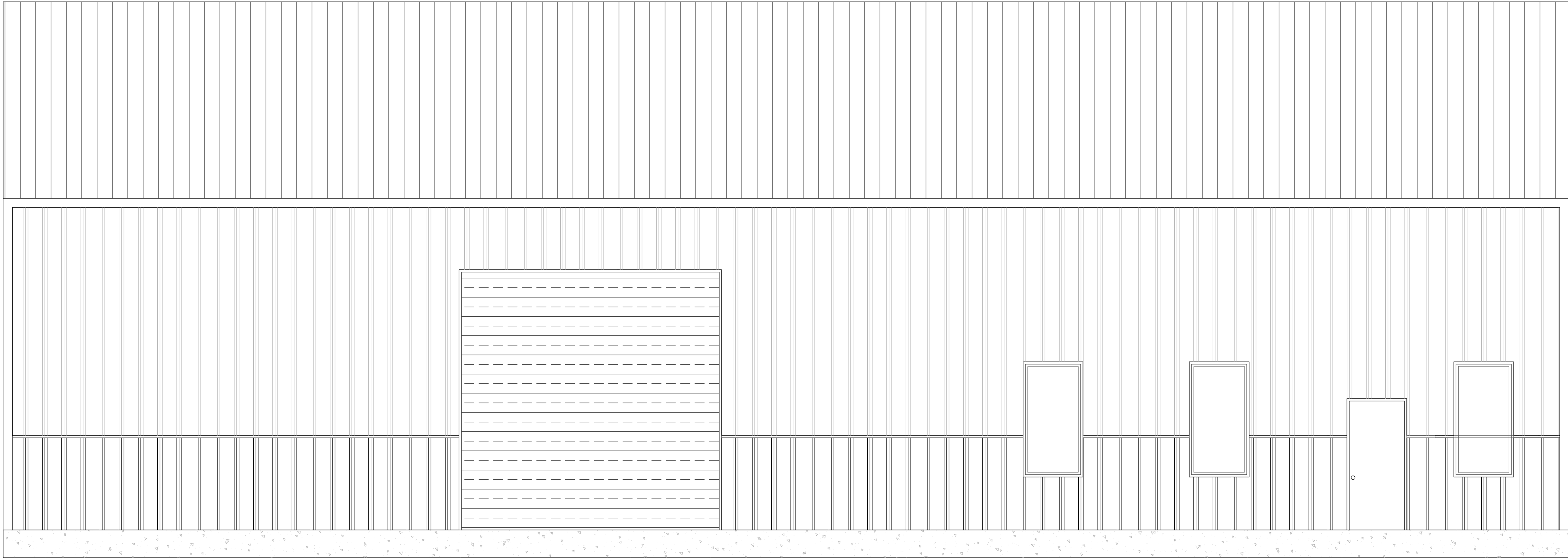


NORTH WADE *Office Warehouse*

CONSTRUCTION TYPE: VB
OCCUPANCY: "B" & "S-2"



BUILDOUT PLANS



GENERAL PROPERTY INFORMATION: 139 Wade Cir			
Building, parking areas, access ways and all connecting utilities are not in a flood hazzard area.			
Warehouse Use Identified in Section 302 and 304 as a Group "S-2" Occupancy			
Office Use Identified in Section 302 and 304 as a Group "B" Occupancy			
Construction Type VB as defined in Section 602.5			
Gross Floor Area 5247 Sq ft			
Warehouse Area 4683 Sqft, 9.4 Persons			
Office 564 Sq ft, 3.8 persons			
Designed Occupant Load 14 Persons			
NO Automatic Sprinkler system is planned for this project.			
No requested special stipulations or conditions exist for this project.			
Building Height is 28' -8" (less than the maximum allowed of 40' VB construction Table 504.3)			
Stories 1 (2 max table 504.4)			
No Frontage increases, no incidental uses, and no special provisions requested Chapter 5.			

NOT SPRINKLED

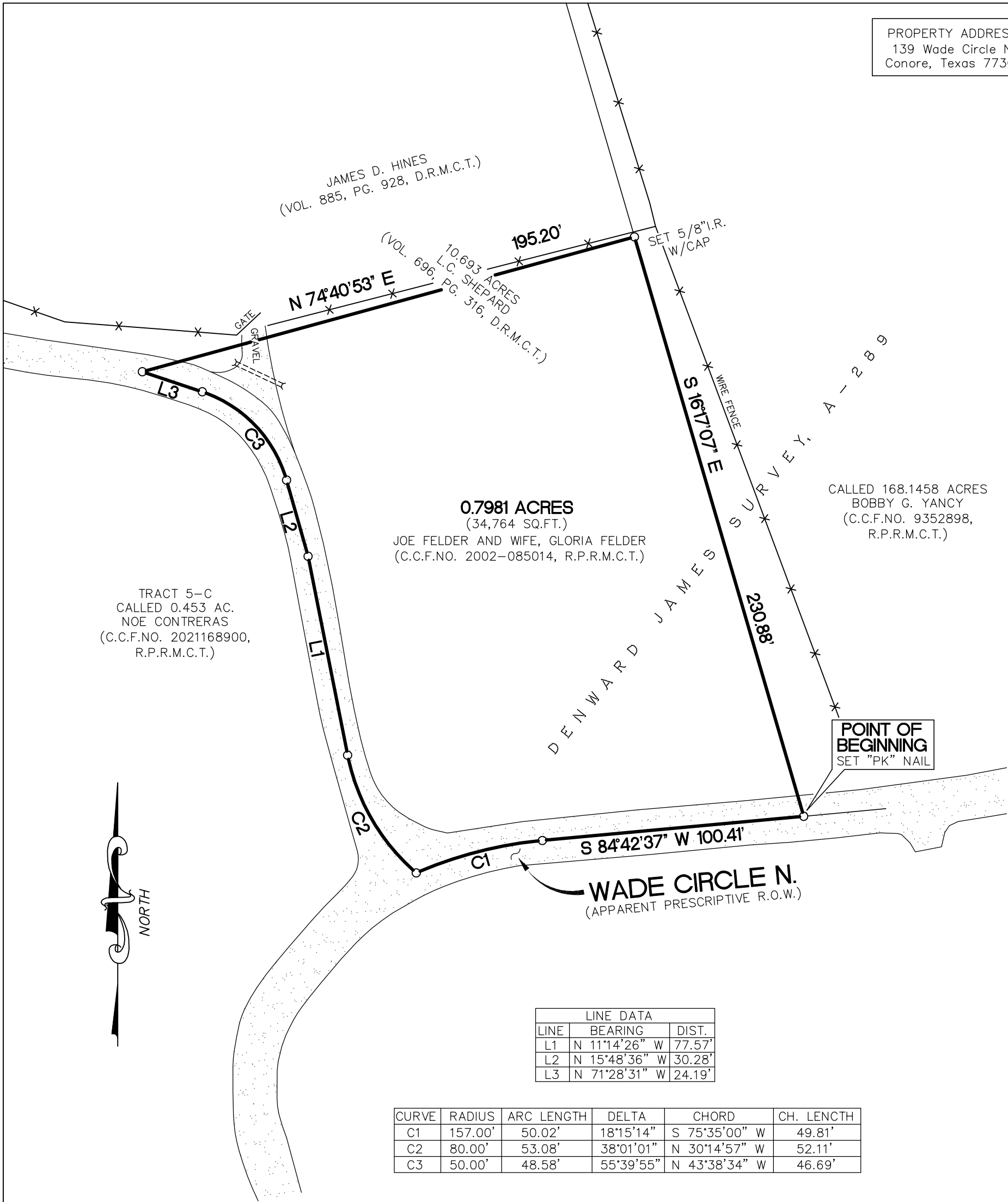
ADOPTED CODES
2018 IBC Code- International Building Code
2009 IFC- International Fire Code
2009 IMC- International Mechanical Code
2009 IPC- International Plumbing Code
2009 IPMC- International Property Maintenance Code
2015 IECC- International Energy Conservation Code
2020 NEC- National Electrical Code
2102 TAS- Texas Accessibility Standards
City of Conroe Amendments and Ordinances

TITLE PAGE

DEV PERMIT:
DP-25-013706

JOB NAME: NORTH WADE OFFICE BUILDOUT
JOB ADDRESS: 139 N Wade Cir Conroe TX 77304
G1
01 11 2026

PROPERTY ADDRESS:
139 Wade Circle N.
Conore, Texas 77304



- NOTES:
- Bearings based on the Texas State Plane Coordinate System (NAD83).
 - This plat of survey has been performed with reliance upon title examination and abstracting performed by Yellowstone Title Company under G.F. No. 2300238 with an effective date of September 8, 2023 and is subject to certain restrictive covenants as set forth therein and by deed restrictions (if any), on file with Montgomery County, Texas. This surveyor has not abstracted the subject property.
 - The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above, it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.
 - All corners and points of curvature/tangency are marked with "PK" nails set in pavement unless otherwise shown.
 - Subject tract deed is ambiguous and is missing pertinent information to perform a retracement survey. A lack of sufficient monuments and ambiguities between found monuments, deed information and lines of occupation exist. Surveyor used best available evidence to recreate original intent of subject tract.

SURVEY FOR: OMG Builders, LLC

BEING 0.7981 acres of land situated in the Denward James Survey, A-289, Montgomery County, Texas, said 0.7981 acres of land being more particularly described by metes and bounds description attached hereto and made a part hereof.

Scale: 1" = 40'

I, Thomas G. Robinson, certify that this survey was performed on the ground under my supervision on June 19, 2024, that there were no encroachments except as shown and that this survey conforms to T.S.P.S. Standards for a Category 1A, Condition 2 Survey; This certifies only to easements and building lines shown on title commitment GF#2300238 of Yellowstone Title Company dated September 8, 2023.

Thomas G. Robinson
THOMAS G. ROBINSON, R.P.L.S. #1874

N. Wade, 23-02501
© 2024 All Rights Reserved
Texas Registered Firm No. 10044100

ROBINSON SURVEYING, INC.

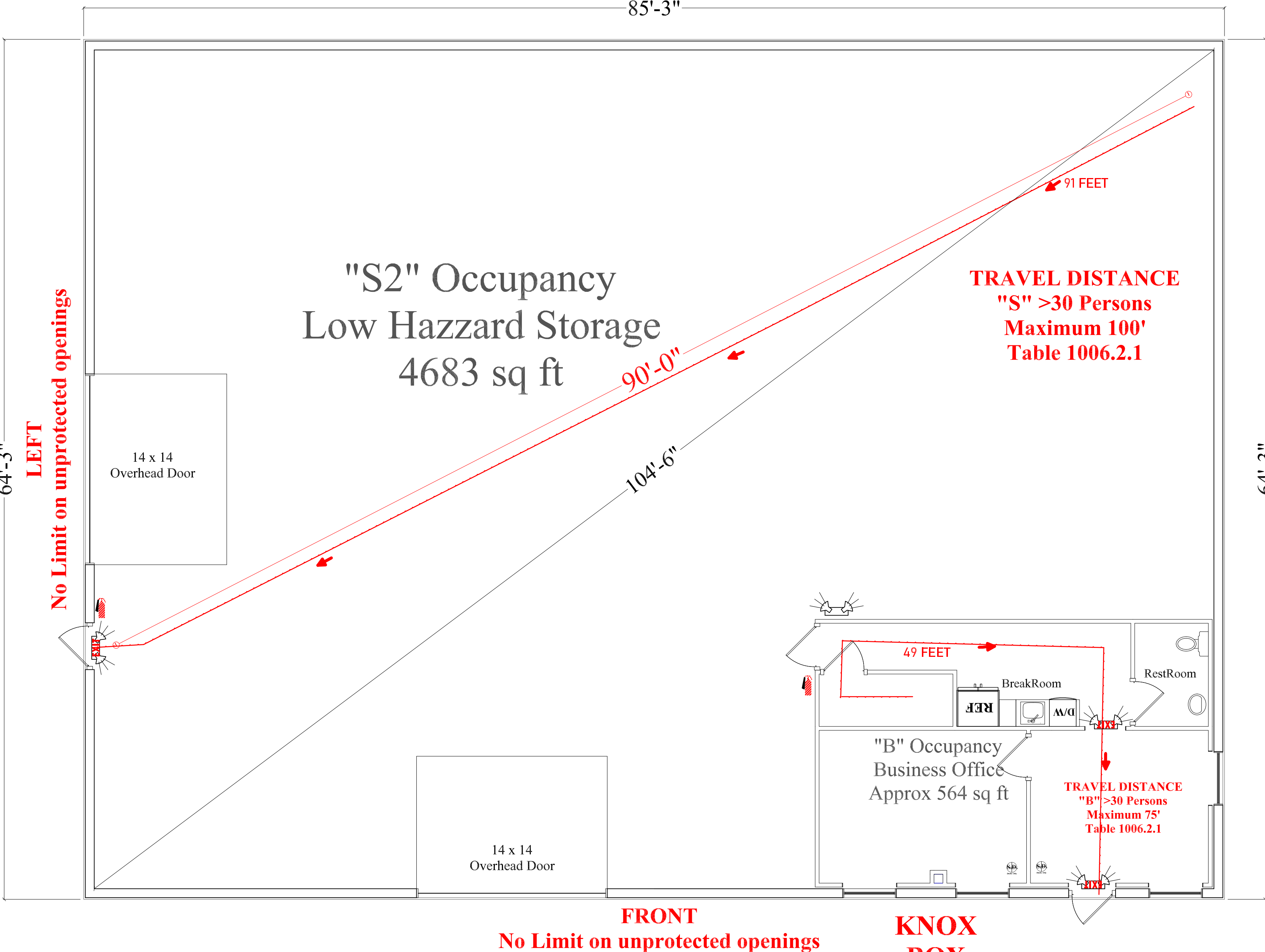
**16130 F.M. 943
LIVINGSTON, TEXAS 77351
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com**



NOT Sprinkled

REAR
45% Maximum Unprotected Openings
0 sq ft (openings) /
1530 sq ft (wall) =
0.0% unprotected openings

RIGHT SIDE
15% Maximum Unprotected Openings
40 sq ft (openings) /
1493 sq ft (wall) =
2.7% unprotected openings



GROSS AREA (IBC) 5247 SQ FT
"B" OCCUPANCY = 564 SQFT
"S2" OCCUPANCY = 4683 SQ FT
TOTAL BUILDING AREA 5440 SQ FT

CODE
COMPLIANCE

JOB NAME:
NORTH WADE
OFFICE/
WAREHOUSE

JOB ADDRESS:
139 N Wade Cir
Conroe TX 77304

G2

01/11/2026

ADOPTED CODES

2018 IBC Code- International Building Code
2009 IFC- International Fire Code
2009 IMC- International Mechanical Code
2009 IPC- International Plumbing Code
2009 IPMC- International Property Maintenance Code
2015 IECC- International Energy Conservation Code
2020 NEC- National Electrical Code
2102 TAS- Texas Accessibility Standards
City of Conroe Amendments and Ordinances

FIRE AND SMOKE PROTECTION FEATURE REQUIREMENTS

Table 601 Type VB Construction no requirement for Fire resistance Ratings
Table 602 EXTERIOR FIRE RESISTENCE REQUIREMENTS
FRONT: Fire Separation 10-30' No Fire Resistance Rating Required
RIGHT: Fire Separation 10-30' No Fire Resistance Rating Required
LEFT: Fire Separation 10-30' No Fire Resistance Rating Required
REAR: Fire Separation 10-30' No Fire Resistance Rating Required
Section 700
705.2 Projections will be greater than 40" form Line of FSD
TABLE 705.8 UNPROTECTED OPENINGS
FRONT: Exceeds 30' -No requirement for Fire resistance Exterior walls
RIGHT: 10'-15' -Allows for 15% unprotected openings
LEFT Side: 25'-30' Allow sfor 70% unprotected openings.
REAR: 20'-25' -Allows for 45% unprotected openings.
705.11 Parapet Wall not required Exception "6"
FIRE PROTECTION SYSTEMS
Automatic Sprinkler system IS NOT planned for this project.
(2) Portable Fire Extinguisher rated 2-A will be provided.
No Manual Fire Alarm system is required Sect 907.2.1
* Fewer Than 300 Persons.
** Also Exception Equipped with Automatic fire sprinkler system

GENERAL PROPERTY INFORMATION: 139 Wade Cir

Building, parking areas, access ways and all connecting utilities are not in a flood hazard area.
Warehouse Use Identified in Section 302 and 304 as a Group "S-2" Occupancy
Office Use Identified in Section 302 and 304 as a Group "B" Occupancy
Construction Type VB as defined in Section 602.5
Gross Floor Area 5247 Sq ft
Warehouse Area 4683 Sqft, 9.4 Persons
Office 564 Sq ft, 3.8 persons
Designed Occupant Load 14 Persons
NO Automatic Sprinkler system is planned for this project.
No requested special stipulations or conditions exist for this project.
Building Height is 28'-8" (less than the maximum allowed of 40' VB construction Table 504.3)
Stories 1 (2 max table 504.4)
No Frontage increases, no incidental uses, and no special provisions requested Chapter 5.

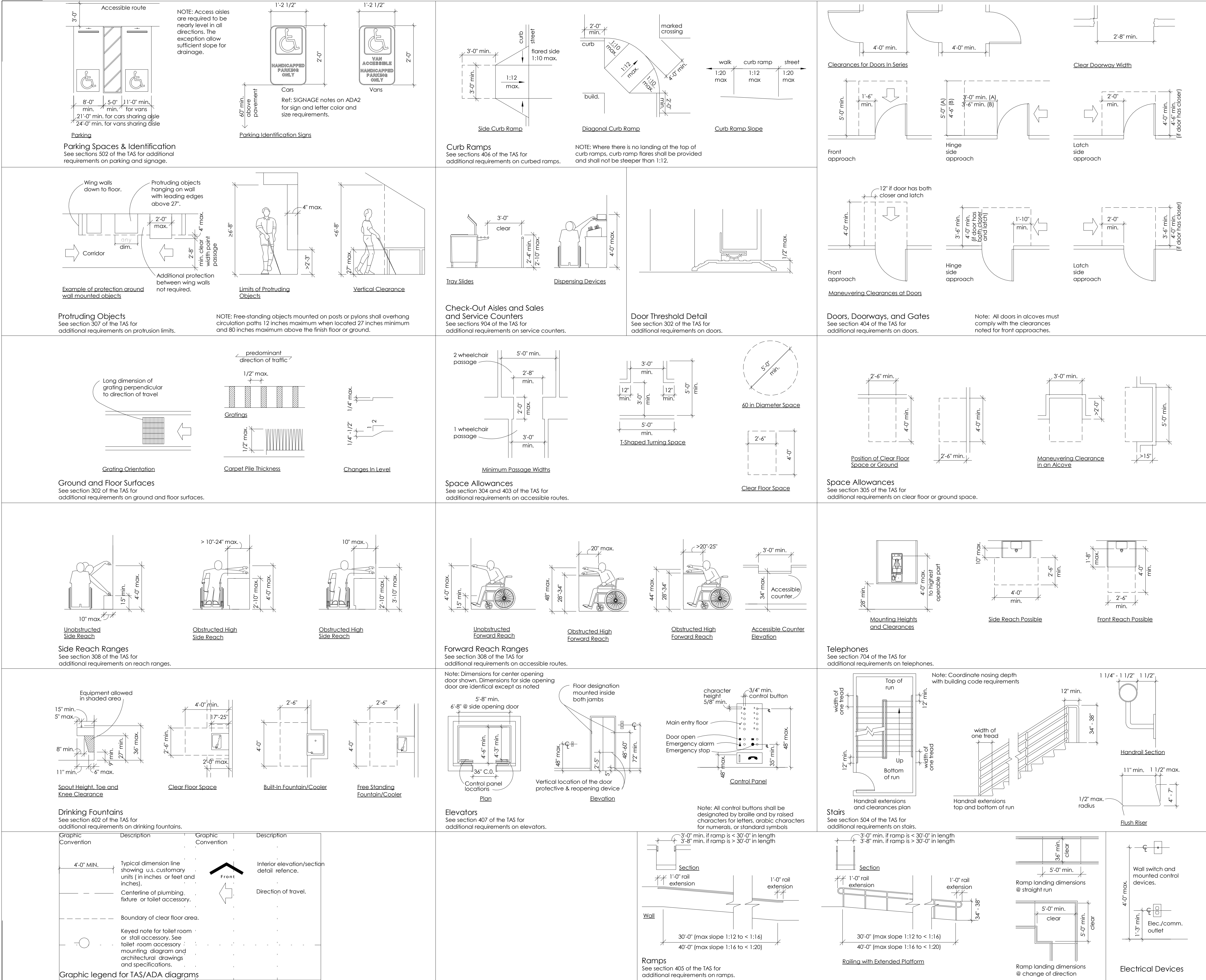
FIRE PROTECTION SYSTEMS

Automatic Sprinkler system IS NOT planned for this project.
(2) Portable Fire Extinguisher rated 2-A will be provided.
No Manual Fire Alarm system is required Sect 907.2.1
* Fewer Than 300 Persons.

MEANS OF EGRESS

Section 1006.2.1 Requires ONE Exit Doors
Table 1006.2.1 Exit Access Travel Distance is 75' Maximum "B" Occupancy
Table 1006.2.1 Exit Access Travel Distance is 100' Maximum "S" Occupancy
Section 1020.1 Exception 4- Fire Rated Corridor not required. One Exit required per Table 1006.2
Table 1006.2.1 Allows for up to 100' of travel distance with 1 exit for each space.
Table 1006.2.1 Requires 1 Exit or Exit Accessway for Type B Occupancy With 49 or less occupant load.
Table 1006.2.1 Requires 1 Exit or Exit Accessway for Type S Occupancy With 30 or less occupant load.
Exit Access Doorways will be 36" wide (32" clear width) and 80" clear height to corridor.
Exit Discharge leads directly to a public walkway at grade level.
All means of egress travel will be illuminated with battery backup and accessible.
Exit Access Travel Distance is less than 200' as required by Table 1016.1

PARKING REQUIREMENTS:		
City of Conroe Ordinance Sec 86-4 #13		
Office Requires 1 parking space for every 250 Sq ft (2.3 spaces)		
Warehouse Requires 1 parking space for every 1000 Sq ft (4.7 Spaces)		
TOTAL PARKING SPACES REQUIRED 7		
Parking Spaces Provided: 11		
IBC Table 1106.1 Requires 1 Accessible Parking Space		
TAS Table 208.2 Requires 1 Accessible Parking Space		
TAS Sec 208.2.4 Requires One for Every Six Spaces to be Van Parking Spaces		
TAS Sec 502.2 Requires 132" Min Width for Van Parking Spaces		
SUMMARY:		
Total of ONE Accessible Spaces will be provided.		
ONE will be Accessible Van Parking space will be provided per TAS Requirements.		
ELEVEN (11) Parking Spaces will be Provided Exceeding City Ordinance.		



GENERAL ACCESSIBILITY NOTES

- Information shown on this sheet is the minimum required for ADA compliance.
- Not all conditions shown on this sheet may be required by this project. Compare the requirements of the architectural drawings with this sheet for relevance of information.
- Dimensions indicated are the minimum clear dimensions required by the ADA accessibility guidelines. The contractor is responsible for the layout of building elements to assure that dimensions shown are provided.
- Notify the architect immediately of any discrepancies between the architectural drawings and the information given on this sheet.
- Do not scale these drawings.
- Refer to federal publication "Americans with Disabilities Act, Title III; Public Accommodations" (latest edition) and project local governing regulations for complete project accessibility requirements.

SPECIAL ACCESSIBILITY REQUIREMENTS

Door Hardware

- Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.
- Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
- Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.
- Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
 - exterior hinged doors: no requirement
 - interior hinged doors: 5 pounds maximum.
 - sliding or folding doors: 5 pounds maximum.
 - These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.
- Automatic doors and automatic gates shall comply with 404.3 of the TAS. Full-powered automatic doors shall comply with ANSI/BHMA A156.10. Low-energy and poer-assited doors shall comply with ANSI/BGMA A156.19 (1997 or 2002 edition).

Controls and Operating Mechanisms

- Switches, thermostats, controls, dispensers, receptacles, and the highest operable part of other operable equipment shall be placed no higher than 48 in above the floor and within the reach ranges required by the TAS.
- Electrical and communications system receptacles on walls shall be mounted no less than 15 in above the floor.
- EXCEPTION: These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.
- Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf.
- Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309 (Reach Ranges) of the TAS. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments.

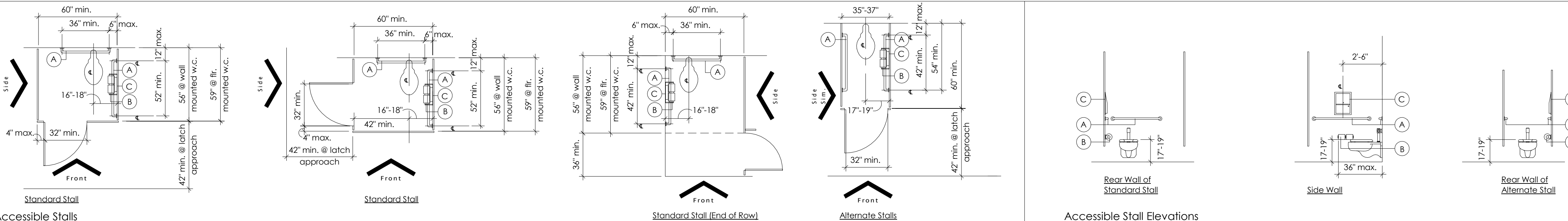
Grab Bars, and Tub and Shower Seats

- Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum.
- Grab bars with non-circular cross sections shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.
- The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.
- Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener, mounting device, or supporting structure.
- Grab bars shall not rotate within their fittings.
- Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

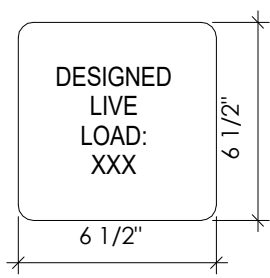
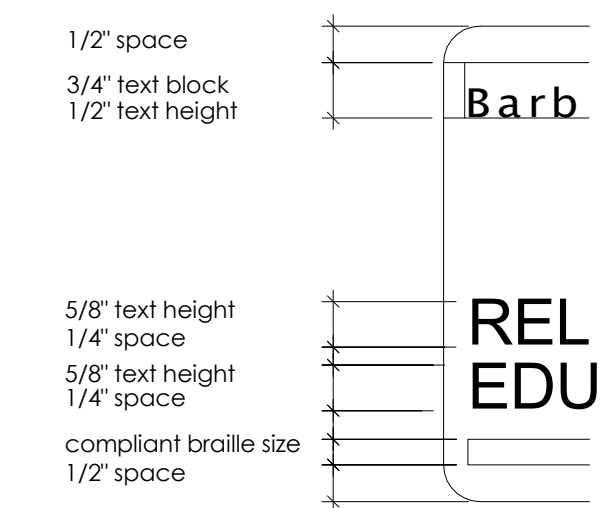
TYPICAL
G3

Accessory specification no.	(A) Grab bar	(B) Toilet Tissue Dispenser	(C) Sanitary Napkin Disposal	(D) Sanitary Napkin Dispenser	(E) Counter Mounted Soap Dispenser	(F) Surface Mounted Soap Dispenser	(G) Unframed Mirror	(H) Framed Mirror	(J) Hand Dryer	(K) Toilet Seat Cover Dispenser	(L) Vending Machine	(M) Paper Towel Dispenser/Waste Receptacle	(N) Diaper Changing Station
Wall Reinf. Detail	(C)	(A)	(A)	(A)		(A)			(B)	(A)	(A)	(B)	(A)
Refer to partition type details sheet													

Fixture Mounting Diagrams

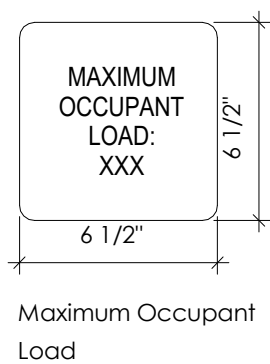


Accessible Stalls
See section 603 of the TAS for additional requirements on accessible stalls.

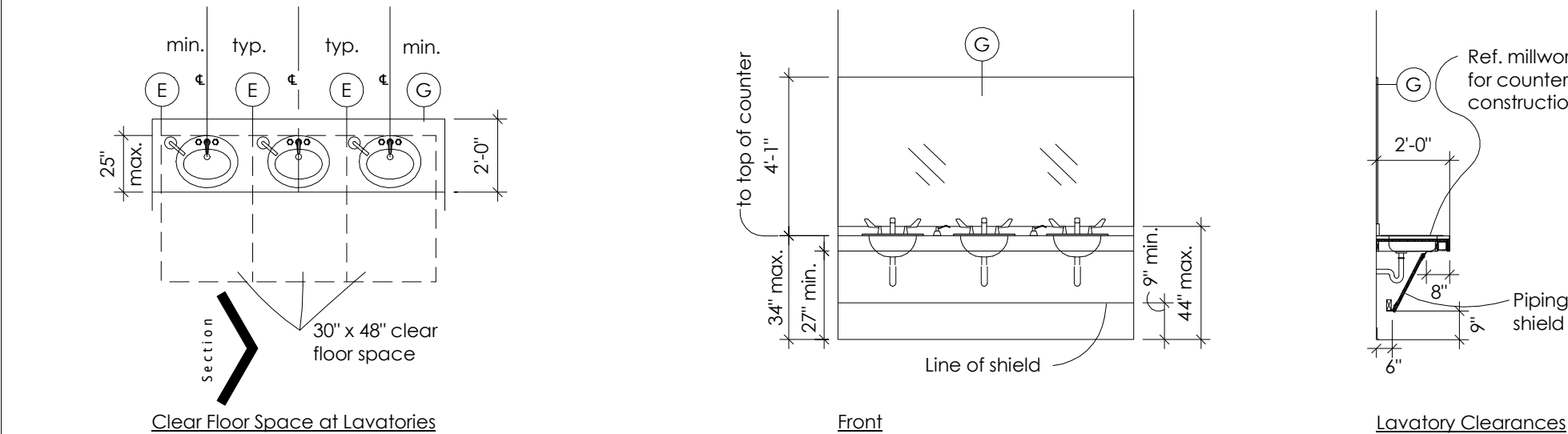


Locate at area for evacuation assistance. Instructions on the use of the area under emergency conditions posted next to the two-way communication system.

Area for Evacuation Assistance

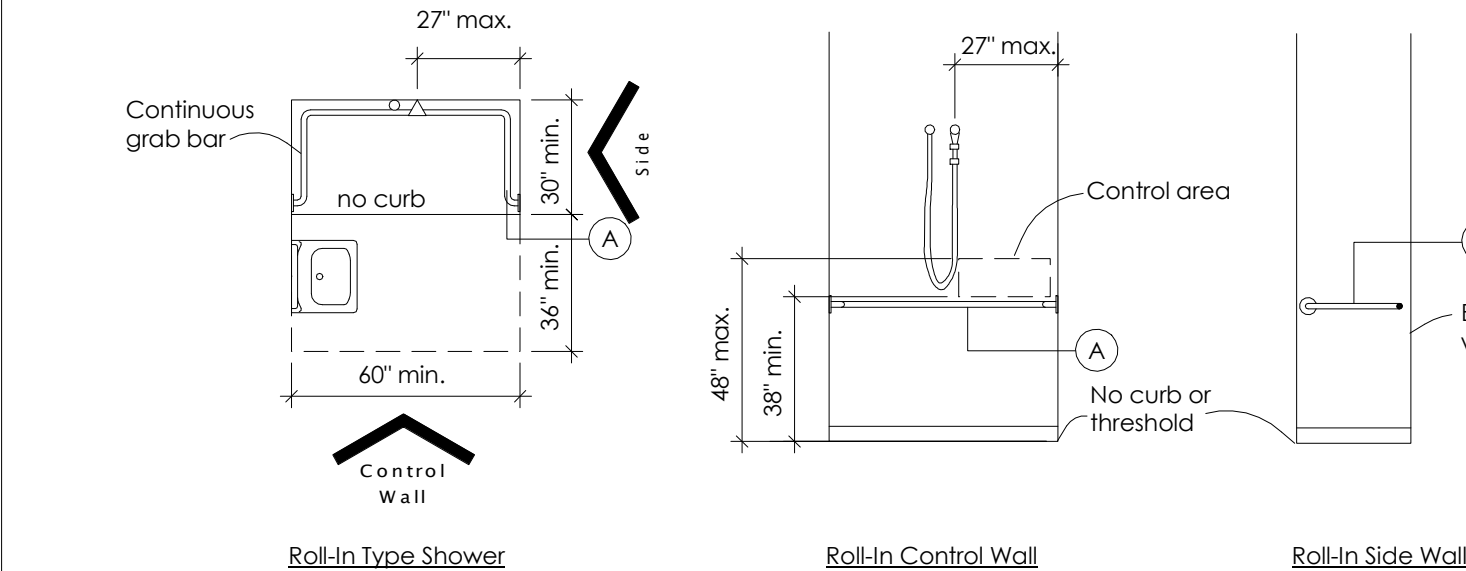


Locate on multi-level structures next to each elevator call station. In case of fire, elevator will not operate. Use exit stairway.

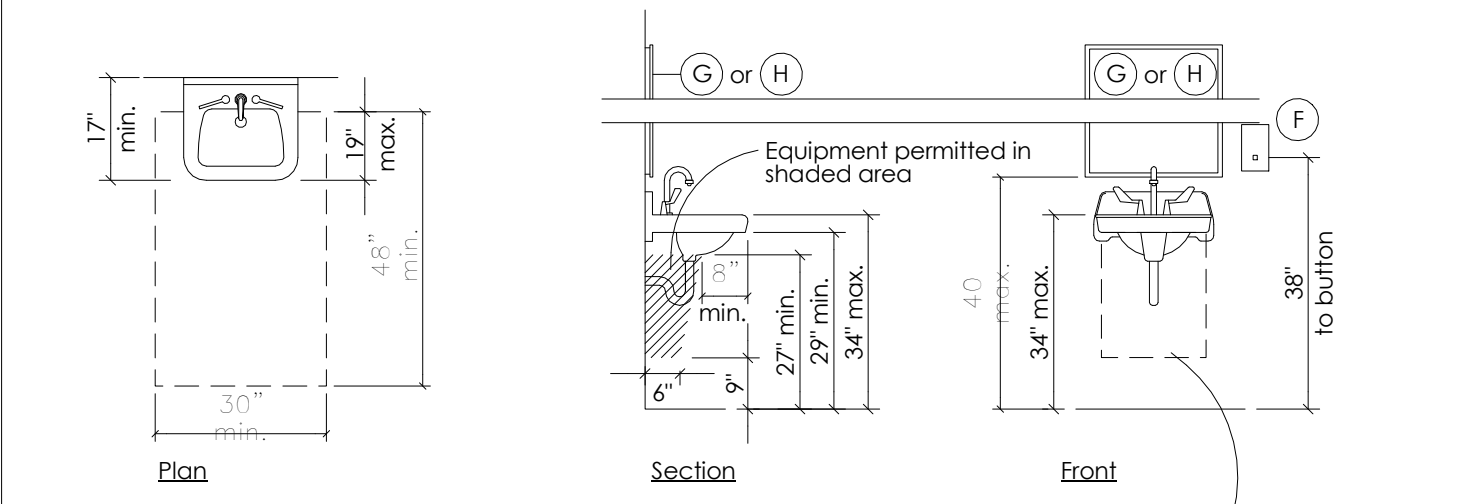


Accessible Countertop Lavatories
See section 606 of the TAS for additional requirements on accessible countertop lavatories.

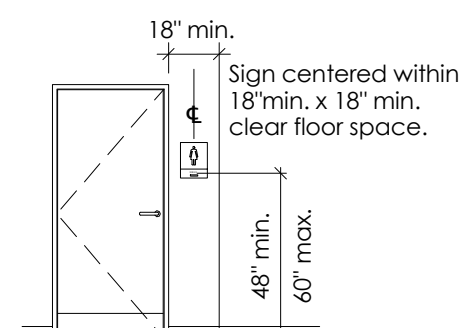
Note: Ref. plans for number of lavatories



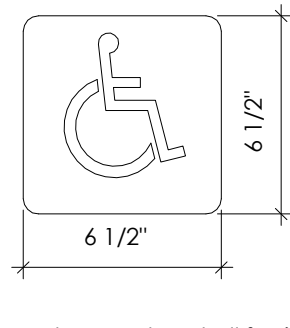
Accessible Shower Size and Clearances
See section 608 of the TAS for additional requirements on accessible showers.



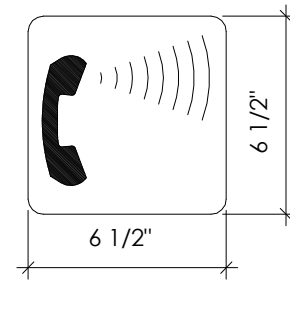
Accessible Wall Mounted Lavatory
See section 606 of the TAS for additional requirements on accessible lavatories.



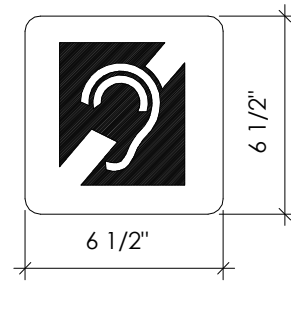
Signage Mounting Location and Height



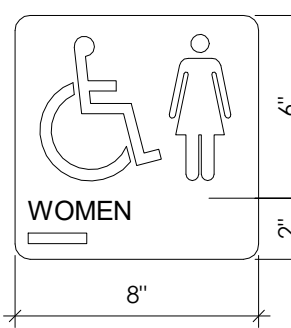
International Symbol of Accessibility



Volume Control Telephones

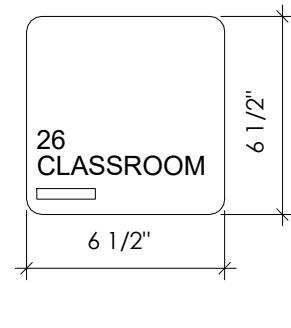


International Symbol of Access for Hearing Loss



Note: Locate at all men's and women's toilets and bathing facilities

Men's and Women's Signage



Typical Interior Signage

SIGNAGE

TAS 703

Raised Characters shall be 1/32 inch minimum above their background. Characters shall be uppercase. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I". Character height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I". Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

Braille shall be contracted (Grade 2). Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1 of the TAS. The indication of an uppercase letter or letters shall only be used before the first work of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements.

Visual characters and their background shall have anonglare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. Characters shall be uppercase or lowercase or a combination of both. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I". Minimum character height shall comply with Table 703.5.5 of the TAS. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

TAS 704

Public telephones required to have a volume control shall be equipped with a receive volume control that provides a gain adjustable up to 20 dB minimum. For incremental volume control, provide at least one intermediate step of 12 dB of gain minimum. An automatic reset shall be provided. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field.

TTYs required at a public pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone cord shall be sufficiently long to allow connection of the TTY and the telephone receiver. When in use, the touch surface of TTY keypads shall be 34 inches minimum above the finish floor.

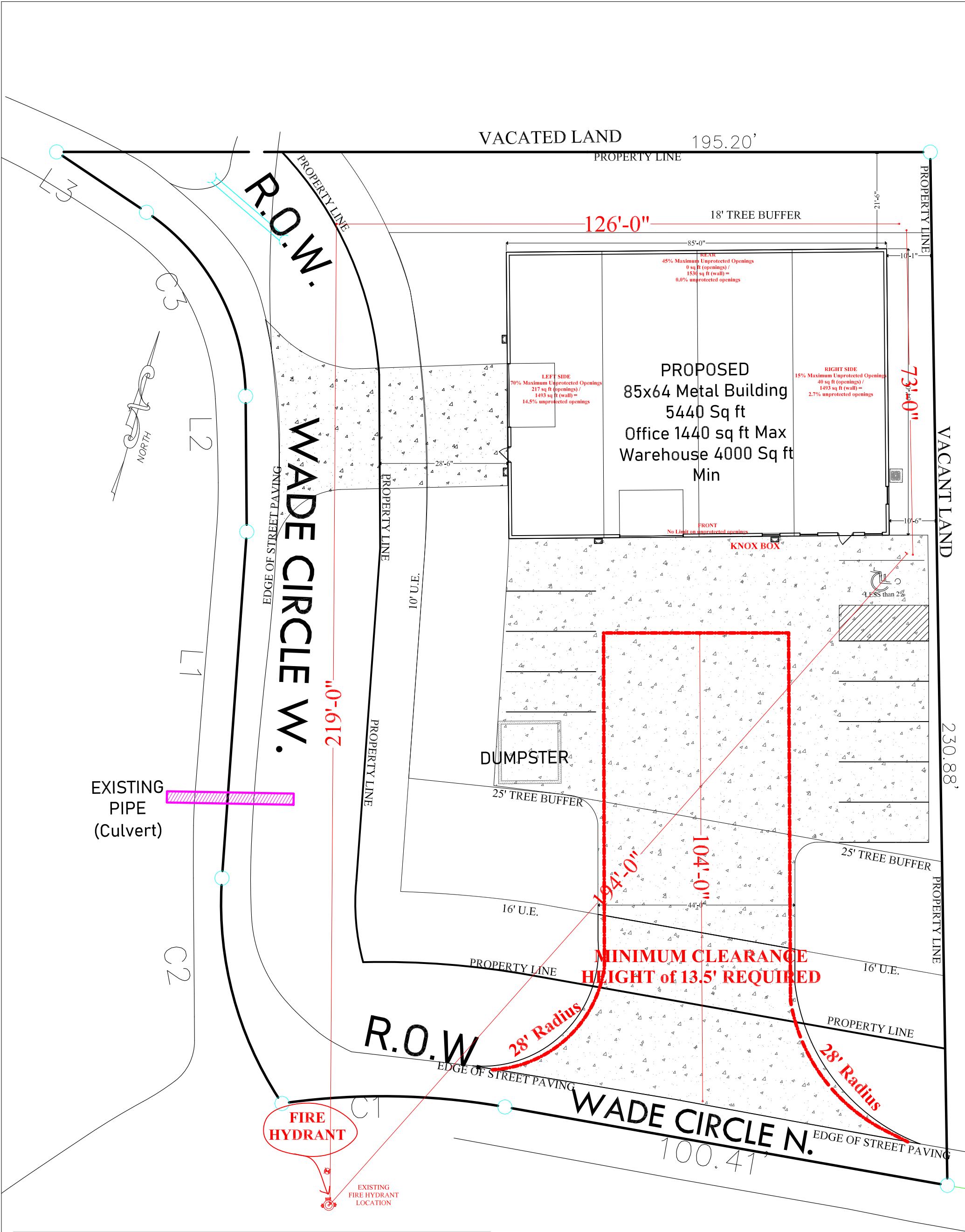
TAS 502

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

TAS 407

Floor designations shall be provided on both jambs of elevator hoist-way entrances. Destination-oriented elevators shall provide tactile car identification on both jambs of the hoist-way immediately below the floor designation. Floor and car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches high minimum. A tactile star shall be provided on both jambs at the main entry level.

TYPICAL
G4



ADOPTED CODES

- 2018 IBC Code- International Building Code
- 2009 IFC- International Fire Code
- 2009 IMC- International Mechanical Code
- 2009 IPC- International Plumbing Code
- 2009 IPMC- International Property Maintenance Code
- 2015 IECC- International Energy Conservation Code
- 2020 NEC- National Electrical Code
- 2102 TAS- Texas Accessibility Standards
- City of Conroe Amendments and Ordinances

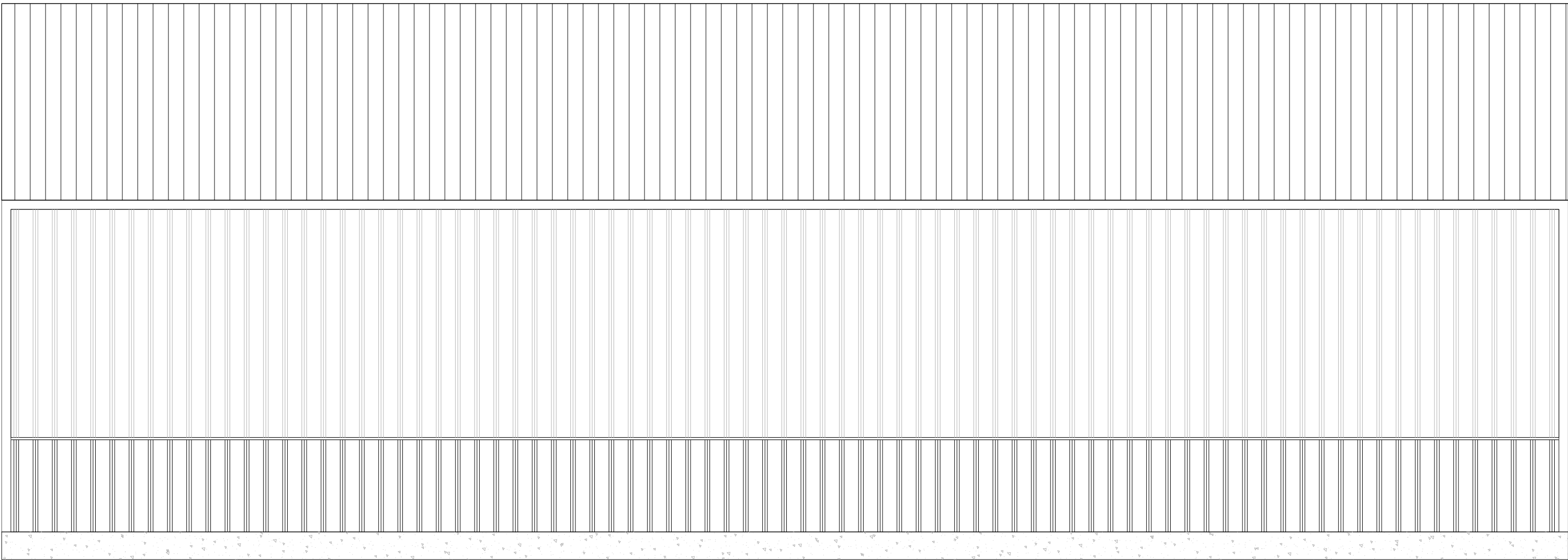
SITE PLAN

SCALE: 1"=20'

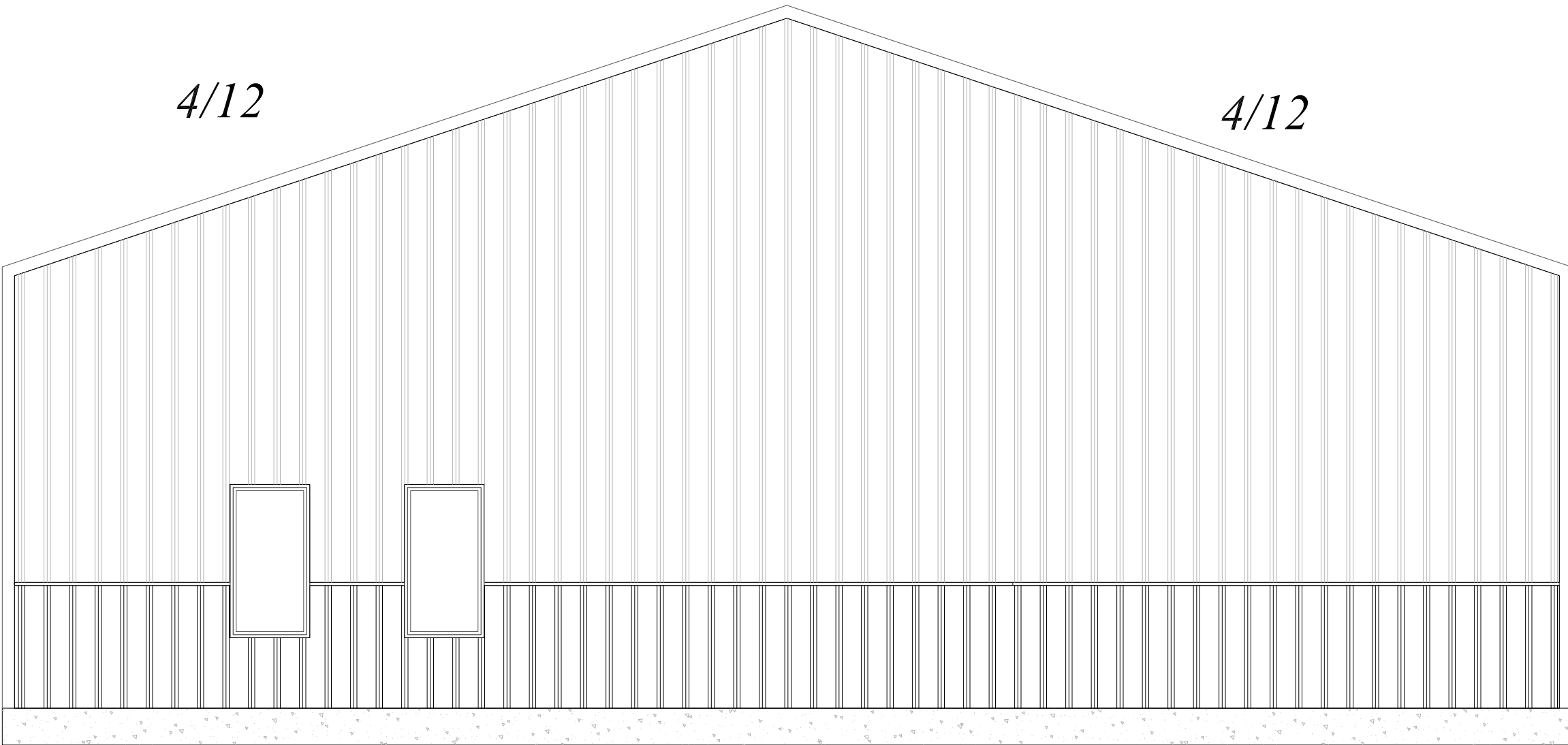
JOB NAME:
North Wade Office BUILDOUT
JOB ADDRESS:
139 Wade Cir N Conroe TX 77304
A1.1
01 11 2026



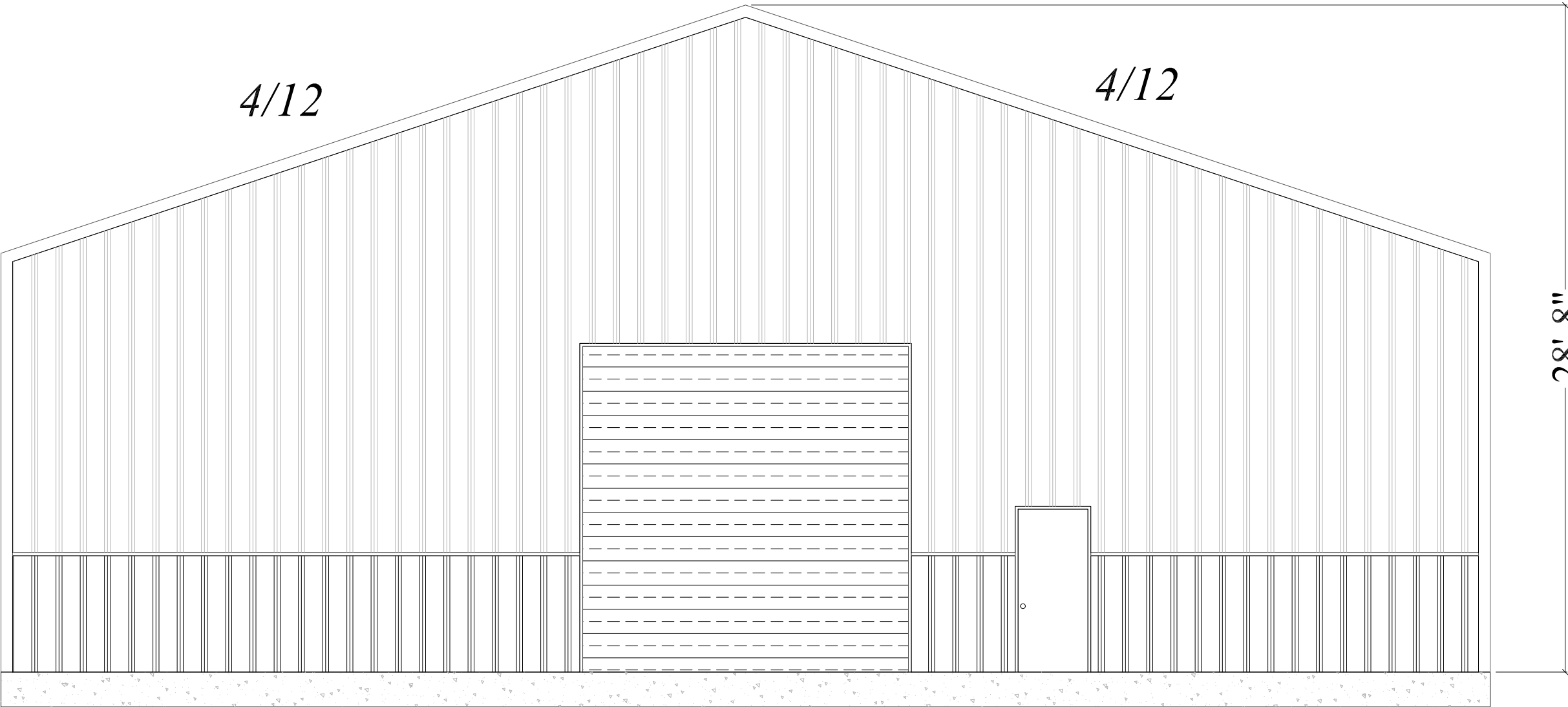
FRONT



REAR

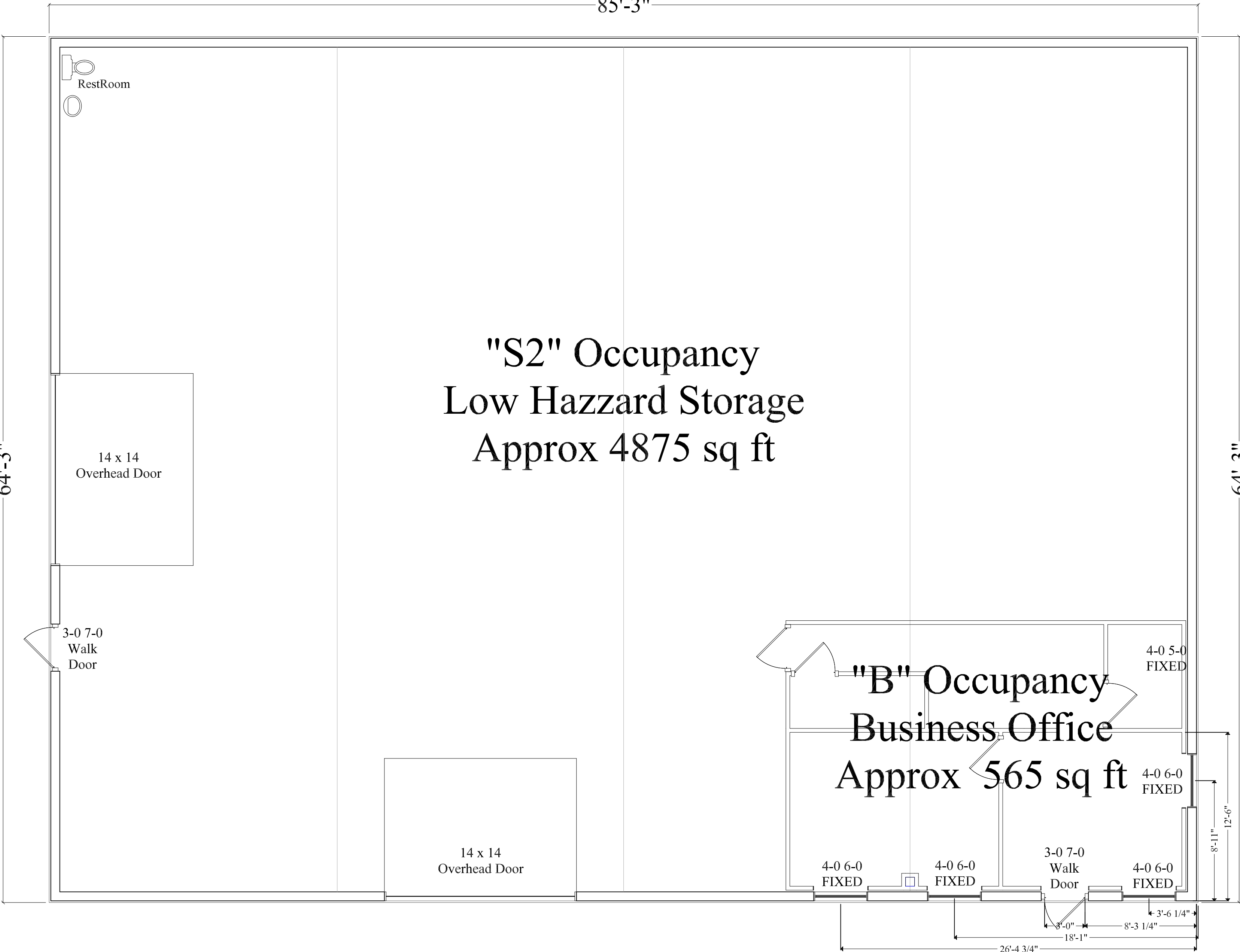


LEFT



RIGHT

SCALE 1/8"=1'



BUILDING SPECS:

Vertical Columns Flush w/Purlin.
60" High wainscot
14' x 14' framed openings where shown
Amar 2400 Commercial insulated Doors- Chain Driven.
3070 holllow core metal service door
w/ lever lockset key'd alike and door closers
Gutters included as practical.
INSULATION:
3" VVR on Walls
3" VVR on Roof

ADOPTED CODES
2018IBC Code- International Building Code
2018IRC Code- International Residential Code
2009IFC- International Fire Code
2009IMC- International Mechanical Code
2009IPC- International Plumbing Code
2009IPMC- International Property Maintenance Code
2015IECC- International Energy Conservation Code
2020NEC- National Electrical Code
2012TAS- Texas Accessibility Standards
City of Conroe Amendments and Ordinances

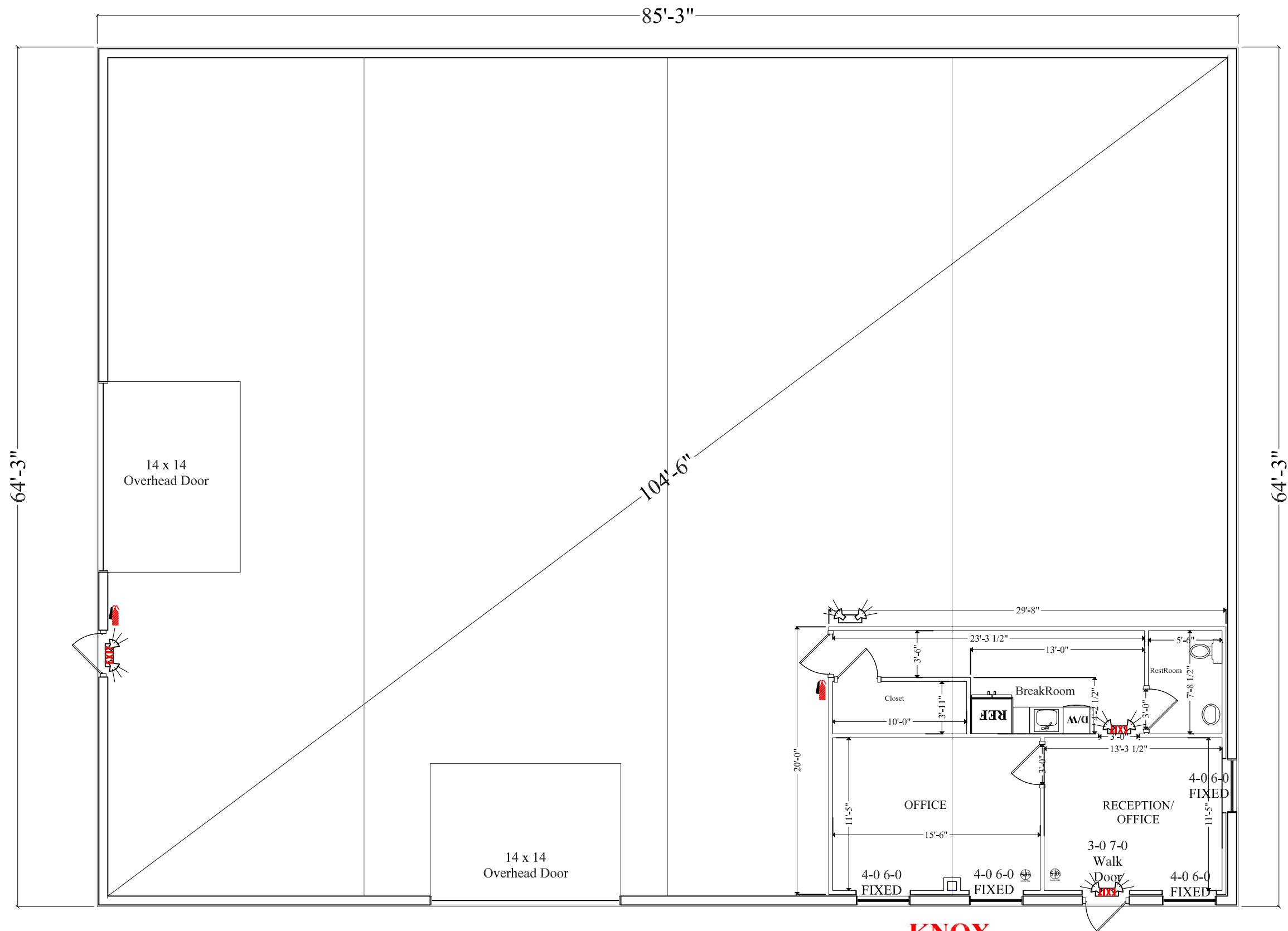
JOB NAME:
North Wade
Office Warehouse

JOB ADDRESS:
139 N Wade Cir
Conroe TX 77304

A2

01 11 2026

SHELL PLANS

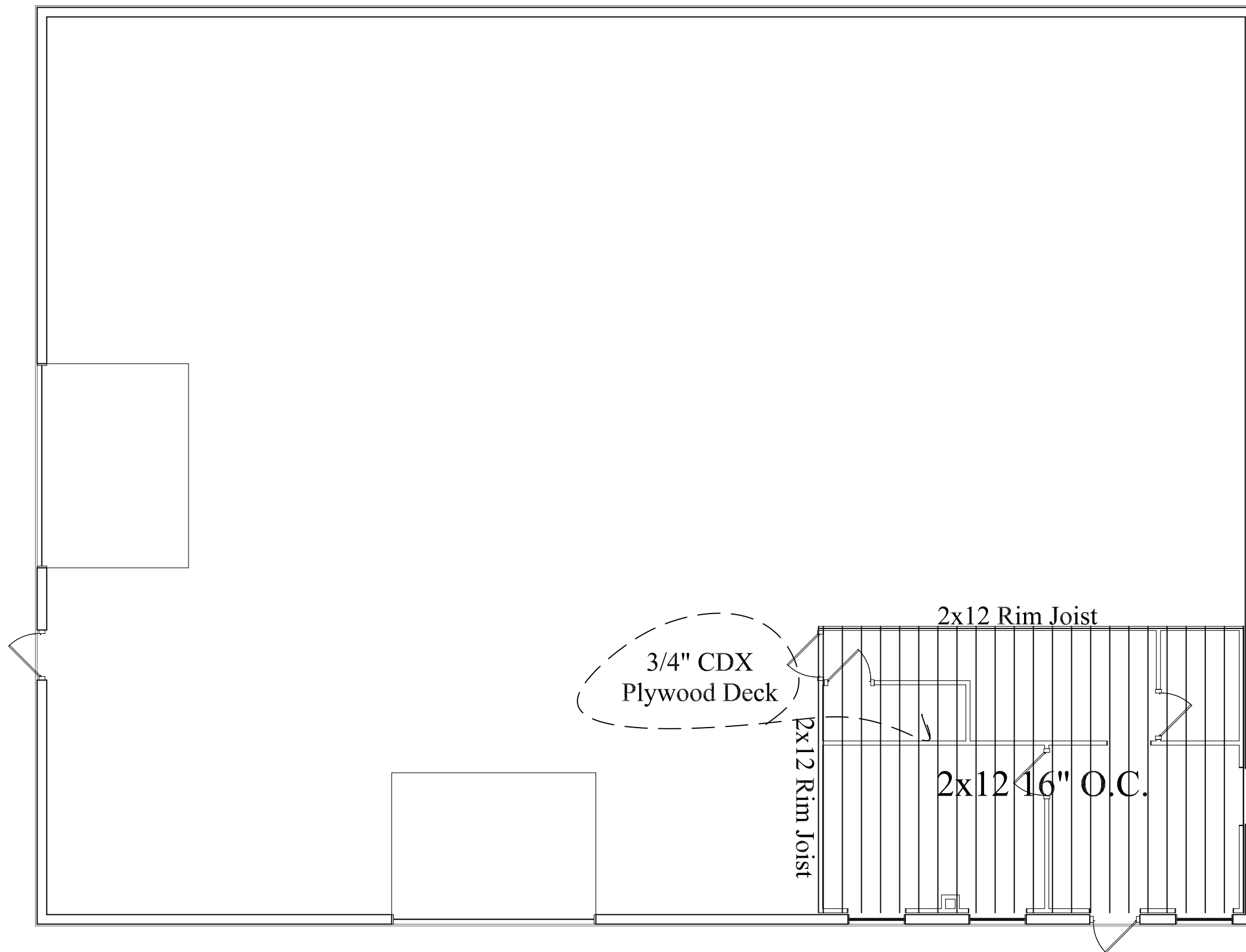


- FIRE EXTIGUISHER
- SMOKE DETECTOR
- TRAVEL PATH
- TRAVEL DIRECTION
- EXIT SIGN (Illuminated)
- EXIT SIGN DIRECTIONAL
- EXIT SIGN W/ EMERGENCY LIGHTING (w/ Battery Back up)
- EMERGENCY LIGHTING (w/ Battery Back up)

KNOX BOX SCALE 1/8"=1'

BUILD OUT FLOOR PLAN

JOB NAME:
North Wade Office BUILDOUT
JOB ADDRESS:
139 N Wade Cir Conroe TX 77304
A2
01 11 2026



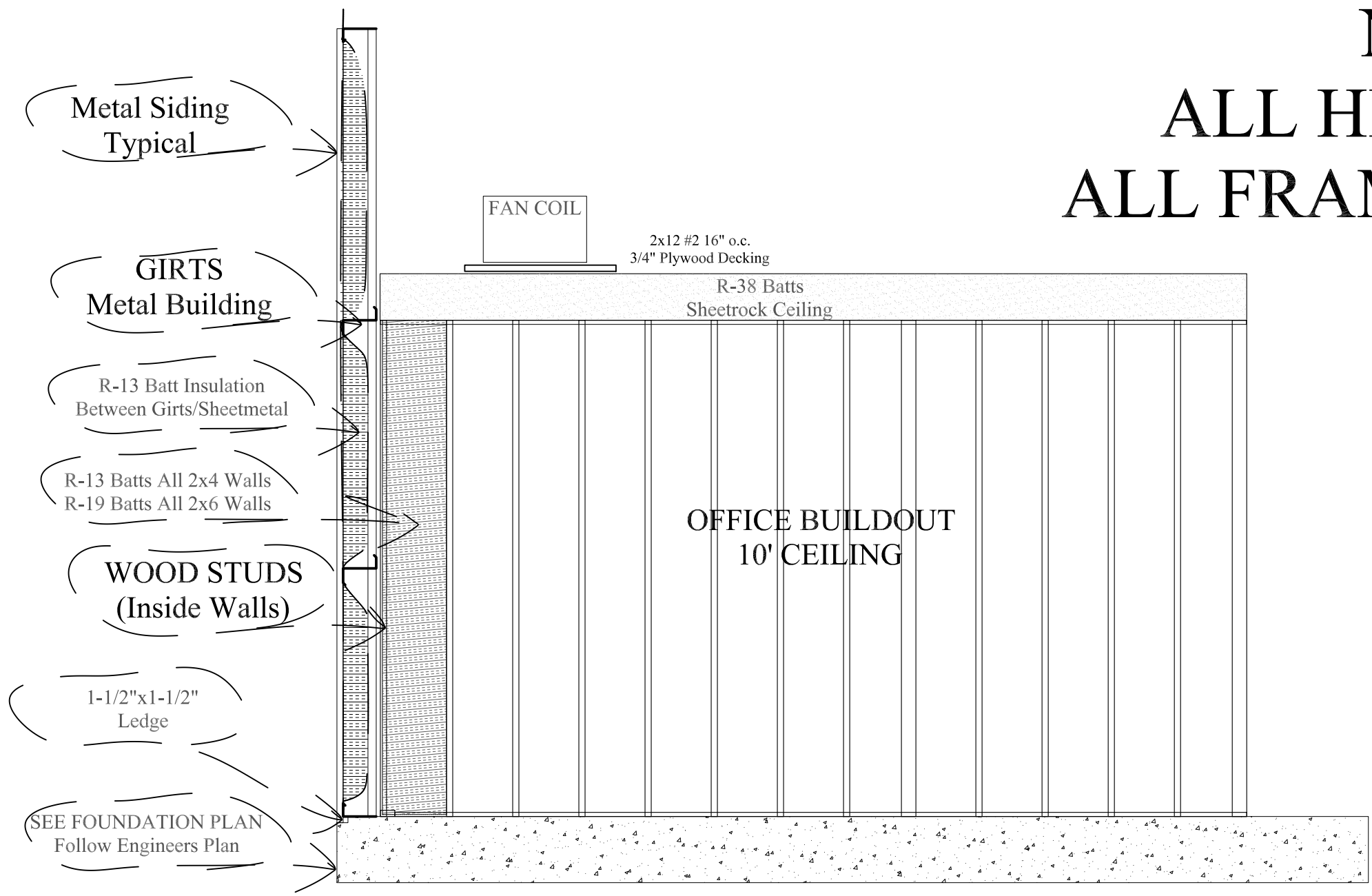
NOTES:
ALL HEADERS 2x12
ALL FRAMING #2 16" O.C.

SCALE 1/8"=1'

JOIST PLAN

JOB NAME:
North Wade Office BUILDOUT
JOB ADDRESS:
139 N Wade Cir Conroe TX 77304
A3
01 11 2026

NOTES:
ALL HEADERS 2x12
ALL FRAMING #2 16" O.C.

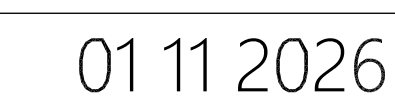


CROSS SECTION

SCALE 3/8"=1'

ALL FRAMING
16" O.C.

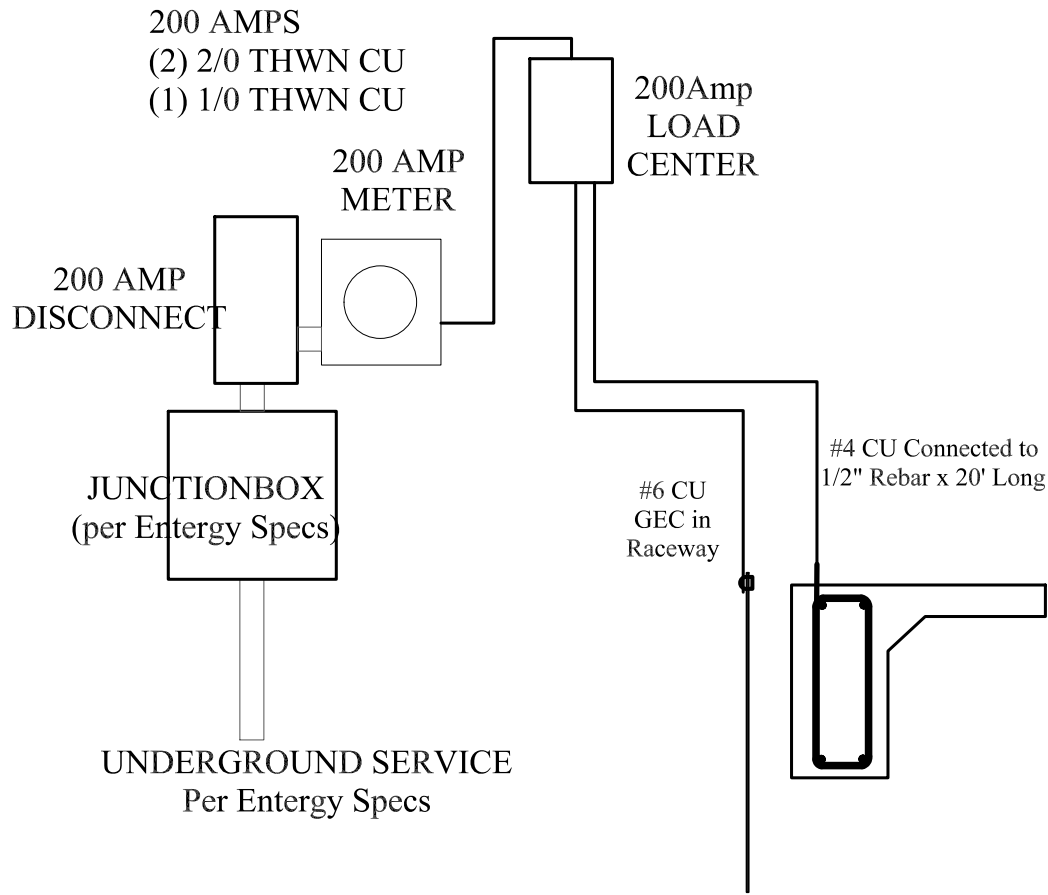
JOB NAME:
North Wade Office BUILDOUT
JOB ADDRESS:
139 Wade Cir Conroe, TX 77304
A5
01 11 2026



HVAC/PLUMBING/ELECTRIC PLAN

LOAD ANALISYS					
Commercial	Sq Ft				
139 Wade	817				
	Quantity	Watts Each	WATTS	Usage Factor	Watts
Lighting (LED) Can light	21	15	315	1	315
High Bay Lights	31	150	4650	1	4650
Lighting EXTERIOR (LED	4	120	480	1	480
Circuits (Receptacles)	8	2400	19200	0.5	9600
Water heater	1	5000	5000	1	5000
FCU/Condensing Unit	1	5000	5000	1	5000
			PANEL 1 TOTAL WATTS		25045
			AMPS		104.4

PANEL LOAD CENTERS								
Panel 01								
Service	120/240	1 PH/60		Main Breaker		200Amps		
	Cir Brkr	MAX Load	Cir No	Cir No	MAX Load	Cir Brkr		
CO-1	20	1600	1	2	1600	20	LC-1	
CO-2	20	1600	3	4	1600	20	LC-2	
CO-3	20	1600	5	6	1600	20	LC-3	
CO-4	20	1600	7	8	1600	20	LC-4	
CO-5	20	1600	9	10	1600	20	LC-5	
CO-6	20	1600	11	12	1600	20	Ext Light LC	
CO-7	20	1600	13	14	5000	30	FAN/COIL	
CO-8	20	1600	15	16	--		5 KW	
#10THWM CU	30	5000	17	18	1200	20	#12 THWN CU	
Water Heater		--	19	20	--		1.5 Ton	
Space			21	22			Space	



ELECTRIC LOAD/ ONE LINE DIAGRAM

JOB NAME:
NORTH WADE
OFFICE /
BUILDOUT
JOB ADDRESS:
139 N Wade Cir
Conroe TX 77304

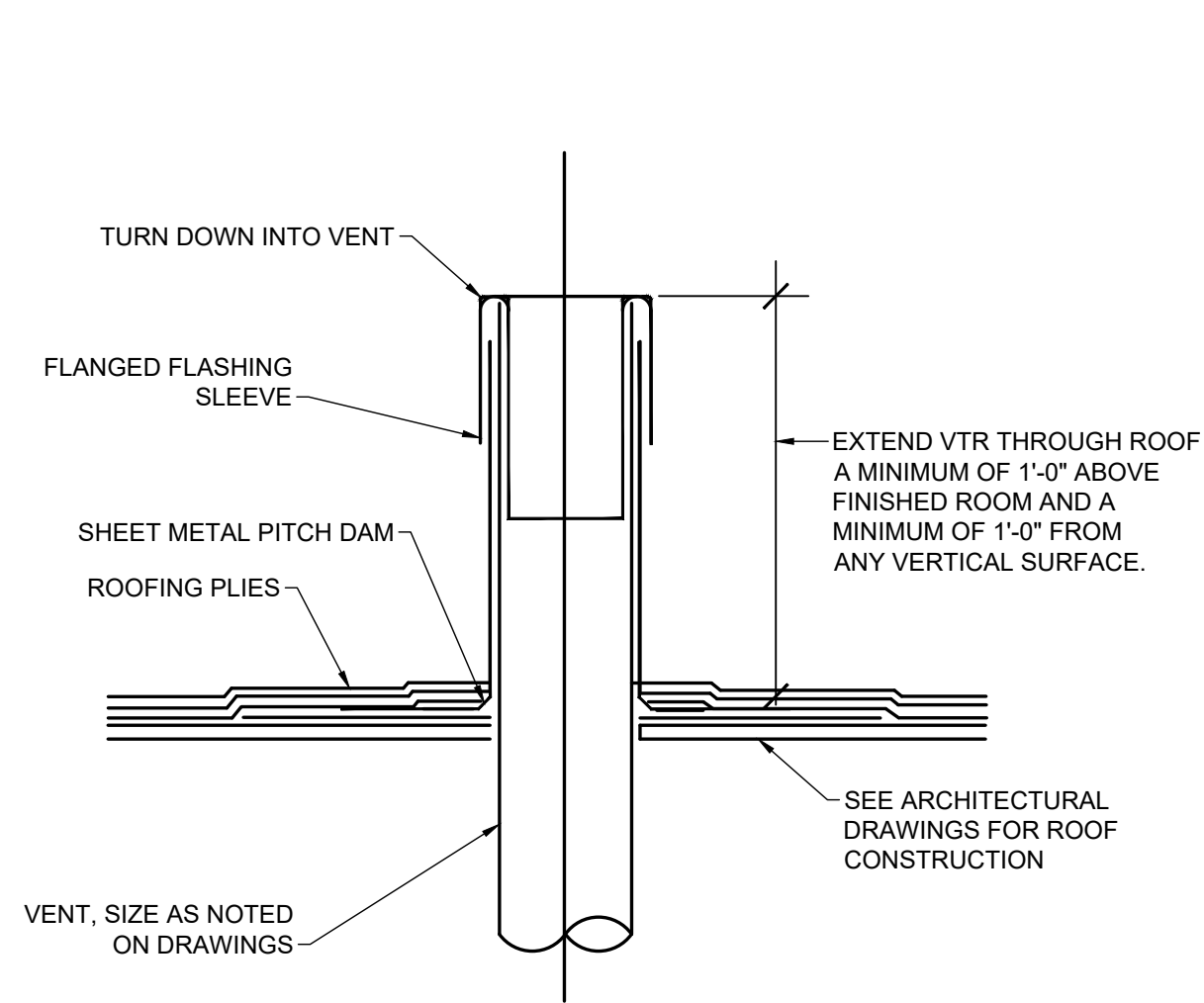
E

01 11 2026

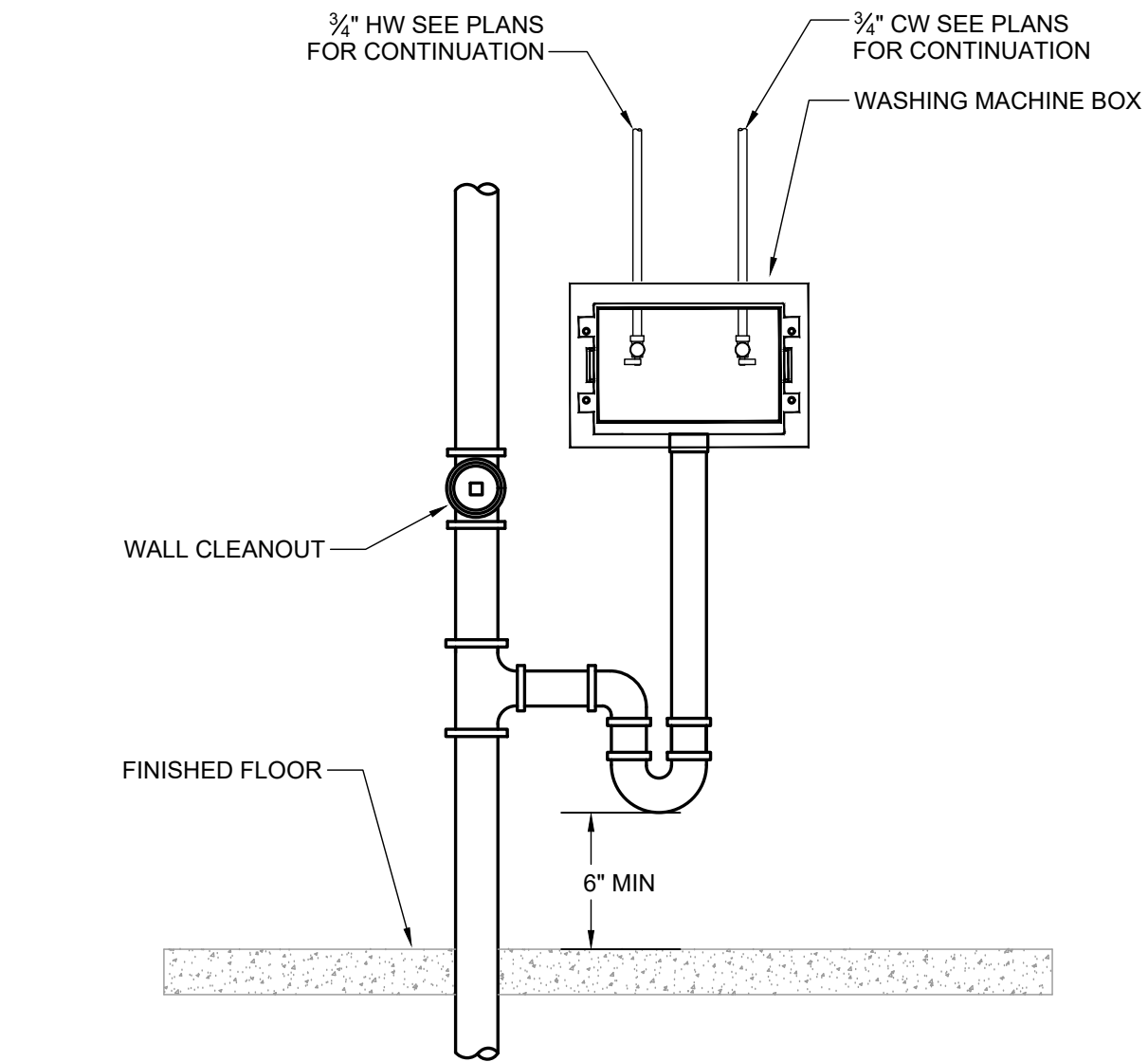
1	Design Conditions	Conroe		Daily Range	M	Latitude	30	Grains Diff	47
	Inside db	75	RH	50%	98	Inside wb	63		
	Outside db	98	Time of Day Corrections	75	Temp Diff	23			

139 Wade Cir

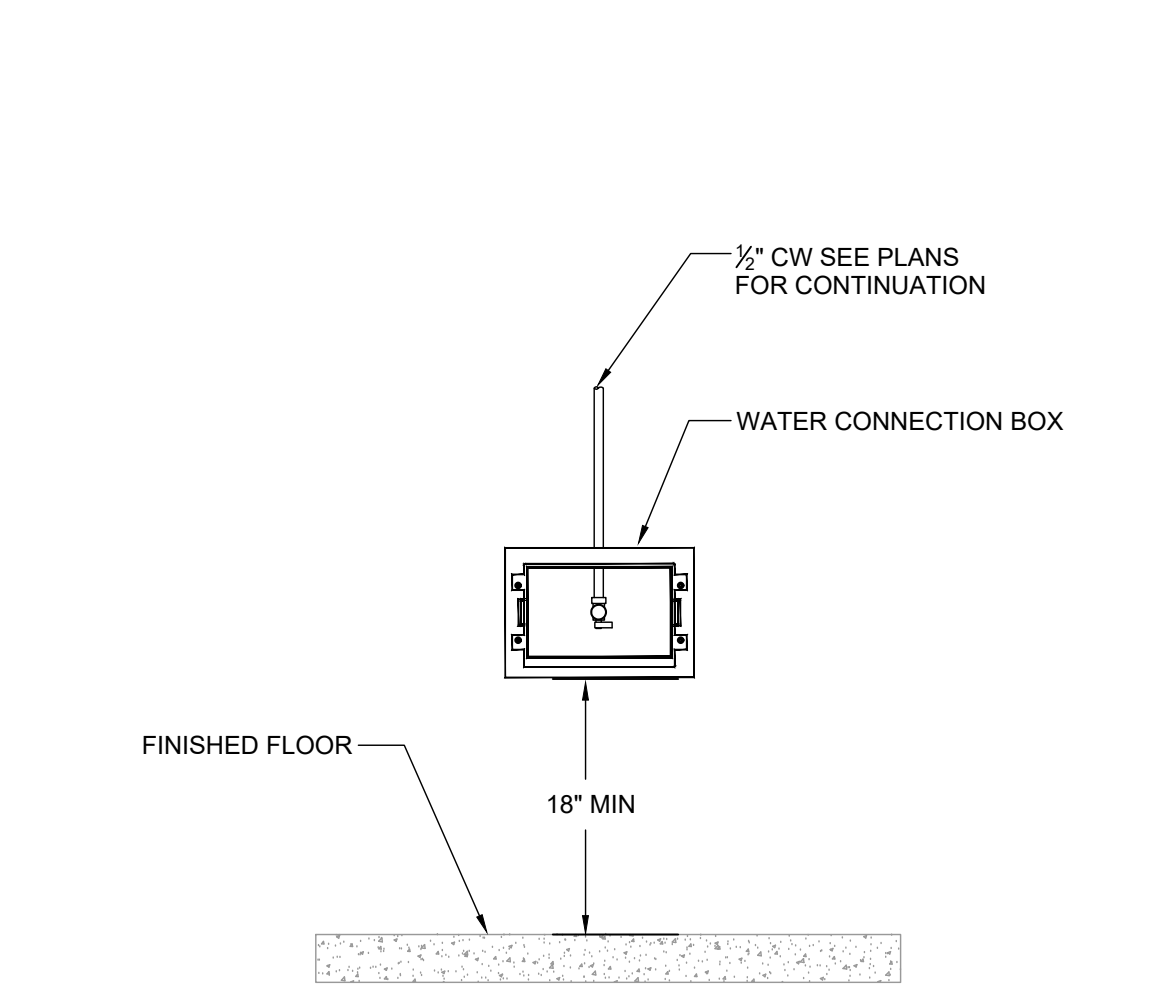
Office Buildout																	
Room Dimensions					Rec/Off 1				Office				RR/Break/Closet				
					13.5	12	0	0	16	12	0	0	29.7	8	0	0	
Ln Ft Exp Wall					25.5				15				8				
Wall Height					10				10				10				
Total Wall Area					255				150				80				
Ceiling Height					10				10				10				
Floor Area				591.6	162				192				237.6				
Volume					1620				1920				2376				
					HTM												
2	Exposures		COOL	LATENT	HEAT	QTY	COOL		HEAT	QTY	COOL		HEAT	QTY	COOL		HEAT
	Widows	N (Shaded)	18		14	0	0		0	0	0		0	0	0		0
		N East/West	43		14	48	2064		672	0	0		0	0	0		0
		STORE FRONT	70		24												
		S East	51		14	0	0		0								
		South	31		14												
		SE/SW	53		14	24	1272		336	48	2544		672	0			0
		West/East	65		14	0	0		0	0	0		0	0	0		0
	Doors	Front	10.6		21	21	223		441								
		Emergency Door	9		16	0	0		0	0	0		0	24	216		88.8
		Total Openings				93				48				0			
	Walls	Partition	1.2		3.7	0	0		0	120	144		444	354	424.8		424.8
		Others	1.7		3.7	162	275.4		599.4	102	173.4		377.4	80	136		296
	Ceiling	R-38	1.5		1.1	162	243		178.2	192	288		211.2	238	356.4		261.36
		Partition	2.4		3.25	0	0		0								
3	Internal Gains																
	Occupancy	Gen Office	255		255	2	510	510		2	510	510		0	0	0	
	Lighting	LED (per watt)	3.4			75	255			90	306			135	459		
		Incandescent	3.4														
		Flourescent	4.1														
	Motors																
	Computer w Printer		170			1	170			1	170			0	0		
	Refrigerator		624											1	624		
4	Ventilation/ Infiltration																
	Door		660		1040	1	660	1040									
	Wall (Area)	485	2.1		2.6	255	525	663	1539.68	150	309	390	905.697	80	165	208	483.03835
	5916	39.44	997.8		1260.5												
		59.16															
					2928.4												
5	Space Load						6197	2212.74	3766.28		4444.01	899.846	2610.3		2380.791	207.91792	1553.9984
6	Duct Load	Supply	0.05		0.05		310		188		222		131		119		78
		Return	0.03		0.03		186		113		133		78		71		47
7	Return (Lighting in R/A																
		Incandescents	3.4														
		Flourescent	4.1														
8	TOTAL LOADS		14063		3321		6692	2212.74			4799.53	899.846			2571	208	
														</			



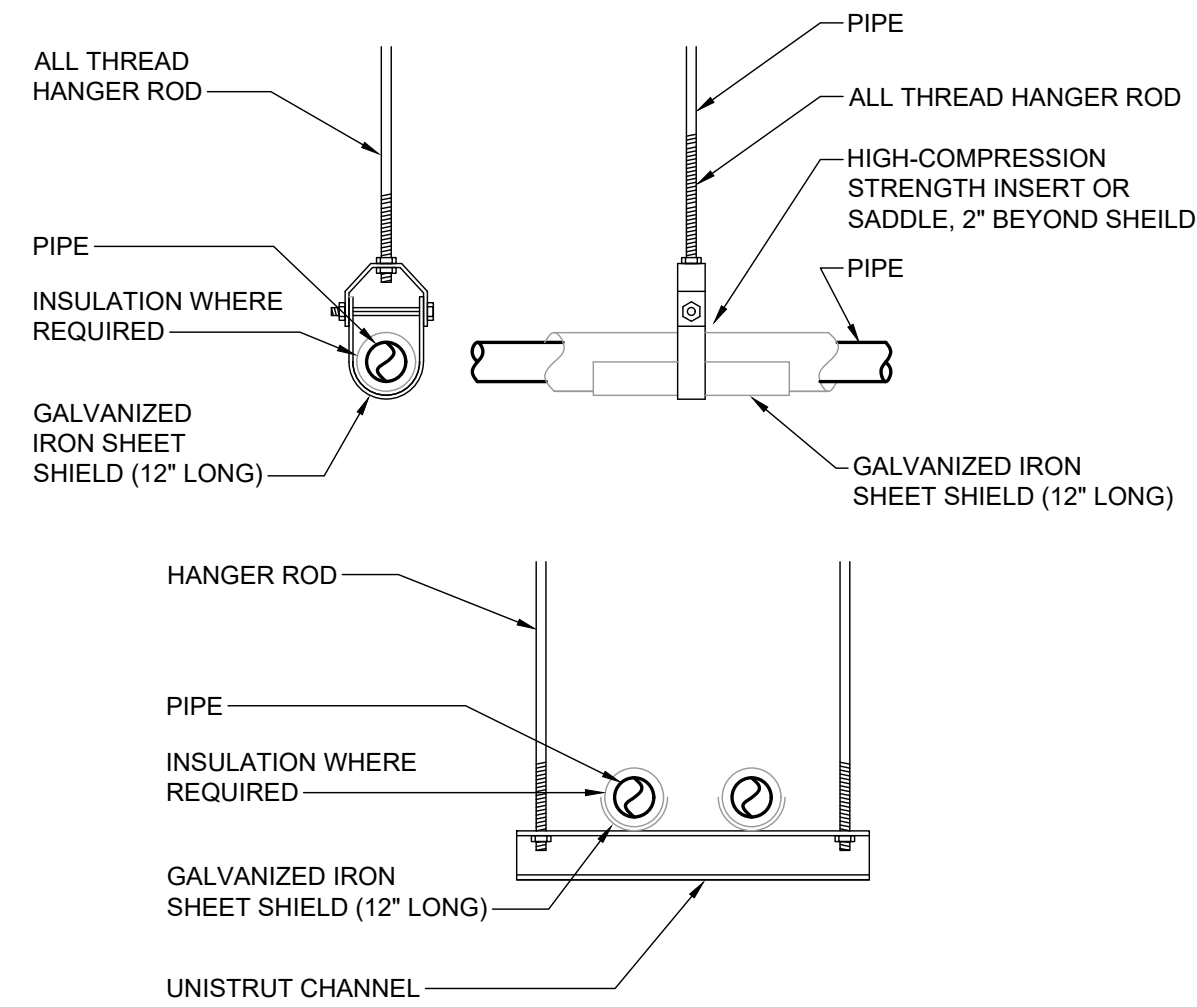
03 VENT THRU ROOF DETAIL
SCALE: NTS



02 WASHING MACHINE BOX
SCALE: NTS

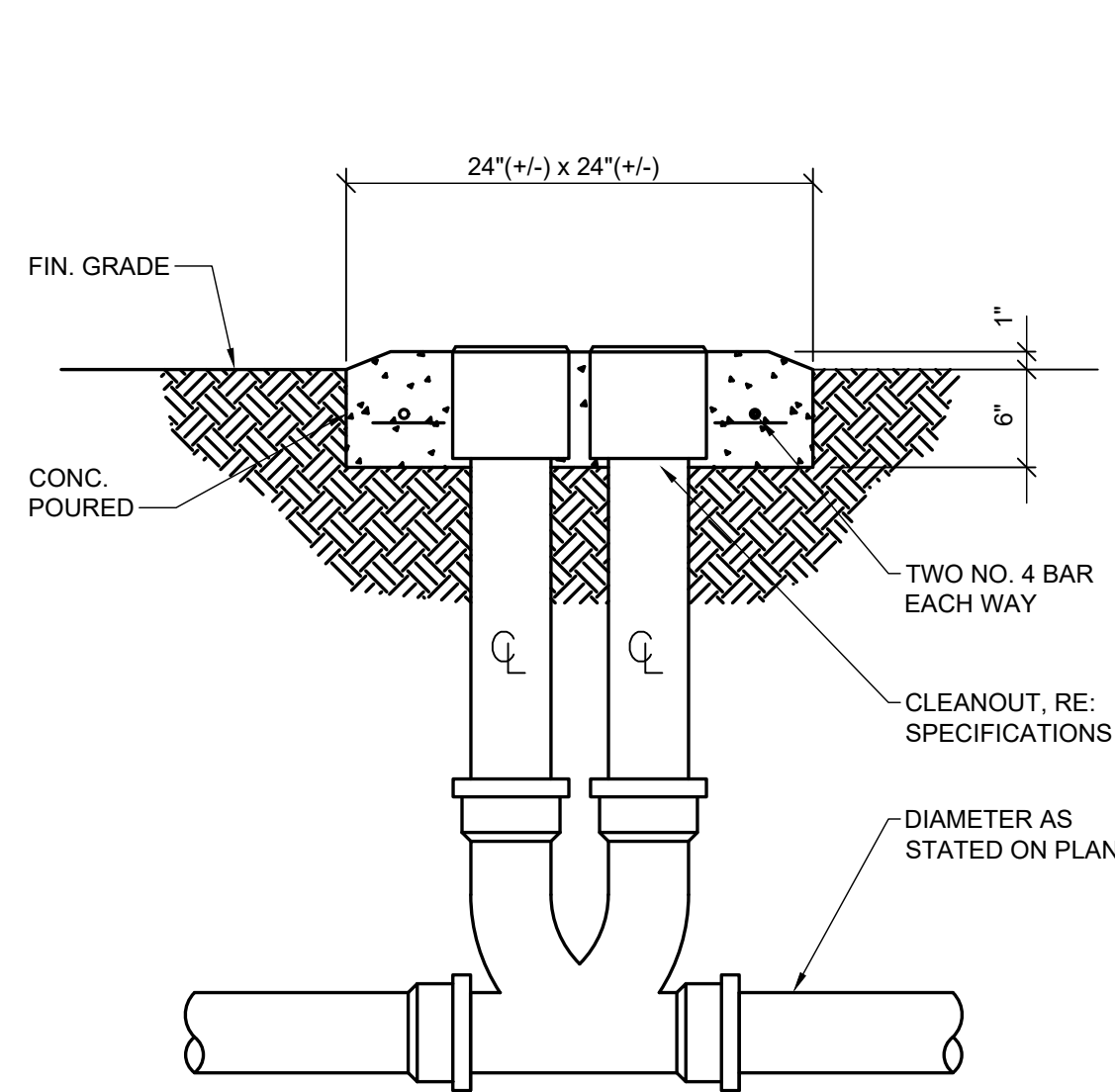


01 WATER CONNECTION BOX
SCALE: NTS

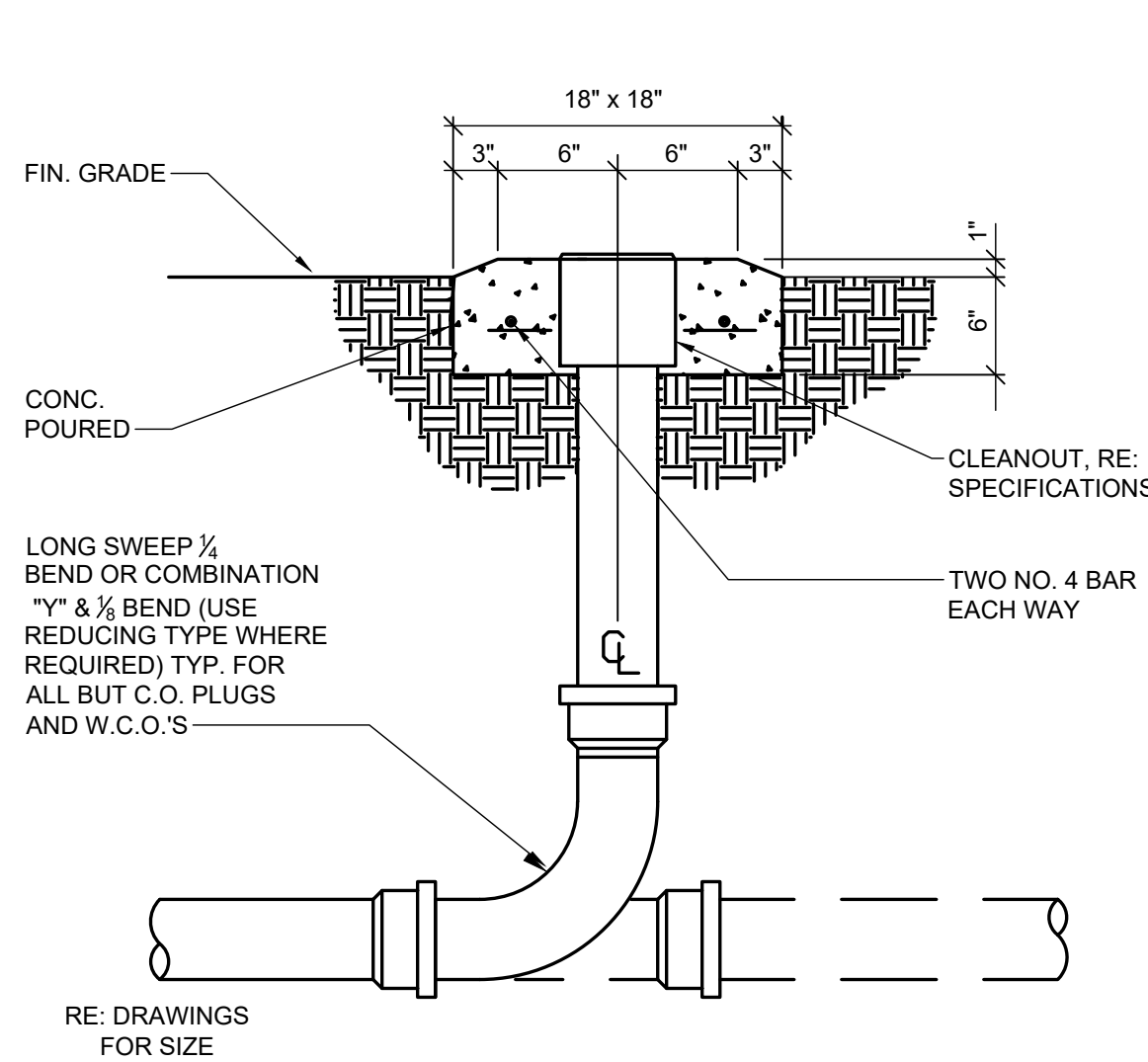


NOTE:
1. ATTACH PIPING SUPPORT TO THE TOP CORD OF THE JOIST OR BEAM.

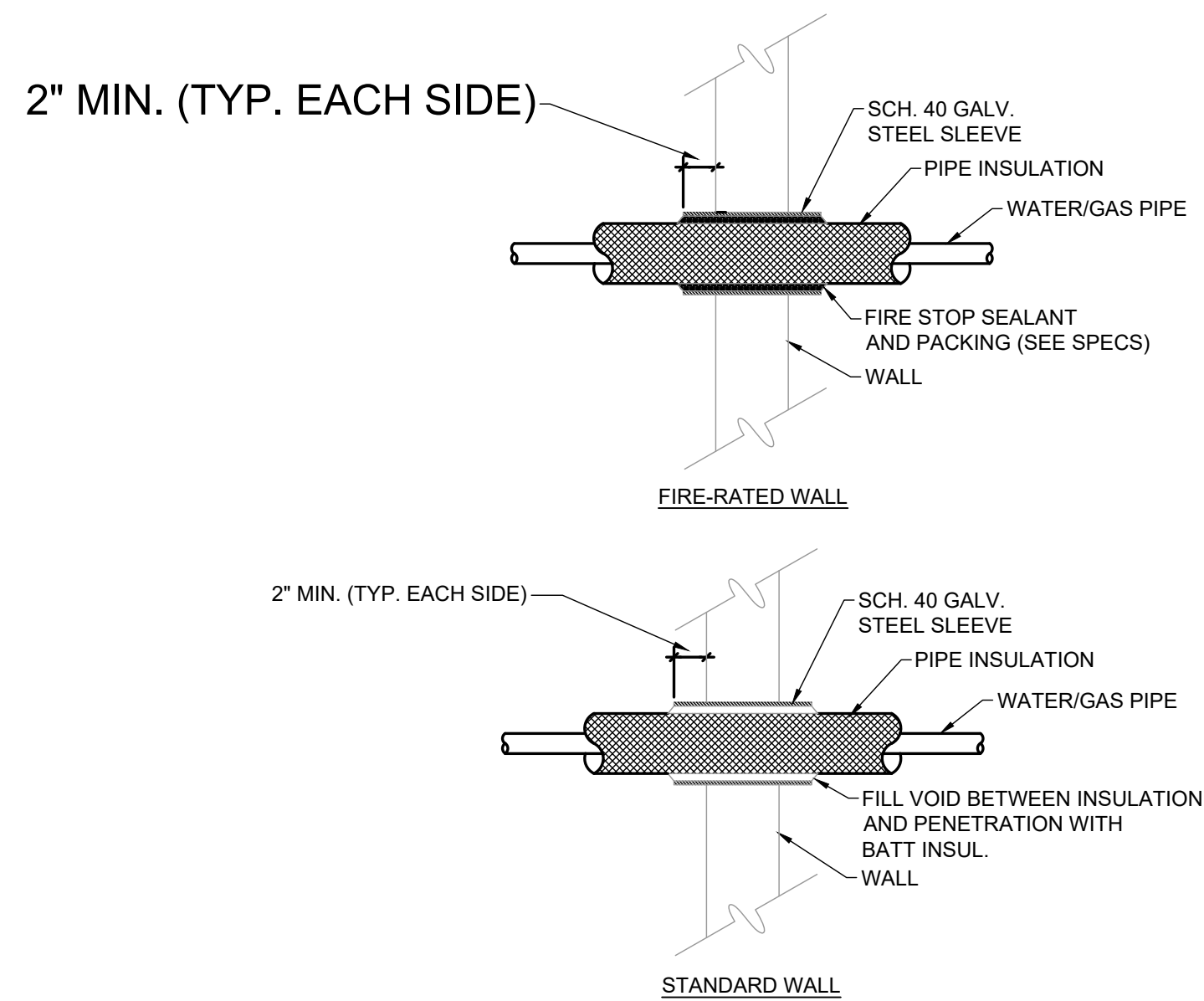
06 PIPING SUPPORT DETAIL
SCALE: NTS



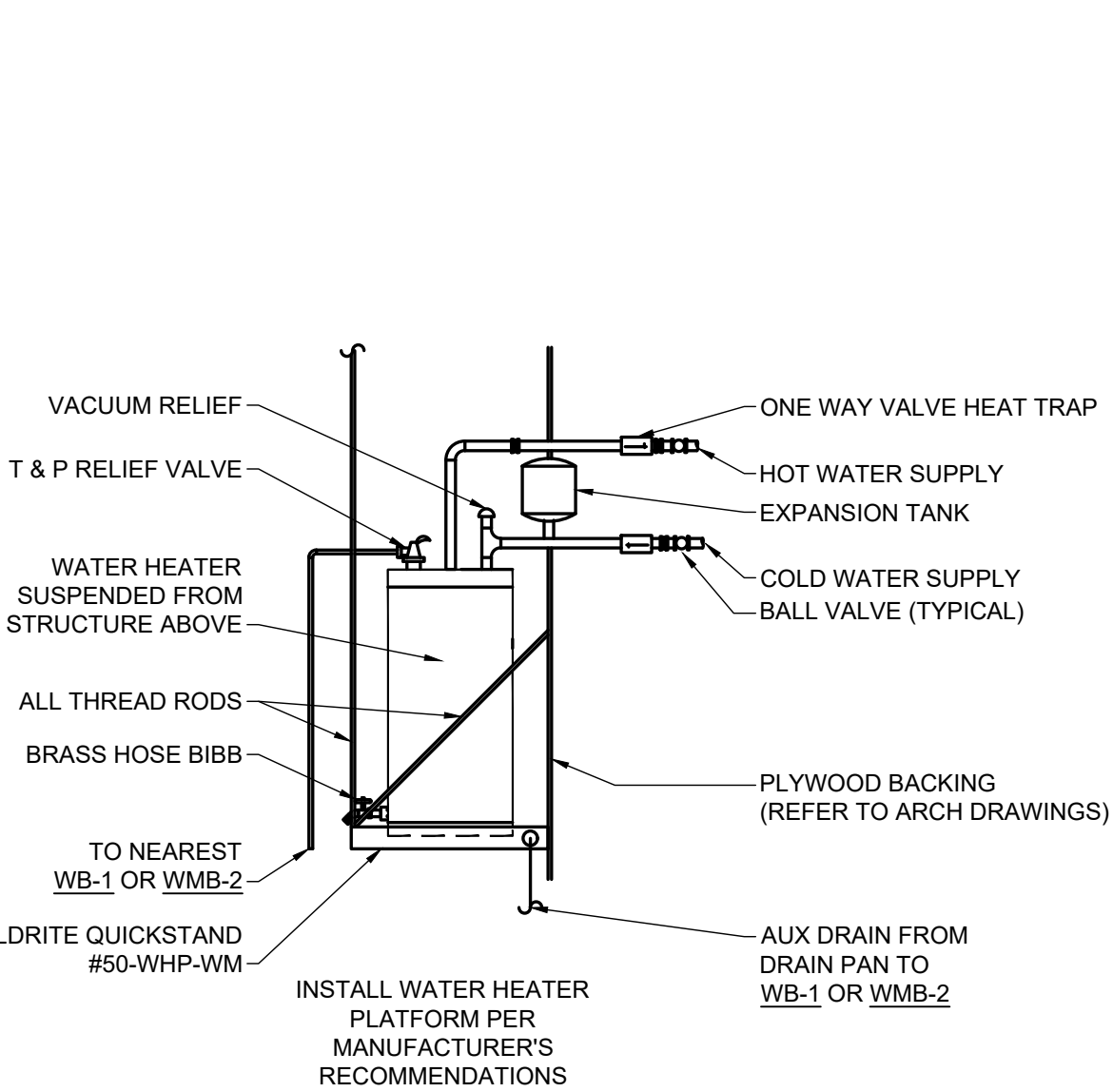
05 DOUBLE CLEANOUT DETAIL
SCALE: NTS



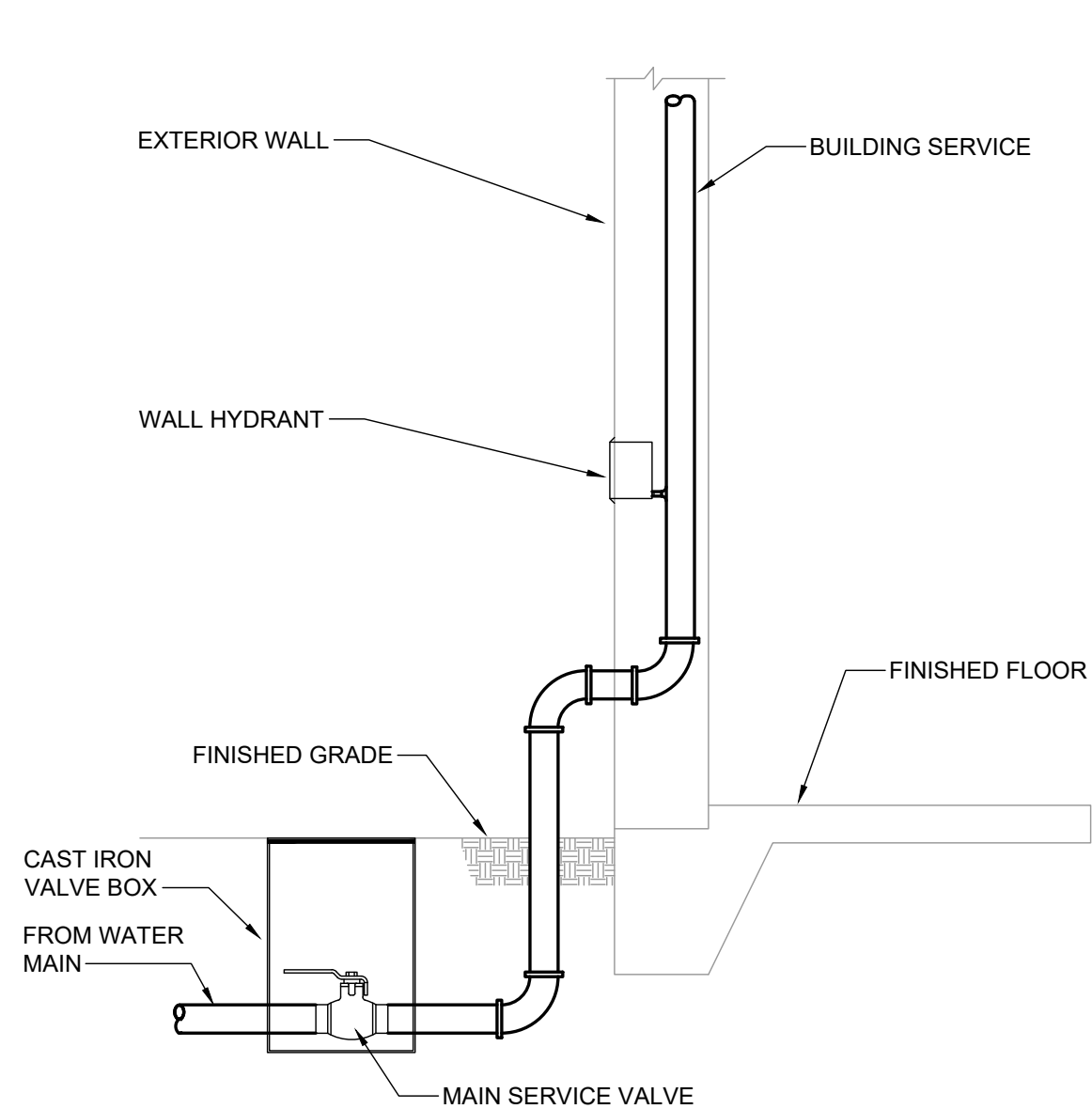
04 GRADE CLEANOUT DETAIL
SCALE: NTS



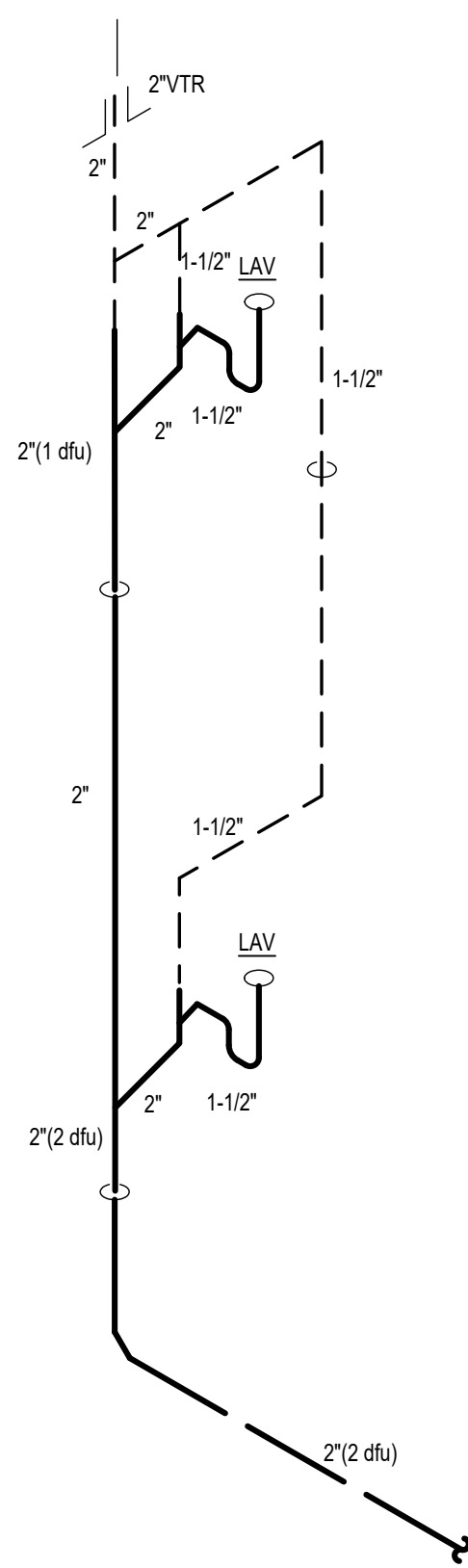
09 TYPICAL PIPING PENETRATION DETAIL
SCALE: NTS



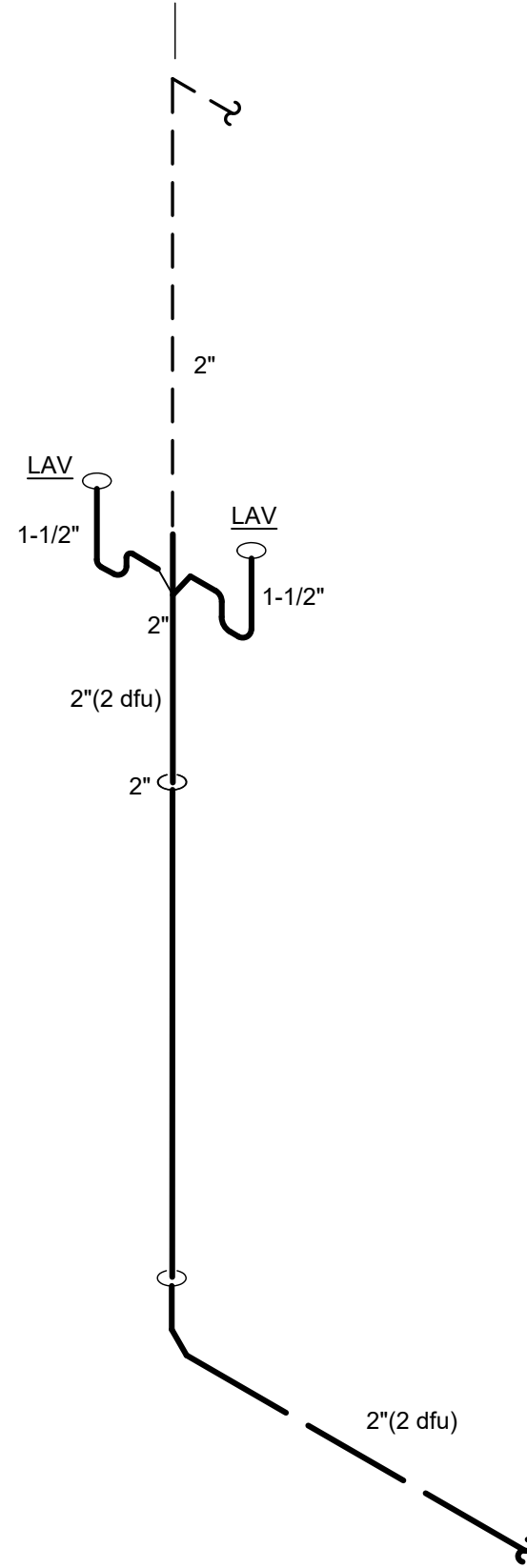
08 ELECTRIC WATER HEATER DETAIL
SCALE: NTS



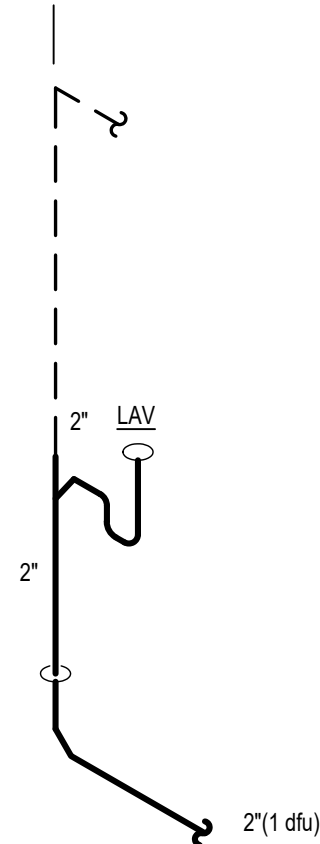
07 COLD WATER SERVICE ENTRY DETAIL
SCALE: NTS



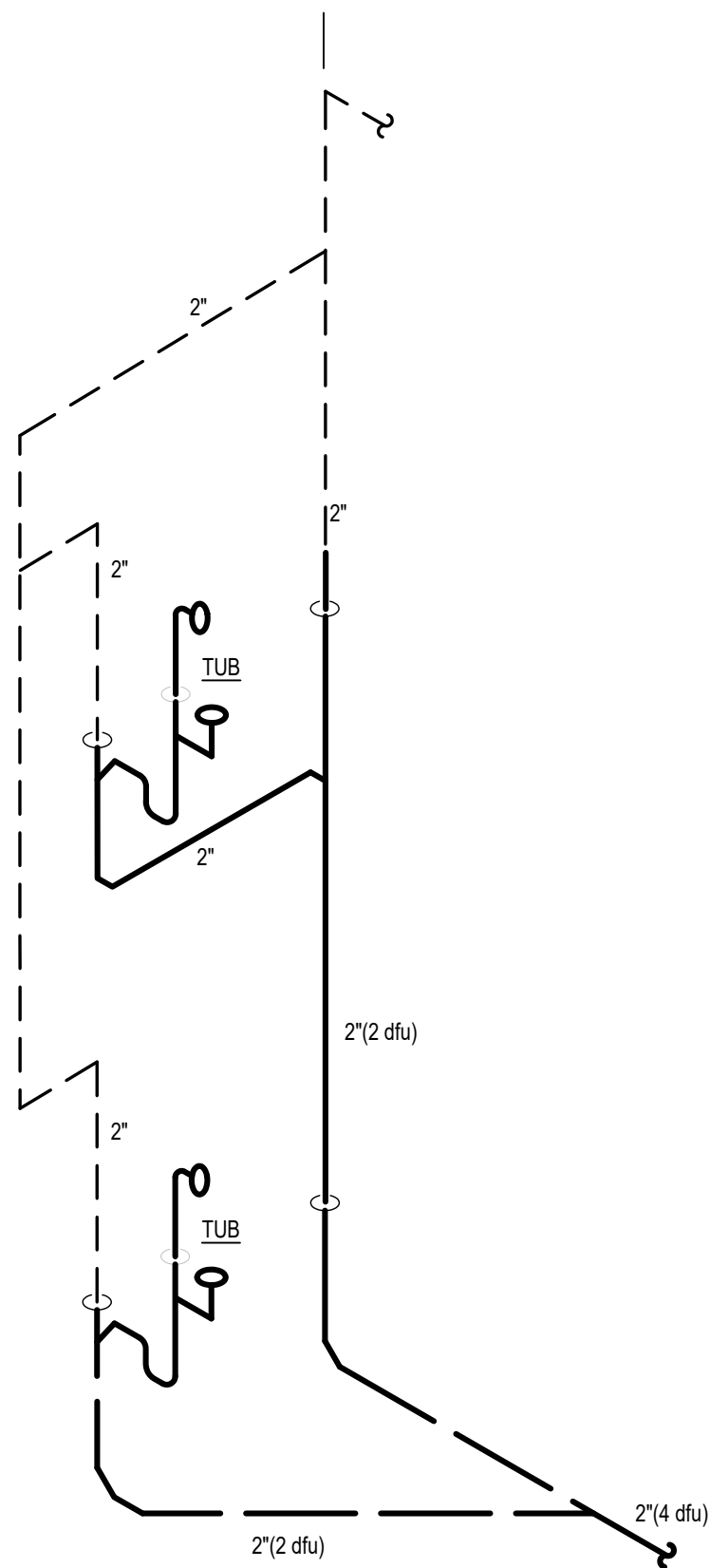
TYPICAL LAV
1ST & 2ND FLOORS - THE ABOVE GROUP SHALL BE PIPED
SIMILAR TO THE RISER DIAGRAM ABOVE. REFER TO THE
UNIT PLAN LAYOUT FOR EXACT ROUTING



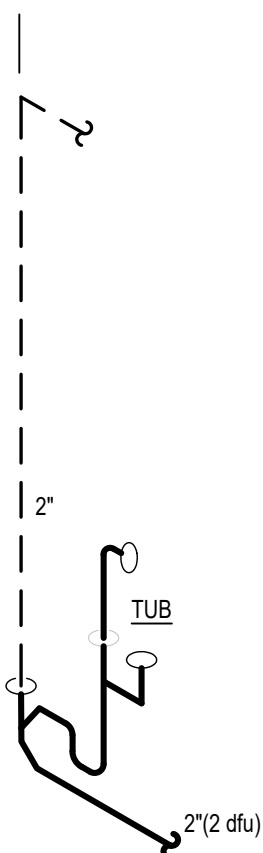
TYPICAL LAV
2ND FLOOR - THE ABOVE GROUP SHALL BE PIPED SIMILAR TO
THE RISER DIAGRAM ABOVE. REFER TO THE UNIT PLAN LAYOUT
FOR EXACT ROUTING



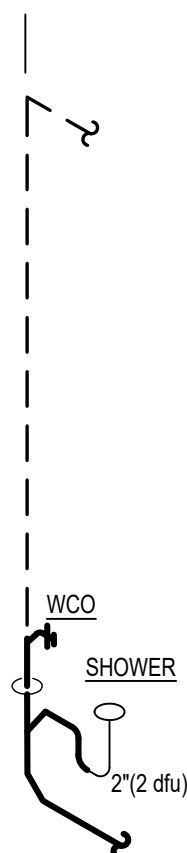
TYPICAL LAV
THE ABOVE GROUP SHALL BE PIPED SIMILAR TO THE RISER
DIAGRAM ABOVE. REFER TO THE UNIT PLAN LAYOUT FOR
EXACT ROUTING



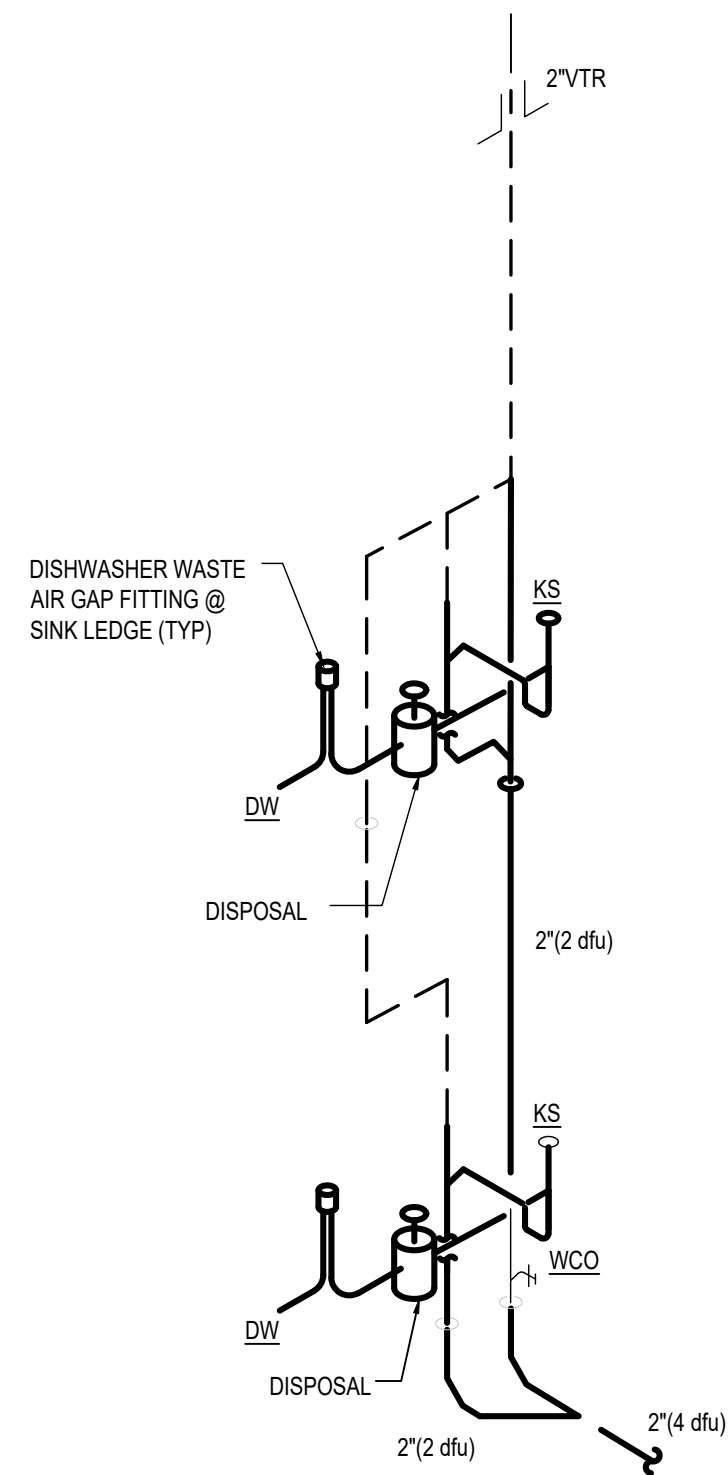
TYPICAL BATHUB
1ST & 2ND FLOORS - THE ABOVE BATHTUB SHALL BE
PIPED SIMILAR TO THE RISER DIAGRAM ABOVE. REFER TO
THE UNIT PLAN LAYOUT FOR EXACT ROUTING



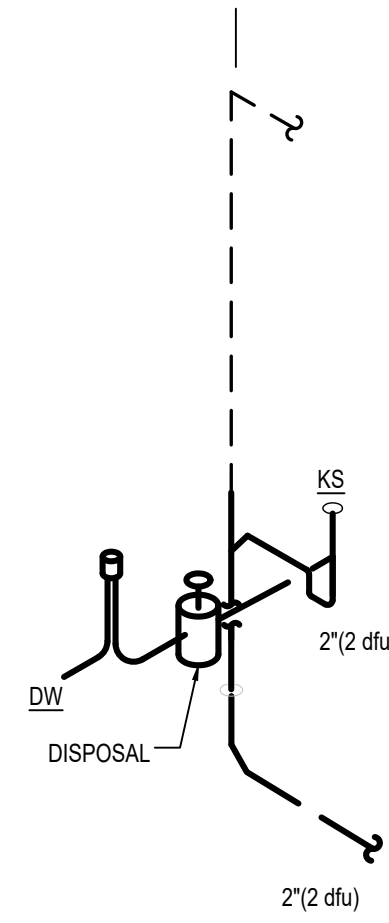
TYPICAL BATHUB
THE ABOVE BATHTUB SHALL BE PIPED SIMILAR TO THE
RISER DIAGRAM ABOVE. REFER TO THE UNIT PLAN
LAYOUT FOR EXACT ROUTING



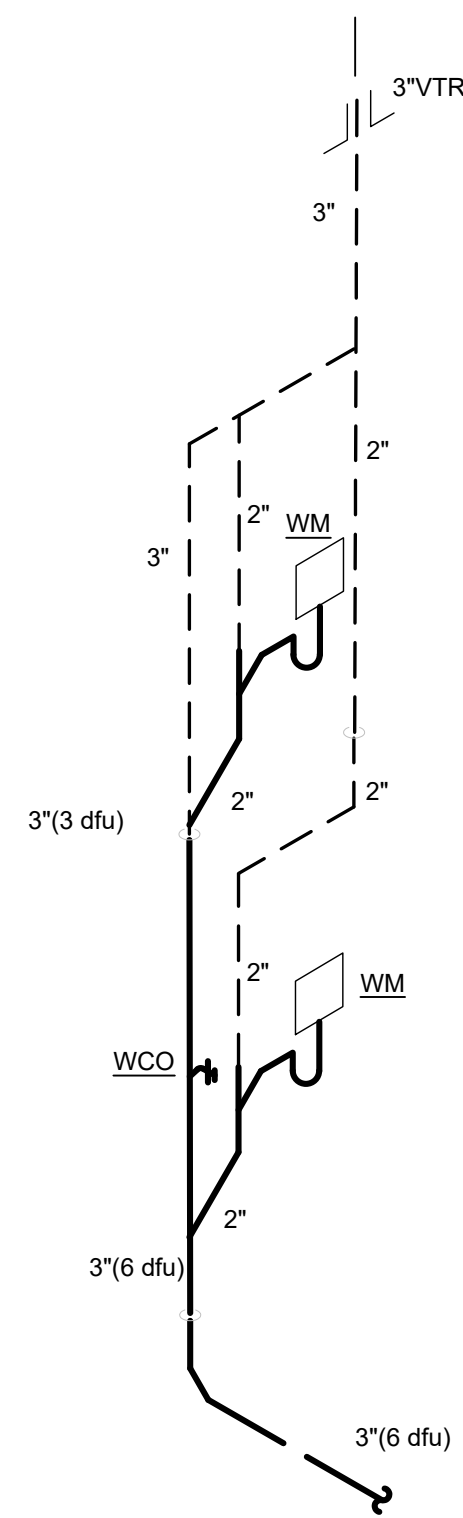
TYPICAL SHOWER
THE ABOVE SHALL BE PIPED SIMILAR TO THE RISER
DIAGRAM ABOVE. REFER TO THE UNIT PLAN LAYOUT FOR
EXACT ROUTING



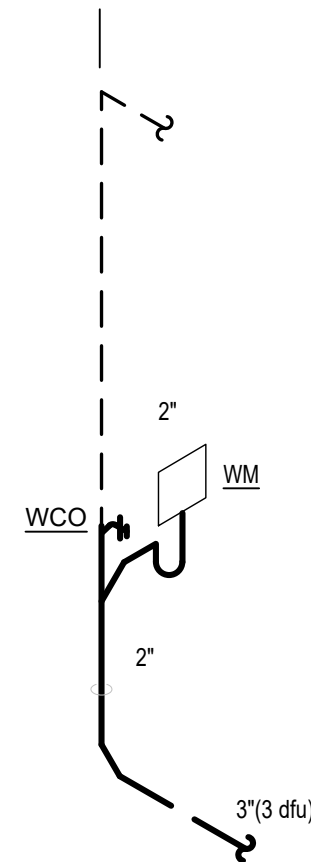
TYPICAL KITCHEN SINK W/DISHWASHER
1ST & 2ND FLOORS - THE ABOVE GROUP SHALL BE PIPED
SIMILIAR TO THE RISER DIAGRAM ABOVE. REFER TO THE UNIT
PLAN LAYOUT FOR EXACT ROUTING



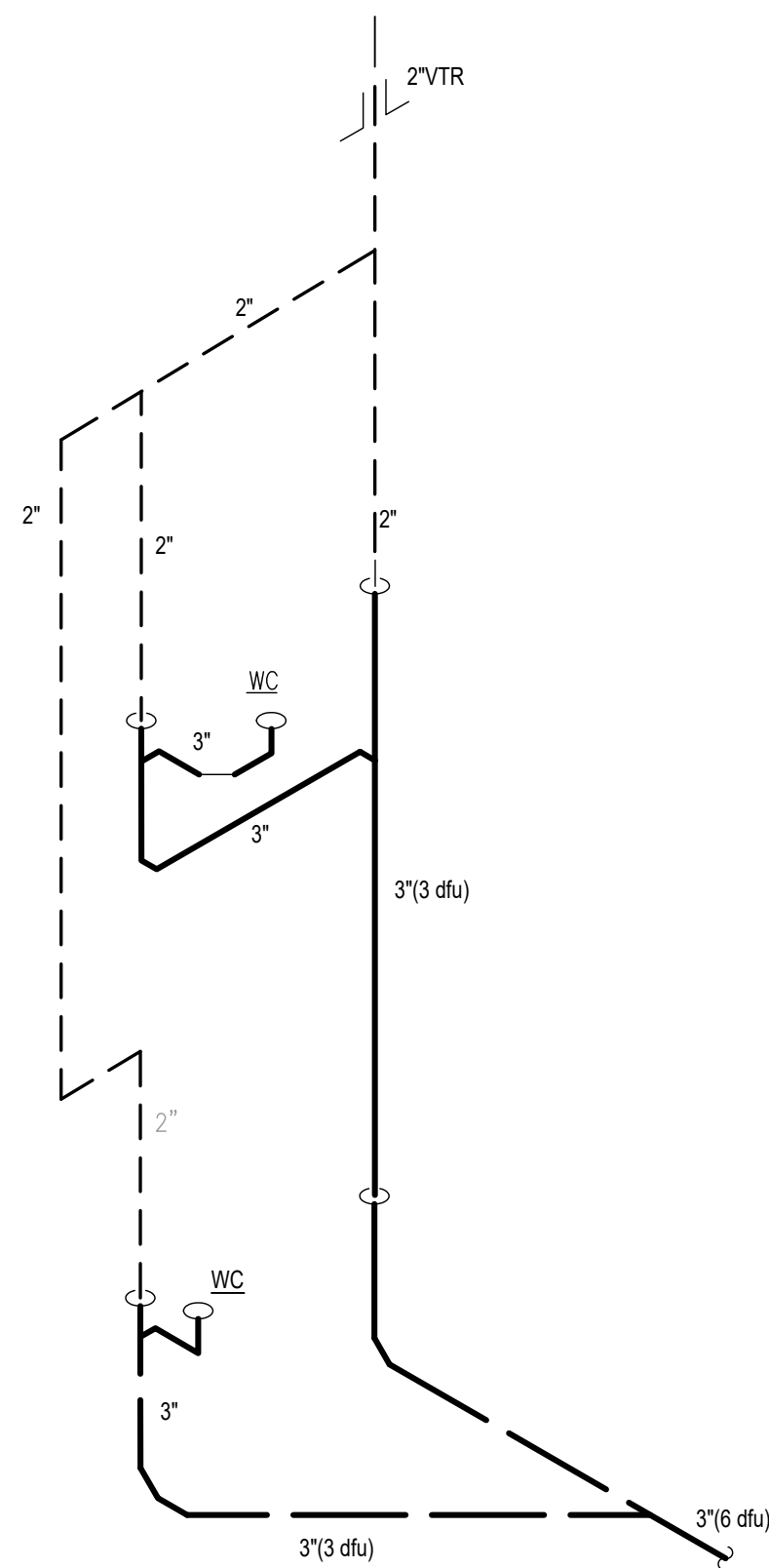
TYPICAL KITCHEN SINK W/DISHWASHER
THE ABOVE GROUP SHALL BE PIPED SIMILIAR TO THE RISER
DIAGRAM ABOVE. REFER TO THE UNIT PLAN LAYOUT FOR
EXACT ROUTING



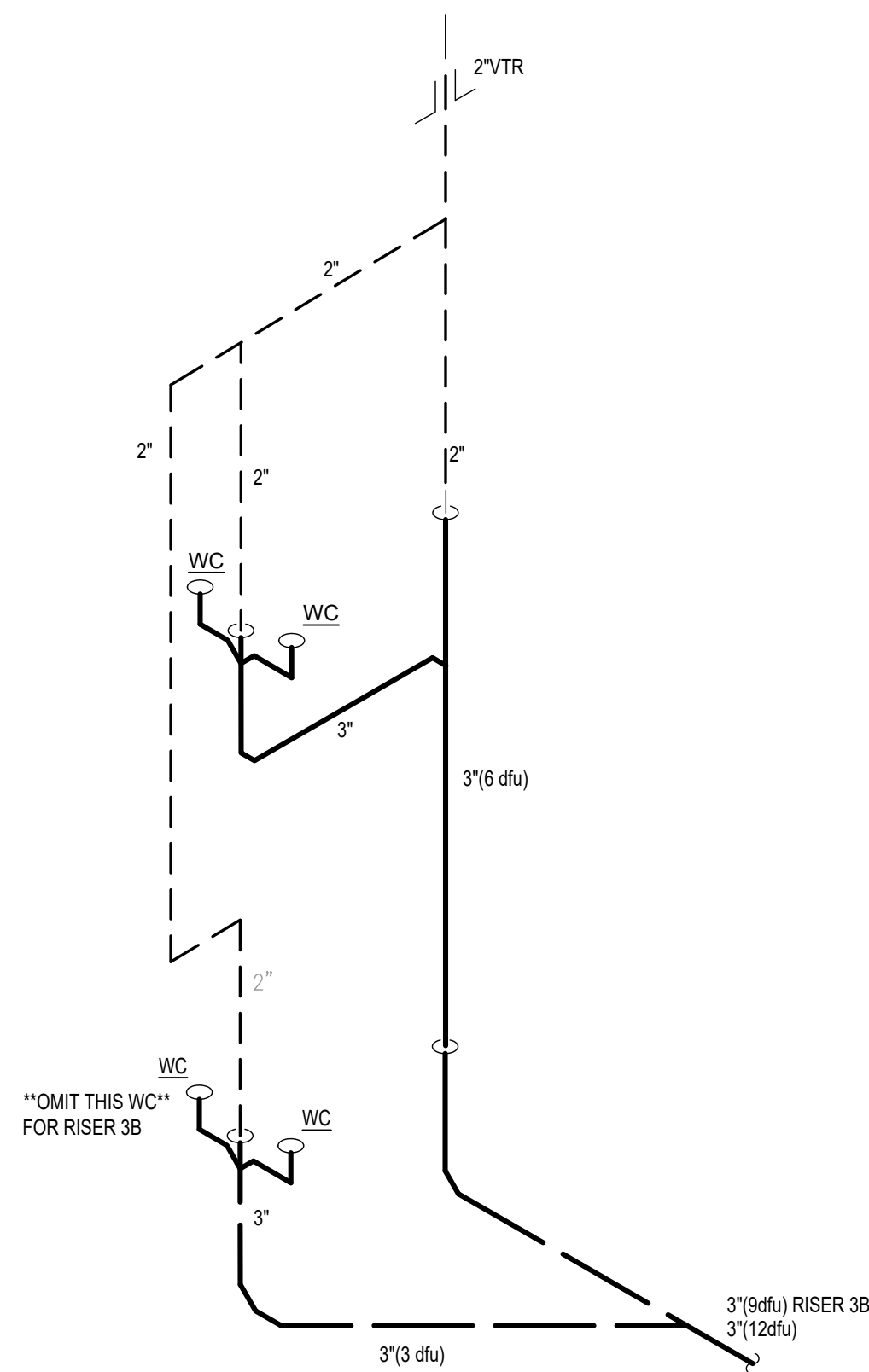
TYPICAL CLOTHES WASHER
1ST & 2ND FLOOR - THE ABOVE CLOTHES WASHING
MACHINE SHALL BE PIPED SIMILAR TO THE RISER DIAGRAM
ABOVE. REFER TO THE UNIT PLAN LAYOUT FOR EXACT
ROUTING



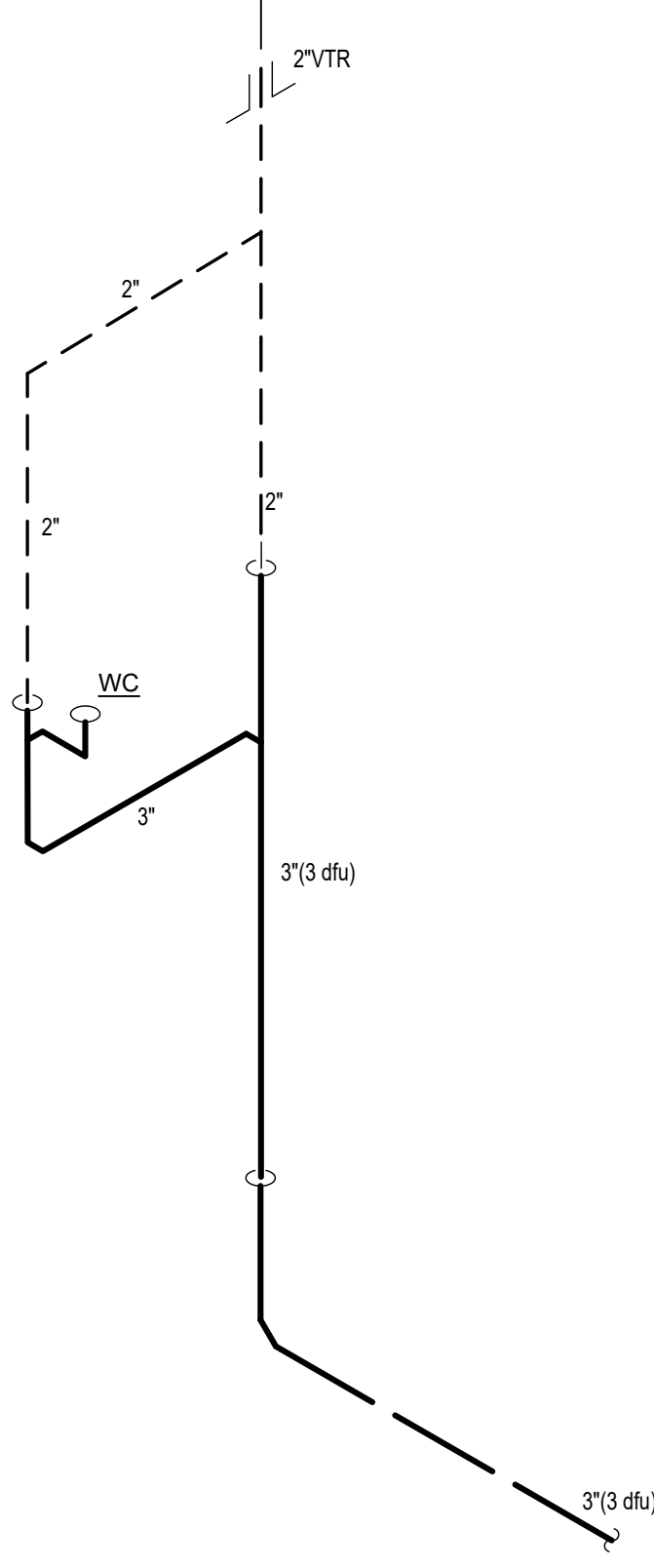
TYPICAL CLOTHES WASHER
THE ABOVE CLOTHES WASHING MACHINE SHALL BE PIPED
SIMILAR TO THE RISER DIAGRAM ABOVE. REFER TO THE
UNIT PLAN LAYOUT FOR EXACT ROUTING



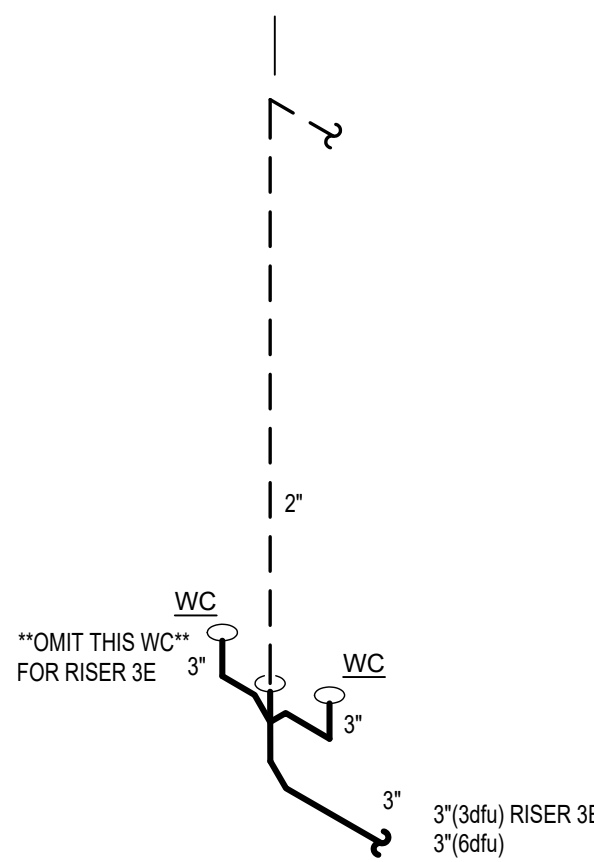
TYPICAL WATER CLOSET
1ST & 2ND FLOORS - THE ABOVE GROUP SHALL BE PIPED
SIMILAR TO THE RISER DIAGRAM ABOVE. REFER TO THE UNIT
PLAN LAYOUT FOR EXACT ROUTING



TYPICAL WATER CLOSET
1ST & 2ND FLOORS - THE ABOVE GROUP SHALL BE PIPED
SIMILAR TO THE RISER DIAGRAM ABOVE. REFER TO THE UNIT
PLAN LAYOUT FOR EXACT ROUTING



TYPICAL WATER CLOSET
1ST & 2ND FLOORS - THE ABOVE GROUP SHALL BE PIPED
SIMILAR TO THE RISER DIAGRAM ABOVE. REFER TO THE UNIT
PLAN LAYOUT FOR EXACT ROUTING



TYPICAL WATER CLOSET
THE ABOVE GROUP SHALL BE PIPED SIMILAR TO THE RISER
DIAGRAM ABOVE. REFER TO THE UNIT PLAN LAYOUT FOR
EXACT ROUTING



Dear City of Conroe Building Department,

RE: 139 N Wade Cir, Conroe TX 77304

We are requesting a deferred submittal for irrigation system. We will submit the required stamped drawings and meet the permit requirements before completion of the project.

Thanks for this consideration,

George Harrison

George Harrison



CITY OF CONROE

Est. 1904

139 N Wade Cir, Conroe TX 77304

Dear Customer-

You have requested early installation of water taps before a Customer Service Inspection is completed. These taps may not be used nor permanent water provided until a passing CSI is on file and the City has accepted the infrastructure. Use of water prior to a passing CSI poses a significant risk to the Public Water System and therefore the taps will be locked out. If water is needed for testing or inspection purposes Public Works personnel must be notified at least 48 hours in advance to unlock the service and provide the necessary water. Please contact Public Works at publicworks@cityofconroe.org for notification and scheduling.

The City of Conroe Code of Ordinances provides for enforcement and fines for customers turning on their own water supply. For the purposes of imputing the fines as described below each day from the date the taps are installed until active water supply is discovered is considered a separate violation. The fine is up to \$5000 per violation in the current ordinance.

Sec. 70-56. - Violations.

A person commits an offense if:

(6) The person reinstates water service to a premises discontinued or disconnected under this article, except as directed by the city.

Sec. 70-59. - Enforcement.

(a) The failure to perform any action that is required by this article, or the performance of any action that is prohibited by this article shall constitute a violation of this article.

c) Civil penalty. A civil penalty may be imposed for each violation of any provision of this article in an amount not to exceed \$5,000.00 per violation. Each violation of any provision of this article shall constitute a separate violation, and each day a violation continues shall be considered a new violation.

(d) Authorization to enforce. The city is authorized to take any action authorized by this article against any person committing a violation of this article within the city service area. The grant of authority set out in this section does not in any way diminish the authority of the office of the city attorney to take any action necessary to enforce the terms of this article, to prosecute violations of this article, and to defend the legality of this article, if challenged.

Christine Cooper
Utility Manager
City of Conroe

I understand the above prohibitions and consequences for violation:

Signature must be provided by the owner

Printed Name of Owner: George Harrison

Owner Signature:

Date: 11 22 2025



George Harrison <george@omgbuilders.com>

TABS2026006684-North Wade Office Warehouse Project registration.

1 message

tabs-noreply@tdlr.texas.gov <tabs-noreply@tdlr.texas.gov>
To: george@omgbuilders.com

Mon, Nov 24, 2025 at 9:38 PM

TABS2026006684
North Wade Office Warehouse
North Wade Office Warehouse
139 Wade Circle North
Conroe, TX-77304

This project has been registered on your behalf as the building / facility Owner. The person registering the project was Larry Fleming. As the building Owner you are legally responsible for full compliance with the [Texas Architectural Barriers Act](#) and the [Texas Accessibility Standards \(TAS\)](#). If you are NOT the building / facility Owner for the referenced project, please contact the AB Program at techinfo@tdlr.texas.gov to allow the program to update our records.

Do not reply to this e-mail. Please Contact techinfo@tdlr.texas.gov if you have any concerns.

Thanks

Architectural Barriers Program

Texas Department of Licensing and Regulation

512- 539-5669 Voice

877-278-0999 Toll Free

512- 539-5690 Fax

Visit our Website: www.tdlr.texas.gov

Email: Techinfo@tdlr.texas.gov

NOTE: This email has been generated based on activity in the Texas Architectural Barriers online System (TABS) and does not address issues related to the Americans with Disabilities Act (ADA) or any other state, local, or federal requirement. For information regarding the ADA, please contact the U.S. Department of Justice ADA Technical Assistance Program at 1-800-514-0301(voice) or 1-800-514-0383(ADD).

Email was sent to: george@omgbuilders.com
TABS Ref:4



CITY OF CONROE

Est. 1904

700 Metcalf St. – Conroe, TX 77301

CERTIFICATE OF COMPLIANCE SUBDIVISION AND PLATTING REGULATIONS

Date: July 25, 2025

**Property Description: North Wade Office Warehouse
Being a subdivision of 0.5565-acres of land
located in the L.M.H. Washington Survey, A-636,
Conroe, Montgomery County, Texas**

The undersigned authority for the City of Conroe, Texas, hereby certifies:

_____ No plat is required of the real property described above.

 X The final plat of the above described real property has been prepared, reviewed, and approved by the municipal authority responsible for plat approval of subdivisions within the City of Conroe.

_____ A subdivision by metes & bounds of the above described real property has been prepared, reviewed, and approved by the municipal authority responsible for plat approval of subdivisions within the City of Conroe.

_____ A lot consolidation of the above described real property, as specifically described by the attached survey and metes and bounds description, has been reviewed and approved by the municipal authority responsible for plat approval of subdivisions within the City of Conroe.

SIGNED AND CERTIFIED this 25th day of July, 2025

CITY OF CONROE, TEXAS

Matthew Williams
Development Coordinator

THIS DETERMINATION IS BASED ON: Review of the Final Plat

NOTE: THIS DETERMINATION PRESENTS THE CITY'S POSITION ON THIS MATTER AND DOES NOT ADDRESS ANY OTHER GOVERNMENTAL AGENCY'S REQUIREMENTS.

RE: New Addresses needed please

From: Jeff Losek (jlosek@mc911.org)
To: omgbuilders15@yahoo.com; gis@mc911.org
Cc: brandi@omgbuilders.com
Date: Tuesday, September 26, 2023 at 08:55 AM CDT

Sheila,

We show 139 WADE CIR W, Conroe, TX 77304 on A0289 JAMES DENWARD, TRACT 5-A

A0289 JAMES DENWARD, TRACT 5-B may have used an address of 2314 WADE CIR N, Conroe, TX 77304 at one point but may need a new address depending on how the property is being developed.

A0636 - Washington L M H, TRACT 3 is assigned 2309 WADE CIR S, Conroe, TX 77304

Respectfully,

Jeff Losek
GIS Coordinator
Montgomery County 9-1-1
Main Office: 936-523-5911

From: OMG Builders, LLC <omgbuilders15@yahoo.com>
Sent: Monday, September 25, 2023 12:50 PM
To: GIS <GIS@mc911.org>
Cc: Brandi Stroka <brandi@omgbuilders.com>
Subject: New Addresses needed please

Good afternoon, these are the addresses we were given, just want to make sure these are correct please

James Denward, Tract 5B
139 Wade Circle W Conroe, Tx 77304

Washington L M H, Tract 3
2309 Wade Circle S Conroe Tx 77304

Thanks,



COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title:
Location: Conroe, Texas
Climate Zone: 2a
Project Type: New Construction
Vertical Glazing / Wall Area: 10%

Construction Site:
139 Wade Cir
Conroe, Texas 77304

Owner/Agent:
Longmire WhiteOak Development
2257 N Loop 366 w
Conroe, Texas 77304
george@omgbuilder.com

Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
High Performance HVAC, 1.0 credit

Building Area

Floor Area

1-Office : Nonresidential	565
2-Warehouse : Nonresidential	4683

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Office]	565	38.0	0.0	0.027	0.027
NORTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	280	13.0	13.0	0.040	0.064
EAST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	200	13.0	13.0	0.040	0.064
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: Product ID Plygem 1100, SHGC 0.25, [Bldg. Use 1 - Office] (b)	24	---	---	0.300	0.500
SOUTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	280	13.0	13.0	0.040	0.064
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: Product ID Plygem 1100, SHGC 0.25, [Bldg. Use 1 - Office] (b)	72	---	---	0.300	0.500
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Office]	21	---	---	0.200	0.610
WEST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	200	13.0	13.0	0.040	0.064
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Office]	21	---	---	0.200	0.610

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

(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.



Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title:
Project Type: New Construction

Construction Site:
139 Wade Cir
Conroe, Texas 77304

Owner/Agent:
Longmire WhiteOak Development
2257 N Loop 366 w
Conroe, Texas 77304
george@omgbuilder.com

Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
High Performance HVAC, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Office	565	0.82	463
2-Warehouse	4683	0.66	3091
Total Allowed Watts =			3554

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
<u>1-Office</u> LED: LED PAR 15W:	1	21	15	315
<u>2-Warehouse</u> LED: LED Panel 60W:	1	31	80	2480
Total Proposed Watts =				2795

Interior Lighting PASSES: Design 21% better than code

Interior Lighting Compliance Statement

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

Name - Title

Signature

Date



COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title:
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site: 139 Wade Cir
Conroe, Texas 77304

Owner/Agent: Longmire WhiteOak Development
2257 N Loop 366 w
Conroe, Texas 77304
george@omgbuilder.com

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	5600 ft2	0.06	Yes	336
Total Tradable Watts (a) =				336
Total Allowed Watts =				336
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Parking area (5600 ft2): Tradable Wattage				
LED: LED Roadway-Parking Unit 42W:	1	4	60	240
Total Tradable Proposed Watts =				240

Exterior Lighting PASSES: Design 74% better than code

Exterior Lighting Compliance Statement

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

Name - Title _____ Signature _____ Date _____



COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title:
Location: Conroe, Texas
Climate Zone: 2a
Project Type: New Construction

Construction Site:
139 Wade Cir
Conroe, Texas 77304

Owner/Agent:
Longmire WhiteOak Development
2257 N Loop 366 w
Conroe, Texas 77304
george@omgbuilder.com

Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
High Performance HVAC, 1.0 credit

Mechanical Systems List

Quantity System Type & Description

- 1 HVAC System (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 15000 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 18000 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 11.00 EER, Required Efficiency = 10.67 EER
Proposed Part Load Efficiency = 13.00 IEER, Required Part Load Efficiency = 12.30 IEER

Mechanical Compliance Statement

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

Name - Title

Signature

Date



Inspection Checklist

Energy Code: 2015 IECC

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C103.2 [PR2] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C103.2 [PR4] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C103.2 [PR8] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C402.4.1 [PR10] ¹	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C402.4.1 [PR11] ¹	The skylight area <= 3 percent of the gross roof area.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C402.4.2 [PR14] ¹	In enclosed spaces > 2,500 ft ² directly under a roof with ceiling heights >15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Footings / Foundation Inspection	Complies?	Comments/Assumptions
C303.2.1 [FO6] ¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.5, C403.2.4.6 [FO9] ³	Snow/ice melting system sensors for future connection to controls. Freeze protection systems have automatic controls installed.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12] ²	Fenestration products rated in accordance with NFRC.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C303.1.3 [FR13] ¹	Fenestration products are certified as to performance labels or certificates provided.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C402.4.3 [FR10] ¹	Vertical fenestration SHGC value.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.4.3, C402.4.3.4 [FR8] ¹	Vertical fenestration U-Factor.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.4.4 [FR14] ²	U-factor of opaque doors associated with the building thermal envelope meets requirements.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.5.1 [FR16] ¹	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C402.5.2, C402.5.4 [FR18] ³	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6] ³	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C404.6.3 [PL7] ³	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C404.7 [PL8] ³	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41] ³	Thermally ineffective panel surfaces of sensible heating panels have insulation $\geq$ R-3.5.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C402.5.5, C403.2.4.3 [ME3] ³	Stair and elevator shaft vents have motorized dampers that automatically close.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.12.1 [ME65] ³	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. <i>See the Mechanical Systems list for values.</i>
C403.2.12.3 [ME117] ²	Fans have efficiency grade (FEG) $\geq$ 67. The total efficiency of the fan at the design point of operation $\leq$ 15% of maximum total efficiency of the fan.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.13 [ME71] ²	Unenclosed spaces that are heated use only radiant heat.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.4.7 [ME113] ²	Fault detection and diagnostics installed with air-cooled unitary DX units having economizers.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.6.1 [ME59] ¹	Demand control ventilation provided for spaces >500 ft ² and >25 people/1000 ft ² occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow $>3,000$ cfm.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.6.2 [ME115] ³	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.7 [ME57] ¹	Exhaust air energy recovery on systems meeting Table C403.2.7(1) and C403.2.7(2).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.8 [ME116] ³	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.9 [ME60] ²	HVAC ducts and plenums insulated. Where ducts or plenums are installed in or under a slab, verification may need to occur during Foundation Inspection.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.9 [ME10] ²	Ducts and plenums sealed based on static pressure and location.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.2.9.1.3 [ME11] ³	Ductwork operating >3 in. water column requires air leakage testing.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.3 [ME62] ¹	Air economizers provided where required, meet the requirements for design capacity, control signal, ventilation controls, high-limit shut-off, integrated economizer control, and provide a means to relieve excess outside air during operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.3.2 [ME16] ¹	Economizer operation will not increase heating energy use during normal operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.4.4.6 [ME110] ³	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply. <i>See the Mechanical Systems list for values.</i>
C408.2.2.1 [ME53] ³	Air outlets and zone terminal devices have means for air balancing.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.5, C403.5.1, C403.5.2 [ME123] ³	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.5.1 and refrigeration compressor systems that comply with C403.5.2..	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15] ¹	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1 [EL18] ¹	Occupancy sensors installed in required spaces.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1, C405.2.2, 3 [EL23] ²	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.2.1 [EL22] ²	Automatic controls to shut off all building lighting installed in all buildings.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.3 [EL16] ²	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20] ¹	Primary sidelighted areas are equipped with required lighting controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21] ¹	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.4 [EL4] ¹	Separate lighting control devices for specific uses installed per approved lighting plans.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.4 [EL8] ¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.5 [EL25] ^{null}	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.3 [EL6] ¹	Exit signs do not exceed 5 watts per face.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] ¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is ≤ 3 in 12.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C303.1 [IN10] ²	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C303.2 [IN7] ¹	Above-grade wall insulation installed per manufacturer's instructions.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C303.2.1 [IN14] ²	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C402.2.1 [IN17] ³	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C104 [IN6] ¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN18] ³	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C402.3 [IN5] ³	High-albedo roofs satisfy one of the following: 3-year-aged solar reflectance ≥ 0.55 and thermal emittance ≥ 0.75 or 3-year-aged solar reflectance index ≥ 64.0 .	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C104 [IN2] ¹	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.5.1.1 [IN1] ¹	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17] ³	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C303.3, C408.2.5.3 [FI8] ³	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C402.5.3 [FI51] ³	Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening are located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms are sealed and insulated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement is not applicable.
C402.5.6 [FI37] ¹	Weatherseals installed on all loading dock cargo doors.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C402.5.8 [FI26] ³	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.2 [FI27] ³	HVAC systems and equipment capacity does not exceed calculated loads.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.1 [FI47] ³	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.1.2 [FI38] ³	Thermostatic controls have a 5 °F deadband.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.1.3 [FI20] ³	Temperature controls have setpoint overlap restrictions.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.4.2 [FI39] ³	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.2.1, C403.2.4.2.2 [FI40] ³	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

☐ 1 High Impact (Tier 1)
 ☒ 2 Medium Impact (Tier 2)
 ☐ 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C405.4.1 [FI18] ¹	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Interior Lighting fixture schedule for values.
C405.5.1 [FI19] ¹	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.2.1 [FI28] ¹	Commissioning plan developed by registered design professional or approved agency.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.3.1 [FI31] ¹	HVAC equipment has been tested to ensure proper operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.3.2 [FI10] ¹	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.3.3 [FI32] ¹	Economizers have been tested to ensure proper operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.4 [FI29] ¹	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.5.1 [FI7] ³	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.5.1 [FI16] ³	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.5.3 [FI43] ¹	An air and/or hydronic system balancing report is provided for HVAC systems.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.5.4 [FI30] ¹	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.3 [FI33] ¹	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------