[redacted]

1109 Key St., Houston, TX 77009

Property Description Current Conditions Prior Alterations

The existing house is a 2 bedroom and 1 bath bungalow style house built in 1930. It is typical of the Norhill area.

The interior of the house is in fair condition, while the exterior is in poor condition. The existing siding is in poor condition. Every effort will be made to keep the existing siding, however, until we actually start working on it we will not be able to determine the extent of the damage. The exterior addition will have 8-10" cement board planks, in kind with the look of existing houses in the neighborhood.

The house has had a prior addition and major remodel, per the architect's research. During this remodel, the kitchen and breakfast room areas were expanded and windows were removed and new windows were installed in the addition and the existing portions of the house.

Proposed Work

The project is to add approximately 856sf of living space that will provide 3 bedrooms and 2.5 bathrooms. The existing siding is in poor condition. Every effort will be made to keep the existing siding, however, until we actually start working on it we will not be able to determine the extent of the damage. One of the windows in the kitchen, not original to the house, will be replaced. The exterior addition will have 8-10" cement board planks, in kind with the look of existing houses in the neighborhood. The historic roof line will be preserved. The existing roof materials will be replaced to match the shingles over the addition. There will be a 6" indentation to the addition from the existing portion of the house, as seen on the plans, to distinguish the addition from the existing.
All existing historic elements will be preserved to the best of our ability. All new construction will be built in style to compliment the existing architecture by using modern products.

1109 Key St., Houston, Texas 77009

All of the exterior updates and the addition to the house will conform to the style and specifications to match the existing elevation and sustain the historical integrity of this property.

PHOTOS OF HOUSE & GARAGE FRONT, REAR, BOTH SIDES of the EXISTING ELEVATION.

The elevation of the existing portion of the front of the property will be kept as is. This property has damaged siding, which will need to be replaced. Extreme care will be used to match the existing siding in style, if possible, when affecting such repairs.

The addition to the property will conform to the style and specifications to match the existing house and neighborhood.

TX 8144 JE

Davidson

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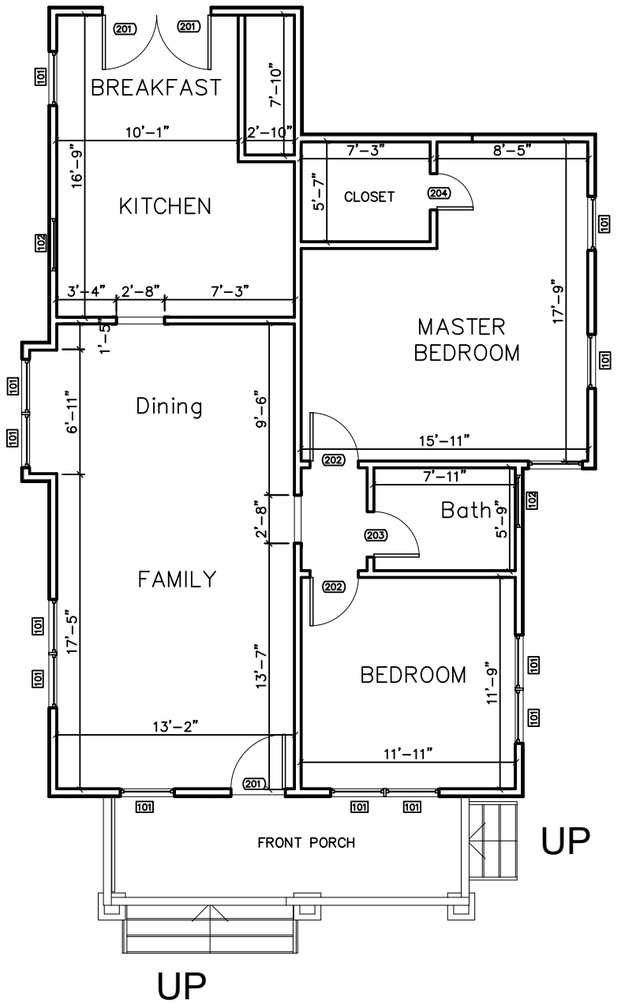

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS
101	3'–0"	5'–0"	6'–8"	SINGLE HUNG	EXISTING WINDOW
102	3'–0"	2'–6"	6'–8"	SINGLE HUNG	EXISTING WINDOW
103	3'–0"	5'–0"	6'–8"	SINGLE HUNG	NEW WINDOW @ ADD.
104	2'–0"	4'–0"	6'–8"	SINGLE HUNG	NEW WINDOW @ ADD.
105	4'–0"	2'–0"	6'–8"	FIXED	NEW WINDOW @ ADD.
106	2'–0"	3'–0"	6'–8"	SINGLE HUNG	NEW WINDOW @ ADD.

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
201	3'–0"	6'–8"	EXISTING EXTERIOR DOOR
202	2'–8"	6'–8"	EXISTING INTERIOR DOOR
203	2'–6"	6'–8"	EXISTING INTERIOR DOOR
204	2'–0"	6'–8"	EXISTING INTERIOR DOOR
205	3'–0"	6'–8"	NEW INT. DOOR @ ADD.
206	2'–8"	6'–8"	NEW INT. DOOR @ ADD.
207	2'–6"	6'–8"	NEW INT. DOOR @ ADD.
208	2'–0"	6'–8"	NEW INT. DOOR @ ADD.
209	2'–6"	6'–8"	NEW INT. POCKET DOOR @ ADD.
210	2'–6"	6'–8"	NEW INT. SLIDING DOOR @ ADD.
211	3'–0"	6'–8"	NEW EXT. DOOR @ ADD.

EXISTING FLOOR PLAN

SCALE: 1/8" = 1'–0"

109 KEY STREET

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Houston, Texas 77286
phone: 832–771–8258

DATE: 3-22-18
SHEET NO: A1.0
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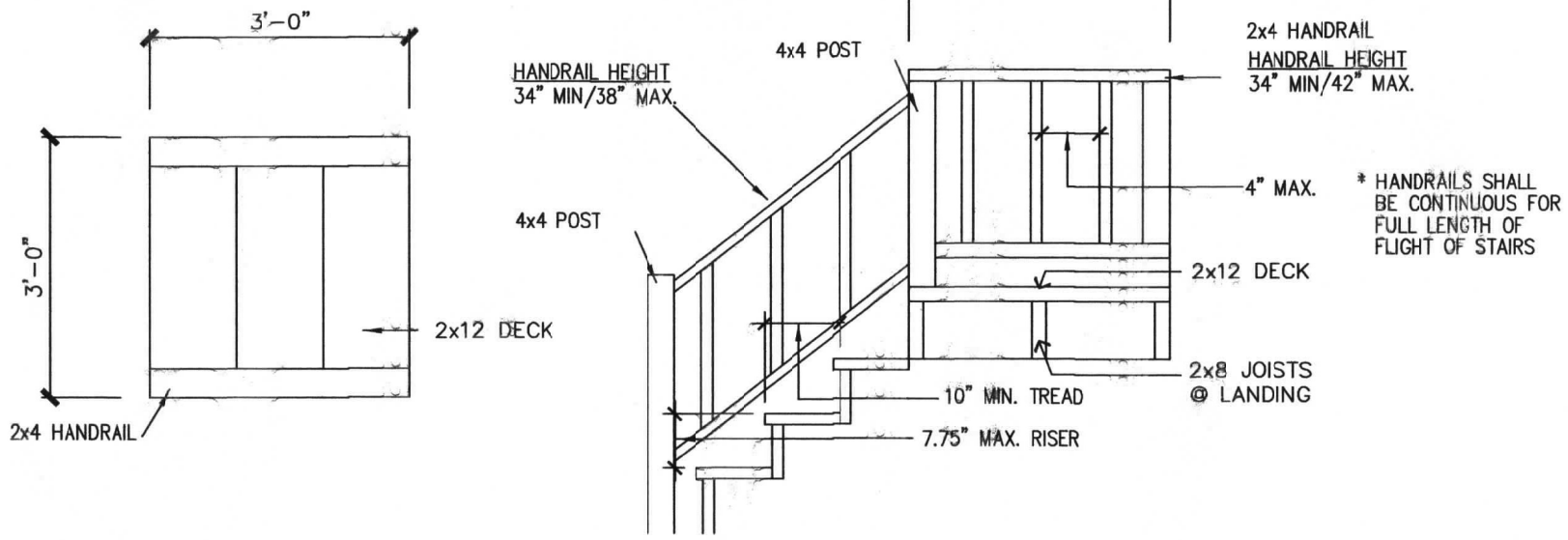
INDIVIDUAL STAIR SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED LIVE LOAD 40 PSF OR A 300 POUND CONCENTRATRATEDLOAD ACTING OVER AN ARE OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESS.

NOTE: GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE CONCENTRATED LOAD OF 200 POUND APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.



STAIR LAND. DTL.

NO SCALE

NOTE: PLEASE REFERENCE SHEETS A2.0 & A4.0

NOTE: THIS PLAN IS IN COMPLIANCE W/ 2012 IRC.

3-26-2018

STATE OF TEXAS
N. BLAIR NEVINS
106201
LICENSED
PROFESSIONAL ENGINEER
F-13970

1116 KEY STREET

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DATE: 4-10-17
SHEET NO: A9.0
DRN. BY: CGE | CK'D BY: CGE
DRAWING FILE: 0-000-0

Rev. 4-5-16

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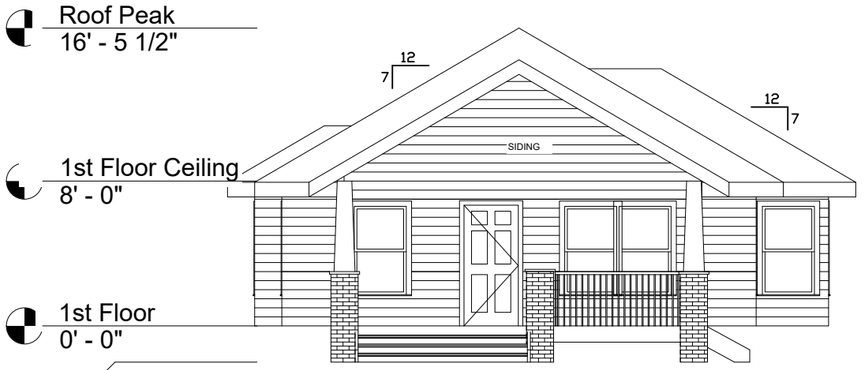
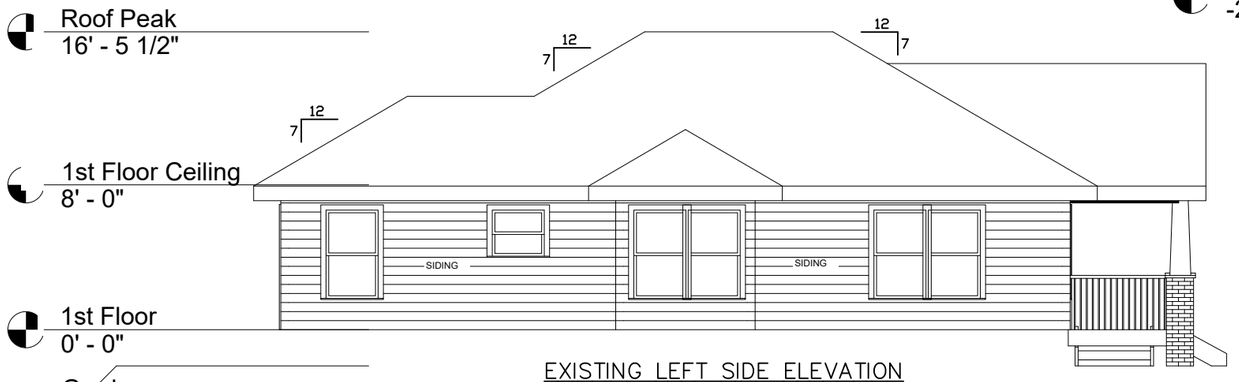
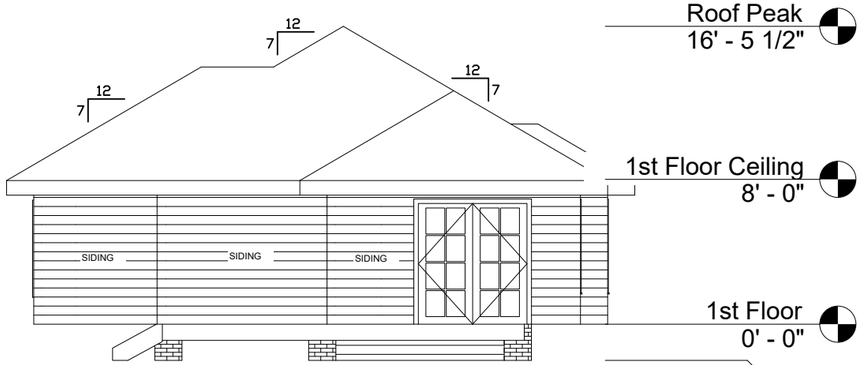


*All Details of Existing Front Porch To Remain:
-clipped gable, columns, stairs, etc

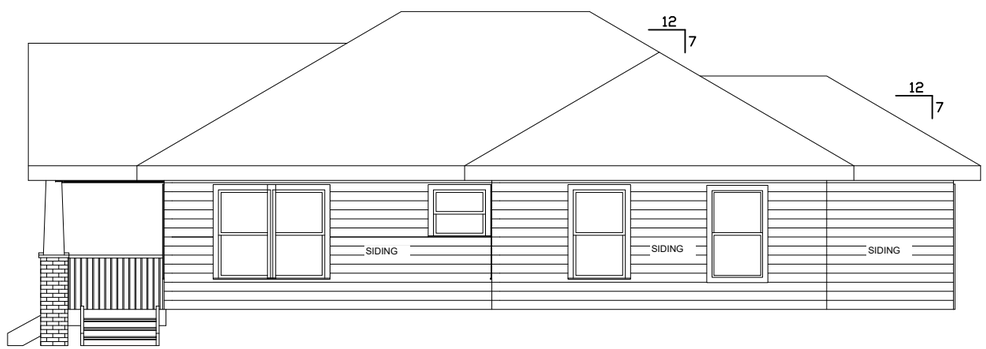
EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION

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"THATS ARCHITECTURE"

DATE: 3-22-18

SHEET NO: A3.0

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CGE	CGE

DRAWING FILE: 0-000-0

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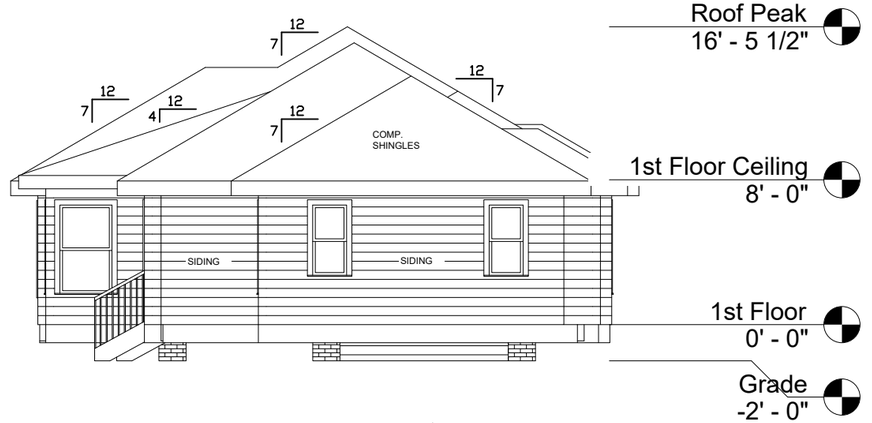
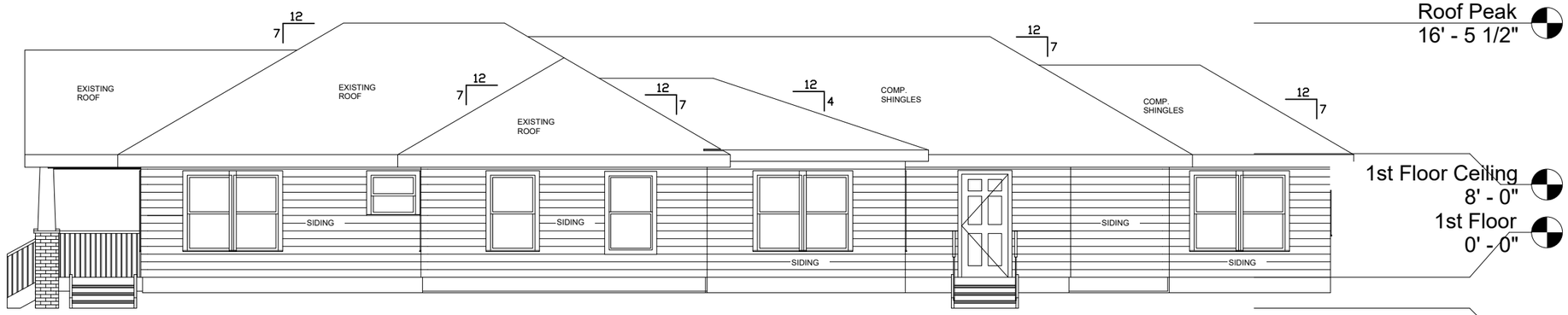
NOTE: REMOVE ABESTOS SIDING AND USE ORIGINAL SIDING. REPAIR AND REPLACE AS NEEDED.



REAR ELEVATION W/ ADDITION



RIGHT SIDE ELEVATION W/ ADDITION

ELEVATION @ ADDITION PLAN

SCALE: 1/8" = 1'-0"

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"THAT'S ARCHITECTURE"

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CK'D BY: CGE
DRAWING FILE: 0-000-0

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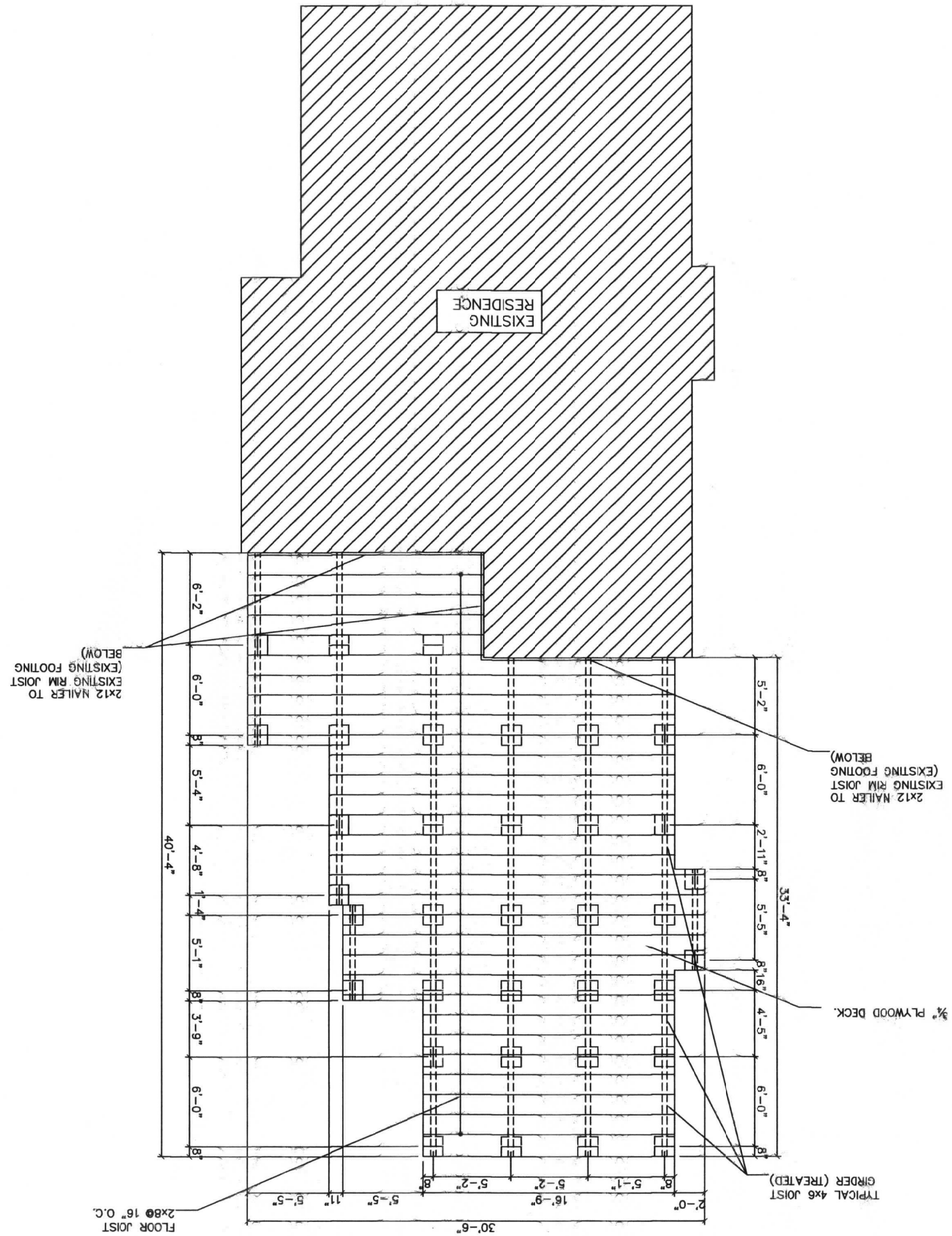

3-26-2018

STATE OF TEXAS
N. BLAIR NEVINS
106201
LICENSED
PROFESSIONAL ENGINEER

F-13792

FLOOR JOIST PLAN

SCALE: 1/8" = 1'-0"

NOTE: ALL LOAD BEARING HEADERS SHALL BE 2-2X12.
ALL CEILING JOIST SHALL BE 2X8 @16" O.C. U.N.O.
USE TRIPLE CEILING JOIST TO SUPPORT PURLIN STRUT BRACING.

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F-13792

3-26-2018

NOTE: THIS DESIGN IS GOOD FOR 110 MPH 3-SEC-GUSTS.

FRAMING NOTES:

1. FRAMING MATERIAL UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2012 (IRC).
2. SPIB GRADING RULES (19% MAX MOISTURE CONTENT) FOR FLOOR JOISTS, ROOF RAFTERS, DOOR AND WINDOW HEADERS; SOUTHERN YELLOW PINE #3 UNLESS NOTED OTHERWISE. FOR CEILING JOISTS AND BEAMS; SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE. FIRST FLOOR STUDS IN TWO STORY HOMES AND ALL WALLS TO RECEIVE WOOD SIDING TO BE FRAMED @ 16"o.c.
3. STUDS IN SINGLE STORY HOMES AND SECOND STORY WALLS OF TWO STORY HOMES (NOT COVERED BY RESTRICTIONS IN #2 ABOVE), SHALL BE FRAMED @ 24"o.c.
4. WALLS ABOVE 12' IN HEIGHT TO BE 2x6 NOMINAL.
5. WALLS ABOVE 9' IN HEIGHT TO HAVE FIRE BLOCKING @ MIDPOINT.
6. WALLS @ SHOWER AND TUB SURROUNDS TO BE FRAMED @ 12"o.c.
7. RAFTERS AND CEILING JOISTS SHALL BE 2x6's @ 24"o.c. UNLESS NOTED OTHERWISE.
8. RIDGE, HIP AND VALLEY MEMBERS SHALL BE NOMINAL 2" DEEPER THAN RAFTERS ABUTTING, TO INSURE FULL BEARING.
9. ALL RAFTERS TO BECOME SLOPED CEILING JOISTS @ HIGHER CEILINGS THAN PLATE HEIGHT TO BE 2x8's UNLESS NOTED OTHERWISE.
10. FLOOR JOISTS TO BE SIZED AS SHOWN ON DRAWINGS, BLOCKED WITH SOLID OR DIAGONAL BRIDGING @ SPACING NOT OVER 6 TIMES THE NOMINAL JOIST DEPTH OR 10'-0" MAX.
11. SECOND FLOOR WALLS RUNNING PARALLEL TO FLOOR JOISTS SHALL BEAR ON DOUBLED JOISTS OR ON SOLID BRIDGING @ 24"o.c. MAX.
12. UNLESS NOTED OTHERWISE SECOND FLOORS SHALL BE DECKED WITH 3/4" TONGUE AND GROOVE STRUCTURAL RATED SUBFLOOR, NAILED AND GLUED SPACING USED AND ANTICIPATED LOADS. TO JOISTS PER MANUFACTURERS REQUIREMENTS FOR
13. PURLINS TO BE 2x4 @ TOP AND BOTTOM WITH "T" TYPE OR BRACES. NAILED WITH MINIMUM 1" NAILS.
14. ALL BEDROOMS, FAMILY ROOMS, AND GAME ROOMS SHALL HAVE WOOD BLOCKING FOR CEILING FAN.
15. CABINETS REQUIRE BLOCKING @ WALLS BACKING UP TO CABINETS ON FLOOR PLANS.
16. ALL STRUCTURAL FRAMING LUMBER TO BE MINIMUM #3 SYP OR STUD GRADE FIR, DEPENDING ON APPLICATION, OR EQUIVALENT STRENGTH AND DEFLECTION, RATED OF OTHER SPECIES.
17. DRY WALL CORNER BOARDS SHALL BE CRIMPED AND

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1109 KEY STREET

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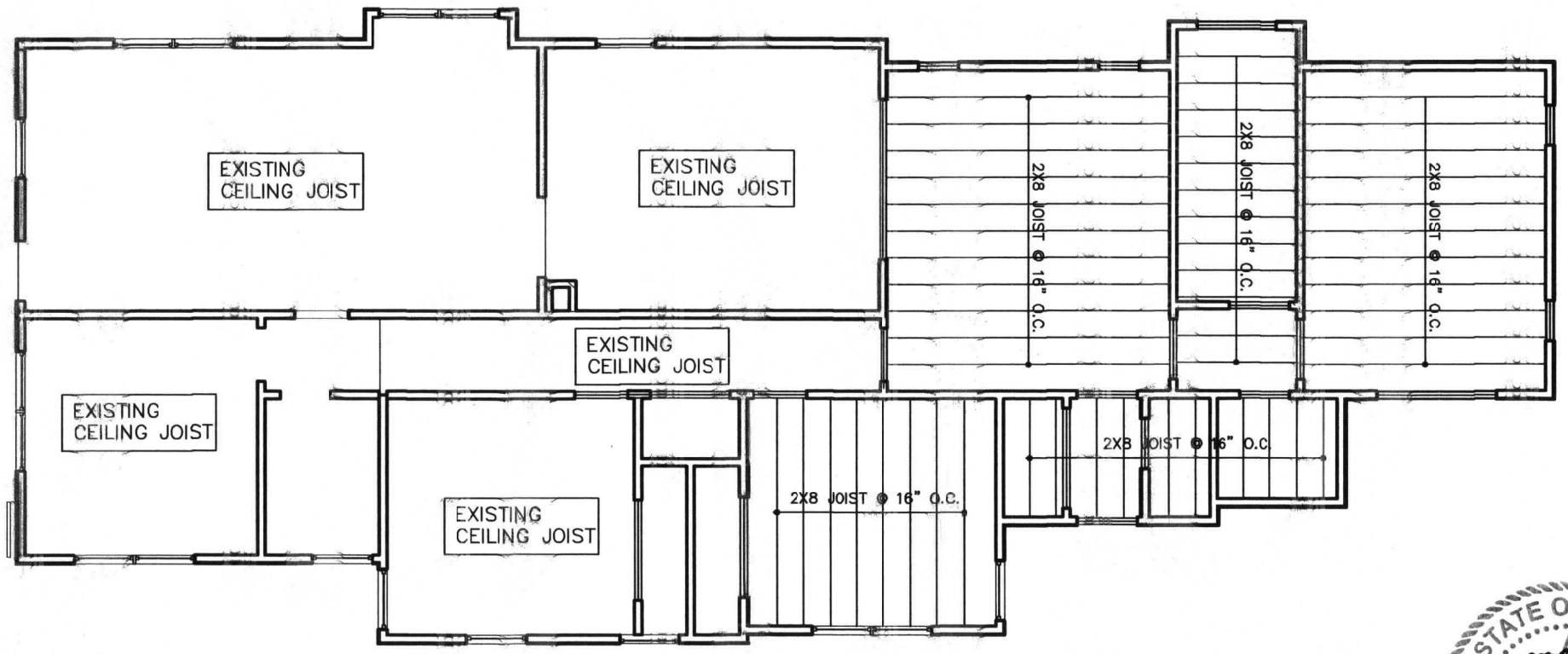

FRAMING NOTES:

1. FRAMING MATERIAL UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2012 (IRC), SPIB GRADING RULES (19% MAX MOISTURE CONTENT) FOR FLOOR JOISTS, ROOF RAFTERS, DOOR AND WINDOW HEADERS: SOUTHERN YELLOW PINE #3 UNLESS NOTED OTHERWISE. FOR CEILING JOISTS AND BEAMS; SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE.
2. FIRST FLOOR STUDS IN TWO STORY HOMES AND ALL WALLS TO RECEIVE WOOD SIDING TO BE FRAMED @ 16"o.c.
3. STUDS IN SINGLE STORY HOMES AND SECOND STORY WALLS OF TWO STORY HOMES (NOT COVERED BY RESTRICTIONS IN #2 ABOVE), SHALL BE FRAMED @ 24"o.c.
4. WALLS ABOVE 12' IN HEIGHT TO BE 2x6 NOMINAL.
5. WALLS ABOVE 9' IN HEIGHT TO HAVE FIRE BLOCKING @ MIDPOINT.
6. WALLS @ SHOWER AND TUB SURROUNDS TO BE FRAMED @ 12"o.c.
7. RAFTERS AND CEILING JOISTS SHALL BE 2x6's @ 24"o.c. UNLESS NOTED OTHERWISE.
8. RIDGE, HIP AND VALLEY MEMBERS SHALL BE NOMINAL 2" DEEPER THAN RAFTERS ABUTTING, TO INSURE FULL BEARING.
9. ALL RAFTERS TO BECOME SLOPED CEILING JOISTS @ HIGHER CEILINGS THAN PLATE HEIGHT TO BE 2x8's UNLESS NOTED OTHERWISE.
10. FLOOR JOISTS TO BE SIZED AS SHOWN ON DRAWINGS, BLOCKED WITH SOLID OR DIAGONAL BRIDGING @ SPACING NOT OVER 6 TIMES THE NOMINAL JOIST DEPTH OR 10'-0" MAX.
11. SECOND FLOOR WALLS RUNNING PARALLEL TO FLOOR JOISTS SHALL BEAR ON DOUBLED JOISTS OR ON SOLID BRIDGING @ 24"o.c. MAX.
12. UNLESS NOTED OTHERWISE SECOND FLOORS SHALL BE DECKED WITH 3/4" TONGUE AND GROOVE STRUCTURAL RATED SUBFLOOR, NAILED AND GLUED TO JOISTS PER MANUFACTURERS REQUIREMENTS FOR SPACING USED AND ANTICIPATED LOADS.
13. PURLINS TO BE 2x4 @ TOP AND BOTTOM WITH 'T' TYPE OR BRACES. NAILED WITH MINIMUM 1" NAILS.
14. ALL BEDROOMS, FAMILY ROOMS, AND GAME ROOMS SHALL HAVE WOOD BLOCKING FOR CEILING FAN.
15. CABINETS REQUIRE BLOCKING @ WALLS BACKING UP TO CABINETS ON FLOOR PLANS.
16. ALL STRUCTURAL FRAMING LUMBER TO BE MINIMUM #3 SYP OR STUD GRADE FIR, DEPENDING ON APPLICATION, OR EQUIVALENT STRENGTH AND DEFLECTION RATED OF OTHER SPECIES.
17. DRY WALL CORNER BOARDS SHALL BE CRIMPED AND

NOTE: THIS DESIGN IS GOOD FOR 110 MPH 3-SEC-GUSTS.

3-26-2018

STATE OF TEXAS
N. BLAIR NEVINS
106201
LICENSED
PROFESSIONAL ENGINEER

F-13900

NOTE: ALL LOAD BEARING HEADERS SHALL BE 2-2X12.
ALL CEILING JOIST SHALL BE 2X8 @16" O.C. U.N.O.
USE TRIPLE CEILING JOIST TO SUPPORT PURLIN STRUT BRACING.

CEILING JOIST PLAN

SCALE: 1/8" = 1'-0"

1109 KEY STREET

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THAT'S PROFESSIONAL

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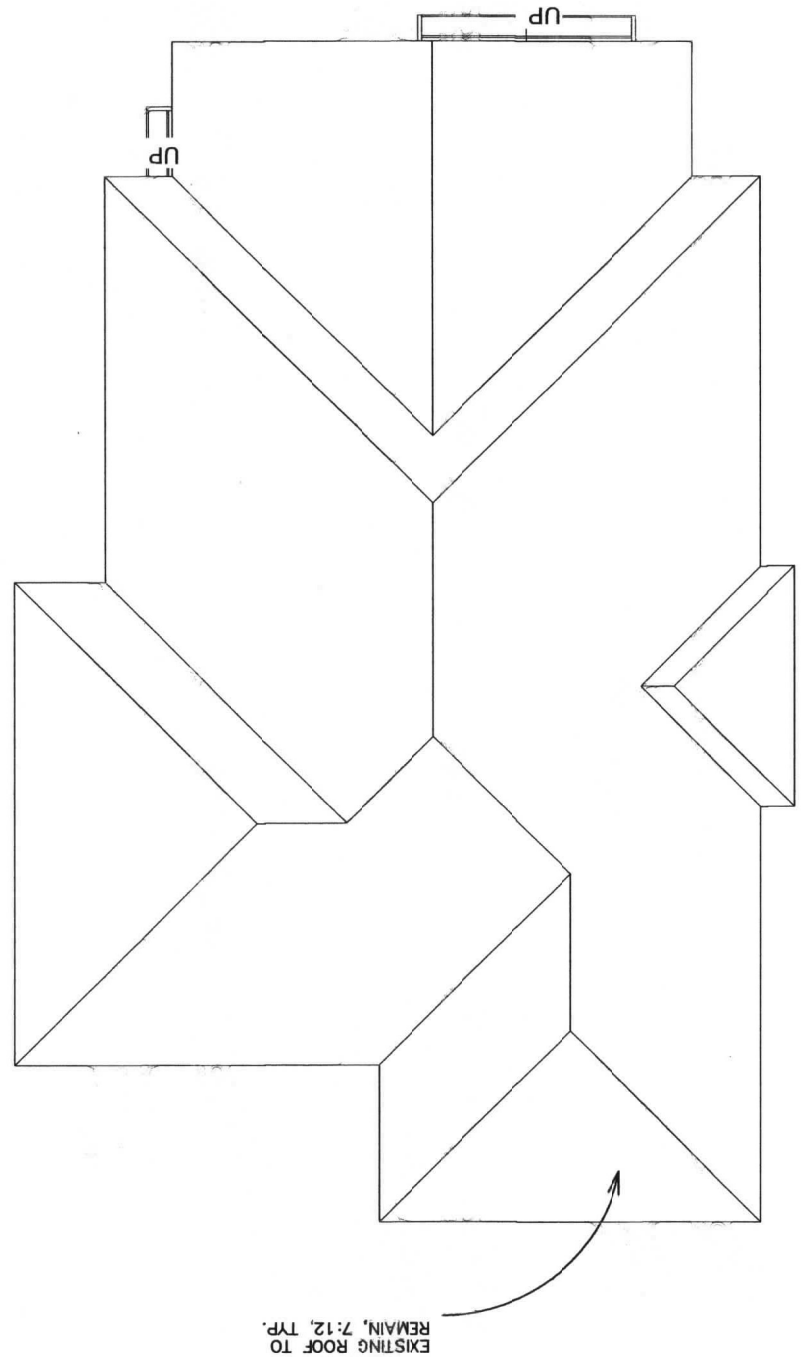
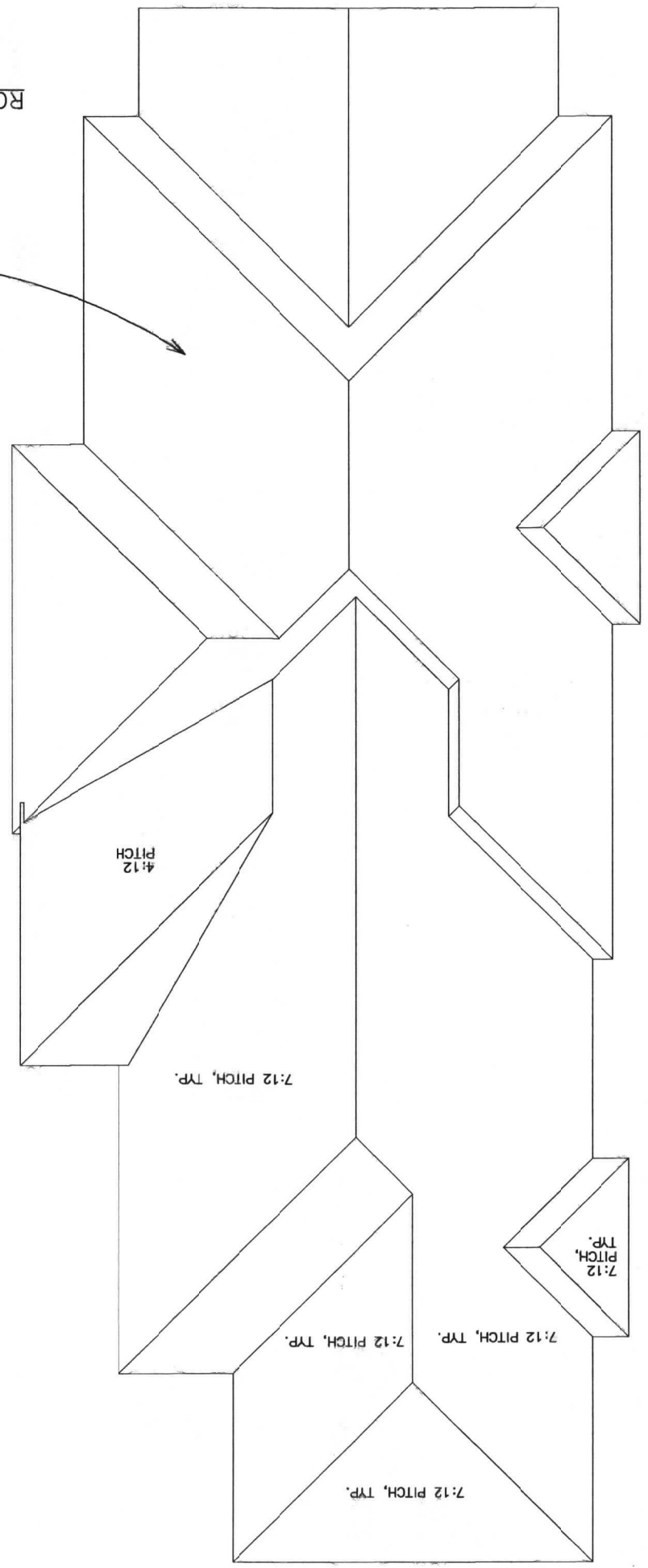
EXISTING ROOF PLAN



ROOF PLAN WITH ADDITION



ROOF NOTES:
1. ALL MEMBERS TO BE #2 S.Y.P. 2x6's @ 24" O.C. UNLESS OTHERWISE NOTED.
2. PURLINS TO BE SUPPORTED BY BRACING NO SMALLER THAN 2x4 TO LOAD BEARING WALLS OR BEAMS W/MIN. 45° ANGLE.
3. PURLINS TO BE THE SAME SIZE AS RAFTERS.
4. ALL OVERHANGS ARE FROM FRAME WALL AND TO BE AS DIMENSIONED ON ROOF PLAN.
5. GABLE END OVERHANGS AS PER ROOF PLAN FROM FRAME WALL.
6. SIZE ALL RIDGES & VALLEY RAFTERS ONE SIZE LARGER THAN THE RAFTER ADJOINING.

ROOF NOTES:
1. TODA LA MADERA DEBERA SER DEL #2 S.Y.P. DE 2x6' Y A CADA 24" DE CENTRO A CENTRO A MENOS QUE SEA ESPECIFICADO DE OTRA FORMA
2. LOS PURLINS DEBERAN SER REFORZADOS CON CUNAS NO MENORES 2X4 Y DEBERAN SER CON UN ANGULO MINIMO DE 45 GRADOS COLOCADOS SOBRE MUROS DE CARGA O DE VIGAS.
3. LOS PURLINS DEBERAN SER DE LA MISMA MEDIDA DE LAS CABERIAS
4. TODOS LOS VOLADOS (OVERHANGS) SE MEDIRAN DESDE LA PARED ESTRUCTURAL Y DEBERAN ESTAR DIMENSIONADOS EN EL PLANO DE TECHOS.
5. LOS VOLADOS (OVERHANGS) EN LOS TECHOS DE DOS AGUAS (GABLES) DEBEN SER CONSIDERADOS DESDE LA PARED ESTRUCTURAL.

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3-26-2018

STATE OF TEXAS
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106201
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PROFESSIONAL ENGINEER

F-13772

DATE: 3-22-18
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1109 KEY STREET

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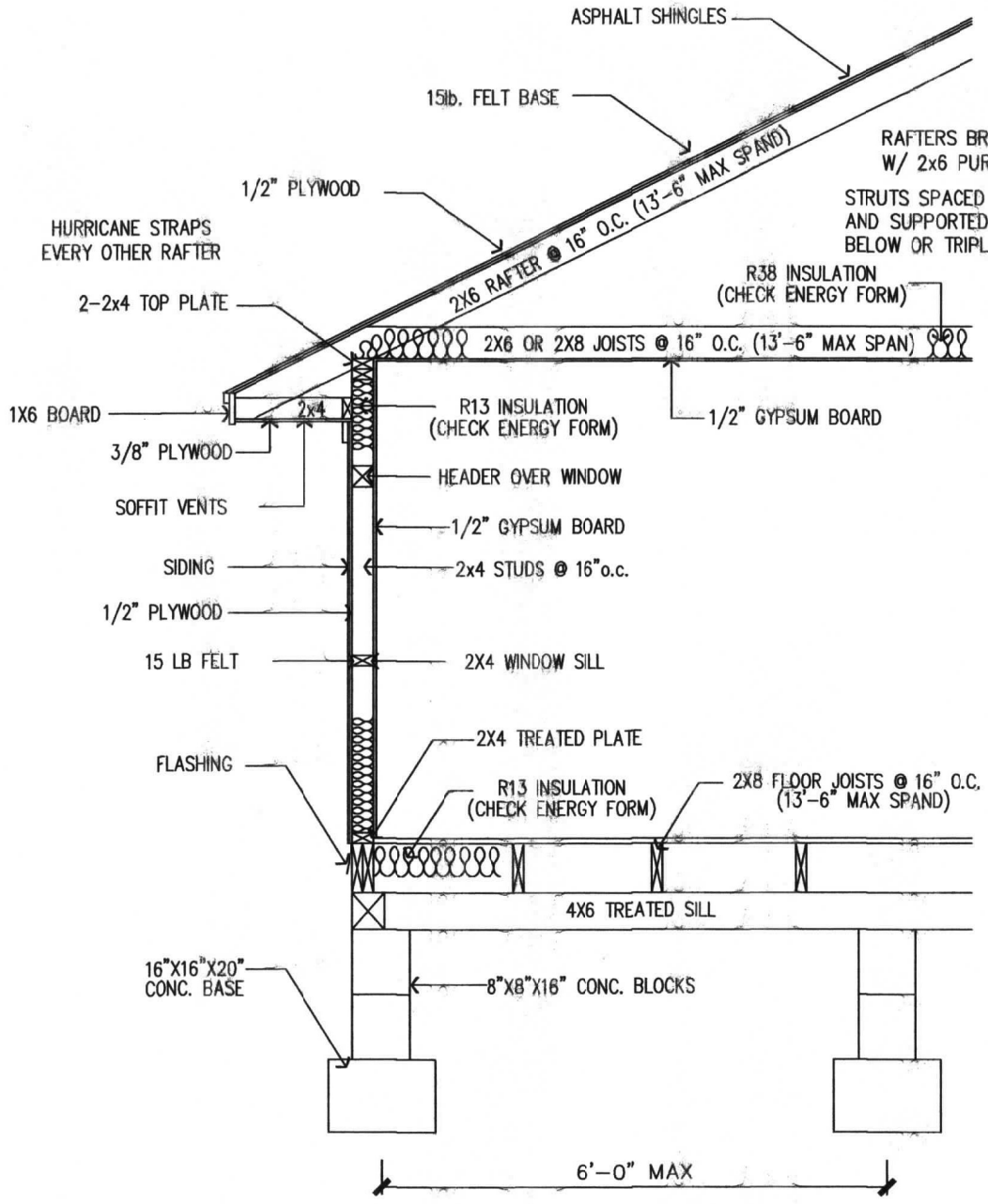
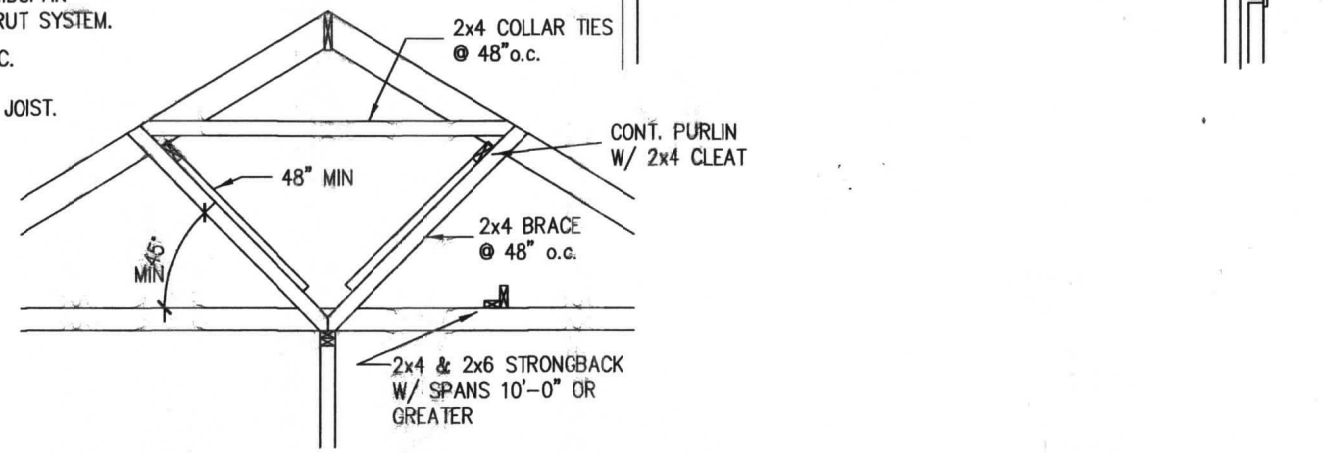


TYPICAL WALL SECT.

NO SCALE

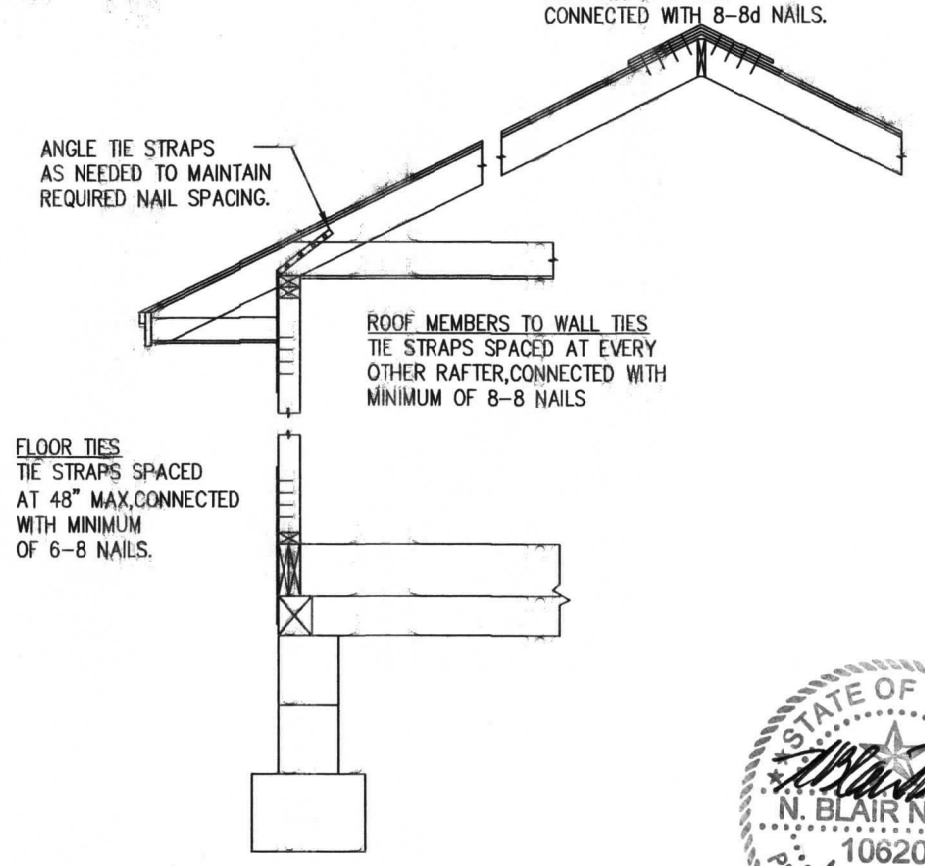
NOTE: WALL BRACING SHALL BE DESIGNED AND NOTED ON PLANS FOR 110 MPH WIND SPEED AT 3 SEC GUSTS.

NOTE: THIS PLAN IS IN COMPLIANCE W/ 2015 IEC.



TYPICAL ROOF BRACING

NO SCALE



TYP. WIND STRAP

NO SCALE

3-26-2018

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1109 KEY STREET

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