

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 1232 ARLINGTON ST

Historic District / Landmark HOUSTON HEIGHTS EAST

HCAD # 0201860000021

Subdivision HOUSTON HEIGHTS

Lot 21

Block 190

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 JEFFREY + JESSIKA SMITH

Company _____

Mailing Address 1232 ARLINGTON ST
HOUSTON, TX 77008

Phone 713.775.0636

Email _____

Signature [Signature]

Date 10.29.14

APPLICANT (if other than owner)

Name KEVIN WALTON

Company ROBERT SANDERS HOMES

Mailing Address 1122 HEIGHTS BLVD
HOUSTON, TX 77008

Phone 713.869.0120

Email _____

Signature [Signature]

Date 10.29.14

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: ___/___/___

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 713.837.7963 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.

2014 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
October 23	October 1	October 13
November 20	October 29	November 10
December 17 (Wednesday)	November 25	December 7

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.

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 APPLICATION

PART I - GENERAL FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Complete all sections and attach all necessary documentation as an incomplete application may cause delays in processing. A complete application includes two parts: part 1- general form; and part 2 - COA checklist(s) for project type and all applicable documentation requested within the checklist(s). Please review the criteria to be considered by the HAHC for Certificates of Appropriateness in the Houston Code of Ordinances, Historic Preservation Ordinance, Chapter 33 VII, Sections 33-240 through 33-249. Refer to the Historic Preservation section on the City of Houston Planning Department website for more information at www.houstontx.gov/planning.

OWNER ¹

Name JEFFREY + JESSIKA SMITH		
Company		
Mailing Address 1232 ARLINGTON ST		
City HOUSTON	State TX	Zip 77008
Phone 713.775.0636		
Email		
Signature <i>Jeffrey M. Smith</i>		Date 10-28-14

APPLICANT (if other than owner)

Name KEVIN WALTON		
Company ROBERT SANDERS HOMES		
Mailing Address 1122 HEIGHTS BLVD		
City HOUSTON	State TX	Zip 77008
Phone 713.869.0120		
Email		
Signature <i>Kevin Walton</i>		Date 10.23.14

SITE

Address 1232 ARLINGTON ST		City HOUSTON	State TX	Zip 77008
Subdivision HOUSTON HEIGHTS		Lot 21	Block 190	

PROPOSED ACTION (refer to definitions on next page)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addition, Alteration, Rehabilitation and/or Restoration³ | <input type="checkbox"/> New Construction in an historic district |
| <input type="checkbox"/> Relocation³ | <input type="checkbox"/> Demolition³ |
| <input type="checkbox"/> Mandatory Repair by order or citation ³ | <input type="checkbox"/> Excavation of an archaeological site |

ATTACHED DOCUMENTATION

- Written Description** detailing existing site conditions including lot size, structures on lot, area of structures in square feet, setbacks, driveways, and other unique conditions, AND detailed description of the proposed activity; refer to checklists for details
- Current Photographs** showing the overall structure for each elevation visible from a public right-of-way
- Renderings** illustrating existing conditions and proposed activity; refer to checklists for project-specific rendering requirements
- Deed Restriction** compliance of proposed activity and approval of neighborhood or civic association, if applicable
- Application Checklist⁴** for each proposed action checked above and all applicable documentation listed within checklist

¹ Owner is the record title property owner. Applicant may be owner, tenant, architect, contractor, etc.
² Application will not be accepted as complete without a signature of the record title property owner
³ Applies to any landmark, protected landmark, or structure within a historic district or archaeological site
⁴ Submit a separate checklist for each proposed action (i.e. a project including an Addition to a house and New Construction of a detached garage)

To be completed by PLANNING STAFF:	Application received by: Accepted as complete by:	Date: Date:
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CERTIFICATE OF APPROPRIATENESS APPLICATION

PART I – GENERAL FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

SUBMISSION INSTRUCTIONS

A complete application for a Certificate of Appropriateness (COA) must be submitted at least 15 days prior to the date of the next HAHC meeting to allow time for staff to review the proposal and give public notice of the HAHC hearing agenda. Application materials shall be submitted to Historic Preservation staff in the Planning and Development Department via:

- (1) Email - attach digital format documentation (preferred) OR
- (2) In person by appointment - digital format on a disc (preferred) or hard copy at 611 Walker, 6th Floor, Houston, Texas

CONTACT INFORMATION

Well in advance of the COA application deadline (see schedule below) contact staff in the Historic Preservation office to discuss your project and, if necessary, to make an appointment to meet with a staff member in person for project consultation. Please don't hesitate to contact staff with any questions regarding the COA application process or documentation requirements:

Historic Preservation Office	713.837.7963	historicpreservation@houstontx.gov
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2014 MEETING SCHEDULE – *REVISED EFFECTIVE JUNE 1, 2014*

- Beginning with the June 2014 HAHC meeting, COA applications are due 22 calendar days in advance of the 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.

HAHC <u>2014</u> Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
May 22	May 7	May 12
June 19	May 28*	June 9
July 17	June 25*	July 7
August 28	August 6*	August 18
September 25	September 3*	September 15
October 23	October 1*	October 13
November 20	October 29*	November 10
December 17 (Wednesday)	November 25*	December 7

* Revised Dates

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

Rehabilitation: returning a building, structure, object, or site to a state of utility that makes possible an efficient contemporary use while preserving those portions or exterior features that are historically, architecturally and culturally significant.

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 APPLICATION

PART II.A – CHECKLIST AND FORM:
ADDITION, ALTERATION, REHABILITATION AND/OR RESTORATION



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete all applicable items and submit with the COA application; digital application documents preferred. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for HAHC consideration criteria for approval for an addition, alteration, rehabilitation, or restoration of a landmark; protected landmark; or structure in a historic district.

ACTION TYPE AND SUBTYPES: (select all that apply)

Addition

Side Addition

- addition to a single side of structure
- addition to multiple sides of structure

Rear Addition

- addition to rear of same width/height of existing structure
- addition to rear taller and/or wider than existing structure

Additional Story / Level / Height

- 1 additional level/story to existing
- 2+ additional levels/stories to existing
- other addition increasing height of existing
(explain in written description)

Porch / Balcony

- addition of a porch/balcony at the front of the structure
- addition of a porch/balcony at a side of the structure
- addition of a porch/balcony at the rear of the structure

Other

- type of addition not listed above
(explain in written description)

Alteration, Rehabilitation or Restoration

Foundation

- leveling or height alterations
- foundation material or foundation cladding
- type alteration; i.e. slab on grade, pier on beam

Walls

- cladding: i.e. siding, shingles, brick, paneling, stucco
- windows: i.e. location, size, type, material, quantity
- doors: i.e. location, size, type, material, quantity
- commercial storefront system

Roof

- shape: i.e. form, pitch, type
- wall junction: i.e. eaves, soffit, brackets, overhang
- projections: i.e. chimneys, towers, dormers
- equipment: i.e. antennas, solar panels

Architectural Elements

- awnings or canopies
- porch or balcony
- columns or visible structural members
- commercial signage
- other architectural element alterations
(explain in written description)

ALTERATION, REHABILITATION, RESTORATION, ADDITION DOCUMENTATION:

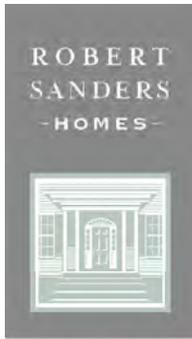
Photographs (label each photo with a description and location)

- Elevations** of front (street) facing facade and all sides of the structure visually affected by the proposed addition or alteration
- Detail Photos** of exterior elements subject to proposal illustrating current pertinent conditions; i.e. damaged beyond repair materials, architectural elements to be altered or replicated, areas to be altered or removed
- Historical Photos** or evidence illustrating past architectural authenticity if restoring or replacing missing historic elements

Renderings (accurately scaled and dimensioned)

- Current Site Plan** of the property containing the subject of the proposal, indicate area of proposed work; include dimensions for all setbacks from property line, easements, secondary structures, and any other pertinent existing site conditions

Site Address	1232 ARLINGTON ST	Subdivision	HOUSTON HEIGHTS	Lot	21	Block	190
Primary Project Contact	KEVIN WALTON	Email	[REDACTED]	Phone	713.869.0120		



October 28, 2014

Smith Residence
1232 Arlington Street
Houston, Texas 77008

Description of Work:

HOUSE – Remodel + Addition

The current two-story residence at 1232 Arlington is approximately 2,023 square feet. The original house is 1,031 square feet, with a second floor addition that is approximately 404 square feet and a 588 square foot one-story addition at the east (rear) side of the house. The addition on the east side of the house was constructed in the late 1980's or early 1990's. The residence has many unique features that make it difficult to pinpoint the exact architectural style. However, it appears to have elements of both the Queen Anne and Folk Victorian styles.

The proposed work to the original portion of the home is as follows:

- Remove 588 SF one-story addition from the east (rear) side of the home.
- The existing 404 SF second floor addition will remain. However, due to the low slope of the second floor roof, it is not possible to run AC ducts in the second floor attic. Right now, AC is supplied to the second floor from ducts in the first floor attic, through vents that are low in the wall. This configuration has been insufficient to cool the second floor and has required a supplemental window unit in a front window. Therefore, we would like to re-frame the second floor roof structure to match the slope of the original first floor of the house to accommodate new AC ducts. The increased slope will raise the height of the roof 1'-5". Since this is a hip roof, the perceived height from the street will be even less.
- Remove EIFS siding and trim from the second floor walls and install new smooth fiber cement trim and lap siding at a 4-inch exposure.
- Existing soffit and fascia to remain at first floor roof.
- All existing windows on the first and second floor to remain.
- All existing brick to remain.
- Front porch ceiling, beams, columns, flooring and steps to remain.
- Add railing between front porch columns. See architectural drawings for detail.
- Remove existing fireplace and chimney. The owners have been advised that the current fireplace and chimney cannot be used.
- Install new composition shingle roof on first and second floor.

Once the existing 588 SF addition is removed, we plan to construct a 1,863 SF two-story addition at the east (rear) side of the original home, increasing the overall square footage of the home by 1,275 SF. The width of the proposed addition does not extend outside the width of the existing residence. The two-story portion of the new addition matches the width of main portion of the existing home. Additionally, at the master bedroom there is a 4'-5" one-story bump out, intended to mimic the existing 5'-9" bump out at the front portion of the existing house. The new addition will consist of the following materials and design elements:

- The first floor will have a 10'-9 1/2" plate height to match the original house and the second floor will have a 9'-1 1/8" plate height.
- Smooth fiber cement trim and lap siding with a 4-inch exposure at the two-story portion of the addition. The new siding is intended to mimic the lap wood siding found on many Victorian style homes in the district, while also creating a visual transition between the original home and addition.
- Painted brick will be used on the one-story portion of the new addition to match the existing painted brick on the original home.
- All new windows to be Jeld-Wen Tradition Plus primed wood double-hung windows. The windows will have a two-over-two lite pattern to match the existing windows.
- The back porch will have 1x4 T&G treated pine flooring, a pine bead board ceiling, and fiber cement clad columns. A portion of the back porch will have insect screens with treated pine frames.
- All soffits on the addition will have vented fiber cement panels.
- All fascia trim on the addition will be 1x smooth fiber cement trim.
- The roof will have composition shingles.

The proposed remodel and addition satisfies criteria (4) and (1) as established in Section 33-241 (b) of the Historic Preservation Ordinance:

Criteria (1)

- a. The proposed addition starts at the rear wall of the original home, therefore it does not encroach into the front half of the existing structure.
- b. The existing plate height at the second floor is 21'-0 3/4" above grade and the proposed second floor plate height is 23'-5 3/4" above grade, which is less than 1.25 times the existing plate height.
- c. The roof pitch of the addition matches the pitch of the existing house.

Criteria (4)

The materials being removed from the existing house are not part of the original structure. Although we do not know the exact date of the second floor addition, we know that it was not part of the original house. Therefore, the roof structure and EIFS siding we are proposing to remove are not original building materials. Additionally, EIFS was not available or used until the 1960's and 1970's, so we know it was not installed when the second floor addition was originally built.

GARAGE – New Construction

We also plan to construct a new one-story, two-car garage at the rear of the property. The garage overhead door will face the alley and the majority of the structure will not be visible from the public right-of-way. The garage will have the following materials and design elements:

- The garage plate height will be 9'-1 1/8".
- Smooth fiber cement trim and lap siding with a 4-inch exposure to match the proposed siding on the house.
- The soffit will have vented fiber cement panels.
- The fascia trim will be 1x smooth fiber cement.
- There will be two faux shutters installed on the northern façade, facing the backyard.
- The roof slope and composition shingles will match the house.



Fig. 1 – Existing West Façade (Front)



Fig. 2 – Existing Front Porch



Fig. 3 – Existing North Façade (Left Side)



Fig. 4 – Existing East Elevation (Back)



Fig. 5 – Existing South Elevation (Right Side)



Fig. 6 – 1236 Arlington Street



Fig. 7 – 1228 Arlington Street

SQUARE FOOTAGE CALCULATIONS:

Lot	6,600 SF
Existing First Floor (A/C Space)	1,619 SF
Existing Second Floor (A/C Space)	404 SF
Existing Front Porch	94 SF
Existing First Floor to be removed	588 SF
Proposed First Floor Addition (A/C Space)	1,110 SF
Proposed Second Floor Addition (A/C Space)	753 SF
Proposed Back Porch	206 SF
Proposed Detached Garage	430 SF
Existing Sidewalks	104 SF
Existing Driveway	1,278 SF
Proposed Sidewalks	144 SF
Proposed Driveway	97 SF
Total Proposed Impervious Area	3,112 SF
Lot Coverage	47.2 %

DRAWING INDEX:

- A1.1 Existing + Proposed Site Plan
- A2.1 Demolition Plans
- A2.2 Proposed First Floor Plan
- A2.3 Proposed Second Floor Plan
- A2.4 Proposed Roof Plan
- A3.1 Existing + Proposed West Elevation
- A3.2 Existing + Proposed South Elevation
- A3.3 Existing + Proposed East Elevation
- A3.4 Existing + Proposed North Elevation
- A3.5 Garage Elevations + Schedules

SMITH REMODEL + ADDITION

1232 ARLINGTON STREET
HOUSTON, TX 77008

Drawn by: KMW

Checked by: KMW

NO.	DATE	ISSUE
01	10.24.2014	HAHC Review

1232 ARLINGTON ST
HOUSTON, TX 77008

Remodel + Addition

LEGAL DESCRIPTION
LOT 21, BLOCK 190
HOUSTON HEIGHTS

GENERAL NOTES:

- All plan dimensions to face of stud unless otherwise noted.
- Use 5/8", type "X" fire rated gypsum board at ceilings facing conditioned space.
- All exterior walls are 2x4 unless otherwise noted.
- All interior walls are 2x4 unless otherwise noted.

Project Status:



HAHC SET

ROBERT SANDERS
- HOMES -



1010 Columbia St.
Houston, Texas 77008

Phone (713) 869-0120
Fax (713) 869-0129

Email

Sheet Name:

Cover Page

Sheet No.:

A0.0

Date: October 24, 2014

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Drawn by: KMW

Checked by: KMW

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HOUSTON, TX 77008

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Project Status:



HAHC SET

ROBERT SANDERS HOMES



1010 Columbia St.
Houston, Texas 77008

Phone (713) 869-0120
Fax (713) 869-0129

Email [Redacted]

Sheet Name:

Existing + Proposed Site Plan

SCALE: 1/8" = 1'-0"

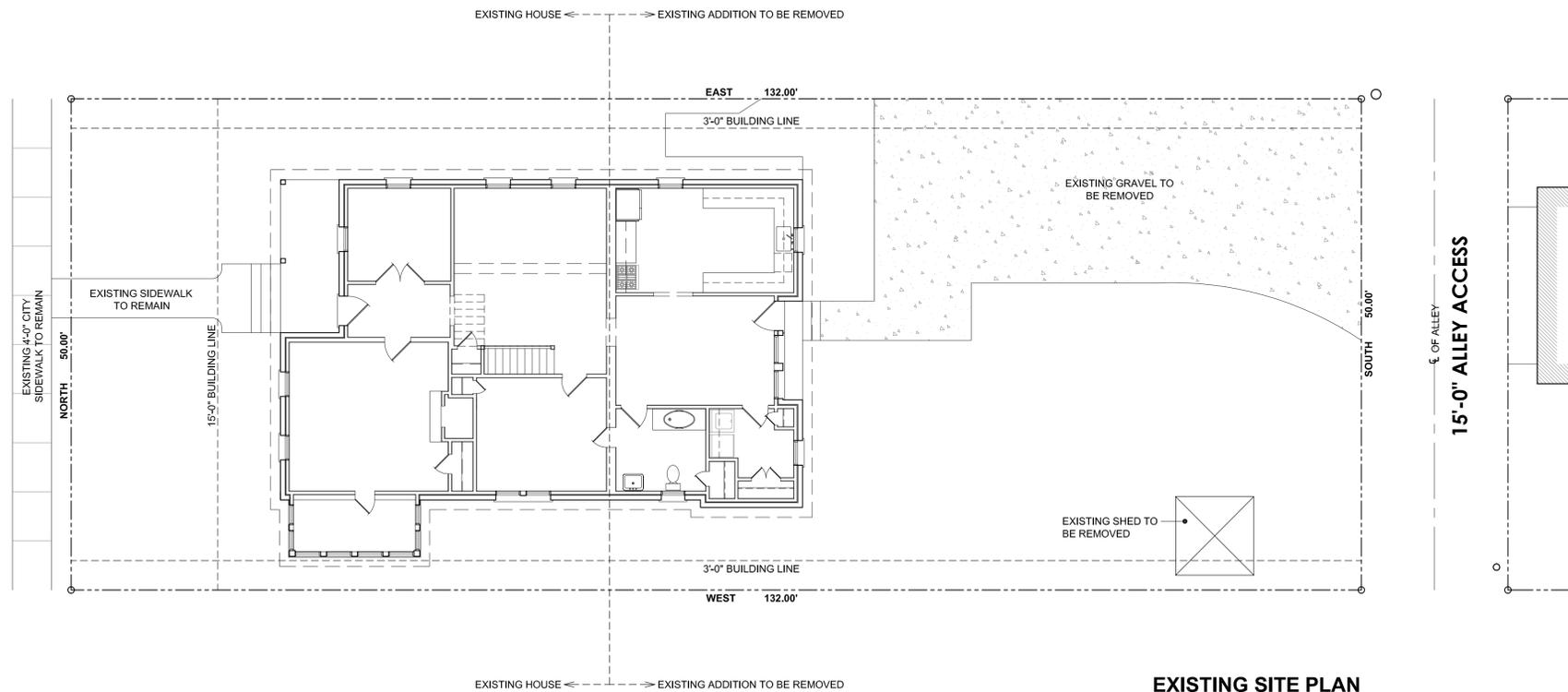
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Date: October 24, 2014

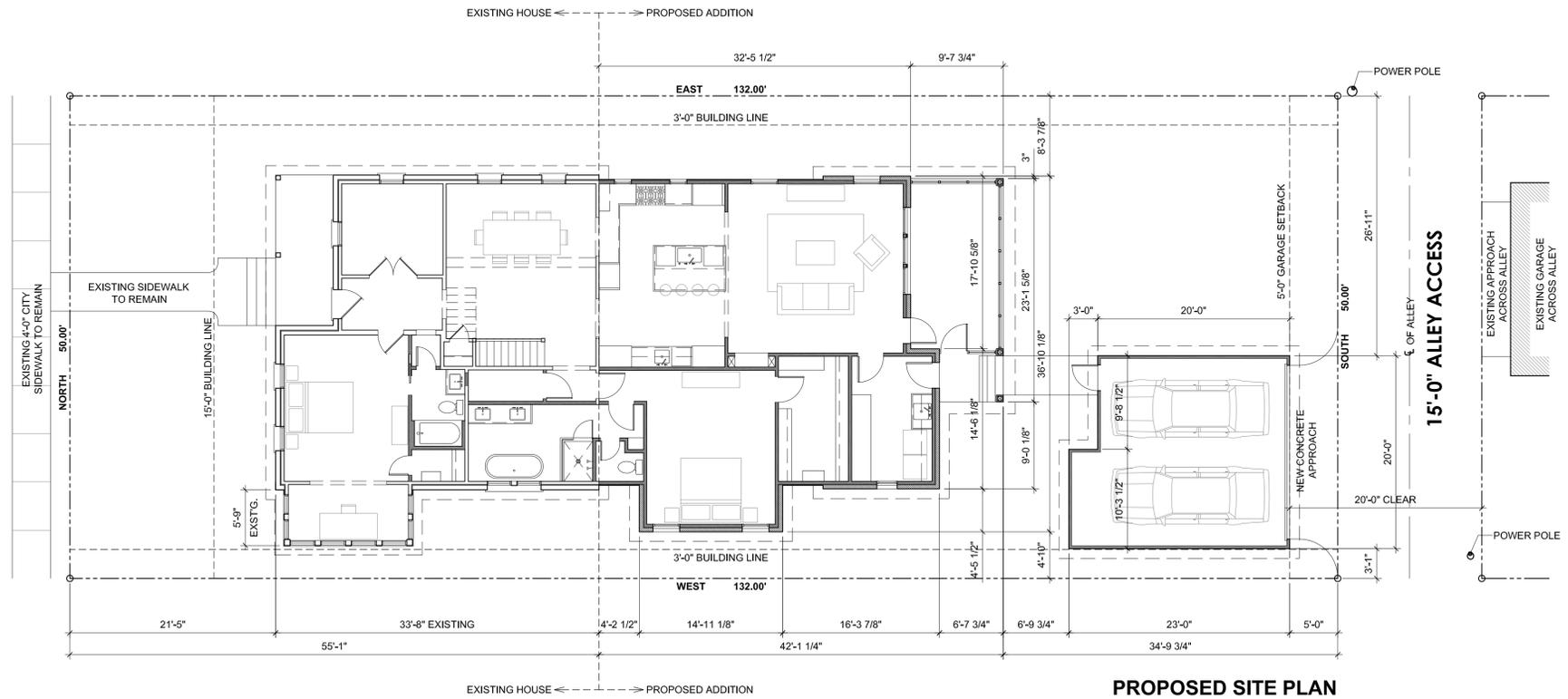
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ARLINGTON STREET



EXISTING SITE PLAN

ARLINGTON STREET



PROPOSED SITE PLAN

Drawn by: KMW

Checked by: KMW

NO.	DATE	ISSUE
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1232 ARLINGTON ST
HOUSTON, TX 77008

Remodel + Addition

LEGAL DESCRIPTION
LOT 21, BLOCK 190
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HAHC SET

ROBERT SANDERS
- HOMES -



1010 Columbia St.
Houston, Texas 77008

Phone (713) 869-0120
Fax (713) 869-0129

Email [REDACTED]

Sheet Name:



Demolition Plans

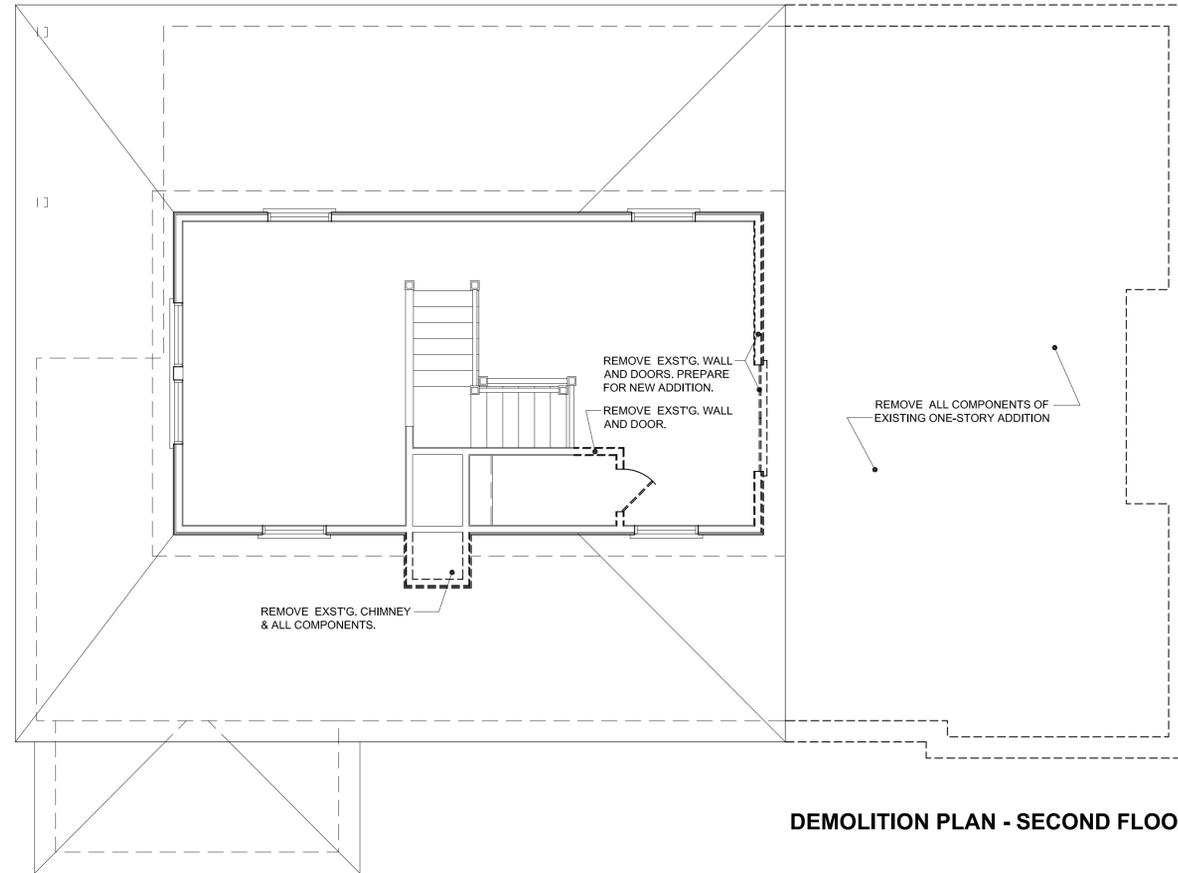
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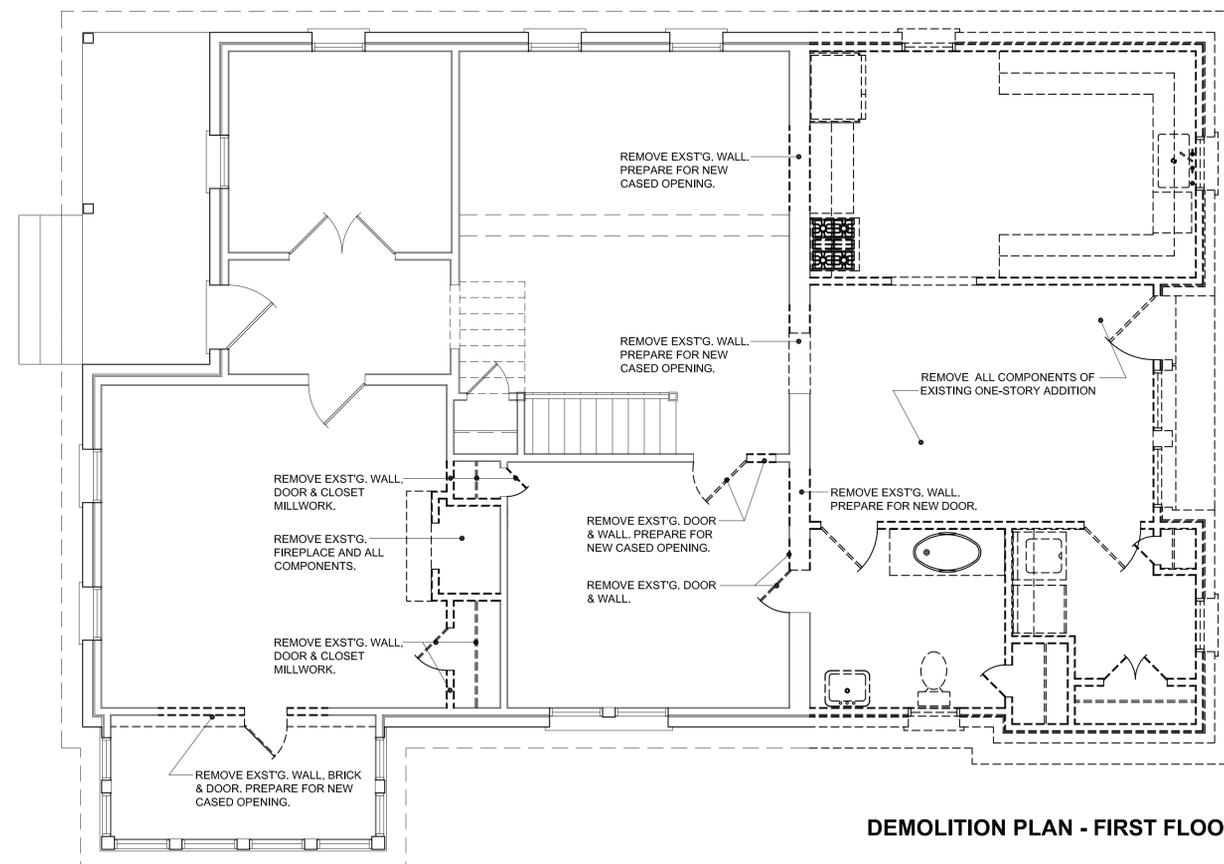
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Date: October 24, 2014

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DEMOLITION PLAN - SECOND FLOOR



DEMOLITION PLAN - FIRST FLOOR

KEY NOTES

- WALLS TO BE DEMOLISHED
- ===== EXISTING WALL TO BE REMAIN

Drawn by: KMW
 Checked by: KMW

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1232 ARLINGTON ST
 HOUSTON, TX 77008

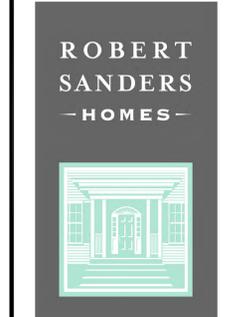
Remodel + Addition

LEGAL DESCRIPTION
 LOT 21, BLOCK 190
 HOUSTON HEIGHTS

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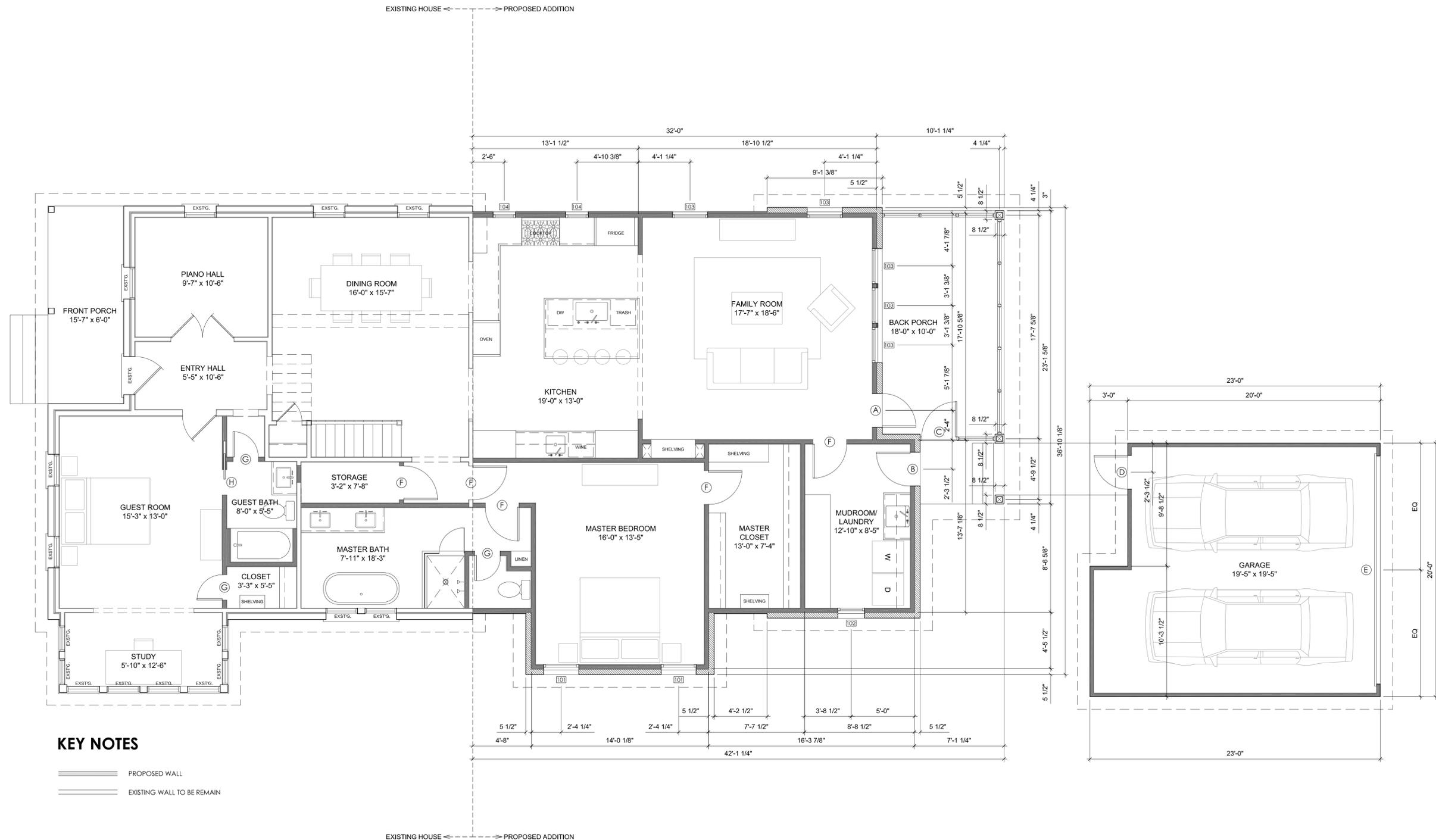


HAHC SET



1010 Columbia St.
 Houston, Texas 77008
 Phone (713) 869-0120
 Fax (713) 869-0129
 Email

Sheet Name:
Proposed First Floor Plan
 SCALE: 1/4" = 1'-0"
 Sheet No.:
A2.2
 Date: October 24, 2014
 © COPYRIGHT ROBERT SANDERS HOMES



Drawn by: KMW

Checked by: KMW

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1232 ARLINGTON ST
HOUSTON, TX 77008

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Project Status:



HAHC SET

ROBERT SANDERS HOMES



1010 Columbia St.
Houston, Texas 77008

Phone (713) 869-0120
Fax (713) 869-0129

Email

Sheet Name:

Proposed Second Floor Plan

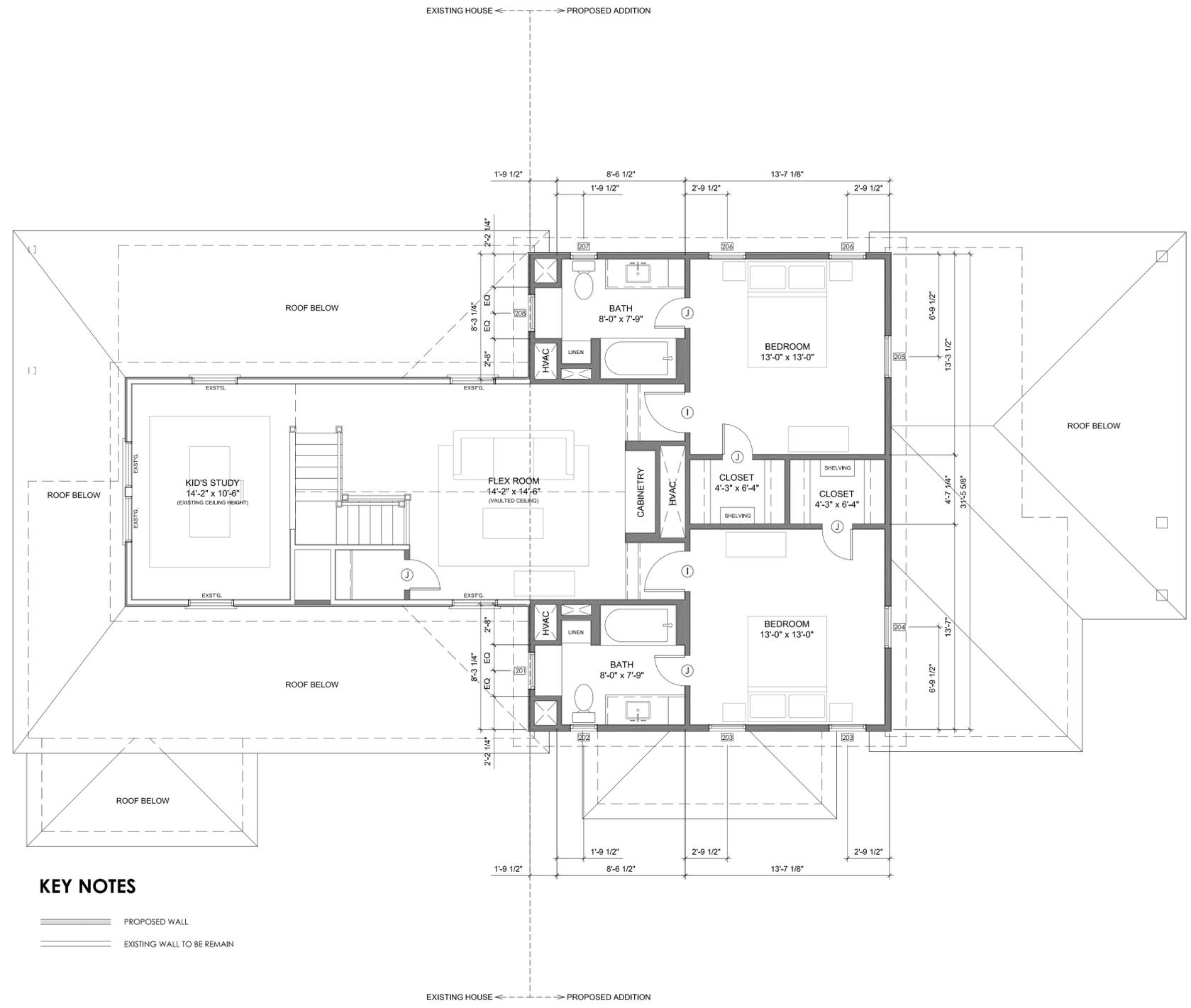
SCALE: 1/4" = 1'-0"

Sheet No.:

A2.3

Date: October 24, 2014

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KEY NOTES

- PROPOSED WALL
- EXISTING WALL TO BE REMAIN

Drawn by: KMW

Checked by: KMW

NO.	DATE	ISSUE
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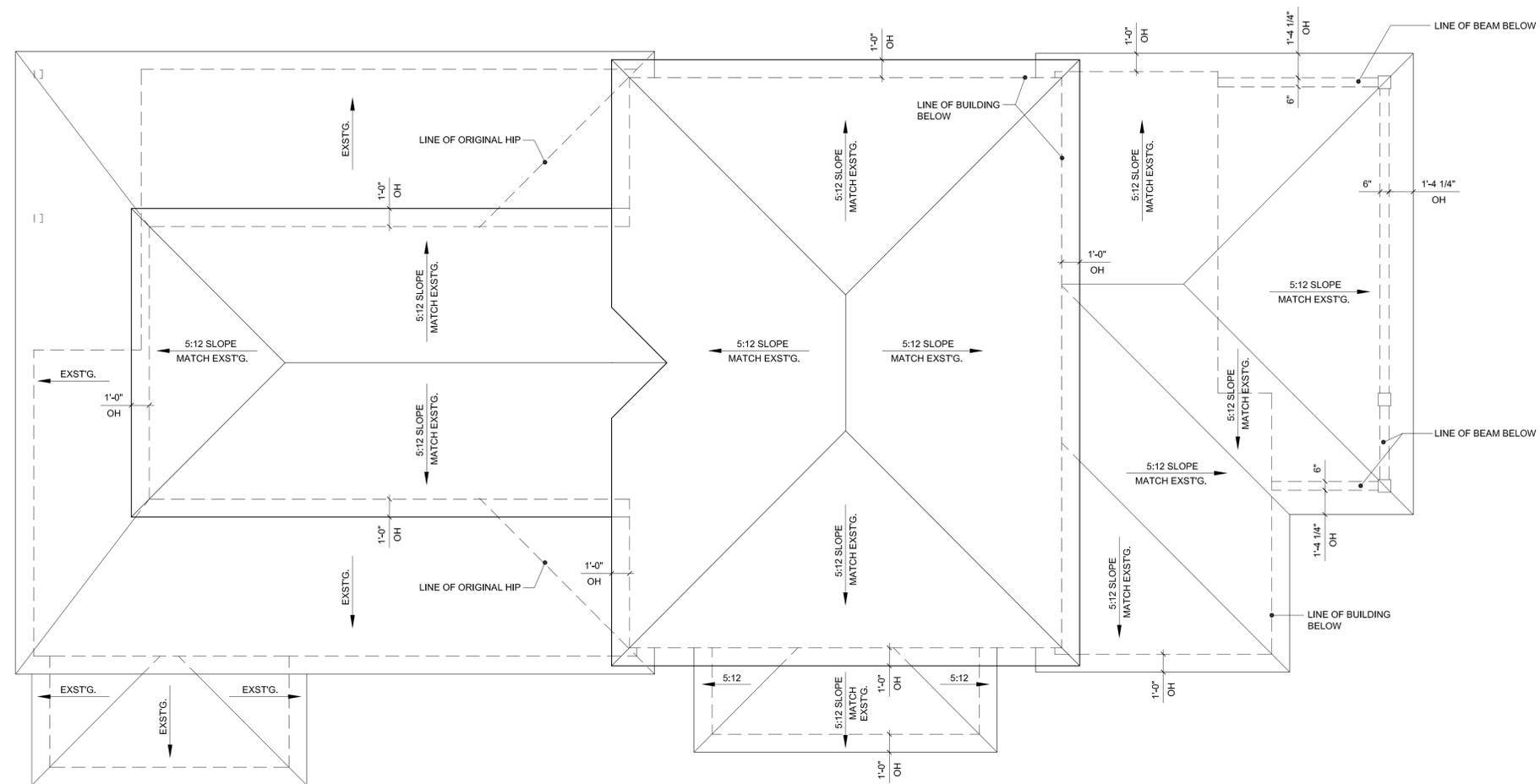
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- All interior walls are 2x4 unless otherwise noted.



Project Status:



HAHC SET

ROBERT SANDERS HOMES



1010 Columbia St.
Houston, Texas 77008

Phone (713) 869-0120
Fax (713) 869-0129

Email [REDACTED]

Sheet Name:

Proposed Roof Plan

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

Sheet No.:

A2.4

Date: October 24, 2014

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Drawn by: KMW

Checked by: KMW

NO.	DATE	ISSUE
01	10.24.2014	HAHC Review

1232 ARLINGTON ST
HOUSTON, TX 77008

Remodel + Addition

LEGAL DESCRIPTION
LOT 21, BLOCK 190
HOUSTON HEIGHTS

GENERAL NOTES:

- All plan dimensions to face of stud unless otherwise noted.
- Use 5/8" type "X" fire rated gypsum board at ceilings facing conditioned space.
- All exterior walls are 2x4 unless otherwise noted.
- All interior walls are 2x4 unless otherwise noted.



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

Project Status:



10.24.2014
HAHC SET

ROBERT SANDERS
— HOMES —



1010 Columbia St.
Houston, Texas 77008

Phone (713) 869-0120
Fax (713) 869-0129

Email

Sheet Name:

Existing + Proposed West Elevation

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

Sheet No.:

A3.1

Date: October 24, 2014

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Drawn by: KMW

Checked by: KMW

NO.	DATE	ISSUE
01	10.24.2014	HAHC Review

1232 ARLINGTON ST
HOUSTON, TX 77008

Remodel + Addition

LEGAL DESCRIPTION
LOT 21, BLOCK 190
HOUSTON HEIGHTS

GENERAL NOTES:

- All plan dimensions to face of stud unless otherwise noted.
- Use 5/8" type "X" fire rated gypsum board at ceilings facing conditioned space.
- All exterior walls are 2x4 unless otherwise noted.
- All interior walls are 2x4 unless otherwise noted.

Project Status:



HAHC SET

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Houston, Texas 77008

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Email

Sheet Name:

**Existing +
Proposed East
Elevation**

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

Sheet No.:

A3.3

Date: October 24, 2014

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PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

Drawn by: KMW

Checked by: KMW

NO.	DATE	ISSUE
01	10.24.2014	HAHC Review

1232 ARLINGTON ST
HOUSTON, TX 77008

Remodel + Addition

LEGAL DESCRIPTION
LOT 21, BLOCK 190
HOUSTON HEIGHTS

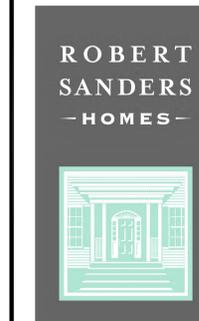
GENERAL NOTES:

- All plan dimensions to face of stud unless otherwise noted.
- Use 5/8" type "X" fire rated gypsum board at ceilings facing conditioned space.
- All exterior walls are 2x4 unless otherwise noted.
- All interior walls are 2x4 unless otherwise noted.

Project Status:



HAHC SET



1010 Columbia St.
Houston, Texas 77008

Phone (713) 869-0120
Fax (713) 869-0129

Email

Sheet Name:

**Existing +
Proposed North
Elevation**

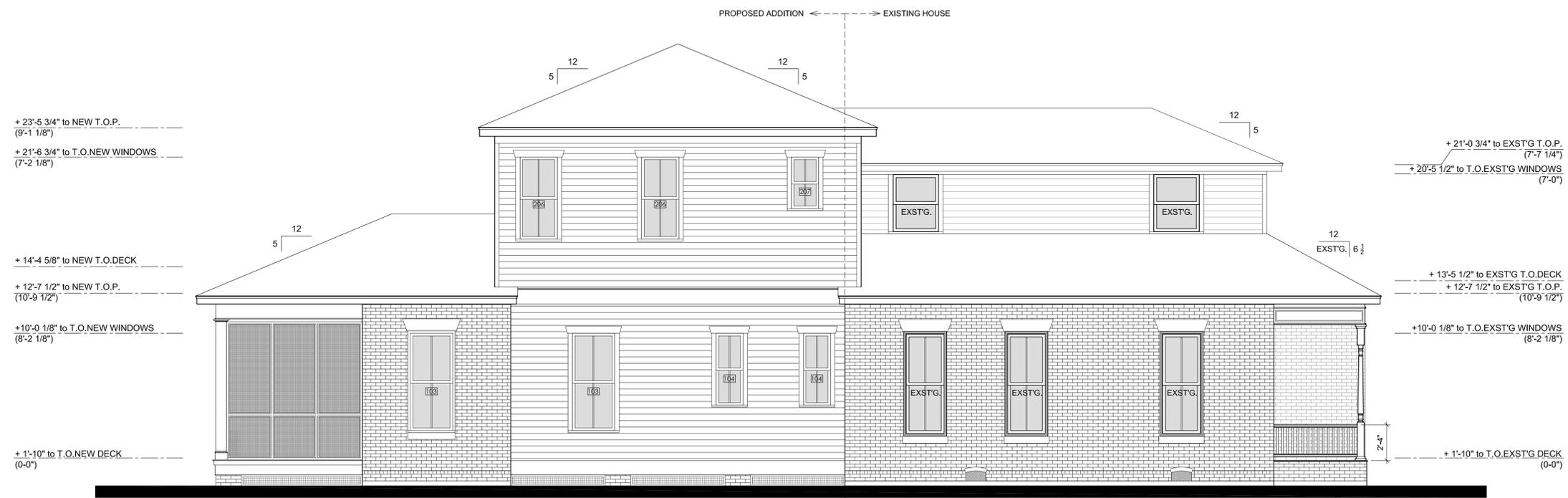
SCALE: 1/4" = 1'-0"

Sheet No.:

A3.4

Date: October 24, 2014

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PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

Drawn by: KMW

Checked by: KMW

NO.	DATE	ISSUE
01	10.24.2014	HAHC Review

1232 ARLINGTON ST
HOUSTON, TX 77008

Remodel + Addition

LEGAL DESCRIPTION
LOT 21, BLOCK 190
HOUSTON HEIGHTS

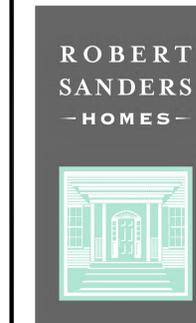
GENERAL NOTES:

- All plan dimensions to face of stud unless otherwise noted.
- Use 5/8", type "X" fire rated gypsum board at ceilings facing conditioned space.
- All exterior walls are 2x4 unless otherwise noted.
- All interior walls are 2x4 unless otherwise noted.

Project Status:



HAHC SET



1010 Columbia St.
Houston, Texas 77008

Phone (713) 869-0120
Fax (713) 869-0129

Email

Sheet Name:

Garage Elevations + Schedules

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

Sheet No.:

A3.5

Date: October 24, 2014

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WINDOW SCHEDULE

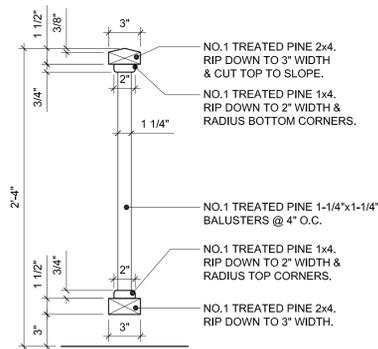
WINDOW LABEL	MODEL #	QUANTITY	JAMB	FRAME SIZE	ROUGH OPENING	GLAZING	U-FACTOR	SHGC	NOTES
FIRST FLOOR									
101	TWD3376	2	4-9/16"	33-3/8" x 76-1/2"	34-1/8" x 77-1/4"	LOW-E 270 W/ ARGON	-	-	EGRESS
102	TWD2576	1	4-9/16"	25-3/8" x 76-1/2"	26-1/8" x 77-1/4"	LOW-E 270 W/ ARGON	-	-	-
103	TWD3376	5	4-9/16"	33-3/8" x 76-1/2"	34-1/8" x 77-1/4"	LOW-E 270 W/ ARGON	-	-	-
104	TWD2156	2	4-9/16"	21-3/8" x 56-1/2"	22-1/8" x 57-1/4"	LOW-E 270 W/ ARGON	-	-	-
SECOND FLOOR									
201	TWD2964	1	4-9/16"	29-3/8" x 64-1/2"	30-1/8" x 65-1/4"	LOW-E 270 W/ ARGON	-	-	WINDOW OPENING CONTROL DEVICE
202	TWD2140	1	4-9/16"	21-3/8" x 40-1/2"	22-1/8" x 41-1/4"	LOW-E 270 W/ ARGON	-	-	-
203	TWD2964	2	4-9/16"	29-3/8" x 64-1/2"	30-1/8" x 65-1/4"	LOW-E 270 W/ ARGON	-	-	EGRESS, WINDOW OPENING CONTROL DEVICE
204	TWD3352	1	4-9/16"	33-3/8" x 52-1/2"	34-1/8" x 53-1/4"	LOW-E 270 W/ ARGON	-	-	-
205	TWD3352	1	4-9/16"	33-3/8" x 52-1/2"	34-1/8" x 53-1/4"	LOW-E 270 W/ ARGON	-	-	-
206	TWD2964	2	4-9/16"	29-3/8" x 64-1/2"	30-1/8" x 65-1/4"	LOW-E 270 W/ ARGON	-	-	EGRESS, WINDOW OPENING CONTROL DEVICE
207	TWD2140	1	4-9/16"	21-3/8" x 40-1/2"	22-1/8" x 41-1/4"	LOW-E 270 W/ ARGON	-	-	-
208	TWD2964	1	4-9/16"	29-3/8" x 64-1/2"	30-1/8" x 65-1/4"	LOW-E 270 W/ ARGON	-	-	WINDOW OPENING CONTROL DEVICE

EXTERIOR DOOR SCHEDULE

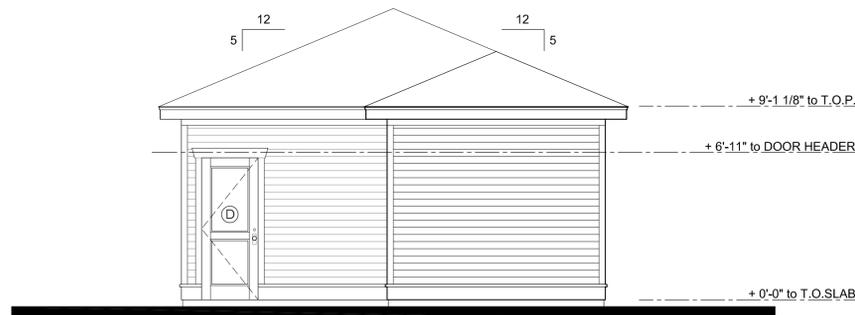
DOOR LABEL	DOOR SIZE	ROUGH OPENING	THICKNESS	JAMB	MATERIAL	FINISH	GLAZING	U-FACTOR	SHGC	NOTES
A	32" x 96"	34-1/2" x 99"	1-3/4"	4-5/8"	FIBERGLASS	PAINT	LOW-E 270 W/ ARGON	-	-	FULL-LITE, FLUSH GLAZED
B	32" x 96"	34-1/2" x 99"	1-3/4"	4-5/8"	FIBERGLASS	PAINT	LOW-E 270 W/ ARGON	-	-	FULL-LITE, FLUSH GLAZED
C	TBD	TBD	1-3/4"	-	WOOD	PAINT	INSECT SCREEN	-	-	CUSTOM BUILT SCREEN DOOR
D	32" x 80"	34-1/2" x 83"	1-3/4"	4-5/8"	FIBERGLASS	PAINT	-	-	-	TWO-PANEL, SQUARE-TOP
E	16'-0" x 7'-0"	16'-3" x 7'-1 1/2"	-	-	METAL	PAINT	-	-	-	-

INTERIOR DOOR SCHEDULE

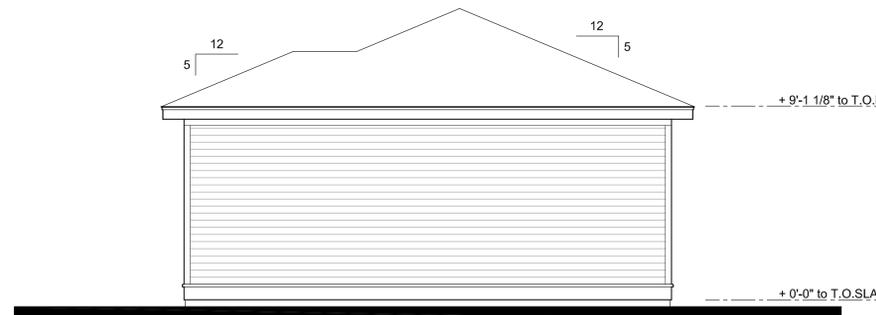
DOOR LABEL	QUANTITY	DOOR SIZE	ROUGH OPENING	THICKNESS	JAMB	MATERIAL	FINISH	MANUFACTURER	NOTES
F	5	32" x 80"	34-1/2" x 83"	1-3/8"	4-5/8"	-	PAINTED	MASONITE	-
G	3	24" x 80"	26-1/2" x 83"	1-3/8"	4-5/8"	-	PAINTED	MASONITE	-
H	1	24" x 80"	POCKET DOOR	1-3/8"	4-5/8"	-	PAINTED	MASONITE	-
I	2	32" x 80"	34-1/2" x 83"	1-3/8"	4-5/8"	-	PAINTED	MASONITE	-
J	5	24" x 80"	26-1/2" x 83"	1-3/8"	4-5/8"	-	PAINTED	MASONITE	-



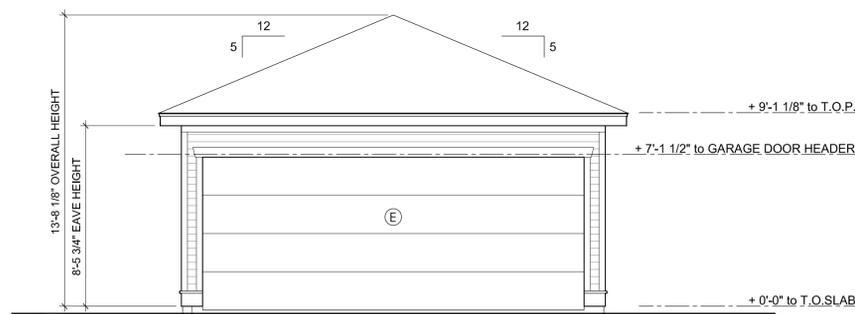
PROPOSED RAILING DETAIL



GARAGE WEST ELEVATION



GARAGE SOUTH ELEVATION



GARAGE EAST ELEVATION



GARAGE NORTH ELEVATION