



## Design Review Responses

Project: Ginger Sandahl Residence  
2417 Columbia St SW

Date: May 07, 2020

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### INFILL AND OTHER RESIDENTIAL

Since many of the Guidelines don't apply to the Sandahl addition (entry, garage, design, etc.) I am including just the pertinent Guidelines below.

#### **Massing and Placement:**

The addition, at 246 s.f., is small in relation to the existing house. I've also set it back from the front façade by 24', so it reads as being a secondary element. The existing house is roofed by a simple gable. I have repeated that form for the addition, using the same 6.5 :12 slope.

#### **Windows:**

The existing house still retains its original windows and they are being protected by custom storm windows. For their age, and for that matter the overall house, is in extraordinarily good condition due to the owner's fastidious maintenance. Existing window configurations are mostly double-hungs with 6 over 1 divided lights. Since this is a historic house (although not on the register) I'm using double hung windows with similar proportions but without divided lights. This is to distinguish in a small way, new construction from existing (part of the Secretary of Interior Standards). The exception to this is on the west facade, which only the immediate neighbor will see, where the two existing windows in the wall to be removed, will be reinstalled.

#### **Materials and Color:**

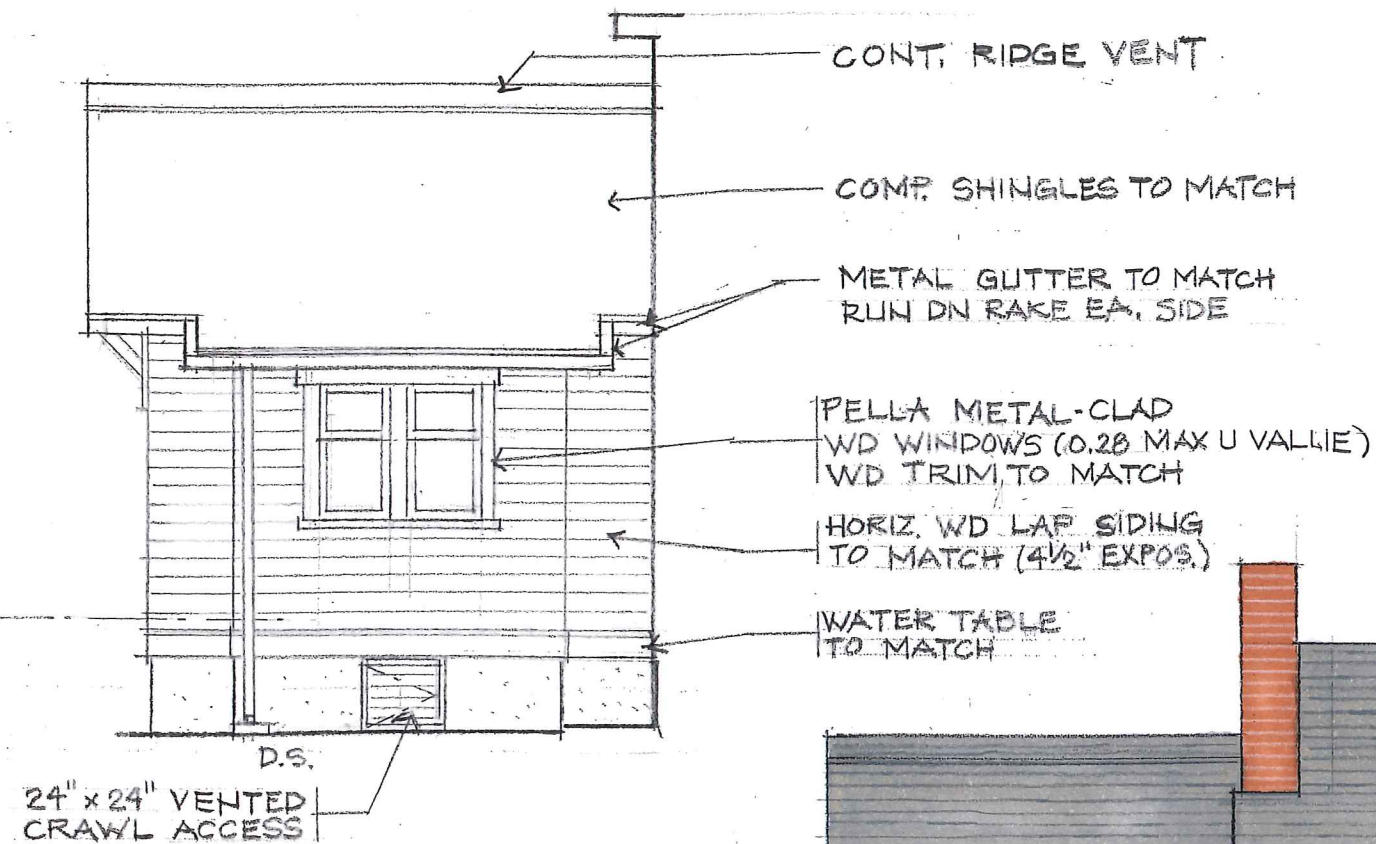
New wood siding, window trim, wood eave brackets and roofing will all match existing sizes, proportions and detailing. Paint colors will match existing as well.



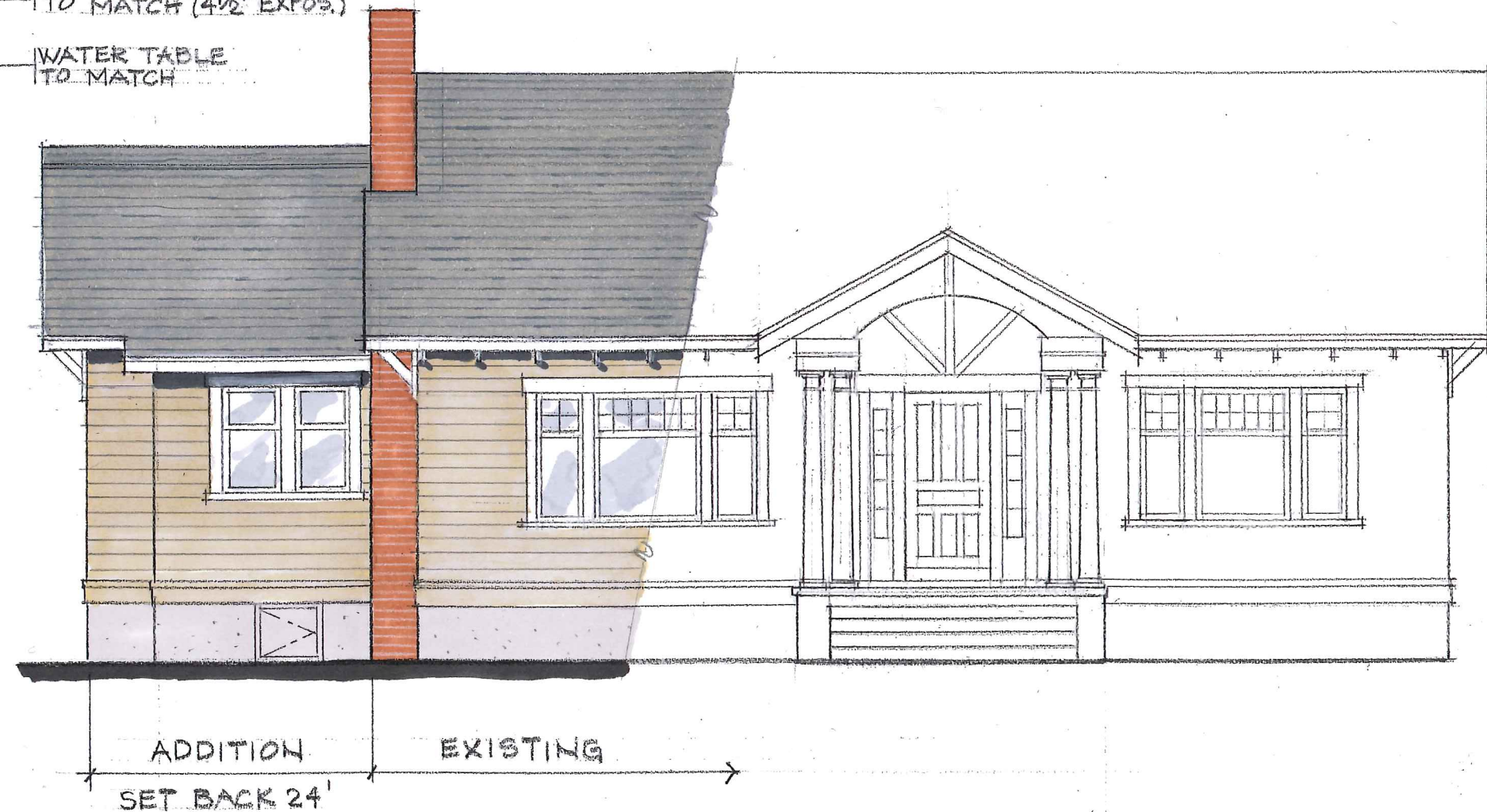
525 Columbia Street NW  
Suite 201  
Olympia WA 98501

360.539.5175

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FULL COLUMBIA ST ELEV.



COLUMBIA ST. ELEVATION  
3/16" = 1'-0"

An Addition to the  
Ginger Sandahl Residence  
2417 Columbia St. SW  
Olympia WA 98501

DATE  
05-07-20

PROJECT NO.  
22003

PERMIT SET

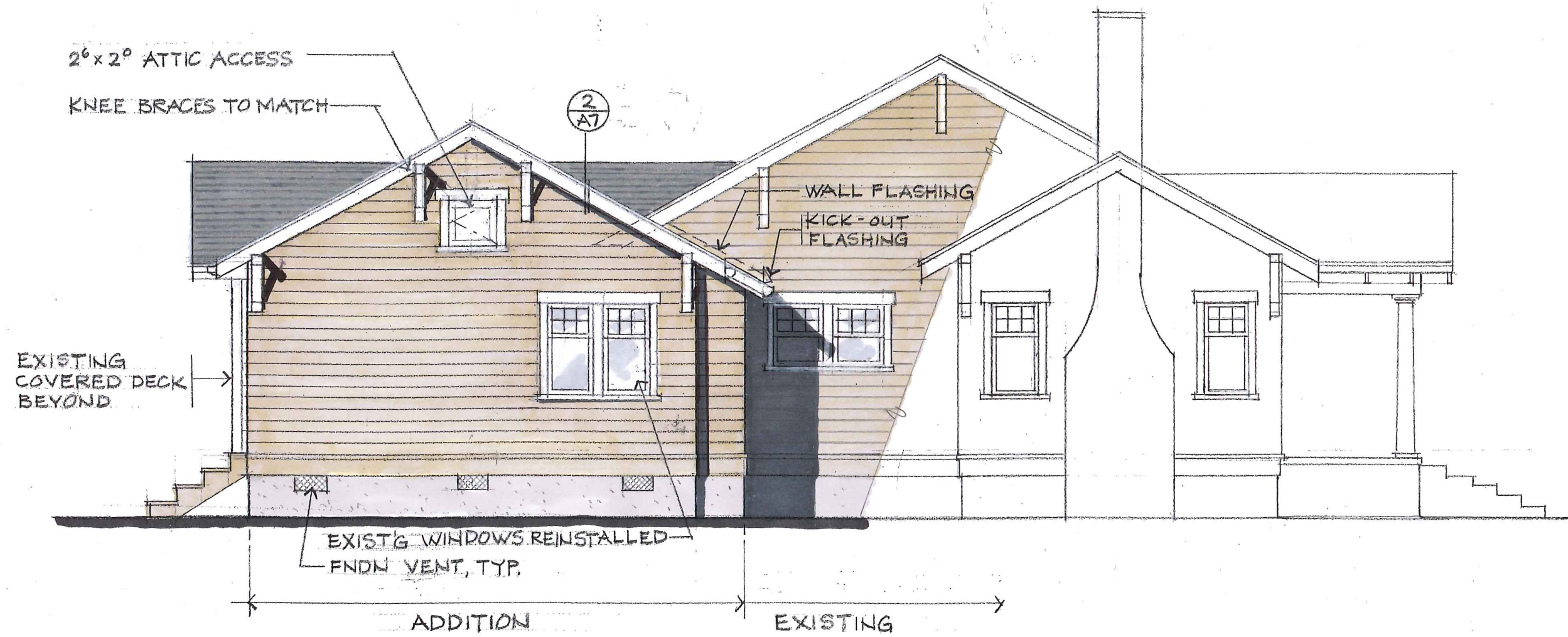
EXTERIOR  
ELEVATIONS

A3





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

An Addition to the  
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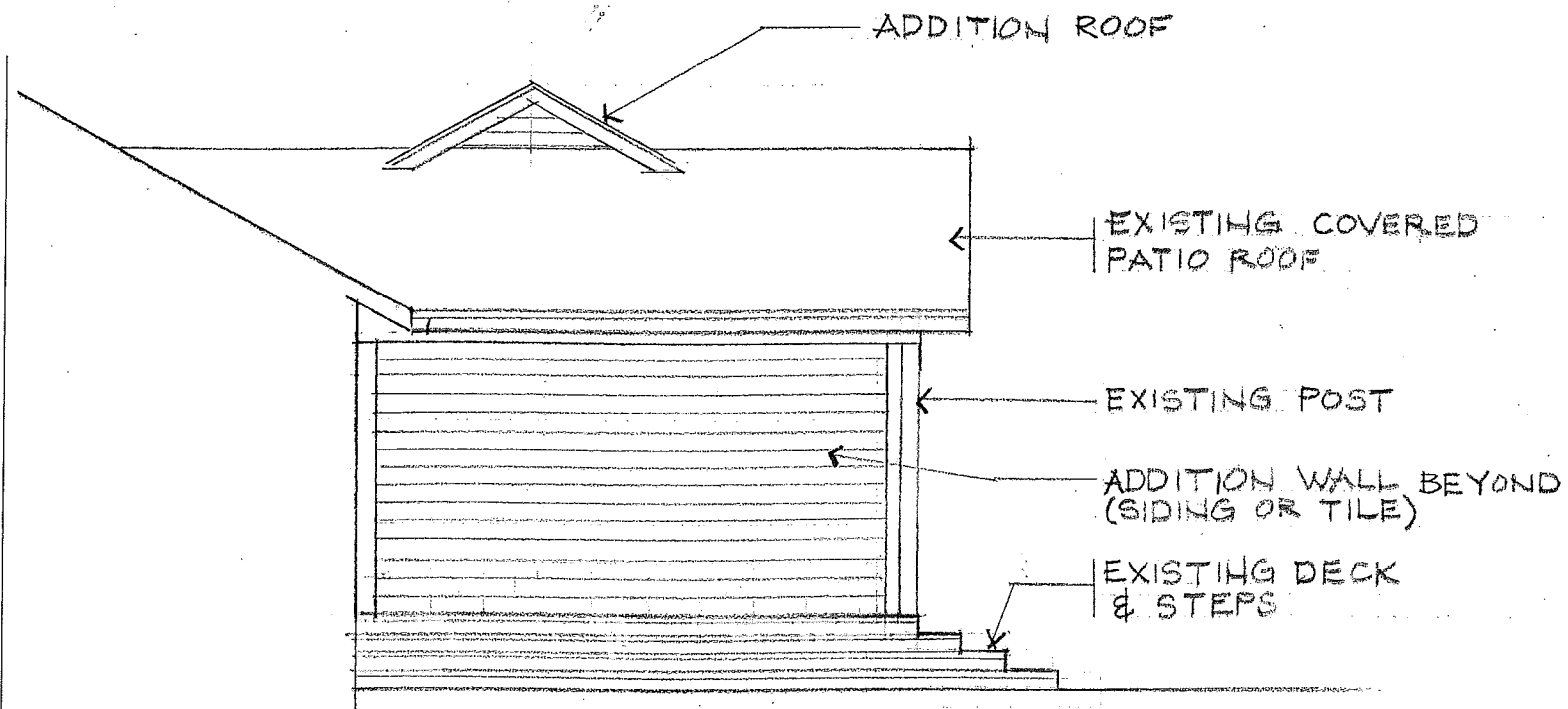
DATE  
05-07-20

PROJECT NO.  
22003

PERMIT SET

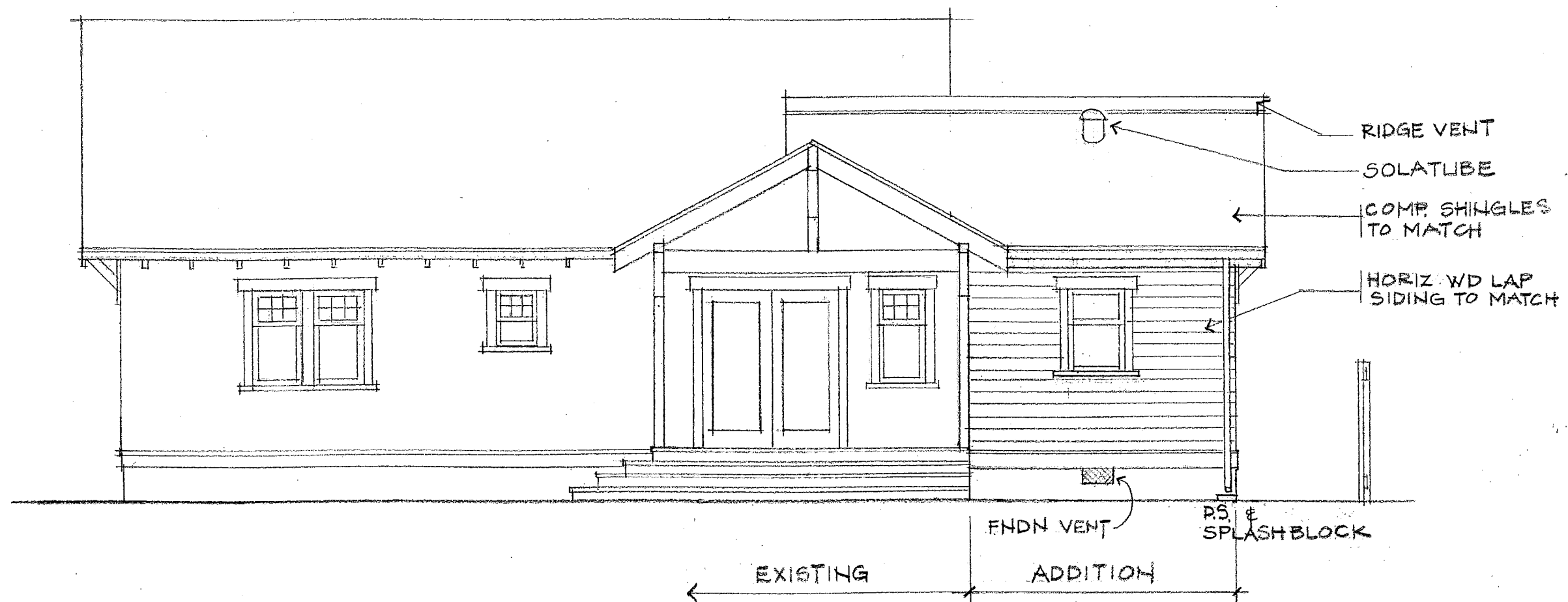
EXTERIOR  
ELEVATIONS

A4



NORTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"



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An Addition to the  
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DATE  
05-07-20

PROJECT NO.  
22003

PERMIT SET

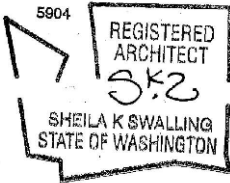
EXTERIOR  
ELEVATIONS

A5





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DATE  
05-07-20

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22003

PERMIT SET

PARTIAL  
MAIN FLOOR

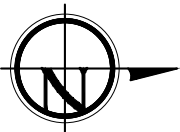
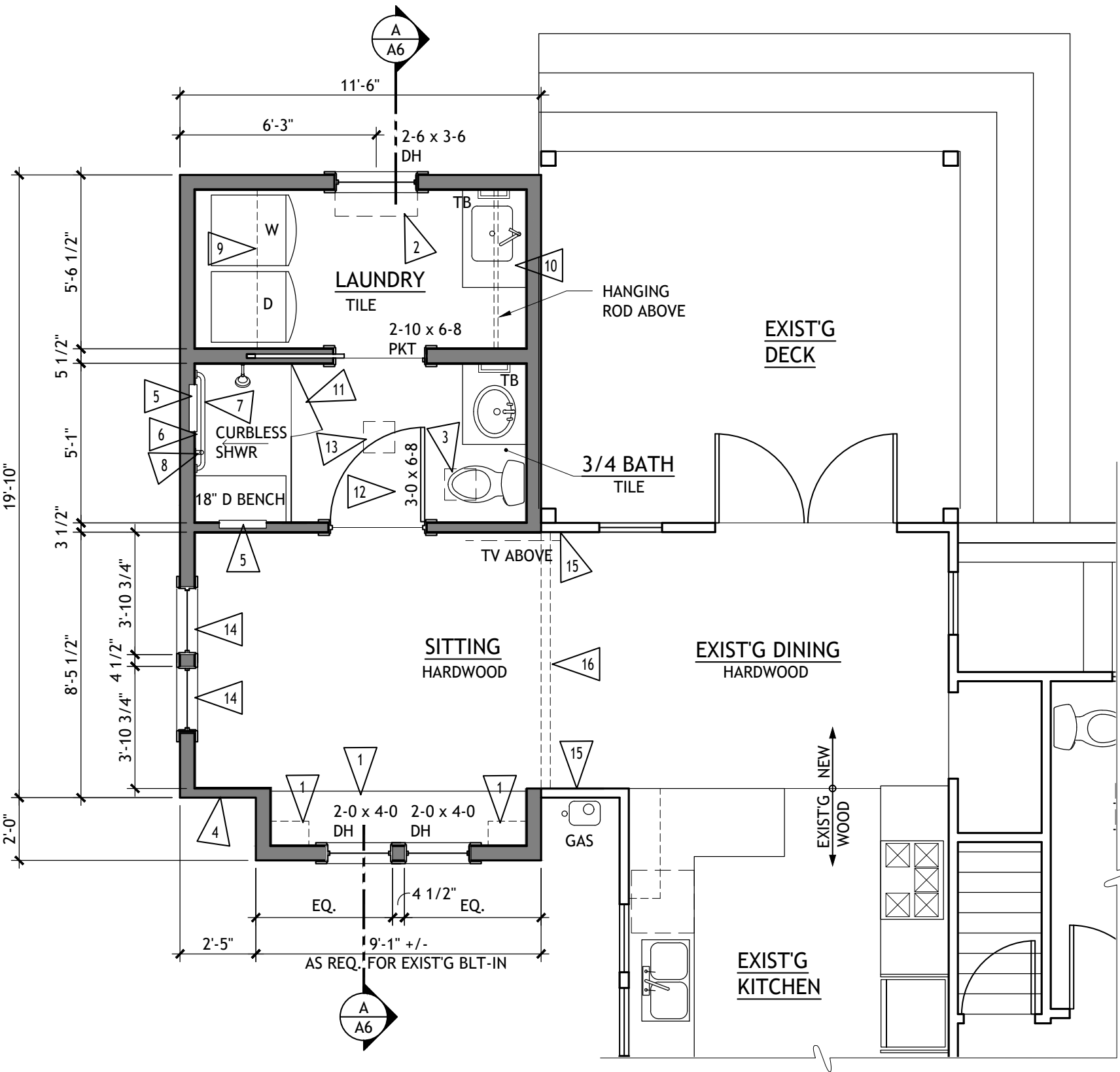
A2

FLOOR PLAN FLAG NOTES

- 1 RELOCATED CASEWORK & COUNTERTOP
- 2 WALL MOUNTED DUCTLESS HVAC UNIT ABOVE WINDOW; MITSUBISHI MSZ-GL 12NA, MIN. HSPF OF 8.5 (AIR SOURCE HEAT PUMP ENERGY CREDIT 3b)
- 3 EXHAUST FAN ABOVE, 50 CFM MIN.
- 4 2 x 4 STUDS THIS EXTERIOR WALL ONLY, TO MATCH EXISTING. PROVIDE 3 1/2" RIGID INSUL (R-31)
- 5 RECESSED SHAMPOO SHELF. PROVIDE 3 1/2" RIGID INSUL BEHIND AT EXTERIOR WALL (R-21)
- 6 LINEAR FLOOR DRAIN BELOW. MODIFY FLOOR JOISTS PER FRAMING PLAN SHEET S1
- 7 GRAB BAR, 38" MIN. ABOVE FLOOR
- 8 HAND HELD SHOWER
- 9 24" D UPPER CABINETS
- 10 36" W BASE CABINET
- 11 28" W TEMPERED GLASS SHOWER DOOR
- 12 PROVIDE HEAT TAPE BENEATH TILE AT 3/4 BATH & SHOWER
- 13 SOLATUBE 160 ISn WITH SQUARE DIFFUSER
- 14 EXISTING WINDOW REINSTALLED
- 15 PATCH FINISHES TO MATCH EXISTING WHERE WALL & CABINET REMOVED
- 16 FORMER WALL LOCATION

FLOOR PLAN GENERAL NOTES

- 1. CRAWL SPACE VENTING: 1 S.F. FOR EA. 300 S.F. OF UNDER FLOOR AREA REQUIRED. AREA OF CRAWL = 246 S.F., 1 S.F. (144 S.I.) REQ.; 30 S.I. PROVIDED PER VENT, 144/30 = 4.8 VENTS REQ.; 5 VENTS PROVIDED



PARTIAL MAIN FLOOR PLAN

1/4"=1'-0"

246 SF ADDITION





2417 Columbia St. SW  
Sandahl project





2423 Columbia St SW  
(house to south of project)





2431 Columbia St SW  
(2 houses south of project)





2415 Columbia St SW  
(house to north)





2405 Columbia St SW  
(2 houses north of project)