

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1418 ASHLAND ST. HOUSTON, TX 77008
 Historic District / Landmark _____ HCAD # _____
 Subdivision HOUSTON HEIGHTS Lot SEE PAR 11 Block 152

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name JERRY & MARY NELE SMITHERE
 Company _____
 Mailing Address 27207 W. BALSAM FIR CIRCLE
SPRING, TX. 77306
 Phone 281-602-3714
 Email _____
 Signature [Signature]
 Date 11/19/15

APPLICANT (if other than owner)

Name ALEXANDER RIDGWAY
 Company BRICKMOON DESIGN
 Mailing Address 1438 CAMPBELL RD. STE. 202
HOUSTON, TX 77055
 Phone 281.501.2712
 Email _____
 Signature [Signature]
 Date 11.24.2015

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: _____

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> addition | <input checked="" type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input checked="" type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS

 label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS

 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|---|--|
| <input checked="" type="checkbox"/> current site plan | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |



brickmoon
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: November 24, 2015

Subject: COA Application – 1418 Ashland Description

This project consists of constructing a 2,613 square foot addition to an existing 1,194 square foot residence. The project is situated on a 9,240 square foot lot, with an existing 15' alley way. The existing residence is a one story frame structure on a pier and beam foundation with no garage. There is an existing wood shed storage that will be removed. Based on the Sanborn map the staff provided, there was an existing front porch that is now covered

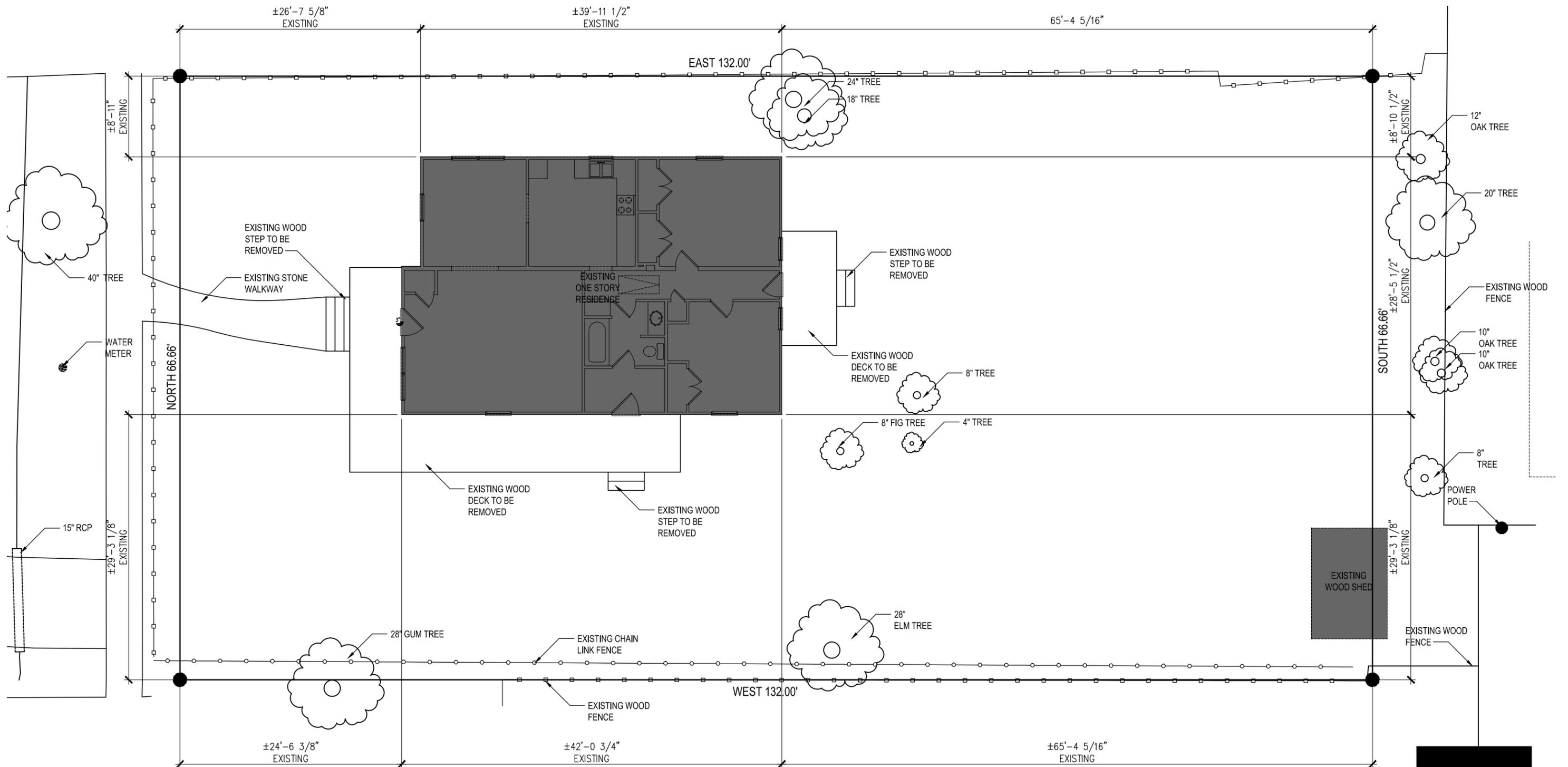
The cementitious siding on the existing house is not original and will remain. All the windows on the house are aluminum windows which are not original. The door and windows will be removed from the rear of the house to connect the new addition. The addition is being added to the East side of the existing home and one part of the addition will sit on a new pier and beam foundation with a floor height to match the existing residence. The other part of the addition will be slab on grade foundation at 12 inches below the existing floor height.

The addition will be clad in cementitious siding with the same reveal as existing residence and painted. The addition will also have new wood windows. All of the windows on the existing house are proposed to be replaced with new wood windows. The front porch will be restored based upon the Sanborn map.

The addition is recessed back to the North of the existing home to help delineate between the existing and new portions of the residence. The new addition is a two story structure with a hipped roof and a small gable roof facing the front of the existing residence. The new small gable roof has the detail and character to match the new porch gable architecture. The new garage is a one story gable roof structure located at

the rear of the property and opens to the alley way. This helps to reduce the scale of the addition and balance with the main house. A small porch at the new proposed master bedroom is added with a gable roof that ties with the one story hipped roof. The new side entry is an existing opening, which the door and transom are replaced with new wood transom and door. The sider screened porch will be constructed with wood with wood steps.

All new roof areas are to be clad with composition shingle roofing to match the existing residence. The crawlspace created by the new addition will be open ventilated with lattice panels. New lattice panel will be reconstructed for the existing crawlspace.

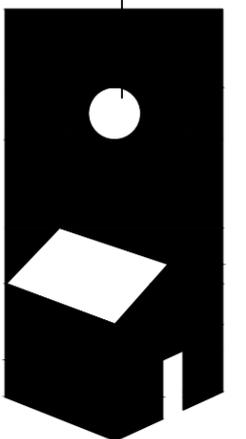


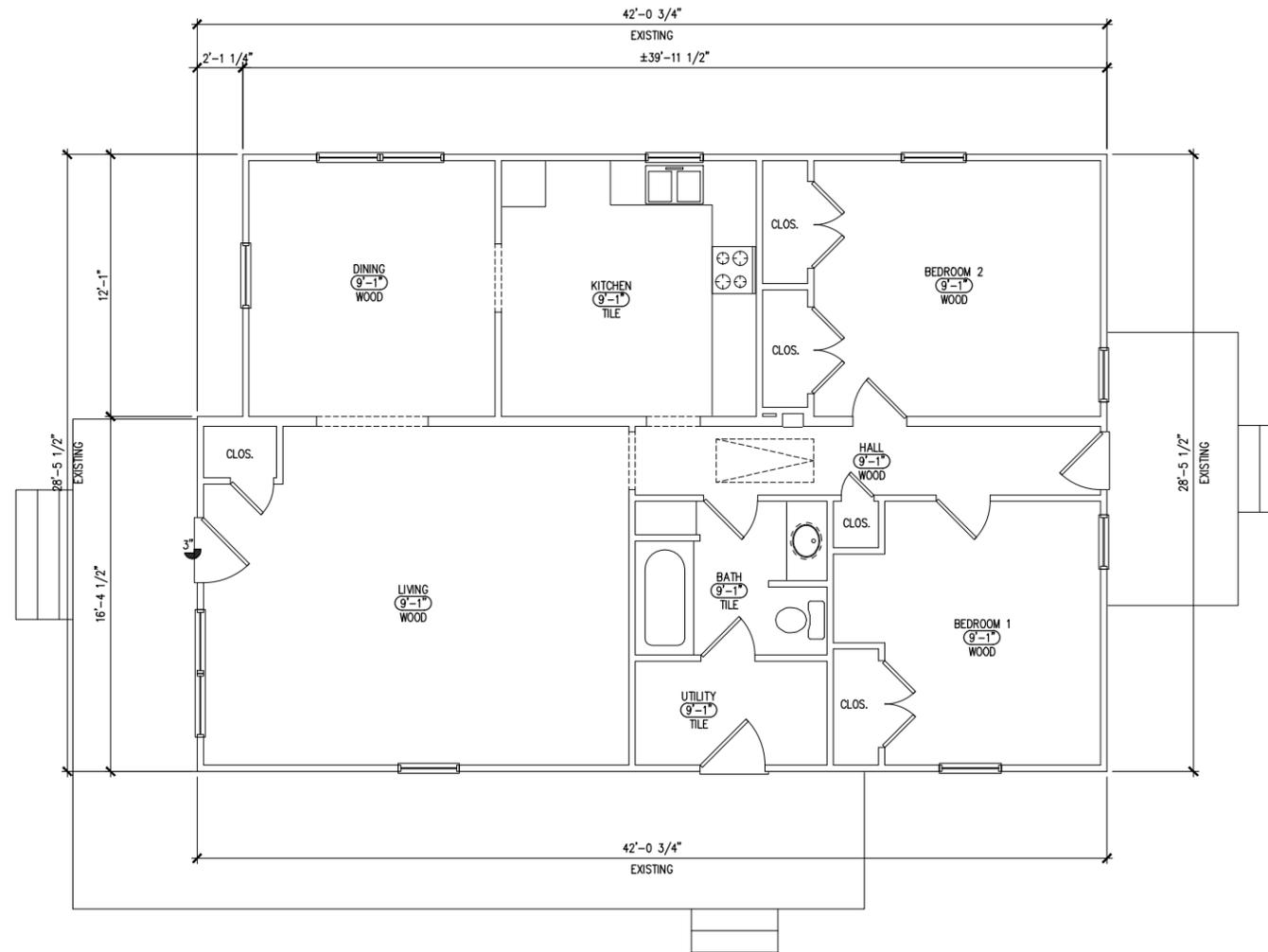
CURRENT SITE PLAN

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



11.24.15
1418 ASHLAND ST.
 SINIERE RESIDENCE

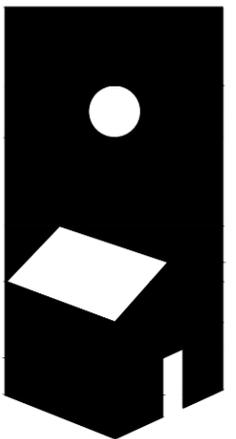


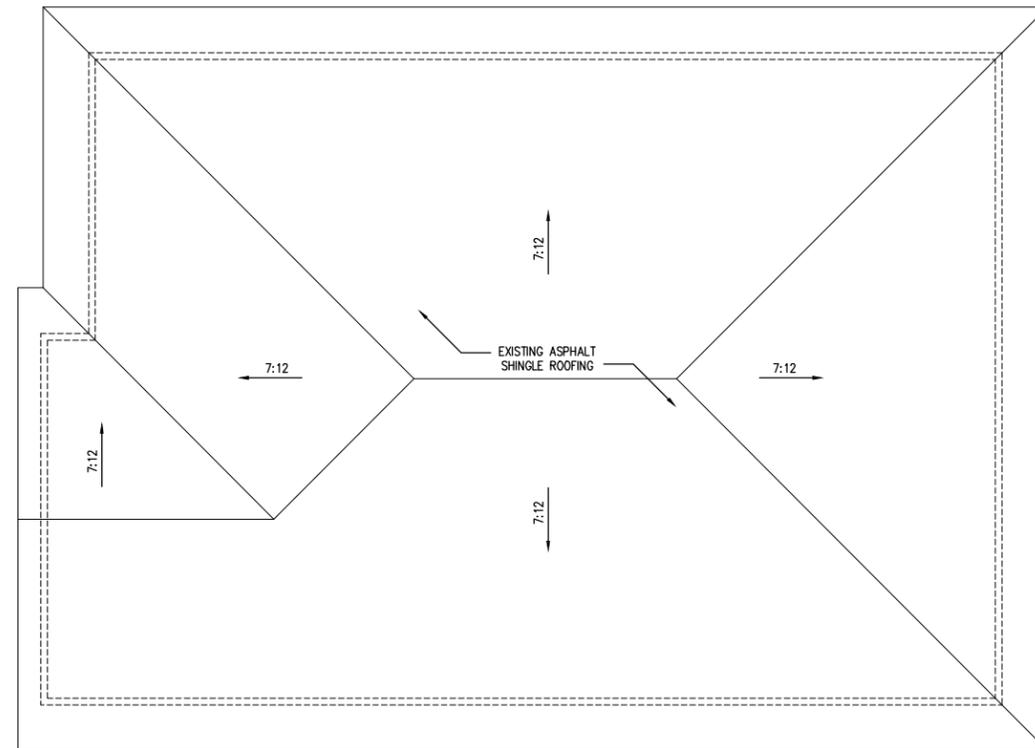


CURRENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

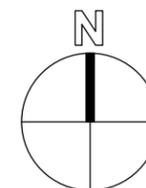


11.24.15
1418 ASHLAND ST.
 SINITIERE RESIDENCE

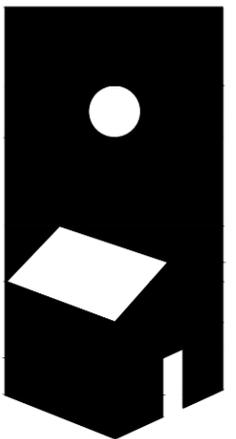


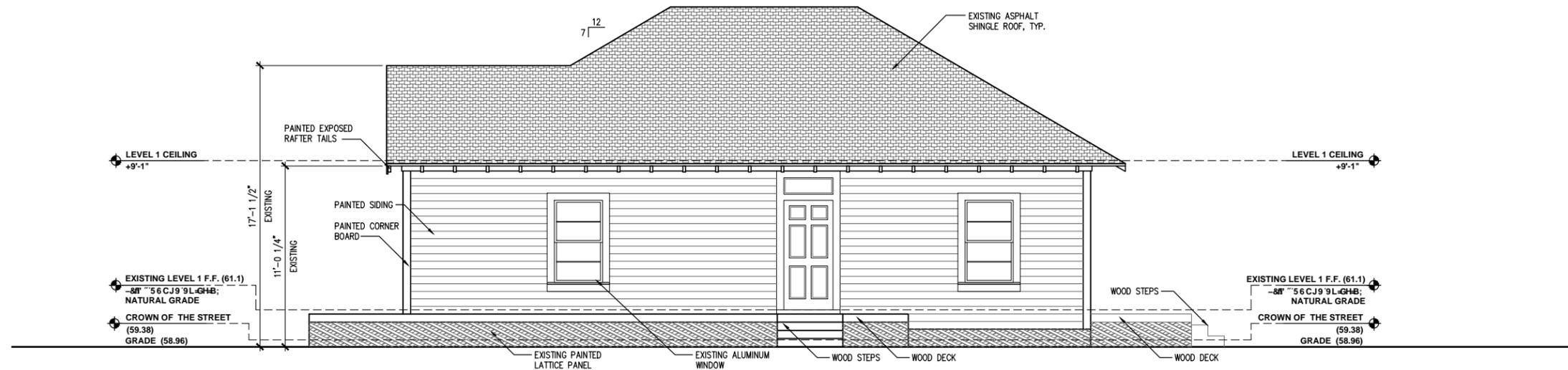


CURRENT ROOF PLAN
SCALE: 1/8" - 1'-0"

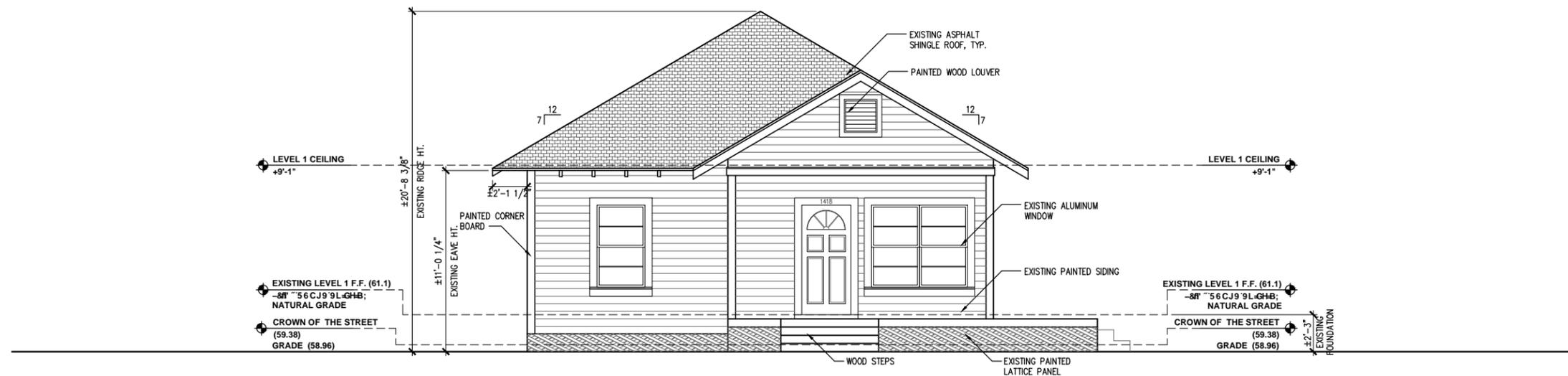


11.24.15
1418 ASHLAND ST.
SINITIERE RESIDENCE



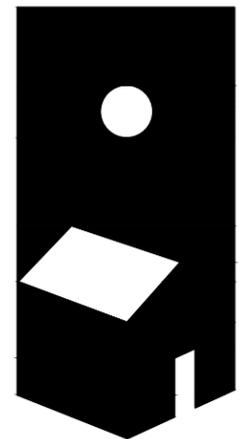


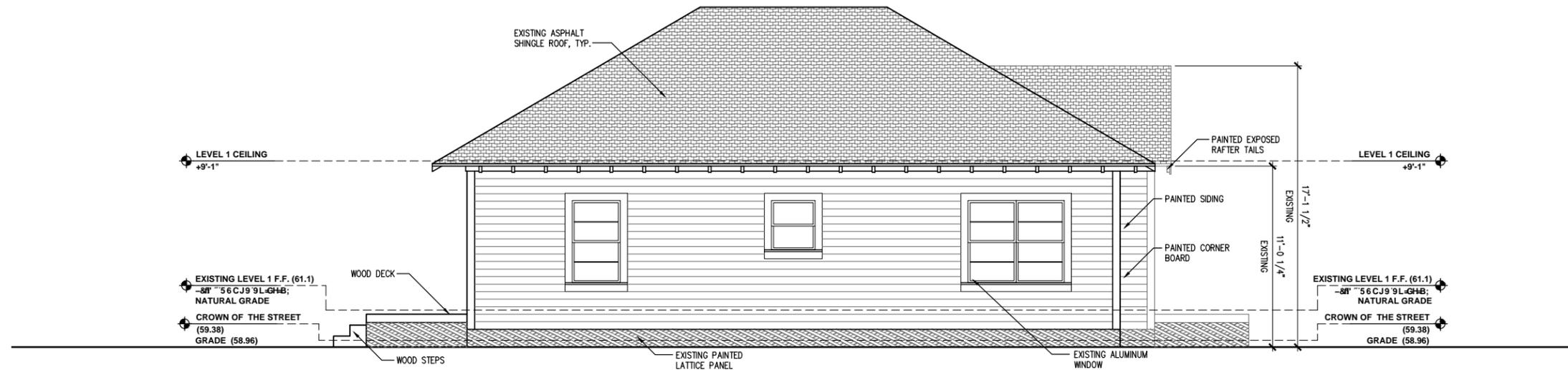
CURRENT SOUTH ELEVATION
SCALE: 1/8" - 1'-0"



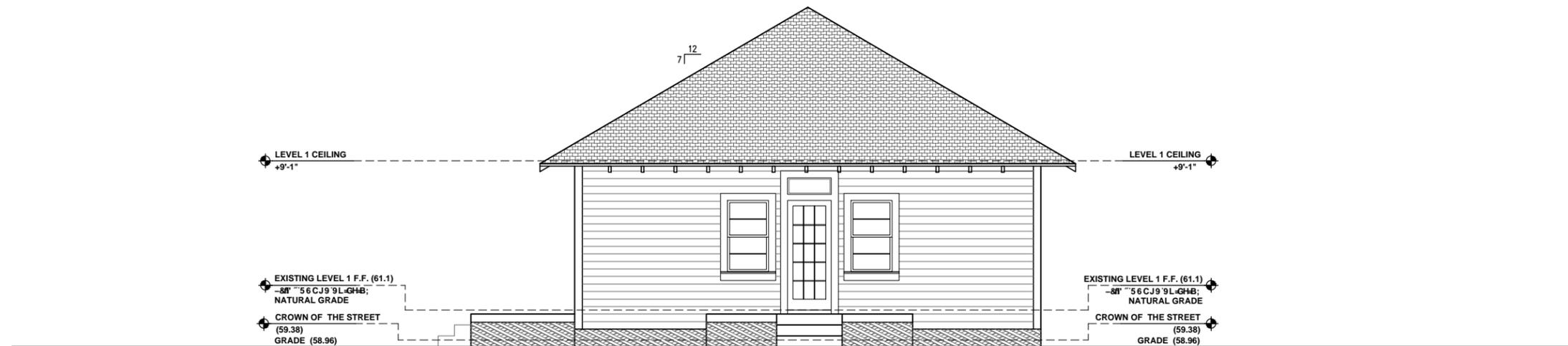
CURRENT WEST ELEVATION
SCALE: 1/8" - 1'-0"

11.24.15
1418 ASHLAND ST.
SINITIERE RESIDENCE



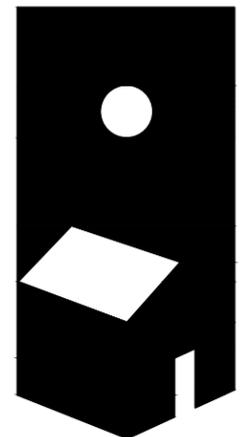


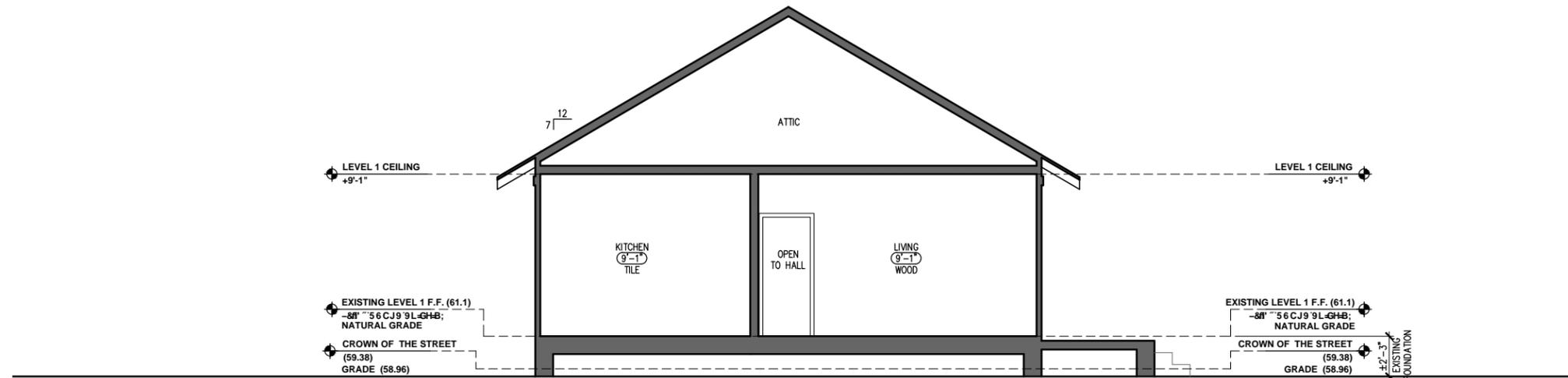
CURRENT NORTH ELEVATION
SCALE: 1/8" - 1'-0"



CURRENT EAST ELEVATION
SCALE: 1/8" - 1'-0"

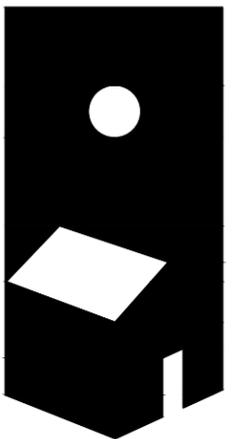
11.24.15
1418 ASHLAND ST.
SINITIERE RESIDENCE

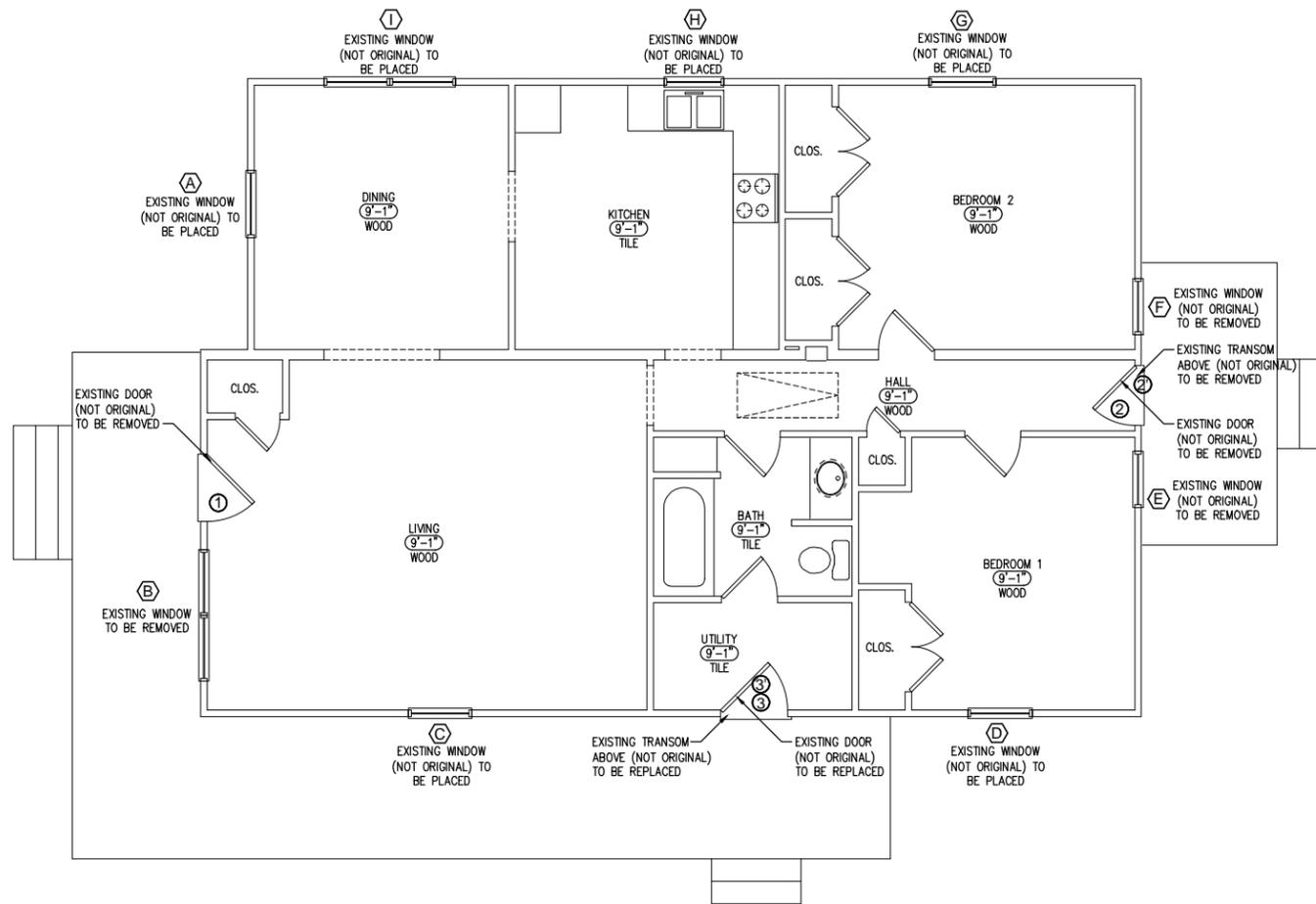




CURRENT SECTION
SCALE: 1/8" - 1'-0"

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1418 ASHLAND ST.
SINITIERE RESIDENCE





FRONT & LEFT



EXISTING WINDOW TO BE REPLACED



RIGHT



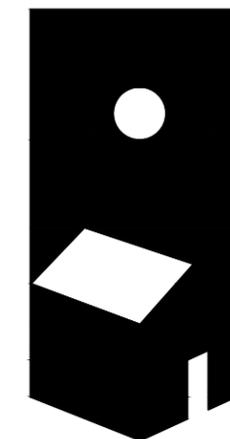
EXISTING DOOR AND TRANSOM TO BE REPLACED

EXISTING WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(B)	1			EXISTING WINDOW TO BE REMOVED
(C)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(D)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(E)	1			EXISTING WINDOW TO BE REMOVED
(F)	1			EXISTING WINDOW TO BE REMOVED
(G)	1	3'-0"	3'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(H)	1			EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(I)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
EXISTING EXTERIOR DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1	3'-0"	6'-8"	ENTRY DOOR TO BE REMOVED (NOT ORIGINAL)
(2)	1	2'-8"	6'-8"	REAR DOOR TO BE REMOVED (NOT ORIGINAL)
(2)	1	2'-8"	1'-0"	TRANSOM ABOVE REAR DOOR TO BE REMOVED (NOT ORIGINAL)
(3)	1	3'-0"	6'-8"	SIDE DOOR TO BE REPLACED (NOT ORIGINAL)
(3)	1	3'-0"	1'-0"	TRANSOM ABOVE SIDE DOOR TO BE REPLACED (NOT ORIGINAL)



REAR

EXISTING DOOR, TRANSOM, AND WINDOWS TO BE REMOVED

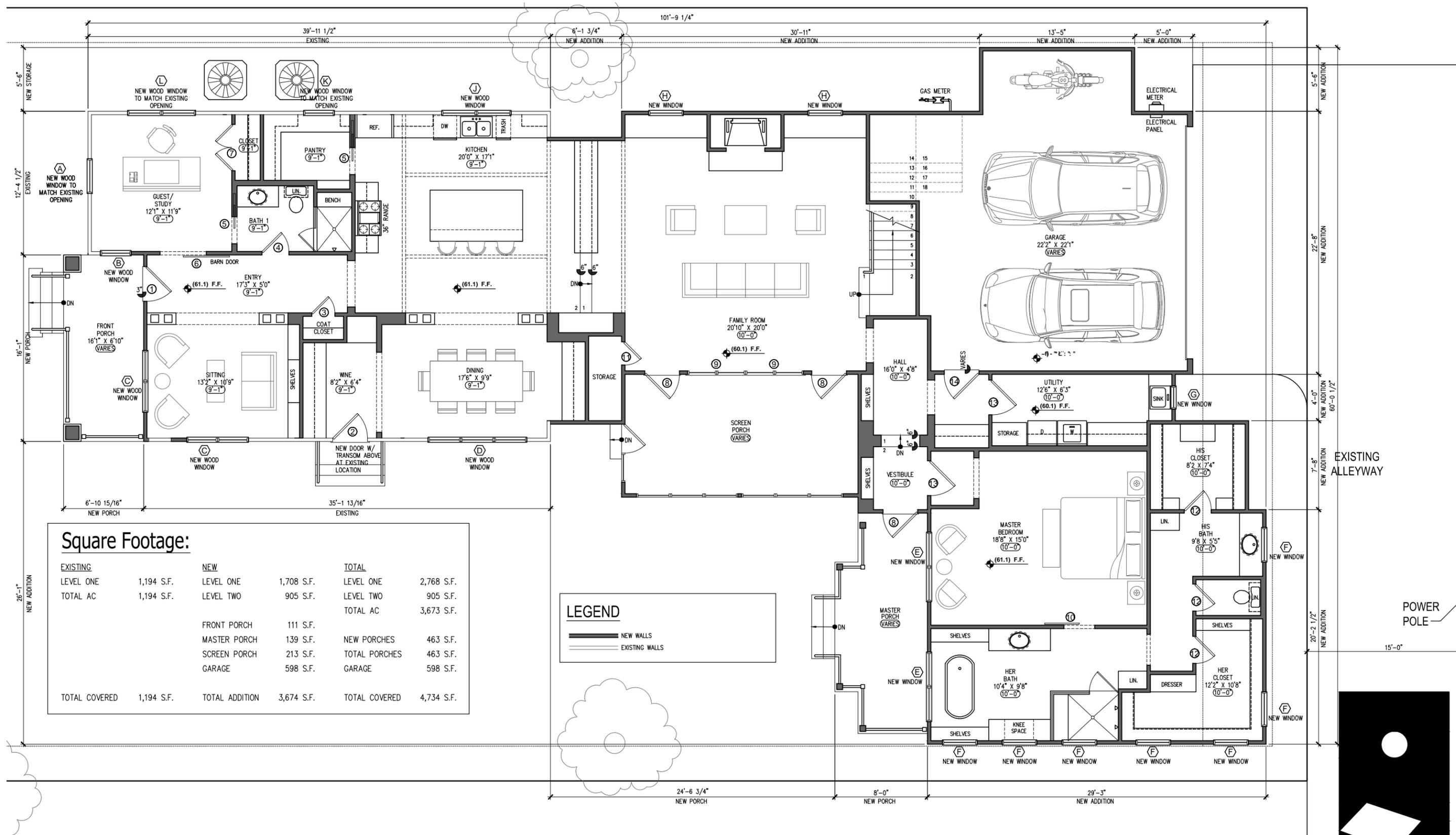


CURRENT WINDOW & DOOR SCHEDULE

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



11.24.15
1418 ASHLAND ST.
SINITIERE RESIDENCE



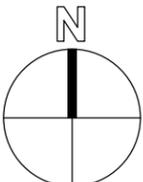
Square Footage:

EXISTING	NEW	TOTAL	EXISTING	NEW	TOTAL
LEVEL ONE	1,194 S.F.	LEVEL ONE	1,708 S.F.	LEVEL ONE	2,768 S.F.
TOTAL AC	1,194 S.F.	LEVEL TWO	905 S.F.	LEVEL TWO	905 S.F.
		TOTAL AC		TOTAL AC	3,673 S.F.
		FRONT PORCH	111 S.F.	NEW PORCHES	463 S.F.
		MASTER PORCH	139 S.F.	TOTAL PORCHES	463 S.F.
		SCREEN PORCH	213 S.F.	GARAGE	598 S.F.
		GARAGE	598 S.F.		
TOTAL COVERED	1,194 S.F.	TOTAL ADDITION	3,674 S.F.	TOTAL COVERED	4,734 S.F.

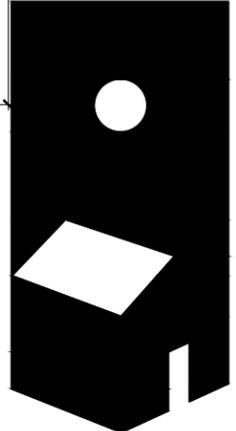
LEGEND

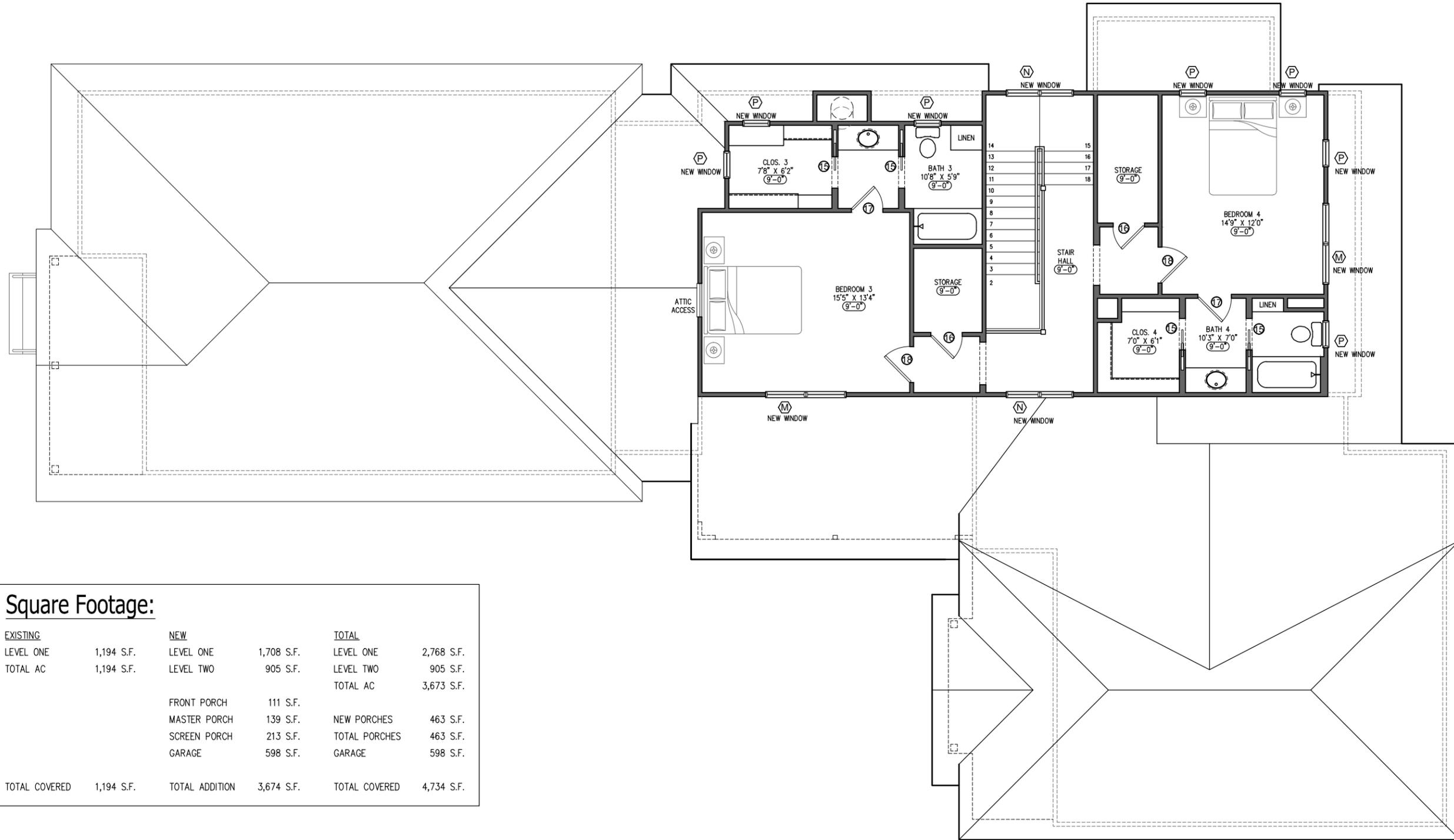
- NEW WALLS
- - - EXISTING WALLS

PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" - 1'-0"



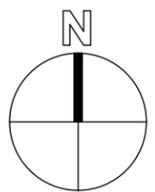
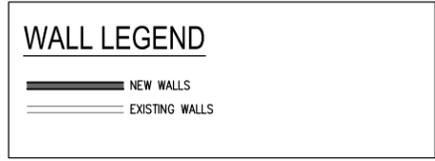
11.24.15
1418 ASHLAND ST.
SINITIERE RESIDENCE





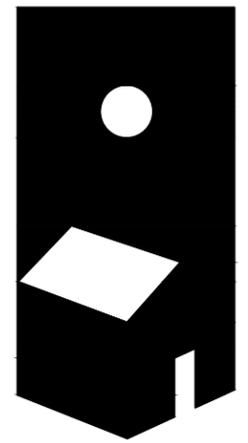
Square Footage:

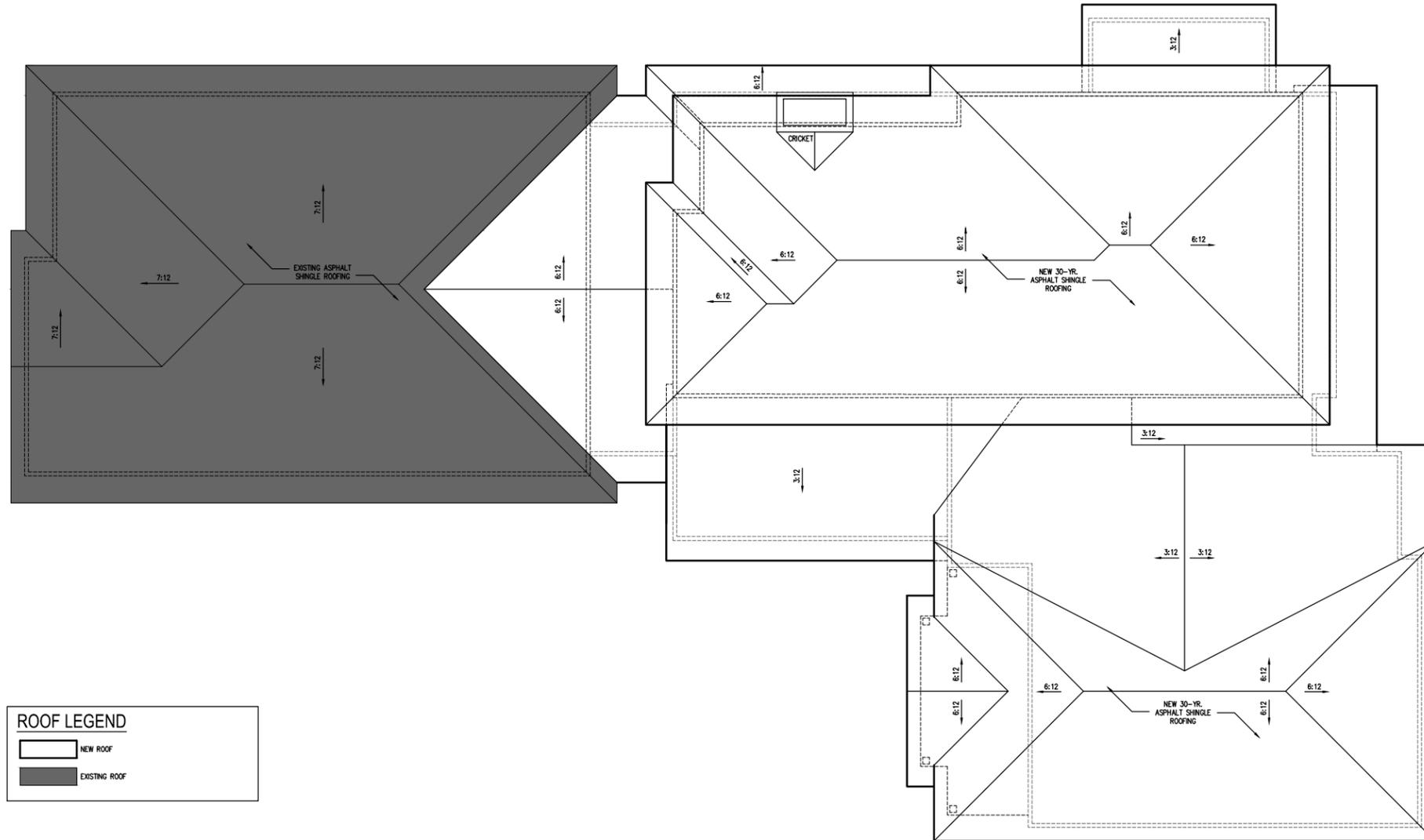
EXISTING		NEW		TOTAL	
LEVEL ONE	1,194 S.F.	LEVEL ONE	1,708 S.F.	LEVEL ONE	2,768 S.F.
TOTAL AC	1,194 S.F.	LEVEL TWO	905 S.F.	LEVEL TWO	905 S.F.
				TOTAL AC	3,673 S.F.
		FRONT PORCH	111 S.F.		
		MASTER PORCH	139 S.F.	NEW PORCHES	463 S.F.
		SCREEN PORCH	213 S.F.	TOTAL PORCHES	463 S.F.
		GARAGE	598 S.F.	GARAGE	598 S.F.
TOTAL COVERED	1,194 S.F.	TOTAL ADDITION	3,674 S.F.	TOTAL COVERED	4,734 S.F.



11.17.15
1418 ASHLAND ST.
 SINITIERE RESIDENCE

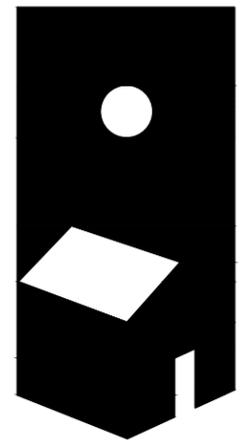
PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" - 1'-0"





PROPOSED ROOF PLAN
 SCALE: 3/32" - 1'-0"

11.24.15
1418 ASHLAND ST.
 SINITIERE RESIDENCE



WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	1			DOUBLE HUNG MATCH EXISTING OPENING (GUEST/STUDY)
Ⓑ	1	2'-8"	5'-0"	DOUBLE HUNG (GUEST/STUDY)
Ⓒ	2	(2)2'-8"	5'-0"	DOUBLE HUNG (SITTING)
Ⓓ	1	(3)2'-8"	5'-0"	DOUBLE HUNG (DINING)
Ⓔ	2	(2)2'-6"	6'-0"	DOUBLE HUNG (MASTER BEDROOM, MASTER BATH)
Ⓕ	7	3'-0"	1'-6"	FIXED WINDOW (MASTER BATH, HER CLOSET)
Ⓖ	1	2'-0"	3'-0"	DOUBLE HUNG (UTILITY)
Ⓗ	2	3'-0"	4'-6"	DOUBLE HUNG (MASTER BATH)
Ⓙ	1	(2)3'-0"	3'-6"	DOUBLE HUNG (KITCHEN)
Ⓚ	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
Ⓛ	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
Ⓜ	2	(2)3'-0"	5'-0"	DOUBLE HUNG (BEDROOM 3, 4)
Ⓝ	2	(2)2'-6"	4'-0"	DOUBLE HUNG (STAIR HALL)
Ⓟ	7	2'-0"	3'-0"	FIXED WINDOW (BEDROOM 4, CLOSET 3, BATH 3, 4)

NOTE:

THE MOUNTING PROFILE OF PROPOSED WINDOWS FOR THE ADDITION WILL BE RECESSED
THE MATERIAL OF THE PROPOSED NEW WINDOWS ARE WOOD

DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR DOOR (ENTRY)
②	2	3'-0"	6'-8"	EXTERIOR DOOR (WINE ROOM)
	1	3'-0"	1'-0"	TRANSOM
③	1	2'-0"	6'-8"	INTERIOR PANELED DOOR (COAT CLOSET)
④	1	2'-4"	6'-8"	INTERIOR PANELED DOOR (BATH 1)
⑤	2	2'-4"	6'-8"	INTERIOR PANELED POCKET DOOR (PANTRY, BATH 1)
⑥	1	4'-0"	7'-0"	BARN DOOR (GUEST/STUDY)
⑦	1	(2)2'-0"	6'-8"	INTERIOR PANELED DOOR (GUEST CLOSET)
⑧	3	3'-0"	8'-0"	FRENCH DOOR (FAMILY ROOM, MASTER VESTIBULE)
⑨	2	(2)2'-6"	8'-0"	FIXED FRENCH DOOR (FAMILY ROOM)
⑩	1	2'-8"	8'-0"	BARN DOOR (MASTER BATH)
⑪	1	2'-0"	8'-0"	INTERIOR PANELED DOOR (STORAGES)
⑫	3	2'-4"	8'-0"	INTERIOR PANELED DOOR (MASTER BATH, MASTER CLOSETS)
⑬	2	3'-0"	8'-0"	INTERIOR PANELED DOOR (MASTER BEDROOM, UTILITY)
⑭	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR FIRE RATED (GARAGE)
⑮	4	2'-4"	7'-0"	INTERIOR PANELED POCKET DOOR (CLOS. 3, 4, BATH 3, 4)
⑯	2	2'-4"	7'-0"	INTERIOR PANELED DOOR (STORAGE)
⑰	2	2'-6"	7'-0"	INTERIOR PANELED DOOR (BATH 3, 4)
⑱	2	2'-8"	7'-0"	INTERIOR PANELED DOOR (BEDROOM 3, 4)

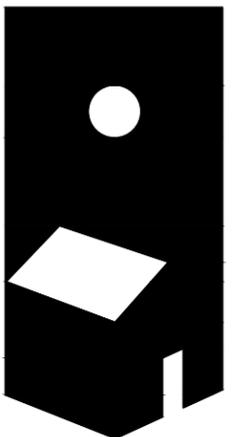
PROPOSED WINDOW AND DOOR SCHEDULE

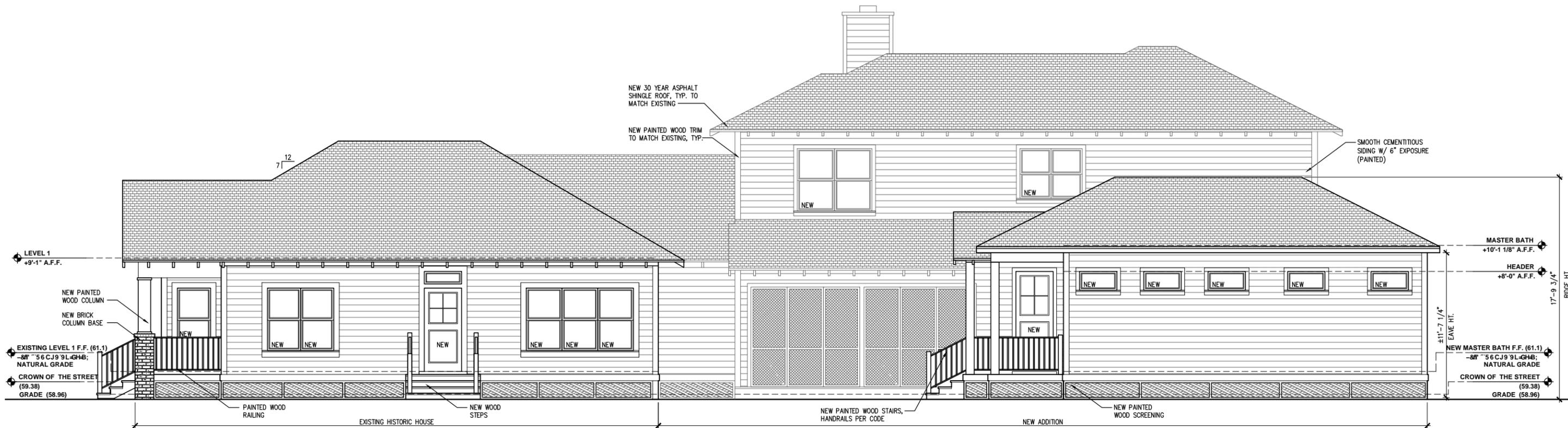
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11.24.15

1418 ASHLAND ST.

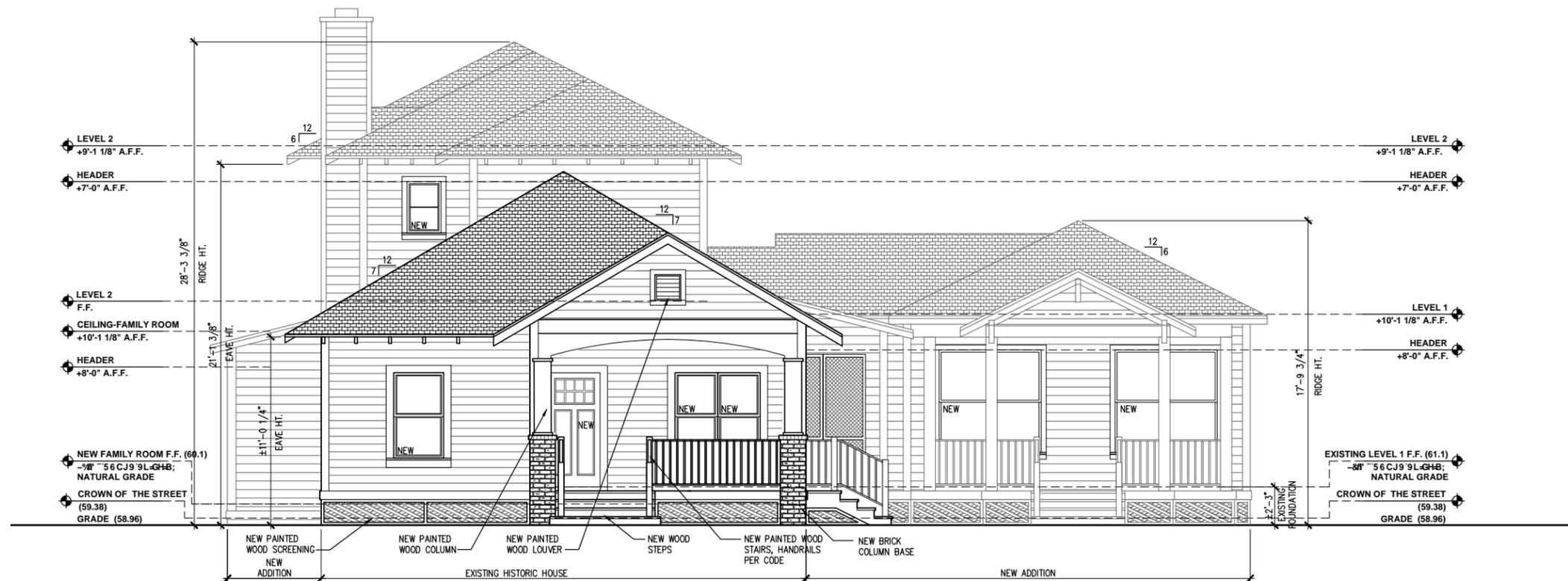
SINITIERE RESIDENCE





PROPOSED SOUTH ELEVATION

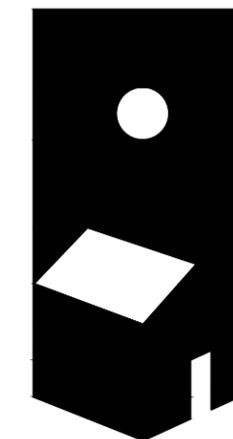
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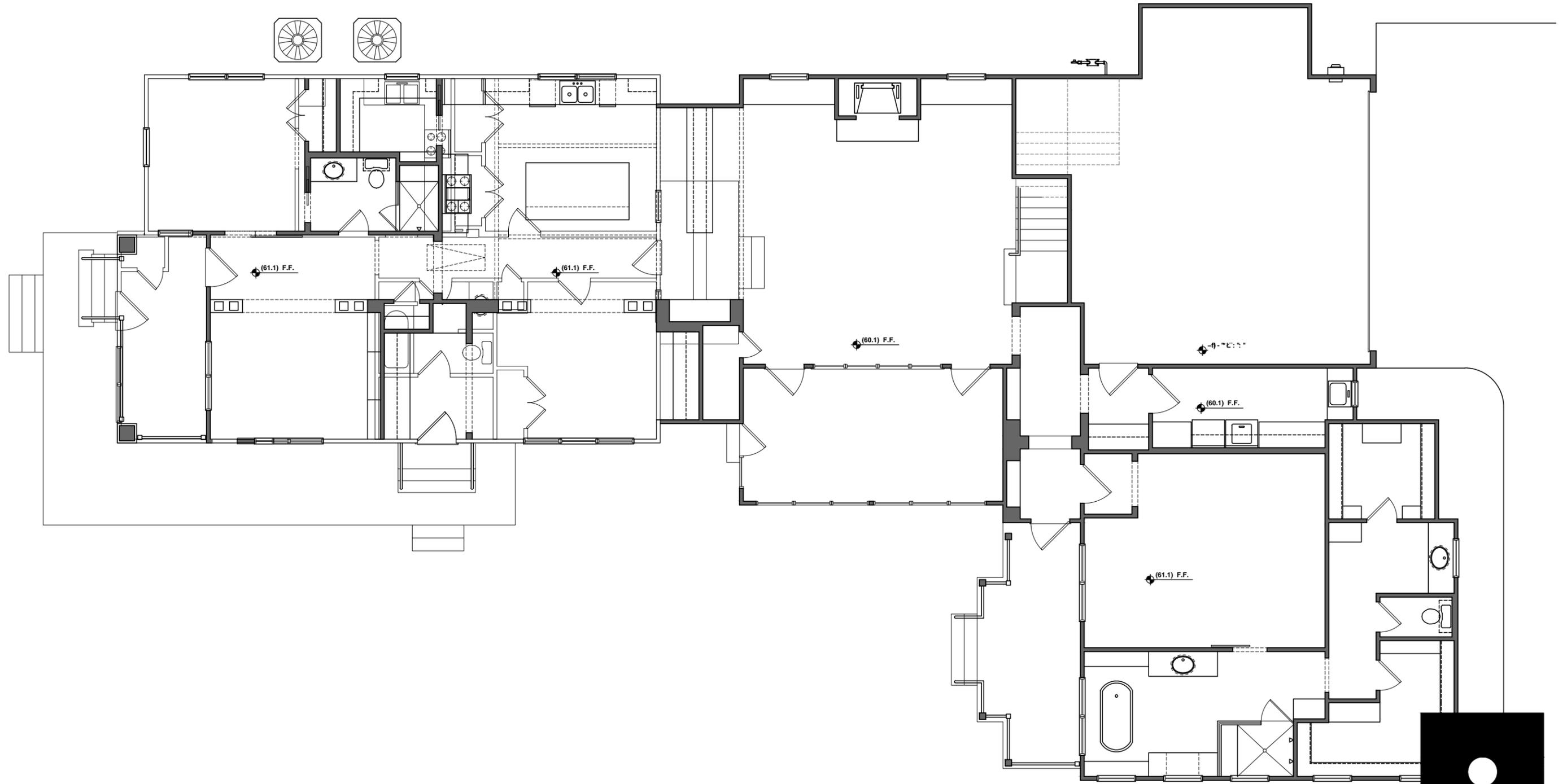


PROPOSED WEST ELEVATION

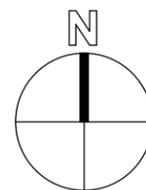
SCALE: 1/8" - 1'-0"

11.24.15
1418 ASHLAND ST.
 SINITIERE RESIDENCE

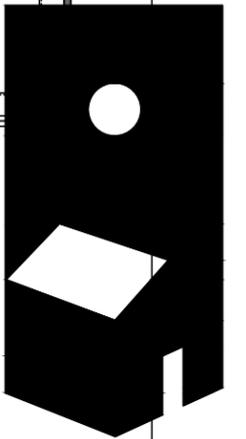




FIRST FLOOR PLAN OVERLAY THE EXISTING PLAN
SCALE: 1/8" = 1'-0"



11.24.15
1418 ASHLAND ST.
SINITIERE RESIDENCE





PROPOSED NORTH ELEVATION

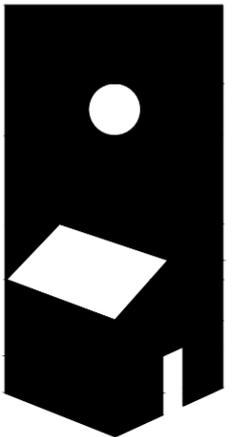
SCALE: 1/8" - 1'-0"



PROPOSED EAST ELEVATION

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

11.24.15
1418 ASHLAND ST.
 SINITIERE RESIDENCE





Home » Exterior Doors » Glass Panel » Authentic Wood Glass Panel Exterior Door

AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR

Like 10

Share

+ PRINT



Options Price Range: \$\$

Group Model All

Model 6206



Wood Options

Hemlock



Glass Options



Options

Build & Installation

Tech Documents

An engineered wood core that is better suited for climate changes. A wide range of choices in door designs will help you make your house a home.

FEATURES

- **Wood Options:** hemlock, meranti mahogany
- **Glass Options:** energy efficient
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Warranty:** limited 5-years

BROCHURES

Authentic Wood Exterior and Interior Doors

CARE & MAINTENANCE

Interior and Exterior Doors Care & Maintenance

More Technical Documents

BACK TO TOP

HAVE A QUESTION?

Our customer service team is happy to assist you



CONTACT US

RELATED PRODUCTS



Authentic Wood
All Panel Interior
Door

Authentic Wood
Glass Panel
Interior Door

Authentic Wood
Louver Interior
Door

Authentic Wood
Bifold Interior
Door

Au
All



Home » Windows » Siteline Wood » Double-Hung » Siteline Wood Double-Hung Window

SITELINE WOOD DOUBLE-HUNG WINDOW

Like 1

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+ PRINT



Options

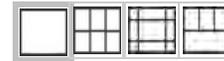
Price Range: \$\$

Model
Exterior



Grille Designs

No Grille



Color Options

Brilliant White



Product Overview

Design Options

Glass Options

Build & Installation

Tech Documents

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** Natural or Primed AuraLast Pine
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Interior Finishes:** 9 standard wood interior finishes
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Certified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).

HAVE A QUESTION?

Our customer service team is happy to assist you



CONTACT US

- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

SIZING

Elevations / Sections - Siteline - Clad Awning

Elevations / Sections - Siteline - Clad Casement

Elevations / Sections - Siteline - Clad Direct Set

Elevations / Sections - Siteline - Clad Double Hung

Elevations / Sections - Siteline - Wood Awning

Elevations / Sections - Siteline - Wood Casement

Elevations / Sections - Siteline - Wood Double Hung

More Technical Documents

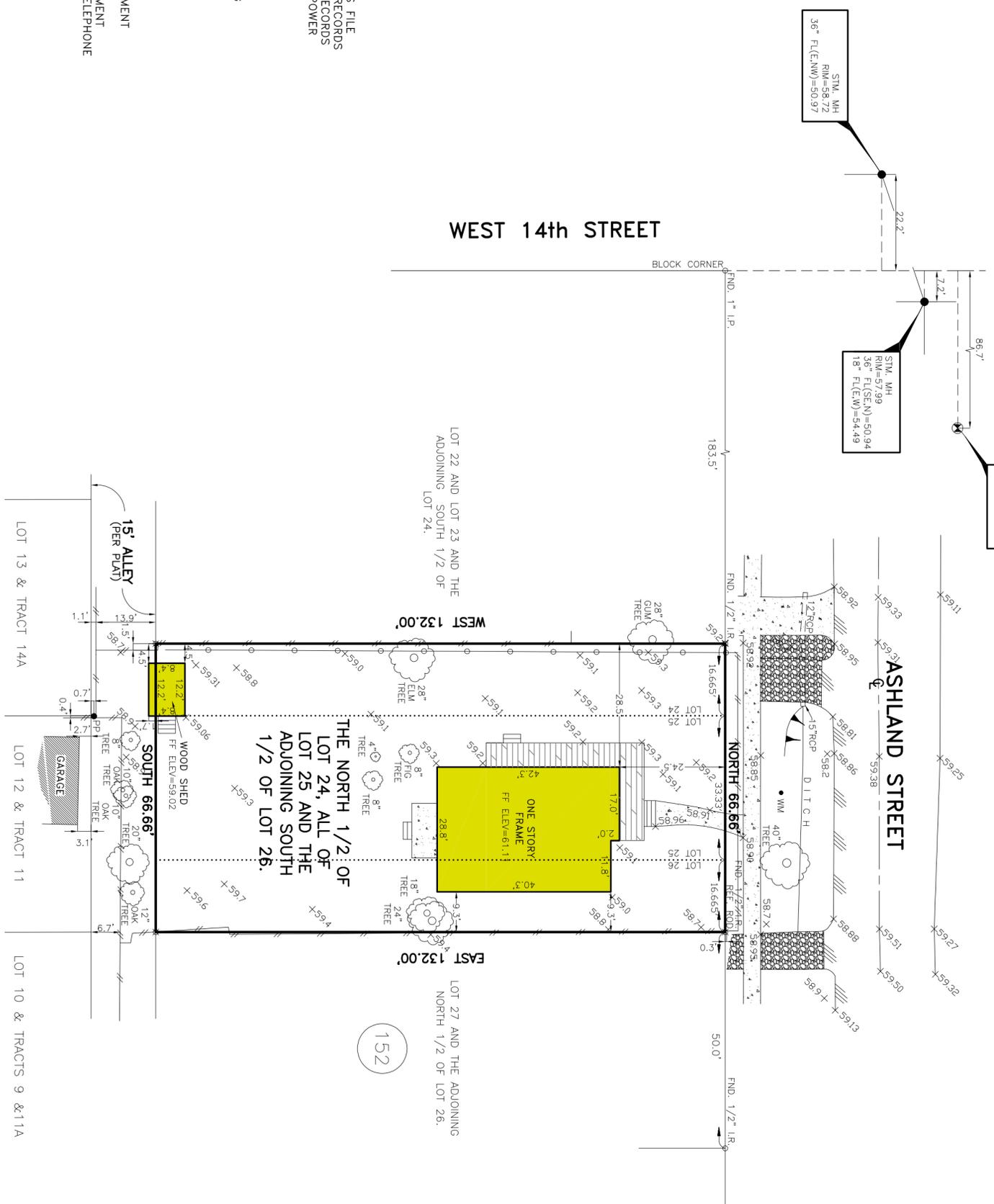
[BACK TO TOP](#)



SCALE: 1" = 20'

BENCHMARK:

FLOODPLAIN REFERENCE MARK NUMBER 050035 IS A BRASS DISK LOCATED ON THE LEFT SIDE OF SHEPHERD DRIVE, 0.15 MILES NORTH FROM THE INTERSECTION OF JH10 AND SHEPHERD DRIVE IN KEY MAP 492D IN THE WHITE OAK WATERSHED NEAR STREAM E100-00-00, ELEV. 50.55, NAVD 1988, 2001 ADJUSTED.



SURVEY OF
THE NORTH 1/2 OF LOT 24, ALL OF LOT 25 AND THE ADJOINING SOUTH 1/2 OF LOT 26, IN BLOCK 152, OF HOUSTON HEIGHTS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

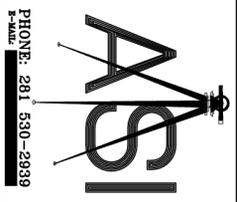
- LEGEND:**
- AC - ACRES
 - A/C - AIR CONDITION
 - A.E. - AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - BUDG. - BUILDING
 - CB - CATCH BASIN
 - CONC. - CONCRETE
 - COVD. - COVERED
 - CP - CRIMPED PIPE
 - ELEC. - ELECTRIC
 - ESMT. - EASEMENT
 - FC - FILM CODE
 - FH - FIRE HYDRANT
 - FND. - FOUND
 - GM - GAS METER
 - HCCF - HARRIS COUNTY CLERKS FILE
 - HCDR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - HL&P - HOUSTON LIGHTING & POWER
 - I.P. - IRON PIPE
 - I.R. - IRON ROD
 - LP - LIGHT POST
 - MH - MANHOLE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - PP - POWER POLE
 - PS - PARKING SPACES
 - PTP - PINCHED TOP PIPE
 - R.O.W. - RIGHT OF WAY
 - RR - RAILROAD
 - SAN. - SANITARY
 - SP - SERVICE POLE
 - SQ. FT. - SQUARE FEET
 - S.S.I.E. - SANITARY SEWER EASEMENT
 - STM. - STORM
 - STM.S.E. - STORM SEWER EASEMENT
 - SWBT. - SOUTHWESTERN BELL TELEPHONE
 - TEL. - TELEPHONE
 - TLP - TRAFFIC LIGHT POLE
 - TSP - TRAFFIC SIGNAL BOX
 - U.E. - UTILITY EASEMENT
 - WM - WATER METER
 - WV - WATER VALVE
 - X - BARBED WIRE FENCE
 - O - CHAIN LINK FENCE
 - A - CONCRETE
 - [Symbol] COVERED CONCRETE
 - [Symbol] OVERHEAD ELECTRIC LINES
 - [Symbol] WOOD FENCE
 - [Symbol] WROUGHT IRON FENCE

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing only improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not obstruct property. Easements, building lines, etc. shown are as identified by:

GP _____ of _____

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450



PURCHASER: -		SCALE: 1" = 20'
ADDRESS: 1418 ASHLAND STREET, HOUSTON, TEXAS 77008		FIELD WORK: 06-06-15/VR
LENDER: -		DRAFTING: 06-16-15/DB
TITLE CO.: -		FINAL CHECK: 06-16-15/AT
JOB NO.: 065470-15-02		REVISIONS:
G.F. NO.: -		
KEY MAP: 452Z		

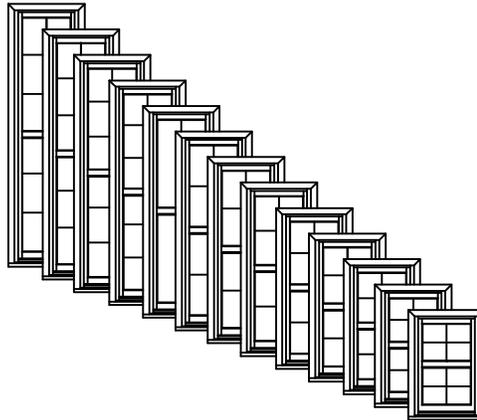
ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099

FLOOD NOTE:
SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

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GENERAL INFORMATION



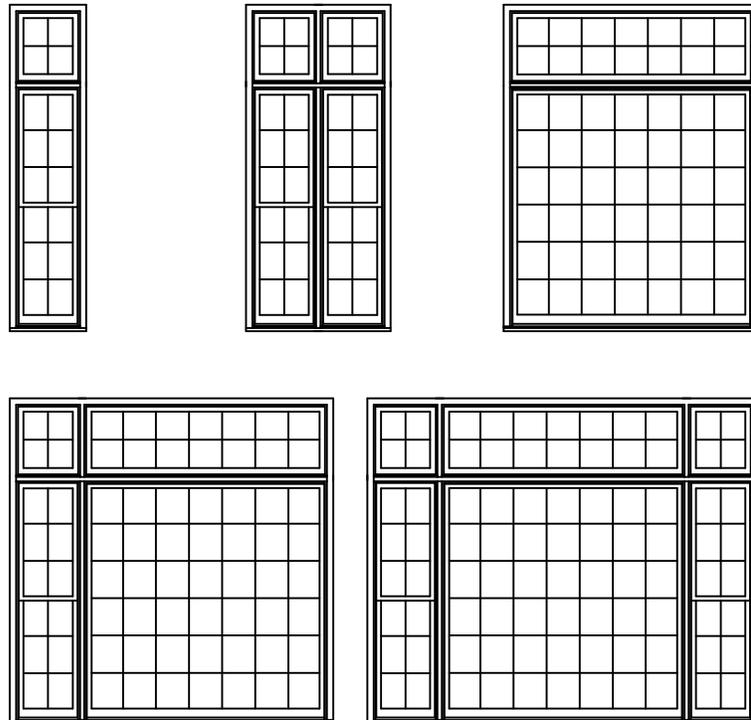
DIMENSIONAL WINDOWS

Wood double hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height.

Wood double hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with block and tackle spring extension systems hidden in weatherable PVC jamb liners. Operating units are supplied with cam-type sash locks installed. Die-cast lower sash lifts supplied for field installation are an option. Recessed sash retainers provide simple sash installation and removal. There are several hardware finish options. Refer to the Specifications for available finish options.

MULTIPLE ASSEMBLIES

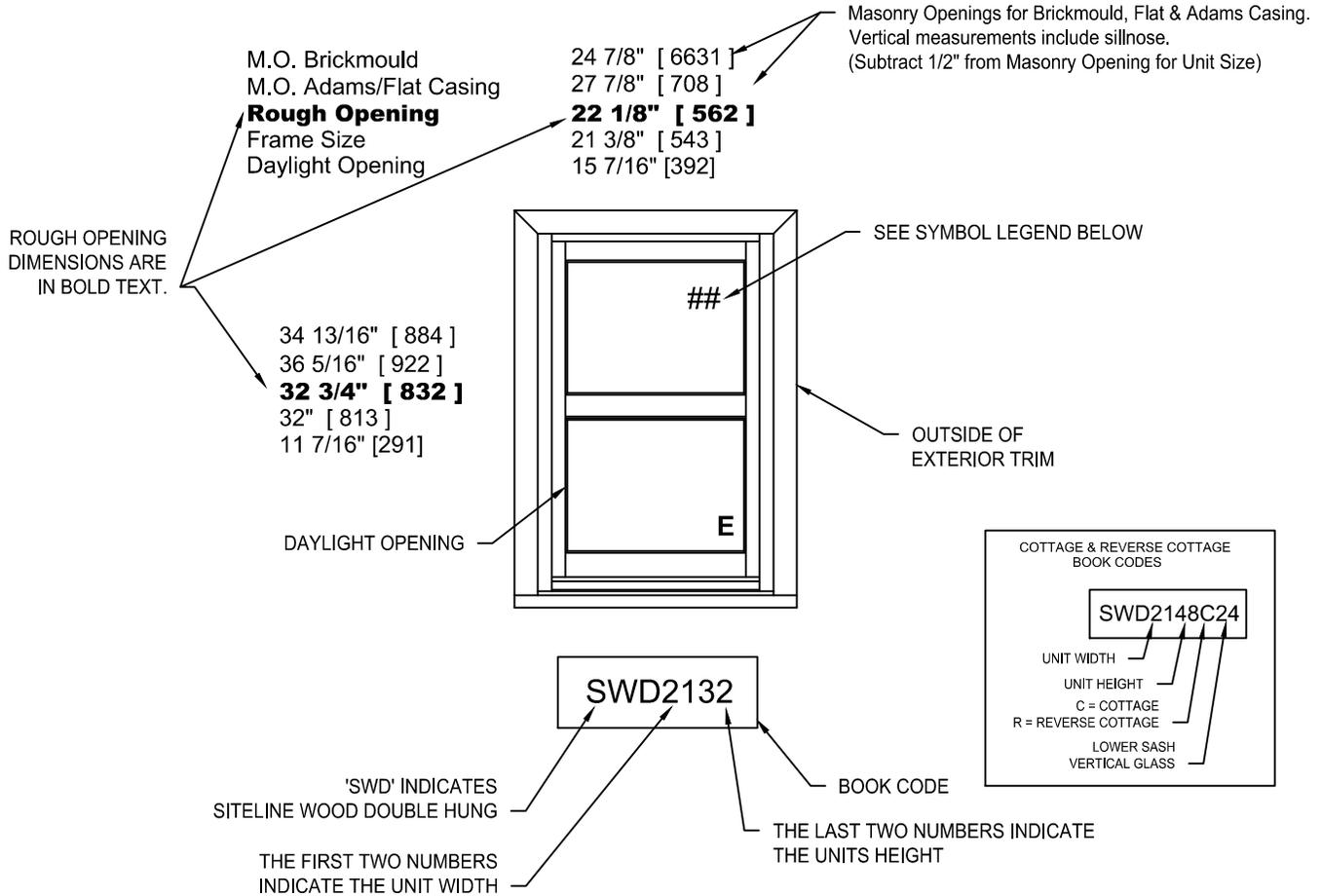
Wood double hung windows may be mulled beside other wood double hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs.



DOUBLE HUNG
ELEVATION NOTES

ELEVATION DRAWINGS UTILIZE A LIMITED NUMBER OF PROJECTED LINES TO PRODUCE A RUDIMENTARY DRAWING INTENDED TO BE USED IN A SMALL GRAPHICAL SCALE. ELEVATIONS ARE VIEWED PERPENDICULAR FROM THE EXTERIOR OF THE STRUCTURE. IF MORE DIMENSIONS ARE NEEDED, USE THE SECTION DRAWINGS FOR MORE COMPLETE DEPICTIONS.

DOUBLE HUNG WINDOW



GENERAL WOOD DOUBLE HUNG NOTES

1. ALL UNITS SHOWN ARE AVAILABLE AS OPERATORS ONLY.
2. UNIT ELEVATIONS ARE SHOWN WITH BRICKMOULD & SILLNOSE.
3. ALL OPERATING SASH ARE INSTALLED WITH VINYL JAMB LINERS AND OPERATED WITH AN INTERNAL BLOCK AND TACKLE SPRING SYSTEM.
4. DIMENSIONAL VALUES IN BRACKETS ARE MILLIMETER CONVERSIONS.

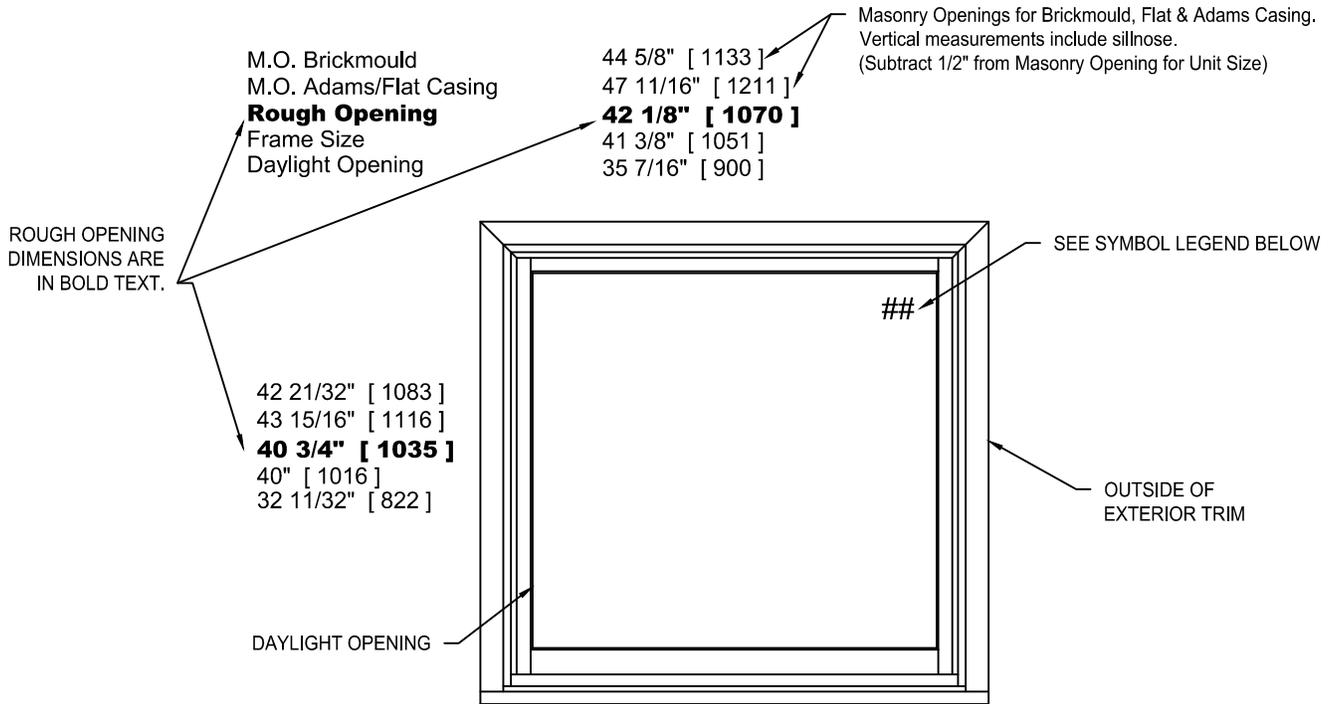
ELEVATION SYMBOL LEGEND:

- E** BASIC UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MINIMUM OF 5.7 SQ. FT.
- E1** BASIC UNIT CLEAR OPENINGS EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MINIMUM OF 5.0 SQ. FT., FOR FIRST FLOOR EGRESS
- ##** NUMBER INDICATES PERFORMANCE GRADE(PG) RATING WITH STANDARD GLAZING.

PICTURE
ELEVATION NOTES

ELEVATION DRAWINGS UTILIZE A LIMITED NUMBER OF PROJECTED LINES TO PRODUCE A RUDIMENTARY DRAWING INTENDED TO BE USED IN A SMALL GRAPHICAL SCALE. ELEVATIONS ARE VIEWED PERPENDICULAR FROM THE EXTERIOR OF THE STRUCTURE. IF MORE DIMENSIONS ARE NEEDED, USE THE SECTION DRAWINGS FOR MORE COMPLETE DEPICTIONS.

PICTURE WINDOW



SWDP4140

'SWDP' INDICATES SITELINE WOOD DH PICTURE

THE FIRST TWO NUMBERS INDICATE THE UNIT WIDTH

BOOK CODE

THE LAST TWO NUMBERS INDICATE THE UNITS HEIGHT

GENERAL DOUBLE HUNG PICTURE NOTES

1. ALL UNITS SHOWN ARE AVAILABLE AS STATIONARY ONLY.
2. UNIT ELEVATIONS ARE SHOWN WITH BRICKMOULD AND SILLNOSE.
3. DIMENSIONAL VALUES IN BRACKETS ARE MILLIMETER CONVERSIONS.

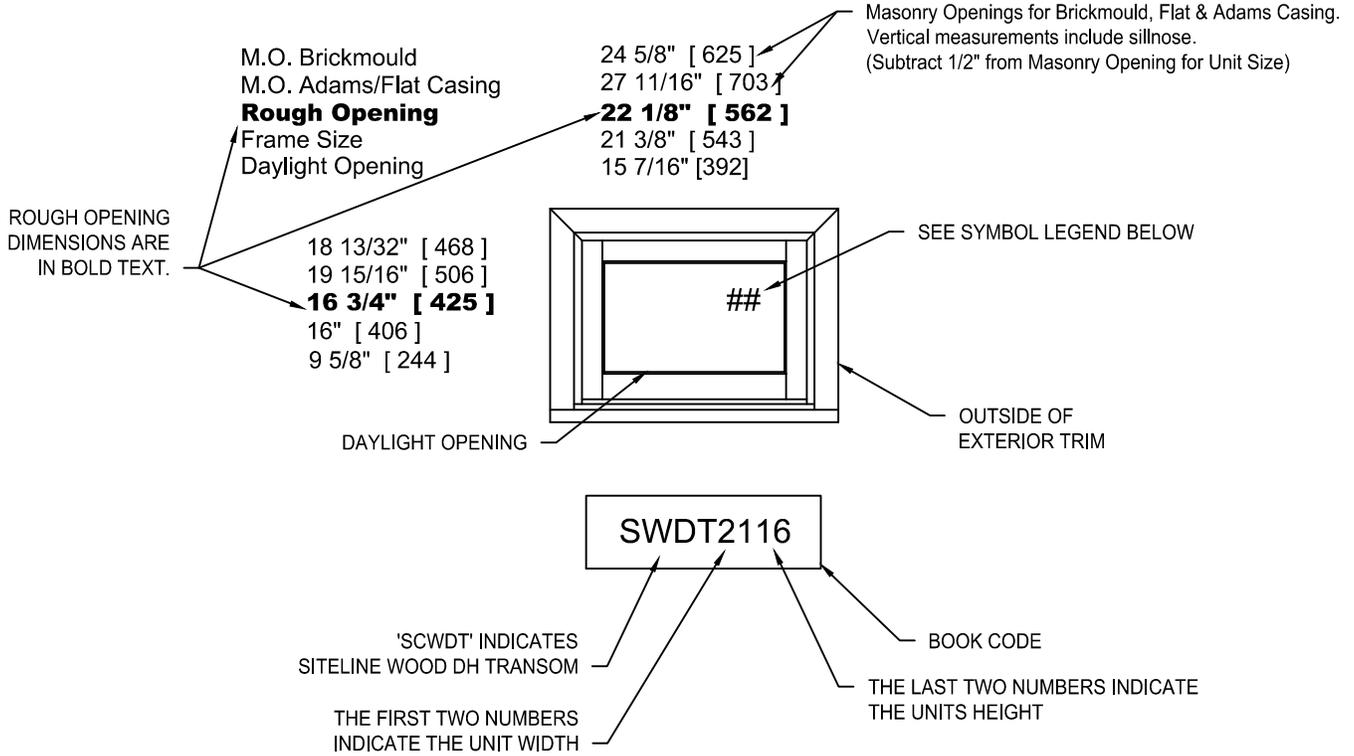
ELEVATION SYMBOL LEGEND:

NUMBER INDICATES PERFORMANCE GRADE(PG) RATING WITH STANDARD GLAZING.

TRANSOM
ELEVATION NOTES

ELEVATION DRAWINGS UTILIZE A LIMITED NUMBER OF PROJECTED LINES TO PRODUCE A RUDIMENTARY DRAWING INTENDED TO BE USED IN A SMALL GRAPHICAL SCALE. ELEVATIONS ARE VIEWED PERPENDICULAR FROM THE EXTERIOR OF THE STRUCTURE. IF MORE DIMENSIONS ARE NEEDED, USE THE SECTION DRAWINGS FOR MORE COMPLETE DEPICTIONS.

TRANSOM WINDOW



GENERAL DOUBLE HUNG TRANSOM NOTES

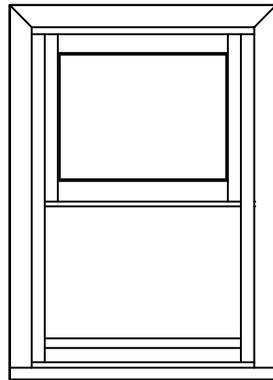
1. ALL UNITS SHOWN ARE AVAILABLE AS STATIONARY ONLY.
2. UNIT ELEVATIONS ARE SHOWN WITH BRICKMOULD & SILLNOSE.
2. DIMENSIONAL VALUES IN BRACKETS ARE MILLIMETER CONVERSIONS.

ELEVATION SYMBOL LEGEND:

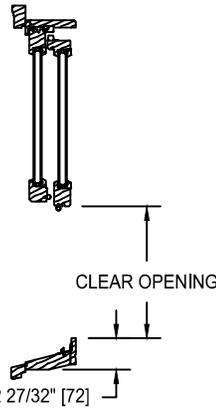
NUMBER INDICATES PERFORMANCE GRADE(PG) RATING WITH STANDARD GLAZING.

CLEAR OPENING

CLEAR OPENING LAYOUT



DOUBLE HUNG WINDOW



DOUBLE HUNG
CLEAR OPENING FORMULA

INTERIOR GLAZED SASH
VERTICAL

$(\text{Frame Height} / 2) - 2 \frac{27}{32}'' = \text{Clear Opening}$

HORIZONTAL

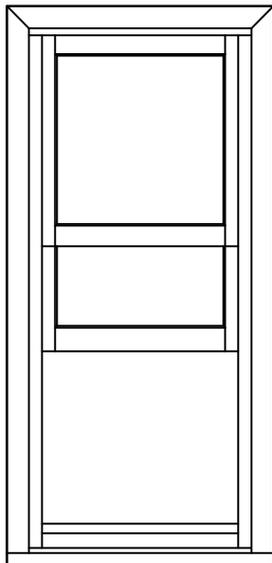
$\text{Frame} - 3 \frac{3}{4}'' = \text{Clear Opening}$

EXTERIOR GLAZED SASH
VERTICAL

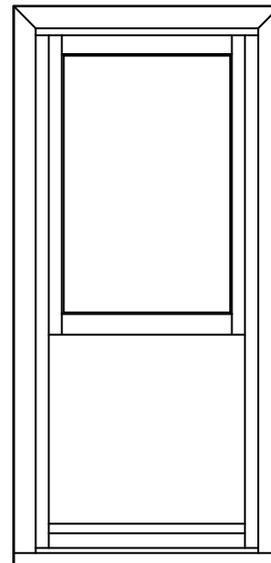
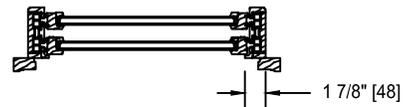
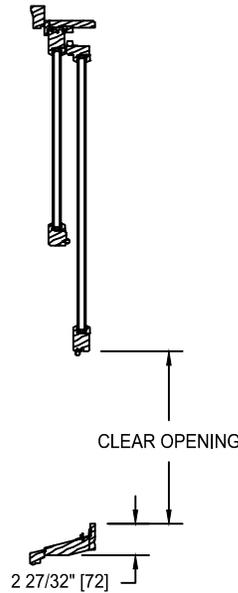
$(\text{Frame Height} / 2) - 2 \frac{27}{32}'' = \text{Clear Opening}$

HORIZONTAL

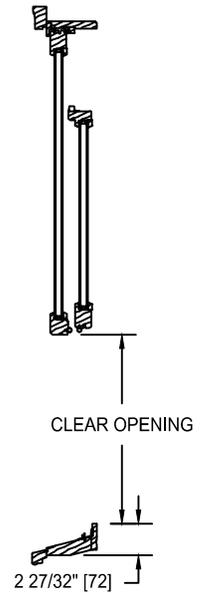
$\text{Frame} - 3 \frac{3}{4}'' = \text{Clear Opening}$



COTTAGE WINDOW



REVERSE COTTAGE WINDOW



COTTAGE & REVERSE COTTAGE

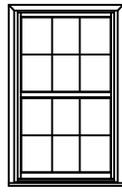
Consult the Design Data Tables for clear opening information. For dimensional units, contact Jeld-Wen - Hawkins Window Division Technical Services Department for Clear Opening information.

LITE CUT OPTIONS

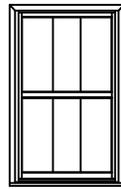
Wood double hung windows are available with removable grilles in 7/8", 1-1/8" and 1-3/8" widths, grilles between glass (GBG), and Simulated Divided Lites. Standard lite cuts are rectangular, and conform to the layouts noted in the charts on the next page. To use the chart, refer to the appropriate table by the type of window and type of bars or grilles the section drawings illustrate. Then simply cross reference the frame Height and Width to determine the standard lite cut.

LITE CUT OPTIONS

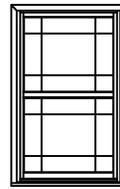
Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size wood double hung windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.



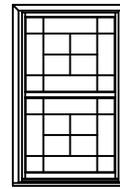
RECTANGULAR



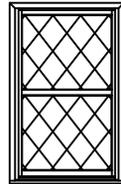
VERTICAL



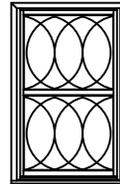
PRAIRIE



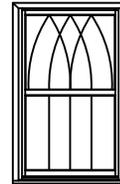
UNEVEN



DIAMOND



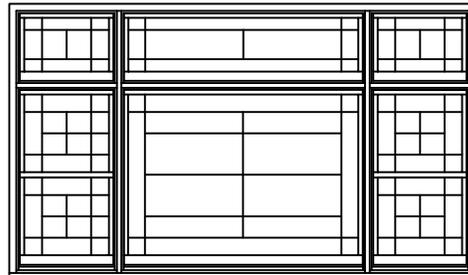
RADIUS



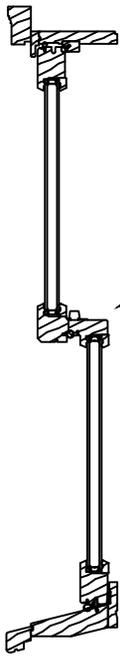
GOTHIC

BAR ALIGNMENT

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG's, and Simulated Divided Lites may be specified with muntin bars aligned.

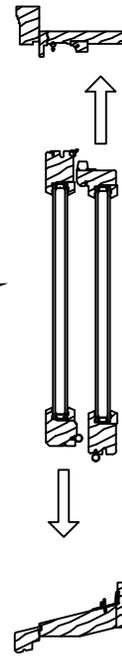


OPERATION AND SASH TILT



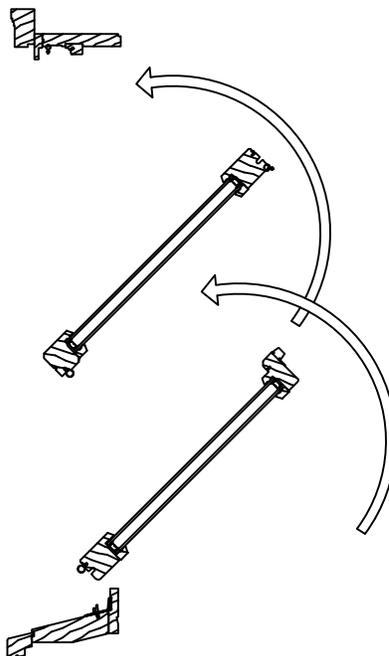
DOUBLE HUNG OPERATION:
When the sash are locked at the check rails the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

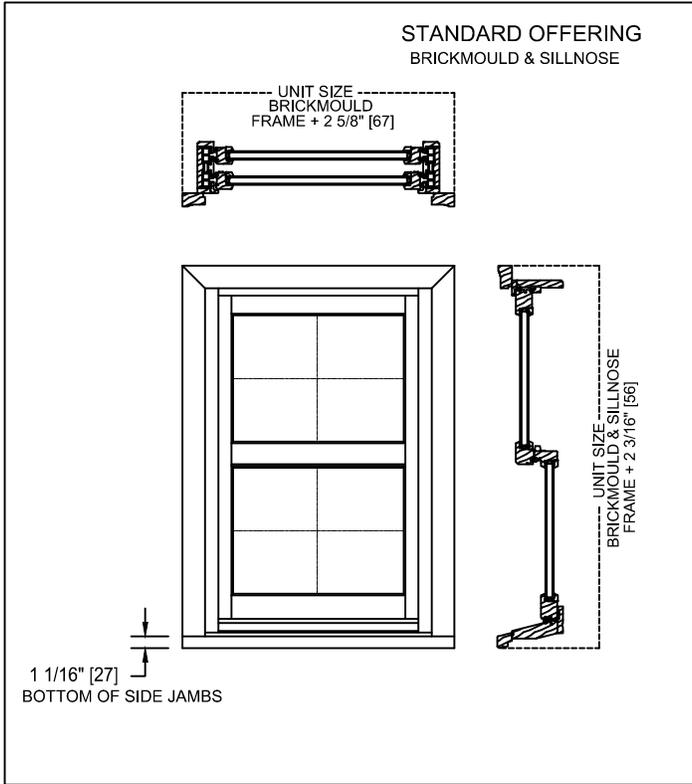


SASH TILTING FOR WASHING

The Premium Double Hung window will allow the sash to be tilted or removed for easy cleaning.



UNIT SIZING



GENERAL NOTES:

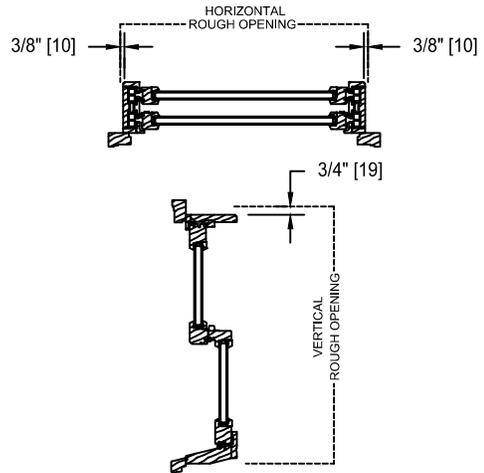
UNIT SIZE IS ALWAYS THE
EXTREME SIZE OF THE WINDOW
WITH OR WITHOUT TRIM AND
DOES NOT INCLUDE NAIL FIN

MASONRY OPENING:

MASONRY OPENING IS ALWAYS 1/2" OVER (HEIGHT AND WIDTH)
THE UNIT SIZE OR THE OUTSIDE EDGE OF THE TRIM
OF THE WINDOW

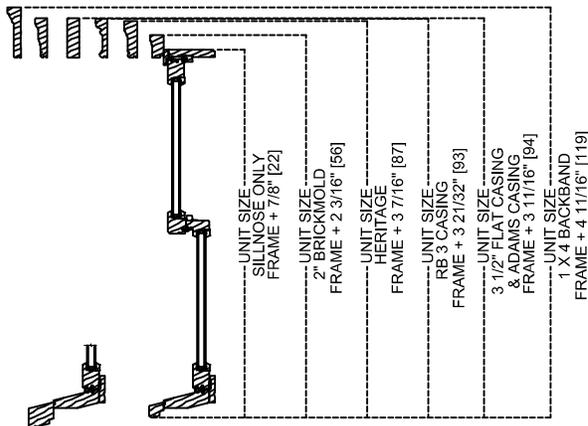
ROUGH OPENING:

ROUGH OPENING IS ALWAYS 3/4" OVER
FRAME SIZE OF THE WINDOW

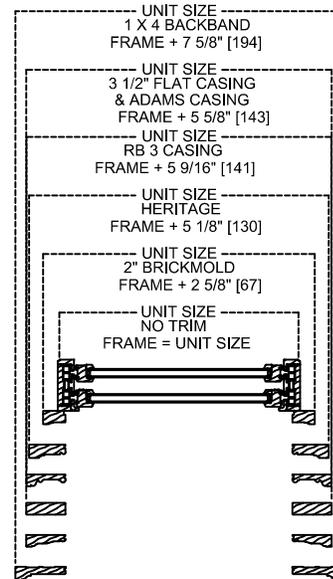


NON-STANDARD UNIT SIZING

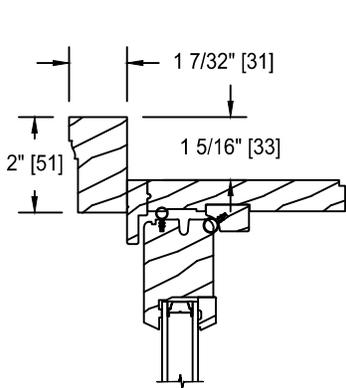
EXTERIOR TRIM OFFERINGS WITH SILL NOSE
EXTERIOR TRIM MUST USE SILL NOSE



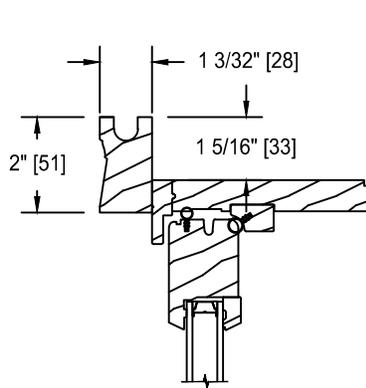
2" SILL NOSING WOULD ADD AN ADDITIONAL
5/8" TO STANDARD UNIT HEIGHT



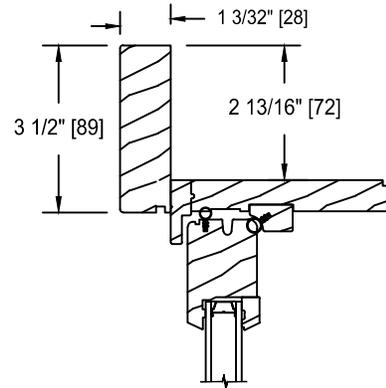
TRIM OPTIONS



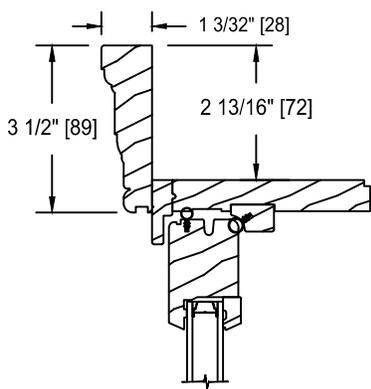
BRICKMOLD



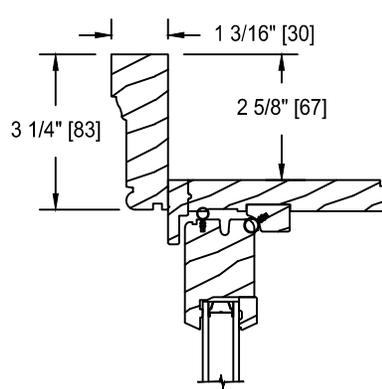
STUCCO BRICKMOULD



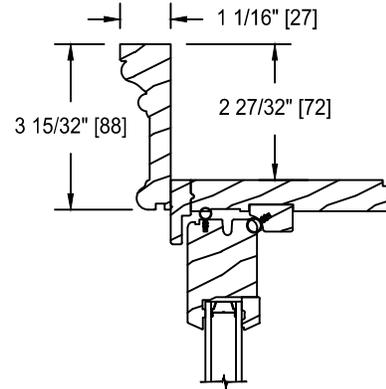
FLAT CASING



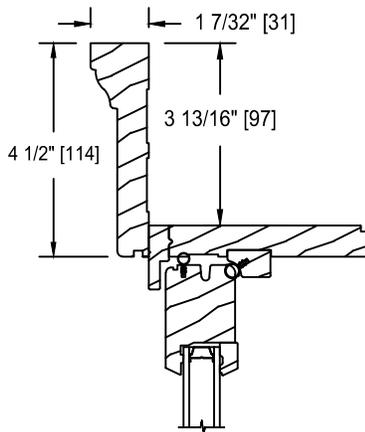
ADAMS CASING



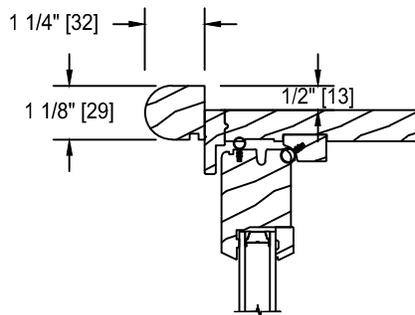
WILLIAMSBURG



RB 3 CASING

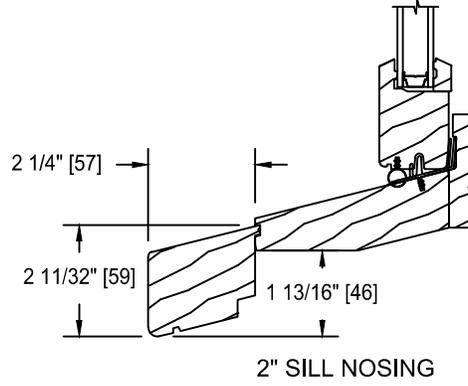
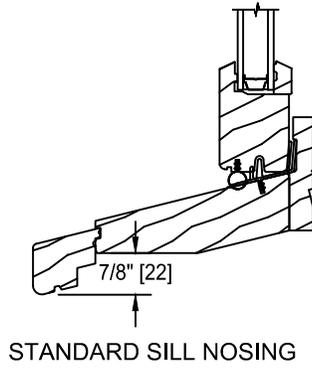


1 X 4 BACKBAND

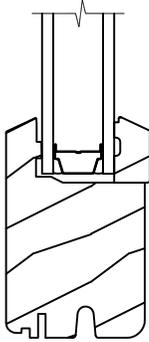


BULLNOSE CASING

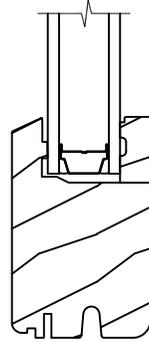
SILL OPTIONS



GLASS STOP OPTIONS

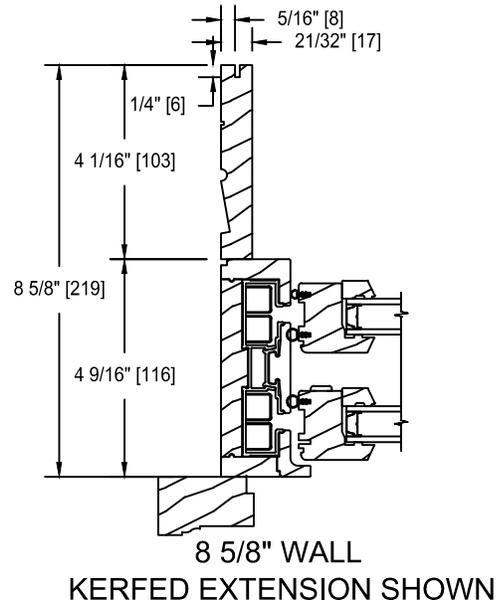
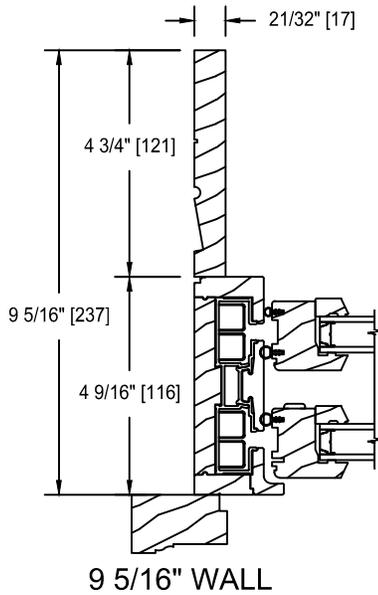
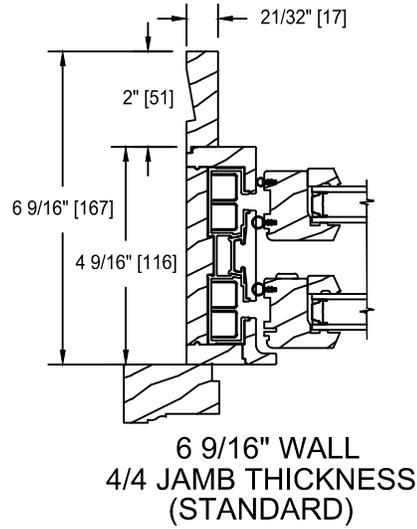
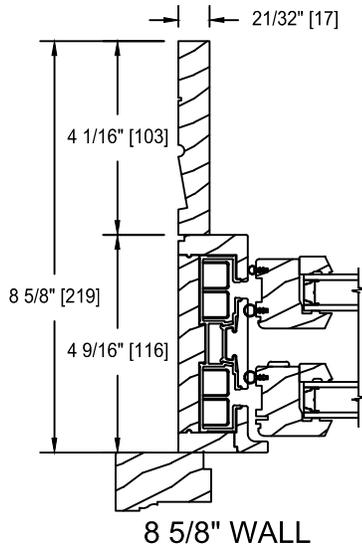


TRADITIONAL

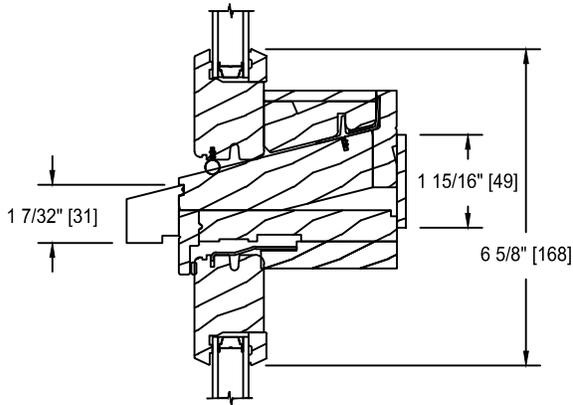


CONTEMPORARY

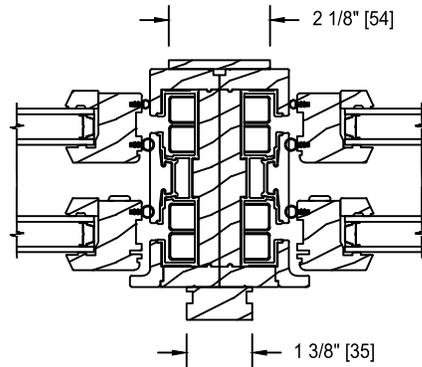
JAMB EXTENDER OPTIONS



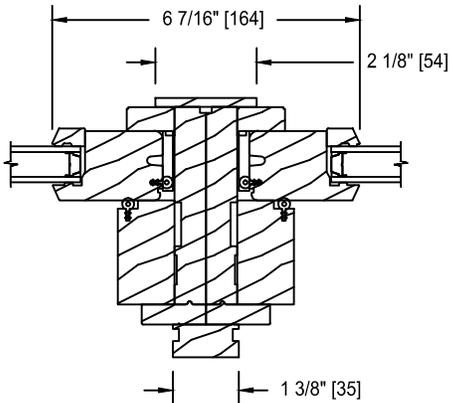
MULLION OPTIONS



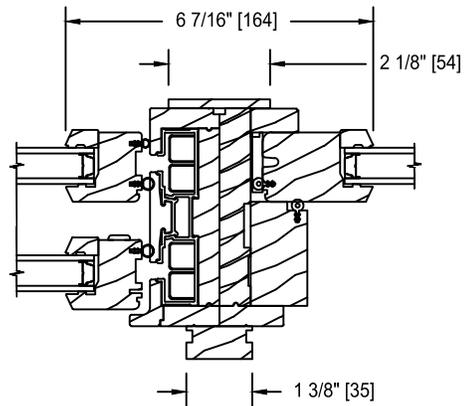
STATIONARY
OPERATING



OPERATING / OPERATING

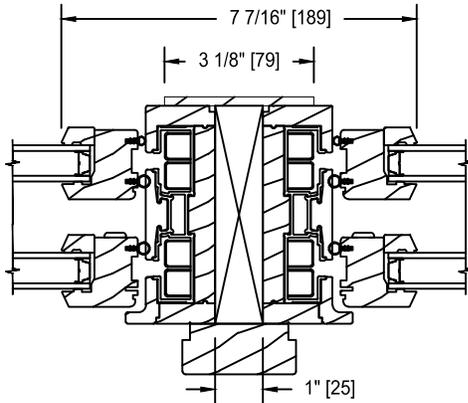


STATIONARY / STATIONARY

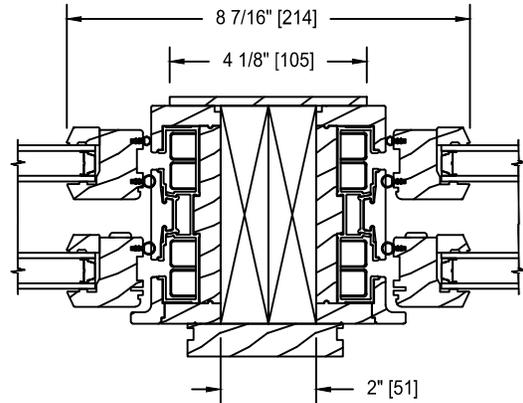


OPERATING / STATIONARY

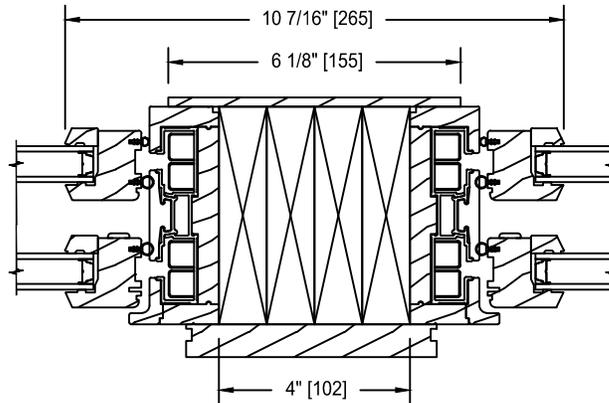
SPREAD MULLION OPTIONS



OPERATING / OPERATING
WITH 1" SOLID SPREAD MULL

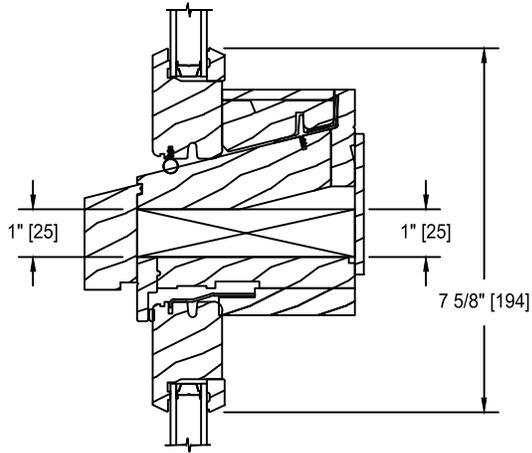


OPERATING / OPERATING
WITH 2" SOLID SPREAD MULL

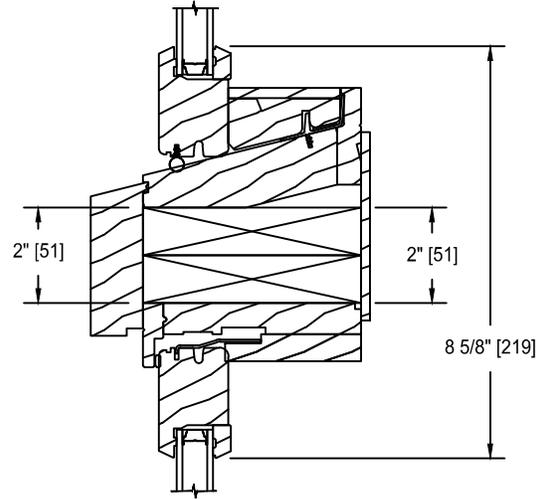


OPERATING / OPERATING
WITH 4" SOLID SPREAD MULL

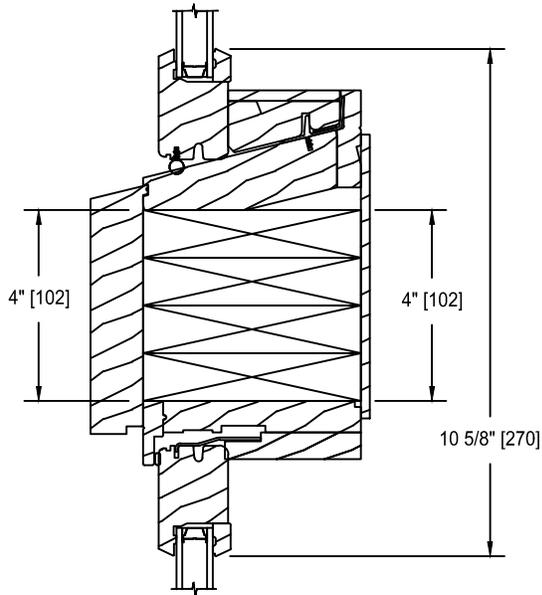
SPREAD MULLION OPTIONS



STATIONARY
OPERATING
WITH 1" SOLID SPREAD MULL



STATIONARY
OPERATING
WITH 2" SOLID SPREAD MULL



STATIONARY
OPERATING
WITH 4" SOLID SPREAD MULL

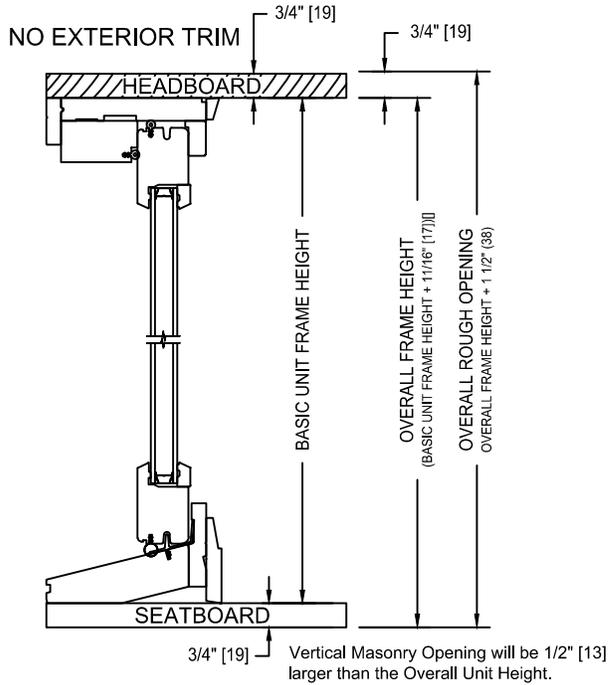
BAY ROUGH OPENING

BAY WINDOW TRIM OPTIONS

The standard offerings for wood double hung bay windows is 'frame only' and brickmould and sillnose. Other trim options subject to approval.

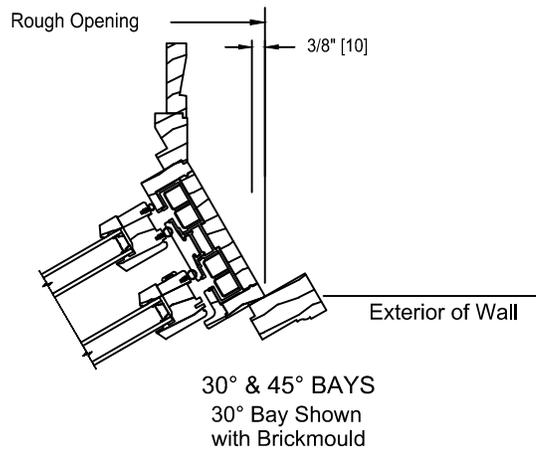
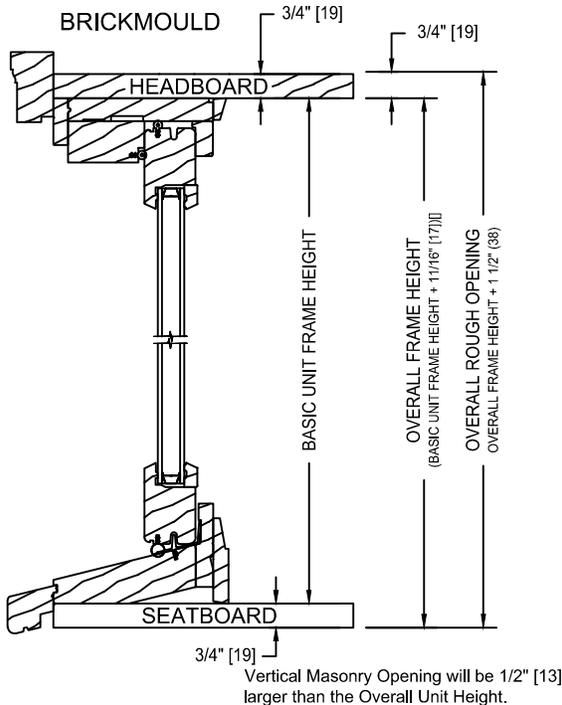
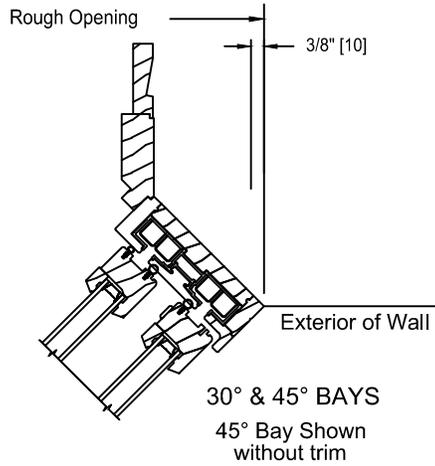
VERTICAL ROUGH OPENING

Rough Opening typical for all Units

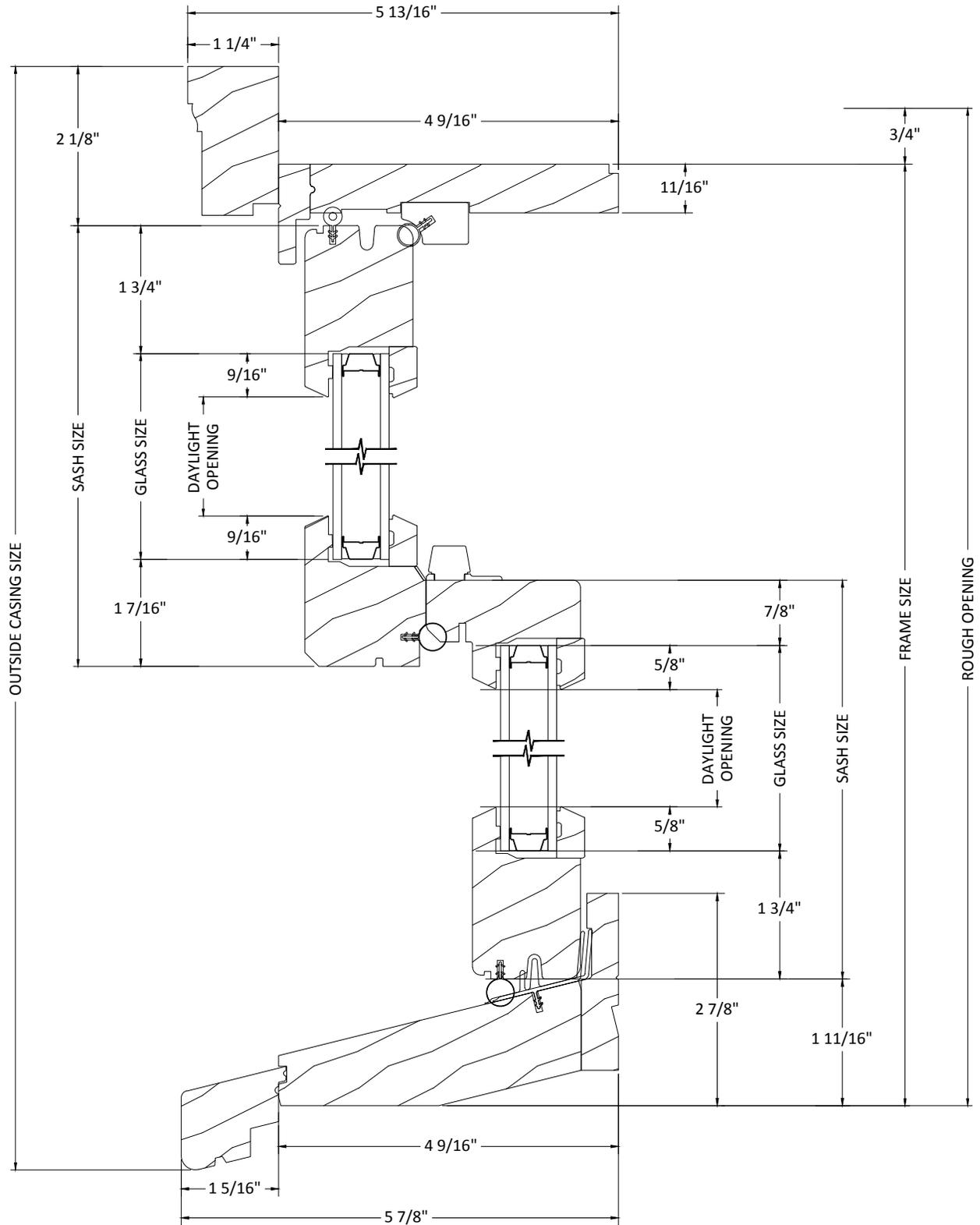


HORIZONTAL ROUGH OPENING

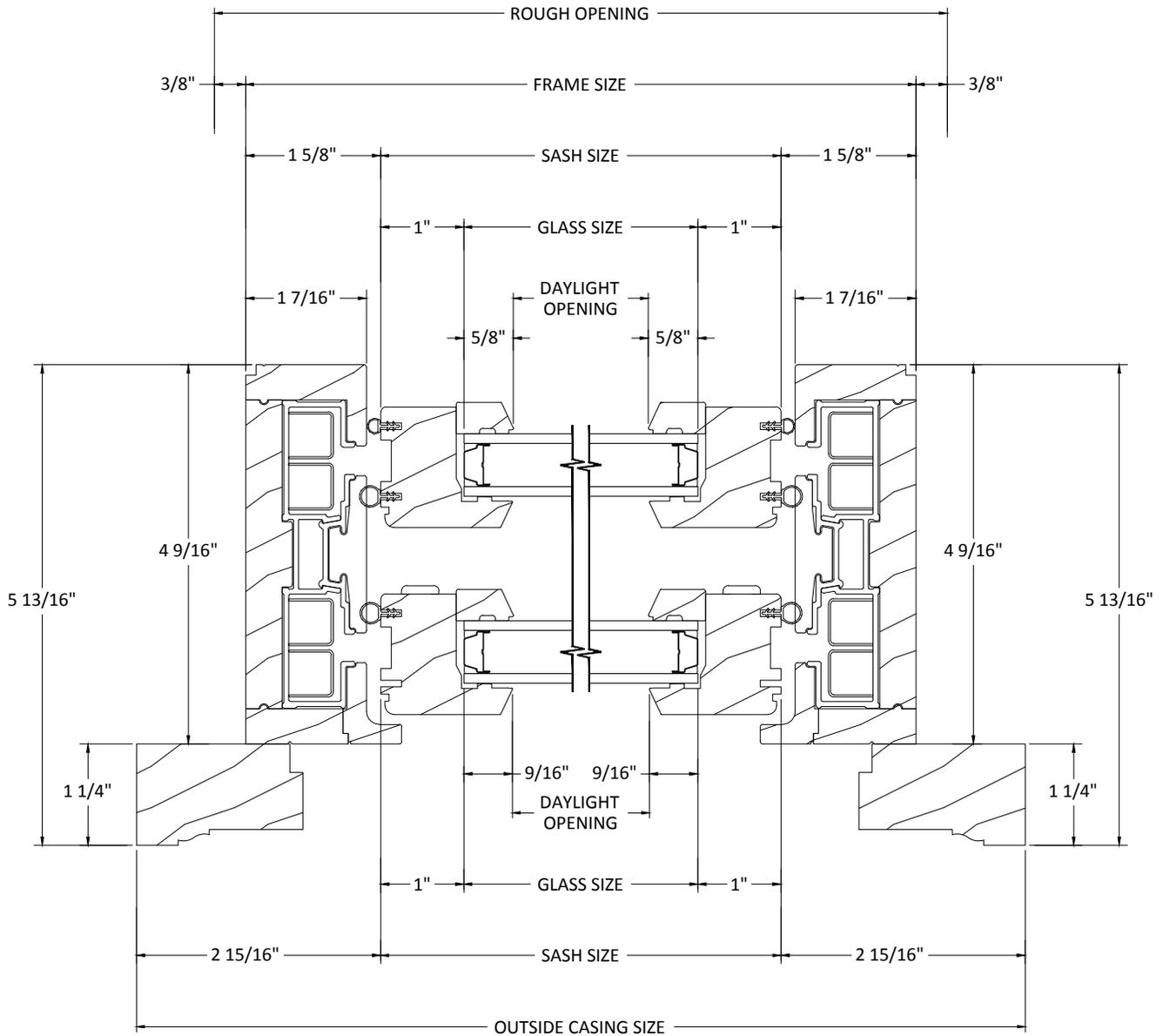
Rough Opening typical for all Units



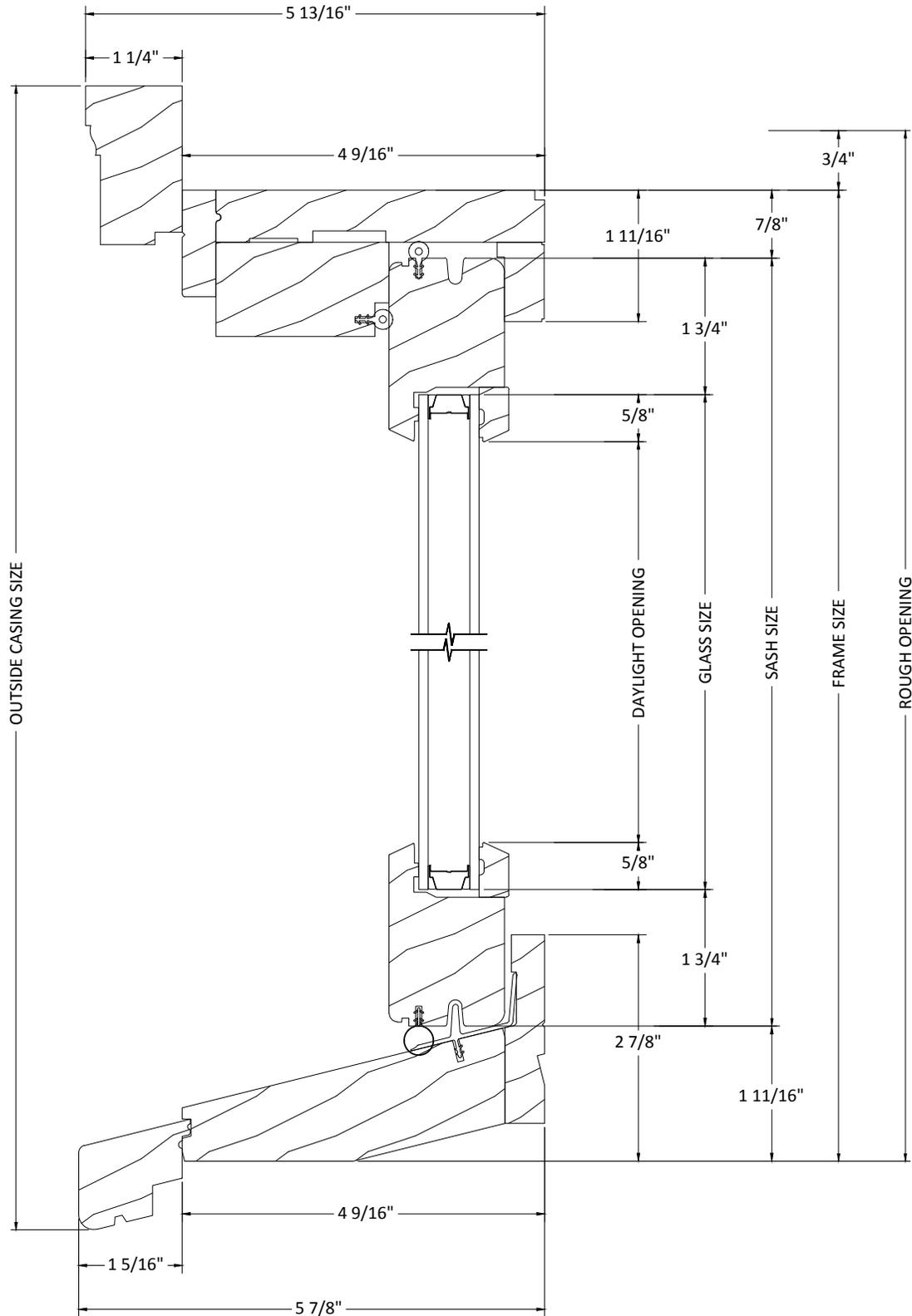
VERTICAL SECTION
DOUBLE HUNG OPERATOR



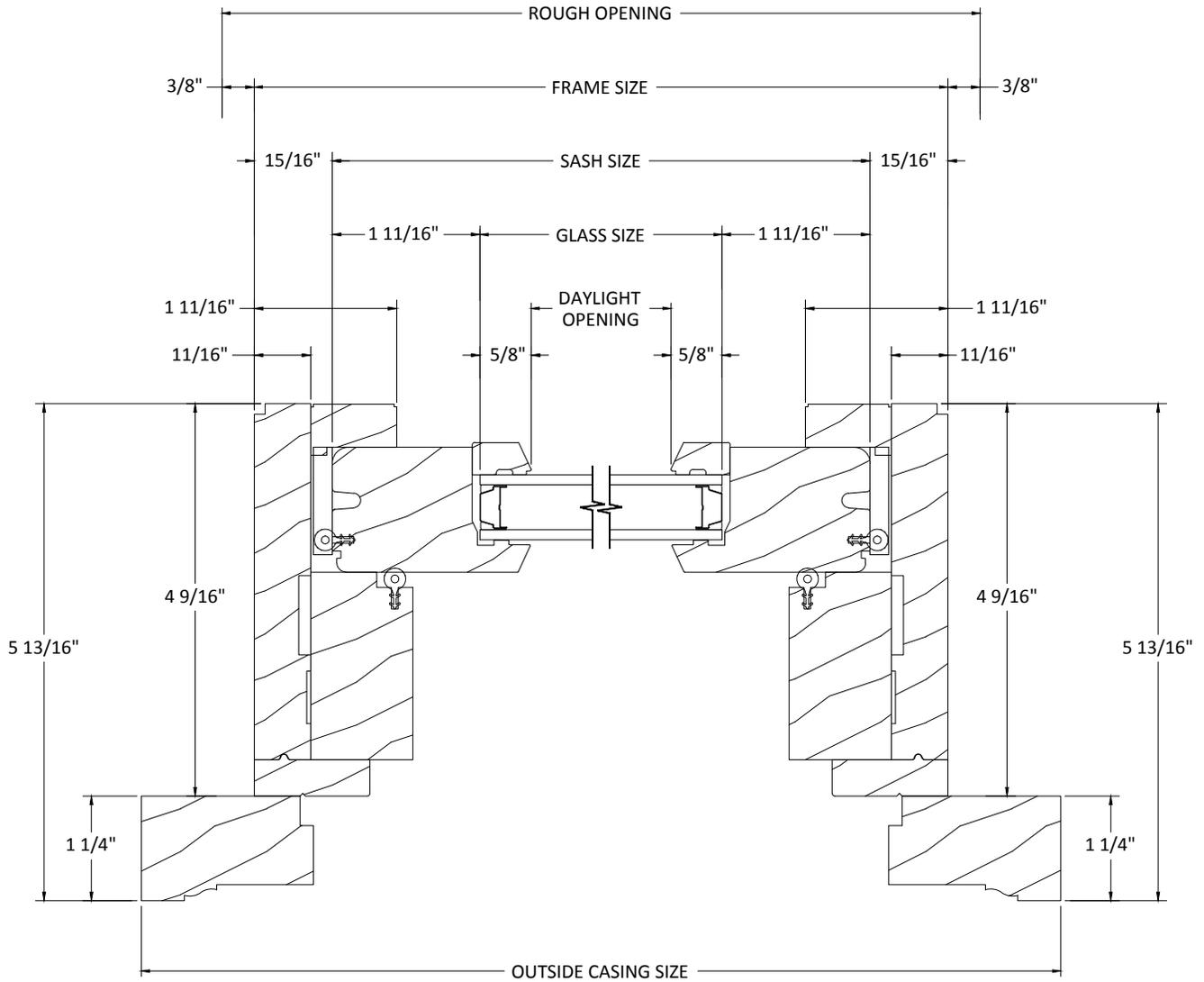
HORIZONTAL SECTION
DOUBLE HUNG OPERATOR



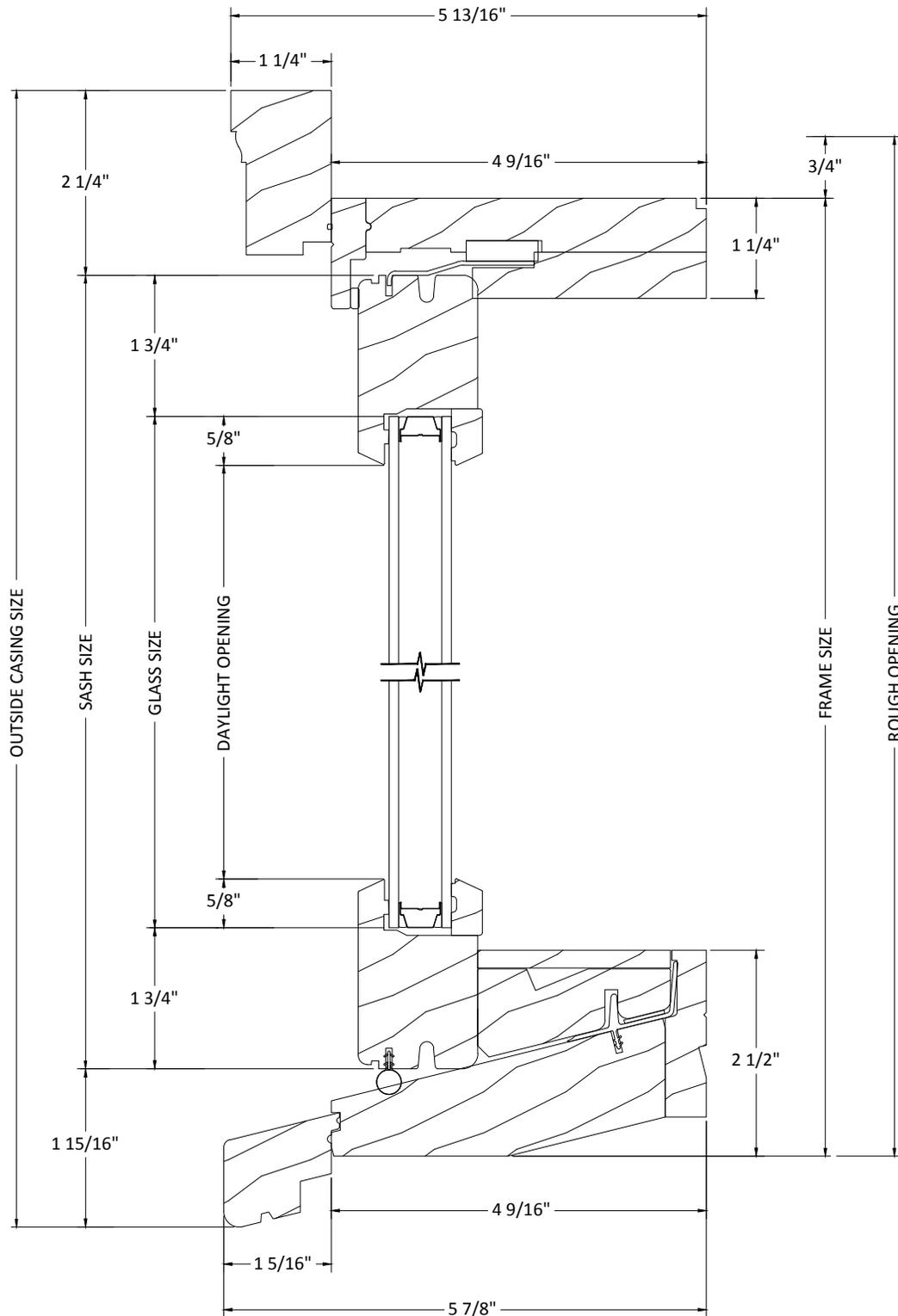
VERTICAL SECTION
DOUBLE HUNG PICTURE



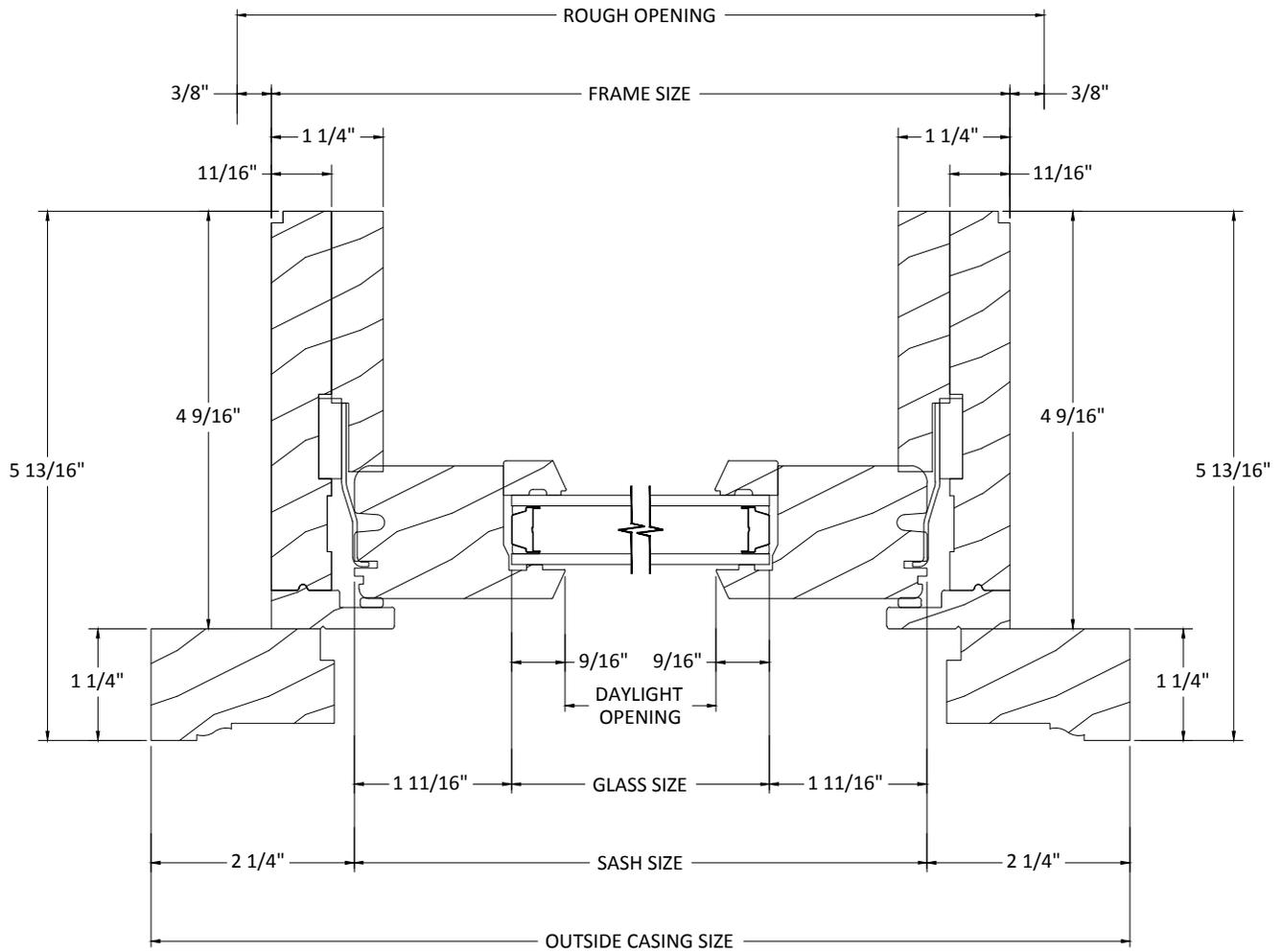
HORIZONTAL SECTION
DOUBLE HUNG PICTURE



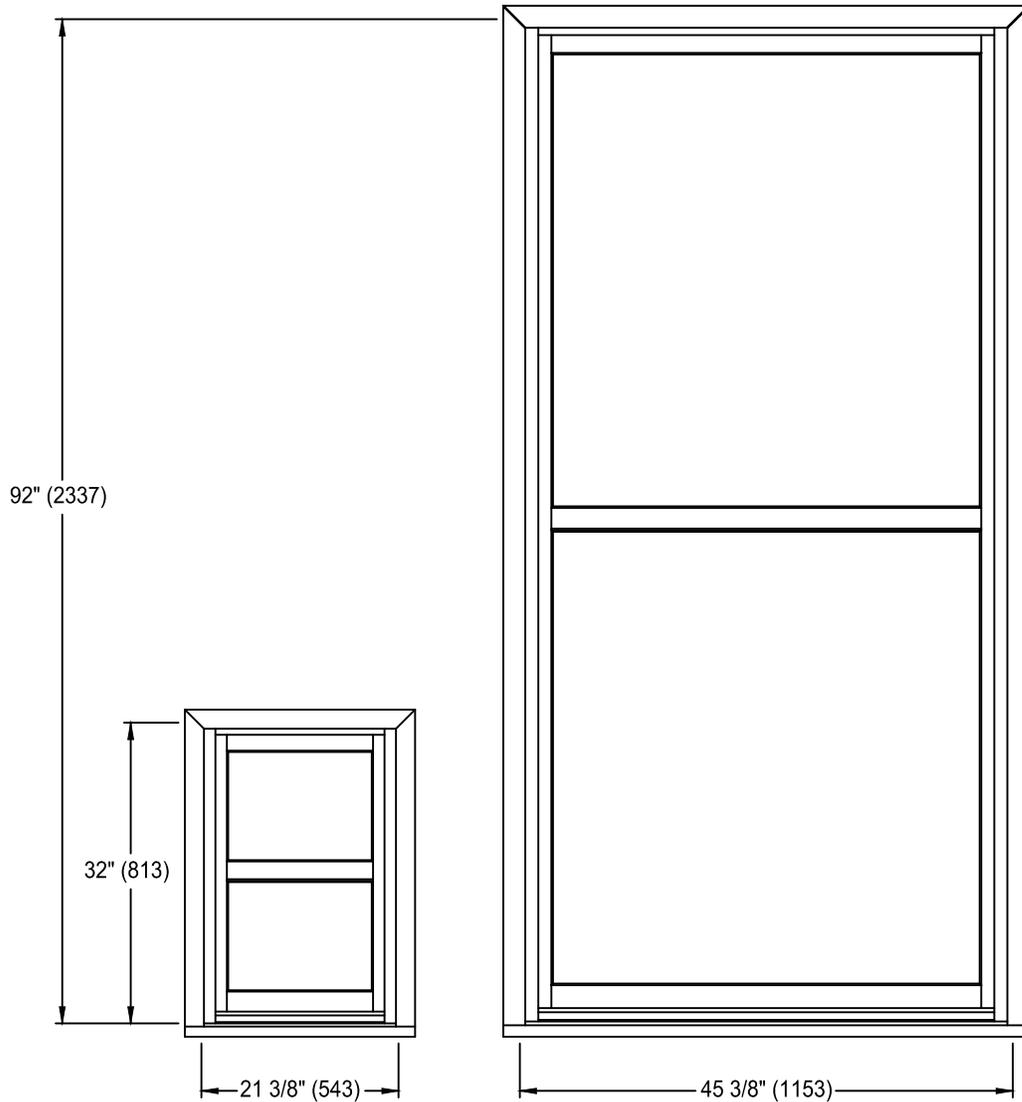
VERTICAL SECTION
DOUBLE HUNG TRANSOM



HORIZONTAL SECTION
DOUBLE HUNG TRANSOM



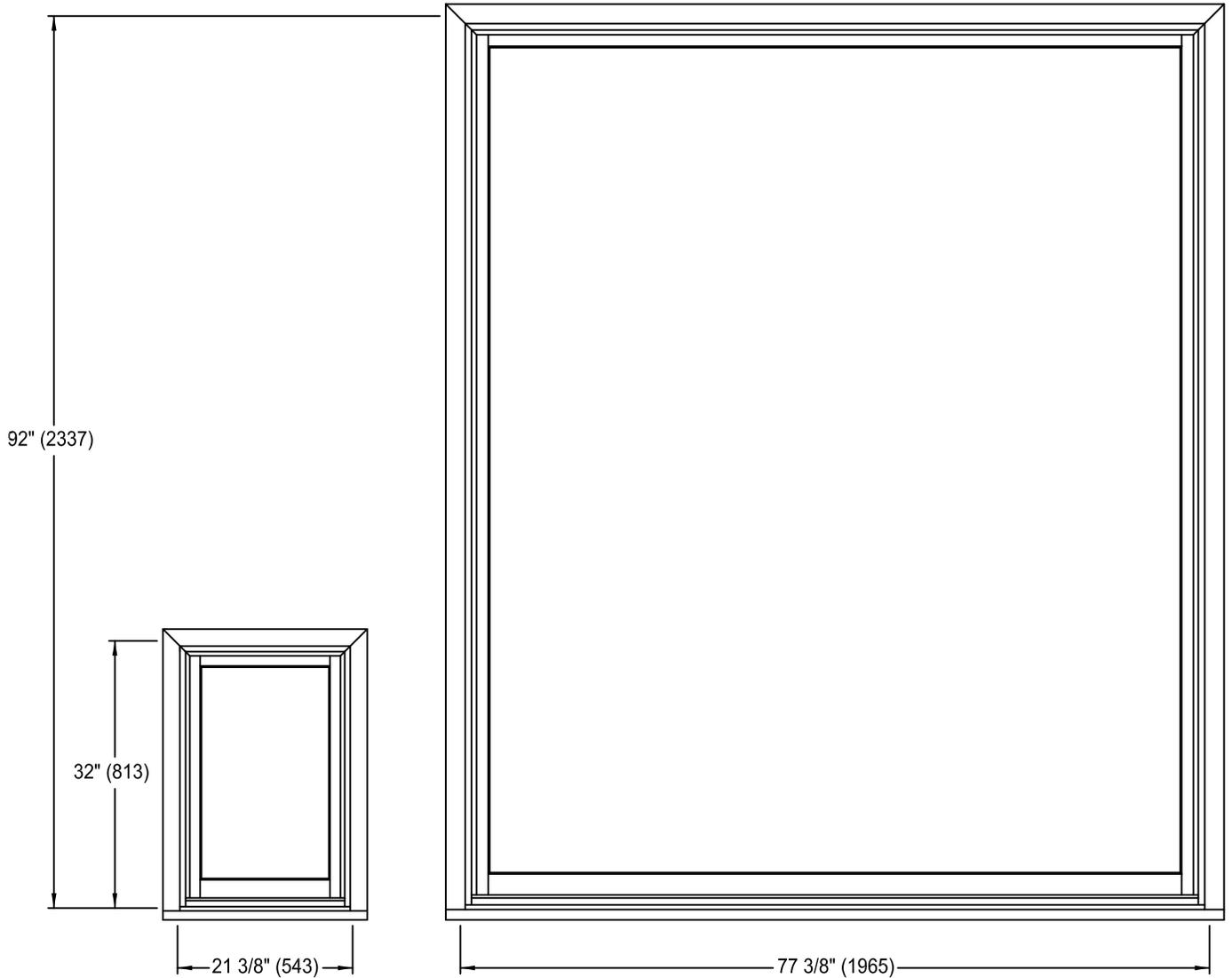
MIN-MAX SIZING



Standard widths for the Siteline Wood Double Hung:
21 3/8"(453mm), 25 3/8"(645mm), 29 3/8"(670mm), 31 3/8"(797mm), 33 3/8"(848mm),
37 3/8"(949mm), 41 3/8"(1051mm), 45 3/8"(1153mm).

Standard heights for the Siteline Wood Double Hung:
32"(813mm), 36"(914mm), 40"(1016mm), 44"(1118mm), 48"(1219mm),
52"(1321mm), 56"(1422mm), 60"(1524mm), 64"(1626mm), 68"(1727mm),
72"(1829mm), 76"(1930mm), 80"(2032mm), 88"(2235mm), 92"(2337mm).

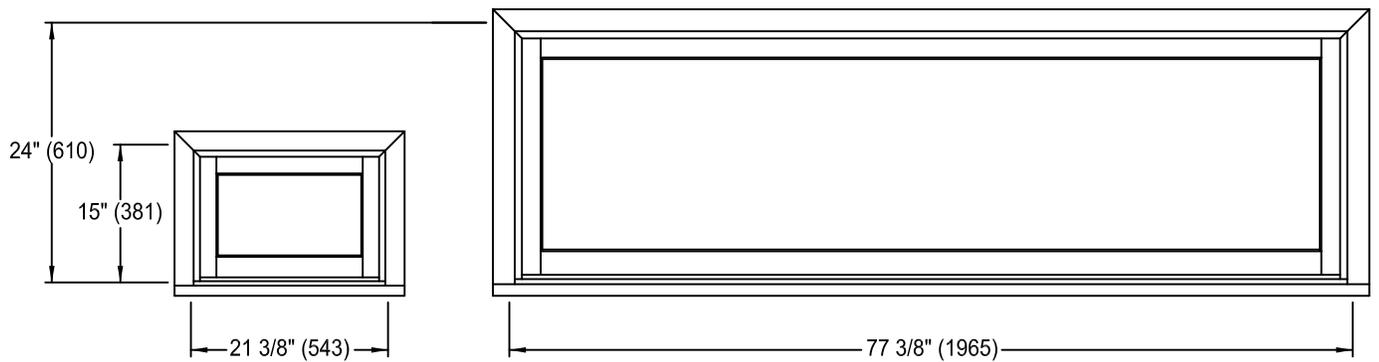
MIN-MAX SIZING



Standard widths for the Siteline Wood Double Hung Picture:
 21 3/8"(453mm), 25 3/8"(645mm), 29 3/8"(670mm), 31 3/8"(797mm), 33 3/8"(848mm),
 37 3/8"(949mm), 41 3/8"(1051mm), 45 3/8"(1153mm), 49 3/8"(1254), 53 3/8"(1356),
 61 3/8"(1559), 69 3/8"(1762), 77 3/8"(1965).

Standard heights for the Siteline Wood Double Hung Picture:
 32"(813mm), 36"(914mm), 40"(1016mm), 44"(1118mm), 48"(1219mm),
 52"(1321mm), 56"(1422mm), 60"(1524mm), 64"(1626mm), 68"(1727mm),
 72"(1829mm), 76"(1930mm), 80"(2032mm), 88"(2235mm), 92"(2337mm).

MIN-MAX SIZING



Standard widths for the Sitrine Wood Double Hung Transom:

21 3/8" (453mm), 25 3/8" (645mm), 29 3/8" (670mm), 31 3/8" (797mm), 33 3/8" (848mm),
37 3/8" (949mm), 41 3/8" (1051mm), 45 3/8" (1153mm), 49 3/8" (1254mm), 53 3/8" (1356mm),
61 3/8" (1559mm), 69 3/8" (1762mm), 77 3/8" (1965mm).

Standard heights for the Sitrine Wood Double Hung Transom:

15" (381mm), 18" (457mm), 24" (610mm).