



HISTORIC PRESERVATION COMMISSION

AUGUST 24, 2017

ASSEMBLY HALL

395 MAGNOLIA ROAD

PINEHURST, NORTH CAROLINA

4:00 PM

I. Call to Order

II. Approval of Minutes

A. July 27, 2017

III. Public Hearing

A. COA 17-065

This is a request for an addition to the home located at 25 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00030125. The applicant and the property owners are William and Nelda Huffstetler.

B. COA 17-066

This is a request for the addition of a carport to the home located at 55 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00017843. The property owner is Ann Ehrhardt Dixon and the contractor is DH Whitesell.

C. COA 17-067

This is a request for the demolition of an accessory building, new accessory building and an addition to a garage located at 50 Village Green Rd. E., Pinehurst, NC. This property can be identified as Moore County LRK# 00020098. The applicant is Bowness Custom Homes and the owners are Alison and Stuart Paul.

D. Continuation of COA 17-058

A request for construction of a new single family home at 105 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00028199. The applicant is Huntley Design Build, Inc. and the property owner is James Satterfield.

IV. Review of Normal Maintenance and Minor Work items

A. Report for 7/21/17 - 8/18/17

V. Comments from Attendees

VI. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



JULY 27, 2017
ADDITIONAL AGENDA DETAILS:

ATTACHMENTS:

Description

📎 July 27, 2017



HISTORIC PRESERVATION COMMISSION

July 27, 2017

ASSEMBLY HALL

395 MAGNOLIA ROAD

PINEHURST, NORTH CAROLINA

4:00 PM

MINUTES

Commission Members in Attendance:

Jim Lewis, Chair
Bob Farren, Vice-Chair
Christine Dandeneau, Commission Member
Judy Davis, Commission Member
Molly Gwinn, Commission Member
Jim McChesney, Commission Member
Tom Schroeder, Commission Member

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

II. Approval of Minutes:

A. June 22, 2017

Molly Gwinn made a motion to approve the June 22, 2017 Minutes as amended to reflect that Amanda Grimshaw, Property Owner did not attend the meeting; Tom Schroeder seconded the motion, which was unanimously approved.

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B. July 12, 2017

Molly Gwinn made a motion to approve the July 12, 2017 Minutes; Jim McChesney seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work Items

A. Report for 6/16/17 – 7/20/17

The Commission did not have any comments.

IV. Sworn In:

The following were sworn in; Alex Cameron, Planner; Pat Molamphy, Applicant; Pete Bogle, the Bogle Firm Architecture; Reverend Rod Stone, of the Community Presbyterian Church; Bart Boudreaux, Resident; John Hoffmann, Resident; Ann Dixon, Resident; Kaye Pierson, Resident, Ralph Bowen, Applicant and Property Owner; Will Huntley, Huntley Design; Rick Raynor, Design Tech, Inc.

V. Public Hearing

A. COA 17-57

A request for demolition of a single family home at 140 Magnolia Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00028973. The applicant is Craddock, LLC and the property owner is Phillip Royston.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Pat Molamphy, Applicant was present to answer any questions or address any concerns of the Commission.

Judy Davis asked what the plans were once the home is demolished. Pat Molamphy responded the home will remain intact until plans have been turned in within 30-60 days and approved.

Philip Royston current property owner has no problems with the demolishing of the home.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for demolition of a single family home at 140 Magnolia Road with no time restrictions on the demolition and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.

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B. COA -17-54

A request for demolition of a single family home and detached garage at 105 Everette Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00029859. The applicant is The Boggle Firm Architecture and the property owner is Community Presbyterian Church.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Commission Member, Judy Davis recused herself

Pete Bogle, Principle Bogle Firm Architecture and Reverend Rod Stone of Community Presbyterian Church were present to answer any questions or address any concerns of the Commission.

Pete Bogle presented a Power Point presentation of the General Concept Plan approved by the Village Council of the Church, which includes the demolition of the single family home and detached garage. The plans call for open space which is needed to meet the impervious surface and stormwater management requirements. The space will be landscaped with a park like effect and will offer an additional 16 parking spaces.

Pete Bogle also explained that they have offered the home for free to be relocated. In order to have the home moved, approximately 19 trees along the right of way on Everette Road would have to be removed and the cost would be prohibitive.

Molly Gwinn, Commission Member asked Pete Bogle that "since it is a 1928 cottage and a contributing structure in the Historic District did you explore the possibility to just demolish the detached garage leaving Bird Song Cottage intact working in your parking area available where the garage is. It is problematic to me that a residential area will now be a parking lot along the side of the street."

Pete Bogle responded that there were some conversations, but the Church has no use for the home as it is constructed and the space is needed for impervious surface and storm water requirements. Plans are to have a buffering of 20'.

Chairman Lewis asked if there was a timeframe the Church is looking into. Reverend Rod Stone responded that "the Church has gone through the approval process, we will then have to go to the Church for capital funding for this project. Possible beginning construction in the spring, perhaps April of 2018." Chairman Lewis asked Reverend Stone if there will be a hardship in delaying the demolishing of the home. Chairman Lewis stated a preference for more time to get the word out that the home is available to be relocated, and that he did not want to give up on that without having additional efforts made. Chairman Lewis stated that the relocation of the home would need to be approved by the HPC. Chairman Lewis stated that he would like to see a 6 month delay but if the Church needs to begin work earlier, they can come back to the Commission to reduce the delay.

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Christine Dandeneau, Commission Member asked what options were considered for the impervious surface. Pete Bogle, stated that they did look at other options but the space is needed for the storm water management, dry wells, and impervious surface to meet the requirements. Christine Dandeneau asked how many parking spaces will be gained and Peter Bogle responded that 16 parking spaces will be added. Christine Dandeneau asked if there was a possibility into making it a sand lot as opposed to paving. Pete Bogle responded that what is planned is for the parking area to be paved. Christine Dandeneau asked if a Civil Engineer has looked at this. Pete Bogle stated that it has not been reviewed by a Civil Engineer but it will be required to. Christine Dandeneau asked about phasing for this project. Pete Bogle stated that phasing of this project has not been defined.

Comments from the Public:

Kaye Pierson, Resident stated the following:

"Preservation NC is NC's only private nonprofit statewide historic preservation organization. Its mission is to protect and promote buildings, landscapes and sites important to the diverse heritage of NC. It enjoys a national reputation, having been cited by the National Park Service as "the premier statewide preservation organization of the south, if not the Nation and National Trust for Historic Preservation as "the model organization of its kind." It has saved more than 700 endangered historic properties. It is supported by a membership of more than 4000, 90+% are residents of NC."

Kaye Pierson, read the following response from Cathleen Turner, Regional Director for Preservation North Carolina "Birdsong Cottage" is a contributing structure in the National Register district and the locally designated district. It is associated with Eric Nelson, Donald Ross' long time Secretary and is an excellent example of the modest scale cottages in the district built in the 1930s that continue to provide stylish yet affordable accommodations to those living and working in the village. Surely the church can be more creative in situating their parking spaces and drainage system. If not, perhaps the cottage can even be moved a bit on the lot so it can remain on its historic location. Failing that perhaps it can be moved to a location nearby, so that it can retain its historic association with the village landscape and remain in the district (maybe even qualify for tax credits). Demolition should be avoided, especially given its provenance. The question of mold is a stale excuse used by those wishing to demolish buildings. Turning on the HVAC and cleaning the house would improve the situation."

Bart Boudreaux stated that "he is actively pursuing into looking into trying to relocate the home and has been in contact with NC Preservation who gave him the name of the company in Winston/Salem that could move the home in order to preserve the character of the Village. Bart Boudreaux stated that the home can be preserved and he has remodeled four older homes in the village for the preservation of the Historic District."

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Bart Boudreaux stated that “he was quoted \$50,000 as the cost for the relocation of the home and has looked into having it relocated across the street which would reduce the number of trees that will to be removed and asked the Commission to consider delaying the demolition for 365 days in order to give him time to make arrangements to have the home relocated.”

John Hoffmann asked the Commission to consider delaying the demolition of “Bird Song Cottage” for 365 days.

Linda Cox, Resident said that this reminds her of the song, “They Paved Paradise and Put Up a Parking Lot, by Joni Mitchell.”

End of Public Speaking

Pete Bogle stated that they have also contacted the same company that Bart Boudreaux contacted from Winston/Salem and have made it known publically that the home is available for relocation but have not received any interest.

After discussion Christine Dandeneau made a motion to issue a Certificate of Appropriateness for the demolition of a single family home and detached garage at 105 Everett Rd with no time restrictions on the detached garage, but a time restriction of 365 days for the single family home as the home is a contributing structure; Molly Gwinn seconded the motion.

Bob Farren, Commission Member stated that the Community Presbyterian Church has tried for 5 months to have the home relocated and stated that delaying the demolition for 6 months was adequate time to delay it.

Bob Farren made an amendment to the motion to issue a Certificate of Appropriateness for the demolition of a single family home and detached garage at 105 Everett Rd with no time restrictions on the detached garage, but a time restriction of 6 months for the demolition of the home and to adopt the Findings of Fact; Tom Schroeder seconded the motion. The vote was 4-2 with Christine Dandeneau and Molly Gwinn opposing.

C. COA 17-55

A request for demolition of a single family home at 110 Everett Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00017301. The applicant is The Boggle Firm Architecture and the property owner is Community Presbyterian Church.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

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Pete Bogle was present to answer any questions or address any concerns of the Commission.

Pete Bogle described the home as 1956 vinyl siding house, single story and on a slab on grade. Being on a slab grade it does not lend itself to be moved. They are asking for no time restrictions on the demolition. However, demolition will not be scheduled until immediately prior to construction of parking lot A. This will be adding improvements to the current sand lot parking area. The new parking lot will be landscaped and screened per the PDO requirements and will provide parking for 43 vehicles across the street. Per the General Concept Plan, all ROW parking along Everett Road will be removed when parking lot A is completed.

With no further discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness for demolition of a single family home at 110 Everett Rd with no time restrictions and to adopt the Findings of Fact; Jim McChesney seconded the motion which was approved 6-0.

D. COA 17-56

A request for demolition of a storage building at 35 Kelly Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 98000236. The applicant is The Boggle Firm Architecture and the property owner is Community Presbyterian Church.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Pete Bogle was present to answer any questions or address any concerns of the Commission.

Pete Bogle stated that the request for demolition of the storage building is to allow for playground and parking lot H as identified on the General Concept Plan, as approved by Village Council on May 23, 2017. Community Presbyterian Church is requesting no time restrictions. However, demolition will not be scheduled until immediately prior to construction of playground and or parking lot H.

With no further discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness for demolition of a storage building at 35 Kelly Rd with no time restrictions and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was unanimously approved.

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E. COA 17-59

A request for a new addition to the home at 15 McLeod Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00021632. The applicant and the property owner is Ralph Bowen.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Ralph Bowen, Applicant and Property Owner was present to answer any questions or address any concerns of the Commission. Ralph Bowen confirmed that the addition will have the same materials as the existing home and the pictures show what type of windows will be installed. The roofing shingles will also match the existing home.

With no further discussion, Judy Davis made a motion to issue a Certificate of Appropriateness for a new addition to the home at 15 McLeod Rd and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.

F. COA 17-58

A request for construction of a new single family home at 105 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00028199. The applicant is Huntley Design Build, Inc. and the property owner is James Satterfield.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Will Huntley, Huntley Design and Rick Raynor, Design Tech, Inc. were present to answer any questions or address any concerns of the Commission. Will Huntley presented a color rendering to the Commission.

Chairman Lewis stated that your presentation of the documents you presented were very comprehensive.

Will Huntley took the design wishes from the property owners and sought how to minimize the impact on the property lines. It will be one story, we have studied the massing and scale and have reviewed other elements of homes in the Historic District and have taken some pieces of concepts from different homes. The garage concept comes from Cherokee Road. The architecture is timeless and traditional and fits in the Historic District.

Chairman Lewis stated the Commission is currently updating the Historic Guidelines and have not been approved. The Commission is bound to go by the Guidelines we have now.

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Tom Schroeder asked that the renderings presented are shown on both sides and asked if there was any difference in the two.

Rick Raynor responded that they were the same.

Tom Schroeder asked about the different numbers shown as the square footage. I'm trying to figure out what the actual square footage is. There are three sets of numbers showing square footage.

Rick Raynor responded that the square footage is 8,400 under roof.

Molly Gwinn stated that the reason we are concerned about the square footage is because we are concerned about the scale of the house. "I know that you have looked at the guidelines and have worked in the Historic District so you know what is important in keeping a new structure congruous in the neighborhood. Section 3 .2.2.2 Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style and texture."

Molly Gwinn stated "that the proposed structure shall be of similar scale as existing structures in the neighborhood, that doesn't mean that it has to be a tiny cottage but should be within reason. This is a large house and there is mass there and that is what we are concerned about as we look at your application." Molly Gwinn referred to the map prepared by staff.

Alex Cameron responded that staff took the initiative as asked by the Commission Members to get some data showing scale of homes in the area and the data showing square footage or scale that was used was compiled by the Moore County Tax Records showing "living area."

Molly Gwinn stated that the map easily shows the range of square footage is in this part of the Historic District and that is what we are focusing on here. "What you are proposing is larger than the average of any home in this district and that is concerning."

Chairman Lewis stated that "our Guidelines does not offer a numerical definition of scale. Scale is up to the Commissioners to make a judgement on. We do take in account a variety of considerations, heated square footage is one. Does this proposed home fit into the neighborhood or will it be out of place in terms of size. It is a judgement call for the Commissioners on just how big is too big. The majority of the homes in this area are less than 2,500 square feet, there have been some that have been approved in the last year or so for new construction. The home opposite of Fields is 4,300 heated square feet. The home that is under construction at 170 Everette Road is less than 4,500 square feet. There are no properties in the area that exceeds 4,500 of heated square footage.

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By any measure the house that you are proposing is substantially larger than anything in the area. One of our Guidelines states it that it shall be congruent with the homes in the area and that is a sticking point.”

Tom Schroeder questioned back to case law which is the definition of neighborhood and wants to clarify what we are considering neighborhood in the Historic District.

Chairman Lewis responded that there is a definition of neighborhood in the Guidelines. You may be referring to some discussions that have occurred during the updating of the Guidelines.

Molly Gwinn referred to the map prepared by staff and stated that it ranges pretty wide within the Historic District. Molly Gwinn referred to the home at Cherokee as one of their models.

Chairman Lewis responded that the home at Cherokee Road is 4,300 heated square feet and has the double garages in the front which are not heated.

Rick Raynor responded that the heated square footage is 5,645. Will Huntley stated that 1,000 square feet is the garages and the storage.

Chairman Lewis asked if that was unheated and Will Huntley responded yes. Chairman Lewis stated that they were still proposing 5,645 of heated square footage. It is still larger than the homes in the area. There are no formulas to figure this out as it is a judgement call by the Commissioners on how big is too big, it is just that simple. Our Guidelines in terms of size states that it shall be congruent with the neighborhood. We have no authority to change the Guidelines, we are in the process of updating our Guidelines. We do have the authority to make exceptions, but they are very specific.

Chairman Lewis asked about the architecture, all of the brick is painted, the chart that was presented earlier doesn't match what we have here. Have the colors changed? Rick Raynor responded that the colors have not changed.

Christine Dandeneau stated that as she was driving around she noticed that there were no homes with garages in front with the exception of the Cherokee House. This particular lot has the ability to put the garages in the back of the home and have it set back to give it a more even scale with Fields Road. The garages in front do not blend with what is on Fields Road. It is just a lot of garage and the home is very modern and not historic.

Rick Raynor responded that they discussed that with the client and they are proposing to put in a swimming pool in the back for privacy.

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Christine Dandeneau responded that there is room in the back for a detached garage if you were to move the home forward. Having the garages in the back would be in much more in keeping of the Historic District.

Molly Gwinn stated that there is an opening on Spur Road and it is a perfect access point for a garage. Rick Raynor responded that was his first impression to them when they hired me. I explained that I felt that is what we should do, but I am bound by what the client asks me to do. I explained to them that I didn't like the character of the home but we will give it a try.

Christine Dandeneau stated that the home has a much wider scale center piece and the garage dominates more. It is a lot of garage.

Chairman Lewis stated that when you look at this house you ask is it overwhelmingly large or does it fit in. I don't want to tell Mr. Satterfield that if you move the garages to the back everything will be fine, but it would be better.

Christine Dandeneau stated that it would be more in keeping of the historic character.

Judy Davis specified that from a streetscape it is all garage. The homes on McKenzie and Cherokee have a much wider span. The depth is 24' from the garage to the house. It makes it feel as if it is all garage.

Chairman Lewis indicated that this is a very deep lot and would have access to both garages from the back.

Molly Gwinn said that we are appealing to you to think about the garages.

Chairman Lewis responded that we are still dealing with a house that is proposed to be 5,645 square feet, which is 25% -30% larger than anything else. From a visual standpoint it would make a difference.

Christine Dandeneau stated that moving the garages to the back would help with the façade.

Chairman Lewis replied that the garages and storage area are larger than most homes in the neighborhood.

Christine Dandeneau remarked on the wonderful renderings with such beautiful drawings that were presented and there are historic elements that you have included.

Christine Dandeneau and Judy Davis remarked that it would be more in keeping with historic if the garages were in the back.

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Chairman Lewis discussed options. We could vote on this case or we can continue it and bring it back to us at a later date with no assurance that it would be approved. If we vote on it today and it may get approved or it may not. If we vote on it and we don't approve it you can't bring this back to us again. Your only option is to bring us another case or appeal our decision. I'm prepared to continue this case.

Rick Raynor responded that they would like to continue the case.

Public Comments:

Ann Dixon, Resident 55 Fields Road, stated that her concerns were for the beautiful oak trees that surround this lot. The square footage of my house is 1,300 square feet and was built in 1929 by my grandfather. Rick Raynor responded that they have plans to save the trees around the perimeter.

Christine Dandeneau said that there is a buffer to protect the trees. Ann Dixon said that it was great but she is concerned with the size of the home. As my grandfather from South Carolina used to say it is gia-hugical!!!

John Hoffmann, Resident stated that this house is larger than the Haas House. The Haas house was not approved by this Historic Commission. It was 8,000 total square feet. Total mass is 8,500 square feet for this proposed home, which is huge. It is completely inappropriate.

End of Public Comments

Chairman Lewis responded by saying that the Haas house was in fact in excess of 8,000 square feet. The heated square footage was 7,500. Moving the garages would not be a guarantee for approval. As Chairman of the Commission I say that we continue this case. It is up to you as to when you come back and we are here if you need any consulting. Rick Raynor stated that they would like to have sixty days. Chairman Lewis said that would be our meeting in September. At your request we can modify that date. This case is continued.

Alex Cameron stated that they would need to go through him with any changes to bring before the Commission. Public Notices have been sent out as required and with this case being continued there isn't a need to send out any new notices. The Commission decided that they would need at least a week to review the new plans before the next meeting and you will need to work with Alex. Alex Cameron stated that the concerns are the location of the garages as well as the scale. Chairman Lewis agreed and stated that the location of the garages impacts on how opposing the structure is to the eye.

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Christine Dandeneau stated “that it is the visual from the streetscape is what we should be concerned about.”

With no further discussion, the meeting is continued.

VI. Next Meeting Date

- A. August 24, 2017

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COA 17-065

ADDITIONAL AGENDA DETAILS:

This is a request for an addition to the home located at 25 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00030125. The applicant and the property owners are William and Nelda Huffstetler.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Project Description
- ☐ Site Plan and Elevations

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-065
Addition

25 Medlin Road

Parcel ID # 00030125
PIN # 856205180637

APPLICANT: William & Nelda Huffstetler
PROPERTY OWNER(S): William & Nelda Huffstetler

RECEIVED: 7/24/17
MEETING DATE: 8/24/17

ZONING DISTRICT: R-10
LHD STATUS: Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL - PRIOR TO PERMITTING

NATURE OF PROJECT:

- Addition on the rear elevation.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK - *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves a new addition that **is/is not** considered minor work.

ADDITION TO HOUSE:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS - *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous and on the rear elevation.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS - *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS - *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

E. SECTION 3.1.2.4 ADDITIONS STANDARDS - *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

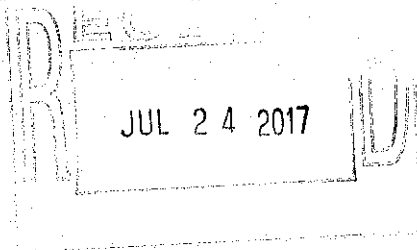
1. The windows in the proposed addition **will/will not** be similar to those in the original building.

F. SECTION 3.1.2.5 ADDITIONS STANDARDS - *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

G. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.



Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by the Planning Technician first and the Community Appearance Commission; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): William and Nelda Huffstetler
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 25 Medlin Rd. Pinehurst, N.C.
Mailing Address (if different): 410 Fairway Drive Southern Pines, NC 28387
Phone #: 910-638-5780 Mobile #: 910-638-8259
Lot #: 2458, 2459 Zoning District: _____ LRK # 00030125 PIN #: 856205180637
2460, 2461, 2462

Applicant/Contractor Data

Name: same as above
Contractor License #: _____
Phone #: _____
E-mail Address (optional): whuffstetler321@hotmail.com
Mailing Address: _____
Estimate Cost of Construction: \$ 150,000

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☒ No: ☐



Application for
Local Historic

District _____

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation	Hardie board and batten	Canvas Tan
Right Elevation	Garage Doors, Hardie, stone	"
Left Elevation	Hardie board and batten	"
Trim	Wood	Sealskin
Windows	casement	bronze
Chimney	stucco	Sealskin
Foundation	slab	
Front Door		
Shutters		
Garage Door	Clopay Natural Wood Look	Cedar stain
Roof	Metal	Gray
Roof Exhaust Vents		
Front Porch		
Deck		
Patio	Pavers	
Sidewalk		
Sky Lights		
Driveway	Bluestone 18's	
House Number		

Signature: _____

Nelda C. Nussstetter

Date: _____

7/24/17

Planning and Inspections Department

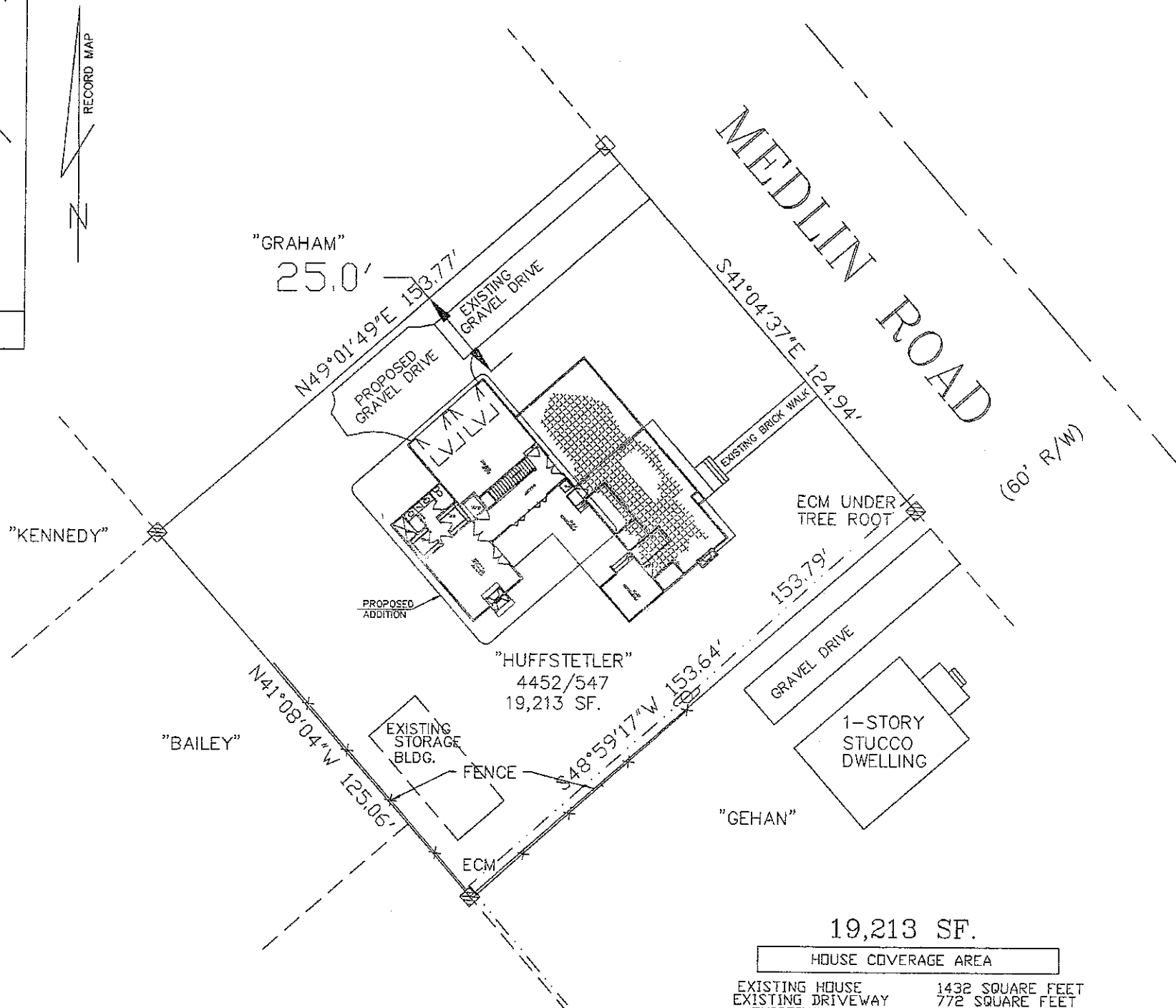
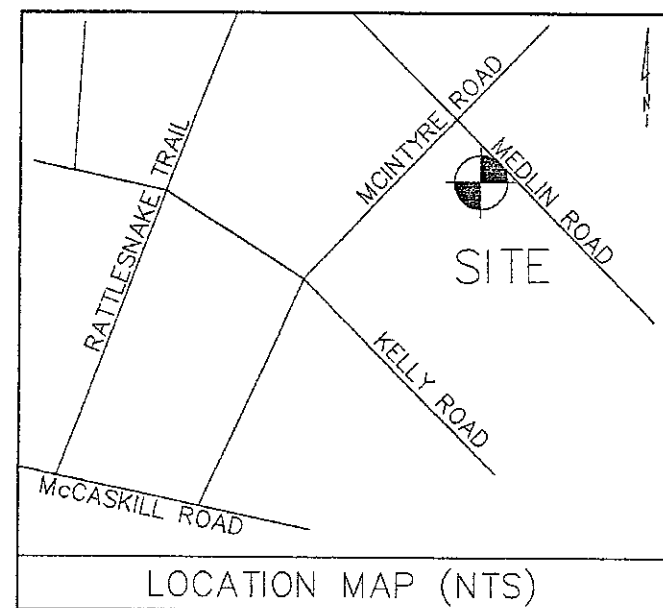
395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org

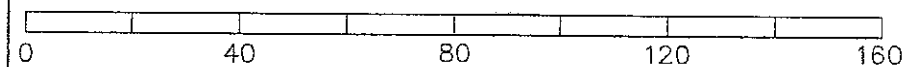
PROJECT DESCRIPTION:

The planned addition will use the same materials and colors as the original house. It will be designed in the same style as the original property and attached to the back of the house. The profile of the addition will have a low impact from the street because it has a sloped roof instead of a gabled roof. The addition will in no way diminish the historical significance of the original home.

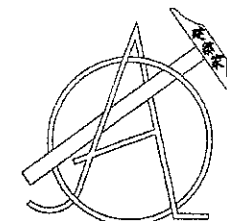
William and Nelda Huffstetler



PINEHURST, NORTH CAROLINA
SCALE 1" = 20'



19,213 SF.	
HOUSE COVERAGE AREA	
EXISTING HOUSE	1432 SQUARE FEET
EXISTING DRIVEWAY	772 SQUARE FEET
EXISTING WALKWAY	158 SQUARE FEET
PROPOSED HOUSE ADDITION	1476 SQUARE FEET
PROPOSED DRIVEWAY ADDITION	713 SQUARE FEET
TOTAL EXISTING COVER	2362 SQUARE FEET
TOTAL PROPOSED COVER	2189 SQUARE FEET
TOTAL DWELLING COVER	2908 SQUARE FEET
TOTAL COVER	4551 SQUARE FEET
THIS PROPOSED DWELLING WILL COVER 15.10% OF LOT	
TOTAL IMPERVIOUS COVER 23.70% OF LOT	



ARTIGA DESIGN
Enrique J. Artiga
910-315-27-10

Client:

Mr. William & Mrs. Nelda Huffstetler
25 Medlin Rd.
Pinehurst, NC
28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:	
EXISTING FIRST FLOOR	1432 SQ. FT.
MODIFIED FIRST FLOOR	826 SQ. FT.
MODIFIED SECOND FLOOR	1026 SQ. FT.
BALCONY	102.50 SQ. FT.
GARAGE	620 SQ. FT.
TOTAL H.T.G.	3601 H.T.G. SQ. FT.

Issue Date: 02/09/11

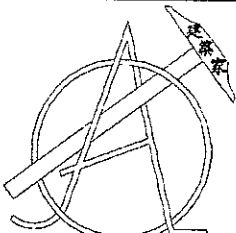
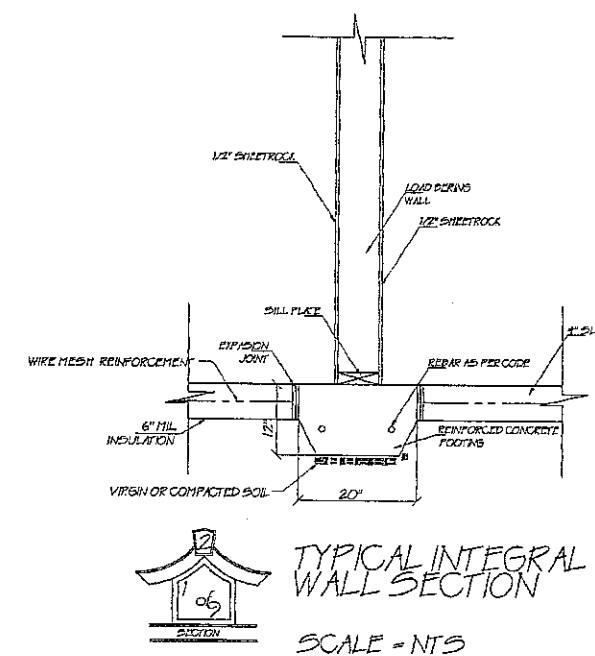
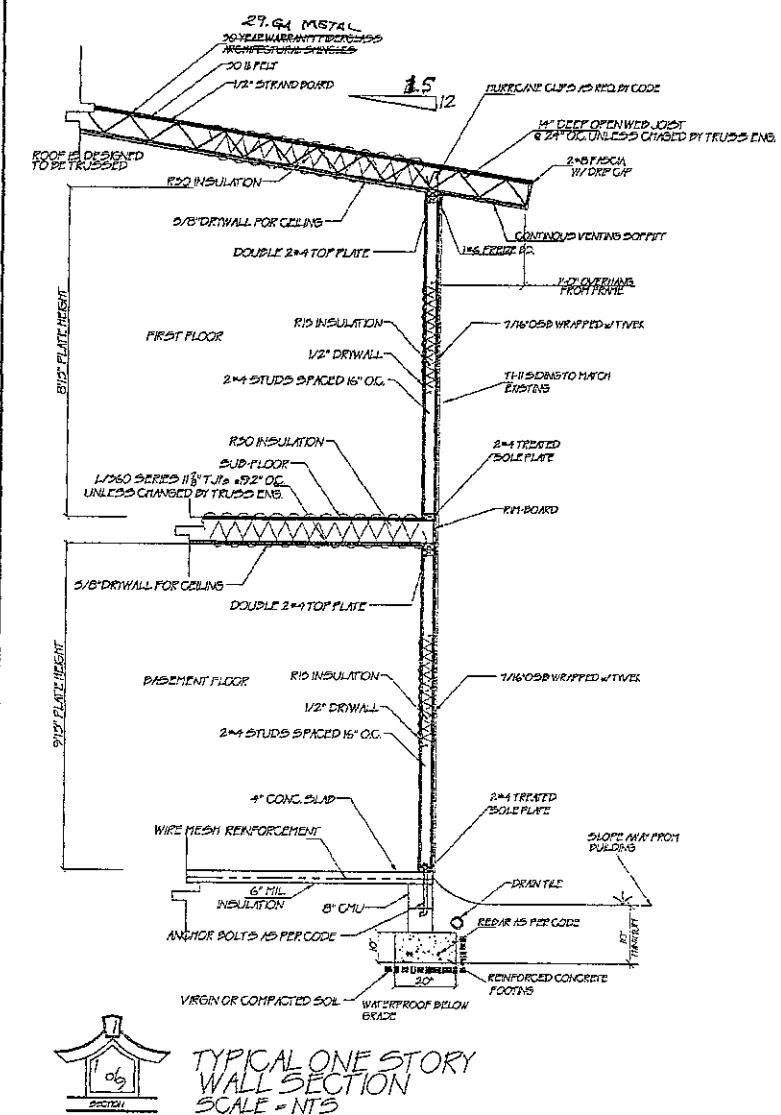
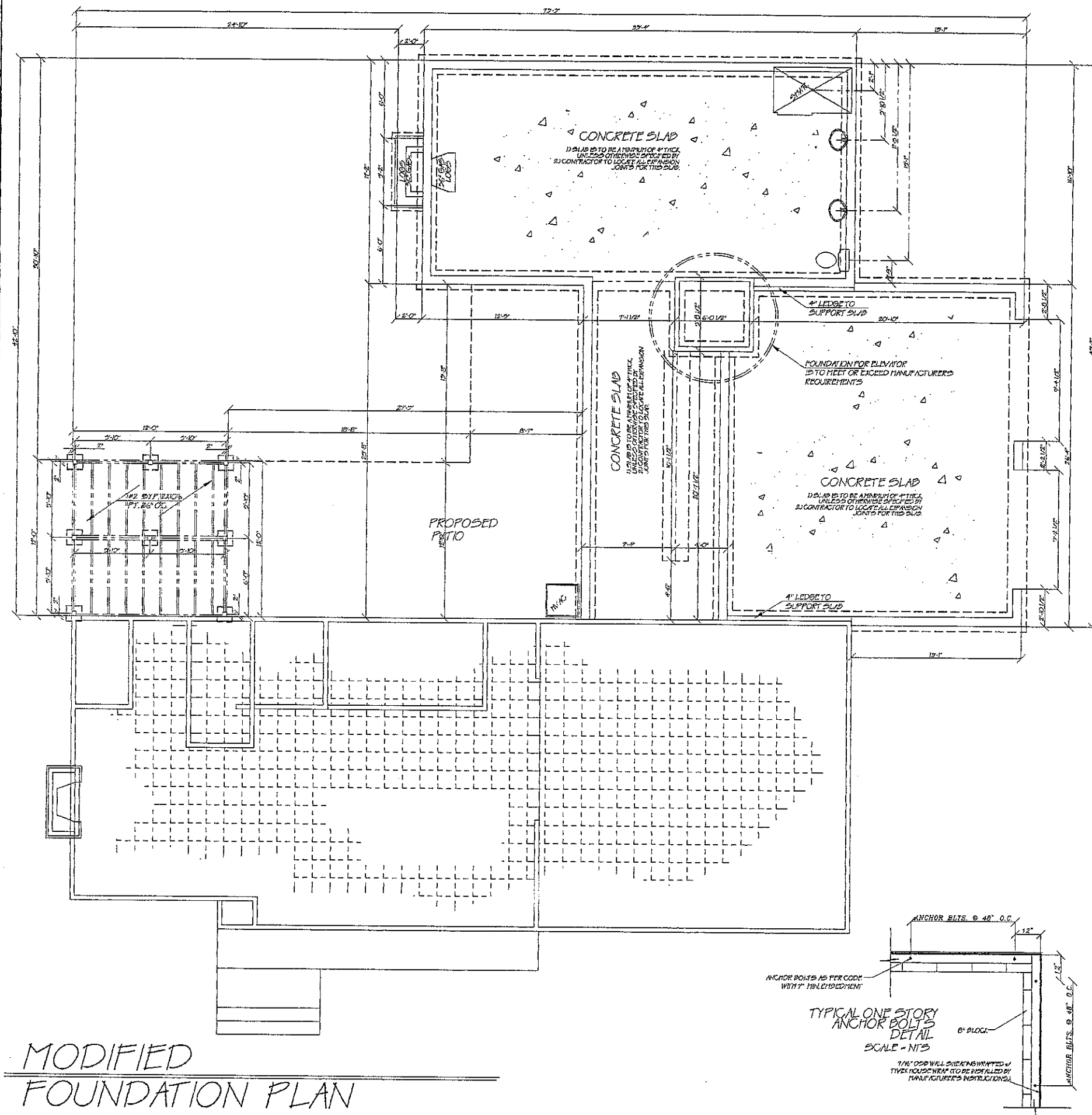
Drafting By: EJA
01/31/16
02/01/11

Sheet Name: SITE PLAN

Scale: 1"=20'

Sheet Number:

S-1



ARTIGA DESIGN
Enrique J Artiga
(910)-315-27-10

Client:

Mr. William B. Mrs. Nelda Huffstetter
25 Medlin Rd.
Pinehurst, NC
28374

Notes:

- 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
- 2) IF ANY DEFECTS ON EXTERIOR FINISHES WILL BE DETECTED, CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THEM.
- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS. DURING CONSTRUCTION, IF ANY SECURITY RELATED PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

<u>Footage Totals:</u>	
EXISTING	
FIRST FLOOR	119 HTG. 50. FT
MODIFIED	
FIRST FLOOR	826 HTG. 50. FT
MODIFIED	
SECOND FLOOR	1206 HTG. 50. FT
BALCONY	102 50. FT
GARAGE	620 FT
TOTAL HTG.	3601 HTG. 50. FT

Issue Date: 02/09/17

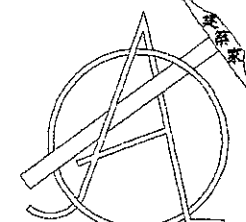
Drafting By:
EJA 01/31/16
02/01/17

Sheet Name: MODIFIED FOUNDATION PLAN

Code: $1/4" = 1'0"$

Shed Number:

1 of 9



ARTIGA DESIGN
Enrique J. Artiga
(910) 315-2710

Client:

Mr. William & Mrs. Nelda Huffstetter
25 Medlin Rd.
Pinehurst, NC
28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF INTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Table:	
EXISTING FIRST FLOOR	1419 MTG. 50. FT
MODIFIED FIRST FLOOR	826 MTG. 50. FT
MODIFIED SECOND FLOOR	1306 MTG. 50. FT
BALCONY	102 50. FT
GARAGE	620 FT
TOTAL MTG.	3601 MTG. 50. FT

Issue Date: 03/09/11

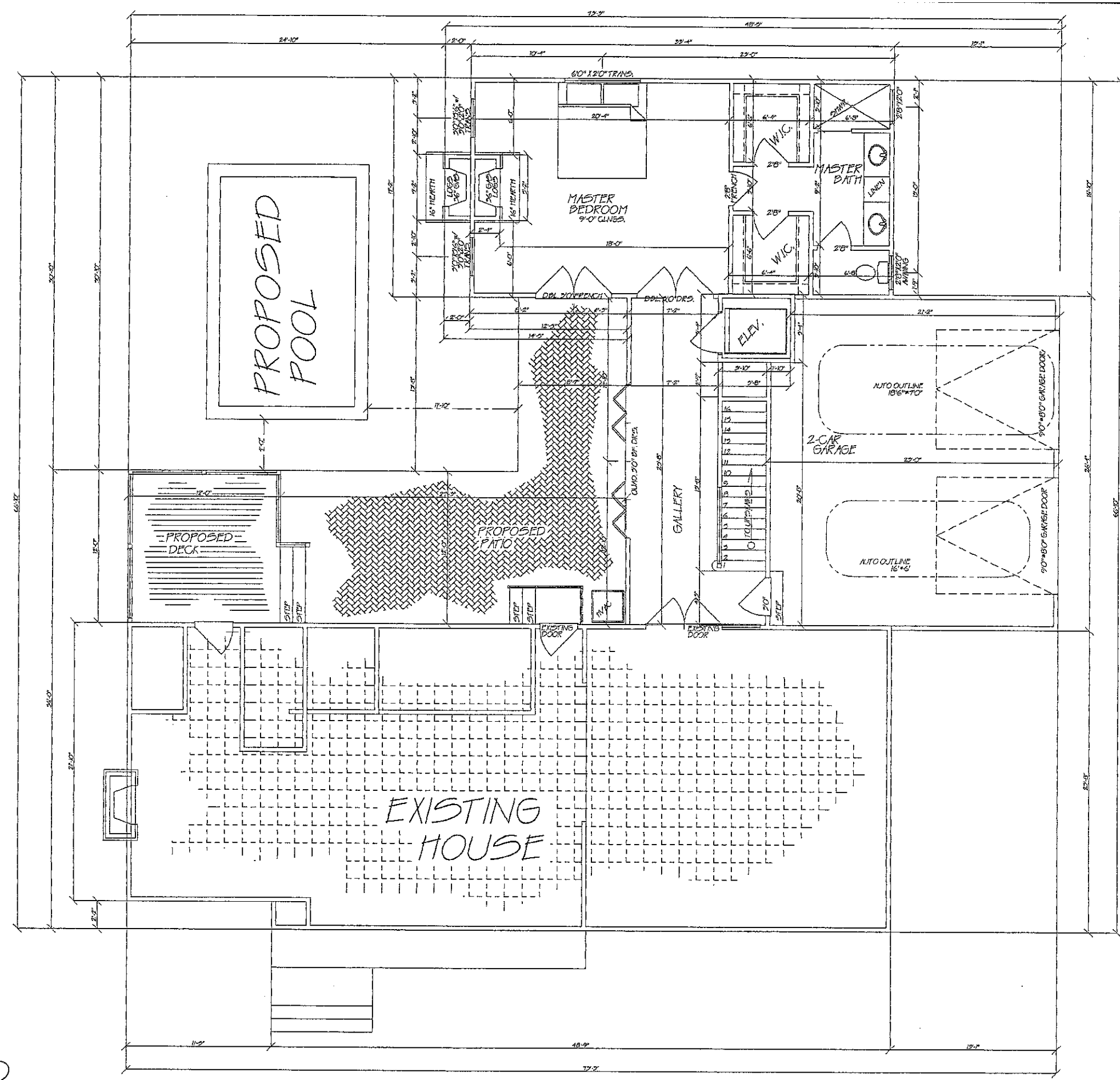
Drafting By: EJA
01/31/16
02/01/17

Sheet Name: MODIFIED FLOOR PLAN

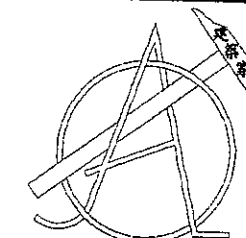
Scale: 1/4" = 10"

Sheet Number:

2 of 9



MODIFIED
FIRST FLOOR PLAN



ARTIGA DESIGN
Enrique J Artiga
(910)-315-27-10

Client:

Mr. William & Mrs. Nelda Huffstetter
25 Madlin Rd.
Pinehurst, NC
28574

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS. DURING CONSTRUCTION, SECURITY FURTHER PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Table:	
EXISTING FIRST FLOOR	1419 MTG. 50. FT
MODIFIED FIRST FLOOR	826 MTG. 50. FT
MODIFIED SECOND FLOOR	1526 MTG. 50. FT
BALCONY	102 50. FT
GARAGE	620 FT
TOTAL MTG.	2601 MTG. 50. FT

Issue Date:

03/09/17

Drafting By:

EJA

02/10/17

02/14/17

Sheet Name:

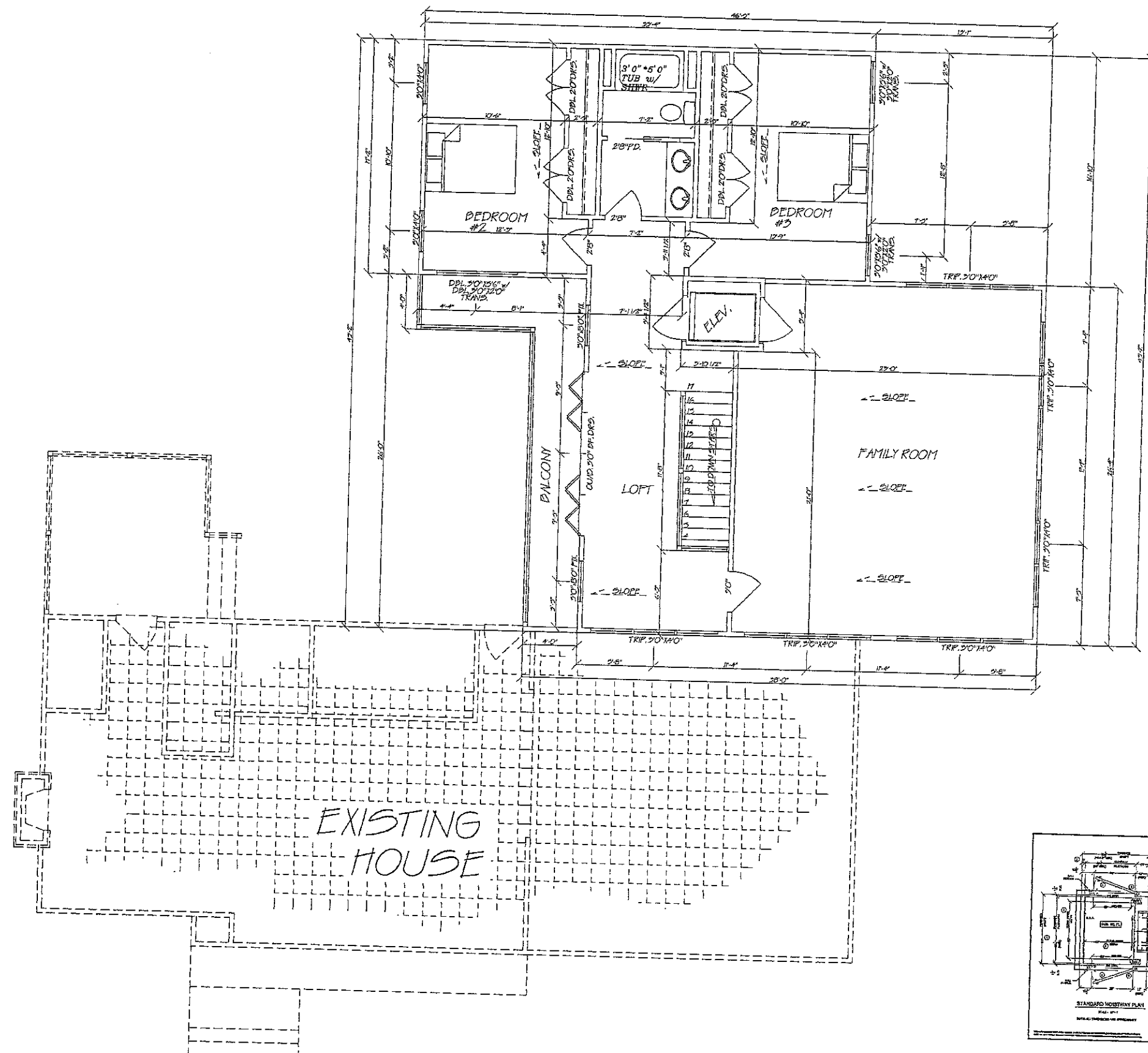
MODIFIED SECOND FLOOR PLAN

Scale:

1/4" = 10"

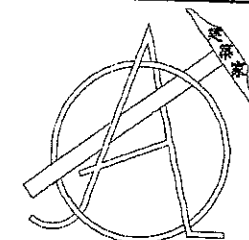
Sheet Number:

3 of 9



MODIFIED
SECOND FLOOR PLAN

ELEVATOR SECTION



ARTIGA DESIGN
Enrique J. Artiga
(910) 315-27-10

Client:

Mr. William & Mrs. Nelda Huffstetter
25 Medlin Rd.
Pinehurst, NC
28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS. DURING CONSTRUCTION, ALL FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footnote Table:	
EXISTING FIRST FLOOR	14.19 HTG. 50. FT
MODIFIED FIRST FLOOR	8.26 HTG. 50. FT
MODIFIED SECOND FLOOR	12.56 HTG. 50. FT
BALCONY	10.25 FT
GARAGE	6.20 FT
TOTAL HTG.	36.01 HTG. 50. FT

Issue Date: 02/09/11

Drafting Pn:
EJA 02/10/11
02/11/11

Sheet Name:
MODIFIED ELEVATIONS

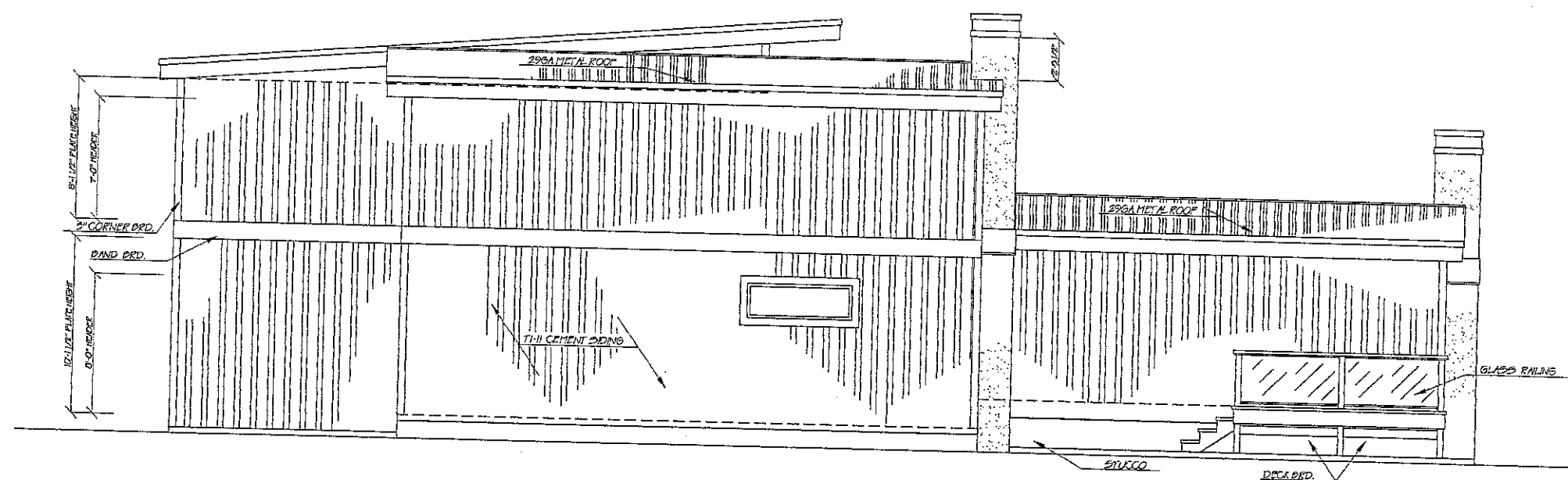
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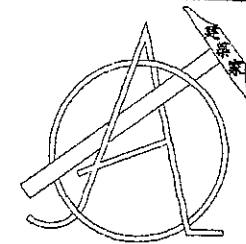
4 of 9



MODIFIED
FRONT ELEVATION



MODIFIED
REAR ELEVATION



ARTIGA DESIGN
Enrique J Artiga
(910)-315-27-10

Client:

Mr. William & Mrs. Nelda Huffstetter
22 Medlin Rd.
Pinehurst, NC
28374

Notes:

- 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
- 2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS DURING CONSTRUCTION.
- 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Table:

EXISTING	MTG.	SQ. FT.
EXISTING FIRST FLOOR	148	MTG. 50. FT
MODIFIED FIRST FLOOR	826	MTG. 50. FT
MODIFIED SECOND FLOOR	1256	MTG. 50. FT
BALCONY	102	50. FT
GARAGE	620	FT
TOTAL MTG.	3601	MTG. 50. FT

Issue Date:

03/09/17

Drafting By:

EJA

02/01/17
02/14/17

Sheet Name:

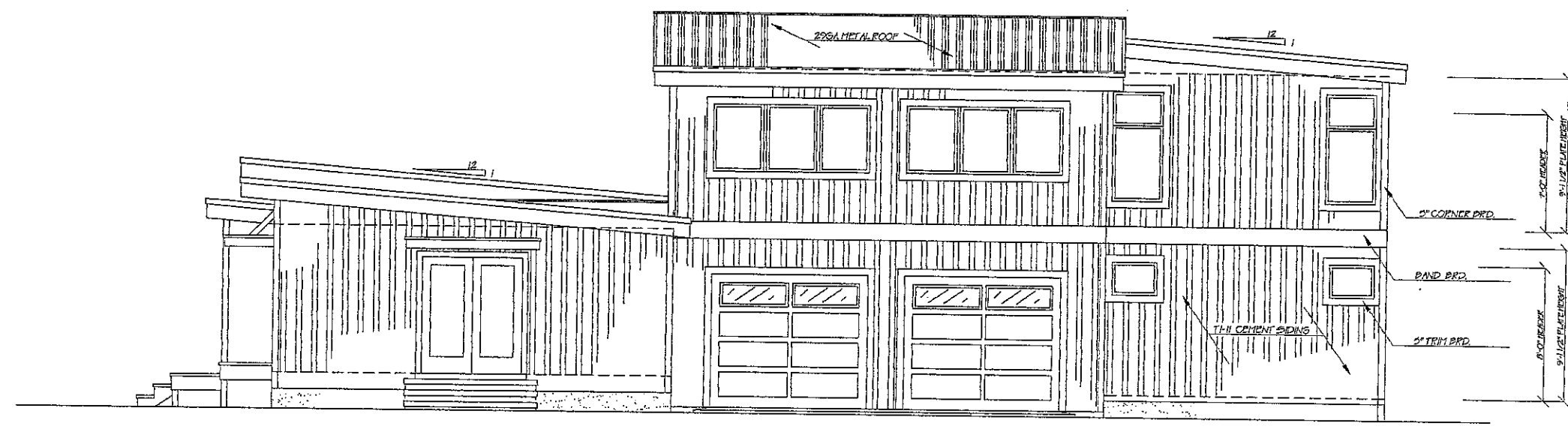
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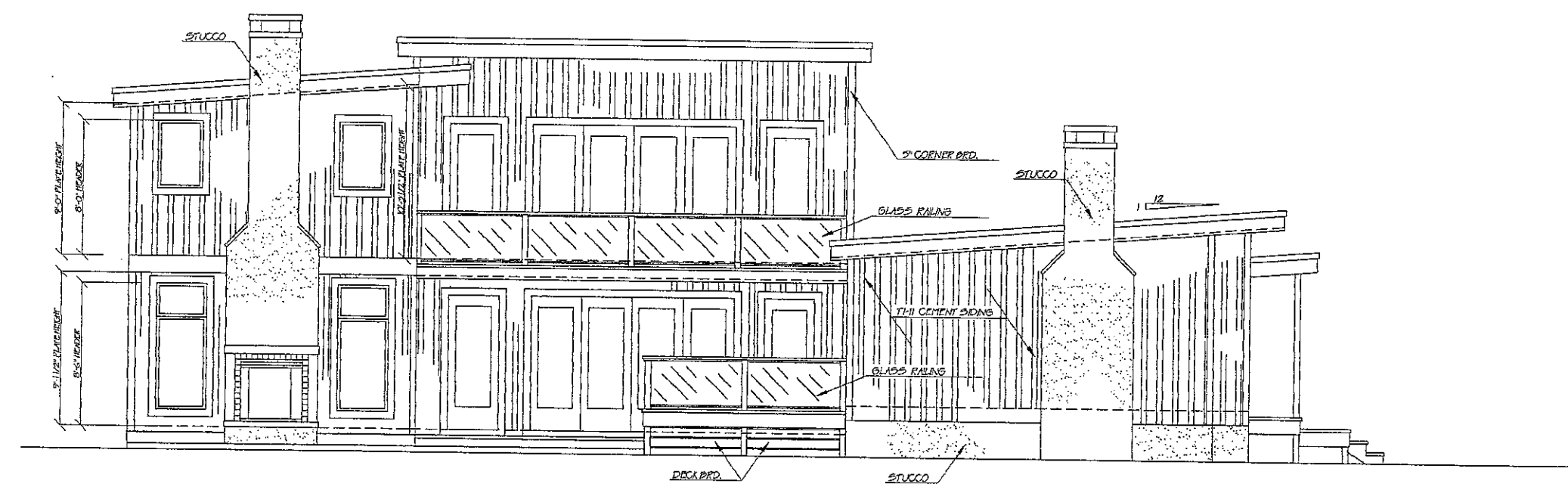
1/4" = 1'-0"

Sheet Number:

5 of 9



MODIFIED RIGHT SIDE
ELEVATION

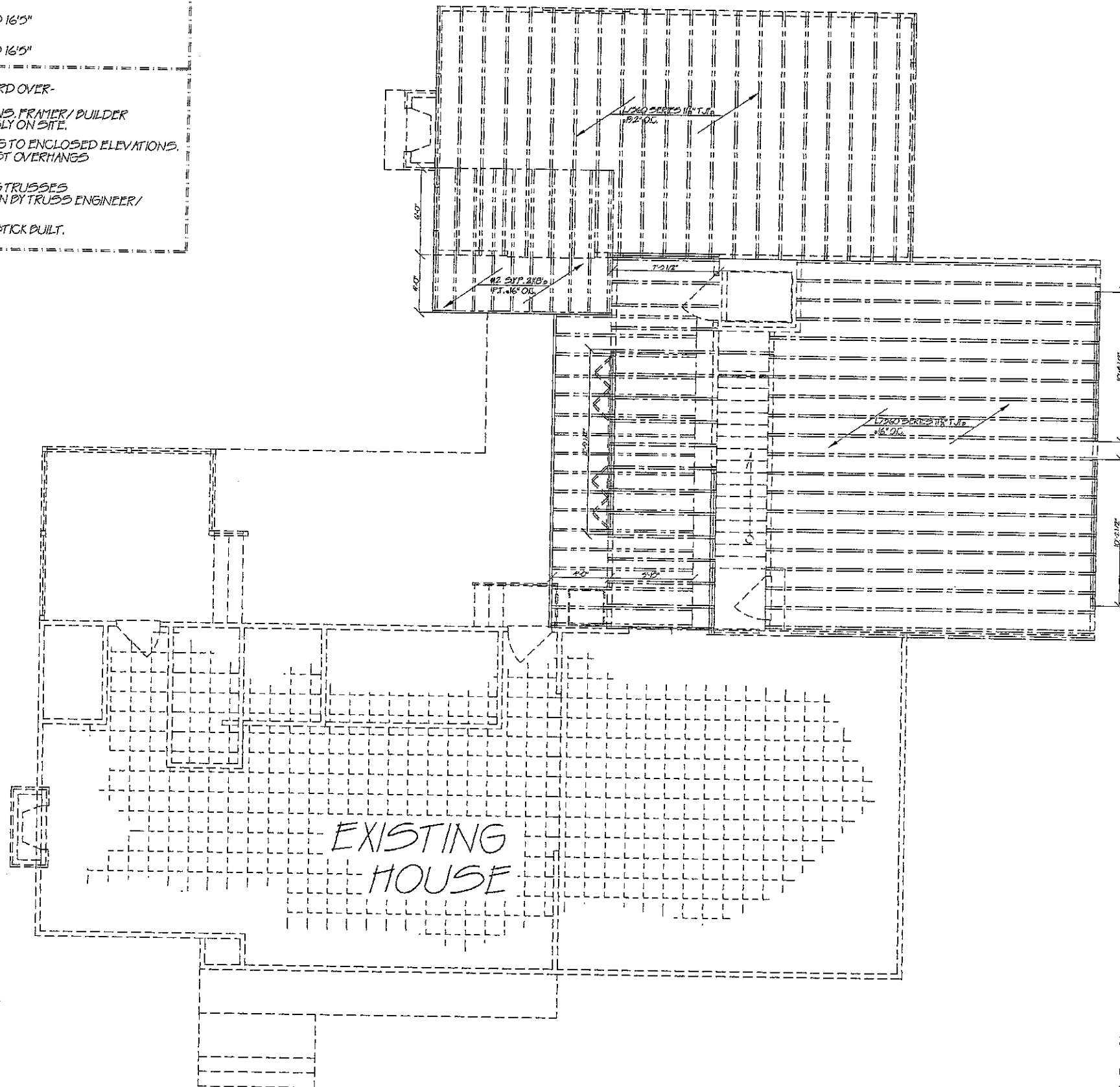


MODIFIED LEFT SIDE
ELEVATION

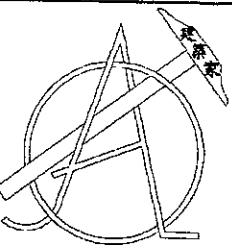
NOTE:
ALL JOISTS UNDER PARALLEL
WALLS ARE TO BE REINFORCED.

NOTE:
N. 2 YELLOW PINE SPACED AT 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"
USE 2X8 CEILING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"

NOTE:
1) MAIN ROOF SYSTEM HAS A STANDARD OVER-
HANG DESIGN.
LISTED NUMBERS ARE APPROXIMATIONS, FRAMER/ BUILDER
TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS.
FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS
IN CERTAIN AREAS TO ALLOW FOR THIS.
3) THIS IS ONLY A SKETCH PROPOSING TRUSSES
FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/
MANUFACTURER.
4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.



- NOTE:
- 1) MAIN FLOOR SYSTEM HAS BEEN DESIGNED FOR 11-7/8" DEEP OPEN WEB JOIST SPACED @ 16" O.C. & 19.2" O.C. SEE PROPOSED PLAN FOR SPANS & SPACING LISTED NUMBERS ARE APPROXIMATIONS, FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
 - 2) DESIGN CRITERIA ARE 40 PSF LVE, 20 PSF DEAD, MAX. HORIZONTAL SPAN IS NOT TO EXCEED 25 FEET
 - 3) FLOOR JOIST ARE TO DOUBLE UNDER LOAD BEARING POINTS



ARTIGA DESIGN
Enrique J Artiga
(910)-515-27-10

Client:

Mr. William & Mrs. Nelda Huffstetler
25 Medlin Rd.
Pinetown, NC
28574

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:	
EXISTING	
FIRST FLOOR	1412 Htg. 50. FT
MODIFIED	
FIRST FLOOR	826 Htg. 50. FT
MODIFIED	
SECOND FLOOR	1206 Htg. 50. FT
BALCONY	102 50. FT
GARAGE	620 FT
TOTAL Htg.	3601 Htg. 50. FT

Issue Date: 02/09/17

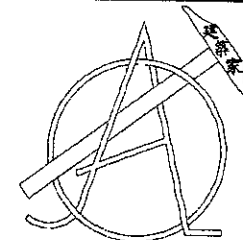
Drafting By:
EJA 01/21/16
02/01/17

Shed Name:
MODIFIED FLOOR PLAN

Scale:
1/4" = 10"

Shed Number:

6 of 9



ARTIGA DESIGN
Enrique J. Artiga
(910) 315-27-10

Client:

Mr. William & Mrs. Nelda Huffstetler
25 Medlin Rd.
Pinehurst, NC
28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
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Footage Totals:	
EXISTING	
FIRST FLOOR	142 HTG. SQ. FT.
MODIFIED	
FIRST FLOOR	826 HTG. SQ. FT.
MODIFIED	
SECOND FLOOR	1206 HTG. SQ. FT.
BALCONY	102 SQ. FT.
GARAGE	620 FT.
TOTAL HTG.	3601 HTG. SQ. FT.

Issue Date: 03/09/17

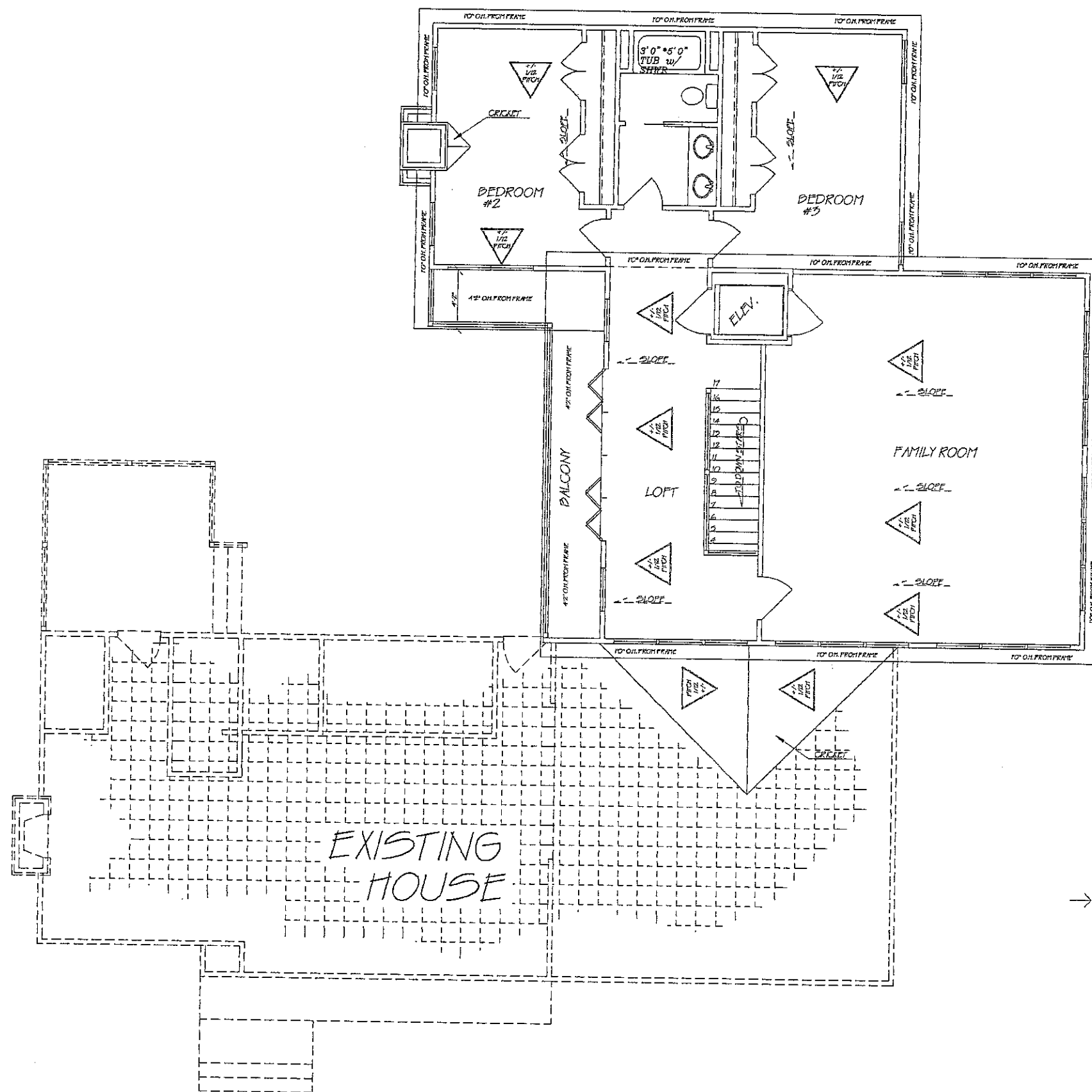
Drafting By:
EJA 01/31/16
02/01/17

Sheet Name:
MODIFIED FLOOR PLAN

Scale:
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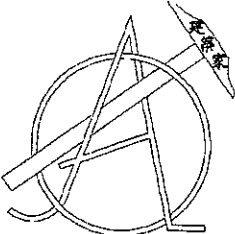
Sheet Number:

7 of 9



NOTE:
1) MAIN ROOF SYSTEM HAS A STANDARD OVERHANG DESIGN. SOME AREAS ARE TO BE RAISED. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.
→ 3) THIS IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/ MANUFACTURER.
4) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELOW.

N. 2 YELLOW PINE SPACED AT 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"
USE 2X8 CEILING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"



ARTIGA DESIGN
Enrique J Artiga
(910)-315-27-10

Client:

Mr. William & Mrs. Nelda Hufschler
25 Medlin Rd.
Pinehurst, NC
28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
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3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
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5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:	
EXISTING FIRST FLOOR	142 HTG. 50. FT
MODIFIED FIRST FLOOR	826 HTG. 50. FT
MODIFIED SECOND FLOOR	1556 HTG. 50. FT
BALCONY	102 50. FT
GARAGE	620 FT
TOTAL HTG.	3601 HTG. 50. FT

Issue Date: 05/09/17

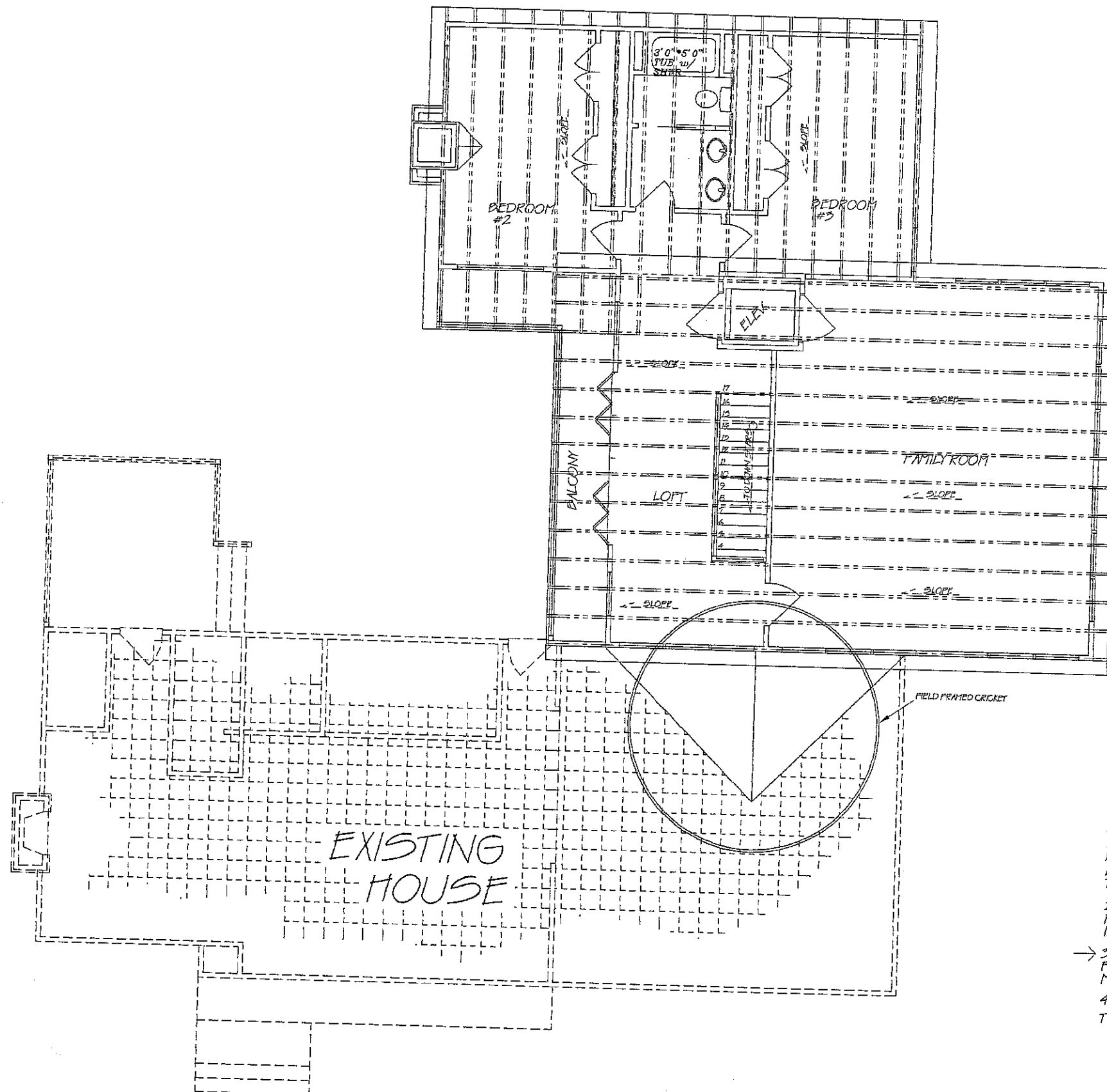
Drafting By: EJA
01/31/16
02/01/17

Sheet Name: MODIFIED FLOOR PLAN

Scale: 1/4" = 10'

Sheet Number:

8 of 9

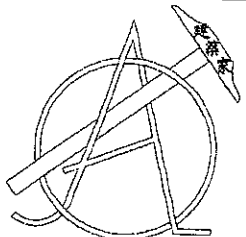


NOTE:
1) MAIN ROOF SYSTEM HAS A STANDARD OVERHANG DESIGN. SOME AREAS ARE TO BE RAISED. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.

→ 3) THIS IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/ MANUFACTURER.

4) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELOW.

N. 2 YELLOW PINE SPACED AT 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"
USE 2X8 CEILING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"



ARTIGA DESIGN
Enrique J. Artiga
(910) 315-2710

Client:

Mr. William & Mrs. Nelda Hufstetter
25 Medlin Rd.
Pinehurst, NC
28514

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES, PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:	
EXISTING FIRST FLOOR	1412 Htg. 50. FT
MODIFIED FIRST FLOOR	826 Htg. 50. FT
MODIFIED SECOND FLOOR	1026 Htg. 50. FT
PALCONI	102.50. FT
GARAGE	620 FT
TOTAL Htg.	3601 Htg. 50. FT

Issue Date: 02/09/17

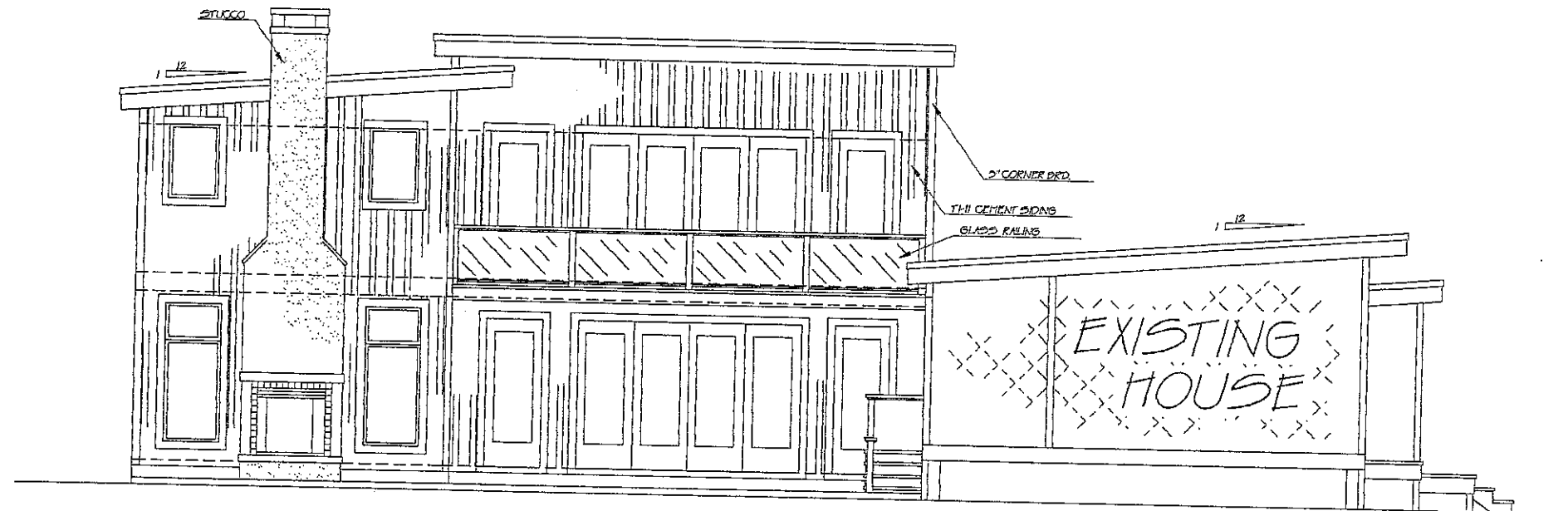
Drafting By:
EJA 02/01/17
02/14/17

Sheet Name:
MODIFIED ELEVATIONS

Scale:
1/4" = 10"

Sheet Number:

9 of 9



MODIFIED RIGHT SIDE
CUT SECTION ELEVATION



MODIFIED REAR
CUT SECTION ELEVATION



COA 17-066

ADDITIONAL AGENDA DETAILS:

This is a request for the addition of a carport to the home located at 55 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00017843. The property owner is Ann Ehrhardt Dixon and the contractor is DH Whitesell.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Site Plan
- ☐ Elevations

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-066
Addition

55 Fields Road

Parcel ID # 00017843
PIN # 856209171201

APPLICANT: **Ann E. Dixon**
PROPERTY OWNER(S): **Ann E. Dixon**

RECEIVED: **8/3/17**
MEETING DATE: **8/24/17**

ZONING DISTRICT: **R-10**
LHD STATUS: **Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL - PRIOR TO PERMITTING

NATURE OF PROJECT:

- **Addition of a carport on the rear elevation.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK - *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves a new addition that **is/is not** considered minor work.

ADDITION TO HOUSE:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS - *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous and on the rear elevation.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS - *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS - *Roof forms are particularly important and shall blend with original buildings.*

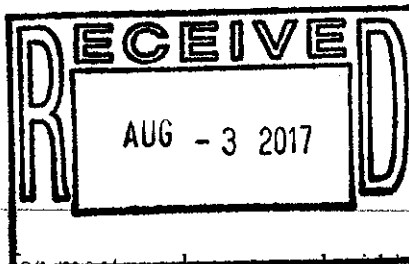
1. The rooflines of the proposed addition **will/will not** blend with the original building.

E. SECTION 3.1.2.5 ADDITIONS STANDARDS - *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

F. SECTION 3.1.2.6 ADDITION STANDARDS - *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.



Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): Ann Ehrhardt Dixon
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 55 Fields Rd, Pinehurst, NC 28374
Mailing Address (if different): 3340 Long Horn Trail, Deland, FL 32724
Phone #: 386-736-0630 Mobile #: 386-624-1457
Zoning District: R10 LRK #: 00017843 PIN #: 856 209171201

Applicant/Contractor Data

Name: DH Whitesell
Contractor License #: _____
Phone #: 910-986-3302
E-mail Address (optional): _____
Mailing Address: 244 McDairmid Rd, Pinehurst
Estimate Cost of Construction: \$ 25,317.91

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☒ No: ☐



Application for
Local Historic District

Description of Project:

22x22 carport with shingles and siding to match house. 8" post; all white; 6x13' covered walk attached to house and to carport. Walk with matching color and shingles. Carport has concrete pad connected to brick walkway. See attached drawings

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Lap siding	White
Rear Elevation	Lap siding	white
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof	Architectural Shingles	match house
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway	Soil	
House Number		

Signature: Ann E. Nispe Date: Aug 3, 2017



**Application for
Local Historic District**

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

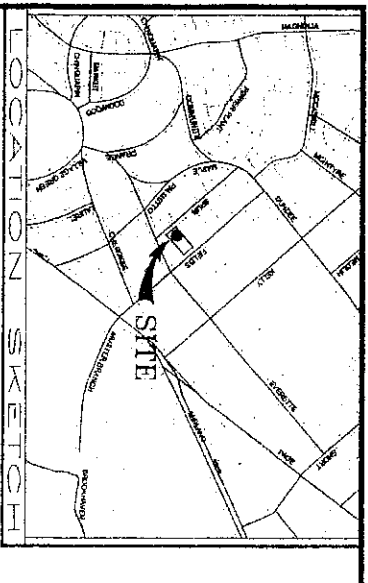
Other required approvals: _____

Conditions: _____

Planning and Inspections Department

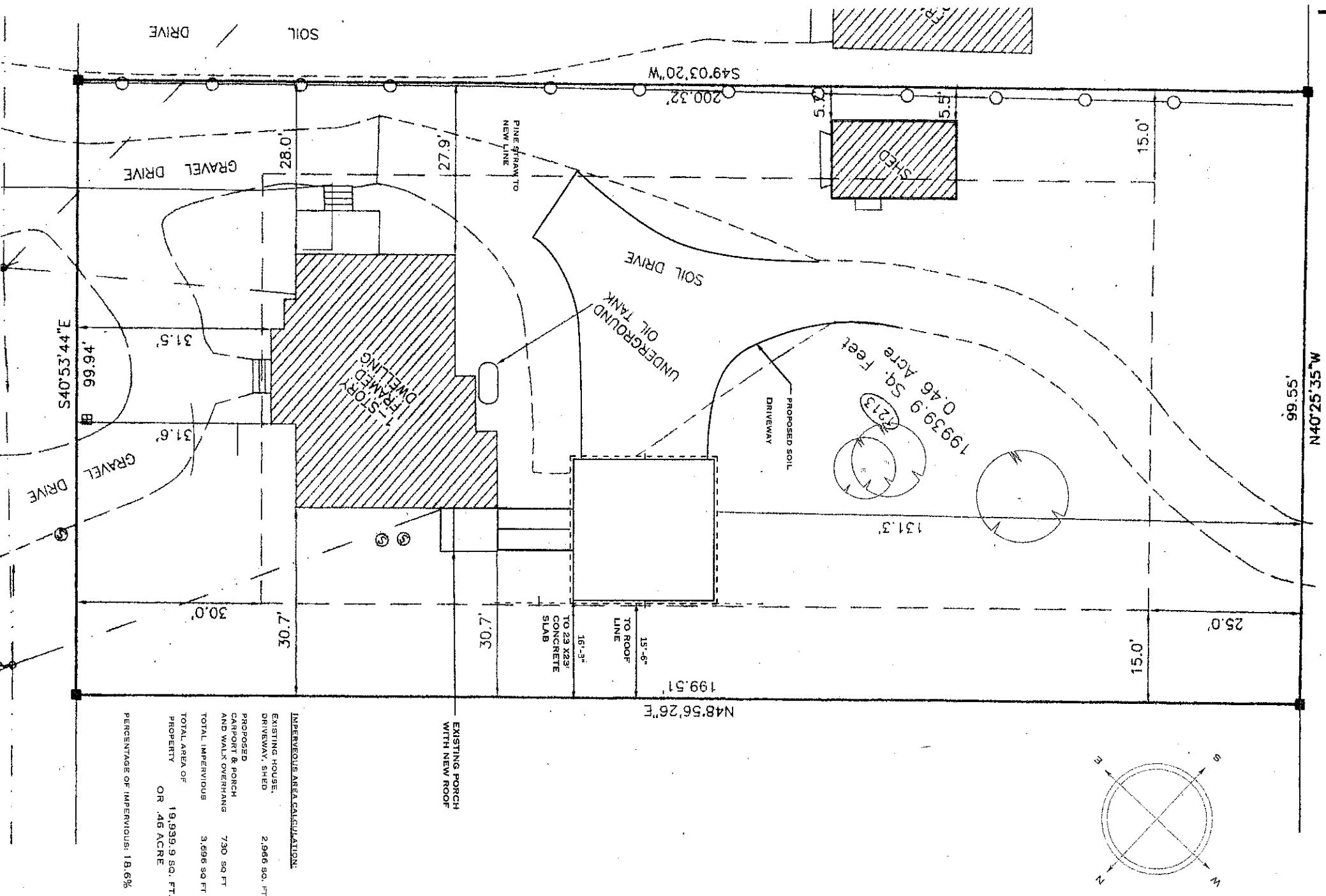
395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



SURVEY FOR
ANN E. DIXON, TRUSTEE
LOT NO. 1213
OLD VILLAGE SECTION
PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JULY 13, 2017 -- SCALE 1"=20'
STEPHEN R. SHEPHERD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

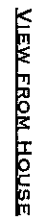


IMPERVIOUS AREA CALCULATION:

EXISTING HOUSE, DRIVEWAY, SHED	2,966 SQ. FT.
PROPOSED CARPORT & PORCH AND WALK OVERHANG	730 SQ. FT.
TOTAL IMPERVIOUS	3,696 SQ. FT.
TOTAL AREA OF PROPERTY	19,939.9 SQ. FT.
OR .46 ACRE	
PERCENTAGE OF IMPERVIOUS: 18.6%	

VIEW FROM BACK SIDE

LOTUS
DESIGNS
GAIL SCOTT
DESIGNER
497 HORSE PENN
WASS, NC
28394
(910) 315-3055



WHITE PICKETS
EXISTING PORCH

PORCH POSTS ARE 4X4'S, CARPORT POSTS ARE 8 X 8". ALL POSTS ARE SET IN A MINIMUMUM OF 24-30" BELOW GRADE WITH 80 LB. BAG OF SACRETE AT EACH NEW POST.

PORCH ROOF IS AN EXTENSION OF THE LAUNDRY ROOM ROOF AND MIMICS PITCH, MATERIALS AND MOULDING STYLE.

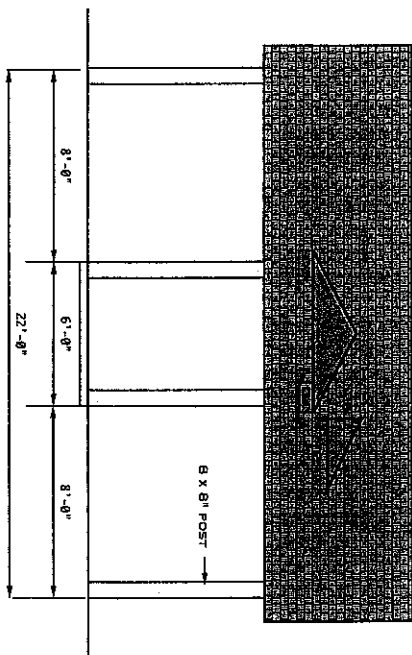
CARPORIT SHOWS 8 POSTS, 11 ON CENTER, EXCEPT WHERE CONNECT TO WALKWAY OVER HANGING MANUFACTURED ROOF TRUSSES 21 ON CENTER.

SUPPORT BEAMS ARE 2 - 2X12 LVL BEAMS THAT ARE NOTCHED INTO THE 6X8 POSTS AND WRAP AROUND ALL 4 SIDES

ROOF SHINGLES, MOULDING AND LAP SIDING TO MATCH HOUSE

BREEZEWAY IS A 128" LONG AND 6 1/2" WIDE. EXISTING WALKWAY PAVERS TO BE USED WITH SOME NEW WHERE NEEDED.

BACK OF HOUSE VIEW W/O CARPORT



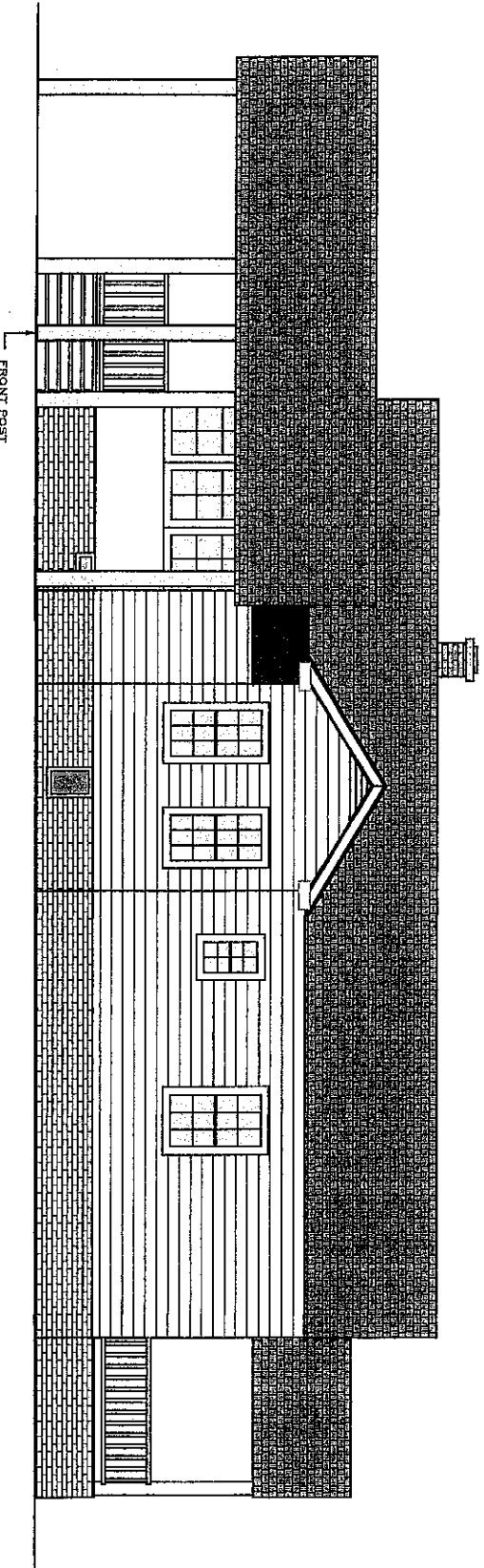
6'-10"

PITCH FOR BREEWAY: 6/12

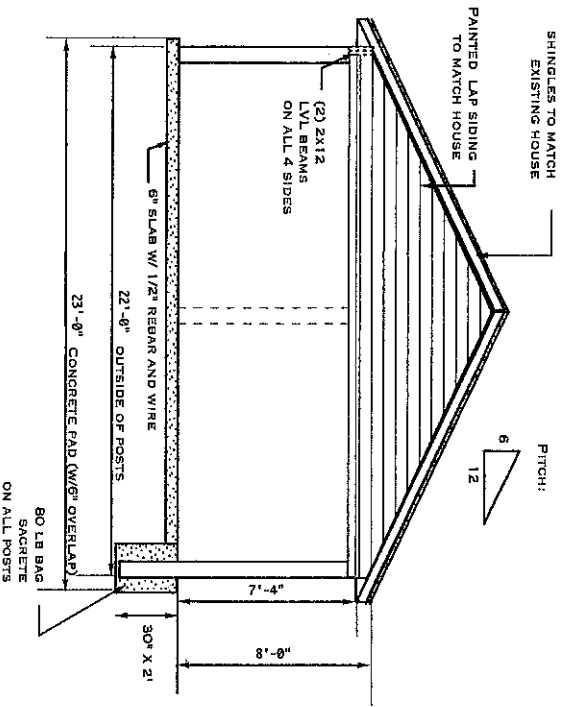
4/12

SCALE = 1/8" 1'

BACK OF HOUSE VIEW WITH CARPORT



ENTRANCE VIEW



SCALE 1/8"=1'

DIXON RESIDENCE
55 FIELDS RD. LOT # 1213
ELEVATIONS

SHEET NO.

2

**LOTUS
DESIGNS**
GAIL SCOTT
DESIGNER
437 HORSE PEN
VALE, NC
28394
(910) 315-3055



COA 17-067

ADDITIONAL AGENDA DETAILS:

This is a request for the demolition of an accessory building, new accessory building and an addition to a garage located at 50 Village Green Rd. E., Pinehurst, NC. This property can be identified as Moore County LRK# 00020098. The applicant is Bowness Custom Homes and the owners are Alison and Stuart Paul.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Site Plan and Elevations
- ☐ Existing Photos

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-067

50 Village Green Rd. E

Parcel ID # 00020098

Demolition, new acc. bldg., addition to garage

PIN # 856209056673

APPLICANT:
PROPERTY OWNER(S):

Bowness Construction Company
Stuart & Alison Paul

RECEIVED:
MEETING DATE:

8/4/17
8/24/17

ZONING DISTRICT:
LHD STATUS:

R-10
Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT:

- **Demolition of existing accessory building, new accessory building and addition to current garage/accessory dwelling.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1, & 2 MAJOR WORK – *New construction or additions not considered to be minor & demolition;*

1. This request is considered to be major work because it involves a demolition and a new addition that **are/are not** considered minor work.

DEMOLITION OF THE GARAGE:

B. SECTION 2.16.1.6 Carriage Houses, Garages, and Outbuildings – *Retain and preserve original carriage houses, garages and outbuildings when feasible.*

1. Retaining or preserving the carriage house, garage or outbuilding **is/is not** feasible.

C. SECTION 3.5 DEMOLITION – *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

2. The accessory building **does/does not** contribute to the historic character of the Village of Pinehurst.

NEW GARAGE:

D. SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES – *Locate new garages and outbuildings in rear yards and in traditional relationship to the main buildings.*

1. The proposed new outbuilding **will/will not** be located in the rear yard.

E. SECTION 2.16.2.2 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS - *Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.*

1. The proposed new outbuilding **will/will not** be compatible with the proportion of the main house and be smaller in scale.

F. SECTION 2.16.2.3 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS - *New garages and outbuildings must use traditional roof forms, materials, and details compatible with the main building or historic outbuildings in the district.*

1. The proposed new outbuilding **will/will not** use traditional roof forms, materials and details that are compatible with the home.

G. SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS FOR NEW RESIDENCES, ACCESSORY STRUCTURES AND BUILDINGS - *New construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.*

1. The proposed new outbuilding **will/will not** blend with existing structures on site and with the Local Historic District.

H. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS FOR NEW RESIDENCES, ACCESSORY STRUCTURES AND BUILDINGS - *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style, and texture.*

1. The proposed new outbuilding **will/will not** be compatible in terms of materials, scale, color, style and texture.

ADDITION TO EXISTING GARAGE/ACCESSORY DWELLING:

I. SECTION 3.1.2.1 ADDITIONS STANDARDS - *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous.

J. SECTION 3.1.2.2 ADDITIONS STANDARDS - *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale, color, materials and character as the existing building.

K. SECTION 3.1.2.3 ADDITIONS STANDARDS - *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

L. SECTION 3.1.2.4 ADDITIONS STANDARDS - *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

1. The windows in the proposed addition **will/will not** be similar to those in the original building.

M. SECTION 3.1.2.5 ADDITIONS STANDARDS - *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

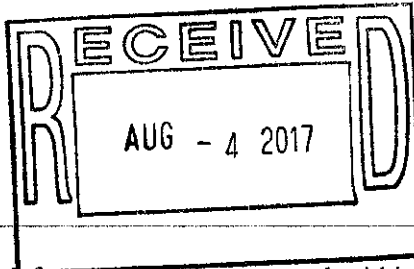
N. SECTION 3.1.2.6 ADDITION STANDARDS - *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

- O. **SECTION 2.8.2.5 ROOF STANDARDS** – *Metal roofs are not appropriate on residential structures in the district unless material is copper or one of the following colors: weathered copper color, dark brown, dark bronze, or dark gray.*
1. The proposed accent roofing **is/is not** copper.

PAINT:

- P. **SECTION 2.9.2.1 PAINT AND COLOR STANDARDS** – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst color palette;*
1. The proposed colors for the accessory buildings **are/are not** appropriate to the historic buildings and district and **are/are not** in the Village of Pinehurst Color Palette.



Application for Local Historic District

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Property Data

Property Owner(s): Alison and Stuart Paul
Business Name (if applicable): N/A
Tenant Name (if applicable): N/A
Physical Address: 50 Village Green East
Mailing Address (if different): _____
Phone #: 0131 225 4581 Mobile #: _____
Zoning District: R10 LRK #: 00020098 PIN #: 856209056673

Applicant/Contractor Data

Name: Bowness Custom Homes
Contractor License #: 12708
Phone #: 910-692-3782 Cell: 910-639-9800
E-mail Address (optional): alex@bownesscustomhomes.com
Mailing Address: 140 Applecross Road, Suite C, Pinehurst, NC 28374
Estimate Cost of Construction: \$ \$7,000--Demolition

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☒



Application for Local Historic District

Description of Project:

The accessory building at the north east corner of the lot is to be demolished.

in its place, will be built an one and half garage.

this structure will comply with the VOP accessory building setbacks.

the current garage is to be converted to a guest house.

the guest quarters will be enlarged but the current setback infringement will be "no worst".

the expansion will be to the center of the lot.

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	1 x 9 lapped siding, like house	white, match house
Rear Elevation	1 x 9 lapped siding	white
Right Elevation	1 x 9 lapped siding	white
Left Elevation	1 x 9 lapped siding	white
Trim	5/4 x 5", same as house	white
Windows	Pella brand, wood windows, matching house	white
Chimney	N/A	
Foundation	brick	matching house
Front Door	2 panel door, glass upper panel	white
Shutters	N/A	
Garage Door	Wood designed,	white
Roof	Cedar Shakes	natural
Roof Exhaust Vents	copper roof	natural
Front Porch	brick pavers	matching house
Deck	N/A	
Patio	N/A	
Sidewalk	N/A	
Sky Lights	N/A	
Driveway	chat gravel	grey
House Number	50	

Signature: _____

[Handwritten Signature]

Date: _____

8.1.17



**Application for
Local Historic District**

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____

**Paul residence
50 Village Green East
Pinehurst, NC 28374**

Impervious Surface Calculations

Total SF of lot: 16,277 SF

Zoning R10

Max 40% coverage. 6,510 SF allowed

Actual impervious Surface covered proposed: 6,219 SF, 38.20%

Footprints

Main house: 2587 SF / 15.89 % coverage

Garage 464 SF

Guest House 486 SF

Other impervious surfaces:

Decks, walks, drives, patios.: 2,682 SF

Accessory Buildings SF versus the house SF

House SF: 4,055 SF

Garage: 454 SF

Guest: 497 SF

951 SF

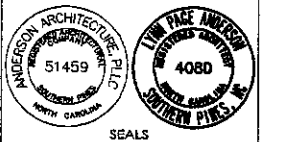
Total accessory building SF: 951 SF

Ratio of house SF to accessory SF

$951 / 4,055 = 23.45\%$

50 Village Green East

**ANDERSON
ARCHITECTURE**
135 West Connecticut Avenue
Southern Pines, North Carolina 28387
Tel 910.692.7316 Fax 910.692.7476



CONSULTANTS

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGN AND AGREEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE LOANED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PAUL RESIDENCE REMODEL PHASE II

50 Village Green E.
Village of Pinehurst,
North Carolina 28374

• DATE: 02 AUGUST 2017
• PROJECT NO. 15021
• DRAWN BY: S. NARAYAN
M. OTERO
M. DEAN

REVISIONS:

• SITE PLAN
• SCALE: 1" = 10'-0"

C-1

GENERAL DEMOLITION NOTES:

1. REFER TO OTHER DRAWING SHEETS TO COORDINATE EXTENT OF REMOVALS WITH WORK UNDER THIS CONTRACT.
2. REMOVE ALL CEILING AND WALL MOUNTED ACCESSORIES AT DEMOLITION LOCATIONS AND RETURN TO OWNER.
3. REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE IN A LAWFULL MANNER AT THE COUNTY LANDFILL.
4. SALVAGE ALL HARDWARE & FIXTURES REMOVED AS OWNER DIRECTS.
5. REMOVE ALL PARTITIONS, DOORS, & FRAMES. REMOVE EXISTING WINDOWS. SALVAGE AND REUSE AS OWNER DIRECTS.
6. AS INDICATED & SALVAGE AS OWNER DIRECTS.
7. SHORE AND BRACE AS REQUIRED DURING DEMOLITION.

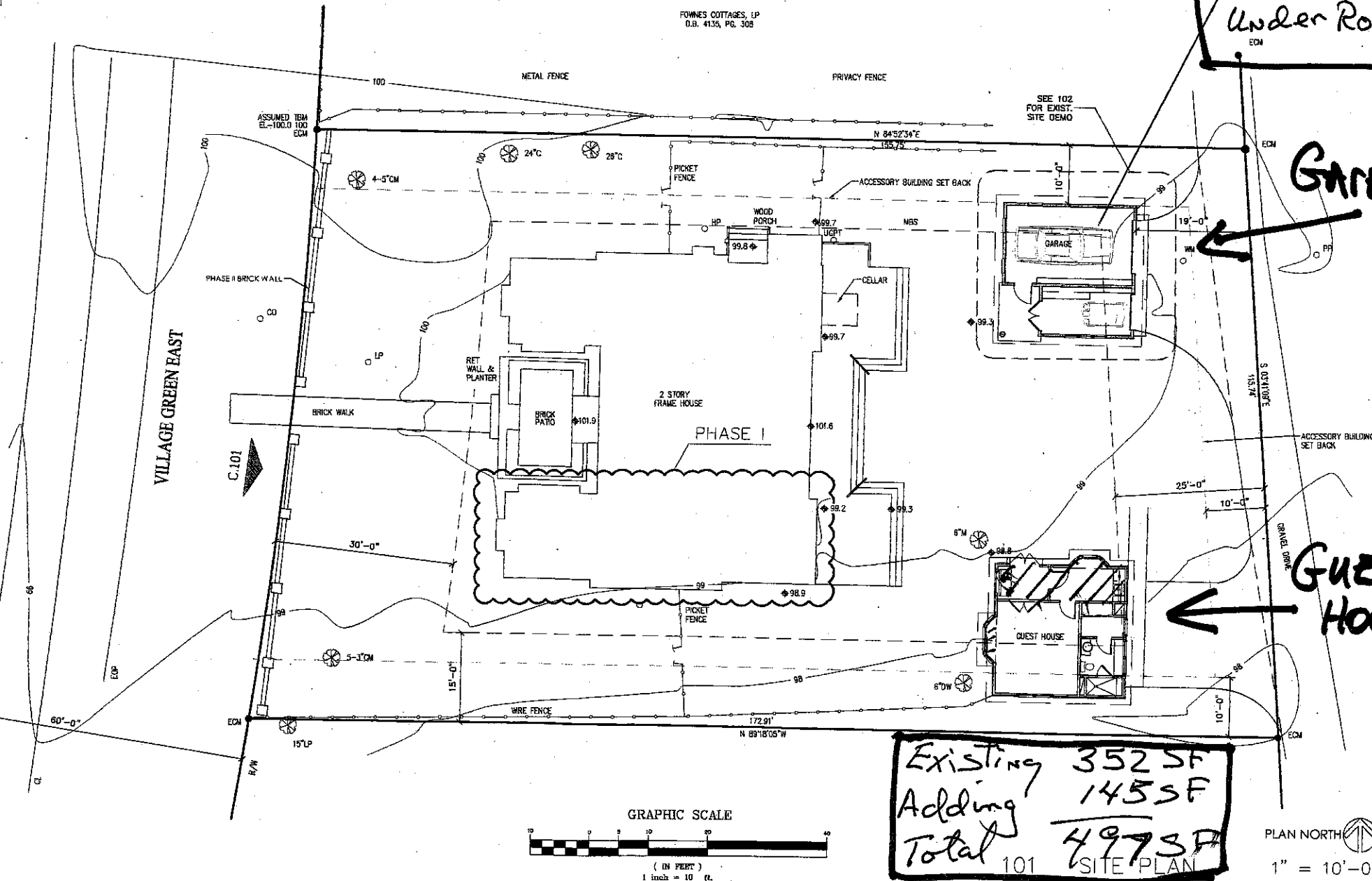
**DEMO
341 SF**

DEMOLITION NOTES:

- △ REMOVE ALL PARTITIONS, CEILING, ROOFING, DOORS, FRAMES, WINDOWS, CASING, TRIM, AND HARDWARE. SALVAGE AS OWNER DIRECTS.

102 SITE DEMO PLAN 1" = 10'-0"

INFORMATION TAKEN FROM
TOPOGRAPHIC SURVEY FOR
**WATSON PAUL STUART &
ALISON JANE STUART**
50 VILLAGE GREEN EAST
PINEHURST
MOORE COUNTY
NORTH CAROLINA
PERFORMED BY
CENTRAL CAROLINA SURVEYORS, P.A.
5316 HIGHWAY 211
PO BOX 431
WEST END, NC 27376
910-673-0151
LICENSE # L-2464



7.004 WINDOW SCHEDULE

NOTE: G.C. SHALL VERIFY ALL QUANTITIES & DIMENSIONS

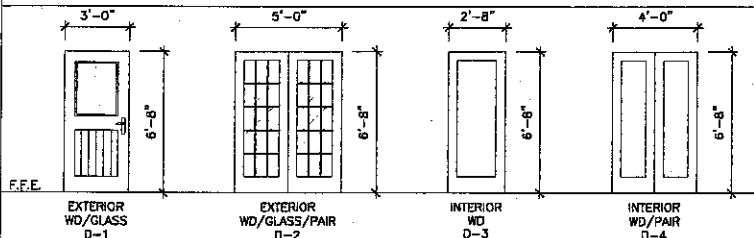
MARK	QTY.	TYPE	MFR.	MFR. NO.	R.O.	HEAD HT.	REMARKS
W-1	3	CASEMENT	PELLA	3235	2'-8 3/4" x 2'-11 3/4"	6'-8"	
W-2	4	DOUBLE-HUNG	PELLA	2957	2'-5 3/4" x 4'-9 3/4"	6'-8"	
W-3	4	DOUBLE-HUNG	PELLA	2157	1'-9 3/4" x 4'-9 3/4"	6'-8"	
W-4	2	DOUBLE-HUNG	PELLA	2557	2'-1 3/4" x 4'-9 3/4"	6'-8"	MULLED TOGETHER

7.005 DOOR SCHEDULE

DR. NO.	DR. MTL.	FR. MTL.	DR. TYPE	FR. TYPE	HEAD DET.	JAMB DET.	SILL DET.	DR. OPG. W x H (NOMINAL)	REMARKS
101	WD/GL	WD	D-1		####	####	####	3'-0" x 6'-8"	EXTERIOR ENTRANCE DOOR W/ GLAZING
102	WD/GL	WD	D-2					5'-0" x 6'-8"	PAIR, EXTERIOR ENTRANCE DOORS W/ GLAZING
103	WD	WD	D-3					2'-8" x 6'-8"	PAIR; CLOSET DOORS; SLIDERS
104	WD	WD	D-4					4'-0" x 6'-8"	PAIR; CLOSET DOORS; SLIDERS
105	WD	WD	D-3					2'-8" x 6'-8"	BATH DOOR

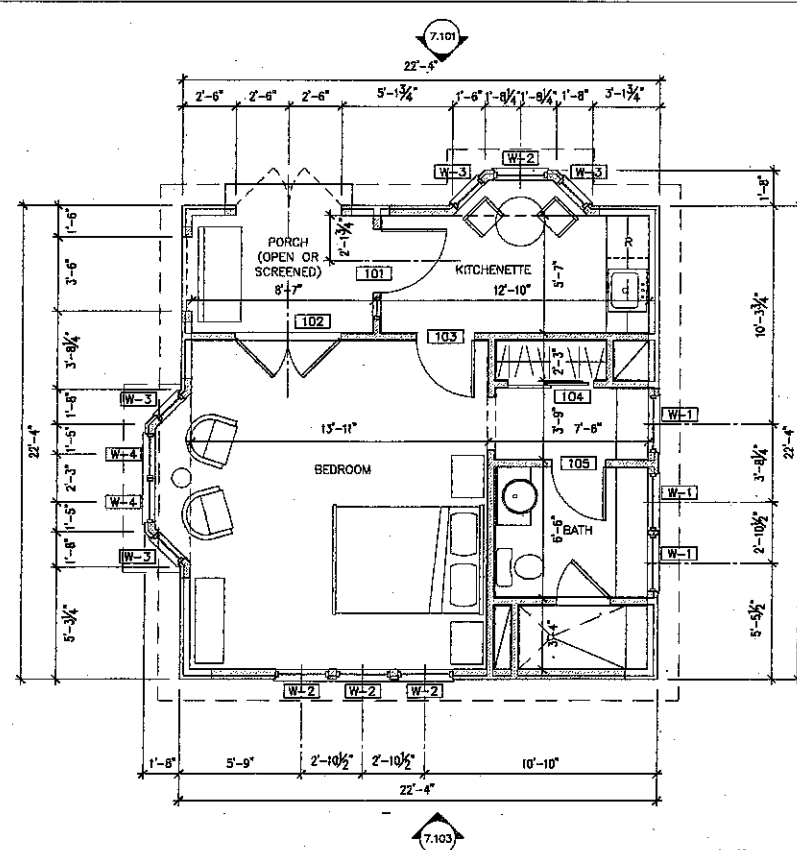
7.0006 DOOR TYPES

1/4" = 1'-0"



GENERAL NOTES:

1. PROVIDE SOLID BLOCKING IN STUD WALLS AND PARTITIONS BEHIND ALL CABINETS & TOILET ACCESSORIES. COORD. LOCATIONS W/ OWNER.
2. PROVIDE SOUND BATT INSULATION IN PARTITIONS & BATH & AS INDICATED ON PLANS.
3. PROVIDE WOOD BLOCKING IN DRYWALL CONSTRUCTION TO SUPPORT ANY SURFACE MOUNTED EQUIPMENT, SHELVING, CABINETRY, TOWEL BARS, ETC.
4. ALL EXPOSED CPBD. EDGES TO RECEIVE METAL EDGES OR CORNER BEADS WITH APPROPRIATE RAISED EDGE TO ALLOW FLANGE TO BE TAPED AND FINISHED.
5. HARDWARE BY BALDWIN OR EQUAL. VERIFY W/ OWNER. PROVIDE A FINISH HARDWARE SCHEDULE FOR APPROVAL BY OWNER.
6. DIMENSIONS TAKEN TO THE FACE OF NEW STUDS (3/4" OR 5/8" STUDS AS SHOWN). EXISTING DIMENSIONS TAKEN TO FINISH FACE OF WALL.
7. WINDOW NUMBERS ARE REFERENCED TO THE PELLA CATALOG. SEE WDW. SCHEDULE.
8. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES OR CHANGES.
9. REFER TO LIGHTING/UTILITY PLAN FOR SWITCHING & RECEPTACLES.
10. SHORE AND BRACE AS REQUIRED.
11. PROVIDE ROUGH-INS AND HOOK-UPS FOR ALL PLUMBING FIXTURES AND APPLIANCES.
12. COORDINATION WITH CABINET CONTRACTOR AND INSTALLER IS EXPECTED.



7.002 FLOOR PLAN

1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE

MARK	QTY.	FIXTURE TYPE	MFR.	MFR. NO.	REMARKS
A	2	PENDANT			
B	10	RECESSED			
C	3	SCONCE			
D	1	RECESSED SHOWER			UL LABEL
E	1	STRIP			
F	1	CEILING FAN			

LIGHTING/UTILITY NOTES:

1. REFER TO SYMBOL LEGEND & LIGHT FIXTURE SCHEDULE.
2. CONTRACTOR TO PROVIDE ALL POWER RECEPTACLES SHOWN AND ANY ADDITIONAL RECEPTACLES REQUIRED BY CODE OR EQUIPMENT SHOWN OR SPECIFIED. PROVIDE GROUNDED RECEPTACLES IN WET LOCATIONS AS PER CODE.
3. CONTRACTOR TO PROVIDE ATTIC LIGHTING AS SHOWN AND REQUIRED BY NC RESIDENTIAL BUILDING CODE.
4. PROVIDE IC HOUSINGS FOR ALL RECESSED FIXTURES IN INSULATED CEILINGS.
5. CONTRACTOR TO VERIFY QUANTITIES FOR ALL FIXTURES PRIOR TO ORDERING.
6. CONTRACTOR TO VERIFY ALL LIGHTING FIXTURE MANUFACTURER, MODEL, & LAMPING INFORMATION WITH OWNER & ELECTRICAL SUPPLIER PRIOR TO INSTALLATION.
7. ALL SWITCHES ON DIMMERS.
8. ALL WORK SHALL CONFORM TO NEC.
9. AT WALL, TO RECEIVE CABINETS OR BUILT-INS, COORDINATE LOCATION OF CONVENIENCE RECEPTACLES WITH OWNER & INSTALLER.
10. ELECTRICAL CONTRACTOR TO COORDINATE RECEPTACLE LOCATIONS WITH SHELVING AS OWNER DIRECTS.
11. COORDINATE WITH OWNER & OWNER'S FIRE DETECTOR & SECURITY SYSTEM PROVIDER.
12. ELECTRICIAN TO WALK THROUGH WITH OWNER TO VERIFY LOCATIONS OF ALL ELECTRICAL RECEPTACLES & SWITCHES.
13. ELECTRICAL CONTRACTOR TO COORDINATE W/ OWNER LOCATIONS OF TELEPHONE/DATA & CABLE OUTLETS.
14. FOR EXHAUST FANS W/ LIGHTS, SWITCH FAN & LIGHT SEPARATELY.
15. COORDINATE FIXTURE LOCATIONS W/ HVAC REQUIREMENTS. NOTE CRITICAL CENTERLINES OF FIXTURES & COORDINATE W/ STRUCTURE.
16. ELECTRIC HEATER UNIT/EXHAUST FAN IN MASTER BATH BY FASCO OR APPROVED EQUAL.
17. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF EXISTING INCOMING ELECTRICAL SERVICE & MAKE RECOMMENDATIONS FOR UPGRADING IF NECESSARY.
18. RELOCATE AND/OR CAP LIGHT SWITCHES, TELEPHONE JACKS, AND CONVENIENCE OUTLETS WHICH ARE DISPLACED BY DEMOLITION.

7.003 REFLECTED CEILING PLAN

GENERAL DEMOLITION NOTES:

1. REFER TO OTHER DRAWING SHEETS TO COORDINATE EXTENT OF REMOVALS WITH WORK UNDER THIS CONTRACT.
2. REMOVE ALL CEILING AND WALL MOUNTED ACCESSORIES AT DEMOLITION LOCATIONS AND RETURN TO OWNER.
3. REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE IN A LAWFULL MANNER AT THE COUNTY LANDFILL.
4. SALVAGE ALL HARDWARE & FIXTURES MARKED FOR REMOVAL AS OWNER DIRECTS.
5. REMOVE PARTITIONS, DOORS, & FRAMES AS INDICATED. SALVAGE ALL DOORS AND REUSE AS OWNER DIRECTS. PATCH & REPAIR WALLS TO REMAIN. RE-SHEET ROCK WALL IF DEEMED NECESSARY FOR A COMPLETE AND ACCEPTABLE WALL FINISH.
6. REMOVE EXISTING WINDOWS AS INDICATED & SALVAGE AS OWNER DIRECTS.
7. SHORE AND BRACE AS REQUIRED DURING DEMOLITION.

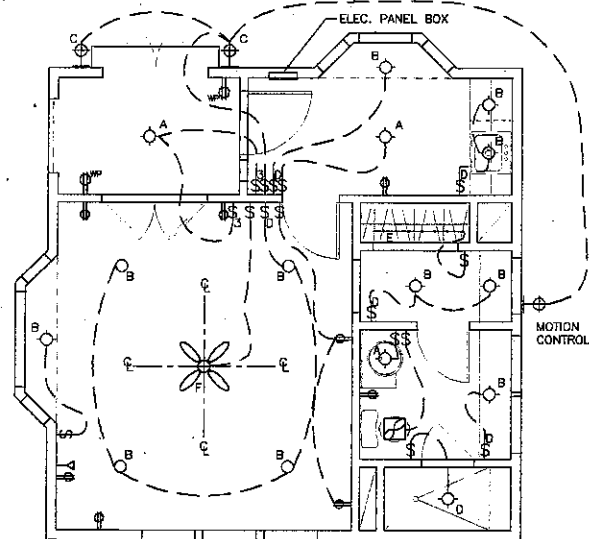
DEMOLITION NOTES:

- D1 REMOVE WINDOW, CASING & TRIM; SALVAGE AS OWNER DIRECTS.
- D2 REMOVE DOOR & HARDWARE; SALVAGE AS OWNER DIRECTS.
- D3 REMOVE PARTITION WALLS. REPAIR/REPLACE FINISH FLOORING AT WALL PLATE.
- D4 REMOVE WALL FINISH & FRAMING. PREP. OPENING TO RECEIVE HEADER; COORD. W/ DOOR/WINDOW SCHEDULE.
- D5 REMOVE WALL BELOW WINDOW OPENING; REMOVE ELECTRICAL RECEPTACLE & WIRING BACK TO PANEL.

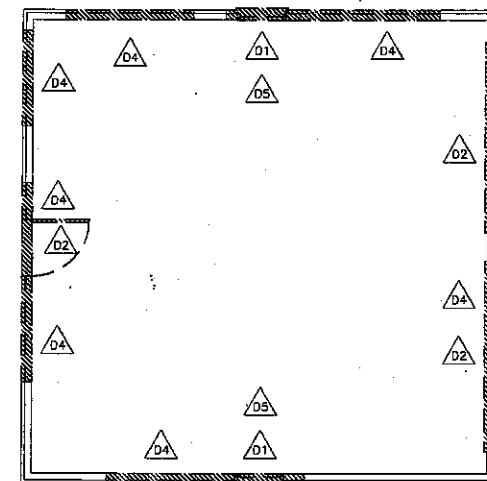
7.001 DEMOLITION PLAN

SYMBOL LEGEND

- SURFACE/PENDANT
- RECESSED/DOWN LIGHT
- RECESSED/WALL WASH
- SCONCE
- DUPLEX RECEPTACLE, TOP 1/2 SWITCHED
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE, WEATHER PROOF
- UL RATED/ WET/VENT FAN
- TRACK
- STRIP LTS.
- CABLE/DATA/TEL



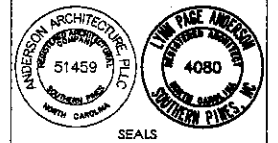
1/4" = 1'-0"



Guest House

PLAN NORTH
1/4" = 1'-0"

ANDERSON
ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387
Tel 910.692.7316 Fax 910.692.7476



CONSULTANTS

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PAUL RESIDENCE REMODEL PHASE II

50 Village Green E.
Village of Pinehurst,
North Carolina 28374

- DATE: 02 AUGUST 2017
- PROJECT NO. 15021
- DRAWN BY: S. NARAYAN
M. OTERO
M. DEAN
- REVISIONS:

- GUEST HOUSE, DEMO, FLOOR, AND REFLECTED CEILING PLANS
- SCALE: 1/4" = 1'-0"

A-7



SEALS

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PAUL
RESIDENCE
REMODEL
PHASE II

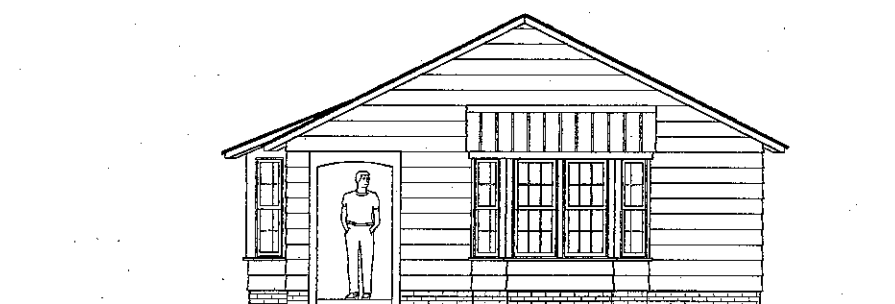
50 Village Green E.
 Village of Pinehurst,
 North Carolina 28374

- DATE: 02 AUGUST 2017
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- DRAWN BY: S. NARAYAN
M. OTERO
M. DEAN
- REVISIONS:

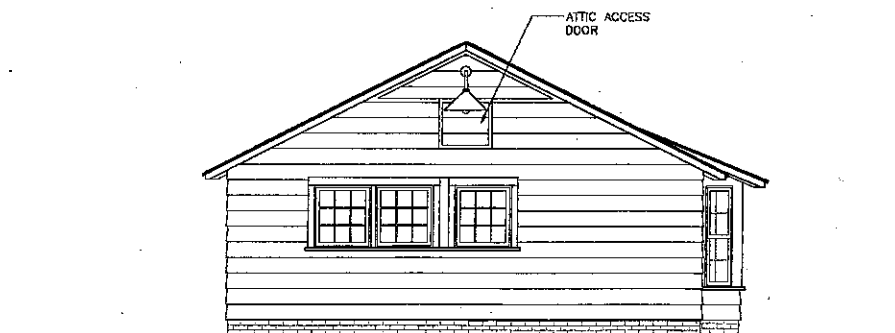
• GUEST HOUSE ELEVATIONS

• SCALE: 1/4" = 1'-0"

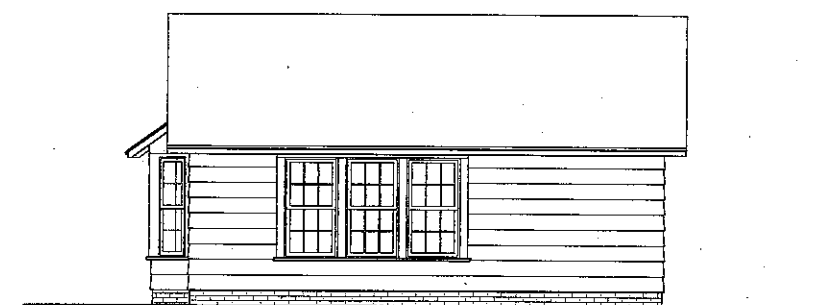
A-7.1



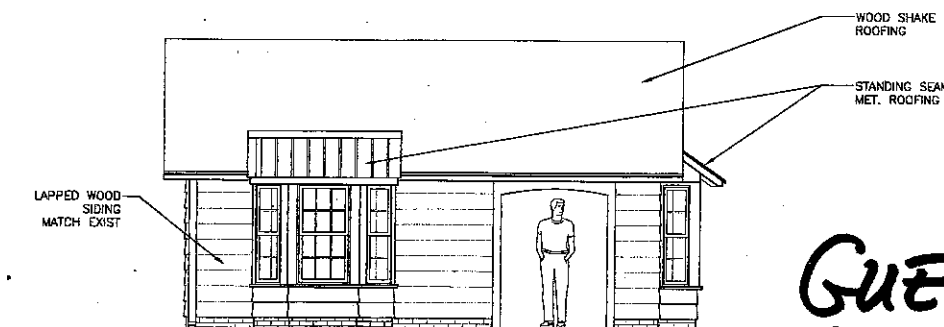
7.104 WEST ELEVATION



7.102 EAST ELEVATION



7.103 SOUTH ELEVATION

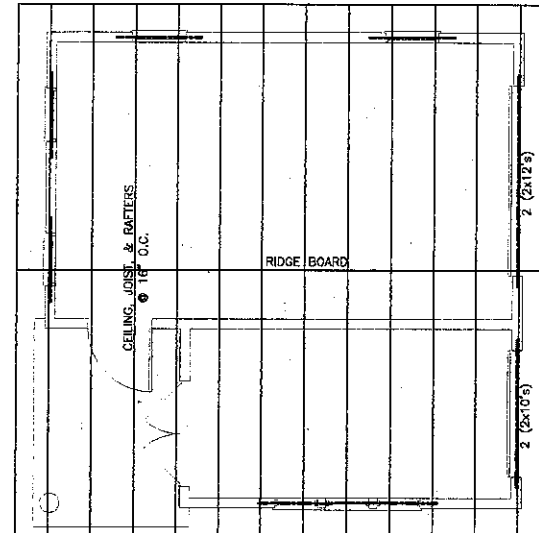


7.101 NORTH ELEVATION

GUEST
HOUSE
 1/4" = 1'-0"

GARAGE FRAMING NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. PROVIDE (2) 2x8 HEADERS AT ALL EXTERIOR DOOR & WINDOW OPENINGS, U.O.N.
4. PROVIDE SIMPSON STRONG TIE H2.5 (GAUGE 18) HURRICANE TIES AT ALL ROOF RAFTERS TO DOUBLE TOP PLATE CONNECTIONS. NAIL INTO TOP PLATES WITH (5) 8d NAILS. NAIL INTO TRUSS WITH (5) 8d NAILS.
5. ALL WD. FRAMING JOISTS, RAFTERS, HEADERS & GIRDERS TO BE SYP #2 OR BETTER.
6. WALL STUD SIZE & SPACING:
#2 SPF 2x4 @16" O.C.

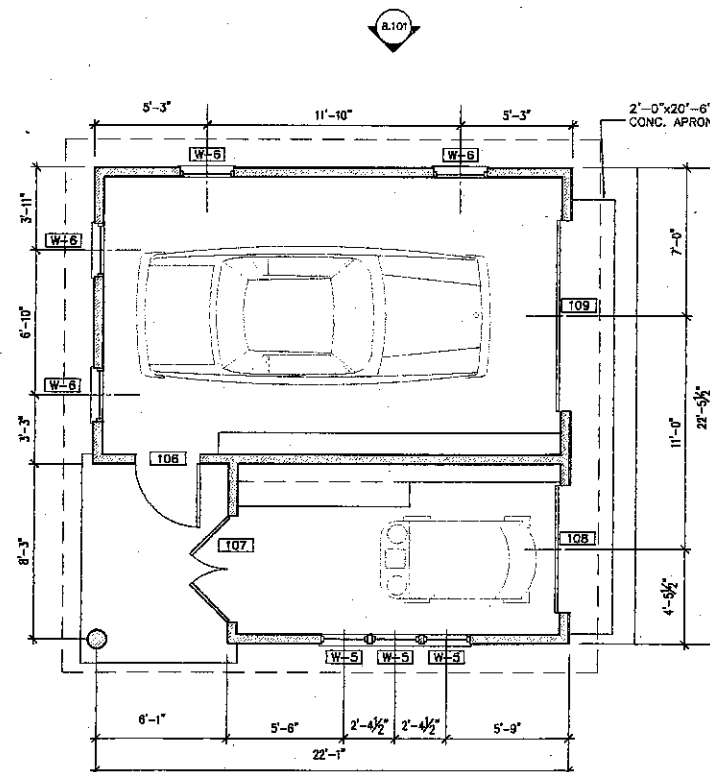


8.004 ROOF FRAMING PLAN

1/4" = 1'-0"

GENERAL NOTES:

1. PROVIDE SOLID BLOCKING IN STUD WALLS AND PARTITIONS BEHIND ALL CABINETS & TOILET ACCESSORIES. COORD. LOCATIONS W/ OWNER.
2. PROVIDE SOUND BATT INSULATION IN PARTITIONS & BATH & AS INDICATED ON PLANS.
3. PROVIDE WOOD BLOCKING IN DRYWALL CONSTRUCTION TO SUPPORT ANY SURFACE MOUNTED EQUIPMENT, SHELVING, CABINETRY, TOWEL BARS, ETC.
4. ALL EXPOSED CPBD. EDGES TO RECEIVE METAL EDGES OR CORNER BEADS WITH APPROPRIATE RAISED EDGE TO ALLOW FLANGE TO BE TAPED AND FINISHED.
5. HARDWARE BY BALDWIN OR EQUAL. VERIFY W/ OWNER. PROVIDE A FINISH HARDWARE SCHEDULE FOR APPROVAL BY OWNER.
6. DIMENSIONS TAKEN TO THE FACE OF NEW STUDS (3/4" OR 5/8" STUDS AS SHOWN). EXISTING DIMENSIONS TAKEN TO FINISH FACE OF WALL.
7. WINDOW NUMBERS ARE REFERENCED TO THE PELLA CATALOG. SEE WDW. SCHEDULE.
8. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES OR CHANGES.
9. REFER TO LIGHTING/UTILITY PLAN FOR SWITCHING & RECEPTACLES.
10. SHORE AND BRACE AS REQUIRED.
11. PROVIDE ROUGH-INS AND HOOK-UPS FOR ALL PLUMBING FIXTURES AND APPLIANCES.
12. COORDINATION WITH CABINET CONTRACTOR AND INSTALLER IS EXPECTED.



8.002 FLOOR PLAN

1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE

MARK	QTY	FIXTURE TYPE	MFR.	MFR. NO.	REMARKS
A	1	PENDANT			
B	3	RECESSED			
C	2	SCONCE			
D	0	NOT USED			
E	1	STRIP			
F	2	GARAGE DOOR OPN'R W/ LIGHT			

LIGHTING/UTILITY NOTES:

1. REFER TO SYMBOL LEGEND & LIGHT FIXTURE SCHEDULE.
2. CONTRACTOR TO PROVIDE ALL POWER RECEPTACLES SHOWN AND ANY ADDITIONAL RECEPTACLES REQUIRED BY CODE OR EQUIPMENT SHOWN OR SPECIFIED. PROVIDE GROUNDED RECEPTACLES IN WET LOCATIONS AS PER CODE.
3. CONTRACTOR TO PROVIDE ATTIC LIGHTING AS SHOWN AND REQUIRED BY NC RESIDENTIAL BUILDING CODE.
4. PROVIDE IC HOUSINGS FOR ALL RECESSED FIXTURES IN INSULATED CEILINGS.
5. CONTRACTOR TO VERIFY QUANTITIES FOR ALL FIXTURES PRIOR TO ORDERING.
6. CONTRACTOR TO VERIFY ALL LIGHTING FIXTURE MANUFACTURER, MODEL, & LAMPING INFORMATION WITH OWNER & ELECTRICAL SUPPLIER PRIOR TO INSTALLATION.
7. ALL SWITCHES ON DIMMERS.
8. ALL WORK SHALL CONFORM TO NEC.
9. AT WALL TO RECEIVE CABINETS OR BUILT-INS, COORDINATE LOCATION OF CONVENIENCE RECEPTACLES WITH OWNER & INSTALLER.
10. ELECTRICAL CONTRACTOR TO COORDINATE RECEPTACLE LOCATIONS WITH SHELVING AS OWNER DIRECTS.
11. COORDINATE WITH OWNER & OWNER'S FIRE DETECTOR & SECURITY SYSTEM PROVIDER.
12. ELECTRICIAN TO WALK THROUGH WITH OWNER TO VERIFY LOCATIONS OF ALL ELECTRICAL RECEPTACLES & SWITCHES.
13. ELECTRICAL CONTRACTOR TO COORDINATE W/ OWNER LOCATIONS OF TELEPHONE/DATA & CABLE OUTLETS.
14. FOR EXHAUST FANS W/ LIGHTS, SWITCH FAN & LIGHT SEPARATELY.
15. COORDINATE FIXTURE LOCATIONS W/ HVAC REQUIREMENTS. NOTE CRITICAL CENTERLINES OF FIXTURES & COORDINATE W/ STRUCTURE.
16. ELECTRIC HEATER UNIT/EXHAUST FAN IN MASTER BATH BY FASCO OR APPROVED EQUAL.
17. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF EXISTING INCOMING ELECTRICAL SERVICE & MAKE RECOMMENDATIONS FOR UPGRADING IF NECESSARY.
18. RELOCATE AND/OR CAP LIGHT SWITCHES, TELEPHONE JACKS, AND CONVENIENCE OUTLETS WHICH ARE DISPLACED BY DEMOLITION.

8.003 REFLECTED CEILING PLAN

1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. REFER TO OTHER DRAWING SHEETS TO COORDINATE EXTENT OF REMOVALS WITH WORK UNDER THIS CONTRACT.
2. REMOVE ALL CEILING AND WALL MOUNTED ACCESSORIES AT DEMOLITION LOCATIONS AND RETURN TO OWNER.
3. REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE IN A LAWFULL MANNER AT THE COUNTY LANDFILL.
4. SALVAGE ALL HARDWARE & FIXTURES MARKED FOR REMOVAL AS OWNER DIRECTS.
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7. SHORE AND BRACE AS REQUIRED DURING DEMOLITION.

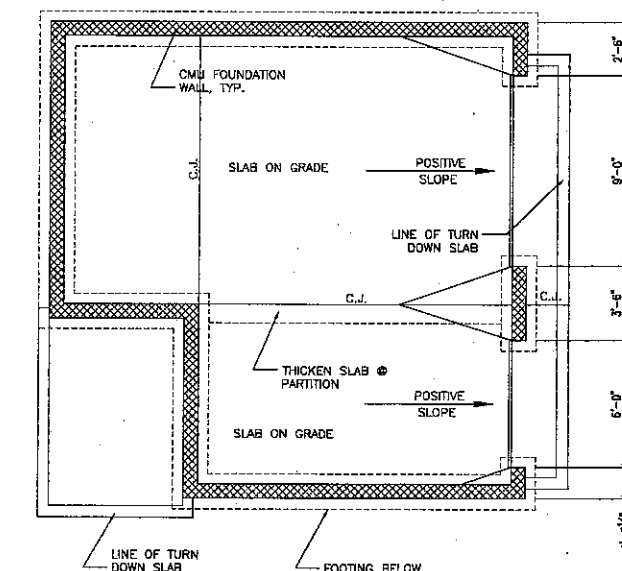
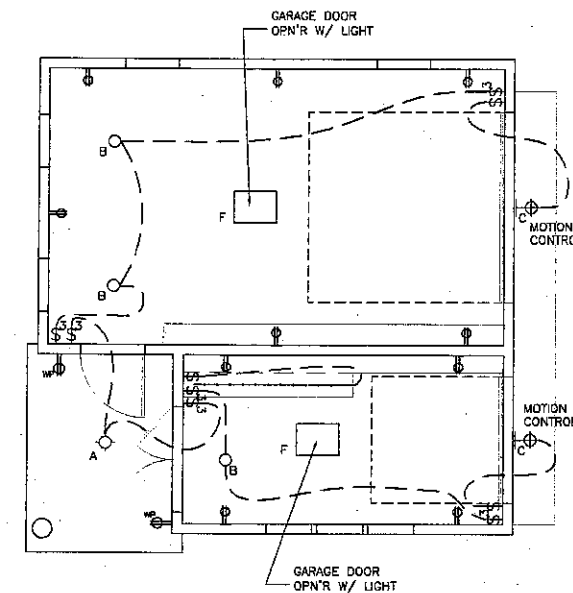
DEMOLITION NOTES:

- A1 REMOVE WINDOW, CASING & TRIM; SALVAGE AS OWNER DIRECTS.
- A2 REMOVE DOOR & HARDWARE; SALVAGE AS OWNER DIRECTS.
- A3 REMOVE PARTITION WALLS. REPAIR/REPLACE FINISH FLOORING AT WALL PLATE.
- A4 REMOVE WALL FINISH & FRAMING. PREP. OPENING TO RECEIVE HEADER; COORD. W/ DOOR/WINDOW SCHEDULE.
- A5 REMOVE WALL BELOW WINDOW OPENING; REMOVE ELECTRICAL RECEPTACLE & WIRING BACK TO PANEL.

8.001 FOUNDATION PLAN

SYMBOL LEGEND

○ SURFACE/PENDANT	☑ UL RATED/ WET/VENT
○ RECESSED/DOWN LIGHT	□ GARAGE DOOR OPN'R W/ LIGHT
○ RECESSED/WALL WASH	— TRACK
○ SCONCE	— STRIP LTS.
⚡ DUPLEX RECEPTACLE, TOP 1/2 SWITCHED	— CABLE/DATA/TEL
⚡ DUPLEX RECEPTACLE	
⚡ DUPLEX RECEPTACLE, WEATHER PROOF	

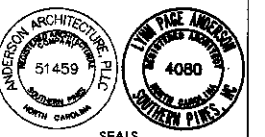


GARAGE

PLAN NORTH

1/4" = 1'-0"

ANDERSON ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387
Tel 910.692.7316 Fax 910.692.7476



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PAUL RESIDENCE REMODEL PHASE II

50 Village Green E.
Village of Pinehurst,
North Carolina 28374

- DATE: 02 AUGUST 2017
- PROJECT NO. 15021
- DRAWN BY: S. NARAYAN
M. OTERO
M. DEAN
- REVISIONS:

• GARAGE FOUNDATION, FLOOR, REFLECTED CLG AND FRAMING PLAN

• SCALE: 1/4" = 1'-0"

A-8

7.005 WINDOW SCHEDULE

NOTE: G.C. SHALL VERIFY ALL QUANTITIES & DIMENSIONS

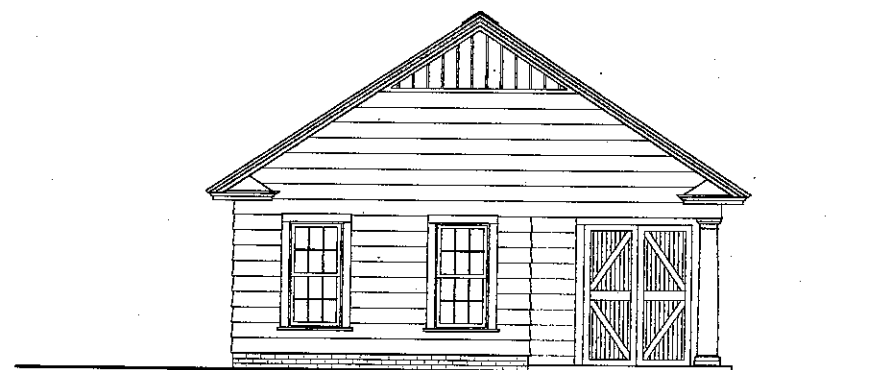
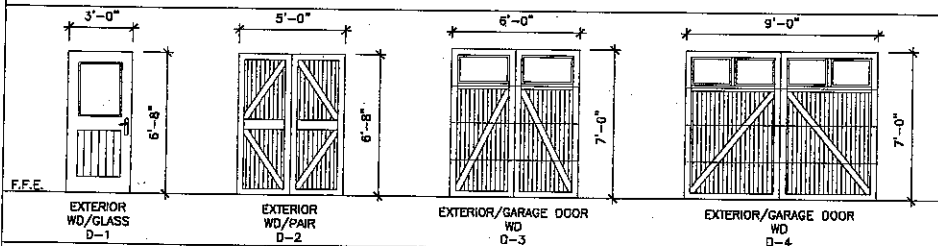
MARK	QTY.	TYPE	MFR.	MFR. NO.	R.O.	HEAD HT.	REMARKS
W-5	3	DOUBLE-HUNG	PELLA	2559	2'-5 1/4" x 4'-11 1/4"	6'-8"	
W-6	4	DOUBLE-HUNG	PELLA	2959	2'-1 1/4" x 4'-11 1/4"	6'-8"	

7.006 DOOR SCHEDULE

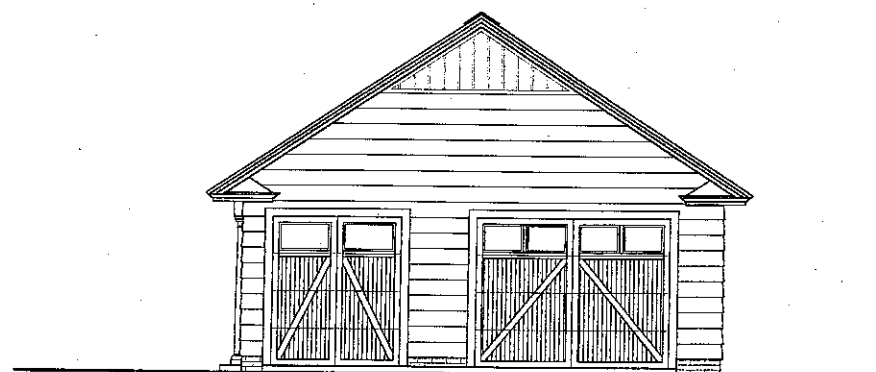
DR. NO.	DR. MTL.	FR. MTL.	DR. TYPE	FR. TYPE	HEAD DET.	JAMB DET.	SILL DET.	DR. OPG. W x H (NOMINAL)	REMARKS
106	WD/GL	WD	D-1		####	####	####	3'-0" x 6'-8"	EXTERIOR ENTRANCE DOOR W/ GLAZING
107	WD	WD	D-2					5'-0" x 6'-8"	PAIR, EXTERIOR ENTRANCE DOORS W/ GLAZING
108								6'-0" x 7'-0"	GARAGE DOOR
109								9'-0" x 7'-0"	GARAGE DOOR

7.007 DOOR TYPES

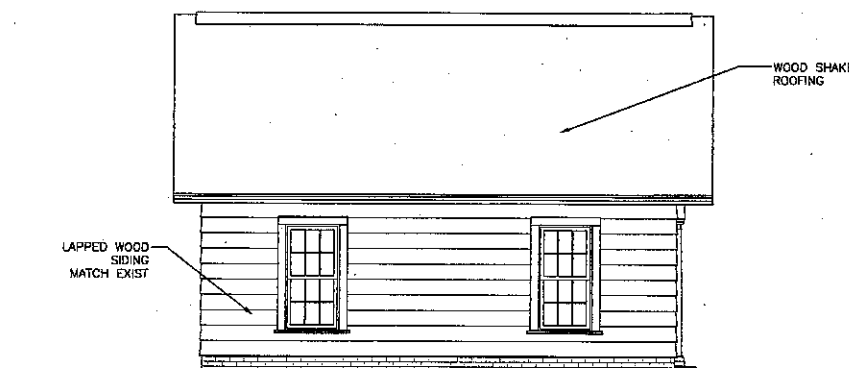
1/4" = 1'-0"



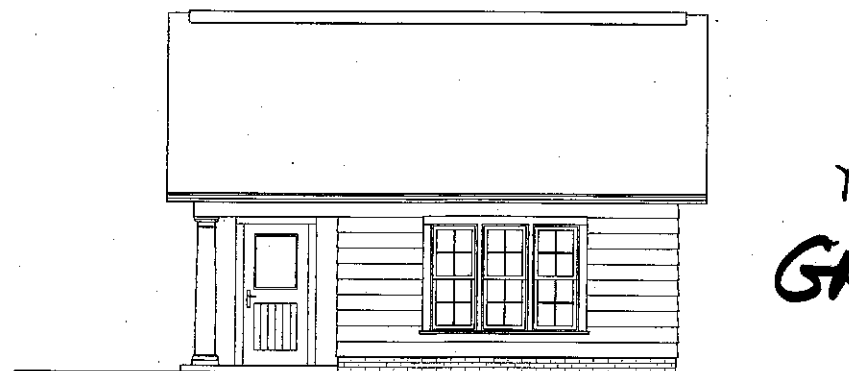
8.104 WEST ELEVATION



8.102 EAST ELEVATION



8.103 SOUTH ELEVATION



8.101 NORTH ELEVATION

1/4" = 1'-0"

ANDERSON
ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387
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PAUL RESIDENCE REMODEL PHASE II

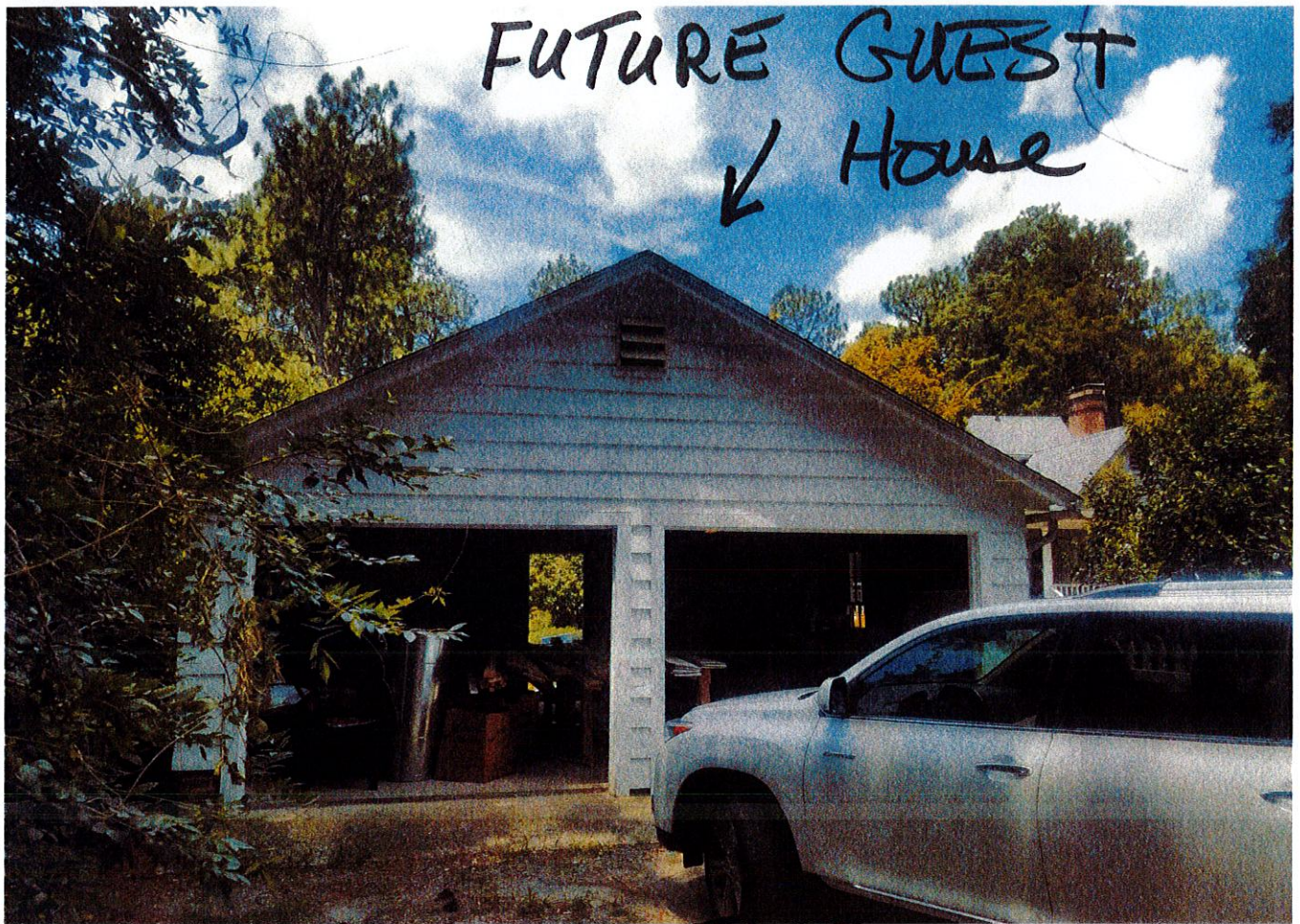
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- DATE: 02 AUGUST 2017
- PROJECT NO. 15021
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M. OTERO
M. DEAN
- REVISIONS:

• GARAGE ELEVATIONS

• SCALE: 1/4" = 1'-0"

A-8.1



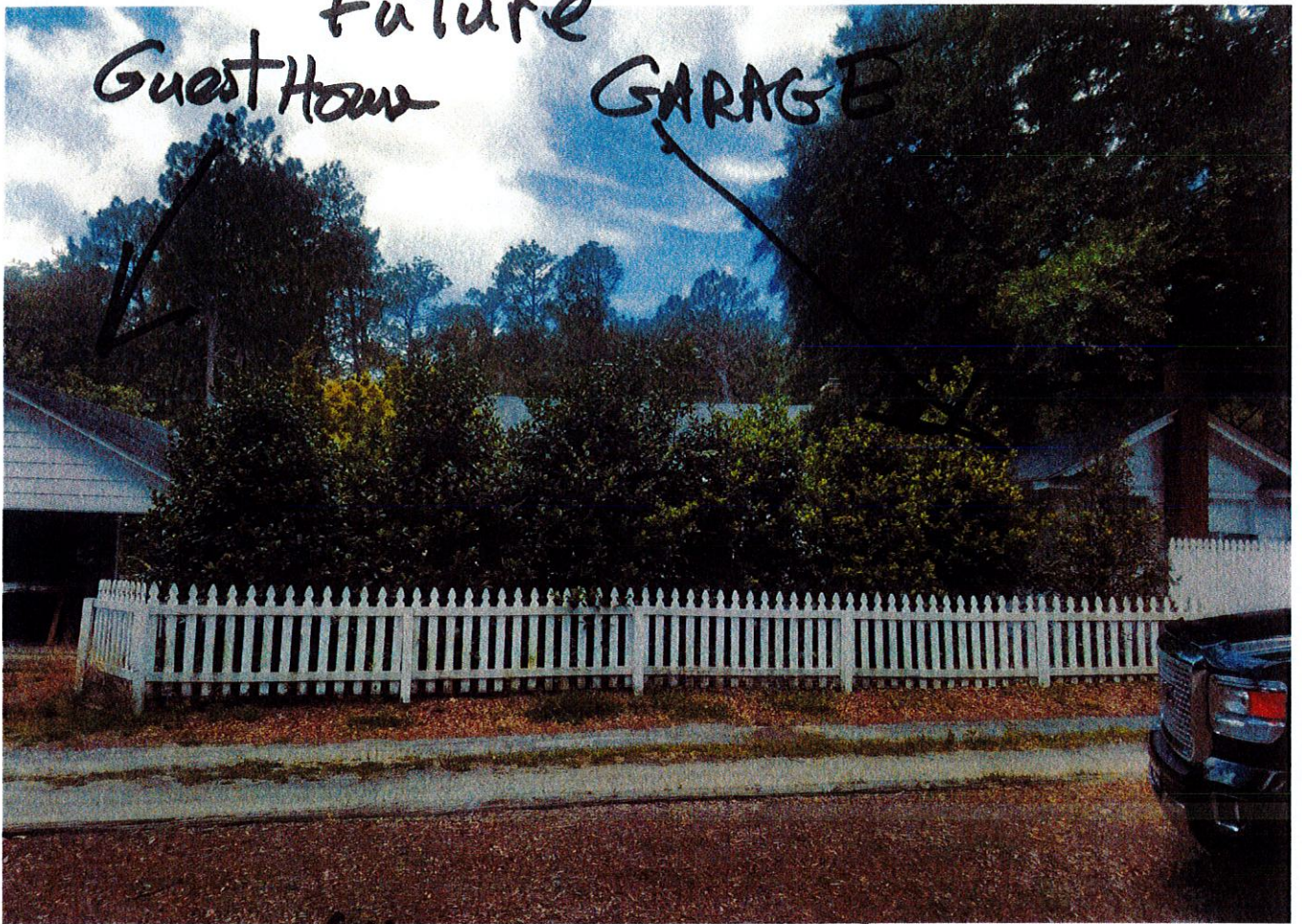
FUTURE GUEST
↓ House

50 Village Green EAST

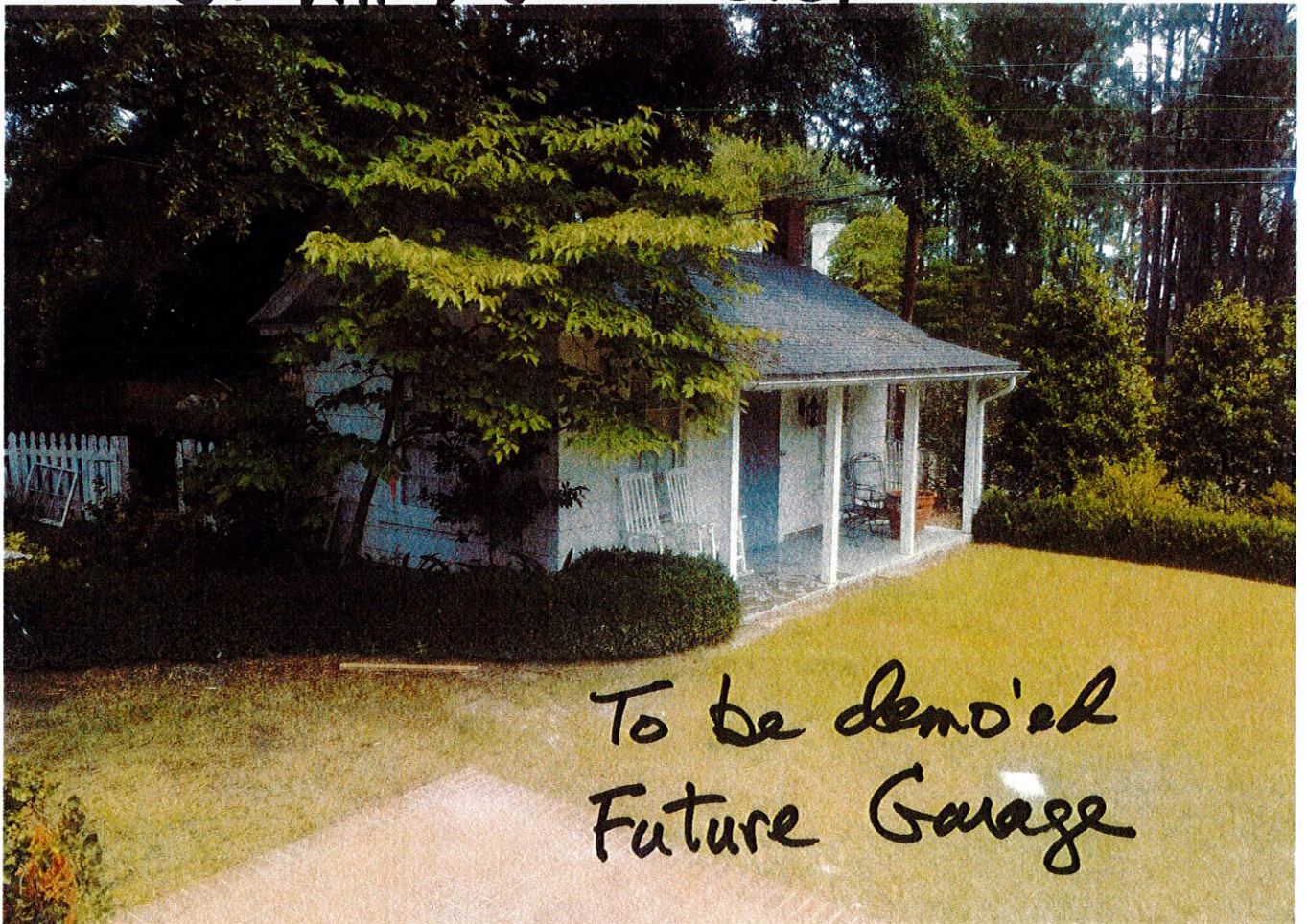


Future Guest
house

Future
Guest House GARAGE



50 Village GREEN EAST





CONTINUATION OF COA 17-058
ADDITIONAL AGENDA DETAILS:

A request for construction of a new single family home at 105 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00028199. The applicant is Huntley Design Build, Inc. and the property owner is James Satterfield.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Elevations
- ☐ Site Plan

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-058
New Construction

105 Fields Rd.

Parcel ID #00028199
PIN # 856205078543

APPLICANT: **Huntley Design Build**
PROPERTY OWNER(S): **James Satterfield**

RECEIVED: **7/6/17**
MEETING DATE: **8/24/17 continued from 7/27/17**

ZONING DISTRICT: **R-10 (Residential)**
LHD STATUS: **Vacant**

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL - PRIOR TO PERMITTING**

NATURE OF PROJECT:
New construction of a single family home.

FACTS
APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK - *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves new construction that **is/is not** considered minor work.

B. SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS - *New construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.*

1. The proposed new construction **will/will not** blend with the Local Historic District.

C. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS - *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style and texture.*

1. The proposed new construction **will/will not** be of similar scale as existing structures in the neighborhood.
2. The proposed new construction **will/will not** be of similar style as other dwellings in the district.
3. The proposed new construction **will/will not** be of similar materials as other dwellings in the district.
4. The proposed new construction **will/will not** be of similar colors as other dwellings in the neighborhood and **are/are not** in the Village of Pinehurst Color Palette.
5. The proposed new construction **will/will not** be of similar texture as historic structures around the subject property.

D. SECTION 3.2.2.3 NEW CONSTRUCTION STANDARDS - *Consideration is often given to using or simplifying the details from neighboring buildings. This technique is used to "blend" the new structure with its neighbors. It is strongly recommended that detailing on new structures be consistent with its overall scheme and design.*

1. The proposed new construction **will/will not** blend with its neighboring buildings.

- E. **SECTION 3.2.3.1 PROJECT PLANNING AND SITE DESIGN** – *New infill housing is very appropriate and very desirable in the Village of Pinehurst area. The designs shall follow the basic Design Standards and shall also repeat the same relationships of house to street and house to lot as their historic neighbors. Table 3.2.3.1 is a table of Architectural Styles to be used as a reference for Architecture found in the Local Historic District and will be used by the Commission and staff to determine if a proposal is consistent with the neighborhood.*
1. The proposed new architecture **is/is not** consistent with historic neighbors in the neighborhood.
- F. **SECTION 2.9.2.1 PAINT AND COLOR STANDARDS** – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst Color Palette;*
1. The proposed colors for the new house **will/will not** be appropriate for the building and district and **are/are not** in the Village of Pinehurst Color Palette.
- G. **SECTION 2.8.2.4 ROOF STANDARDS** – *All metal roofs excluding copper must be earth tone in hue.*
1. The proposed metal roof **is/is not** earth tone in hue.
- H. **SECTION 2.8.2.5 ROOF STANDARDS** – *Metal roofs are not appropriate on residential structures in the district unless material is copper or one of the following colors: weathered copper color, dark brown, dark bronze, or dark gray.*
1. The proposed metal roof **is/is not** weathered copper color, dark brown, dark bronze or dark gray.



Application for Local Historic District

RECEIVED
JUL - 6 2017

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): James Satterfield
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 105 Fields Road
Mailing Address (if different): 550 S. Ashe St. Southern Pines, NC 28387
Phone #: (404) 579-0404 Mobile #: _____
Zoning District: Historic LRK #: 00028199 PIN #: 856205078543

Applicant/Contractor Data

Name: Huntley Design Build, Inc.
Contractor License #: 42-1549241
Phone #: (910) 684-8149
E-mail Address (optional): will@huntleydesignbuild.com
Mailing Address: 550 South Ashe Street Southern Pines, NC 28387
Estimate Cost of Construction: \$ 1.2M

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☒ No: ☐



Application for Local Historic District

Description of Project:

Single family residential home

Heated SF 5645

Unheated SF 2755

Total SF 8220



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Oversized painted brick veneer & fiber cement	SW 6148 Wool Skein
Rear Elevation	Oversized painted brick veneer & fiber cement	SW 6148 Wool Skein
Right Elevation	Oversized painted brick veneer & fiber cement	SW 6148 Wool Skein
Left Elevation	Oversized painted brick veneer & fiber cement	SW 6148 Wool Skein
Trim	Fiber cement	SW 6154 Nacre
Windows	Aluminum clad	Satin Creme
Chimney	Oversized painted brick veneer	SW 6148 Wool Skein
Foundation	Oversized painted brick veneer	SW 6148 Wool Skein
Front Door	Wood	SW 6258 Tricorn Black
Shutters	N/A	N/A
Garage Door	Wood	SW 6148 Wool Skein
Roof	Asphalt composition and metal	Moire black & black metal
Roof Exhaust Vents	N/A	N/A
Front Porch	Stone	Bronte
Deck	N/A	N/A
Patio	Stone	Bronte
Sidewalk	Broom Finished Concrete	Natural
Sky Lights	N/A	N/A
Driveway	Broom Finished Concrete	Natural
House Number	TBD	TBD

Signature: _____

Will H. [Signature]

Date: *7/5/17*



Application for Local Historic District

Office Use Only

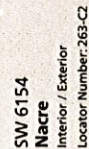
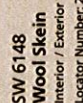
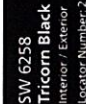
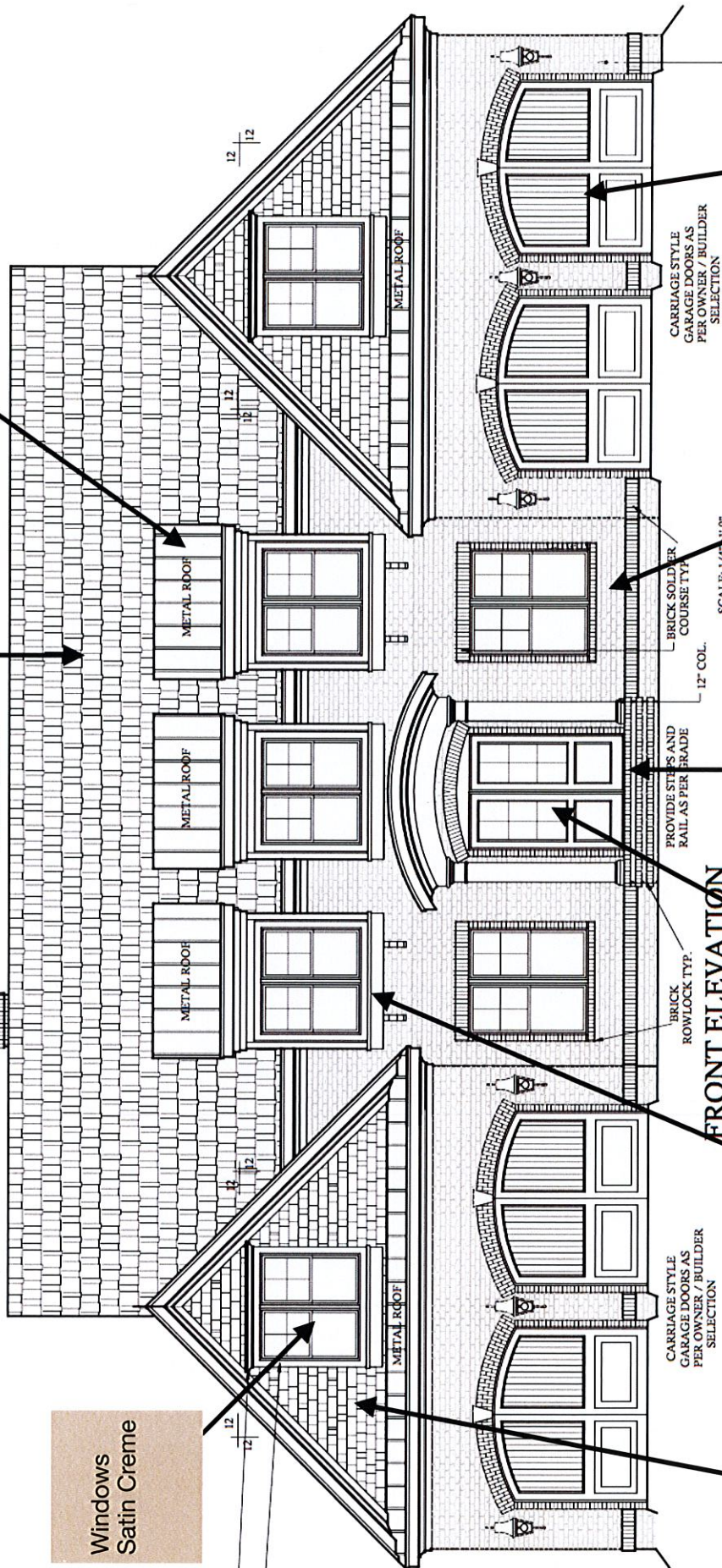
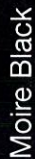
Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

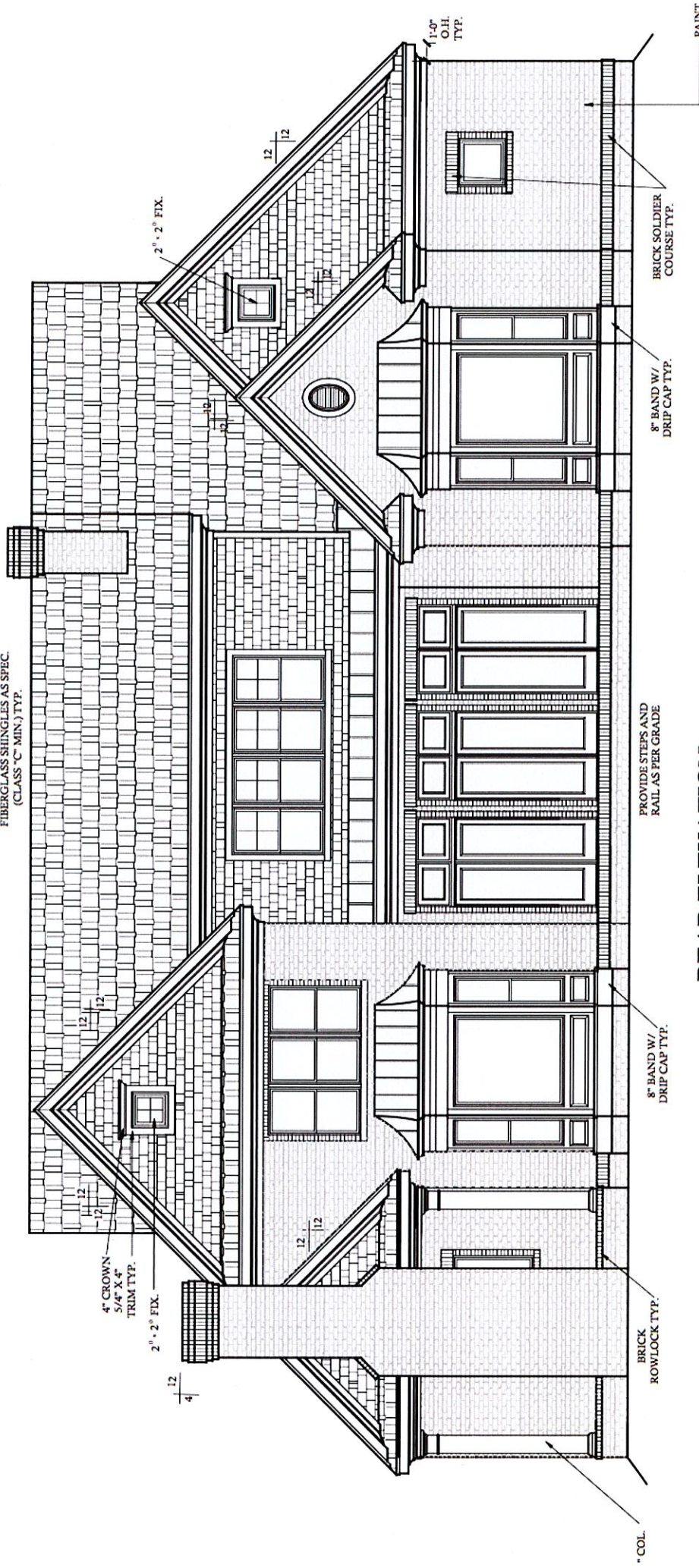
Other required approvals: _____

Conditions: _____



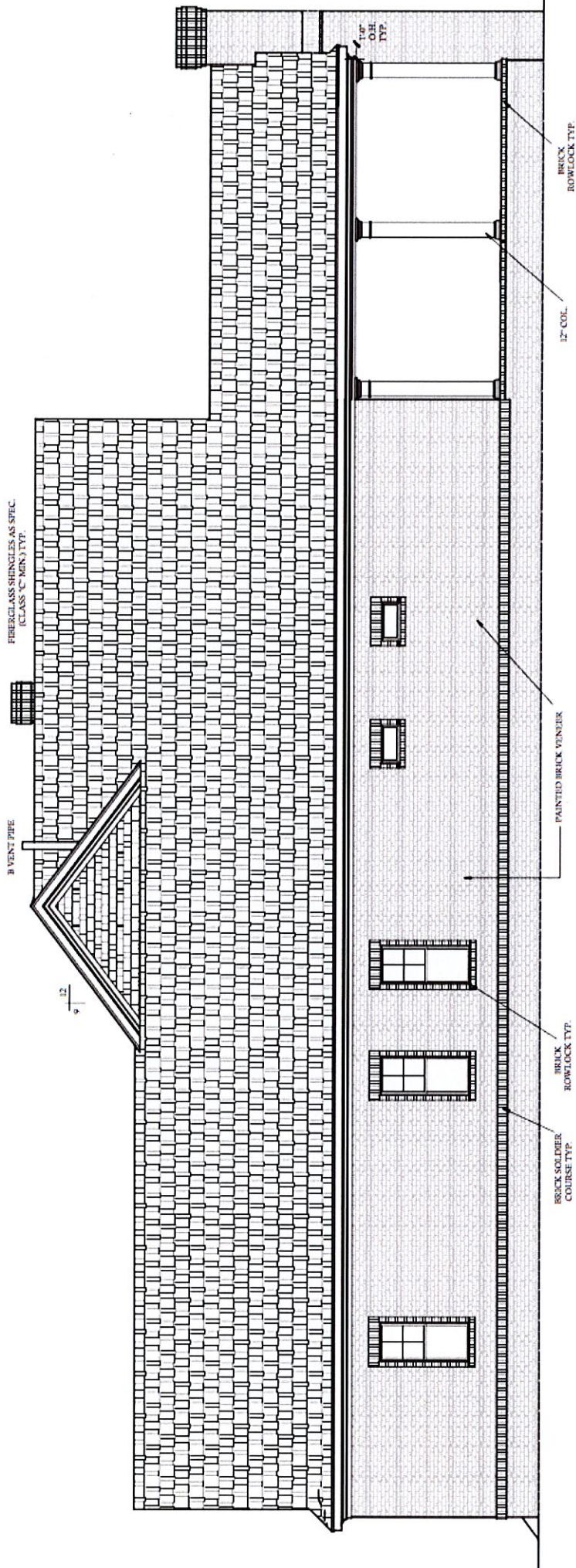
Garage Door Color

FIBERGLASS SHINGLES AS SPEC.
(CLASS "C" MIN.) TYP.



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

FIBERGLASS SHINGLES AS SPEC.
(CLASS "C" MIN) TYP.

FIBER CEMENT
SHAKES W/ 5/8" X 4"
TRIM (TYP)

12"

9"

6" O.H.
TYP

PROVIDE STEPS AND
RAIL AS PER GRADE

BRICK
ROWLOCK TYP.

12" CUL.

BRICK SOLID
COURSE TYP.

BRICK
ROWLOCK TYP.

PAINTED BRICK VENER

LEFT SIDE ELEVATION

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

Satterfield Residence

SINGLE FAMILY SITE PLAN

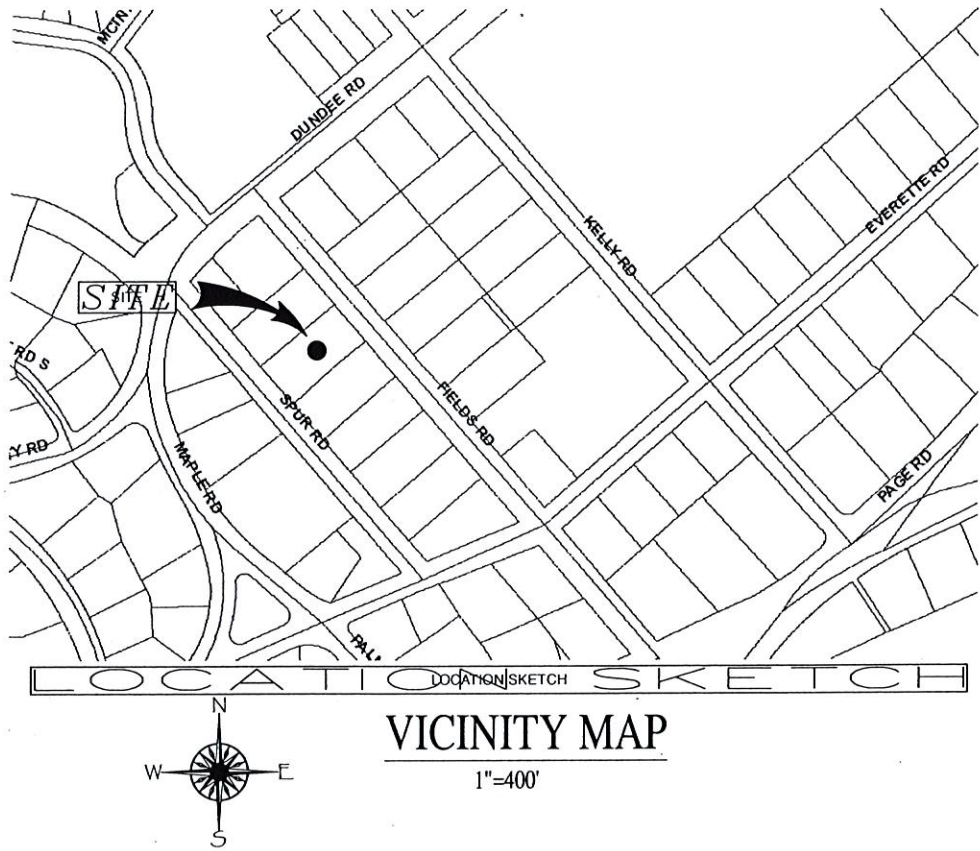
SUBMITTALS

FIRST SUBMITTAL _____ 07/06/17

105 Fields Road,
Pinehurst, North Carolina

INDEX

COVER SHEET	
EXISTING CONDITIONS	S-1.0
SITE PLAN	S-2.0
LANDSCAPE PLAN	S-3.0
DETAILS	S-4.0



owner:
Mr. & Mrs. Mark Satterfield

landscape architect:
Tony M. Tate Landscape Architecture P.A.
5011 Southpark Drive, Suite 200
Durham, North Carolina 27713
(919) 484-8880

Design Tech Inc.
Rick Raynor
405 N. Boylan Ave,
Raleigh, NC
(919) 239-4972

builder:
Huntley Design Build, Inc.
550 South Ashe Street
Southern Pines, NC 28387
(910) 684-8149

REVISIONS:

Cover
SATTERFIELD RESIDENCE
105 FIELDS ROAD
MR. AND MRS. SATTERFIELD

SCALE:

As Noted

DRAWN BY:

T.M.T.

PROJECT #

17067

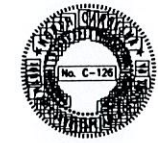
DATE:

06/19/17

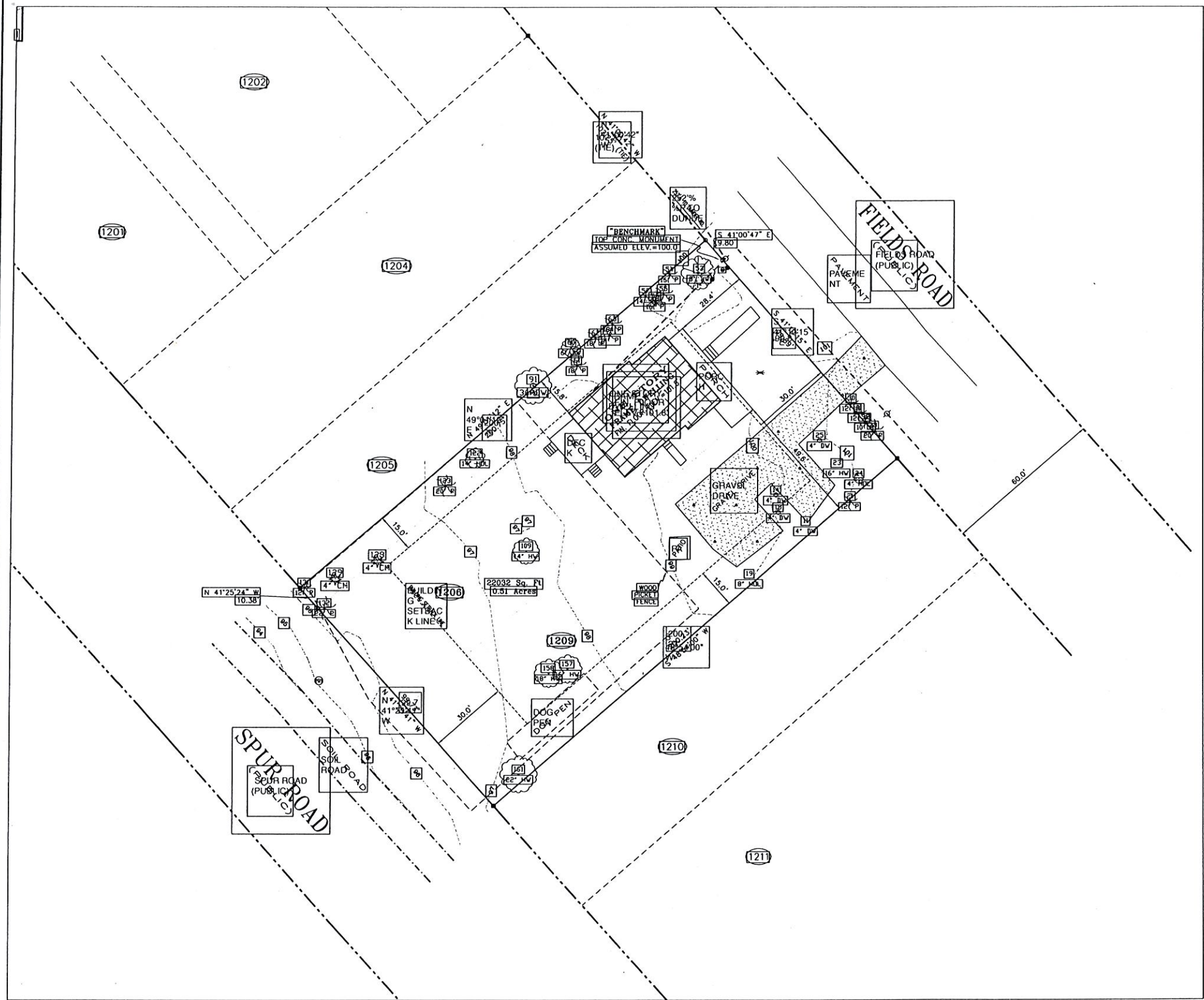
SHEET

Cover

OF 5



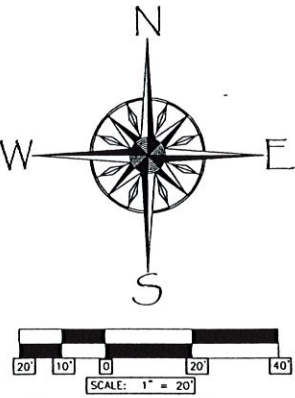
TONY M. TATE LANDSCAPE ARCHITECTURE P.A.
5011 SOUTHPARK DRIVE, SUITE 200, DURHAM, NC 27713
P (919) 484-8880 F (919) 484-8881 E tony@mtla.com



SITE DATA

ADDRESS 105 FIELDS ROAD
LOTS 1206 & 1209 VILLAGE OF PINEHURST
ZONING R 10
LRK# 00028199
TOTAL AREA 22,032 SF 0.51 ACRES
EX IMPERVIOUS SURFACE 3,930 SF
PROP. IMP. SURFACE (35%) 7,719 SF
SETBACKS FRONT 30'
SIDE 15'
REAR 30'

- NOTES:
- 1. This site is located in a WS-III Watershed Area
 - 2. Boundary information provided by the owner Survey prepared by Christopher Wentland, PLS Land Surveyor-Land Planner, May 10, 2017
 - 3. House shall be staked in the field by a Professional Land Surveyor prior to digging footings.
 - 4. Notify Landscape Architect of any discrepancies.
 - 5. Surveyor shall obtain the latest house plans from Architect prior to staking.
 - 6. Contractor shall be responsible for the location and protection of all utilities, visible and underground during construction. Call utility locator service prior to digging.



REVISIONS:

Existing Conditions
SATTERFIELD RESIDENCE
FIELDS ROAD
MR. AND MRS. SATTERFIELD

SCALE: 1"=20'
DRAWN BY: T.M.T.
PROJECT # 17067
DATE: 06/19/17
SHEET
S 1.0
OF 5



TONY M. TATE LANDSCAPE ARCHITECTURE, PA
501 SOUTH PARK DRIVE, STE 200 - DURHAM, NC 27713
P: (919) 484-8880 F: (919) 484-8881 E: tony@tmtla.com

SPUR ROAD

FIELDS ROAD

SITE DATA

ADDRESS
LOTS 1206 & 1209
LRK#

105 FIELDS ROAD
VILLAGE OF PINEHURST
00028199

TOTAL AREA
EX IMPERVIOUS SURFACE
PROP. IMP. SURFACE

22,032 SF 0.51 ACRES
3,930 SF
(35%)7,719 SF

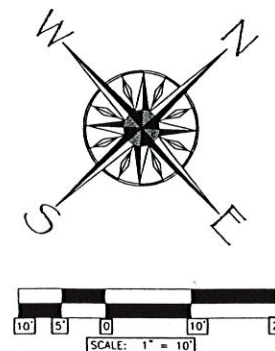
SETBACKS	FRONT	30'
	SIDE	15'
	REAR	30'

PROPOSED IMPERVIOUS

HOUSE	4,497 SF
POOL	1,109 SF
DRIVE	2,113 SF
TOTAL	7,719 SF

NOTES:

1. This site is in the EB (Eno Basin) watershed area but is not subject to watershed regulations and requirements since the development plan was approved in February 1986.
2. Boundary information provided by the owner via the developer.
3. House shall be staked in the field by a Professional Land Surveyor prior to digging footings.
4. Notify Landscape Architect of any discrepancies.
5. Surveyor shall obtain the latest house plans from Architect prior to staking.
6. Contractor shall be responsible for the location and protection of all utilities, visible and underground during construction. Call utility locator service prior to digging.



REVISIONS:

SITE PLAN
SATTERFIELD RESIDENCE
105 FIELDS ROAD
MR. AND MRS. SATTERFIELD

SCALE:
1"=10'
DRAWN BY:
T.M.T.
PROJECT #
17067
DATE:
06/19/17
SHEET
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OF 5



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SPUR ROAD

FIELDS ROAD

SCOPE OF WORK:
Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all trees, shrubs, groundcover, annuals, seed, and sod and mulch.

MATERIALS AND WORK:
The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

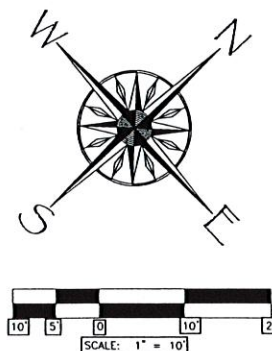
PLANT MATERIALS:
All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their eggs and shall have been grown in climatic conditions similar to those of the project site.

PLANT SIZE:
Specified sizes indicates the minimum allowable size at planting. Where container and height/spreads are indicated for a single species, both size requirements shall be met. When only plant height or spread are indicated, container size shall be based on AAN standards.

PINE BARK MULCH:
All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sawwood content.

NOTES:
1. Contractor shall contact utility locator service to verify all subsurface utilities prior to and digging or construction on the site. Contractor shall be responsible for any damage resulting from his activities.
2. Plant material on this site must be installed in conformance with the general planting notes and details on this plan and in accordance with the Pinehurst UDO.
3. All sod to be TifGreen Bermuda or equal.
4. All mulch shall be double ground pine bark and Long Leaf Pine straw mulch to a depth of 4".
5. Do not change plans without permission from Architect or Owner. Notify Architect of any discrepancies on the plan.

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	COMMENTS
TREES						
JM	Asar palmatum dissectum 'Tenuiserratum'	Red Japanese Maple	1 1/2' Min.	Cont.	1	
FA	Prunus chinensis	Flowering Apricot	1 1/2' Min.	B&B	1	
FPR	Cercis canadensis 'Forest Palms'	Forest Palms Redbud	2' Cal.	B&B	1	8' Min. Ht.
LGM	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2' Cal.	B&B	3	8' Min. Ht.
SHRUBS						
NRS	Nerax Hedra R. Coccinea	Red Holly	8' Ht.	B&B	17	
OH	Nerax Oakleaf	Oakleaf Holly	8' Ht.	B&B	11	
RO	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	24" Ht.	Cont.	22	
GSA	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	8' Ht.	Cont.	6	
C	Camellia x Taylor's Perfection	Camellia	24" Sp.	Cont.	20	
G	Gardenia jasminoides 'Radicata'	Dwarf Gardenia	20" Sp.	Cont.	15	
HYD	Hydrangea serrata 'Blue Bird'	Hydrangea	24" Sp.	Cont.	2	
CH	Hex cornuta 'Carissa'	Carissa Holly	24" Ht.	Cont.	55	
NAN	Nandina domestica 'Murasaki'	Flt. nandina	18" Sp.	Cont.	75	
PPL	Loropetalum chinensis Mini PPAT	Jazz Hands Mini Purple Loropetalum	12" Sp.	Cont.	25	
LLN	Nandina domestica 'Lemon Lime'	Lemon Lime Nandina	18" Sp.	Cont.	35	
DSA	Thuja occidentalis 'Dragon's Spine'	Dragon's Spine Arborvitae	4" Ht.	Cont.	5	
STH	Hex cornuta 'Soft Touch'	Soft Touch Holly	18" Ht.	Cont.	75	
RCA	Abelia x Rosea Great	Rosea Great Abelia	18" Ht.	Cont.	45	
DSC	Spiraea japonica 'Double Play Candy Corn'	Double Play Candy Corn Spiraea	18" Sp.	Cont.	3	
OL	Prunus laurocerasus 'Oleander'	Oleander	24" Sp.	Cont.	24	
L	Liriodendron tulipifera	Green Liriodendron	1' Cal.	Cont.	154	Spaced 1' on center.
VA	Liriodendron tulipifera	Variegated Liriodendron	1' Cal.	Cont.	154	Spaced 1' on center.
PERENNIALS						
BF	Festuca glauca	Blue Fescue	1' Cal.	Cont.	47	Spaced 1' on center.
ROSE	Rosa x Sweet Girl	Sweet Girl Knock Out Rose	18" Sp.	Cont.	77	
PCF	Echinacea purpurea 'Kim's Knee High'	Purple Coneflower	1' Cal.	Cont.	98	Spaced 1' on center.
DFG	Pennisetum alopecuroides 'Nanette'	Dwarf Fountain Grass	1' Cal.	Cont.	20	
BLD	Hemerocallis 'Bella Lupa'	Bella Lupa Daylily	1' Cal.	Cont.	44	Spaced 1' on center.
ND	Nerax cornuta 'Nanette'	Nanette Daylily	1' Cal.	Cont.	44	Spaced 1' on center.
ANNUALS						
	Annuals in Season		4" Pot.	Cont.	41	Spaced 8" on center.
	Mulch				9.318	Square Feet
	Sod				4.241	Square Feet
	Integration					



REVISIONS:

LANDSCAPE PLAN
SATTERFIELD RESIDENCE
105 FIELDS ROAD
MR. AND MRS. SATTERFIELD

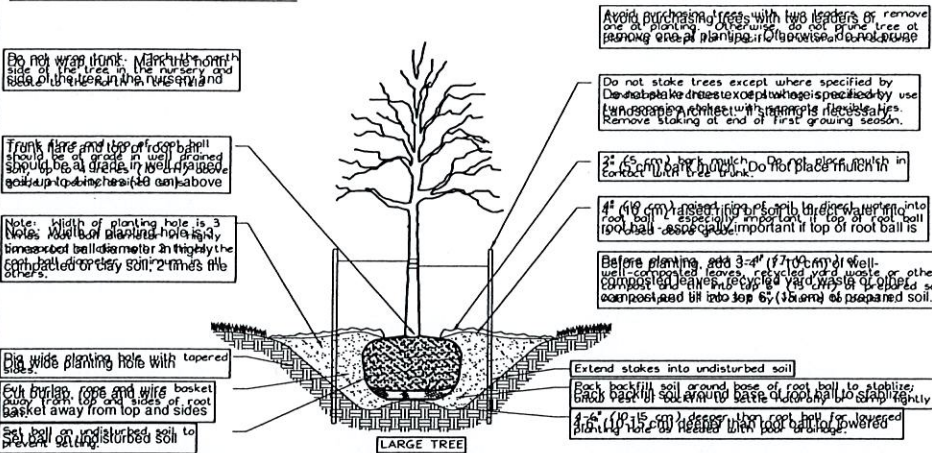
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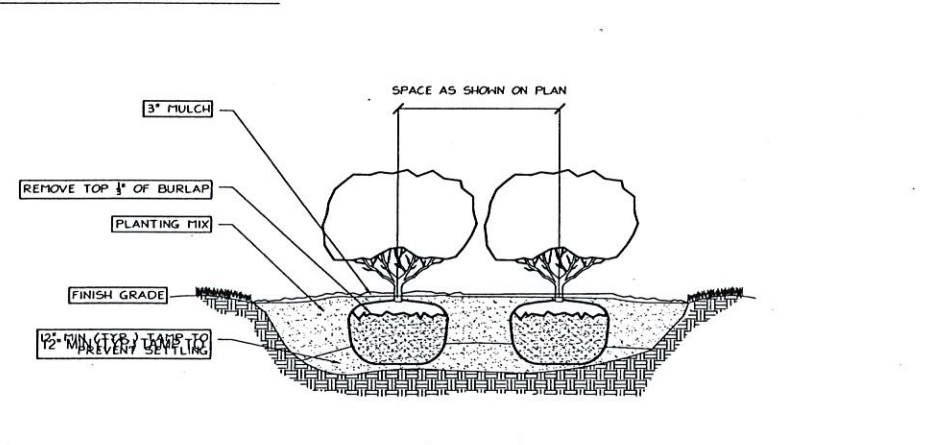
TREE PLANTING DETAILS



GENERAL PLANTING NOTES

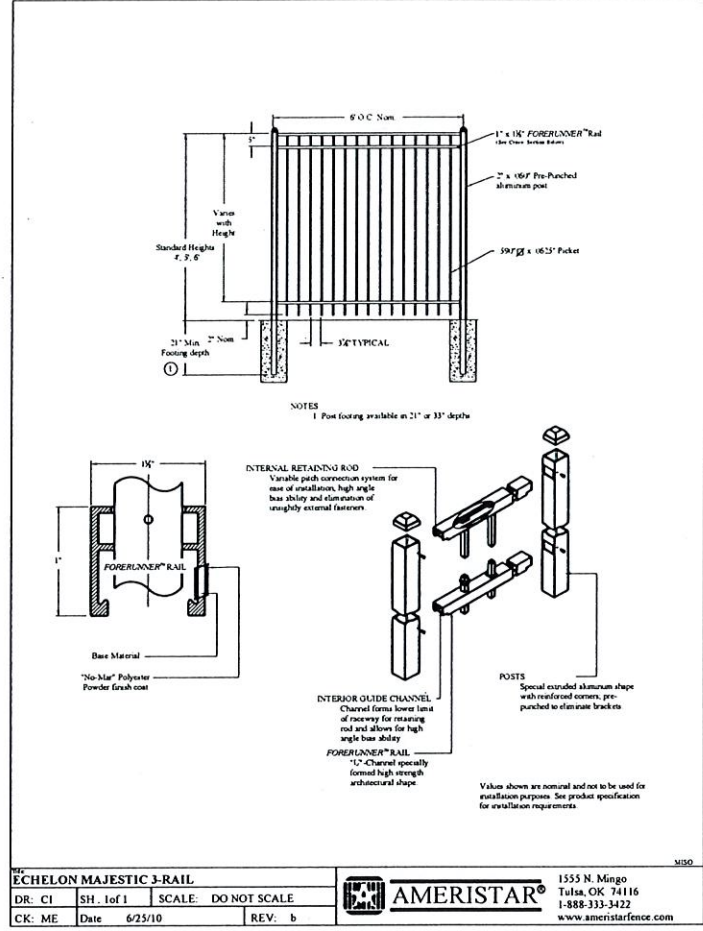
1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
5. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
6. GUTTING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
8. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
9. OWNERS SHALL MAINTAIN PLANTING BEDS AND PLANT MATERIAL IN GOOD HEALTH AND ANY DEAD OR DAMAGED PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS.
10. REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
11. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
13. TRUNK FLARE, ROOT FLARE OR ROOT CROWN MUST BE CLEARLY VISIBLE ABOVE GRADE.
14. AVOID PURCHASING TREES WITH TWO LEADERS OR BRANCHES. DO NOT PRUNE TREE AT PLANTING. PRUNE ONLY IF NECESSARY TO REMOVE DEAD OR BROKEN LIMBS OR TO CORRECT SPECIFIC STRUCTURAL PROBLEMS, I.E. CROSSED BRANCHES.
15. TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINING SOIL AND UP TO FOUR INCHES ABOVE GRADE IN SOIL THAT DOES NOT DRAIN WELL.
16. MULCH NOT TO BE IN CONTACT WITH TREE TRUNK.
17. REMOVE TREE WRAP FROM TRUNK AT TIME OF INSTALLATION.
18. REMOVE ALL STAKING AND GUTTING ELEMENTS AT OR BEFORE THE WARRANTY TERMINATION DATE OR WITHIN ONE CALENDAR YEAR.
19. IF PLANTING HOLE SAGS OR DIPS WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE SAGGING AND TREE PLANTING DETAILS SHALL BE PLANTING CONTRACTOR'S RESPONSIBILITY TO CORRECT.
20. WHERE SEVERAL TREES WILL BE PLANTING CLOSE TOGETHER SUCH THAT THEY WILL SHARE ROOT SPACE, I.E. FOR CORNERS, PLANTING CONTRACTOR SHALL USE SEEDS OR SEEDLINGS TO PLANT THE ROOTS OUT OF THE OUTER CROWN OF THE PLANTING HOLE.
21. DURING THE DESIGN PHASE OF THE PROJECT, WATER DRAINS OUT OF THE SOIL, USE LOWERED PLANTING HOLE DEPTH AND DESIGN.
22. THROUGHLY SOAK THE TREE ROOT BALL AND PLANT IN PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING.
23. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

SHRUB PLANTING DETAIL



GENERAL PLANTING NOTES

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23. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.



DR: CI	SH: 1 of 1	SCALE: DO NOT SCALE	REV: b
CK: ME	Date: 6/23/10		



1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

REVISIONS:

DETAILS
SATTERFIELD RESIDENCE
105 FIELDS ROAD
MR. AND MRS. SATTERFIELD

SCALE:
As Noted
DRAWN BY:
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FRONT ELEVATION



REAR ELEVATION



**REPORT FOR 7/21/17 - 8/18/17
ADDITIONAL AGENDA DETAILS:**

ATTACHMENTS:

Description

📎 Report for 7/21/17 - 8/18/17



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planner
DATE: 8/18/17
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
AUGUST 24, 2017 MEETING
7/21/17– 8/18/17

NORMAL MAINTENANCE

Application Date: 7/25/17

Approval Date: 7/25/17

Prop Owner: Village of Pinehurst

Address: 200 Beulah Hill Rd. S

LRK# 29515

Applicant: Village of Pinehurst

Request: Replace existing siding and trim.

Standards and Guidelines: 1.6.2.3

Application Date: 8/11/17

Approval Date: 8/11/17

Prop Owner: Robin Morland

Address: 260 Cherokee Rd.

LRK# 23557

Applicant: Painter's Palette

Request: Repaint home.

Standards and Guidelines: 1.6.2.1

Application Date: 8/15/17

Approval Date: 8/15/17

Prop Owner: Moore County

Address: 105 Power Plant Rd. S

LRK# 26002

Applicant: Moore County

Request: Paint ground storage tank building.

Standards and Guidelines: 1.6.2.1

MINOR WORK – COA ISSUED

COA: 17-061

Application Date: 7/25/17

Approval Date: 8/1/17

Prop Owner: Timothy Kerr

Address: 15 Laurel Rd.

LRK# 25543

Applicant: SRSims Inc.

Request: Enclosing existing screened in porch on the rear elevation.

Standards and Guidelines: 1.6.3.15 & 21

COA: 17-062

Application Date: 7/28/17

Approval Date: 8/4/17

Prop Owner: Barry Buchele

Address: 225 Beulah Hill Rd. N

LRK# 15571

Applicant: Bonville Construction

Request: New accessory structure and pergola in the rear yard.

Standards and Guidelines: 1.6.3.12 & 17

COA: 17-063

Application Date: 7/31/17

Approval Date: 8/1/17

Prop Owner: Jack Grdina

Address: 15 Dogwood Rd.

LRK# 25543

Applicant: Lowes Home Improvement

Request: New roofing.

Standards and Guidelines: 1.6.3.1

COA: 17-064

Application Date: 7/31/17

Approval Date: 8/1/17

Prop Owner: Harvard Building Suites, LLC

Address: 25 Chinquapin Rd.

LRK# 24850

Applicant: Awning & Canvas Works

Request: New awning and signage.

Standards and Guidelines: 1.6.3.6 & 14

COA: 17-068

Application Date: 8/11/17

Approval Date: 8/11/17

Prop Owner: Clifford & Alice Aikens

Address: 20 Fields Rd.

LRK# 28198

Applicant: Clifford & Alice Aikens

Request: Install new shutters

Standards and Guidelines: 1.6.3.6