

CERTIFICATE OF APPROPRIATENESS

Applicant: Andres Utting & Laura Carrera, agent - architects

Property: 841 Arlington St.- Lot 2, Block 249 Houston Heights per HCAD.

Significance: Contributing Pedimented Bungalow, built circa 1920

Proposal: Exterior restoration, interior renovation, and a rear two-story addition.

1. Existing structure's extant original architectural features all to be retained
2. 2 story 1,252 SF addition to have 27' 11" ridge height
3. Proposed 2nd story eave height 19'
4. Finished first floor height of addition to match existing
5. Finished floor heights of 1st and 2nd floor of addition 9'
6. Siding and windows of addition will be wood

Public Comment: No public comment received.

Civic Association: None received

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- S D NA S - satisfies D - does not satisfy NA - not applicable
(1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

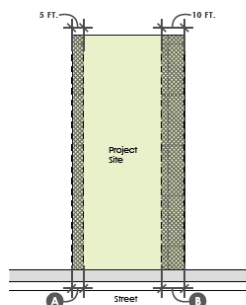
In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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%)

The maximum lot coverage is 2,640 SF and the proposed project would have 2,052 SF.

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
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

The proposed project has a 1-story side projection that is within the 5' setback which violates this measurable standard. The proposed design would allow a contemporary use without compromising the historic plan of the house and its relationship to the site. Staff believes the intent of the guidelines is met with in the proposed project. The cumulative setback requirement of 15' is met as the cumulative setback of the proposal would be 20'.

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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



The maximum allowed SF is 2,904 SF and the new proposed structure including the garage will be 2,841 SF.

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-
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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

The home has 3 original corners existing and they would be retained. The proposed addition at the left rear corner (an old but not original corner) would project initially 2' 2 1/2" from the existing wall.

District Map



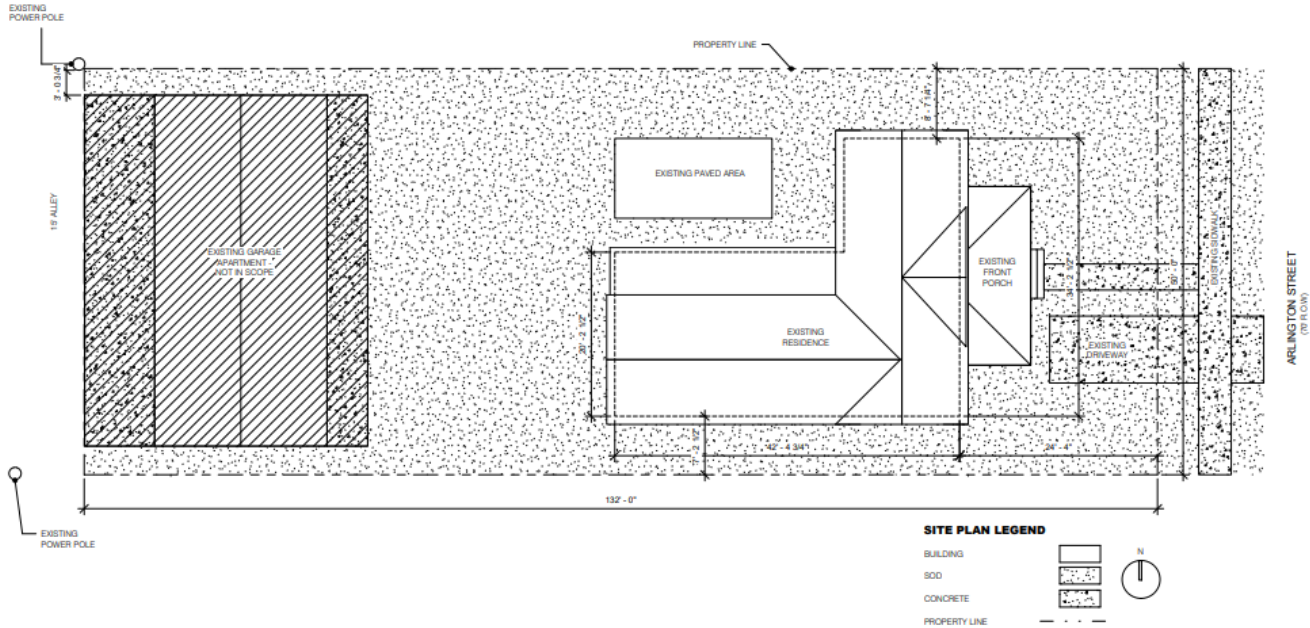
841 Arlington

Inventory Photo

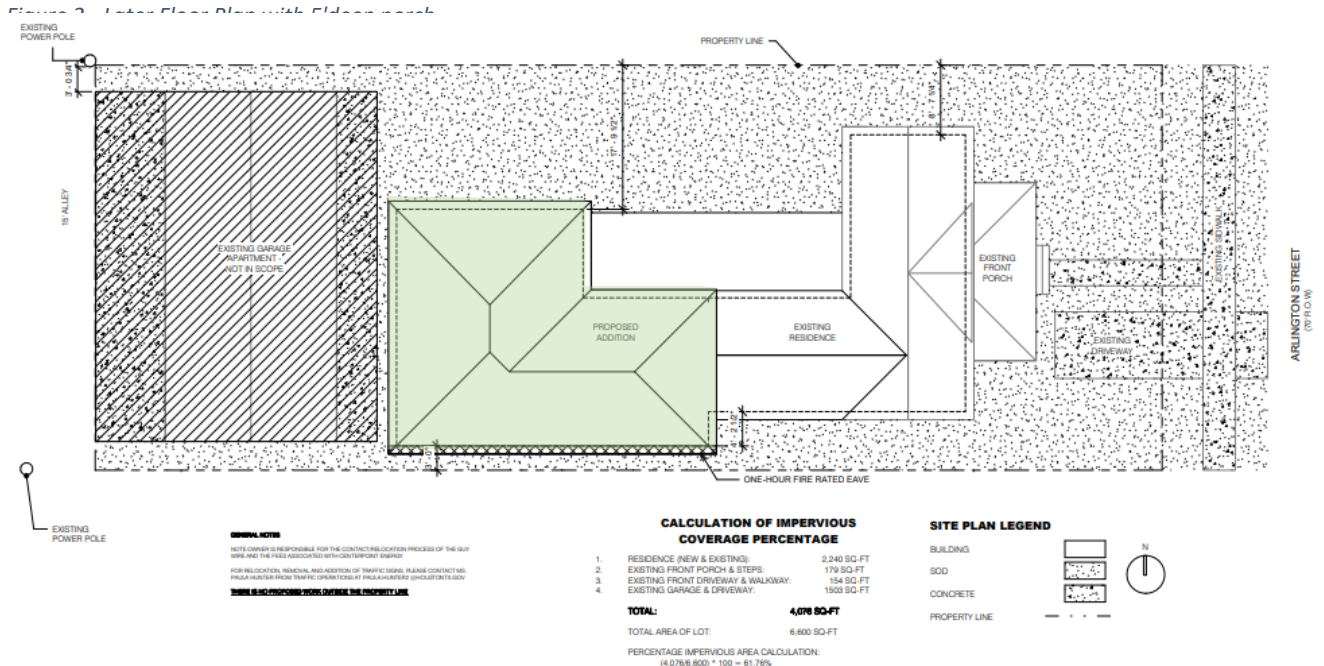


Figure 3 - Original Floor Plan with 16' deep porch

Site Plan – Existing



Site Plan – Proposed

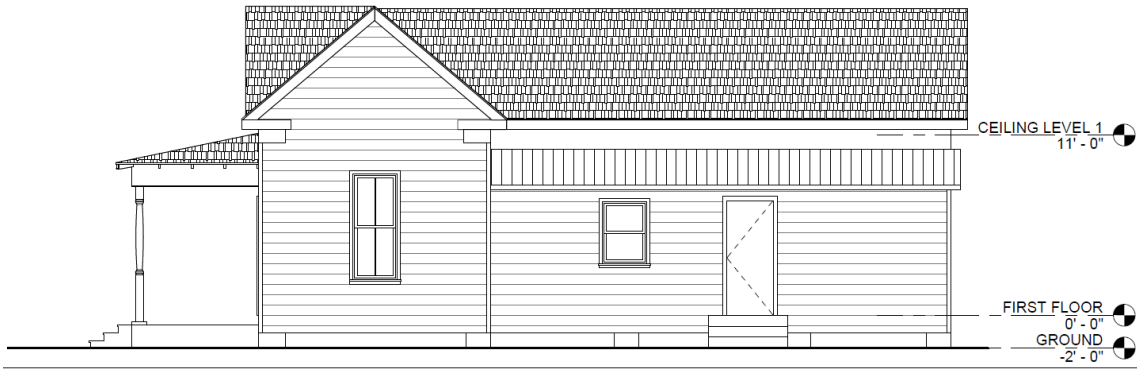


Front Elevation – Existing



Front Elevation – Proposed





⑥ EXISTING NORTH ELEVATION
3/16" = 1'-0"



Figure 4 - Proposed North Elevation



③ EXISTING SOUTH ELEVATION
3/16" = 1'-0"



Figure 5 - Proposed South Elevation

PROPERTY DESCRIPTION

The 841 Arlington Street residence is located within the Houston Heights South Historic District. According to the City of Houston Historic District Inventory, the residence’s estimated construction date is 1906 and it is classified as “potentially contributing”. We believe many of its defining features are still present today, such as a front porch, raised pier and beam, **some tall wood windows with two-over-two lights, interior wood detailing** and the overall footprint of a prominent porch. The existing columns consist of plastic covers to mimic Spindework columns. The owner and design team would like to restore the front façade and are currently researching the history of the columns. Historic photographs are not available at the Houston Metropolitan Research Center, which is common for these types of bungalows. Through conversations with the previous owner, who owned this building since the 1970s, it was found that when he purchased the property there were tapered wood columns and he replaced them with spindlework plastic covers. This seems to make sense based on the elevation and spacing around the porch. Our team has begun looking at the context around Arlington Street (see photos below) and it appears that tapered columns were popular at the time. At this time, our team is proposing to go with simple tapered columns.

CONTEXT PHOTOS



1538 ARLINGTON STREET



1440 ARLINGTON STREET

PROPOSED WORK

The project consists of an exterior restoration, interior renovation, and a rear two-story addition. The new addition will provide a clear and harmonious distinction from the original building, begins at 75% of the existing building, and entails a hip roof to differentiate itself. Given the narrow width of the original building (14 feet wide), our design proposes a rear two-story addition with two hyphen transitions to clearly differentiate itself. There will be a new right-side porch inspired by the 1961 sandborn map showing a right-side porch, at the north of the property and which allows for the best space for a rear yard for the new owners, given the existing garage apartment at the rear of the property. The south hyphen entails coming out by a few feet, which will be hidden by the very tall next-door addition at this side of the property. The north transition takes place on the new porch also with a clear distinct hyphen. This rear addition is hardly seen from the side or front of the property given the original tall residence itself and the very tall next-door addition at the south. This design approach is also similar to our recently approved 1123 West Cottage street addition and renovation.

MATERIALS & WINDOWS: All proposed materials will be harmonious with the historic character of the original building and consist of new wood materials and simple detailing that are new and/or salvaged when possible. The new addition will consist of wood siding. All new windows at the rear addition will be wood windows.

EXISTING EAST ELEVATION (FRONT SIDE)



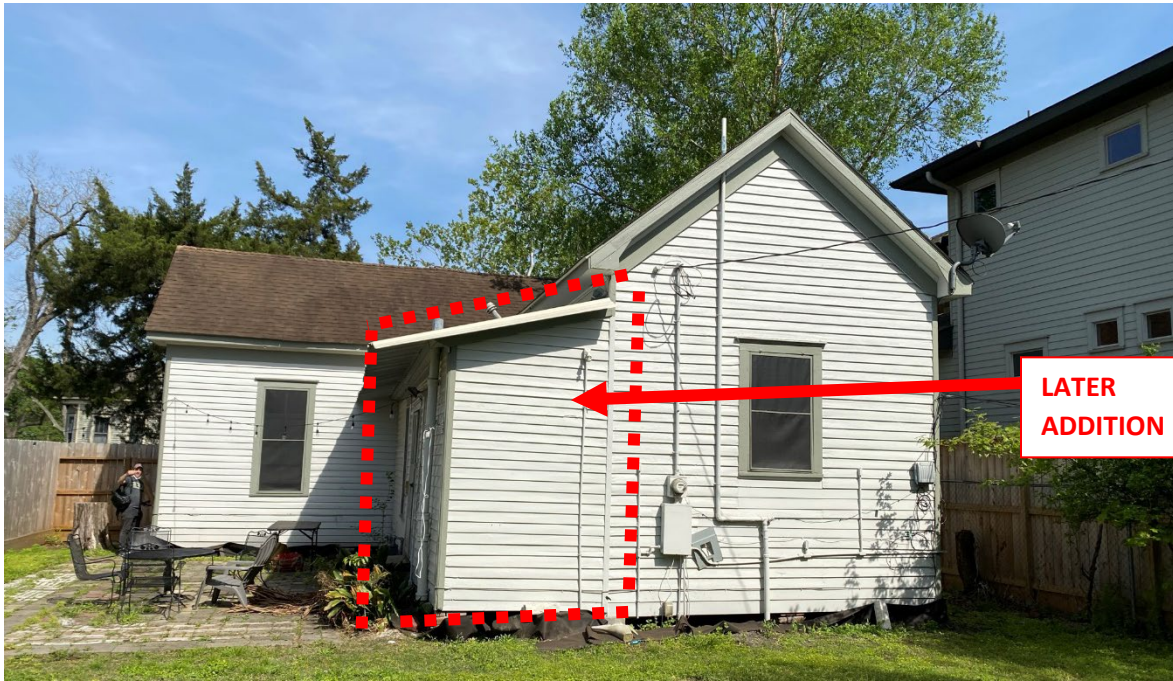
EXISTING NORTH ELEVATION (LEFT SIDE)



LATER
ADDITION



EXISTING WEST ELEVATION (REAR SIDE)



EXISTING SOUTH ELEVATION (RIGHT SIDE)



841 ARLINGTON STREET RESIDENCE RENOVATION & ADDITION

EXISTING PHOTO OF RESIDENCE



PROJECT INFORMATION

EXISTING DATA:	
LOT SIZE:	6,600 SQ-FT
EXISTING RESIDENCE :	1,036 SQ-FT
YEAR BUILT:	CIRCA 1910 (PER CITY OF HOUSTON HEIGHTS SOUTH INVENTORY)
EXISTING DETACHED GARAGE APARTMENT:	924 SQ-FT
EXISTING DETACHED GARAGE:	713 SQ-FT
YEAR BUILT:	2000
EXISTING RESIDENCE CONSTRUCTION TYPE:	WOOD FRAME ON PIER & BEAM
EXISTING SIDING TYPE:	WOOD
PROPOSED DATA:	
PROPOSED FIRST FLOOR (NEW + EXISTING):	1,665 SQ-FT
PROPOSED SECOND FLOOR ADDITION (NEW):	595 SQ-FT
NO WORK AT GARAGE/APARTMENT	
PROPOSED TOTAL NEW FRAMING:	2,260 SQ-FT
PROPOSED TOTAL NEW CONDITIONED AREA (EXISTING + NEW):	2,260 SQ-FT
PROPOSED NEW ADDITION CONSTRUCTION TYPE :	WOOD FRAME ON PIER & BEAM
PROPOSED NEW ADDITION SIDING TYPE:	HORIZONTAL WOOD SIDING

DRAWING LIST

DRAWING NO.	DRAWING NAME
G.001	COVER PAGE
G.002	ABBREVIATIONS, SYMBOLS & CODE
A.001	SURVEY AND EXISTING AND PROPOSED SITE PLANS
A.002	EXISTING FLOOR PLAN, EXISTING ELEVATIONS & DEMOLITION PLAN
A.003	PROPOSED FLOOR PLANS
A.020	SCHEDULES & DETAILS
A.005	ELECTRICAL, LIGHTING, & RCP - LEVEL 1
A.006	ELECTRICAL, LIGHTING, & RCP - LEVEL 2
A.004	EXISTING & PROPOSED ROOF PLANS
A.007	PROPOSED ELEVATIONS

LOCATION MAP



GENERAL NOTES

- A. THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOBSITE. CONTRACTOR TO REPORT ANY INCONSISTENCIES TO THE ARCHITECT/CLIENT FOR RESOLUTION PRIOR TO THE START OF CONSTRUCTION.
- B. DIMENSIONS SHOWN ON THE PLANS ARE TO THE FACE OF INTERIOR WALLS, TO CENTER LINE OF COLUMNS AND TO THE FACE OF CONCRETE OR MASONRY WALLS, UON.
- C. ALL CONSTRUCTION WORK TO PROCEED IN ACCORDANCE WITH HOA REGULATIONS, ALL APPLICABLE CODES, LAWS & INCLUDING OWNER REQUIREMENTS.
- D. CONTRACTOR RESPONSIBLE TO FULLY LAY OUT GRID, WALL AND OPENING PLACEMENT IN AREA PRIOR TO START OF PARTITION CONSTRUCTION. VERIFY ALL DIMENSIONS ARE CONSISTENT WITH REQUIREMENTS INDICATED IN THE PLANS.
- E. NOTIFY THE ARCHITECT IMMEDIATELY IF AN UNFORESEEN FIELD CONDITION OR DISCREPANCY IS FOUND DURING CONSTRUCTION THAT MAY BE OF CONFLICT WITH THE INTENDED FINAL DESIGN.
- F. ALL MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE NEW, UON.
- G. ALL WORK SHALL BE ERECTED PLUMB AND TRUE-TO-LINE IN ACCORDANCE WITH THE BEST CONSTRUCTION PRACTICES OF THE TRADE AND PER MANUFACTURERS' RECOMMENDATIONS FOR THE PARTICULAR ELEMENT.
- H. GYPSUM BOARD WORK SHALL CONFIRM TO THE STANDARD SPECIFICATIONS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE. LEVEL 4 THROUGHOUT.
- I. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN NATIONAL SAFETY DATA INFORMATION ON ALL MATERIALS TO BE UTILIZED ON EACH PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- J. OPENINGS IN A RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE-RESISTANT JOINT SYSTEMS OR PROTECTED WITH A FIRE-RATED CHASE.
- K. NOTES APPEAR ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS. REVIEW THE ENTIRE DRAWING SET.
- L. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- M. STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS, CONTRACTOR TO NOTIFY THE ARCHITECT PRIOR TO MOVING FORWARD WITH ANY WORK.
- N. CONTRACTOR TO MAINTAIN CONSTRUCTION PREMISES IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. THE WORK SHALL MAINTAIN CLEANLINESS AND CONTROL ANY DUST CAUSED BY THE WORK, AS WELL AS PROVIDE TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED TO PROTECT THE PUBLIC.

HISTORIC PRESERVATION ANALYSIS & APPROACH

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URBANO
ARCHITECTS

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Houston, TX, 77008
Tel.: 832 444 0012

CLIENT

CONTRACTOR

CONSULTANTS

PROJECT NAME & LOCATION

**841 ARLINGTON
RENOVATION &
ADDITION**

841 ARLINGTON ST. HOUSTON TX 77007

DATE	ISSUE	NO.	DATE	REVISION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

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DRAWING TITLE
COVER PAGE

DATE
05/19/21

PROJECT NO.
21 003

DRAWN BY
AAU / LC

DRAWING NUMBER
G.001

SEAL & SIGNATURE

ANDRES A. UTTING

CLIENT

CONTRACTOR

CONSULTANTS

PROJECT NAME & LOCATION

841 ARLINGTON RENOVATION & ADDITION

841 ARLINGTON ST. HOUSTON TX 77007

DATE ISSUE NO. DATE REVISION

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DRAWING TITLE

ABBREVIATIONS, SYMBOLS & CODE

DATE

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21 003

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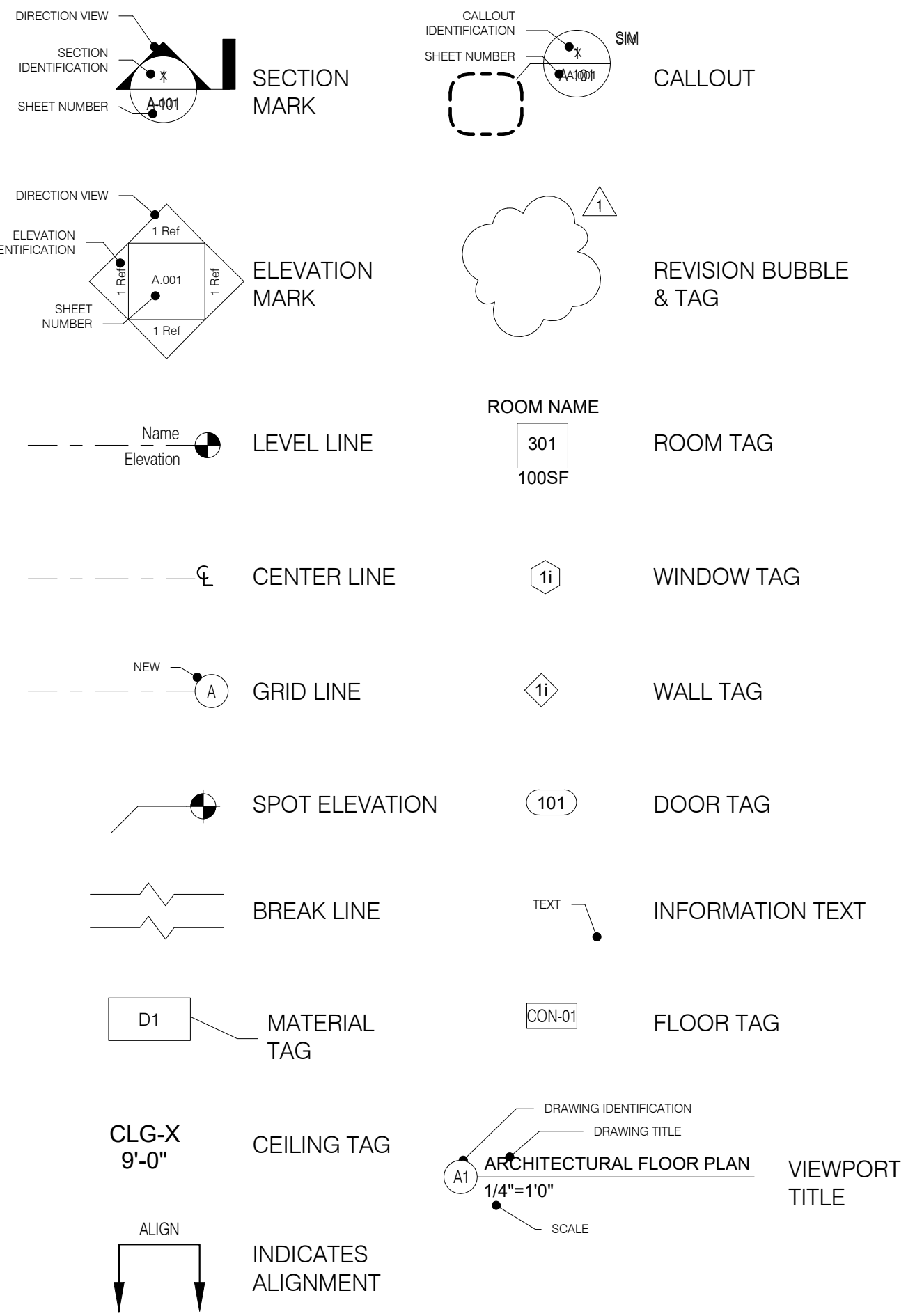
DRAWING NUMBER

G.002

SEAL & SIGNATURE

ANDRES A. UTTING

AC	AIR CONDITIONING	FLUOR	FLUORESCENT	PLBG	PLUMBING
ACST	ACOUSTIC	FP	FIREPROOF(ING)	PLT	PLATE
ACT	ACOUSTIC TILE	FR	FIRE RATED	PLYWD	PLYWOOD
ADA	AMERICANS WITH DISABILITIES ACT	FRT	FIRE RETARDANT	PNL	PANEL
ADAAG	AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES	FTG	FOOTING, FITTING	POL	POLISHED
		FUR	FURRED, FURRING	PORC	PORCELAIN
ADD	ADDENDUM; ADDITION	FURN	FURNISH, FURNITURE	PREFAB	PREFABRICATED
AFF	ABOVE FINISH FLOOR	GA	GAUGE	PSF	POUNDS PER SQUARE FOOT
AIA	AMERICAN INSTITUTE OF ARCHITECTS	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
ALUM	ALUMINUM	GC	GENERAL CONTRACTOR	PT	PAINT
ANOD	ANODIZED	GDIS	GARBAGE DISPOSAL		
APPROX	APPROXIMATE	GFCI	GROUND FAULT CIRCUIT INTERRUPTED	QTY	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	GFI	GROUND FAULT INTERRUPTED	R	RADIUS
ASC	ABOVE SUSPENDED CEILING	GFRC	CONCRETE	RA	RETURN AIR, REGISTERED ARCHITECT
ASSOC	ASSOCIATION; ASSOCIATE	GKT	GASKET	RCP	REFLECTED CEILING PLAN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	GYP	GYPSPUM	RD	ROOF DRAIN
AVG	AVERAGE	GWB	GYPSPUM	REBAR	REINFORCING BAR
				REF	REFERENCE
				REFR	REFRIGERATE, REFRIGERATOR
BLDG	BUILDING	HB	HOSE BIBB	REINF	REINFORCING
BLK	BLOCK	HDW	HARDWARE	REV	REVISE, REVISION
BLKG	BLOCKING	HDWR	HARDWOOD	REV DR	REVOLVING DOOR
BRK	BRICK	HM	HOLLOW METAL	RFG	ROOFING
BRZ	BRONZE	HOLD	HOLD DIMENSION	RH	RIGHT HAND
		HORIZ	HORIZONTAL	RM	ROOM
CA	CONSTRUCTION ADMINISTRATOR	HR	HOUR	RO	ROUGH OPENING
CAB	CABINET	HVAC	HEATING, VENTILATING, AND A.C.	ROW	RIGHT OF WAY
CEM	CEMENT	HW	HOT WATER		
CER	CERAMIC	HWH	HOT WATER HEATER	S	SOUTH
CJ	CONTROL JOINT	IGU	INSULATED GLASS UNIT	SC	SOLID CORE
CL	CENTERLINE	IN	INCH	SCH	SCHEDULE
CLG	CEILING	INFO	INFORMATION	SEC	SECTION
CLR	CLEAR	INSUL	INSULATION	SF	SQUARE FOOT
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	SHR	SHOWER
COL	COLUMN			SHT	SHEET
CONC	CONCRETE	J-BOX	JUNCTION BOX	SIM	SIMILAR
CONSTR	CONSTRUCTION	JAN	JANITOR	SK	SINK
CONT	CONTINUOUS	JC	JANITOR'S CLOSET	SPEC	SPECIFICATION
CPT	CARPET	JT	JOINT	SPK	SPEAKER
CTR	CENTER	KIT	KITCHEN	SQ	SQUARE
				SS	STAINLESS STEEL
DBL	DOUBLE	LAB	LABORATORY	STC	SOUND TRANSMISSION CLASS*
DEMO	DEMOLITION	LAM	LAMINATE, LAMINATED	STD	STANDARD
DEPT	DEPARTMENT	LAV	LAVATORY	STG	STONE
DF	DRINKING FOUNTAIN	LB	POUNDS (WEIGHT)	STL	STEEL
DIA	DIAMETER	LBL	LABEL	STRUC	STRUCTURE / STRUCTURAL
DIM	DIMENSION	LT	LIGHT	SUSP	SUSPENDED
DISP	DISPENSER	LTG	LIGHTING		
DIW	DIVISION	LVR	LOUVER	T&G	TONGUE & GROOVE
DN	DOWN			TEL	TELEPHONE
DTL	DETAIL	MAINT	MAINTENANCE	TEMP	TEMPERATURE
DW	DISHWASHER	MAX	MAXIMUM	TL	TILE
DWG	DRAWING	MDF	MEDIUM DENSITY FIBERBOARD	TSL	TOP OF SLAB
		MECH	MECHANICAL	TST	TOP OF STEEL
E	EAST	MED	MEDIUM	TELEVISION	TELEVISION
EA	EACH	MEMB	MEMBRANE	TV	TYPICAL
ELEC	ELECTRICAL	MH	MANHOLE	TYP	TYPICAL
ELEV	ELEVATOR	MIN	MINIMUM	TZ	TERRAZZO
EMER	EMERGENCY	MIR	MIRROR		
ENCL	ENCLOSURE	MISC	MISCELLANEOUS	UL	UNDERWRITERS LABORATORY
ENG	ENGINEER	MTL	METAL	UNF	UNFINISHED
EOS	EDGE OF SLAB	MULL	MULLION	UON	UNLESS OTHERWISE NOTED
EO	EQUAL	MWK	MILLWORK	UR	URINAL
EQUIP	EQUIPMENT				
EX	EXISTING	N	NORTH	VB	VAPOR BARRIER
EXH	EXHAUST	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EXP	EXPANSION	NO	NUMBER	VENT	VENTILATE, VENTILATOR
EXT	EXTERIOR	NOM	NOMINAL	VIF	VERIFY IN FIELD
		NRC	NOISE REDUCTION COEFFICIENT	VP	VENT PIPE
		NTS	NOT TO SCALE	VT	VINYL TILE
FAB	FABRICATE				
FD	FLOOR DRAIN	OA	OUTSIDE AIR	W	WEST, WIDTH, WIDE
FDC	FIRE DEPARTMENT CONNECTION	OC	ON CENTER	W/	WITH
FDN	FOUNDATION	OD	OUTSIDE DIAMETER	W/O	WITHOUT
FE	FIRE EXTINGUISHER	OF	OUTSIDE FACE	WB	WOOD BASE
FEC	FIRE EXTINGUISHER CABINET	OPG	OPENING	WC	WATER CLOSET
FF	FINISHED FLOOR	OPP	OPPOSITE	WD	WOOD
FHC	FIRE HOSE CABINET			WIN	WINDOW
FHR	FIRE HOSE RACK	PARTN	PARTITION	WM	WATER METER
FHS	FIRE HOSE STATION	PB	PULLBOX, PANIC BAR	WPR	WATERPROOFING
FHY	FIRE HYDRANT	PERF	PERFORATED		
FLR	FLOOR	PERIM	PERIMETER		
		PLAS	PLASTIC		



R308 GLAZING - (REVIEW ALL R308 REGARDING SAFETY GLASS IN HAZARDOUS LOCATIONS FOR GLAZING.)

R308.4.3 GLAZING IN WINDOWS
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL 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.

R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. R311.6 HALLWAYS. THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914 MM).

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M2).
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 M2).

R310.1.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).
R310.1.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM)
R311.7.5 STAIR TREADS & RISERS

R311.5.1 RISERS - THE MAXIMUM RISER SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN AND FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
R311.7.5.2 TREADS - THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST 1 SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. R311.7.8.1 HEIGHT - HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38"

R312.1.2 GUARDS HEIGHT- REQUIRED GUARDS AT OPEN SIDE WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS

R301.5 -HANDRAIL/GUARDRAIL DESIGN - HANDRAILS AND GUARDRAILS WILL BE DESIGNED FOR A 200-POUND LIVE LOAD IN ANY DIRECTION ALONG THE TOP.
R311.7.8.1 HANDRAIL HEIGHT - HANDRAILS SHOULD BE NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE TREADS.
R312.1 GUARDS - FLOOR SURFACES RAISED MORE THAN 30" ABOVE THE FINISHED FLOOR OR ADJACENT GRADE MUST BE PROVIDED WITH A GUARD THAT IS NOT LESS THAN 36" IN HEIGHT.
R312.1.3 GUARDS, OPENING LIMITATIONS - GUARDS SHALL HAVE INFILL COMPONENTS THAT DO NOT ALLOW THE PASSAGE OF A 4 INCH SPHERE.

R314.2, R314.3 & R315.1 SMOKE & CARBON MONOXIDE DETECTOR - SMOKE & CARBON MONOXIDE DETECTORS WILL BE HARDWIRED, INTERCONNECTED AND HAVE A BATTERY BACK AND LOCATED IN EACH IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OUTSIDE OF THE SLEEPING ROOMS, AND A MINIMUM OF ONE SHALL BE SHOWN ON ANY LEVELS THAT DON'T HAVE SLEEPING ROOMS.

2012 INTERNATIONAL RESIDENTIAL CODE

ASSEMBLY	TYPE	DEPTH & CONFIGURATION	R VALUE
EXTERIOR (EXISTING)	NONE	NONE	NONE
NEW WALLS	NON PAPER-FACED BATTS	2 X 4	R-13
ROOF / ATTIC	BLOWN FIBERGLASS	LOOSE FILL	R-38
CRAWLSPACE (NEW ONLY)	CLOSED CELL	1.5"	R-13

PROPOSED INSULATION CONFIGURATION

GENERAL SYMBOLS & ABBREVIATIONS LEGEND

Door Schedule			
MAR K	WIDTH	HEIGH T	DESCRIPTION
D1	2' - 10"	7' - 0"	Existing to Remain
D2	5' - 0"	8' - 0"	new swing double door - glass & wood
D3	2' - 4"	6' - 8"	new pocket door - wood
D4	0' - 0"	0' - 0"	cased opening 5- x 10'
D5	12' - 0"	9' - 0"	tripple sliding patio door
D6	8' - 0"	9' - 0"	double sliging patio door
D7	2' - 0"	6' - 8"	new swing door - wood
D8	3' - 0"	6' - 8"	new swing door - wood
D9	3' - 0"	6' - 8"	new swing door - wood
D10	2' - 0"	6' - 8"	new pocket door - wood
D11	2' - 4"	6' - 8"	new pocket door - wood
D12	2' - 0"	6' - 8"	new swing door - wood
D13	2' - 8"	6' - 8"	new swing door - wood
D14	2' - 0"	6' - 8"	new swing door - wood
D15	2' - 0"	6' - 8"	new swing door - wood
D16	2' - 8"	6' - 8"	new swing door - wood
D17	2' - 0"	6' - 8"	new swing door - wood

WINDOW SCHEDULE		
MARK	DIMENSIONS	DESCRIPTION
1	33"x78"	EXISTING, ORIGINAL WINDOW TO REMAIN
2	33"x78"	EXISTING, ORIGINAL WINDOW TO REMAIN
3	33"x78"	EXISTING, ORIGINAL WINDOW TO REMAIN
4	33"x78"	EXISTING, ORIGINAL WINDOW TO REMAIN
5	33"x78"	EXISTING, ORIGINAL WINDOW TO REMAIN
6	33"x78"	EXISTING, ORIGINAL WINDOW TO REMAIN
7	33"x78"	EXISTING, ORIGINAL WINDOW TO REMAIN
9	33"x78"	EXISTING, ORIGINAL WINDOW TO REMAIN
12	33"x60	NEW WOOD WINDOW - EGRESS WINDOW SEE NOTE 1
13	33"x60	NEW OPERABLE WOOD WINDOW
14	33"x60	NEW OPERABLE WOOD WINDOW
16	33"x60	NEW WOOD WINDOW - EGRESS WINDOW SEE NOTE 1
17	33"x60	NEW OPERABLE WOOD WINDOW
18	33"x60	NEW WOOD WINDOW - EGRESS WINDOW SEE NOTE 1
19	33"x60	NEW OPERABLE WOOD WINDOW
20	30" x 46"	NEW OPERABLE WOOD WINDOW
21	33"x60	NEW FIXED WOOD WINDOW
22	33"x60	NEW FIXED WOOD WINDOW
23	33"x60	NEW FIXED WOOD WINDOW
24	33"x60	NEW FIXED WOOD WINDOW
25	30" x 36"	NEW OPERABLE WOOD WINDOW
26	33"x60	NEW OPERABLE WOOD WINDOW

WINDOW NOTES

R310.1 2012 IRC WINDOWS (ESCAPE AND RESCUE WINDOWS)
 PLANS SHALL CLEARLY INDICATE THAT ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

ENERGY CONSERVATION COMPLIANCE
 TABLE R402.1.2 OF THE 2015 IECC REQUIRES INSULATION VALUES FOR CLIMATE ZONE 2:
 MAXIMUM FENESTRATION U-FACTOR: 0.40 (0.65 FOR SKYLIGHTS*)
 MAXIMUM GLAZED FENESTRATION SHGC: 0.25
 MINIMUM CEILING R-VALUE: 38
 MINIMUM WALL R-VALUE: 13
 MINIMUM FLOOR R-VALUE: 13

R302.7 Under-stair protection. 2012 IRC
 Provide under stair protection to enclosed accessible space with 1/2 inch gypsum board.

R312.1.3 Opening limitations.
 Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. Exceptions: The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.

Stair (Rise, Run) R311.7.5 2012 IRC
 Stair maximum riser height shall be 7 3/4 inches and the minimum width for treads shall be 10 inches.

Stair (Handrail Details) R311.7.8.3 Grip-size.
 All required handrails shall be of one of the following types or provide equivalent grasp ability.
 1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6 1/4 inches with a maximum cross section of dimension of 2 1/4 inches. Edges shall have a minimum radius of 0.01 inch.
 2. Type II. Handrails with a perimeter greater than 1 1/2 inches shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1 3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches to a maximum of 2 3/4 inches. Edges shall have a minimum radius of 0.01 inch.

R311.7.8.1 Height.
 Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

R311.7.8.2 Continuity.
 Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch between the wall and the handrails.

Stair (Width) R311.7.1 2012 IRC
 Residential stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height.

URBANO ARCHITECTS

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 Houston, TX, 77008
 Tel.: 832 444 0012

CLIENT

CONTRACTOR

CONSULTANTS

PROJECT NAME & LOCATION

841 ARLINGTON RENOVATION & ADDITION

841 ARLINGTON ST. HOUSTON TX 77007

DATE ISSUE NO. DATE REVISION

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DRAWING TITLE

SCHEDULES & DETAILS

DATE
05/21/21

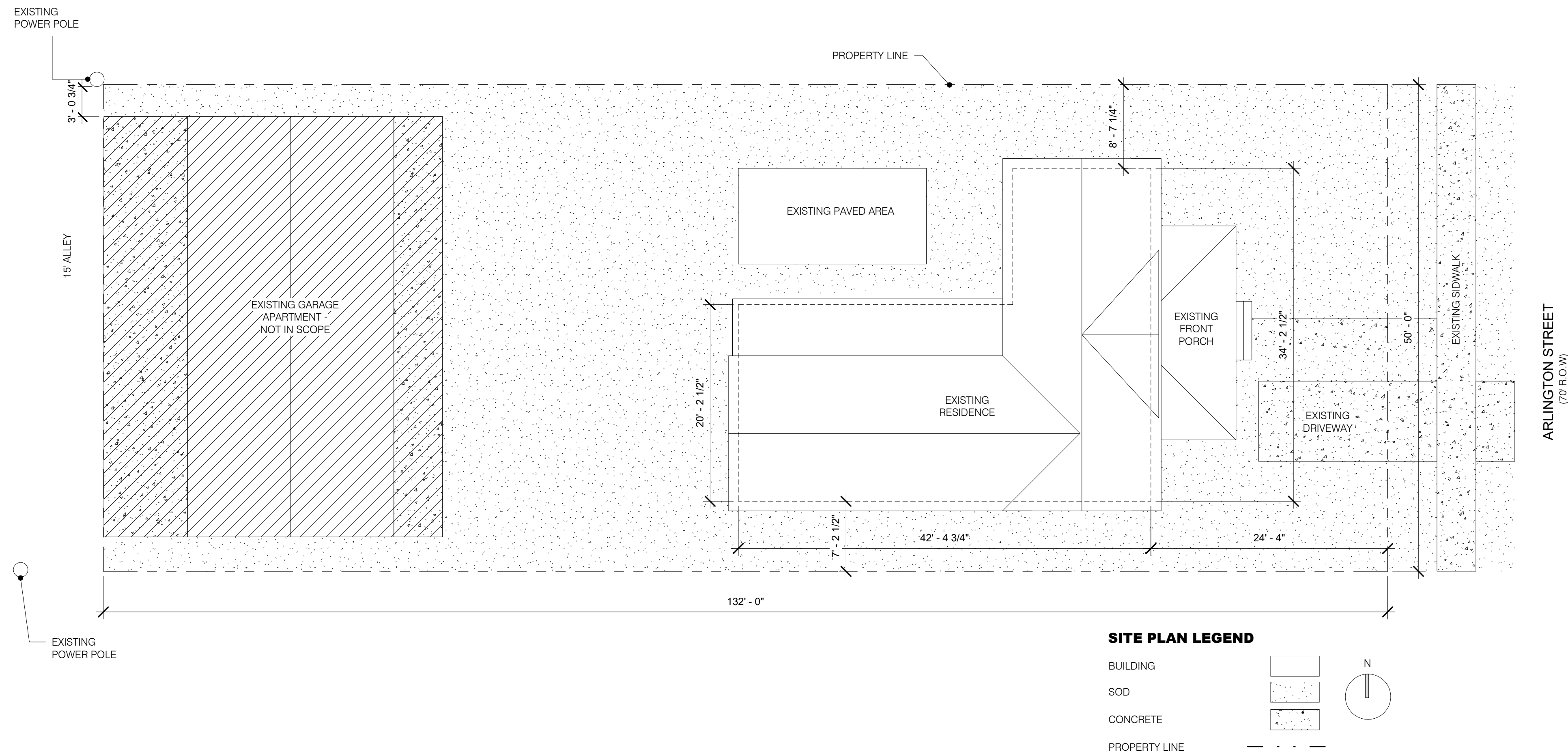
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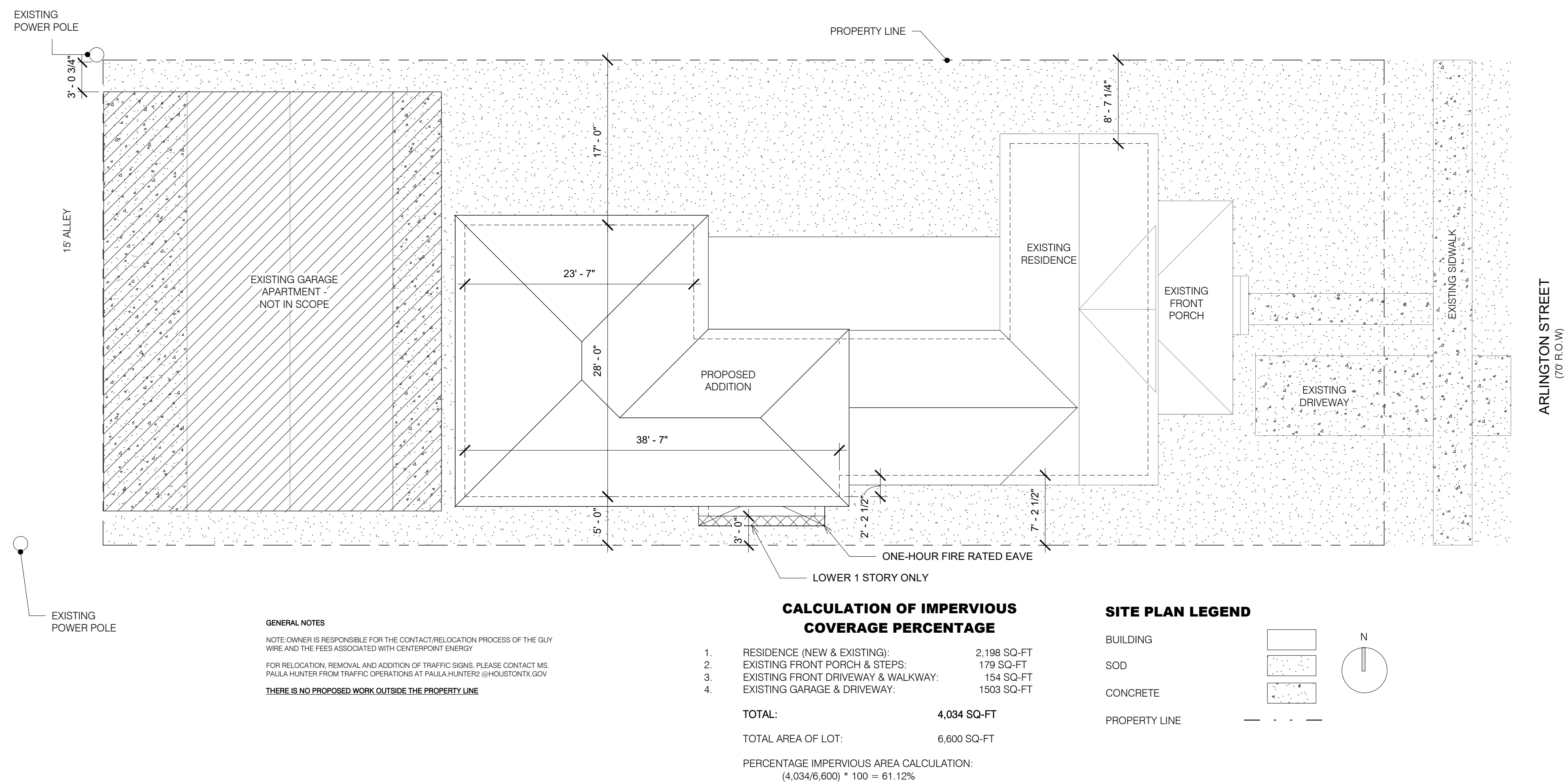
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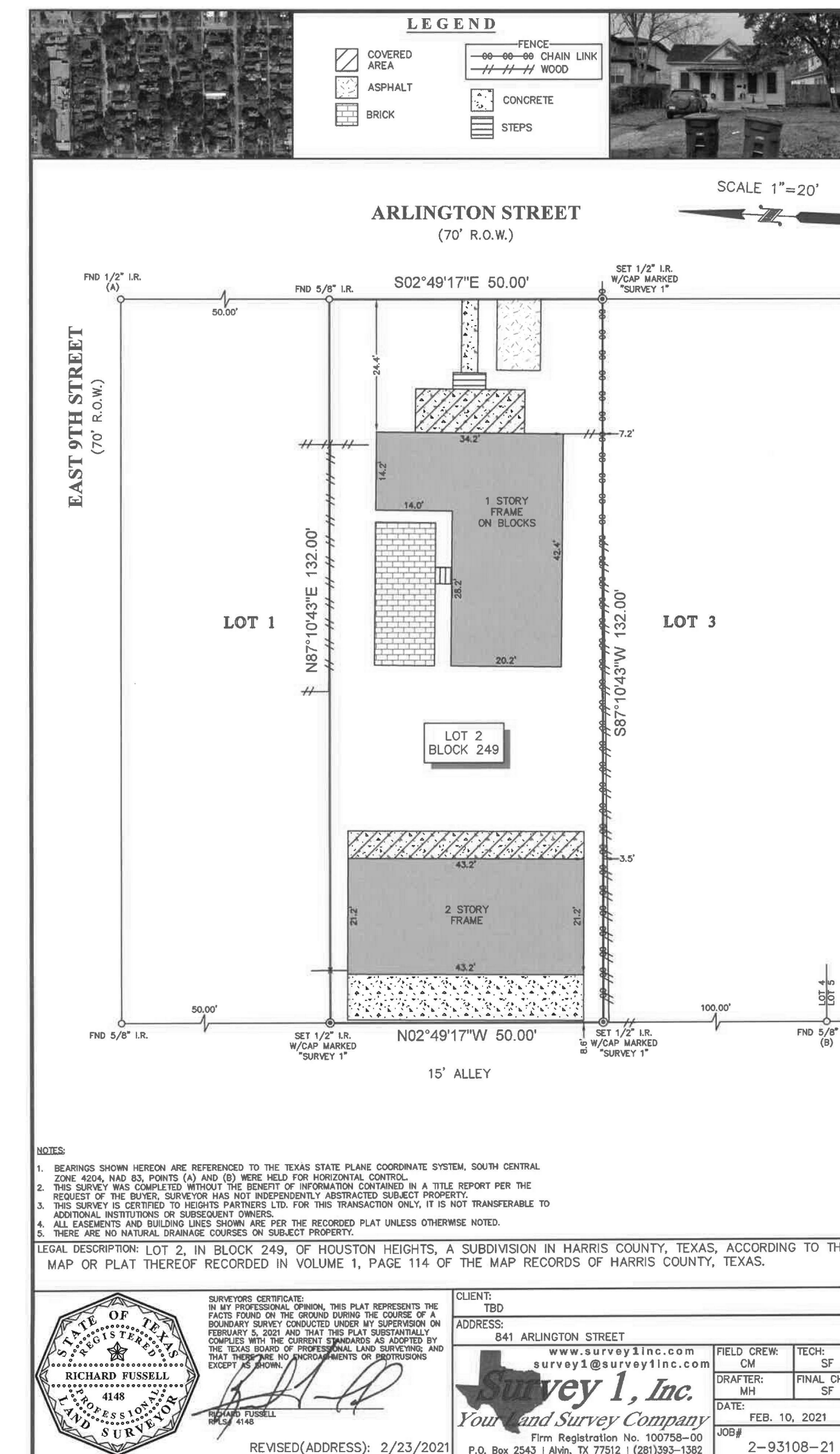
ANDRES A. UTTING



2 EXISTING SITE PLAN
1/8" = 1'-0"



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



PROPERTY SURVEY

URBANO ARCHITECTS

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PROJECT NAME & LOCATION

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SURVEY AND EXISTING AND PROPOSED SITE PLANS

DATE
05/19/21

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A.001

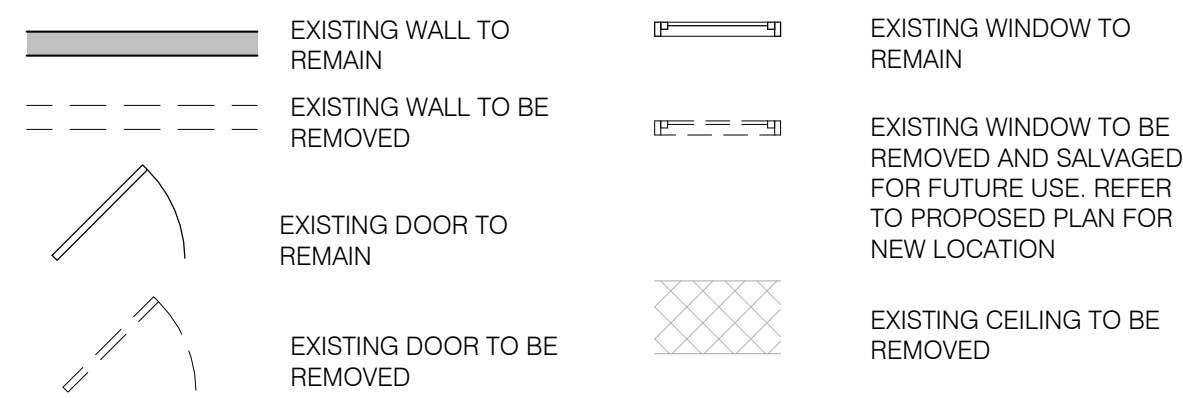
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ANDRES A. UTTING

GENERAL DEMOLITION NOTES

- A. THE DEMOLITION DRAWINGS ARE INTENDED TO PROVIDE A GENERAL INDICATION OF THE EXTENT OF THE SCOPE OF WORK REQUIRED. THE DEMOLITION SHALL BE PERFORMED TO THE EXTENT REQUIRED TO COMPLETE THE NEW WORK. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK.
- B. PROTECT ALL HISTORIC FINISHES ADJACENT TO DEMOLITION FROM VIBRATION, DUST AND DEBRIS. HISTORIC FINISHES INCLUDE BUT NOT LIMITED TO SIDING, INTERIOR SHIPLAP, WINDOWS, DOORS, WOOD WAINSCOTING, AND OTHER WOOD DETAILS.
- C. PROTECT ALL OPENINGS FROM DUST, DEBRIS AND WEATHER CONDITIONS.
- D. PROTECT ALL SOIL AREAS, TREES AND PLANTINGS DURING CONSTRUCTION.
- E. ANY REMOVAL OF LIGHTING FIXTURES, FURNITURE AND APPLIANCES TO BE CONFIRMED WITH ARCHITECT/CLIENT.
- F. CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING BUILDING STRUCTURE AS REQUIRED BY DEMOLITION ACTIVITIES.

DEMOLITION LEGEND

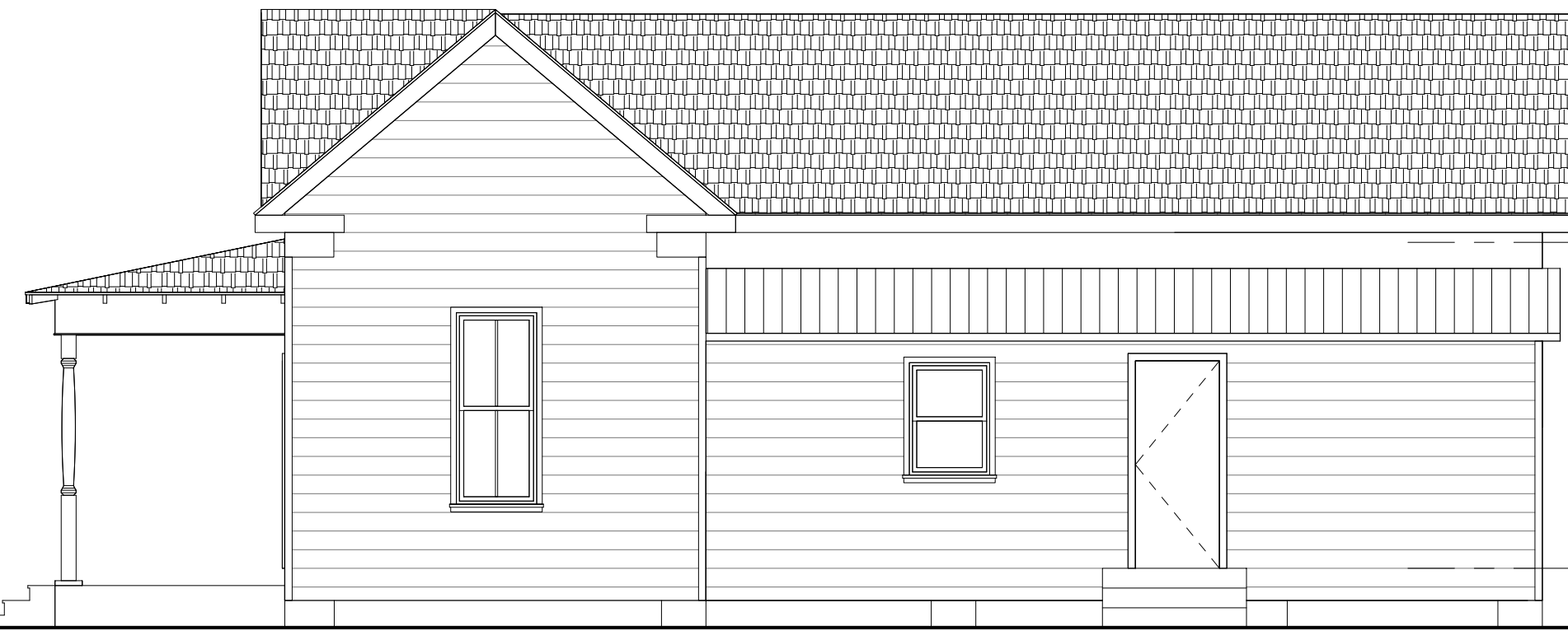


CEILING LEVEL 1
11' - 0"

CAREFULLY DISMANTLE
PLASTIC COVERED
COLUMNS TO EXPOSE
STRUCTURE WITHIN, TYP

FIRST FLOOR
0' - 0"
GROUND
-2' - 0"

6 EXISTING EAST ELEVATION
3/16" = 1'-0"



CEILING LEVEL 1
11' - 0"

FIRST FLOOR
0' - 0"
GROUND
-2' - 0"

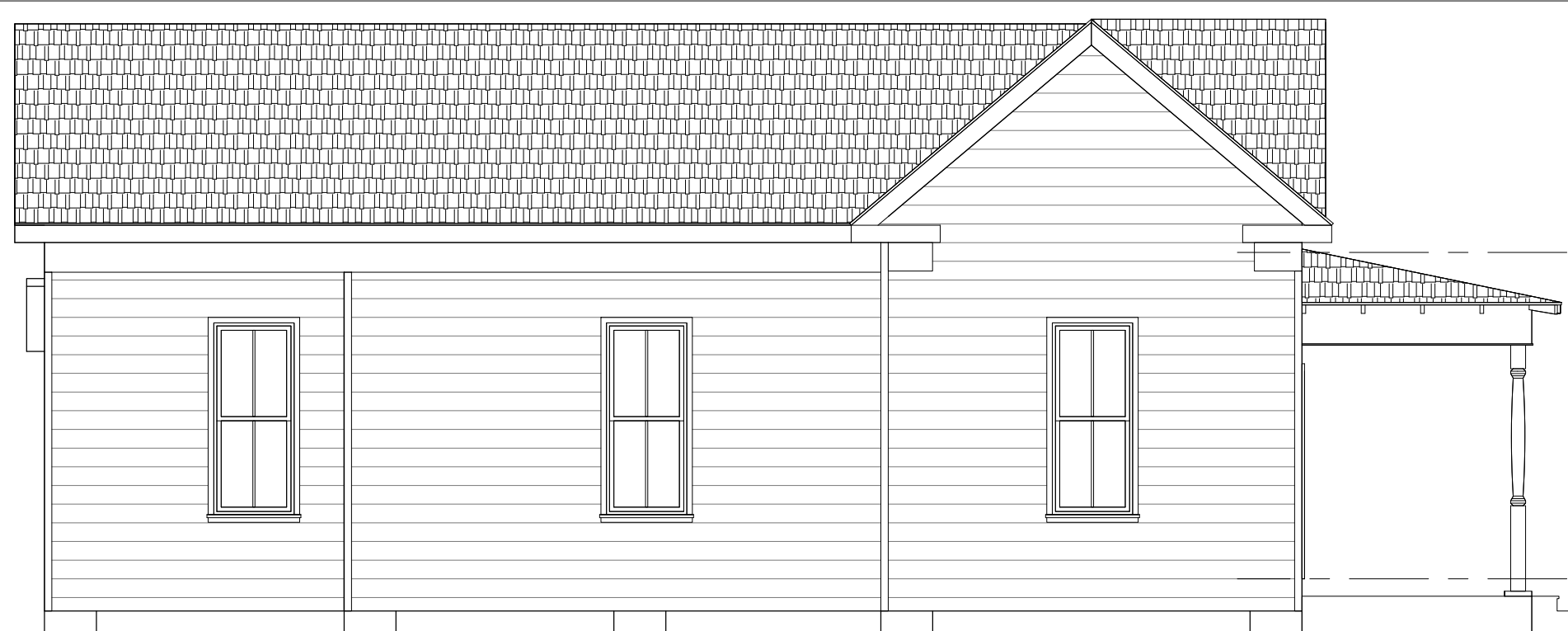
5 EXISTING NORTH ELEVATION
3/16" = 1'-0"



CEILING LEVEL 1
11' - 0"

FIRST FLOOR
0' - 0"
GROUND
-2' - 0"

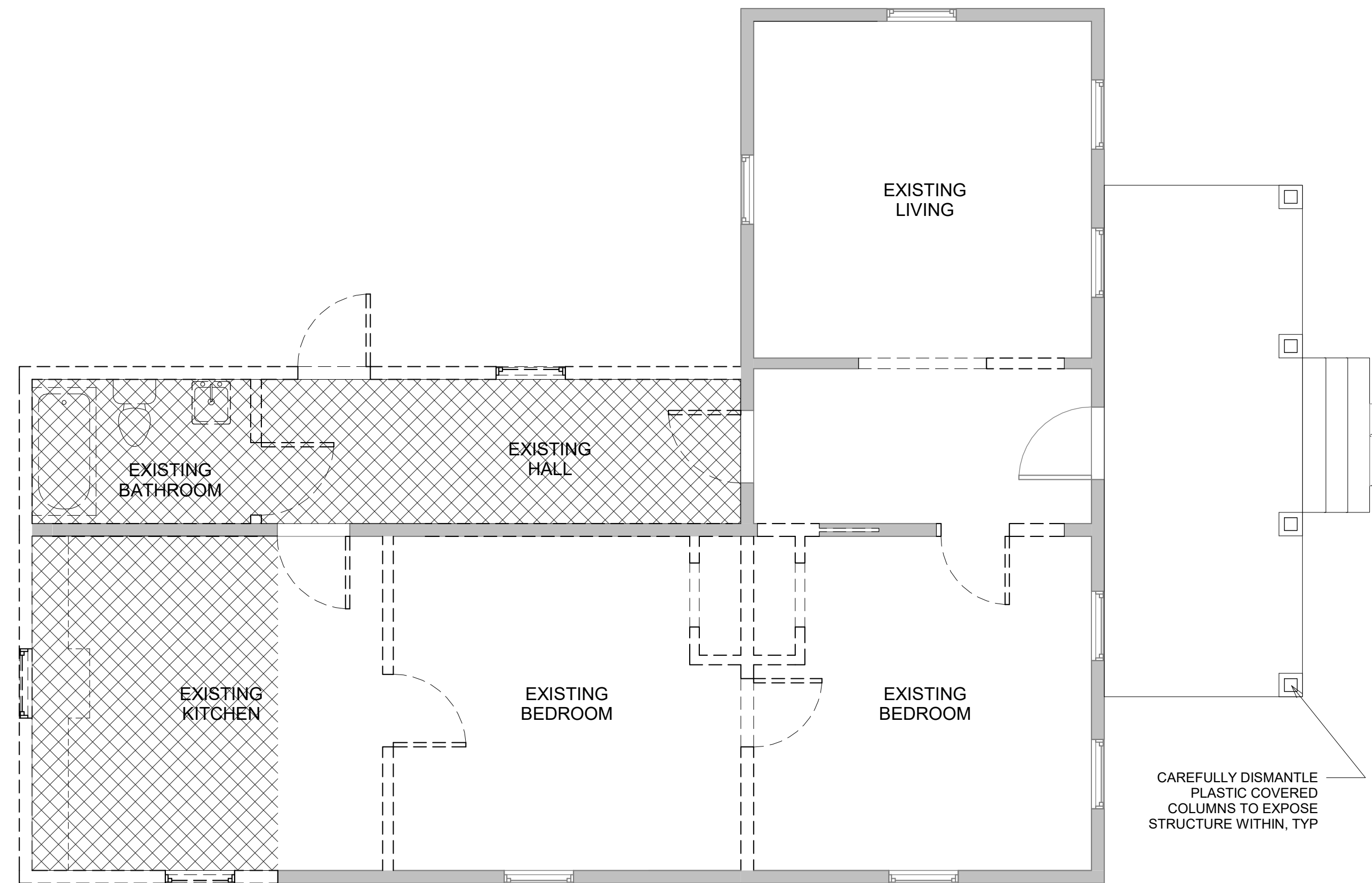
4 EXISTING WEST ELEVATION
3/16" = 1'-0"



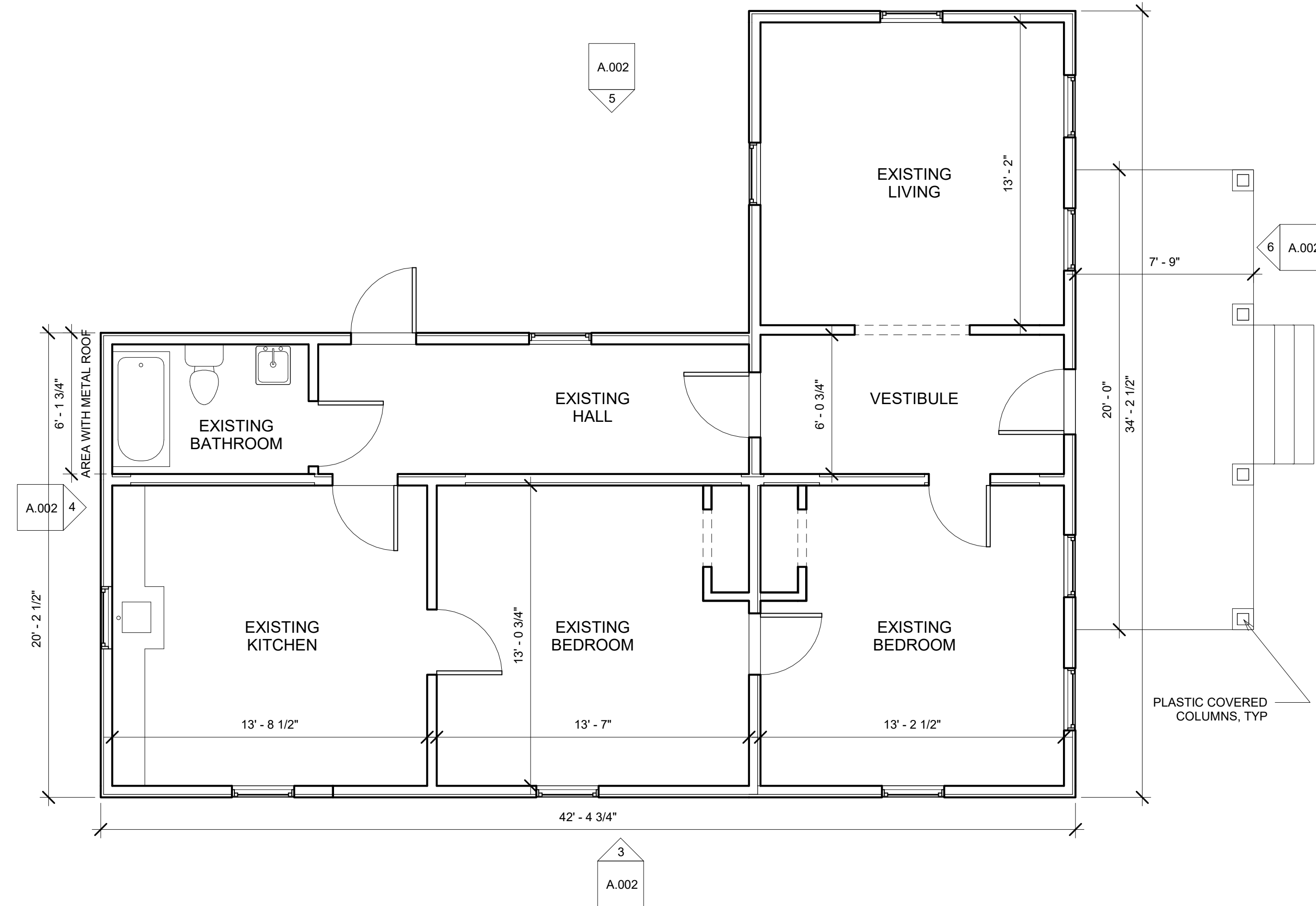
CEILING LEVEL 1
11' - 0"

FIRST FLOOR
0' - 0"
GROUND
-2' - 0"

3 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



2 DEMOLITION PLAN
1/4" = 1'-0"



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

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CLIENT

CONTRACTOR

CONSULTANTS

PROJECT NAME & LOCATION

**841 ARLINGTON
RENOVATION &
ADDITION**

841 ARLINGTON ST. HOUSTON TX 77007

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DRAWING TITLE
**EXISTING FLOOR PLAN,
EXISTING ELEVATIONS &
DEMOLITION PLAN**

DATE
05/19/21

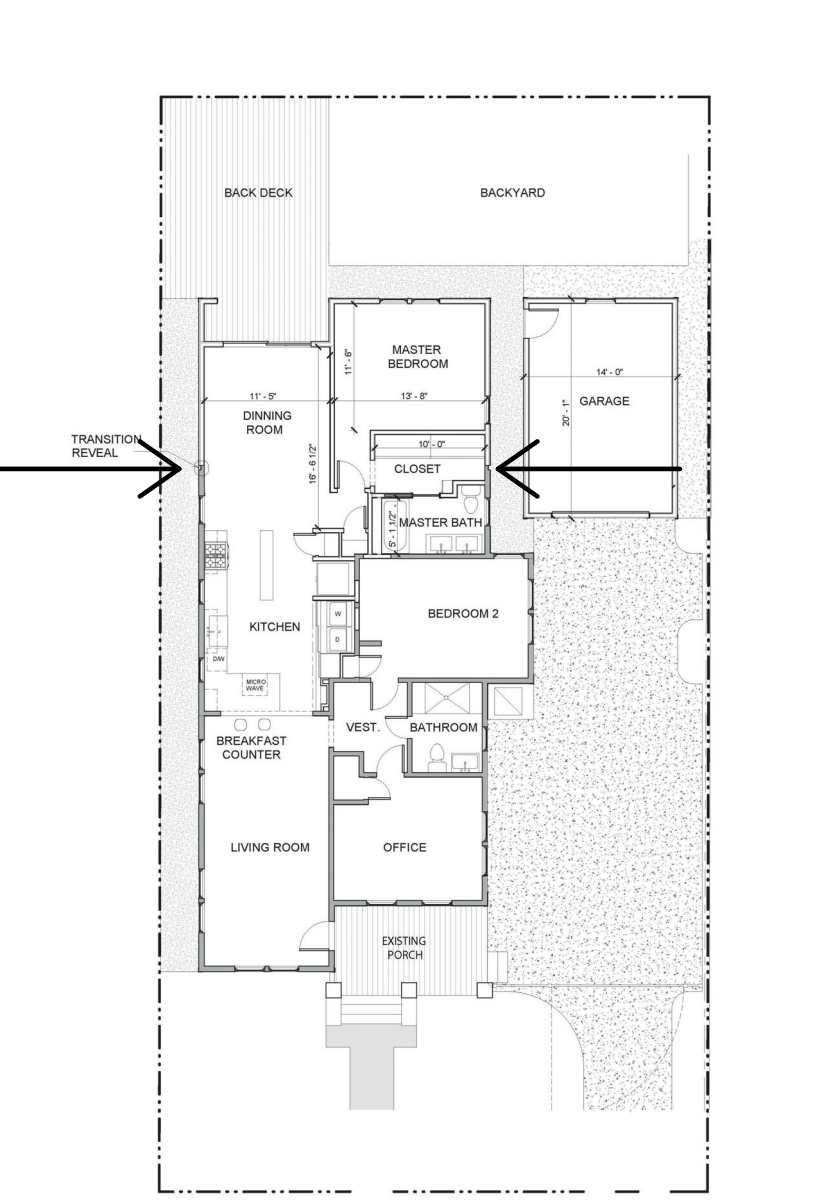
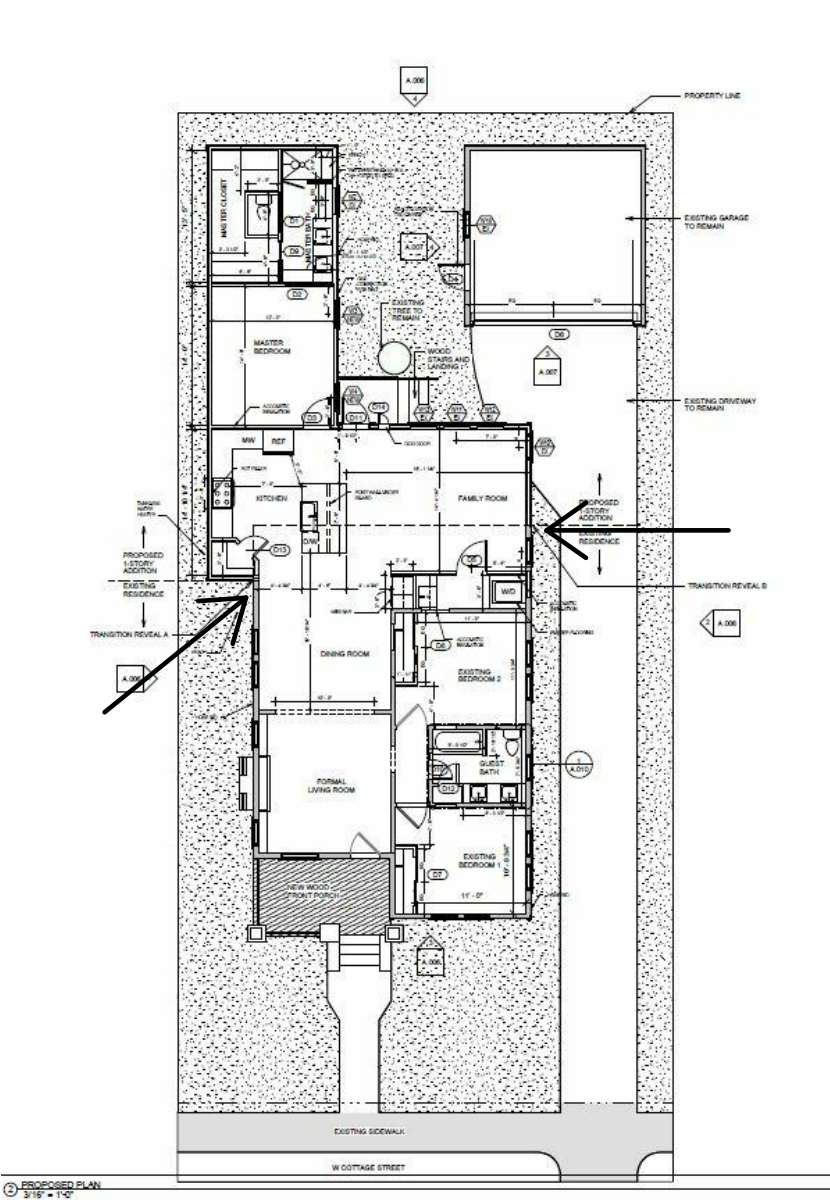
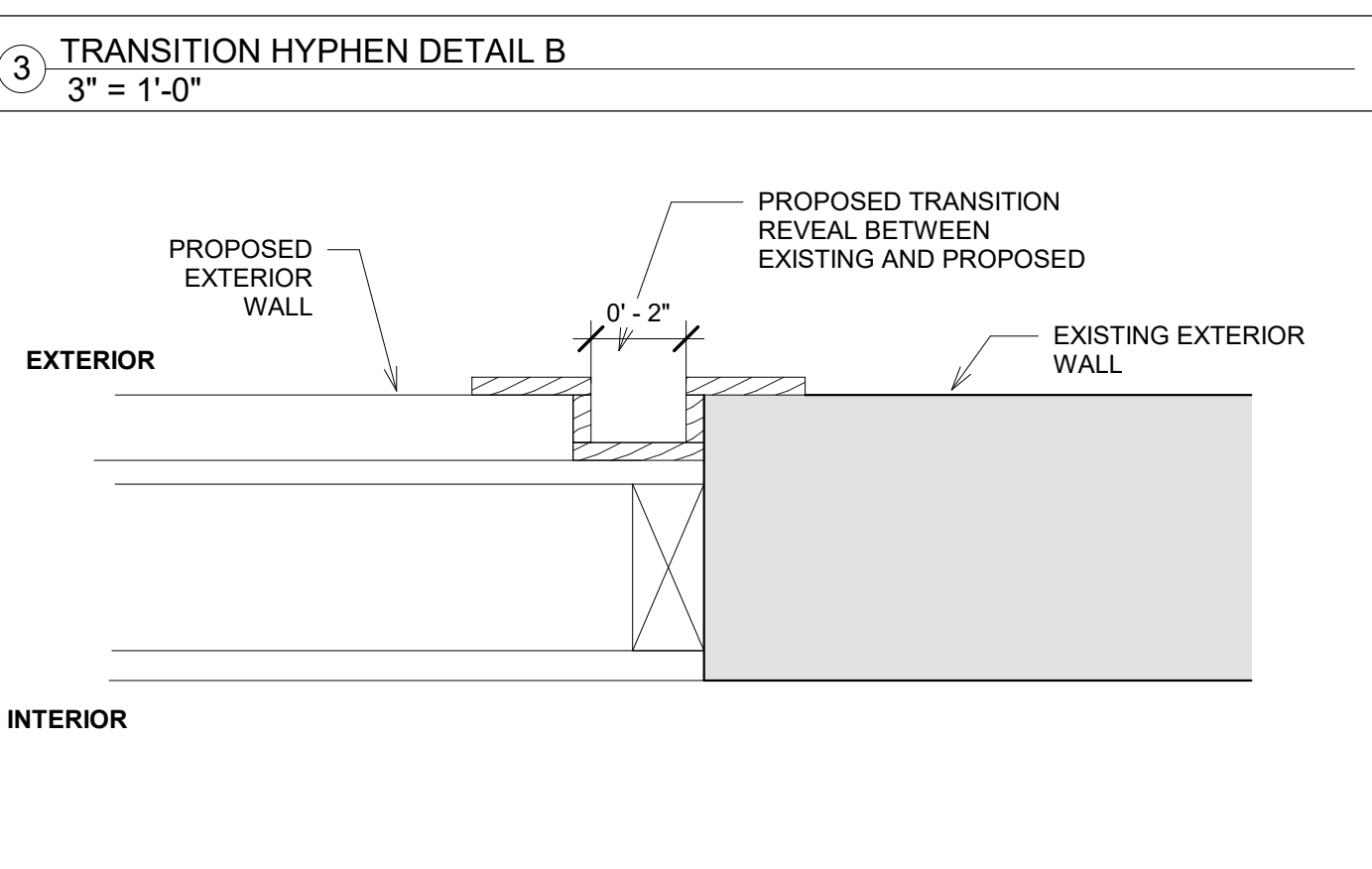
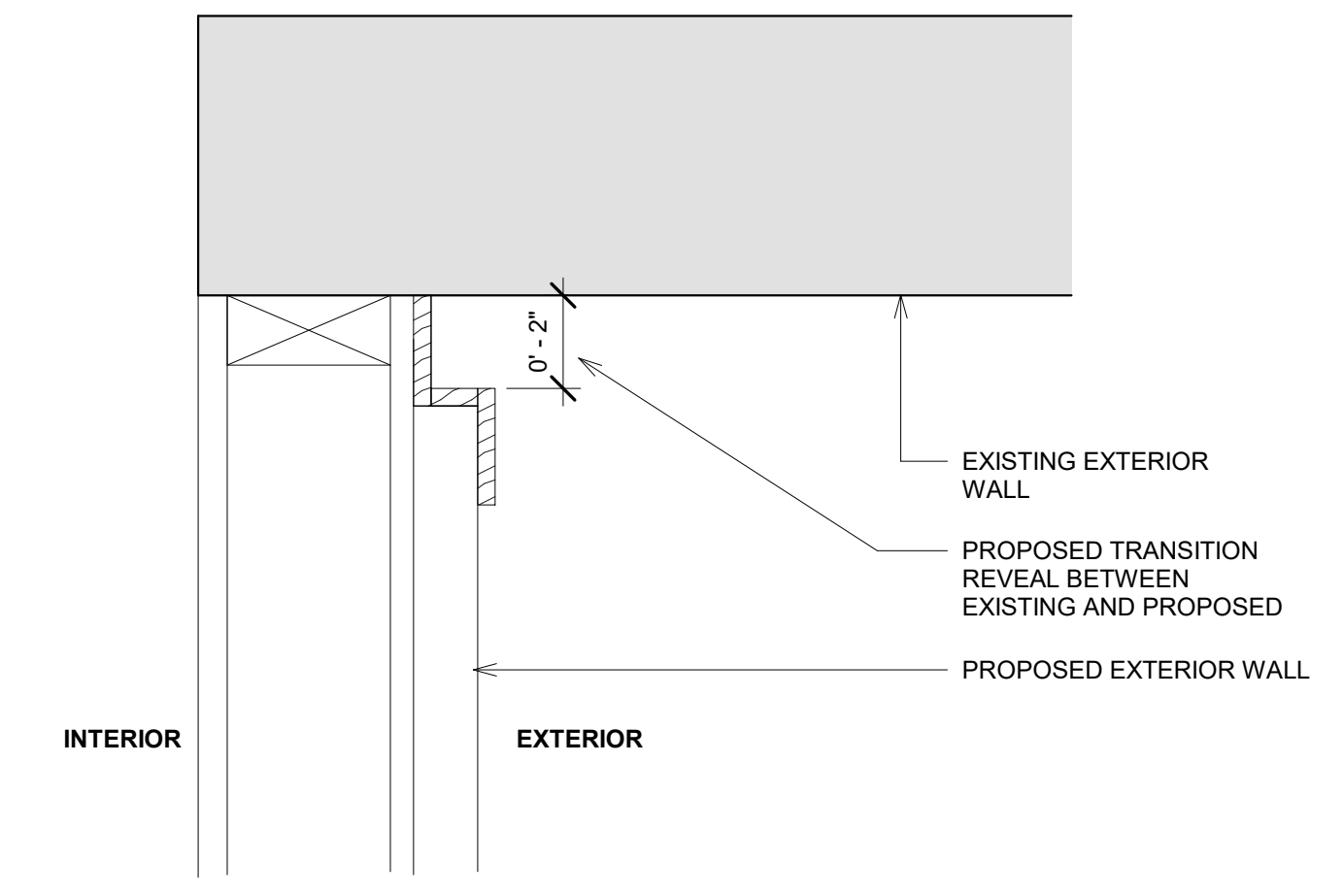
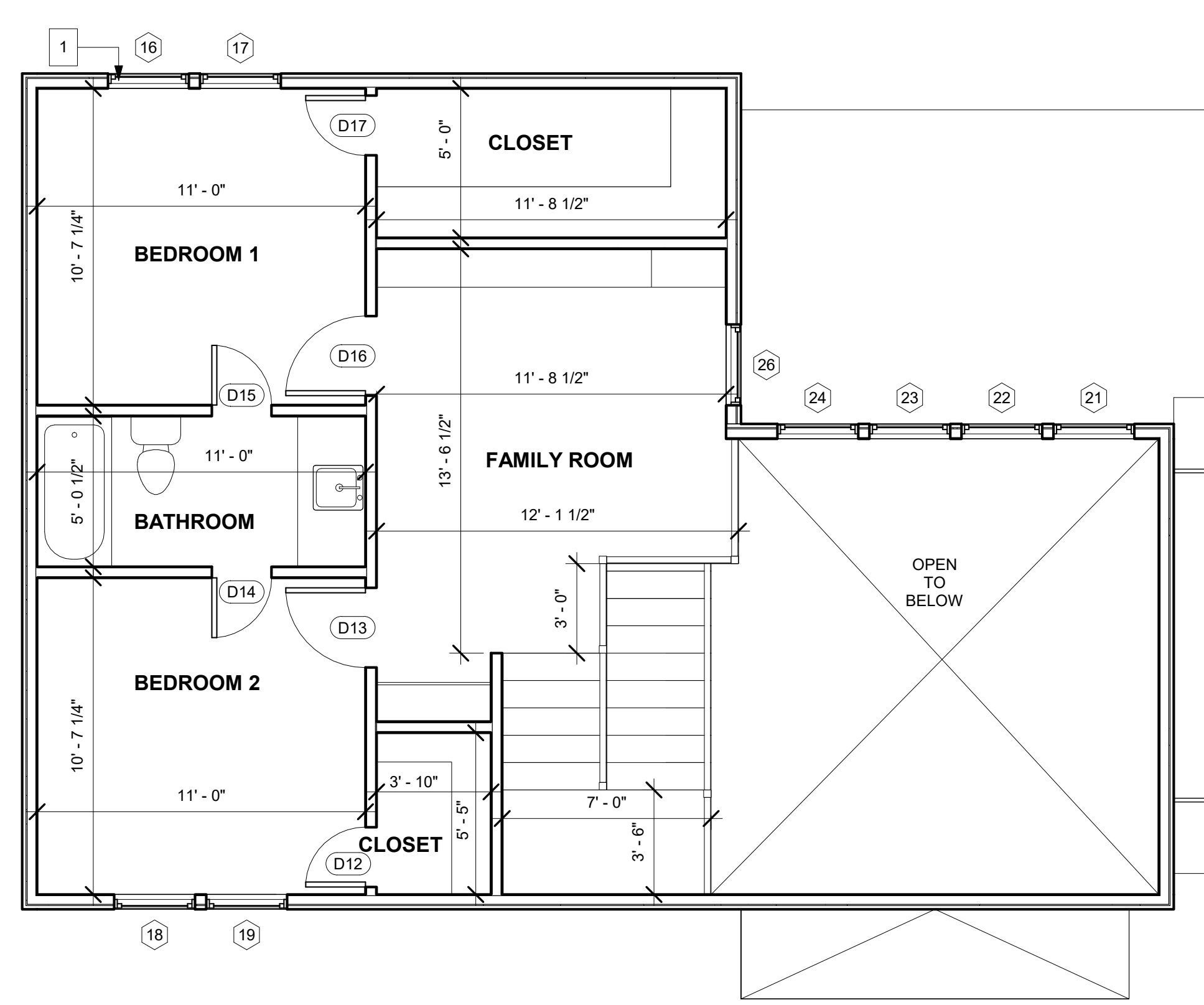
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DRAWING NUMBER
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SEAL & SIGNATURE

ANDRES A. UTTING



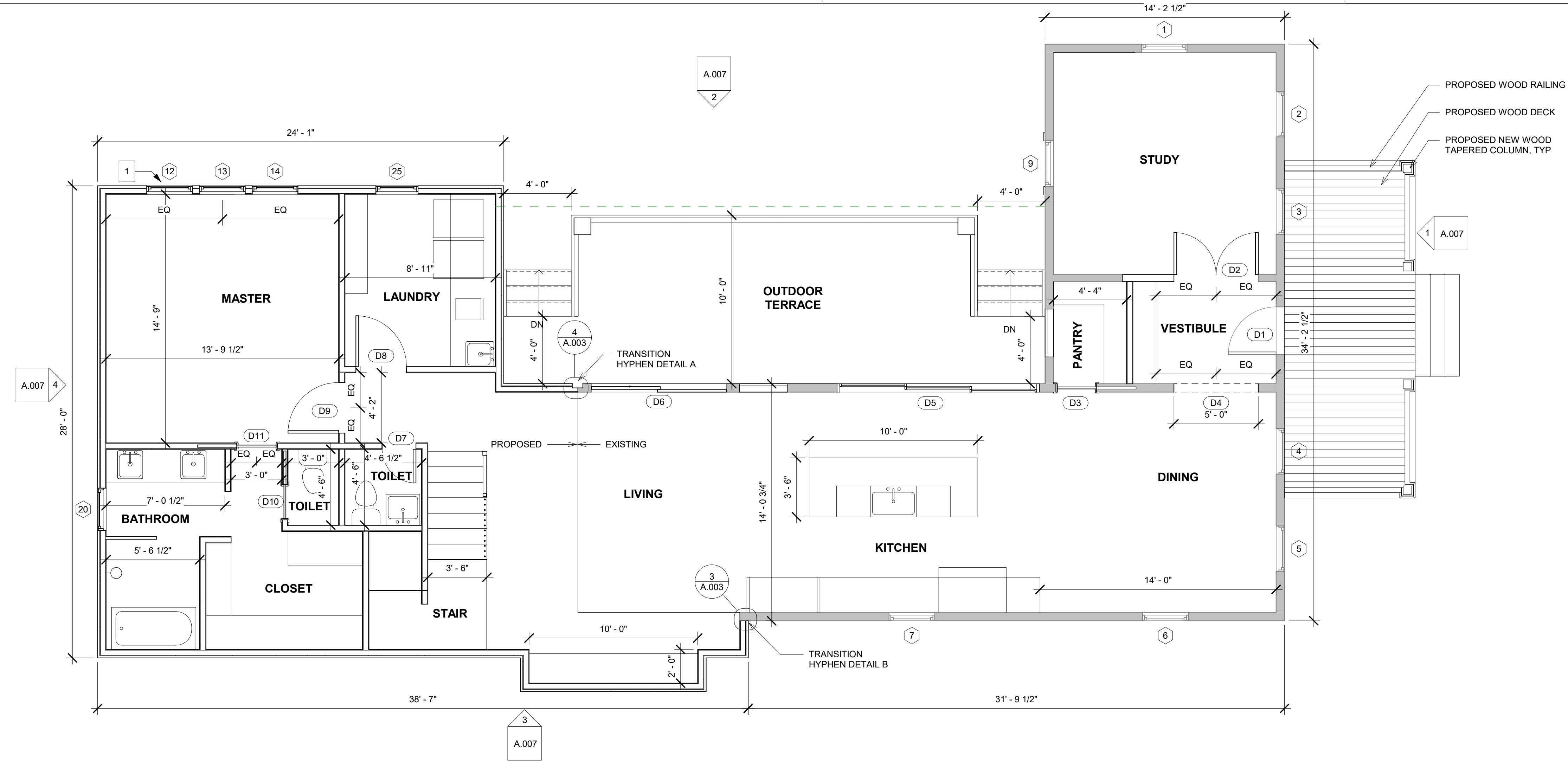
2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

3 TRANSITION HYPHEN DETAIL B
3" = 1'-0"

4 TRANSITION HYPHEN DETAIL A
3" = 1'-0"

TRANSITION HYPHEN OF RECENT PROJECT INSTALLATION AT
1123 WEST COTTAGE STREET

TRANSITION HYPHEN OF RECENT PROJECT INSTALLATION AT
1129 WEST COTTAGE STREET



NOTE 1: ALL WINDOWS AT NEW BEDROOMS MEET R310.1.
R310.1 2012 IRC WINDOWS (ESCAPE AND RESCUE WINDOWS) PLANS SHALL CLEARLY INDICATE THAT ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

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

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CLIENT

CONTRACTOR

CONSULTANTS

PROJECT NAME & LOCATION

841 ARLINGTON RENOVATION & ADDITION

841 ARLINGTON ST. HOUSTON TX 77007

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DRAWING TITLE PROPOSED FLOOR PLANS

DATE
05/20/21

PROJECT NO.
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DRAWING TITLE
**EXISTING & PROPOSED ROOF
PLANS**

DATE
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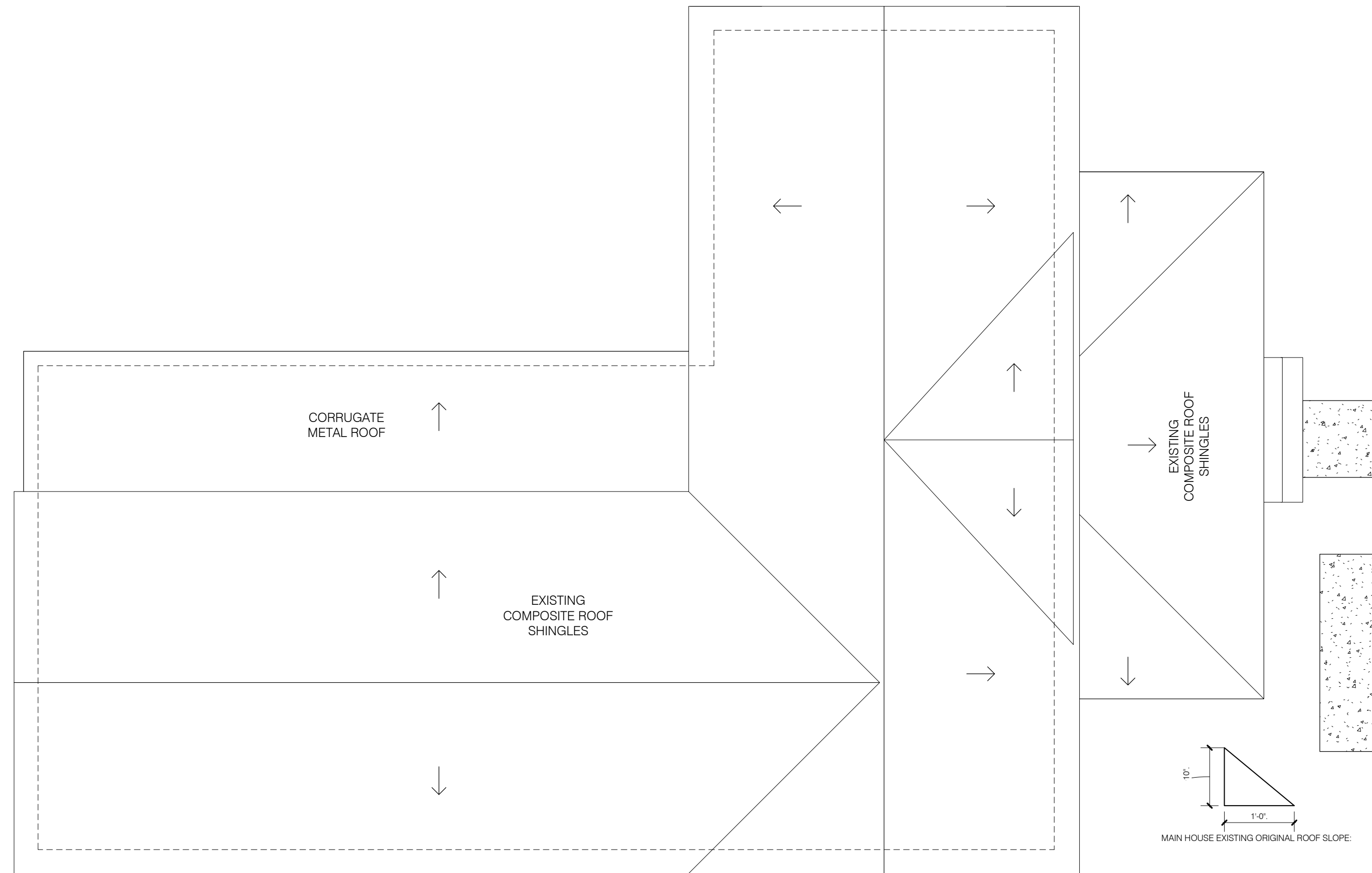
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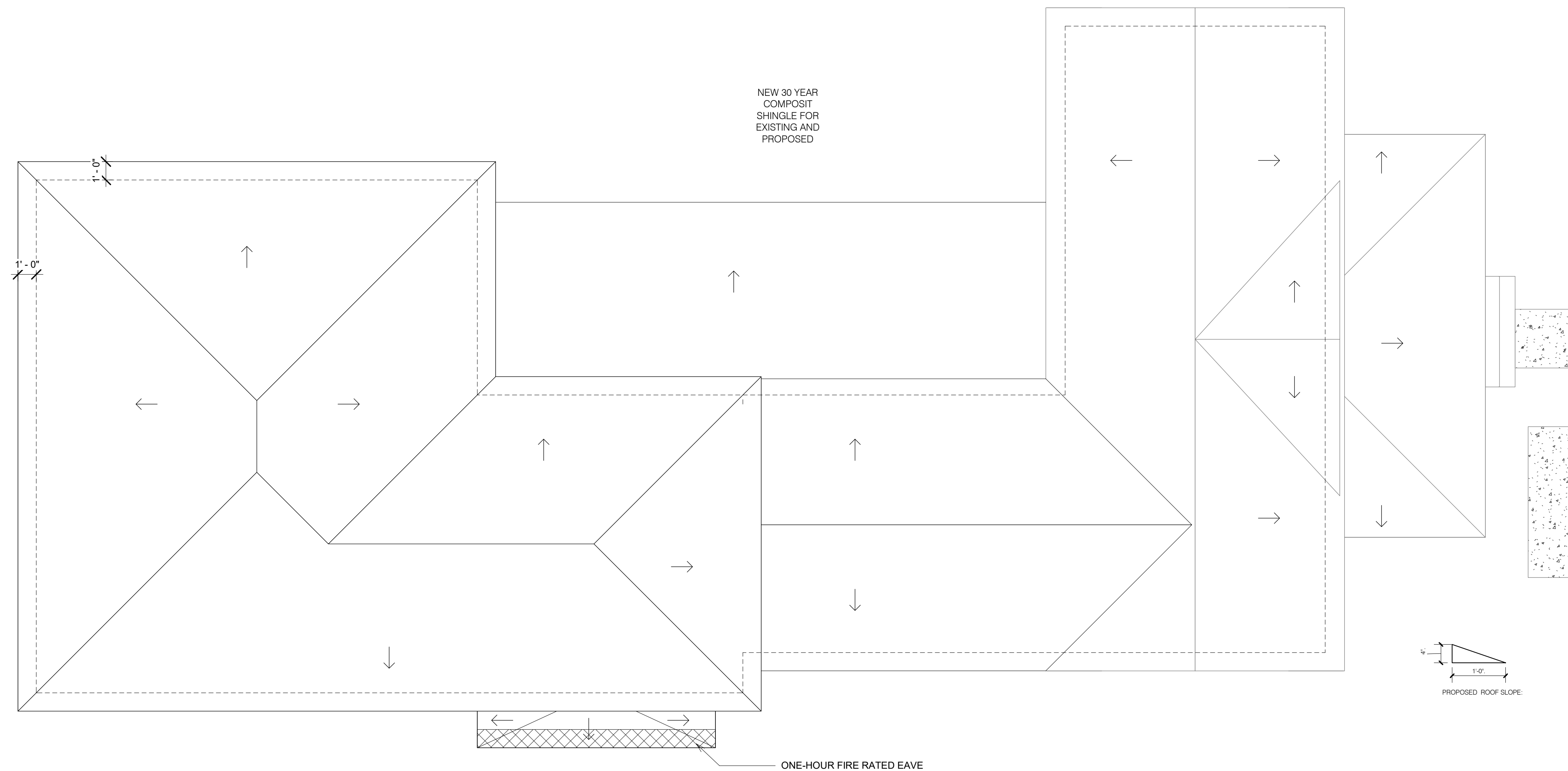
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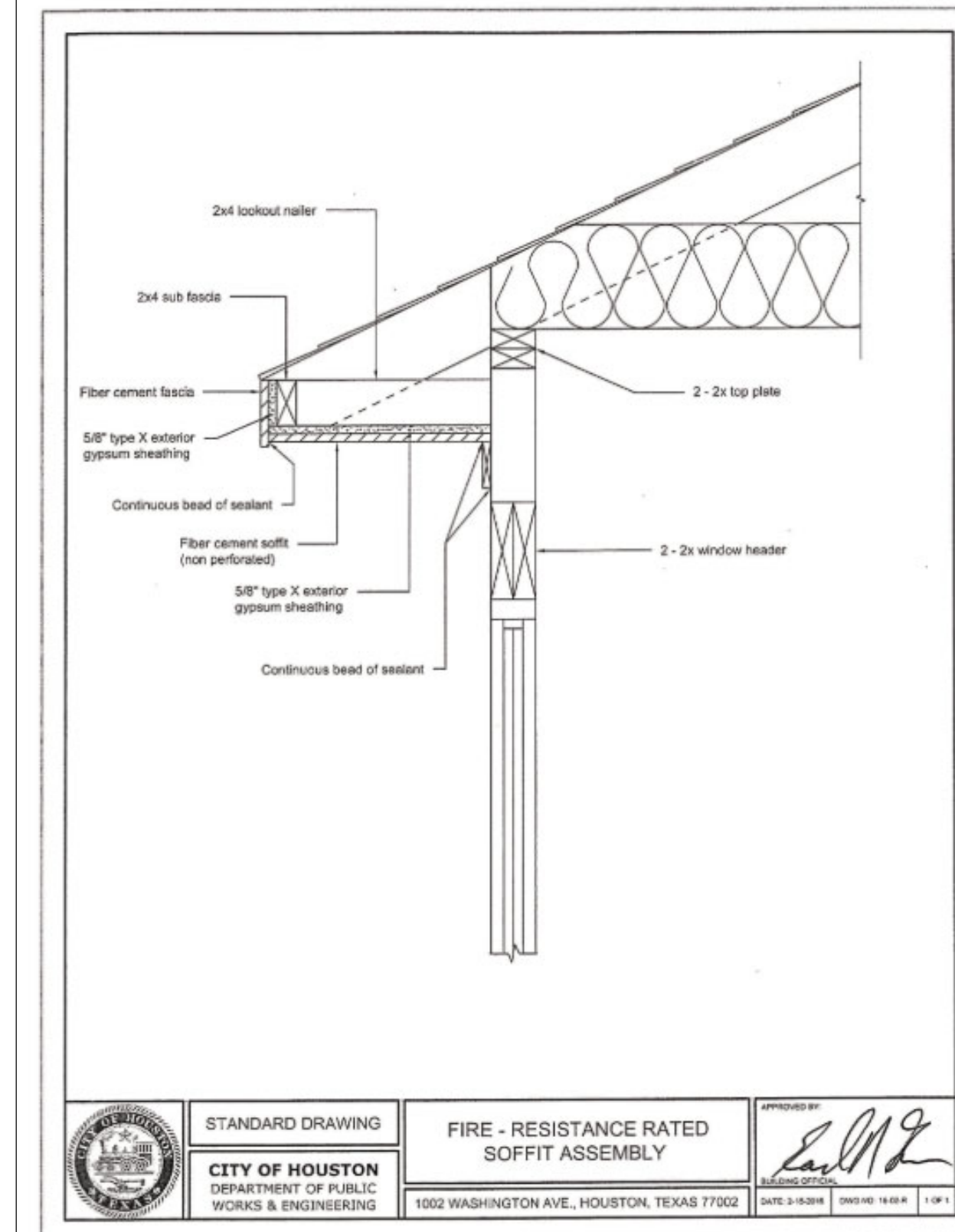
ANDRES A. UTTING



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



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



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DRAWING TITLE
PROPOSED ELEVATIONS

DATE
05/21/21

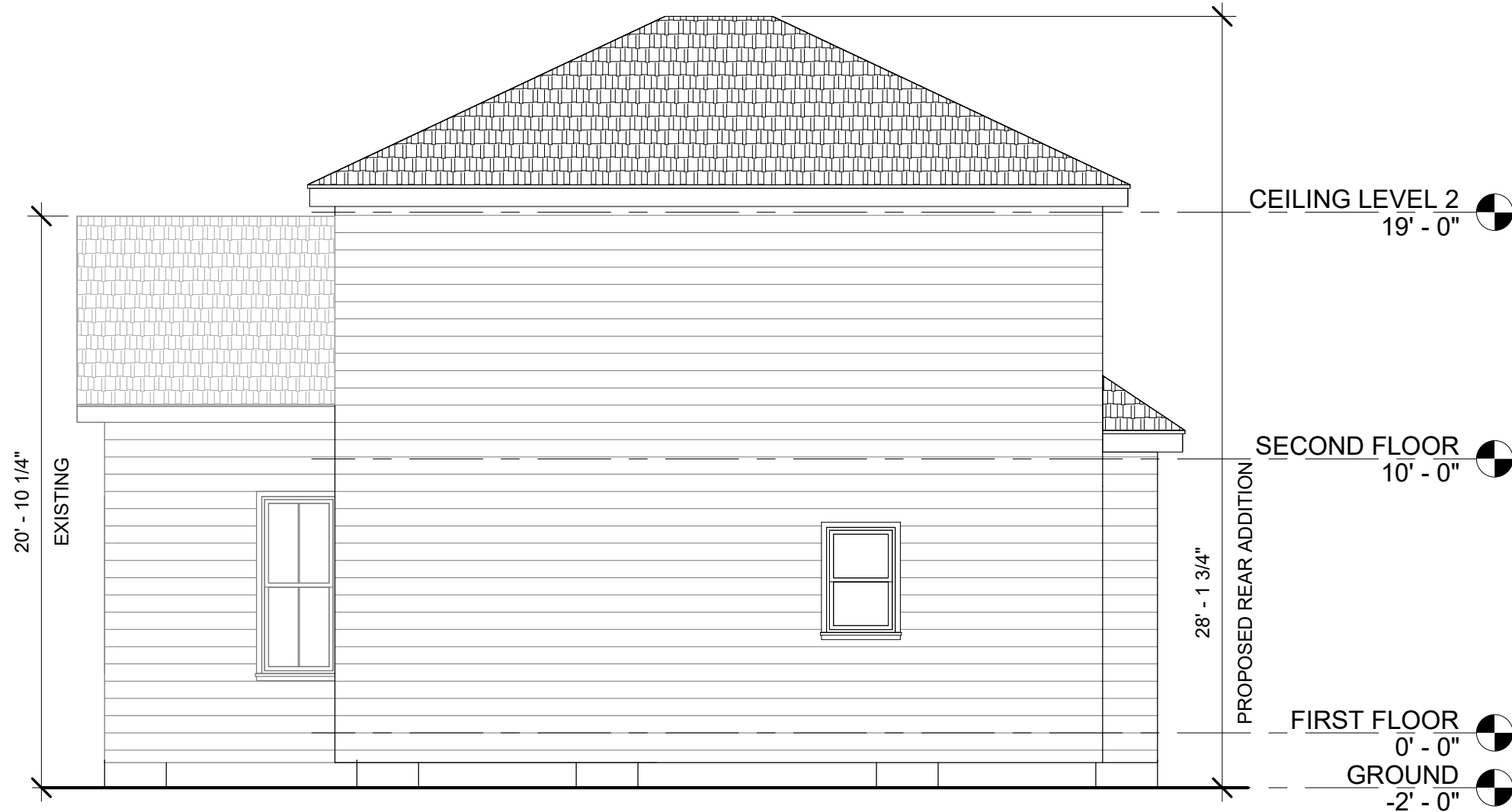
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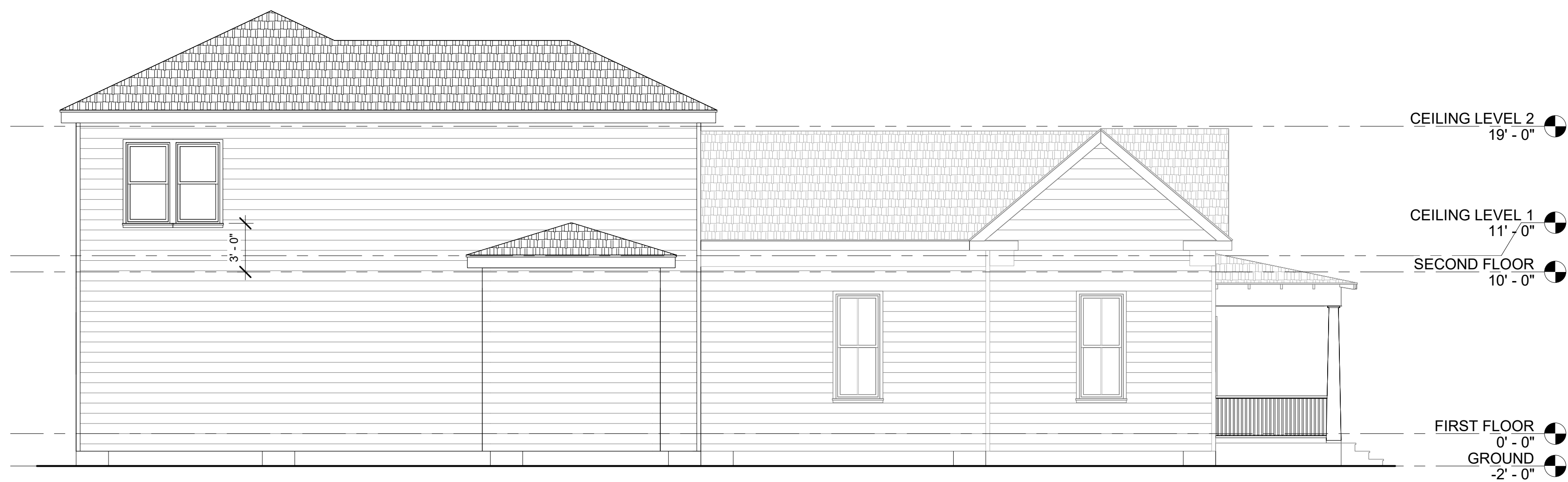
④ PROPOSED WEST ELEVATION
3/16" = 1'-0"



① PROPOSED EAST ELEVATION
3/16" = 1'-0"



② PROPOSED NORTH ELEVATION
3/16" = 1'-0"



③ PROPOSED SOUTH ELEVATION
3/16" = 1'-0"