125-17-CA

1012 W CABARRUS STREET

BOYLAN HEIGHTS HISTORIC DISTRICT (R-10)

Nature of Project:
Construction of 1-story addition; enclosure of rear porch; removal of rear deck; construction of rear and side decks; installation of fence; installation of ribbon driveway

APPLICANT:
DAVID MAURER
1012 W Cabarrus Street, Boylan Heights
Certificate of Appropriateness – Deferred Items

1. Crepe Myrtle – we are requesting approval to remove the existing crepe myrtle and install a mature 16’ min tall crepe myrtle the right front yard, and that the 365 day delay be waived.
   a. We explored relocating the existing tree, but the landscape contractor determined that the existing tree’s roots extend under the existing front porch.
   b. Eventually, these roots could cause foundation problems.
   c. See Proposed Site Plan for new tree location.

2. Retaining wall – we are requesting removal of the rock wall.
   a. Upon further examination, the wall consists of deteriorating granite and sandstone rocks, most likely found on site.
   b. The construction appears to be done by a homeowner, as it does not appear to have the same rock quality and installation quality of typical retaining walls in the neighborhood.
   c. The location is not consistent with other typical retaining walls, which are more likely found along property lines. For examples, the adjacent house to the east at 1010 W Cabarrus has a concrete block wall at the sidewalk and along the west side property line. The house two doors down at 1016 W Cabarrus has a stone wall, again along the sidewalk and along the west side property line.
   d. Because of its location and construction, it appears to be more of a low garden wall. In fact, it is only retaining earth in the middle of its length back to the crepe myrtle. The grade falls off from the front yard to the side yard, where the grade elevation is approximately the same height as the neighbor’s driveway. As such, the front yard can easily be graded without any requirement for a retaining wall.
   e. See attached photos of the retaining wall.

3. Driveway – we are requesting approval of a new layout as indicated on the Proposed Site Plan. In lieu of ribbon strips, we’re proposing gray gravel, similar to adjacent property.
   a. It is prohibitively expensive to relocate the existing power pole, so we are requesting a curb cut just to the east. The drive would curve to the left and then extend past the front of the house (which is more typical of driveways in the neighborhood.)
   b. Other examples of offset driveways exist in Boylan Heights. For examples (and see attached photos):
      i. 709 S Boylan Avenue
      ii. 104 Dupont Circle
      iii. 106 Dupont Circle
      iv. 723 S Boylan Ave (rear)
      v. 727 S Boylan Ave (rear)
   c. The new Built Area is 49%, up from the approved 43%, mainly due to the gravel drive in lieu of the previous ribbon strips. Other similar Built Areas:
      i. 915 W South St: 48%
      ii. 1030 W South St: 47%
      iii. 602 S Boylan Ave: 47%
Photos of garden wall
709 S Boylan Avenue

Examples of offset driveways in Boylan Heights
723 S Boylan Avenue

727 S Boylan Avenue
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

125-17-CA 1012 W CABARRUS STREET

Applicant: DAVID MAURER

Received: 7/13/2017

Meeting Date(s):
Submission date + 90 days: 10/11/2017
1) 8/24/2017 2) 9/28/17 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT
Zoning: HOD-G
Nature of Project: Installation of driveway; removal of tree; removal of site wall
Amendments: Additional documentation was received…The application was amended to remove the site wall rather than relocate and the design of the proposed driveway was changed. The request to use fiber cement shingles on the addition was also removed from the application.

DRAC: An application was reviewed by the Design Review Advisory Committee at its August 7, 2017, meeting. Members in attendance were Dan Becker, Mary Ruffin Hanbury and Curtis Kasefang; the applicants, Meg and Gary Bullard, were represented by David Maurer; also present was Roberta Fox.

Staff Notes:
• Raleigh City Code Section 10.2.15.E.1. states that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark may not be denied…However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance…If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”
• COAs mentioned are available for review.
• At the August 24, 2017 COA meeting, the committee approved the installation of a fence, the removal of a rear deck and construction of new rear and side decks, and the construction of a 1-story addition, with conditions. The fiber cement shingles and the site work were deferred pending the receipt of additional information.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Installation of driveway; removal of tree; removal of site wall</td>
</tr>
<tr>
<td>1.5</td>
<td>Walkways, Driveways and Off-street Parking</td>
<td>Installation of driveway</td>
</tr>
</tbody>
</table>

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

A. The installation of a driveway is not incongruous in concept according to Guidelines 1.5.5, 1.5.6, 1.5.8, 1.5.9; however the driveway configuration is incongruous according to Guidelines 1.5.5, 1.5.6, and the increased built area to open space may be incongruous according to Guidelines 1.3.8, and the following suggested facts:

1* The property does not currently include a driveway. The proposal is to install an approximately 48' long gravel driveway with a new curb cut to the right of an existing power pole. No detailed drawing was provided to illustrate the design of the curb cut.

2* The driveway design has been revised to curve around the existing power pole in the utility strip. Although the driveway location on the south property line is a traditional location, the curved design around the power pole is atypical for the district.

3* The applicant provided photographs of offset driveways in Boylan Heights;
   a. 709 S Boylan Avenue: No COA issued for driveway design, however a COA was issued for laying down gravel on the existing driveway (029-06-MW).
   b. 104 Dupont Circle: The form of this lot is not equivalent to the applicant’s lot.
   c. 106 Dupont Circle: The form of this lot is not equivalent to the applicant’s lot.
   d. 723 S Boylan Avenue: Rear property access, not at front of the house
   e. 727 S Boylan Avenue: Rear property access, not at front of the house

4* The gray gravel is to be similar to that found on adjacent properties. Gravel driveways are common and historical in the district.

5* A new gravel walkway is proposed to connect the driveway with the side deck. No description of materials was provided.

6* According to the application, the built area to open space will increase from the previously approved 43% to 49%. The current built area is 28%.

B. The removal of a mature crape myrtle tree is incongruous in concept according to Guidelines 1.3.5, 1.3.6, 1.5.6, and the following suggested facts:

1* A mature crape myrtle tree west of the existing front porch is proposed to be removed to allow for the installation of the driveway. The applicant proposes planting a 16’ tall crape myrtle in the southeast corner of the front yard to replace it.
2. The application states that tree roots have been found to be growing under the front porch and could eventually create foundation problems for the house. No evidence to support this assertion was provided.

3. A report on the health issues for this tree from an ISA-certified arborist or landscape architect has not been submitted.

C. The removal of a stone wall may be incongruous in concept according to Guidelines 1.3.13, 1.4.1, 1.4.2, and the following suggested facts:

1. The applicant states that the wall was most likely built by a previous homeowner, and is of a lower quality of materials and construction than other walls in the district.

2. The location is not typical of retaining walls in Boylan Heights.

3. The wall is not proposed to be replaced.

4. The applicant proposes grading the site to accommodate the grade change from the front to the side yard.

Staff suggests that the committee deny the driveway portion of the application.

Staff suggests that the committee defer the wall portion of the application.

If the committee chooses to approve the application, staff suggests the following conditions:

1. That the 365-day demolition delay be placed on the removal of the crape myrtle tree.

2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the driveway:

   a. Driveway and curb cut design;

   b. Walkway design and materials.
**Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application**

**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

---

**Property Street Address**
1012 W Cabarrus St, Raleigh, NC 27603

**Historic District**
Boylan Heights

**Historic Property/Landmark name (if applicable)**

**Owner's Name**
Meg & Gary Bullard

**Lot size**
0.17 acres
(width in feet) 50 ft
(depth in feet) 150 ft

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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1100 W Cabarrus St, Raleigh, NC 27603</td>
<td>1113 Phar Lap Dr, Indian Trail, NC 28079</td>
</tr>
<tr>
<td>4520 Old Village Roads, Raleigh NC 27612</td>
<td>1009 Shieffelin Rd, Apex, NC 27502</td>
</tr>
<tr>
<td>1004 W Cabarrus St, Raleigh, NC 27603</td>
<td>1105 W Lenoir St, Raleigh, NC 27603</td>
</tr>
<tr>
<td>1030 W South St, Raleigh NC 27603</td>
<td>7433 Bee Bee Dr, Durwood, MD 20855</td>
</tr>
<tr>
<td>1014 W Cabarrus St, Raleigh N 27603</td>
<td>1002 W Cabarrus St, Raleigh, NC 27603</td>
</tr>
</tbody>
</table>

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**For Office Use Only**

- Transaction # 521685
- File # 125-17-CA
- Fee 294
- Amount Paid 294
- Received Date 7-13-17
- Received By [Signature]
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: David Maurer
Mailing Address: 115.5 E Hargett St, Suite 300
City: Raleigh  State: NC  Zip Code: 27601
Date: 7/13/2017  Daytime Phone: 919-834-3600
Email Address: david@tightlinesdesigns.com

Applicant Signature: [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

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.3/12-13</td>
<td>Site Features and Plantings</td>
<td>See attached.</td>
</tr>
<tr>
<td>2.4/14-15</td>
<td>Fences</td>
<td></td>
</tr>
<tr>
<td>2.5/16-17</td>
<td>Driveways</td>
<td></td>
</tr>
<tr>
<td>3.8/42-43</td>
<td>Porches</td>
<td></td>
</tr>
<tr>
<td>4.1/52-53</td>
<td>Decks</td>
<td></td>
</tr>
<tr>
<td>4.2/54-55</td>
<td>Additions</td>
<td></td>
</tr>
</tbody>
</table>

Office Use Only

Type of Work: 3, 58, 28, 26, 40, 33
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 ______________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; 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.</td>
<td>YES</td>
</tr>
</tbody>
</table>

**Minor Work** (staff review) – 1 copy

**Major Work** (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.)

2. **Description of materials (Provide samples, if appropriate)**

3. **Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.**

4. **Paint Schedule** (if applicable)

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.

6. **Drawings** showing existing and proposed work
   - Plan drawings
   - Elevation drawings showing the façade(s)
   - Dimensions shown on drawings and/or graphic scale (required)
   - 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.

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 Label Creator to determine the addresses.**

8. **Fee** (See Development Fee Schedule)

| YES | N/A | YES | NO | N/A |
1012 W Cabarrus Street, Boylan Heights

Scope of Project:

Project consists of the removal of a rear deck, enclosing a rear porch and the construction of a new one story addition, new rear and side decks, new rear yard fence, and new ribbon driveway.

Massing: The mass of the new addition contains a central gabled roof and a smaller gable roof over the master bedroom, both with a pitch matching the main roof. The new addition will be delineated from the existing house by a 4ft projecting bay on the left side and a 2ft bay on the right side, between the old and the new, and roofed with a perpendicular gabled roofs.

Exterior finishes: The existing cedar shake siding will remain on the original house. The addition will be mostly clad in Hardi Artisan smooth lap siding, with 5” exposure. Above the 1x8 trim both rear gables shall be Hardi shake siding. All trim on the addition shall be Miratec smooth finish, in sizing to match all existing jamb and head trim boards. New corner trim shall be Miratec 5/4x4 and 5/4x5 smooth finish. Overhangs to have exposed rafter tails to match existing. New brick foundation will match as closely as possible to the original.

Windows: The existing windows of the enclosed rear porch and the two Type A windows on the rear elevation will be removed. All other existing windows shall remain. One new twin casement window will be installed on the north elevation in the master bedroom addition, and one new twin casement in Bedroom-2 on the east elevation. Two new square casement windows will be installed on the west elevation and three new square casements on the east elevation. All new windows shall be wood casements by Lincoln with no grilles.

Doors: The three existing exterior doors in the rear enclosed porch will be removed. The existing front door shall remain. A pair of new full glass wood doors with continuous transom shall be installed in the new family room at the deck on the north elevation. A new half glass wood door shall be installed on the west elevation, centered in the gabled 4ft bump-out. All new doors shall be Lincoln.

Roofing: The roof of the main house is fairly new and shall remain. All new shingles on the addition shall match the existing shingles.

Deck and Railings: The new rear and side decks shall be constructed with treated wood, with treated wood railing. A new painted wood railing is to be installed on the front porch.

Landscaping features: The existing oak tree approximately 25ft north of the new rear addition shall remain. Care shall be taken when installing the new deck and addition, cutting cleanly any roots encountered. New mulch and continuous watering shall ensure the livability of the tree. The existing 12” dia. tree northwest of the existing deck shall be removed. The existing 8” dia. crepe myrtle west of the front porch shall be removed.

Driveway: A new concrete driveway apron shall be installed along with 20’ concrete strips for the driveway. Refer to attached site plan. The existing power pole will need to be relocated; final location to be established with Duke Energy.
1012 W CABARRUS STREET

PHOTOGRAPHS
7/13/2017

TightLines Designs
creating great places to live
1012 W CABARRUS STREET [1360 SF]
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"
7/13/2017

TightLines Designs
creating great places to live
115 E. Hargett St. Suite 300; Raleigh, NC 27601
919-634-3500 * www.tightlinesdesigns.com
1012 W CABARRUS STREET
EXISTING ELEVATIONS
SCALE: 1/8" = 1'-0"
7/13/2017
1012 W Cabarrus Street, Boylan Heights

Amendment to previously submitted Certificate of Appropriateness application:

1. Lot coverage – existing built mass in relation to open space is 21%. With the proposed addition, the built mass in relation to open space is 34%, an increase of 13%. See attached comparison to other lots along the same block on W. Cabarrus. Other addresses along W Cabarrus range from 21% to 39% lot coverage.

2. The existing (and original) built mass including the front porch is 1558 square feet. The total built mass including the proposed addition is 2551 square feet, an increase of 64%.

3. See attached aerial depicting the existing tree canopy. The image indicates the two trees being requested to be removed, and the fact that they do not significantly change the overall tree canopy.

4. See attached photos of houses at 1010 W Cabarrus and 1016 W Cabarrus showing additions toward the rear of the houses that project outward from the main body of the houses, providing compatible context for the proposed addition at subject property.

5. A donation will be made to Neighborwoods for each of the two trees to be removed.

6. See attached drawing for clarification of the height and construction of the proposed fence.

7. Fence and deck will be stained; color to be submitted to staff for review and approval. All gate hardware to be black metal.

8. New roof shingles are now proposed for the entire existing roof, existing front porch roof, and addition roof. Manufacturer and color to be submitted to staff for review and approval.
## LOT COVERAGE COMPARISONS

**Summary:** 1012 W Cabarrus including proposed addition has a 34% lot coverage. Other addresses along W Cabarrus range from 21% to 39% lot coverage.
Compatible side additions that project from the main body of the houses
### Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule

**Applicant**  
Meg and Gary Bullard

**Address**  
1012 W. Cabarrus St, Raleigh, NC 27603

**Paint Manufacturer** (Please submit color chips with this schedule)

<table>
<thead>
<tr>
<th>Color Schedule</th>
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</thead>
<tbody>
<tr>
<td><strong>1</strong> Body of House</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td><strong>2</strong> Roofing</td>
<td>Existing on existing house; new roofing on addition to match existing</td>
</tr>
<tr>
<td><strong>3</strong> Foundation</td>
<td>Existing unpainted brick on existing house; new brick on addition to match existing</td>
</tr>
<tr>
<td><strong>4</strong> Porch Floor</td>
<td>SW 3039 Tobacco</td>
</tr>
<tr>
<td><strong>5</strong> Railing</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td><strong>6</strong> Columns</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td><strong>7</strong> Entrance Door</td>
<td>SW 3039 Tobacco</td>
</tr>
<tr>
<td><strong>8</strong> Cornice</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td><strong>9</strong> Corner Boards</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td><strong>10</strong> Window Sash</td>
<td>SW 6258 Tricorn Black</td>
</tr>
<tr>
<td><strong>11</strong> Shutter</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>12</strong> Door &amp; Window Trim</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td><strong>13</strong> Rake</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td><strong>14</strong> Porch Ceiling</td>
<td>SW 6505 Atmospheric</td>
</tr>
<tr>
<td><strong>15</strong> Other</td>
<td></td>
</tr>
</tbody>
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**Paint Color Swatches**

- SW 7005 Pure White
- SW 6258 Tricorn Black
- SW 6505 Atmospheric

**Revision**  
01.12.12
AWNING DETAIL
1/2" = 1'-0"

REAR & SIDE DECK: RAILING DETAIL
3/4" = 1'-0"

FRONT PORCH: RAILING DETAIL
3/4" = 1'-0"
French Swing Patio Doors

NO GRILLES

Unit Dimension given for primed In-Swing units only. Out-Swing 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 X".

Standard lite division depicted on single doors.

Swing doors are available as in-swing or out-swing.

Lifestyle Panels (LS) are built with larger glass in width and height. Elevations shown are not representative of correct stile & rail dimensions.
Single Swing Patio Doors

<table>
<thead>
<tr>
<th>Primed Unit Dimension</th>
<th>Rough Opening</th>
<th>Frame</th>
<th>Glass</th>
<th>LS Glass</th>
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</thead>
<tbody>
<tr>
<td>34&quot;</td>
<td>36&quot;</td>
<td>40&quot;</td>
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</tr>
<tr>
<td>31 1/4&quot;</td>
<td>33 1/2&quot;</td>
<td>37 3/4&quot;</td>
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<td>31 1/4&quot;</td>
<td>33 1/2&quot;</td>
<td>37 3/4&quot;</td>
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<tr>
<td>20 1/4&quot;</td>
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<td>26 1/4&quot;</td>
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<td>23 3/4&quot;</td>
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<td>29 3/4&quot;</td>
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HALF GLASS, NO GRILLES

2-Wide Swing Patio Doors

<table>
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<tr>
<th>Primed Unit Dimension</th>
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<th>Glass</th>
<th>LS Glass</th>
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<tr>
<td>64 1/4&quot;</td>
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<td>76 1/2&quot;</td>
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<td>26 1/4&quot;</td>
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<tr>
<td>23 3/4&quot;</td>
<td>25 3/4&quot;</td>
<td>29 3/4&quot;</td>
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</tbody>
</table>

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

Lifestyle Panels (LS) are built with larger glass in width and height. Elevations shown are not representative of correct stile & rail dimensions.
### TECHNICAL DATA: ELEVATIONS

#### Awning Single Unit Elevations

<table>
<thead>
<tr>
<th></th>
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<td>32&quot;</td>
<td>36&quot;</td>
<td>42&quot;</td>
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#### 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 1/4".

#### Awning Oversize

<table>
<thead>
<tr>
<th>Unit Dimension</th>
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<th>43 3/4&quot;</th>
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<tbody>
<tr>
<td>Primed Unit Dimension</td>
<td>37 1/2&quot;</td>
<td>41 1/2&quot;</td>
</tr>
<tr>
<td>Rough Opening</td>
<td>37&quot;</td>
<td>41&quot;</td>
</tr>
<tr>
<td>Frame</td>
<td>32&quot;</td>
<td>36&quot;</td>
</tr>
</tbody>
</table>

Custom size, installed over rear patio doors (see elevations), no grilles: 72" width, 18" height

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 1/4".
Minimum and Maximums
LINCOLN WOOD PRODUCTS, INC.

Casements - Operating
- Minimum Glass Size of 10 x 12
- Maximum Glass Size 32 x 79
- Push Out Casement Minimum Glass Size of 10 x 16
- Push Out Casement - Minimum Height = 21" Glass for Wood Screen Option
- 8:1 glass ratio must be tempered

Casement - Stationary
- Minimum Glass size of 8 x 8
- Maximum Glass Size of 96 x 72 - Cannot be larger in width or height

Note: 48 square feet maximum for I.G., tempered and low-E double pane glass. Units that exceed 48 x 48 will be made with 1" glass
Note: 38 square feet maximum for single pane 1 lite units
- 38 square feet maximum for wood single pane TDL units
- 48 square feet maximum for wood double pane TDL units.
- 8:1 glass ratio must be tempered

Casement Bow / Bay Windows
- U.D. width not to exceed 144"

Casement Transoms
- Maximum glass width of 96" when used over a casement studio unit
- 28" 3 wide is the largest 1 lite transom (94" Glass) used over mulled units - Glass width larger than 96" will be a multiple unit
- 8:1 glass ratio must be tempered

Operating Awnings
- Minimum Glass Size of 12 x 12
- Maximum Glass Size of 48 x 48
- Push Out Awning – 16 x 12

Note: Units larger than 36 x 36 must be disclaimed - No Warranty for Operation or Performance

Double Hung/Single Hung/Lincoln Fit
- Minimum Glass Size of 12 x 12
- DH Maximum Glass Size of 40 x 42 – Wide Rail
- DH Maximum Glass Size of 40 x 43-1/16 – Narrow Rail

Replacement Kit
- Minimum Glass Size of 16 x 12
- Maximum Glass Size of 40 x 36

Double Hung Style Transom
- Minimum Glass Size of 8 x 12
- Maximum Glass Size of 40 x 22
- 8:1 glass ratio must be tempered

Casement Style Double Hung Transom
- Maximum Glass Size of 96-3/8" when used over a double hung studio unit
- 28" 3 wide is the largest 1 lite transom (95-1/4" Glass) used over mulled units - Glass width larger than 96" will be a multiple unit
- 8:1 glass ratio must be tempered

Double Hung Studio / Lincoln Fit DH Studio
- Minimum Glass Size of 9-3/8 x 26 - Lincoln Studio
- Minimum Glass Size of 10 x 25-1/8" - WV Studio
- Maximum Glass Size of 96-1/2 x 74 or 83 x 86
- Minimum Glass Size of 8" x 8" - Lincoln Fit Studio
- Maximum Glass Size of 96 x 85-5/8 - Lincoln Fit Studio
Note: 48 square feet maximum for I.G., Tempered and Low-E double pane glass Note: 38 square feet maximum for single pane 1 lite units
- 38 square feet maximum for wood single pane TDL units
- 48 square feet maximum for wood double pane TDL units.
- 8:1 glass ratio must be tempered

Double Gliders
- Minimum Glass Size of 12 x 12
- Maximum Glass Size of 32-1/8 x 54

Note: Units larger than 32 x 48 must disclaimed - No Warranty for Operation or Performance

Triple Gliders
- Minimum Glass Size of 16/32/16 x 24
- Maximum Glass Size of 24/48/24 x 54

Slide Door
- Minimum Glass Size of 7-9/16" x 36" (Stationary)
- Minimum Glass Size of 25" x 36" (Narrow Stile -Operating)
- Minimum Glass Size of 21-5/8" x 36" (Wide Stile - Operating)
- Maximum Glass Size of 43" x 89-7/8" Note: All door glass is tempered

Slide Door Transoms
- 9/0 Full size (112-13/16" glass) is the largest 1 lite unit that will be made. Glass width larger than 112-13/16" will be a multiple unit.
- 8:1 glass ratio must be tempered

Note: Local code may require transom glass to be tempered
Casement Single 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 ½”
Shaded units meet UBC egress codes (5.7 sq. ft., 20” width, 24” height minimum) in standard 6’10” header application

**Note:** 2” Sill Nosing Option adds 1/2” to Rough Opening Height.

<table>
<thead>
<tr>
<th>Prime Unit Dimension</th>
<th>Rough Opening Frame Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>12″</td>
<td>1228</td>
</tr>
<tr>
<td>14″</td>
<td>1232</td>
</tr>
<tr>
<td>15″</td>
<td>1234</td>
</tr>
<tr>
<td>16″</td>
<td>1242</td>
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<tr>
<td>18″</td>
<td>1252</td>
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<tr>
<td>20″</td>
<td>1260</td>
</tr>
<tr>
<td>21″</td>
<td>1262</td>
</tr>
<tr>
<td>23″</td>
<td>1270</td>
</tr>
</tbody>
</table>

**Casement Multiple Unit Elevations**

**CASEMENT MULTIPLE UNIT FORMULA**
Multiple unit Frame Dimension equals the sum of the individual Frame Dimension
Multiple unit Rough Opening equals the sum of the individual Frame Dimension plus ½”
Clad Unit Dimension – Same as Multiple Unit Frame Dimension
Primed multiple Unit Dimension equals the sum of the total rough opening plus 2½” in width and the total rough opening plus 1¾” in height
Masonry Opening: Recommended minimum of Unit or Frame Dimension plus ½”

<table>
<thead>
<tr>
<th>Prime Unit Dimension</th>
<th>Rough Opening Frame Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>12″</td>
<td>1272</td>
</tr>
<tr>
<td>14″</td>
<td>1274</td>
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<tr>
<td>15″</td>
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<td>16″</td>
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<td>18″</td>
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<tr>
<td>20″</td>
<td>1282</td>
</tr>
<tr>
<td>21″</td>
<td>1284</td>
</tr>
<tr>
<td>23″</td>
<td>1286</td>
</tr>
</tbody>
</table>
TYPICAL HEAD DETAIL - WINDOW

TYPICAL SILL DETAIL - WINDOW

TYPICAL JAMB DETAIL - WINDOW

1012 W CABARRUS STREET
PROPOSED WINDOW DETAILS
SCALE: 3" = 1'-0"
7/13/2017