CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 812 W Fugate

Historic District / Landmark East Norhill HCAD # 0621180000007

Subdivision East Norhill Lot 7 Block 205

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 Humberto A. Lara

Company Hal & Aly Properties

Mailing Address 6839 Delamotte, Ln
Sugar Land TX 77479

Phone (713) 705-3193

Email [redacted]

Signature

Date 11-25-14

APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

Signature

Date

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

CERTIFICATE OF APPROPRIATENESS
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: 812 W. Fugate Houston TX 77009

BUILDING TYPE

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

ALTERATION TYPE

- [x] addition
- [x] foundation
- [ ] wall siding or cladding
- [x] windows or doors
- [ ] porch or balcony
- [x] roof
- [ ] awning or canopy
- [ ] commercial sign
- [ ] ramp or lift
- [ ] 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

- [ ] 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)
- [ ] perspective and/or line of sight

CERTIFICATE OF APPROPRIATENESS APPLICATION

PART I – GENERAL FORM

PLANNING & DEVELOPMENT DEPARTMENT

Complete all sections and attach all necessary documentation as an incomplete application may cause delays in processing. A complete application includes two parts: part 1- general form; and part 2 - COA checklist(s) for project type and all applicable documentation requested within the checklist(s). Please review the criteria to be considered by the HAHC for Certificates of Appropriateness in the Houston Code of Ordinances, Historic Preservation Ordinance, Chapter 33 VII, Sections 33-240 through 33-249. Refer to the Historic Preservation section on the City of Houston Planning Department website for more information at www.houstontx.gov/planning.

OWNER [1]

Name	Humberto A. Lara
Company	HAL & ALY PROPERTIES, LLC.
Mailing Address	6839 DELAMOTTE, LN.
City	SUGAR LAND State TX Zip 77479
Phone	713-705-3193
Email	[redacted]
Signature	[signature] Date 8-25-2014

APPLICANT (if other than owner)

Name	
Company	
Mailing Address	
City	State Zip
Phone	
Email	
Signature	Date

SITE

Address	812 FUGATE City HOUSTON State TX Zip 77009
Subdivision	LOT 7 BLOCK 205 EASTWOOD HILL Lot Block

PROPOSED ACTION (refer to definitions on next page)

- [x] **Addition, Alteration, Rehabilitation** and/or **Restoration** [3]
- [ ] **Relocation** [3]
- [ ] **Mandatory Repair** by order or citation [3]
- [ ] **New Construction** in an historic district
- [ ] **Demolition** [3]
- [ ] **Excavation** of an archaeological site

ATTACHED DOCUMENTATION

- [ ] **Written Description** detailing existing site conditions including lot size, structures on lot, area of structures in square feet, setbacks, driveways, and other unique conditions, AND detailed description of the proposed activity; refer to checklists for details
- [ ] **Current Photographs** showing the overall structure for each elevation visible from a public right-of-way
- [ ] **Renderings** illustrating existing conditions and proposed activity; refer to checklists for project-specific rendering requirements
- [ ] **Deed Restriction** compliance of proposed activity and approval of neighborhood or civic association, if applicable
- [ ] **Application Checklist** [4] for each proposed action checked above and all applicable documentation listed within checklist

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[1] Owner is the record title property owner. Applicant may be owner, tenant, architect, contractor, etc.

[2] Application will not be accepted as complete without a signature of the record title property owner

CERTIFICATE OF APPROPRIATENESS APPLICATION
PART II.A – CHECKLIST AND FORM:
ADDITION, ALTERATION, REHABILITATION AND/OR RESTORATION

PLANNING & DEVELOPMENT DEPARTMENT

Please complete all applicable items and submit with the COA application; digital application documents preferred. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for HAHC consideration criteria for approval for an addition, alteration, rehabilitation, or restoration of a landmark; protected landmark; or structure in a historic district.

ACTION TYPE AND SUBTYPES: (select all that apply)

☒ Addition

Side Addition
- ☒ addition to a single side of structure
- ☐ addition to multiple sides of structure

Rear Addition
- ☒ addition to rear of same width/height of existing structure
- ☐ addition to rear taller and/or wider than existing structure

Additional Story / Level / Height
- ☐ 1 additional level/story to existing
- ☐ 2+ additional levels/stories to existing
- ☐ other addition increasing height of existing (explain in written description)

Porch / Balcony
- ☐ addition of a porch/balcony at the front of the structure
- ☐ addition of a porch/balcony at a side of the structure
- ☒ addition of a porch/balcony at the rear of the structure

Other
- ☐ type of addition not listed above (explain in written description)

☐ Alteration, Rehabilitation or Restoration

Foundation
- ☐ leveling or height alterations
- ☐ foundation material or foundation cladding
- ☒ type alteration; i.e. slab on grade, pier on beam

Walls
- ☑ cladding: i.e. siding, shingles, brick, paneling, stucco
- ☑ windows: i.e. location, size, type, material, quantity
- ☐ doors: i.e. location, size, type, material, quantity
- ☐ commercial storefront system

Roof
- ☐ shape: i.e. form, pitch, type
- ☐ wall junction: i.e. eaves, soffit, brackets, overhang
- ☐ projections: i.e. chimneys, towers, dormers
- ☐ equipment: i.e. antennas, solar panels

Architectural Elements
- ☐ awnings or canopies
- ☐ porch or balcony
- ☐ columns or visible structural members
- ☐ commercial signage
- ☐ other architectural element alterations (explain in written description)

ALTERATION, REHABILITATION, RESTORATION, ADDITION DOCUMENTATION:

Photographs (label each photo with a description and location)

- ☒ **Elevations** of front (street) facing facade and all sides of the structure visually affected by the proposed addition or alteration
- ☐ **Detail Photos** of exterior elements subject to proposal illustrating current pertinent conditions; i.e. damaged beyond repair materials, architectural elements to be altered or replicated, areas to be altered or removed
- ☐ **Historical Photos** or evidence illustrating past architectural authenticity if restoring or replacing missing historic elements

Renderings (accurately scaled and dimensioned)

- ☐ **Current Site Plan** of the property containing the subject of the proposal, indicate area of proposed work; include dimensions for all setbacks from property line, easements, secondary structures, and any other pertinent existing site conditions

Site Address 812 Fugate St	Subdivision EAST Norhill	Lot 7	Block 205
Primary Project Contact Alberto Alanis	Em [redacted]	832 755 1446	

CERTIFICATE OF APPROPRIATENESS APPLICATION

PART II.A – CHECKLIST AND FORM:

ADDITION, ALTERATION, REHABILITATION AND/OR RESTORATION

PLANNING & DEVELOPMENT DEPARTMENT

- [x] **Proposed Site Plan** for additions, removals or proposals altering site configurations; for additions clearly indicated the location, size and footprint of the addition; include dimensions locating alteration in respect to the existing structure; i.e. dimension from front wall to beginning of a rear addition
- [x] **Architectural Plans and Elevations** of the proposed alterations and/or additions, including:
  - [x] **Floor Plans** of existing and proposed if adding to the existing building footprint
  - [x] **Roof Plans** of existing and proposed if adding to or altering the existing roof shape, form, pitch or size
  - [x] **Demolition Plan** if any existing exterior features are proposed to be removed from the existing structure
  - [x] **Elevations** of existing and proposed of all sides of the structure that the proposed addition or alteration is visible

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Written Description (include the following items, use the area below and/or attach additional pages)

- [ ] **Subject of Proposal** description including current location and condition of the structure and any prior alterations or additions
- [ ] **Proposed Work** description including plans to add, remove, repair or replace any exterior features or materials with in-kind or new features or materials; clearly describe location of proposed alterations and/or label on plan and elevation drawings
- [ ] **Materials** description and condition of existing materials and proposed materials if original materials cannot be retained; include, when applicable: product information or specification sheets; door and window schedule; samples to further demonstrate new materials; any plans to salvage, reuse or recycle historic or original materials proposed for removal
- [ ] **Criteria Adherence** describe how the proposal satisfies the determination criteria as stated in the Historic Preservation Ordinance, Sec. 33-241 **(a)** or **(b)** or **(c)** for an:
  - [ ] **(a)** addition, alteration, rehabilitation or restoration of an exterior feature to a landmark, protected landmark, contributing structure within a historic district, or structure on an archaeological site, upon finding that it satisfies criteria (1) through (11) as stated in Section 33-241(a)

  OR
  - [ ] **(b)** an addition to a contributing structure within a historic district, upon finding that it satisfies criteria (4) and (1) or (2) or (3) as stated in Section 33-241(b)

  OR
  - [ ] **(c)** an addition, alteration, rehabilitation or restoration of an exterior feature of a noncontributing structure within a historic district upon finding that it satisfies criteria (1); and for an addition, criteria (2) as stated in Section 33-241(c)

I (we) request approval of a Certificate of Appropriateness to...

Attach additional pages as necessary.

Part II.A – Written Description
812 Fugate St, Houston, TX 77009

Subject of Proposal:

The subject property is located at 812 Fugate St, Houston, TX 77009 and is in relatively good condition. The property was originally built in 1928 and there are no known previous alterations or additions.

Proposed Work:

The property currently consists of 2 Buildings: 1. A 1,225 SqFt single family home. 2. A 704 SqFt detached garage. The proposed additions will include adding the following improvements:

1. Adding 499 Sq Ft of livable space to make the total 1724 Sq Ft.
2. Extending the Kitchen Wall and attaching buildings 1 and 2 and adding a Laundry room and Hallway in between.
3. Converting part of the current Garage/Storage area into Bedroom #3 with a Full Bathroom.
4. Extending the roof line past the kitchen in order to create a covered outdoor courtyard.
5. The roof will be completely redone which includes new rafters, decking, shingles and all other relevant materials.

The proposed improvements do not alter the original right of way and are therefore non evasive. The majority of the improvements are located in the rear of the home and cannot be seen from Fugate St.

Materials:

Exterior:

All original Siding and Windows will be kept and repaired to their original state. The only windows that are not original are the front 2 windows in Bedroom #1 that face the Front Porch. These Aluminum windows will be replaced with wooden windows taken from the rear of the home, repaired to replace the aluminum windows. Windows added to replace the ones taken from the rear will be brand new wooden windows that match the original windows throughout the home.

The roof will be a brand new Composition Roof with 30 Year Shingles.

New landscaping will include sod in all green spaces as well as a variety of shrubs and bushes around the home to increase the aesthetic value.

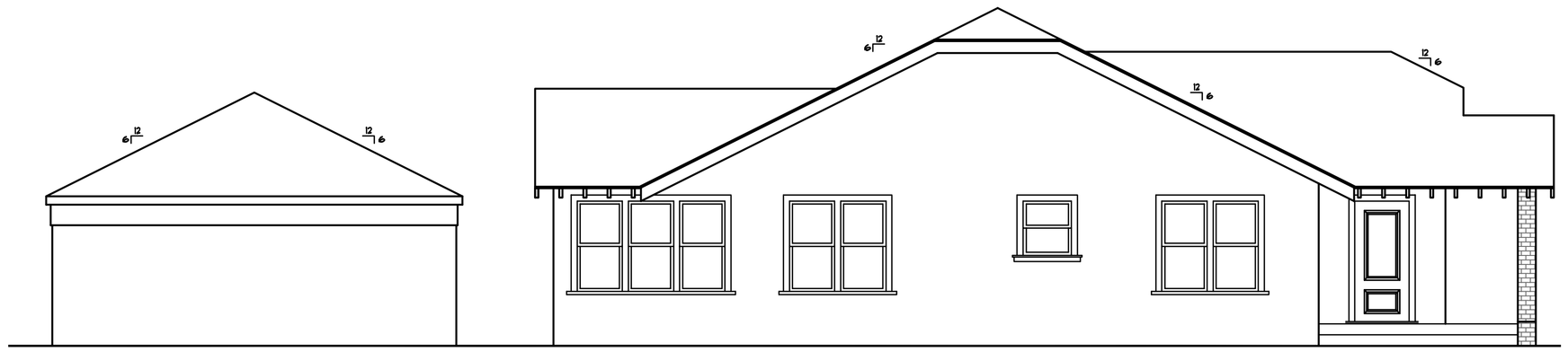
Interior:

All new materials and systems include the following:

1. Electrical System
2. PEX Plumbing System
3. HVAC System
4. Tile in Wet Areas
5. Kitchen and Bathroom Cabinetry
6. Plumbing, Electrical and Door Hardware
7. Natural Stone Countertops
8. Sheetrock and interior Paint.
9. Trim and woodwork
10. Any other materials needed to complete the project.

Criteria Adherence:

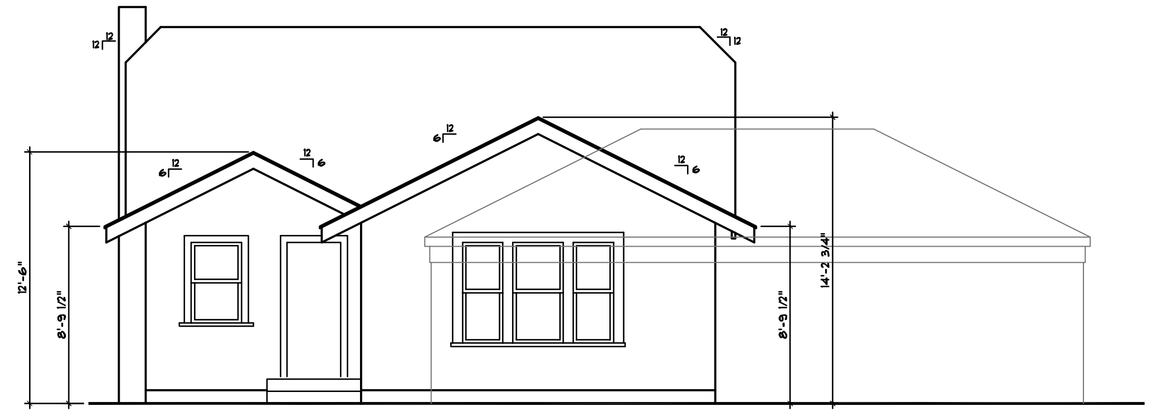
All improvements to the original property are located in the rear of the home which do not affect the visual right of way. All improvements/additions are non-evasive and all original materials will be kept as part of the home and repaired to their original state.



Left Elevation

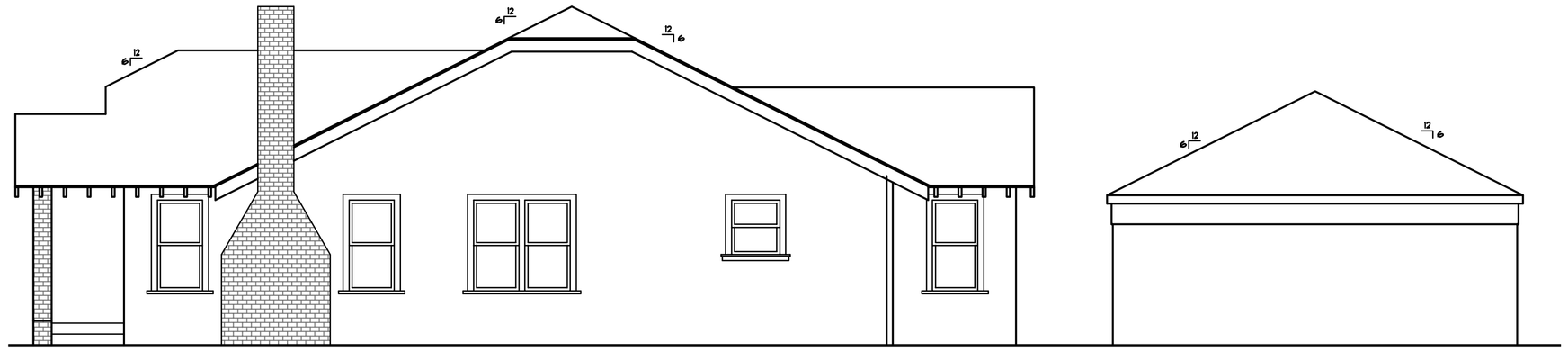
Scale: 3/16" = 1'-Ø"

NOTE:
ORIGINAL PITCH 6/12
and RAFTER 2x6 @ 16" O.C.



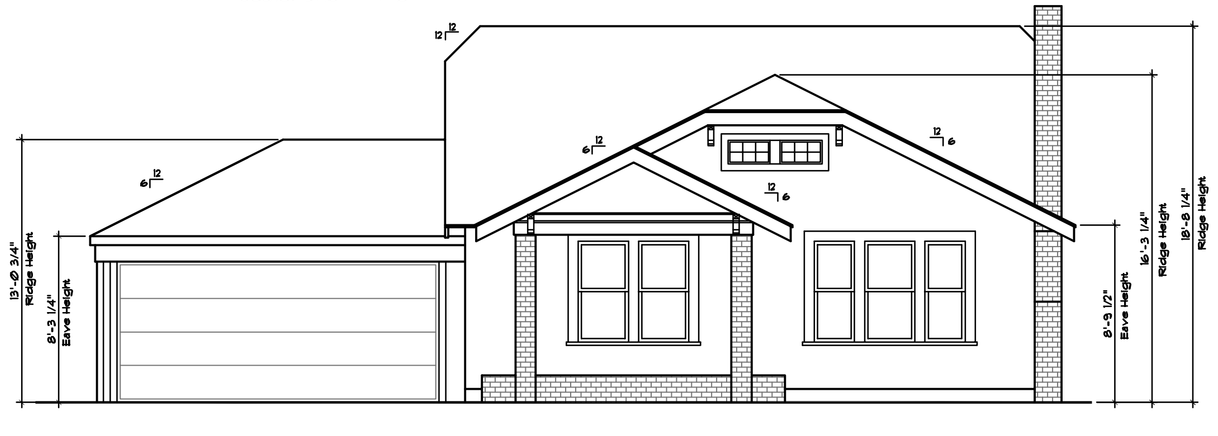
Rear Elevation

Scale: 3/16" = 1'-Ø"



Right Elevation

Scale: 3/16" = 1'-Ø"



Front Elevation

Scale: 3/16" = 1'-Ø"

Premier Design
Services
Houston, Texas
(832)244-0627

REVISIONS

A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

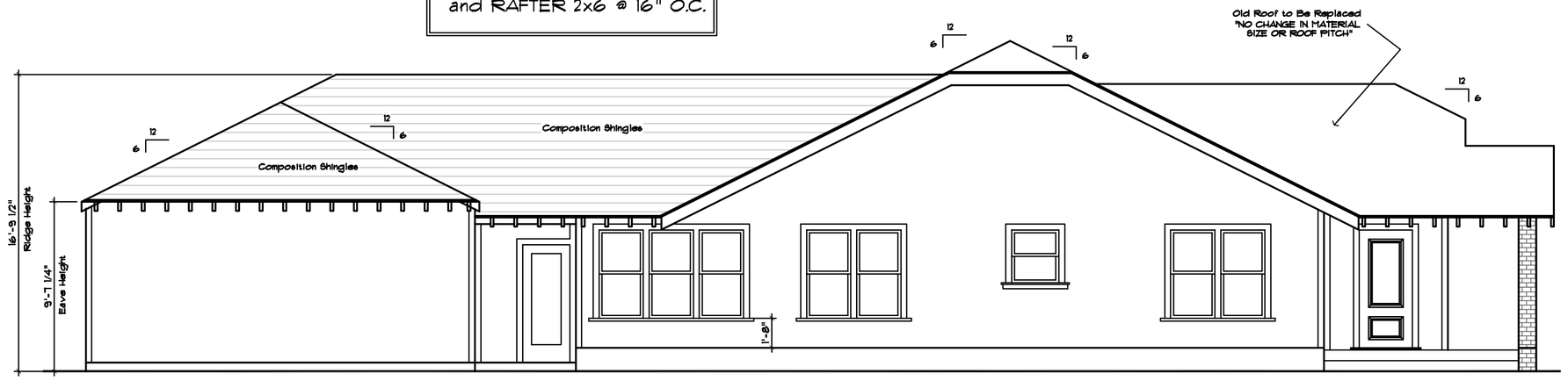
EXISTING ELEVATIONS

A3.0

DATE: 25 Nov., 2014

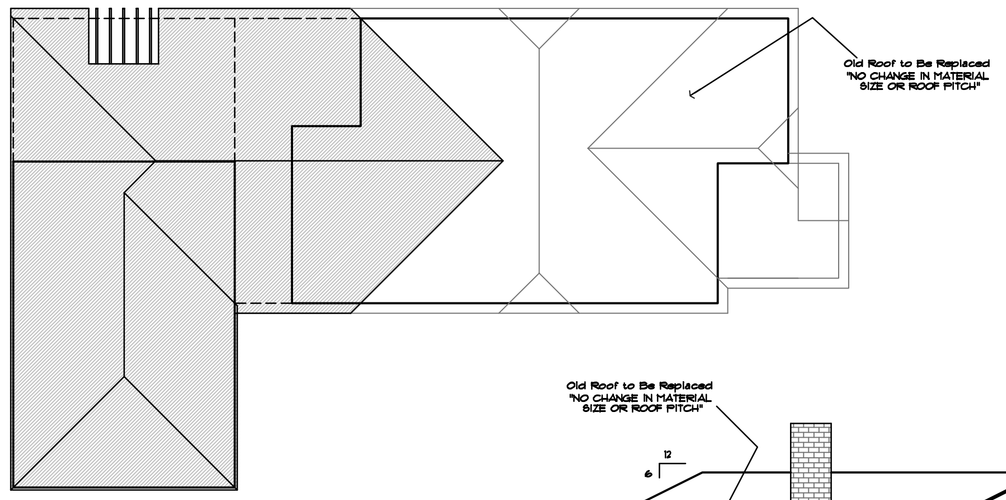
NOTE:
NEW ROOF PITCH 6/12
and RAFTER 2x6 @ 16" O.C.

Windows (Sill Height) R613.2 2006 IRC In dwelling units where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" diameter sphere cannot pass.



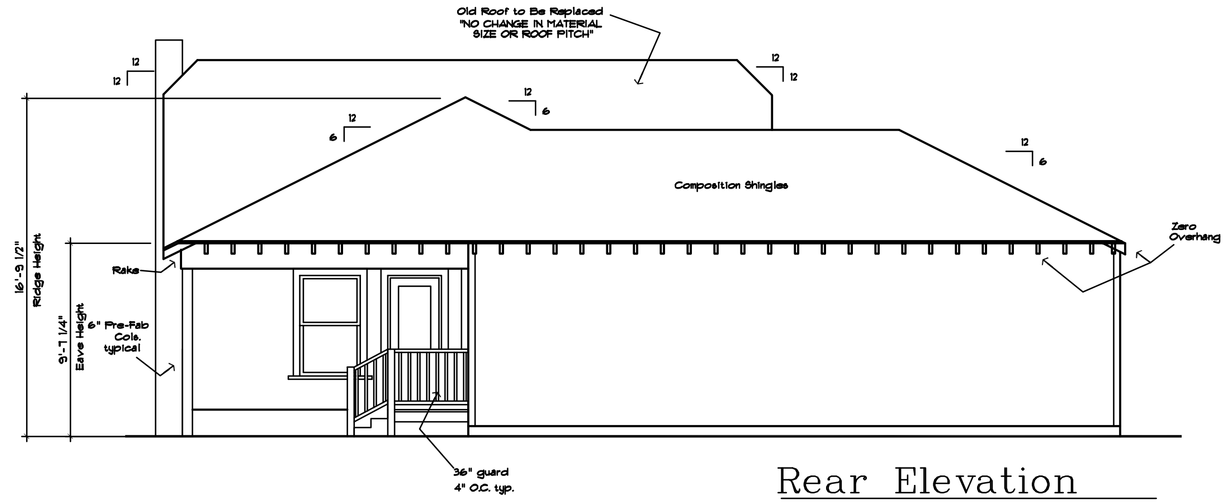
Left Elevation

Scale: 3/16" = 1'-Ø"



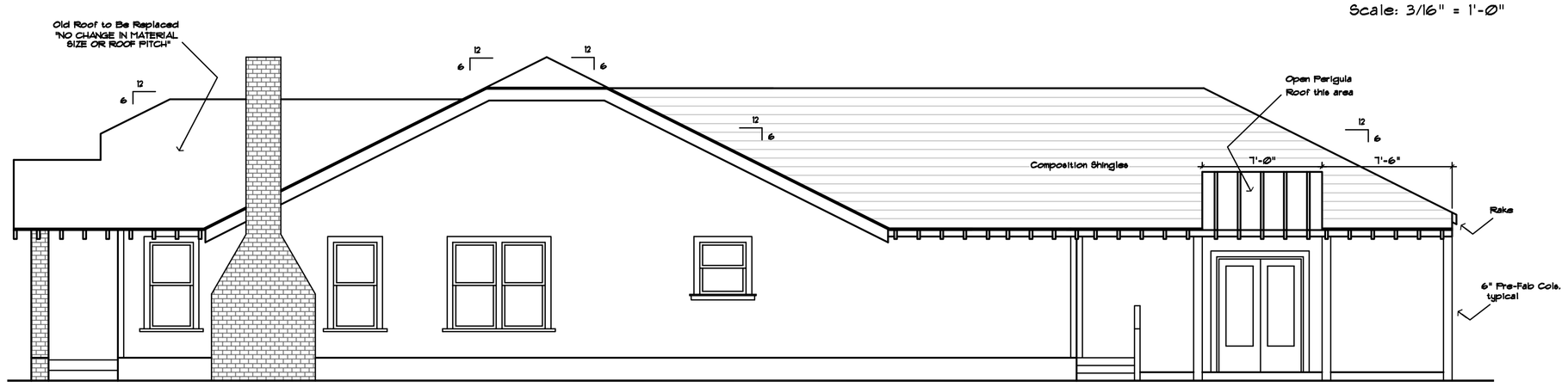
Roof Plan

Scale: 3/32" = 1'-Ø"



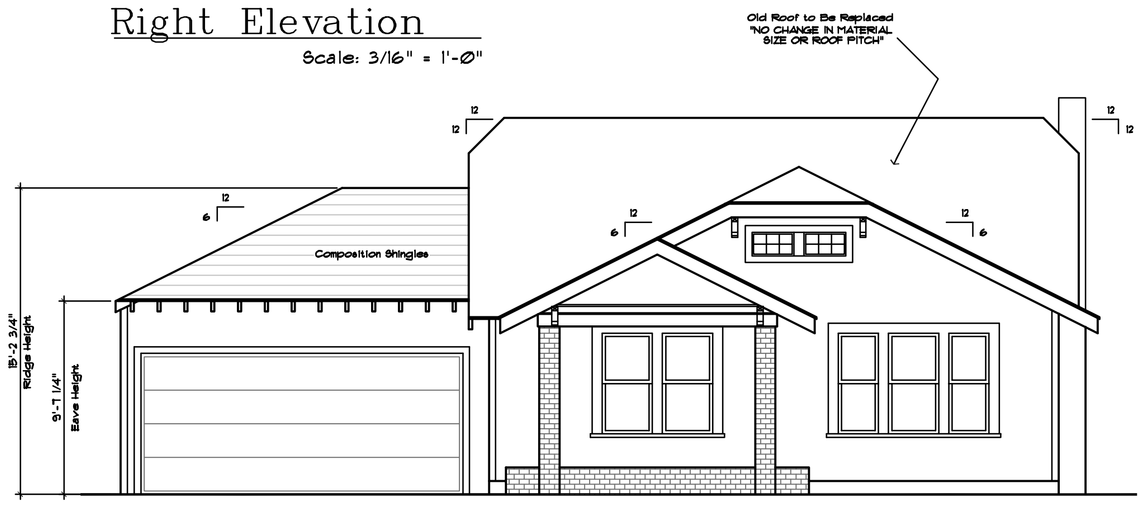
Rear Elevation

Scale: 3/16" = 1'-Ø"



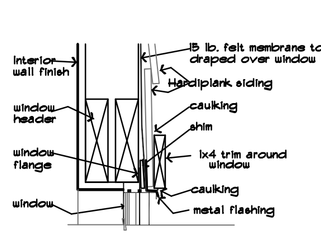
Right Elevation

Scale: 3/16" = 1'-Ø"



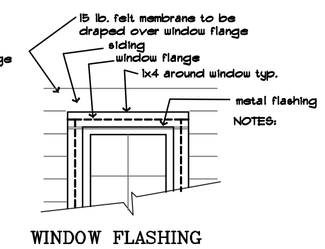
Front Elevation

Scale: 3/16" = 1'-Ø"



WINDOW FLASHING @ SIDING (FLAT HEAD) TYP. AROUND

N.T.S.



WINDOW FLASHING @ SIDING (FLAT HEAD)

N.T.S.

Premier Design Services
Houston, Texas (832)244-0627

REVISIONS

A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

NEW ELEVATIONS

A4.0

DATE: 25 Nov., 2014

FRAMING NOTES: (UNLESS NOTED OTHERWISE: U.N.O.)

1. ALL BEAM AND HEADER MATERIAL SHALL BE NO. 2 SYP. ALL FLOOR JOIST MATERIAL SHALL BE No. 2 SD 19 SYP. ALL RAFTER & CEILING JOIST MATERIAL SHALL BE #2 SD 19. UNLESS OTHERWISE NOTED. (U.N.O.)
2. ALL WALL STUDS ARE No.2 STUD GRADE SYP. @ 16" o.c. BLOCKING AT MID SPANS GREATER THAN 9'. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AT 25° MAX. SPACING BETWEEN WALL ENDS.
3. ALL STEEL SHALL CONFORM TO ASTM-36 STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8" ANCHORE BOLTS EMBED MIN. 4-1/2" INTO SOLID CONCRETE. THE STEEL ANGLE LINTEL SCHEDULE (TO SOPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY).

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
5'0"	L3 X 3 1/2 X 5/16	8"
7'0"	L4 X 3 1/2 X 5/16	8"
8'0"	L5 X 3 1/2 X 3/8	8"
9'0"	L5 X 3 1/3 X 3/8	9"
10'0"	L6 X 3 1/2 X 3/8	10"

4. ROOF FRAMING:
   THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 AT 16" o.c. RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PURLINS WITH 2X4 BRACES AT 48" o.c. MAXIMUM ANGLE FOR 2X4 BRACES=45° FROM VERTICAL MAXIMUM UNSUPPORTED LENGTH FOR 2X4 BRACE=8' (TEE A 2X6 TO BRACE WHEN LENGTH EXCEEDS 8'-00"). ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2X6 STRONGBACK SUPPORTED BY JOIST OR (2) 2X12 DEPENDING ON CEILING JOIST DIRECTIONS (PROVIDE BLOCKING AT BRACE LOCATIONS), UNLESS OTHERWISE NOTED. PROVIDE 2X6 COLLAR TIES 48" o.c. IN THE UPPER THIRD OF THE RAFTERS, UNLESS OTHERWISE NOTED. RIDGE, HIPS AND VALLEY MEMBERS SHALL BE ONE SIZE LARGER THAN THE RAFTERS FOR SLOPES UPTO 10 ON 12; SLOPES GREATER THAN 10 ON 12 SHALL BE TWO SIZE LARGER (UN.O.). PROVIDE SIMPSON H2.5 HOLDDOWNS FOR RAFTERS TO TOP PLATE. ALL PERIMETER PONYWALLS TO THE ROOF MUST BE BRACED AT TOP TO THE CEILING JOISTS OR BLOCKING WITH 2X4'S AT 16" ON CENTER WITH (3) 12d NAILS EACH END. STRAPPING MUST BE USED WITH PERIMETER PONYWALLS TO STUDS BELOW.
5. LIVE LOADS: ROOF: 20 PSF ATTIC: 20 PSF FLOOR: 40 PSF INTERIOR WALLS: 0 PSF EXTERIOR WALLS: 0 PSF
   DEAD LOADS: 10 PSF 10 PSF 10 PSF 80 PSF 100 PSF
   WIND: 110 MPH (3 SECOND GUSTS)
6. ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) PLYWOOD OR WAFERBOARD APA RATED SHEATING (32/16) RUN PERPENDICULAR TO THE RAFTERS AND NAILED WITH 8d NAILS 6" ON SUPPORTED EDGES AND 12" ON CENTER IN THE FIELD.
7. FLOOR DECKING SHALL BE 3/4" OR 1-1/8" APA STURD-I-FLOOR PLYWOOD OR 2X6 T&G INSTALLED DIAGONALLY.
8. STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 12" o.c. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM AND AT BEAM LOCATIONS). HOLES SHALL BE 9/16" AND DRILLED. STEEL EDGE CLEARANCE SHALL BE 1-1/2" MINIMUM FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS FRAMED INTO ANOTHER, THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. WOOD EDGE CLEARANCE SHALL BE 2-1/2" MINIMUM FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
9. DOUBLE SECOND FLOOR JOIST UNDER PARTITION WALLS ABOVE, UNLESS OTHERWISE NOTED.
10. ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.O.N.). ALL WOOD BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.O.N.). PROVIDE 2X12 BLOCKING OR BRIDGING FOR ALL FLOOR JOISTS SPANS GREATER THAN 8'-00".
11. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2X4 OR (2) 2X6 STUDS, UNLESS OTHERWISE NOTED.
12. HEADER SCHEDULE AS FOLLOWS (USE (2) 2X12'S WITH 1/2" PLYWOOD, UNLESS OTHERWISE NOTED FOR FIRST FLOOR HEADERS):

SIZE	MAXIMUM SPAN	
2-2X6	4'-6"	
2-2X8	6'-0"	ALL HEADERS ARE TO HAVE NO SPLITS, CHECKS OR SHAKES.
2-2X10	7'-6"	
2-2X12	9'-0"	

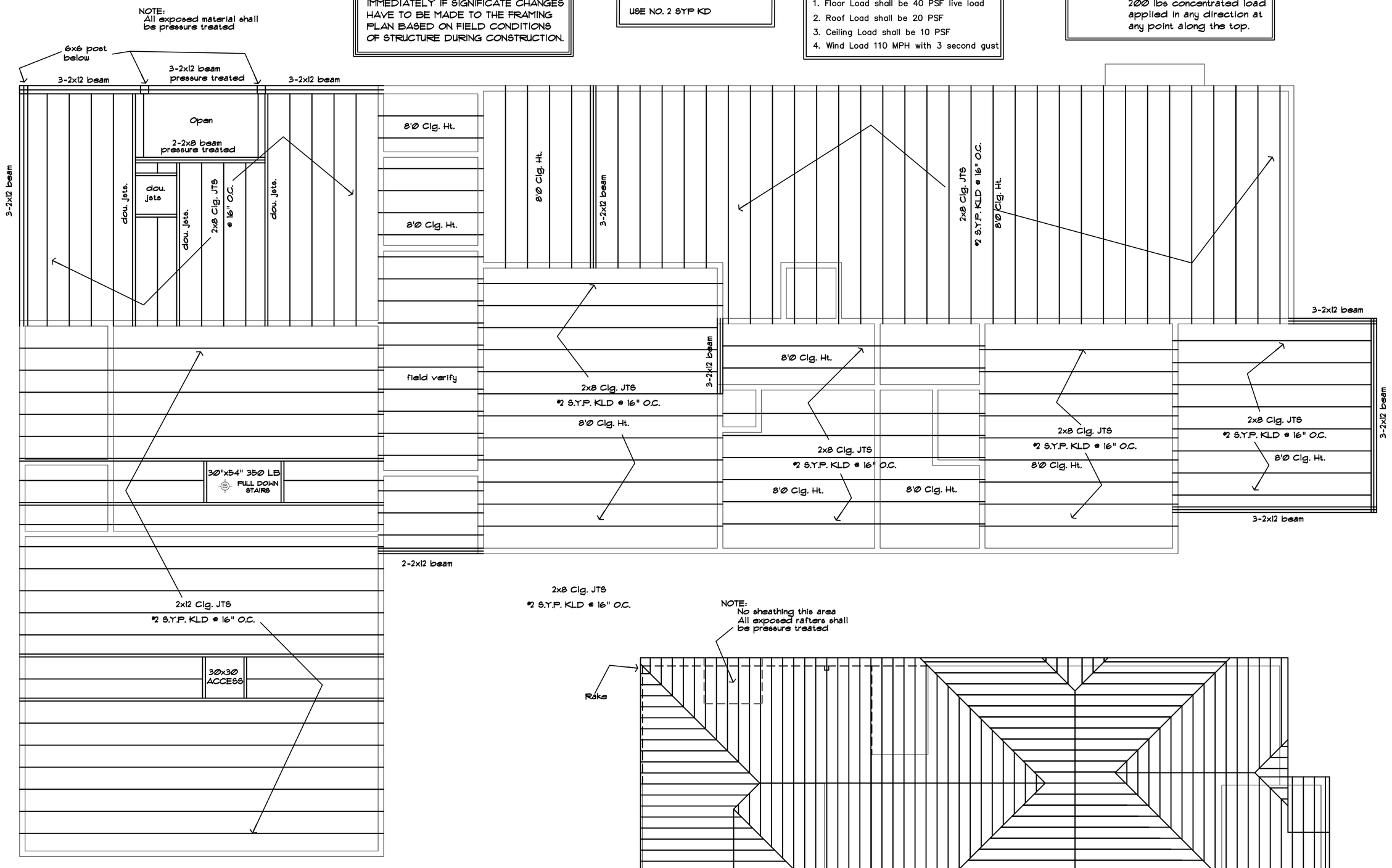
13. ANCHOR BOLTS (MINIMUM 1/2" DIAM. X 12" LONG AT 4'-0" CENTERS, MINIMUM TO PER PLATE), AND THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE 1705. 1 OF THE 1994 STANDARD BUILDING CODE (U.O.N.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS 24" o.c. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12" o.c. THER SHALL BE NO SPLICES.
14. STUD WALLS HIGHER THAN 10' SHALL HAVE 2X6, (2) 2X4 OR 4X4 STUDS 16" o.c. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2X6, (2) 2X4 OR 4X4 STUDS 16" o.c.
15. MICROLAMS TO BE INSTALLED PER TRUS JOIST CORPORATION'S "RESIDENTIAL PRODUCTS REFERENCE GUIDE". PARALLAMS ARE TO BE INSTALLED PER "PARALLAMS PSL INSTALLATION GUIDE". GLULAMS TO HAVE Fb=3000 PSI. TJI'S TO BE INSTALLED PER TRUS JOIST MACMILLIAN'S "BUILDER'S GUIDE TO THE SILENT FLOOR SYSTEM" OR ABOVE. PSL'S AND LVL'S ARE TO BE INSTALLED PER ALPINE STRUCTURES ENGINEERED WOOD PRODUCTS. TJI'S ARE TO BE GLUED TO THE FLOOR.
16. FOR THE EXTERIOR WALLS USE 15/32" OR 1/2" X 4'-0" APA RATED PLYWOOD OR WAFERBOARD W/8d COMMON OR GALVANIZED BOX NAILS @ 6" o/c AT ALL EDGES (BLOCKING IS RIQUIRED) AND 12" o/c AT FIELD FOR THE SECOND FLOOR, AND @ 3" o/c AT ALL EDGES AND TOP AND BOTTOM PLATES (BLOCKING IS RIQUIRED) AND 12" o/c AT FIELD FOR THE FIRST FLOOR. SHEARWALLS ARE TO EXTEND TO UNDERSIDE OF FLOOR AND BE NAILED, PER ABOVE TO ALL PLATES. FOR THE INTERIOR PARTITION WALLS USE GYPSUM BOARD (SHEATHING 1/2" THICK BY 4 FEET WIDE, WALLBOARD OR VENEER BASE) ON STUDS NAILED AT 7" ON CENTER WITH 5d COOLER OR PARKER NAILS. ALL INTERIOR WALLS THAT HAVE PLYWOOD ARE TO HAVE THE BOTTOM PLATE ATTACHED TO THE FOUNDATION WITH 1/2" DIAM. X 2-1/4" EMBEDMENT HILTI KWIK BOLT 11 AT 32" ON CENTER MAX. ALL WALLS THAT HAVE PLYWOOD ON BOTH SIDES ARE TO HAVE A SIMPSON HOBA TO DOUBLE STUDS AT THE ENDS OF THE PLYWOOD AND BE DOUBLE BLOCKED AND DOUBLE STUDDED.
17. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS, SHALL BE ACCORDING TO TABLE 250 OF THE HOUSTON/IRC BUILDING CODE IS APPLICABLE (U.N.O. MULTIPLE STUDS SHAL BE GLUED AND NAILED WITH 10d NAILS 24" o.c. MULTIPLE JOIST SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12"o.c. THERE SHALL BE NO SPLICES.
18. CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS , NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATION OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
19. ALL HANDRAILS AND GAURDRAILS SHALL WITHSTAND A TOTAL LIVE LOAD OF 250 PSF AS PER TABLE R301.4 (IRC 2006)
20. STRUCTURES SHALL BE DESIGNED FOR WIND LOADS OF 110 MPH (3 SECOND GUST) WIND SPEED AS REQUIRED PER SECTION 1609.3 OF THE AMENDED 2006 IRC
21. CONTRACTOR IS RESPONSIBLE FOR PROPERLY ANCHORING ANY CANTILEVERED BEAMS TO IT'S SUPPORT TO PREVENT UPLIFT AND/OR DEFLECTION.
22. ANY & ALL PRE-ENGINEERED TRUSSES SPECIFIED ON THE FRAMING PLANS MUST BE SIZED AS PER LOAD SPECIFIED ON FRAMING PLANS AND APPROVED BY THE TRUSS MANUFACTURER. SPACING OF TRUSSES MAY BE INCREASED IF APPROVED BY THE TRUSS MANUFACTURER.

NOTIFY DESIGNER, AND OR ENGINEER IMMEDIATELY IF SIGNIFICATE CHANGES HAVE TO BE MADE TO THE FRAMING PLAN BASED ON FIELD CONDITIONS OF STRUCTURE DURING CONSTRUCTION.

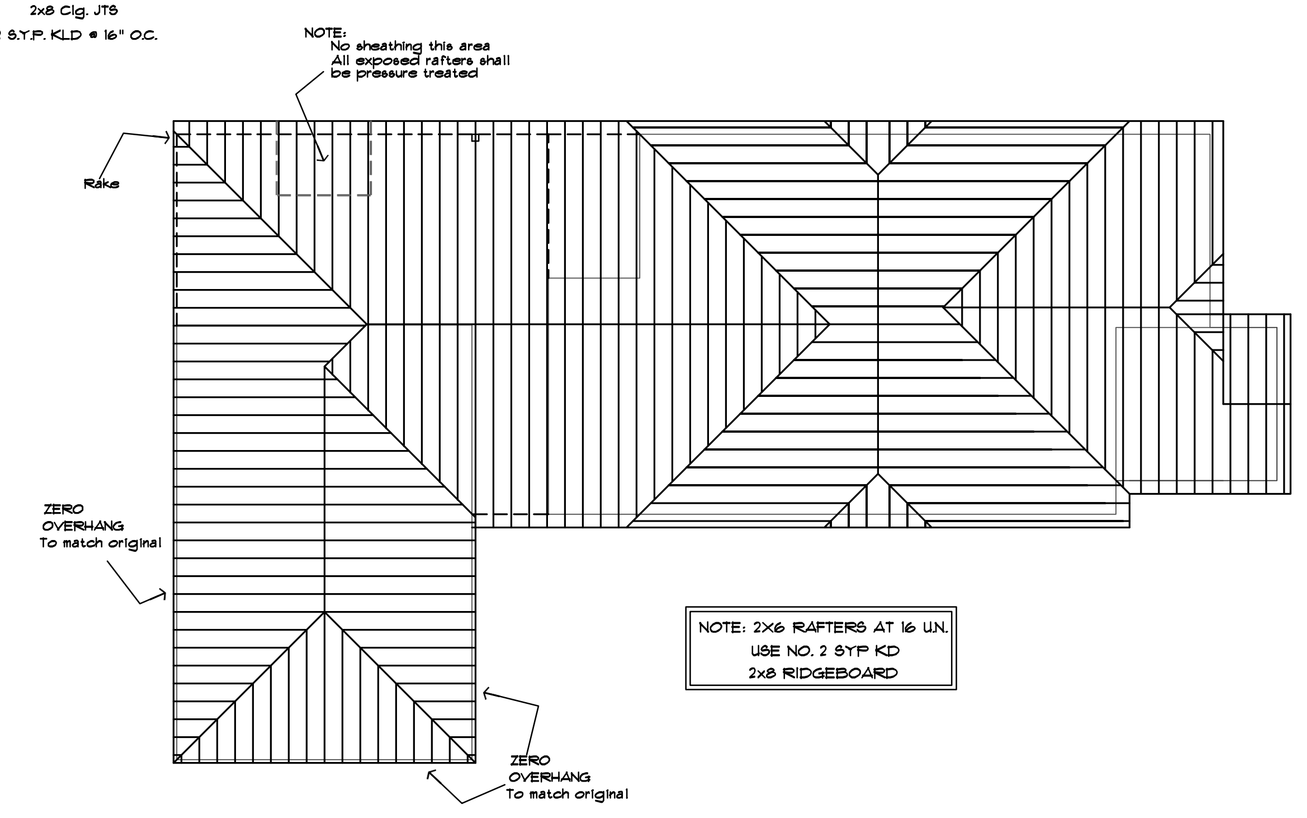
NOTE: 2X6 JOISTS AT 16 U.N.O.
USE NO. 2 SYP KD

DESIGN CRITERIA
1. Floor Load shall be 40 PSF live load
2. Roof Load shall be 20 PSF
3. Ceiling Load shall be 10 PSF
4. Wind Load 110 MPH with 3 second gust

Design Loads
Platform- 100 PSF
Handrails- 50 PLF applied in any direction at the top.
200 lbs concentrated load applied in any direction at any point along the top.



CEILING FRAMING PLAN
1/4" = 1'-0"



NOTE: 2X6 RAFTERS AT 16 U.N.
USE NO. 2 SYP KD
2X8 RIDGEBOARD

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

FRAMING PLAN | SCALE: 3/16" = 1'-0" | 1

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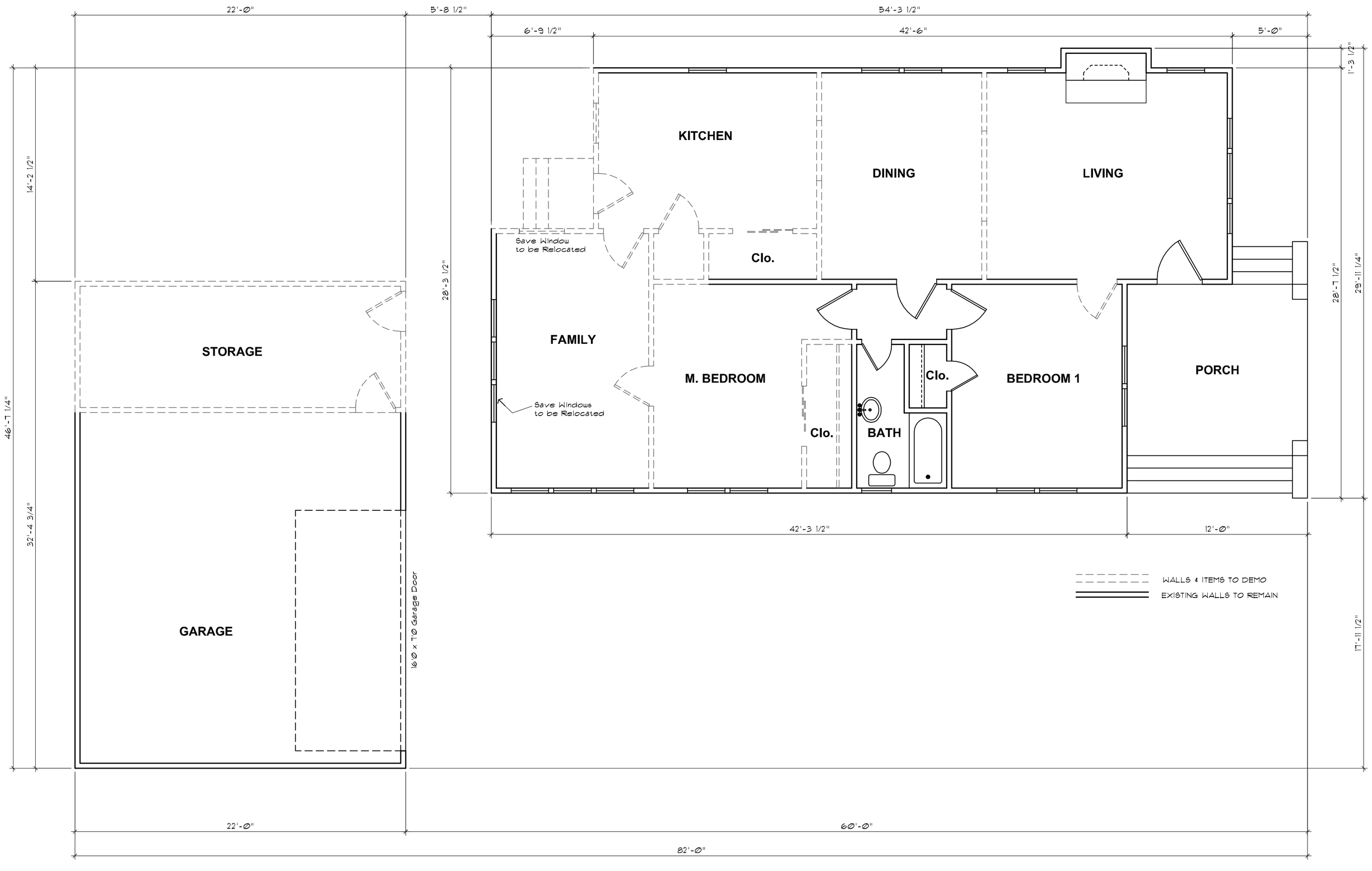
REVISIONS

A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

FRAMING PLAN

S2.0

DATE: 20 Nov., 2014



Existing Floor Plan

Scale: 1/4" = 1'-Ø"

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

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REVISIONS

A Remodel and Addition for

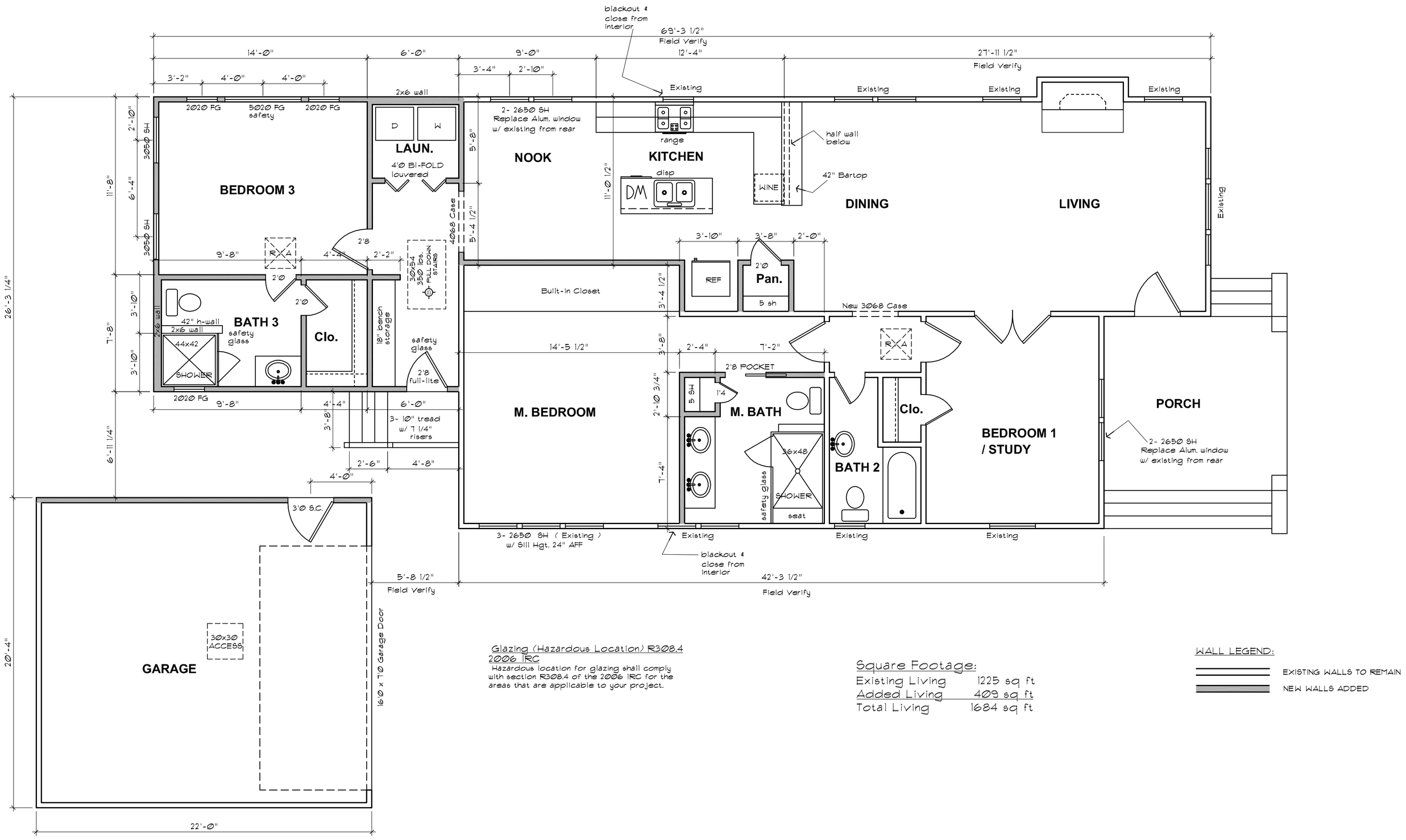
HUMBERTO A. LARA, OWNER

812 FUGATE STREET HOUSTON, TEXAS 77009

FLOOR PLAN

A1.0

DATE: 3 Dec., 2014



Glazing (Hazardous Location) R308.4 2006 IRC

Hazardous location for glazing shall comply with section R308.4 of the 2006 IRC for the areas that are applicable to your project.

Square Footage:

Existing Living	1225 sq ft
Added Living	409 sq ft
Total Living	1684 sq ft

WALL LEGEND:

- EXISTING WALLS TO REMAIN
- NEW WALLS ADDED

New Floor Plan

Scale: 1/4" = 1'-Ø"

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REVISIONS

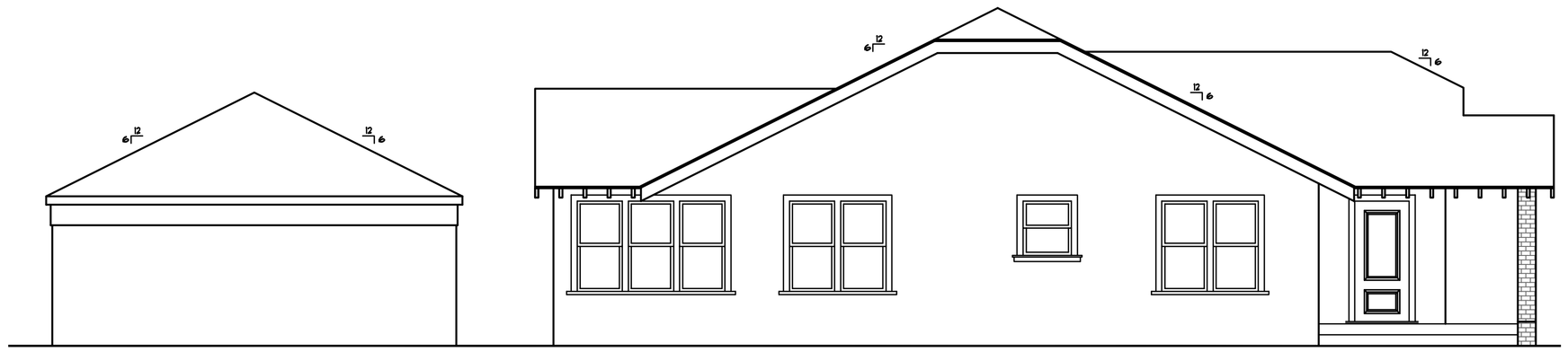
A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

FLOOR PLAN

A2.0

DATE: 3 Dec., 2014

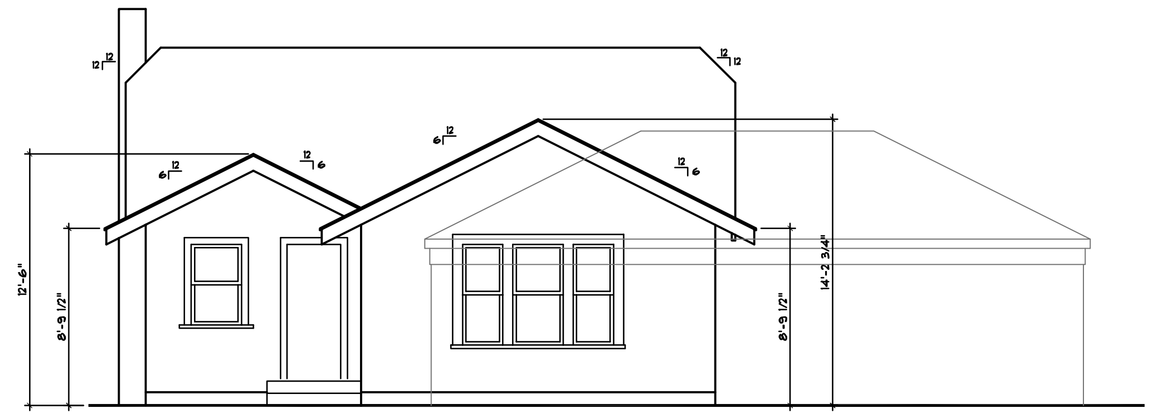
NEW FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1



Left Elevation

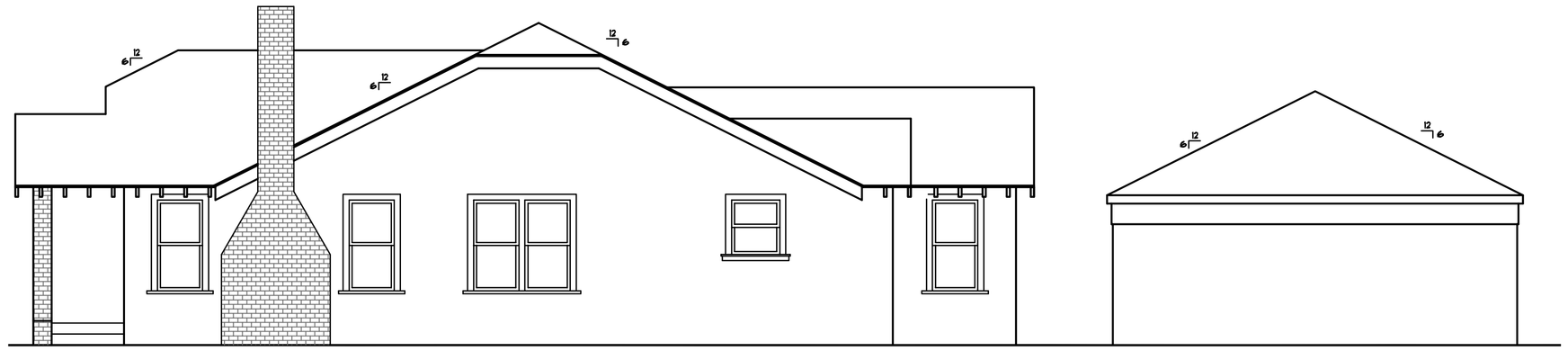
Scale: 3/16" = 1'-0"

NOTE:
ORIGINAL PITCH 6/12
and RAFTER 2x6 @ 16" O.C.



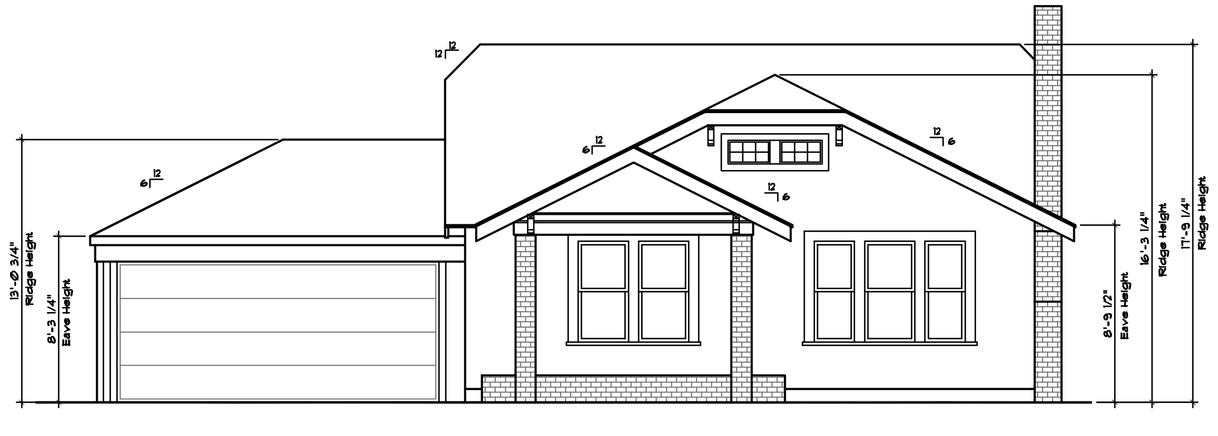
Rear Elevation

Scale: 3/16" = 1'-0"



Right Elevation

Scale: 3/16" = 1'-0"



Front Elevation

Scale: 3/16" = 1'-0"

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REVISIONS

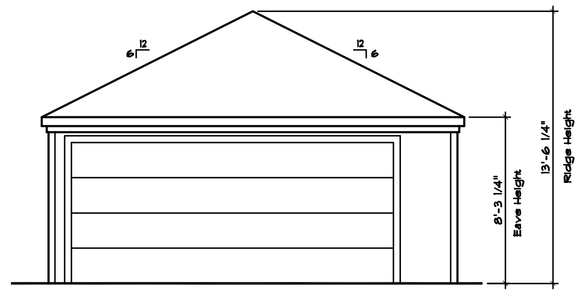
A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

EXISTING ELEVATIONS

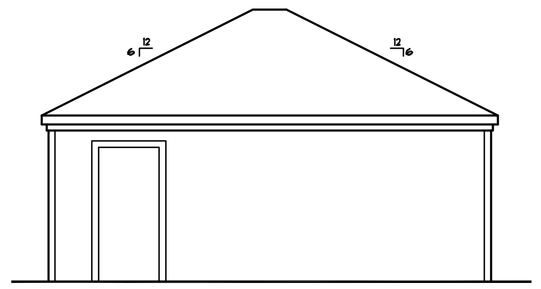
A3.0

DATE: 3 Dec., 2014

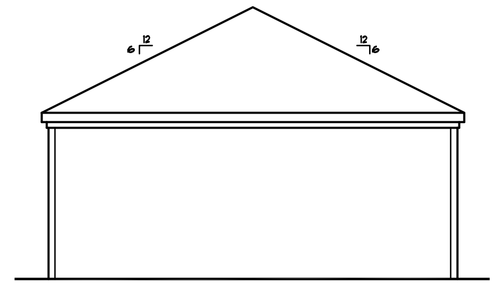
Detached Garage



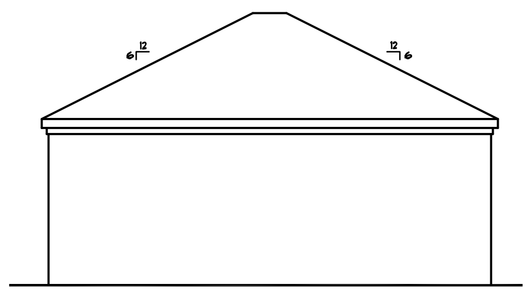
Front Elevation



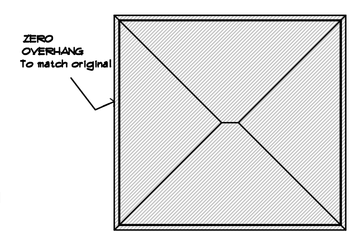
Right Elevation



Rear Elevation



Left Elevation

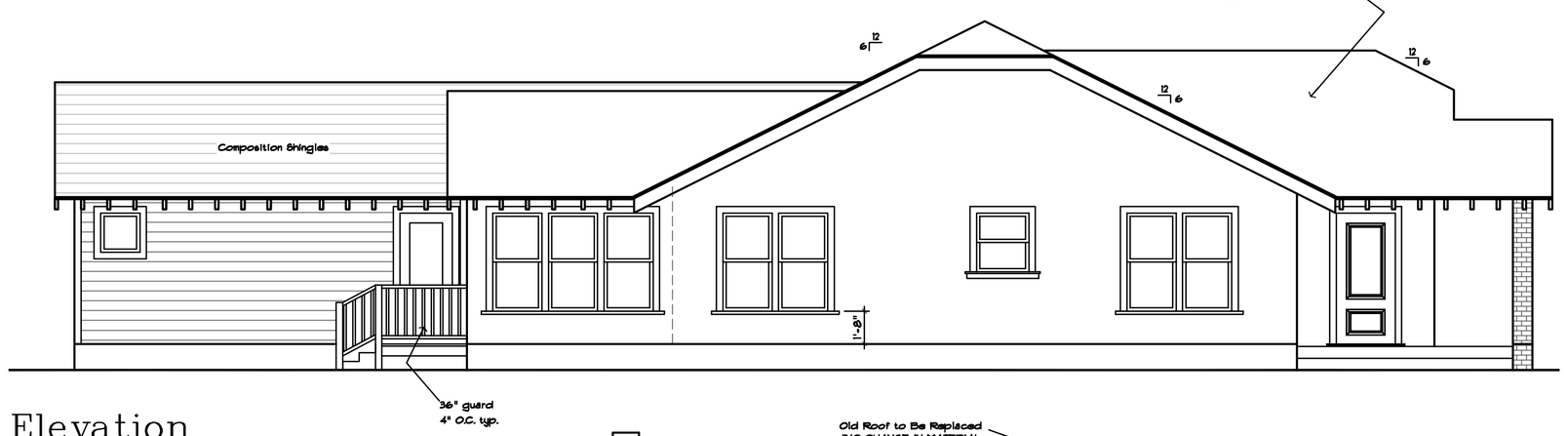


Roof Plan

Scale: 3/32" = 1'-0"

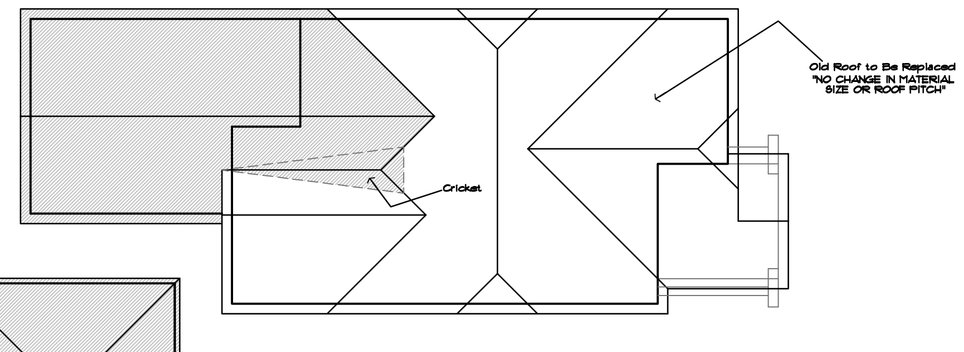
NOTE:
NEW ROOF PITCH 6/12
and RAFTER 2x6 @ 16" O.C.

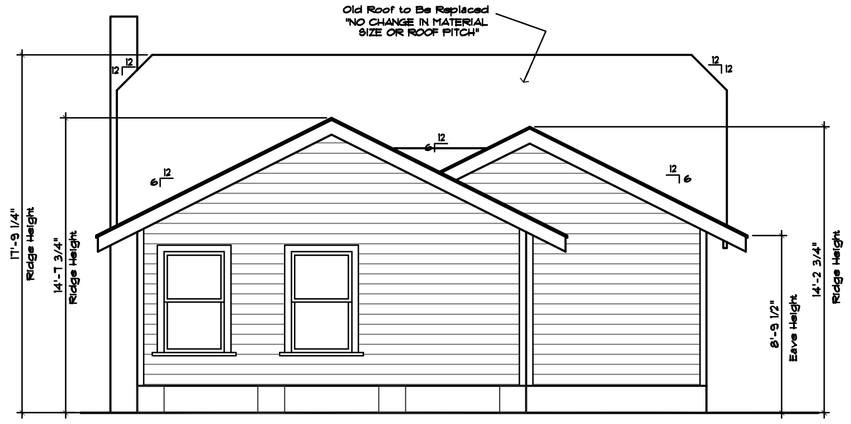
Windows (Sill Height) R613.2 2006 IRC In dwelling units where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" diameter sphere cannot pass.



Left Elevation

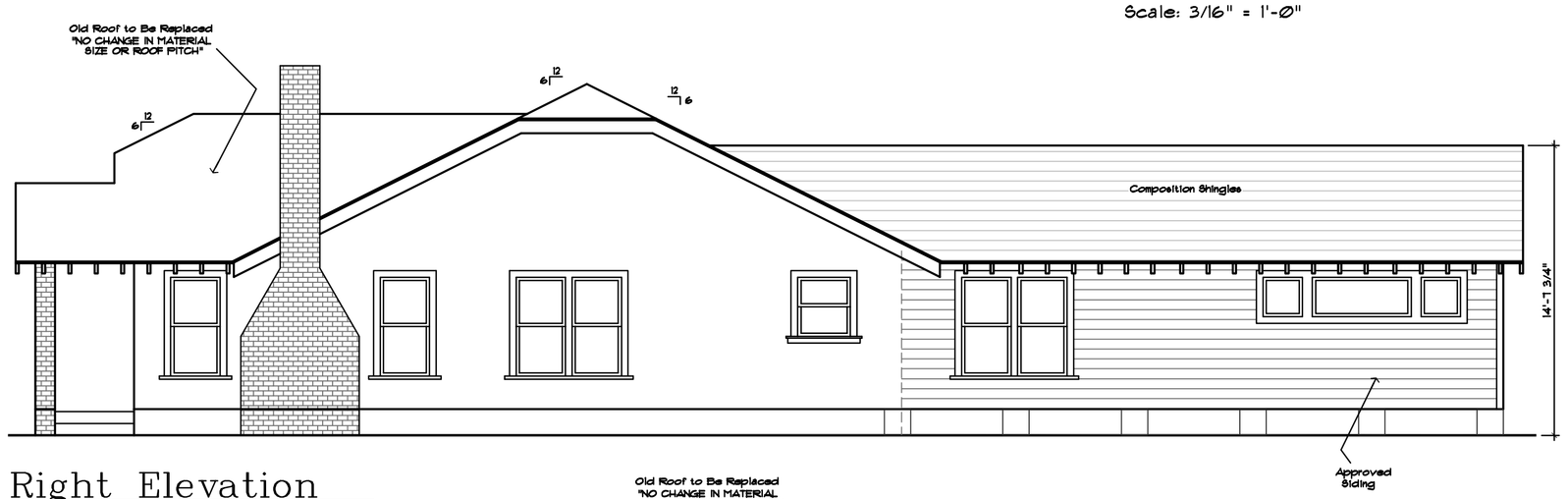
Scale: 3/16" = 1'-0"





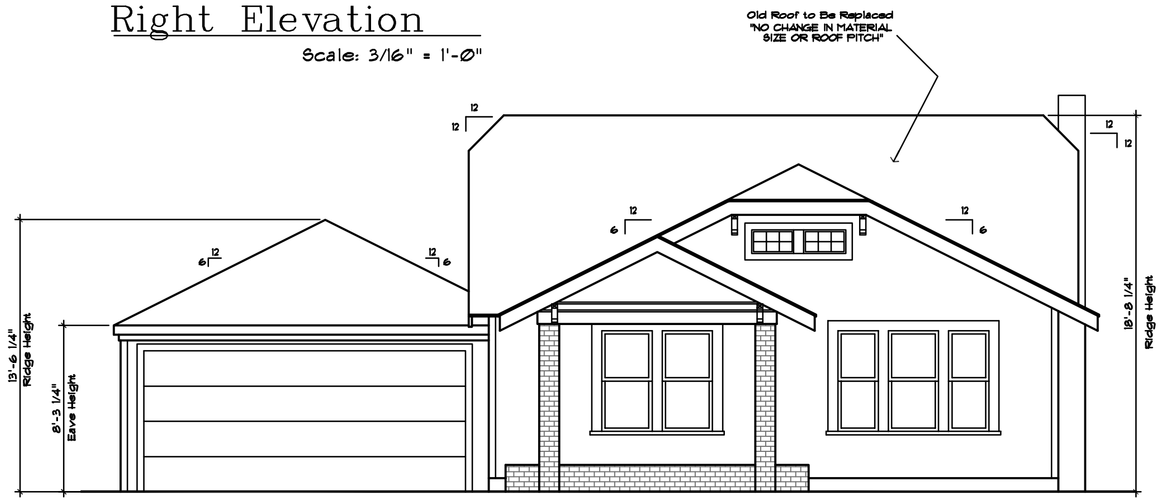
Rear Elevation

Scale: 3/16" = 1'-0"



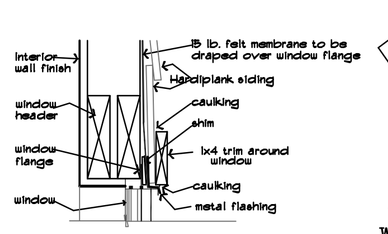
Right Elevation

Scale: 3/16" = 1'-0"



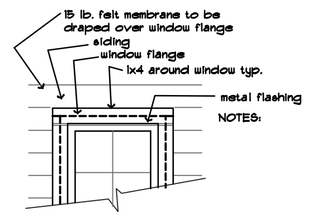
Front Elevation

Scale: 3/16" = 1'-0"



WINDOW FLASHING @ SIDING
(FLAT HEAD) TYP. AROUND

N.T.S.



WINDOW FLASHING
@ SIDING (FLAT HEAD)

N.T.S.

NEW ELEVATIONS

SCALE: 3/16" = 1'-0" | **1**

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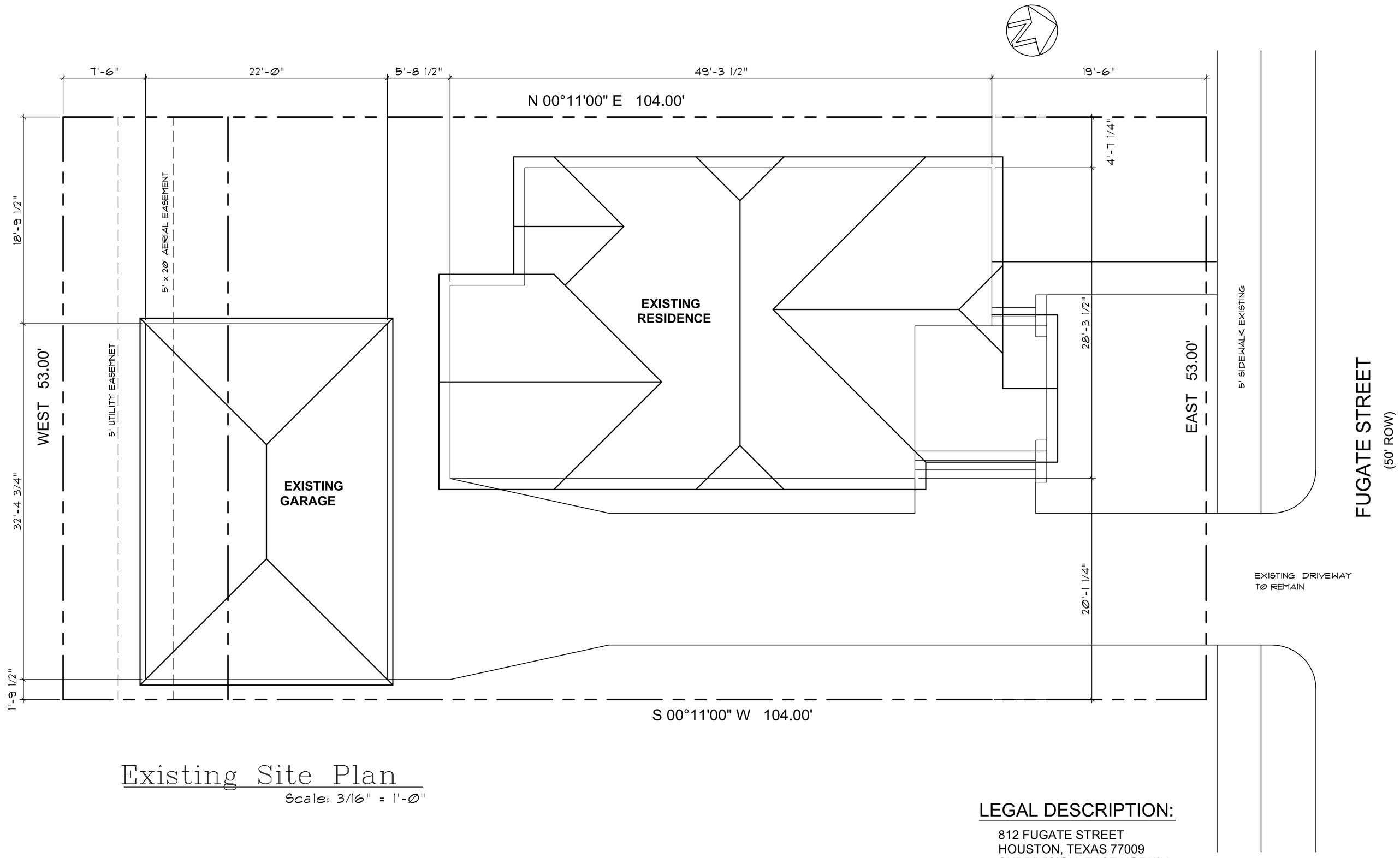
REVISIONS

A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

NEW ELEVATIONS

A4.0

DATE: 3 Dec., 2014



Existing Site Plan

Scale: 3/16" = 1'-Ø"

LEGAL DESCRIPTION:

812 FUGATE STREET
HOUSTON, TEXAS 77009
SUBDIVISION: EAST NORHILL

LOT: 7 BLOCK: 205

VOLUME 6, PAGE 65
MAP RECORDS
HARRIS COUNTY TEXAS

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REVISIONS

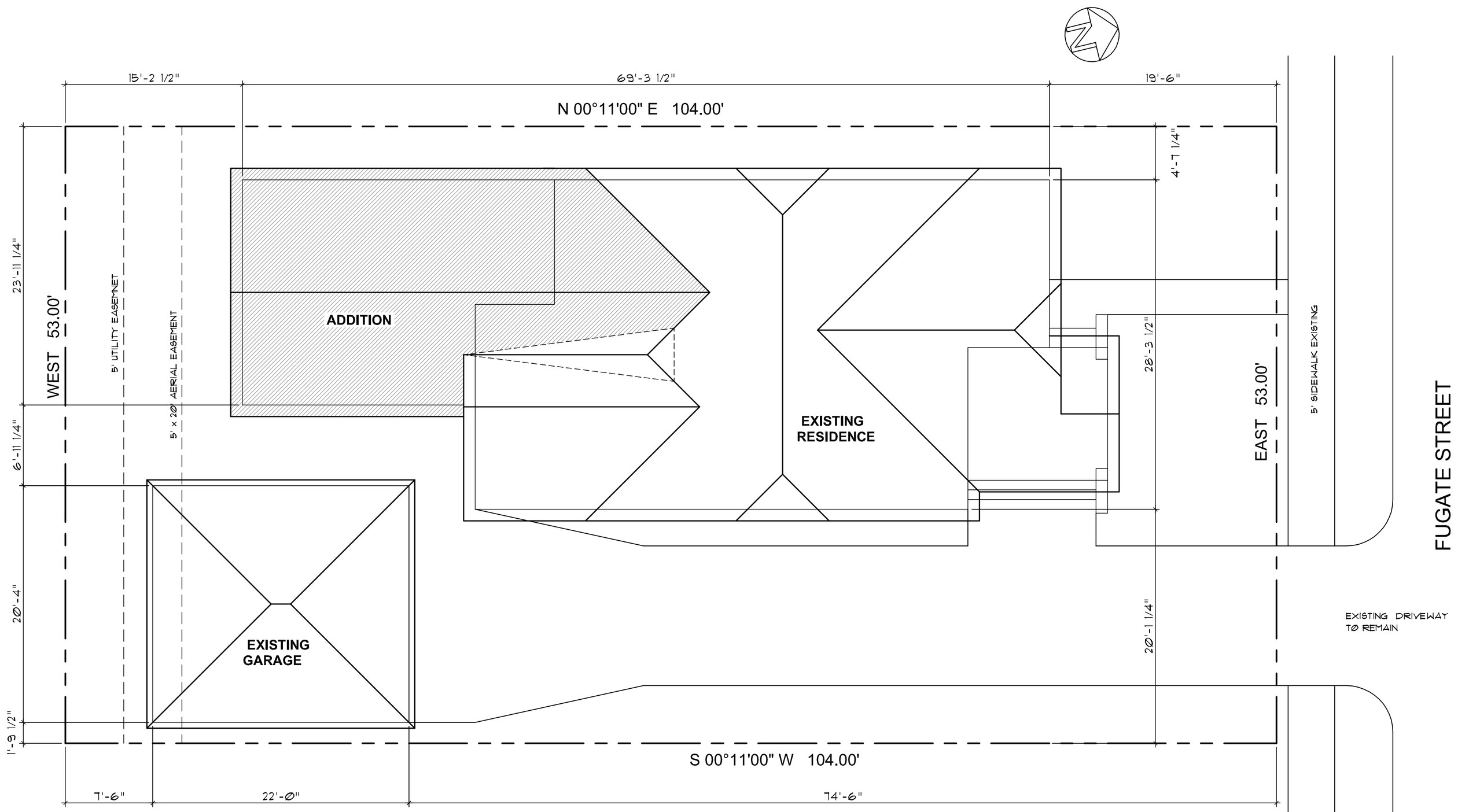
A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

SITE PLAN

C1.0

DATE: 3 Dec., 2014

SITE PLAN | **SCALE: 3/16" = 1'-0'** | **1**



New Site Plan

Scale: 3/16" = 1'-0"

SCOPE OF WORK:

1. PARTIAL INTERIOR REMODEL
2. CONVERSION OF STORAGE TO LIVING
3. ADDITION OF 135 SQ. FT. OF LIVING
4. NEW COVERED COURTYARD

LEGAL DESCRIPTION:

812 FUGATE STREET
HOUSTON, TEXAS 77009
SUBDIVISION: EAST NORHILL

LOT: 7 BLOCK: 205

VOLUME 6, PAGE 65
MAP RECORDS
HARRIS COUNTY TEXAS

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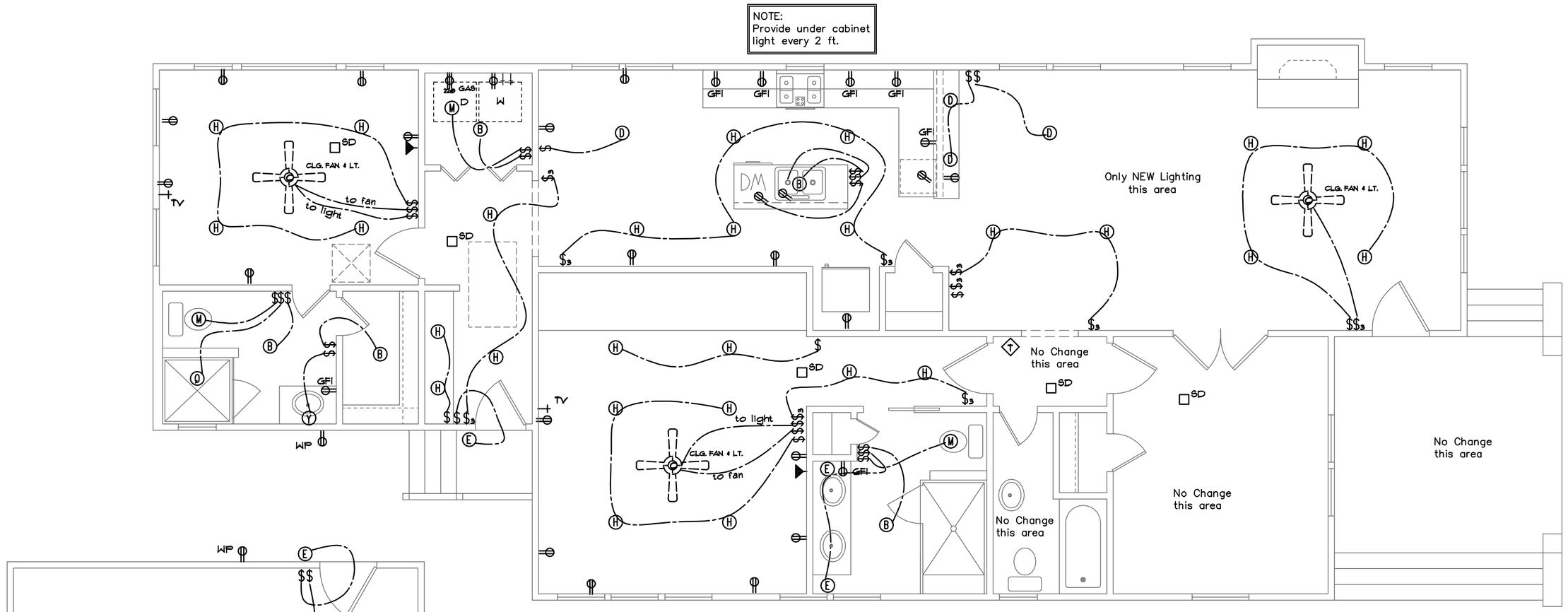
REVISIONS

A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

NEW SITE PLAN

C2.0

DATE: 3 Dec., 2014



Electrical Plan

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

Legend

- Wall mounted light
- light fixture, see schedule
- 120v convenience outlet
- 220v convenience outlet
- Door chime
- DB Doorbell chime actuator
- Telephone jack
- TV Television prewire
- 5SH Five shelf stack
- 2RTS 2 rod and one shelf
- DB Dropped beam
- FB Flush beam
- SD Smoke detector
- T Thermostat

Light Fixture Schedule

- (A) Surf. mount 2 x 75w incandescent
- (B) Surf. mount 1 x 75w incandescent
- (C) Ceiling fan and light
- (D) Hanging decorative fixture– 150w
- (E) Wall mount sconce– 120w max.
- (F) Fluorescent surface mt.– 2 x 40w
- (G) Closet Fluorescent– 2 x 40w
- (H) Recessed can light– 75w maximum
- (K) Ext. wall mount spotlight– 2 x 75w
- (M) Bathroom vent fan– 60 cfm
- (N) Bath vent/light– 50 cfm, 1 x 75w
- (P) Surf. mount fluor. for concealed application– 2 x 40w
- (Q) Recessed can– water res. trim
- (R) Recessed can– 150w maximum
- (S) Recessed can– Eyeball– 75w max.
- (T) Charcoal filter bath vent– 50 cfm
- (V) Wall Mounted Theater light 18" AFF
- (W) Under Cabinet mounted fluorescent
- (X) Bathroom vent fan– 120 cfm
- (Y) Wallmount multi-bulb strip fixture

ELECTRICAL NOTES

1. Installation shall be in accordance with local and national codes and ordinances and electrical contractor shall obtain all necessary permits and inspections.
2. All convenience outlets shall be mounted at 12" above finish surface below, except that outlets located above cabinets shall be 8" above the nominal working surface of the cabinets; specialty outlets are as noted or according to standard practice.
3. All exterior outlets shall be GFI and weather protected.
4. Garage outlets shall be GFI and nominal 44" above finish floor.
5. Washer and Dryer shall have separate 20 amp outlets at 44" above finish floor.
6. Outlet for Microwave with or without hood shall be separate 20 amp single at 76" above finish floor.
7. Switch boxes shall be mounted at 54" above finish floor to centerline of box or cluster of boxes.
8. Attic shall be equipped with switched keyless fixture with integral convenience outlet located conveniently to attic access.
9. All bedrooms to have direct wired smoke detectors mounted at ceiling. Smoke detectors shall be hardwired, interconnected, and have battery back–up.
10. Outlets at kitchen counter tops shall have GFI protection.

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REVISIONS

A Remodel and Addition for
HUMBERTO A. LARA, OWNER
812 FUGATE STREET HOUSTON, TEXAS 77009

ELECTRICAL PLAN

L1.0

DATE: 23 Sept., 2014

ELECTRICAL PLAN | **SCALE: 1/4" = 1'-0"** | **1**