



# CITY OF CASTROVILLE

*Little Alsace of Texas*

Permit Number:	2025337
Submittal Date:	12/16/2025
<i>office use only</i>	

### Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

[permits@castrovilletx.gov](mailto:permits@castrovilletx.gov)

## Certificate of Appropriateness Application

Property Information			
Project Address:	602 Washington St., Castroville TX 78009	Zoning:	Residential
Legal Description:	Lot <small>Type text here</small> LOT 7&8	Block	12
		Range	Castroville
		Subdivision	CA0112
Landmark Name:			

Owner Information			
Owner Name:	Mark Suehs & Paige Portenier-Suehs		
Mailing Address:	602 Washington St., Castroville TX 78009		
Phone:	210-833-1569	Fax:	
Email:	msuehs21@icloud.com		

Project Description
We would like to remove existing house structure and build a new 2200 Sq. Ft single family dwelling.

**Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.**

*I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.*

Signature of Applicant: Mark Suehs Date: 12/16/2025



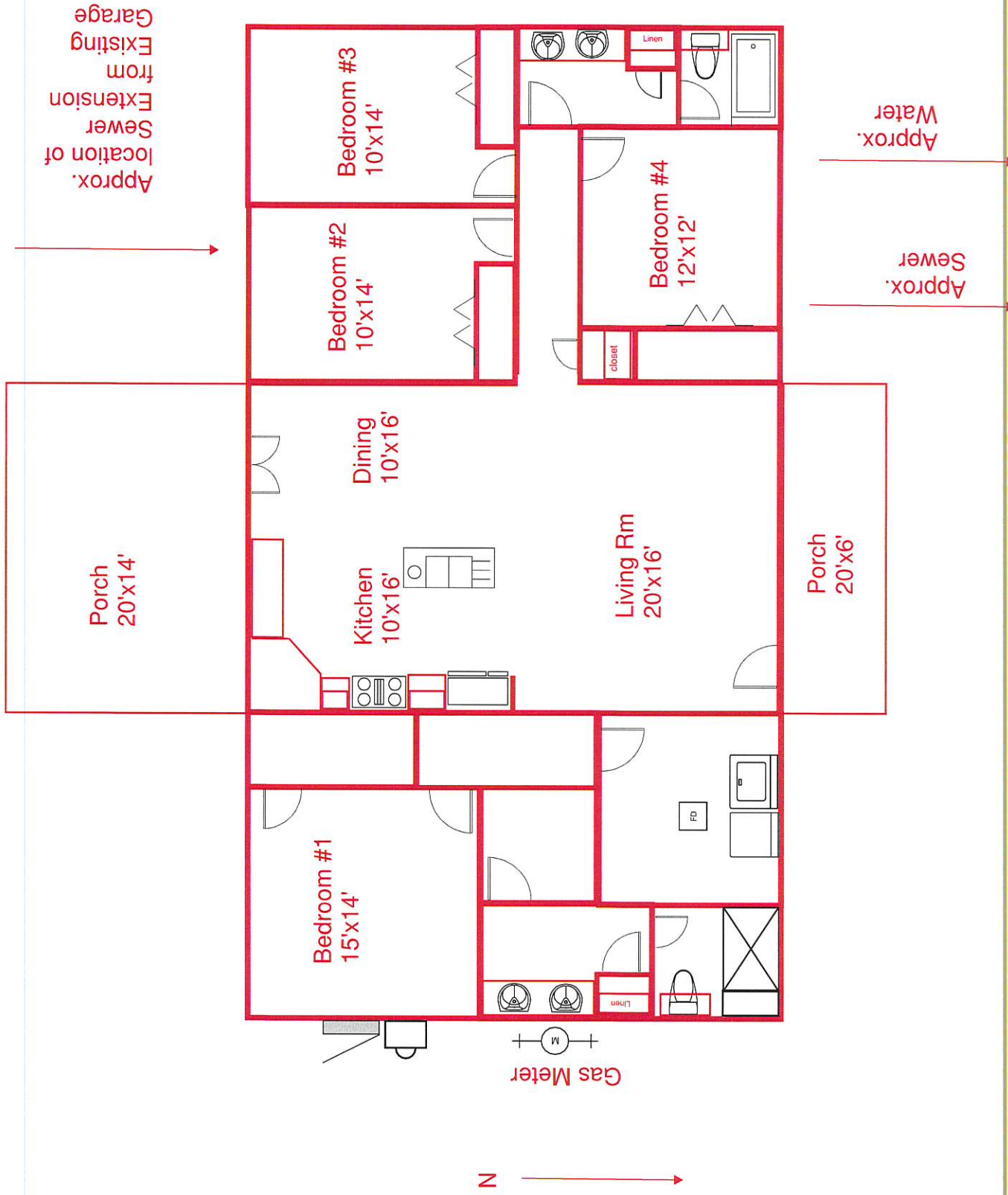
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No Chimney



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**GENERAL NOTES & BUILD SPECIFICATIONS:**

- SITE UTILITIES**
- ELECTRIC: 50' OF POST-METER LINE IN DIRT + 10' OF RISER FOR A TOTAL OF 60'
  - WATER: 50' OF POST-METER UNDERGROUND DIRT
- INSULATION**
- CLOSED CELL ON ROOF DECK
  - BATT IN WALLS

- ROOFING**
- OWENS CORNING ARCHITECTURAL COMPOSITION SHINGLES
  - LIMITED LIFETIME MANUFACTURER'S WARRANTY
  - SYNTHETIC ROOF UNDERLAYMENT
  - GALVANIZED DRIP EDGE

- FRAMING:**
- ALL DIMENSIONS ARE SET FROM STUD FACE TO STUD FACE.
  - ALL EXTERIOR FRAMING TO BE 2X6 DIMENSIONAL LUMBER, UNLESS NOTED OTHERWISE.
    - 2 X 6 JOISTS AND RAFTERS ON 19.2" CENTER - NUMBER 2 GRADE
  - ALL INTERIOR FRAMING TO BE 2X4 DIMENSIONAL LUMBER UNLESS NOTED OTHERWISE.
    - INTERIOR WALLS - 2 X 4 STUD STUDS ON 16" CENTER - NUMBER 2 GRADE
  - FULL OSB WRAP ON ALL EXTERIOR WALLS
  - TERMITE AND ROT RESISTANT TREATED SILL PLATES
  - BORA-CARE TERMITICIDE TREATMENT
  - SILL PLATES ANCHORED TO FOUNDATION
  - ENGINEERED WOOD PRODUCTS USED IN PLANS WITH LONG OPEN SPANS

- EXTERIOR**
- SIDING: FIBER CEMENT HARDIEPLANK, HARDIEPANEL AND HARDIESINGLE SIDING
  - EXTERIOR TRIM AND FACIA: HARDIETRIM SYSTEM
  - SOFFIT: HARDIESOFFIT VENTED SOFFIT PANELS AT PORCHES
- FOUNDATION**
- SITE SPECIFIC GEOTECHNICAL INVESTIGATION
  - ENGINEER DESIGNED, SLAB ON GRADE
  - THIRD-PARTY INSPECTOR PRIOR TO PLACEMENT

- WINDOWS**
- ENERGY EFFICIENT WINDOW TO COMPLY WITH RESCHECK
  - ALL GLAZING IN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2021)
  - ALL NON-TEMPERED WINDOWS TO HAVE A MIN. SILL HT. OF 24" F.F.F.
  - LIMITED LIFETIME WARRANTY
  - LOW-E HIGH PERFORMANCE INSULATED GLASS ARGON GAS FILLED
  - AMERICAN-MADE, ENERGY-EFFICIENT VINYL FRAMES
  - TEMPERED GLASS WHERE REQUIRED BY BUILDING CODE
  - SCREENS FOR OPERABLE WINDOWS
  - CONFIRM WINDOW PLACEMENT WITH OWNER.
- EXTERIOR DOORS**
- ENERGY EFFICIENT FIBERGLASS EXTERIOR DOORS

- CEILING**
- CEILING FANS IN ALL BEDROOMS AND FAMILY ROOM
  - DECORATOR LIGHT FIXTURES

- PLUMBING**
- DELTA WOODHURST FAUCETS
  - KOHLER/SERLING TUBS, TOILETS, & PEDESTAL SINKS
  - ON DEMAND WATER HEATER
  - LOCATE WATER HEATER AT \_\_\_\_\_ INSTALLATION MUST COMPLY WITH MANUFACTURER INSTRUCTIONS AND APPLICABLE CODES.
  - SINGLE LEVER "ANTI-SCALD" VALVES AT ALL SHOWERS
  - CROSS-LINKED POLYETHYLENE (PEX) WATER PIPING
  - GAS FOR FURNACE
  - WATER SOFTENER
  - BUILDER TO VERIFY HEIGHT AND LOCATION OF HOSE BIBS PRIOR TO CONSTRUCTION

- INTERIOR FINISH & TRIM**
- 3/4" GYP. BD. WALL AND CEILINGS.
  - SHERWIN-WILLIAMS PAINT
  - TEXTURE FINISH
  - ROUNDED CORNERS
  - HOLLOW CORE, MOLDED INTERIOR DOORS IN MANY STYLES
  - ALL FINISHES, TRIM GRADE, AND MILLWORK TO BE SELECTED BY OWNER
  - CONFIRM DISTRIBUTION OF LOWER AND UPPER CABINETS AT KITCHEN, BATHROOMS, AND LAUNDRY ROOM
  - CLG. HT. TO BE 9'-0" UNLESS NOTED OTHERWISE
  - 1 3/8" H.C. INTERIOR DOORS (PROFILE TO BE SELECTED BY OWNER)
  - 7'-0" HT. DOORS THROUGHOUT U.N.O.

- ELECTRICAL**
- NEC COMPLIANCE VERIFIED BY THIRD PARTY
  - GROUNDING CIRCUITS AND GROUND FAULT INTERRUPTER (G.F.I.) OUTLETS AS REQUIRED
  - ARC-FAULT BREAKERS ON BEDROOM CIRCUITS
  - SMOKE AND CARBON MONOXIDE DETECTORS
  - REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R314 AND R315 (IRC 2021) AND NFPA 72

- HVAC**
- LENNOX 15 SEER MATCHED SYSTEM
  - DESIGNED AND INSPECTED
  - 5-YEAR COMPRESSOR WARRANTY
  - 20-YEAR HEAT EXCHANGE UNIT WARRANTY
  - FRESH AIR INTAKE SYSTEM
  - RETURN AIR VENTS IN ALL BEDROOMS
  - DEHUMIDIFIER INCLUDED IN ALL HOMES
  - WHOLE HOME MEDIA FILTER
  - PROGRAMMABLE THERMOSTAT(S)
  - GAS FURNACE
  - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS AND COMPLY WITH R303 (IRC 2021)
  - A/C CONTRACTOR MUST SUBMIT FOR PERMITTING AND APPROVAL ALL A/C & R/A PLACEMENT AND CALCULATIONS. DESIGNER IS NOT LIABLE FOR A/C TYPE, PLACEMENT, & FUNCTION.

- BATHROOMS**
- SOLID SURFACE COUNTERTOPS WITH UNDERMOUNT LAVATORIES
    - VANITIES TO HAVE BACKSPLASH. BACKSPLASH TO BE SELECTED BY OWNER.
  - CERAMIC TILE TUB AND SHOWER SURROUNDS
    - TILE FULL AT SHOWERS
  - ALL GLASS AT TUBS & SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2021)
  - ALL WOOD FACE FRAME CABINETS, CONCEALED HINGES
  - INSTALLED VANITY MIRRORS
  - TILE FLOOR (AT ALL WET AREAS)
  - ALL PLUMBING FIXTURES SHALL COMPLY WITH SPACES REQUIRED PER R307 (IRC 2021)
- FLOORING**
- POLISHED CONCRETE
- KITCHEN COUNTERTOPS AND CABINETS**
- QUARTZ COUNTERTOPS WITH CERAMIC TILE BACK SPLASH
  - FULL EXTENSION DRAWER GUIDES
  - ADJUSTABLE SHELVING IN UPPER CABINETS
  - 42" UPPER CABINETS
  - ALL WOOD FACE FRAME CABINETS
  - SOFT CLOSE CABINET DOORS AND DRAWERS
- KITCHEN APPLIANCES**
- CUSTOMER FURNISHED

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- CUSTOMER FURNISHED

**Suehs Renovation**  
Castroville, TX

**PLANS FOR ESTIMATING ONLY. PLANS NOT FOR CONSTRUCTION**

REVISIONS	MARK	DATE	DESCRIPTION

Date	Checked By
Project #	Drawn By
Sheet Title	Sheet Number

**GENERAL NOTES**

Sheet Number

**A2.0**

# Suehs Renovation Project

Castroville, TX

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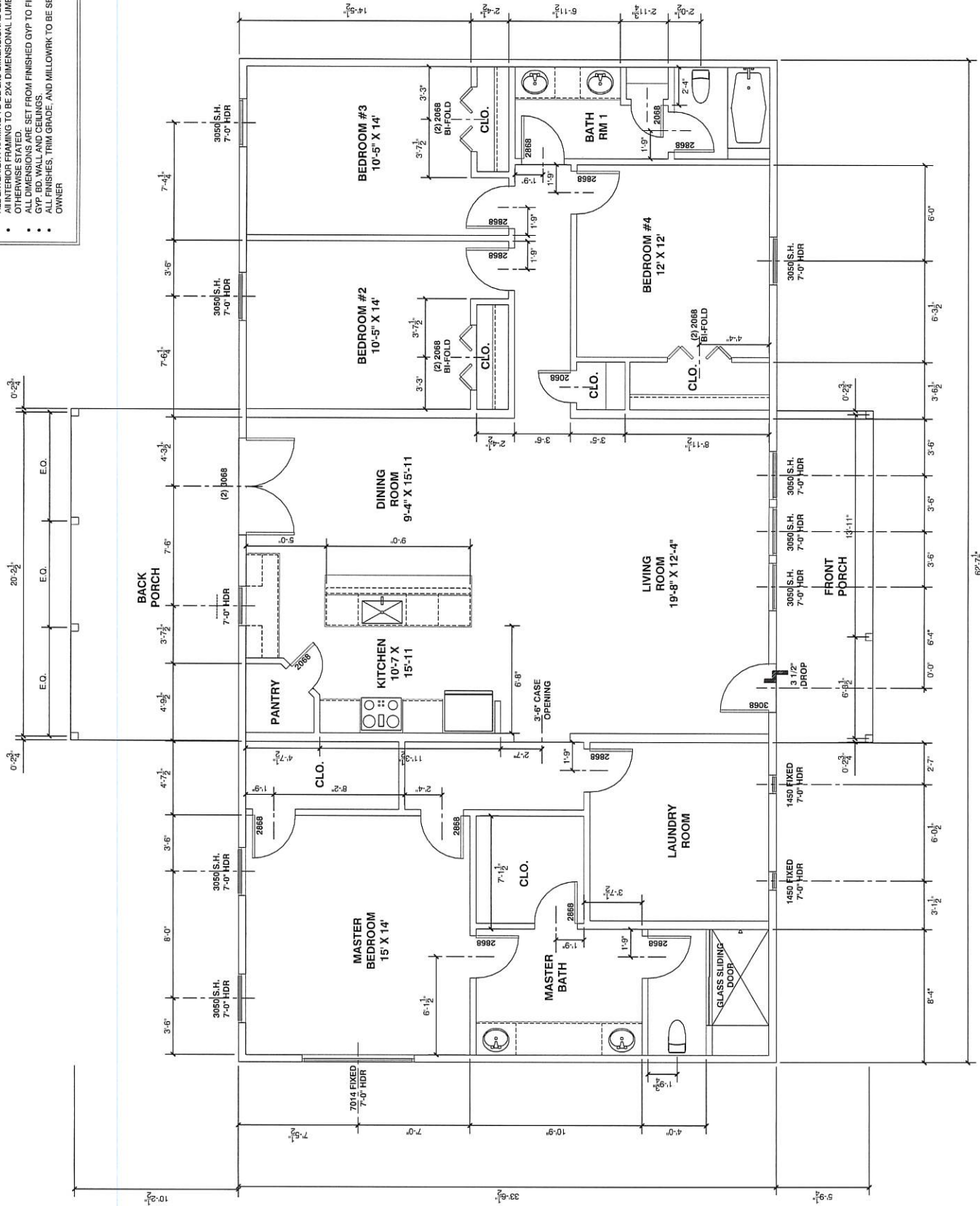
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Project #	Drawn By

Sheet Title  
**DIMENSIONAL PLAN**  
 Sheet Number

**A2.1**

- GENERAL NOTES:
- ALL INTERIOR FRAMING TO BE 2X6 DIMENSIONAL LUMBER.
  - ALL EXTERIOR FRAMING TO BE 2X4 DIMENSIONAL LUMBER UNLESS OTHERWISE STATED.
  - ALL DIMENSIONS ARE SET FROM FINISHED GYP TO FINISHED GYP.
  - GYP, BD, WALL AND CEILINGS.
  - ALL FINISHES, TRIM GRADE, AND MILLWORK TO BE SELECTED BY OWNER.



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

62'-7 1/2"