

Justin
Newhart

Digitally signed
by Justin
Newhart
Date: 2022.04.19
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Certificate of Appropriateness Historic & Cultural Landmarks Commission

Jose Lara
1404 E. Cannon Street

On **April 19, 2022**, the Historic & Cultural Landmarks Commission **APPROVED** a request for a Certificate of Appropriateness to construct a new residence within the Terrell Heights Historic District.

All in accordance with the plans stamped 'APPROVED' on April 19, 2022 that addressed the conditions outlined by the HCLC at its April 11, 2022 meeting.

FINDINGS IN ACCORDANCE WITH STANDARDS

Terrell Heights District Guidelines: New Construction

Appropriate

The proposed structure reflects the contributing elements and patterns found within the neighborhood, the streetscape, and the block where it will be located.

APPROVALS AND PERMITS

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case **does not** negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances **before** a building permit will be issued.

APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY

An appeal to this decision may be submitted by written request to the City Secretary and the Historic Preservation Officer within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance.

FURTHER INFORMATION

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

APPROVED

By Ana Alvarez at 3:49 pm, Aug 21, 2023

GEN. NOTES

- DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. WHERE CONFLICTS OCCUR NOTIFY DESIGNER FOR CLARIFICATION.
- ALL DIMENSIONS ARE TO FACE OF STUD, ROUGH OPENING OF DOOR & WINDOW, AND EDGE OF SLAB, CTR. OF COLUMN-U.N.O.
- 1/2" DRYWALL TO BE USED U.N.O. WATERPROOF DRYWALL TO BE USED AT RESTROOMS AROUND PLUMBING FIXTURES.
- T.O. PLATE AT 8' 1-1/8" ABOVE CONCRETE SLAB-TYP.
- ALIGN T.O. WINDOWS WITH T.O. EXTERIOR DOORS.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY FOR THE PERFORMANCE OF THE WORK.
- WORKMANSHIP, MATERIALS AND INSTALLATIONS SHALL CONFORM TO LATEST EDITIONS OF THE APPLICABLE BUILDING CODES, AS WELL AS APPLICABLE STATE AND LOCAL CODES, TRADE ASSOCIATION STANDARDS, AND MANUFACTURER'S STANDARDS THAT HAVE AUTHORITY OVER THIS PROJECT.
- ALL ELEVATIONS ARE REFERENCED FROM TOP OF SLAB (FINISH FLOOR) TOP OF SLAB EQUAL TO ELEVATION 0'-0"
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE CLEAN AND PROVIDE ALL AND ANY SAFETY PROVISIONS..
- GENERAL CONTRACTOR TO VERIFY ALL INFORMATION ON DRAWINGS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO DESIGNER PRIOR TO COMMENCING ANY AFFECTED WORK.

ABBREVIATIONS

A. B.	- ANCHOR BOLT	N.H.C.	- NO HUNG CEILING
ALT.	- ALTERNATE	N.T.S.	- NOT TO SCALE
ALUM.	- ALUMINUM	N.I.C.	- NOT IN CONTRACT
BLDG.	- BUILDING	O.C.	- ON CENTER
B.O.	- BOTTOM OF	O.D.	- OUTSIDE DIAMETER
B.U.R.	- BUILT UP ROOFING	O.H.	- OVER HEAD
COL.	- COLUMN	OPP.HAND	- OPPOSITE HAND
CONC.	- CONCRETE	P.I.V.	- POST INDICATOR VALVE
CONT.	- CONTINUOUS	PNL.	- PANEL
C.L.	- CENTER LINE	PL.	- PLATE
C.J.	- CONTROL JOINT	PTD.	- PAINTED
D.	- DEEP, DEPTH	R.	- RADIUS
DIA.	- DIAMETER	REF.	- REFER TO
E.O.	- EQUAL	R.D.	- ROOF DRAIN
ELEC.	- ELECTRIC(AL)	R.O.D.	- ROOF OVERFLOW DRAIN
ELEV.	- ELEVATION	R.D.L.	- ROOF DRAIN LEADER
E.J.	- EXPANSION JOINT	R.O.W.	- RIGHT OF WAY
EXP.	- EXPANSION	R.W.	- STRUCTURAL EXPANSION JOINT
E.W.	- EACH WAY	S.E.J.	- STRUCTURAL EXPANSION JOINT
F.D.	- FLOOR DRAIN	SIM.	- SIMILAR
F.F.	- FINISH FLOOR ELEVATION	SP.	- SPACE
F.H.	- FIRE HYDRANT	S.S.	- SANITARY SEWER
F.O.B.	- FACE OF BUILDING	STD.	- STANDARD
GALV.	- GALVANIZE(D)	STRUCT.	- STRUCTURAL
H.	- HIGH, HEIGHT	TEMP.	- TEMPERED
H.C.	- HANDICAP	TH.	- THICK
H.M.	- HOLLOW METAL	T.O.	- TOP OF
I.D.	- IDENTIFICATION	T.S.	- TUBE STEEL
J-BOX	- JUNCTION BOX	TYP.	- TYPICAL
JT.	- JOINT	U.B.C.	- UNIFORM BUILDING CODE
LB.	- POUND	U.F.C.	- UNIFORM FIRE CODE
L.	- LONG, LENGTH	U.G.	- UNDERGROUND
MANUF.	- MANUFACTURER	U.M.C.	- UNIFORM MECHANICAL CODE
MAX.	- MAXIMUM	U.N.O.	- UNLESS NOTED OTHERWISE
M.E.P.	- MECHANICAL, ELECTRICAL, PLUMBING	U.P.C.	- UNIFORM PLUMBING CODE
MIN.	- MINIMUM	VERT.	- VERTICAL
MTL.	- METAL	W.	- WIDE, WIDTH
N.E.C.	- NATIONAL ELECTRIC CODE	W/	- WITH
NFPA	- NATIONAL FIRE PROTECTION ASSOCIATION	W/O	- WITH OUT
		Z.C.S.	- ZINC COATED STEEL

SINGLE-FAMILY RESIDENCE

1404 E. CANNON ST.
FT. WORTH, TX. 76104
PROJECT #22.01

PROJECT SUMMARY

PROJECT ADDRESS	
1404 E. CANNON ST., FT. WORTH, TX. 76104	
LEGAL DESCRIPTION	
LOT 2, BLK. 5, GLENWOOD ADDITION	
SQUARE FOOTAGE	
AC PORCH	1,422 SF
GARAGE	80 SF
TOTAL	280 SF
ZONING RESTRICTIONS	
ZONING	A-5 (TERRELL HEIGHTS HISTORIC DISTRICT)
FRONT YARD SETBACK	20'-0"
SIDE YARD SETBACK	5'-0"
REAR YARD SETBACK	5'-0"
MAX. HEIGHT	35'-0"
OFF-STREET PKG. REQUIRED	2 SP.
LOT COVERAGE	
LOT AREA	5,000 S.F.
ALLOWABLE LOT COVERAGE (50%)	3,690 SF
ACTUAL LOT COVERAGE (35%)	1,782 SF

SHEET INDEX

SHEET NUM.	TITLE	ORIGINAL ISSUE	CURRENT ISSUE	REVISION
ARCHITECTURAL				
A1.1	SITE PLAN/GEN. DATA/CONTEXTUAL SITE PLAN/STREETSCAPE ELEV.			
A2.1	FLOOR PLAN/ELECTRICAL PLANS/SCHEDULES			
A3.1	EXT. ELEVATIONS/ROOF PLANS			
A4.1	FRAMING PLANS			
A5.1	WALL SECTION/KITCHEN ELEVATIONS/WINDOW DTLS./BLDG. SECTIONS			
STRUCTURAL				
F-01	FOUNDATION PLAN			
F-02	FOUNDATION DETAILS			

SYMBOL LEGEND

	WALL TYPE
	ELEVATION REF.
	WALL/BLDG. SECTION REF.
	DETAIL REF.
	BUILDING SECTION
	DOOR NUMBER
	WINDOW TYPE
	ROOM NUMBER
	ELEVATION HEIGHT MARKER

APPROVED

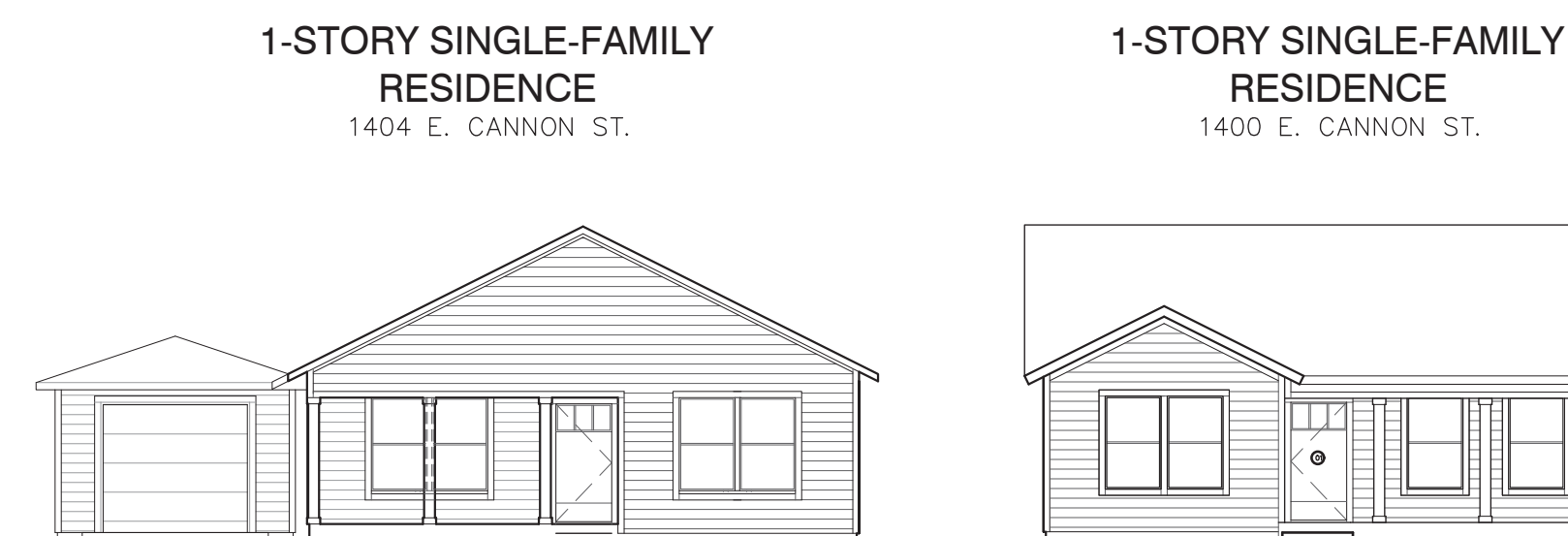
By Virginia Villalobos at 10:19 am, Aug 24, 2023

NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. VRV

APPROVED

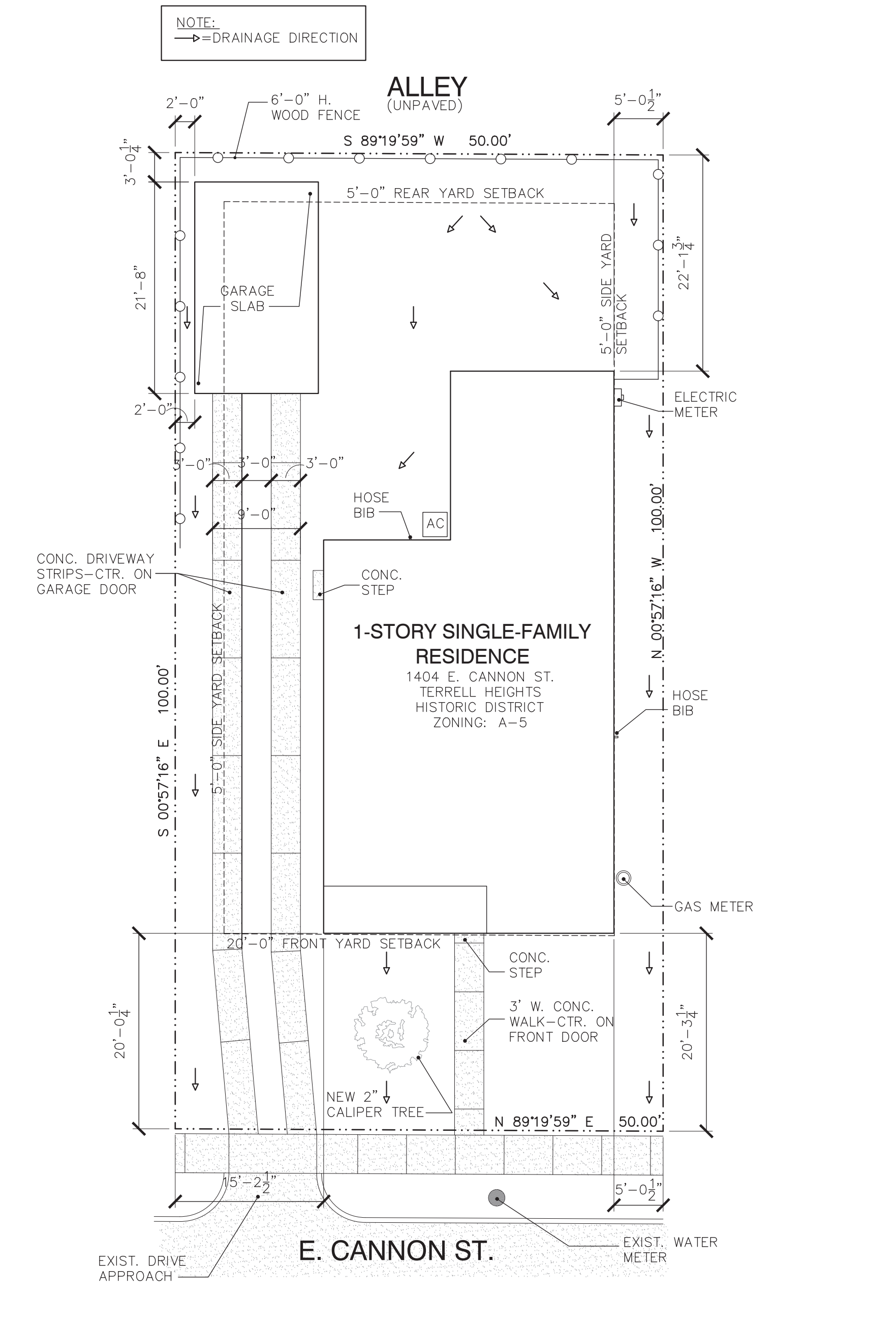
By Ana Alvarez at 3:49 pm, Aug 21, 2023

02 STREETSCAPE ELEVATION
1"=10'-0"

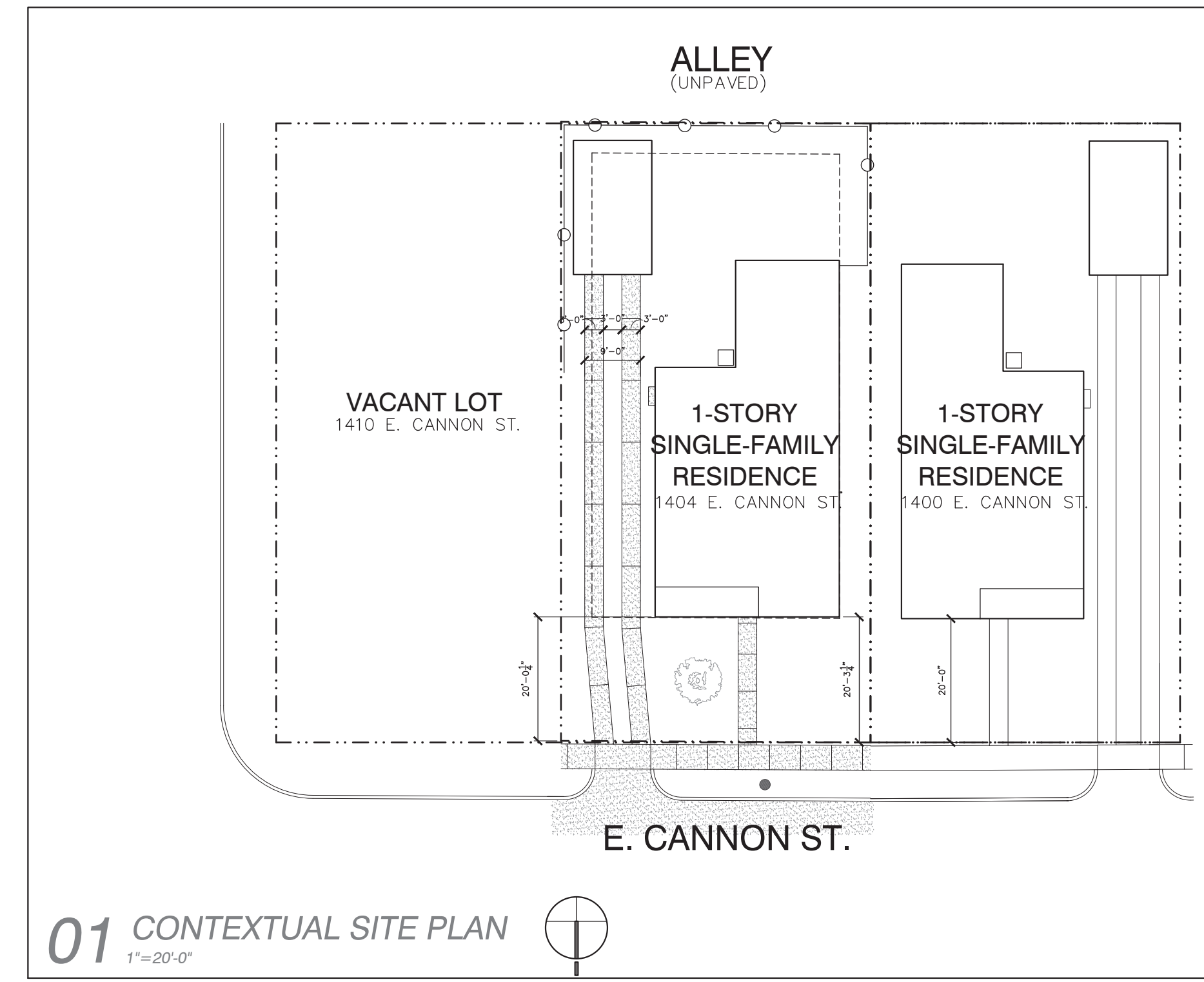


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-05'00'



03 SITE PLAN
1"=10'-0"



01 CONTEXTUAL SITE PLAN
1"=20'-0"

JOSE LARA
214.538.3181
JLARA@ADOBE-DEVELOPMENT.COM

SINGLE-FAMILY RESIDENCE
1404 E. CANNON ST.
FT. WORTH, TX. 76104
PROJECT #: 2022-01

ISSUE FOR PERMIT/
CONSTRUCTION
DATE: 02-24-2022

REVISIONS:

SITE PLAN/
GEN. INFO.

A1.1

ELECTRICAL/RCP LEGEND

- WALL-MTD. LIGHT FIXTURE
- 6" RECESSED LIGHT FIXTURE
- CEILING MTD. LIGHT FIXTURE
- SMALL LIGHT PENDANT
- LARGE PENDANT FIXTURE
- FAN/LIGHT
- ⊙ -SMOKE DETECTOR
- DB -DOOR BELL
- △ -VOICE
- ▲ -DATA
- EP -ELECTRICAL PANEL
- C -TELEVISION CABLE JACK
- ⊠ -EXHAUST FAN
- ⊕ -DUPLEX OUTLET
- ⊕ -220 OUTLET
- ⊕ -GROUND FAULT INTERRUPTER
- ⊕ -WEATHER PROOF GROUND FAULT INTERRUPTER
- QUADRAPLEX OUTLET
- SINGLE POLE SWITCH
- SINGLE POLE SWITCH W/DIMMER
- 3-WAY SWITCH
- GARAGE DOOR SWITCH
- (X'-X') -CEILING HEIGHT
- AC -AC CONDENSER
- WATER HEATER

DOOR SCHEDULE

MARK	TYPE	DOOR SIZE			MATERIAL	FRAME	REMARKS
		W	H	T			
01	A	3'-0"	6'-8"	1-3/4"	WD	WD	--
02	A	2'-8"	6'-8"	1-3/4"	WD	WD	--
03	B	2'-8"	6'-8"	1-3/4"	WD	WD	--
04	B	2'-4"	6'-8"	1-3/8"	WD	WD	--
05	B	2'-4"	6'-8"	1-3/8"	WD	WD	--
06	B	2'-4"	6'-8"	1-3/8"	WD	WD	--
07	B	2'-8"	6'-8"	1-3/8"	WD	WD	--
08	B	2'-4"	6'-8"	1-3/8"	WD	WD	--
09	B	2'-8"	6'-8"	1-3/8"	WD	WD	--
10	B	2'-0"	6'-8"	1-3/8"	WD	WD	--
11	B	2'-8"	6'-8"	1-3/8"	WD	WD	--
12	B	2'-4"	6'-8"	1-3/8"	WD	WD	--
13	C	2'-0" (PAIR)	6'-8"	1-3/8"	WD	WD	SLIDING BYPASS DOORS
14	C	2'-0" (PAIR)	6'-8"	1-3/8"	WD	WD	SLIDING BYPASS DOORS
15	D	8'-0"	7'-0"	--	MTL.	MTL.	GARAGE OVERHEAD DOOR

WINDOW SCHEDULE-WINDOW MANUFACTURER: PLYGEM

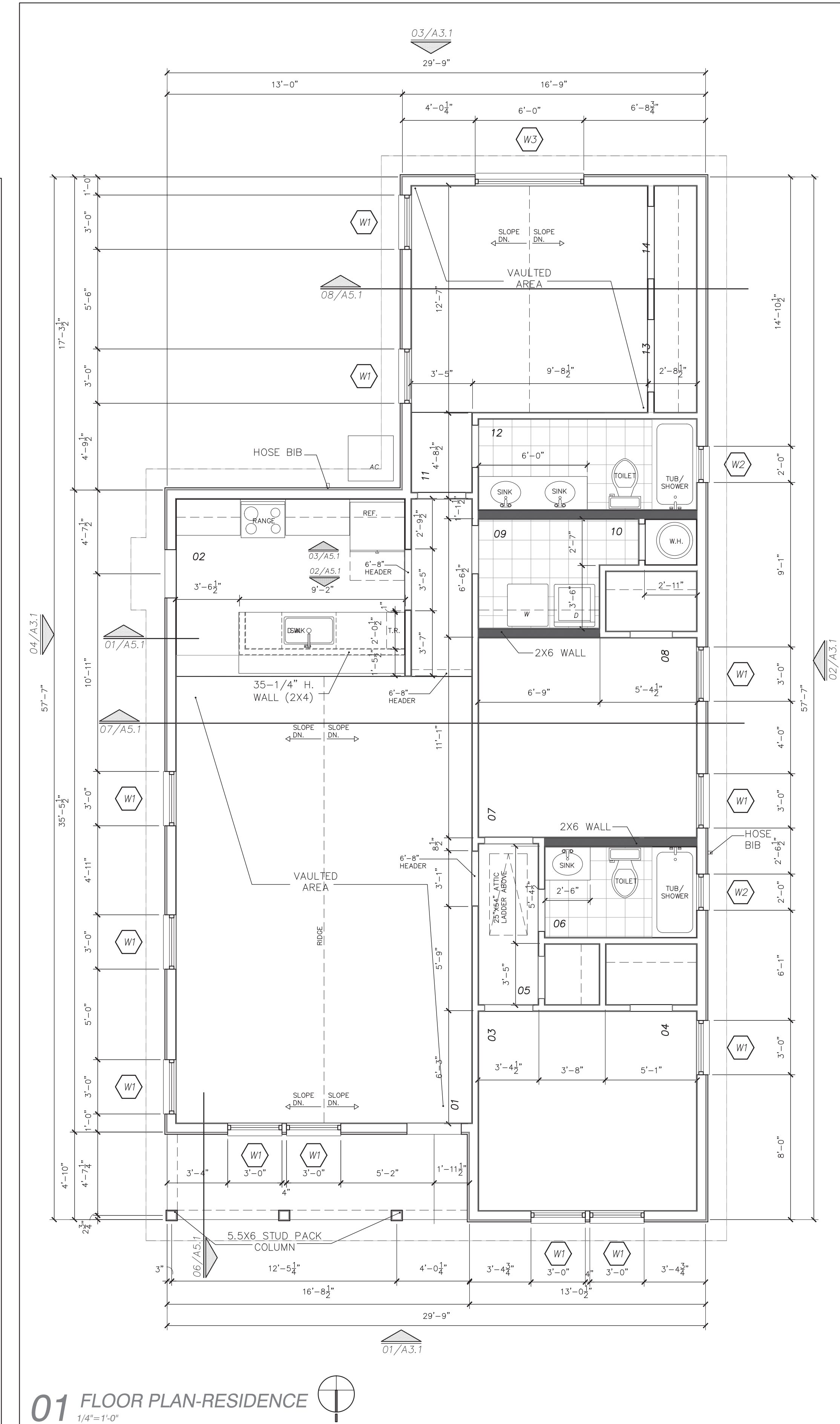
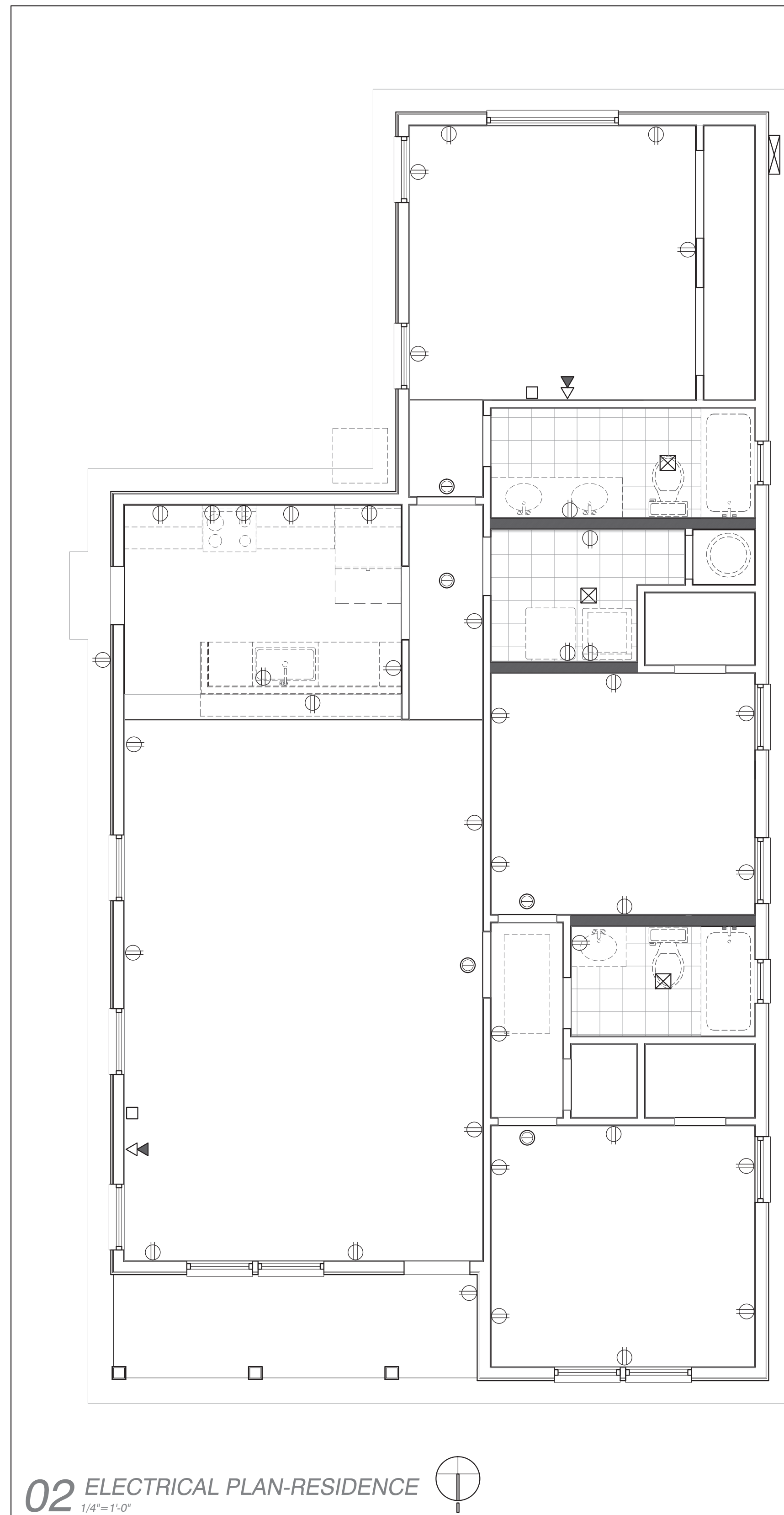
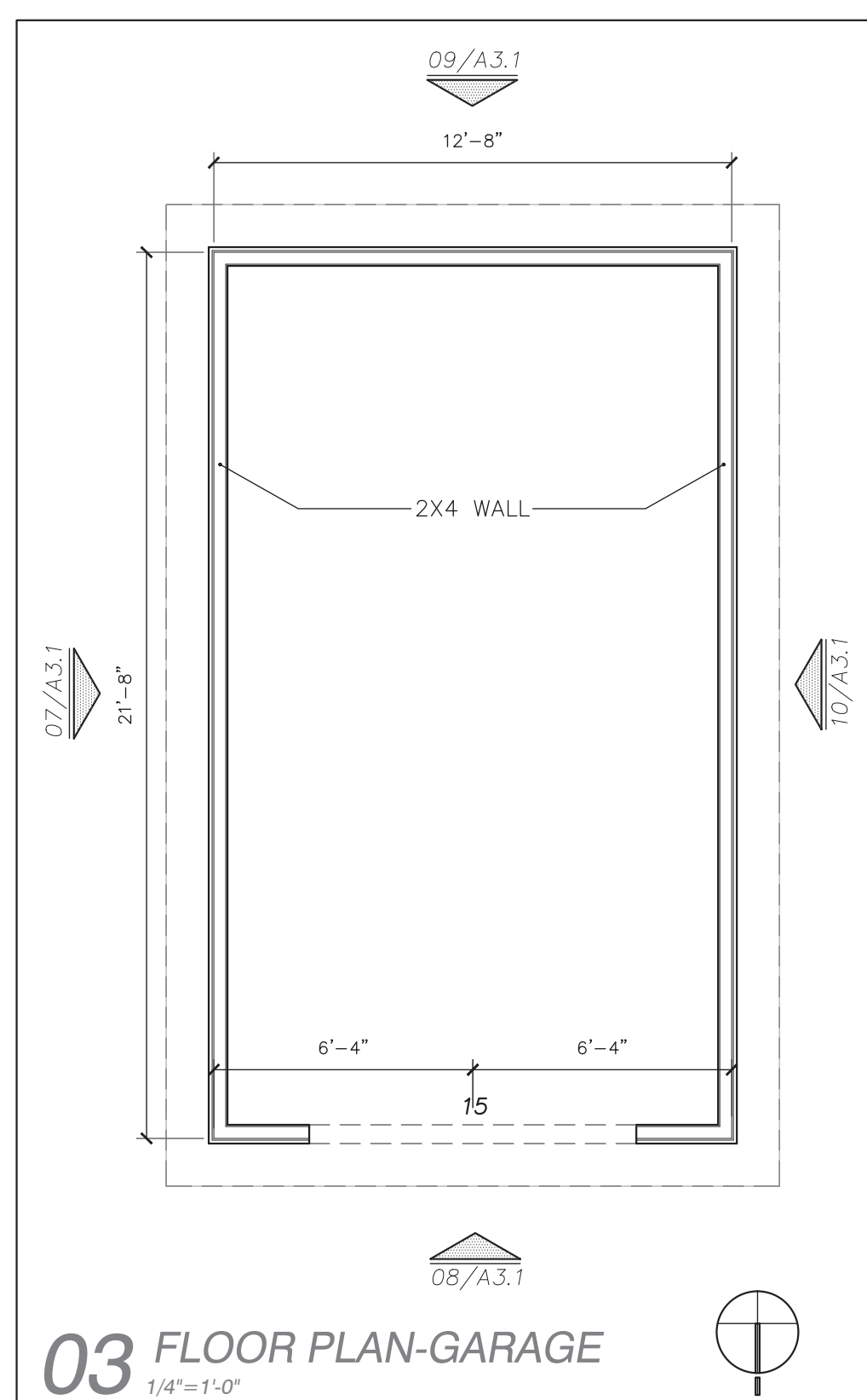
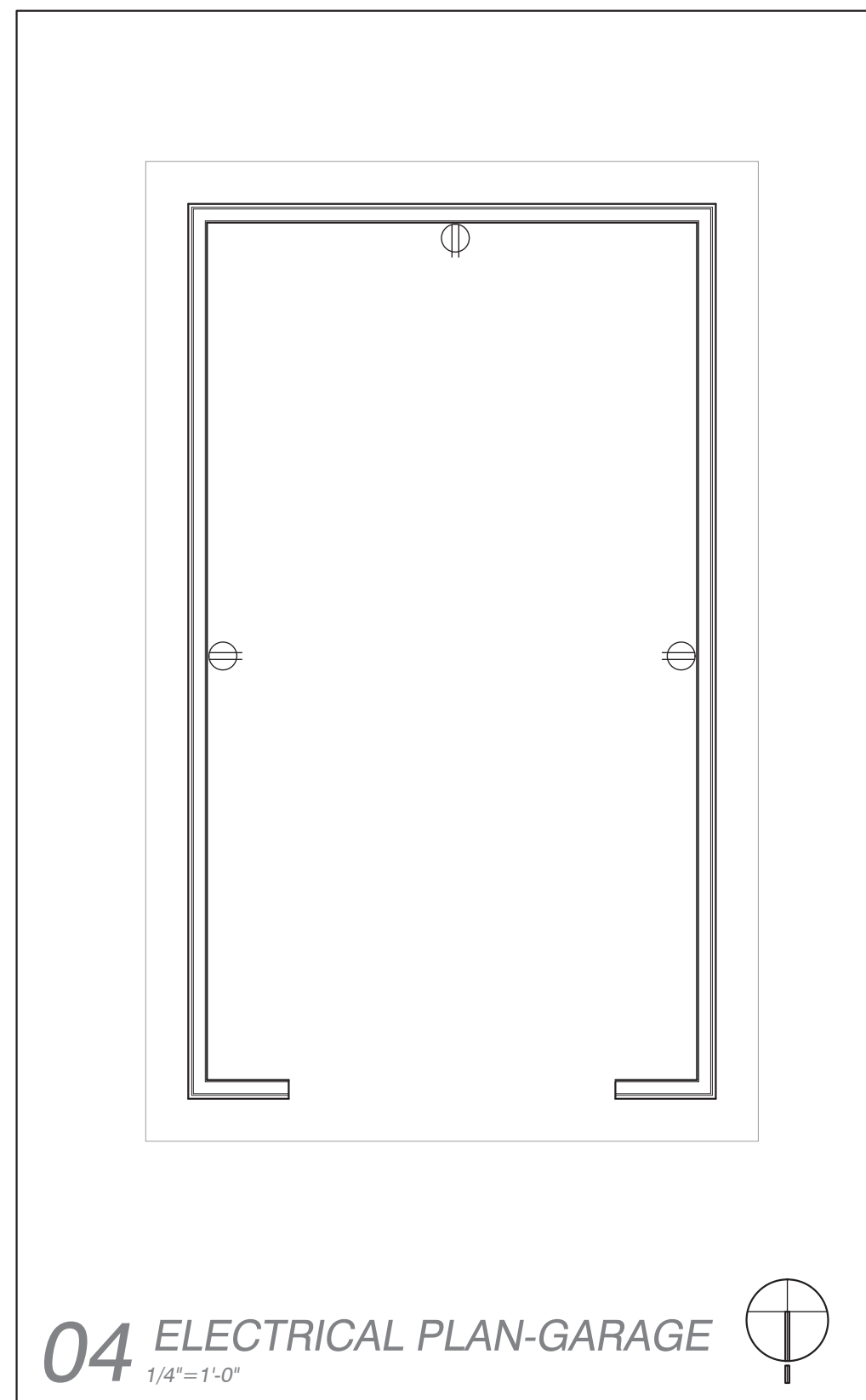
MARK	NOMINAL SIZE	ACTUAL SIZE	ROUGH OPENING	TYPE	MATERIAL	GLAZING	U-FACTOR	SHGC	COMMENTS
W1	3'-0"W X 5'-0"H	35.25" X 59.25"	3'-0"W X 5'-0"H	SINGLE HUNG	VINYL	SINGLE	.30	.29	--
W2	2'-0"W X 1'-6"H	23.25" X 17.25"	2'-0"W X 1'-6"H	FIXED	VINYL	SINGLE	.48	.59	TEMPERED
W3	6'-0"W X 2'-0"H	71.25" X 23.25"	6'-0"W X 2'-0"H	SLIDER	VINYL	SINGLE	.48	.59	--

FLOOR PLANS-GENERAL NOTES

- DIMENSIONS ARE TO FACE OF STUD, EDGE OF SLAB, ROUGH OPENING OF WINDOW, CENTERLINE OF DOOR
- TOP OF PLATE:
-8'-0"
- WALLS:
-EXTERIOR (RESIDENCE)=2X6 @ 16" O.C.
-EXTERIOR (GARAGE)=2X4 @ 16" O.C.
-INTERIOR=2X4 @ 16" O.C.-UNLESS NOTED OTHERWISE
-INTERIOR=2X6 @ 16" O.C.-HATCHED

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NO.	DESCRIPTION

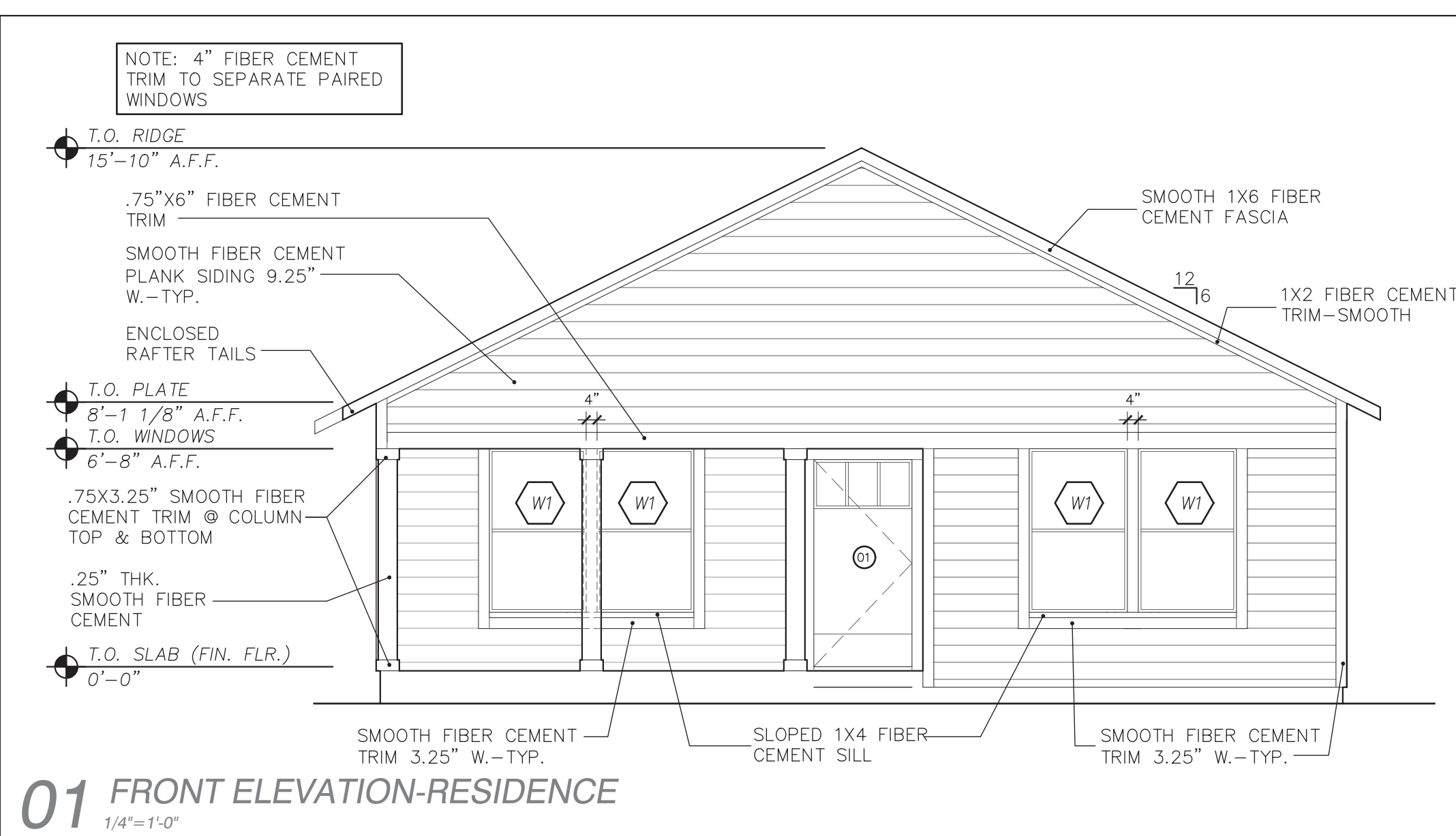
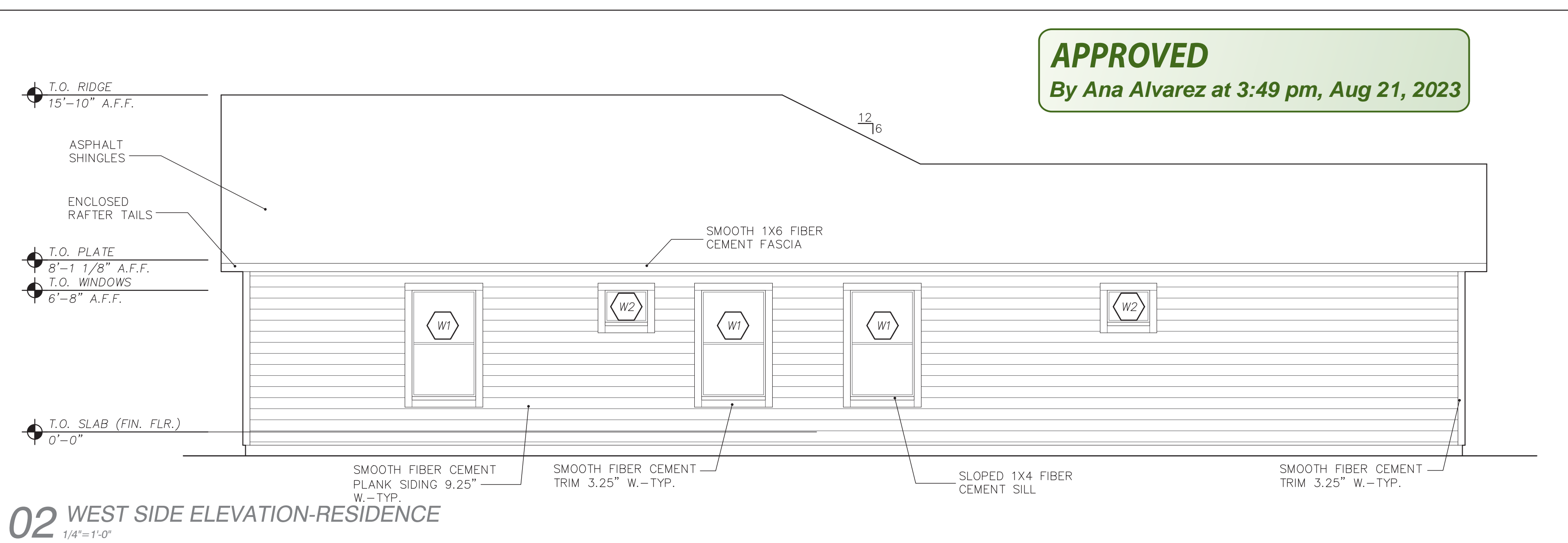
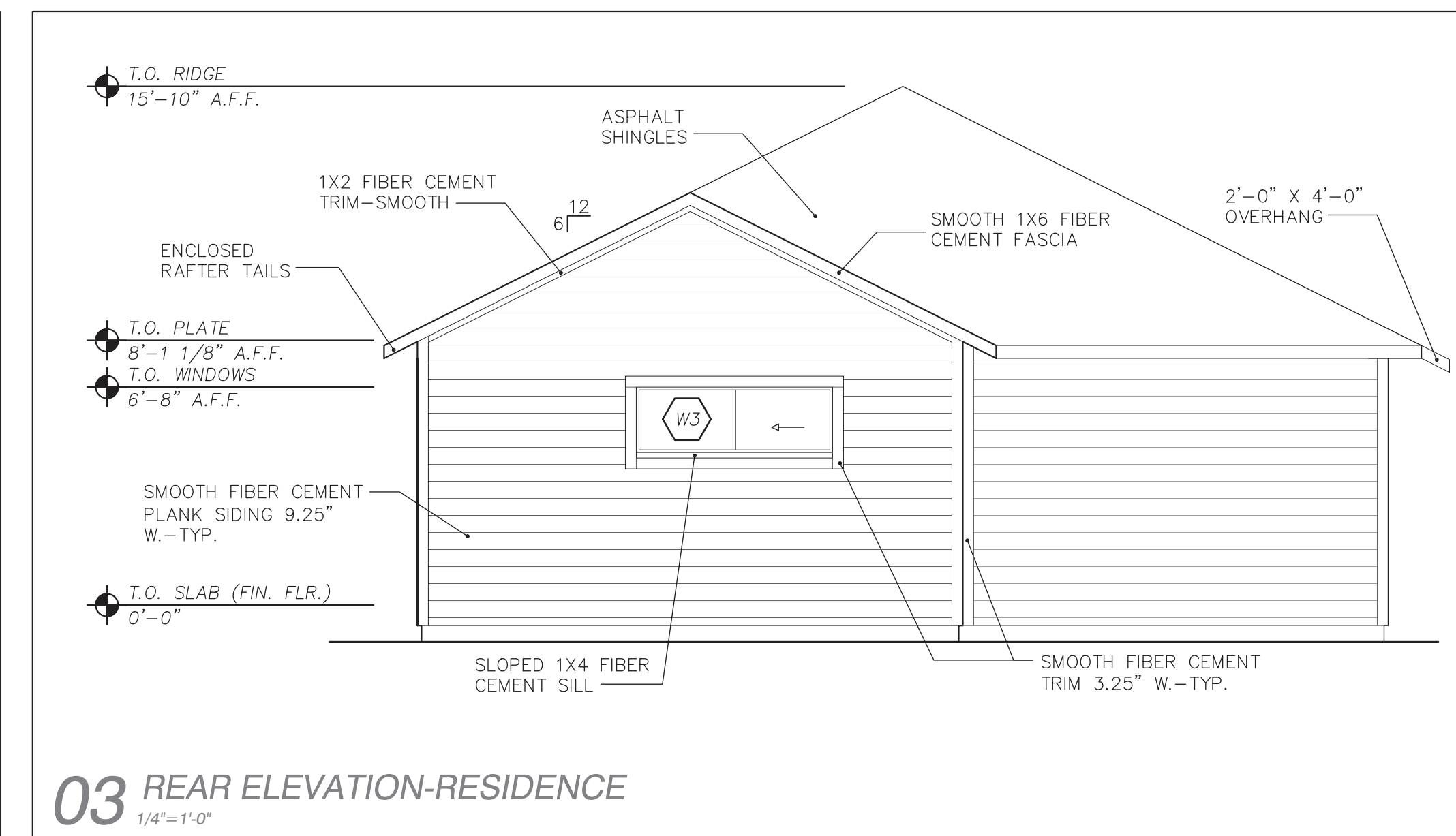
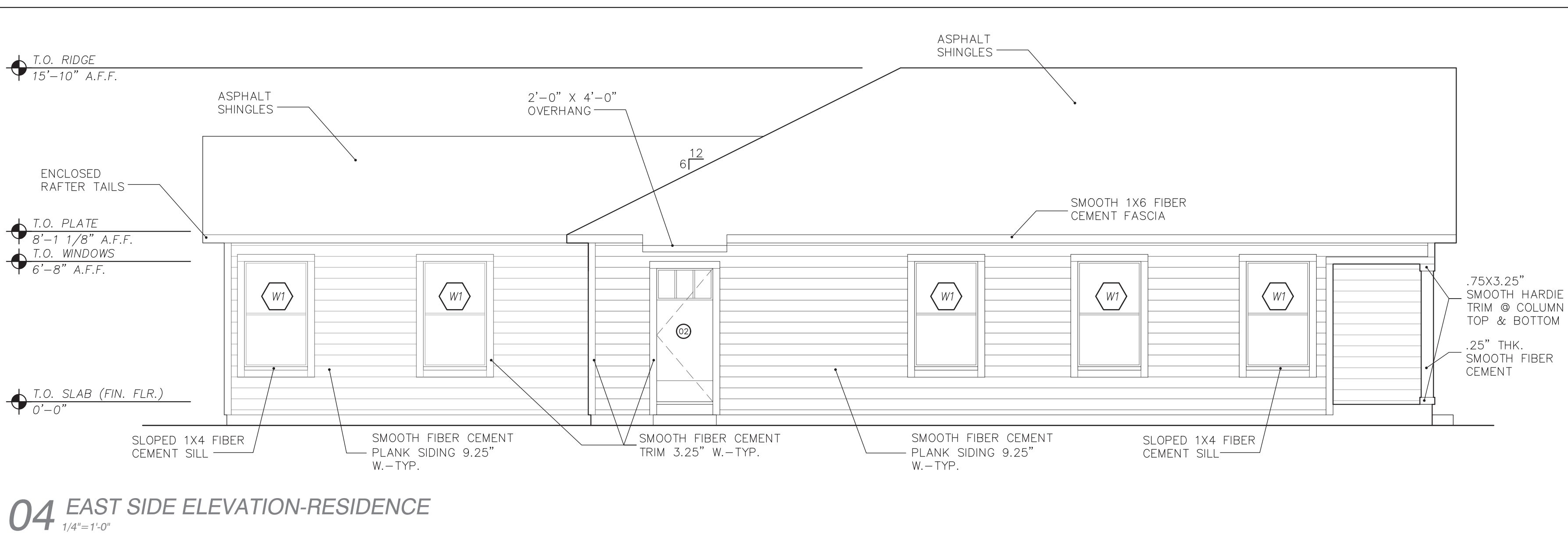
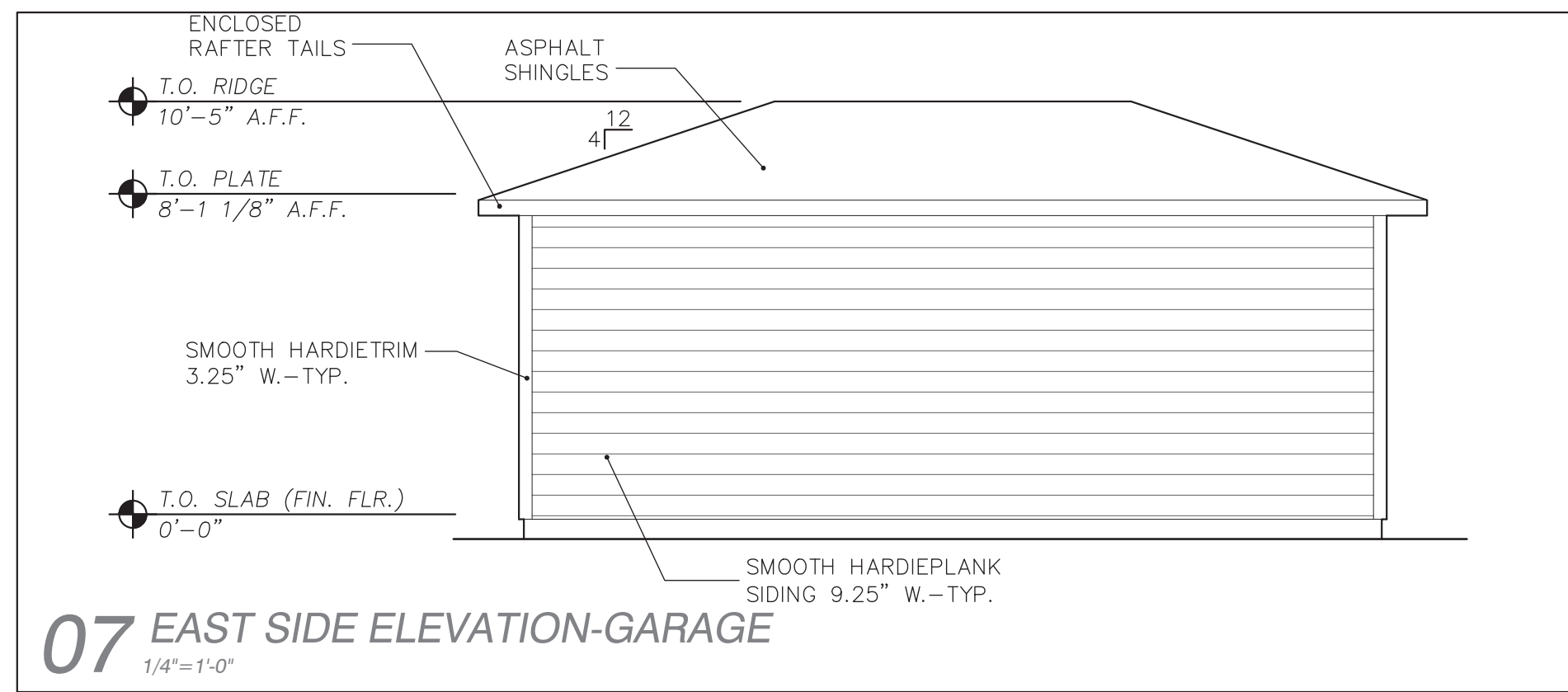
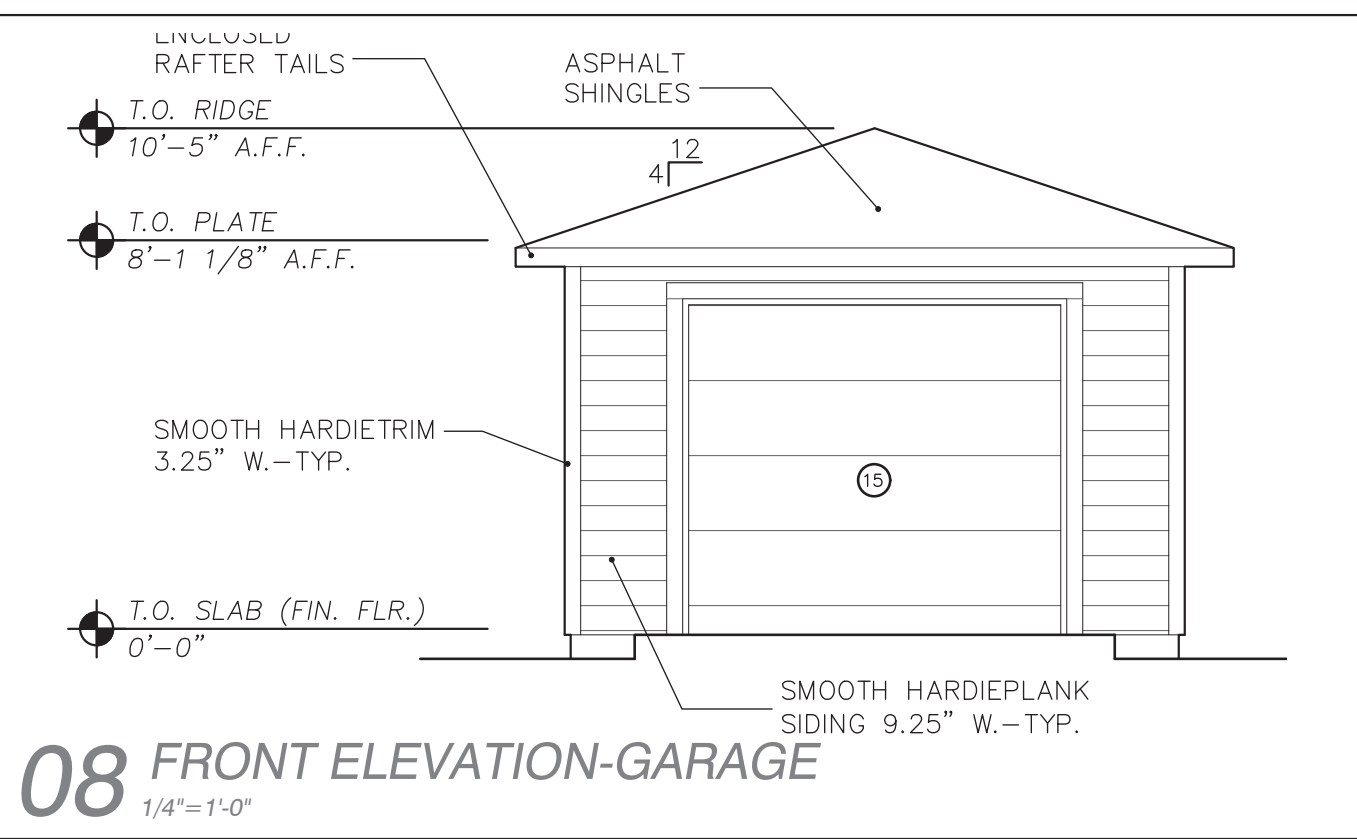
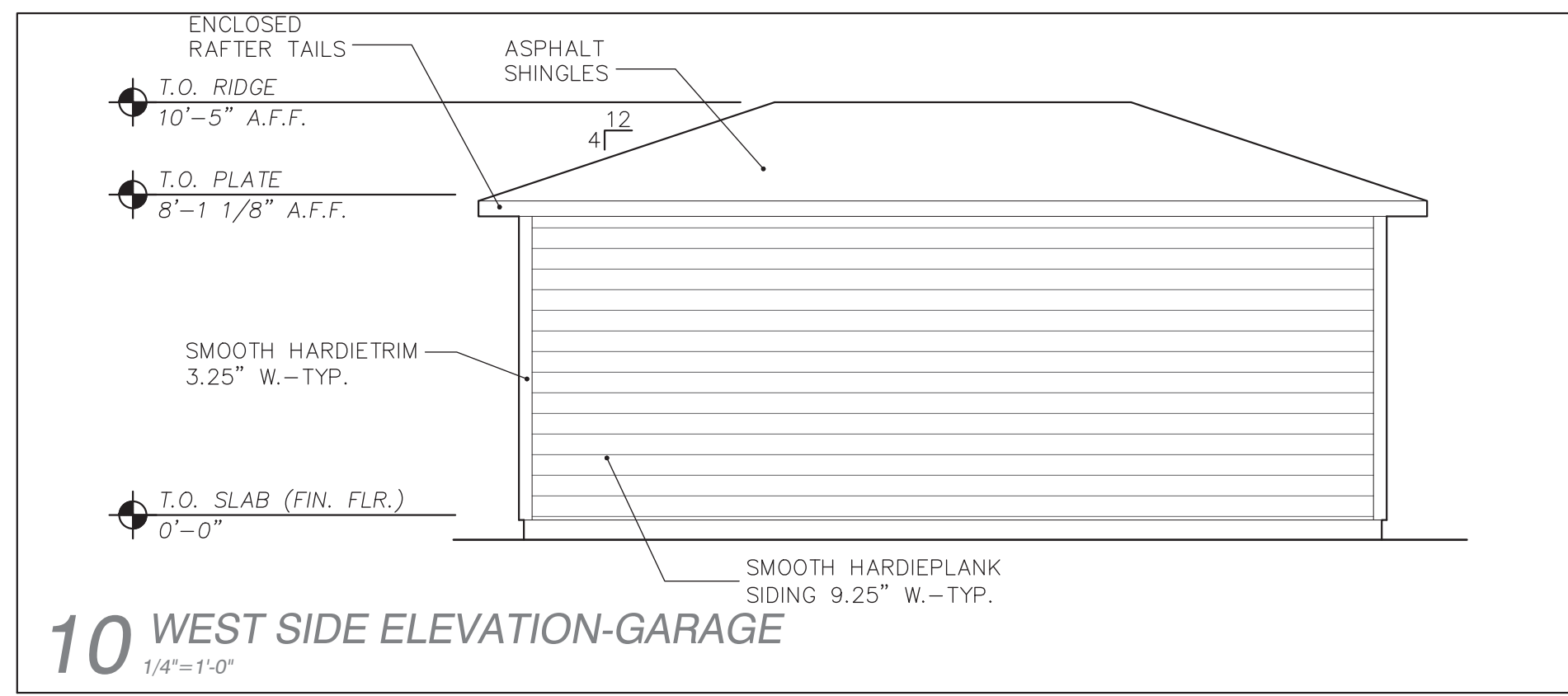
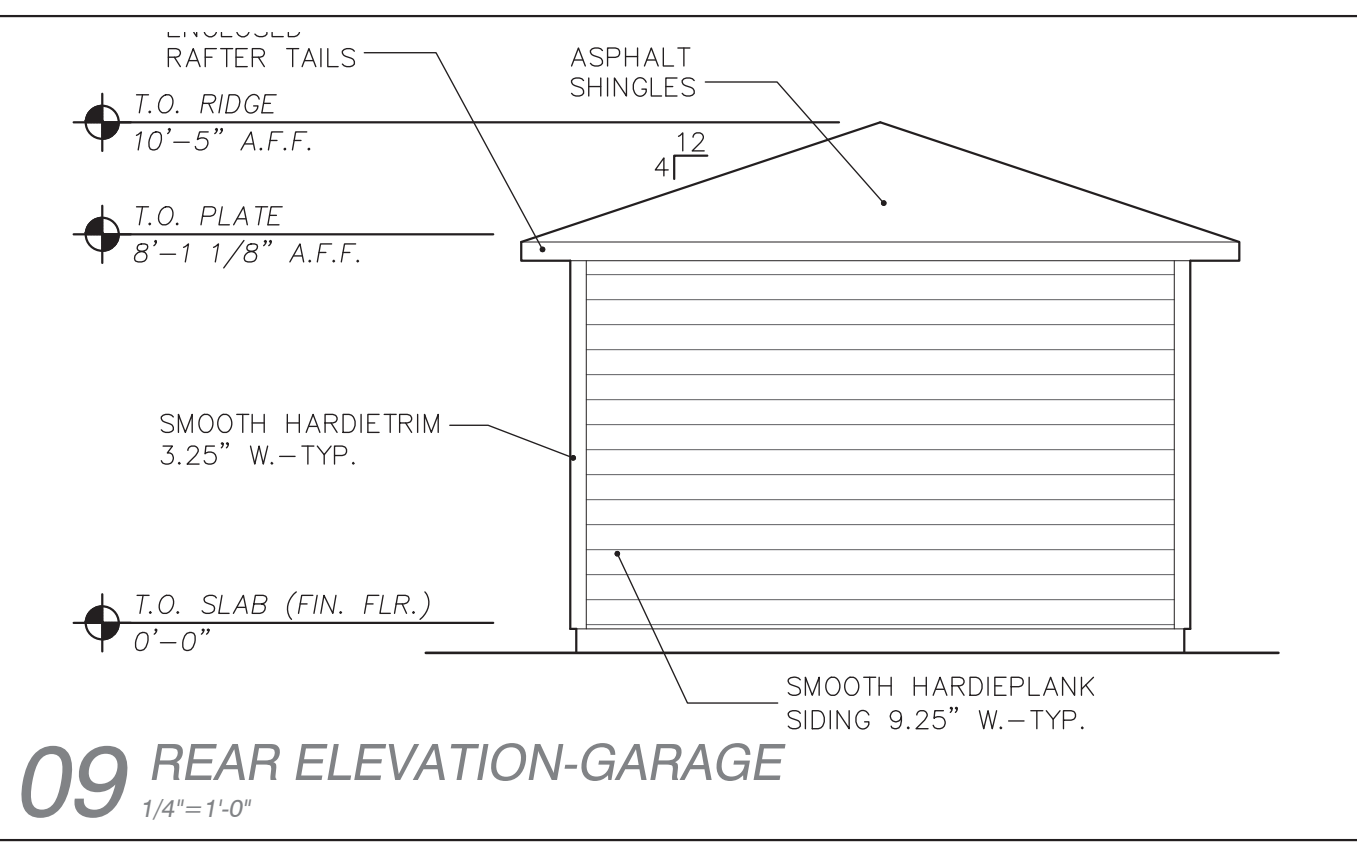
FLOOR PLAN/ SCHEDULES

A2.1

APPROVED
By Virginia Villalobos at 10:19 am, Aug 24, 2023

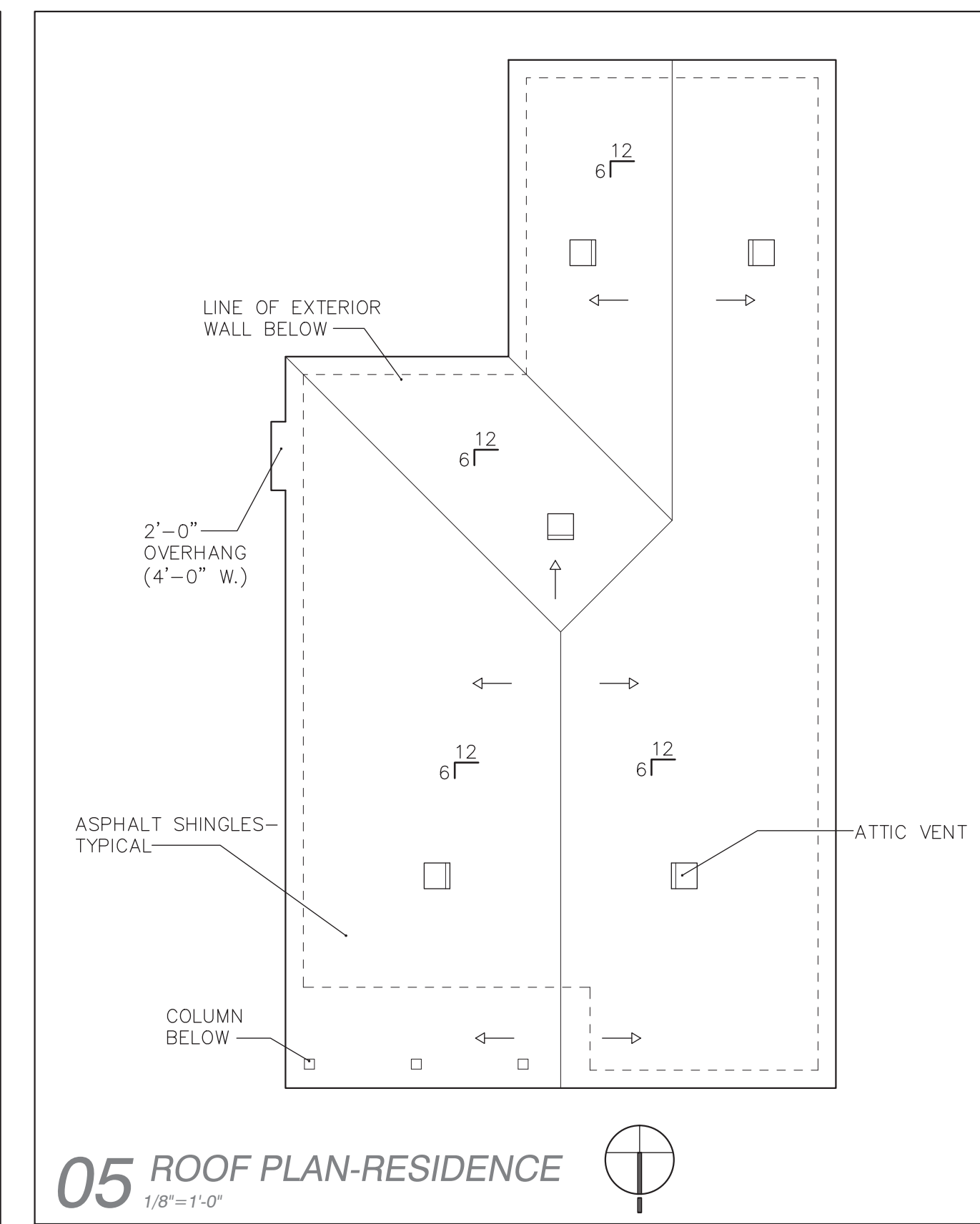
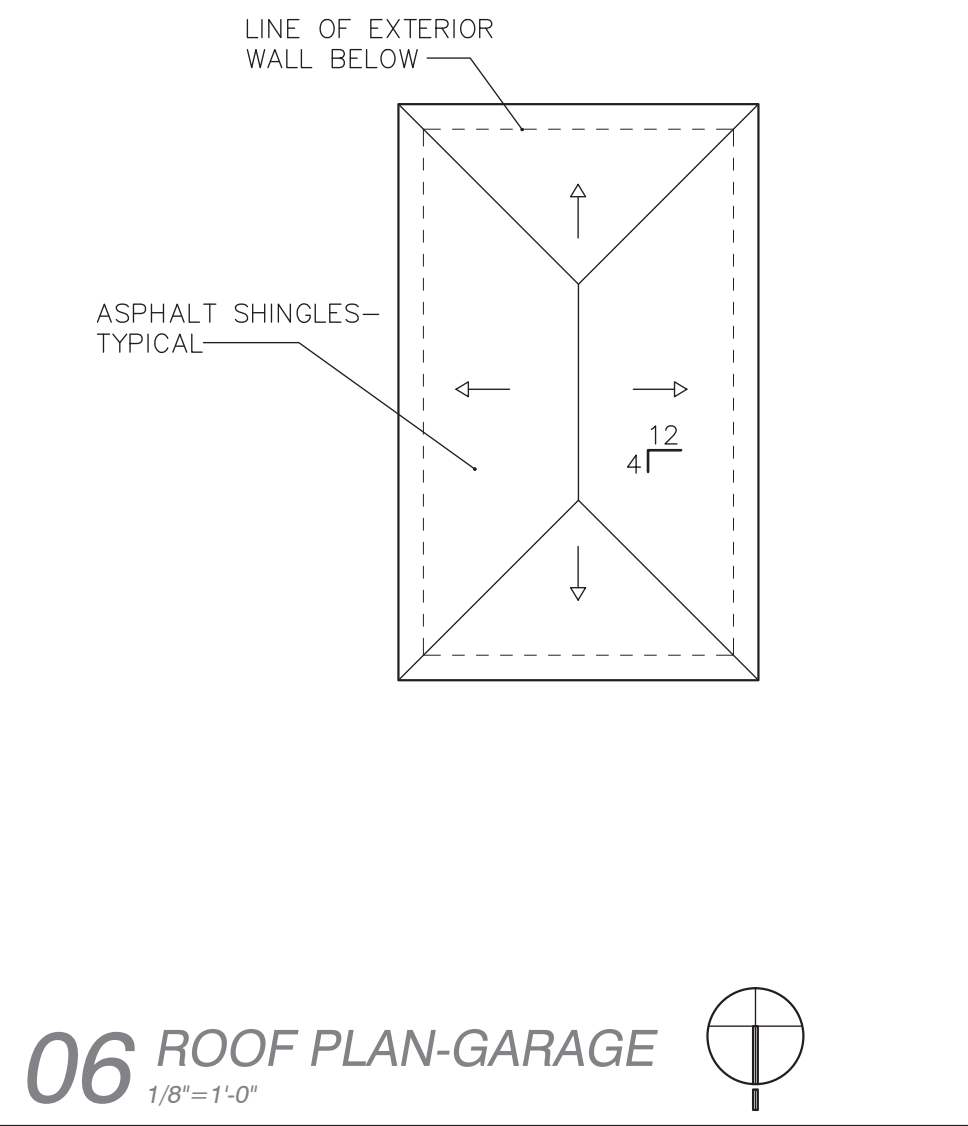
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By Virginia Villalobos at 10:20 am, Aug 24, 2023

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NO.	DESCRIPTION

EXTERIOR ELEV./ROOF PLANS

A3.1