



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Building 919-968-2718 permits@townofchapelhill.org
Zoning 919-969-5066 planning@townofchapelhill.org

Residential Building Permit

☐ Zoning Review

Reference: **Revision submitted 6/25/2020**
Permit: **Project #16-071**

| | | |
|--|---|--|
| A: Project Location | Type: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family | County: <input checked="" type="checkbox"/> Orange <input type="checkbox"/> Durham |
| Property Address or PIN: <u>514 East Rosemary Street</u> PIN: <u>9788-58-9742</u> Unit Number: _____ | | |
| City: <u>Chapel Hill</u> | State: <u>NC</u> | Zip: <u>27514</u> Subdivision: _____ |
| Utilities: <input checked="" type="checkbox"/> OWASA <input type="checkbox"/> Septic <input type="checkbox"/> Well <input checked="" type="checkbox"/> Inside Town Limit | | |
| Property Owner: <u>Bill and Kara Raynor</u> Email: <u>krraynor@hotmail.com</u> <u>wraynor@ofiglobal.com</u> | | |
| Property Owner Address: <u>302 W. Barbee Chapel Road</u> <input type="checkbox"/> Same as Property Address | | |
| City: <u>Chapel Hill</u> | State: <u>NC</u> | Zip: <u>27517</u> Phone: <u>617-894-8460</u> |
| Special Protection Areas: <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Jordan Buffer <input type="checkbox"/> NCD <input type="checkbox"/> RCD <input checked="" type="checkbox"/> Watershed Protection District | | |

| | |
|--|--|
| B: Applicant | |
| General Contractor: _____ | <input type="checkbox"/> Owner |
| Design Professional: (if applicable) <u>Jim Spencer Architects PA</u> | |
| Contact Name: <u>Jim Spencer, Architect</u> | NCGC License Number: _____ |
| Address: <u>103 Lloyd St.</u> | City: <u>Carrboro</u> State: <u>NC</u> Zip: <u>27510</u> |
| Email: <u>jspencerjsa@gmail.com</u> <u>hferrelljsa@gmail.com</u> | Phone: <u>919-960-6680</u> |
| <input type="checkbox"/> I am a general contractor duly licensed by the NC Licensing Board of General Contractors. | |
| <input type="checkbox"/> I am permitted to contract on projects on one property at a time not to exceed \$30,000. I acknowledge and understand that I am not permitted to perform or subcontract plumbing, mechanical, or electrical work so all of the following contractors are considered licensed sub-contractors and have contracts directly with the property owner. | |
| <input type="checkbox"/> I own the property where the building, or portion thereof, will be constructed or altered and I am acting as the General Contractor of record. I acknowledge and understand that I must personally occupy the property for a period of not less than 12 months and have attached the completed, signed, and notarized "Owner Exemption Affidavit", as required by NC law, stating the same. | |
| I hereby certify that I am authorized to submit this application; that all information is correct and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations. I understand that knowingly providing false information in this application can subject me to civil and criminal prosecution. I will ensure that the Development Services Center is notified of any changes in the approved plans and specifications for the project permitted herein. | |
| Print Name <u>Jim Spencer, AIA, LEED BD+C</u> | Signature <u>[Signature]</u> Date <u>12.12.16</u> |

Need help? View the instructions: <http://bit.ly/1Qn66Vx> Still unsure? Call or email us! M-F 8:30-5



QUESTIONS?
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| C. Type of Work | | Check all boxes that apply to the work being performed |
|---|---|--|
| <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Deck / Porch <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Driveway <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Insulation <input type="checkbox"/> Other (Specify): _____ | <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> New Home <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> Pool <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Roof / Siding <input type="checkbox"/> Solar / Energy Upgrades | <input type="checkbox"/> Accessory structure or Use (exterior): i.e. fence, gazebo, irrigation, landscaping, patio, outdoor kitchen, or fireplace, other paved or impervious, parking area, pergola, retaining wall, shed, steps, stoop, or utilities <input type="checkbox"/> Remodel: Adding, moving, removing of any walls or changing use of existing space. I.e. changing size of a room, finishing unfinished space, changing dining room to bedroom, or closing off storage space in garage. <input type="checkbox"/> Renovation: Improving or refurbishing a space without changing its configuration, size, or use. I.e. replace flooring, cabinets, or fixtures. <input type="checkbox"/> After the Fact: This permit is to authorize work performed without a permit, inspection, or approval. |
| Total Cost of Construction: \$ To Be Determined | | |

| D: Details | | | | |
|---|---------------------------------|--------------|-------------|--|
| 1. Heated Square Footage | | | | |
| | Construction Area (square feet) | | | |
| | New | Total | | |
| Basement | 0 | 0 | | |
| 1st Floor | 1780 House | 1780 House | | |
| 2nd Floor | 1120 House/395 Office | 1515 | | |
| 3 rd Floor / Attic | | | | |
| Total | 3295 | 3295 | | |
| Interior Work Area (Remodel or Renovation Area + New) | | | | |
| 2. Dwelling Area | | | | |
| Number of: | New | Total | | |
| Bedrooms | 5 | 5 | | |
| Bathrooms | 5 | 5 | | |
| Kitchens | 1 | 1 | | |
| Dwelling Units | 1 | 1 | | |
| 3. Zoning | | | | |
| Zoning District | | R-2 | | |
| | Allowed | Proposed | | |
| Primary Heights (feet) | 29' | 22'-4" | | |
| Secondary Heights(feet) | 50' | 29'-8" | | |
| | Allowed | Proposed | | |
| Interior Setback (feet) <i>Neighboring lot lines</i> | 11' | 13'-3" | 11'-6" | |
| Solar Setback (feet) <i>Northern Lot Line</i> | 13' | Street | | |
| Street Setback(s) (feet) | 26' | 27'-2" | | |
| Complete using Square Feet | Existing | Change (+/-) | Total | |
| Impervious Surface Area (ISA) | 1767 | +3245 | 5012 | |
| Lot Size (NLA) | 10,906 | | Square Feet | |
| New Land Disturbance | 8928 | | Square Feet | |
| Proposed ISA / NLA Ratio | 0.46 ISA/NLA | | | |



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Floor Area (NCD or Duplex)

Square Feet

E. Subpermit Information

1. Mechanical

| | | |
|---|--|--------------------------------|
| Mechanical Contractor: | NC Mechanical License Number: | <input type="checkbox"/> Owner |
| Address: | City: | State: Zip: |
| Email: | Phone: | |
| Service Type: <input type="checkbox"/> New <input type="checkbox"/> Changeout | Check all that apply: <input type="checkbox"/> Duct Work <input type="checkbox"/> Exhaust Fan <input type="checkbox"/> Gas Line <input type="checkbox"/> Geothermal System | |
| Number of Heat Pumps & Gas Packs: | Number of Other Mechanical Appliances:* | Number of Fireplaces: |

*Includes, but not limited to AC units, gas furnace, electric furnace, air handler units, condensers, coils, chillers, humidifiers, etc.

2. Electrical

| | | |
|---|-------------------------------|--------------------------------|
| Electrical Contractor: | NC Electrical License Number: | <input type="checkbox"/> Owner |
| Address: | City: | State: Zip: |
| Email: | Phone: | |
| COMPLETE ONLY ONE OF THE FOLLOWING TWO SECTIONS | | |
| Service Type: <input type="checkbox"/> New <input type="checkbox"/> Service Change* <input type="checkbox"/> Temporary Service <input type="checkbox"/> Change in location of existing Meter / Panel | OR | Boxes: _____ |
| Service Size: _____ Amps <input type="checkbox"/> Rewire | | Switches: _____ |
| Number of Meters: _____ | | Outlets: _____ |
| | | Lights: _____ |

*When there is a service change that results in a relocation or upgrade (100 amp to 200 amp, etc.), the new utility power line MUST be installed underground to comply with LUMO Ordinance Section 5.12.2

3. Plumbing

| | | |
|--|---|--------------------------------|
| Plumbing Contractor: | NC Plumbing License Number: | <input type="checkbox"/> Owner |
| Address: | City: | State: Zip: |
| Email: | Phone: | |
| Service Type: <input type="checkbox"/> New <input type="checkbox"/> Changeout <input type="checkbox"/> Pipe Replacement | Number of Fixtures & Connections: _____ | |
| Check all that apply: <input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> New Sewer Connection <input type="checkbox"/> Septic | | |

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☐ Backflow Preventer ☐ Irrigation System ☐ New Water Connection ☐ Well

**Number of
Water Heaters:** _____

City Manager Approval of COA- 9.19.2017



DEPARTMENT OF PLANNING &
DEVELOPMENT SERVICES
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

September 19, 2017

Mr. Jim Spencer
Jim Spencer Architects, PA
103 Lloyd Street
Carrboro, NC 27510

Re: 514 East Rosemary Street (PIN 9788-58-9742; Project #16-071) - Certificate of Appropriateness

Dear Mr. Spencer:

This letter is in regards to the Certificate of Appropriateness (COA) for a new home at 514 East Rosemary Street (Project #16-071). Because more than 180 days have elapsed since the Town accepted an application for a Certificate of Appropriateness for this project, as Town Manager I am obligated to issue the Certificate of Appropriateness. Please find a copy of the COA placard attached.

Section 3.6.2.d.4. of the Land Use Management Ordinance states that "Within one hundred eighty (180) days of the acceptance of an application, or within such further time consented to by written notice from the applicant, the town manager or the commission shall approve the application, approve the application with conditions, or deny the application. "

It goes on to note that "Failure to take final action on an application within the prescribed time limit, or extensions thereof, shall result in approval of the application as submitted."

The attached COA placard must be displayed at the site during construction activities, as well as a copy of the plans approved for the COA (attached to the COA for reference). Any further changes to the approved plans may require review and approval by the Historic District Commission. At this point, if you have not already done so, please contact the Town's Development Services Division to submit the necessary documentation for securing any required zoning and/or building permit(s).

If you have any questions, please call John Richardson, who is the Interim Planning Operations Manager for Planning & Development Services, at 919-969-5075.

Sincerely,

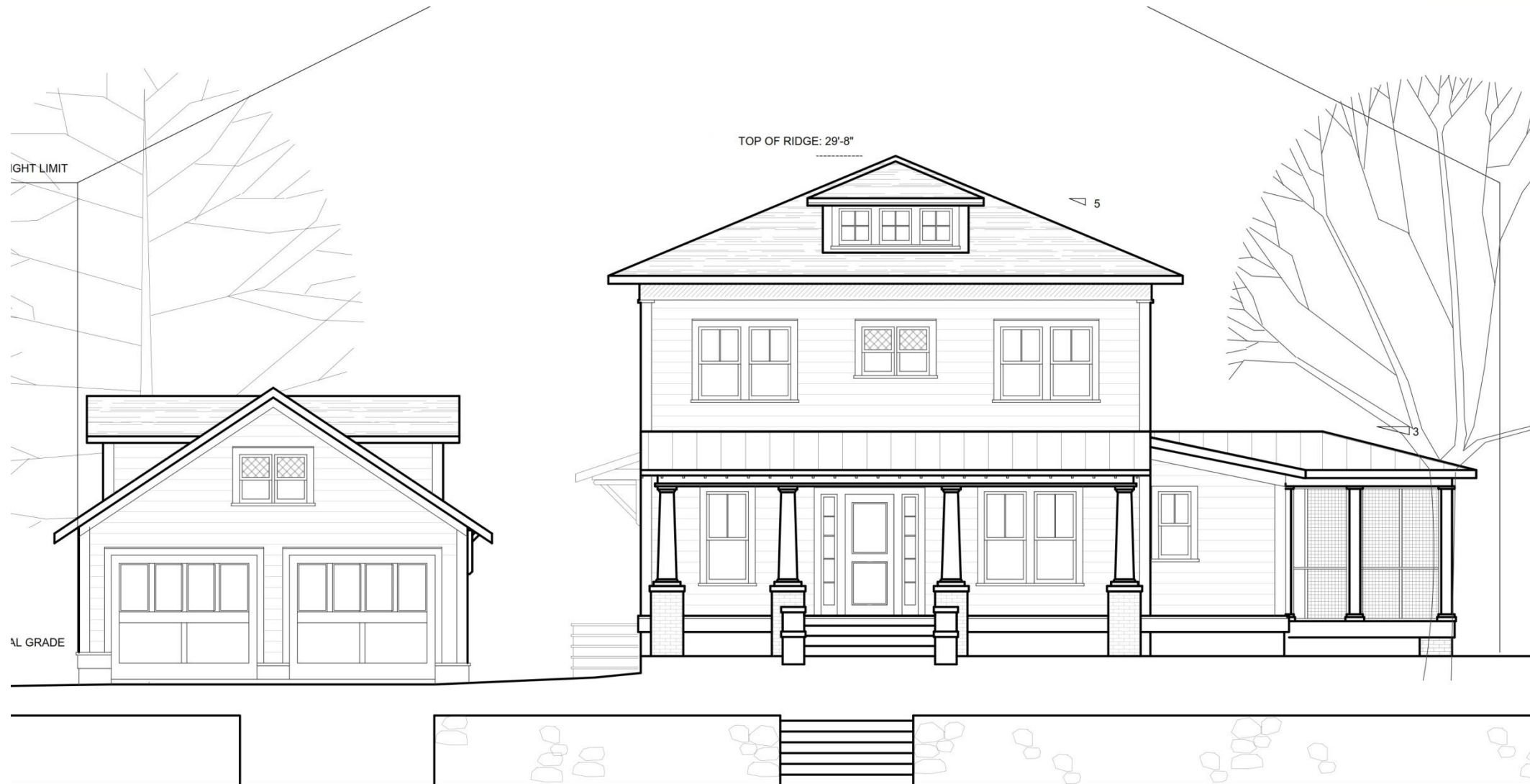
A handwritten signature in blue ink, appearing to read 'R. Stancil', with a large, stylized flourish extending from the end.

Roger L. Stancil, Town Manager

cc: Development Services
Inspections Division
Ms. LeAnn Brown
Mr. Bill Raynor

Raynor Residence

514 East Rosemary Street
Certificate of Appropriateness, February 16, 2017



Project Scope:

- New Residence on Existing Lot in Franklin-Rosemary Historic District. Removal of existing cottage.

Notes:

- 1) Subject property is zoned R-2, T.C.H.
- 2) Subject property lies within the Franklin-Rosemary Historic District.
- 3) Trees on the subject property are not shown on this survey.

N.L.A. = 10,906 S.F. (0.250 AC.)
G.L.A. = 11,997 S.F. (0.275 AC.)

LOCATION MAP



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2901, PAGE 162); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800). THIS 6th DAY OF OCTOBER, 2015.



Existing Impervious Surface

| | |
|----------------|----------|
| House: | 247 s.f. |
| Porch: | 18 |
| Stoop: | 8 |
| Gravel Drive: | 1,184 |
| Walls (total): | 310 |

Existing Total = 1,767 s.f.

SITE SURVEY

PROPERTY OF

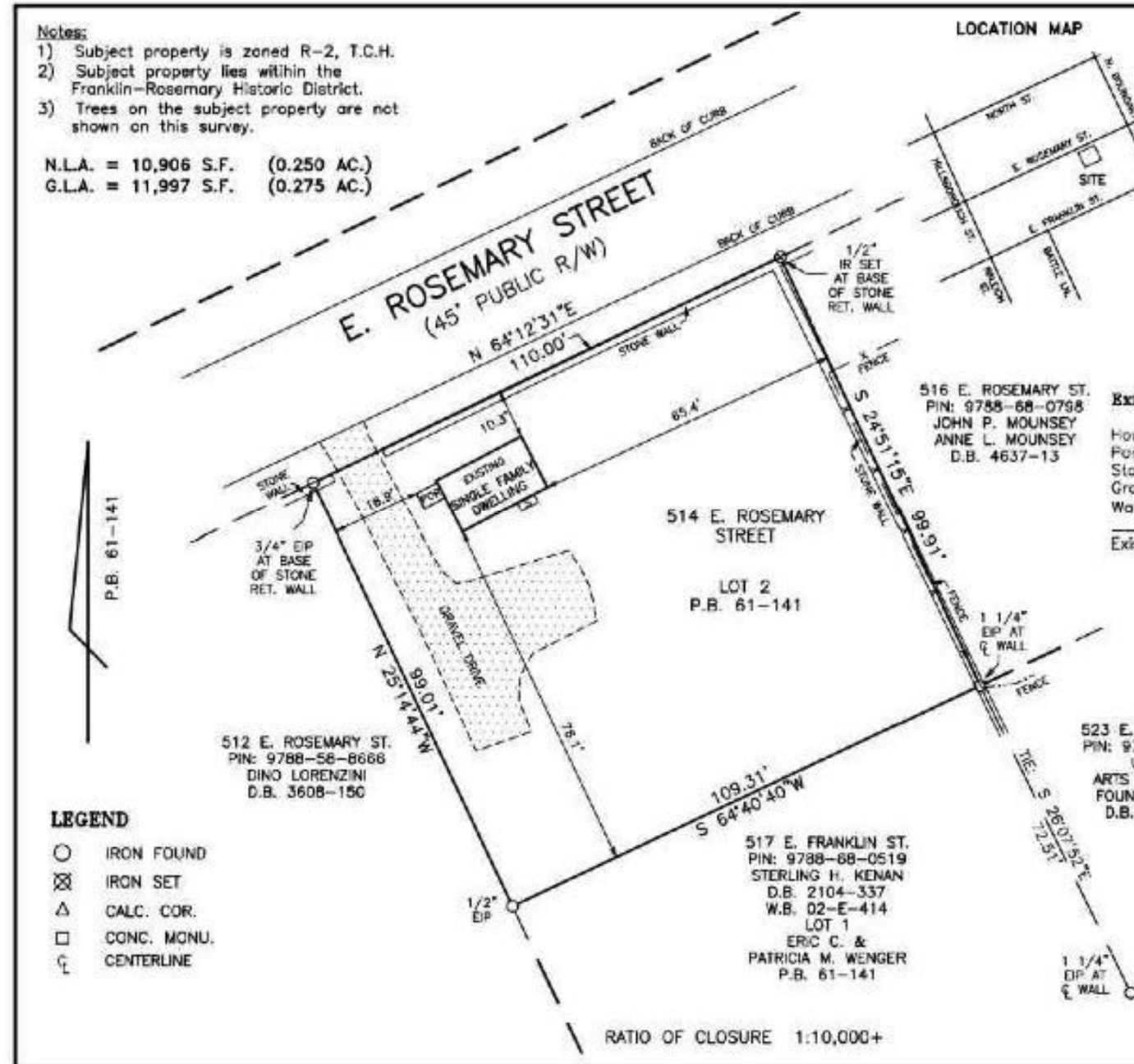
**KAREN SINGH
ELGAR PEERSCHKE**

514 E. ROSEMARY STREET
LOT 2

ERIC C. & PATRICIA M. WENGER
PLAT BOOK REF: 61-141
PIN: 9788-58-9742
CHAPEL HILL TWP. ORANGE CO.
NORTH CAROLINA

LEGEND

- IRON FOUND
- ⊗ IRON SET
- △ CALC. COR.
- CONC. MONU.
- ⊥ CENTERLINE



SCALE: 1" = 30'

OCT. 2, 2015

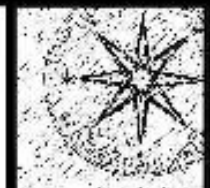
FREEHOLD LAND SURVEYS, INC. C-165
P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

J24366 base J11161



EXISTING SURVEY

SCALE: not to scale



**JIM SPENCER
ARCHITECTS, PA**

103 LLOYD STREET
UPPER LEVEL
CARRBORO, NC 27510

919.960.6680 office
919.960.6682 fax
jspencerjsa@gmail.com

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PROPOSED NEW
RESIDENCE FOR:

**BILL AND KARA
RAYNOR**

514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS



COTTAGE- ROSEMARY ELEVATION



COTTAGE - NORTH ELEVATION



COTTAGE-
EAST ELEVATION

HEIGHT: 19'-8" TO THE TOP OF RIDGE
COTTAGE SIZE: 294 sf footprint (14' x 21')

COTTAGE-
WEST ELEVATION



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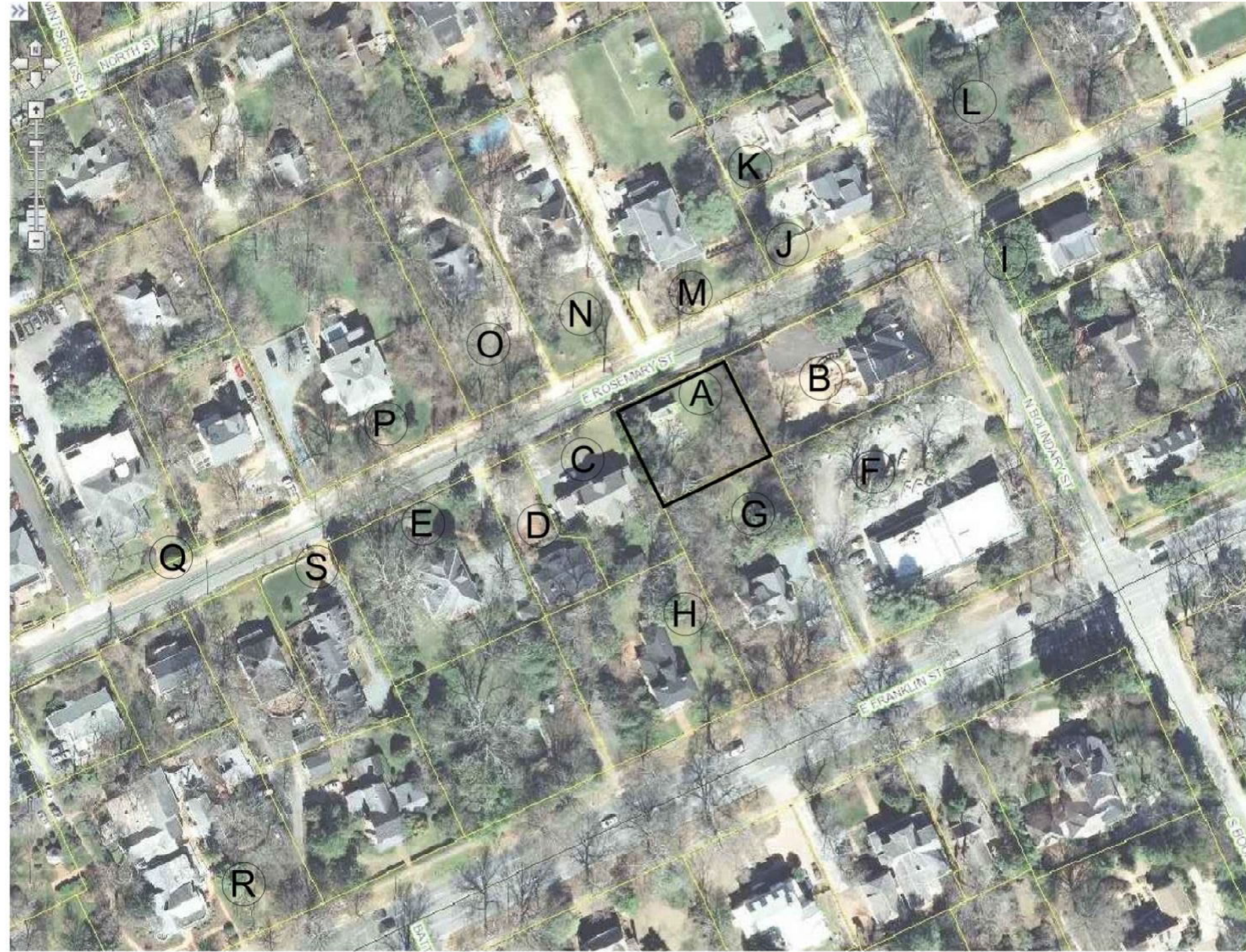
BILL AND KARA
RAYNOR

514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS



Surrounding Context



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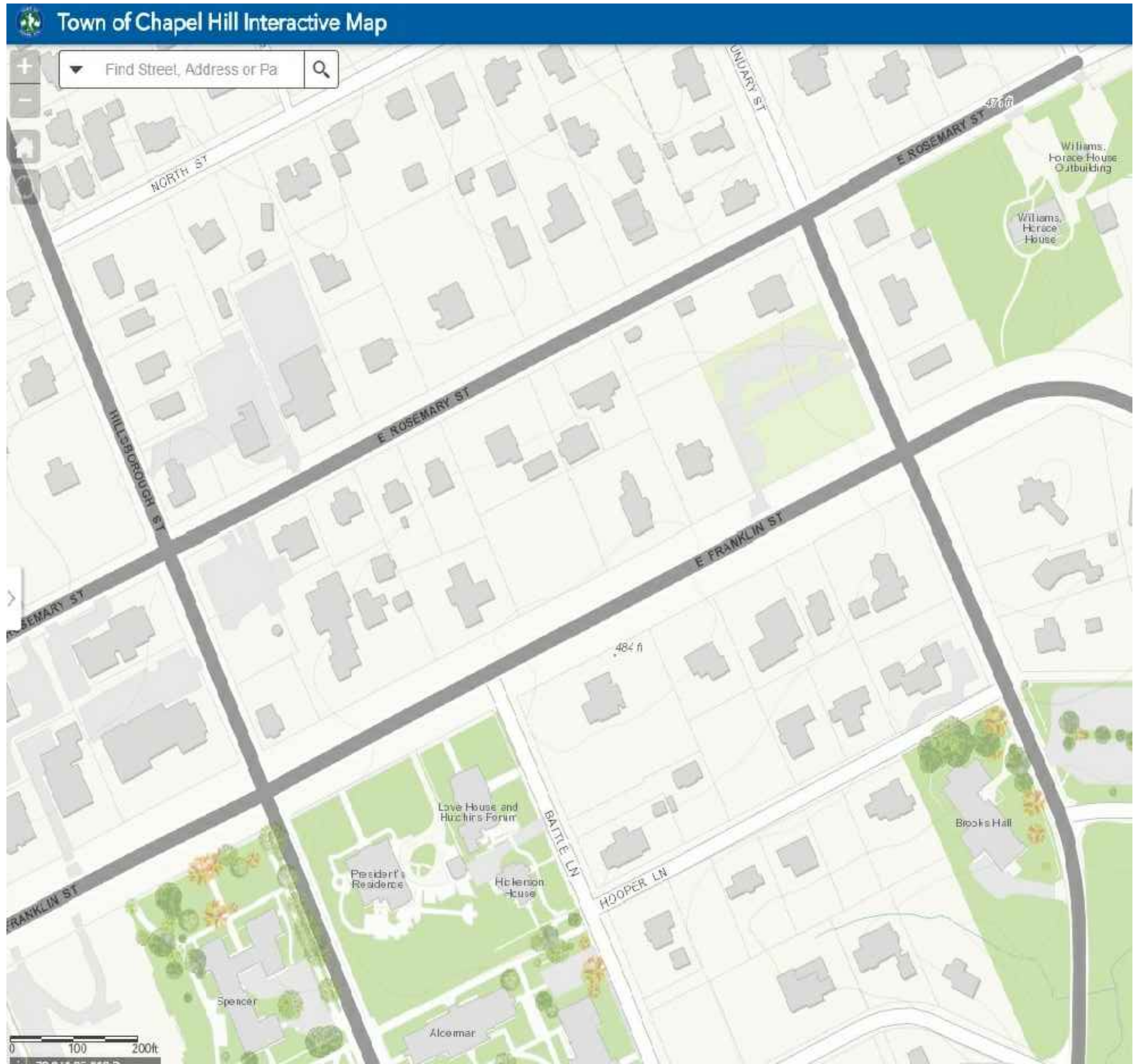
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PROPOSED
NEW
RESIDENCE
FOR:
**BILL AND
KARA
RAYNOR**

514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

Aerial Photo Context Plan





3,936 sf on 0.47 acre lot = 19% coverage.
Source: OC GIS

B



MOUNSEY RESIDENCE - 516 EAST ROSEMARY

SCALE: NO SCALE

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CARRBORO, NC 27510

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919.960.6682 fax
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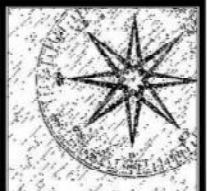
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PROPOSED NEW
RESIDENCE FOR:

BILL AND KARA
RAYNOR

514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS





C

2,616 sf on 0.29 acre lot = 21% coverage.
Source: OC GIS



LORENZINI RESIDENCE - 512 EAST ROSEMARY

SCALE: NO SCALE

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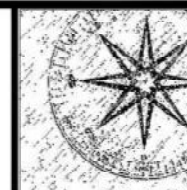
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PROPOSED NEW
RESIDENCE FOR:

BILL AND KARA
RAYNOR

514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS





1,737 heated sf on 0.17 acre lot = 23% coverage.
Source: OC GIS


D

510 EAST ROSEMARY STREET
SCALE: NO SCALE



4,774 heated sf on 0.51 acre lot = 21% coverage.
Source: JSA Measured drawings



 Immel-Tanna Residence - 506 East Rosemary
SCALE: NO SCALE

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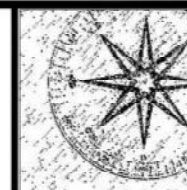
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RAYNOR

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CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS





12,225 sf on 0.94 acre lot, yields 30% coverage.
 source: Weinstein Freidlein Architects



UNC ARTS AND SCIENCES FOUNDATION - 523 EAST FRANKLIN

SCALE: NO SCALE

| | | | | | | | |
|--|--|---|--------------------------------|-------------------------|---|--------------|--|
| JIM SPENCER ARCHITECTS, PA 103 LLOYD STREET UPPER LEVEL CARRBORO, NC 27510 | 919.960.6680 office 919.960.6682 fax jspencerjsa@gmail.com | THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED. © 2016 JIM SPENCER ARCHITECTS, PA | PROPOSED NEW RESIDENCE FOR: | BILL AND KARA RAYNOR | 514 EAST ROSEMARY STREET CHAPEL HILL, NORTH CAROLINA 27514 | HDC DRAWINGS | |
|--|--|---|--------------------------------|-------------------------|---|--------------|--|



4,212 sf on 0.5 acre lot = 19% coverage.
Source: JSA measured drawings



SINGH-PEERSCHKE RESIDENCE - 517 EAST FRANKLIN STREET

SCALE: NO SCALE

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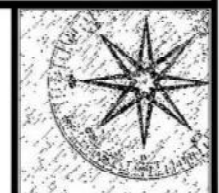
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HDC DRAWINGS



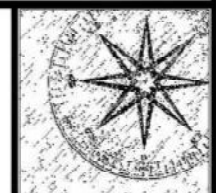


2,495 sf on 0.49 acre lot = 12% coverage.
Source: OC GIS



SPANGLER RESIDENCE - 513 EAST FRANKLIN STREET

SCALE: NO SCALE



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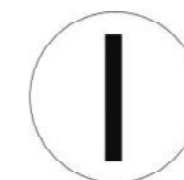
BILL AND KARA
RAYNOR

514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS



3,081 heated sf on 0.21 acre lot = 34% coverage.
Source: OC GIS



SEMANS RESIDENCE - 602 EAST ROSEMARY

SCALE: NO SCALE

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103 LLOYD STREET
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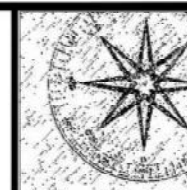
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BILL AND KARA
RAYNOR

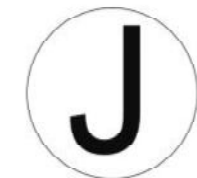
514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS





4,792 heated sf on 0.25 acre lot = 44% coverage.
Source: JSA Measured drawings



NOBLE RESIDENCE - 523 EAST ROSEMARY STREET

SCALE: NO SCALE



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ARCHITECTS, PA
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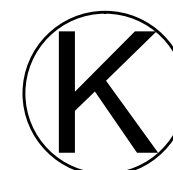
BILL AND KARA
RAYNOR

514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS



3,080 heated sf on 0.23 acre lot = 31% coverage.
Source: JSA Measured drawings



ROUTH RESIDENCE - 205 N BOUNDARY STREET

SCALE: NO SCALE

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103 LLOYD STREET
UPPER LEVEL
CARRBORO, NC 27510

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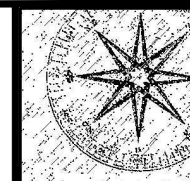
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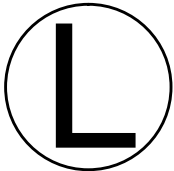
514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

HDC DRAWINGS





4,502 heated sf on 0.84 acre lot = 12% coverage.
Source: OC GIS



SATHER RESIDENCE - 206 N BOUNDARY STREET


SCALE: NO SCALE

| | | | | | | |
|--|---|--|---|---|---------------------|--|
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|--|---|--|---|---|---------------------|--|



3,179 heated sf on 0.83 acre lot = 9% coverage.
Source: OC GIS



 KNAUFF RESIDENCE - 515 EAST ROSEMARY STREET
SCALE: NO SCALE

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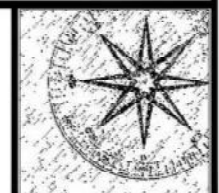
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HDC DRAWINGS



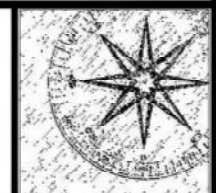


4,141 heated sf on 0.49 acre lot = 19% coverage.
Source: JSA Measured drawings



REED RESIDENCE - 513 EAST ROSEMARY STREET

SCALE: NO SCALE



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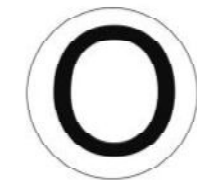
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HDC DRAWINGS



2,567 heated sf on 0.48 acre lot = 12% coverage.
Source: OC GIS



LEE RESIDENCE - 511 EAST ROSEMARY STREET
SCALE: NO SCALE

| | | | | | | |
|--|---|--|--|---|---------------------|--|
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|--|---|--|--|---|---------------------|--|

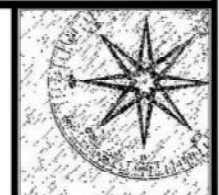


4,912 heated sf on 0.93 acre lot = 12% coverage.
 6,306 sf under roof
 Source: Owner provided information



SHUPING - RUSSELL RESIDENCE - 507 EAST ROSEMARY STREET

SCALE: NO SCALE



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HDC DRAWINGS



9,905 heated sf on 0.68 acre lot = 33% coverage.
Source: OC GIS

Q

ADPI SORORITY - 411 EAST ROSEMARY STREET
SCALE: NO SCALE

| | | | | | | |
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|--|---|--|--|---|---------------------|--|



7,975 heated sf on 0.87 acre lot = 21% coverage.
Source: OC GIS



TRI DELT SORORITY - 407 EAST FRANKLIN STREET

SCALE: NO SCALE

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2,925 heated sf on 0.27 acre lot = 25% coverage.
Source: OC GIS



REED RESIDENCE - 500 EAST ROSEMARY STREET

SCALE: NO SCALE

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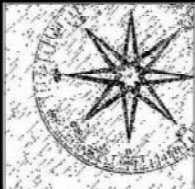
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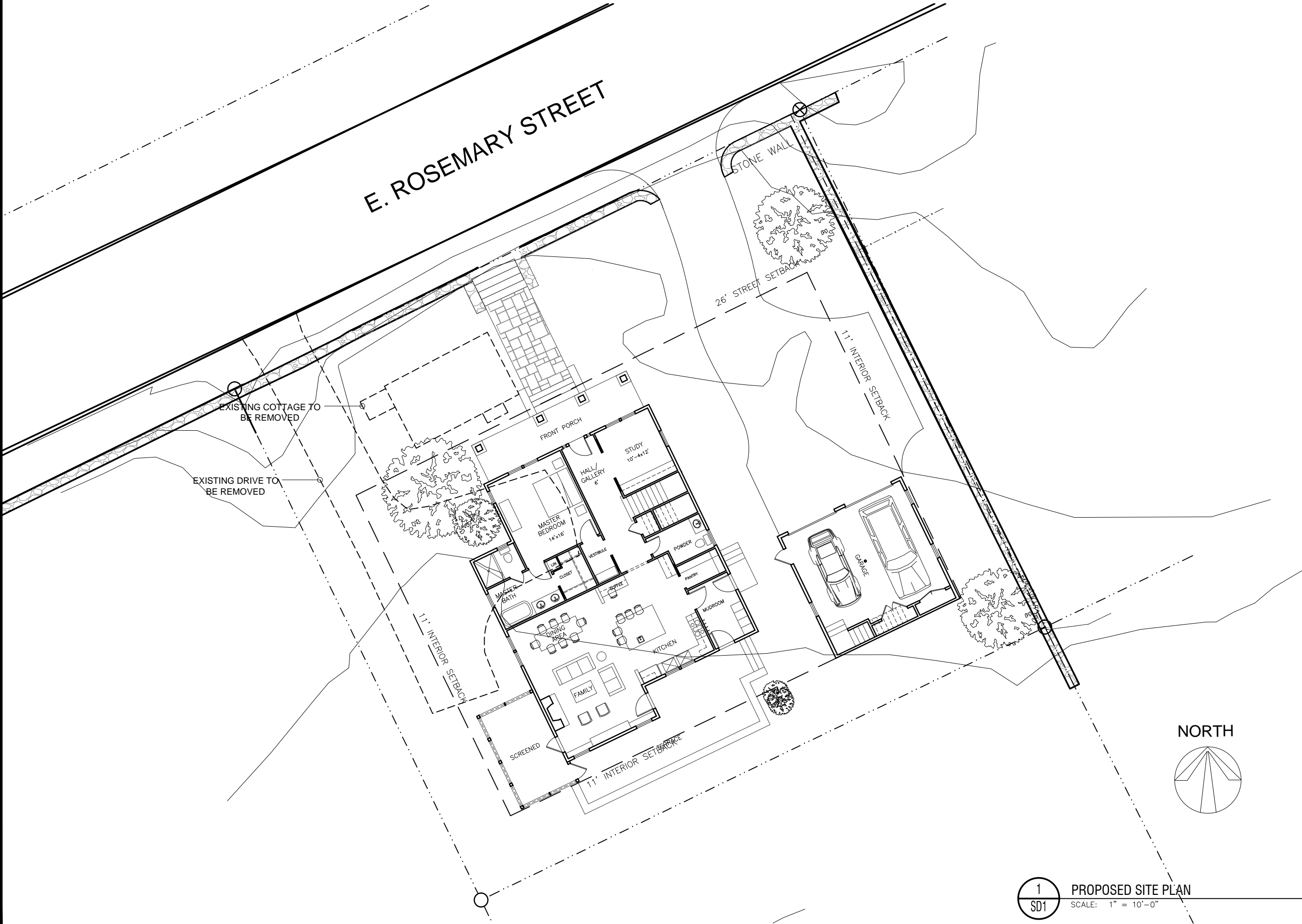
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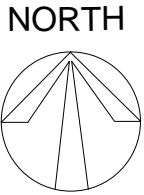




1
SD1

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



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PROPOSED FRONT (NORTH) ELEVATION

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

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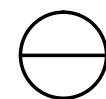
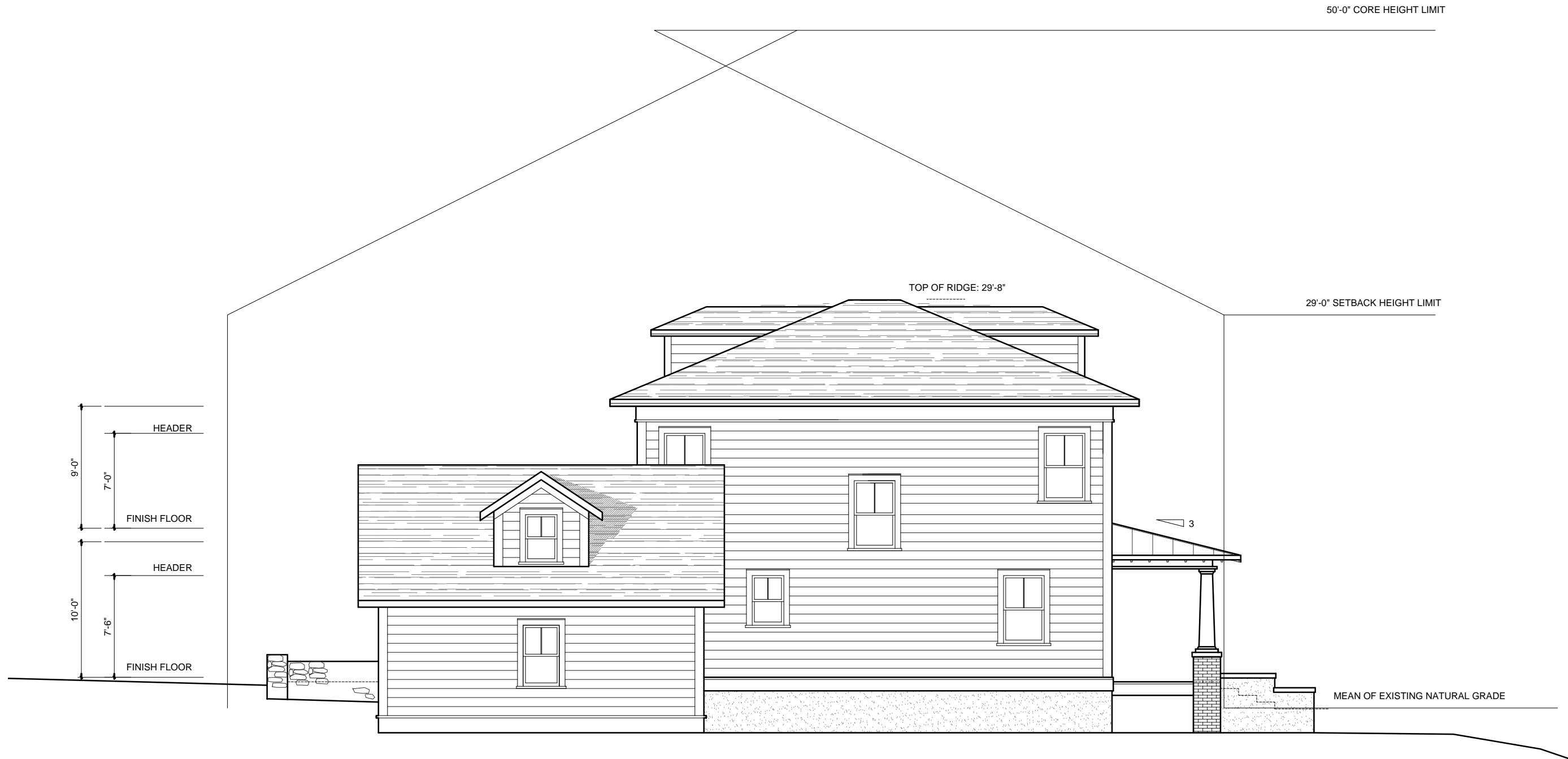
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PROPOSED EAST ELEVATION

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

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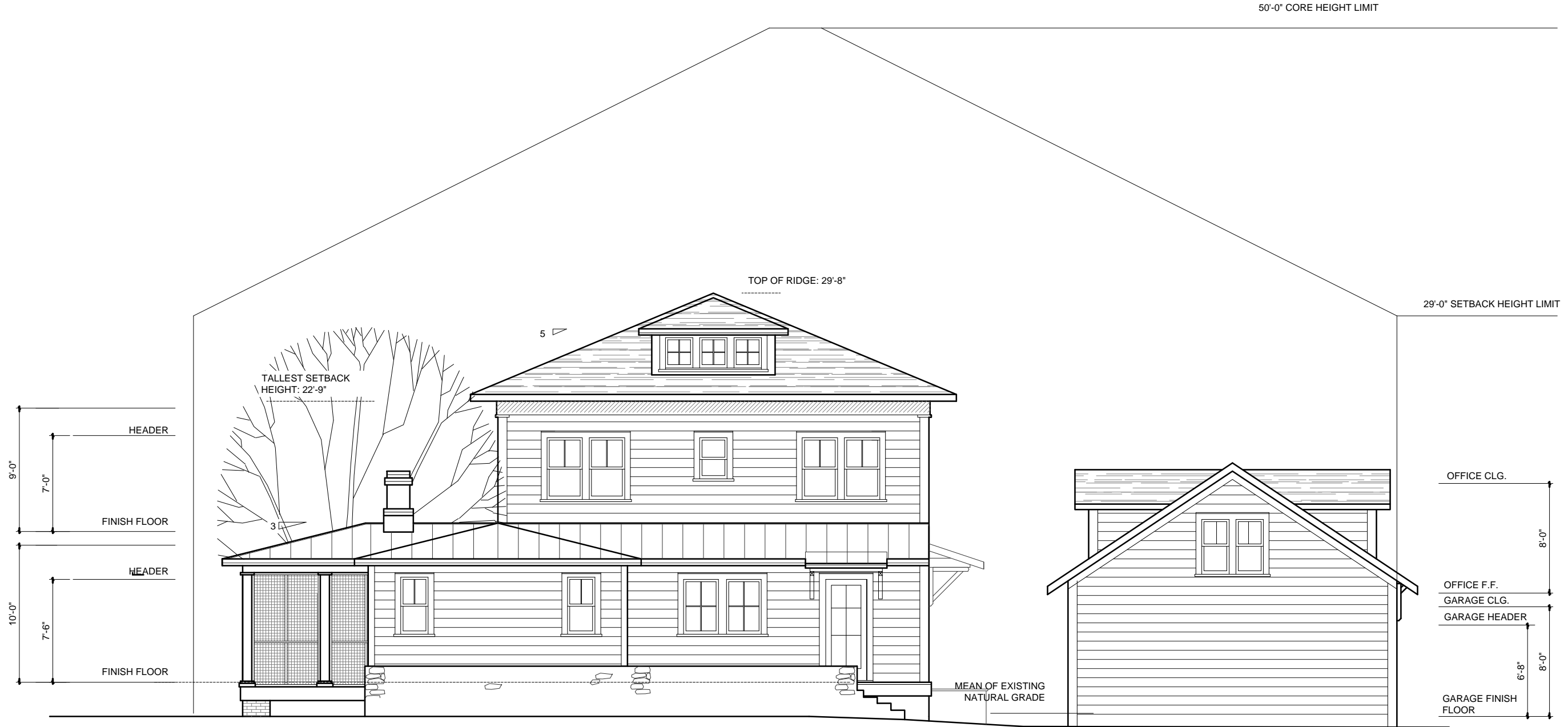
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
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27514



 **PROPOSED SOUTH (REAR) ELEVATION**
SCALE: 1/8" = 1'-0"

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NORTH CAROLINA
27514

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50'-0" CORE HEIGHT LIMIT

29'-0" SETBACK HEIGHT LIMIT

TOP OF RIDGE: 29'-8"

MEAN OF EXISTING NATURAL GRADE

3

HEADER

7'-0"

9'-0"

FINISH FLOOR

HEADER

7'-6"

10'-0"

FINISH FLOOR



PROPOSED WEST ELEVATION

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

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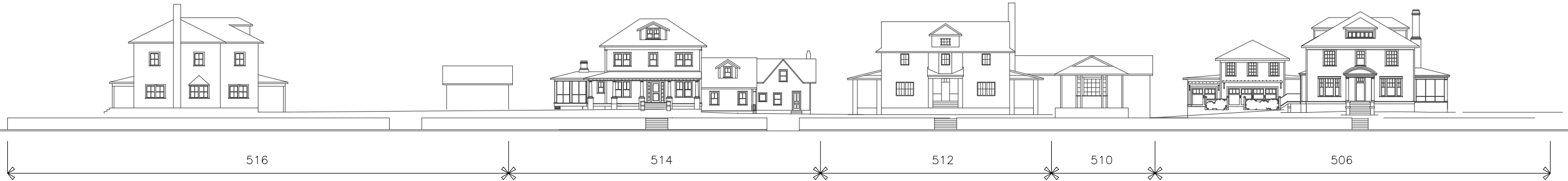
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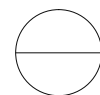
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FEBRUARY 2017



OCTOBER 2016



ROSEMARY STREET ELEVATION

SCALE: 1" = 30'-0"

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NORTH CAROLINA
27514



514

512

510

FEBRUARY 2017



514

512

510

OCTOBER 2016



ROSEMARY STREET ELEVATION - DETAIL

SCALE: 1" = 20'-0"

514 EAST ROSEMARY STREET
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NORTH CAROLINA
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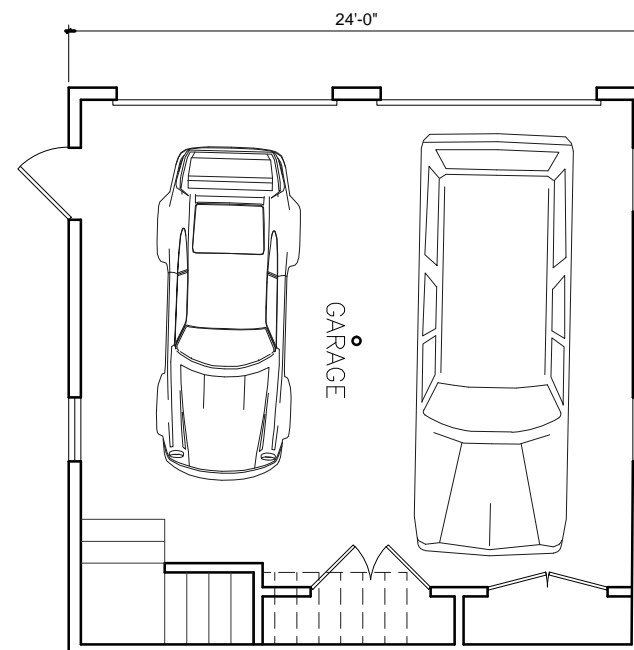
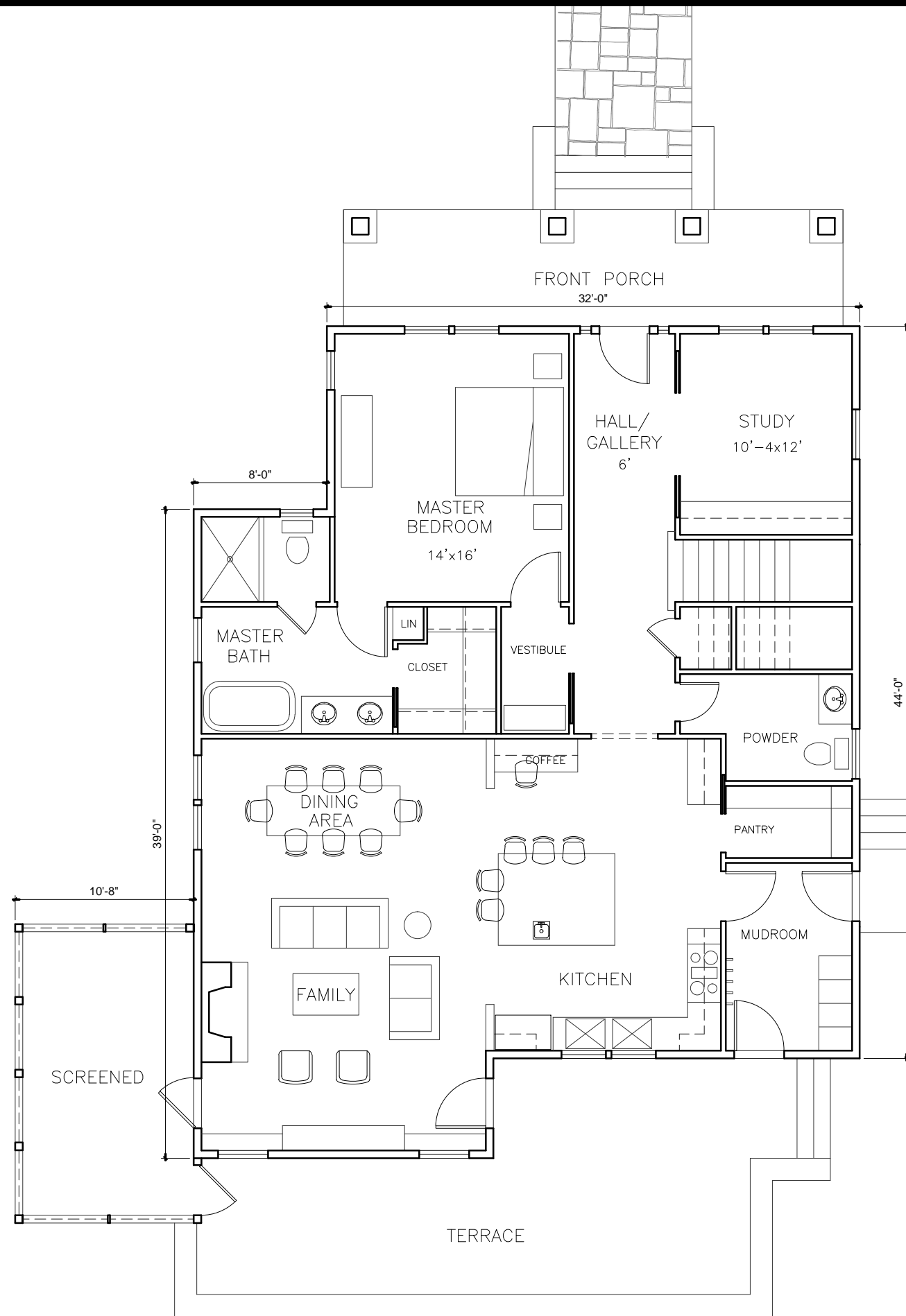
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1
A1

PROPOSED MAIN LEVEL FLOOR PLAN

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

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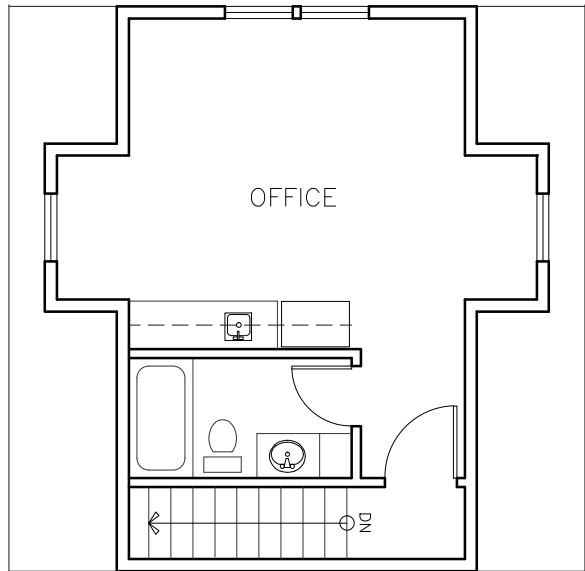
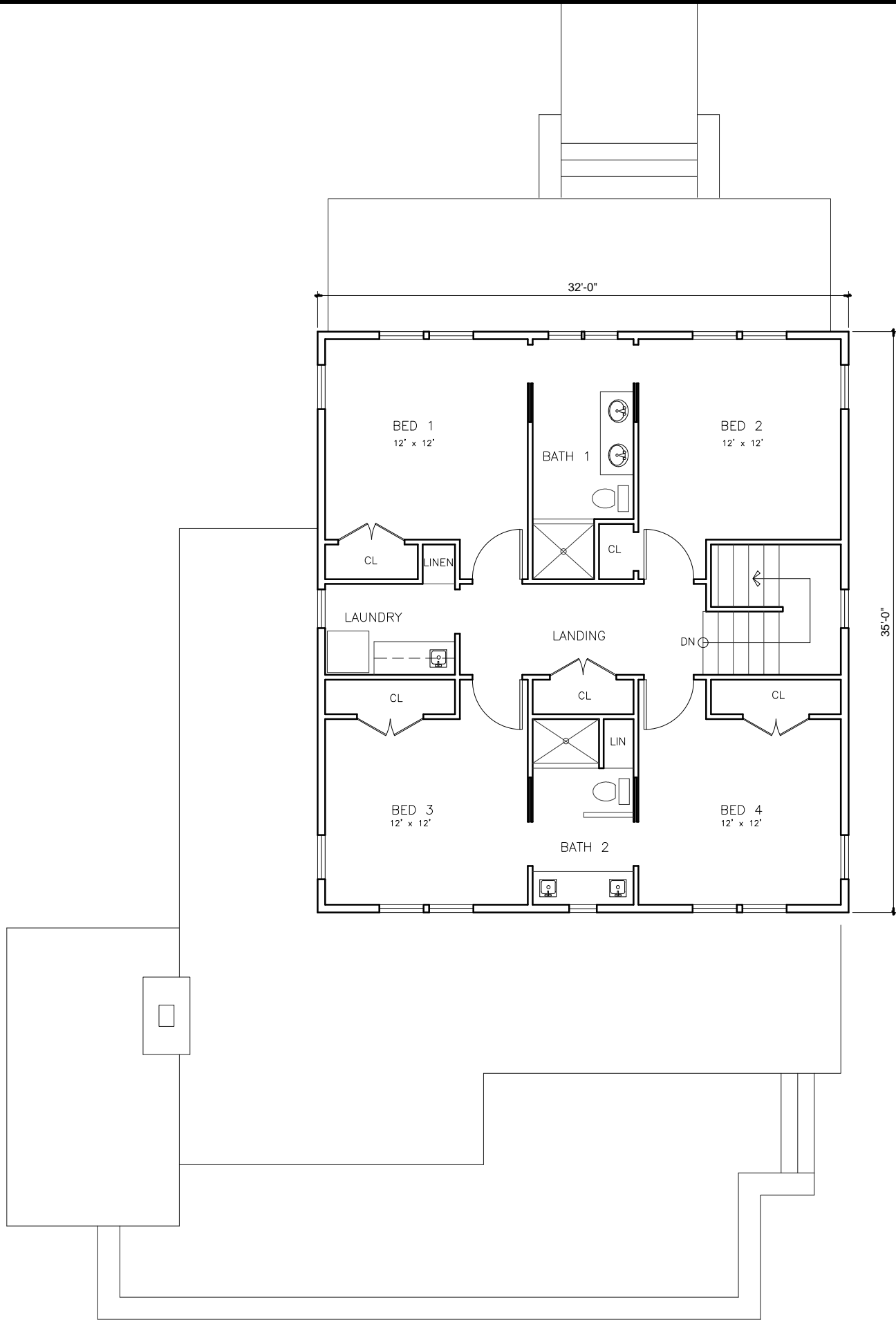
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1
A2

PROPOSED UPPER FLOOR PLAN

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

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27514



METAL ROOF ON PORCH WITH EXPOSED RAFTER TAILS



BRICK ON FOUNDATION WALLS



SMOOTH FACED FIBER CEMENT LAP SIDING WITH 8" REVEAL



HALF-ROUND GUTTERS AND DOWNSPOUTS



ASPHALT SHINGLES ON HOUSE



2-OVER-1 DOUBLE-HUNG WOOD OR CLAD WINDOWS WITH $\frac{5}{4}$ " x 6" CASING



TAPERED WOOD CRAFTSMAN COLUMNS ON MASONRY (PAINTED BRICK OR STONE) PIERS

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Building Materials



Craftsman Light Fixtures



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109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

CERTIFICATE OF APPROPRIATENESS for the HISTORIC DISTRICT COMMISSION *Revised for June 15, 2020 Modifications to plans*

Bill and Kara Raynor Residence
514 East Rosemary Street
Chapel Hill, North Carolina 27514

10. Written Description - Proposed Modifications to the Property

This application proposes a couple of minor revisions to the approved application at 514 East Rosemary Street. We are nearly ready to begin construction with the project. Town staff has approved a Zoning Compliance Permit for the project, which allows the attached plans to be built. These changes proposed here would allow the modifications to that ZCP if they were to be approved by the HDC.

Please see images and drawings attached which show originally approved plans and elevations, along with drawings showing the proposed revisions. The changes proposed are:

1. Modify the proposed material for the front porch piers from brick to stone as shown on the revised elevation.
2. Modify the front entry door from a door with sidelights to a single door as shown on the revised elevation.

Thank you for your consideration of these items.

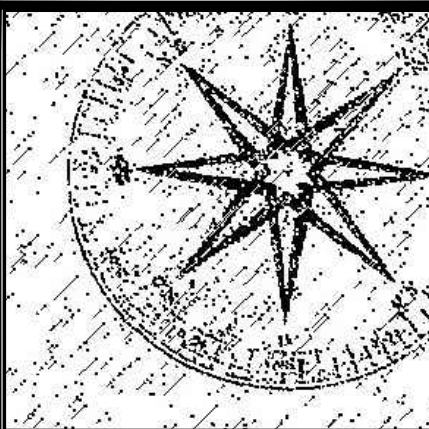
Regards,

A handwritten signature in black ink, appearing to read 'Jim Spencer', with a stylized flourish at the end.

Jim Spencer, AIA, LEED BD+C
Jim Spencer Architects, PA

A NEW RESIDENCE FOR:
BILL AND KARA RAYNOR

COA Modifications - Updated Plans 2020
TOWN OF CHAPEL HILL
ZONING COMPLIANCE PERMIT



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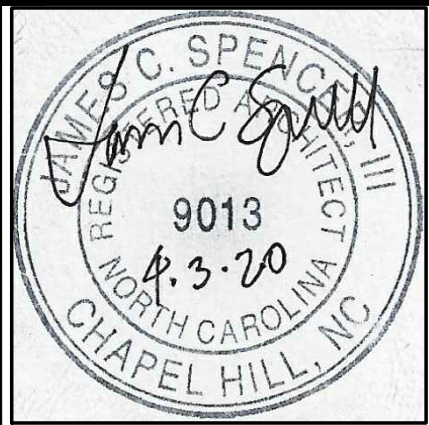
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FOR:

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Sheet Title:

CVR

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| A4 | EAST SIDE ELEVATION |
| A5 | REAR (SOUTH) ELEVATION |
| A6 | WEST SIDE ELEVATION |

Owners:

William and Kara Raynor
1 The Glen
Chapel Hill, 27514

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617.894.8460
krraynor@hotmail.com

Architect:

Jim Spencer
Jim Spencer Architects, PA
109-A Brewer Lane
Carrboro, NC 27510

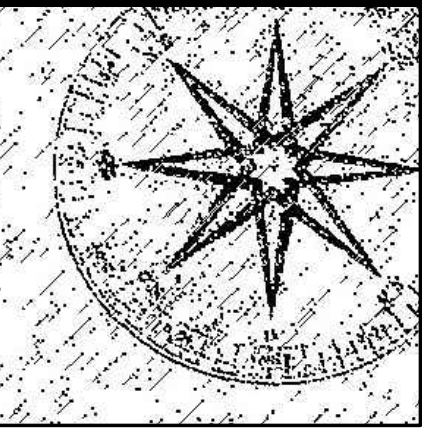
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Sarmiran
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Hillsborough, NC 27278

JCzar@sarmiran.com
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General Contractor:



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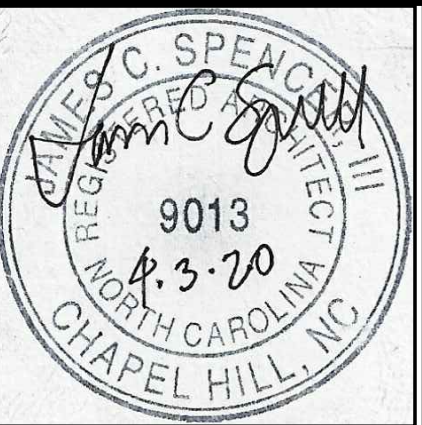
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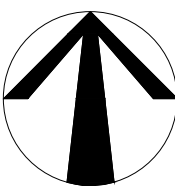
EC1

Sheet Number:

PROJECT INFORMATION:

OWNERS: WILLIAM AND KARA RAYNOR
ZONING DISTRICT: R-2, HD-1
ADDRESS: 514 EAST ROSEMARY STREET, CHAPEL HILL, NC
27514
PROPERTY PIN: 9788-58-9742
NET LAND AREA: 10,906 SF (.250 AC)
GROSS LAND AREA: 11,997 SF (.275 AC)
EXISTING UTILITIES HAVE BEEN REMOVED AFTER COTTAGE
DEMOLITION - WILL BE REPLACED UNDERGROUND.
EXISTING IMPERVIOUS SURFACE AREA = 1,494 SF [PORTION
OF EXISTING GRAVEL DRIVE, EXISTING STONE WALLS]

NORTH

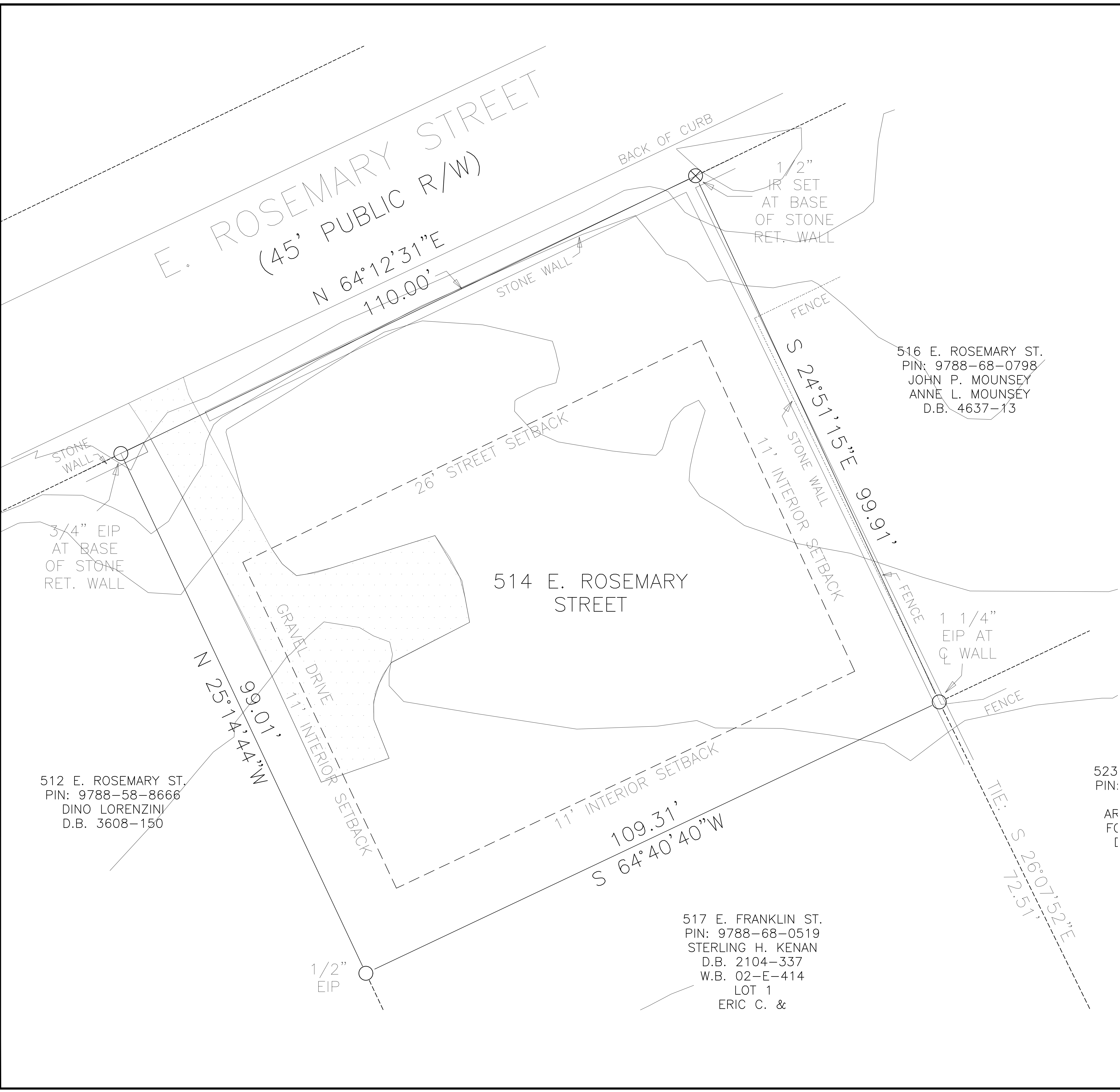


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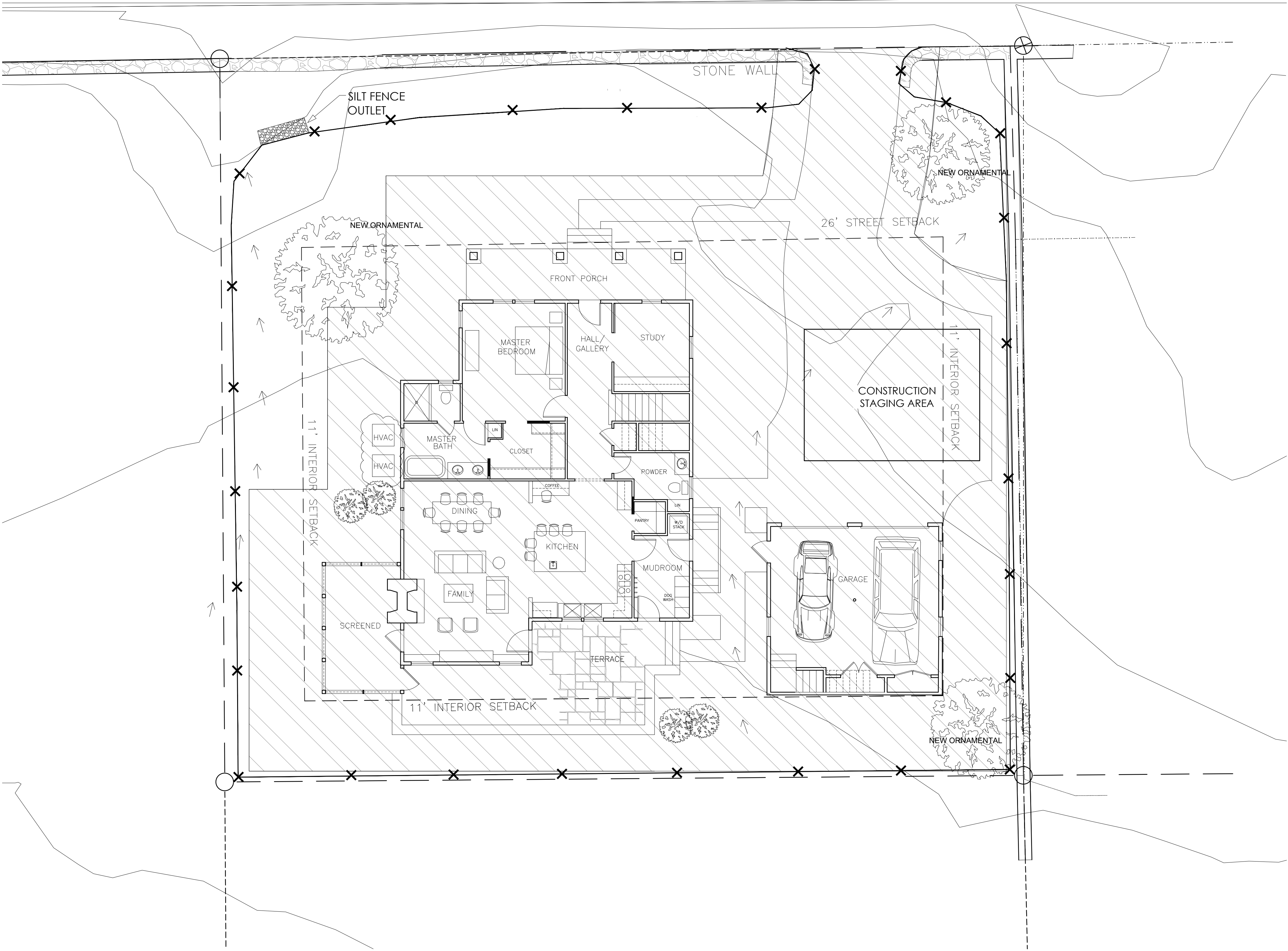
EC1

EXISTING CONDITIONS PLAN - SURVEY

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

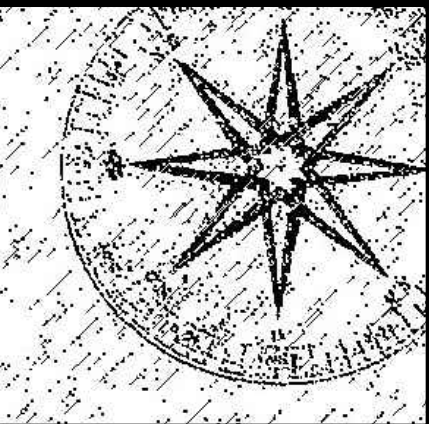
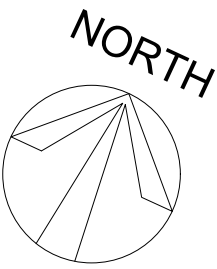


E. ROSEMARY STREET



LEGEND

- - - = PROPERTY LINE
- - - = SETBACK LINE
- * * * = SILT FENCE
- - - = TREE PROTECTION FENCING
- (X) = TREE TO BE REMOVED
- [Hatched Box] = AREA OF LAND DISTURBANCE [8,084 SF]
- - - 454 - - - = 2' TOPO LINES PER G.I.S.



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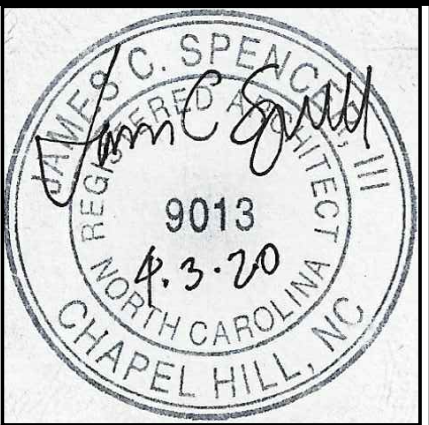
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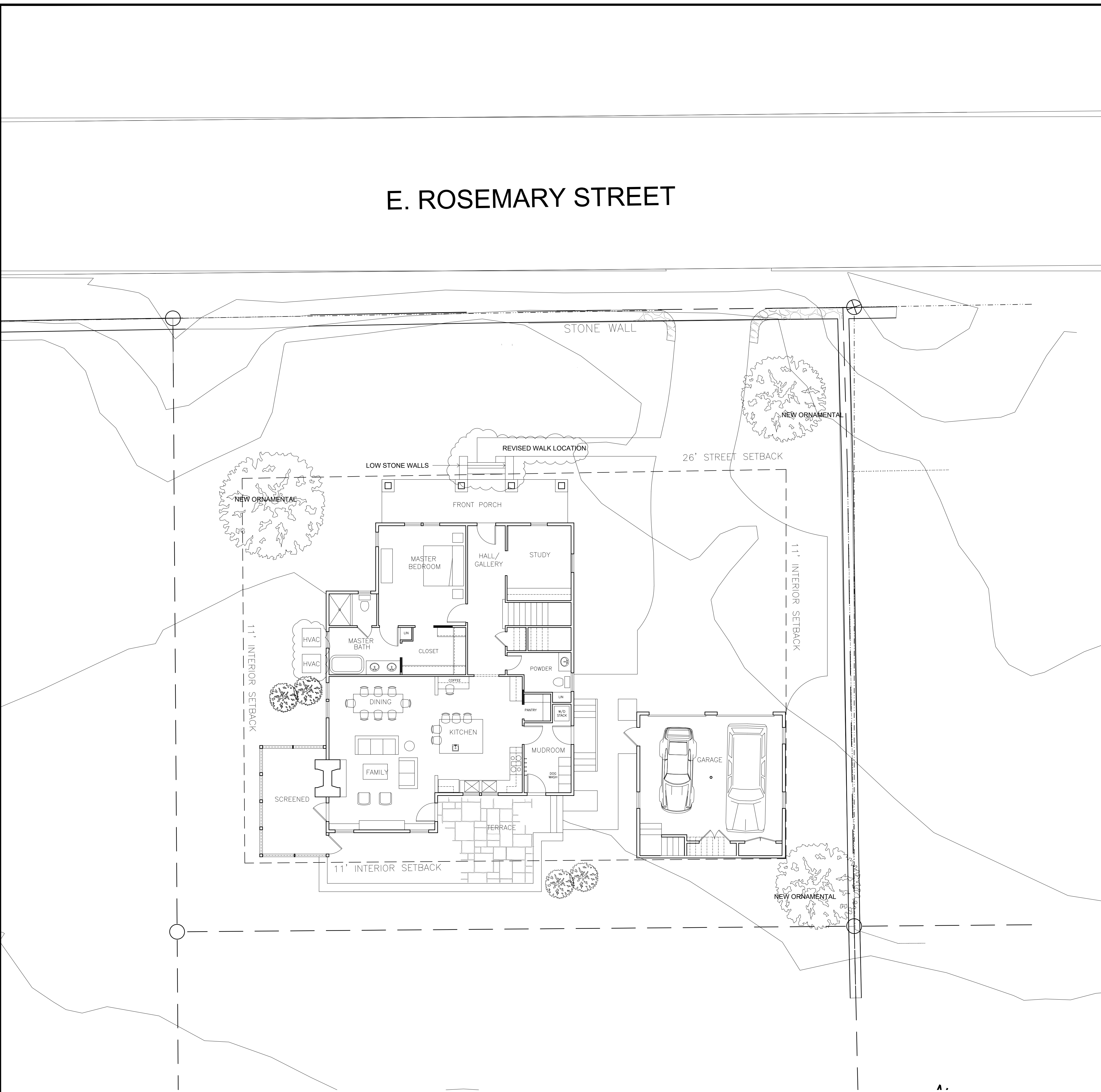
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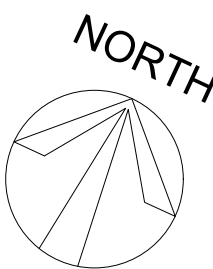


E. ROSEMARY STREET

RAYNOR RESIDENCE - 514 EAST ROSEMARY STREET - PIN # 9788-58-9742
ZONING COMPLIANCE PERMIT PROPOSED CONDITIONS PLAN

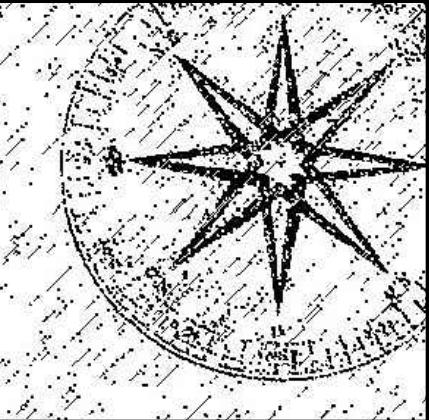
| | |
|--------------------------|---|
| ZONING - R-2 AND HD-1 | |
| ZONING SETBACKS | STREET - 26' STREET, 11' INTERIOR, 14' SOLAR |
| PROPOSED SETBACKS | STREET - 26.5' STREET, 11.25' INTERIOR |
| MAXIMUM HEIGHTS | 29' PRIMARY (12' PROP), 40 SECONDARY (31' PROP) |
| NET LAND AREA | 10,906 SF |
| GROSS LAND AREA | 11,997 SF |
| EXISTING IMPERVIOUS AREA | 1,494 SF - PARTIAL GRAVEL DRIVE AND STONE WALLS |
| PROPOSED IMPERVIOUS AREA | 5,006 SF |
| LAND DISTURBANCE AREA | 8,084 SF - SEE LANDSCAPE PROTECTION PLAN |

| IMPERVIOUS SURFACE AREA | |
|------------------------------------|----------|
| EXISTING STONE WALLS | 310 SF |
| PROPOSED HOUSE AND GARAGE | 2,748 SF |
| PROPOSED DRIVE AND RETAINING WALLS | 1,458 SF |
| PATIO AND WALKS | 462 SF |
| HVAC | 28 SF |
| | |
| TOTAL | 5,006 SF |



1
SD2

PROPOSED SITE PLAN
SCALE: 1/8"= 1'-0"



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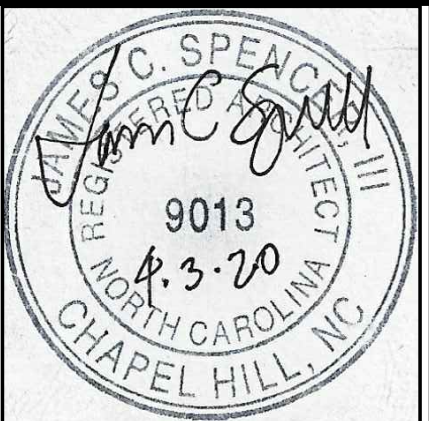
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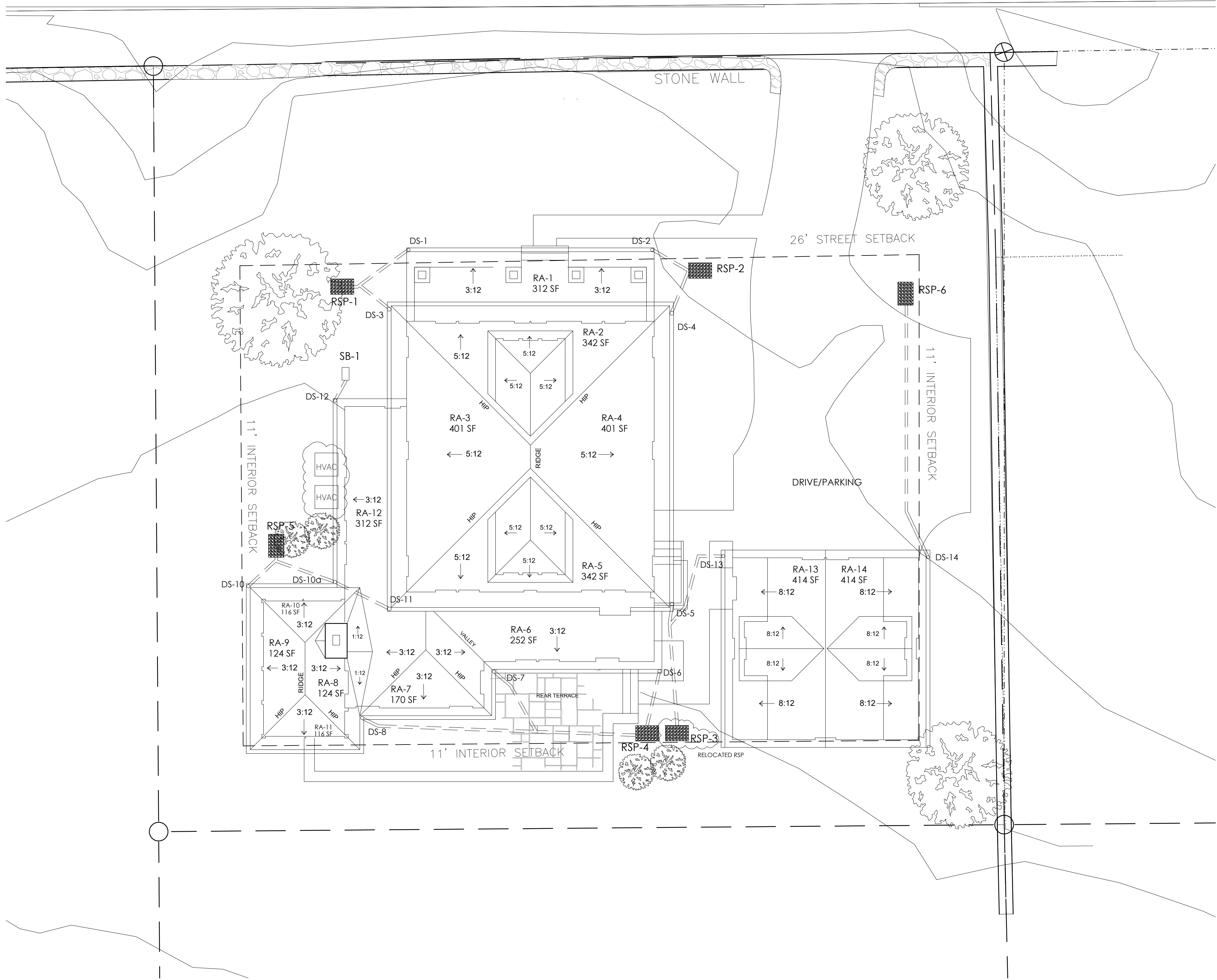
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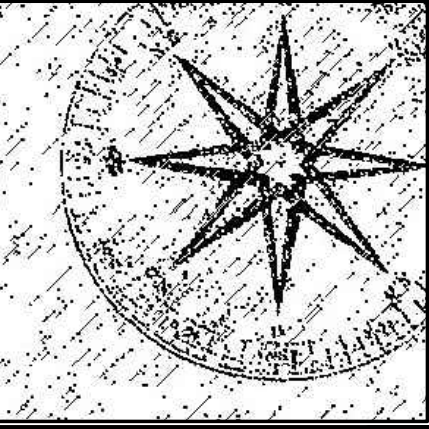
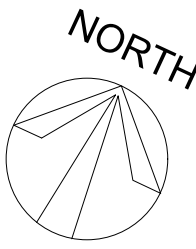
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E. ROSEMARY STREET



ROOF AREA DRAINAGE

- ROCK SPLASH PAD 1: DS-1 (PARTIAL RA-1), DS-3 (PARTIAL RA-2, RA-3) = 527 SF ROOF AREA
- ROCK SPLASH PAD 2: DS-2 (PARTIAL RA-1), DS-4 (PARTIAL RA-2, RA-4) = 527 SF ROOF AREA
- ROCK SPLASH PAD 3: DS-5 (PARTIAL RA-4 & RA-5), DS-13 (RA-13) = 786 SF ROOF AREA
- ROCK SPLASH PAD 4: DS-6 (RA-6), DS-7 (RA-7), DS-8 (RA-8, RA-11)= 612 SF ROOF AREA
- ROCK SPLASH PAD 5: DS-10, DS-10α (RA-9, RA-10), DS-11 (PARTIAL RA-5, RA-3, PARTIAL RA-12)= 767 SF ROOF AREA
- SPLASH BLOCK 1: DS-12 (RA-12) = 312 SF ROOF AREA
- ROCK SPLASH PAD 6: DS-14 (RA-14) = 414 SF ROOF AREA



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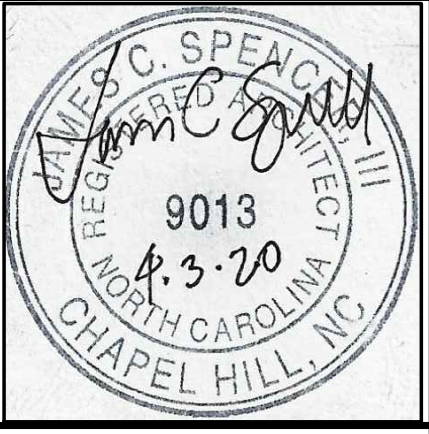
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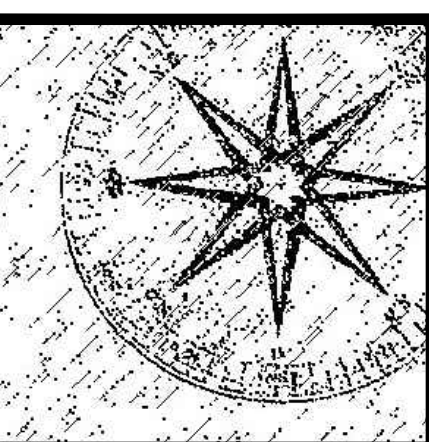
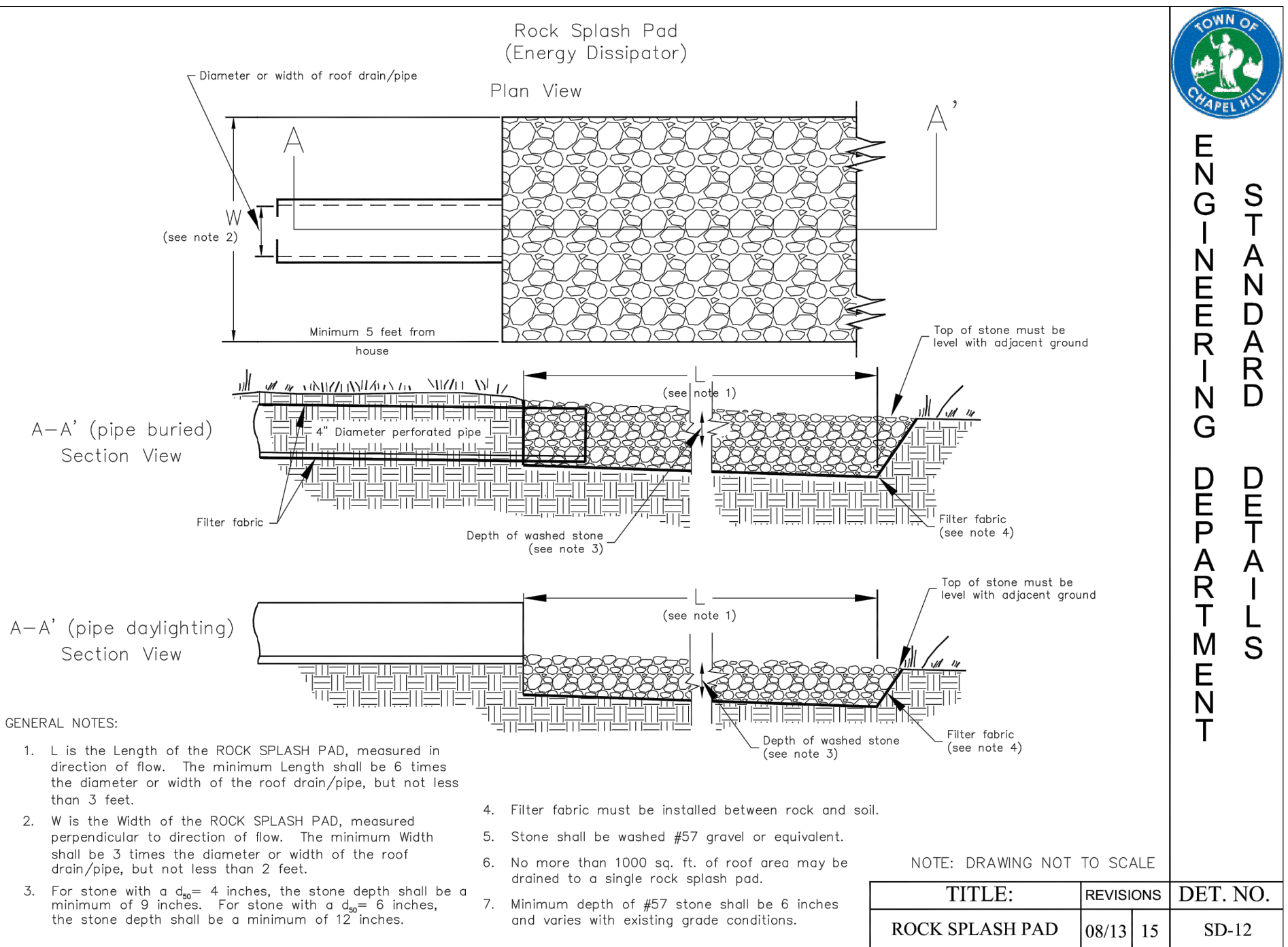
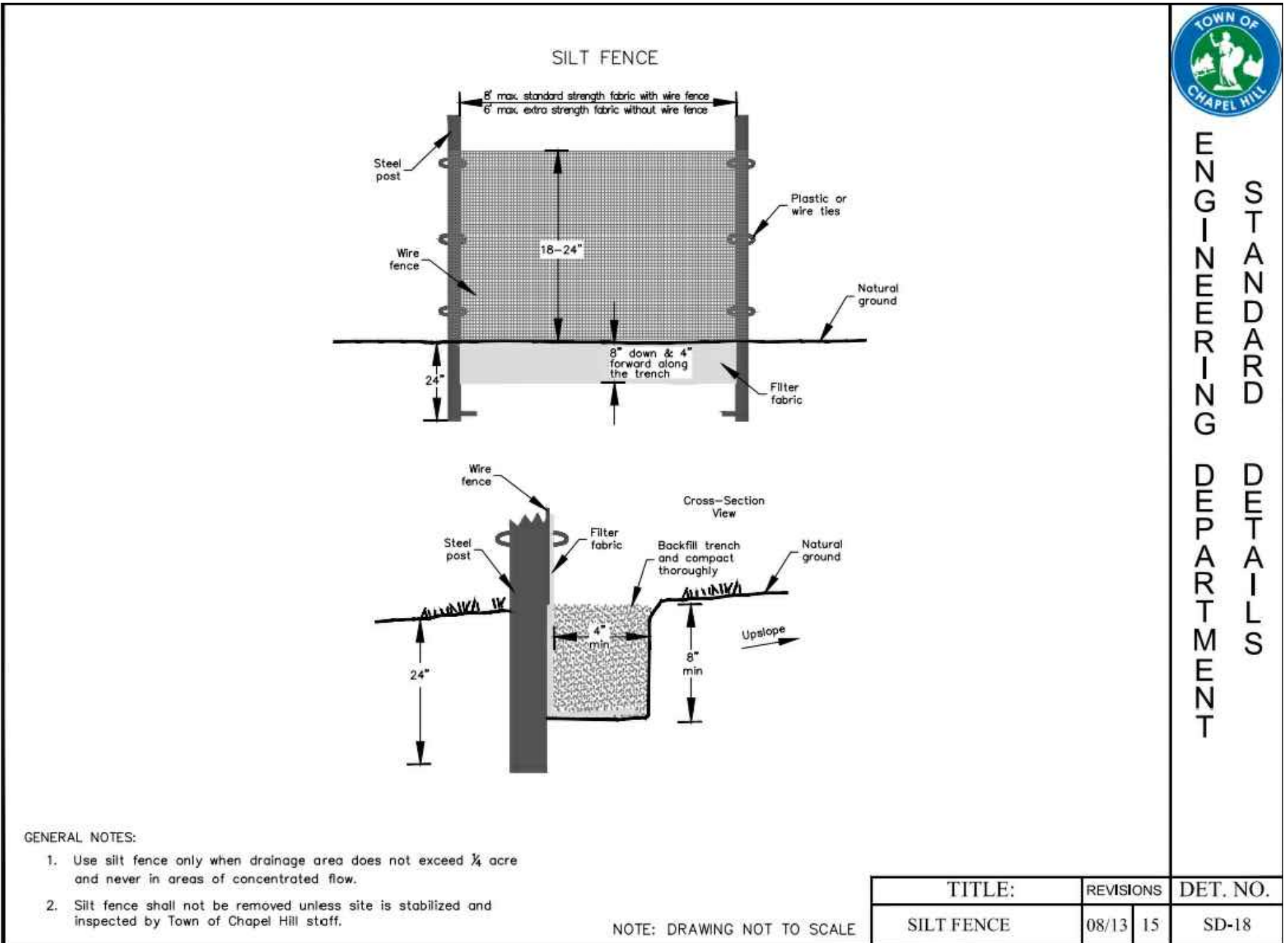
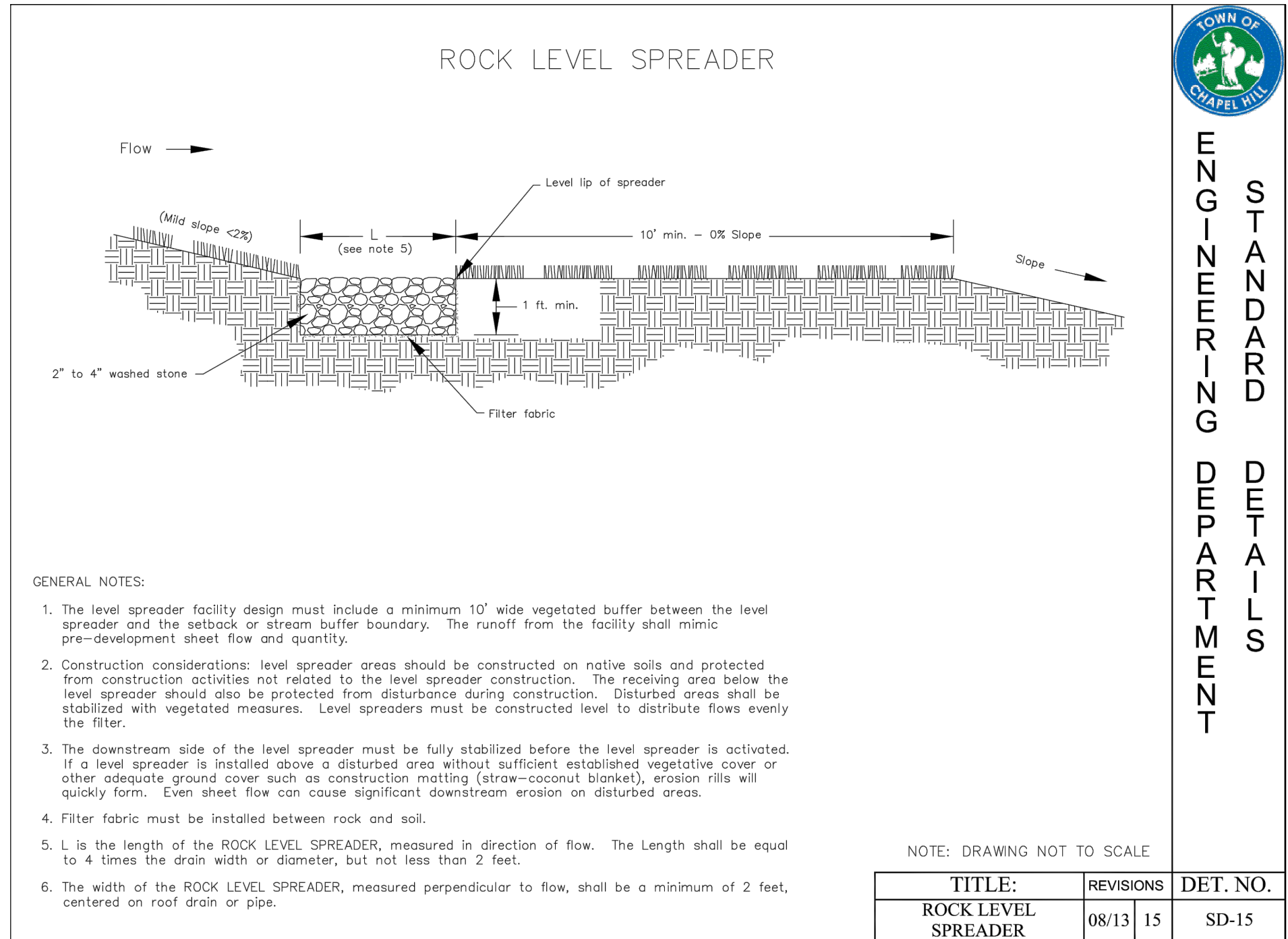
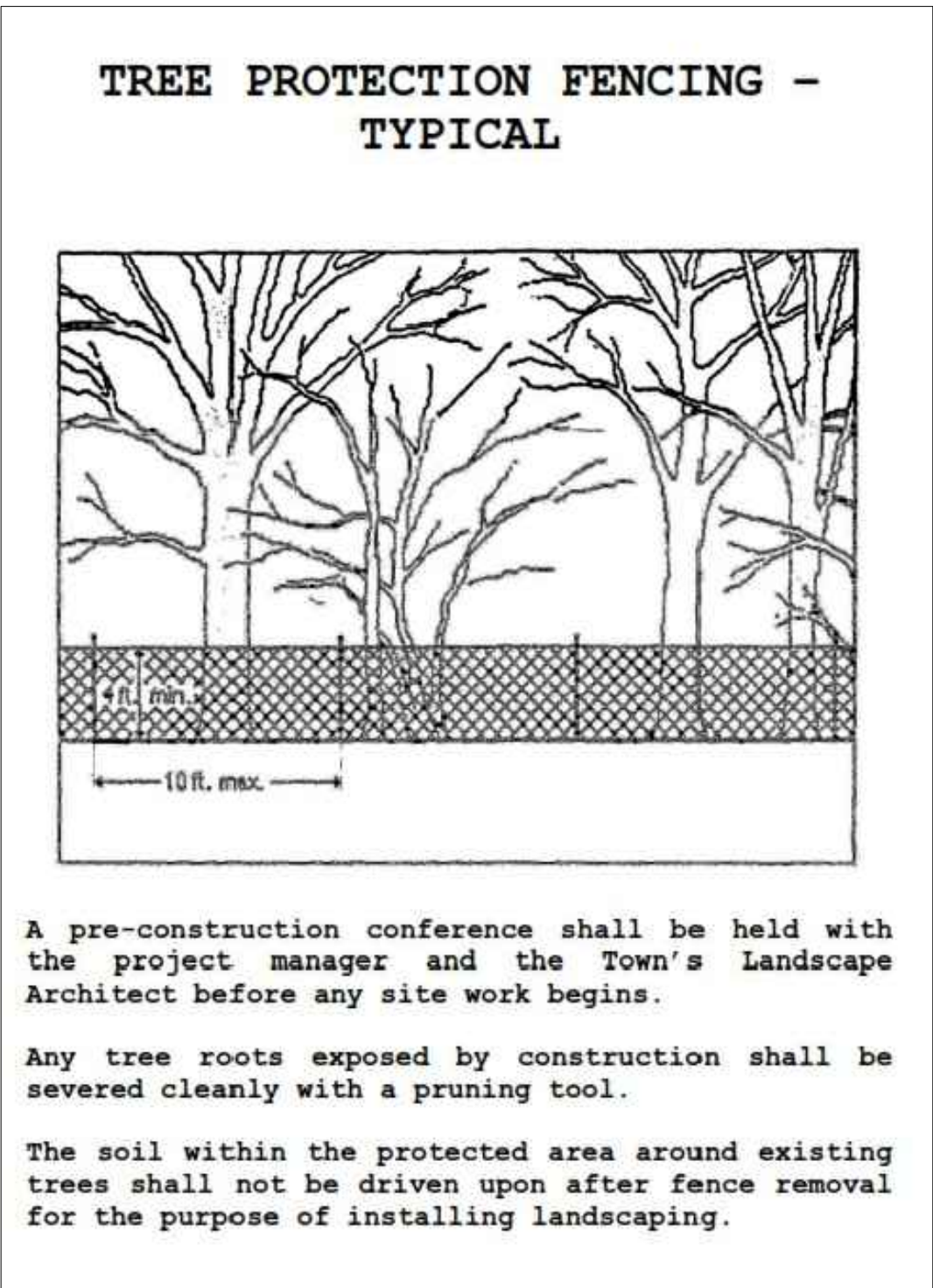
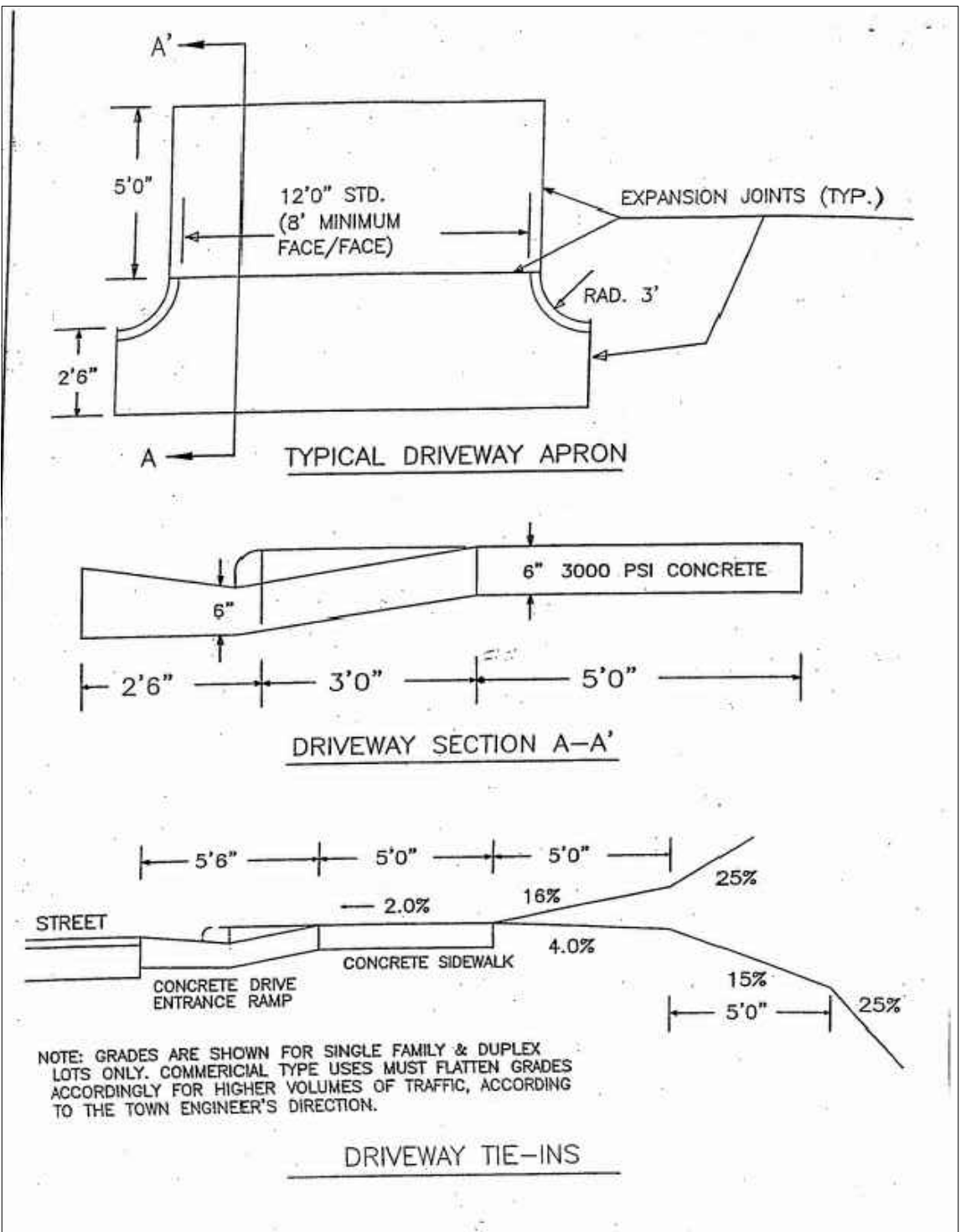
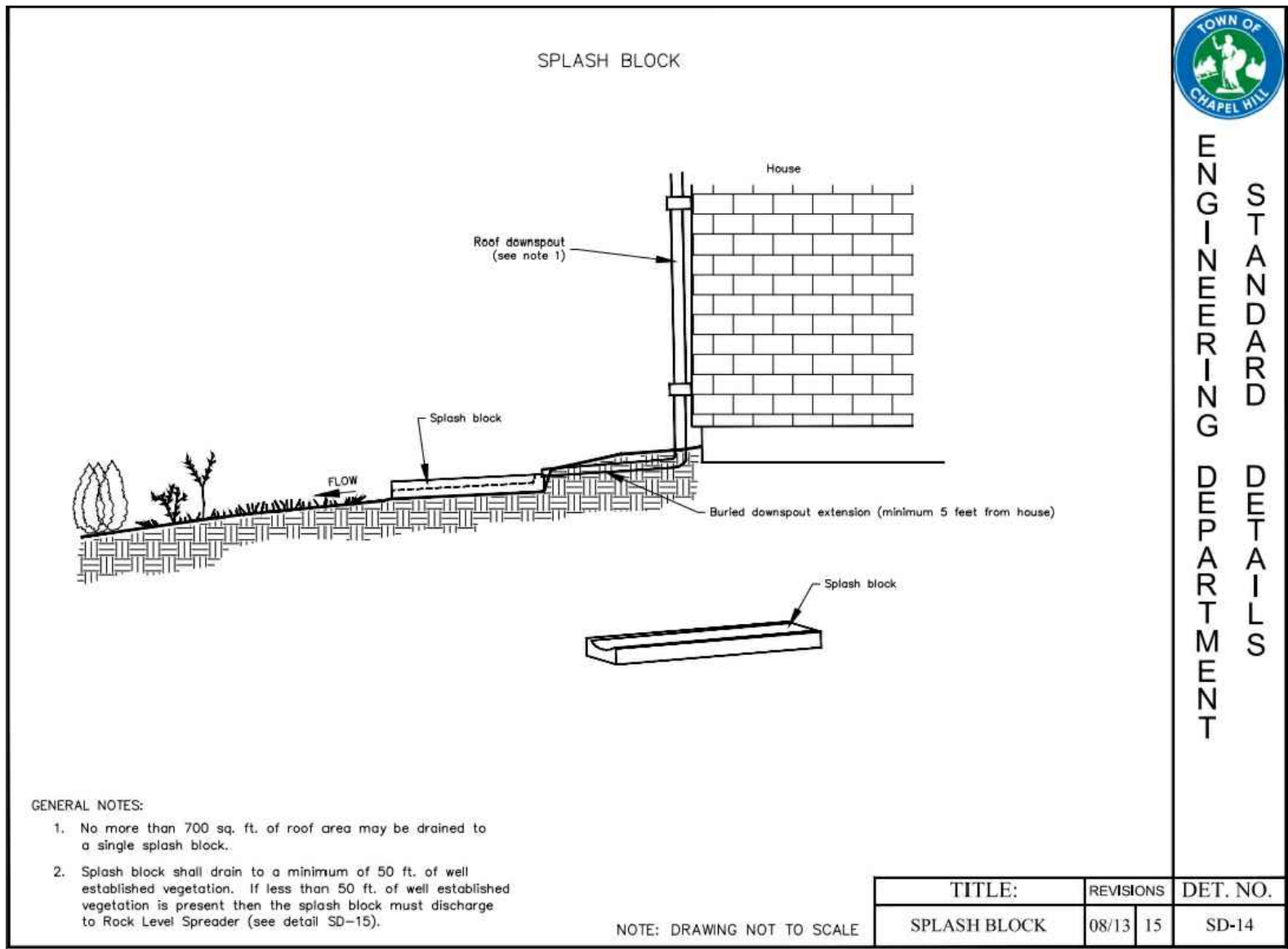
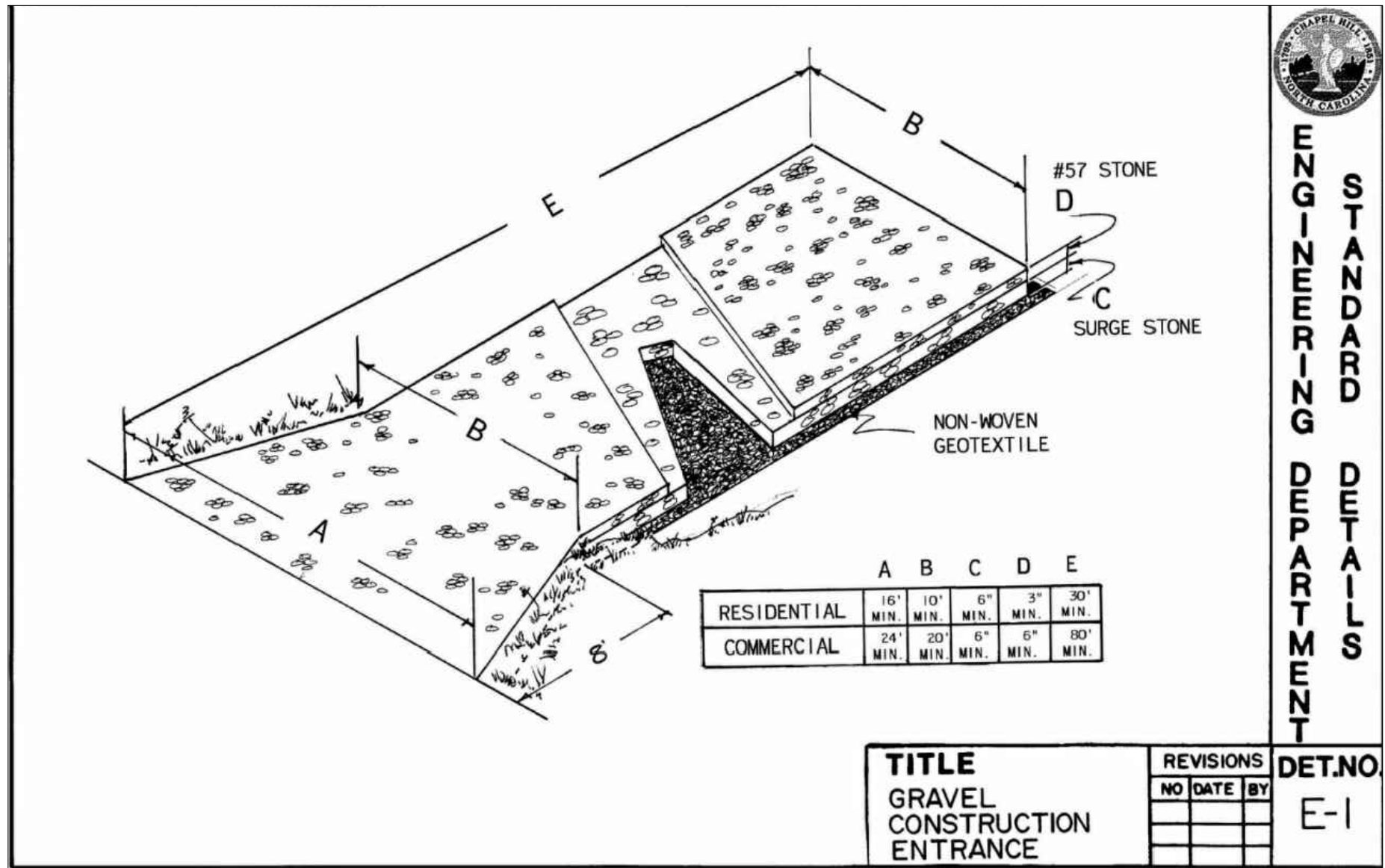
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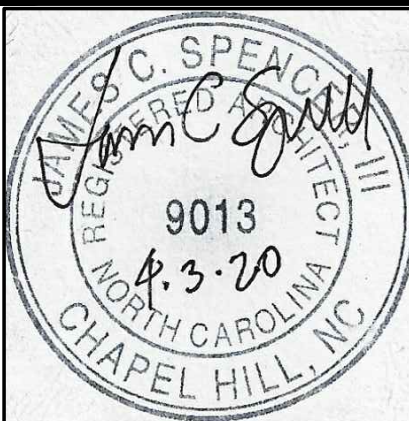
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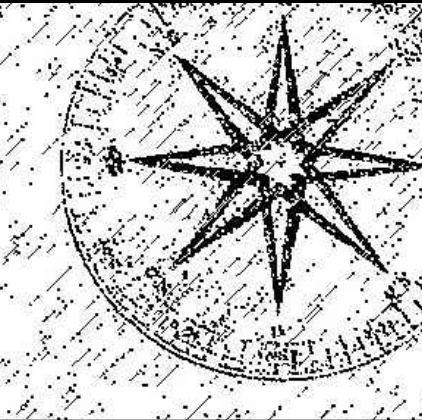
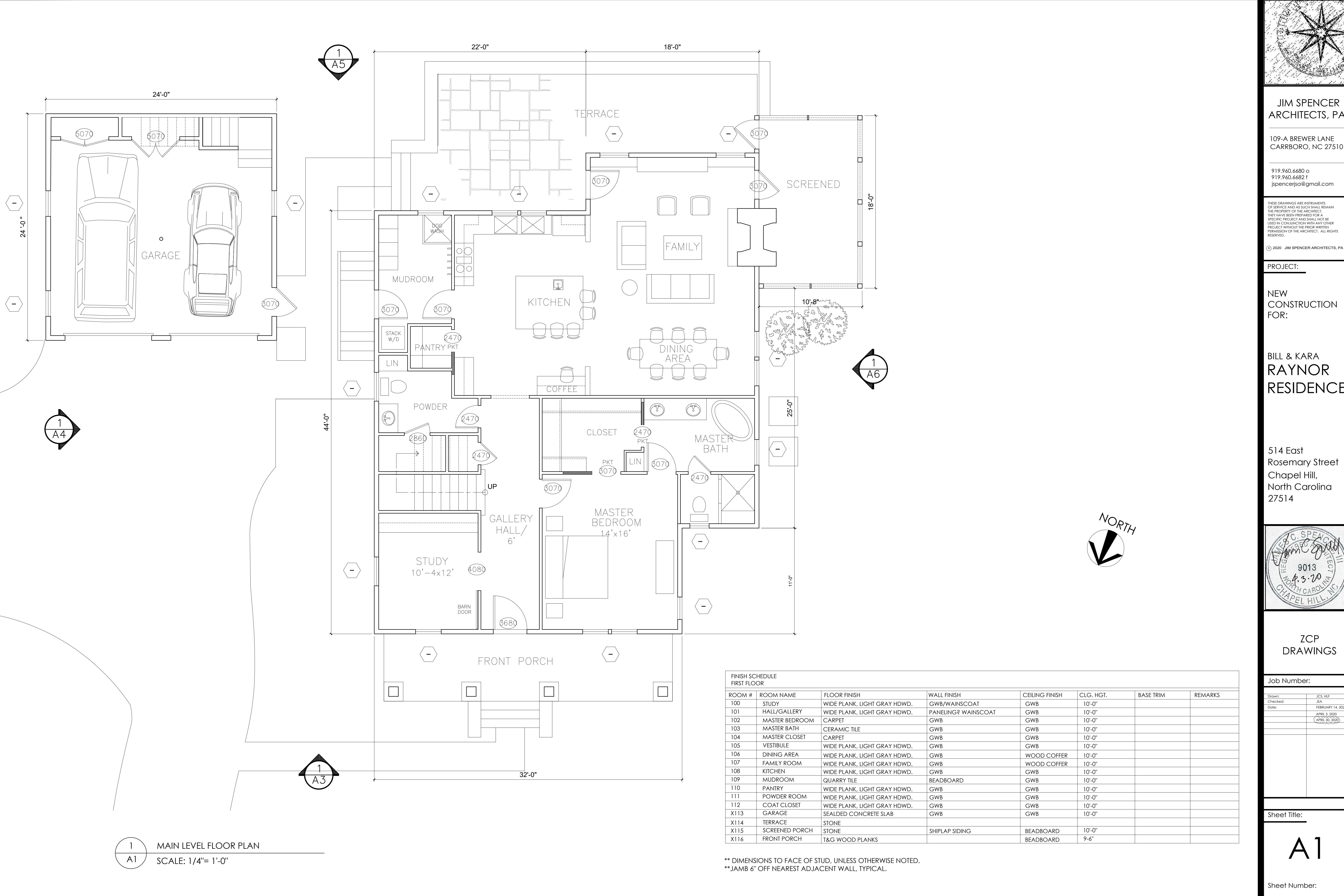
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SD4

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1
SD4

TOWN OF CHAPEL HILL SITE DETAILS
NTS



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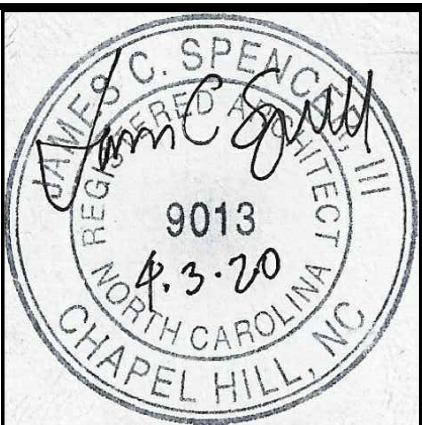
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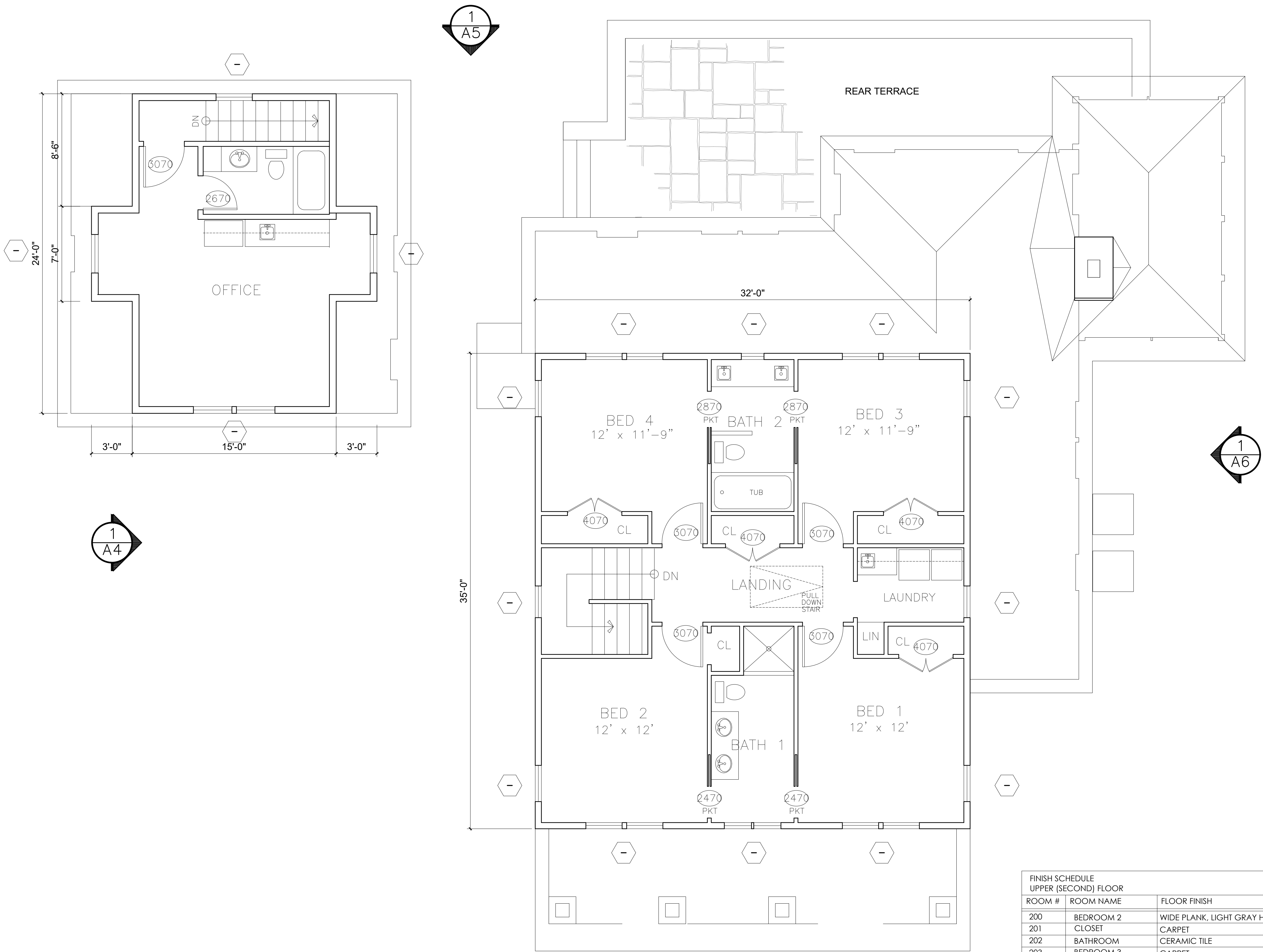
A1

Sheet Number:

1
A1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4"= 1'-0"

| FINISH SCHEDULE FIRST FLOOR | | | | | | | |
|--------------------------------|----------------|------------------------------|---------------------|----------------|-----------|-----------|---------|
| ROOM # | ROOM NAME | FLOOR FINISH | WALL FINISH | CEILING FINISH | CLG. HGT. | BASE TRIM | REMARKS |
| 100 | STUDY | WIDE PLANK, LIGHT GRAY HDWD. | GWB/WAINSCOAT | GWB | 10'-0" | | |
| 101 | HALL/GALLERY | WIDE PLANK, LIGHT GRAY HDWD. | PANELING? WAINSCOAT | GWB | 10'-0" | | |
| 102 | MASTER BEDROOM | CARPET | GWB | GWB | 10'-0" | | |
| 103 | MASTER BATH | CERAMIC TILE | GWB | GWB | 10'-0" | | |
| 104 | MASTER CLOSET | CARPET | GWB | GWB | 10'-0" | | |
| 105 | VESTIBULE | WIDE PLANK, LIGHT GRAY HDWD. | GWB | GWB | 10'-0" | | |
| 106 | DINING AREA | WIDE PLANK, LIGHT GRAY HDWD. | GWB | WOOD COFFER | 10'-0" | | |
| 107 | FAMILY ROOM | WIDE PLANK, LIGHT GRAY HDWD. | GWB | WOOD COFFER | 10'-0" | | |
| 108 | KITCHEN | WIDE PLANK, LIGHT GRAY HDWD. | GWB | GWB | 10'-0" | | |
| 109 | MUDROOM | QUARRY TILE | BEADBOARD | GWB | 10'-0" | | |
| 110 | PANTRY | WIDE PLANK, LIGHT GRAY HDWD. | GWB | GWB | 10'-0" | | |
| 111 | POWDER ROOM | WIDE PLANK, LIGHT GRAY HDWD. | GWB | GWB | 10'-0" | | |
| 112 | COAT CLOSET | WIDE PLANK, LIGHT GRAY HDWD. | GWB | GWB | 10'-0" | | |
| X113 | GARAGE | SEALED CONCRETE SLAB | GWB | GWB | 10'-0" | | |
| X114 | TERRACE | STONE | | | | | |
| X115 | SCREENED PORCH | STONE | SHIPLAP SIDING | BEADBOARD | 10'-0" | | |
| X116 | FRONT PORCH | T&G WOOD PLANKS | | BEADBOARD | 9'-6" | | |

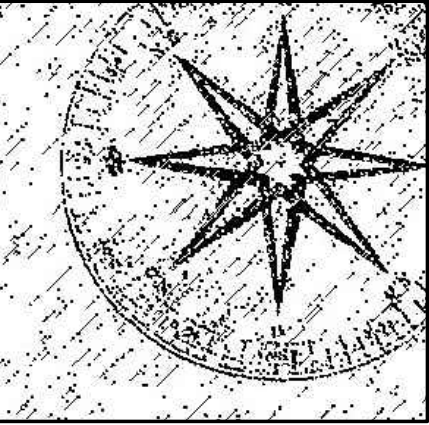
** DIMENSIONS TO FACE OF STUD, UNLESS OTHERWISE NOTED.
** JAMB 6" OFF NEAREST ADJACENT WALL, TYPICAL.



| FINISH SCHEDULE UPPER (SECOND) FLOOR | | | | | | | |
|---|--------------|------------------------------|----------------|----------------|-----------|-----------|---------|
| ROOM # | ROOM NAME | FLOOR FINISH | WALL FINISH | CEILING FINISH | CLG. HGT. | BASE TRIM | REMARKS |
| 200 | BEDROOM 2 | WIDE PLANK, LIGHT GRAY HDWD. | GWB | GWB | 9'-0" | | |
| 201 | CLOSET | CARPET | GWB | GWB | 9'-0" | | |
| 202 | BATHROOM | CERAMIC TILE | GWB | GWB | 9'-0" | | |
| 203 | BEDROOM 3 | CARPET | GWB | GWB | 9'-0" | | |
| 204 | CLOSET | CARPET | GWB | GWB | 9'-0" | | |
| 205 | BATHROOM | CERAMIC TILE | GWB | GWB | 9'-0" | | |
| 206 | CEDAR CLOSET | WIDE PLANK, LIGHT GRAY HDWD. | CEDAR PANELING | CEDAR PANELING | 9'-0" | | |
| 207 | BEDROOM 5 | CARPET | GWB | GWB | 9'-0" | | |
| 208 | CLOSET | CARPET | GWB | GWB | 9'-0" | | |
| 209 | BEDROOM 4 | CARPET | BEADBOARD | GWB | 9'-0" | | |
| 210 | CLOSET | CARPET | GWB | GWB | 9'-0" | | |
| 211 | LAUNDRY | CERAMIC TILE | GWB | GWB | 9'-0" | | |
| 212 | LANDING ROOM | WIDE PLANK, LIGHT GRAY HDWD. | GWB | GWB | 9'-0" | | |
| 213 | OFFICE/GUEST | CARPET | GWB | GWB | 9'-0" | | |
| 214 | BATHROOM | CERAMIC TILE | GWB | GWB | 9'-0" | | |

1
A2

UPPER LEVEL FLOOR PLAN
SCALE: 1/4"= 1'-0"



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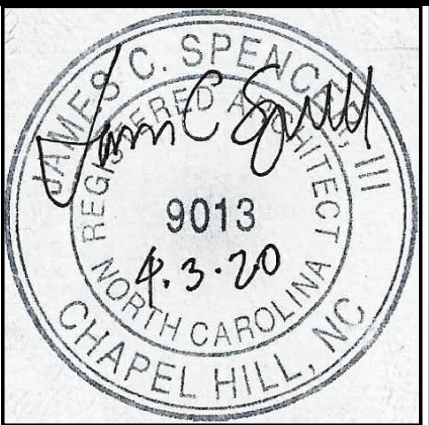
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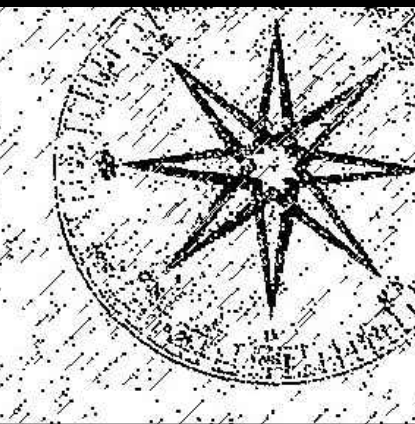
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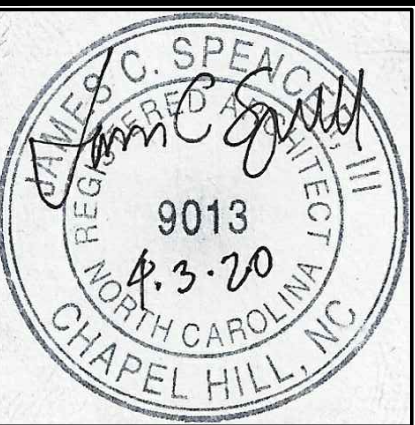
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PROJECT:

NEW
CONSTRUCTION
FOR:

BILL & KARA
RAYNOR
RESIDENCE

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Chapel Hill,
North Carolina
27514



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| Date: | FEBRUARY 14, 2020 |
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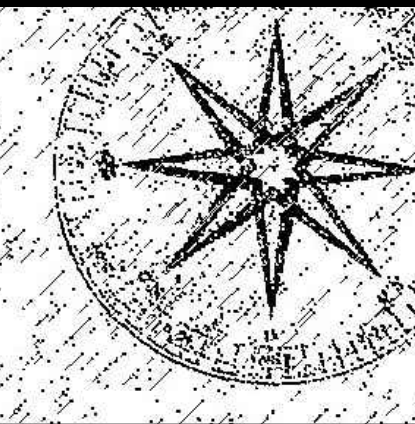
Sheet Title:

A3

Sheet Number:



1
A3 FRONT (NORTH/ROSEMARY ST. ELEVATION)
SCALE: 1/4"= 1'-0"



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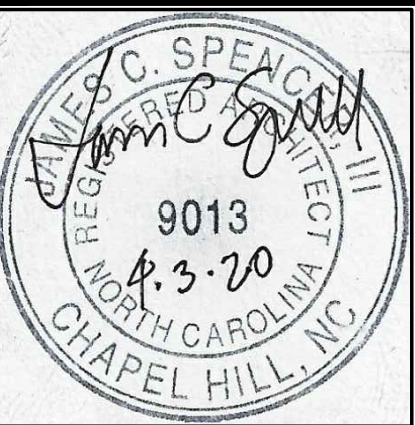
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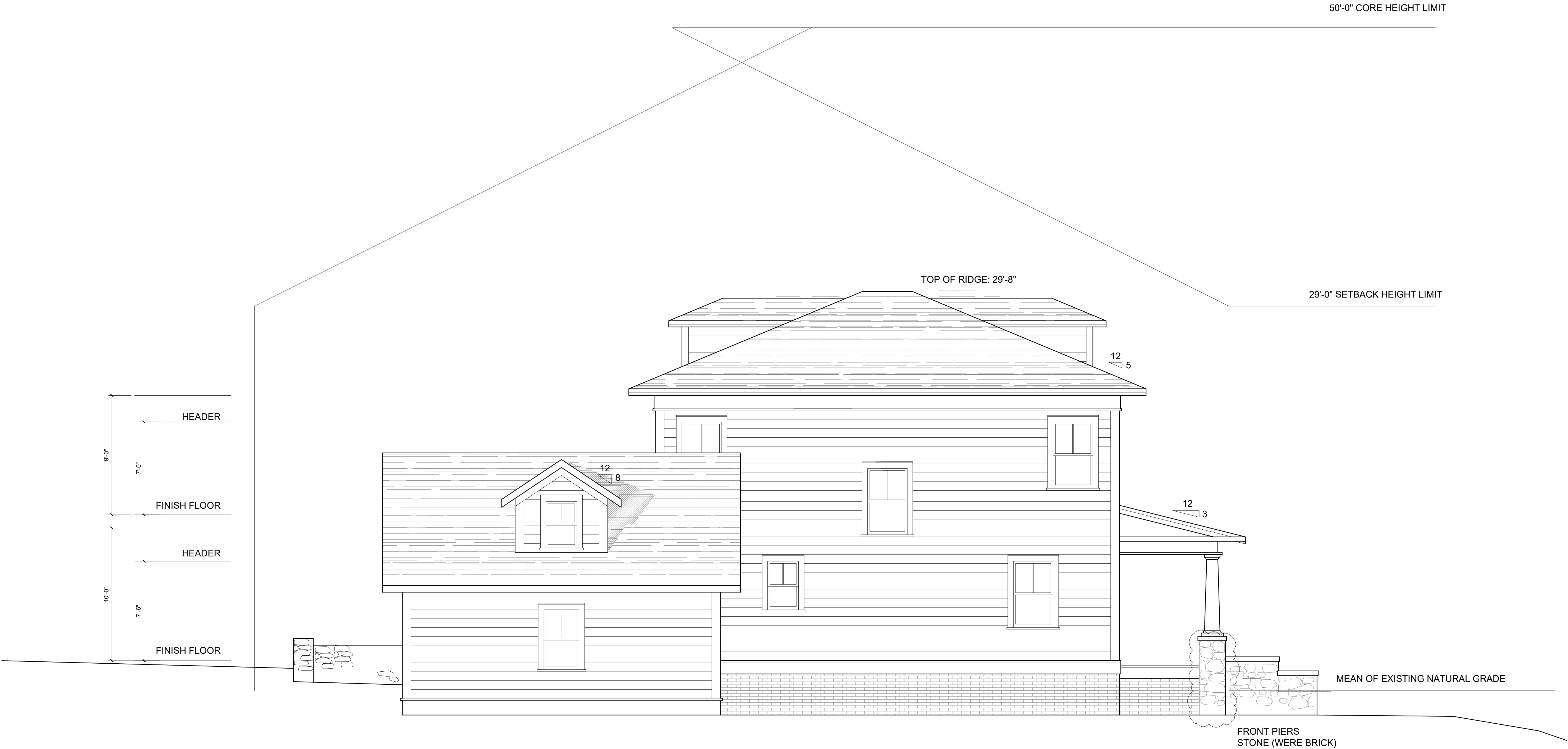
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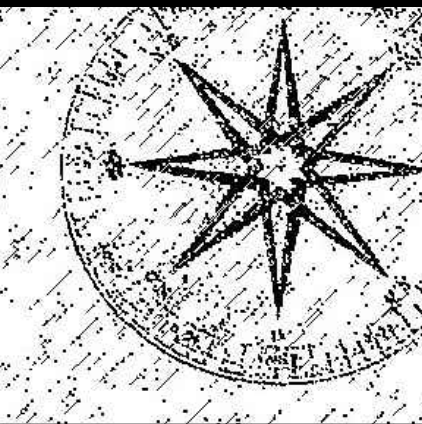
Sheet Title:

A4

Sheet Number:



1 EAST SIDE ELEVATION
A4 SCALE: 1/4"= 1'-0"



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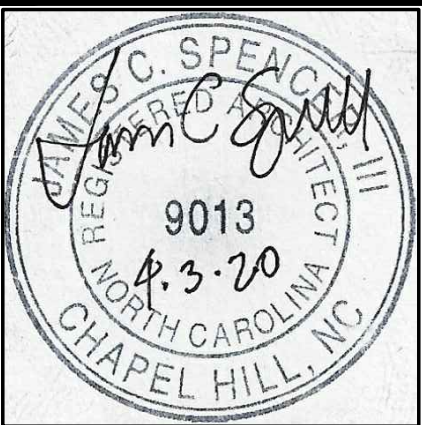
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Sheet Title:

A5

Sheet Number:

50'-0" CORE HEIGHT LIMIT

TOP OF RIDGE: 29'-8"

29'-0" SETBACK HEIGHT LIMIT

TALLEST SETBACK
HEIGHT: 22'-9"

HEADER

FINISH FLOOR

HEADER

FINISH FLOOR

WINDOW
REPLACING
DOOR

MEAN OF EXISTING
NATURAL GRADE

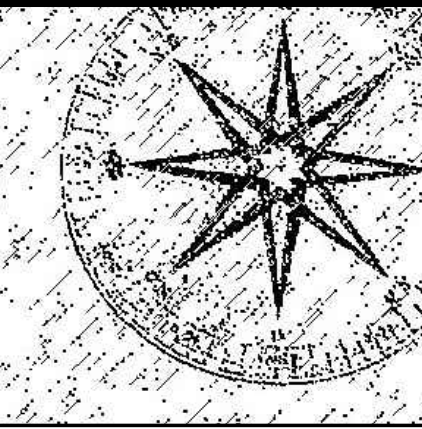
STONE TERRACE -
TOP OF WALL NOT
MORE THAN 3'-0"
ABOVE GRADE

OFFICE CLG.

OFFICE F.F.
GARAGE CLG.
GARAGE HEADER

GARAGE FINISH
FLOOR

REAR (SOUTH) ELEVATION
SCALE: 1/4"= 1'-0"



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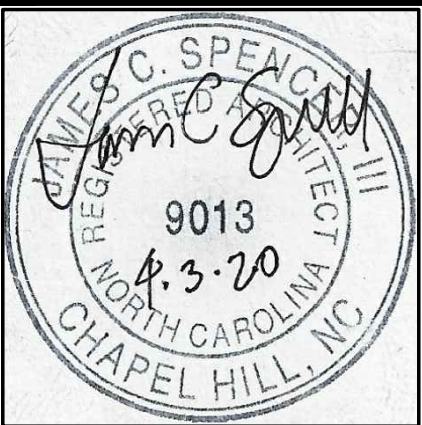
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| | |

Sheet Title:

A6

Sheet Number:

50'-0" CORE HEIGHT LIMIT

29'-0" SETBACK HEIGHT LIMIT

TOP OF RIDGE: 29'-8"

12
5

12
3

MEAN OF EXISTING NATURAL GRADE

BRICK FOUNDATION

BRICK FOUNDATION

HEADER

7'-3"

9'-0"

FINISH FLOOR

HEADER

7'-6"

10'-0"

FINISH FLOOR

1

A6

WEST SIDE ELEVATION

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