

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

317 S BOYLAN AVENUE

Address

BOYLAN HEIGHTS

Historic District

Historic Property

178-17-MW

Certificate Number

11-22-2017

Date of Issue

05-22-2018

Expiration Date

Project Description:

- Remove and replace existing windows
- Install new windows and door

This card must be kept pasted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

Melissa Robb

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

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



| | |
|---|--|
| <input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval | <p style="text-align: center;">For Office Use Only</p> Transaction # <u>531313</u> File # <u>178-17-MW</u> Fee <u>\$ 29.00</u> Amount Paid <u>\$ 29.00</u> Received Date <u>10/3/17</u> Received By <u>Jorraine E.</u> |
|---|--|

Property Street Address 317 South Boylan Ave., Raleigh, NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable) n/a

Owner's Name Jensen & Adam Zaytoun

Lot size 0.23 acres (width in feet) 60 ft. (depth in feet) 168 ft.

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

| Property Address | Property Address |
|------------------|------------------|
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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 Jensen Zaytoun

Mailing Address 320-A South Boylan Ave.

City Raleigh

State NC

Zip Code 27603

Date 10/2/2017

Daytime Phone (919) 609-1958

Email Address jensen.zaytoun@gmail.com; adam.zaytoun@gmail.com

Applicant Signature

Office Use Only

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

Type of Work

84, 85, 30

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

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

| Section/Page | Topic | Brief Description of Work (attach additional sheets as needed) |
|--------------|-------------------|--|
| 3.7/38-41 | Windows and Doors | <p>#84 on Minor Work List: Alteration/Removal of Existing Windows, sash, opening or trim</p> <p>#85 on Minor Work List: Installation of New Windows</p> <p>- Replace deteriorated windows, add windows on non-character-defining facades, and remove or alter windows on non-character defining-facades to accommodate new floor plan and to preserve historic character of structure.</p> <p>- See attached for details.</p> <p>#29 on Minor Work List: Alteration/Removal of Doors/door openings/trim</p> <p>#30 on Minor Works List: Installation of Doors/door openings/trim</p> <p>- Relocate rear door to accommodate new floor plan and to preserve historic character of structure (see attached for details).</p> |
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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 5/22/18. 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) Melissa Robb Date 11/22/17

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

317 South Boylan Ave.

Adam & Jensen Zaytoun

1. Existing approved CoAs for rehabilitation of the house:
 - a. 142-17-MW, approved 09-01-17: demo and reconstruct porches, install new roofing, remove asbestos shingle siding, repair foundation
 - b. 146-17-MW, approved 09-21-17: enclose side porches
2. Location
3. Photos of house prior to beginning rehabilitation
4. Current window condition: description, plan, and relevant sections of Design Guidelines
5. Current window condition: photographs
6. Proposed windows: marked-up photos showing windows to be replaced, removed, or added. Proposed windows (either replaced, remaining, or added) are numbered for reference, corresponding with elevations and window specifications
 - a. South façade (right side) (A)
 - b. South façade (right side) (B)
 - c. East façade (rear)
 - d. East-north-east corner view showing rear and left sides (east and north façades)
 - e. North façade (left side)
 - f. West façade (front) view A
 - g. West façade (front) view B
7. Attachments

Appendix A: Window Elevations (provided by homeowners)

- One un-numbered elevation for ease of viewing, one numbered for reference
- Numbered version: Each window is numbered and corresponds with the number on the specs and the marked-up photos
- Includes windows 1-34
- Note that windows 15, 16, 17, 18, 19, 20 (enclosed porch on south side) and windows 2, 3, 4, 5, (enclosed porch on north side) were approved in CoA 146-MW-17 and are not included in the scope of this application, with the exception of the update of sash color of all windows from Hartford Green to Cascade (see attached paint schedule).

Appendix B: Paint Schedule for window sashes, trim, and doors

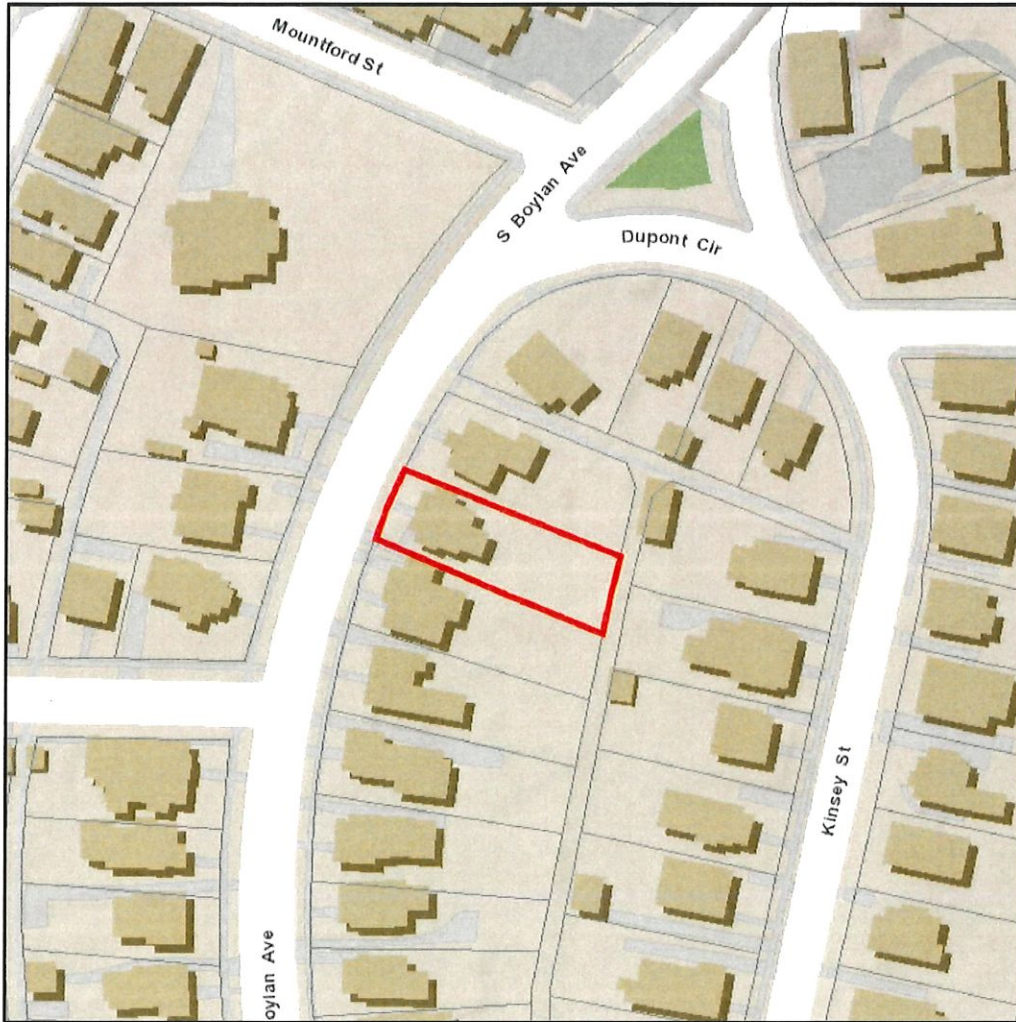
- For doors and all windows on the house, including those already approved in CoA 146-MW-17. Other colors approved in aforementioned CoA.

Appendix C: Floor Plans

- Existing floor plans with existing window locations/opening locations
- Proposed Floor Plans showing changes and proposed window locations

Appendix D: Window Specs

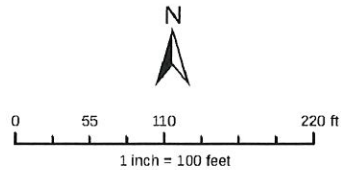
1. Existing, approved CoAs for rehabilitation of the house:
 - a. 142-17-MW, approved 09-01-17: demo and reconstruct porches, install new roofing, remove asbestos shingle siding, repair foundation
 - b. 146-17-MW, approved 09-21-17: enclose side porches
2. Location



317 S Boylan Ave

PIN: 1703376583
PIN Ext: 000
Real Estate ID: 0047461
Map Name: 1703 06
Owner: ZAYTOUN, ADAM ZAYTOUN, SARAH
JEUSEN MABE
Mail Address 1: 317 S BOYLAN AVE
Mail Address 2: RALEIGH NC 27603-1907
Mail Address 3:
Deed Book: 016833
Deed Page: 01469
Deed Date: 06/30/2017
Deed Acres: 0.23
Building Value: \$123,640
Land Value: \$168,300
Total Value: \$291,940
Billing Class: Individual
Description: LO92 BOYLAN HGTS SUB

Heat Area: 2210
Site Address: 317 S BOYLAN AVE
City: RALEIGH
Township: Raleigh
Year Built: 1910
Sale Price: \$250,000
Sale Date: 06/30/2017
Use Type: SINGLFAM
Design Style: Conventional
Land Class: Residential Less Than 10 Acres
Old Parcel Number: C002-C0009-0010



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.

3. Existing structure prior to beginning rehabilitation work on approved CoAs



WEST (FRONT)



EAST (REAR)



SOUTH (RIGHT)



NORTH (LEFT)

4. Current window condition: General Condition, Description, Plan, Relevant Sections of Design Guidelines

I. Relevant Sections of Design Guidelines

Section 3.7: Windows and Doors:

“If the details of a window or door, such as casing, muntins, or tracery, are deteriorated and must be replaced, the original character of the building and the window or the door should be a guide. Replacement of an entire window or door should only be considered if repair is not feasible. Replacement units should match the original in dimension, material, configuration, and detail.

“Changing existing window and door openings, closing existing openings, or adding new openings on an early Raleigh building should be very carefully considered and undertaken only for compelling reasons. Changes to original openings in a character defining façade should never be considered. For less significant façades the pattern of proposed openings should be characteristic of and complementary to the historic building and the district context.

Guidelines

- 3.7.2 Retain and preserve doors that contribute to the overall historic character of a building, including functional and decorative features such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.
- 3.7.6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials.
- 3.5.7 If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- 3.5.10 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining façade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.

II. General Condition

The house's existing windows are severely damaged and unsafe. Decades of neglect, particularly in the past 10-15 years, during which significant water damage occurred in some areas of the house causing mold damage, warping, rotting, etc., left the wooden windows crumbling, with glass broken or missing in places, and frames out of square. In the 1970's, port-holes were drilled in the siding around the entire exterior to blow in expanding urea-formaldehyde foam insulation. This toxic insulation (now banned) filled all wall cavities, including window cavities and window weight cavities. Additionally, the port-holes in the siding were not sealed properly during installation. This mistake allowed for air and moisture infiltration, causing the toxic foam to deteriorate and the resulting resin "slurry" to penetrate the wooden framing.

III. Remediation

At this time, no windows have been changed from the state they were in when the house was purchased. The homeowners initially planned to save the windows and much of the walls, but due to the extent of water damage, mold, and toxic urea-formaldehyde foam insulation that have settled into the surfaces further via continuous damp conditions, it has been determined that saving most of the walls and windows is no longer an

option. Rotten beams, sheathing, joists, floorboards, studs, etc., are also being removed and replaced. Areas of the sheathing, siding, and floors around windows—in some cases, entire walls—are irreparably damaged (original siding will be salvaged wherever possible and, where damaged or missing, will be replaced in kind, per previous CoA).

IV. Replacement and Sealing for Protection of Both the Historic Structure and the Homeowners' Family

The homeowners plan to rehabilitate this nearly-110-year-old house to the highest standards of durability and health, to ensure that it is built to last as a solid and safe structure for another 110 years or more. The homeowners plan to have the salvagable existing framing completely cleaned to ensure that no mold or toxic particulates remain, then sealed with high-density polyurethane closed cell spray foam to encapsulate any urea formaldehyde foam resin; thus, safeguarding both the structure and the family. Encapsulation with closed-cell spray foam will include wood framing in window cavities and weight pockets.

In summary: per Guidelines 3.7.6 and 3.7.7, due to the windows' condition, the rot, mold, and deterioration caused by relentless water damage, along with the toxicity of the materials used in and around the window cavities and the length of time these toxic substances were left to penetrate the window wood along with years of unabated water damage, the windows are deteriorated such that no existing double hung windows can be salvaged. The homeowners strongly believe that the safest plan for both the structure and the family is to seal the cleaned structure with polyurethane closed cell spray foam and replace windows per the RHDC Design Guidelines.

This includes the windows on the character defining façade, which will remain in the exact same locations, style, size, etc., per Guidelines 3.7.6, 3.7.7, and 3.7.13. The homeowners carefully considered section 3.7.5 (replacement of the deteriorated feature rather than the entire unit, if possible), but due to the complete and total deterioration of windows, use of toxic materials, extensive water and mold damage, and in some cases deterioration of entire walls surrounding the windows; there are no windows for which this is considered possible other than those windows and doors listed below.

V. Window Locations and Changes to Accommodate Floor Plan

Several windows will be moved to accommodate the proposed floor plan, which remediates sagging on the back right corner of the house (due to improper hanging of stairs and years of roof leaks) by returning the stairs to the original location. The proposed floor plan also calls for the kitchen to be relocated, necessitating changes to windows on the rear north façade and the rear (east) of the house. New bathroom locations require additional window adjustments.

Per Section 3.5.10 of the Guidelines, "If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining façade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original." Any replacement units will be wooden double hung 1:1 windows to match existing style, while on the rear of the house, a triple set of wooden double hung windows are proposed to bring additional light to the sink area in the relocated kitchen. These will be 1:1 double hung windows in a group of three, arranged symmetrically on the back of the house, distinguished from the other windows by a simple, top down grille (see specs), in keeping with the simplicity and symmetry of the house.

Lastly, in keeping with the simple, four-square colonial style of the house with its elegant but spare rectangular and square lines, along with the demarcation of the second story's less formal façades where shingles clad the upper portion beginning at second story window sill, some adjustments are made on non-character defining façades to allow for the moving of an structurally unsafe staircase back to its original position (necessitating the removal of a window on the side of the house), to be replaced by a simple transom, the shortening of another

window, and the removal of a bathroom window to be replaced by a simple transom, all on non-character defining façades. These changes are carefully considered and are undertaken to create a sensible floor plan with 2 bathrooms upstairs rather than one, as well as the relocation of the staircase to a safe and more stable location.

These adjustments are not being made to a character defining façade. The window shape, size and style will either be preserved or replaced exactly on the character defining façade (see next section) per 3.7.2 and 3.7.13.

VI. Front (Character-Defining) Façade Replacements and Windows That Will Not Be Replaced

Character Defining Façade:

The front façade of the house will remain unchanged in appearance: Double-hung wood windows that are the same size as the existing windows will be hung in the exact same locations. The front door and sidelights (one oval glaze in door and five sidelights) will be restored and re-used (per 3.7.2)

Windows to be saved and re-used or re-located:

There are 2 small square or rectangular diamond-light windows that will remain unchanged, although they will be saved and relocated. These were fixed and thus did not have cavities for the urea formaldehyde foam to fill. As mentioned above, the front door and sidelights (one oval glaze in door and five sidelights) will be restored and re-used. The exterior south porch door (one oval glaze), will be restored and re-used as the back door to the house (see 3.7.2).

The homeowners intend to salvage the historical wavy glass panes from removed window frames and reincorporate them into built-in cabinetry and other applications if possible.

5. Current Window Condition: Sample Photographs

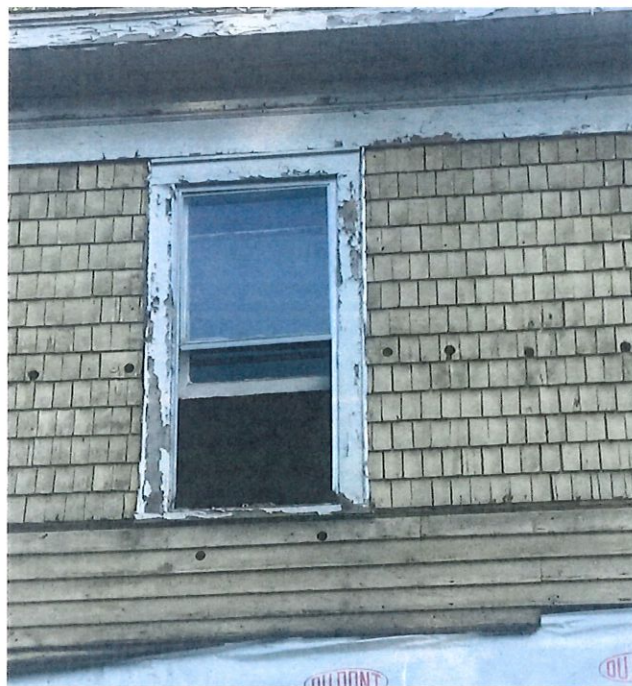
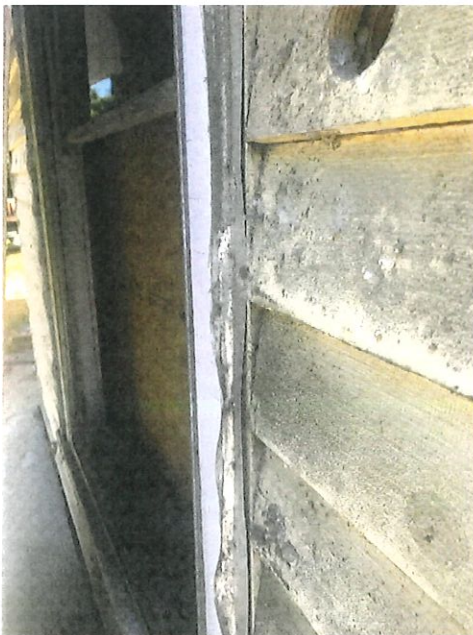
Windows on all sides of the house suffer from rotten wood, mold/mildew, being warped/out of square, etc. In several locations, only the non-historic storm windows remain intact; in some locations, even the storm windows are warped, missing glass, etc. (Note that with window replacement all storm windows will be removed).

Below: South façade, note the port holes where urea-formaldehyde foam was blown in and warped upper windows.



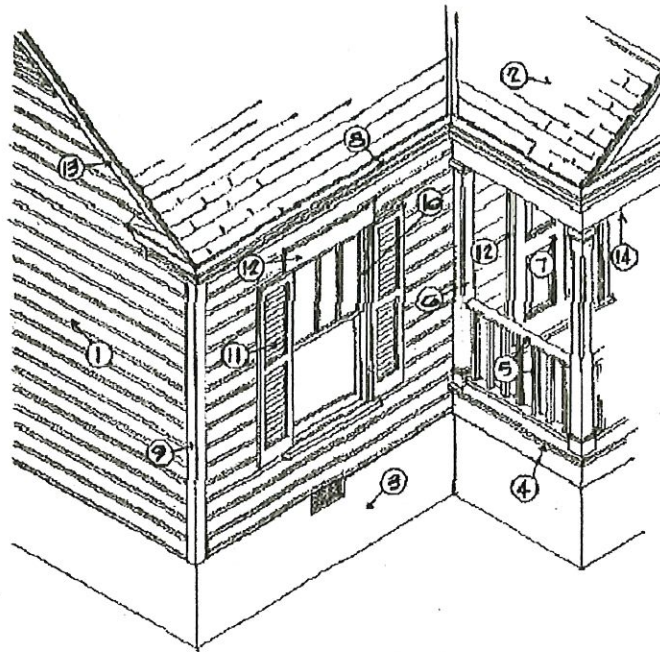
Warped, out of square windows

Below: Front first story window (left), out of square, and rotten on inside, front second story window (right) warped, rotten, note portholes for urea-formaldehyde in both images.



Appendix B: Paint Schedule

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



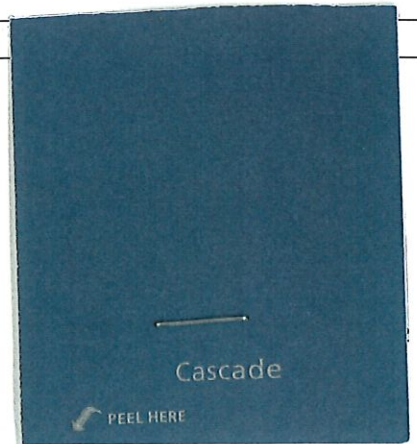
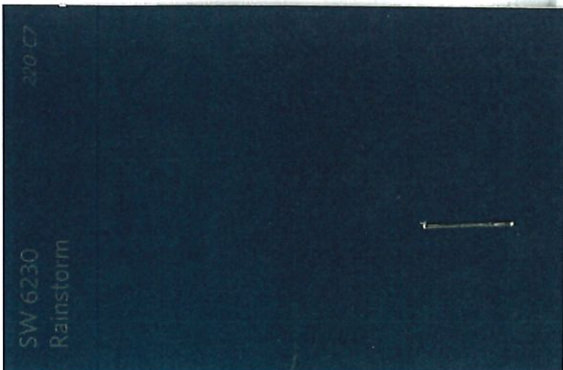
Applicant Jensen and Adam Zaytoun

Address 317 South Boylan Avenue

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

| | | |
|----|--------------------|---|
| 1 | Body of House | n/a |
| 2 | Roofing | n/a |
| 3 | Foundation | n/a |
| 4 | Porch Floor | n/a |
| 5 | Railing | n/a |
| 6 | Columns | n/a |
| 7 | Entrance Door | Sherwin Williams SW 6230 "Rainstorm" |
| 8 | Cornice | n/a |
| 9 | Corner Boards | n/a |
| 10 | Window Sash | Jeld-Wen Sitrine "Cascade" (sashes of all double-hung windows) |
| 11 | Shutter | n/a |
| 12 | Door & Window Trim | Sherwin Williams SW 7008 "Alabaster" (approved in previous CoA 146-MW-17) |
| 13 | Rake | n/a |
| 14 | Porch Ceiling | n/a |
| 15 | Other | n/a |



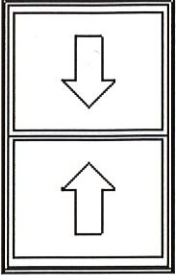
ate of Appropriateness Paint Schedule

FINAL 11/22/17 MR
14 PGS TOTAL



Appendix B: Window Specifications

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|----------|--|--|-------------------|-----|-------------------|
| | Dining Rough Opening: 46 1/8 X 72 3/4 | SWD4572 Frame Size : 45 3/8 X 72 (Outside Casing Size: 53 X 76 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, Standard Sill Nosing, DripCap 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, Clear Opening:41.6w, 32.4h, 9.3 sf | | | |

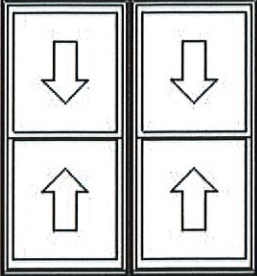


Viewed from Exterior. Scale: 1/4" = 1'

#1 - FRONT (WEST)

PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW

Appendix D: Window specifications

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|--|---|---|-------------------|---------------------------|-------------------|
| | Study Lft Side Rough Opening: 67 1/2 X 72 3/4 | SWD3372-2 Frame Size : 66 3/4 X 72 (Outside Casing Size: 74 3/8 X 77 5/8), Siteline Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, White Jambliner, Concealed Jambliner No Finger Plows, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW | | | |
| |  Viewed from Exterior. Scale: 1/4" = 1' | | | | |
| #2 & #3 - FRONT (WEST) #4 & #5 - LEFT (NORTH) | | | | 2 Units (4 total windows) | |

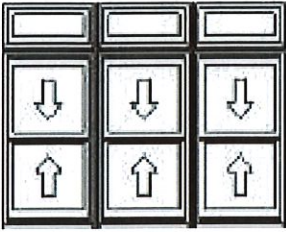
SWD3372
Frame Size : 33 3/8 X 72
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior, Cascade Clad Sash,
Natural Interior,
No Exterior Trim,
4 9/16 Jamb,
Standard Double Hung, No Finger Plows, White Jambliner,
Concealed Jambliner
US National WDMA/ASTM, PG 35,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film,
Standard Spacer, Argon Filled, Traditional Glz Bd,
No Screen,
Glass Thick=0.698 Clear Opening:29.6w, 32.4h, 6.6 sf

146-17-M...
approved
enclose side porches

Appendix D: Window specifications

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|----------|-----------------------|--------------------------|-------------------|-----|-------------------|
|----------|-----------------------|--------------------------|-------------------|-----|-------------------|

Kitchen
Rough Opening: 76 7/8 X 60 3/4



Viewed from Exterior. Scale: 1/4" = 1'

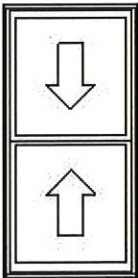
#6, #7, #8 - REAR (EAST)

SWD2560-3
Frame Size : 76 1/8 X 60
(Outside Casing Size: 83 3/4 X 65 5/8),
Siteline Wood Double Hung, Auralast Pine, Three Wide w/
Three Transoms
Siteline Wood Double Hung, Auralast Pine, 3 Wide
Flanker= 25 3/8 ,
Primed Exterior, Cascade Clad Sash,
Natural Interior,
1x4 w/Backband Casing, 2" Sill Nosing, DripCap
4 9/16 Jamb,
White Jambliner, Concealed Jambliner No Finger Plows,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film,
Standard Spacer, Argon Filled, Traditional Glz Bd,
No Screen,
PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW

1 Unit (3 total windows)

Frame Size : 25 3/8 X 15
Siteline Double Hung Product, Sash Forward (Transom)
Wood Fixed Auralast Pine,
Primed Exterior, Cascade Clad Sash,
Natural Interior, 1x4 w/Backband Casing,
4 9/16 Jamb,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film,
Standard Spacer, Argon Filled, Traditional Glz Bd,

Kitchen
Rough Opening: 36 1/8 X 72 3/4



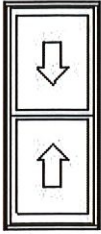
Viewed from Exterior. Scale: 1/4" = 1'

#28 - LEFT (NORTH)

SWD3572
Frame Size : 35 3/8 X 72
(Outside Casing Size: 43 X 77 5/8),
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior, Cascade Clad Sash,
Natural Interior,
1x4 w/Backband Casing, 2" Sill Nosing, DripCap
4 9/16 Jamb,
Standard Double Hung, No Finger Plows, White Jambliner, Concealed
Jambliner
US National-WDMA/ASTM, PG 35,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard
Spacer, Argon Filled, Traditional Glz Bd,
No Screen,
GlassThick=0.698, Clear Opening:31.6w, 32.4h, 7.1 sf
PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW

Appendix D: Window specifications

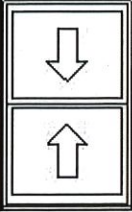
| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|----------|--|---|-------------------|-----|-------------------|
| | Mudroom TEMPER Rough Opening: 26 1/8 X 60 3/4 | SWD2560 Frame Size : 25 3/8 X 60 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 2" Sill Nosing, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Tempered Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.726, Clear Opening:21.6w, 26.4h, 3.9 sf PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW | | | |



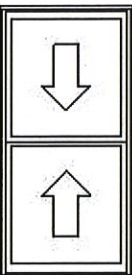
Viewed from Exterior. Scale: 1/4" = 1'

#9 & #10 LEFT (NORTH)

Appendix D: Window specifications

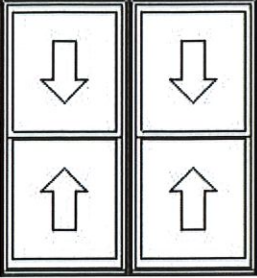
| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|----------|--|---|-------------------|-----|-------------------|
| | Rear Bedroom, 2nd fl Rear Office Rough Opening: 36 1/8 X 56 3/4 | SWD3556 Frame Size : 35 3/8 X 56 (Outside Casing Size: 43 X 61 5/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, Clear Opening:31.6w, 24.4h, 5.3 sf PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW | | | |
| |  <p>Viewed from Exterior. Scale: 1/4" = 1'</p> <p>#11 & #34 - REAR (EAST) #12 - RIGHT (SOUTH)</p> | | | | |

3

| | | | | | |
|--|--|---|--|--|--|
| | Living Rough Opening: 36 1/8 X 72 3/4 | SWD3572 Frame Size : 35 3/8 X 72 (Outside Casing Size: 43 X 77 5/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, Clear Opening:31.6w, 32.4h, 7.1 sf PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW | | | |
| |  <p>Viewed from Exterior. Scale: 1/4" = 1'</p> <p>#13 & #14 - RIGHT (SOUTH)</p> | | | | |

2

Appendix D: Window specifications

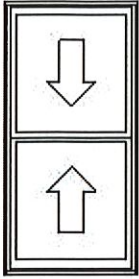
| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|----------|---|---|-------------------|-----|---------------------------|
| | Study Rt Side Rough Opening: 67 1/2 X 72 3/4 | SWD3372-2 Frame Size : 66 3/4 X 72 (Outside Casing Size: 74 3/8 X 77 5/8), Siteline Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, White Jambliner, Concealed Jambliner No Finger Plows, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW | | | |
| |  <p>Viewed from Exterior. Scale: 1/4" = 1'</p> | | | | |
| | <p>#15, #16, #17, #18 - RIGHT (SOUTH)</p> <p>#19 & #20 - FRONT (WEST)</p> | | | | 3 Units (6 total windows) |

SWD3372
Frame Size : 33 3/8 X 72
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior, Cascade Clad Sash,
Natural Interior,
No Exterior Trim,
4 9/16 Jamb,
Standard Double Hung, No Finger Plows, White
Jambliner, Concealed Jambliner
US National WDMA/ASTM, DP 35,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film,
Standard Spacer, Argon Filled, Traditional Glz Bd,
No Screen,
Class Thick=0.698 Clear Opening:29.6w, 32.4h, 6.6 sf

146-17-MMA-09-21-17
approved
enclose side porches

Appendix D: Window specifications

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|----------|--|---|-------------------|-----|-------------------|
| Line-8 | 2nd Flr Bdrm Rough Opening: 36 1/8 X 72 3/4 | SWD3572 Frame Size : 35 3/8 X 72 (Outside Casing Size: 43 X 77 5/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, Clear Opening:31.6w, 32.4h, 7.1 sf PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW | | | |

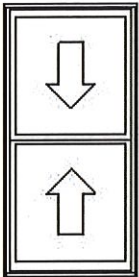


Viewed from Exterior. Scale: 1/4" = 1'

#21 - FRONT (WEST)
#22 - LEFT (NORTH)

2

| | |
|---|---|
| Mstr Bdrm Rough Opening: 36 1/8 X 72 3/4 | SWD3572 Frame Size : 35 3/8 X 72 (Outside Casing Size: 43 X 77 5/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, Clear Opening:31.6w, 32.4h, 7.1 sf PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW |
|---|---|



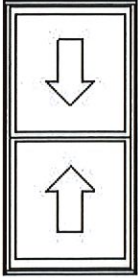
Viewed from Exterior. Scale: 1/4" = 1'

#23 - LEFT (NORTH)
#24 - REAR (EAST)

2

Appendix D: Window specifications

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|----------|---|--|-------------------|-----|-------------------|
| | Mstr Bath & Stairwell Rough Opening: 36 1/8 X 72 3/4 | SW3572 Frame Size : 35 3/8 X 72 (Outside Casing Size: 43 X 77 5/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, Clear Opening:31.6w, 32.4h, 7.1 sf PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW | | | |

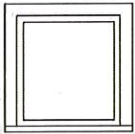


Viewed from Exterior. Scale: 1/4" = 1'

#25 & #27 - RIGHT (SOUTH)

2

| | | | | | |
|--|---|---|--|--|--|
| | Stairs Landing TEMP Rough Opening: 36 1/8 X 36 3/4 | SWDT3315 Frame Size : 35 3/8 X 36 (Outside Casing Size: 41 X 39 5/8), Siteline Double Hung Product, Sash Forward (Picture) Wood Fixed Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Tempered Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, GlassThick=0.726, PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW | | | |
|--|---|---|--|--|--|



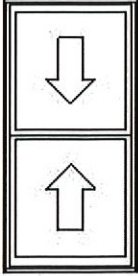
Viewed from Exterior. Scale: 1/2" = 1'

#26 - RIGHT (SOUTH)

1

Appendix D: Window specifications

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|----------|--|--|-------------------|-----|-------------------|
| | 2nd Flr Bath Frnt elev Rough Opening: 36 1/8 X 72 3/4 | SWD3572 Frame Size : 35 3/8 X 72 (Outside Casing Size: 43 X 77 5/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Cascade Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, Clear Opening:31.6w, 32.4h, 7.1 sf | | | |



Viewed from Exterior. Scale: 1/4" = 1'

#29 FRONT (WEST)

PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW

*See Proposed Elevations for:

- #30 - Existing oval glass front door to remain
- #31 - Existing small rectangular diamond-light window (relocate)
- #32 - Existing half glass exterior door (relocate)
- #33 - Existing small square diamond-light window (relocate)



UNIT SIZING

General Notes:

Unit size is always the maximum size of the window with or without trim and does not include nail fin.

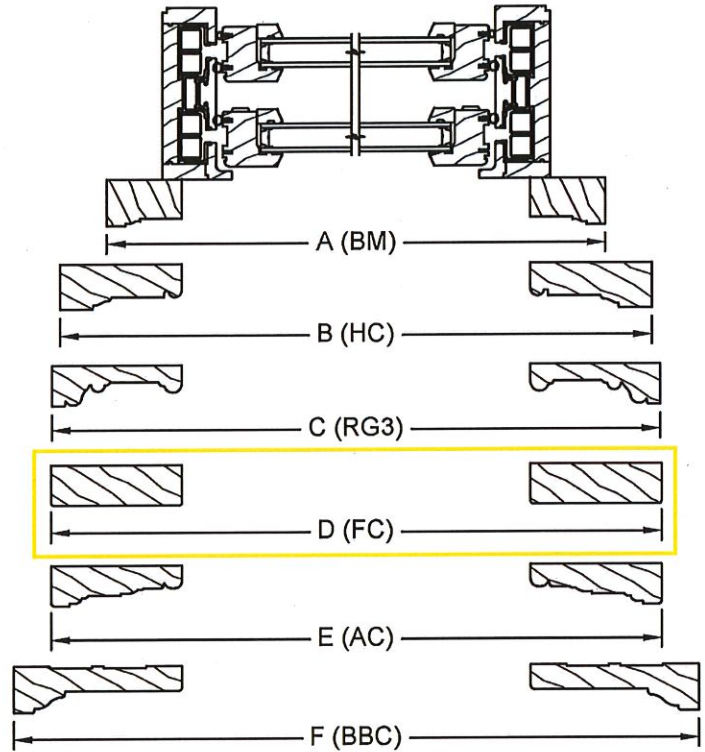
Masonry Opening:

Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

Rough Opening:

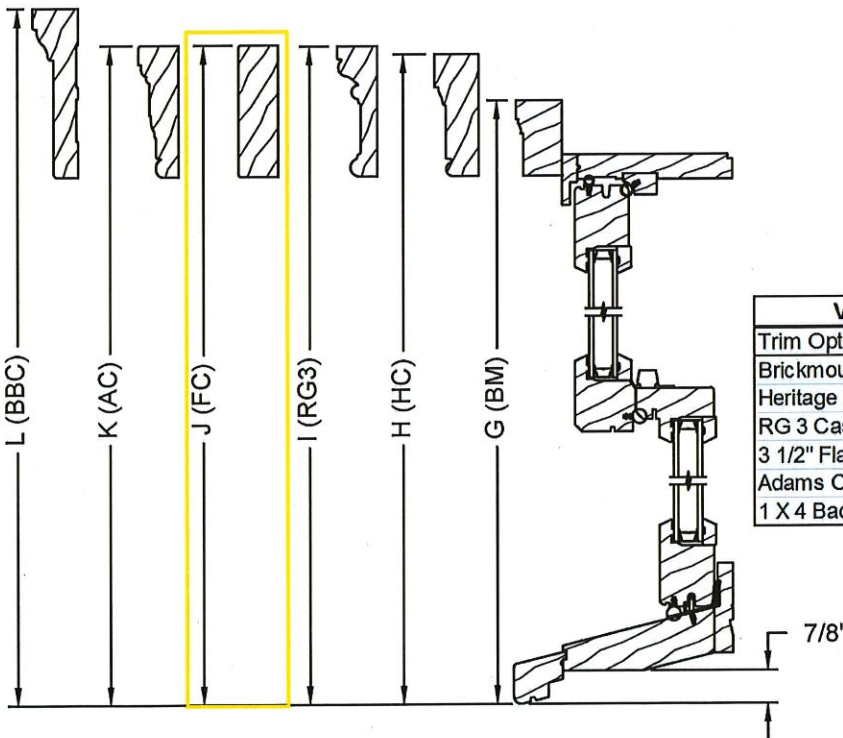
Rough opening is always 3/4" over frame size of the window.

Horizontal exterior trim offerings below are the same with or without sill nose.



| Horizontal Sections | | |
|-------------------------|-----------|----------|
| Trim Option | Dimension | Frame + |
| Brickmould (BM) | A | 2-7/8" |
| Heritage Casing (HC) | B | 5-3/8" |
| RG 3 Casing (RG3) | C | 5-13/16" |
| 3 1/2" Flat Casing (FC) | D | 5-7/8" |
| Adams Casing (AC) | E | 5-7/8" |
| 1 X 4 Back Band (BBC) | F | 7-7/8" |

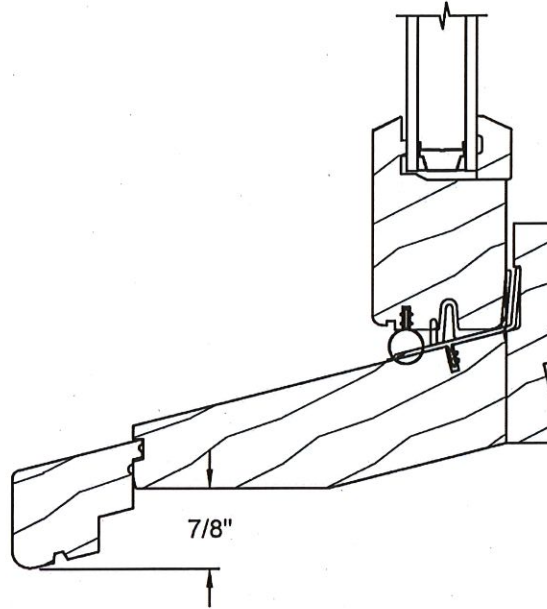
Vertical exterior trim offerings with standard sill nosing. Trim on 3 sides.



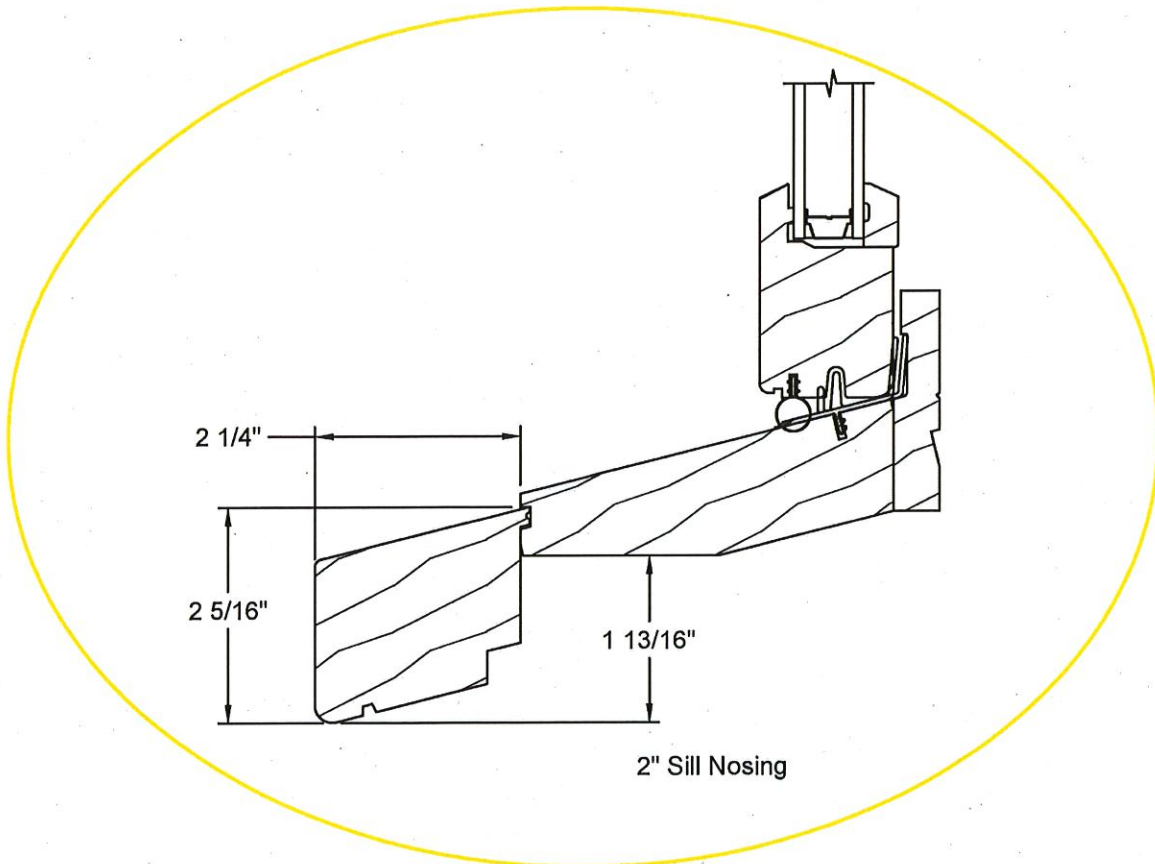
| Vertical Sections (w/ Sill Nose) | | |
|----------------------------------|-----------|----------|
| Trim Option | Dimension | Frame + |
| Brickmould (BM) | G | 2-5/16" |
| Heritage Casing (HC) | H | 3-9/16" |
| RG 3 Casing (RG3) | I | 3-25/32" |
| 3 1/2" Flat Casing (FC) | J | 3-13/16" |
| Adams Casing (AC) | K | 3-13/16" |
| 1 X 4 Back Band (BBC) | L | 4-13/16" |



SILL NOSE OPTIONS



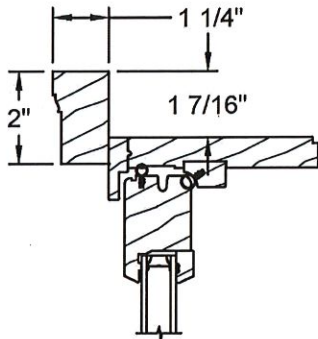
Standard Sill Nosing



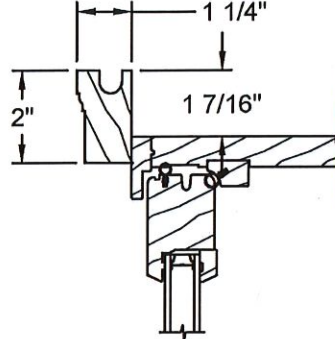
2" Sill Nosing



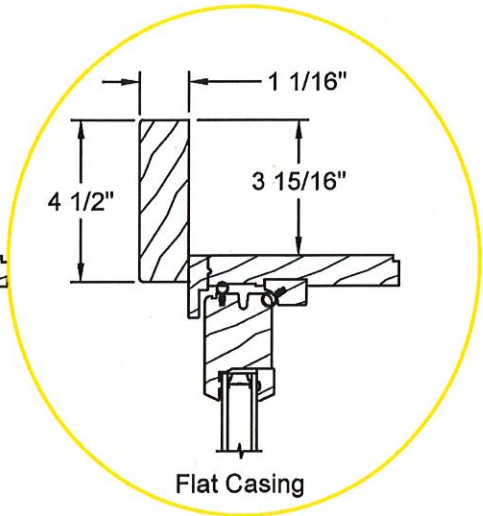
TRIM OPTIONS



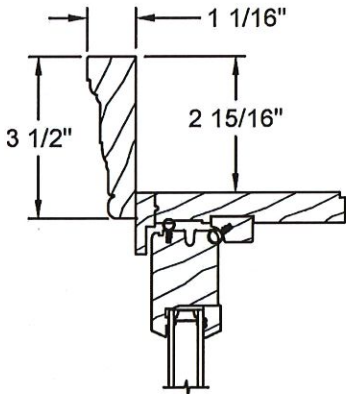
Brickmould



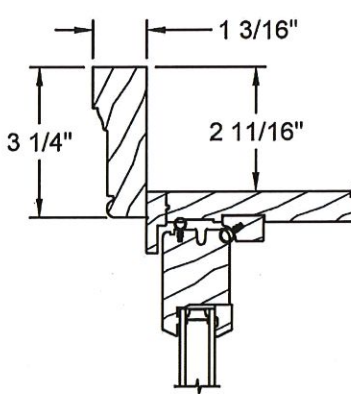
Stucco Brickmould



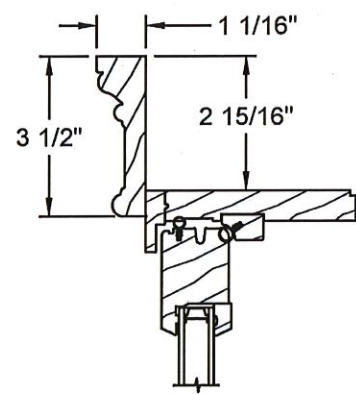
Flat Casing



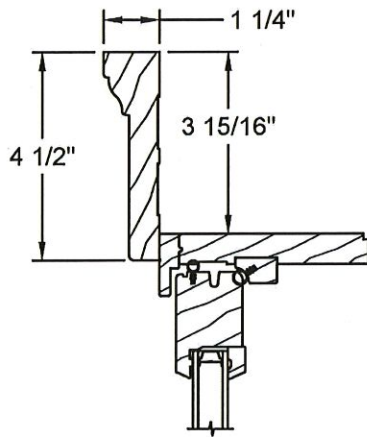
Adams Casing



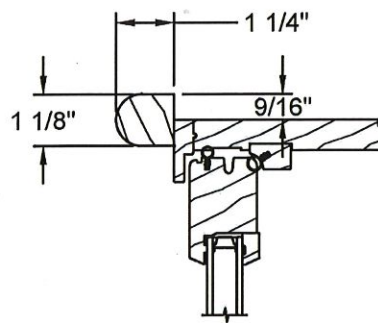
Heritage



RB 3 Casing



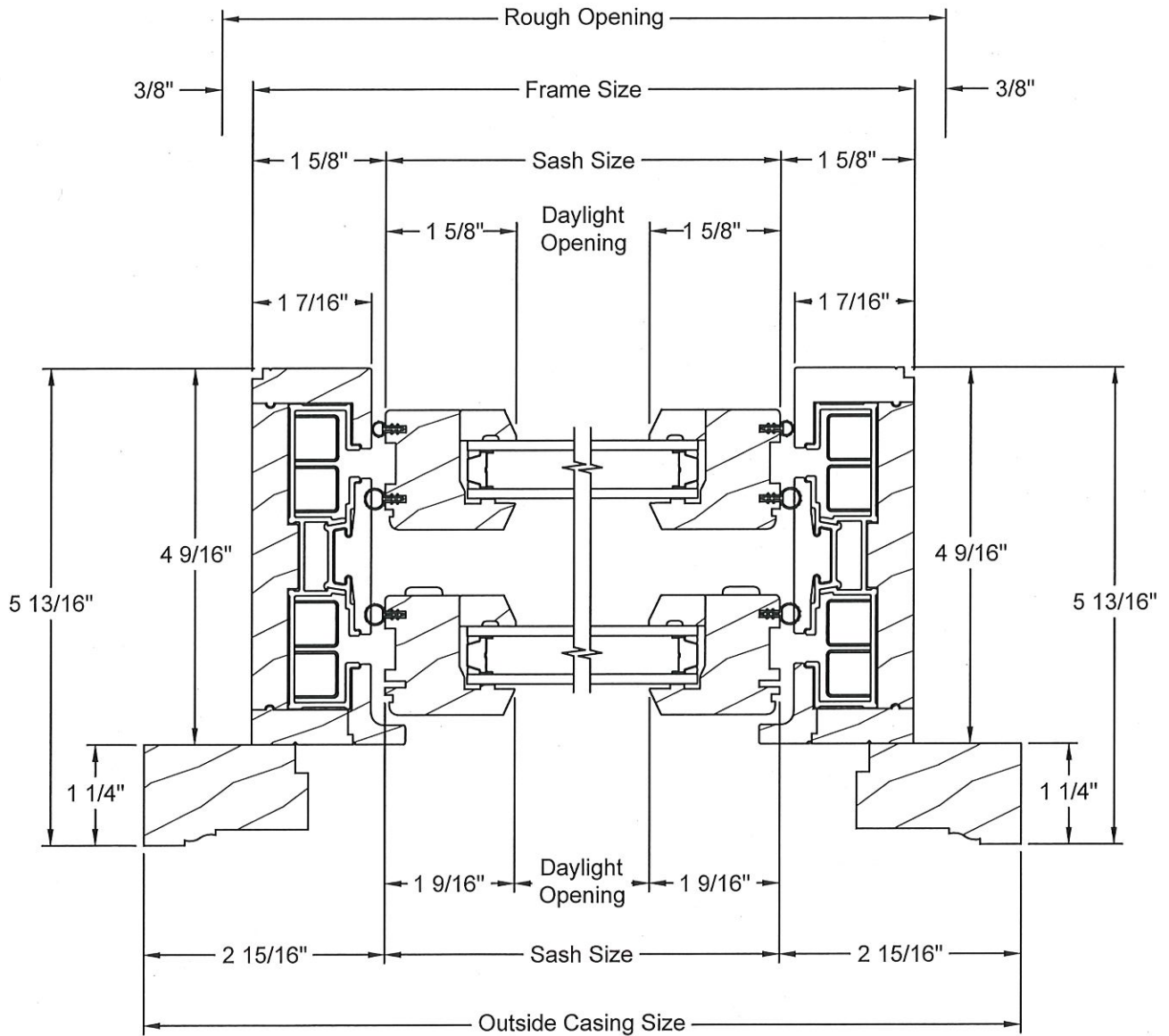
1 X 4 Backband



Bullnose Casing



OPERATOR - HORIZONTAL SECTION



Appendix A: Window Elevations
Page 1: Un-numbered windows
Page 2: Numbered windows



317 S. Boylan Avenue

Appendix A: Window Elevations

Page 1: Un-numbered windows

Page 2: Numbered windows



Rear (East)



Left (North)



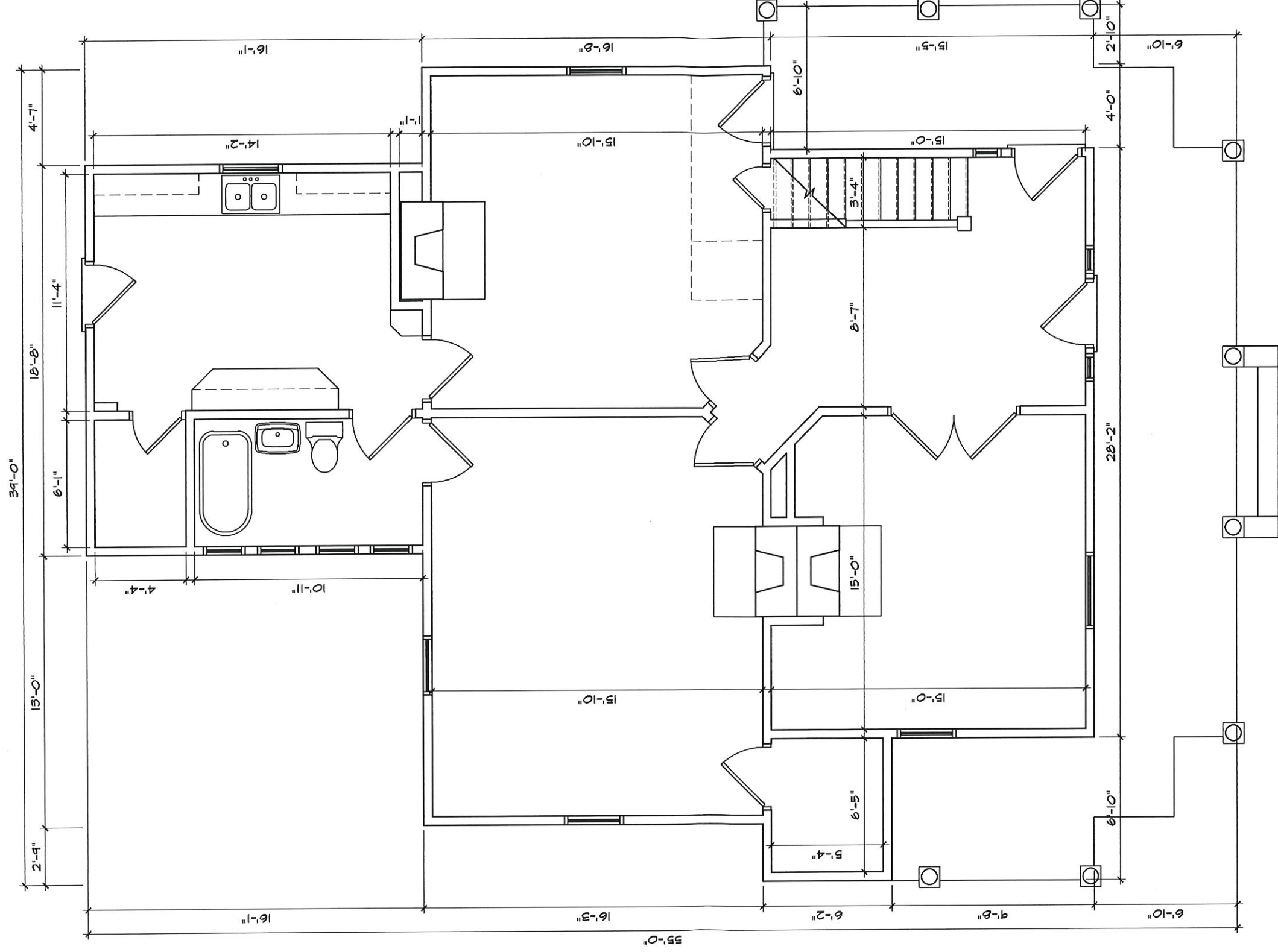
Front (West)



Right (South)

317 S. Boylan Avenue

Appendix C: Floor Plans
Existing First Floor



REVIEW SET FOR:

317 S. Boylan Ave.

EXISTING 1ST FLOOR

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

DATE: 05/17/2017

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