HISTORIC PRESERVATION COMMISSION
MAY 26, 2022
ASSEMBLY HALL

PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Approval of Minutes

A. 04-28-2022 Regular Meeting Minutes

III. Public Hearing

A. COA-2022-00094 (25 Muster Branch Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for window replacement and the removal of three trees at 25 Muster Branch Rd. The property is identified as Moore County PID Number 00021401. The property owner is AED Management, LLC and the applicants are Reaves Landscaping and Goneau Construction.

B. COA-2022-00098 (70 Page Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of the existing asphalt shingles with a metal roof at 70 Page Rd. The property is identified as Moore County PID Number 00021628. The property owners are Paul O. Blake, Jr. and Charles E. Helbling, Jr. and the applicant is Charles E. Helbling, Jr.

C. COA-2022-00100 (1 Carolina Vista)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an approximately 1,900 square foot outdoor testing facility. The property is identified as Moore County PID Number 00025799. The property owners are Pinehurst, Inc. and Clubcorp, and the applicant is Calvin Burkley of Pinehurst Resort and Country Club.

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's Issued 04/22/2022 - 05/17/2022

V. Next Meeting Date

A. 06-23-2022 Regular Meeting

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.

04-28-2022 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
5/10/2022

MEMO DETAILS:
Attached is a draft copy of the 04-28-2022 Regular Meeting minutes for your review.

ATTACHMENTS:

	Description
🗋	04-28-2022 Regular Meeting Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, APRIL 28TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair		Alex Cameron, Planning Supervisor
Tom Schroeder, Vice-Chair		Shannon Konstantinou, Clerk to the Board
Anne Lucey		
John Taylor		
David Herring		
Terry Lurtz		
Richard Vincent		

Approximately 12 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:00 PM, explained the purpose of the meeting, each Commission member introduce themselves, and Mr. Von Salzen introduced Staff.

II. Approval of Minutes

A. 03-24-2022 Regular Meeting Minutes

Mr. Schroeder moved to approve with revisions the minutes of the March 24, 2022 Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 7-0. Revision: page 8, paragraph 4 – mechanical wall to mechanical equipment.

Mr. Lurtz moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

All Commission members stated they had visited all sites with the exception of Mr. Schroeder, who did not visit any sites, and did not have any ex parte communication.

Mr. Taylor disclosed ownership of an adjacent property to a property that is part of a case being heard, however, stated judgement will not be affected by Mr. Taylor's ownership of this property.

Mr. Von Salzen explained the procedures of a quasi-judicial public hearing.

III. Public Hearing

Mr. Cameron, Planning Supervisor, was sworn into the public hearing and testified as follows.

A. COA-2022-00082 (80 Dalrymple Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of the existing windows and doors to the home at 80 Dalrymple Rd. The property is identified as Moore County PID Number 00019993. The property owner is Ann-Boyd Newman Trust and the applicant is Ralph Newman, Jr.

Mr. Ralph Newman, Jr. and Mr. Bruce Cameron were sworn into the public hearing.

Mr. Alex Cameron discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's material / exhibits. Mr. Von Salzen accepted the material submitted by Mr. Alex Cameron into evidence.

Mr. Taylor questioned the replacement of the front door with a door wider than 97", significantly larger than the existing, as appears to be shown in Exhibit A-3. Mr. Alex Cameron stated the front door is not proposed to be replaced. Mr. Herring verified. Mr. Alex Cameron reviewed Exhibit A-2.3, which shows the door units proposed for replacement.

Mr. Newman thanked the Commission, gave a personal history of the property, and stated by doing several exterior and interior renovations to the property to correct issues it was determined the windows are the cause of the majority of the issues with the property and need to be replaced to correct these issues. The style and size of windows were chosen to correct issues and to comply with modern building codes.

Mr. Bruce Cameron stated the existing windows are aluminum, not energy efficient, and do not meet egress requirements. In order to make the windows energy efficient and code compliant, the material is being changed from aluminum to vinyl, and the grid pattern and size is changing slightly.

Mr. Taylor asked for clarification that the proposed door units will be the same dimensions as the existing door units. Mr. Bruce Cameron stated there will be a swing change to one of the door units but the look of the doors will not change. Mr. Taylor verified with Mr. Bruce Cameron the front door will not be replaced.

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Mr. Schroeder and Mr. Taylor verified the change in window size is necessary in order to meet egress requirements. Mr. Bruce Cameron stated 5.7 square feet is the required egress size.

Mr. Herring asked for clarification that the proposed grid pattern will be 9x6 not 12x6 as stated and, therefore, it will not match the existing grid pattern as stated in the application. Mr. Newman and Mr. Bruce Cameron verified this is correct and the application statement was made in error.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00082) and find the proposed Major Work at 80 Dalrymple Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Vincent. Approved by a vote of 7-0.

B. COA-2022-00083 (100 Beulah Hill Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of a door and the addition of two windows on the front elevation of the structure at 100 Beulah Hill Rd. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley of Pinehurst, Inc.

Mr. Calvin Burkley was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's material / exhibits. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Mr. Burkley stated the windows will be aluminum clad and match the existing windows, and there is an existing set of double windows not depicted in the renderings, which the proposed windows will match.

Mr. Von Salzen asked for clarification on the reason for changing the existing doors to windows. Mr. Burkley stated the reason for changing the existing doors to windows is the conversion of storage space to office space. Mr. Von Salzen questioned whether there will be access to the new office space from another area

within the building. Mr. Burkley verified there is access from another area within the building.

Mr. Schroeder asked for clarification that the windows referenced for replacement are similar to OL/2 (just to the right) as seen in Exhibit A-4. Mr. Burkley verified the windows are similar.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00083) and find the proposed Major Work at 100 Beulah Hill Rd. is consistent with Historic District Standards due to the prominence of the additions and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Taylor. Approved by a vote of 7-0.

C. COA-2022-00088 (50 Everette Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family dwelling at 50 Everette Rd. The construction will consist of a 4,004 square foot, one and a half story dwelling. The property is identified as Moore County PID Number 00018777. The property owners are Timothy R. & Carol C. Wright and the applicant is Mark Wesley Parson Design.

Mr. Mark Wesley Parson was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's material / exhibits. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Ms. Lucey asked for clarification on the size, scale, and proportion of the proposed new construction to existing homes and whether there is any data. Mr. Taylor stated being familiar with the area, the proposed new construction is generally comparable to existing homes. Ms. Lucey stated based on online research the proposed new construction seems to be larger than most surrounding existing homes. Mr. Cameron stated Moore County Tax data could be used but this data is not always representative of conditioned living space. The Commission debated how size, scale, and proportion are to be assessed, whether based on specific areas of the Historic District or the whole Historic District, determining the Historic District Standards state the whole District must be used in assessment of proposed size, scale, and proportion.

Ms. Lucey asked for further clarification on whether the color palette selection being from the Historic District Standards color palette is a must. Mr. Cameron stated the color palette selection is a must, however, historically the Standard has not been applied to mean only Benjamin Moore paints may be used so long as the color selected from another manufacturer exactly matches the comparable Benjamin Moore paint color from the Historic District Standards. The Commission, Mr. Cameron, and Mr. Parson reviewed the proposed color alongside the approved, comparable Benjamin Moore paint color.

Mr. Von Salzen asked for clarification on the Public Notification map's shaded area consisting of two lots. Mr. Cameron stated the lot originally consisted of two separate lots, which have been recombined since the demolition of the prior existing structure. Mr. Cameron verified for the Commission the abolition of the lot lines depicted to create two larger lots, one at 30 Everett Rd. and one 50 Everette Rd.

The Commission and Mr. Cameron reviewed the Public Notification map further in an attempt to determine the size, scale, and proportion of the proposed new construction in relation to surrounding existing homes by examining the building footprints depicted in the map in relation to the lot sizes depicted in the map. In addition, the site plan was reviewed (Exhibit A-2.1).

Mr. Parson thanked the Commission, reviewed his personal experience with the Commission and living proximity to the property in question, discussed the history and zoning of the lot, reviewed the intentions behind and requirements met by the design of the proposed new construction (calculations come in under what is permitted for the lot size based on the PDO requirements), discussed the integrity of the design elements and materials proposed, and reviewed how the landscape plan is above and beyond what is required. Mr. Parson stated Mr. Will Huntley will be the builder.

Mr. Herring stated details described by Mr. Herring are not well presented in the renderings / material submitted. Mr. Parson stated the details in question are depicted on additional drawings and are being finalized. Mr. Herring asked for clarification on the proposed materials (specifically where lap siding is proposed to be used), the material and color of the proposed gate on the west side, the color of the proposed shakes, the material and color of the proposed brackets, whether the chimney will be topped with metal, the color of the proposed screens, whether the wood separating the windows depicted in the primary bedroom area will be painted, and whether the garage doors will be painted. Mr. Parson stated lap siding is proposed for the golf cart garage and main garage, the proposed gate will be wood painted to match, the proposed shakes will be natural on the roof and painted on the sides, the proposed brackets will wood painted to match, no metal on the chimney, the screens will be

either copper or bronze with a natural patina, the wood separating the windows will be painted, and the garage doors will be painted.

Mr. Taylor asked for clarification on how tall the plantings along the alley side of the garage are. Mr. Parson stated the proposed plantings are Oak Leaf Hydrangeas (a native plant species) of approximately 5 gallons in size and will be planted under existing trees. Mr. Taylor stated it would be appreciated if larger existing trees along the alley would be preserved. Mr. Parson stated Charleston, SC was used as a guide for landscaping and tree preservation.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work.

Mr. Jim Yardley was sworn into the public hearing. Mr. Parson stated communication had occurred with Mr. Yardley prior to the meeting. Mr. Yardley is an adjacent property owner (30 Everette Rd.) and provided a history of his property. Mr. Yardley made personal statements in opposition to style elements, removal of mature cedar trees toward the front of the property, and disturbance of site features along the property line particularly the mature trees in this area.

Mr. Parson reviewed the R-10 requirements for setbacks in relation to the setbacks of the proposed new construction single family dwelling, reviewed the landscape plan being based on the shape of the lot necessitating a formal straight line along the property line between 50 Everette Rd. and 30 Everette Rd. with the remaining landscaping being more organic in design and shape.

Mr. Cameron asked for clarification on whether the proposed brick wall along the property line between 50 Everette Rd. and 30 Everette Rd. is a retaining wall or decorative / knee wall. Mr. Parson stated the proposed brick wall is a retaining wall. Mr. Cameron stated a retaining wall needs to be 5’ from the property line based on PDO requirement and will need to be adjusted to meet this requirement in order for building permits to be issued.

The Commission, Mr. Cameron and Mr. Parson discussed the depiction of the property line in the submitted renderings, the setback requirements for the lot, the issues moving the proposed new construction to another position within the lot will cause, and the large buffer area (approximately 75 feet) that exists between the existing home at 30 Everette Rd. and the proposed new construction at 50 Everette Rd.

Mr. Patrick Pizella was sworn into the public hearing. Mr. Pizella is an adjacent property owner (170 Palmetto Rd.) and provided background on his property. Mr. Pizella made personal statements in support of the additional buffer plantings

installed by Mr. Yardley, the proposed new construction design, the proposed alley improvements, encouraged the burial or partial burial of the utility lines located at the corner of the property, and the proposed landscaping design elements.

The Commission and Mr. Cameron discussed what authority the Commission has over landscaping design and whether incongruous landscaping design alone is justification for denying approval of a COA if the dwelling itself is congruous. Mr. Cameron reviewed Standards as outlined in the Staff Report (Sections VII.C.1, VII.C.3, VII.C.4, and VII.C.5) that apply to landscape design elements in relation to this case. Mr. Von Salzen asked Mr. Cameron for clarification on whether any landscape design elements listed in the application violate these Standards. Mr. Cameron stated, in his opinion, none of the landscape design elements violate the Standards, however, the retaining wall needs to be setback 5' from the property line to meet zoning requirements.

Mr. Taylor asked whether a Commission member must vote yes or no. Mr. Von Salzen verified a Commission member must vote yes or no. Mr. Taylor recused himself from voting due to ownership of an adjacent property.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00088) and find the proposed Major Work at 50 Everette Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 6-0, with 1 recusal by Mr. Taylor.

Mr. Lurtz moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 03/16/2022 – 04/21/2022.

V. Next Meeting Date

A. Regular Meeting May 26th, 2022

The Commission and Mr. Cameron discussed scheduling another Work Session meeting and agreed to meet May 26, 2022 at 02:00 PM.

VI. Motion to Adjourn

Mr. Lurtz moved to adjourn the meeting. Seconded by Mr. Vincent. Approved by a vote of 7-0 at 05:55 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is available on the Village website at www.vopnc.org.
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.

DRAFT

COA-2022-00094 (25 MUSTER BRANCH RD.)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for window replacement and the removal of three trees at 25 Muster Branch Rd. The property is identified as Moore County PID Number 00021401. The property owner is AED Management, LLC and the applicants are Reaves Landscaping and Goneau Construction.

FROM:
Alex Cameron

CC:
Maria Carpenter; Alfred Cassidy

DATE OF MEMO:
5/17/2022

MEMO DETAILS:
Please, see the attached items relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-4

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: May 16, 2022
Subject: **Major COA Request for 25 Muster Branch Rd.**

Applicant:	Reaves Landscaping
Owners:	AED Management, LLC
Property Location:	25 Muster Branch Rd.
Land Use:	Single Family Residential
PID#	00021401
COA#:	2022-00094

Request and Background: ☒ **Contributing** ☐**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for window replacement and the removal of three trees. The property is further identified as Moore County PID Number 00021401. The subject property is a corner lot which fronts on Muster Branch Road and is adjacent to Brookhaven Road (see attached map). The structure was built in 1921 and the property is +/- 4.4 acres in size.

The applicant proposes to replace the existing white painted wood windows with wood windows featuring EnduraClad ® exterior aluminum cladding by Pella ®. The color is to remain white.

The three trees proposed to be removed are pine trees 15" in diameter and are located adjacent to Brookhaven Road as indicated on the topographic survey provided by the applicant (Exhibit A-2). The property is listed as contributing within the Pinehurst Historic District.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, the replacement of windows that are not compatible with the existing windows and the removal of trees 12" in diameter or greater is considered Major Work requiring review by the Historic Preservation Commission.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the

standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

C. WINDOWS AND DOORS

1. SECTION III.C.2 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
2. SECTION III.C.4 – If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations *should* be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows *should* have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**.
3. SECTION III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
4. SECTION III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
5. SECTION III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
6. SECTION III.C.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
7. SECTION III.C.10 - New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

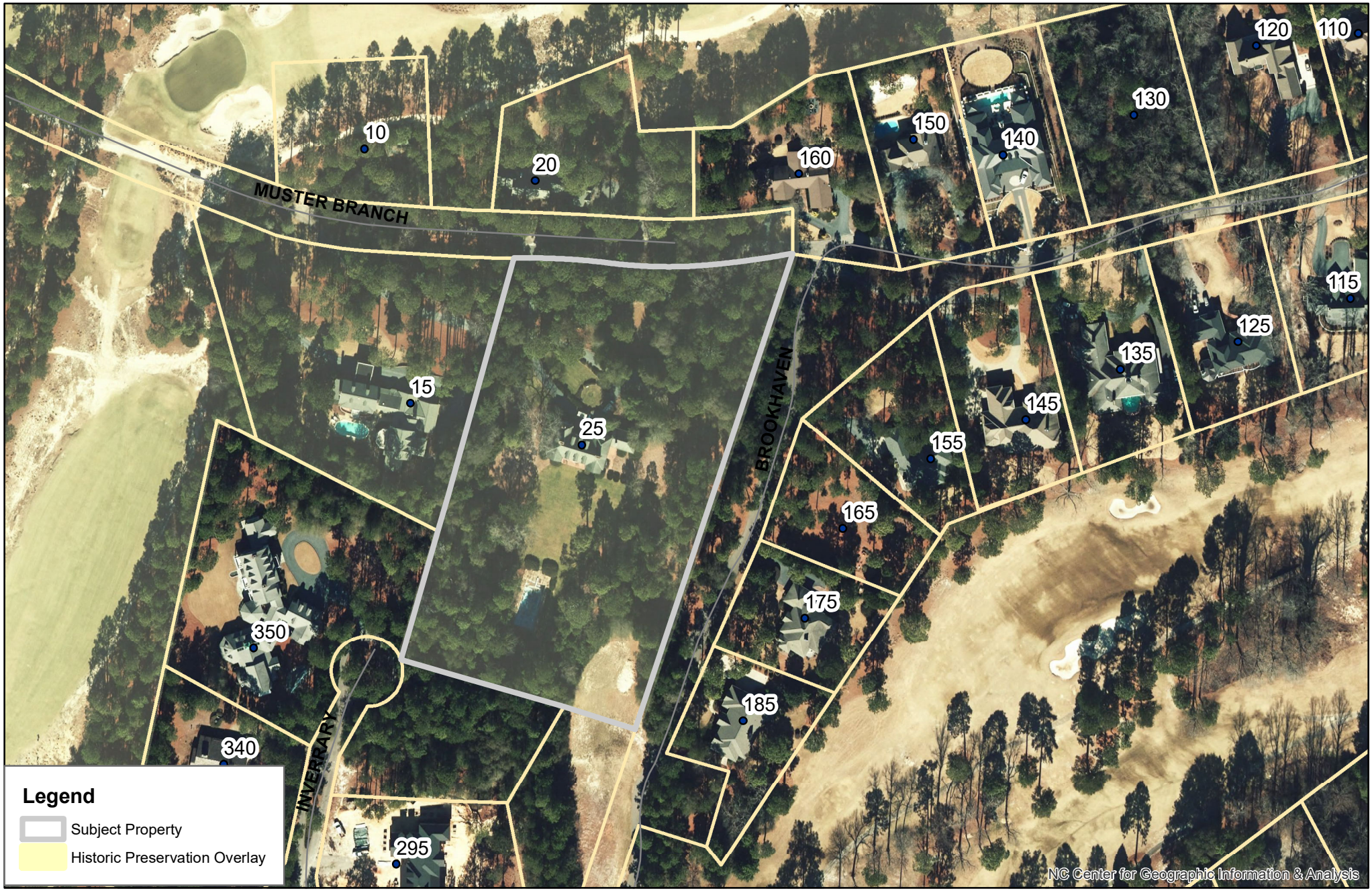
8. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed window replacement does result in a change from all wood to a wooden window with aluminum cladding. Aluminum cladding is present within the district and the Commission would need to determine if the existing materials contribute to the character of the structure and should be retained or if this change is compatible with the structure and congruous with the district. For the tree removal, the Commission would need to determine if the existing tree canopy will be unreasonably compromised.

Aerial Map

EXHIBIT S-1.3



Legend

- Subject Property
- Historic Preservation Overlay

0 50 100 200 300 400 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/11/2022

May 26, 2022
Historic Preservation Commission
25 Muster Branch Road Major COA

1895 Village of Pinehurst

N W E S

EXHIBIT S-1.4

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

May 12, 2022

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, May26th, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for window replacement and the removal of three trees at 25 Muster Branch Rd. The property is identified as Moore County PID Number 00021401. The property owner is AED Management, LLC and the applicants are Reaves Landscaping and Goneau Construction.

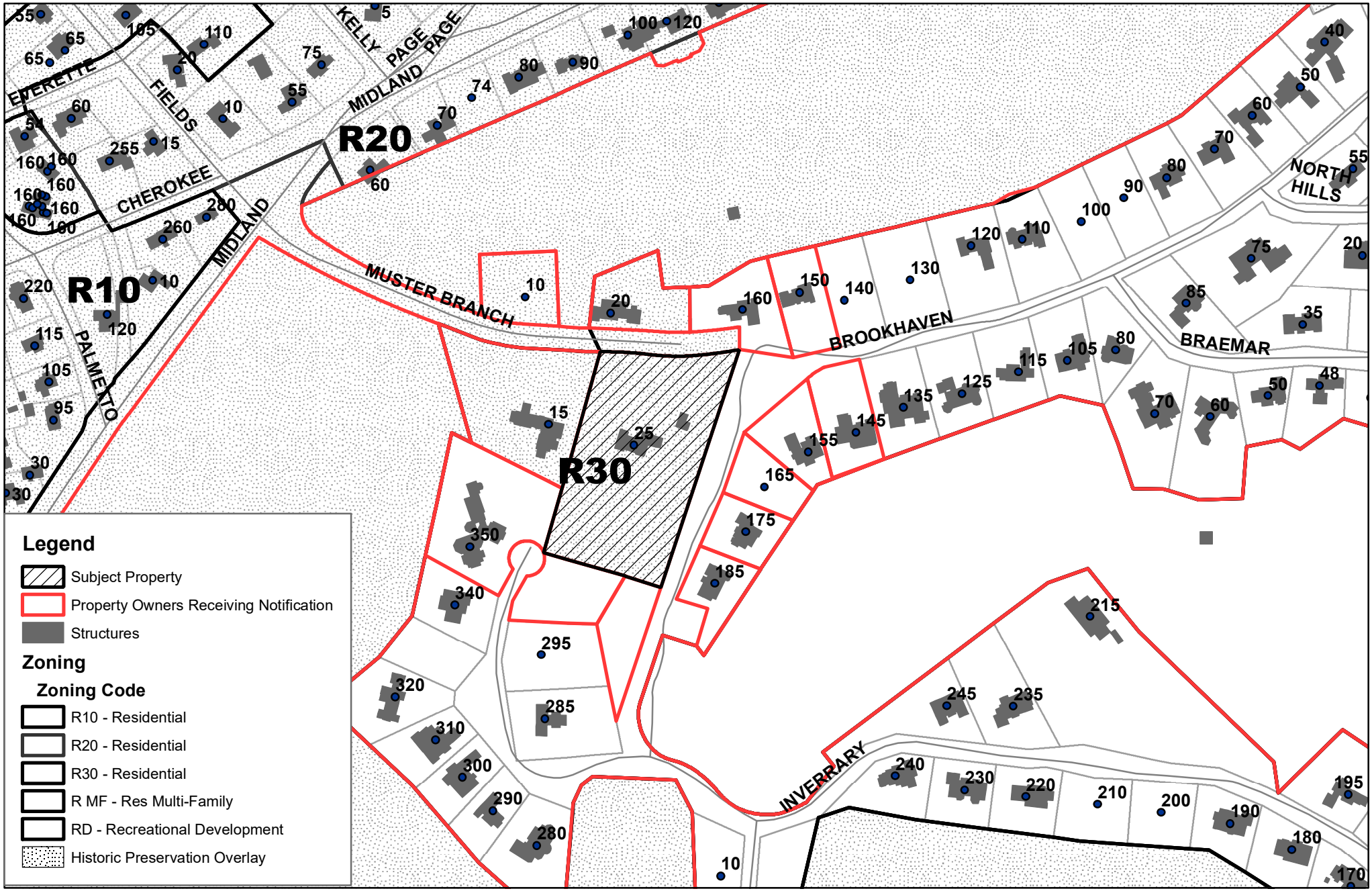
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: https://pinehurst.novusagenda.com/agendapublic/.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

Public Hearing Notification Map

EXHIBIT S-1.5



0 100 200 400 600 800 Feet

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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/11/2022

May 26, 2022
Historic Preservation Commission
25 Muster Branch Road Major COA

1895 Village of Pinehurst

N W E S

EXHIBIT S-1.6

LINDSEY LINDA J
185 BROOKHAVEN ROAD
PINEHURST NC 28374

VICKERS GEORGE F
175 BROOKHAVEN RD
PINEHURST NC 28374

BELL DAVID N BELL JANET L
15 MUSTER BRANCH RD
PINEHURST NC 28374-8742

VICKERS GEORGE FRANKLIN BEASSIE RHONDA SUE
175 BROOKHAVEN ROAD
PINEHURST NC 28374

SMITH BRIAN SMITH JANET
145 BROOKHAVEN ROAD
PINEHURST NC 28374-7088

AED MANAGEMENT LLC
771 PEYTONVILLE AVE
SOUTHLAKE TX 76092

LEE CLARENCE V III & EVELYN B
350 INVERRARY ROAD
PINEHURST NC 28374

KRAMER HELEN E (HRS)
C/O CHARLENE E KRAMER
CHARLOTTE NC 28270

ANDERSEN WENDY J
160 BROOKHAVEN ROAD
PINEHURST NC 28374

BEHRINGER KYLE WILLIAM BEHRINGER JAMEY LYNNE
21356 SADDLE LANE
MOKENA IL 60448

PINEHURST HOTEL INC ATTN: RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST NC 28374

PINEHURST INC CLUBCORP
PO BOX 4000
PINEHURST NC 28374-4000

MOORE COUNTY
PO BOX 905
CARTHAGE NC 28327-0905

EDENS ROBERT H & EDENS SANDRA S
155 BROOKHAVEN RD
PINEHURST NC 28374-7088

KEEFE JOSEPH M TRUSTEE
150 BROOKHAVEN RD
PINEHURST NC 28374

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

Applicant			
Name		Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure			
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☐ No	
Includes Tree Removal		☐ Yes ☐ No	

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding				
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

☐ Site Plan/Survey or Sketch
☐ Elevation Drawings
☐ Photos of Existing Site
☐ Floor Plans
☐ Landscaping Plan

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____ Date: _____

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: _____

Village of PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 9/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature

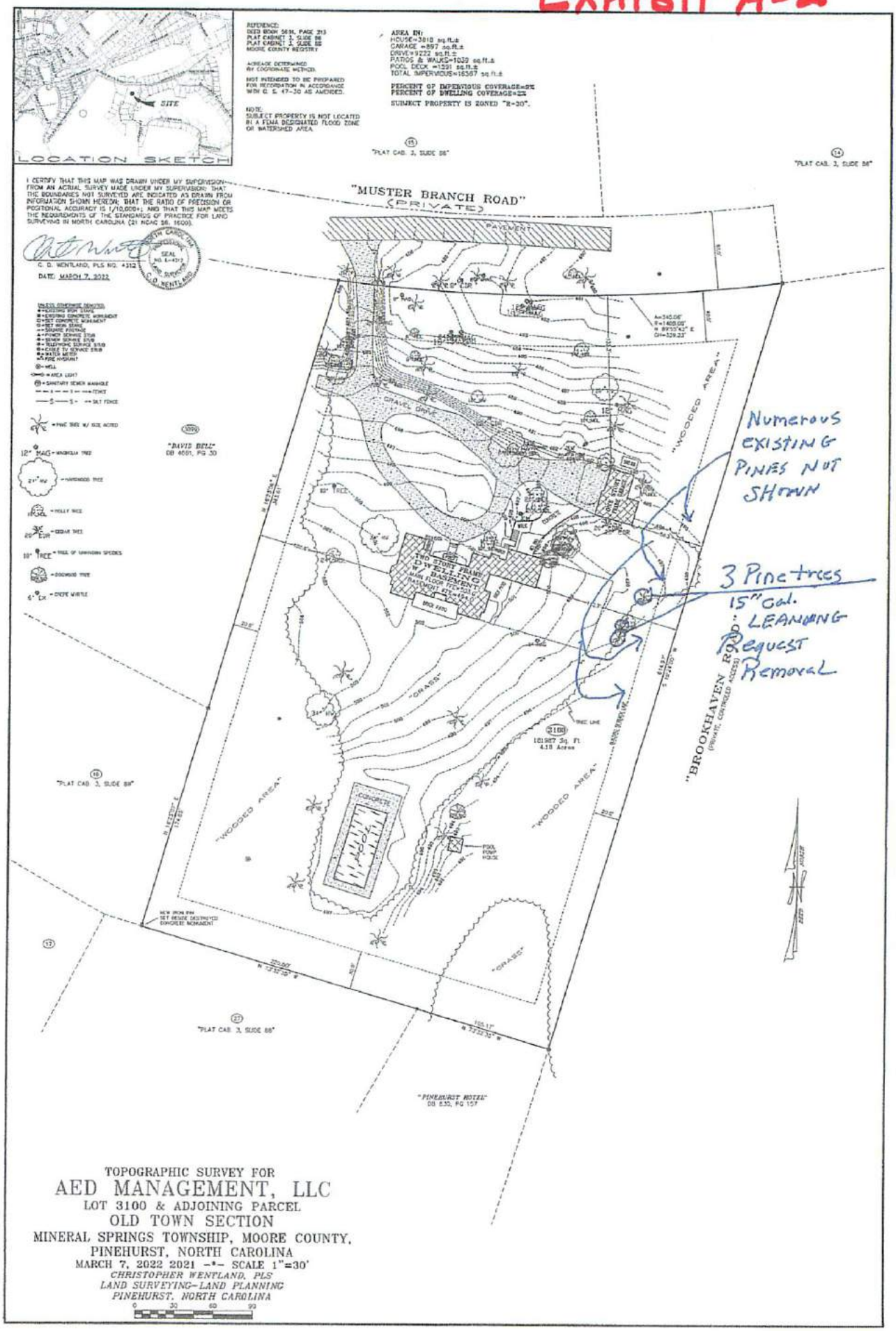
Date: 4.29.22

Planning and Inspections Department
[illegible] Road, Pinehurst, North Carolina 28374
(910) 295-8600 [illegible]
Page 4 of 4

EXHIBIT A-1.5

[Quoted text hidden]

EXHIBIT A-2



TOPOGRAPHIC SURVEY FOR

AED MANAGEMENT, LLC

LOT 3100 & ADJOINING PARCEL

OLD TOWN SECTION

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,

PINEHURST, NORTH CAROLINA

MARCH 7, 2022 2021 -*- SCALE 1"=30'

CHRISTOPHER WENTLAND, PLS

LAND SURVEYING-LAND PLANNING

PINEHURST, NORTH CAROLINA

EXHIBIT A-3.1

Proposal .. Detailed

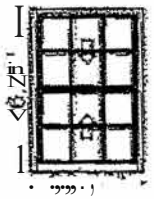
Builders FirstSource #0035
3189 Ne Highway 5
Aberdeen, NC 28315

Sales Rep Name: BFSABERDEE, N
Sa.les Rep Phone: 910...992-5099
Sales Rep E-Mall: joe.wit!mer@blclr.com
Sales Rep Fax;

C11stomerInf•••atibn	F'rojec@eliveryAddress	Order Jnfo;matroh >-
BUILDERS FIRST SOURCE. 00035 BUII.OERS FIRST SOURCE 2001 Bryan Street DALLAS, TX 75201 Primary Phone: (910) 9442516 Mobile Phone: Fax Number: {910) 9443564 E·Mall: Contact Name: Great Plains #: 7400035 Customer N111nber: 100709225() Customer Account 7400035	REPLACEMENTS BUILDERS FIRST SOURCE • 00035 3189 NC HIGHWAY 5 Lot# ABfRDEEN, NC WI15 County: MOORE Owner Name; BUILDERS FIRST SOURCE - 00035 Owner Phooo: (910) 9'442516	Quote Name: TUFTS ESTATE Order Number: P74 Quote Number: 14692304 Order Type: Non-Jnstalled Sales Wall Depfu; PaymentTarms: C.O.D. TaxCooe: 7.0 Cust Delivery Date: 1111/2021 Qu-oted Dale: 10/11/2021 Contracted Dare: Booked Date: Customer PO #:

,tine#_ -,<:Locallon: -Allrlbutes

10 W00-$1



Viewed From Exleli:l!'
Rough Opening: 29. 1/4" X 46 • 314•

PK
2105

Architect, Traditional, Replacement Double Hung, 28.75 X 46.25, White

Qfy
6

1: Trad!ltonai, Non-Slarn!ard SlzeNon-Starn!,ml Size Double Hung, Equal
Frame Size: 28 3/4 X 46 1/4
Genoral Information: Standard, S!yle, Clad, Pine, 4 3/4", 3 114•
Exterior Color I Finish: Painted, Slal'l<fard Enduraclad, White
Inl rior COlor I Finish: P.-.finlshedWMte Paint Interlor
Sash/ Panel: Ogoo, Ogeo, Standaro, NoSeshLugs
Glass: Instllaled Dtml Low-!:: Advanced Low-E Jnsuraur,g Glass Argon Non High Allllooe
Hardware Optlon,s: Spoon-Slyle Look, Distressed BrO<tZe, WOCD (ASTM F2090), No Limited Opening Har<lware, No Sash Lin, No Integral"<l Senoor
Scr<>en: Full Screen, Standard EnduraClad, White, Stoodard, lnV1..w™
Performance Informallon, U"Fadr>< 0.30, SHGC 0.25, VLT tl.47, CPD PB.-N-233-0D25&-00lJ01, Peoormanoe Class CW, PG 50, Cal<:ulaled Pos;[ivs DP Ralir,g 50, Oa!ouJated Negative DP RaNng 50, Year Rated 08j11. Clear Opening Wldth 25.375,. Clear Opening Heighl 19.062, Clear Op,e,,lng-Ar-,e 3.350016, Egress Does r,o1 meet typical United States egress, bu! may comply with local code ,eq.,;,,,meols
Grillo: I I T, No Coslom Grille, 7/8", Trecfrtiooa, (3W2H / 3W2HJ, Putty Glaze, Ogee
Wrapp,og Inlomialloo: No E<terl0<TJim, Pella Recommended Clearance, Perimeter lenglh o-150",

. cust()lller. sL ..,ERS FIRST SOURCE - 00035 Project Name: ic .ACEMENTS Qoote Numbe:•. .i92304

J Lln;/1 • ;.Looallon: Attributes

'11 W19

PK#
2105

\le-we11 From Exterior
Rough ning: 26 - 314' X 54 - 314"

Architect, Tradllio11al, Replacement Double Hung, 26.25 X 54.25, White

Qty
1

1: Traditiona!ı Noni-Standard SizeNon standard Size Ooub!e Hun:gıEqt4a!
Frame Size, 26 1/4 X 54 114
Ge•eral Information: Standa,d, Style, Clad, Pine, 4 314", 3 1/4"
Exl<lr!or CoJlor I Finish: Painted, sta008!1:f Enduraclad, White
Inler/o, Color I finish: Profinished White Paint Interior
Sash f Panel: Ogoe,. Og°", Slarodar<l, No Sash Lugs
Glass: fns<Jlale<! Dw,1 low- A<iva<>coo low-!: Insuratlng Grass Argon Non High Alijtude
HordWare Opt;ons: Spoon.Style Lock, Distressed Bronze, No Window Opening Control Device, No Llmlted Opening Ha<dware, Ne Sash Lille No Inh!grale<l Sensor
Screen: Fllil Screen, S!,moord Endwac!ad, Wrn!e, Standard, InVlew™
I>art'ormance Info,mation: U-faclor 0.30, SHGC 0.25, V IT 0.47. CPO PEL-N-20:0-00255-00001, Performance Class CW, PG 50, Calculated Positrve OP Rating 50, CalcLJialed Negative OP Rating 50, YearRate<f 08J11, Clear Opening Width 22.875, cr.,,,rOperar,g Heigh! 23.062, Clear Opening Area 3.663495, Egress Does no! meet !ypJoaJ United States egress, out may compJyv.ilh klcad code requjrements
Grille: ILT, No C"Siom Grme, 7/8", Traditional (2W2H I 2W2H), PUiiy Glaze, Ogee
Wrappi Inlom,atlon: No Ex!orlc. Trim, Pella R<>00mmooded Cleara,,ce, Perimeter Leng!h 161",

[line# : :t:O<:alian,::- Attributes

12 W2!J

PK#
2105

Vlell'e1I From Exterior
Rough Opt,nfng: 24 -1/4" X 54 • 314•

An:hitect, Traditional, Replacement Double Hung, 23.75 X 54.25, White

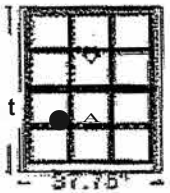
Qty
1

1: TradJ:tlona1¡ Noni,,.Standard S'tzeNen..Standard SIm Double Hung, EquaJ
Frame Size: 23 314 X 54 114
General Information: Slanda<d, Style, Clad, Pine, 4 3/4", 3 114"
Extor/o, Color I Anish: P;aJnled, Siandard Enduradad, Wh',te
Inlerf<>r Color I Anish: t!nf[nished Interior
Sash/ Panel: Ogee, Ogaa, Standard, No Sash I<Jgs
Glass: losuleted Dual Low-E Advanced low-E IMulaiing Glass Argon Noo HJgh Aliitude
Hardware Options: Sjoooo-S!Y!e loci<, Dislressoo Srooze, NoW..-.dow Opening Cootroj Devloe, No limlled Opening Hardware, Ne Sash Lift, No Integreled Sense.
Scr&en: Full Scre,en, Standar<! EoouraGlad, While, Standard, InV[ew" '
Pert'onmance Jnlorma!lon: U-l'ac!or 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-000ll1, Performance Class ON, PG 50, Celcula!Bd Poai!M> DP Ra!,ng 50, Galculated Negalive DP Rallng 50, Year Rated 08111, Clear Openmg Width 20.:,75, Clear Opening Hcigh! 23.052, Clear Opening Area 3.263113, Egress Does oot meet fypicaf Uruled SlfItes egress, b"I may oomply With local cooe requlrements
Grille: !LT, No CUslom Grille, 7/8', Tradi!ional (2W2H / 2W2H), Pi.ltty Gla;ze, Ogee
Wrapping Information: No ExterrorTrirn, Pella Remmmeooed Clearance, Perlmernr lengtl, = 156".

j Wn;ll "13 Location: W21-23 · At!tibules

Architect, Tradftlonal, Replacement Double Hung, 37.75 X 49.25, White

Qty 3



PK 2105

Viewed From Exterior

Roogh Opening: 38-1/4" X 4$ •314'

1: Tradilloo,.J, Non-Standard SizeNon-Standard Sire Double Hung, Equal
Fram<> Size: 37 314 X 491/4
General !nlom>afion: Sl:al>C!ard, style, Clad, Pine, 4 314". S 114"
Exlerlo,- Color / Anis!>: Parnred, Slaoclard Endvraclad, While
Interior Color 1Ffnish: Unfinfshed Interior
Sash I Panel: 09ee, Ogee, S!aooard, No Sash Lugs
Glass: Insvla!ed O,i,a low-E Advance<! low-€ tn,,.;aiing Glass Argon Non High Altitude
Hardware Opfions: Spoon-Style Looi<, Distressed Bronze, No Wlil<!oWOpening Control Device, No Limited Opening Hardware, No Sash Lif!, No Integrated Serua<
se,een: Fun Screen, Standard Er•luraCJad, Whole, Slaooard, invww™
l'erforroatoce Inforrnatf<I<I: U-Facio; 0.30, SHGC 0.26, V IT 0.47, CPO P!:L-N-233-00255-00001, Performance Class CW, PG 50, Caleutaled Pooifi"" DP Rating 50, Cak:ulaied Negative DP Ra!ng 50, Year Rated 1J8111, Clear Opoolng Width 34.375, Clear Opening Height 20.562, Clear Opening Area 4.908463, E9ress Does no! meet typical United States egress, bu! may comply with toeal code requirements
Grille: IIT, No Cuslom Goilfe, 718", T"3dllional (3W2I113W2H), Putty Glaze, Qgee
Wrapping Informalloo: No Exteti<Ir Tran, Pella R"oommended C!earooce, Perimeter length= 174",

Line ti -locaiion- · Atlributes . · ·

14 W24,25

Architect, Traditio11al, Replaceme11t Double Hung, 31.75 X 66.75, White

Qty 2

J>Kii 2105

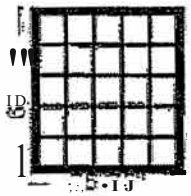
Viewed From I:xlJlrior

Roogh Openlng: 32- 114' X 67 • 114'

1: Traditional, Non-Stan,cfoird Slize.NonMStand'ard Sl'ze Oo11.11ide Hung, Cottage
Frame Size, 31 314 X 6S 3/4
Gen<>ral !nlormafion: Standard, Slyle, Clad, Pine, 4 :3/4", 31/4"
Exl.,.lor Color/ Ffnlsh: Painted, Standard Eodureclad, WNte
Inlerior Color I Finish: Prefmishe!l While Pain! Intelio;
Sash J Panel: Ogee, ()gee, Standaro, No Sash Lugs
Glass: Joolllleled Dual Lov,.E Anvanc..:i low-g Insulaliog Glass Argon Non lfogh Allitude
Hardw•re Options: Spoon-S!yJe Loci<, Oislrassoo llro, ze, No Wir>dow Cjl,ei",ing Control Device, No limited Opening Hardware, No Sash Ll!!, No Integrated Seasor
Screen: Full Screen, Sfandard EnduraClad, White, Slandard, InView" '
Performaooe 1nf0<mation: U•Factor 0.$0, SHGC 0,25. VLT 0.47, CPD PEU>l•233--00255•00il01, Perfoonanoe Class CW, PG 50, Calcuratad PosiUve DP Rating 50, CalC<Jlaled Negafivo DP Rating 50, Year Rated 08j11, Clear Opening Wldlh 28.375, Egress Does nol meal!ypical Unitad States ogress. ool may camplywll.h local code requiraments
Grille: 11.T, No CUsiom Grille, 718", Tradmonal (3W2H /3W3HJ, Putly Glaze, Ogee
Wrapp,ng InformaUon: No Exter Tdm, Pella Recommended Clearanoe. Perimo4ed.ellglh = 197".

Un♦# Locaflon: .,Attributes

·15 W25



PK# 2105

Vrowed From Exterior

Rough O!)<lnhg: 56- 114" X 67 • 11.f

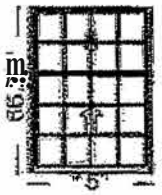
Architect, Traditional, Replacement Sash Set, Fixed, 55.75 X 66.75, White

Qly 1

i : Tradl!IOMI, Non-standard So:eNon-Slandard Size Fixed Replacement Sash Set
Frame Slze: 55 314 X 66 3/4
General Inlom,a!lon: Slandard, Clad, Pine, 4", 3114", Sil Adapter Inciucie<i
Exterior Color / Fl nlsh: Painted, Standard Enduracloo, W!,;te
Interior Color f IFTnUsh: UnfJnki:hed interior
Sash I Ponol: Qgee, Ogee, Standard
Glass: Ireulale<i !I,ral low-E Ad'"10Ced Low-E Inaulating Glass Argon Non High Almuoo
Performance Infonnation: IJ-Factor 0.31, SHGC 0.26. VLT 0.49, CPO PEI•N•16B-01046'-00001
Grill;;: ILT, 7/8', Tra<iitlooal (5WSH), Oge,e, 0gee
Wrapping lof<>rmation: No Exteoor Trim, Pella Recommeooed Clearance, Perimeter L<•nglh = 245".

Junell: .. <Localoon: :. ..Attributes

16 W27



PK# 2105

Viewed From Exterior

Rough Oj,<nlng: 45. 112" X 67 - 114•

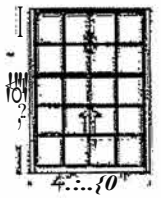
Areilllect, Traditional, Replacement Double Hung, 4S X 66.75, Whit€

Qty 1

1: Tradltlonal, Non-Standard s;zeNon•Stmdard Site Ooub!e Hung, Cottage
Frame Size: 45 X 66 3/4
G""eral Jnfol'll'lalion: standard, Style, C!ad, Pine. 4 3/4", a 114"
Exlerior Color / Finish: Pa,nle<l, Standard Enduractad, While
Interior Color I Fl,,lsh: Prefinlshed White Paint Interl0<
Sasi>f Panel: ()gee, ()gee. S!atl<lard, No Sash Lugs
Glass: Insulated Dual Lov;.E Advanced Low-I: Jr.sutaling Glass AlsJ0<1 Noo High Allirudi,
Hardware Options: Spoon-Style Lock Distressed 8'ooze. No Window Openlog Conlrol Device, No Llmlle<l OpenJng Hardware, No Sash Llii, No Integrated Sensor
S-ereen: Furl Screen$_1$ Standard EndtKaCiad, While, Standard,. inView™ -
Perfo<mance Information: w=actor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Peifoonanoe a a s s CW, PG 45, Calculated P-Oslll'e DP Rating 45, Caloula.'ed Negative OP RaliT!g 45, Year Rated 08111, Clear Opening Wid 41.•625, Egress Ooes not meet ly I Unlle<l Stales egrass, but may comply wllh local code requlremeals
Grllle, ILT,. No GLIS!om Gnlle, 7/8", Traditional (4W2l-l I 4W3H}. Pu'Jy Glaze, Ogee
Wrapping Info,matl<>n: No Exteror Tnm, Pella Reco,mmeooed Clearanoo, pe,,meler Lengfu 224".

[l"'e F-•>, Looa!ton: ··· ·<Attributes.

17 w:,1



PK# 2105

Viewoo from Exterio!

Rough Opeolng: 44 -114' X 66 - 314'

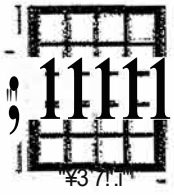
Architect, Traditional, Replacement Double Hung, 43.75 X 66.25, While

Qty 1

1: Traditfional, Non...standard Size.Non.Standard Size Double- Hun9¡ Cottage
Fram<> Slzo: 43 3/4 X 66 1/4
General information: Standar<l, Style, Clad, Ploo, 4 314'\ 3 114"
Exf:eTior Color I Anfsh: Pain!e<:l, standard Enduradw. While
Int rlor Color I Finish: ?refmished Wtiite Pain!. Inl.erior
S•sll I Panel: Ogee, Ogee, Standard, No Sash lugs
Gloss: Insula!ed Dual Low-E Advance<i Low-E Insulating Glass Argon Non H;gh Al!flude
Hardware Opfions: Spoon-Style lo,ck, Distressed Bmoze, No WIndow Opening Cootrol Dev! e, No Limitad Opening Hardware, No Sash un, No Inll)grated Sense<
Screen: F I Screen, Standard EriduraClad, White, Standard, InView'"
Pel'for.maoce Informatl<m: IJ-Factw 0.3-0, SHGC 0.25, VLT 0.47, CPO PEL-i'J-233-0025-.S..00001, Pert'omiance Class CW, PG 45, Calculated Positive DP Rating 45, Cslcufated Negal<ve DP Ra6r,g 45, Year Rale<i 08111, Clear()pemng Width 40,375, Egress Does not meetlyplcol Unlled Stares ogress, bot may """"!:>IY with locs code raqwrements
Grl!Je: ILT, No Custom G<ille, 7/S", Traditional (4W2H f 4W3H), Pully Gia,:e, Ogee
Wrapping Informa.tilo:n: N0 Exeer.lorTrlm, Pe.lla Recommended Clearance, Perimeter Length= 220".

Lim!.# 'location: •- •Attributes

18 W28,30



PK# 2105

Viewed From Exlerior

Ro"gh Ope,nng: 48-114" X 66 • 314•

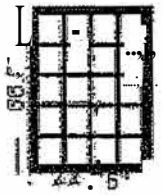
Architect, Traditional, Replacement Sash Set, Fixed, 48.75 X 66.25, White

Qty 3

1: Traditional, Non-standard Slzel!on-S!andord Slire Flx&d Replacement Sash Set
Frame Size: 48 314 X 66 114
General !nforma!lon: Standaro, Clad, Pine, 4•, 3 114", Sil Mapte-lr;c!uded
Exterior Color I Finish: Painie<!, Standaro Enduracloo, While
Interior Color I Fioish: IJniinlsh•d Inta,lO<
Sash J Panel: Ogee, O;;ee, Starn!atd
Gia. . : looulaled Dual Low-E Ad"',nced low-E Insulating Glass Alj)o"Non rilgh AlUtude
Performance Infomoatlon: U-Fac!o, 0.31, SHGC 0.26, VIT 0.49, CPD PEL-N-168-011)46-00001
Grlfie: ILT, 71/t', Tmdiliooal (4W5H), Ogee, Ogee
Wrapping loformati=: No Exteiior Trim, Peaa Recommended Clearance, Pe,lme1a, Lengln 230".

Line# ; LocaUoo: •Atlribules. Qty

t9 W32,35



PKll
2105

V,ewed Fram Exfeiior
/llOugh Opeiilng: 45. 1!4' X 67'

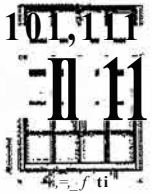
Architect, Tradltlonal, Replacement Sash Set, Fixed, 44.75 X 66.5, White

Qty 2

1: Traditional, Non-standard SlzeNon..Standard SJ;e Flxsd Replaoemenl Sash Set
Frame Size: 44 314 X 66 112
General Jnfonnallon: Standard, Clad, Pi,;e,, 4", 3 114", Sil Adapter Included
Exle'1or Color I Finish: Palnloo, Slandard Enduraclad, Whito
Interior Color I Finish: Unijnlshe<f Interior
Sasll I Panel: Ogee, Ogee, Siar.tiara
Glass: Insulale(! Dual Low-E Advencetl Low-E insulating Glass Atgo,; Non High Alti!ude
Performance Infom,otion: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPO PEI-N-1&8-01030-00001
Grille: !LT, 718", Tra,:iili<IMI (4W5H), Ogee, ()gee
Wrapping Infomoatlon: No Exieoor Trim, Pella Recommeooed Clearance, Perlmeter lenglil ; 223".

j w#, :Locatfon: ,,', ', Atllibuies]

20 W36



?Kit
2105

Viewed From Exlefior
Ro"gh Ope,nlng: 44 • 1/4' X 67'

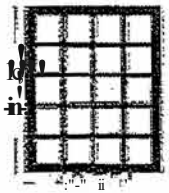
Architect, Traditional, Replacement Double Hung, 43,75 X 66.5, While

Qty 1

1: Tradltional, No,,.Standard SizeNon–Standard Siu, Double Hung,, Collage
Frame Sftzie: 43 314 X 66 112
General Information: Standar<l, Style, Clad, Pine, 4 314". 3114"
Exterior Color f Finish: Painted, Slan<iard Eoduraclad, White
Inter!o, Cdlor ,Finish: Prefiflished White Paint Interior
Sash J Panel: ()gee, Oge,;, Stenda<d, No Sash Lugs
Glass: Insulated Dual Low-E Ad\lan<:ed Low-E Ir,sulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Distressed Bronzo, No Window Opening Con!rol Device, No Limited Opening Hardware, No Sash Lin, No Inlegrated Sensor
Screen: Full Screen, Sland.ard EnduraCla6, White, Standard ,IrMevi m
Performance Int.>rmation: IJ.Faclor 0,30, SHGC 0.25, V IT 0.47, CPD PEL-N-233–00255-00001, Periormance Class CW, PG 45, Ca!culatoo Posllive DP Rating 45, Calculated Nega6ve Of' Rating 45, Year Raloo 00111, Clear Opening Width 40.375,, Egress Does oot meet typical United Ste!es egreas, bUt may comply with lo-cal coda requlremenis
Grille: IIT, No Cuslc,n Gr.lle, 71?', Tradtiiooal (4W2H /4WSH), Putty Glaze. 0g. .
Wrapping .Information: No Ex.f.eriOrTrim, Perla Reoommendl!td Clearance, Perimeter Length= 22t",

1 i ;c ,Looat1on, Attributes ' 3

21 W37.J9



PK# 21D5

viewed From Exleoor
Rough Opanlng; 49 · 1/4" X 6 1

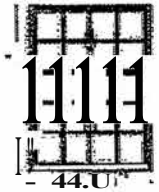
Architect, Traditional, Replacement Sash Se!, Fix:ed, 48.75 X 66.5, White

Qli,:
3

1: Traditional, Non-standard SlzeN<>n-Slandarn Size Fixed Replacement Sash Set
Fram, Sb:e; 48 S/4 X &!l 1/2
General Information: S i a - r d , Clad, l'Jne, 4", 3 114", Sill Adapter loc!uded
Exterior Color f Finish: Painted, Standard Enciuraclad, While
Interior Color I Finish: Unfinisl!e<l Inlerlo,
Sash f Panel: Ogee, Ogee, standa<d
Glass: InS1.1late<1 Dual low-E Advanced Low-E Insulallr,g Glass Argon Noo High Mli!Ude
Perfom,..,oe Information: U-Faclo, 0,31, SHGC 0.26, \/IT 0.49, CPO PEL'N•16ll-0104&-00001
GrJHe: ILT, 716", Traditional (4W5HJ, Ogee, Ogee
Wrapping Information: No Ext<>!ior Trim, Pella Recommencled Clearance, Perime"" length = 231".

Llne:# , , l.o;:aloon: Attributes

22 W-40



PK# 2rn5

Vcewed From Exiaoo<
Ro"gh Openlllg: 45 - 1/4" X S i

Architect, Traditional, Replacement Double Hung, 44.75 X 66.5, White

Qty
1

1: Traditional, Non-Standard S12<>Nooc5mndard Sim Double Hung, Cottage
Frame Size: 44 S/4 X 00 1/2
Gonor.a! Information: Slaooard, Slyle, Ctoo, Pine, 4 314", 3 1/4"
E:<lerlor Color/ Finish: ?aimed, Standard Enduraciad, White
Interior Color I Finish: Prefinished White Paint Inte ar
Sash I Panel: Ogee, Og,,;;;, Slar>dard, No Sash lugs
Glass: losula!ed Dual Low-E Advanced low-E Irnulating Glass Argon Non High Alii!uda
Hardware Options: Spoon-Slyle Lock, Oistmssed Bronze, NoWIO<!owOpenlng Conirol Device, No Llmlled Opening Hardwa<e, No Sash Lift, No Integ.-ated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView"'
Perfo,manee Inl'o.-mot!M: LI-Factor 0.30, SHGC 0.25, VLT 0.47, CPO PEL-N-233-00255-DOOOi, Perfu<mance Class CW, PG 45, Calculated Positive OP Rating 45, Caloolaie<i Negative DP Rati<>g 45, Year Rated 08[11, Clear Opening W!dlh 41.375, Egress Does not meel lyploa! Unlie<i Slales egrass, but may cor.npry w!th local code requirements
Grille: JLT, No Custom Grille, 718", Tradlliooat(4W2H I 4W3H), Pully G4aze, Ogee
Wrapµlng Information: No Exterlo, Trim, f'€l!a Recommended Clearooce, Perime!er l.ooglh 223•,

[Linell• loea!km: A!m.bUI1'S --c-i

'23 W41-42

?K:t. 2105

V,awed From Exlerio< m,ugh Op;;nirr,i: 38" X 67"

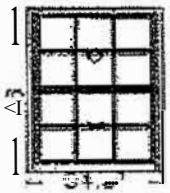
Architect, Traditional, Replacement Double Hung, 37.5 X £6.5, While

Qty 2

1: Tracll!Ional, Non-'Standard SizeNon-'Standard Size Doubl<> Hung, Cottage
Frame Slzo: 37 1/2 X 66 112
General Information: Slar<fard, Style, Clad, Pine., 4 314", 31/4"
Exterior Color I Fi"Ish: Painted, Standard Enduraclad, While
Interior Color I Finish: ?refinished While Paint Inferior
Sash / Panel: Ogee, Ogee, Standard, No Sash IJJgs
Glass: IllStlialed Dual Low-E Aovanced Low-E Insulating Glass Argoo Noo fIlgh Almude
Hardware Options: Spoon-Style Loci(, Dlsiressed Bronze,. No Window Openftls Control O,,,,ice, No Ilmlle<i Oper,ng Hardware, No Sash Lift, No Integralecl Sensor
Screen: ull Screen, Slan&-ard EnduraCia<l, White, Standard, InView'"
Performance Information: U-Facior 0.30, SHGC 0.25, V IT 0.47, CPD PEL.N-233-00255-00001, Performance Class CW, PG 50, Calculaled Positive DP Rating 50, Calculated Negative DP Rating s,o, Y. . , Rated 08111, Clear Opening Wldlh 34.125, Egress ! I °"" no! maa11yp[oaJ United States egress, but may o,mpJy wllh lc,cal Code re<iuiremems
Grlffe: ILT, No Custom Gale, 7/8', Tradltiooal (3W2H 13W3H), Putty Glaze, 0gee
Wrapping Informatlo : No Exl..-lor T,tm, Pella Re<:ommeocled Clearance, Perimeter Lenglh = 208".

Line# ,"c'Loca:tion: Attributes

24 W43-44



PK# 2105

Ve1111'J From Exterior Rough Opening: 35" X 47"

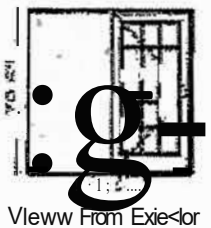
Arcllitect, Tradilior;al, Replacement Double Hur;g, 34.5 X 46.5, White

Qty 2

1: Tradltio""I, Non-Standard SizeNon-Stanclard Size !loublo Hung, Eq"al
Frame Size: 34 1/2 X 46 112
General Informatlon: Stoodar<J, Style. Clad, Pine, 4 314", 3114"
Exterior Color I Finish: Pa.nle<l, Slaooard Enduraciad, White
Jnte.rlor Color I finish: Prer'"1shed White Paint Inte,io,
Sash / Panel: Ogea, Ogee, Standard, No Sash IJJgs
Glass: tnsulated Dual Low-E - Low-E Insulating Glass Argon Non High Aftlb.l<le
Hal'clware Options: Spoon-Style lock, Distressed Bronze, No Window Oparang C011trol Device, No Limited Opening Hardware,. No Sash I.iil, No Integrated Sensor
Scre<>n: Full Screen, Stsndard EnduraCla<l, White, Standard, InV""™
Performance Jnlormation: U-Factor 0.30, SHGC 0.25, VLT 0.47. CPD PEI-I\\-233-00255-00001, Perlo,maoce Class CW, PG 50, CaiaJlated Poo[tlve DP Rating 50, Calwlatod Negative OP Ra!ing50, YearRa!ed 08111, Clear Opening Wooltt 31.125, aear Opening Hefght19.187, Clear0peningArea4.14719, Egress Does not meet lyplcaf United Slates egress, but may comply Mth local CO<le re<ruiremenls
Grille: ILT, No Custom Grille, 718"., Traditional (3W2H I 3W2!i), Putiy Gl"2<1, Ogeo
Wrapping Informatlon: No Exlenor Trim, Pella Recommended Clearance, Pe<ima!ar length = 162".

I L.1:nie,jf	'locaiion;C::	Attributes

26 Infoonat dlnltl!l



PK
2105

Vleww From Exie<lor
Rough Opening: 7Z' X 80"

Architect, lradilio11al, Double Outswi11g Door, Active I Passive, 71..25 X 79.5, Whlte

Qty 1

1 Tradition-al, 7280 Actlve I Passive Double Outswing Door
Framo Size: 71 114 X 79 112
Genoral Informati<>n: S!arnlard, C!a<l, Pfre, 5 718", 4 9/16", Sl:aooar(I SlU, Bronze Finish S , Slaodard Frame S1C>$, Illack Composite Thresheld
Exterior Color I l'inrsh: Painted, Slandard Enduraclad, Wnfte
Interior Colo< I Finish: PrefinisJ>ed White Paiat lrr<Efior
Sash r Pai.el: Ogee, ()gee, Standa,d
Glass: ms,,,gated Dual Tompered l.ow-E Advanced l.ow-E Insulating Glass Argon Non High Alfilu<le
Hardware Options: Rustle!<, Dfslresse<! 8rooze, Order Handle Set. Multipoint Loe!<, No Integrated Sensor, Aluminum Adiusfflble, While
Perlom.ance InfonMIlon: U-Faotor 029, SHGC 0.19, VI.T 0.33, CPD PEL-N-212-02863-00001, Parformanc,; Class LC, PG 70, Colculated Posllive DP Raiing 70, Calculated Negative DP Rating 70, Year Rated 11
G lle: ILT, No Custom Grille, 7/8", Traditional (3W5H ⁄ 3W5H), ()gee, 0g,,e
Wmpp!ng !nfurmatlon: No Exlerior Tlim, 4 9116", 5 718", Factory Appfled, Pelfa Rooornmended Clearance,. Perimeter Lenglh 3(12",

[Uno#	ILoc n:	Attributes

31 W45,46

PK#
2105

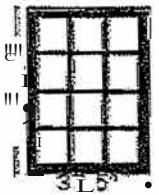
If,awed From Exterior
Ro"gh Opemi,g: 38" x 56.75"

Archllect, Traditional, Replacement Double Hung, 37.5 X 56.25, White

Qty 2

1: Tradllional, Non-St,mdard SlzeNon-Standord s;:,,, Doub!& !lung, Equal
Frame Si>;e: S7 112 X 56 114
Gonoral Informal1on: Sfanclard, Style, Clad, Pine, 4 3/4", 3 114"
Exterior Color I Finish: Painted, Slsooard Enduraciad,. White
Interior Color I Finish: PrefJnlshed While Paint lr.te,icr
Sash I Panel: Ogee, Oge,,, Standard, No Sash Lugs
Gla,ss: m.,,.are<l Dual Lo,,,;.E Advaoced low•E Insulating Glass Argon Non High Alotude
Hardware Options: Spoon-Slyle Lock, Distressed Bronz:&, No Wlndow Opening Control D<>vioe, f'lo Limited Openrn,g Kardware, No Sash Lilt, No Integrated Sensor
Screen: Full Screen, Standard l'onduraetad, While. Sfandard, lnV!ew™
Perlo,roanca Info,mallon: U-Faotor 0.30, SHGC 0.25. VLT 0.47, CPD PEL-N-233-00255-00001, Pen'o.cmance Class CW, PG 5(), CalOlJ!aled PosJlive DP Rating 50, Caloulaled Nega!ive DP Rating 50, Year Rated 08]1 i , Clear Opening Width 34.125, Cfear Cr;>enln,g fleighl 24.062, Clear Opening Area 5.702193, Egress Meets Typical 5.7 sqft (E) (UnRe<! Slates Onfy)
Gr!Ue: !LT, No CUsiom C-.ilfe, 7/6", Traditional (ilW2H I 3W2H), P u l l ʸGla,e,. Oge,,
Wrapping information: No Exterior Trim. Pella Recommended a - . n o e , Perlmete, Le,,glh 1llB".

I uo;#	–:Loca!lon:	-,Attrlbutes
32	W47	



PK#
2105

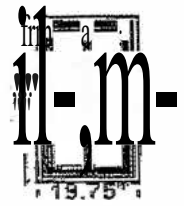
Viewed From Exterior
Rough Opening: 38' X 56.75"

Architect, Traditional, Replacement Sash Set, Fixed, 37.5 X 56.25, White

Qty
1

1: Tradi!lona!, No••Stmdan:I SlzeNon-Slandord Slz.• Fixed Rep!acomen! Sash Set
Frame Size: $7 112 X 55 114
General Information: Starldard, Clad, Plne,4", 114". Sill Adapter Included
Ext..-lor Color I Finish: Paimed, Star>dard Enouradad, While
Ill'lerlor Color I Finish: Prefinishe<! White Paint Inleoor
Sash I Panel: Ogee, Ogee, Sl:aooard
Glass: InsuLsled Om,! Low-E M;anced Low-E !nsulaling Glass Argon Noo If,gh AltitLMie
Performance In!ormatlon: U-Factor 0.30. SHGC 0.27, V IT 0.50, C!'!I PEI-N-168·01030-00001
Grille: ILT, 718", Traditiorn,i (3\V4H), Ogee, Ogee
Wrapping Information: No Exterior Tiim, P(!!a Recommended Clearance, Peiimetor th = 188".

[1..ine#	:Loca on:	:AtillbU!es
33	W48-4$	



P U
2105

Vieweci From Exlerior
Roogh Opening: 20 - i/4" X 35- 314'

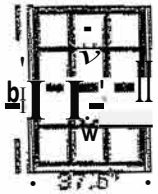
Arehltect, Traditional, Replacement Sash Set, Fixed, 19.75 X 35.25, White

Qty
2

1: Traditional, Non•Slaodard SizeNon-Stanclard Size Fixed Replacemenl &>sh Set
Fiam<> Size: f9 314 X 35 114
Gener.,l Inlormatlon: Standard, Clad, Pille, 4", 3 1/4<, Sil Adapter Included
Exterior Color I Finish: Pa;nted, standa,d Eoouraciad, While
Jnrerk<k< Color I Finish: Prellnisha<i WfNle Paint In!erl0<
Sash I Panel: Ogee, Ogee, Star.dard
Glass: Insulaled Dool low-E Advanced Low-E Insulating Glass "'9on Non High Altitude
Perfurroaace Inlormatlon:U-Factor 0.30, SHGC 0,27, VLTO.SO, CPD PEL-N-166-01014-00001
Grll!e: !LT, 718", Trad111""1 (2W4H), Ogee, Oge<,
Wrapping, Imo,matlon: No Exterior TJim, Pela Recommeooed Clearance, Parimew Length 110".

I UneJIL. : 'Lci:rion: . co«tZF · Attributes

· 34 W 10



PK# 2105

V8W<ld From Exterior
Rough Opening: 38" X 57"

Architect, Tradl!ionar, Replacement Double Hung, 37.5 X 56.5, White — Qty 1

1: Tradl onal, Noo,.Standard SizoNon-Standard Siu, Double 1-!ung, Equal
Frame Size: :IT 112 X 56 112
General Information: Standard, Sly[e, CJad, Proo, 4 314•, 3 114"
.Ex!e<ior Color f Finish: Palnled, Standa,d Enduraclad, White
11111erlor Color J Finish: PrelJnlsha<l White Paint Inleiior
Sash / Pan<>!: Ogee, Og,,,e, Slmdard., No Sash I.IJgs
Glass: Insulated OcaJ Low-l: Advanced low-E Insula!Jng Glass Argon Non High AlfitUde
Hardware Options: Spo<l<..Styte Loe . Dislressed Brooze, No Wfr><ltm Opening Cootroi Device, No Limited Opening Hardware, No Sash Lirt No Integrated Sensor
Screen: Full Screeo, Sl:aooerd End"raClad, White, Standard, InVlew™
P<>rfomianoo Jnf<>rn>ation: U•Fac!or 0.30, SHGC 0.25, VLT 0.47, CPD PEU.J-233-00255-00001, Pe<i'o<maooe Class CW, PG 00, Calculatecf Positive DP Rating 51), Calcul.aled i'.'egalive DP Ra!lng 50, Year Ra!ed 08j11, Clear Op,enlng Widlh 34.125, C1ear Openl(>g Heoghl, 24.187, ClearOp<ming Area 5.1'31815, Egmss Meets ,yp;oar 5,7 sqft (E) {Unlled Slates Only)
G,ill<>: ILT, No Cuslom Grme, 7/8", Tradi!fooal (3W2H / 3W21-f), Putty Glaze, Ogee
Wrapping Information: No E>:le<i0< Trim, Pella Racommen<led ClearMCe, Perim"tor Leng!h: 1a.s•.

Lii1';# '!.oc21io11: v '' 'A!!rlbo.rtes ..

35 Wi1

PKii 2105

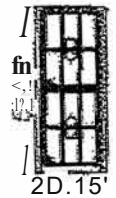
Viewed From Exterior
Rough Opening: 24 -Y4" X 54 - o/4"

Architect, Traditionaf, Replacement Double Hung , 24.25 X 54.25, White — Qty 1

1: Tradlllot,al, Non-Standard Siz<>Non-Standard Sim Double Hung, Equal
Frame Size: 24 1/4 X 54 114
G4'neral Information: Sl:aooerd, Style, Clad, PJne, 4 314", 3 1/4'
Exlorior Color I Finlsh: Palr ed, Slarnlard Eoduradad, White
fn!erior Color / Finish: PrefonlshedWhlte Palm Interior
Sash I Panel: Oge,,, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual low-E Advanced low•E: Insulating Glass Algon Non High Altil!Jd"
Hardware Options: Spoon-Style lock, Dis!ressed Bronze, No Wmdow Opening C.:,ntrol Device, No Limited Ope,,lng Kardware, No Sash Lift, No Intagrated Sensor
Screen: fura SCreoo, Standard EnduraClad, 'While, Standard, InVk!w™
Performance InforrnaUon: U-Facior 0.30, SHGC 0.25, VIT 0.47, CPD EL..-J-233-00255-00001, Performance Class C:W, PG m, Calculated Pooffive DP Raling SO, Calculated Negative DP Rating 50, Year Rated 00111, Clea, Openrng Wklth 20.875, Clear Opening Height 23.002, a.,,, Opening Area 3.3431tl9, Egi,,ss Does no! meet fypjca! Un ed Slates egress, bul may comply wl!h local oooe requiremenis
GrJ!le: IIT. No Custom Grille, 718", Tradffiom! (2W2H I ZW2H), Putty Glaza, Ogee
Wrapping !nfonnallon: No Exterlor11im, Pall• Reccmmeooed crearance, Perfmelerl!mg!h; 157".

I Lill # Location: •. Attributes

•38 W12



PKil!
2105

Viewed froo, El<!ellc,r
Rough Ol)eilling: 21 - 1/4' X 55 - 314'

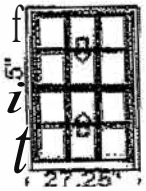
Architect, Traditional, Replacement Double Hung, 20.75 X 55,25, While

Qt)'_
1

1: TradIfioool, Non-Standard Slz<>Non-Stanrla<d Size Double Hung, Equal
Frame Size: 20 314 X 55 114
Gen-eral !nfurma!ion: Slan(!ard, Style, Clad, Pine, 4 314", 3 i/4"
Exterior Golor I Anlsh: f>ainted,Slare:!a.rd Enduraclad, While
Inter!or Color I FInish: Prelinished While Paint Interior
Sash I Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Ins!.Jlaled Dual Tempered Law-E Advanced Lm\LE Inrualing Glass Argon Non High AJ6t[;(le
Hardware Oi,fions: $poon-Slyle lock,. Distressed Bron:oe, No Window Opening C-Ontrof De. No Llmlled Opening Hardware, No &ish Llit, No Inlegraled Sensor
Sorean: Full Screen, Staooaro Eoouraclad, Willie, Staooar<!, !nVJew"·'
Perfu,manee Information: IJ.Factor 0,30, SKGC 0.25, VLT Il.47, CPD PEL-N-233-00259,00001, Performanc,, Class CW, PG 50, Calooale<I Posilive DP Ratl11950, CalctJlatoo Nega ,e DP Ralirlg 50, Year Rated 08111, ClearOpenlng Width 17.375, ClearOpering HeJgl\t 23.562, Clear Opon,,gArea 2.342984, Egress Does not meet lypical IlnIled Stales egress, but may complywllh lo""1 oode re,quiremenls
Grillo: ILT, No Cuslom Gfolle, 718", Tradllional {3W2H f 3W2H), Pully Glaze, Ogee
Wrappin9JmormaWon: Nb E>'.lecor Trim. Pella Recon.,,ended Clearaoce, Perimeter Length = 1.52".

!Una# Locatr.,., Attributes. J

S7 W13-14



?Kil
2105

Vie;Wld From Exlerlor
Rough Open,ng: 27 - 3/4" X 45"

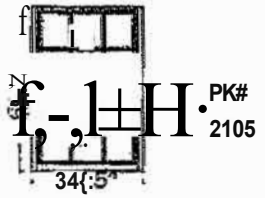
Architect, Traditional, Replacement Double Hung, 27.25 X 44.5, WIJlte

Qtv
2

1: Trooiflonal, Non-Standard SlzeNon-Standard Size Double Hung, Equal
Frame SJ>:e: 27 1/4 X 44 112
General Information: SIMdar<i, Slyle, CJad, Prne, 4 314", 3 114"
E><teri"" Color 1 Finish: Painted, Sw.dard Endura,:lad, White
Interror Color I Fl.n'sh: Prefintsh-ed White.PaintInterlor
sash f 1'3oel: ()gee, Ogee, Sia!'odad, No Sash Lugs
Glass: Insulated Duaf Law-E Advanced low-E Insulating Glass ArgO!l Non High Allilude
Ha,,:lw,arn Options; Spoon-Sfy!e - . Dislr<essw Bronze, No Window Opening Control Device, No Llmitsd Opening Hardware, No &,sh L t, No Jnlegr,,!e<i sensor
Screen: F<nl Screen, Standard En<JuraClad, White, Standar<l, InV..w™
Petformanoe Joforma!lon: U-Factor 0.30, SKGC 0.25, VLT 0.47, CPD PEL 'I-233-00255--00001, Performance Class CW, PG 50, Calcola!ed Posllive DP Raffng 50, c culated Negative DP Raling 00, Year Rated IIIII 11, Cie,ir Opeorng Width 23.875, Clear Operang Height 18.187, Clear Opening Ama 3.015379, Egress Does not meal l}'llk:al Unltetl Slates egress, but may com,,ly 1vith lOcal oWe requirements
Gnffe.: ILT, No Custom Grille, 7/8", TradltlOO!!!I (3W2H /SW2H}, Putty Glaze, Ogee
Wrapping Informal!on: Nb Exte,10< Trim, Peaa Re,:ommer>ded Clearsnre, Perimeter Length - 144"..

jLin ll- ,,Location: Atb:ibutes -c]

·3s W15



\ewe-0 From E:<lerior
Rough Opening: 35" X 56.75!'

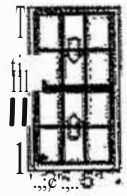
Architect, Traditional, Replacement Dollble l-lung, 34.5 X 56.25, White

Qty 1

1: Tmditlonal, N<>l>-Sllmdard SlzeNon-S!andord s1,., D1'i.iblo Hung, Equol
Frame Size: 34 1.12 X 56 1/4
General Inf01ma1;on: S!andarrl, Style, Cf"(!, Pine, 4 314", 3 114"
Exterior Color I Finish: Palnle<i, Standa<cl Er.duracla<l, Wl\ile
Interlor Coler ƒ Fin!sh: Peafoilsheo White Paint Inta1i0<
Sasll I Panel: Ogee. Oge.,, Standard, No Sash Lugs
Glass: Iris,;iaied Dual Low-E Advanoe<l Low-E lllSulaliog Glass Argon Non High Altitude
Hardware Oplloos: Spcon-Slyle l . Distressed Bronze, No Window Openin9 Cootrol Device, No Limited Opening Har<!wara, No Sash Lift, No Integrated Senoo,
Screen: Full Screen, Slandard Enduraclad, White, Standard, InVlow™
Pe<fom,ance lllformattcn: U-f=acior 0.30, SHGC 0.25, VLT 0.47, CPD PEL-l,J-233-00255-00001, P..-lormance Cla,ss ON, PG 50, Calculated Poslliv" DP RaUng50, Coloulaled Negative DP Rating 50, Year Raled OOJ11, a e a r Clpenfng Wltilh 31.125, Clear Opening Heigt:! 24.062, Clear Opening Area 5.200901, Egress Meels Typicaf for ground fioo, 5.0 oqft (E1) (llnlled Stales Only)
Gril!e: ILT, No Cusrom Grille, 7/8", Tra<llOonar (3W2H / 3W2:K), Putty Glaze, Oge;;
Wrapping !nl'orma!lon: No Exteoor Trim, Pella Reoommended Clearance, Perlmete, length 182".

1·une# Location: Attributes .

39 \ll/16



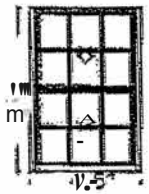
Viewed From El:lerior
Rough Op,enlng: 27" X 54.75"

Architect, Traditional, Replacement Double Hung, 26.5 X 54.25, White

Qty 1

1: Traditional, Non-Standard SizaN<m•Slandard Size Double Hung, Equal
Fram<> S!za: 2$ i/2 X 54 114
General In!ormallon: Staooor<l, Slyfe, Clad, Pfl>e, 4 3/4", 31/4"
I=Xl:erior Color I Flnlsh.: Painted, Slandar<l EMUradad, White
Intm-ior Color I Finish: Prennished Whi!a Pain! Interior
Sash I Panel: 09ee, Ogaa, Standard, No Sash lugs
Glass: Insulated Dual Tampered Low-E Advanced Low.€ tnstnaiir,g Glass Argon Noll H;gh Altitude
Hardw•"' Options: Spcoo.St e Lock, l)jstr.,,,sed Bronze, No Window Opening Control Device, No Limned Opening Har<lw,.,.., No Sash Lift, No Integrated Sensor
Soroon: Full SC<e'"1, Staooard EoouraClad, WhJte, Slandard, InVjew" '
Performance Information: IJcFa,ctor O.:lD, SHGC 0.25, V IT 0.47, CPD PEL-N-233-00259-00001, Performance Class CW, PG SO, CoiCtJlalecNPositive OP Roling 50, Calculated Negatl,;e DP Rating 50, Yea; Rated ()8j11, a e a r Opening Width 23.125, Clear Operung fialgtit 23.062. Clear Opening A1 3.703533, Egress Does net meet typical Unrted States egress, oot may comply with local rode requf<emenls
Grille: ILT, No Custom Gnlle, 7/f!r, TraditiO<>al {3W2H I 3W2H), Putty Glaze, Ogee
Wrapping Information: No Exterior Trlm, Pella Reoommendod Clearance, Perimeter Length 162".

·40 W54-55



PK# 2105

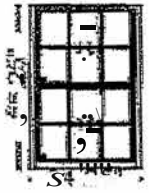
V..wed From B:lerfor Rough Opening; 3;5" X 56.75"

Architect, Traditional, Repfacemenl Double Hung, 34.5 X 56.25, White

Qty 2

1: Traditional, Non-Standar<I SlzieNon-Standard Siae Double Hung, Equal
Frame SJze: 34 1/2 X 56 114
Gonera! Informatl=: Slaooar<!, Sfyle, Clad, Fin", 4 3/4", 3 H4"
Exl,,rior Color J Finish: Pall'lted, Slaooar<! Enduraciad, Whits
IIIIIerlor Color I Finish: Prelinishe,;f White Paint Interlo,
Sash / Panel: Ogee, Ogee, Slandard. No Sash Lugs
Glass: Insulate<f Dual Low-E Advanced Low-E Insulaling Giass Arg,m Non High Altitude
Hardware Op!Dons: Spoon-Scyfe Loci<, Dislrossad Bronze, No Window Opelling Control De\oce, No Urnlled Opening Hardware, No Sash Lift, No Integrated Sensor
Scroon: f u l Screen, Slanclard EnduraClad, White, Standard, InVlew'
PGrf<>rm<Ince loformation: U-Factor 0,30, SHGC 0.25, V U 0.47, CPD PEL·N-233-00255-00001. Peifcmlance Class C ,PG &I, Calculated PoslUve DP Ral?ng SO, Calculated Nega:W. Of> Rating 50, Year Rated 00111, Clear Opentng Width 31.125, Clear Opening Height 24,062, Claar Ope(ling Area 6.200901, Egmss Meets Typ[cai for!lf(l4.ll>d floor 5,0 sqft {E1) (Unitad Stales Only)
Gr)!Je: ILT, No Custom Grille, 718". Tradilional (3W2H / 3W2H), Putty Glaze, Ogee
Wr•pping Information: No Exreoor Trim, Pella Recommended Clearance, Perimeter Ler,gth = 182",

45 W56



PK#- 2105

Viewed F10m Ex!erior Rough Opening: 34 -314"X 56 -3/4"

Architect, Traditional, Replacement Double Hung, 34.25 X 56.25, White

Qty 1

1: Tradl!!lon<ll, NonaS!andard S Non-Slandard Siu, Doub!G Hung, Equal
Fram<> Size: 34 1/4 X 513 1/4
Ge"",al !nformaUon: Slaooard, Seyle, Clod, Pim,, 4 314", 31/4"
E>Jorior Color I Finish: Painted. Standard Endurac[ad, White
Interior Color I f"In,sh: I'refinFSl>a<! White Paint !n!e<lor
Sash I Paool: Ogee, Ogee, Slandai'd, No Sash Lugs
Glass, Insulated Dual Tempere<i Low-E Advanced Low-E Insu!atir,g ass A,goo Non High AlU!ude
Hardware Options: Spoon-Style Lock, Distroo&e<I s,orrze, 1>!d/Window Opening Control Device, No limned Opening Hardware, I>lo Sash LiB, No Inlegraloo Senoor
Screen! Full Sc:;roon, SIM<!ard EnduraClad, White, Standard, InVlew" '
P<mormam:e Infom,ation: LJ.Factor 0.30, SHGC 0.25, VLT0.47, C!'DPEl-N•Zl3-00251J•OOOD1, Performance Cloos CW, PG 50, Ca!culaled Positive DP Raring SO, Celoulated Negative DP Raling 50, Yea, Rated 00!11, Clear Opening Width 30,875, Clear Opening Helght 24.062, Clear Opening Area 5.15&127, Egress Meets Typical for grouoct floor 5.D sqft (Ei) (Unl!ed Stales Olily)
G lle: ILT, No Custom Grille, ?JS•, Traditional (3W2H i 3W2l-l), P1Jtty Glaze, Og;ee
WrappJn9lllf¢11'matEon: No Exterior T.rim, ?el'ia Recommended crea.rance-1 Perimeter length 1s1 .

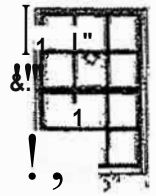
Customer; BL'"'.iERS FIRST SOURCE •00035 Projeci Name: [_ACEMENTS Quo!e Numb4 392304

,:CAtlributes ,,'

• 50 W57-58

Architect, Tradilional, Replacement Oouble Hung, 34.5 X 5ll, White

Qty 2



PK 2105

Viewed From Exterior
Rough OplNlfulg: 35" X 56.5'

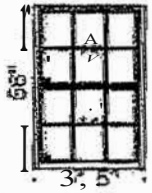
1: Traclitfon•l, Non-S!anclar<l SizeNoo-Sfarnlard Size Oo"ll1e !Jung, Equal
Frame Sirze: 34 1/2 X 56
General Imormatfon: S!aooard, Slyts, Clad, Pine, 4 3/4", 3114"
Exterior Color I Fin!sh: Painted, Sranoa<d Eoouracla<l, Wllite
!n!arior Color I Finish: PrelInfshed White Painl Interior
Sash *i* Panel: Ogee, Ogee, Standar<i, No Sash lugs
Glass: Insulated Dual Low•E Ad low-E Insulall,;g Glass Afgon Non HJgh Altirude
Har<twarn Opt!ons: SJ>ooo-Sfyie lock, Ois,tressed Bronre, No WiMoWOpenlng Control Device, No limited Opening Ha«iware, No Sash Lift, No Integrated Sensor
Scroo•: Ful!f Screen, SIM<lard EnduraCloo, White, Standaro, inView" '
P<>rformance Information: U-Factnr 0.30,SHGC 0.25,, VLT 0.47. CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculaled Poo;[ive OP Rating 50, CalctJiatoo Negawe OP RaUng 50, Y - Ra!eci 08j11. Clear Openirig Width 31.125, Clear Opening Height 23.937, C r Owning Area 5.173883, Egress Doss not meet lyPjcal Un1ted Slates ogress, but may complywflt, local core roq.,;rem•nts
Grille: ! L ┬No Co.rslon, G,ma, 7/lf', Tradttiooal (3W2H I 3W2H), Putiy Glaze, ()gee
Wrapping)r,fo,mation: No Exterior Trim, Pella Racommew.led Clearance, Perimeter Lenglh 181".

J;ttrlb tes,, , ,, '

5o W59

Archltecl, Traditional, Replacement Double Hung, 34.5 X 56, White

Qty 1



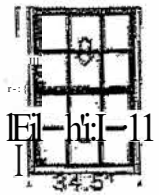
Pl(ii' 2105

Viewe,:I From El:leoor
ough Opening: 35' X56.5"

1: Traditional, Noo-Stan<lar<l SizeNon-Slam!a«i Size Pooble Hung, Equal
Frame Size: 34 112 X 56
General !nformallon: S!oodaro, Slyle, Clad. Pine, 4 314', 31/4<
Exlerior Color J Rnlsh: Painted, S - r d Enduraclad, While
Inferior Color I Rnlsh: Prefio!shed White Paint Interior
Sash I Panel: Ogee. Oge<,, standero, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non Hfgh Aftllu<le
Hardware Options: Spo,m-Sl)<le Lock, Distressed Bronze, WOCD (ASTM F209D), No Umlled Opening Hardware, No Sash lif No Integra!ed Sensor
Scr<>en: Full Screen, Standaro Eoour..ciad, While, standard, InVlew™
P<>rformance 1nforma!ion: IJ.-fac!or 0.30, SHGC 025, VLT D -7, CPD PEI-N-2:3$-00259-00001, Performance Class CW, PG 50, CacWate,(! Positive OP Rating 50, Calculated Negalive DP Raling 50, Year Rated 00j11, aearOpenfng Wldlh 31.125, Clear Opening HelgM 23.937, CJ.,,,. Opening Area 5,173883, cEgress Does nOt meet typical IJnlled States egress, but may comply with local code requirements
Glille: I IT. No CUstom Griie, 718", Tradl!Jonal (3W2H ! 3W2H), Pully Glaze, Ogee
Wrapping InformOl!/0<1: No Exterior T,lm, Pella Recommenooo ClMranoe, Pertme4er Iffi19th = 181.",

[Line#)iooatoon: Attribµtes .

'60 W60



PK# 2105

Vi€Wed From EXleiior
Rough Opening: 35• X 5$,75"

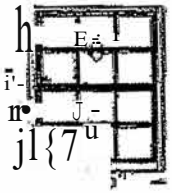
Arcilltect, Traditional,, Replacement Double Hung, 34,5 X 56.25, While

Qty 1

1: Tr.,dlliooal,. ⊳!<>n-standard SlzeNon-S!aridard Si"" Double .Hung, Equal
Frame Size: 34 1/2 X 56 114
General Information: Standa,o, S!yJe, Clad, Pine, 4 314", 3 114"
Exterlor Color/ Finlsh: Painted. Slaf><lard' Eridumdoo, While
Inlarior Color I Fl nlsh: Pre!niShed White Paint Interior
Sash I Panel; ()gee, Ogee, Slandard, No Sash Lugs
Glass, Insulated Dual Tempered low·E Advanced u;,w-E !nsulalir>g Glass Argon Non Hrgh Allftude
Hardware Op11o,,s: Spoon-S!yle Look, Distressed Bronze, No Window Opoolng Conirol Dellice, No Umitad Opening Hardware, No Sash Lilt, No In!Bgraled Senso,
Screen: Full Screen, Standard Enduri>Clad, White, Standard, InV""""""""
Performance Infonna!lon: U-Factor 0,3D, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00259-00001, Perloonanoe Class CVl/, PG 50, Calculated Posiliva OP Raf,ig 50, Caleulaled Negative *DP* Rafmg 50, Year Raled 08111, CJe,ir Opening Width 31.125, Crear Opening Heigh! 24.062, Clear Openill!J Area 5.200901.
Egress Meal• Typical for gro"nd flC<>! 5.0 sqll (E1} (Ur.led Slales Only)
Grill": ILT, No Cuslom Grille, 718", T""""oonal (3W2H /3W2H}, Putty Giaze, ()gee
Wrapplng Informa on: No EJ<le<ia, Trim, Pela Recommended Clearance, Perimeter Length• 182",

[LJoo]/,> c':foe,moo: Attributes

S5 W62



PKJ 2105

Viewerl From E,:lelio;
Rough Opening: 35' X 47.5"

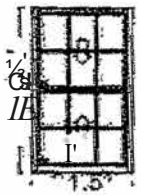
Architect, Traditional, Rep,lacemenl Dollble Hung, 34.5 X 47, White

Qty 1

1: 1'radrl:!onal, Non-Standard SfzeNor,-Stmdard Size Doub{e Jiun9, Eq"al
Fr.,n,e Size: 34 112 X 47
General Inl<>mia!Jon: Standard, S!yf<„ Cl , Pine; 4 a ", 3114"
Exterior Color I Finish: Painted, Standard Enduraclad, 11\'hlle
Interior Color I Fln!sb: Preiillished Wllle Paint Interior
sash I Panel: ()gee. Ogee, Slaooard, No Sash lugs
Glass: Insulated Dual Temperoo Low.E Advanced Low-E Inaulafir,g G4ass Argon Non High Allilode
Hardware Opfioi,s: Spooo-St)'le Lock<, Ois!rassed Bronz<>, No Window Opening Conll'Ol De.;ce, No limited Opening Hardware, No Sash Lill, No Integreted Sensor
Screen: Full Screen, Standard EnduraClad, While, Standard, InVieW™
Performance Informa!lon: U-Fac!ar 0$0,SHGC 025, VLT 0.47,. CPD PEL.,N=259-00001, Perlo<n,ance Class. CW, PG 50, Galcula!ad Positive OP Ral!ng 50, Calclllatad Nega va OP Ra ng 50, Yea, Rated 08[11, Clea.r Opening W!dlh 3i.125, Clear Opening Height 19A37, Clear Opening Area 4.201227,
Egress Does not meet typical Unl<a<i Slates egress, bul may comply With !cc,a code requirements
Gnlle: ILT, No Cus!om Grille, 718", Tradilliooal (3W2H I 3W2H}, Putty Glaze, Ogee
Wr.,pplng Information: No Exlerior Tom, Pella Recommended Clea"'™"", Perimeter leoglh a 163".

[Dne,tf,' .:locatrori:' ·Attributes·C·

70 W63,65



PK1/ 2105

Vi From Ex!etf?
11iogh Opening: 32" X 56.75"

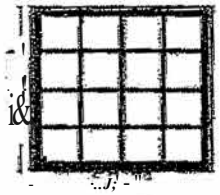
Architect, Traditional, Replacement Double Hung, 31.5 X 56.25, While

Qty 2

1: Trad!tioMI, Nol>-S:tandard SIzelllon-Standard Size Oouble Hung, Equal
Frame Size: 31 1/2 X 56 1l4
Ge•eral Information: Star>dard, St)%, Clad, Pl,.,, 4 3l4", 3114"
.Exterior Color J Fin sh.: Painted, Standard EnduracJad, VVhie
Interior Color I Finish: I'refln.,hed White. Paint III!elior
Sash I Panel: ()gee, Ogo.e, S1andard, No Sash Lugs
Glass: Inoolated Dual Tempered Low-E Advanced low-E Insulating Glass Argon Non Hlgh Altitu<le
Hardware Options: Sl)OO<l-Style I« :k, Dlstresse<l Bronze, WOCD (ASTM !'2!090), No Limlled Operliog Hardware, No Sash Uft, No Integrated Sensor
Screen: FUll Screen, Standard EnduraCJad, While, Standard, loVJew™
P<>rfonmance Informalion: LI-factor D.30, SJ-IGC 0.25, VLT 0.47, CPD PEL-N-233-0025S-Oll001, Penormance Class CW, PG 50, Calculated Pooitive DP Raling 60, CalNatB<l Negali1/e DP Re:ling 50, Year Rafed 08111, C!ear Opening Wldth 28.125, Clear Opening Height 24.062, Clear Opoolng Area 4.69960, Egress Does not meet !Y.Jlcal Ura!ed S:a1es f@9SS, bul may ooroplyw\th IOC3I cooe requirame!'ts
Grille: IIT. NQ Custom Grme, 718", Tt<>d6cceJ (:!W2H I 3W2H), Putty aze, Ogee
Wrapping Informatlo•: No E>derfor Tmn, Pela Recommended Clearance, Per/meter Lenglh 176•.

Une#:.,: '\!.octroo: ' Attribu

75 WM



PKII 2105

V'ewed From Exlelfor
Rough Openin-y: 56' X 5$.75'

Architect, Traditional, Replacement Sash Set, Fixed, 55.5 X 56.25, White

Q!y 1

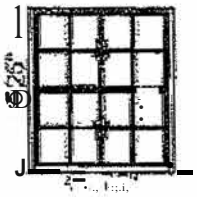
1; Tradftlonal, Non-Sfanolard SizeNon-Slandard Sh:e Fl><ed Replaoomelll Sash Set
Frame She: 55112 X 56 114
Gen,eral I n fwma!Ion: Slandard, Cfao, Pine, 4", 3 114", sm Adapter Inoluc!ed
Exterior Col'"' I Finish: P,,;nled, standard Enduracf&d, White
Interior Color I Finish: Pre'lilllshed White Parot Jnterlor
sash I Panel: Ogee, Ogee, standard
Glass: Ill!!ulated Dtral Tempered law-E Adeanoed Low-E fnsuta!ing Grass Argon Non High Altf!ude
Performance Information: LI-Facio; 0.31, SHGC 0.26, Vl.T 0.49, CPD PEL-N-100-01046-0000i
Gt'l!!e: /LT, 718", Tradilicnal (4W4H}, Oge-a, Ogee
Wrapping InfomiaHon: No E>:lerior Trim, Pella Recommended Claaraooo, Perimeler l.e<lgth = 224".

J Lin<>#. ..•1.ocaUon: Attributes ::.• j

oo W66

Architect, Tradilio11al, Replacement Double Hung, 44.75 X 56.25, While

Qty
1



PK#
2105

\CVIfiOKtomExlellor
Rough Opening: 45- 114"X 00•314"

i : TradlIfon<tl, Nol>-81:andard SlzeN0<1°$taodard Size I)ouble H,;r,g, Equal
Frame Slee, 44 3/4 X 56 1/4
General In!onnallon: Slandard, Slyle, Clad, Pine., 4 314", 31/4"
Eldsri'<>r Color J Flolsh: Painted, Staodard Enduraclad, Whits
In!orlo,r Color I Finish: PrefInlshed I'fule Paiot tnEe;ia,
Sash I Panel: Ogee, Oge&, Standard, No Sa,;h Lugs
Glass: InwlaEed Dual Low-E Adv,ioce<J Low-E Insuialing Glass Argon Noo High Allfrude
Hardware Options: Spoo,,-Style Lock, Distressed Broria<>, No WIT100W Opening: Cootrcl De\/loe, I\\o limited Opooing HardWare, No Sash Lift, No .Integrated Sensor
Sere.en: Fu! Screen, Slaooard EndureClad, White, S1andard, InVrew""
Perfo,m,mce, !nforma on: tJ.Facto< 0.30, SHGC 0.25, VI.T 0.47, CPD PEL-N-233-00255-00001, Performanca Class CW, PG 45, Calcu!als<I Positive Of> Ralmg 45, Calcufa(ed Negative DP Rating 45, Yea, Ra!ed 08[11, Clear Opening Widfh 41,375, Clear Oponlng Height 24.062, Clear Opening Area 6cll13648, Eg<eso Meets Typical 5.7 sqtt (E) (United Slates Only)
Grille: IIT, No C"slom Grille, 71ft', Tradlliorull (4W2H f 4W2H), Putty GJaie, 0gee
Wrapping Inl'om,ation: Ne, Exterior Trim, I'ella Recommended Oearar.ce, Perimeter Lenglh 202•.

Attributes

85 W67-69

Architect, Traditional, Replacement Sash &it, Fixed, 48.75 X 56.25, White

Qty
s

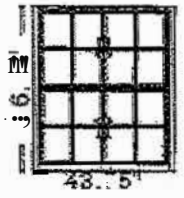
PK#
2105

Vaawed From Exle<ior
Rough Op,enil9: 49- 1/4'X W- 314'

i : Traditional, Nol>-S!andatd SizoNon-Sl:anda<d Sizo Fil<od Replacemeat Sash Set
Frame Size: 46 314 X 56 114
Gen.eiral tnformaBon; St.andard, CJOO, Pane, 4", 3 1/4". SD. Adapter Included
E><te<lo< Color I Fln.sb: Painted, Standard Er.durac!ad, White
I"le<lor Color I Flolsh: Prelloished White Paint In!eoor
Sash I Paool: Ogee, □gee, Standard
Glass: Insula!ed Dual Lo½cE Advancsd low-E Insulalir\g Glass Argon Noo High Al!Hude
!'erfo<manc.. Ioformation: U-FaciD< 020, Sf!GC 0.27, VLT 0.50, CPO PEL-N-168--01030-00001
Grille: ILT. 7/1!;', Tra<lllional (4W4HJ, Ogee, Ogee
Wrappi.ng Informa11on: No E:<lerior Trim, Pella Recommended Clearance, Perimeter t,englh = 21 O'c

['line.ill:. >:Loca!ioii:< :Aflrlbules ;

90 W70



PK# 2105

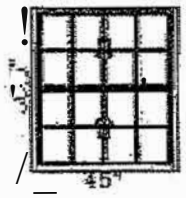
Vlewed From Exl or
Rough Opening: 44 • 114" X 56-:l/4'

Architect, Traditional, Replacement Double li11ng, 43.75 X 56.25, Willie — QIŦ 1

1: Trad[Uonal, Non-Standard Slzel'lo...Slarnla,d Size. Do ble Hung, Equal
Frame Size: 43 314 X 56 114
Geoeral Information: Standard, S!)ile, Clad, Pine, 4 3/4", 31/4"
Ex.!er!or Cclor / Finish; Painted, Slanoaro Enduraclad, Wh[te
In.lerior Color I Finish: Prafinished White Paint Interior
Sash f Pane.l: ()gee, Ogea, Standard, No Sash Lugs
Glass: Insulated Dual Low-E M'lll,OCed Lo\11-E Insulalln Glass Argon Non Higll Alllwde
Hardware Options: Spaoo.Slyle look, Dislress,,d Bronze, No WrndowOpening Ccnlrol D<Mce, No Limited Openln;J Hardware, No Sash IJft; No Intejjrated Sensor
Screen: *FuG* Screen, Slaooard Et>duraC!ad, White, Standard, inView"'
Performance Information: IJ..Foclor 0.30, SHGC Q.25, V IT 0.47, CPD PEL-N-233-00255,00001, Performance Class CW, PG 45, CalcLJlatoo Posilive DP Rating 45, Cadculaled Negative IIP Raling 45, Year Ral•d 08111, ClearOpooing W'31h 40.375, Clear Opening Kelghl24.062, Clea,Qpenlng Area 6.746551, Egress Meels Typical 5.7 sqft (E) {United Slat<,;; Only)
Grille: ILT, Mo Custom Grllle, 718", Tra<lilioool {4W2H I 4W2H), Putty Glaze, Oge,,
Wrapping Information: No Exterior T,lm, Pella. Rocomme11ded Clearar,ce, Perimeter Lenglh 200-.

line!/. ' Cloca!lon: Attributes

95 W71



l'Kff 2105

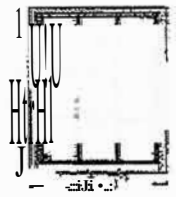
Viewed Fmm Exlellor
Roogh Opening: 45 -1/2' X 57'

Architect, Traditional, Replacement Double Hung, 45 X 56.5, White — Qtv 1

1: Traditional, Non-Standard SizeNon-Standard Size Dooble Hung, Equal
Frame Size: 45 X 56 112
General Info,matlon: Standard, S(yle, Clad, Pine, 4 314", 31/4"
Exterior Colo,-I Finish; Painted, Standard Enduracloo, White
Interior Co,lo, *I* Finlsh; Prafinlshed Wl1"1e Pain! loierior
Sash *I* Panel: ()gee, Ogee, Standa,d, Mo Sash lugs
Glass: Insulatad Dual low.E Adllanoe<i Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spooo.Slyle Loci(, Distressed Bronze, N0 WIndoWOpening Cootrol Device, No lil1liled Opening Har<i,,ere, Mo S,,st, Lill, No Intograled Se.nsor
Semen: Fili! Streen, Standard EnduraC!ad, Whita, Standard, InV'8W'
Perlcrmanc,, Information: U-Factor 0.30, SHGC 0.25, V I T 0.47, CPO Pel•N-Zl.3-00255,00001, Performance Class CW, PG 45, calculatad Positlvs DP Rating 45,. Calculaled Negative DP Raling 45, Year Raled 08111, Clea, Opening Widih 41.625, Clea, Opening Height 24.187, Clear Opening Area 6.991555, Egress Meets Typical 5.7 sqft. (E) (lJnlta<i Stales Only)
Grlll": ILT, No Custom Grille, 7/1;, Tradttional (4W2H / 4W2H), Putty Graze, Ogee
Wrapping Information, No Extario, Trim, Pema Recommended Clea,anoe, Pemne!e< L0<>glh = 203".

[Lind! • ·',l.ocailon: • Attributes

100 W72-73



PK# 2105

\li"1/;\;d From Exterior

Rough Openl119; 35' X 47.25'

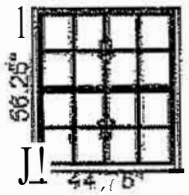
Architect, Traditional, Replacemerit Double Hung, 34.5 X 46.75, White

Qty 2

1: Traclllllon;,!, Non-Slan<lard SizeNon-Slaodarcl Slzo Ooublo Hung, Cottago
Frame Sitlie: 341J2 X46 314
Gene,al Information: Slaooard, Style, Clad, Ploo, 4 314", 3 114"
I=xteoioc Color I Flnfsf>: Painted, Sraooaro Endoraclad, While
Inle<E« Color I Finish: Pre/infshed White Paint Inlerior
Sash/ Panel: Og9", Ogee, Standard, No Sash lugs
Glass: Insu.ared ! I wi Temperoo Low-E Advanced low-E looulatlng Glass Argoo Non High Altitude
Hardwar<> Oj>Uons: Spoor,-Styio Lock, Distressed Sroozo, No Window Opening Control Device, No Limited Oµerang Hardware, No Sa,sh Llit, No Inlegraled Sensor
Screen: Full Screen, StMdard E:oouraClad, White, Siandar<i,. InVoew™
Perfunnanoe Info<ma!lon: U-Facfa< {l.30, SHOC 0,25, VLT 0.47, CPD PEL-N.'233-0025S-00001, Pet!ormaoce Class CW, PG 50, Calculated Positive DP Ra!ing 50, Calculated Negative DP Ratlr,g 50, Year Rated 08111, Crear Ope.-.ng WldL 31.125, Egress Does oot m,,e!lyplcal United States egress, but may comply ·i.vith local code requirements
Garille: !LT, No Cuslcm Grime, 7/1':', Tradi!ionaf (3W1H I 3W2HJ, Putty Glaze, Ogaa
Wrapplng !nfumiallon: No E>:!e,lor Trim, Pelfa Recommended Clearance, Parlmeler Length 163".

U•o.# 'Locallon: Attributes

105 W74



!'Kil 2105

Viewed From Exterior

Rough Opening: 45-114" X 56-314"

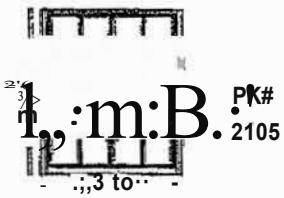
Ard1llect, Traditional, Replacement Double Hung, 44.75 X 56.25, White

Qty 1

1: Tradlllonal, Non.Slanclard SizoNon-Slandard Size Do•ble Hung, Equal
Frame Size: 44 314 X 56 1/4
General Infonnation: Standan:J, Style, Clad, Pine, 4 314", 3 1/4"
Exterior Color I Flnleb: Palnled, Siaffllard Enduraclad, White
Interior C-0/or/ Finish: Prefln!shed Whits Paintlnle<ior
sash I Panel: Ogee, Ogee, S!l'lnoard, No Sash Lugs
Glass: In5'Jlateci Dual Low-E .Advafl<:tld Low-E Ins"laling Glass Atgoo flon High Alt oos
Hardware Options: Spoon-Style Lock, D;stressed Broo;re, No Window Opening Control Devloe,. No Limited Opening Haroware, No Sash Lill, No Integrale<! Sensor
Screen: Fui Screen, Star,datd EoouraCiad, White, Slandard, InVlow™
Performance Information: U-Facior 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 46, Calculated Posttive DP Raling 45, Ca!Cl.llalad N tjve OP Ratlng 45, Year Raled OBl, Clear Opening Width 41.375, Cteer Opening Height 24.002,. CJagr Opening Area 6.913648, E(l'OSS Meals Typioel 5.7 sqft (E) (Unrted Sl.ates Or.ly)
Grillo: ILT, No C"Slom G1me, 7/8", Tradllional (4W2H f 4W2H), Pully Glaze,. 0gea
Wrapping !nfomnation: No Exteoor Trim, Pella Recommende<i aea,ance, Perimeter L<,nglh a 202".

f!ine:I! LocaUoo: > At!tibutesc

·110 W75



Viewed From Extenc,
Ro gll opennng: 44-1!4" X 56 - 314"

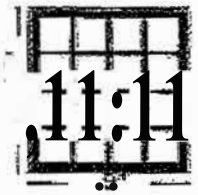
Architect, Traditional, Replacement Double Hung, 43.75 X 56.25, White

Qty
i

1: TmdItfooal, Non-Standard Si:zeNon-Standard Size Double /lung, Equal
Frame Sma: 43 3/4 X 56114
G<>1,eral Inrfrnmatk,n: Standar<i, Style, Clad, Pine, 4 314", 3 114"
Exterior Color I Finish: Paln!ed., staooar<I Enduracloo, White
interior COior I Finish: Prennishoo White Pa01t Interior
Sasll I Panel: Ogee, Ogee, Standard, No Sash lugs
Glass: Insu1a1od Ouai 1.ow-E Adva<,ced I<>w-E .Insulating Glass Argon Non High Altilud,e
Ha,dware Op!ions: Spoon-$! lock, Distressed Bronze, No Window Opening Conlrol Device, No Llmiled Opening Han;tware, No Sash Liff, No Inleg,ate<I sensor
Screen: FuM Se:reen 1 Standard EnduraCrad r White, Standard, InView
Performance Information: IJ-Factor 0,30, SHGC 0.25, VLT 0,47, CPD PEUI-233.00255-00001, Performance Class CW, PG 45, Calculaled Posl ve DP Raling 45, Cale1>aled Negalive DP Rating 45, Y w r Rafed (Nj 11, Clear Opening Wdl11 40.375, Clear Opening Hefght 24.002, C.lear Opening Area 6.746551, Egress Meets lypical 5,7 sqlt (EJ (United Slates Only)
Grl!Je: ILT, No Cc-slom Grille,, 7/8", Trarlioonal (4W2H / 4W2H), Putty Glaze, 0gee
Wrapping Information: No Elrterior Trim, Pella Recommeooed Clearance, Perimeter Lenglh = 200·.

lino.ll." 1.Qca!lon: 'At!l:ibules

115 W 76-78



Viewed From Exlerior
Rough Ope"lng: 49 • 112' X ES· 314'

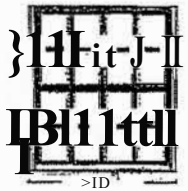
Architect, Traditional, Replaceme11t Sash Set, Fixed, 49 X 56.2.5, White

Qty
3

1: Trad/!lonal, Non-Standard SizaNoo-Standard Size Fixed Roplaoomont Sosh Sot
Frame Sl>e: 49 X 56 114
General Informal/on: Standard, Cla<l, Pine, 4", 3 114", Sil Adapter Included
Exterlor Color I Finish: Painled, Standacd Eoouraclad, White
Interior Color f Finish: Prelimshed While Pain! llllenor
S•sh I Panel: Ogee, Oge<,, Standard
Glass: Insulated Dtra! 1.ow-E Advancoo Low-E Insulsfln,g Glass Argon Non High Altitude
Perl'ormanoe Info,matlon: IJ-Facror 0.3-0, SHGC 0.27, VLT 0.50, CPD PEL-N-168-01030-00001
Grille: !LT, 718", Tradifion"'1 {4W4H), Oge<,, ()gee
Wrappln!) Information: No Ex!erior Trim, Pella Recommended Clearance. Pe<imele.-Le,,glli =211 ".

[Llneli. .:Lociltioo: i . ·. Allribules ·

· 120 W79



?KN
2105

V-Olle<OOFrom Exterior
Rough Qj)enillg: 45 - 112" X 56 - 314•

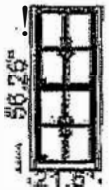
Archilect, Traditional, Replacement Double Hung, 45 X 56.25, White

Qty
i

1 Trsditioooll, Non,.Standard Siz.eNon,.Standard SfZe Double Hung Equai
Frame Size: 45X 561/4
General Information: Slaooard, Style, Clad, Pine, 4 a^{w}, 3 114"
ior Color! Flrush: Painted, S"""°"rd Enduradad, White
Interior Color I finish: Prefinislied White Palm Interior
SashJ Panel: Ogee, Ogee, Slaooard, No Sash Lugs
Glass: Insu!atsd Dual low-E Mvaoced Low-E !r,sulaoog Glass Argon Non High Alti!ud&
Hardware Oi,tlons: Spoon-Sfyle lock, Disl<esse<I Bnmze, No Wln<!ow Opening Con!rol Device, No Lill'liled oi,e,.Ing Hardware, No Sash Lift, No Integrated S&riSor
Screen: Full Screen, Standard EcouraC!ad, White, Stsndaro, InVlew™
Porior,nance Information: Il-faotor 0.30, SHGC 0.25, VLT 0.47, CPD PEI-N-233-00255-00001, Performance Clase CW, PG 45, Calcelaled Positive DP Rating 45, Q>dculated Negative DP Rating 45, Year Rated 08l11, Clear Opening Width 41.625, Clear Opooing Heigbl 24,06Z Clea, Opening Area 6.956422, Egress Meets Typical 5.7 sqit {E) (tJnlle<I Siales Only)
Grille; !LT, No Custom GIH<>, 7/fr, Traditional (4W2H I 4\N2H), Pully Glaze, Ogee
Wrapping Information: No Exle<ie< Trim,. Pela Ra<:ommended Cle,mence, Perimeter Lenglh = 203".

/ Liniifl ·· ! · Localio!l: Attributes.

125 W80



P U
2105

Viewed From Ex!!!'llor
Rough Opening: 22' XSfi.75"

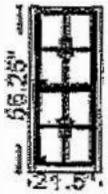
Architect, Traditional, Replacement Double Hung, 21.5 X *56.25,* White

Q.ty
i

1: Traditional, Non-Staooan:I SizeNon-Slandard Sire Double Hung, Equal
Fram<>Sizo: 21 1/2 X66114
General !nforrnallon: Standard, Style, Clad,. Pine, 4 314", 31./4"
Ei<:rerlo,- Color I Fin,sl,: Painled, standard Enduraciad, White
Interior Color I Finish: Prefinlshed While Paint Interior
Sash I Panel: Ogee, ()gee, Standaro, No Sash Lugs
Glass: insulated Oval Tempered Low-E Advanced Low-E Insu,aling Glass Atgoo Non High Altitude
Hardware Dpffons: Sp,oon-Slyle I.Dci(, Dislres;,ed Bronze, WOCD (ASTM F2090), No Limited Open!r,g Hi,,rdware, No Sosh Lift, No In!egated Sensor
Semen: FUJ Screen, Standard EnduraClad, White., Slandard r InV'1ew T
Pertormance Jnlo<ma!ion: LI-Factor 0.30, SKGC 0.25, VLT 0.47, CPD PEL-N-233-00259-00001, Performanca Class CW, PG 50, Ca!oulaled Positive DP Ratlng 00, Galculated Negalwe DP Raling 50, Year Rated 08111, Clear Opening Width 18.125, Clear Openlng Heigh! 24.062, Clear Openifl!l Area 3.02ll637, Egress Does not meel !ypical United Slates egress, but may compJyv,m, looal cooe req"lrememns
Grille: ILT, No Custom Glille, 7/!l·, Tradilf,:ma] (2W21-i I 2W2H}, PullyG!aZe, Ogoo
Wrapping Jnrormmlon: Nb Exterlc, Trim, Pella Recommended Clearance, Perim&ler l.englh 156·.

I·u ••. 11. • L.:ot:a!ion:. Atblbutes -, •

'126 W82



PK# 2105

If,e,i<e<i From Exteoor
Rough Op-enfng: 22" X 5$.75"

Architect, Traditional, Replacement Double Hung, 21.5 X 56.25, White

Qty 1

1: Traditional, Non-Standard Si?eNon,..standard Sim DOll.l!◆e Hungr Equal
!'mm<> S!ze; 21 112 X 5sl 114
Gen,,ral Information: Siandaro, Sl)%, Clad, Pine, 4 314', 3 114"
Exterior Color I Flnlsl1; Palnle<i, Slam'ard Endu,aclM, White
Interior Color *I* Finish: Prelinlshed White Paint Inte<lor
S•sh I Ponol: Ogee, Ogae, Slaooard, No Sash lugs
Glass: Insulated Dual Tempered Low-€ Advanced Lo,v-E Insulating Glass Argon Noo High Amrude
Hardwo>'e Optloos: Spoon-Style Lock, Distressed Srooze, WOCD (ASTM F2□90), No Limited Openir.g Hardware, No Sash Lift. No Integrated Sensor
SC Full Screen, Standald EoouraCled, White, S!andaro, ! n V - "'1
Performanco Inlor.,.tlon: U-Faclor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-0025S-00001, Performanc,, Claas CW, PG 50, catculated Positive DP Rating 50, Ca!cola!ecl tl<lgali1/e DP RaUng 50, Year Rated 00111, Clear Opening Widih iS.125, Clear Opening Height 24.!!62, Clear Opening Area 3.021!637, EgleSS Does no! meel. l)iplcal U'1i!ed States egress, but may comply wflh Jooof code requirements
Gri!la: ILT, No custom G<afe, *718"*, Trooifiooal (2W2H /2W2K), Putt)' Glaze, ()gee
Wrapping Information: No Exterior Trim, Peia Recommended C!eeraoce, Perlmele,- Length; 156".

I.loo#: •> location: • ... \Afiributes

130 W81

PK# 2105

Vrewed From Btlericr
Rough Op<enin;i: 29" X 56.75"

Architect, Traditional, Replacement Double Hung, 28.5 X 56,25, White

Qty 1

1; Traditloool, Non-Star.dard SlzeNon-Sta.ndard Size Double Hung, Equal
Frame Sfze: 28 1f2 X 56 114
General Infe<malfon: Standard, Sl)ile, Clad, Pine, 4314", 3114"
exterior Color I Finish: Painted, Standard End"racla<l, While
Interior Color I Finish: Prefrnlshed White Paint tnterlor
Sash I Panel: ()gee. Ogee, Standard, No Sash L"9•
Glass: Insulated Dual Ternp;,rad Low-E Advanced lov.<-E InslJlalir,g Glass Argon Non High Amlode
Hardwaro Options: Spoon-Slyle Lock, Oistres&ed Sronze, WOCD (ASTM F2D9Cf), No IlmIled Oponir,g Hardware, No Sash Lift, No Integrated Sensor
Semen: Fun Screen, Slandard EoooraCiad, White, Standard, InView'"
Performance Iolom,aUon: IJ-Factor 0.30,SHGC 0.25, VLT 0.47,. CPD PEL-N-233-00269-00001, Perlormanoe Class CW, PG 50, Galculated Positive DP RsUog 50, Calcuratec! Negative DP Rating 50, Year Raled 08It1, Crear Opening Widlh 25.125, Clear Opening Heigh! 24.062. Clear Opening Area 4.198318, Egress Does rot m<>0ttypical United Slates egress, but may oomp!y wilh local code requlremenls
Grille: ILT, No Custom Grine, 718", T r a d I - (3W2H I 3W2H}, Putty Glaze, ()gee
Wra;pping !nfonmatlon: No Exleoor Trim, PeBa Recommerrled Clearance, Perimslar Le'1glh ; 170".

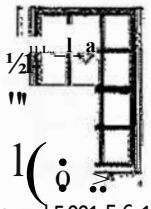
Customer: S'. iERS FtRST SOURCE • 00035 Projec! Name: ..ACEMENTS Quote Numbl .692304

line# Locatlen, -Attributes Qty

135 W83,SS

Architect, Traditional, Replacement Double Hung, 34,5 X 56.25, White

Qty 2



F:K# 2105

Viewed F,001 Ex6e11or
Rough Opening: 35• X 56.75"

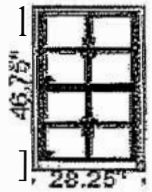
1: Traditional, Non-Standard SRzi&Non-Standard Sizo Double Hung, Equal frame Slze: 34 112 X 56 114
General Infu<mallon: Standard, S!yle, Clad, Pine, 4 314", 3 114"
Exterior Color / Finish: Painled, Stal'.ldatd Enduraclad, White
Inlerfor Colar· I finish: Prefinished Whila Paint Imeoor
Sash I Pane!: Oge•, Ogee, Standard, No Sash lugs
Sims: Insulated Dual L<iw-E Advanoeci Low-E Inrolating Glass Argon Non High Altitude
Ifardwam Options: Spoon-Style lock, Distressed Bronze, No Window Opening Conkol o.e,,,,;ce, No Umited Oi,er,lng Hardware, No Sash Lift, No Integrale<l Sensor
sc,.0n: Full Screen, Sranoord EnduraClad, White, Standard, InVlew" '
Performance I"lom,alion: U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEI-N-233--00255.00001. Perfoonance Class CW, PG 50, Galcutated PosEtlve DP Ralillg 50, Ca!cutated Negative DP Raling 50, Year Raiad 08[11, Gloor Openlog Width 31.125, Clear Opening Height 24.062, Clear Opening Area 5.200901, Egress Meets Typic,o for ground floor 5.0 sqft (E1) {United S Oniy)
Grill,,; JLT, No Custom Grille. 7/a·, Tradi!iooa! (3W2H / 3W2H), Pully Glaze, Ogee
Wrapping Information: No Exterior Trim, Pela Recommended Clearance, Penmeler Length D 182".

[Linell b,caUon, .Attrib.ules.

140 W84

Architect, Traditional, Replacement Double I-lung, 28.25 X 46.75, White

Qty 1



P U 2105

Viewed From Extetlor
Rough Opening: 28 - 3/4" X 47 • 114'

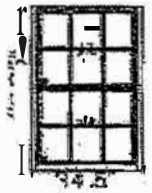
1: Traditional, Noo-Stan<ierd SlzeNon,-Stmdord Size- Double Hung, Equal Frnm•- Size: 28 1/4 X 46 3/4
General Informa!lon: Sianda<d, Style, aad, Pine, 4 314", 31/4"
Exterior Color I Flnlsh: Painted, Slaoclard Enduraclad, Wtiite
!n!Brlor C<ilo,r I Finish: Preflnlshed White Paint Inleoor
Sash / Panel: Ogae, Ogee, Slaooard, I\lo Sreh lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argoo Non High Alllltude
Hardwarn Options: Spoon-St e Lock, Dislressed SrrnzE, No WOCOW Opening COnlrol Device, No Limited Opening HardWare, No Sash Lift, No Integrated Sensor
Sere-en: Full Screen, Standard EnduraClad, White, SCandard, inV ™
P<lrformance Jnformatton: U-Factor 0.30, SHGC 0.25, VLT 0.47. CPD PEL-N-233--00259-00001, Performance C""5S CW, PG 60, Calculated Posllive OP Ra5ng so, Calculale<l i'legawe Of' Ral,ng 50, Year Rated IIBj11, Clear Opening Width 24,875, Clear Opoo,ng J-lelght 19.:,12, Clear Opon,n,g Area 3.336014, Egress Does nol meet !ypfcal Uniled Slales egress, but may comply 1,ith local code raquiramoots
Grille: !LT, No Custom Glile, 7/8",, Tradrricral (2W2H / 2W2H Putly Glaze, Ogee
Wrapping n:tior.miation.; No ExterlorTrim, Pella Recommended Clearance, Perimeter Length 150•'_

[Line# < .Li>o;ition: : Attrlb_u.tes]

145 W50

Archiled, Traditional, Replacement Double Hung, 34.5 X 5£.25, White

91:Y
1



I'K#
2105

Viewed F,001 Exierior
Roogh Open;ag: 35")(56.75"

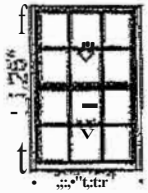
1: Tradttlonal,. Nor,-St,mdard S!zeNon-S!andard Size Double Hung, Equal
Frame s : 34 112 X 56 1f4
Genff.ai Inf.ormatfon: Standard, Style, Cfad, PJl'e, 4 314", 31/4.
Exlorior Color/ Finish: Painted, Siandard Enduracloo, White
Inler!or Color I Finish: Prefinfshed Wlllte Pain! Interior
Sasn f Paneff: Ogee, Ogae, Slandand, No $ash l u g s
Glass: InO<rialoo Dual Tempe;ed Low-E AdWlnced Lo,.,,.€ Insulating G I••• Argon Non High Altitude
Hari:fiware Options: Spoon-Style Loci(, Distressed Bronze, No Window Open.-.g Con!rol Device, No Llmlled Openjng Hardware, No Sash LITT, No Inle!]raled Senso.-
Sereen: Foll Screen, Standard EnduraClad, White, Slllin<lard, InVoew™
Performance Information: U-Factor 0.3-0, SHGC 0.25, VLT 0.47, CPD PEL-N-233–00259-00001, Performance Class CW, PG SO, Calculaled Positive CP Rating 50, Galcula!'"1 !11<>9a!ve CP Rating 50, Year Rated 08j11, Clear Opening Wldlh 31.125, Clear Opening Hoighl 24.062, Clear Opening Area 5.200001, Egress Meels Tl'll'cal for ground lfoor 5.0 sq!! (E1) (United Stares Oniy)
Grille: I I f, No Custom Grille, 7/8", Troollional (3W21-I / 3W2H), Pul!y Glaze, Qgoe
Wrapping Information: t,ic E,teriorlrim, Pel!a R<>CMlmended CiearaMe, Perlmaler Length 182".

[Line# . Location: . .. .:•Attributas]

146 W51-&

Architect, Traditlonal, Replacement Double Hung, 34.5 X 56.25, White

Qtv
3

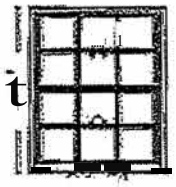


PK#
2105

\4owoo From Ex!erior
Rough Opening: 35" X 511.75"

1: Tradl!lonal, Non-Standard SlzeNon-Slandard St>le Oouble Hung, Equal
F,a.,... Stze: 34 i/2 X 56 114
Gonora! Jnformafion; standm, Sfyle, Clad, Pine. 4 3/4", 3 1/4"
Exl<>rlor Color I Finish: Painted, Standard Enduraclad. Wlille
In!<>rior Color I Finish: Pre!inlshed White Paint Interior
Sash I Panel: Ogee, Ogoo, S!andard. No Sash Lugs
Glass: Jnsulaled Dual Low-E Advanced low-E Insu!aling Glass Argoo Nan High Allitudo
Hardware Opfions: Spoor>-Style Loci<, Dlslressed Bronze, No Window Opening Cootrci O<>v,ce, No Limlted Ope,iing Hardware, No Sash Lfft, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InVlow" '
?orformanoe !nrormatlon: U-Factor 0.30, SHGC -0.25, VLT 0.47. CPD PEL-I\'-2 -00265-00001, Perlom1..-.ce Class CW, PG 50, Calculated Positive DP Rating 50, GalCtJ!ated Negeij\/e DP Rating 50, Year Rated 08111, aearOpenlng Wkllh SU 2 5 , Clear Opening Hefght 24.062, Clear Opening Arna 5.200001, Egra,;s Meets Typical for grou!'ld floor 5.0 sqft (El) (Uniled States Only)
Grll!e: ILT, No Custom Grille, 7/1!,', Tradllional {3W2H I 3W2H), Putty Glaze, ()gee
Wrapping J.nformation: No ExterlorT:rim, Pella Recommended Cfear.anoa, Piarlmeter Length = tS2 [1].

l line#.	.•teaffon:.	• :Attributes. •	!
"155	W1·Z	Architect, Traditional, Replacement Double I-lung, 34.5 X 46, White	2

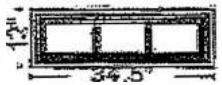


PK# 2105

Wewed From E>::lerior
Rough Openl119: 3$' X 46.5"

1: Tradilioool, Non-Staada,d SizeN0<>-Stondard Siz<> Double Hung, Equal
Frame Size: 34 1/2 X 46
General Informa!ion: Slandard, Style, Clad, Pine, 4 3;i4", 3 1/4"
Exterior Color I Flnlsh: Pai . Staooard Enduraciad, Whlte
Interior Color I FJolsh: f're!inlshed White Paint In!erior
Sash/ Panel: Ogee, Ogee, S!ar<Jard, No Sash Lugs
Glass: Insulated Dua! Lm,,_E Advaocsd low-E Insutatiog Glass Argon Non High Altilu<!e
Hardv,are Options: Spcoo-Slyie Lock; rnslressed Bronze, No Window Opening Control Deooe, No limited Openi"1) r!Mlware, No Sash lift, No Inlegrated Sensor
Screen: Fu! Scree<1, standard EnduraClad, While, Stsnda,d, InViow™
P e r f = n c e . Informat¥on: U-Factor 0:30, SHGC 0.25, V IT (l.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Cak:uial•d Pos;tlve DP Rating 50, Caleuiated Nega!we DP Ralir;g 50, Year Rated OOj 11, Clew Opening WJdij> 31.1:25, Clear Opening He!ghl 18.937, Clear Opening Area 4.093153, Egress lloos not meel lypical UnllP-<J Stales egress, I,J,Jl may comply wilh lOccl code requlremems
Grille: IIT, No Cusioo, Grille, 7/B", Traditional (3W21, / 3W2H], Pulty G , Ogee
Wrapping Inlormalion: No Exterlor Trim, Pella Reoommendod Clearance, Perimelsr Length= 161".

[,llne I'	\ •.'localion,. •,	• Attributes.	
100	WS	Architect Traditional, Sash Set, Fixed, 34.5 X 12, White	Qty 1



PK# 2105

Vlewoo From Exie<ior
Rough Opening: 35-114' X 12 ·314"

1: TradIllonal, No...Standard SlzeNon-Standard Size Flxe<l Sash S . I
Frame Size: 34112 X 12
General !nforrnaflon: SlaMard, Clad, Pioe, S', 311116"
Ex!erfo, Coro, I Flnlsh: Painted, Standard Enoorac!ad, White
!ntsrlo, Color/ Ffnlsh: PrellniShed Whit• Palnl Inleoor
Sash I Panel; Ogee, Oge,,, Sl'3!rldard
Glass: Insulated Dual low·E Advanced low-1::: Insulating Glass Argon Non High Alltlud•
Performance Info<ma!lon, U-Fact-0r 0.28, SHGC 0.27, \ILT 0.50, CPD PEL-N-1-53758--00002, Performance Class CW, PG 50, Calculaled Posmve DP Rating 50, Calculated Negallve DP R:allng 50, Year Rated 11
Grille: ILT, NoCus!om Grile, 7/fr', Tradili<>Ml (3W1H), Ogee, Ogee
Wrapping InformaMon: No E:xterioc Trim, 311116", 5", Factory Applied, Pela Recommended Clearance, Perlmeterlengln = 93".

Thank You For Your Interest In Pella® Products

ELLA **WARRANTY:**

Pella products are revered by Pella's limited warranties in effect at the time of sale. Al! applicable product warranlies are incorporated into and become a part of this contract Please see the warranties for romplele details, taking special note of !he two important notice sections regardfng fnstllation of Pella products and proper management of moisture within !he wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set oulln this contract. However, Pefla Corporation will not be liable for branch warranties which create obligations in addition lo or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideraijon the addition of a Roiscreen [or any other accessoryj to !he prod uci. You should consult your local building code to ensure your Pella products meet loca! egress requirements.

Per the manufacturer's limited warranty, unfmished mahogany exterior wlndows and doors must be finished upon receipt prior to installing and refinished annually, !hereafter. Varialrons in wood grain, color, texture o, natural characleris:tics are not covered under lhe limited warranty.

fNSYNCTIVE PRODUCTS: In addJ!lon, Pella Insynclive Products are covered by the Perra Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found al Insync.tive.pella.com. By installing or us,ng Your Insyncfive Products you are ackoowledging !he Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the Califomta Consumer Privacy Act (CCPA), California residents have specific rights to request this informatk>n, request to delete this informafion, and opt out of the sharing or sale of ihis information to third parties. To 1eam more about our collecllon practices and your rights under the CCPA please vfsft our link htjps://www.pella.comlcal!fomla-rlghls-pollcyl at peila.oom.

ARBITRATION A!lIO CLASS ACTION WAIVER (ARBITRATION AGREEMENT1

YOU and Pella and its subsidlarfes and the Pella Branded Dislributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOOI)S AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES .ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providfng nollce to Pefla no later than ninety (90) calendar days from the date You purchased orolherwise look ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pelfawebsupoort@pella.com, wllh the subject line: "Arbttralion Op! Out• or by caJflng (877) 473-5527. Opling out of the Arbitration Agreemenl wil not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and condiilons of this Arbitration Agreement, whlch are Incorporated herein by reference, please visit 1N';Wl.oella.e-0mlarbitra6on or e-mail lo pellawehsupport@pella.com, wtth the subject line: "Arbitration Details" or call (877) 473–5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRAN(;AIS SEE PELLA.COM/ARBITRATION. DEARBfTRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbilraje") EN ESPAf:iOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its oblJga!ions under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control {force maj eure event), inoludlng but not fim ited to ealihq uakes, unusually severe weather and other Acts of God, lire, strikes and labor unrest, epidemics, riots, war, civfl unrest, and government interventions. Seller shan give timely notice of a force majeure event and take such reasonable action to mitigate !he impacts of such an event.

Product Performance Information:

I.J-Factor, Solar Heat Gain Coefficient (Sf-JGC), and Vlslble Light Transmittance (VLT} are certified by the National Fenestration Rating Council (NFRC),

Ma·nufacturer st;pulates ihai these ratings conform to applicable NFRC procedures for determining whole product performance, NFRC ratings are detemiined for a fixed set of environmental conditions and a specific product size. NFRC doo,s not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Periormance Grade {PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certificaton requires the perfonnance of at least one product of the product line lo be tested in accordance with the applicable performance standsrds and verified by an independent parly. The certification indicates that the product(s) of !he product line passed !he applicable tests. The certification does not appjy lo mulled and/or product ccmbinations unless noted. Actual product rasulls will vary and change over the products life.

For more performance informatlon along with information on Florida Product Approval System (FPAS) Number and Texas Dept of Insurance (TDt) number go to www.pella.com/performanoe.

EXHIBIT A-3.29

EXHIBIT A-4.2

EXHIBIT A-4.3

EXHIBIT A-4.5

EXHIBIT A-4.7

EXHIBIT A-4.9

COA-2022-00098 (70 PAGE RD.)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of the existing asphalt shingles with a metal roof at 70 Page Rd. The property is identified as Moore County PID Number 00021628. The property owners are Paul O. Blake, Jr. and Charles E. Helbling, Jr. and the applicant is Charles E. Helbling, Jr.

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
5/10/2022

MEMO DETAILS:
Please, see the attached items relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-3

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: May 17, 2022
Subject: **Major COA Request for 70 Page Rd.**

Applicant:	Charles E. Helbling, Jr.
Owners:	Paul O. Blake, Jr. and Charles E. Helbling, Jr.
Property Location:	70 Page Rd.
Land Use:	Single Family Residential
PID#	00021628
COA#:	2022-00098

Request and Background: ☐ **Contributing** ☒**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for the replacement of the existing asphalt shingles with a metal roof. The property is further identified as Moore County PID Number 00021628. The structure was built in 1986 and is located on +/- .563 acres.

The existing black asphalt shingles are proposed to be replaced with black metal, 29 gauge roofing. The property is listed as non-contributing within the Pinehurst Historic District. The applicant has provided photos and materials list.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, replacement of roofing material not the same style, material and color is considered Major Work requiring review by the Historic Preservation Commission.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. SECTION III.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.
2. SECTION III.A.4 - If repair or replacement of an entire roof is necessary, the new material *should* match the existing material in composition, dimension, size, shape, color, pattern and texture.
3. SECTION III.A.5 - Metal roofs *should* be compatible with the architecture of the existing structure and the material *should* be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
4. SECTION III.A.6 - If standing seam metal roofs are used on residences, the seams *should* not exceed 1 inch in height and one quarter (1/4) inch in width.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. According to the applicant, the proposed metal roof rib height is 1", the thickness is 29 gauge and the color is "glossy black". The color is not one of those listed as acceptable in Section III.A.5. The Commission would need to determine if this request is compatible with the architecture of the structure and congruous with the district. Metal roofs are present on residential structures within the district.

EXHIBIT S-1.3

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

May 12, 2022

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, May 26th, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

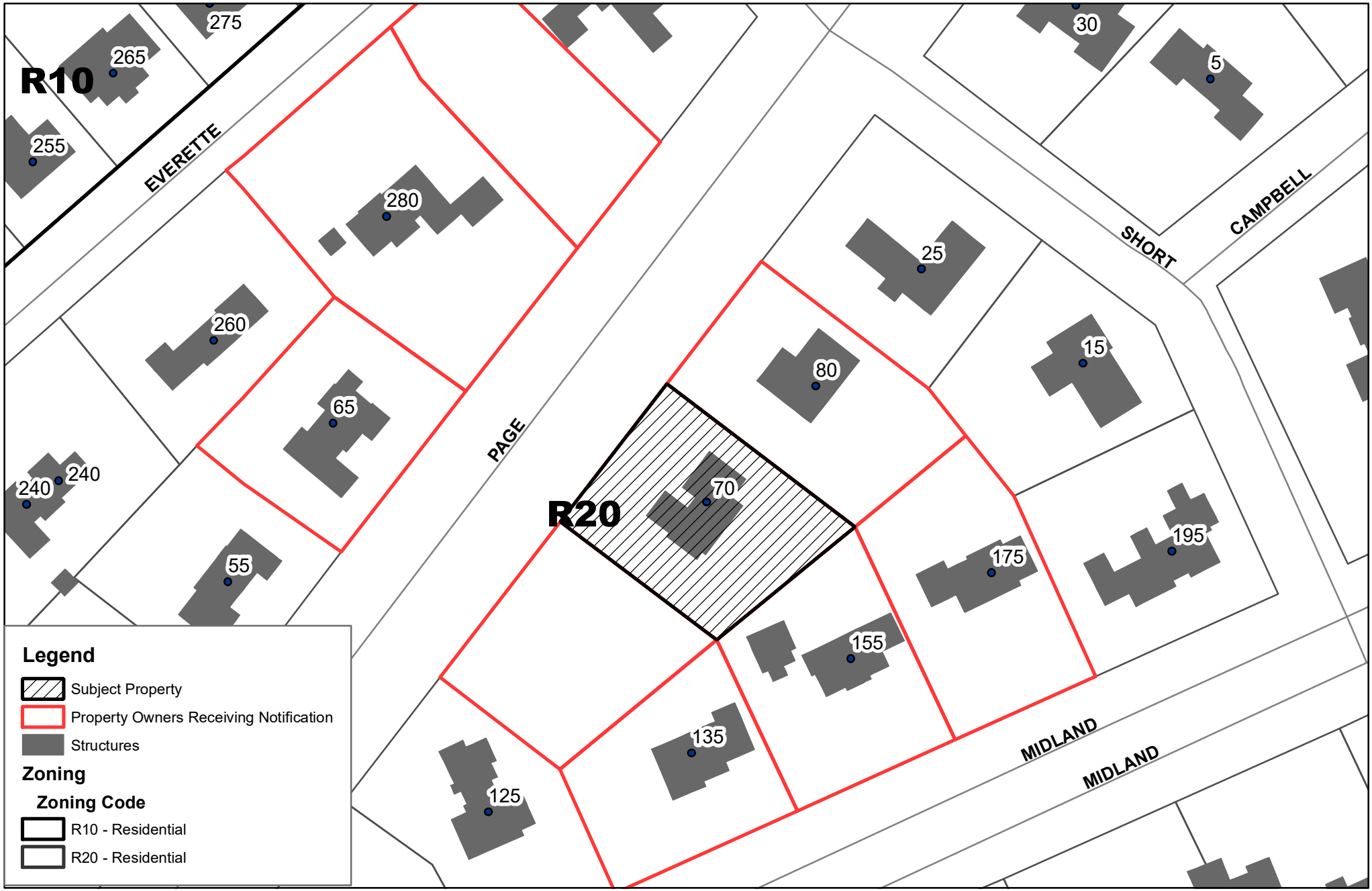
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of the existing asphalt shingles with a metal roof at 70 Page Rd. The property is identified as Moore County PID Number 00021628. The property owners are Paul O. Blake, Jr. and Charles E. Helbling, Jr. and the applicant is Charles E. Helbling, Jr.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: https://pinehurst.novusagenda.com/agendapublic/.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

Public Hearing Notification Map **EXHIBIT S-1.4**



0 30 60 120 180 240 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/11/2022

May 26, 2022
Historic Preservation Commission
70 Page Road Major COA

1895 VILLAGE OF PINEHURST

N W E S

EXHIBIT S-1.5

HODGES JAMES ALEXANDER TRUSTEE
HODGES KAREN DIXON TRUSTEE

763 MALCOLM AVE

LOS ANGELES CA 90024

BURNT SIENNA PROPERTIES LLC

160 LAKESIDE COURT

PINEHURST NC 28374

SHAW CAROLYN HOWELL

PO BOX 626

PINEHURST NC 28370

TURNER RICHARD C & SUSANNA B

PO BOX 1363

PINEHURST NC 28370-1363

CIRIGLIANO THOMAS & GRACE C

PO BOX 3879

PINEHURST NC 28374

SHAW CAROLYN HOWELL

PO BOX 626

PINEHURST NC 28370

BLAKE PAUL O JR HELBLING CHARLES E JR

70 PAGE RD

PINEHURST NC 28374

ADDEO GREGORY MICHAEL VARELA-ADDEO LAURA ELENA

3459 BLANDFORD WAY

DAVIDSONVILLE MD 21035

KNIGHT ALAN & KNIGHT KEVIN & O'DONNELL MARY KNIGHT

8717 CARRIAGE TOUR LN

RALEIGH NC 27615

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

Applicant			
Name		Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure			
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☐ No	
Includes Tree Removal		☐ Yes ☐ No	

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding				
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

☐ Site Plan/Survey or Sketch
☐ Elevation Drawings
☐ Photos of Existing Site
☐ Floor Plans
☐ Landscaping Plan

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____ Date: _____

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: _____

EXHIBIT A-1.5

COA-2022-00098 - 70 Page Rd

Menu Help

File Date: 05/04/2022

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work:

Application Name: 70 Page Rd

Address: 70 PAGE RD, PH, 28374

Owner Name: BLAKE, PAUL O JR

Owner Address: PINEHURST, NC 28374

Parcel No: 00021628

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Charles Helbling		Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
Yes	9106909785	Contractor	Nic Knowell		

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure
Replace existing asphalt shingles with metal roof

Type of Work
_

Existing Use
Single Family Medium Density

Proposed Use
Single Family Medium Density

Includes Demolition?
Yes

Includes Tree Removal?
No

COA Number
_

Conditions of COA (If Any)
_

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
_	_	_

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

EXHIBIT A-1.6

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
asphalt shingle	black	metal 29 gauge	black

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

EXHIBIT A-1.7

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	05/04/2022	Shelby Grow
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status: Name Short Comments Status Apply Date Severity Action By

Documents: File Name Document Group Category Description Type Document Status Document Status Date

Show all

Application Comments:

View ID	Comment	Date
SGROW	Could not upload permit application.	05/04/2022
SGROW	None	05/04/2022

Initiated by Product: AV360

Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments

Required Inspections:

70 Page Rd, Pinehurst, NC 28374-8744

EXTENDED COVERAGE 2D

Report Details Report:45898419

Roof Details

Total Area =3,756 sq ft
Total Roof Facets =11
Predominant Pitch = 6/12
Number of Stories <=1
Total Ridges = 122 ft
Total Valleys = 87 ft
Total Rakes = 207 ft
Total Eaves = 158 ft

Report Contents

Images 1
Length Diagram 2
Pitch Diagram 3
Area Diagram 4
Notes Diagram 5
Report Summary 7

eagleview

SATISFACTION EXTENDED COVERAGE GUARANTEED

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Measurements provided by EagleView

Contact: Nicholas Knowell
Company: 3 Bro's Roofing
Address: 6 Short Hills Ln
Pinehurst, NC 28374
Phone: 803-530-0033

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Images

The following aerial images show different angles of this structure for your reference.

EXTENDED COVERAGE 2D

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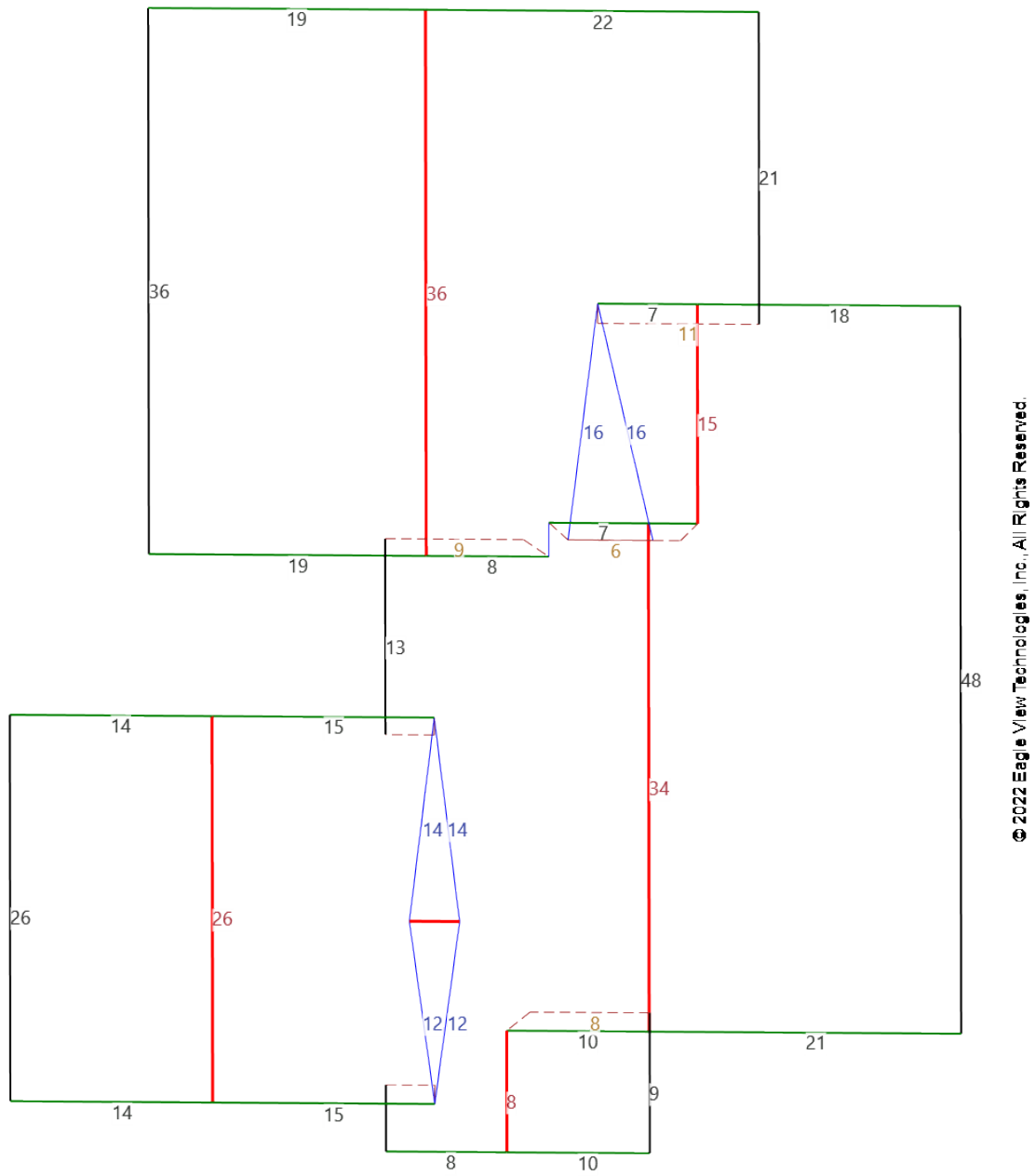

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Length Diagram

Total Line Lengths:

Ridges = 122 ft
Hips = 0 ft
Valleys = 87 ft
Rakes = 207 ft
Eaves = 158 ft
Flashing = 10 ft
Step flashing = 44 ft
Parapets = 0 ft

Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

EXTENDED COVERAGE 2D

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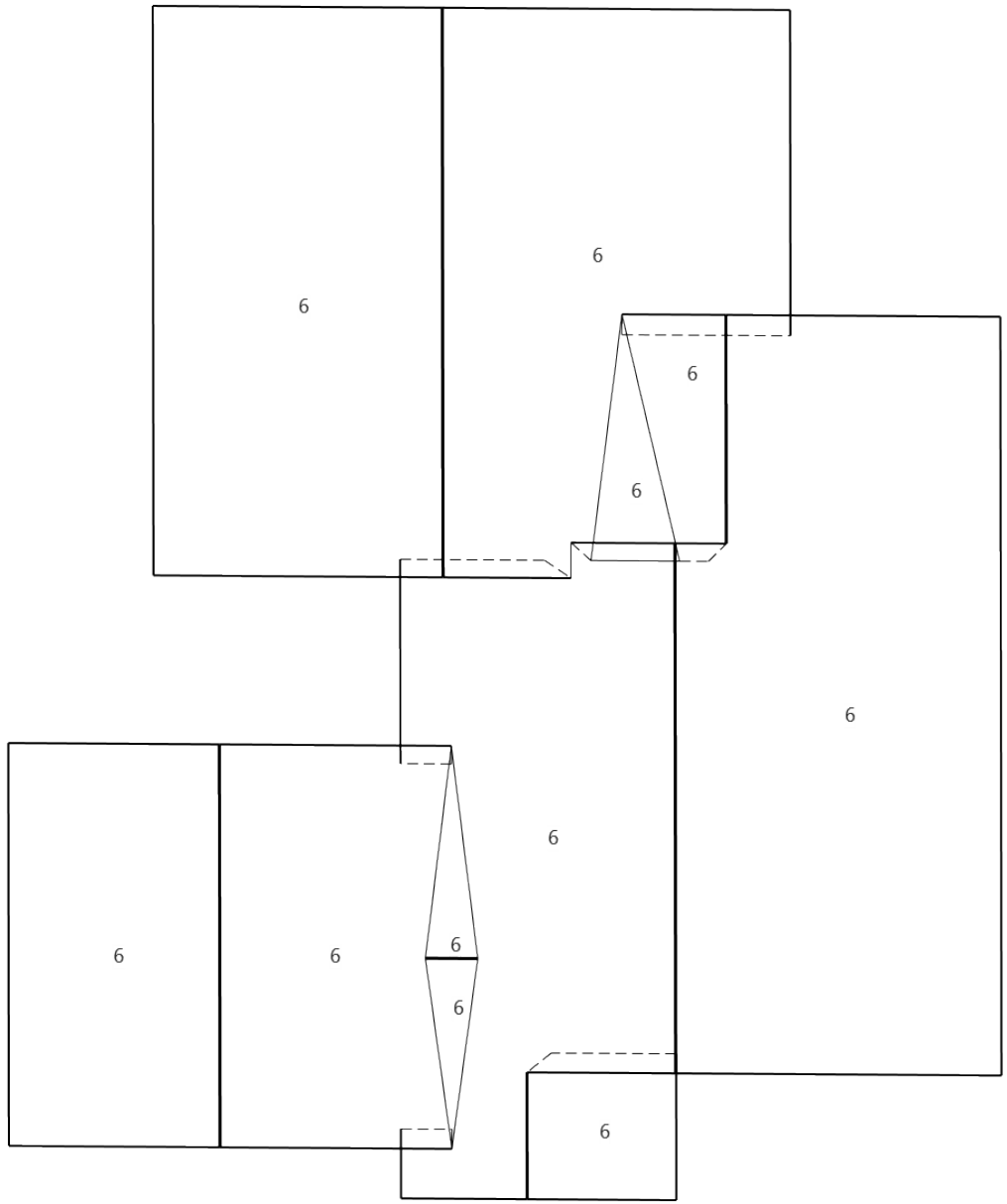

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Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 6/12.

Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

Pitch Diagram Disclaimer: With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. Refer to pitch table for more information.

EXTENDED COVERAGE 2D

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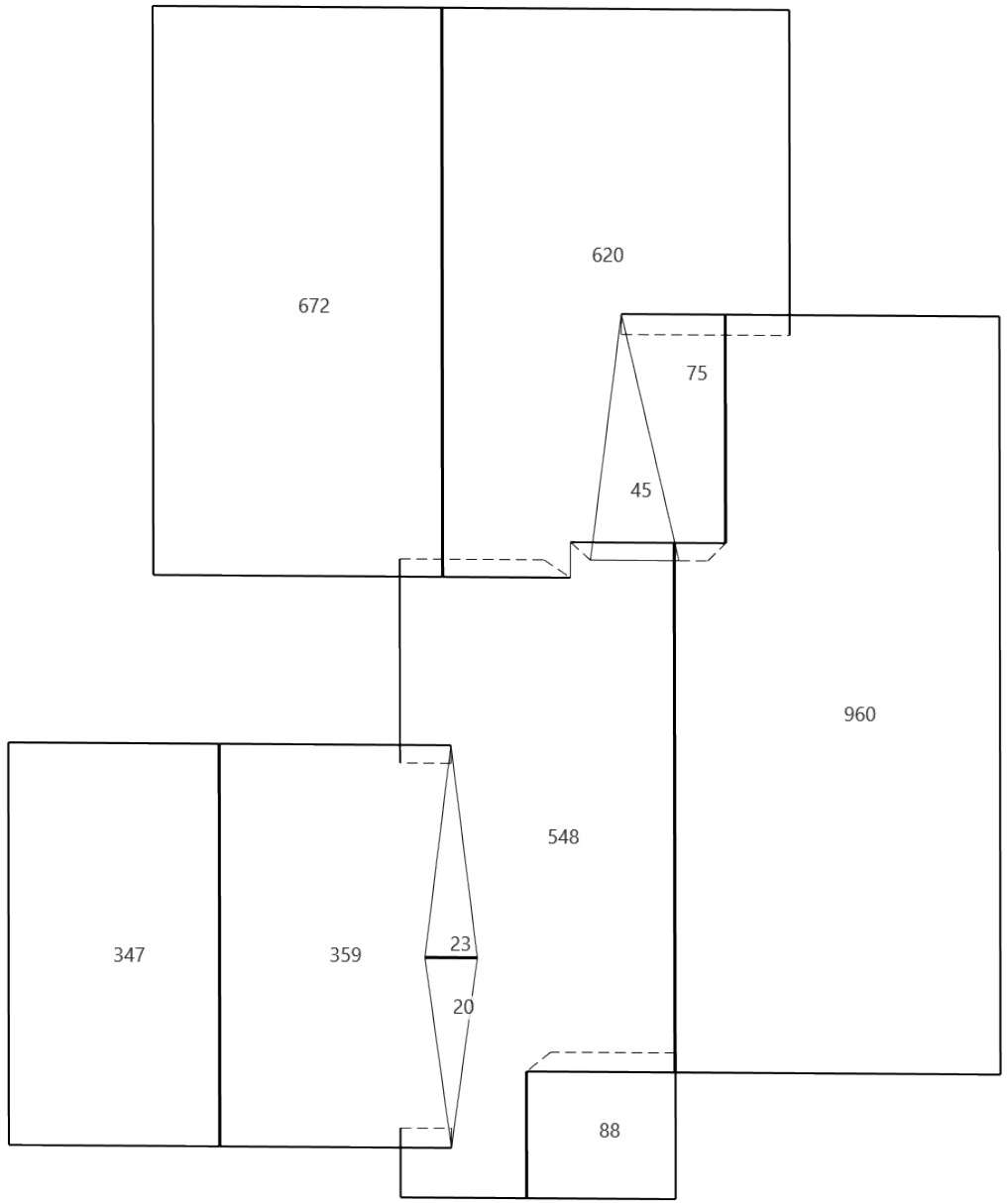

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Area Diagram

Total Area = 3,756 sq ft, with 11 facets.

Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square feet after being totaled).

EXTENDED COVERAGE 2D

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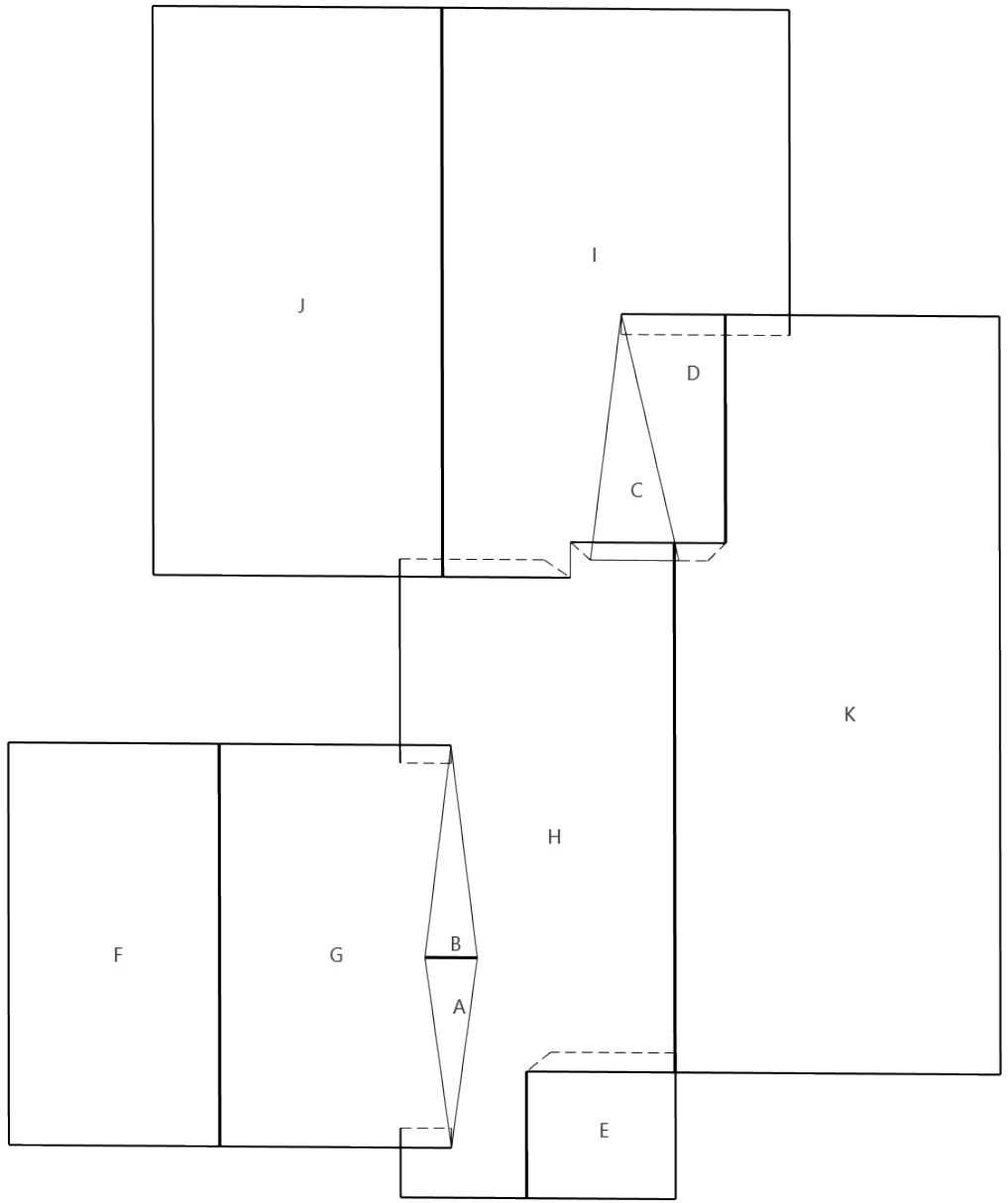

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Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.

EXTENDED COVERAGE 2D

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Facet Area (sq ft) Based Upon Pitch

The area for each facet appears in the column under the appropriate pitch.

Facet	Pitch(inches per foot)										
	0	2	4	6	8	10	12	14	16	18	20
A	18.2	18.5	19.2	20.3	21.9	23.7	25.7	28	30.3	32.8	35.4
B	20.3	20.6	21.4	22.7	24.4	26.4	28.7	31.2	33.8	36.6	39.5
C	39.8	40.3	42	44.5	47.8	51.8	56.3	61.2	66.3	71.8	77.4
D	67.1	68	70.7	75	80.6	87.3	94.9	103.1	111.8	121	130.4
E	78.8	79.9	83.1	88.1	94.7	102.6	111.4	121.1	131.3	142.1	153.2
F	310	314.3	326.8	346.6	372.6	403.5	438.4	476.3	516.7	558.9	602.5
G	321.3	325.7	338.7	359.2	386.2	418.2	454.4	493.7	535.5	579.2	624.5
H	490.2	497	516.7	548.1	589.1	638.1	693.2	753.2	817	883.7	952.8
I	554.3	561.9	584.3	619.7	666.2	721.5	783.9	851.7	923.8	999.3	1077.4
J	601.1	609.4	633.6	672.1	722.4	782.5	850.1	923.6	1001.8	1083.6	1168.3
K	858.3	870.1	904.7	959.6	1031.5	1117.3	1213.8	1318.9	1430.5	1547.3	1668.2
Total	3359	3406	3541	3756	4037	4373	4751	5162	5599	6056	6530

EXTENDED COVERAGE 2D

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Each value is rounded to the nearest square foot. The totals are based on the unrounded values.

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Areas per Pitch	
Roof Pitches	6/12
Area (sq ft)	3755.9
% of Roof	100%

Disclaimer: The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. With Extended Coverage, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

Structure Complexity		
Simple	Normal	Complex

Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	**0%**	4%	7%	**9%**	11%	14%	19%	24%	29%
Area (Sq ft)	**3756**	3907	4019	**4095**	4170	4282	4470	4658	4846
Squares *	**37.66**	39.33	40.33	**41.00**	42.00	43.00	45.00	46.66	48.66
	Measured			**Suggested**					

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

Report Summary

Below is a measurement summary of the values presented in this report.

Total Roof Facets = 11

Property Location

Longitude = -79.4590670
Latitude = 35.1994113

Notes

There were no changes to the structure in the past four years.

Lengths, Areas and Pitches

Ridges = 122 ft (6 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 87 ft (7 Valleys)
Rakes* = 207 ft (16 Rakes)
Eaves/Starter** = 158 ft (7 Eaves)
Drip Edge (Eaves + Rakes) = 365 ft (23 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 10 ft (4 Lengths)
Step flashing = 44 ft (10 Lengths)
Total Area = 3,756 sq ft
Predominant Pitch = 6/12

EXTENDED COVERAGE 2D

Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=70+Page+Rd,Pinehurst,NC,28374-8744
Directions from 3 Bro's Roofing to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=6+Short+Hills+Ln,Pinehurst,NC,28374&daddr=70+Page+Rd,Pinehurst,NC,28374-8744

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* Rakes are defined as roof edges that are sloped (not level).
** Eaves are defined as roof edges that are not sloped and level.

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EXHIBIT A-3.1

EXHIBIT A-3.2

EXHIBIT A-3.3

EXHIBIT A-3.4

EXHIBIT A-3.5

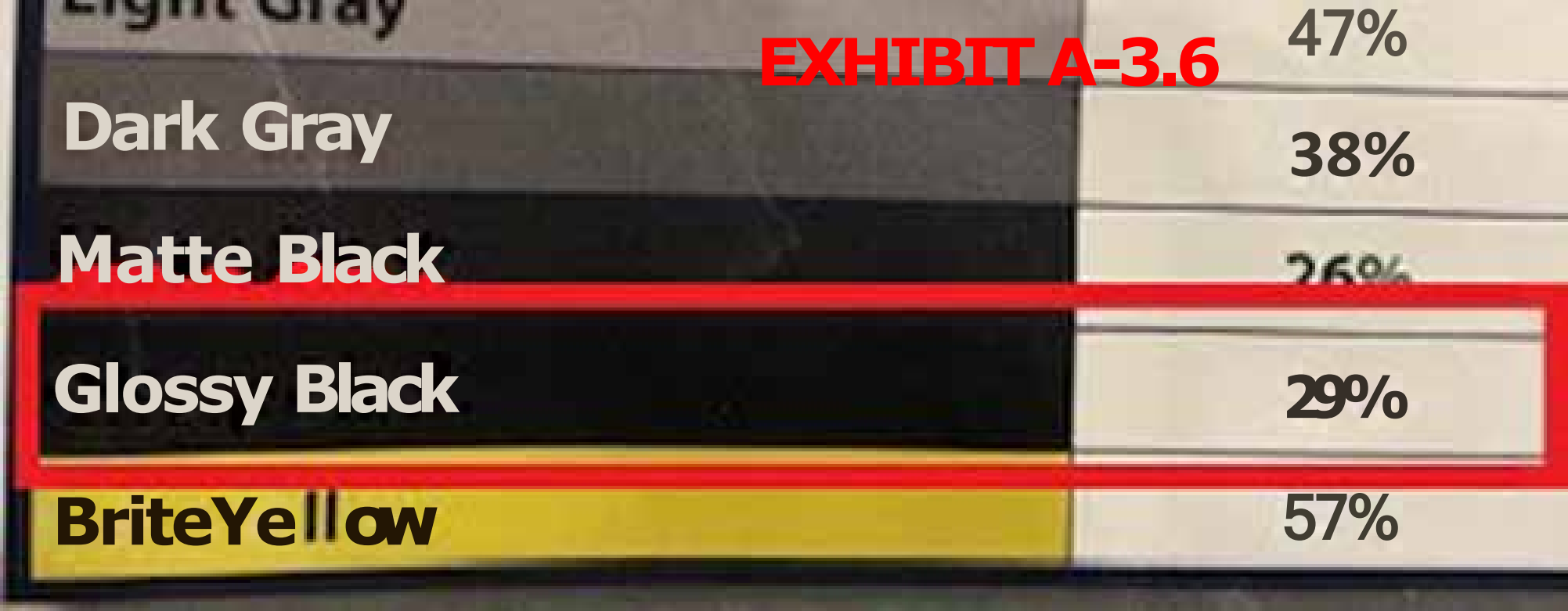


EXHIBIT A-3.6
47%
Dark Gray
38%
Matte Black
Glossy Black
29%
BriteYellow
57%

COA-2022-00100 (1 CAROLINA VISTA)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an approximately 1,900 square foot outdoor testing facility. The property is identified as Moore County PID Number 00025799. The property owners are Pinehurst, Inc. and Clubcorp, and the applicant is Calvin Burkley of Pinehurst Resort and Country Club.

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
5/10/2022

MEMO DETAILS:
Please, see the attached items relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-2

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: May 19, 2022
Subject: **Major COA Request for 1 Carolina Vista**

Applicant:	Calvin Burkley
Owners:	Pinehurst, Inc. and Clubcorp
Property Location:	1 Carolina Vista
Land Use:	Recreational Development
PID#	00025799
COA#:	2022-00100

Request and Background: ☒ **Contributing** ☐**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for the construction of a new testing facility. The property is further identified as Moore County PID Number 00025799. The existing structures were built in 1901 and 1935 and are located on +/- 182.27 acres.

The proposed outdoor testing facility will consist of four bays for testing equipment, control room, and small Visitors' lobby. The proposed elevation materials are fiber cement siding in "Creamy White" (OC-7), fiber cement trim in "Mayonnaise" (OC-85), aluminum clad wood windows in "Black", brick foundation in "Lee Brick 206", aluminum clad wood and glass front door in "Black", aluminum and glass garage door in "Black", asphalt shingles in "Weathered Wood", and brick front porch / patio / sidewalk in "Pathway Full Range". The property is listed as contributing within the Pinehurst Historic District. The applicant has provided plans, photos, and materials lists.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the

proposed request is congruous with the Historic District.

Applicable Standards:

VI. COMMERCIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

1. SECTION VI.B.1 - New commercial construction **must** be congruous with the existing commercial buildings in the Pinehurst Historic District and *should* follow the architectural tradition of one and two-story structures.
2. SECTION VI.B.2 - New commercial construction *should* reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
3. SECTION VI.B.3 - Windows *should* be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
4. SECTION VI.B.4 - Glass curtain walls, reflective glass, and painted or darkly tinted glass are **not permitted**.
5. SECTION VI.B.5 - Facade materials *should* consist of brick, shake, wood clapboard, or a similar compatible substitute material.
6. SECTION VI.B.6 - Entrances *should* reflect the character found on existing commercial buildings in the Pinehurst Historic District.
7. SECTION VI.B.7 - Roof forms *should* be congruous with those on existing commercial buildings in the Pinehurst Historic District.
8. SECTION VI.B.8 - New buildings **must** be in colors that are in the Village of Pinehurst Color Palette.

D. UTILITIES AND SERVICE AREAS

9. SECTION VI.D.1 - All roof and wall-mounted mechanical, electrical, skylights and solar panels, as well as vent pipes, **must** be screened from the public view.
10. SECTION VI.D.2 - Required service areas for a building *should* blend with the building and be screened so that they do not draw attention to the functionality of the area.

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

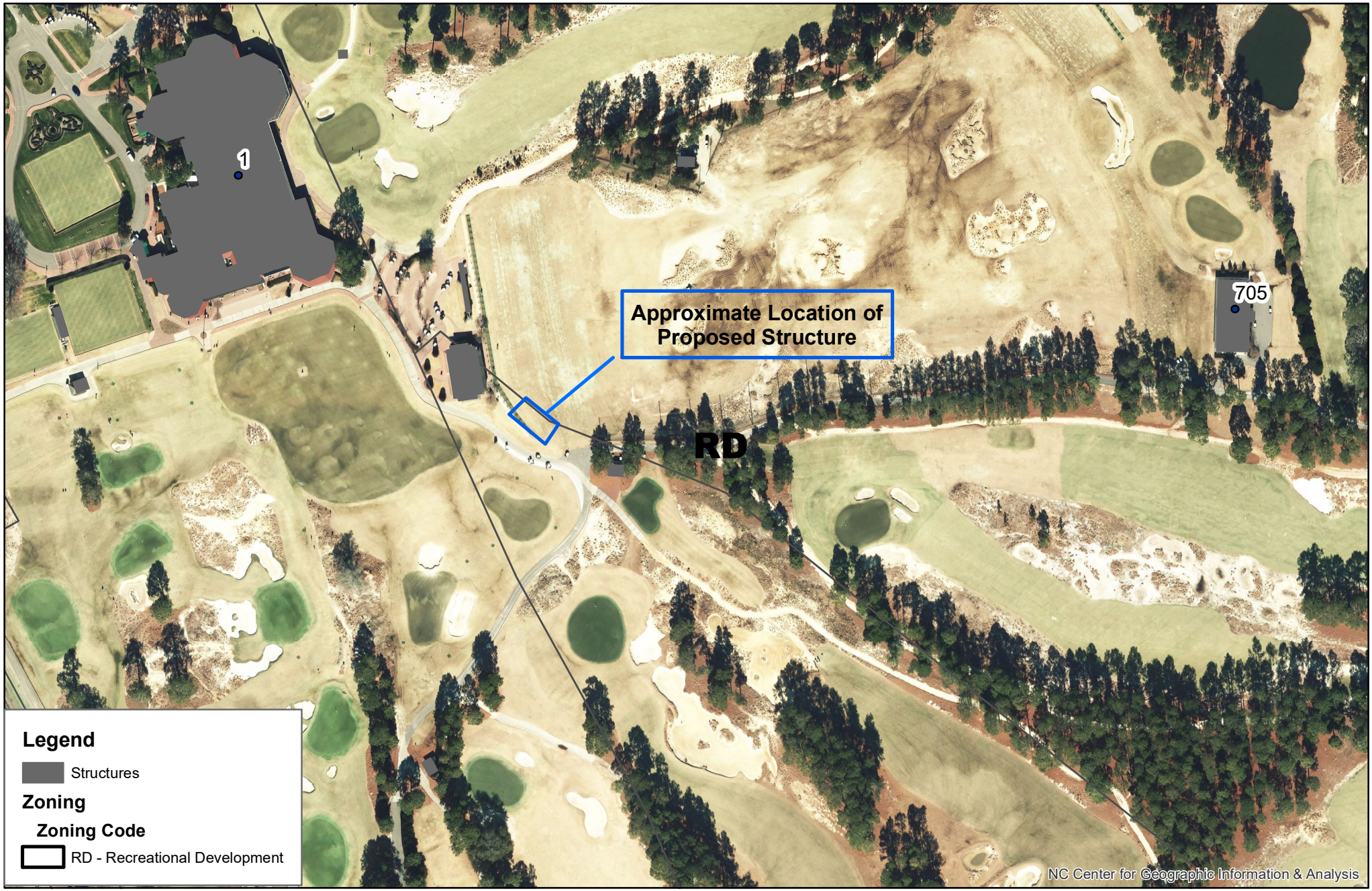
11. SECTION VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
12. SECTION VII.C.5 – Mechanical equipment such as air conditioners or heat pumps, *should* be located on non-characterdefining elevations of the structure whenever possible. These systems *should* be screened by the use of planted material or appropriate fencing if they are easily visible from the street.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed new construction closely resembles the architectural character of adjacent and nearby structures on the site including the Padgett Learning Center and the recently constructed Cradle Pavilion. The proposed materials and colors meet the standards. The Commission will need to determine if the proposal is congruous with existing commercial buildings in the district and follows the architectural tradition of one and two-story structures.

Aerial Map

EXHIBIT S-1.3



Legend

Structures

Zoning

Zoning Code

RD - Recreational Development

0 62.5 125 250 375 500 Feet

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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

P:\esri\Base Map for Boards.mxd

5/11/2022

May 26, 2022
Historic Preservation Commission
1 Carolina Vista Major COA

1895 Village of Pinehurst

N W E S

EXHIBIT S-1.4

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

May 12, 2022

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, May 26th, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

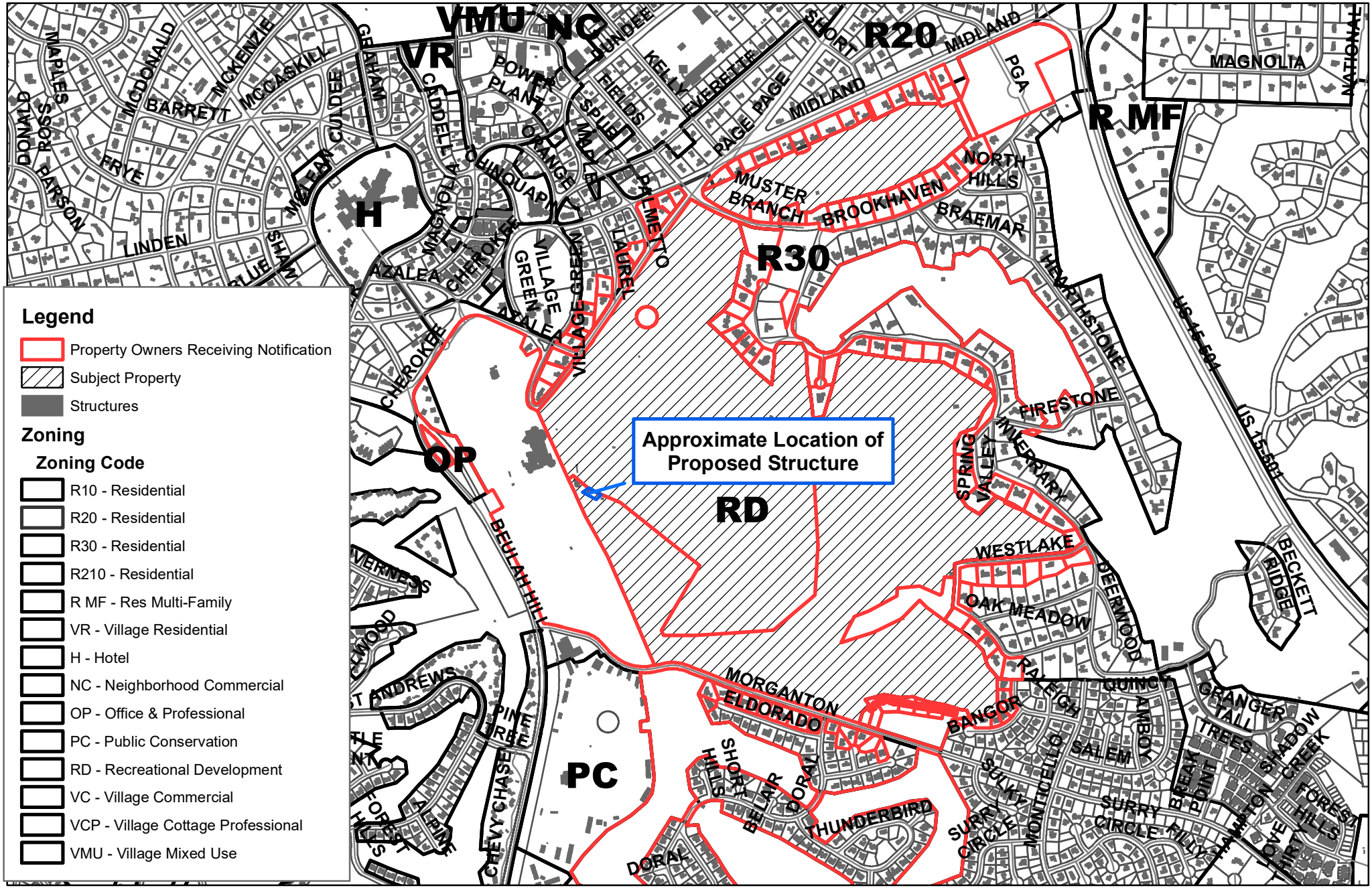
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an approximately 1,900 square foot outdoor testing facility. The property is identified as Moore County PID Number 00025799. The property owners are Pinehurst, Inc. and Clubcorp, and the applicant is Calvin Burkley of Pinehurst Resort and Country Club.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: https://pinehurst.novusagenda.com/agendapublic/.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

Public Hearing Notification Map **EXHIBIT S-1.5**



Legend

- Property Owners Receiving Notification
- Subject Property
- Structures

Zoning

Zoning Code

- R10 - Residential
- R20 - Residential
- R30 - Residential
- R210 - Residential
- R MF - Res Multi-Family
- VR - Village Residential
- H - Hotel
- NC - Neighborhood Commercial
- OP - Office & Professional
- PC - Public Conservation
- RD - Recreational Development
- VC - Village Commercial
- VCP - Village Cottage Professional
- VMU - Village Mixed Use

0 375 750 1,500 2,250 3,000 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
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as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/11/2022

May 26, 2022
Historic Preservation Commission
1 Carolina Vista Major COA

1895 Village of Pinehurst

N W E S

MCMORAN BRUCE & LYNETTE
70 OAK MEADOW RD
PINEHURST NC 28374

WALDRON ROBERT F
925 MORGANTON ROAD UNIT 2-C
PINEHURST NC 28374

.COM PROPERTIES LLC
1401 COULTER DRIVE NW
ROANOKE VA 24012

KEYS ROY & ANNE
10 MIDLAND ROAD
PINEHURST NC 28374

MEYER THOMAS MEYER REBECCA
9 RALEIGH DR
PINEHURST NC 28374

CARLISLE SAM Q II CARLISLE CATHRYN S
PO BOX 1209
PINEHURST NC 28370

KINMAN NANCY GARDNER
1736 MT VERNON DR
COVINGTON KY 41011-3663

GRAHAM ROBERT B & BARBARA A
110 BROOKHAVEN RD
PINEHURST NC 28374-7087

ROYAL ALEXANDER T & PATRICIA T
10 ELDORADO LN
PINEHURST NC 28374

FAIRWAY'S TOWNHOMES ASSO THE
375 PINEHURST AVE STE 6
SOUTHERN PINES NC 28387

PINEHURST LLC
PO BOX 4000
PINEHURST NC 28374

SAIGOL MELANIE KATHRYN
PO BOX 4480
PINEHURST NC 28374

MARTIN KARL MARTIN KELLY
11 RALEIGH DRIVE
PINEHURST NC 28374

CLARK KEVIN R
8 ELDORADO LN
PINEHURST NC 28374

SMITH MARY CHRISTINE TRUSTEE
50 DOLPHIN DRIVE
SAINT PETERSBURG FL 33706

KINNEY DONALD FREDERICK & RAE ANNE
50 GINGHAM LN
PINEHURST NC 28374

DEWAR PATRICK M DEWAR ROBERTA F
100 MIDLAND ROAD
PINEHURST NC 28374

VILLAGE GREEN EAST LLC
352 COURTYARD LN
FAYETTEVILLE NC 28303

ACRES RANDY L PHAN SOEK YIE
55 PALMETTO ROAD
PINEHURST NC 28374

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PINEHURST NC 28374-7087

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PINEHURST NC 28374

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PINEHURST NC 28374

THOMAS ROBERT C TRUSTEE THOMAS JANE W TRUSTEE
230 MIDLAND RD
PINEHURST NC 28374

PLUMMER WESLIE PLUMMER REBECCA
585 ST ANDREWS DRIVE
PINEHURST NC 28374

BELL DAVID N BELL JANET L
15 MUSTER BRANCH RD
PINEHURST NC 28374-8742

BOWLES DAVID R PENNINGTON NELL VICTORIA
7937 GREENVIEW TERRACE CT
CHARLOTTE NC 28277

KING MARK H & LESLIE W
12 OYSTER LANDING RD
HILTON HEAD ISLAND SC 29928

SCHOENER JAMES M & BRENDA N
786 COUNTRY CLUB DR
SAINT CLAIR SHORES MI 48082

FELTHOUSEN KRIS J FELTHOUSEN MELISSA D
164 WESTSIDE LN
POWELLS POINT NC 27966

GROSS PETER K GROSS SIGRID K
80 BROOKHAVEN RD
PINEHURST NC 28374

CIGICH WILLIAM R COOK DEBORAH ANN
50 BROOKHAVEN ROAD
PINEHURST NC 28374

KERR TIMOTHY FOWNES
15 LAUREL RD
PINEHURST NC 28374-9354

AED MANAGEMENT LLC
771 PEYTONVILLE AVE
SOUTHLAKE TX 76092

290 INVERRARY ROAD LLC
290 INVERRARY ROAD
PINEHURST NC 28374

ESQUIRE EXCHANGE LLC
120 APPLECROSS ROAD
PINEHURST NC 28374

PRINCE WILLIAM HAROLD PRINCE SHIRLEY B
157 SPRING CREEK LANE
WILMINGTON NC 28411

EQUITY TRUST COMPANY CUSTODIAN F/B/O KARL L MARTIN IRA
11 RALEIGH DRIVE
PINEHURST NC 28374

WEIL TERESA WEIL GEOFFREY
80 MIDLAND ROAD
PINEHURST NC 28374

PARKER PATRICIA HOLT
120 BROOKHAVEN ROAD
PINEHURST NC 28374

GERSHEY JOHN N JR. GERSHEY ANNE RUSHMORE
104 OLD FIELD RD
WAVERLY TOWNSHIP PA 18411

KARSCIG JOHN JR & JOHANNA
PO BOX 1823
PINEHURST NC 28374-1823

LEHTO PAUL V JR & KAREN L
5 MONTCLAIR CT
PINEHURST NC 28374

LEE CLARENCE V III & EVELYN B
350 INVERRARY ROAD
PINEHURST NC 28374

BATTIS PAUL W & BONNIE P BATTIS JEFFREY OWEN
60 LONG HILL RD
DOVER NH 3820

GRIMSHAW GREGORY R GRIMSHAW AMANDA K
30 VILLAGE GREEN ROAD
PINEHURST NC 28374

DUNCAN BRUCE JAMES DUNCAN LANA M
10 FIELDS ROAD
PINEHURST NC 28374

KOWACK ERIC P & STEPHANIE L
3435 LADY HILL RD
SAN DIEGO CA 92130

HANDCHEN RICHARD HANDCHEN CRYSTAL
30 ELDORADO LANE
PINEHURST NC 28374

GRANVILLE BLANCHARD GRANVILLE ELSIE
60 BROOKHAVEN ROAD
PINEHURST NC 28374

CRABTREE CHARLES M & CRABTREE AMY S
90 BROOKHAVEN ROAD
PINEHURST NC 28374

BOZOIAN SAMUEL RIGGS
60 MIDLAND ROAD
PINEHURST NC 28374

HEFERLE THOMAS R & SMITH KATHLEEN A
WINTERSET FARM 11935 SECOR RD
PETERSBURG MI 49270

ANDERSEN WENDY J
160 BROOKHAVEN ROAD
PINEHURST NC 28374

BROOKS DAVID A BROOKS DOLORES E
2 B DOGWOOD TER
PINEHURST NC 28374

SELI JAMES J & BELL VICKIE L
10221 UPPINGHAM CT
RICHMOND VA 23235

COPPLE VINCENT BLAKE CO-TRUSTEE COPPLE SUSAN BOESEN CO-TRUSTEE
15 INVERRARY CT
PINEHURST NC 28374

MORLAND GILBERT ROBIN C/O THOMAS T WILLIAMS
505 S VALLEY RD
SOUTHERN PINES NC 28387

PETERSON KENT A & JEANETTE C TRUSTEES
15 RALEIGH DR
PINEHURST NC 28374

BEHRINGER KYLE WILLIAM BEHRINGER JAMEY LYNNE
21356 SADDLE LANE
MOKENA IL 60448

PELEKOUDAS WILLIAM S PELEKOUDAS VERA M
60 ROCKLAND LN
PINEHURST NC 28374

MOST KEVIN P
920 BURNHAM COURT
AURORA IL 60502

PINEHURST INC CLUBCORP
PO BOX 4000
PINEHURST NC 28374-4000

MULHERON GEORGE W MULHERON JANET G
200 INVERRARY ROAD
PINEHURST NC 28374

BROWN WILLIAM S JR BROWN SUSANNE S
230 INVERRARY RD
PINEHURST NC 28374

JORDAN JERRY A JORDAN T EVON
PO BOX 546
OAKBORO NC 28129

REES CLIFFORD H JR TRUSTEE & REES JOAN M TRUSTEE
20 SPRING VALLEY CT
PINEHURST NC 28374

BILTZ TIMOTHY G & KELLY K
205 EVERETTE ROAD
PINEHURST NC 28374

OAKLEY WARD S JR & NANCY E
PO BOX 63
PINEHURST NC 28370

PAGE DON S PAGE KATHY E
46397 SAPONA LN
NORWOOD NC 28128

ODIERNO MICHAEL RAYMOND
925 MORGANTON ROAD
PINEHURST NC 28374

APPLEQUIST CHARLES APPLEQUIST SANDRA
2 BANGOR LANE
PINEHURST NC 28374

GAULT ROBERT F & BARBARA B
180 INVERARRY RD
PINEHURST NC 28374

LEEKER CRAIG W LEEKER LAUREN B
210 INVERRARY ROAD
PINEHURST NC 28374

LAVEDAN CHRISTIAN N & SUCHY SHARON F
240 INVERRARY RD
PINEHURST NC 28374

PROTEA TWO PROPERTIES LLC
184 N HARBOR DRIVE
CHICAGO IL 60601

MAZZARULLI ANTHONY A MAZZARULLI CYNTHIA A
30 SPRING VALLEY COURT
PINEHURST NC 28374

ODIERNO MICHAEL RAYMOND
925 MORGANTON ROAD
PINEHURST NC 28374

OAKLEY WARD S JR OAKLEY NANCY E
PO BOX 63
PINEHURST NC 28374-0063

GALLOWAY JANET DANIEL HARLAN
925 MORGANTON RD 8-B
PINEHURST NC 28374

FINSBURY PARK ADVISORY LLC
11 HILLCREST DR
PELHAM NY 10803

ALLES MARIE A. TRUSTEE
8312 BRIAR DR.
DALLAS TX 75243

BROWN THOMAS R & DOROTHY M TRUSTEES
190 INVERRARY
PINEHURST NC 28374

ARTMAN JAMES E ARTMAN MICHELLE G
220 INVERRARY RD
PINEHURST NC 28374-9692

BRITTINGHAM MICHAEL D BRITTINGHAM SHO CHING
175 INVERRARY RD
PINEHURST NC 28374

KELLY TODD KELLY SUSAN
50 OAK MEADOW RD
PINEHURST NC 28374

GOODSON G ROYDEN GOODSON MARTHA W
102 RIVERSIDE DRIVE
NEWPORT NEWS VA 23606

EXHIBIT S-1.9

MOORE JOHN R IV MARTINEZ MICHELLE
170 INVERRARY ROAD
PINEHURST NC 28374

DEVAULT MARTHA R
70 INVERRARY RD
PINEHURST NC 28374

ICKES BARRY W
612 BEAUMONT DRIVE
STATE COLLEGE PA 16801

PORTER CONRAD A PORTER EVIE D
PO BOX 1509
PINEHURST NC 28370

SADLER JACK L & NANCY M
60 OAK MEADOW RD
PINEHURST NC 28374-8852

CORDERO CHRISTOPHER REY
60 ELDORADO LANE
PINEHURST NC 28374

LAZZO MICHAEL N
74 MIDLAND RD
PINEHURST NC 28374

JACKSON NANCY E TRUSTEE
90 INVERRARY ROAD
PINEHURST NC 28374

HUNTER RONALD B & SARAH J
30340 LONGLEAF LN
WAGRAM NC 28396

JT REALTY LLC
293 OLMSTED BLVD SUITE 5
PINEHURST NC 28374

JACKSON NANCY E TRUSTEE
90 INVERRARY ROAD
PINEHURST NC 28374

MOORE COUNTY
PO BOX 905
CARTHAGE NC 28327-0905

HERRON KATHLEEN B HERRON CHRISTOPHER L
PO BOX 98509
RALEIGH NC 27624

ROMANS-HESS ALICE Y
55 WESTLAKE RD
PINEHURST NC 28374

GAYNOR PAUL GAYNOR MARIE
7808 GROVEMONT DR
MC LEAN VA 22102

KAYLOR ROBERT W & ALLEN ROBERT L
2510 WHITE OAK RD
RALEIGH NC 27609

DENT PAUL A DENT HEIDI L
109 FLAT GAP TRAIL
CULLOWHEE NC 28723

MCPHERSON KATHY S TRUSTEE
300 INVERRARY ROAD
PINEHURST NC 28374

BAXTER G STEVE & TRACI F
120 PALMETTO RD
PINEHURST NC 28374

SIMMONS WILLIAM K SIMMONS CARRIE ANN
240 MIDLAND ROAD
PINEHURST NC 28374

JEAN KLICK LIVING TRUST
80 INVERRARY ROAD
PINEHURST NC 28374

HICKORY CLUB PARTNERS LLC
612 BEAUMONT DRIVE
STATE COLLEGE PA 16801

HUFF RICHARD M & ANDRUS PATRICIA J
35 WESTLAKE RD
PINEHURST NC 28374-6928

FAYETTEVILLE ROAD PROPERTIES LLC
PO BOX 67
FUQUAY VARINA NC 27526

LEE H ALLEN & L JANE LEE
50 ELDORADO LN
PINEHURST NC 28374-8688

CAMERON QUINN CAMERON ANN
130 ELDORADO LANE
PINEHURST NC 28374

MIRIAN FARNAZ
5B DOGWOOD TERRACE
PINEHURST NC 28374

COLEY WILLIAM A & JANE H
1231 WAREHAM CT
CHARLOTTE NC 28207

CHRODITOAN LLC C/O ANDERSON & REED LLP ATTN: MIKE BELL
1515 FRANKLIN ROAD SW
ROANOKE VA 24016

SIMKO GWEN SIMKO PAUL
10 INVERRARY CT.
PINEHURST NC 28374

EXHIBIT S-1.10

MCQUADE PAUL R & SALLY R & OTHERS
PO BOX 1409
DOVER NH 03821-1409

LASSITER JIMMIE G
100 ELDORADO LANE
PINEHURST NC 28374

KEEFE JOSEPH M TRUSTEE
150 BROOKHAVEN RD
PINEHURST NC 28374

COPELAND SARA ANN
150 MIDLAND ROAD
PINEHURST NC 28374

CLINE PATRICK B & TRIA L
2707 YORK CT
GRAPEVINE TX 76092

CAPPS NICKLAUS B CAPPS MOLLY W
140 ELDORADO LN
PINEHURST NC 28374

TOMEL JOHN H JR & CAROL A
10 DORAL DRIVE
PINEHURST NC 28374

WIERTEL JASON MICHAEL WIERTEL SARAH JEAN
494 BLOOMGIELD CIRCLE WEST
OSWEGO IL 60543

KRYZANSKI DIANE C TRUSTEE
2650 PACIFIC PARKWAY
ROCKFORD IL 61114-6422

RICE MARY
4 OSAGE LN
PINEHURST NC 28374

MCFAYDEN TERRI L
925 MORGANTON ROAD APT 5A
PINEHURST NC 28374

GREENBLATT SCOTT C & TAMMY M
75 TROTTER HILLS CIRCLE
PINEHURST NC 28374

JOSHI RAMESH PAGENI CHHAYA
2720 GOSLING TERRACE ROAD
CHARLOTTE NC 28262

WETMORE WILLIAM H
320 INVERRARY RD
PINEHURST NC 28374

ESQUIRE HOMES LLC
120 APPLECROSS RD
PINEHURST NC 28374-8520

HIGH GARY HIGH KELLY A
160 ELDORADO LANE
PINEHURST NC 28374

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

■ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	1 Carolina Vista
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	00025799

Owner Information			
Name	Pinehurst Resort	Home Phone #	
Street Address	1 Carolina Vista	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910.986.3038
Email	calvin.burkley@pinehurst.com		

Applicant			
Name	Brandy Thompson	Other Phone #	919-821-2775
Email	bthompson@clearscapes.com	Street Address	500 E. Dave Street, Suite 180
Mobile Phone #	919-820-2384	City, State, Zip Code	Raleigh, NC 27601

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	NC Board of Architecture License No. 10493
Name	Brandy Thompson, AIA
Street Address	500 E. Davie Street, Suite 180
City, State, Zip	Raleigh, NC 27601
Phone #	919-820-2384
Email	bthompson@clearscapes.com

General Information

Description of Changes to the Structure	A new outdoor testing facility containing bays for a robotic golfer and ball launcher as well as an instrumented golfer hitting bay and associated control room. A small lobby area accommodates visitors to the facility.		
Type of Work	☐ Addition	☐ Alteration	■ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
■ Recreational	■ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ■ No
Includes Tree Removal	☐ Yes ■ No

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding		Fiber Cement Siding		Creamy White OC-7
Rear Elevation Siding		Fiber Cement Siding		Creamy White OC-7
Right Elevation Siding		Fiber Cement Siding		Creamy White OC-7
Left Elevation Siding		Fiber Cement Siding		Creamy White OC-7
Trim		Fiber Cement Trim		Mayonnaise OC-85 (fascia)
Windows		Aluminum Clad Wood		Black 023
Chimney		N/A		N/A
Foundation		Lee Brick 206		Flashed wire-cut
Front Door		Aluminum Clad Wood + Glass		Black 023
Shutters		N/A		N/A
Garage Door		Aluminum and Glass		Black
Roof		Shingles; Certainteed Grand Belmont		Weathered wood
Awning		N/A		N/A
Fence		N/A		N/A
Front Porch		Brick Pavers - Pinehall		Pathway, Full Range
Deck		N/A		N/A
Patio		Brick Pavers - Pinehall		Pathway, Full Range
Sidewalk		Brick Pavers - Pinehall		Pathway, Full Range
Sky Lights / Solar		N/A		N/A
Driveway		N/A		N/A
Signage		N/A		N/A
Other: _____				
Other: _____				

Required Documents

[redacted] [redacted] ☒ Photos of Existing Site

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: B. Thompson Date: 5/03/2022

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: Calvin Burkley

Digitally signed by Calvin Burkley
DN: C=US, E=calvin.burkley@pinehurst.com, O=Pinehurst Resort and Country Club, OU=Pinehurst Resorts LLC Director of Projects and Planning, CN=Calvin Burkley
Date: 2022.05.09 07:08:06 -04'00'

Date: 5/9/2022

EXHIBIT A-2.1

Golf House Pinehurst – Outdoor Test Pavilion

USGA Center for Advancement, Leadership, and Innovation

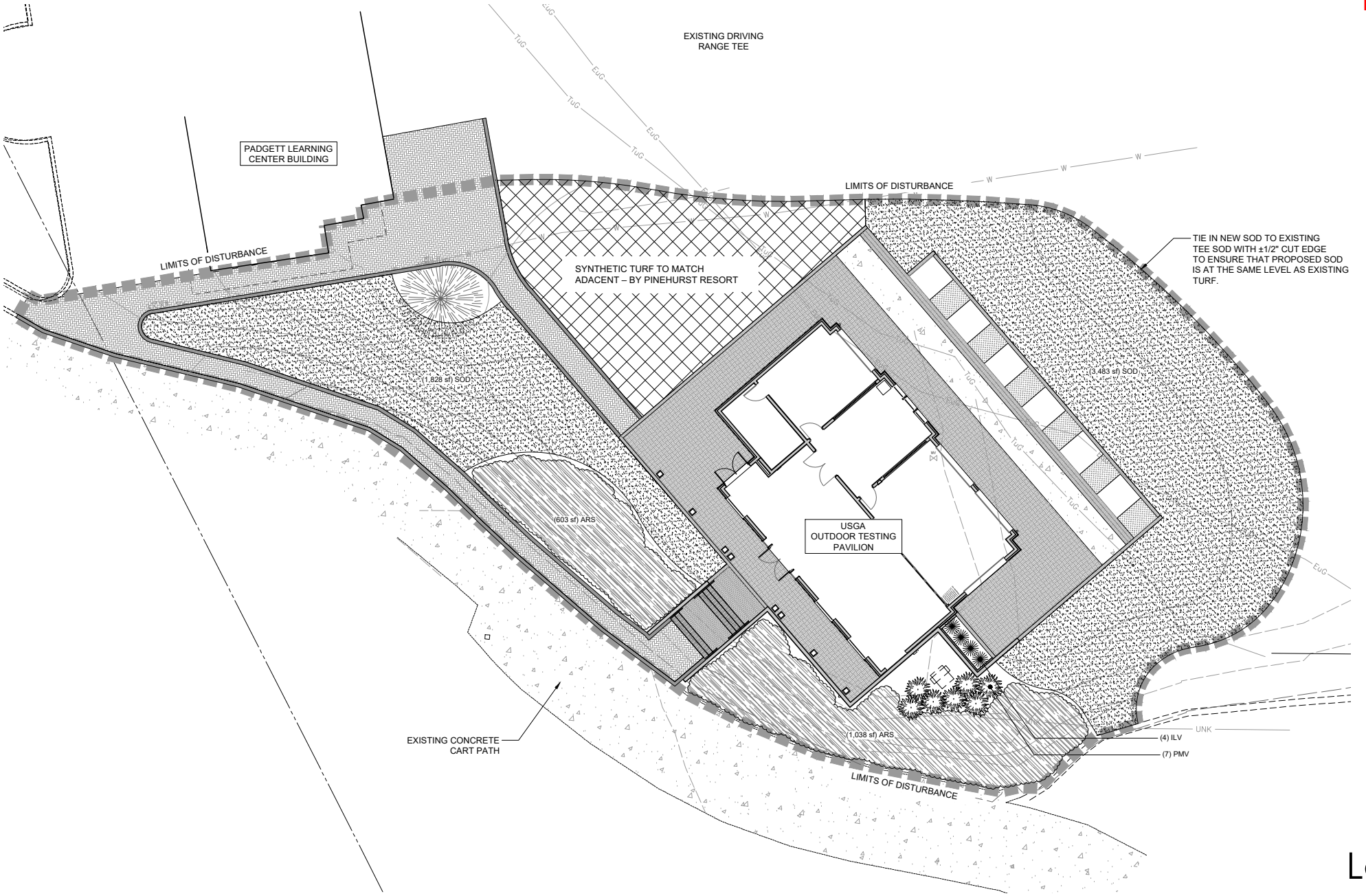
EXHIBIT A-2.2

Site

EXHIBIT A-2.3

Site Plan

EXHIBIT A-2.4



Landscape Plan

EXHIBIT A-2.5

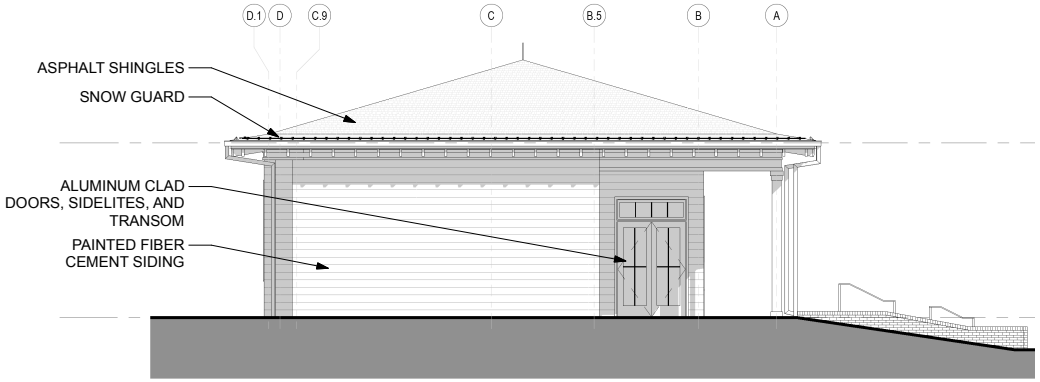
CRADLE CROSSING

PADGETT LEARNING CENTER

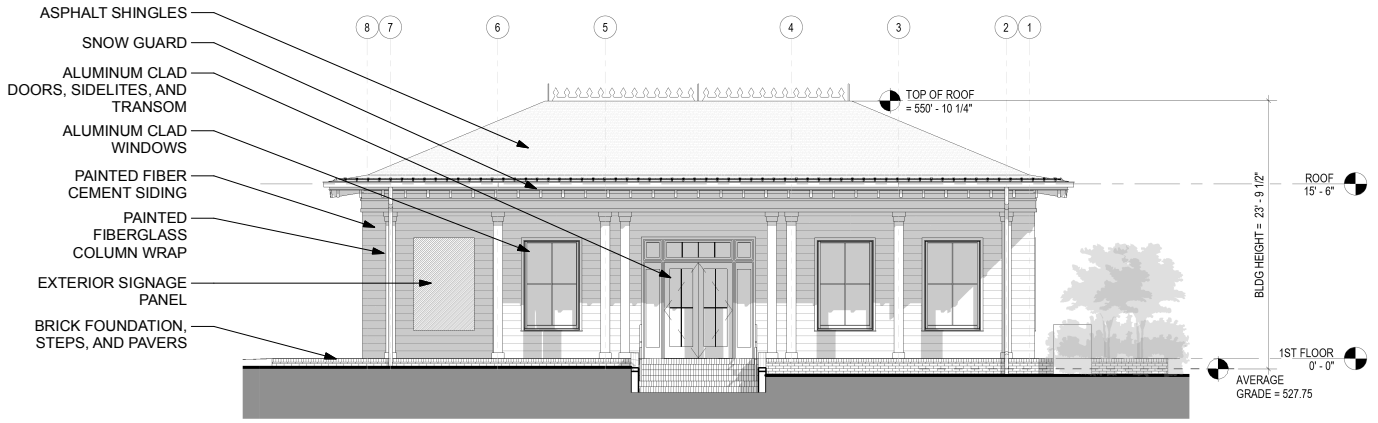
HISTORIC DEPOT

Precedents

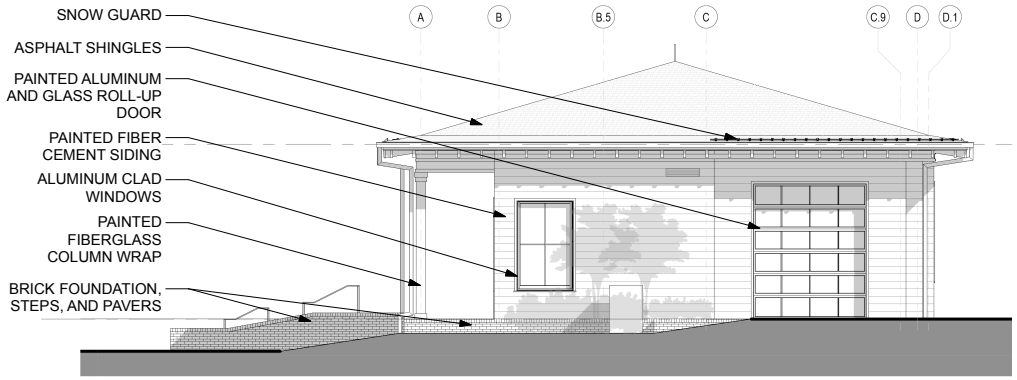
EXHIBIT A-2.6



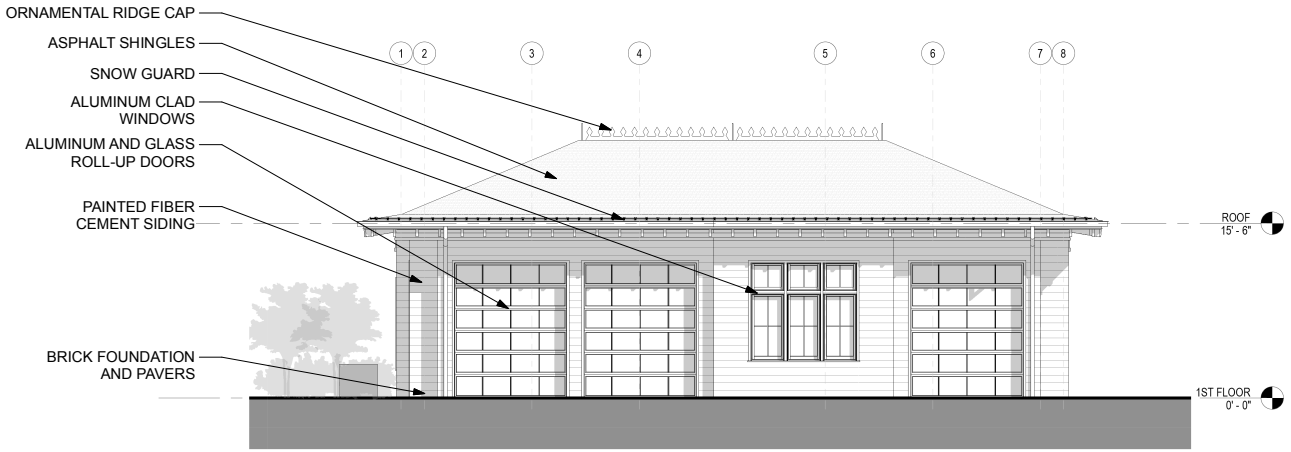
West Elevation



South Elevation



East Elevation



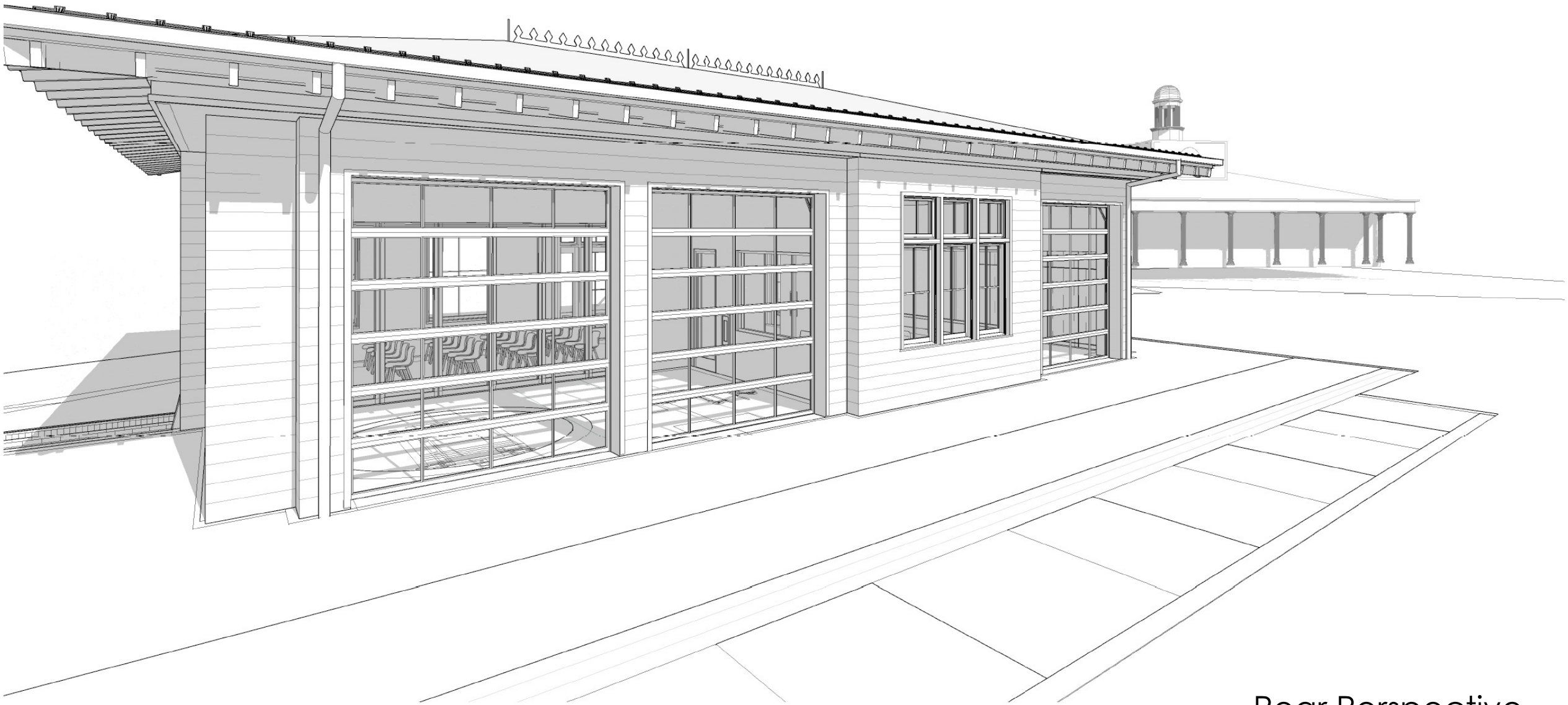
North Elevation

Elevations

EXHIBIT A-2.7

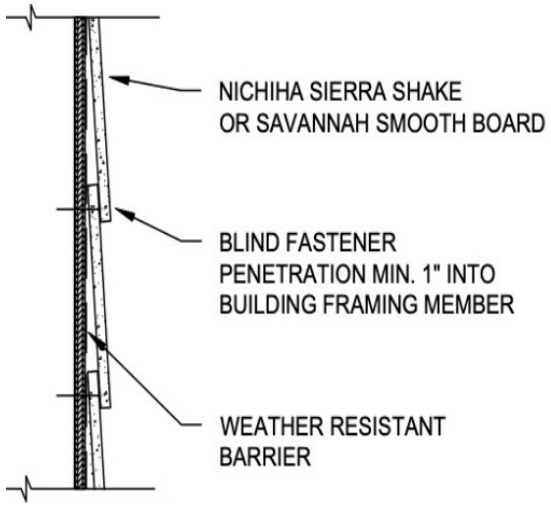
Rendering of Front Entry

EXHIBIT A-2.8



Rear Perspective

EXHIBIT A-2.9



PAINTED SMOOTH FIBER CEMENT
WALLS + COLUMNS

LAP SIDING: Nichiha Savannah Smooth *(5.44" exposure)*

TRIM: Nichiha Nichitrim Smooth

COLUMN SURROUNDS: Smooth Fiberglass

OC-7

Creamy White OC-7
lap siding

OC-85

Mayonnaise OC-85
trim at fascia
column surrounds
soffits

HC-190

Black HC-190
window + door trim

ASPHALT SHINGLES
MAIN ROOF

CertainTeed Belmont
Color: Weathered Wood

Building Materials

BRICK
FOUNDATION WALLS / SITE WALLS / SCREEN WALL

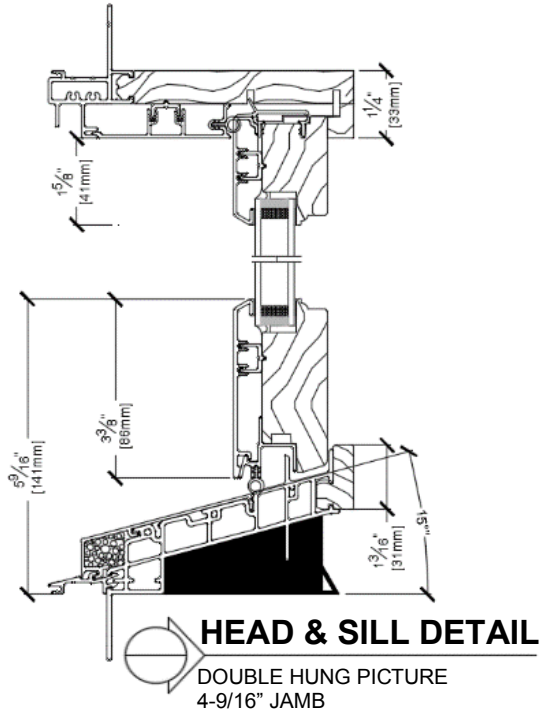
Lee Brick 206 Flashed Wirecut

PAVERS
PORCHES / SIDEWALKS

Pine Hall Brick
Color: Pathway Full Range

Building Materials

EXHIBIT A-2.11



HEAD & SILL DETAIL

DOUBLE HUNG PICTURE
4-9/16" JAMB

ALUMINUM CLAD WOOD WINDOWS

Sierra Pacific Westchester Series
Double Hung Picture Window

Exterior Frame Color: Black 023
Simulated Divided Lites, 7/8" Putty Clad Profile

Black*
023

EXHIBIT A-2.12

PRODUCT DATA SHEET

Westchester Double Hung

SIERRA PACIFIC WINDOWS

Old world design meets modern day performance. The design of the Westchester Double Hung is historically driven with it's narrow checkrail, stiles, and wide bottom rail, while maintaining the modern conveniences of hidden tilt latches, effortless operation, and superior performance in low maintenance finishes. With a complete product offering including operating double and single hung, picture, and transom configurations, the Westchester Double Hung is sure to fill any niche.

Pictured: Westchester Double Hung,
(Right) Ultra coat black interior

Standard Construction:

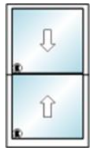
- Frame is 5/8" thick with 0.063" thick exterior cladding with integral nail fin, mitered corners that are mechanically fastened.
- Sloped sill fabricated with 0.078" thick extruded vinyl with aluminum clad exterior and wood interior. PVC endcap water management system with integral angled installation leg.
- Full 1-3/4" thick sash with stiles and rails slot and tenon joined; Checkrail joined using dovetail and thermally broken with fiberglass interlock. Narrow 2" stiles and upper sash top rail, 1-1/2" checkrail, and 3-3/8" bottom sash rail. Stiles run through the bottom and top rails. 3/4" and 1" glass thickness.
- Removable tilt in sash operated with concealed constant force balances and hidden tilt latches in the sash stiles.
- Lock and latches operated with single combination lock and tilt mechanism.
- Standard, innovative, narrow profile, removable Flexscreen.

MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon request and approval.

WESTCHESTER DOUBLE/SINGLE HUNG		WESTCHESTER PICTURE		WESTCHESTER TRANSOM	
Minimum Frame Width	17-1/2"	Minimum Frame Width	17-1/2"	Minimum Frame Width	15-1/2"
Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"
Maximum Frame Width	59-1/2"	Maximum Frame Width	83-1/2"	Maximum Frame Width	95-1/2"
Maximum Frame Height	107-1/2"	Maximum Frame Height	107-1/2"	Maximum Frame Height	35-1/2"
		Maximum Sq/Ft	56	Maximum Sq/Ft	24

Performance Data:



Operating Double Hung: 47.5" x 83.5" Frame Size
AIR INFILTRATION.....0.13/0.11
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

Operating Double Hung: 59.5" x 107.5" Frame Size
AIR INFILTRATION.....0.13/0.13
WATER.....NO LEAKAGE @ 4.50 PSF
STRUCTURAL.....LC-PG30 (+30/-45)

Picture Unit: 71.5" x 107.5" Frame Size
AIR INFILTRATION.....0.02/0.01
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

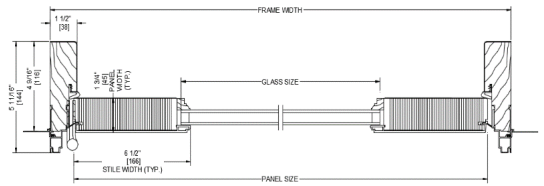
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**	**Low-E 272 Clear**	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**
U-FACTOR.....0.31	U-FACTOR.....0.31	U-FACTOR.....0.24	U-FACTOR.....0.28	U-FACTOR.....0.28	U-FACTOR.....0.21
SHGC.....0.28	SHGC.....0.20	SHGC.....0.26	SHGC.....0.27	SHGC.....0.20	SHGC.....0.26
VT.....0.49	VT.....0.46	VT.....0.44	VT.....0.49	VT.....0.46	VT.....0.44
CR.....53	CR.....54	CR.....51	CR.....57	CR.....57	CR.....55

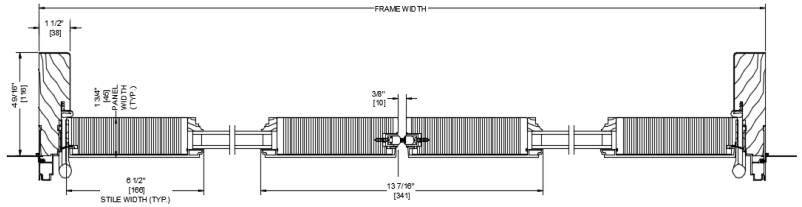
Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Westchester Double/Single Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

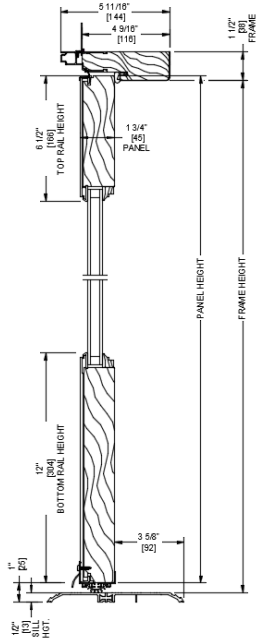
EXHIBIT A-2.13



JAMB DETAIL, HINGE
CLAD MONUMENT COMMERCIAL OUTSWING PATIO DOOR, LEFT



JAMB DETAIL, HINGE
CLAD MONUMENT COMMERCIAL OUTSWING PATIO DOOR, 2-PANEL ACTIVE-ACTIVE

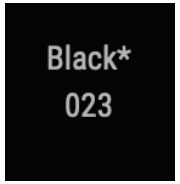


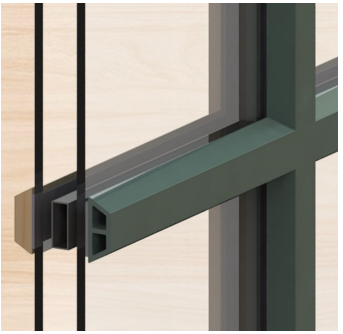
HEAD AND SILL DETAIL
CLAD MONUMENT OUTSWING PATIO DOOR

ALUMINUM CLAD WOOD ENTRANCE DOORS

Sierra Pacific Commercial Outswing + Inswing Doors
Doors, Transoms + Sidelites

Exterior Frame Color: Black 023
Simulated Divided Lites, 7/8" Putty Clad Profile





Clad Monument Commercial Door

EXHIBIT A-2.14

With substantial proportions, heavy-duty hinges, extra-thick extruded aluminum and endless design options, the Sierra Pacific Clad Commercial Door is the logical choice for your next commercial project. The **Wisconsin based** Clad Monument Commercial Outswing door is specially constructed for the durability necessary to withstand the heaviest of foot traffic.

Standard Construction:

- ADA compliant 12" bottom rail; 6-1/2" stiles and top rail.
- Extruded 3 part bronze anodized ADA low profile sill.
- Clad frame is constructed with 0.050" thick extruded aluminum, mitered corners and mechanically fastened.
- 1-3/4" panel is dowel constructed with 0.093" thick extruded aluminum stile and top rail; 0.125" thick bottom rail. Optional 2-1/4" panel.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Heavy-duty 4-1/2" stainless steel ball bearing hinges (3 or 4 hinges depending on height).
- Compressible vinyl-covered foam weatherstrip is used on the head and side jambs. Pemko sweep used on the bottom of each panel. Double doors feature an adjustable Pemko weatherstrip at the meeting of the panels.

Pictured: Single panel Commercial Outswing Door with hardware as supplied by others.

MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon approval.			
1-WIDE OPERATING		2-WIDE OPERATING	
Minimum Frame Width	24-1/2"	Minimum Frame Width	46-3/4"
Minimum Frame Height	86-1/4"	Minimum Frame Height	86-1/4"
Maximum Frame Width	45-1/8"	Maximum Frame Width	87"
Maximum Frame Height	98-1/4"	Maximum Frame Height	98-1/4"

Performance Data:

Due to the design of the low profile sill (ADA compliant) and the operating hardware being supplied by others, this product does not carry a Design Pressure (DP) rating for air or water infiltration.

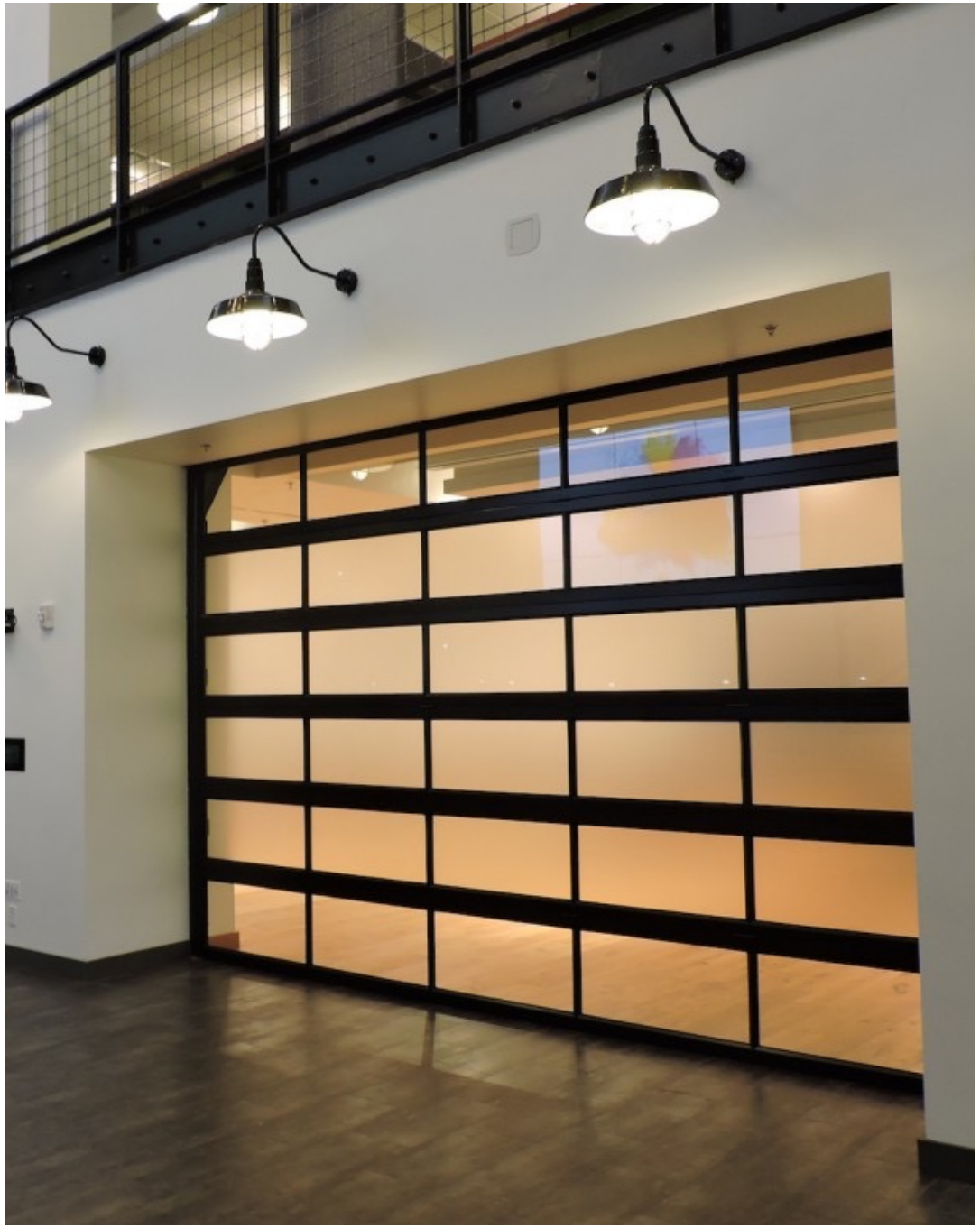
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E Clear	**Low-E 366**	**Triple IG LE/CL/LE**	**Low-E Clear**	**Low-E 366**	**Triple IG LE/CL/LE**
U-FACTOR.....0.37	U-FACTOR.....0.36	U-FACTOR.....0.33	U-FACTOR.....0.35	U-FACTOR.....0.34	U-FACTOR.....0.31
SHGC.....0.2	SHGC.....0.14	SHGC.....0.17	SHGC.....0.20	SHGC.....0.14	SHGC.....0.17
VT.....0.32	VT.....0.28	VT.....0.25	VT.....0.32	VT.....0.28	VT.....0.25
CR.....57	CR.....57	CR.....58	CR.....57	CR.....57	CR.....58

All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Monument Commercial Door Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

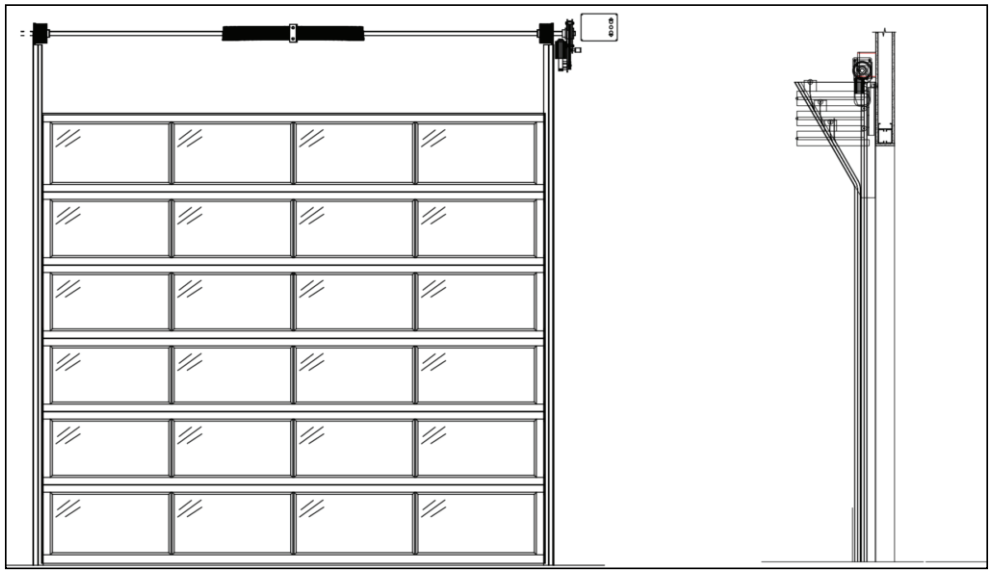
EXHIBIT A-2.15



ALUMINUM AND GLASS OVERHEAD DOOR

SPECIFICATIONS

SOVEREIGN



- Max Size: 14’ W x 12’ H
- Aluminum System
- No Overhead Tracks
- Standard Photo Eye Sensor
- Manual or Motorized
- Suitable for Restaurants, Shopping Centers, Patios, Countertops, and Bars
- Turn-Key / Single Source
- Made in the USA
- Auto Reverse Sensing Motor

EXHIBIT A-2.16

GOLF HOUSE PINEHURST

USGA Center for Leadership, Advancement and Innovation

CLEARSCAPES
ARCHITECTURE + ART

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PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planning Supervisor
DATE: May 18, 2022
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
MAY 26, 2022 MEETING
04/22/22 – 05/17/22

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00096	Installation of a 6' wooden fence at the rear of the property.	04/30/2022	05/03/2022	180 Linden Rd.	Woodward, Stephen