City of Raleigh

COA-0010-2019

600 LATHAM WAY

OAKWOOD HISTORIC DISTRICT (R-10)

N

0 25 50 100 Feet

Nature of Project:
Construct second story addition and rear addition; demolish shed; remove retaining walls, fencing, rear patio and deck; construct side deck; install walkway

APPLICANT:
AARON AND HANNAH BOCKOVER

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0010-2019 600 LATHAM WAY
Applicant: AARON AND HANNAH BOCKOVER
Received: 1/15/2019 Meeting Date(s):
Submission date + 90 days: 4/15/2019 1) 2/28/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: GENERAL HOD
Nature of Project: Construct second-story addition and rear addition; demolish shed; remove retaining walls, fencing, rear patio and deck; construct side deck; install walkway and fence; remove and replace trees
DRAC: An application was reviewed by the Design Review Advisory Committee at the January 7, 2019 meeting. Members in attendance were Dan Becker, Elizabeth Caliendo, Sarah David, and Curtis Kasefang; also present were Aaron Bockover, applicant, Ashley Morris, architect; and Collette Kinane and Melissa Robb, staff.
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."
- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sections	*Topic*	*Description of Work*
1.3	Site Features and Plantings	Construct rear addition; demolish shed; remove retaining walls, fence, rear patio and deck; construct side deck; install walkway and fence; remove and replace trees
1.4	Fences and Walls	Remove fence; install fence
3.1	Decks	Remove rear patio and deck; construct side deck
3.2	Additions to Historic Buildings	Construct second story addition and rear addition
4.2	Demolition	Demolish shed

STAFF REPORT

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

A. Constructing a second story and rear addition, demolishing a shed, and removing and replacing trees are not incongruous in concept according to *Guidelines* 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, 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 application includes a page from the "Inventory of Structures in The Oakwood National Register Historic Districts" Raleigh, North Carolina By Matthew Brown, Historian, Society for the Preservation of Historic Oakwood Researched and written from 2004 to 2015. That document states it was constructed in 1989 and is non-contributing to the historic district: "This frame bungalow was built for Richard Kolarov. The design is loosely inspired by the Craftsman style. It is of one and a half stories. It has a front-gabled saddle roof with very shallow eaves. The front porch has four battered square-section posts on brick piers. There is a triple window on the front porch. There are shed dormers on the half story. There is a saddle-roofed frame shed at the southeast corner of the lot, built in 2006 according to tax records."

2* The property is one of three residences fronting on Latham Way, and part of a later development approved through the COA process in the late 1980s and early 1990s at the northeast edge of the Oakwood Historic District.

3* The applicants propose demolishing the non-contributing shed in the southeast corner of the site.

4* A tree protection plan prepared by an ISA-certified arborist was provided showing the locations, DBH, species and critical root zones of trees on the property.

5* Three trees are proposed for removal; a 14" magnolia, a 15" maple and a 14" red maple. An assessment of the trees and the impact of the proposed construction was provided by an ISA-certified arborist. Three replacement trees were specified; a magnolia, a maple and a redbud. Locations are shown on the new site plan, with the magnolia midway back on the east property line, the maple in the southeast corner and the redbud midway back on the west property line.

6* The application proposes converting the existing 1½-story house to a full 2-story with an attic. The house form is modified from an updated Craftsman bungalow to a foursquare form with a front dormer. Examples of other nearby 2-story houses were provided.

7* The proposed roof ridge is 7′ taller than the existing roof ridge, for a total height of approximately 33′.

8* The proposed addition includes slightly enlarging the footprint and enclosing an existing rear screened porch and adding a second floor above it, as well as constructing a second-story screened porch over a workshop in place of a portion of an existing deck. This is a traditional location to add to a house in the historic district.

9* The proposed rear screened porch structural members and trim are to be painted wood.

10* On the west elevation the application includes converting an attached storage space with exterior access into an interior access pantry with a modest increase in footprint. The existing brick fireplace and chimney are also proposed to be removed from the west side.

11* **Built mass to open space analysis**: According to the applicant, the lot is 5,669 SF. The existing built mass is 1,973 SF, with a ratio of built mass to open space of 35%. The proposed built mass is 1,984 SF, with a ratio of built mass to open space of 35%.

12* **Built area to open space analysis**: The existing built area is 3,452 SF, including buildings, driveway, walkways, patio, decks and stairs, with a ratio of built area to open space of 61%. The proposed built area is 2,831 SF. The proportion of built area to open space is proposed to be 50%.

13* The existing roof is a gable form with a shed-roofed dormer on the east side and hipped-roof porches on front and back. The proposed roof is a hipped form with a hipped dormer on the front and a gable roof over the rear second-story porch. The roofing is proposed to be architectural asphalt shingles; specifications were not provided.

14* The proposed new entry on the east side of the house features a shed roof over the new porch, as shown in the drawing labeled "new driveway side elevation." The roof does not appear in either the front or rear elevation drawings, nor the roof plan.

15* The east side porch is shown with railings on the south and east sides. An elevation drawing of the railing was provided, but a detailed section drawing was not.

16* An eave and soffit detail drawing of the proposed 18" eave was provided.

17* The addition is proposed to be clad in smooth-faced fiber cement siding with a 4½" reveal, with 4½" trim and 5" corner board to match the existing house. The extended foundation is proposed to be of brick to match the existing.

18* The structure is proposed to be painted. Paint samples were not provided.

19* The existing house features both casement and one-over-one double-hung windows. Proposed new wood casement and one-over-one double-hung windows appear to match the proportions of other windows on the house. Specifications and section drawings were provided.

20* Two skylights are proposed for the rear roof. Specifications were not provided.

21* Full-lite wood doors are proposed on the east elevation. The west elevation shows a wood four-panel sliding door in place of the existing three-panel door. Specifications and section drawings were provided.

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

23* Conflicting information was provided regarding gutters, with text stating that K-style gutters and downspouts are proposed for the addition to match the existing, while the new roof plan shows half-round gutters and downspouts.

B. Removing retaining walls, a fence, a rear patio and deck; constructing a side deck; and installing a walkway and fence are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9, 1.3.13, 1.4.8, 3.1.1, 3.1.2, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, and the following suggested facts:

1* The applicants propose removing retaining walls, a rear patio, and a deck, as well as demolishing the shed, in order to meet their goal of creating more open space for lawn in the rear and side yards.

2* Removal of retaining walls under 42" in height, patios, and decks under 42" in height are classified as minor work items approvable by staff and are included here for administrative efficiency.

3* The existing brick patio is set 11½" below grade. With its removal, the applicant proposes regrading to infill and level the rear and side yard areas.

4* The applicants propose removing and replacing fencing. The existing painted picket fence appears to be 42" in height and is proposed to be replaced with a 6'-tall privacy fence along the south and east property lines. The new fence is a neighbor-friendly design with the same design on both sides and is proposed to be stained wood. The fence is proposed to match the neighbor's fence at 613 Polk St in design, height and material, which was approved under COA 118-11-CA. Stain samples were not provided.

5* A new low deck without railings is proposed for the west side of the house in an area that had previously featured a deck which was removed due to moisture issues. The application requests the deck and structural members be made of ipe wood or a composite decking material. Due to the location of the house on the cul-de-sac, the deck will have little or no visibility from the public right-of-way. Deck material and finish specifications were not provided.

6* The existing concrete driveway is proposed to be widened to create a walkway that extends to the side entry porch. Construction of new walkways is classified as a minor work item approvable by staff and is included here for administrative efficiency.

7* The existing HVAC unit on the east side of the house will be removed and replaced on the west side of the house. It will be screened from street view by the pantry bump out.

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

1. That there be no delay for the removal of the trees.
2. That tree protection plans be implemented and remain in place for the duration of construction.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
    a. Revised elevation and roof plan drawings accurately depicting the roof for the side entry porch
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
    a. Side deck material and finish;
    b. Paint and stain color samples from the manufacturer;
    c. Roofing;
    d. A section view drawing of the proposed side porch railing;
    e. Skylights;
    f. Exterior lighting including location on the building;
    g. Gutters.

Staff Contact: Melissa Robb, melissa.robb@raleighnc.gov

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

RHDC
RALEIGH HISTORIC DEVELOPMENT COMMISSION

☐ **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 # 582873
File # COA-0010-2019
Fee $304
Amount Paid $304
Received Date 11/15/19
Received By JE

Property Street Address 600 Latham Way

Historic District Historic Oakwood (part of tract 1 of Oakwood Green)

Historic Property/Landmark name (if applicable)

Owner's Name Aaron + Hannah Bockover

Lot size	(width in feet) 62' wide	(depth in feet) 85' (east) and 116' (west)

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
611 Polk St	604 Leonidas Ct
617 Polk St	505 Watauga St
605 Latham Way	609 Polk St
621 Polk St	601 Latham Way
513 Watauga St	600 Leonidas Ct
605 Polk St	509 Watauga St
518 Elm St	521 Watauga St
613 Polk St	See additional addresses on mailing list attached

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 Aaron and Hannah Bockover		
Mailing Address 600 Latham Way		
City Raleigh	State NC	Zip Code 27604
Date 1/14/2019	Daytime Phone (919) 208-1437 (919) 633-1776	
Email Address aaron.bockover@gmail.com hannahbockover@gmail.com		
Applicant Signature Hannah Bockover		

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 3, 15, 35, 55, 28, 26, 83

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)
3.3/68-70	New Construction of Primary Structures	600 Latham Way was constructed in 1989 on part of tract 1 of the Greenhouse properties or also known as Oakwood Green. This is a non-historic house that sits on a very tight lot. The owners would like to turn the current one and a half story home into a two story home in order to get more square footage for their growing family. The half story becomes a true second story and a half story attic will be added above to provide storage which the current house is lacking. The rear sun porch will be rebuilt to be finished space, sides of the updated space are to align with the existing house footprint and a second story will be added. The existing garage will be demoed and a rear addition of a similar footprint to the garage will be added to the rear of the house. This move will open up the whole left rear side of the property to be open space. The owners plan to remove the existing brick patios and decking to create an open grass space that will start from the current concrete driveway back to the rear of the property and wrap around to the new rear addition. This will cut back on the number of impervious surfaces on the property and allow for a bit of regrading to be done to help with the drainage issues that currently exist around the house. The percentage of mass to open space changes only slightly and the built footprint is very similar to most of the houses that were built in the Oakwood Green area. This project seems to cross the guideline sections for new construction and additions so we are showing compatibility with both sections below.
3.2/66-67	Additions	
3.1/64-65	Decks	
1.4/24-25	Fences and Site Walls	
1.3/22-23	Site Features + Plantings	

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.)	☒		✓		
2. **Description of materials** (Provide samples, if appropriate)	☒		✓		
3. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	☒		✓		
4. Paint Schedule (if applicable)	☐	☒			✓
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	☒	☐	✓		
6. **Drawings** showing existing and proposed work ☐ Plan drawings ☐ Elevation drawings showing the façade(s) ☐ Dimensions shown on drawings and/or graphic scale (required) ☐ 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	☒	☐	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	☒	☐	✓		
8. **Fee** (See Development Fee Schedule)	☒		✓		

1704919375
BOCKOVER, AARON BOCKOVER, HANNAH KESTNER
600 LATHAM WAY
RALEIGH NC 27604-1900

1704917350
CRANE, JOHN PHILIP CRANE, PHYLLIS C
605 POLK ST
RALEIGH NC 27604-1961

1704917580
EAST LANE STREET LLC
1714 PARK DR
RALEIGH NC 27605-1611

1704917587
COLEMAN GROUP INC THE
115 S SAINT MARYS ST
RALEIGH NC 27603-1699

1704918099
HINTE, JAMES R HINTE, GAIL A
10728 DUNHILL TER
RALEIGH NC 27615-1439

1704918310
LILLEY, LAURENCE EASON III THOMPSON, LYRIC SERENA ...
609 POLK ST
RALEIGH NC 27604-1961

1704918360
IDDINGS, SUSAN S
611 POLK ST
RALEIGH NC 27604-1961

1704918405
NORDSTROM, KRISTOPHER T BRONSTEIN, KATHERINE E
518 ELM ST
RALEIGH NC 27604-1934

1704919150
GREEN, M H JR
315 KINSEY ST
RALEIGH NC 27603-1931

1704919276
FINDLAY, WILLIAM JR STORCK, RICHARD ALAN
617 POLK ST
RALEIGH NC 27604-1961

1704919300
VLKOJAN, EMILY C REECE, KYLE M
613 POLK ST
RALEIGH NC 27604-1961

1704919417
BODENHEIMER, TED E JR
601 LATHAM WAY
RALEIGH NC 27604-1900

1704919561
THE COTHREN TRUST
PAULA G COTHREN TRUSTEE
605 LATHAM WAY
RALEIGH NC 27604-1900

1704919578
IRVING, KATHRYN IRVING, DOUGLAS
604 LEONIDAS CT
RALEIGH NC 27604-1977

1704919620
RAGSDALE, THOMAS A
600 LEONIDAS CT
RALEIGH NC 27604-1977

1714010234
DELMONICO, JOSEPH R
621 POLK ST
RALEIGH NC 27604-1961

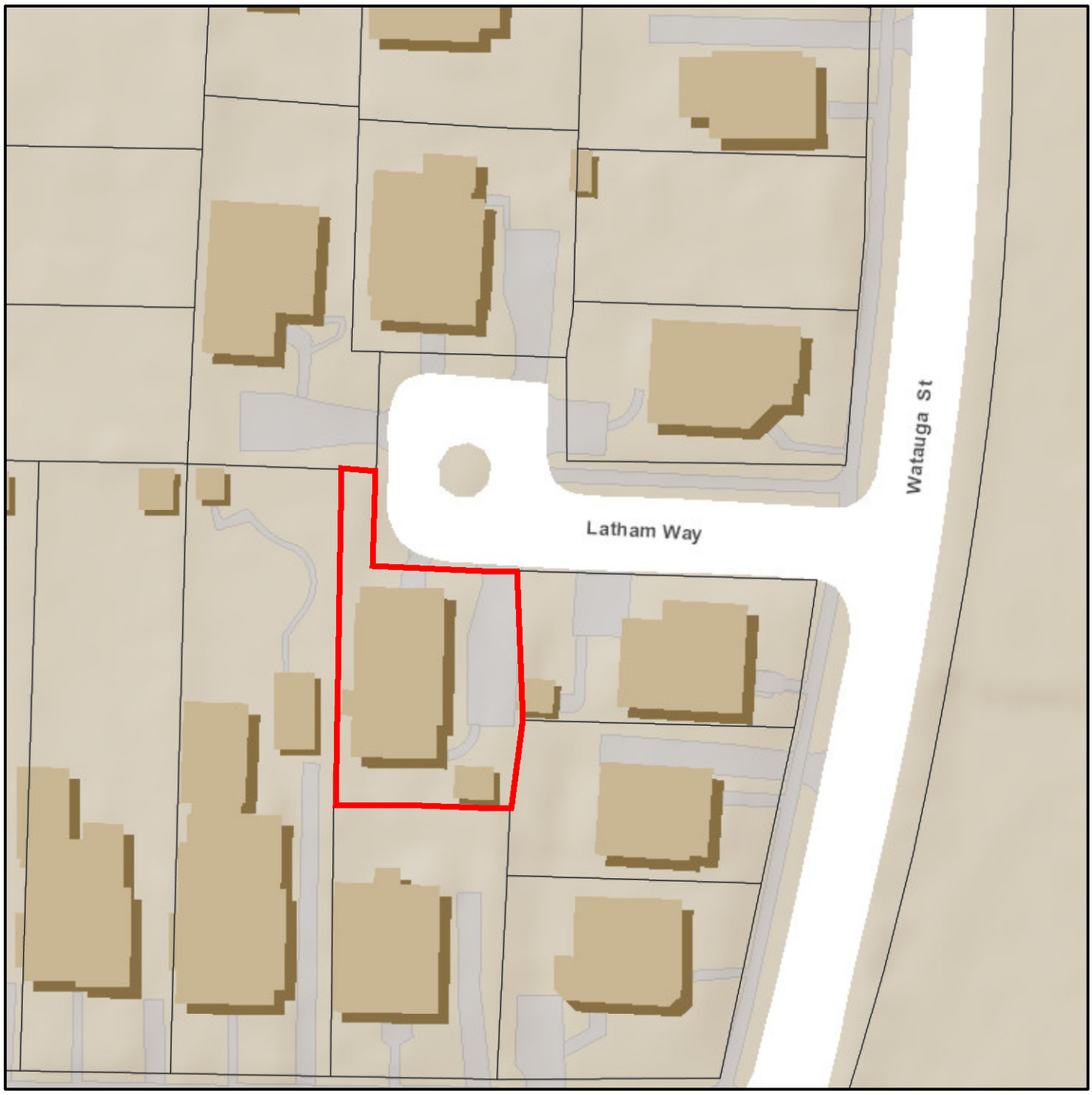
1714010340
MISNER, SCOTT A
505 WATAUGA ST
RALEIGH NC 27604-1969

1714010356
MAXWELL, JULIA E A
509 WATAUGA ST
RALEIGH NC 27604-1969

1714010475
BURCH, BENJAMIN CLAY BURCH, DEBORAH F
513 WATAUGA ST
RALEIGH NC 27604-1969

1714010580
COTHREN TRUST THE
605 LATHAM WAY
RALEIGH NC 27604-1900

1714010585
BENGEL, MORGEN BENGEL, NICHOLAS
521 WATAUGA ST
RALEIGH NC 27604-1969



600 Latham Way

N

0 25 50 100 ft

1 inch = 50 feet

Oakwood Green

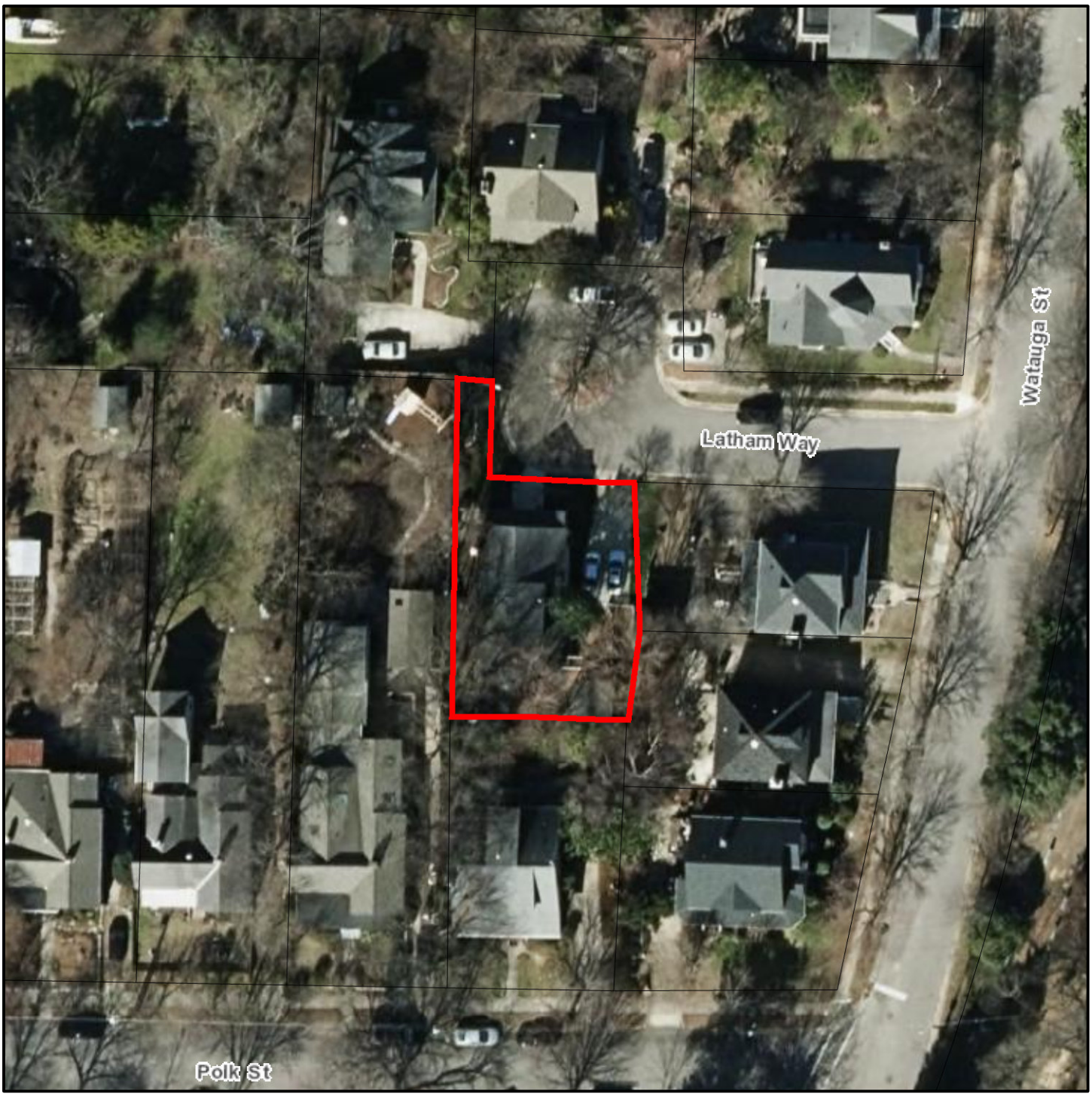
N

0 55 110 220 ft

1 inch = 100 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.*



600 Latham Way

N

0 25 50 100 ft

1 inch = 50 feet

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LATHAM WAY

=WA6868 (NC) **600 Latham Way Kolarov-Alford House 1989** This frame bungalow was built for Richard Kolarov. The design is loosely inspired by the Craftsman style. It is of one and a half stories. It has a front-gabled saddle roof with very shallow eaves. The front porch has four battered square-section posts on brick piers. There is a triple window on the front porch. There are shed dormers on the half story.
There is a saddle-roofed frame shed at the southeast corner of the lot, built in 2006 according to tax records.
BM1986:2214 this is part of tract 1 of Greenhouse properties
3833:477 J. J. Fallon & Co to Greenhouse Associates Sep 26, 1986 three tracts totaling slightly over 3 acres
BM1988:570 Plat map of "Oakwood Green" recorded May 3, 1988, divides property into 21 or 22 tracts.
4255:151 Greenhouse Assoc. to Richard & Linda Kolarov May 6, 1988 $28K
4549:663 to Margaretta Camicia Aug 18, 1989 $128K
5636:921 to Eugene & Marcia Alford 1993

=WA6869 (NC) **601 Latham Way Bock-Bodenheimer House 1989** This frame bungalow was built by Bock Construction Company. The design is loosely inspired by the Craftsman style. It is of one and a half stories.
There is a tiny shed at the north end of the property, built in c.1995.
There is a shed near the southwest corner of the property, built in 2006 according to tax records.
BM1986:2214 this is part of tract 1 of Greenhouse properties
3833:477 J. J. Fallon & Co to Greenhouse Associates Sep 26, 1986 three tracts totaling slightly over 3 acres
BM1988:570 Plat map of "Oakwood Green" recorded May 3, 1988, divides property into 21 or 22 tracts.
4463:478 Greenhouse Assoc to Bock Construction Mar 30, 1989 $57K what is now 601 & 605
4642:197 Bock Construction to Erna Glatkauskas Jan 30, 1990 $138K

=WA6870 (NC) **605 Latham Way Bock-Gwin House 1989** This frame bungalow was built by Bock Construction Company. The design is inspired by the Craftsman style. It is of one and a half stories. It has a side-gabled saddle roof with a large gabled dormer on the front.
There is a saddle-roofed frame shed to the northeast of the house, actually on an un-numbered lot facing Watauga St., built in c.2000.
BM1986:2214 this is part of tract 1 of Greenhouse properties
3833:477 J. J. Fallon & Co to Greenhouse Associates Sep 26, 1986 three tracts totaling slightly over 3 acres
BM1988:570 Plat map of "Oakwood Green" recorded May 3, 1988, divides property into 21 or 22 tracts.
4463:478 to Bock Construction Mar 30, 1989 $57K what is now 601 & 605
4758:458 to Pauline Gwin and Paula G Crabtree (later Paula G Cothren) Aug 14, 1990 $130K

LEONIDAS COURT

=WA6871 (NC) **600 Leonidas Ct. Norman & Kay Olson House 1994** This Postmodern frame one-story was built for Norman and Kay Olson to serve as their family home. It was designed by B. A. Farrell, loosely inspired by the Gothic Revival style. It has board and batten siding, a steeply pitched side-gabled saddle roof, with side-gabled projections on each side, and full-height front-gabled projections projecting from the center body and from each of the two lateral projections. There is a triple window in the central projecting gable, and double windows in the other projecting gables. There is an entrance porch between the central projection and the projection on the right side.
BM1986:2214 this is part of tract 1 of Greenhouse properties
3833:477 J. J. Fallon & Co to Greenhouse Associates Sep 26, 1986 three tracts totaling slightly over 3 acres
BM1988:570 Plat map of "Oakwood Green" recorded May 3, 1988, divides property into 21 or 22 tracts.
6101:834 to Norman & Kay Olson Apr 27, 1994 $22.5K

=WA6872 (NC) **601 Leonidas Ct. Phillips-Hallam House 1994** This frame two-story was built for Madonna Phillips and Greg Hallam to serve as their home. It was designed by Mary Powers Ryan and inspired by the

Proposed Changes to 600 Latham Way

600 Latham Way was constructed in 1989 on part of tract 1 of the Greenhouse properties or also known as Oakwood Green. This is a non-historic house that sits on a very tight lot. The owners would like to turn the current one and a half story home into a two story home in order to get more square footage for their growing family. The half story becomes a true second story and a half story attic will be added above to provide storage which the current house is lacking. The rear sun porch will be rebuilt to be finished space, sides of the updated space are to align with the existing house footprint and a second story will be added. The existing garage will be demoed and a rear addition of a similar footprint to the garage will be added to the rear of the house. This move will open up the whole left rear side of the property to be open space. The owners plan to remove the existing brick patios and decking to create an open grass space that will start from the current concrete driveway back to the rear of the property and wrap around to the new rear addition. This will cut back on the number of impervious surfaces on the property and allow for a bit of regrading to be done to help with the drainage issues that currently exist around the house. The percentage of mass to open space changes only slightly and the built footprint is very similar to most of the houses that were built in the Oakwood Green area. This project seems to cross the guideline sections for new construction and additions so we are showing compatibility with both sections below.

3.3 New Construction of Primary Buildings: Guidelines

.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 elevations are similar in height, massing and proportion to the surrounding houses in the Oakwood Green Area. Neighboring houses along Latham Way and Watauga are primarily one and a half story (601 Latham Way + 605 Latham Way) to two and a half story houses (505 Watauga, 509 Watauga, and 513 Watuga). All of these houses are non-historic due to the property in this area being developed only in the late 1980's and 1990's. All of these houses were designed loosely based on architectural styles found throughout Oakwood. A few are more Craftsman in style while others harken back to Victorian styles. The proposed addition keeps the front porch as is and keeps the massing of the house simple in a box form similar to the Queen Anne style houses found on Lane St (601 E Lane St + 610 E Lane St) and throughout Oakwood.

.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 proposed front building façade keeps the existing porch, front door and window locations the same as it exists now. The second floor windows are in keeping with other neighboring houses as single double hung window units that are visually arranged to work with the window locations on the main floor. The hip roof is a typical roof form seen throughout the historic neighborhood on houses such as the examples on Lane St and even on Craftsman style bungalows on Pell, Bloodworth, East and Elm St etc.

.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. The proposed new window sizes are consistent with the existing windows on the house currently and the surrounding neighbors. Most of the windows are rectangular double hungs and/or casements. Sizes and proportions are very similar to most of the neighboring houses and nearby historic houses.

.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. Trim and siding are to match what is currently on the house which is compatible with the neighboring houses and the nearby historic houses. See existing photos and detail dimension drawings. Siding is a smooth faced traditional depth Hardie siding with 4.5" exposure. Window and door trim is 4.5" and corner boards are 5".

.11 Design new buildings so that they are compatible with but discernible from contributing buildings in the district. The existing window pattern and locations on the main floor really set this house apart from a historic house. The multiple ganging of windows (3 or 4 windows in a row w/ 2 mullions) was not historically used. Most historic windows are either single windows or if they are paired together there is a structural mull between each window, typically 7"-8".

.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. The footprint of the existing house does not significantly change, approximately 1'x11' is being added to either side of the rear porch footprint. The side exterior shed gets widened and lengthened to become interior square footage. The existing accessory building footprint of 11'-4"x11'-4" goes away and a similar sized rear addition (10'-4"x11'-4") is added to the house in its place. Visually from the street the property will feel more open and less crowded.

3.2 Additions: Guidelines

.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. We will be obtaining the help of an arborist to create a tree protection plan and also help us with removing one tree that is really close to the rear of the house already. All other trees should be fine where they are, but need to be pruned to allow for the second story to be added.

.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities. We will be obtaining an arborist to help us with this and the contractor is aware of what is to be down before demo and construction are to begin onsite.

3.1 Decks: Guidelines

.1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure. We are proposing to rebuild a deck that was removed due to water damage from drainage issues. The deck is located in the same location as it was before. The size will be similar as well.

.2 Minimize the visibility of new residential decks from the street by introducing them in inconspicuous locations, usually on the building's rear face and inset from the rear corners. Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building. The new deck will be located on the side of the house that is the least visible from the street. The deck will be low to the ground, less than 30" so will not require railings. It will be hidden from the street by the front porch.

.3 In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building. The deck will have little to no visibility from the street even though it is sited to the side of the house. The deck will be app 24" above ground, no railings and will be lined with decorative plants to screen between the structural supports of the deck. We are requesting that the deck be made out ipe or a composite material that will not rot due to drainage issues on this side of the property.

.4 Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings. The deck will be set 1.5"-2" below the finish floor level to prevent water infiltration into the interior of the house. See above for screening.

1.4 Fences and Walls: Guidelines

.8 Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district or landmark. The owners would like to change out their existing fence to match the neighbor's fence in height, material and design. The new fence will replace the existing fence near the rear property line and will wrap up the driveway side of the property for just a few feet. This will give the yard a little more privacy since the neighboring houses are so close together.

1.3 Site Features and Plantings: Guidelines

.8 In the residential historic districts, 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 on a given site through new construction, additions, or surface paving. With the improvements that we are

requesting, the impervious surface area will be greatly reduced. We are asking the removal of all the decked walkways, brick paths, and brick patios. This yard has a lot of drainage issues and a lot of this stems from all the hard surfaces around the property. Drainage measures will need to be taken to help protect the house, french drains and downspouts directing water to the street will make a huge difference as well.

Description of Materials to be used

New materials will match the existing materials in size, composition, and aesthetic. See existing photos and detail dimension drawings. Siding is a smooth faced traditional depth Hardie siding with 4.5" exposure. Window and door trim is 4.5" and corner boards are 5". Windows will be all wood double hungs or casements similar in size and proportions to the existing windows and neighboring houses. The brick foundation will remain as is and new brick will match. Screen porch structural members and trim will be painted wood. Typical decking will be used for the screen porch floor and a painted bead board ceiling will be installed. New fence will match the neighbor's fence and will be made out of wood and stained. It will be built neighbor friendly. K gutters are planned for the new sections of roof to match the existing ones. Decking, we would like to request using ipe or a composite material that will not rot due to the drainage issues on this side of the property.

600 Latham Way

existing photos

600 Latham Way

existing photos

Driveway Side

600 Latham Way

existing photos

Driveway Side

600 Latham Way

existing photos

Shed + Brick Patio at the end of the concrete driveway

Rear patio + decking, with tree to be removed + side of shed

600 Latham Way

existing photos

Rear of house and tree that we will remove

Rear elevation of house

600 Latham Way

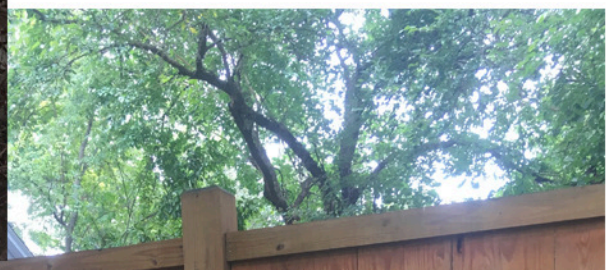
existing photos

Side of house

Side elevation of house

600 Latham Way

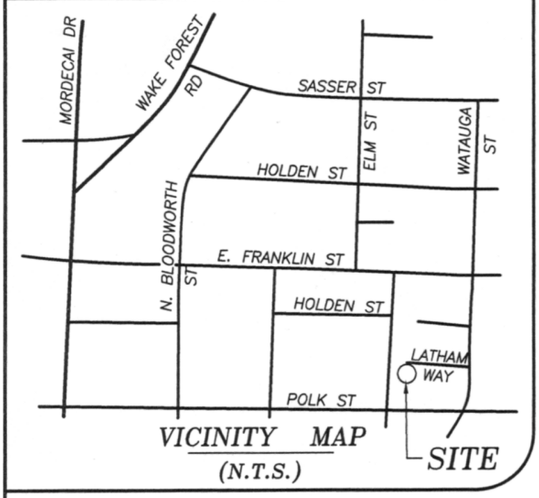
existing photos



Neighbor's fence that we would like to install in the rear yard and a small section of the side yard

613 Polk St

fence was approved for a COA

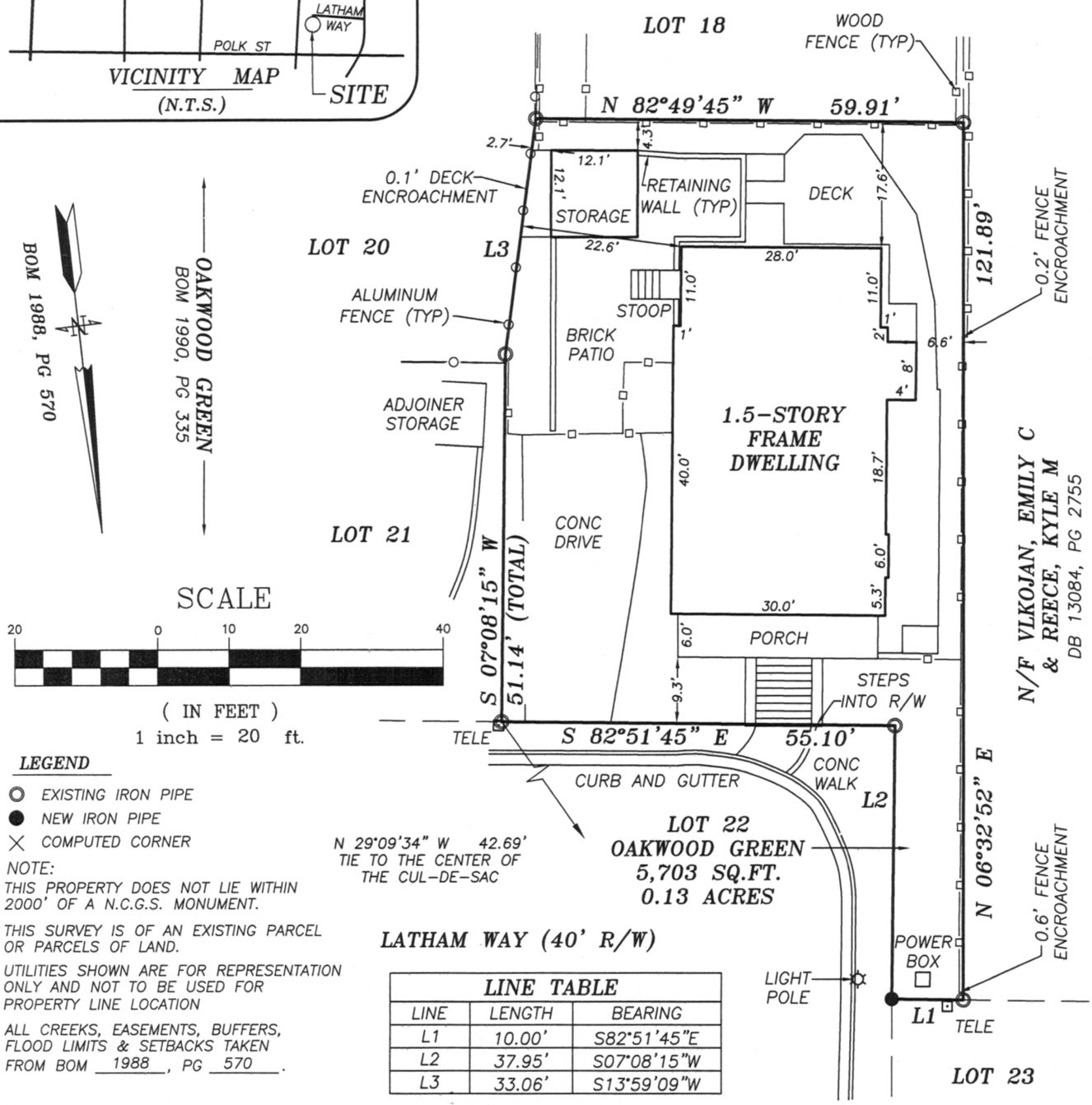


FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
( ) IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243	1704	J
COMMUNITY #	PANEL	SUFFIX

JHD PLS
PROFESSIONAL LAND SURVEYOR



SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- COMPUTED CORNER

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1988, PG 570.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S82°51'45"E
L2	37.95'	S07°08'15"W
L3	33.06'	S13°59'09"W

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/ 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book –; Page –; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 14TH day of AUGUST 2014.

Signed JHD

Seal

NORTH CAROLINA PROFESSIONAL SEAL L-3463 LAND SURVEYOR JEFFREY H DAVIS

B.O.M. 1988
PAGE 570
WAKE CO. REG.

C.N. = 21562

AARON BOCKOVER
HANNAH BOCKOVER

LOT 22
OAKWOOD GREEN
600 LATHAM WAY
RALEIGH NORTH CAROLINA

DATE: 08-14-2014
SCALE: 1" = 20'

DWG. NO.
A-18109

TURNING POINT SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121

new location for a new maple if required

15" crepe myrtle (8" + 7")

Existing brick retaining wall (11.5" tall)

wood deck step

Existing sloped brick path

22" hackberry

Storage
11'-4" x 11'-4"

Existing brick patio
(app. 11.5" below grade)

Existing brick retaining wall (11.5" tall)

Existing raised Deck (app 6" off grade)

15" maple

12" pecan

arborist suggests removal due poor tree structure + dead limbs

Existing brick retaining wall (11.5" tall)

Existing brick patio
(app. 11.5" below grade)

Screen Porch
14'-3" x 27'-4"

Existing raised Deck (app 6" off grade)

Existing brick retaining wall (11.5" tall at shed to 8" at end of brick patio)

14" red maple

arborist suggests removal due to rot at base of trunk + the trunk is hollow

Living Room
14'-3" x 11'-4"

Kitchen
11'-4" x 11'-4"

elect meter

new location for a new red bud if required

new location for a new magnolia if required

Arborist recommends removing this tree. Too large of a tree for this location.

14" magnolia

33 Ref std d

Dining Room
11'-4" x 11'-8"

14" sugar maple

Existing Concrete Driveway
(runs from street to first set of fencing)

Master Bedroom
13'-10" x 12'-2"

Living Room
14'-8" x 15'-10"

12" red maple

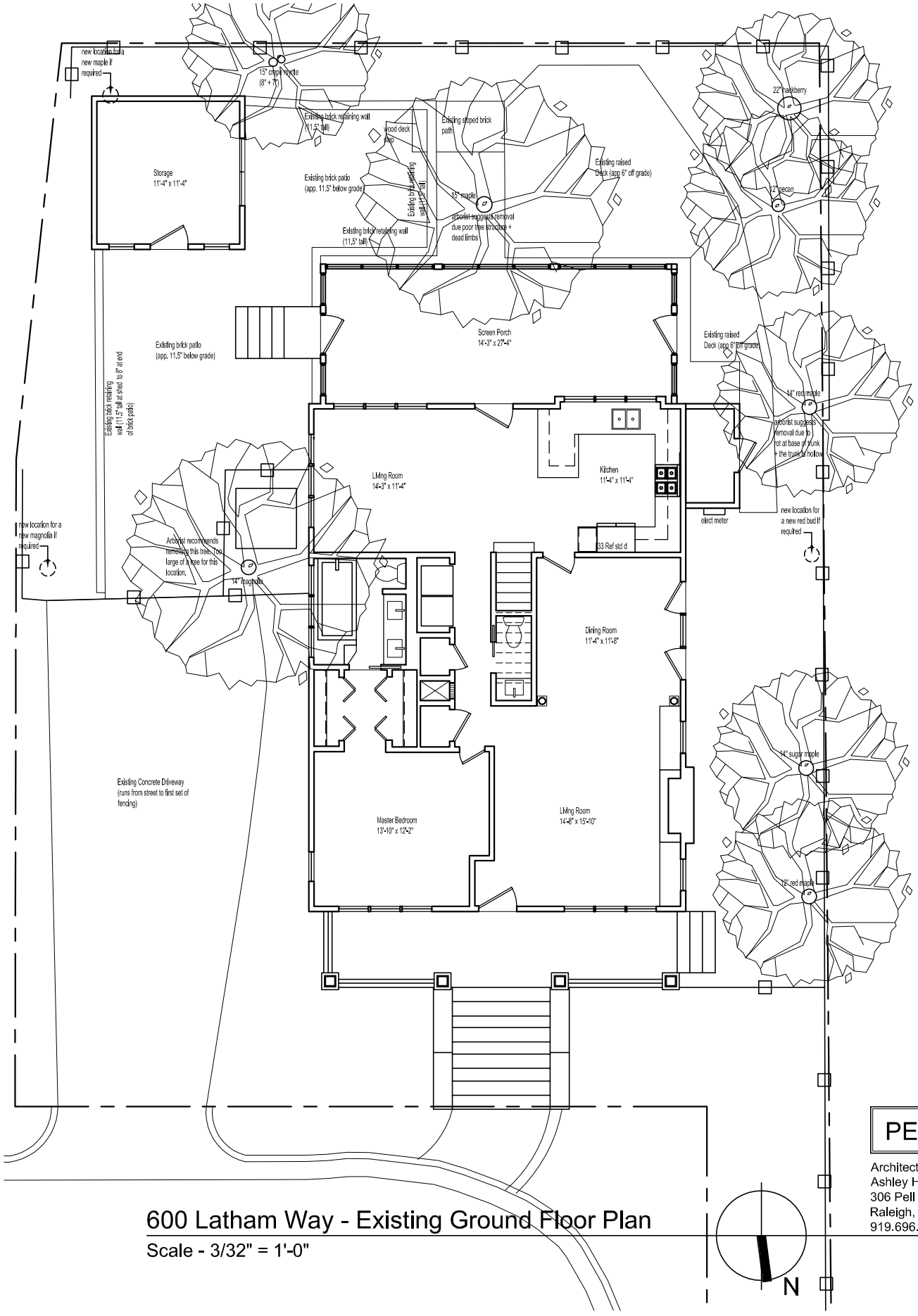
600 Latham Way - Existing Ground Floor + Site Plan

Scale - 1/8" = 1'-0"

N

PELL ST studio

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



600 Latham Way - Existing Ground Floor Plan

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

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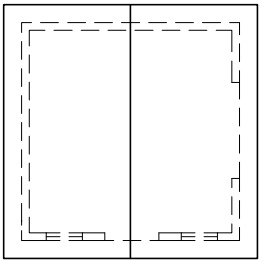
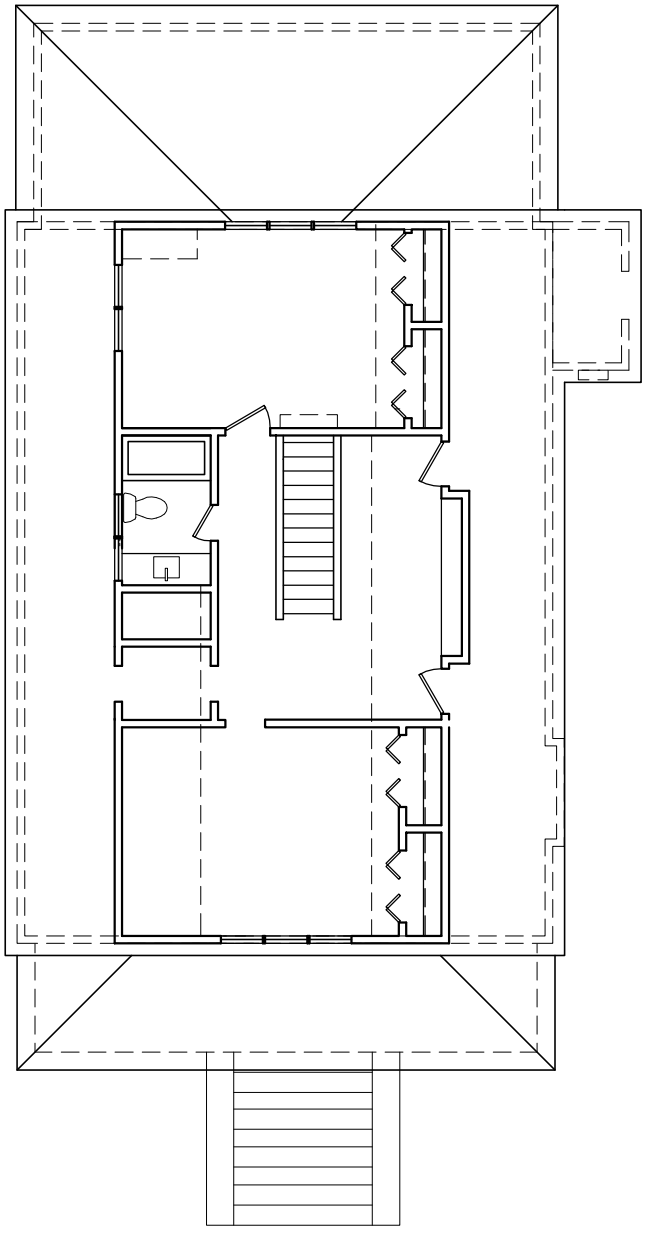
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





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Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
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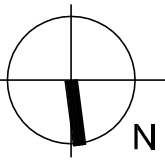
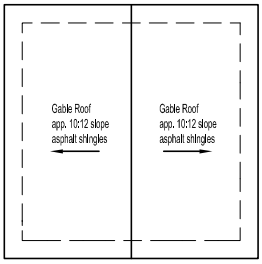
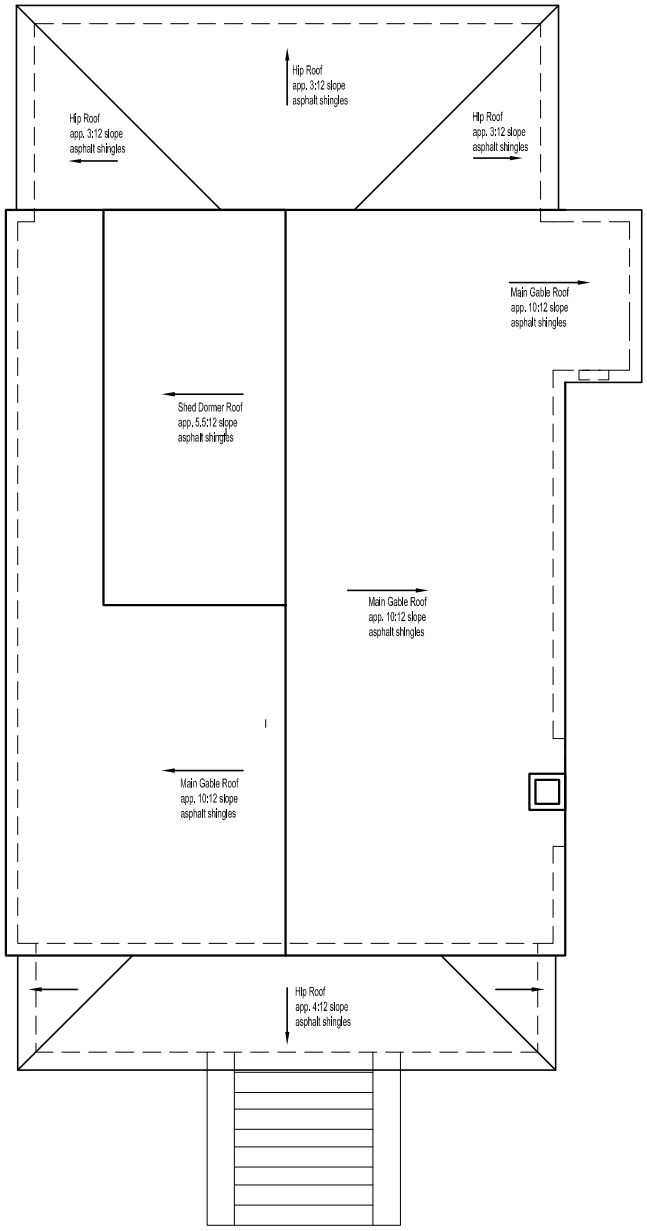
600 Latham Way - Existing Second Floor Plan

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







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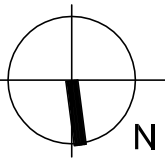
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

600 Latham Way - Existing Roof Plan

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



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Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

600 Latham Way - Existing Front Elevation

Scale - 1/8" = 1'-0"

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Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
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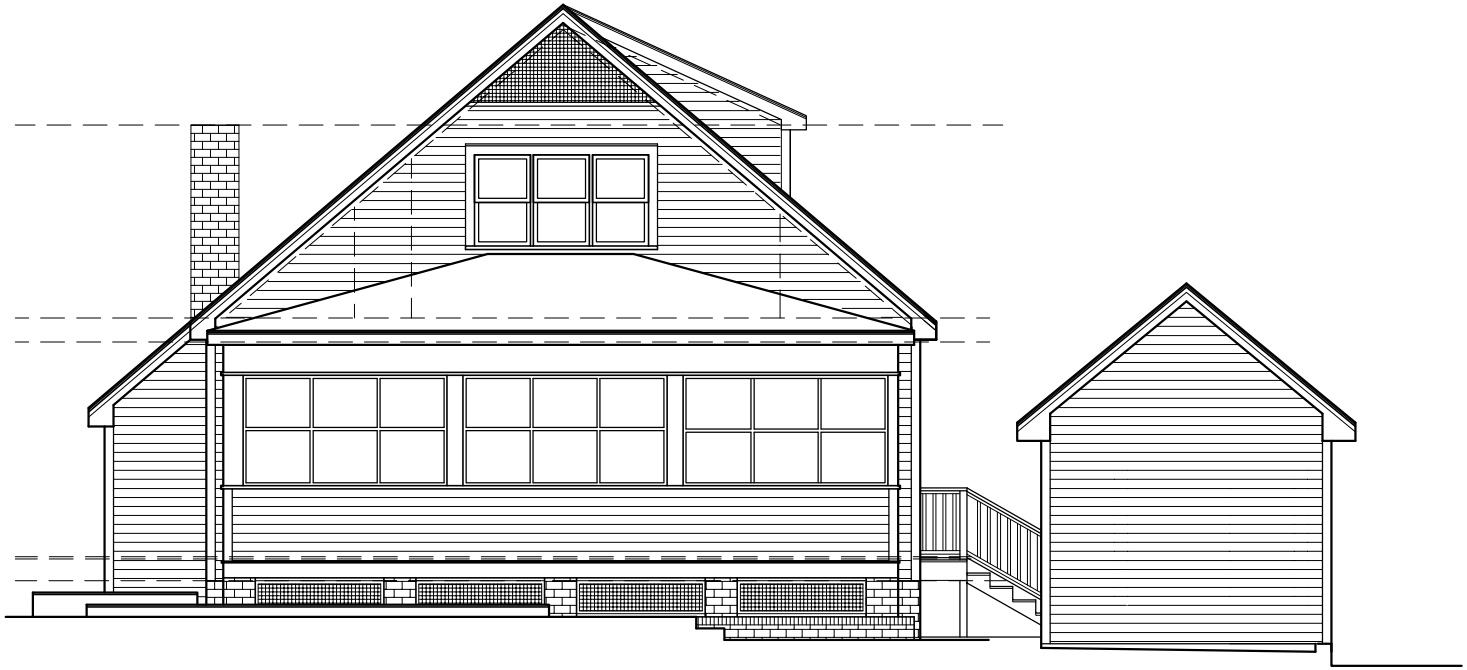
600 Latham Way - Existing Driveway Side Elevation

Scale - 1/8" = 1'-0"



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Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

600 Latham Way - Existing Rear Elevation

Scale - 1/8" = 1'-0"

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Architect
Ashley Henkel Morris
306 Pell Street
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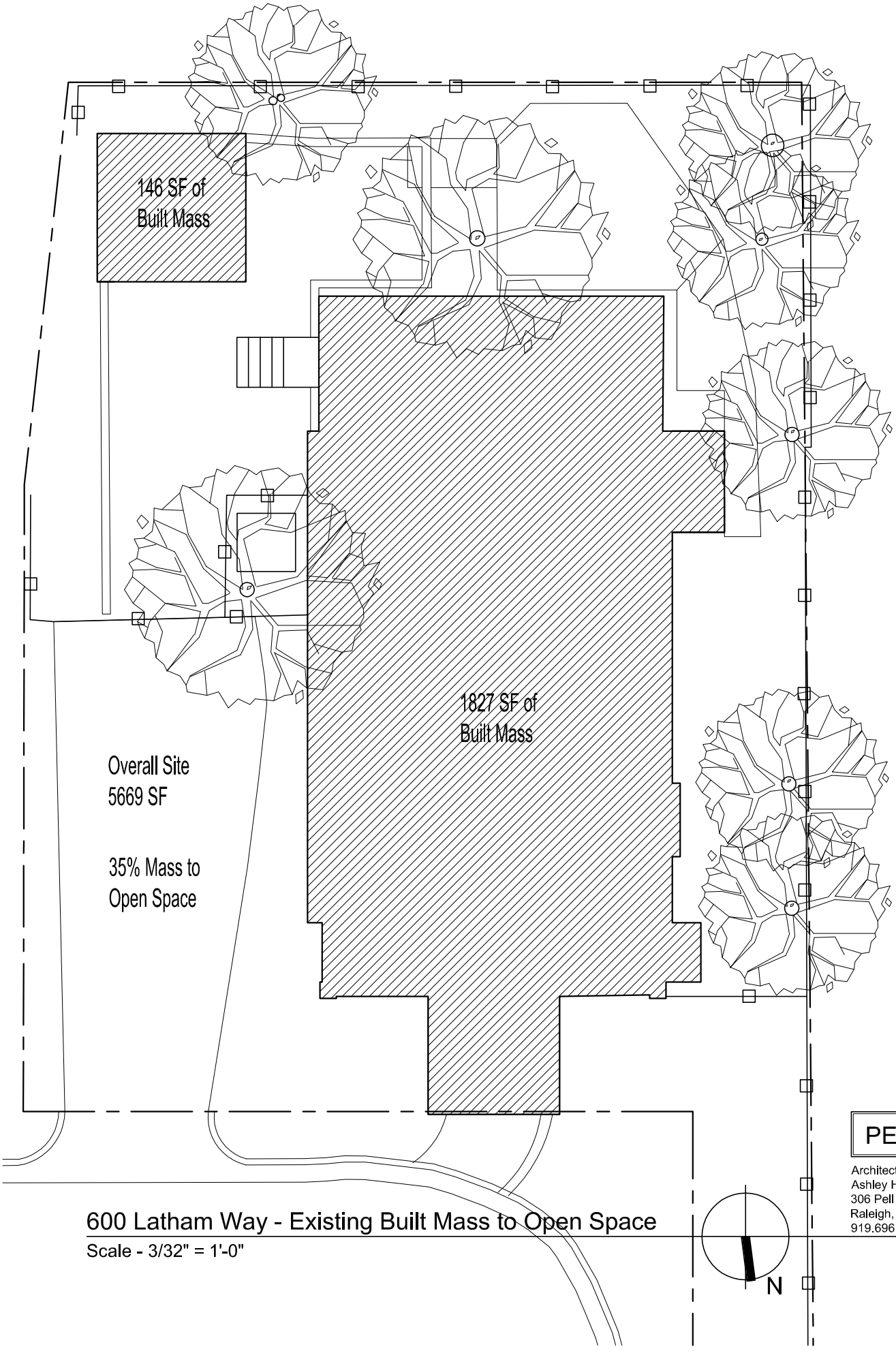
919.696.0970

600 Latham Way - Existing Side Elevation

Scale - 1/8" = 1'-0"



600 Latham Way - Existing Built Mass to Open Space

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

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306 Pell Street
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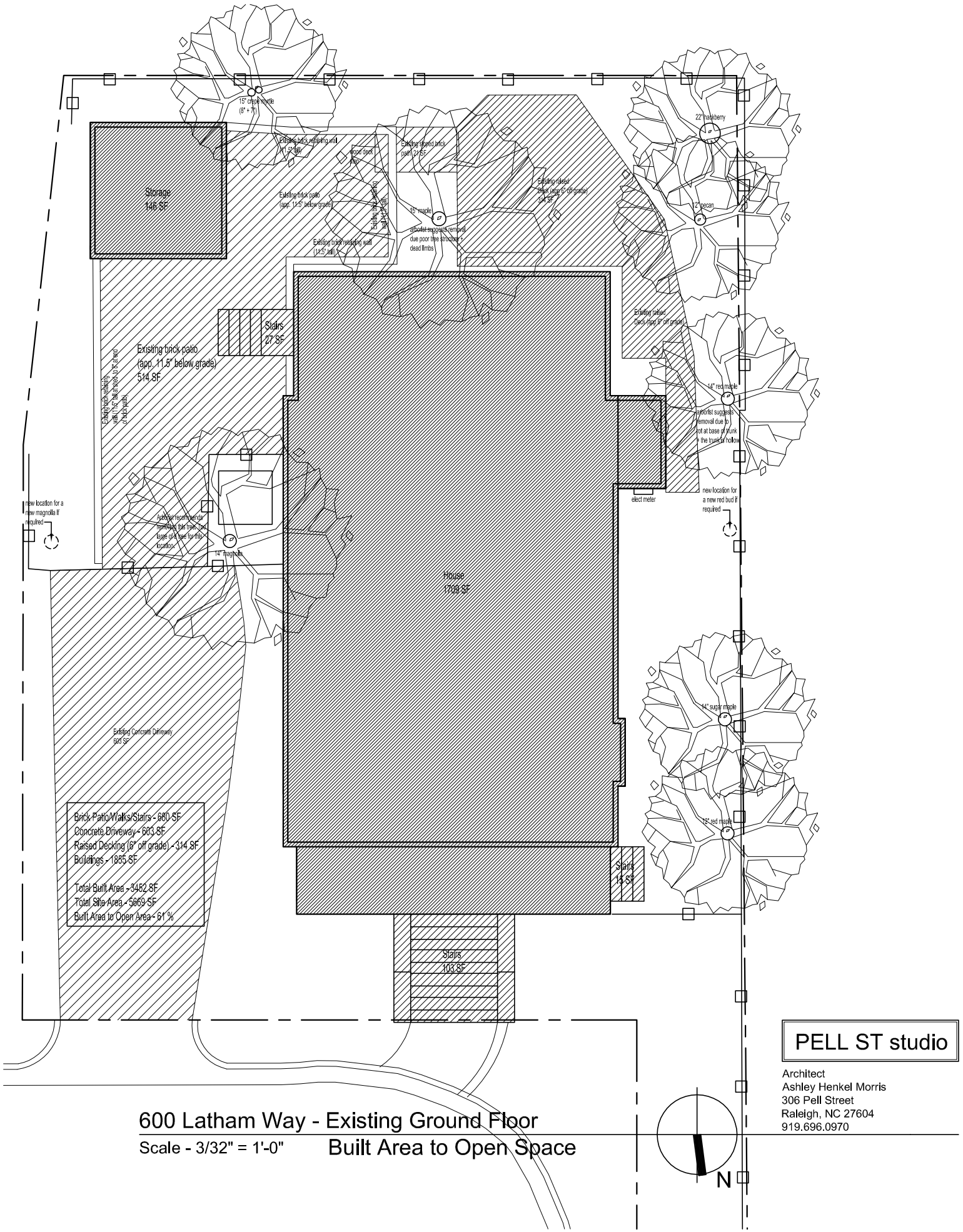
919.696.0970



600 Latham Way - Existing Ground Floor

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

Built Area to Open Space

PELL ST studio

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

Change out existing fence on rear property line for a new fence to match next door neighbors

new location for a new maple if required

Change out existing fence on rear property line for a new fence to match next door neighbors

15" crepe myrtle (8" + 7")

This area gets regraded and becomes a grass area

New fence to begin here and match neighbors fence in design and in height

22" hackberry

12" pecan

15" maple

arborist suggests removal due poor tree structure + dead limbs

Workshop 10'-4" x 11'-4" slightly smaller than existing shed

104A

pair of 36" shed doors w/ double lites

work bench

15 risers @ 8" + treads 10.5"

Up

built-in bench + drawers under stairs?

Kitchen 13'-9" x 18'-0"

103A

new HVAC location

Brick driveway extension is removed and becomes grass area.

Remove this retaining wall too if possible as grass is added the grade will be very gently sloped from house (high point existing) to neighbors yard (low point).

14" red maple

arborist suggests removal due to rot at base of trunk + the trunk is hollow

36 fridge cd depth

Pantry 5'-5" x 10'-0"

102A

Living Room 14'-5" x 15'-8"

new location for a new magnolia if required

Arborist recommends removing this tree. Too large of a tree for this location.

14" magnolia

new location for a new red bud if required

elect meter

16x24 bench

34x82 shower

3'-0 1/2" curb-less wall capped w/ stop material

100D

Low tile wall at shower w/ glass panel above + wall mount tub fixtures below

32x60 free standing tub

101A

Dining Room 14'-6" x 11'-8"

4 panel sliding wood french doors

101B

New Deck 6'-0" x 11'-0" ipe or composite decking material requested due to drainage conditions (rotted out existing deck). Deck to be on ipe or composite posts.

Add concrete to expand driveway + create walkway to rear/side entry

100C

100B

100A

6"w bed of gravel added by foundation to help with drainage from neighbor's yard

14" sugar maple

Existing Concrete Driveway (runs from street to first set of fencing)

remove window + add 8 square w/ same width as other windows on house

Master Bedroom 12'-3" x 12'-2"

Living Room 14'-8" x 15'-10"

removed existing chimney + fireplace Install new gas insert + surround w/ mantle

gas meter relocated

12" red maple

Add concrete to widen driveway

No work to existing apron planned.

N

600 Latham Way - New Ground Floor + Site Plan

Scale - 1/8" = 1'-0"

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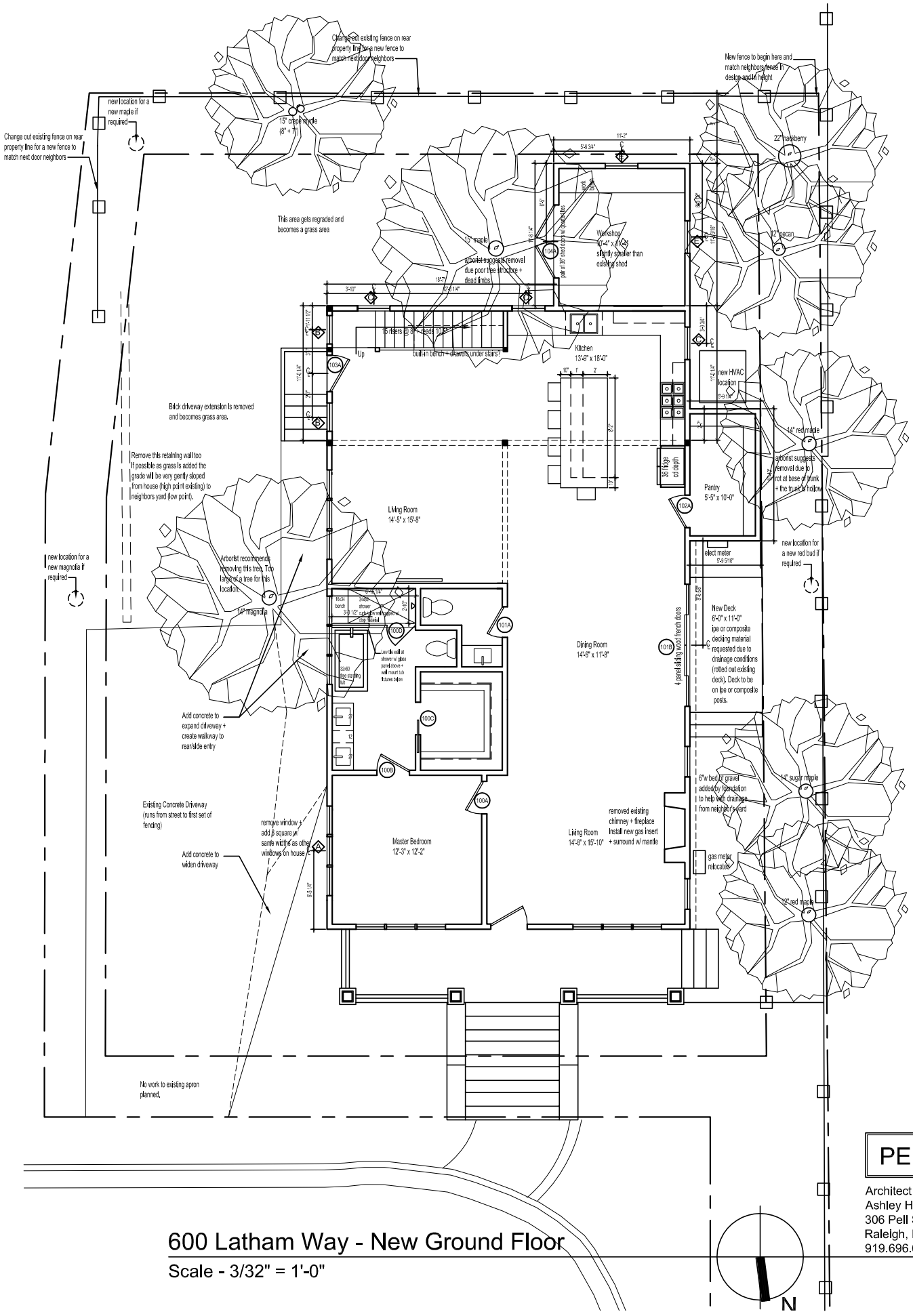
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



600 Latham Way - New Ground Floor

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

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Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
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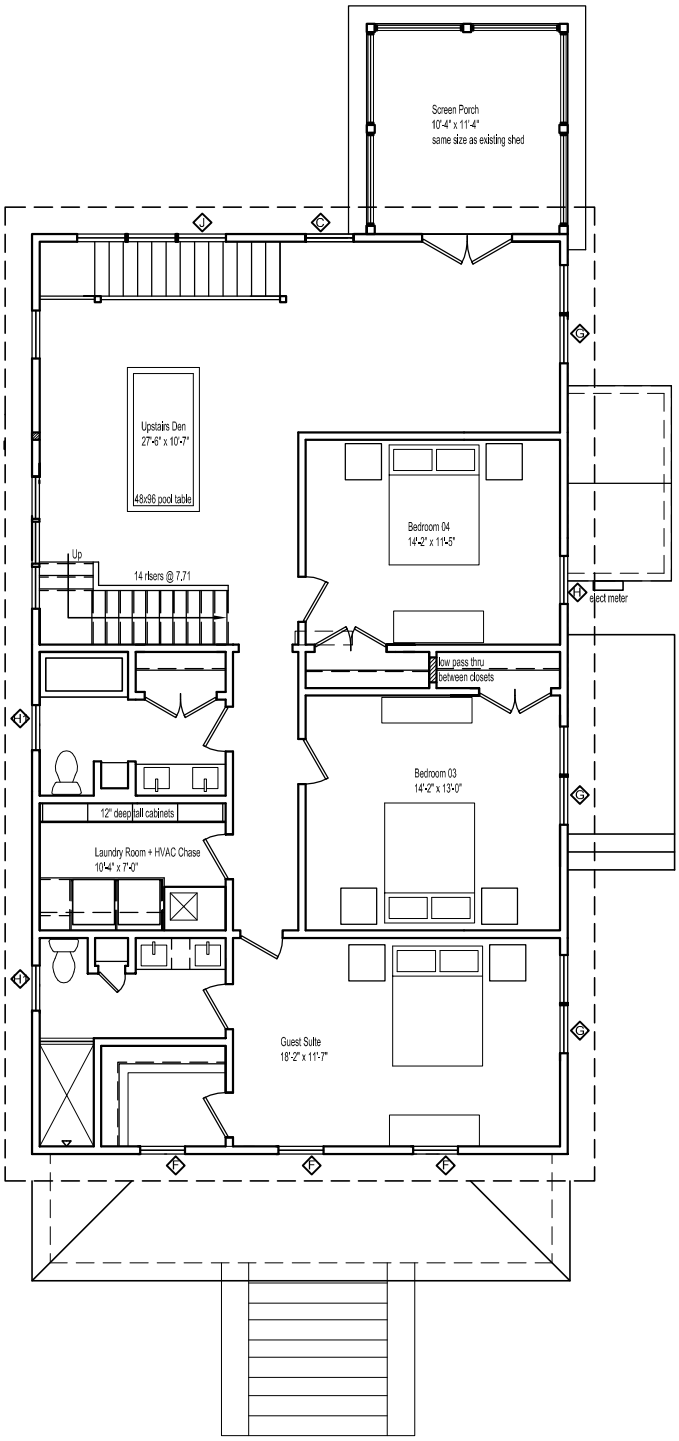

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Ashley Henkel Morris
306 Pell Street
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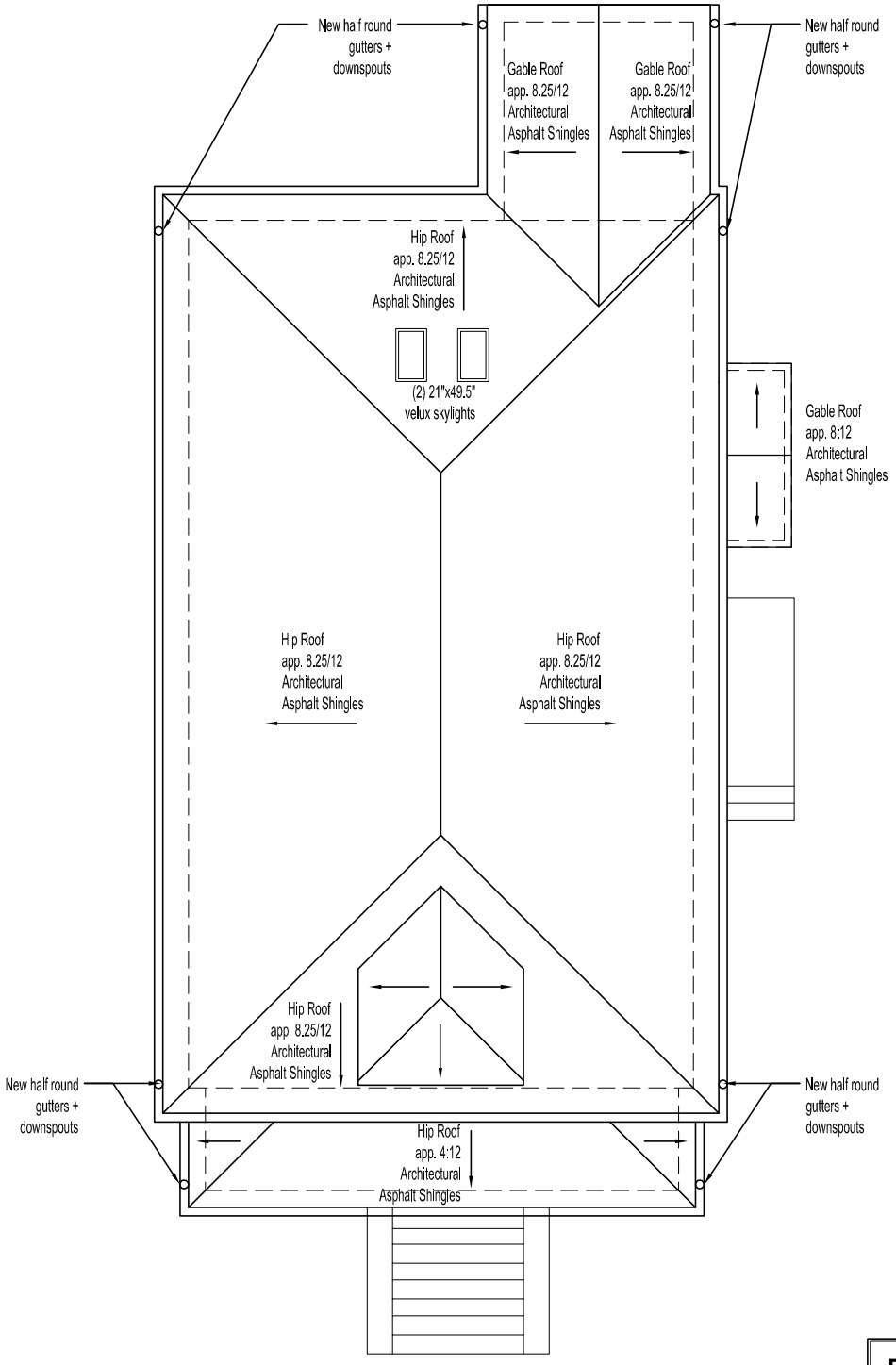
600 Latham Way - New Second Floor Plan

Scale - 3/32" = 1'-0" (full two story)

N



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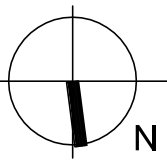
919.696.0970

600 Latham Way - New Roof Plan

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



PELL ST studio

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

600 Latham Way - New Front Elevation

Scale - 1/8" = 1'-0"

600 Latham Way - New Driveway Side Elevation

Scale - 1/8" = 1'-0"

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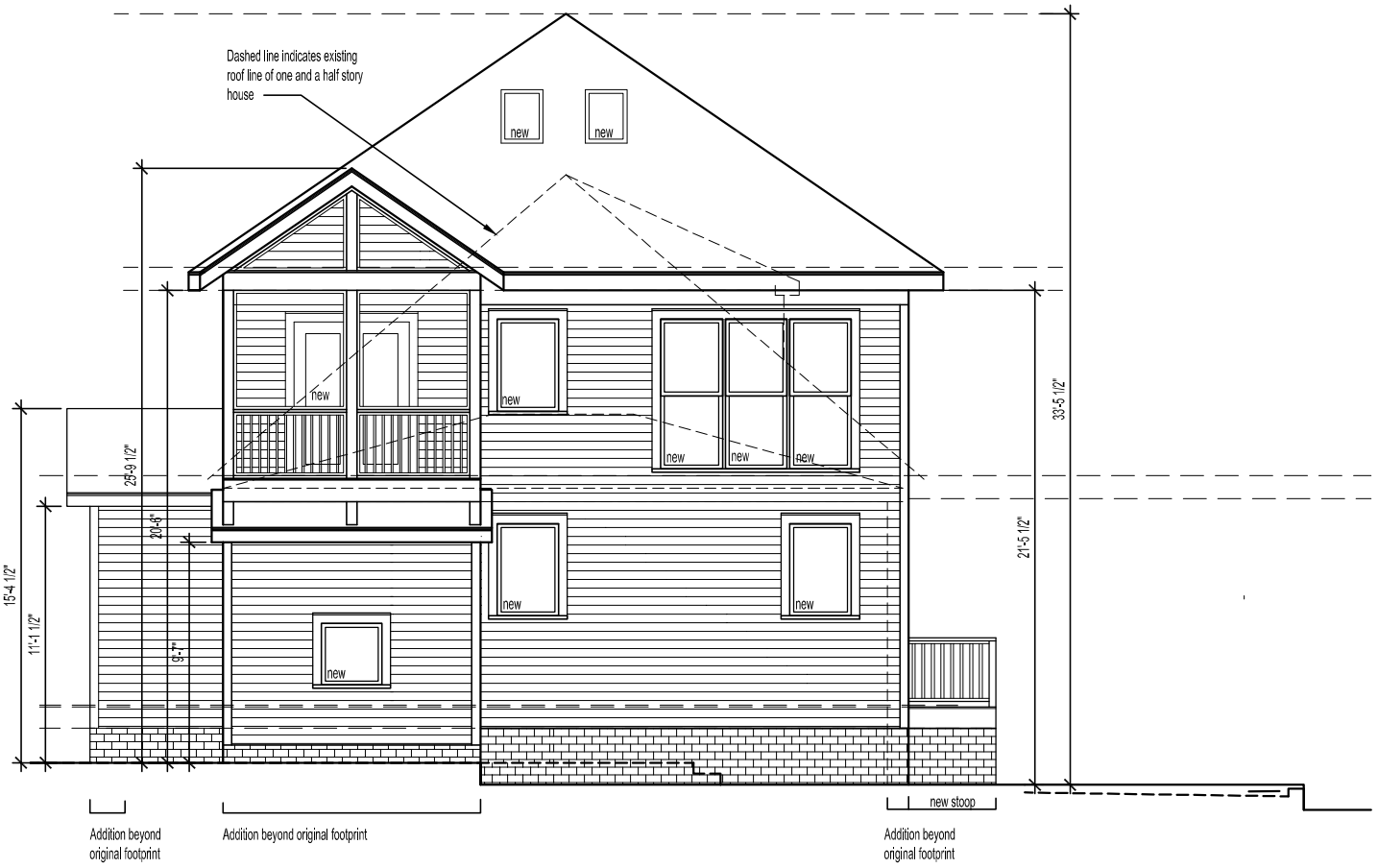
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
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919.696.0970

600 Latham Way - New Rear Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
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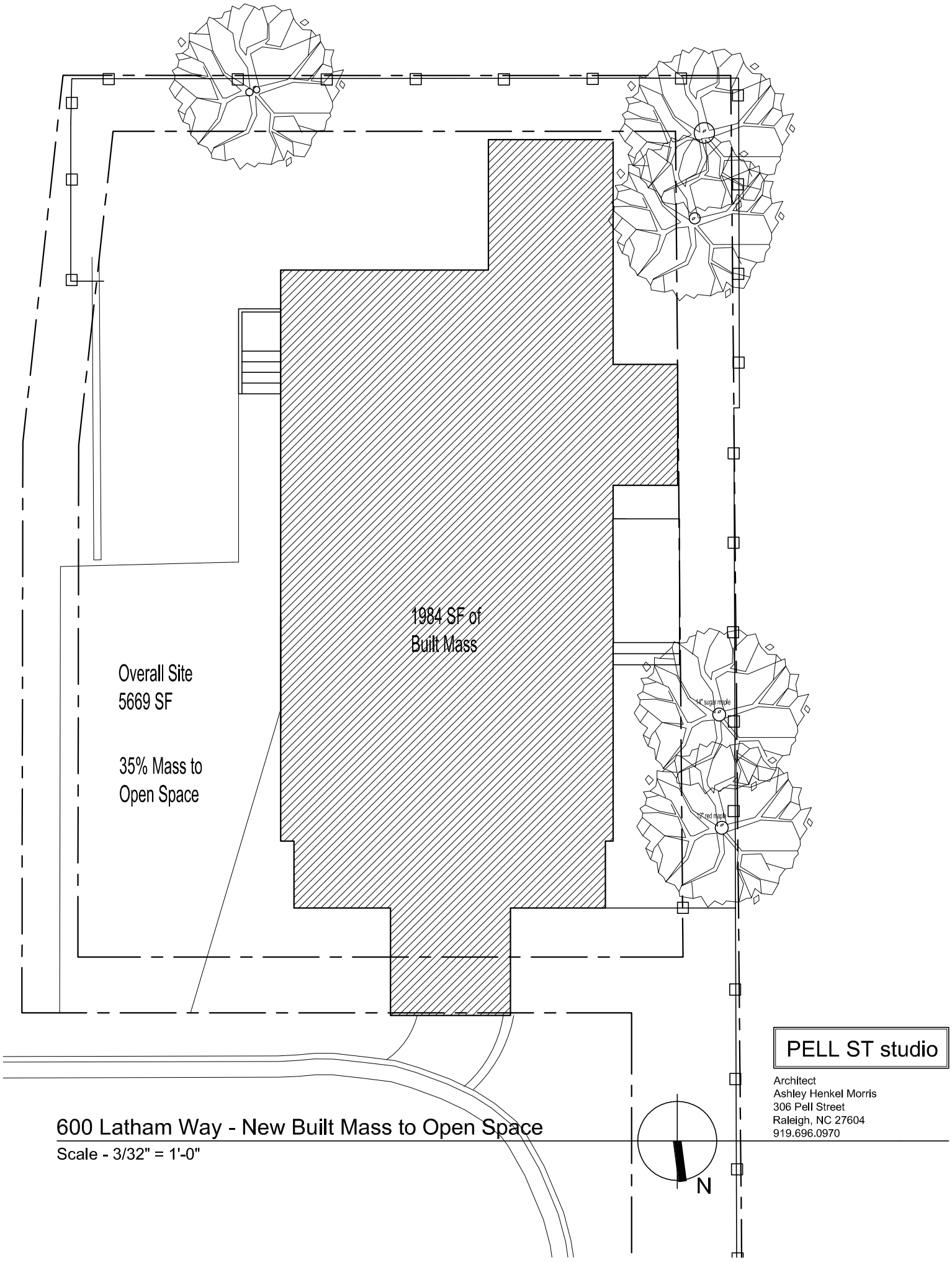
919.696.0970

600 Latham Way - New Side Elevation

Scale - 1/8" = 1'-0"

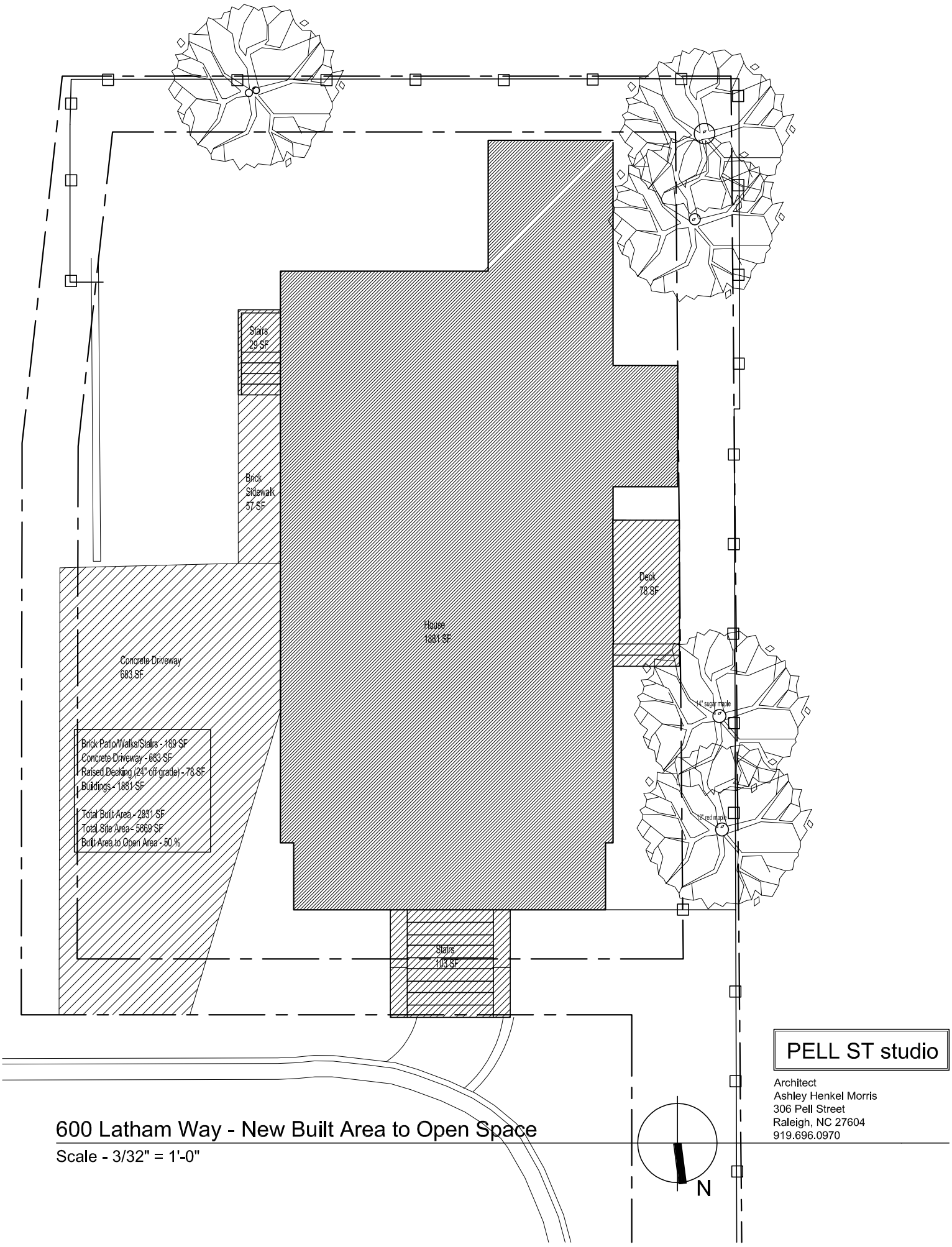


600 Latham Way - New Built Mass to Open Space

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

PELL ST studio

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



600 Latham Way - New Built Area to Open Space

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

PELL ST studio

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

600 Latham Way

neighboring houses

Two and a half story house

621 Polk St

Location Map for neighboring houses

600 Latham Way

neighboring houses

Two and a half story house with a hip roof
and front dormer

505 Watauga St
Location Map for neighboring houses

600 Latham Way

neighboring houses

Two and a half story house with a hip roof
and front dormer

509 Watauga St
Location Map for neighboring houses

600 Latham Way

neighboring houses

Two and a half story house

513 Watauga St

Location Map for neighboring houses

600 Latham Way

neighboring houses

One and a half story house

605 Latham Way

Location Map for neighboring houses

600 Latham Way

neighboring houses

One and a half story house

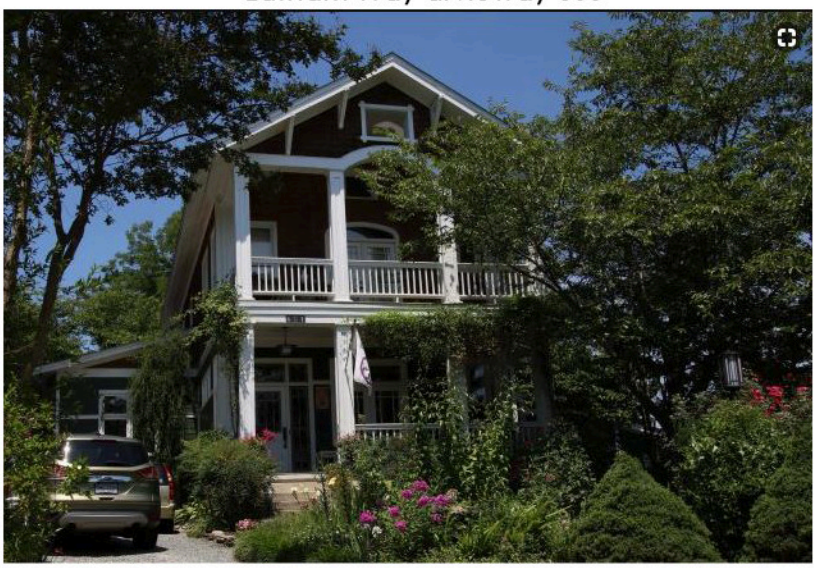
601 Latham Way

Location Map for neighboring houses

600 Latham Way

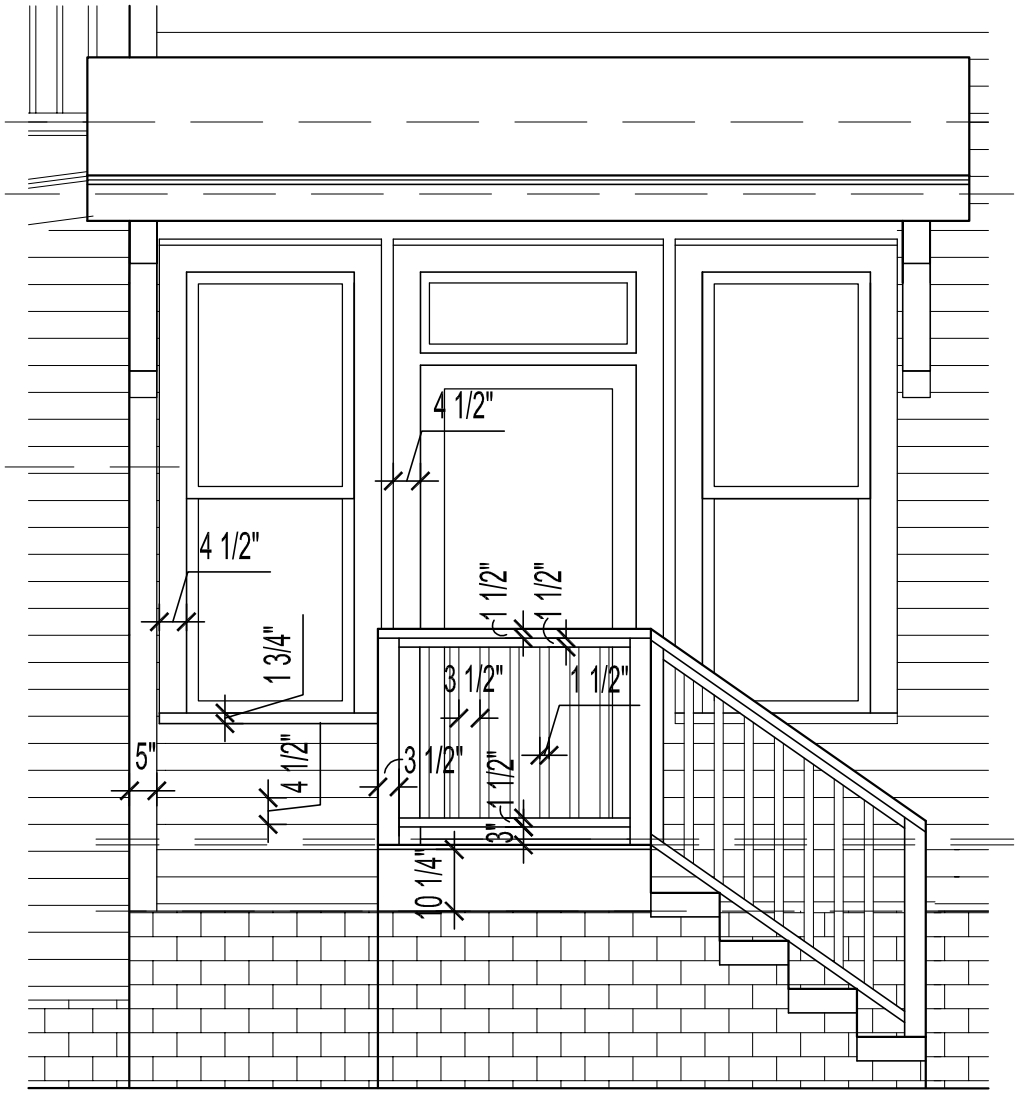
neighboring houses

View of 509 + 505 Watauga from
Latham Way drvieway 600



Leonidas Ct one street over 2 and a half story

Location Map for neighboring houses



PELL ST studio

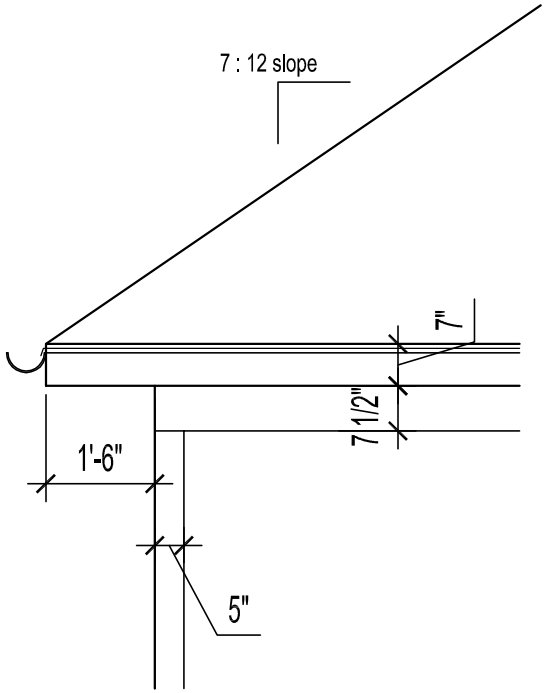
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

600 Latham Way - New Door + Window Trim Details

Scale - 3/8" = 1'-0"

N

0' 2' 4' 6'



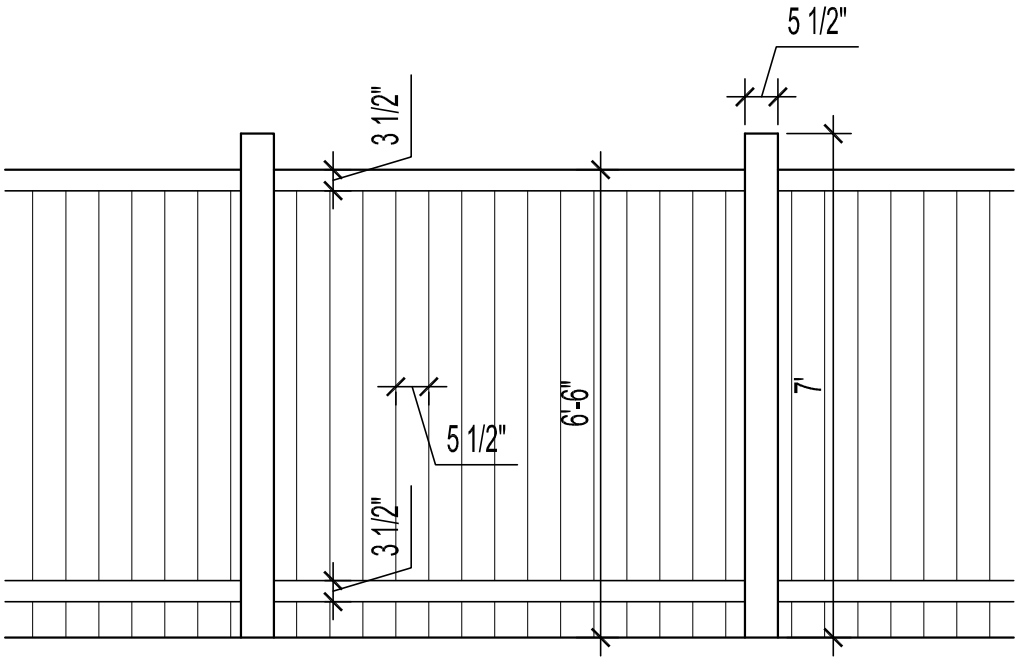
600 Latham Way - New Eave/Soffit Detail

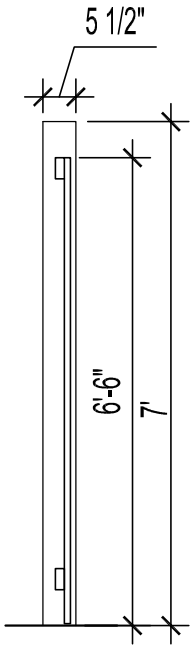
Scale - 3/8" = 1'-0"

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

N

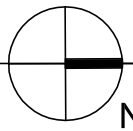
0' 2' 4' 6'





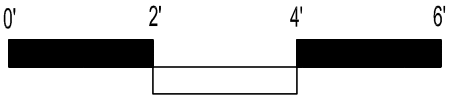
600 Latham Way -Fence Detail

Scale - 3/8" = 1'-0"

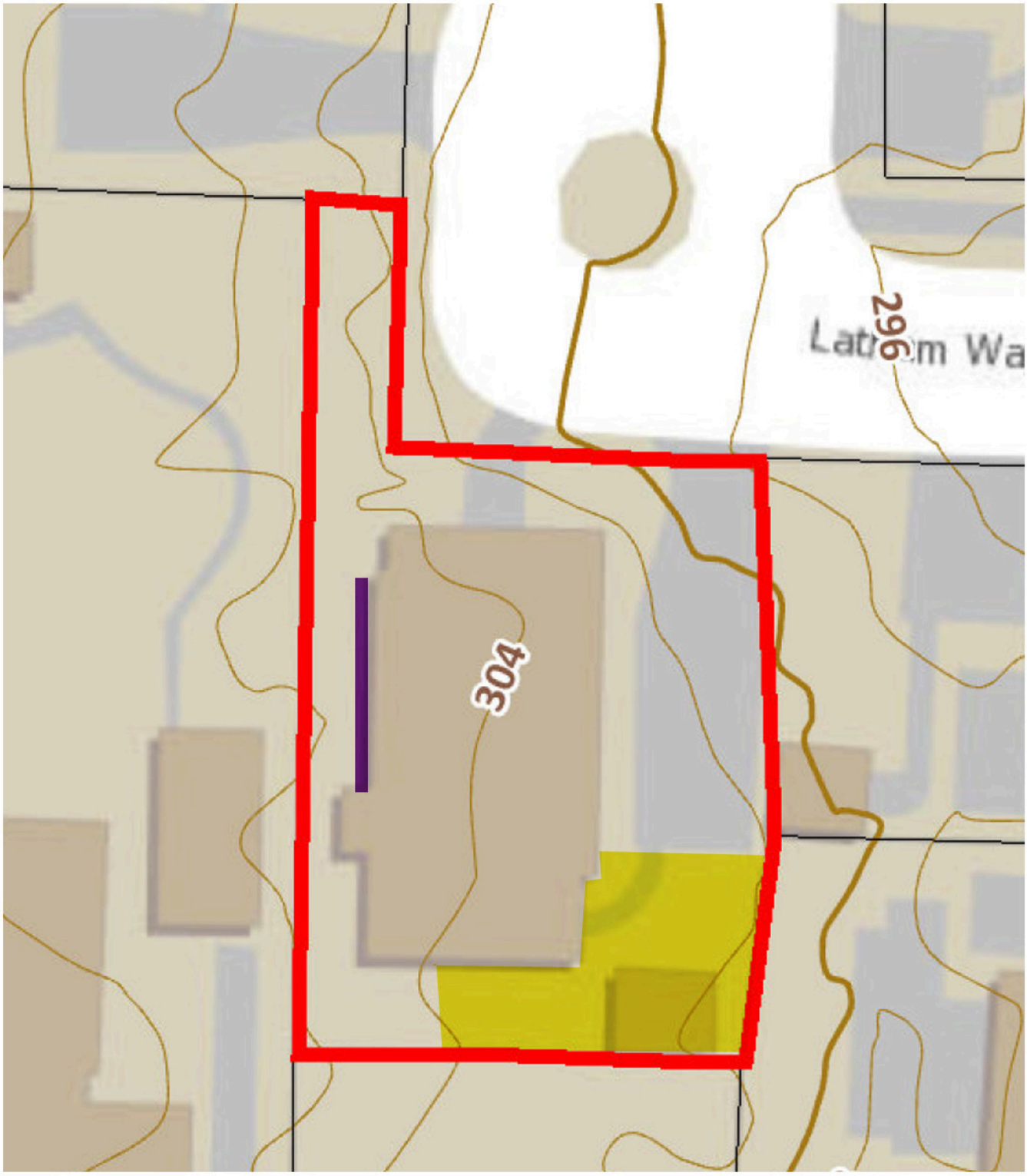


PELL ST studio

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



Grading + Drainage



The area in yellow will have the brick pavers + decking removed, the grade will be feathered out to create a large open grass area for kids to play in

The area in purple has drainage issues with water settling against the house and deck, causing sill plates and the deck to rot. We are suggesting a bed of gravel along the foundation to help with drainage + would like to ask about using a material like ipe or a composite material to prevent the deck from rotting out again

leaf & limb
HEALTHY TREES. HAPPY PEOPLE.

600 Latham Way
Tree Removal Recommendations
Katie Rose Levin
ISA Board Certified Master Arborist
SO-6744B

Tree A: Double Stem Southern Magnolia

We recommend the removal of this tree for several reasons. The first is that it is planted in a spot which is too small for its mature size. The roots currently conflict with the HVAC system, and do not have sufficient space to grow. The crown is already impacting the roof, and will need to be continuously pruned back in order to prevent future damage from the tree striking the roof and the house. Magnolia trees are very poor compartmentalizers, which means extensive pruning opens them up to decay which they are not good at fighting off.

In addition to being in a poor space, this magnolia tree has structural liabilities which will be aggravated by the proposed extension. The double stem shows symptoms of having included bark. This makes the tree more likely to pull apart in storms. The stem closest to the house is the bigger stem and carries more than half of the canopy. As part of regular maintenance to prevent roof damage a significant portion of this canopy should be removed- the renovation will increase this amount further. This means the major leader with be significantly weakened and open to decay, aggravating previous structural liabilities. For these reasons we recommend removing this tree and replanting a magnolia somewhere else on site.

511 Nowell Rd, Raleigh, NC 27607
919.787.9551 | www.leaflimb.com

leaf & limb
HEALTHY TREES. HAPPY PEOPLE.

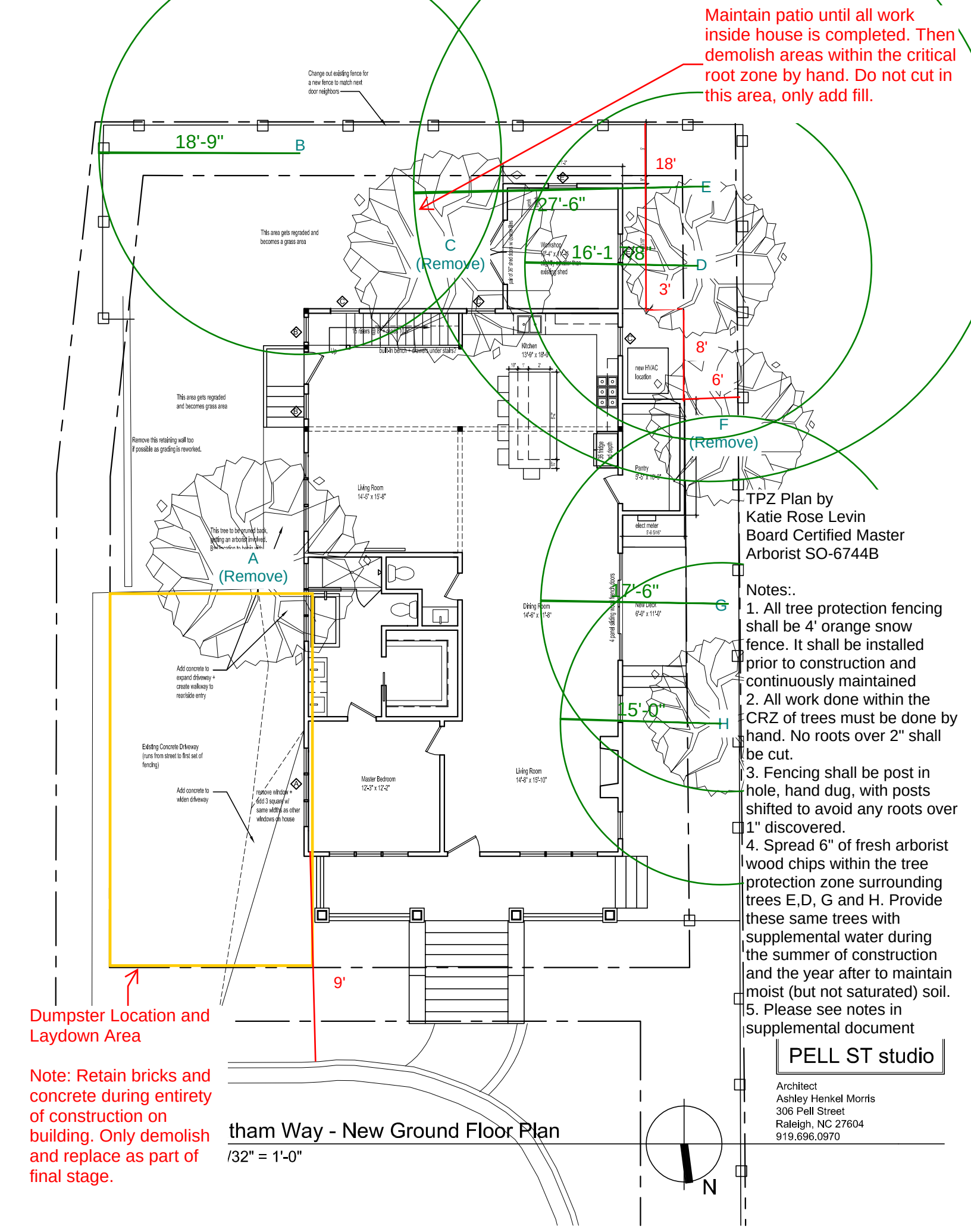
Tree B: 15" Red Maple

We recommend removing this maple due to several liabilities. Like the magnolia, it is planted in a spot which is less than ideal for a tree of this size. More important is the fact that this tree is in general poor condition with suboptimal structure. It has major decay spots on the trunk (shown at right), included bark in the branches, and some dieback in the canopy.

The renovation will require the removal of approximately 1/3 of the tree canopy, and provide significant impacts to the roots, even with care. We recommend removing this tree and planting another canopy tree elsewhere on site.

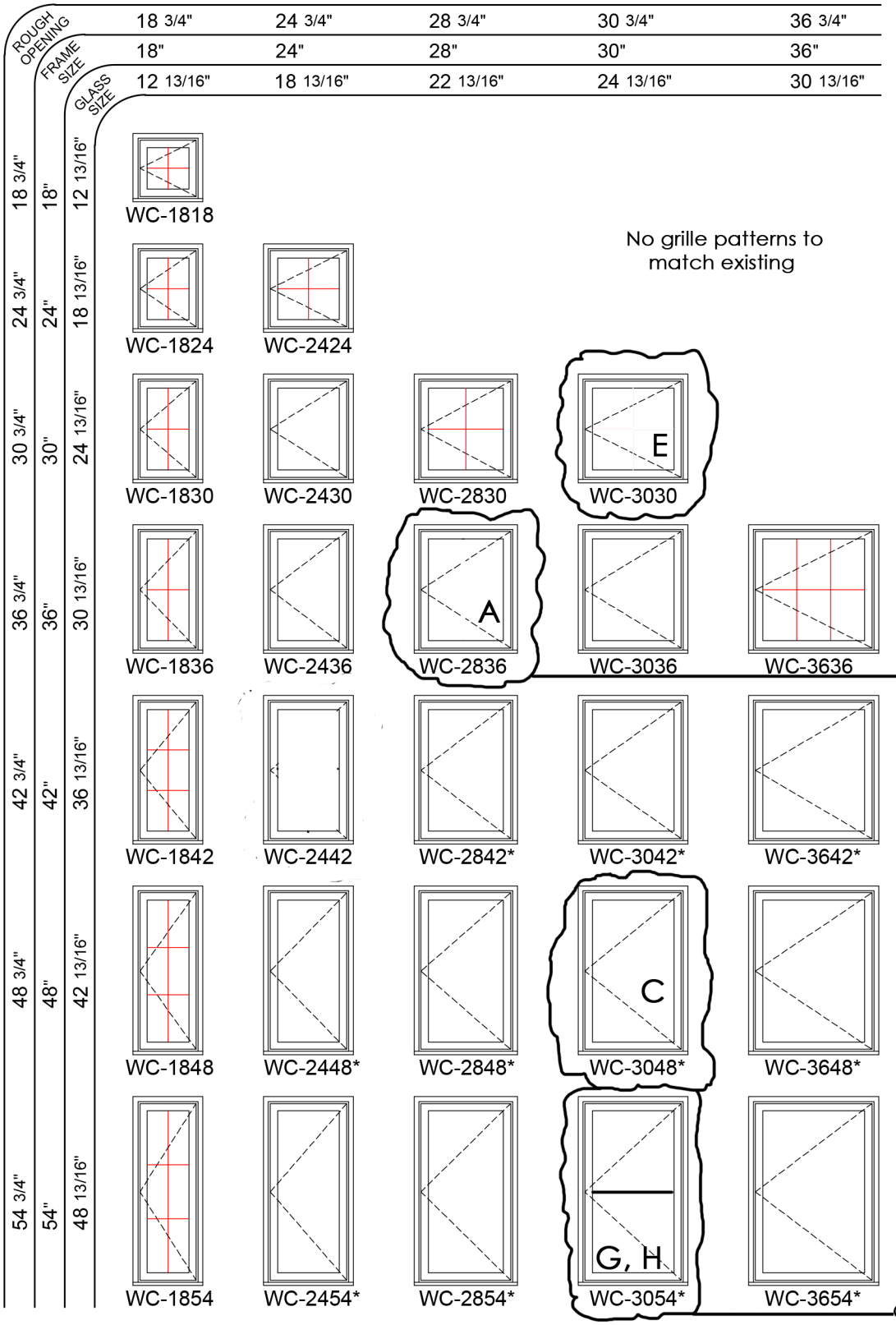
Tree E: 14" Red Maple

We recommend the removal of this maple tree due to the extensive decay in its base. A physical examination revealed that there is very little wood in the buttress area, and there are signs of decay organisms at the base. Although this tree will not experience significant impacts during construction, we do advise its removal.


Maintain patio until all work inside house is completed. Then demolish areas within the critical root zone by hand. Do not cut in this area, only add fill.
Change out existing fence for a new fence to match next door neighbors
18'-9"
B
18'
E
27'-6"
C
(Remove)
16'-1 7/8"
D
3'
8'
6'
F
(Remove)
THis area gets regraded and becomes a grass area
This area gets regraded and becomes grass area
Remove this retaining wall too if possible as grading is reworked.
Kitchen
13'-9" x 18'-0"
new HVAC location
Pantry
3'-5" x 10'-0"
Living Room
14'-5" x 15'-8"
A
(Remove)
17'-6"
G
Dining Room
14'-6" x 11'-8"
15'-0"
H
Add concrete to expand driveway + create walkway to rear/side entry
Existing Concrete Driveway (runs from street to first set of fencing)
Add concrete to widen driveway
remove window + add 3 square w/ same widths as other windows on house
Master Bedroom
12'-3" x 12'-2"
Living Room
14'-6" x 15'-10"
9'
Dumpster Location and Laydown Area
Note: Retain bricks and concrete during entirety of construction on building. Only demolish and replace as part of final stage.
tham Way - New Ground Floor Plan
/32" = 1'-0"
N
TPZ Plan by
Katie Rose Levin
Board Certified Master Arborist SO-6744B
Notes:.
1. All tree protection fencing shall be 4' orange snow fence. It shall be installed prior to construction and continuously maintained
2. All work done within the CRZ of trees must be done by hand. No roots over 2" shall be cut.
3. Fencing shall be post in hole, hand dug, with posts shifted to avoid any roots over 1" discovered.
4. Spread 6" of fresh arborist wood chips within the tree protection zone surrounding trees E,D, G and H. Provide these same trees with supplemental water during the summer of construction and the year after to maintain moist (but not saturated) soil.
5. Please see notes in supplemental document
PELL ST studio
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

Wood Standard Casement

Scale: 1/4" = 1'-0"



* Review for Egress. Refer to the "Egress Information Chart" PDF file.

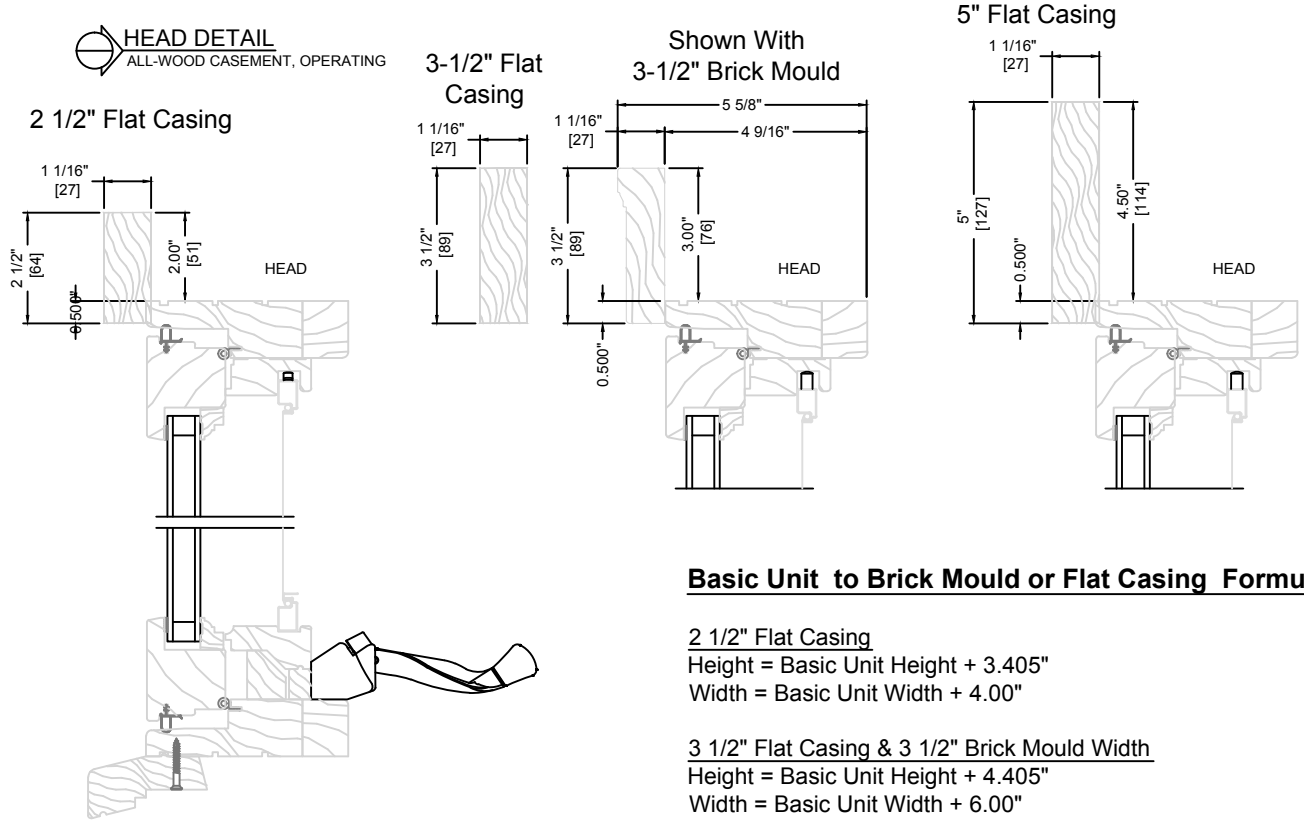
- Standard units shown. Custom sizes in 1/16" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- To obtain masonry openings on units with brickmould, add 3 3/8" to horizontal and 2 5/8" to vertical frame dimensions.

SIERRA PACIFIC WINDOWS

All-Wood Casement Window

SECTION DETAILS
DRAWN TO 1"=1" SCALE
Printed Scale 3" = 1'

HEAD DETAIL
ALL-WOOD CASEMENT, OPERATING

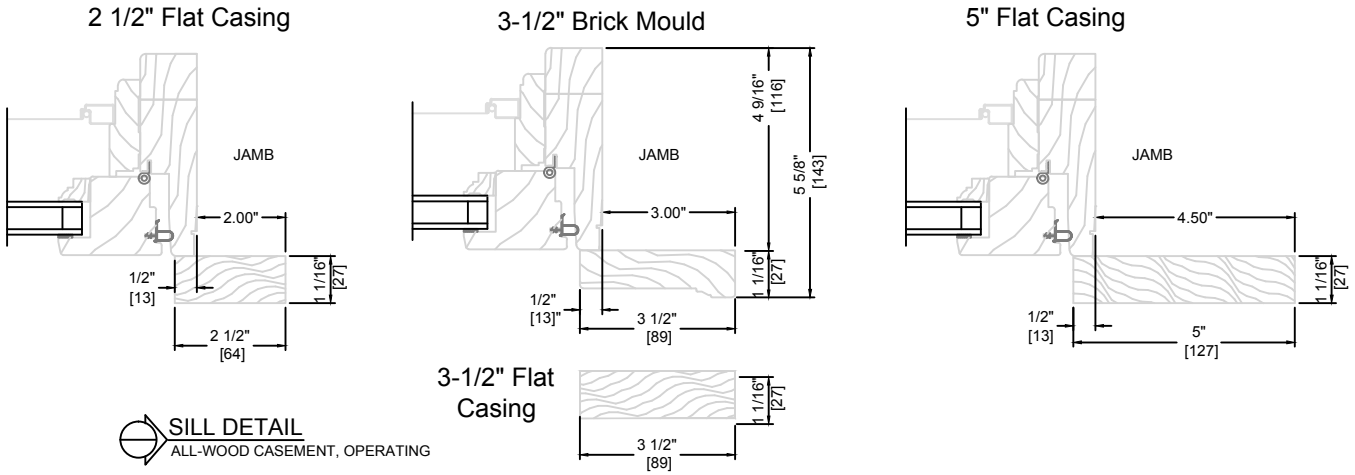


Basic Unit to Brick Mould or Flat Casing Formulas

2 1/2" Flat Casing
Height = Basic Unit Height + 3.405"
Width = Basic Unit Width + 4.00"

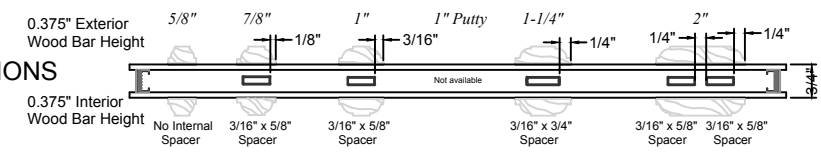
3 1/2" Flat Casing & 3 1/2" Brick Mould Width
Height = Basic Unit Height + 4.405"
Width = Basic Unit Width + 6.00"

5" Flat Casing
Height = Basic Unit Height + 5.905"
Width = Basic Unit Width + 9.00"



SILL DETAIL
ALL-WOOD CASEMENT, OPERATING

GLAZING OPTIONS



PLEASE NOTE: STANDARD SPACER COLOR IS MILL FINISH

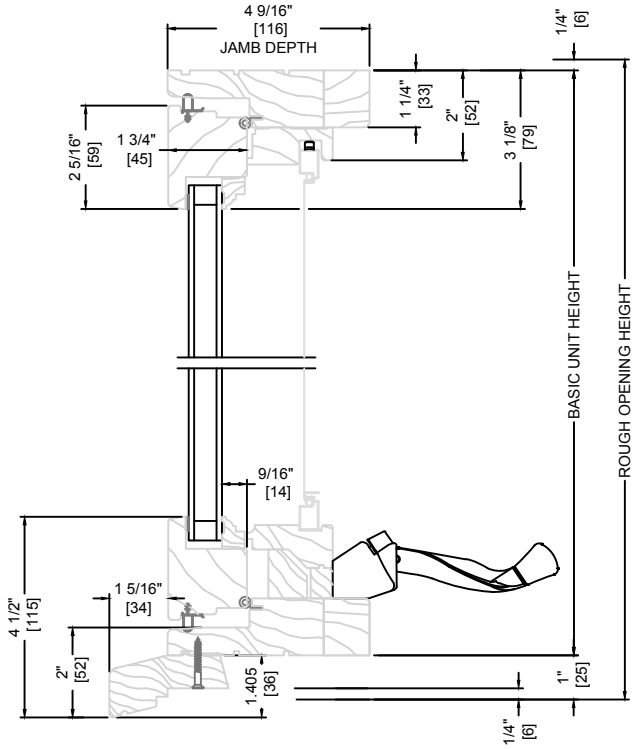
SIERRA PACIFIC WINDOWS

All-Wood Casement Window, No Brickmould w/ Sill Nosing

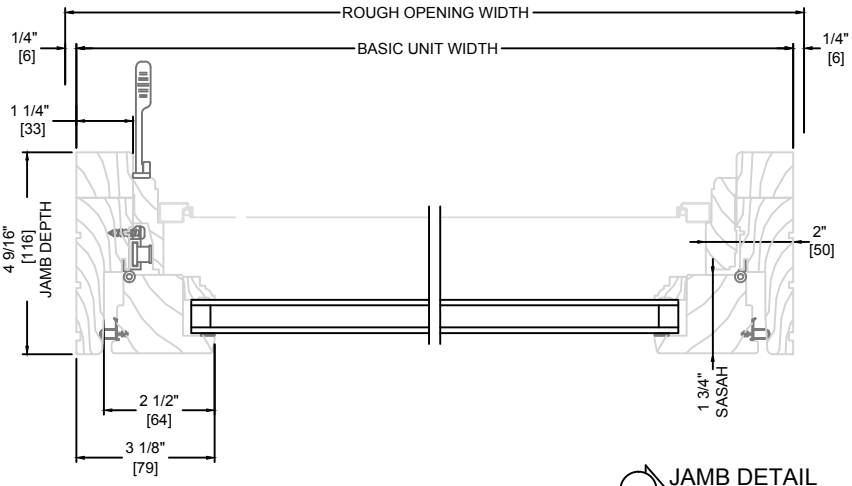
For Product Built 06/25/2012 to Present

SECTION DETAILS
Drawn to 1" = 1" Scale
Printed Scale 3" = 1'
4 9/16" JAMB

HEAD DETAIL
ALL-WOOD CASEMENT, OPERATING



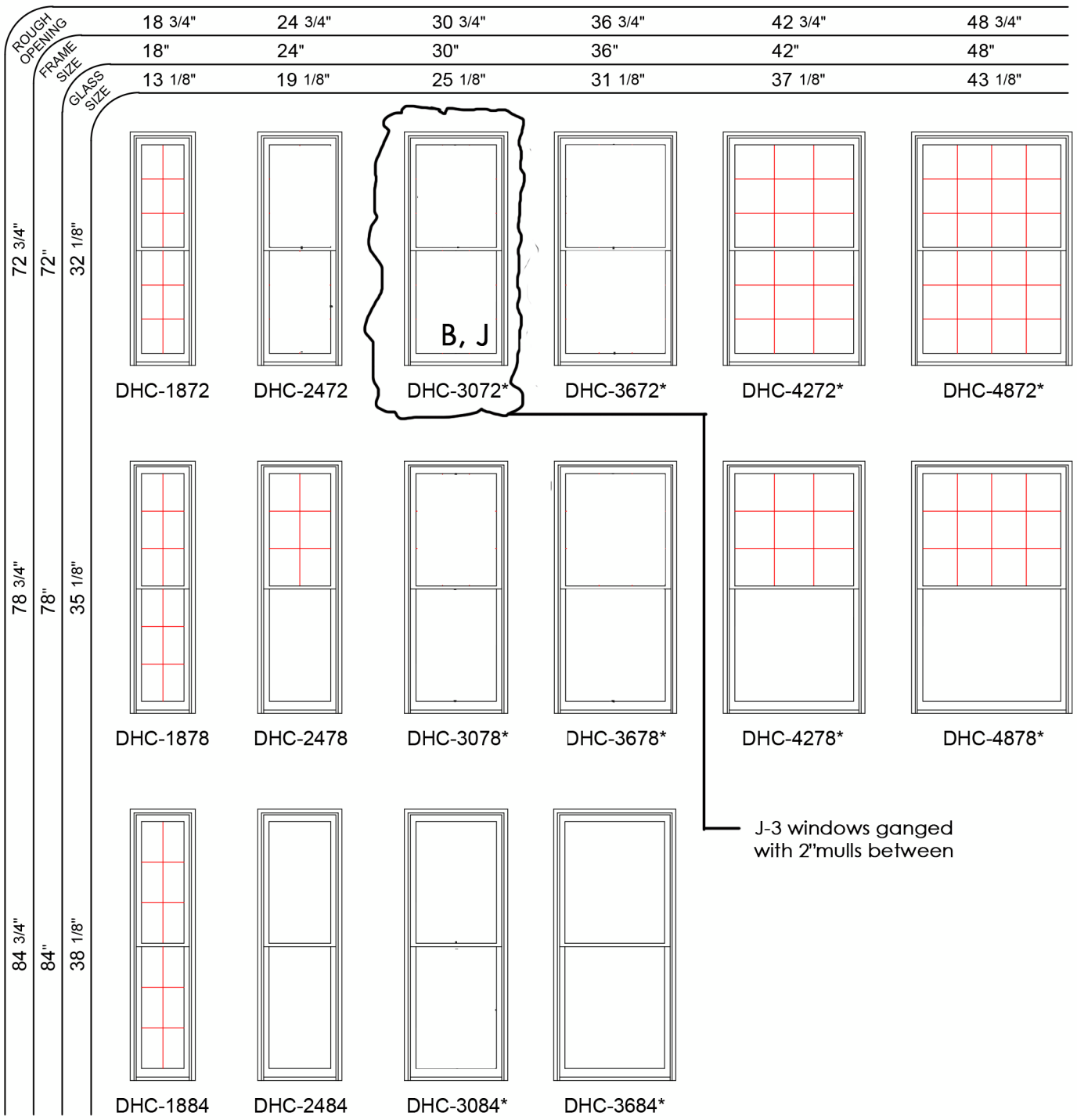
SILL DETAIL
ALL-WOOD CASEMENT, OPERATING



JAMB DETAIL
ALL-WOOD CASEMENT, OPERATING

Wood Carmel Double Hung

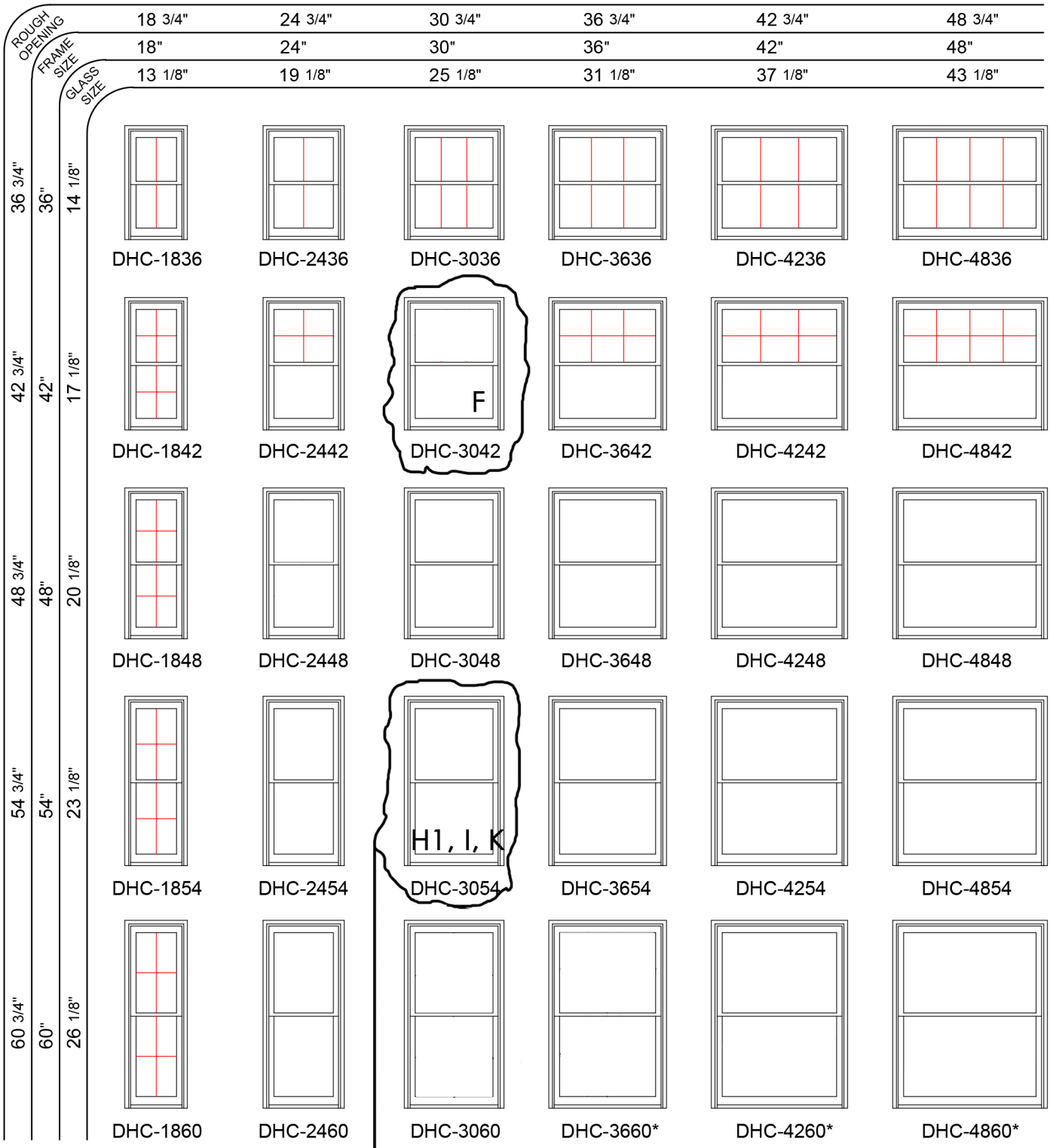
Scale: 1/4" = 1'-0"



* Review for Egress. Refer to the "Egress Information Chart" PDF file.

Wood Carmel Double Hung

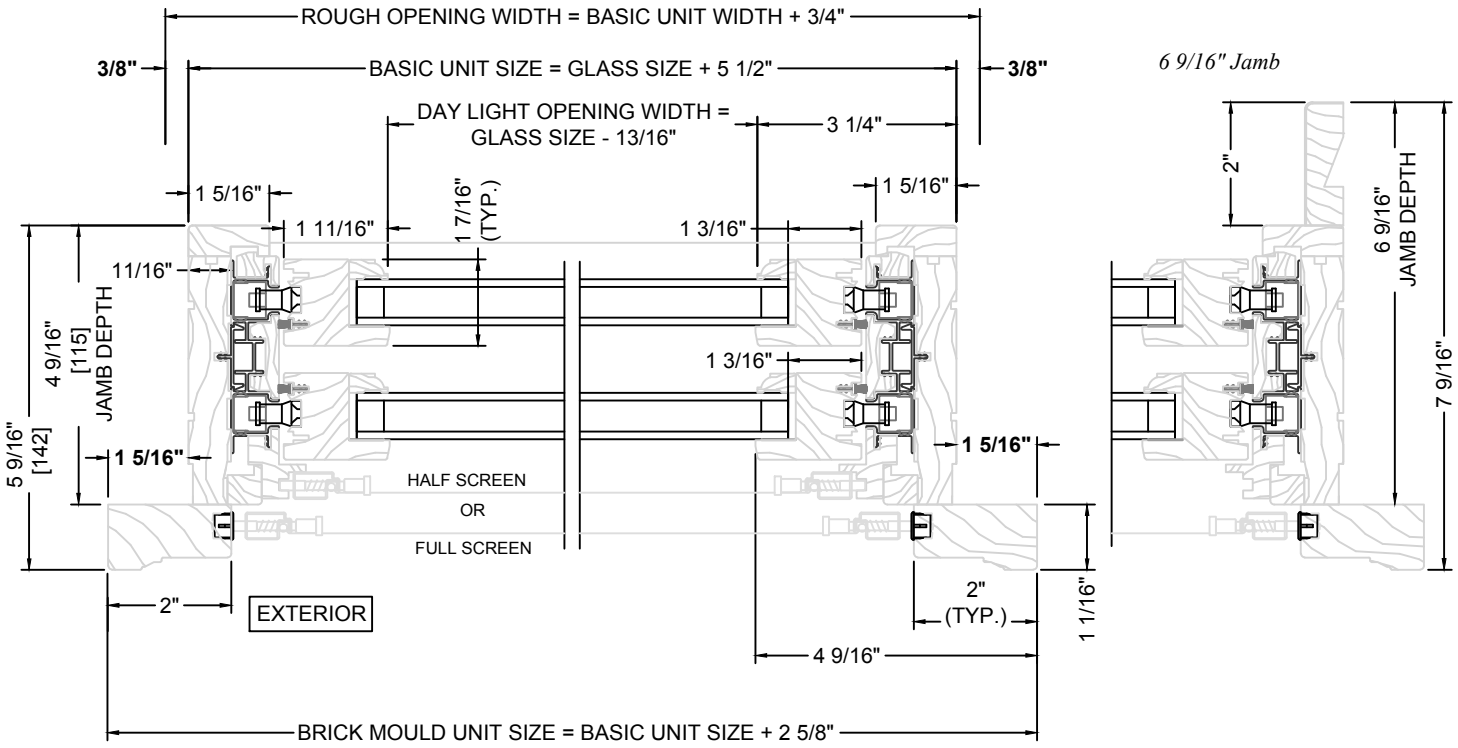
Scale: 1/4" = 1'-0"



* Review for Egress. Refer to the "Egress Information Chart" PDF file.

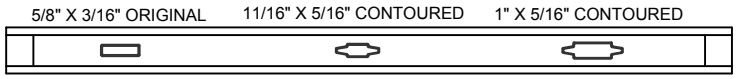
SIERRA PACIFIC WINDOWS

All-Wood Tilt Double Hung Windows

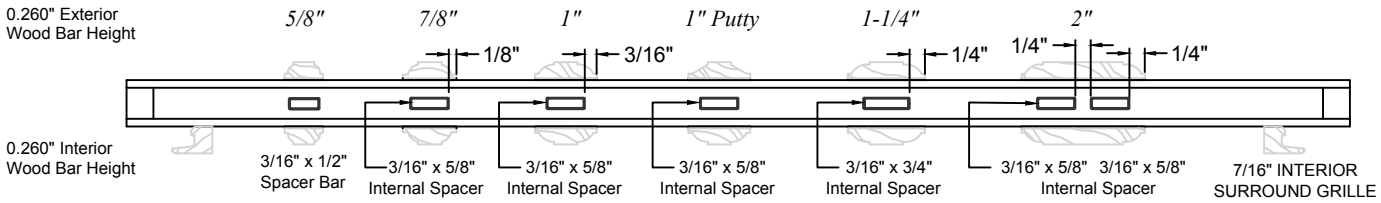


GLAZING OPTIONS

Single & Dual Insulated Glass available in operating and fixed units.
Grille in Airspace



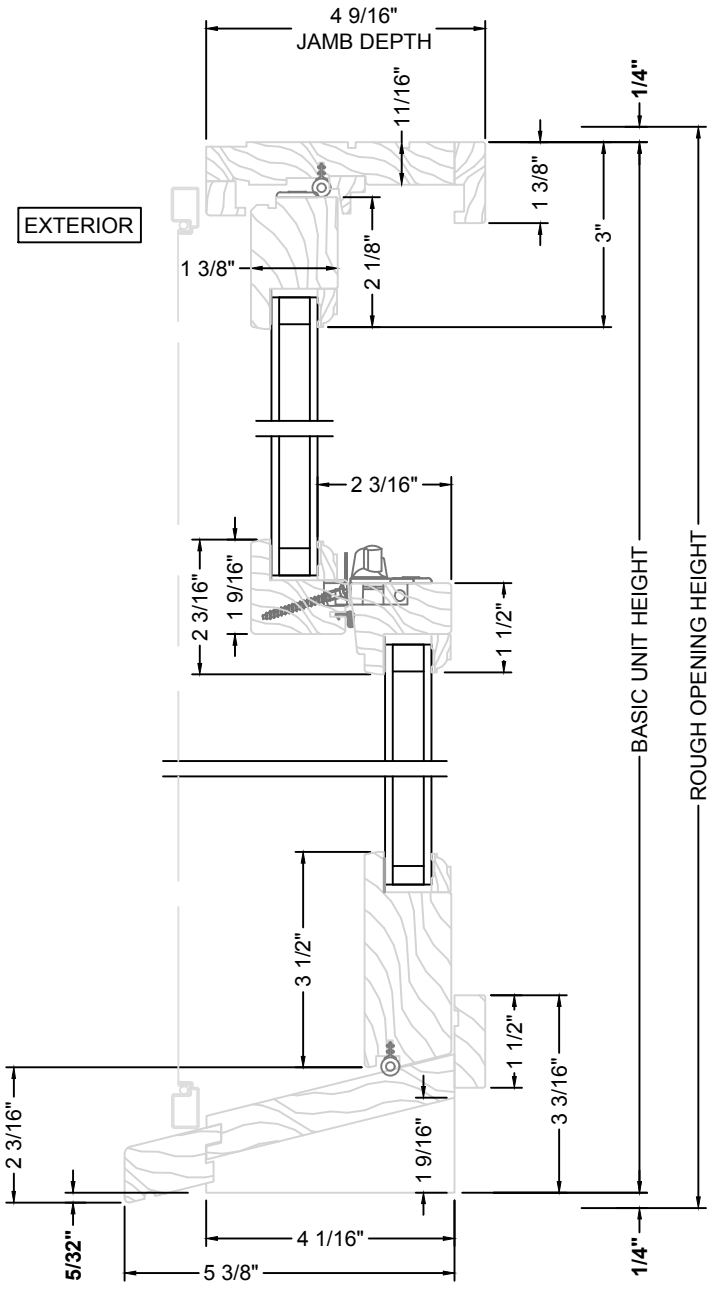
HDL, Surrond and KD Grille Bar Chart

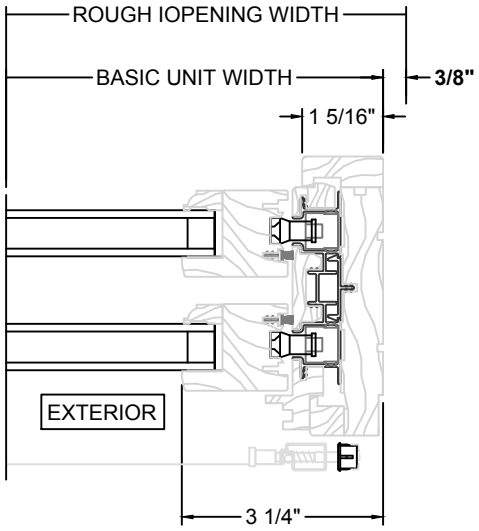


PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH

SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung Windows with Sill Nosing & No Brickmould





JELD-WEN WINDOWS & DOORS

500
FLAT TOP

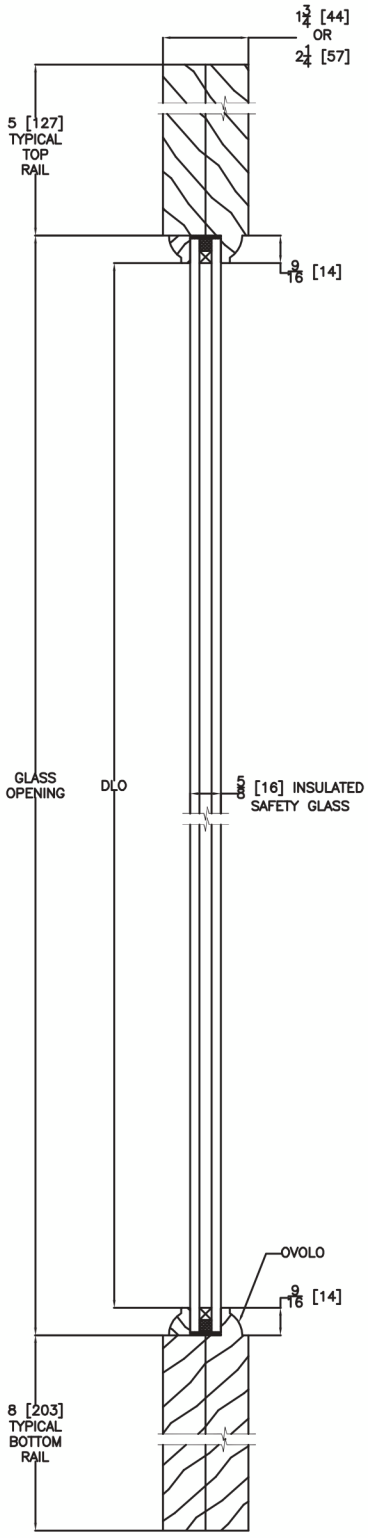
Scale: 1/8" = 1'-0"

ELEVATION NOTES

Door Size = Book Size Before Prefit
Daylight Opening (DLO) = Visible Glass
Values in brackets [ ] are millimeter conversions.

DOOR CROSS-SECTION

Moulding Profile = Ovolo
Panel Profile = n/a
See 500 Cross Section sheet for more detail.

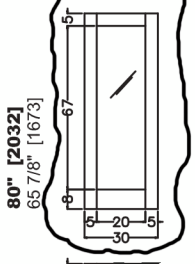
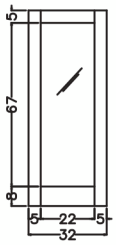
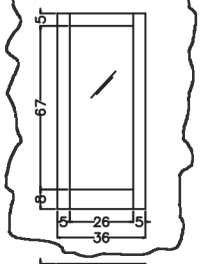
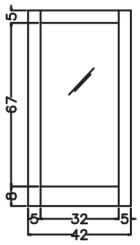
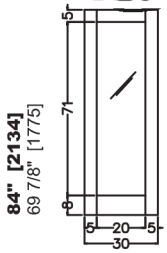
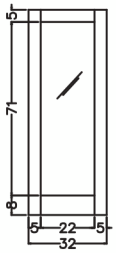
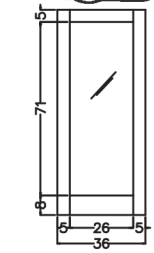
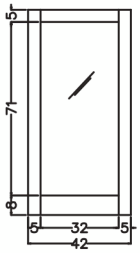
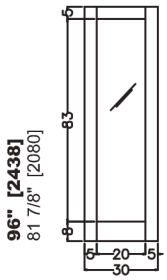
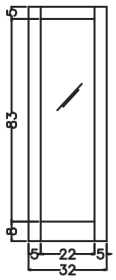
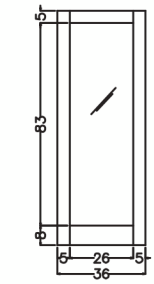
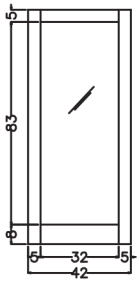


VERTICAL DOOR/SIDELIGHT CROSS SECTION
Insulated Glass

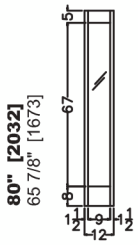
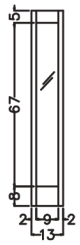
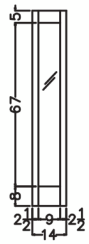
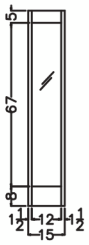
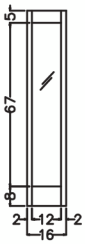
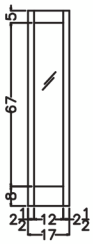
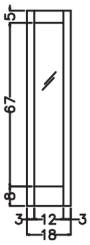
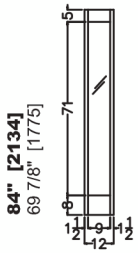
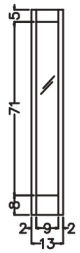
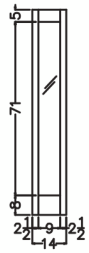
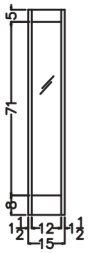
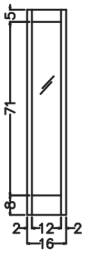
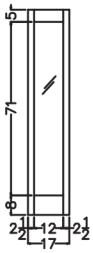
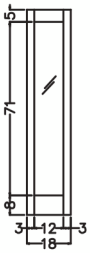
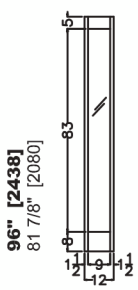
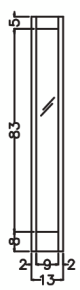
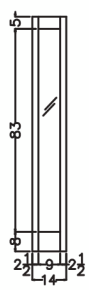
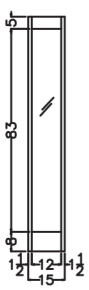
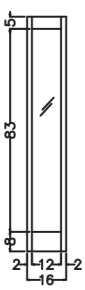
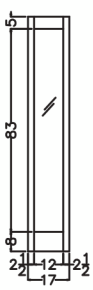
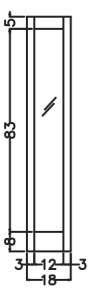
pair of 30s

pair of 36s + one single unit

Door Size
Daylight Opening

	30" [762] 18 7/8" [479]	**32" [813]** 20 7/8" [530]	**36" [914]** 24 7/8" [632]	**42" [1067]** 30 7/8" [784]
80" [2032] 65 7/8" [1673]				
84" [2134] 69 7/8" [1775]				
96" [2438] 81 7/8" [2080]				

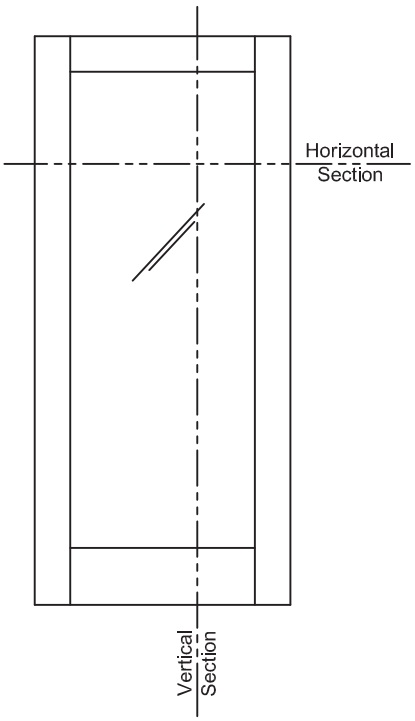
Sidelight Size
Daylight Opening

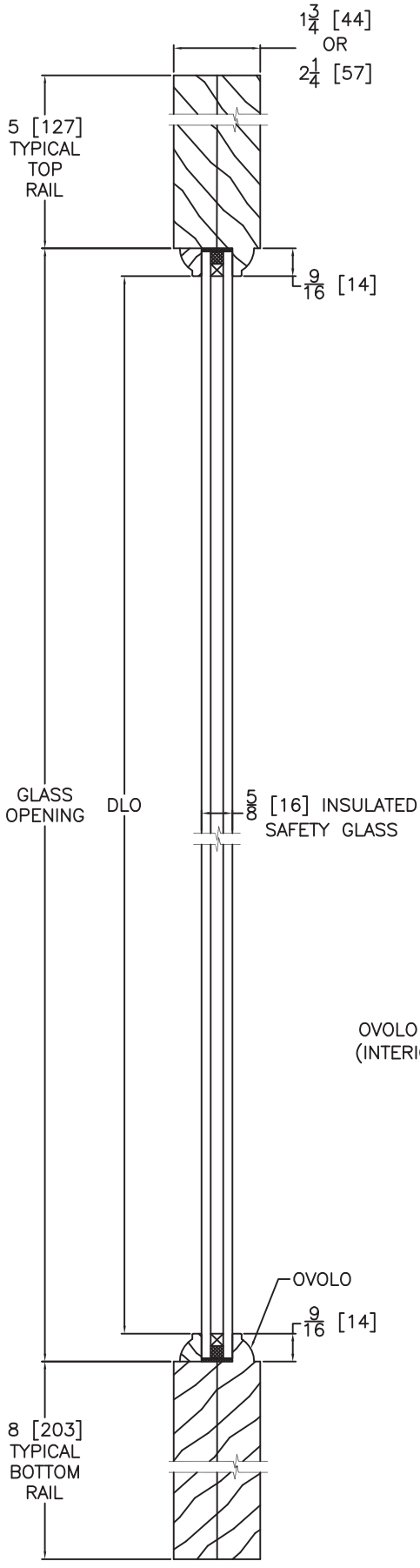
	12" [305] 7 7/8" [200]	**13" [330]** 7 7/8" [200]	**14" [356]** 7 7/8" [200]	**15" [381]** 10 7/8" [276]	**16" [406]** 10 7/8" [276]	**17" [432]** 10 7/8" [276]	**18" [457]** 10 7/8" [276]
80" [2032] 65 7/8" [1673]							
84" [2134] 69 7/8" [1775]							
96" [2438] 81 7/8" [2080]							

JELD-WEN WINDOWS & DOORS

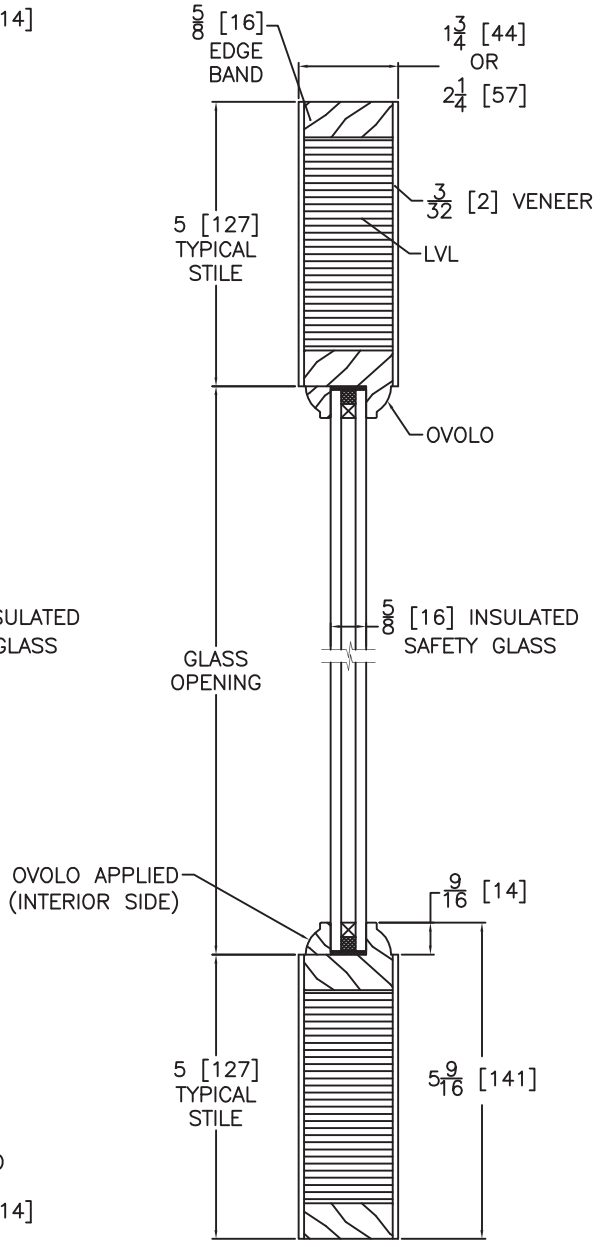
500
WOOD DOOR CROSS SECTIONS

Scale: 3" = 1'-0"





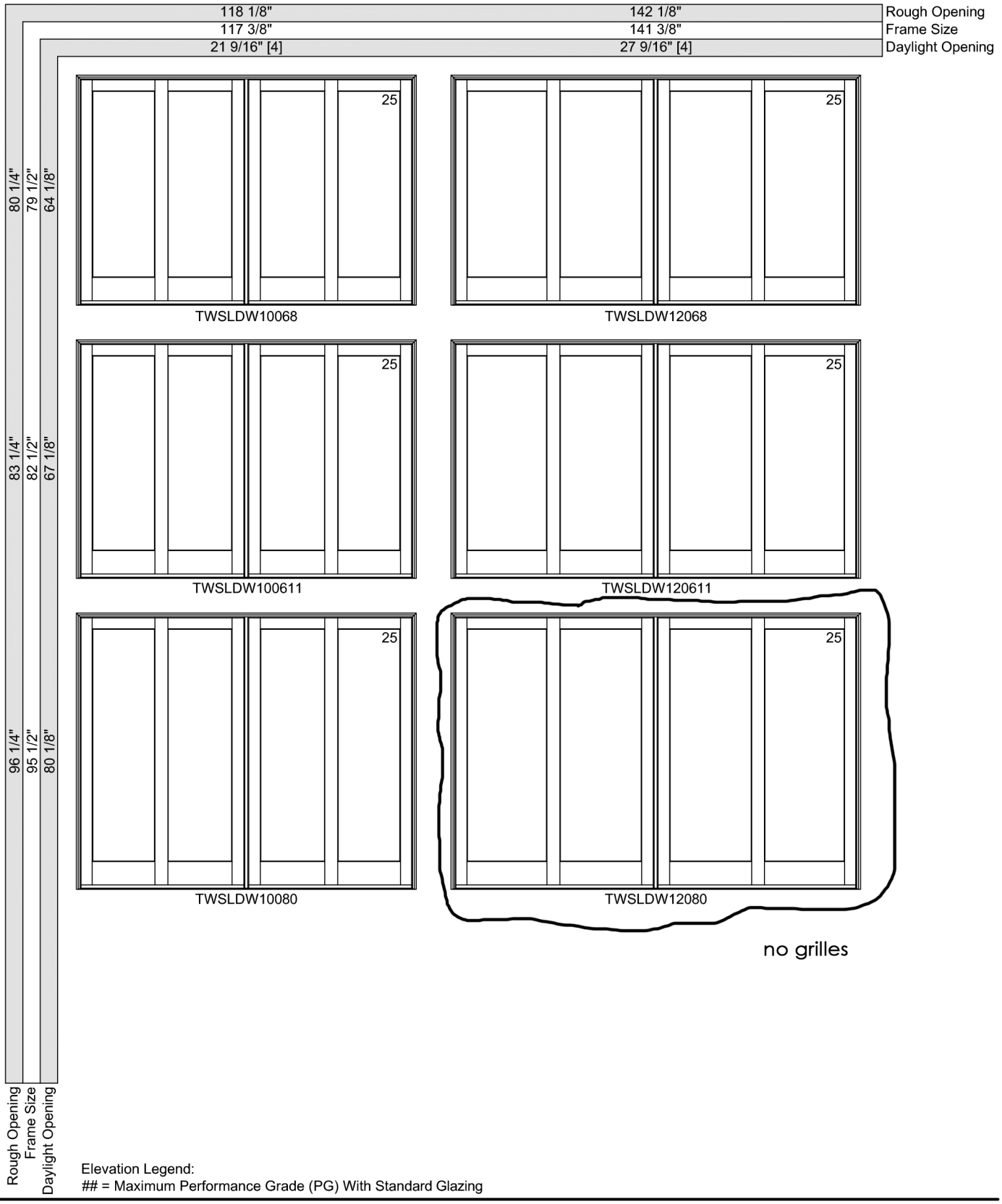
VERTICAL DOOR/SIDELIGHT CROSS SECTION
Insulated Glass



HORIZONTAL DOOR CROSS SECTION
Engineered Stile Option
(Upon Request or Doors>3'-6"X8'-0")

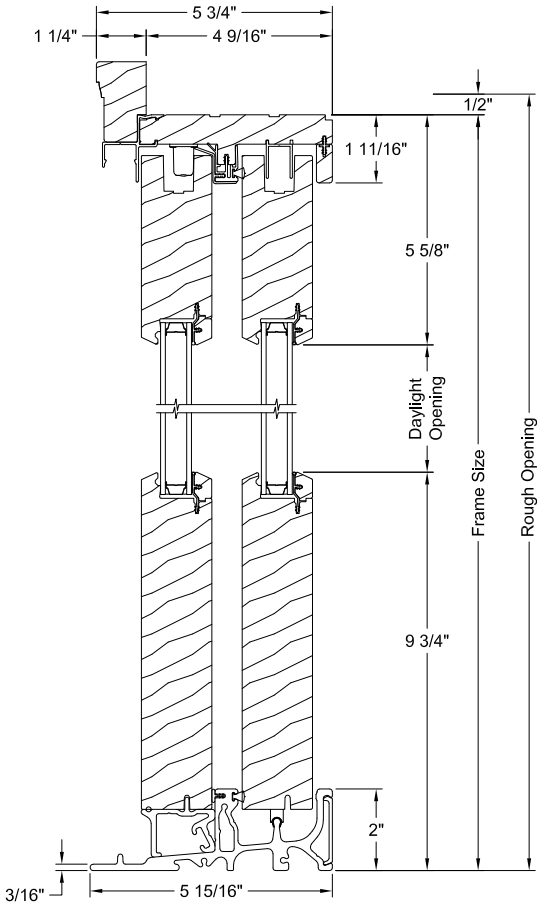
Notes:
Stile,Rail,Panel & Glass vary by Size & Model of Door.
Typical Sizes are Shown.

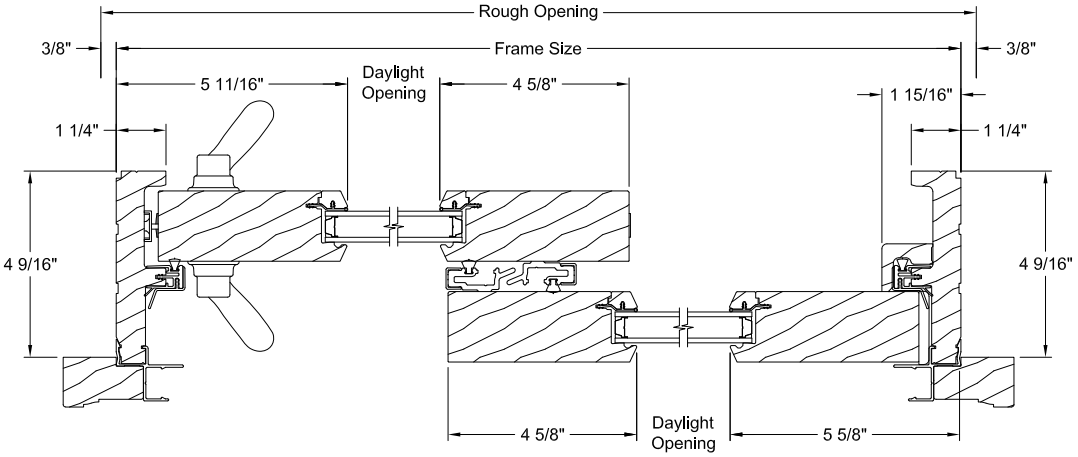
4 PANEL WIDE STILE UNITS



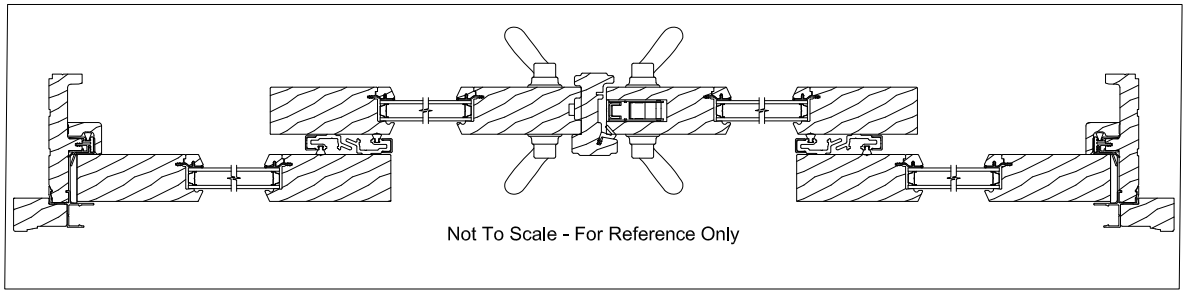
Elevation Legend:
= Maximum Performance Grade (PG) With Standard Glazing

WIDE STILE OPERATOR SECTIONS

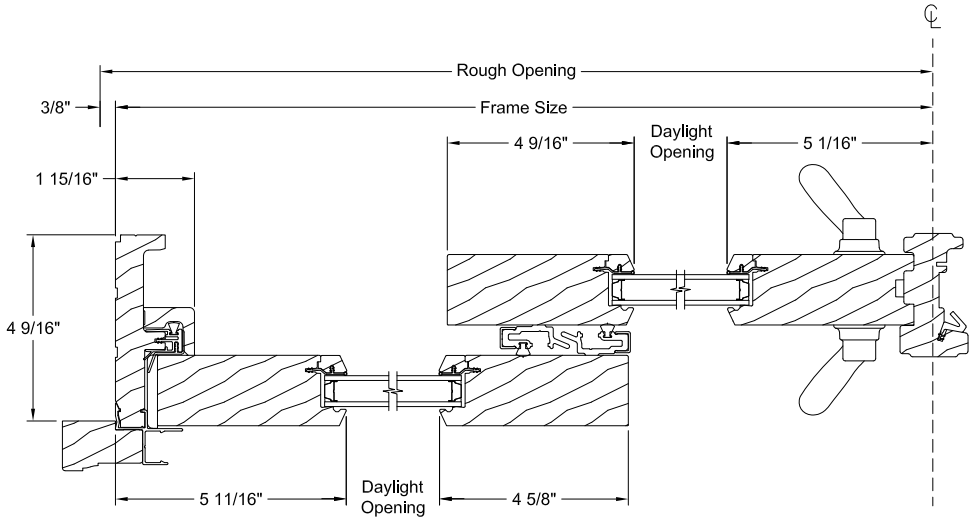




WIDE STILE 4 PANEL OPERATOR - HORIZONTAL SECTION



Not To Scale - For Reference Only



View Symmetrical Across Centerline
(Except Astragal And Panel Hardware)

WIDE STILE STATIONARY SECTIONS