

# 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:** 1212 Tulane

**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

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 1212 Turlane  
 Historic District / Landmark Houston Heights West HCAD # 0201790000043  
 Subdivision Houston Heights Lot 27 Block 183

**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 Cesar Hernandez  
 Company ZEDNA  
 Mailing Address 8787 Woodway Dr 2301  
Houston TX 77063  
 Phone 832-729-8833  
 Email [REDACTED]  
 Signature [Signature]  
 Date 4/28/15

**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: \_\_\_/\_\_\_/\_\_\_





# 1500 Vinyl Collection

Single Hung Windows

BUILDER



Building choice into every view.



# 1500 Single Hung Windows



When you build a lot of homes, you expect a lot from your windows. Quality. Performance. Value. A company you can count on. Our new 1500 vinyl windows offer all that and more, including a full range of options to meet your every need.

## Frame Options



Brickmould

Beveled

Flat

## Window Anatomy

Multi-chamber construction with fusion-welded sash and frame

7/8" or 1" dual or triple pane insulated glass with Warm Edge spacer saves energy

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation (optional double utility trim)



## Upgrade your view

- High performance in a builder's window
- Traditional or contemporary frame design
- SDL or GBG grilles
- Sizes to meet your need
- Egress Size: 3050SH, 4040SL
- Limited Lifetime Warranty

## Color options

\*New exterior colors are on brickmould and flat casing only.



## Grille types

\*Also available with no grilles.

### GBG Grilles



3/4" Flat, 5/8" or 1" Sculptured

### SDL Grilles



7/8" or 1-1/4" SDL with Shadow Bar

## Glass options

Compare U-Factor ratings

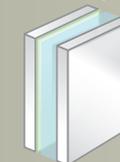
Visit [1500vinylcollection.com](http://1500vinylcollection.com) for more detailed information

### Low-E



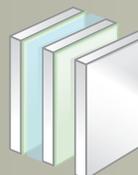
7/8" Low-E	.35	SHGC .29
One lite of Low-E		
7/8" Low-E <sup>SC</sup>	.35	SHGC .22
One lite of solar cooling Low-E		
7/8" Low-E2+	.30	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E		

### Low-E with Argon



7/8" HP	.32	SHGC .28
One lite of Low-E with argon		
7/8" HP <sup>SC</sup>	.32	SHGC .22
One lite of solar cooling Low-E with argon		
7/8" HP2+	.28	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E with argon		

### Triple-Glazed



7/8" HP2 <sub>Max</sub>	.25	SHGC .25
Two lites of Low-E with two chambers of argon		
7/8" HP3 <sub>Max</sub>	.23	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		
1" HP3 <sub>Max</sub>	.22	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		

Values reflect 3050 call size brickmould non-drywall glazed single window with 3mm glass, no grilles.

# easyinstall

for a quick, correct fit

- Alignment clips
- Integral mull
- Removable meeting rail
- Double utility trim
- Integral J-channel or flange
- Drywall receiver and return
- Accessory grooves
- Protective construction film



Scan with your smartphone for product performance data.  
1500VinylCollection.com



## Window Highlights



Optional H-LC 50 Upgrade in Limited Sizes



Interior



Exterior



### Jamb Alignment Clips

Aligns and holds frame in place during installation; enables one person to center smaller windows.



### Removable Meeting Rail

Patent pending meeting rail anchor makes removing rail simple; ideal for drywall applications.

Patent Pending number: 61746220



### Recessed Tilt-latch

Low profile design features a patent pending barrel tilt latch that locks under load.

Patent Pending number: 61746222



### Interlocking Sashes

Sashes lock tightly together to help keep out intruders and inclement weather.



### Forced Entry Resistant Locks

Enhanced security locks meet tough AAMA forced entry requirements. ADA and auto-lock options available.



ADA Lock



Auto Lock



Scan with your smartphone for performance data, window sizes, CAD drawings and more.  
1500VinylCollection.com



# Building choice into every view

## WindowSpecs

### FRAME

- 3 1/2" dual wall brickmould frame depth
- 2 7/8" beveled frame depth
- 1 3/8" integral nail fin set back
- Optional 1/2" flush flange for block installs
- Optional 3 1/2" flat casing
- Optional double utility trim simplifies siding installation
- Custom and traditional sizing to meet your needs
- Integral J-pocket simplifies siding installations
- Interior/exterior accessory grooves
- Sloped sill for water management
- Screen clip PP#: 61738783
- Mixed operating and fixed integral mulls PP#: 61820933

### SASH

- Interior glazed top glass
- Exterior glazed bottom glass
- Interlocking sash with dual pile weatherstripping
- Inverted block & tackle or constant force coil balances
- Recessed tilt-latch locks under load PP#: 61746222
- Dual lift rails for easy operation
- Easy to remove meeting rail PP#: 61746220
- Half screens (shipped separately or installed)

### GLASS

- Double: Low-E, Low-E<sup>SC</sup>, Low-E2+, Low-E2+<sup>SC</sup>, HP, HP<sup>SC</sup>, HP2+, HP2+<sup>SC</sup>
- Triple: HP2<sup>MAX</sup>, HP2<sup>MAX</sup><sup>SC</sup>, HP3<sup>MAX</sup>, HP3<sup>MAX</sup><sup>SC</sup>
- Optional Warm Edge+ spacers
- Configurable STC values up to 33
- Impact, tempered, obscure and rain options
- EZ Clean option

### GRILLES

- GBG (Grilles Between Glass) 3/4" Flat, 5/8" or 1" Sculptured
- SDL (Simulated Divided Lite) 7/8" or 1 1/4" with Shadow Bar
- Colonial, Plaza, Prairie, Diamond, Gothic patterns available

### LOCKS

- Standard forced entry resistant cam lock
- Self-latching forced entry resistant auto-lock option
- ADA forced entry resistant auto-lock option

### PERFORMANCE CERTIFICATIONS

- FLORIDA APPROVED FL16103  
For a list of Ply Gem's Florida approved products visit [floridabuilding.org](http://floridabuilding.org).
- CANADIAN STANDARDS ASSOCIATION CERTIFIED
- TEXAS DEPARTMENT OF INSURANCE  
WIN1769 non-impact, WIN1771 impact

1



Brickmould Beveled Flat

### Select a frame profile

We offer different profiles to complement different architectural styles.

2



### Select colors

We provide several color options to suit your home's unique style.

*(New exterior colors are on brickmould and flat casing only and are not available on beveled.)*

3



### Add character with grilles and shapes.

Choose from a variety of distinctive looks.

4



### Multiply the effect.

Combine fixed and operating windows to make a dramatic statement.

5

### Enjoy the view.



For more information, call 888-9PLYGEM.





57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73



1x6

Pattern

***Certificate of Appropriation for 1212 Tulane, Houston, Tx 77008***

***Written Description***

1. Property Conditions and Current Building Material Conditions
  - a. Structural issues due to deteriorated platform girders and exterior load bearing walls
  - b. Deteriorated siding due to water damage
  - c. Deteriorated windows due to water damage, most windows were not original to home, they were vinyl or aluminum.
  - d. Deteriorated soffit and Fascia due to water and pest damage
  - e. Previous owner had begun demolition on interior and removed ship lap material
  - f. Deteriorated entry stairway
  - g. No skirt



2. Proposed Work

- a. Addition of 1800 SF of living area and a exterior garage, see attached proposed elevations
- b. Replace all irreparable siding, windows, Soffit/Fascia and structural elements
- c. Structural engineer to review removal of interior ship lap material and make recommendation for fix via formal written letter.
- d. Modifying

3. Proposed New Materials

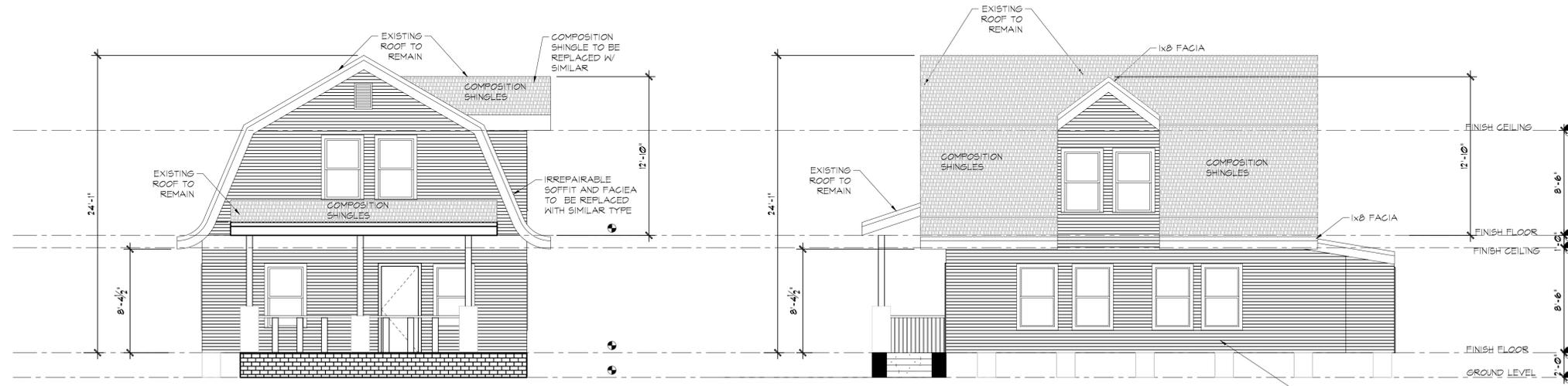
- a. Skirt if to be made of lattice material and 1"x6" pine wood, see below figure
- b. Replacement siding is to be identical profile (Patter #117) made from pine wood, see figure below
- c. Windows are to be replace with Double Hung energy efficient windows made by Poly Gem, with no grids, See attached spec sheets
- d. Damaged soffit and fascia is be replaces with hardy board and is to be same type system
- e. Window trim is to be replaced with identical design using wood material



4. Performed Work

- a. Some siding had been replaced
- b. All windows have been replaced
- c. Soffit Fascia has been replaced
- d. Foundation repair (Deteriorated girders were replaced) House was raised 4" from original height

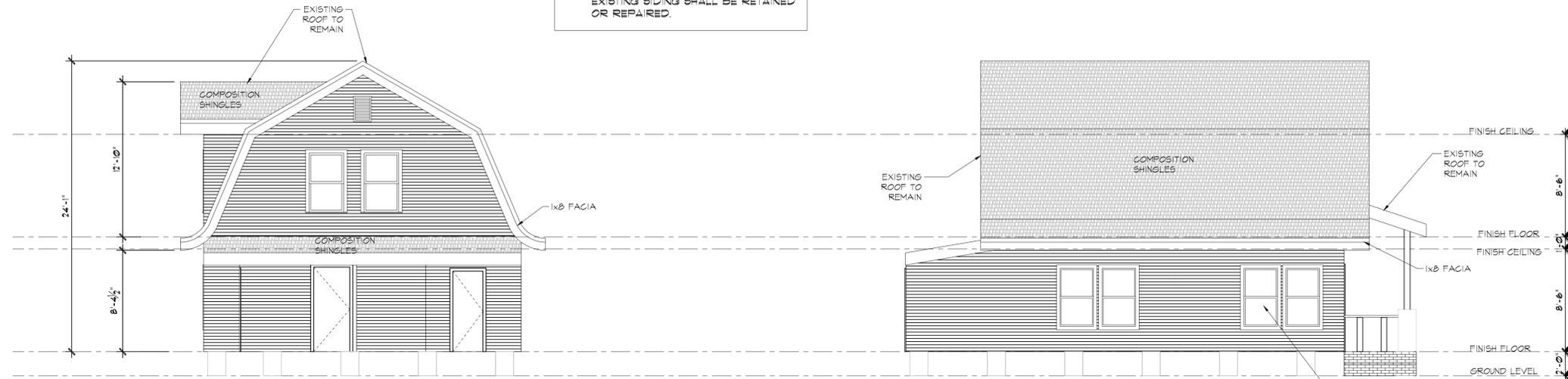




**1 EXISTING FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

**2 EXISTING RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"

NOTE:  
EXISTING WINDOWS SHALL BE RETAINED OR REPAIRED.  
EXISTING SIDING SHALL BE RETAINED OR REPAIRED.



**3 EXISTING BACK ELEVATION**  
SCALE: 3/16" = 1'-0"

**4 EXISTING LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"

ADDITION/REMODEL

1212 TULANE  
HOUSTON, TX 77004

DATE : 04/29/2015  
SCALE : AS NOTED  
DRAWN BY : MJB  
SHEET TITLE :

ELEVATIONS

**AREA BREAKDOWN**

FIRST FLOOR LIVING AREA	1640 SQFT.
SECOND FLOOR LIVING AREA	1281 SQFT.
EXISTING PORCH FOOT PRINT:	116 SQFT.
PROPOSED PORCH FOOT PRINT:	172 SQFT.
NEW GARAGE FOOT PRINT:	467 SQFT.
TOTAL LIVING AREA:	2921 SQFT.

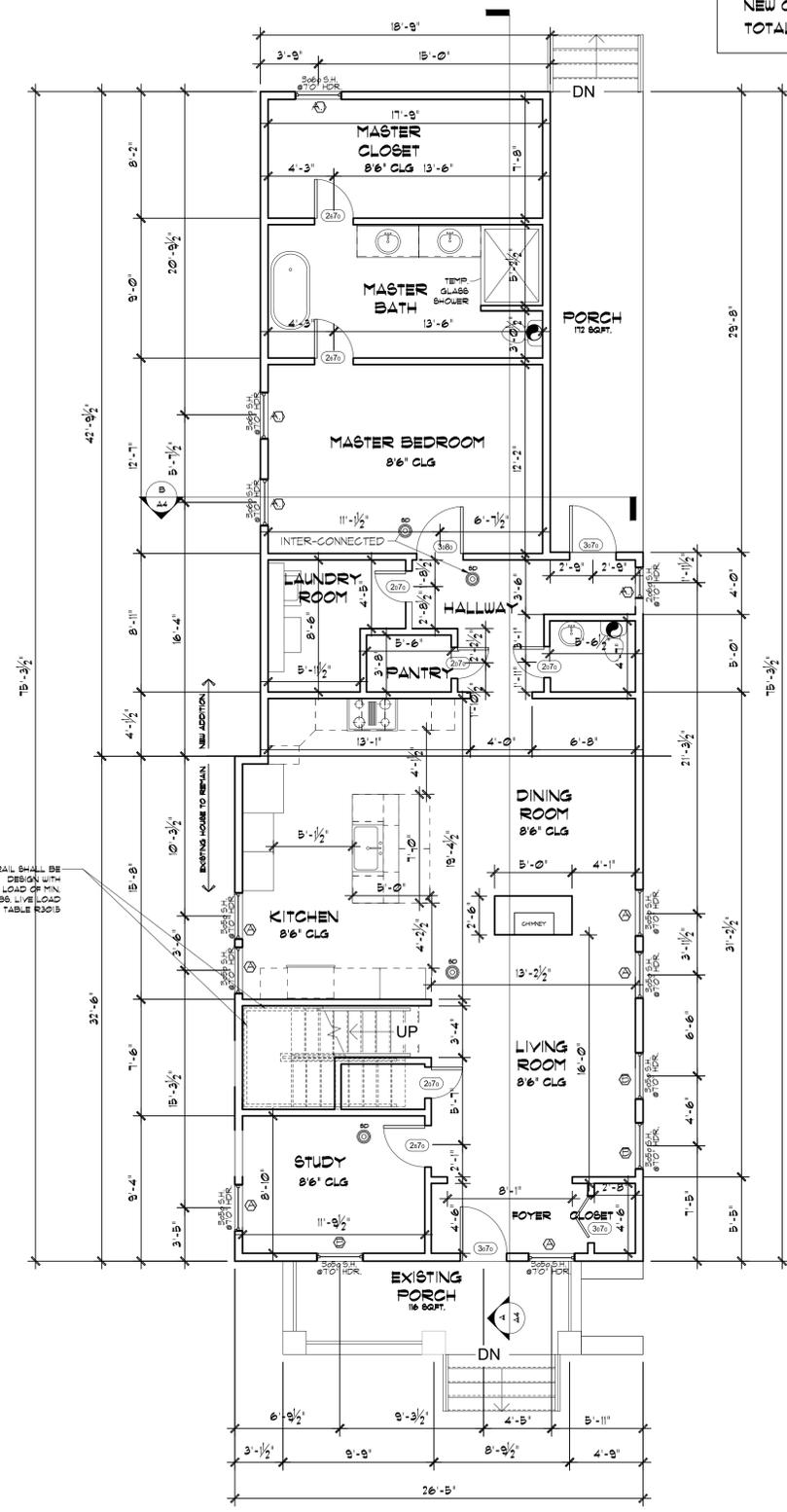
**WINDOW SCHEDULE**

MARK	SIZE	DESCRIPTION	REMARKS
Ⓐ	REL. FLOOR PLAN	SINGLE HND	EXISTING WINDOW TO REMAIN
Ⓐ	REL. FLOOR PLAN	DOUBLE HND	VINYL FRAME NEW WINDOW ON ADDITION
Ⓑ	REL. FLOOR PLAN	DOUBLE HND	WINDOWS TO BE REPLACED DUE TO DAMAGE OR ARE IRREPAIRABLE OR NOT CODE COMPLIANT. VINYL FRAME, LOW-E, INTERIOR & EXTERIOR GLAZED TOP AND BOTTOM GLASS

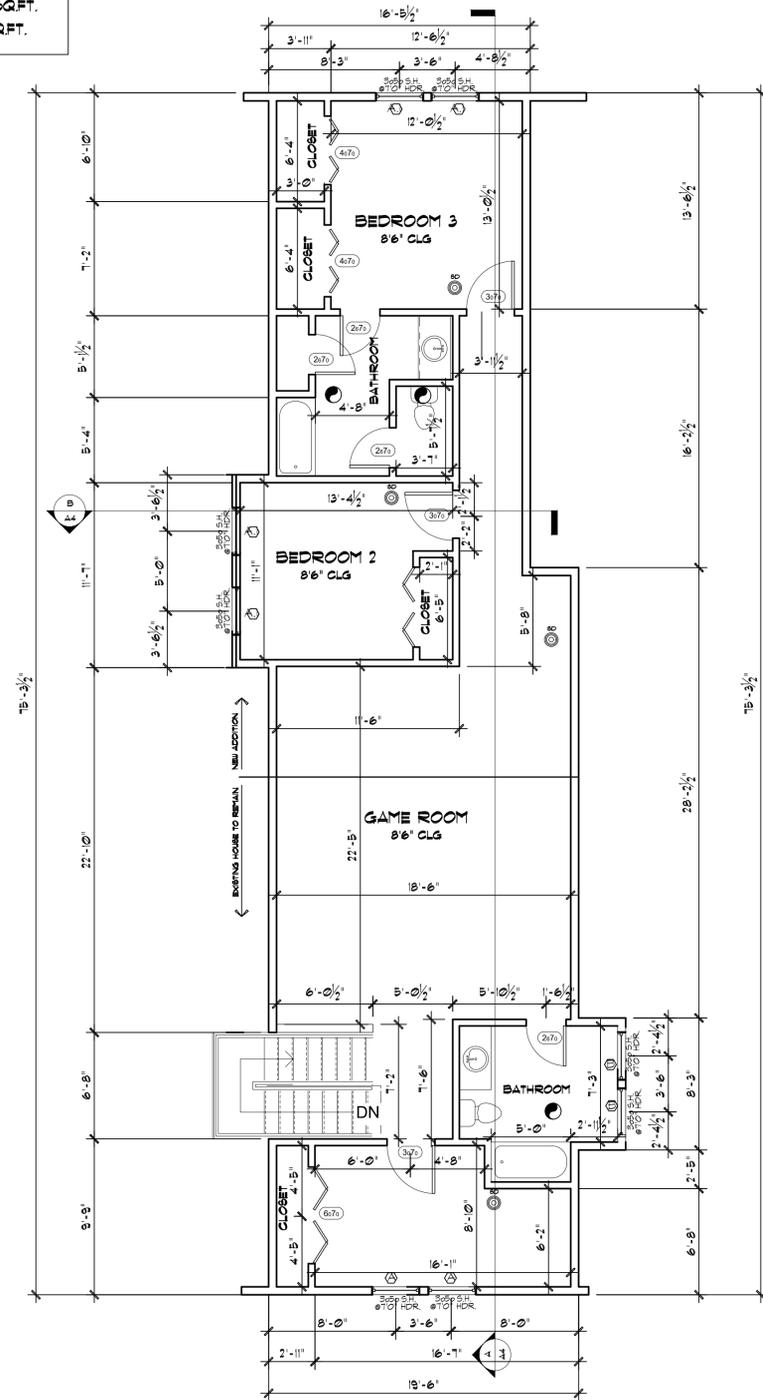
**SMOKE DETECTOR**

NOTE:  
ALL SMOKE DETECTORS SHALL BE HARD WIRED TO POWER SUPPLY AND BE BATTERY BACK UP.

NOTE:  
EXISTING WINDOWS SHALL BE RETAINED OR REPAIRED.  
EXISTING SIDING SHALL BE RETAINED OR REPAIRED.



FIRST FLOOR

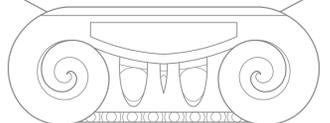


SECOND FLOOR

**1 PROPOSED FLOOR PLAN**  
SCALE: 3/16"=1'-0"

HANDRAIL SHALL BE DESIGN WITH A DESIGN LOAD OF MIN. 200 LBS. LIVE LOAD 2000 IRC TABLE R301.5





ADDITION/REMODEL

1212 TULANE  
HOUSTON, TX 77004

DATE: 03/05/2015  
SCALE: AS NOTED  
DRAWN BY: MJB  
SHEET TITLE:

**FRAMING PLANS**

**S-3.0**

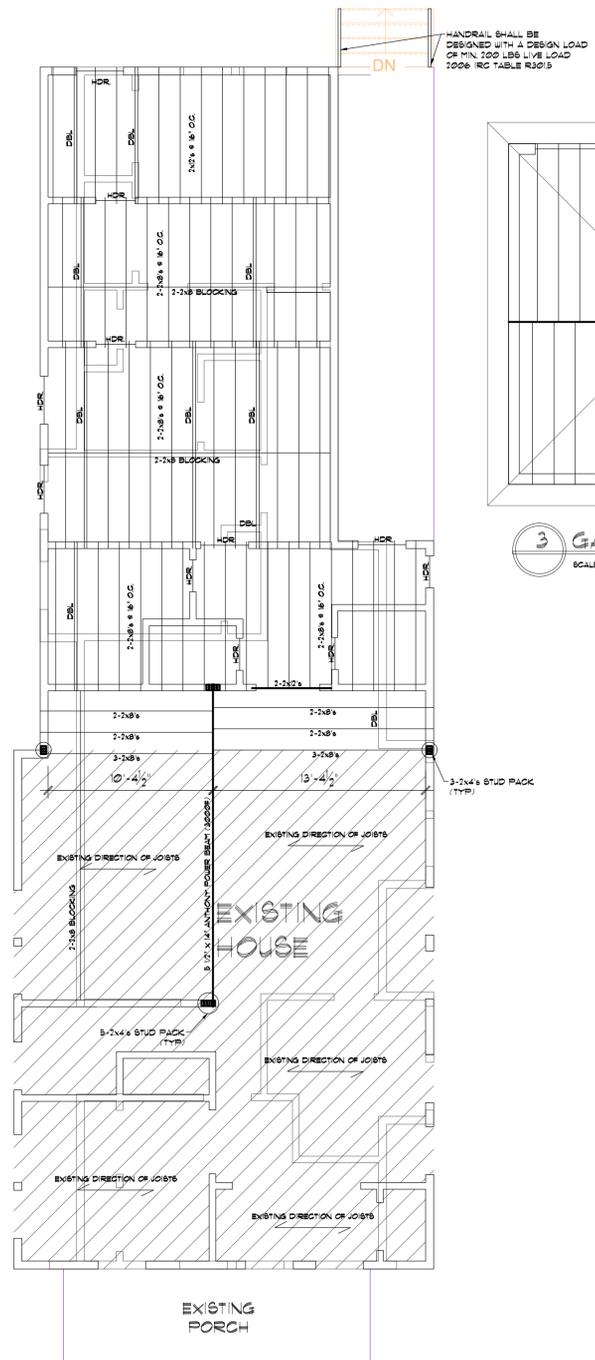
**MINI NOTES:**

ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.  
DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE OR LARGER.  
PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER 11'-6" AND TWO STRONGBACKS ON ALL JOIST SPANS OVER 15'-0" STRONGBACKS SHALL BE ONE 2x6 VERTICAL AND ONE 2x4 FLAT, RUN PERPENDICULAR TO JOISTS AND NAIL TO EACH JOIST.  
PROVIDE METAL CROSS BRIDGING OR WOOD CROSS BRIDGING ON 2" SOLID WOOD AT 8'-0" MAXIMUM FOR SPANS OVER 10'-0".  
PROVIDE PLYWOOD SHEATHING BRACING (THICKNESS TO MATCH TYPICAL EXTERIOR SHEATHING) AT FACE OF STUDS FROM TOP TO BOTTOM PLATES AT EACH CORNER OF BUILDING AND MAJOR OFF SETS.  
PROVIDE DOUBLED JOISTS UNDER PARTITIONS ABOVE WHICH ARE PARALLEL WITH JOIST AND BLOCK IF PARTITION ABOVE IS A PLUMBING WALL.  
PROVIDE SOLID BLOCKING @ 12" O.C. BETWEEN JOISTS UNDER PARTITIONS ABOVE WHICH ARE PERPENDICULAR TO JOIST SPAN. BLOCKING SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND SHALL MATCH DEPTH OF JOISTS.  
THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.  
TRUSSES SHALL BE DESIGNED FOR BEARING WALL LOADS WHERE REQUIRED.  
ALL CHIMNEYS SHALL BE 2x4 CONSTRUCTION WITH 1/2" EXTERIOR GRADE PLYWOOD SHEATHING (U.O.).  
ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE FOLLOWING MINIMUM GRADES AND ALLOWABLE STRESSES AS PER NATIONAL FOREST PRODUCTS ASSOCIATION. (ANY CHANGES IN SPECIES OR GRADES MUST BE COMPENSATED ACCORDINGLY.)

STUDS	#3 OR BETTER	
BEAMS/GIRDERS	#2 OR BETTER	
ALL OTHER LUMBER	#3 OR BETTER	
HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR WALLS ARE AS FOLLOWS:		
WIDTH OF ROOF STRUCTURE UP TO 16'-0"	HEADER SIZE	MAXIMUM SPAN
	2-2x8	6'-0"
	2-2x10	7'-6"
	2-2x12	9'-0"
26'-0" TO 32'-0"	2-2x6	4'-0"
	2-2x8	5'-4"
	2-2x10	6'-10"
	2-2x12	8'-3"

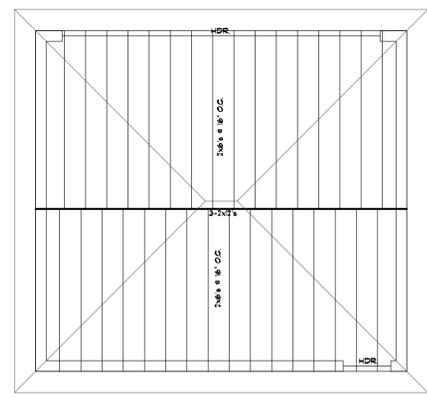
WIDTH OF FLOOR STRUCTURE UP TO 24'-0"	HEADER SIZE	MAXIMUM SPAN
	2-2x6	3'-6"
	2-2x8	4'-6"
	2-2x10	5'-10"
	2-2x12	7'-2"

THESE HEADERS AND SPANS ARE ASSUMING UNIFORMLY DISTRIBUTED LOAD REQUIREMENT TO 1/2 THE WIDTH MULTIPLIED BY THE APPLICABLE LOAD. IF CONCENTRATED LOADS FROM THE BEAMS OR OPENINGS ABOVE ARE APPLIED TO THESE HEADERS, SPECIAL ANALYSIS WILL BE REQUIRED.  
GYPSUM SHEATHING: WEATHERPROOFING FACES, WATER RESISTANT GYP. JOINT COVER 3" ROOF FELT IN ROOF CEMENT OR COVER BY 15# FELT OR 4 MIL. BLACK POLYETHYLENE.  
FOUNDATION PLATES OR GILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 1" INTO CONCRETE - MAXIMUM 3'-0" O.C. - MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF END OF EACH PIECE - PROVIDE 2" WASHER @ TOP OF PLATE.  
ALL EXTERIOR 4 PARTY WALL PLATES TO BE SET IN SEALANT.  
ALL WOOD IN CONTACT WITH CONCRETE OF EXPOSED TO WEATHER SHALL BE TREATED LUMBER.  
PROVIDE BRICK TIES OF 22 GAUGE 1/8" CORRUGATED METAL - 3" INTO MASONRY @ 24" HORIZONTALLY & 16" VERTICALLY.  
PROVIDE MASONRY WEEP HOLES 32" O.C. AT BASE OR LEDGE.  
PLYWOOD FLOOR SHEATHING SHALL BE STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE (USE TONGUE & GROOVE PLYWOOD IF CALLED FOR ON WALL SECTIONS). ALL PLYWOOD SHALL BEAR AN APPROVED STAMP. NAIL WITH 3D COMMON NAILS 6" O.C. AT EDGES & 10" O.C. IN THE FIELD.  
FOR 3 STORY CONSTRUCTION: ALL BEARING WALLS SUPPORTING 2 FLOORS, ROOF & CEILING SHALL BE 2-2x4 STUDS AT 16" O.C. OR 2x6 STUDS AT 16" O.C.  
USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX SPAN) OR 2x6 RAFTERS AT 16" O.C. #3 S.Y.P. (11'-0").  
ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.  
DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240.  
USE 2x6 @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.  
RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2006 INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS.  
A. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE IN AN ADEQUATE MANNER TO SECURE THE ROOF FRAMING TO THE WALLS.  
B. WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.  
PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS SHOWN ON ROOF PLAN.  
PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.

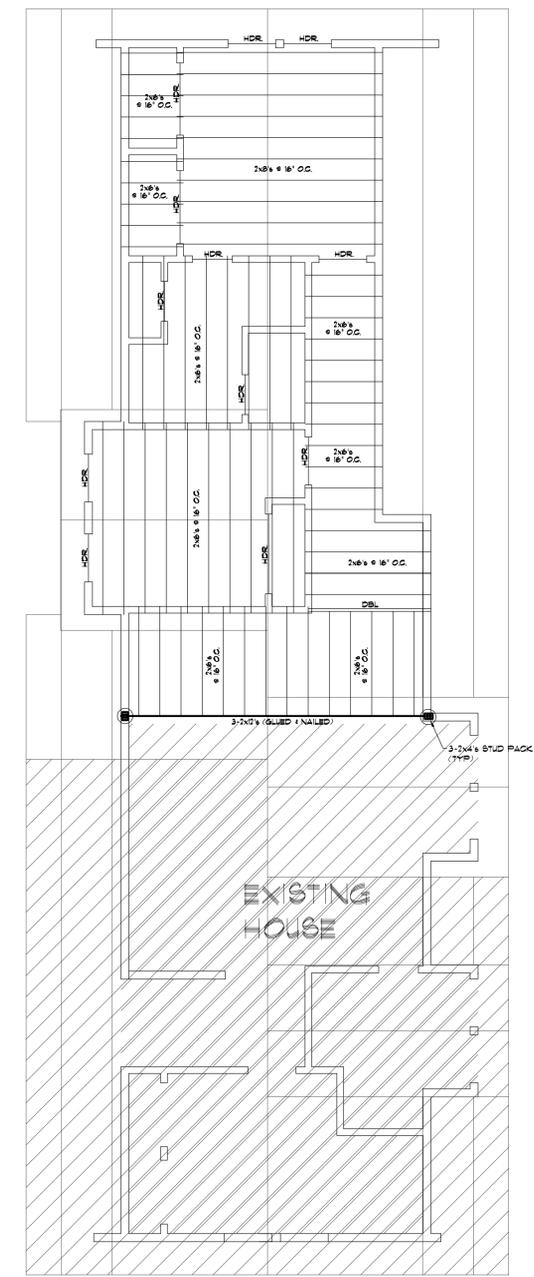


**1 FIRST FLOOR FRAMING PLAN**  
SCALE: 3/16"=1'-0"

HANDRAIL SHALL BE DESIGNED WITH A DESIGN LOAD OF MIN. 100 LBS LIVE LOAD 2006 IRC TABLE R301.5



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



**2 SECOND FLOOR FRAMING**  
SCALE: 3/16"=1'-0"









PHOTO 01



PHOTO 01



DANGER  
RESTRICTED  
AREA  
PRIVATE  
PROPERTY



DANGER  
RESTRICTED  
AREA  
PRIVATE  
PROPERTY

PHOTO 02



**DANGER**  
RESTRICTED  
AREA

**PRIVATE**  
PROPERTY

PHOTO 03



**DANGER**  
RESTRICTED  
AREA  
**PRIVATE**  
PROPERTY

PHOTO 03



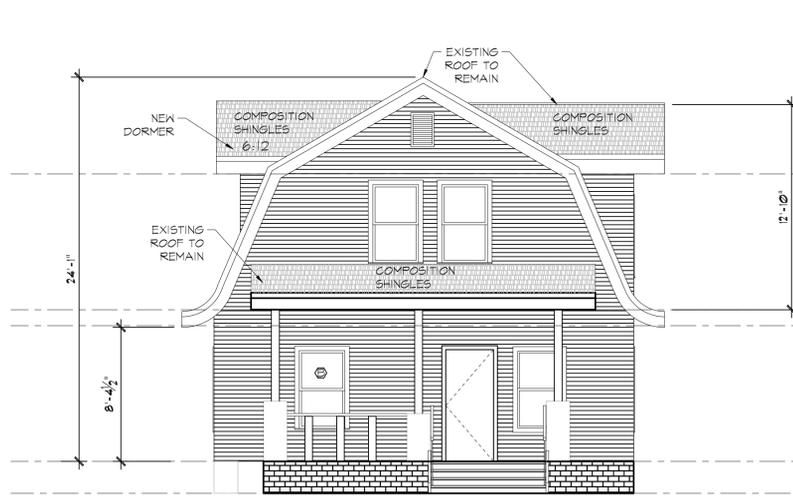
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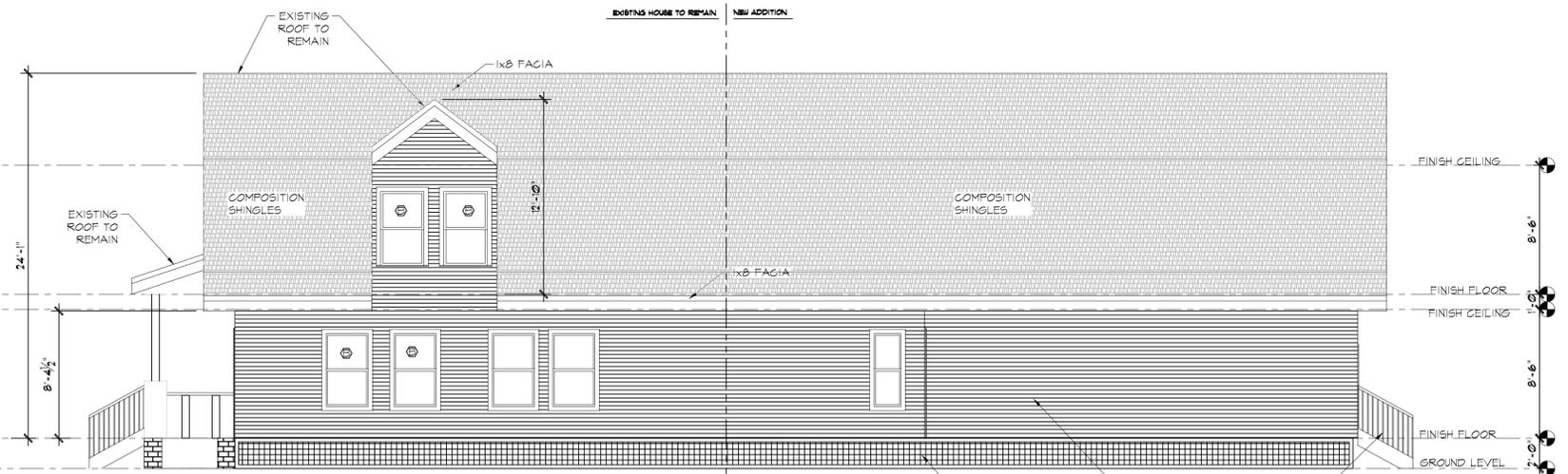
PHOTO 04



PHOTO 05

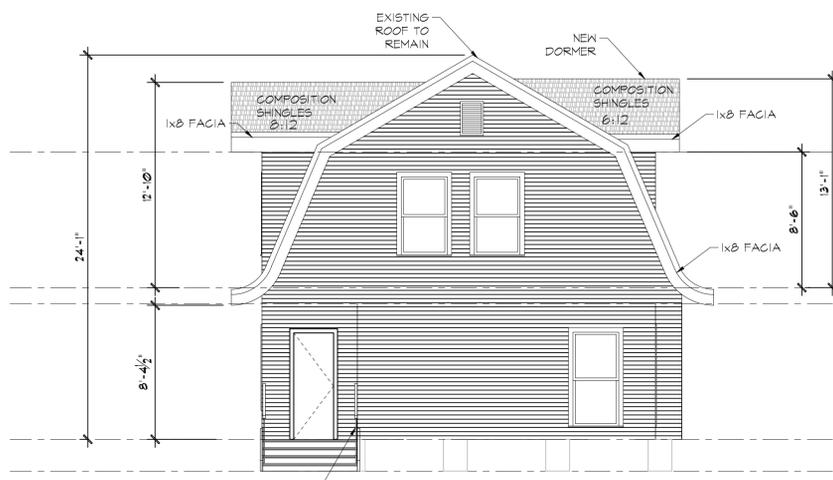


**1 PROPOSED FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"

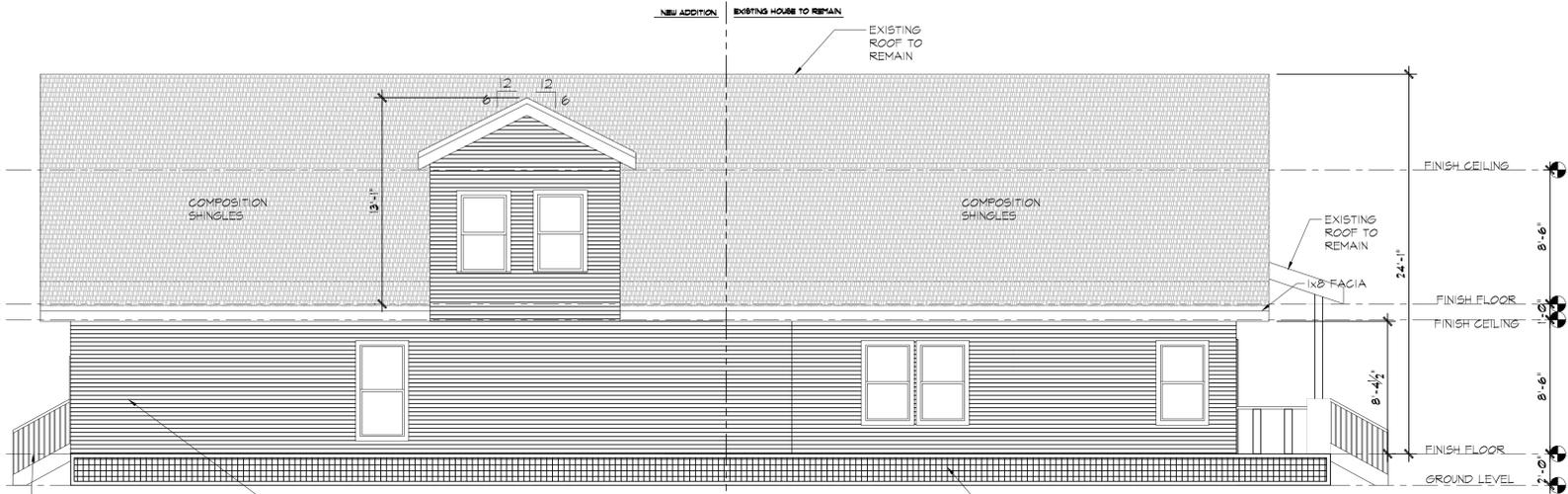


**2 PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

NOTE:  
EXISTING WINDOWS SHALL BE RETAINED  
OR REPAIRED.  
EXISTING SIDING SHALL BE RETAINED  
OR REPAIRED.



**3 PROPOSED BACK ELEVATION**  
SCALE: 3/8" = 1'-0"



**4 PROPOSED LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"

ADDITION/REMODEL

1212 TULANE  
HOUSTON, TX 77004

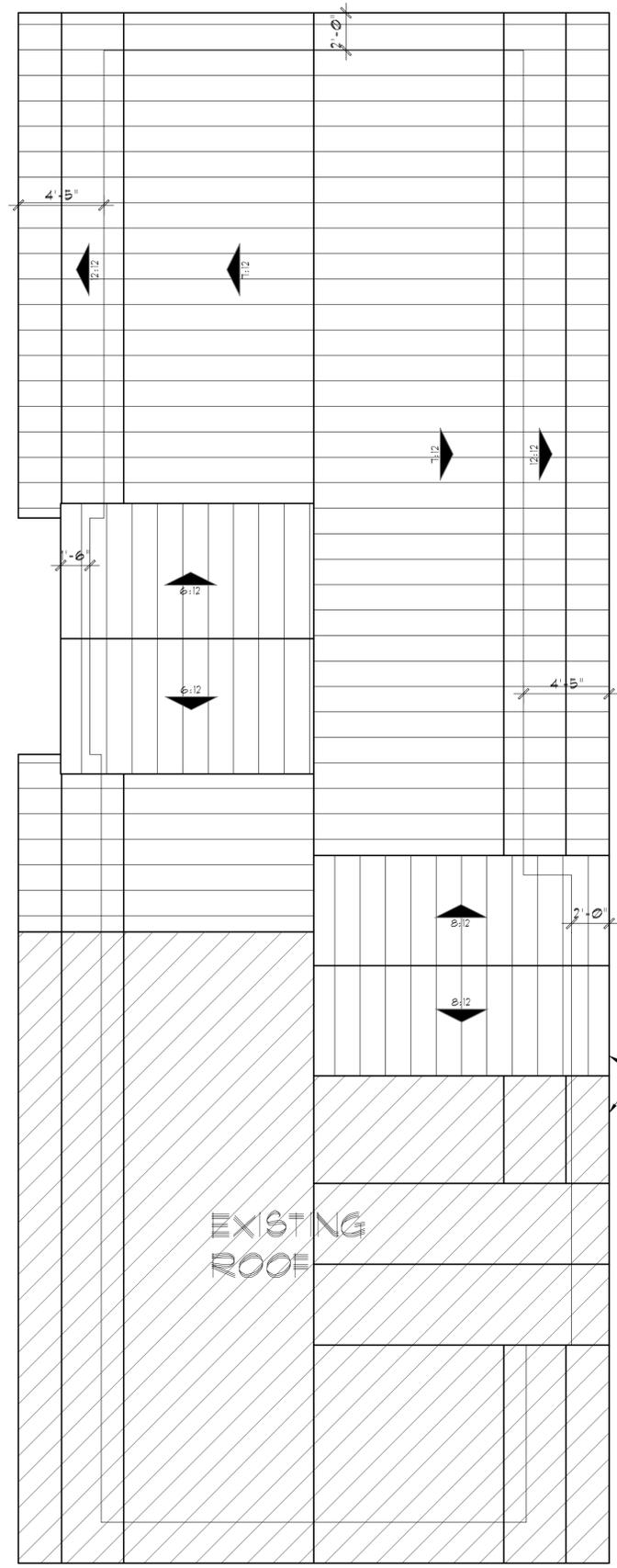
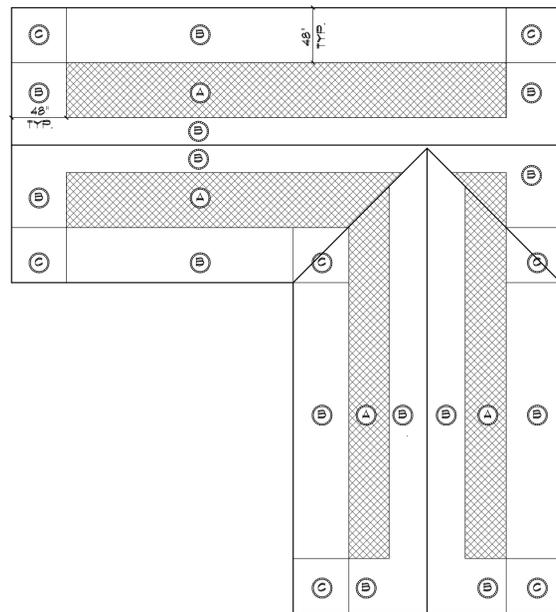
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SCALE: AS NOTED  
DRAWN BY: MJB  
SHEET TITLE:

ELEVATIONS

**ROOF FRAMING NOTES:**

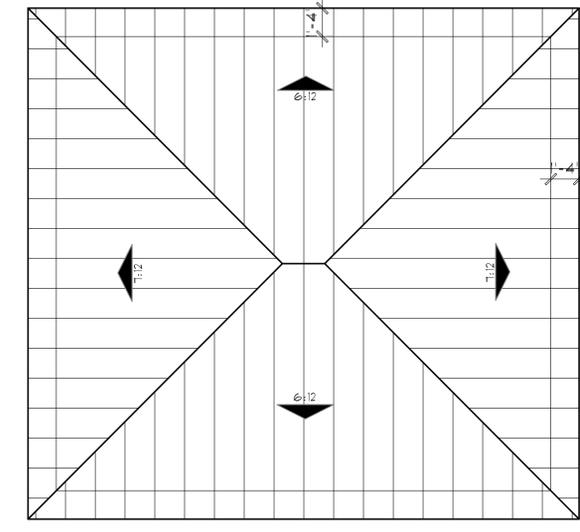
1. USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN).
2. ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.
3. DESIGN BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/24 $\phi$ .
4. USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.
5. RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2006 INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS.
  - A. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE IN AN ADEQUATE MANNER TO SECURE THE ROOF FRAMING TO THE WALLS.
  - B. WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.
6. PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS SHOWN ON ROOF PLAN.
7. PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48' O.C.
8. SHEATHING FASTENING:
  - A. 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING. 1/14" GALV. ROOFING NAILS.
  - B. 4" O.C. ALONG PANEL EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING. 1/14" GALV. ROOFING NAILS.
  - C. 4" O.C. ALONG PANEL EDGES AND 4" O.C. ALONG INTERMEDIATE FRAMING. 1/14" GALV. ROOFING NAILS.

5/8" THICK CDX PLYWOOD TYPICAL

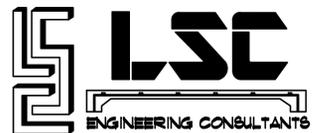


**1 ROOF FRAMING**  
SCALE: 1/4"=1'-0"

NEW ROOF TO MATCH EXISTING ROOF SLOPE. CONTINUE NEW ROOF TO ADDITION WALL

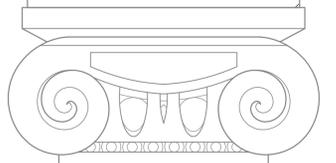


**2 GARAGE ROOF FRAMING**  
SCALE: 1/4"=1'-0"



12819 GULF FREEWAY  
HOUSTON, TX 77034  
PH: 281-416-5159  
FX: 281-3002968

LSC PROJ. # 20150305-1



ADDITION/REMODEL

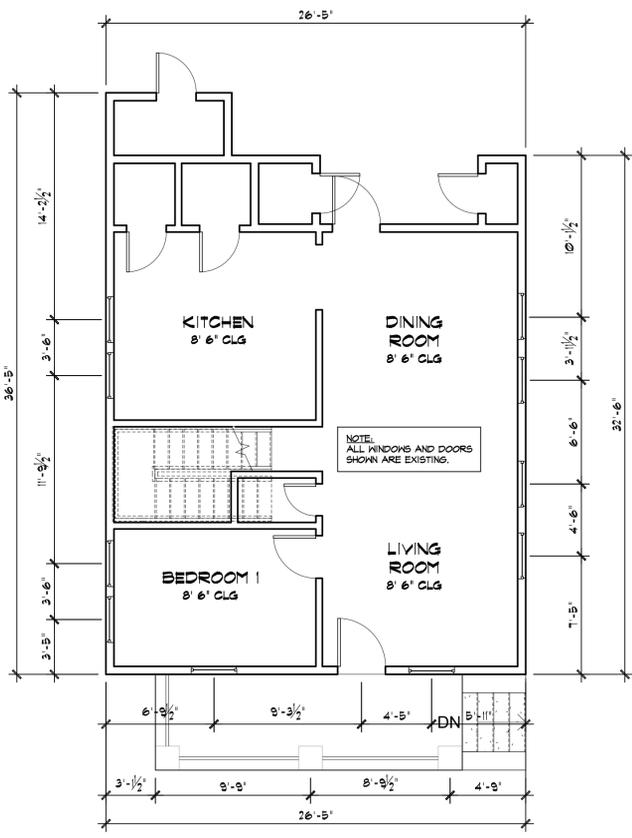
1212 TULANE  
HOUSTON, TX 77004

DATE: 03/05/2015  
SCALE: AS NOTED  
DRAWN BY: MJB  
SHEET TITLE:

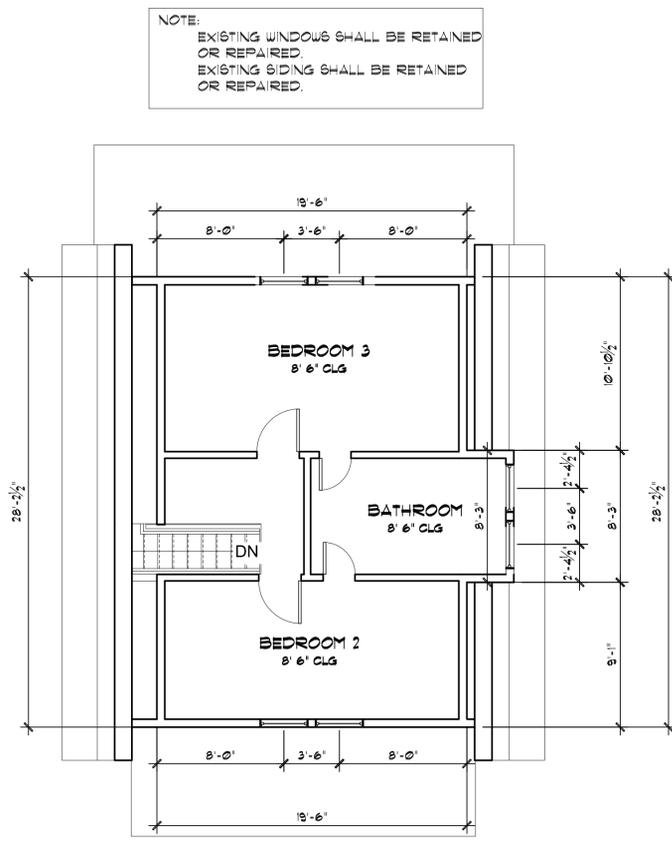
**ROOF FRAMING  
PLANS**



S-4.0

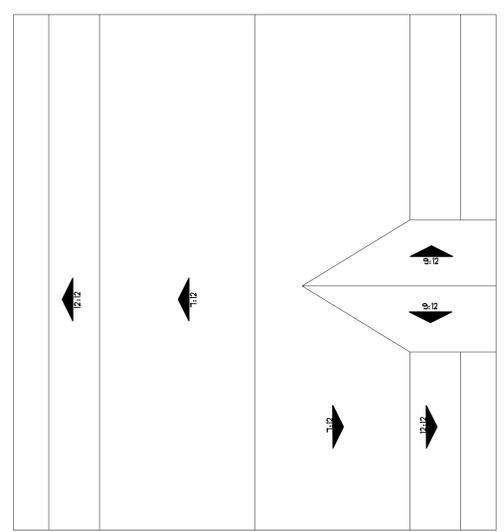


FIRST FLOOR

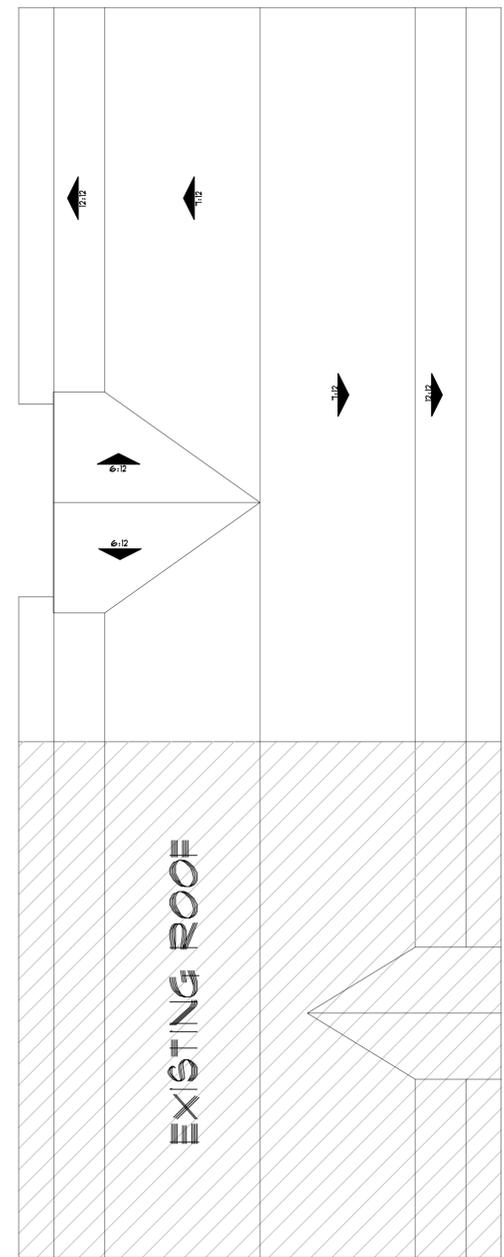


SECOND FLOOR

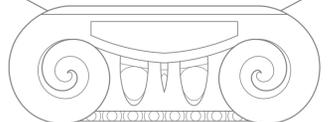
1 EXISTING FLOOR PLAN  
SCALE: 3/16"=1'-0"



2 EXISTING ROOF PLAN  
SCALE: 3/16"=1'-0"



3 PROPOSED ROOF PLAN  
SCALE: 3/16"=1'-0"



ADDITION/REMODEL

1212 TULANE  
HOUSTON, TX 77004

DATE: 03.05.2015  
SCALE: AS NOTED  
DRAWN BY: MJB  
SHEET TITLE:

**SUB-FLOOR  
FRAMING  
PLAN**

**S-2.0**

**GENERAL NOTES:**

THESE NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS (UNO).  
ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE 2006 INTERNATIONAL RESIDENTIAL BUILDING CODE (UNO).  
GRAVITY LOADS: ROOF DL - 10 PSF CLG DL - 5 PSF FLOOR DL - 10 PSF  
ROOF LL - 20 PSF CLG LL - 10 PSF FLOOR LL - 40 PSF  
WIND LOAD: WIND SPEED - 110 MPH, 3 SECOND GUST, IRC 2006.  
DO NOT SCALE DRAWINGS.

**FOUNDATION NOTES:**

SEE FOUNDATION PLAN FOR NET TOTAL LOAD AND NET SUSTAINED LOAD SOIL BEARING CAPACITY AND DEPTH OF FOOTING.  
ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER. OVER EXCAVATION OF MATERIALS SHALL BE BACK FILLED WITH CONCRETE.  
ALL BACK FILL AROUND FOOTINGS, BEHIND WALLS, AND UNDER SLABS SHALL BE COMPACTED TO NO LESS THAN 95% RELATIVE DENSITY.  
NO BACK FILLING AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE FOUNDATION HAS REACHED 28 DAY STRENGTH AND ALL SUPPORTING STRUCTURE IS IN PLACE.  
STEP FOOTINGS AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0" (UNO).  
WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR, AND IS NOT THE RESPONSIBILITY OF THE ENGINEER.  
ANY UNUSUAL SITE CONDITIONS (EG. LOOSE FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.  
CONCRETE AND REINFORCING FOR DRILLED FOOTINGS SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.  
ALL PIPES THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID DEPTH OF GRADE BEAM. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER (EXCEPT WATER SERVICE LINE AND FLOOR DRAIN).

**REINFORCED CONCRETE:**

REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE SBC AND ACI STANDARD 318.  
ALL CONCRETE USED IN FOUNDATION AND SLAB ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NO LESS THAN 3000 PSI.  
THE MAXIMUM SLUMP SHALL NOT EXCEED 6 INCHES.  
PROVIDE #3 @ 18" O.C. EACH WAY IN ALL SLABS ON GRADE PLACED 1 1/2" DOWN FROM THE TOP OF SLAB SUPPORTED BY CHAIRS AT 48" O.C. EACH WAY (UNO).  
PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. (UNO).  
FOUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.  
PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. (UNO). CUT ALTERNATE HORIZONTAL REINFORCING BARS EACH FACE.  
ADDITIONS CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.

**REINFORCING STEEL:**

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (UNO), EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.  
ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.  
ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OR STANDARD PRACTICE.  
LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS (UNO). SPLICE TOP BARS AT MID SPAN. SPLICE BOTTOM BARS OVER SUPPORTS.  
BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS (UNO).  
PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318 SECTION 14.3 (UNO).  
PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:  
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 3"  
CONCRETE EXPOSED TO EARTH OR WEATHER ..... 1 1/2"  
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND ..... 3/4"

**MASONRY (EXCEPT VENEER WALLS):**

ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 GRADE N.  
MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO ASTM C719 TYPE S.  
GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH SBC. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 2000 PSI.  
ALL WALLS SHALL BE GROUTED SOLID. GROUT SHALL BE VIBRATED INTO PLACE AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 4 FEET UNLESS APPROPRIATE CLEAN OUT HOLES ARE PROVIDED IN ACCORDANCE WITH THE SBC.  
PROVIDE BOND BREAKER AT MASONRY BEARING OF ALL CAST-IN-PLACE SLABS WITH BUILDING PAPER OR AS OTHERWISE DETAILED.

**MISCELLANEOUS STRUCTURAL STEEL:**

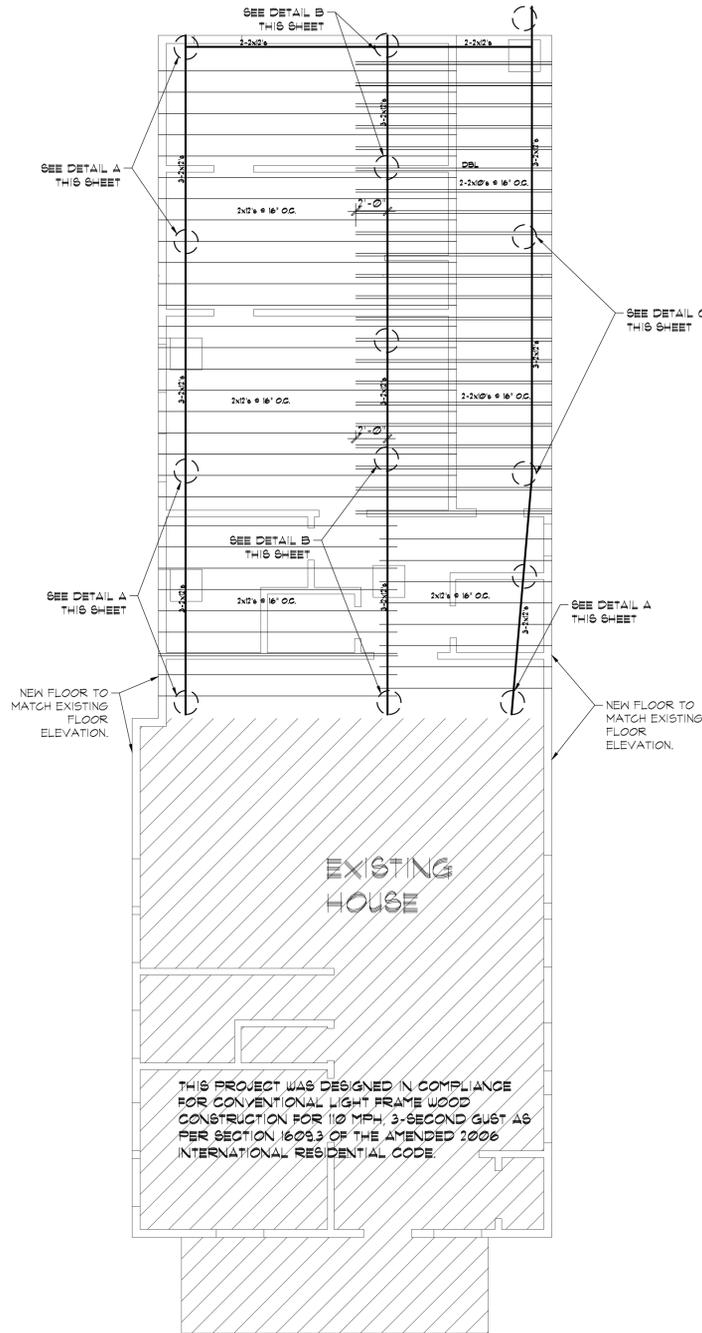
ALL MISCELLANEOUS STRUCTURAL STEEL PLATES AND SECTIONS SHALL CONFORM TO ASTM A36.  
STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B OR ASTM 501.  
STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B.  
ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.  
ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY SPECIFICATIONS FOR MATERIAL BEING WELDED AND BE PERFORMED BY CERTIFIED WELDERS.  
ALL BOLTS SHALL BE UNFINISHED ASTM A307 (UNO).  
ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCLOSED IN CONCRETE SHALL RECEIVE ONE SHOP COAT APPROVED PRIMER PAINT.

**2D FRAMING:**

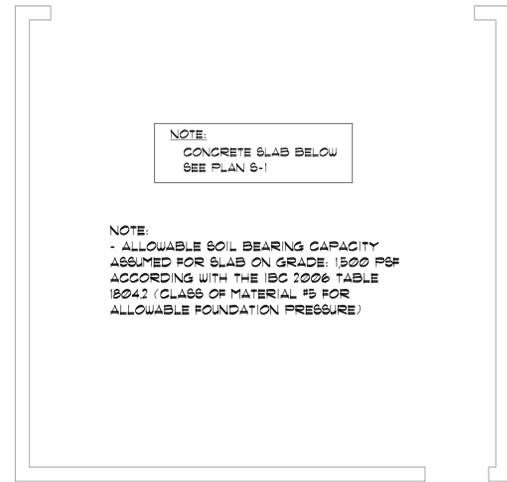
ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER (UNO). STUDS AND PLATES MAY BE CONSTRUCTION GRADE MATERIAL.  
PLYWOOD SHEATHING SHALL BE MANUFACTURED WITH EXTERIOR GLUE IN ACCORDANCE WITH REQUIREMENTS OF THE UBC AND AMERICAN PLYWOOD ASSOCIATION STANDARD PS-B3. THE GRADE, THICKNESS AND PANEL IDENTIFICATION INDEX SHALL BE AS SHOWN ON THE PLANS.  
ALL GLUE LAMINATED BEAMS SHALL BE STRESS GRADE 24F-V3 (UNO).  
ALL FRAMING CLIPS AND DEVICES SHALL BE SIMPSON 'STRONG TIE' OR EQUIVALENT.  
MINIMUM NAILING FOR CONNECTIONS NOT INDICATED ON THE PLANS SHALL BE IN ACCORDANCE WITH TABLE 1105.1 OF THE SBC.  
TRUSS JOINTS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE TABLE 1105.1 OF THE SBC.  
ALL NAILS SHALL BE COMMON (UNO). NO SGN DRIVEN NAILS.  
POSTS USED FOR BEAM OR GIRDER SUPPORTS SHALL HAVE FULL BEARING TO THE FOUNDATION (UNO).  
TIMBER SIZES PRESCRIBED ARE MINIMUM. LARGER SIZES MAY BE SUBSTITUTED. DETAILED CONNECTIONS MAY REQUIRE MODIFICATION IF SUBSTITUTIONS ARE MADE.  
FLUSH FRAMED WOOD JOISTS SHALL BE ATTACHED TO SUPPORTING BEAMS WITH STEEL JOIST HANGERS OR PRESSURE BLOCK.

**MISCELLANEOUS STRUCTURES:**

TEMPORARY CONSTRUCTION BRACING, FORM WORK, CHIMNEYS, STAIRS, BUILT-IN CABINET WORK, AND FIXTURES HAVE NOT BEEN REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD, FOR LOAD CARRYING CAPACITY, STABILITY, RESISTANCE TO LATERAL LOADS (INCLUDING WIND AND SEISMIC), AND CONNECTIONS TO SUPPORT ELEMENTS.



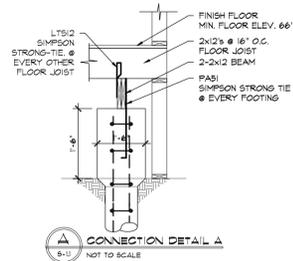
**1 SUB FLOOR PLAN**  
SCALE: 3/16"=1'-0"



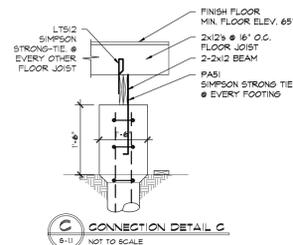
NOTE:  
CONCRETE SLAB BELOW  
SEE PLAN S-1

NOTE:  
- ALLOWABLE SOIL BEARING CAPACITY ASSUMED FOR SLAB ON GRADE: 1500 PSF ACCORDING WITH THE IBC 2006 TABLE 1804.2 (CLASS OF MATERIAL #5 FOR ALLOWABLE FOUNDATION PRESSURE)

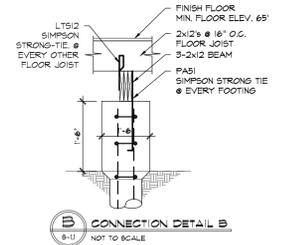
**2 GARAGE SUB FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**A CONNECTION DETAIL A**  
8-11 NOT TO SCALE



**C CONNECTION DETAIL C**  
8-11 NOT TO SCALE



**B CONNECTION DETAIL B**  
8-11 NOT TO SCALE