CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 501 Byrne

Historic District / Landmark Woodland Heights HCAD # 0372880000016

Subdivision Woodland Heights Lot 16 Block 23

DESIGNATION TYPE

- ☐ Landmark
- ☐ Protected Landmark
- ☐ Archaeological Site
- ☐ Contributing
- ☐ Noncontributing
- ☐ Vacant

PROPOSED ACTION

- ☑ Alteration or Addition
- ☐ Restoration
- ☐ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Excavation

DOCUMENTS

☐ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Diego Gorena / Roxanne Gorena

Company

Mailing Address 501 Byrne
Houston, Tx 77009

Phone 713-870-1447

Email [redacted]

Signature

Date 12/4/2016

APPLICANT (if other than owner)

Name Diego Gorena / Roxanne Gorena

Company

Mailing Address 501 Byrne
Houston, Tx 77009

Phone 713-870-1447

Email [redacted]

Signature

Date 12/4/2016

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

Rev. 01.2016

CERTIFICATE OF APPROPRIATENESS
ALTERATION & ADDITION CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 501 Byrne Houston, Tx 77009

BUILDING TYPE

- [x] single-family residence
- [ ] multi-family residence
- [ ] commercial building
- [ ] mixed use building
- [ ] institutional building
- [x] garage
- [ ] carport
- [ ] accessory structure
- [ ] other

ALTERATION TYPE

- [x] addition
- [ ] foundation
- [ ] wall siding or cladding
- [ ] windows or doors
- [ ] porch or balcony
- [ ] roof
- [ ] awning or canopy
- [ ] commercial sign
- [ ] ramp or lift
- [ ] other

WRITTEN DESCRIPTION

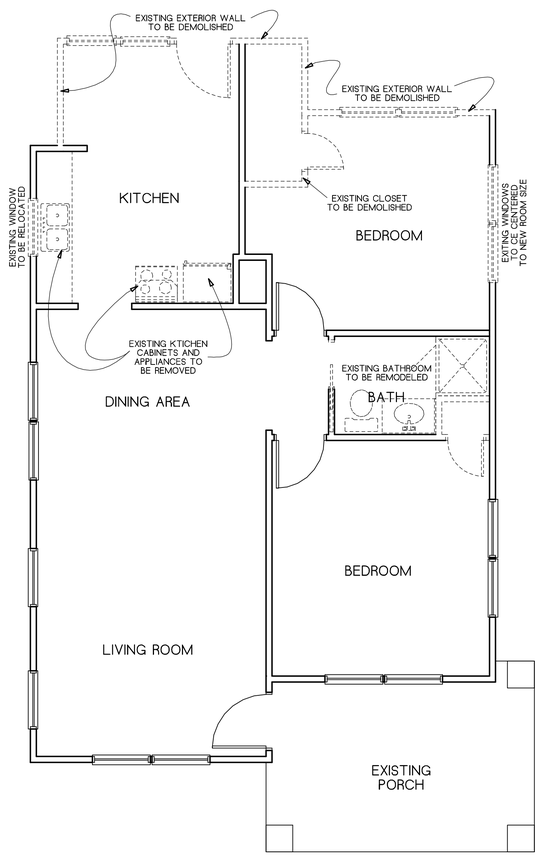
- [ ] property description, current conditions and any prior alterations or additions
- [ ] proposed work; plans to change any exterior features, and/or addition description
- [ ] current building material conditions and originality of any materials proposed to be repaired or replaced
- [x] proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

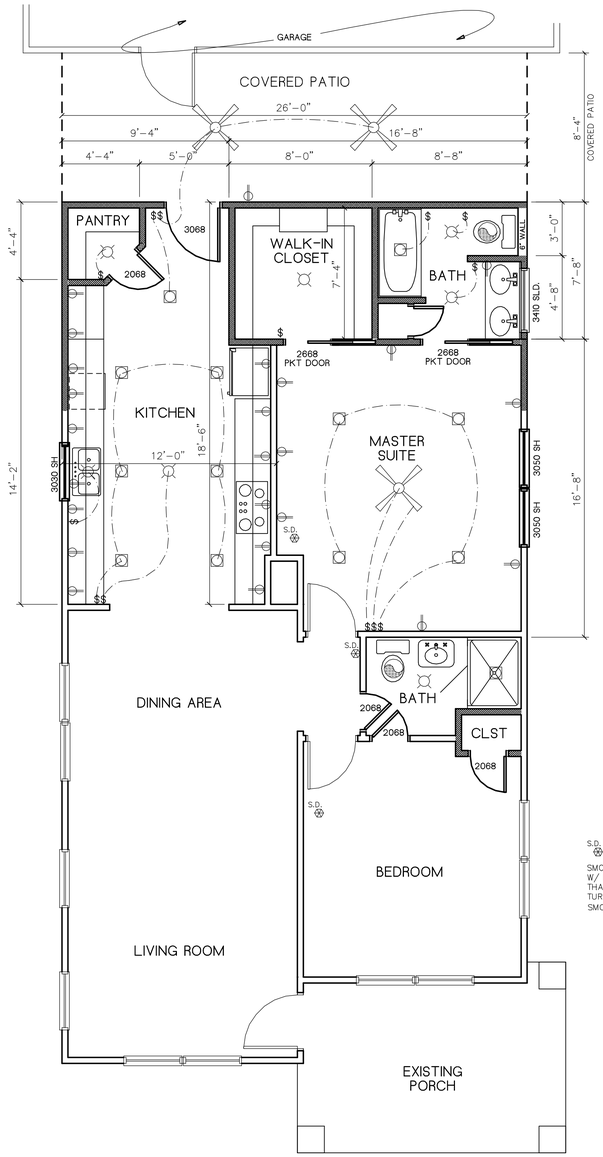
- [ ] elevations of all sides
- [ ] detail photos of exterior elements subject to proposed work
- [ ] historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- [ ] current site plan
- [ ] proposed site plan
- [x] current floor plans
- [x] proposed floor plans
- [ ] current window and door schedule
- [ ] proposed window and door schedule
- [ ] demolition plan
- [ ] current roof plan
- [ ] proposed roof plan
- [x] current elevations (all sides)
- [x] proposed elevations (all sides)
- [ ] massing/perspective



EXISTING LAYOUT



PROPOSED LAYOUT

S.D.
SMOKE DETECTORS SHALL BE HARDWIRED W/ BATTERY BACK-UP AND INTERCONNECTED THAT IF ONE TURNS ON, ALL SHOULD TURN ON ALSO.
SMOKE/CARBON MONOXIDE COMBO DETECTORS

PROPOSED 250 SQ.FT. ADDITION TO EXISTING 946 SQ.FT. RESIDENCE ON PIER AND BEAM.

EXISTING = 946
ADDING = 250

TOTAL LIVING AREA = 1,196 LIVING
NEW COVERED PATIO = 216 SQ.FT.

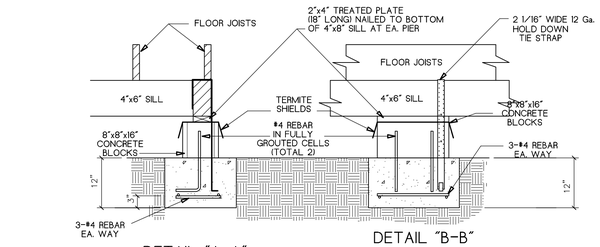
MARIO SANCHEZ DRAFTING SERVICES
OFFICE PHONE (281)209-1397
CELL PHONE (713)252-9972

NEW 2-STY GARAGE & HOUSE ADDITION
501 BYRNE STREET
HOUSTON, TEXAS 77009
ROXANNE & ADRIAN GORENA

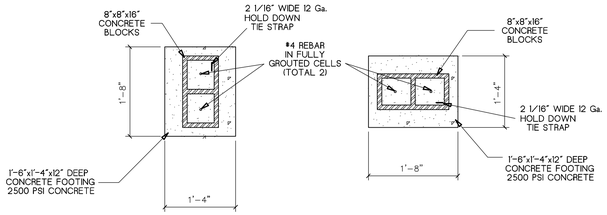
REVISION	DATE	DESCRIPTION

DATE:	07-18-16
JOB #	MS16-026
SCALE:	1/4" = 1'-0"
DRAWN BY:	
CHECKED BY:	
SHEET NO.	A-1

STRUCTURAL NOTE:
THIS STRUCTURE IS DESIGNED TO WITHSTAND 110 MPH WINDLOADS W/ 3 SECONDS GUST



DETAIL "A-A" DETAIL "B-B"



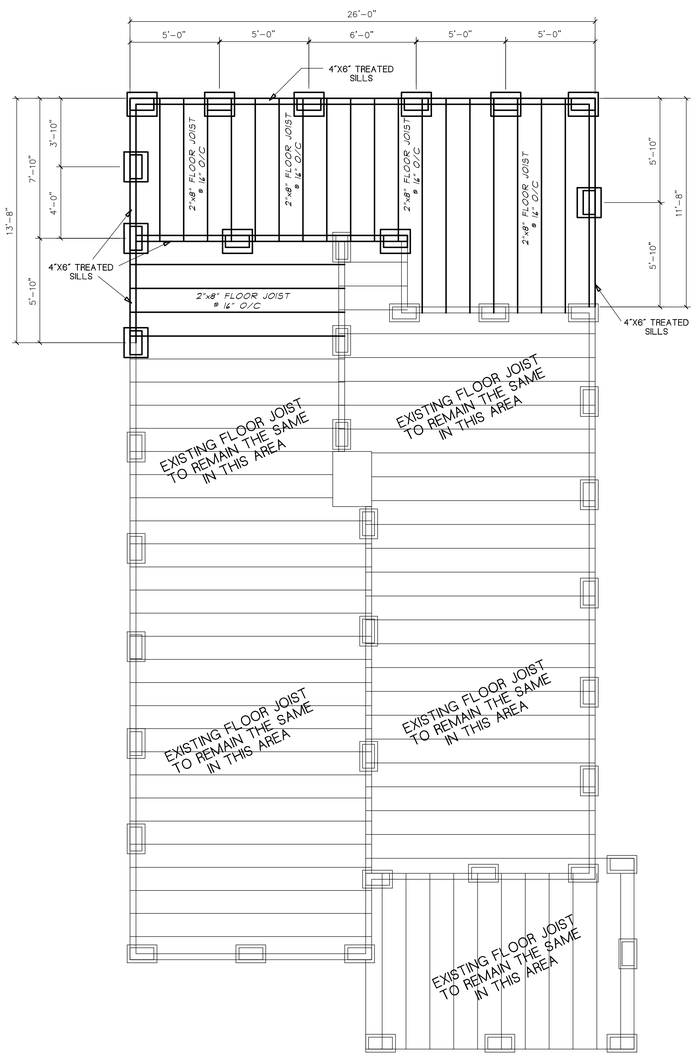
PLAN VIEW

GENERAL LUMBER NOTES

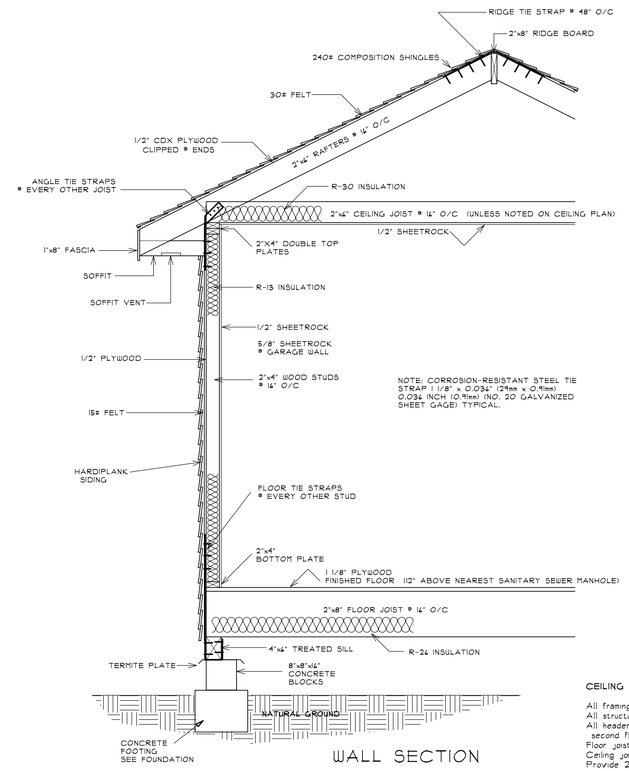
All framing materials shall be #2 SYP (KD 15) u.o.n.
All 4"X6" sills shall be pressured treated.
All lumber within 18" of ground shall be pressured treated.
All lumber in contact with concrete shall be pressured treated.
All lumber used in porches and decks shall be pressured treated.
Size and number of nails connecting wood members shall comply with FASTNER SCHEDULE FOR STRUCTURAL MEMBERS Table R602.3(1) International Residential Code 2001 2 or Equal.
Bend additional Hold-down strap over 4"X6" treated sill.

FRAMING NOTES

- All load bearing studs to be @ 16" o/c.
- Double floor joist under partitions parralleld to joist spans.
- Joist shall be supported laterally and at each support.
- Solid blocking shall not be less than 2" in thickness and must be the full depth of joist.
- All exterior walls and main cross-stud partitions shall be effectively braced at each end or as near thereto as possible, and at least every 25' of length.
- Purlin braces shall be 45 degrees or greater and shall not exceed 8' length without lateral support or stiffeners.
- Attic access are provided on plans to service mech. equipment and limited light storage but in no case shall be combined.
- Decked attic areas shall not exceed 500 sq.ft. Opening shall not be less than 30"x54", providing a 30" clear (min.) head-room above the access opening at disappearing stairs. Stairs shall support 350 lbs.
- Noncombustible, noncorrosive lintels and noncombustible support shall be provided over all openings where the veneer unit is not self-spanning. Minimum bearing dimensions of lintel to be 4 inches.
- Provide firestopping at all interconnections between concealed vertical & horizontal spaces such as occurs at soffits, drop ceilings, and cove ceilings. Firestopping shall consist of 2 inches nominal lumber, gypsum board or other approved materials securely fastened.
- Struts shall not be smaller than 2 inches by 4 inches nominal. The unbraced length of struts shall not exceed 8 feet. The minimum slope of struts shall not be placed less than 45 degrees from the horizontal.
- Combustible materials shall not be placed within 6" of fireplace opening. No combustible material with 12" shall project more than 1/8" per 1" clearance.



FOUNDATION PLAN



WALL SECTION

CEILING FRAMING NOTES

All framing materials shall be #2 SYP (KD 15) u.o.n.
All structural beams and headers shall #2 SYP (KD 15) u.o.n.
All headers on the first floor shall be 2-2"x12". Headers on the second floor if deemed neccessary please refer to schedule.
Floor joist are based upon 40 psf live load and 10 psf dead load.
Ceiling joists are based upon 20 psf live load and 10 psf dead load.
Provide 2-2"x4" vertical support (min.) under each end of all structural beams and headers longer than 5'-0".
Size and number of nails connecting wood members shall comply with FASTNER SCHEDULE FOR STRUCTURAL MEMBERS Table R602.3(1) International Residential Code 2012 or Equal.

MARIO SANCHEZ
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HOUSTON, TEXAS 77092
PHONE: (713)400-0005
FAX (713)956-2555

STRUCTURAL NOTE:
THIS STRUCTURE IS DESIGNED TO WITHSTAND 110 MPH WIND W/ 3-SEC. GUST AS PER APPENDIX "L" FOR CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION

TBPE FIRM 4266

NEW 2-STY GARAGE & HOUSE ADDITION
501 BYRNE STREET
HOUSTON, TEXAS 77009
ROXANNE & ADRIAN GORENA

REVISION	DATE	DESCRIPTION

DATE:	07-18-16
JOB #	MS16-026
SCALE:	1/4" = 1'-0"
DRAWN BY:	
CHECKED BY:	
SHEET NO.	S-2

STRUCTURAL NOTE:
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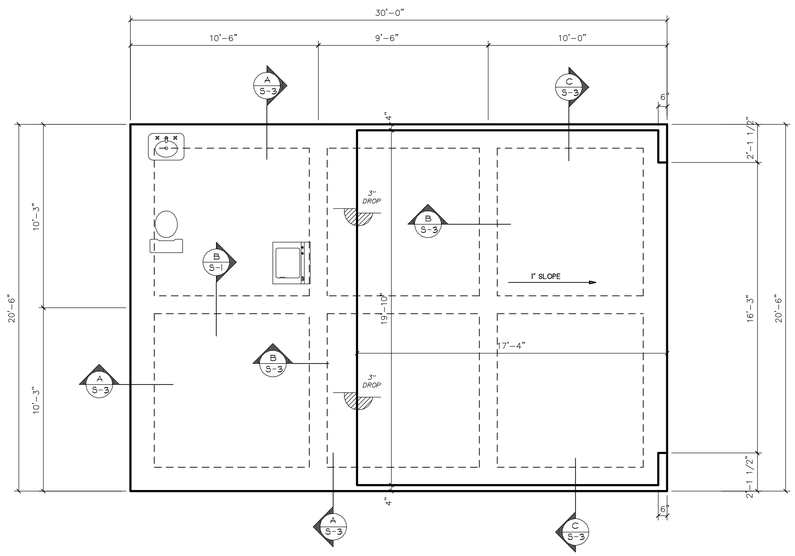
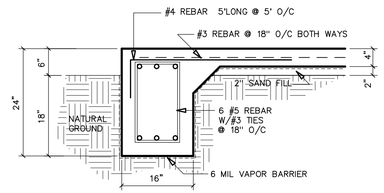
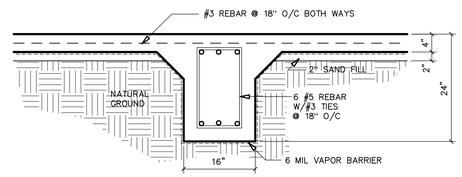


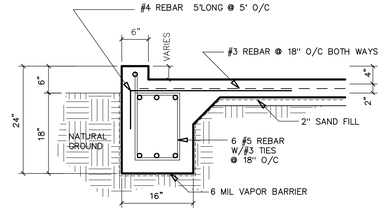
FOUNDATION LAYOUT



SECTION "A"



SECTION "B"



SECTION "C

GENERAL CONCRETE NOTES

1. ALL CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM, GRADE 60. NO. 3 BARS MAY CONFORM TO ASTM A615, GRADE 40.

2. CONCRETE SHALL BE REGULAR WEIGHT, SAND AND GRAVEL AGGREGATE. WITH TYPE 1 PORTLAND CEMENT. 5 SACK MIX, DESIGNATED MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 PSI IN 28 DAYS.

3. ALL MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH THE RECOMENDATIONS OF THE AMERICAN CONRETE INSTITUTE.

4. CONCRETE COVERING PROTECTION OF THE REINFORCEMENT BARS SHALL BE:

DRILLED FOOTINGS IF REQ'D – – 3" SIDE AND BOTTOM
SLAB ON GRADE – – – – – – 1" FROM TOP
GRADE BEAM – – – 1 1/2" TOP, 3" BOTTOM, 2" SIDES

5. DETAILING AND PLACING OF CONRCETE REINFORCEMENT BAR AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315 LATEST EDITION.

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CHECKED BY:	
SHEET NO.	GS-3

FRAMING NOTES

- All load bearing studs to be @ 16" o/c.
- Double floor joist under partitions parralleld to joist spans.
- Joist shall be supported laterally and at each support.
- Solid blocking shall not be less than 2" in thickness and must be the full depth of joist.
- All exterior walls and main cross-stud partitions shall be effectively braced at each end or as near thereto as possible, and at least every 25' of length.
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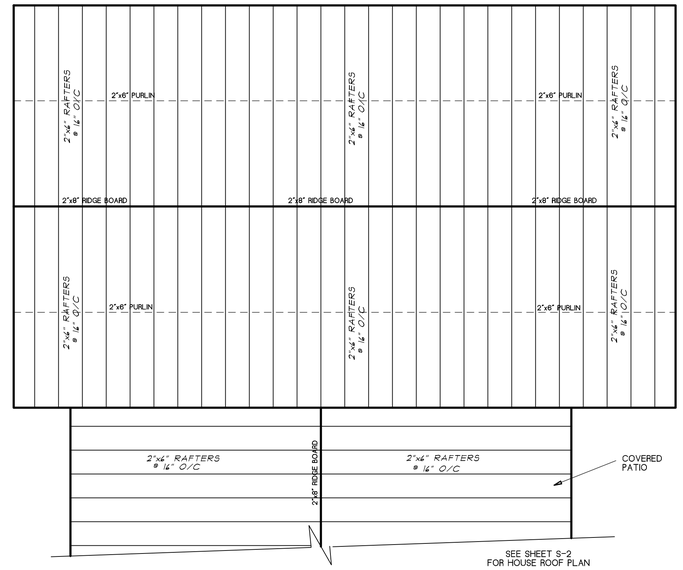
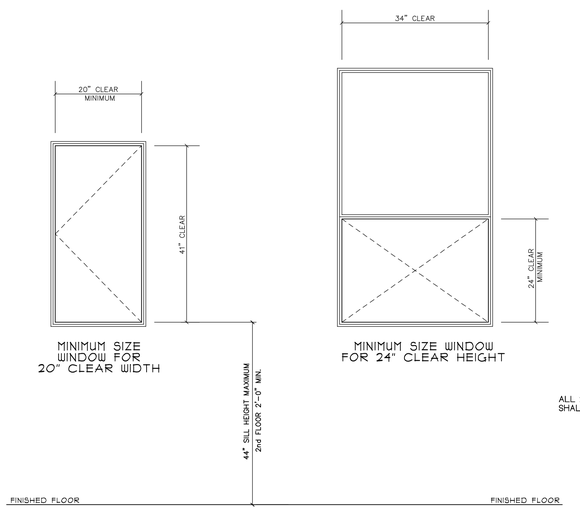
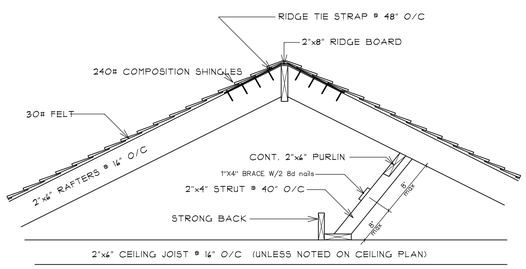


ROOF FRAMING LAYOUT

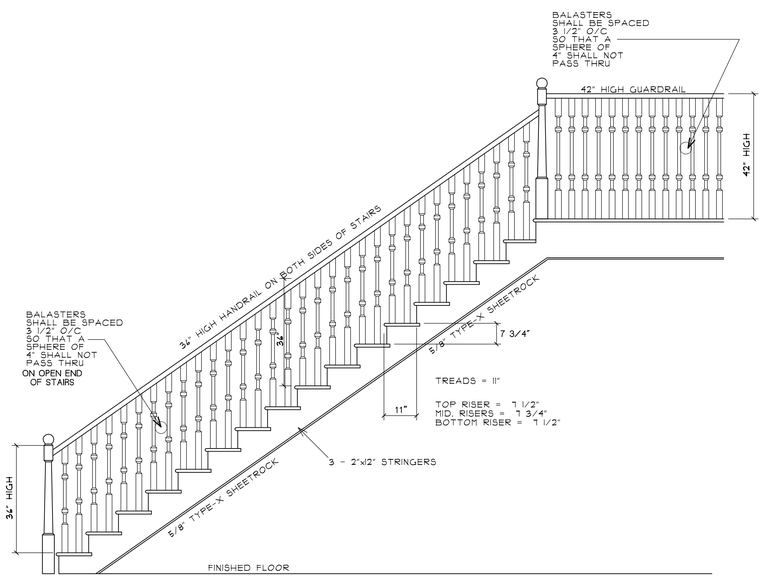


ALL 2nd FLOOR WINDOW SILLS SHALL BE 2'-0" A.F.F. (MIN)

WINDOW EGRESS DETAIL



PURLIN DETAIL



TYPICAL STAIR DETAIL

CEILING FRAMING NOTES

All framing materials shall be #2 SYP (KD 15) u.o.n.
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Floor joist are based upon 40 psf live load and 10 psf dead load.
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Provide 2-2"x4" vertical support (min.) under each end of all structural beams and headers longer than 5'-0".
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STRUCTURAL NOTE:
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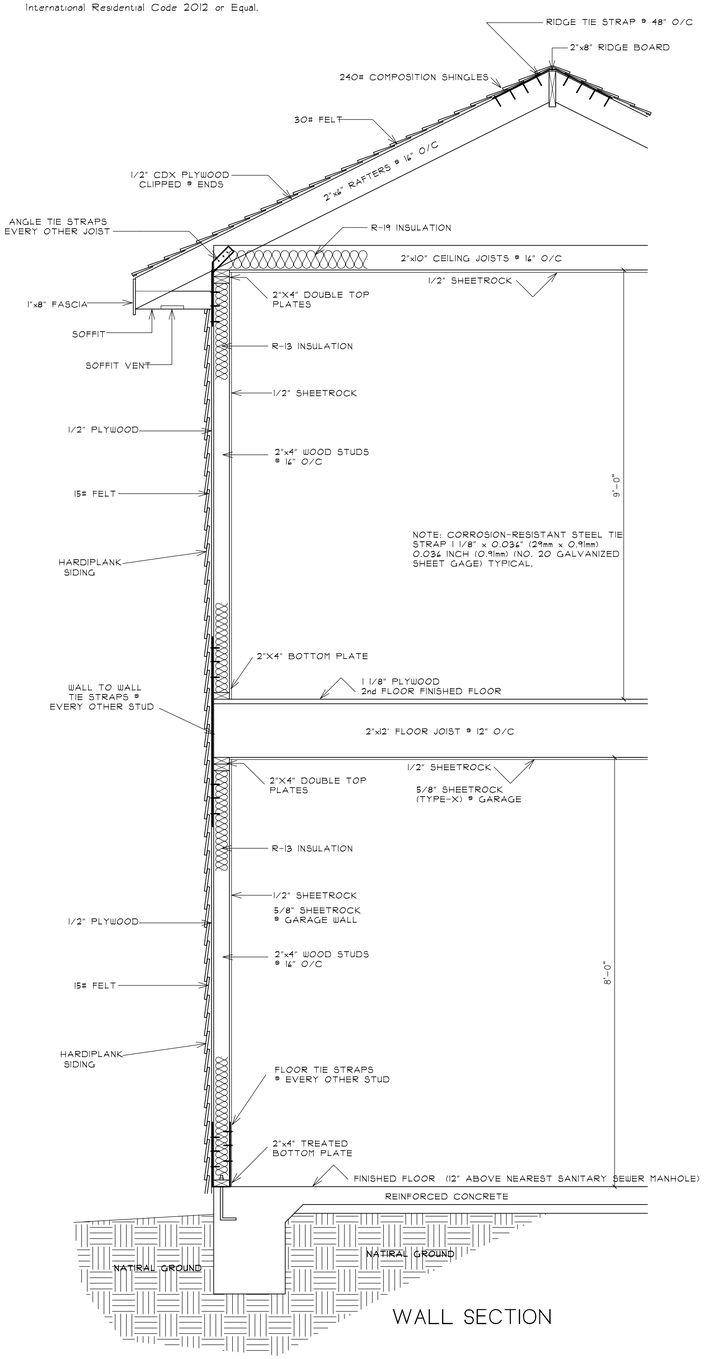

WALL SECTION

MARIO SANCHEZ DRAFTING SERVICES
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TBPE FIRM 4266

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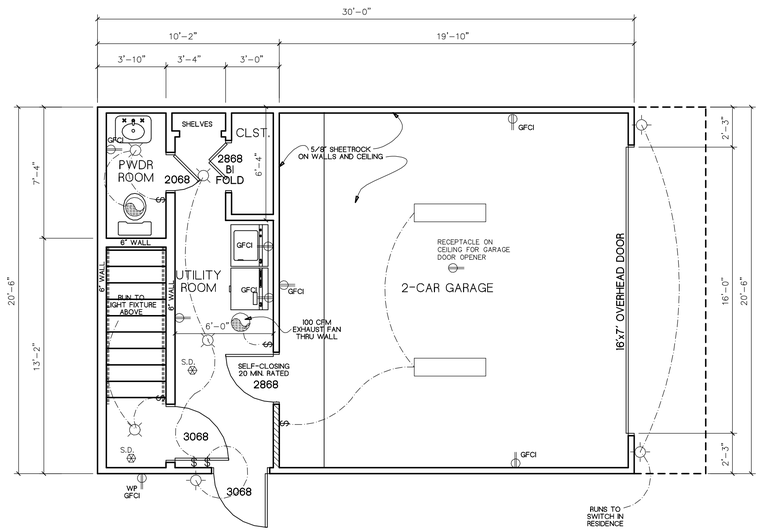
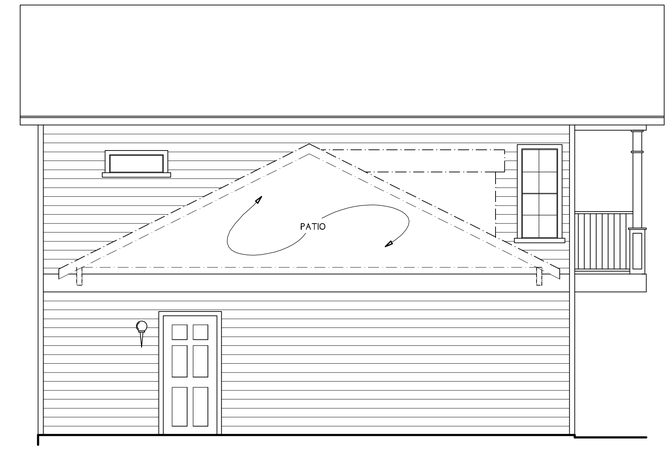
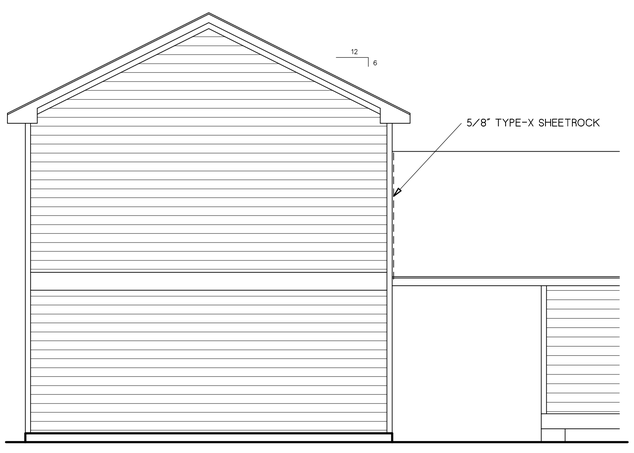
FRONT ELEVATION



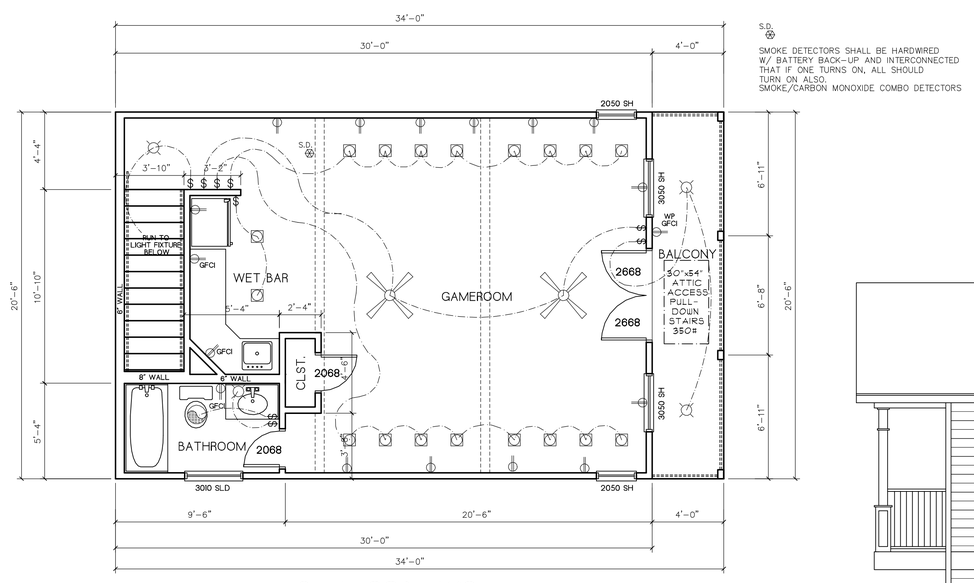
1st FLOOR LAYOUT



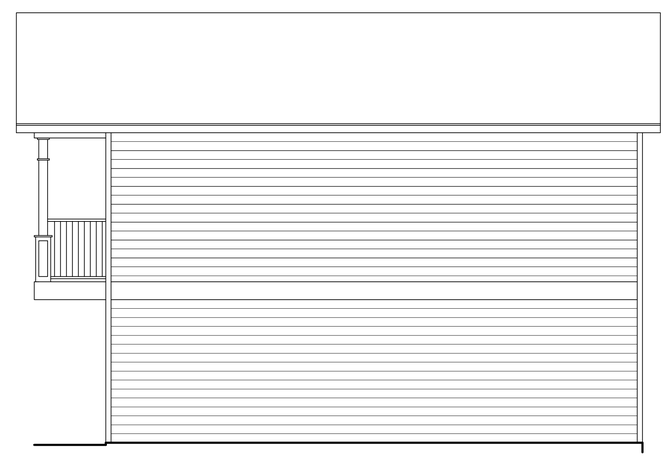
LEFT SIDE ELEVATION



REAR ELEVATION



2nd FLOOR LAYOUT



RIGHT SIDE ELEVATION

PROPOSED 2 STY GARAGE WITH GAMEROOM ABOVE.
1st FLOOR = 615 SQ.FT.
2nd FLOOR = 615 SQ.FT.
BALCONY = 104 SQ.FT.

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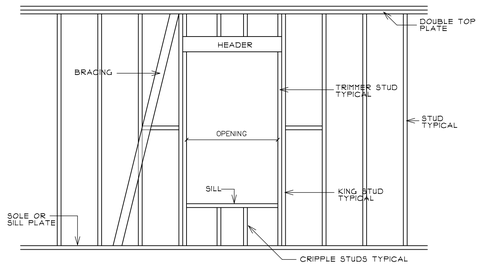
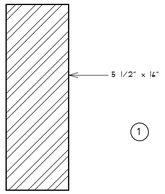
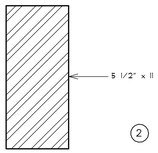


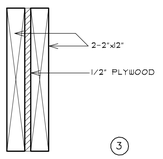
WINDOW FRAMING DETAIL



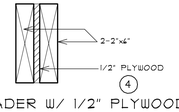
ANTHONY POWER BEAM DETAIL



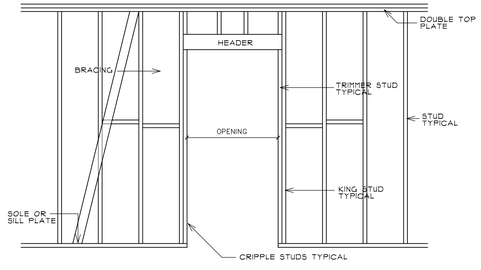
ANTHONY POWER BEAM DETAIL



2-2"x12" BEAM W/ 1/2" PLYWOOD



2-2"x6" HEADER W/ 1/2" PLYWOOD



DOOR FRAMING DETAIL

CEILING FRAMING NOTES

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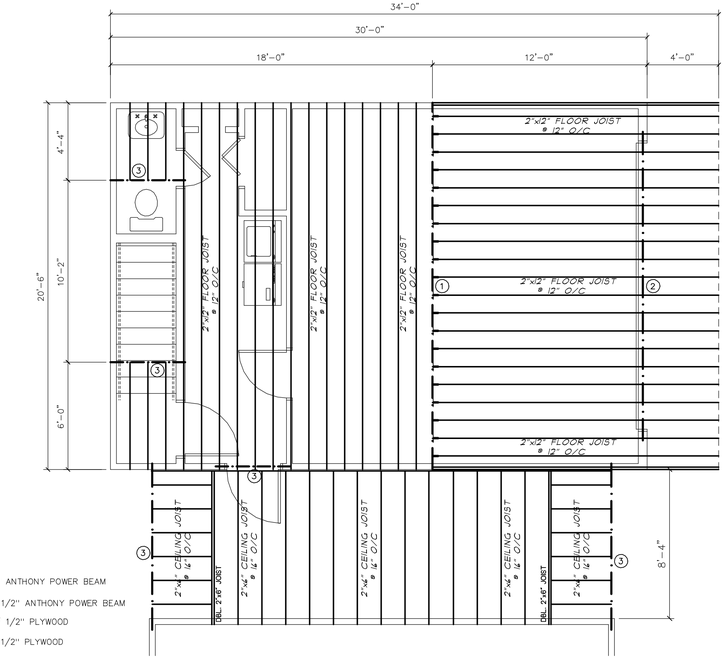
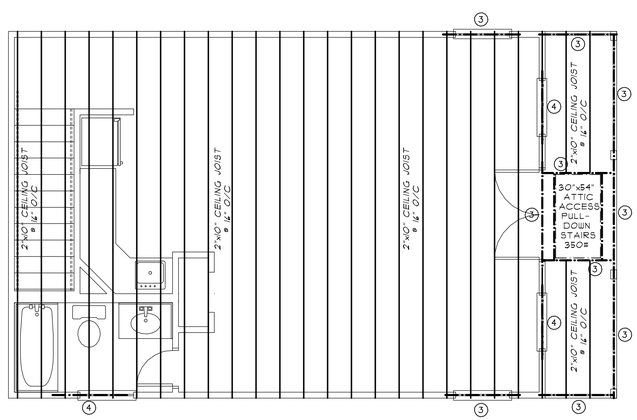
All structural beams and headers shall #2 SYP (KD 15) u.o.n.
All headers on the first floor shall be 2-2"x12". Headers on the second floor if deemed neccessary please refer to schedule.
Floor joist are based upon 40 psf live load and 10 psf dead load.
Ceiling joists are based upon 20 psf live load and 10 psf dead load.
Provide 2-2"x4" vertical support (min.) under each end of all structural beams and headers longer than 5'-0".
Size and number of nails connecting wood members shall comply with FASTNER SCHEDULE FOR STRUCTURAL MEMBERS Table R602.3(1) International Residential Code 2001 or Equal.

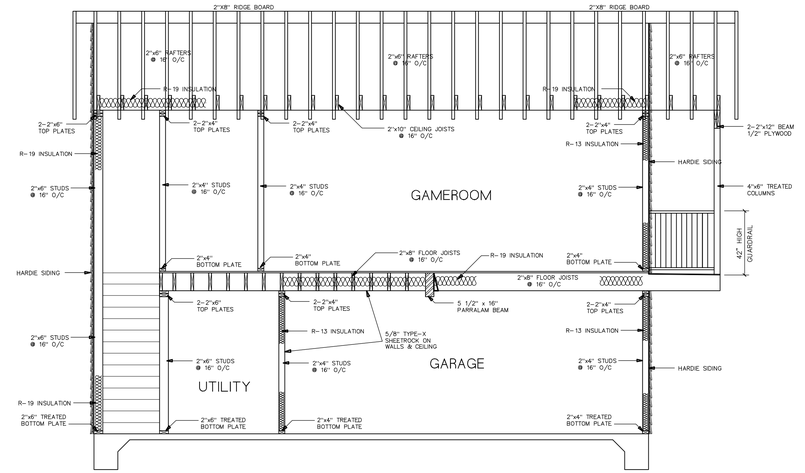


1 5 1/2" x 16" ANTHONY POWER BEAM
2 5 1/2" x 11 1/2" ANTHONY POWER BEAM
3 2-2"x12" W/ 1/2" PLYWOOD
4 2-2"x6" W/ 1/2" PLYWOOD

2nd FLOOR FRAMING LAYOUT



CEILING FRAMING LAYOUT



GARAGE SECTION "A"

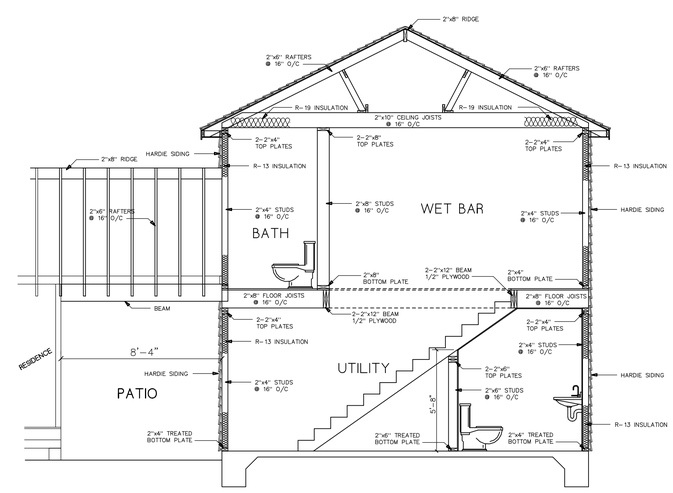
HANDRAIL & GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 LBS PER LINEAR FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER LOADS THROUGH THE SUPPORTS TO THE STRUCTURE.

CONCENTRATED LOAD
HANDRAIL & GUARDS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, & HAVE ATTACHMENT DEVICES & SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.

FRAMING NOTES

- All load bearing studs to be @ 16" o/c.
- Double floor joist under partitions parralleld to joist spans.
- Joist shall be supported laterally and at each support.
- Solid blocking shall not be less than 2" in thickness and must be the full depth of joist.
- All exterior walls and main cross-stud partitions shall be effectively braced at each end or as near thereto as possible, and at least every 25' of length.
- Purlin braces shall be 45 degrees or greater and shall not exceed 8' length without lateral support or stiffeners.
- Attic access are provided on plans to service mech. equipment and limited light storage but in no case shall be combined.
- Decked attic areas shall not exceed 500 sq.ft. Opening shall not be less than 30"x54", providing a 30" clear (min.) head-room above the access opening at disappearing stairs. Stairs shall support 350 lbs.
- Noncombustible, noncorrosive lintels and noncombustible support shall be provided over all openings where the veneer unit is not self-spanning. Minimum bearing dimensions of lintel to be 4 inches.
- Provide firestopping at all interconnections between concealed vertical & horizontal spaces such as occurs at soffits, drop ceilings, and cove ceilings. Firestopping shall consist of 2 inches nominal lumber, gypsum board or other approved materials securely fastened.
- Struts shall not be smaller than 2 inches by 4 inches members. The unbraced length of struts shall not exceed 8 feet. The minimum slope of struts shall not be placed less than 45 degrees from the horizontal.
- Combustible materials shall not be placed within 6" of fireplace opening. No combustible material with 12" shall project more than 1/8" per 1" clearance.

STRUCTURAL NOTE:
THIS STRUCTURE IS DESIGNED TO WITHSTAND 110 MPH WINDLOADS W/ 3 SECONDS GUST



GARAGE SECTION "B"

MARIO SANCHEZ
DRAFTING SERVICES
OFFICE PHONE (281)209-1397
CELL PHONE (713)252-9972

VATANI CONSULTING ENGINEERS
5200 MITCHELLDALE ST. SUITE F-27
HOUSTON, TEXAS 77092
PHONE:(713)400-0005
FAX: (713)956-2555

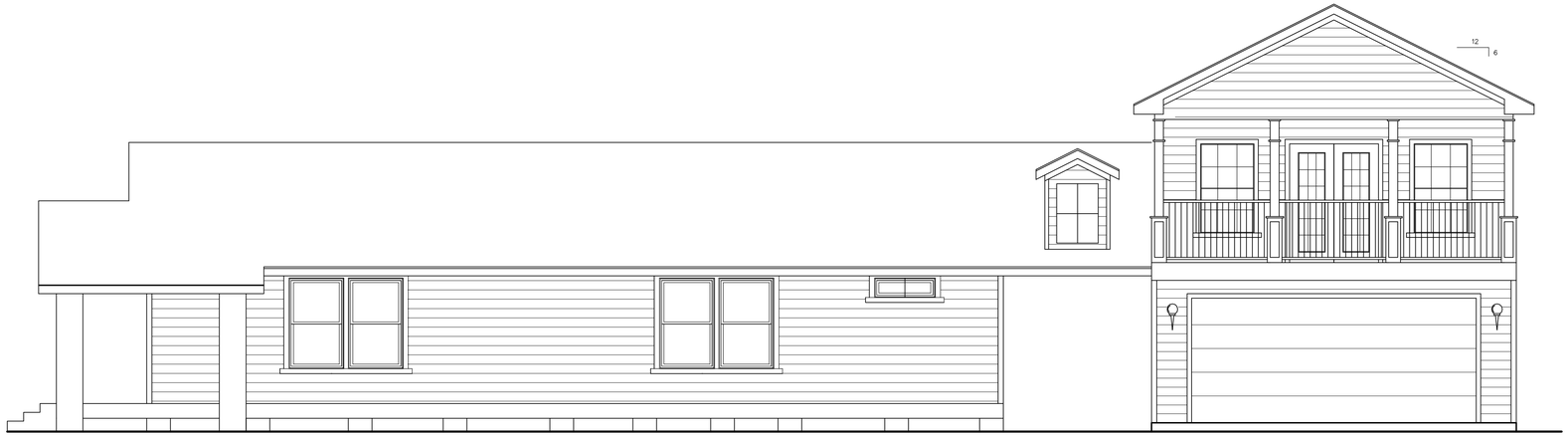
STRUCTURAL NOTE:
THIS STRUCTURE IS DESIGNED TO WITHSTAND 110 MPH WIND W/ 3-SEC. GUST AS PER APPENDIX "L" FOR CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION

TBPE FIRM 4266

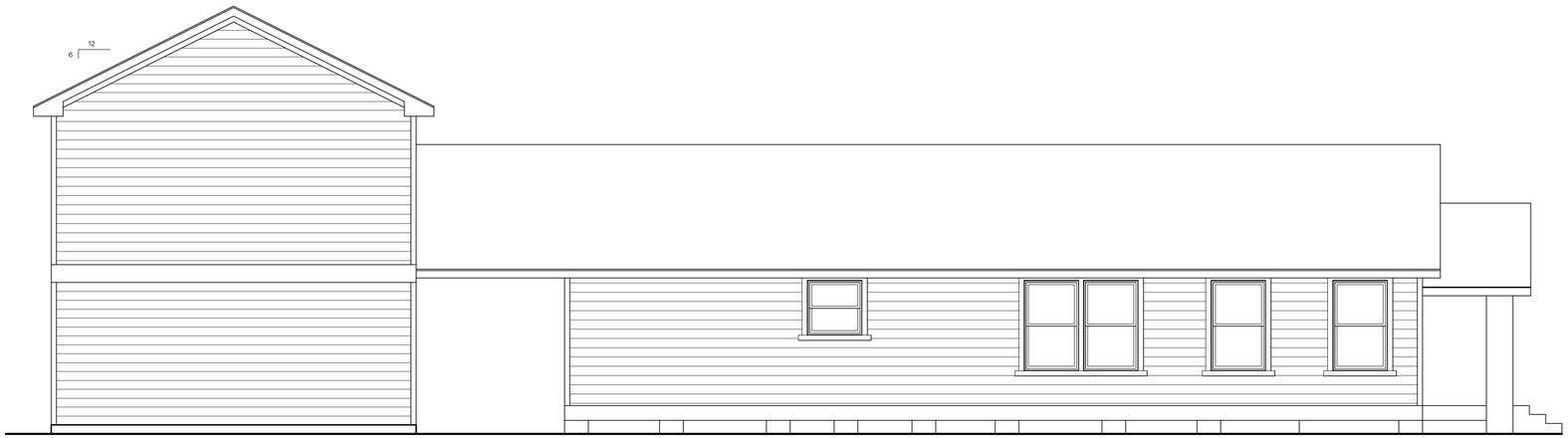
NEW 2-STY GARAGE & HOUSE ADDITION
501 BYRNE STREET
HOUSTON, TEXAS 77009
ROXANNE & ADRIAN GORENA

REVISION	DATE	DESCRIPTION

DATE:	07-18-16
JOB #	MS16-026
SCALE:	1/4" = 1'-0"
DRAWN BY:	
CHECKED BY:	
SHEET NO.	GS-1



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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DRAFTING SERVICES
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CELL PHONE (713)252-9972

NEW 2-STY GARAGE & HOUSE ADDITION
501 BYRNE STREET
HOUSTON, TEXAS 77009
ROXANNE & ADRIAN GORENA

REVISION	DATE	DESCRIPTION

DATE:	07-18-16
JOB #	MS16-026
SCALE:	1/4" = 1'-0"
DRAWN BY:	
CHECKED BY:	
SHEET NO.	A-2

STRUCTURAL NOTE:
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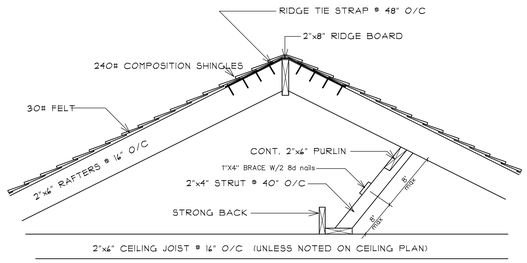
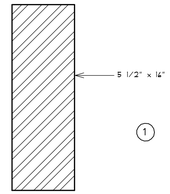
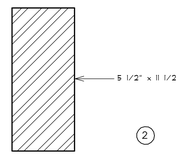


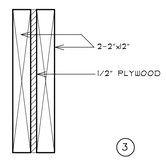
PURLIN DETAIL



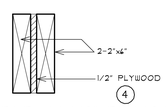
ANTHONY POWER BEAM DETAIL



ANTHONY POWER BEAM DETAIL



2-2"x12" BEAM W/ 1/2" PLYWOOD



2-2"x6" HEADER W/ 1/2" PLYWOOD

1. 5 1/2" x 16" ANTHONY POWER BEAM
2. 5 1/2" x 11 1/2" ANTHONY POWER BEAM
3. 2-2"x12" W/ 1/2" PLYWOOD
4. 2-2"x6" W/ 1/2" PLYWOOD
5. EXISTING HEADER / BEAM

FRAMING NOTES

- All load bearing studs to be @ 16" o/c.
- Double floor joist under partitions parralleld to joist spans.
- Joist shall be supported laterally and at each support.
- Solid blocking shall not be less than 2" in thickness and must be the full depth of joist.
- All exterior walls and main cross-stud partitions shall be effectively braced at each end or as near thereto as possible, and at least every 25' of length.
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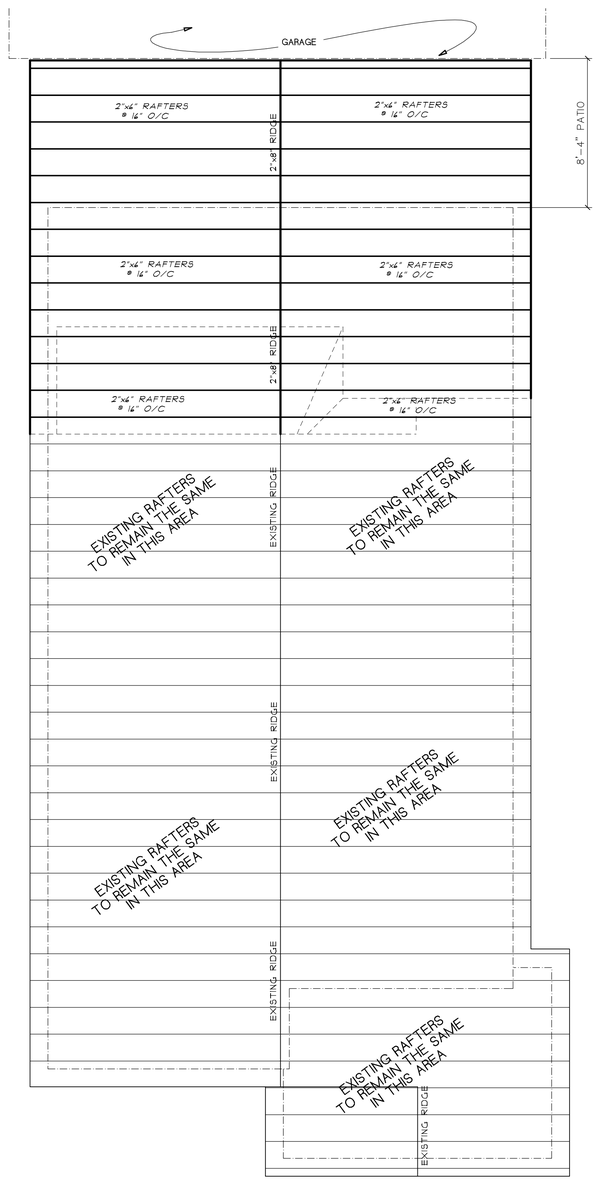
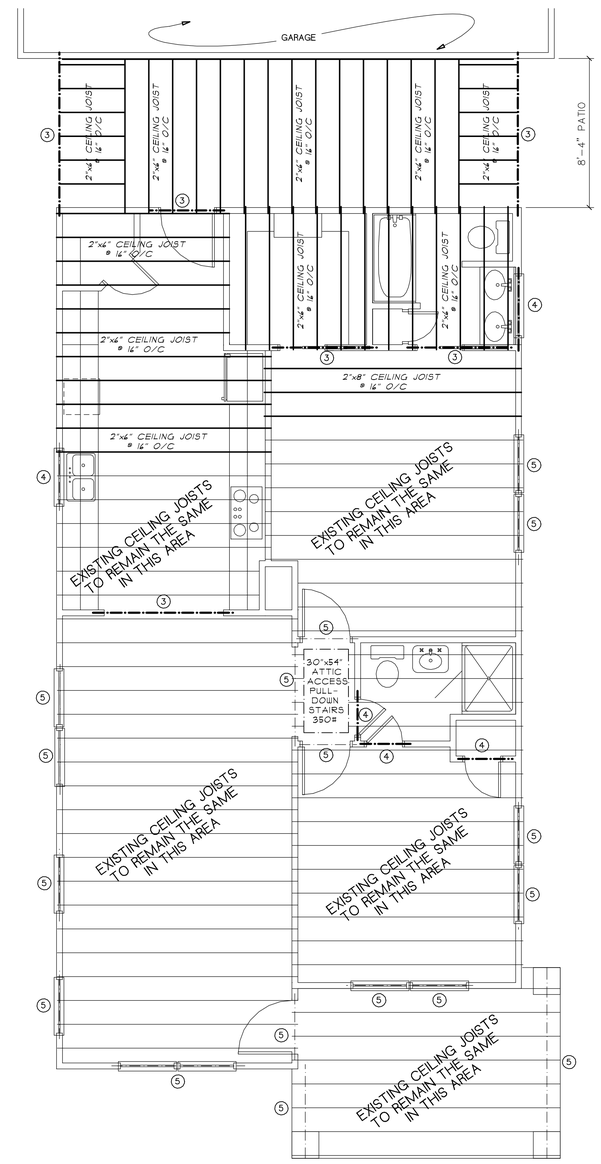
- Combustible materials shall not be placed within 6" of fireplace opening. No combustible material with 12" shall project more than 1/8" per 1" clearance.

CEILING FRAMING NOTES

All framing materials shall be #2 SYP (KD 15) u.o.n.
All structural beams and headers shall #2 SYP (KD 15) u.o.n.
All headers on the first floor shall be 2-2"x12". Headers on the second floor if deemed neccessary please refer to schedule.
Floor joist are based upon 40 psf live load and 10 psf dead load.
Ceiling joists are based upon 20 psf live load and 10 psf dead load.
Provide 2-2"x4" vertical support (min.) under each end of all structural beams and headers longer than 5'-0".
Size and number of nails connecting wood members shall comply with FASTNER SCHEDULE FOR STRUCTURAL MEMBERS Table R602.3(1) International Residential Code 2012 or Equal.



ROOF FRAMING PLAN



CEILING FRAMING PLAN

MARIO SANCHEZ
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TBPE FIRM 4266

NEW 2-STY GARAGE & HOUSE ADDITION
501 BYRNE STREET
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ROXANNE & ADRIAN GORENA

REVISION	DATE	DESCRIPTION

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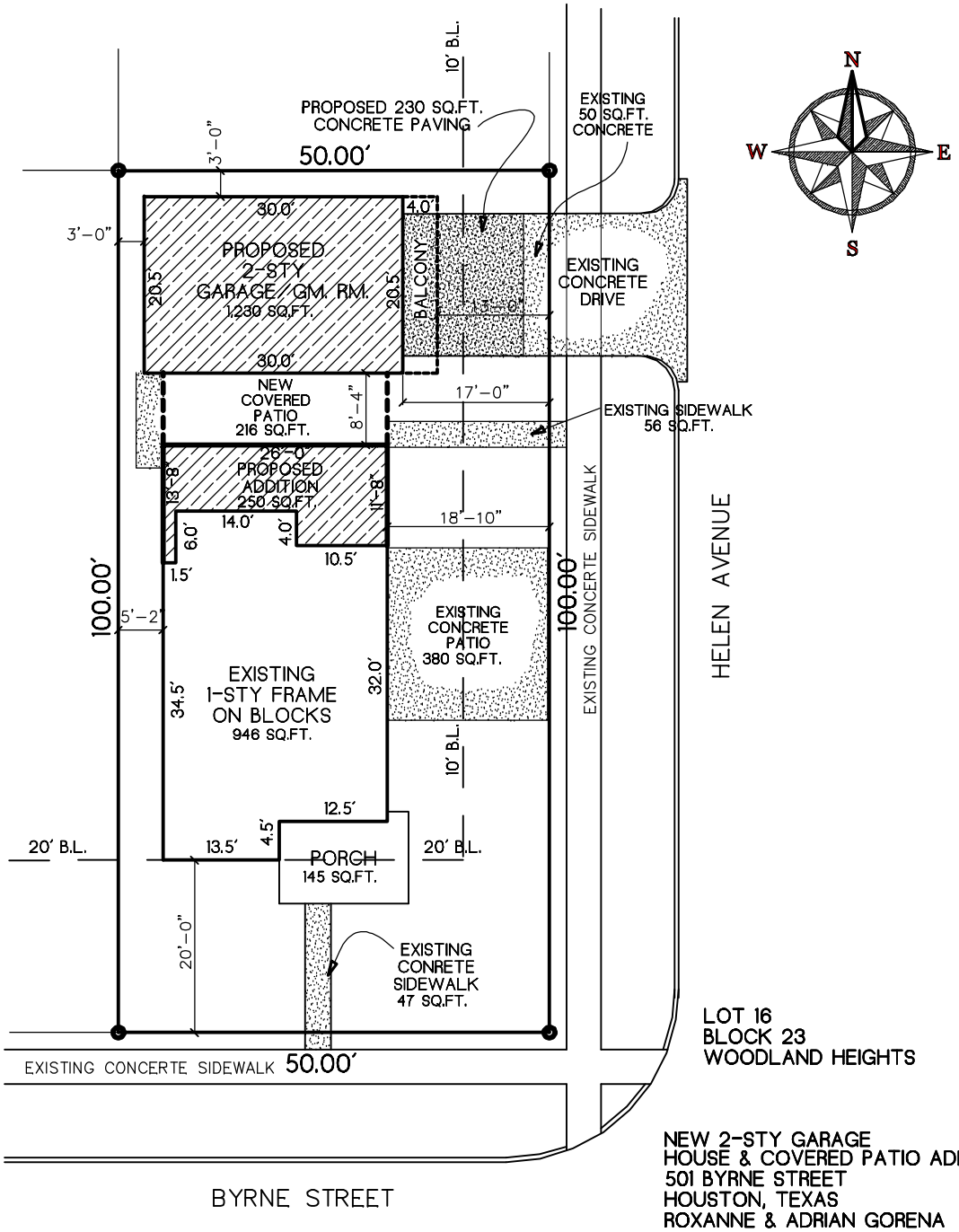
SHEET NO.	S-1



LOT 16
BLOCK 23
WOODLAND HEIGHTS

NEW 2-STY GARAGE
HOUSE & COVERED PATIO ADDITION
501 BYRNE STREET
HOUSTON, TEXAS
ROXANNE & ADRIAN GORENA

SITE PLAN

1" = 20'-0"