

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 2111 DELMONTE
 Historic District / Landmark LANDMARK HCAD # 0601550440017
 Subdivision RIVER OAKS SEC 3 Lot 17 Block 44

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 JOHN BISHOP & MELINA McLARY
 Company _____
 Mailing Address 2111 DEL MONTE DR.
 Phone 312-953-6584
 Email _____
 Signature 
 Date 07.01.2016

APPLICANT (if other than owner)

Name KEVIN DAHLSTRAND
 Company DAHLSTRAND ARCHITECTURE
 Mailing Address 6104 MAXIE ST.
HOUSTON, TX 77007
 Phone 713-502-1515
 Email _____
 Signature 
 Date 8-1-16

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: 2111 DEL MONTE

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input 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 type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" 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 checked="" type="checkbox"/> current site plan | <input type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input type="checkbox"/> current roof plan |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

2111 Del Monte Dr.

1. **Property Description:** Existing 2-story modified Georgian home with cream brick exterior and jade green shutters. Recessed arched front entry. Additions on the back have vertical and horizontal siding with multiple styles of windows. New 2-story garage finished in 2013 with brick and hardie siding.
2. **Proposed Work:** Certain existing windows which were intended to remain need to be replaced. Windows in existing sleeping areas need to be operable. These windows were painted shut in previous renovations. In an attempt to make the existing windows operate they have broken or fallen apart due to age and lack of maintenance. Where possible existing windows will remain. The north (front) elevation and most of the first floor do not need to be replaced. Drawings have been provided to enumerate the windows and their status.
3. **Materials Existing:** cream colored brick, cream painted vertical and horizontal siding, cream painted trim, composition shingle roof, bitumen roof, pre-finished aluminum gutters and downspouts, wood shutters
4. **New Materials:** New windows will be wood exterior to match existing windows as closely as possible.

****River Oaks Property Owners, Inc. has provided preliminary approval for the addition and remodel work. Please see attached letter.****

City of Houston, Texas, Resolution No. 2013-5

A RESOLUTION DESIGNATING THE MONTGOMERY-REYNOLDS HOUSE LOCATED AT 2111 DEL MONTE DRIVE WITHIN THE CITY OF HOUSTON AS A HISTORIC LANDMARK.

* * * * *

WHEREAS, Section 33-225(c) of the City of Houston Code of Ordinances authorizes the City Council to consider each application for designation of a historic landmark after receiving a recommendation from the Houston Archaeological and Historical Commission; and

WHEREAS, Section 33-224 of the City of Houston Code of Ordinances authorizes the City Council to consider the appropriate criteria as enumerated therein for the designation of a historic landmark; and

WHEREAS, Section 33-225(c) of the City of Houston Code of Ordinances authorizes the City Council to decide whether to designate the property as a historic landmark; and

WHEREAS, the City Council has considered the application for designation of the property described in Exhibit "A," attached hereto and made a part hereof for all purposes, as a historic landmark after receiving a recommendation from the Houston Archaeological and Historical Commission; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the City Council finds that the application for designation of the property described in Exhibit "A," attached hereto and made a part hereof for all purposes, as a historic landmark satisfies the applicable criteria of Section 33-224 of the City of Houston Code of Ordinances.

Section 2. That the City Council hereby designates the property described in Exhibit "A," as a historic landmark.

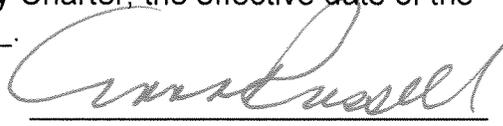
Section 3. That the City Council approves the property description as established in the description attached hereto and made a part hereof for all purposes as Exhibit "A."

Section 4. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED, this 27th day of February, 2013.

APPROVED, this ___ day _____, 2013.

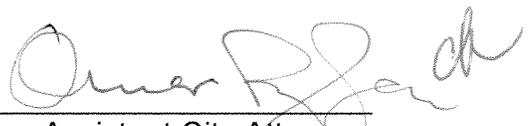
Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.



City Secretary

(Prepared by Legal Dept.
SOI/fg 02/05/2013

Requested by Marlene L. Gafrick, Director, Department of Planning and Development
L.D. File No. 0611300015001)



Assistant City Attorney

AYE	NO	
✓		MAYOR PARKER
••••	••••	COUNCIL MEMBERS
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
	✓	MARTIN
✓		HOANG
✓		PENNINGTON
	ABSENT-OUT OF CITY CITY BUSINESS	GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
	ABSENT-ON PERSONAL BUSINESS	COSTELLO
✓		BURKS
✓		NORIEGA
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

PROPERTY DESCRIPTION:

Lot 17, Block 44, River Oaks Section 3, City of Houston, Harris County, Texas. The site includes a historic two-story, traditional residence.

STREET ADDRESS:

2111 Del Monte Drive, Houston TX 77019.

BUILDING DESCRIPTION:

Montgomery-Reynolds House.

OWNER:

John & Melina Bishop.



MILLER
DAHLSTRAND
DEJEAN
ARCHITECTS

McCARTY-BISHOP RESIDENCE
EAST ELEVATION 01



MILLER
DAHLSTRAND
DEJEAN
ARCHITECTS

McCARTY-BISHOP RESIDENCE

EAST ELEVATION 02

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS.
- COORDINATE ALL ARCHITECTURAL PLANS WITH STRUCTURAL, ELECTRICAL, AND MECHANICAL SYSTEMS.
- CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND SERVICES PRIOR TO THE COMMENCEMENT OF WORK.
- PLACEMENT OF BUILDINGS ON SITE WILL BE APPROVED BY ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF FOUNDATION WORK.
- PROTECT ALL TREES ON SITE, UNLESS NOTED OTHERWISE.
- TREE LOCATIONS AND CANOPIES ON SITE PLAN ARE APPROXIMATE. CONSULT ARCHITECT IF DISCREPANCIES EXIST BETWEEN DRAWINGS AND SITE CONDITIONS.
- REPRODUCTIONS, DO NOT SCALE FROM THESE DRAWINGS.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
- CONFORM ALL ELEVATION HEIGHTS BEFORE CONSTRUCTION BEGINS.
- SOIL AND FOUNDATION SHALL BE CHEMICALLY TREATED FOR TERMITES ACCORDING TO MINIMUM STANDARDS REQUIRED BY THE STATE OF TEXAS.
- FRAMING LUMBER SHALL BE #2 S-P F OR #1 S-P F UNLESS OTHERWISE NOTED. ALL JOISTS, RAFTERS, AND HEADERS, ROOF SHEATHING TO BE 2" COX PLYWOOD W/RADIANT FOL BACKING. WALL SHEATHING TO BE 1/2" COX PLYWOOD.
- DOUBLE STUD ALL 2x4 WALLS THAT ARE BENEATH ANY THIRD FLOOR SPACE.
- MINIMUM CLEAR HEAD HEIGHT AT STAIRS SHALL BE 6'-0"
- FRAMER TO VERIFY LOCATION AND PLATE HEIGHT OF ALL PORT WALLS IN FIELD PRIOR TO PLACEMENT.
- PLYWOOD SUB-FLOOR SHALL BE DROPPED FLUSH WITH FRESSES AT ALL THE LOCATIONS.
- ALL TRANSITIONS OF WOOD FLOOR TO ANY OTHER FLOORING MATERIAL SHALL BE TO A 100% TRANSITION STRIP TO MATCH WOOD FLOOR.
- STAIRS-ALL STAIRS ARE TO COMPLY WITH IRC TOP OF HANDRAIL AT STAIR SHALL BE 3'-0" ABOVE LEADING EDGE OF TREAD WITH 4" MAX BETWEEN BALUSTERS.
- TOP OF INTERIOR BALCONY RAIL SHALL BE 42" MAX WITH 4" MAX BETWEEN BALUSTERS.
- BOTTOM RAIL AT BALCONIES IS TO BE 2" MAX AFT.
- THE "X" OF GIP BOARD TO BE INSTALLED IN LOCATIONS REQUIRING STAIRS, GARAGE, AND ALL LOCATIONS REQUIRED BY CODE.
- SAFETY GLASS IS TO BE INSTALLED IN ALL FRENCH DOORS, IN WINDOWS ADJACENT TO BATH TUBS, IN SHOWER ENCLOSURES, AND OTHER LOCATIONS AS PER IRC.
- THE SMOKE ALARMS MUST COMPLY WITH SECTIONS R317.1 AND R317.2 OF THE IRC. SMOKE ALARM LOCATIONS SHOWN ON SHEETS E20
- INSULATION TO BE R-19 FOR WALLS AND R-30 FOR ROOFS

INTERIOR MATERIALS SCHEDULE

- FLOORS AS NOTED ON PLANS
- WOOD
- WOOD FLOORS TO MATCH EXISTING
- CERAMIC TILE FLOORS AND TUB/SHOWER WALLS TILE: \$9/SF MATERIAL ONLY
- WALLS AND CEILING
- 1/2" GYPSUM BOARD (ALL WALLS AND CEILING)
- 5/8" GREEN X GYPSUM BOARD (BATH TUBS)
- 5/8" GREEN WATER RESISTANT GYPSUM BOARD (BATHS, SHOWERS)
- STONE COUNTERTOPS
- 1-1/2" FABR-EDGE: \$68.00 SF/INSTALLED
- BASE PAINTED TO MATCH EXISTING
- CASING PAINTED TO MATCH EXISTING
- DOORS 1 3/8" MOF TO MATCH EXISTING
- CABINETS
- PAINT GRADE
- 3/4" BIRCH PAINT GRADE VENEER PLYWOOD SHEETS AND 1/4" BACKS. FACE FRAME TO BE 3/4" X 1 1/2" POPULAR. DRAWER FRONTS TO BE 3/4" X 1 1/2" POPULAR. INSERT BOXES TO BE 3/4" BIRCH VENEER PLYWOOD W/ CLEAR SEALER. DOORS TO BE 3/4" POPULAR STILES AND RAILS. INSET W/ FLAT INSET PANEL (SHAKER) FINISHES TO BE 110 DEGREE
- DOORS TO BE 3/4" BIRCH VENEER PLYWOOD W/ CLEAR SEALER. ALL SHELVES TO BE ADJUSTABLE. 3/4" BIRCH PLYWOOD WITH GREEN WOULD EDGE. CABINETS TO BE PAINTED. CONFORM LOCATIONS WITH OWNER.
- CLOSETS
- TYPICAL CLOSETS TO BE SOLID YELLOW PINE CHROME ROOS. SHELVING TO BE 1X12 WHITE PINE MASTER CLOSET TO HAVE 14 DEEP BIRCH PLYWOOD SHELVES WITH 1X2 EDGE BAND. CHROME ROOS.
- EXTERIOR MATERIALS SCHEDULE
- ROOF
- PRE FINISHED STANDING SEAM METAL ROOF. TPO OR BITUMEN LOW SLOPE ROOF
- SIDING
- ARTISAN HARDE BOARD. SMOOTH FINISH. MITERED CORNERS. VARNING WOVNS. RE. A1.0
- BRICK
- PAINTED BRICK TO MATCH EXISTING
- EXTERIOR BRICK: \$390.00 PER 100
- TIM
- HARDBOARD IN SIZES SHOWN ON DRAWINGS.
- WINDOWS
- ALUMINUM CLAD WOOD WINDOWS COMPLETE WITH 100% VENTILATION. SEE DRAWINGS FOR SHILAR. SEE DRAWINGS FOR LOCATIONS AND TYPES.
- ALL WINDOW GLAZING TO COMPLY WITH THE 2006 IRC. ALL GLASS WITHIN 24" OF EGRESS DOORS AND STAIRWAYS, MUST BE SAFETY-GLAZED. PROVIDE SASH LIMITERS IF NEEDED TO COMPLY WITH THE 2006 IRC.

LEGAL DESCRIPTION

2111 DEL MONTE DR.
HOUSTON, TX 77019

LOT 17 BLOCK 44 OF RIVER OAKS ADDITION SECTION 3 ACCORDING TO THE PLAT RECORDED IN VOL. 8 PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CODES AND ORDINANCES:

- 2006 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL RESIDENTIAL BUILDING CODE
- 2006 UNIFORM PLUMBING CODE
- 2006 UNIFORM MECHANICAL CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2006 INTERNATIONAL FIRE CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2014 NATIONAL MECHANICAL CODE
- OWNER'S PROPERTY OWNERS DEEDS AND RESTRICTIONS

SQUARE FOOTAGE:

EXISTING HOUSE 1ST & 2ND FLOOR	3,554 SF
EXISTING GARAGE 1ST & 2ND FLOOR	1,294 SF
ATTIC REMOVE 1/2	603 SF
ATTIC REMOVE NON A/C	873 SF
TOTAL	668 SF

BRANNING INDEX:

- A1.0 SITE & ROOF PLAN GENERAL NOTES
- A2.0 FIRST & SECOND FLOOR PLAN
- A3.0 EXTERIOR ELEVATIONS, BUILDING SECTION & EAVE DETAIL
- A7.0 DOOR & WINDOW SCHEDULE, DETAILS
- O2.0 FIRST & SECOND FLOOR DEMOLITION PLANS
- E2.0 FIRST & SECOND FLOOR ELECTRICAL PLANS
- S1 FIRST LEVEL CEILING FRAMING PLAN
- S2 SECOND LEVEL CEILING FRAMING PLAN
- S3 THIRD LEVEL CEILING FRAMING PLAN
- S4 ROOF FRAMING PLAN
- S5 FRAMING DETAIL 2

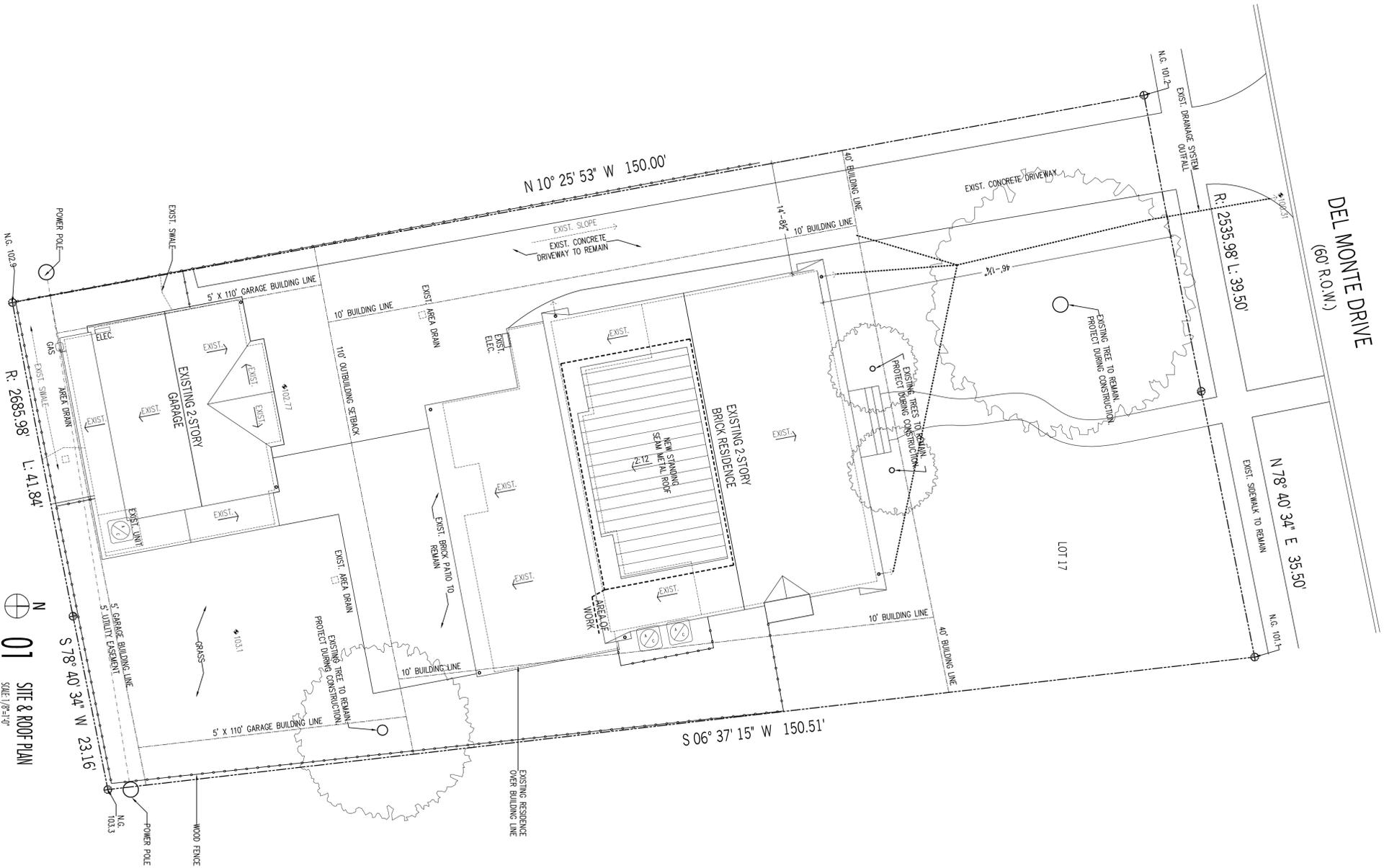
IMPERVIOUS CALCULATIONS	EXISTING	PROPOSED
TOTAL LOT AREA	10,580 S.F.	10,580 S.F.
TOTAL IMPERVIOUS AREA 110% OF BUILDING AREA	6,021 S.F.	6,021 S.F.
TOTAL IMPERVIOUS AREA:		
DRIVEWAY	1,636 S.F.	1,636 S.F.
WALKWAYS, PATIO, OTHER	1,080 S.F.	1,080 S.F.
TOTAL HOUSE AREA	2,095 S.F.	2,095 S.F.
TOTAL GARAGE AREA	682 S.F.	682 S.F.
TOTAL IMPERVIOUS AREA	5,473 S.F.	5,473 S.F.
NEW IMPERVIOUS AREA	62%	NO NEW IMPERVIOUS
% IMPERVIOUS	62%	62%

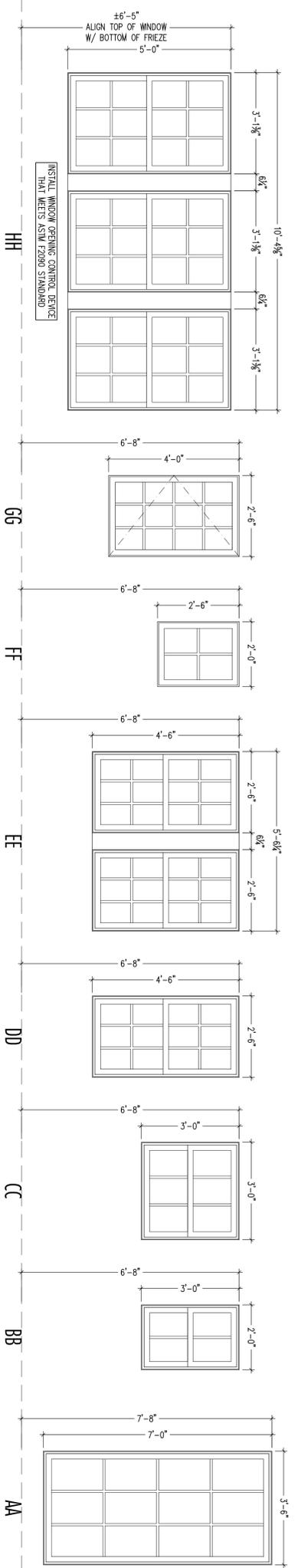
GENERAL DEMOLITION NOTES

- CAP OR REMOVE PLUMBING AS NEEDED. RELOCATE LINES TO NEW FIXTURES.
- PROVIDE TEMPORARY PANEL AND METER DURING CONSTRUCTION TO MAINTAIN POWER TO MAIN HOUSE.
- REMOVE AND STORE EQUIPMENT AND PLUMBING AS NEEDED FOR POSSIBLE REUSE. OWNER TO DETERMINE.
- REMOVE INTERIOR DOORS AFFECTED BY NEW CONSTRUCTION AND STORE FOR REUSE.
- SAVAGE AND STORE ALL APPLIANCES FOR REUSE AS DIRECTED BY OWNER.
- REMOVE AND STORE BRICK AS REQUIRED FOR NEW WINDOWS & DOORS. PATCH AS NEEDED.

ALLOWANCES

- FINISH HARDWARE: \$1,500
- EXTERIOR DOOR HINGES, INTERIOR AND EXTERIOR DOOR HINGES, DEADBOLTS, FLUSH BOLTS, CABINET KNOBS, DOOR STOPS, SHELF CLIPS, BATHROOM ACCESSORIES NOT INCLUDED. CABINET HINGES AND ACCESSORIES
- ELECTRICAL FIXTURES: \$3,000
- REMOVE INTERIOR WALLS, CEILING MOUNT LIGHTS, DECORATIVE FIXTURES, RECESSED LIGHTS, UNDER-CABINET/COVE LIGHTS, EXHAUST FANS, CEILING FANS
- LOW VOLTAGE: \$ 1,000
- PLUMBING FIXTURES: \$2,200
- INCLUDES SINKS, VANITIES, TOILETS, TUBS, FAUCETS, WALKS





WINDOW SCHEDULE - 1ST FLOOR

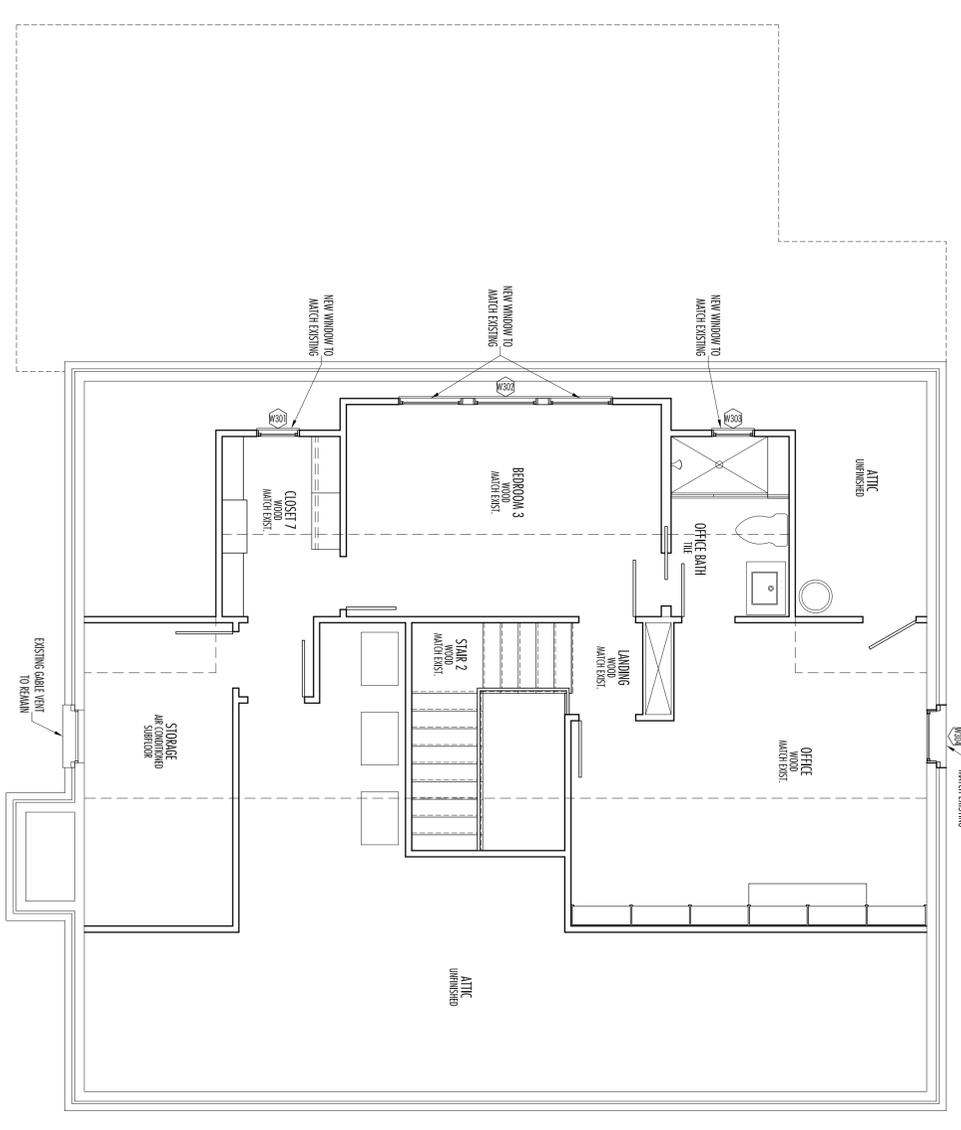
KEY	DIMENSIONS			HEAD HEIGHT	MATERIAL	TYPE	REMARKS	DESCRIPTION (VIEWED FROM EXTERIOR)	NOTES	ROOM NAME	GLASS
	W	H	J								
W101	3'-6"	7'-0"	V.L.F.	7'-8"	WOOD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W102	3'-6"	7'-0"	V.L.F.	7'-8"	WOOD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W103	3'-6"	7'-0"	V.L.F.	7'-8"	WOOD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W104	3'-6"	7'-0"	V.L.F.	7'-8"	WOOD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W105	2'-0"	3'-0"	V.L.F.	6'-8"	WOOD	BB	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	-	POUNDER 2	-
W106	3'-0"	3'-0"	V.L.F.	6'-8"	WOOD	CC	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	KITCHEN	-

WINDOW SCHEDULE - 2ND FLOOR

KEY	DIMENSIONS			HEAD HEIGHT	MATERIAL	TYPE	REMARKS	DESCRIPTION	NOTES	ROOM NAME	GLASS
	W	H	J								
W201	2'-6"	4'-6"	V.L.F.	6'-8"	WOOD	DD	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	MASTER	-
W202	2'-6"	4'-6"	V.L.F.	6'-8"	WOOD	DD	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	MASTER	-
W203	5'-6"	4'-6"	V.L.F.	6'-8"	WOOD	EE	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	MASTER BATH	-
W204	5'-6"	4'-6"	V.L.F.	6'-8"	WOOD	EE	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	LAUNDRY	-
W205	5'-6"	4'-6"	V.L.F.	6'-8"	WOOD	EE	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	BEDROOM 2	-
W206	5'-6"	4'-6"	V.L.F.	6'-8"	WOOD	EE	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	BEDROOM 2	-
W207	3'-0"	3'-0"	V.L.F.	6'-8"	WOOD	CC	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	BATH 1	-
W208	2'-6"	4'-6"	V.L.F.	6'-8"	WOOD	DD	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	BEDROOM 1	-
W209	2'-6"	4'-6"	V.L.F.	6'-8"	WOOD	DD	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICK/KOULD	BEDROOM 1	-

WINDOW SCHEDULE - 3RD FLOOR

KEY	DIMENSIONS			HEAD HEIGHT	MATERIAL	TYPE	REMARKS	DESCRIPTION	NOTES	ROOM NAME	GLASS
	W	H	J								
W301	2'-0"	2'-6"	4 3/8"	6'-8"	WOOD	FF	-	FIXED	-	CLOSET 7	-
W302	10'-4 3/8"	5'-0"	4 3/8"	±6'-5"	WOOD	HH	(3) 3'-1 3/8" X 5'-0" UNITS W/ 6/8" MALL BETWEEN. HEAD HEIGHT TO ALIGN W/ BOTTOM OF FRIEZE. INSTALL SASH LUMBER ON ALL UNITS - EXPRESS	DOUBLE HUNG	-	BEDROOM 3	TEMP.
W303	2'-0"	2'-6"	4 3/8"	6'-8"	WOOD	FF	-	FIXED	-	OFFICE BATH	-
W304	2'-6"	4'-0"	V.L.F.	6'-8"	WOOD	GG	VERIFY SIZE WITH EXISTING OPENING	OPERABLE - PUSHPUT CASEMENT (LEFT HANDED)	BRICK/KOULD	OFFICE	-



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





**MILLER
DAHLSTRAND
DEJEAN**
ARCHITECTS

McCARTY-BISHOP RESIDENCE
FRONT (NORTH) ELEVATION



**MILLER
DAHLSTRAND
DEJEAN
ARCHITECTS**

MCCARTY-BISHOP RESIDENCE
BACK (SOUTH) ELEVATION 01



**MILLER
DAHLSTRAND
DEJEAN
ARCHITECTS**

MCCARTY-BISHOP RESIDENCE
BACK (SOUTH) ELEVATION 02



MILLER
DAHLSTRAND
DEJEAN
ARCHITECTS

MCCARTY-BISHOP RESIDENCE
WEST ELEVATION