CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2020

Applicant: Jason E Dahlem, Owner and Alexander Ridgway, Agent

Property: 1524 Ashland Street, Lot 25.26, Block 145, Houston Heights Subdivision. Situated on a 8,799.12 square foot (132 'x 66.66') lot, the 1,218 square foot main property stands on the interior lot.

Significance: Contributing Craftsman Duplex residence was constructed circa 1915, located in the Houston Heights Historic District West.

Proposal: Resubmittal - See attached Report.

Details: Alteration – Addition, Foundation, Siding

(see HP2020_0021 for New Construction Garage)

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

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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; Condition: Per written agreement, agent will alter plans to retain historic front elevation entrances and both side elevation windows. Agent will present revised final plans before permitting.
☒	☐	☐	(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; Condition: Per written agreement, agent will alter plans to retain historic front elevation entrances and both side elevation windows. Agent will present revised final plans before permitting.
☒	☐	☐	(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; Condition: Per written agreement, agent will alter plans to retain historic front elevation entrances and both side elevation windows. Agent will present revised final plans before permitting.
☒	☐	☐	(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; Condition: Per written agreement, agent will alter plans to retain historic front elevation entrances and both side elevation windows. Agent will present revised final plans before permitting.
☐	☒	☐	(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 Rear addition Ridge Height exceeds context area and should be minimized to conform with contextually appropriate designs.
☒	☐	☐	(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.

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HEIGHTS DESIGN GUIDELINES

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

See above.

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PROPERTY LOCATION

Houston Heights West

Building Classification

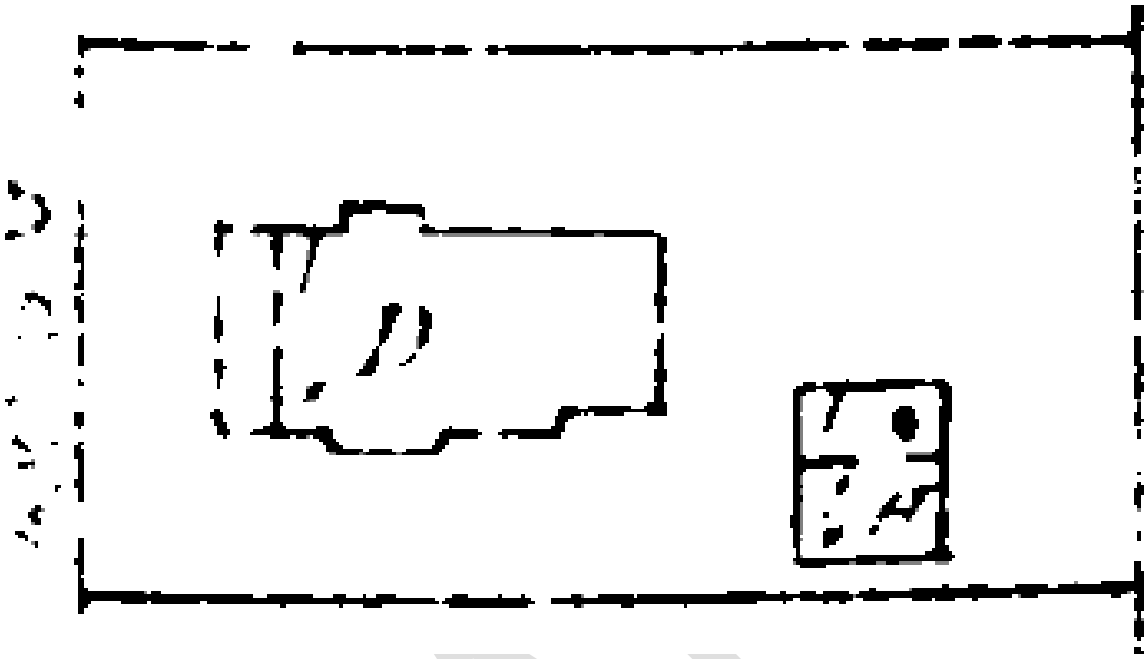
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

(2007)

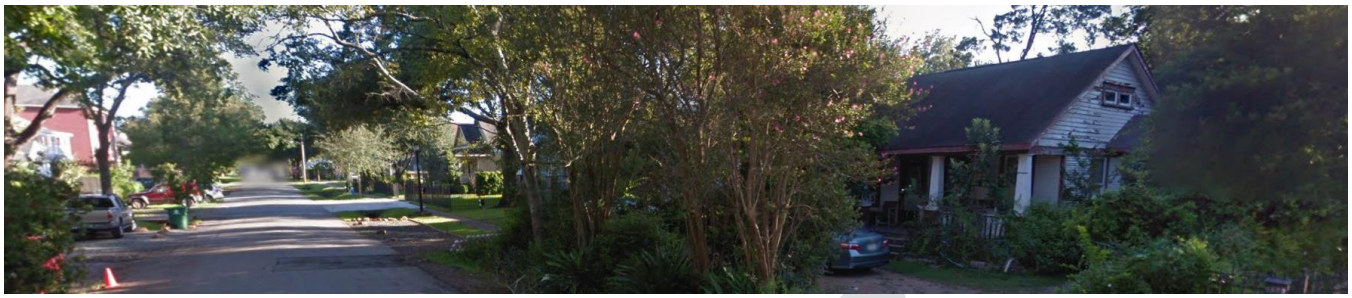
CURRENT PHOTO

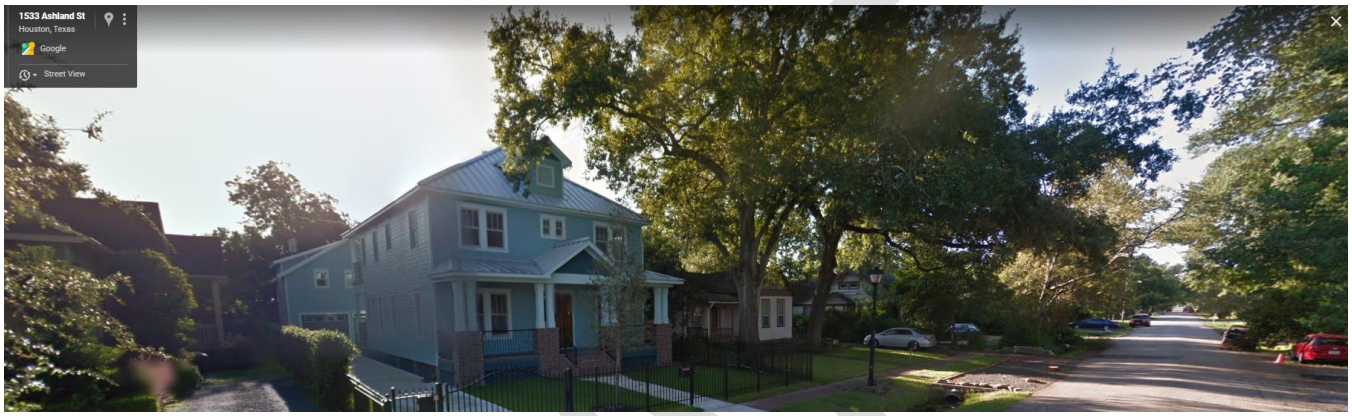
SANBORN MAPS: c. 1950s



CURRENT AERIAL

CURRENT CONTEXT





NON CONTRIBUTING – ACROSS ASHLAND STREET

CONTEXT: 1431 ASHLAND STREET (SINGLE FAMILY OPENING, SIDE GABLE ROOF, CONTRIBUTING)

***NOTE OFF CENTER DOORWAY**

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CONTEXT: 1445 ASHLAND STREET (SINGLE FAMILY OPENING, FRONT GABLE ROOF, CONTRIBUTING)

***NOTE OFF CENTER DOORWAY, SIDE BUMP OUT/ADDITION**

CONTEXT: 311 W 16TH STREET

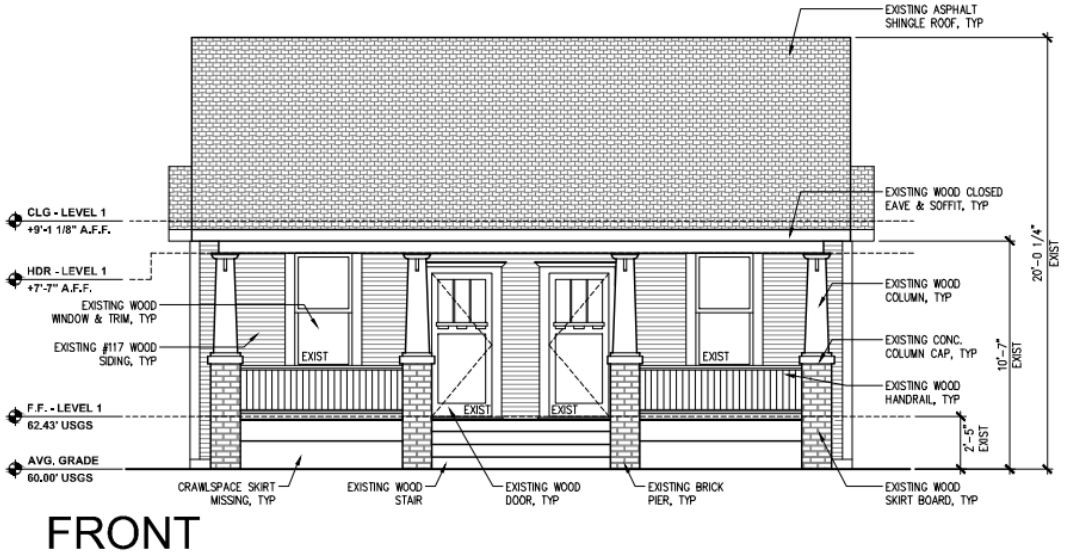
(SINGLE FAMILY OPENING, BUT FRONT GABLE ROOF, CONTRIBUTING BUILDING – ALTERED)

(CONTEXT/CURRENT PHOTO – COLUMNS & OPENING – NOT ORIGINAL)

(CONTEXT/2007 PHOTO – OFF CENTER DOORWAY)

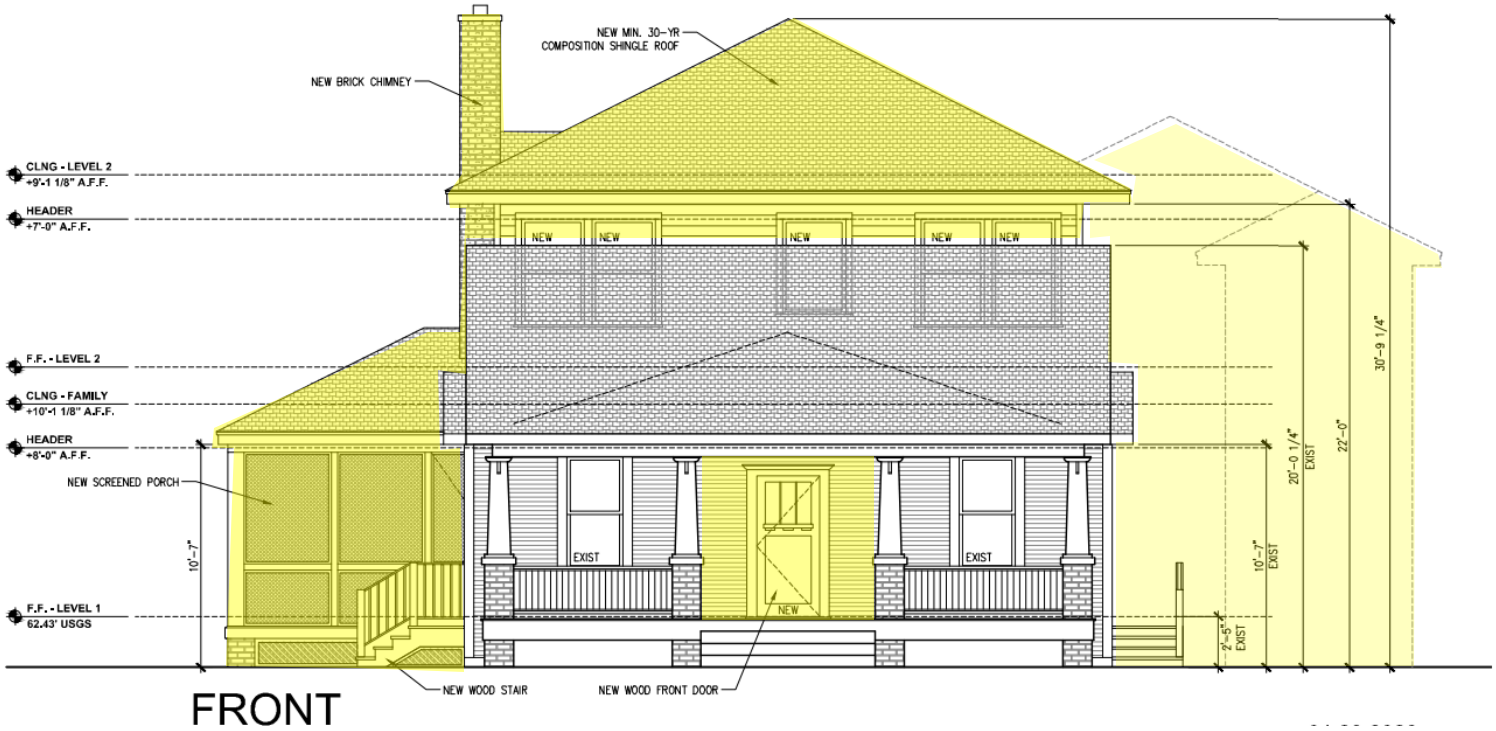
WEST ELEVATION – FRONT FACING STREET

EXISTING



FRONT

PROPOSED



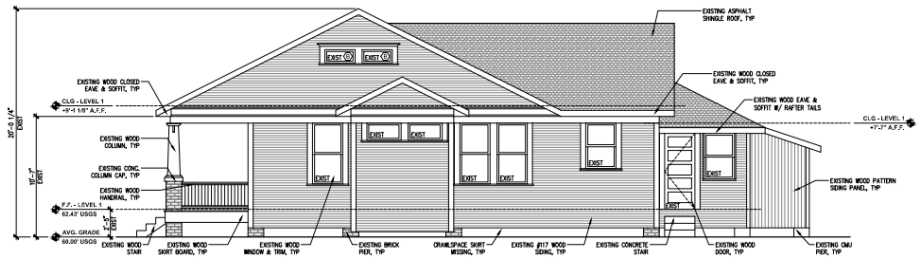
FRONT

ALTERATION/ADDITION

NEW CONSTRUCTION

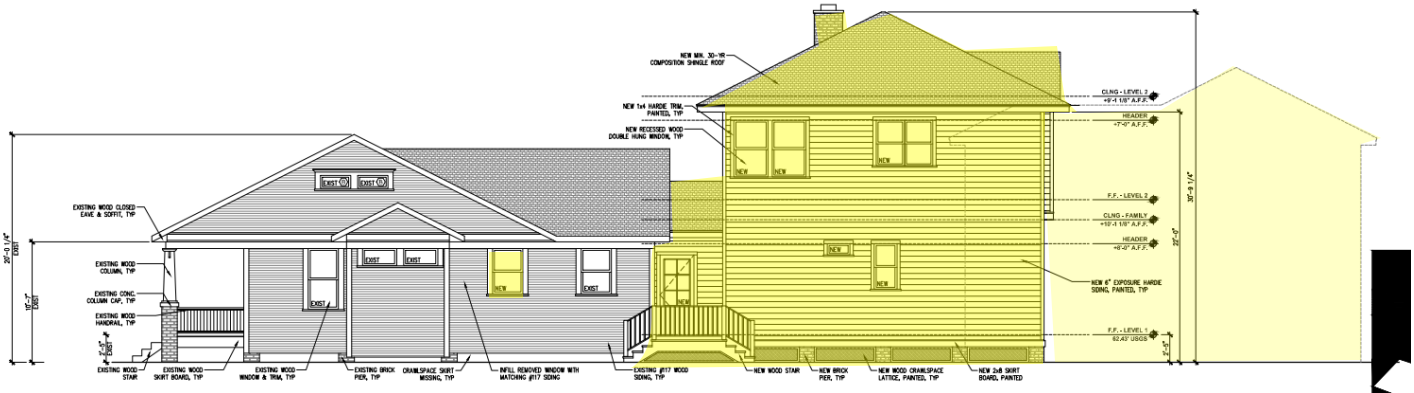
SOUTH SIDE ELEVATION

EXISTING



RIGHT

PROPOSED



RIGHT

01.23.2020
1524 ASHLAND
SHARON FINEGAN & JASON DAHLEM

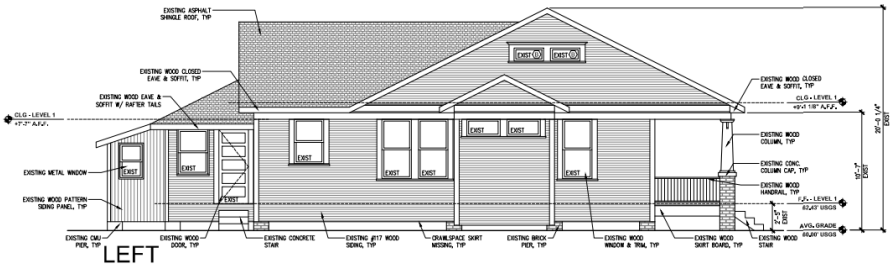
PROPOSED EXTERIOR ELEVATIONS (HOUSE)
SCALE: 1/8" = 1'-0"

ALTERATION/ADDITION

NEW CONSTRUCTION

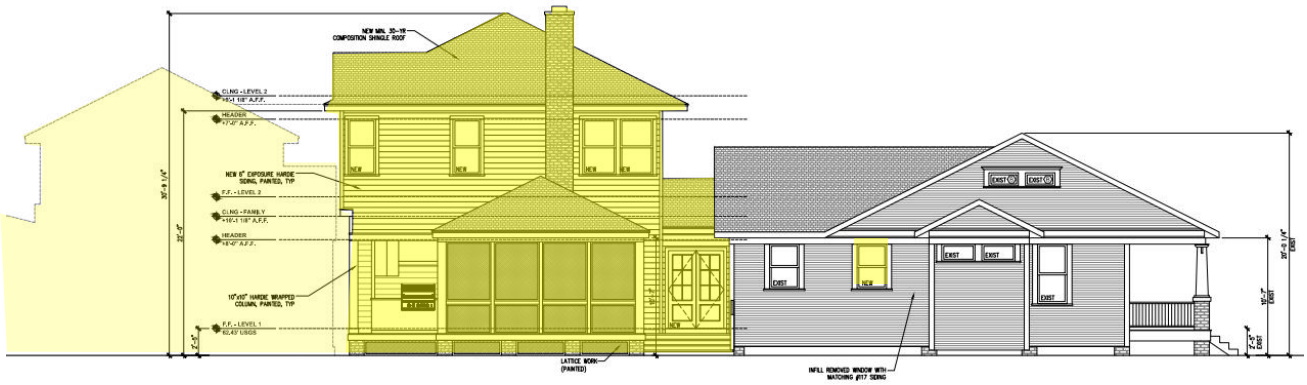
WEST SIDE ELEVATION

EXISTING



LEFT

PROPOSED

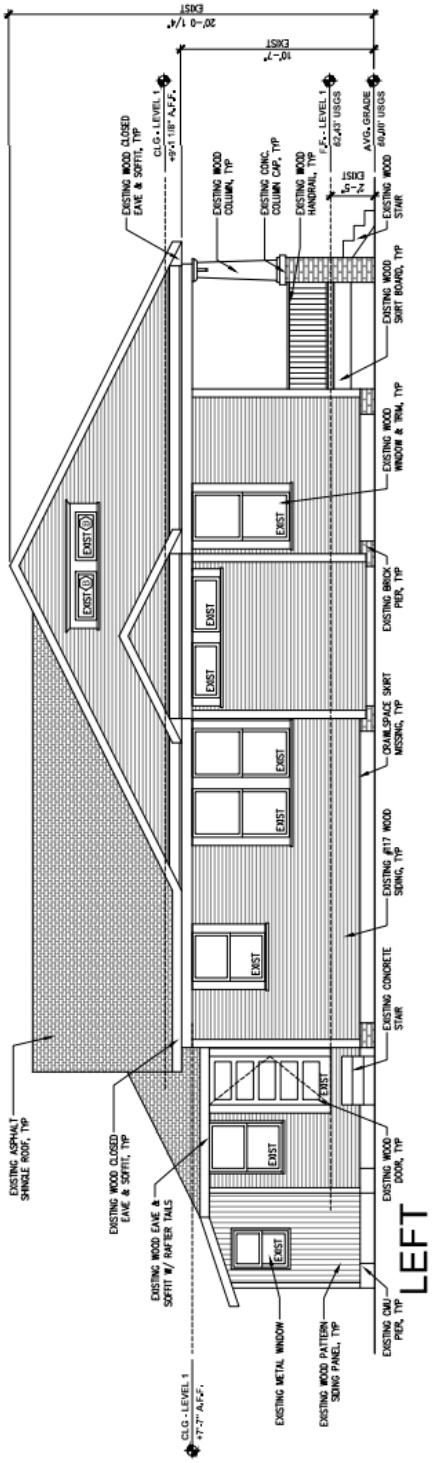


ALTERATION/ADDITION

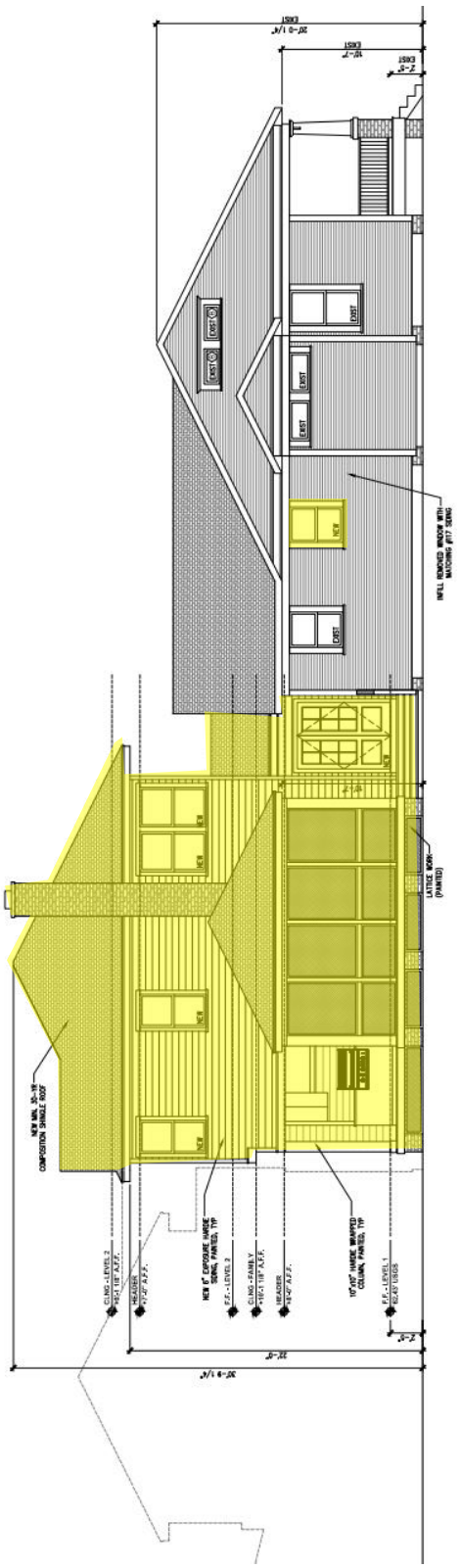
NEW CONSTRUCTION

WEST SIDE ELEVATION

EXISTING

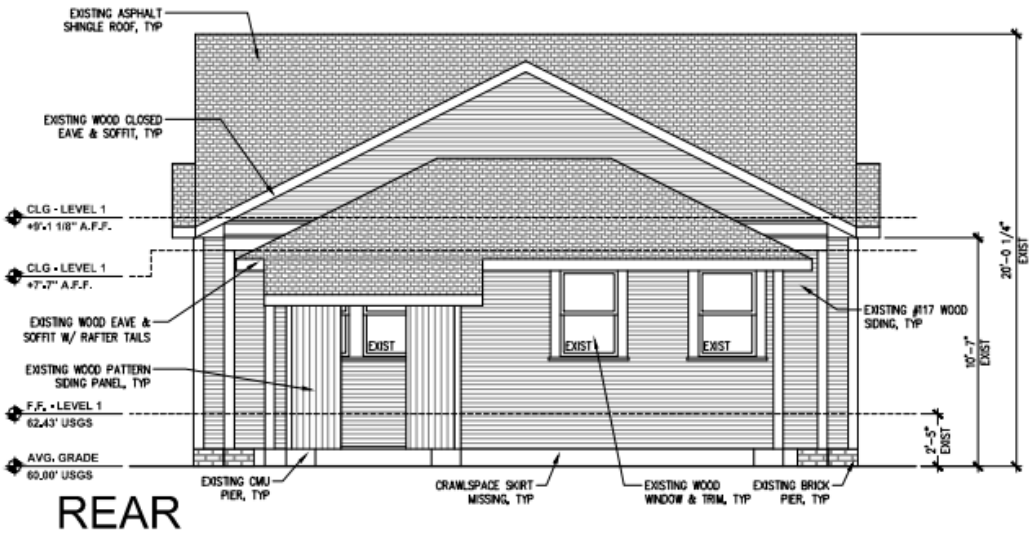


PROPOSED



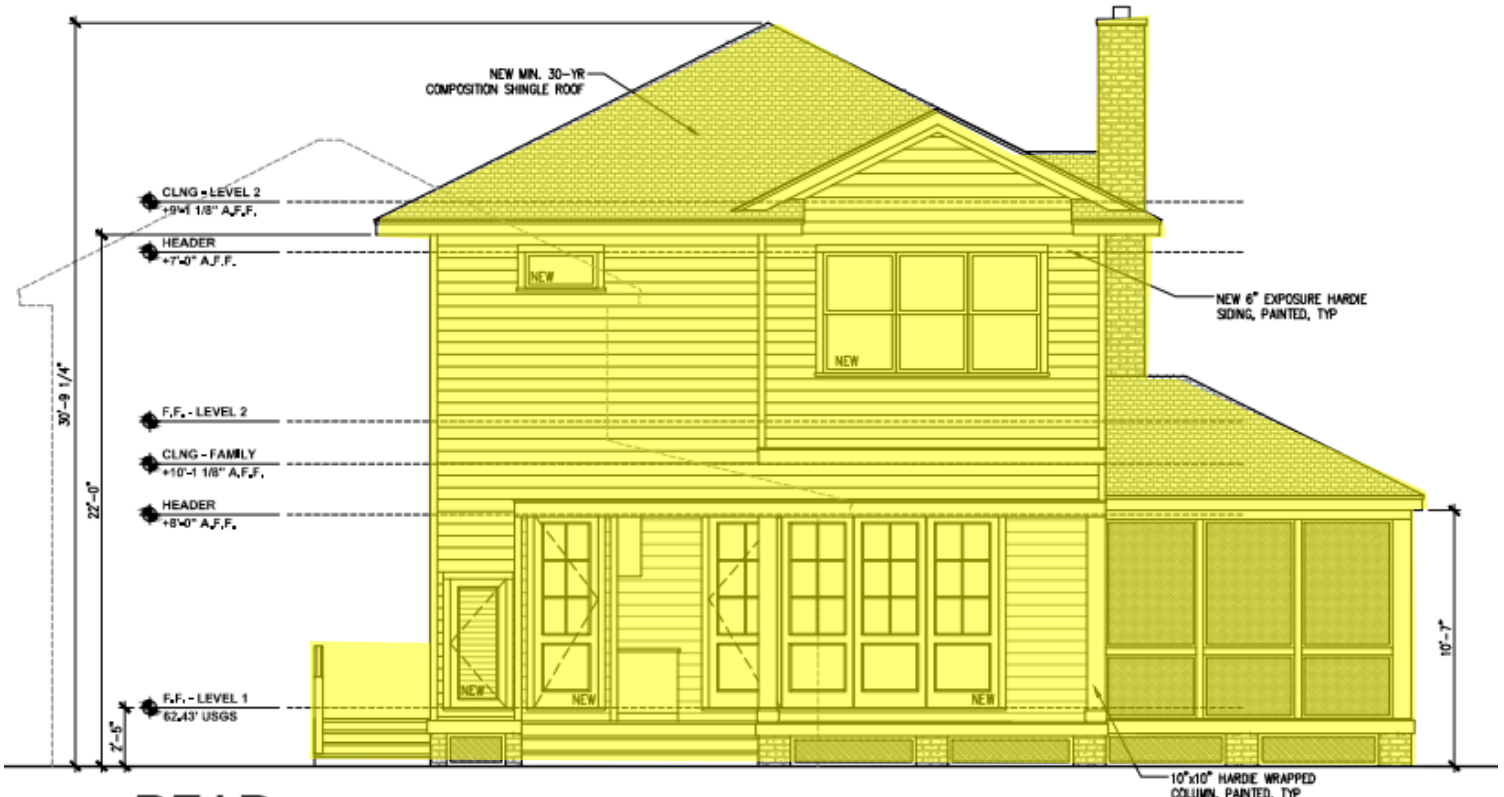
EAST (REAR) ELEVATION

EXISTING



REAR

PROPOSED

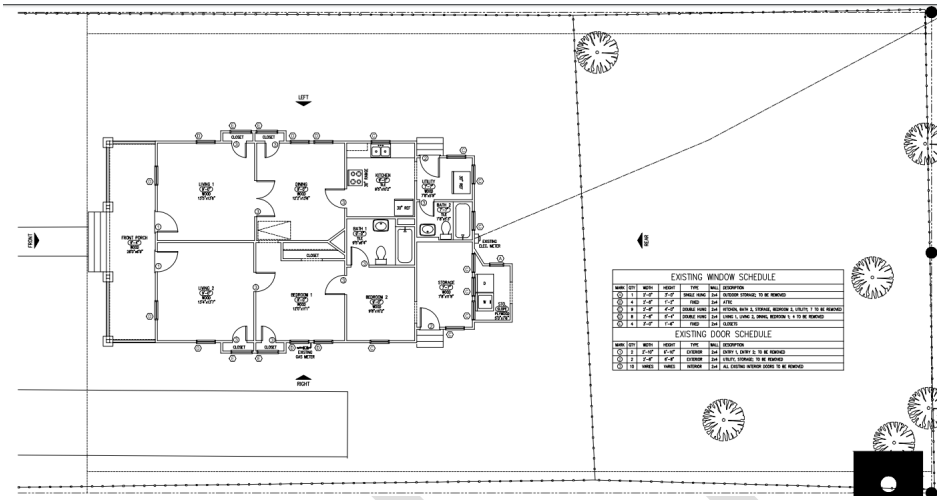


REAR

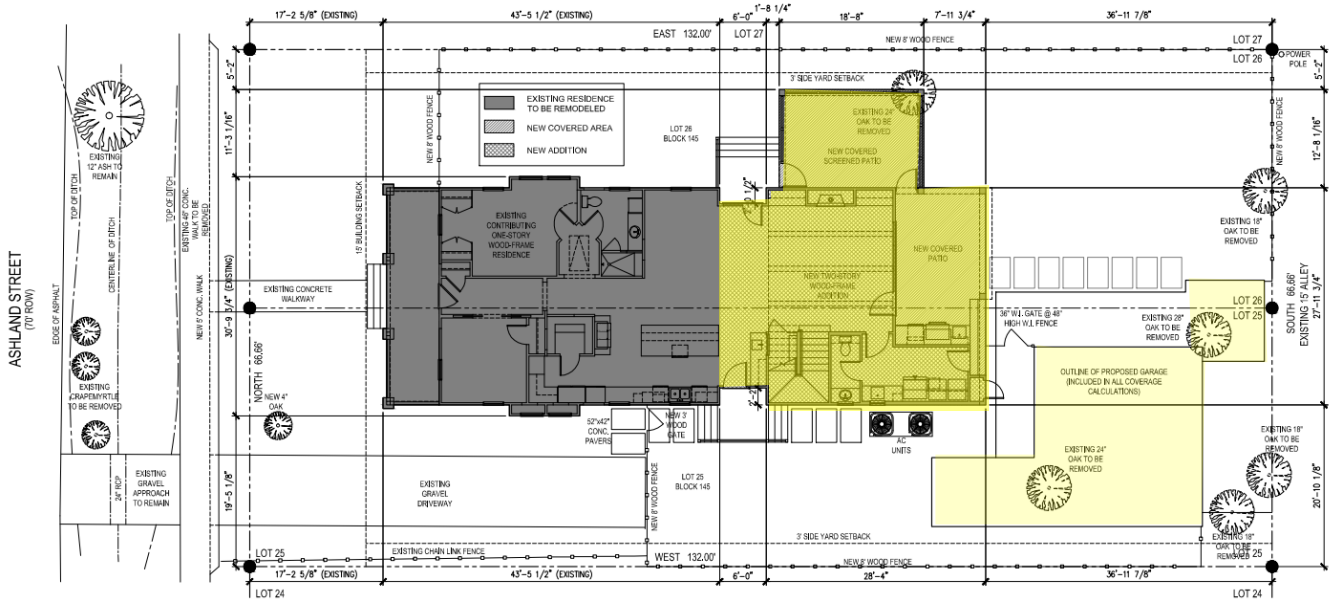
N

SITE PLAN

EXISTING



PROPOSED



CALCULATIONS OF FLOOR AREA RATIO	
FIRST AND SECOND FLOOR	2,471 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	174 SQ. FT.
DETACHED GARAGE APT. (OVER 528 SQ. FT.)	5 SQ. FT.
TOTAL FLOOR AREA	2,650 SQ. FT.
LOT AREA	8,799 SQ. FT.
F.A.R. RATIO (40% MAXIMUM)	30.12%

CALCULATIONS OF LOT COVERAGE – HEIGHTS	
FIRST FLOOR	1,739 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	174 SQ. FT.
TOTAL LOT COVERAGE	1,913 SQ. FT.
LOT AREA	8,799 SQ. FT.
MAX. LOT COVG. RATIO (38% MAXIMUM)	21.74%

CALCULATIONS OF IMPERVIOUS COVERAGE – COH	
HOUSE & GARAGE	2,441 SQ. FT.
PORCHES & STOOPS	1,063 SQ. FT.
DRIVEWAY, SIDEWALK, & STEPS	886 SQ. FT.
POOL/SPA	760 SQ. FT.
TOTAL IMPERVIOUS COVERED	5,150 SQ. FT.
LOT AREA	8,799 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (65% MAXIMUM)	58.53%

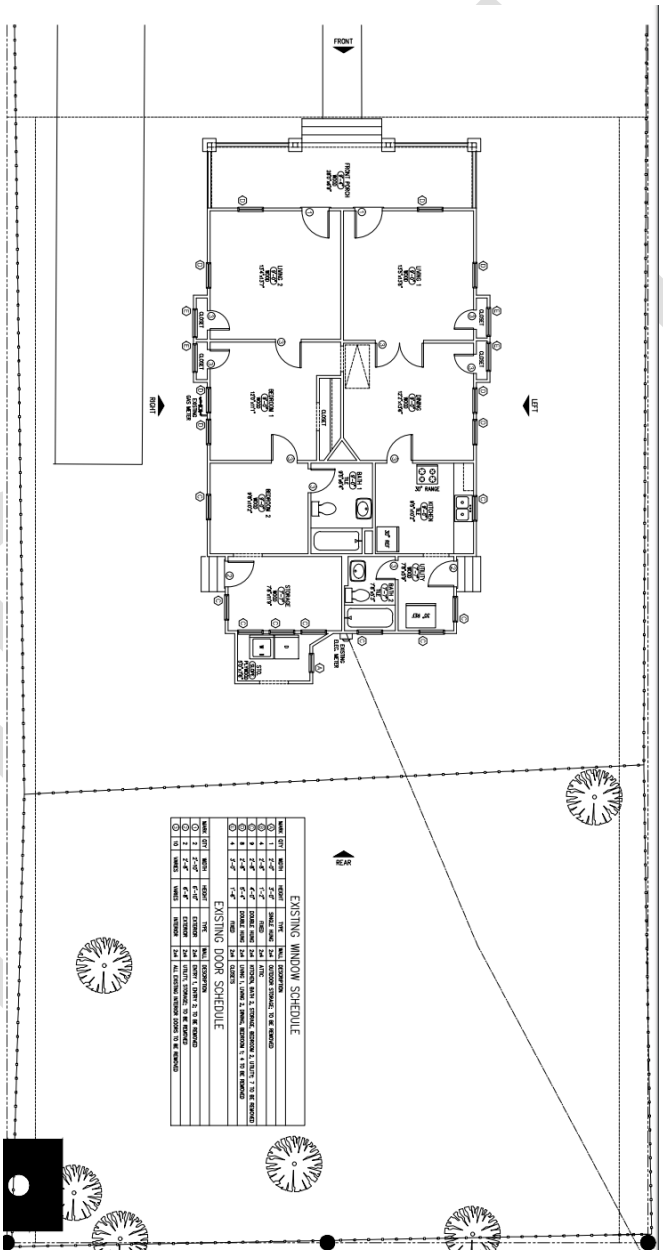
ALTERATION/ADDITION

NEW CONSTRUCTION

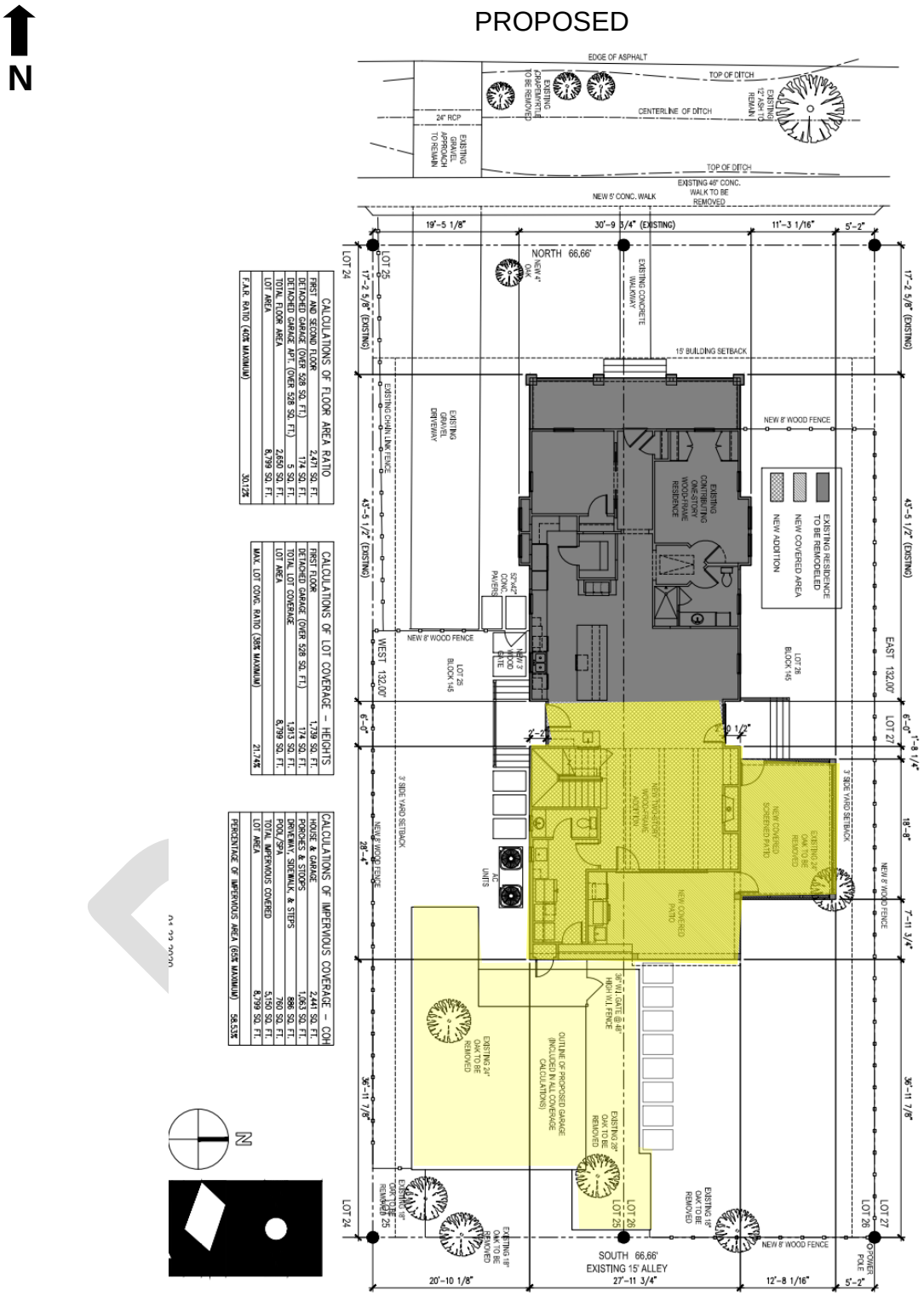
N

SITE PLAN

EXISTING



PROPOSED



CALCULATIONS OF FLOOR AREA RATIO	
FIRST AND SECOND FLOOR	2,471 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	174 SQ. FT.
DETACHED GARAGE APT. (OVER 528 SQ. FT.)	5 SQ. FT.
TOTAL FLOOR AREA	2,650 SQ. FT.
LOT AREA	8,799 SQ. FT.
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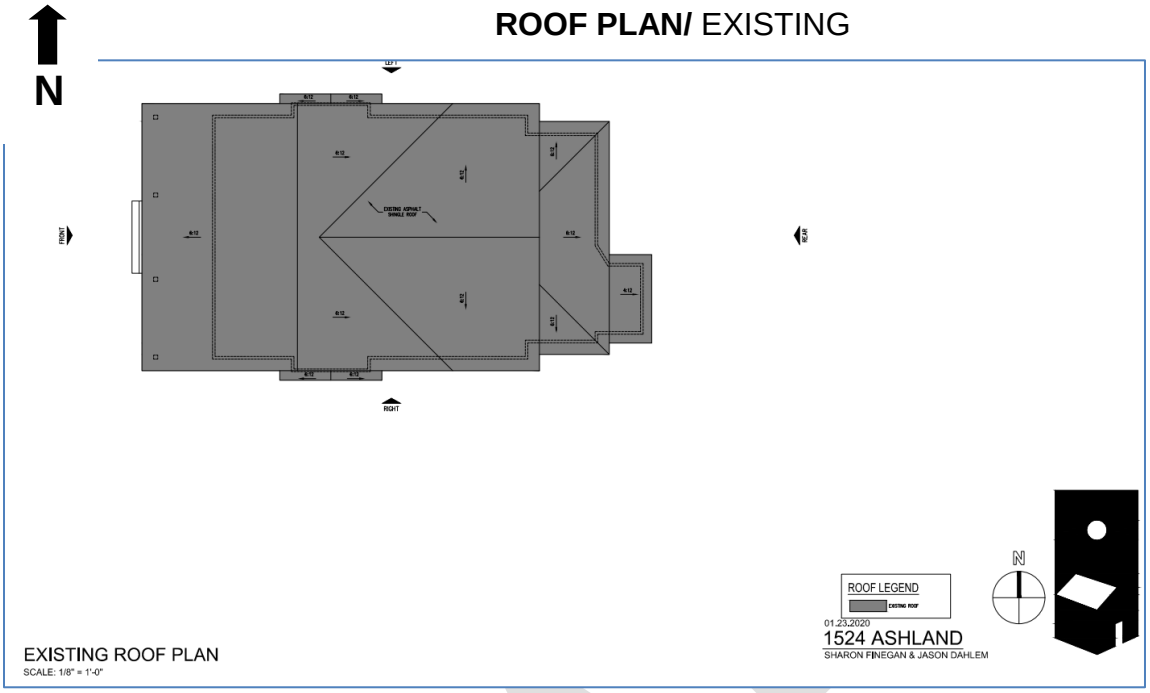
CALCULATIONS OF LOT COVERAGE – HEIGHTS	
FIRST FLOOR	1,739 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	174 SQ. FT.
TOTAL LOT COVERAGE	1,913 SQ. FT.
LOT AREA	8,799 SQ. FT.
MAX. LOT COVG. RATIO (50% MAXIMUM)	21.74%

CALCULATIONS OF IMPERVIOUS COVERAGE – COH	
HOUSE & GARAGE	2,441 SQ. FT.
PORCHES & STOOPS	1,063 SQ. FT.
DRIVEWAY, SIDEWALK, & STEPS	886 SQ. FT.
POOL/SPA	760 SQ. FT.
TOTAL IMPERVIOUS COVERED	5,150 SQ. FT.
LOT AREA	8,799 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (65% MAXIMUM)	58.53%

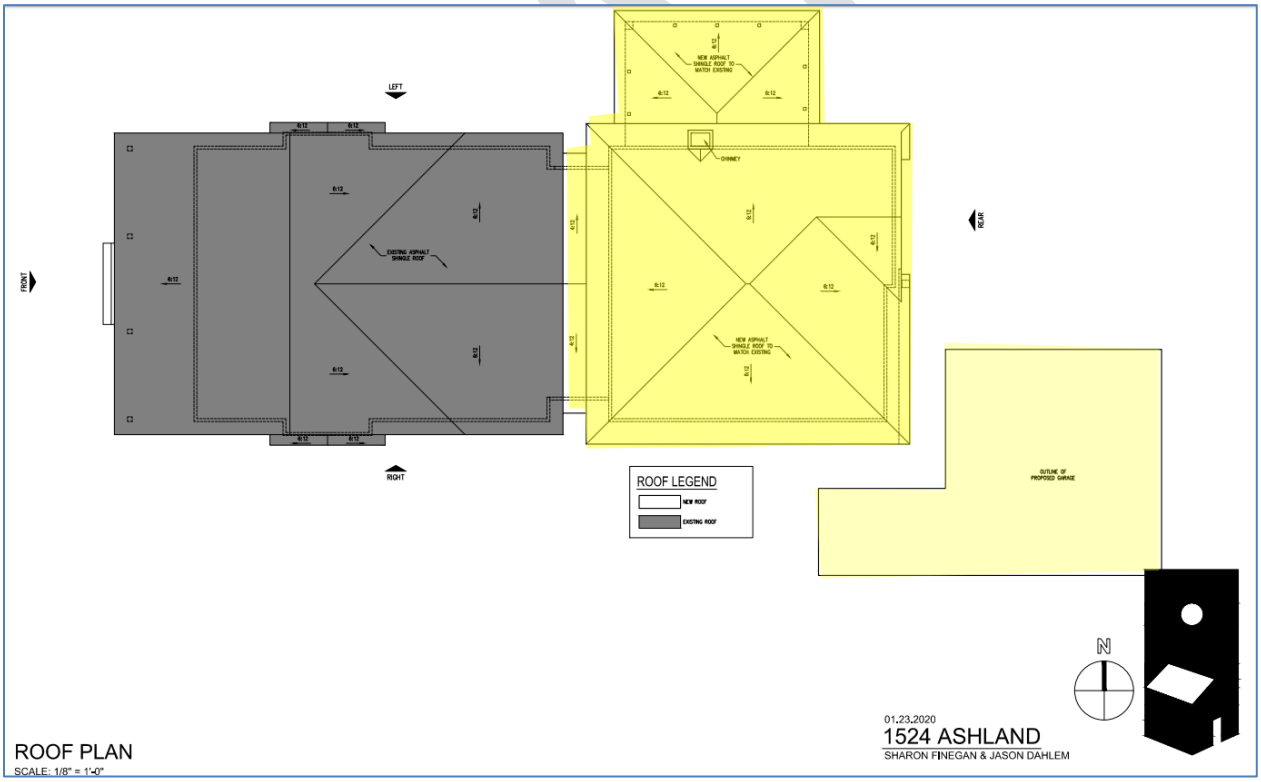
ALTERATION/ADDITION

NEW CONSTRUCTION

ROOF PLAN/ EXISTING



PROPOSED



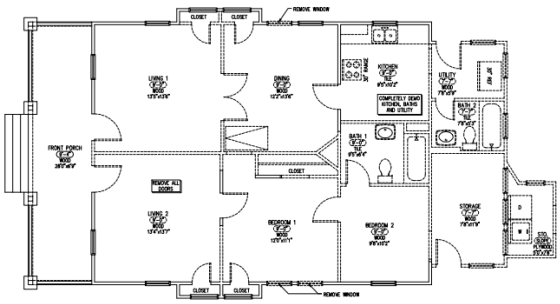
ALTERATION/ADDITION

NEW CONSTRUCTION

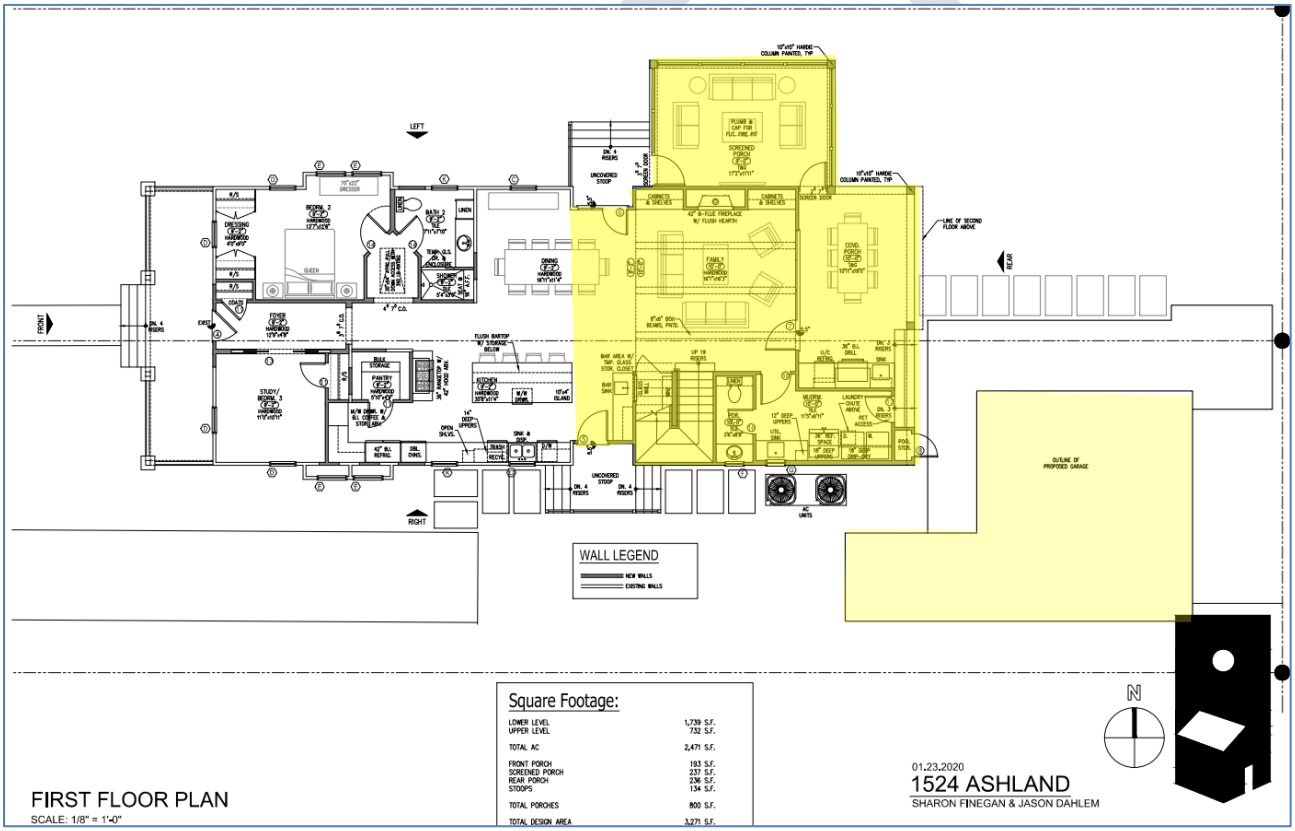
N

FIRST FLOOR PLAN

EXISTING



PROPOSED



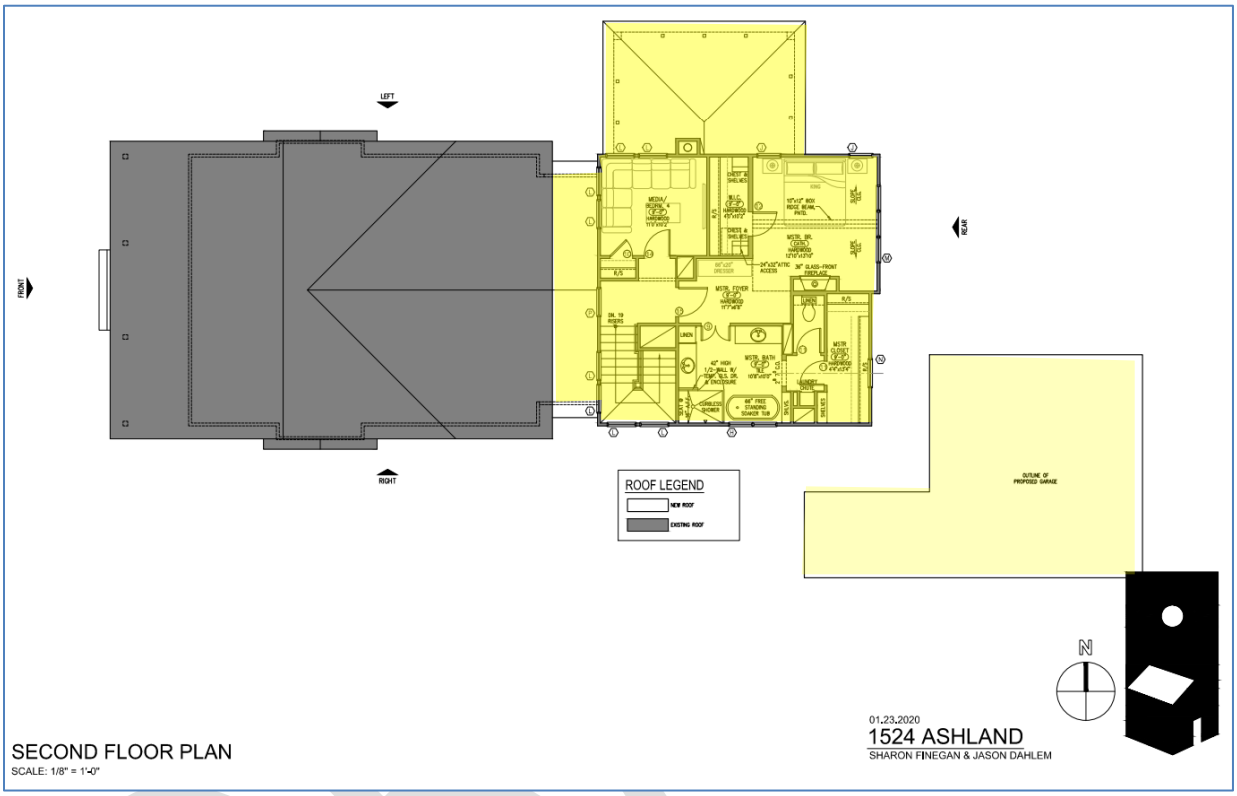
ALTERATION/ADDITION

NEW CONSTRUCTION

N

SECOND FLOOR PLAN

PROPOSED



ALTERATION/ADDITION

NEW CONSTRUCTION

*see separate report for new construction

WINDOW / DOOR SCHEDULE

EXISTING WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
A	1	2'-0"	3'-0"	SINGLE HUNG	2x4	OUTDOOR STORAGE; TO BE REMOVED
B	4	2'-8"	1'-2"	FIXED	2x4	ATTIC
C	9	2'-8"	4'-0"	DOUBLE HUNG	2x4	KITCHEN, BATH 2, STORAGE, BEDROOM 2, UTILITY; 7 TO BE REMOVED
D	8	2'-8"	5'-4"	DOUBLE HUNG	2x4	LIVING 1, LIVING 2, DINING, BEDROOM 1; 4 TO BE REMOVED
E	4	3'-0"	1'-6"	FIXED	2x4	CLOSETS

EXISTING DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
1	2	2'-10"	6'-10"	EXTERIOR	2x4	ENTRY 1, ENTRY 2; TO BE REMOVED
2	2	2'-8"	6'-8"	EXTERIOR	2x4	UTILITY, STORAGE; TO BE REMOVED
3	10	VARIES	VARIES	INTERIOR	2x4	ALL EXISTING INTERIOR DOORS TO BE REMOVED

NEW WINDOW SCHEDULE (HOUSE)

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
L	1	2'-0"	1'-0"	FIXED	2x4	POWDER
M	1	2'-0"	4'-0"	DOUBLE HUNG	2x6	MUDROOM
N	1	(2)2'-6"	4'-0"	DOUBLE HUNG	2x4	MASTER BATH
O	2	2'-6"	5'-0"	DOUBLE HUNG	2x4	MASTER BEDROOM
P	2	2'-8"	4'-0"	DOUBLE HUNG	2x4	KITCHEN, BATH 2
Q	8	3'-0"	5'-0"	DOUBLE HUNG	2x4	STAIR, MEDIA
R	1	(3)3'-0"	5'-0"	DOUBLE HUNG	2x4	MASTER BEDROOM
S	1	3'-0"	1'-6"	FIXED	2x4	TRANSOM; MASTER CLOSET
T	1	3'-0"	4'-6"	DOUBLE HUNG	2x4	STAIR

NEW DOOR SCHEDULE (HOUSE)

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
4	1	3'-0"	6'-8"	EXTERIOR	2x4	FOYER
5	1	3'-0"	7'-0"	EXTERIOR	2x4	KITCHEN
6	1	(2)2'-6"	7'-0"	EXTERIOR	2x4	PAIR; DINING
7	1	(4)3'-0"	7'-0"	EXTERIOR	2x4	MULTI-DOOR UNIT; FAMILY
8	1	2'-4"	7'-0"	EXTERIOR	2x4	POOL STORAGE
9	1	(2)1'-6"	7'-0"	INTERIOR	2x4	PAIR; MASTER BATH
10	1	2'-4"	7'-0"	INTERIOR	2x4	MEDIA
11	5	2'-6"	7'-0"	INTERIOR	2x4	FOYER, STUDY, PANTRY, MASTER BATH
12	1	2'-6"	7'-0"	INTERIOR	2x6	MASTER BEDROOM
13	1	(2)2'-6"	7'-0"	INTERIOR	2x6	PAIR POCKET; STUDY
14	3	2'-8"	7'-0"	INTERIOR	2x4	BEDROOM 2, BATH 2, MEDIA
15	1	3'-0"	7'-0"	INTERIOR	2x4	MASTER FOYER
16	1	2'-6"	8'-0"	INTERIOR	2x4	POWDER
17	1	2'-8"	8'-0"	EXTERIOR	2x4	MUDROOM
18	1	3'-0"	8'-0"	INTERIOR	2x4	MUDROOM

PROJECT DETAILS

Shape/Mass: The existing residence measures 30'-93/4" wide by 56'-8 ¼" deep with a 20'-1/4" ridge height.
The addition to the back and side of the residence is 45'-51/4" wide by 77'-9 ½" deep and raises the rear addition ridge height to 30'-9 1|4"".

Setbacks: The existing residence is setback 17'-3" from the front and is maintained (West)
N side setback from 16'-5" to a 5'2"
S side setback: from 19'-5" to 16'-1/2"
East (rear) setback from 58'1" to 37'

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 2'-5". The first-story addition is set on brick piers.

Windows/Doors: See window/door schedule, PROPOSED reconfigures duplex front entrance to single door and removes "early" windows at side elevations on original building (4 total).

Exterior Materials: The existing residence is clad in 117 wood siding.
The addition will be clad in 6" Hardieboard siding.

Roof: The existing roof is a side-gable with a 6-over-12 pitch, a 20'-1/4" ridge height and a 10'-7" eave height. The alteration removes the rear addition and replaces with new.

The rear hipped pyramid roof of the new addition has a ridge height of 30'-9 1/4" and the eave height of 22.' a 6-over-12 pitch

DRAFT

ATTACHMENTS

ARCHIVE REPORT, RESPONSE AND PHOTOS. (FROM AGENT)
COMPLETE SET OF DRAWINGS

DRAFT

Form 590

INVESTIGATE

Map

Vol. 20

Page 141

April 30, 1942

Thos L & Ruth Grimm — Owner

Lot 25-26 Block 145

Houston Hts. — Addition

No. 1522 Ashland Hts. — Street

Imp. Constructed 1926

Cost Price

Amt. of Fire Ins.

Company Insured with

Reduction requested by Mrs. Ruth Grimm

County Value . . . . . $ ~~1060~~ 960 for 1942

Owners Value . . . . . $ 910

Reason of Reduction Request

Age & condition

House vacant for over year and very much in need of repairs.

1070

HARRIS COUNTY BUILDING ASSESSMENT

City of Houston, Texas

Map No. 9A Acct.No. 49-12-0-8

Permit No. RV Date 11-8-67

Owner Guinn, R.M.

Street No. 1522824 Ashland

Addition Hon Hts Section

Lot No. 25-26 Block No. 145

1 No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
Single Family	✓ Gable	✓ S/L & Paper	Finished Attic
✓ Duplex	Hip	✓ Sheetrock	Basement
Garage Apt.		Wood Panels	CARPORT
FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	✓ Comp.Shingles	3 No. Bedrooms	
✓ Concr. Blks.	Tar & Gravel	1 No. Baths	DE GARAGE
		Tile	Walls FR
EXTERIOR WALLS	FLOORING		Roof
Brick Veneer	Pine	HEATING & COOLING	Comp
Stone Veneer	✓ Hardwood	A/C, C/H or Dual	Floor
✓ Lumber	✓ Asphalt Tile	None	DIRT
Shakes	WtoW Carpets	No.Fireplaces	UN Ceiled
		None	NO Doors

CLASS 1½ Base Unit $ 3.80
A/C C/H $ .00
Total Unit $ 3.80

EXISTING ASSESSMENTS ON BLOCK BOOK

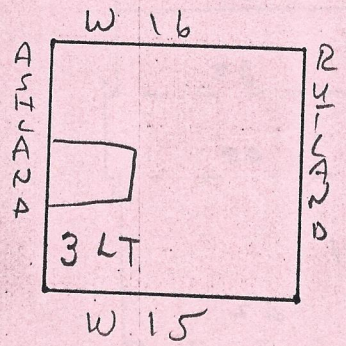
Land - Assmt.$ 770

Impro.-Assmt.$ 1620

PERMIT VALUE $

Rendered in name of

Stone



KC

COUNTY ACCOUNT NO.				
SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
1075590000	20	141		25

Reval -80 -340

1968 Kew Sat VALUE 620.

DATE

NEW OWNER

Guinn, Mrs Ruth M

National Business Forms HOUSTON, TEX. JA 2-0386

- Regarding the tax statements: double lot single-family homes exist all throughout the districts. This is very common. In the 1967 tax document, the additional presence of a separate address (1524) in addition to the original 1522 Ashland address shows this change. We don't have phone records for this. We would prefer to present the changes to the front doors as shown in the submitted drawings, to the commission, and defer should they not agree. Or perhaps, seek a conditional approval with the condition the doors remain. You mentioned, during our phone call, that the possibility of a single door and flanking double windows (possibly the double windows from the sides of the home could be used in place of the current single windows). We are definitely open to this as well.
- No maximum building height is stated in either the Houston Heights guidelines nor the Houston preservation ordinance. The addition has been designed to meet the eave height listed maximum, and the matching roof slope of the existing home, per guidelines section 6-19, example #4. As discussed, we are of the firm opinion that a "rule of thumb" (as you referred to it on the phone) that isn't recorded (guidelines or ordinance) cannot be legally enforced. Based on the quantitative requirements that have been met (matching floor height, matching roof pitch, maximum eave height), the result is a ridge that is accurate as shown. We will proceed as submitted.
- Existing side windows: we would prefer to present the changes as shown to the commission, and defer should they not agree. Or perhaps, seek a conditional approval with the condition that the windows remain. If the opportunity arises such that these windows can be restored and repurposed on the front of the home, flanking a single-entry door, we would be supportive of this.

EXISTING NON-ORIGINAL DUPLEX ENTRY TO BE RECONFIGURED TO ORIGINAL SINGLE-FAMILY ENTRANCE

EXISTING NON-CONTRIBUING ENCLOSED PORCH AND SHED-ADDITION TO BE REMOVED

EDGE/REAR OF ORIGINAL 1926 HOME

EXISTING DAMAGED WINDOW SET TO BE REMOVED AND REPLACED WITH REPLICA OF ADJACENT WINDOW

EXISTING WINDOWS TO BE REGLAZED AS REQUIRED

01.23.2020

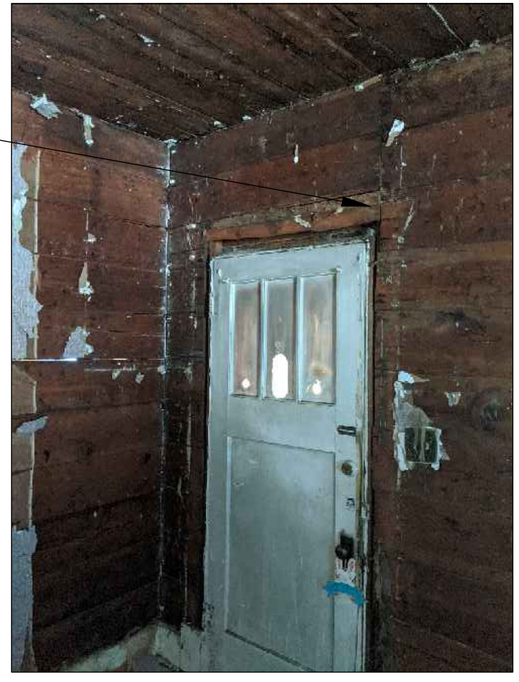
1524 ASHLAND

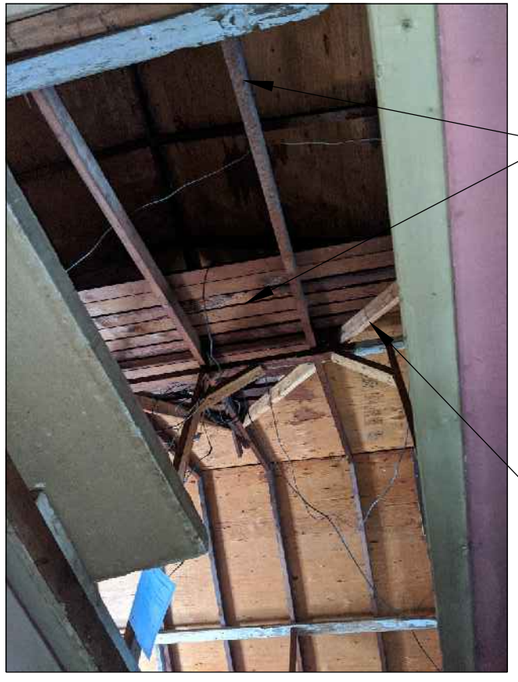
SHARON FINEGAN & JASON DAHLEM

PHOTOGRAPHS

SCALE: N.T.S.

IN-LINE DAMAGED SHIPLAP SHOWS PLACEMENT OF DOOR TO BE UNORGINAL





ORIGINAL ROOF FRAMING MEMBERS AND DECKING REMAIN UNDER OVER-FRAMED ADDITION

BLOCKED-IN VALLEY FRAMING PROVES ROOF ADDITION AFTER INITIAL 1926 CONSTRUCTION

ORIGINAL STOVE FLUE SHOWN; ORIGINAL REAR OF SINGLE-FAMILY HOME

ORIGINAL STOVE FLUE ENCLOSED IN RENOVATED DUPLEX CLOSET; INACCESSIBLE IN CURRENT ROOM LAYOUT

PHOTOGRAPHS

SCALE: N.T.S.

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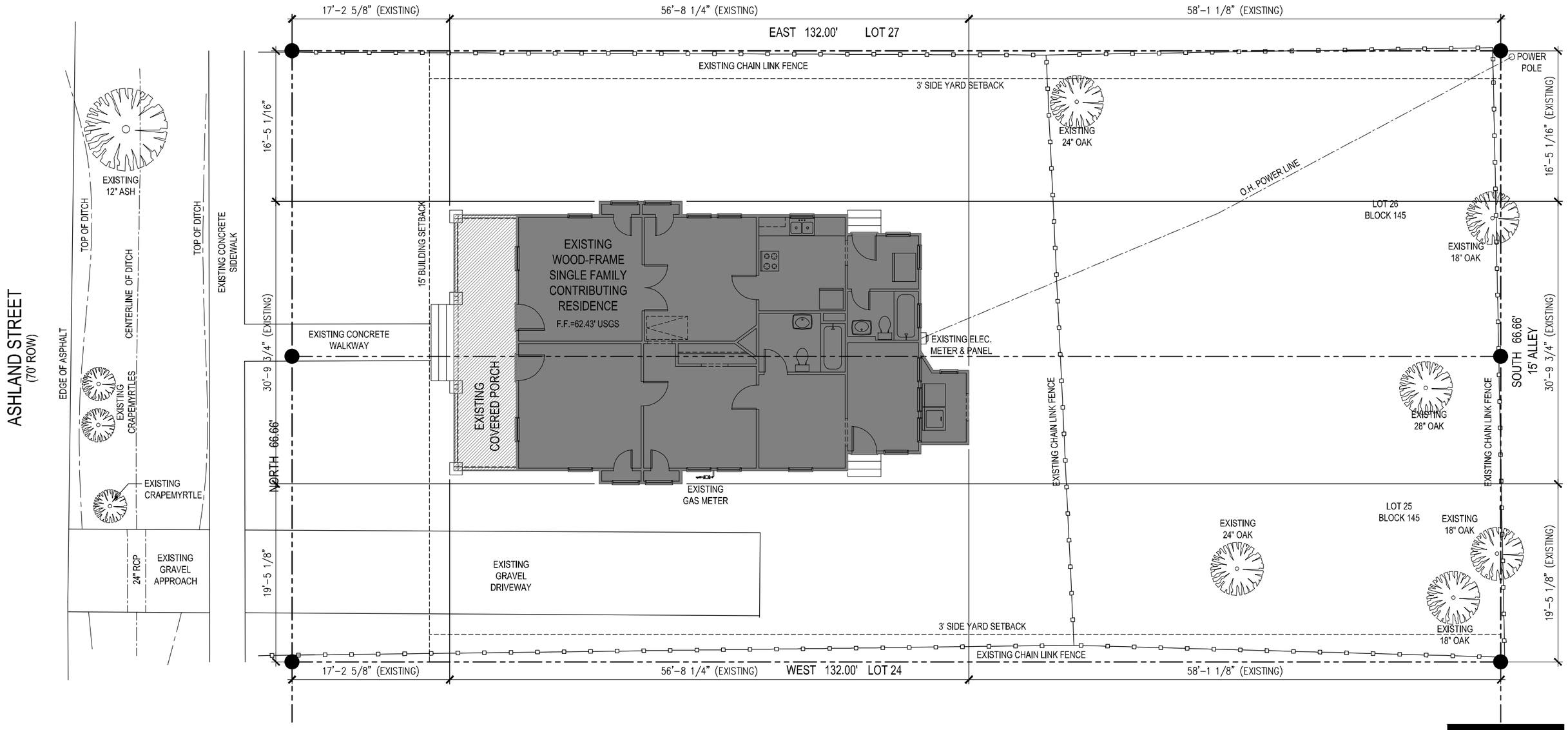

ENCLOSED AREA

COVERED AREA

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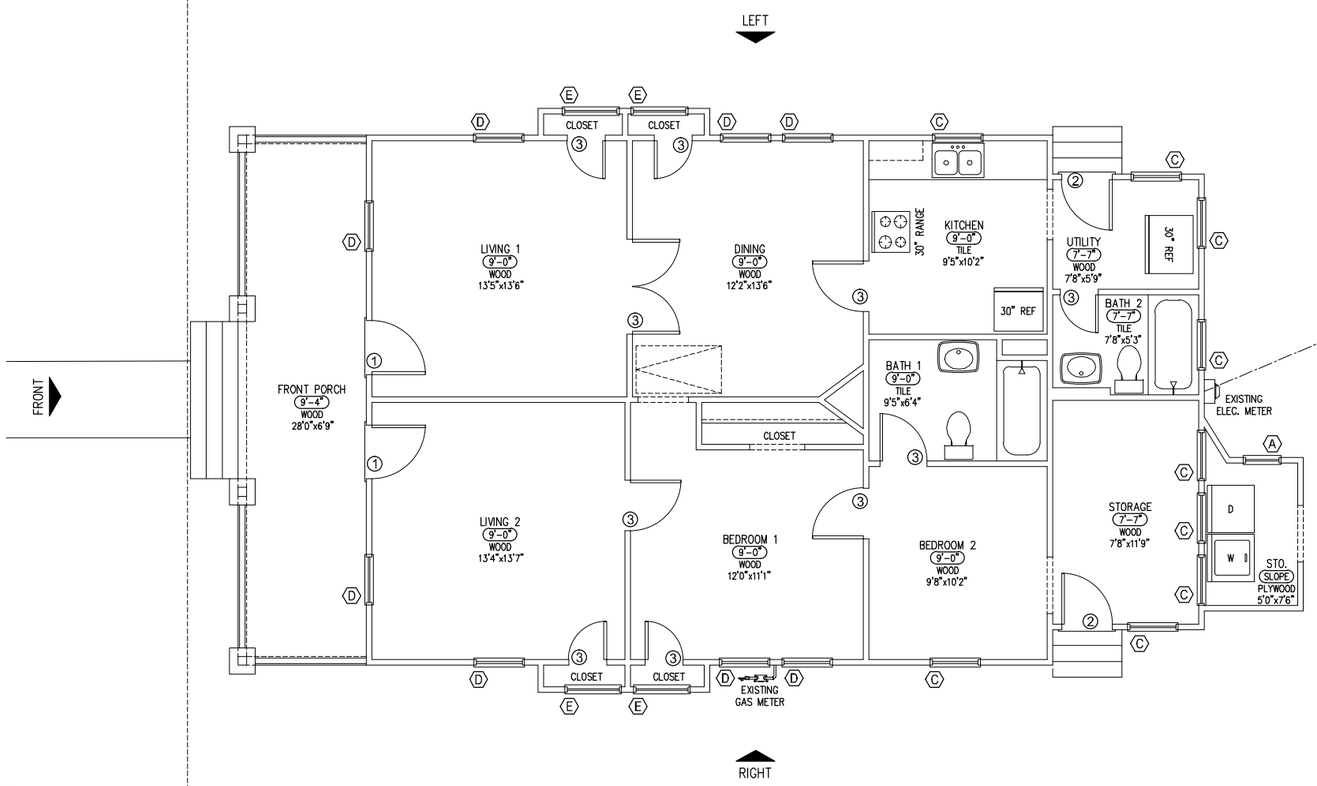
1524 ASHLAND

SHARON FINEGAN & JASON DAHLEM

EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"



EXISTING WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	1	2'-0"	3'-0"	SINGLE HUNG	2x4	OUTDOOR STORAGE; TO BE REMOVED
Ⓑ	4	2'-8"	1'-2"	FIXED	2x4	ATTIC
Ⓒ	9	2'-8"	4'-0"	DOUBLE HUNG	2x4	KITCHEN, BATH 2, STORAGE, BEDROOM 2, UTILITY; 7 TO BE REMOVED
Ⓓ	8	2'-8"	5'-4"	DOUBLE HUNG	2x4	LIVING 1, LIVING 2, DINING, BEDROOM 1; 4 TO BE REMOVED
Ⓔ	4	3'-0"	1'-6"	FIXED	2x4	CLOSETS

EXISTING DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	2	2'-10"	6'-10"	EXTERIOR	2x4	ENTRY 1, ENTRY 2; TO BE REMOVED
②	2	2'-8"	6'-8"	EXTERIOR	2x4	UTILITY, STORAGE; TO BE REMOVED
③	10	VARIES	VARIES	INTERIOR	2x4	ALL EXISTING INTERIOR DOORS TO BE REMOVED

WALL LEGEND

EXISTING WALLS

N

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1524 ASHLAND

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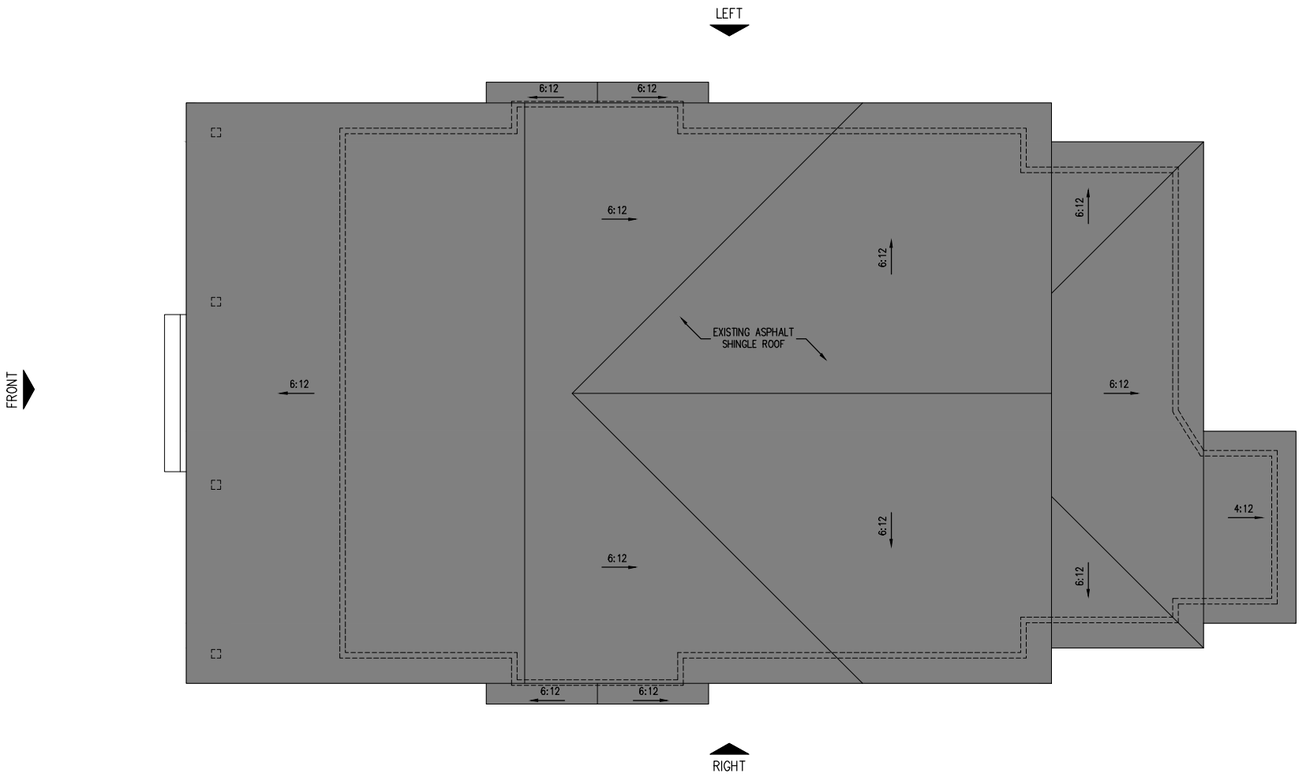
EXISTING FIRST FLOOR PLAN

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



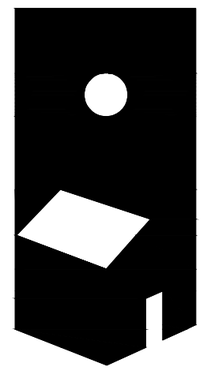
EXISTING ROOF PLAN

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

ROOF LEGEND

EXISTING ROOF

N



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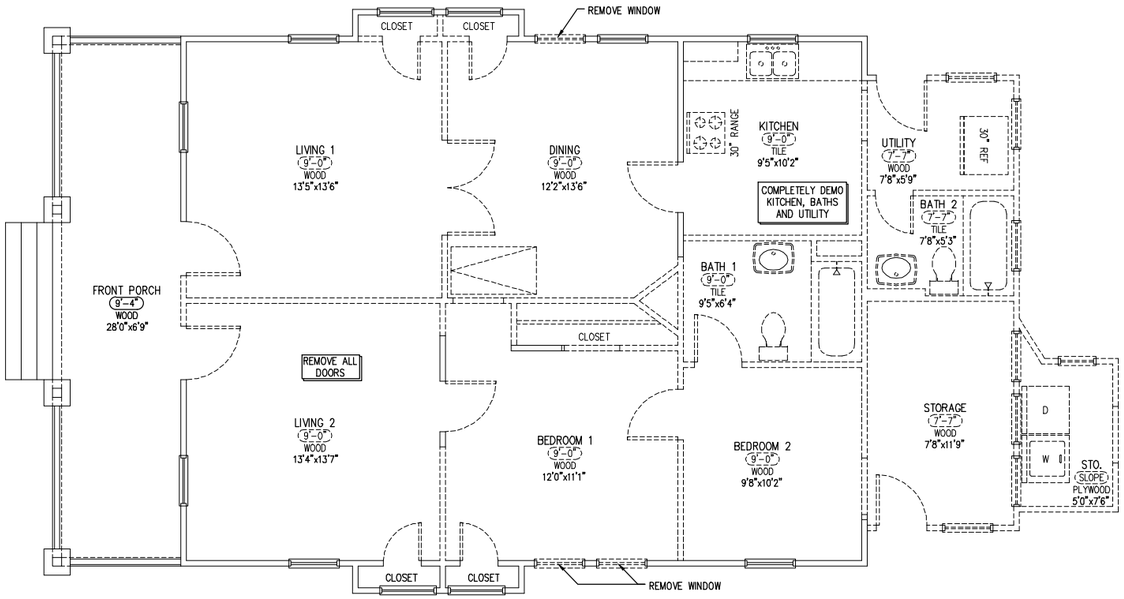

FIRST FLOOR DEMO PLAN

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

WALL LEGEND

EXISTING WALLS

WALLS TO BE REMOVED

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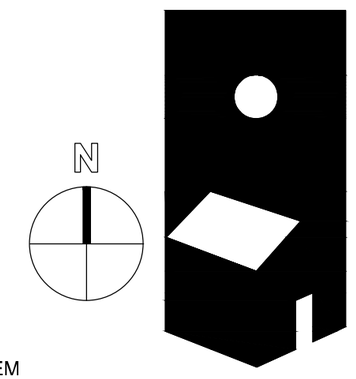
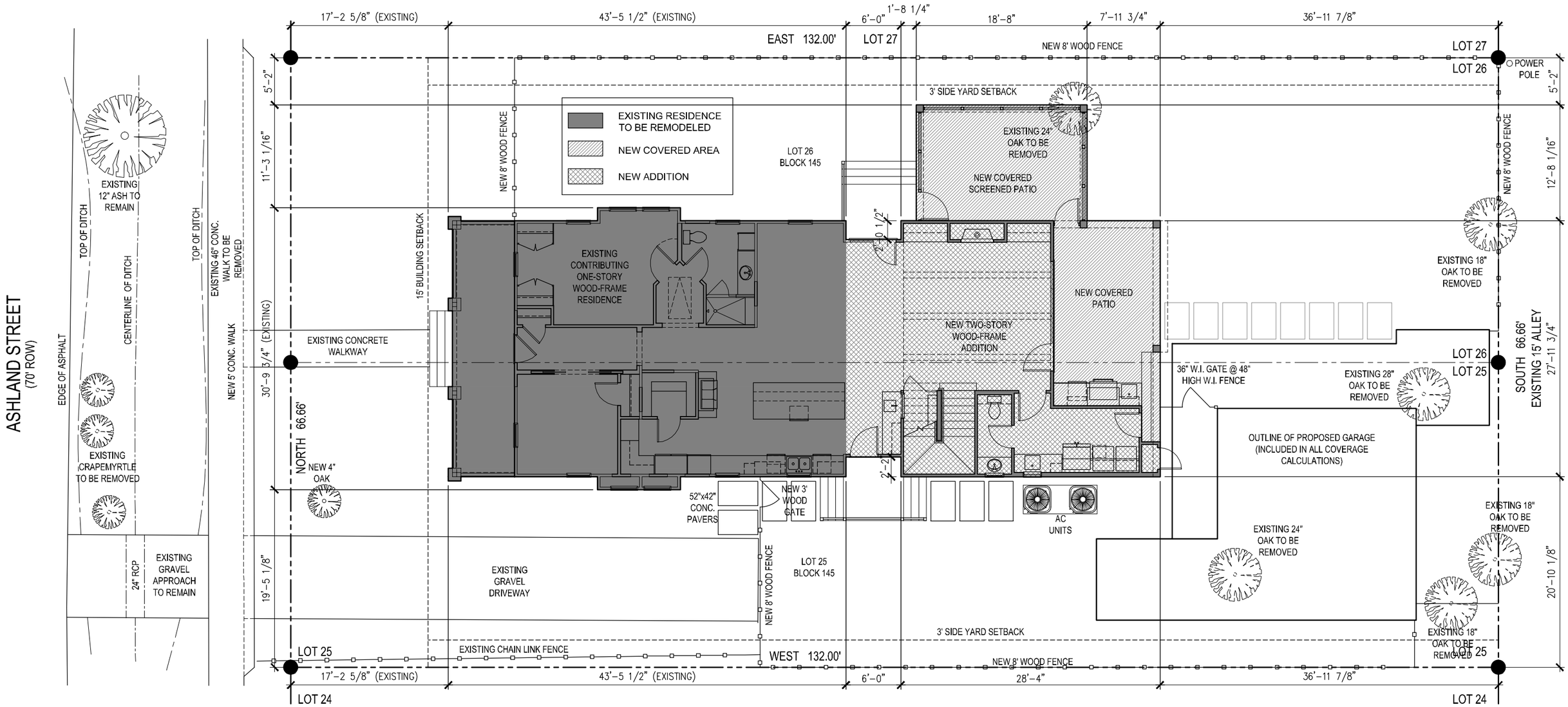
1524 ASHLAND

SHARON FINEGAN & JASON DAHLEM

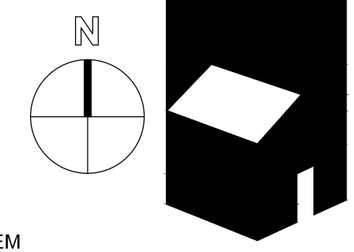




CALCULATIONS OF FLOOR AREA RATIO	
FIRST AND SECOND FLOOR	2,471 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	174 SQ. FT.
DETACHED GARAGE APT. (OVER 528 SQ. FT.)	5 SQ. FT.
TOTAL FLOOR AREA	2,650 SQ. FT.
LOT AREA	8,799 SQ. FT.
F.A.R. RATIO (40% MAXIMUM)	30.12%

CALCULATIONS OF LOT COVERAGE – HEIGHTS	
FIRST FLOOR	1,739 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	174 SQ. FT.
TOTAL LOT COVERAGE	1,913 SQ. FT.
LOT AREA	8,799 SQ. FT.
MAX. LOT COVG. RATIO (38% MAXIMUM)	21.74%

CALCULATIONS OF IMPERVIOUS COVERAGE – COH	
HOUSE & GARAGE	2,441 SQ. FT.
PORCHES & STOOPS	1,063 SQ. FT.
DRIVEWAY, SIDEWALK, & STEPS	886 SQ. FT.
POOL/SPA	760 SQ. FT.
TOTAL IMPERVIOUS COVERED	5,150 SQ. FT.
LOT AREA	8,799 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (65% MAXIMUM)	58.53%



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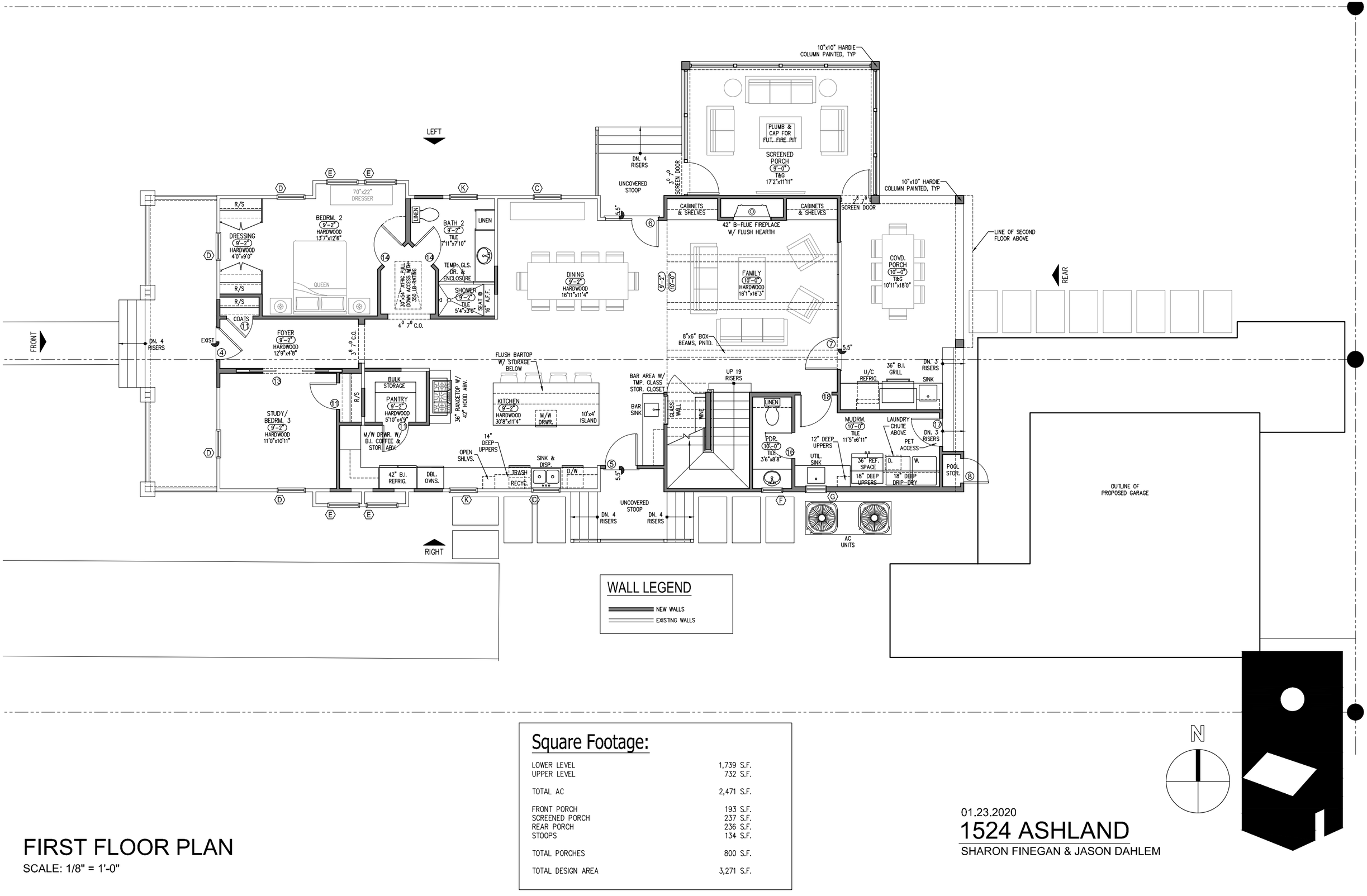
SITE PLAN

SCALE: 3/32" = 1'-0"



WALL LEGEND

NEW WALLS

EXISTING WALLS

Square Footage:

LOWER LEVEL	1,739 S.F.
UPPER LEVEL	732 S.F.
TOTAL AC	2,471 S.F.
FRONT PORCH	193 S.F.
SCREENED PORCH	237 S.F.
REAR PORCH	236 S.F.
STOOPS	134 S.F.
TOTAL PORCHES	800 S.F.
TOTAL DESIGN AREA	3,271 S.F.

FIRST FLOOR PLAN

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

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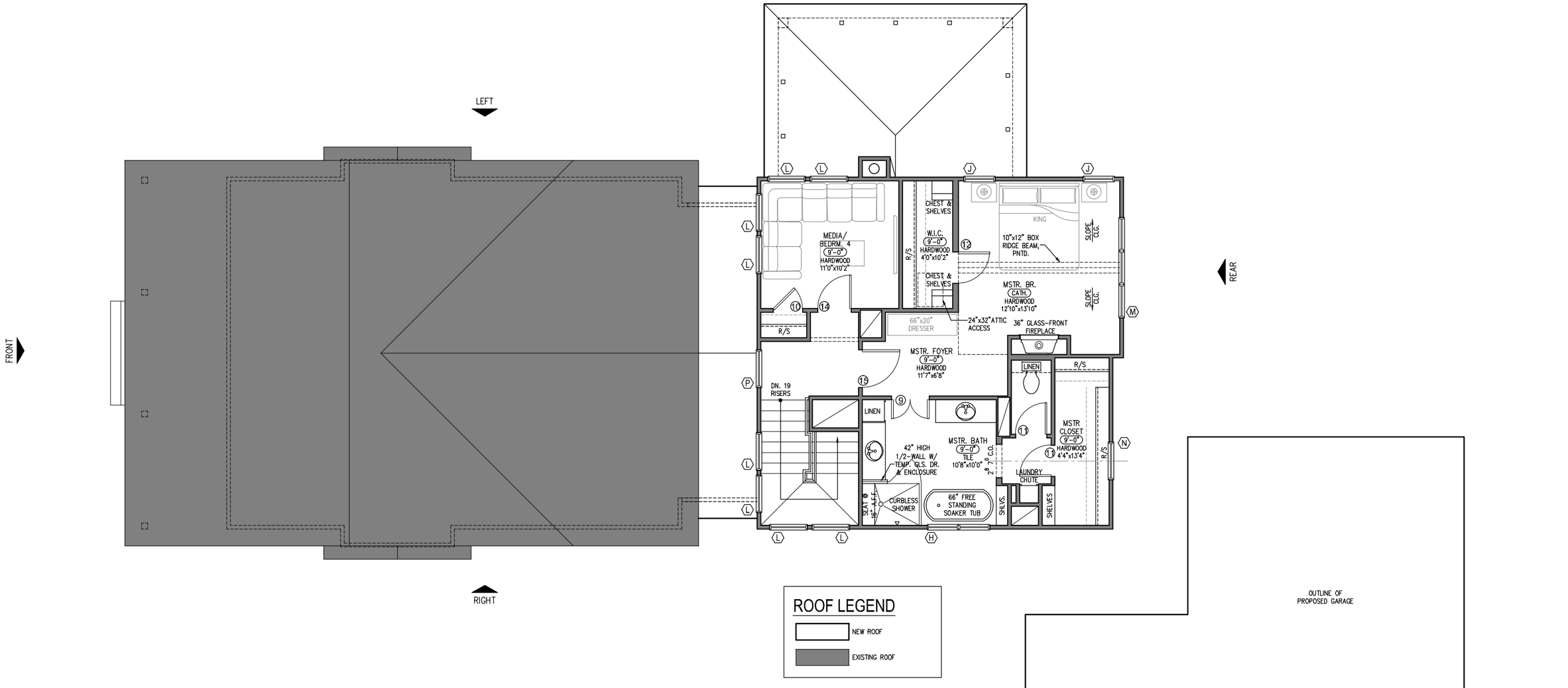
SHARON FINEGAN & JASON DAHLEM



ROOF LEGEND

- NEW ROOF
- EXISTING ROOF

SECOND FLOOR PLAN

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

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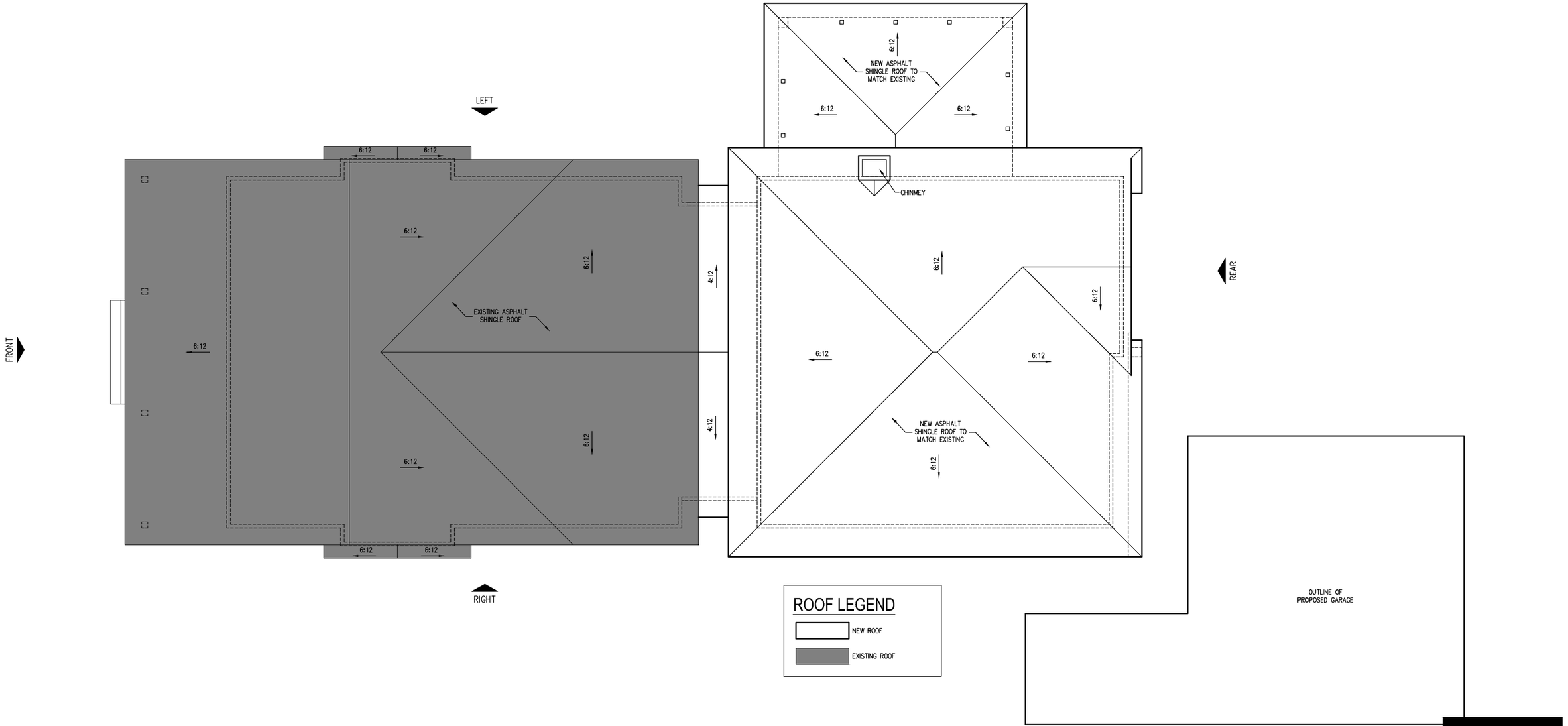

ROOF PLAN

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

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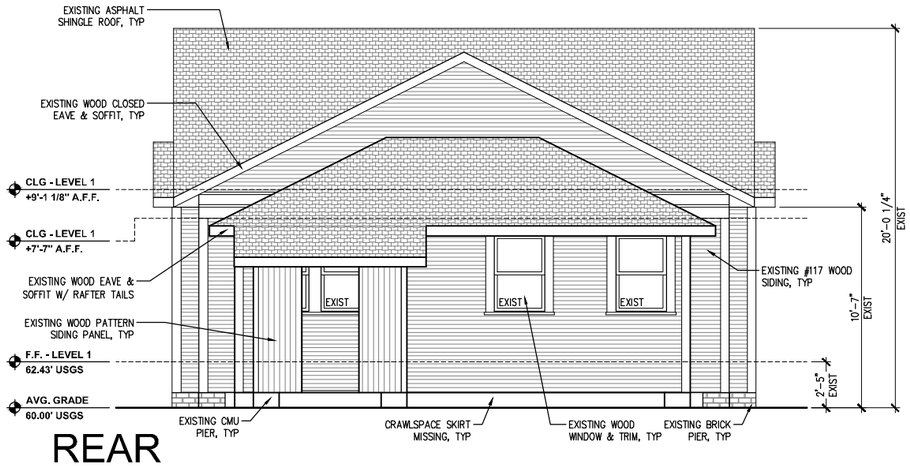
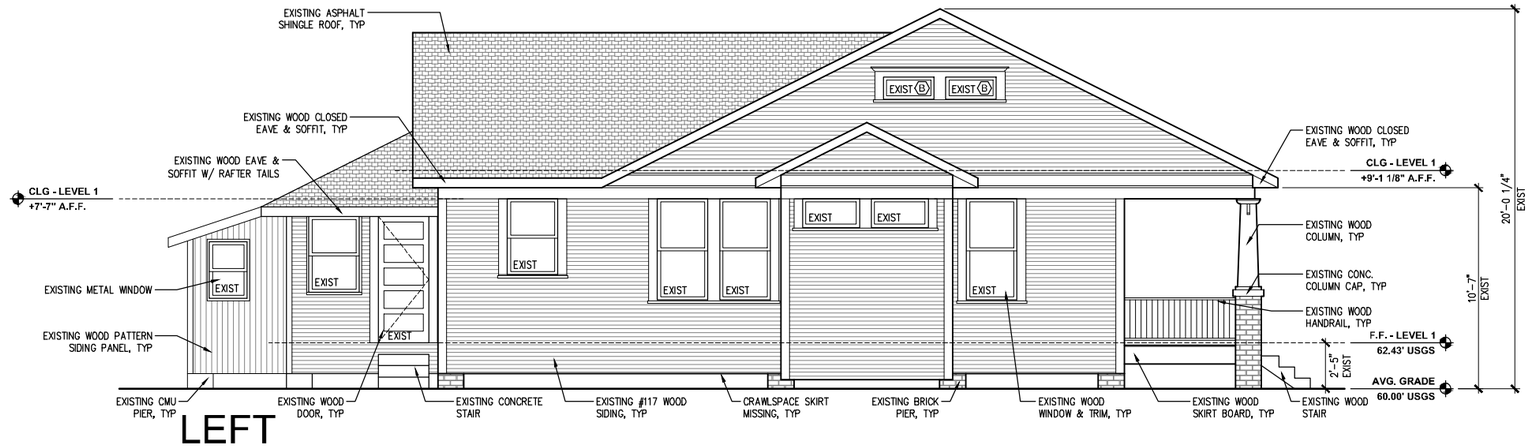
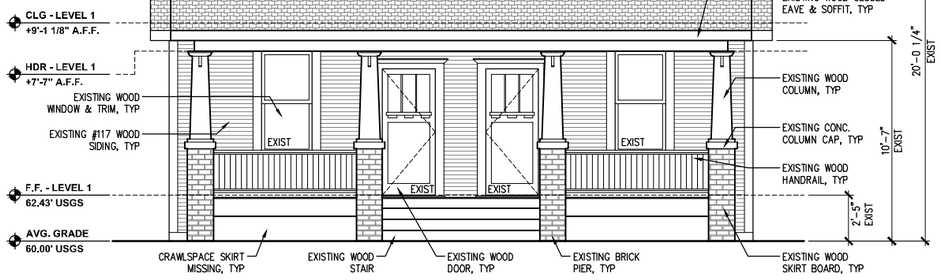


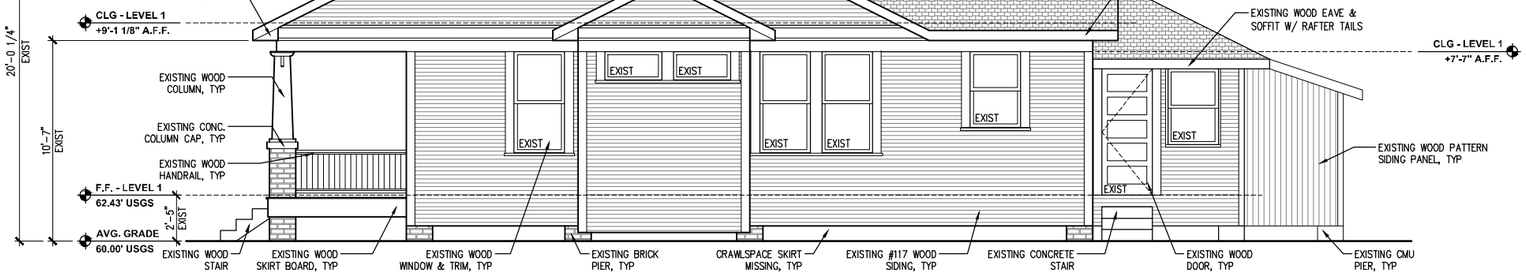
REAR



LEFT



FRONT



RIGHT

EXISTING ELEVATIONS

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

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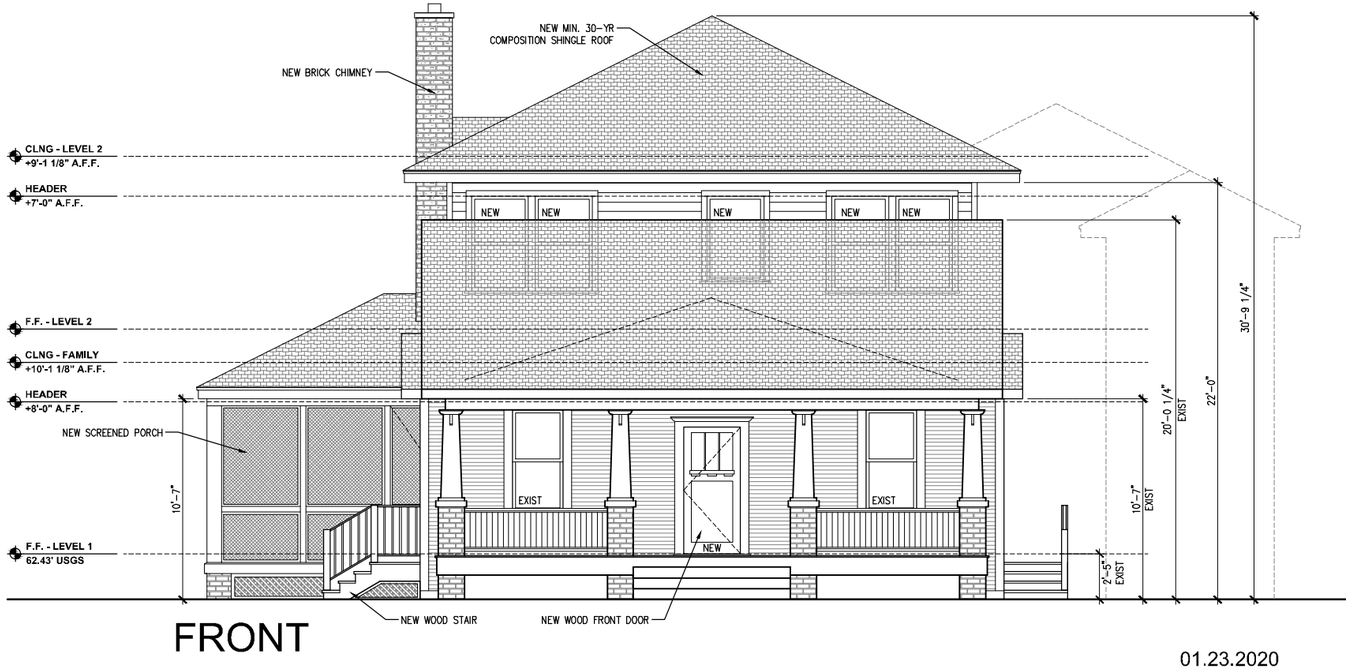
REAR



FRONT

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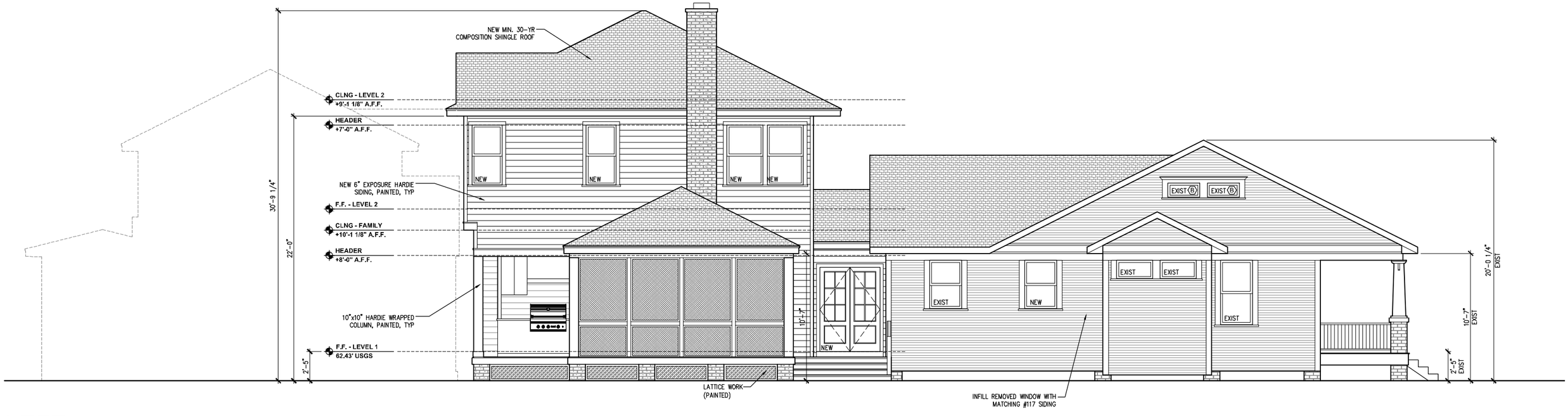
PROPOSED EXTERIOR ELEVATIONS (HOUSE)

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



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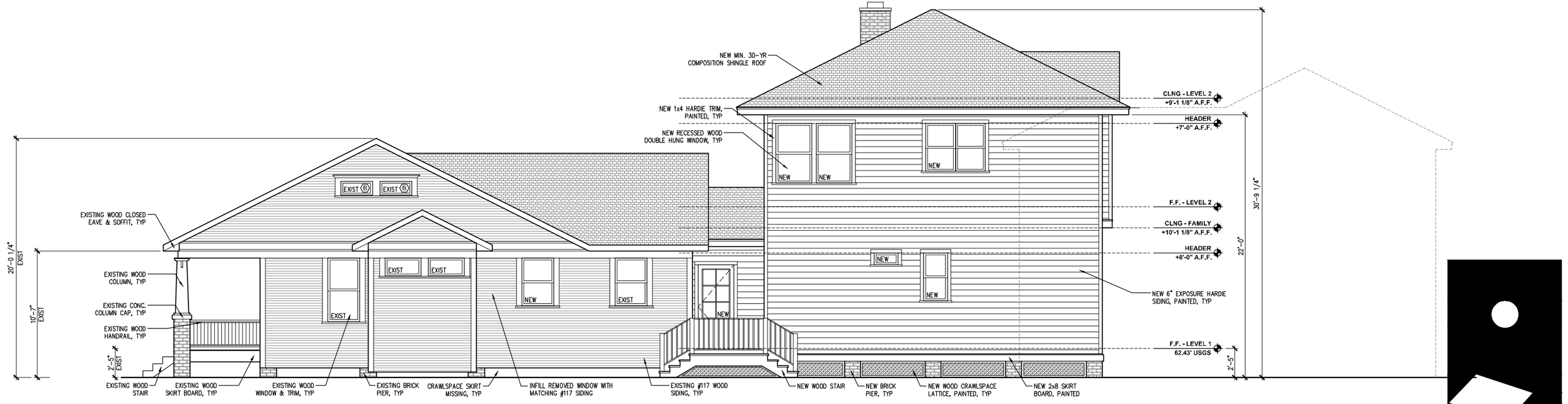

RIGHT

PROPOSED EXTERIOR ELEVATIONS (HOUSE)

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

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SHARON FINEGAN & JASON DAHLEM

EXISTING WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	1	2'-0"	3'-0"	SINGLE HUNG	2x4	OUTDOOR STORAGE; TO BE REMOVED
Ⓑ	4	2'-8"	1'-2"	FIXED	2x4	ATTIC
Ⓒ	9	2'-8"	4'-0"	DOUBLE HUNG	2x4	KITCHEN, BATH 2, STORAGE, BEDROOM 2, UTILITY; 7 TO BE REMOVED
Ⓓ	8	2'-8"	5'-4"	DOUBLE HUNG	2x4	LIVING 1, LIVING 2, DINING, BEDROOM 1; 4 TO BE REMOVED
Ⓔ	4	3'-0"	1'-6"	FIXED	2x4	CLOSETS

EXISTING DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	2	2'-10"	6'-10"	EXTERIOR	2x4	ENTRY 1, ENTRY 2; TO BE REMOVED
②	2	2'-8"	6'-8"	EXTERIOR	2x4	UTILITY, STORAGE; TO BE REMOVED
③	10	VARIES	VARIES	INTERIOR	2x4	ALL EXISTING INTERIOR DOORS TO BE REMOVED

NEW WINDOW SCHEDULE (HOUSE)

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓕ	1	2'-0"	1'-0"	FIXED	2x4	POWDER
Ⓖ	1	2'-0"	4'-0"	DOUBLE HUNG	2x6	MUDROOM
Ⓗ	1	(2)2'-6"	4'-0"	DOUBLE HUNG	2x4	MASTER BATH
Ⓙ	2	2'-6"	5'-0"	DOUBLE HUNG	2x4	MASTER BEDROOM
Ⓚ	2	2'-8"	4'-0"	DOUBLE HUNG	2x4	KITCHEN, BATH 2
Ⓛ	8	3'-0"	5'-0"	DOUBLE HUNG	2x4	STAIR, MEDIA
Ⓜ	1	(3)3'-0"	5'-0"	DOUBLE HUNG	2x4	MASTER BEDROOM
Ⓝ	1	3'-0"	1'-6"	FIXED	2x4	TRANSOM; MASTER CLOSET
Ⓟ	1	3'-0"	4'-6"	DOUBLE HUNG	2x4	STAIR

NEW DOOR SCHEDULE (HOUSE)

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
④	1	3'-0"	6'-8"	EXTERIOR	2x4	FOYER
⑤	1	3'-0"	7'-0"	EXTERIOR	2x4	KITCHEN
⑥	1	(2)2'-6"	7'-0"	EXTERIOR	2x4	PAIR; DINING
⑦	1	(4)3'-0"	7'-0"	EXTERIOR	2x4	MULTI-DOOR UNIT; FAMILY
⑧	1	2'-4"	7'-0"	EXTERIOR	2x4	POOL STORAGE
⑨	1	(2)1'-6"	7'-0"	INTERIOR	2x4	PAIR; MASTER BATH
⑩	1	2'-4"	7'-0"	INTERIOR	2x4	MEDIA
⑪	5	2'-6"	7'-0"	INTERIOR	2x4	FOYER, STUDY, PANTRY, MASTER BATH
⑫	1	2'-6"	7'-0"	INTERIOR	2x6	MASTER BEDROOM
⑬	1	(2)2'-6"	7'-0"	INTERIOR	2x6	PAIR POCKET; STUDY
⑭	3	2'-8"	7'-0"	INTERIOR	2x4	BEDROOM 2, BATH 2, MEDIA
⑮	1	3'-0"	7'-0"	INTERIOR	2x4	MASTER FOYER
⑯	1	2'-6"	8'-0"	INTERIOR	2x4	POWDER
⑰	1	2'-8"	8'-0"	EXTERIOR	2x4	MUDROOM
⑱	1	3'-0"	8'-0"	INTERIOR	2x4	MUDROOM

DOOR & WINDOW SCHEDULES

01.23.2020

1524 ASHLAND

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