

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 711 Kipling Street, Houston, TX 77006

Historic District / Landmark Audubon Place

HCAD # 026146000002

Subdivision Montrose

Lot 3 & West 1/2 of 2 Block 20

## 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 Amanda & Bryan Melvin

Company \_\_\_\_\_

Mailing Address 2316 Morse Street, Houston, TX 77019

Phone 713-858-1660

Email \_\_\_\_\_

Signature

Date 9/22/2015

## APPLICANT (if other than owner)

Name Spencer Howard

Company Spencer Howard Design + Construction Management

Mailing Address 1122 Wyatt Street, Houston, TX 77023

Phone 713-470-9896

Email \_\_\_\_\_

Signature

Date 9/22/2015

## 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:** 711 Kipling Street, Houston, TX 77006

## BUILDING TYPE

- |  |  |
|--|--|
| <input type="checkbox"/> single-family residence | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence  | <input type="checkbox"/> carport             |
| <input type="checkbox"/> commercial building     | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building      | <input type="checkbox"/> other               |
| <input type="checkbox"/> institutional building  |  |

## ALTERATION TYPE

- |  |   |
|--|---|
| <input type="checkbox"/> addition                | <input type="checkbox"/> roof             |
| <input type="checkbox"/> foundation              | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign  |
| <input type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift     |
| <input type="checkbox"/> porch or balcony        | <input type="checkbox"/> other            |

## WRITTEN DESCRIPTION

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

## PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

## DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- |  |   |
|--|---|
| <input type="checkbox"/> current site plan                 | <input type="checkbox"/> demolition plan                  |
| <input type="checkbox"/> proposed site plan                | <input type="checkbox"/> current roof plan                |
| <input type="checkbox"/> current floor plans               | <input type="checkbox"/> proposed roof plan               |
| <input type="checkbox"/> proposed floor plans              | <input type="checkbox"/> current elevations (all sides)   |
| <input type="checkbox"/> current window and door schedule  | <input type="checkbox"/> proposed elevations (all sides)  |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

**Certificate of Appropriateness Application  
ALTERATION & ADDITION  
Written Description**

**RE: 711 KIPLING  
Montrose  
Lot 3 and West half of 2 , Block 20**

We request approval of a Certificate of Appropriateness to the proposed addition and alterations at 711 Kipling in the Audubon Place Historic District.

The house was originally built in 1921 containing 2,458 square feet of interior living space. The house is a two-story wood structure with stucco exterior. At an undetermined time the East facing elevation Jalousie style louvered windows were installed in the 1st floor sunroom. The building materials used on the original house are wood framing and stucco exterior walls.

We are proposing to replace the current Jalousie windows with double hung windows to match the windows directly above them on the 2<sup>nd</sup> floor Sunroom. We are also proposing a 664 square foot addition to the rear of the house. The materials used in the addition will be wood and stucco. The new stucco will be textured differently than the existing and there will be an expansion control joint between the existing and new to delineate what is historic and what is new. All new windows will be double-hung 1 over 1 to delineate from the existing 9 over 1 windows.

Spencer Howard, applicant



Front Elevation



Rear Elevation



East Elevation



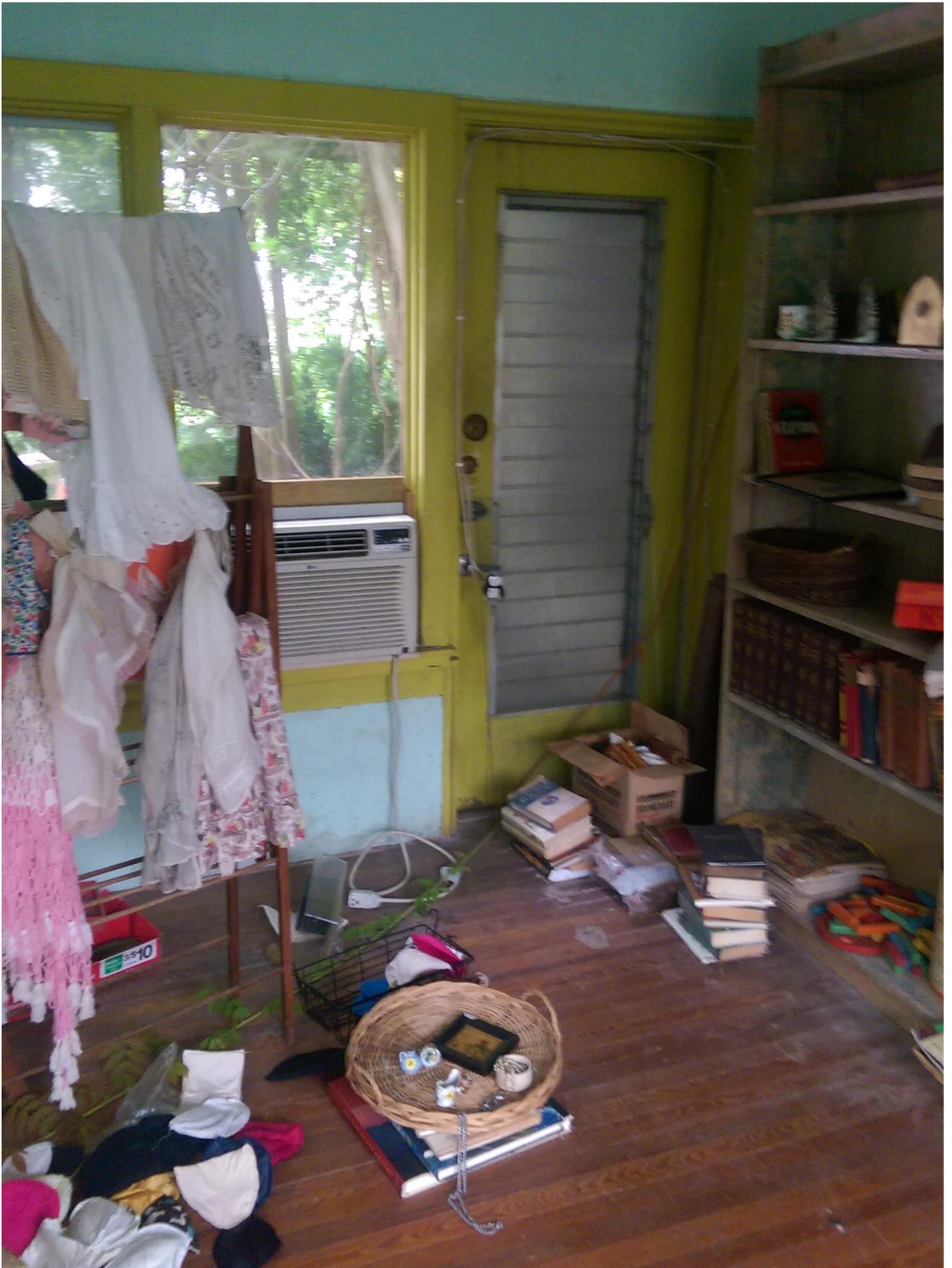
East Elevation



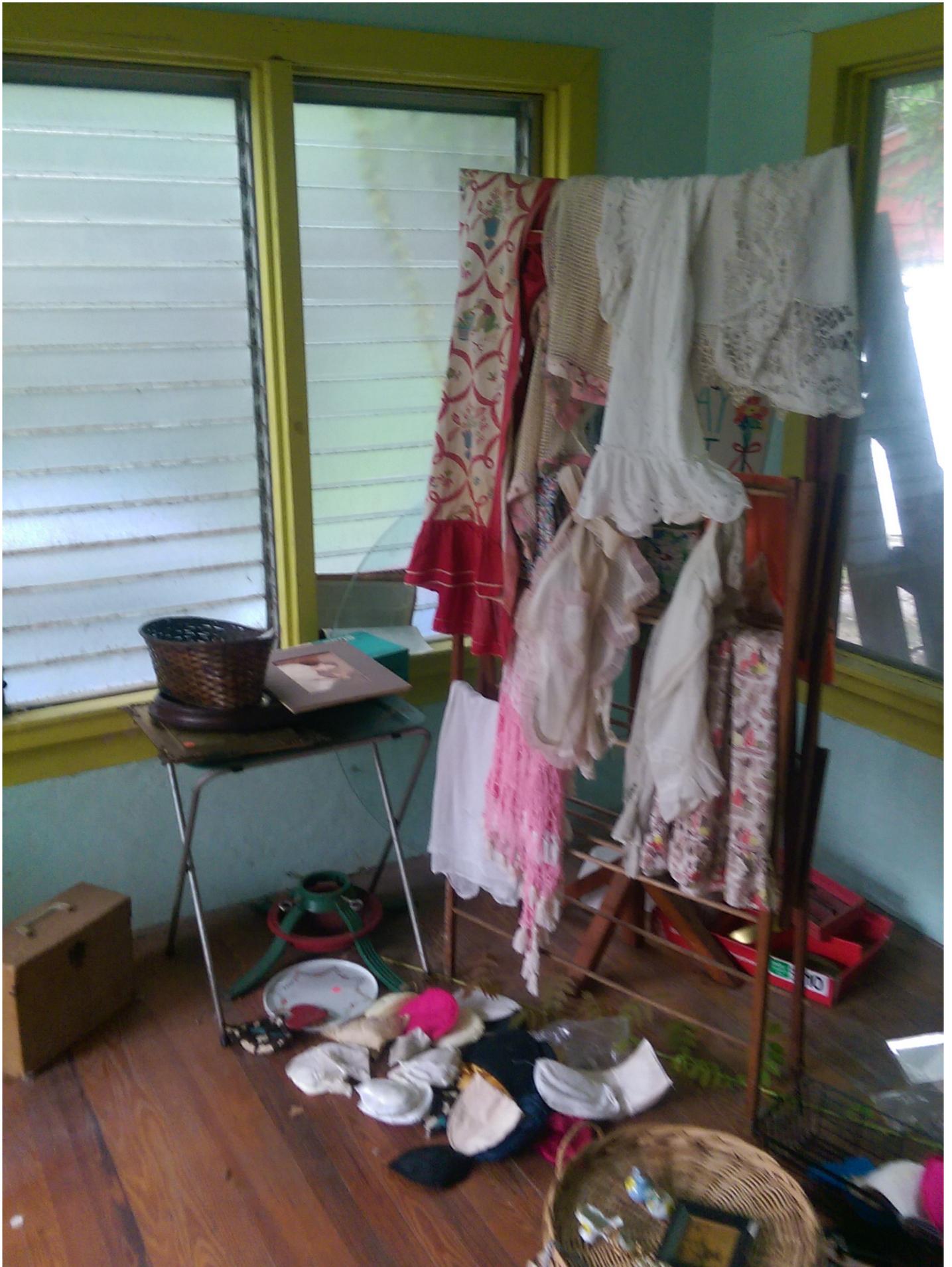
Front and East Elevation



Jalousie windows - 1st floor Sunroom



Jalousie Door - 1st floor Sunroom



Jalousie windows - 1st floor Sunroom



Jalousie door and window - 1st floor Laundry

A Renovation For

# MR. & MRS. MELVIN

711 Kipling Street  
Houston, Texas  
77006



SPENCER HOWARD

DESIGN

+

CONSTRUCTION MANAGEMENT

1122 Wyatt Street  
Houston, TX 77023  
713-470-9896



A Renovation For  
**MR. & MRS. MELVIN**  
711 Kipling  
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- General Notes to Sheet:
- PROVIDE ROOF DRAINAGE PER LOCAL BUILDING CODE.
  - PROVIDE GANT STRIPS, CRICKETS, AND FLASHING AT ALL REQUIRED LOCATIONS FOR A COMPLETELY WATER TIGHT ROOFING SYSTEM.
  - INSTALL ROOFING PER MANUFACTURER'S INSTRUCTIONS AND LOCAL BUILDING CODES.
  - LOCATE ALL VENT STACKS, EXHAUST PIPES, ETC. SO THAT THEY SHALL NOT BE SEEN FROM THE CENTER OF THE STREET IN FRONT OF OR ADJACENT TO PROPERTY.
  - INSTALL TEMPORARY 6'-0" CHAIN LINK FENCE AROUND CONSTRUCTION AREA AND POST NO TRESPASSING SIGNS PRIOR TO CONSTRUCTION.
  - INSTALL TEMPORARY CHAIN LINK FENCE AS NECESSARY FOR PROTECTION OF TREES OR OTHER ITEMS NOTED PRIOR TO CONSTRUCTION. REVIEW LOCATIONS WITH SPENCER HOWARD AND OWNER. EXTEND FENCING TO DRIP LINE OF TREE ROOTS WHERE POSSIBLE.
  - CONNECT ALL DOWNSPUTS TO SUBSURFACE DRAINAGE SYSTEM. COORDINATE WITH LOCAL BUILDING CODE.
  - DRIVEWAY AND WALK LAYOUT TO BE VERIFIED ON SITE WITH SPENCER HOWARD, LANDSCAPE ARCHITECT, AND OWNER.
  - GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO TRENCHING.
  - FIRST FLOOR FINISH FLOOR IS SET TO 0'-0". REVIEW BUILDING SECTIONS FOR MORE INFORMATION.
  - BENCHMARK TO BE LOCATED ON SITE. ALL GRADES ARE RELATIVE TO FINISH FLOOR.
  - FOUNDATION ELEVATION TO COMPLY WITH IRC SECTION 09.1.3.3. RE. TOP OF FOUNDATION TO BE MINIMUM 12"± ABOVE NEAREST STREET INLET. COORDINATE WITH LOCAL GOVERNING CODE.

Sheet Contents:

Site Plan  
and  
Roof Plan

Date of Plot: 09/28/2015  
Sheet:

LEGAL DESCRIPTION:  
LOT - 3 & WEST 1/2 OF 2  
BLOCK - 20  
SUBDIVISION - MONTROSE  
CITY - HOUSTON  
COUNTY - HARRIS  
STATE - TEXAS

OCCUPANCY GROUP:  
R-3

CONSTRUCTION TYPE:  
TYPE V

STORIES:  
3

PROJECT DIRECTORY:  
OWNER: AMANDA & BRYAN MELVIN  
502 AVONDALE STREET  
HOUSTON, TX 77006  
713-950-1660

DESIGN: SPENCER HOWARD  
1122 WYATT STREET  
HOUSTON, TX 77023  
713-218-6893

STRUCTURAL ENGINEER:  
GENERAL CONTRACTOR:

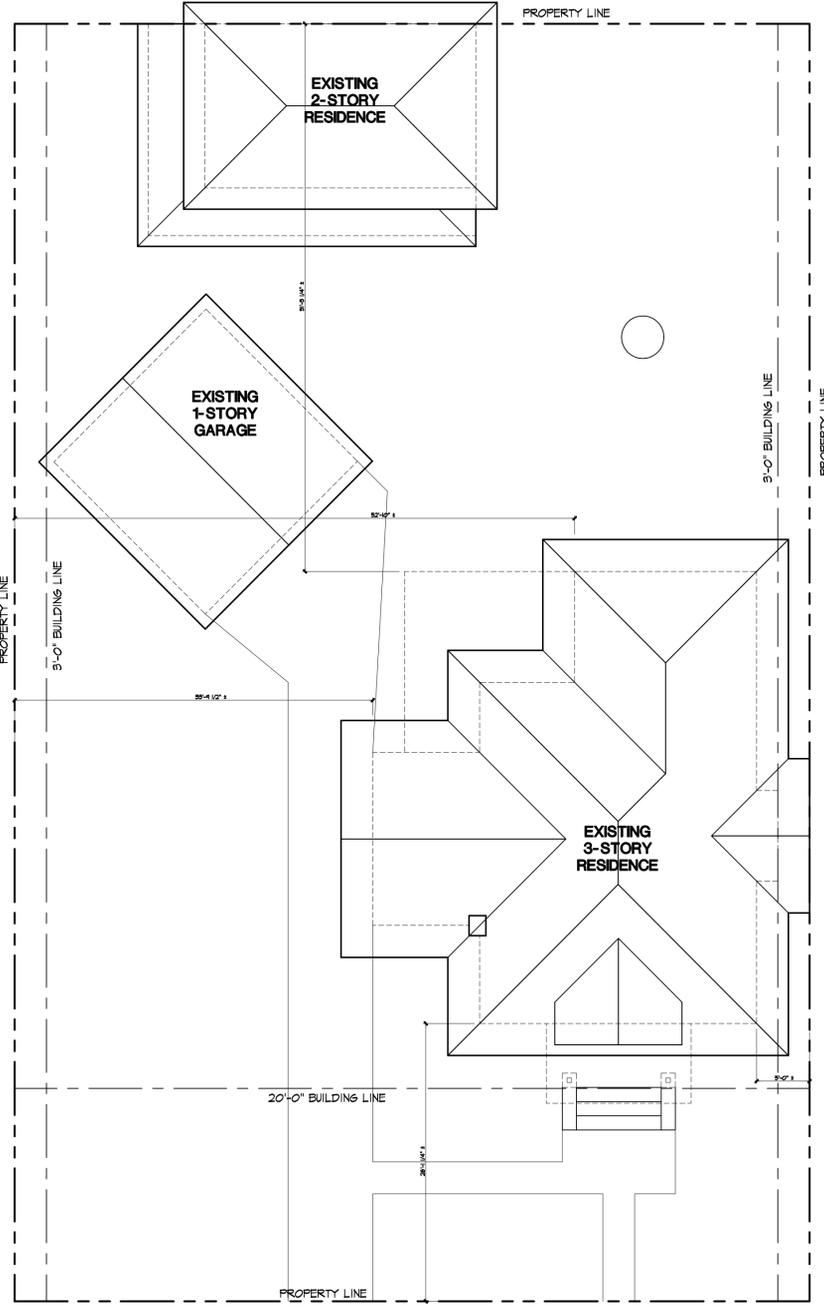
AREA STATISTICS:	
EXISTING FIRST FLOOR AREA	1,224 S.F.
EXISTING SECOND FLOOR AREA	1,224 S.F.
EXISTING THIRD FLOOR AREA	0
TOTAL EXISTING FLOOR AREA	2,450 S.F.
NEW FIRST FLOOR AREA	1,843 S.F.
NEW SECOND FLOOR AREA	1,843 S.F.
NEW THIRD FLOOR AREA	552 S.F.
TOTAL NEW FLOOR AREA	4,338 S.F.
EXISTING COVERED PORCH AREA	64 S.F.
NEW COVERED PORCH AREA	64 S.F.
TOTAL LOT AREA	9,000 S.F.

- GENERAL SITE NOTES:
- VERIFY THAT STORM DRAINS, AND STORM DRAIN PIPING IS SIZED TO ACCOMMODATE SITE DRAINAGE REQUIREMENTS.
  - WATER RISER MUST BE METAL ABOVE GROUND, SCH. 40 PVC EXTERIOR UNDERGROUND ONLY.
  - NO LIME OR DRYING AGENTS (CHEMICALS) TO BE USED ON SITE.
  - CREATE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION DURING CONSTRUCTION, IN ACCORDANCE WITH LOCAL BUILDING CODES.
- ELOT PLAN NOTES:
- VERIFY ALL DIMENSIONS, COORDINATES, DEED RESTRICTIONS, ZONING ORDINANCES, BUILDING LINES, AND EASEMENTS PRIOR TO CONSTRUCTION. NOTIFY SPENCER HOWARD IMMEDIATELY IN THE EVENT OF A DISCREPANCY.
  - PRIOR TO CONSTRUCTION, VERIFY PLAN TO ASSURE CONSTRUCTION COMPLIES WITH LOCAL CODES AND INTERPRETATION OF CODE. NOTIFY SPENCER HOWARD IMMEDIATELY IN THE EVENT OF A DISCREPANCY.
  - ALL ELOT PLAN INFORMATION IS TAKEN DIRECTLY FROM A SURVEY PROVIDED BY THE OWNER AND CONDUCTED BY:  
PRECISION SURVEYORS, INC.  
14425 MEMORIAL DRIVE, SUITE B100  
HOUSTON, TX 77079  
281-466-1586

BUILDING CODES:  
THIS PROJECT MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING:

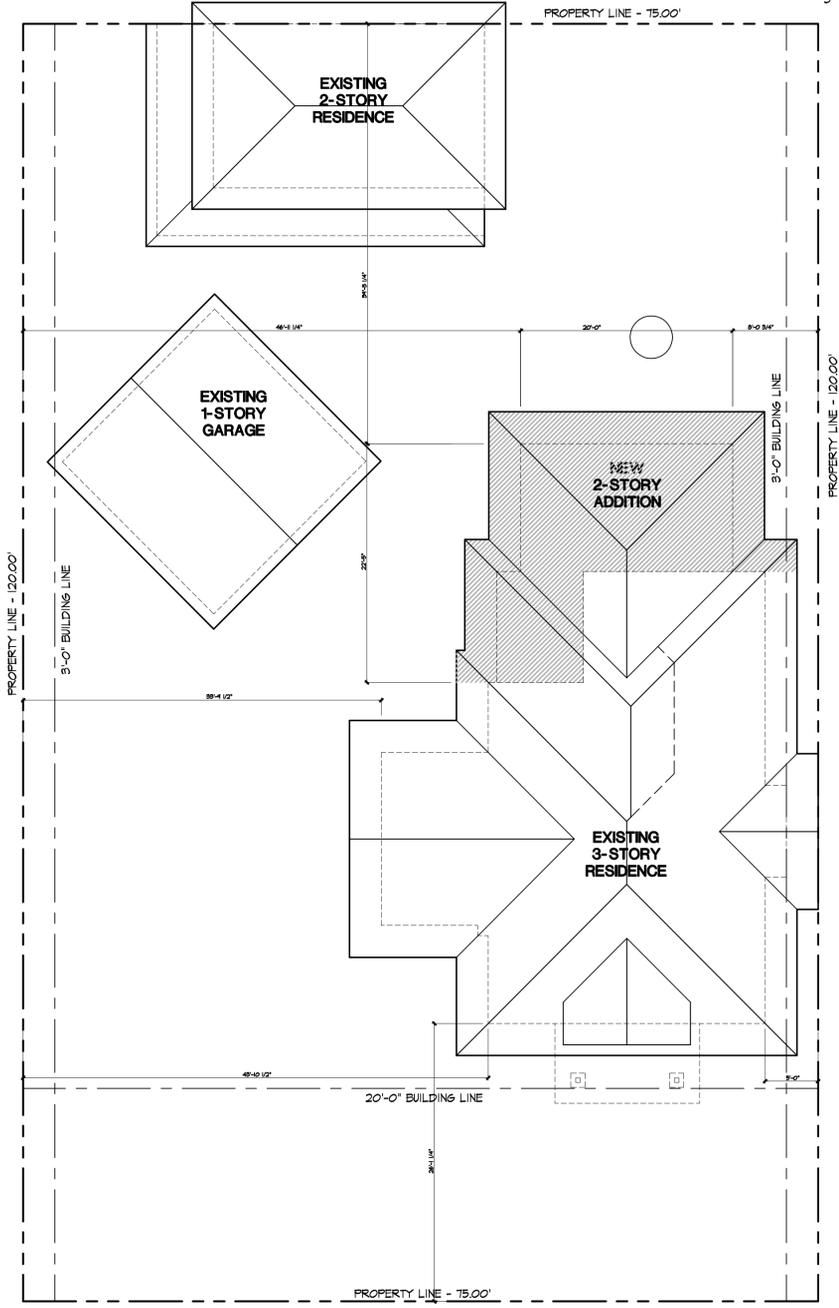
- CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE (IRC) WITH LOCAL AMENDMENTS, NOTIFY SPENCER HOWARD IMMEDIATELY IN THE EVENT OF DISCREPANCY OR CONFLICT WITH APPLICABLE CODE.

- GENERAL NOTES:
- CONTACT SPENCER HOWARD IMMEDIATELY IF THERE IS ANY DISCREPANCY OR VARIATIONS FROM THE CONSTRUCTION DOCUMENTS AND THE EXISTING FIELD CONDITIONS.
  - CONTACT SPENCER HOWARD IMMEDIATELY IF THERE IS ANY DISCREPANCY OR VARIATION IN THE CONTRACT DOCUMENTS THAT REQUIRE CLARIFICATION.
  - CONTACT SPENCER HOWARD IMMEDIATELY IF THERE IS ANY DISCREPANCY OR VARIATION FROM THE CONTRACT DOCUMENTS AND THE BUILDING CODES.
  - CONTACT SPENCER HOWARD IMMEDIATELY IF THERE IS ANY SYMBOL OR ABBREVIATION IN THE CONTRACT DOCUMENTS THAT REQUIRE CLARIFICATION.
  - DO NOT SCALE DRAWINGS.
  - ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
  - GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, AND PROCEDURES.
  - GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF THE WORK, AND ALL TRADES INVOLVED, AS TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS.
  - GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS, INCLUDING INTERIOR ELEVATIONS AND ELECTRICAL PLANS, PRIOR TO FRAMING. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR THE MECHANICAL LAYOUT. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING.
  - ALL NEW GLAZING SHALL HAVE A U-FACTOR AND SHGC IN ACCORDANCE WITH THE ENERGY CODE COMPLIANCE DOCUMENTATION.
  - FIRE SEAL AROUND ALL CONDUIT PENETRATIONS.
  - PROVIDE FIRE STOPS AT ALL FLOOR PENETRATIONS.
  - SMOKE DETECTORS ARE TO BE LOCATED WHERE SHOWN ON THE DRAWINGS BY AND IN ACCORDANCE WITH LOCAL BUILDING CODE.
  - INSTALLATION OF GAS APPLIANCES MUST BE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND THE LOCAL BUILDING CODE.
  - ALL MECHANICAL EXHAUSTS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING.
  - TANKLESS WATER HEATERS TO BE INSTALLED WITH WELDED GALVANIZED STEEL FANS AND OVERFLOW DRAIN TO THE OUTSIDE.
  - PROVIDE ALL COPPER ELECTRICAL SERVICE AND REQUIRED CIRCUIT BREAKERS. PROVIDE DEDICATED OUTLETS FOR GARBAGE DISPOSAL, MICROWAVES, RANGE, OVENS, WATER HEATER, A/C - HEAT AND CONDENSER UNITS. INSTALL GFI CIRCUITS AT ALL WET LOCATIONS.
  - SIZE AND PROVIDE SPLIT SYSTEM DX CENTRAL A/C TO SUPPLY AIR AND HEAT. USE STANDARD ASHRAE DESIGN CRITERIA FOR HARRIS COUNTY, TEXAS.
  - VERIFY ALL RETURN AND SUPPLY AIR CHASE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION.
  - GENERAL CONTRACTOR TO COORDINATE WITH APPLICABLE UTILITY COMPANY OR SUPPLIER WHEN REROUTING ELECTRIC, TELEPHONE, GAS, WATER, AND SANITARY SEWER SERVICES.
  - GENERAL CONTRACTOR TO VERIFY THAT ALL WORK ON EXTERIOR OF PROJECT IS WATER TIGHT AND SURFACES EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.
  - INSTALL ALL FENCING PER DEED RESTRICTIONS AND LOCAL BUILDING CODE.



KIPLING STREET

**16** EXISTING SITE / ROOF PLAN  
1/8" = 1'-0"



KIPLING STREET

**01** NEW SITE / ROOF PLAN  
1/8" = 1'-0"

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77006

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- ALL WINDOW DIMENSIONS ARE TYPICALLY TAKEN TO THE CENTERLINE OF WINDOW. VERIFY ROUGH OPENINGS WITH WINDOW SCHEDULE.
- ALL DOOR DIMENSIONS ARE TYPICALLY TAKEN TO THE CENTERLINE OF DOOR. VERIFY ROUGH OPENINGS WITH DOOR SCHEDULE.
- LOCATE HINGE SIDE OF DOOR 0'-6" FROM ADJACENT PARTITION OR CENTERED IN SPACE, UNLESS NOTED OTHERWISE.
- ALL CASED OPENINGS (C.O.) DIMENSIONS ARE NOMINAL FINISH DIMENSIONS.
- EXTERIOR WALLS FRAMED 2x4, TYPICAL. INTERIOR WALLS FRAMED 2x4, UNLESS NOTED OTHERWISE.
- ALL POCKET DOOR WALLS ARE FRAMED 2x6, UNLESS NOTED OTHERWISE.
- SEE ELECTRICAL PLANS FOR PLACEMENT OF SMOKE DETECTORS.
- FIRE BLOCKS AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.
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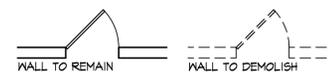
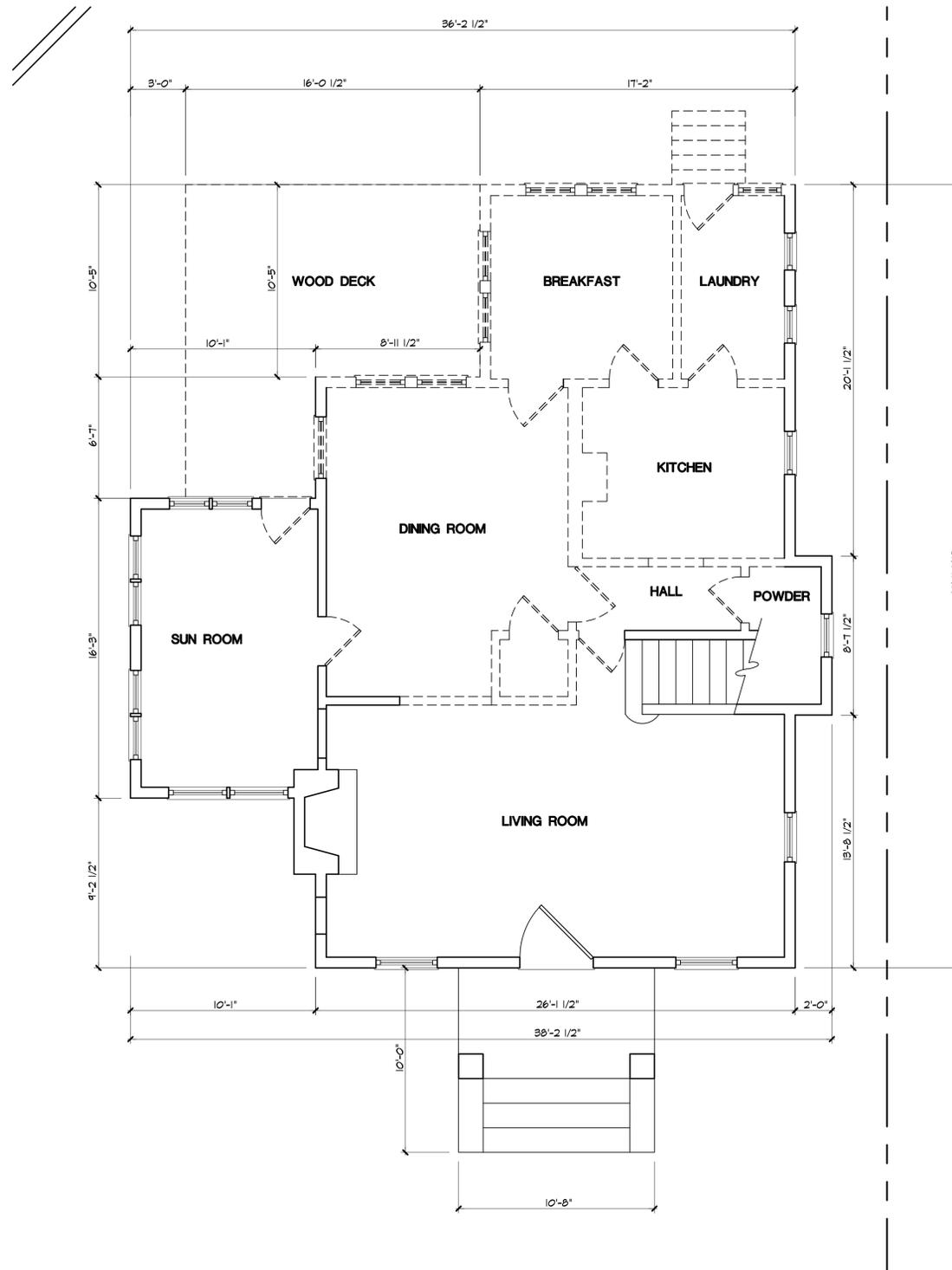
Sheet Contents:

Existing / Demo  
1st Floor  
Plan

Date of Plot: 09/28/2015

Sheet:

**A1.1**



**01 FLOOR PLAN**  
1/4" = 1'-0"

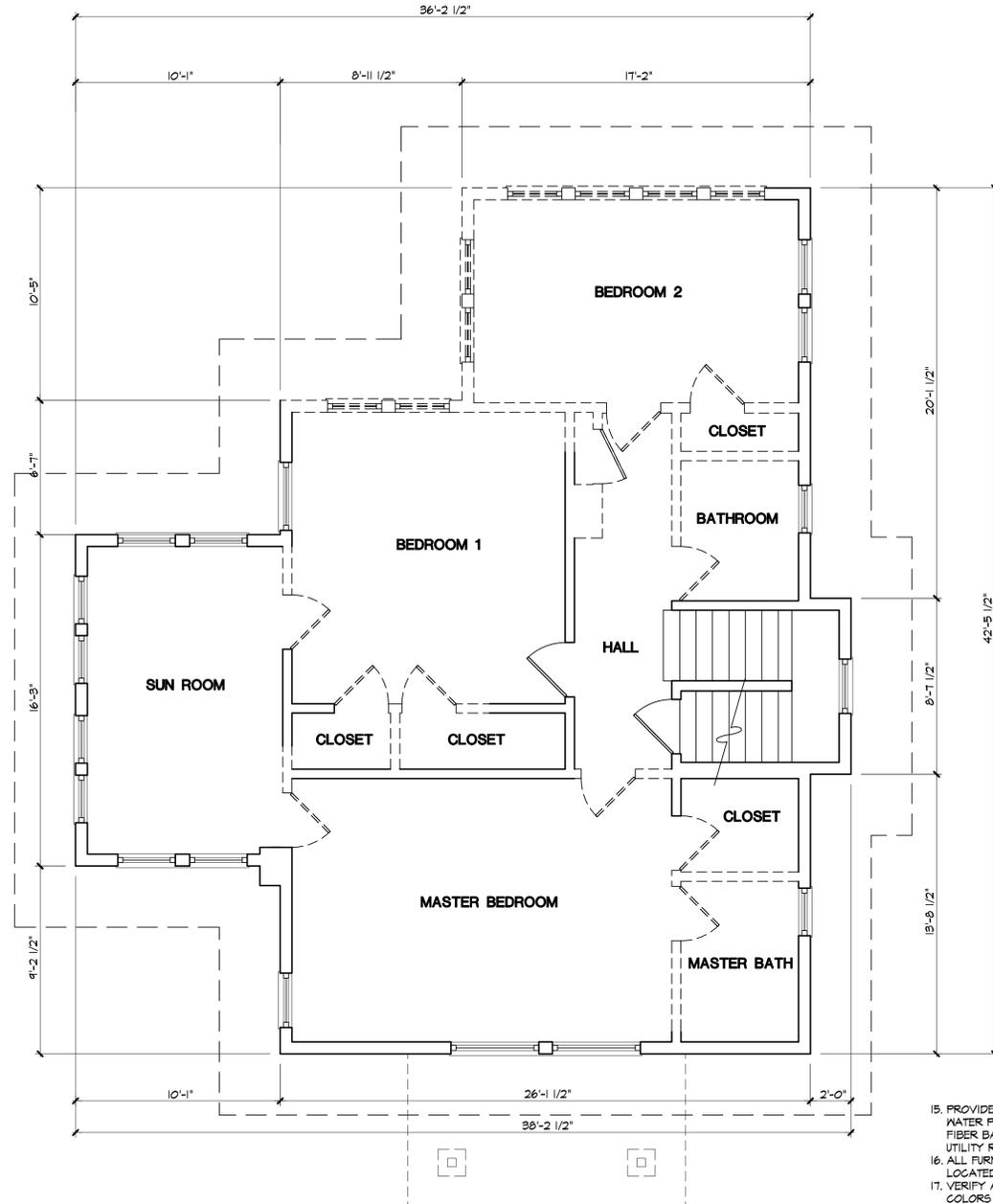
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**01 FLOOR PLAN**  
1/4" = 1'-0"

Sheet Contents:

Existing / Demo  
2nd Floor  
Plan

Date of Plot: 09/28/2015  
Sheet:

**A1.2**

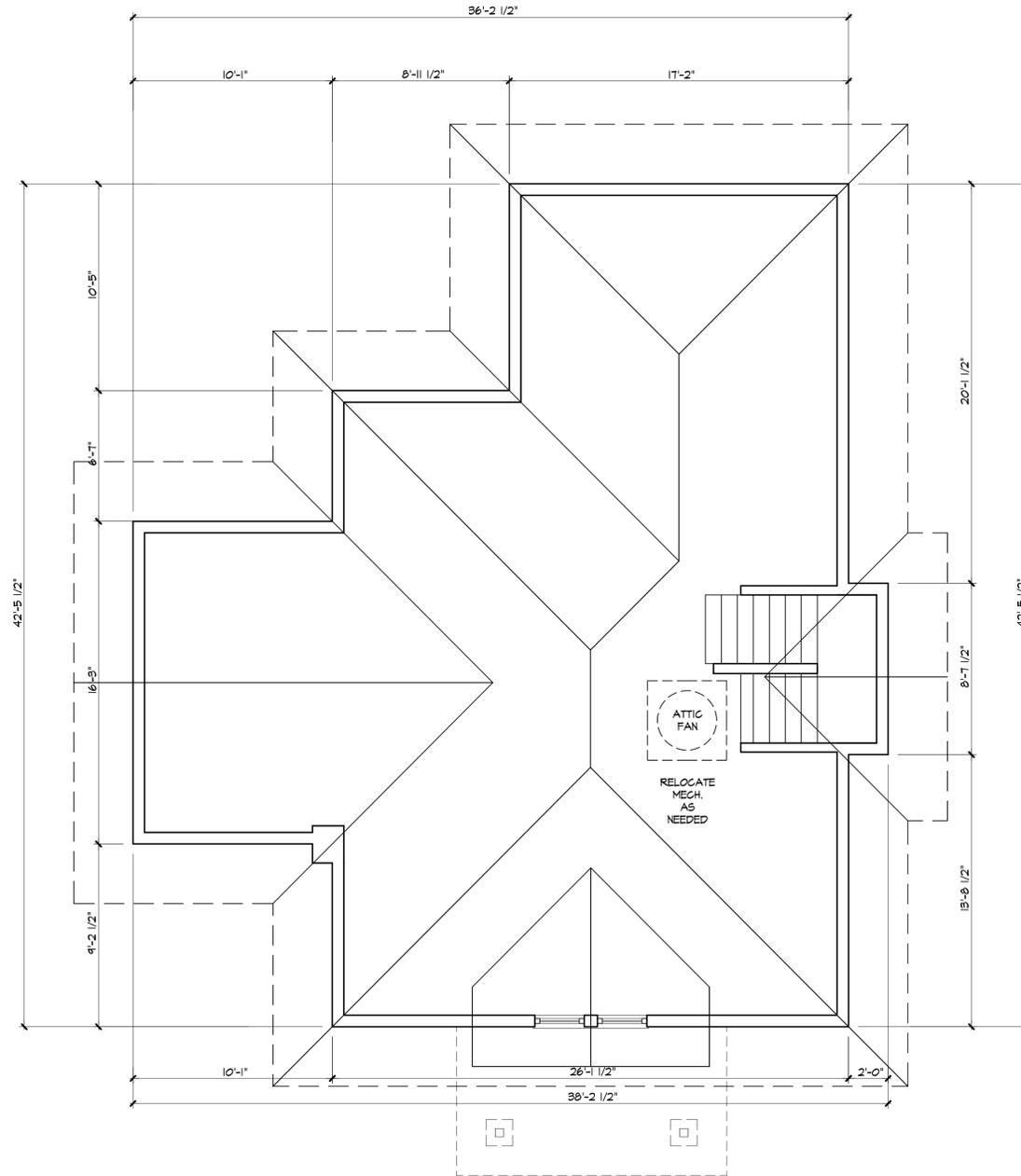
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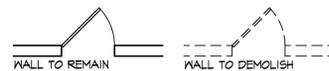
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- PROVIDE WATER RESISTANT GYPSUM BOARD, WATER PROOFING MEMBRANE, AND CEMENTITIOUS FIBER BACKER BOARD AT ALL BATHROOMS, UTILITY ROOM, AND KITCHEN WET AREAS.
- ALL FURNACES AND WATER HEATERS ARE TO BE LOCATED IN ATTIC SPACES ABOVE FIRST FLOOR.
- VERIFY ALL FINAL FINISH SELECTIONS AND COLORS WITH ARCHITECT AND OWNER PRIOR TO ORDERING.
- VERIFY WITH ARCHITECT AND OWNER THE SPECIFIC MAKE, CAPACITY, AND SEQUENCING OF ALL PLUMBING FIXTURES, FITTINGS, AND ACCESSORIES.
- VERIFY WITH ARCHITECT AND OWNER THE EXACT APPLIANCE MAKE AND MODEL BEFORE ORDERING. VERIFY APPLIANCE DIMENSIONS BEFORE FABRICATION OF MILLWORK AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.



**01 FLOOR PLAN**  
1/4" = 1'-0"

Sheet Contents:

Existing / Demo  
3rd Floor  
Plan

Date of Plot: 09/28/2015

Sheet:

**A1.3**



A Renovation For  
**MR. & MRS.  
MELVIN**

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Houston, Texas  
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- SEE ELECTRICAL PLANS FOR PLACEMENT OF SMOKE DETECTORS.
- FIRE BLOCKS AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.
- BENCHMARK IS TO BE LOCATED ON SITE.
- GYPSUM BOARD TO BE 5/8" THICK, UNLESS NOTED OTHERWISE.
- INTERIOR WALLS ARE PAINTED, UNLESS NOTED OTHERWISE.
- ADHESIVES/SEALANTS, PAINTS/COATINGS, FLOORING SYSTEMS, AND COMPOSITE WOOD/AGRI-FIBER PRODUCTS TO BE NON-TOXIC AND CONTAIN NO VOLATILE ORGANIC COMPOUNDS (V.O.C.).
- PROVIDE WATER RESISTANT GYPSUM BOARD, WATER PROOFING MEMBRANE, AND CEMENTITIOUS FIBER BACKER BOARD AT ALL BATHROOMS, UTILITY ROOM, AND KITCHEN WET AREAS.
- ALL FURNACES AND WATER HEATERS ARE TO BE LOCATED IN ATTIC SPACES ABOVE FIRST FLOOR.
- VERIFY ALL FINAL FINISH SELECTIONS AND COLORS WITH ARCHITECT AND OWNER PRIOR TO ORDERING.
- VERIFY WITH ARCHITECT AND OWNER THE SPECIFIC MAKE, CAPACITY, AND SEQUENCING OF ALL PLUMBING FIXTURES, FITTINGS, AND ACCESSORIES.
- VERIFY WITH ARCHITECT AND OWNER THE EXACT APPLIANCE MAKE AND MODEL BEFORE ORDERING. VERIFY APPLIANCE DIMENSIONS BEFORE FABRICATION OF MILLWORK AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.

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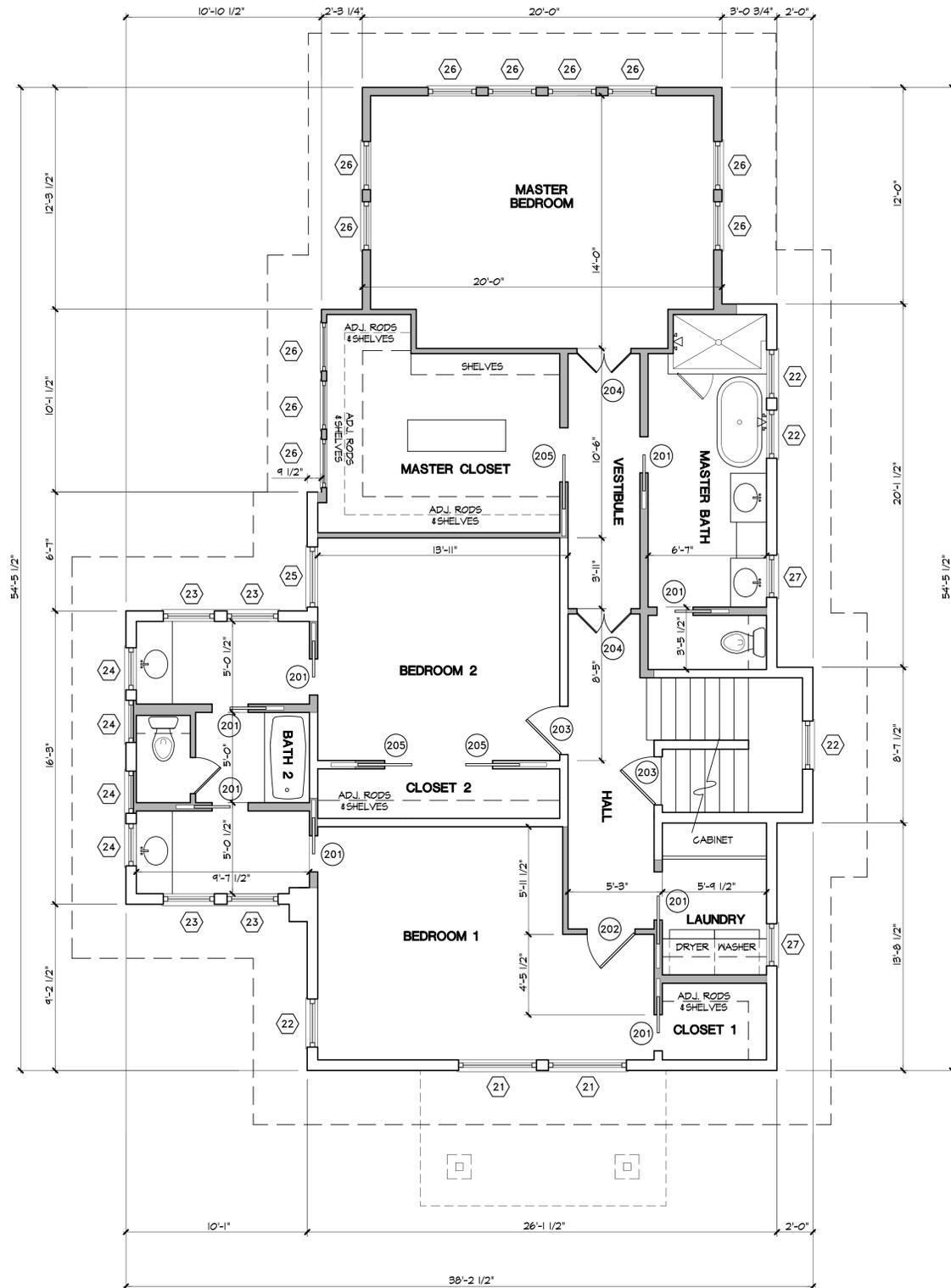
Sheet Contents:

New  
2nd Floor  
Plan

Date of Plot: 09/28/2015

Sheet:

**A1.5**



GENERAL NOTES TO DOOR, WINDOW, APPLIANCE, AND FINISH SCHEDULES:

- REFER TO FLOOR PLANS FOR CONFIRMATION OF ALL DOOR SWING DIRECTIONS.
- DIMENSIONS ON DOOR SCHEDULE ARE NOMINAL OPENING WIDTHS AND HEIGHTS.
- ALL FINISHES TO BE APPROVED BY ARCHITECT AND OWNER. PROVIDE SAMPLE OF EACH FINISH.
- ALL DOOR JAMB FRAMES AT WOOD OR STONE FLOORS TO SIT ON FINISH FLOOR. ALL DOOR JAMB FRAMES AT CARPET FLOORS TO SIT ON SUBFLOOR.
- PROVIDE WEATHER STRIPPING AND THRESHOLDS FOR ALL EXTERIOR, ATTIC, OR MECHANICAL ROOM DOORS.
- ALL HARDWARE TO BE APPROVED BY ARCHITECT AND OWNER FOR TYPE, FINISH, SIZE, AND LOCATION, PRIOR TO PURCHASE OR INSTALLATION.
- ADHESIVES/SEALANTS, PAINTS/COATINGS, FLOORING SYSTEMS, AND COMPOSITE WOOD/AGRI-FIBER PRODUCTS TO BE NON-TOXIC AND CONTAIN NO VOLATILE ORGANIC COMPOUNDS (V.O.C.).

**DOOR SCHEDULE**

MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	NOTES
201	BED 1 & 2	POCKET		2'-0"	6'-8"	OR APPROVED EQUAL
202	BED 1	WOOD		2'-8"	6'-8"	OR APPROVED EQUAL
203	BED 2 & HALL	WOOD	EXISTING	2'-8"	6'-8"	EXISTING, TO REMAIN
204	HALL	DOUBLE		3'-0"	6'-8"	OR APPROVED EQUAL
205	MASTER CLOSET	POCKET		3'-0"	6'-8"	OR APPROVED EQUAL

VERIFY EXISTING DIMENSIONS IN FIELD.  
CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.

**WINDOW SCHEDULE**

MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
21	BED 1	DOUBLE-HUNG	EXISTING	4'-4"	5'-1"	YES	EXISTING, TO REMAIN. WOOD & GLASS. 10 OVER 1
22	BED 1, STAIR, & MASTERBATH	DOUBLE-HUNG	EXISTING	2'-8"	5'-1"	YES	EXISTING, TO REMAIN. WOOD & GLASS. 9 OVER 1
23	BATH 2	DOUBLE-HUNG	EXISTING	2'-10"	5'-1"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 1 OVER 1
24	BATH 2	DOUBLE-HUNG	EXISTING	2'-4"	5'-1"	YES	EXISTING, TO REMAIN. WOOD & GLASS. 1 OVER 1
25	BED 2	DOUBLE-HUNG	EXISTING	3'-4"	5'-1"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 12 OVER 1
26	MASTER BED	DOUBLE-HUNG	ANDERSEN	2'-8"	5'-1"	YES	WOOD & GLASS. 1 OVER 1. OR APPROVED EQUAL
27	MASTER BATH & LAUNDRY	DOUBLE-HUNG	EXISTING	2'-8"	2'-8"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 6 OVER 1

VERIFY EXISTING DIMENSIONS IN FIELD.  
CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.



**01 FLOOR PLAN**  
1/4" = 1'-0"





**03 EXISTING EXTERIOR**  
1/4" = 1'-0"

General Notes to Sheet:

1. FIRST FLOOR FINISH FLOOR IS SET TO 0'-0". ALL FLOOR ELEVATIONS ARE RELATIVE TO FIRST FLOOR. BENCHMARK IS TO BE LOCATED ON SITE. ALL GRADES ARE RELATIVE TO THE FIRST FLOOR FINISH FLOOR.
2. REFER TO THE STRUCTURAL DRAWINGS FOR FOUNDATION, STEEL, FRAMING, MASONRY, AND ENGINEERING INFORMATION.



**01 NEW EXTERIOR**  
1/4" = 1'-0"

Sheet Contents:

Exterior Elevations

A Renovation For  
**MR. & MRS.  
MELVIN**

711 Kipling  
Houston, Texas  
77006

General Notes to Sheet:

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**03 EXISTING EXTERIOR**  
1/4" = 1'-0"



**01 NEW EXTERIOR**  
1/4" = 1'-0"

Sheet Contents:

**Exterior  
Elevations**

Date of Plot: 09/28/2015

Sheet:

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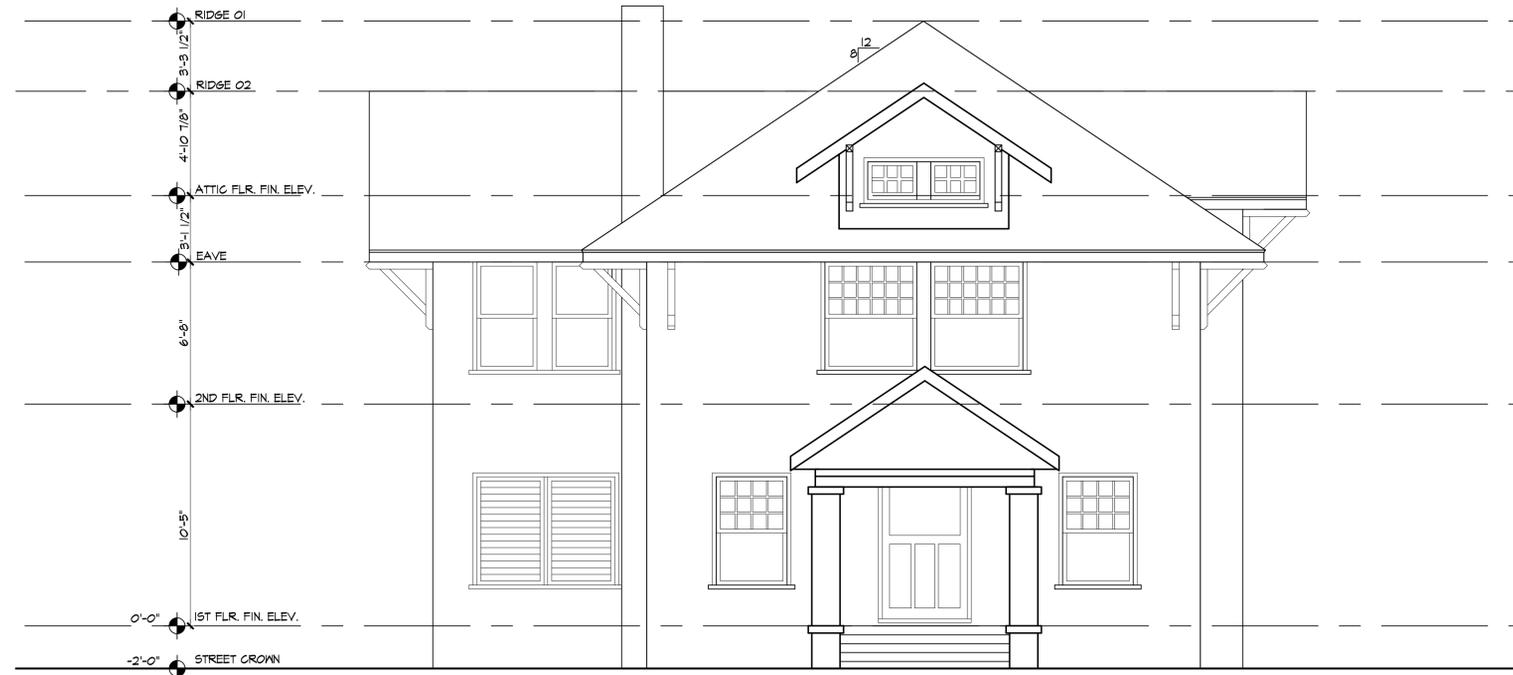
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