



502 WASHINGTON
STREET

0 25 50 100 Feet



Nature of Project:
Construct house and garage

APPLICANT:
MEDALLION CONSTRUCTION INC
AND TRACY AND DANIEL CYR

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

127-18-CA 500 WASHINGTON STREET
Applicant: MEDALLION CONSTRUCTION INC AND TRACY AND DANIEL CYR
Received: 8/14/2018 Meeting Date(s):
Submission date + 90 days: 11/12/2018 1) 9/27/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: GLENWOOD-BROOKLYN HISTORIC DISTRICT

Zoning: STREETSIDE HISTORIC OVERLAY DISTRICT (HOD-S)

Nature of Project: Construct house with garage; install driveway; demolish shed

DRAC: An application was reviewed by the Design Review Advisory Committee at its August 6, 2018, meeting. Members in attendance were Dan Becker, Jenny Harper, Curtis Kasefang and David Maurer; also present were staff members Tania Tully, Melissa Robb and Collette Kinane, and applicants/interested parties Barney Baxter, Tracy and Daniel Cyr, and Greg Dyer.

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...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.”
- This property is in the Glenwood-Brooklyn Streetside HOD. Streetside HODs are “...established to provide for protection of the traditional development patterns of an area and to preserve historic resources found in it. The focus is on maintaining that character and on preserving those key character-defining features of individual historic resources within the district as viewed from the street right-of way, excluding alleys...” (Section 5.4.2.A.1. of the Unified Development Ordinance)
- Section 5.4.2.B. of the Unified Development Ordinance governs the applicability of the COA process in Streetside HODs. The entirety of any new principal building construction on a vacant lot requires a COA. For the site (a vacant lot) only 25% of the depth of the lot area adjacent to the public right-of-way is regulated.
- For the purpose of Streetside HODs, alleys are not public rights-of-way.
- There is site work shown on the application that is not regulated via the COA process and not addressed in the staff report. This includes a rear patio and walkaway and tree removals.
- The application shows the address as 502 Washington Street, but it is actually 500 Washington Street. Corrections were made after the COA application was filed to errors in recording the address.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Construct house with garage; install driveway; demolish shed
1.5	Walkways, Driveways and Offstreet Parking	Install driveway
3.3	New Construction	Construct house with garage
4.2	Demolition	Demolish shed

STAFF REPORT

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

- A. Demolishing a shed is not incongruous in concept according to *Guidelines* sections 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and the following suggested facts:
- 1* The subject property is within the Glenwood-Brooklyn Historic Overlay District. The district report shows the period of significance for the district between 1907 and 1940. The property is described as a vacant lot.
 - 2* There is no mention in the HOD report of the shed, which straddles the property line of 500 and 504 Washington Street, on either property. The applicants provided a letter signed by the owner of 504 Washington Street approving the removal of the shed.
 - 3* According to an email provided by the applicant, the owner of 504 Washington Street and her husband "bought it a home show as a kit 40 years ago and put it together themselves."
 - 4* Photographs of the shed were provided.
 - 5* The application does not state whether any materials will be salvaged after demolition.
- B. Constructing a house and garage, and installing a driveway are not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 1.5.5, 1.5.6, 1.5.9, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, and the following suggested facts:
- 1* The property is at the end of the street with a line of trees on the east side, beyond which are railroad tracks. The adjacent house at 504 Washington Street is the only other house facing the street on the north side of the 500 block.

- 2* The proposed new house is shown parallel to the house at 504 Washington Street with a similar setback from the street. The house is also sited on the lot so as to maintain the historic spacing between buildings in the district.
- 3* The proposed driveway follows the property line between the two houses as is traditional in the historic district. Water-washed concrete is proposed for the front portion of the driveway and front walkway, while brushed concrete is proposed for the back portion of the driveway (outside of the regulated area for the site).
- 4* As shown in the application, the site slopes approximately 12' from the rear of the property down to Washington Street. A formal survey/grading plan was not provided to ensure final height accuracy.
- 5* Four trees are proposed to be removed to allow for construction of the house; none are within the first 25% of the depth of the lot and so are not regulated through the COA process. A tree protection plan was provided that includes the entire lot, not just the trees in the regulated area of the 25% of the lot adjacent to the public right-of-way.
- 6* The application proposes constructing a 1 ½-story house in the Craftsman style with a gable roof form and dormers. The application explains the houses' similarity to others in the historic district; additionally, photographs were provided of similarly scaled and designed houses in the district.
- 7* The house is proposed with an attached garage at the rear that faces the west property line in order to not be readily visible from the street. It is also lower in height than the primary body of the house.
- 8* The Special Character Essay states that in Glenwood-Brooklyn "Victorian influence appears in a few houses built as late as the early 1920s, but generally speaking the style was eclipsed by the Craftsman style beginning in the mid-1910s."
- 9* Wood windows and doors in a neo-Craftsman style are proposed on the new house. This includes double-hung two-over-one windows, 2 lite casement windows, and a front door with three lites over three panels, surrounded by paired sidelites and transoms above. Specifications for each were provided.
- 10* Two sets of folding wood or PVC accordion-style doors are proposed for the east side of the house leading to the screened porch. Specifications were provided for the PVC option.

Smooth faced cellular PVC has been found to be congruous on the trim of detached new construction in Oakwood and Boylan Heights.

11* The paired garage vehicular doors are proposed to be steel in a recessed panel design. It is unclear from the application whether windows will be included in the door design.

Specifications were provided.

12* The application states that there are elements that relate to the characteristics and materials of the historic district;

- a. Large dormers;
- b. Porch supports with wood posts on brick pedestals;
- c. Brick foundation and steps (brick specifications were not provided for the size and bond pattern);
- d. Wood shingle sheathing in gables and on dormers;
- e. Gable brackets;
- f. Double-hung windows with three or more lites in the upper sash.

13* The application states that other elements that will distinguish it as new construction;

- a. The new front porch is proposed to have its own roof, rather than being incorporated under the house roof;
- b. The house is proposed to be clad in fiber cement siding with a 7" exposure to provide contrast with existing siding in the neighborhood cladding.

14* Roofing is proposed to be architectural asphalt shingles.

15* The porch decking is proposed to be pressure treated lumber that is either stained or painted. Detailed drawings were not provided of the porch railings showing both elevation and section views.

16* Eave construction details were not provided.

17* **Built area to open space analysis:** According to the applicant, the lot is 10,019 SF (0.23 acre). The footprint of the house, porches and garage total 2,966 SF. The proportion of built area to open space is proposed to be 30%.

18* The application includes analysis of the existing built area of properties in the immediate neighborhood showing a range of 34% to 39% (built area to open space).

19* Exterior lighting was not shown on the drawings, nor were specifications provided.

20* Gutters and downspouts were not shown on the drawings, nor were specifications provided.

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

1. That there be no demolition delay for the removal of the accessory building.
2. That tree protection plans be implemented and remain in place for the duration of construction for the front 25% of the lot adjacent to the public right-of-way.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. A site section/side elevation based on a stamped grading plan;
 - b. Eave construction details;
 - c. Window and door trim;
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Brick specifications for the size and bond pattern;
 - b. Detail drawings of the porch railings showing both elevation and section views;
 - c. Manufacturer's specifications for exterior lighting, and location on the building;
 - d. Specifications for the gutters and downspouts, and location on the building;
 - e. Clarification regarding the garage door window inclusion.

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 # 506 070

File # 127-18-CA

Fee \$304.00

Amount Paid \$304.00

Received Date 8/14/18

Received By J. Garcia

Property Street Address ~~502 Washington St~~

NOTE: The address should be 500 Washington St.

Historic District Glenwood-Brooklyn District

Corrections to the address were made after the COA application was filed to errors in recording the address.

Historic Property/Landmark name (if applicable)

Owner's Name Medallion Construction, Inc (property owner/GC) and Tracy + Daniel Cyr (future home owners)

Lot size .23 acres

(width in feet) 106' rear line, 76' (+10')
front line

(depth in feet) 114' west line, 106' east line

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
504 Washington St	511 Adams St
501 Washington St	509 Adams St
515 Washington St	507 Adams St
1100 Filmore St	505 Adams St
1104 Filmore St	1027 N West St
1106 Filmore St	1029 N West St
1112 Filmore St	
1120 Filmore 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 Medallion Construction, Inc (property owner/GC) and Tracy + Daniel Cyr (future home owners)

Mailing Address 12617 Village Springs Rd (Medallion) and 304 Polk St (Cyr)

City Raleigh

State NC

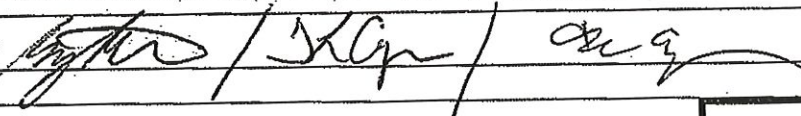
Zip Code 27614 and 27604

Date 7/30/2018

Daytime Phone

Email Address barneybaxter@embarqmail.com, tracycyr@hotmail.com, dancyr_2000@yahoo.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

1

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

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
P95-97	Special Character Essay - Glenwood-Brooklyn District	<p>Owner/GC and future home owners are proposing to build a new house on the property of 502 Washington St located in the Glenwood-Brooklyn Historic District. The proposed new house will be compatible to surrounding neighboring houses in massing, height, form, scale, aesthetic, materiality, and siting.</p>
Sect 3.3/68	New Construction of Primary Structures	

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.					
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.)	<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 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 <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input 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 <u>Development Fee Schedule</u>)	<input checked="" type="checkbox"/>		✓		

1704528222
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1704532672
TREXLER, RODNEY LEE
515 WASHINGTON ST
RALEIGH NC 27605-1525

1704532777
THOMPSON, BRANDY THOMPSON,
JONATHAN
1100 FILMORE ST
RALEIGH NC 27605-1506

1704532882
OVERTON, WILLIAM S
1104 FILMORE ST
RALEIGH NC 27605-1506

1704532897
VOGLER ENTERPRISES LLC
308 BUNCOMBE ST
RALEIGH NC 27609-6312

1704532992
LEGRANDE, LAURA BROWN LEGRANDE,
ROBERT
1112 FILMORE ST
RALEIGH NC 27605-1506

1704533419
HES & CS LLC
3319 RIDGECREST CT
RALEIGH NC 27607-6763

1704533907
BROWN, MINDI L
1120 FILMORE ST
RALEIGH NC 27605-1506

1704534811
TURNER, RACHEL S
504 WASHINGTON ST
RALEIGH NC 27605-1526

1704534891
MEDALLION CONSTRUCTION, INC
12617 VILLAGE SPRINGS RD
RALEIGH NC 27614-7327

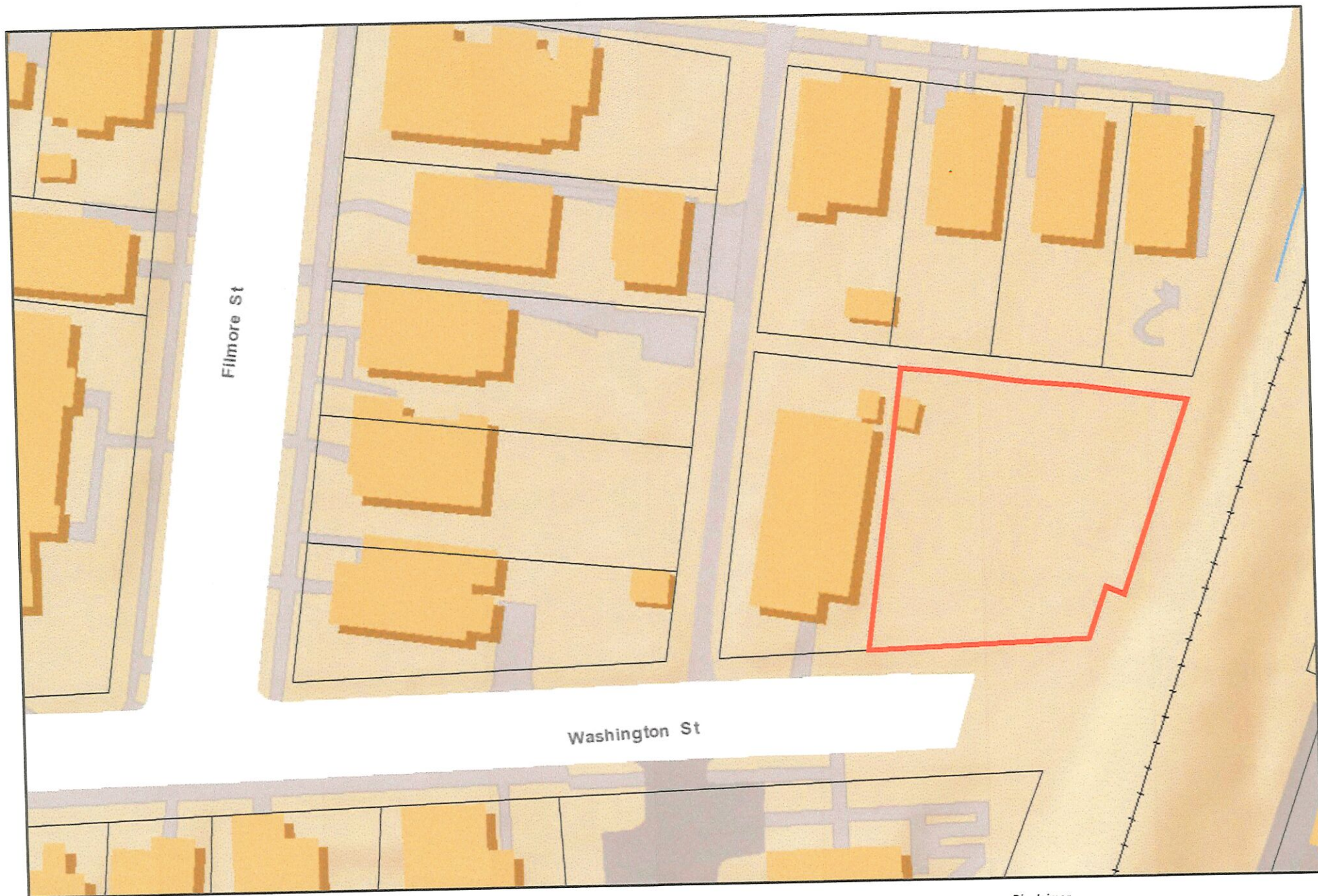
1704534923
JURIC, EILEEN E
511 ADAMS ST
RALEIGH NC 27605-1201

1704534973
ALEXANDER, JOSEPH GRAHAM
ALEXANDER, ELIZABETH CHER...
509 ADAMS ST
RALEIGH NC 27605-1201

1704535912
GUNTER, JOHN F GUNTER, ROBIN L
4151 GARDENLAKE DR
RALEIGH NC 27612-6953

1704535952
WINGOLD, BURL P WINGOLD, KARYN D
505 ADAMS ST
RALEIGH NC 27605-1201

1704537966
QUALITY SALES COMPANY INC
%CANNADY ENTERPRISER OF RALEIGH
INC
5508 KINGWOOD DR
RALEIGH NC 27609-4763

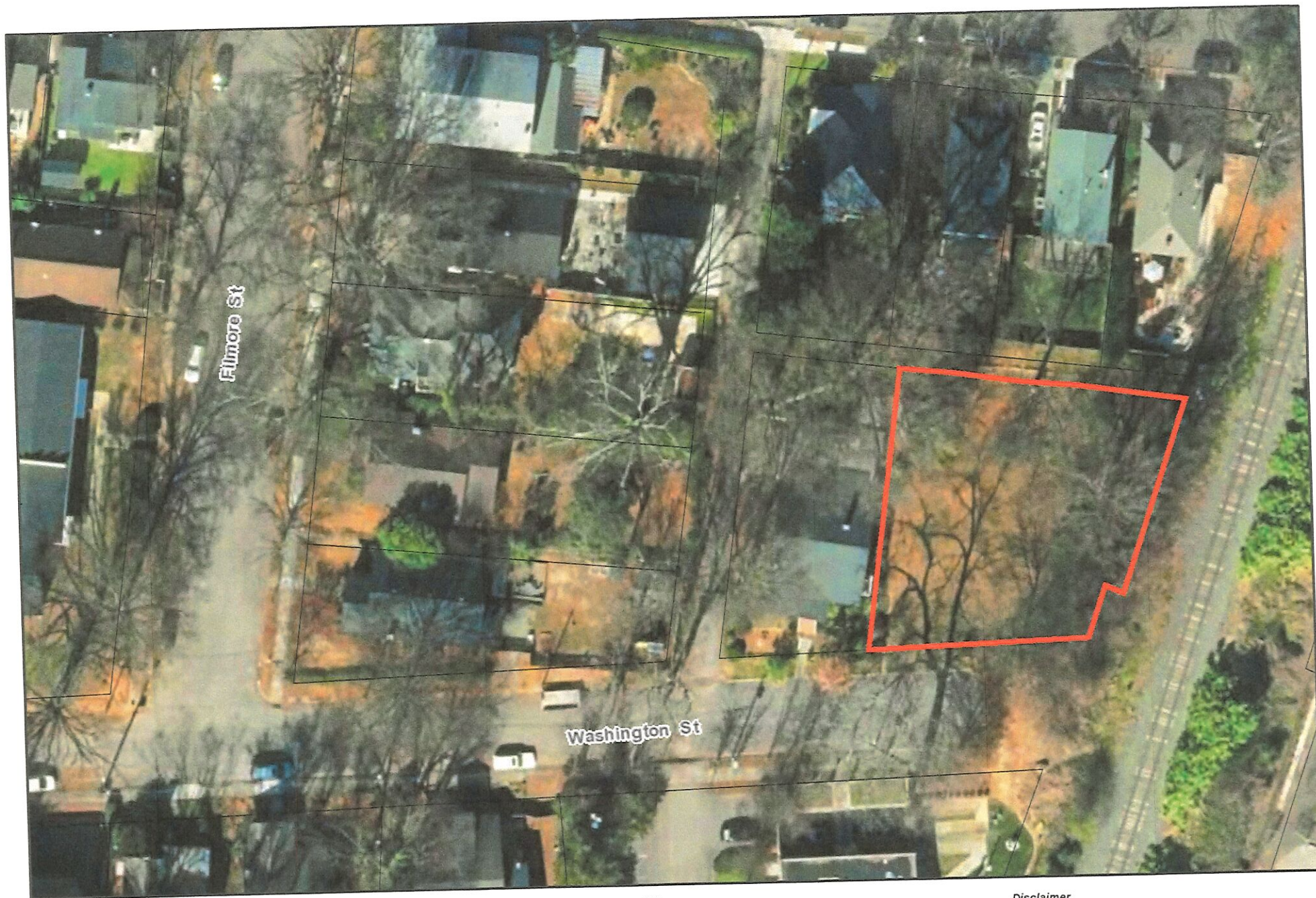


502 Washington St - imaps

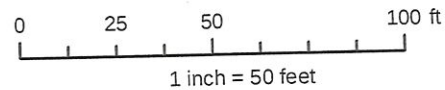


0 25 50 100 ft
1 inch = 50 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



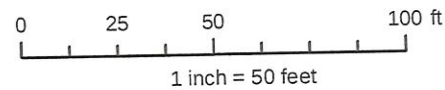
502 Washington St - aerial



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502 Washington St - topos



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502
Washington St



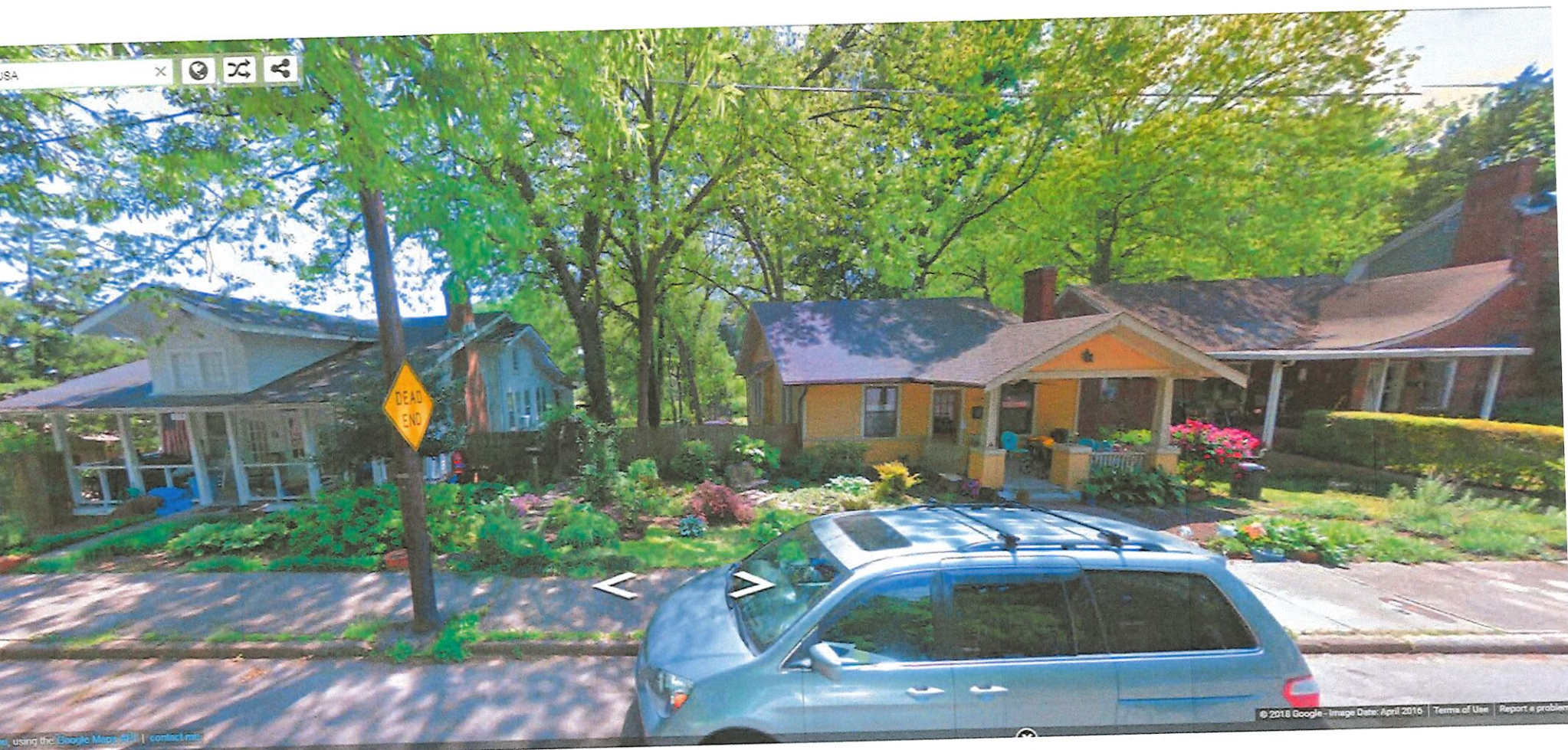
504
Washington st



501
Washington St



515-517
Washington St



1111
Filmore St



1117
Filmore St



Proposed New House located at 502 Washington St

Owner/GC and future home owners are proposing to build a new house on the property of 502 Washington St located in the Glenwood-Brooklyn Historic District. The proposed new house will be compatible to surrounding neighboring houses in massing, height, form, scale, aesthetic, materiality, and siting.

The **Glenwood-Brooklyn Historic District** is known for the range of early 20th-century house types, methods of construction, and variety of architectural styles. The period of significance range from 1907-1940. Houses are more simple in aesthetic. Primary elements of the style found in the district include irregular massing and roof lines, turrets, and wraparound verandas. Craftsman bungalows are prevalent throughout the district and are usually one or one and a half stories. The new proposed house uses the typical elements of the Craftsman bungalow but offers a few twists that will separate it from the historic fabric as being new. Almost all Craftsman bungalows have front porches, and most of these are engaged (incorporated) under the house roof. The new front porch for this house will have its own roof form that merges with the overall gable roof. Other common Craftsman bungalow features include large dormers that expanded upstairs living space, porch supports with wood posts (usually tapered and sometimes clustered) on brick pedestals, wood-shingle sheathing in gables and on dormers, gable brackets (usually triangular in form, sometimes appearing like purlin ends), and doublehung windows with upper sash composed of three or more vertical panes. The new house uses wood shingles in the front gable and the screen porch gables and the double hung windows are 2 over 1. The siding will be 7" exposure smooth Hardie siding to help separate the new house from the historic houses.

3.3 New Construction of Primary Buildings:

1. Site new construction to be congruous with surrounding historic buildings that contribute to the special character of the historic district in terms of setback, orientation, spacing, and distance from adjacent historic buildings.

This site is unique in that its shape is quite a bit different than the neighboring properties. The new house has been sited so that it stays parallel to the west side property line which keeps the house in line with all the houses to the north of the property and parallel with the rear elevations to the houses to the west. This does mean the front of the house does not follow the angle of the front property line, but the new house is in keeping with its adjacent neighbor in this respect. Setbacks of the new house are also in keeping with the neighboring houses. The driveway has been placed along the west property setback line which allows for a typical distance between this proposed house and its neighbor.

2. Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

The house is sited so that the natural grade/slope of the property remains mostly intact. This means we have to have more steps in the front of the house but less grading on the property has to occur. More natural areas can be maintained to provide screening from the railroad and

the rear neighbors. The overall height of the house is a typical 1-1/2 story with use of dormers to get the second floor rooms usable. The streetscape of Washington St and around the Glenwood Brooklynn neighborhood has traditionally a mix of one story, 1-1/2 story, and 2 story houses.

3. Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

The GC will keep the site disturbance to where it will be necessary to create the proposed house and the rest of the property will be kept undisturbed.

4. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.

Leaf and Limb has been contacted to create a tree protection plan for the property. The guidelines established in this plan will be followed by the GC. There is a large tree that blocks the logical access to the rear alley and the owners as well as the neighbors do not want to lose this tree. The new driveway along the side property line will be the lot's access to parking and the garage versus trying to use the alley.

5. It is appropriate to implement a tree protection plan prior to the commencement of construction activities.

The GC will implement the tree protection plan before construction has been started.

6. Conform to the design guidelines found in Section 1 regarding site and setting in developing a proposed site plan.

Refer to new siteplan.

7. Design new buildings to be congruous with surrounding buildings that contribute to the special character of the historic district in terms of height, form, size, scale, massing, proportion, architectural style, and roof shape. The height of new buildings should generally fall within 10 percent of well related nearby buildings.

The proposed new house is one and half stories with a main gable roof form with dormers and takes design cues from surrounding craftsman bungalows throughout the district. See images of neighboring houses.

8. Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding historic buildings.

The front width of the house is compatible in size and proportion to the surrounding neighbors. The side porch has been pushed back quite a ways from the front of the house to keep the main

house in proportion with its neighbors. Multiple houses in the district also have side porches or a mass to the side of the house.

9. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the historic district.

Windows consist mainly of vertically oriented rectangular double hungs sized to be in keeping with surrounding neighbors windows. There are vertically oriented or square casement windows in dormers or other locations around the house which are typical for historic houses in the district.

10 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.

Material List –

7" exposure smooth faced fiber cement siding, Allure manufacturer or similar

5" corner boards, Miratec boards smooth faced

4.5" wood or Hardie trim for windows and doors with 1" drip cap (site built)

Fascia + soffits to be smooth fiber cement board

Brick foundation

Brick steps

Pressure treated wood decking stained or painted for front porch (app. 3" width)

Architectural Asphalt Shingles similar or equal to Certainteed's Landmark Collection

Wood double hung and casement windows by Weather Sheild

Wood ¼ lite painted or stained front door with side lites and transoms

Wood or Vinyl accordion doors on screen porch (3 panel + 4 panel)

11. Design new buildings so that they are compatible with but discernible from contributing buildings in the district.

The new front porch for this house will have its own roof form that merges with the overall gable roof. The new house uses wood shingles in the front gable and the screen porch gables and the double hung windows are 2 over 1. Siding is proposed to be smooth fiber cement with a 7" exposure. These are a little different from the common craftsman details.

12 It is not appropriate to introduce new buildings whose proportion of built mass to open space on their site significantly varies from the surrounding buildings that contribute to the special character of the historic district.

This house sits and covers the site similar to surrounding neighbors. The adjacent neighbor to the west has more built mass to open space than this property is proposed to have. See built area to open space percentages and maps attached.

Additional examples of similar houses in Glenwood/Brooklyn district:

1200 Glenwood – Similar style



1201 Filmore



501 Cleveland



516 Cole



508 Cole



Attached garage: 511 Devereux and 514 ½ Cole



Garage (may have been converted to living space): 610 Tilden



Fence: 514 ½ Cole



Side decks: 500 Devereux, 502 Tilden, 502 Cleveland

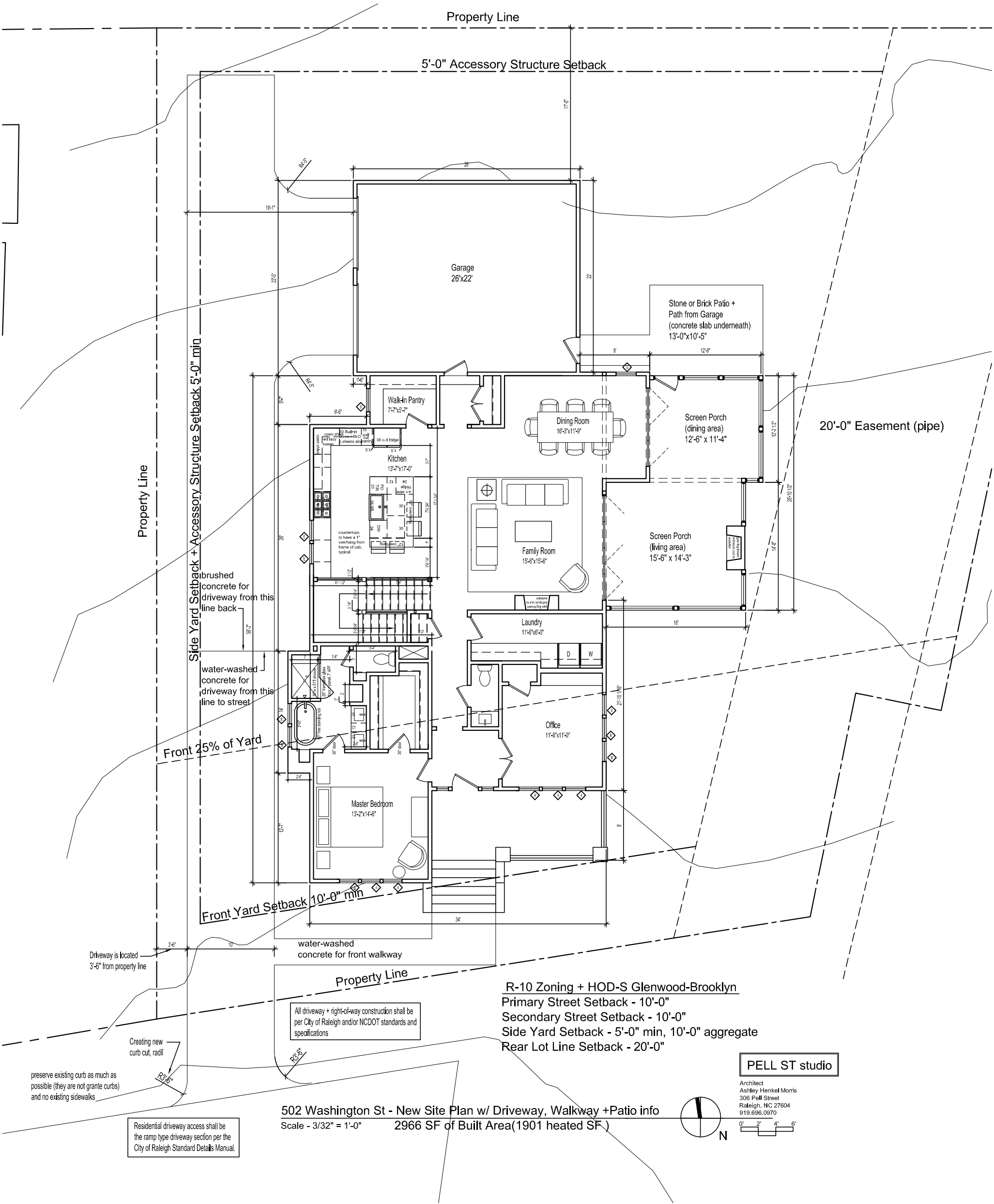


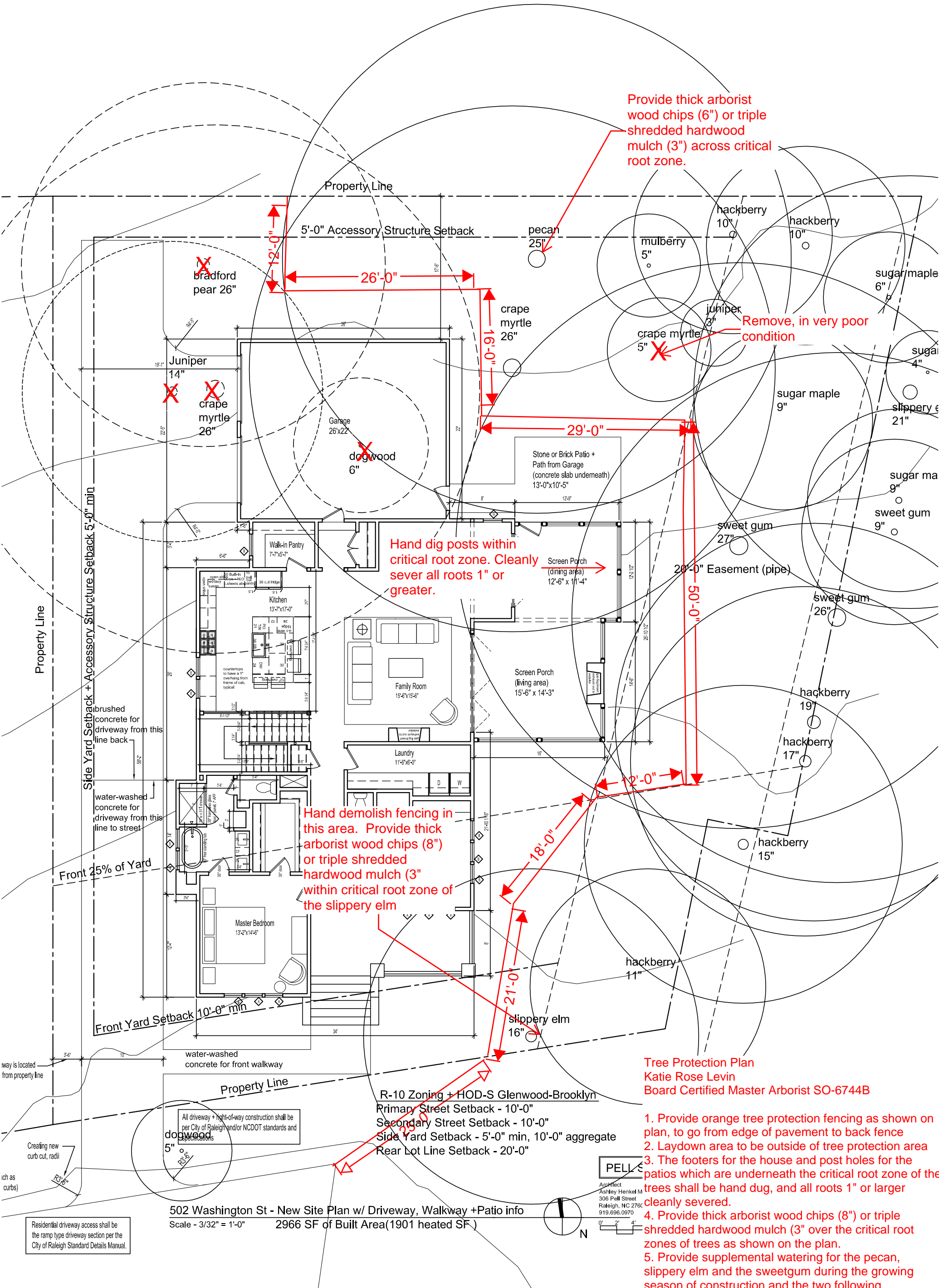
Fireplace: 507 Devereux



In general, we liked the look of the house – with the brick steps, shaker siding: 505 Cleveland

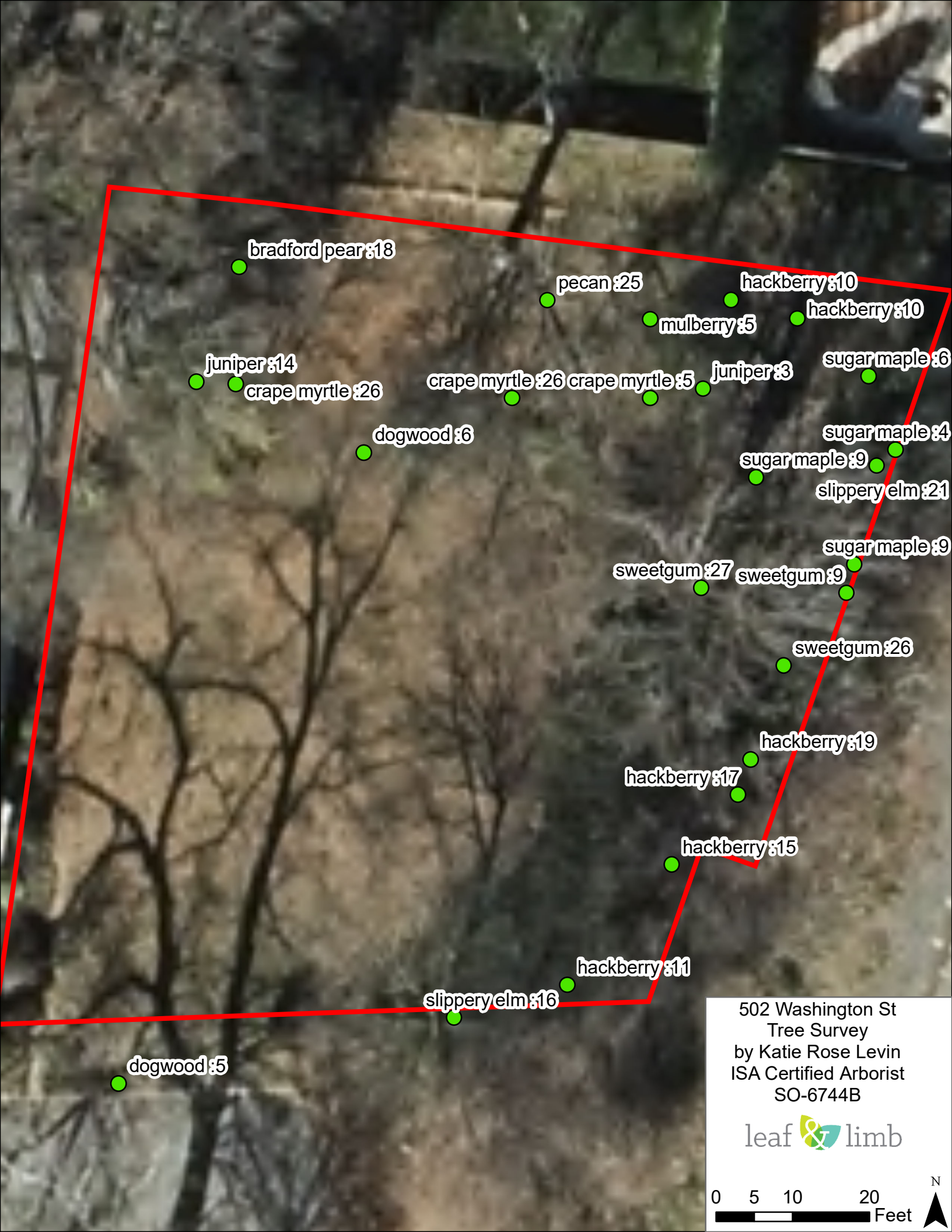






Tree Protection Plan
Katie Rose Levin
Board Certified Master Arborist SO-6744B

1. Provide orange tree protection fencing as shown on plan, to go from edge of pavement to back fence
2. Laydown area to be outside of tree protection area
3. The footers for the house and post holes for the patios which are underneath the critical root zone of the trees shall be hand dug, and all roots 1" or larger cleanly severed.
4. Provide thick arborist wood chips (8") or triple shredded hardwood mulch (3") over the critical root zones of trees as shown on the plan.
5. Provide supplemental watering for the pecan, slippery elm and the sweetgum during the growing season of construction and the two following construction
6. Provide preventative wood boring beetle treatments for the large pecan during the growing season during construction and the one following.
7. Cut english ivy at the base of trees to be retained. We recommend eradicating it from the site if possible.

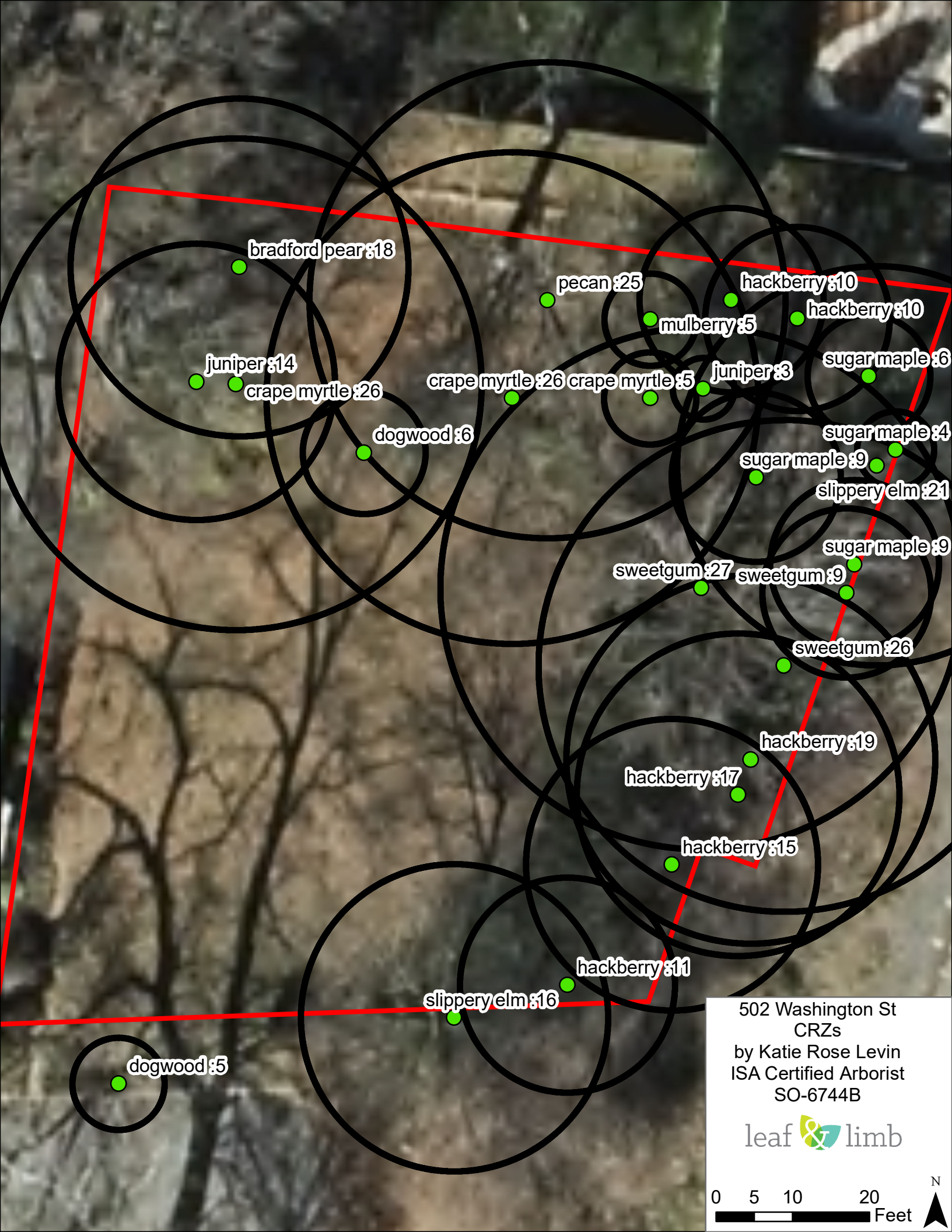


502 Washington St
Tree Survey
by Katie Rose Levin
ISA Certified Arborist
SO-6744B

leaf & limb

0 5 10 20 Feet

N

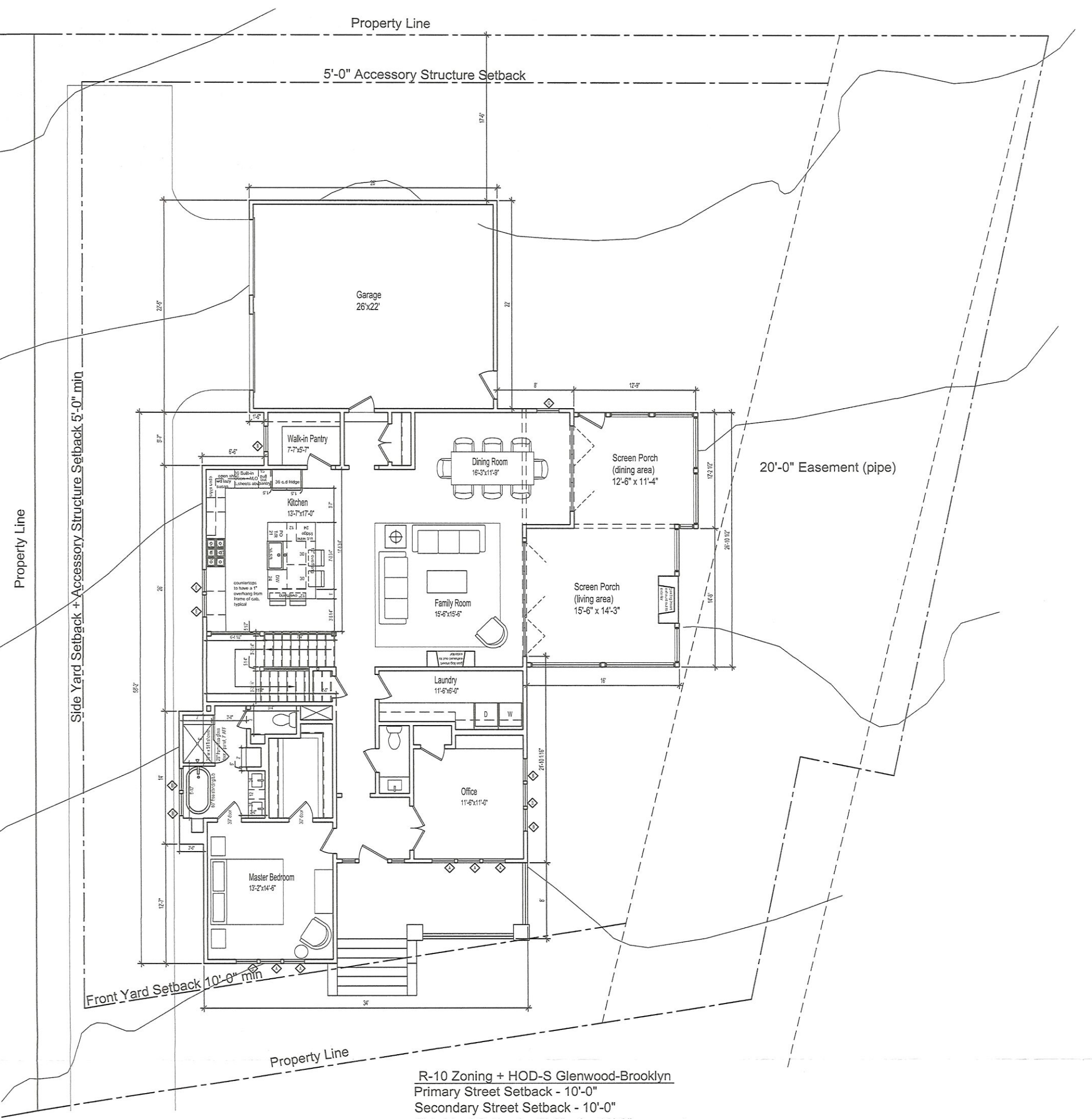


502 Washington St
CRZs
by Katie Rose Levin
ISA Certified Arborist
SO-6744B

leaf & limb

0 5 10 20
Feet

N

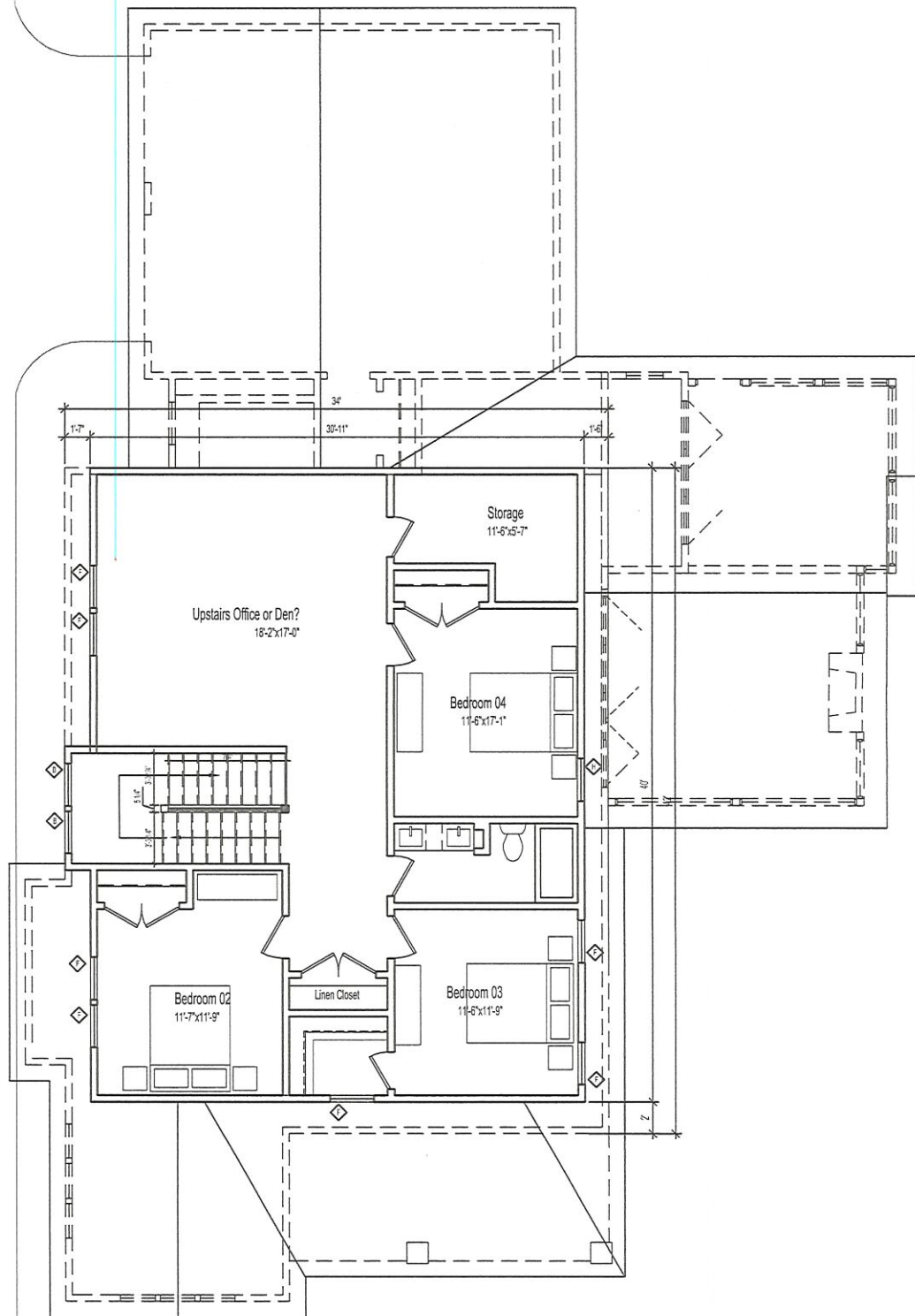


R-10 Zoning + HOD-S Glenwood-Brooklyn
Primary Street Setback - 10'-0"
Secondary Street Setback - 10'-0"
Side Yard Setback - 5'-0" min, 10'-0" aggregate
Rear Lot Line Setback - 20'-0"

502 Washington St - New Ground Floor Plan
Scale - 3/32" = 1'-0" 2966 SF of Built Area(1901 heated SF)

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

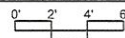


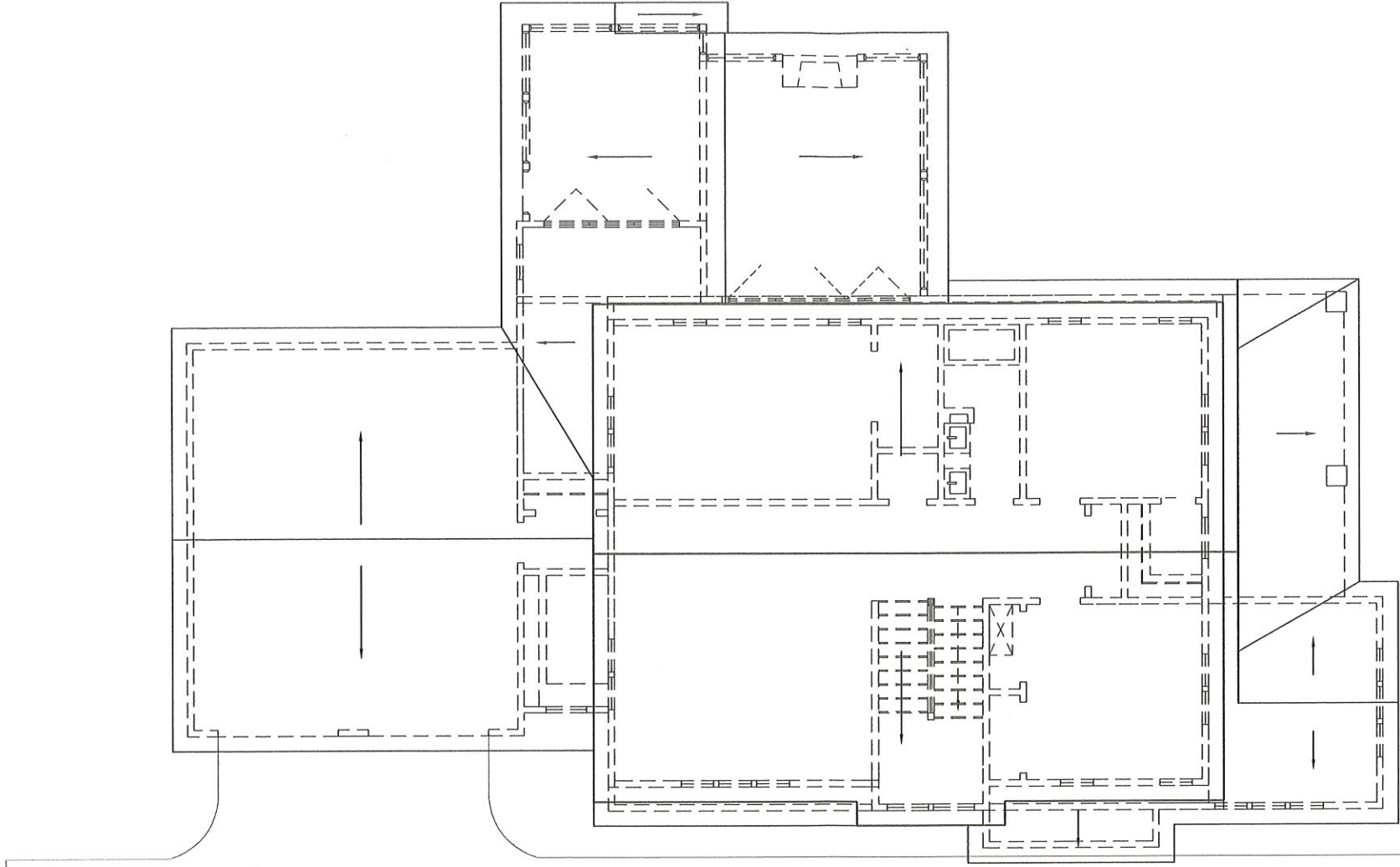
502 Washington St - New Second Level Floor Plan
 Scale - 3/32" = 1'-0" 1154 heated SF



PELL ST studio

Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
 919.696.0970





PELL ST studio

Architect
Ashley Hoptel Morris
200 E. 1st Street
Raleigh, NC 27604
919.656.0970



502 Washington St - New Roof Plan

Scale - 3/32" = 1'-0"

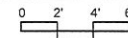


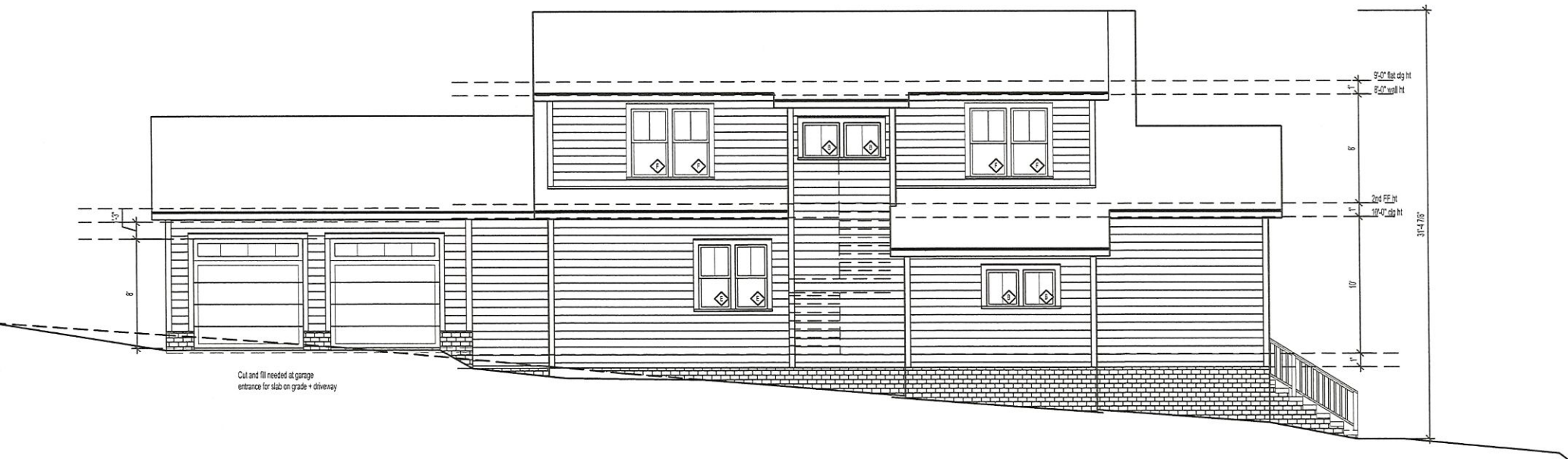
502 Washington St - New Front Elevation

Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



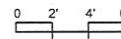


502 Washington St - New Driveway Side Elevation

Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



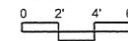


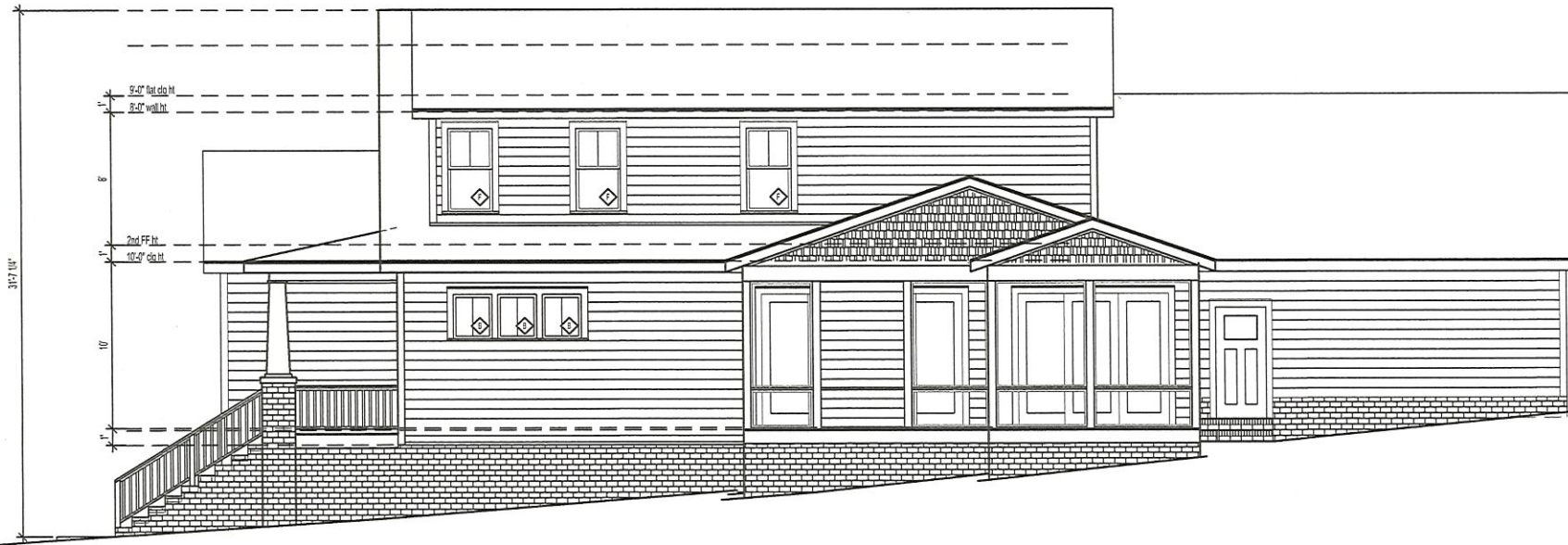
502 Washington St - New Rear Elevation

Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





502 Washington St - New Side Elevation

Scale - 3/32" = 1'-0"

PELL ST studio

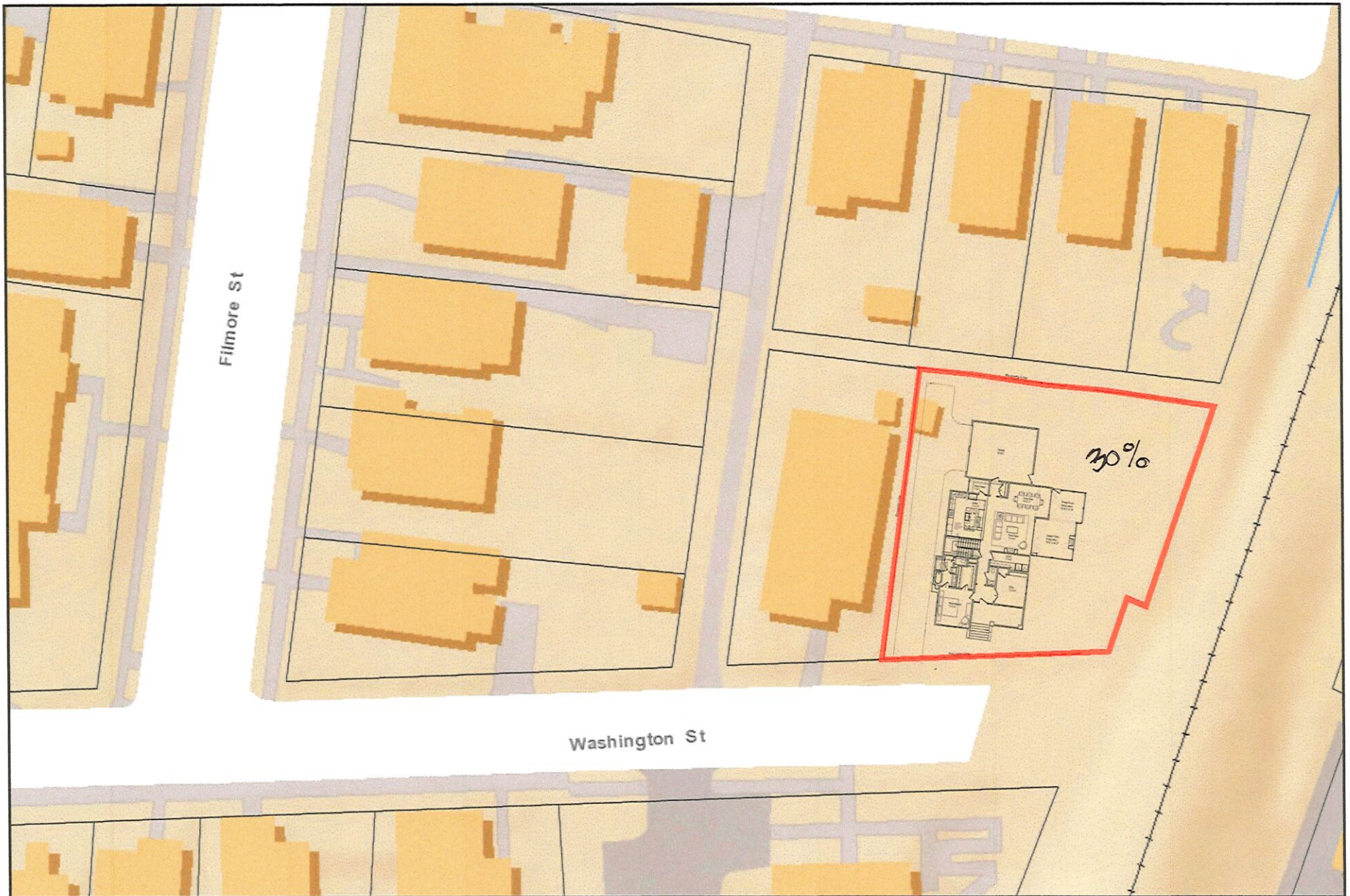
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0 2' 4' 6'

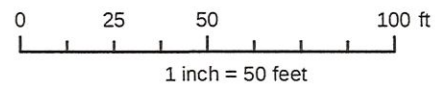
Built Area to Open Space

Building areas include first floor plan, porches and all accessory structures.

Address	Lot Size in Acres	Built SF	Built SF/Area of Lot
502 Washington St	0.23	2966 SF	30%
1208 Filmore St	0.16	2590 SF	37%
502 Adam St	0.14	2401 SF	39%
504 Washington St	0.15	2248 SF	34%
1108 Glenwood Ave	0.17	2800 SF	38%
504 Adams St	0.15	2263 SF	35%



502 Washington St - Built Area to Open Space



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

[illegible]

Heat Area: 2590
Site Address: 1208 FILMORE ST
City: RALEIGH
Township: Raleigh
Year Built: 1921
Sale Price: \$420,000
Sale Date: 03/15/2007
Use Type: SINGLFAM
Design Style: Conventional
Land Class: Residential Less Than 10 Acres
Old Parcel Number: G041-G0203-0004



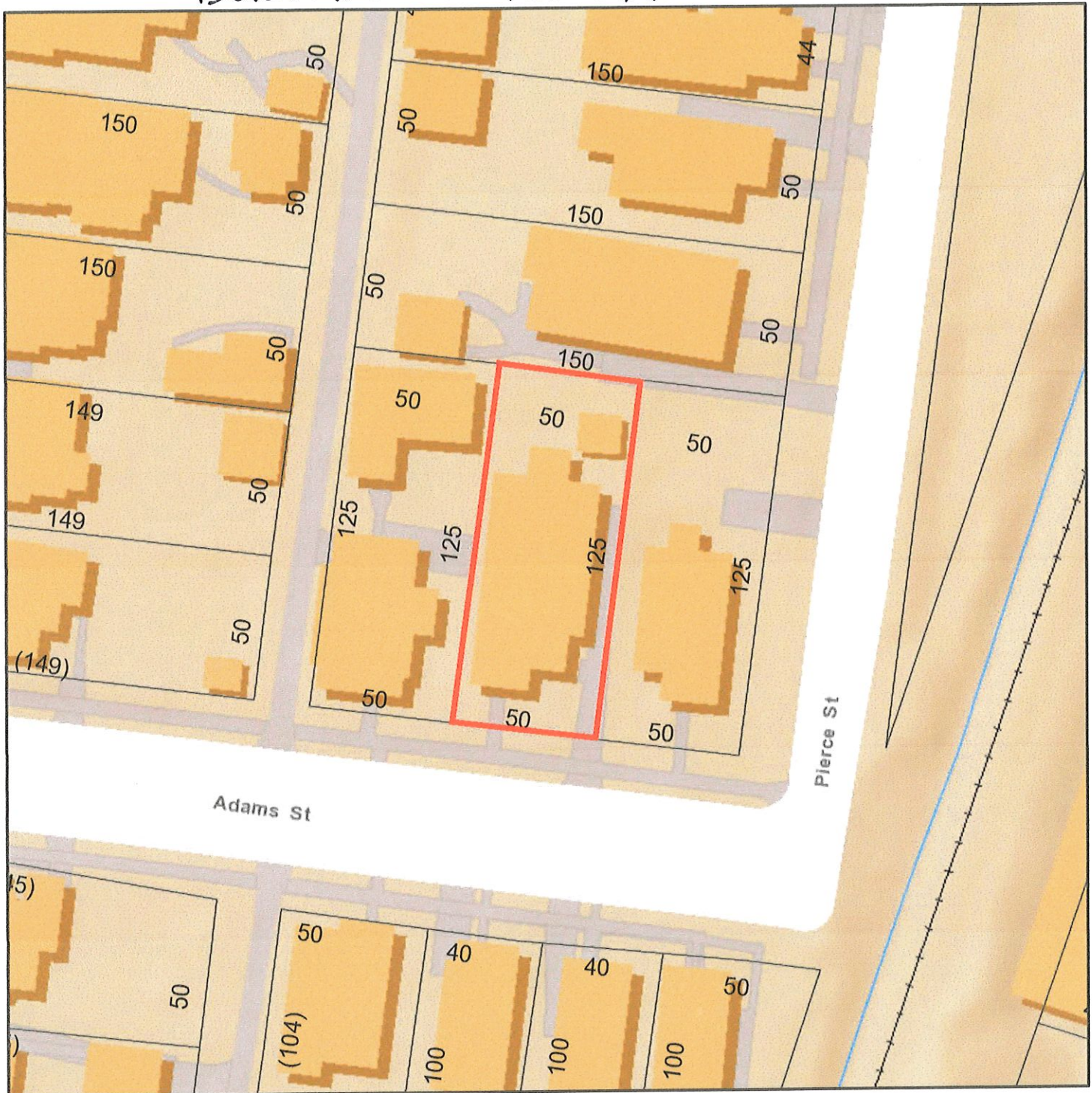
0 25 50 100 ft

1 inch = 50 feet

⑧ LONG HOUSE THAT FOLLOWS THE LENGTH OF THE SIDE PROPERTY LINE

Disclaimer
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BUILT AREA TO OPEN SPACE - 502 ADAMS ST



PIN: 1704544190
 PIN Ext: 000
 Real Estate ID: 0059524
 Map Name: 1704 15
 Owner: MARKS, BRIAN P MARKS, JENNIFER PARKS
 Mail Address 1: 502 ADAMS ST
 Mail Address 2: RALEIGH NC 27605-1202
 Mail Address 3:
 Deed Book: 011182
 Deed Page: 00737
 Deed Date: 01/12/2005
 Deed Acres: 0.14
 Building Value: \$277,628
 Land Value: \$220,000
 Total Value: \$497,628
 Billing Class: Individual
 Description: 502 ADAMS STREET

Heat Area: 2401
 Site Address: 502 ADAMS ST
 City: RALEIGH
 Township: Raleigh
 Year Built: 1925
 Sale Price: \$275,000
 Sale Date: 01/12/2005
 Use Type: SINGLFAM
 Design Style: Conventional
 Land Class: Residential Less Than 10 Acres
 Old Parcel Number: G041-G0203-0018

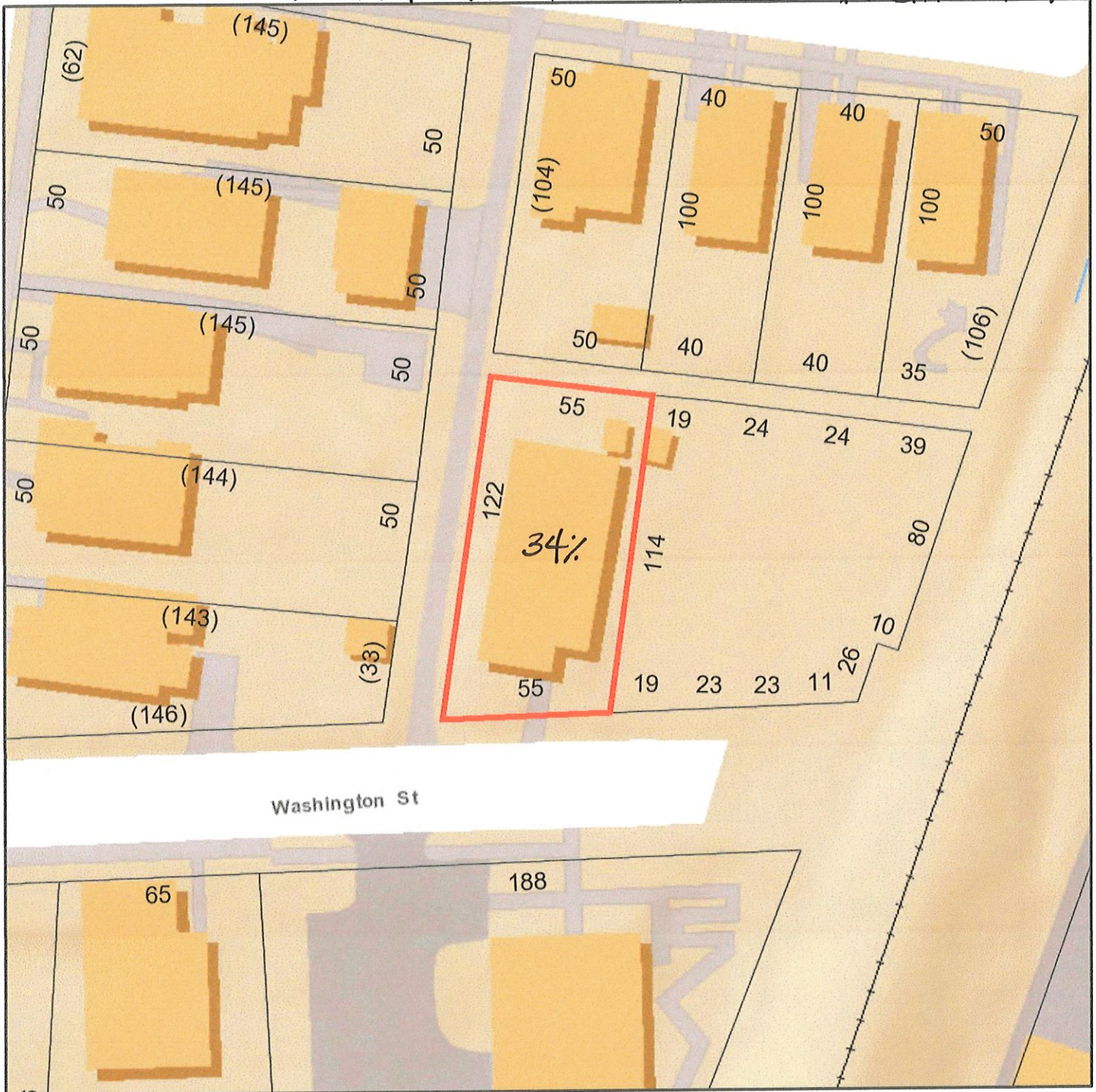
(*) LONG NARROW HOUSE
 THAT FOLLOWS THE
 LENGTH OF THE SIDE
 PROPERTY LINE.



0 25 50 100 ft
 1 inch = 50 feet

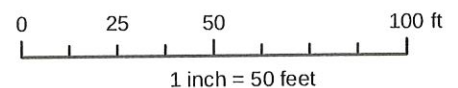
Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

BUILT AREA TO OPEN SPACE - 504 WASHINGTON ST.



PIN: 1704534811
 PIN Ext: 000
 Real Estate ID: 0071736
 Map Name: 1704 15
 Owner: TURNER, RACHEL S
 Mail Address 1: 504 WASHINGTON ST
 Mail Address 2: RALEIGH NC 27605-1526
 Mail Address 3:
 Deed Book: 002723
 Deed Page: 00857
 Deed Date: 01/01/1979
 Deed Acres: 0.15
 Building Value: \$151,249
 Land Value: \$220,000
 Total Value: \$371,249
 Billing Class: Individual
 Description: LO22 GLENWOOD SUB
 Heat Area: 1764

Site Address: 504 WASHINGTON ST
 City: RALEIGH
 Township: Raleigh
 Year Built: 1920
 Sale Price: \$0
 Sale Date:
 Use Type: SINGLFAM
 Design Style: Conventional
 Land Class: Residential Less Than 10 Acres
 Old Parcel Number: G041-G0204-0012



* ALSO LONG NARROW HOUSE
 THAT FOLLOWS THE LENGTH
 OF SIDE PROPERTY LINE.

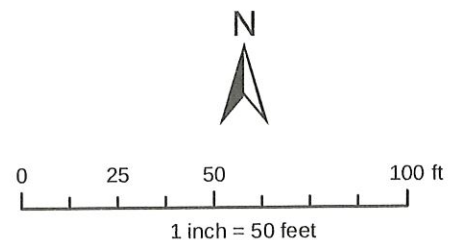
Disclaimer
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BUILT AREA TO OPENSOURCE - 504 ADAMS ST



PIN: 1704544151
 PIN Ext: 000
 Real Estate ID: 0008994
 Map Name: 1704 15
 Owner: JAKUBOWICZ, ANDREW M
 JAKUBOWICZ, ALYA M
 Mail Address 1: 504 ADAMS ST
 Mail Address 2: RALEIGH NC 27605-1202
 Mail Address 3:
 Deed Book: 015737
 Deed Page: 00157
 Deed Date: 07/30/2014
 Deed Acres: 0.15
 Building Value: \$330,705
 Land Value: \$220,000
 Total Value: \$550,705
 Billing Class: Individual
 Description: 504 ADAMS STREET

Heat Area: 2263
 Site Address: 504 ADAMS ST
 City: RALEIGH
 Township: Raleigh
 Year Built: 1915
 Sale Price: \$524,500
 Sale Date: 07/30/2014
 Use Type: SINGLFAM
 Design Style: Conventional
 Land Class: Residential Less Than 10 Acres
 Old Parcel Number: G041-G0203-0019



Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Weather Shield™

Weather Shield Series

Double Hung Windows

Elevation Details

Double Hung Windows (610)

Unit Dimension	1'-7 15/16"	1'-11 15/16"	2'-3 15/16"	2'-7 15/16"	2'-9 15/16"	2'-11 15/16"	3'-1 15/16"	3'-3 15/16"	3'-7 15/16"	3'-11 15/16"
Jamb Dimension	1'-5 5/16"	1'-9 5/16"	2'-1 5/16"	2'-5 5/16"	2'-7 5/16"	2'-9 5/16"	2'-11 5/16"	3'-1 5/16"	3'-5 5/16"	3'-9 5/16"
Rough Opening	1'-6 5/16"	1'-10 5/16"	2'-2 5/16"	2'-6 5/16"	2'-8 5/16"	2'-10 5/16"	3'-0 5/16"	3'-2 5/16"	3'-6 5/16"	3'-10 5/16"
Soft Metric R.O. (mm)	465	567	668	770	821	872	922	973	1075	1176
Glass Size	11 7/8"	15 7/8"	19 7/8"	23 7/8"	25 7/8"	27 7/8"	29 7/8"	31 7/8"	35 7/8"	39 7/8"
2'-10 15/16"	12x12	16x12	20x12	24x12	26x12	28x12	30x12	32x12	36x12	40x12
3'-2 15/16"	12x14	16x14	20x14	24x14	26x14	28x14	30x14	32x14	36x14	40x14
3'-5 15/16"	12x16	16x16	20x16	24x16	26x16	28x16	30x16	32x16	36x16	40x16
3'-9 15/16"	12x18	16x18	20x18	24x18	26x18	28x18	30x18	32x18	36x18	40x18
4'-2 15/16"	12x20	16x20	20x20	24x20	26x20	28x20	30x20	32x20	36x20	40x20
4'-6 15/16"	12x22	16x22	20x22	24x22	26x22	28x22	30x22	32x22	36x22	40x22
4'-10 15/16"	12x24	16x24	20x24	24x24	26x24	28x24	30x24	32x24	36x24	40x24
5'-2 15/16"	12x26	16x26	20x26	24x26	26x26	28x26	30x26	32x26	36x26	40x26
5'-6 15/16"	12x28	16x28	20x28	24x28	26x28	28x28	30x28	32x28	36x28	40x28
5'-10 15/16"	12x30	16x30	20x30	24x30	26x30	28x30	30x30	32x30	36x30	40x30
6'-2 15/16"	12x32	16x32	20x32	24x32	26x32	28x32	30x32	32x32	36x32	40x32



2 over 1
trim to be 4.5"
no brick mull

Weather Shield™

Weather Shield Series

Double Hung Windows

Elevation Details

Double Hung Windows (610)

Unit Dimension	1'-7 15/16"	1'-11 15/16"	2'-3 15/16"	2'-7 15/16"	2'-9 15/16"	2'-11 15/16"	3'-1 15/16"	3'-3 15/16"	3'-7 15/16"	3'-11 15/16"
Jamb Dimension	1'-5 5/16"	1'-9 5/16"	2'-1 5/16"	2'-5 5/16"	2'-7 5/16"	2'-9 5/16"	2'-11 5/16"	3'-1 5/16"	3'-5 5/16"	3'-9 5/16"
Rough Opening	1'-6 5/16"	1'-10 5/16"	2'-2 5/16"	2'-6 5/16"	2'-8 5/16"	2'-10 5/16"	3'-0 5/16"	3'-2 5/16"	3'-6 5/16"	3'-10 5/16"
Soft Metric R.O. (mm)	465	567	668	770	821	872	922	973	1075	1176
Glass Size	11 7/8"	15 7/8"	19 7/8"	23 7/8"	25 7/8"	27 7/8"	29 7/8"	31 7/8"	35 7/8"	39 7/8"

6'-4 15/16"	6'-5 1/8"	6'-5 5/8"	6'-5 11/16"	6'-10 15/16"	6'-9 1/8"	6'-9 5/8"	6'-9 11/16"	7'-6 15/16"	7'-5 1/8"	7'-5 5/8"	7'-5 11/16"	7'-10 15/16"	7'-9 1/8"	7'-9 5/8"	7'-9 11/16"	8'-4 15/16"	8'-3 1/8"	8'-3 5/8"	8'-3 11/16"
12x34	16x34	20x34	24x34	26x34	28x34	30x34	32x34	36x34	40x34	12x36	16x36	20x36	24x36	26x36	28x36	30x36	32x36	36x36	40x36
12x40	16x40	20x40	24x40	26x40	28x40	30x40	32x40	36x40	40x40	12x42	16x42	20x42	24x42	26x42	28x42	30x42	32x42	36x42	40x42
12x45	16x45	20x45	24x45	26x45	28x45	30x45	32x45	36x45	40x45										

2 over 1
trim to be 4.5"
no brick mould

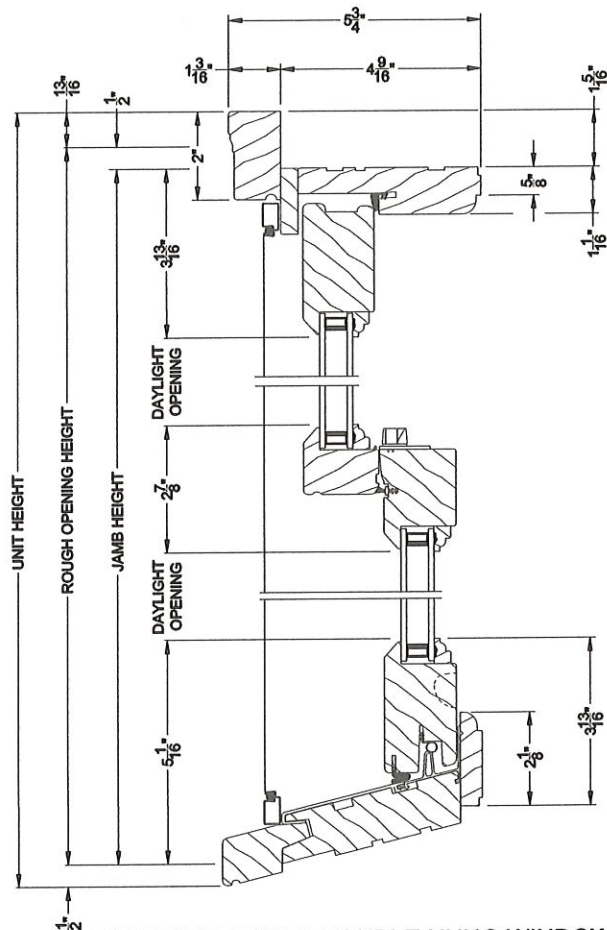
2 - Wide Width Dimensions					3 - Wide Width Dimensions				
Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Soft Metric R.O. (mm)	Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Soft Metric R.O. (mm)
DH2-12	2'-10 11/16"	3'-1 5/16"	2'-11 11/16"	906	DH3-12	4'-4 1/16"	4'-6 11/16"	4'-5 11/16"	1348
DH2-16	3'-6 11/16"	3'-9 5/16"	3'-7 11/16"	1110	DH3-16	5'-4 1/16"	5'-6 11/16"	5'-5 11/16"	1653
DH2-20	4'-2 11/16"	4'-5 5/16"	4'-3 11/16"	1313	DH3-20	6'-4 1/16"	6'-6 11/16"	6'-5 11/16"	1957
DH2-24	4'-10 11/16"	4'-1 5/16"	4'-11 11/16"	1516	DH3-24	7'-4 1/16"	7'-6 11/16"	7'-5 11/16"	2262
DH2-26	5'-2 11/16"	5'-5 5/16"	5'-3 11/16"	1618	DH3-26	7'-10 1/16"	8'-0 11/16"	7'-11 11/16"	2415
DH2-28	5'-6 11/16"	5'-9 5/16"	5'-7 11/16"	1719	DH3-28	8'-4 1/16"	8'-6 11/16"	8'-5 11/16"	2567
DH2-30	5'-10 11/16"	5'-1 5/16"	5'-11 11/16"	1821	DH3-30	8'-10 1/16"	9'-0 11/16"	8'-11 11/16"	2719
DH2-32	6'-2 11/16"	6'-5 5/16"	6'-3 11/16"	1922	DH3-32	9'-4 1/16"	9'-6 11/16"	9'-5 11/16"	2872
DH2-36	6'-10 11/16"	6'-1 5/16"	6'-11 11/16"	2126	DH3-36	10'-4 1/16"	10'-6 11/16"	10'-5 11/16"	3177
DH2-40	7'-6 11/16"	7'-9 5/16"	7'-7 11/16"	2329	DH3-40	11'-4 1/16"	11'-6 11/16"	11'-5 11/16"	3481

Weather Shield®

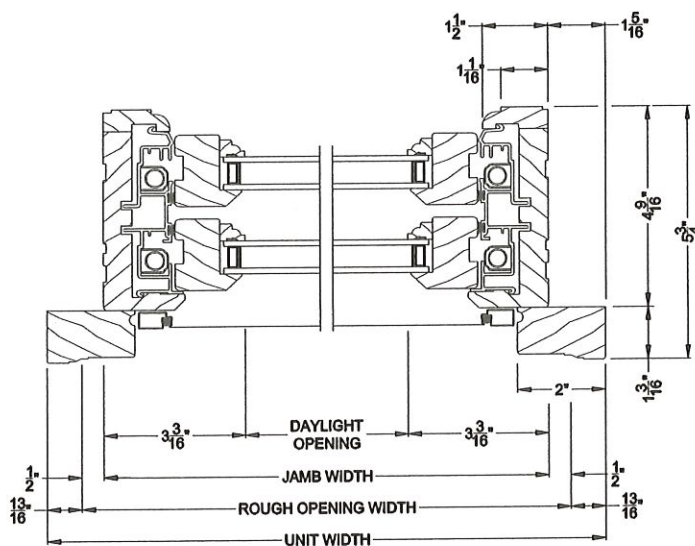
Weather Shield Series™

Double Hung Windows

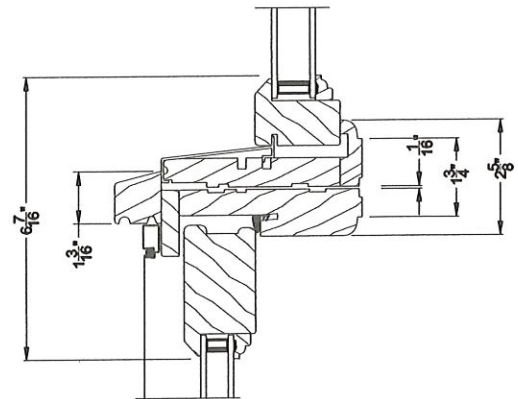
CROSS SECTION DETAILS



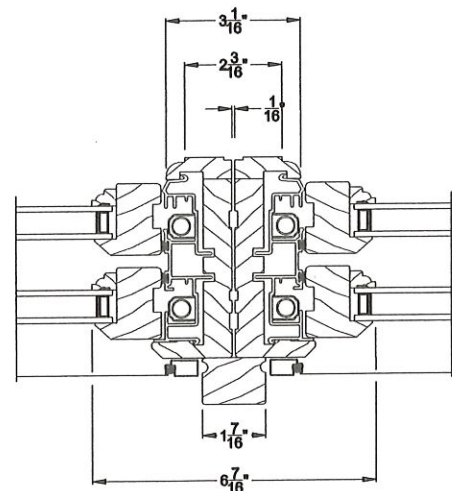
WEATHER SHIELD DOUBLE HUNG WINDOW (610)
Vertical Section



WEATHER SHIELD DOUBLE HUNG WINDOW (610)
Horizontal Section



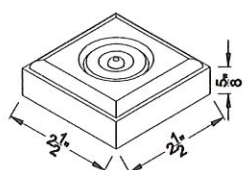
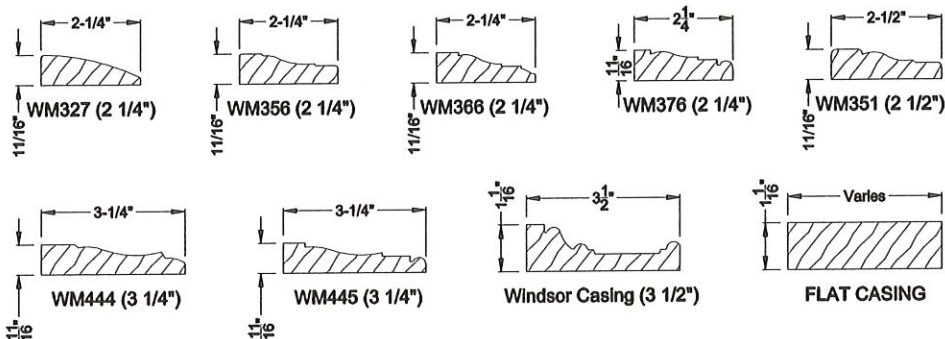
WEATHER SHIELD DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



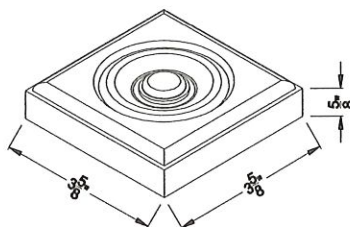
WEATHER SHIELD DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Interior Wood Trim Options



Small Rosette

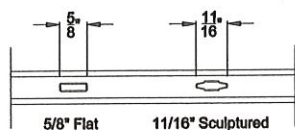


Large Rosette

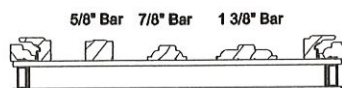
* 4 1/2" trim

Divided Lite Options

Grilles Between the Glass

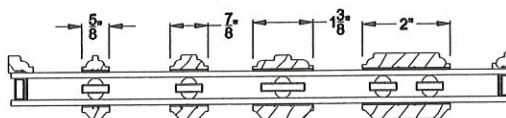


Wood Perimeter Grill



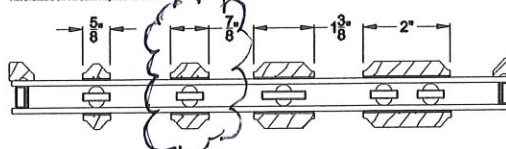
Simulated Divided Lites

Colonial Interior Bar



Putty Interior Bar

Not available on TR Grid Replacement Kits



7/8" putty

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield™

Weather Shield Series

Casement Windows (6204)

Casement Windows

Elevation Details

Operating left shown. Operating right available.

Unit Dimension	1'-7"	1'-11"	2'-3"	2'-7"	2'-11"	3'-3"
Jamb Dimension	1'-4"	1'-8"	2'-0"	2'-4"	2'-8"	3'-0"
Rough Opening	1'-5"	1'-9"	2'-1"	2'-5"	2'-9"	3'-1"
Soft Metric R.O. (mm)	432	533	635	737	889	940
Glass Size	12"	16"	20"	24"	28"	32"

2'-3"						
2'-7"						
2'-11"						
3'-3"						
3'-7"						
3'-11"						
4'-3"						
4'-9"						
5'-1"						
5'-5"						
5'-9"						
6'-3"						
6'-7"						
7'-3"						

NOTE: Also available in 86" glass height

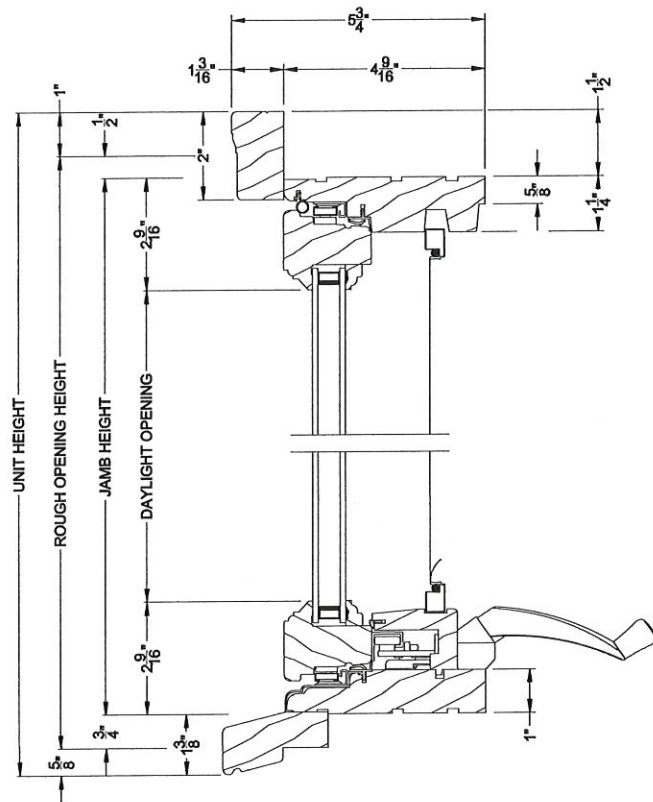
2 - Wide Units					
Width Dimensions					
Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Soft Metric R.O. (mm)	
CS2-12	2'-8 1/16"	2'-11 1/16"	2'-9 1/16"	840	
CS2-16	3'-4 1/16"	3'-7 1/16"	3'-5 1/16"	1043	
CS2-20	4'-0 1/16"	4'-3 1/16"	4'-1 1/16"	1246	
CS2-24	4'-8 1/16"	4'-11 1/16"	4'-9 1/16"	1449	
CS2-28	5'-4 1/16"	5'-7 1/16"	5'-5 1/16"	1653	
CS2-32	6'-0 1/16"	6'-3 1/16"	6'-1 1/16"	1856	
3 - Wide Units					
Width Dimensions					
Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Soft Metric R.O. (mm)	
CS3-12	4'-0 1/8"	4'-3 1/8"	4'-1 1/8"	1248	
CS3-16	5'-0 1/8"	5'-3 1/8"	5'-1 1/8"	1553	
CS3-20	6'-0 1/8"	6'-3 1/8"	6'-1 1/8"	1857	
CS3-24	7'-0 1/8"	7'-3 1/8"	7'-1 1/8"	2162	
CS3-28	8'-0 1/8"	8'-3 1/8"	8'-1 1/8"	2467	
CS3-32	9'-0 1/8"	9'-3 1/8"	9'-1 1/8"	2772	
4 - Wide Units					
Width Dimensions					
Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Soft Metric R.O. (mm)	
CS4-12	5'-4 3/16"	5'-7 3/16"	5'-5 3/16"	1656	
CS4-16	6'-8 3/16"	6'-11 3/16"	6'-9 3/16"	2062	
CS4-20	8'-0 3/16"	8'-3 3/16"	8'-1 3/16"	2773	
CS4-24	9'-4 3/16"	9'-7 3/16"	9'-5 3/16"	2875	
CS4-28	10'-8 3/16"	10'-11 3/16"	10'-9 3/16"	3281	
CS4-32	12'-0 3/16"	12'-3 3/16"	12'-1 3/16"	3688	
5 - Wide Units					
Width Dimensions					
Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Soft Metric R.O. (mm)	
CS5-12	6'-8 1/4"	6'-11 1/4"	6'-9 1/4"	2064	
CS5-16	8'-4 1/4"	8'-7 1/4"	8'-5 1/4"	2572	
CS5-20	10'-0 1/4"	10'-3 1/4"	10'-1 1/4"	3080	
CS5-24	11'-8 1/4"	11'-11 1/4"	11'-9 1/4"	3588	

Weather Shield®

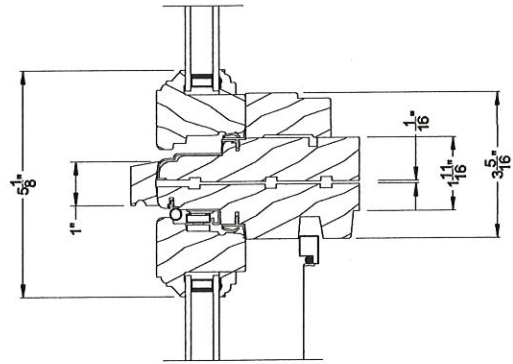
Weather Shield Series™

Casement Windows

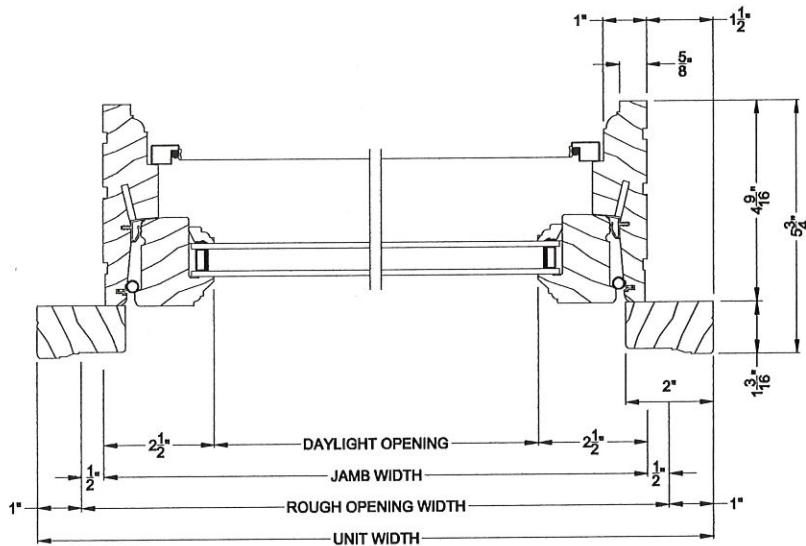
CROSS SECTION DETAILS



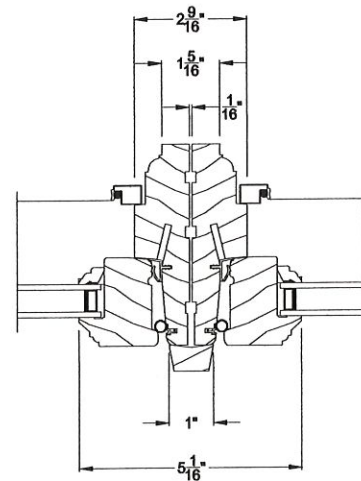
WEATHER SHIELD CASEMENT WINDOW (6204)
Vertical Section



WEATHER SHIELD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



WEATHER SHIELD CASEMENT WINDOW (6204)
Horizontal Section



WEATHER SHIELD CASEMENT WINDOW
Vertical Mull Section

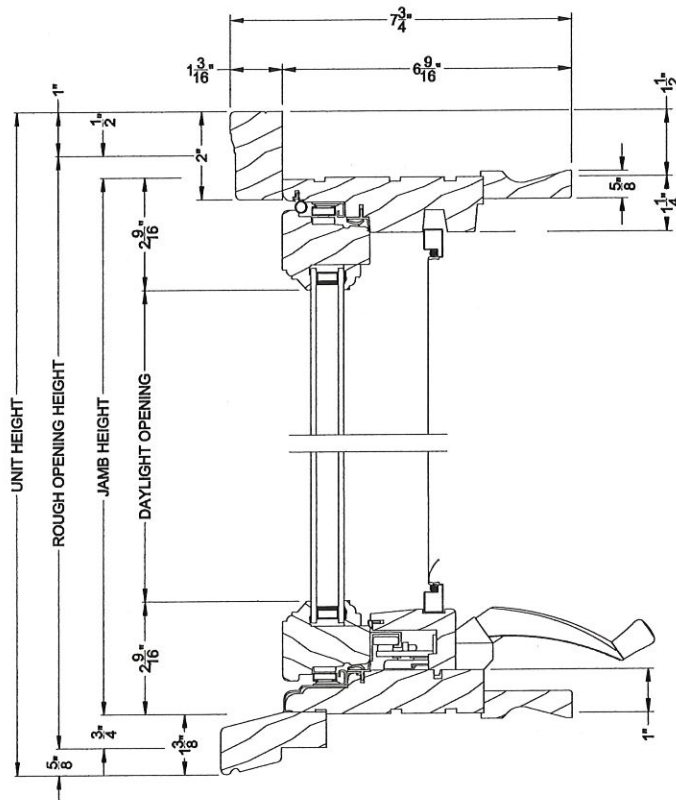
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

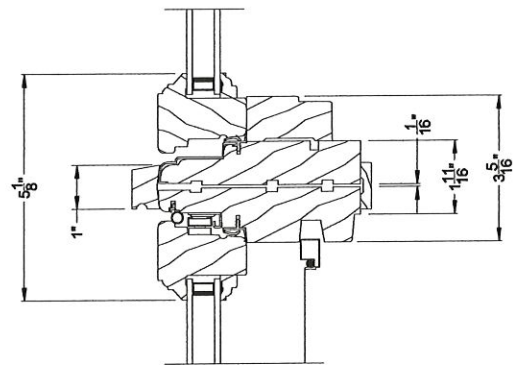
Weather Shield Series™

Casement Windows

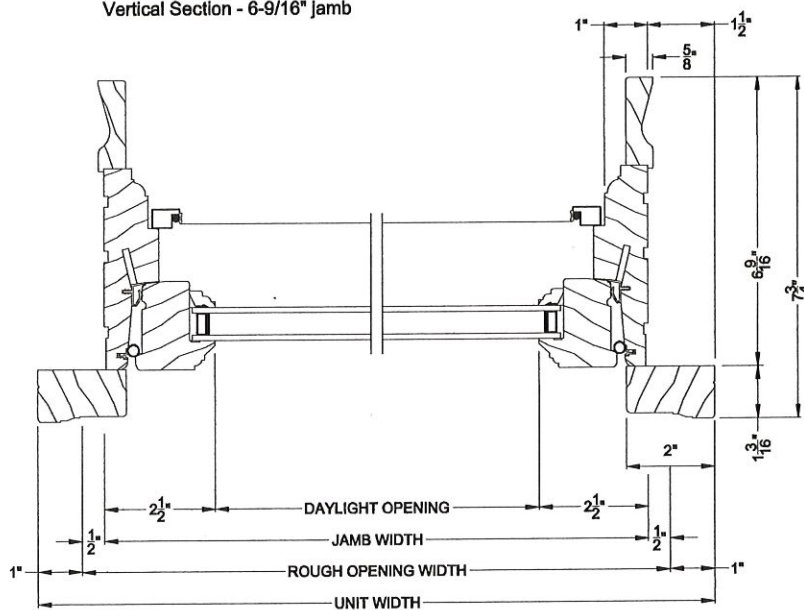
CROSS SECTION DETAILS



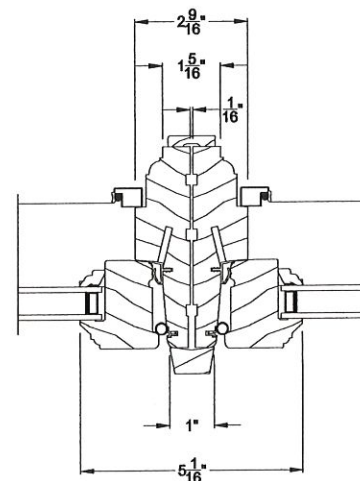
WEATHER SHIELD CASEMENT WINDOW (6204)
Vertical Section - 6-9/16" Jamb



WEATHER SHIELD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



WEATHER SHIELD CASEMENT WINDOW (6204)
Horizontal Section - 6-9/16" Jamb



WEATHER SHIELD CASEMENT WINDOW
Vertical Mull Section

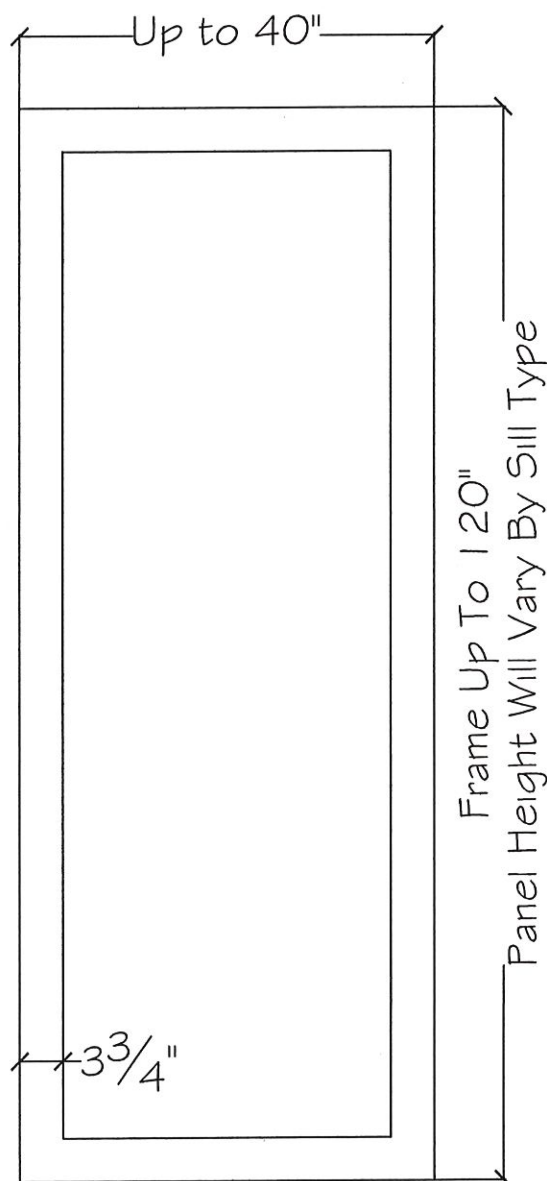
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.



Panel View

3750 Hybrid Folding Door Panel

Win-Dor's Hybrid Folding Door Panel is a 1 $\frac{3}{4}$ " thick uPVC panel. The profile width is 3 $\frac{3}{4}$ ". It is reinforced with a tempered aluminum alloy. The corners of the panels are a thermally fused, welded joint. They will not separate or leak through out the life of the product. Panel designed with internally extruded multi chambers that improve the products energy efficiency. Win-Dor's Hybrid Folding Door has a U-Factor as low as 0.32 (using i89 glass) *see test results.

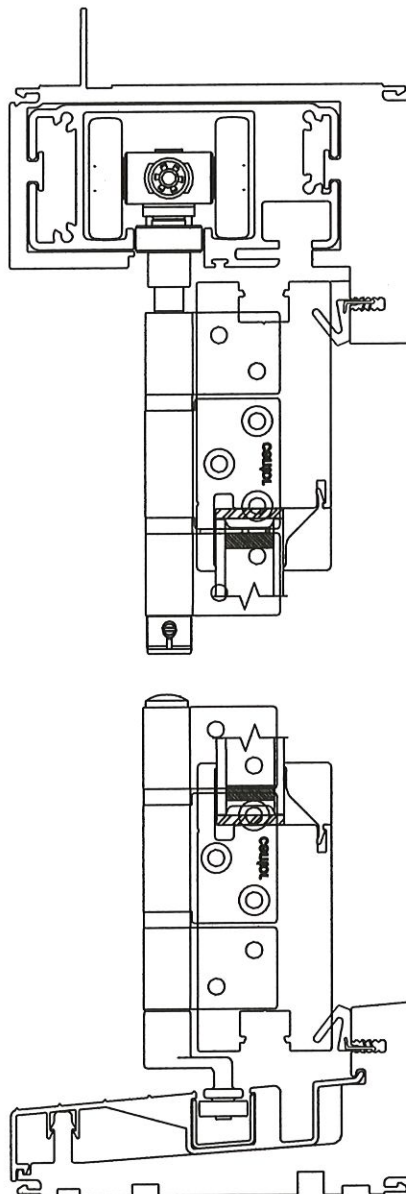


* 3 panel 9'-0" w x 6'-8" h
for Dining Room

* 4 panel 12'-0" w x 6'-8" h
for Living Room/
Family Room

Outswing Hybrid Folding Door

WinDor's 3750 Folding Door comes standard with our weather resistant sill. In this configuration our Hybrid BiFold tests out to a AAMA 101 - Light Commercial 30. That includes air infiltration, water penetration and structural testing as a complete package. ADA Sill as well as a built in Flush Sill are also available. All hinges and rollers are Centor's E3 hardware system.

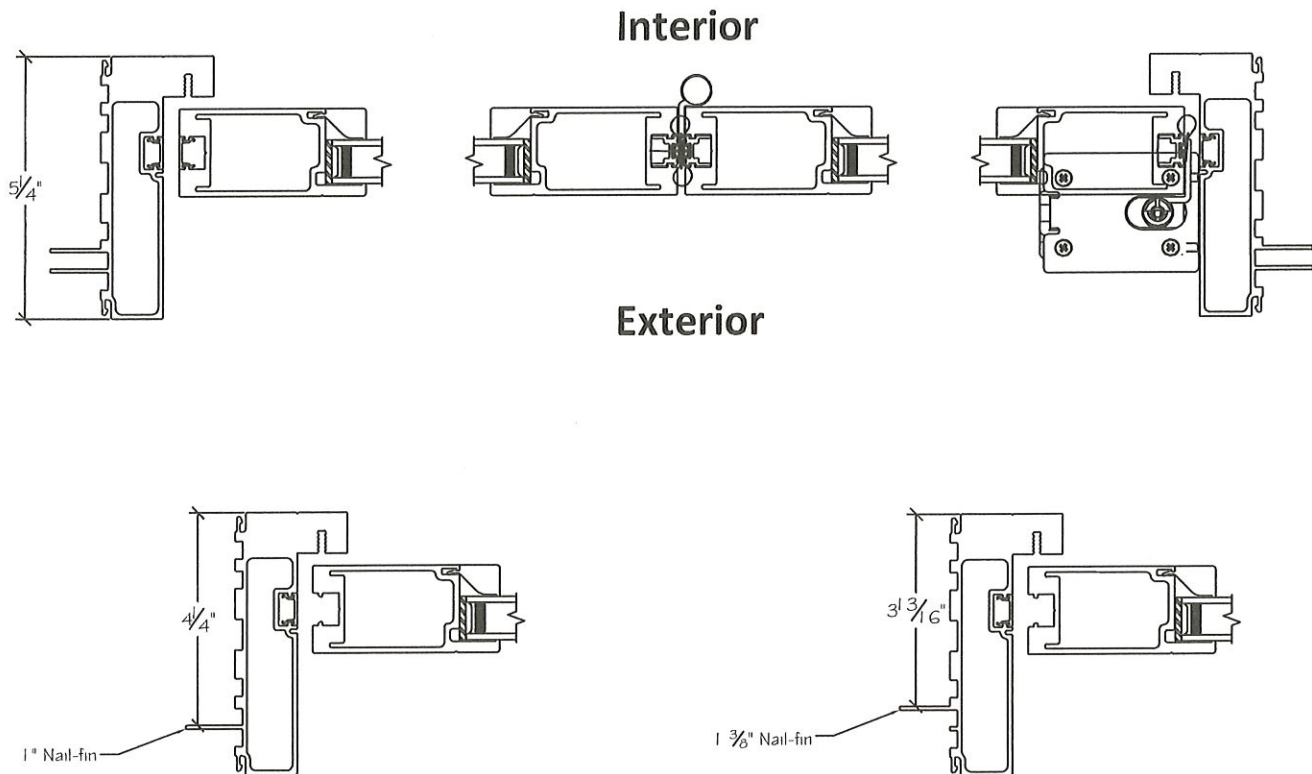




Horizontal Section View

Outswing Hybrid Folding Door

Win-Dor's 3750 Folding Door comes standard with our thermal broke aluminum frame and has a depth of $5\frac{1}{4}"$. This fits perfectly within the jamb of standard 2 x 4 framing. Nail Fin comes in a standard 1" and $1\frac{3}{8}"$ setback.



Other Materials –

We propose installing a brushed concrete driveway, 10' wide, 14' wide at street (flare out for vehicles to drive in/out at curb)

Garage door: Amarr Oak Summit OS1000 – Single-layer: steel, color WHITE. Choice of Bead Board, Long Bead Board; Recessed; or Raised Panel. Windows are optional.

Brick: Custom Brick in Raleigh, a standard oversize brick. Will provide samples to staff for approval.

Front Door: DSA (Door Store of America) has a large selection of Wood veneer doors in a variety of styles and wood options. Budget is \$2500 and should cover most doors.

Man-door to garage: Steel, 6 panel, no windows

Amarr[®] Oak Summit[®]

Classic Steel Carriage House Garage Doors



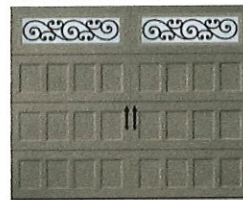
Long Bead Board design with Moonlite DecraTrim in True White with Blue Ridge handles and hinges

Self-expression shouldn't cost a fortune. With the Amarr Oak Summit collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with our most affordable carriage house door.

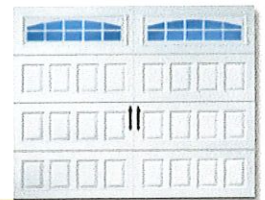


Bead Board design with Mission DecraGlass in Golden Oak

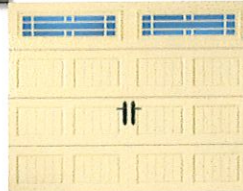
Recessed with
Trellis DecraGlass (RE76)



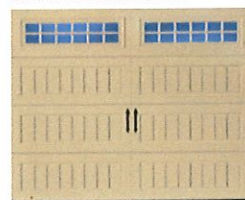
Raised with
Cascade DecraTrim (RS23)



Bead Board with
Prairie DecraTrim (BB21)



Long Bead Board with
Stockton DecraTrim (LPBB20)

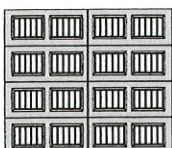


Recessed with
Arched Thames DecraTrim (RE31)

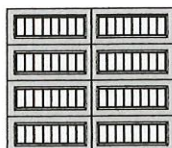


PANEL DESIGNS

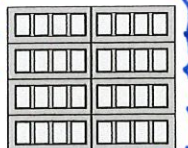
BB • BEAD BOARD



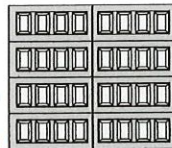
LPBB • LONG BEAD BOARD



RE • RECESSED



RS • RAISED



Amarr® Oak Summit®

Construction



OS1000 Single-Layer: Steel



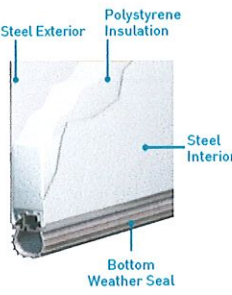
- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance

OS2000 Double-Layer: Steel + Insulation



- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation

OS3000 Triple-Layer: Steel + Insulation + Steel



- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

Specifications



	AMARR OAK SUMMIT OS1000	AMARR OAK SUMMIT OS2000	AMARR OAK SUMMIT OS3000
PANEL DESIGNS			
Carriage House	4 Designs	4 Designs	4 Designs
INSULATION¹		Polystyrene	Polystyrene
R-VALUE²		6.64	6.48
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.4cm)
STEEL THICKNESS	25 ga	25 ga	27/27 ga
WINDOW GLASS OPTIONS			
3/32" Single Strength	•	•	•
Insulated Glass	•	•	•
Obscure	•	•	•
WIND LOAD³ AVAILABLE	•	•	•
PAINT FINISH WARRANTY⁴	15 Years	25 Years	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	1 Year	2 Years	3 Years

¹ Insulation on Amarr brand doors has passed self-ignition, flamespread and smoke developed index fire testing.

² Calculated door section R-value is in accordance with DASMA TDS-143.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Colors

Amarr steel doors are pre-painted; for custom colors, exterior latex paint must be used. Visit amarr.com for instructions on painting. Actual paint colors may vary from samples shown.



Amarr Color Zone®
Over 500 factory-applied colors. Visit a Sherwin-Williams store to select the SnapDry™ paint color of your choice.



*Price upcharge applies.
†Color only available in Amarr Oak Summit OS3000.

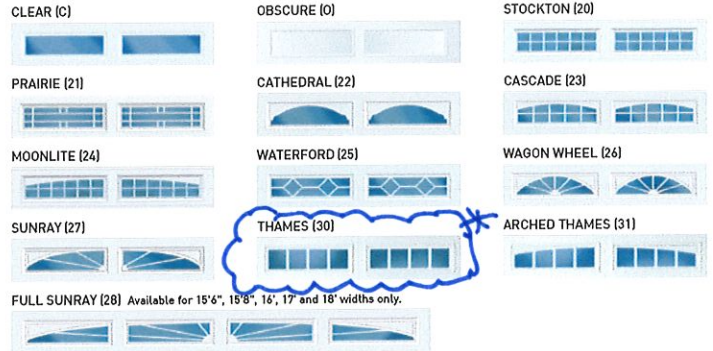
ENTRE/MATIC

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com



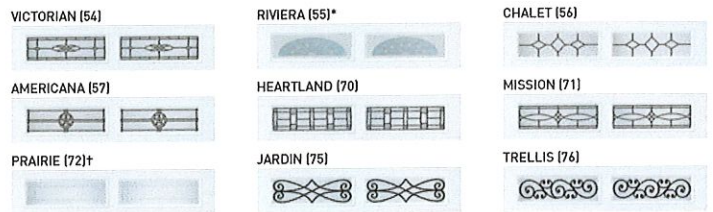
YOUR LOCAL AMARR DEALER:

DecraTrim Window Inserts



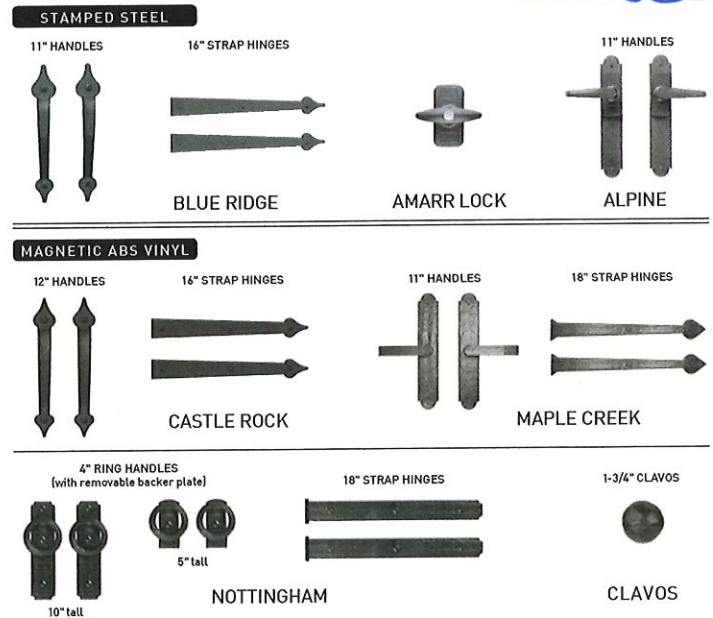
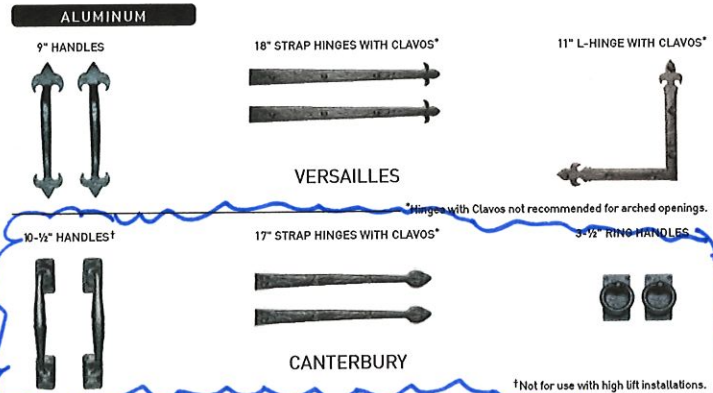
DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs.



* Clear glass with printed frost pattern.
† Obscure glass with v-groove.

Decorative Hardware



Door specifications and technical data subject to change without notice.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

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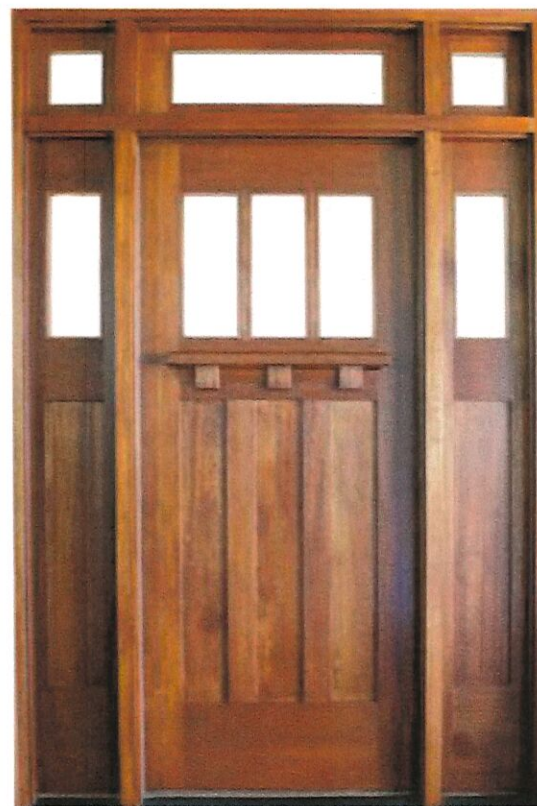
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MASTER CRAFTED DOORS

Breezeport Collection
Renaissance Collection
Manchester Collection
Milan Collection
Aberdeen Collection
Trinity Collection
Half Round Collection
Dutch Door Collection
Tuscany Collection
Briarcliff Collection
High Country Collection
Tiffany Collection
Wakefield Collection
Alexandria Collection
Builder Collection
Walnut Collection

Tuscany Collection



Tuscany 3LT

GLASS: Clear Beveled Low E

TIMBER: Mahogany

DOOR: 3'0" x 6'8", 8'0" x 1 3/4"

SIDELIGHTS: 12", 14"

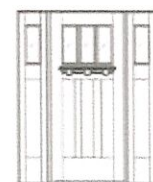
TRANSOM: 12", 14", 16"

LEAD TIME: 2-3 weeks

Note: Also available without drip cap.



E-01



E-03



E-08



Robb, Melissa

From: Ashley Morris <pellststudio@gmail.com>
Sent: Tuesday, September 04, 2018 4:04 PM
To: Robb, Melissa; Kinane, Collette
Subject: Fwd: Shed:
Attachments: Letter rachel Turner shed removal.pdf; Shed Pics.pdf; Shed 500 Washington.pdf

Shed info below and attached

Ashley

Sent from my iPhone

Begin forwarded message:

From: Greg Dyer <greg.dyer@exprealty.com>
Date: August 30, 2018 at 5:05:59 PM EDT
To: Ashley Morris <pellststudio@gmail.com>
Cc: Barney Baxter <barneybaxter@embarqmail.com>
Subject: Re: FW: Shed:

Attached are more pictures of the shed and letter from the neighbor. If you want JPEGs, let me know. I also met with Rachel Turner and she signed the attached letter on the agreement to remove the shed. She said her Husband bought it a home show as a kit 40 years ago and put it together themselves.

On Tue, Aug 28, 2018 at 3:20 PM Greg Dyer <greg.dyer@exprealty.com> wrote:



will handle that within the next few days :)

On Tue, Aug 28, 2018 at 3:17 PM Ashley Morris <pellststudio@gmail.com> wrote:

It might help to have interior photos just in case. Maybe have a letter from the neighbor saying its ok to take it down and when it was built? That will definitely make it a non issue I would think.

Ashley

On Tue, Aug 28, 2018 at 3:04 PM Barney Baxter <barneybaxter@embarqmail.com> wrote:

Ashley:

This looks like a weekend shed that was built in the 1990s, built with OSB and has rotten wood and is falling apart. It is the neighbors shed and said we can knock it down and remove.

Do you think we need detailed interior photos?

Thanks,

Barney

From: Greg Dyer <greg.dyer@exprealty.com>
Sent: Monday, August 27, 2018 6:56 PM
To: Barney Baxter <barneybaxter@embarqmail.com>
Subject: Re: Shed:



Hey Barney,

Here is a couple I had taken from before. Also saved them in PDF Form. If you think I need to get some of the insides I would be happy to go take some more.

It has OSB for roof sheathing and Masonite siding with a couple patches of Vinyl. I'd say it Has all the fine details of a shed built in the 1990's by two buddies on a weekend with a bucket of Beer. More likely Rachel Built it herself.

Greg Dyer
919-539-4986

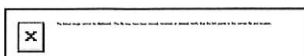
On Mon, Aug 27, 2018, 1:28 PM Barney Baxter <barneybaxter@embarqmail.com> wrote:

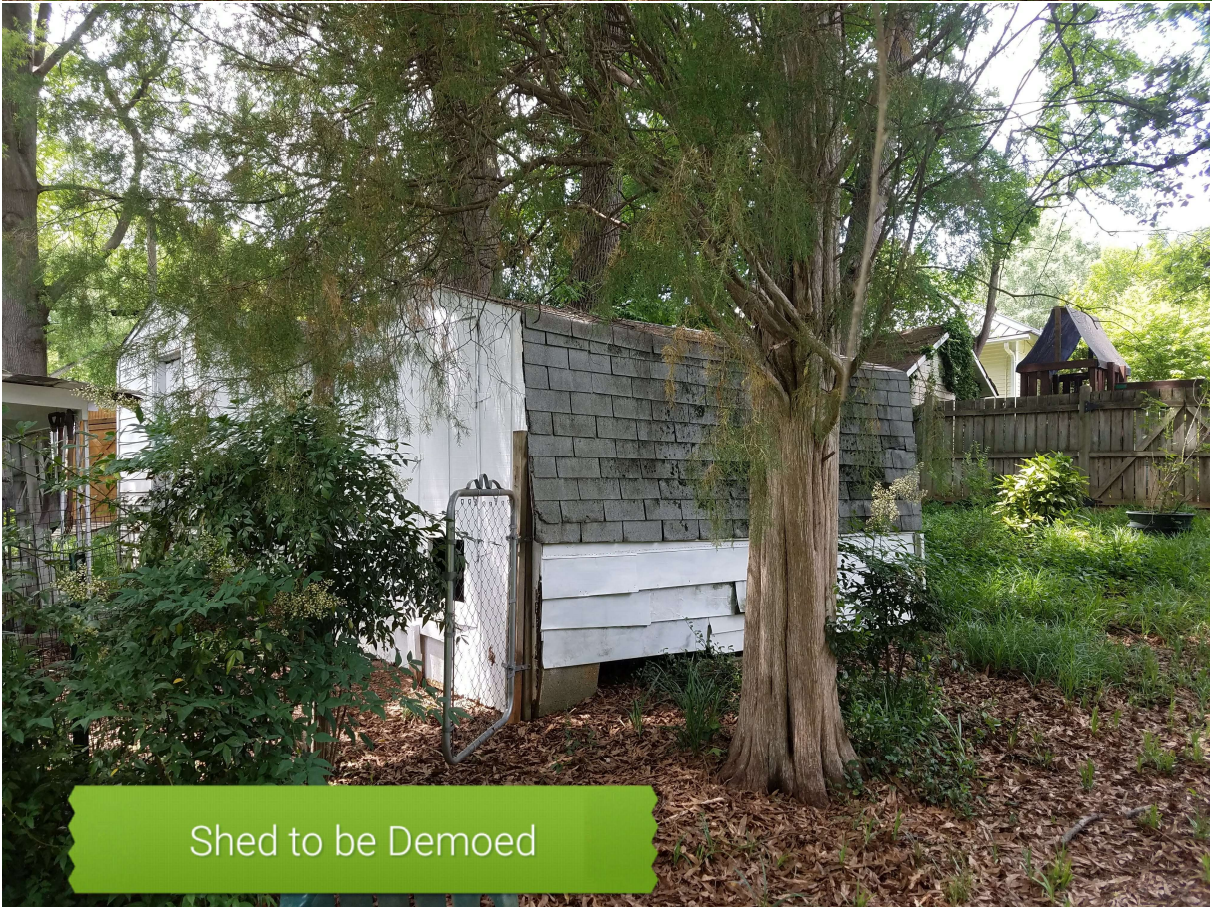
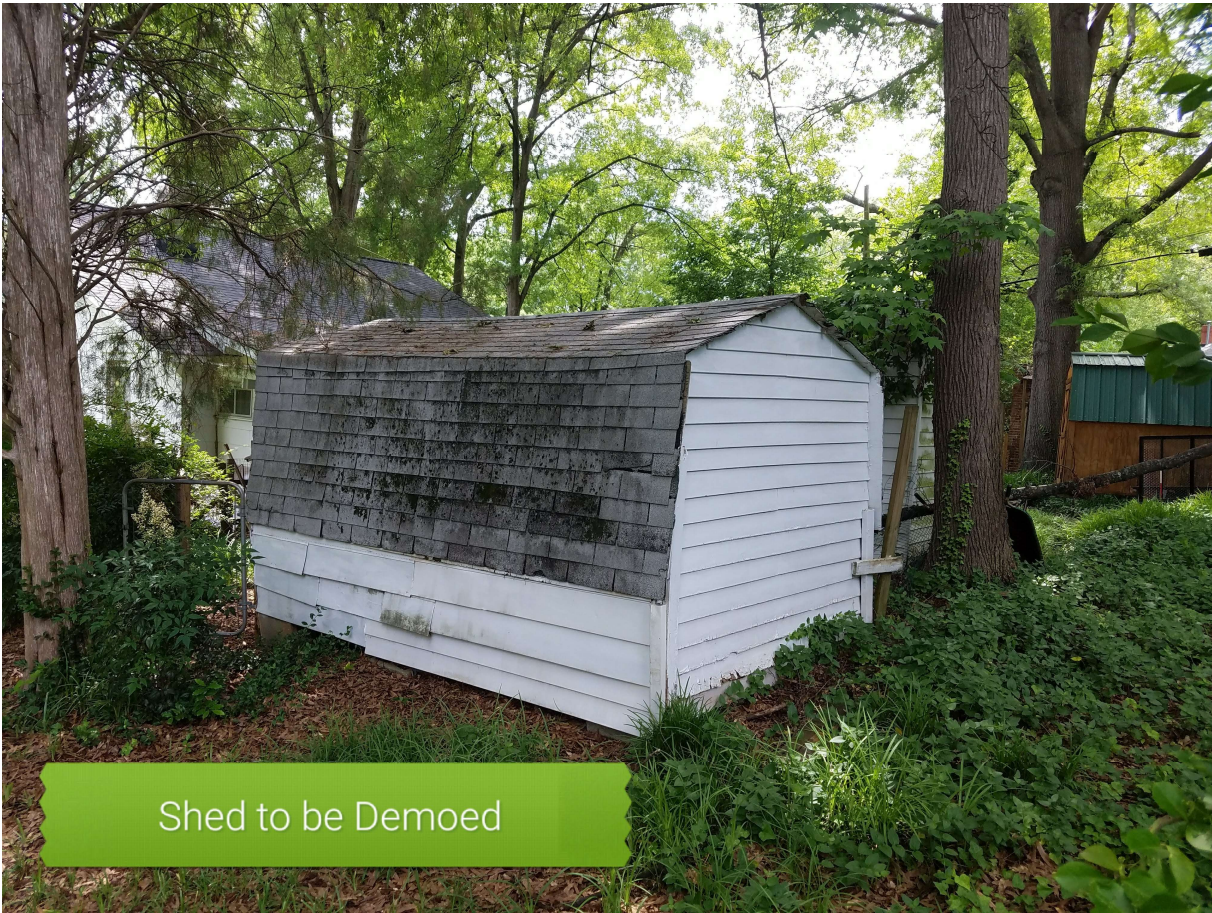
Do you have any pictures of the shed you can email me? I guess we need to print pictures and describe the shed as a newer cheap shed put on this lot by neighbor and she approves us tearing it down. And how old it is.... Maybe 20 years? Not historic.... Maybe shows rotten wood?

Thanks,

Barney

Ashley Henkel Morris
owner/registered architect
919.696.0970
<http://pellstreetstudio.com>





500 Washington street Shed Pictures Is sitting on Blocks Not a permanent Structure.





August 30, 2018

Rachel S. Turner

504 Washington Street

Raleigh, NC 27605

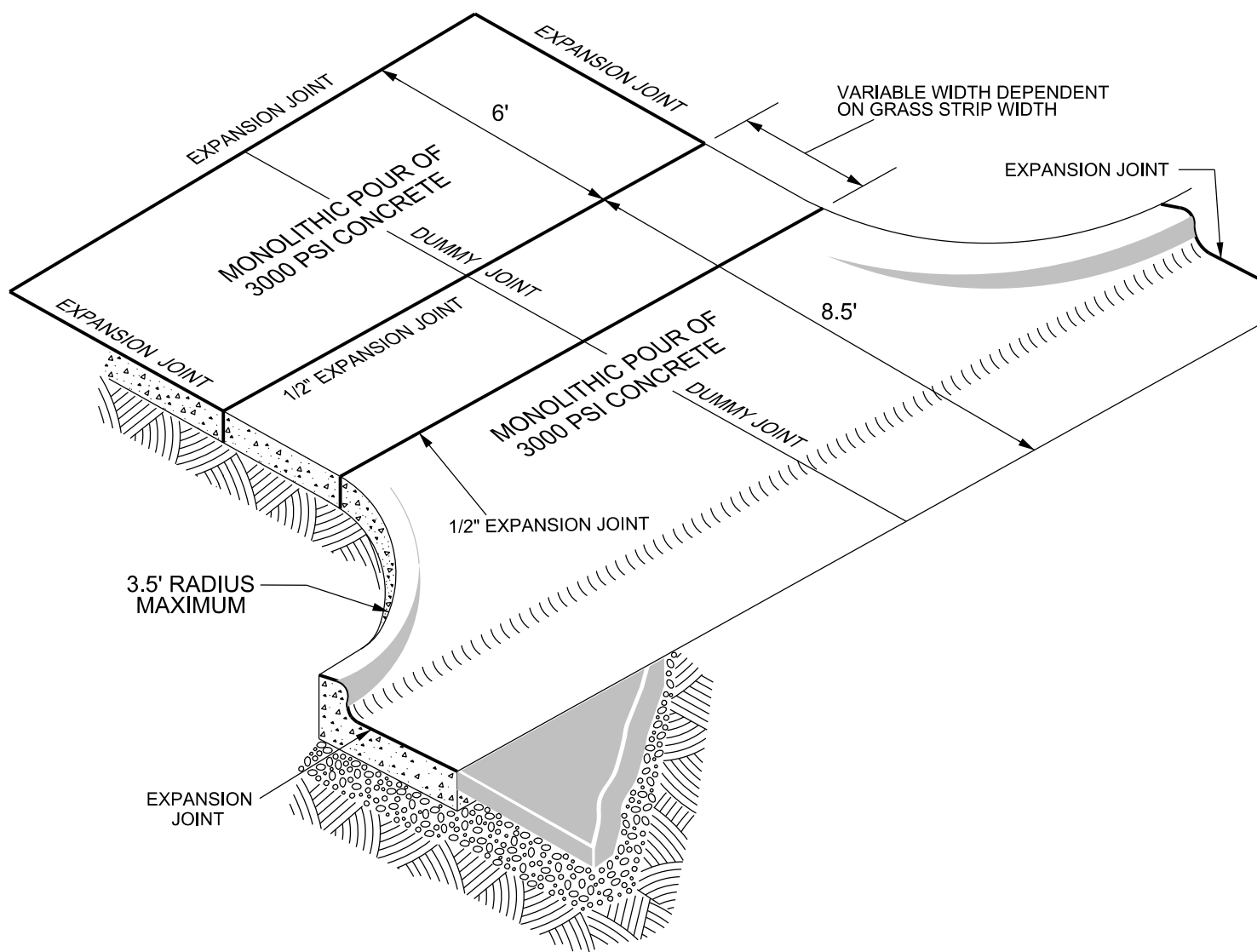
To Whom It May Concern

I, Rachel S. Turner, owner of property located at 504 Washington Street, Raleigh, NC, agree to allow the utility shed located on the property line between 504 Washington Street and 500 Washington Street be removed.

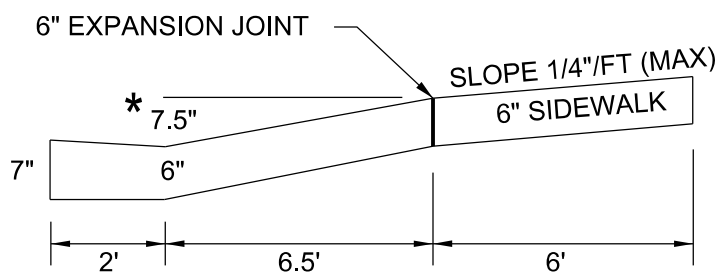
Sincerely,

Rachel S. Turner

Rachel S. Turner



SEE T-10.01.2 FOR ADDITIONAL NOTES

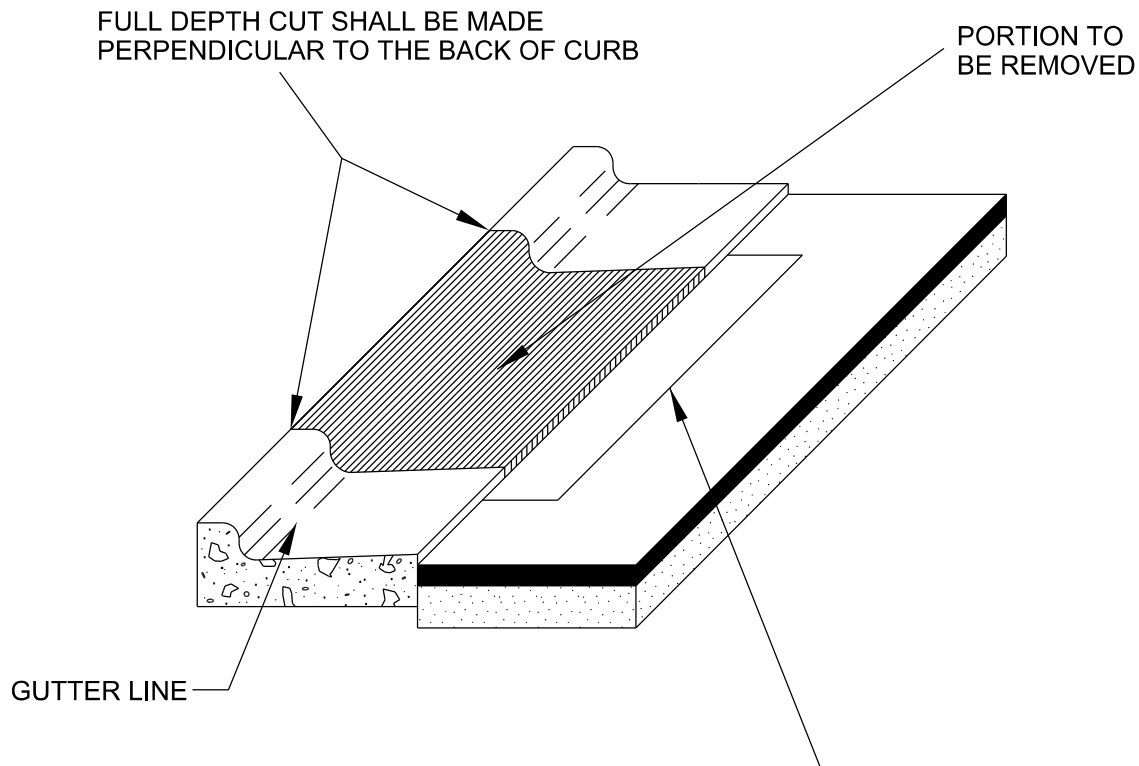


* USE 6.5" WHEN DRIVEWAY IS USED IN LIEU OF A WHEELCHAIR RAMP TO ACCOMMODATE 12:1 MAXIMUM SLOPE (ADA COMPLIANT), SUCH AS IN A CUL-DE SAC.

SHEET 1 OF 2

SHEET 1 OF 2

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 8/1/18	NOT TO SCALE
	DRIVEWAY AND SIDEWALK DETAIL	
	T-10.01.1	



IF THE FINAL LIFT OF ASPHALT HAS BEEN INSTALLED AND IS DAMAGED DURING CURB REMOVAL, A ONE FOOT WIDE SECTION OF ASPHALT SHOULD BE SAWCUT AND REMOVED FOR FORMS TO BE USED TO KEEP A STRAIGHT EDGE ON THE DRIVEWAY APRON. REINSTALL HOT MIX SURFACE ASPHALT PATCH S9.5B.

IF THE FINAL LIFT OF ASPHALT HAS NOT BEEN INSTALLED, THE ASPHALT IN FRONT OF THE APRON CAN REMAIN IN PLACE.

NOTES:

1. CURB AND GUTTER SECTION SHALL BE REMOVED IN ACCORDANCE WITH DRIVEWAY WIDTH APPROVED BY THE CITY.
2. IF PERPENDICULAR CUT IS LESS THAN 5' FROM NEXT JOINT, THEN THE PARALLEL CUT SHALL BE MADE TO THAT JOINT.
3. THIS METHOD IS NOT ALLOWED IN NEW ROADWAY CONSTRUCTION.

**CITY OF RALEIGH
STANDARD DETAIL**

REVISIONS	DATE: 8/1/18	NOT TO SCALE
	STANDARD METHOD OF REMOVING EXISTING CURB (FOR A DRIVEWAY APRON INSTALLATION)	

T-10.24