CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 504 E 12th St.

Historic District / Landmark Houston Heights HCAD # 0201920000023

Subdivision Lot TRS 23&24A Block 196

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 Ryan Gonzales and Lori Rollo

Company n/a

Mailing Address 504 E 12th St
Houston TX 77008

Phone 713-828-3225 or 713-882-7566

Email [redacted]

Signature Ryan Gonzales

Date 21-April-2016

APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

Signature

Date

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:* ___/___/___

CERTIFICATE OF APPROPRIATENESS
APPLICATION INSTRUCTIONS

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms.
www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office	832.393.6556	historicpreservation@houstontx.gov

SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2016 Meeting Dates (Thursdays unless noted otherwise)	**COA Application Deadlines**	**Demolition / Relocation Posted Sign Deadlines**
January 28	January 6	January 18
February 25	February 3	February 15
March 24	March 2	March 14
April 21	March 30	April 11
May 19	April 27	May 9
June 16	May 25	June 6
July 28	July 6	July 18
August 25	August 3	August 15
September 22	August 31	September 12
October 20	September 28	October 10
November 17	October 26	November 7
December 14 (Wednesday)	November 22	December 4

CERTIFICATE OF APPROPRIATENESS
APPLICATION INSTRUCTIONS

PLANNING & DEVELOPMENT DEPARTMENT

DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials and parts of the exterior wall assembly such as walls studs, interior shiplap and the foundation

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

CERTIFICATE OF APPROPRIATENESS
ALTERATION & ADDITON 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: 504 E 12th St. Houston TX 77008

BUILDING TYPE

- [x] single-family residence
- [ ] multi-family residence
- [ ] commercial building
- [ ] mixed use building
- [ ] institutional building
- [ ] 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

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

PHOTOGRAPHS label photos with description and location

- [x] elevations of all sides
- [x] 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

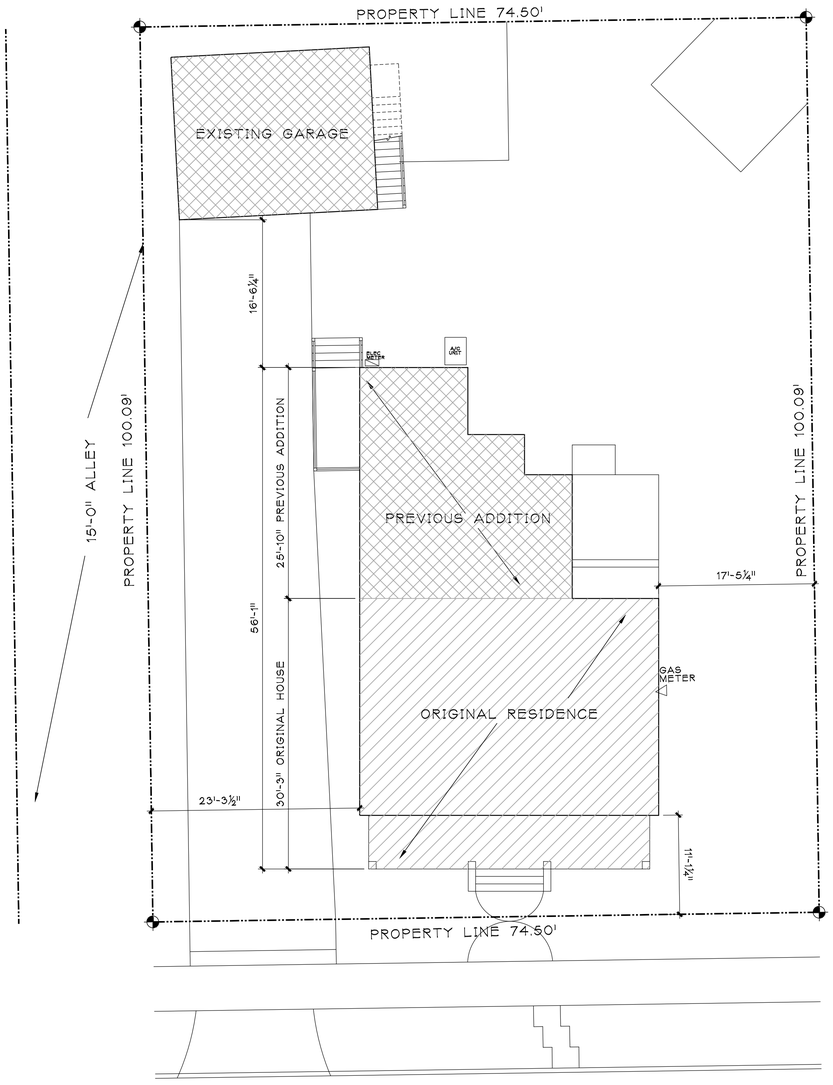
- [x] current site plan
- [x] proposed site plan
- [x] current floor plans
- [x] proposed floor plans
- [ ] current window and door schedule
- [ ] proposed window and door schedule
- [ ] demolition plan
- [x] current roof plan
- [x] proposed roof plan
- [x] current elevations (all sides)
- [x] proposed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

LOT: THE EAST 74.5' OF LOT 23 AND 24
BLOCK: 196
HOUSTON HEIGHTS SUBDIVISION

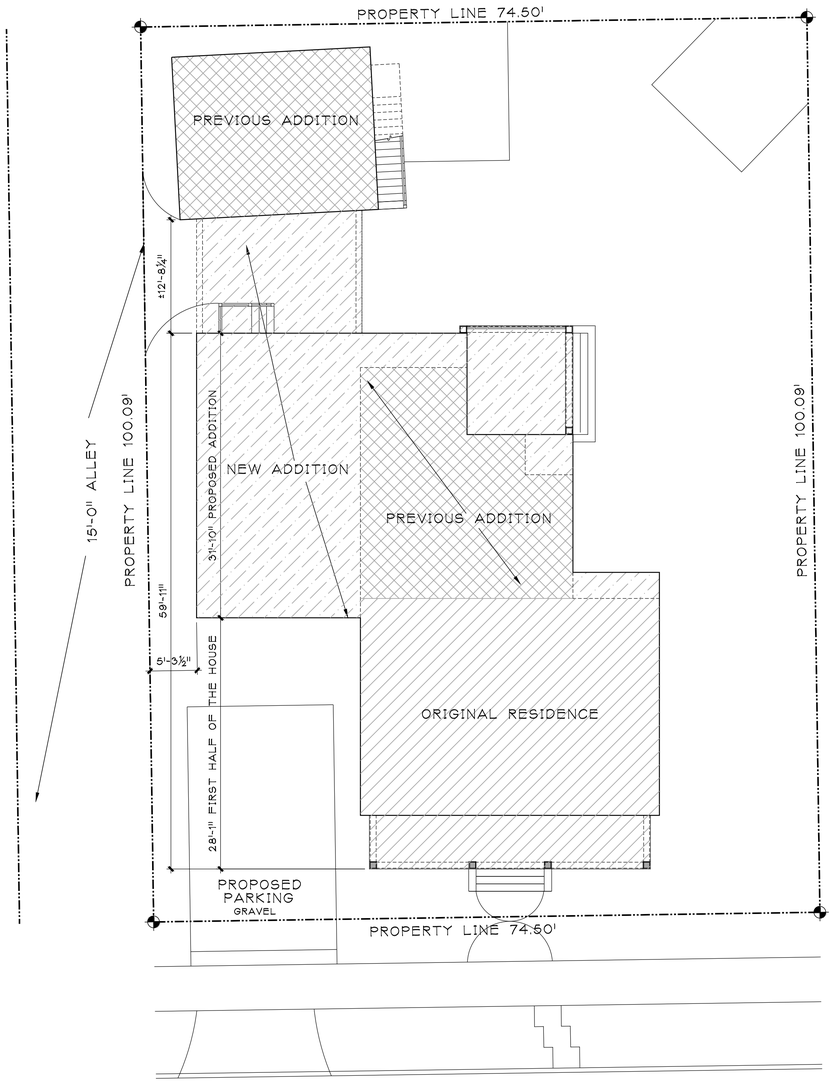
LEGEND

- ORIGINAL HOUSE
- PREVIOUS ADDITION
- PROPOSED ADDITION

NORTH



504 EAST 12TH STREET



504 EAST 12TH STREET

9325 Lugary Dr
Houston, Texas 77074
Phone: (713)269-0220
Email:
[redacted]

DATE
04-25-2016

PROJECT TITLE
A new building for:
Ryan Gonzales
Lori Rollo

PROJECT ADDRESS
504 East 12TH Street
Houston, TX 77008

AREA TABULATION

	EXISTING	NEW
LIVING AREA	1,311 S.F.	2,012 S.F.
FRONT PORCH	188 S.F.	188 S.F.
BACK PORCH		145 S.F.
PORTE COCHERE		245 S.F.
TOTAL NEW COVERED AREA		2,590 S.F.

SHEET TITLE
EXISTING AND PROPOSED SITE PLAN

SCALE
1/8" = 1'-0"

DATE
April 25, 2016

SHEET NUMBER
A0.10

PLOT TIME: Mon, 25 Apr 2016 - 1:29pm
C:\Users\Cecilia\SyncFolder\cecilia\Gonzalez\cd's\A010.DWG

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PROPOSED RESIDENCE AT

504 EAST 12TH STREET

FOR

RYAN GONZALES

LORI ROLLO

9325 Lugary Dr
Houston, Texas 77074
Phone: (713)269-0220
Email: [redacted]

DATE
04-25-2016

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SHEET TITLE

COVERSHEET

SCALE
NONE

DATE
April 25, 2016

SHEET NUMBER

PLOT TIME: Mon, 25 Apr 2016 - 1:22pm
C:\Users\Cecilia\SyncFolder\cecilia\Gonzalez\cd's\COVERSHEET.dwg

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ABBREVIATIONS

NOTE: Clarify with Architect all abbreviations not listed.

AB.	ANCHOR BOLT
ABV.	ABOVE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCH OR ARCHED
A/V	AUDIO/VISUAL
APPL.	APPLIANCE
BALC.	BALCONY
B.I.	BUILT-IN
BI	BIDET
BD.	BOARD
B.F.E.	BASE FLOOD ELEVATION
BLDG.	BUILDING
BLDR.	BUILDER (GENERAL CONTRACTOR)
BLK	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
B.W.	BOTH WAYS
C.J.	CONTROL JOINT
CAB.	CABINET
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
COMP.	COMPUTER
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CPT	CARPET
CT	COOKTOP
D.	DRYER
DBL.	DOUBLE
DEG.	DEGREE
DET./DTL.	DETAIL
D.H.	DOUBLE HUNG
DIAG.	DIAGONAL
DIA. ø	DIAMETER
DISP.	DISPOSAL
DISAP.	DISAPPEARING
DN.	DOWN
DO	DOUBLE OVEN
DR.	DOOR
DRS.	DOORS
DRWR.	DRAWER
D.S.	DISAPPEARING STAIR
DW	DISHWASHER
DWG.	DRAWING
DSS	DIGITAL SATELLITE SYSTEM
DR. BM.	DROP BEAM
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FURR DOWN
FDN.	FOUNDATION
F.F.	FINISH FLOOR
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FL. PLT.	FLITCH PLATE
FL. BM.	FLUSH BEAM
FLR. DR.	FLOOR DRAIN
FND.	FOUNDATION
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.P.	FIREPLACE
FR.	FRENCH
FRZR.	FREEZER
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GAR.	GARAGE
G.B.O.	GYPSUM BOARD OPENING
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H/C	HANDICAPPED
HDWD.	HARDWOOD
HDWE.	HARDWARE
HD.	HEAD
HDR. BM.	HEADER BEAM
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
I.B.	IRONING BOARD
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
IM	ICE MAKER
INT.	INTERIOR
IRC	INTERNATIONAL RESIDENTIAL CODE
JNT.	JOINT
JST.	JOIST
KIT.	KITCHEN
K.S.	KNEE SPACE (DESK)
KD	KILN DRIED
LAM.	LAMINATE
LAV.	LAVATORY
LIN.	LINEN
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
MUL.	MULLION
MW	MICROWAVE OVEN
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPER.	OPERABLE
OPG.	OPENING
OPP.	OPPOSITE
PCT.	PRE-CAST
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLT.	PLATE
PLYW.	PLYWOOD
PR.	PAIR
R.	RISER(S)
R.D.	ROOF DRAIN
RE:	REFER TO ...
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
S.	SINK
S & R	SHELF & ROD
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR
SECT.	SECTION
S.F.	SQUARE FOOT
S.H.	SINGLE HUNG
SHT.	SHEET
SHLV.	SHELVES
SHWR.	SHOWER
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STAGG.	STAGGERED
STD.	STANDARD
STIFF	STIFFENER
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
SLP.	SLOPE
SYP	SOUTHERN YELLOW PINE
T.D.	TRASH DRAWER
T.C.	TRASH COMPACTOR
TEMP.	TEMPERED
T & B	TOP AND BOTTOM
TER.	TERRAZZO
T & G	TONGUE & GROOVE
THK.	THICK
T/	TOP OF
TR	TREAD
TRANS.	TRANSOM
TYP.	TYPICAL
UBC	UNIFORM BUILDING CODE
UCL	UNDER COUNTER LIGHTING
U.C.	UNDER COUNTER
U.O.N.	UNLESS OTHERWISE NOTED
UCR	UNDER COUNTER REFRIGERATOR
VCT	VINYL COMPOSTION TILE
VER	VERIFY
VERT.	VERTICAL
VLV.	VALVE
W	WASHING MACHINE
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.I.	WROUGHT IRON
W/O	WITHOUT
WP	WATERPROOF
W.D.	WARMING DRAWER
℄	CENTERLINE
ℙ	PROPERTY LINE
ø	DIAMETER

GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.

MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.

THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.

UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH BUILDING OWNER AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.

ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.

SMOKE DETECTORS REQUIRE 110V. CONNECTION TO HOUSE WIRING, IN ADDITION TO BATTERY BACKUP. ALL SMOKE DETECTORS TO BE ACTIVATION INTERCONNECTED.

WHERE WALLS EXCEED 10'-0" OF LATERALLY UNBRACED LENGTH, PROVIDE 2X6 STUDS @ 16" O.C. PROVIDE 2X4 STUDS @ 16" O.C. ELSEWHERE.

1-1/8" EMCM PLYWOOD SUBFLOOR WITH PANEL SPAN RATING OF 48/24" O.C..

ALL EXTERIOR WALLS TO REMAIN AS ARE

YIELD STRENGTH OF STEEL TO BE MINIMUM 36 K.S.I.

PROVIDE 2-2X4 VERTICAL SUPPORT MIN. UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS GREATER THAN 5'-0".

SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY TO IRC TABLE R602.3(1).

ALL HEADER BEAMS TO BE 2-2X12 (#2).

BEDROOM WINDOWS TO HAVE 5.7. SQUARE FEET NET FREE AREA WITH 20" WIDE AND 24" HIGH MINIMUM CLEAR OPENINGS, MAXIMUM 44" ABOVE FINISHED FLOOR.

HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD, COMPLY WITH IRC R315 AND SHALL BE CONTINUOUS FULL LENGTH OF STAIRS.

BALUSTERS SHALL BE SPACED ACCORDING TO IRC SECTION R316.2

HANDRAILS AND GUARDRAILS SHALL COMPLY W/ MINIMUM UNIFORM DISTRIBUTED LIVE LOADS SPECIFIED IN IRC TABLE R301.4 (50 PLF, 200# IN ANY DIRECTION).

WHEN GAS IS USED IN UTILITY ROOM PROVIDE COMBUSTION AND DRYING AIR (LOUVERED DOORS OR UNDERCUT DOORS).

UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURERS INSTALLATION INSTRUCTION OR APPROVED BY BUILDING OFFICIAL, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 10 FEET INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.

ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPMENT ONLY.

ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH IRC SECTION R308.

SHOWER STALLS AND TUB WALLS TO BE FINISHED WITH NONABSORBENT SURFACE OVER WATERPROOF GYP. BOARD (GREENROCK).

PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOM THROUGH NATURAL OR MECHANICAL MEANS AND COMPLY WITH IRC R303.3.

PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.

GAS APPLIANCES SHALL BE STALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE 2012 IRC

ENERGY CODE COMPLIANCE

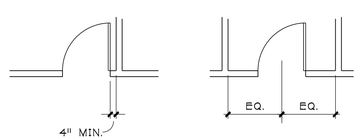
BUILDER SHALL COMPLY WITH THE ENERGY EFFICIENCY CHAPTER OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). HOMES ARE REQUIRED TO HAVE THE ENERGY COMPONENTS OF THE BUILDING VERIFIED THROUGH ANALYSIS AND INSPECTION.

CALCULATIONS FOR THESE PLANS ARE BASED UPON THE FOLLOWING COMPONENTS BEING USED:
13 SEER A/C W/ PROGRAMMABLE THERMOSTAT FOR EACH SYSTEM
80% AFUE FURNACE
R-13 WALL INSULATION (2X4 WALLS)
R-19 WALL INSULATION (2X6 WALLS)
R-30 CEILING INSULATION
R-22 SLOPED CEILING INSULATION
R-19 FLOOR INSULATION (OVER UNCONDITIONED AREA & OVER OUTSIDE AIR) 1/2"
CDX WALL SHEATHING (W/ UNBREACHED VAPOR BARRIER)
R-8 DUCTWORK
RADIANT BARRIER ROOF DECKING
SOLID WOOD FRONT DOOR(S) W/ .29 SHGC AND .35 U-VALUE
WOOD EXTERIOR DOORS W/ GLASS W/ .29 SHGC AND .65 U-VALUE
WINDOWS SHGC = .29
WINDOW U-VALUE = .34
BUTT GLASS WINDOW U-VALUE = 1.13
WATER HEATERS ENERGY FACTOR = .56
ALL HOMES WILL BE REQUIRED TO BE INSPECTED FOR ALL OF THESE COMPONENTS AS A MINIMUM. IF DIFFERENT COMPONENTS ARE USED, THE RATING WILL NEED TO BE ADJUSTED. HOMES WILL REQUIRE AN INSPECTION PERFORMED BEFORE COVERED WITH SHEET ROCK AND INSPECTED AT THE FINAL STAGE. ALL HOMES ARE RATED WITH THE HVAC DUCT SYSTEM MAXIMUM LEAKAGE RATE OF 10% LEAKAGE TO THE OUTSIDE OF THE ENVELOPE AND INFILTRATION RATE OF .35 NACH (ASHRAE STANDARD).

BUILDER IS RESPONSIBLE FOR FINDING A PERSON WHO PERFORMED THE ENERGY RATING OF THIS DESIGN. THEY NEED TO BE LICENSED BY THE STATE OF TEXAS AS AN ENERGY RATING PROVIDER AND CODE CERTIFIED IN RESIDENTIAL ENERGY EFFICIENCY. ALL HOUSES ARE REQUIRED TO BE INSPECTED TO BE CODE COMPLIANT.

DIMENSIONS

ALL DIMENSIONS ARE TO FACE OF FRAMING (U.O.N).



SHEET INDEX

COVER SHEET

GENERAL G1.10 GENERAL NOTES, ABBREVIATIONS, ETC.

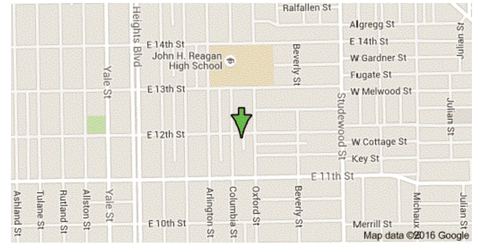
ARCHITECTURAL

A0.10 EXISTING AND PROPOSED SITE PLAN
A1.10 EXISTING FLOOR PLAN
A1.20 EXISTING EXTERIOR ELEVATION AND ROOF
A1.30 PROPOSED FLOOR PLAN
A1.40 PROPOSED EXTERIOR ELEVATION
A1.50 PROPOSED ROOF PLAN

PROJECT INFORMATION

OWNER: RYAN GONZALES
LORI ROLLO
1144 DOROTHY ST
HOUSTON TX 77008
(xxx) xxx-xxxx

VICINITY MAP



DOCUMENTS NOTICE

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9325 Lugary Dr
Houston, Texas 77074
Phone: (713)269-0220
Email: [redacted]

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GENERAL NOTES, ABBREVIATIONS, ETC.

SCALE
NONE

DATE
April 25, 2016

SHEET NUMBER
G1.10

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PLOT TIME: Mon, 25 Apr 2016 - 1:26pm
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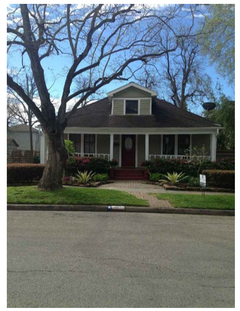
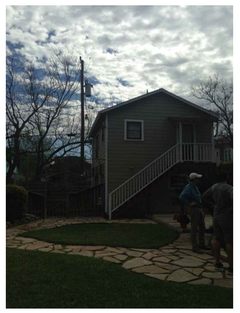




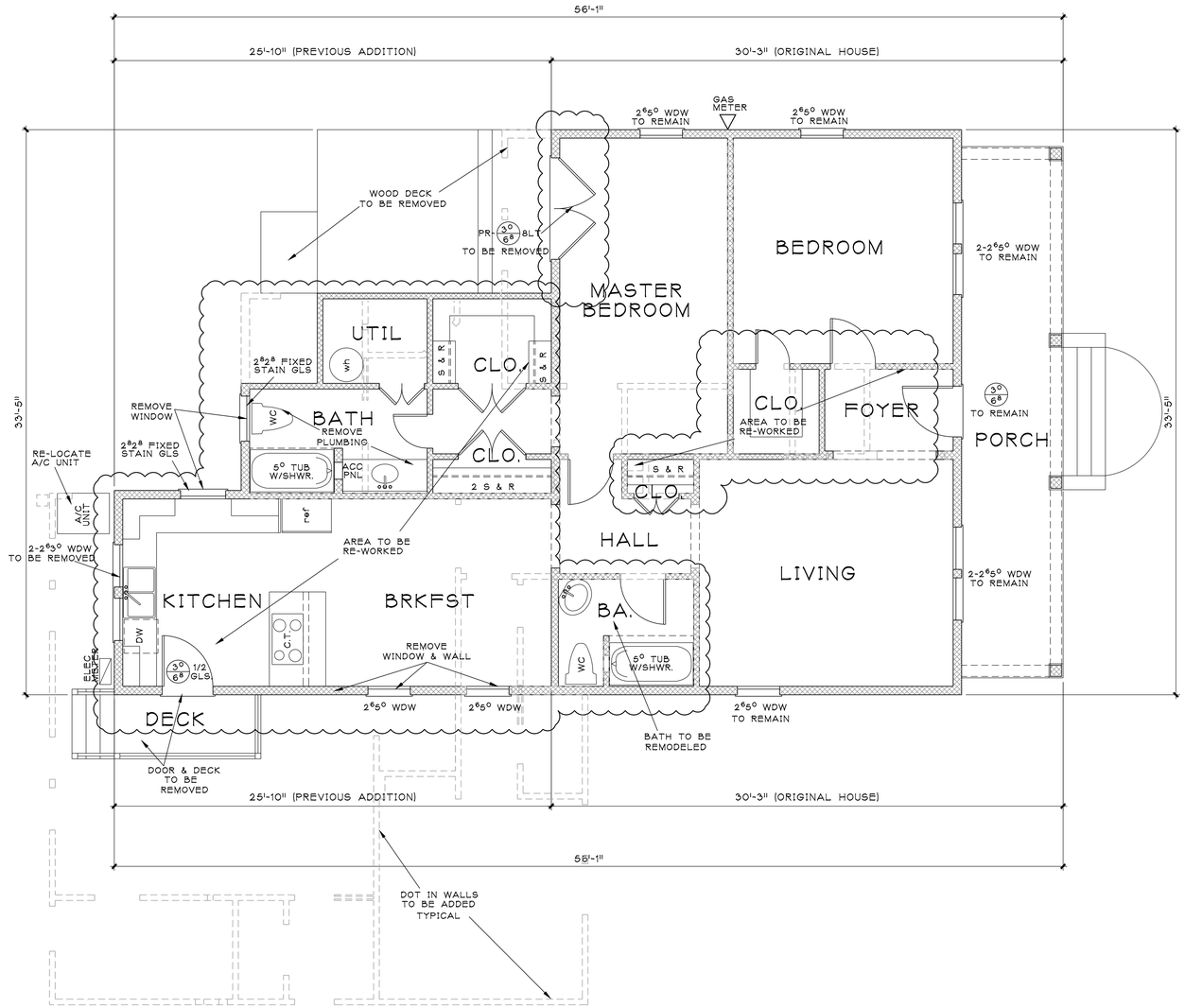
NOTE:

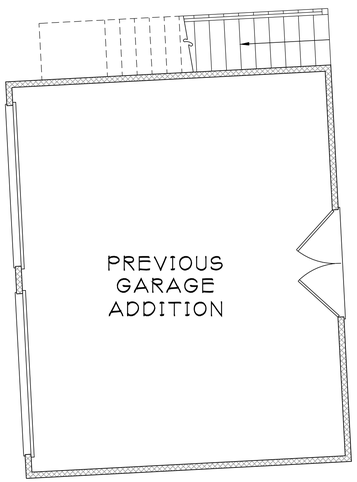
BUILDER/CONTRACTOR SHALL SHORE & BRACE ANY LOAD BEARING WALLS AND/OR POINTS ABOVE PRIOR TO DEMOLITION. EXTERIOR WALLS TO REMAIN UNLESS NOTED.

OWNER/ BUILDER TO VERIFY ALL EXISTING CONDITIONS/ DIMENSIONS AND STRUCTURE PRIOR TO START OF CONSTRUCTION. OWNER/ BUILDER TO CONTACT THE DESIGNER WITH ANY AND ALL DISCREPANCIES PRIOR TO START. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR EXISTING CONDITIONS IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE FROM TRANSITION OF OLD TO NEW CONSTRUCTION.

ALL DIMENSIONS ARE APPROXIMATE (±)

THE DESIGNER IS NOT QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. AN ENGINEER'S SEAL SHOULD BE PRESENT ON THE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.





ALL AFFECTED STRUCTURAL ELEMENTS MUST BE ADEQUATELY SUPPORTED AND BRACED PRIOR TO DEMOLITION OF ANY

9325 Lugary Dr
Houston, Texas 77074
Phone: (713)269-0220
Email:
[redacted]

DATE
04-25-2016

PROJECT TITLE

A new building for:

Ryan Gonzales
Lori Rollo

PROJECT ADDRESS

504 East 12TH Street
Houston, TX 77008

AREA TABULATION

	EXISTING	NEW
LIVING AREA	1,311 S.F.	2,012 S.F.
FRONT PORCH	188 S.F.	188 S.F.
BACK PORCH		145 S.F.
PORTE COCHERE		245 S.F.
TOTAL NEW COVERED AREA		2,590 S.F.

SHEET TITLE

EXISTING FIRST FLOOR PLAN & DEMOLITION PLAN

SCALE
1/4" = 1'-0"

DATE
April 25, 2016

SHEET NUMBER

A1.10

PLOT TIME: Mon, 25 Apr 2016 - 1:32pm
C:\Users\Cecilia\SyncFolder\cecilia\Gonzalez\cds\A110.dwg

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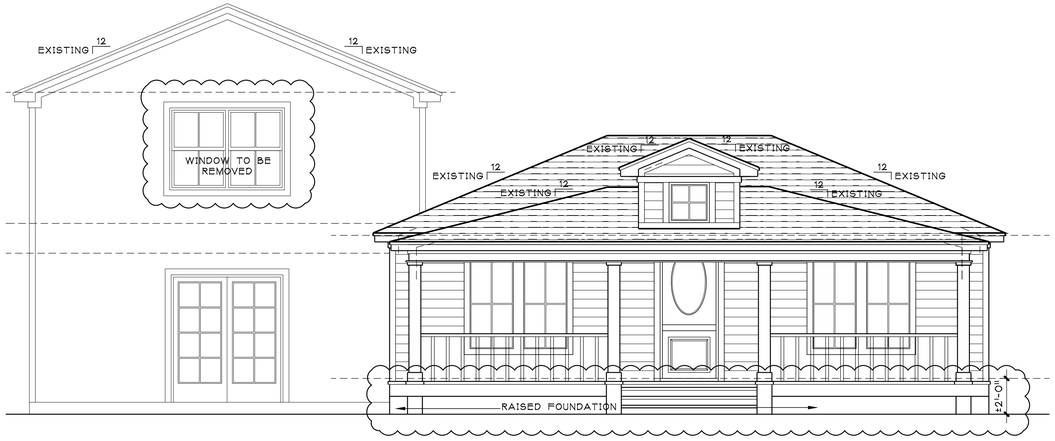
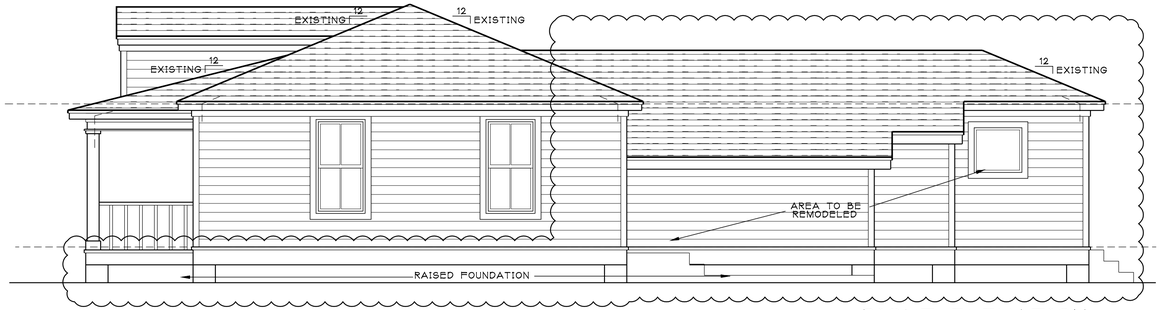


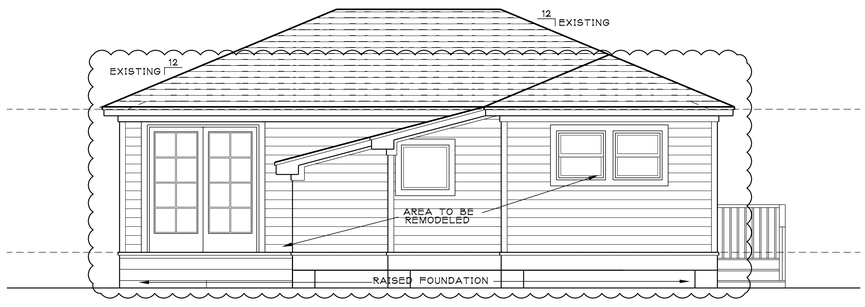
FRONT ELEVATION

SCALE 1/4" = 1'-0"



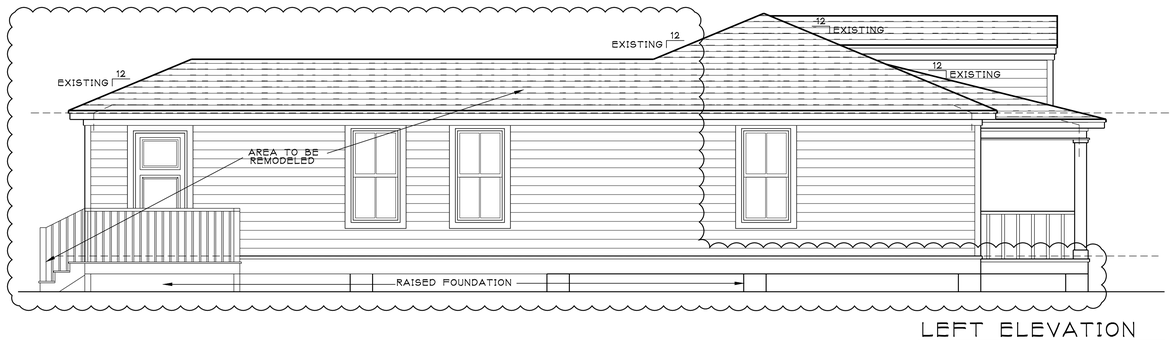
RIGHT ELEVATION

SCALE 1/4" = 1'-0"



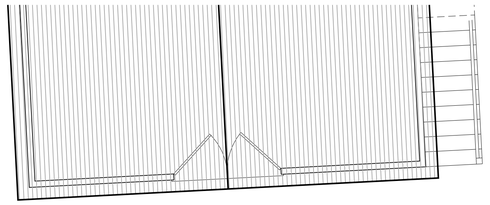
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



NOTE:

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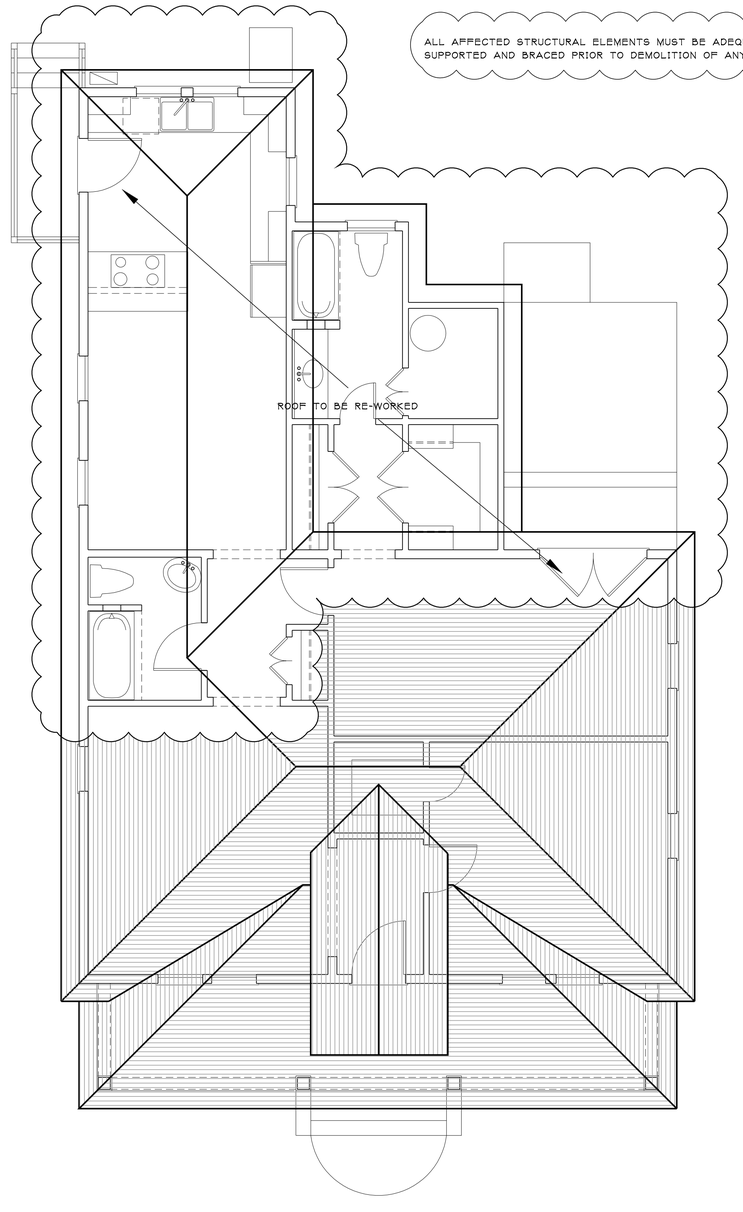
ALL AFFECTED STRUCTURAL ELEMENTS MUST BE ADEQUATELY SUPPORTED AND BRACED PRIOR TO DEMOLITION OF ANY KIND.



9325 Lugary Dr
Houston, Texas 77074
Phone: (713)269-0220
Email:
[redacted]

DATE
04-25-2016

PROJECT TITLE

A new building for:

Ryan Gonzales
Lori Rollo

PROJECT ADDRESS

504 East 12TH Street
Houston, TX 77008

AREA TABULATION

	EXISTING	NEW
LIVING AREA	1,311 S.F.	2,012 S.F.
FRONT PORCH	188 S.F.	188 S.F.
BACK PORCH		145 S.F.
PORTE COCHERE		245 S.F.
TOTAL NEW COVERED AREA		2,590 S.F.

SHEET TITLE

EXISTING EXT. ELEVATIONS AND ROOF

SCALE
1/4" = 1'-0"

DATE
April 25, 2016

SHEET NUMBER

A1.20

PLOT TIME: Mon, 25 Apr 2016 - 1:33pm
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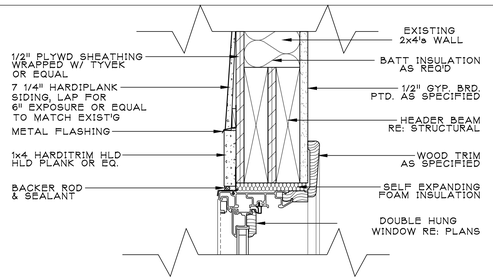
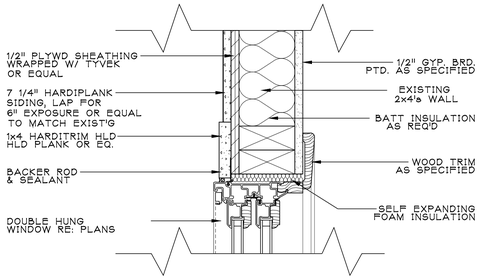
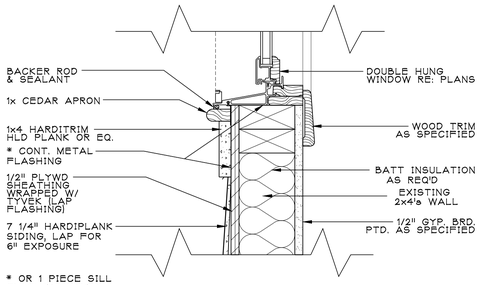






* OR 1 PIECE SILL FLASHING-TYVEK FLEXWRAP OR EQUAL

NEW DOUBLE HUNG WINDOW DETAIL

WALL LEGEND

EXISTING FRAMED WALL

PROPOSED FRAMED WALL

BATH SCHEDULE

TILE FLOORS (U.O.N.)

TILE FLOORS (AT WET AREAS)

ANY GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2003.)

SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD.

ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.2 (IRC 2003)

GENERAL NOTES

8'-0" CEILING HEIGHTS (U.O.N.) TO KEEP.

WOOD FLOORS (U.O.N.)

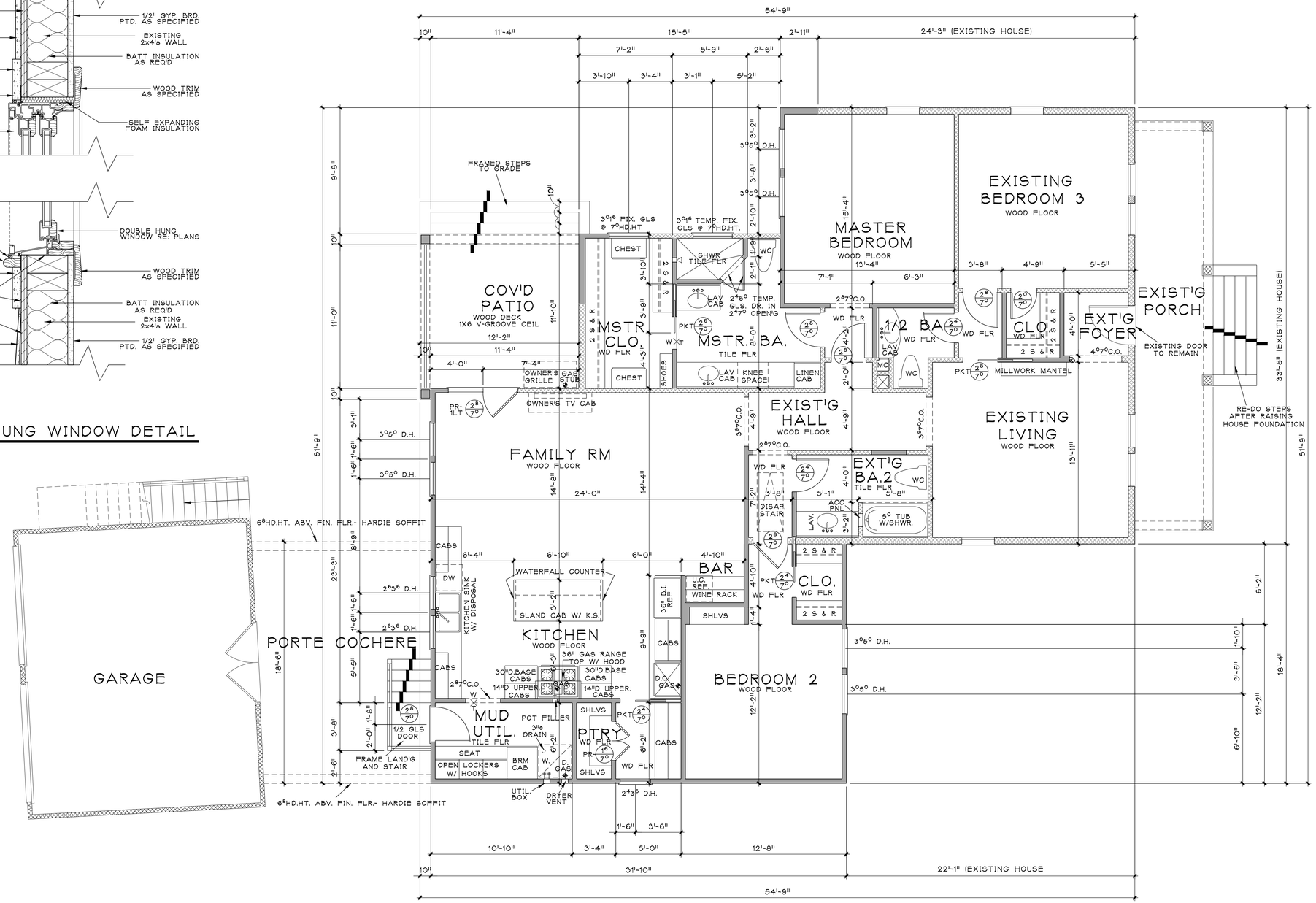
DOUBLE HUNG WINDOWS AT 7'-0" HEADER HEIGHTS A.F.F. (U.O.N.)

1-3/8" 2-PANEL INTERIOR DOORS AT 7'-0" AT FIRST FLOOR (U.O.N.)

1-3/4" SOLID CORE EXTERIOR DOORS.

MECHANICAL ACCESSES ARE PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPMENT ONLY, THE ROUGH OPENING SHALL BE 30" X 54" AND THE STAIR LOAD CAPACITY SHALL BE A MIN. OF 350 POUND CAPACITY. PER IRC M1305.1.3 & R807.1 2006 IRC

GAS FIREPLACE SHALL BE STALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE 2006 IRC



9325 Lugary Dr
Houston, Texas 77074
Phone: (713)269-0220
Email: [redacted]

DATE
04-25-2016

PROJECT TITLE
A new building for:
Ryan Gonzales
Lori Rollo

PROJECT ADDRESS
504 East 12TH Street
Houston, TX 77008

AREA TABULATION

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TOTAL NEW COVERED AREA		2,590 S.F.

SHEET TITLE
PROPOSED FLOOR PLAN

SCALE
1/4" = 1'-0"

DATE
April 25, 2016

SHEET NUMBER
A1.20

PLOT TIME: Mon, 25 Apr 2016 - 1:34pm
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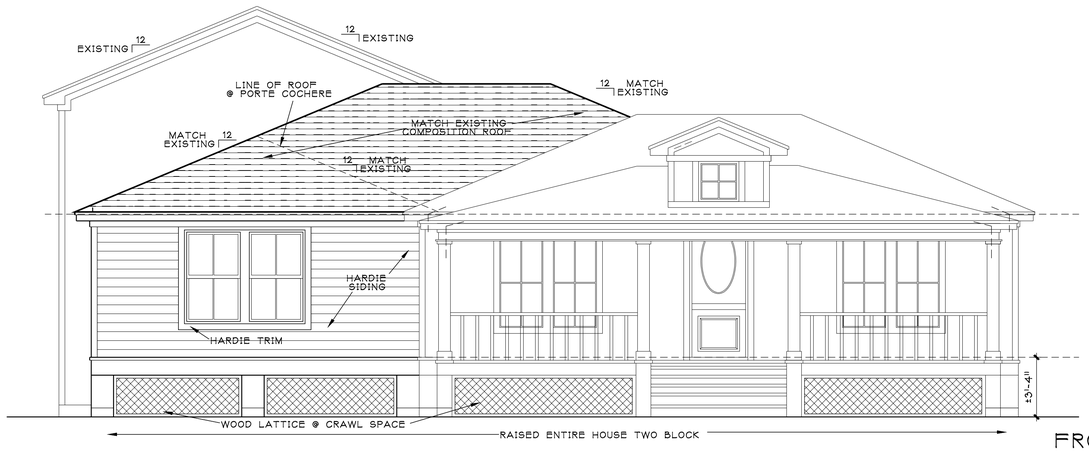
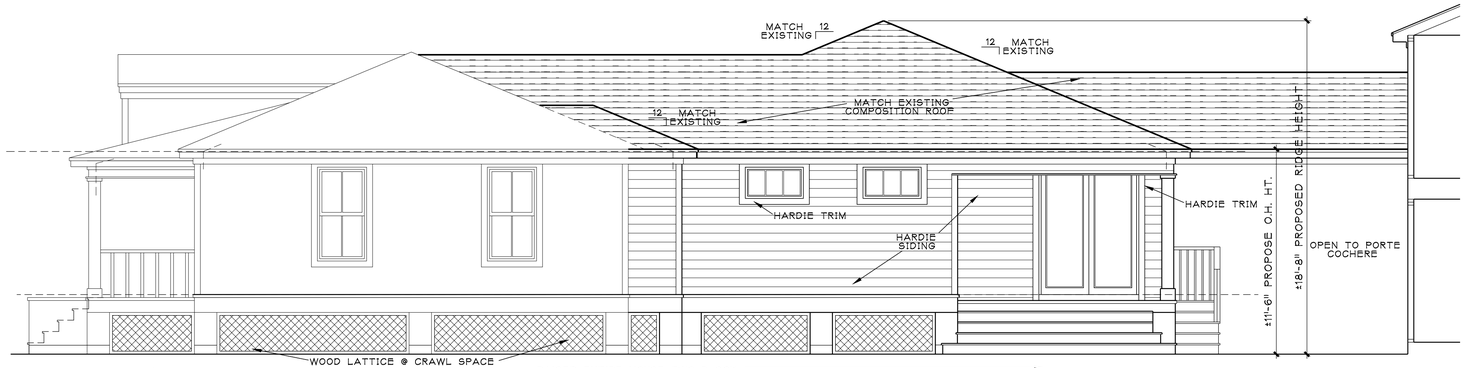


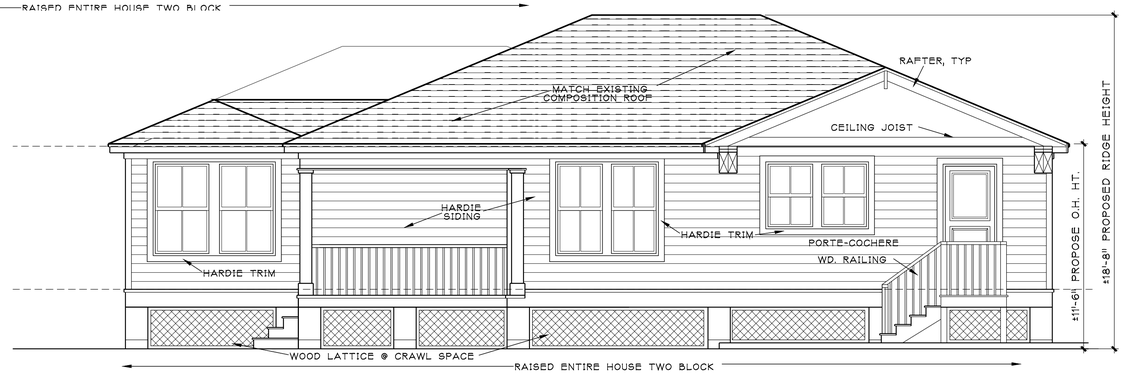
FRONT ELEVATION

SCALE 1/4" = 1'-0"



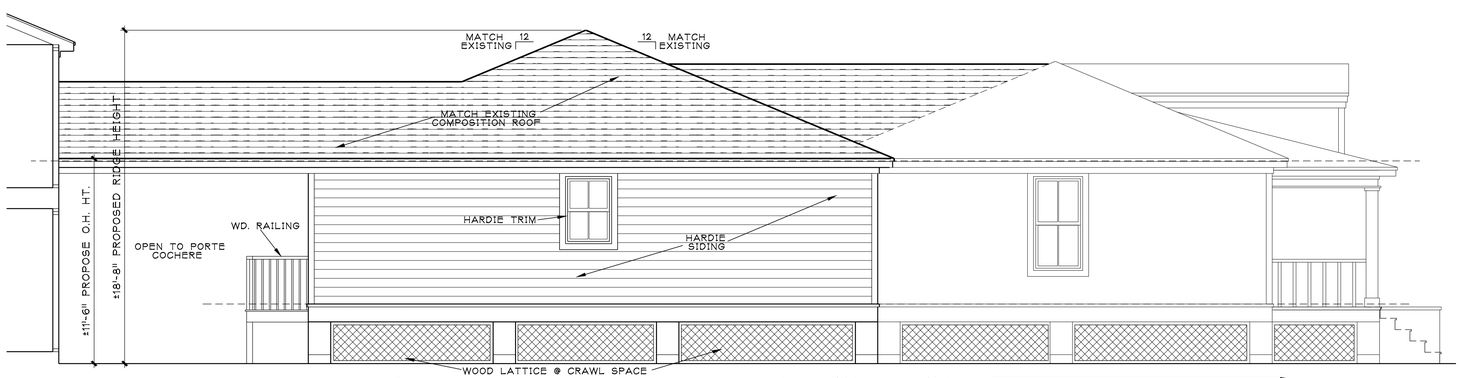
RIGHT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES

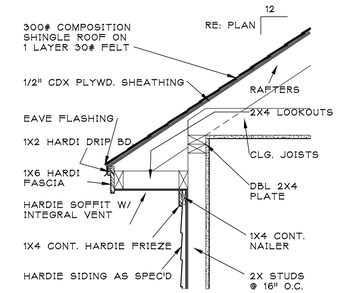
ALL PLATE HEIGHTS MEASURED ABOVE FINISH FLOOR & MATCH EXISTING.

OVERHANGS TO MATCH EXISTING.

RAKES TO BE 8" FROM EXTERIOR WALL.

PROVIDE GUTTERS AND DOWNSPOUTS AS DIRECTED BY OWNER.

SIDING SHALL BE HARDIE - SIDING AND TRIM.



1 A2.10 — TYP. SOFFIT DETAIL

SCALE: NONE

9325 Lugary Dr
Houston, Texas 77074
Phone: (713)269-0220
Email: [redacted]

DATE
04-25-2016

PROJECT TITLE

A new building for:

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Lori Rollo

PROJECT ADDRESS

504 East 12TH Street
Houston, TX 77008

AREA TABULATION

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SHEET TITLE

PROPOSED EXT. ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
April 25, 2016

SHEET NUMBER

A1.40

PLOT TIME: Mon, 25 Apr 2016 – 2:11pm
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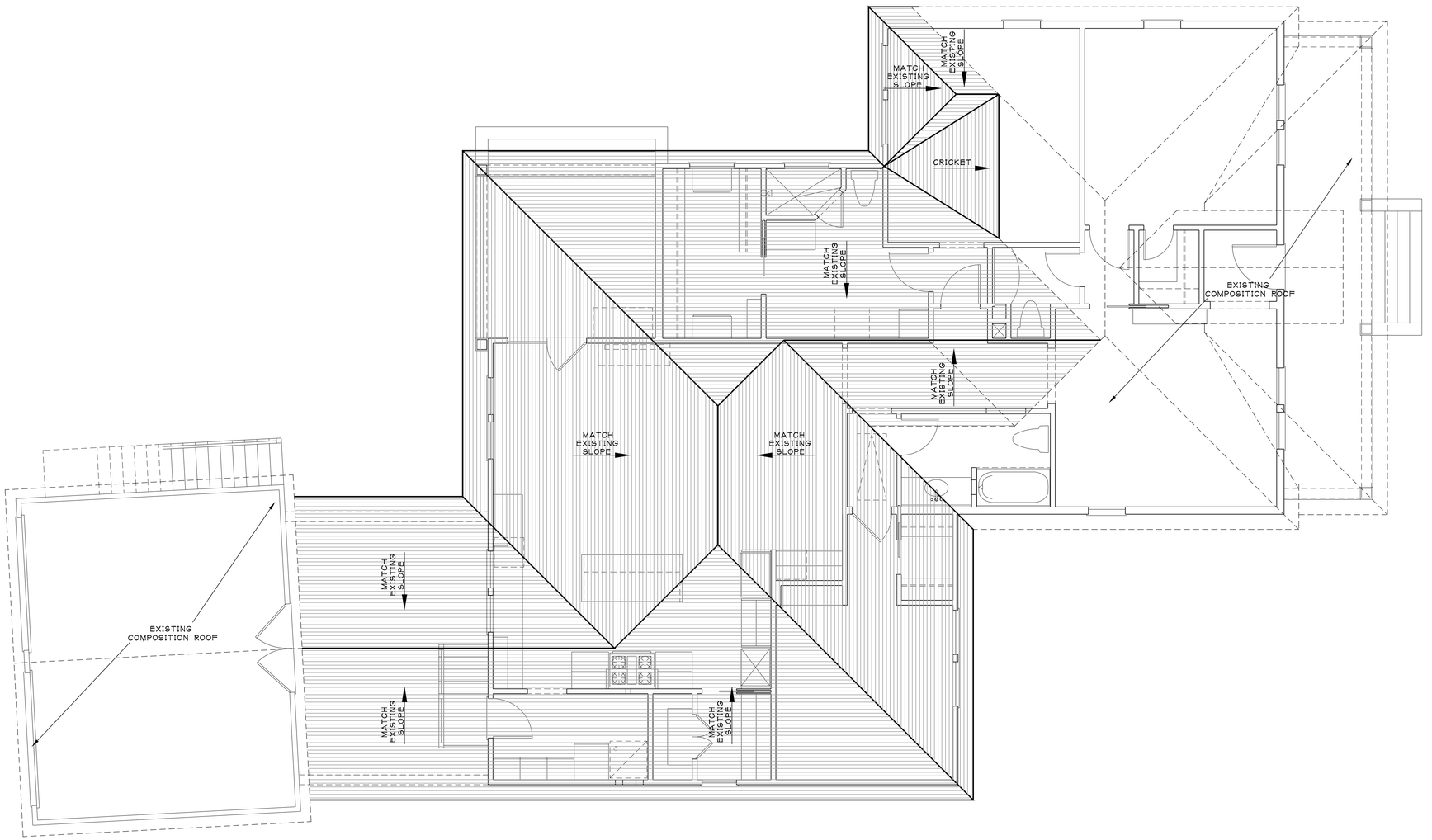

9325 Lugary Dr
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Phone: (713)269-0220
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DATE
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A new building for:

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Lori Rollo

PROJECT ADDRESS

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Houston, TX 77008

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SHEET TITLE

PROPOSED ROOF PLAN

SCALE
1/4" = 1'-0"

DATE
April 25, 2016

SHEET NUMBER

A1.50

PLOT TIME: Mon, 25 Apr 2016 - 2:11pm
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504

Proposed renovation for:
504 E 12th Street
Houston, Texas 77008

Window/Door Schedule

Existing Windows to Remain

1 North Elevation (Front)
4- 2/6 x 5/0 two over two

2 East Elevation (Driveway)
1- 2/6 x 5/0 two over two

3 West Elevation
2- 2/6 x 5/0 two over two

4 **Existing Door to Remain**
North Elevation (Front)
2/8 x 6/8 Oval Glass Window

Proposed NEW Windows

5 North Elevation (Front)
Bedroom 2: 2- 2/0 x 5/0 two over two

East Elevation (Driveway)
6 Pantry: 1- 2/4 x 3/6 two over two

7 South Elevation (Back)
Kitchen: 2- 2/6 x 3/6 two over two
Family Room: 2- 3/0 x 5/0 two over two

8 West Elevation
Master Closet: 1- 3/0 x 1/6 fixed
Master Bath: 1- 3/0 x 1/6 tempered fixed
Master Bed: 2- 3/0 x 5/0 two over two

Proposed New Doors

9 Mud Room: 1- 2/8 x 6/8 1/2 lite
Family Room: 1- 5/4 x 6/8 two full lite, full view

detailed window and door estimate provided by Grogans Building Supply attached.

GROGAN BUILDING SUPPLY CO.
Serving Houston & The Heights Since 1886

JELD-WEN WINDOWS & DOORS

Grogan Building Supply
2419 Yale St.
Houston, TX 77008
Phone: (713) 862-6623

QUOTE BY: Laura Pineda
QUOTE #: JLAU16978

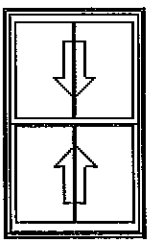
SOLD TO: GREG MOUSER
PATRICK BANKS
HOUSTON, TX

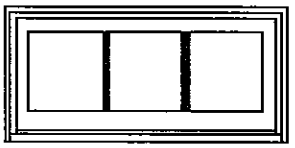
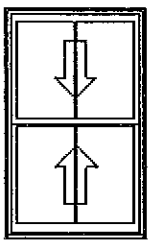
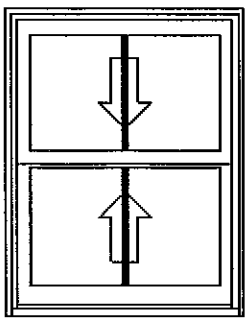
SHIP TO:

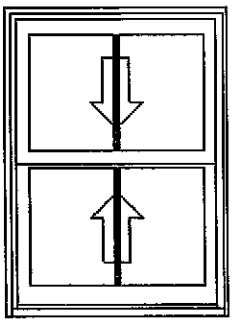
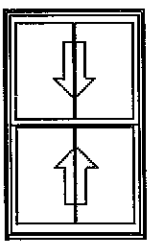
PROJECT NAME: 504 E 12th

PO#:
REFERENCE: windows

Ship Via: Ground/Next Truck

LINE NO. / LOCATION / SIZE INFO	BOOK CODE / DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1 Master Bed Rough Opening: 38 1/8 X 61 1/4  **Viewed from Exterior. Scale: 1/4" = 1'**	TWD3760 Frame Size : 37 3/8 X 60 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Full Surround - Wood Grille Primed Wood SDL, No Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm, No Screen, Clear Opening:34w, 26.1h, 6.1 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-01094-00002 PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW	$357.96	2	$715.92
Line-2 master bath Rough Opening: 38 1/8 X 18 3/4 **Viewed from Exterior. Scale: 1/2" = 1'**	TWDT3718 Frame Size : 37 3/8 X 18 W-2500 Double Hung Product, Wood Fixed Auralast Pine, Insash Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, US National-WDMA/ASTM, PG 30, Insulated Low-E 366 Tempered Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Full Surround - Wood Grille Primed Wood SDL, No Shadow Bar, Colonial 3 Wide 1 High U-Factor: 0.27, SHGC: 0.19, VLT: 0.45, CPD: JEL-N-737-01582-00002 PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW	$338.86	1	$338.86

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3	Master closet	TWDT3718			
Rough Opening: 38 1/8 X 18 3/4		Frame Size : 37 3/8 X 18			
 Viewed from Exterior. Scale: 1/2" = 1'		W-2500 Double Hung Product, Wood Fixed Auralast Pine, Insash Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, US National-WDMA/ASTM, PG 30, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Full Surround - Wood Grille Primed Wood SDL, No Shadow Bar, Colonial 3 Wide 1 High U-Factor: 0.28, SHGC: 0.19, VLT: 0.45, CPD: JEL-N-737-01497-00002 PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW	$296.51	1	$296.51
Line-4	Family room	TWD3760			
Rough Opening: 38 1/8 X 61 1/4		Frame Size : 37 3/8 X 60 1/2			
 Viewed from Exterior. Scale: 1/4" = 1'		W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Full Surround - Wood Grille Primed Wood SDL, No Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm, No Screen, Clear Opening:34w, 26.1h, 6.1 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-01094-00002 PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW	$357.96	2	$715.92
Line-5	Kitchen	TWD3140			
Rough Opening: 32 1/8 X 41 1/4		Frame Size : 31 3/8 X 40 1/2			
 Viewed from Exterior. Scale: 1/2" = 1'		W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Full Surround - Wood Grille Primed Wood SDL, No Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm, No Screen, Clear Opening:28w, 16.1h, 3.1 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-01094-00002 PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW	$280.37	2	$560.74

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-6	~~Mud-/-utility~~ Pantry Rough Opening: 30 1/8 X 41 1/4	TWD2940 Frame Size : 29 3/8 X 40 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Full Surround - Wood Grille Primed Wood SDL, No Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm, No Screen, Clear Opening:26w, 16.1h, 2.9 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-01094-00002 PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW	$272.78	~~2~~ 1	$545.56
	 **Viewed from Exterior. Scale: 1/2" = 1'**				
Line-7	Bed 2 Rough Opening: 38 1/8 X 61 1/4	TWD3760 Frame Size : 37 3/8 X 60 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Full Surround - Wood Grille Primed Wood SDL, No Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm, No Screen, Clear Opening:34w, 26.1h, 6.1 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-01094-00002 PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW	$357.96	2	$715.92
	 **Viewed from Exterior. Scale: 1/4" = 1'**				
Line-8		Part #: J54915 clsc wood sill nsg 2" 12-0 dh-113 PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW	$71.89	4	$287.56
Line-9		6"x100' window wrap	$17.00	6	$102.00
			Total:		$4,278.99
			TAX(8.25%)		$353.02
			NET TOTAL:		$4,632.01
			Total Units:		22

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SOLD TO: GREG MOUSER
PATRICK BANKS
HOUSTON, TX

SHIP TO:

PROJECT NAME: 504 E 12th

PO#:
REFERENCE: windows

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Family Room	5/4x6x8 13/4" LH IS douglas FIR wood, 1 lite full view, lowe glass, 4 9/16" A grade jamb with satin nickel hinges and mill sill, dbl bore, no trim.	$682.50	1	$682.50
Line-2	Mud Room	2/8x6x8 RH IS 13/4" douglas FIR wood, 1/2 lite full view, lowe glass, 4 9/16" A grade jamb with satin nickel hinges and mill sill, dbl bore, no trim	$455.00	1	$455.00

Total:	$1,137.50
TAX(8.25%)	$93.84
NET TOTAL:	$1,231.34
Total Units:	2

Note: No returns, cancellations or refunds. 50% due to order w/balance due upon Grogan's receipt of product. Grogan's delivery within 5 days or storage fees apply.***Carfeully review this document and sign to place the order. If you are unclear or unsure, ask. Check everything before signing.*** Prices are good for 30 days.

Sizes Accepted By:_____
Date:_____

Features/Options Accepted By:_____
Date:_____

Additional Materials proposed for renovation/ addition

Roof:
Remove existing 20 year composite shingles and replace with new 30 year composite shingles on existing and addition.

Siding:
Match existing house with 6" composite Hardie siding on addition

Trim:
Match existing house with same trim design on all windows and doors on addition.