CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 133 PARKVIEW ST.

Historic District / Landmark HCAD # 0162230000022

Subdivision WOODLAND Heights Lot Block 1

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 Jeanette AZZARELLO

Company

Mailing Address 133 PARKVIEW st.
Houston, TX. 77009

Phone 832-409-5115

Email [redacted]

Signature Jeanette Azzarello

Date 6-28-16

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: 133 Parkview st.

BUILDING TYPE

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

ALTERATION TYPE

- ☒ addition
- ☐ foundation
- ☐ wall siding or cladding
- ☐ windows or doors
- ☐ porch or balcony
- ☒ roof
- ☐ awning or canopy
- ☐ commercial sign
- ☐ ramp or lift
- ☐ other

WRITTEN DESCRIPTION

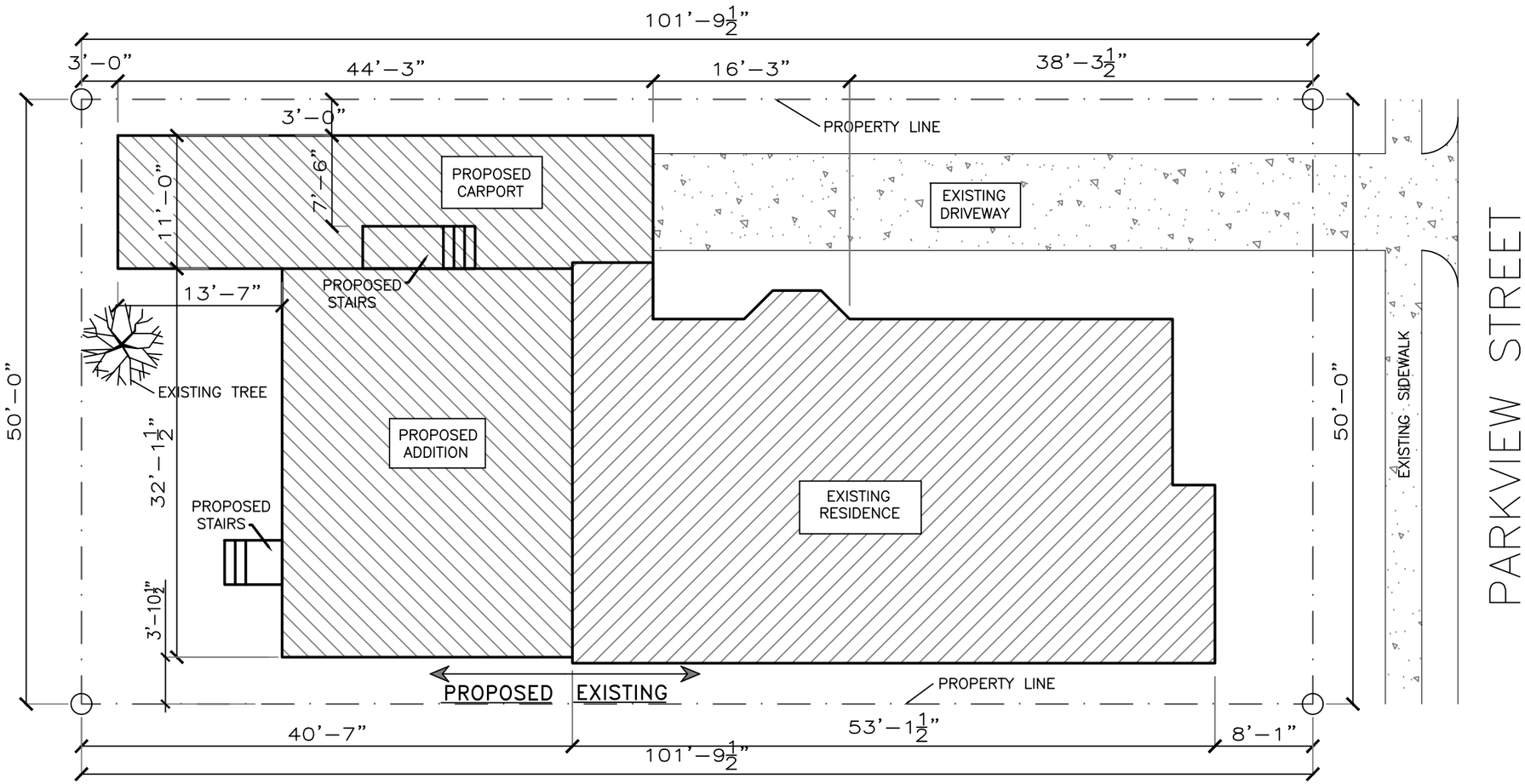
- ☒ property description, current conditions and any prior alterations or additions
- ☒ proposed work; plans to change any exterior features, and/or addition description
- ☐ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☐ proposed new materials 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



GENERAL NOTES

1. Type M copper tubing and pipe shall not be used
2. Water riser must be metal above ground schedule 40 PVC may only be used on the exterior of the building below grade
3. Entire project shall be constructed in accordance with 2012 I.R.C. and the 2014 NEC
4. Refer to structural for compliance with wind load design criteria
5. Aluminum wiring shall not be used and copper 12/2 with ground is the smallest conductor size allowed
6. All drainage and runoff shall be collected on-site or directed on surface to street. Drainage and runoff is not allowed to be directed on to adjacent properties.
7. All mechanical equipment exhaust must terminate on the exterior of the structure
8. Fences require a separate permit
9. General contractor Must verify all dimensions for set backs ,utility easements , and bldg lines.

CONTRACTOR TO VERIFY WITH APPLICABLE CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

NOTE:

F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

TR 9A BLK 1
HIGHLAND

N

SITE PLAN

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

HOUSTON PLANS & PERMITS
W3.PLANSANDPERMITS.NET

REL:	BY:	DESCRIPTION:	DATE:

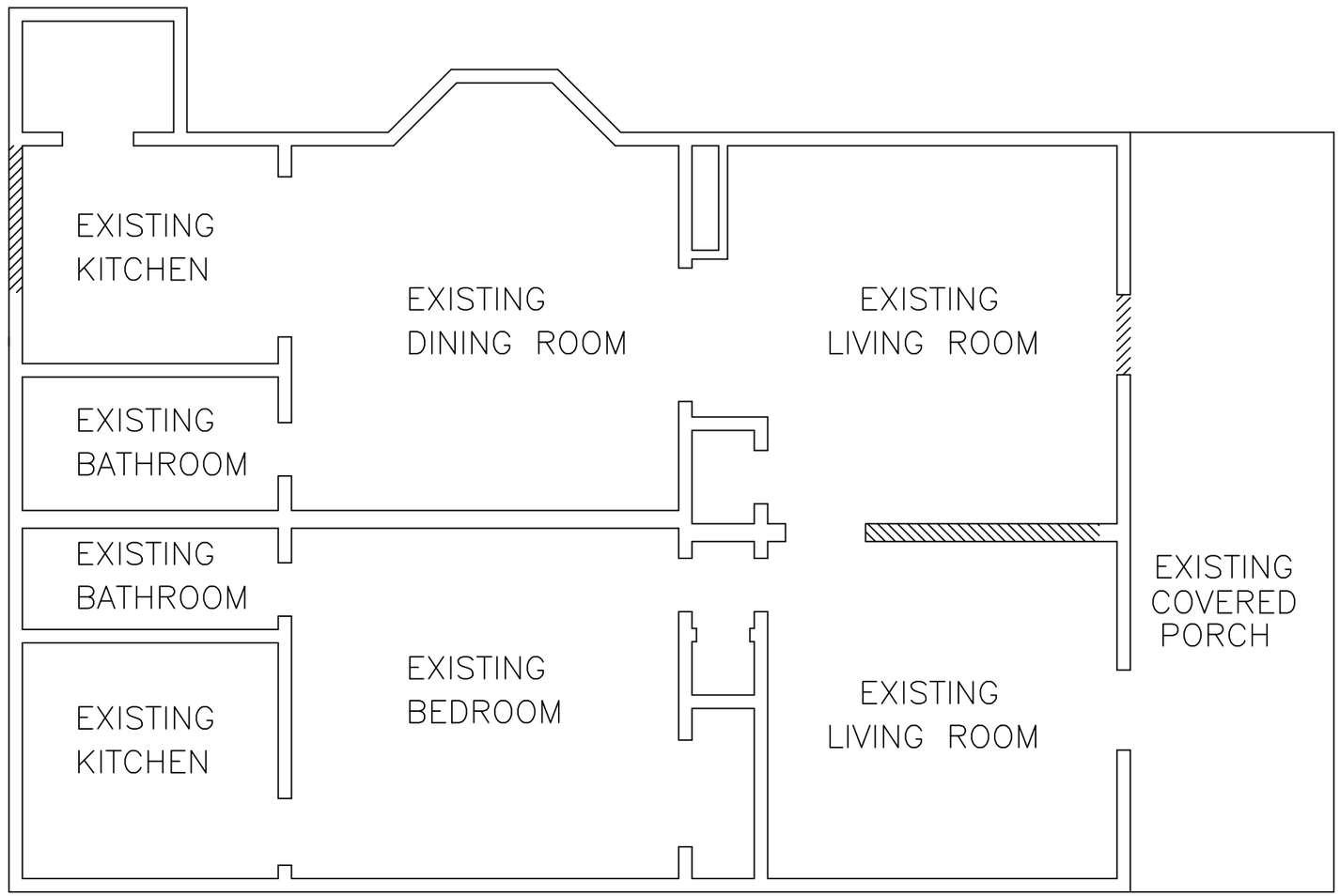
DATE: 06-20-16
DRAWN: EJ
CHECK: xx

PROJECT: Jeanette Azarello

ADDRESS: 133 Parkview st.
Houston, Tx. 77009

Designer Address:
1415 N. LOOP WEST SUITE 750 HOUSTON TX 77008 (281) 372-1555

SHEET NUMBER:
of: 1
S 1



AREA CALCULATION

EXISTING LIVING AREA	1,241 S.F.
TOTAL EXISTING LIVING AREA	1,241 S.F.
PROPOSED ADDITION(LIVING AREA)	771 S.F.
TOTAL LIVING AREA	2,012 S.F.
EXISTING COVERED PORCH	217 S.F.
TOTAL COVERED AREA	2,229 S.F.

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= WALLS TO BE REMOVED/REMODELED

= WALLS TO REMAIN

DEMO PLAN

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

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DATE: 06-20-16
CHECK: xx
DRAWN: EJ

PROJECT: Jeanette Azarello
ADDRESS: 133 Parkview st.
Houston, Tx. 77009

Designer Address:
1415 N. LOOP WEST SUITE 750 HOUSTON TX 77008 (281) 372-1555

SHEET NUMBER:
A 1
of: 12

AREA CALCULATION

EXISTING LIVING AREA	1,241 S.F.
TOTAL EXISTING LIVING AREA	1,241 S.F.
PROPOSED ADDITION(LIVING AREA)	771 S.F.
TOTAL LIVING AREA	2,012 S.F.
PROPOSED CARPORT	427 S.F.
EXISTING COVERED PORCH	217 S.F.
TOTAL COVERED AREA	2,656 S.F.

GENERAL NOTES:

1. All work to be done as per code and regulations.
2. Water resist gyp. board (full hgt.), @ shower, tub, and walls subject to water splash.
3. Tub and shower, if not fiber glass, shall be tiled to 70" above drain inlet.
4. Glazing in shower, tub enclosure, & door, shall be impact resistant (tempered).
5. Provide access panels @ plumbing walls, especially tub walls.
6. For installation of AHU see contractor.
7. All exhaust fans must be vented to the outside.
8. Provide G.F.I. where shown as per National Electrical Code.
9. Gas installations and appliances are to be consistent with applicable codes and manufacturer's specifications.
10. Fire box is to be installed as per 2012 I.F.C. Standard and manufacturer's specifications are to be posted at the job site.
11. All exterior finishes shall be water resistant.

NOTES:

1. ALL CEILINGS 9'-10" HIGH (U.N.O.)
2. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R317.1
3. PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
4. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/REQUIRED ELECT. MECH & PLUMB.

NOTE:
ALL WALLS TO BE 2"x4" (U.O.N.) WOOD STUDS @ 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 5/8" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS.

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER / GENERAL CONTRACTOR

ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 S.F. CLEAR NET OPENING. AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. OF 44" ABOVE FLOOR.

THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.

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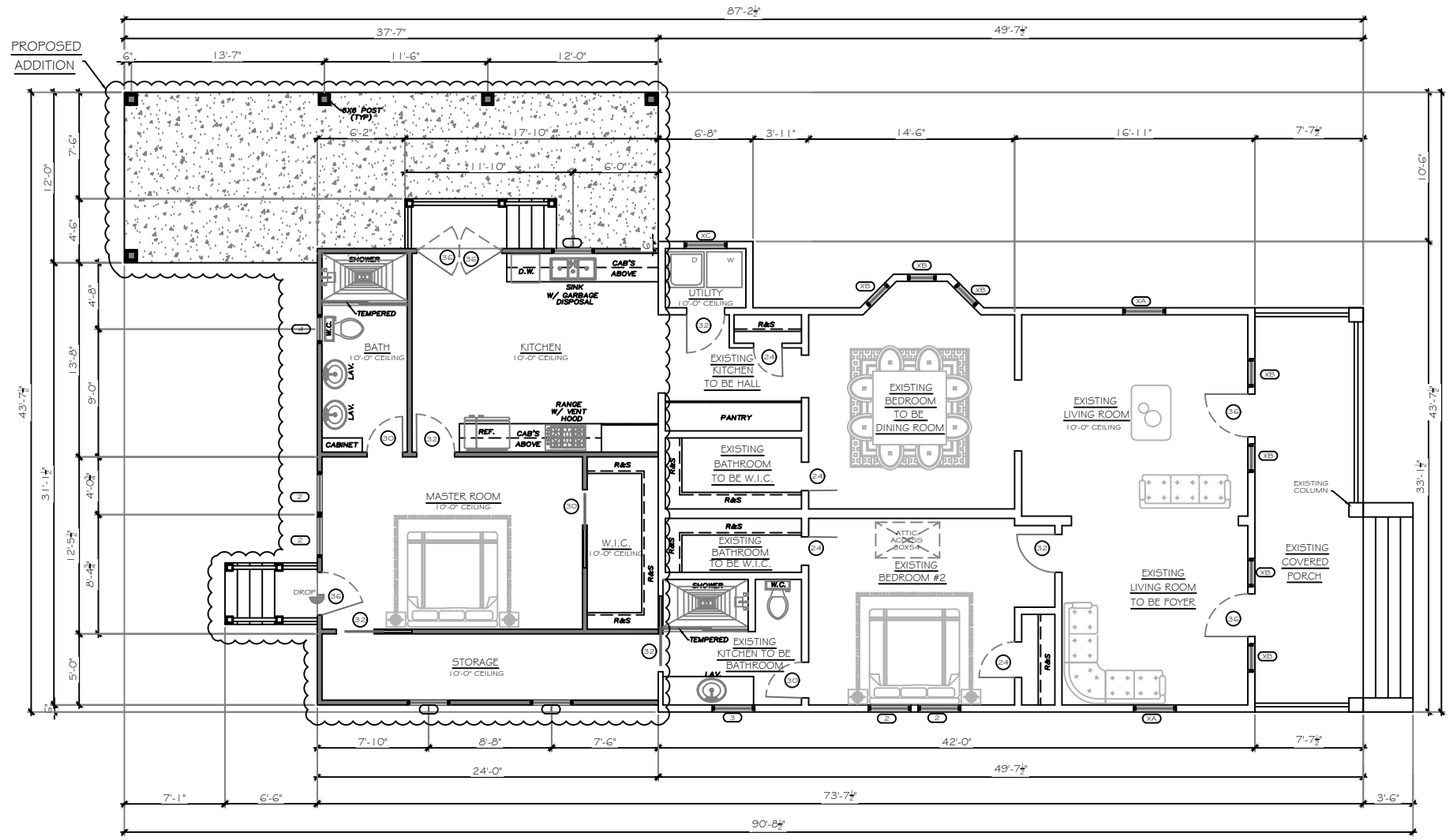

= NEW WALLS
= WALLS TO REMAIN

SEE A10 FOR NOTES

1st FLOOR WINDOW SCHEDULE						
	SIZE	TYPE	MATERIAL	FRAME	REMARKS	QTY.
1	3'0"X5'0"	SH	DBL. PN.	WOOD		3
2	3'0"X5'0"	SH	DBL. PN.	WOOD	EGRESS	4
3	3'0"X3'0"	SH	DBL. PN.	WOOD		2
4	2'0"X3'0"	SH	DBL. PN.	WOOD		1
XA	3'0"X5'0"	SH	DBL. PN.	WOOD		2
XB	2'0"X5'0"	SH	DBL. PN.	WOOD		7
XC	3'0"X2'0"	SH	DBL. PN.	WOOD		1

FLOOR PLAN

PROPOSED/REFRENCE | *SCALE: 3/32"=1'-0"*

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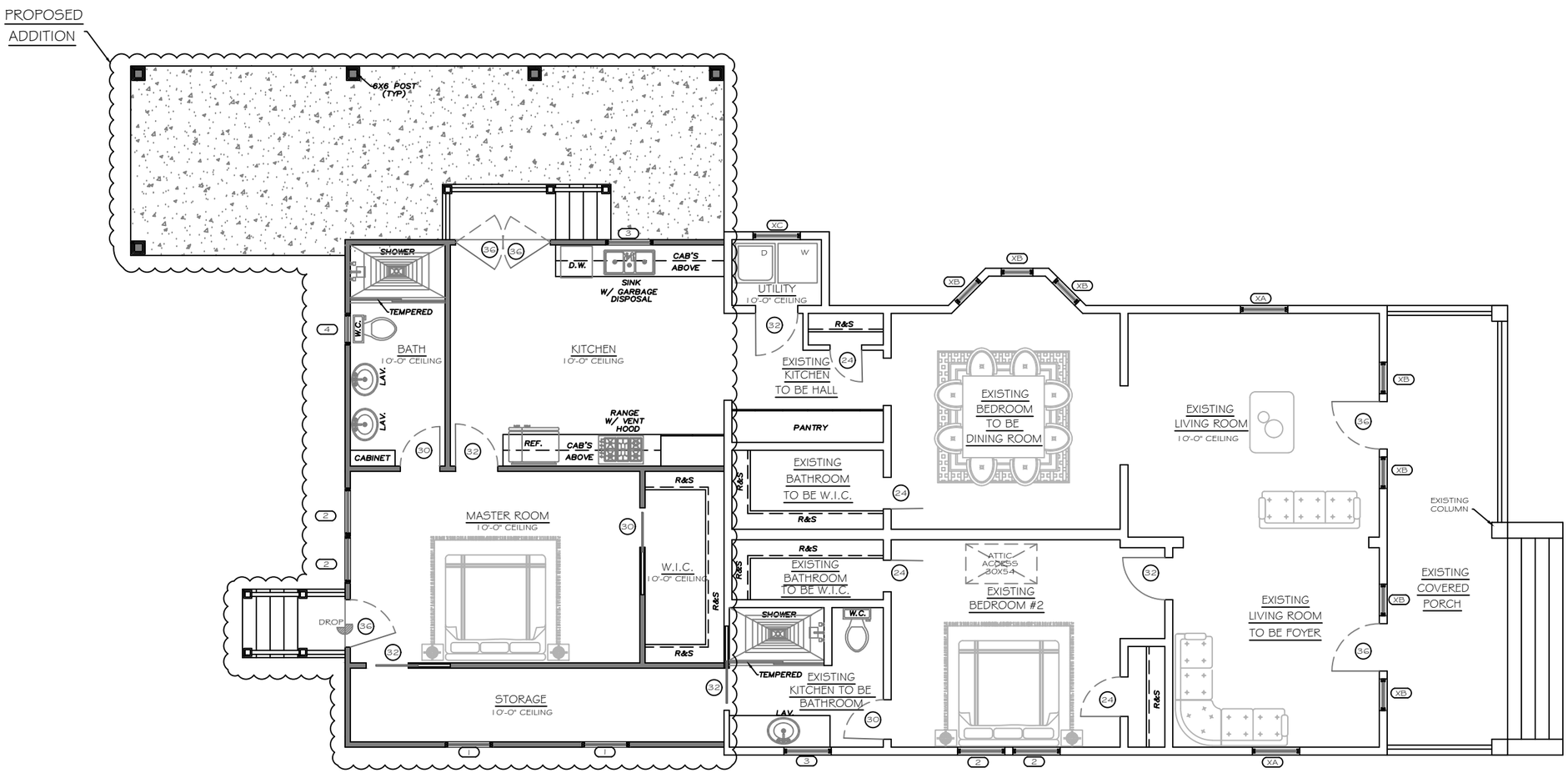
REL:	BY:	DESCRIPTION:	DATE:

DATE: 06-20-16
DRAWN: EJ
CHECK: xx

PROJECT: Jeanette Azarello
ADDRESS: 133 Parkview st.
Houston, Tx. 77009

Designer Address:
1415 N. LOOP WEST SUITE 750 HOUSTON TX 77008 (281) 372-1555

SHEET NUMBER:
of: 12
A 2



= EXISTING WALL
= PROPOSED WALL

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER / GENERAL CONTRACTOR

SEE A2 & A10 FOR NOTES

FLOOR PLAN

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

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LEGEND

	110 VOLT RECEPTACLE
WP	WATERPROOF RECEPTACLE
CLG.	110 VOLT IN CLG.
GFI	110 VOLT W/ GROUND FAULT INTERRUPTOR
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
$DIM	DIMMER SWITCH
PB	PUSH BUTTON
SD	SMOKE DETECTOR
T	THERMOSTAT
CH	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	HANGING LIGHT
	RECESSED CAN LIGHT
WP	WATERPROOF RECESSED CAN LIGHT
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE
PC	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.
	CEILING FAN
	CEILING FAN W/ LIGHT
	CEILING LIGHT W/ FUTURE FAN
	2'X4' FLUORESCENT LIGHT
	UNDER COUNTER LIGHT

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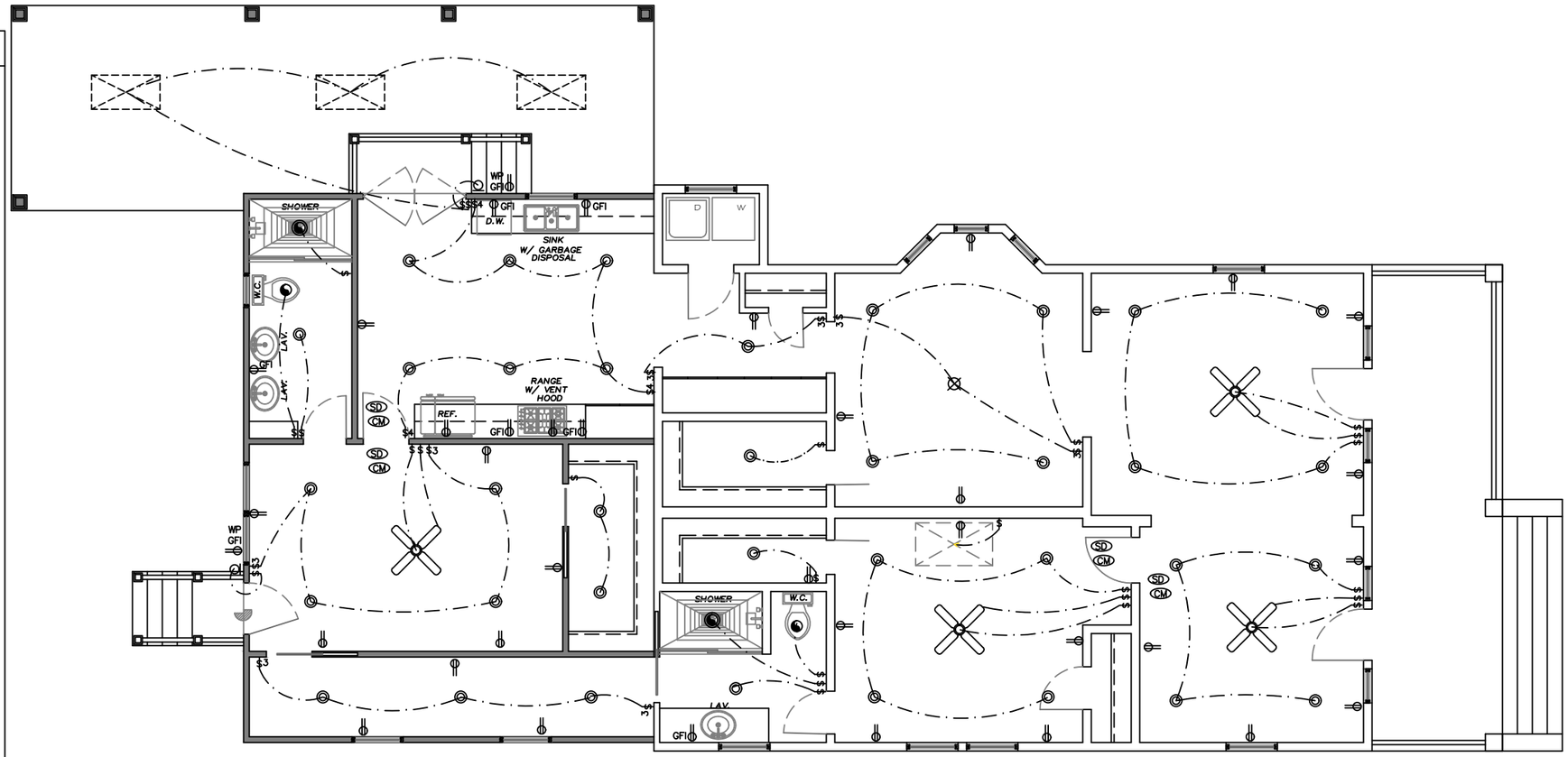

ELECTRICAL GENERAL NOTES:

1. Electrical installation to be in accordance with the 2014 National Electrical Code NFPA-70.
2. The electrical contractor is responsible for obtaining electrical permits and inspection.
3. Convenience receptacle – mount at 12" a.f.f.
4. Microwave – oven to have separate 20 AMP receptacle at 78" a.f.f .
5. Bathroom receptacle – GFI mount 40" a.f.f.
6. Receptacles in the garage to be GFI unless otherwise.
7. Exterior receptacles to be GFI and weather protected.
8. Washer – dryer to have separate 20 AMP duplex receptacle at 44" a.f.f.
9. Telephone Outlets – provide box (mount at 12" a.f.f. unless noted otherwise). Cover plate 4/0 wire Terminate near panel.
10. Kitchen counter and refrigerator receptacles and appliance switches mount at 44" a.f.f.
11. Switched – mount at 54" a.f.f.
12. Attic light switch mount at 84" a.f.f.

CM — CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL–FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES R315.1

SD — SMOKE DETECTORS SHALL BE HARD–WIRED, INTER–CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R317.1

ELECTRICAL NOTES:

1. CONTRACTOR SHALL COMPLY W/ ALL LOCAL, STATE AND FEDERAL CODES REQUIRED. AND REFER TO OWNER FOR EXACT LOCATION OF LIGHT FIXTURES AND CEILING DEVICES.
2. ALL CONDUCTORS SHALL BE NO. 12 AWG SOLID COOPER (THW) IN 3/4" CONDUIT WHERE REQUIRED
3. CONTRACTOR SHALL COORDINATE W/ EXISTING CONDITIONS AT THE SITE AND FURNISH PROPER CONNECTIONS AS REQUIRED.
4. ALL CONDUITS REGARDLESS OF TYPES WHICH CONTAIN LINE VOLTAGE CONDUCTORS SHALL HAVE A GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C.

ELECTRICAL PLAN

SCALE: 1/8"=1'–0"

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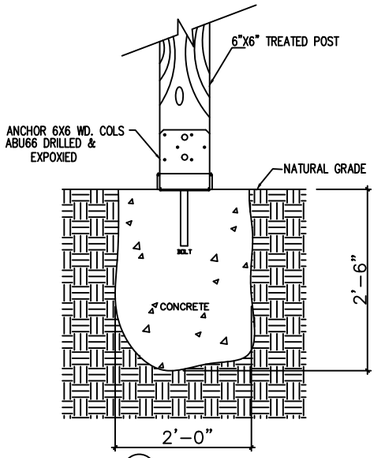
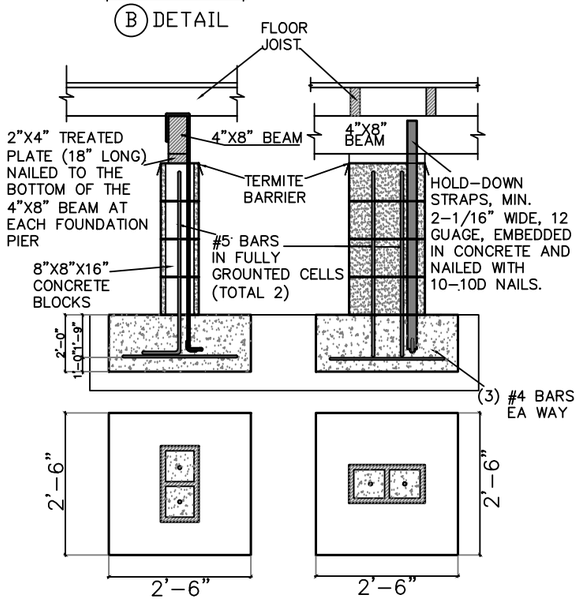
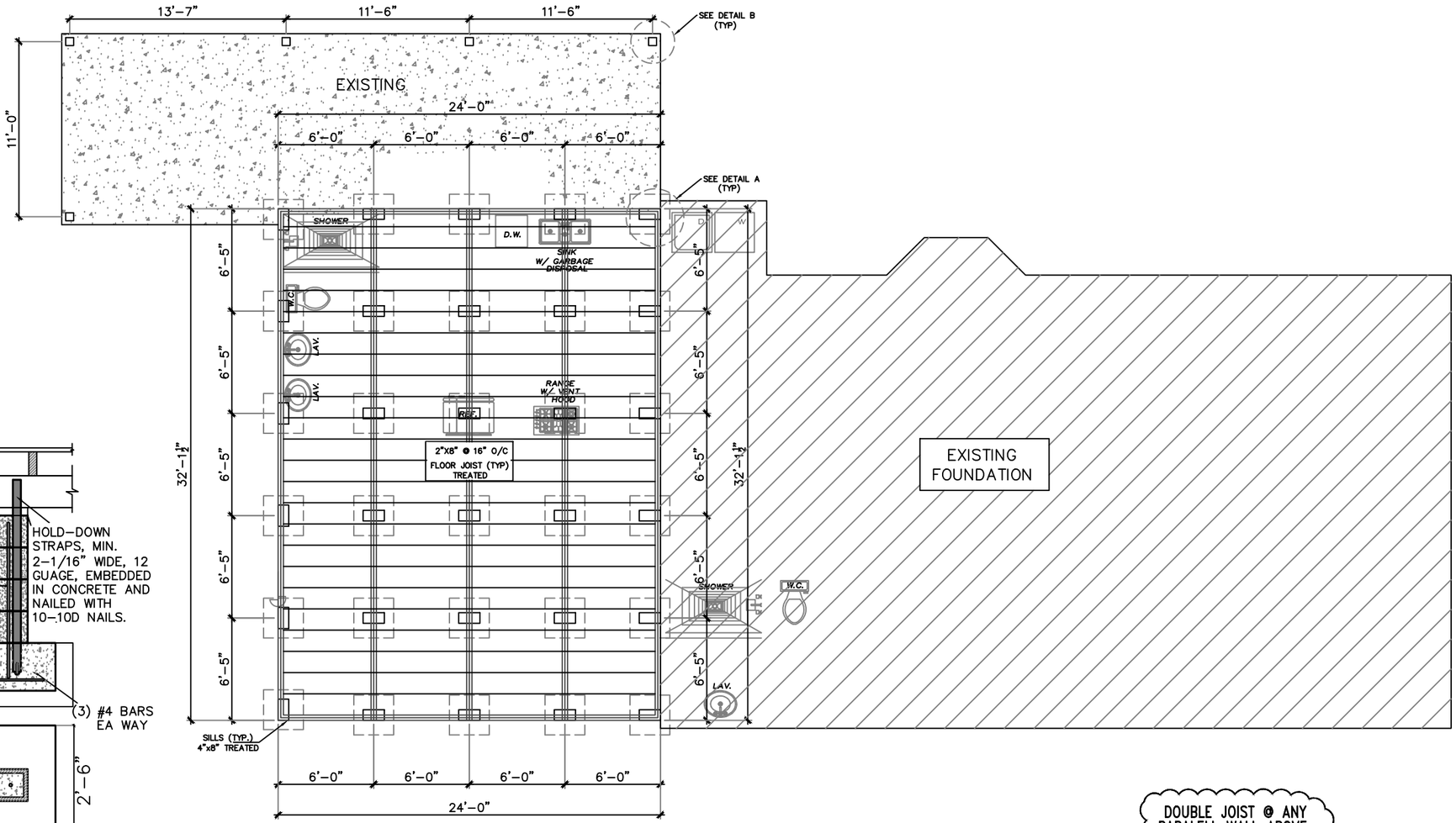


B DETAIL



DETAIL A



DOUBLE JOIST @ ANY PARALELL WALL ABOVE TYP. (U.O.N.)

TREATED 2"x8" FLOOR JOIST @ 16" O.C. (MAX.) (TYP.)

TABLE R401.41 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIAL		
CLASS OFF MATERIAL	LOAD-BEARING PRESSURE	
CRYSTALLINE BEDROCK	12,000	
SEDIMENTARY AND FOLIATED ROCK	4,000	
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000	
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL CLAYEY GRAVEL (SW, SP, SM, SC, GM, AND GC)	2,000	●
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, AND CH)	1,500b	

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA.
a. WHEN SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.
b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

GENERAL NOTES – FOUNDATION

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI318 WITH LATEST REVISIONS.
2. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
3. UNDERGROUND UTILITIES OR OBSTRUCTIONS ENCOUNTERED SHALL BE REMOVED, RELOCATED OR LEFT IN PLACE AS DIRECTED BY ENGINEER.
4. THE GENERAL CONTRACTOR SHALL EXAMINE THE THE MECHANICAL DRAWINGS FOR REQUIRED MECHANICAL WORK TO BE PLACED IN CONCRETE. THIS CONTRACTOR SHALL NOTIFY AND RECEIVE PERMISSION FROM THE STRUCTURAL ENGINEER FOR THE PLACING OF SLEEVES, PIPES OR OTHER MATERIALS.

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NOTES:

1. SEE ARCHITECTURAL DWGS. FOR PLUMBING, EMBEDED ITEMS, RECESES UTILITIES ETC.
2. COORDINATE ALL DIMENSIONS (IF REQUIRED) WITH ARCHITECTURAL DRAWINGS.
3. CONTRACTOR PLEASE VERIFY ALL WALK DOOR AND O.H. DOOR LOCATIONS.
4. SEE STRUCTURAL DWGS FOR ANCHORS, ETC.
5. VERIFY FOUNDATION SLOPES WHERE REQUIRED

NOTE:

TO THE BEST OF MY KNOWLEDGE, THE SOIL IS ADEQUATE FOR THE SIZE AND LOADS OF THE PROPOSED HOUSE. THE FOUNDATION IF CONSTRUCTED AS SHOWN IN THE PERMIT DRAWING WOULD BE IN CONFORMANCE WITH THE, SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISION OF THE IRC-2012 BUILDING CODE.

FOUNDATION PLAN

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

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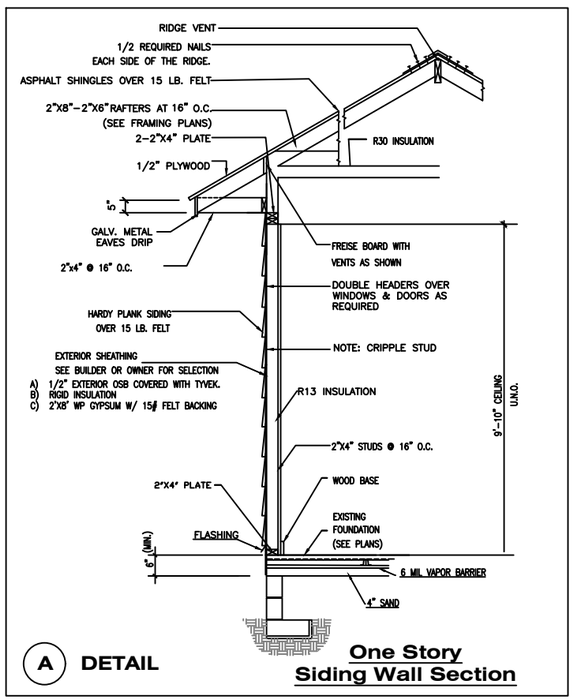
A 5

USE	LIVE LOAD
ATTICS W/ LIMITED STORAGE	20
ATTIC W/O STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS IN-FILL COMPONENTS	50i
PASSENGER VEHICLE GARAGES	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

DESIGN LOADS

LIVE LOAD = 20 PSF.
DEAD LOAD = 10 PSF.
WIND LOAD = 110 MPH
3 – SECOND GUST



A DETAIL — **One Story Siding Wall Section**

CEILING FRAMING NOTES

(UNLESS OTHERWISE NOTED)

1. CEILING JOISTS – SYP #2.
2. TYP. CEILING JOIST – 2"x6" & 2"X8" AT 16" O.C.(U.O.N.)
3. ALL BEAMS AND HEADERS SHALL BE SYP #2.
4. HEADER SCHEDULE:

SPAN	HEADER
2'–6" OR LESS	2–2x4's
4'–6" OR LESS	2–2x6's
6'–0" OR LESS	2–2x8's
7'–6" OR LESS	2–2x10's

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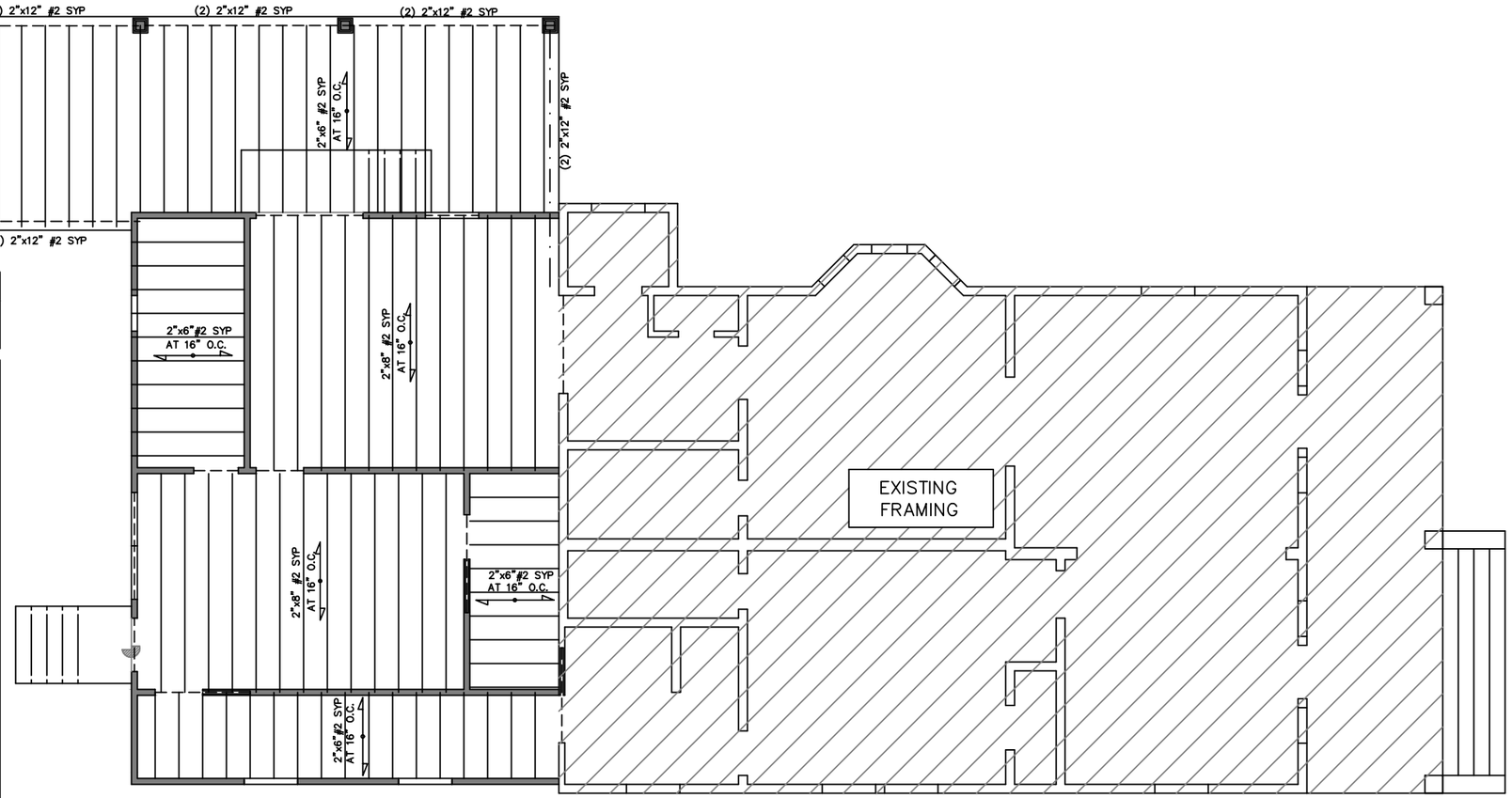

CEILING FRAMING PLAN

PROPOSED | *SCALE: 1/8"=1'–0"*

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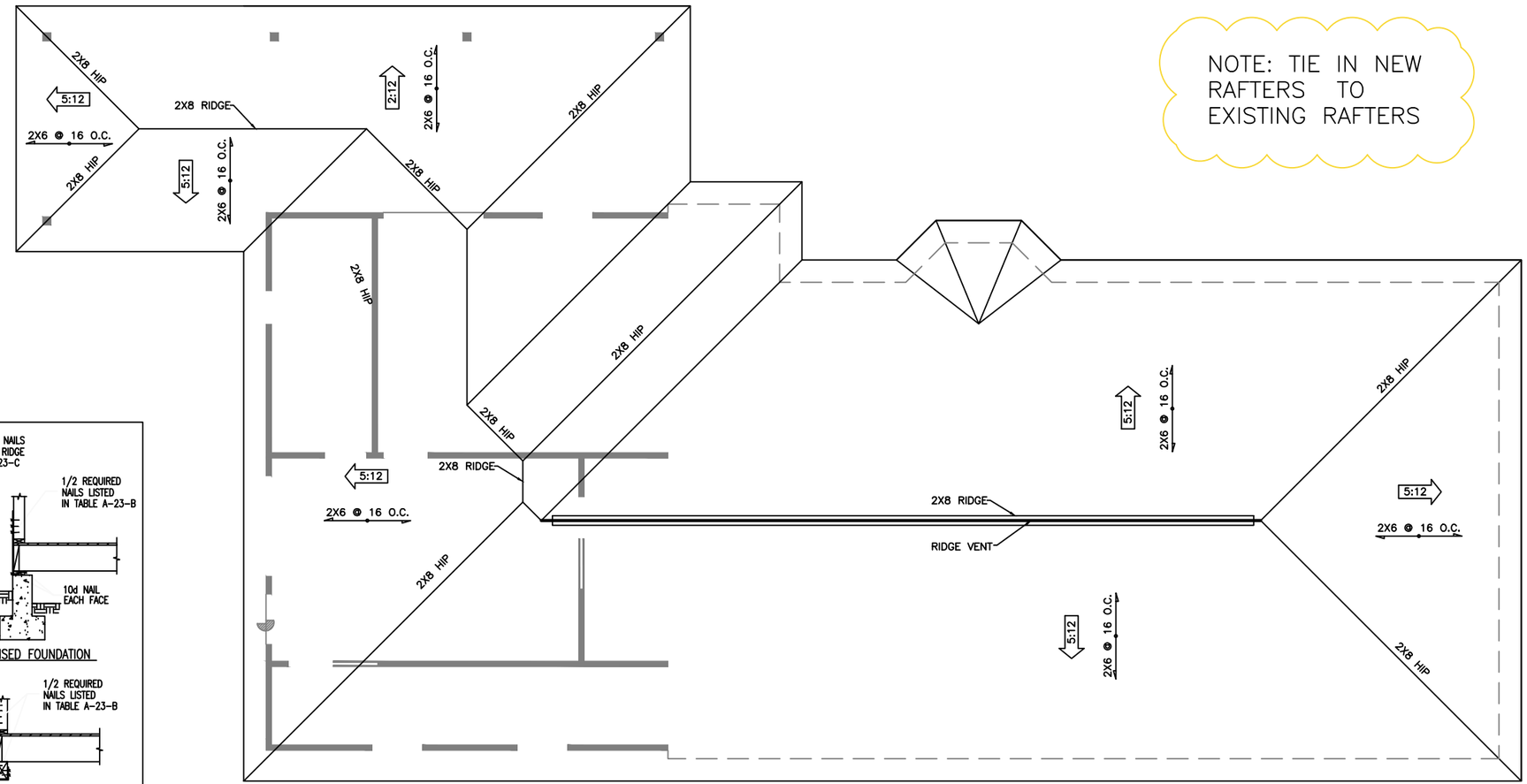

NOTE: TIE IN NEW RAFTERS TO EXISTING RAFTERS

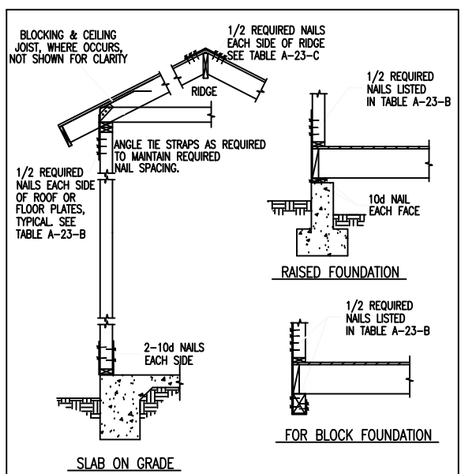

FIGURE A-23-1 COMPLETE LOAD PATH DETAILS

NOTE:
ALL NEW RAFTERS 2x8 @ 16" O.C. 2x6 @ 16" O.C.
SYP. #2 GRADE OR BETTER (U.O.N.)

COORDINATE ALL DIMENSIONS, RECESS AND DROPS W/ ARCHITECTURAL DWGS

NOTES:

1. PROVIDE 2 x 6 PURLIN BRACING WITH 2 x 4 "T" COLUMN MINIMUM BRACED BACK TO LOAD BEARING WALL OR FLOAT BEAM.
2. PROVIDE 2 x 6 COLLAR BEAMS @ EVERY OTHER RAFTER @ 3' TO 4' BELOW RIDGE LINE.
3. RIDGE, HIP, AND VALLEY RAFTERS TO BE NEXT SIZE LARGER THAN CONNECTING MEMBER

TABLE A-23-C RIDGE TIE-STRAP NAILING

BASIC WIND SPEED	NUMBER OF NAILS		
	EXPOSURE		
X 1.81 FOR KNOTS	B	C	D
80	6-10d	8-10d	10-10d
90	8-10d	10-10d	12-10d
100	10-10d	12-10d	14-10d
110	12-10d	14-10d	16-10d

NOTE: CORROSION RESISTANT STEEL TIE STRAP 1 1/8" X 0.036" (129MMx0.91MM) 0.036 INCH (0.91MM) (NO 20 GALVANIZED SHEET GAGE) AS 48" (1219MM) ON CENTER TYPICAL.

DESIGN LOADS

LIVE LOAD = 20 PSF.
DEAD LOAD = 10 PSF.
WIND LOAD = 110 MPH
3 - SECOND GUST

TABLE A-23-B ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

BASIC WIND SPEED		NUMBER OF NAILS		
		EXPOSURE		
X 1.81 FOR KNOTS	LOCATION	B	C	D
80	ROOF TO WALL	6-8d	8-8d	8-10d
	FLOOR TO FLOOR	—	4-10d	6-10d
	FLOOR TO FOUNDATION	—	4-10d	4-10d
90	ROOF TO WALL	8-8d	8-10d	10-10d
	FLOOR TO FLOOR	—	6-10d	8-10d
	FLOOR TO FOUNDATION	—	4-10d	6-10d
100	ROOF TO WALL	8-10d	10-10d	12-10d
	FLOOR TO FLOOR	6-10d	8-10d	10-10d
	FLOOR TO FOUNDATION	4-10d	6-10d	8-10d
110	ROOF TO WALL	10-10d	12-10d	12-10d
	FLOOR TO FLOOR	8-10d	10-10d	10-10d
	FLOOR TO FOUNDATION	6-10d	8-10d	8-10d

FOR FLOOR TO FOUNDATION ANCHORAGE, SEE SECTION 2365.5.4
NUMBER OF COMMON NAILS LISTED IS TOTAL REQUIRED FOR EACH TIE STRAP. THE TIE STRAPS SHALL BE SPACED AT 48" ON CENTER ALONG THE LENGTH OF THE WALL. THE NUMBER OF NAILS ON EACH SIDE OF THE ROOF OR FLOOR PLATE JOINTS SHALL BE EQUAL. NAILS SHALL BE SPACED TO AVOID SPLITTING THE WOOD, SEE FIGURES A-23-I FOR ILLUSTRATIONS OF THESE TIE STRAPS.

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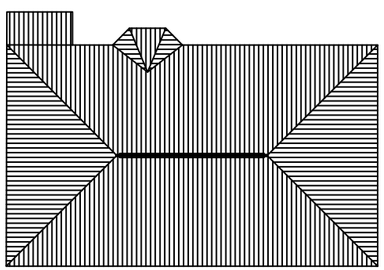
ROOF NOTES:

1. ALL SLOPES FROM FRONT TO BACK ELEVATIONS ARE SEE PLAN / 12 PITCH AND SHALL HAVE EXISTING OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
2. ALL SLOPES FROM SIDE TO SIDE ELEVATIONS ARE SEE PLAN / 12 PITCH AND SHALL HAVE EXISTING OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
3. ALL RAKE OVERHANGS SHALL BE EXISTING FROM FINISH WALL UNLESS NOTED OTHERWISE.
4. ALL RAFTERS SHALL BE 2 x 6 @ 16" O.C. #2 GRADE OR BETTER UNLESS NOTED OTHERWISE.
5. PROVIDE VALLEY FLASHING WHERE ROOF PITCHES CHANGE AND WHERE ROOF INTERSECTS WITH VERTICAL SURFACES.
6. GUTTERS AND DIVERTERS TO BE PROVIDED BY CONTRACTORS AS REQUIRED. (SEE CUSTOMER)
7. CONTRACTORS SHALL PROVIDE ADEQUATE ATTIC VENTILATION PER BUILDING CODES THROUGH CONTINUOUS SOFFIT VENTS TO RIDGE OR TURBINE VENTS. VERIFY WITH OWNER.



EXISTING ROOF
EXISTING N.T.S

ROOF FRAMING PLAN

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

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PROJECT: Jeanette Azarello
ADDRESS: 133 Parkview st.
Houston, Tx. 77009
Designer Address: 1415 N. LOOP WEST SUITE 750 HOUSTON TX 77008 (281) 372-1555

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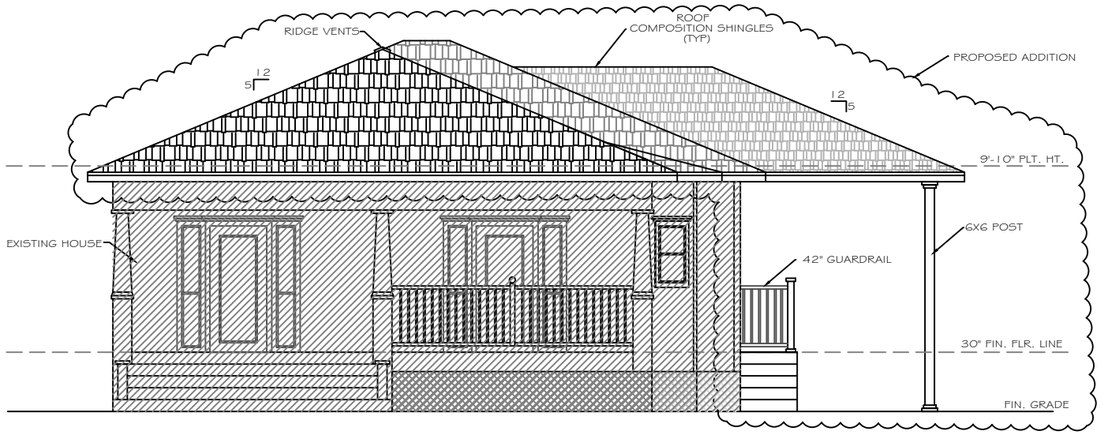
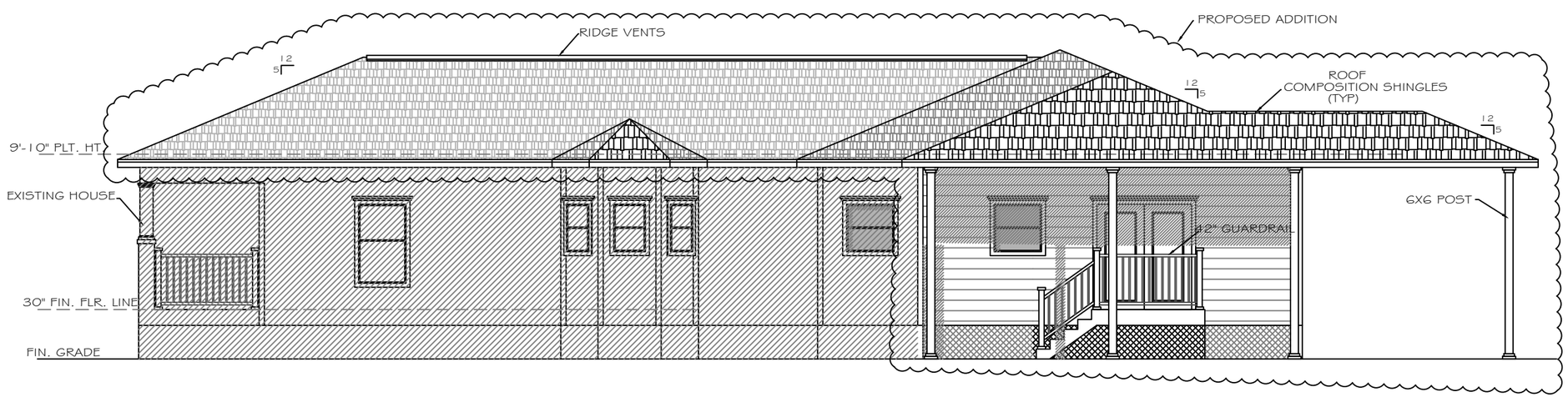


ELEVATION PLAN

FRONT | *SCALE: 1/8"=1'-0"*



ELEVATION PLAN

LEFT | *SCALE: 1/8"=1'-0"*

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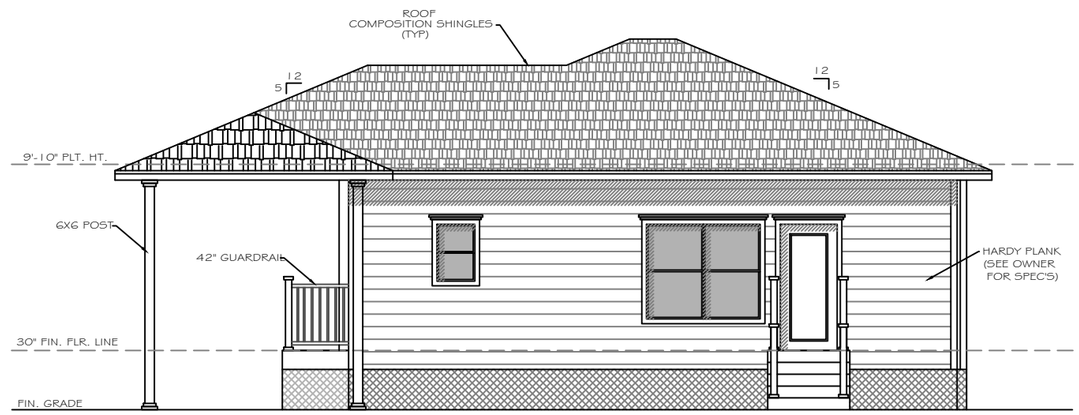
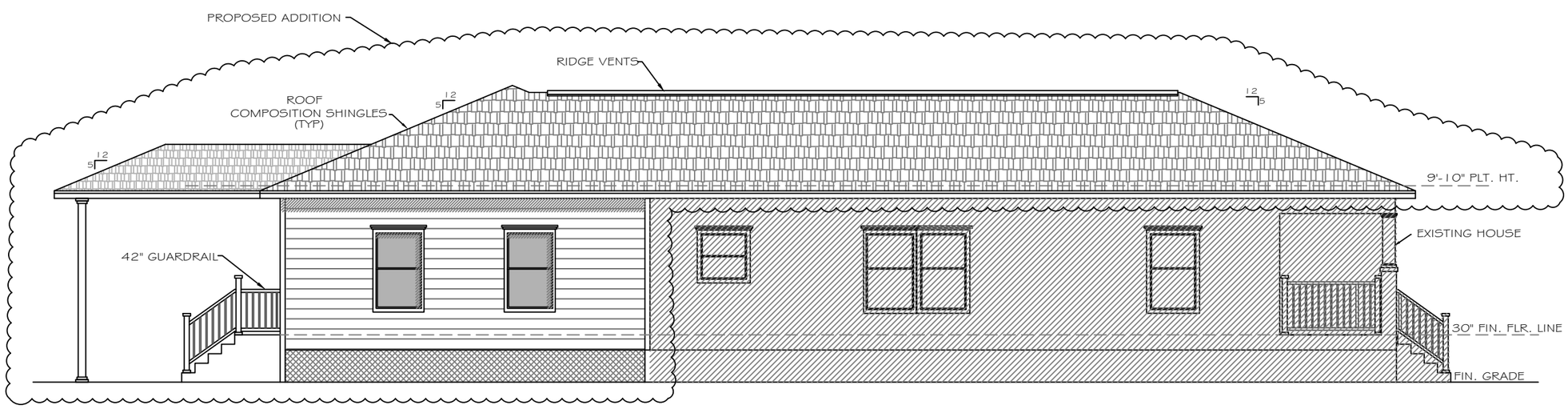


ELEVATION PLAN

REAR

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



ELEVATION PLAN

RIGHT

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

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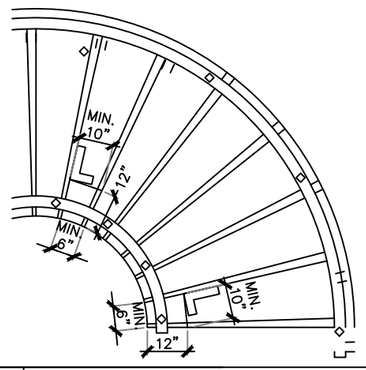

3 WINDERS

GENERAL NOTES:

1. All work to be done as per code and regulations.
2. Water resist gyp. board (full hgt.), @ shower, tub, and walls subject to water splash.
3. Tub and shower, if not fiber glass, shall be tiled to 70" above drain inlet.
4. Glazing in shower, tub enclosure, & door, shall be impact resistant (tempered).
5. Provide access panels @ plumbing walls, especially tub walls.
6. For installation of AHU see contractor.
7. All exhaust fans must be vented to the outside.
8. Provide G.F.I. where shown as per National Electrical Code.
9. Gas installations and appliances are to be consistent with applicable codes and manufacturer's specifications.
10. Fire box is to be installed as per 2012 I.F.C. Standard and manufacturer's specifications are to be posted at the job site.
11. All exterior finishes shall be water resistant.

THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.

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NOTES:

1. ALL 1ST. FLOOR CEILINGS 9'-0" HIGH (U.N.O.)

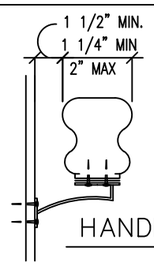
1.1 ALL 2ND. FLOOR CEILINGS 9'-0" HIGH (U.N.O.)

2. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3
3. PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
4. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/REQUIRED ELECT. MECH & PLUMB.

NOTE:

ALL WALLS TO BE 2"x4" (U.O.N.) WOOD STUDS @ 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 5/8" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS.

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER / GENERAL CONTRACTOR



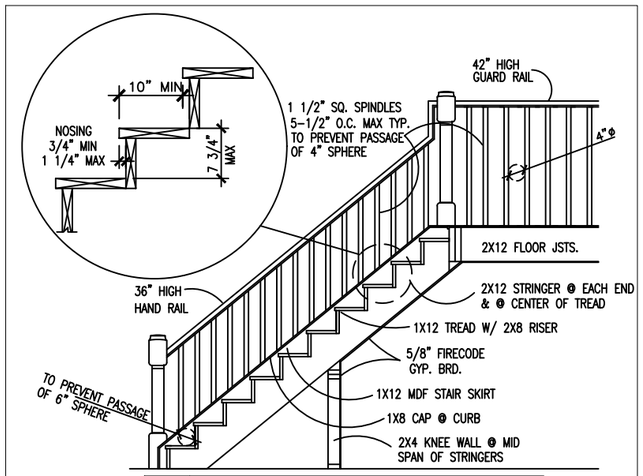
THE HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS SECTIONAL DIMENSIONS OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (Sec. 315.2)

HANDRAIL DETAIL

N T S

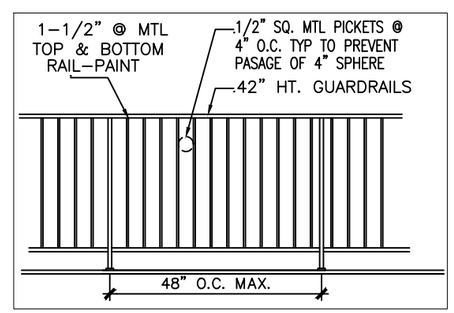
ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 S.F. CLEAR NET OPENING. AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. OF 44" ABOVE FLOOR.

HANDRAIL SHALL BE IN COMPLIANCE WITH SEC. R311.5.6.1 HANDRAILS SHALL BE IN COMPLIANCE WITH TABLE R301.5 MIN. UNIFORMLY DISTRIBUTED 200 POUNDS PER SQ. FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF HANDRAIL.



1 SECTION @ STAIRS (SIMILAR)

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.



2 TYP. SECTION @ GUARDRAIL

FLOOR PLAN NOTES

SCALE: N.T.S.

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GENERAL FRAMING NOTES

1. HIP, VALLEY, AND RIDGE SHALL ALWAYS BE ONE SIZE LARGER THAN RAFTERS.
2. PROVIDE COLLAR TIES AT UPPER 1/3 DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 48" O.C.
3. ALL RAFTERS 2X6 AT 16" O.C. UNLESS OTHERWISE NOTED.
4. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.
5. PROVIDE CROSSBRIDGING AT 8'-0" O.C. ON ALL 2X12 JOISTS.
6. PROVIDE RAFTER TIES AT ALL PLATES WHERE JOIST ARE PERPENDICULAR TO RAFTERS.
7. PROVIDE 2- 2X6 STRONGBACK ON SPANS OVER 10'-0".
8. ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
9. STUD WALLS EXCEEDING 10'-0" SHALL HAVE FIRESTOPS
10. THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2 X 6 BRACES AT 48" O.C.
    MAXIMUM ANGLE FOR 2 x 6 BRACES = 45 deg FROM VERT.
    MAXIMUM UNSUPPORTED LENGTH FOR 2 X 6 BRACES = 8'.
    ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2 X 6 STRONGBACK SUPPORTED BY JOISTS OR (2) 2 X 12 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.).
    PROVIDE 2 X 6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.).
11. PROVIDE 26 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPS, AND RIDGES WHERE APPLICABLE. ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
12. ALL BEAM AND HEADER MATERIAL SHALL BE #2 SD19 SYP. ALL RAFTERS AND JOIST MATERIAL SHALL BE #2 SD19 SYP.
13. ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" O.C.
14. ALL STEEL SHALL CONFORM TO ASTM A-36.
15. ROOF LIVE LOAD = 20 PSF, SECOND FLOOR LIVE LOAD = 40 PSF, CEILING LIVE LOAD = 10 PSF.
    WIND LOAD 110 MPH

    ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) OR WAFERBOARD APA RATED SHEATHING (24/0).
    SECOND FLOOR DECKING SHALL BE APA 1 1/8 PLYWOOD OR 2X6 T & G INSTALLED DIAGONALLY.
16 .FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" o.c. OR APPROVED EQUAL

1. CORNER SHEATHING (FROM CORNER TO A DISTANCE 8'-0" FROM CORNER) PROVIDE 1/2" PLYWOOD SHEATHING. BLOCK ALL UNSUPPORTED EDGES OF SHEATHING. NAIL W/ 8d NAILS AT 6" O.C. EDGES, 12" O.C. FIELD.
2. ALL OTHER SHEATHING: 1/2" PLYWOOD SHEATHING. NAIL W/ 8d NAILS 12" O.C. EDGES AND FIELD.
3. INSTALLATION: DRIVE NAILS FLUSH. DO NOT PENETRATE THE SURFACE OF THE SHEATHING.
4. SHEATHING NOTED ON PLAN IS IN ADDITION TO CORNER SHEATHING. PROVIDE 1/2" PLYWOOD SHEATHING. INSTALL IN ACCORDANCE WITH ITEMS 1 AND 5 ABOVE.

WIND STORM NOTES:

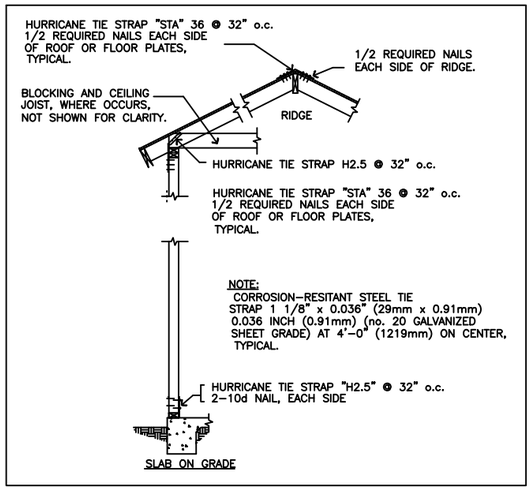
1. RAFTER HURRICANE TIES- CONNECT ALTERNATE RAFTERS TO SUPPORTS WITH SIMPSON H2.5 HURRICANE TIE
2. ALIGN OPPOSING RAFTERS @ RIDGE AND CONNECT WITH SIMPSON LSTA STRAPS TIE WITH 10-10d NAILS (5 EA. SIDE)
3. ROOF BRACING- 2 X 6 PURLIN WITH 2 X 4 BRACE @ 48" O.C. TO BEAM OR WALL BELOW
4. CEILING JOIST- SYP. # 2 2 X 8 @ 16" O.C. U.N.O.
5. ALL BEAM CONNECTIONS SIMPSON HGB OR HGLT
6. PROVIDE FULL BEARING UNDER BEAMS CONTINUOUSLY TO FOUNDATION
7. DL- 5 PSF LL 10 PSF

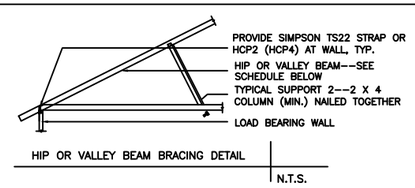
   UNIFORM DIST. LOAD FROM WALL ABOVE #/LF

   POINT LOAD FROM WALL OR COLUMN ABOVE #

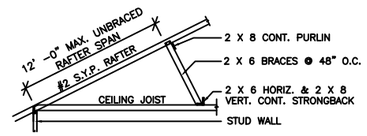
   ALL NON LOAD BEARING TRUSSES @ 120 #/LF MIN. PLUS LOAD FROM WALL ABOVE

   ALL FLUSH BEAM CONNECTIONS SIMPSON HGB OR HGLT
   ALL FLUSH STEEL TO STEEL BEAMS CONNECTIONS
   2- L 4" X 4" X 1/4" X 9' WITH
   6- 3/4" ø A307 BOLTS





HIP OR VALLEY BEAM BRACING DETAIL — N.T.S.



RAFTER BRACING DETAIL — N.T.S.

NOTES:

1. ALL EXTERIOR CORNER WALLS SHALL HAVE A MINIMUM OF ONE LAYER OF 1/2" PLYWOOD SHEATHING (STRUCTURAL GRADE) WITH 8d NAILS @ 4"o.c.
2. SEE DETAIL ABOVE FOR SHEAR WALLS. PROVIDE THE SHEATHING/NAILING PATTERN AS INDICATED ON THESE DRAWINGS.
3. 1/2" DRYWALL WITH 5d COOLER NAILS @ 7"o.c. AT EDGES PROVIDE THIS AS STANDARD CONSTRUCTION FOR BOTH SIDES OF ALL INTERIOR STUD WALLS.
4. PROVIDE BLOCKING AT ALL SHEATHING EDGES. PROVIDE DOUBLE STUDS w/ SIMPSON HD5A, HTT22 (OR EQUAL) AT EACH END OF THE SHEAR WALL.
5. PROVIDE 1/2"ø ANCHOR BOLTS @ 4'-0" MAX. OR AT LEAST 2 BOLTS IN THE MIDDLE OF EACH SHEAR WALL.
6. PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS REQUIRED BY LOCAL BUILDING CODE.
7. PROVIDE ONE LAYER OF 1/2" PLYWOOD SHEATHING (STRUCTURAL GRADE)

STUD WALL FRAMING NOTE

FRAME EXTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2X6 STUDS @ 16" O.C. FRAME INTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10-0" WITH 2 - 2X4 STUDS @ 16" O.C. OR 2X6 STUDS @ 16" O.C.

STUD WALLS SHALL BE DIAGONALLY BRACED w/ 1 X 4 LET-IN AT EACH END, AT 25' MAX. SPACING BETWEEN WALL ENDS.

STRAP TIES MST @ SECOND FLOOR AND ROOF, SPACED @ 32" o.c.

H3 CONNECTORS AT SILL PLATE @ 16" o.c.

RIDGE TIE-STRAP NAILING

BASIC WIND SPEED (MPH)	NUMBER OF NAILS		
	EXPOSURE		
x 1.61 FOR KPH	B	C	D
110	12-10d	14-10d	16-10d

GENERAL NOTE:

FRAMING DESIGN CRITERIA BASED ON 2006 NFPA SPAN TABLES FOR JOISTS AND RAFTERS, AND SPIB GRADING RULES.
VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICKLEDGES, INSERTS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.

ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

BASIC WIND SPEED (MPH)	LOCATION	NUMBER OF NAILS		
		LOCATION		
x 1.61 FOR KPH		B	C	D
110	ROOF TO WALL FLOOR TO FLOOR FLOOR TO FOUNDATION	10-10d 8-10d 6-10d	12-10d 10-10d 8-10d	12-10d 10-10d 8-10d

DETAILS

N.T.S

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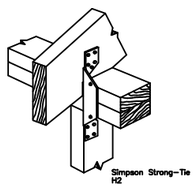
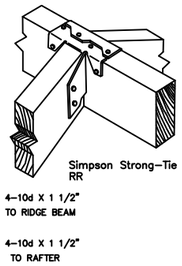
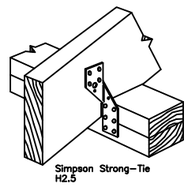
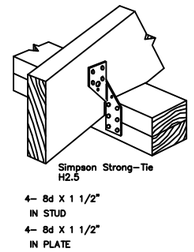
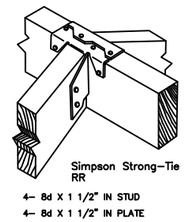
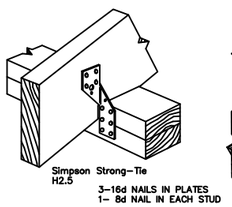


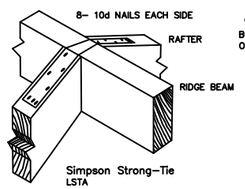


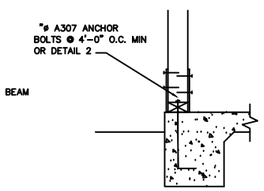




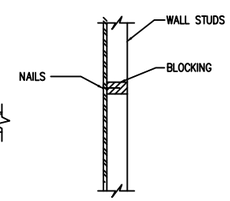




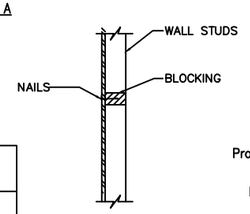




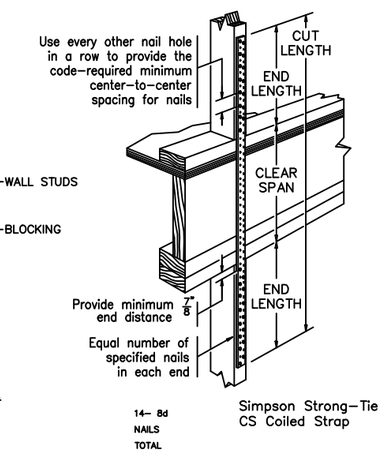
TYP. SLAB ON GRADE ANCHOR DET.

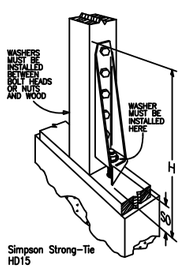


SECTION A



SECTION A





NOTES:
1. INSTALL HURRICANE STRAPS PER DETAILS D1 THRU D4
2. FOR STRAPS FOR MATCHING RAFTERS SEE D5.
3. WHERE RAFTERS ARE STAGGARED USE DETAIL RR ON D2.
4. WHERE RAFTERS AND STUDS MATCH USE DETAIL H2 ON D1.
5. WHERE STUD MATCH FROM THE FIRST FLOOR TO THE SECOND FLOOR USE CS ON D1.
6. WHERE RAFTERS DO NOT MATCH TO STUDS USE H2 ON D2.
7. TO TIE STUDS TO TOP PLATE WHERE RAFTERS DO NOT MATCH USE RSP4 ON D3.
8. CONNECT STUDS TO BOTTOM PLATE PER RSP4 ON D3.
9. ALL WALLS SHALL HAVE DIAGONAL BRACING PER WW ON D4. ALTERNATE BRACING IS 1X4 LET-IN FROM TOP PLATE TO BOTTOM PLATE.

DESIGN LOADS

LIVE LOAD = 20 PSF.
DEAD LOAD = 10 PSF.
WIND LOAD = 110 MPH
3 - SECOND GUST

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
TABLE R602.3(1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER[a,b,c,d]	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	-
1"x6" subfloor or less to each joist, face nail	2-8d 2 staples, 1-3/4	-
2" subfloor to joist or girder, blind & face nail	2-16d	-
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	-
Stud to sole plate, toe nail	3-8d or 2-16d	-
Double studs, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 48" offset of end joints, face nail in lapped area	8-16d	-
Blocking between joists or rafters to top plate, toe nail	3-8d	-
Rim joist to top plate, toe nail	8d	6" o.c.
Top plates, laps at corners & intersections, face nail	2-10d	-
Built-up header, two pieces with 1/2" spacer	16d	16" o.c. along each edge
Continued header, two pieces	16d	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d	-
Continuous header to stud, toe nail	4-8d	-
Ceiling joist, laps over partitions, face nail	3-10d	-
Ceiling joist to parallel rafters, face nail	3-10d	-
Rafter to plate, toe nail	2-16d	-
1" brace to each stud & plate, face nail	2-8d 2 staples, 1-3/4	-
1"x6" sheathing to each bearing, face nail	2-8d 2 staples, 1-3/4	-
1"x8" sheathing to each bearing, face nail	2-8d 3 staples, 1-3/4	-
Wider than 1"x8" sheathing to each bearing, face nail	3-8d 4 staples, 1-3/4	-
Built-up corner studs	10d	24" o.c.
Built-up girders & beams, 2-inch lumber layers	10d	Nail each layer as follows: 32"o.c. at top & bottom & staggered. Two nails at ends & at each splice
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail face nail	 4-16d 3-16d	 - -
Rafter ties to rafters, face	3-8d	-
Wood structural panels, subfloor, roof & wall sheathing to framing, & particleboard wall sheathing to framing		
5/16 - 1/2	6d common nail (subfloor, wall) 8d common nail (roof) [f]	6	12[g]
19/32 - 1	8d common nail	6	12 [g]
1-1/8 -1-1/4	10d common nail or 8d deformed nail	6	12

BRACING & NAILING DETAILS

NOT TO SCALE

HOUSTON PLANS & PERMITS
W3.PLANSANDPERMITS.NET

REL:	BY:	DESCRIPTION:	DATE:

DATE: 06-20-16
DRAWN: EJ
CHECK: xx

PROJECT: Jeanette Azarello
ADDRESS: 133 Parkview st.
Houston, Tx. 77009

Designer Address:
1415 N. LOOP WEST SUITE 750 HOUSTON TX 77008 (281) 372-1555

SHEET NUMBER:
of: 12
A 12