

**Tully, Tania**

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**From:** Meghan & Jim Melo <meghanandjim@melo.net>  
**Sent:** Wednesday, April 15, 2015 10:28 PM  
**To:** Tully, Tania  
**Subject:** Re: COA  
**Attachments:** COA Written Description.docx; 215EastSt--existing-elevation-rear.pdf; 215EastSt--existing-plan-basement.pdf; 215EastSt--existing-plan-site.pdf; 215EastSt--new-eave-detail.pdf; 215EastSt--new-elevation-rear.pdf; 215EastSt--new-elevations-side-2.pdf; 215EastSt--new-elevations-side.pdf; 215EastSt--new-plan-foundation-addition.pdf; 215EastSt--new-plan-foundation.pdf; 215EastSt--new-plan-roof-addition.pdf; 215EastSt--new-plan-roof.pdf; 215EastSt--new-plan-site.pdf; 215EastSt--new-plan.pdf; 215NEastSt-iMaps-aerial.pdf; 215NEastSt-iMaps.pdf; 215Survey (1).pdf; 30372-Garland-Metal-Card\_Webcard.pdf; BalustersCAD.pdf; PostCAD.pdf; PostCapCAD.pdf; productdetails-patiodoors--400series-frenchwoodgliding.pdf; RailingOverview.pdf; Railings.pdf; RMer\_Loc\_data\_sheet.pdf; TopBottomRailCad.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Tania,

Thanks for letting me reply via email. This should be everything that you requested. I'll have to send it in multiple parts due to file sizes of the images. This first part will be everything except images.

I think the only things that will be missing overall are:

1. Section drawing of deck/porch edge. Ashley is working on that.
2. Deck Screening. Haven't picked the type yet.
3. Pictures of neighbors decks that are open with no lattice, etc and pavers underneath. Meghan was going to take those pictures but its been raining every time she had the time to do it. Hopefully tomorrow it won't rain and now that I am back in Raleigh I can take some pictures sometime during the day.

I've updated the written description and attached it here. It has changes such as more info on the sliding door, the metal roof being used, how the screen will be attached, tree heights, tree plan. Basically anything needing a written description.

## 215 N East St. Proposed Deck and Backyard Landscaping

The overall objective is to make the backyard a usable space. Currently it is a dirt hole where water collects and pools after rainstorms. There is no landscaping, drainage, grass, or usable area.

The plan for the backyard revolves around building a deck. Approximately half of which will be covered and screened and the other part open. Please see the detailed drawings for specifics on size and scope. Exhibits 1-9

The piers to support the deck will be oversize albarle brick, that was used last year to replace the wood siding around the crawlspace and basement. Exhibit 23. There will be four new piers (16"x16") sitting against the existing basement structure and four more additional piers (16"x16") 15 ft. away. Exhibit 3. The deck will be constructed of treated pine and the floors will be made of perennial wood. The same wood used to reconstruct the porch floor. The covered section of the deck will have tongue and groove flooring. 3.5" in width and .75" in thickness. Exhibit 16. The covered section will be 11 ft. wide and 15 ft. long. Exhibit 1.

The covered porch will be screened all around. The covered section will use the same rails, posts, and balusters as the non-covered porch. There will be a wooden screened door leading from the covered section onto the non-covered section. The covered porch will have a low angled gabled roof with Garland R-Mer Loc architectural and structural standing seam metal roofing in Colonial Red. The rafters will be exposed and open. A ceiling fan and light will be installed. Exhibit 1. The eaves will be patterned after the eave of the front porch for continuity.

The screen will be attached on the inside of the railings, balusters, and posts using 1/2" x 1/2" wood strips to secure the screen to the posts and rails.

The uncovered section of the deck will be built with regular deck boards 6" in width with a cedar color. Exhibit 11 & 12. The uncovered section will lead to steps leading down to the ground level. The steps and landing leading off the deck will be supported by wooden posts rather than brick piers. Exhibit 1 & 2. The steps will be 2"x12"x3' and also made with perennial wood. Exhibit 15

The balusters will have the same profile as the balusters on the porch. Exhibit 24. They will be arranged in a row, as opposed to replicating the Chinese bric-a-brac pattern found on the porch. The balusters will attach to the centerline of the top and bottom rails. As new wood will be used, the balusters will be 1 1/2 x 1 1/2 as compared to the 1 3/4 x 1 3/4 found on the porch. Posts, post caps, balusters, top rails, and bottom rails will be perennial wood. Exhibit 10-14.

In order to make the deck and interior of the house more functional we propose moving the current exit to the backyard from the main house. Currently the doors leading out are

in the kitchen and only one of the doors is usable due to the layout of the kitchen. This door is also extremely drafty and made of metal. We would like to move the exit to a new wooden sliding door located in the den. In order to do so we will need to remove two existing windows to install a wooden sliding glass door. All trim will be removed and new wood siding will be installed. Again using perennial wood for the siding or reclaimed siding from the opening of the sliding glass door. Siding will be 3/4"x6" x the appropriate length, as is current on the house. One of the windows and its trim will be used to install a new window where the previous metal double door was exiting from the kitchen. Please see the attached photo of the current rear section of the house and the proposed changes. Exhibit 23.

We propose to use the Andersen Windows & Doors Frenchwood Gliding Patio Door Series 400 in Oak. The door will be 6'10" tall x 5'11" wide. Double door with a short fractional grill pattern 3/8" in width. Exhibit 17-20.

Under the deck we propose to install brick pavers in exactly the same dimensions as the deck. The pavers will be in a herringbone pattern with a straight brick border around the edges. The rest of the yard we will install compadre grass. The same grass used in the front yard. Exhibit 24 shows a small section of driveway at 319 Polk St displaying the same herringbone pattern and border.

#### Materials:

##### Deck:

Oversize Albamarle brick for piers and pavers.

Red metal roof. Exhibit 24.

2"x10"x15' treated pine lumber for ledger, joists, end joists, rim joists, and ceiling rafters and beam.

5/4"x6"x15' Deck Boards – Perennial Wood

2"x12"x3' stair tread – Perennial Wood

2"x2"x36" Balusters with double bead profile – Perennial Wood

2"x4"x6' Top Rails – Perennial Wood

2"x4"x6' Bottom Rails = Perennial Wood

4"x4"x4 1/2' Posts – Perennial Wood

4"x4"x2 1/2" Post Caps – Perennial Wood

All Perennial wood will be in the color cedar as provided by the factory. Any unfinished wood will also be treated in the same cedar color.

6'10"x5'11" Gliding wood patio Door – Anderson Frenchwood Gliding Door Series 400 with Short Fractional Grill Pattern in simulated divided light and 7/8" width in Oak.

Reclaimed window to replace current double door.

Reclaimed siding to infill location of previous door and windows.

Should we need to purchase more siding it will be perennial wood and of the same size and dimension of the current siding on the house.

Garland R-Mer Loc architectural and structural standing seam metal roofing in Colonial Red

##### Landscaping:

Currently the backyard is unusable and has no landscaping to speak of. Just dirt and trees.

The backyard currently has 5 trees and two bushes that have grown to the size of trees. Exhibit 21, 25-28.

1. Japanese Maple
2. Sooty Mold tree – This tree is a nuisance to our neighbors as it produces a sooty mold that attaches to their house and requires frequent maintenance on their part to remove.
3. Unknown
4. Unknown. 3 & 4 are next to each other and are the same type of tree and likely one grew from the other. We propose to remove #3 for better maintenance and landscaping appeal.
5. Unknown. This tree has 4 trunks growing and they are growing away from each other at an angle. Eventually the weight of the tree could cause it to fall over. We propose removing this tree all together as it would be unsafe to remove only one and it would likely kill the entire tree to just remove one or two trunks.
6. Unknown bush
7. Unknown bush. This bush has grown to the size of the tree and is no longer maintainable. We propose removing all of the bush.

For landscaping and privacy purposes we propose adding and keeping the following trees. Exhibit 22 & 29.

1. Japanese Maple – Currently present
2. Asian pear Nititaka – Replaces sooty mold tree
3. Arborvitae evergreen – Usually grows to 12-14' in height and a width of 3-4' total.
4. Arborvitae evergreen
5. Current Tree
6. Arborvitae evergreen
7. Arborvitae evergreen
8. Asian Pear Shinseiki
9. Red Bud - Cercis Canadensis. Replaces overgrown bush.

Mulch will be placed from the fence line until 2ft from the fence line and compadre zoysia grass sod will be laid down for all other areas.

#### Tree Protection Plan

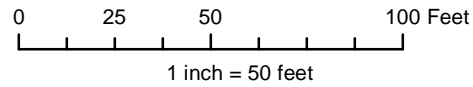
Two trees will need to be protected during construction - the Japanese Maple on the 215 N. East St. property and the Crepe Myrtle at the North East corner of the 407 N. Jones St. property.

The trunk of the Japanese Maple is approximately 6 inches in diameter. We plan to leave at least a 7.5 foot radius (6 inches diameter x 1.25 feet) to protect this tree. That radius

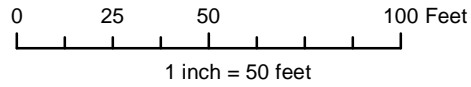
will be marked and protected with plastic orange construction fencing held up by 5 ft. stakes.

The trunk of the Crepe Myrtle is approximately 10 inches in diameter. We plan to leave at least a 12'6" radius to protect this tree (10 inches diameter x 1.25 feet). This tree is on the property of 407 Jones St. The backyard on the property is surrounded by a wooden fence which encloses the Crepe Myrtle tree and should adequately protect the body of the tree from any construction equipment that passes through the gate.

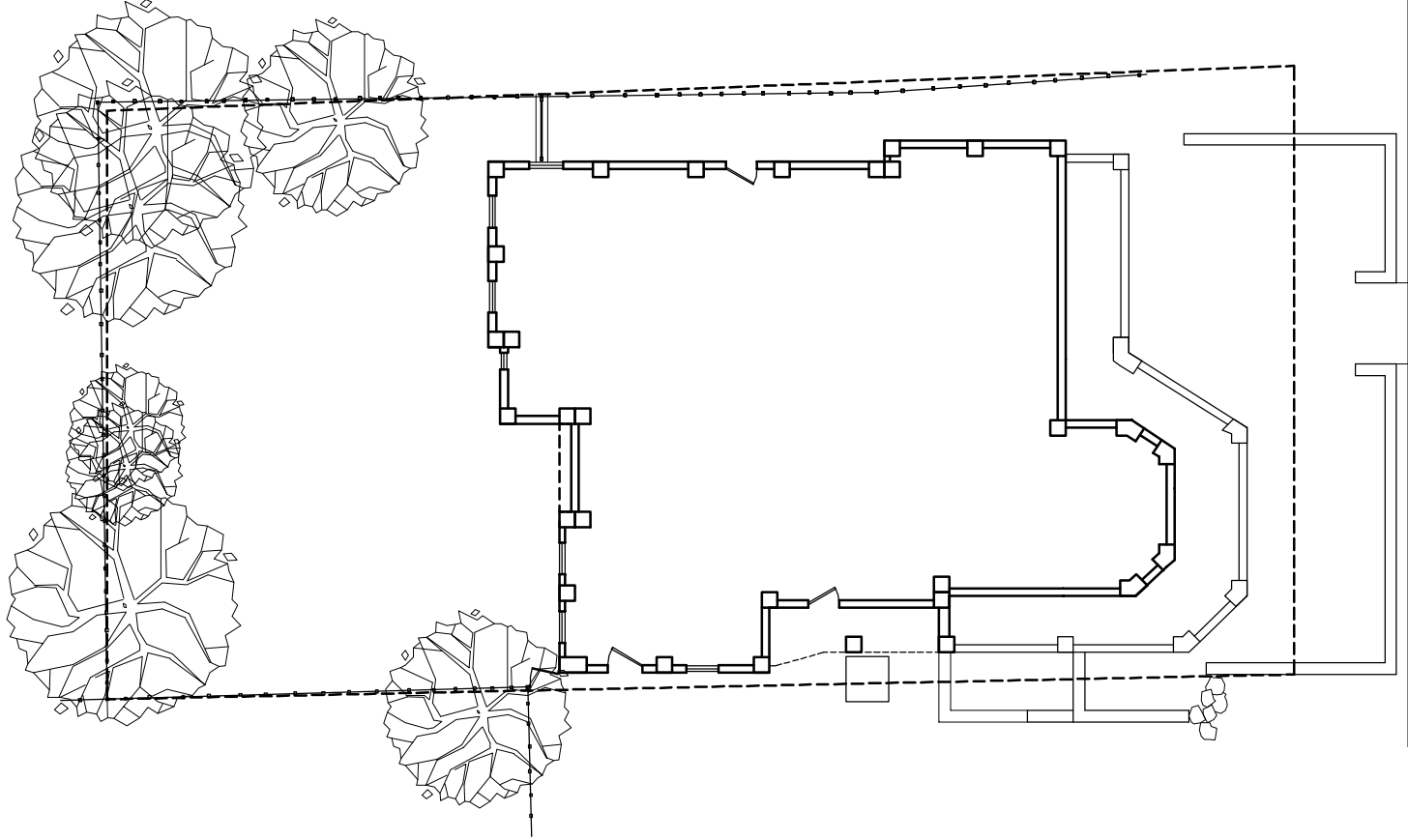
Any roots encountered in the construction process will be cut with a clean cut so as to minimize any potential damage to the tree. A tool appropriate to the root encountered will be used to make this cut - for example loppers.



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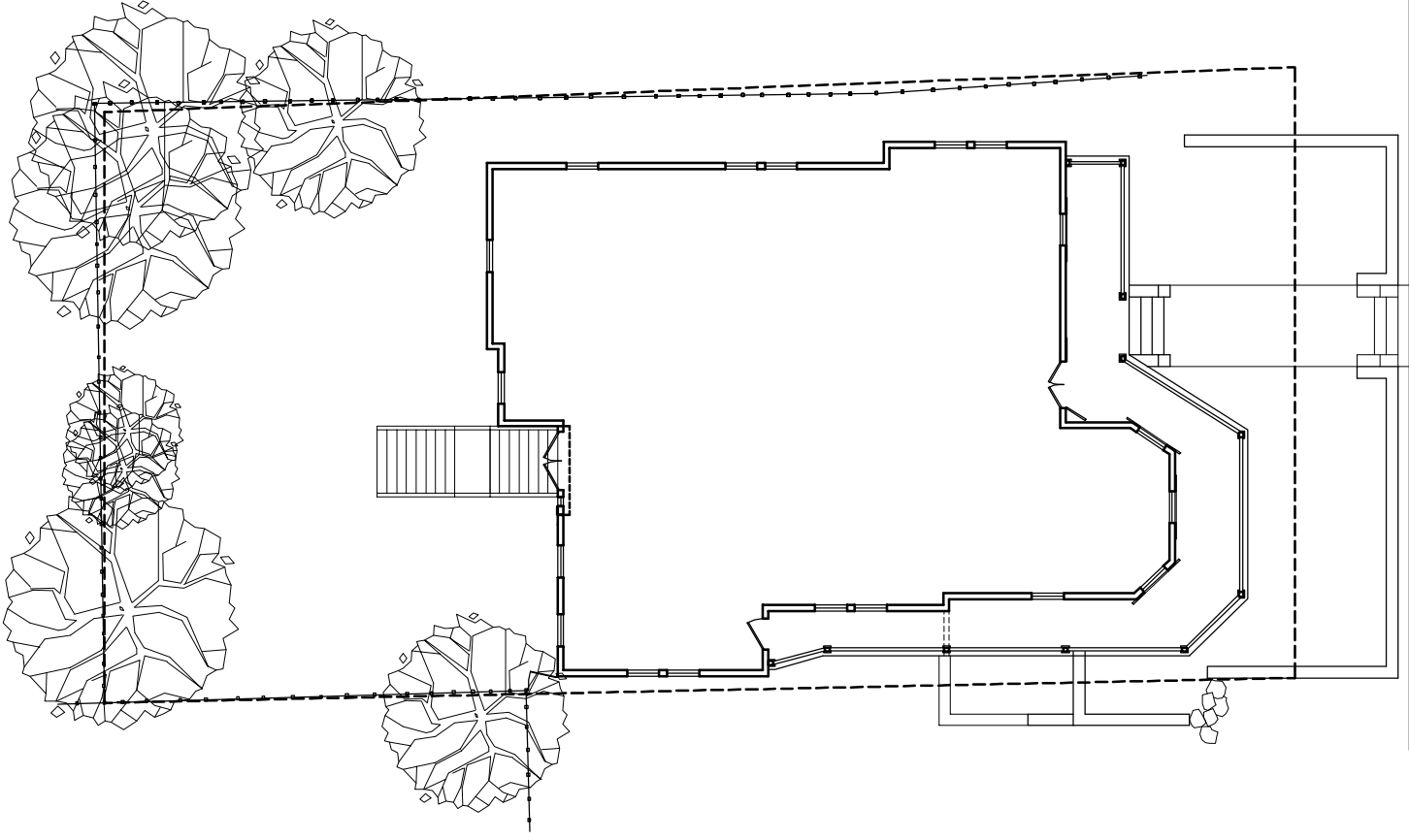
PELL ST studio

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

215 N East St - Existing Foundation Plan

Scale - 1/16" = 1'-0"





215 N East St - Existing Site Plan

Scale - 1/16" = 1'-0"

PELL ST studio

Architect  
Ashley Henkel Morris  
305 Pal Street  
Raleigh, NC 27604  
919.686.0970



215 N East St - Existing Rear Elevation

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

PELL ST studio

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



215 N East St - New Rear Elevation

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

PELL ST studio

Architect  
Ashley Henkel Morris  
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215 N East St - New Side Elevation

Scale -  $\frac{3}{32}'' = 1'-0''$

PELL ST studio

Architect  
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Raleigh, NC 27604  
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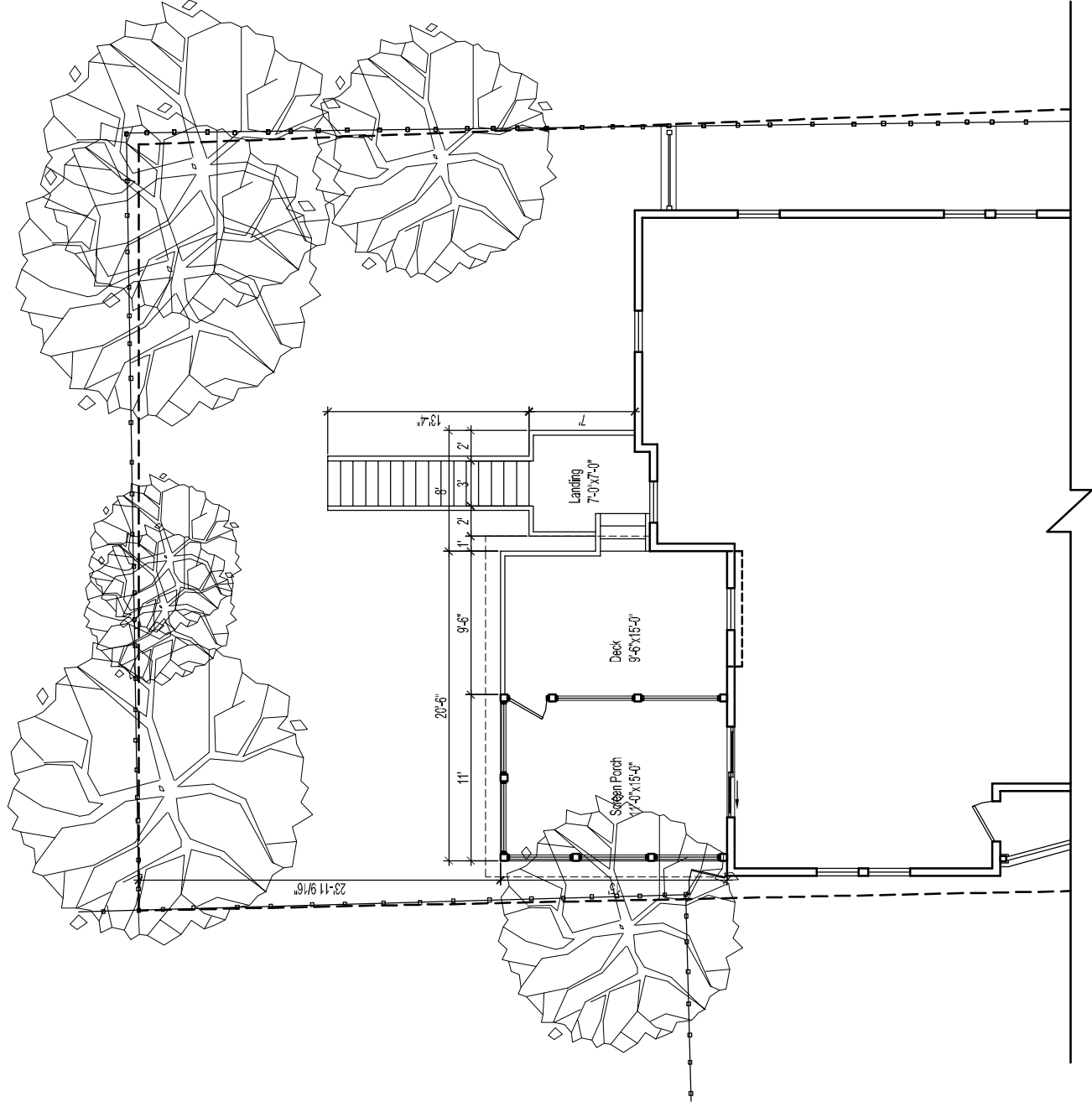


215 N East St - Existing Side Elevation 2

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

PELL ST studio

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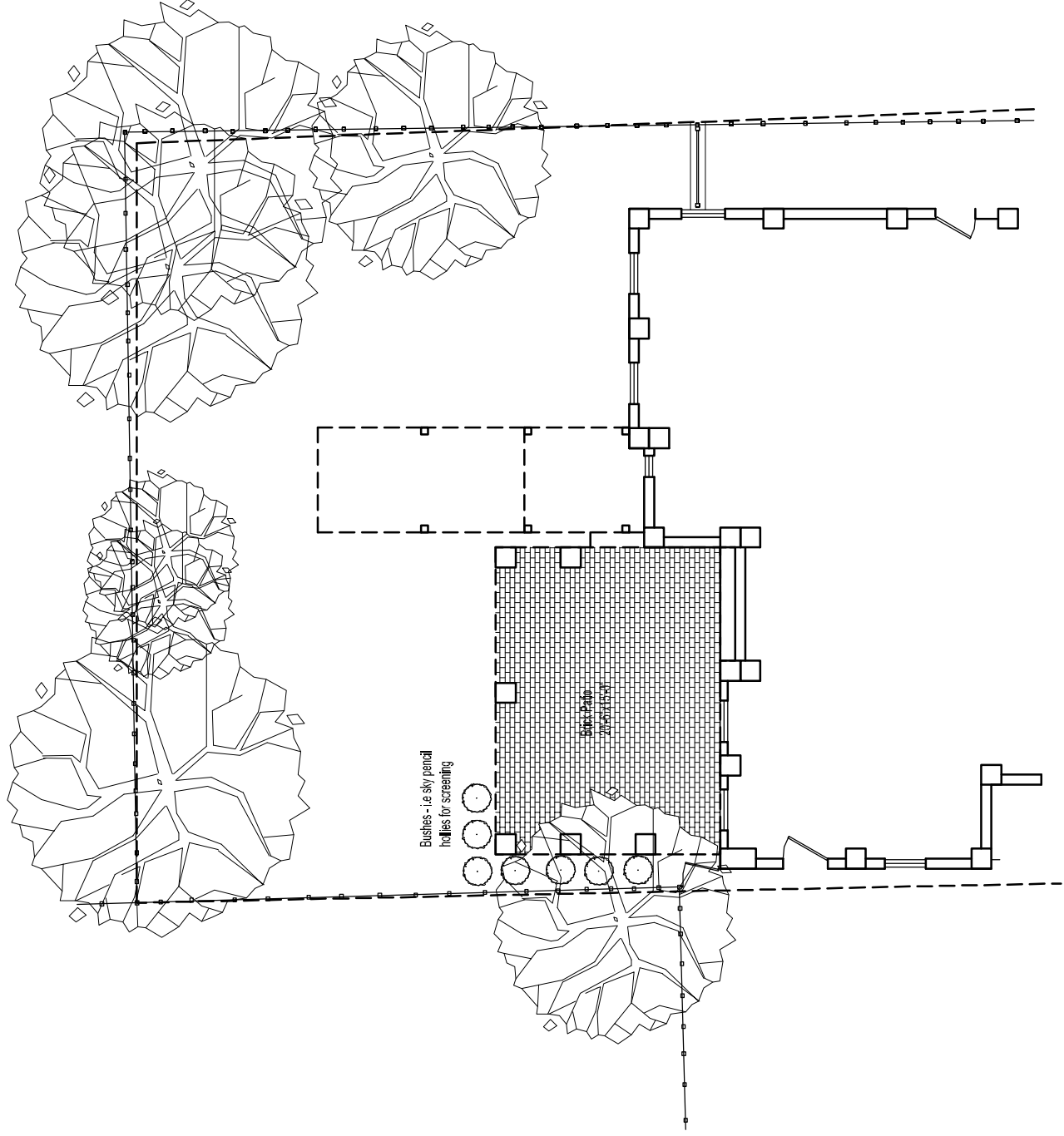


PELL ST studio

Architect  
 Ashley Henkel Morris  
 306 Fall Street  
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215 N East St - New Screen Porch + Deck Plan

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



Bushes - ie sky pencil  
holes for screening

Brick Patio

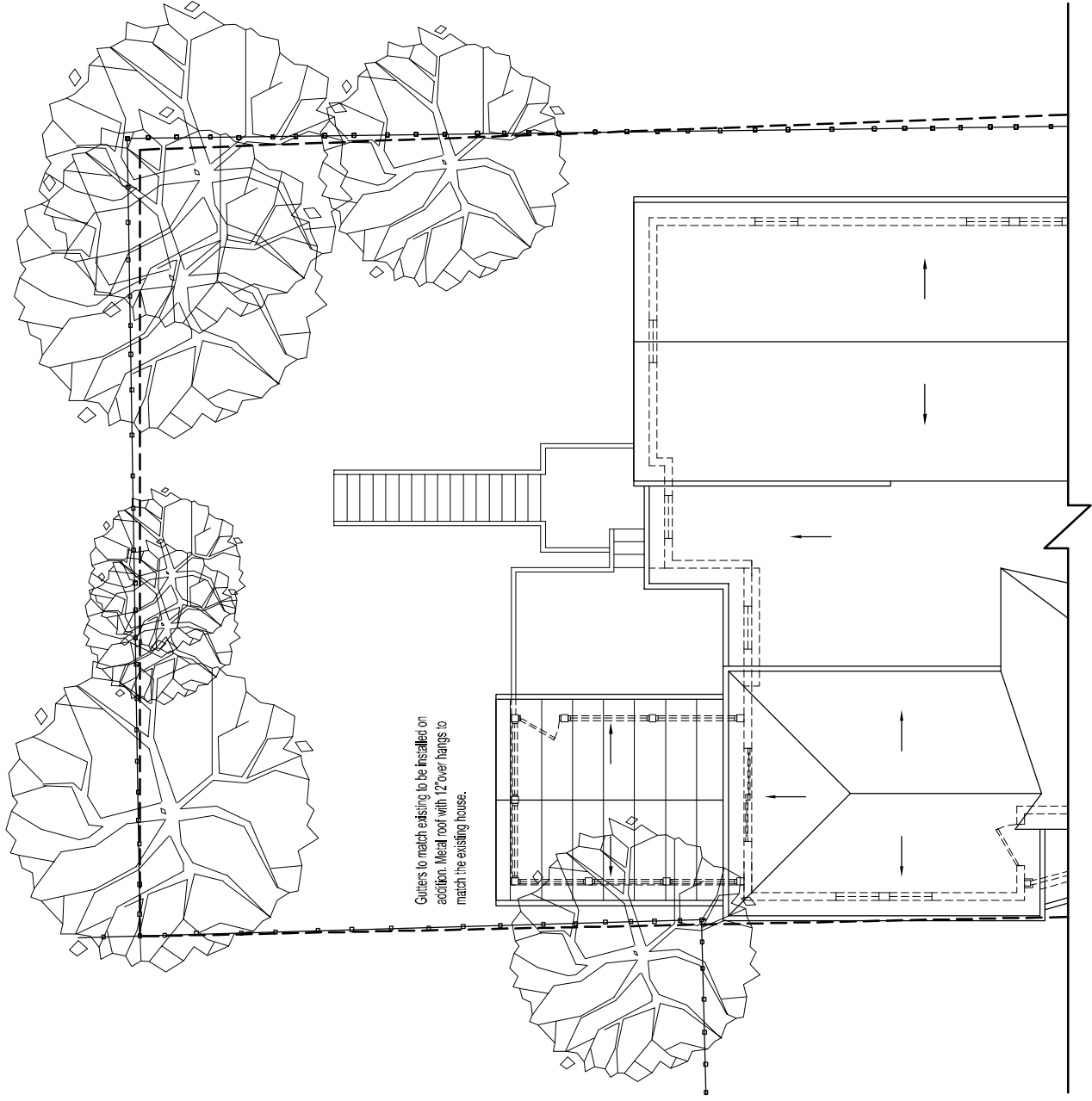
Brick Patio

PELL ST studio

Architect  
Ashley Henikel Morris  
3006 Pall Street  
Raleigh, NC 27604  
919.696.0970

215 N East St - New Foundation + Brick Patio Plan

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



Gutters to match existing to be installed on addition. Metal roof with 12" overhangs to match the existing house.

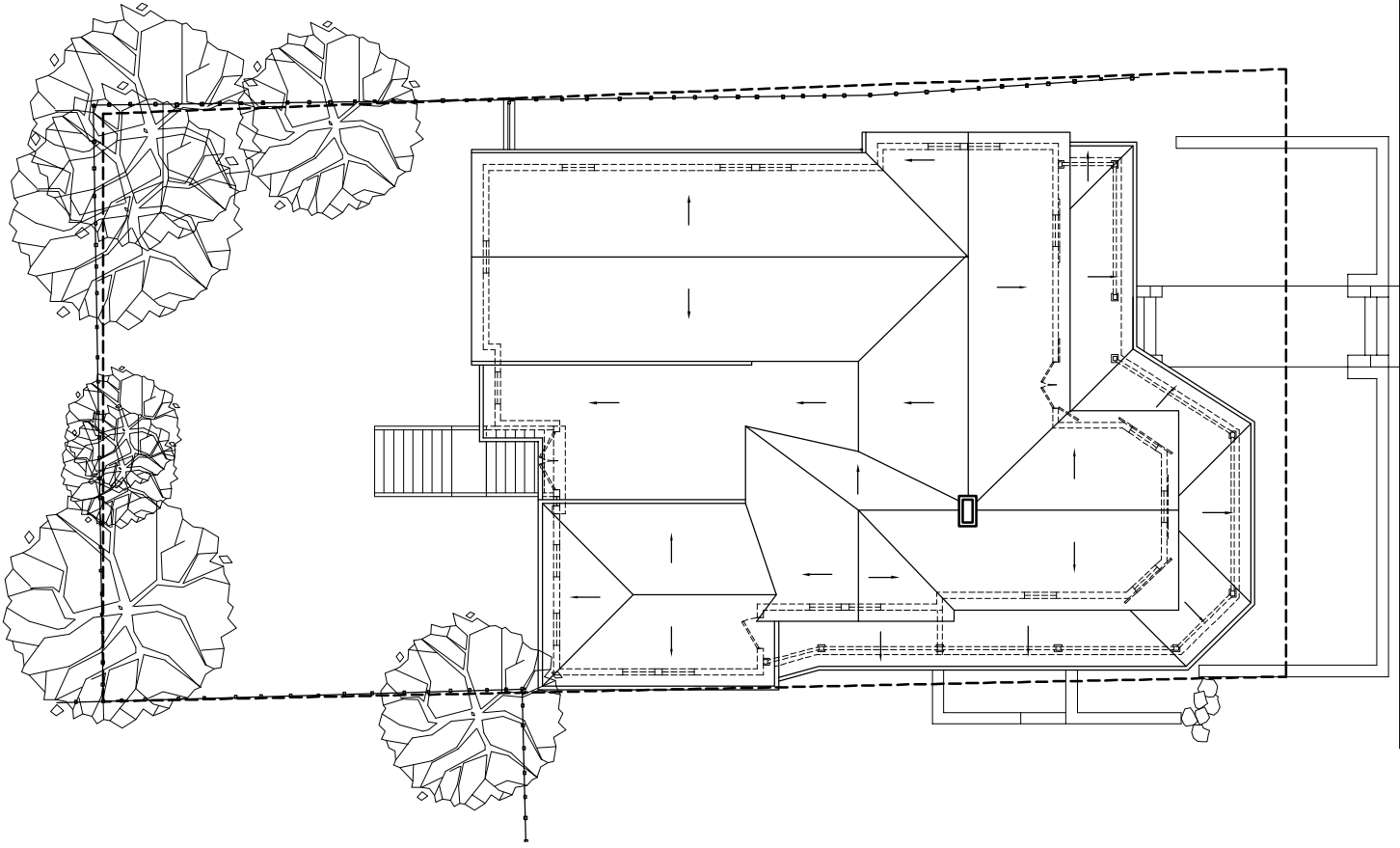
PELL ST studio

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 Ashley Henkel Morris  
 306 Fall Street  
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215 N East St - New Screen Porch + Deck Plan

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



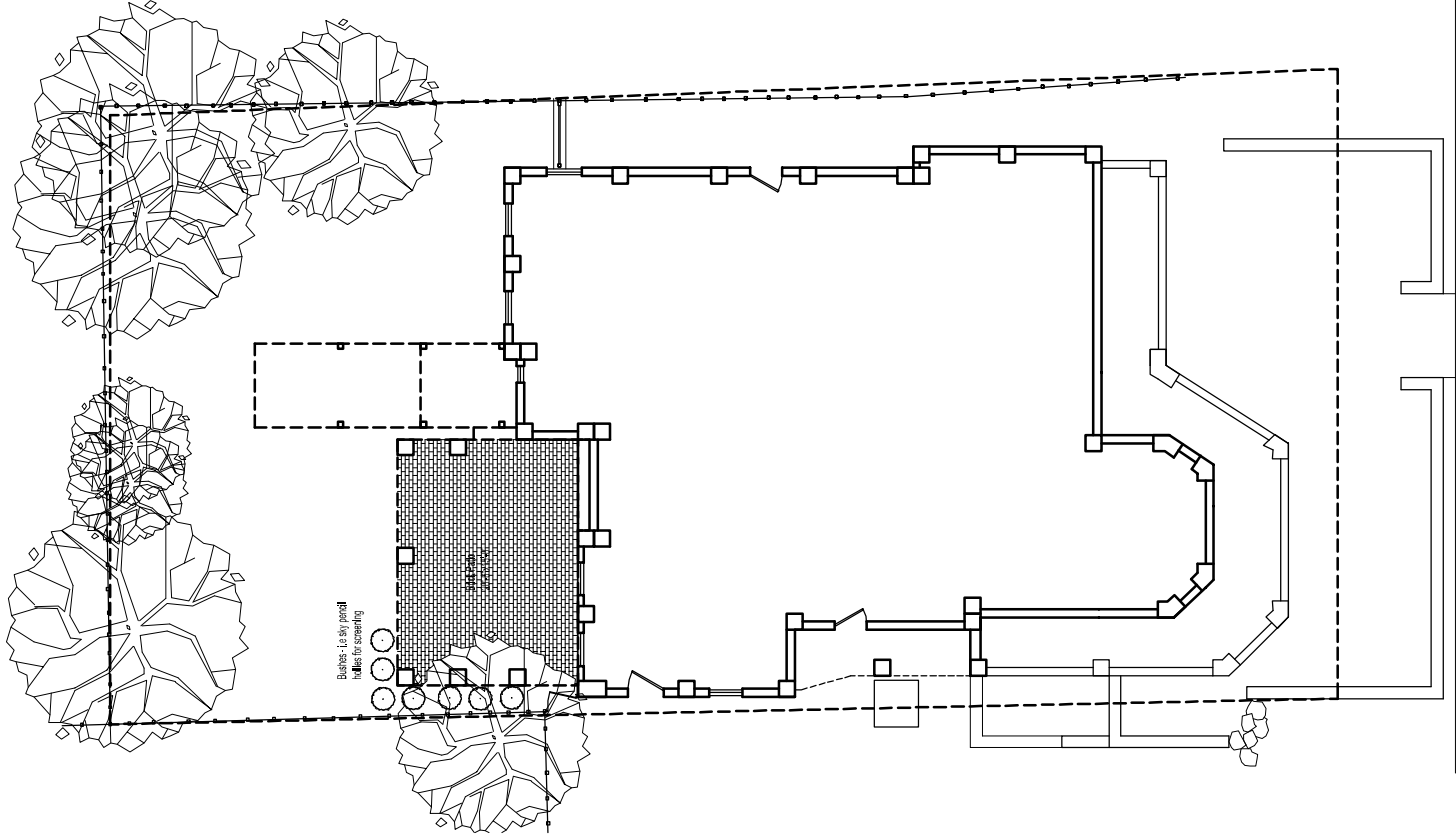


PELL ST studio

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305 Fall Street  
Raleigh, NC 27604  
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215 N East St - Existing Roof Plan

Scale - 1/16" = 1'-0"

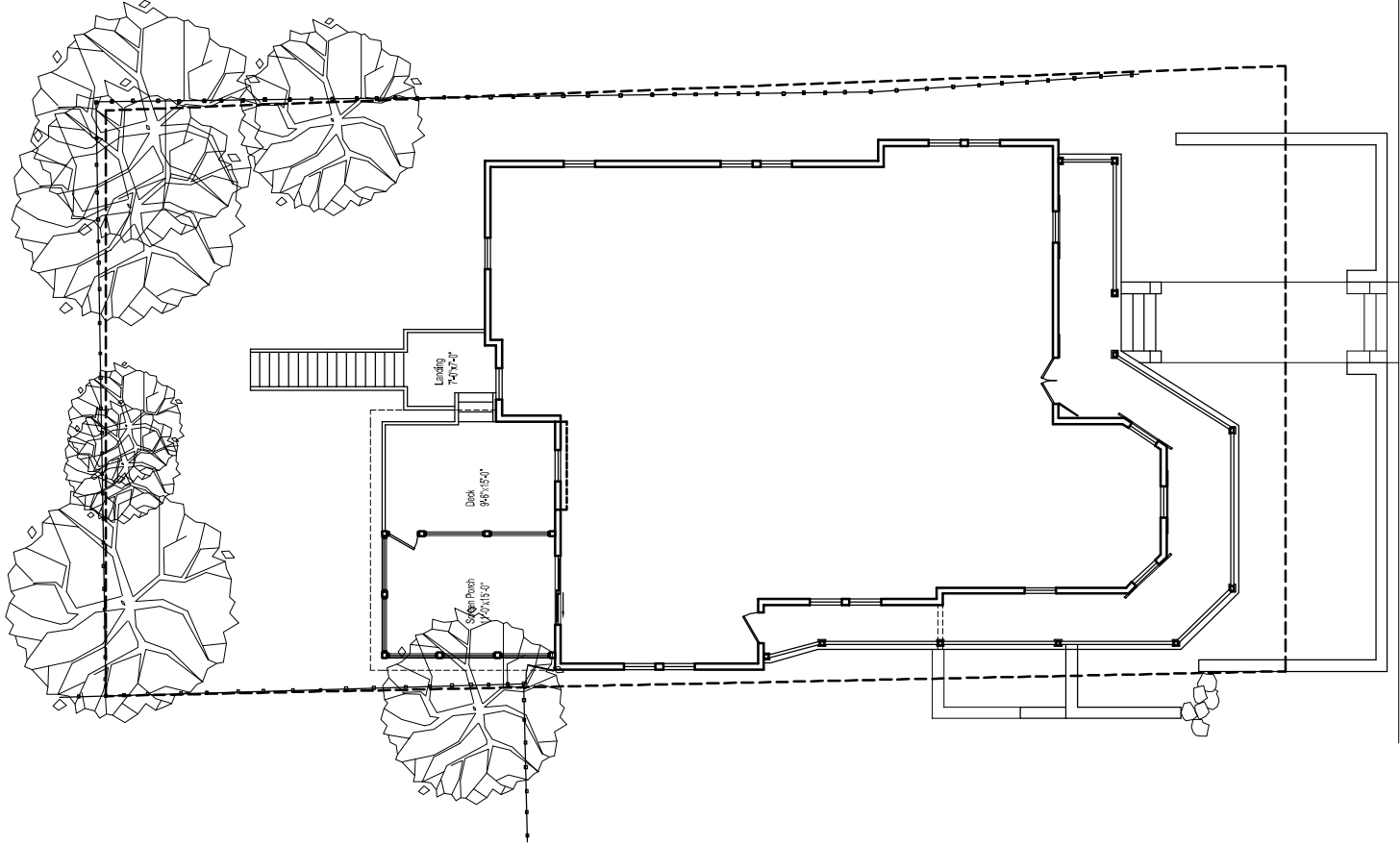


PELL ST studio

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 305 P. Street  
 Raleigh, NC 27604  
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215 N East St - New Foundation Plan

Scale - 1/16" = 1'-0"

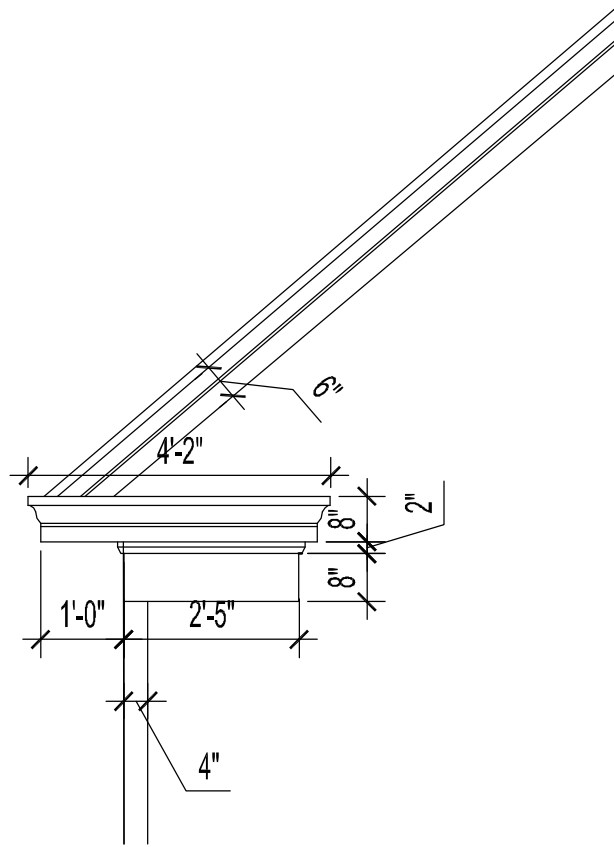


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**215 N East St - New Site Plan**

Scale - 1/16" = 1'-0"



215 N East St - New Eave Detail and Construction

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

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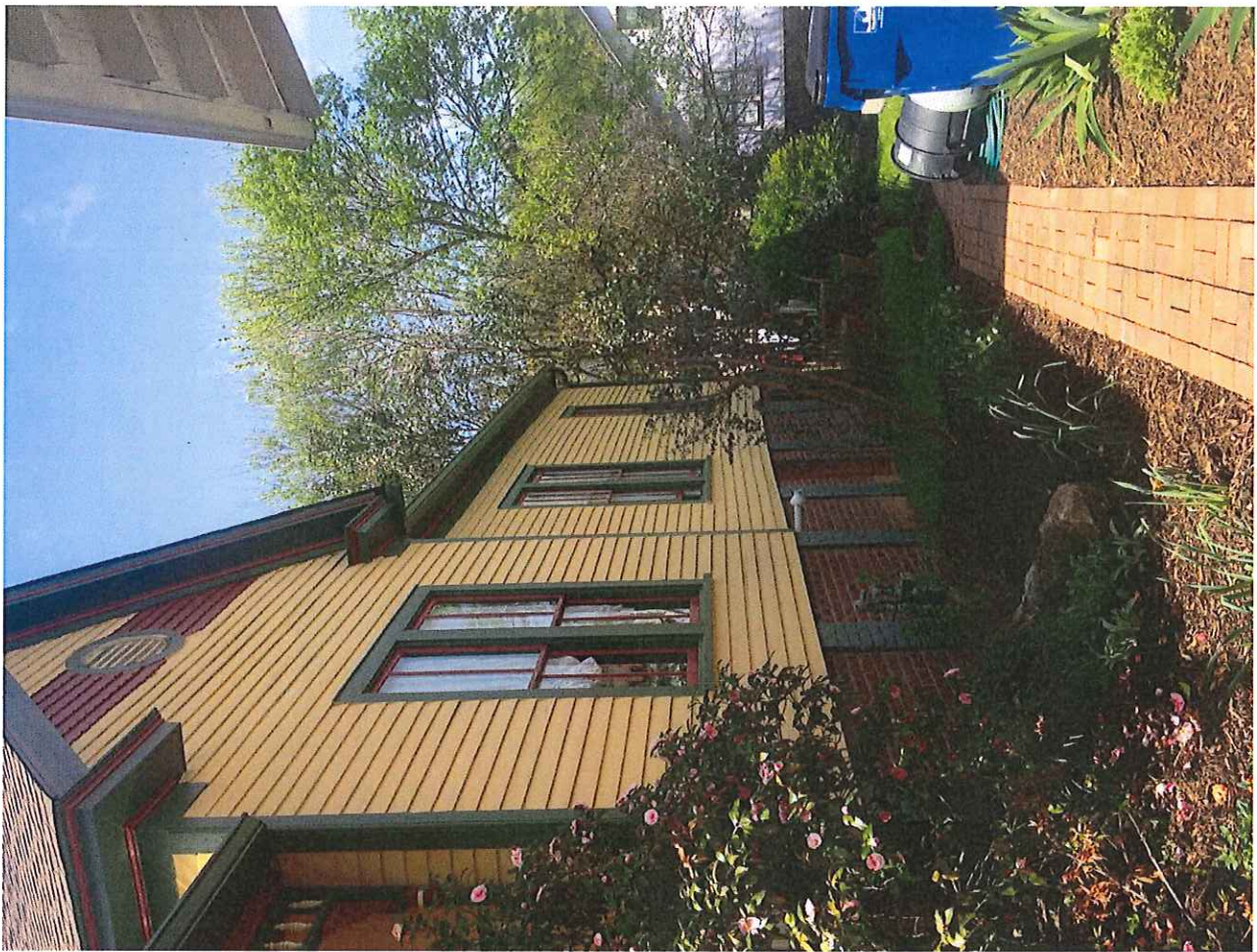




front2



front



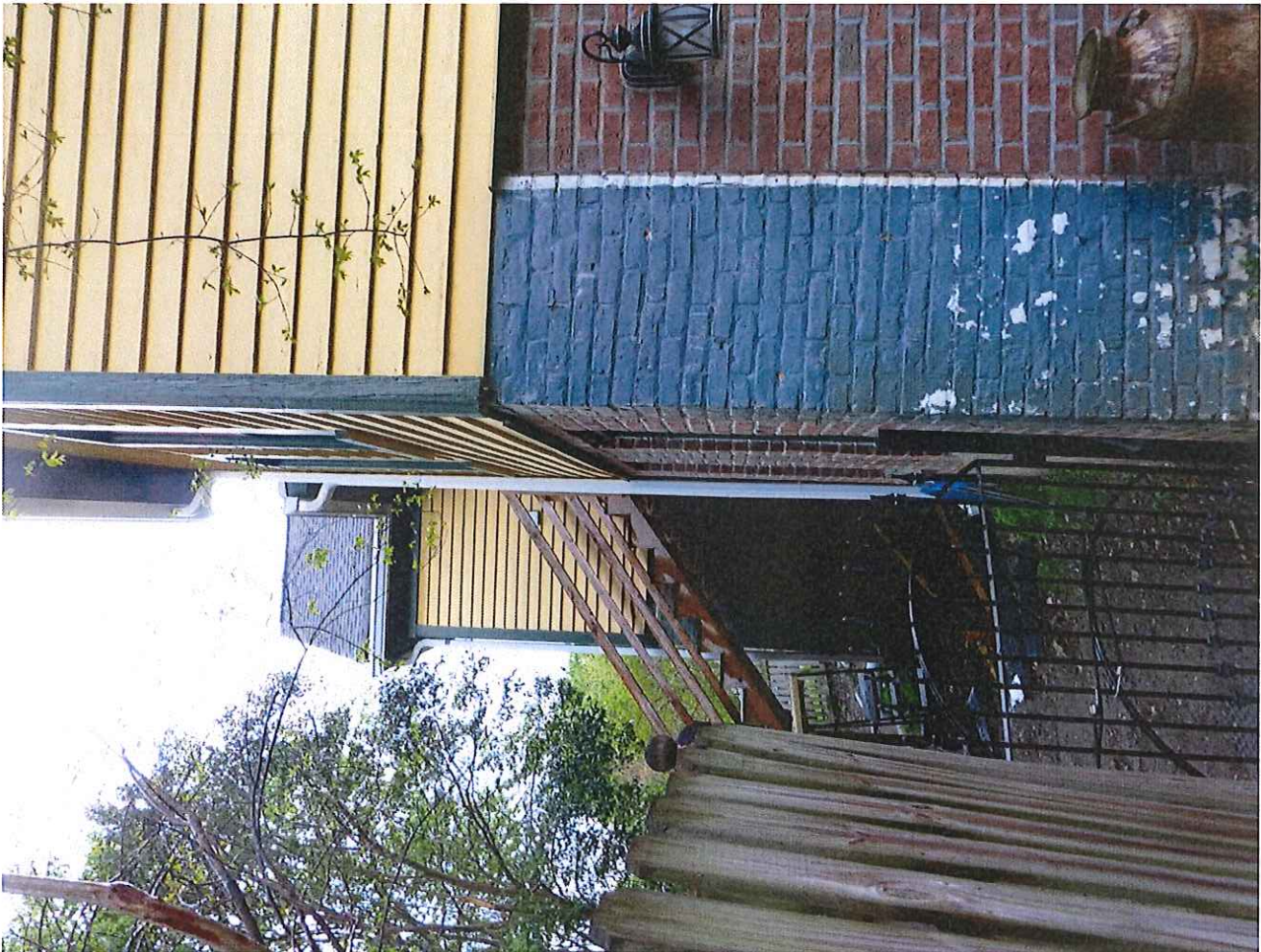
side



rear2



rear



side deck

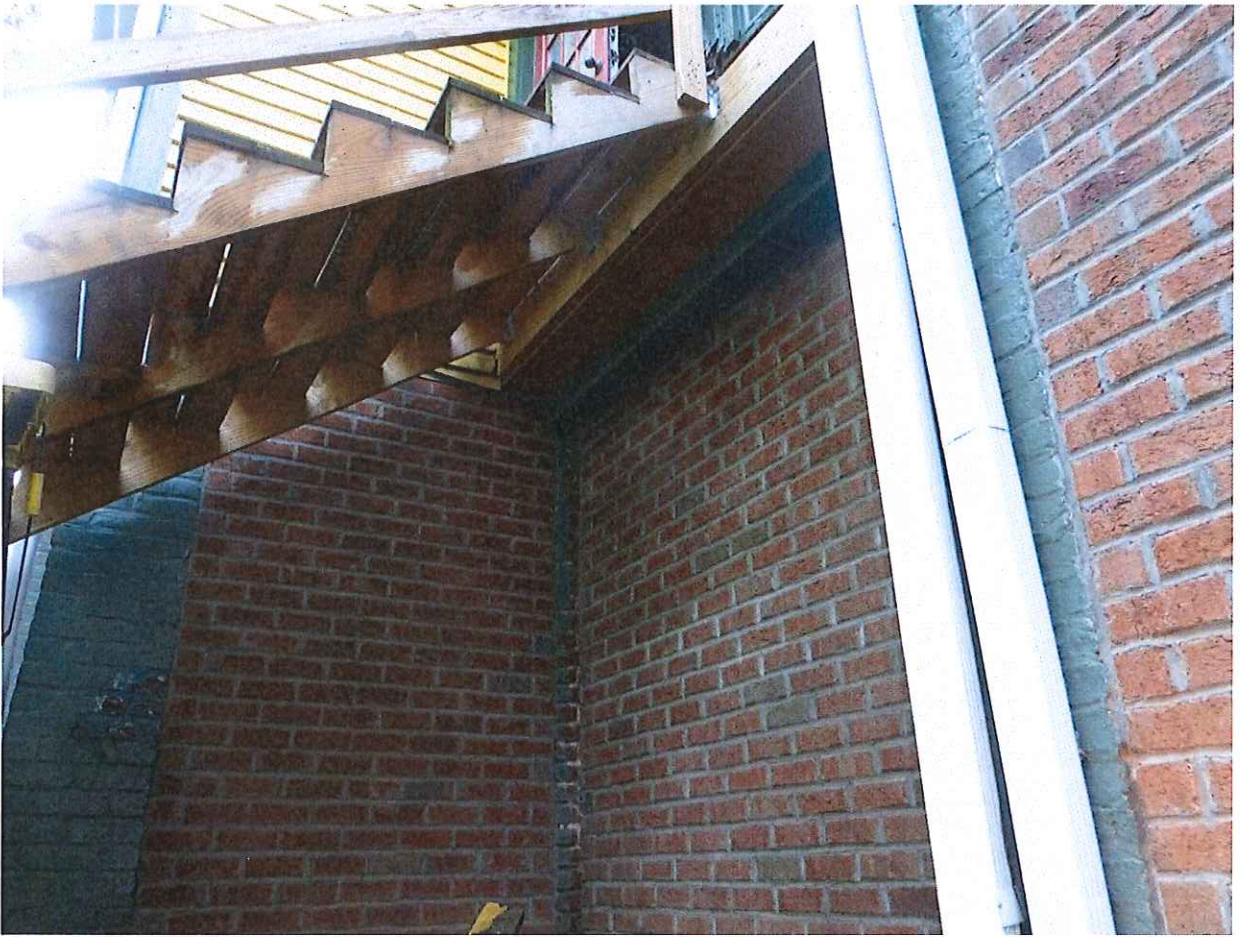


rear close-up



rear close-up2





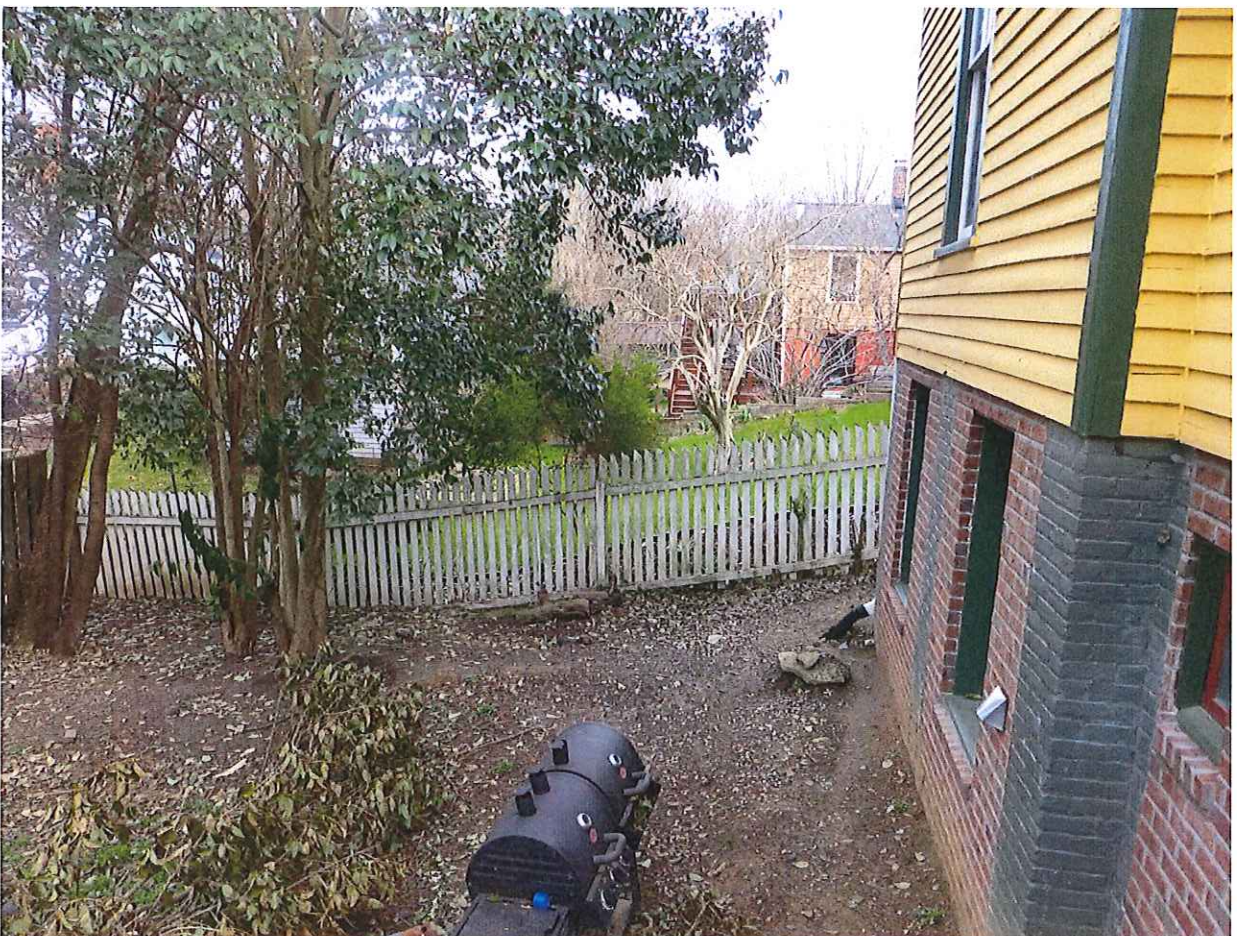
underdeck



underdeck2



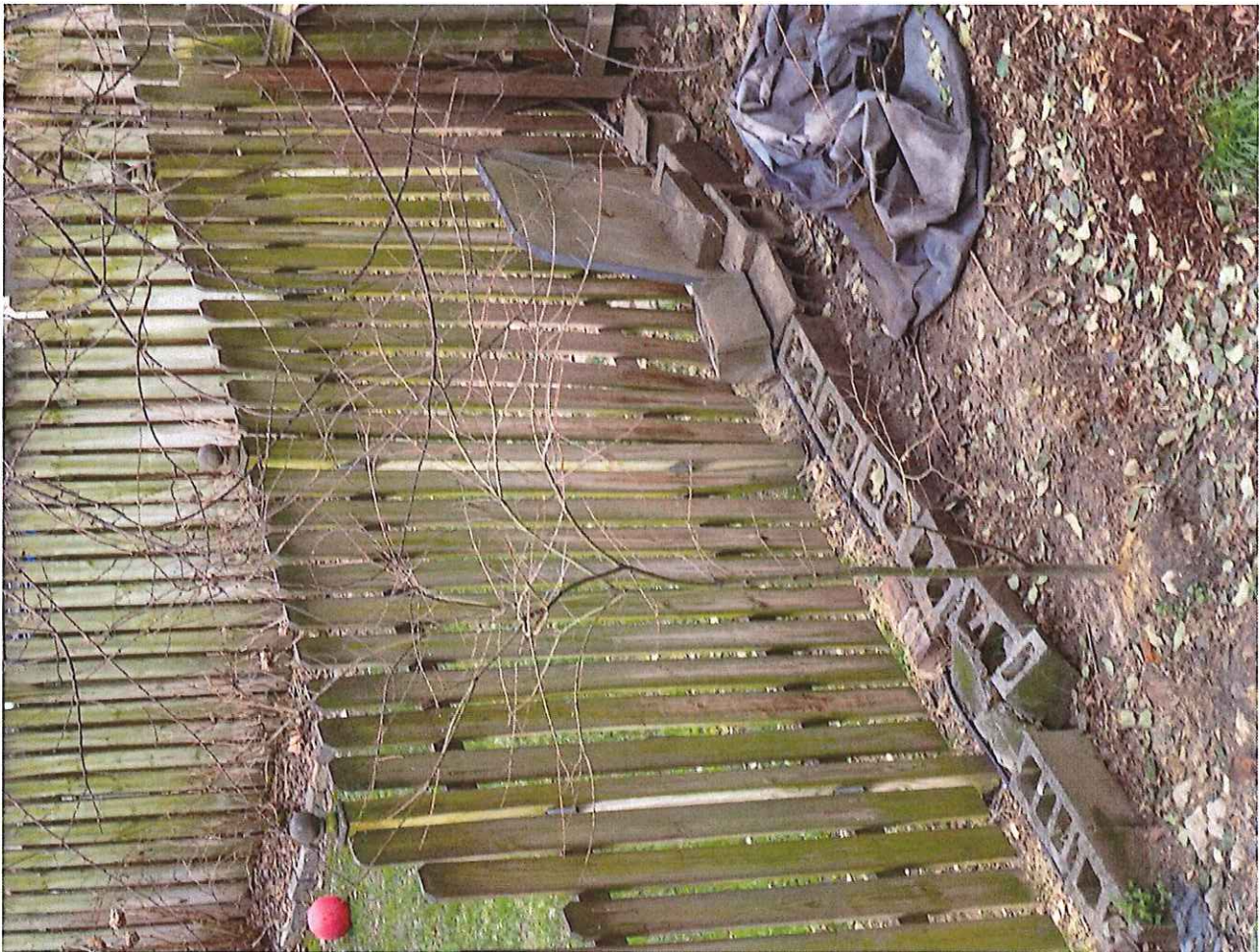
trees3



trees4



trees5



trees6



deck1



deck2

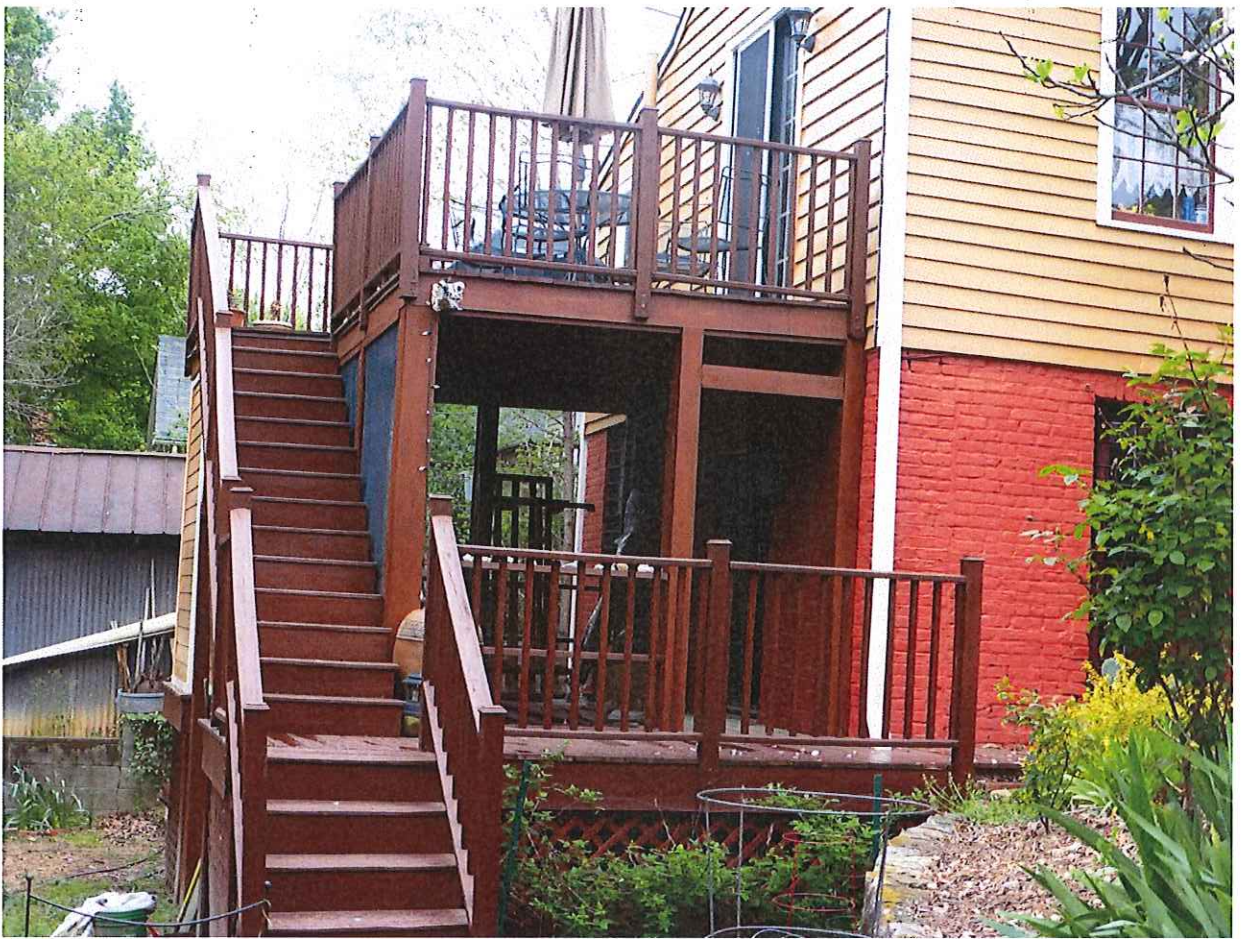
## Tully, Tania

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**From:** Jim Melo <jim@melohurtado.com>  
**Sent:** Thursday, April 16, 2015 1:33 PM  
**To:** Tully, Tania  
**Subject:** Deck Pictures

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

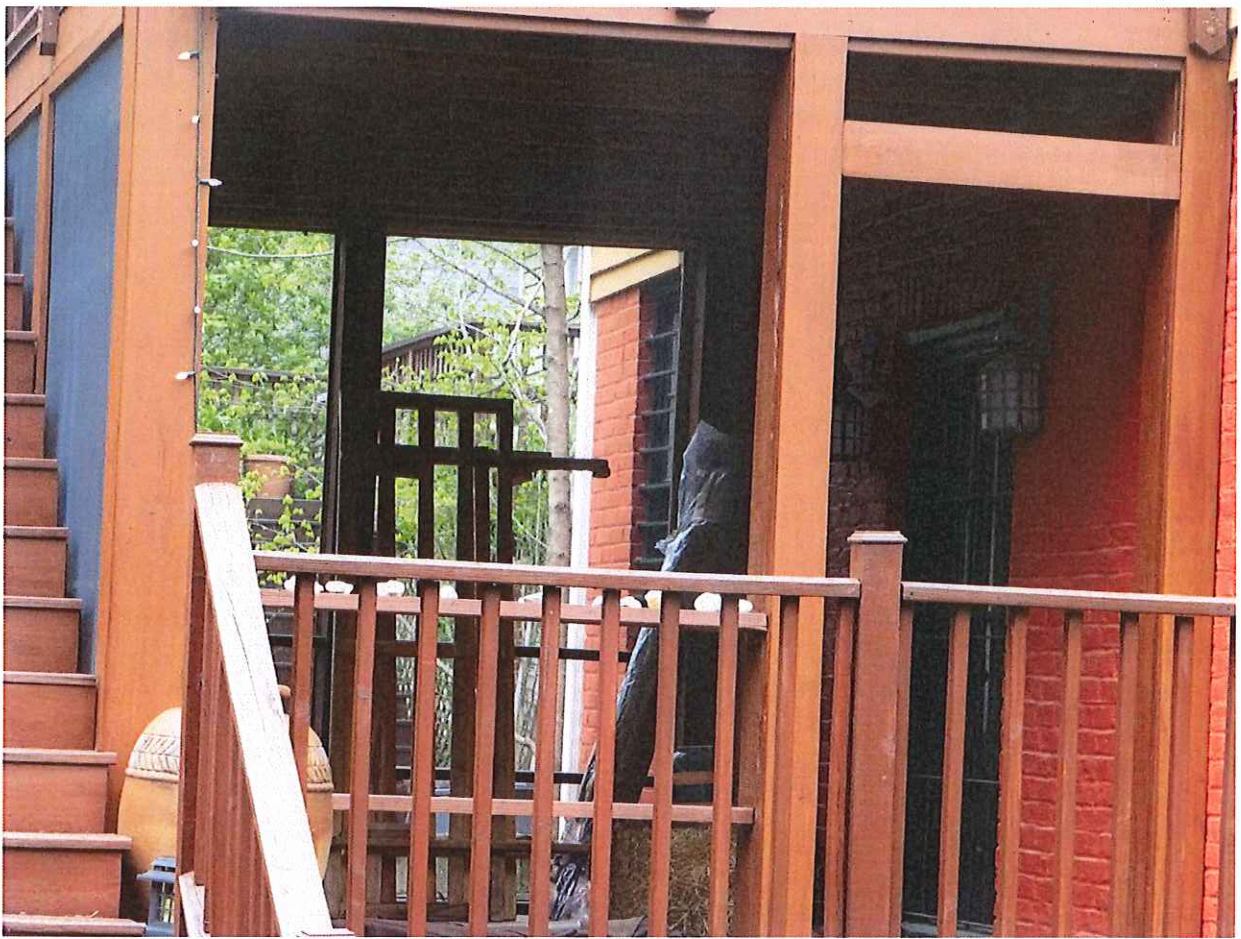
These are pictures of my immediate neighbors decks. They are all open and no lattice. They also all have pavers or more decking underneath. Although 211 appears to be screened, it is not. It looks like they were going to screen it and add a door. I have also included more side pictures of our house that shows the side of the house where the deck will go. Hard to get a whole side shot due to our neighbors fence.



neighbordeck1



neighbordeck2



neighbordeck3



neighbordeck4



neighbordeck5



neighbordeck6





Real wood made to endure.

## RAILING SYSTEM

### THREE-PIECE RAILING KIT

- ▶ Designed for ease of installation
- ▶ Classic architectural design
- ▶ Railing kit with fasteners, when used with Perennial Wood posts, post caps and balusters, comply with most local building codes.
- ▶ Fasteners and connectors for the post-to-joist connection are not included.

### POSTS WITH CAPS

- ▶ Engineered with multiple boards for strength and long-lasting performance
- ▶ Tapered caps provide eased edges and sightlines
- ▶ Solid, straight and consistent design

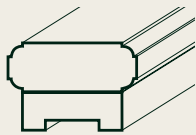
### BALUSTERS

- ▶ Pre-drilled at each end for ease of installation
- ▶ Made from select lumber to minimize splitting and knots
- ▶ Solid, straight and consistent design



*Perennial Wood railing systems should be primed and painted after installation.*

### PRODUCT VIEWS\*



Profile of Top Rail  
Assembled

Two pieces  
3¼" × 2¼" × 6' assembled



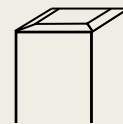
Bottom Rail Base  
End View

One piece  
1½" × 3¼" × 6'



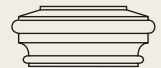
Baluster  
Profile

Eight per pack  
1⅞" × 1⅞" × 30"  
1⅞" × 1⅞" × 36"



Post  
Profile

One piece  
3½" × 3½" × 4½'



Post Cap  
Full Length Front View

One piece  
3½" × 3½" × 2½"

\*Visit [PerennialWood.com](http://PerennialWood.com) for complete CAD drawings, warranty information and installation instructions.



WOOD  
DECKING

Real wood made to endure.

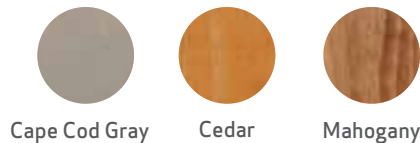
## DECK RAILING KITS

- ▶ 3-piece system designed for ease of installation
- ▶ Classic architectural design
- ▶ Complete with fasteners, which when used with Perennial Wood posts and balusters, comply with most local building codes

**OVERALL DIMENSIONS:** Top Rail System - Two Pieces 2" x 4" x 6'  
*(Actual Size: 3-1/4" x 2-1/4" x 6' Assembled)*  
 Bottom Rail - 2" x 4" x 6'  
*(Actual Size: 1-1/2" x 3-1/4" x 6')*

**PER PIECE WEIGHT:** 6' Classic Top Rail Cap - 8 lbs.  
 6' Classic Top Rail Base - 3 lbs.  
 6' Classic Bottom Rail - 6 lbs.

### AVAILABLE FINISHES:



### A COMPLETE DECKING SYSTEM:

The Perennial Wood railing kit is part of a complete deck offering, including:

- ▶ Classic Balusters
- ▶ Classic Stair Treads
- ▶ Classic Posts
- ▶ Classic Deck Boards
- ▶ Classic Fascia

### PRODUCT SPECIFICATIONS

**Product Category:** Railing Kit

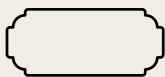
**Product Series:** Classic

**Part name:** Classic Railing Kit

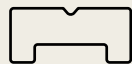


*Perennial Wood railing kits come with heavy duty hardware to simplify installation.*

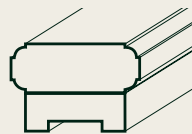
### PRODUCT VIEWS\*



Top Rail Cap End View



Top Rail Base End View



Profile of Top Rail Assembled



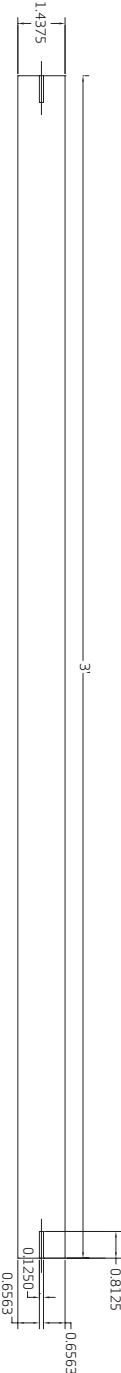
Bottom Rail Base End View

\*Visit [PerennialWood.com](http://PerennialWood.com) for complete CAD drawings, warranty information and installation instructions.

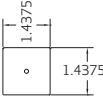
# PERENNIAL WOOD™

## BALUSTER DETAILS

BALUSTER SIDE VIEW:



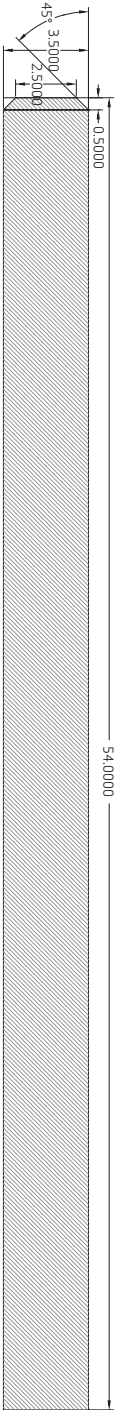
BALUSTER TOP VIEW:



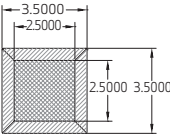
# PERENNIAL WOOD™

## POST DETAILS

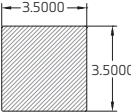
POST - SIDE VIEW



POST - TOP VIEW



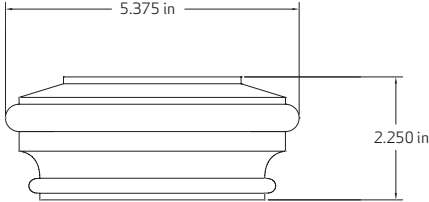
POST - BOTTOM VIEW



# PERENNIAL WOOD™

## POST CAP DETAILS

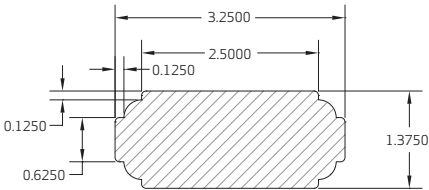
POST CAP - SIDE VIEW



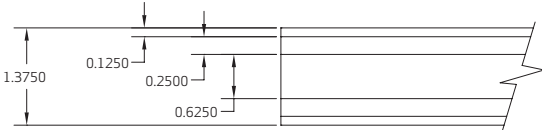
# PERENNIAL WOOD™

## TOP RAIL CAP DETAILS

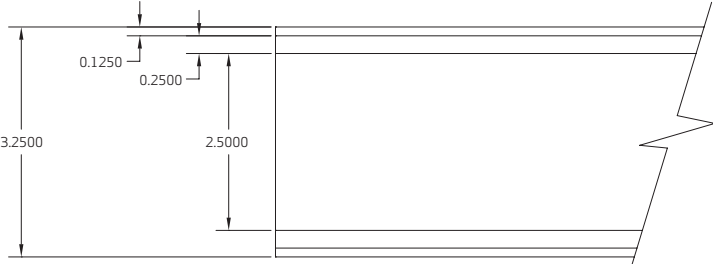
TOP RAIL CAP - END VIEW



TOP RAIL CAP - FRONT VIEW



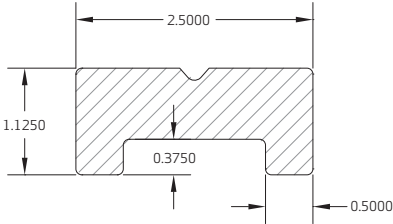
TOP RAIL CAP - TOP VIEW



# PERENNIAL WOOD™

## TOP RAIL BASE DETAILS

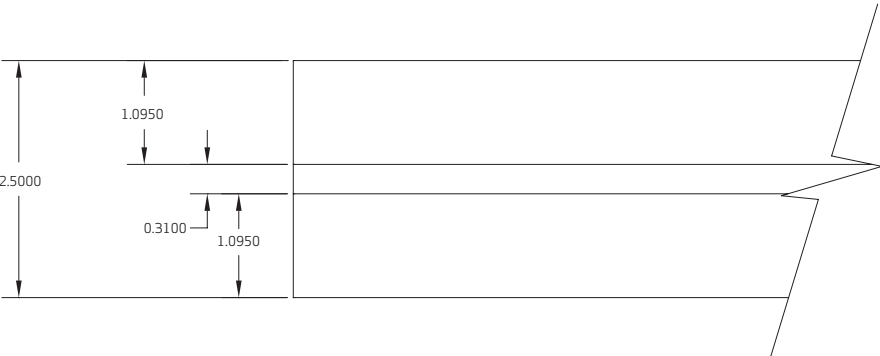
TOP RAIL BASE - END VIEW



TOP RAIL BASE - FRONT VIEW



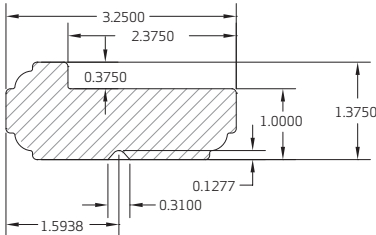
TOP RAIL BASE - TOP VIEW



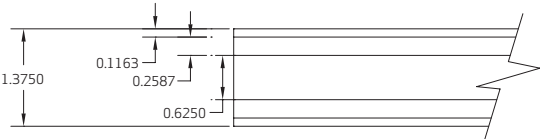
# PERENNIAL WOOD™

## BOTTOM RAIL DETAILS

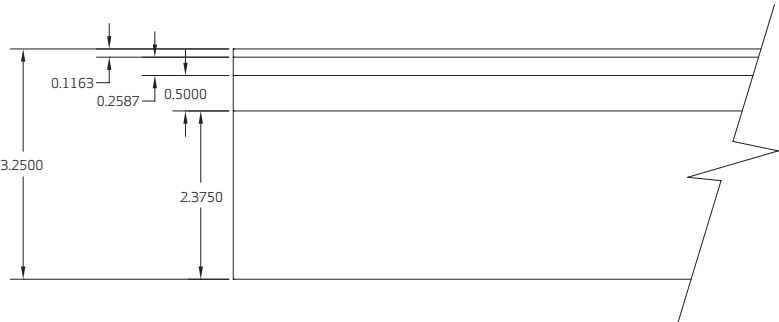
### BOTTOM RAIL - END VIEW



### BOTTOM RAIL - FRONT VIEW



### BOTTOM RAIL - TOP VIEW





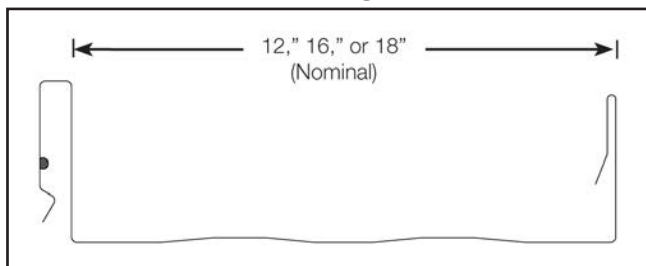


# R-Mer<sup>®</sup> Loc

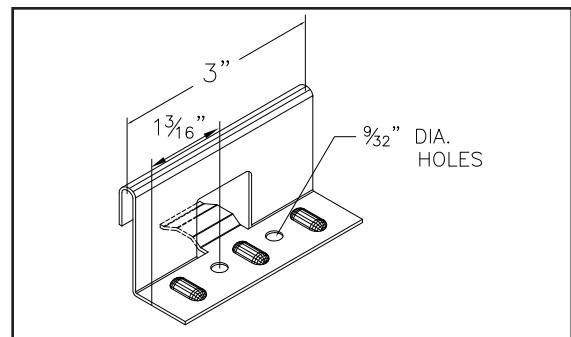
## PRODUCT DESCRIPTION

R-Mer Loc is an architectural/structural standing seam roof system available in several attractive colors. The watertight seam combined with the strength of R-Mer Loc's 18 gauge one-piece clip, make this an ideal choice whenever considering re-roof applications, mansards and/or new construction.

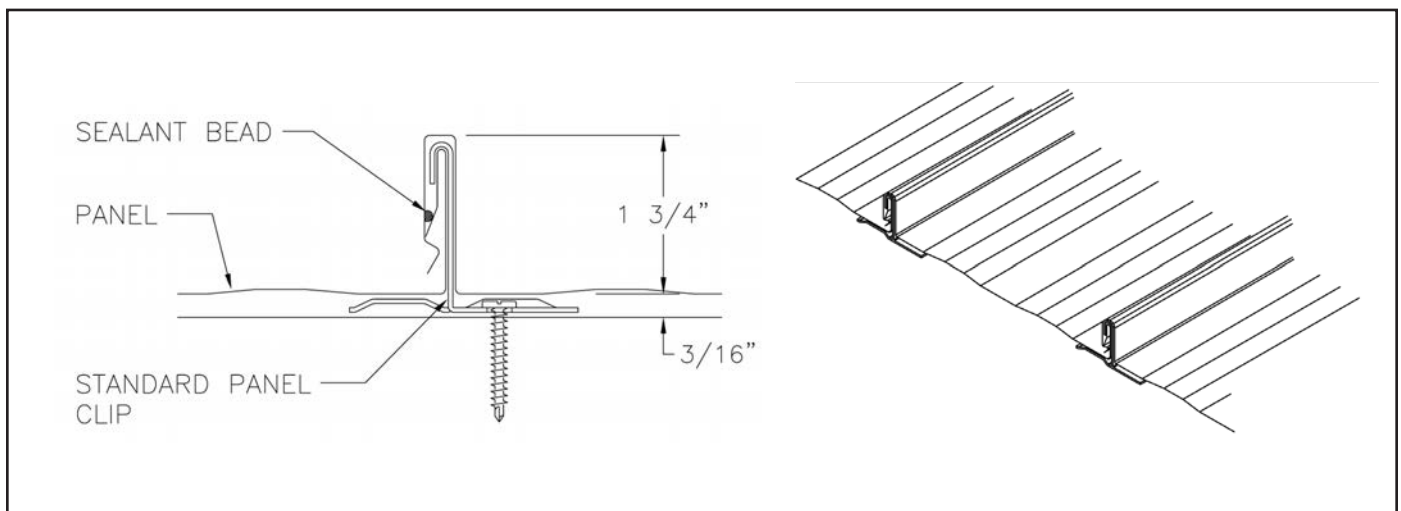
### PANEL PROFILE



### STANDARD CLIP



## SEAM DETAIL AND ASSEMBLY



# R-Mer Loc

## DESIGN CHARACTERISTICS

- Integral standing seam design provides excellent spanning capability as well as architectural appeal
- Heavy duty (18 gauge), one piece concealed clip design accommodates thermal movement
- Internal gutter/anti-siphon feature helps protect against the elements
- 3/16" high clearance between panel and substrate helps ventilation and reduces possibility of condensation
- Factory installed hot melt sealant in seam
- 1 3/4" high vertical seam
- Available in 22 and 24 gauge G-90 Galvanized steel; .032 and .040 aluminum; and copper
- Panel widths are 12", 16" and 18"
- Maximum panel length 65" (factory roll-formed)
- May be installed over open purlins on slopes down to 3:12 and over a solid substrate in slopes down to 1 1/2:12
- Ideal for retrofits or new construction
- 20 and 30 year warranties available
- Available in a wide variety of colors

## TEST CLASSIFICATIONS

- UL 90 classification in accordance with UL 580 test procedure
- Class A fire rating in accordance with UL 790
- Roof System in compliance with ASTM E 1592 requirements
- Air infiltration test in accordance with ASTM E 283 and ASTM E 1680
- Water penetration test in accordance with ASTM E 331 and ASTM E 1646

## COLORS

Please contact your local Garland Representative for the available colors including those that are ENERGY STAR®\* and CRRC®\* qualified.

For specific application recommendations and coverage rates, please contact your local Garland Representative or Garland Technical Service Department.



since 1895 For more information, visit us at: [www.garlandco.com](http://www.garlandco.com)

### The Garland Company, Inc.

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Toll Free: 800-321-9336

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Toll Free: 800-387-5991  
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Phone: 01452 330 646  
011 44 1452 330 646 (Outside UK)  
Toll Free: 0800 328 5560  
(Only in UK)



\*based on qualified colors

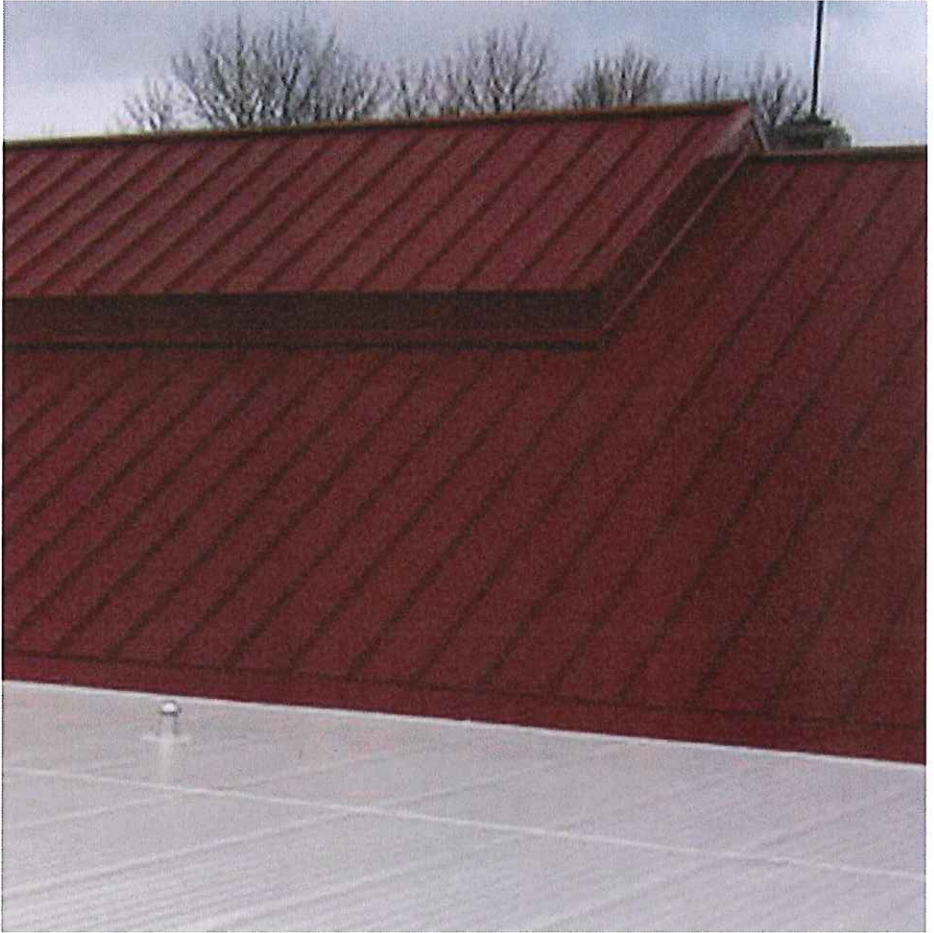


\*based on qualified colors



Tests verified by independent laboratories. Actual roof performance specifications will vary depending on test speed and temperature. Data reflects samples randomly collected. A ± 10% variation may be experienced. The above data supersedes all previously published information. Consult your local Garland Representative or Garland Corporate Office for more information.

R-Mer and Garland Greenhouse are trademarks of The Garland Company, Inc. and Garland Canada Inc.  
ENERGY STAR is a registered trademark of the U.S. government. The ENERGY STAR program represents a voluntary partnership between businesses and organizations and the federal government to promote energy efficiency and environmental activities (Valid in U.S. only).  
The CRRC mark is a registered trademark of the Cool Roof Rating Council.



roof

## EXOTIC METALS

### Materials

In addition to the materials featured in our line, Garland offers a variety of steel and mill finished aluminum gauges, Galvalume® with clear acrylic coating, stainless steel, and exotic metals such as zinc and titanium.



Copper

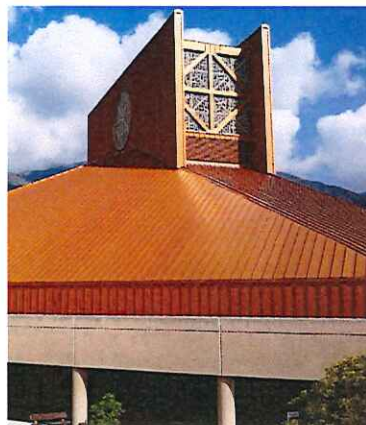
### Textures

Garland's mechanical textures, such as embossing, striations and ribs, accommodate a variety of aesthetic and structural requirements.



Texture (Stainless Steel)

Our exclusive texture finish is available for stainless steel and zinc, features a fine surface texture that reduces glare, minimizes the appearance of finger prints, and balances tonal variations.



## GARLAND ZINC LINE

In an effort to respond to the increasing popularity of zinc and the growing demand for sustainable design, Garland provides a high-quality domestic zinc option.



Zinc: Black



Zinc: Gray

### Notice:

- The color chips on this printed color selector are matched as closely as possible to the paint colors available, but may vary slightly from the finished product. Please contact your local representative for metal color samples.
- SP, E & SPI measurements are available upon request.
- All colors shown contain no more than .06 percent lead.

For more information, visit us at: [www.garlandco.com](http://www.garlandco.com)

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For more Garland product information scan QR code

## GARLAND METAL COLOR CHART



STANDARD COLORS



NOTE: Colors are only a representation. Please contact your local representative for metal color samples.

DESIGNER COLORS



PREMIUM COLORS



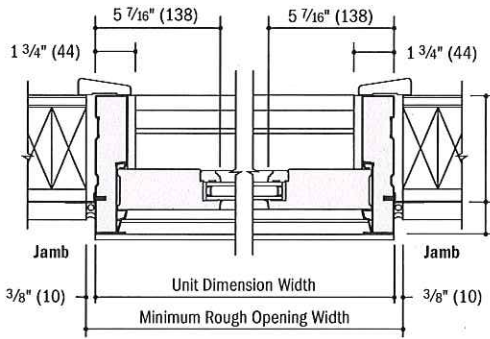
VINTAGE STONE COLLECTION



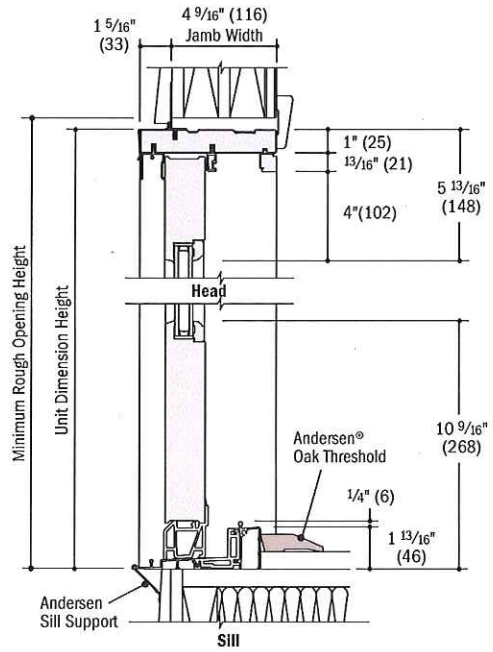
# FRENCHWOOD® GLIDING PATIO DOORS

## Frenchwood® Gliding Patio Door Details

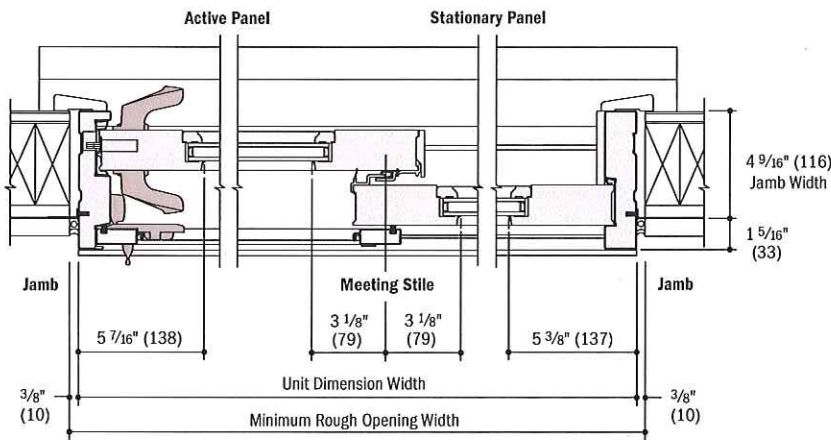
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



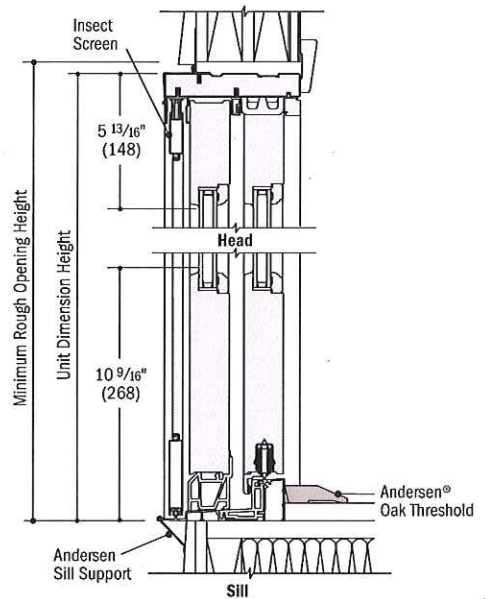
**Horizontal Section  
Stationary**



**Vertical Section  
Stationary**



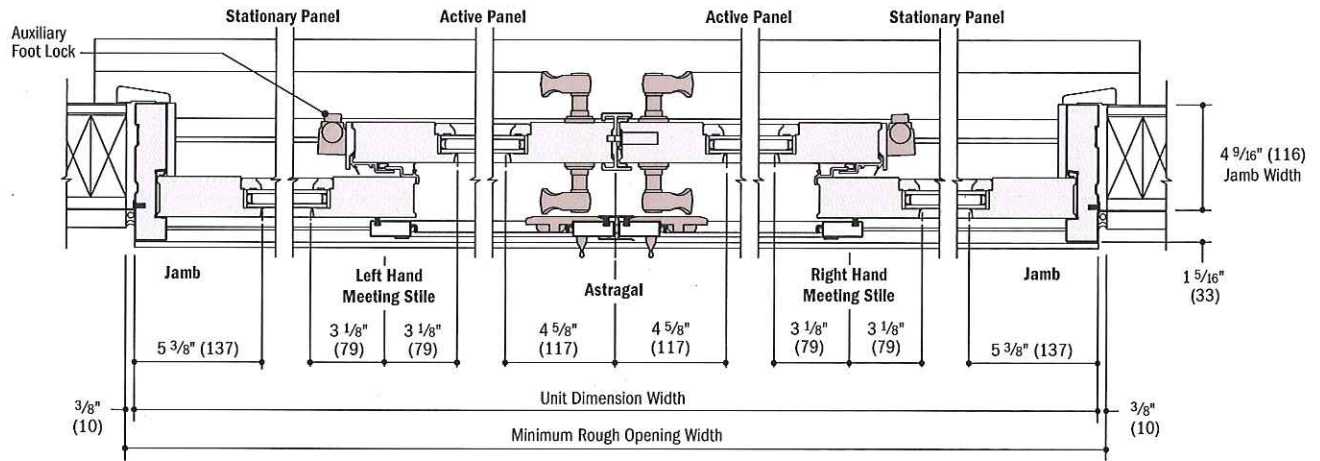
**Horizontal Section  
Two-Panel**



**Vertical Section**

- 4 9/16" (116) Jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.

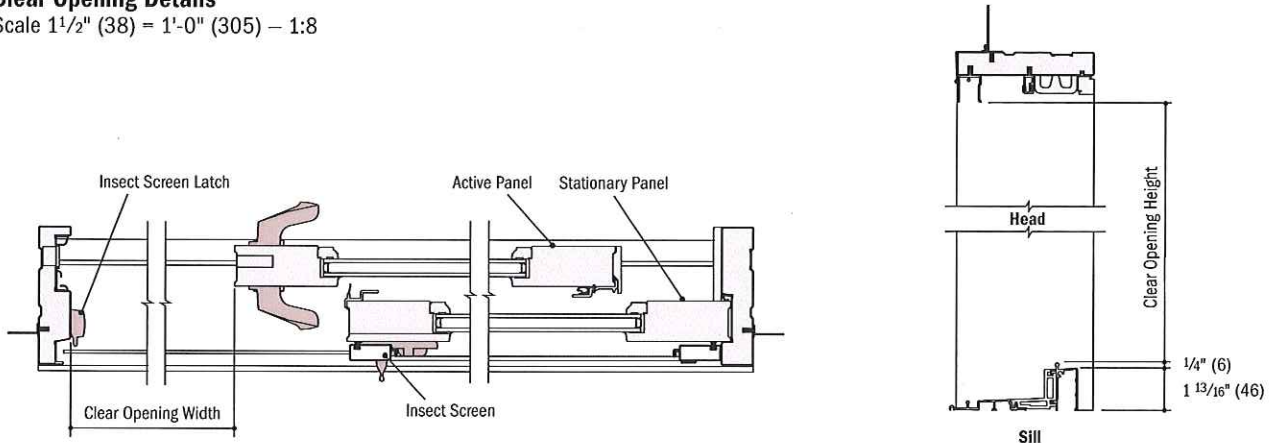
**Frenchwood® Gliding Patio Door Details**  
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



**Horizontal Section**  
Four-Panel

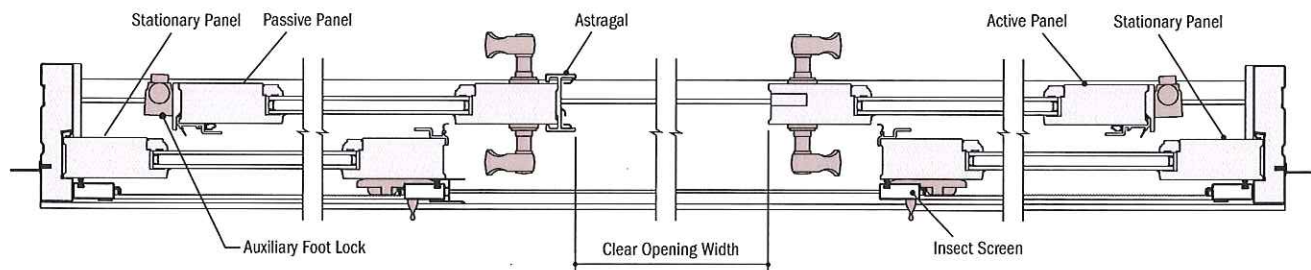
**Clear Opening Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



**Horizontal Section**  
Two-Panel

**Vertical Section**

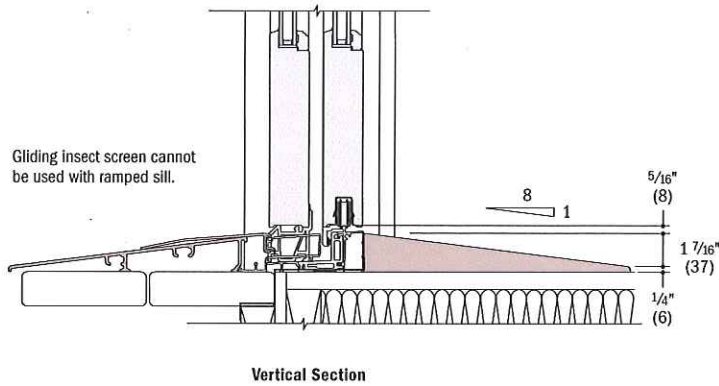


**Horizontal Section**  
Four-Panel

- 4 9/16" (116) jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on page 285.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.

**Ramped Sill Detail**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Andersen recommends installation of doors into separate rough openings. Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.