CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 423 EUCLID ST HOUSTON TX 77009

Historic District / Landmark HCAD #

Subdivision WOODLAND HEIGHTS Lot Block 13

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 Matthew + Tracy Smith

Company

Mailing Address 423 EUCLID ST

Phone 281.636.5942

Email [redacted]

Signature

Date 10.18.17

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:* ___/___/___

Rev. 01.2017

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: 423 Euclid St. 77009

BUILDING TYPE

- ☑ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☐ garage
- ☐ carport
- ☐ accessory structure
- ☐ other

ALTERATION TYPE

- ☑ addition
- ☐ foundation
- ☐ wall siding or cladding
- ☐ windows or doors
- ☐ porch or balcony
- ☐ roof
- ☐ awning or canopy
- ☐ commercial sign
- ☐ ramp or lift
- ☑ other dormer

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

East view looking north

Front view 423 Euclid

South view looking north

West view looking north

Our home is located at 423 Euclid Street, Houston, Texas 77009 in Woodland Heights.

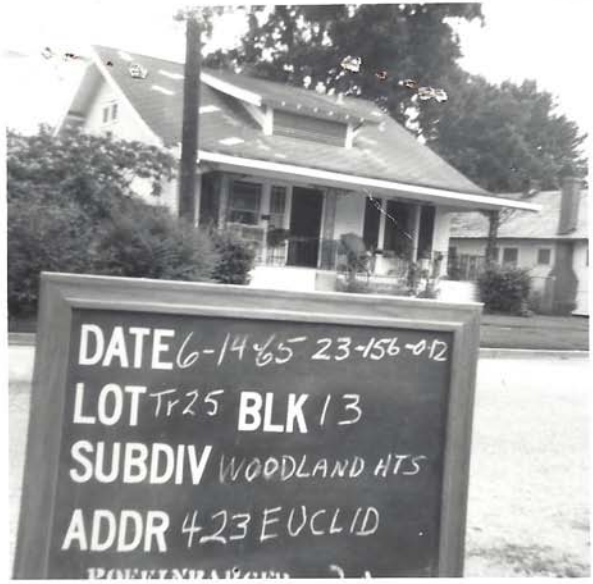
Legal Description:	TRS 10 & 11A BLK 13 WOODLAND HEIGHTS
Property Address:	423 EUCLID ST HOUSTON TX 77009

Our home is an 1888 sqft two-story side gable bungalow that was remodeled at least once in 1989.

We are proposing an addition to the second floor on back of the house. A single shed dormer was added to the second floor back of the house in the 1989 remodel that added the second floor as a finished attic space. We are proposing extending the dormer across the back of the house, adding a garage at the northeast corner of the lot (to align with the driveway) and a master suite above the garage. Our goal is to accommodate the surprise arrival last year ago of two additional children (boy-girl twins!) and to construct a garage at the end of the driveway.

We are also proposing rebuilding the front elevation gable to reconstitute the historic shed gable that was removed during a previous remodel.

Any work to original house will match existing wood siding and trim. New work will be wood framed, 8" Hardie lap siding at lower level and Hardie board and batten on the upper level. The roof will be composite shingle.


DATE 6-14-65 23-156-012
LOT Tr 25 BLK 13
SUBDIV WOODLAND HTS
ADDR 423 EUCLID

Form 590

INVESTIGATE

RP 1930

Map

Vol. 37

Page 278

4-4-30, 19

Mrs J R Ratley Owner

Lot 37 1/2 of 10 } Block 13

25' of 11 } Addition

REMARKS: Woodland Hghts

$1000 for 1930

1930 Value hrs $ 7 90

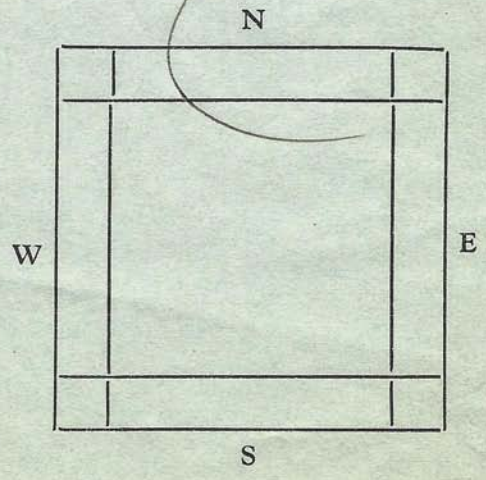
Value Cuts $ 11 90

No. , Street

N

W E

S



Form 590

INVESTIGATE

Map 133

Vol. 37

Page 278

FEB 5 - 1932

Feb. 4th, 19

Ratley Mrs. Jno. R. — Owner

Lot E-¾-10-W½-11 Block 13

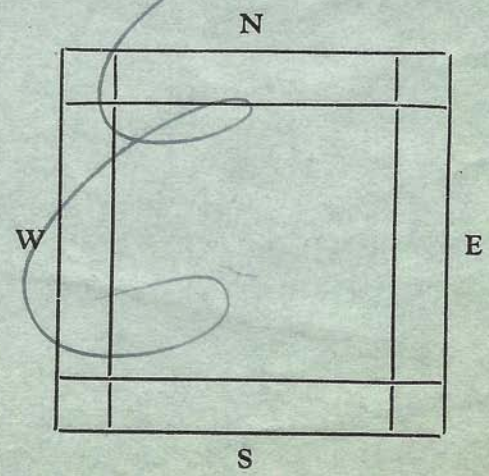
(62½x100') Woodland Hts. — Addition

REMARKS: Check

Our Value.....$ 1000

Li. Value.....$ 450

No. , Street



Form 590

133 **INVESTIGATE**

Map

Vol. 37

Page 278

4/26/33

Jan.28th.1933. , 19

Ratley.Mrs.Jno.R. Owner

Lot E-3/4 of.10. Block 13

(62½ x 100') W½-11 Woodland Hts Addition

REMARKS: Frame & Shingles Paper

30x140-1200x1½

900-90 = 810 [illegible]

County Value.....$ 900

Owners Value.....$ 500

810

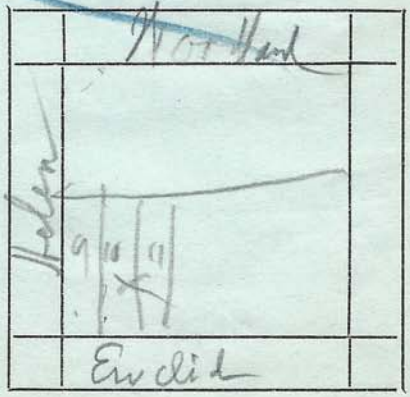
No. 423 - Euclid Street

N

W

E

S



~~23~~

Form 590

INVESTIGATE

Map 133

Vol. 37

Page 278

April 24, 1934 , 19

Ratley Mrs. John. R. — Owner

Lot E-3/4 of 10 W½ of 11 (62½x100') Block 13 Woodland Hts — Addition

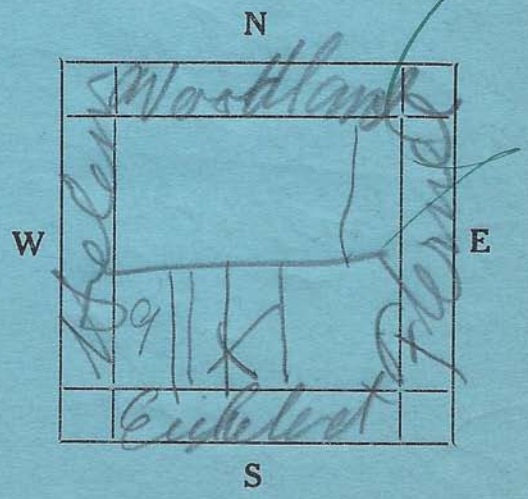
REMARKS:

580

County Value.....$ 730

Owners Value.....$ 300

No. 423 Enfield — Street



5/8/34 K

30x40 Farm

1200 860

720

72

648

64

584

580

Form 590

INVESTIGATE

Map

Vol.

Page

APR 30 1938 ,19

Ratley, Mrs John R — Owner

Lot Pt.10-11 Block 13

Woodland Hts — Addition

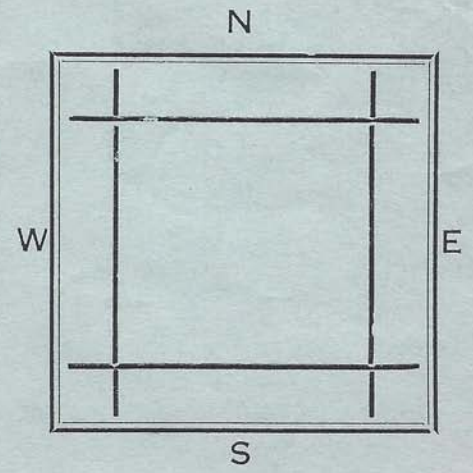
REMARKS:

6'90
no city cab

County Value . . . . . $ 580

Owners Value . . . . . $ 400

No. — Street



Map No. _____ Addition Woodland Hts

Block 12 Lot E 3/4 - 10 - W 1/2 11

OWNER Rotley, Mrs. Jno. R.

ADDRESS 423 Euclid Ave.

TYPE OF PROPERTY Res. OCCUPIED / VACANT

BASEMENT, Whole Part

FOUNDATION, Concrete, Stone, Brick, Piers, Posts.

WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____

ROOF CONS., Concrete, Steel, Wood Truss _____

ROOF, Hip, Gable, Mansard, Flat _____

ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____

EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____

FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt

INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____

HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____

LIGHTING, Electricity _____

PLUMBING, Sewer, Water, Baths _____

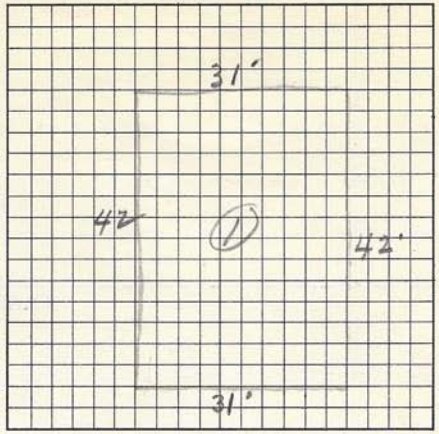
ELEVATORS _____

CONDITION, Good, Fair, Bad, Obsolete _____

PERMIT DATE _____ NO. _____ AMT. _____

IMPROVEMENTS

No. Sq. Ft.	Price Per Sq. Ft.	$
1302	2.10	2730



	Percent Good	
	60	1640
Other Bldgs. 1 Garage		30
Total All Bldgs.		1670

LAND VALUE

Front x Depth	Unit Value	Factor	Front Ft. Value - - $

TOTAL

450-580

HARRIS COUNTY BUILDING ASSESSMENT

CITY ACCOUNT NO.

VOL.	PAGE	SUB	ITEM
23	156	0	12

COUNTY ACCOUNT NO.

SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
29816300	37	278 266		10

DATE 10-27 1961

INSPECTOR

OWNER: Willbanks, Maddie A

NO: 423 Euclid STREET

SURVEY OR ADDITION Woodland Hts

ABST. LOT OR TCT. E37 & 10 W25 & 11 BLK. 13

TYPE RESIDENTIAL COMMERCIAL

INDUSTRIAL PRE-FAB.

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAYTILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD

INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — PANELED — CELLOTEX — PLYWOOD — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — TERRAZIO — NONE

ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE

CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE

PERMIT NO. C, Fy

PERMIT VALUE

YEAR BUILT

Class # III

Base 2-6

X-Bath

C Heat 25

Air Cond.

INSPECTOR Reval

INSPECTOR 30 years old Effective age

REMARKS: Res. 32 x 42

1344 @ 2.85 - 3830

P248 @ 65 - 160

3990 Less 35% - 2590

Gar 216 @ 1.00 Less 35% - 140

2730

MOVED HERE FROM

10-27-61

1462 Nuttall 1090

ASSESSED VALUE

Willbanks Maidie A

HARRIS COUNTY BUILDING ASSESSMENT

CITY ACCOUNT NO.

VOL.	PAGE	SUB	ITEM
23	156	0	12

COUNTY ACCOUNT NO.

SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
2981630d	37	278		10

10-27-62 19
DATE

OWNER:

No: 423 Euclid STREET

SURVEY OR ADDITION Woodland Hts

ABST. LOT OR TCT 37.5 - 10 25 - 11 BLK. 13

TYPE RESIDENTIAL COMMERCIAL

INDUSTRIAL PRE-FAB

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAYTILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD

INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — PANELED — CELOTEX — PLYWOOD — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — TERRAZIO — NONE

ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE

CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE

PERMIT NO. City

PERMIT VALUE

YEAR BUILT

Class # 2½ INSPECTOR 266

Base 220 INSPECTOR

X-Bath INSPECTOR

C Heat 25

Air Cond.

REMARKS: Rental

Rs 1344 e 245 = 3290

OP 248 e 50 = 120

3410 less 40% = 2050

gar 216 e 100 less 35% = 140

MOVED HERE 100% FROM 2190

11-12-62

1964

1963 New tat 880
ASSESSED VALUE

Wilbanks Mardie

a.

HARRIS COUNTY BUILDING ASSESSMENT

BUILDING ASSESSMENT
CITY OF HOUSTON, TEXAS

ACN 023-156-00-012-8

OWNER WILLIFORD WARREN D
ADDRESS
DESCRP. TR 25 37.5 OF LT 10 25 FT OF 11
BLK 13 WOODLAND HEIGHTS

LAND VALUE 3760
IMPROVEMENTS 3980

AVG

COUNTY ACCOUNT NO.				
SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
	37	278	0	10

266

E

Revalued

1978 New Total VALUE 3050
DATE

NEW OWNER

No. Stories	FOUNDATION	ROOF TYPE	GARAGE
Sngl. Family	Concr. Slab	Gable	Walls
Duplex	Beam & Piers	Hipped	Roof
Gar. Apt.	Concr. Blks.	Flat	Floor
Fnshd. Attic			Ceiled
Basement	FLOORING	ROOFING	Doors
SIDING	Pine	Wd. Shngls	
Brick V.	Hardwood	Comp. Shgs.	
Stone V.	Terrazzo	Tar & Gravel	CARPORT
Asbestos	Vinyl		Roof
Shakes	WtoW Cpts.	INTERIOR FNSH.	Floor
Lumber		S/L & Paper	
	HEATING & COOLING	Sheetrock	
No. Bdrms.	A/C,C/H, Dual	Wd. Panels	
No. Baths		Plaster	

No. F'pla 023-156-00-012-8 1977 01/24/77 I
Permit V 5300 180.00 9540 53%

$ _____ Land $ _____

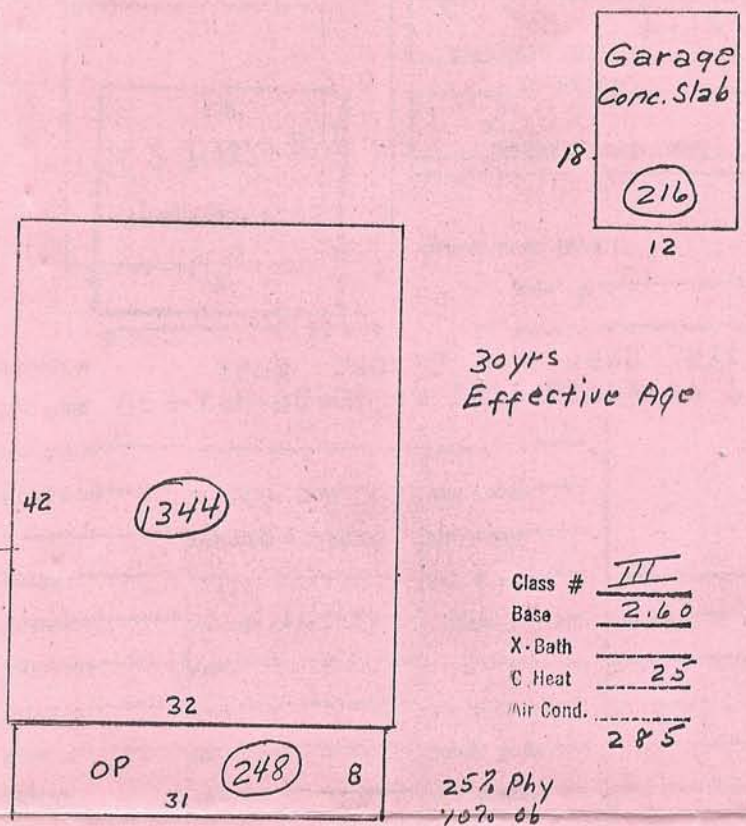
Impr. $ _____

Rendered in name of

TRANSMITTED
DEC 22 1976
OPR.

MARKET VALUE 100%
5300
(FROM REVERSE)

APPRAISER CODE	DATE
F-10	12-20-76



30yrs
Effective Age

Class # III
Base 2.60
X-Bath
C Heat 25
Air Cond.
285

25% Phy
40% Fu
35%

1344 □ @ 2.85 = 3830
248 □ @ 65 = 160

3990	Less 35%	2590
216 □ @ 1.00 = 220	Less 35%	140
	100%	2730
AREA REVALUATION FOR 1962	77%	2100

OCT 27 1961

N. W. MacDonald

acn 023-156-00-012-8

See Survey Attached

Woodland

Euclid

CONDITION: New ___ Good ___ Fair X Poor ___ Salv. Only ___

DEPRECIATION: Physical 40 Economic ___ Funct'l. ___ Total ___

Land, Market Value $ ___

Land, Assessed Value $ ___

Improvements, Assessed Value $ 1690

VALUE FOR 19 ___

TATION	AREA	UNIT COST	TOTAL	NEW TOTAL	PLUS
	1344	$ 4.20	$	$ 5640	$
AREA REVALUATION FOR 1962				980	
				old 100% 6620	
Depr. Val. 60 %				3970	
Assessed Val. 40 %				1590	

APPRAISER'S NAME/DATE V. Poffenberger 6-18-65

acn 023-156-00-012-8
see attached drawing

5300
X 180 City factor
9540 = new 100% mkt value for 1978

Co. 32% = 3050

CLASS_____ Yr. Built_____ Depr._____ %

Base Unit@$_____ A/C&C/H@$_____ Total Unit@$_____

Old 100%	SF@$	$ 6620	$
		.8	
		5300	

Appraiser's name & date

D. J. Chassion
F-10
[illegible]

Total 100% Value $ 5300

For 19 77

1 PERSPECTIVE
Scale: NTS

NOTES

1 -

No.	Revision	Date

SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title

PERSPECTIVE

	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Sheet
	Date 10.23.17	A5.1
	Scale	OF

SMITH RESIDENCE ADDITION
CONTRACT DOCUMENTS

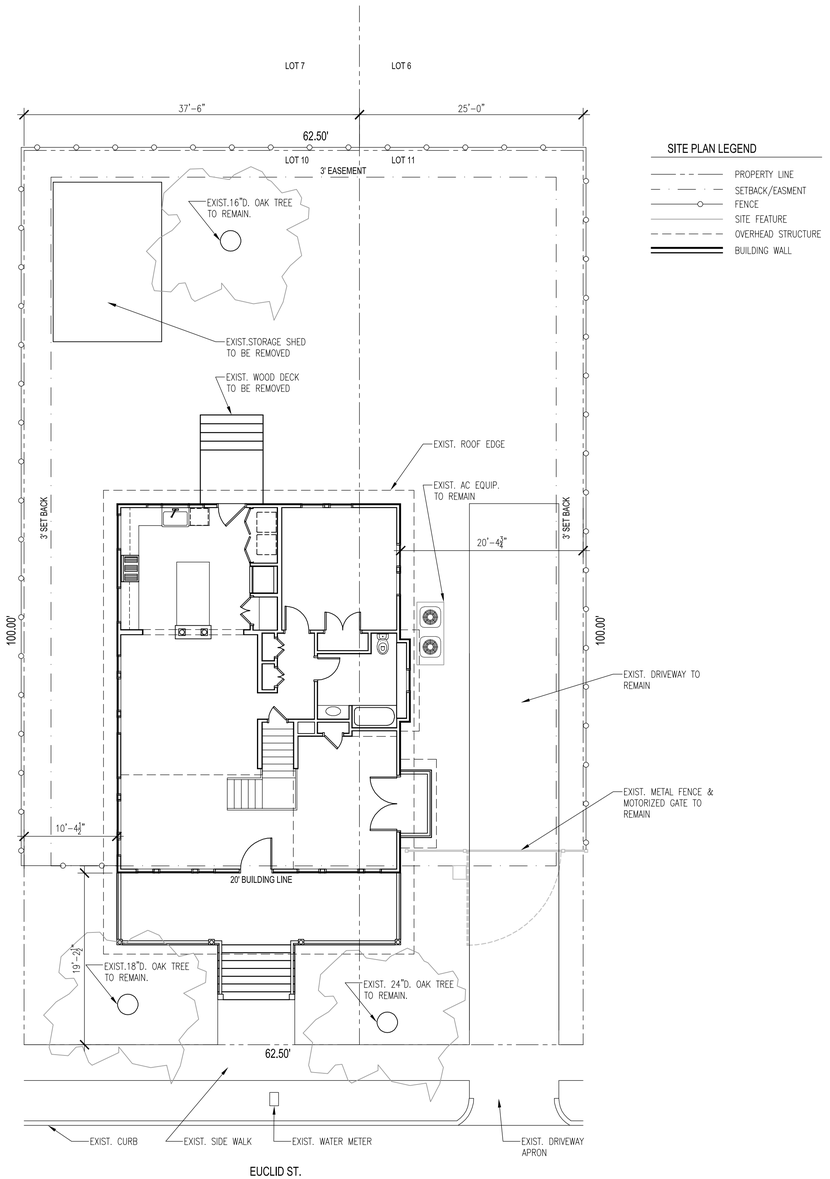
423 EUCLID ST.
HOUSTON, TEXAS 77009

GENERAL NOTES

1. THESE DRAWINGS INDICATE MATERIALS AND METHODS OF INTERIOR CONSTRUCTION TO SET THE STANDARD QUALITY AND/OR PERFORMANCE. OTHER MATERIALS AND/OR METHODS SHALL BE CONSIDERED FOR ACCEPTANCE BY THE DESIGNER, PROVIDED THEY DO NOT AFFECT THE VISIBLE APPEARANCE FROM THAT INDICATED WHATSOEVER.
2. THESE DRAWINGS ARE THE GRAPHIC AND PICTORAL PORTION OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THE OWNER SHALL CAREFULLY STUDY AND COMPARE THESE DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS AND SHALL NOTIFY THE DESIGNER, AT ONCE, OF ANY ERRORS, INCONSISTENCIES OR OMISSIONS.
3. THE TERM "WORK" MEANS THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS AND INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK. ALL WORK SHALL BE LIMITED TO THAT SHOWN ON THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER/CONTRACTOR. ANY ADDITIONAL WORK PERFORMED WITHOUT THE OWNER/CONTRACTOR'S CONSENT SHALL BE DONE AT THE OWNER'S SOLE EXPENSE.
4. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE OWNER/CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. THE SUB-CONTRACTOR SHALL NOTIFY THE CONTRCATOR AT ONCE OF ANY ERRORS, INCONSISTENCIES OR OMISSIONS.
5. "TYPICAL" MEANS THE CONDITION IS THE SAME FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
6. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE OWNER SHALL SECURE AND PAY FOR ALL BUILDING PERMITS, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
7. THE OWNER SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE OF WORK.
8. THE CONTRACTOR, PROMPTLY AFTER BEING AWARDED THE CONTRACT, SHALL PREPARE AND SUBMIT, FOR THE OWNER'S INFORMATION, A CONTRACTOR'S CONSTRUCTION SCHEDULE FOR THE WORK. THE SUB-CONTRACTOR SHALL NOTIFY THE OWNER/CONTRACTOR OF ANY ITEMS WHICH MAY CAUSE THE PROJECT TO BE DELAYED. THE SUB-CONTRACTOR SHALL NOT KNOWINGLY PURCHASE OR ORDER ANY MATERIAL OR EQUIPMENT WHOSE DELIVERY SCHEDULE COULD CAUSE THE PROJECT TO BE DELAYED.
9. MATERIALS, DIMENSIONS AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THE MOST SIMILARLY DETAILED DETAIL IF NOT MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.
10. ALL DIMENSIONS ARE CONSIDERED CRITICAL AND ARE TO BE AS INDICATED ON THE DRAWINGS UNLESS DISCREPANCIES ARE DISCOVERED AS PER GENERAL NOTE #4. DO NOT SCALE FROM THE DRAWINGS TO DETERMINE DIMENSIONS FOR CONSTRUCTION.
11. THE DESIGNER/CONTRACTOR HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ANY HAZARDOUS MATERIAL, INCLUDING ASBESTOS, WITHIN THE EXTENT OF WORK. THE DESIGNER/CONTRCATOR WILL NOT ACCEPT RESPONSIBILITY FOR THE IDENTIFICATION AND REMOVAL OF ANY HAZARDOUS MATERIAL OR FOR ANY EFFECT FROM ITS PRESENCE. IF ANY SUCH MATERIAL IS FOUND IN THE PROJECT, THE CONTRACTOR SHOULD NOTIFY THE OWNER AND THE DESIGNER IMMEDIATELY.
12. THE CONTRACTOR/SUB-CONTRCATOR SHALL NOT USE ANY MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIAL FOR THE CONSTRUCTION OF THE PROJECT.

AREAS EXISTING HOME:

AREA COVERED 1ST & 2ND FLOOR	3,429.5 SQFT
AREA OF CONDITIONED SPACE:	2,235.8 SQFT
AREA OF IMPERVIOUS COVERAGE:	2,817.5 SQFT
LOT AREA:	6,250.0 SQFT
% COVERAGE:	45%



1 EXIST. BUILDING SITE PLAN
Scale: 1/8" = 1'-0"

NOTES

LOCATION MAP

PROJECT INFORMATION

OWNER

NAME: MATT & TRACY SMITH

ADDRESS: 423 EUCLID AVE. HOUSTON, TX 77009

PROPOSED USE: RESIDENCE

BUILDER: TBD

NAME: TBD

PHONE #: --

PROJECT DISCRIPTION

2ND FLOOR REMODEL AND ADDITION TO EXISTING HOME. AS WELL AS, NEW DETACHED GARAGE W/ MASTER SUITE ABOVE.

LEGAL DISCRIPTION

EAST 37.5' OF LOT 10 AND THE ADJACENT WEST 25' OF LOT 11. BLOCK 13. SUBDIVISION: WOODLAND HEIGHTS. VOLUME 2, PAGE 33 H.C.M.R. HARRIS COUNTY, TEXAS.

DRAWING INDEX

A-0.1 COVER / EXIST. SITE PLAN/ GENERAL NOTES
A-0.12 PROPOSED SITE PLAN
A-1.1 DEMOLITION PLANS
A-1.2 EXIST. FLOOR PLANS
A-1.3 EXIST. ELEVATIONS
A-2.1 PROPOSED 1ST FLOOR PLAN
A-2.2 PROPOSED 2ND FLOOR PLAN
A-3.1 PROPOSED ELEVATIONS
A-3.2 PROPOSED ELEVATIONS
A-4.1 EXIST. & PROPOSED ROOF PLANS
A-5.1 PERSPECTIVE

No.	Revision	Date

SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title
EXIST. SITE PLAN/ GENERAL NOTES

	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Sheet A0.1
	Date 10.23.17	OF
	Scale	

SMITH RESIDENCE ADDITION
CONTRACT DOCUMENTS

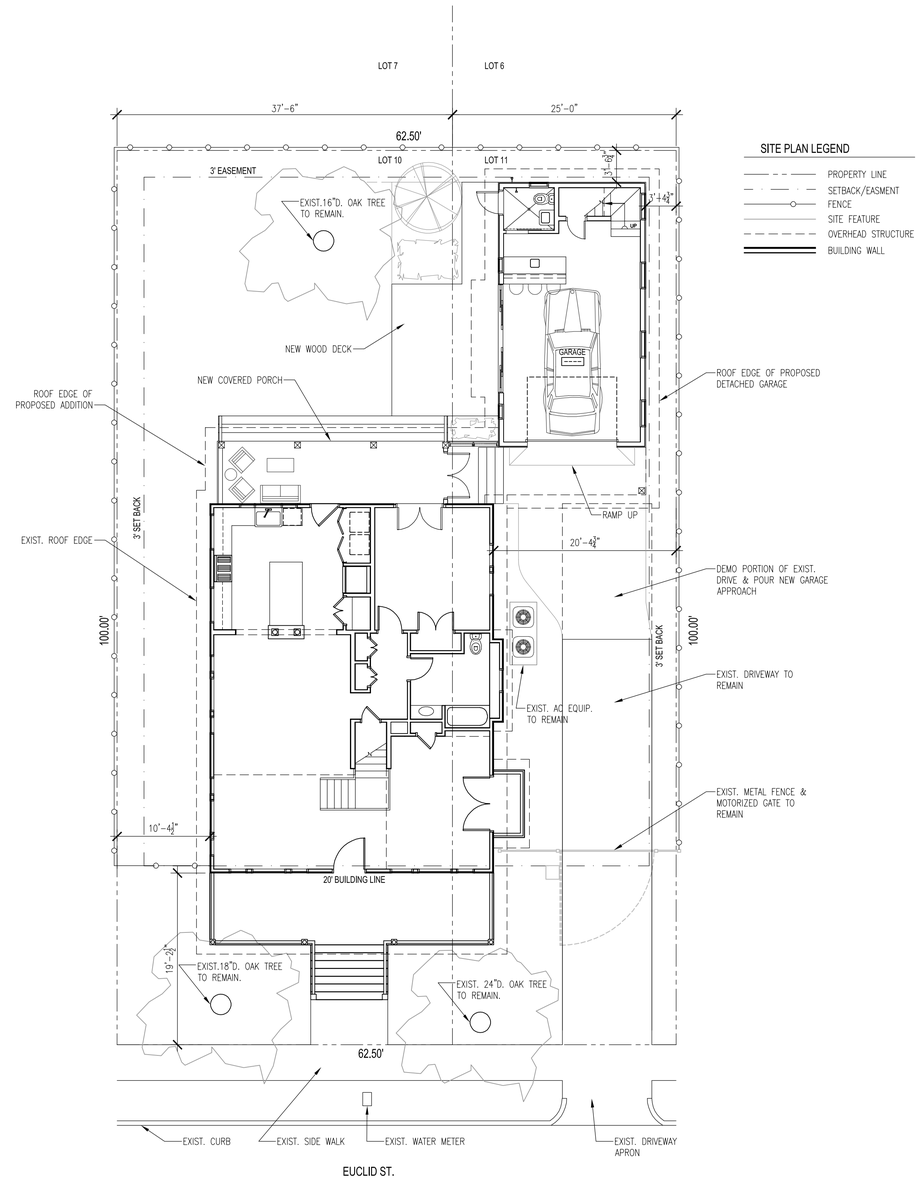
423 EUCLID ST.
HOUSTON, TEXAS 77009

GENERAL NOTES

1. THESE DRAWINGS INDICATE MATERIALS AND METHODS OF INTERIOR CONSTRUCTION TO SET THE STANDARD QUALITY AND/OR PERFORMANCE. OTHER MATERIALS AND/OR METHODS SHALL BE CONSIDERED FOR ACCEPTANCE BY THE DESIGNER, PROVIDED THEY DO NOT AFFECT THE VISIBLE APPEARANCE FROM THAT INDICATED WHATSOEVER.
2. THESE DRAWINGS ARE THE GRAPHIC AND PICTORAL PORTION OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THE OWNER SHALL CAREFULLY STUDY AND COMPARE THESE DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS AND SHALL NOTIFY THE DESIGNER, AT ONCE, OF ANY ERRORS, INCONSISTENCIES OR OMISSIONS.
3. THE TERM "WORK" MEANS THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS AND INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK. ALL WORK SHALL BE LIMITED TO THAT SHOWN ON THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER/CONTRACTOR. ANY ADDITIONAL WORK PERFORMED WITHOUT THE OWNER/CONTRACTOR'S CONSENT SHALL BE DONE AT THE OWNER'S SOLE EXPENSE.
4. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE OWNER/CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. THE SUB-CONTRACTOR SHALL NOTIFY THE CONTRCATOR AT ONCE OF ANY ERRORS, INCONSISTENCIES OR OMISSIONS.
5. "TYPICAL" MEANS THE CONDITION IS THE SAME FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
6. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE OWNER SHALL SECURE AND PAY FOR ALL BUILDING PERMITS, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
7. THE OWNER SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE OF WORK.
8. THE CONTRACTOR, PROMPTLY AFTER BEING AWARDED THE CONTRACT, SHALL PREPARE AND SUBMIT, FOR THE OWNER'S INFORMATION, A CONTRACTOR'S CONSTRUCTION SCHEDULE FOR THE WORK. THE SUB-CONTRACTOR SHALL NOTIFY THE OWNER/CONTRACTOR OF ANY ITEMS WHICH MAY CAUSE THE PROJECT TO BE DELAYED. THE SUB-CONTRACTOR SHALL NOT KNOWINGLY PURCHASE OR ORDER ANY MATERIAL OR EQUIPMENT WHOSE DELIVERY SCHEDULE COULD CAUSE THE PROJECT TO BE DELAYED.
9. MATERIALS, DIMENSIONS AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THE MOST SIMILARLY DETAILED DETAIL IF NOT MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.
10. ALL DIMENSIONS ARE CONSIDERED CRITICAL AND ARE TO BE AS INDICATED ON THE DRAWINGS UNLESS DISCREPANCIES ARE DISCOVERED AS PER GENERAL NOTE #4. DO NOT SCALE FROM THE DRAWINGS TO DETERMINE DIMENSIONS FOR CONSTRUCTION.
11. THE DESIGNER/CONTRACTOR HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ANY HAZARDOUS MATERIAL, INCLUDING ASBESTOS, WITHIN THE EXTENT OF WORK. THE DESIGNER/CONTRCATOR WILL NOT ACCEPT RESPONSIBILITY FOR THE IDENTIFICATION AND REMOVAL OF ANY HAZARDOUS MATERIAL OR FOR ANY EFFECT FROM ITS PRESENCE. IF ANY SUCH MATERIAL IS FOUND IN THE PROJECT, THE CONTRACTOR SHOULD NOTIFY THE OWNER AND THE DESIGNER IMMEDIATELY.
12. THE CONTRACTOR/SUB-CONTRCATOR SHALL NOT USE ANY MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIAL FOR THE CONSTRUCTION OF THE PROJECT.

AREAS PROPSED HOME:

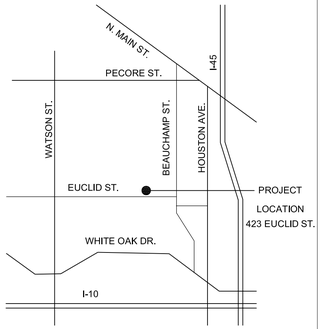
AREA COVERED 1ST & 2ND FLOOR:	5,276.4 SQFT
AREA OF CONDITIONED SPACE:	3,529.8 SQFT
AREA OF IMPERVIOUS COVERAGE:	3,642.7 SQFT
LOT AREA:	6,250.0 SQFT
% COVERAGE:	58%



1 PROPOSED BUILDING SITE PLAN
Scale: 1/8" = 1'-0"

N

NOTES



LOCATION MAP

PROJECT INFORMATION

OWNER

NAME: MATT & TRACY SMITH

ADDRESS: 423 EUCLID AVE. HOUSTON, TX 77009

PROPOSED USE: RESIDENCE

BUILDER: TBD

NAME: TBD

PHONE #: --

PROJECT DISCRIPTION

2ND FLOOR REMODEL AND ADDITION TO EXISTING HOME. AS WELL AS, NEW DETACHED GARAGE W/ MASTER SUITE ABOVE.

LEGAL DISCRIPTION

EAST 37.5' OF LOT 10 AND THE ADJACENT WEST 25' OF LOT 11. BLOCK 13. SUBDIVISION: WOODLAND HEIGHTS. VOLUME 2, PAGE 33 H.C.M.R. HARRIS COUNTY, TEXAS.

DRAWING INDEX

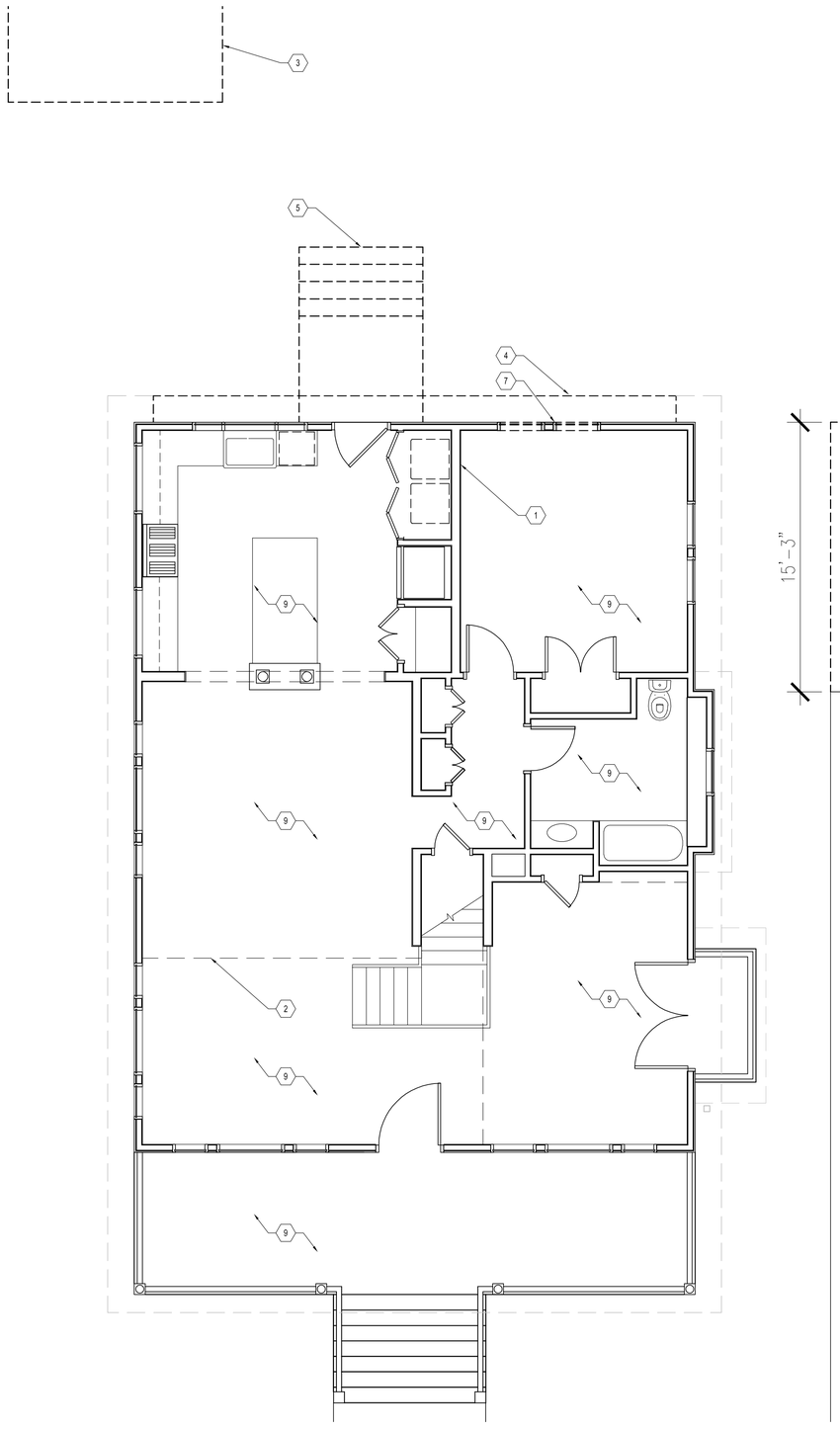
A-0.1 COVER / EXIST. SITE PLAN/ GENERAL NOTES
A-0.12 PROPOSED SITE PLAN
A-1.1 DEMOLITION PLANS
A-1.2 EXIST. FLOOR PLANS
A-1.3 EXIST. ELEVATIONS
A-2.1 PROPOSED 1ST FLOOR PLAN
A-2.2 PROPOSED 2ND FLOOR PLAN
A-3.1 PROPOSED ELEVATIONS
A-3.2 PROPOSED ELEVATIONS
A-4.1 EXIST. & PROPOSED ROOF PLANS
A-5.1 PERSPECTIVE

No.	Revision	Date

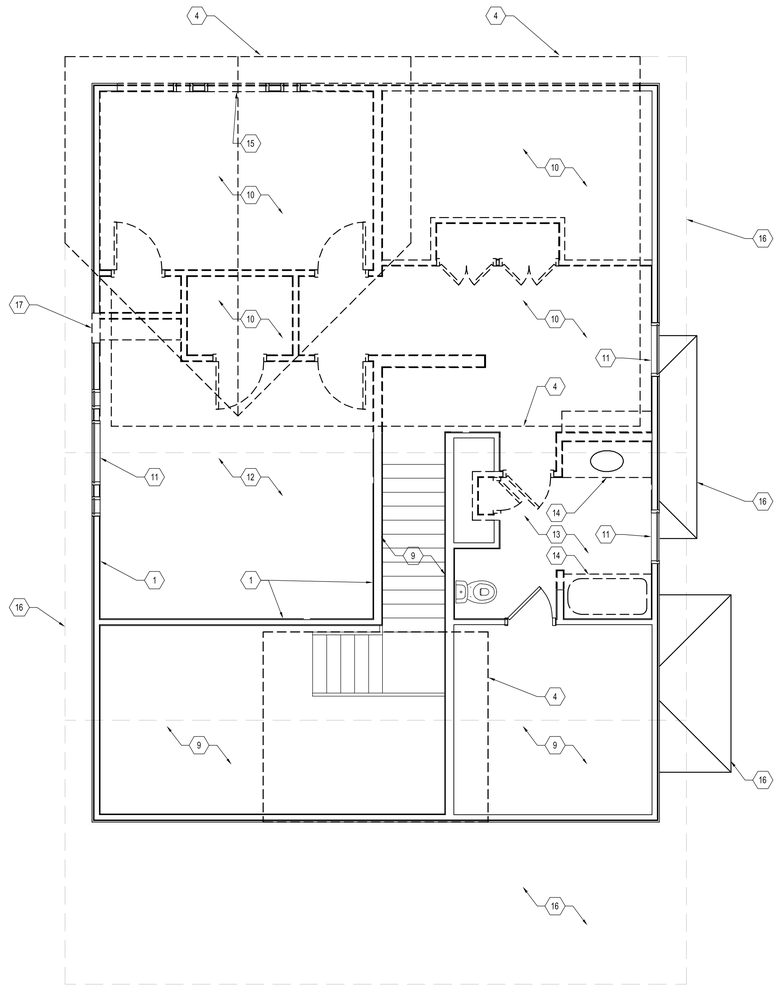
SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title
PROPOSED SITE PLAN & NOTES

	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Sheet
	Date 10.23.17	A0.12
	Scale	OF



1 DEMO.. 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 DEMO. 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

N

NOTES

1. EXIST. TO REMAIN, TYP.
2. EXIST. SOFFIT TO REMAIN, TYP.
3. DEMO. EXIST. STORAGE BUILDING & FOUNDATION
4. DEMO. PORTION OF EXISTING ROOF & EAVE.
5. DEMO. EXIST. WOOD DECK & STEPS.
6. DEMO. EXIST. DORMER ROOF, & BRACE WALLS AS REQ'D
7. DEMO EXIST. WINDOW, RELOCATE HEADER AS REQ'D FOR NEW DOOR.
8. DEMO. PORTION OF EXIST. DRIVEWAY.
9. NO DEMO. WORK IN THIS AREA U.N.O.
10. EXIST. WALLS, DRYWALL, DOORS, TRIM, FLOORING & CEILING TO BE REMOVED.
11. EXIST. WINDOW & TRIM TO REMAIN.
12. DEMO. EXIST. DRYWALL & FLOOR FINISH THIS ROOM.
13. DEMO. EXIST. FINISHES THIS ROOM.
14. DEMO. EXIST. PLUMBING FIXTURE AND MILLWORK.
15. DEMO. EXIST. WINDOW & TRIM.
16. EXIST. ROOF TO REMAIN.
17. DEMO. PORTION OF WALL FOR NEW WINDOW & HEADER.

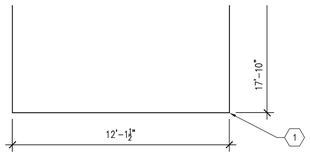
No.	Revision	Date

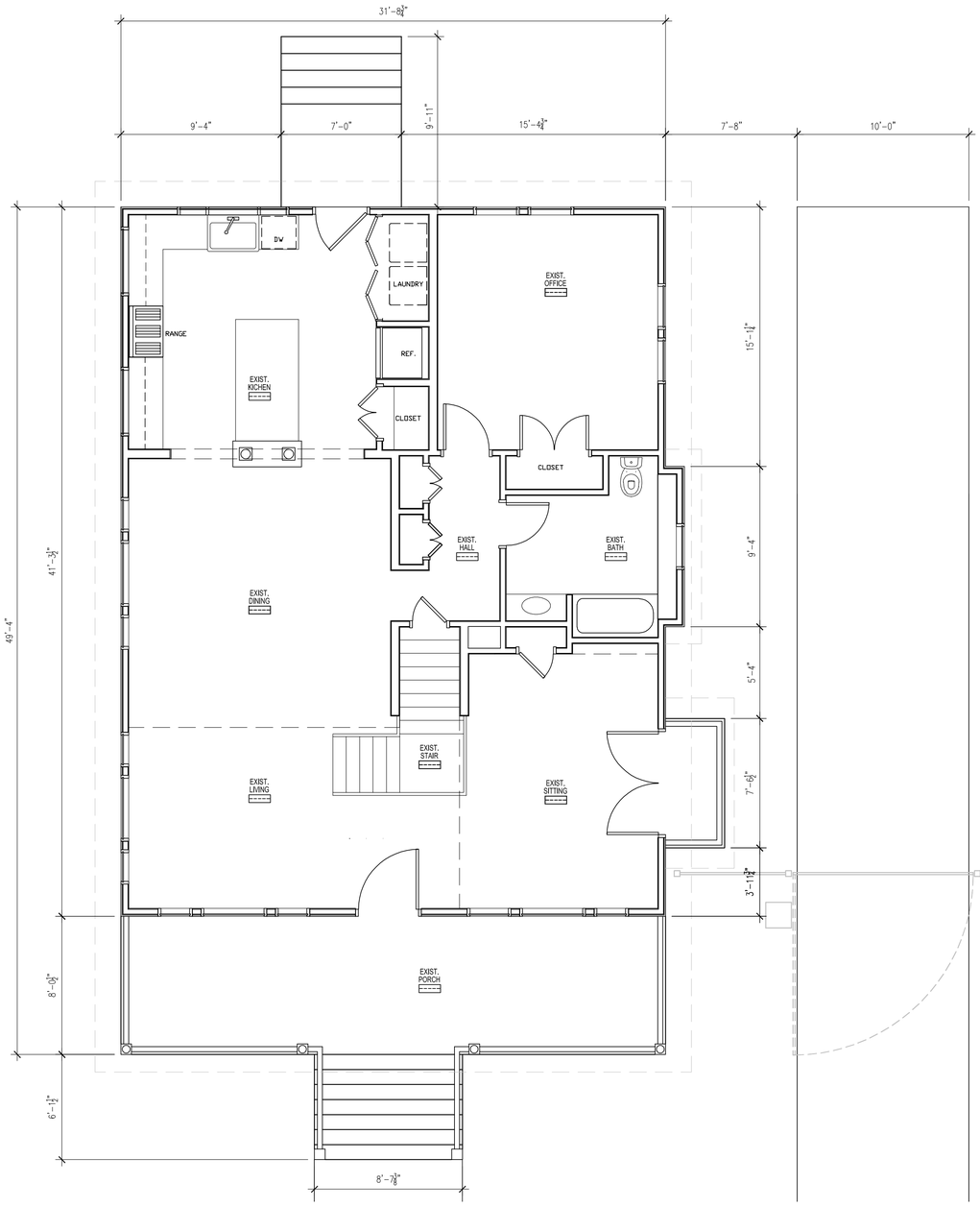
SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title

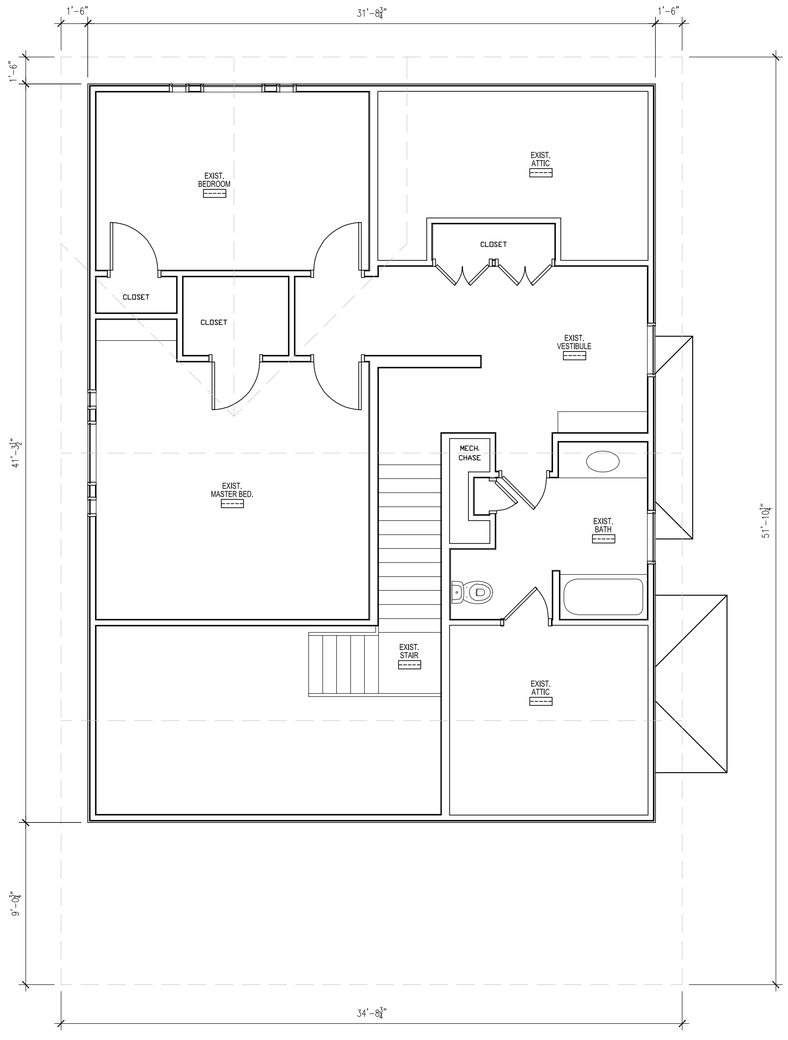
DEMO PLANS

	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Sheet
	Date 10.23.17	A1.1
	Scale	OF





1 EXIST. 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 EXIST.. 2ND FLOOR PLAN
Scale: 1/4"= 1'-0"

N

NOTES

1 -

No.	Revision	Date

SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title

EXIST. FLOOR PLANS

	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Sheet
	Date 10.23.17	A1.2
	Scale	OF

1 EXIST. SOUTH ELEVATION
Scale: 1/4" = 1'-0"

2 EXIST.. EAST ELEVATION
Scale: 1/4"= 1'-0"

3 EXIST. NORTH ELEVATION
Scale: 1/4" = 1'-0"

4 EXIST.. WEST ELEVATION
Scale: 1/4"= 1'-0"

NOTES

1 -

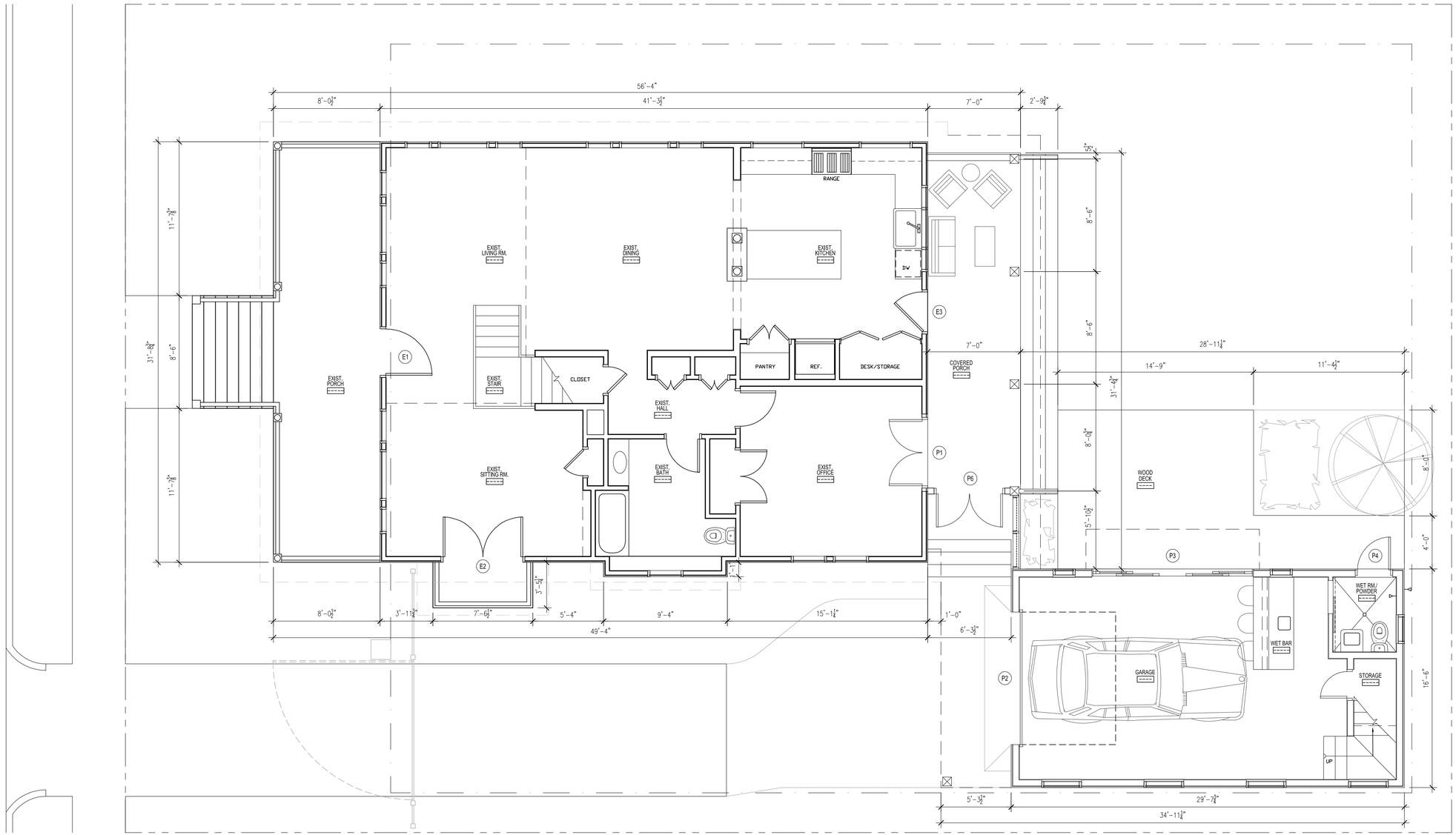
No.	Revision	Date

SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title

EXIST. ELEVATIONS

	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Sheet
	Date 10.23.17	A1.3
	Scale	OF



4 PROPOSED 1ST FLOOR PLAN
Scale: 1/4"= 1'-0"

N

EXTERIOR DOOR SCHEDULE

NUMBER:	SIZE:	TYPE:	HAND:	LIGHTS:	HARDWARE:	FINISH:	NOTES:
E1	3'-0" x 6'-8"	SINGLE	RH	SINGLE	ENTRY	PAINTED	PANEL BELOW SINGLE LIGHT
E2	6'-0" x 6'-8"	DOUBLE	RH	SINGLE	KNOB & DEADBOLT	PAINTED	--
E3	3'-0" x 6'-8"	SINGLE	LH	SINGLE	KNOB & DEADBOLT	PAINTED	11" TRANSOM ABOVE DOOR & 2 PANELS BELOW LIGHT
P1	5'-0" x 6'-8"	DOUBLE	LH	SINGLE	KNOB & DEADBOLT	PAINTED	11" TRANSOM ABOVE DOOR
P2	10'-0" x 8'-0"	GARAGE	-	DIVIDED	OPENER	STAINED	4x DIVIDED LIGHT PANES @ 2ND SECTION FROM TOP
P3	8'-0" x 8'-0"	SLDIING	DOUBLE	SINGLE	SLIDING	ANODIZED	ALUM. DBL. SLIDER W/ 2x 2' WIDE FIXED LIGHTS EA. SIDE
P4	2'-6" x 6'-8"	SINGLE	RH	--	PRIVACY	PAINTED	FIBERGLASS DOOR W/ WATER RESISTANT JAMB
P5	8'-0" x 7'-0"	SLIDING	DOUBLE	SINGLE	SLIDING	ANODIZED	ALUM. DBL. SLIDER W/ 2x 2' WIDE FIXED LIGHTS EA. SIDE
P6	5'-0" x 6'-8"	DOUBLE	RH	SCREEN	KNOB & DEADBOLT	STAINED	SCREEN TRANSOM ABOVE

NOTES

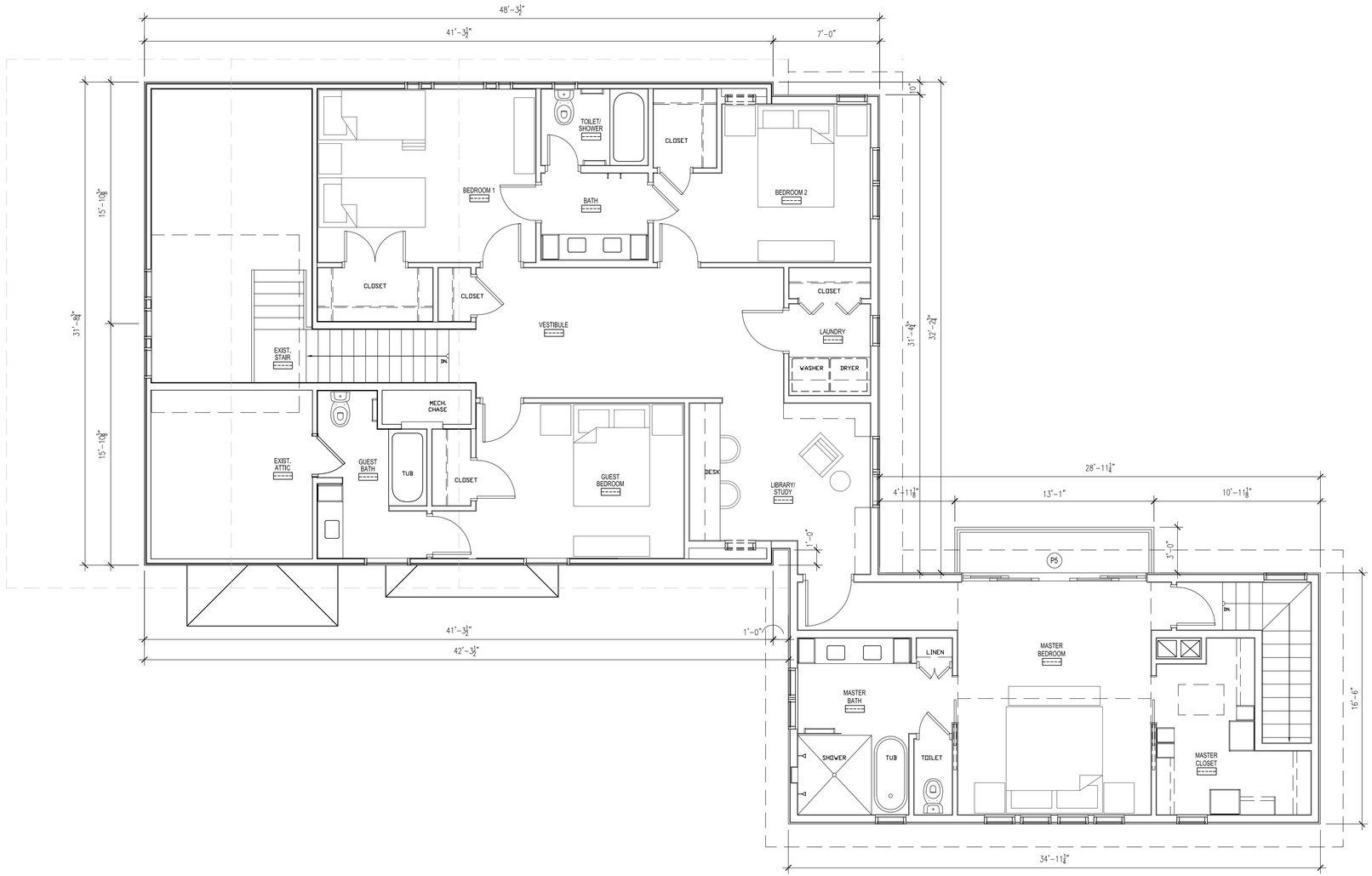
1 -

No.	Revision	Date

SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title
PROPOSED 1ST FLOOR. PLAN

Drawn	Project No.
Checked	CAD File No.
Reviewed	Sheet A2.1
Date 10.23.17	
Scale	OF



1 PROPOSED 2ND FLOOR PLAN
Scale: 1/4"= 1'-0"

N

NOTES

1 -

No.	Revision	Date

SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title
PROPOSED 2ND FLOOR. PLAN

Drawn	Project No.
Checked	CAD File No.
Reviewed	Sheet A2.2 OF
Date 10.23.17	
Scale	

1 PROPOSED SOUTH ELEVATION
Scale: 1/4"= 1'-0"

2 PROPOSED NORTH ELEVATION
Scale: 1/4"= 1'-0"

EXIST WINDOW SCHEDULE

NUMBER:	SIZE:	TYPE:	LIGHTS:	FINISH:	MULLED:	NOTES:
EW1	8'-10" x 5'-10"	DBL HUNG	SINGLE	PAINTED	Y	3 MULLED UNITS
EW2	8'-10" x 5'-10"	DBL HUNG	SINGLE	PAINTED	Y	3 MULLED UNITS
EW3	6'-6" x 4'-0"	DBL HUNG	SINGLE	PAINTED	Y	3 MULLED UNITS
EW4	2'-8" x 4'-0"	DBL HUNG	DIVIDED	PAINTED	N	DIV. TOP PANE, SINGLE BOT.
EW5	5'-10" x 5'-10"	DBL HUNG	SINGLE	PAINTED	Y	2 MULLED UNITS
EW6	3'-0" x 4'-0"	DBL HUNG	SINGLE	ANODIZED	Y	ALUMINUM
EW7	4'-0" x 1'-2"	FIXED	SINGLE	WD CLAD	Y	--
EW8	8'-10" x 5'-10"	DBL HUNG	SINGLE	PAINTED	Y	3 MULLED UNITS
EW9	8'-10" x 5'-10"	DBL HUNG	SINGLE	PAINTED	Y	3 MULLED UNITS
EW9	7'-1" x 5'-8"	DBL HUNG	SINGLE	PAINTED	Y	3 MULLED UNITS

PROPOSED WINDOW SCHEDULE

NUMBER:	SIZE:	TYPE:	LIGHTS:	FINISH:	MULLED:	NOTES:
W1	2'-0" x 3'-0"	FIXED	SINGLE	PAINTED	N	MATCH EXIST.
W2	4'-0" x 7'-0"	CASEMENT	SINGLE	WD CLAD	Y	2' LIGHTS BELOW CASEMENT
W3	4'-0" x 1'-6"	FIXED	SINGLE	VINYL	N	--
W4	2'-0" x 3'-0"	FIXED	SINGLE	VINYL	N	--
W5	4'-8" x 5'-0"	DBL HUNG	SINGLE	VINYL	Y	2 MULLED UNITS
W6	2'-0" x 4'-0"	DBL HUNG	SINGLE	VINYL	N	--
W7	2'-0" x 3'-6"	DBL HUNG	SINGLE	VINYL	N	--
W8	3'-0" x 2'-0"	HOPPER	SINGLE	VINYL	N	--
W9	2'-0" x 3'-6"	FIXED	SINGLE	VINYL	N	--
W10	2'-6" x 3'-0"	FIXED	SINGLE	VINYL	N	--
W11	1'-6" x 3'-0"	DBL HUNG	SINGLE	VINYL	N	--
W12	2'-0" x 1'-6"	FIXED	SINGLE	VINYL	N	--
W13	3'-0" x 4'-0"	DBL HUNG	SINGLE	VINYL	N	--
W14	2'-6" x 2'-0"	FIXED	SINGLE	VINYL	N	--
W15	1'-6" x 3'-6"	FIXED	SINGLE	PAINTED	N	MATCH EXIST.

NOTES

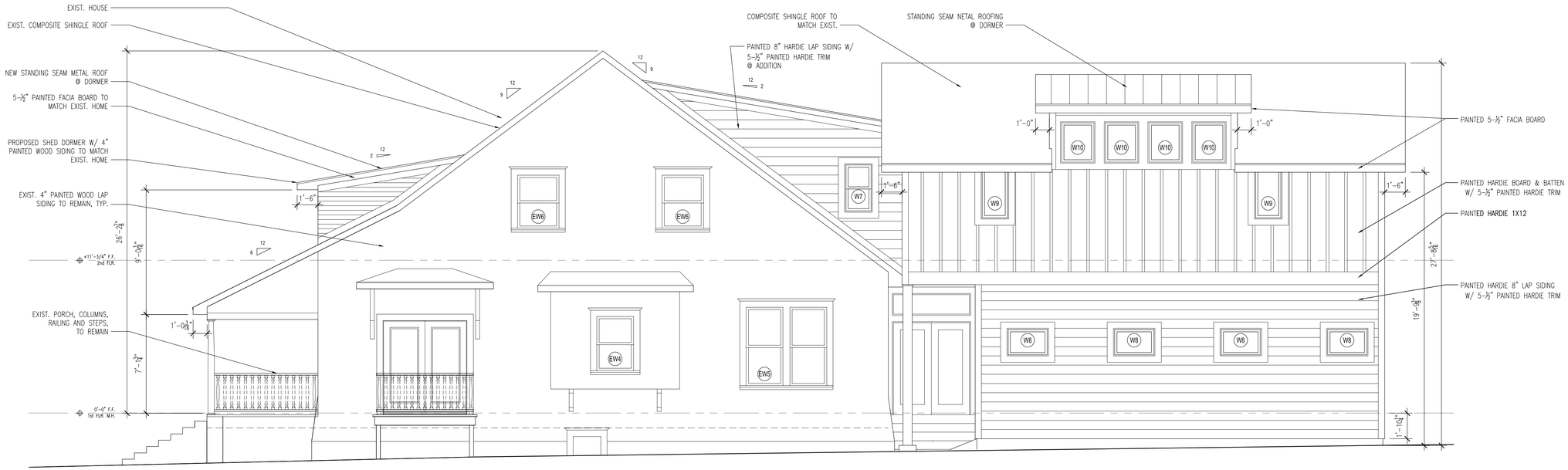
1 -

No.	Revision	Date

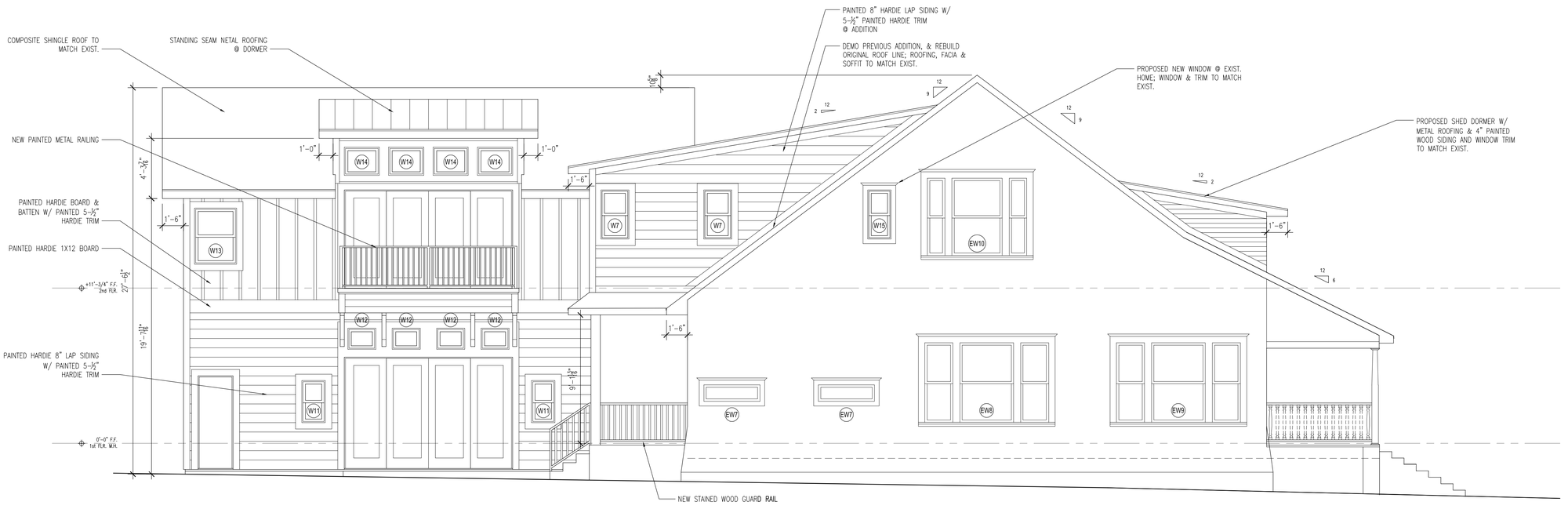
SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title
PROPOSED ELEVATIONS

Drawn	Project No.
Checked	CAD File No.
Reviewed	Sheet
Date 10.23.17	A3.1
Scale	OF



1 PROPOSED EAST ELEVATION
Scale: 1/4"= 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4"= 1'-0"

NOTES

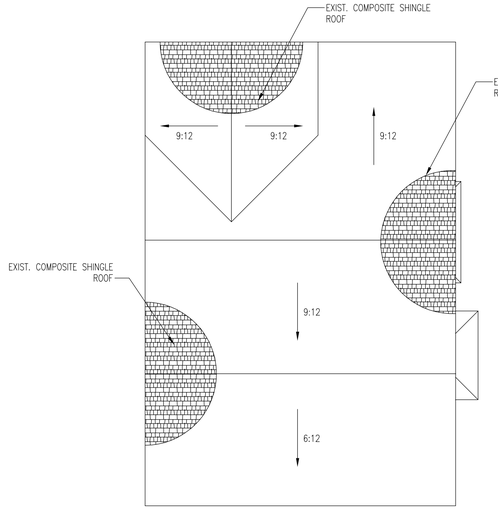
1 -

No.	Revision	Date

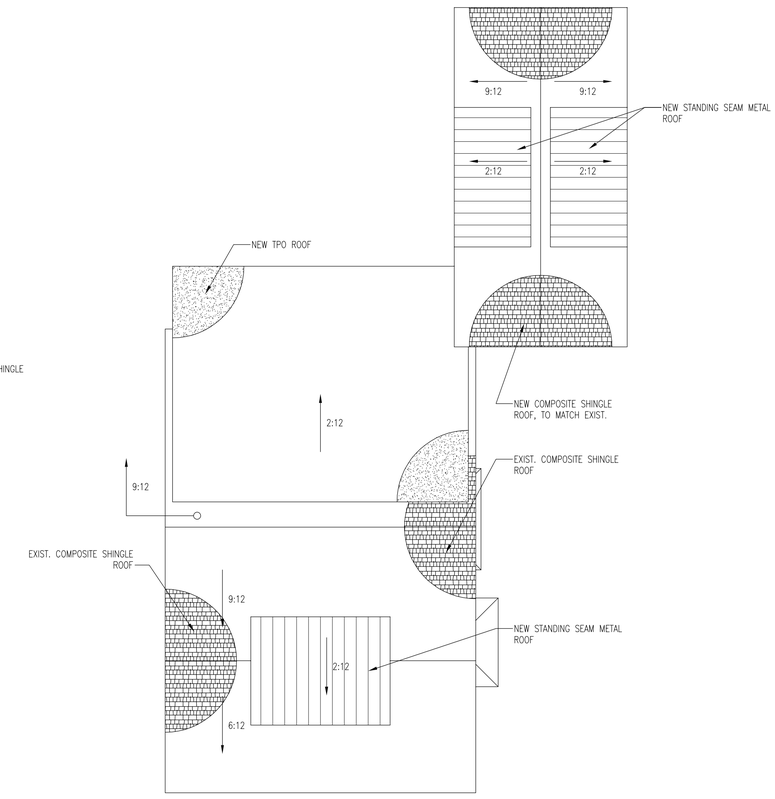
SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title
PROPOSED ELEVATIONS

	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Sheet
	Date 10.23.17	A3.2
	Scale	OF



1 EXIST. ROOF PLAN
Scale: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN
Scale: 1/8"= 1'-0"

N

NOTES

1 -

No.	Revision	Date

SMITH RESIDENCE ADDITION
423 EUCLID ST.
HOUSTON, TX. 77009

Drawing Title
EXIST. & PROPOSED ROOF PLANS

Drawn	Project No.
Checked	CAD File No.
Reviewed	Sheet
Date 10.23.17	A4.1
Scale	OF