

City of Raleigh



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COA-0009-2020

906 W LENOIR ST

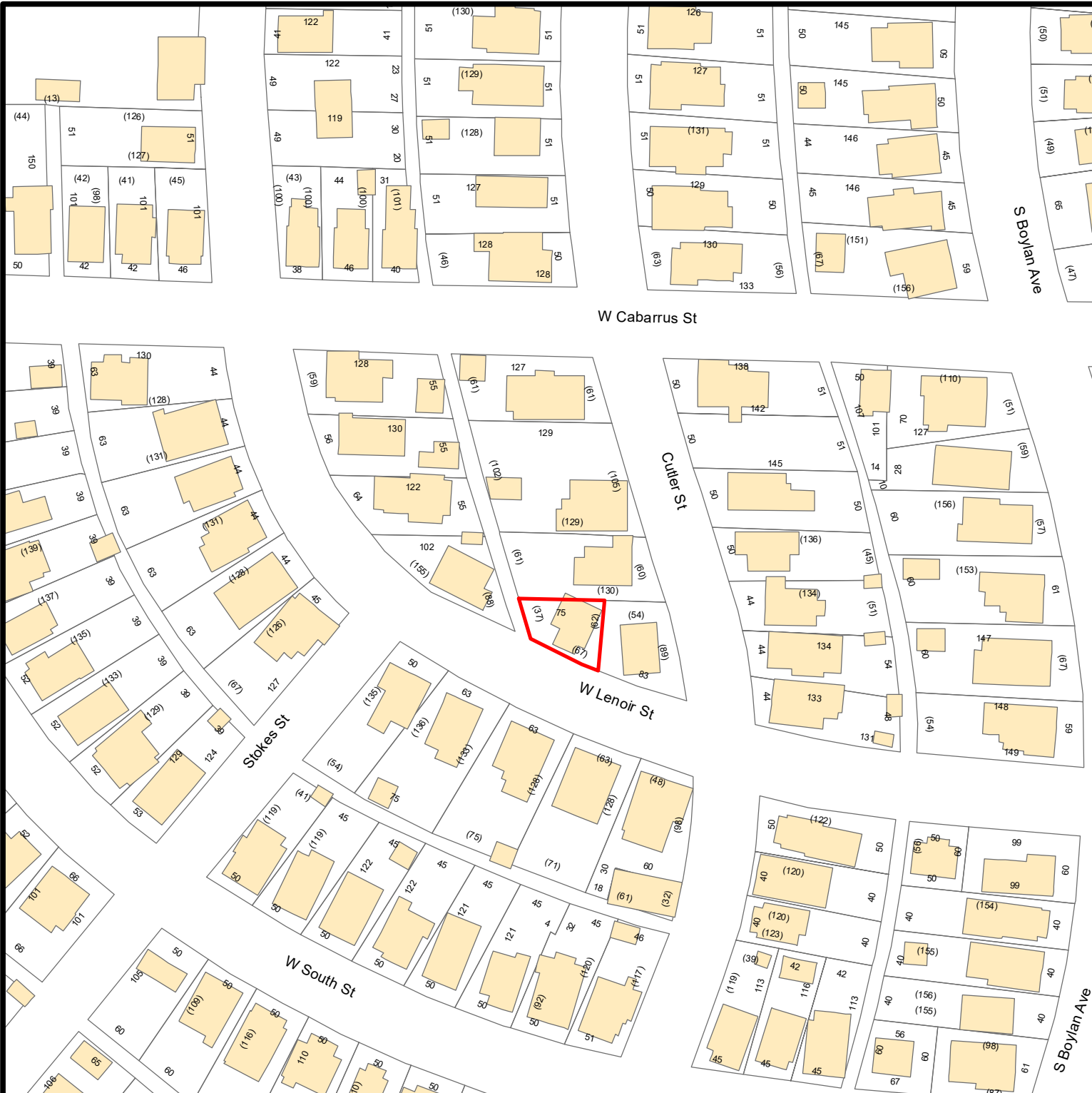
BOYLAN HEIGHTS (R-10)

0 35 70 140
Feet



Nature of Project:
Construct addition; alter fence;
construct deck

APPLICANT:
JEANNINE MCAULIFFE
PO BOX 10330



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0009-2020 906 W LENOIR STREET

Applicant: JEANNINE MCAULIFFE WITH REDESIGN.BUILD OF NC

Received: 1/15/20

Meeting Date(s):

Submission date + 90 days: 04/14/20

1) 2/27/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct accessory structure; alter fence; construct deck

Staff Notes:

- COAs mentioned are available for review.
- Unified Development Ordinance Section 5.4.2.H.3. states: The issuance of a Certificate of Appropriateness shall not be prohibited in situations where, owing to special conditions affecting the structure (such as topography, availability of materials, and lot size) but not affecting the -HOD-G ... generally, compliance with the historic development standards would cause an unusual and unnecessary hardship on the property owner beyond that which other property owners in the -HOD-G ... would meet.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Construct accessory structure
1.4	Fences and Walls	Alter fence
1.5	Decks	Construct deck
1.6	Garages and Accessory Structures	Construct accessory structure

STAFF REPORT

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

- A. The construction of an accessory structure and a deck and the alteration of a fence are not incongruous in concept according to *Guidelines* section 1.3.2, 1.3.7, 1.3.8, 1.3.9, 1.3.12, 1.4.1, 1.4.8, 1.4.10, 1.4.11, 1.6.6, 1.6.7, 1.6.8, 1.6.10, 1.6.11, 1.6.12, however, locating an accessory structure in the side yard **may be** incongruous according to *Guidelines* section 1.3.9, 1.6.6, 1.6.11; and the following suggested facts:

- 1* The proposed shed is sited along the alley. The proposed location is sited traditionally along the alley; however, due to the atypical siting of the house, the proposed location is in the side yard, set back approximately 6' from the line of the front wall of the house.
- 2* The proposed accessory structure is located about 12' from the west façade of the primary structure. This places the shed 3' from the rear property line.
- 3* The proposed shed is 12' x 17.5'. The accessory structure is connected to the primary structure by a wood deck. The proposed deck is an irregular rectangle, approximately the same dimensions as the proposed shed.
- 4* The proposed shed is a one-story frame structure with wood lap siding and two smooth fiber cement accent panels that wrap the northeast and southwest corners.
- 5* The roof form is a shed that mimics the pitch of a shed roof on the primary structure. Standing seam metal is proposed; specifications were not provided.
- 6* The shed is deferential in scale to the historic house.
- 7* The proposed windows are similar in size and appearance to windows on the primary structure and are to be aluminum clad. Specifications were provided, trim details were not.
- 8* The proposed doors facing the alley are paired solid wood doors. Paired wood doors are also proposed for the north east façade facing the house, one door is proposed to be half-lite, similar in appearance to the existing side door of the house. Specifications were provided.
- 9* Built **area** to open space analysis: The lot is 3,842 SF. The original built area is 1,150 SF; the new built area will be 1,561 SF. The proportion of built area to open space is currently 30% and will increase to 41%. The existing structure was originally the second dwelling unit located on a larger parcel with 510 Cutler Street. The original parcel was 8,732 SF with a built area of 2,643 SF, or 30%. The date of subdivision is unknown.
- 10* Built **mass** to open space analysis: The lot is 3,842 SF. The original built mass is 1,003 SF; the new built mass will be 1,213 SF. The proportion of built mass to open space is currently 26% and will increase to 32%. The historic structure was originally the second dwelling unit located on a larger parcel with 510 Cutler Street. The original parcel was 8,732 SF with a built mass of 2,624 SF, or 30%. The date of subdivision is unknown.
- 11* The shed will be painted to match the existing structure. Paint samples were not provided.
- 12* The application included 15 photographs and addresses of accessory structures located in the neighborhood. Location and size of the examples as well as other points are noted for each. The historic status or if a COA was obtained is not noted.

13* Precedent examples for several design features were noted on the elevation drawings.

14* The siting of the proposed shed and deck includes the relocation of a portion of the existing fence to the northwest. The proposed alteration is a traditional location for a fence.

15* There is a large tree immediately adjacent the shed. A tree protection plan was provided.

16* No specifications were provided as to exterior lighting, if any.

Staff recommends that the committee discuss the location of the shed. Should the committee choose to render a decision, staff suggests that the committee approve the application with the following conditions:

1. That tree protection plans be implemented and remain in place for the duration of construction.
2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the addition:
 - a. Window trim details;
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Paint color;
 - b. Manufacturer's specifications for exterior lighting, and location on building, if any.

Staff Contact: Collette Kinane: collette.kinane@raleighnc.gov

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:

Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: _____

Fee: _____

Amount paid: _____

Received date: _____

Received by:

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address

Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).

<p align="center">Minor Work Approval (office use only)</p> <p>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 _____.</p> <p>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.</p> <p>Signature (City of Raleigh) _____ Date _____</p>

1703361744
ASHBY, CLAIRE C
902 W LENOIR ST
RALEIGH NC 27603-2150

1703360589
LYNN, NANCY KIRK
932 CLOISTERS DR
FLORENCE SC 29505-3606

1703360623
JOLLY, MARK ROBERT POLK, KAREN W
909 W LENOIR ST
RALEIGH NC 27603-2149

1703361759
NOBLING, ROGER LEARON NOBLING,
ANNE ELKS-NOBLING
508 CUTLER ST
RALEIGH NC 27603-2136

1703361837
WAKE COUNTY
WAKE COUNTY ATTORNEY'S OFFICE
PO BOX 550
RALEIGH NC 27602-0550

1703269676
GLASGOW, NANCY L
919 W LENOIR ST
RALEIGH NC 27603-2149

1703362702
CARVER, EUGENE V CARVER, ANN G
510 CUTLER ST
RALEIGH NC 27603-2136

1703360749
KIRBY, LEE M JR KIRBY, JOYCE B
511 FLORENCE ST
RALEIGH NC 27603-2143

1703362505
JOHNSON, WYETH JOHNSON, BETH
903 W LENOIR ST
RALEIGH NC 27603-2149

1703360805
KEATING, JAMES F KEATING, RUTH ANN
2127 PEMBERTON DR
FORT WAYNE IN 46805-4627

1703361547
REVOCABLE LIVING TRUST OF FRANCIS J
SHEETS & KIMBE...
905 W LENOIR ST
RALEIGH NC 27603-2149



COA - major works application: 906 W Lenoir St

Design Guidelines Summary

section	page	topic	brief description of work
1.6.6	29	accessory structures: SITING	RHDC guideline: Locate and orient new garages and accessory buildings in locations compatible with the historic relationship of garages and accessory buildings to the main structure and the site in the district. The new accessory building is sited 3' off both the alley and the back property lines. This locates our structure within the range of the other accessory structures located down the same alley. The existing house is 3' off of the rear property line so we located our accessory building the same distance from that property line to match that historical siting. Due to the unusually small lot size and shape we cannot locate the accessory structure behind the house, but it is oriented to the alley as is typical of accessory structures in the district. We have provided examples of similarly sited accessory structures on lots that did not allow for them to be located behind the house but are set as far back as possible on the lot yet still visible from a main road.
1.6.7	29	accessory structures: MATERIALS	RHDC guideline: Select materials and finishes for proposed garages or accessory buildings that are compatible with the principal structure or other historic garages and accessory buildings in the district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen. The accessory structure will be clad with horizontal wood siding and smooth painted fiber cement panels. Roofing will be standing seam metal. Paint schedule will be provided.
1.6.8	29	accessory structures: WINDOWS + DOORS	RHDC guideline: Select materials and finishes for proposed garages or accessory buildings that are compatible with the principal structure or other historic garages and accessory buildings in the district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen. The new windows of the accessory structure are to be aluminum clad wood and similar in proportion to some found on the primary house. New doors will be wood with aluminum clad frames. All doors to be solid with the exception of one of the doors facing the house, which will have a half lite of glass similar to the side door on existing house which faces the accessory structure. See specs on windows and doors provided.
1.3.8	23	site features	It is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space. We are proposing to increase the built area (sf of built area / land sf) from 30% to 41%. We are proposing to increase the built mass of the property from 26% to 32% (see analysis provided for more detail on those calculations).

1.6.10	29	accessory structures: AVOID FALSE SENSE OF HISTORY	<i>RHDC guideline: It is not appropriate to introduce an accessory building similar in appearance, materials, and scale to historical accessory structures that creates a false historical appearance.</i> We have proposed an accessory building that is in keeping with the scale of other Boylan Heights garages and accessory structures, while using materials and details that are typical of the neighborhood but not copied in order to make it apparent what is historical and what is new. A number of accessory structures in the district have unique features, such as a painted mural, a different siding on the accessory structure vs the house on the same lot, and also different siding material on a single accessory structure. We have provided examples of such accessory structures in the district.
1.6.11	29	accessory structures: AVOIDING IMPACT TO MATURE TREES	<i>RHDC guideline: It is not appropriate to introduce a new accessory building if doing so will...require removal of a significant building element or site feature, such as a mature tree.</i> The location of the accessory structure is very close to the alley, as are many of the garages and accessory structures in the district (see precedents provided), and pushed as close to the rear lot line as the existing house. Both these moves locate the structure as far away from the existing mature oak trees as possible to minimize impacting those trees. The construction of the new accessory building and deck will involve hand digging for piers to minimize disturbance to tree roots. Any roots 1" in diameter or larger will be cleanly severed where needed.
2.5	47	roofs	New roof form of accessory structure is a shed roof, with the same roof pitch as exists on the small shed roof found on the primary structure West side. The low side of the new shed roof also matches the height of the low side of the existing shed roof on house. The low side of the new roofline is facing Lenoir Street while the high side faces the neighbor. This was done to minimize the appearance of the accessory building from the street and to allow the primary structure (house) to be visually dominant. The new roof will also have exposed rafter tails which is a detail found on the existing front porch.
3.1	64	decks	New deck and stairs to be pressure treated wood.
1.4	24	fences	Minimal reworking of existing fence and gate along alley only as needed to accommodate new accessory building.



RE DESIGN BUILD



906 W LENOIR ST.
PHOTO OF SOUTH
FACADE



RE DESIGN BUILD

906 W LENOIR ST.
PHOTO OF WEST
FACADE



COA - Major Works Application: 906 W Lenoir St

BUILT AREA TO OPEN SPACE ANALYSIS

	property	built area SF	land SF	built area %
1	ORIGINAL*: 906 W Lenoir St + 510 Cutler St properties	1150 (906 W Lenoir) + 1493 (510 Cutler) = 2643	3842 (906 W Lenoir) + 4890 (510 Cutler) = 8732	30%
2	EXISTING: 906 W Lenoir St	1150	3842	30%
3	PROPOSED: 906 W Lenoir St	1150 + 210 (accessory structure) + 221 (new deck) = 1561	3842	41%
note : original and existing property built AREA SF comprised of 1003 SF (house and front porch) + 80 SF (front steps) = 1150 SF				

BUILT MASS TO OPEN SPACE ANALYSIS

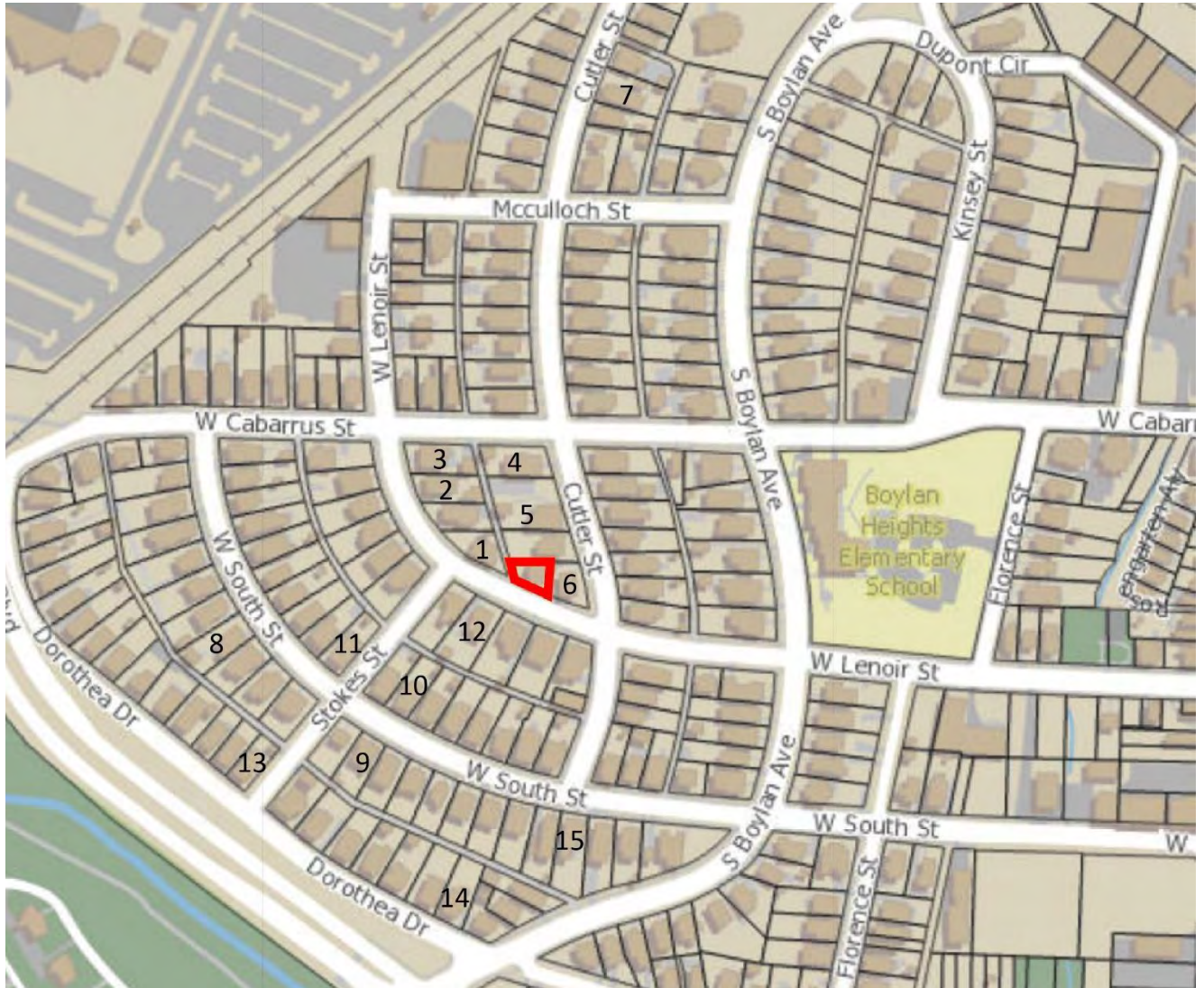
	property	built area SF	land SF	built area %
1	ORIGINAL*: 906 W Lenoir St + 510 Cutler St properties	1003 (906 W Lenoir) + 1621 (510 Cutler) = 2624	3842 (906 W Lenoir) + 4890 (510 Cutler) = 8732	30%
2	EXISTING: 906 W Lenoir St	1003	3842	26%
3	PROPOSED: 906 W Lenoir St	1003 + 210 (accessory structure) = 1213	3842	32%
note : original and existing property built MASS SF comprised of 1003 SF (house and front porch)				

*note about original lot SF : calculations for original property are based on 1924 Sanborn Map, which shows the property as we know it today was actually part of a larger lot that appeared to have two detached houses on it: one oriented to Cutler St. and the property being referenced in our application, which is oriented to Lenoir St.



906 W. Lenoir St.

Accessory Structure Precedent Study



1) 920 W Lenoir St.

Significance: 1.6.6, 1.6.7

- Atypical door locations,
- Painted siding on house, unpainted on accessory structure
- House has combination of cedar shake and board and batten
- Located close to alley



2)1006 W Lenoir St.

Significance: 1.6.6, 1.6.7

- Located on same alley as 906 W Lenoir and accessory structure is much larger in area and height.
- Accessory structure siding differs from house in material and spacing. Combination of fiberboard siding and CMU.
- Located close to alley.



3)1010 W Lenoir St.

Significance: 1.6.6, 1.6.7

- Located on same alley as 906 W Lenoir and accessory structure is much larger in area and height.
- Combination of fiberboard siding and CMU. Located close to alley.



4) 502 Cutler St.

Significance: 1.6.6

- Located on same alley as 906 W Lenoir and accessory structure is much larger in area.
- Accessory structure is highly visible from street.



5) 506 Cutler St.

Significance: 1.6.6, 1.6.10

- Located on same alley as 906 W Lenoir and accessory structure is much larger in area and height.
- Accessory structure is visible from street, is irregular in shape, and siding is painted a different color than house.
- Located close to alley.



6)510 Cutler St.

Significance: 1.6.6

-Accessory structure is visible from street.



7)315 Cutler St.

Significance: 2.5

- Accessory structure has shed roof.
- Acc. structure window facing alley is placed close to corner (atypical).



8)1007 W South St.

Significance: 2.5

- Accessory structure has shed roof.
- Acc. structure siding is plywood and house is lap siding.



9)919 W South St. (COA approved in 2008)

Significance: 2.5, 1.6.7, 1.6.10

- Accessory structure has shed roof.
- Acc. structure siding is combination of plywood and tongue and groove siding. Alley façade has painted mural on exterior plywood panels, which are placed in an atypical manner.



10) 914 W South St.

Significance: 1.6.6, 1.6.7

- Accessory structure has vertical siding and house has horizontal lap.
- Located close to alley.



11)1002 W South St.

Significance: 2.5

-Accessory structure has standing seam metal roof.



12) 909 W. Lenoir St.

Significance: 1.6.6, 1.6.7

- Accessory structure can be seen from front.
- 2nd story house windows are located close to corners.
- House has combination of horizontal lap siding and cedar shake.



13) 1000 Dorothea St.

Significance: 1.6.6

- Accessory structure can be seen from front and side street.



14) 904 Dorothea St.

Significance: 1.6.10

-Corner condition of house is atypical in design.

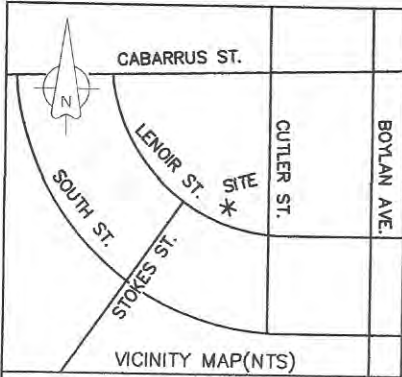


15)811 W. South St.

Significance: 1.6.7, 2.5

-Acc. Structure has polycarbonate panels as siding material and metal roof, both different than house.





REFERENCES:
DB 9177, PG 761
BM 1885, PG 114
DB 11328, PG 570
BM 6416, PG 180
OTHERS AS NOTED

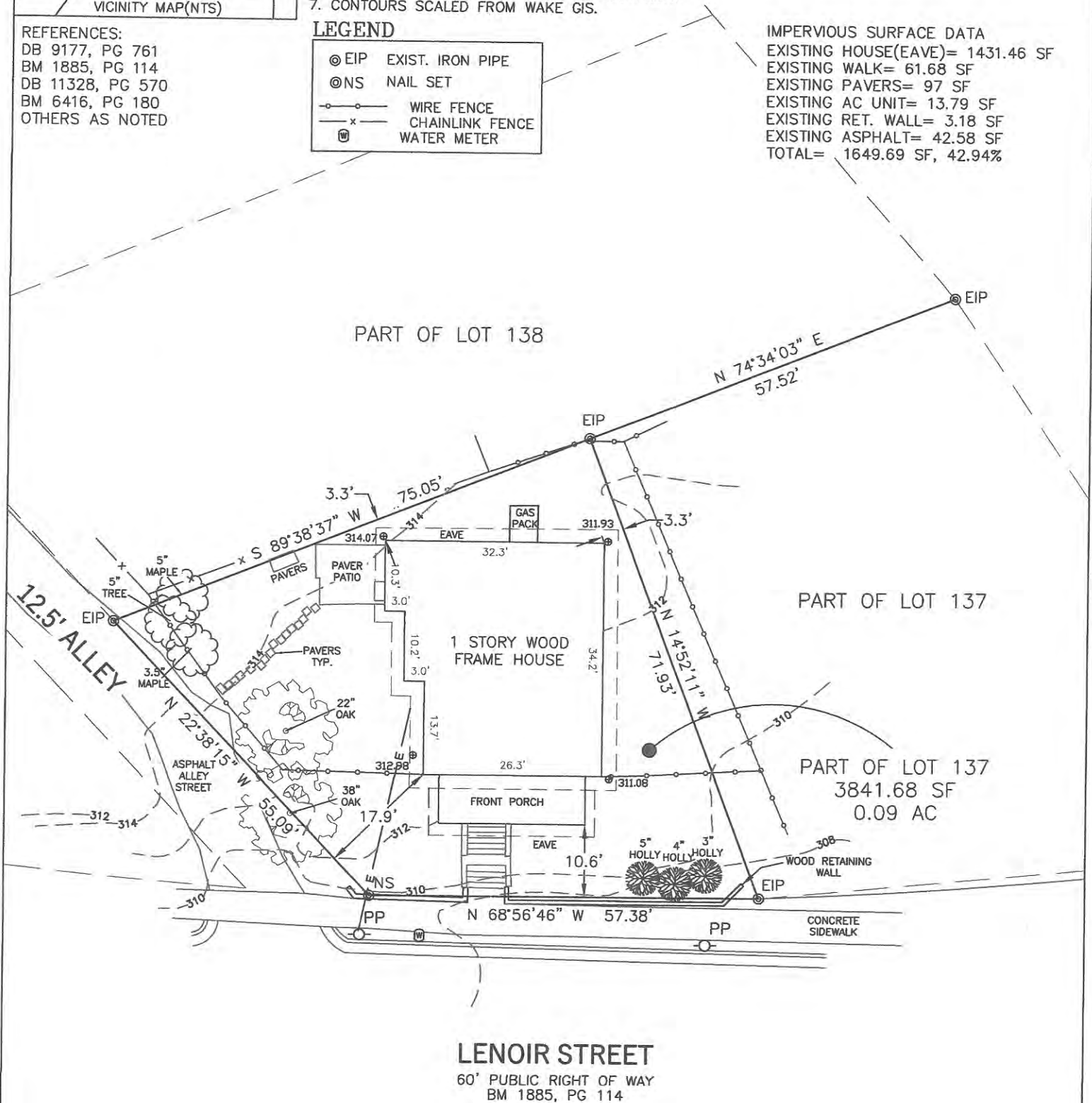
PROPERTY OF:
CLAIRE C. ASHBY
PART OF LOT 137 BOYLAN HEIGHTS SUBDIVISION
PIN:1703.10-36-1744

- NOTE:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
 3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
 4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
 5. AREA BY COORDINATE METHOD.
 6. HOUSE DIMENSIONS ARE BASED ON FOOTPRINT.
 7. CONTOURS SCALED FROM WAKE GIS.

LEGEND

- ⊙ EIP EXIST. IRON PIPE
- ⊙ NS NAIL SET
- WIRE FENCE
- CHAINLINK FENCE
- ⊕ WATER METER

IMPERVIOUS SURFACE DATA
EXISTING HOUSE(EAVE)= 1431.46 SF
EXISTING WALK= 61.68 SF
EXISTING PAVERS= 97 SF
EXISTING AC UNIT= 13.79 SF
EXISTING RET. WALL= 3.18 SF
EXISTING ASPHALT= 42.58 SF
TOTAL= 1649.69 SF, 42.94%



SITE LOCATION: 902 WEST LENOIR STREET
RALEIGH, NC 27603

TOWNSHIP: RALEIGH

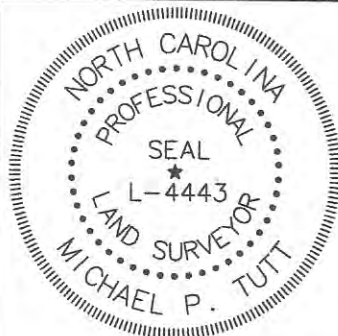
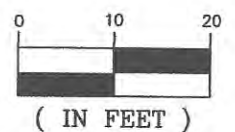
ZONE: R-10

SCALE: 1"= 20'

DATE OF SURVEY:
10-18-19

JOB# : 19_201

COUNTY: WAKE



I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
AND FROM REFERENCES NOTED; THAT THE RATIO OF
PRECISION BEFORE ADJUSTMENTS WAS 1:20,250 WITNESS MY
ORIGINAL SIGNATURE, 28TH OF OCTOBER, 2019.

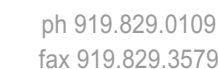
Michael P. Tutt
MICHAEL P. TUTT, PLS L-4443



ANGLE RIGHT
LAND SURVEYING, PLLC
SURVEYING THE PAST AND THE FUTURE TODAY
919-810-4324

NC LIC. # P-0446

1301 WAKE FOREST RD., SUITE 204
RALEIGH, NC 27604



Not FOR
CONSTRUCTION
Unless Signed

Approved:

☐ Final Design

☐ Permits

☐ Foundation

□ Framing

☐ Roofing☐ Electrical Plan

- Plumbing Fixtures

☐ Doors

☐ Windows

- ☐ Electrical Fixtures

☐ Cabinets

Countertops

Appliances

Printed
2/5/2020

Ashby Residence

906 W Lenoir St
Raleigh, NC 27603

SITE PLAN

A01-02





RE design.build
po box 10330
raleigh nc 27605

ph 919.829.0109
fax 919.829.3579

Not FOR
CONSTRUCTION
Unless Signed

- Approved:
- ☐ Final Design
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 - ☐ Framing
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Printed
2/5/2020

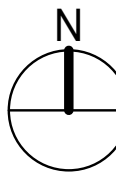
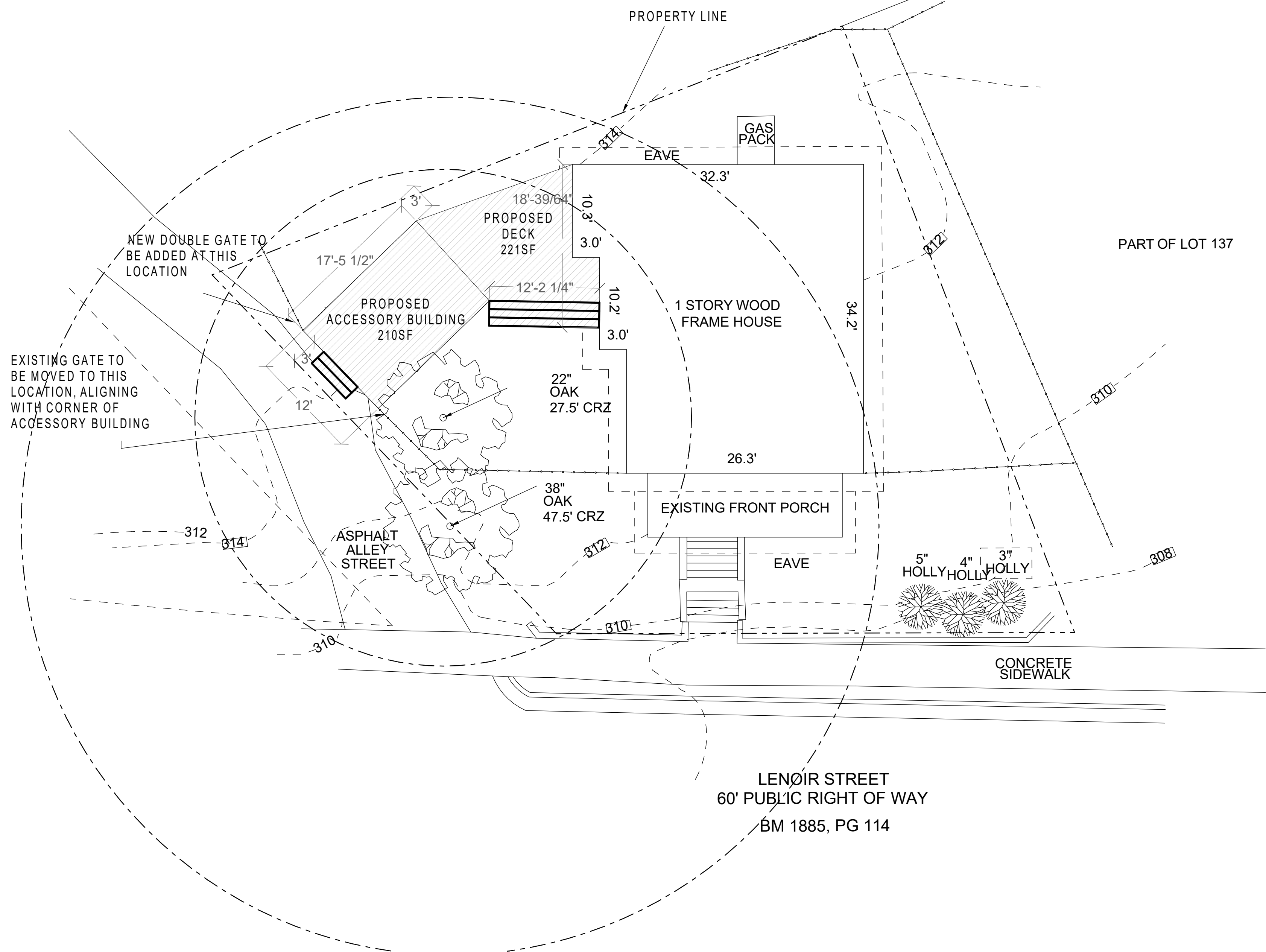
Ashby
Residence

906 W Lenoir St
Raleigh, NC 27603

SITE PLAN

A01-03

PART OF LOT 138



1
A01-03

SITE PLAN AND PROPOSED ADDITIONS

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



RE design.build
po box 10330
raleigh nc 27605

ph 919.829.0109
fax 919.829.3579

Not FOR
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Approved:
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☐ Plumbing
Fixtures

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☐ Windows

☐ Electrical
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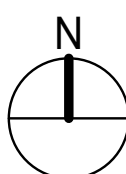
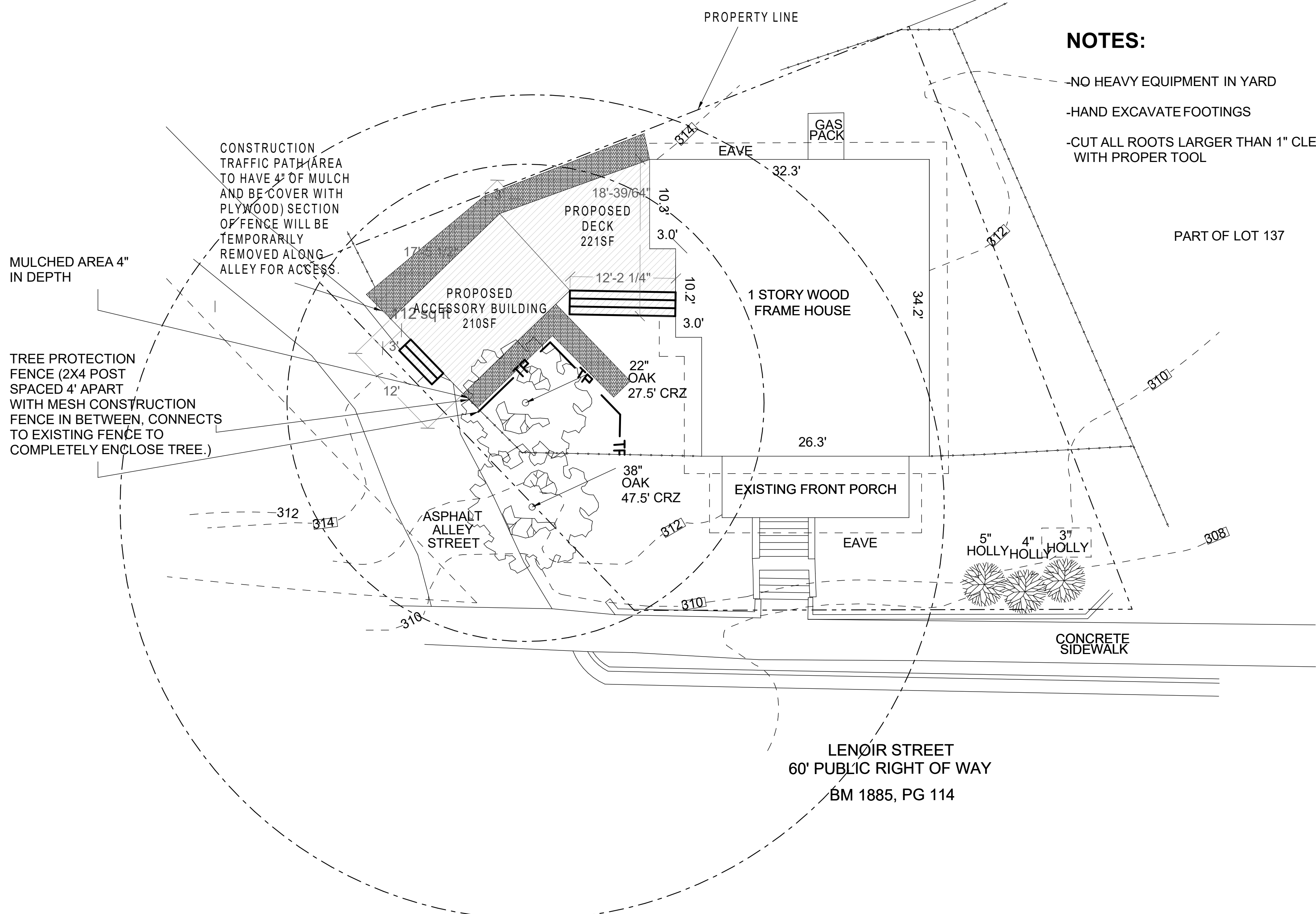
SITE PLAN

A01-04

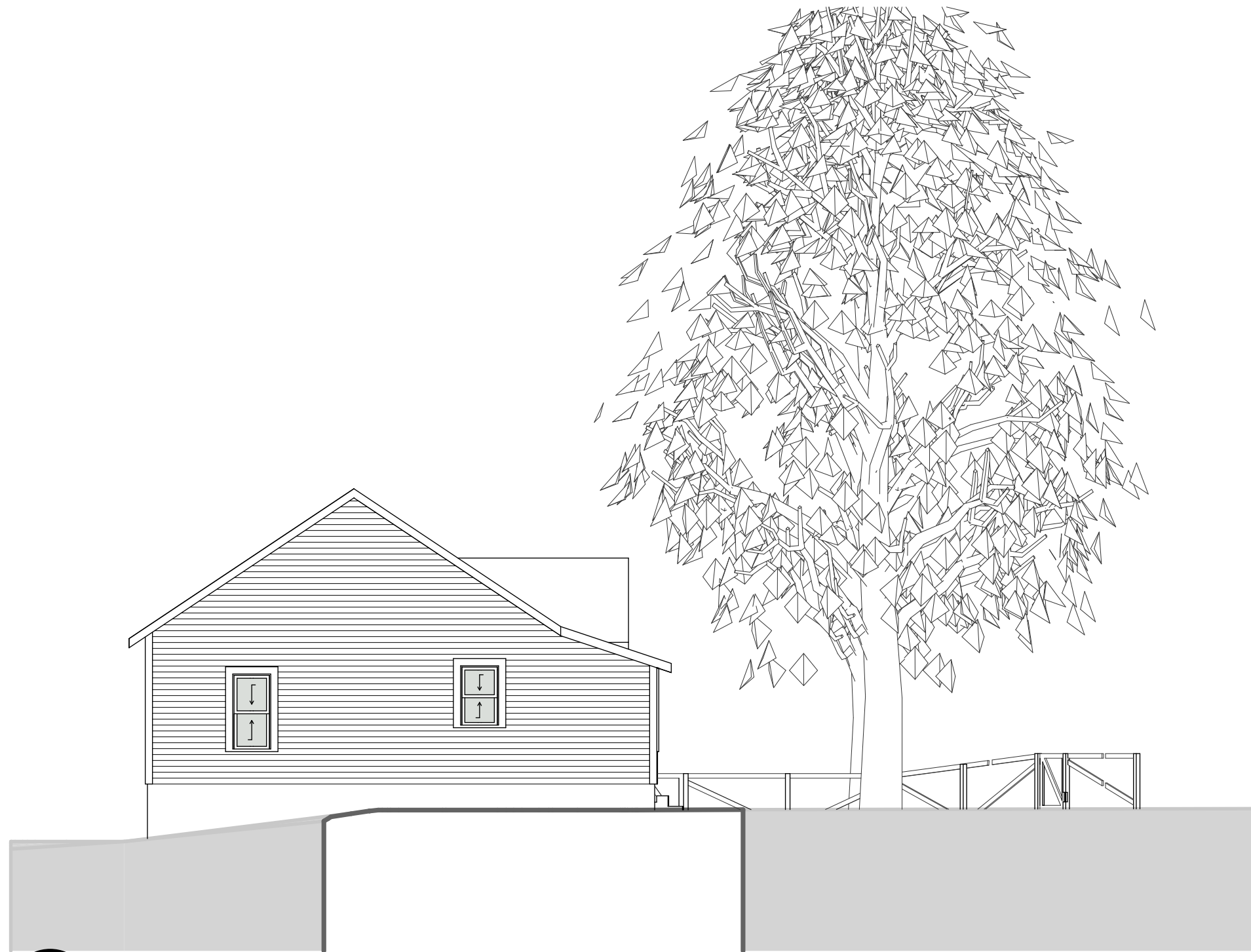
PART OF LOT 138

NOTES:

- NO HEAVY EQUIPMENT IN YARD
- HAND EXCAVATE FOOTINGS
- CUT ALL ROOTS LARGER THAN 1" CLEANLY WITH PROPER TOOL



1 TREE PROTECTION PLAN
A01-04 SCALE: 1/8" = 1'-0"



1 NORTH EXISTING
A20-02 SCALE: 1/8" = 1'-0"



1 NORTH PROPOSED
A20-02 SCALE: 1/8" = 1'-0"



2 SOUTH EXISTING - VIEW FROM W LENOIR ST
A20-02 SCALE: 1/8" = 1'-0"



2 SOUTH PROPOSED - VIEW FROM W LENOIR ST
A20-02 SCALE: 1/8" = 1'-0"



RE design.build
po box 10330
raleigh nc 27605

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☐ Roofing

☐ Electrical Plan

☐ Plumbing
Fixtures

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☐ Windows

☐ Electrical
Fixtures

☐ Cabinets

☐ Countertops

☐ Appliances

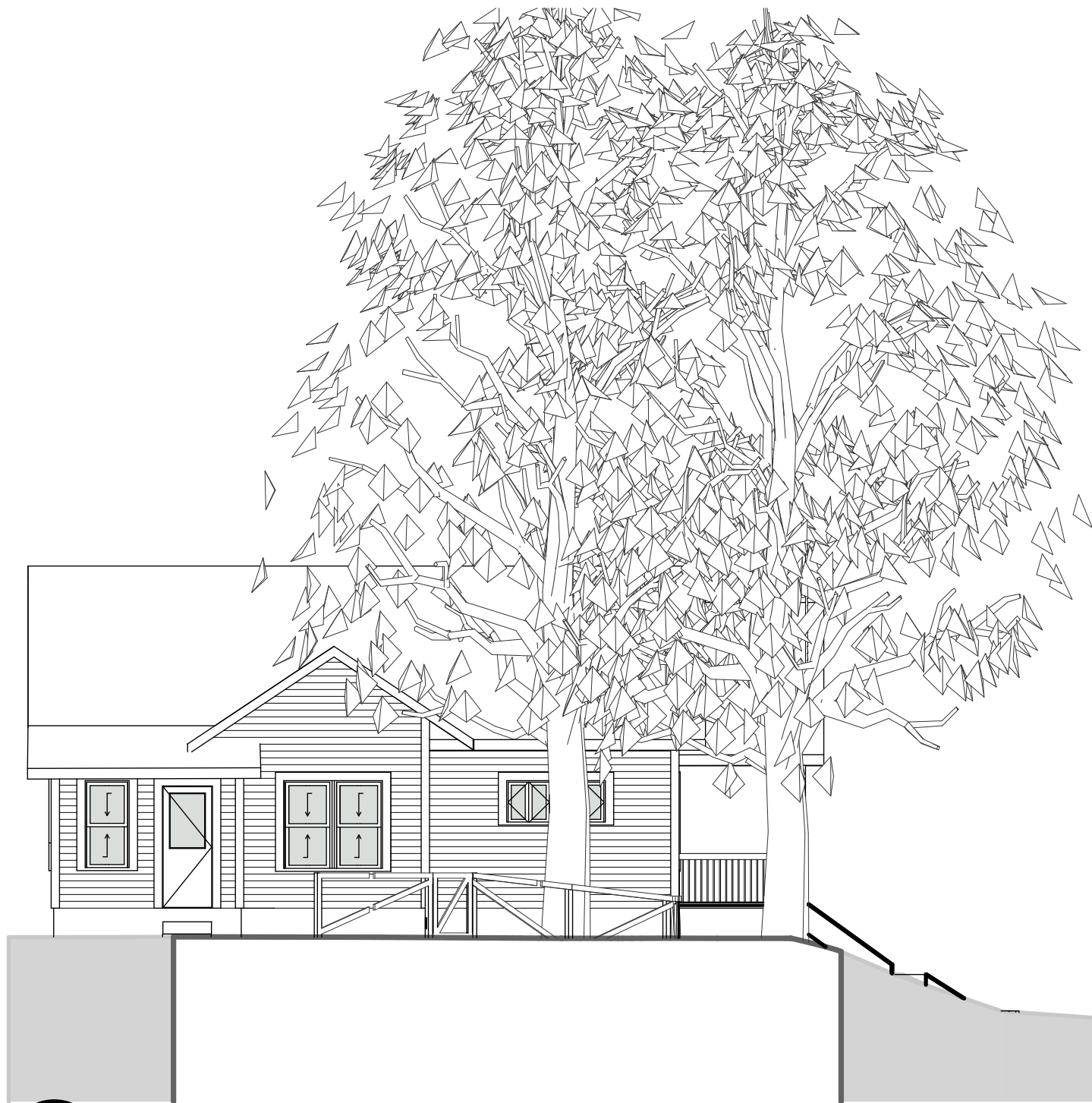
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2/5/2020

Asby
Residence

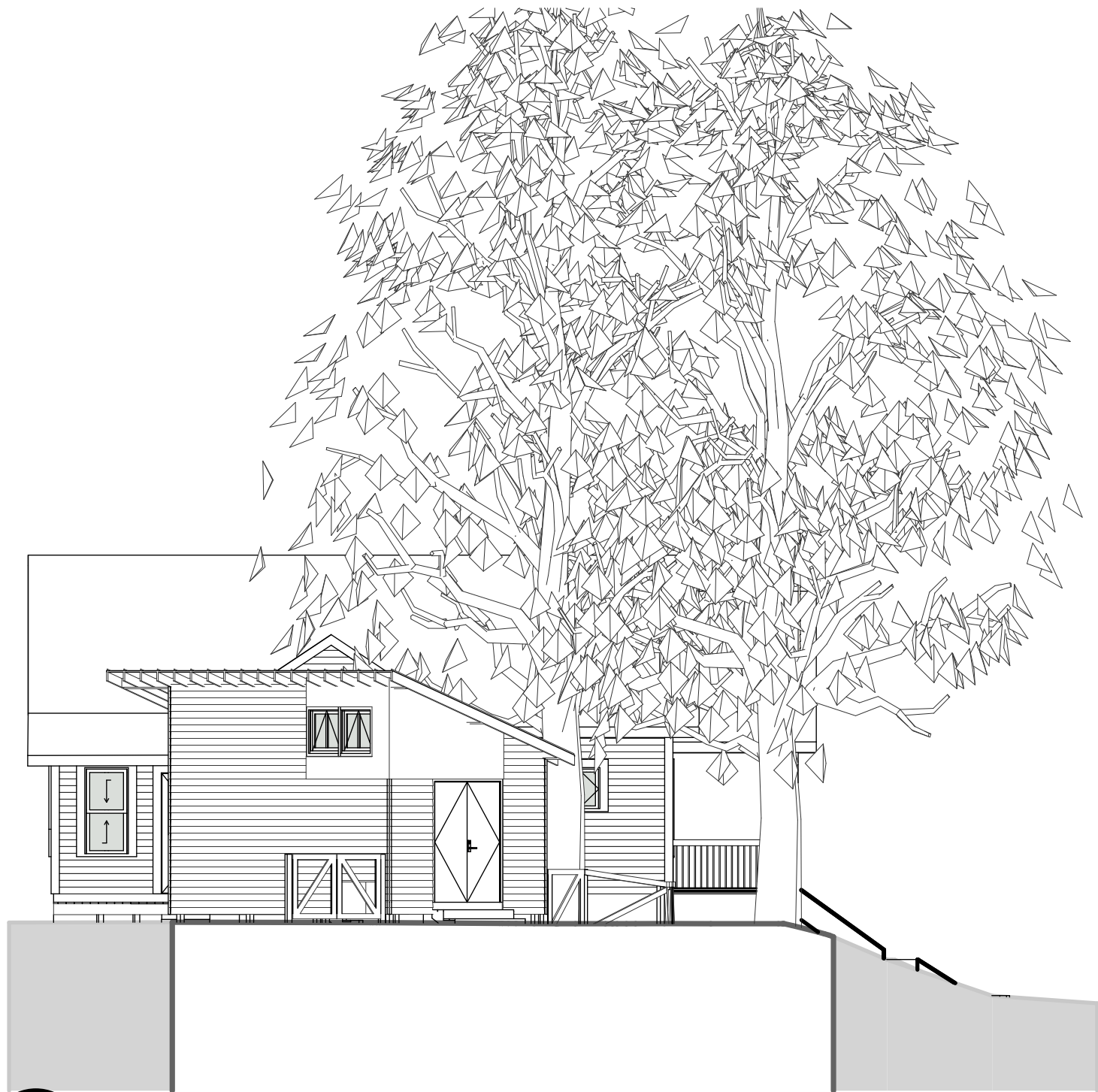
906 W Lenoir St
Raleigh, NC 27603

EXTERIOR
ELEVATIONS

A20-02



3 WEST EXISTING - VIEW FROM ALLEY
A20-03 SCALE: 1/8" = 1'-0"



3 WEST PROPOSED - VIEW FROM ALLEY
A20-03 SCALE: 1/8" = 1'-0"



REdesign.build
po box 10330
raleigh nc 27605

ph 919.829.0109
fax 919.829.3579

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906 W Lenoir St
Raleigh, NC 27603

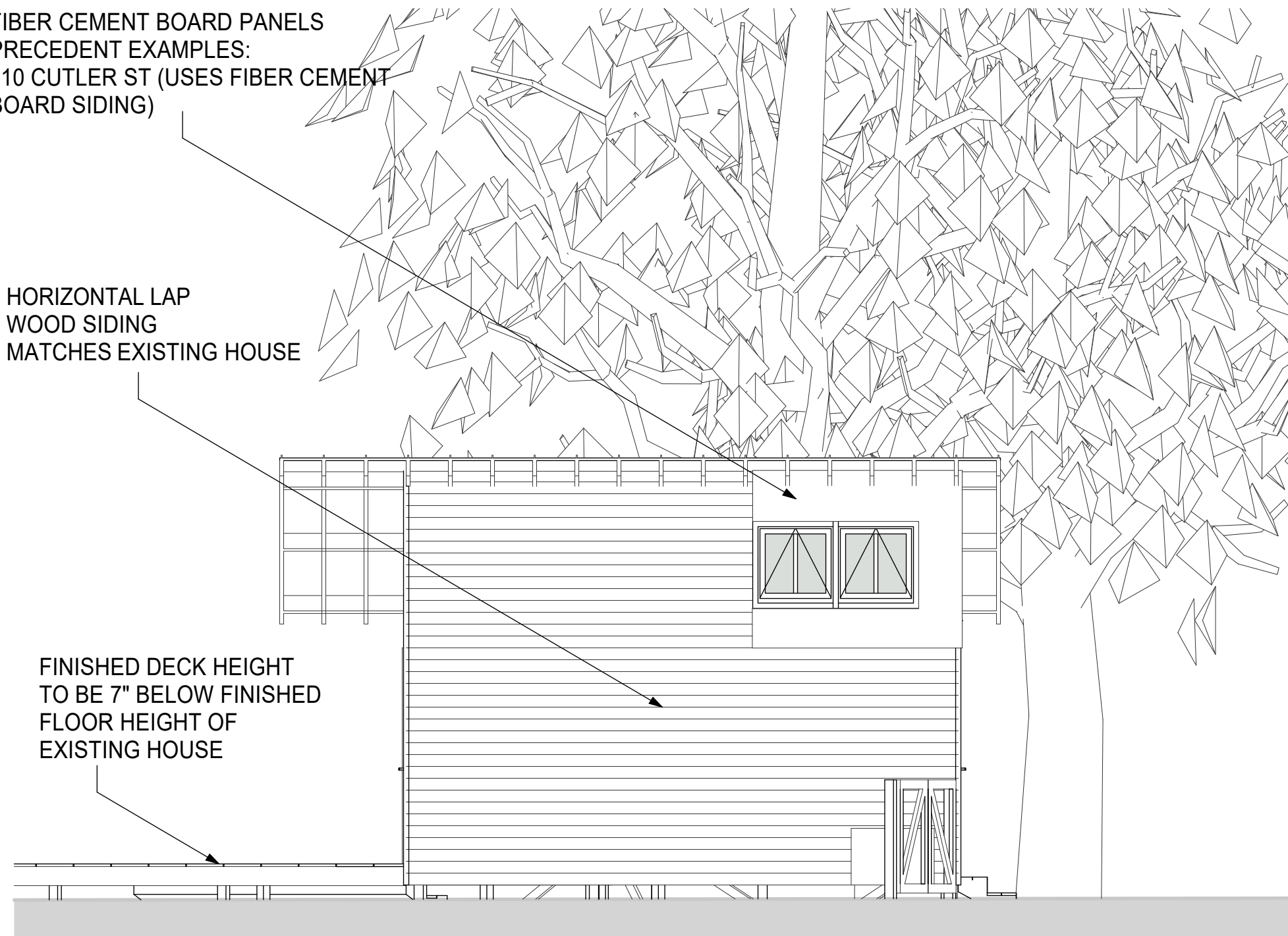
EXTERIOR
ELEVATIONS

A20-03

FIBER CEMENT BOARD PANELS
PRECEDENT EXAMPLES:
510 CUTLER ST (USES FIBER CEMENT
BOARD SIDING)

HORIZONTAL LAP
WOOD SIDING
MATCHES EXISTING HOUSE

FINISHED DECK HEIGHT
TO BE 7" BELOW FINISHED
FLOOR HEIGHT OF
EXISTING HOUSE



1 NORTH PROPOSED ACCESSORY STRUCTURE

A20-01 SCALE: 1/4" = 1'-0"

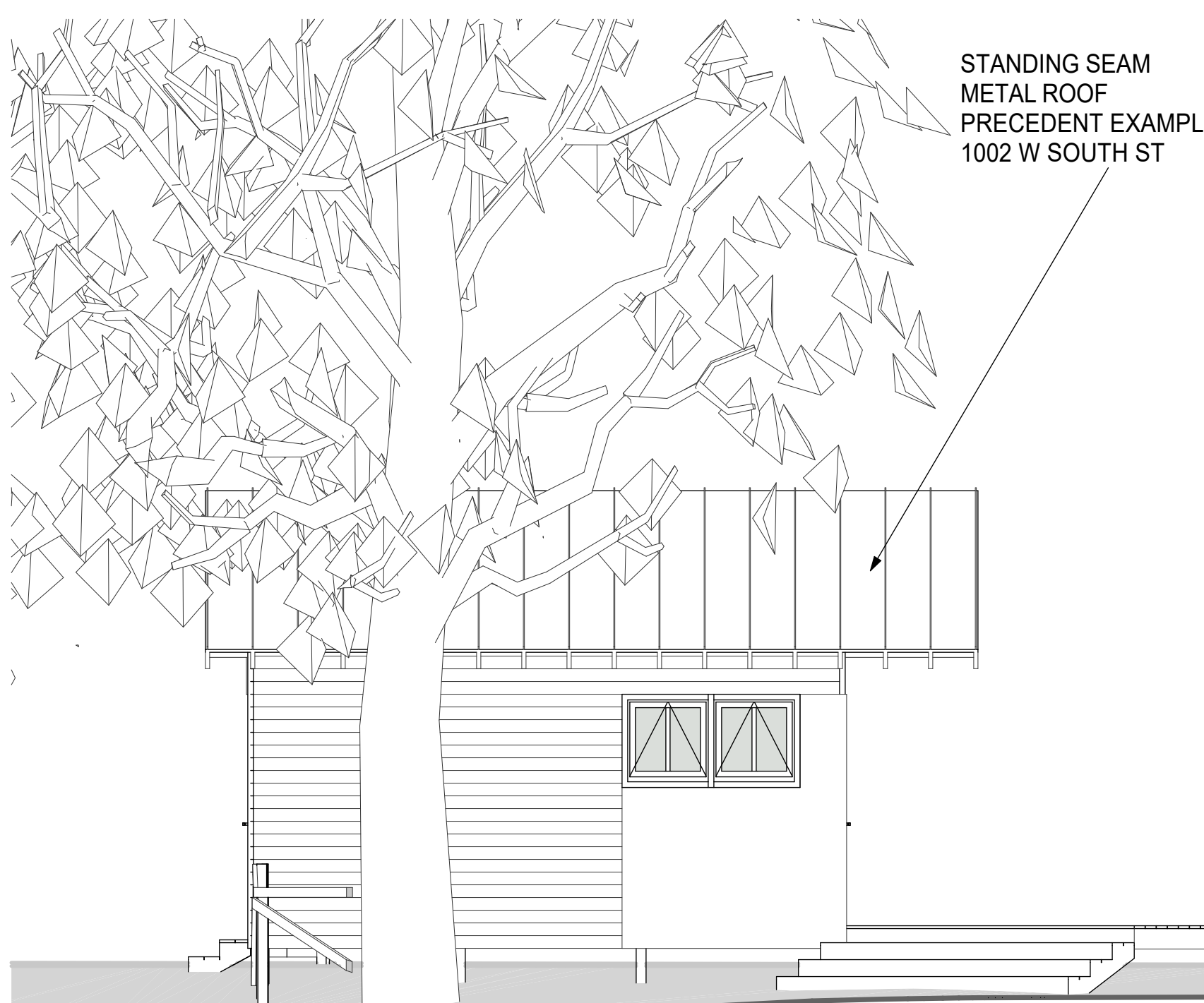


SHED ROOF
PRECEDENT EXAMPLES:
919 W SOUTH ST
1007 W SOUTH ST

3 EAST PROPOSED ACCESSORY STRUCTURE

A20-01 SCALE: 1/4" = 1'-0"

STANDING SEAM
METAL ROOF
PRECEDENT EXAMPLES:
1002 W SOUTH ST



2 SOUTH PROPOSED ACCESSORY STRUCTURE

A20-01 SCALE: 1/4" = 1'-0"



4 WEST PROPOSED ACCESSORY STRUCTURE

A20-01 SCALE: 1/4" = 1'-0"



REdesign.build
po box 10330
raleigh nc 27605

ph 919.829.0109
fax 919.829.3579

Not FOR
CONSTRUCTION
Unless Signed

Approved:
☐ Final Design

☐ Permits

☐ Foundation

☐ Framing

☐ Roofing

☐ Electrical Plan

☐ Plumbing
Fixtures

☐ Doors

☐ Windows

☐ Electrical
Fixtures

☐ Cabinets

☐ Countertops

☐ Appliances

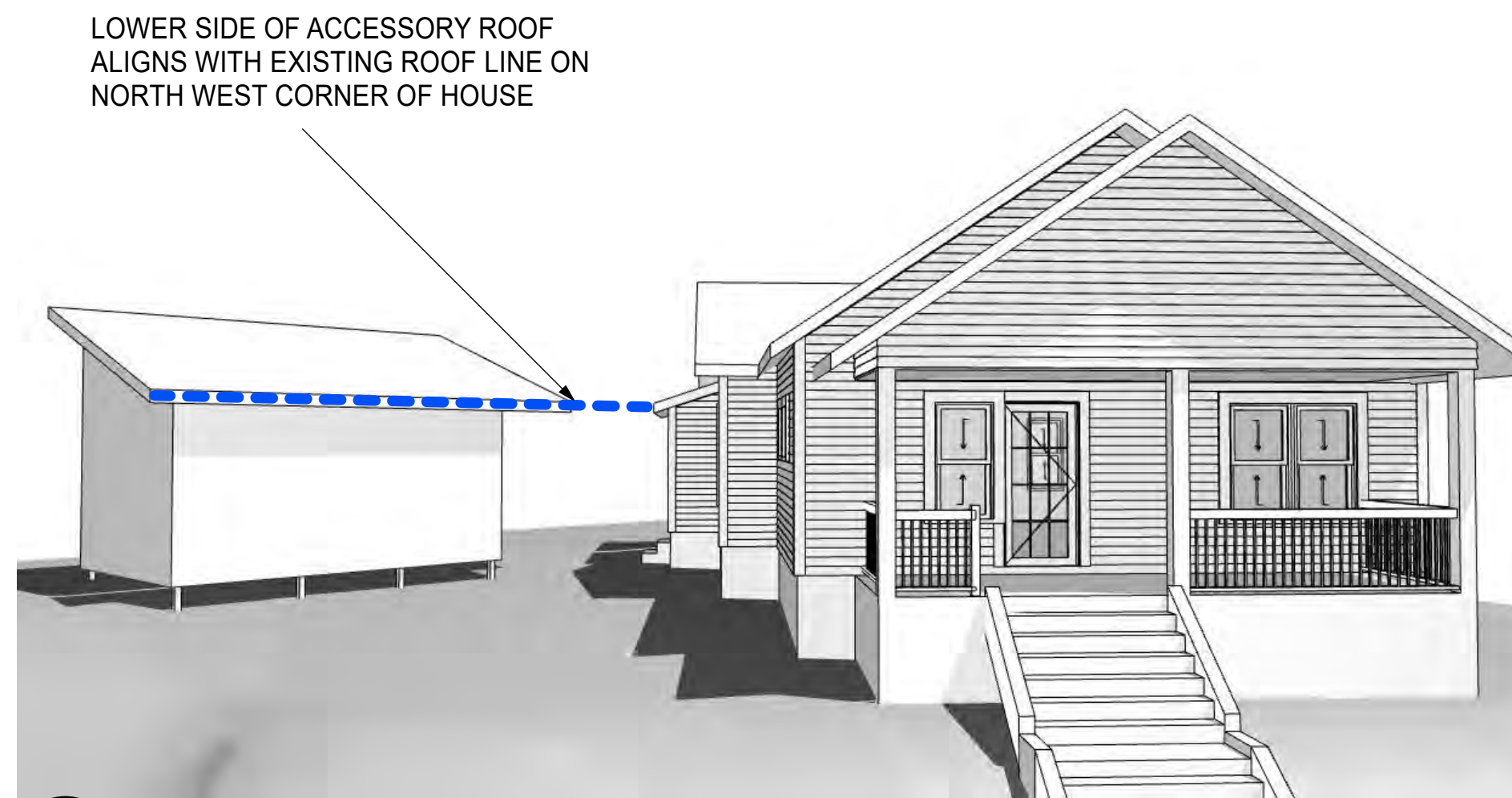
Printed
2/5/2020

Asby
Residence

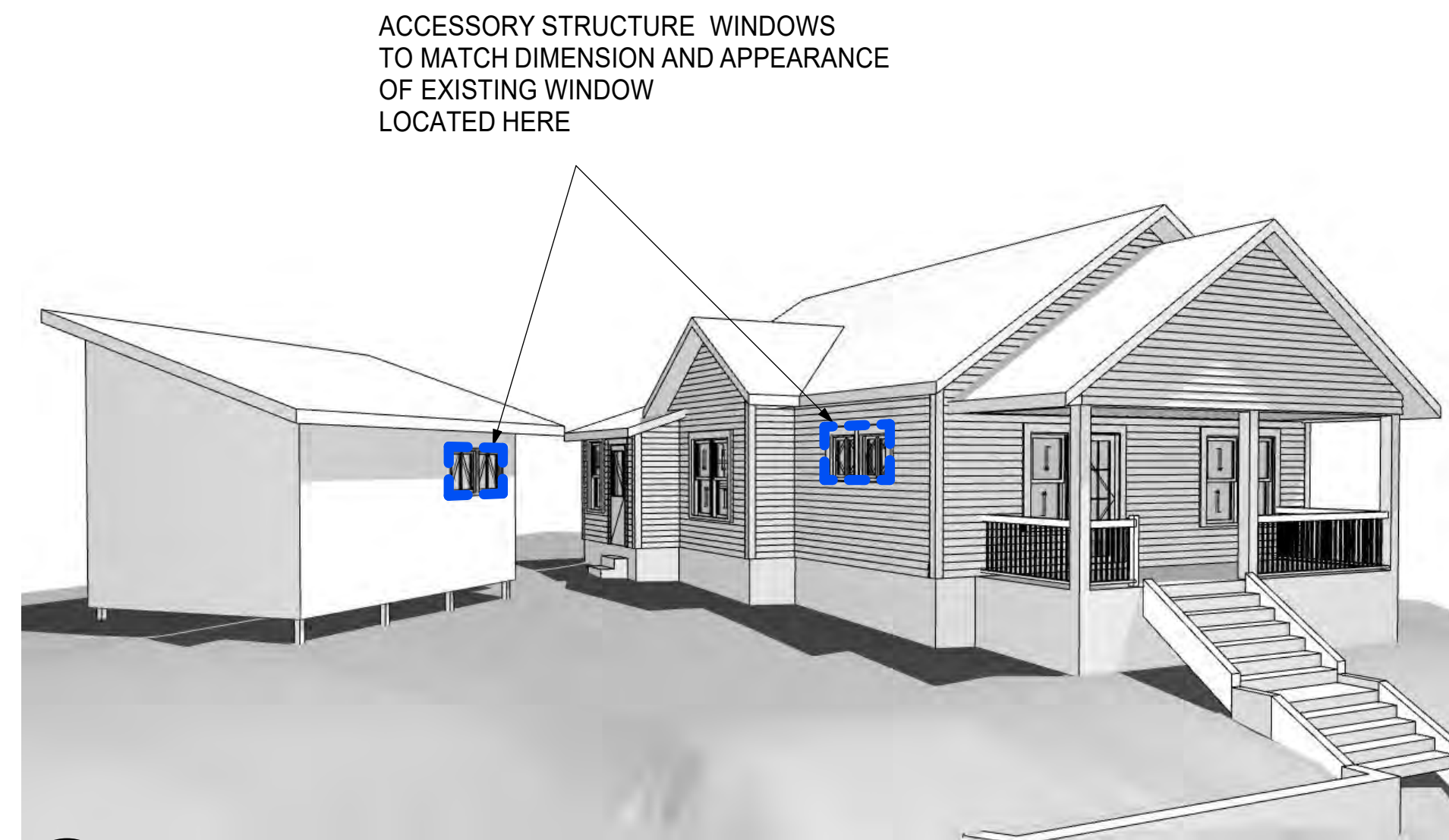
906 W Lenoir St
Raleigh, NC 27603

EXTERIOR
ELEVATIONS

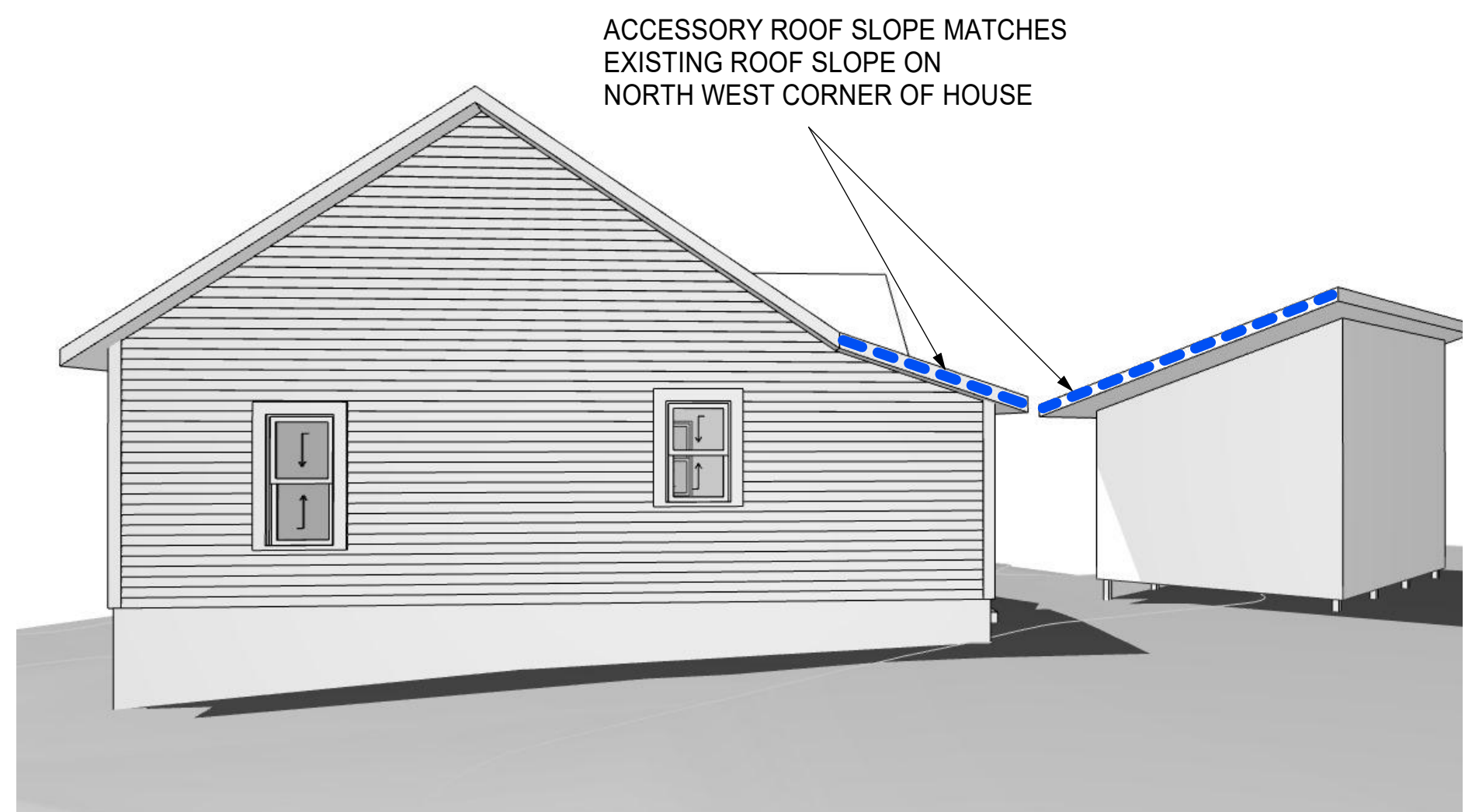
A20-01



1 ROOF ALIGNMENT DIAGRAM
A90



2 WINDOW DIAGRAM
A90



3 ROOF SLOPE DIAGRAM
A90



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☐ Appliances

Printed
2/5/2020

Ashby
Residence

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Raleigh, NC 27603

DIAGRAMS

A90



1 SOUTH PERSPECTIVE - VIEW FROM W LENOIR ST
A91



2 WEST PERSPECTIVE - VIEW FROM ALLEY
A91



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☐ Countertops

☐ Appliances

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2/5/2020

Ashby
Residence

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Raleigh, NC 27603

PERSPECTIVES

A91

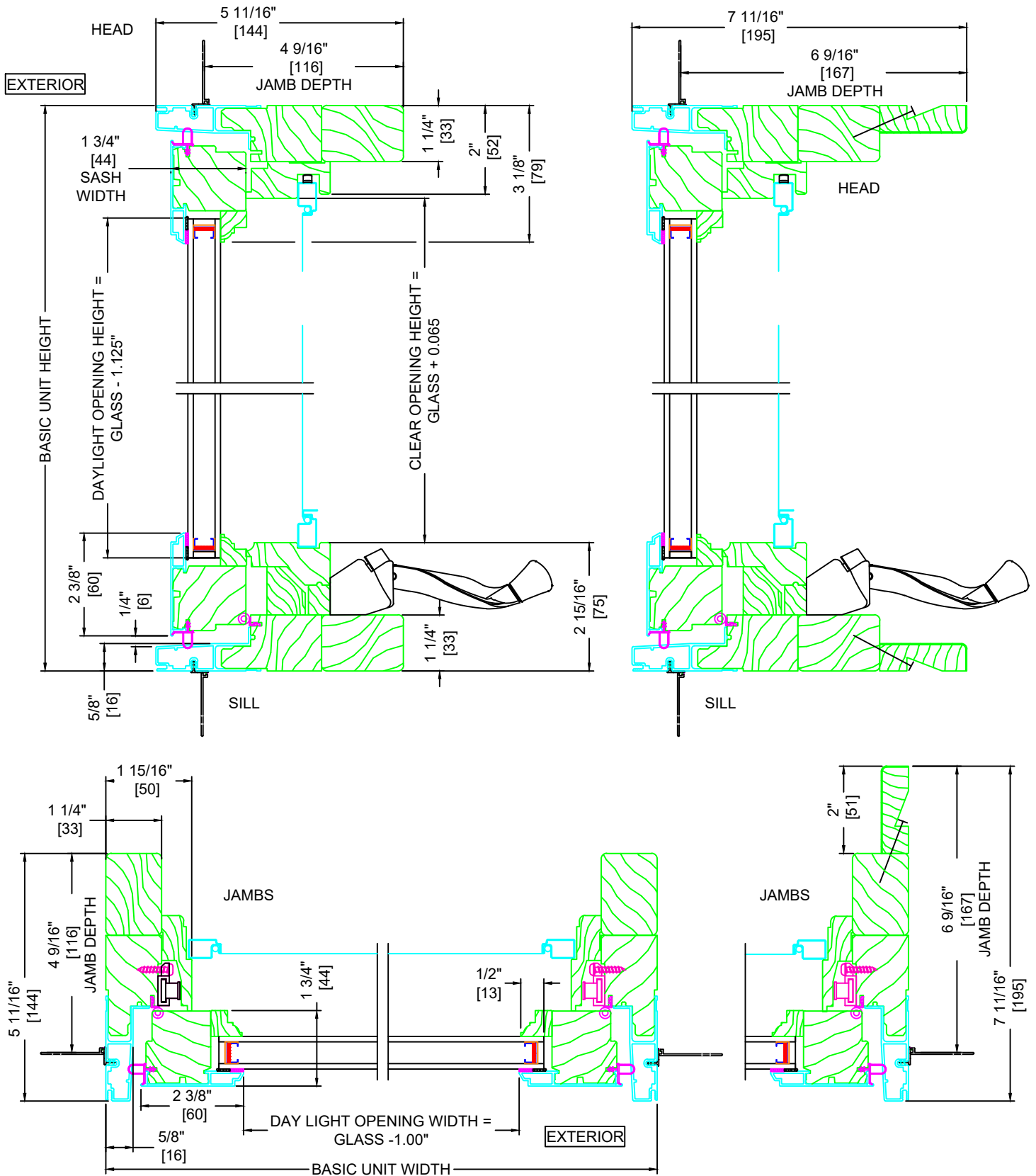


SIERRA
PACIFIC
WINDOWS

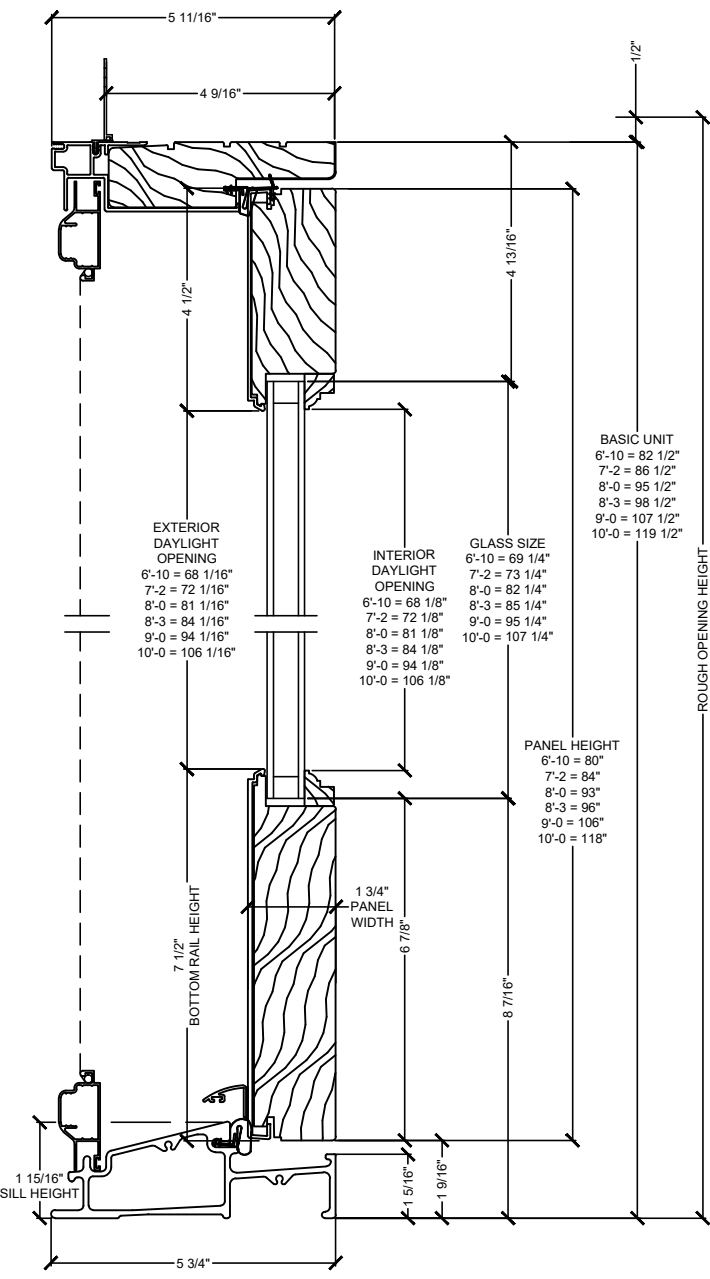
Aluminum Clad Wood Awning Windows

Head, Sill & Jamb Details
Page 1 of 1

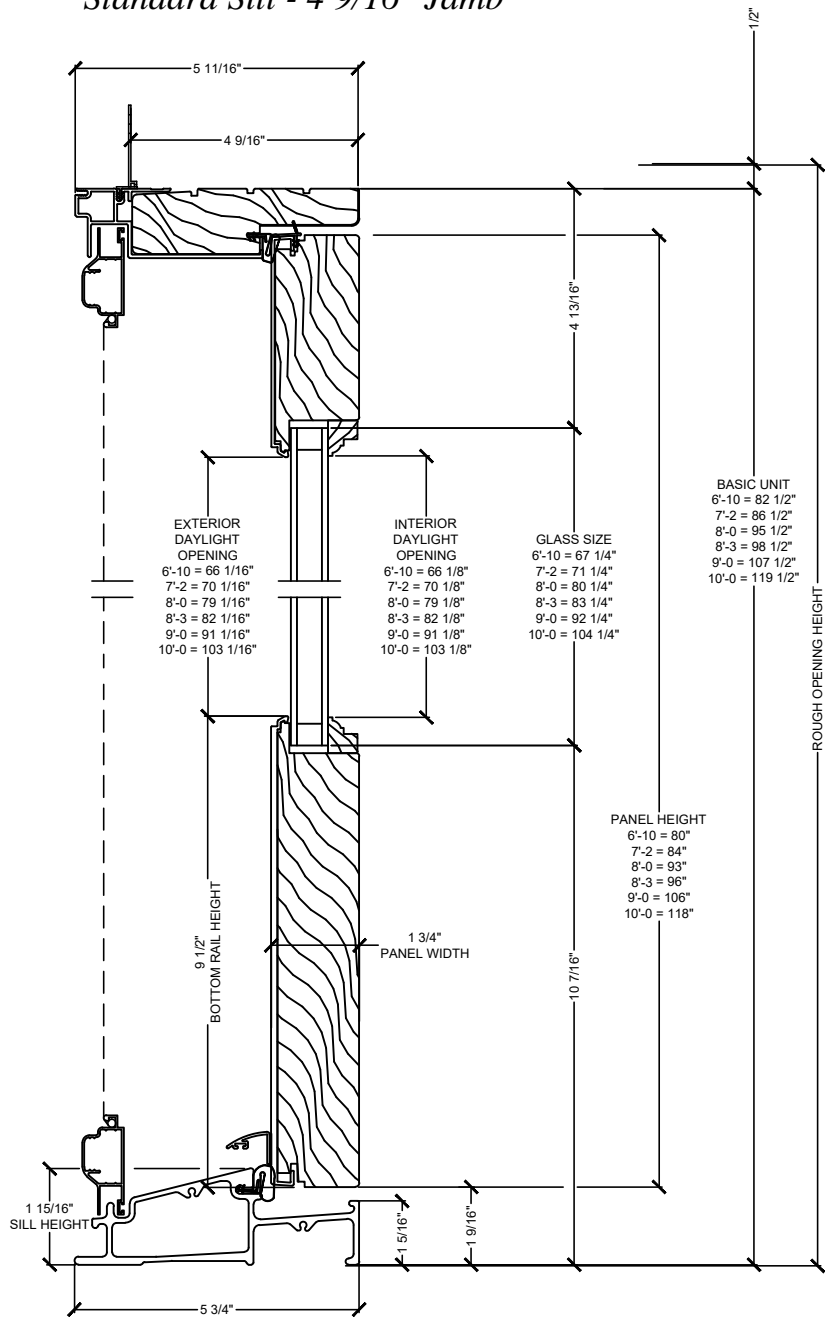
Drawn to Full Scale
Printed to 4" = 1' Scale



Vertical Section w/7 1/2" Bottom Rail
Standard Sill - 4 9/16" Jamb



Vertical Section w/9 1/2" Bottom Rail
Standard Sill - 4 9/16" Jamb





All-Wood - Inswing Patio Doors

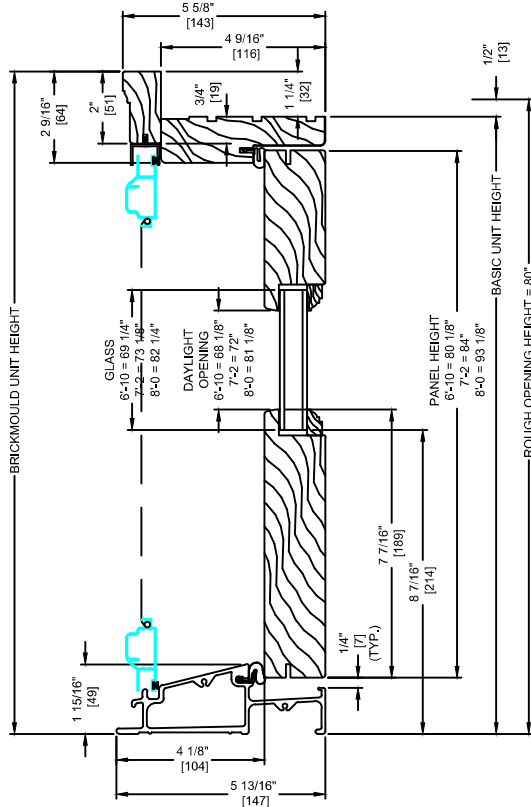
SECTION DETAILS

Drawn to Scale 1"=1"

Printed to Scale 2-1/4"=1"

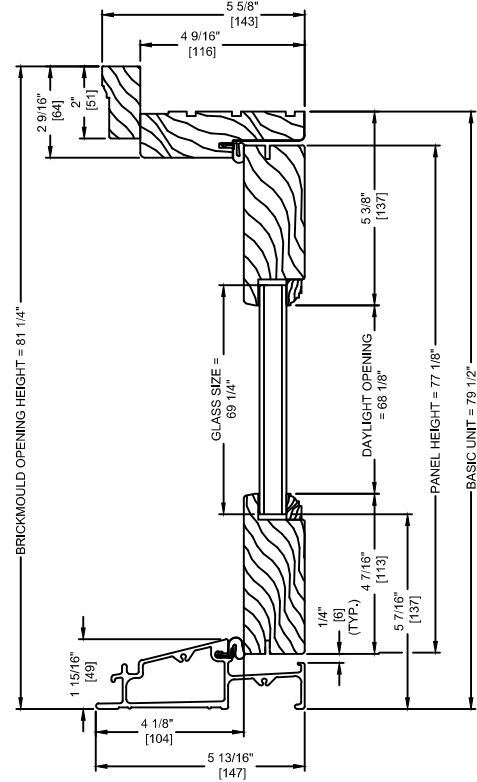
4 9/16" JAMB

Vertical Section w/7 1/2" Bottom Rail - Standard Sill



Retro Vertical Section

Narrow Bottom Rail - Standard Sill



Horizontal Section - 1-Wide, 1-Panel, Single Operation, Left

