CERTIFICATE OF APPROPRIATENESS

Applicant: Majid Jourabchi, owner and Sam Gianukos, agent

Property: 917 Harvard, lot 8 & 7a, Block 231, Houston Heights Subdivision. The property includes 3,136 SF house situated on a 11,250 SF (75'x150') lot.

Significance: Contributing Queen Anne residence, constructed circa 1890, located in the Houston Heights Historic District South

Proposal: New Carport with gym and storage on 2nd floor located at back of lot behind the main house with at 1,040 SF

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval:

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
☒	☐	☐	(1)	The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
☒	☐	☐	(2)	The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
☒	☐	☐	(3)	The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
☒	☐	☐	(4)	The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that; (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

HEIGHTS DESIGN GUIDELINES

☒ ☐ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

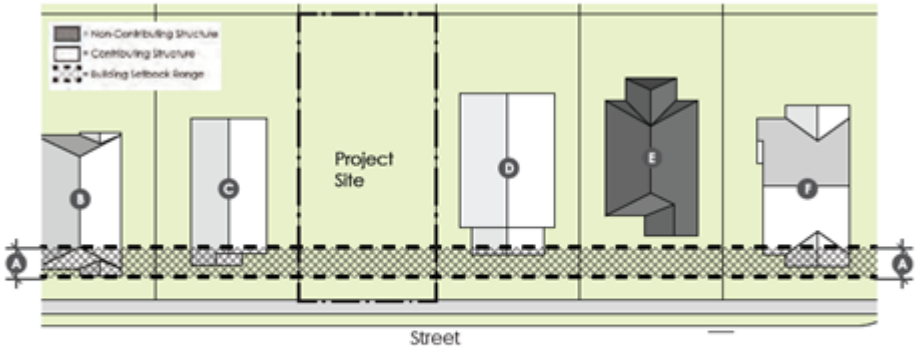
HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 11,250 SF
Proposed Lot Coverage: 3,286
Proposed Percentage: 29.20%, up to 38% allowed

Front Setbacks (New Construction)



KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: 119’

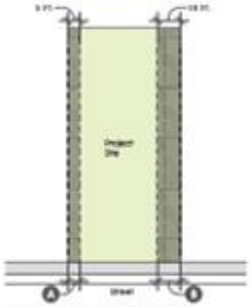
Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 5'

Side Setbacks (Addition and New Construction)



Note: this diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 30'
Proposed side setback (2): 5'
Cumulative side setback: 35'

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

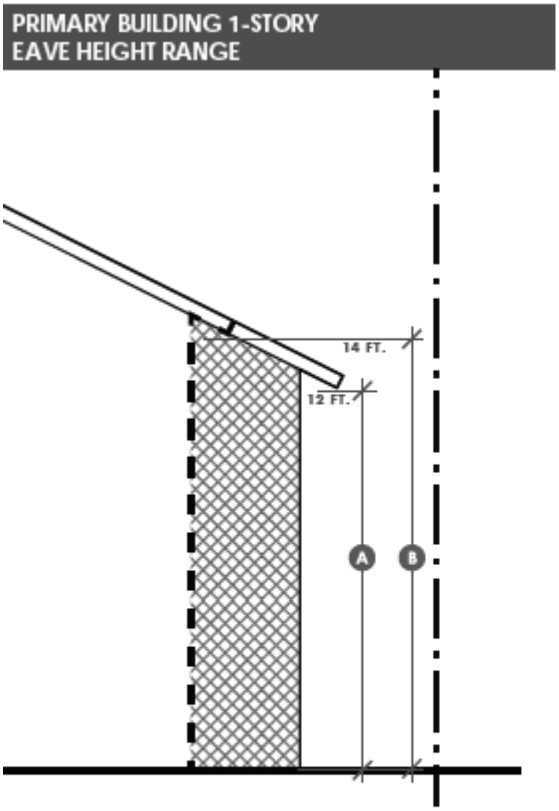
Existing Lot Size: 11,250 SF
Proposed FAR: 3,839 SF = 34.12%, up to 40% allowed

Side Wall Length and Insets (Addition and New Construction)

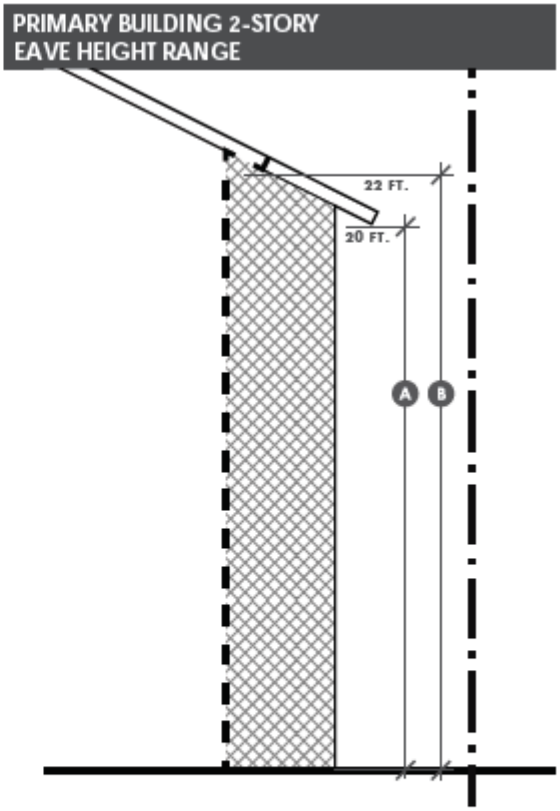
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Side Wall Length: N/A
Inset Length: N/A

Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: N/A not primary building

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 6”
Proposed first floor plate height: 10’
Proposed second floor plate height: 6’ and 8’6”

Porch Eave Height (Addition and New Construction)

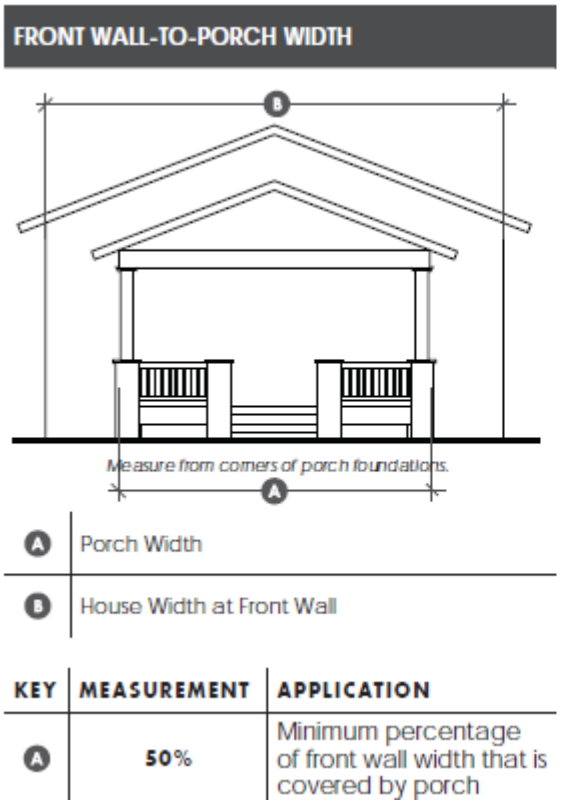
MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: N/A
Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building for lots </= 50 ft wide
35 FT.	Maximum width of 2-story building for lots </= 50 ft wide
50 FT.	Maximum width of building for lots > 50 ft wide

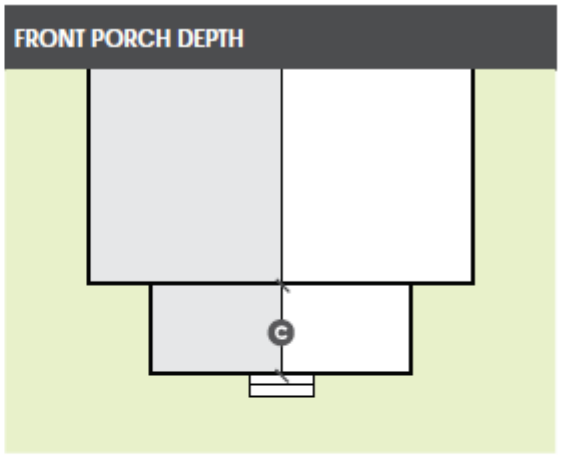
Proposed front wall width: N/A

Front Porch Width and Depth (Addition and New Construction)



A	Porch Width
B	House Width at Front Wall

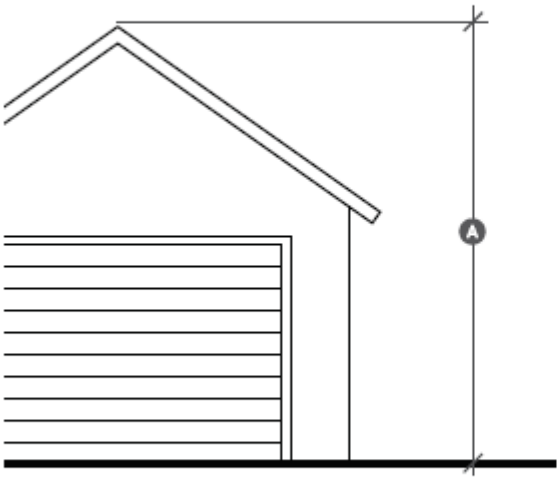
KEY	MEASUREMENT	APPLICATION
A	50%	Minimum percentage of front wall width that is covered by porch



KEY	MEASUREMENT	APPLICATION
C	6 FT.	Minimum depth of front porch

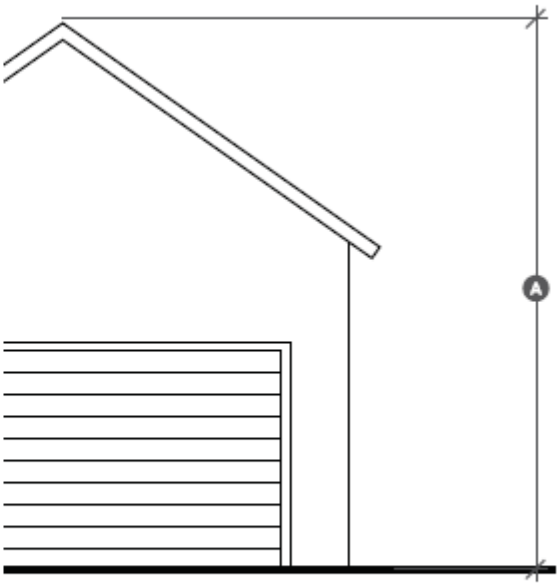
Proposed front porch width: N/A
Detached Garage Ridge Height (New Construction)

GARAGE 1-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

GARAGE 2-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: 26’ – Meets

PROPERTY LOCATION

NAME OF HISTORIC DISTRICT

INVENTORY PHOTO

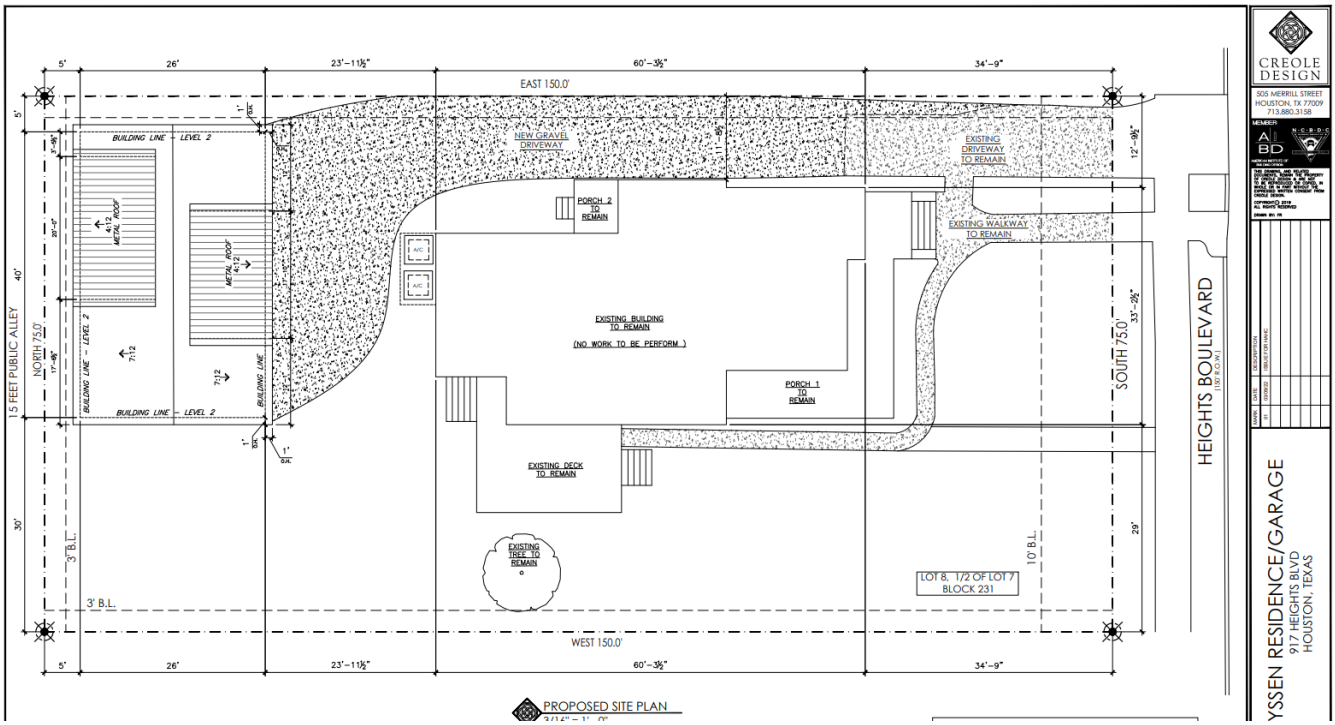
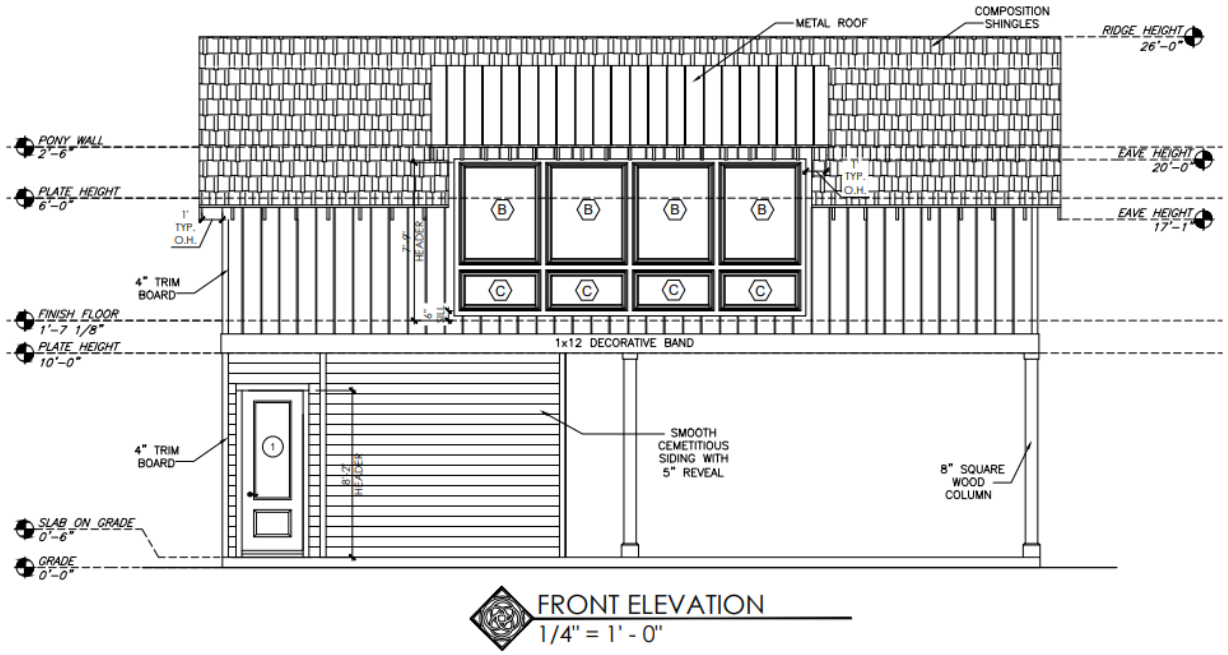
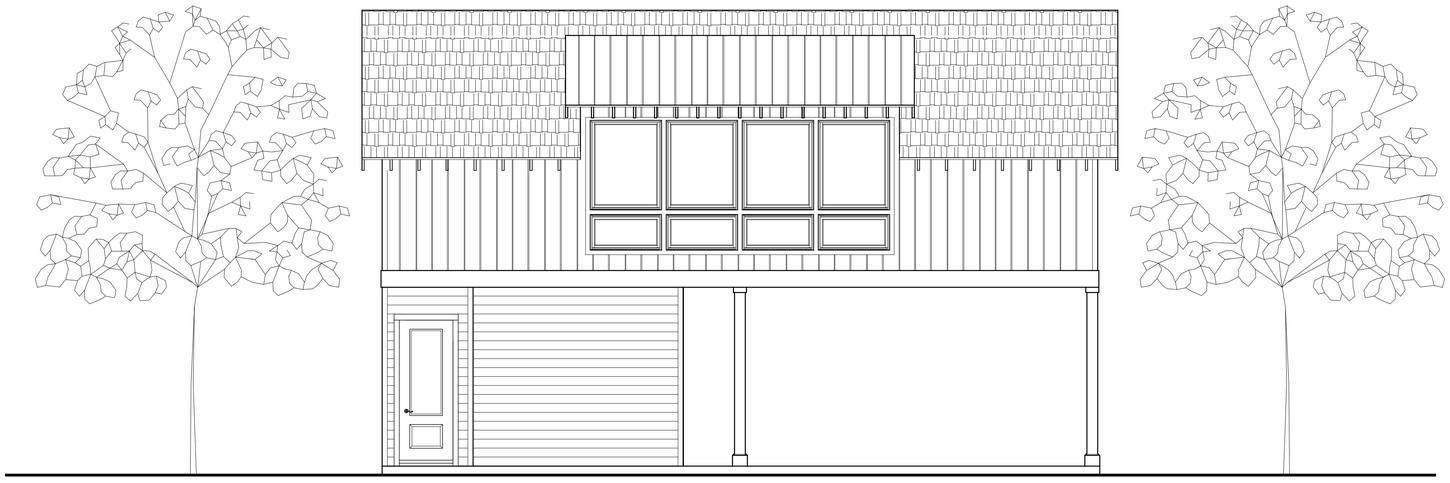


Figure 1 - Site Plan



Please see drawings attached for additional details

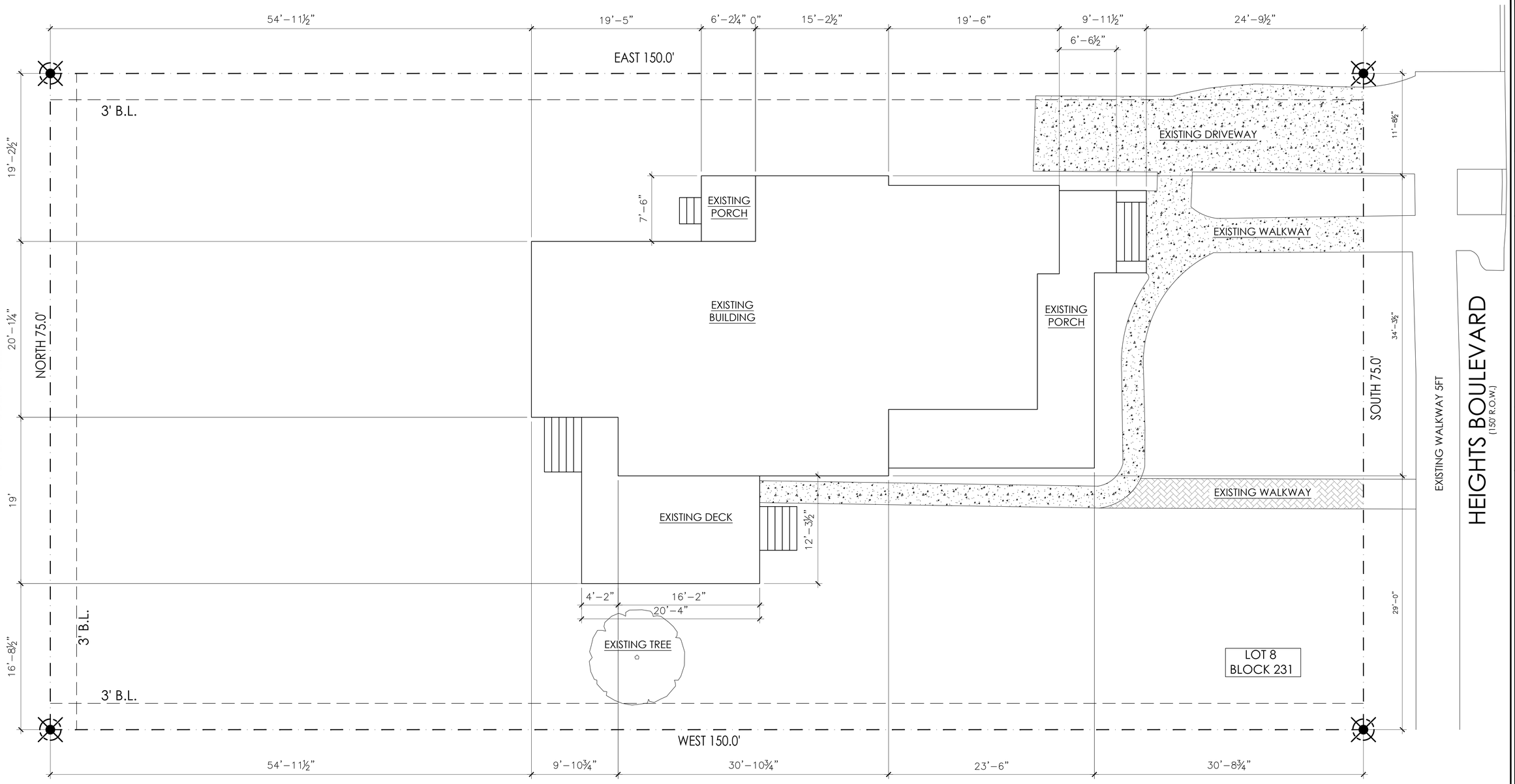


THYSSEN RESIDENCE - GARAGE

917 HEIGHTS BLVD
HOUSTON, TEXAS

CREOLE DESIGN

505 MERRILL STREET
HOUSTON, TX 77009
713.880.3158



EXISTING SITE PLAN
3/16" = 1' - 0"

EXISTING LOT CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE	2246 SQ.FT.
DRIVEWAY	836 SQ.FT.
TOTAL IMPERVIOUS COVER	3082 SQ.FT.
LOT AREA	11250 SQ.FT.
PERCENTAGE IMPERVIOUS AREA	27.39%

LEGAL DESCRIPTION

LOT 8 AND THE ADJOINING SOUTH ONE–HALF OF SEVEN, IN BLOCK TWO HUNDRED THIRTY ONE, OF HOUSTON HEIGHTS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN VOLUME1–A, PAGE 114, MAP RECORDS OF HARRIS COUNTY, TEXAS.

* NOTE *

FIRST FLOOR FINISHED HEIGHT TO BE NOT LESS THAN 12" ABOVE NEAREST MANHOLE RIM.

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HOUSTON, TX 77009
713.880.3158
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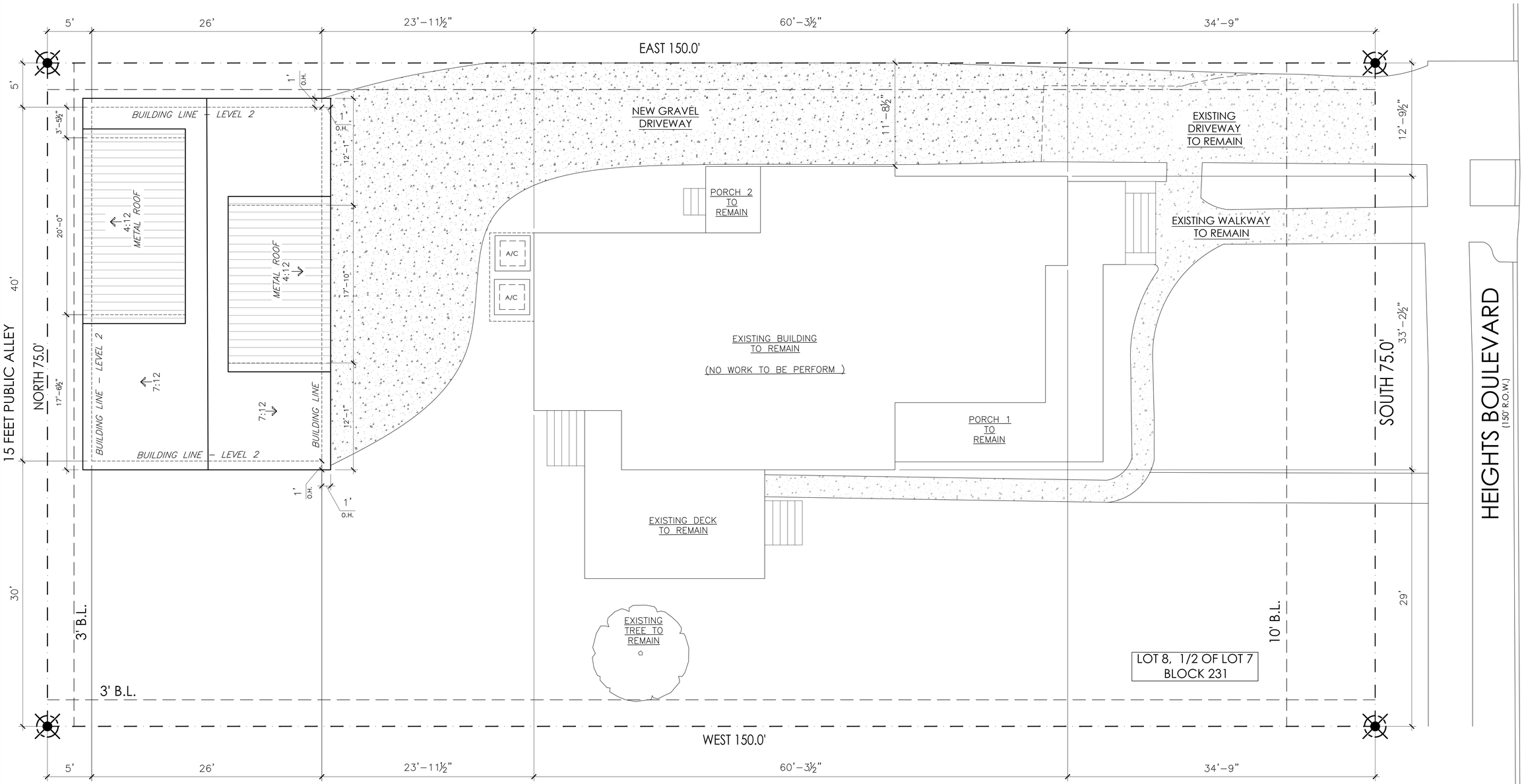
DRAWN BY: FR

MARK	DATE	DESCRIPTION
01	03/09/22	ISSUE FOR HAHC

THYSSEN RESIDENCE/GARAGE
917 HEIGHTS BLVD
HOUSTON, TEXAS

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
A0.1



PROPOSED SITE PLAN
3/16" = 1' - 0"

LEGAL DESCRIPTION

LOT 8 AND THE ADJOINING SOUTH ONE–HALF OF SEVEN, IN BLOCK TWO HUNDRED THIRTY ONE, OF HOUSTON HEIGHTS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN VOLUME1–A, PAGE 114, MAP RECORDS OF HARRIS COUNTY, TEXAS.

* NOTE *

FIRST FLOOR FINISHED HEIGHT TO BE NOT LESS THAN 12" ABOVE NEAREST MANHOLE RIM.

PROPOSED LOT CALCULATION OF IMPERVIOUS PERCENTAGE

HOUSE	3286 SQ.FT.
DRIVEWAY	2318 SQ.FT.
TOTAL IMPERVIOUS COVER	5604 SQ.FT.
LOT AREA	11250 SQ.FT.
PERCENTAGE IMPERVIOUS AREA	49.81%

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MARK	DATE	DESCRIPTION
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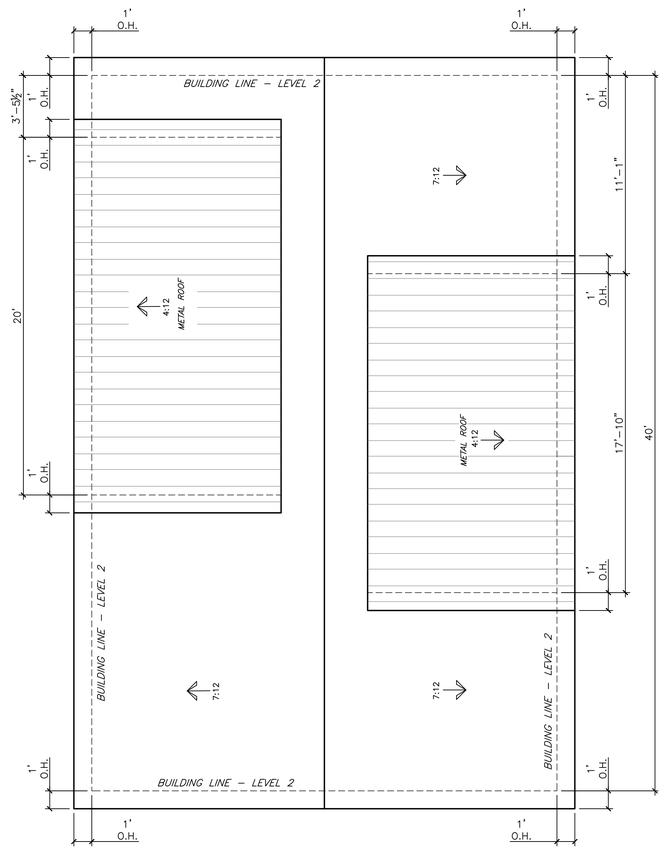
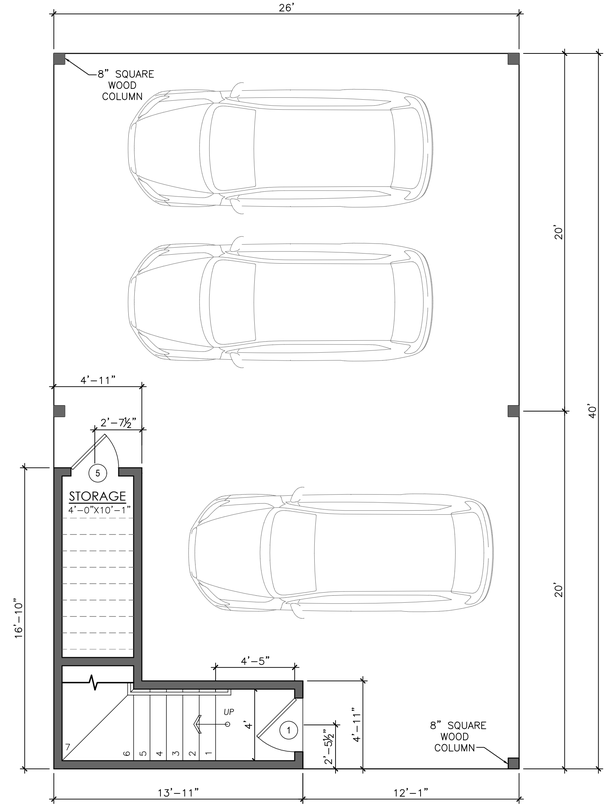
THYSSEN RESIDENCE/GARAGE
917 HEIGHTS BLVD
HOUSTON, TEXAS

SHEET TITLE
PROPOSED SITE PLAN

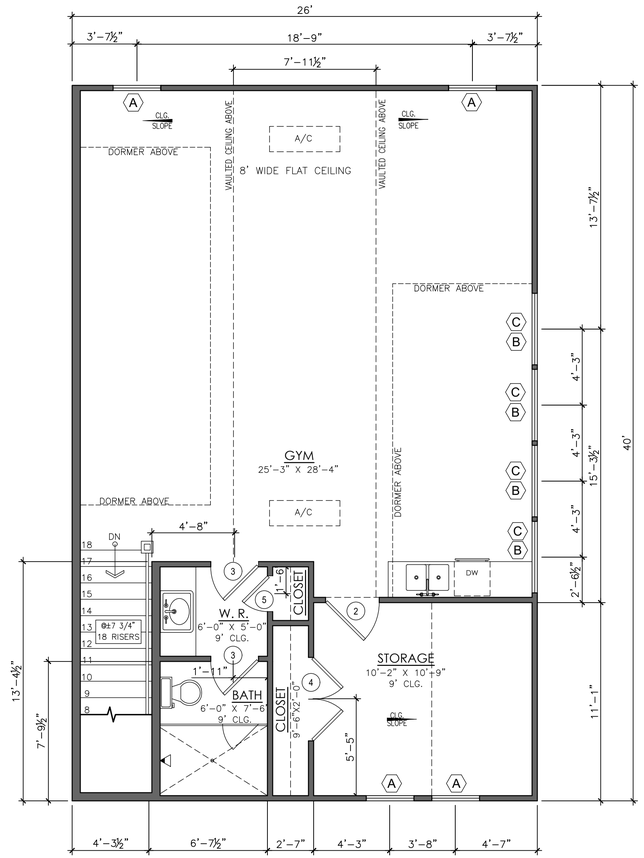
SHEET NO.
A0.2



PROPOSED ROOF PLAN
1/4" = 1' - 0"



PROPOSED CARPORT FIRST FLOOR
1/4" = 1' - 0"



PROPOSED GARAGE SECOND FLOOR
1/4" = 1' - 0"

AIR CONDITIONING UNIT
MITSUBISHI ELECTRIC: M SERIES: MLZ–KP09NA

UNLESS NOTED OTHERWISE
1.) FIELD VERIFY ALL EXISTING ROOF SLOPES AND OVERHANGS.
2.) FIELD VERIFY ALL EXISTING PLATE HEIGHTS AND FINISH FLOORS

GENERAL NOTE:

WINDOW OPENING LIMITING DEVICES AT SECOND FLOOR WINDOWS WITHIN 24 INCHES OF FINISHED FLOOR. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF 4 INCH DIAMETER SPHERE. DEVICES SHALL COMPLY WITH IRC 2012 R613.2 AND MEET ASTM F2090–10 STANDARD.

DOOR SCHEDULE

DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	3'–0"	8'–0"	EXTERIOR DOOR
2	1	3'–0"	8'–0"	INTERIOR DOOR
3	2	2'–8"	8'–0"	INTERIOR DOOR
4	1	4'–8"	8'–0"	INTERIOR PAIR DOOR
5	1	2'–8"	8'–0"	EXTERIOR DOOR

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
A	4	2'–8"	6'–0"	CASEMENT
B	4	4'–0"	5'–0"	CASEMENT
C	4	4'–0"	2'–0"	FIX WINDOW

AREA CALCULATIONS

	EXISTING	*+/–*	*PROPOSED*
FIRST FLOOR HOUSE:	1,598 SF	-----	1,598 SF
SECOND FLOOR HOUSE:	1,598 SF	-----	1,598 SF
FIRST FLOOR GARAGE:	-----	+131	131 SF
SECOND FLOOR GARAGE:	-----	+1040	1040 SF
TOTAL HEATED:	3,196 SF	+1171	4367 SF
PORCH 1:	324 SF	-----	324 SF
PORCH 2:	63 SF	-----	63 SF
OPEN AREA:	391 SF	-----	391 SF
CARPORT:	-----	+909	909 SF
TOTAL UNHEATED:	778 SF	+909	1687 SF
TOTAL COVER:	3974 SF	+2080	6054 SF

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MARK	DATE	DESCRIPTION
01	03/09/22	ISSUE FOR HAHC

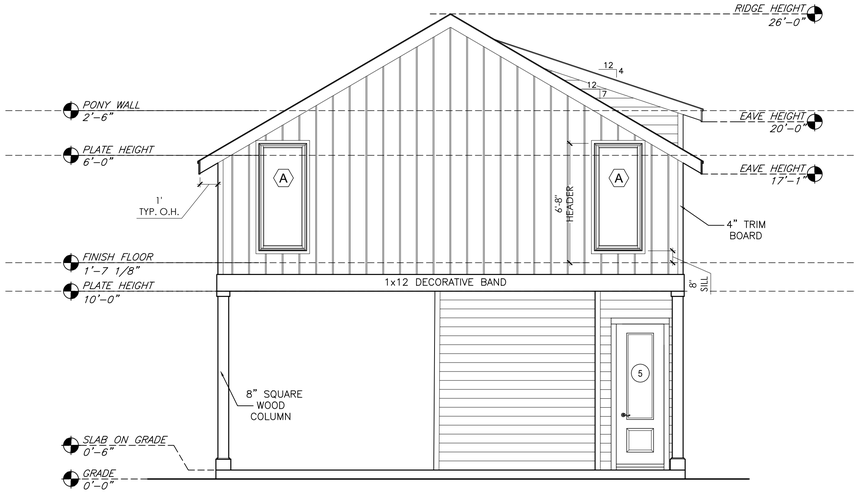
THYSSEN RESIDENCE/GARAGE
917 HEIGHTS BLVD
HOUSTON, TEXAS

SHEET TITLE
FLOOR PLAN AND ROOF PLAN

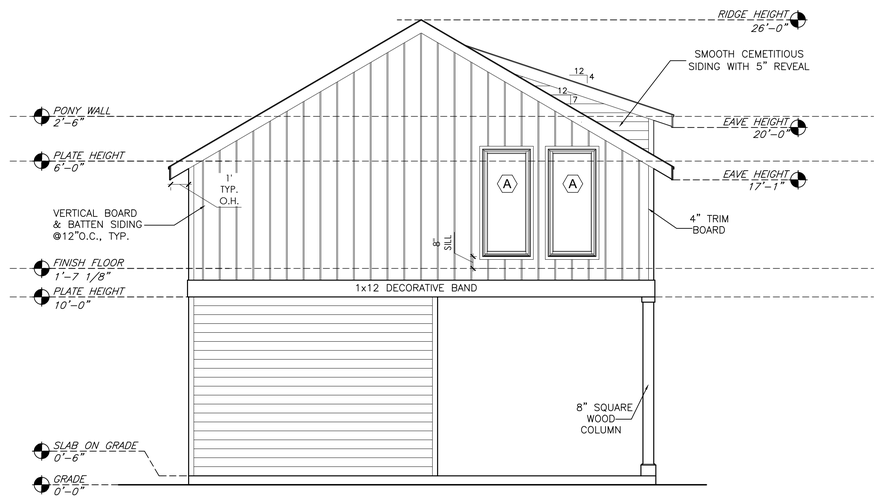
SHEET NO.
A1.1

GENERAL NOTE:

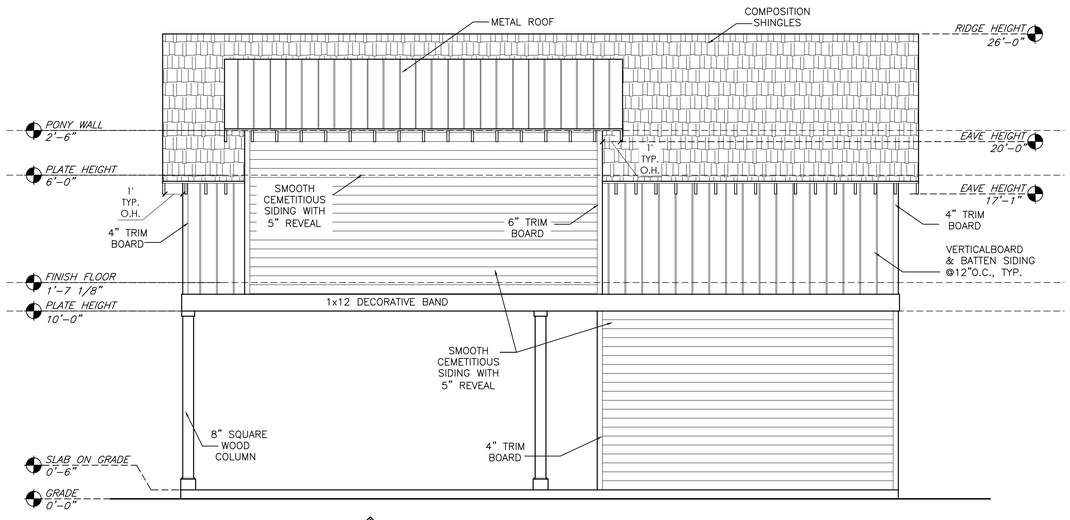
WINDOW OPENING LIMITING DEVICES AT SECOND FLOOR WINDOWS WITHIN 24 INCHES OF FINISHED FLOOR. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF 4 INCH DIAMETER SPHERE. DEVICES SHALL COMPLY WITH IRC 2012 R613.2 AND MEET ASTM F2090-10 STANDARD.



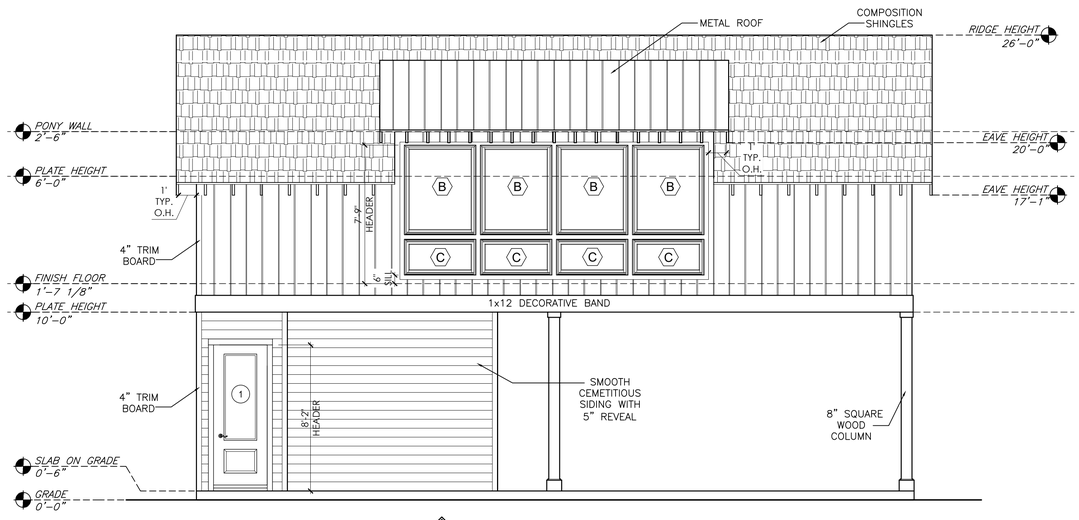
LEFT ELEVATION
1/4" = 1' - 0"



RIGHT ELEVATION
1/4" = 1' - 0"



REAR ELEVATION
1/4" = 1' - 0"



FRONT ELEVATION
1/4" = 1' - 0"

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MARK	DATE	DESCRIPTION
01	03/09/22	ISSUE FOR HAHC

THYSSEN RESIDENCE/GARAGE
917 HEIGHTS BLVD
HOUSTON, TEXAS

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NO.
A1.2

WINDOW AND DOOR NOTES:

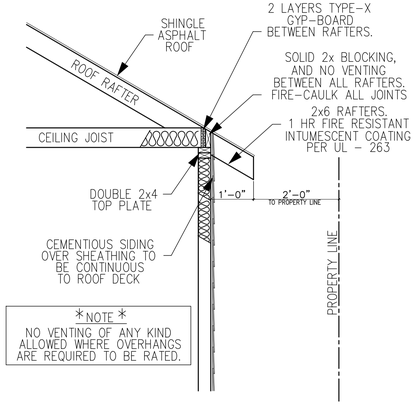
1) CONTRACTOR SHALL REVIEW ALL DOOR AND WINDOW TRIM AND INSTALLATION DETAILS AND CONDITIONS PRIOR TO ROUGH FRAMING AND CUTTING OPENING.
2) CONTRACTOR SHALL NOTIFY CREOLE DESIGN LLC OF ANY FIELD CONDITIONS THAT DO NOT PERMIT THE INSTALLATION OF ANY DOOR OR WINDOW UNIT DUE TO ANY CONFLICTS.
3) CONTRACTOR SHALL COORDINATE THE NECESSARY ROUGH OPENING DIMENSIONS FOR THE SPECIFIC WALL ASSEMBLY AND THE DOOR AND WINDOW UNIT FOR INSTALLATION.
4) ALL GLAZING SHALL BE INSULATED WITH MULTI-LAYER LOW-E COATED GLAZE.
5) CONTRACTOR SHALL COORDINATE INSTALLATION OF FINISH HARDWARE WITH DOOR MANUFACTURER
6) ALL GLASS AND GLAZING SHALL CONFORM TO ALL APPLICABLE CODES

NOTES:

1. ATTIC ACCESS ROUGH OPENING 30"x54". STAIR CAPACITY A MINIMUM OF 350 POUNDS CAPACITY
2. IRC R302.6 SEPARATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL BE AS REQUIRED BY TABLE 302.6. INSTALLATION OF NOT LESS THAN A ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. 5/8"TYPE 'X' GYPSUM BOARD FOR THE GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES ON CENTER BY MINIMUM 1-7/8" 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS. (TABLE 702.3.5). WHEN GARAGE AND DWELLING ARE LESS THAN 3 FEET APART, A LAYER OF GYP. BD. NOT LESS THAN ½" TO BE APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA. OPENINGS IN GARAGE WALLS NOT FACING THE DWELLING SHALL COMPLY WITH SECTION 302.5.
3. SILL HEIGHT AT BEDROOM WINDOWS SERVING AS EMERGENCY ESCAPE AND RESCUE OPENINGS NOT TO BE MORE THAN 44" HIGH. R310.1 IRC 2012
4. TILE TO BE THIN SET ON APPROPRIATE BACKER BOARD.
5. CONTRACTOR TO PROVIDE ATTIC VENTILATION, MIN. 100 CFM
6. GUTTERS AND DOWNSPOUTS AS REQUIRED
7. AS PER SECTION R302.7 IRC 2012 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE ALL WALLS, UNDER STAIR SURFACE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
8. WHERE WOOD FRAME WALLS ARE SUBJECT TO WATER SPLASH, FRAMING TO BE PROTECTED WITH WATERPROOF PAPER PER SECTION 703.1.1 IRC 2012
9. CONTRACTOR TO PROVIDE LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE
10. SHOWER STALL WALLS TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 72" ABOVE DRAIN INLET PER SECTION R307.2 IRC 2012
11. REFERENCE TABLE R602.3.1 IRC 2012 FOR FASTENER SCHEDULE
12. STRUTS MIN. 2x4 8'-0" MAX. LENGTH MIN 45° FROM HORIZONTAL
13. A LEVEL SERVICE SPACE A MIN. 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG SERVICE SIDE OF APPLIANCE(S) IN ATTIC WHERE ACCESS IS REQUIRED PER SECTION M1305 IRC 2012
14. EVERY DWELLING UNIT TO HAVE KITCHEN & BATHROOM WITH HOT & COLD RUNNING WATER.
15. EVERY DWELLING UNIT TO HAVE HEATING FACILITIES
16. NOT USED
17. THE SIZE, HEIGHT AND SPACING OF STUDS SHALL CONFORM TO SECTION 602.3.1 IRC 2012, TABLE 602,3.5
18. WHEN WATER HEATER IS LOCATED IN ATTIC, PLACE ABOVE A LOAD BEARING PARTITION IN A PAN WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE INSTALLATION PER SECTION P2803 IRC 2012
19. NOT USED
20. KITCHEN SINK WITH DISPOSAL.
21. HANDRAILS SHALL BE NO LESS THAN 34" MIN., NO MORE THAN 38" INCHES ABOVE THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS PER SECTION R311.7.7 IRC 2012
22. OPEN GUARDRAIL AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4"IN DIAMETER CANNOT PASS THROUGH PER SECTION R311.7.8.1 IRC 2012 REQUIRED GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS THAT RESULT IN A LADDER EFFECT.
23. ALL EXTERIOR WALL AND MAIN CROSS STUDS PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END, OR AS NEAR TO END AS POSSIBLE PER R602 IRC 2012
24. PROVIDE FIRE-STOPPING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL PER SECTION R302 IRC 2012
25. ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AS STATED IN R310.1.1, R310.1.2, R310.1.3 & R310.1.4 IRC 2012
26. ALL WINDOW WELLS TO COMPLY WITH R310.2 IRC 2012
27. SELF CLOSING TIGHT FITTING DOOR 1 3/8" THICK OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION OF 20 MINUTES BETWEEN THE RESIDENCE AND GARAGE. PER 302.5.1 IRC 2012
28. ATTIC DISAPPEARING STAIRS MAY BE INSTALLED IN THE GARAGE CEILING PROVIDED THE EXPOSED PANEL IS NOT LESS THAN 3/8 INCH THICK FIRE RETARDANT TREATED PLYWOOD OR COVERED WITH A MINIMUM OF 16 GAGE SHEET METAL PER SECTION R807 IRC 2012
29. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT R312.1.1. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS PER SECTION R312.1.2 IRC 2012

SCALE: N.T.S. NOTES

1 HR FIRE RATED EAVE DETAIL

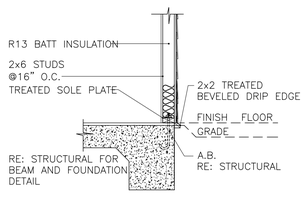


NOTE
NO VENTING OF ANY KIND ALLOWED WHERE OVERHANGS ARE REQUIRED TO BE RATED.

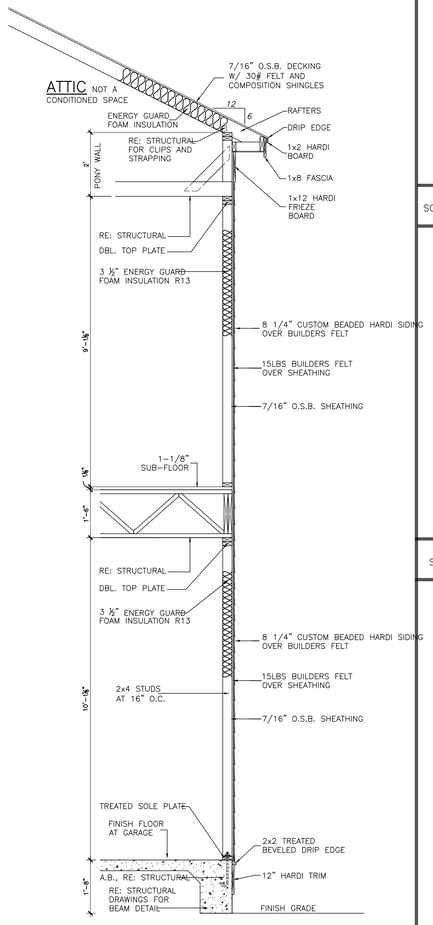
IRC 2012 R302.1 PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NO LESS THAN 1- HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE.

FORCE FIELD FIRE GUARD E-84 INTUMESCENT COATING
TEST CONDUCTED AT THE
GURDIAN FIRE TESTING CENTER GL 61011

SCALE: N.T.S. FIRE RATED SOFFIT DETAIL



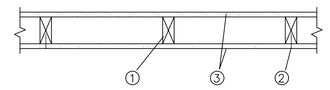
SCALE: N.T.S. FOUNDATION DETAIL 9



SCALE: N.T.S. WALL SECTION 8

FIRE RESISTANCE RATINGS

UL 263/ DESIGN NO. U305/ 1 HR. FIRE RATED WALL

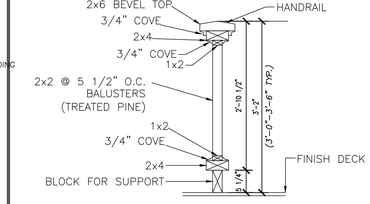


1) Wood Studs- Nominal 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

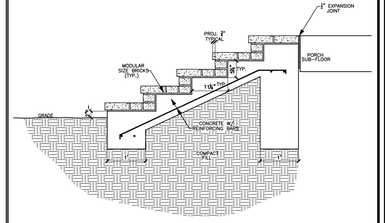
2) Joints and Nail Heads- Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge gypsum board, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Nailheads exposed or covered with joint compound.

3) Gypsum Board- 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

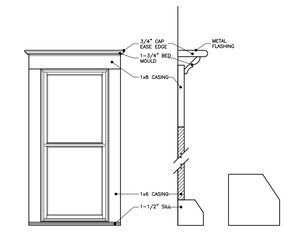
SCALE: N.T.S. 1 HR. RATED DETAIL 12



SCALE: N.T.S. HANDRAIL DTL. 11



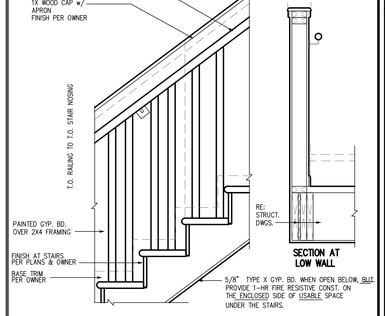
SCALE: N.T.S. BRICK STEPS DTL. 10



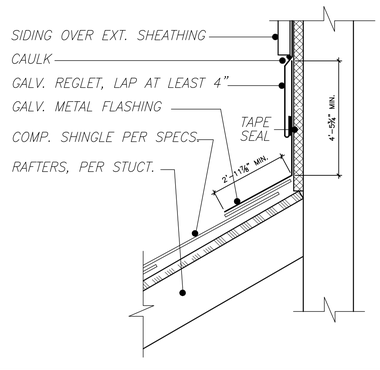
SIDE ELEVATION
ON SIDE OR BACK OF HOUSE

SECTION
ON SIDE OR BACK OF HOUSE

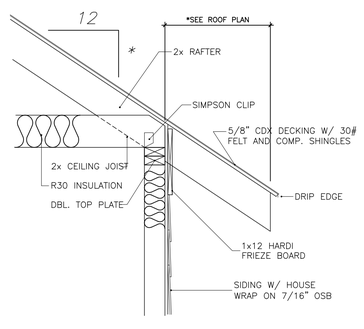
SCALE: N.T.S. WINDOW DETAIL 7



SCALE: N.T.S. STAIR DETAIL 6



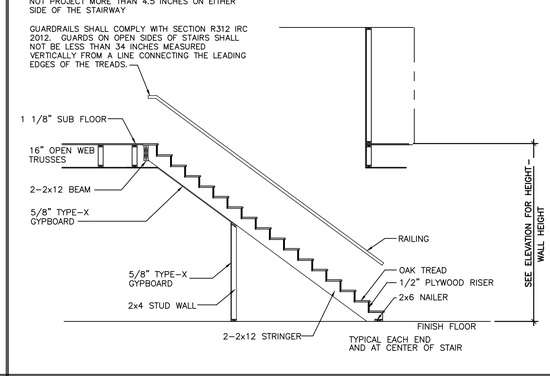
SCALE: N.T.S. FLASHING DETAIL 5



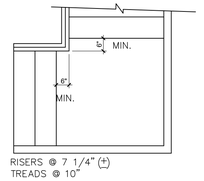
SCALE: N.T.S. EAVE DETAIL 4

STAIRS SHALL COMPLY WITH SECTION R311.7 IRC 2012. STAIRS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY

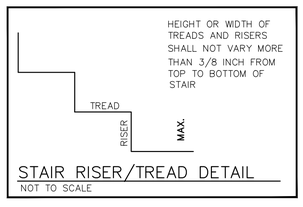
GUARDRAILS SHALL COMPLY WITH SECTION R312 IRC 2012. GUARDS ON OPEN SIDES OF STAIRS SHALL NOT BE LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.



SCALE: N.T.S. STAIR SECTION 3

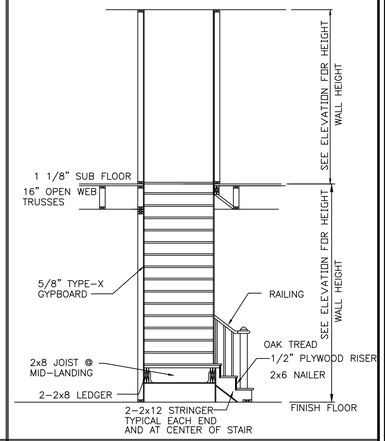


WINDER STAIR DETAIL
NOT TO SCALE



STAIR RISER/TREAD DETAIL
NOT TO SCALE

SCALE: N.T.S. STAIR DETAIL 2



SCALE: N.T.S. STAIR DETAIL 1

CREOLE DESIGN
505 MERRILL STREET
HOUSTON, TX 77009
713.880.3158
MEMBER: AIBD N.C.B.D.C. AMERICAN INSTITUTE OF BUILDING DESIGN

DRAWN BY: FR

MARK	DATE	DESCRIPTION
01	03/09/22	ISSUE FOR HAHC

THYSSEN RESIDENCE/GARAGE

917 HEIGHTS BLVD
HOUSTON, TEXAS

SHEET TITLE
DETAILS

SHEET NO.
D1.1