CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 1011 W. MELWOOD ST., HOUSTON, TX 77009

Historic District / Landmark NORHILL HISTORIC DISTRICT HCAD # 0621020000018

Subdivision NORTH NORHILL Lot 18 Block 123

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 JONATHAN WILLIAMS

Company N/A

Mailing Address 12406 KIMBERLEY LN.
HOUSTON, TX 77024

Phone 832-523-7735

Email [redacted]

Signature

Date 8/30/16

APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

Signature

Date

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

Rev. 01.2016

CERTIFICATE OF APPROPRIATENESS
APPLICATION INSTRUCTIONS

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms.
www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office	**832.393.6556**	**historicpreservation@houstontx.gov**

SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm**. All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2016 Meeting Dates (Thursdays unless noted otherwise)	**COA Application Deadlines**	**Demolition / Relocation Posted Sign Deadlines**
January 28	January 6	January 18
February 25	February 3	February 15
March 24	March 2	March 14
April 21	March 30	April 11
May 19	April 27	May 9
June 16	May 25	June 6
July 28	July 6	July 18
August 25	August 3	August 15
September 22	August 31	September 12
October 20	September 28	October 10
November 17	October 26	November 7
December 14 (Wednesday)	November 22	December 4

DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials and parts of the exterior wall assembly such as walls studs, interior shiplap and the foundation

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

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: 1011 W MELWOOD ST, HOUSTON, TX 77009

BUILDING TYPE

- [x] single-family residence
- [ ] multi-family residence
- [ ] commercial building
- [ ] mixed use building
- [ ] institutional building
- [x] garage
- [ ] carport
- [ ] accessory structure
- [ ] other

ALTERATION TYPE

- [x] addition
- [ ] foundation
- [ ] wall siding or cladding
- [ ] windows or doors
- [ ] porch or balcony
- [x] roof
- [ ] awning or canopy
- [ ] commercial sign
- [ ] ramp or lift
- [ ] other

WRITTEN DESCRIPTION

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

PHOTOGRAPHS label photos with description and location

- [x] 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

- [x] current site plan
- [x] proposed site plan
- [x] current floor plans
- [x] proposed floor plans
- [x] current window and door schedule
- [x] proposed window and door schedule
- [x] demolition plan
- [x] current roof plan
- [x] proposed roof plan
- [x] current elevations (all sides)
- [x] proposed elevations (all sides)
- [x] perspective and/or line of sight

1011 W. Melwood St, Houston, TX 77009

Property Description

The property at 1011 W. Melwood located in the North Norhill subdivision of the Norhill Historic District in the Heights. The home is an 884 sq. ft. wood-frame, 2 bedroom/1 bath structure built on a 5000 sq. ft. lot, being built in 1928 with no apparent alterations or additions. This single-family residence is in poor, un-inhabitable condition. The roof has notable decking collapse and does not keep water out. The structure has extensive termite damage.

To bring the property up to a square footage suitable to accommodate the average family, we intend to expand the existing structure by 680 sq. ft. of living space to total 1564 sq. ft. and maintain a single-story residence.

Proposed Work

Existing house

The front and sides of the existing house will be maintained, except as follows:

- New 30-year composition shingled roof.
- Foundation leveling to correct the gross settling in occurrence.

Rear Addition

- New 30-year composition shingled roof.
- The addition will use wood siding to match the existing house siding.
- New double-hung wood windows in conformance to those existing on the house, with the only exception being a rear-facing fixed window over the bathtub.
- The addition will have an East entry from the garage (behind the existing back line of the house) and a Rear entry from the backyard.
- A new concrete driveway will replace-in-kind that which is existing
- A new single-car garage will be constructed on a new concrete slab

The addition was designed in conformance to the style and specifications of the existing house and the deed restrictions of North Norhill.

Building Material Conditions

Existing house

All of the current building materials appear to be original to the structure, including windows, doors, siding, and trim. These will be maintained in every effort.

New Materials Description

Existing House

30-year Composition shingles will be used to re-roof the house.

Addition

30-year Composition shingles will be used.

Wood siding will be applied to the addition to match that existing on the structure.

Trim details will be replicated using wood trim.

Exterior doors will be solid-wood in nature.

Windows will be of the double-hung wood type (Jeld-wen 2500 series).

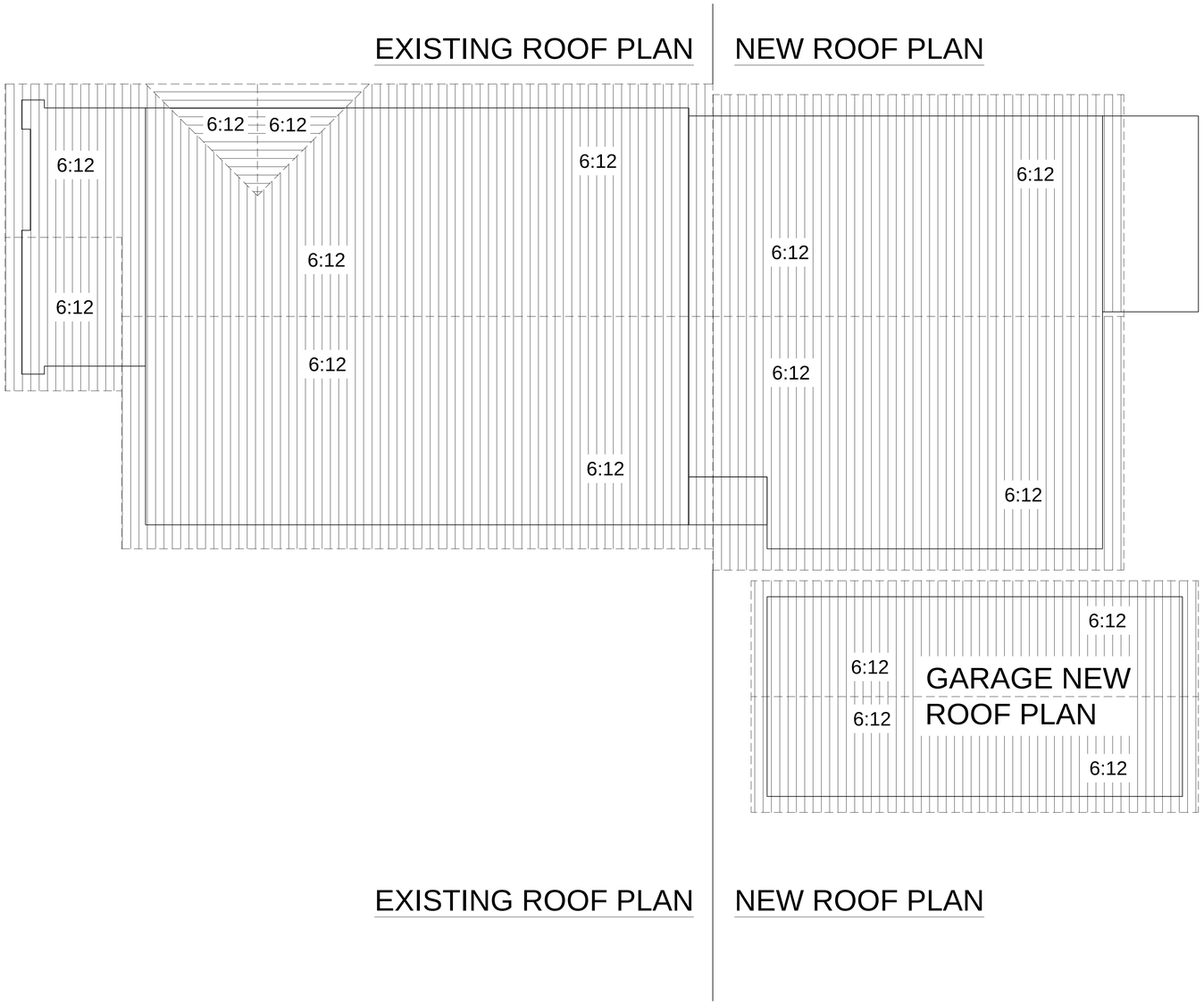
Photographs

South Facade

West Facade

East Facade

North Façade



QUATTRO-TECH DESIGN GROUP, AUG. 30, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNS ASSUMED, NO LIABILITY FOR DEFICIENCIES, OMISSIONS OR STRUCTURAL ERRORS. *DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED. CONTRACTOR IS 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 THEIR WRITTEN CONSENT. ITS USE IS CONDITIONALLY AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN. ANY OTHER USE IS LIMITED BY THE OWNER OF THE PROPERTY. FOR ADDITIONAL COPIES PLEASE CONTACT QUATTRO-TECH DESIGN GROUP. (PH: 713-240-2785) OR E-MAIL: QUATTROTECH4@YAHOO.COM

NORTH

HOUSE-GARAGE ROOF PLAN

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

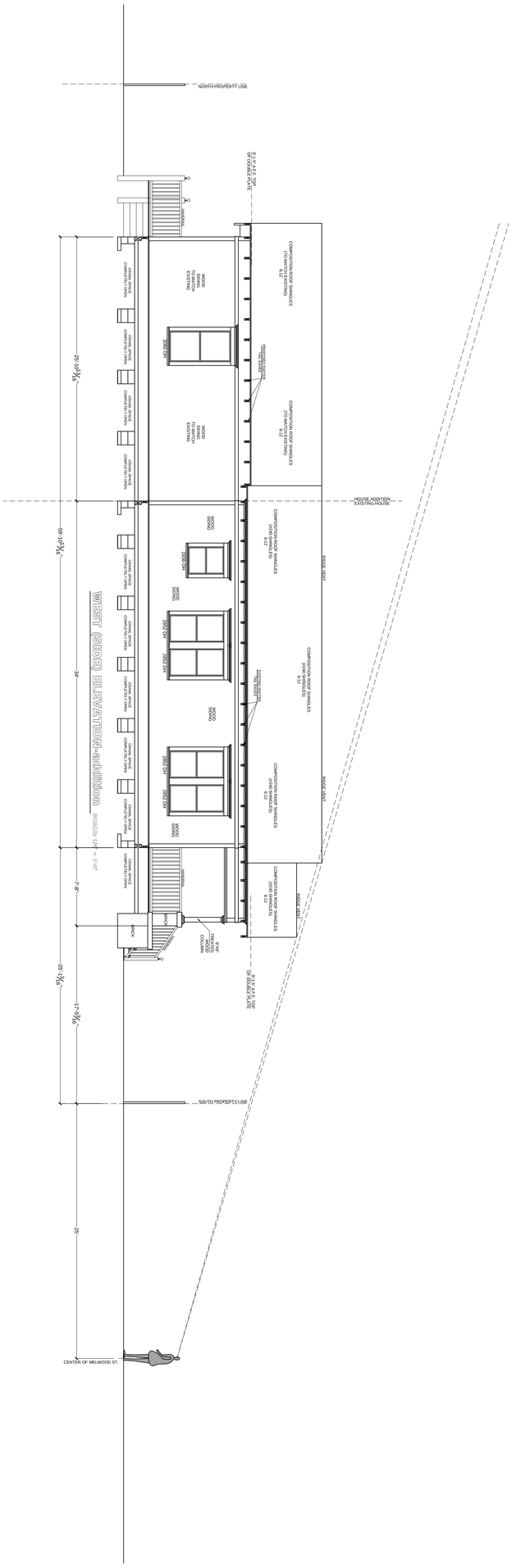
WILLIAMS, JONATHAN 1011 MELWOOD ST. HOUSTON, TX 77009

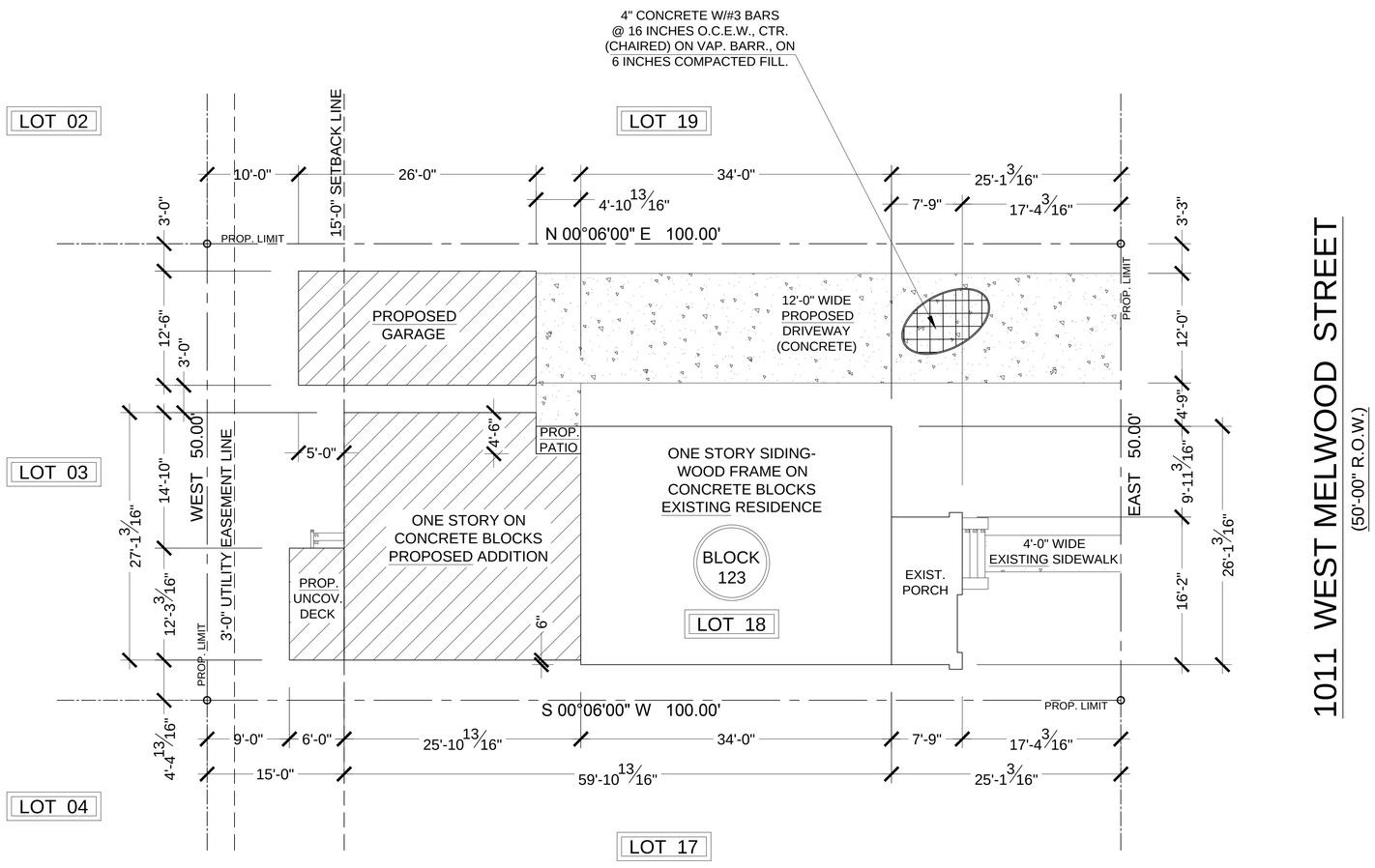
DRAWING NO.
A-00

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
QTA-261

DRAWN BY: ASMC
DATE(PR): 08302016

REVISED BY: ASMC
MODIFIED: 08302016


WEST SIDE ELEVATION-ADDITION
NORTH PROPERTY LINE
SOUTH PROPERTY LINE
CENTER OF MELWOOD ST
HOUSE ADDITION
EXISTING HOUSE
ROOF VENT
ROOF VENT
COMPOSITION ROOF SHINGLES
EXISTING TO REMAIN
DOOR
WINDOW
CHAIN WALL
CHAIN WALL
CHAIN WALL



1011 WEST MELWOOD STREET

(50'-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.

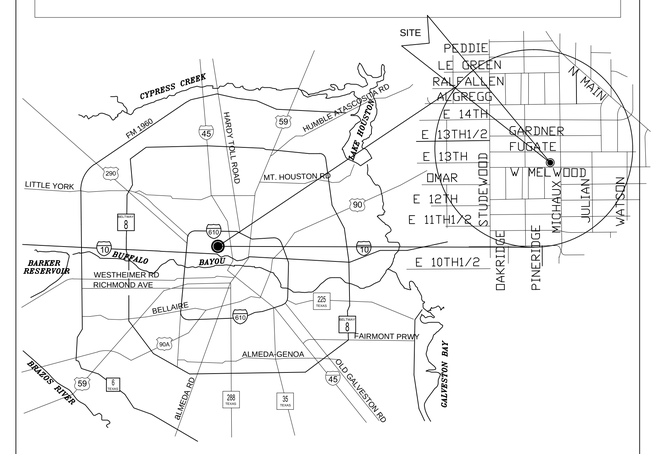
BEFORE CONSTRUCTION, THE BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS, VERIFY COMPLIANCES WITH ALL BUILDING CODES, AND INCORPORATE SITE CONDITIONS. THE OWNER-CONTRACTOR IS RESPONSIBLE FOR ALL CITY PERMITS AND REGULATIONS ONLY A QUALIFIED DESIGNER, ARCHITECT OR STRUCTURAL ENGINEER SHOULD BE PERMITED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

LEGAL DESCRIPTION:
OCCUPANT: WILLIAMS, JONATHAN
1011 WEST MELWOOD STREET, HOUSTON, TX 77009
LOT: 18 BLOCK: 123 SUBDIVISION: NORTH NORHILL

SITE PLAN proposed

scale: 1/16" = 1'-0"

NORTH



PROJECT LOCATION & VICINITY MAP

KEY MAP: 453X MAP FACET: 5359D

THE WILLIAMS' PROPOSED ADDITION @ 1011 W. MELWOOD STREET

SHEET INDEX GARAGE-ADDITION

B-02	GARAGE FLOOR PLANS
B-03	GARAGE ELEVATIONS
B-04	GARAGE FOUNDATION
B-05	GARAGE-CEILING JOIST PLAN
B-06	GARAGE-ROOF RAFTER PLAN

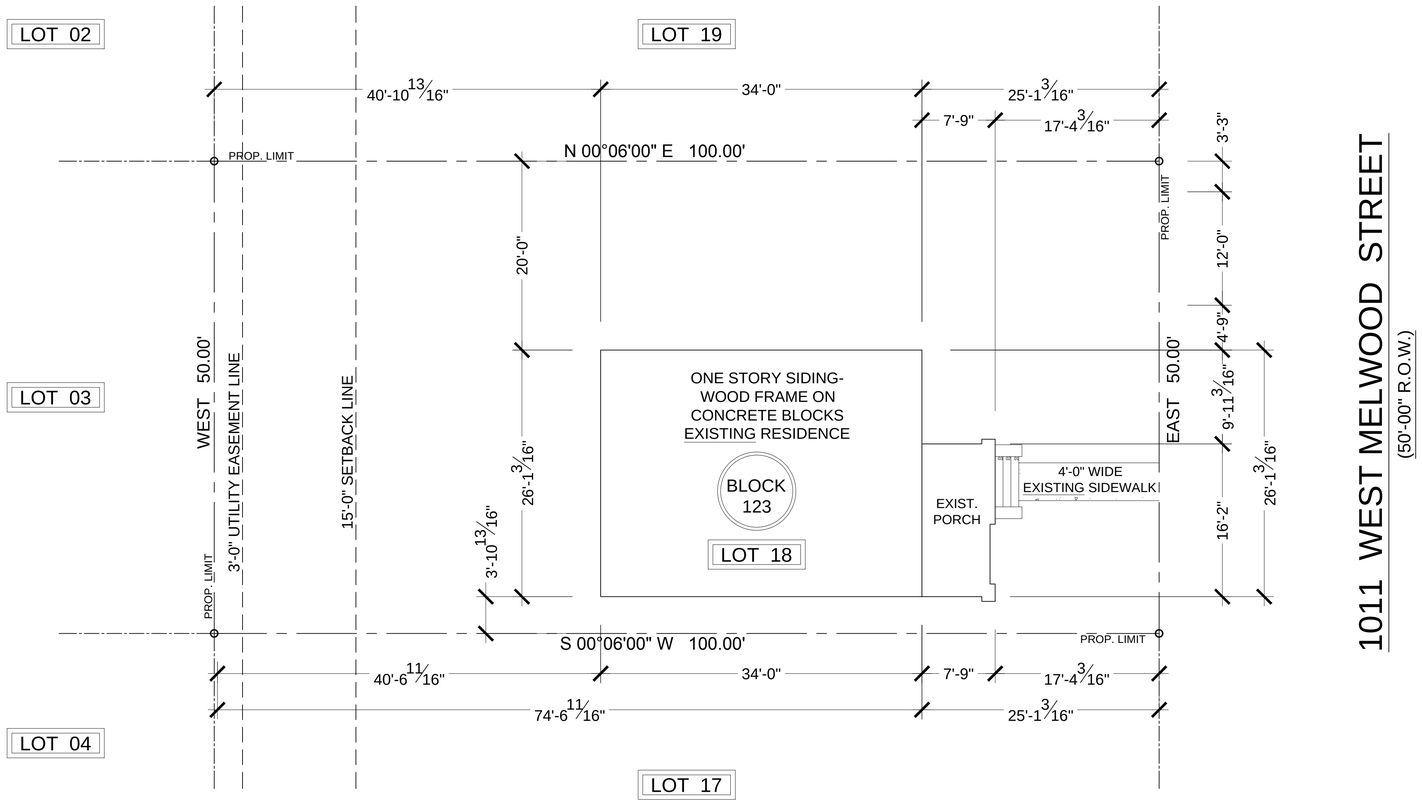
SHEET INDEX-HOUSE ADDITION

A-01	SITE PLAN-EXISTING
A-01a	SITE PLAN-ADDITION
A-02	FLOOR PLAN-EXISTING
A-03	ELEVATIONS-EXISTING
A-04	FLOOR PLAN-ADDITION
A-05	ELEVATIONS-ADDITION
A-06	ELEVATIONS-ADDITION
A-07	FOUNDATION PLAN-ADDITION
A-08	FLOOR JOIST PLAN-ADDITION
A-09	CEILING-JOIST PLAN-ADDITION
A-10	ROOF RAFTER PLAN ADDITION
A-11	ELECTRICAL PLAN-ADDITION
A-12	WALL SECTIONS
A-13	TABLES AND DETAILS
A-14	ATTIC FRAMING & NAILING SCH.
A-15	APPENDIX "L"

DRAWING NO. A-01a

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2765
QTA-261

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



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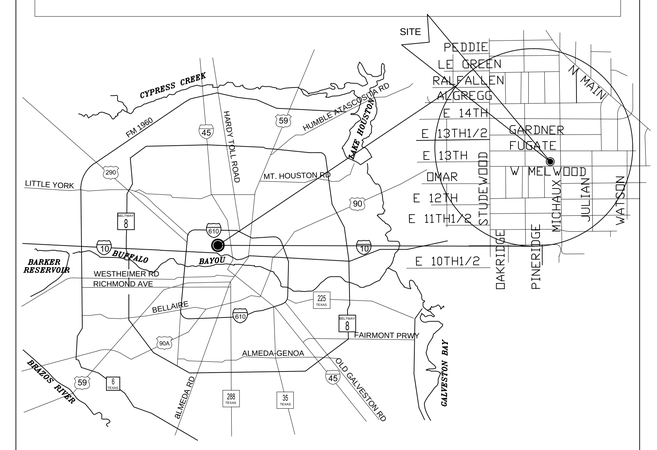
LEGAL DESCRIPTION:
OCCUPANT: WILLIAMS, JONATHAN
1011 WEST MELWOOD STREET, HOUSTON, TX 77009
LOT: 18 BLOCK: 123 SUBDIVISION: NORTH NORHILL

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

NORTH



PROJECT LOCATION & VICINITY MAP
KEY MAP: 453X MAP FACET: 5359D

DRAWING NO.	QUATTRO-TECH
A-01	DESIGN & DRAFTING GROUP PHONE: (713) 240-2793 QTA-261

DRAWN BY: ASMC REVISED BY: ASMC
DATE(PR): 08302016 MODIFIED: 08302016

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@ 1011 W. MELWOOD STREET

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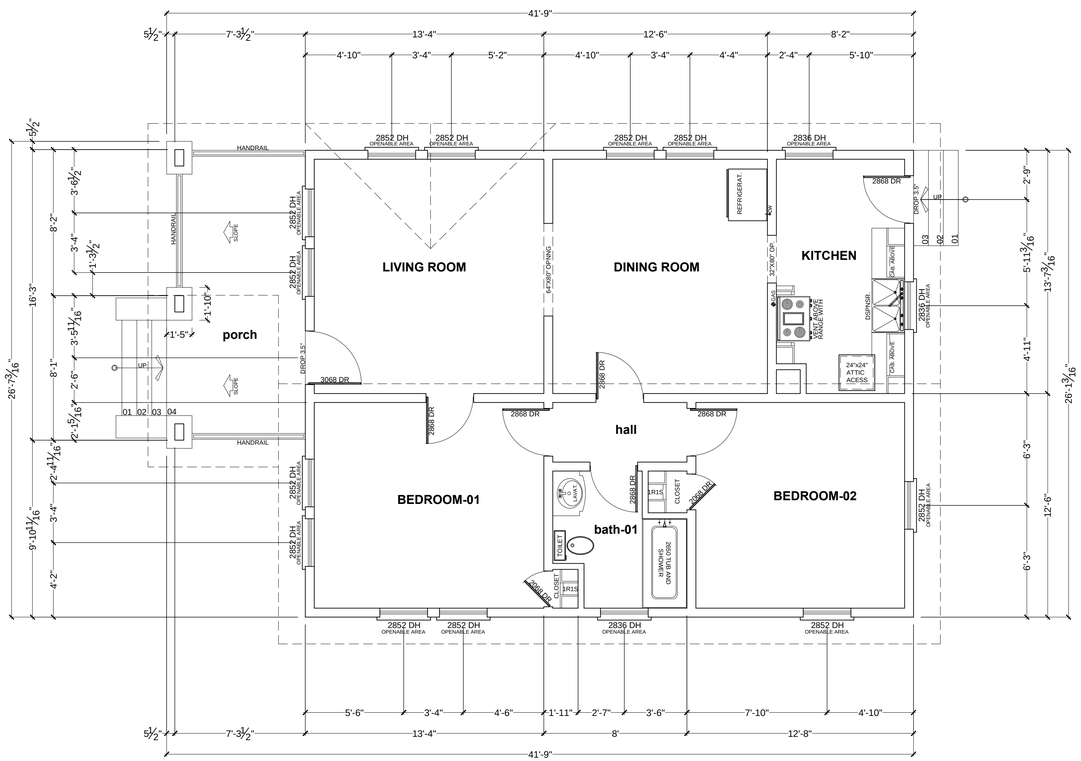

NOTE: DESIGNED PER IRC-2012:
110 MILES PER HOUR;
3 SECOND GUST; EXPOSURE "B".

NOTE: ALL WINDOW AND DOOR TRIM TO MATCH EXISTING TRIM

FLOOR PLAN NOTES:

1. 9'-0" CEILINGS DOWN; 8'-0 CELINGS UP (IF)
2. 6'-8" DOORS DOWN; 6'-8: DOORS UP
3. 6'-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. GFI'S 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 2X6'S WOOD WALLS

NEW 2X4'S WOOD WALLS

SQUARE FOOT CALCULATIONS:		
1st FLOOR AREA-EXISTING	=	884.00 SQ-FT
1st FLR. LIVING AREA-ADD.	=	680.00 SQ-FT
PORCH-EXISTING	=	96.00 SQ-FT
GARAGE-ADDITION	=	325.00 SQ-FT
UNCOV. DECK-ADDITION	=	74.00 SQ-FT
PATIO-ADDITION	=	15.00 SQ-FT
TOTAL UNDER ROOF	=	2,074.00 SQ-FT

LEGAL DESCRIPTION:
OWNER: WILLIAMS, JONATHAN
ADDRESS: 1011 MELWOOD STREET
HOUSTON, TX 77009
COUNTY: HARRIS
(HCAD NO. 062-102-000-0018)
LOT: 18 () KEY MAP: 453X
BLOCK: 123 () MAP FACET: 5359D
LAND AREA: 5,000.00 SQ-FT
SUBDIVISION: NORTH NORTHILL

QUATTRO-TECH DESIGN GROUP: AUG. 30, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNS, MATERIALS, METHODS, WORKMANSHIP, DIMENSIONS, OMISSIONS OR STRUCTURAL ERRORS. *DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY 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

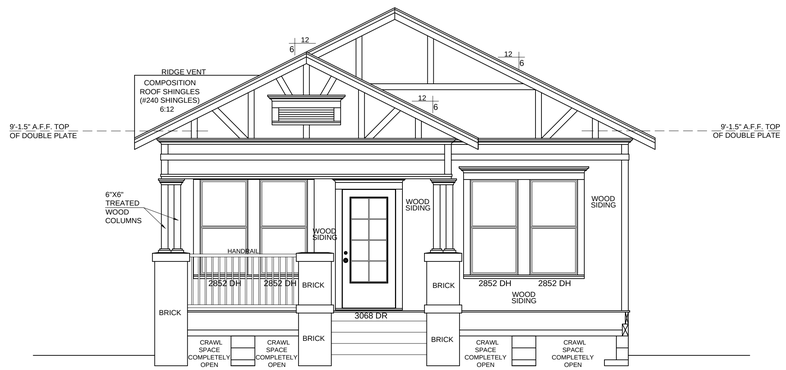
SCALE: 1/4" = 1'-0"

WILLIAMS, JONATHAN 1011 MELWOOD ST. HOUSTON, TX 77009

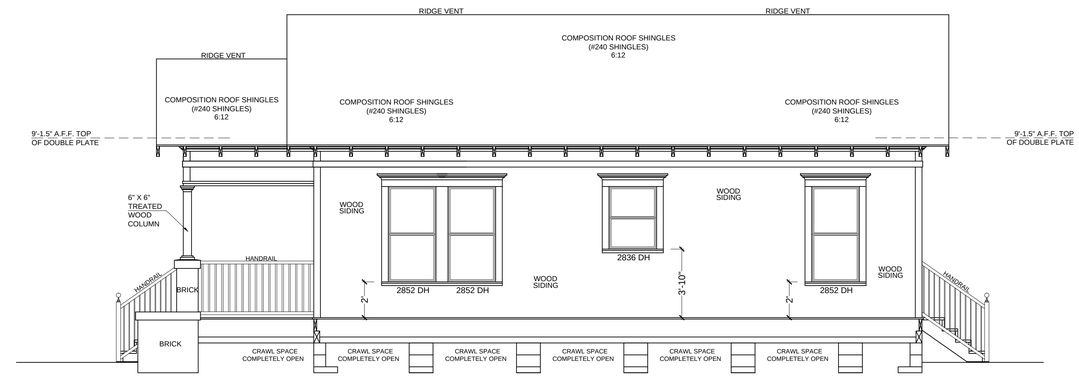
DRAWING NO. A-02

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785 QTA-261

DRAWN BY: ASMC
DATE(PR): 08302016
REVISED BY: ASMC
MODIFIED: 08302016



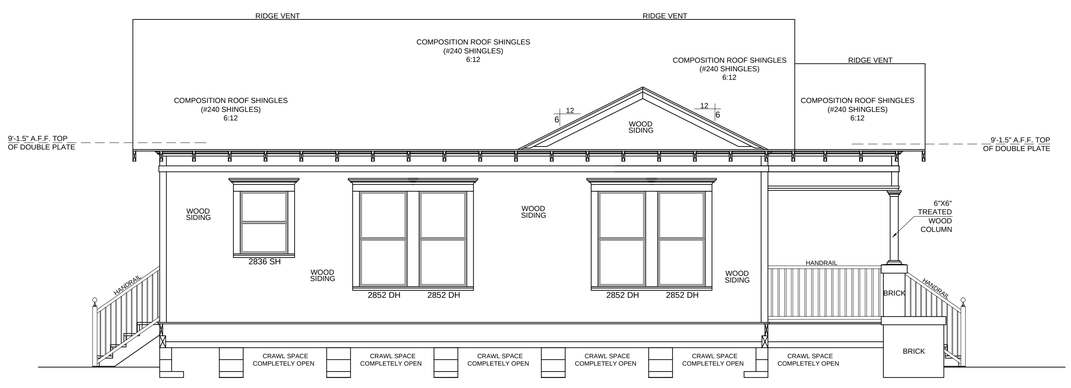
SOUTH (FRONT) ELEVATION-existing SCALE: 1/4" = 1'-0"



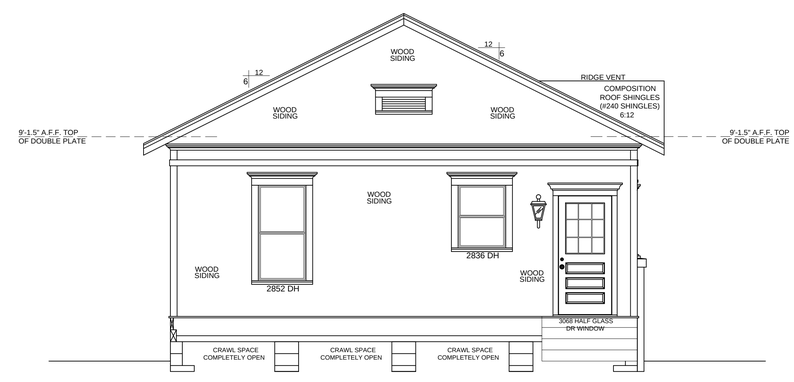
EAST (SIDE) ELEVATION-existing SCALE: 1/4" = 1'-0"

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

NOTE: ALL WINDOW AND DOOR TRIM
TO MATCH EXISTING TRIM



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



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

QUATTRO-TECH DESIGN GROUP: AUG. 30, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNER ASSUMES NO LIABILITY FOR DEFICIENCIES, OMISSIONS OR STRUCTURAL ERRORS. *DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS OF THE JOB AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS.

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NORTH

ELEVATIONS-EXISTING

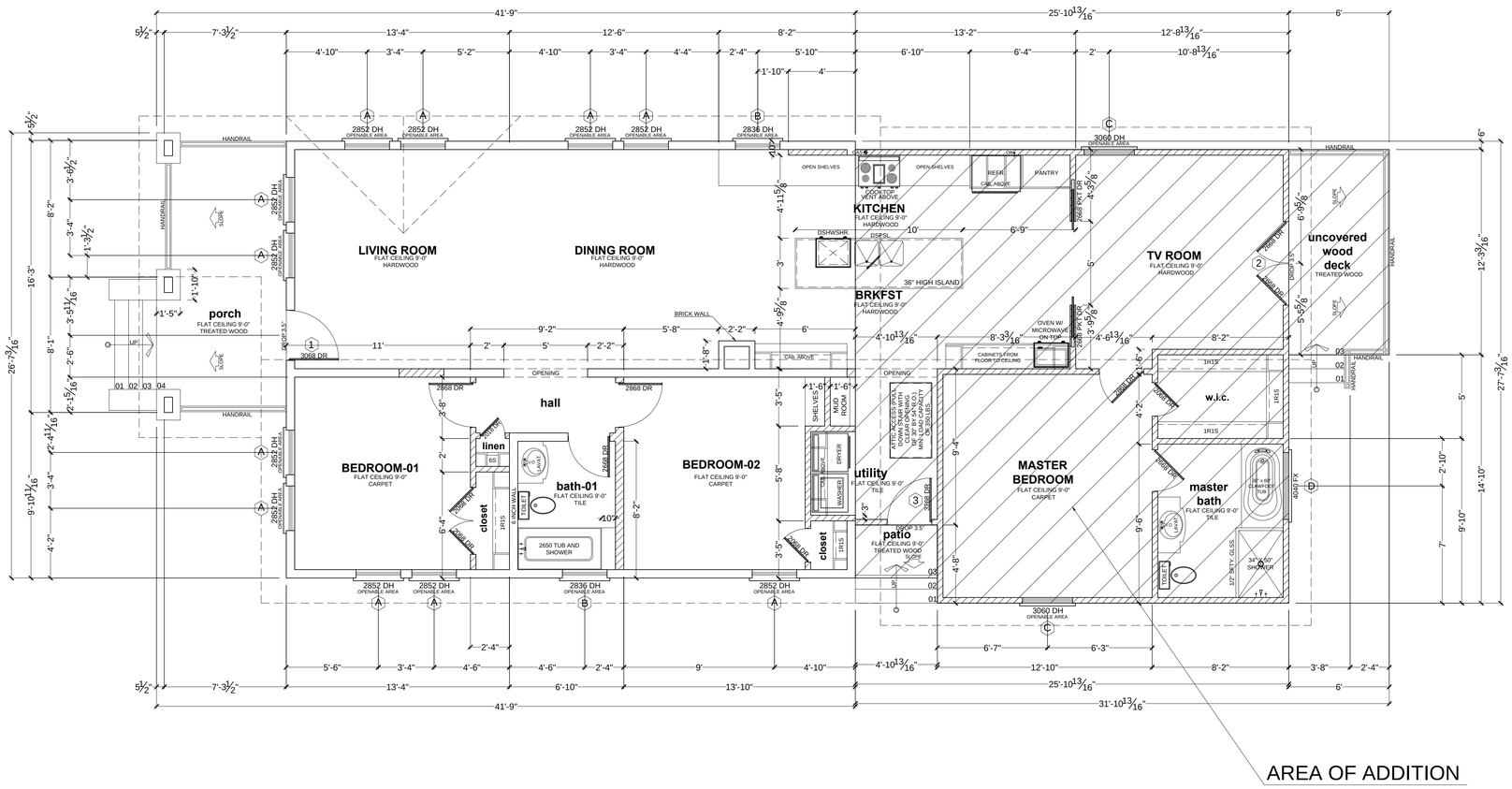
SCALE: 1/4" = 1'-0"

WILLIAMS, JONATHAN 1011 MELWOOD ST. HOUSTON, TX 77009

DRAWING NO. A-03

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
QTA-261

DRAWN BY: ASMC
DATE(PR): 08302016
REVISED BY: ASMC
MODIFIED: 08302016



FLOOR PLAN NOTES:

1. 9'-0" CEILINGS DOWN; 8'-0 CELINGS UP (IF)
2. 6'-8" DOORS DOWN; 6'-8: DOORS UP
3. 6'-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. GFI'S 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 TERMINATIONS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM LOT LINES AND ADJACENT BUILDINGS. (7)THE DISCHARGE SHALL BE DIRECTED AWAY FROM THE BUILDING.

EXISTING 2X6'S WOOD WALLS

NEW 2X4'S WOOD WALLS

SQUARE FOOT CALCULATIONS:		
1st FLOOR AREA-EXISTING	=	884.00 SQ-FT
1st FLR. LIVING AREA-ADD.	=	680.00 SQ-FT
PORCH-EXISTING	=	96.00 SQ-FT
GARAGE-ADDITION	=	325.00 SQ-FT
UNCOV. DECK-ADDITION	=	74.00 SQ-FT
PATIO-ADDITION	=	15.00 SQ-FT
TOTAL UNDER ROOF	=	2,074.00 SQ-FT

WINDOW SCHEDULE
(A) EXISTING 2852 DH WINDOW TO BE KEPT
(B) EXISTING 2836 DH WINDOW TO BE KEPT
(C) 3060 NEW DOUBLE HUNG WINDOW
(D) 4040 NEW FIXED-TEMPERED GLASS WINDOW

DOUBLE HUNG WINDOW TYPE

DOOR SCHEDULE
(1) EXISTING 3068 WOOD-GLASS FRONT DOOR TO BE KEPT
(2) 2-2668 NEW CLAD WOOD FRENCH DOOR (TEMP. GLASS)
(3) 2868 HALF GLASS WOOD DOOR (TEMP. GLASS)

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

NOTE: ALL WINDOW AND DOOR TRIM TO MATCH EXISTING TRIM

LEGAL DESCRIPTION:
OWNER: WILLIAMS, JONATHAN
ADDRESS: 1011 MELWOOD STREET
HOUSTON, TX 77009
COUNTY: HARRIS
(HCAD NO. 062-102-000-0018)
LOT: 18 () KEY MAP: 453X
BLOCK: 123 () MAP FACET: 5359D
LAND AREA: 5,000.00 SQ-FT
SUBDIVISION: NORTH NORTHILL

QUATTRO-TECH DESIGN GROUP: AUG. 30, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, THE DESIGNER WILL NOT BE RESPONSIBLE FOR ERRORS, OMISSIONS OR STRUCTURAL ERRORS. *DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY 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 FOR OTHER PURPOSES THAN THAT FOR WHICH IT IS CONDITIONALLY AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED ON THIS DRAWING. THIS DRAWING IS THE PERSONAL PROPERTY. FOR ADDITIONAL COPIES PLEASE CONTACT QUATTRO-TECH DESIGN GROUP. (PH: 713-240-2785) OR E-MAIL: QUATTROTECH4@YAHOO.COM

NORTH

1st FLOOR PLAN-ADDITION

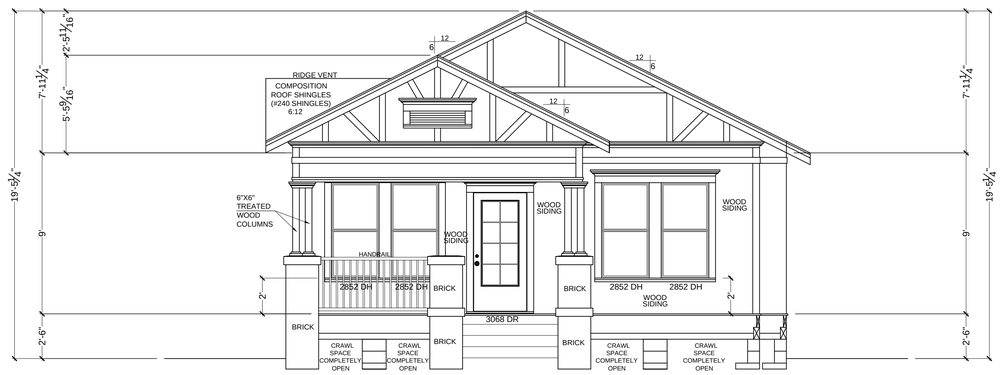
SCALE: 1/4" = 1'-0"

WILLIAMS, JONATHAN 1011 MELWOOD ST. HOUSTON, TX 77009

DRAWING NO. A-04

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
QTA-261

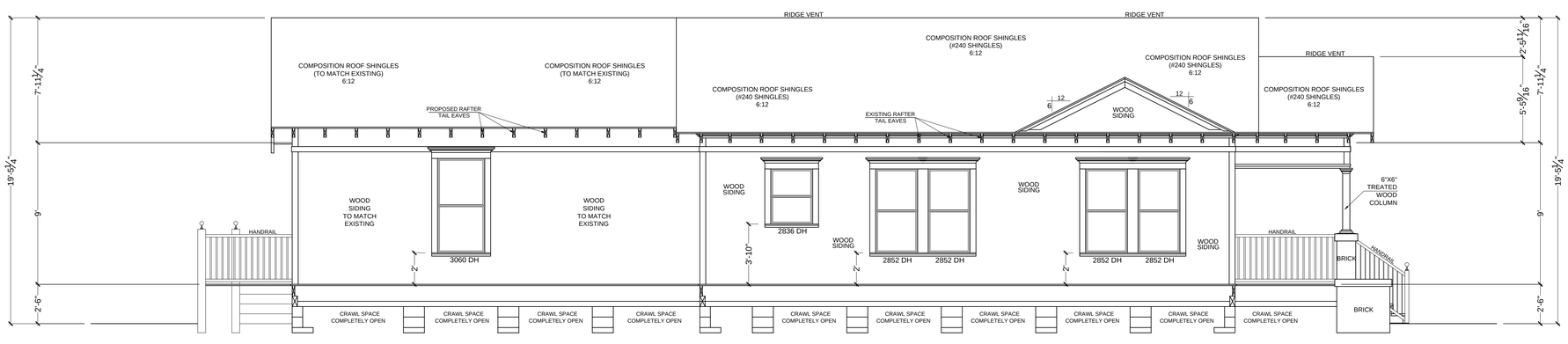
DRAWN BY: ASMC
DATE(PR): 08302016
REVISED BY: ASMC
MODIFIED: 08302016



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

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

NOTE: ALL WINDOW AND DOOR TRIM TO MATCH EXISTING TRIM



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

QUATTRO-TECH DESIGN GROUP, AUG. 30, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS OR STRUCTURAL ERRORS. *DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED. 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"

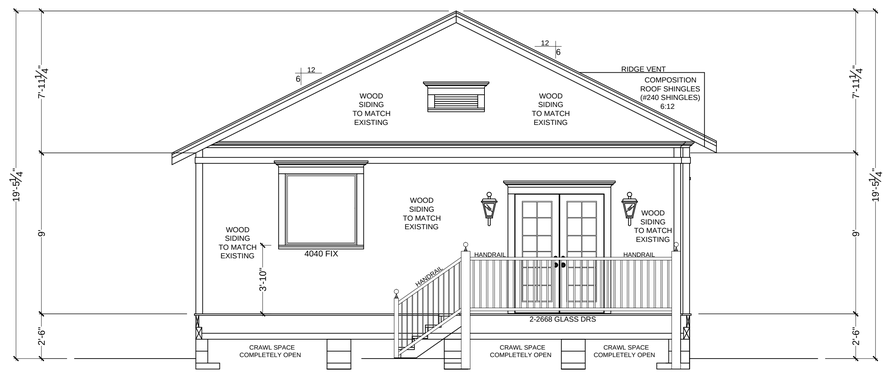
WILLIAMS, JONATHAN 1011 MELWOOD ST. HOUSTON, TX 77009

DRAWING NO. A-05

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
QTA-261

DRAWN BY: ASMC
DATE(PR): 08302016

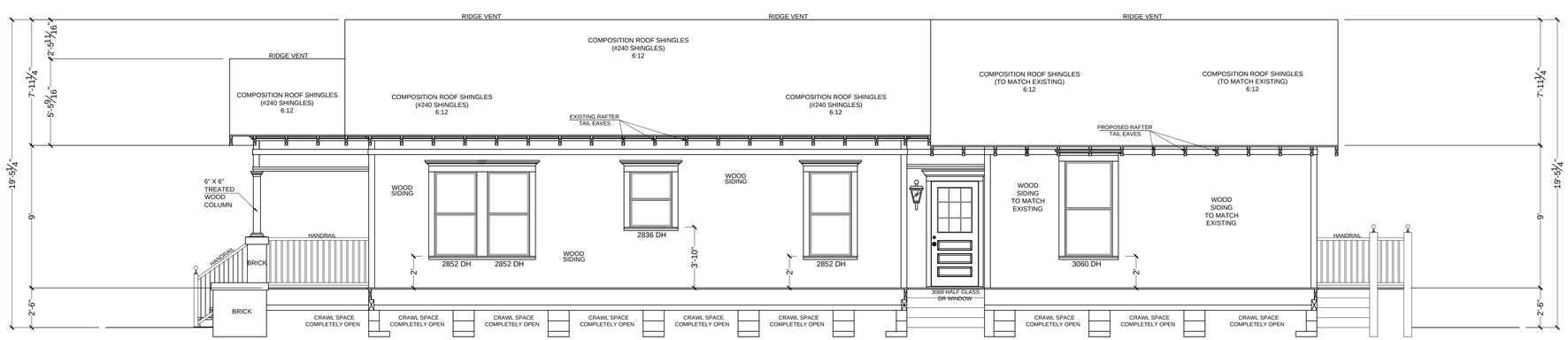
REVISED BY: ASMC
MODIFIED: 08302016



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

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

NOTE: ALL WINDOW AND DOOR TRIM
TO MATCH EXISTING TRIM



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

QUATTRO-TECH DESIGN GROUP: AUG. 30, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNER ASSUMES NO LIABILITY FOR DEFICIENCIES, OMISSIONS OR STRUCTURAL ERRORS. *DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR IS 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

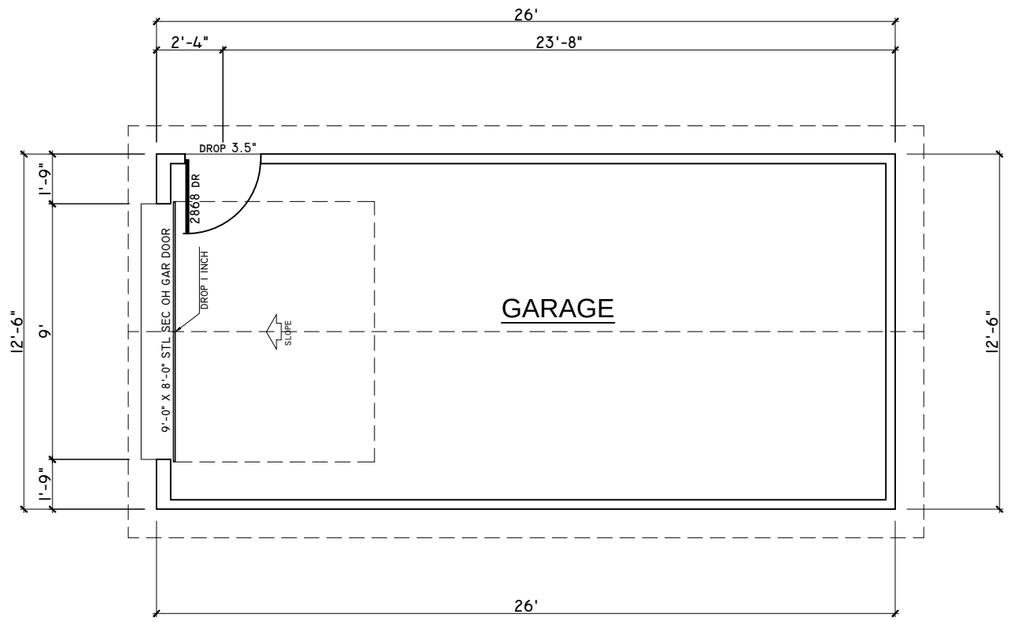
SCALE: 1/4" = 1'-0"

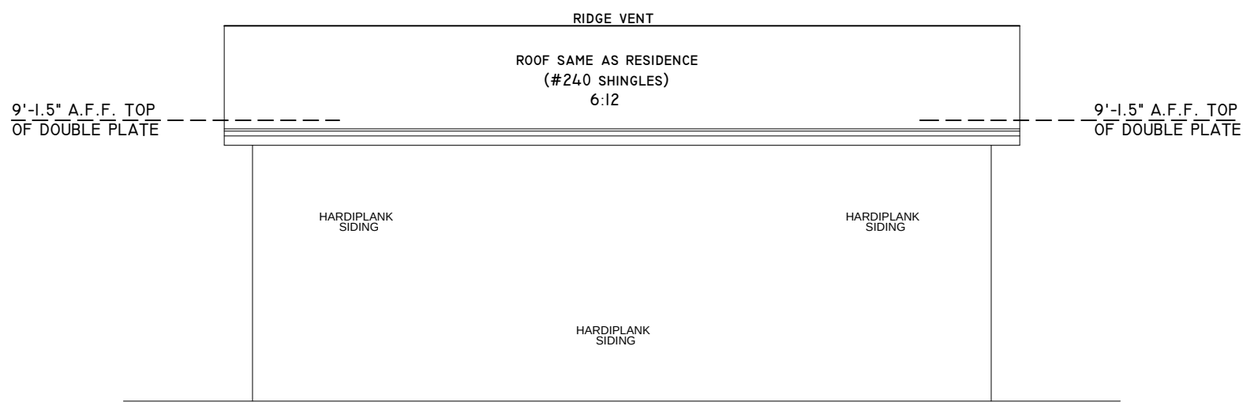
WILLIAMS, JONATHAN 1011 MELWOOD ST. HOUSTON, TX 77009

DRAWING NO. A-06

QUATTRO-TECH
DESIGN & DRAFTING GROUP
PHONE: (713) 240-2785
TDLR#TDLR-TEC#

DRAWN BY: ASMC
DATE(PR): 08302016
REVISED BY: ASMC
MODIFIED: 08302016





EAST (SIDE) ELEVATION

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

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

WOOD WALL

FLOOR PLAN NOTES:

1. 9'-0" CEILINGS DOWN; 8'-0 CELINGS UP (IF)
2. 6'-8" DOORS DOWN; 7'-0: DOORS UP
3. 7'-8" HEADER HEIGHTS DOWN; 6'-8: HEADERS HEIGHTS UP
4. ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, IRC, 2902.3.3
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15. GFI'S 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-2012, 317.2 ONE DETECTOR REQUIRED TOP & 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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18. ALL INSULATION TO BE NOT MORE THAN 25 FLAME SPREAD & A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450, UL STANDARD CLASS I OR 1101.3.
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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" DIAM. SPHERE CANNOT PASS.
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SQUARE FOOT CALCULATIONS:

GARAGE	=	325.00 SQ-FT

LEGAL DESCRIPTION:
OWNER: WILLIAMS, JONATHAN
ADDRESS: 1011 WEST MELWOOD STREET
HOUSTON, TX 77009
COUNTY: HARRIS(HCAD: 062-102-000-0018)
LOT: 18 () BLK: 123 ()
MAP FACET: 5359D KEY MAP: 453X
LAND AREA: (5,000.00 SQ-FT)
SUBDIVISON: NORTH NORTHILL

QUATTRO-TECH DESIGN GROUP AUG. 30, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNER ASUMES NO LIABILITY FOR DISCREPANCIES, OMISSIONS OR STRUCTURAL ERRORS. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS OF THE JOB AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS.

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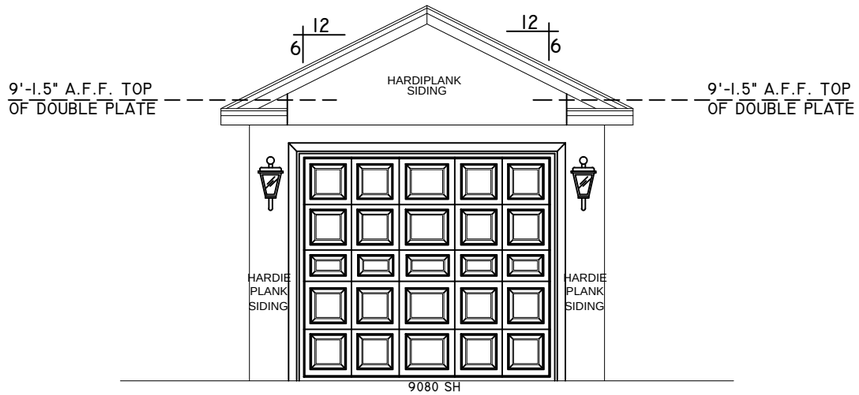
NORTH

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
WILLIAMS, JONATHAN 1011 WEST MELWOOD ST, HOUSTON, TX 77009

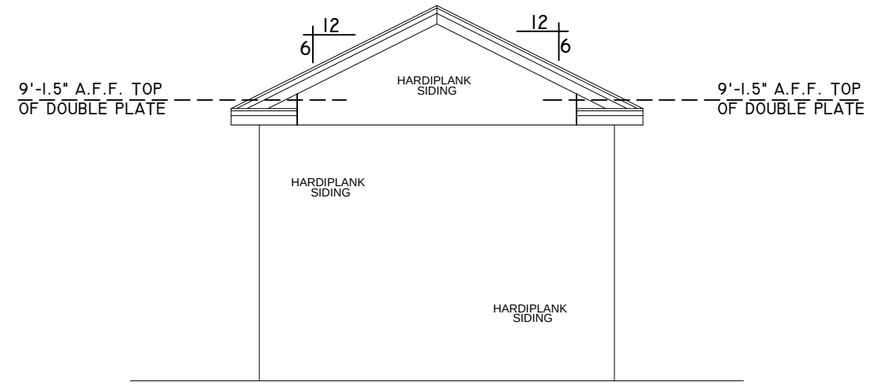
DRAWING NO. B-02

QUATTRO-TECH
DESIGNER & DRAFTING GROUP
PROJECT TYPE 2400-2700
@TG-261

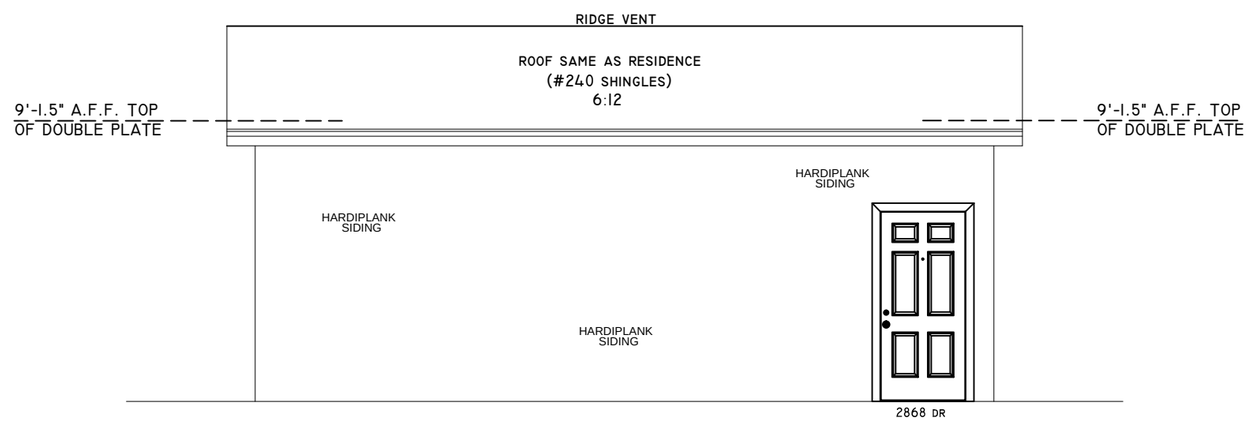
DRAWN BY: ASMC
DATE(PR): 08302016
REVISED BY: ASMC
MODIFIED: 08302016



SOUTH (FRONT) ELEVATION SCALE: 3/16" = 1'-0"



NORTH (BACK) ELEVATION SCALE: 3/16" = 1'-0"



WEST (SIDE) ELEVATION SCALE: 3/16" = 1'-0"

QUATTRO-TECH DESIGN GROUP. AUG. 30, 2016. DUE TO LACK OF CONTROL OVER ACTUAL CONSTRUCTION, DESIGNER ASUMES NOLIABILITY FOR DISCREPANCIES, OMISSIONS OR STRUCTURAL ERRORS. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. 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

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

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DATE(PR): 08302016

REVISED BY: ASMC
MODIFIED: 08302016