

SPERSON ST

E CABARRUS ST

S BLOODWORTH ST

SEAST ST



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043-18-CA

325 E CABARRUS
STREET

PRINCE HALL HISTORIC
DISTRICT (HOD-G)

0 30 60 120 Feet

Nature of Project:
Rear addition, concrete
walkways and concrete driveway

APPLICANT:
MATT TOMASULO

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

043-18-CA 325 E. CABARRUS STREET

Applicant: MATT TOMASULO

Received: 03/14/2018

Meeting Date(s):

Submission date + 90 days: 06-12-2018

1) 04/26/2018

INTRODUCTION TO THE APPLICATION

Historic District: PRINCE HALL HISTORIC DISTRICT

Zoning: DX-3-DE, HOD-G

Nature of Project: Place 1-story historic house onto vacant lot with new rear addition; construct new foundation; construct new walkways; construct driveway; install fences; plant trees.

DRAC: An application was reviewed by the Design Review Advisory Committee at its April 2 meeting. Members in attendance were Curtis Kasefang, Jenny Harper, and Mary Ruffin Hanbury; also present were Collette Kinane, Melissa Robb, and Tania Tully.

Staff Notes:

- This application supersedes COA 032-18-CA.
- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.4	Fences and Walls	construct new side and rear yard fence
1.5	Walkways, Driveways, and Off-street Parking	construct new front walk; side walkway; driveway
2.5	Roofs	reconstruct roof
2.8	Entrances, Porches, and Balconies	reconstruct front porch, construct new side porch
3.3	New Construction	place 1-story historic house with new rear addition and porch onto vacant lot; construct new foundation
4.1	Relocation	place 1-story historic house with new rear addition and porch onto vacant lot

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

A. Placement of 1-story historic house with new rear addition and porch onto vacant lot is not incongruous in concept according to *Guidelines* 2.8.1, 2.8.9, 3.3.1, 3.3.2, 3.3.3, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.8 and the following facts:

1* The structure to be relocated is facing impending demolition to make way for new construction. Although not currently located in Prince Hall, the house (Folk-Victorian; ca.

1930) dates to the district's period of significance and is architecturally compatible with both the district and the particular streetscape surrounding its intended new site.

- 2* The Special Character Essay states that "Houses are one and two stories and are generally modest. Most stand on brick foundations, have front porches, and historically had weatherboard exteriors."
- 3* The relocated structure will be a hip roofed one-story Folk-Victorian style structure with a full front porch, commonly found in the Prince Hall historic district. The front porch will have a shallow pitched hip roof and restored architectural details. There are several historic houses with hipped roofs in Prince Hall including 320 E Davie Street, 219 E Cabarrus Street, and 223 E Lenoir Street.
- 4* The application includes a photographic view from the street corner that illustrates the height of adjacent structures.
- 5* The site is currently a grassy lot with no trees or other vegetation on the lot.
- 6* A dimensioned plot plan locating the house on site is included in the application. The house will face S Bloodworth Street
- 7* According to the un-dimensioned lot coverage map, the house appears to be sited similarly to adjacent properties on the block and across the street, but the house does sit marginally closer to the street than other houses on the block face (this could also be attributed to a slight change in topography on the northern end of the block). The house is centered between the side lot lines.
- 8* Information regarding the move route was not included.
- 9* The lot is ~2,976 SF. The footprint of the proposed building with addition and porches is ~1,500 SF, for a proposed building mass of ~50.4% of the lot. [Wake County Tax and Deed Records; scaled drawings]
- 10* With a COA approved addition, the house at 422 S Bloodworth Street has a built area of ~51.7% [COA 029-16-CA]. According to the built area map submitted by the applicant, the lot at 321 E Cabarrus Street has a built mass of approximately 55%. And 318 E Cabarrus Street has a built mass of approximately 56%.
- 11* The form of the house in the is that of a cross hip house with a set-back gable addition, an inset side porch has a low-pitched roof that echoes the pitch and style of the front porch roof. This is a traditional form for adding onto a house. The inset portion near the historic

house and lower side roof break up the appearance of the mass. The pitch of the gable extension is similar to the historic house.

- 12* The application includes an example of an addition onto a similar one-story structure at 322 E Cabarrus Street within the historic district.
- 13* The proposed porch facing E Cabarrus Street has railings and decorative details that reflect the original details of the front porch. Detailed drawings, including the orientation of the flooring, were not provided.
- 14* The application proposes a brick foundation on the house and porches. Details were not provided. Material samples were not provided.
- 15* The provided perspective sketches and the lot coverage map include the house approved for relocation in March under COA 032-18-CA.
- 16* All existing materials, including windows and doors on the historic house are to be rehabilitated/restored.
- 17* The roof will be deconstructed for the move and reconstructed when placed back on site, exactly as shown in current photos.
- 18* The eaves of the new portion appear to be similar to those on the original structure. The proposed overhang eaves are vented hardie-soffits, while all rake soffits are non-vented hardiesoffit. Detailed drawings and gutter information were not provided.
- 19* The proportions of the new windows match those of the historic house and have the same number of lights. The windows on the new portion have a regular and symmetrical arrangement similar to the historic house.
- 20* The new part of the building is proposed to have new wood windows with simulated divided lights and aluminum clad wood doors. Details and section drawings were included.
- 21* The proposed windows are two-over-two casement windows with minimal trim and a sill.
- 22* Skylights are proposed and shown on the roofing plan and north ("right") elevation. Details were not provided.
- 23* The siding of the new part of the house is proposed to be wood that matches the existing in style and exposure.

- B. Construction of new walks; addition of a side/rear yard fence is not incongruous in concept according to *Guidelines* 1.4.8, 2.4.8, 2.5.5, 2.5.6, and the following facts:
- 1* The front walk, positioned slightly to the left of center, extends from the public sidewalk straight to the front of the house, a characteristic location as documented on the lot coverage map. Details and specifications were not provided.
 - 2* A side walkway will extend from E Cabarrus Street to a side porch.
 - 3* New concrete walks in the historic districts are typically water washed to expose the surface aggregate in emulation of the surface texture of historic concrete walks; this was specified.
 - 4* The proposed 72" high wood privacy fence is located in the side yard, set behind the front wall of the house, and extends around the northwest corner of the property. Due to the location of the driveway and the double frontage of the lot, the fence is set behind the wall of the house facing E Cabarrus Street.
 - 5* New HVAC units will be needed; no information regarding the location or screening was provided.
 - 6* Two trees are proposed to be planted in the front yard; species are not provided.

Staff suggests that the committee approve the application, with the following conditions:

1. That new porch flooring be oriented with the boards perpendicular to the wall of the house.
2. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for construction of the foundation:
 - a. Foundation plan.
3. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the move:
 - a. Move route including possible tree trimming needed within Prince Hall.
2. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
 - a. Final foundation design that is detailed to convey the appearance of the original pier locations;
 - b. Foundation brick face finish and color;
 - c. Walkways;
 - d. Eave construction;

- e. Side stair and railing;
- f. Skylights;
- g. Gutters and downspouts
- h. HVAC size and location and screening;
- i. Paint color selections if different than the existing;
- j. Tree species.
- k. Any other minor exterior changes required for the project not specifically addressed.

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



- ☐ Minor Work (staff review) – 1 copy
- ☒ Major Work (COA Committee review) – 10 copies
- ☐ Additions Greater than 25% of Building Square Footage
☒ New Buildings
☐ Demo of Contributing Historic Resource
☐ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 548009
 File # 043-18-CA
 Fee \$147
 Amount Paid _____
 Received Date 3/14/18
 Received By Natasha

Property Street Address 325 E Cabarrus Street, Raleigh NC 27601

Historic District Prince Hall

Historic Property/Landmark name (if applicable)

Owner's Name Op Dev Co, LLC

Lot size 2,850	(width in feet) 40	(depth in feet) 77
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For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys ([Label Creator](#)).

Property Address	Property Address
321, 322, 320, 323 E Cabarrus St	
501, 507, 428, 424, 422 S Bloodworth St	
450 S East St	

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant Matt Tomasulo

Mailing Address 215 Haywood Street

City Raleigh

State NC

Zip Code 27601

Date 2/22/18

Daytime Phone 860-836-4891

Email Address matt.tomasulo@gmail.com

Applicant Signature



Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Did you consult with staff prior to filing the application? ☒ Yes ☐ No

Office Use Only

Type of Work 18

18-2970

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
4.3/56-58	New Construction	New Construction. Relocation of existing house and new foundation. New deck to be placed at rear of residence. New concrete walkway and steps to be located at front of property leading from existing sidewalk to front of house. New concrete drive on side of house with walkway and steps leading to side of house.
4.1/52-53	Decks	
2.5/16-17	Walkways, driveways, &	
	off-street parking	

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (COA Committee review) – 10 copies			✓		
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

325 E Cabarrus Street - COA 043-18-CA

Prince Hall Historic District

April 9, 2018

Scope of Project:

General Overview

- The project consists of the renovation and addition to a relocated house that was previously approved COA 032-18-CA.
- COA 032-18-CA consisted of relocating a one story folk-victorian structure currently located at 517 S West St, which is outside the Prince Hall historic district.
- Per COA 032-18-CA, the original structure and full porch are to be relocated to 325 E Cabarrus Street (an enclosed porch & small addition will need to be removed). The roof will be deconstructed for the move and reconstructed when placed back on site, exactly as shown in current photos with already approved roof materials as approved with 032-18-CA
- The new renovation and addition to the relocated structure shall be bound by Section 3.3 of the Design Guidelines.

Massing

- This project is the renovation of the one-story folk-victorian style relocated structure with a full front porch (commonly found in the Prince Hall historic district), and addition of one story rear addition that is compatible with the main portion of the relocated house.
- Front porch work shall preserve the shallow pitched hip roof, and restored porch details currently on the relocated house.
- Rear addition is 4 feet narrower than the relocated house and extends back off the rear of the relocated house with a cross gabled roof, very similar to the small addition that was removed prior to relocation - shown on "Existing Structure"
- The addition's ridge will be held lower than the main ridge of the relocated house, and the eaves will align, similar to how it was previously constructed, and also similar to the addition at 219 E Cabarrus, a contributing and similarly designed folk victorian in Prince Hall. Images provided on "219 E Cabarrus" sheet.
- Since the house fronts two streets, a side porch was added to address E Cabarrus street. The side porch very similar in size and scale to the original rear porch that was enclosed at some point. The original enclosed porch shall be removed prior to the move per 032-18-CA.

Exterior finishes:

- Original wood siding and windows are intact and in good condition, and can continue their use. damaged or missing siding and trim shall be repaired / replaced in kind
- Front porch will remain wood 1x4 tongue and groove painted, repaired and replaced as needed
- Roof shall be asphalt shingles, GAF Timberline HD, color Pewter Gray, as approved in 032-18-CA
- Newly constructed areas with wood siding shall match the existing in style and exposure.
- New trim shall be Miratec or equal, and shall match the existing trim size and profile.
- All overhang soffits shall be vented hardie-soffits, all rake soffits shall be non-vented hardie-soffit.
- Front porch ceiling will remain, repaired and replaced as needed
- New side porch ceiling shall be painted beadboard plywood.
- Square gable window on the relocated portion will remain or be replaced in-kind.
- Front porch columns, railings, floor, trim, and details will be restored.
- Side deck flooring shall be 5/4x6 wood decking, stained.

- All siding, trim, soffits, doors, and windows shall be painted.
- Gutters and downspouts shall be installed on the main roof and front porch - color to be approved by staff
- Two new rear divided-lite doors will be added to addition and match window muntins

Windows and Exterior Doors:

- Existing windows and doors shall remain as part of the relocated structure.
- All new windows shall be new wood Lincoln "Traditions Collections" in style and size as shown on the drawings.
- The right front, side and rear doors shall be a new full glass Lincoln "Traditions Collection" single inswing door. Front left door will be restored and preserved.
- 3 basic skylights will be added to the north, non-street side of the roof. These will not be visible from either street.

Site and Landscape features:

- No trees currently exist on site
- Two urban forestry approved street trees are proposed for either side of the front walkway
- Parking ribbons will be added where a curb cut already exists on E Cabarrus
- A washed concrete path will be added to both the side porch, as well as front porch, connecting to existing sidewalk
- Wooden steps will be added to the rear door
- A 6' privacy fence with dark stain shall enclose a portion of the side yards, images included



Front



Rear



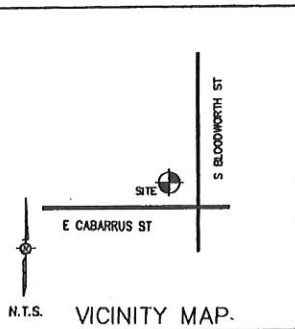
FRONT OF EXISTING HOUSE, LOOKING EAST



SIDE OF EXISTING HOUSE, LOOKING NE



EXISTING VACANT LOT AT 325 E CABARRUS. VIEW FROM SOUTH, LOOKING NORTH



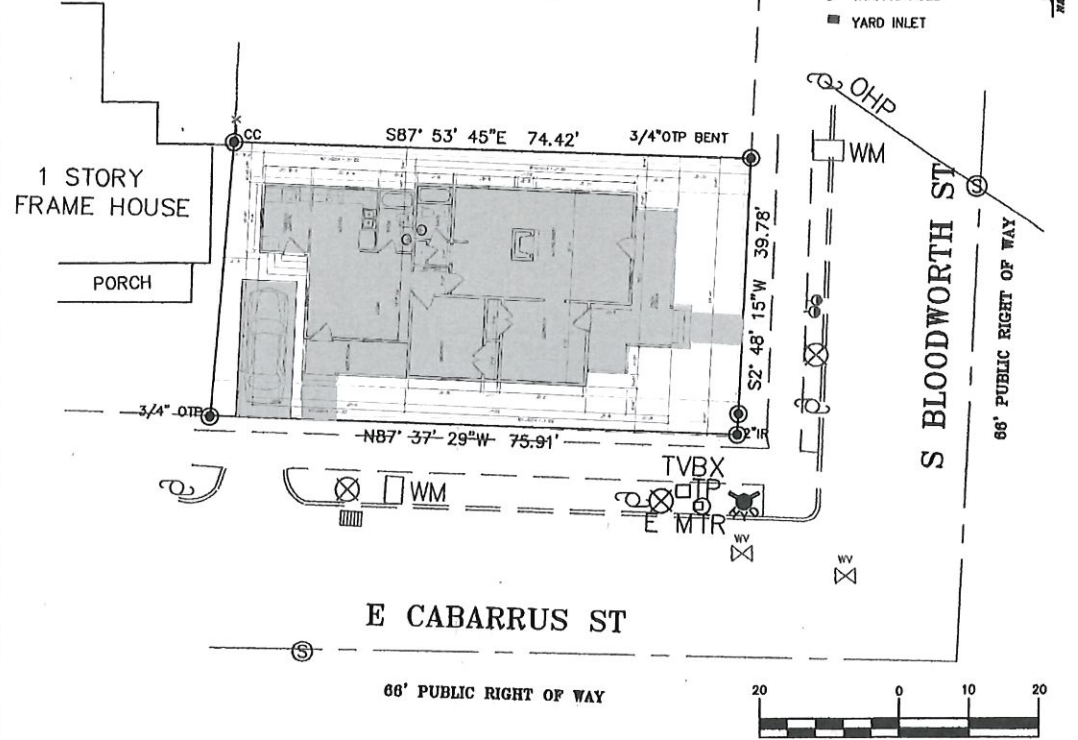
NOTES:
 1. AREAS CALCULATED BY COORDINATE GEOMETRY. ALL DISTANCES HORIZONTAL.
 2. THE PURPOSE OF THIS PLAT IS TO ACCURATELY SHOW EXISTING BOUNDARY AND IMPROVEMENTS THEREON.
 3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCHES FOR OTHER EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. DASHED LINES NOT SURVEYED.
 5. PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, PER FEMA FLOOD MAP 3720170300J, EFFECTIVE 5/2/08, AND HAS NOT BEEN PRINTED.

- LEGEND:**
- WM ADDRESS
 - OTP OPEN TOP PIPE (w/ size)
 - IF 1/2" IRON ROD FOUND
 - IR 1" IRON FOUND
 - CC COMPUTED CORNER
 - WM WATER METER
 - E MTR. ELECTRIC METER
 - TVBX CATV POWER BOX
 - ⊗ SIGN
 - WV WATER VALVE
 - PO POWER POLE
 - GW GUY WIRE
 - BF BOARD FENCE
 - FH FIRE HYDRANT
 - OHP OVERHEAD POWER
 - SM SANITARY MANHOLE
 - TP TRAFFIC POLE
 - YI YARD INLET

References:
 NC PIN#: 1703-86-6940
 BM: 2015, PG. 1359
 DB: 9929, PG. 17
 ZONED: DX-3-DE

OWNER OF RECORD:
 CITY OF RALEIGH
 PO BOX 590
 RALEIGH, NC 27602

LOT 3



I, Jonathan H. Fleener, PLS L-4313, certify that this map was drawn from an actual field survey performed under my direction and supervision; that the ratio of precision, as calculated is 1:10,000+; that lines not surveyed are shown as dashed lines and drawn from information found BM: 2015, PG. 1359 in the; WAKE County Registry, NC.

Witness my original signature and seal this 6th day of March 2018.



FINAL SURVEY
 FOR
OP DEV CO, LLC
 Lot 4
 325 E CABARRUS ST. RALEIGH 27602
 RALEIGH TOWNSHIP, WAKE CO. NC
 MARCH 6, 2018

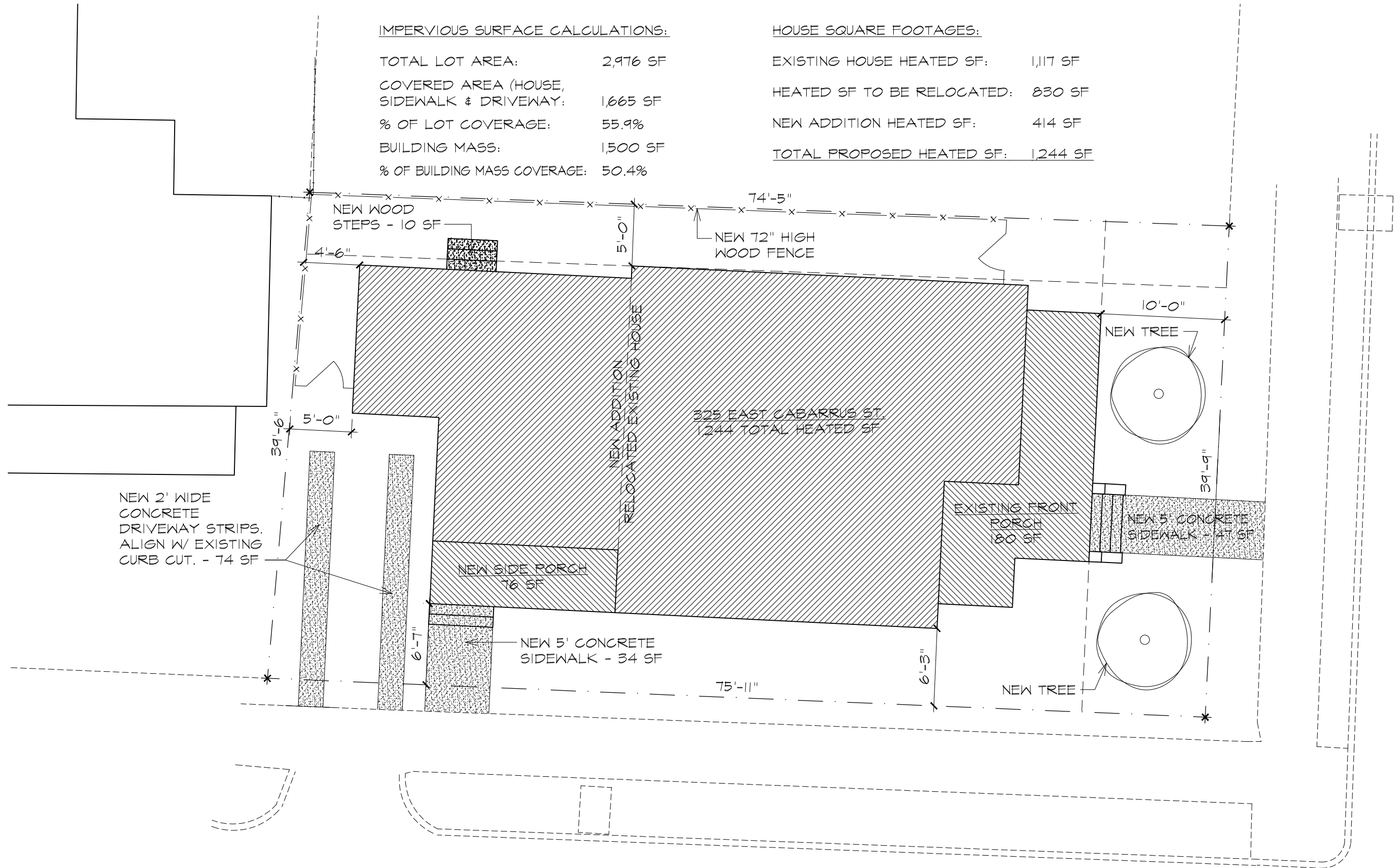


IMPERVIOUS SURFACE CALCULATIONS:

TOTAL LOT AREA: 2,976 SF
COVERED AREA (HOUSE, SIDEWALK & DRIVEWAY): 1,665 SF
% OF LOT COVERAGE: 55.9%
BUILDING MASS: 1,500 SF
% OF BUILDING MASS COVERAGE: 50.4%

HOUSE SQUARE FOOTAGES:

EXISTING HOUSE HEATED SF: 1,117 SF
HEATED SF TO BE RELOCATED: 830 SF
NEW ADDITION HEATED SF: 414 SF
TOTAL PROPOSED HEATED SF: 1,244 SF

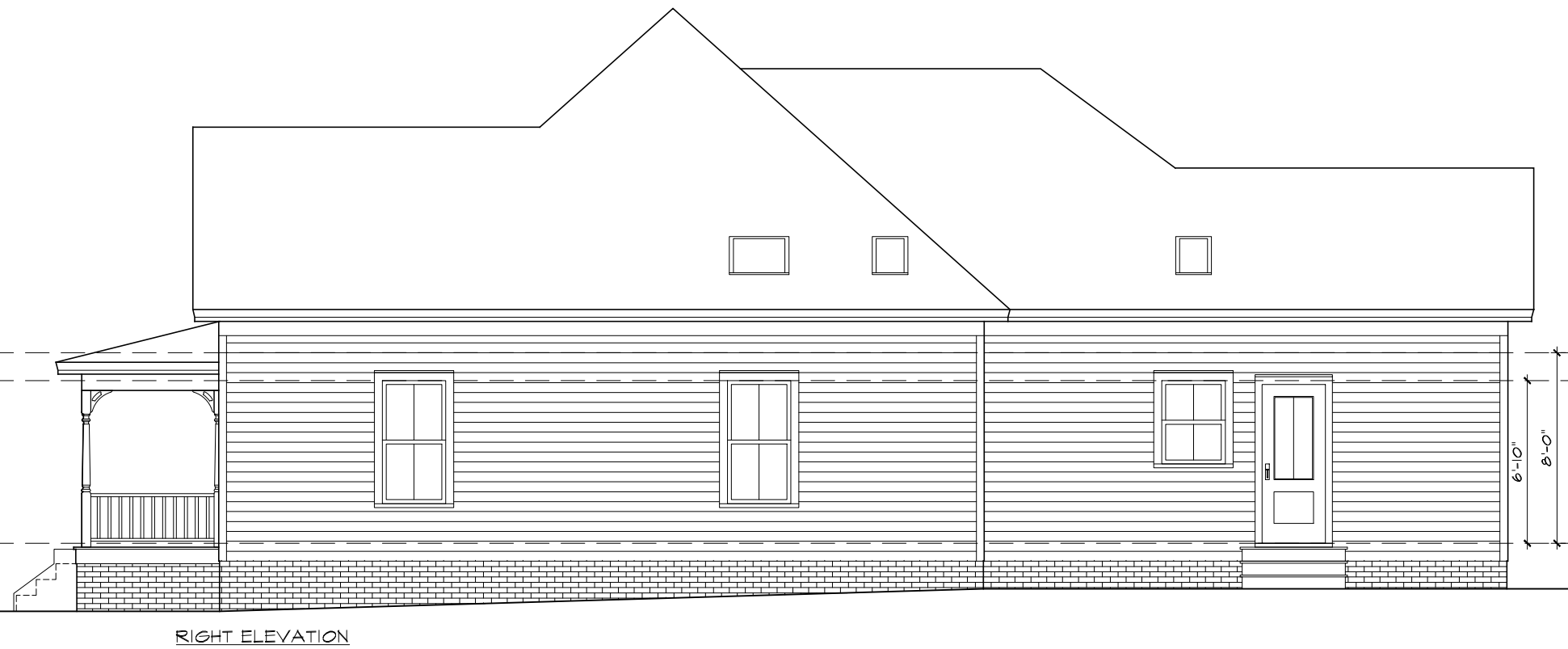


S BLOODWORTH ST

66' PUBLIC RIGHT OF WAY

325 E. Cabarrus Street 1,244 SF		
PROPOSED SITE PLAN	SCALE: 1/8" = 1'-0"	DATE: 04/09/2018

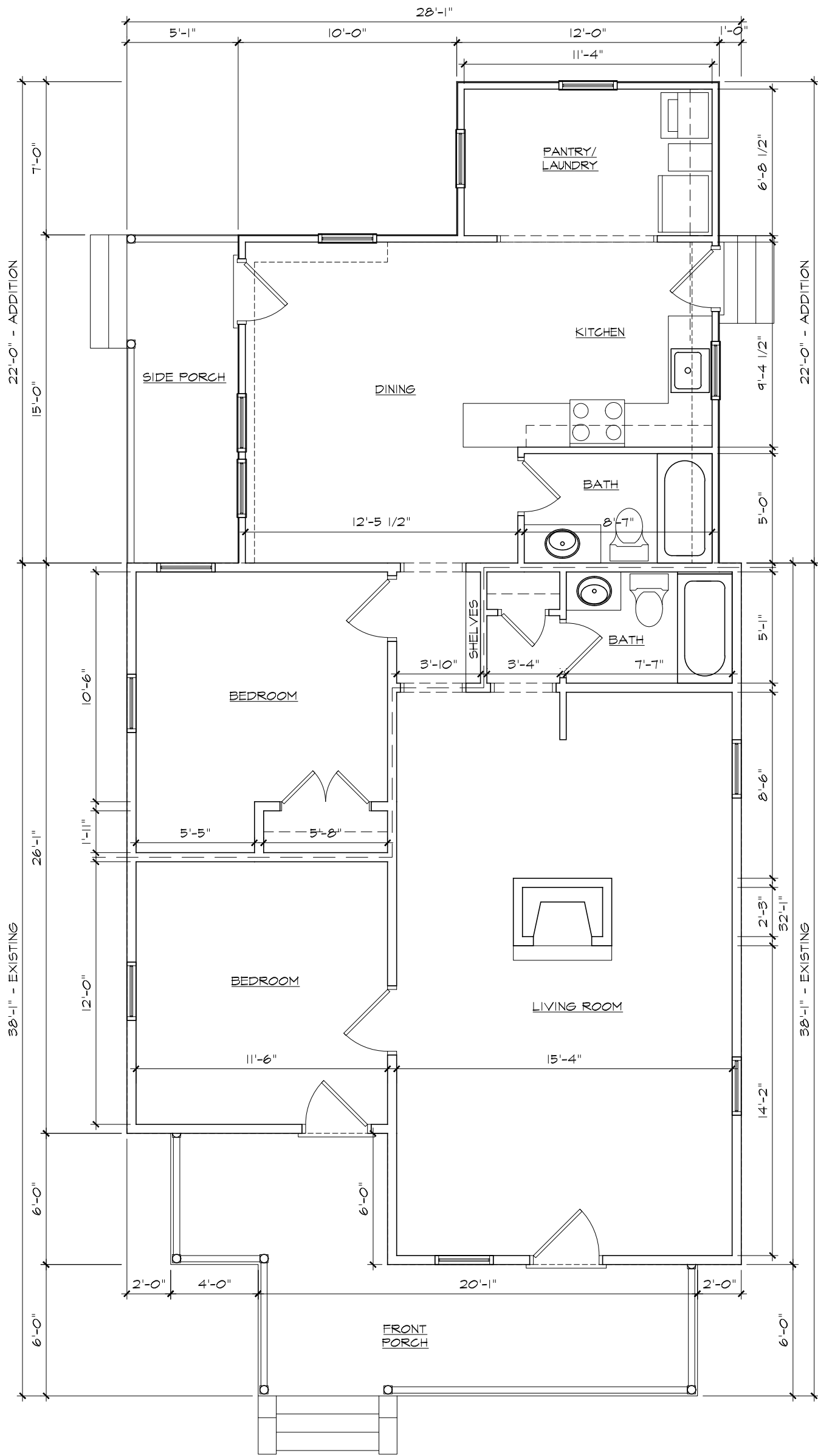
E CABARRUS ST
66' PUBLIC RIGHT OF WAY



325 E. Cabarrus Street		
1,244 SF		
PROPOSED ELEVATIONS	NOT TO SCALE	DATE: 04/09/2018

TightLines Designs
 creating great places to live

115.5 E. Hargett St, Suite 300, Raleigh, NC 27601
 919-834-3600 • www.tightlinesdesigns.com



325 E. Cabarrus Street
1,244 SF

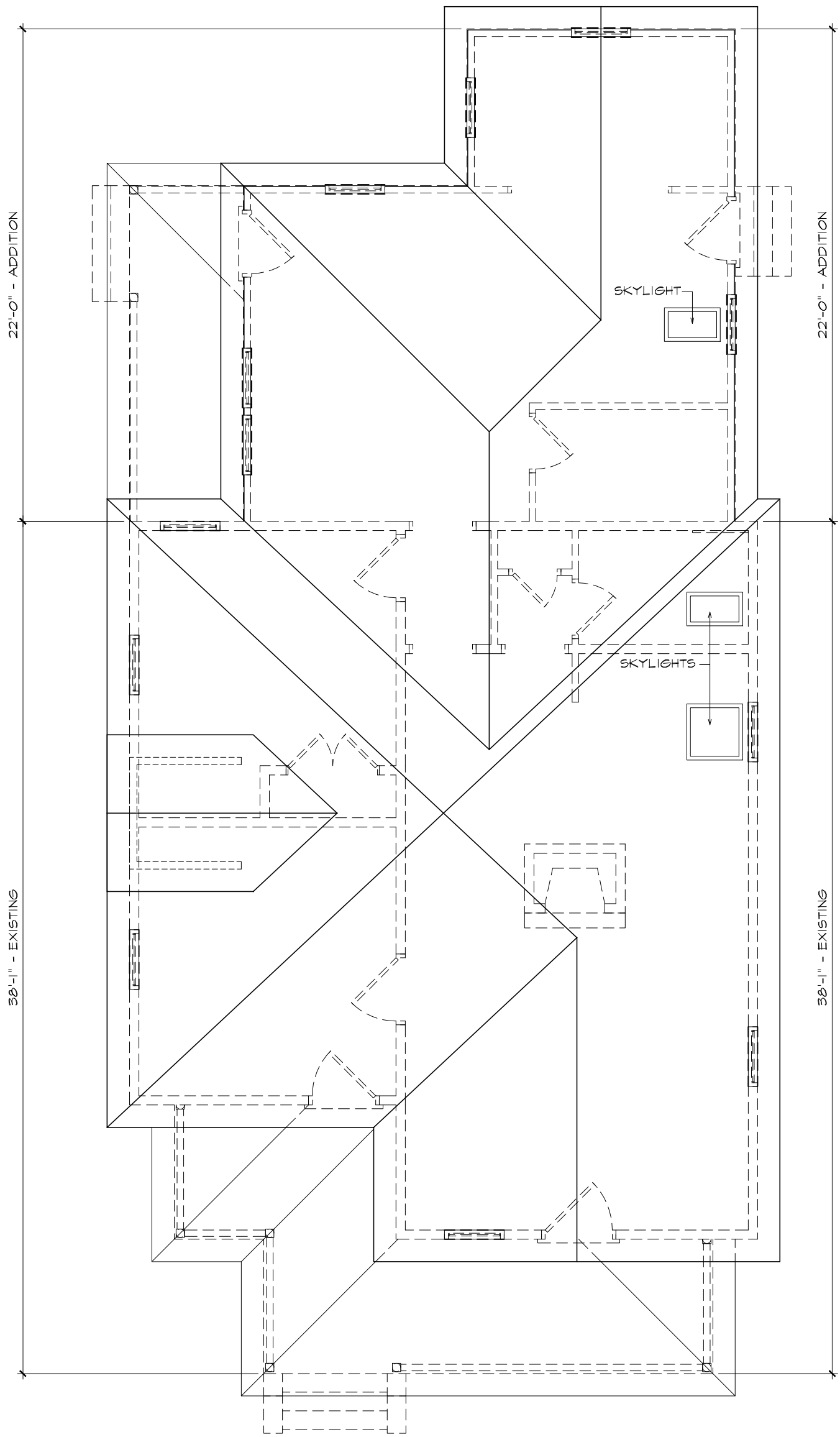
PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

DATE: 04/09/2018

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919-834-3600 • www.tightlinesdesigns.com



325 E. Cabarrus Street
1,244 SF

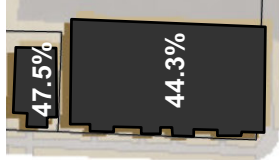
PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

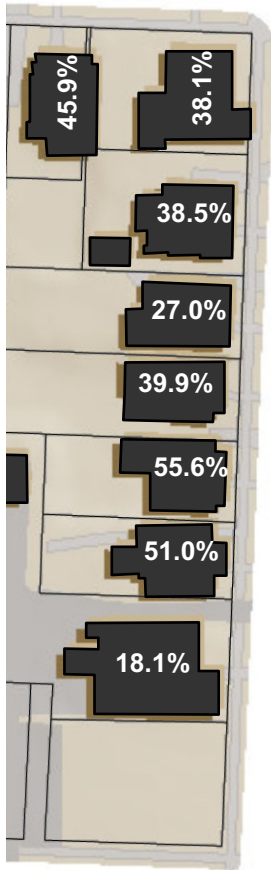
DATE: 04/09/2018

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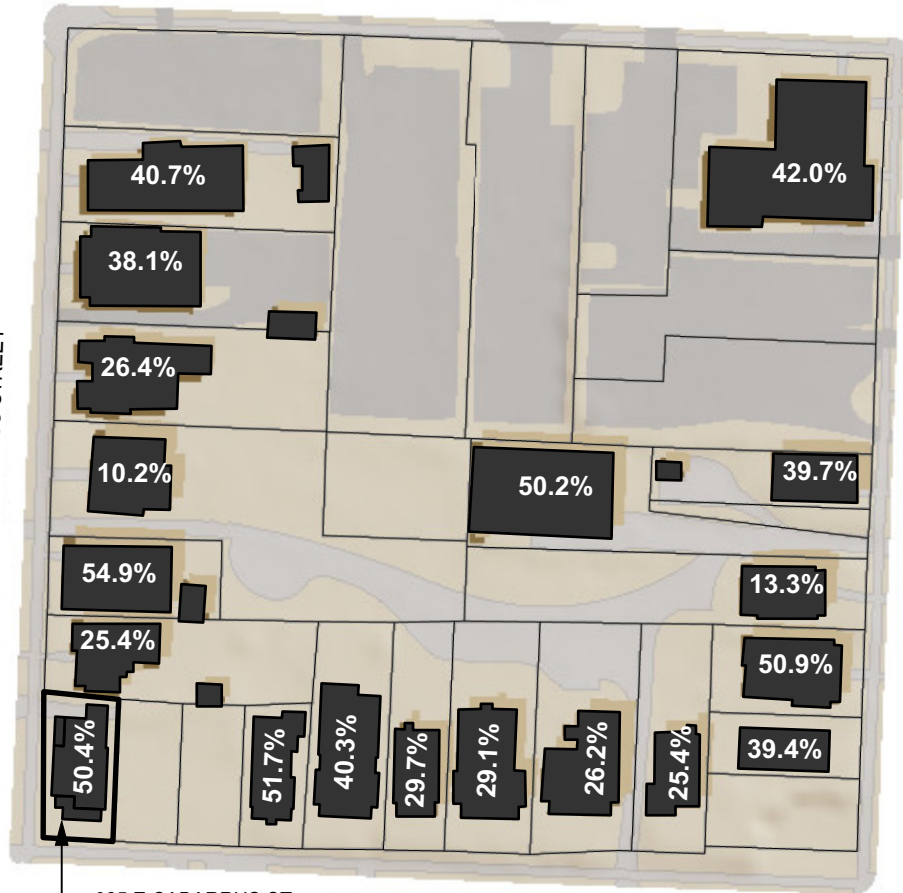
115.5 E. Hargett St, Suite 300, Raleigh, NC 27601
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S PERSON STREET



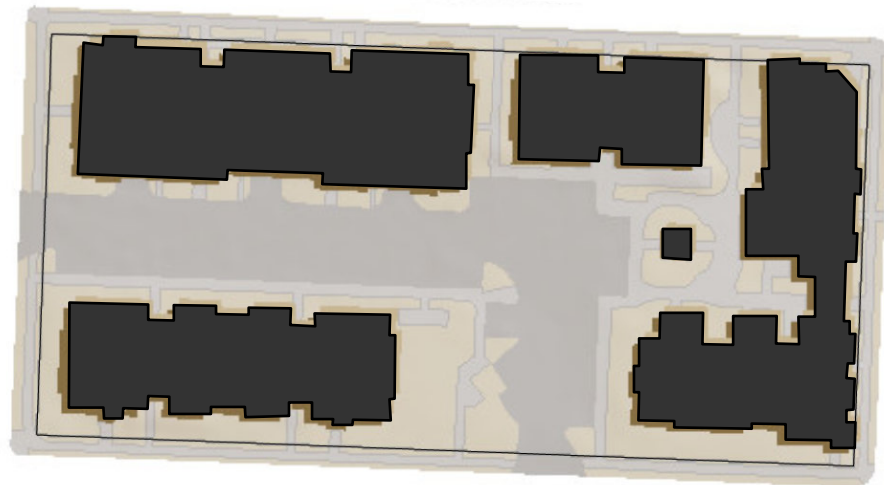
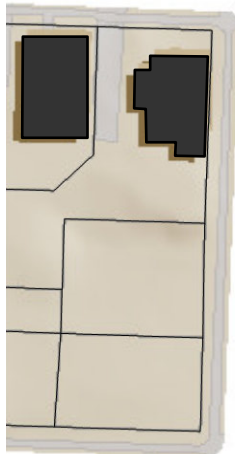
E CABARRUS STREET



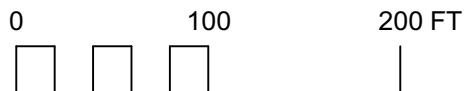
E DAVIE STREET

325 E CABARRUS ST

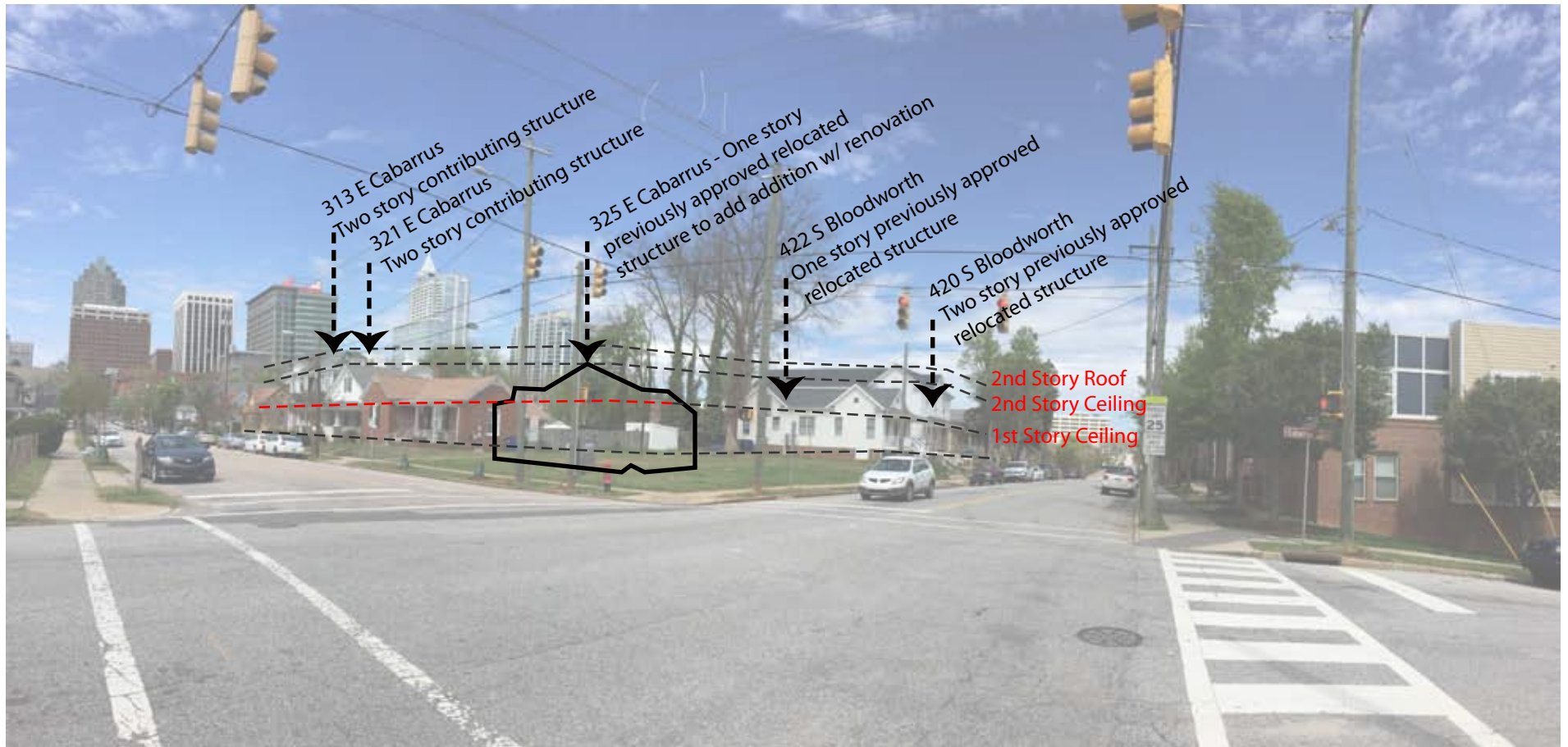
S BLOODWORTH STREET



S EAST STREET



	325 E CABARRUS STREET		
	LOT COVERAGE MAP	SCALE: 1/16" = 1'-0"	DATE: 04/09/2018



Corner of E Cabarrus and S Bloodworth - Pano

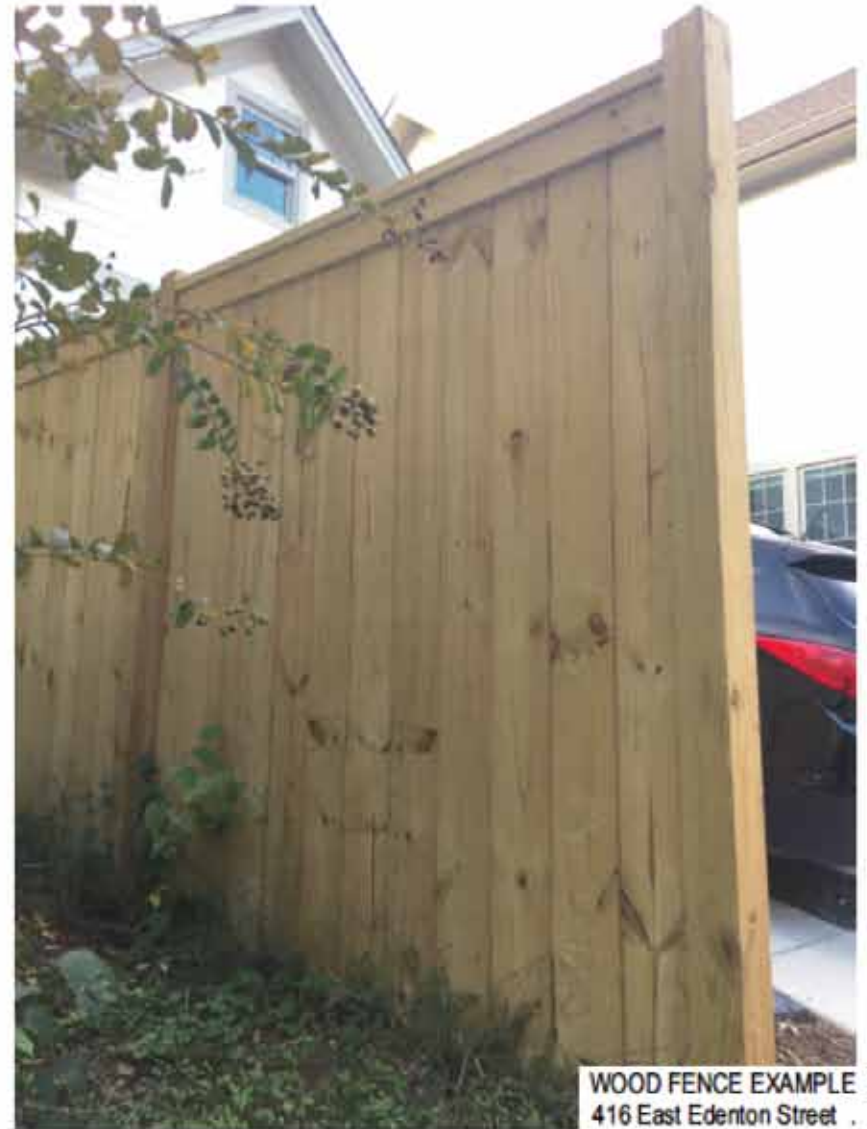
Showing the corner condition and how the one-story 325 E Cabarrus relocated house and addition will be congruous with the mixed one and two story surrounding structures that have both been previously approved, or are contributing.



219 E Cabarrus - Seen where rear gable is held below the main cross gable



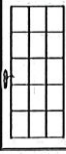







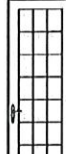
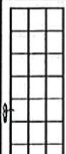
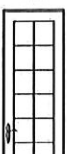
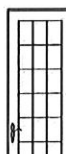
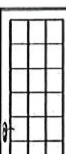


219 E Cabarrus - Seen where rear gable is held below the main cross gable


















TECHNICAL DATA: ELEVATIONS

Single Swing Patio Doors

Primed Unit Dimension		2'-10"	3'-0"	3'-4"
Rough Opening		2'-7 $\frac{1}{4}$ "	2'-9 $\frac{1}{8}$ "	3'-1 $\frac{1}{4}$ "
Frame		2'-7 $\frac{1}{4}$ "	2'-9 $\frac{3}{8}$ "	3'-1 $\frac{1}{8}$ "
Glass		20 $\frac{1}{16}$ "	22 $\frac{1}{16}$ "	26 $\frac{1}{16}$ "
80 $\frac{1}{16}$ "				
	2666	2866	3066	
82 $\frac{1}{16}$ "				
	2668	2868	3068	
87 $\frac{1}{16}$ "				
	2670	2870	3070	
96 $\frac{1}{16}$ "				
	2680	2880	3080	
108 $\frac{1}{16}$ "				
	2690	2890	3090	

Rear Door

2-Wide Swing Patio Doors

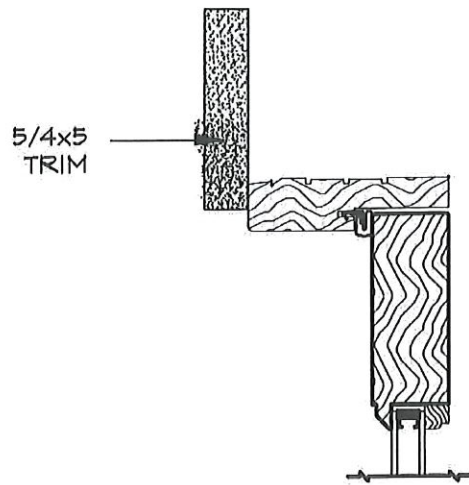
Primed Unit Dimension		5'-4 $\frac{1}{16}$ "	5'-8 $\frac{1}{16}$ "	6'-4 $\frac{1}{16}$ "
Rough Opening		5'-2 $\frac{1}{16}$ "	5'-6 $\frac{1}{16}$ "	6'-2 $\frac{1}{16}$ "
Frame		5'-1 $\frac{15}{16}$ "	5'-5 $\frac{15}{16}$ "	6'-1 $\frac{15}{16}$ "
Glass		20 $\frac{15}{16}$ "	22 $\frac{15}{16}$ "	26 $\frac{15}{16}$ "
80 $\frac{1}{16}$ "				
	5066	5466	6066	
82 $\frac{1}{16}$ "				
	5068	5468	6068	
87 $\frac{1}{16}$ "				
	5070	5470	6070	
96 $\frac{1}{16}$ "				
	5080	5480	6080	
108 $\frac{1}{16}$ "				
	5090	5490	6090	

Unit Dimension given for wood In-Swing units only. Wood Out-Swing unit dimensions 3/8" larger in width and 3/16" larger in height.

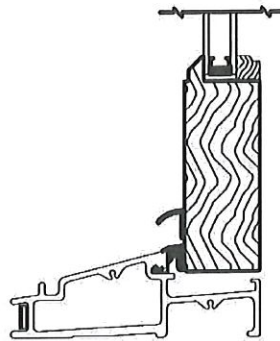
Clad Unit Dimension is identical to Frame Size

Masonry Opening: Recommended minimum of Unit or Frame Dimension plus 1/4"

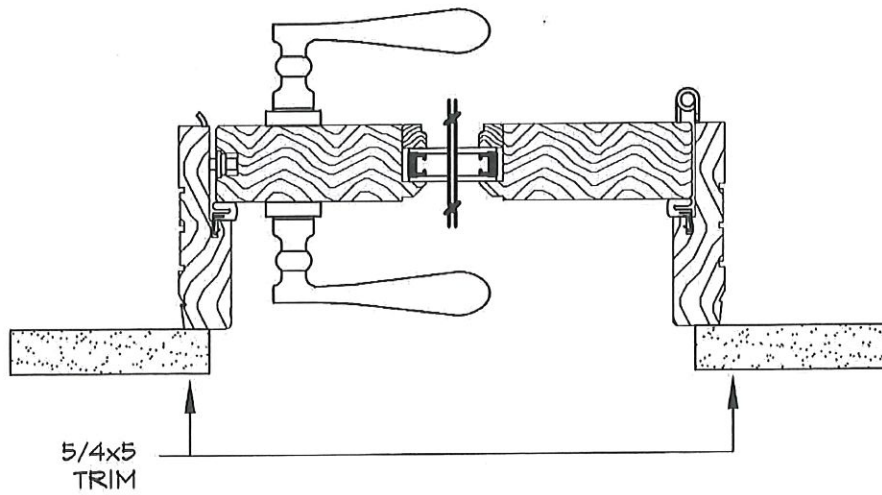
Standard lite division depicted on single panel



TYPICAL HEAD DETAIL - DOOR



TYPICAL SILL DETAIL - DOOR



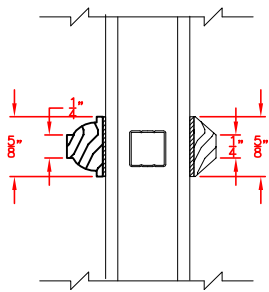
TYPICAL JAMB DETAIL - DOOR

422 S. BLOODWORTH DOOR DETAILS

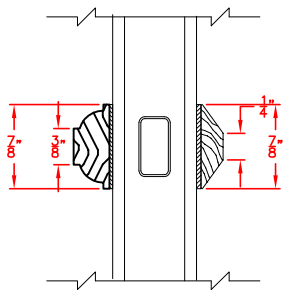
3"=1'-0"

02.17.16

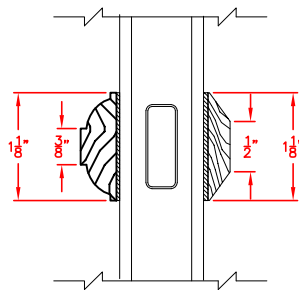
M
MAURER
architecture
919.829.4969



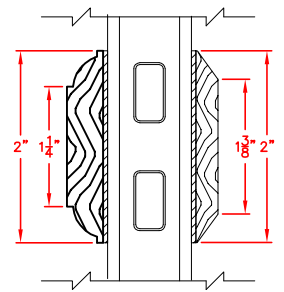
5/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



7/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE

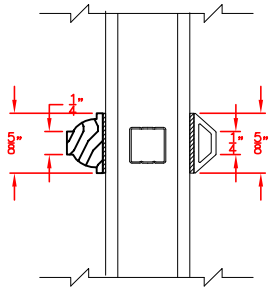


1-1/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE

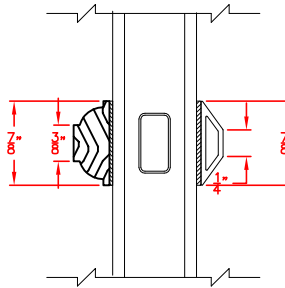


2" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE

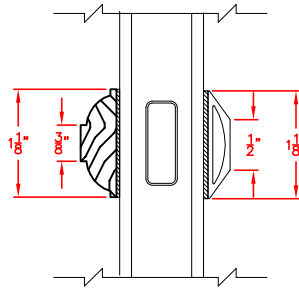
WOOD SIMULATED DIVIDED LITE



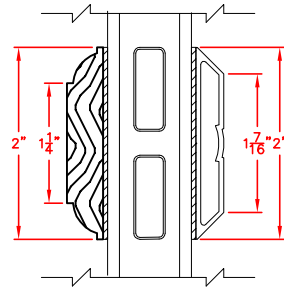
5/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



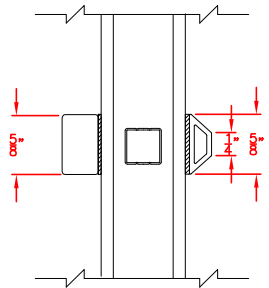
7/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



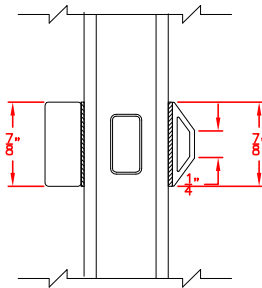
1-1/8" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



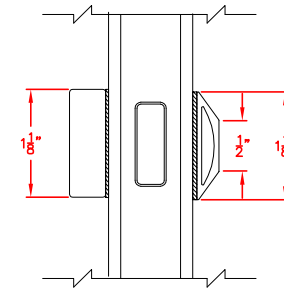
2" SIMULATED DIVIDED LITE
WITH INTERNAL GRILLE



5/8" SQUARE SIMULATED DIVIDED LITE

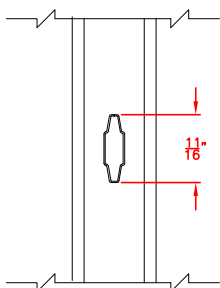


7/8" SQUARE SIMULATED DIVIDED LITE

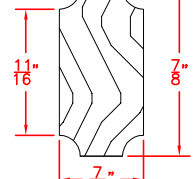
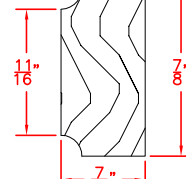
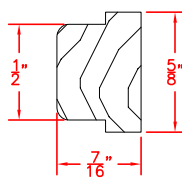
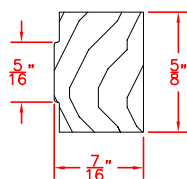


1-1/8" SQUARE SIMULATED DIVIDED LITE

CLAD/WOOD SIMULATED DIVIDE LITE CASEMENTS/AWNINGS/PATIO DOORS QUANTUM DOUBLE HUNG



INTERNAL GRID



INTERIOR GRID
SCALE 2X



GRID OPTIONS - STANDARD PRODUCTS
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461

TECHNICAL DATA: ELEVATIONS

Double Hung Unit Elevations

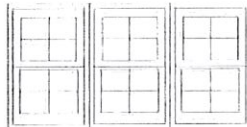
Unit Dimension given for primed units only

Clad Unit Dimension is identical to Frame Size

Masonry Opening: Recommended minimum of Unit or Frame Dimension plus $\frac{1}{4}$ "

Shaded units meet UBC egress codes (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application

Double Hung Multiple Unit Elevations



DOUBLE HUNG MULTIPLE UNIT FORMULA

Multiple unit Frame Dimension equals the sum of the individual boxes

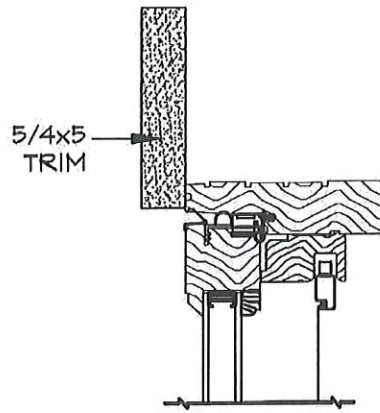
Multiple unit Rough Opening equals the sum of the individual boxes plus $\frac{1}{2}$ "

Clad Unit Dimension - Same as Multiple Unit Frame Dimension

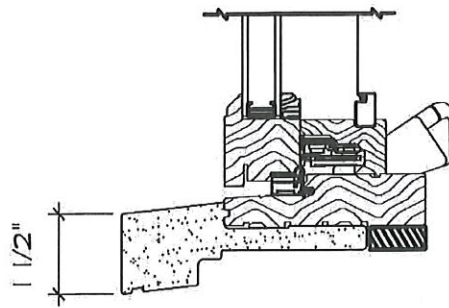
Primed multiple Unit Dimension equals the total rough opening plus $2\frac{1}{2}$ " in width and the total rough opening plus $1\frac{1}{4}$ " in height

Masonry Opening: Recommended minimum of Unit or Frame Dimension plus $\frac{1}{4}$ "

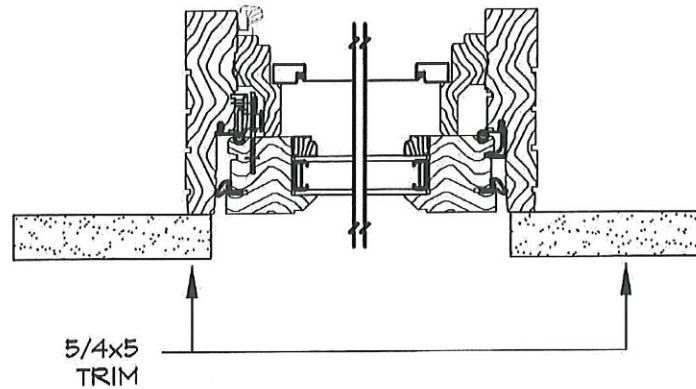
	Unit Dimension						
	24"	28"	32"	36"	40"	44"	48"
	21 $\frac{1}{4}$ "	25 $\frac{1}{4}$ "	29 $\frac{1}{4}$ "	33 $\frac{1}{4}$ "	37 $\frac{1}{4}$ "	41 $\frac{1}{4}$ "	45 $\frac{1}{4}$ "
	21 $\frac{1}{4}$ "	25 $\frac{1}{4}$ "	29 $\frac{1}{4}$ "	33 $\frac{1}{4}$ "	37 $\frac{1}{4}$ "	41 $\frac{1}{4}$ "	45 $\frac{1}{4}$ "
	1' 8"	2' 0"	2' 4"	2' 8"	3' 0"	3' 4"	3' 8"
Primed Unit Dimension	16"	20"	24"	28"	32"	36"	40"
Rough Opening	16"	20"	24"	28"	32"	36"	40"
Frame	16"	20"	24"	28"	32"	36"	40"
Sash Opening	16"	20"	24"	28"	32"	36"	40"
Glass	16"	20"	24"	28"	32"	36"	40"
1612	2012	2412	2812	3212	3612	4012	
1614	2014	2414	2814	3214	3614	4014	
1616	2016	2416	2816	3216	3616	4016	
1618	2018	2418	2818	3218	3618	4018	
1620	2020	2420	2820	3220	3620	4020	
1622	2022	2422	2822	3222	3622	4022	
1624	2024	2424	2824	3224	3624	4024	
1626	2026	2426	2826	3226	3626	4026	
1628	2028	2428	2828	3228	3628	4028	
1630	2030	2430	2830	3230	3630	4030	
1632	2032	2432	2832	3232	3632	4032	
1634	2034	2434	2834	3234	3634	4034	
1636	2036	2436	2836	3236	3636	4036	



TYPICAL HEAD DETAIL - WINDOW



TYPICAL SILL DETAIL - WINDOW



TYPICAL JAMB DETAIL - WINDOW

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217 GARDNER ST
RALEIGH NC 27607-7107

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BEGINNING & BEYOND CHILD DEVEL
CNTR INC
322 E CABARRUS ST
RALEIGH NC 27601-1836

1703865943
WILLIAM, MARY ANN MONROE POWELL,
THOMAS EUGENE
321 E CABARRUS ST
RALEIGH NC 27601-1835

1703865984
WAGNER-HOLLAND, MARKETTE
323 E CABARRUS ST
RALEIGH NC 27601-1835

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RALEIGH NC 27602-0590

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1703868708
LAWSON, ROBERT CHARLES
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1703878068
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ATLANTA GA 30305-1512