



QUESTIONS?
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Town of Chapel Hill
Planning Department

919-969-5040

planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	19-123
Project Description: Whole house remodel, 2nd floor addition, demolish existing garage structure, 3 car detached garage addition, covered walkway and stoop addition, various repairs and moving of equipment	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		

BY: Anya Grahn,
10/24/2019



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A: Property Information

Property Address:	707 Gimghoul Rd	Parcel ID Number:	9788778005
Property Owner(s):	Kenneth Shelton & Mia Pizzagalli	Email:	kensheltonnc@gmail.com
Property Owner Address: 404 Simerville Rd			
City:	Chapel Hill	State:	nc
Zip:	27517	Phone:	919 593 4044
Historic District: <input type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input checked="" type="checkbox"/> Gimghoul			Zoning District: R1

B: Applicant Information

Applicant: Will Johnson Building Company	Role (owner, architect, other): Contractor and Designer
Address (if different from above): 600 Market Street. Suite 102	
City: Chapel Hill	State: NC Zip: 27514
Email: Ben@willjohnsonbuilding.com	Phone: 919 270 1634

C. Application Type (check all boxes that apply)

- ☐ **Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.
- ☒ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works
- ☒ **Site-work only (walkways, fencing, walls, etc.)** ☐ **After-the-fact application** (for unauthorized work already performed).
- ☒ **Restoration or alteration** ☒ **Demolition or moving of a site feature.**
- ☒ **New construction or additions** ☐ **Request for review of new application after previous denial**
- ☐ **Sign**

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks	Maximum heights		Lot size
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	Street	Interior	Solar	Primary	Secondary		
Required by zoning	28	14	17	29	40		
Proposed	128'-6 3/8"	16'-1"	30'-8 1/8"	20-10 1/4"	20-11"		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	2842	36	2878	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	562	+1248, - 562	686	3,404	4,126	Existing	Proposed
Impervious Surface Area (ISA)	5,655	-1,577 +2,885(NET+ 1,308	6,963	5655	6963	14.8%	18.25%
New Land Disturbance			5,404				

E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
		See Attached



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F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: <ul style="list-style-type: none"> ■ Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. ■ The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <ul style="list-style-type: none"> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <ul style="list-style-type: none"> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <ul style="list-style-type: none"> The height of each building (if an estimate, indicate that). The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). The size of each lot (net land area in square feet). The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<ul style="list-style-type: none"> ■ Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. ■ Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted. <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. ■ As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. ■ Provide any records about the structure to be demolished. 					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	☒		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	■		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Will Johnson
Building Company,
by Ben Johnson

DocuSigned by:
Ben Johnson 10/14/2019

Applicant (printed name)

Signature

Date

Kenneth Shelton

DocuSigned by:
Kenneth Shelton 10/14/2019

Property Owner

Signature

Date

(if different from above)



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Certificate of Appropriateness Supplemental Requirements

***In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit *all* materials listed on this sheet. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

- | | |
|--|--|
| | 1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance. |
| | 2. Recorded plat or deed verifying property's current ownership |
| | 3. Recorded plat of easements, right-of-way, and dedications, if applicable |
| | 4. Mailing List of Property Owners , applicable within 100 feet of property boundaries
The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation. |
| | 5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule . |
| | 6. Certificate of Appropriateness fee per Planning Department's Fee Schedule |
| | 7. Reduced Site Plan Set (reduced to 8.5" x 11") |
| | 8. Building Elevations (label building height from top of roof to finished grade line) |
| | 9. Floor Plan, only if accessory apartment, duplex, or commercial application. |

(Continued)



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10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

11. Information Regarding Surrounding Properties

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

12. Demolition Information (if applicable)

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

707 GIMGHOUL RD















E: Applicable Design Guidelines

Taken from Design Guidelines For The Chapel Hill Historic Districts:

SECTION 1

INTRODUCTION, PG3.

"Dominant architectural style is Colonial Revival"

Our desire is to better blend the dwelling and accessory structures with the existing streetscape

"Lushly landscape houses, a dense tree canopy, field stone retaining walls, Chapel Hill gravel sidewalks, and the curvilinear nature of Glandon Drive all contribute to the suburban feel and picturesque character..."

Need to maintain trees, existing landscaping, field stone walls. Current design allows for maximum protection of the site

INTRODUCTION, PG5.

"A property shall be used as it was historically or be given a new use that requires minimum change to its distinctive materials, features, spaces, and special relationships"

The garage is too small to function. Original use unknown. Modified to garage is our suspicion or built post 1950's. Current drive path through trees maintained. Key special relationships to tree canopy

"The Historic Character of a property shall be retained and preserved. The removal of distinctive materials..."

The historic character of the dwelling has been violated. The materials being removed are distinctive, however, contribute to the lack of architectural integrity.

"New additions, exterior alterations, or related new construction shall not destroy historical materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment." Spatial relationships of trees and drive and existing main house maintained. Blending of horizontal siding and painted brick veneer to match existing structures

SECTION 2

DISTRICT SETTINGS, PG8.

"In particular, the natural topography and well-established landscape play a substantial role in creating the setting of the Chapel Hill historic districts"

Preserving well established landscaping. Minimal grading required. Natural topography remaining

"Cultivation of hedges and tree canopies"

DISTRICT SETTINGS, PG9.

"Retain and preserve the visual and associative characteristics of the landscape and buildings that are so important in defining the overall historic character of the district"

Current plan minimizes landscape and site disturbance

"Protect and maintain the visual and associative characteristics of the district setting that are established by the relationship of buildings to the streetscape, including significant vistas, site topography, accessory structures, streets, alleys, walkways, walls, fences, and plantings."

Positioning new garage max distance from street and as to maintain tree canopy

"Introduce new site features, building additions, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district"

"It is not appropriate to introduce or remove a site feature if it will significantly diminish or radically alter the visual or associative characteristics of the district setting."

The existing garage is not considered to be contributing to the associative characteristics of the setting. It is removed from majority of street view, contains architectural elements that are improper.

SITE FEATURES AND PLANTINGS – PG 10

"Mature landscapes....."

Maintaining these

"Rare and specimen trees.."

None being removed

"Large trees and other important site features should be protected from damage during construction or site work."

Tree protection fencing to be used and special attention paid to the trees during construction

GUIDELINES: SITE FEATURES & PLANTINGS – PG 11

"Retain and preserve site features and plantings that are important in defining overall historic character of sites and streetscapes.."

Maintain trees in front as overall goal of design

"It is not appropriate to significantly alter the topography of the district by excavating, grading, or filling

"Maintain and protect site features and plantings from damage during construction...."

No significant grading required

"Introduce compatible, new site features or planting with care so that the overall historic character of the site and district is not diminished or compromised."

Using stone for walls match, chapel hill gravel drive, brick paver driveway

PUBLIC RIGHT-OF-WAY – PG 14

"However, in some heavily traveled areas, the gravel sidewalks may prove too irregular or too narrow a passage...alternative compatible surface materials such as brick pavers, may be necessary"

Driveway turn around area to be brick pavers to reduce ruts

GUIDELINES: PUBLIC RIGHT-OF-WAY – PG 15

"Locate necessary street furniture, trash receptacles.....so they do not compromise the historic character of the streetscape."

Currently out in open. Design allows for enclosed area for trash. Relocating generator to rear of property from side

GUIDELINES: WALLS & FENCES – PG 17

"Retain and preserve walls and fences that are important in defining overall historic character of sites within the historic districts"

No new fences –removing non original metal fence.

"Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site of district"

Brick painted white to match existing and horizontal lap siding

"Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale and detail with the character of the building, site, and district."

All to match existing

WALKWAYS, DRIVEWAYS, & OFFSTREET PARKING – PG 18

"Single –lane driveways usually lead from the street to a rear or side yard parking area or garage. Many driveways are gravel, white other are defined by concrete runners, asphalt, or brick pavers."

Using single lane and brick pavers."

GUIDELINES: DRIVEWAYS, & OFFSTREET PARKING – PG 19

"Retain and preserve walkways, driveways, and offstreet parking areas that are important in defining overall historic character of sites within the historic districts"

No change in drive suggested

"Construct new walkways, driveways, and offstreet parking areas in traditional materials and designs.

Brick pavers and chapel hill gravel proposed

GARAGE & ACCESSORY STRUCTURES – PG 20

"Particular attention should be given to the compatibility of the proposed design within the roof form, exterior materials, and details of the principal structure in applying the guidelines for new construction. The massing and overall size of new garages or accessory structures should never compete with or diminish the prominence of the principal structure. Their form, height, scale, location and orientation should be consistent with that of historic garages and accessory structure in the district. ..."

Great effort and attention to the size and massing of the proposed garage has been considered so as to support the desired needs of a functioning garage, while not competing with the main dwelling

GUIDELINES: GARAGE & ACCESSORY STRUCTURES– PG 21

"Introduce compatible new garages and accessory structures as needed, in ways that do not compromise the historic character of the site or district"

SECTION 3

CHANGES TO EXISTING BUILDINGS

GUIDELINES: WOOD – PG 31

"Retain and preserve wood features that are important in defining the overall historic character of buildings or site features within the historic districts

Those being removed are not historic

"Replace in kind wood features and surfaces that are too deteriorated to repair, matching the original in material design, dimension, detail, and finish"

"If a wood feature is missing either replace it to match the original featured, based upon physical and documentary evidence..."

Architectural Metals – PG 32

"Standing seam metal roofs, cast iron fences, wrought iron railings, brass hardware, pressed metal cornices, and copper flashing are all examples of architectural metal elements found throughout Chapel Hill's historic district"

Standing seam metal roofs to be used on 2nd story addition.

Roofs – PG 36

"Retain and preserve roofs that are important in defining the overall historic character of buildings within the historic districts"

None to be removed except for demo of existing garage

EXTERIOR WALLS – PG 38

"Retain and preserve the details, features, and material surfaces of historic exterior walls.

We are only removing windows and elements from non character-defining walls.

WINDOWS & DOORS – PG 41

"Replace in kind exterior windows and doors that are too deteriorated to repair, matching the original"

No removal of windows from character defining walls

PORCHES, ENTRANCES & BALCONIES – PG 42

"Repair deteriorated or damaged porches, entrances, and balconies through recognized preservation methods..."

"Replace in kind any feature or portion of a porch, entrance, or balcony that is too deteriorated...."

"It is not appropriate to eliminate or introduce porches, entrances, and balconies on character-defining exterior walls"

Accessibility & Life Safety Considerations – PG 46

"Introduce new or alternate means of access to the historic building, as needed ,in ways that do not compromise the historic character of the entrance or front porch"

GUIDELINES: UTILITIES & ENERGY RETROFIT – PG 49

"Minimize the visual impact of screen/storm door by selecting full-light wood or aluminum doors and installing them so they do not obscure or damage...."

"Replace missing or deteriorated wooden shutters with new shutters that match the originals, are sized to fit the opening, and are mounted to the sash side of the window casing so they could be operated...."

NEW CONSTRUCTION AND ADDITIONS – PG 52

"A new building that is sensitively sited and compatibly designed to fit the historic context can enhance the overall character of a district streetscape."

"The location of any mature trees or significant site features should all factor into the proposed siting of a new building"

"New buildings sensitively reflect compatibility with nearby historic buildings in terms of building height, roof for street façade, proportion, scale, and overall massing while also reflecting its own era of construction."

NEW CONSTRUCTION AND ADDITIONS – PG 52

"Design and site a new building so it does not compromise the overall historic character of the site, including its topography, significant site features and distinctive views"

Garage is set back as far as possible and to limit need for grading, tree removal etc.

"Design new buildings so that their size and scale do not visually overpower neighboring historic buildings"

"Design new buildings so that the proportion of their street façade is similar with those of neighboring historic buildings."

ADDITIONS – PG 54

"Without enlarging front façade"

"Should not visually compete with the original building"

"Should not significantly alter the sites ratio of built mass to unbuilt area"

"Usually rear elevations provide inconspicuous location for a modest addition that is not visible from the street."

Built mass area is less than surrounding properties with the proposed garage structure. Area is increasing by 1.9%

GUIDELINES: ADDITIONS – PG55

"Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from corners."

The proposed 2nd floor addition on the rear of the dwelling occurs 1 foot from the existing outside corner and is not visible from the street.

SECTION 5

RELOCATION OR DEMOLITION – PG 52

DEMOLITION OF EXISTING BUILDINGS – PG 62

"Assessing the impact of the proposed demolition will have on adjacent properties and the district as a whole."

"What is the contribution of the threatened building to the historic district?"

"Could the property be sold to someone whose needs it meets?"

"Could the building be adapted to meet the needs of the property owner?"

"Any salvageable architectural materials or features should be removed prior to the demolition"

APPLICATION MATERIALS:

1. Written description of physical changes proposed

- 1) 2nd Story Addition on the rear of existing dwelling over top of balcony areas
 - a. Demo two 4' wide by approx 7' tall dormers in rear 2nd floor for new addition
 - b. 8' tall framed walls to be built on top of and in place of existing balcony accessible from the 2nd floor. The addition will be approx 25' wide by 13' deep with a shed roof that will not eclipse main roof visible from street
 - i. Addition to be offset from existing corner by 1 foot.
 - ii. New roof to be metal standing seam
 - iii. Trim to be painted wood or composite to match existing colors
 - c. Demo existing 2nd floor balcony and guard railing in rear of property and portions of front elevation.
 - d. Build new metal standing seam roofs over remaining 2nd floor balcony areas
- 2) Demo existing garage and driveway
 - a. Approx. 20' wide by 27 feet deep
 - b. Remove existing stamped concrete driveway pad
 - c. Remove existing associated brick walkways per site plans connecting driveway pad to existing dwelling
 - d. Remove existing chain link fence per site plans on east side of property
 - e. Apply tree protection and silt fencing per site plan, and ensure minimal site disturbance during demolition
- 3) Build new detached 3 car garage
 - a. Approx. 36' wide by 32' deep
 - b. Approx. 21' tall to peak of main gable roof
 - c. Mixed veneer of brick and horizontal lap siding to match existing dwelling
 - d. Cross gable design with 3 dormers to match existing 3rd floor dormers in size and trim elements. Standing seam metal roof to be used on dormers
 - e. Cupola to be reconstructed to match existing 2 car garage.
 - f. Remove non specimen 8" and 7" magnolias on north side of property
- 4) Build new covered walkway and stoop from proposed garage to existing dwelling
 - a. 6' wide by approx 22' between garage and existing home. Approx 10'-7" tall or to match existing height of sunroom
 - b. 10" painted composite HB&G columns to support new entablature and flat roof
 - i. Flat roof to have tpo membrane roof, dark grey in color
 - c. Brick pavers to be used for walkway surface
 - d. 8" nominal brick walls and retaining walls to match existing
 - e. Stoop floor surface to be bluestone. Steps to be brick to match existing dwelling
- 5) Move existing generator on east side of property to new location per site plans
- 6) Replace existing windows that have deteriorated and no longer function per floor plans, with Pella, Marvin, or equivalent clad exterior, wood interior, to match existing sizes and forms.
- 7) Removal of non conforming architectural trim elements
 - a. Demo gingerbread trim details present throughout exterior of home
 - i. Front porch
 - ii. Gable ends

- iii. Garage gable end
- b. Demo front porch guard railing
- 8) Move existing hvac compressors per site plans
- 9) Proposed stone patio area and chapel hill fieldstone walls to match existing site. Walls to be approx 18" tall

2. History, context, and character information

Great care has been taken to understand and evaluate the history of 707 Gimghoul road, to better incorporate needed repairs and additions to the property, while maintaining the architectural integrity of the home and most important, the site. Below are the books used in research and development of theory:

McAlester, L.V. (1984) *A Field Guide To American Houses*. New York, New York: Alfred A. Knopf, INC.

Little, M.R. (2006) *The Town and Gown Architecture of Chapel Hill, North Carolina, 1795-1975*. Chapel Hill, NC: The University of North Carolina Press.

Kaplan, P.R. (1981) *The Historic Architecture Of Cabarrus County North Carolina*. Concord, NC: Historic Cabarrus, INC.

Lane, M. (1985) *Architecture Of The Old South, North Carolina*. Savannah, Georgia: The Beehive Press

Bishir, C.W. (1990) *North Carolina Architecture*. Chapel Hill, NC: The University of North Carolina Press.

Walker, L.M. (1981) *American Homes An Illustrated Encyclopedia of Domestic Architecture*. New York, NY: The Overlook Press

Baker, B.M. (1994) *American House Styles A Concise Guide*. New York, NY: W.W. Norton & Company

Pratt, D.R. (1956) *A Guide To Early American Homes South*. New York, NY: Bonanza Books

McAlester (2), L.V. (1994) *Great American Houses And Their Architectural Styles*. New York, NY: Abbeville Press Publishers

In addition to the mentioned book resources, internet search query, and word of mouth conversation with Chapel Hill residents, we also interacted with the Preservation Society and the Sate Historic Society to better ascertain the origins of the architecture and the home. We were not able to produce photographic documentation of the original structure, nor any photographs from pre 1970's remodel and addition era that would shed light on the original structure or added on to dwelling ca 1940-50. Below are exerts taken from the *National Register of Historic Places Registration form (Continuation Sheet, Section number 7, Page 9, Gimghoul Neighborhood Hist. District., Orange County, NC. NC 23. Submitted By M. Ruth Little. Feb 2, 1993)* which we have used to assist in establishing a likely timeframe, vernacular, and reasoning for the current appearance of the dwelling:

707 Gimghoul road, was originally built in the 1920's with a major addition added in the 1940's, followed by several other additions in the 1970's and 1980's. The original build was a "2-story frame house with central door with sidelites, plain siding and 6/6 sash windows." The original home was built for Alma Holland, assistant to Dr. W.C. Cocker in the Botany Department at UNC. She is said to be the first woman in Chapel Hill to buy a lot and build a house. When she married C. Dale Beers, UNC zoology professor, they had the larger, brick wing to the east built", in the 1940's. This house sits farther back from the street than its neighbors. There is also present, a detached brick garage structure: "The detached garage, "1-story brick, front gable apparently built at the same time as the original house".

"Several phases of remodeling in the 1970's and 1980's, which added a wrap-around gingerbread porch and large east side sunroom, and raised the east side roof, have compromised the architectural integrity of the earlier sections."

THE ORIGINAL HOME

It is our belief that the original 1920's structure, was a frame or I-frame house similar to many examples found in Carrabus county, NC, as well as Moore County, the birth place of Alma Holland. Given her parents were both Farmers (see below), the utilitarian aspect of these homes would have been familiar and perhaps resonated with her childhood.



Nesbit-Smith-Johnston Farm

This farm, whose surviving buildings include a two-story, single-pile house, a building that once served as a store, and a large frame barn, was the site of a rural trading and processing center during the late nineteenth and early twentieth centuries.

M. F. Nesbit bought the property and erected the house during 1889, and by the next year he was operating a general store in partnership with a Mr. Miller; this enterprise later became known as Nesbit and Pressley. Nesbit sold the farm to Lee Smith in 1897. Smith continued to run the store and may also have operated a corn mill, molasses mill, cotton gin, and saw mill. A Mr. Torrance, said to be the builder of the nearby J. O. Mowrer house (q.v.), may also have operated a shop on the farm that produced decorative millwork. Smith sold the property to Harvey Johnston in 1918, and Johnston is known to have conducted the aforementioned enterprises for a number of years. Johnston's heirs sold the property to John and Lucille McClure, the present owners, in 1966.

The house is a substantial late nineteenth century residence, with broad exterior end chimneys and a full facade porch adorned with a cut-out balustrade and supported by Tuscan posts that may be early twentieth century replacements. The frame-store building, which now serves as a granary, is a gable front structure with two large windows flanking the two-leaf entrance.

172

(Kaplan, 1981. Pg 172)

* windows flanking the fireplace, gradual pitched roof



(Kaplan, 1981. Pg 216)

* windows flanking the fireplace, typical pitched roof

Monroe Linker House

Monroe Linker erected this finely-detailed Italianate frame house between 1875 and 1890. The dwelling exhibits the typical three-bay, two-story, single-pile house and has typical one-story ell and shed wings at the rear.

The house retains its original complement of woodwork, turned, and molded ornament. Chamfered posts and floral brackets uphold the porch, and an elegant cast-iron balustrade connects these supports. Decorative brackets adorn the dwelling's molded cornices. Tall six-over-six sash windows are set in molded surrounds.

The entrance consists of a molded architrave with narrow sidelights and a transom. The center hall contains a notable stair displaying a turned newel and sawn brackets under the stair treads. Other Italianate trim is used throughout the house's main section.



Frank Barnhardt House



Three log houses on the Barnhardt Farm rebuilt by David F.

(Kaplan, 1981. Pg 243)



(Kaplan, 1981. Pg 247)

Barnhardt Family Farm

Frank Barnhardt (ca. 1872-1948) and his wife, Katherine Misenheimer, settled on land she had inherited, and between 1890 and 1910 they built this typical two-story, single-pile house in two stages. Barnhardt operated a local saw mill and farmed; when the mill ceased to be profitable, he moved to Oakboro, Stanly County, where he established a similar venture.

David F. Barnhardt, the grandson of Frank Barnhardt, and his wife, Doris L. Triplett, purchased the property about 1962. Since that time they have brought three log houses to the farm from different sites in Cabarrus and Stanly Counties and rebuilt them with a combination of original and replacement materials. All three of the houses are one story structures; two of them formerly had windowless lofts. Two of the houses have half-dovetail corners and one is v-notched. The logs of all three dwellings were chinked with mud or clay, which the Barnhardts replaced when they rebuilt the houses. Because the interiors of all three dwellings underwent considerable alteration before their purchase by the Barnhardts, their ages cannot be estimated with any certainty.

Thomas S. Rinehardt House

It is said that Thomas S. Rinehardt built this two-story, late nineteenth century frame house. During the early 1900's, the dwelling's second floor contained the community telephone exchange.

The house displays a very typical form for substantial farm dwellings of the period—it has a side gable roof with exterior chimneys at each end, and the entrance at the center of the long side. At the rear are typical ell and shed wings. The house retains its original pair of single shoulder chimneys, which are laid in common bond and have corbeled caps; the original porch posts have been replaced. Surviving interior details include simple mantels, four-panel doors and an open string stair with a chamfered newel.



(Kaplan, 1981. Pg 256)

Ridenhour House

Edmund Ridenhour (1816-1893) and his son Luther (1852-1928) built this house in two stages during the middle and late nineteenth century. As completed and altered by Luther Ridenhour, the house well exemplifies a piedmont two-story farmhouse of the late nineteenth century.

The house has typical ell and shed wings—those said to have formed part of the original house. The house has virtually no exterior ornament and the interior is finished with flush boards and plain, symmetrical, turned rounds. The house does possess, however, two elements of eye-catching Victorian millwork: a front door with sawn panels and an arched window trimmed with leaded glass; and a stair with a set of elaborately turned balusters.

The outbuildings of the farm, some of which have been altered, were erected during the early twentieth century and are of frame construction. They include a barn, granary, smokehouse, and wellhouse.

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October 11, 2019

Folk Houses: National

I-HOUSE FAMILY

Like the one-story, hall-and-parlor plan, two-story I-houses (two rooms wide and one room deep) are traditional British folk forms that were common in pre-railroad America, particularly in the Tidewater South. Similar forms occurred in the Midland area of log construction but were uncommon, probably because of the difficulty of constructing two-story walls made of solid, hewn logs. With the arrival of the railroads, however, I-houses again became a popular folk form over much of the eastern half of the country. They were particularly favored as modest folk dwellings in the midwestern states where the relatively long and confining winters made large houses more of a necessity than farther south. Post-railroad southern examples are also common, but these were usually the more pretentious houses of affluent local gentry. For this reason, many of these later southern I-houses have added stylistic detailing to make them appear fashionable. Like their hall-and-parlor relatives, post-railroad I-houses were elaborated with varying patterns of porches, chimneys, and rearward extensions.



96 **National**

WILL JOHNSON BUILDING COMPANY

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(McAlester, 1984. Pg 96)

HOUSE FAMILY

1. Mason County, West Virginia; late 19th century. Porchless central chimney examples, such as this, are most frequent in the midwestern area.
2. Clintonville, Kentucky; mid-19th century. An early post-railroad example. The windows and porch are later additions. Note the inside end chimneys and absence of side windows.
3. Helton, North Carolina, vicinity; ca. 1890. Blevins House. This example was expanded from a small log house, the walls of which are barely visible beneath the porch roof.
4. Salisbury, North Carolina; ca. 1898.
5. Cabarrus County, North Carolina; ca. 1900.
6. Perquimans County, North Carolina; mid-19th-century. Skinner House. An early example with Greek Revival detailing and large rear wing.



(McAlester, 1984. Pg 97)

National 97

THE ADDITION

The 3 story brick east wing addition from 1940 is more difficult to ascertain. No record was found as to how the structure appeared prior to the 1970's renovations. It is unknown as to whether or not the entire roof was elevated at that time, or just the dormers added to the 3rd floor.

The styling is also opaque. Our initial conclusion was that it was influenced by Georgian and Federal styles: *"A second, overlapping phase began in the mid-teens with the more literal replication of Georgian and occasionally Federal Themes...This Georgian-Federal phase thrived in the 1920's and 1930's and, nourished by the model of Colonial Williamsburg, has continued to dominate architecture to the present."* (Pratt, 1956. p 417). Although you could hint at influences from Georgian, Adam, and federal, It appears based on proportion and lack of congruent elements that the addition was built primarily with utility and ease of incorporating into the existing structure as the target over a particular style. With the introduction of brick veneer seen in many colonial revival examples beginning in 1915 (McAlester, 1984. Pg 324), the addition being constructed with brick may have been seen as a way of blending better with the current trends in construction and architecture, which the frame house would have been lacking in compared to the surrounding Gimghoul homes of more elaborate styling.

THE GARAGE

Effort has been made to determine the original use and size of the garage. To better understand the garage, it is necessary to view it in context with the original owner, Alma Beers. The following is from NCpedia.com, NCpedia is the online encyclopedia about all things North Carolina (U.S.A.) <https://www.ncpedia.org/biography/beers-alma-holland>

Claire Richie, written in 2019:

"Alma Holland Beers was a longtime assistant to UNC-Chapel Hill botany professor [William Coker](#) and the first woman to be hired by the botany department Alma on a botanical collection trip, ca. summer 1921, with (left to right) James Coker, Jr., William Coker, and John Couch. Image from John N. Couch Papers (P-3810/16), Southern Historical Collection, Louis Round Wilson Library, University of North Carolina, Chapel Hill. as a research assistant. Born Alma Leonora Holland on January 10, 1892, to James Leonidas Holland and Inez Neglina Leach Holland, she was a native of Moore County, North Carolina. Her parents were both farmers. Beers had three brothers, as well as three half siblings from her father's first marriage. After attending Meredith College from 1909-11, Beers taught public school in Bladen County, North Carolina. In the summer of 1918 she came to UNC as student, Professor William Coker was so impressed with her work that he asked her to stay on at the University as his research assistant. While working with Coker, Beers took courses at the University and eventually earned her BA in 1925, also becoming a member of Phi Beta Kappa.

While she was never given another title, as a research assistant Beers performed the duties of a "teacher, editor, librarian, translator, secretary, artist, and plant collector." Beers taught courses in botany at the university level from 1926 to 1944. Coker maintained a presence in her classroom, in part to discourage "uncouth behavior" by the students, but also to grant authority to Beers' teaching in the University since she lacked an advanced degree. Her favorite class to teach was a class on ferns. Beers notably taught William J. Koch in her course "Structure, Growth and Classification of the Ferns." Koch later earned his Ph.D. and became a distinguished member of the UNC faculty.

Beers was trilingual, fluent in French and Latin as well as English, and would often help her colleagues by translating works for them. She was the caretaker for the Botany department's collection of books. When Coker arrived at UNC, he began to acquire the books and journals needed for student research, which Beers helped to curate. Beers collected over 650 plant and fungus specimens for the UNC-Herbarium in her career as a research assistant to Coker. She also co-authored two books with Coker, [The Boletaceae of North Carolina](#) and [The Stipitate Hydnums of the Eastern United States](#). She also transcribed his notes and edited his works. During her career she also served as the executive editor of the Journal of the Elisha Mitchell Scientific Society from 1946-1951. Coker had been the executive editor starting in 1903, and Beers assisted him during that time, eventually taking over the post herself. Alma Holland Beers, Coker Arboretum, October 1950. Image from John N. Couch Biology Library, University of North Carolina, Chapel Hill.

When Beers's official title became Research Assistant in 1938, Coker petitioned UNC President [Frank Porter Graham](#) that her salary be increased annually as faculty salaries were. Coker's attempt to reward Beers for her professional contributions was unsuccessful. She never became a salaried employee and therefore her income was not consistent. He felt so strongly that Alma be adequately compensated for her work that he

bought her a new car around 1940. When Coker retired in 1944, Beers became an assistant to John N. Couch who was successor to Coker's position as chairman of the Department of Botany. Beers ceased teaching at this time.

She married UNC zoology professor Charles Dale Beers in 1941. She was nine years older than he, and their paths first crossed when he was a student at UNC while she was working under Coker. When Charles was recovering from a nervous breakdown, Alma nursed him back to health in her own home, and the couple eventually married after living together for over a year.

Beers retired from the botany department in 1951 after working there for 31 years, after which she pursued her passion for gardening as a charter member of the Chapel Hill Garden Club. Beers was locally noted for her beautiful flower gardens, which she was passionate about growing. She was a member of a group of local gardeners who planted flowers at the gate entrance to Kenan Stadium on special occasions. Beers did most of her own yard work, and at 74 years old she noted in a letter to Sara McBride that "I'm tough, and can still wield a pick axe as well as any man!"

In addition to her expertise in botany, she was also a gifted artist and illustrator, contributing in an artistic fashion to most of the publications put out by the university during her career there. She illustrated the *Journal of the Elisha Mitchell Scientific Society*, theses by UNC graduate students, Coker's publications, and for other UNC botanists. She also designed china for the Carolina Inn.

Beers was also the first woman in Chapel Hill to request a permit to build her own house in the mid 1920's. It was in that home at 707 Gimghoul Road that she often took in sick students who were refused lodging at rooming houses because of the risk of others catching their illness.

Alma Holland Beers died of a heart attack on October 31, 1974 and is interred alongside her husband in Old Chapel Hill Cemetery in Chapel Hill, North Carolina."

References:

Beers, Alma Holland to Sara McBride. April 30, 1966, in Southern Historical Collection, Wilson Library.

Burk, William R. "Alma Leonora Holland Beers: The First Woman Botanist at the University of North Carolina - Chapel Hill," *Journal of the North Carolina Academy of Science* 118, no. 4 (2002): 221-236.

Gilmour, Ron, Bill Burk, Mary Felton, Jim Massey, and Jim Murphy. "Alma Holland Beers." UNC Herbarium. May 9, 2014. Accessed February 4, 2015. <http://www.herbarium.unc.edu/collectors/beers.htm>.

"No Beers Available in Botany Now," *The Daily Tar Heel*, October 13, 1951

"Service Slated for Scientific Journal Editor," *The High Point Enterprise*, November 2, 1974.

It is not our belief that it was originally a garage, but later re-purposed as so. The dimensions are narrow in width, yet long by the standards of vehicles for the era. It is also positioned strangely compared to the original home. To have been built so far from the original 1920's I frame as a garage does not make sense. There is also evidence based on the core hole sizing of the brick itself that the structure or the brick would have to have been built post 1940's with a probable date of 50's-mid 60's. This information was provided by industry veterans at Custom Brick. Based on this, the size and the profession of the original owner, we believe the garage was either built after the original additions, in the 50's, or was originally built in the 20's, and brick veneer added in the 50's. In both cases, we believe this structure was originally used as an accessory shed or storage building. It was at some point post 1940's addition this was remodeled to function as a garage, with brick veneer added, albeit poorly given the size and location on the property.

THE TRIM

The additions of 1970's and 1980's we believe introduced the pseudo-queen anne, gingerbread, style trim elements as an attempt to bring balance to the competing structures. These elements were added to the garage as well. The lower pitched roof than what would be characterized by a queen anne or other Victorian styles makes it seem unlikely for any of these trim elements to have been original to the build. As Ruth Little indicated : they "have compromised the architectural integrity of the earlier sections."

LATEST ADDITIONS

In 2006, two additions to the rear of the home were completed, resulting in additional features that do not correspond to the architecture of the original 20's nor 40's dwelling. These additions included 1st floor heated space, with large 2nd story porch areas (labeled "Balcony") above and guard railing.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 9
Gimghoul Neighborhood Hist. Dist., Orange County, NC

NC 23. 707 Gimghoul Road. 1920s, 1940s. 2-story frame house with central door with sidelights, plain siding and 6/6 sash windows. About 1940 a large brick east wing of 2 stories was added. The frame, west section was built for Alma Holland, assistant to Dr. W.C. Coker in the Botany Department at UNC. She is said to be the first woman in Chapel Hill to buy a lot and build a house. When she married C. Dale Beers, UNC zoology professor, they had the larger, brick wing to the east built. This house sits farther back from the street than its neighbors. Several phases of remodelling in the 1970s and 1980s, which added a wrap-around gingerbread porch and large east side sunroom, and raised the east side roof, have compromised the architectural integrity of the earlier sections.

C a. Garage. 1920s. 1-story brick, front gable garage apparently built at the same time as the original house.

3. Justification of appropriateness

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings: The height of the proposed garage is approx. 21' to the highest gable form. The height is derived from matching the same roof pitch as the 1940's addition. Adjusting this pitch lower with a front facing or side facing gable would create disharmony among the structures. By matching the pitch and the cross gable form, we are better connecting the structures together visually, while creating the necessary space for the garages and rooms above. Although taller than adjacent accessory structures (13' and 18' tall at 220 glandon dr) , the scale compared to the existing buildings and now usable-sized garage is appropriate. The 1940's addition being 30' +/- tall creates a need to add balance among the elements. The following are approximate heights that were also studied. Adjacent properties 705 and 715 are approx. 30 feet tall. The opposite dwellings at 704 is approx 30' tall, 702 is approx. 25' tall. The residence at 708 is approx. 19' tall. Given the setback of our proposed garage to the front street, we do not believe it will overpower 708 nor look out of place given the height of the closest dwellings.

B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. The existing dwelling is set back from the front property line approx. 111'. This is significantly more than the adjacent dwellings of approx. 60' (715 gimghoul rd) and 63' (705

Gimghoul rd) and the opposite properties of approx. 60' (708 gimghoul rd), approx. 36' (712 Gimghoul rd), and approx. 60' (704 gimghoul rd). The proposed garage location will be within the vicinity of the existing garage, moving forward towards the street by approx 4', towards the east property line by approx. 5' and towards the rear property line by approx 18". In essence, the location is staying the same, but the structure is being re-sized to fit modern day needs. The location was also determined as not possible to change based upon the location of mature and specimen trees, particularly present in the front of the property. Not changing the driveway in a significant manner was critical to maintain this important aspect of the overall streetscape.

"Protect and maintain the visual and associative characteristics of the district setting that are established by the relationship of buildings to the streetscape, including significant vistas, site topography...."

Current plan minimizes landscape and site disturbance while providing the space for a proper garage. Built mass area is also less than surrounding properties with the proposed garage structure. Area is increasing by 1.9% and supports this at 10.8% relative to 38,143 sqft.

C. Exterior construction materials, including texture and pattern.

To blend with the existing combination of brick and horizontal siding, the garage contains the same mixture, with the dominant front facing gable comprised of brick, and the flanking side gable lap siding. Patterns and textures to match existing dwelling, as well as color. The 2nd story rear addition will be clad with the same horizontal lap siding to match. All new foundation walls to be brick veneer painted to match. Existing dwelling uses K-style gutters. New K-style gutters or half round gutters will be used in repairs and or the additions. If K-style are used, pattern and position in cornice to mimic crown molding. In either case, consistent gutters shall be used throughout. Front porch to be wood, covered walkway brick veneer, and other patios, and walkways a combination of stone and brick veneer.

D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.

In situations where replacement is needed, the new trim will match the existing in size and profile, with the exception of the front porch and central I-frame cornice detailing. The front porch will have a corrected entablature in place of the existing gingerbread style-elements and trim being removed. The entablature will consist of painted wood or composite bed mold, crown, fascias, and soffits. To better coincide with the majority of the structure, a resolved cornice will be applied to the 2nd floor I-frame above the front porch. New Tuscan 10" columns to be used on front porch and covered walkway by HB&G. Columns to be painted white to match trim. Proposed garage with brick veneer to have matching cornice, brick, shutters, and window sizes consistent with the 1940's brick addition. Siding portion of garage to be clad in lap siding to match existing 1920's construction detailing. Cornice to match proposed of I-frame front and side.

E. Roof shapes, forms, and materials.

Proposed garage roof to match pitch and materials of existing 1940's addition. Garage dormers to be gable form with metal roofing to match new front porch. Slope of dormer roofs to match main house and proposed garage. Roof of proposed 2nd floor addition to be shed and of minimal pitch to not eclipse main gable and be visible from front. Front porch asphalt singles to be replaced with metal standing seam.

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

New windows and doors to be wood exterior, white in color, with painted wood interior. Pella, Marvin, or equivalent to be used. All sizes to match existing, where replacing, or to be of similar scale and size where different.

G. General form and proportions of buildings and structures.

The general form of the existing home is cross gable, with the higher gable, facing the street and clad in brick veneer. The shorter portion is perpendicular to the street and clad in siding. Our proposal is to match this pattern with the higher gable of the garage facing the street, in brick, and the flanking portion in siding. The form of the 2nd floor addition is a simple, true to the forms of the original I-frame, box, inset from the corner of the structure, utilizing a shed roof of minor slope to conceal it from the front façade. The covered walkway height is derived from meeting the entry into the proposed mudroom, while also not being made taller than the existing sunroom roof and entablature. The entablature of this covered roof will attach/blend into the existing sunroom.

H. Appurtenant fixtures and other features such as lighting.

Below are examples of proposed light fixtures to be used where needed for exterior lighting replacement or addition.

Front Porch

Manufacturer: Bevelo
French Quarter Gooseneck
Electric



Sun Room and Garage Stoop

Manufacturer: Bevelo
Governor Carriage
Electric



Garage

Manufacturer: Bevelo
French Quarter Original
Bracket
Electric



I. Structural conditions and soundness.

When considering the proposed renovations and additions to the dwelling, our impression of the structure was: There's work needed to be done, items that need to be added for proper function, but there is a lot of usable house here that is worth restoring and repairing. The front porch addition added in the 1970's was scrutinized and considered for demolition to enhance the architectural integrity of the dwelling. Due to its repairable state, this element was decided to be repaired and properly trimmed to match the rest of the dwelling.

J. Architectural Scale

Although the proposed garage is larger than the existing un-usable garage, it is within scale of the existing home at 30' and surrounding properties of similar size. Although the styling of the surrounding homes varies, the scale, massing, and built sqft is comparable to our proposed new and existing elements.

4. Photographs Of Existing Conditions





































5. Site Plan Set – SEE ATTACHED

6. Elevation Drawings – SEE ATTACHED

7. Information about context

For approximate floor areas and position on properties, see site plans above.

707 Gimghoul As Proposed (Approx 30' tall) = 4,126 Floor area. Lot SQFT = 38,143, RATIO = **10.8%**

705 Gimghoul (Approx 30' tall) = 3,340 Floor area. Lot SQFT = 19,602 Ratio = 17%---add our data

705 Gimghoul (Approx 30' tall) = 3,340 Floor area. Lot SQFT = 19,602 Ratio = 17%

715 Gimghoul (Approx 33' tall) = 3,035 Floor area. Lot SQFT = 20,037 Ratio = 15%

704 Gimghoul (Approx 29' tall) = 3,730 Floor area. Lot SQFT = 18,295 Ratio = 20%

708 Gimghoul (Approx 19' tall) = 3,620 Floor area. Lot SQFT = 19,166 Ratio = 19%

712 Gimghoul (Approx 22' tall) = 2,732 Floor area. Lot SQFT = 20,908 Ratio = 13%

208 Glandon = 2,353 Floor area. Lot SQFT = 20,037 Ratio = 12%

220 Glandon = 5,592 Floor area. Lot SQFT = 31,798 Ratio = 18%

226 Glandon = 3,667 Floor area. Lot SQFT = 25,264 Ratio = 15%

PROPOSED STREETSCAPE



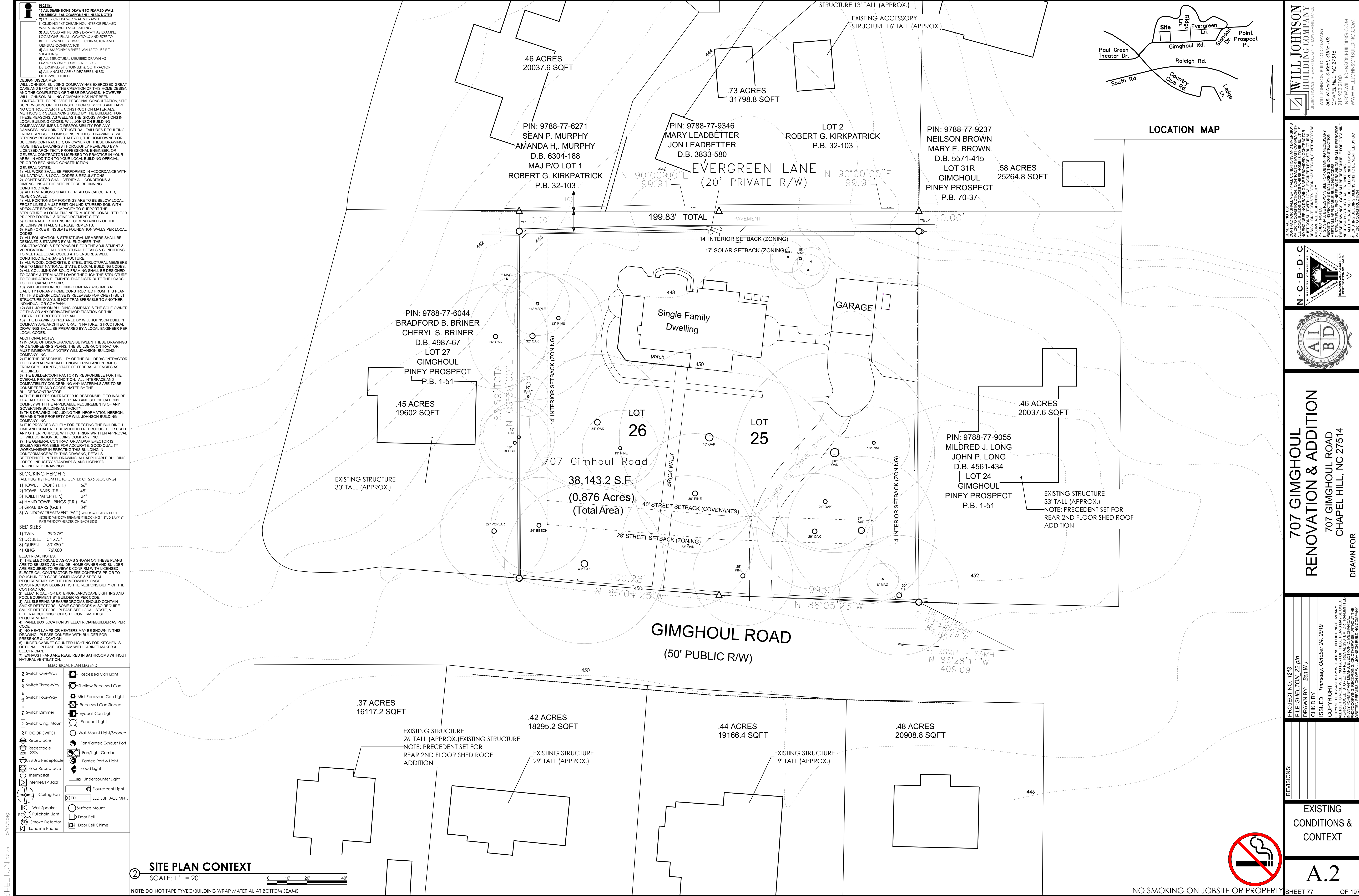
705 GIMGHOUL

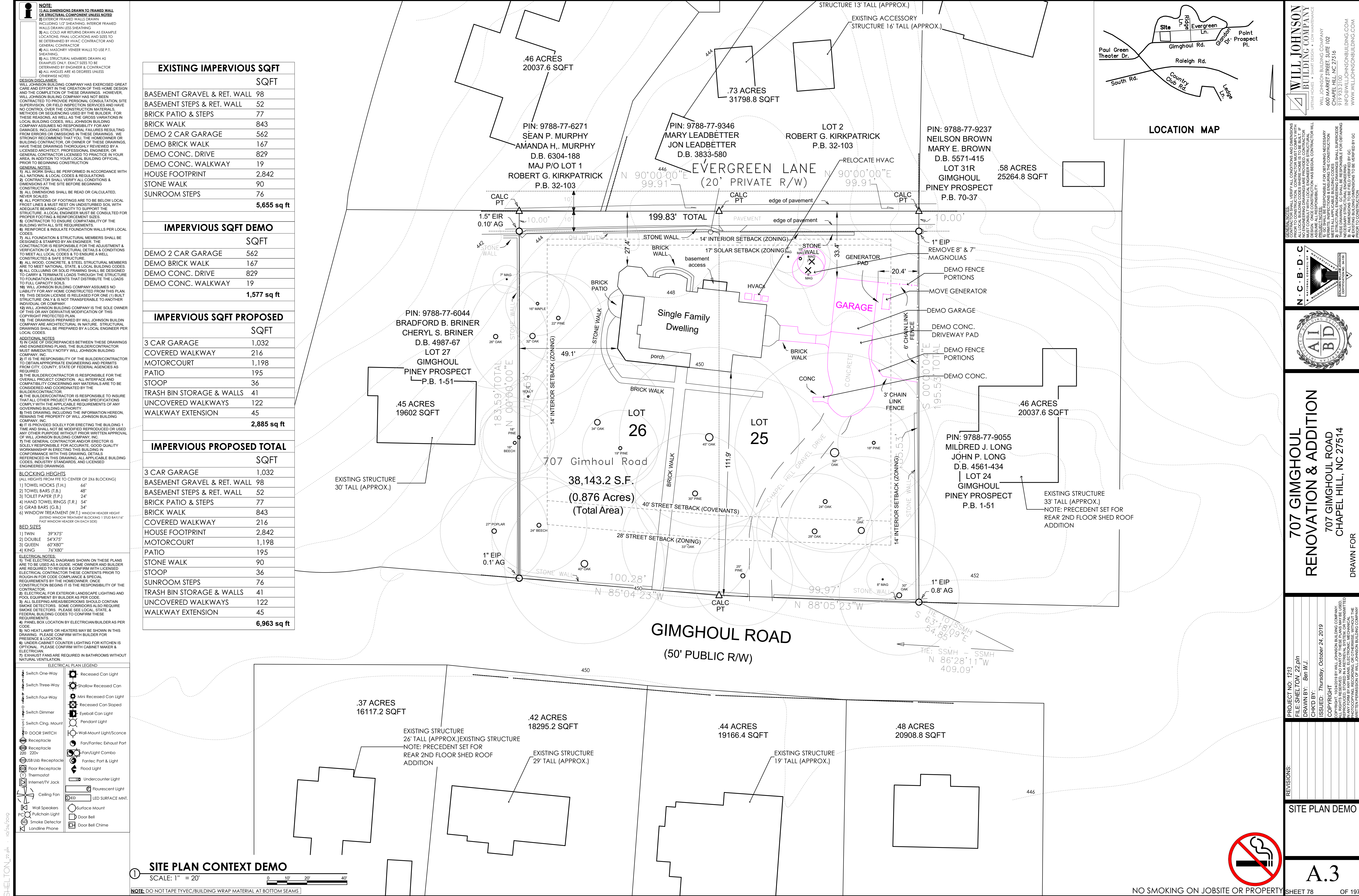
707 GIMGHOUL

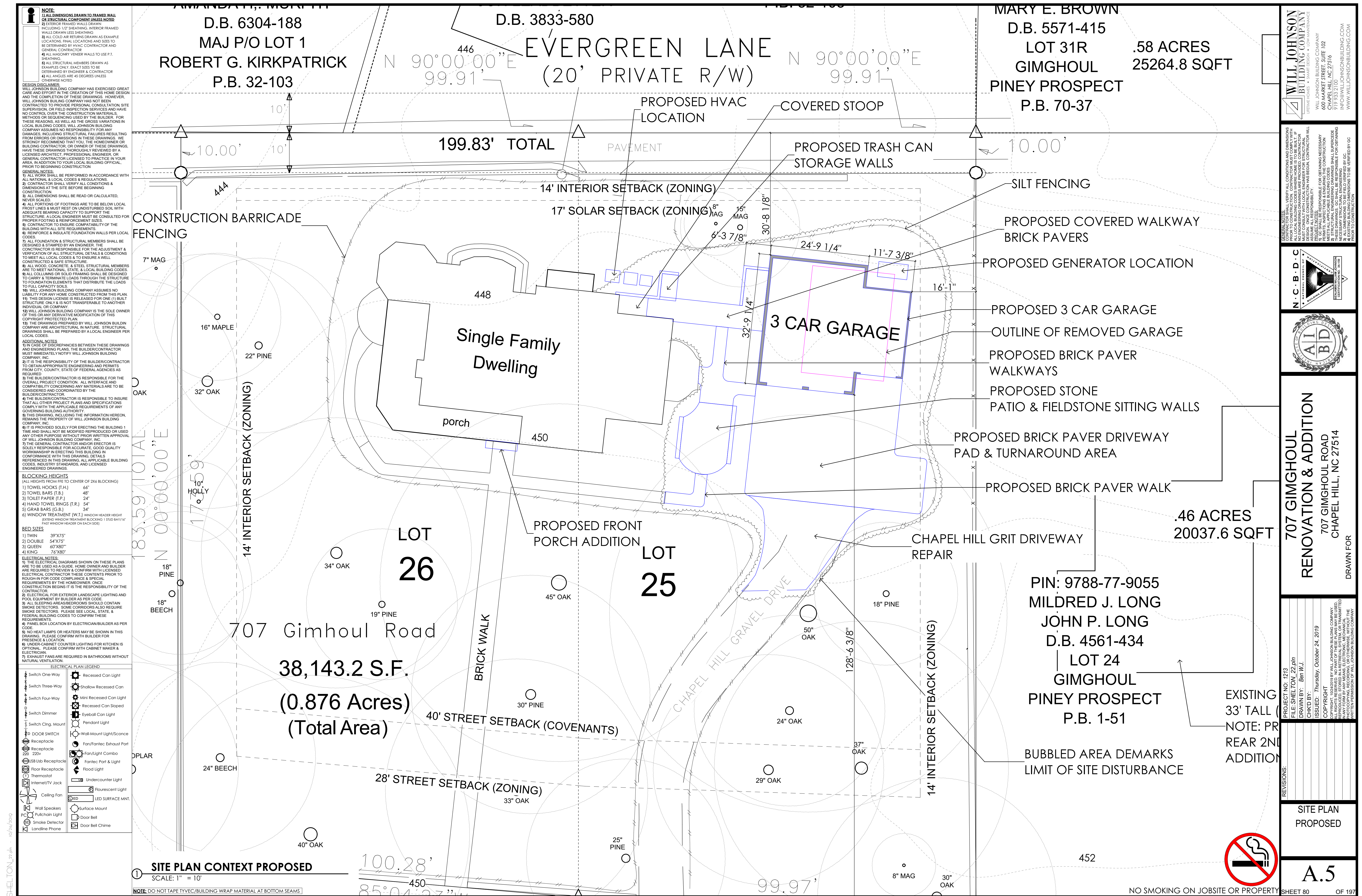
715 GIMGHOUL

719 GIMGHOUL

723 GIMGHOUL







NOTE:
1) ALL DIMENSIONS DRAWN TO FRAMED WALL OR STRUCTURAL COMPONENT UNLESS NOTED
2) EXTERIOR FRAMED WALLS DRAWN INCLUDING 1/2" SHEATHING. INTERIOR FRAMED WALLS DRAWN LESS SHEATHING
3) ALL COLD AIR RETURNS DRAWN AS EXAMPLE LOCATIONS. FINAL LOCATIONS AND SIZES TO BE DETERMINED BY HVAC CONTRACTOR AND GENERAL CONTRACTOR
4) ALL MASONRY VENEER WALLS TO USE P.T. SHEATHING
5) ALL STRUCTURAL MEMBERS DRAWN AS EXAMPLES ONLY. EXACT SIZES TO BE DETERMINED BY ENGINEER & CONTRACTOR
6) ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED

DESIGN DISCLAIMER:
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GENERAL NOTES:
1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL & LOCAL CODES & REGULATIONS.
2) CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.
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BLOCKING HEIGHTS
(ALL HEIGHTS FROM F.F. TO CENTER OF 2X6 BLOCKING)
1) TOWEL HOOKS (T.H.) 48"
2) TOWEL BARS (T.B.) 48"
3) TOILET PAPER (T.P.) 24"
4) HAND TOWEL RINGS (T.R.) 54"
5) GRAB BARS (G.B.) 34"
6) WINDOW TREATMENT (W.T.) WINDOW HEADER HEIGHT (EXTEND WINDOW TREATMENT BLOCKING 1 STUD BAY 1/4" PAST WINDOW HEADER ON EACH SIDE)

BED SIZES
1) TWIN 39"x75"
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ELECTRICAL NOTES:
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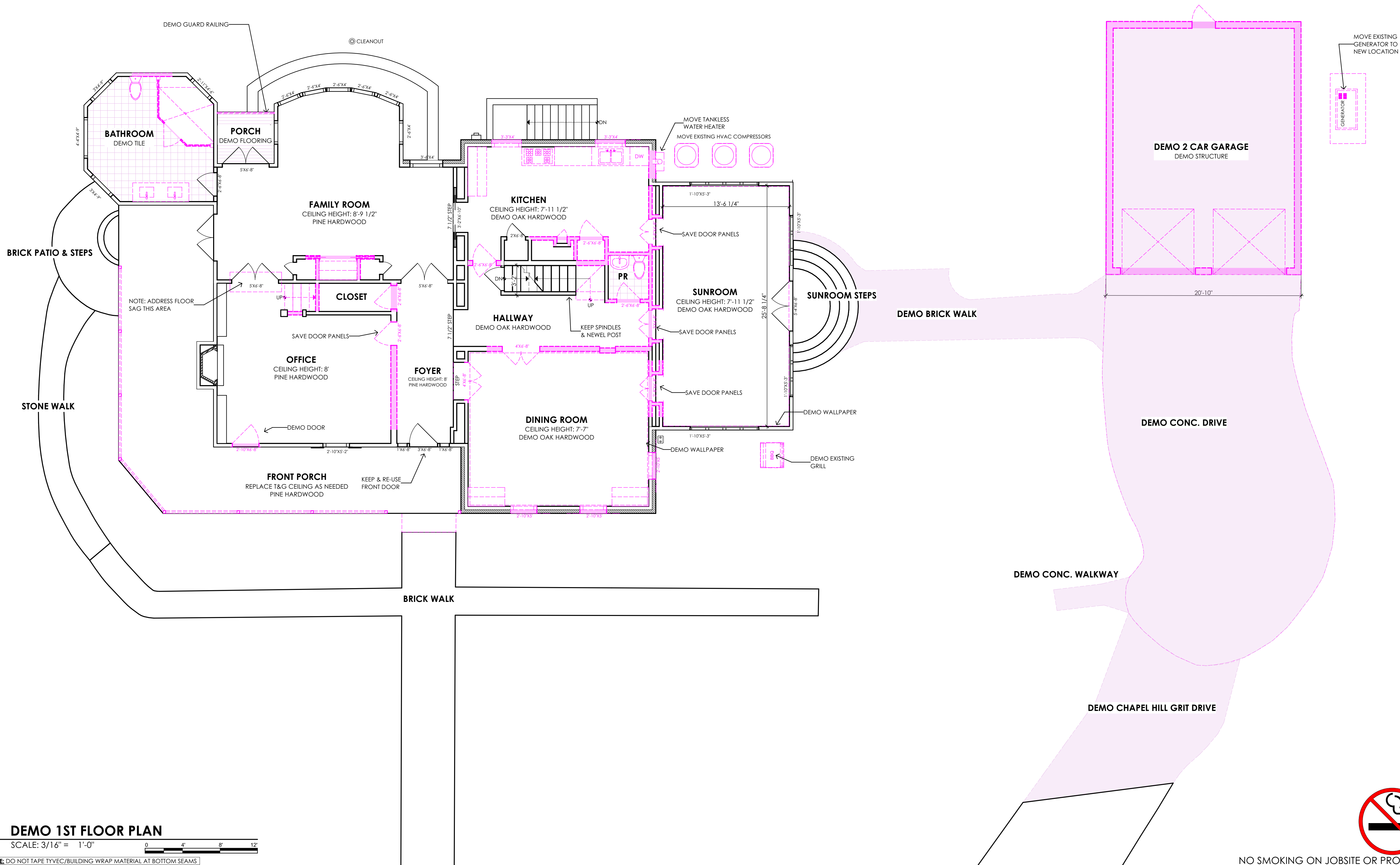
ELECTRICAL PLAN LEGEND

- | | |
|--------------------|--------------------------|
| Switch One-Way | Recessed Can Light |
| Switch Three-Way | Shallow Recessed Can |
| Switch Four-Way | Mini Recessed Can Light |
| Switch Dimmer | Recessed Can Sloped |
| Switch Cing. Mount | Eyeball Can Light |
| DOOR SWITCH | Pendant Light |
| Receptacle | Wall-Mount Light/Sconce |
| 220v | Fan/Fan/tec Exhaust Port |
| USB Hub Receptacle | Fan/Light Combo |
| Floor Receptacle | Fan/tec Port & Light |
| Thermostat | Flood Light |
| Internet/TV Jack | Undercounter Light |
| Ceiling Fan | Flourescent Light |
| Wall Speakers | LED SURFACE MNT. |
| Pullchain Light | Surface Mount |
| Smoke Detector | Door Bell |
| Landline Phone | Door Bell Chime |

DEMO 1ST FLOOR PLAN

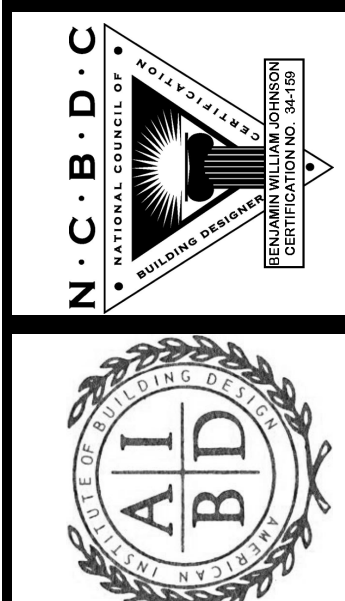
SCALE: 3/16" = 1'-0"

NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS



WILL JOHNSON BUILDING COMPANY
LIFETIME HOMES • SMART DESIGN • LOW MAINTENANCE
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CHAPEL HILL, NC 27516
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707 GIMGHOUL RENOVATION & ADDITION
707 GIMGHOUL ROAD
CHAPEL HILL, NC 27514
DRAWN FOR

PROJECT NO: 1213
FILE: SHELTON_22.pln
DRAWN BY: Ben W.J.
CHKD BY:
ISSUED: Thursday, October 24, 2019
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REVISIONS:

DEMO 1ST FLOOR PLAN

A.6
SHEET 81 OF 197

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PATIO WINDOW HEADER ON EACH SIDE

BED SIZES

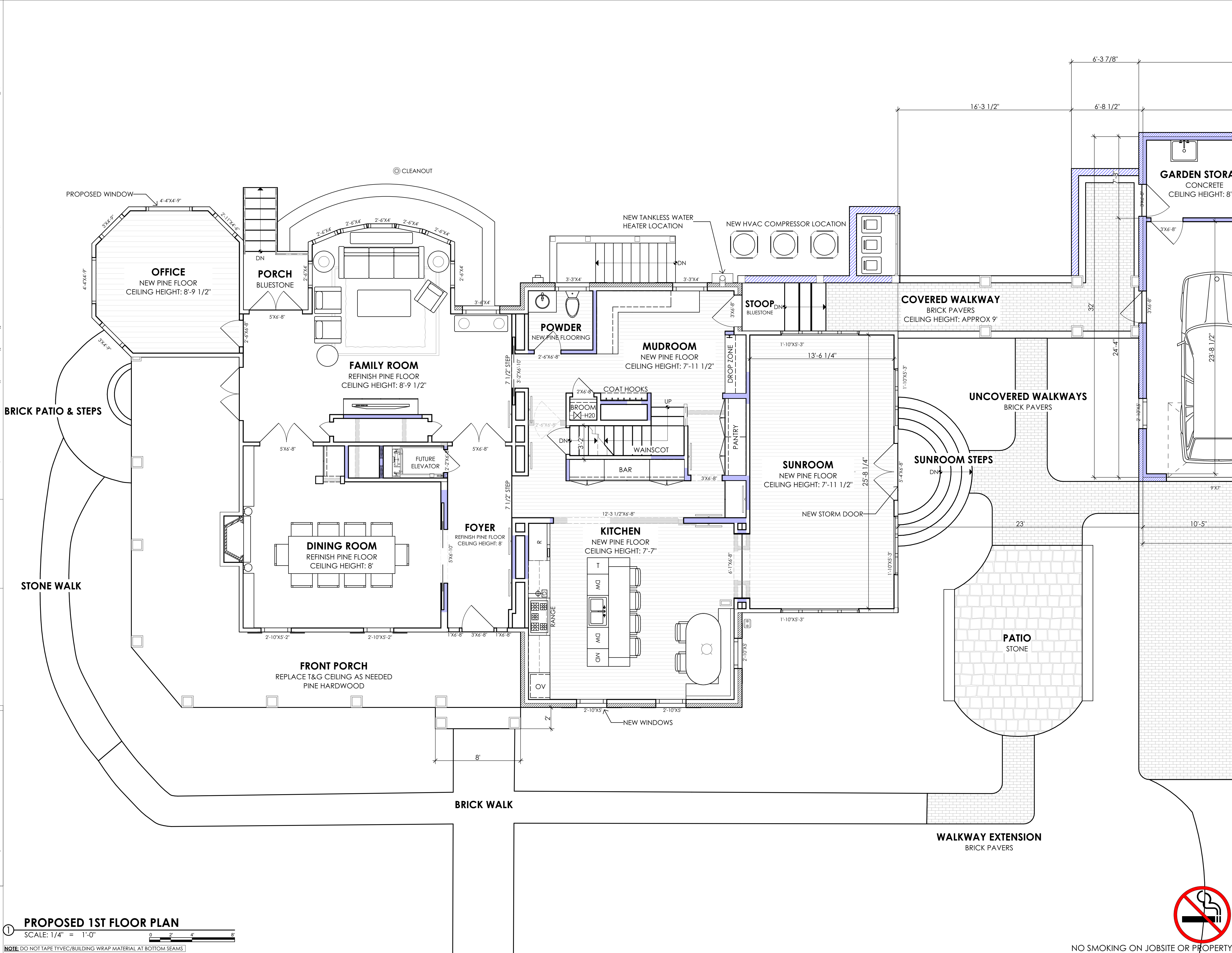
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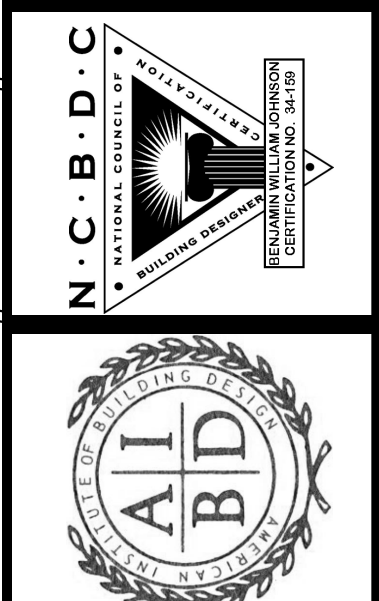
ELECTRICAL PLAN LEGEND

- Switch One-Way
Switch Three-Way
Switch Four-Way
Switch Dimmer
Switch Cling Mount
DOOR SWITCH
Receptacle
Receptacle 220v
USB Wall Receptacle
Floor Receptacle
Thermostat
Internet/TV Jack
Ceiling Fan
Wall Speakers
Pulchain Light
Smoke Detector
Landline Phone
Recessed Can Light
Shallow Recessed Can
Mini Recessed Can Light
Recessed Can Sloped
Eyeball Can Light
Pendant Light
Wall Mount Light/Scene
Fan/Fan/Exhaust Port
Fan/Light Combo
Fan/Exhaust Port & Light
Flood Light
Undercounter Light
Flourescent Light
LED SURFACE MNT.
Surface Mount
Door Bell
Door Bell Chime



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WILL JOHNSON BUILDING COMPANY
600 MARKET STREET, SUITE 102
CHAPEL HILL, NC 27516
919.332.1100 | WWW.WILLJOHNSONBUILDING.COM

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707 GIMGHOUL RENOVATION & ADDITION
707 GIMGHOUL ROAD
CHAPEL HILL, NC 27514
DRAWN FOR

PROJECT NO: 1213
FILE: SHELTON_22.pln
DRAWN BY: Ben W.J.
CHKD BY:
ISSUED: Thursday, October 24, 2019
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REVISIONS:
PROPOSED 1ST FLOOR PLAN
A.10
SHEET 85 OF 197



NO SMOKING ON JOBSITE OR PROPERTY

SHELTON_27.plt - 10/24/2019

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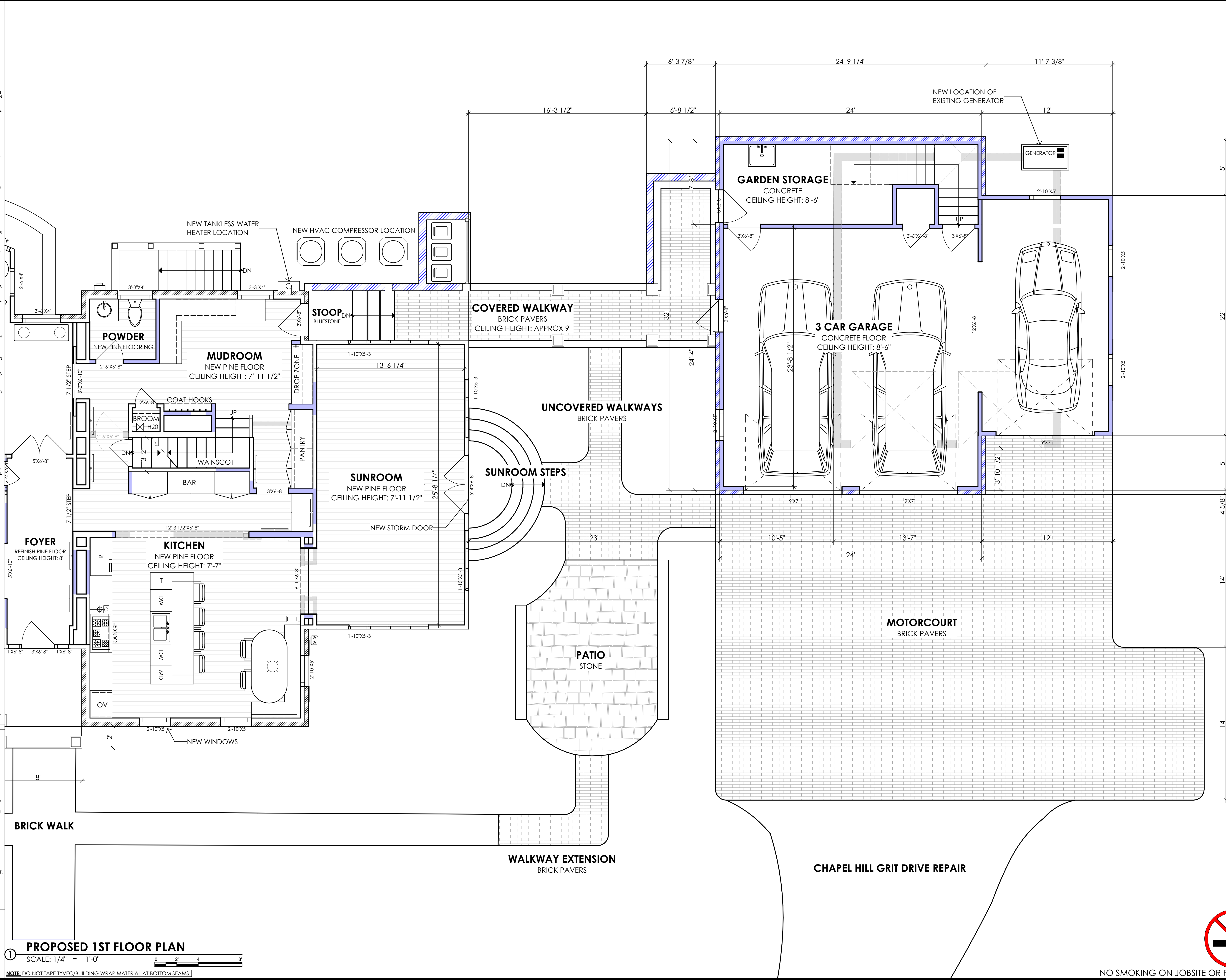
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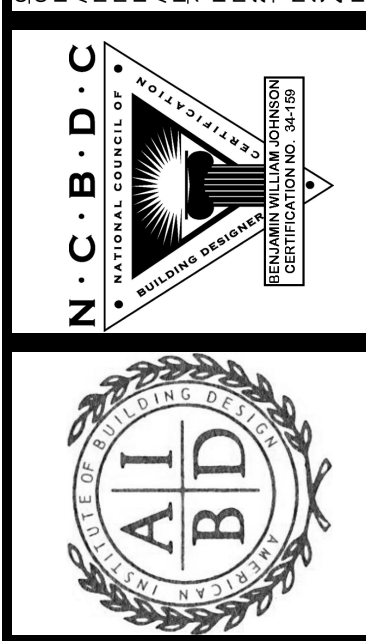
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- ELECTRICAL PLAN LEGEND**
- | | |
|--------------------|--------------------------|
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| Switch Three-Way | Shallow Recessed Can |
| Switch Four-Way | Mini Recessed Can Light |
| Switch Dimmer | Recessed Can Sloped |
| Switch Cling Mount | EyeBall Can Light |
| DOOR SWITCH | Pendant Light |
| Receptacle | Wall Mount Light/Scence |
| Receptacle 220v | Fan/Fan/tec Exhaust Port |
| USB Hub Receptacle | Fan/Light Combo |
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| Thermostat | Flood Light |
| Internet/TV Jack | Undercounter Light |
| Ceiling Fan | Flourescent Light |
| Wall Speakers | LED SURFACE MNT. |
| Pullchain Light | Surface Mount |
| Smoke Detector | Door Bell |
| Landline Phone | Door Bell Chime |



WILL JOHNSON BUILDING COMPANY
LIFETIME HOMES • SMART DESIGN • LOW MAINTENANCE
WILL JOHNSON BUILDING COMPANY
600 MARKET STREET, SUITE 102
CHAPEL HILL, NC 27516
919.332.1100 | WWW.WILLJOHNSONBUILDING.COM

CONTRACTOR NOTES:
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF EXISTING STRUCTURE PRIOR TO BEGINNING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY WILL JOHNSON BUILDING COMPANY IMMEDIATELY. ALL LOCAL BUILDING CODES WHERE APPLICABLE TO BE FOLLOWED. NO ENGINEERING DRAWINGS ARE PROVIDED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURANCE PRIOR TO BEGINNING CONSTRUCTION. WILL JOHNSON BUILDING COMPANY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, RESULTING FROM ERRORS OR OMISSIONS IN THESE DRAWINGS. WE STRONGLY RECOMMEND THAT YOU, THE HOMEOWNER OR BUILDING CONTRACTOR, OR OWNER OF THESE DRAWINGS, HAVE THESE DRAWINGS THOROUGHLY REVIEWED BY A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, OR GENERAL CONTRACTOR LICENSED TO PRACTICE IN YOUR AREA, IN ADDITION TO YOUR LOCAL BUILDING OFFICIAL, PRIOR TO BEGINNING CONSTRUCTION.



707 GIMGHOUL RENOVATION & ADDITION
707 GIMGHOUL ROAD
CHAPEL HILL, NC 27514
DRAWN FOR

PROJECT NO: 1213
FILE: SHELTON_22.pln
DRAWN BY: Ben W.J.
CHKD BY:
ISSUED: Thursday, October 24, 2019
COPYRIGHT: 10/24/2019 BY WILL JOHNSON BUILDING COMPANY. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE WRITTEN PERMISSION OF WILL JOHNSON BUILDING COMPANY.

REVISIONS:
PROPOSED 1ST FLOOR PLAN

A.11
SHEET 86 OF 197

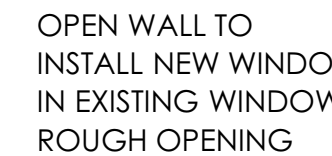


NO SMOKING ON JOBSITE OR PROPERTY



Landline Phone

NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

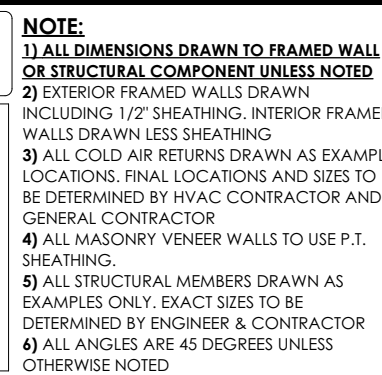


BEDROOM 3
CEILING HEIGHT: 7'-10"
REFINISH HARDWOOD FLOOR

DEMO ALL
GUARD RAILING

OF 19





DESIGN DISCLAIMER:
WILL JOHNSON BUILDING COMPANY HAS EXPERIENCED GREAT SUCCESS IN ASSISTING CLIENTS WITH THE CREATION OF THEIR HOME DESIGN AND THE COMPLETION OF THESE DRAWINGS. HOWEVER, WILL JOHNSON BUILDING COMPANY HAS NOT BEEN CATEGORICALLY GUARANTEED BY THE CONSTRUCTION INDUSTRY THAT THE DESIGN, SUPERVISION, OR FIELD INSPECTION SERVICES AND HAVE NO CONTROL OVER THE CONSTRUCTION MATERIALS, METHODS OR SEQUENCING USED BY THE BUILDER. FOR THE PURPOSES OF THIS CONTRACT, WILL JOHNSON BUILDING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM THE CONSTRUCTION OF THE PROJECT. THEREFORE, WE STRONGLY RECOMMEND THAT YOU, THE HOMEOWNER OR BUILDING CONTRACTOR, OR OWNER OF THESE DRAWINGS, OBTAIN A SECOND OPINION FROM AN INDEPENDENT, A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, OR GENERAL CONTRACTOR LICENSED TO PRACTICE IN YOUR AREA, IN ADDITION TO YOUR LOCAL BUILDING OFFICIAL, PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:

2) CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.

3) ALL DRAWINGS SHALL BE READ OR CALCULATED, NEVER SCALED.

4) ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FLOOD ELEVATION AND SHALL BE DESIGNED WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE DESIGN LOADS. FOUNDATIONS SHALL BE DETAIL DESIGNED FOR PROPER FOOTING & RETENTION REQUIREMENTS.

5) FOUNDATIONS SHALL BE DETAIL DESIGNED FOR THE BUILDING WITH ALL SITE SPECIFIC DATA.

6) FOUNDATIONS & INSULATE FOUNDATION WALLS PER LOCAL CODES.

7) ALL FOUNDATION & STRUCTURAL MEMBERS SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT & REVISIONS TO MEET ALL LOCAL CODES & TO ENSURE A WELL-DESIGNED FOUNDATION.

8) ALL WOOD, CONCRETE, & STEEL STRUCTURAL MEMBERS SHALL BE PROTECTED AGAINST CORROSION.

9) ALL COLLISION OR STRIKE FRAMING SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS.

10) FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CARRY CAPACITY.

11) THE CONTRACTOR ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. THE CONTRACTOR'S LIABILITY IS LIMITED TO THE PROJECT STRUCTURE ONLY & IS NOT TRANSFERABLE TO ANOTHER PARTY.

12) WILL JOHNSON BUILDING COMPANY IS THE SOLE OWNER OF ALL RIGHTS IN THESE ARCHITECTURAL DRAWINGS. COPYRIGHT PROTECTED PLAN.

13) WILL JOHNSON BUILDING COMPANY WILL OWN ALL ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LICENSED ENGINEER PER

ADDITIONAL NOTES

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVANCES FROM THESE DRAWINGS AND ENGINEERING PLANS. THE BUILDING/CONTRACTOR MUST IMMEDIATELY NOTIFY WILL JOHNSON BUILDING COMPANY INC.

2) IT IS THE RESPONSIBILITY OF THE BUILDING/CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVANCES FROM CITY, COUNTY, STATE OR FEDERAL AGENCIES AS APPLICABLE.

3) THE BUILDING/CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. NO COMPATIBILITY CONCERNING ANY MATERIALS ARE TO BE CONSIDERED AND COORDINATED BY THE BUILDING/CONTRACTOR.

4) THE BUILDING/CONTRACTOR IS RESPONSIBLE TO INSURE THE PROJECT AGAINST ALL RISKS OF LOSS AND TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY APPLICABLE CODES AND ORDINANCES.

5) THIS DRAWING, INCLUDING THE INFORMATION HEREON, IS THE PROPERTY OF WILL JOHNSON BUILDING COMPANY INC.

6) IT IS PROVIDED SOLELY FOR EXECUTING THE BUILDING 1 AND SHALL BE USED ONLY FOR THE PURPOSES SPECIFIED. NO OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF WILL JOHNSON BUILDING COMPANY INC.

7) THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY QUALITY WORKSMANSHIP IN EXECUTING THIS BUILDING IN ACCORDANCE WITH THE DRAWING, THE APPLICABLE BUILDING CODES, INDUSTRY STANDARDS, AND LICENSED ENGINEERING PRACTICES.

BLOCKING HEIGHTS

- ALL HEIGHTS FROM FFE TO CENTER OF 2X6 BLOCKING.
- | | |
|----------------------------|----------------------|
| 1) TOWEL HOOKS (T.H.) | 66" |
| 2) TOWEL BARS (T.B.) | 48" |
| 3) TOILET PAPER (T.P.) | 24" |
| 4) HAND TOWEL RINGS (T.R.) | 54" |
| 5) GRAB BARS (G.B.) | 34" |
| 6) WINDOW TREATMENT (W.T.) | WINDOW HEADER HEIGHT |
- (EXTEND WINDOW TREATMENT BLOCKING 1 STUD BELOW WINDOW HEADER ON EACH SIDE)

BED SIZES

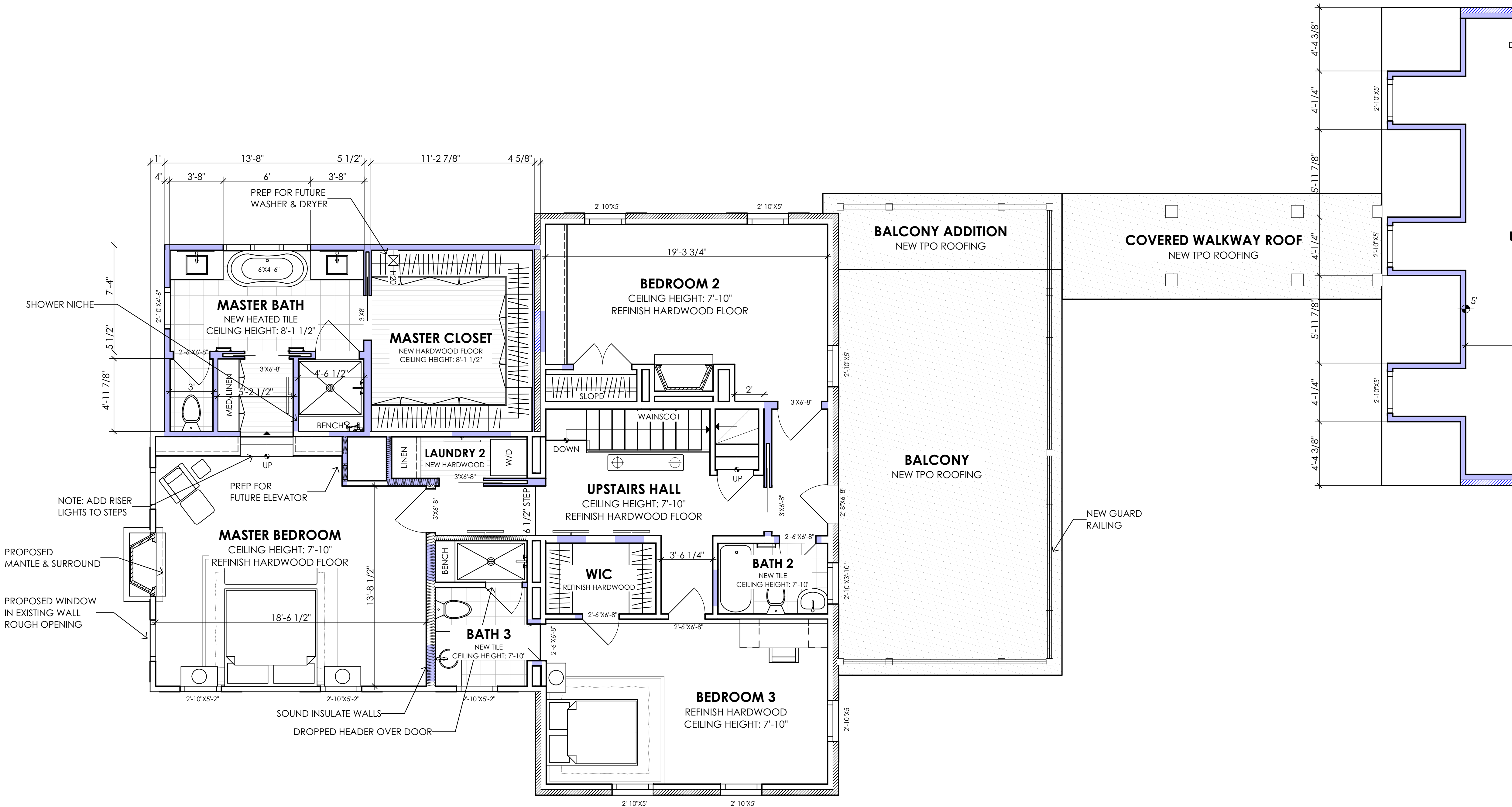
- | | |
|-----------|---------|
| 1) TWIN | 39"X75" |
| 2) DOUBLE | 54"X75" |
| 3) QUEEN | 60"X80" |
| 4) KING | 76"X80" |

ELECTRICAL NOTES:

[illegible]

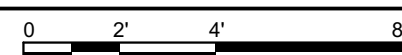
ELECTRICAL PLAN LEGEND

- | | |
|------------------|-----------------------------|
| Switch One-Way | Recessed Can Light |
| Switch Three-Way | Shadow Recessed Can |
| Switch Four-Way | Mini Recessed Can Light |
| Switch Dimmer | Recessed Can Sloped |
| Door/Chest Mount | EyeBall Can Light |
| Receptacle | Pendant Light |
| 220V | Wall-Mount Light/Scanner |
| USB Receptacle | Fan/Fan/Exhaust Fan |
| Floor Receptacle | Fan/Fan Combo |
| Thermostat | Fan/Fan/Flat Light |
| Internet/V Jack | Recessed Undercounter Light |
| Ceiling Fan | Recessed Surface Light |
| Wall Speakers | LED SURFACE MNT |
| Nutcracker Light | Surface Mount |
| Smoke Detector | Door Bell |
| Landing Phone | Door Bell Chime |



PROPOSED 2ND FLOOR

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



NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

WILL JOHNSON
BUILDING COMPANY
LIFETIME HOMES ■ SMART DESIGN ■ LOW MAINTENANCE

WILL JOHNSON BUILDING COMPANY
600 MARKET STREET, SUITE 102
CHAPEL HILL, NC 27516
919 933 2100
INFO@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOME IS TO BE BUILT. IF ANY CONFLICTS ARE ENCOUNTERED, CONTRACTOR SHALL FIRST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.

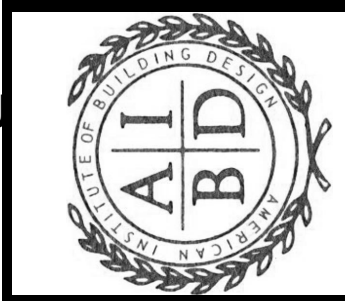
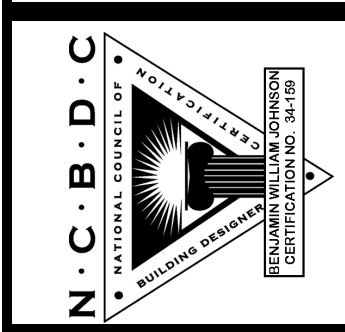
PROJECT NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, INSURANCE & ENSURING THE CONSTRUCTION MEETS ALL APPLICABLE BUILDING CODES

2) STRUCTURAL ENGINEERING DRAWINGS SHALL SUPERCEDE THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.

3) ALL CONSTRUCTION SHALL BE COMPLETED BY GC.

4) EXISTING BUILDING DIMENSIONS TO BE VERIFIED BY GC.



707 GIMGHOUL
RENOVATION & ADDITION

707 GIMGHOUL ROAD
CHAPEL HILL, NC 27514

DRAWN FOR

PROJECT NO: 1213

FILE: SHELTON_22.pln

DRAWN BY: Ben W.J.
CHECK'D BY:

ISSUED: Thursday, October 24, 2019

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IN ANY FORM BY ANY MEANS, ELECTRONIC, MECHANICAL, OR
REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR
PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHO

REVISIONS:

PROPOSED 2ND
FLOOR PLAN

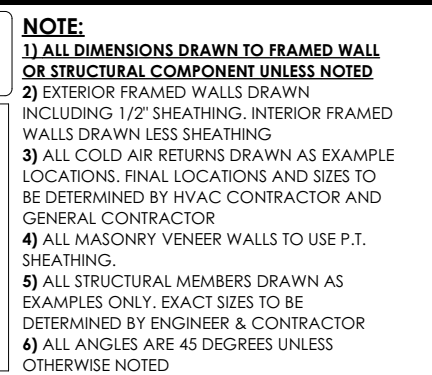
A.17

SHEET 92

OF 197



NO SMOKING ON JOBSITE OR PROPERTY



GENERAL DISCLAIMER: ANY COMPANY HAS EMPLOYED GREAT CARE AND EFFORT IN THE CREATION OF THIS HOME DESIGN DRAWING. HOWEVER, THE COMPANY DOES NOT WARRANT THAT THIS DRAWING WILL BE CONSIDERED A COMPLETE SET OF CONSTRUCTION DOCUMENTS. JOHN JOHNSON BUILDING COMPANY HAS NOT BEEN CONTRACTED TO PROVIDE PERSONAL CONSULTATION SITE VISITS TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR NO CONTROL OVER THE CONSTRUCTION MATERIALS. THE CLIENT IS RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS FOR THESE REASONS, AS WELL AS THE GROSS VARIATIONS IN LOCAL BUILDING CODES. WILL JOHNSON BUILDING COMPANY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES RESULTING FROM THE USE OF ANY MATERIALS. THE CLIENT IS STRONGLY RECOMMENDED THAT YOU, THE HOMEOWNER OR ARCHITECT, CONSULT WITH A QUALIFIED STRUCTURAL ENGINEER, HAVE THE DRAWINGS THOROUGHLY REVIEWED BY A LICENSED ARCHITECT/ PROFESSIONAL ENGINEER, OR OTHER QUALIFIED PROFESSIONAL, PRIOR TO CONSTRUCTION. IN AREA, IN ADDITION TO YOUR LOCAL BUILDING OFFICIALS, TO OBTAIN ANY NECESSARY PERMITS.

GENERAL NOTES:

- 1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL BUILDING CODES & REGULATIONS.
- 2) CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO CONSTRUCTION.
- 3) FOUNDATION SHALL BE, READ OR CALCULATED, NEVER SCALED.
- 4) ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FLOOD PLANE. MUST BE ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE.
- 5) FOUNDATION SHALL BE PROTECTED AND INSULATED FOR PROPER FOOTING AND FOUNDATION SIZES.
- 6) FOUNDATION SHALL BE IN CONFORMANCE WITH ALL BUILDING WITH ALL LOCAL REQUIREMENTS.
- 7) REINFORCE & INSULATE FOUNDATION WALLS PER LOCAL REQUIREMENTS.
- 8) ALL FOUNDATION & STRUCTURAL MEMBERS SHALL BE DESIGNED TO SUPPORT ALL LOADS INCLUDING DEAD, LIVE, WIND, & SEISMIC LOADS. CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT & VERIFICATION OF ALL STRUCTURAL DESIGN & CONDITIONS PRIOR TO CONSTRUCTION.
- 9) CONTRACTOR & SAFE STRUCTURE.
- 10) ALL FOUNDATION & STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE, & LOCAL BUILDING CODES AND ALL APPLICABLE REGULATIONS. CONTRACTOR IS TO CARRY & TERMINATE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO THE GROUND.
- 11) WILL JOHNSON BUILDING COMPANY ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION OF ANY OTHER STRUCTURE. ONLY THIS IS NOT TRANSFERRED FOR ONE (1) BUILT STRUCTURE DESIGN & IS NOT TRANSFERRED FOR ANY OTHER STRUCTURE.
- 12) WILL JOHNSON BUILDING COMPANY IS THE SOLE OWNER OF ALL RIGHTS IN THIS DESIGN DRAWING. ALL RIGHTS ARE RESERVED AND WILL BE PROTECTED BY COPYRIGHT PROTECTED PLAN.
- 13) WILL JOHNSON BUILDING COMPANY WILL JOHNSON BUILDING COMPANY ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY LOCAL ENGINEER PER

ADDITIONAL NOTES

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THESE DRAWINGS AND ENGINEERING PLANS. THE BUILDER/CONTRACTOR MUST IMMEDIATELY NOTIFY WILL JOHNSON BUILDING COMPANY INC.
- 2) IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY, COUNTY, STATE OR FEDERAL AGENCIES AS APPLICABLE.
- 3) THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES. THE BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. NO COMPATIBILITY CONCERNING ANY MATERIALS ARE TO BE CONSIDERED AND COORDINATED BY THE BUILDER/CONTRACTOR.
- 4) THE BUILDER/CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL CODES COMPLIANT WITH THE APPLICABLE REQUIREMENTS OF ANY APPLICABLE LOCAL, STATE OR FEDERAL AGENCY.
- 5) THIS DRAWING, INCLUDING THE INFORMATION HEREON, IS THE PROPERTY OF WILL JOHNSON BUILDING COMPANY INC.
- 6) IT IS PROVIDED SOLELY FOR EXECUTING THE BUILDING 1 PROJECT. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF WILL JOHNSON BUILDING COMPANY INC.
- 7) THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE FOR THE QUALITY OF ALL WORKMANSHIP IN ERRECTING THIS BUILDING IN ACCORDANCE WITH THESE DRAWINGS, DESIGN REFERENCED IN THESE DRAWINGS, AND APPLICABLE BUILDING CODES, INDUSTRY STANDARDS, AND LICENSED PROFESSIONALS' SPECIFICATIONS.

BLOCKING HEIGHTS

- | (ALL HEIGHTS FROM FFE TO CENTER OF 2X6 BLOCKING) | |
|--|-------------------|
| 1) TOWEL HOOKS (T.H.) | 66" |
| 2) TOWEL BARS (T.B.) | 48" |
| 3) TOILET PAPER (T.P.) | 24" |
| 4) HAND TOWEL RINGS (T.R.) | 54" |
| 5) GRAB BARS (G.B.) | 34" |
| 6) WINDOW TREATMENT (W.T.) | WINDOW HEADER HIG |

(EXTEND WINDOW TREATMENT BLOCKING 1 STUD BAY
PAST WINDOW HEADER ON EACH SIDE)

BED SIZES

1) TWIN	39"X75"
2) DOUBLE	54"X75"
3) QUEEN	60"X80"
4) KING	76"X80"

ELECTRICAL NOTES

THE ELECTRICAL DIAGRAMS SHOWN ON THESE PLANS ARE TO BE USED AS A GUIDE. HOME OWNER AND BUILDERS ARE REQUIRED TO REVIEW & CONFIRM WITH LICENSED ELECTRICAL CONTRACTOR THESE CONTENTS PRIOR TO ROUGH-IN FOR CODE COMPLIANCE & SPECIAL REQUIREMENTS BY THE HOMEOWNER. ONCE CONSTRUCTION BEGINS IT IS THE RESPONSIBILITY OF

2) ELECTRICAL FOR EXTERIOR LANDSCAPE LIGHTING.
POOL EQUIPMENT BY BUILDER AS PER CODE.

3) ALL SLEEPING AREAS/BEDROOMS SHOULD CONTAIN SMOKE DETECTORS. SOME CORRIDORS ALSO REQUIRE SMOKE DETECTORS. PLEASE SEE LOCAL, STATE, & FEDERAL BUILDING CODES TO CONFIRM THESE

REQUIREMENTS.

4) PANEL BOX LOCATION BY ELECTRICIAN/BUILDER AS CODE.

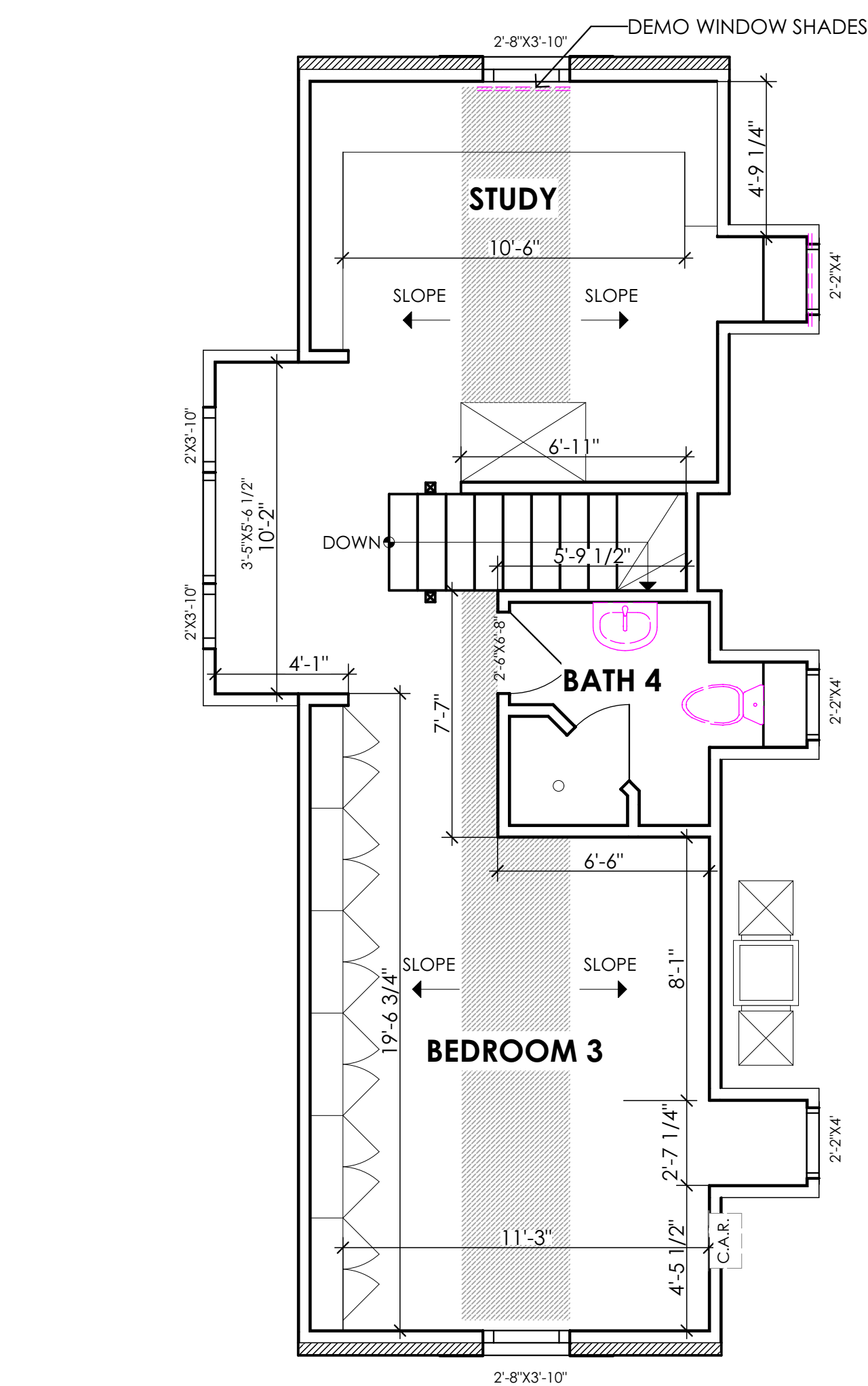
5) NO HEAT LAMPS OR HEATERS MAY BE SHOWN IN THE DRAWING. PLEASE CONFIRM WITH BUILDER FOR PRESENCE & LOCATION.

6) UNDER-CABINET COUNTER LIGHTING FOR KITCHEN

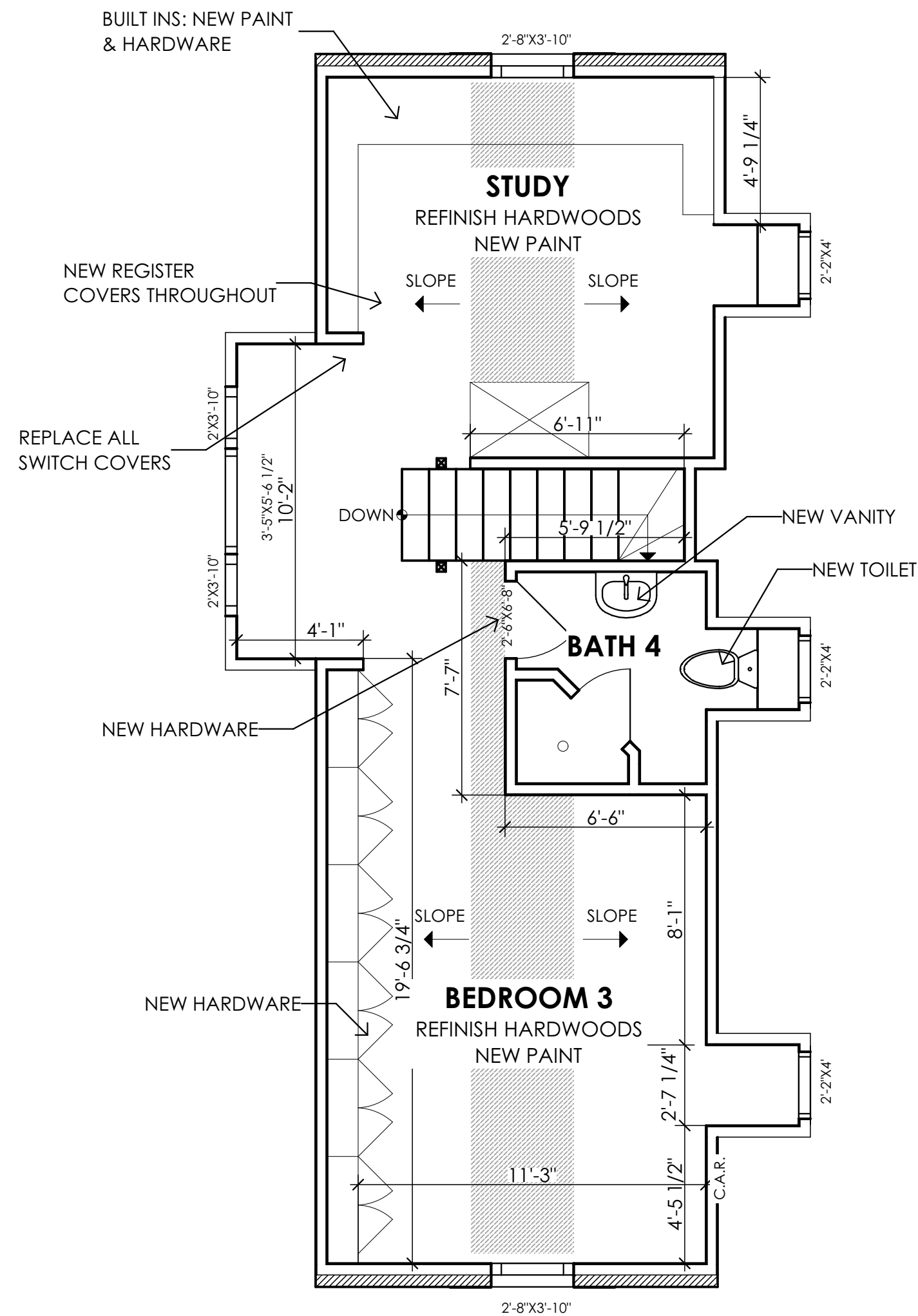
OPTIONAL. PLEASE CONFIRM WITH CABINET MAKER & ELECTRICIAN.
7) EXHAUST FANS ARE REQUIRED IN BATHROOMS WITH NATURAL VENTILATION.

ELECTRICAL PLAN LEGEND

- | | | | |
|--|------------------------|--|-------------------------|
| | Switch One-Way | | Recessed Can Light |
| | Switch Three-Way | | Shallow Recessed Can |
| | Switch Four-Way | | Mini Recessed Can |
| | Switch Dimmer | | Recessed Can Slope |
| | Switch Cling Mount | | Eyeball Can Light |
| | DOOR SWITCH | | Pendant Light |
| | Receptacle
220 220v | | Wall-Mount Light/Sconce |
| | Receptacle
220v | | Fan/Fan/Exhaust |
| | USB/USB Receptacle | | Fan/Fan/Combo |
| | Floor Receptacle | | Fan/Fan/Part & Light |
| | Thermostat | | Rood Light |
| | Internet/TV Jack | | Undercounter Light |
| | Ceiling Fan | | Flourescent |
| | Wall Speakers | | LED |
| | Pulchran Light | | LED SURFACE |
| | Smoke Detector | | Surface Mount |
| | Landline Phone | | Door Bell |
| | | | Door Bell Chime |



① DEMO 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



PROPOSED 3RD FLOOR

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

0 2' 4' 8'

SHELTON_22.pb - 10/24/2019

NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS



WILL JOHNSON
BUILDING COMPANY
LIFETIME HOMES • SMART DESIGN • LOW MAINTENANCE

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919.933.2100
INFO@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:

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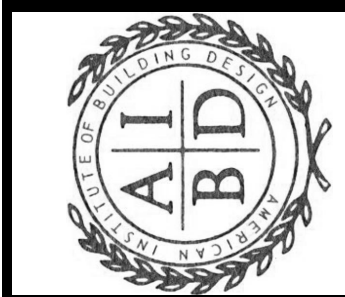
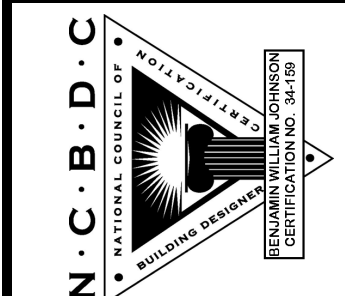
PROJECT NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS. INSPECTIONS A FURNISHING THE CONSTRUCTION MEETS ALL APPLICABLE BUILDING CODES

1) EXISTING BUILDING DIMENSIONS SHALL BE FIELD VERIFIED BY GC

2) STRUCTURAL ENGINEERING DRAWINGS SHALL SUPERCEDE THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY GC

3) EXISTING BUILDING DIMENSIONS TO BE FIELD VERIFIED BY GC



707 GIMGHOUL
RENOVATION & ADDITION
707 GIMGHOUL ROAD
CHAPEL HILL, NC 27514
DRAWN FOR

PROJECT NO: 1213
FILE: SHELTON_22.pln
DRAWN BY: Ben W.J.
CHK'D BY:
ISSUED: Thursday, October 24, 2019
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REVISIONS:

3RD FLOOR
PLANS

A.22

SHEET 97 OF 19



NO SMOKING ON JOBSITE OR PROPERTY

QE 19

NOTE:
1) ALL DIMENSIONS DRAWN TO FRAMED WALL OR STRUCTURAL COMPONENT UNLESS NOTED
2) EXTERIOR FRAMED WALLS DRAWN INCLUDING 1/2" SHEATHING. INTERIOR FRAMED WALLS DRAWN LESS SHEATHING
3) ALL COLD AIR RETURNS DRAWN AS EXAMPLE LOCATIONS. FINAL LOCATIONS AND SIZES TO BE DETERMINED BY HVAC CONTRACTOR AND GENERAL CONTRACTOR
4) ALL MASONRY VENEER WALLS TO USE P.T. SHEATHING
5) ALL STRUCTURAL MEMBERS DRAWN AS EXAMPLES ONLY. EXACT SIZES TO BE DETERMINED BY ENGINEER & CONTRACTOR
6) ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED

DESIGN DISCLAIMER:
WILL JOHNSON BUILDING COMPANY HAS EXERCISED GREAT CARE AND EFFORT IN THE CREATION OF THIS HOME DESIGN AND THE COMPLETION OF THESE DRAWINGS. HOWEVER, WILL JOHNSON BUILDING COMPANY HAS NOT BEEN CONTRACTED TO PROVIDE PERSONAL CONSULTATION, SITE SUPERVISION, OR FIELD INSPECTION SERVICES AND HAVE NO CONTROL OVER THE CONSTRUCTION MATERIALS, METHODS OR SEQUENCING USED BY THE BUILDER. FOR THESE REASONS, AS WELL AS THE GROSS VARIATIONS IN LOCAL BUILDING CODES, WILL JOHNSON BUILDING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM ERRORS OR OMISSIONS IN THESE DRAWINGS. WE STRONGLY RECOMMEND THAT YOU, THE HOMEOWNER OR BUILDER, CONTRACTOR, OR OWNER OF THESE DRAWINGS, HAVE THESE DRAWINGS THOROUGHLY REVIEWED BY A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, OR GENERAL CONTRACTOR LICENSED TO PRACTICE IN YOUR AREA, IN ADDITION TO YOUR LOCAL BUILDING OFFICIAL, PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:
1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL & LOCAL CODES & REGULATIONS.
2) CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.
3) ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
4) ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES & MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING & REINFORCEMENT SIZES.
5) CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6) REINFORCE & INSULATE FOUNDATION WALLS PER LOCAL CODES.
7) ALL FOUNDATION & STRUCTURAL MEMBERS SHALL BE DESIGNED & STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT & VERIFICATION OF ALL STRUCTURAL DETAILS & CONDITIONS TO MEET ALL LOCAL CODES & TO ENSURE A WELL CONSTRUCTED & SAFE STRUCTURE.
8) ALL WOOD, CONCRETE, & STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE, & LOCAL BUILDING CODES.
9) ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY & TRANSMIT LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS.
10) WILL JOHNSON BUILDING COMPANY ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
11) THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY & IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
12) WILL JOHNSON BUILDING COMPANY IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
13) THE DRAWINGS PREPARED BY WILL JOHNSON BUILDING COMPANY ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.

ADDITIONAL NOTES:
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BLOCKING HEIGHTS
(ALL HEIGHTS FROM FFE TO CENTER OF 2X6 BLOCKING)
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6) WINDOW TREATMENT (W.T.) WINDOW HEADER HEIGHT (EXTEND WINDOW TREATMENT BLOCKING 1 STUD BAY/16" PAID WINDOW HEADER ON EACH SIDE)

BED SIZES
1) TWIN 39"x75"
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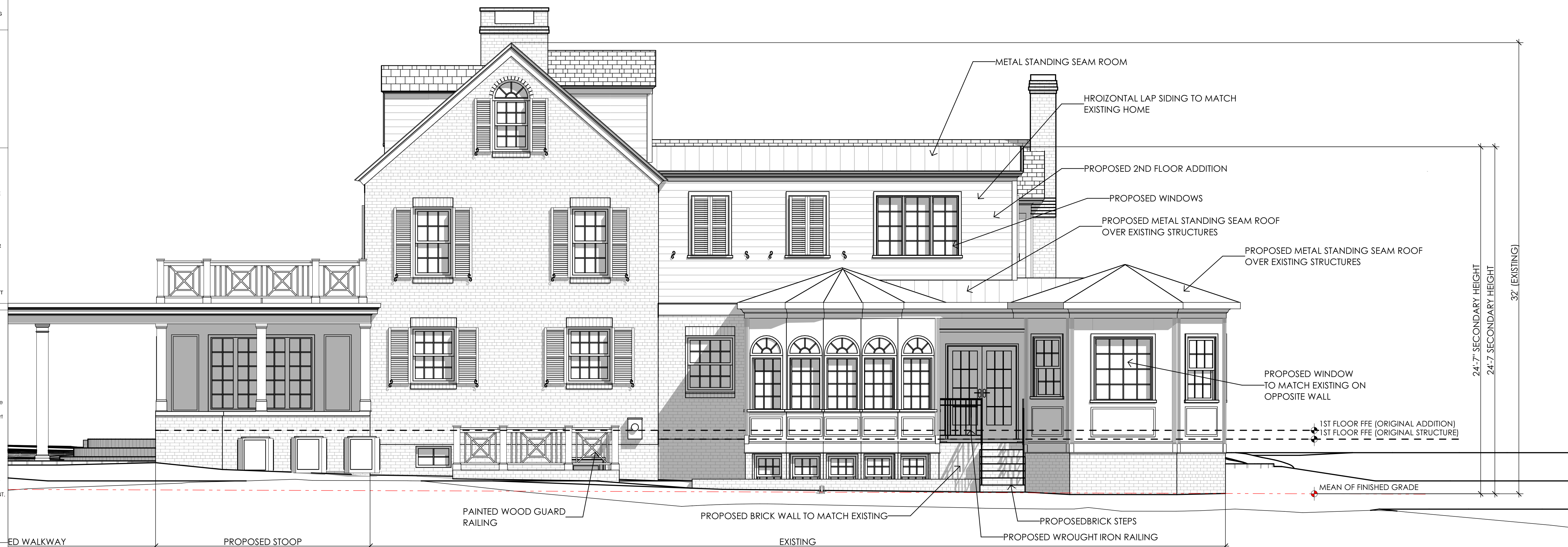
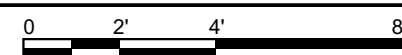
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7) EXHAUST FANS ARE REQUIRED IN BATHROOMS WITHOUT NATURAL VENTILATION.

ELECTRICAL PLAN LEGEND

- | | |
|--------------------|--------------------------|
| Switch One-Way | Recessed Can Light |
| Switch Three-Way | Shallow Recessed Can |
| Switch Four-Way | Mini Recessed Can Light |
| Switch Dimmer | Recessed Can Sloped |
| Switch Cling Mount | EyeBall Can Light |
| DOOR SWITCH | Pendant Light |
| Receptacle | Wall-Mount Light/Scource |
| Receptacle | Fan/Fan/Exhaust Port |
| 220v | Fan/Light Combo |
| USB Lwb Receptacle | Fan/Exhaust Port & Light |
| Floor Receptacle | Flood Light |
| Thermostat | Undercounter Light |
| Internet/TV Jack | Flourescent Light |
| Ceiling Fan | LED SURFACE MNT. |
| Wall Speakers | Surface Mount |
| Pullchain Light | Door Bell |
| Smoke Detector | Door Bell Chime |
| Landline Phone | |

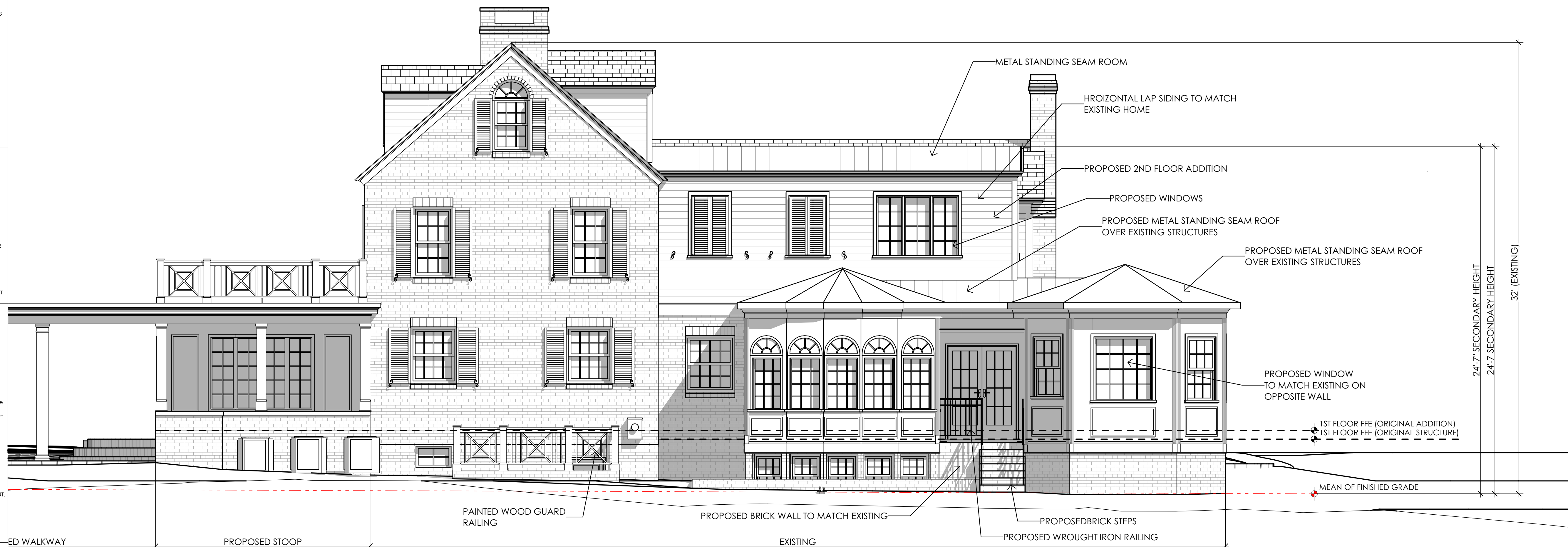
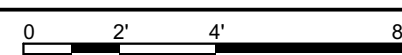
SOUTH ELEVATION

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



NORTH ELEVATION

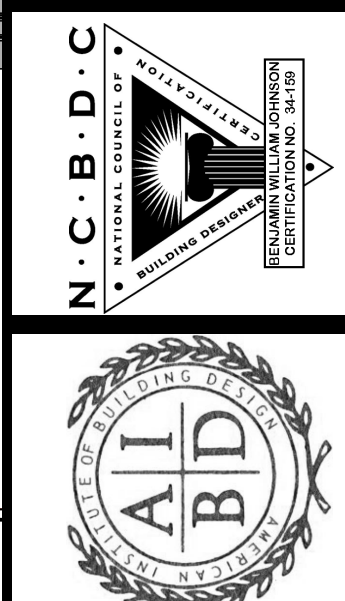
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NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

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707 GIMGHOUL RENOVATION & ADDITION
707 GIMGHOUL ROAD
CHAPEL HILL, NC 27514
DRAWN FOR

PROJECT NO: 1213
FILE: SHELTON_22.pln
DRAWN BY: Ben W.J.
CHKD BY:
ISSUED: Thursday, October 24, 2019
COPYRIGHT
COPYRIGHT 10/24/2019 BY WILL JOHNSON BUILDING COMPANY. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WILL JOHNSON BUILDING COMPANY.

REVISIONS:

FRONT & REAR ELEVATION MAIN HOUSE

A.32
SHEET 107 OF 197



NO SMOKING ON JOBSITE OR PROPERTY

SHELTON_27.plt - 10/24/2019



NOTE:
1) ALL DIMENSIONS DRAWN TO FRAMED WALL OR STRUCTURAL COMPONENT UNLESS NOTED
2) EXTERIOR FRAMED WALLS DRAWN INCLUDING 1/2" SHEATHING. INTERIOR FRAMED WALLS DRAWN LESS SHEATHING
3) ALL COLD AIR RETURNS DRAWN AS EXAMPLE LOCATIONS. FINAL LOCATIONS AND SIZES TO BE DETERMINED BY HVAC CONTRACTOR AND GENERAL CONTRACTOR
4) ALL MASONRY VENEER WALLS TO USE P.T. SHEATHING
5) ALL STRUCTURAL MEMBERS DRAWN AS EXAMPLES ONLY. EXACT SIZES TO BE DETERMINED BY ENGINEER & CONTRACTOR
6) ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED

DESIGN DISCLAIMER:
WILL JOHNSON BUILDING COMPANY HAS EXERCISED GREAT CARE AND EFFORT IN THE CREATION OF THIS HOME DESIGN AND THE COMPLETION OF THESE DRAWINGS. HOWEVER, WILL JOHNSON BUILDING COMPANY HAS NOT BEEN CONTRACTED TO PROVIDE PERSONAL CONSULTATION, SITE SUPERVISION, OR FIELD INSPECTION SERVICES AND HAVE NO CONTROL OVER THE CONSTRUCTION MATERIALS, METHODS OR SEQUENCING USED BY THE BUILDER. FOR THESE REASONS, AS WELL AS THE CROSS VARIATIONS IN LOCAL BUILDING CODES, WILL JOHNSON BUILDING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM ERRORS OR OMISSIONS IN THESE DRAWINGS. WE STRONGLY RECOMMEND THAT YOU, THE HOMEOWNER OR BUILDING CONTRACTOR, OR OWNER OF THESE DRAWINGS, HAVE THESE DRAWINGS THOROUGHLY REVIEWED BY A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, OR GENERAL CONTRACTOR LICENSED TO PRACTICE IN YOUR AREA. IN ADDITION TO YOUR LOCAL BUILDING OFFICIAL, PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:
1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL & LOCAL CODES & REGULATIONS.
2) CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.
3) ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SOLED.
4) ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES & MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING & REINFORCEMENT SIZES.
5) CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6) REINFORCE & INSULATE FOUNDATION WALLS PER LOCAL CODES.
7) ALL FOUNDATION & STRUCTURAL MEMBERS SHALL BE DESIGNED & STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT & VERIFICATION OF ALL STRUCTURAL DETAILS & CONDITIONS TO MEET ALL LOCAL CODES & TO ENSURE A WELL CONSTRUCTED & SAFE STRUCTURE.
8) ALL WOOD, CONCRETE, & STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE, & LOCAL BUILDING CODES.
9) ALL COLLUMS OR SOLD FRAMING SHALL BE DESIGNED TO CARRY A TERMINAL LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS.
10) WILL JOHNSON BUILDING COMPANY ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTION FROM THIS PLAN.
11) THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT INDIVIDUAL OR COMPANY.
12) WILL JOHNSON BUILDING COMPANY IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
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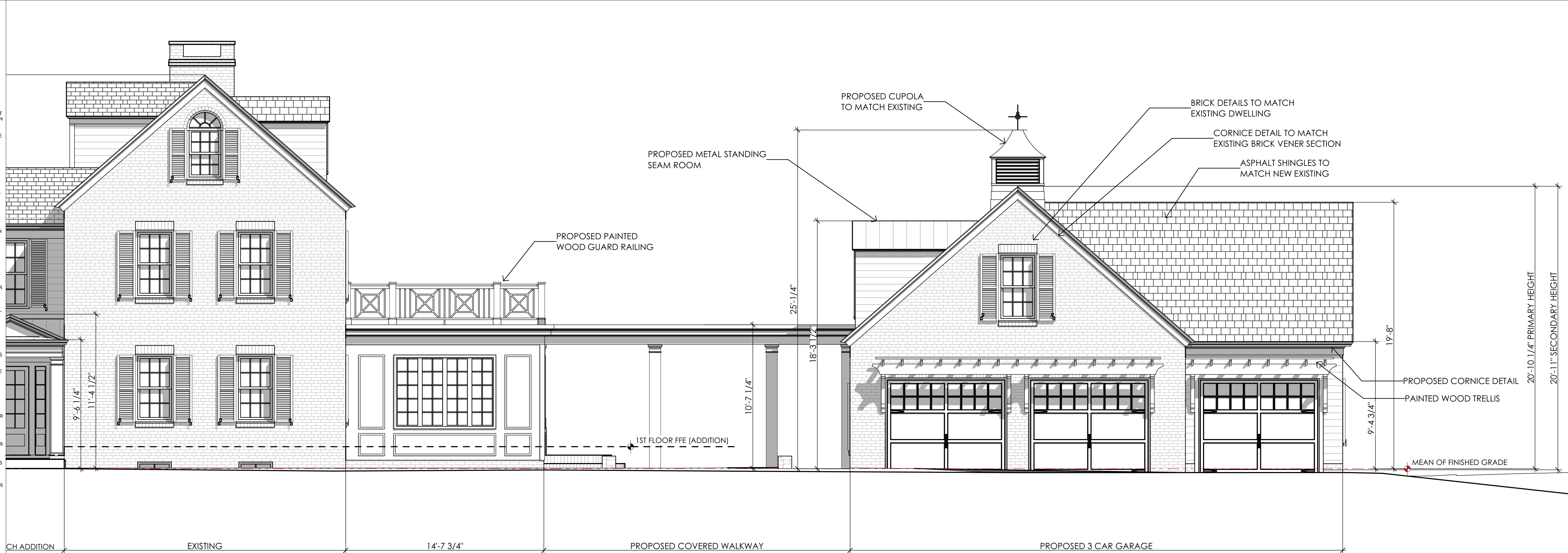
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ELECTRICAL PLAN LEGEND

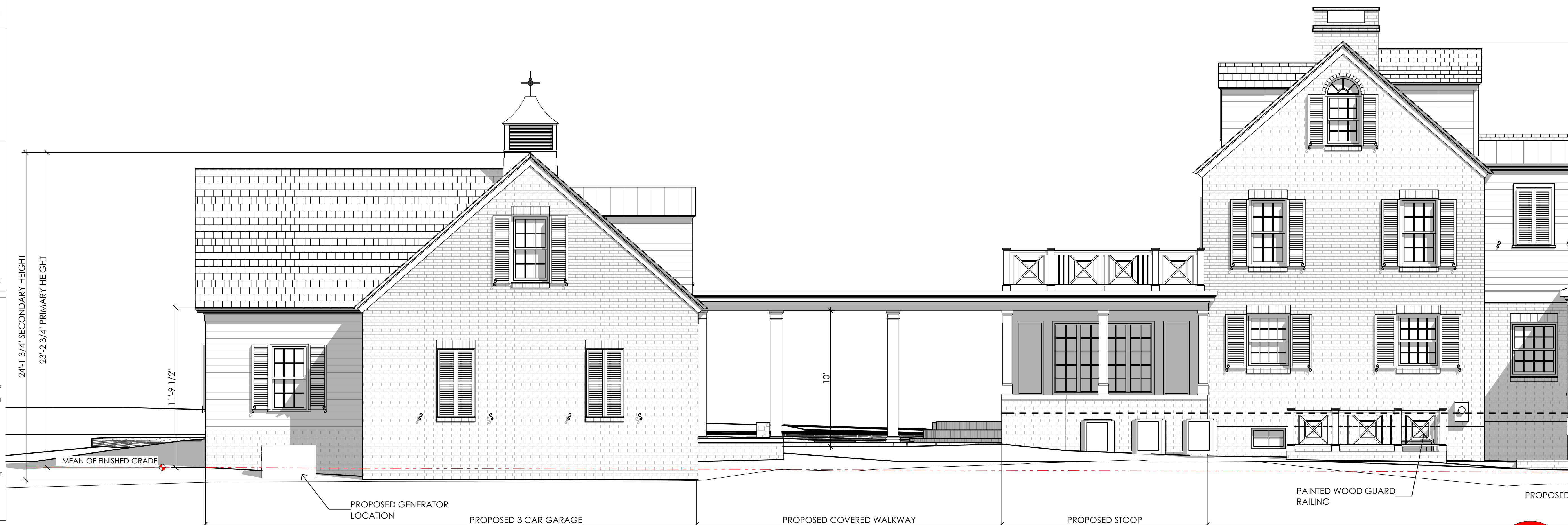
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| DOOR SWITCH | Pendant Light |
| Receptacle | Wall-Mount Light/Sconce |
| 220v | Fan/Fan/Exhaust Port |
| USB Hub Receptacle | Fan/Light Combo |
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| Thermostat | Flood Light |
| Internet/TV Jack | Undercounter Light |
| Ceiling Fan | Flourescent Light |
| Wall Speakers | LED SURFACE MNT. |
| Pullchain Light | Surface Mount |
| Smoke Detector | Door Bell |
| Landline Phone | Door Bell Chime |



1 SOUTH ELEVATION

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

0 2' 4' 8'



2 NORTH ELEVATION

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

0 2' 4' 8'

NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

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CONTRACTOR NOTES:
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N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS
N.C.B.D.C. CERTIFICATION #1015



707 GIMGHOUL RENOVATION & ADDITION
707 GIMGHOUL ROAD
CHAPEL HILL, NC 27514
DRAWN FOR

PROJECT NO: 1213
FILE: SHELTON_27.plt
DRAWN BY: Ben W.J.
CHKD BY:
ISSUED: Thursday, October 24, 2019
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REVISIONS:

FRONT & REAR ELEVATION GARAGE

A.33

SHEET 108 OF 197



NO SMOKING ON JOBSITE OR PROPERTY

8. Demolition/Relocation Information

The original architect is unknown. Based on the history and style of the 1920's I frame, it is not believed to have been designed by an architect. Believed to have been built in 1920's era, however, unconfirmed. Owner was Alma Holland. See above. For additional record of the structure to be demolished, see above

"What is the contribution of the threatened building to the historic district?

The garage does not contribute to the historic character of the neighborhood in a significant manner. It also contains architecturally incorrect features.

"Could the property be sold to someone whose needs it meets?"

Given the significant cost and scope of the needed additions, restorations, and repairs throughout the property, inside and outside, it is not reasonable to justify this expense with the result being a dwelling with no usable garage.

"Could the building be adapted to meet the needs of the property owner?

Give the current shape, form, and structure, it would not be possible to widen or connect the existing garage to the house without destroying it in the process or negatively impacting the street character of the neighborhood.

Hardships from continued use of the garage:

- 1) There is no usable garage on this property.
 - a. Insufficient width for designed purpose:
 - b. The garage is not currently large in width for a modern vehicle to safely enter and exit. The structure, although currently intended to be used as a garage, was not originally used as a garage, by our assessment.
- 2) No ability to park vehicles within enclosed garage space
 - a. Due to the inability to park within the garage in a safe manner, all vehicles are forced to park outside the garage, in the driveway, or on the street
 - i. Damage to vehicles
 - ii. Unsightly for neighborhood
- 3) Insufficient turn-around ability
 - a. No space to turn around prior to existing dwelling with vehicle. This forces the owners to back out onto the street. This increases likelihood of vehicle and pedestrian collisions.
- 4) Inability of residents to enter and egress dwelling without coming into contact with elements
 - a. Taken from Design Guidelines For The Chapel Hill Historic Districts:
 - i. **Accessibility & Life Safety Considerations – PG 46** "Introduce new or alternate means of access to the historic building, as needed ,in ways that do not compromise the historic character of the entrance or front porch"
 1. There is precedent and need for creating safe means of enter and egress to dwelling.
 2. Rain
 3. Ice – falls resulting from frozen paths during winter that have been exposed to sleet
 4. Attaching the proposed garage to the house would compromise the architectural integrity of the structure and result in a massing issue as well as force us to re-shape the current driveway shape, potentially harming the mature specimen trees in the front of the property.

Documentation Of Existing Garage













Nearby Property Owners & Mailing List

PROPERTY	NAME	STREET ADDRESS	CHAPEL HILL	STATE	ZIP
702 GIMGHOUL RD	THOMAS PHYLLIS TRUSTEE	105 SOUTH DUNTON AVE	ARLINGTON HTS	IL	60005
704 GIMGHOUL RD	BUYSSE ROBERT D	704 GIMGHOUL RD	CHAPEL HILL	NC	27514
708 GIMGHOUL RD	LUEBCHOW JAMES E	708 GIMGHOUL RD	CHAPEL HILL	NC	27514
712 GIMGHOUL RD	JONES ADAM W	712 GIMGHOUL RD	CHAPEL HILL	NC	27514
705 GIMGHOUL RD	BRINER BRADFORD B	705 GIMGHOUL RD	CHAPEL HILL	NC	27514
208 GLANDON DR	MURPHY SEAN P	208 GLANDON DR	CHAPEL HILL	NC	27514
715 GIMGHOUL RD	LONG MILDRED J	715 GIMGHOUL RD	CHAPEL HILL	NC	27514
226 GLANDON DR	BROWN NEILSON	226 GLANDON DR	Chapel Hill	NC	27514
220 GLANDON DR	LEADBETTER MARY	220 GLANDON DR	CHAPEL HILL	NC	27514

GB
JB



20190211000024140 DEED
Bk:RB6576 Pg:204
02/11/2019 04:12:12 PM 1/5

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$3005.00

JB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,005.00

Parcel Identifier No. 9788-77-8005 Verified by JB County on the ____ day of ____, 20__
By: _____

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 404 Simerville Road, Chapel Hill, NC 27517

THIS DEED is made this 11th day of February, 2019, by and between

GRANTOR	GRANTEE
FIRST INTERNATIONAL FINANCIAL, INC. A Wyoming corporation (See Corporate Resolution attached as Exhibit B)	KENNETH SHELTON and spouse, MIA PIZZAGALLI <u>Property Address:</u> 707 Glimghoul Road Chapel Hill, NC 27514

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the **Orange County**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

FIRST INTERNATIONAL FINANCIAL, INC.
A Wyoming corporation

Address: 125 S. Estes Dr., #2725
Chapel Hill, NC 27515

By: Christa Miller
Christa Miller, Chief Financial Officer

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein ____ includes X does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

Orange County, North Carolina

I, Thomas R. Holt, a Notary Public for Orange County, North Carolina, certify that **Christa Miller** personally came before me this day and acknowledged that she is **Chief Financial Officer** of **FIRST INTERNATIONAL FINANCIAL, INC.**, a Wyoming corporation, and that she, as **Chief Financial Officer**, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 17th day of February, 2019.

(Official Seal)

Thomas R. Holt
Thomas R. Holt, Notary Public

My commission expires: 09/10/2020

THOMAS R. HOLT
NOTARY PUBLIC
ORANGE COUNTY, NC

EXHIBIT A

Beginning at a one inch existing iron pipe located in the northern right-of-way of Gimghoul Road, said point being the common corner between Lots 24 and 25 as shown on a map recorded in Plat Book 1, Page 51, Orange County Registry (the "Record Map"); running thence along the northern right-of-way of Gimghoul Road the following two (2) calls and distances: (1) a correct measured bearing and distance of North 88° 05' 23" West 99.97 feet to a calculated point; and (2) a correct measured being and distance of North 85° 04' 23" West 100.28 feet to a one inch existing iron pipe, said point being the common corner between Lots 26 and 27 as shown on the Record Map; running thence along the eastern line of Lot 27 a correct measured bearing and distance of North 00° 00' 00" East 183.59 feet to a calculated point within the right-of-way of Evergreen Lane (20 foot private R/W); running thence within the right-of-way of Evergreen lane a correct measured being of North 90° 00' 00" East a total distance of 199.83 feet to a calculated point, said point being the northwestern corner of Lot 24 as shown on the above-referenced map; running thence along the western line of Lot 24 a correct measured bearing and distance of South 00° 00' 04" East 195.55 feet to the place of Beginning, and being all of Lots 25 and 26, containing 38,143 Sq. Ft. or 0.876 acres, as shown on a survey entitled "Property of First International Financial, Inc." prepared by Freehold Land Surveys, Inc. dated July 14, 2017.

PIN: 9788-77-8005

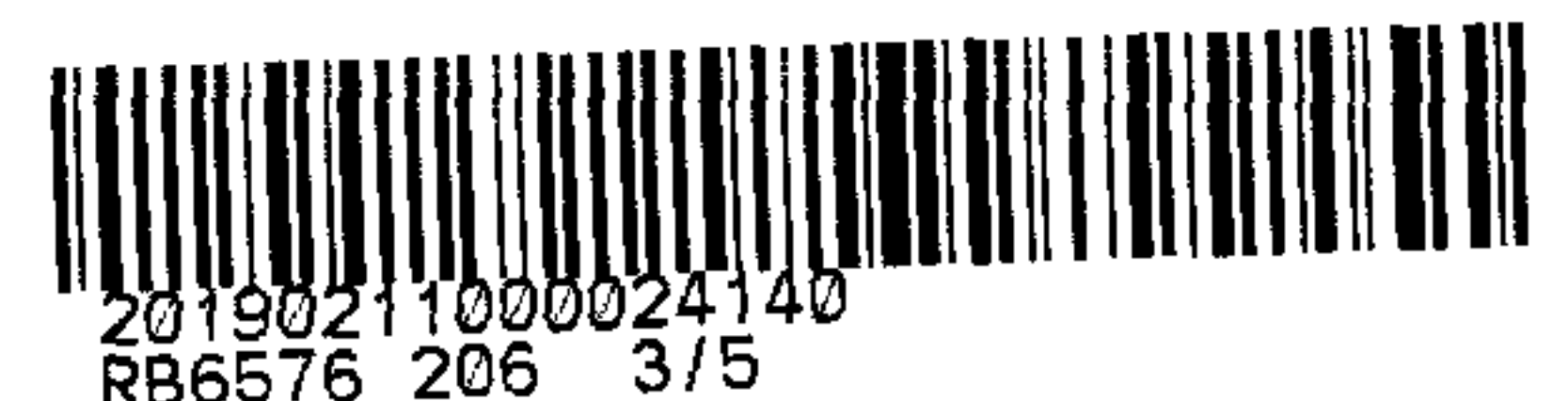


EXHIBIT B

**ACTION BY WRITTEN CONSENT OF
THE SOLE DIRECTOR OF
FIRST INTERNATIONAL FINANCIAL, INC.**

Effective as of January 29, 2019

The undersigned, being the sole member of the board of directors (the "Board") of First International Financial, Inc., a Wyoming corporation (the "Company"), does hereby adopt the following resolutions by signing his written consent hereto:

APPOINTMENT OF OFFICER

WHEREAS, the Board has determined it to be in the best interest of the Company to appoint Christa Miller as Chief Financial Officer of the Company.

NOW, THEREFORE, BE IT RESOLVED, that Ms. Miller is hereby appointed as Chief Financial Officer of the Company; and

RESOLVED FURTHER, that any corporate action taken on or prior to the date hereof by Ms. Miller in her capacity as Chief Financial Officer and previously disclosed to the Board is hereby ratified and adopted effective as of the date such action was taken.

[Remainder of page intentionally left blank]



IN WITNESS WHEREOF, the undersigned has executed this Action by Written Consent of the Sole Director as of the date first set forth above. This action shall be filed with the minutes of the proceedings of the Company and shall be effective as of the date first above written. Any copy, facsimile or other reliable reproduction of this action may be substituted or used in lieu of the original writing for any and all purposes for which the original writing could be used, provided that such copy, facsimile or other reproduction be a complete reproduction of the entire original writing.


Greg E. Lindberg

SOLE DIRECTOR

