# CERTIFICATE OF APPROPRIATENESS
## APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

### PROPERTY

Address 1115 Jerome st Houston, TX 77009

Historic District / Landmark Norhill HCAD # 062-080-002-0013

Subdivision North Norhill Lot 13 Block 102

### 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 Victor Andrade

Company Andrade Custom Builders

Mailing Address 2710 Ladin Dr. Houston, TX 77039

Phone 281-386-6572

Email [redacted]

Signature

Date

### APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

Signature

Date

### ACKNOWLEDGEMENT OF RESPONSIBILITY

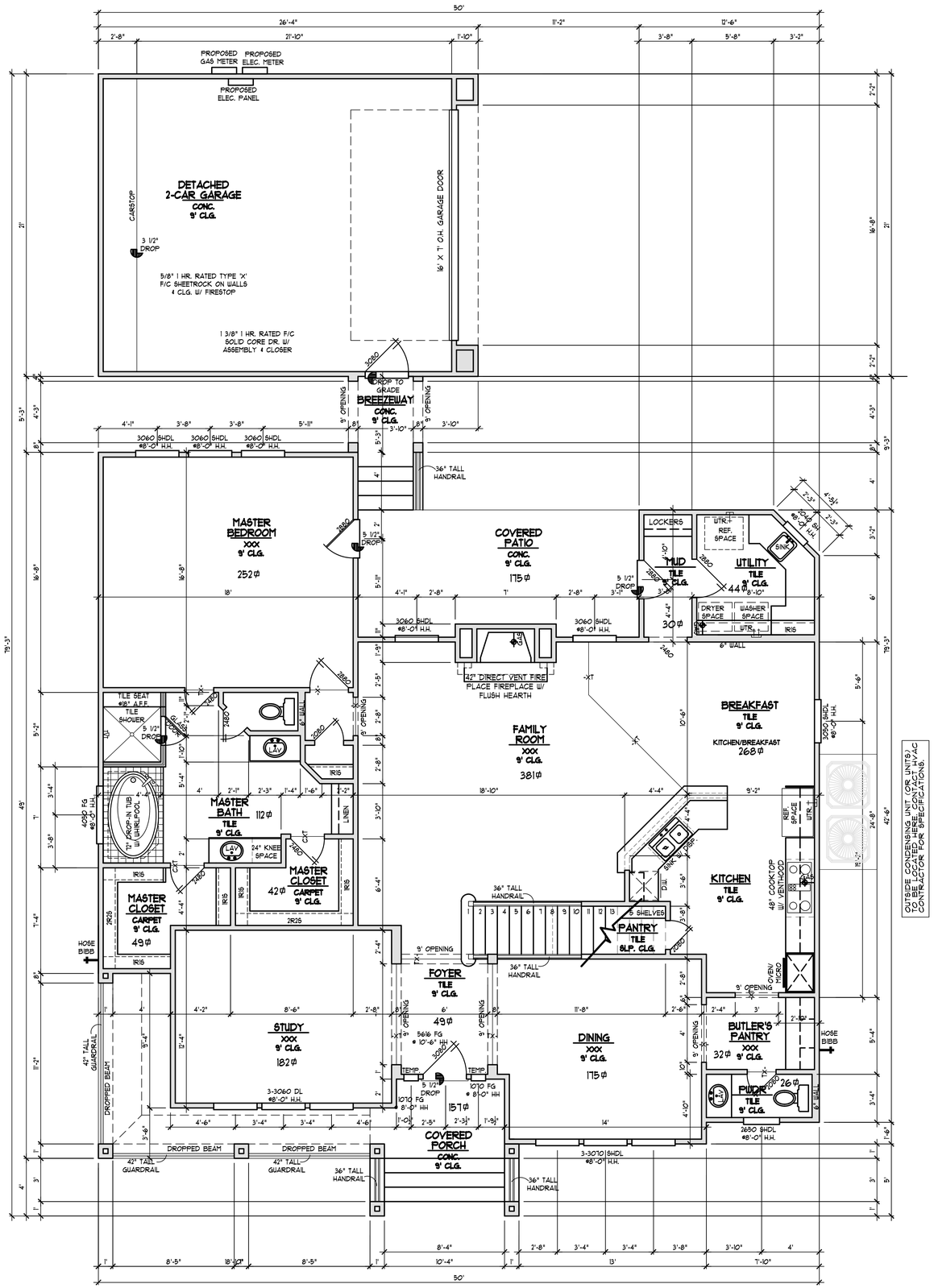
**Requirements**: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information 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:* ___/___/___




## GENERAL NOTES:

IN COMPLIANCE WITH 2006 IRC

1. HVAC UNIT/S & GAS W/H/S IN ATTIC. PROVIDE LIGHT FIXTURE NEAR EACH UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRIP PANS WITH OUTSIDE DRAIN LINES. PROVIDE SUB-FLOOR WALKWAY TO & AROUND EACH UNIT CONFORMING TO APPLICABLE CODE.
2. ALL VENTS, FLUES & ROOF JACKS SHALL NOT BE VISIBLE FROM FRONT OF HOUSE.
3. HVAC CONTRACTOR TO DETERMINE TONNAGE & LOCATION'S OF RETURN AIR/S.
4. HVAC CHASE LOCATIONS ARE APROXIMATE AND MAY VARY.
5. PLACEMENT OF HVAC CONDENSING UNITS DETERMINED AT ROUGH-IN BY HVAC CONTRACTOR.
6. WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION.
7. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
8. ALL DOORS ARE TO BE 8'-0" TALL WHERE CEILINGS ARE 10'(AND HIGHER) TALL, UNLESS NOTED OTHERWISE EXCLUDING FRONT ENTRY DOORS.
9. ALL DOORS ARE TO BE 6'-8" TALL WHERE CEILINGS ARE 9'(AND LOWER) TALL, UNLESS NOTED OTHERWISE.
10. GUARDRAILS AND HANDRAILS TO COMPLY WITH 2006 IRC 36" HIGH RAILS W/ BALUSTERS @ 4" O.C. MAX. MUST WITHSTAND MIN. UNIFORMLY DIST. 200 LBS. PER SQ.FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE GUARDRAIL OR HANDRAIL.
11. BALUSTERS SHALL NOT BE SPACED WHERE A SPHERE OF 4" CANNOT PASS THROUGH. REQUIRED GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS THAT RESULT IN A LADDER EFFECT PER (R316.2).
12. ALL SECOND FLOOR ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ.FT. THE MIN. NET CLEAR WIDTH OPENING SHALL BE NOT LESS THAN 20" AND THE MIN. NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24". GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5 SQ.FT. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
13. ALL INTERIOR "ARCHED OPENINGS" ARE ASSUMED DRYWALL FINISH UNLESS NOTED OTHERWISE. ARCH HEIGHTS ON FIRST FLOOR APPLICATIONS ARE ASSUMED 8'-0" (7' SPRINGLINE/12" RISE) AFF. SECOND FLOOR ARCH HEIGHTS ARE ASSUMED 7'-6" (6'-8" SPRINGLINE/10" RISE) AFF. UNLESS NOTED OTHERWISE.
14. 1ST FLOOR TOTAL RISE 12' OR LESS, NO INTERMEDIATE LANDING REQUIRED ( 2006 IRC R311.5.4). 10" 1ST FLOOR PLATE AND 14" WLUMBER FLOOR SYSTEM & 3/4" SUBFLOOR (see detail).
15. ALL EXHAUSTS SHALL BE VENTED TO EXTERIOR.
16. ALL FRAMING LUMBER SHALL BE NO. 2 S.Y.P. K.D. OR BETTER.
17. FIREPLACES SHALL BE INSTALLED PER IRC 2006 AND MANUFACTURER'S SPECIFICATIONS.
18. SAFETY GLASS SHALL BE PROVIDED IN ALL FRENCH DOORS, WINDOWS ADJACENT TUBS AND SHOWER ENCLOSURES, AND W/IN 24" OF EXTERIOR DOOR PER IRC 2006.
19. PROVIDE ACCESS PANELS PER PLUMBING CODE.
20. PULL DOWN STAIR SPECS: 30" X 54" ATTIC ACCESS 350 LB. MAX.

| PLAN AREAS | (SQ FT) | |
|---|---|---|
| FIRST FLOOR (LIVING AREA) | 1957 | |
| SECOND FLOOR (LIVING AREA) | 1890 | |
| **TOTAL LIVING** | **3847** | ø |
| | | ø |
| DETACHED 2-CAR GARAGE | 553 | |
| BREEZEWAY | 45 | ø |
| COVERED PATIO | 166 | ø |
| COVERED PORCH/ ENTRY | 203 | ø |
| **TOTAL SLAB** | **2924** | ø |
| | | ø |
| **TOTAL COVERED AREA** | **4814** | ø |

# FIRST FLOOR PLAN

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

WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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CHECKED BY: AIS
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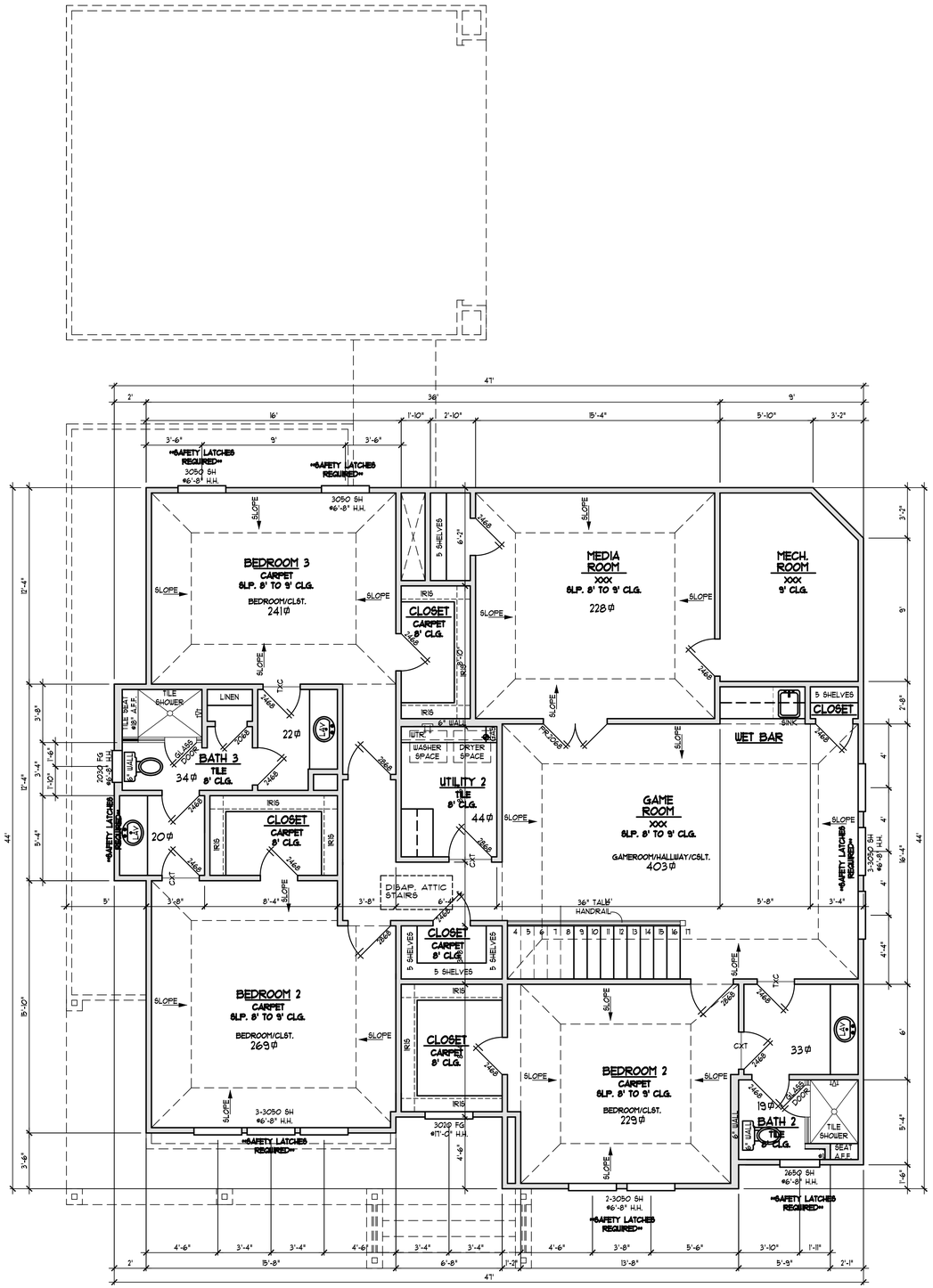


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# SECOND FLOOR PLAN

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

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SCALE: 1/4" = 1'-0"
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DATE: 7.6.15
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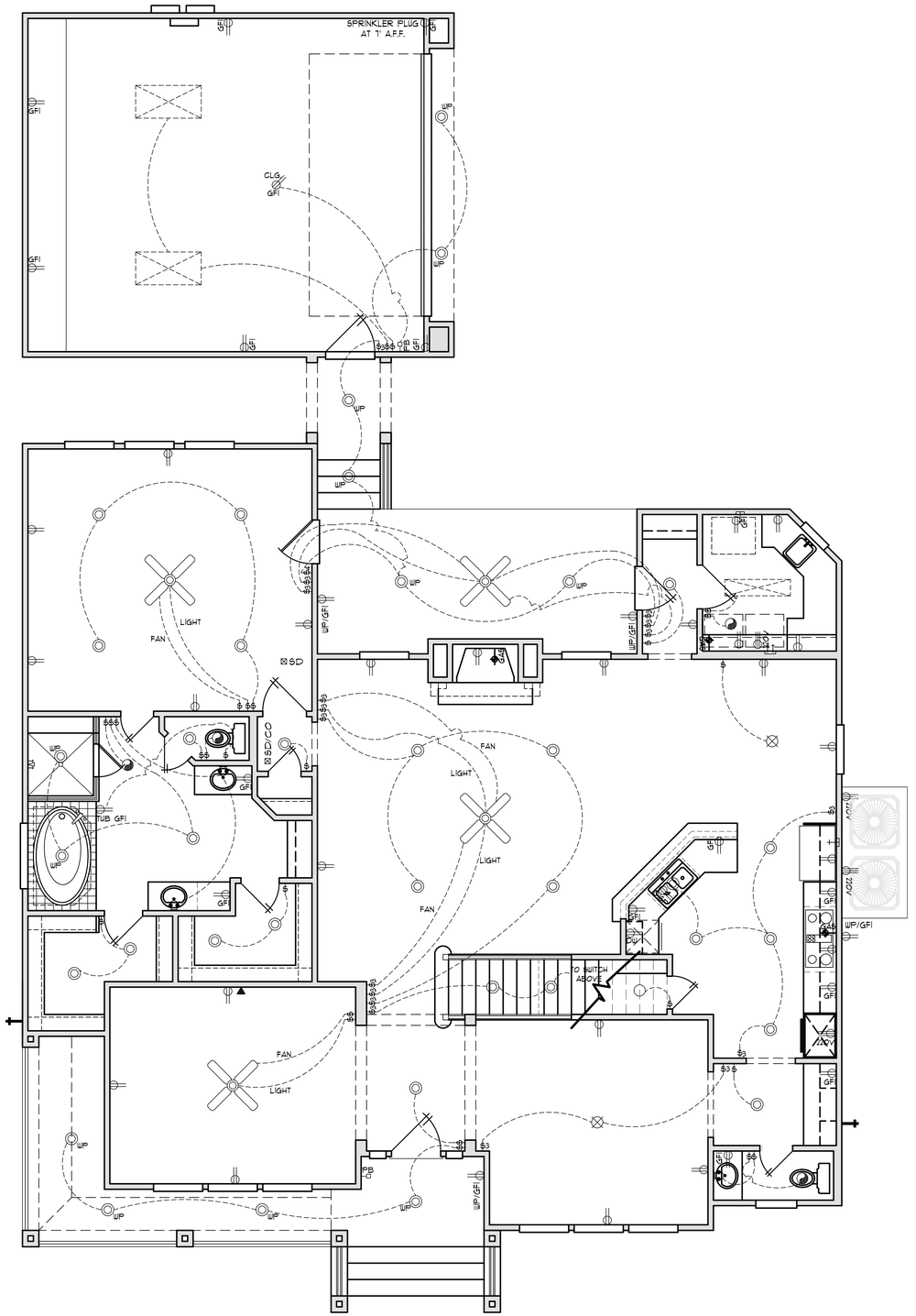
SHEET NO. FLOOR 2




## ELECTRICAL LEGEND

- 110 VOLT RECEPTACLE
- WP — WATERPROOF RECEPTACLE
- CLG. — 110 VOLT IN CLG.
- GFI. — 110 VOLT W/ GROUND FAULT INTERRUPTER
- FLR. — 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEVISION ANTENNA
- GAS OUTLET
- HOSE BIB
- TELEPHONE OUTLET
- $ — SINGLE POLE SWITCH
- $3 — THREE WAY SWITCH
- $4 — FOUR WAY SWITCH
- $D — DIMMER SWITCH
- PB — PUSH BUTTON
- ⊠ SD — SMOKE DETECTOR
- Ⓣ — THERMOSTAT
- CH — DOORBELL CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- HANGING LIGHT
- RECESSED CAN LIGHT
- WP — WATERPROOF RECESSED CAN LIGHT
- RECESSED EYEBALL SPOT LIGHT
- WALL MOUNTED LIGHT FIXTURE
- FPC — PORCELAIN FIXTURE W/ PULL CORD
- FLOOD LIGHTS
- EXHAUST FAN
- LT — EXHAUST FAN W/ LIGHT
- EXHAUST FAN W/ HEAT LAMP
- LT — EXHAUST FAN W/ HEAT LAMP & LT.
- KEYLESS CEILING MOUNTED LIGHT FIXTURE
- UNDER COUNTER LIGHT
- Z — ZONE SENSOR
- CEILING FAN
- CEILING FAN W/ LIGHT
- CEILING LIGHT W/ FUTURE FAN
- FLUORESCENT LIGHT

OUTSIDE CONDENSING UNIT (OR UNITS) TO BE LOCATED HERE. CONTACT HVAC CONTRACTOR FOR SPECIFICATIONS.

## ELECTRICAL GENERAL NOTES:

1. SMOKE DETECTORS MUST TIE INTO ELECTRICAL SYSTEM, HAVE BATTERY BACK UP, AND BE INTERCONNECTED PER 2009 ED. IRC SECT. 311.
2. ALL WIRING MUST BE COPPER.
3. 8 GENERAL OUTLETS PER CIRCUIT.
4. 14/2 W.G. ON ALL GENERAL CIRCUITS.
5. 14/2 W.G MAY BE USED FOR SWITCH LEGS ONLY.
6. FANS SHALL BE WIRED WITH NO. 12 WIRE.
7. LIGHTS SHALL BE 8'-0" MIN. ↓ PROTECTED OVER TUB ↓ SHOWER.
8. NO SWITCH SHALL BE WITH 5' MIN. REACH OF ANY TUB OR SHOWER.
9. ALL OUTLETS TO BE ARC FAULT PROTECTED.
10. PROVIDE G.F.I.C.I. PROTECTION AS REQUIRED BY ELECTRICAL CODES.
11. REFERENCE ELEVATION PAGES FOR LOCATIONS OF POWER ATTIC VENT PRE-WIRES.

# FIRST FLOOR ELECTRICAL PLAN

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|---|---|
| SCALE: | 1/4" = 1'-0" |
| DRAWN BY: | STP |
| CHECKED BY: | AIS |
| DATE: | 7.6.15 |
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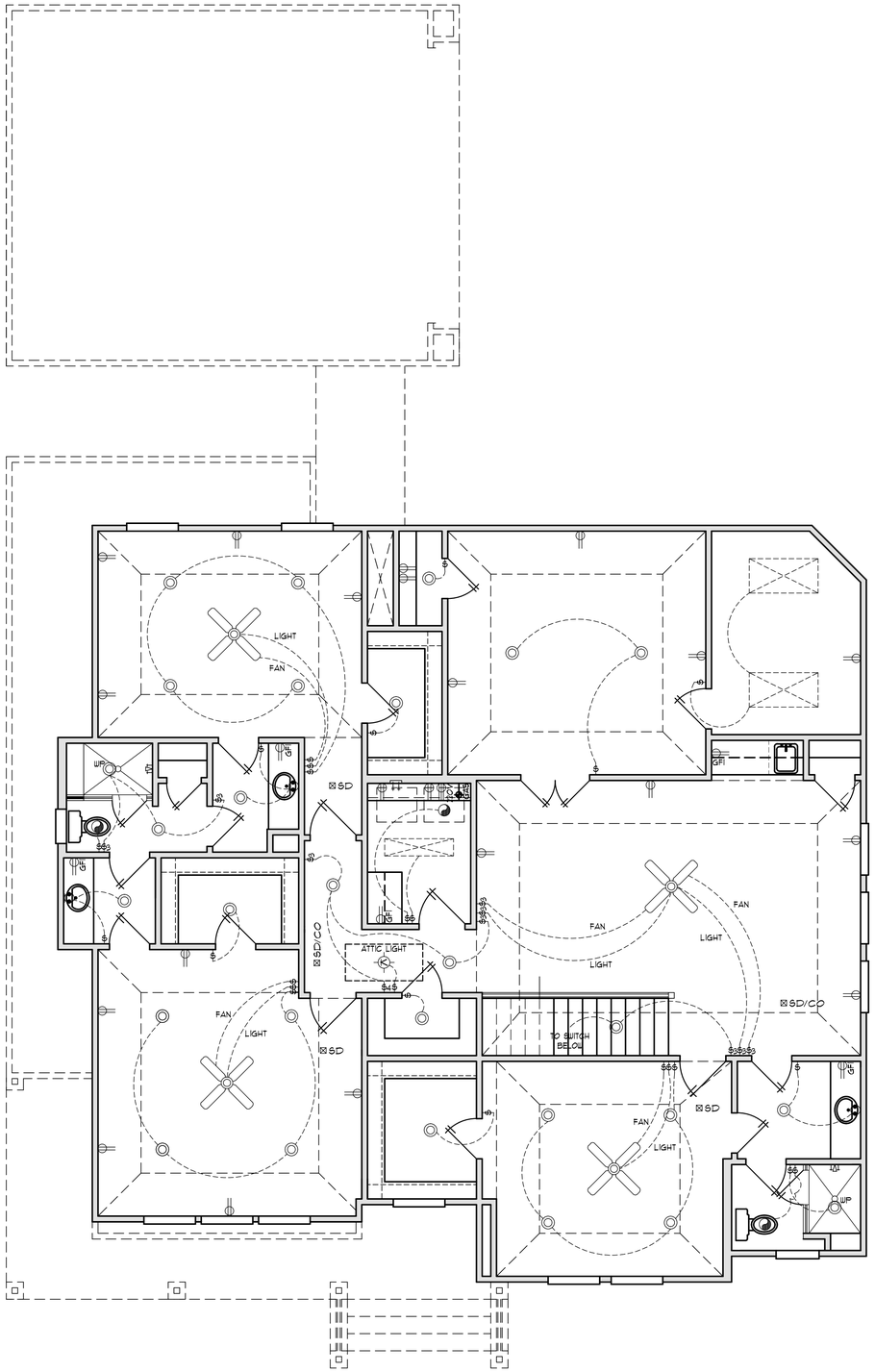
| SHEET NO. | ELEC. 1 |

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- CEILING FAN
- CEILING FAN W/ LIGHT
- CEILING LIGHT W/ FUTURE FAN
- FLUORESCENT LIGHT

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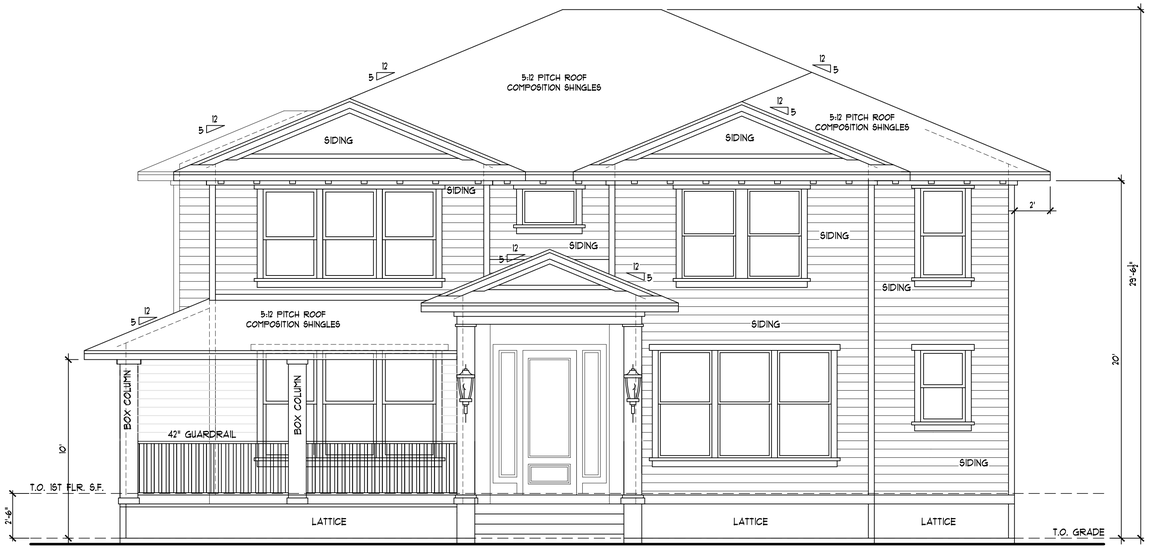
# FRONT ELEVATION

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




# FRONT ELEVATION

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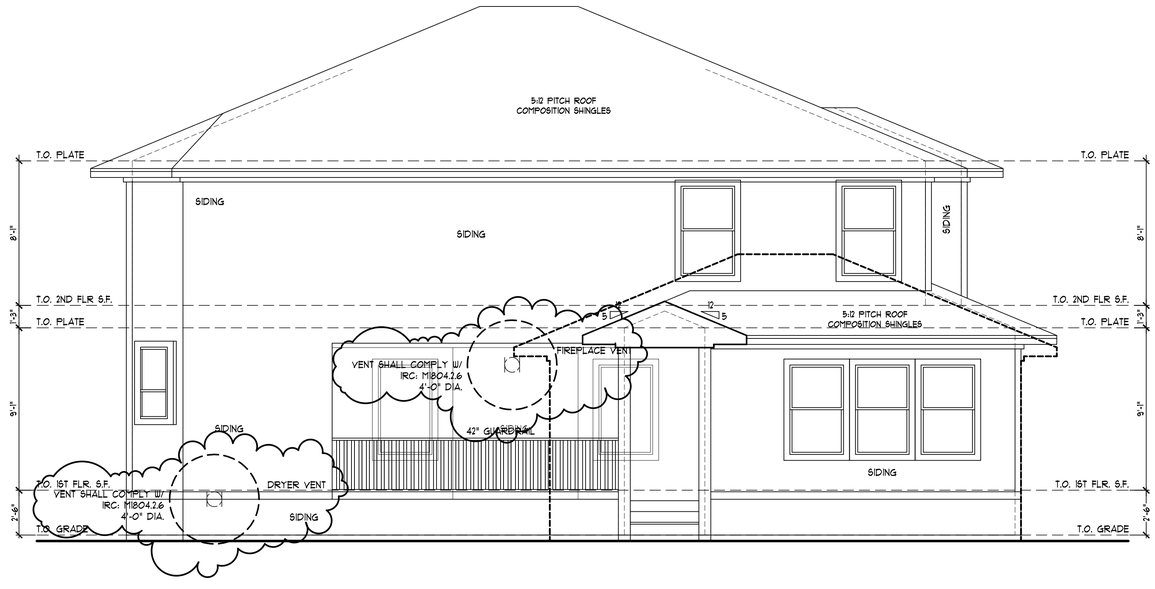


# REAR ELEVATION

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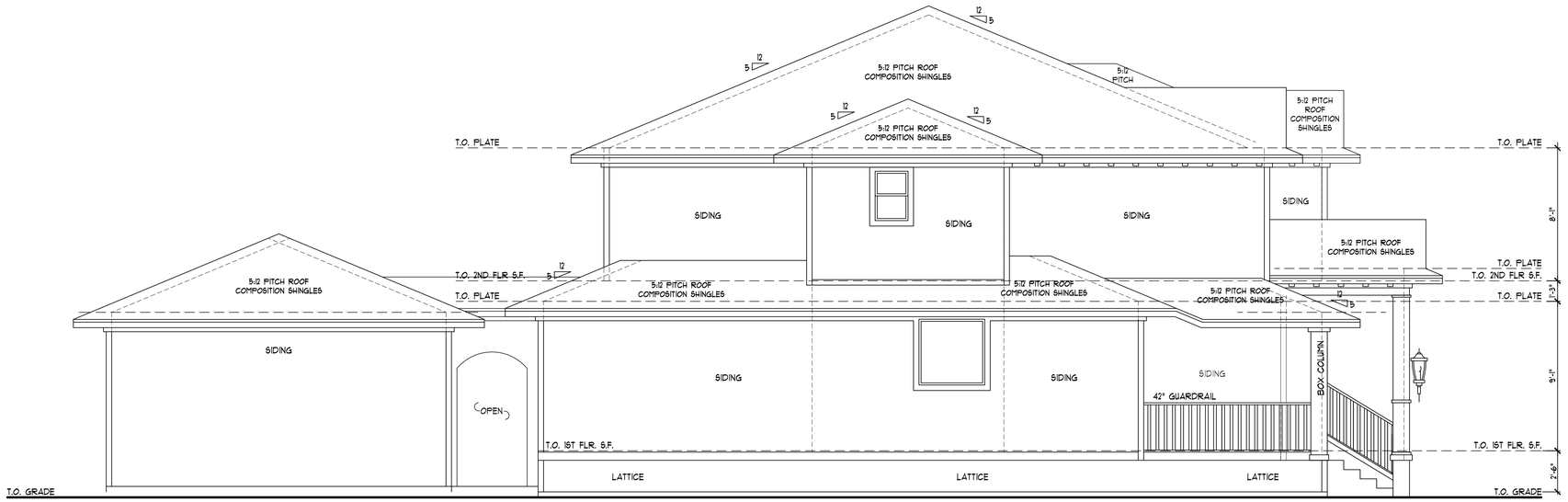
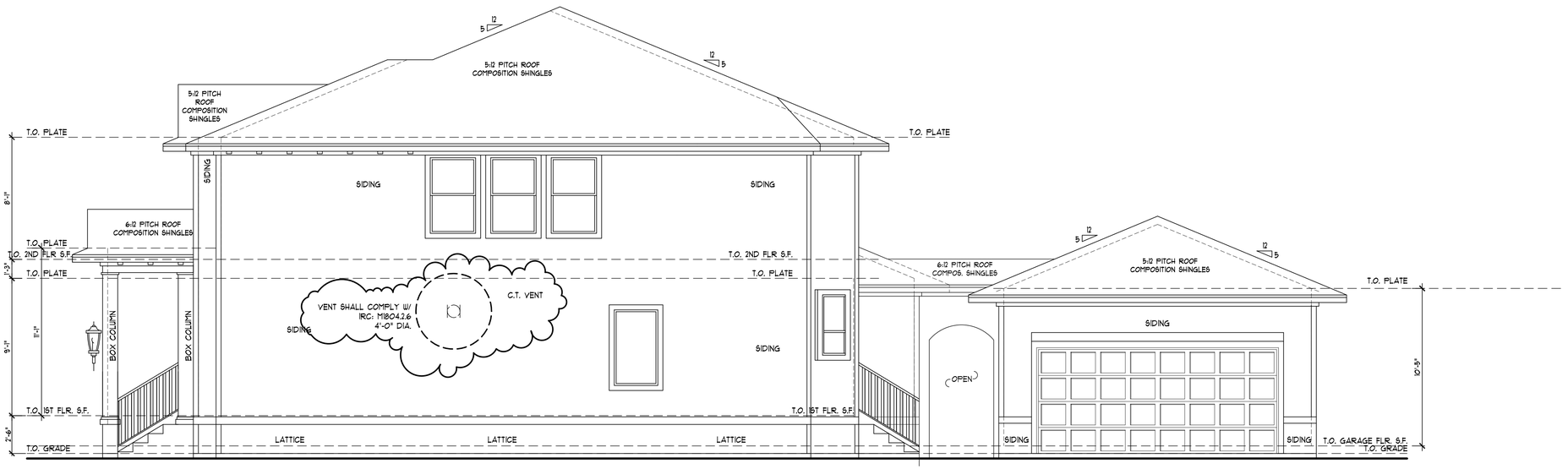



# LEFT ELEVATION

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

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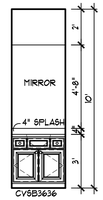
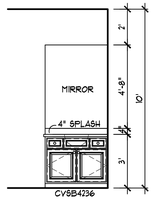
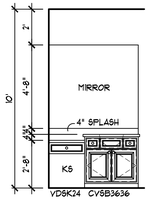



POWDER




MASTER BATH

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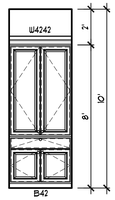


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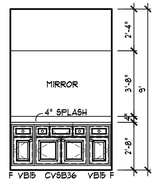


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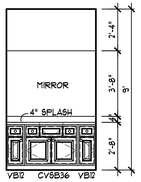


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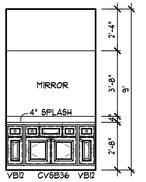
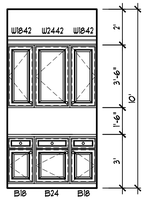
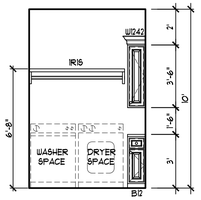


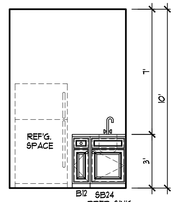

BATH 3

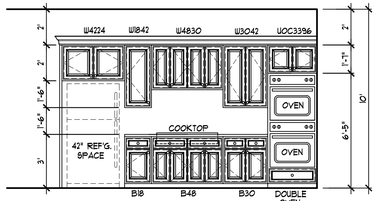



BUTLER'S

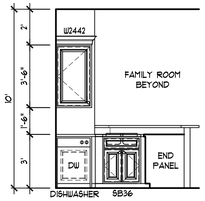



UTILITY




KITCHEN

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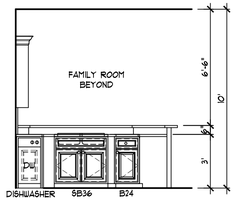


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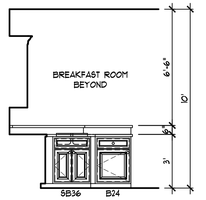


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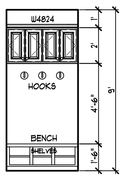


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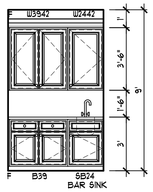
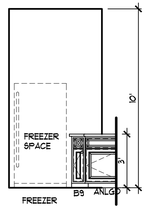



WET BAR

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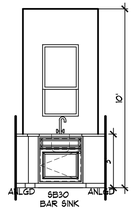
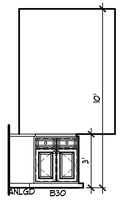
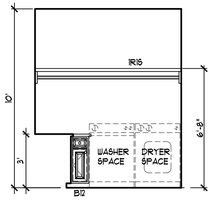



UTILITY 2




UTILITY 2




UTILITY 2

## LEGEND:

| | |
|---|---|
| B | BASE CAB. |
| CT | COOK TOP |
| DB | DRAWER BASE CAB |
| F | FILLER |
| VB | VANITY BASE |
| VDB12 | VANITY DRAWER BASE |
| W | WALL CABINET |

## NOTES:

**ALL** CABINET DOOR STYLES, DRAWER STYLES, HARDWARE AND FINISHES ARE TO BE DETERMINED WITH HOME OWNER. TYPICAL FOR **ALL**

PROVIDE FALSE DRAWER FRONTS WHERE APPLICABLE

PROVIDE WOOD SKINS ON ALL CABINETS WITH EXPOSED END PANELS

BASE CABINETS AT THE ISLAND

SUPER TO CHECK VANITY CAB. DEPTH W/ GRANITE AND CASING PLACEMENT

## INTERIOR ELEVATIONS

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

WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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ANDRADE
CUSTOM BUILDERS

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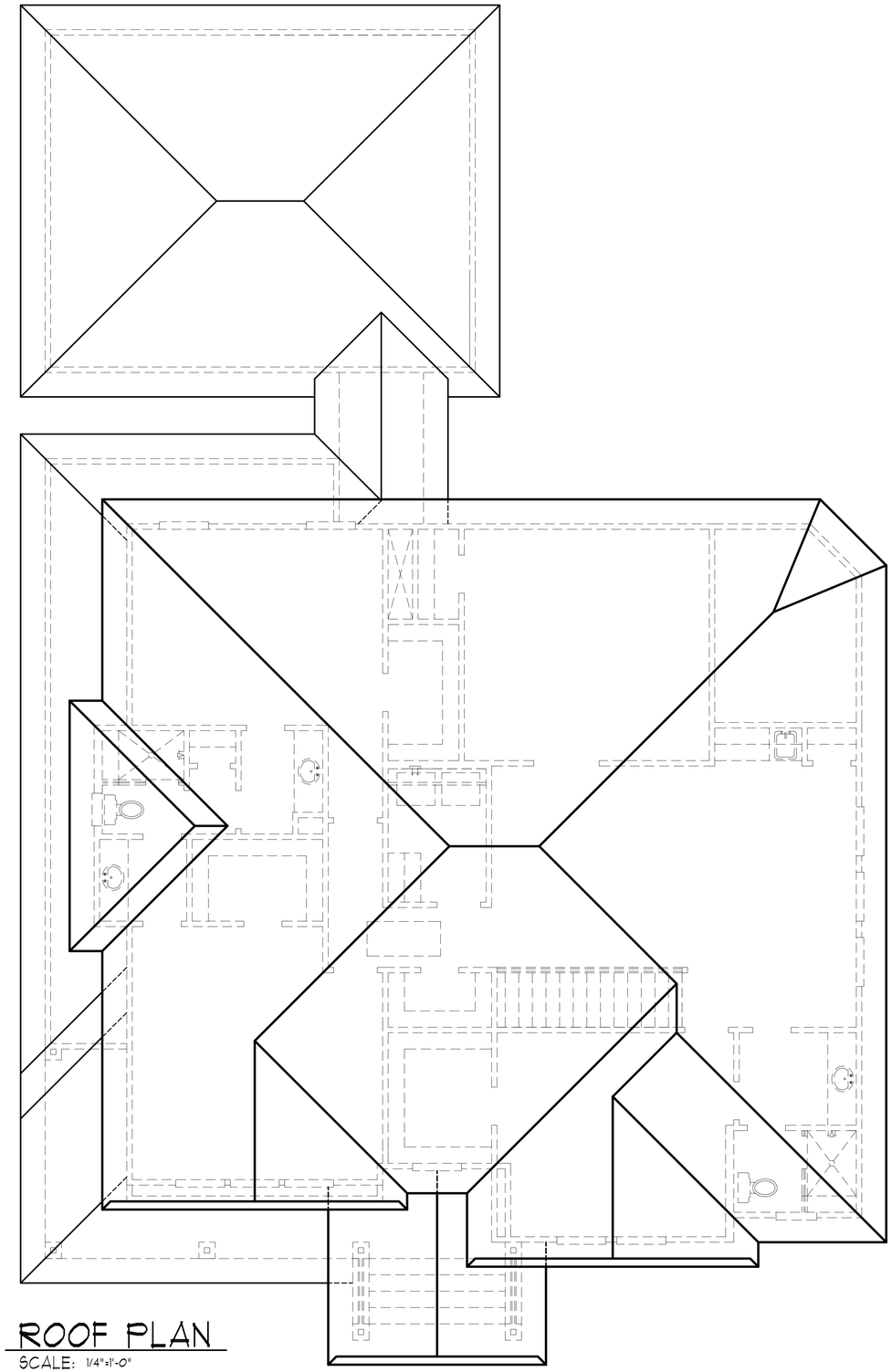
| 3 | DATE 3 | PRE CONSTRUCTION |
| 4 | DATE 4 | PRE CONSTRUCTION 2 |
| 5 | DATE 5 | REVISION 1 |
| 6 | DATE 4 | REVISION 2 |

SCALE: 1/4" = 1'-0"
DRAWN BY: DESIGNER
CHECKED BY: AIS
DATE: 7.6.15
P.I.B. PLAN NO. NUMBER
SHEET NO. INT.



ROOF PLAN

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

WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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SCALE: 1/4" = 1'-0"
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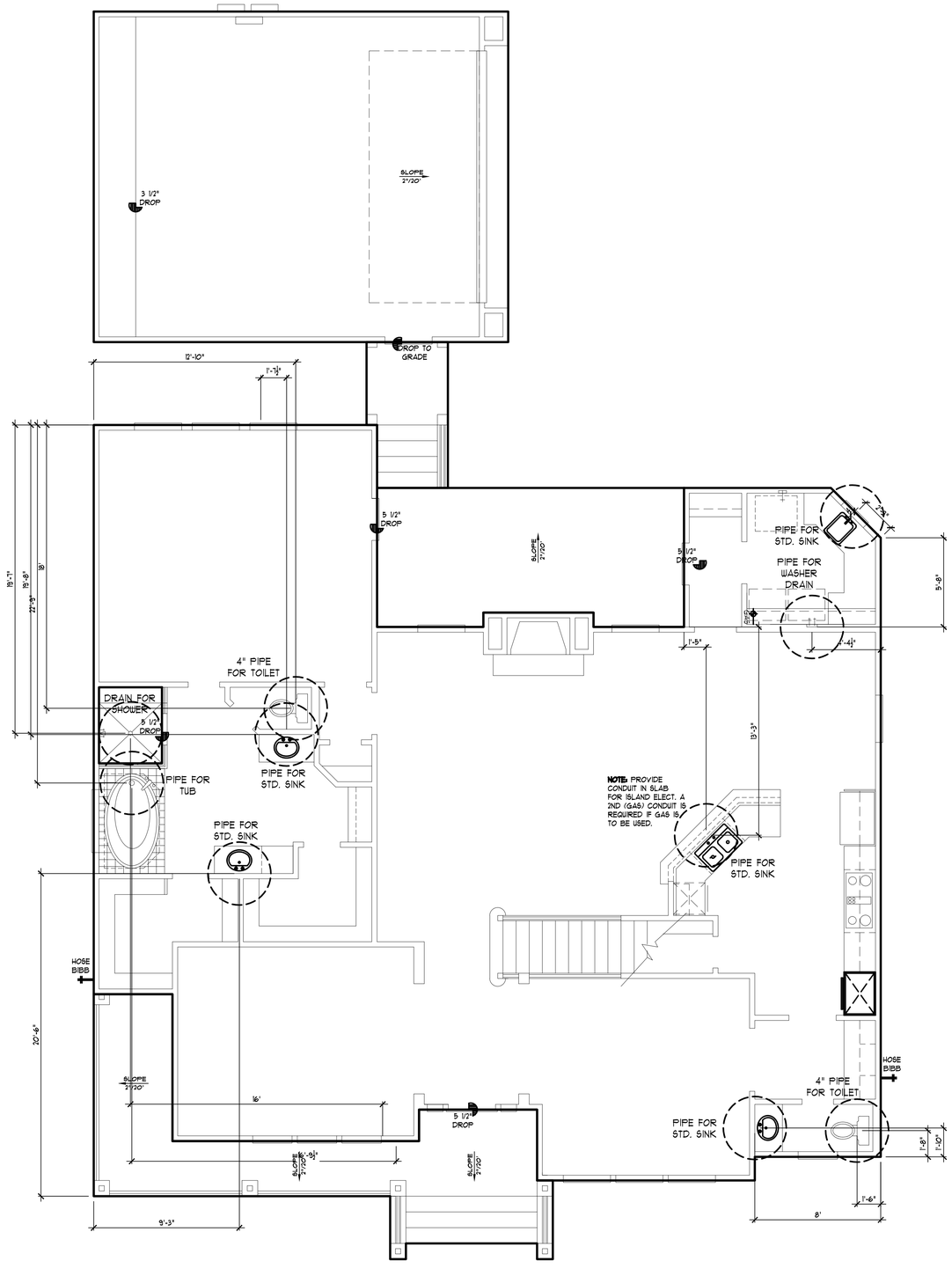
SHEET NO. ROOF




## STUBB-OUT GENERAL NOTES:

1. ALL SINKS ARE DIMENSIONED TO THE SINK SIDE WALL CENTERED ON THE SINK
2. ALL TOILETS ARE DIMENSIONED TO THE CENTER OF THE 4" DIA. PIPE
3. ALL SHOWERS AND TUBS ARE DIMENSIONED CENTER OF THE 3" DIA. PIPE
4. ALL FLOOR PLUGS ARE DIMENSIONED TO THE CENTER OF THE 1" DIA. PIPE
5. DOWN DRAFT COOKTOP PIPES ARE DIMENSIONED TO THE CENTER OF THE COOKTOP
6. 60" X 60" CORNER TUBS DRAINS AT THE CENTER IN THE FRONT. 42" X 60" CORNER TUBS DRAINS AT ONE END.

# FOUNDATION STUBB-OUT PLAN

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

WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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| 6 | DATE 4 | REVISION 2 |

SCALE: 1/4" = 1'-0"
DRAWN BY: STP
CHECKED BY: AIS
DATE: 7.6.15
P.I.B. PLAN NO. NUMBER
SHEET NO. STUBB

# GENERAL NOTES

1) PROVIDE G.F.I.C.I. PROTECTION AS REQUIRED BY ELECTRICAL CODES
2) ALL EXHAUSTS SHALL BE VENTED TO EXTERIOR
3) ALL FRAMING LUMBER SHALL BE NO. 2 S.Y.P. K.D. OR BETTER
4) FIREPLACES SHALL BE INSTALLED PER IRC 2012 AND MANUFACTURER'S SPECIFICATIONS.
5) SAFETY GLASS SHALL BE PROVIDED IN ALL FRENCH DOORS, WINDOWS ADJACENT TUBS AND SHOWER ENCLOSURES, AND W/IN 24" OF EXTERIOR DOOR PER IRC 2012
8) PROVIDE ACCESS PANELS PER PLUMBING CODE
9) HVAC UNIT/S & GAS W/H/S IN ATTIC. PROVIDE LIGHT FIXTURE NEAR EACH UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRIP PANS WITH OUTSIDE DRAIN LINES. PROVIDE SUB-FLOOR WALKWAY TO & AROUND EACH UNIT CONFORMING TO APPLICABLE CODE.
10) ALL VENTS, FLUES & ROOF JACKS SHALL NOT BE VISIBLE FROM FRONT OF HOUSE.
11) HVAC CONTRACTOR TO CONFIRM TONNAGE & LOCATIONS OF RETURN AIR/S AND MECHANICAL AREAS IN ATTICS. PROVIDE 3/4" PLYWOOD DECKING AND 20 LB. LL MIN. JOIST UNDER REFER TO PLANS FOR PRE ENGINEERED LOCATIONS
14) PULL DOWN STAIR SPECS: 30" X 54" ATTIC ACCESS 350 LB. MAX.

# ATTIC ACCESS

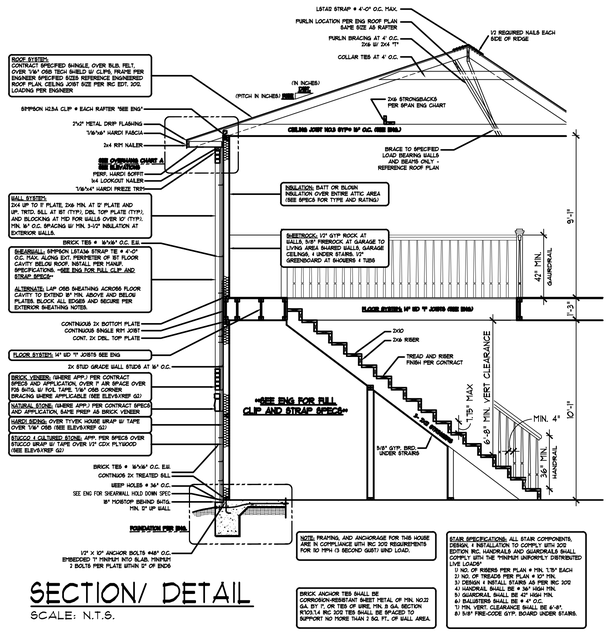
IRC 2012

ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING (BETWEEN THE HARDWARE) NOT LESS THAN 22" IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 LBS, AND CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 20 FEET IN LENGTHWHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLAINCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF THE IRC AND NOT LESS THE 24" WIDE. A LEVEL SERVICE SPACE AT LEAST 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20" BY 30", WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OFTHE LARGEST APPLIANCE.

# GARAGE ATTIC ACCESS

IRC 2012

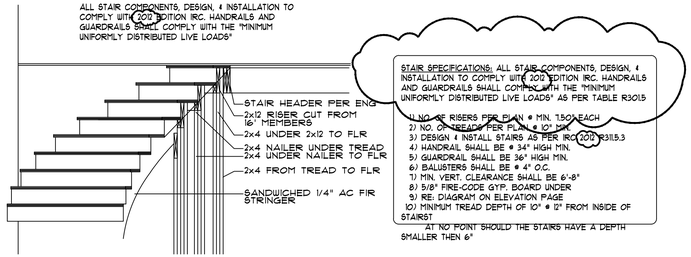
FOR ATTIC DISAPPEARING STAIRS IN THE GARAGE CEILING THE EXPOSED PANEL SHALL BE AT LEAST 3/8" THICK FIRE RETARDENT-TREATED-PLYWOOD OR COVERED WITH A MINIMUM 16 GAUGE SHEET METAL. IN ADDITION TO THESE TWO METHODS, THE FOLLOWING METHODS ARE ALSO ACCEPTABLE FOR PROTECTING THE ATTIC DISAPPEARING STAIRS AND OTHER ACCESS OPENINGS: 1) UNTREATED PLYWOOD PROTECTED WITH ½ INCH THICK GYPSUM BOARD, 2) UNTREATED PLYWOOD PROTECTED WITH AN INTUMESCENT PAINT. IN ALL CASES THE OPENING PROTECTION MATERIAL IS APPLIED TO THE GARAGE SIDE OF THE PLYWOOD.




# SECTION/ DETAIL

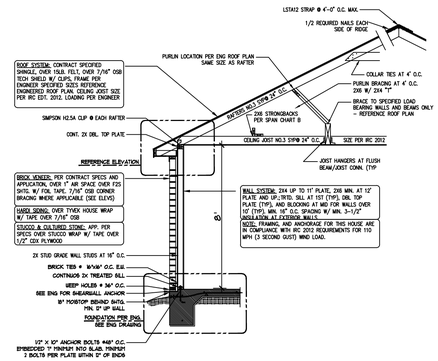
SCALE: N.T.S.

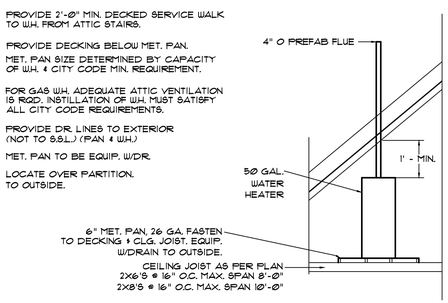
NOTE:
HANDRAILS AND GUARDRAILS SHALL COMPLY WITH THE " MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS"
200 LBS. PER SQ. FT. LIVE LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF HANDRAIL




# WINDER STAIR DETAIL

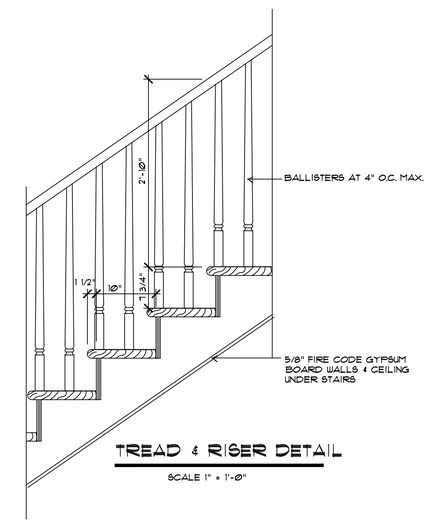
SCALE N.T.S.




# ELECTRICAL NOTES

1) SMOKE DETECTORS MUST TIE INTO ELECTRICAL SYSTEM, HAVE BATTERY BACK UP, AND BE INTERCONNECTED.
2) ALL WIRING MUST BE COPPER.
3) 8 GENERAL OUTLETS PER CIRCUIT
4) 12/2 W.G. ON ALL GENERAL CIRCUITS.
5) 14/2 W.G MAY BE USED FOR SWITCH LEGS ONLY.
6) SMOKE DETECTOR W/ BATTERY BACKUP PER 2012 ED. IRC
7) FANS SHALL BE WIRED WITH NO. 12 WIRE.
8) LIGHTS SHALL BE 8'-0" MIN. & PROTECTED OVER TUB & SHOWER.
9) CANNOT BE ABLE TO REACH 5' MIN. ELECTRICAL SWITCH OR OUTLET FROM TUB OR SHOWER
10) ALL BEDROOM OUTLETS TO BE ARC FAULT PROTECTED
11) REFERENCE ELEVATION PAGES FOR LOCATIONS OF POWER ATTIC VENT PRE-WIRES.




# TREAD & RISER DETAIL

SCALE 1" = 1'-Ø"

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CHECKED BY: AIS
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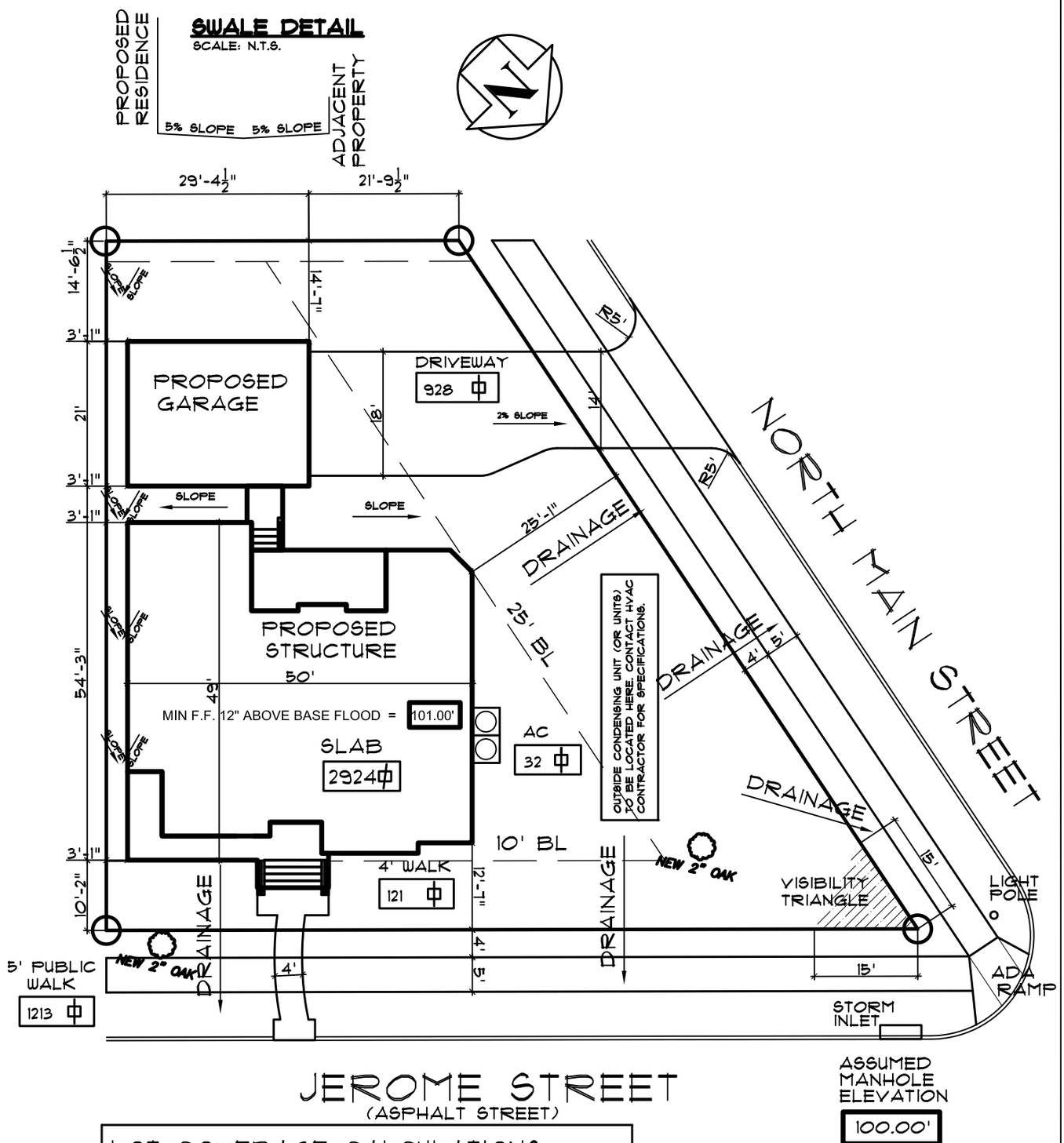
SHEET NO. STUBB




| LOT COVERAGE CALCULATIONS | (SQ FT) |
|---|---|
| STRUCTURES: | 2924 |
| FLATWORK: | 718 |
| TOTAL COVERED: | 3642 |
| | |
| TOTAL SITE: | 8446 |
| TOTAL COVERED AREA | 43.12 % |

| | | |
|---|---|---|
| Subdivision: NORTH NORHILL | Lot: 13 | Block: 102 Section: - |
| Address: 1115 JEROME ST. | Buyer: SPEC | T.O.S. = XXXX |
| Plan CUSTOM | Scale: 1"=20' | Date: 8.3.15 |