

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 518 BYRNE  
Historic District / Landmark WOODLAND HEIGHTS HCAD # 0372890000005  
Subdivision WOODLAND HEIGHTS Lot 5 Block 25

## 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 STEVE ISTA  
Company \_\_\_\_\_  
Mailing Address 518 BYRNE  
Phone 281-808-3851  
Email [REDACTED]  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

## APPLICANT (if other than owner)

Name Bob Robinowitz  
Company McIntyre + Robinowitz, Architect  
Mailing Address 718 Heights Blvd.  
HOUSTON, TX 77008  
Phone 713-520-9336  
Email [REDACTED]  
Signature Bob Robinowitz  
Date 11-5-14

## 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: \_\_\_/\_\_\_/\_\_\_

**GENERAL NOTES**

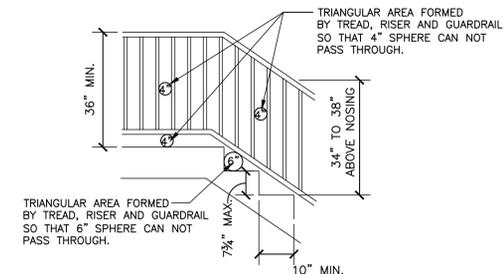
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, AND INSPECTIONS REQUIRED IN CONNECTION TO ALL THE WORK.
- CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES APPLICABLE TO THIS WORK IN EFFECT TO THE TIME THIS WORK IS PERFORMED, AND IN CASES WHERE CONFLICTS ARISE, THE MORE STRINGENT INTERPRETATION WILL GOVERN.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL NEW AND EXISTING UTILITIES REQUIRED FOR THIS PROJECT.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING ANY DEMOLITION WORK. ANY DEVIATIONS THAT MAY EXIST WHICH DIFFER FROM THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WITH ANY WORK THAT EFFECTS THE AREA IN QUESTIONS.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR EXISTING TREES, STRUCTURES, FENCES AND PAVEMENT. PROTECTION SHALL BE INSTALLED SUCH THAT NO DAMAGE CAN OCCUR DURING THE NORMAL COURSE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH AREAS CAUSED BY THE NEW CONSTRUCTION OR REMODELING.
- CONTRACTOR SHALL COORDINATE THE CONTRACTED WORK WITH THAT NOTED AS "BY OWNER" TO INSURE NO CONFLICT BETWEEN SUCH WORK PERFORMED BY THE OWNER OR THE CONTRACTOR. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO, SCHEDULING, TRASH REMOVAL, AND CONTACTING OF UTILITY COMPANIES.
- CONTRACTOR SHALL REMOVE DEMOLISHED MATERIAL FROM SITE IN A TIMELY MANNER (I.E. WITHIN 5 WORKING DAYS). ALL DEBRIS SHALL BE STACKED IN ONE LOCATION, ON SITE, AND SHALL BE COORDINATED WITH THE OWNER AS TO WHERE THE DEBRIS SHALL BE LOCATED PRIOR TO REMOVAL. CONTRACTOR SHALL MAINTAIN A SCHEDULE OF TRASH AND DEBRIS REMOVAL THROUGH THE COURSE OF CONSTRUCTION AND SHALL COORDINATE LOCATION AND REMOVAL WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING ALL TEMPORARY ELECTRICAL POWER AND TELEPHONE LINES/NUMBERS REQUIRED FOR CONSTRUCTION. THIS INCLUDES THE INSTALLATION AND MAINTENANCE OF AN ON SITE PORT-A-CAN FOR USE BY SUBCONTRACTORS AND LABORERS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION OF NEW CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR DETAIL SPECIFICATIONS.
- ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING UNLESS OTHERWISE NOTED.

**BUILDING CODE NOTES**

- SECTION R314 - STAIRWAYS  
MAXIMUM RISER OF 7.75", MINIMUM TREAD OF 10"
  - SECTION R315 - HANDRAILS  
HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 36", RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL.
  - SECTION R316 - GUARDRAILS  
GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE FOUR INCHES IN DIAMETER.
- GUARDRAIL AND HANDRAIL TO MEET MINIMUM 200 LB/SF DISTRIBUTED LIVE LOAD PER IRC 2000 TABLE R301.4
- SECTION R408 - UNDER-FLOOR SPACE  
VENTILATION. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT OR CELLAR) SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF SAID BUILDING.
- OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH:
- PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK
  - EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK
  - CAST IRON GRILLS OR GRATING
  - EXTRUDED LOAD-BEARING BRICK VENTS
  - HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER
  - CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION 1/8 INCH
- ACCESS. AN ACCESS OPENING 18 INCHES BY 24 INCHES SHALL BE PROVIDED TO THE UNDER-FLOOR SPACE. SEE SECTION M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

**STAIR NOTES:**

- MAXIMUM PERMITTED SPACING FOR INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS IN GUARDRAILS HAS BEEN REDUCED TO THAT WHICH A 4-INCH SPHERE CAN NOT PASS THROUGH.
- SPACING CHANGE WILL REDUCE THE POSSIBILITY THAT CHILDREN WILL BE ABLE TO SQUEEZE THROUGH SUCH OPENINGS.
- EXCEPTION HAS BEEN ADDED WHICH WILL RETAIN THE 6-INCH SPHERE REQUIREMENT AT THE TRIANGULAR AREA FORMED BY THE TREAD, RISER AND GUARDRAIL.



**CODE INFORMATION**

APPLICABLE CODES:  
INTERNATIONAL RESIDENTIAL CODE 2006

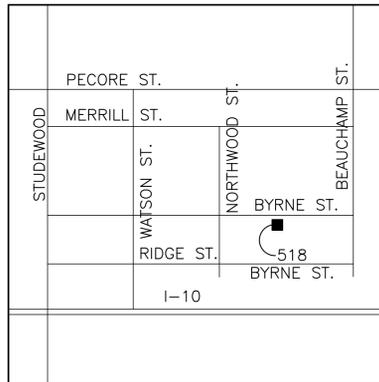
OCCUPANCY CLASSIFICATION:  
RESIDENTIAL

CONSTRUCTION TYPE:  
WOOD FRAME GARAGE ON CONCRETE SLAB

MEP PERMITS:  
TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND LIC. SUB-CONTRACTORS

**PROJECT DESCRIPTION**

A NEW GARAGE APARTMENT OVER AN EXISTING GARAGE ON A CONCRETE SLAB



**LOCATION MAP**

KEY MAP #493-B

**SQUARE FOOTAGE**

(AIR CONDITIONED SPACE)

EXISTING HOUSE (NO WORK)	= 2283
EXISTING GARAGE SF.	= 581
NEW 2nd. FLOOR A/C	= 581
OVER EXISTING GARAGE	

**LEGAL DESCRIPTION**

LOT 5, BLOCK 25 OF WOODLAND HEIGHTS SUBDIVISION RECORDED IN HARRIS COUNTY, TEXAS

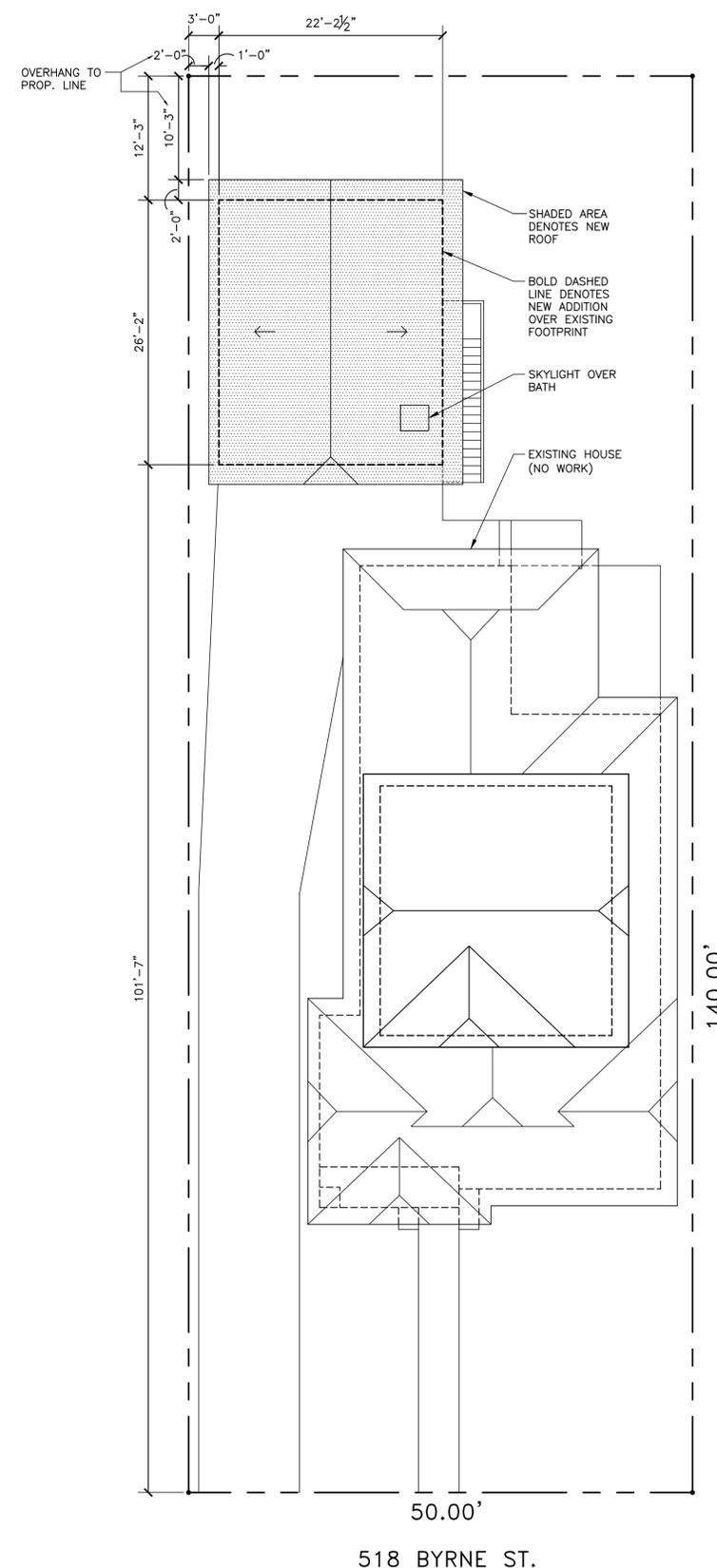
**DRAWING INDEX**

ARCHITECTURAL

ATTACH.	ENERGY COMPLIANCE/SURVEY
A-1.1	COVER SHEET, GENERAL INFORMATION/ SITE PLAN
A-3.1	FIRST FLOOR/ SECOND FLOOR/ ELECTRICAL PLAN
A-4.1	EXTERIOR ELEVATIONS
A-5.1	BUILDING SECTIONS

**RESIDENTIAL FOUNDATION ELEVATION FOR SANITARY AND STORM DRAINAGE NOTES:**

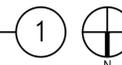
- (R401.5). ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISH FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OR, WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.
- (R401.3). LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- (R403.1.7.3). ON GRADE SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT



**SITE PLAN**

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

SHADED AREA INDICATES NEW CONSTRUCTION



ARCHITECT:  
THESE DRAWINGS ARE FOR  
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AND ARE NOT INTENDED  
FOR CONSTRUCTION. NOT  
FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION.

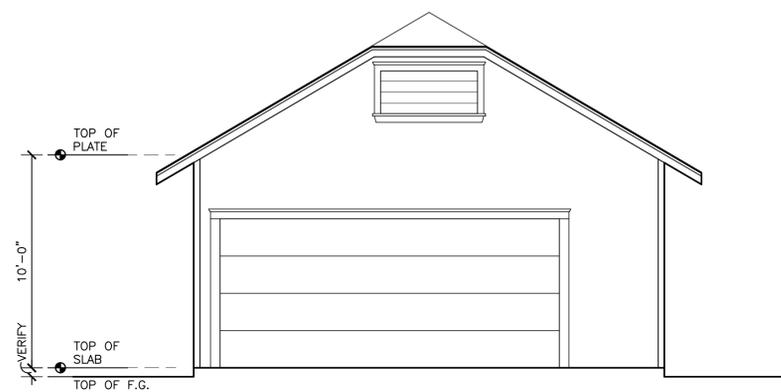
BOB ROBINOWITZ  
T.B.A.E. REG. # 11681

DATE: XX-XX-14  
ENGINEER:

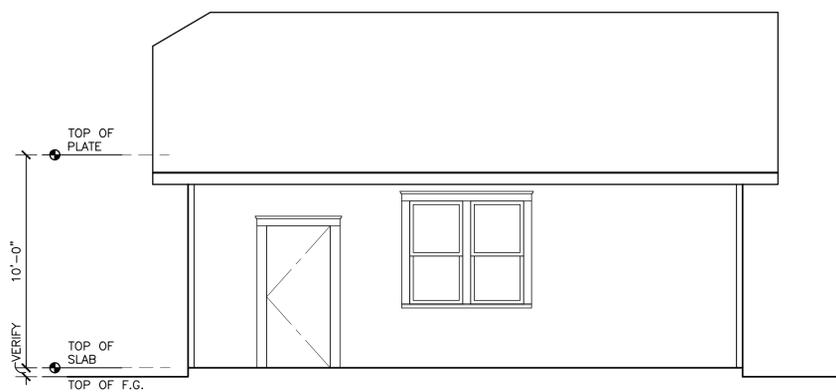
REV.	DATE	DESCRIPTION

ISSUED: 10-14-14

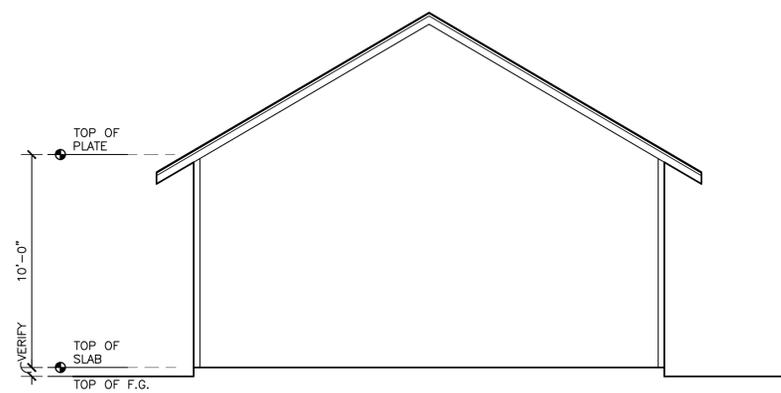
SHEET:



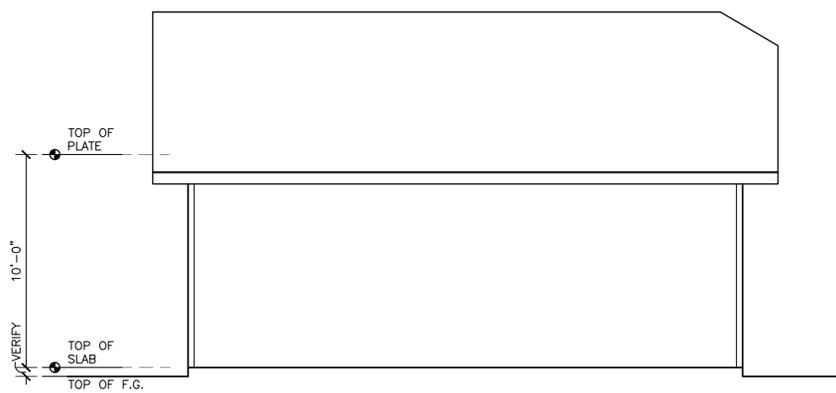
EXISTING NORTH ELEVATION 5  
SCALE: 1/4" = 1'-0"



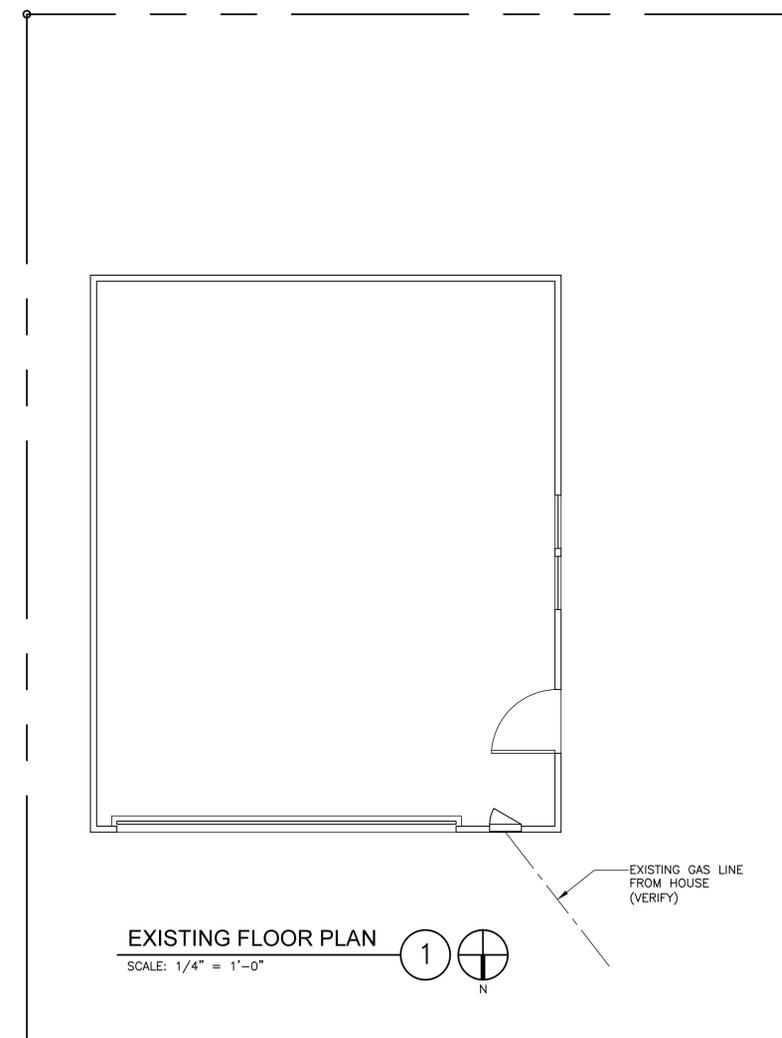
EXISTING WEST ELEVATION 4  
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION 3  
SCALE: 1/4" = 1'-0"



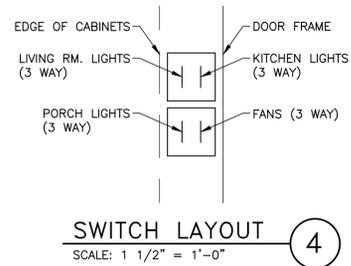
EXISTING EAST ELEVATION 2  
SCALE: 1/4" = 1'-0"



EXISTING FLOOR PLAN 1  
SCALE: 1/4" = 1'-0"

ELECTRIC SYMBOLS

- <sub>A</sub> RECESSED INCANDESCENT - 6 3/4" dia.
- <sub>B</sub> RECESSED INCANDESCENT - 5" dia.
- <sub>C</sub> RECESSED INCANDESCENT - 3 3/4" dia.
- <sub>AW</sub> RECESSED INCANDESCENT - 6 3/4" dia. EXTERIOR WATERPROOF
- <sub>BW</sub> RECESSED INCANDESCENT - 5" dia. EXTERIOR WATERPROOF
- <sub>EA</sub> RECESSED INCANDESCENT - 6 3/4" dia. WALL WASHER
- <sub>EB</sub> RECESSED INCANDESCENT - 5" dia. WALL WASHER
- <sub>B</sub> RECESSED INCANDESCENT - 5" dia.
- <sub>C</sub> ADJUSTABLE PINHOLE
- ☐<sub>UC</sub> XENON UNDERCABINET LIGHT
- ▬ FLOURESCENT SURFACE MOUNT 2-TUBE FIXTURE
- ✱ CEILING FAN W/LIGHT KIT
- ✱ CEILING FAN
- <sub>SM</sub> SURFACE MOUNTED (WALL) INCANDESCENT LIGHT FIXTURE
- ☒ SURFACE MOUNTED (CEILING) INCANDESCENT LIGHT FIXTURE
- ☒ PENDANT MOUNTED LOW VOLTAGE LIGHT FIXTURE; VERIFY MOUNTING REQUIREMENT WITH ARCHITECT
- ☒ SECURITY LIGHTS REMOTE PHOTOCELL MANUAL OVERRIDE INSIDE
- <sub>SW</sub> SINGLE WALL OUTLET
- <sub>DW</sub> DUPLEX WALL OUTLET
- <sub>2-6</sub> DUPLEX WALL OUTLET, 2-CAT, 6-WIRE, GANGED TOGETHER ON SINGLE FACE PLATE
- <sub>4-6</sub> QUADPLEX WALL OUTLET
- <sub>DFR</sub> DUPLEX FLOOR RECEPTACLE. VERIFY FINISH.
- <sub>42</sub> DUPLEX COUNTER OUTLET @ 42"± VERIFY WITH MILLWORK HEIGHT
- <sub>42-GFI</sub> GROUND FAULT DUPLEX OUTLET VERIFY HEIGHT WITH MILLWORK HEIGHT
- <sub>D</sub> DUPLEX WALL OUTLET DEDICATED CIRCUIT
- <sub>WP</sub> WEATHER PROOF DUPLEX WALL OUTLET
- ☒ WEATHERPROOF FOURPLEX OUTLET LOCATED IN EAVE FOR X-MAS LIGHTS
- <sub>220</sub> 220 VOLT SPECIAL PURPOSE CIRCUIT
- ☒ PLUG MOLD-UNDER UPPER CABINET MOUNT UNLESS OTHERWISE NOTED
- ☒ MULTI-SCENE LIGHTING CONTROL UNIT
- ☒ SINGLE POLE WALL SWITCH-CENTER @ 38" AFF
- ☒ SINGLE POLE WALL SWITCH TO FAN-CENTER @ 38" AFF
- ☒ 3-WAY WALL SWITCH-CENTER @ 38" AFF
- ☒ 4-WAY WALL SWITCH-CENTER @ 38" AFF
- ☒ EXHAUST FAN/HEATER
- ☒ 2-CATEGORY 6 WIRE (HOMERUN TO DATA PANEL N CLOSET)
- ☒ SMOKE DETECTOR, HARD WIRED, INTERCONNECTED W/BATTERY BACKUP PER SECTION R317, PROVIDE SMOKE DETECTORS AT ALL EXISTING BEDROOMS AND COMMON AREA OUTSIDE BEDROOM.
- ☒ DISPOSAL
- ☒ DOOR BELL
- ☒ CABLE TV OUTLET, HOME RUN TO DATA PANEL IN CLOSET
- ☒ DATA PANEL-STRUCTURED MEDIA CABINET
- ☒ SECURITY SYSTEM
- ☒ UL APPROVED PLASTIC GROMMET MINIMUM 3" CLEAR INSIDE DIAMETER VERIFY COLOR W/ARCHITECT
- ☒ TRACK LIGHT
- ☒ GAS LINE
- ☒ STEREO - HOME RUN SPEAKER WIRES TO THIS LOCATION
- ☒ SPEAKER - HOME RUN WIRE TO STEREO LOCATION
- ☒ SPEAKER CONTROL
- ☒ JUNCTION BOX
- ☒ THERMOSTAT

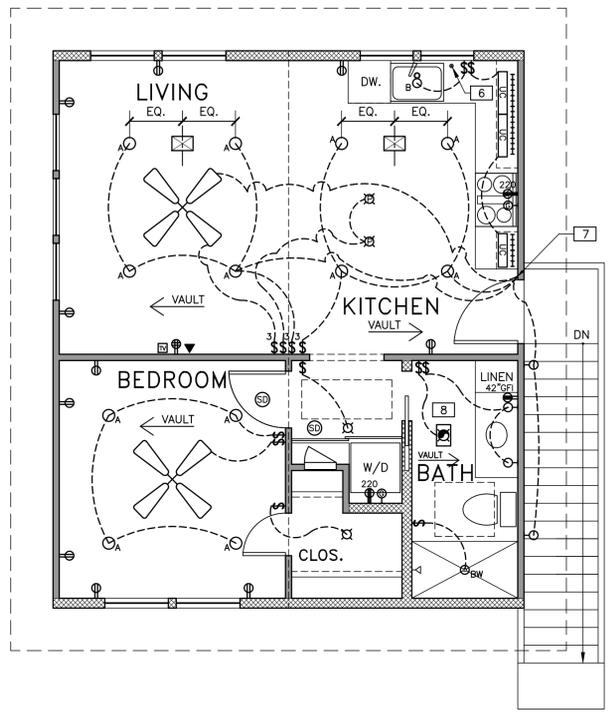


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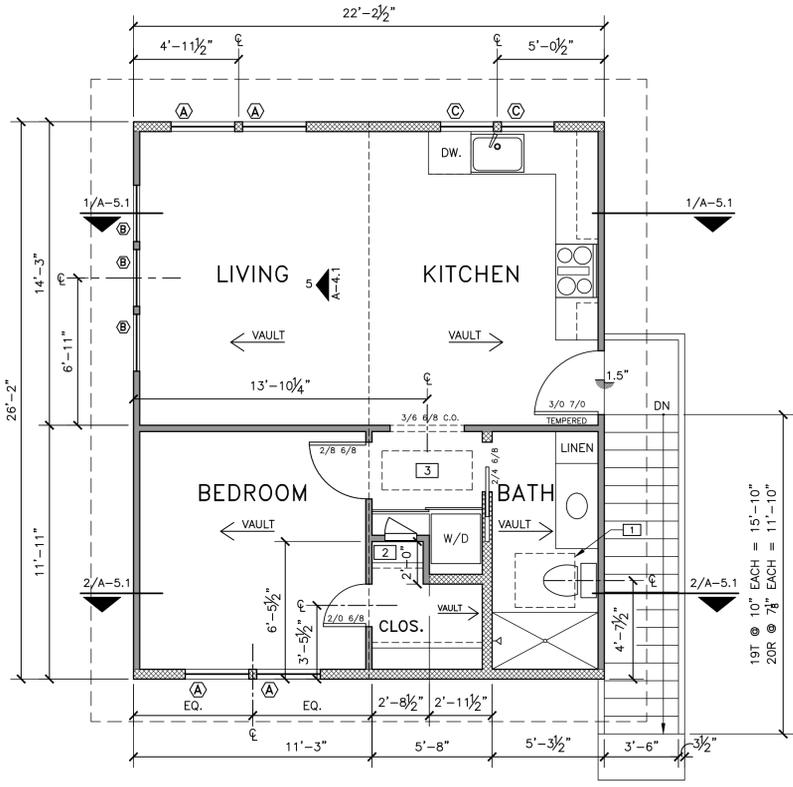
- 1 MANUALLY VENTED SKYLIGHT (NO BLIND)
- 2 BREAKER BOX
- 3 A/C UNIT IN CEILING (VERIFY RETURN AIR LOCATION)
- 4 EXISTING BREAKER BOX
- 5 PROPOSED DECK AND STAIR
- 6 COUNTER DISPOSAL SWITCH
- 7 SWITCH LAYOUT (SEE 4/A-3.1)
- 8 COMBO LIGHT AND EXHAUST FAN

WINDOWS - SASH SIZE

- A 3/0 5/0 EGRESS
- B 2/8 2/0 AWNING TEMPERED
- C 2/6 3/2



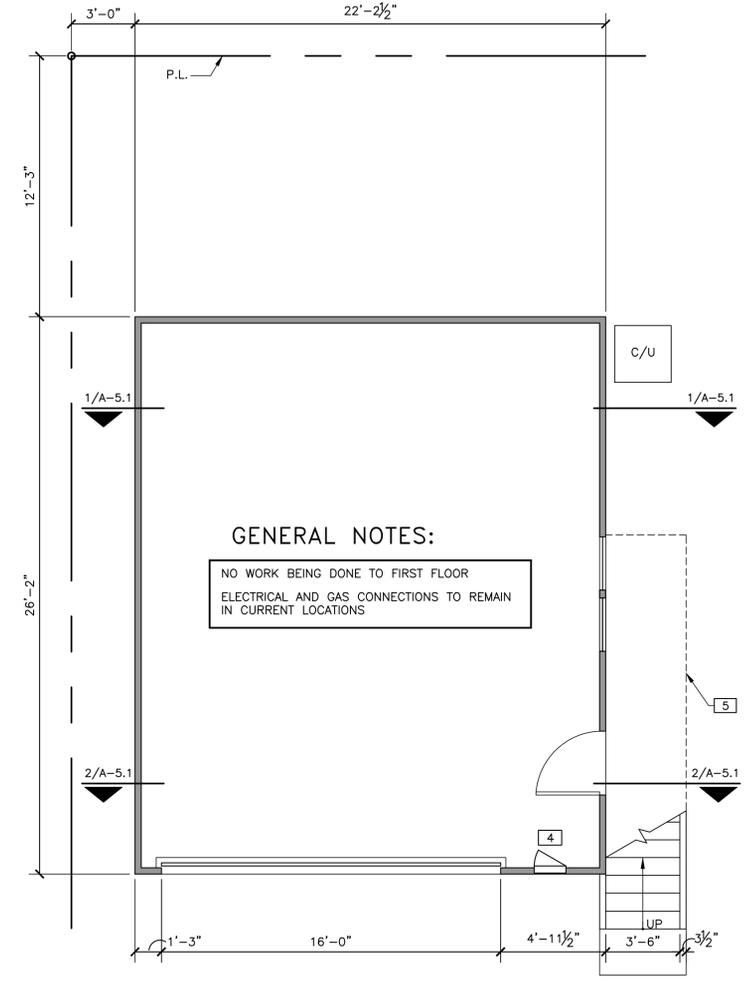
**2ND FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LEGEND:

- ▨ DENOTES PROPOSED NEW 5/2" WALLS
- ▨ DENOTES PROPOSED NEW 3/4" WALLS



**1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LEGEND:

- ▨ DENOTES PROPOSED NEW 5/2" WALLS
- ▨ DENOTES PROPOSED NEW 3/4" WALLS

**GENERAL NOTES:**  
NO WORK BEING DONE TO FIRST FLOOR  
ELECTRICAL AND GAS CONNECTIONS TO REMAIN IN CURRENT LOCATIONS

**ISTA GARAGE APARTMENT**

518 BYRNE ST.  
HOUSTON, TEXAS 77009

ARCHITECT:  
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DATE: XX-XX-14  
ENGINEER:

REV.	DATE	DESCRIPTION

ISSUED: 10-14-14  
SHEET:

**McIntyre + Robinowitz ARCHITECTS**

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