



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 5/6/2025

HPO File#: HP2025_0136

ITEM#:E17

Applicant: Suat Namli, owner

Property: main t t cco stor sin le-famil s .ft. s .ft. lot

Significance: Contributing (includes potentially contributing), First Montrose Commons

Proposal: Alteration/ ddition

Rear of existing house both st cco stor accessor bld . with attached gara e.

Proposal to attach these buildings, to e istin primar residence.

roposed attachment is set back appro . . ft. from street

onl ast levation wo ld be possibl visible from street. Repair wood windows or replace with same front/side visible from street. ther replacement windows / vin I not visible.

Public Comments

Name	No Comments
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Civic Association

First Montrose Commons	Approval (Staff met on site with Dr. Longmire from Civic Assoc.)
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Recommendation: Approval

HAHC Action:

Basis for Issuance: HAHC review

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

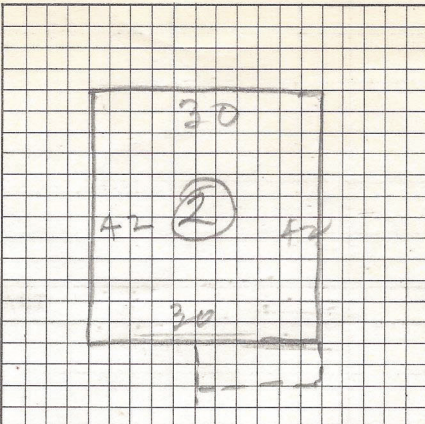
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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.

This map illustrates the West End neighborhood in Atlanta, Georgia, characterized by its grid-like street pattern and historic architecture. The map highlights several key streets: W Alabama St at the top, W Main St running horizontally through the center, and Colquitt St at the bottom. Major thoroughfares like the Southwest Freeway (I-75) and Peachtree St are visible on the right side. The map is color-coded, with green areas likely representing parks or undeveloped land, and orange areas representing built-up areas. Numerous lot numbers are visible on the buildings, providing a detailed view of the neighborhood's layout. Key landmarks include the Arabic Immersion Magnet School and SPARK Park. The map also shows the proximity to the city center and the airport, as indicated by the 'Downtown' and 'Airport' labels.

Vol. - 23
Map N₂ Addition Lockard Cont + Bary
Block 3 Lot 50X60'-6-50X60'-7
25X60'-8 (18)
OWNER Fisher, Lewis
ADDRESS 520 W. Main
TYPE OF PROPERTY res OCCUPIED VACANT
BASEMENT, Whole Part
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.
WALLS, Brick Stone
Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard.
ROOF, CONS., Concrete, Steel, Wood Truss.
ROOF, Hip, Gable, Mansard, Flat.
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos.
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite.

FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas
LIGHTING, Electricity
PLUMBING, Sewer, Water, Baths
ELEVATORS
CONDITION, Good, Fair, Bad, Obsolete

IMPROVEMENTS			
No. Sq. Ft.	Price Per Sq. Ft.		
2520	2.75	\$ 6930 -	
		Percent Good	
		Other Bldgs.	<u>res</u> 175.
		Total All Bldgs.	
LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$
TOTAL			
1360.-1800.-			

PERMIT DATE _____ NO. _____ AMT. _____

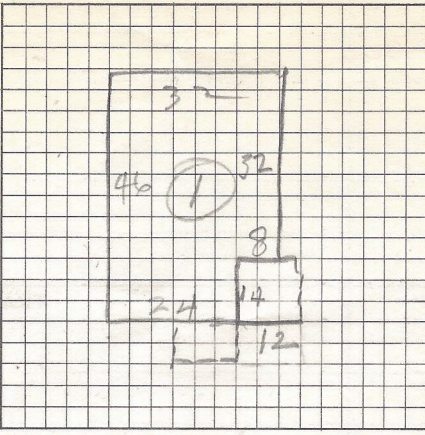
Vol-33
Map No. _____ Addition Lockland Cont & Bary
Block 3 Lot 25x40'-8 19

OWNER Stevens, C.H.
ADDRESS 516 W. Main

TYPE OF PROPERTY res OCCUPIED VACANT
BASEMENT, Whole Part _____
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____
WALLS, Brick _____ Stone _____
Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____
Weatherboard _____
ROOF, CONS. Concrete, Steel, Wood Truss. _____
ROOF, Hip, Gable, Mansard, Flat _____
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. _____
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____

FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____
LIGHTING, Electricity _____
PLUMBING, Sewer, Water, Baths _____
ELEVATORS _____
CONDITION, Good, Fair, Bad, Obsolete _____

PERMIT DATE _____ NO. _____ AMT. _____

IMPROVEMENTS	
No. Sq. Ft.	Price Per Sq. Ft.
1360	
	Percent Good
	Other Bldgs.
	Total All Bldgs.

LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$
TOTAL			
770. - 2030 -			

INVESTIGATE

Map _____

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, 194

Lawrence Armin OwnerLot Pts 7-8-12 Block 3Lock - Conn - Bary AdditionNo. 516 518 W main Street

Imp. Constructed _____

Cost Price _____

Amt. of Fire Ins. _____

Company Insured with _____

Reduction requested by ownerCounty Value \$ 2030Owners Value \$ 1500

Reason of Reduction Request _____

1500, 941

INSPECTION

11/10
11/941

19-209-0-2

Harris County
BUILDING ASSESSMENT
Houston, Texas

735000

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Permit No. 10800
Inspector _____

Date 8-13 19 57

Owner Lawrence Arnin

No. 516 West main Street

Survey or Addition Rockhart Corner Bazaar

Abst. JM/19 Lot or Tr. 40x50 7 7 Blk. 3

Type Residential 40x25 8 8 corner Commercial

1010 12 17 12
Industrial Pre-Fab.

Exterior: PermaStone — Rock — Brick Veneer — Frame — Stucco — Concrete Tile — Claytile —
Cedar Shakes — Composition — Shingle — Redwood.

Interior: Sheetrock — Plastered — Paneled — Cellotex — Plywood — None. ALTP

Floors: Oak — Plywood — Cement — Tile — Pine — Azrock — Higgins — Terrazio — None.

Roofing: Shingle — Asbestos — Terra-Cotta — Tile — Composition — Slate — Copper — C-Iron,
Tar and Gravel.

Foundation: Concrete Slab — Piers — Blocks — Beams — Brick — Piers-Wood.

Plumbing: 1 Tile — 2 Tile — 3 Tile — Other: None.

Climatizers: Dual Temp. Ac-Tons, Attic Ventilation — Central Heat Unit — Gas Stoves — None.

Electrical Equipment: Part — All — Sprinklers.

Condition: New — Good — Fair — Poor — Obsolete.

a/c + renal Cell II 1/2 Permit Val. 1285
Year Built _____

Remarks: 1844 @ 325 = 4370
60 @ 70 = 4200 + 340

gar 4320 @ 1.00 = 4320
less 2590 = 1730
Moved here 3630 From _____

No. Sq. Ft. 11,255.57 Per Sq. Ft. _____

No. Sq. Ft. 1959 Per Sq. Ft. _____

1959 rebuilt Assessed Value of Building 1450

Arnin, Lawrence

19-209-00-002

HARRIS COUNTY BUILDING ASSESSMENT

Total mkt.val.

\$ 13640

BOARD

19 72

Improvements

Map No. 208-9 SW

February 29

19 72

Lawrence, Armin

Owner

Lot T-14

Blk. 3

Lockhart, Commel, Barziza Addition

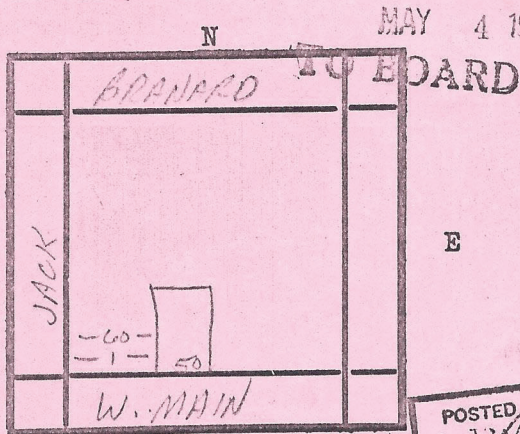
Remarks 40 Board

Accepted

Their Value \$

Our Value C \$ 3460 3460 OVER

No. 516 410 Main Street



Land 53% 40% \$ 5280

POSTED
RG-RO

COUNTY ACCOUNT NO.				
SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
107350000	23	59		6
1973 1972 New Total VALUE 920 DATE NEW OWNER Armin Lawrence City Board Dep. allowed 900				

FOR DRAWING SEE PERMIT #10800
AUG 13, 1957.

TOTAL MKT VALUE = 13,640

DEPRECIATED FOR AGE AND CONDITION.

DWG - 1344 @ 5.20 =	6970
DP - 60 @ 1.30 =	80
GRK + SDR .432 @ 2.60 =	1120
	8170
Less 55% Dep =	4490
	3680
	5370 = 1950 = City

A. MORRIS

3/14/77

Co. 25% = 920

EXISTING CONDITIONS



South
elevation
From front



South
elevation
From street
Showing
the sign too

EXISTING CONDITIONS



East elevation
From front



East elevation
From back

west

EXISTING CONDITIONS



West
elevation
From
apartment
side



West
elevation
From
back

EXISTING CONDITIONS



North
elevation
From back



North
elevation
From back

EXISTING CONDITIONS



Garage
From front



Garage
From east

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TITLE	PAGE NUMBER
COVER SHEET	C- 1/3
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EXISTING/PROPOSED SITE PLAN	C- 3/3
FLOOR PLANS	A- 1/5
EXTERIOR ELEVATIONS 1	A- 2/5
EXTERIOR ELEVATIONS 2	A- 3/5
EXTERIOR ELEVATIONS 3	A- 4/5
PROPOSED VS EXISTING PLAN	A- 5/5

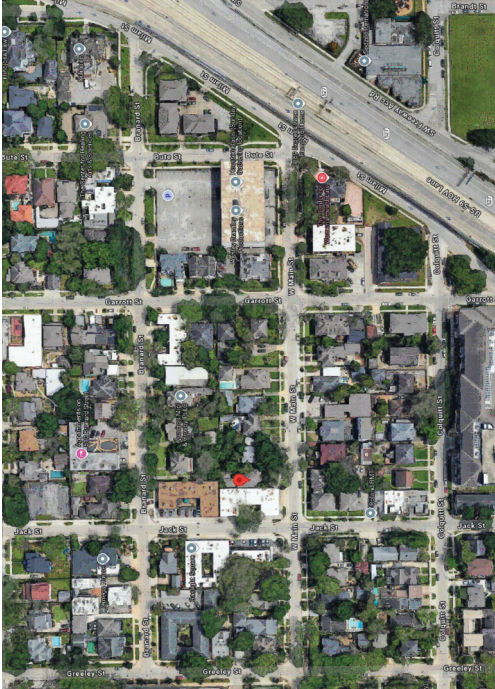
DEVIATION FROM THE DRAWINGS

ANY DEVIATION FROM THE ORIGINAL DESIGN MUST BE APPROVED BY THE ENGINEER. FIRST, CHANGING SIZES AND LOCATIONS OF STRUCTURAL MEMBERS MAY IMPACT THE LOAD BEARING CAPACITY OF THE STRUCTURE.

CONTRACTOR'S RESPONSIBILITY

- SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. T&T CONSULTING SERVICES, LLC IS NOT RESPONSIBLE FOR OR HAVE THE ABILITY TO CHANGE OR DIRECT THE PROCEDURES, METHODS, MEANS, TECHNIQUES AND WORK SEQUENCE USED BY THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THE WORK IS COMPLETED WITHIN THE TIME FRAME PROVIDED. T&T CONSULTING SERVICES, LLC AND ANY CHANGES/ADDITIONS RECOMMENDED BY T&T CONSULTING SERVICES, LLC DURING THE CONSTRUCTION PHASE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ARCHITECTURAL DRAWINGS CONCLUDES WITH THE STRUCTURAL DRAWINGS PRIOR TO COMMENCING THE CONSTRUCTION. ANY DISCREPANCIES MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE ARCHITECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ANY TESTING THAT MIGHT BE REQUIRED BY THE AUTHORITIES AND AGENCIES (CITY, COUNTY, ETC.) THAT HAVE JURISDICTION IN THE AREA WHERE THE STRUCTURE IS BEING BUILT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE DIMENSIONS TO ENSURE THEY MATCH WITH THE DRAWINGS PROVIDED BY THE ENGINEER AND THE ARCHITECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY T&T CONSULTING SERVICES, LLC OF ANY CHANGES DURING THE CONSTRUCTION THAT WILL REQUIRE A DESIGN BY THE ENGINEER. CHANGES NOT APPROVED BY THE ENGINEER MAY NOT BE ACCEPTED.

PROJECT INFORMATION



PROJECT INFORMATION

Proposed Improvement on a Existing Residential Building
516 W Main St, Houston, TX 77006
This property is located in First Montrose Commons historical district.

FLOOD INFORMATION

FIRM 48201C PANEL 0860 REV. DATE: 06/18/2007 ZONE: "X"
BLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE BLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE BLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

Proposed Improvement on a Residential Building
516 W Main St, Houston, TX 77006



T&T CONSULTING SERVICES, LLC
Email: fatihadadam@gmail.com
Cell: (632)302-0759

Scale: NTS

Date:

5/8/25

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Proposed Improvement on a Residential Building
516 W Main St, Houston, TX 77006

T&T CONSULTING SERVICES, LLC
Email: fatihadad@gmail.com
Cell: (632)302-0759

Scale: NTS

Date:
5/8/25

Page: C-2/3

BLOCK 3
DONALD WHITTLE
LOT 11, E. 25' OF LOT 9 & 10,
N. 25' OF E. 25' OF LOT 8
(CF NO. C468091)

W. 75' OF LOT 9, 10, & N. 25'
OF W. 75' OF LOT 8
(CF NO. RP-2017-544533)

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0.14 ACRE TRACT
HARRIS COUNTY, TEXAS

BEING A 0.14 ACRE TRACT OF LAND, BEING THE EAST 40' X 50' OF LOTS 6 AND 7, AND
THE ADJOINING 40' X 25' OF THE SOUTHEAST CORNER OF LOT 8, AND THE WEST
25' OF LOT 9, ALL OF WHICH ARE PART OF THE 0.14 ACRE TRACT OF LAND
SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS OF HARRIS COUNTY, TEXAS, AND
BEING THE SAME TRACT DESCRIBED IN CF. NO. 1846454, OFFICIAL PUBLIC
5, PAGE 32, MAP RECORDS, HARRIS COUNTY, TEXAS, THE SAID 0.14 ACRE TRACT
BEING THE SAME TRACT DESCRIBED IN CF. NO. 1846454, OFFICIAL PUBLIC
5, PAGE 32, MAP RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS - TEXAS SOUTH CENTRAL NAD83)

BEGINNING at 1" iron pipe found on the South ROW line of West Main Street, 40' from the
Southeast corner of this tract;

THENCE S87°33'33"W, along the North ROW line of West Main Street, a distance of 50.00 feet to a 1"
iron pipe found at the Southeast corner of a tract conveyed to 604 Gaslight Apartments, LLC and
as Tracts 1 & 11 in CF. NO. RP-2019-576370, (O.P.R.H.C.T.), for the Southeast corner of this
tract;

THENCE S02°29'27"W, along the common line of said 604 Gaslight Apartments, LLC tract and this
tract, a distance of 125.00 feet to a point on the South line of a tract conveyed to C212, LLC in CF. NO.
2017-544533, (O.P.R.H.C.T.), at the Northeast corner of said 604 Gaslight Apartments, LLC tract, for the
Northeast corner of this tract, from which a chain link fence post found for reference bears S29°50'01"W,
a distance of 1.66 feet;

THENCE N87°13'17"E, along the North line of this tract, passing the South common corner of said C212,
LLC tract and a tract conveyed to Donald Whittle in CF. NO. C468091, (O.P.R.H.C.T.), for a total
distance of 50.00 feet to a point on the South line of said "Whittle" tract, at the Northwest corner of said
tract, from which a chain link fence post found for reference bears S47°32'00"W, a distance of 1.91 feet;

THENCE S02°29'27"W, along the common line of said "Whittle" tract and this tract, a distance of 125.00
feet to the POINT OF BEGINNING of this tract and containing 0.14 acres of land, more or less.

LEGEND

These standard symbols will
be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- PLATED LOT LINE
- PROPERTY CORNER
- FOUND METAL PIPE
- FENCE POST
- GAS METER
- WATER METER
- POWER POLE
- CONTROL MONUMENT



GRAPHIC SCALE



"LAND TITLE" SURVEY

<u>PAID TITLE SOURCE</u>				
JOB NO.:	2503047395	NO.	REVISION	DATE
DRAWN BY:	03/26/25			
RAWN BY:	HP/UB			
APPROVED BY:	DWC			



FWA REGISTRATION NO. 10180700
DONALD MATT COOKSTON - R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to:
1. INTEGRITY PRIME, LLC
2. INTEGRITY PRIME, LLC
that the above map is true and correct according to an actual field survey, made by me or under my supervision,
of the property shown hereon or described by filec notes accompanying this drawing, further
certifying that the same is in accordance with the laws of the State of Texas, and that the same
as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and
no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
My Commission Expires on: 03/18/25
Don't sign this map until you have read the records of the HARRIS County, Texas,
Deed's File: 1884661 at the Map Room and the Records of the HARRIS County, Texas,
located in the OBEDIANCE SMITH SURVEY, A-696
Borrower/Owner: INTEGRITY PRIME, LLC
Address: 516 W. MAIN ST., HOUSTON, TX 77006 CF NO. 2501390-500

SUBJECT TO RESERVING COORDINATE AND/OR EASEMENTS RESERVES IN
VOLUME 1, PAGE 42, VOLUME 5, PAGE 32, MAP RECORDS, HARRIS COUNTY,
TEXAS, CLERK'S FILE NO. 1022169, HARRIS COUNTY, TEXAS.



Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

BLOCK 3
DONALD WHITTLE
LOT 11, E. 25' OF LOT 9 & 10,
N. 25' OF E. 25' OF LOT 8
(CF NO. C468091)

W. 75' OF LOT 9, 10, & N. 25'
OF W. 75' OF LOT 8
(CF NO. RP-2017-544533)

6.0' N 87°33'33" E 50.00'
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604 GASLIGHT APARTMENTS LLC
TRACT 1 & 11
(CF NO. RP-2019-576370)

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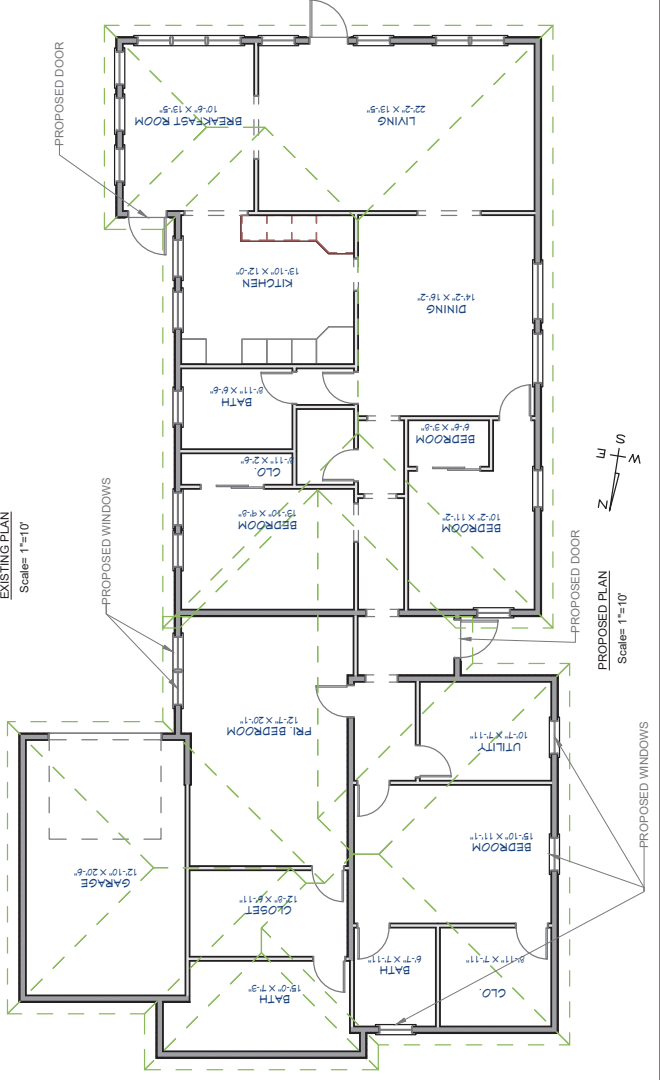
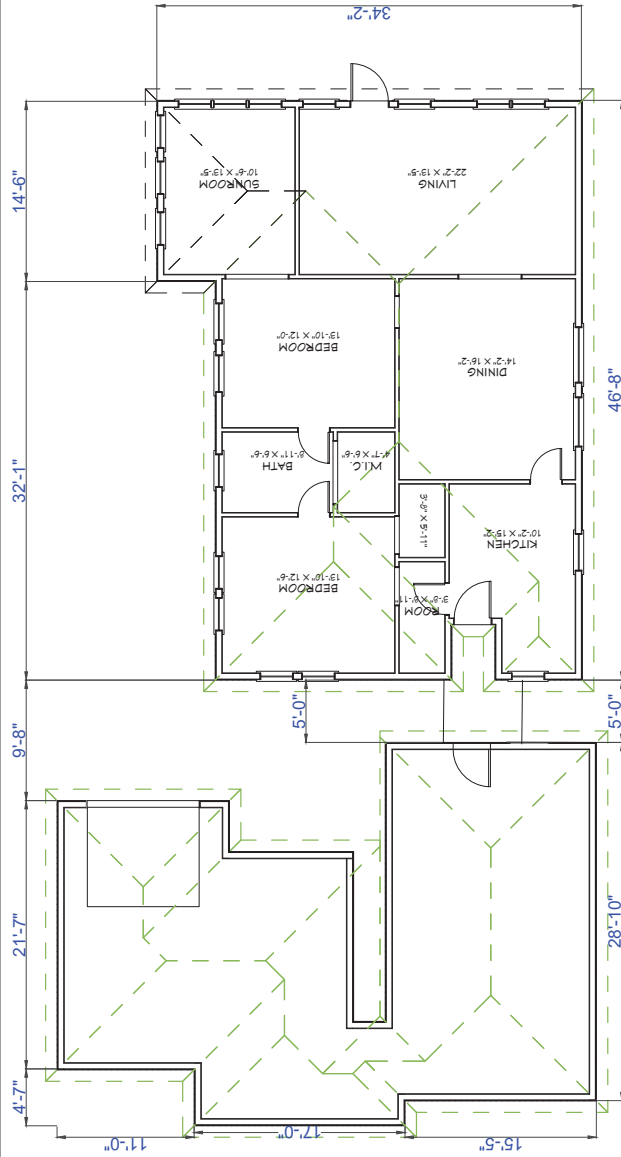
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Existing/Proposed Impervious Cover	
Total Area ft ²	6250
Existing Building(s) Area ft ²	2538
Existing Sidewalk /Driveway Area ft ²	1275
Proposed Addition Area ft ²	218.00
Existing Percent Impervious %	61
Proposed Percent Impervious %	64





Proposed Improvement on a Residential Building
516 W Main St, Houston, TX 77006

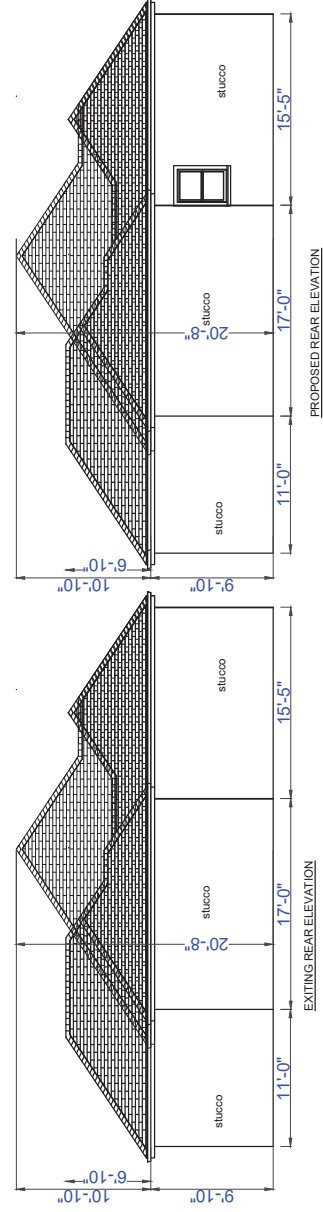
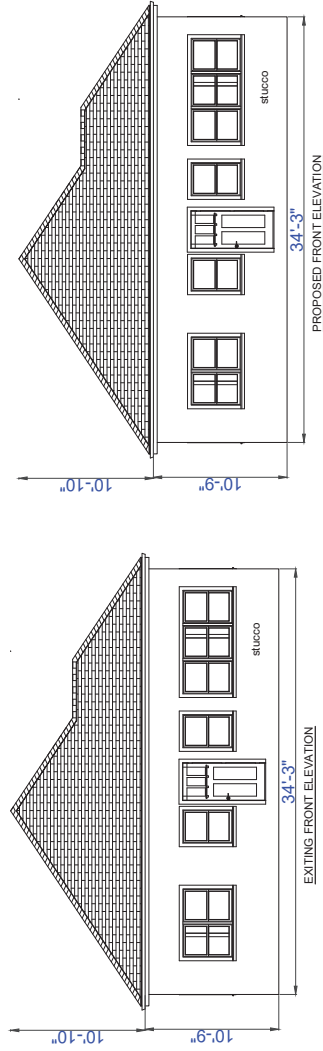
T&T CONSULTING SERVICES, LLC
Email: fatihadadam@gmail.com
Cell: (832)302-0759

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Proposed Improvement on a Residential Building
516 W Main St, Houston, TX 77006

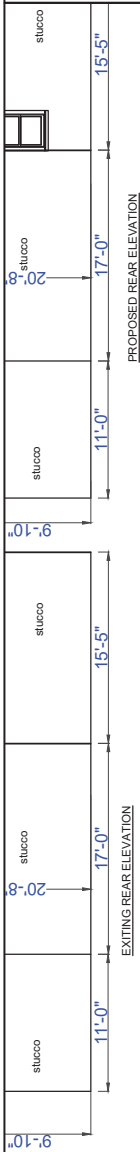
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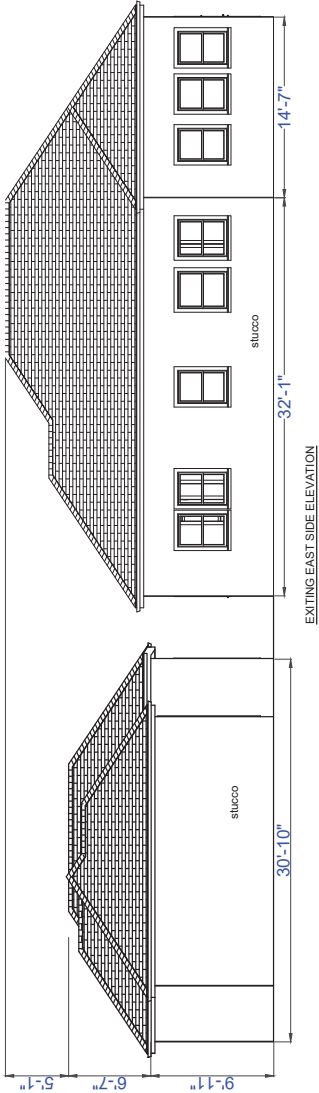
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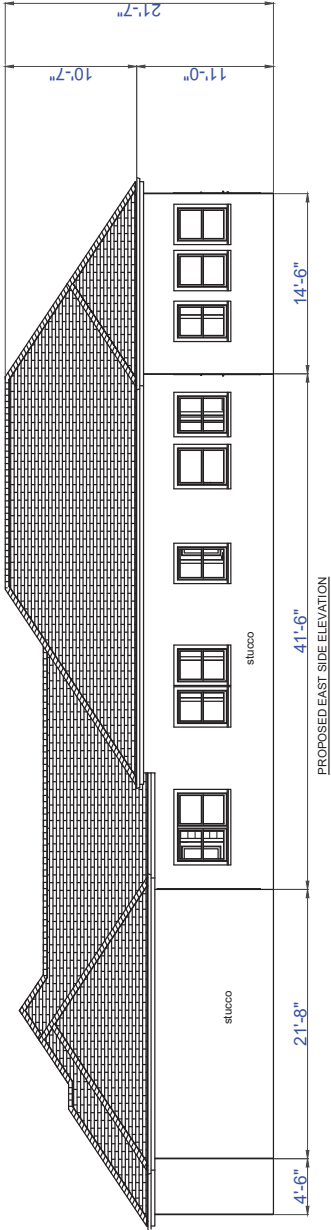


PROPOSED REAR ELEVATION

EXISTING REAR ELEVATION



EXISTING EAST SIDE ELEVATION



PROPOSED EAST SIDE ELEVATION



Proposed Improvement on a Residential Building
516 W Main St, Houston, TX 77006

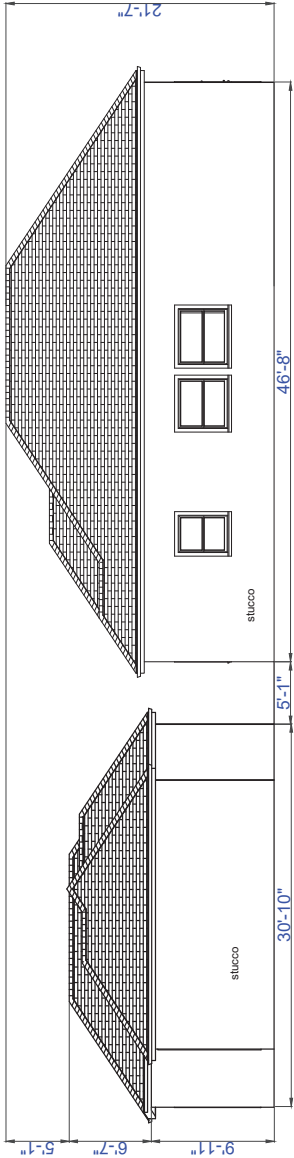
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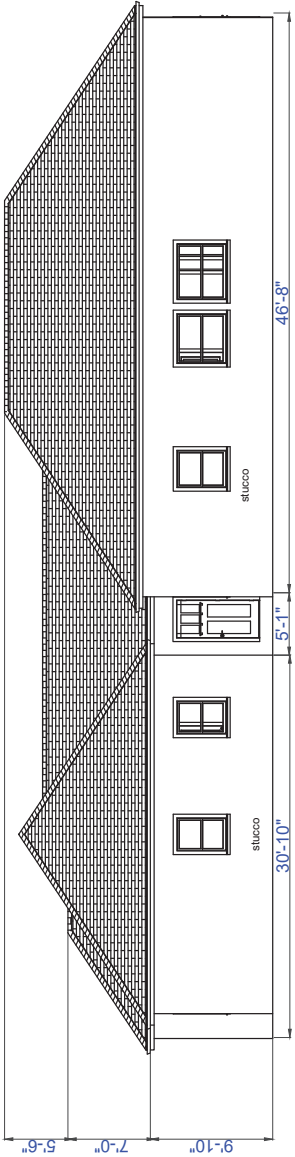
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EXISTING WEST SIDE ELEVATION



PROPOSED WEST SIDE ELEVATION

Existing Door and Window Schedule			
Windows	Size	Type	Quantity
W1	36"x48"	Double Hung	21
Doors			
D1	36"x80"x1 3/4"	Hinged-Door	6
D2	30"x80"x1 3/4"	Hinged-Door	1
D3	108"x36"x1 3/4"	Garage Door	1

Proposed Door and Window Schedule			
Windows	Size	Type	Quantity
W1	36"x48"	Double Hung	5
Doors			
D1	36"x80"x1 3/4"	Hinged-Door	9



Proposed Improvement on a Residential Building
516 W Main St, Houston, TX 77006

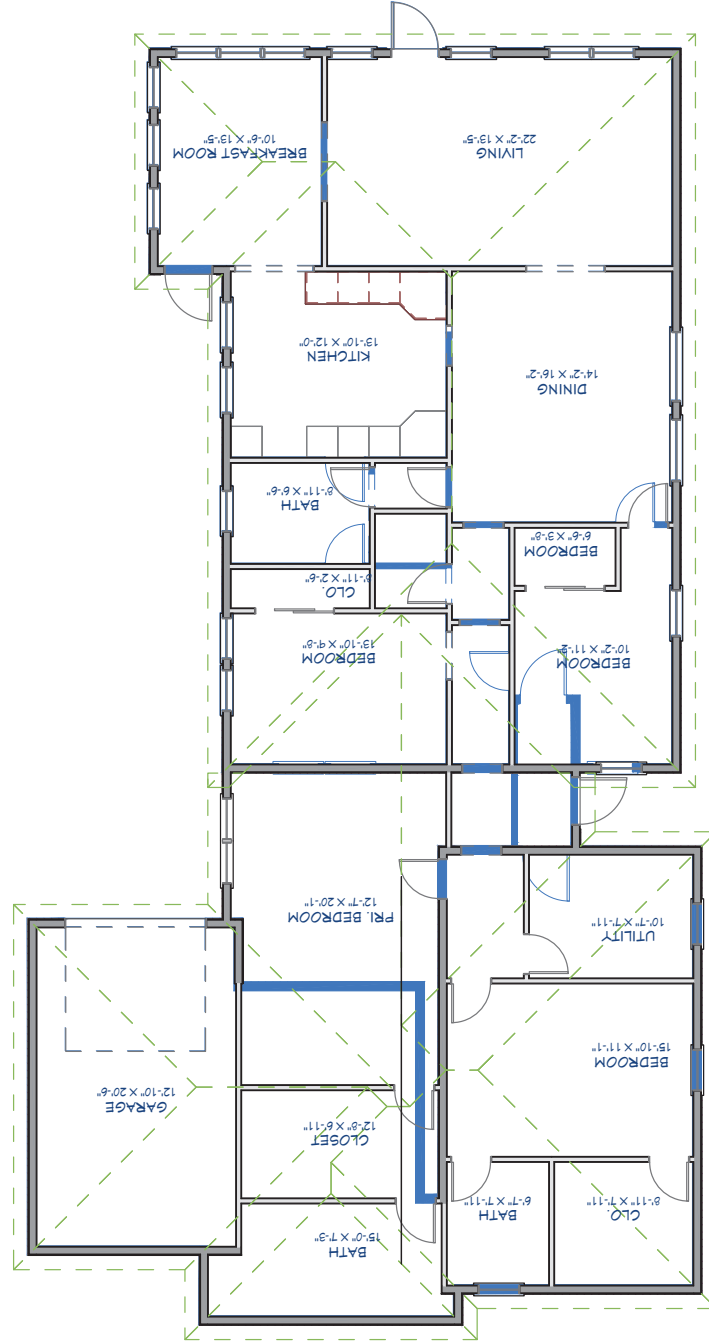
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PROPOSED VS EXISTING PLAN
Scale= 1"=8'

