CERTIFICATE OF APPROPRIATENESS
ALTERATION & ADDITON CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

<u>Well in advance</u> 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: 615 Cortlandt Houston Texas 77007

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 615 Cortlandt Houston Texas 77007

Historic District / Landmark HCAD # 0210100000009

Subdivision Houston Heights Lot 9 Block 278

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 Mike Rivera

Company

Mailing Address 7802 Appleton

Houston Texas 77022

Phone 832-452-3995

Email [redacted]

Signature Mike Rivera

Date 4-26-2016

APPLICANT (if other than owner)

Name Luis Martinez

Company L and L Homes

Mailing Address PO Box 230202

Houston, Texas 77223

Phone 281-919-6388

Email [redacted]

Signature

Date 4-26-2016

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:* ___/___/___

615 Cortlandt Proposed Addition

- Construct an addition to rear of house that includes 800 square feet on the first floor and 360 square feet on the second floor.

- Proposed addition has the same roof pitch and roof height as existing house to blend in.

- Proposed addition will have the same wood siding (clad 117 siding) to match existing house and keep the same historic look.

- All windows will be replaced with wood clad windows. Upstairs bedroom windows will be enlarged from current 18x18 inch to standard 3x5 to meet code. All existing windows are NOT original. All windows where installed in 1999 during a whole house remodel.

- Front porch will be upgraded with new columns and hand railing. Current porch was modified in 1999 and fake hollow columns where installed. We believe we are bringing this house back to its original craftsman style with the new porch.

- Current front door is not the original and will be replaced with a new wood door to bring back to original craftsman style. Door will have a ¼ window that is clear. New sidelights will also be wood and have clear glass.

-

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

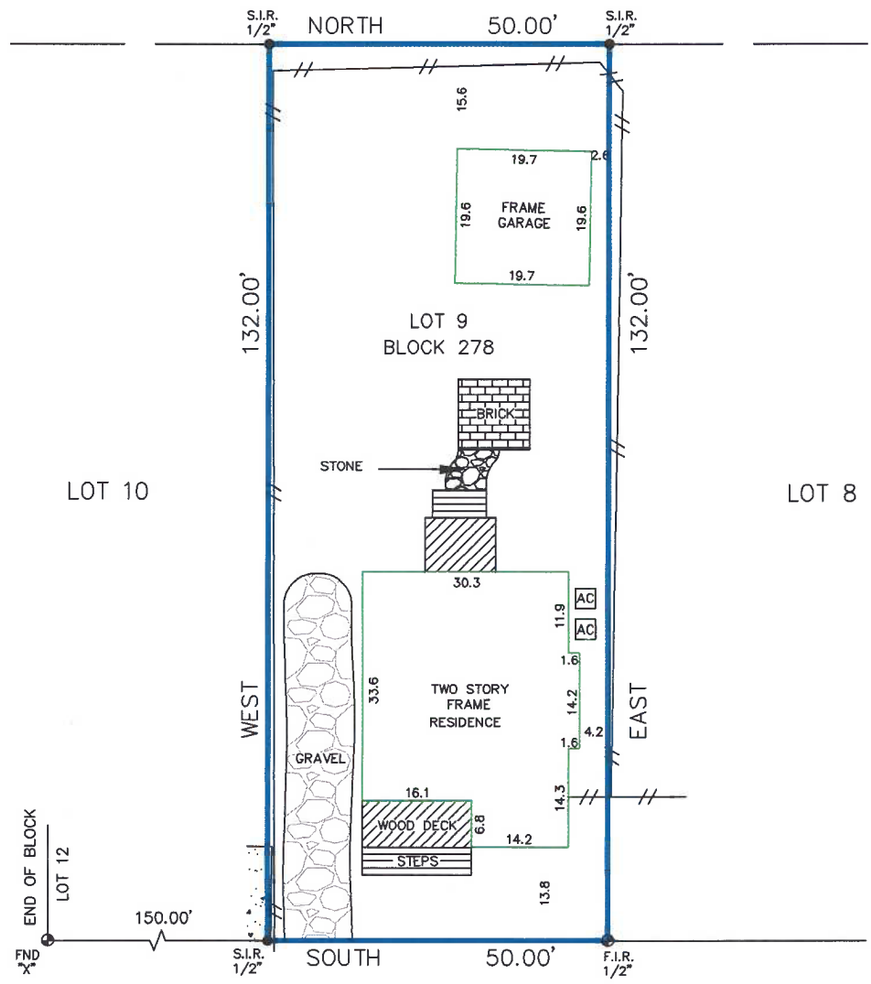
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.N.F. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

CONTROL MONUMENT
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL

= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

SCALE 1"=25'



615 CORTLANDT STREET

(70' R.O.W.)

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: RECORDED BEARINGS (1-A/114, M.R.H.C.)
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS,UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES

LEGAL DESCRIPTION

LOT 9 IN BLOCK 278 OF HOUSTON HEIGHTS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1-A, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

MICHAEL RIVERA

ADDRESS
615 CORTLANDT STREET

STATE OF TEXAS REGISTERED TOBY P. COUGHMAN 5011 PROFESSIONAL LAND SURVEYOR

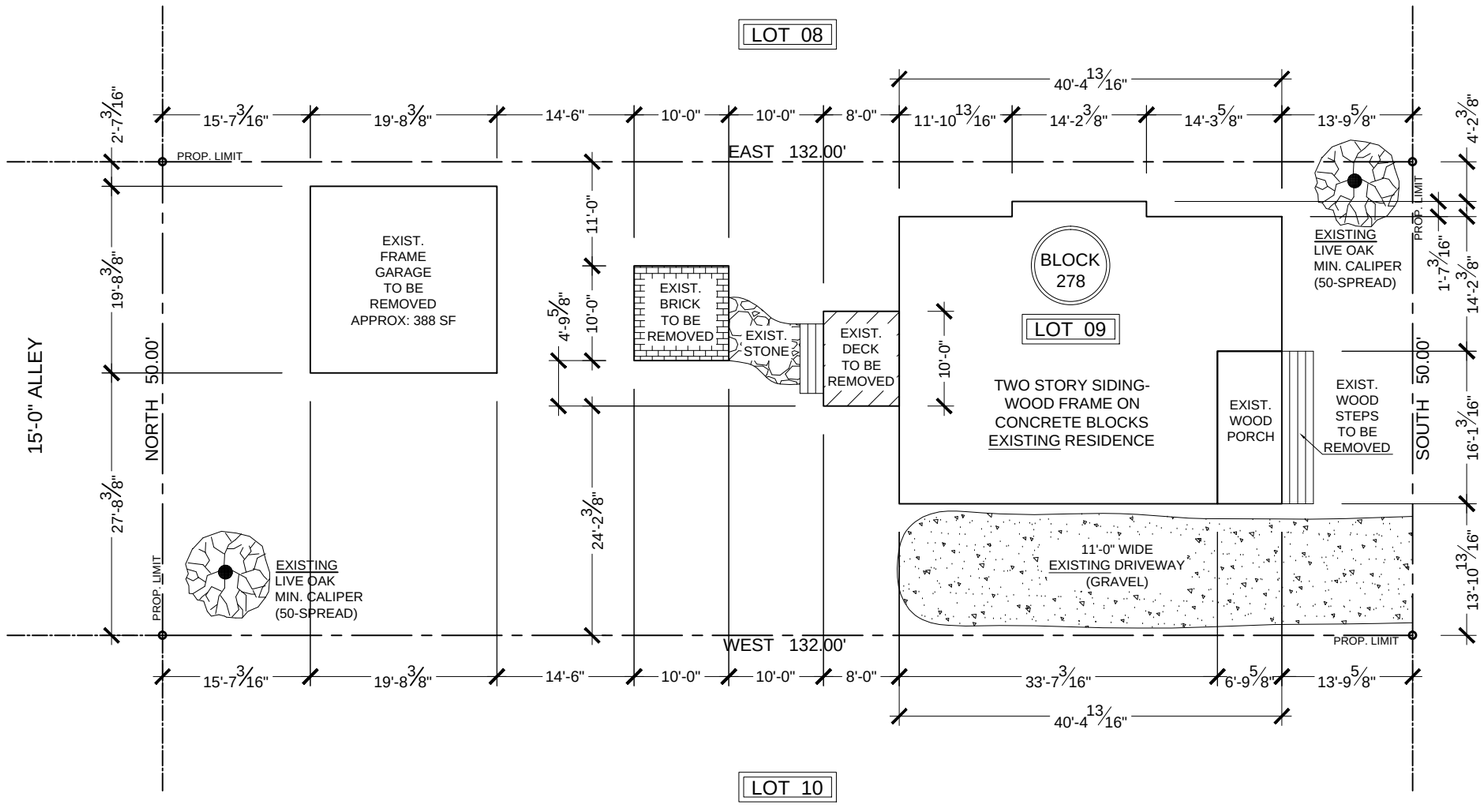
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB #	1510049
DATE	10-9-15
GF#	UNLS1037653

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0012
EMAIL: [redacted]
T.B.P.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

© 2015 PRO-SURV - ALL RIGHTS RESERVED

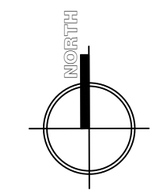


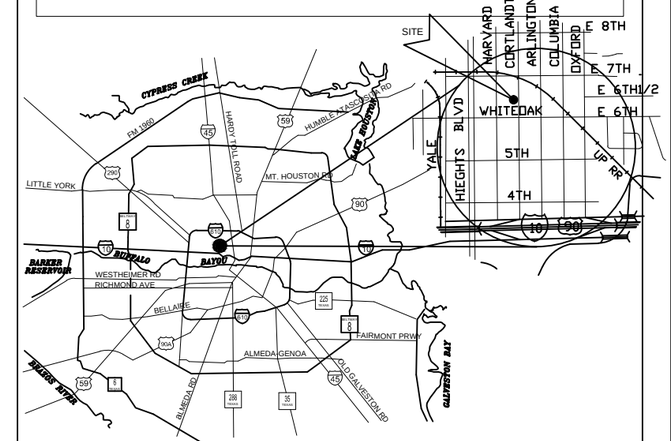
615 CORTLANDT STREET
(70'-00" R.O.W.)

SITE PLAN NOTES:
1.- BUILDER TO APROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.
2.- 4'-0" PUBLIC WALK AS PER SUBDIVISION.
3.- ALL HOUSE CORNERS:
+10 INCHES EXISTING GRADE
+14 INCHES FINISH GRADE
4.- R401.5 2012 IRC: THE FINISH FLOOR ELEVATION SHALL BE 12 INCHES (1'-0" (MIN.) ABOVE NEAREST SANITARY SEWER MANHOLE OR 4 INCHES ABOVE THE CROWN OF THE STREET WHEN ALLOWED. ABOVE INFORMATION IS BASED ON AN ASUMED MANHOLE COVER ELEVATION OF +14 INCHES. ACTUAL SITE VERIFICATION TO BUILDER SHALL BE REQUIRED.

BEFORE CONSTRUCTION, THE BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS, VERIFY COMPLIANCES WITH ALL BUILDING CODES, AND INCORPORATE SITE CONDITIONS. THE OWNER-CONTRACTOR IS RESPONSIBLE FOR ALL CITY PERMITS AND REGULATIONS ONLY A QUALIFIED DESIGNER, ARCHITECT OR STRUCTURAL ENGINEER SHOULD BE PERMITED TO ALTER THIS PLANS.

SITE PLAN
existing
scale: 1/16" = 1'-0"



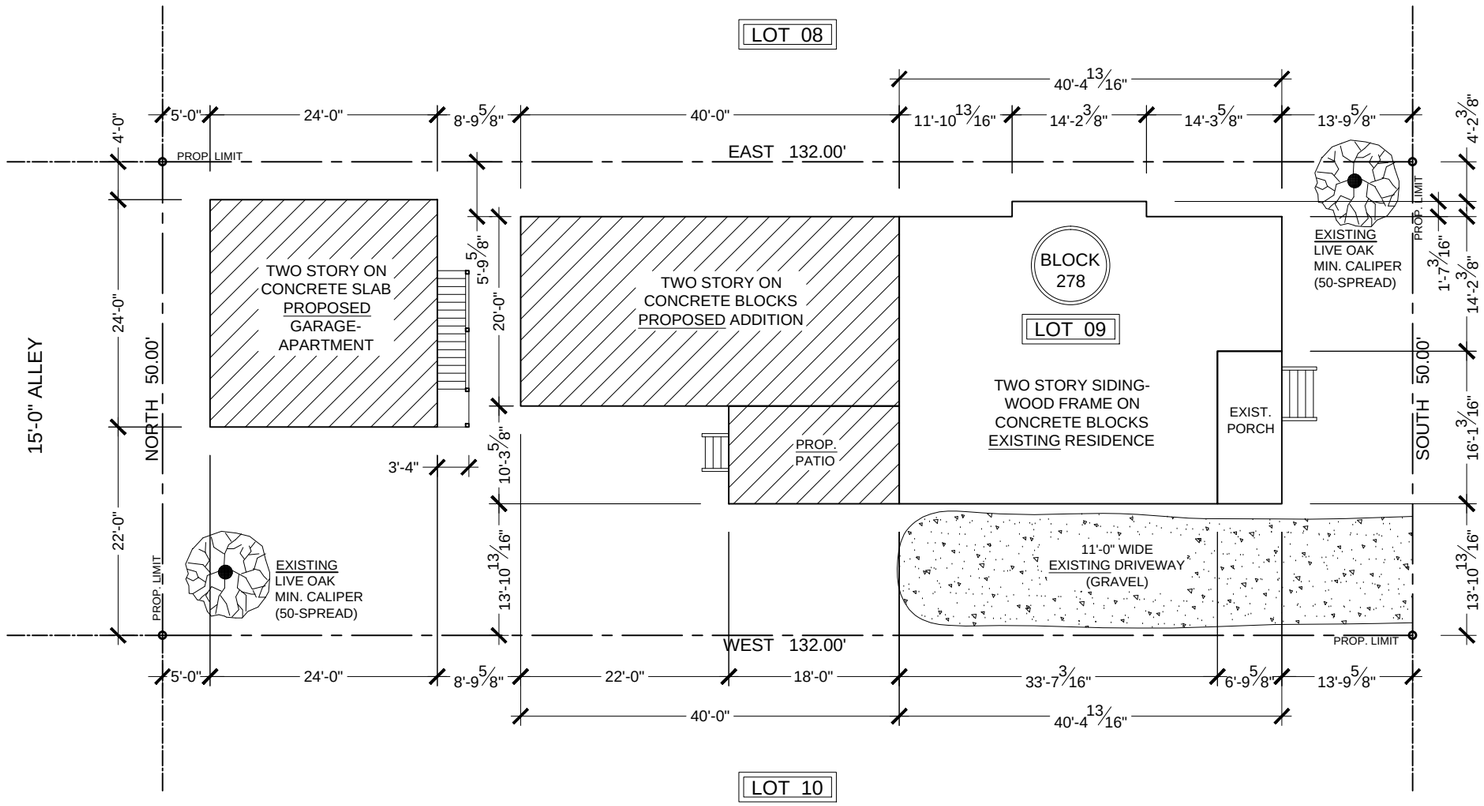


PROJECT LOCATION & VICINITY MAP
KEY MAP: 493A MAP FACET: 5358A

DRAWING NO.	QUATTRO-TECH
A-01	DESIGN & DRAFTING GROUP PHONE: (713) 240-2785 QTA-249

DRAWN BY: ASMC REVISED BY: ASMC
DATE(PR): 04152016 MODIFIED: 04152016

TEXAS DIRECT PROPERTIES LLC
PROPOSED ADDITION
@ 615 CORTLANDT STREET



615 CORTLANDT STREET
(70'-00" R.O.W.)

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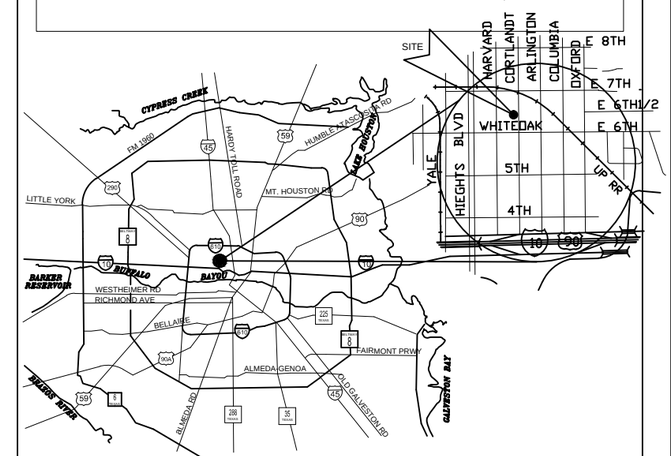
SITE PLAN
proposed
scale: 1/16" = 1'-0"

NORTH



PROJECT LOCATION & VICINITY MAP
KEY MAP: 493A MAP FACET: 5358A

TEXAS DIRECT PROPERTIES LLC
PROPOSED ADDITION
@ 615 CORTLANDT STREET

DRAWING NO.
A-01

QUATTRO-TECH
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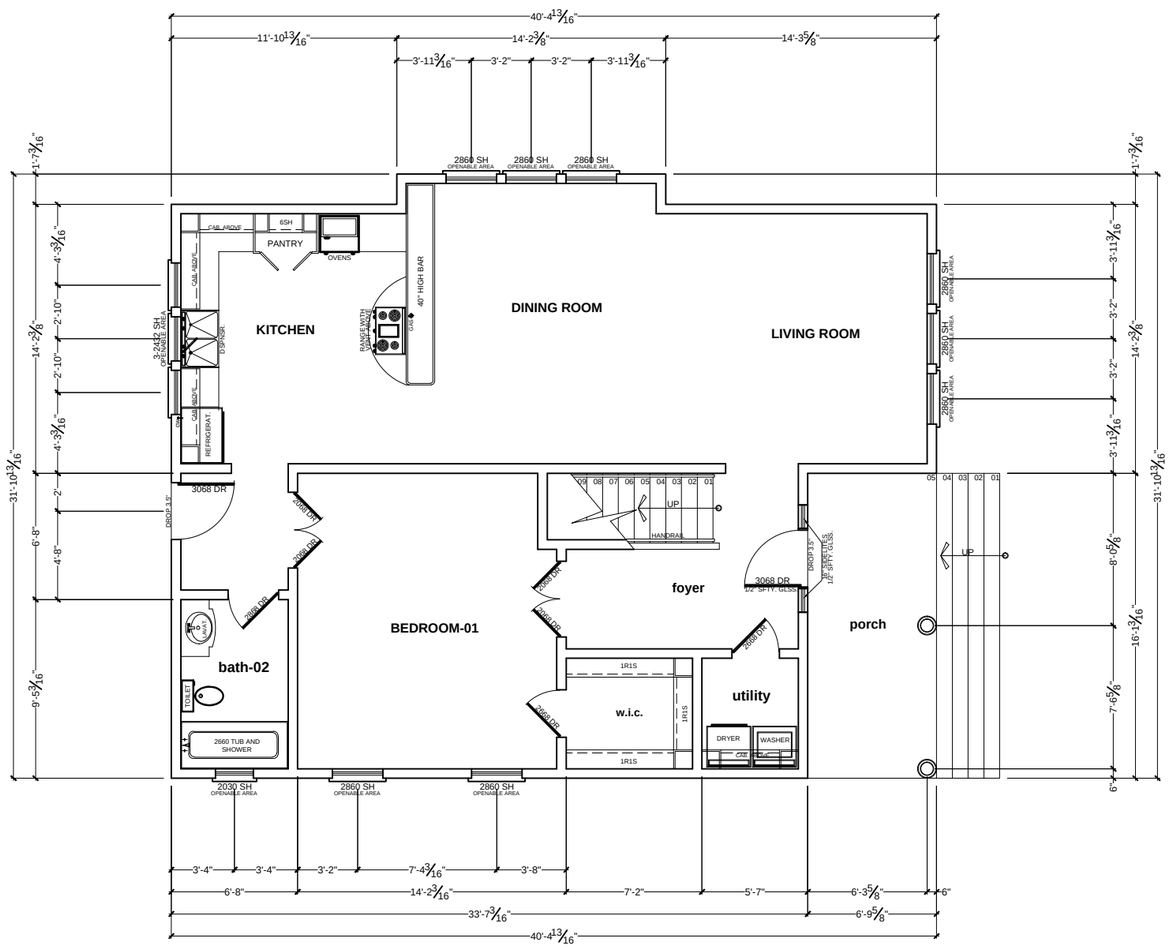


NOTE: DESIGNED PER IRC-2012:
110 MILES PER HOUR;
3 SECOND GUST; EXPOSURE "B".

FLOOR PLAN NOTES:

1. 8'-0" CEILINGS DOWN; 9'-0 CELINGS UP (IF)
2. 6'-8" DOORS DOWN; 6'-8: DOORS UP
3. 7'-8" HEADER HEIGHTS DOWN; 7'-0: HEADERS HEIGHTS UP
4. ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, IRC, 2902.3.3
5. LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION IN A PAN WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC-2012 SECT.P.2803
6. LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
7. PROVIDE MIN. 24 INCHES WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAX. DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". ALSO PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
8. PROVIDE PLUMBING ACCESS PANEL TO ALL BATHTUBS BY IRC-2012 SECT.P2704.1.
9. AIR CONDITION DRAIN MUST GO TO A WORKING TRAP
10. MUST PROVIDE DRAINAGE OF YOUR PROPERTY TO STREET
11. CARPET FLOORS ON BEDROOMS AND CLOSETS AS NOTED
12. TILE FLOORS ON LIVING, FAMILY, KITCHEN, DINING, BEAKFAST, UTILITY AND BATHS
13. CONCRETE FLOORS ON PATIO, PORCH, AND GARAGE
14. RECESS LIGHTS TO BE TIGHT INSULATION-RATED CEILING LIGHTS AS PER IRC, 1102.1.10
15. GFTS 110 VOLT OUTLETS NEAR SINKS, IN GARAGE AND ALL OUTSIDE WATER PROOF OUTLETS.
16. SMOKE DETECTORS TO BE HARD WIRED TO 110 VOLT AND LOCATED AS PER IRC, 317.2 ONE DETECTOR REQUIRED TOP AND BOTTOM OF EACH STAIRWELL; ONE DETECTOR REQUIRED IN EACH SLEEPING AREA; ONE DETECTOR REQUIRED IN ALL ADJOINING SLEEPING AREAS, ALL SMOKE DETECTORS MUST BE INTERCONNECTED AND AUDIBLE FROM SLEEPING AREAS.
17. ALL GLAZING IN HAZARDOUS AREAS TO CONFIRM TO IRC, 308.4, EXPOSED AREA OF PANE GREATER THAN 9.00 SQ-FT, BOTTOM 18" (INCHES) ABOVE FLOOR. (FOR THE PROJECT AS PER R308.4.6.- WHICH IS PANELS ADJACENT AND WITHIN THE 24 INCHES OF DOOR SWING.) ALSO GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH U.B.C. STANDARD NO. 24-2.
18. ALL INSULATION TO BE NOT MORE THAN 25 FLAME SPREAD AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450, UL STANDARD CLASS 1 OR 1101.3.
19. ALL EXAUSTED FANS TO VENT OUTSIDE.
20. WINDOWS (SILL HEIGHT) R613.2 2012 IRC IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.
21. WINDOWS (ESCAPE AND RESCUE) R310.1.1, R310.1.3, R310.1.2 AND R310.1. (EXCEPTION) 2012 IRC: ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
22. M1804.2.6 MECHANICAL DRAFT SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND, EXCEPT FOR DIRECT VENT APPLIANCES, THE FOLLOWING REQUIREMENTS: (1) THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 3 FEET ABOVE A FORCED AIR INLET LOCATED WITHIN 10 FEET. (2)THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 4 FEET BELOW, 4 FEET HORIZONTALLY FROM, OR 1 FOOT ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO A DWELLING. (3)THE VENT TERMINATION POINT SHALL NOT BE LOCATED CLOSER THAN 3 FEET TO AN INTERIOR CORNER FORMED BY TWO WALLS PERPENDICULAR TO EACH OTHER. (4)THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12 INCHES ABOVE FINISHED GROUND LEVEL. (5)THE VENT TERMINATION SHALL NOT BE MOUNTED DIRECTLY ABOVE OR WITHIN 3 FEET HORIZONTALLY FROM AN OIL TANK VENT OR GAS METER. (6) POWER EXHAUSTER TERMI-NATIONS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM LOT LINES AND ADJACENT BUILDINGS. (7)THE DIS-CHARGE SHALL BE DIRECTED AWAY FROM THE BUILDING.

EXISTING WOOD WALLS

NEW WOOD WALLS

SQUARE FOOT CALCULATIONS:

1st FLOOR AREA-EXISTING	=	953.00 SQ-FT
2nd FLOOR AREA-EXISTING	=	953.00 SQ-FT
PORCH-EXISTING	=	110.00 SQ-FT
GARAGE-EXIS. (TO BE DEMO)	=	388.00 SQ-FT
1st FLR. LIVING AREA-ADD.	=	800.00 SQ-FT
2nd FLR. LIVING AREA-ADD.	=	360.00 SQ-FT
GARAGE-ADDITION	=	576.00 SQ-FT
APARTMENT-ADDITION	=	576.00 SQ-FT
PATIO-ADDITION	=	186.00 SQ-FT
TOTAL UNDER ROOF	=	4,514.00 SQ-FT

LEGAL DESCRIPTION:

OWNER: TEXAS DIRECT PROPERTIES LLC
ADDRESS: 615 CORTLANDT STREET
HOUSTON, TX 77007
COUNTY: HARRIS
(HCAD NO. 021-010-000-0009)
LOT: 09 (NINE) KEY MAP: 493A
BLOCK: 278 () MAP FACET: 55358A
LAND AREA: 6,600.00 SQ-FT
SUBDIVISION: HOUSTON HRIGHTS

QUATTRO-TECH DESIGN GROUP, APR. 15, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNER ASSUMES NO LIABILITY FOR DISCREPANCIES, OMISSIONS OR STRUCTURAL ERRORS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND REPORT ERRORS TO CONTRACTOR TO BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS OF THE JOB AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS.

THIS DRAWING IS THE PROPERTY OF QUATTRO-TECH DESIGN GROUP AND MAY NOT BE REPRODUCED OR USE WITHOUT WRITTEN PERMISSION. PURCHASER RIGHT IS CONDITIONALLY AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE FAMILY RESIDENCE AT THE SITE STATED HERIN, AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. FOR ADDITIONAL COPIES PLEASE CONTACT QUATTRO-TECH DESIGN GROUP. (PH. 713-240-2785) OR E-MAIL: QUATTROTECH@YAHOO.COM

NORTH

1st FLOOR PLAN-EXISTING

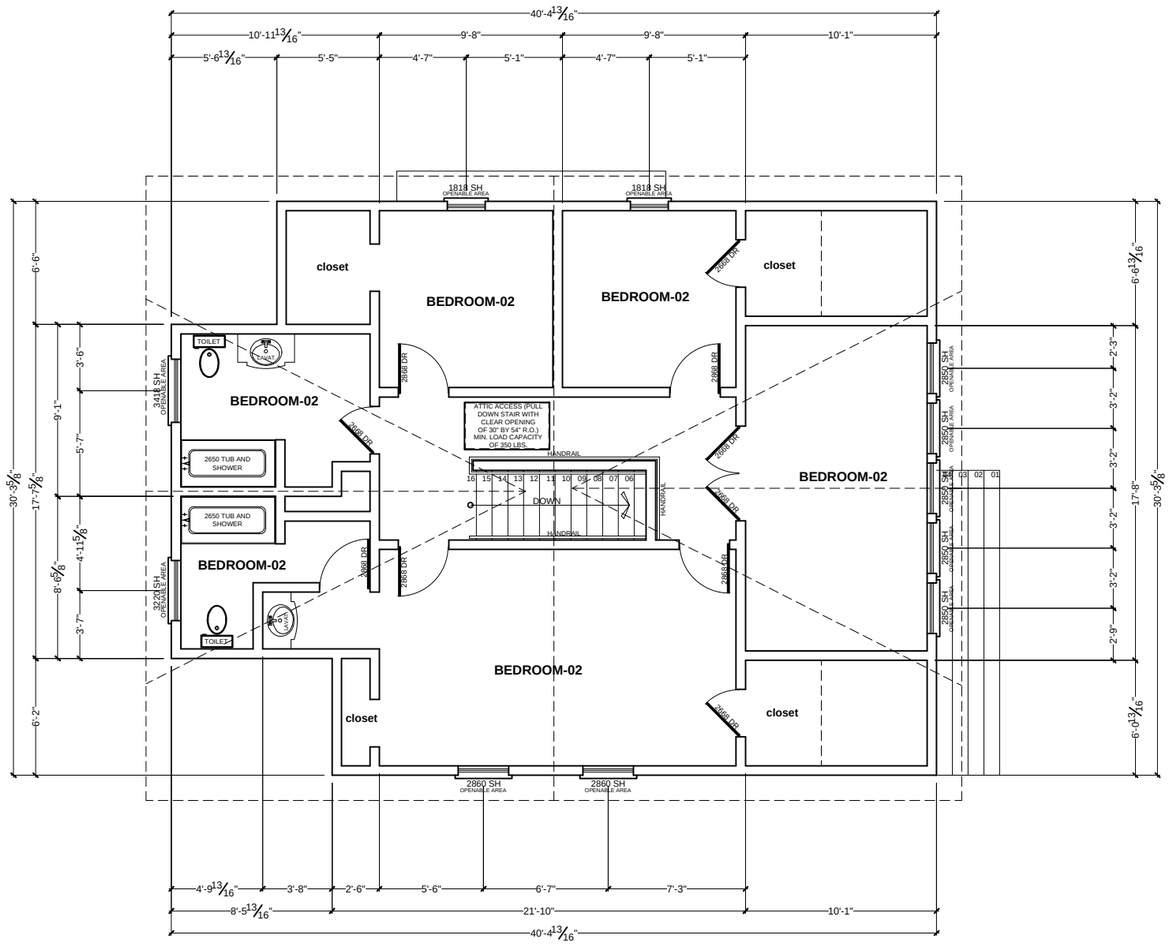
SCALE: 1/4" = 1'-0"

TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-02

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
@TA-249

DRAWN BY: ASMC
DATE(PR): 04152016
REVISED BY: ASMC
MODIFIED: 04152016



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3 SECOND GUST; EXPOSURE "B".

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EXISTING WOOD WALLS

NEW WOOD WALLS

SQUARE FOOT CALCULATIONS:

1st FLOOR AREA-EXISTING	=	953.00 SQ-FT
2nd FLOOR AREA-EXISTING	=	953.00 SQ-FT
PORCH-EXISTING	=	110.00 SQ-FT
GARAGE-EXIS. (TO BE DEMO)	=	388.00 SQ-FT
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2nd FLR. LIVING AREA-ADD.	=	360.00 SQ-FT
GARAGE-ADDITION	=	576.00 SQ-FT
APARTMENT-ADDITION	=	576.00 SQ-FT
PATIO-ADDITION	=	186.00 SQ-FT
TOTAL UNDER ROOF	=	4,514.00 SQ-FT

LEGAL DESCRIPTION:

OWNER: TEXAS DIRECT PROPERTIES LLC
ADDRESS: 615 CORTLANDT STREET
HOUSTON, TX 77007
COUNTY: HARRIS
(HCAD NO. 021-010-000-0009)
LOT: 09 (NINE) KEY MAP: 493A
BLOCK: 278 () MAP FACET: 55358A
LAND AREA: 6,600.00 SQ-FT
SUBDIVISION: HOUSTON HRIGHTS

QUATTRO-TECH DESIGN GROUP, APR. 15, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNER ASSUMES NO LIABILITY FOR DISCREPANCIES, OMISSIONS OR STRUCTURAL ERRORS. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS OF THE JOB AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS.

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NORTH

1st FLOOR PLAN-EXISTING

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

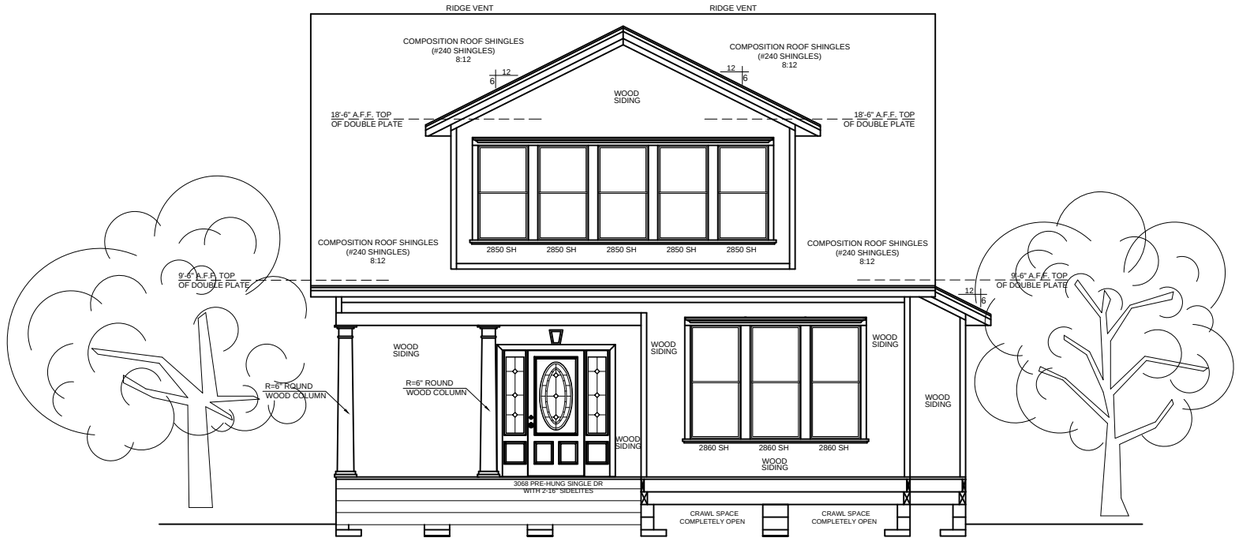
TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-03

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
QTA-249

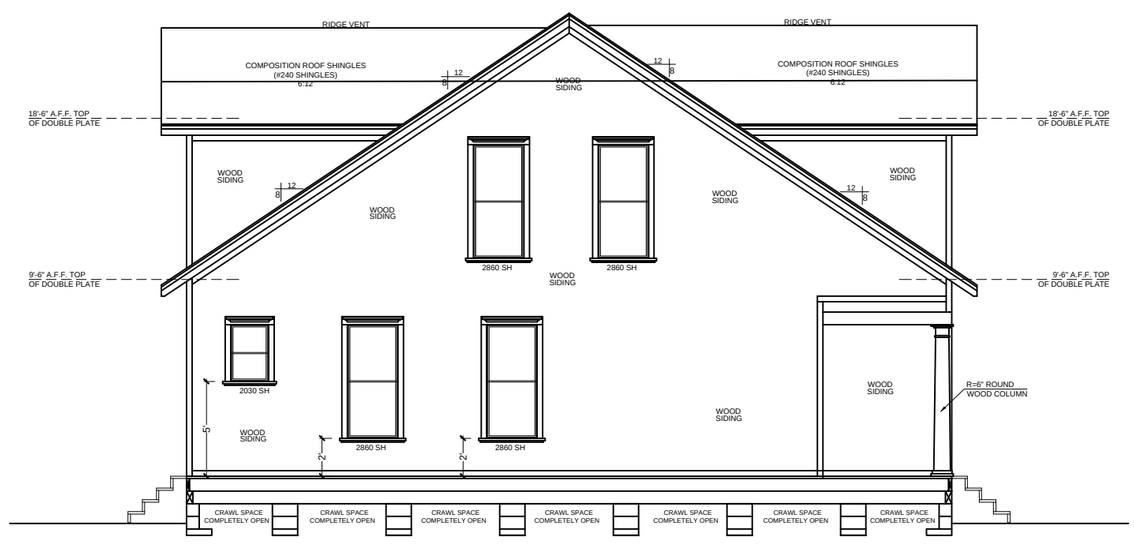
DRAWN BY: ASMC
DATE(PR): 04152016

REVISED BY: ASMC
MODIFIED: 04152016



EAST (FRONT) ELEVATION-existing SCALE: 1/4" = 1'-0"

NOTE: DESIGNED PER IRC-2012:
110 MILES PER HOUR;
3 SECOND GUST; EXPOSURE "B".



SOUTH (SIDE) ELEVATION-existing SCALE: 1/4" = 1'-0"

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NORTH

ELEVATIONS-EXISTING

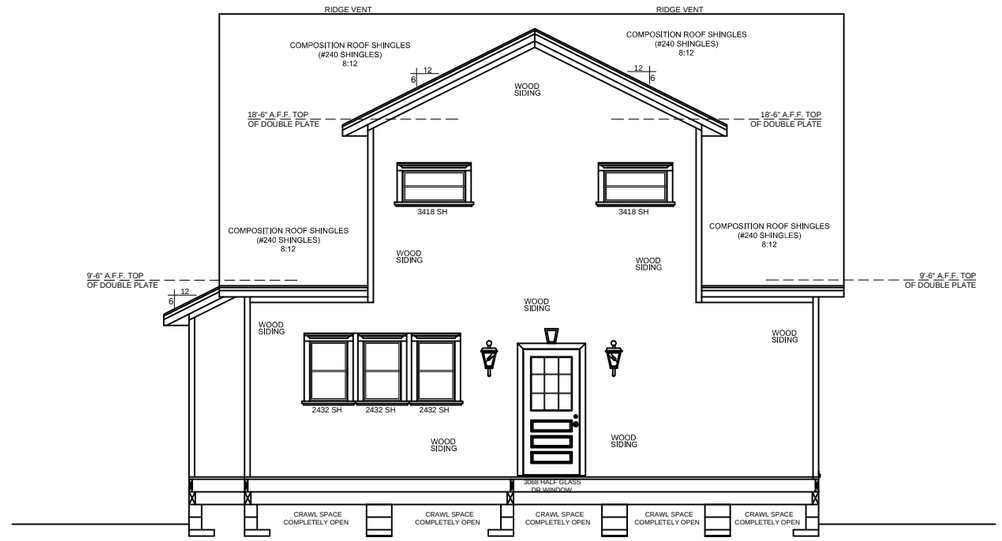
SCALE: 1/4" = 1'-0"

TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-04

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
@TA: 2419

DRAWN BY: ASMC
DATE(PR): 04152016
REVISED BY: ASMC
MODIFIED: 04152016



WEST (BACK) ELEVATION-existing SCALE: 1/4" = 1'-0"

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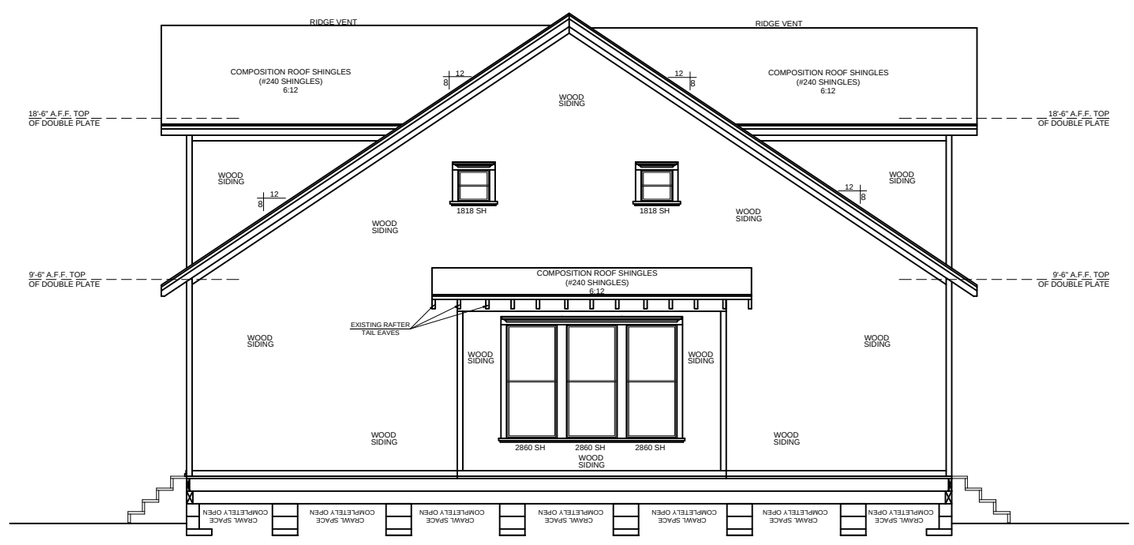
3 SECOND GUST; EXPOSURE "B".



NORTH (SIDE) ELEVATION-existing SCALE: 1/4" = 1'-0"

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NORTH

ELEVATIONS-EXISTING

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

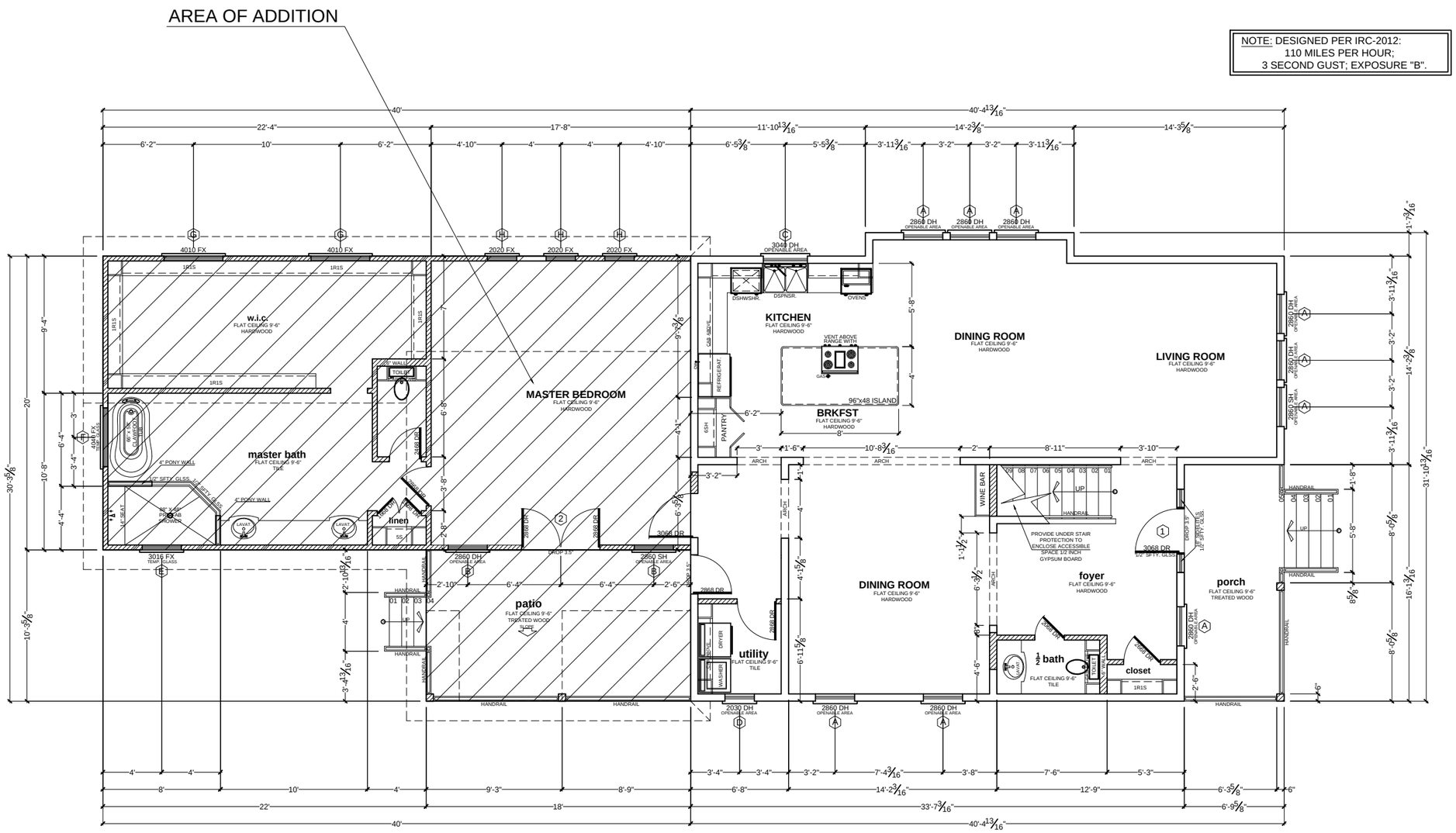
TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-05

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
@TA: 2419

DRAWN BY: ASMC
DATE(PR): 04152016

REVISED BY: ASMC
MODIFIED: 04152016



NOTE: DESIGNED PER IRC-2012:
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FLOOR PLAN NOTES:

1. 8'-0" CEILINGS DOWN; 9'-0 CELINGS UP (IF)
2. 6'-8" DOORS DOWN; 6'-8: DOORS UP
3. 7'-8" HEADER HEIGHTS DOWN; 7'-0: HEADERS HEIGHTS UP
4. ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, IRC, 2902.3.3
5. LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION IN A PAN WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC-2012 SECT.P.2803
6. LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
7. PROVIDE MIN. 24 INCHES WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAX. DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". ALSO PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
8. PROVIDE PLUMBING ACCESS PANEL TO ALL BATHTUBS BY IRC-2012 SECT.P2704.1.
9. AIR CONDITION DRAIN MUST GO TO A WORKING TRAP
10. MUST PROVIDE DRAINAGE OF YOUR PROPERTY TO STREET
11. CARPET FLOORS ON BEDROOMS AND CLOSETS AS NOTED
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13. CONCRETE FLOORS ON PATIO, PORCH, AND GARAGE
14. RECESS LIGHTS TO BE TIGHT INSULATION-RATED CEILING LIGHTS AS PER IRC, 1102.1.10
15. GFTS 110 VOLT OUTLETS NEAR SINKS, IN GARAGE AND ALL OUTSIDE WATER PROOF OUTLETS.
16. SMOKE DETECTORS TO BE HARD WIRED TO 110 VOLT AND LOCATED AS PER IRC, 317.2 ONE DETECTOR REQUIRED TOP AND BOTTOM OF EACH STAIRWELL; ONE DETECTOR REQUIRED IN EACH SLEEPING AREA; ONE DETECTOR REQUIRED IN ALL ADJOINING SLEEPING AREAS, ALL SMOKE DETECTORS MUST BE INTERCONNECTED AND AUDIBLE FROM SLEEPING AREAS.
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NORTH

EXISTING WOOD WALLS

NEW WOOD WALLS

WINDOW SCHEDULE
(A) EXISTING 2860 DH WINDOW TO BE REPLACED
(B) 2860 NEW DOUBLE HUNG
(C) 3040 NEW DOUBLE HUNG
(D) 2030 NEW DOUBLE HUNG
(E) 3016 NEW FIXED-TEMPERED GLASS
(F) 4040 NEW FIXED GLASS-TEMPERED GLASS
(G) 4010 NEW FIXED GLASS
(H) 2020 NEW FIXED GLASS
NOTE: ALL WINDOWS TO BE JELD WEN WOOD CLAD

DOUBLE HUNG WINDOW TYPE

DOOR SCHEDULE
(1) 3068 NEW WOOD DOOR W/2-16" SIDELITES
(2) 2868 NEW CLAD WOOD FRENCH DOOR (TEMP. GLASS)
(3) 2868 HALF GLASS METAL DOOR (TEMP. GLASS)

SQUARE FOOT CALCULATIONS:		
1st FLOOR AREA-EXISTING	=	953.00 SQ-FT
2nd FLOOR AREA-EXISTING	=	953.00 SQ-FT
PORCH-EXISTING	=	110.00 SQ-FT
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TOTAL UNDER ROOF	=	4,514.00 SQ-FT

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LOT: 09 (NINE) KEY MAP: 493A
BLOCK: 278 () MAP FACET: 55358A
LAND AREA: 6,600.00 SQ-FT
SUBDIVISION: HOUSTON HRIGHTS

1st FLOOR PLAN-ADDITION

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

TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-06

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE (713) 240-2785
@TA-249

DRAWN BY: ASMC
DATE(PR): 04152016

REVISED BY: ASMC
MODIFIED: 04152016

NOTE: DESIGNED PER IRC-2012:
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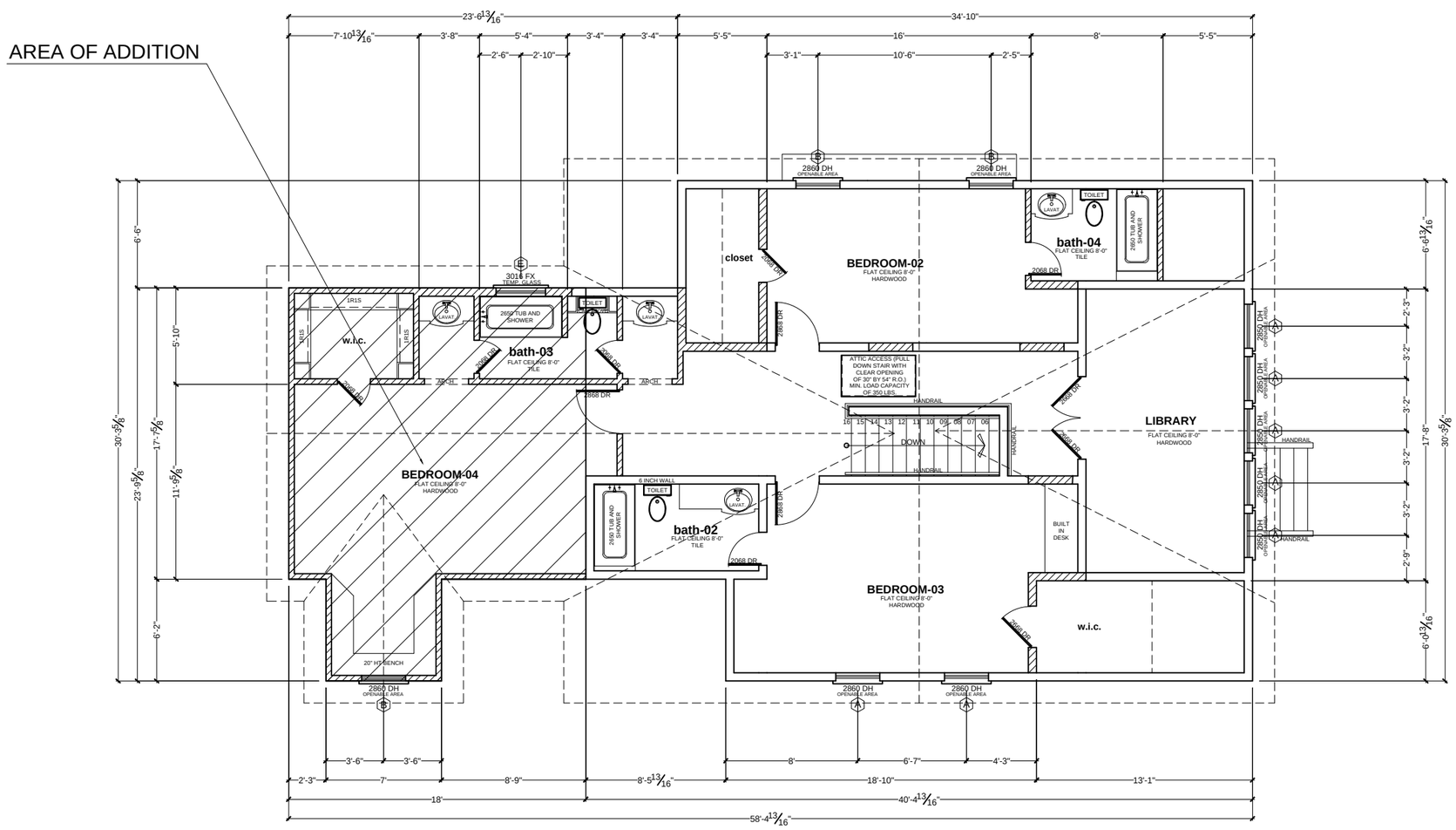

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LOT: 09 (NINE) KEY MAP: 493A
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NORTH

1st FLOOR PLAN-ADDITION

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

TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-07

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE (713) 240-2785
QTA-249

DRAWN BY: ASMC
DATE(PR): 04152016

REVISED BY: ASMC
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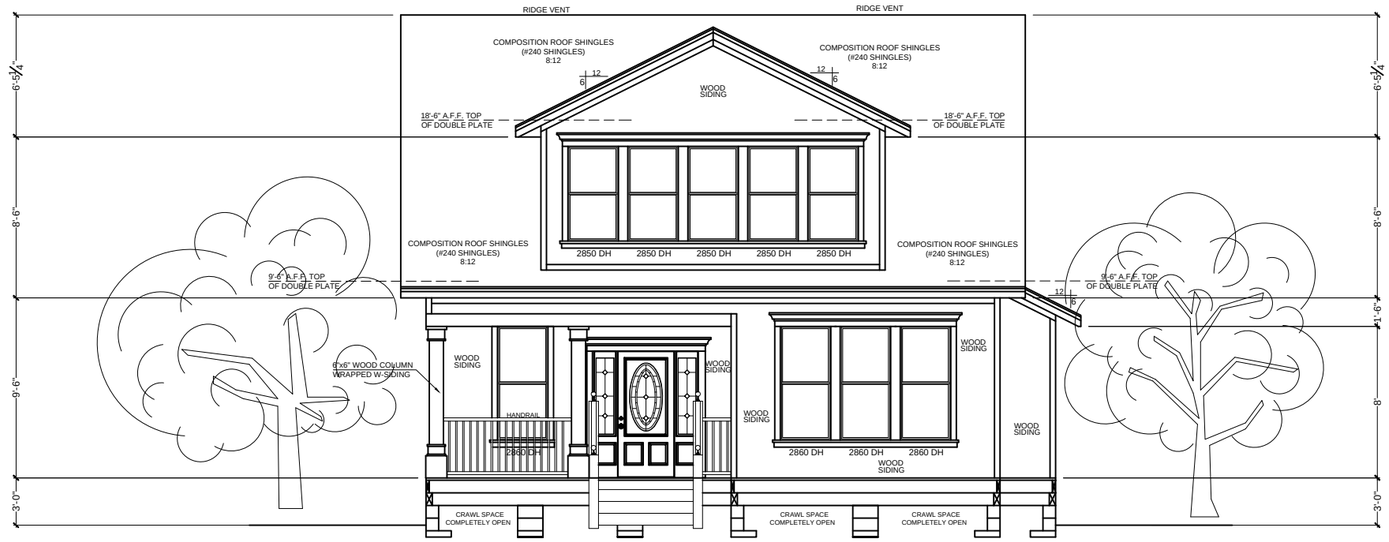

EAST (FRONT) ELEVATION-addition SCALE: 1/4" = 1'-0"

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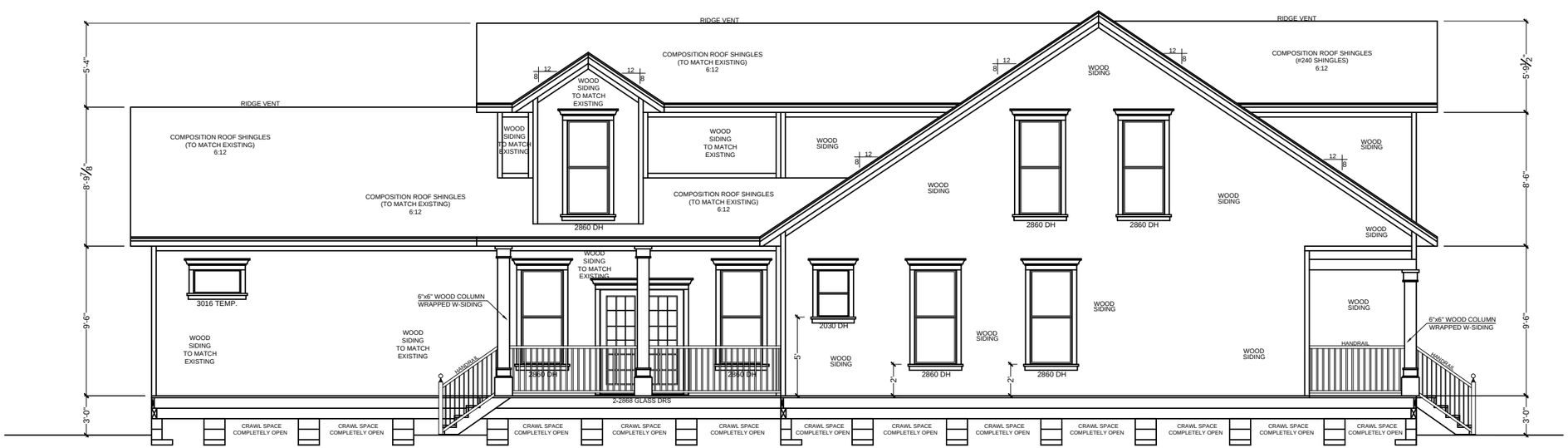
110 MILES PER HOUR;
3 SECOND GUST; EXPOSURE "B".



SOUTH (SIDE) ELEVATION-addition SCALE: 1/4" = 1'-0"

QUATTRO-TECH DESIGN GROUP, APR. 15, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNER ASSUMES NO LIABILITY FOR DISCREPANCIES, OMISSIONS OR STRUCTURAL ERRORS. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS OF THE JOB AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS.

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NORTH

ELEVATIONS-ADDITION

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

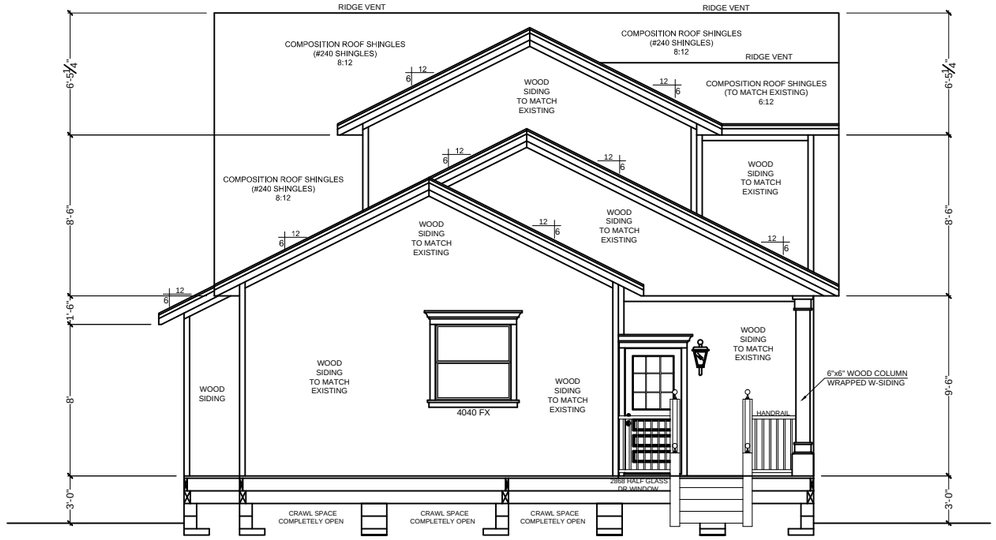
TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-08

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
QTA-2419

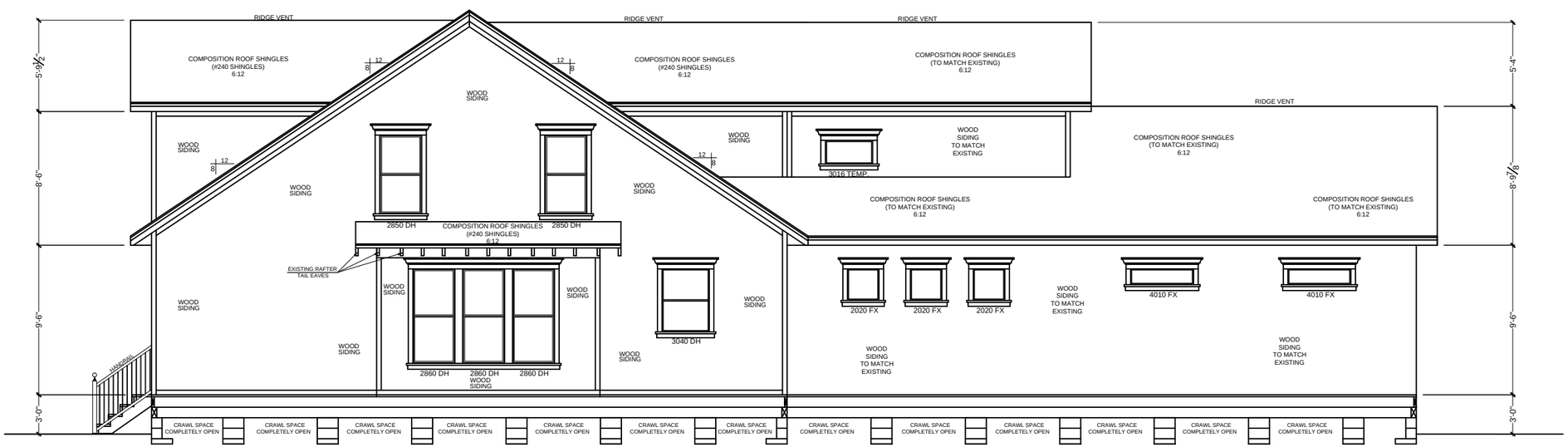
DRAWN BY: ASMC
DATE(PR): 04152016

REVISED BY: ASMC
MODIFIED: 04152016



WEST (BACK) ELEVATION-addition SCALE: 1/4" = 1'-0"

NOTE: DESIGNED PER IRC-2012:
110 MILES PER HOUR;
3 SECOND GUST; EXPOSURE "B".



NORTH (SIDE) ELEVATION-addition SCALE: 1/4" = 1'-0"

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NORTH

ELEVATIONS-ADDITION

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

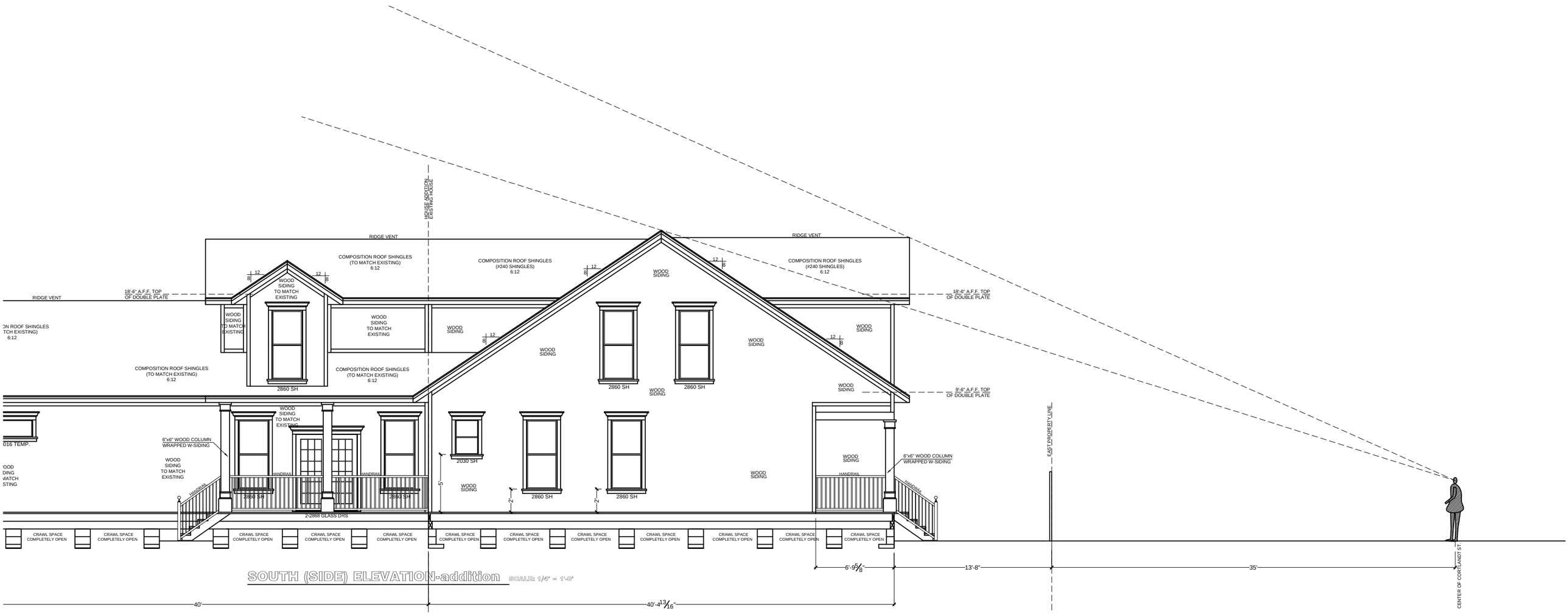
TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-09

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
QTA-249

DRAWN BY: ASMC
DATE(PR): 04152016

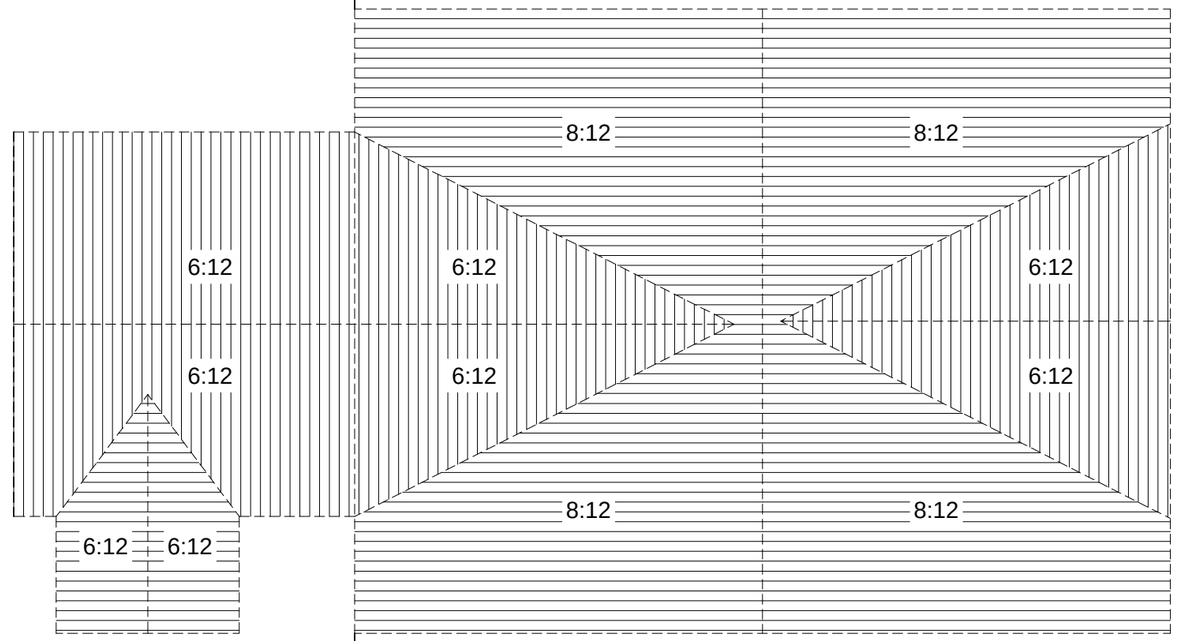
REVISED BY: ASMC
MODIFIED: 04152016



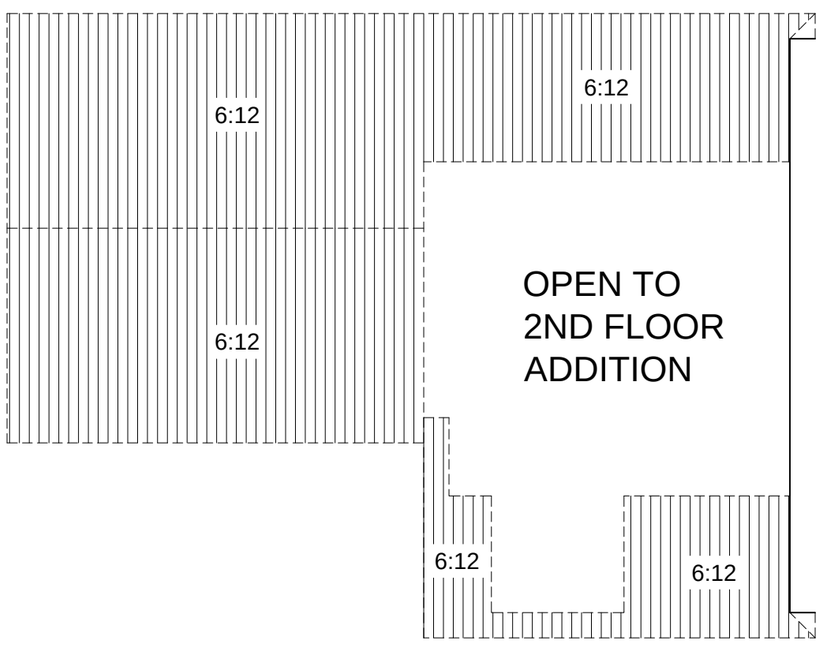
SOUTH (SIDE) ELEVATION-addition SCALE: 1/4" = 1'-0"

NEW ROOF PLAN | EXISTING ROOF PLAN

2nd FLOOR ROOF PLAN



NEW ROOF PLAN | EXISTING ROOF PLAN



1st FLOOR NEW ROOF PLAN

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NORTH

HOUSE ROOF PLAN

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

TEXAS DIRECT PROP. LLC 615 CORTLANDT ST. HOUSTON, TX 77007

DRAWING NO. A-11

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE (713) 240-2785
@TA-249

DRAWN BY: ASMC
DATE(PR): 04152016

REVISED BY: ASMC
MODIFIED: 04152016

619

C
B

615

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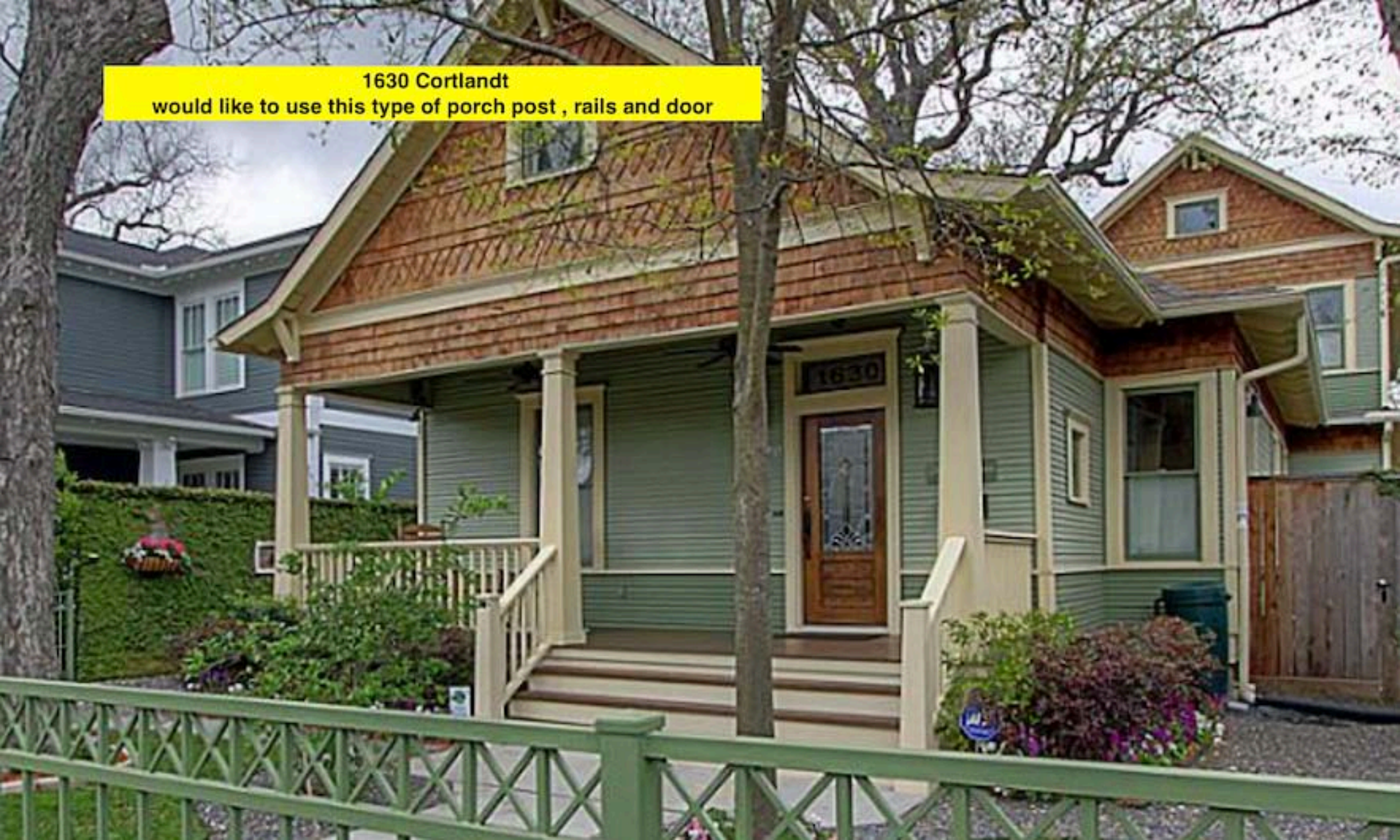
HOME SECURITY
SERVICE: 800-445-0872
SALES: 800-2-BRINKS

St


1630 Cortlandt
would like to use this type of porch post , rails and door
1630

CUSTOM WOOD GLASS PANEL EXTERIOR DOOR

Like 50 104 Share

+ PRINT

Price Range: $$$

Options

Group Model All

Model

383

Decorative*Clear*

Looking for more frame, glass, and grille options?

DESIGN YOUR OWN

Options Build & Installation Tech Documents

PANEL OPTIONS

Smooth | Distressing Options | Panel Profiles | Moulding Profiles

Smooth

This is the base texture used for all our exterior doors.

HARDWARE OPTIONS

Handles | Hinge Options

Georgica Lockset Tudor Lockset Mission Lockset

Georgica Lockset

We can install exceptional lock hardware on any of our doors. This hardware is manufactured with only the finest materials, which allows us to uphold our high craftsmanship standards. Lockset hardware is available in a range of styles for either right-hand or left-hand doors, and each one includes an exterior escutcheon plate, mortise lock, interior escutcheon plate and your choice of knob or lever for the interior (depending on the model).
*Please note, this lockset is available in Antique Brass only. In addition, we can also factory prep the door for 3rd party handle sets.

WOOD OPTIONS

Alder | Cherry | Juniper | Mahogany | Oak | Walnut | Multi-Wood Option

Alder

(Clear and Knotty) – A popular species today because of its pronounced grain and uniform texture. This versatile wood species features a fairly straight grain with areas of burl clusters and small knots. These marks add character and will provide a darker texture and color when finished. Alder varies from pale yellow to reddish brown and it accepts stains exceptionally well. It is also the lightest and least dense. Knotty Alder presents a more rustic look. When stained, alder blends well with walnut, mahogany and cherry.

DECORATIVE ACCENTS

Speakeasy Options | Strap Options | Clavos Options | Metallic Inlay Options | Decorative Grilles | Knocker

Speakeasy Grilles Speakeasy Shapes Speakeasy Door Speakeasy Finishes

Speakeasy Grilles

With decorative metal accents, our doors exude character in every detail. These accents include speakeasy grilles in various grille patterns and grille shapes, such as square and oval. Each one is available in either Rust Patina or Dark Patina.

Seville Speakeasy Grille

Bordeaux Speakeasy Grille

Rustic Speakeasy Grille

Victorian Speakeasy Grille

FINISH OPTIONS

Alder | Cherry | Juniper | Mahogany | Oak | Walnut | Multi-Finish Options | Paint Options | Antique Options | Permalane Finishing System

Alder

(Clear and Knotty) – A popular species today because of its pronounced grain and uniform texture. This versatile wood species features a fairly straight grain with areas of burl clusters and small knots. These marks add character and will provide a darker texture and color when finished. Alder varies from pale yellow to reddish brown and it accepts stains exceptionally well. It is also the lightest and least dense. Knotty Alder presents a more rustic look. When stained, alder blends well with walnut, mahogany and cherry.

Chappo Finish

Cherry Finish

Chestnut Finish

Clear Finish

Dark Cherry Finish

Ebony Finish

Gunstock Finish

Merlot Finish

Pebble Gray Mist Finish

Russet Finish

Wheat Finish

White Wash Finish

ADDITIONAL OPTIONS

Corner Blocks | Sill Options | Casings

Corner Block A

Corner Block B

Corner Block C

Corner Blocks

With our corner blocks, you can ensure every element of your door reflects your design preferences. We offer three designs in two standard sizes: 2-1/2" square and 2-3/4" square. Custom sizes are also available upon request.

CUSTOM CAPABILITIES

Designs | Glass | Carvings | Shapes | Panels and Mouldings | Casings

Glass

These custom options include decorative beveled, leaded, tempered and insulated glass designs. Whichever option you select, our expert craftspeople will hand-cut, bevel and shape each piece of glass. Their attention to detail produces something more than a custom glass design - it's an original artwork for your entrance.

BACK TO TOP

RELATED PRODUCTS

Custom Wood All Panel Exterior Door

Custom Wood Dutch Exterior Door

Aurora® Custom Fiberglass All Panel Exterior Door

Aurora® Custom Fiberglass Glass Panel Exterior Door

SITELINE WOOD DOUBLE-HUNG WINDOW

Like 1 1 Share

Price Range: $$

Options

Model

Exterior

Grille Designs

No Grille

Color Options

Brilliant White

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

FEATURES

- Custom Capabilities: size, shape, glass, grille design
- Exterior Clad Color Options: 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- Exterior Wood Options: Natural or Primed AuraLast Pine
- Interior Wood Species: natural or primed AuraLast pine, douglas fir, alder
- Interior Finishes: 9 standard wood interior finishes
- Trim Options: exterior clad and wood trim profiles, interior wood trim profiles
- Glass Options: Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- Hardware Options: 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- Maintenance Level: moderate
- Project Type: new construction and replacement
- ENERGY STAR® Certified Options: yes
- Sustainable Solutions: AuraLast® Wood (pine) is standard. Two wood-

HAVE A QUESTION?

Our customer service team is happy to assist you

CONTACT US

source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).

- Warranty: 20 year general warranty & lifetime limited warranty against rot and termites

SIZING

Elevations - Siteline - Clad Awning - Standard Sizing

Elevations - Siteline - Clad Casement - Standard Sizing

Elevations - Siteline - Clad DH - Standard Sizing

Elevations - Siteline - Clad Direct Set - Standard Sizing

Elevations - Siteline - Clad InSwing Patio Door - ADM

Elevations - Siteline - Clad OutSwing Patio Door - Standard Sizing

Elevations - Siteline - Clad Sliding Patio Door - Standard Sizing

Elevations - Siteline - Wood Awning - Standard Sizing

Elevations - Siteline - Wood Casement - Standard Sizing

Elevations - Siteline - Wood Double Hung - Standard Sizing

Elevations - Siteline - Wood InSwing Patio Door - Standard Sizing

Elevations - Siteline - Wood OutSwing Patio Door - Standard Sizing

Elevations - Siteline - Wood Sliding Patio Door - Standard Sizing

Elevations / Sections - Siteline - Clad Awning - ADM

Elevations / Sections - Siteline - Clad Casement - ADM

Elevations / Sections - Siteline - Clad Direct Set - ADM

Elevations / Sections - Siteline - Clad Direct Set - Standard Sizing

Elevations / Sections - Siteline - Clad Double Hung - ADM

Elevations / Sections - Siteline - Wood Awning - ADM

Elevations / Sections - Siteline - Wood Casement - ADM

Elevations / Sections - Siteline - Wood Double Hung - ADM

More Technical Documents

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