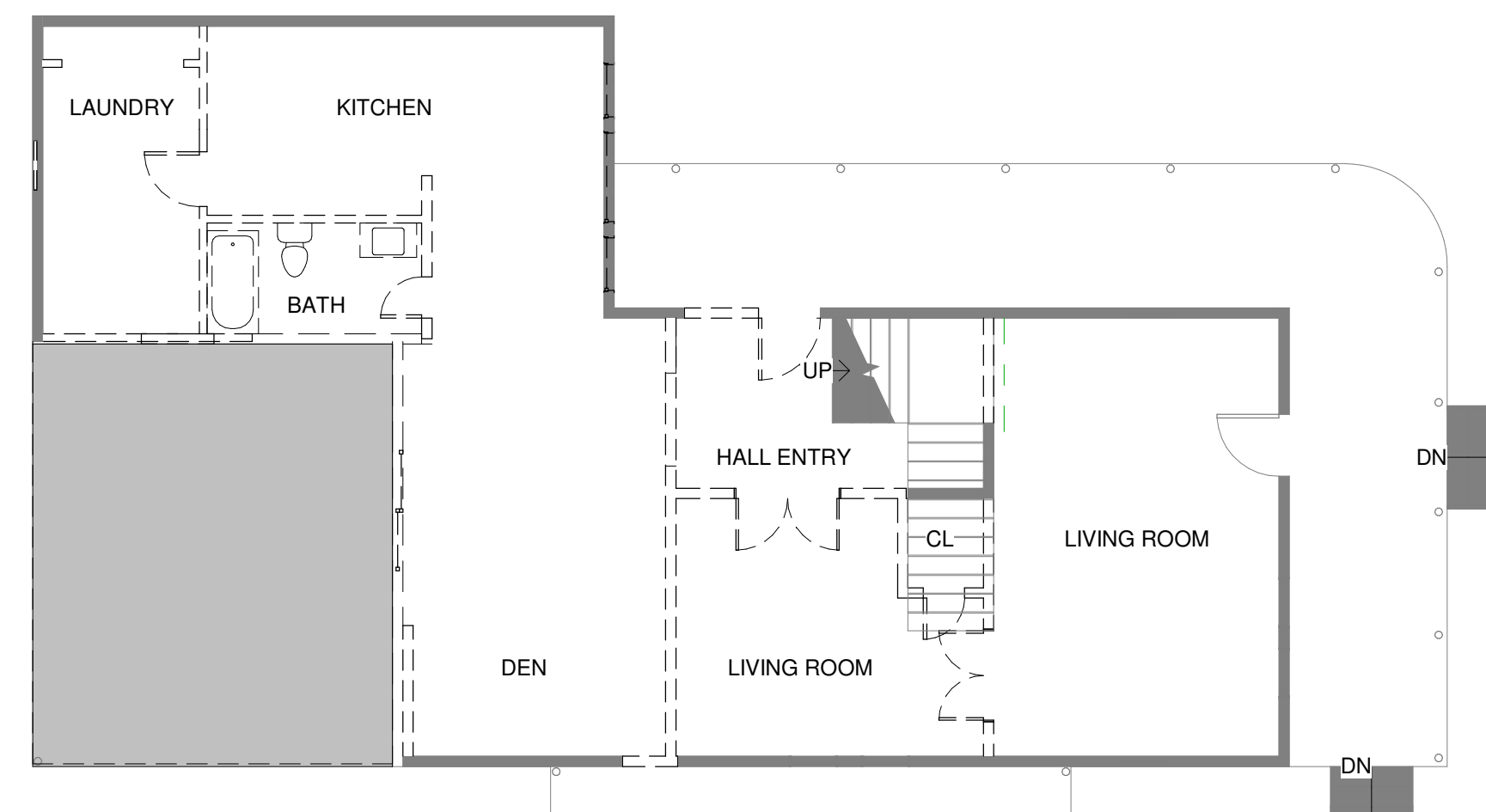


4 SITE PLAN
1/8" = 1'-0"



3 EXISTING- DEMO SECOND FLOOR
1/8" = 1'-0"

NOTE:
SITE INFORMATION TAKEN FROM OWNER PROVIDED SURVEY SHOWN IN THIS SHEET



2 EXISTING- DEMO FIRST FLOOR
1/8" = 1'-0"

PROJECT DATA

DESCRIPTION	ADDITION TO EXISTING HOUSE
ADDRESS	1535 RUTLAND ST., HOUSTON TX 77008
LEGAL DESCRIPTION	LOT 6 AND 7 OF BLOCK 144, HOUSTON HEIGHTS SUBDIVISION RECORDED IN VOLUME , PAGES 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
LOT SIZE	8,800 SF
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE	65%

COVERED UNCONDITIONED AREA

EXISTING	
COVERED DECK AREA	545 SF
GARAGE	598 SF
CARPOT	532 SF
TOTAL COVERED UNCONDITIONED AREA	1675 SF

CONDITIONED AREA

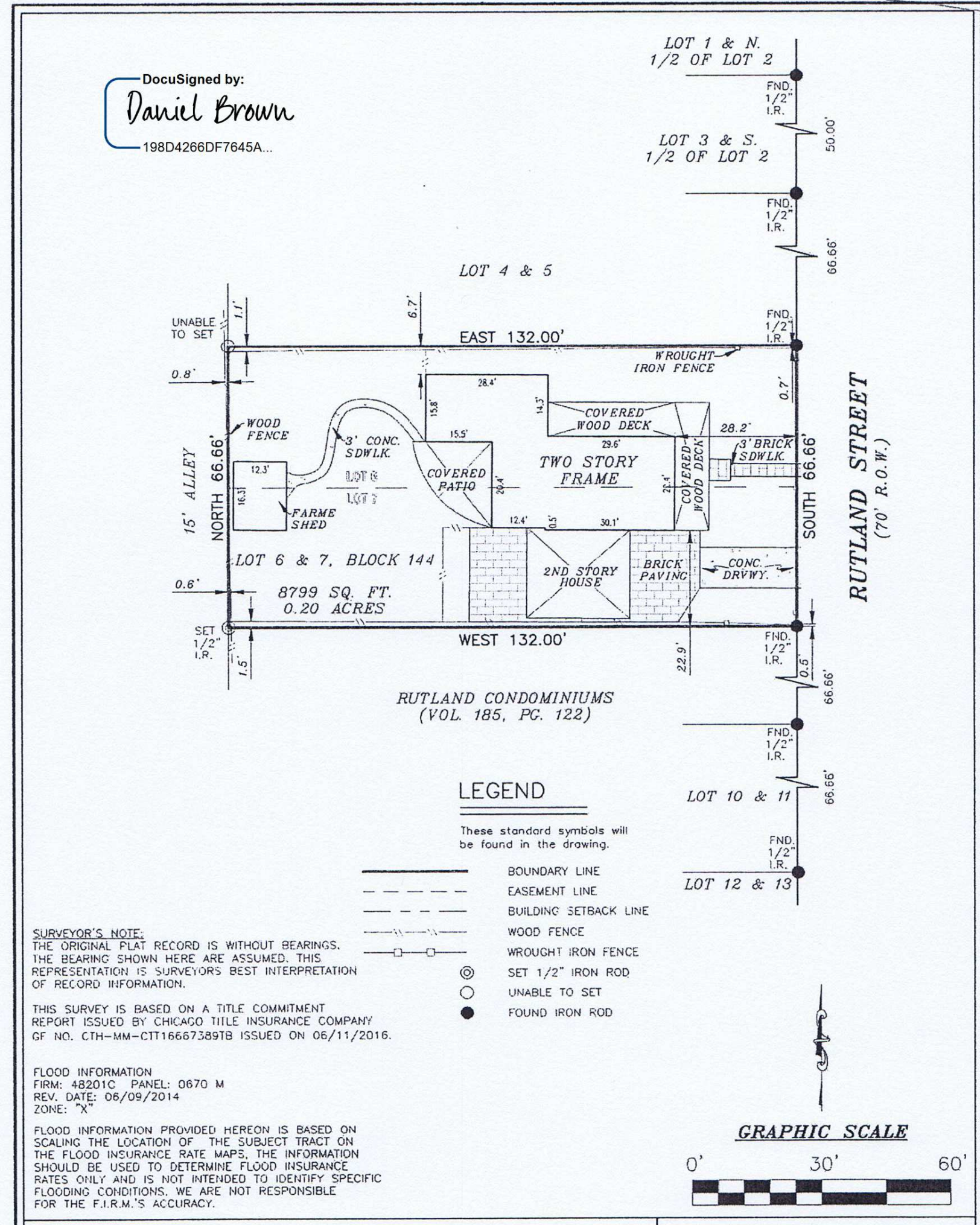
EXISTING	
FIRST FLOOR HOUSE	1,352 SF
SECOND FLOOR HOUSE	1,180 SF
EXISTING TOTAL CONDITIONED AREA	2,532 SF
PROPOSED	
FIRST FLOOR HOUSE	1,660 SF
SECOND FLOOR	1,252 SF
PROPOSED TOTAL CONDITIONED AREA	2,912 SF

IMPERVIOUS COVERAGE

EXISTING	
2-STORY HOUSE FOOTPRINT INCLUDING COVERED DECK AREA	1846 SF
CONCRETE DRIVEWAY + PAVED AREA	1671 SF
A/C PADS	10 SF
GARAGE	598 SF
SIDEWALK	53 SF
TOTAL IMPERVIOUS COVER ON LOT	4,178 SF= 47.47% LOT AREA < 65% ALLOWABLE
PROPOSED	
2-STORY HOUSE FOOTPRINT INCLUDING COVERED DECK AREA	2205 SF
EXISTING CONCRETE DRIVEWAY + P.A.	1671 SF
A/C PADS	20 SF
GARAGE	598 SF
SIDEWALK	53 SF
TOTAL IMPERVIOUS COVER ON LOT	4,547 SF = 51.67% LOT AREA < 65% ALLOWABLE

*RESIDENTIAL ADDITION ADJUSTED TO MATCH HCAD 389 INSTEAD OF 480

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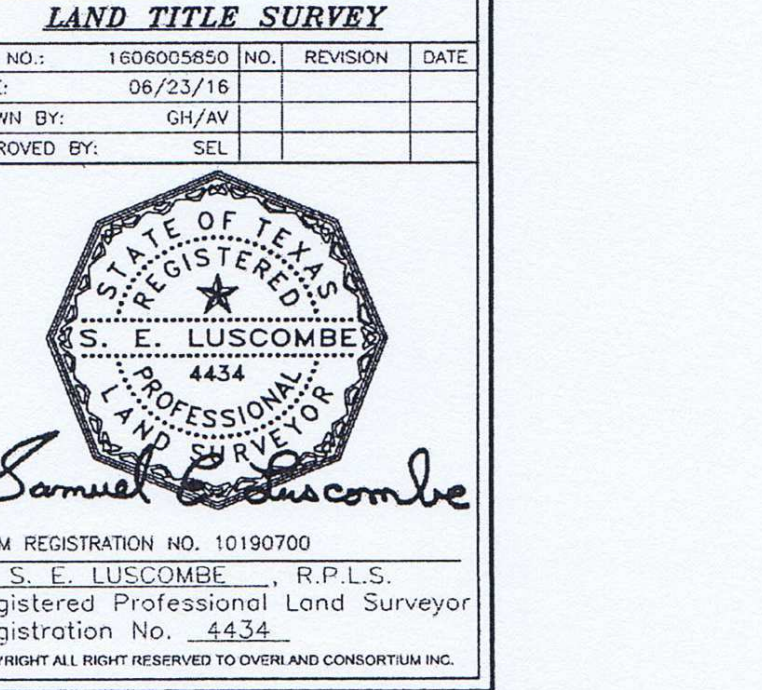


LAND TITLE SURVEY
JOB NO.: 160605850 NO. REVISION DATE
DATE: 06/23/16
DRAWN BY: GH/AV
APPROVED BY: SEL

Surveyor's Note:
I, S. E. LUSCOMBE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CHICAGO TITLE INSURANCE COMPANY and ANCAP MORTGAGE, LTD. that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Lot(s) 6 & 7, Block 144, HOUSTON HEIGHTS, recorded in Volume 1, Page(s) 114 of the Map Records of HARRIS County, Texas, located in the JOHN AUSTIN SURVEY, A-1 Borrower: VICTORIA ALLISON THIRAPP Address: 1535 RUTLAND ST., HOUSTON, TX 77008 CP No. CTH-MM-CIT166673897B

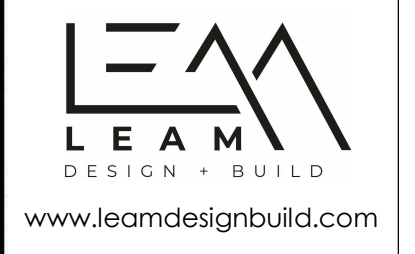
Overland Consortium Inc. Surveyors
121 McEwen Street, Suite 201, Houston, TX 77043
Tel: 281-940-8869 Fax: 281-207-6476

Samuel E. Luscombe
FIRM REGISTRATION NO. 10190700
S. E. LUSCOMBE, R.P.L.S., Registered Professional Land Surveyor Registration No. 4434
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1 OWNER PROVIDED SURVEY
1 1/2" = 1'-0"

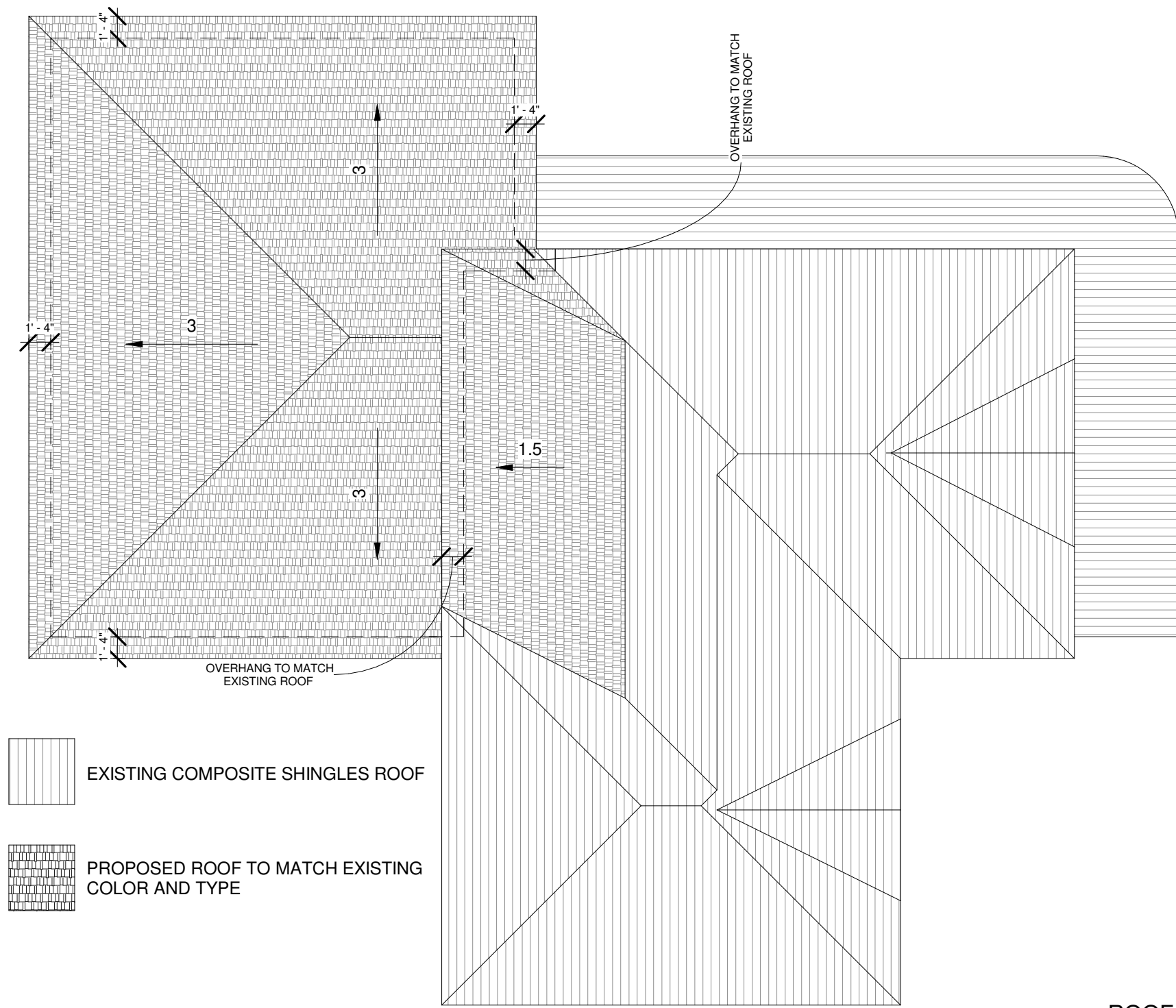
RUTLAND - ADDITION
1535 RUTLAND, HOUSTON TX 77008



(713) 447-1773
Houston, TX, USA
info@leamdesignbuild.com
RUTLAND - ADDITION

No	Description	By	Date
1	PERMIT REVISION 1		08.28.20

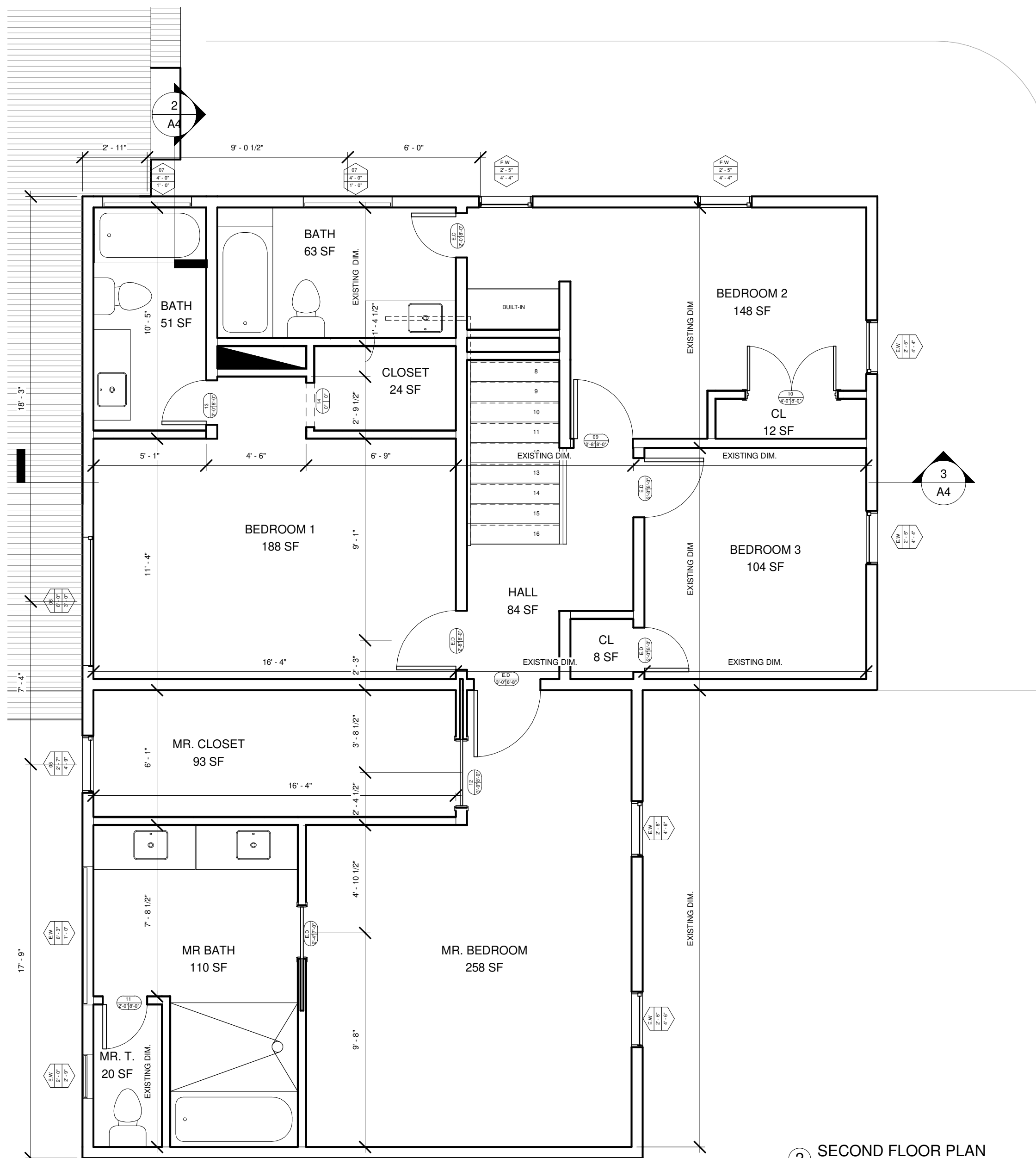
Dustin Miller	
RUTLAND - ADDITION	
SITE PLAN	
Project number	21
Date	08-06-20
Drawn by	LEAMDesignBuild
A00	
Scale	As indicated



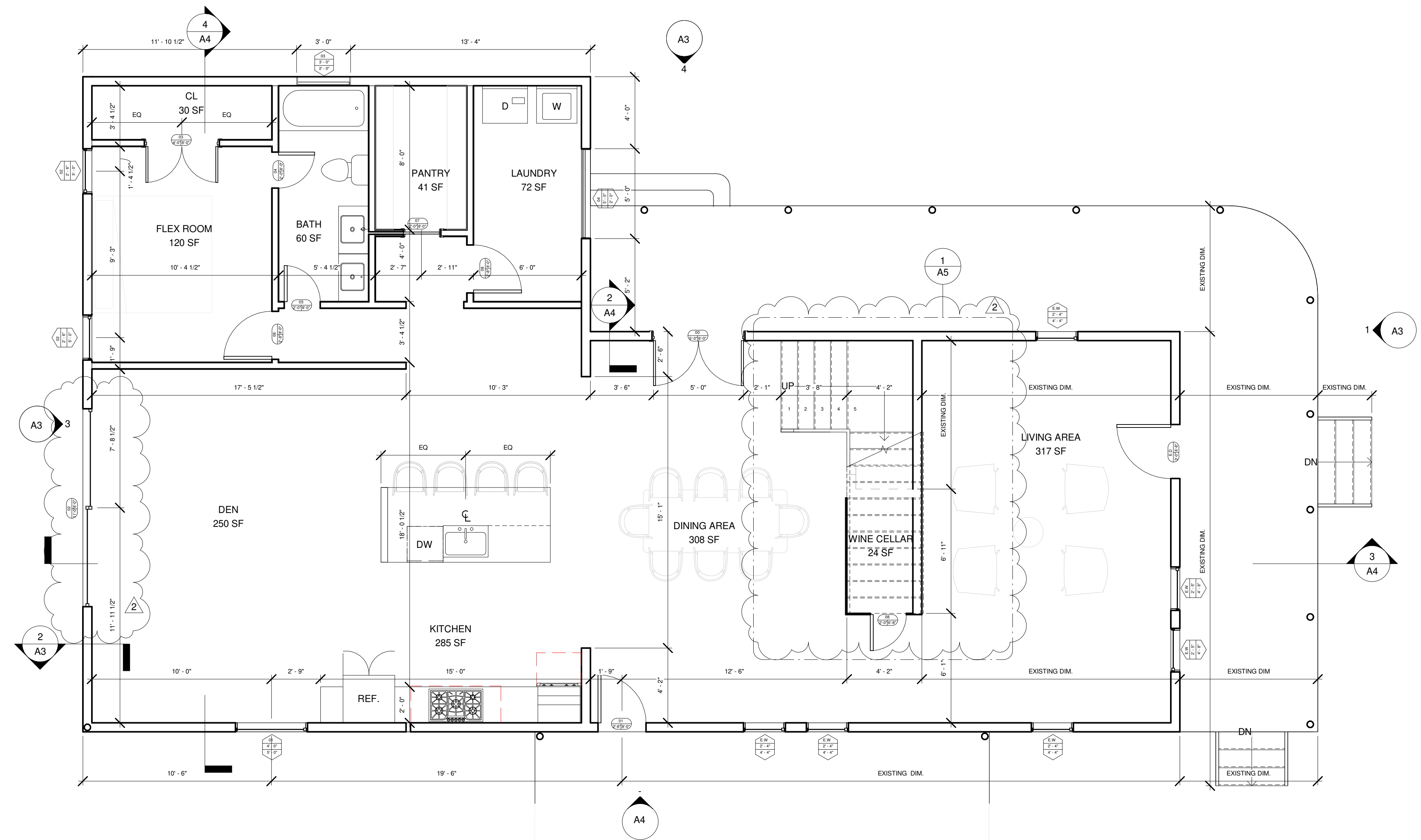
③ ROOF PLAN
1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR TO PROTECT EXISTING CURBCUT AND LANDSCAPING AS REQUIRED DURING CONSTRUCTION
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY U.N.O.
3. DO NOT SCALE DRAWINGS. SEE DETAIL DRAWINGS OR NOTIFY THE ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED
4. NEW EXTERIOR PARTITIONS TO BE BRICK VENEER WITH MINIMUM 1" AIR SPACE, PAINTED STUCCO OR SMOOTH SIDING OVER TYVEK-TYPE WATERPROOFING ON 1/2" SHEATHING ON 2X6 WOOD STUD WITH MINIMUM LAPOLLA FOAM LOK 500 ICYNENE SPRAY FOAM INSULATION U.N.O
5. PROVIDE MINIMUM R30 ICYNE SPRAY FOAM INSULATION AT ROOF JOIST ON SLOPED CEILING AREAS. ROOFING TO BE 40 YEAR TIMBERLINE OR EQUIVALENT ASPHALT SHINGLES OVER 1/2" PLYWOOD SHEATHING.
6. WINDOWS TO BE OF DARK BRONZE FRAME OR BLACK MILGARD, RAM, MI OR APPROVED EQUAL. SEE WINDOW SCHEDULE FOR WINDOW TYPE AND SIZES. NOTE: WINDOWNS AT BEDROOMS MUST MEET MINIMUM 24" HEIGHT X 20" WIDE OPENING AND 5.7SF MINIMUM OPENING REQUIREMENTS. WINDOWS TO HAVE INSULATED GLASS AND LOW-E COATING. CONTRACTOR TO COORDINATE ROUGH FRAMING WITH SELECTED MANUFACTURERS ACTUAL REQUIREMENTS. SET WINDOW HEADS AT 8'-0" AFF WHERE NOT OTHERWISE NOTED
7. ALL GLASS LOCATED WITHIN 1'-6" OF THE FLOOR, WITHIN 24" OF A DOOR OR WITHIN 5' OF THE FLOOR INSIDE A SHOWER MUST BE TEMPERED AND LABELED AS SUCH
8. ALL INTERIOR PARTITIONS TO BE 2X4 WOOD STUDS WITH 1/2" GYPSUM WALL BOARD ON BOTH SIDES WITH 90 DEGREE ANGLE METAL CORNER BEADS U.N.O. TAPE, FLOAT AND SAND ALL SURFACES TO LEVEL 5 FINISH. ONE PRIMER COAT AND TWO FINISH COATS FLAT DURATION PAINT BY SHERWING WILLIAMS OR APPROVED EQUAL
9. ALL WET AREAS TO RECEIVE 1/2" WATER RESISTANT "GREEN" BOARD AT WALLS AND CEILINGS AS REQUIRED
10. USE WATER RESISTANT GYP. BD. WHEN USED AS A BACKER BOARD FOR CERAMIC TILE & WET AREAS. (RESTROOMS, KITCHEN, PANTRY, UTILITY ROOMS, ETC.
11. INTERIOR WOOD SURFACES TO RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OIL BASED ENAMEL PAINT BY SHERWIN WILLIAMS OR APPROVED EQUAL U.N.O. TO HAVE CLEAR FINISH
12. NEW WOOD FLOORS TO MATCH EXISTING. ALL TO BE SAND AND FINISH EQUAL WITH THREE COATS OF POLYURETHANE
13. PROVIDE SMOKE DETECTORS AT STAIR AND BEDROOMS AS SHOWN. SMOKE DETECTORS TO HAVE BATTERY BACKUP AND TO BE INTERCONNECTED AND HARD WIRED TO THE ELECTRICAL PANEL
14. PROVIDE CEILING MOUNTED EXHAUST FAN AT BATHROOM. VENT TO THE EXTERIOR WITH A MINIMUM 90 CFM FAN
15. PROVIDE GAS FOR HEATEAR, TANKLESS WATER HEATER, FIRE PLACES, KITCHEN RANGE AND DRYER AT FIRST FLOOR UTILITY ROOM (ALSO PROVIDE ELECTRICAL POWER TO DRYER)
16. DRYER EXHAUST TO BE VENTED TO AND THRU EXTERIOR OR ROOF AS REQUIRED. PROVIDE SCREENED VENT AT EXTERIOR WALL.
17. DUCT DOWNDRAFT RANGE HOOD THRU FLOOR AND TO EXTERIOR WALL AS REQUIRED
18. PROVIDE HOSE BIBS AS INDICATED BY CONTRACTOR DURING CONSTRUCTION
19. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITION BEFORE COMMENCEMENT OF WORK AND BE RESPONSIBLE FOR THEIR ACCURACY. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DOCUMENTS OR WITHIN THE DOCUMENTS ARE TO BE REPORTED TO THE ARCHITECT.
20. ALL DOOR FRAMES TO BE 5" FROM FACE OF WALL U.N.O



② SECOND FLOOR PLAN
1/4" = 1'-0"



① FIRST FLOOR PLAN
1/4" = 1'-0"

RUTLAND - ADDITION
1535 RUTLAND. HOUSTON TX 77008



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Houston, TX, USA
info@leamdesignbuild.com

RUTLAND - ADDITION

NORTH

No	Description	By	Date
2	PERMIT REVISION 2		09.16.20

Dustin Miller
RUTLAND - ADDITION

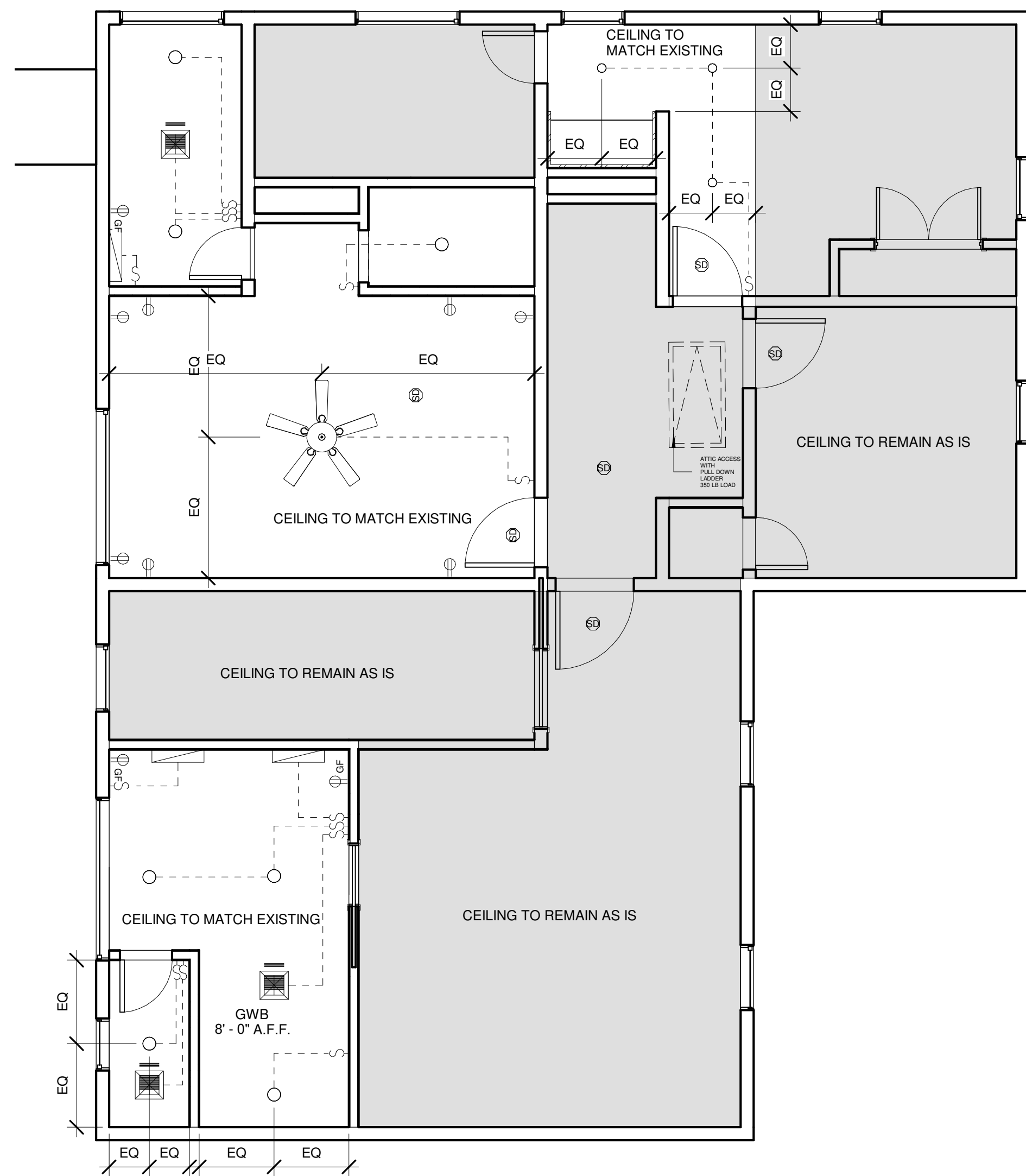
FLOOR PLANS

Project number 21
Date 08-06-20

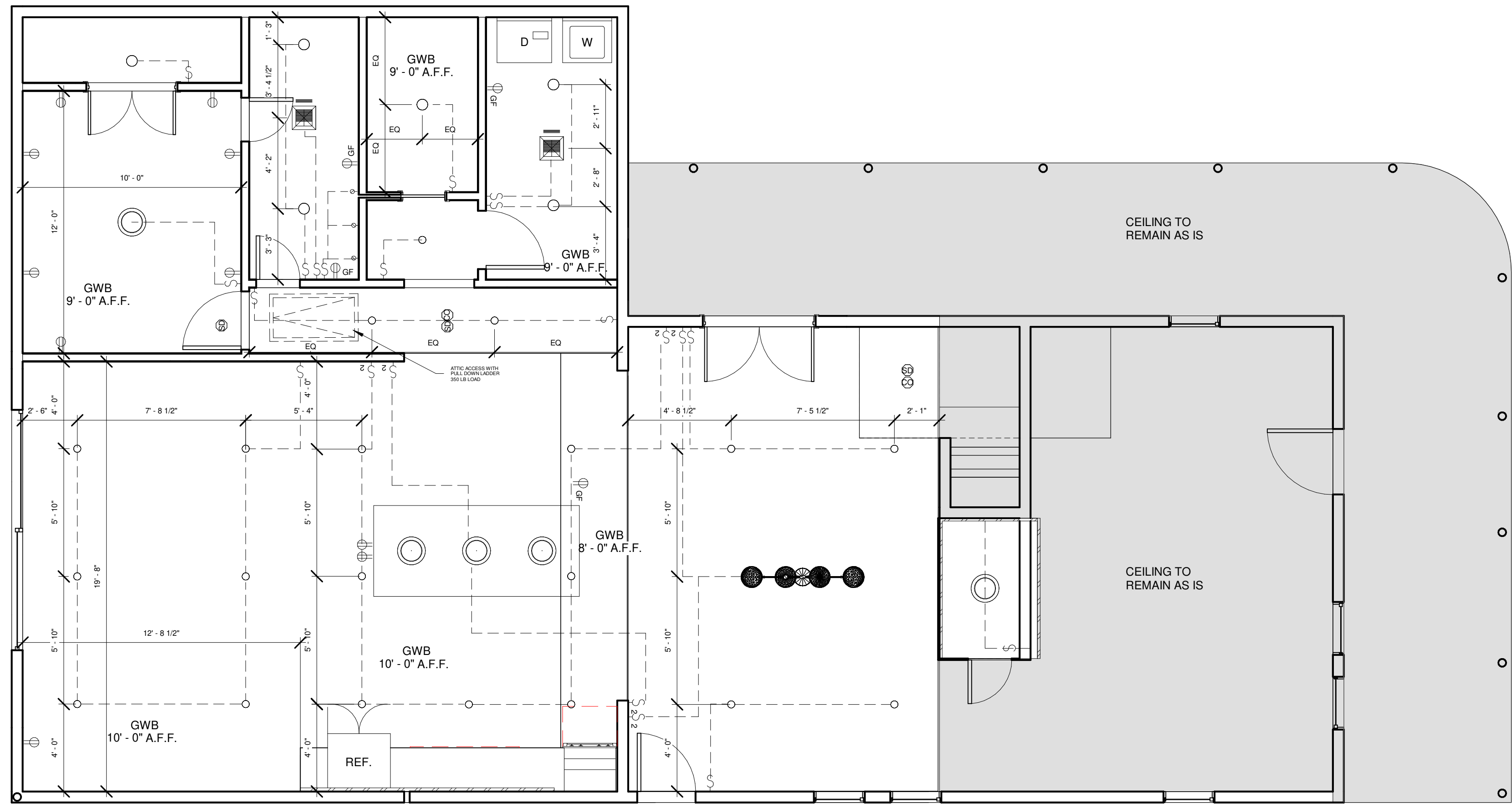
Drawn by LEAMDesign Build

A1

Scale As indicated



② SECOND FLOOR A
1/4" = 1'-0"



① FIRST FLOOR
1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE

FIXTURE NO	SYMBOL	DESCRIPTION
FA	○	4" RECESSED LED DOWNLIGHT
FB	○	4" RECESSED LED DOWNLIGHT
FC	○	8" LENSED DAMP RECESSED LED DOWNLIGHT
FD	▬	LINE VOLTAGE LED UNDERCABINET LIGHT
FE	⊥	SURFACE MOUNTED LINE VOLTAGE FIXTURE BY OWNER
FF	⊗	PENDANT MOUNTED LINE VOLTAGE FIXTURE BY OWNER
FG	⊙	SURFACE MOUNTED LINE VOLTAGE FIXTURE BY OWNER
FH	▬	SURFACE MOUNTED FLUORESCENT 2 BULB FIXTURE
FX1	⊕	WP WALL MOUNTED LINE VOLTAGE LANTERN BY OWNER
FX2	⊕	EAVE MOUNTED TWO HEAD FLOOD LIGHT
SD	⊕	HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
LED	▬	LED CONTINUOUS STRIP

LEGEND

S	SINGLE SWITCH	⊕	SWITCH DUPLEX OUTLET
S ₂	DOUBLE SWITCH	⊕ _{G4}	GROUND FAULT DUPLEX OUTLET
S ₃	THREE-WAY SWITCH	⊕ _{GFI}	FLOOR MOUNTED DUPLEX OUTLET
S ₄	FOUR-WAY SWITCH	⊕	EXTERIOR GROUND FAULT DUPLEX OUTLET
D	SINGLE POLE DIMMER	⊕	APPLIANCE OUTLET
D ₃	THREE-WAY DIMMER	▲	LANDLINE PHONE JACK
⊕	DUPLEX OUTLET	⊕	TV/INTERNET OUTLET BOX
⊕	CUADRUPLEX OUTLET		

GENERAL ELECTRICAL NOTES

CENTER LIGHT FIXTURE IN ROOM UNLESS DIMENSIONS ARE PROVIDED
 LOCATE ALL LIGHT FIXTURES IN ROOM WITH SAME DISTANCE FROM WALL
 CONTRACTOR TO COORDINATE FLOOR AND CEILING FRAMING WITH FIXTURE LAYOUT
 ALL SWITCHES TO BE LUTRON DECORA STYLE WHITE. MOUNT AT 42" ABOVE FINISH FLOOR U.N.O.
 PROVIDE LUTRON DECORA STYLE DIMMERS AT ALL DOWNLIGH GROUPS AND AT PENDANT LIGHT FIXTURES U.N.O.
 GANG SWITCHES WHERE INDICATED AND PROVIDE ONE MULTIPLE COVER PLATE AS REQUIRED
 WHERE NOT OTHERWISE NOTICE, CENTER CEILING MOUNTED FIXTURE AT CENTER OF ROOM
 LOCATE ALL LIGHT FIXTURES IN ROOM WITH SAME DISTANCE FROM WALL
 CONTRACTOR TO COORDINATE APPLIANCE OUTLET LOCATIONS WITH SELECTED APPLIANCES MANUFACTURERS RECOMMENDATIONS AS REQUIRED
 ATTIC CONTAINING APPLIANCES SHALL BE PROVIDED WITH A PULL DOWN STAIR LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE AND NOT LESS THAN 22 INCHES IN WIDTH WITH A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS
 AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

RUTLAND - ADDITION
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RUTLAND - ADDITION

NORTH

No	Description	By	Date

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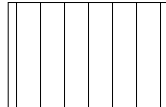
REFLECTED CEILING PLAN

Project number 21
 Date 08-06-20
 Drawn by LEAMDesign Build

A2

Scale As indicated

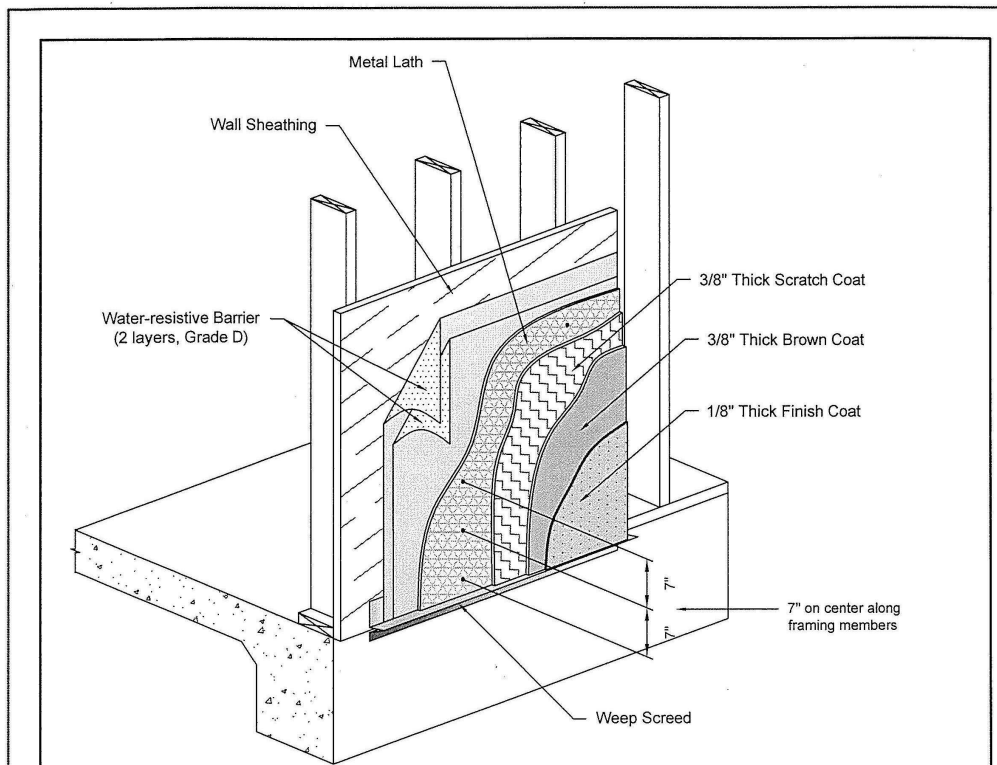
ELEVATIONS MATERIAL LEGEND

 PAINTED SMOOTH HARDIE PANEL AND HARDIE BOARD & BATTEN SIDING TO MATCH EXISTING

NOTES:

ALL ROOF SLOPES TO BE 3: 12 U.N.O.

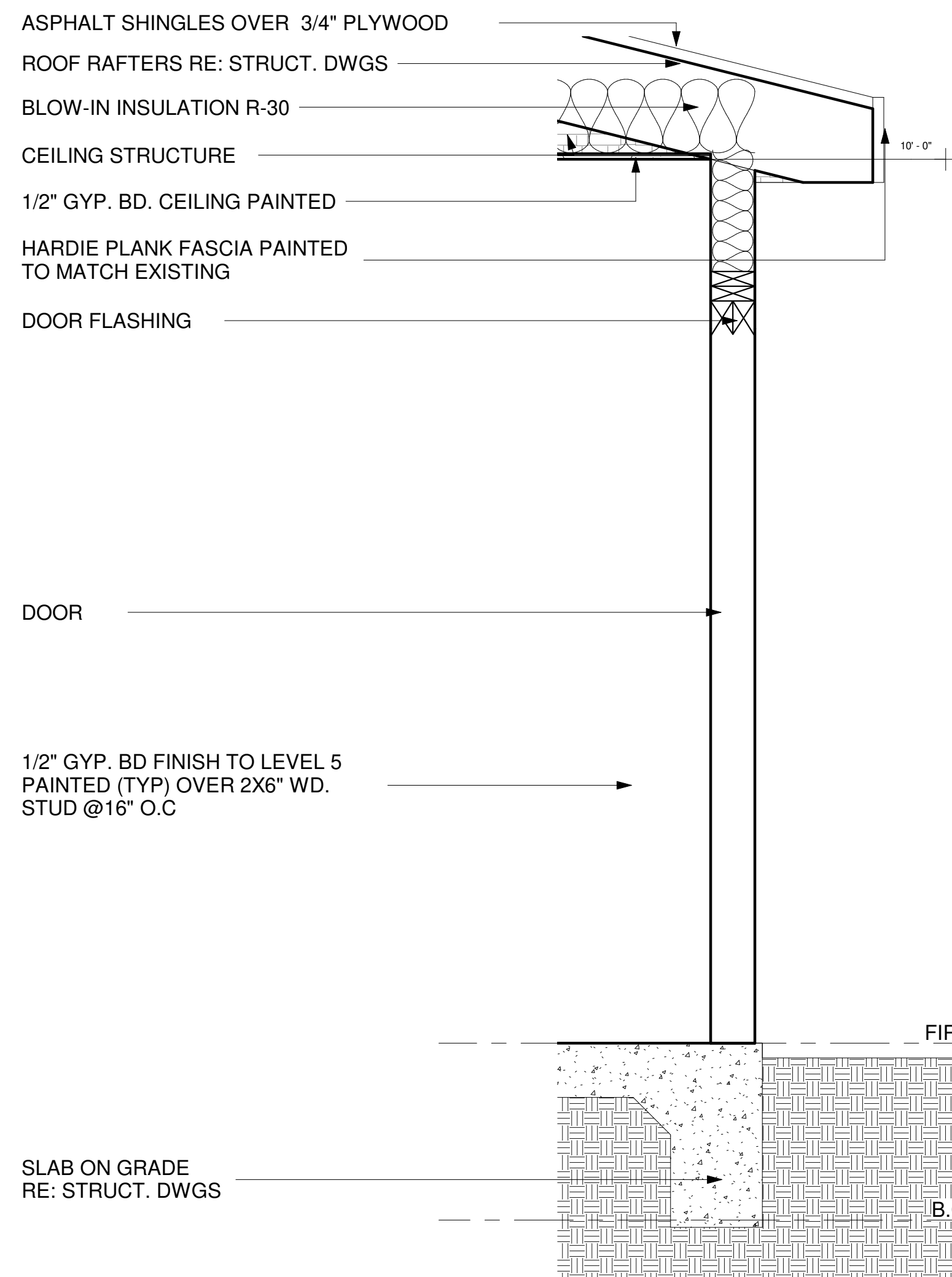
ROOF - TO MATCH EXISTING COMPOSITE SHINGLES



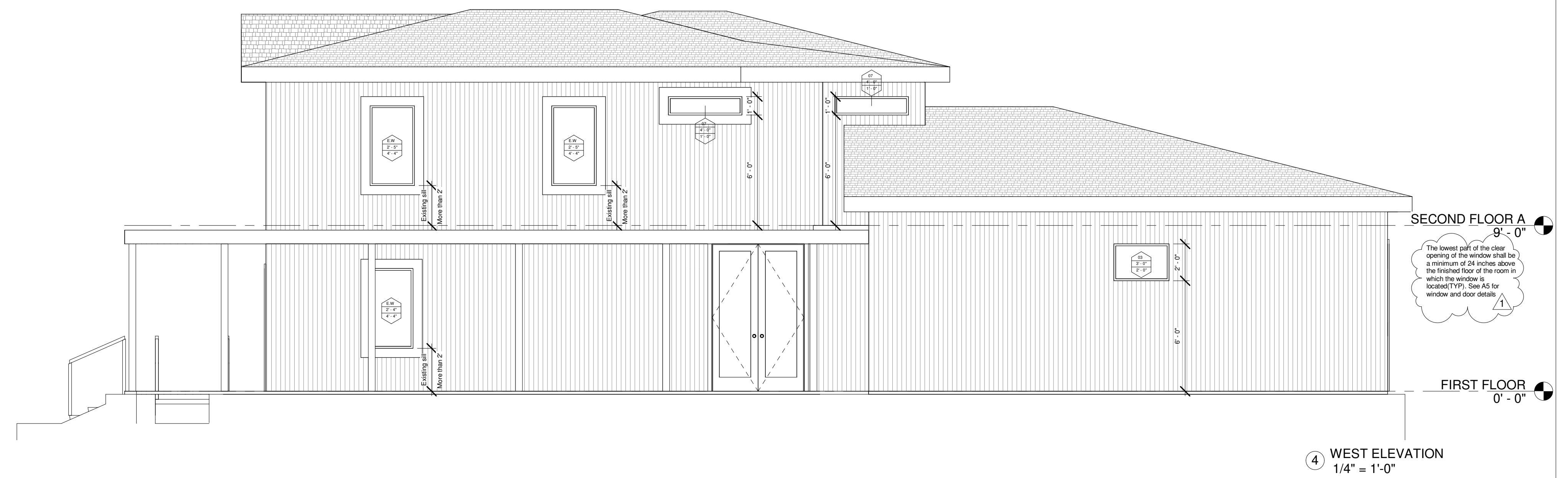
NOTES:

1. Application of stucco shall be in compliance with ASTM C 926 and ASTM C 1063 and the provisions of Section 2510 of B.C.
2. Water-resistive Barrier - A minimum of two layers of Grade D paper or equivalent. (Sec. 2510.6 B.C.)
3. Lath - All lath and lath attachments shall be of corrosion-resistant materials. Lath shall be attached to framing members with attachments spaced not more than 7 in. on centers along supports. (Sec. 7.10.2.1 ASTM C 1063)
4. Curing and interval - First and second coats of cement plaster shall be applied and moist cured for a minimum period of 48 hours. (Sec. 2512.6 B.C.)
5. Minimum interval between coats - The minimum interval between the first and second coats shall be 48 hours, and between the second coat and finish coat shall not be less than seven days. (Table 2512.6 B.C.)
6. Weep Scream - A minimum 0.019-inch (No. 26 galvanized sheet gage), corrosion-resistant weep screed, with a minimum vertical attachment flange of 3/4 inch shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas. (Sec. 2512.1.2 B.C.)

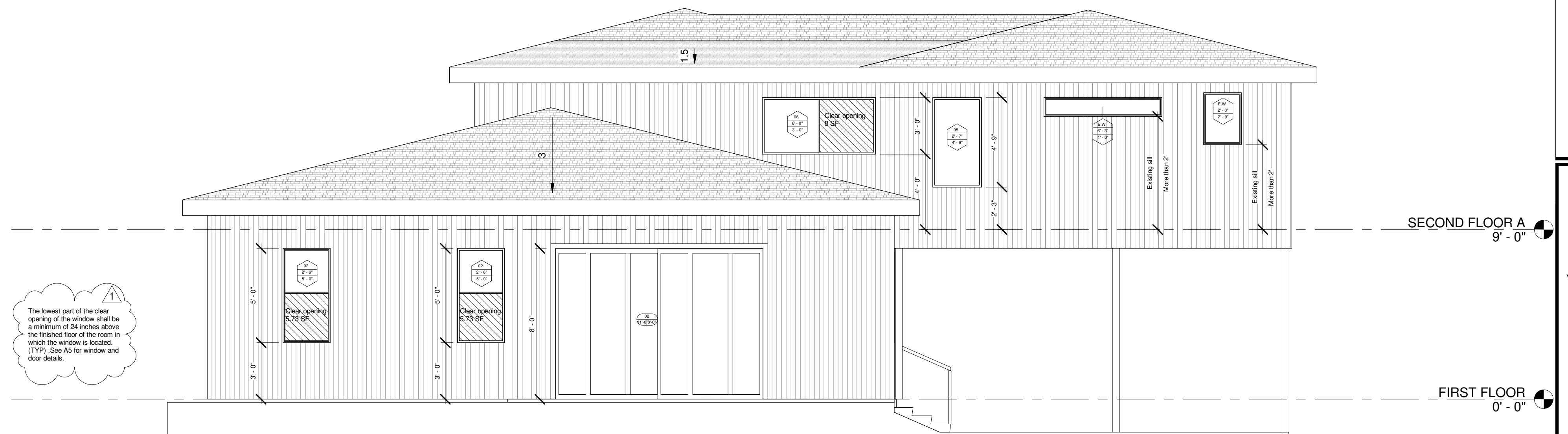
STANDARD DRAWING
CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS & ENGINEERING
COMMERCIAL STUCCO DETAILS (WOOD FRAME)
1022 WASHINGTON AVE., HOUSTON, TEXAS 77002
713.251.2626
Scale: 1/4" = 1'-0"



② TYP. WALL SECTION 1ST
3/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION NOT TO BE MODIFIED TO REMAIN AS IS
1/4" = 1'-0"

RUTLAND - ADDITION
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RUTLAND - ADDITION

NORTH

No	Description	By	Date
1	PERMIT REVISION 1		08.28.20

Dustin Miller
RUTLAND - ADDITION

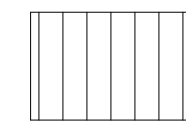
ELEVATIONS - WALL SECTIONS

Project number 21
Date 08-06-20
Drawn by LEAMDesign Build

A3

Scale As indicated

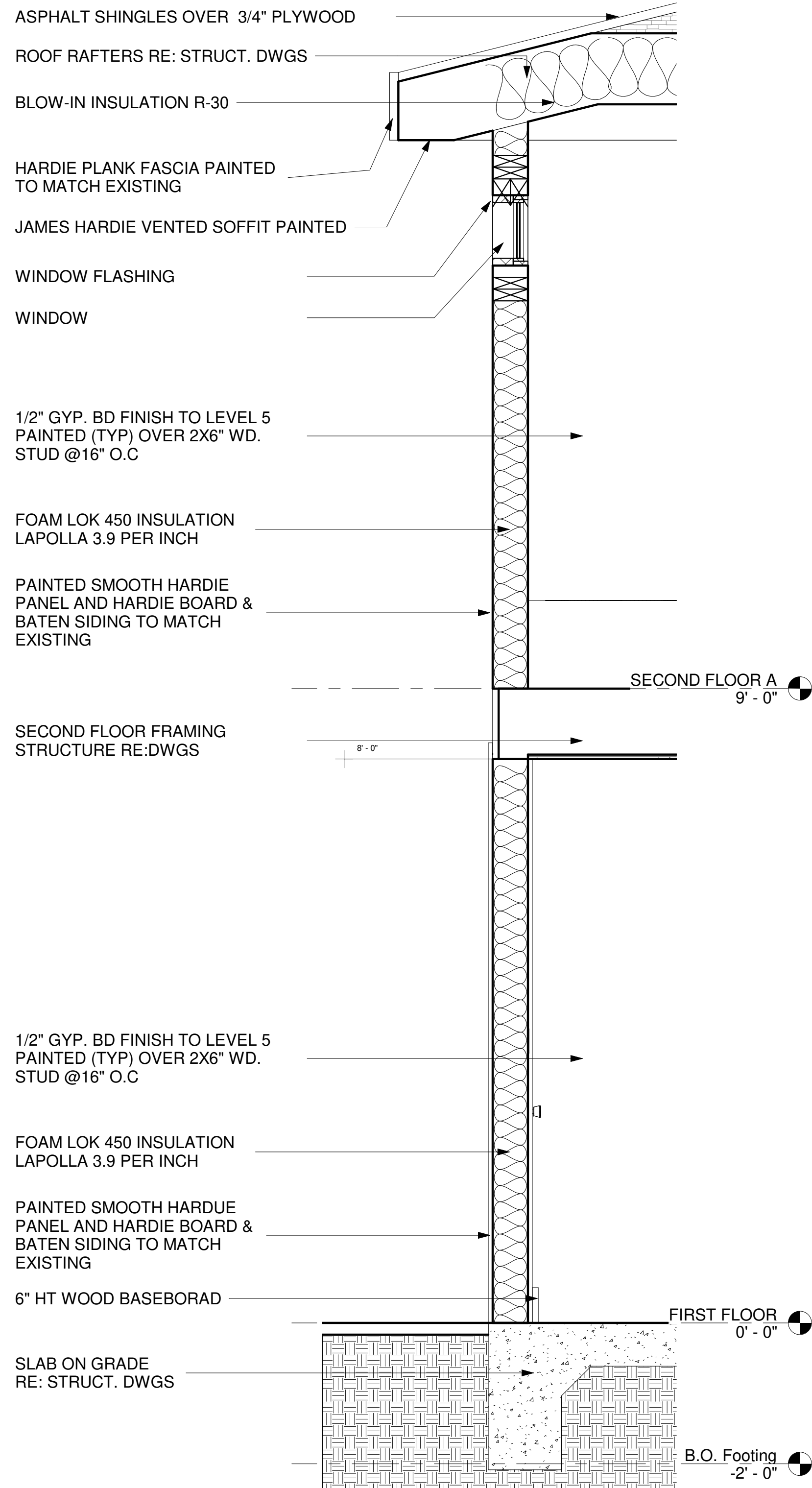
ELEVATIONS MATERIAL LEGEND

 PAINTED SMOOTH HARDIE PANEL AND HARDIE BOARD & BATTEN SIDING TO MATCH EXISTING

NOTES:

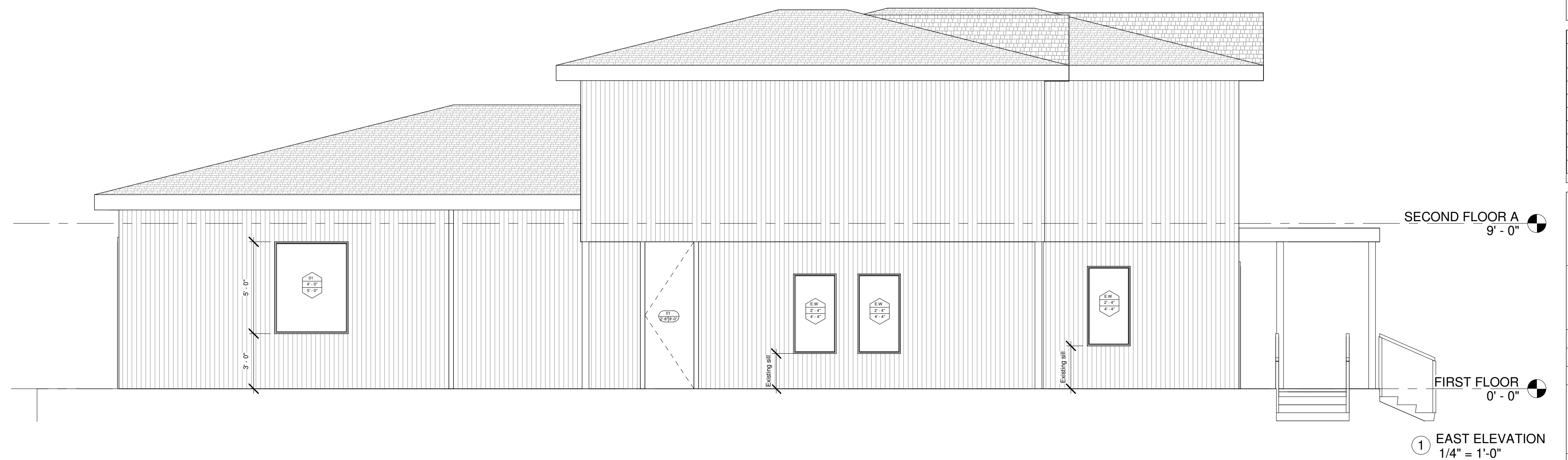
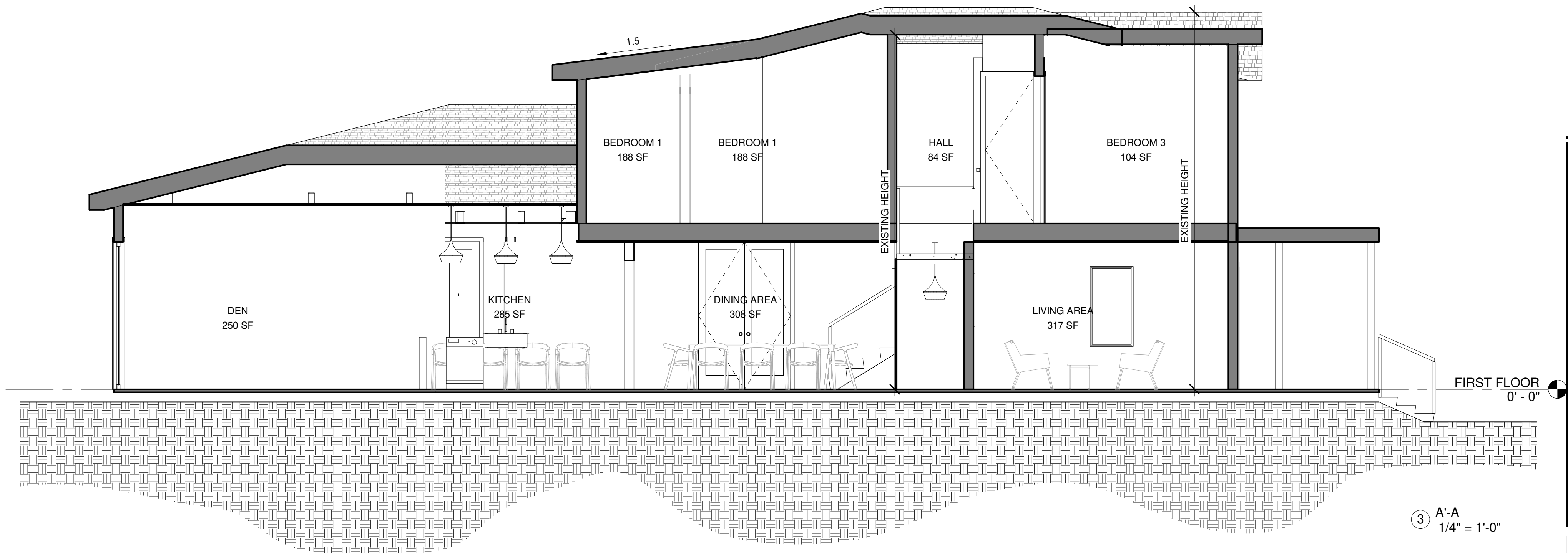
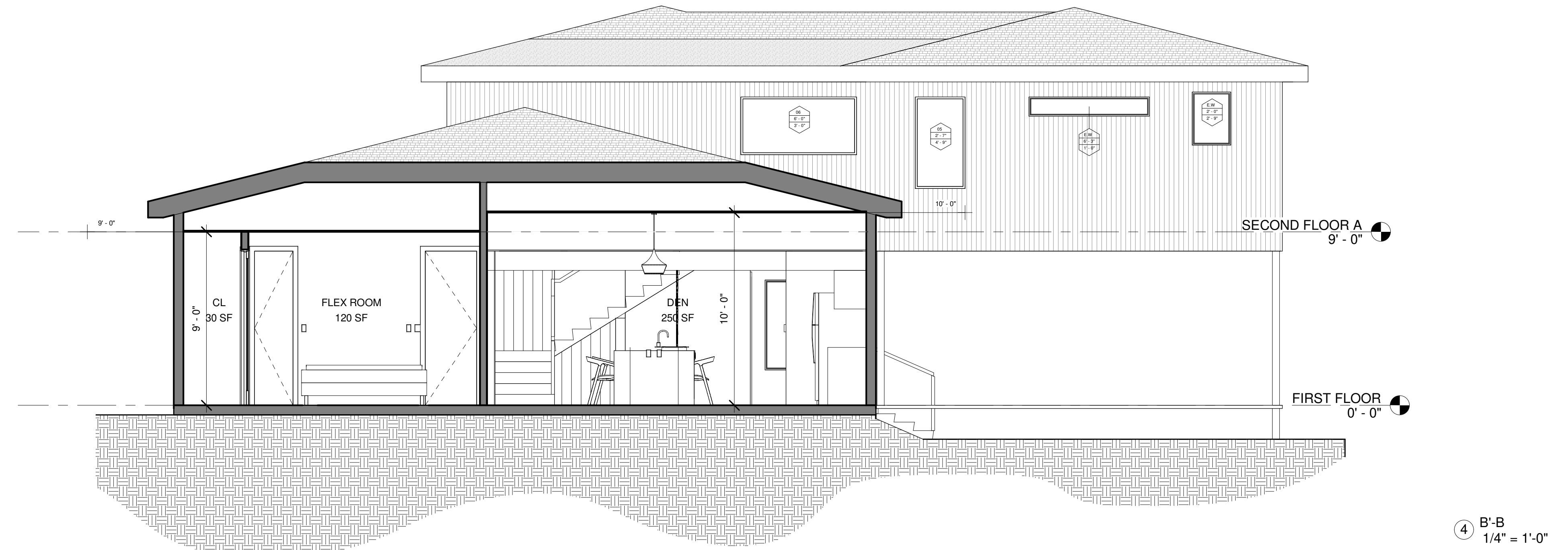
ALL ROOF SLOPES TO BE 3: 12 U.N.O.

ROOF - TO MATCH EXISTING COMPOSITE SHINGLES



② TYP. WALL SECTION 2ST
3/4" = 1'-0"

The lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located (TYP). See A5 for window and door details.



RUTLAND - ADDITION
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RUTLAND - ADDITION

NORTH

No	Description	By	Date
1	PERMIT REVISION 1		08.28.20

Dustin Miller
RUTLAND - ADDITION

ELEVATIONS - BUILDING SECTIONS - WALL SECTIONS

Project number 21
Date 08-06-20
Drawn by LEAM Design Build

A4

Scale As indicated

IRC 2012 R308.4 GLAZING Hazardous Locations

The locations specified in Sections R308.4.1 through R308.4.7 shall be considered specific hazardous locations for the purposes of glazing

R308.4.1 Glazing in Doors
Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be considered a hazardous location.

R308.4.2 Glazing Adjacent to Doors
Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface shall be considered a hazardous location.

R308.4.3 Glazing in Windows
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location:
1. The exposed area of an individual pane is larger than 9 square feet (0.836 m²);
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor;
3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

R308.4.4 Glazing in Guards and Railings
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered a hazardous location.

R308.4.5 Glazing and Wet Surfaces
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.
Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool, or swimming pool.

R308.4.6 Glazing Adjacent Stairs and Ramps
Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered a hazardous location.
Exceptions:

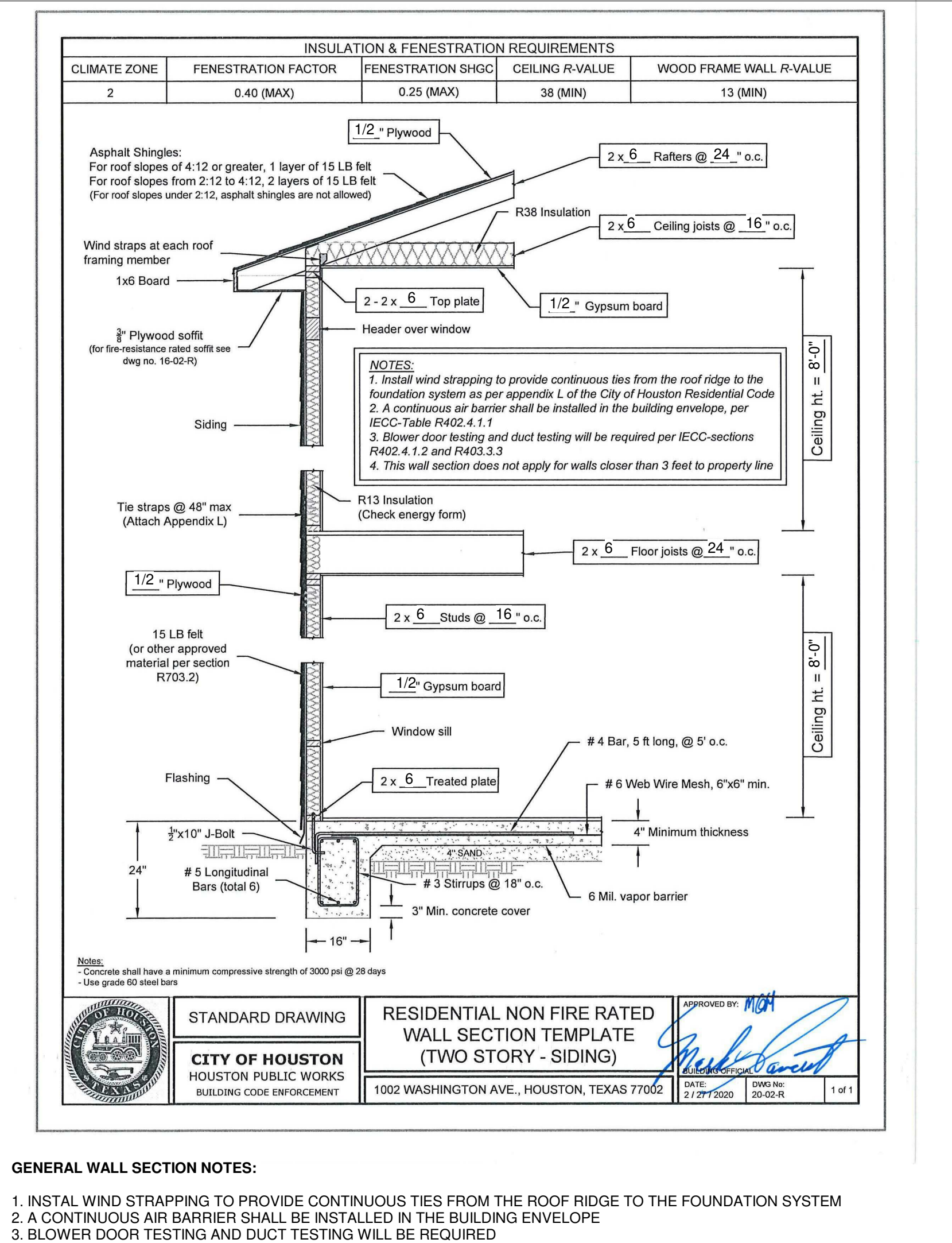
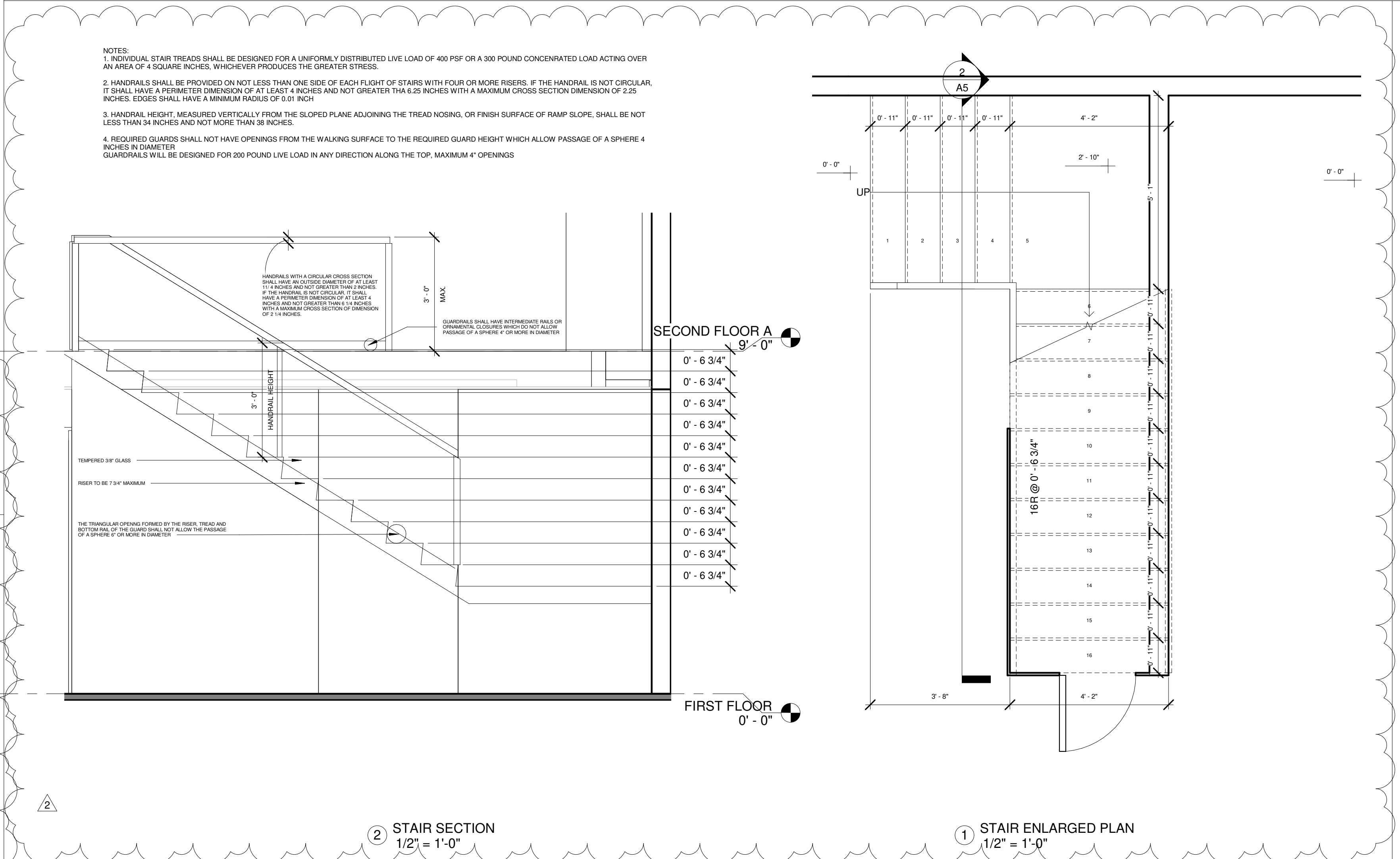
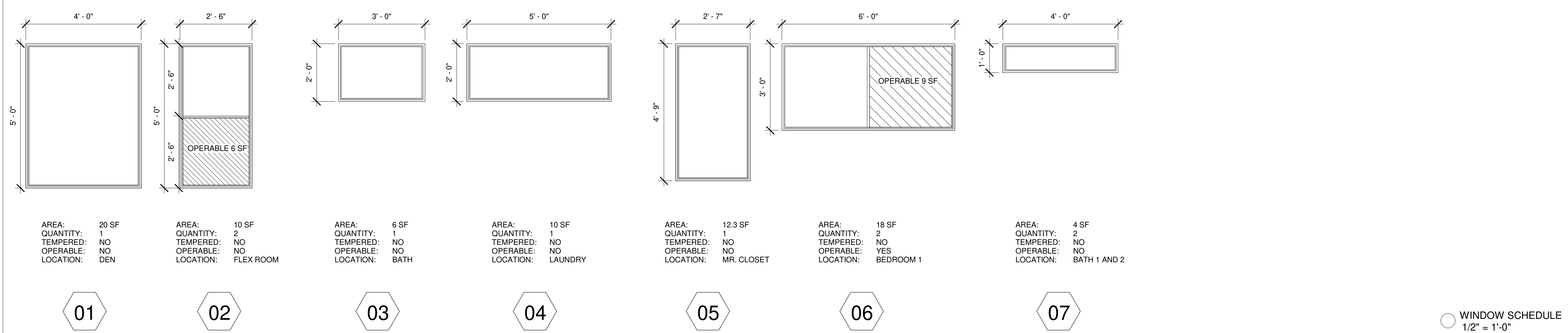
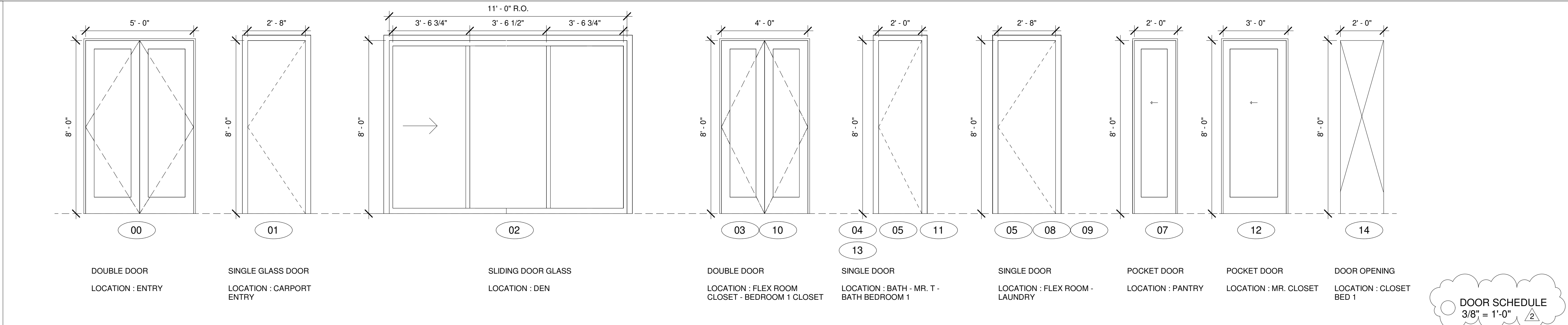
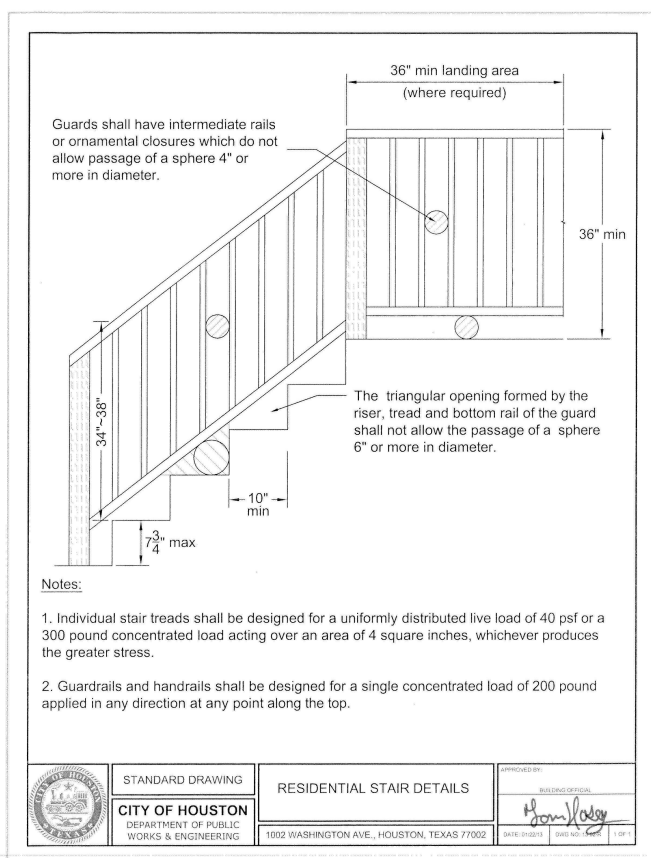
- When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 1 1/2 inches (38 mm) in cross sectional height.
- Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

R308.4.7 Glazing Adjacent to the Bottom Stair Landing
Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within 60 inches (1524 mm) horizontally of the bottom tread shall be considered a hazardous location.

R308.6 Skylights and Sloped Glazing

R308.6.2 Permitted Materials
The following types of glazing may be used:
1. Laminated glass with a minimum 0.015-inc polyvinyl butyral interlayer for glass panes 16 square feet or less in area located such that the highest point of the glass is not more than 12 feet (3658 mm) above a walking surface or other accessible area; for higher or larger sizes, the minimum interlayer thickness shall be 0.030 inch (0.76 mm).
2. Fully tempered glass.
3. Heat-strengthened glass.
4. Wired glass.
5. Approved rigid plastics.

R312.2.1 Window sills.
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 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass.



RUTLAND - ADDITION

1535 RUTLAND, HOUSTON TX 77008

LEAM DESIGN + BUILD
www.leamdesignbuild.com

(713) 447-1773
Houston, TX, USA
info@leamdesignbuild.com

RUTLAND - ADDITION

NORTH

No	Description	By	Date
1	PERMIT REVISION 1		08.28.20
2	PERMIT REVISION 2		09.16.20

Dustin Miller
RUTLAND - ADDITION

DETAILS

Project number: 21
Date: 08-06-20
Drawn by: LEAMDesign Build

A5

Scale: As indicated

1/4/2021 12:03:08 AM