

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 4009 Pineridge St Houston, TX 77009
 Historic District / Landmark Norhill Historic HCAD # 0621040000013
 Subdivision North Norhill Lot 13 Block 125

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

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

OWNER

Name Karen Gibson
 Company _____
 Mailing Address PO Box 980215
Houston TX 77098
 Phone 713 249 8919
 Email [REDACTED]
 Signature Karen Gibson
 Date 11/3/14

APPLICANT (if other than owner) Phillip Carranza

Name East End Development
 Company _____
 Mailing Address PO Box 980215
Houston, TX 77098
 Phone 281 657 5676
 Email [REDACTED]
 Signature [Signature]
 Date 11/3/14

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 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: 4009 Pineridge St Houston TX 77009

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input checked="" type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|---|
| <input checked="" type="checkbox"/> addition | <input checked="" type="checkbox"/> roof |
| <input checked="" type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> 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
- 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

- | | |
|--|---|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> demolition plan |
| <input type="checkbox"/> proposed site plan | <input type="checkbox"/> current roof plan |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> proposed roof plan |
| <input type="checkbox"/> proposed floor plans | <input type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> current window and door schedule | <input type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

CERTIFICATE OF APPROPRIATENESS NEW CONSTRUCTION CHECKLIST



PLANNING &
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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 sections 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. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: _____

NEW BUILDING TYPE

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

DRAWINGS

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

- site plan
- floor plans
- window and door schedule
- roof plan
- elevations (all sides)
- perspective

WRITTEN DESCRIPTION

- describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- site as seen from street, from front and corners, include neighboring properties

Written Description of 4009 Pineridge St, Houston, TX 77009

Property Description: 4009 Pineridge st is a 916 square foot Bungalow built in 1930. It is currently in disrepair; needs to be completely remodeled. Only noticeable update is a newer non-historic front door. There have been no additions.

Proposed Work:

Harmony of External Design: The existing house will remain largely unchanged. The front door is not original to the home. It is a more modern door that was likely installed shortly before the area was designated historic. If approved by the COA, the door will be replaced with a wooden craftsman style door that is more in keeping with the homes original aesthetic. All original historic windows will be maintained or repaired unless deemed damaged beyond repair by an HAHC inspector. In which case, replacement windows will be wooden and double hung as required by the Norhill Neighborhood Association. All historic wooden siding will be maintained or repaired unless an inspector from the HAHC deems it damaged beyond repair. In which case, the replacement siding will be approved through the COA process. If a new roof is necessary, the roof will be a shingle-type roof that meets City of Houston regulations. We are aware neither metal nor tile roofing is acceptable.

An addition will be built at the rear of the home to expand the square footage. It will include a second story which will be visible from the front of the house but will be in line with the Norhill Neighborhood Association's specifications. The addition will add approximately 1500 square feet to the home. All new windows in the addition will be wooden double hung windows as specified by the Norhill Neighborhood Association. The siding on the addition will match the siding on the existing home as much as is possible – it will either be wooden or fiber-cement as required by the Norhill Neighborhood Association. The roof materials will match the existing roof and be a shingle-type roof that meets City of Houston regulations.

Harmony of Elevation: The foundation will be pier and beam. It will not be built higher than 24" and the finished floor height will be in line with adjacent houses.

Harmony of Topography: The primary structure will be no more than 150% of the average of the primary structures of the immediately adjacent properties. No more than 40% of the lot will be taken up by the primary structure. The primary structure will be less than 2500 square feet.

The garage will share no walls with the primary structure and will be set back at least 60 feet from the front property line. The siding for the garage will match the siding of the house. The roof materials will also match the existing roof of the primary structure and be a shingle-type roof that meets City of Houston Regulations.

The original setback will be unchanged. The addition will have more than 6 feet set back from the side property lines and more than 20 feet set back from the rear property line. The second floor addition will be setback at least 50% from the front of the primary structure. All of these will be in complete compliance with the Norhill Neighborhood Association.

The lot will maintain the typical Norhill Bungalow layout. The primary structure will be offset from center. The driveway will be along one side of the house (the right). There will be space at the back of the lot on the driveway side for a garage.

Current Building Material Conditions: Most of the existing primary structure is in need of repair. The front door is not historic and we would like to replace it with a wooden craftsman style door that is more in line with the original aesthetic of the home. As stated previously in the proposed work section, no siding or windows will be replaced without an HAHC inspector declaring them damaged beyond repair. Any windows that must be replaced will be replaced with wooden double hung windows as required by the Norhill Neighborhood Association. Any siding that must be replaced will be replaced by wooden or fiber-cement siding (whatever matches the existing most closely). Any roof materials will be replaced to match the original as closely as possible and will be a shingle-type roof that meets City of Houston regulations. Additionally, we will attempt to save the existing hardwood floors in the interior of the home.



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Pacific Entries Model # M36ML Internet # 203663157

Craftsman 6 Lite Stained Mahogany Wood Entry Door

Write the First Review



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\$679.15 / each

Save \$119.85 (15%) through 11/19/2014

PRODUCT SOLD ONLINE ONLY

PRODUCT OVERVIEW Model # M36ML Internet # 203663157

Your house will be the talk of the neighborhood when they see your new Pacific Entries Craftsman 6 Lite 36 in. x 80 in. entry door. Factory prefinished and prehung ensures this wood door can bring years of enhancement to your home. All components carefully hand selected and factory kiln dried to exacting tolerances for maximum performance. Adjustable sill threshold and fully weather stripped jambs make installation fast and easy. Doors are pre-bored with 2-3/8 in. backset, ready for optional handle set. California residents: see [Proposition 65 information](#)

- Hand picked kiln dried genuine mahogany ensures accurate color consistency
- Engineered stiles, rails and Panels prevent warping and splitting for long-lasting beauty
- High-performance compression weather-stripping resists rot and corrosion while sealing out the weather elements
- Wide clear insulated bevel glass provides additional elegance to this design
- Factory prefinished mahogany wood adds style and elegance to your front door
- Oil-based polyurethane factory finish ensure durability and beauty for your door
- Satin nickel ball bearing hinges provide years of easy swing
- Included prefinished solid mahogany exterior 2 in. brick mold trim finishes the install
- Factory prefinished mahogany jambs included provides the ultimate beauty for your new entry door
- Requires 4-9/16 in. x 38 in. x 82 in. rough opening for proper fit

SPECIFICATIONS

Assembled Depth (in.)	5 in	Assembled Height (in.)	82 in
Assembled Width (in.)	38 in	Color Family	Mahogany
Color/Finish	Medium Mahogany	Commercial	No
Door Configuration	Single Door	Door Handing	Left-Hand/Inswing
Door Size (WxH) in.	36 x 80	Door Style	Craftsman
Door Thickness (in.)	1.75 in	Door Type	Exterior Prehung
Energy Star Qualified	Not Qualified	Features	Brickmould, Weatherstripping
Finish Type	Stained	Fire rating	None
Glass Caming Finish	No caming	Glass Style	Clear
Glass Type	6 Lite	Hinge Finish	Nickel

Included	No additional items or accessories included	Jamb Size (in.)	4-9/16"
Manufacturer Warranty	1 year	Material	Wood
Number of Hinges	3	Panel Type	3 Panel
Product Weight (lb.)	240 lb	Returnable	90-Day
Rough Opening Height	82 in	Rough Opening Width	38 in



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SHIPPING AND DELIVERY OPTIONS

Curbside Truck Shipping (By Appointment) includes delivery to receiving area/dock for businesses or curbside for residential orders. The carrier will contact you to make a delivery appointment with a 4 hour window once the items have arrived at the local hub in your area. Delivery appointments are required.

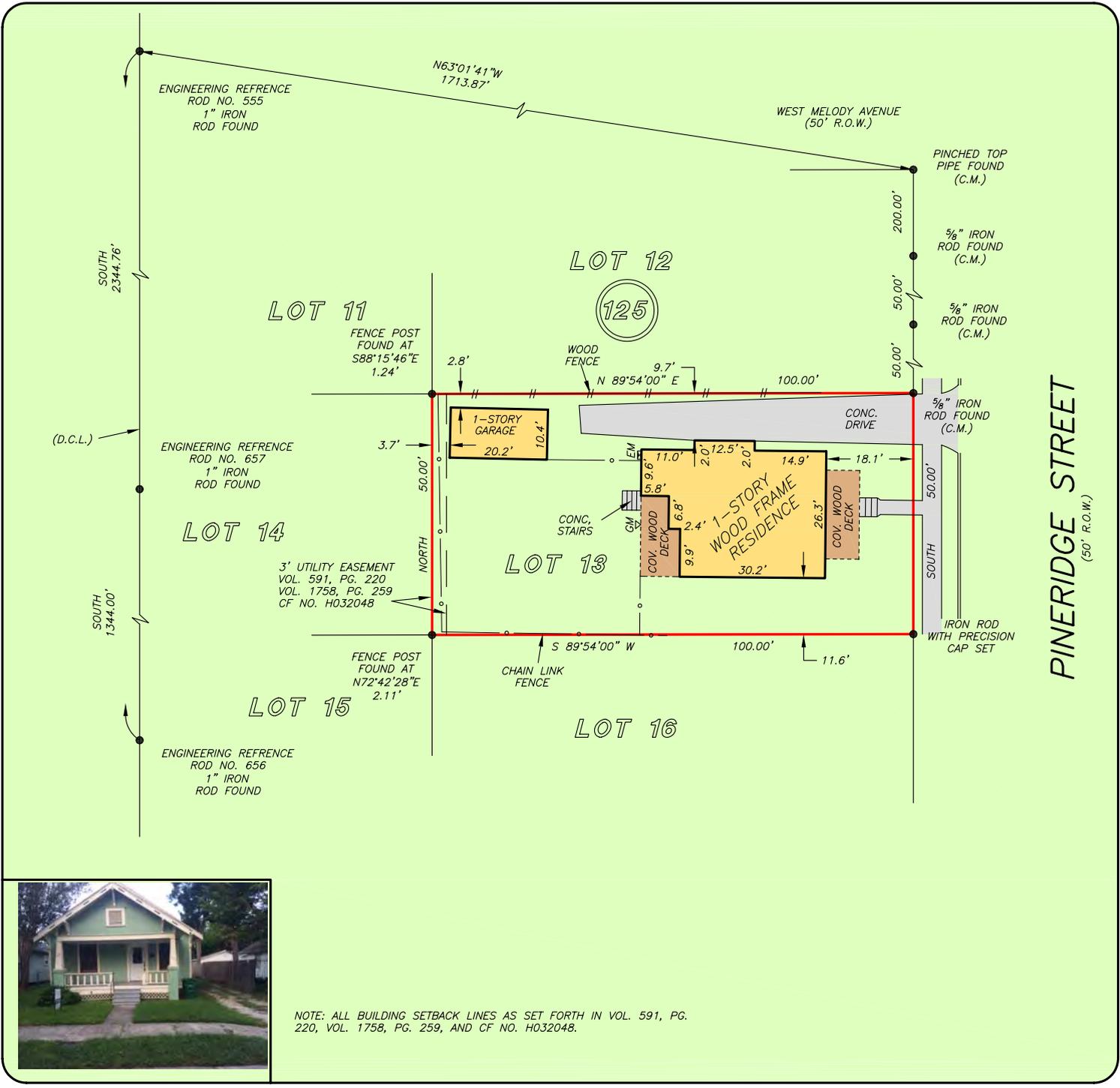
If product is eligible for shipping to AK, HI and US Territories additional transit time and remote surcharges may apply.

GF NO. CTH-BLF-CTT14641170HEB CHICAGO TITLE
 ADDRESS: 4009 PINERIDGE STREET
 HOUSTON, TEXAS 77009
 BORROWER: PAUL & PARTNERS

LOT 13, BLOCK 125 NORTH NORHILL

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 6, PAGE 28 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: ALL BUILDING SETBACK LINES AS SET FORTH IN VOL. 591, PG. 220, VOL. 1758, PG. 259, AND CF NO. H032048.

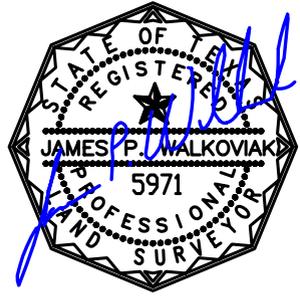
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0670 M MAP REVISION: 06/09/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

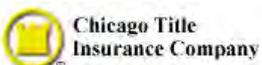
D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 14-09170
 SEPTEMBER 18, 2014



DRAWN BY: LH



HELEN BOLE
 713-665-6575



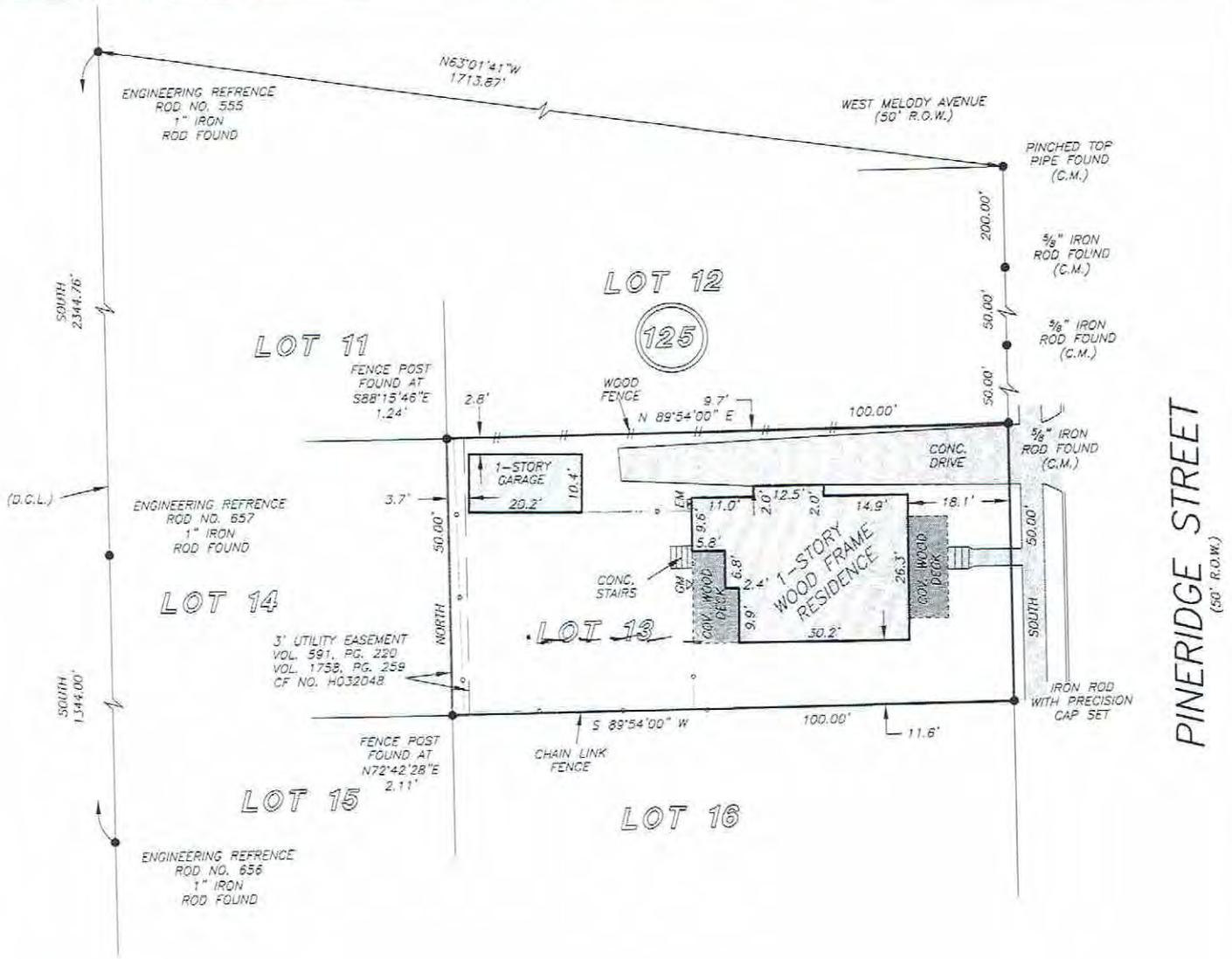
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 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

GF NO. CTH-BLF-CTT14641170HEB CHICAGO TITLE
 ADDRESS: 4009 PINERIDGE STREET
 HOUSTON, TEXAS 77009
 BORROWER: PAUL & PARTNERS

SCALE: 1" = 30'

LOT 13, BLOCK 125 NORTH NORHILL

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 6, PAGE 28 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS



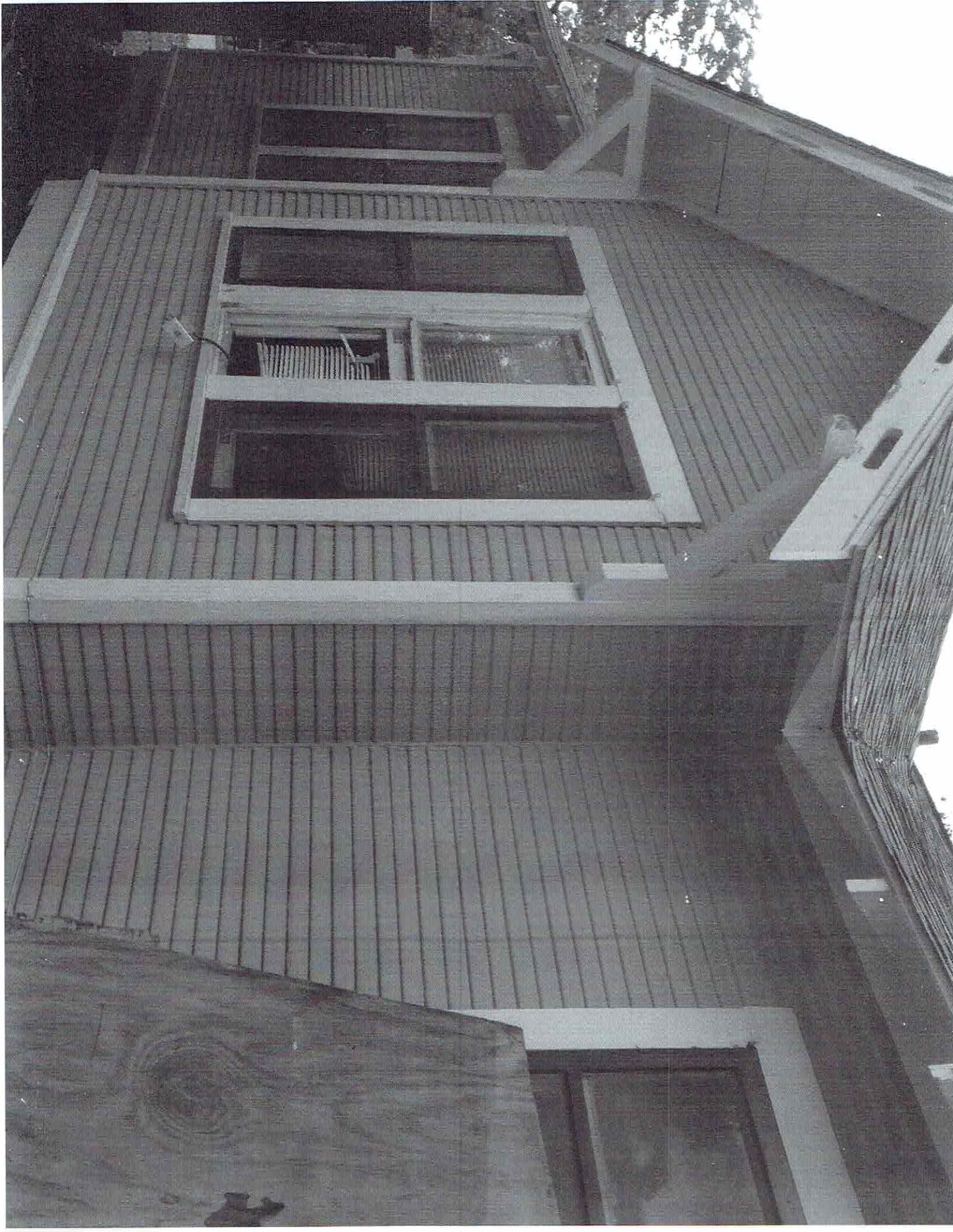
NOTE: ALL BUILDING SETBACK LINES AS SET FORTH IN VOL. 591, PG. 220, VOL. 175B, PG. 259, AND CF NO. H032048.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM (DATE) N11 48201C 0670 M

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCUMBRANCES ADJACENT ON THE GROUND.









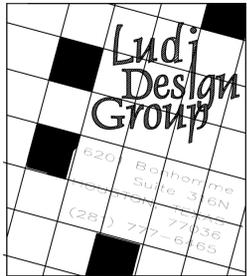
6009

6009

8-8-80
R O T H E



THIS SIDE UP
Romance

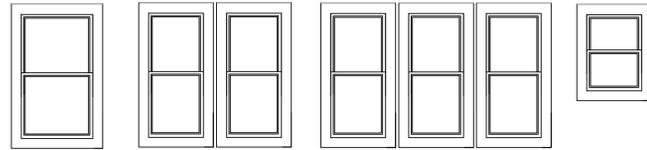


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NOTE:
ALL EXISTING WINDOWS TO REMAIN.



FRONT (west) ELEVATION
1/4"=1'-0"



REAR (east) ELEVATION
1/4"=1'-0"

EXISTING ELEVATIONS
SCALE: 1/4" = 1'-0"

CONSULTANTS

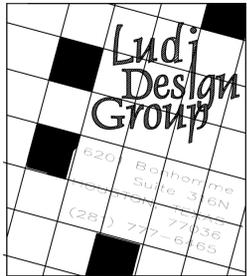
REVISIONS

4009 PINERIDGE STREET
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DATE: SEPTEMBER 23, 2014

DRAWING NO.:

AI01A



Bathorne
Suite 316N
(281) 777-6165

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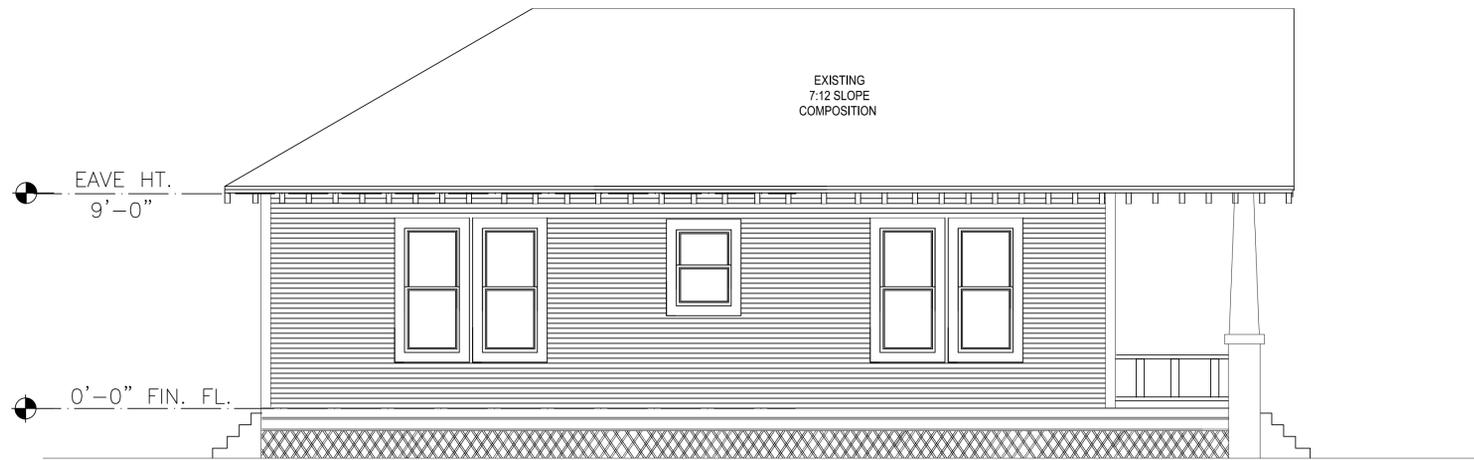
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AI02A



LEFT (south) ELEVATION

1/4"=1'-0"

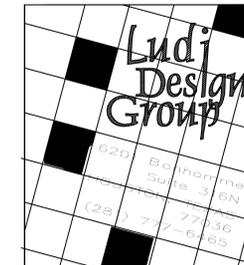


LEFT (south) ELEVATION

1/4"=1'-0"

EXISTING ELEVATIONS

SCALE: 1/4" = 1'-0"



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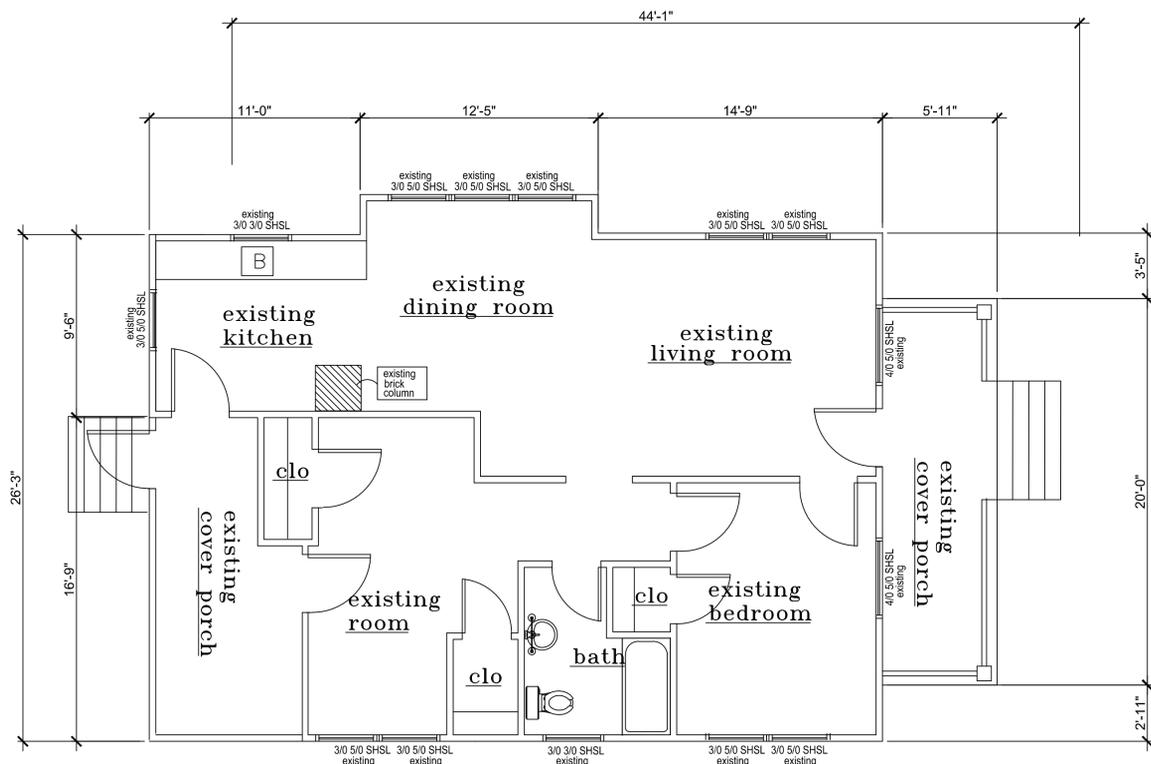
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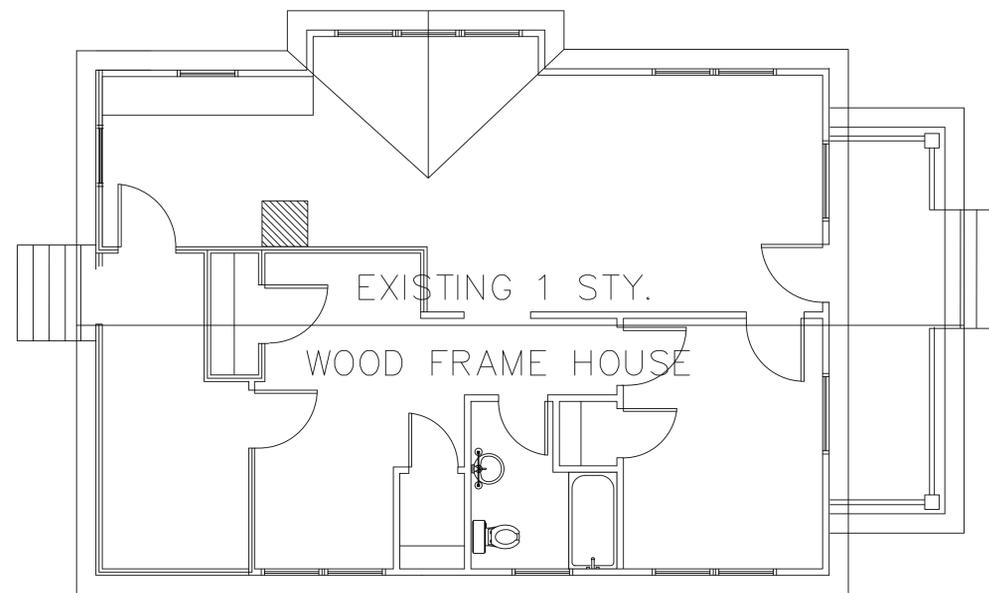
DATE: SEPTEMBER 23, 2014

DRAWING NO.:
AI00A



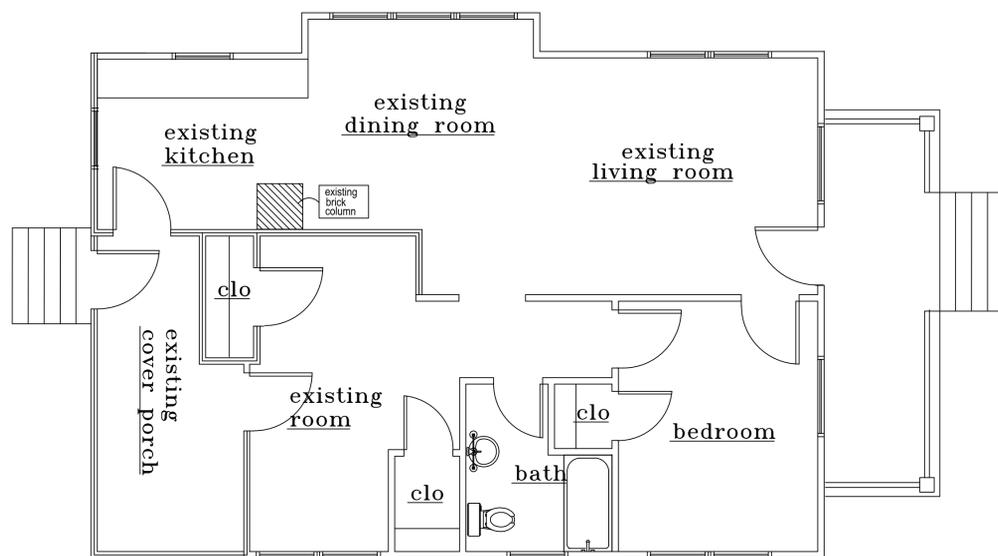
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



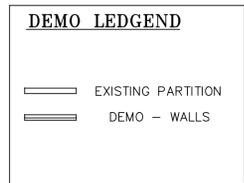
EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"



DEMO - FLOOR PLAN

SCALE: 1/4" = 1'-0"

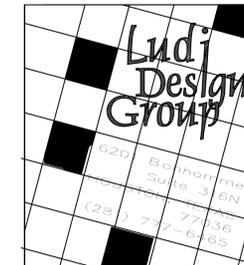


IMPORTANT DIMENSION NOTES:
 THE SHOWN PLANS ARE DESIGN DRAWINGS THAT BEST DEPICT THE EXISTING STRUCTURE. THE FIELD MEASURE WAS PERFORMED WITH CLEAR VISIBILITY. HOWEVER, PROVIDING THAT THIS IS AN OLD STRUCTURE, ODD WALL THICKNESS, HIDDEN PIPES AND MISCELLANEOUS UNSEEN OBSTRUCTIONS CANNOT BE ACCOUNTED FOR.

- THE CONTRACTOR AND THE OWNER ARE TO MAKE ON SITE REVISIONS AND CHANGES TO BEST FIT THE BUDGET AND INTEGRITY OF THE STRUCTURE.
- THE DESIGNER IS NOT RESPONSIBLE FOR ITEMS UNSEEN.
- THE OWNER / CONTRACTOR MUST VERIFY ALL DIMENSIONS.

**EXISTING FLOOR PLAN
 DEMO FLOOR PLAN**

SCALE: 1/4" = 1'-0"



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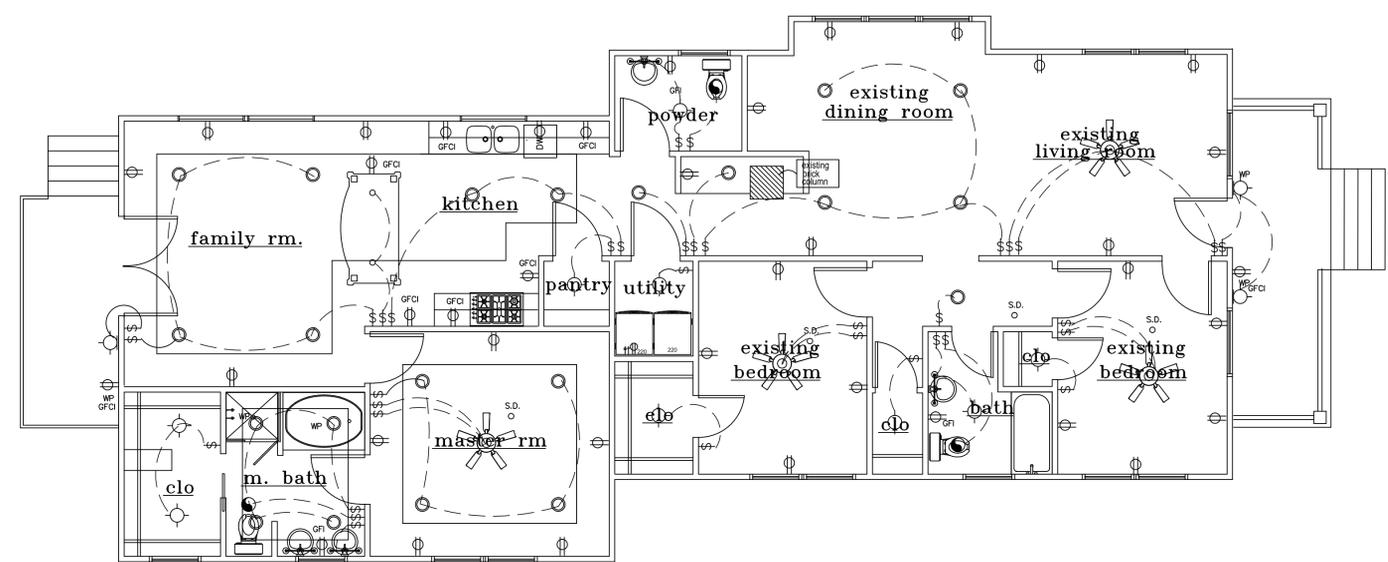
DATE: SEPTEMBER 23, 2014

DRAWING NO.:
A106

- FLOOR PLUG, BELOW COUNTER, OR GARAGE DOOR OPENER
- 110 VOLT CONVENIENCE OUTLET
- DOUBLE (FOURPLEX OUTLET) 110 VOLT DUPLEX OUTLET
- 220 VOLT OUTLET OR CONNECTION
- 110 VOLT OUTDOOR WATER PROOF DUPLEX ON GROUND FAULT INTERCEPTOR
- 110 VOLT INDOOR DUPLEX ON GROUND FAULT INTERCEPTOR
- CABLE OR ANTENNA CONNECTION
- TELEPHONE CONNECTION
- FLUORESCENT STRIP OR ABOVE AND BELOW CABINET LIGHTING
- 2 X 4 FLUORESCENT FIXTURE
- 4 X 4 FLUORESCENT BOX
- FLOOD LAMP (OR HALOGEN)
- CEILING MOUNTED FIXTURE (STANDARD)
- WALL MOUNTED FIXTURE / COACH LAMP
- HANGING FIXTURE
- RECESSED CAN
- RECESSED DIRECTIONAL PIN LIGHTS (RECESSED)
- CEILING FAN (W/ OR WITHOUT LIGHT KIT)
- EXHAUST FAN (6 AIR EX./HR.)
- S.D. SMOKE DETECTOR HARDWIRED INTERCONNECTED W/ BATTERY BACKUP
- HEAT LAMP
- SPEAKERS
- GARAGE DOOR OPENER
- DISP. DISPOSAL

ELECTRICAL NOTES:

ALLOW FOR A/C UNITS. ()
 PROVIDE G.F.I. PROTECTION AS REQUIRED.
 SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING, IN ADDITION TO BATTERY BACK-UP.
 VENT EXHAUST FANS TO OUTSIDE.
 PROVIDE P.C. LIGHT FIXTURE AND SMOKE DETECTOR AT EACH WATER HEATER AND A/C UNIT IN ATTIC.
 PROVIDE W.P. DISCONNECT AT EACH A/C UNIT COMP. LOCATION.
 PROVIDE LOW VOLTAGE CIRCUIT FOR BURGLAR ALARM.
 PROVIDE LOW VOLTAGE CIRCUIT FOR INTERCOM / PHONE SYSTEM WITH BASE AND SPEAKERS LOCATED BY OWNER.
 OWNERS TO LOCATE ALL PHONE JACKS, T.V. JACKS AND FLOOR PLUGS.

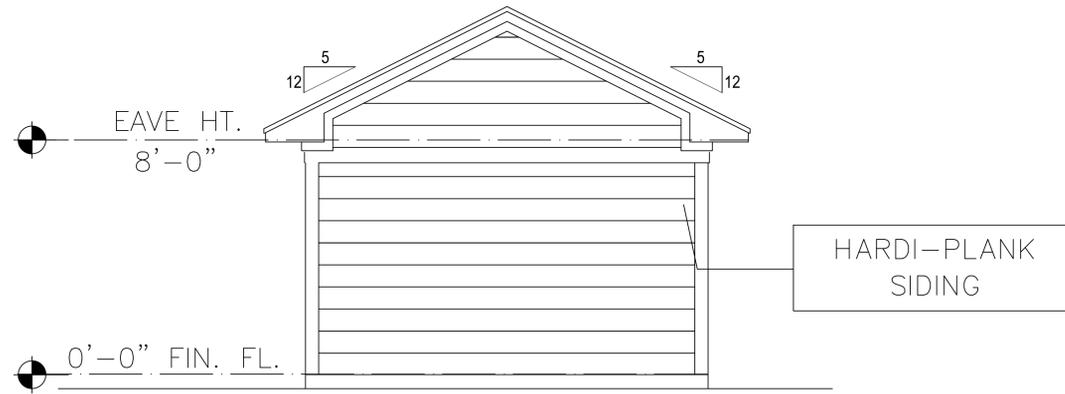


ELECTRICAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

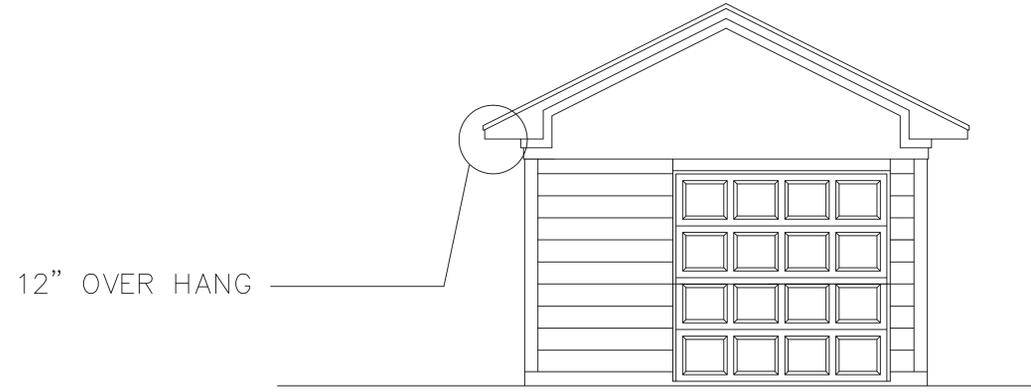
LUDI DESIGN
DESIGNERS & PROJECT MANAGERS
6201 BONHOMME STE 360N
HOUSTON, TEXAS 77036

(281) 777-6465
E-MAIL: LUIDESIGN07@YAHOO.COM



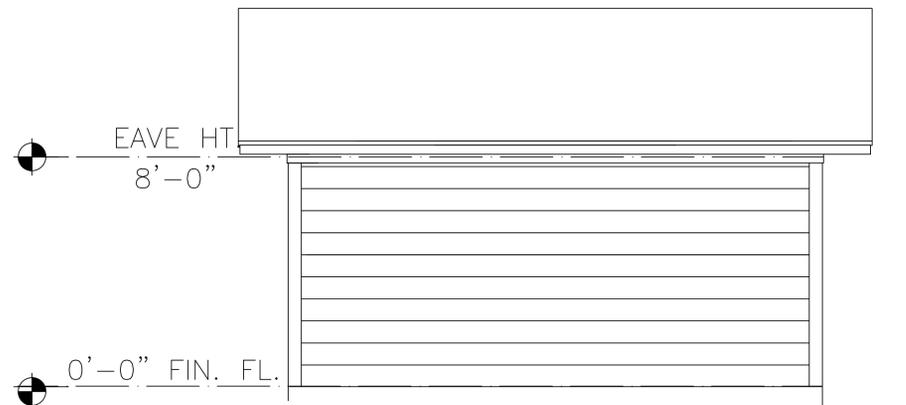
REAR ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

CONSULTANTS

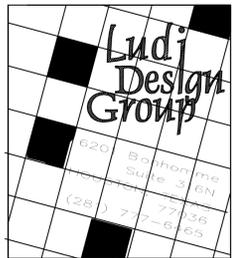
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DATE: OCT, 28, 2014

DRAWING NO.:

A109



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DATE: SEPTEMBER 23, 2014

DRAWING NO.:

A104



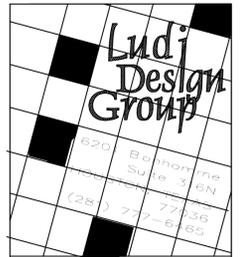
FRONT (west) ELEVATION
1/4"=1'-0"



REAR (east) ELEVATION
1/4"=1'-0"

ELEVATIONS PLAN

SCALE: 1/4" = 1'-0"



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LEFT'(south) ELEVATION
1/4"=1'-0"



LEFT'(south) ELEVATION
1/4"=1'-0"

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DATE: SEPTEMBER 23, 2014

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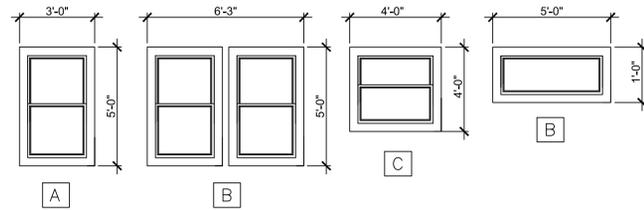
AI05

ELEVATIONS PLAN

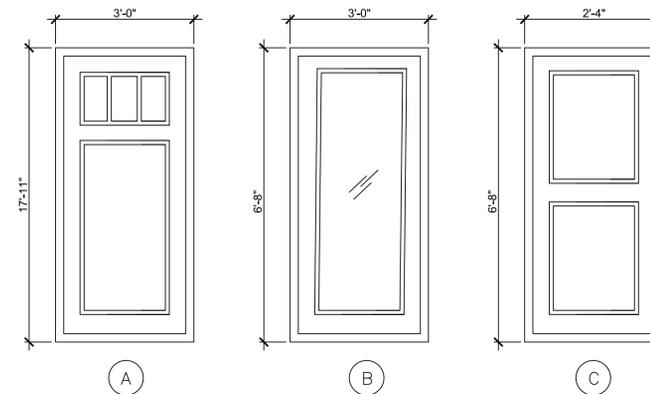
SCALE: 1/4" = 1'-0"

NOTES:
 ATTIC (ACCESS)
 OPENING SHALL BE PROVIDED TO ATTIC AREA THAT EXCEED 30 SQUARE FEET AND HAVE THE ROUGH OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES ATTIC ACCESS.
 ATTIC CONTAINING APPLIANCES SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.

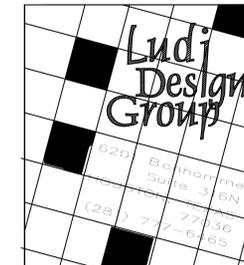
CRAWLSPACE
 AN ACCESS OPENING OF 18"x24" SHALL BE PROVIDED TO THE UNDER-FLOOR SPACE. IF MECHANICAL EQUIPMENT IS LOCATED UNDER-FLOOR, ACCESS SHALL COMPLY WITH SECTION M1305.1.4.



WINDOWS LEGEND

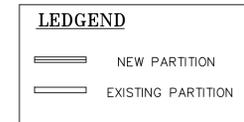
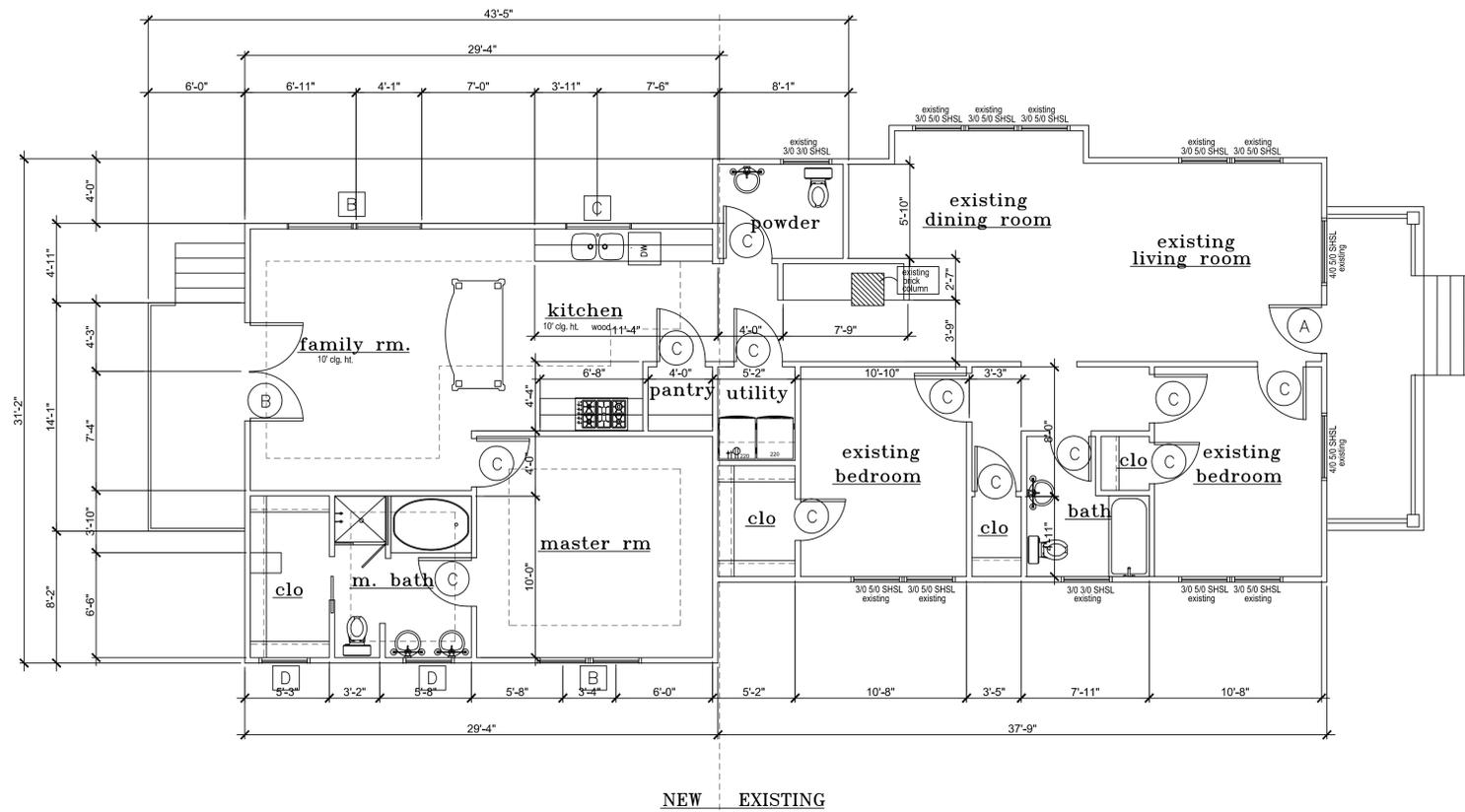


DOOR LEGEND



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NOTES



EXISTING 916 S.F.
 ADDITION 1538 S.F.
 TOTAL SQ .FT. 2,449

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

CONSULTANTS

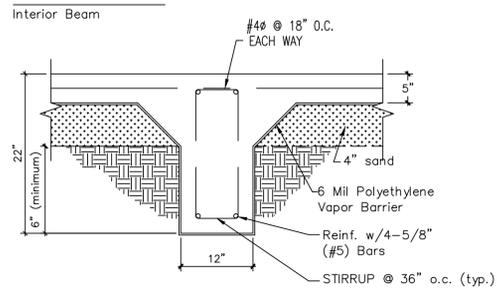
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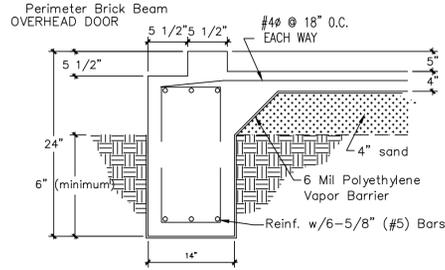
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DRAWING NO.:
AI01

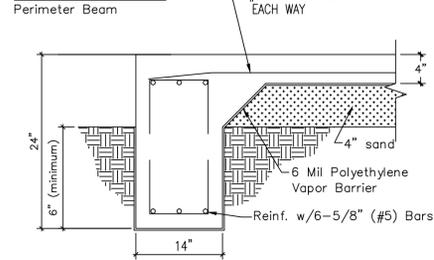
BEAM "B-B"



BEAM "D-D"



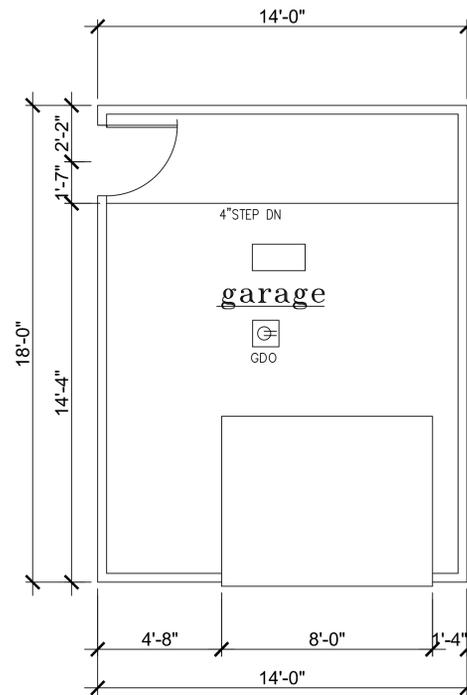
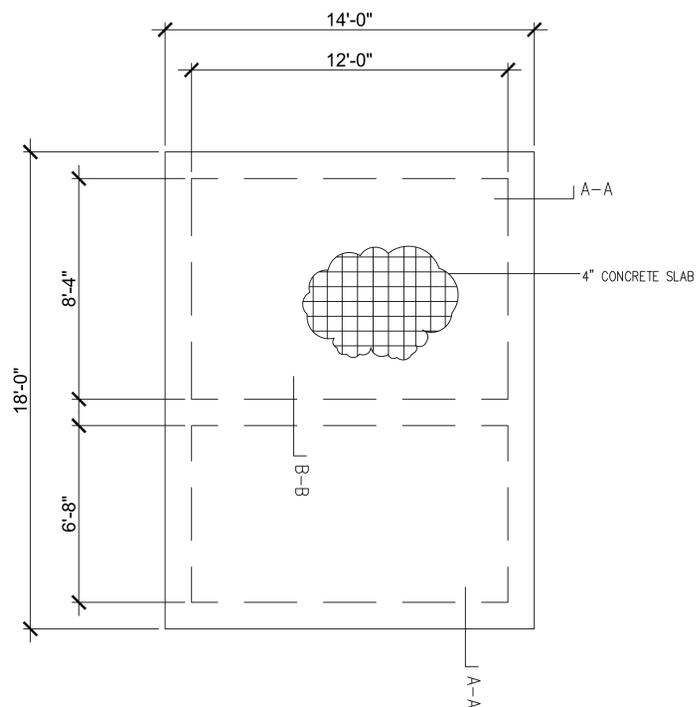
BEAM "A-A"



GENERAL NOTES

1. FORMS SHALL BE SUBSTANTIAL AND UNYIELDING AND SHALL BE TIGHT TO PREVENT LEAKAGE. CONCRETE SHALL NOT BE MIXED IN FREEZING WEATHER WITHOUT TAKING SPECIAL PRECAUTION TO PREVENT FREEZING UNTIL THE CONCRETE HAS SET THOROUGHLY.
2. ALL FOOTING WILL BE 3000 psi. @ 28 DAYS COMPRESSIVE STRENGTH OF CONCRETE. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL 3000 psi. @ 28 DAYS COMPRESSIVE STRENGTH.
3. FINE AGGREGATE SHALL BE CLEAN SHARP SAND, FREE FROM LOAM OR OTHER FOREIGN MATTER.
4. COURSE AGGREGATE SHALL BE HARD, CLEAN, WASHED GRAVEL OR APPROVED CRUSHED STONE. THE MIXING SHALL BE DONE ON AN APPROVED BATCH-MACHINE MIXER AND SHALL CONTINUE UNTIL CEMENT IS THOROUGHLY DISTRIBUTED AND THE MASS UNIFORM IN COLOR.
5. REINFORCING BARS SHALL BE SIZED ACCORDING TO DRAWINGS, ASTM A 615-68, GRADE 60.
6. FINISH ON ALL INTERIOR SLABS SHALL BE SMOOTH, TROWEL, FINISH. FINISH ON EXTERIOR WALKS SHALL BE BROOM FINISH.

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 DESIGNERS & PROJECT MANAGERS
 6201 BONHOMME STE 360N
 HOUSTON, TEXAS 77036
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 E-MAIL: LUDIDESIGN07@YAHOO.COM



- FLOOR PLUG, BELOW COUNTER, OR GARAGE DOOR OPENER
- 110 VOLT DUPLEX OUTLET
- 220 VOLT OUTLET OR CONNECTION
- 110 VOLT OUTDOOR WATER PROOF DUPLEX ON GROUND FAULT INTERCEPTOR
- 110 VOLT INDOOR DUPLEX ON GROUND FAULT INTERCEPTOR
- CABLE OR ANTENNA CONNECTION
- TELEPHONE CONNECTION
- FLUORESCENT STRIP OR ABOVE AND BELOW CABINET LIGHTING
- 2 X 4 FLUORESCENT FIXTURE
- 4 X 4 FLUORESCENT BOX
- FLOOD LAMP (OR HALOGEN)
- CEILING MOUNTED FIXTURE (STANDARD)
- WALL MOUNTED FIXTURE / COACH LAMP
- HANGING FIXTURE
- RECESSED CAN
- RECESSED DIRECTIONAL
- PIN LIGHTS (RECESSED)
- CEILING FAN (W/ OR WITHOUT LIGHT KIT)
- EXHAUST FAN (6 AIR EX./HR.)
- S.D. SMOKE DETECTOR HARDWIRED INTERCONNECTED W/ BATTERY BACKUP
- SMOKE DETECTOR HARDWIRED INTERCONNECTED HEAT ALARM

FLOOR PLAN

1/4"=1'-0"

FOUNDATION & FLOOR PLAN

1/4"=1'-0"

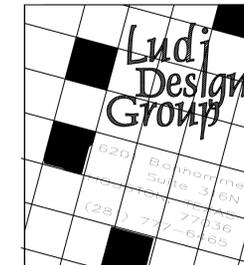
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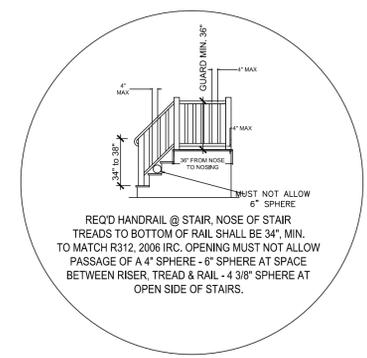
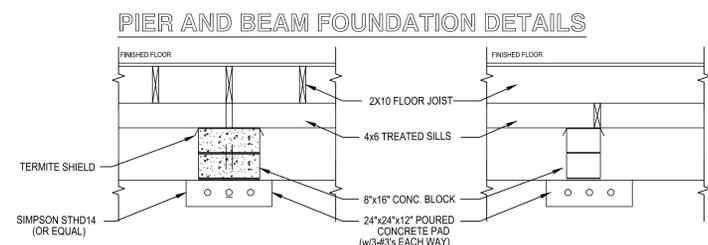
4009 PINERIDGE STREET
 HOUSTON, TEXAS 77009

DATE: OCT, 28, 2014

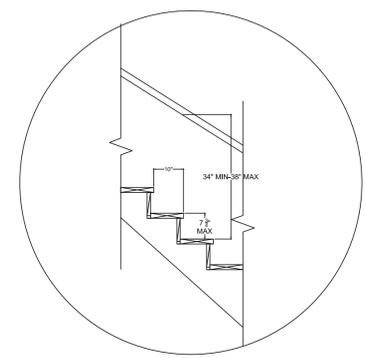
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TYPICAL GUARD/RAIL DETAIL

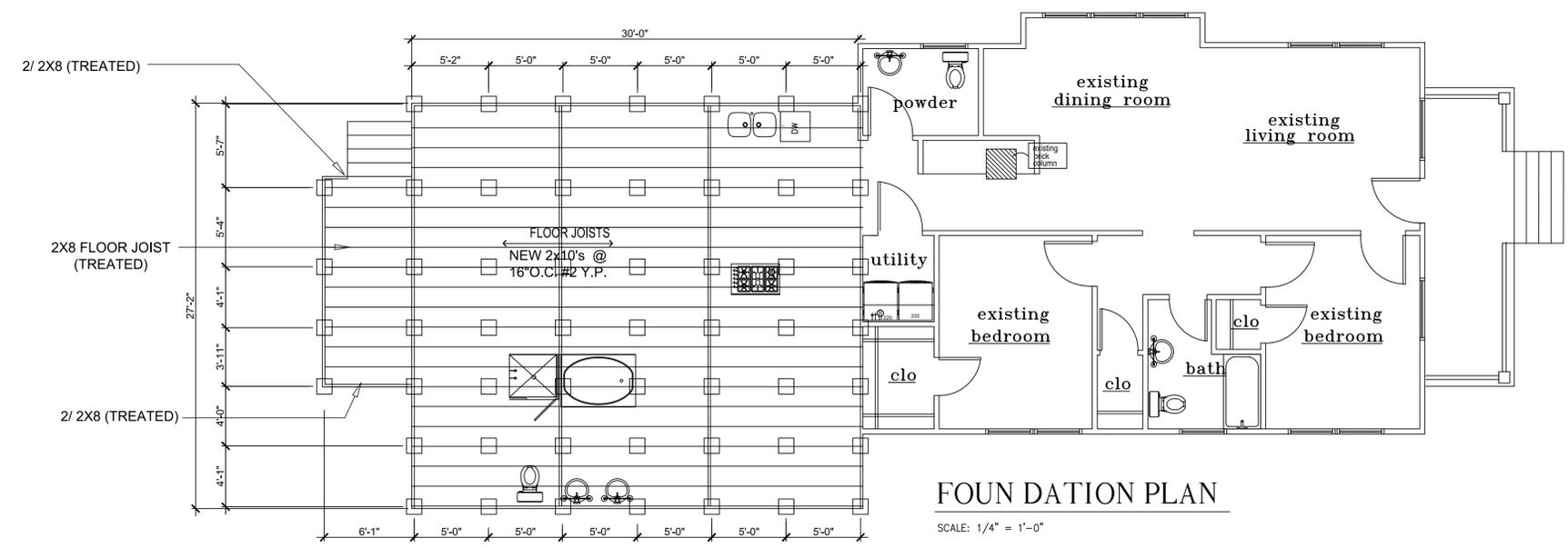


TYPICAL STAIR DETAIL

FRAMING PLAN

SCALE 1/8"=1'-0"

- NOTES:
- DESIGNED FOR CITY OF HOUSTON, WITH AMENDMENTS, IRC 2006 TO WITHSTAND 110 MPH, 3 SECOND GUSTS - WIND LOADS.
 - APPENDIX "L" FOR CONVENTIONAL LIGHT FRAME WOOD.



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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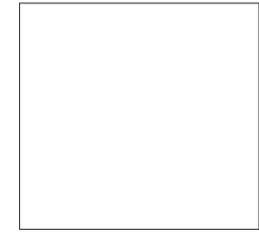
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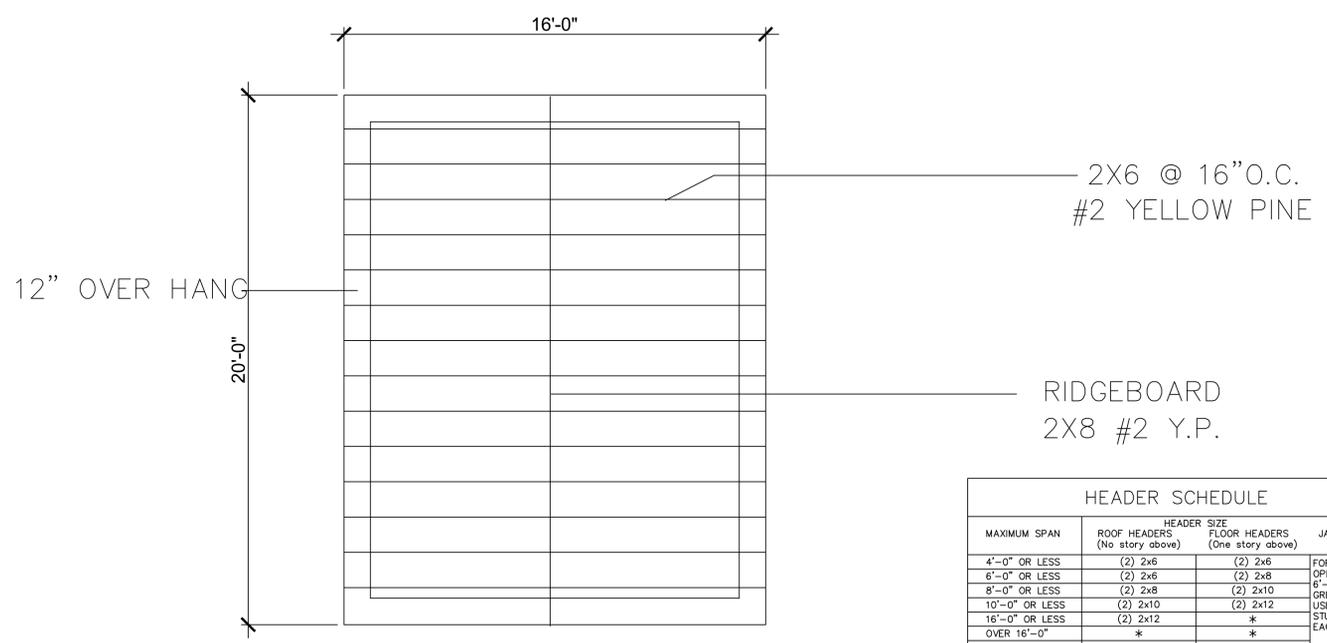
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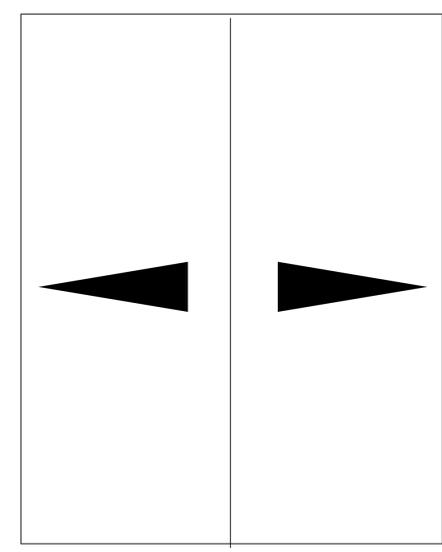
DRAWING NO.:
A111



RAFTER PLAN
 1/4"=1'-0"

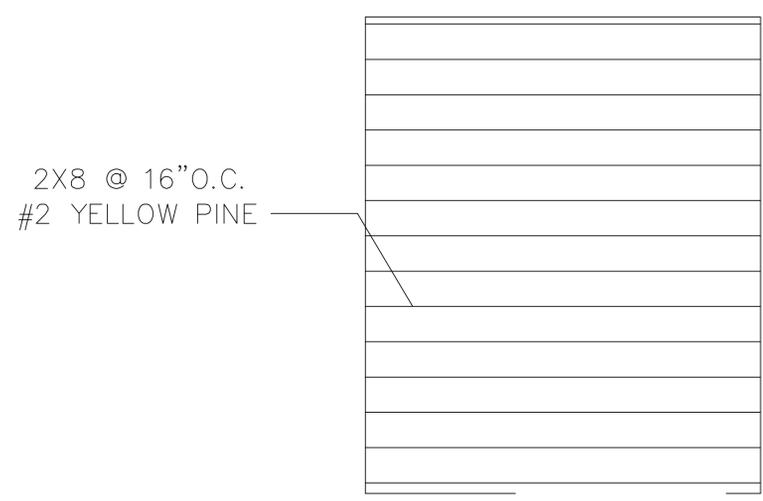
MAXIMUM SPAN	HEADER SIZE		JACKS/SIDE
	ROOF HEADERS (No story above)	FLOOR HEADERS (One story above)	
4'-0" OR LESS	(2) 2x6	(2) 2x6	FOR ROUGH
6'-0" OR LESS	(2) 2x6	(2) 2x8	OPENINGS
8'-0" OR LESS	(2) 2x8	(2) 2x10	6'-6" OR
10'-0" OR LESS	(2) 2x10	(2) 2x12	GREATER,
16'-0" OR LESS	(2) 2x12	*	USE 2 JACK
OVER 16'-0"	*	*	STUDS
			EACH END.

NOTES:
 1. * INDICATES THAT THE OPENING MUST USE AN ENGINEERED FLITCH BEAM OR LAMINATED BEAM.
 2. HEADER SPANS ARE BASED ON #2 OR STANDARD GRADE LUMBER.
 3. ALL HEADERS, UNLESS OTHERWISE SHOWN ON PLANS, SHALL CONFORM TO THE ABOVE REQUIREMENTS.
 4. PROVIDE STEEL JOIST HANGERS AT ALL CHANGE IN DIRECTION OF FRAMING AND AT CONNECTIONS TO MULTIPLE JOIST CONDITIONS.

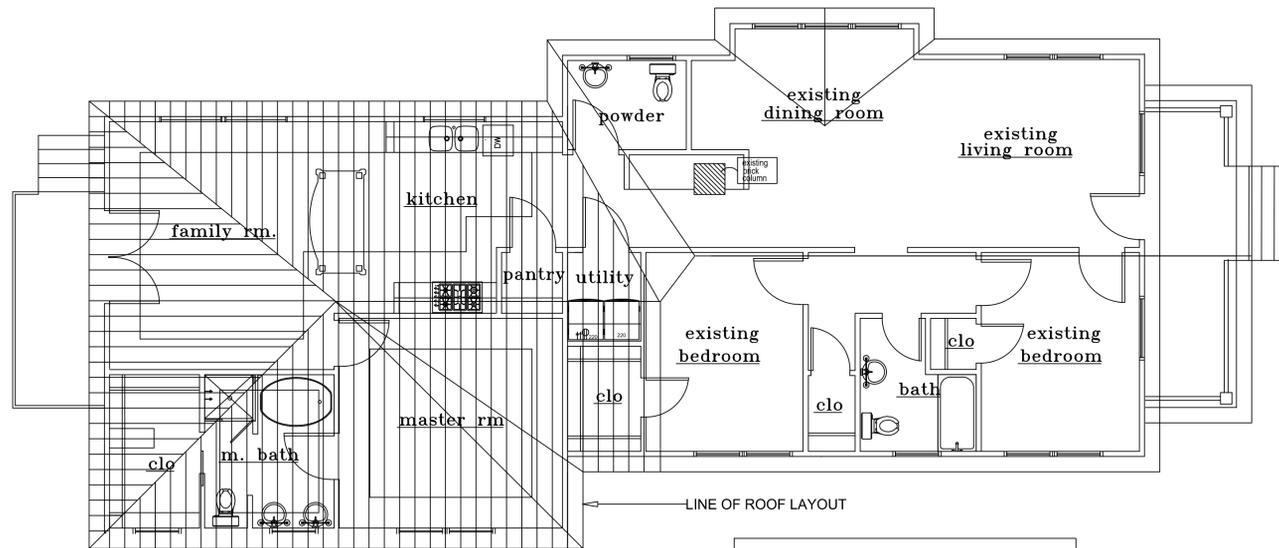


ROOF PLAN
 1/4"=1'-0"

1. USE STRONGBACK, PURLIN AND PURLIN SUPPORT WHERE REQUIRED
2. RAFTERS TO BE 2X6 @ 16" O.C. #2 YPKD UNLESS OTHERWISE SPECIFIED.
3. #2 YELLOW PINE ON RAFTERS.
4. OSB- NOT TEXT SHEILD ON ROOF.



JOIST PLAN
 1/4"=1'-0"



ROOF LAYOUT

SCALE: 1/4" = 1'-0"

ALL RAFTER TO BE
2X6 @ 16" O.C.
#2 YELLOW PINE
RIDGE BOARD TO BE
2X8

ROOF PURLING NOTES
TYPICAL INDICATION FOR CONT.
2x6 PURLING W/ 2x4 BRACES @ 48" O.C.
TO BEAM OR WALL BELOW

OVERLAY FRAMING NOTES
TYPICAL INDICATION FOR OVERLAY FRAMING.
BRACE RAFTERS TO OVERLAY FRAMING BELOW
WITH 2x4 STRUTS @ 32" O.C. EA. WAY.

VALLEY BRACE NOTES
TYPICAL INDICATION FOR 2x4 VALLEY
BRACE TO BEAM OR WALL BELOW

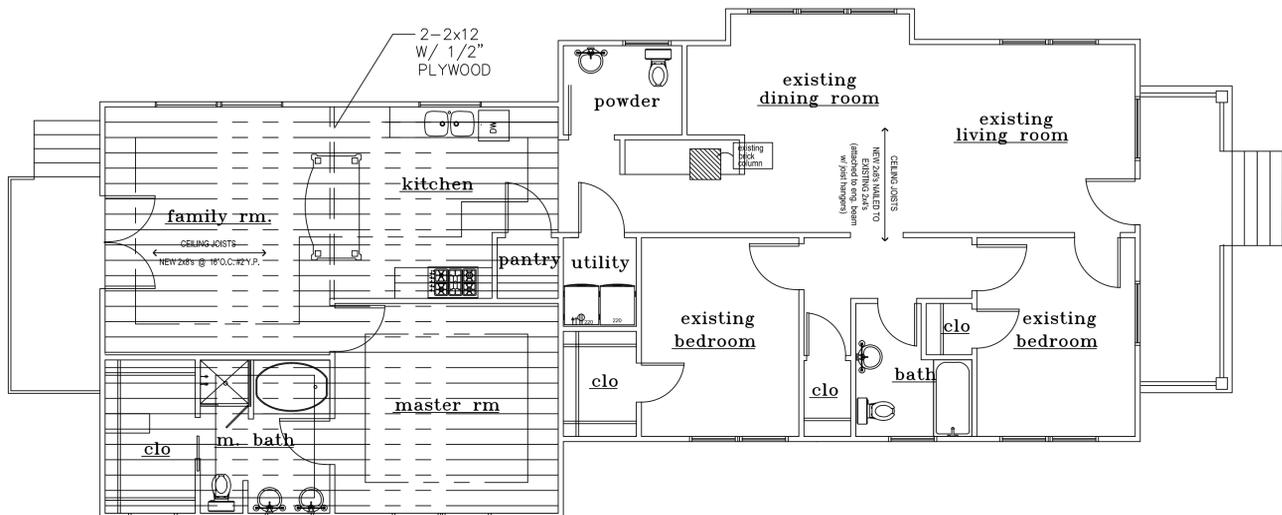
ROOF FRAMING NOTES
1. RAFTERS - SYP #2
2. TYP. RAFTER - 2x6 @ 16" O.C. U.N.O.
3. TYP. SHEATHING - 1/2" CDX 32/16 APA RATED
W/ 8d @ 6" EDGES & 12" FIELD
4. ALL HIP, RIDGES, AND VALLEYS SHALL BE
ONE SIZE LARGER THAN RAFTER SIZE (U.N.O.)
5. DL = 10 PSF LL = 20 PSF

RAFTER HURRICANE TIES
CONNECT ALTERNATE RAFTERS TO SUPPORTS
WITH SIMPSON H2.5 HURRICANE TIES.
ALIGN OPPOSING RAFTERS @ RIDGE AND CONNECT
ALTERNATE RAFTERS W/ SIMPSON LSTA STRAP
TIE AND 10-10d NAILS (5 EACH SIDE OF RIDGE).

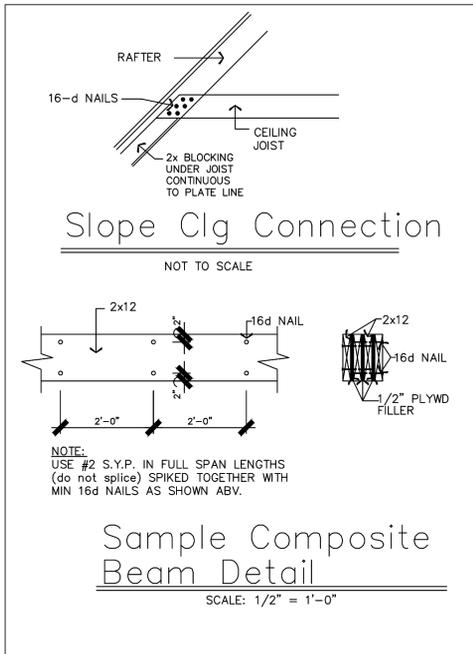
NOTES
1) UWA = UNDER WALL ABOVE
2) USE A 3" STD PIPE W/ 1/4" STEEL PL
SADDLE. OMIT SADDLE IF STEEL BEAM
OPTION IS USED. - SEE DETAIL 1
3) ALL 1ST FLOOR STUD WALLS SUPPORTING
FLOOR TO BE DBL. 2X4@16" O.C. OR 2X6@16" O.C.

RAFTER HURRICANE TIES
CONNECT ALTERNATE RAFTERS TO SUPPORTS WITH
SIMPSON H2.5 HURRICANE TIES.
ALIGN OPPOSING RAFTERS AT RIDGE AND CONNECT
ALTERNATE RAFTERS WITH SIMPSON LSTA STRAP
TIE AND 10-1-d NAILS (5EADH SIDE OF RIDGE).

EVERY OTHER RAFTER (TYP.)
PROVIDE SIMPSON H2.5 HURRICANE CLIPS



NOTE: CEILING JOIST TO BE 2 X 8
@ 16" O.C. #2 Y.P. UNLESS OTHERWISE NOTED.



Slope Clg Connection

NOT TO SCALE

Sample Composite Beam Detail

SCALE: 1/2" = 1'-0"

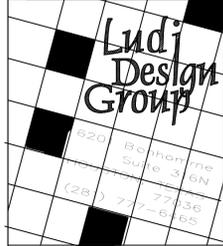
HEADER SCHEDULE

MAXIMUM SPAN	HEADER SIZE (No story above)	FLOOR HEADERS (One story above)	JACKS/SIDE
4'-0" OR LESS	(2) 2x6	(2) 2x6	FOR ROUGH OPENINGS
6'-0" OR LESS	(2) 2x6	(2) 2x6	8"-9" OR GREATER
8'-0" OR LESS	(2) 2x8	(2) 2x10	USE 2 JACK STUDS EACH END.
10'-0" OR LESS	(2) 2x10	(2) 2x12	
16'-0" OR LESS	(2) 2x12	*	
OVER 16'-0"	*	*	

NOTES:
1. * INDICATES THAT THE OPENING MUST USE AN ENGINEERED FLITCH BEAM OR LAMINATED BEAM.
2. HEADER SPANS ARE BASED ON #2 OR STANDARD GRADE LUMBER.
3. ALL HEADERS, UNLESS OTHERWISE SHOWN ON PLANS, SHALL CONFORM TO THE ABOVE REQUIREMENTS.
4. PROVIDE STEEL JOIST HANGERS AT ALL CHANGE IN DIRECTION OF FRAMING AND AT CONNECTIONS TO MULTIPLE JOIST CONDITIONS.

CEILING JOIST PLAN

SCALE: 1/4" = 1'-0"



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DATE: SEPTEMBER 23, 2014

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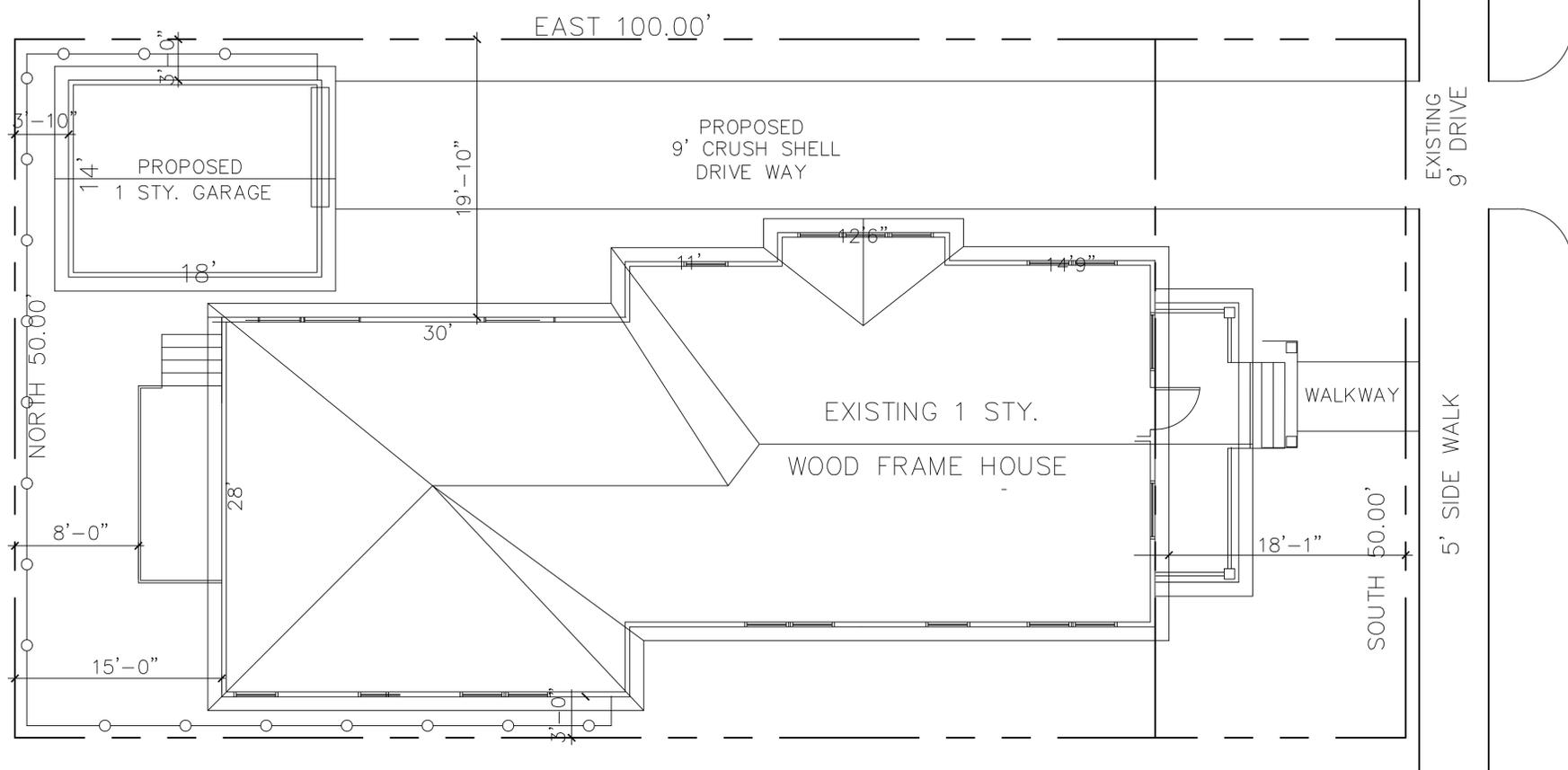
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DATE: SEPTEMBER 23, 2014

DRAWING NO.:

C-1



SITE PLAN

SCALE: 1/4" = 1'-0"

PINERIDGE STREET
(40' R.O.W.)
ASPHALT PAVEMENT



4009

4009

FOR OTHER
112-86-80





96







Lomaxco
OmniKings
THIS SIDE UP





32
8

Lomanco
OmniRidge
Shingle Over Ridgepole Vents
18" x 24" x 1/2"
10000
THIS SIDE UP



A brick chimney on the roof of the house.

A window with a red frame and white trim.

A door with a white lattice screen.

A white lattice screen on the wall above the door.

A green utility box on the wall.

A sign that reads "OmniRidge Shipping Over Ridgeline Vents".

A pile of debris, including wood and a white toilet, in the foreground.

A black metal post with a horizontal bar in the foreground.



THIS SIDE UP
Lombard
Durable
Weather-Resistant
Vinyl Siding
1/2" x 8" x 20'







832-896
8085



396
35

