HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MARCH 23RD, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
John Taylor, Chair	None	Alfred Cassidy, Senior Planner
Cara Mathis		Maria Carpenter, Planner
David Herring		Kelly Chance, Village Clerk
Roxanne Vaitkus		Lori Hercules, IT Technician
Richard Vincent		
Karl Ecker		

Approximately 6 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:00 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff. Mr. Taylor noted there were six commissioners present so a quorum is established.

II. Approval of Minutes

A. 02-23-2023 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the February 23rd, 2023 Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 6-0.

III. New Business

A. Discuss Filling the Vice-Chair Position

The Commission discussed appointing either Richard Vincent or David Herring as the Vice-Chair for the Commission.

Mr. Herring moved to appoint Mr. Richard Vincent as the Vice-Chair to the Commission. Seconded by Ms. Vaitkus. Approved by a vote of 5-0.

Mr. Ecker moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 6-0.

IV. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication with the exception of Mr. Taylor, who stated he met the owner of 204 Dundee Rd. and had a generic conversation regarding the Standards and fees assessed,

but no other ex parte communication, and Mr. Ecker, who stated he did not visit either location as he only took his oath of office today.

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

Mr. Cassidy and Ms. Carpenter were sworn into the Public Hearing and testified as follows.

A. COA-2023-00083 (204 Dundee Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to approved COA-2022-00125. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed whether the Contractor signing the Owner Authorization section of the applications was binding. Ms. Carpenter stated the Commission would need to speak with the Owner regarding authorization for the application being signed by the Contractor.

Mr. Mark Markiewicz and Mr. Scott Haulsee were sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Haulsee discussed Mr. Haulsee being of the opinion that the proposed work follows all requirements architecturally and noted the two windows need to be removed to help with privacy which will be caused due to a new home being built. Mr. Haulsee also noted all colors and textures were chosen to take the home back to its original intention. Mr. Markiewicz stated they followed all requirements in making changes.

Ms. Vaitkus asked about the signer of the authorization to which the Commissioners stated they would like the owner to sign also. Mr. Vincent stated that this would not need to be a condition as it is merely a signature and does not change what they are doing.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

DRAFT

Mr. Herring moved that the Historic Preservation Commission <u>approve</u> a Certificate of Appropriateness (<u>COA-2023-00083</u>) and find the proposed Major Work at <u>204 Dundee Rd.</u> is <u>consistent</u> with Historic District Standards <u>and</u> is deemed <u>congruous</u> with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Vaitkus. Approved by a vote of 6-0.

B. COA-2023-00050 (185 Barrett Rd. E)

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 addition to the east side of the property at 185 Barrett Road E. The addition will consist of a garage on the bottom floor and a bonus room on the top floor. The property is identified as Moore County PID Number 00030738. The property owner is Christopher O'Connor and applicant is Sherrill Britt.

Mr. Cassidy discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Mr. Cassidy into evidence.

The Commission and Mr. Cassidy discussed the Staff Report accurately reflecting the property as being non-contributing to the Historic District as outlined in Appendix C, the Staff Report incorrectly including the Standard for Accessory Structures as being an applied Standard for review of this application, and the need for materials submitted by both the Staff and Applicant to reflect accurate and consistent information, such as the Owner and Applicant names.

Mr. Taylor disclosed a close, personal relationship with the Owners of the property but stated he did not feel this relationship would influence his decision. Mr. Taylor stated he would defer to the Commission on whether or not to recuse himself. The Commission determined it would be better for Mr. Taylor to recuse himself and allow Mr. Vincent to act as Chair for this portion of the Public Hearing.

Mr. Christopher O'Connor and Mr. Sherrill Britt were sworn into the public hearing.

The Commission, Mr. Cassidy, Mr. O'Connor, and Mr. Britt discussed the proposed work being an addition not accessory structure, the ownership of the property being Mr. Christopher O'Connor and Ms. April O'Connor, and the heated area depicted on the ground floor near the garage being set aside for a future elevator installation to allow the Owners to age in place.

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

Mr. Vincent closed the evidentiary portion of the Public Hearing.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00050) and find the proposed Major Work at 185 Barrett Rd. E 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. Ecker. Approved by a vote of 5-0.

Mr. Ecker moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Vincent. Approved by a vote of 6-0.

The Commission discussed various Standards and review processes within their purview, and the ability of adjacent property owners to voice any concerns over proposed work during Public Hearings.

V. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 01/18/2023 - 02/17/2023

VI. Discuss Scheduling Work Session Meetings
Commissioners discussed scheduling an extra hour for a work session meeting prior to the regular scheduled April 27th meeting. This would occur from 3:00 to 4:00 p.m.

VII. Next Meeting Date
04-27-2023 Regular Meeting

VIII. Motion to Adjourn
Mr. Ecker moved to adjourn the meeting. Seconded by Mr. Herring. Approved by a vote of 6-0 at 05:05 PM.

Respectfully Submitted,

Kelly Chance
Village Clerk
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: April 19, 2023
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
APRIL 27, 2023 MEETING
3/16/23 – 4/15/23

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2023-00129	Generator	3/15/2023	3/15/2023	265 Midland Rd	Wayne & Elizabeth Strachan
COA-2023-00146	Patio	3/22/2023	3/23/2023	265 Everette Rd	Xan & Gena Smith
COA-2023-00155	Roof repair	3/28/2023	3/29/2023	5 McKenzie Rd W	Elizabeth Turney
COA-2023-00156	Replace roof, gutters, paint house	3/29/2023	3/30/2023	65 Blue Rd	Nathan Mowery
COA-2023-00161	Accessory Structure	3/30/2023	4/11/2023	55 Shaw Rd SE	William Connelly
COA-2023-00163	Fence repair	4/5/2023	4/11/2023	170 Frye Rd	William Thomas

COA-2023-00110 - painting

Menu Help

File Date: 03/07/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Painting brick house

Application Name: painting

Address: 45 Ferguson Rd, Pinehurst, NC 28374

Owner Name: Dokim Elphick

Owner Address: 45 Ferguson Rd, Pinehurst, NC 28374

Parcel No: 00017757

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
ELPHICK, DOKIM	ELPHICK, DOKIM	Applicant	1305 Briar Patch Lane ...	Active
ELPHICK, DOKIM	ELPHICK, DOKIM	Applicant	Mailing, 1305 Briar Pa...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

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	Type of Work	Existing Use
painted brick white	Alteration	Single Family Low Density
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	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
	red		white

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

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

[redacted]

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

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

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	03/07/2023	Kimberly Stepnoski
Review for Completeness	Maria Carpenter	Application ...	04/06/2023	Maria Carpenter
Review Distribution		In Review	04/06/2023	Maria Carpenter
Planning Review		Approved	04/06/2023	Maria Carpenter
Historic Review		Approved	04/06/2023	Maria Carpenter
Review Consolidation		Review Complete	04/06/2023	Maria Carpenter
HPC Public Hearing Notice		Hearing Sche...	04/06/2023	Maria Carpenter
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	Docun
Notification Packet	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

[redacted]

45

[redacted]

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: April 19, 2023
Subject: **Major COA Request for 45 Ferguson Rd**

Applicant:	Dokim Elphick
Owners:	Dokim Elphick
Property Location:	45 Ferguson Rd.
Land Use:	Single Family Residential
PID#	00017757
COA#:	2023-00110

Request and Background:

The applicant requests a Certificate of Appropriateness for painting the brick façade white at 45 Ferguson Rd. The property is further identified as Moore County PID Number 00017757. The home was built in 1994 and the property is +/- 0.55 acres.

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, Minor Work items not approved by the Village Planner is considered Major Work and requires review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

[redacted]

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

L. MASONRY

1. Section III.L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted. If painted brick is allowed it **must be** within the Village of Pinehurst Color Palette.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the painting of the brick facade meets the Standards and if the changes are congruous with the Pinehurst Historic District.

[redacted]

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 13, 2023

Dear Property Owner(s),

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

Thursday, April 27th, 2023
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 painting the brick façade at 45 Ferguson Rd. The property is identified as Moore County PID Number 00017757. The property owner and applicant is Dokim Elphick.

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

[redacted]

0 155 310 Feet

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

3/17/2023

April 27, 2023
Historic Preservation Commission
45 Ferguson Rd. Major COA Request

Village of Pinehurst 1889

N W E S

PETERSON, CHARLES O & CLARA P
60 FERGUSON ROAD
PINEHURST,NC,28370

DEL BUENO, SYBIL S
730 LAKE DORNOCH DR
PINEHURST,NC,28374

KLAUDER, DAVID S IV &
45 SHAW RD
PINEHURST,NC,28374-9486

ELPHICK, DOKIM
1305 BRIAR PATCH LN
RALEIGH,NC,27615

THIGPEN, FRANK C & LYNNE S
PO BOX 1034
PINEHURST,NC,28374-1034

CAFFES, JAMES J
75 FERGUSON RD
PINEHURST,NC,28374-9257

GRIMM, CHRISTOPHER J
PO BOX 5050
PINEHURST,NC,28374

ROTHSTEIN, SONJA K
165 MCKENZIE RD W
PINEHURST,NC,28374

[redacted]

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Shannon Konstantinou, Administrative Specialist,
Date: April 19, 2023
Subject: **Major COA Request for 30 McIntyre Rd**

Applicant:	Dunagan Builders, LLC
Owners:	Clark Chevrolet
Property Location:	30 McIntyre Rd
Land Use:	Neighborhood Commercial
PID#	00016322
COA#:	2023-00128

Request and Background:

The applicant requests a Certificate of Appropriateness to install a 3x7 foot glass door in the rear of the property at 30 McIntyre Rd. The proposed glass door will be the same style as the glass door approved for the front of the building at the February 2023 HPC meeting. The property is further identified as Moore County PID Number 00016322. The structure was built in 1960 and is located on +/- 2.75 acres.

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, eliminating or adding windows and/or door is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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 :

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

1. SECTION V.A.1 – Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission would need to determine if the proposed rear door addition is compatible with the architectural character of the structure and congruous with the district, and if it meets the Historic District Standards.

[redacted]

VILLAGE OF PINEHURST 1895

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 13, 2023

Dear Property Owner(s),

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

Thursday, April 27th, 2023
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 to install a glass door in the rear of the commercial property at 30 McIntyre Rd. The property is identified as Moore County PID Number 00016322. The property owner is Clark Chevrolet and the applicant is Dunagan Builders LLC.

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

[redacted]

Feet

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2/2/2023

April 27, 2023
Historic Preservation Commission
30 McIntyre Rd COA request

1895 VILLAGE OF PINEHURST

N W E S

SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608

KIRBY, JACOB
15 MIDDLEBURY RD
PINEHURST,NC,28374

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28374-1890

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370

BASINGER, JAY CODY
125 FIELDS ROAD
PINEHURST,NC,28374

FRYE, MELVIN
1504 EASTVIEW DRIVE
ABERDEEN,NC,28315

SECONDINE, ANGELIQUE ELAINE
PO BOX 5250
PINEHURST,NC,28374

ZEIDLER, KRISTINA MARIE
116 KEITHWOOD LN.
CARY,NC,27511

WOOD, WILLIAM R
40 DUNDEE RD
PINEHURST,NC,28374

TATER BARN TAVERN AND
5 MCINTYRE RD
PINEHURST,NC,28374

AHRENS, SCOTT R
60 CADDELL RD
PINEHURST,NC,28374

SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608

PINEHURST PIZZA, LLC
1 CLARENDON LANE
PINEHURST,NC,28374

VOGT, CHRISTOPHER MICHAEL
1 SPYGLASS CT
PINEHURST,NC,28374

MCKENZIE, CONNIE
500 LINDEN RD
PINEHURST,NC,28374-9074

RAFF, DAVID H
50 DUNDEE RD
PINEHURST,NC,28374-8806

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327

WEBSTER, DENNIS R
625 S DIAMONDHEAD DRIVE
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

WATFORD, LEROY II & MELISSA A
20 QUEENS CT
PINEHURST,NC,28374-8809

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Shannon Konstantinou, Administrative Specialist
Date: April 19, 2023
Subject: **Major COA Request for 40 Dundee Road**

Applicant:	John Bortins
Owners:	William and Sarah Ryan Wood
Property Location:	40 Dundee Rd.
Land Use:	Single Family Residential
PID#	00019908
COA#:	2023-00131

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) to install a breezeway and make modifications to the previously approved COA-2022-00204 at 40 Dundee Rd. The changes include changing the location of the window and door on the right-side elevation, adding a window and door to the rear elevation, and changing the color of the entrance door and the garage doors. The property is further identified as Moore County PID Number 00019908. The structure was built in 1930, and the property is +/- 0.42 acres in size.

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, eliminating or adding windows and/or door is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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 RESIDENCE

I. ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.
2. Section III.I.5 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should not* be introduced on existing carriage houses, garages, or buildings of they are incompatible with the primary structure.
3. Section III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
4. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings must be located as inconspicuously as possible, in rear or side yards.
5. Section III.I.10 - An addition must not obscure, damage, or destroy the character-defining features of an historic primary structure.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the changes are congruous with the Historic District and meet the Historic District Standards.

[redacted]

VILLAGE OF PINEHURST 1895

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 13, 2023

Dear Property Owner(s),

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

Thursday, April 27th, 2023
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 to install a breezeway and to make modifications to the previously approved COA-2022-00204, (changing the location of the window and door at the garage on the right-side elevation), adding a window and door to the rear elevation of the garage, and adding a step to the existing retaining wall at 40 Dundee Road. The property is identified as Moore County PID Number 00019908. The property owner is William Wood, and the applicant is John Bortins.

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.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. 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

[redacted]

McCaskill Rd E
Dundee Rd
Kelly Rd
Spur Rd
Fields Rd
NC
VMU
VCP
R10
R MF
R20

None, Esri Community Maps Contributo
OpenStreetMap, Microsoft, Esri, HERE, G

Property Owners Receiving Notification
Subject Property
Parcel

0 295 590 Feet

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

4/3/2023

April 27, 2023
Historic Preservation Commission
40 Dundee Road COA request

1895 VILLAGE OF PINEHURST

N W E S

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370

SECONDINE, ANGELIQUE ELAINE
PO BOX 5250
PINEHURST,NC,28374

WOOD, WILLIAM R
40 DUNDEE RD
PINEHURST,NC,28374

CAREY, DALE ALAN &
206 FUNCHES ST
RALEIGH,NC,27607

RAFF, DAVID H
50 DUNDEE RD
PINEHURST,NC,28374-8806

RAFF, DAVID
50 DUNDEE RD
PINEHURST,NC,28374-8806

[redacted]

COA-2023-00128 - Clark Chevrolet

Menu Help

File Date: 03/15/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: A 3 X 7 foot glass door is being added to the rear of the building in between the 2 windows that are being installed. The door will be the same as the front door it will not have the additional window on the side of the door. This will be a office in the back of the existing building and the office will have 2 windows and a door in it. All the paperwork has been submitted with the original application showing the door and the location of it in the backside of the building.

Application Name: Clark Chevrolet

Address: 30 McIntrye Rd, PINEHURST, NC 28374

Owner Name: Clark Chevrolet

Owner Address: 30 MCINTYRE ROAD, PINEHURST, NC 28374

Parcel No: 16322

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
DUNAGAN BUILDERS LLC	DUNAGAN BUILDER...	Applicant	Mailing, PO BOX 2410, ...	Active
DUNAGAN BUILDERS LLC	DUNAGAN BUILDER...	Contact	Mailing, PO BOX 2410, ...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

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	Type of Work	Existing Use
3 X 7 glass door between 2 windows on the rear side of the building	Alteration	Vacant
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Office	No	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

[redacted]

Existing Material	Existing Color	Proposed Material	Proposed Color

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

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

[redacted]

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	03/15/2023	Kimberly Stepnoski
Review for Completeness	Maria Carpenter			
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
Drawing Updates 2-15-2...	PLN_HIST	Plan	Showing where the d...	application/pdf	Uploaded	03/15/2023
Drawing.pdf	PLN_HIST	Plan	Additional drawing ...	application/pdf	Uploaded	03/15/2023
Google Earth.pdf	PLN_HIST	Photo	Proof of location	application/pdf	Uploaded	03/15/2023
Lien Agent.pdf	PLN_HIST	Other	Proof of Lien Agent	application/pdf	Uploaded	03/15/2023
Pella Qoute for Clark ...	PLN_HIST	Photo	Pella information	application/pdf	Uploaded	03/15/2023
Notification Packet	PLN_HIST			application/pdf	Uploaded	04/17/2023

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

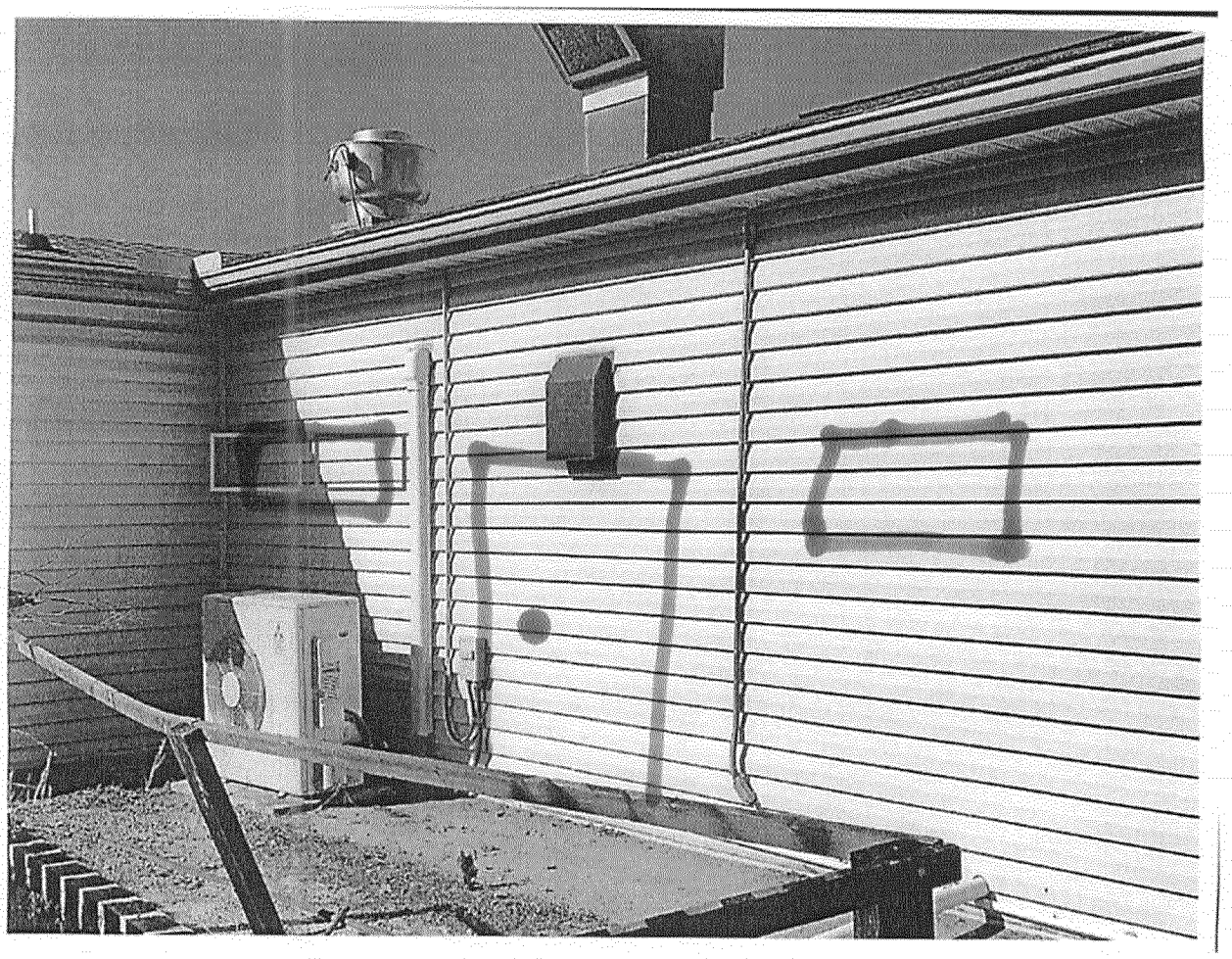
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

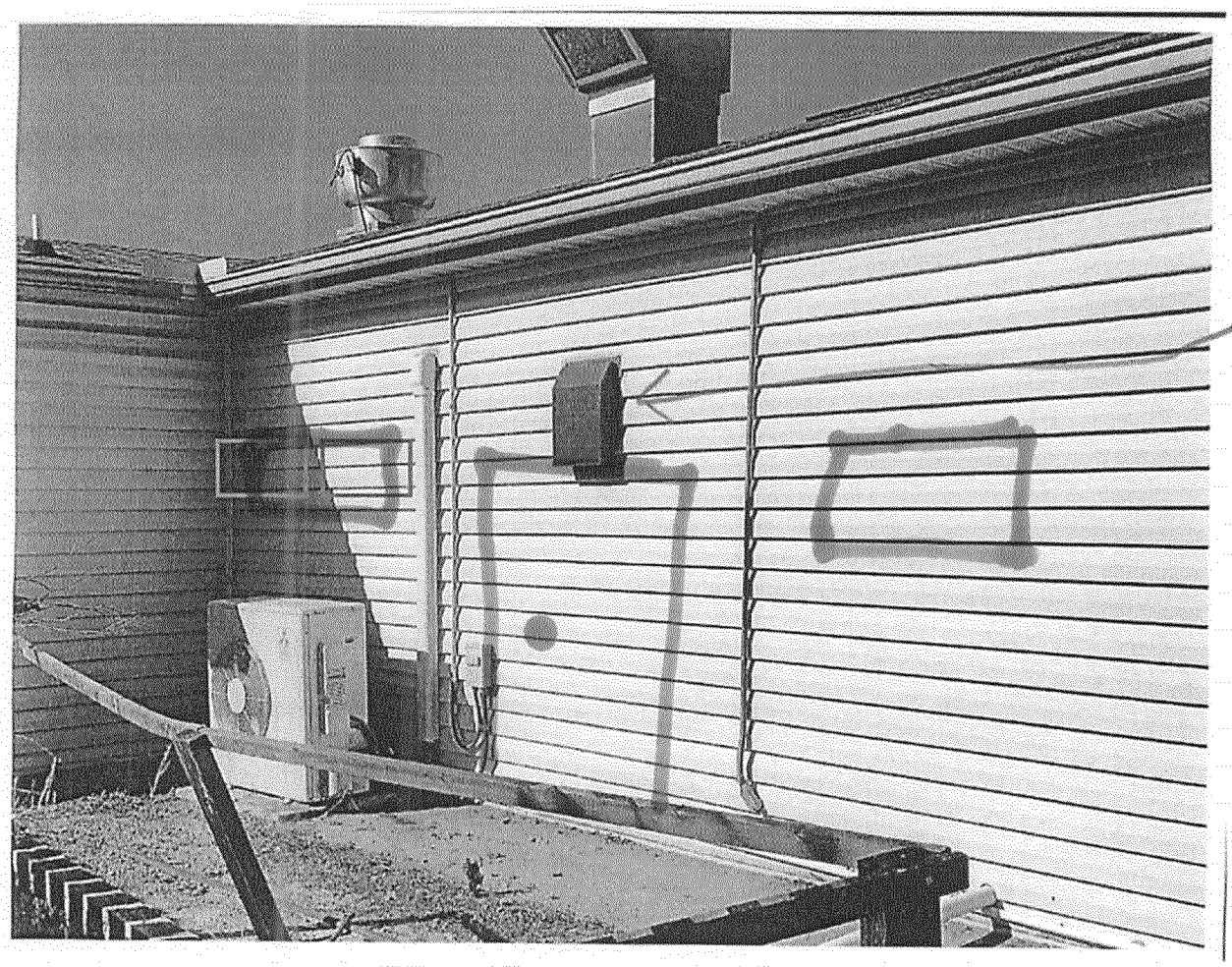
Required Inspections:

EXHIBIT A-2.1



Proposed location of the windows in red.

EXHIBIT A-2.2



Proposed location of the windows in red.

single door full glass

commercial walk

through door

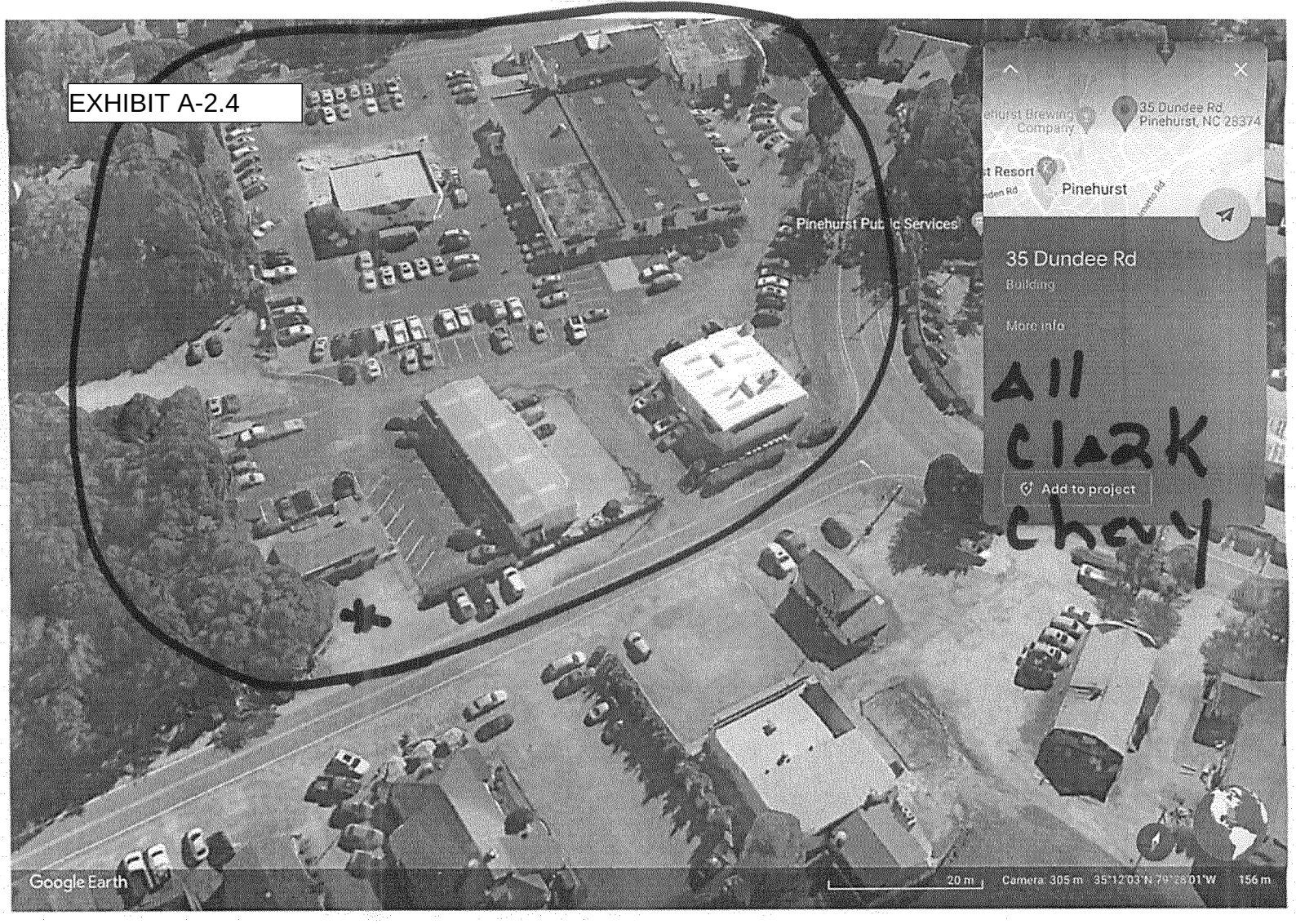
door is 3/0 x 7/0

EXHIBIT A-2.3

▫ = 2 windows on back side of building

I also sent a picture I took with my phone about 2 weeks ago

EXHIBIT A-2.4



All clark chart

only 1 parcel #

building Renovating

Customer: EXHIBIT A-2.5

PELLA WAF
Pella produc
this contract.
proper mana
this contract.
Pella written

Clear openin
local building

Per the mani
thereafter. V

INSYNCTIVE
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acknowledgi

Notice of Co
(CCPA), Cal
to third partie
pella.com.

ARBITRATI
YOU
PELLA PRO
WAIVE ALL
DISPUTES /
than ninety (
pellawebsup
coverage pr
Arbitration A
line: "Arbitral
PELLA.COM

Seller shall r
occurrence c
other Acts of
event and ta

Product Perf
U-Factor, Sc

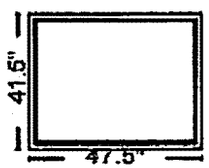
Contract - Detailed

Pella Window and Door Showroom of Raleigh
8831 Westgate Park Drive Suite 104
Raleigh, NC 27617

Sales Rep Name: Denson, Brad
Sales Rep Phone: 336-379-8550
Sales Rep Fax:
Sales Rep E-Mail: bdenson@pelladirect.com

Customer Information	Project/Delivery Address	Order Information
DUNAGAN BUILDERS 45 McIntyre Rd PINEHURST, NC 28374-9149 **Primary Phone:** 9102959981 **Mobile Phone:** (910) 6394740 **Fax Number:** (910) 2959983 **E-Mail:** dunagan750@yahoo.com **Contact Name:** **Great Plains #:** 17435 **Customer Number:** 1002674031 **Customer Account:** 1000422195	**DUNAGAN - Chevy Place** 45 McIntyre Rd **Lot #** PINEHURST, NC 28374-9149 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** DUNAGAN - Chevy Place **Order Number:** 391 **Quote Number:** **16340479** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** 2% 10/Net 30 **Tax Code:** 663 **Cust Delivery Date:** None **Quoted Date:** 1/2/2023 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	None Assigned	**Pella 250 Series, Direct Set, Fixed Frame, 47.5 X 41.5, White**	$347.21	2	$694.42



PK #
2127

Viewed From Exterior

1: Non-Standard Size Fixed Frame Direct Set
Frame Size: 47 1/2 X 41 1/2
General Information: Standard, Vinyl, Block, No Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.60, CPD PEL-N-209-00049-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11
Grille: No Grille,
Wrapping Information: Pella Recommended Clearance, Perimeter Length = 178".

Rough Opening: 48" X 42"

EXHIBIT A-2.6

Contract - Detailed

Pella Window and Door Showroom of Raleigh
8831 Westgate Park Drive Suite 104
Raleigh, NC 27617

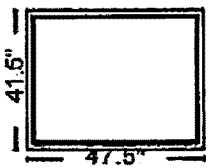
Sales Rep Name: Denson, Brad
Sales Rep Phone: 336-379-8550
Sales Rep Fax:
Sales Rep E-Mail: bdenson@pelladirect.com

Customer Information	Project/Delivery Address	Order Information
DUNAGAN BUILDERS 45 McIntyre Rd PINEHURST, NC 28374-9149 **Primary Phone:** 9102959981 **Mobile Phone:** (910) 6394740 **Fax Number:** (910) 2959983 **E-Mail:** dunagan750@yahoo.com **Contact Name:** **Great Plains #:** 17435 **Customer Number:** 1002674031 **Customer Account:** 1000422195	**DUNAGAN - Chevy Place** 45 McIntyre Rd **Lot #** PINEHURST, NC 28374-9149 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** DUNAGAN - Chevy Place **Order Number:** 391 **Quote Number:** **16340479** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** 2% 10/Net 30 **Tax Code:** 663 **Cust Delivery Date:** None **Quoted Date:** 1/2/2023 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes
10	None Assigned	

Pella 250 Series, Direct Set, Fixed Frame, 47.5 X 41.5, White

Item Price	Qty	Ext'd Price
$347.21	2	$694.42



Viewed From Exterior

PK #
2127

1: Non-Standard Size Fixed Frame Direct Set
Frame Size: 47 1/2 X 41 1/2
General Information: Standard, Vinyl, Block, No Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.60, CPD PEL-N-209-00049-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11
Grille: No Grille,
Wrapping Information: Pella Recommended Clearance, Perimeter Length = 178".

Rough Opening: 48" X 42"

[redacted]

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Shannon Konstantinou, Administrative Specialist
Date: April 19, 2023
Subject: **Major COA Request for 85 Short Rd**

Applicant:	Tyler Cook of Latitude Builders LLC
Owners:	Matthew and Tracey Pringle
Property Location:	85 Short Rd
Land Use:	Single Family Residential
PID#	00017841
COA#:	2023-00159

Request and Background:

The applicant requests a Certificate of Appropriateness for construction of a new single family home at 85 Short Rd. The construction will consist of two floors, approximately 5,197 square feet under roof which 3,473 square feet of the proposed construction will consist of the heated living area. Other items include a concrete drive, a pool, and a patio. The property is approximately 1.06 acres in size. The parcel is currently vacant.

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 Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

H. DECKS AND PATIOS

1. Section III.H.5 - Decks and patios should be located on the side, rear or least character-defining elevation of the structure.

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Standards herein as appropriate to specific projects.
3. Section IV.B.3 - Color schemes **must** comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and *should* be compatible with the architecture of the structure.
4. Section IV.B.4 - Detailing on new primary structures *should* be compatible with its overall architectural style.
5. Section IV.B.5 - On the front and street facing elevations, posts and columns *should* be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.
6. Section IV.B.6 - Roof forms *should* be congruous with the Pinehurst Historic District.
7. Section IV.B.7 - A simple roofline frequently features gable, gambrel, or hip roof forms.

C. WINDOWS AND DOORS

1. Section IV.C.1 – Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
2. Section IV.C.2 – Windows *should* feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.

E. ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.1 – All proposed site features and accessory buildings, including garages, and other buildings, as well as other sturtures such as gazebos, patios, and pergolas, **must** be congruous with other accessory structures in the Pinehurst Historic District.
2. Section IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.

F. BUILDING MATERIALS

1. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
3. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
    a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
    b. Plywood siding
    c. Vinyl siding or aluminum siding
    d. Plastic, sheet metal, or a similar material used as siding or panels

e. Any treatment of material that imparts a glossy or reflective finish to the material
f. Concrete, cinderblock, or glass block.
g. Boxed chimneys

VII. SITE FEATURES

A. FENCES AND WALLS

1. Section VII.A.9 – Metal fences should be painted to resemble wrought iron.

B. DRIVEWAYS AND OFF-STREET PARKING

2. Section VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
3. Section VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
4. Section VII.B.5 – Concete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for addition and new construction.
2. 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.
3. SECTION VII.C.5 – Mechincal equipment such as air conditions or heat pumps, *should* be located on non-character defining 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.

D. SWIMMING POOLS

1. Section VII.D.1 – In-ground swimming pools, hot tubs and spas must be located in the rear yard and must not be 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 Commission would need to determine if the single-family dwelling is congruous with the Pinehurst Historic District and whether it meets the Historic District Standards.

[redacted]

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 13, 2023

Dear Property Owner(s),

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

Thursday, April 27th, 2023
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 construction of a single-family home. The property is identified as Moore County PID Number 00017841. The property owners are Matthew and Tracey Pringle and applicant is Tyler Cook of Latitude Builders, LLC.

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.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. 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

[redacted]

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).

4/3/2023

April 27, 2023
Historic Preservation Commission
85 Short Rd COA request

1895 VILLAGE OF PINEHURST

N W E S

GENDRON, DAVID L
105 SHORT RD
PINEHURST,NC,28374

BORTINS CONSTRUCTION CONTRACTING, LLC
303 JOHN MCQUEEN RD
ABERDEEN,NC,28315

PRINGLE, MATTHEW MARCUS
5 FARNSWORTH AVE
BORDENTOWN,NJ,08505

DAVIS, JUDITH FRANCES TRUSTEE
87 SHORT ROAD
PINEHURST,NC,28374

HAWKINS, WILLIAM S
83 SHORT ROAD
PINEHURST,NC,28374

MCCARTY, MICHAEL T
210 DUNDEE ROAD
PINEHURST,NC,28374

BOOKER, SCOTT B & MARGARET R
180 DUNDEE RD
PINEHURST,NC,28374

BALLATO, ARTHUR & MARGARET
295 EVERETTE ROAD
PINEHURST,NC,28374

SMITH, F ALEXANDER & EUGENIA B
265 EVERETTE RD
PINEHURST,NC,28374

BOOKER, SCOTT B & MARGARET R
180 DUNDEE RD
PINEHURST,NC,28374

[redacted]

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Shannon Konstantinou, Administrative Specialist
Date: April 19, 2023
Subject: **Major COA Request for 275 Midland Rd.**

Applicant:	Richard Larson
Owners:	Richard & Heidi May Larson
Property Location:	275 Midland Rd
Land Use:	Single Family Residential
PID#	00016289
COA#:	2023-00104

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for construction of a 59' x 23'garage addition. The property is further identified as Moore County PID Number 00016289. The structure was built in 1964 and the property is +/- 1.25 acres in size.

The applicant proposes to construct an addition to the garage in the rear yard. The garage addition façade will have shake siding in "timber bark" color to match the brick on the existing structures, with roofing to match the existing house and garage. The existing garage doors will be replaced to match the new garage doors on the addition and will be black.

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 or additions 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:

III. CHANGES TO EXISTING RESIDENCES

I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
2. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the proposed addition is congruous with the Historic District and if it meets the Historic District Standards.

[redacted]

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 13, 2023

Dear Property Owner(s),

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

Thursday, April 27th, 2023
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 a four (4) car garage at 275 Midland Rd. The property is identified as Moore County PID Number 00016289. The property owner and applicant is Richard Lawson.

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

[redacted]

0 155 310 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).

4/3/2023

April 23, 2023
Historic Preservation Commission
275 Midland Road COA request

1895 VILLAGE OF PINEHURST

N W E S

BERGMAN, HEIDI MAY
275 MIDLAND ROAD
PINEHURST,NC,28374

STRACHAN, WAYNE T & ELIZABETH
265 MIDLAND ROAD
PINEHURST,NC,28374

PHILLIPS, JUDITH A
1071 CELESTIAL STREET
CINCINNATI,OH,45202

SLEDGE, SARA K
3047 E PINE VALLEY RD NW
ATLANTA,GA,30305

EBBS, WILLIAM A
40 CAMPBELL ROAD
PINEHURST,NC,28374

PCC REALTY CORP
PO BOX 4000
PINEHURST,NC,28374

PINEHURST, INC
PO BOX 4000
PINEHURST,NC,28374

ROBINSON, JONATHAN WALTER
25 DALRYMPLE ROAD
PINEHURST,NC,28374

SUROWSKY, PHILIP ADAM
285 MIDLAND RD
PINEHURST,NC,28374

EXHIBIT A-1.1

COA-2023-00131 - Breezeway

Menu Help

File Date: 03/16/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Add a breezeway to attach garage to existing house.

Application Name: Breezeway

Address: 40 DUNDEE Rd, PH, 28374

Owner Name: William Wood

Owner Address: 40 Dundee, PINEHURST, NC 28374

Parcel No: 00019908

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
John Bortins		Applicant		Active
John Bortins		Business Owner		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

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	Type of Work	Existing Use
Add Breezeway	Addition	Single Family Low Density
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	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
Vinyl Siding	Yellow	Same	Yellow

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl siding	yellow	same	Yellow

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
vinyl siding	yellow	same	yellow

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl Siding	Yellow	Same	Same

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
white vinyl siding	white	same	same

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
wood	white	wood	white

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
red monico brick piers	red monico brick	red monico brick piers	red monico Brick piers

FRONT DOOR

EXHIBIT A-1.2

Existing Material	Existing Color	Proposed Material	Proposed Color
Fiber Glass	White	Fiber Glass	Black

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		Dalton 8500	

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Architectural Shingles	Gray/Black	Architectural Shingles	Gray/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
none	none	#78 blue stone	378 Blue stone

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
Blue Stone		Blue Stone	

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
Entry Driveway - Concrete	Gray	Entry Driveway - Concrete	Gray
Fence - 4ft Wood	Brown	Fence - 6ft Wood	Brown

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	03/16/2023	Kimberly Stepnoski
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	Docun
40 Dundee breezeway.docx	PLN_HIST	Other	Bortins Constructio...	application/msword	Uploac
40 DUNDEE(1) (4) (1).pdf	PLN_HIST	Plan	plans	application/pdf	Uploac
40 DUNDEE(2) (3).pdf	PLN_HIST	Plan	new window and door...	application/pdf	Uploac
Door Window Locations.pdf	PLN_HIST	Plan	New door and window...	application/pdf	Uploac
40 DUNDEE(3).pdf	PLN_HIST	Plan	3d Rendering	application/pdf	Uploac
Notification Packet	PLN_HIST			application/pdf	Uploac

Show all

EXHIBIT A-1.3

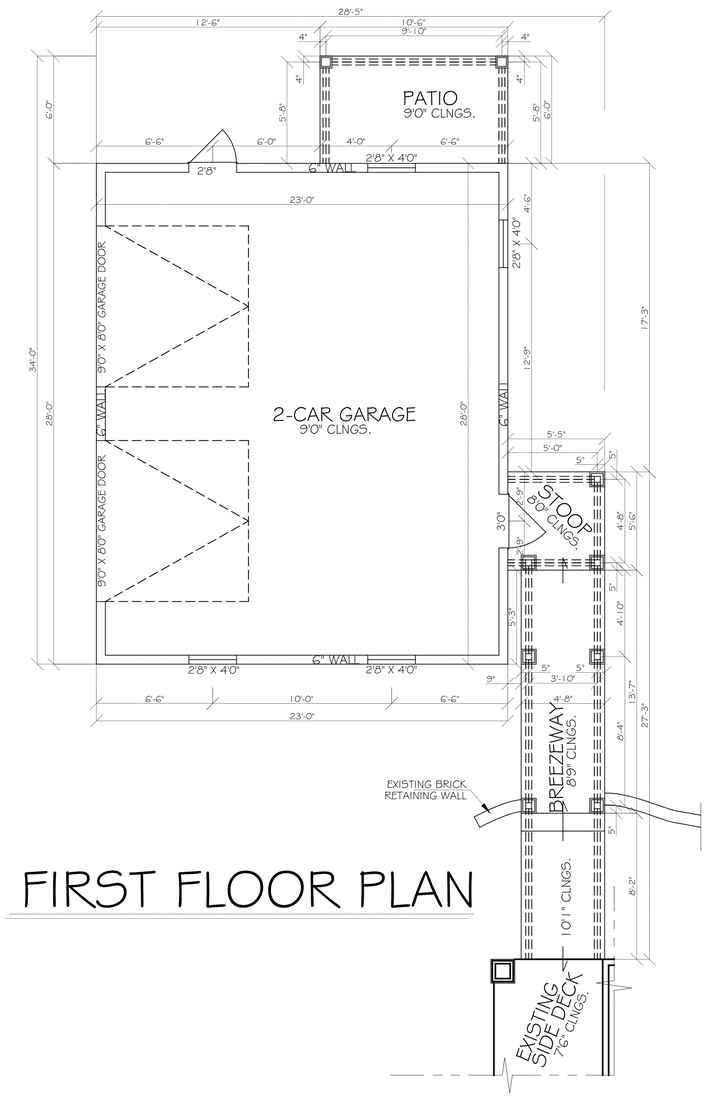
Application Comments:	**View ID**	**Comment**		**Date**	
Initiated by Product:	ACA				
Scheduled/Pending Inspections:	**Inspection Type**	**Scheduled Date**	**Inspector**	**Status**	**Comments**
Resulted Inspections:	**Inspection Type**	**Inspection Date**	**Inspector**	**Status**	**Comments**
Required Inspections:					

EXHIBIT A-2

(Revised 10/2022)

Applicant Signature: _____ Date: 3/30/23

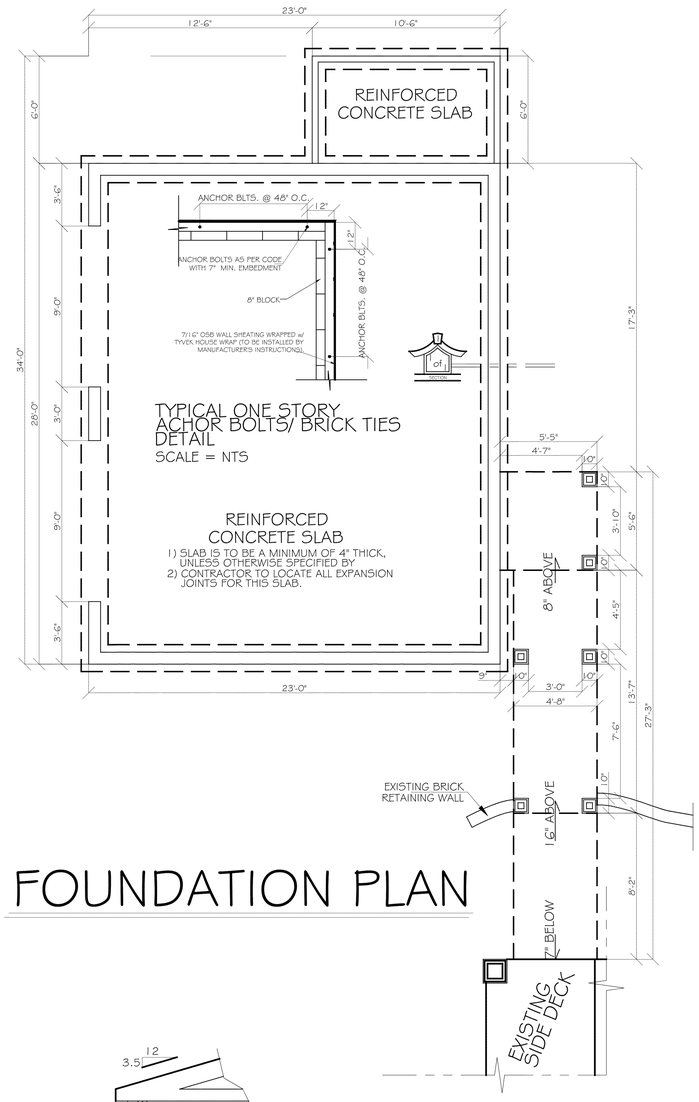
EXHIBIT A-3.1



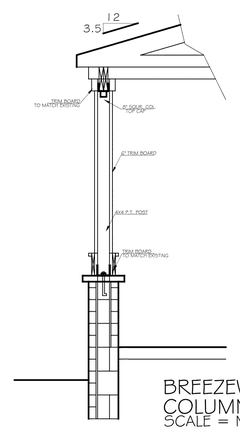
FIRST FLOOR PLAN

NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) THESE PLANS ARE BASED ON THE EXISTING DWELLING CONDITIONS AT TIME OF SITE MEASUREMENT. ARTIGA RESIDENTIAL DESIGN IS NOT RESPONSIBLE FOR CHANGES BY OTHERS.

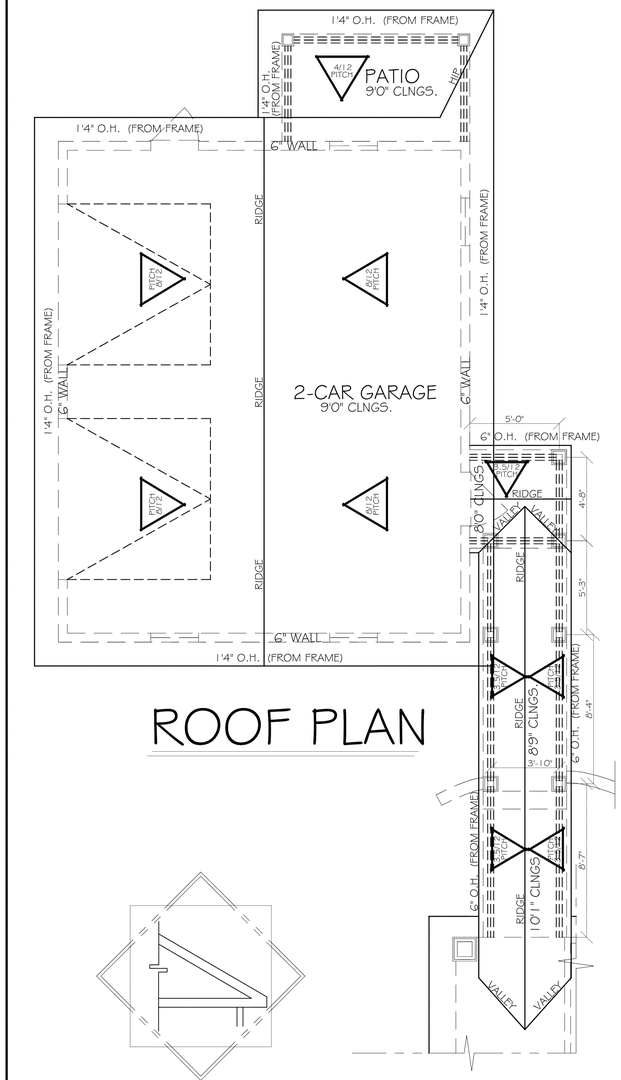
ENRIQUE J. ARTIGA OWNER



FOUNDATION PLAN



BREEZEWAY COLUMN DETAIL
SCALE = NTS



ROOF PLAN

CANTILEVERED HEEL TRUSSES (STANDARD)

NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASED. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.

3) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELLOW.

USE NO. 2 SOUTHERN YELLOW PINE 2X10
RAFTERS SPACES @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

USE NO. 2 SOUTHERN YELLOW PINE 2X8
CEILING JOISTS @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

ARTIGA DESIGN EST. 2009
Enrique J. Artiga
(910)-637-0350

Client:

40 Dundee Rd.
Pinehurst, NC 28374

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

Footage Totals:

GARAGE	644 SQUARE FEET
PATIO	64 SQUARE FEET
STOOP	30 SQUARE FEET
BREEZEWAY	102 SQUARE FEET

TOTAL UNDER ROOF 840 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 03/06/23

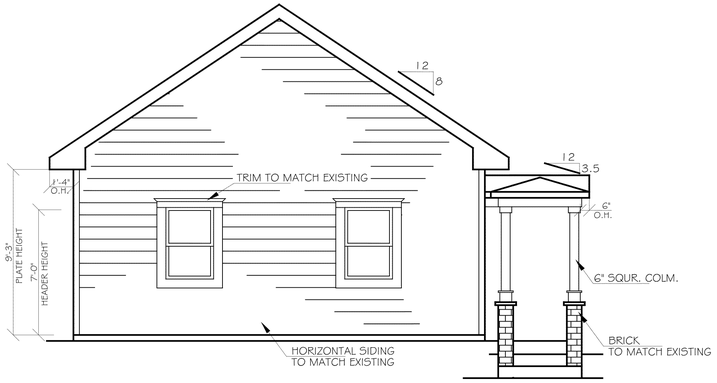
Drafting By:
THS 08/10/22
09/29/22
10/13/22
03/06/23

Sheet Name:
FLOOR PLAN

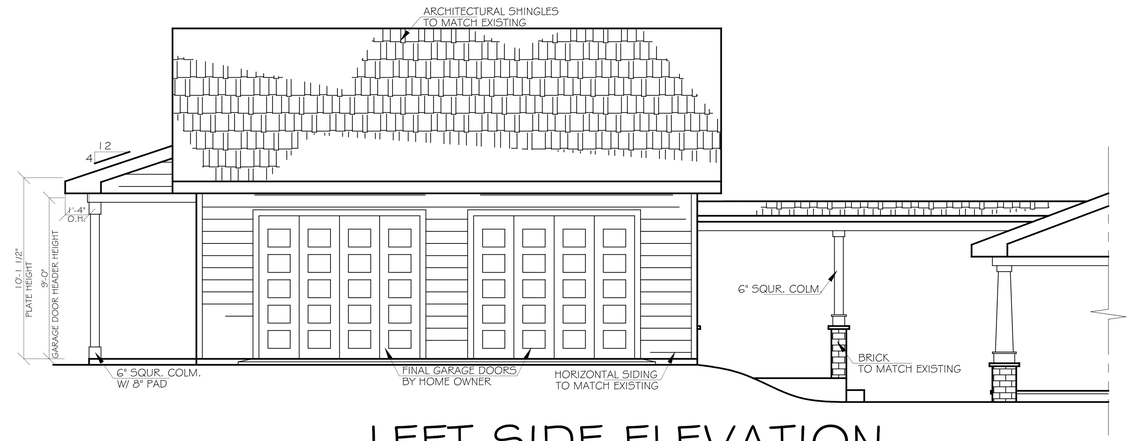
Scale: 1/4"= 1'0"

Sheet Number:
1 of 2

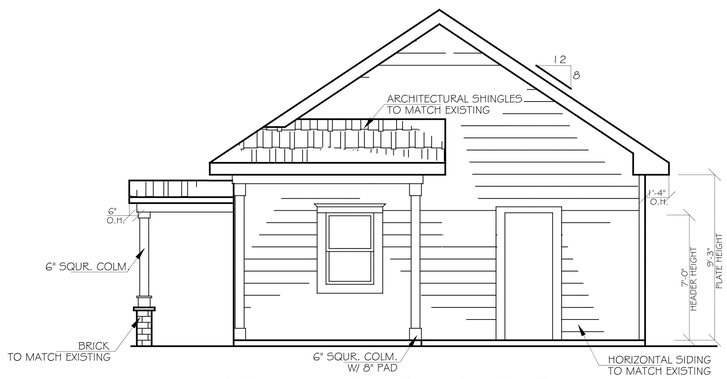
EXHIBIT A-3.2



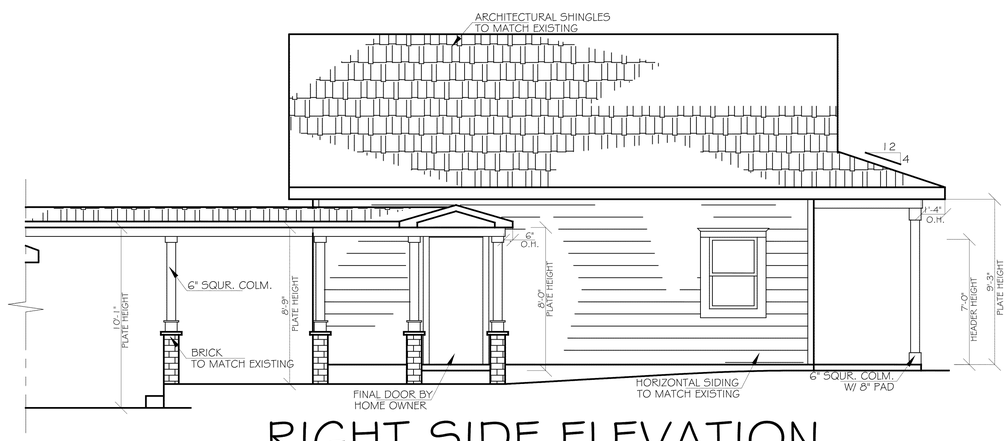
FRONT ELEVATION



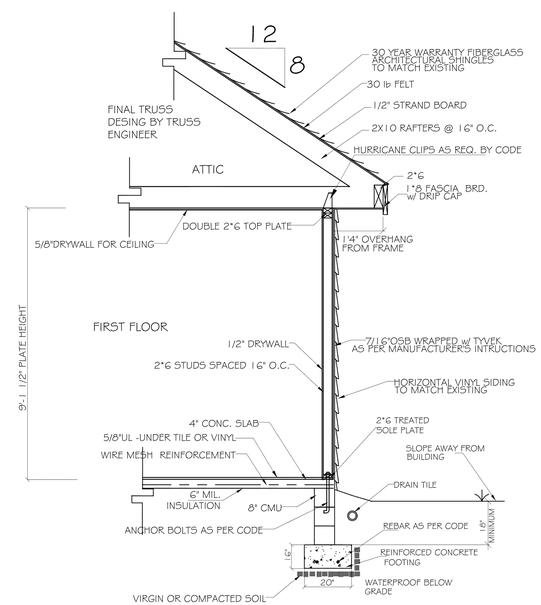
LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



2 of 2
SECTION

TYPICAL ONE STORY WALL SECTION
SCALE = NTS

NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) THESE PLANS ARE BASED ON THE EXISTING DWELLING CONDITIONS AT TIME OF SITE MEASUREMENT. ARTIGA RESIDENTIAL DESIGN IS NOT RESPONSIBLE FOR CHANGES BY OTHERS.

ENRIQUE J. ARTIGA OWNER

ARTIGA DESIGN EST. 2009
Enrique J. Artiga
(910)-637-0350

Client:

40 Dundee Rd.
Pinehurst, NC 28374

Notes:
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5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

GARAGE	644 SQUARE FEET
PATIO	64 SQUARE FEET
STOOP	30 SQUARE FEET
BREEZEWAY	102 SQUARE FEET

TOTAL UNDER ROOF 840 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 03/06/23

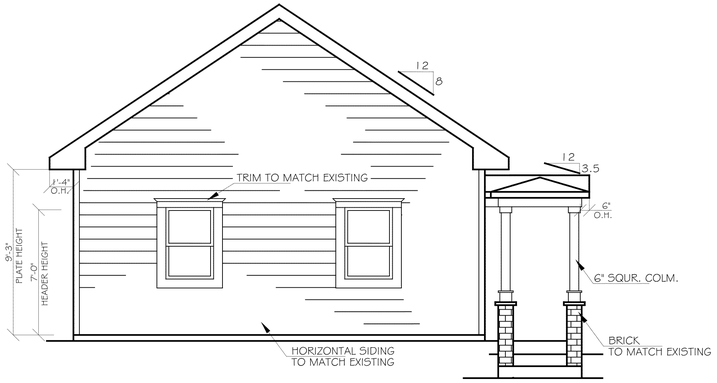
Drafting By:
THS 08/10/22
09/29/22
10/13/22
03/06/23

Sheet Name:
ELEVATIONS

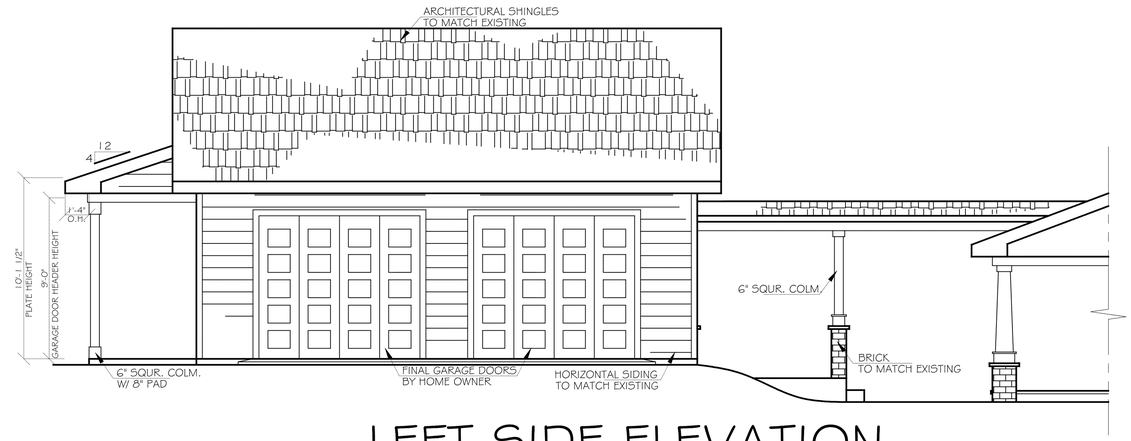
Scale: 1/4"= 1'0"

Sheet Number:
2 of 2

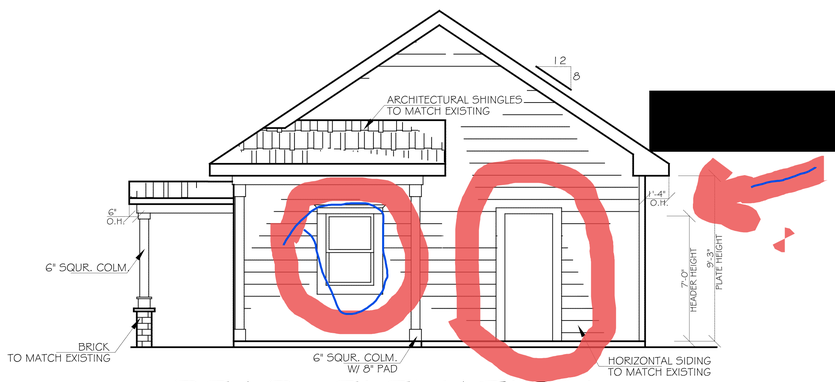
EXHIBIT A-3.3



FRONT ELEVATION

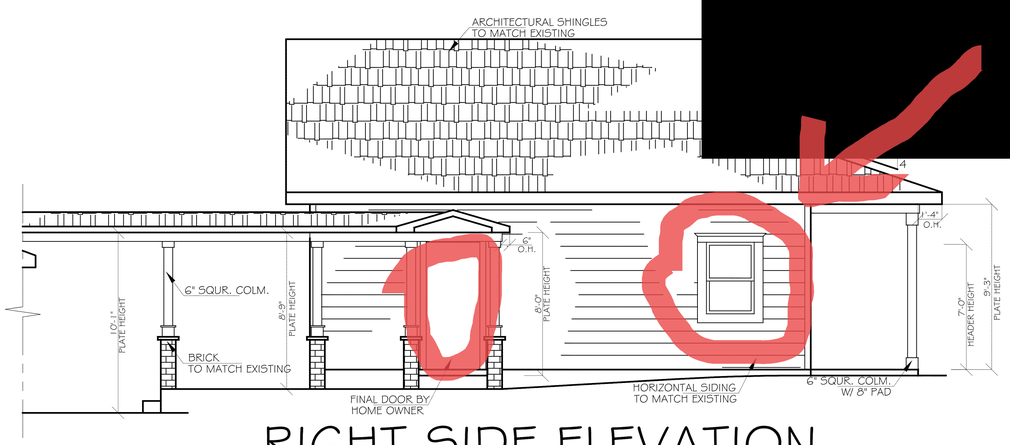


LEFT SIDE ELEVATION

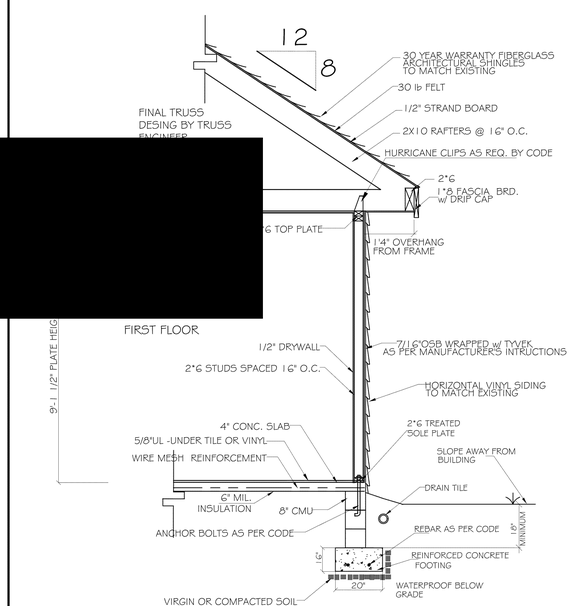


REAR ELEVATION

[redacted]



RIGHT SIDE ELEVATION



2 of 2
SECTION

TYPICAL ONE STORY WALL SECTION
SCALE = NTS

NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) THESE PLANS ARE BASED ON THE EXISTING DWELLING CONDITIONS AT TIME OF SITE MEASUREMENT. ARTIGA RESIDENTIAL DESIGN IS NOT RESPONSIBLE FOR CHANGES BY OTHERS.

ENRIQUE J. ARTIGA OWNER

ARTIGA DESIGN EST. 2009
Enrique J. Artiga
(910)-637-0350

Client:

40 Dundee Rd.
Pinehurst, NC 28374

Notes:
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Footage Totals:

GARAGE	644 SQUARE FEET
PATIO	64 SQUARE FEET
STOOP	30 SQUARE FEET
BREEZEWAY	102 SQUARE FEET

TOTAL UNDER ROOF 840 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 03/06/23

Drafting By:
THS 08/10/22
09/29/22
10/13/22
03/06/23

Sheet Name:
ELEVATIONS

Scale: 1/4"=1'0"

Sheet Number:
2 of 2

EXHIBIT A-3.4

RIGHT SIDE RENDERING

NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) THESE PLANS ARE BASED ON THE EXISTING DWELLING CONDITIONS AT TIME OF SITE MEASUREMENT. ARTIGA RESIDENTIAL DESIGN IS NOT RESPONSIBLE FOR CHANGES BY OTHERS.

ENRIQUE J. ARTIGA OWNER

ARTIGA DESIGN EST. 2009
Enrique J. Artiga
(910)-637-0350

Client:

40 Dundee Rd.
Pinehurst, NC 28374

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

Footage Totals:

GARAGE	644 SQUARE FEET
PATIO	64 SQUARE FEET
STOOP	30 SQUARE FEET
BREEZEWAY	102 SQUARE FEET

TOTAL UNDER ROOF 840 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 03/06/23

Drafting By:
THS 08/10/22

Sheet Name:
3D RENDERING

Scale: 1/4"= 1'0"

Sheet Number:
3 of 3

EXHIBIT A-4

Bortins Construction
William Bill Wood
40 Dundee

Mr. Wood has requested to change a door location on the right elevation, add a window in the rear by the patio and a door in the rear. Furthermore, we would like to request that all the doors and garage doors be black. He would also like a breezeway added on the right side of the garage which would extend to the roof of the house. The proposed breezeway will have brick piers. The brick is a Monaco style that matches the existing house. The columns which support the roof will be 6x6 wood columns painted white to match the existing house color. The Fascia and soffit material will match the existing house material which is currently a white metal fascia and a white bead board soffit. The ceiling of the breezeway will also be a white bead board. Shingles shall be a architectural style which match the existing house and garage. There will also be a step added to the already existing brick retaining wall that leads down to an existing slate patio.

EXHIBIT A-1.1

COA-2023-00104 - 275 - New Garage

Menu Help

File Date: 03/02/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: The addition, or new construction of, a detached four (4) stall garage. To be located on the property behind existing garage.

Application Name: 275 - New Garage

Address: 275 MIDLAND Rd, PH, 28374

Owner Name: BERGMAN, HEIDI MAY

Owner Address: PINEHURST, NC 28374

Parcel No: 00016289

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Richard Larson		Applicant		Active
Richard J. Larson		Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

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	**Type of Work**	**Existing Use**
No changes to existing structure(s).	New	Single Family Low Density
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	Yes
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
brick	multi	Fiber Cement	tan / black

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement	To be selected from VOP color chart.

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement	To be selected from VOP color chart.

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement	To be selected from VOP color chart.

EXHIBIT A-1.2

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

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
		Concrete	n/a

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
		Match existing.	

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
		Stone / pebble	

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

EXHIBIT A-1.3

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	03/06/2023	Kimberly Stepnoski
Review for Completeness		Application ...	03/06/2023	Kimberly Stepnoski
Review Distribution	Alfred Cassidy			
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
Notification Packet	PLN_HIST			application/pdf	Uploaded	04/17/2023

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 10/2022)

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.

Property Owner Signature: Heidi Larson (Bergman) Date: 3-28-23

[redacted]

To: Village of Pinehurst – Historic Preservation Commission (HPC)

From: Richard Larson

Date: 3/26/23

RE: VOP – Historic Certificate of Appropriateness Major

Record ID #: COA-2023-00104

Per the reference, this application was submitted for the property located at 275 Midland Road. Also to be known as 'House #1.'

Included in this submittal:

1) This letter of explanation.

2) * A surveyor plat of the existing property, complete with location of the addition.

3) * Same plat indicating two lots most adjacent to our property.

4) Picture pages. Reference pictures with descriptions.

**** NOTE:*** The enclosed plat drawing was created when two lots were subdivided off from part of the original property. This was all done by the prior Owner.

[redacted]

Existing lot, house & addition 'space' detail:

- Lot size = 1.25 acres. Or, 54,450 sq. ft., approx.
- House & existing (attached) garage size = 4,620 sq. ft., approx.
- Additional garage = 1,440 sq. ft., est.
- ***Impervious Surface* (IS) *Calculations:***
  1. Total square feet available = 35% of 54,450 = 19,057.5 sq. ft.
  2. % of IS, building structures = 31.8% or 6,060 sq. ft. est.
  3. % other IS, gravel, walkway & driveways = 20.6% or 3,922 sq. ft.
  4. Sub-Toal, IS 'Used' = 52.4% or 9,986 sq. ft.
  5. % IS, ***still available*** = 47.6% or 9,071 sq. ft., of total 'allowance.'

Appearance reference(s):

- The existing house & garage are made of 'hand rolled' brick. This material was made-to-order in the early 1960's by the original home owner / builder. Meaning, they're no longer available.
- The overwhelming majority of the homes built in this immediate neighborhood are brick exteriors.
- The only other exceptions being wood / 'fiber cement' shake or horizontal siding. In closest proximity to our home, both of these siding materials exist. ***See pics included.***

'Addition' detail:

- The existing garage is single story construction.
- The height & depth of the addition / garage will be identical to this.
- The addition width is estimated at sixty feet (60' 0").

[redacted]

Summary:

- As indicated on the plat provided, the location of the garage is an addition to the existing garage. This location will make it minimally visible from Midland Road.
- Every effort is planned to make the exterior aesthetic as compatible, as is feasible, given the immediately surrounding homes & Pinehurst.
- Since purchasing the 275 Midland Road property in 2017, significant effort & investment has already been made to improve the appearance of this home.

Thank you for your interest and consideration,
Heidi & Richard Larson

[redacted]

Pictures w/references:

1. 275 Midland Road – subject property
2. Front of existing garage
3. Back wall of existing garage
4. Side of garage & back yard of existing, #1
5. Side of garage & back yard of existing, #2
6. View of back of our hose from Darymple Road
7. Garage Design – Basic rendering
8. Pinehurst house with brick & shake exterior @ 20 Culdee Road
9. Neighborhood house with brick & shake @ 15 Campbell Road
10. Adjacent house @ 25 Darymple Road
11. Adjacent house @ 285 Midland Road

[redacted]

of Pinehurst

[redacted]

PLAT CABINET 17 SLIDE 237

2017 FEB 15 P 3:28

MRS. KEY D. MARTIN
REGISTER OF DEEDS - MOORE COUNTY
CARTHAGE, NORTH CAROLINA 28327

CERTIFICATE OF EXEMPTION FROM SUBDIVISION ORDINANCE

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE UNDER DEFINITIONS OF SUBDIVISION CONTAINED IN N.C. GENERAL STATUTE SECTION 160A-376 AND 160A-378 AND SECTION 2.1.4 OF THE VILLAGE OF PINEHURST DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASON:

THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS SET FORTH IN THE PINEHURST DEVELOPMENT ORDINANCE.

SURVEYOR — February 13, 2017 DATE

VILLAGE MANAGER — Feb 14, 2017 DATE

I, S. R. SHEFFIELD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

FURTHER:
THAT THE SURVEY IS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS ____ DAY OF _____, 2017, A.D.

S. R. SHEFFIELD, R.L.S. NO. L-2460

State of North Carolina
Moore County
Review Officer of Moore County, North Carolina, certify that the map or plat which this certification is offered meets all statutory requirements for recording.

Review Officer — Date

OWNER:
JOAN B. MONTGOMERY
275 MIDLAND ROAD
PINEHURST, N. C. 28374

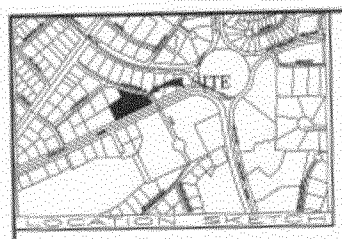
OWNER:
CRIBBS CONSTRUCTION COMPANY, LLC
5008 MONTEITH ROAD
ABERDEEN, N. C. 28315

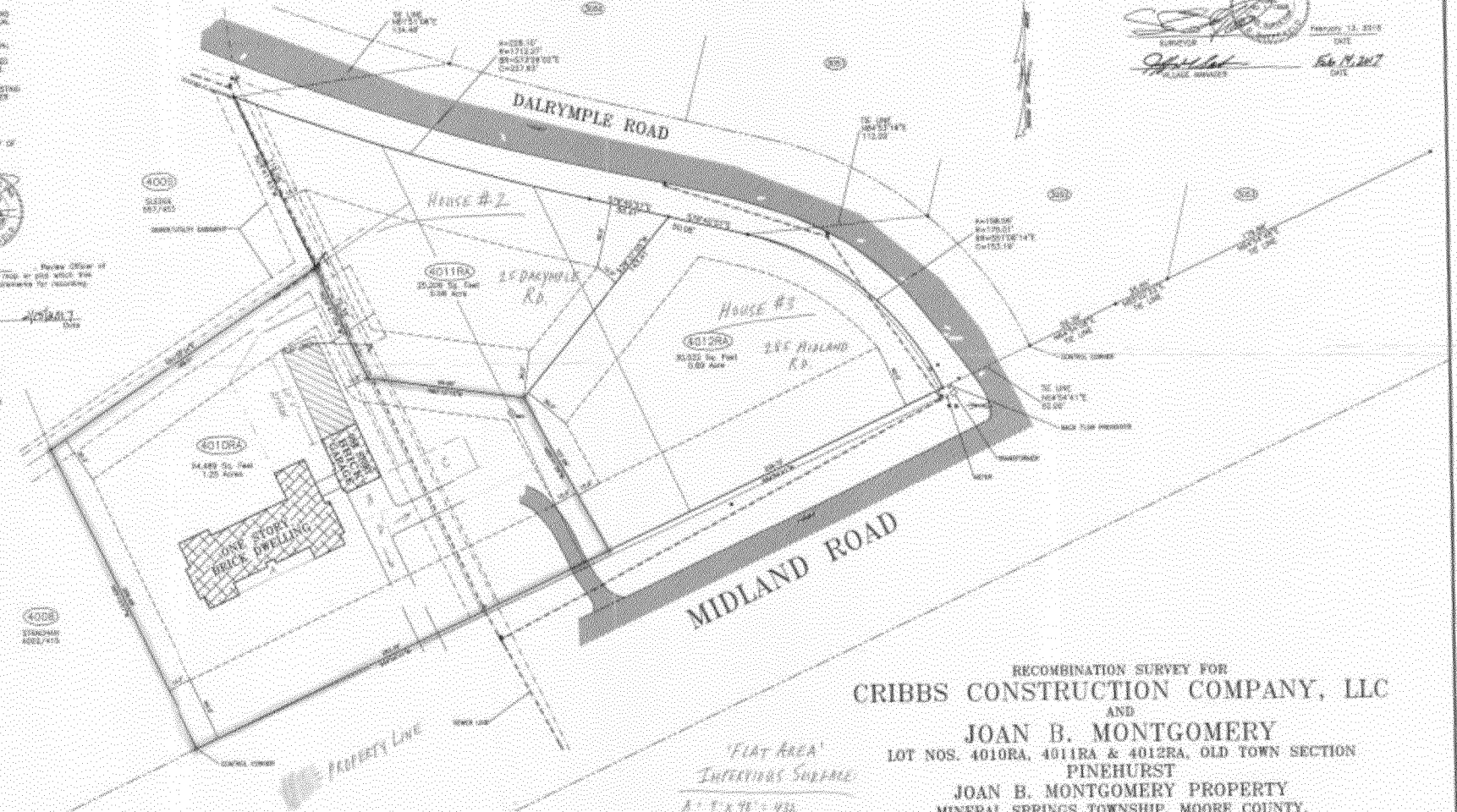
SURVEYOR:
STEPHEN R. SHEFFIELD & ASSOCIATES, P. A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, N. C. 28315
910-295-9400

UNLESS OTHERWISE INDICATED:
■= EXISTING IRON STAKE
■= EXISTING CONCRETE MONUMENT
□= SET CONCRETE MONUMENT
○= SET IRON STAKE
○= BOLLARD FOOTING
= UTILITY POLE
= WATER METER
= WATER VALVE
= FIRE HYDRANT
= CATCH BASIN
= SANITARY SEWER MANHOLE
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= EDGE

REFERENCE:
MAP BOOK 5, PAGE 33
DEED BOOK 320, PAGE 61
DEED BOOK 1216, PAGE 272
DEED BOOK 4734, PAGE 264
PLAT CAB. 17, SLIDE 148
MOORE COUNTY REGISTRY

BEARINGS DETERMINED BY COORDINATE METHOD





RECOMBINATION SURVEY FOR

CRIBBS CONSTRUCTION COMPANY, LLC

AND

JOAN B. MONTGOMERY

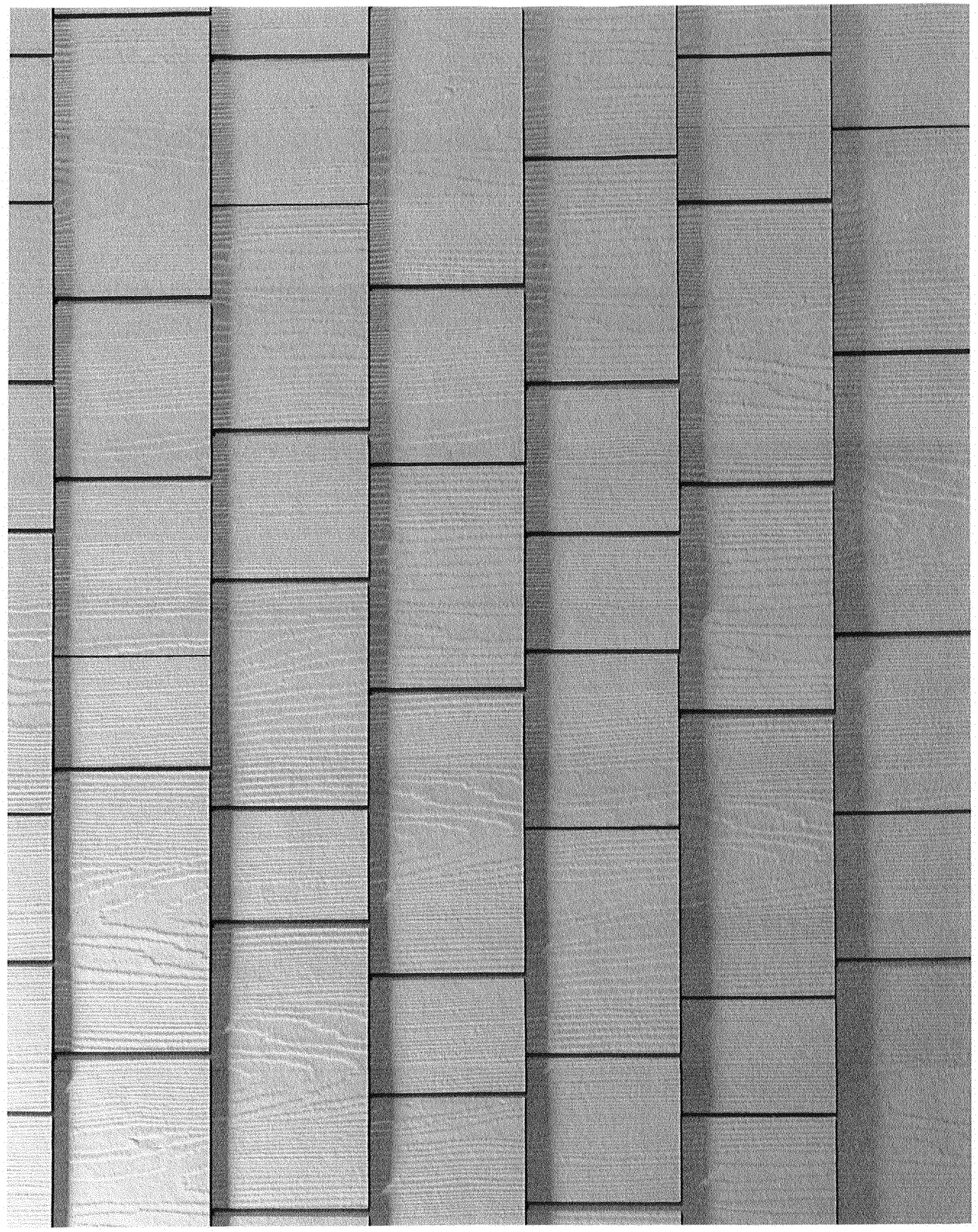
LOT NOS. 4010RA, 4011RA & 4012RA, OLD TOWN SECTION
PINEHURST

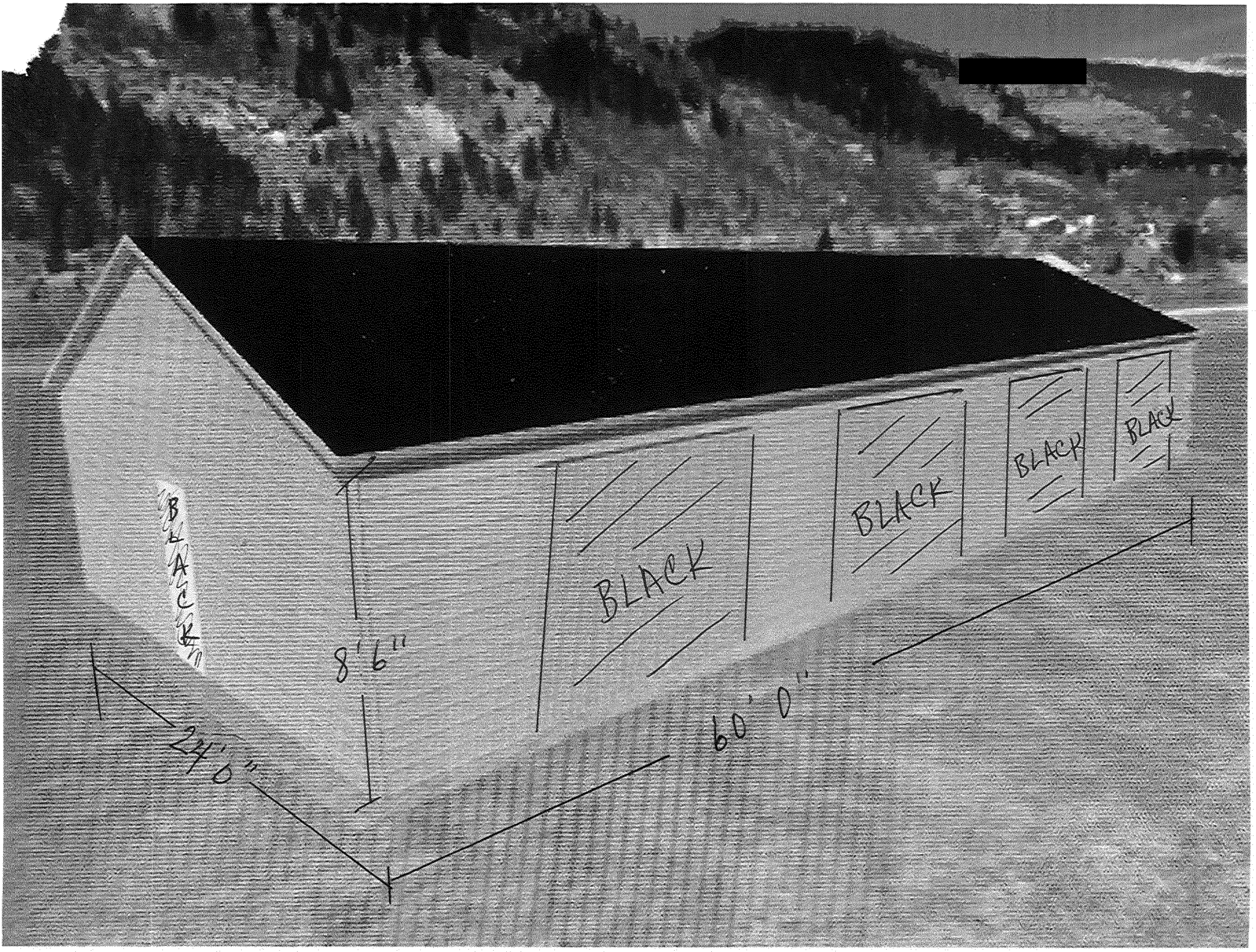
JOAN B. MONTGOMERY PROPERTY

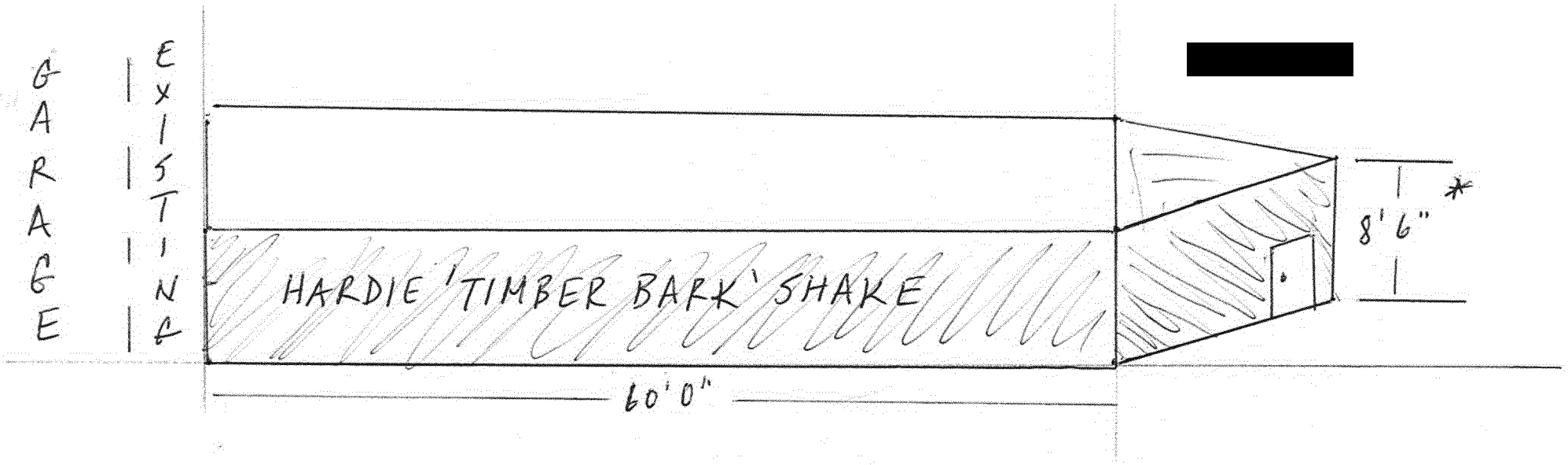
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
FEBRUARY 13, 2017 -*- SCALE 1"=30'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

0 15 30 60 90

[redacted]




[redacted]
BLACK
BLACK
BLACK
BLACK
BLACK
8' 6"
24' 0"
60' 0"

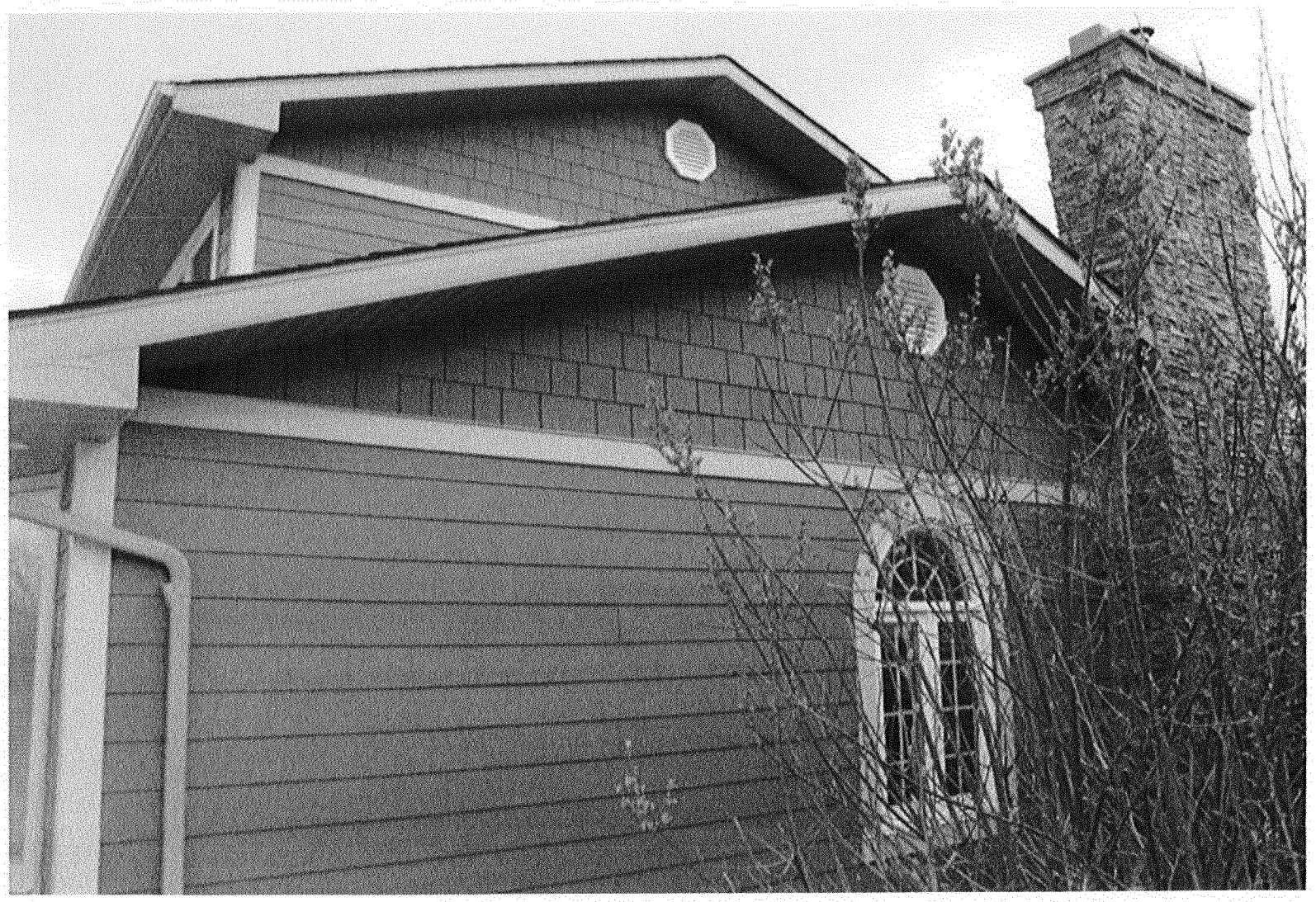


*EXACT ELEVATION/PROFILE AS EXISTING GARAGE

- ALL TRIM & DOORS ARE BLACK
- SOLID REAR DOOR
- GARAGE DOORS FACE 'INSIDE' TO EXISTING BACK YARD
- NO WINDOWS, OTHER THAN THE GARAGE DOOR PANELS

James Hardie
'Timber Bark'

[redacted]



?? Closest to Taos Taupe 2111-40 from VOP

TIMBER BARK

Request a Sample

The deep gray-brown of Timber Bark is pure elegance. Whether you choose it for the main body of your home, or as an accent, you won't have to worry about it going out of style.

elegant

versatile

smart distinctive

[redacted]

COLOR TIP

CHOOSING THE RIGHT SHADE

Think about the hues you love, the mood you want to convey, and the setting in which you live. Get inspired here.

See Timber Bark Homes...

Explore House Siding Colors

Share *Save Idea*

EXHIBIT A-1.1

COA-2023-00159 - Pringle - 85 Short Rd

Menu Help

File Date: 03/29/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: new residential construction of single family home

Application Name: Pringle - 85 Short Rd

Address: 85 SHORT Rd, PH, 28374

Owner Name: Pringle, Matthew & Tracey

Owner Address: PINEHURST, NC 28374

Parcel No: 00017841

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Latitude Builders, LLC	Latitude Builde...	Applicant	Mailing, PO Box 1301 N...	Active
Latitude Builders, LLC	Latitude Builde...	Applicant	Mailing, PO Box 1301 N...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

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	Type of Work	Existing Use
new residential construction of single family home	New	Vacant
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Medium Density	No	Yes
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
		Nichiha Nichistraight Fiber cement siding	SW 0077 Classic French Gray

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Nichiha NichiStraight fiber cement sidiing	SW 0077 Classic French Gray

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Nichiha NichiStraight fiber cement siding	SW 0077 Classic French Gray

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Nichiha NichiStraight fiber cement siding	SW 0077 Classic French Gray

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
		Nichiha NichiTrim fiber cement	SW 7005 Pure White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Pella Lifestyle clad windows	white

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick	Statesville Brick Smooth Face Tumbled (red)

FRONT DOOR

EXHIBIT A-1.2

Existing Material	Existing Color	Proposed Material	Proposed Color
		mahogany	clear polyurethane finish

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		composite overlay	wood grain, ash finish

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
		asphault shingle	CertainTeed Landmark Pro Max Def Pewter

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
		brick paver	Statesville Brick Smooth Face Tumbled (red)

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
		salted concrete with red brick border	

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
		pea gravel	gray

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
		pea gravel driveway with concrete apron	gray

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
		metal	black

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

---

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	03/30/2023	Kimberly Stepnoski
Review for Completeness	Alfred Cassidy			
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	Docun
LANDSCAPE PLAN-L1.pdf	PLN_HIST	Plan	landscape	application/pdf	Uploac
LANDSCAPE PLAN-L2.pdf	PLN_HIST	Plan	landscape	application/pdf	Uploac
LANDSCAPE PLAN-L3.pdf	PLN_HIST	Plan	landscape	application/pdf	Uploac
Pringle_Landscape Rend...	PLN_HIST	Plan	landscape	application/pdf	Uploac
85 Short Road Pinehurs...	PLN_HIST	Other	Proposed exterior m...	application/pdf	Uploac
230006A.pdf	PLN_HIST	Site Plan	site plan	application/pdf	Uploac

EXHIBIT A-1.3

File Name	Document Group	Category	Description	Type	Docun
A1.0.pdf	PLN_HIST	Plan	Floor plan	application/pdf	Uploac
A1.1.pdf	PLN_HIST	Plan	bonus room floor plan	application/pdf	Uploac
A2.0.pdf	PLN_HIST	Building Elevat...	front and rear elev...	application/pdf	Uploac
A3.0.pdf	PLN_HIST	Building Elevat...	left & right elevat...	application/pdf	Uploac
A3.1.pdf	PLN_HIST	Plan	roof plan	application/pdf	Uploac
A4.0.pdf	PLN_HIST	Plan	foundation plan	application/pdf	Uploac
CoA application author...	PLN_HIST	Other	letter of authoriza...	application/pdf	Uploac
A5.0.pdf	PLN_HIST	Plan	joist framing	application/pdf	Uploac
E1.0.pdf	PLN_HIST	Plan	electrical	application/pdf	Uploac
M1.0.pdf	PLN_HIST	Plan	mechanical & plumbing	application/pdf	Uploac
Notification Packet	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-2

March 29, 2023

Matt Pringle

5 Farnsworth Ave,

Bordentown, NJ 08505

Tyler Cook, Owner

132 NW Broad St suite c

Southern Pines, NC 28387

Tyler,

This is to confirm that I authorize you, as owner of Latitude Builders to submit an application to the Pinehurst Historical Preservation Commission for a Major Certificate of Appropriateness (COA) for the construction of a new, single-family dwelling on our lot at 85 Short Rd. in Pinehurst.

Sincerely,

Matthew Pringle

Homeowner

EXHIBIT A-3.1

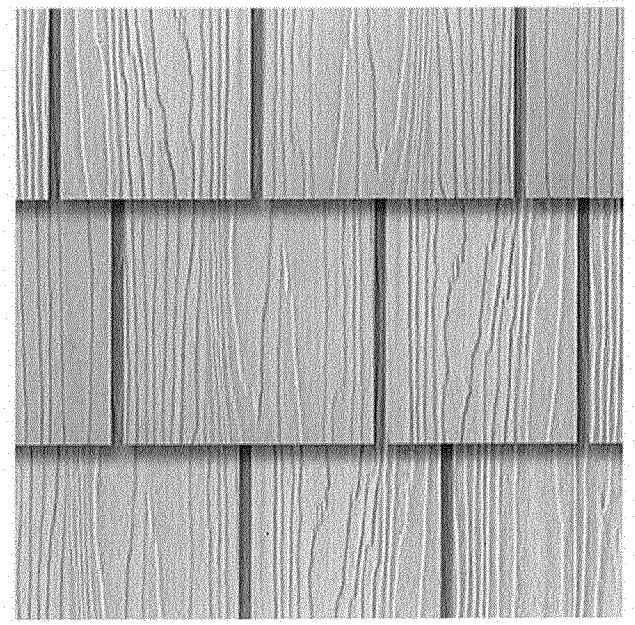
Latitude
BUILDERS
CUSTOM HOMES

85 Short Road

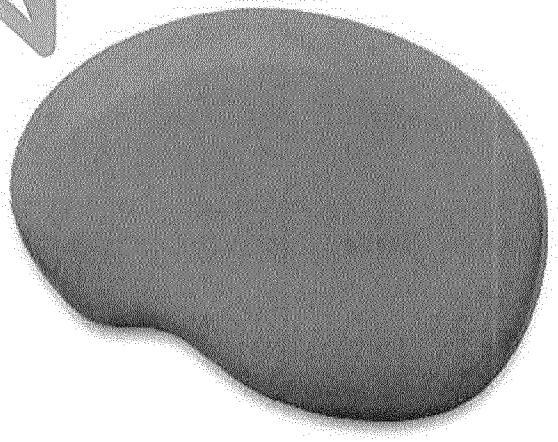
Pinehurst, North Carolina

EXHIBIT A-3.2

Siding Materials



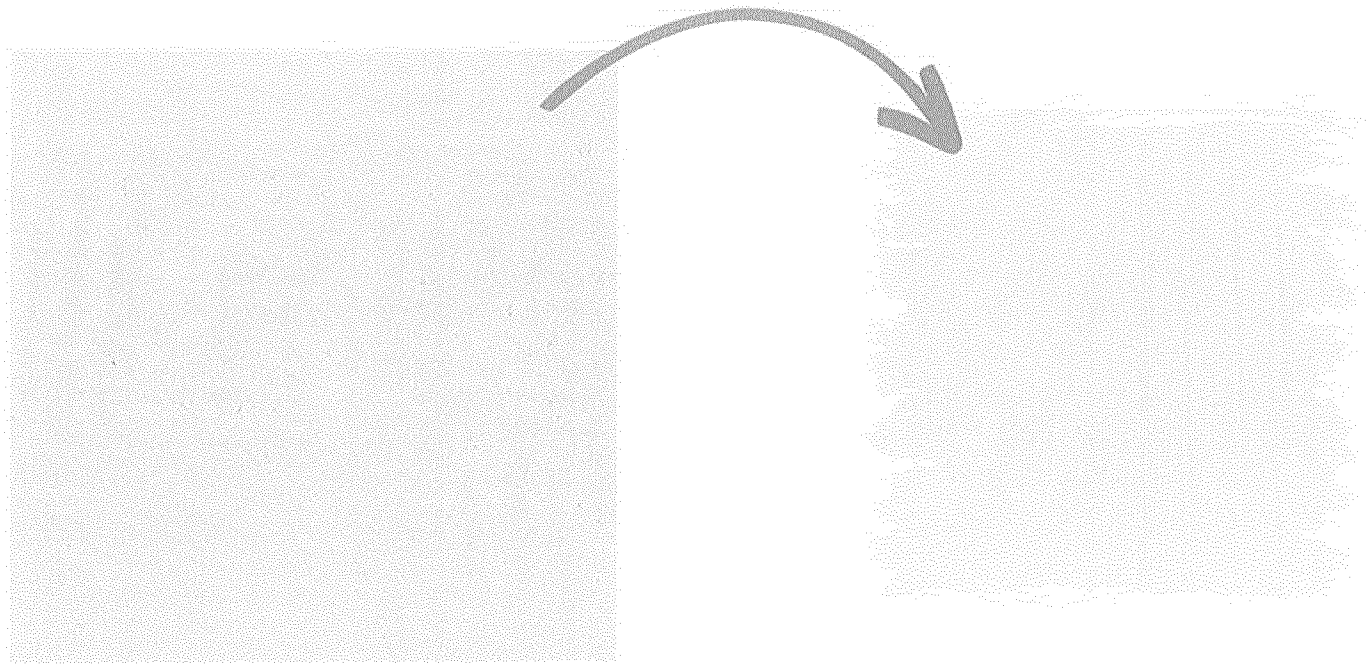
Nichiha Fiber Cement
Nichistraight Siding Panels



SW 0077 Classic French Gray

EXHIBIT A-3.3

Siding Materials



Nichiha Fiber Cement
NichiTrim Smooth

SW 7005 Pure White

EXHIBIT A-3.4

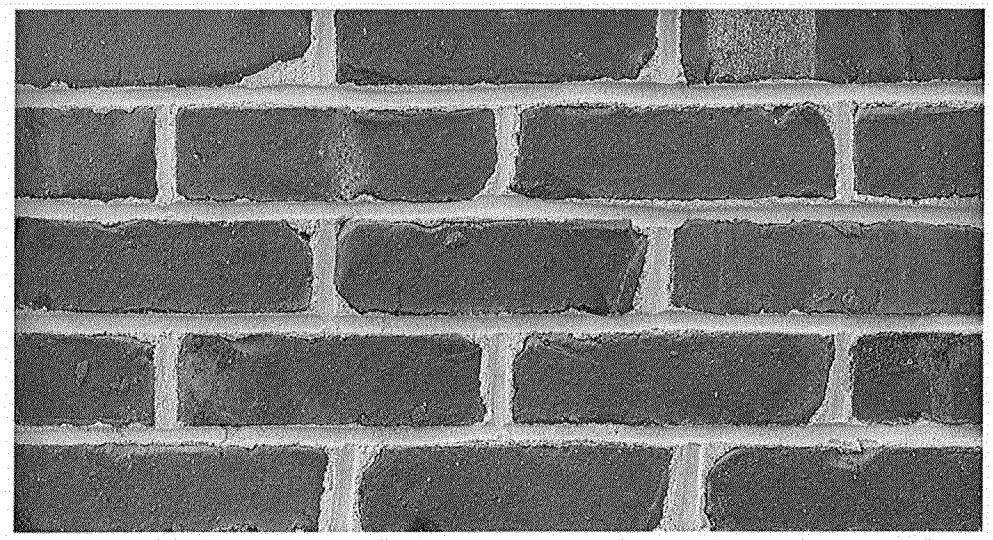
ROOFING

CERTAINTEED LANDMARK PRO

MAX DEF PEWTER

EXHIBIT A-3.5

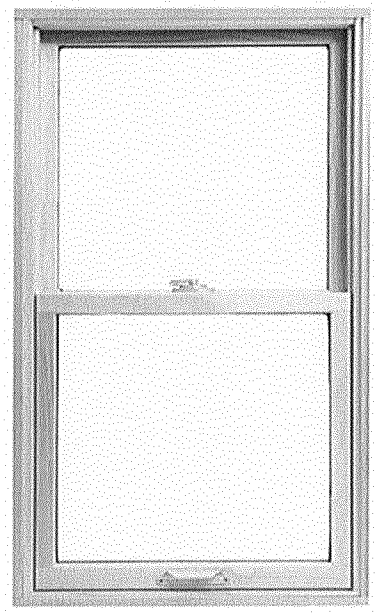
BRICK



STATESVILLE BRICK SMOOTH FACE TUMBLED

EXHIBIT A-3.6

WINDOWS



PELLA LIFESTYLE

CLAD WINDOWS

WHITE

PROPOSED 2/0 GRID PATTERN AS PICTURED

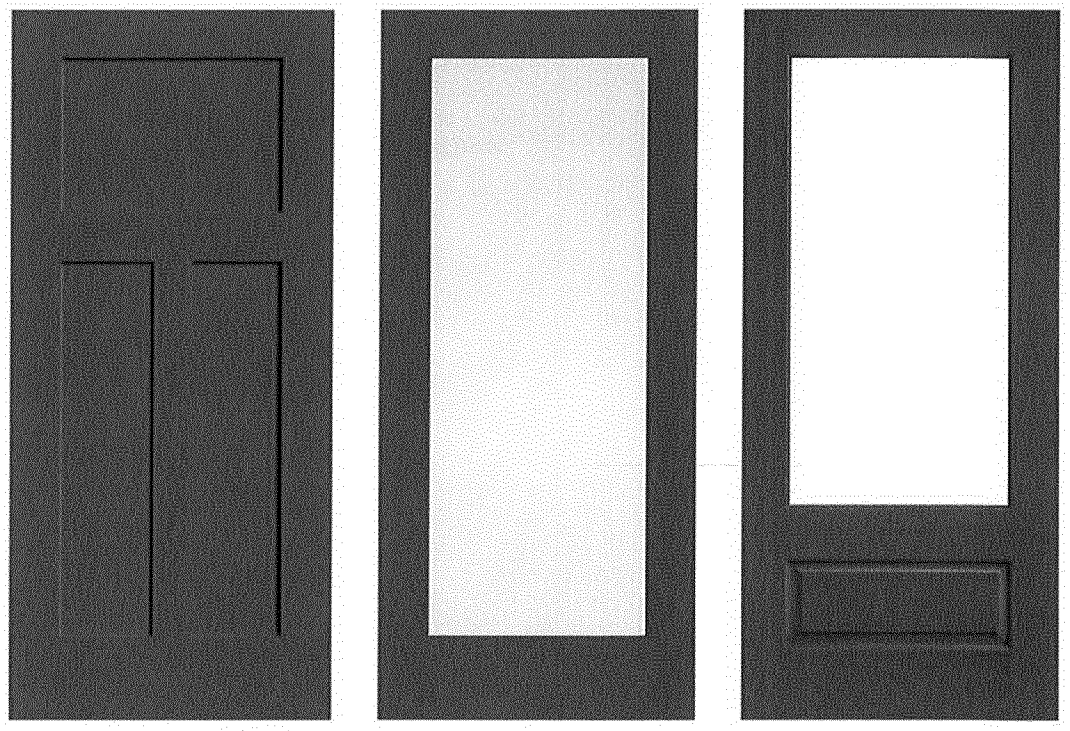
EXHIBIT A-3.7

Exterior Doors

DSA Alexandria 4LT TDL

Mahogany

Minwax Clear Polyurethane Finish



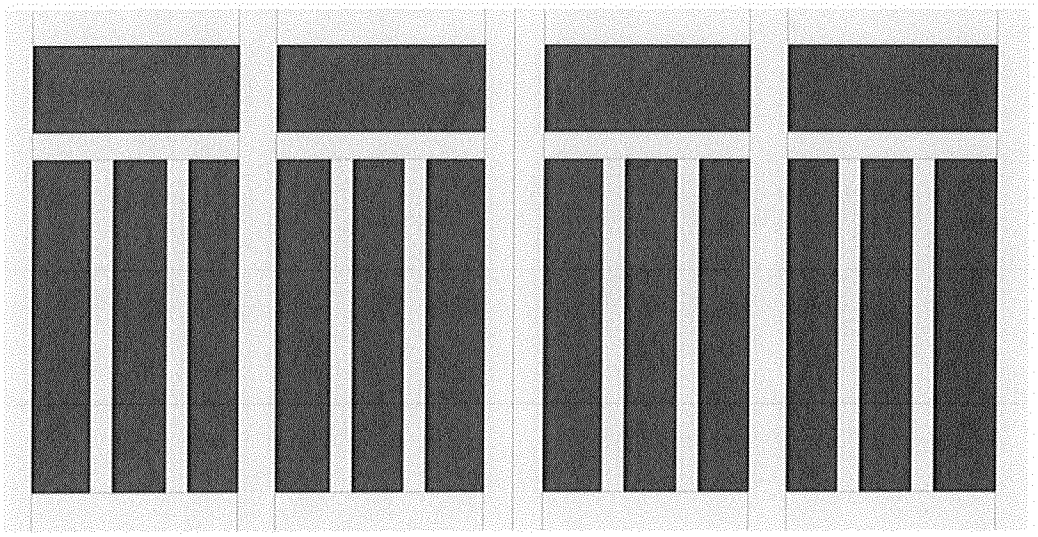
Therma-Tru Classic Craft Collection

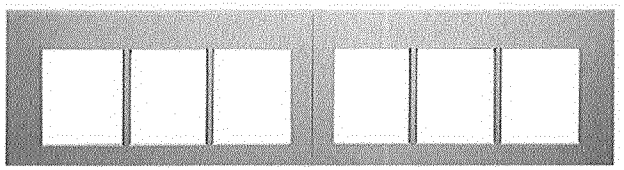
Powder Room, Back Porch, Garage & Side Entries

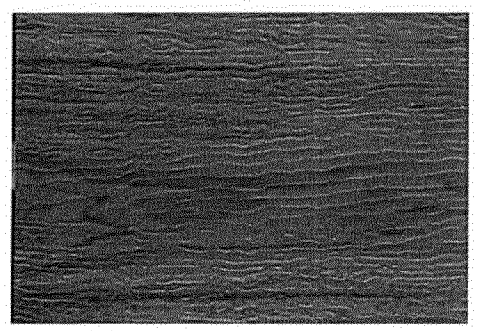
Fir Grain in Rustic Clay finish

EXHIBIT A-3.8

GARAGE DOORS







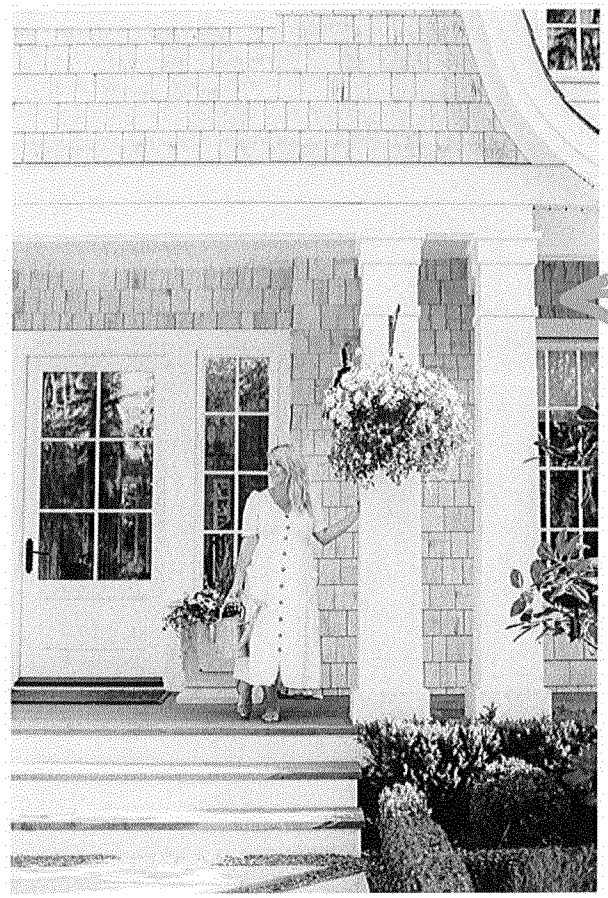
HAAS AMERICAN TRADITION 9221/9621

3-PANE GLASS DETAIL

ASH FINISH

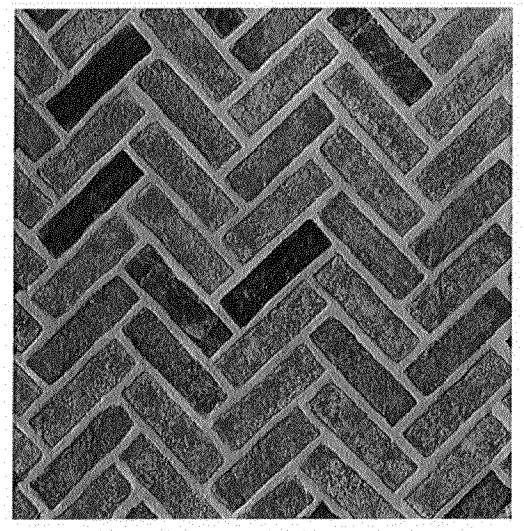
EXHIBIT A-3.9

Columns & Porches



Columns details

Front Porch:
Brick Paver
Herringbone Pattern



Rear Patio:
Salted concrete with
brick paver edge Border

EXHIBIT A-3.10

Other Exterior Materials:

Driveway:

Concrete Apron with

Light gray pea gravel

Pool Deck:

Salted Concrete

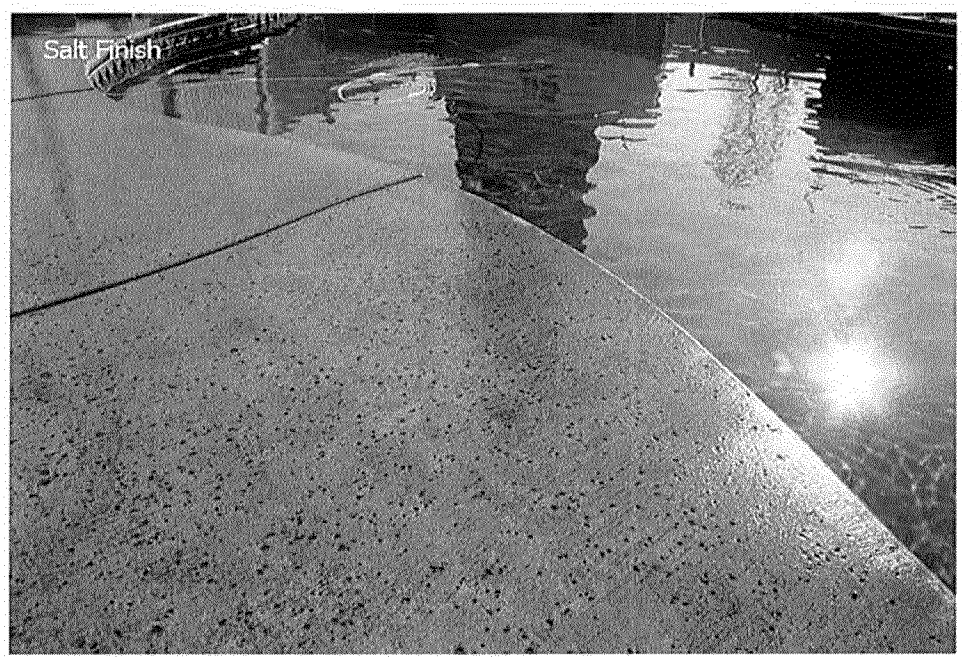
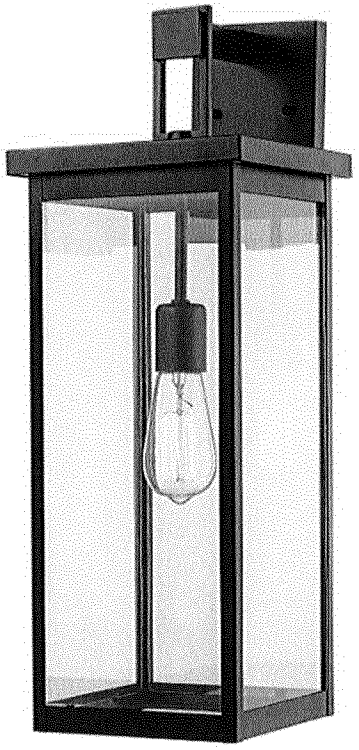


EXHIBIT A-3.11

Exterior Lighting



Front Entry:

Millenium Lighting 22" Tall

Outdoor Wall Sconce

Garage & Rear Entry:

Millenium Lighting 16" Tall

Outdoor Wall Sconce

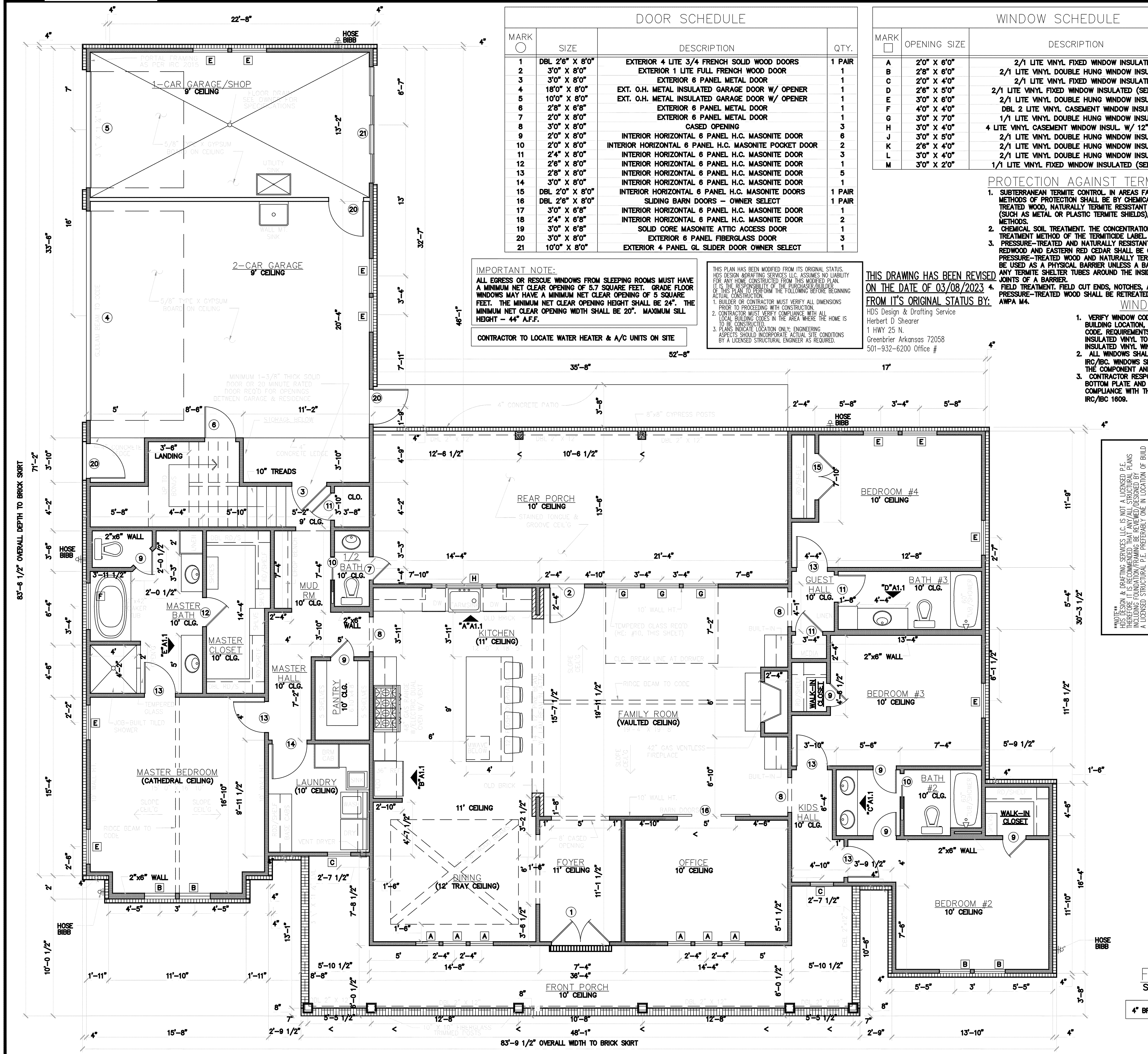
Front Gables:

Generation Lighting

Barn Light

Black

EXHIBIT A-4.2



DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	QTY.
1	DBL 2'6" X 8'0"	EXTERIOR 4 LITE 3/4 FRENCH SOLID WOOD DOORS	1 PAIR
2	3'0" X 8'0"	EXTERIOR 1 LITE FULL FRENCH WOOD DOOR	1
3	3'0" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	1
4	18'0" X 8'0"	EXT. O.H. METAL INSULATED GARAGE DOOR W/ OPENER	1
5	10'0" X 8'0"	EXT. O.H. METAL INSULATED GARAGE DOOR W/ OPENER	1
6	2'8" X 6'8"	EXTERIOR 6 PANEL METAL DOOR	1
7	2'0" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	1
8	3'0" X 8'0"	CASED OPENING	3
9	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	6
10	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE POCKET DOOR	2
11	2'4" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	3
12	2'6" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
13	2'8" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	5
14	3'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
15	DBL 2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOORS	1 PAIR
16	DBL 2'6" X 8'0"	SLIDING BARN DOORS – OWNER SELECT	1 PAIR
17	3'0" X 6'8"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
18	2'4" X 6'8"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
19	3'0" X 6'8"	SOLID CORE MASONITE ATTIC ACCESS DOOR	1
20	3'0" X 8'0"	EXTERIOR 6 PANEL FIBERGLASS DOOR	3
21	10'0" X 8'0"	EXTERIOR 4 PANEL GL SLIDER DOOR OWNER SELECT	1

WINDOW SCHEDULE

MARK	OPENING SIZE	DESCRIPTION	QTY.
A	2'0" X 6'0"	2/1 LITE VINYL FIXED WINDOW INSULATED	6
B	2'8" X 6'0"	2/1 LITE VINYL DOUBLE HUNG WINDOW INSULATED	4
C	2'0" X 4'0"	2/1 LITE VINYL FIXED WINDOW INSULATED	2
D	2'6" X 5'0"	2/1 LITE VINYL FIXED WINDOW INSULATED (SEE ELEVS)	2
E	3'0" X 6'0"	2/1 LITE VINYL DOUBLE HUNG WINDOW INSULATED	10
F	4'0" X 4'0"	DBL 2 LITE VINYL CASEMENT WINDOW INSULATED	1
G	3'0" X 7'0"	1/1 LITE VINYL DOUBLE HUNG WINDOW INSULATED	3
H	3'0" X 4'0"	4 LITE VINYL CASEMENT WINDOW INSUL. W/ 12" SIDELITES	1
J	3'0" X 5'0"	2/1 LITE VINYL DOUBLE HUNG WINDOW INSULATED	2
K	2'6" X 4'0"	2/1 LITE VINYL DOUBLE HUNG WINDOW INSULATED	1
L	3'0" X 4'0"	2/1 LITE VINYL DOUBLE HUNG WINDOW INSULATED	2
M	3'0" X 2'0"	1/1 LITE VINYL FIXED WINDOW INSULATED (SEE ELEVS)	3

IMPORTANT NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT – 44" A.F.F.

CONTRACTOR TO LOCATE WATER HEATER & A/C UNITS ON SITE

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THIS DRAWING HAS BEEN REVISED ON THE DATE OF 03/08/2023 FROM IT'S ORIGINAL STATUS BY:
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Herbert D Shearer
1 HWY 25 N.
Greenbrier Arkansas 72058
501-932-6200 Office #

PROTECTION AGAINST TERMITES:

1. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

WIND ZONE NOTES

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE – SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.5.1 (2) OF THE I.R.C. 2018 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
10. RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)
11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1
12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
13. DRYER VENT MUST HAVE MAX LENGTH 25'
14. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

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HEADER SPANS FOR LOAD BEARING WALLS:

SINGLE STORY:
- 2 PLY 2'X6" 4'-2" MAX
- 2 PLY 2'X8" 5'-4" MAX
- 2 PLY 2'X10" 7'-6" MAX

2 STORY:
- 2 PLY 2'X6" 3'X7" MAX
- 2 PLY 2'X8" 4'X6" MAX
- 2 PLY 2'X10" 6'X2" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

NOTE:

ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF STUD UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R806). SYSTEMS TO BE USED TO MEET ROOF VENTALATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

GENERAL MATERIALS:

1. EXTERIOR WALLS:
   - –REINFORCED CEMENTITIOUS SIDING
   - –"TYVEK" BUILDING WRAP
   - –1/2" O.S.B. SHEATHING
   - –R-13 BATT INSULATION
   - –2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)
   - –1/2" GYPSUM BOARD INTERIOR
2. INTERIOR WALLS:
   - –2X4 STUDS @ 1'-4" O.C.
   - –1/2" GYPSUM BOARD ON BOTH SIDES
3. CEILING:
   - –2X JOISTS @ 1'-4" O.C.
   - –R38 INSULATION
   - –1/2" GYPSUM BOARD
4. ROOF SYSTEM:
   - –30 YEAR FIBERGLASS SHINGLES
   - –5/8" O.S.B. OR CDX PLYWOOD
   - –#15FELT
   - –2X6 RAFTERS @ 2'0" O.C. (CONFIRM W/ LOCAL CODE)

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

CODE DISCLAIMER:

1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH LOUISIANA AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

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

4" BRICK SKIRT AROUND ENTIRE HOUSE

SQUARE FOOTAGE

MAIN LIVING	2810
FRONT PORCH	366
REAR PORCH	469
GARAGE	889
TOTAL SQ. FT.	4534
OPTIONAL BONUS RM	663
TOTAL LIVING W/ BONUS	3473
TOTAL UNDER ROOF W/ BONUS	5197

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RESIDENCE OF
MATTHEW PRINGLE

Project

MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

Project No.: Black Creek w/ Bonus
DATE: JANUARY 3, 2022
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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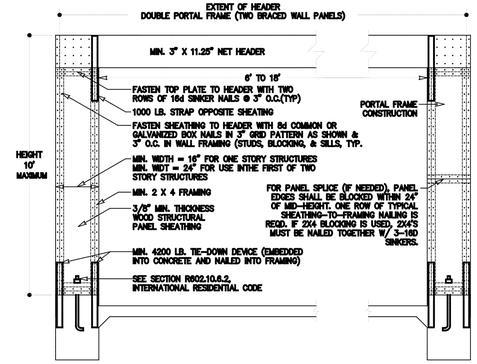
Sheet Title
FLOOR PLAN

☐ Preliminary Dwg.
☐ Bidding Doc.
☐ Construction Doc.

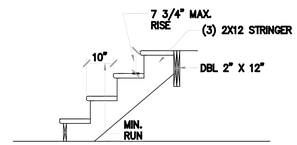
Sheet:
A1.0

EXHIBIT A-4.3



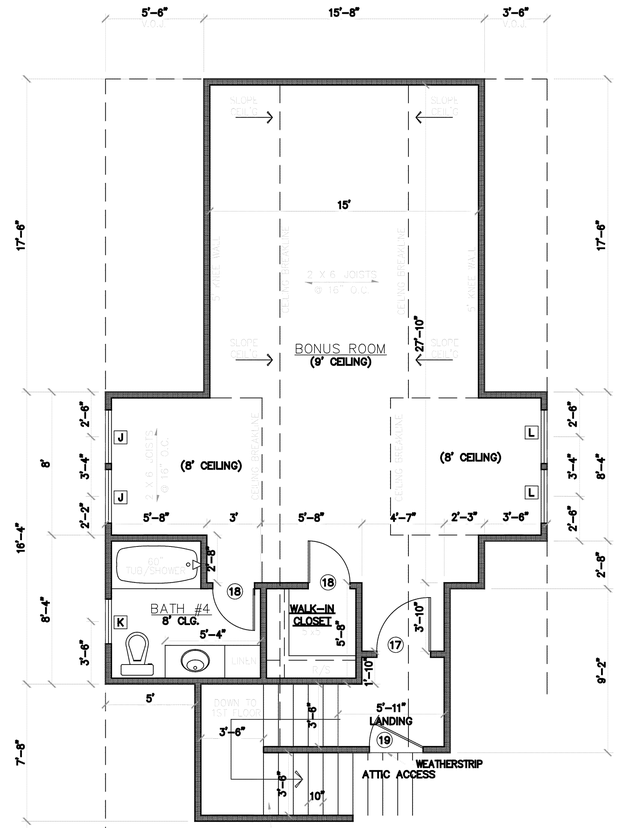
GARAGE PORTAL DETAIL

NOT TO SCALE



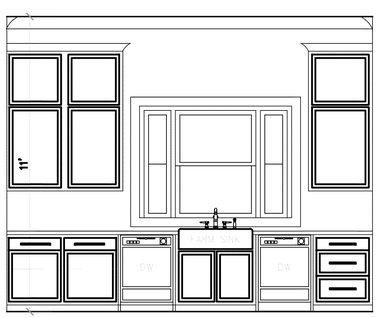
STAIR DETAILS

N.T.S.



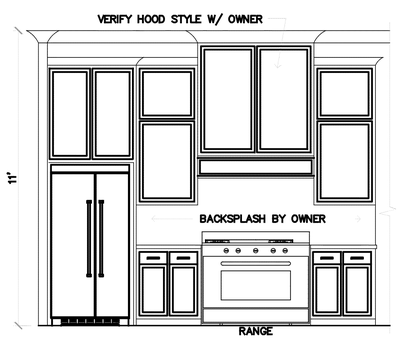
BONUS ROOM
FLOOR PLAN

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



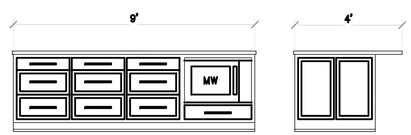
A KITCHEN

SCALE: 3/8" = 1'-0"



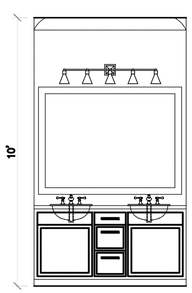
B KITCHEN

SCALE: 3/8" = 1'-0"



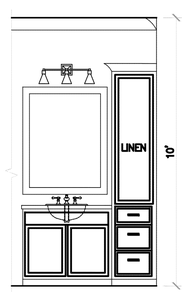
KITCHEN ISLAND

SCALE: 3/8" = 1'-0"



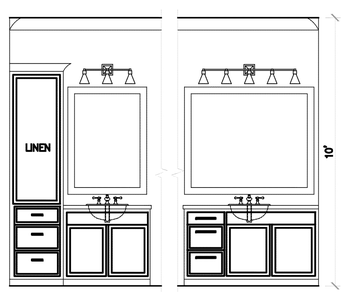
C BATH #2

SCALE: 3/8" = 1'-0"



D BATH #3

SCALE: 3/8" = 1'-0"



E MASTER BATH

SCALE: 3/8" = 1'-0"

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Greenbrier Arkansas 72058
501-932-6200 Office #

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RESIDENCE OF
MATTHEW PRINGLE

Project

MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

A | BD®

Project No.: Black Creek w/ Bonus
DATE: JANUARY 3, 2022
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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Sheet Title
BONUS ROOM/ INT. ELEVS.

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A1.1

EXHIBIT A-4.4

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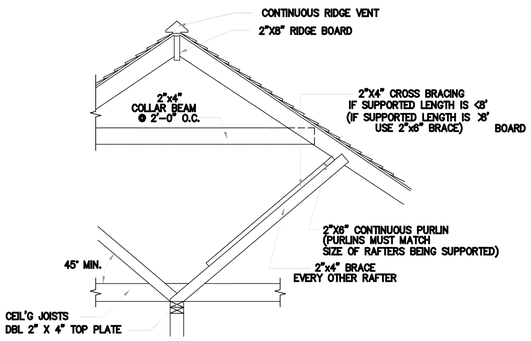
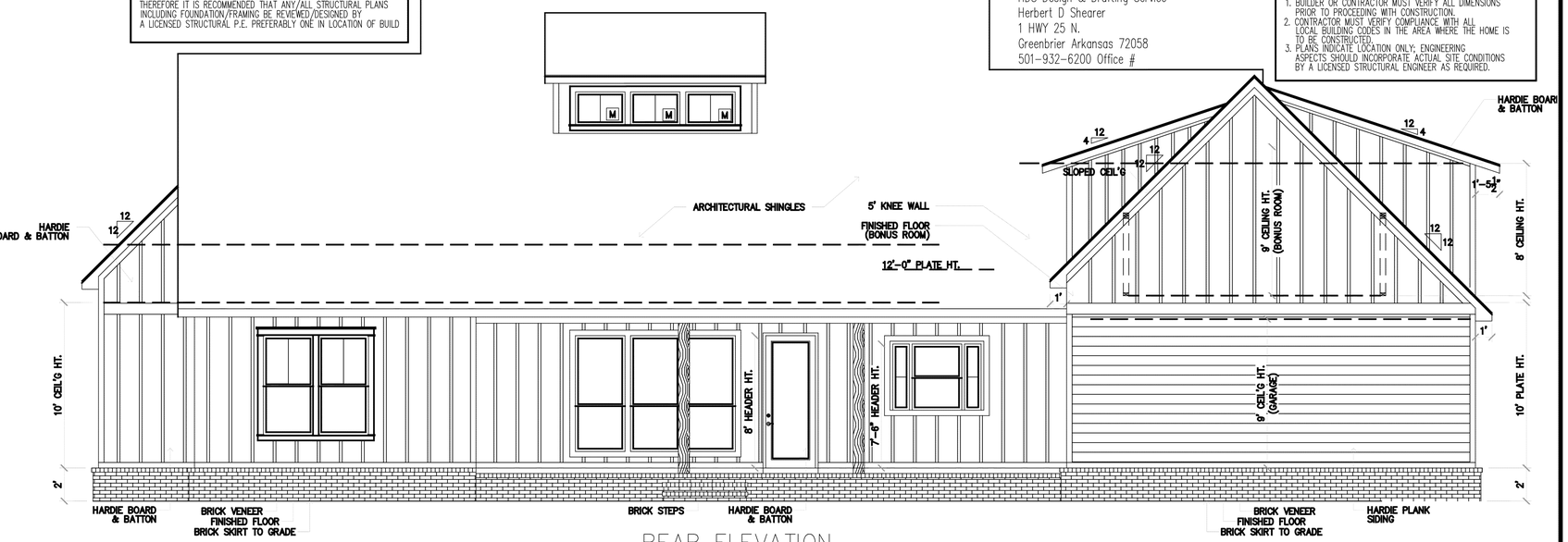
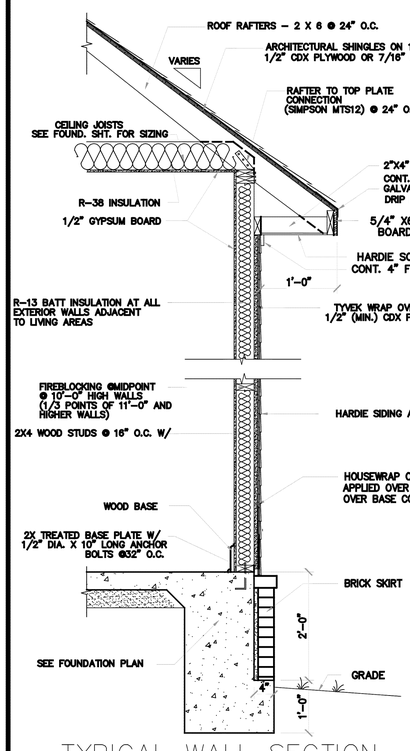


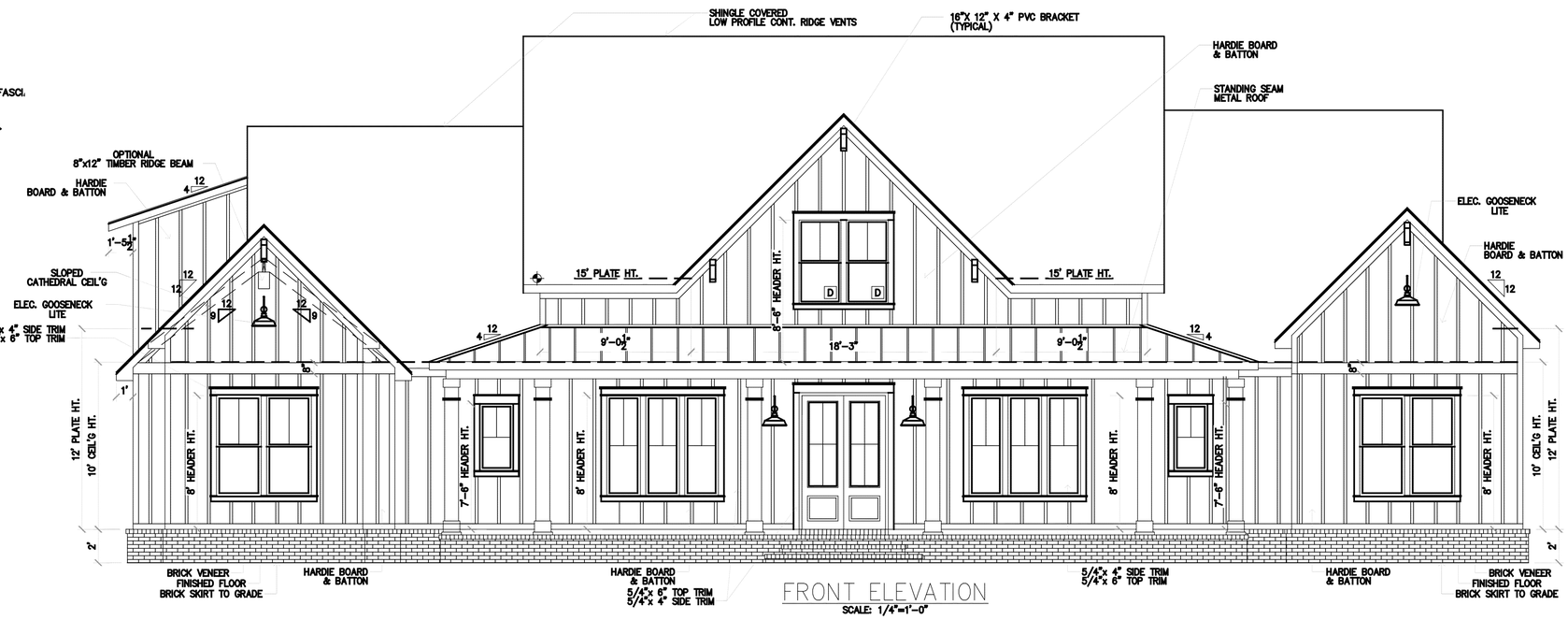
TYPICAL ROOF BRACING DETAIL
SCALE: 1/2" = 1'



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



TYPICAL WALL SECTION
HARDIE-PLANK SIDING
SCALE: 3/4" = 1'-0"



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

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Project
RESIDENCE OF
MATTHEW PRINGLE

MADDEN HOME DESIGN
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DESIGNED BY: Steven Madden

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Sheet Title
FRONT & REAR ELEVATIONS

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Greenbrier Arkansas 72058
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EXHIBIT A-4.5

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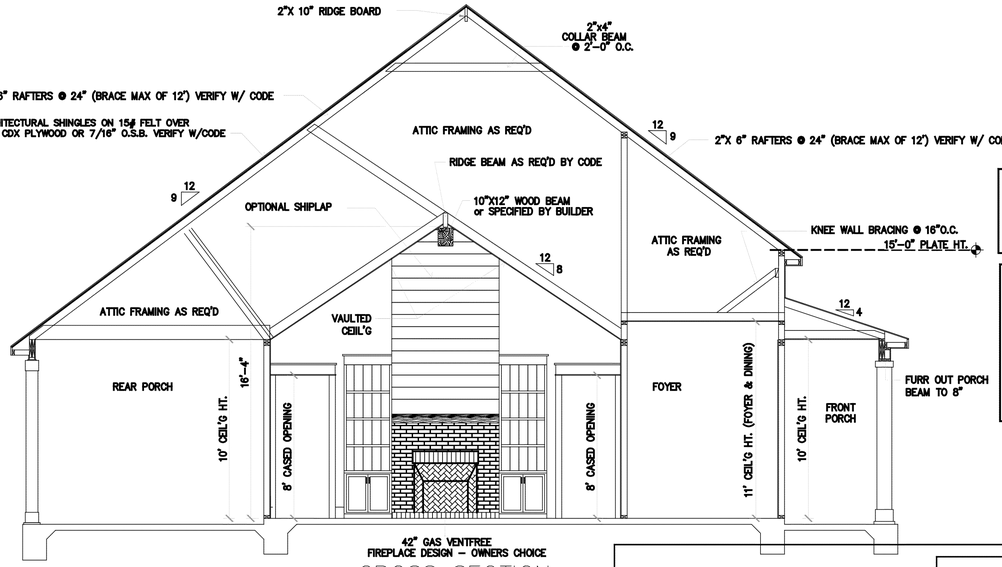
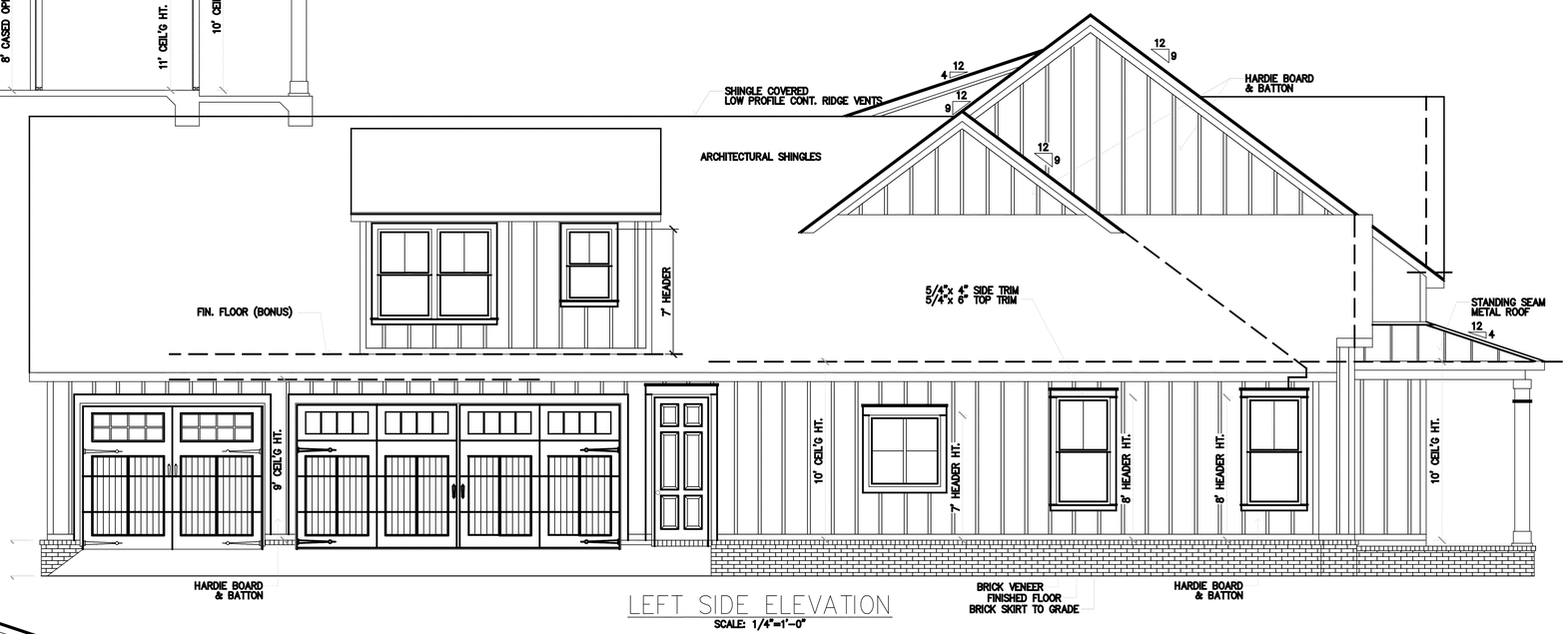
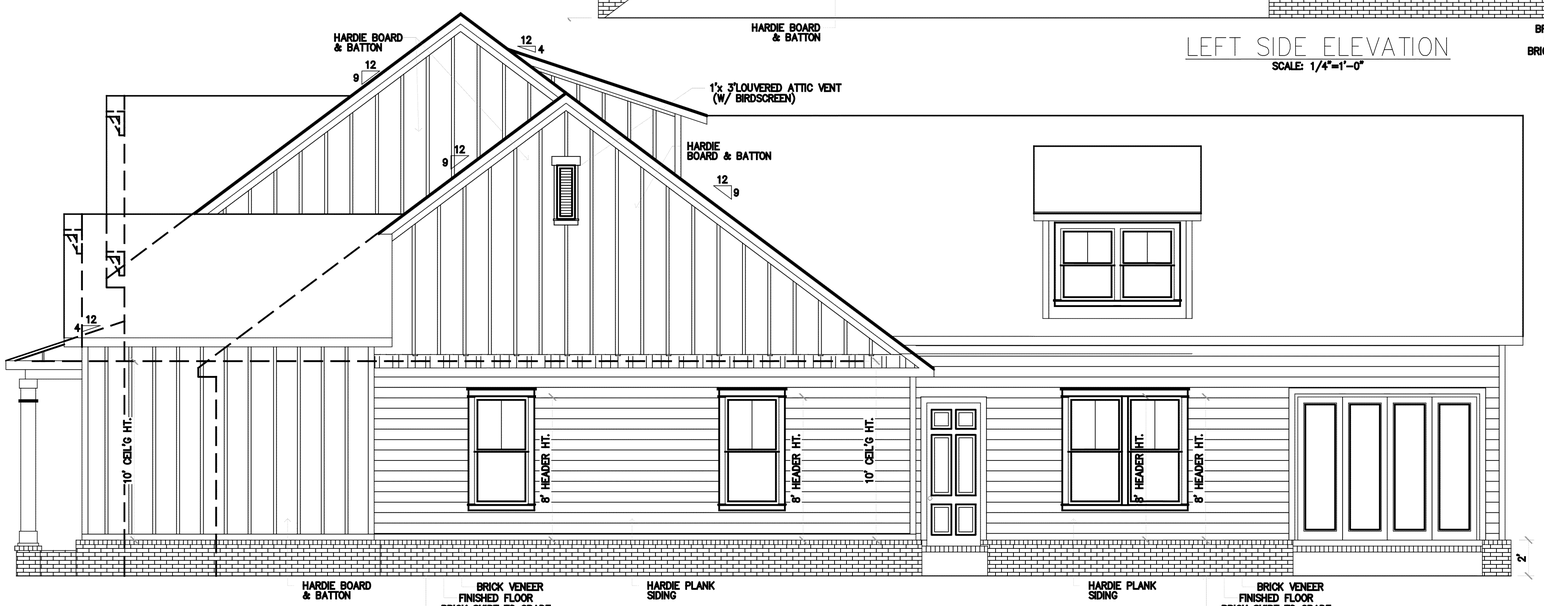


CROSS SECTION
SCALE: 1/4"=1'-0"



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



RIGHT SIDE ELEVATION

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RESIDENCE OF
MATTHEW PRINGLE

Project

MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

A | B D®

Project No.:	Black Creek w/ Bonus
DATE:	JANUARY 3, 2022
DRAWN BY:	Steven Madden
DESIGNED BY:	Steven Madden

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Sheet Title
ELEVATIONS & CROSS SECT

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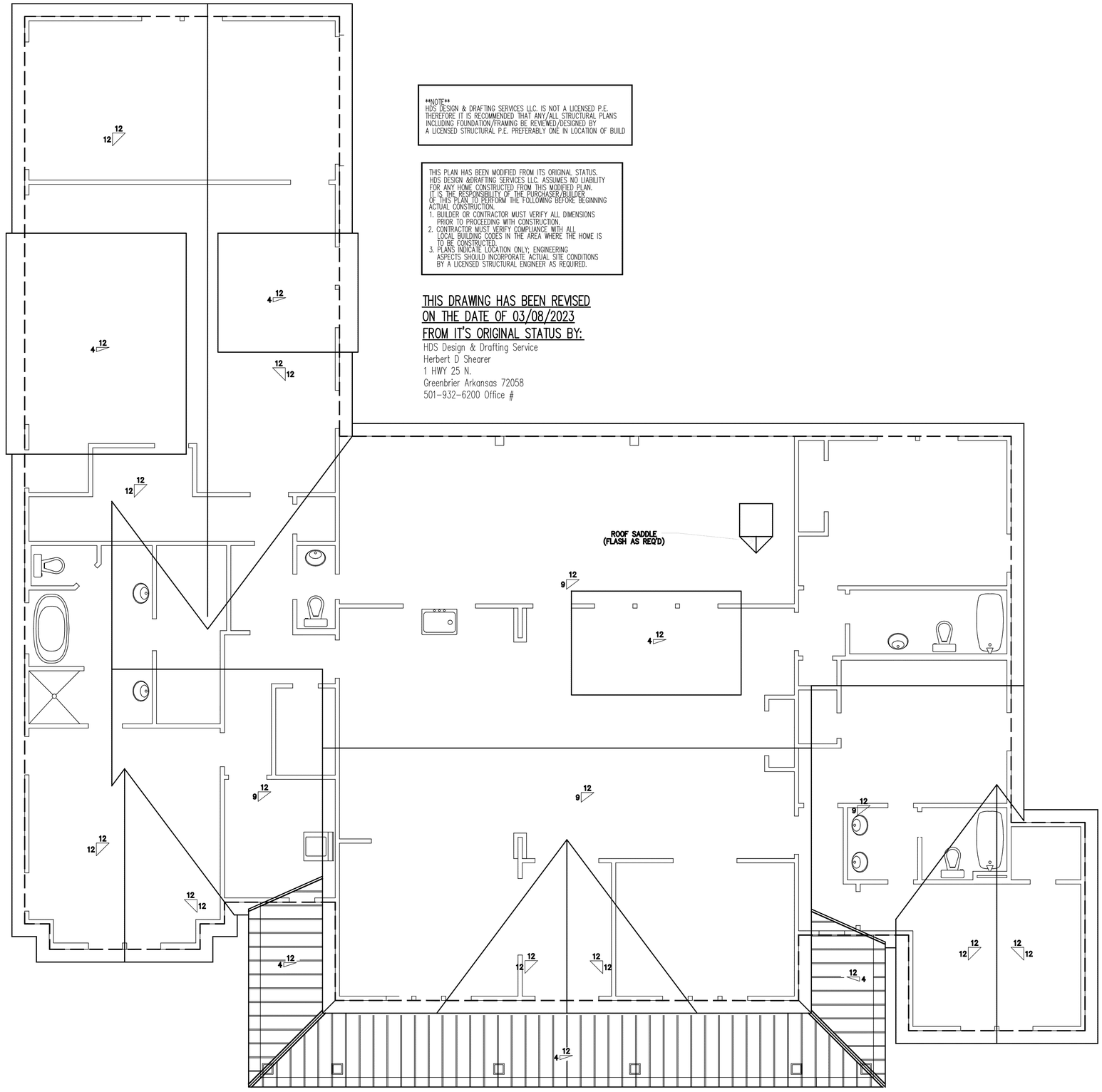
A3.0

EXHIBIT A-4.6



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Greenbrier Arkansas 72058
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ROOF PLAN

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ROOF PLAN

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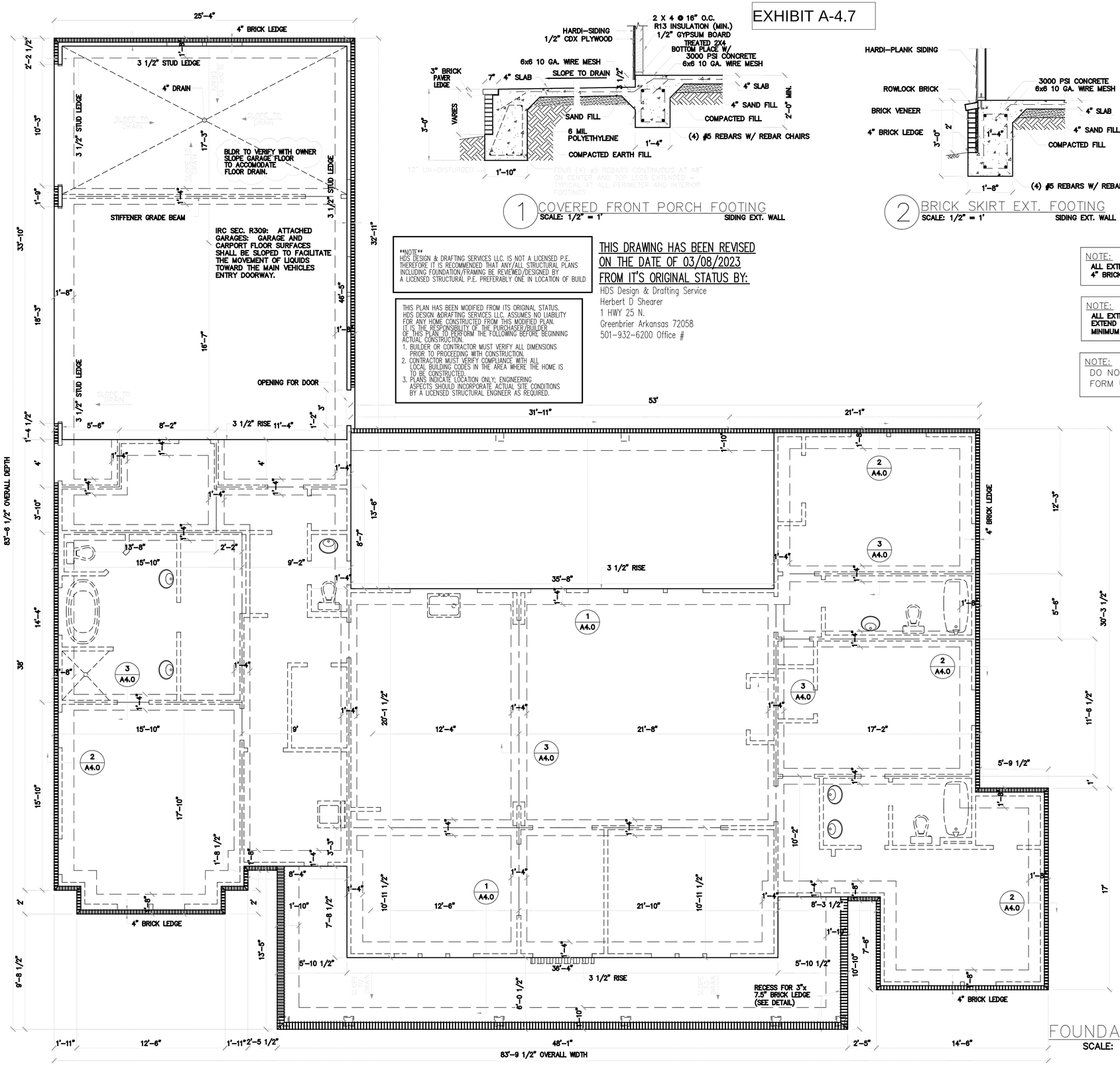
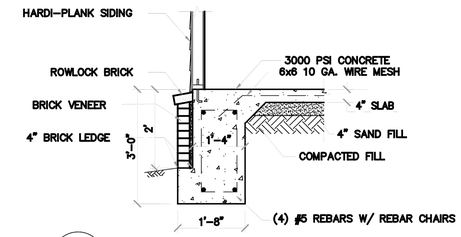
EXHIBIT A-4.7

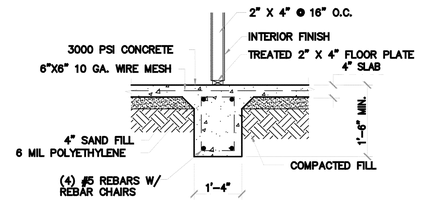


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

1 COVERED FRONT PORCH FOOTING
SCALE: 1/2" = 1'
SIDING EXT. WALL



2 BRICK SKIRT EXT. FOOTING
SCALE: 1/2" = 1'
SIDING EXT. WALL



3 INTERIOR GRADE BEAM
SCALE: 1/2" = 1'

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NOTE:
ALL EXTERIOR DIMENSIONS INCLUDE 4" BRICK LEDGE.

NOTE:
ALL EXTERIOR GRADE BEAMS TO EXTEND BELOW UNDISTURBED SOIL A MINIMUM OF 12".

NOTE:
DO NOT USE THIS SHEET TO FORM UP. (USE SHEET A1.0)

NOTE:
THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF. MADDEN HOME DESIGN IS NOT AN ENGINEER AND RECOMMENDS THAT A PROFESSIONAL ENGINEER BE CONSULTED FOR YOUR SPECIFIC LOT AS THE DESIGNER HAS NOT BEEN PROVIDED ANY INFORMATION BY THE CLIENT REGARDING THE BEARING CAPACITY OF THE SOILS FOR THIS LOT AND ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL PERFORMANCE OF THIS DESIGN.

CONCRETE NOTES:

1. REFER TO BUILDING PLANS FOR DOOR OPENINGS AND EXACT DIMENSIONS.
2. USE CONCRETE BRICK SUPPORTS TO MAINTAIN REINFORCING CLEARANCES. DO NOT USE CMU OR FACE BRICK.
3. FOUNDATION DESIGN BASED ON A-4 FILL DIRT COMPACTED TO 95% DENSITY (ASTM D-1557). FILL PLACED @ 8" MAX. LIFTS.
4. ALL CONCRETE SHALL DEVELOP 3,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE CONCRETE W/ MAXIMUM SLUMP OF 6". PROVIDE SLUMP TEST AND CYLINDERS AT BEGINNING AND MIDPOINT OF POUR.
5. GRADE 40 DEFORMED REINFORCING.
6. ASTM-185 WWF REINFORCING.
7. APPLY A LIQUID MEMBRANE CURING CHEMICAL TO ALL CONCRETE SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. W.R. GRACE PRODUCT OR EQUAL.
8. CONTRACTOR SHALL COORDINATE ALL DOOR LOCATIONS AND OMIT NOTCHES ACCORDINGLY.
9. 2" CLEARANCE FOR REBAR, SIDES AND BOTTOM.
10. MINIMUM SLAB THICKNESS SHALL BE 4" ON HOUSE AND ANY SIDEWALKS INCLUDING DRIVEWAY.
11. FINISH GRADE TO SLOPE AWAY FROM THE HOUSE.
12. REFER TO ELECTRICAL PLAN FOR IN-SLAB WIRING AND OUTLET REQUIREMENTS.
13. CONTRACTOR SHALL EXCAVATE ALL FOOTINGS TO SOLID, UNDISTURBED SOIL.
14. SLABS AND FOOTINGS SHALL BE PLACED MONOLITHICALLY IN A CONTINUOUS POUR. CONSTRUCTION JOINTS FOR THE PURPOSE OF POUR INTERRUPTION SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE OWNER.
15. ALL DRIVEWAY POURS SHALL HAVE THE PROPER CONSTRUCTION AND CONTROL JOINTS AT A DISTANCE NO GREATER THAN 15' WITH A JOINT DOWN THE CENTER. RADIUS BENDS SHALL HAVE A CONTROL JOINT AT THE CENTER OF THEM.

SITE PREPARATION NOTES:

1. REMOVE TOP SOIL (8" TO 12") AND DELETERIOUS MATERIAL.
2. PROOF ROLL SUBBASE WITH A LOADED 18 YARD DUMP TRUCK. REMOVE ALL "PUMPING AREAS."

FOUNDATION AND SITE WORK NOTES:

1. CHECK ELECTRICAL PLAN FOR ANY CONDUIT OR FLOOR RECEPTACLES.
2. TERMITE TREAT THE SOIL PRIOR TO POURING CONCRETE AND RETAIN CERTIFICATE FOR OWNER.
3. GRADE LOT TO DRAIN AWAY FROM THE FOUNDATION A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET.
4. CARPORT AND FRONT PORCH BEAMS ARE NOT SHOWN FOR CLARITY PURPOSES.
5. CONTRACTOR SHALL EXCAVATE ALL FOOTINGS TO SOLID, COMPACTED, UNDISTURBED FILL MEETING 90% MODIFIED PROCTOR AS TESTED.
6. ALL WELDED WIRE FABRIC SHALL BE 6X6 10/10 WWF.
7. POLYETHYLENE VAPOR BARRIER SHALL BE 6 MIL. THICKNESS.

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RESIDENCE OF
MATTHEW PRINGLE

Project

MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

Project No.: Black Creek w/ Bonus
DATE: JANUARY 3, 2022
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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Sheet Title
FOUNDATION PLAN

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A4.0

EXHIBIT A-4.8

DESIGN AND LAYOUT OF TRIM JOISTS TO BE PROVIDED BY TRIM JOIST MANUFACTURER

NOTE: ALL LUMBER TO BE #2 SOUTHERN PINE

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CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTIC WITHOUT STORAGE, LIVE LOAD = 20PSF, L Δ= 240) DEAD LOAD = 10 PSF

**IF HABITABLE ATTIC SPACE OR STORAGE IS DESIRED, REFER TO INTERNATIONAL RESIDENTIAL CODE SPAN TABLES

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPAN) (FT.–IN.)
2"x4"	12.0	9–3
	16.0	8–0
	19.2	7–4
	24.0	6–7
2"x6"	12.0	13–11
	16.0	12–0
	19.2	11–0
	24.0	9–10
2"x8"	12.0	17–7
	16.0	15–3
	19.2	13–11
	24.0	12–6
2"x10"	12.0	20–11
	16.0	18–1
	19.2	16–6
	24.0	14–9

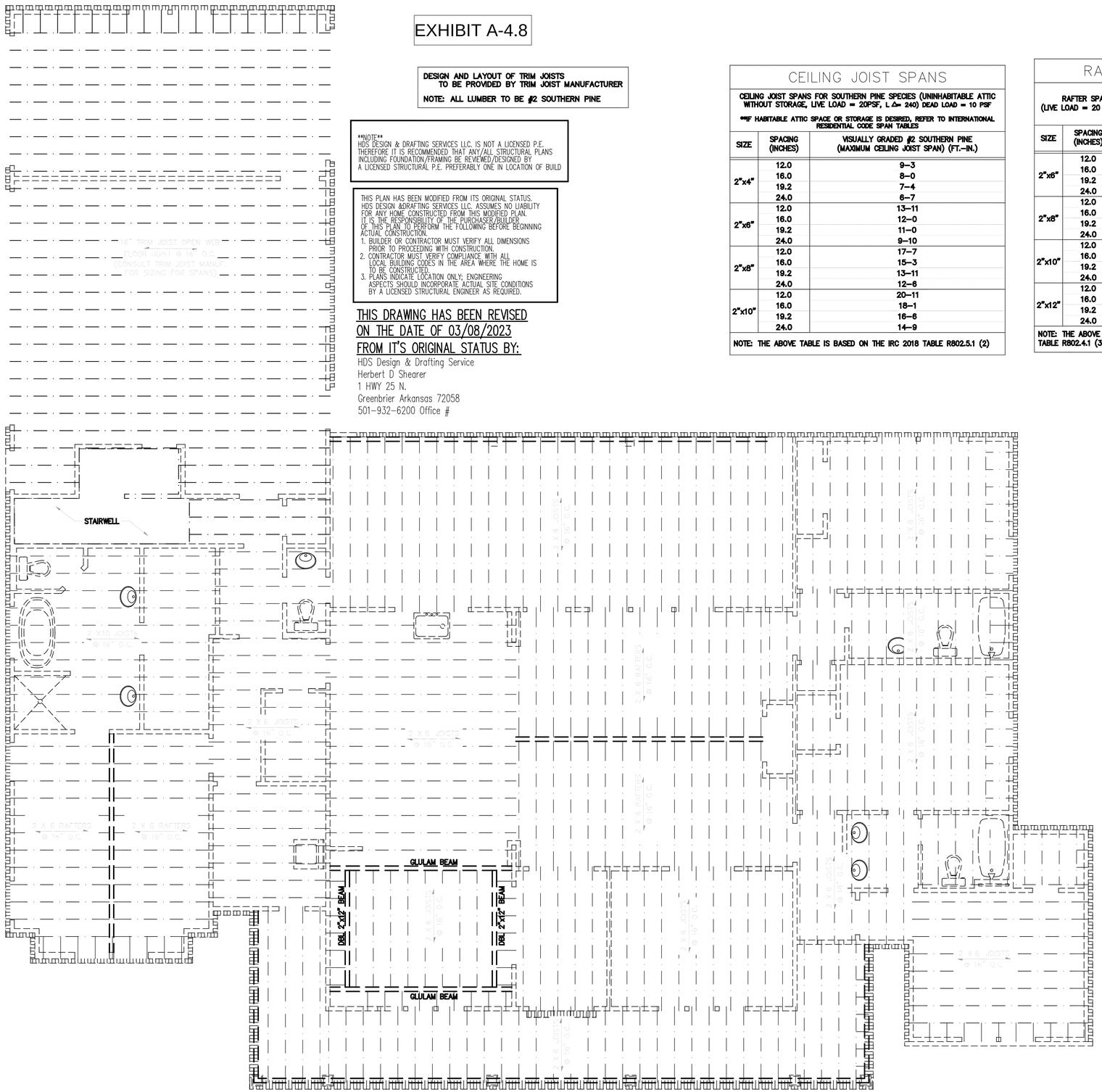
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.5.1 (2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, L Δ= 240) DEAD LOAD = 10 PSF

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT.–IN.)
2"x6"	12.0	12–11
	16.0	11–2
	19.2	10–2
	24.0	9–2
2"x8"	12.0	16–4
	16.0	14–2
	19.2	12–11
	24.0	11–7
2"x10"	12.0	19–5
	16.0	16–10
	19.2	15–4
	24.0	13–9
2"x12"	12.0	22–10
	16.0	19–10
	19.2	18–1
	24.0	16–2

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.4.1 (3)



JOISTS FRAMING PLAN
SCALE: 1/4" = 1'-0"

GENERAL FRAMING NOTES:

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOIST AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2–2X10'S WITH ½" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. PROVIDE 1X4 CROSS BRACING AT MIDPOINT OF SPAN OR 8'–0" O.C. MAXIMUM IN ALL FLOORS.
5. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH ½" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 8D COMMONS AT 4" O.C. AT ALL EDGES AND 8D COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION–APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
6. ALL COLUMNS OR SOLID FRAMES SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BOTTOM FLOOR AND BE SUPPORTED BY THICKENED SLAB. GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
7. PROVIDE DOUBLE 2X6 STRONGBACK AT MIDSPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10"–0".
8. PROVIDE COLLAR TIES AT UPPER ⅓ OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'–0" O.C. MAXIMUM.
9. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
10. ROOF DECKING SHALL BE ½" CDX PLYWOOD MINIMUM.
11. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
12. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CALLS.
13. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.
14. COLUMNS SHALL BE ADEQUATELY ANCHORED TO SLAB TO PREVENT LATERAL DISPLACEMENT PER IRC R407.3.
15. SITE–ASSEMBLED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE R502.5(1) AND (2).
16. HEADERS AND GIRDERS WHOSE SPAN EXCEEDS THOSE LISTED IN IRC TABLE R502.5(1) AND (2) ARE TO BE ENGINEERED BEAMS TO BE SIZED BY A QUALIFIED PARTY.
17. WALLS ADJACENT TO GARAGE DOOR OPENING TO BE BRACED TO THE MINIMUM LENGTHS LISTED IN IRC R602.10.3 VIA SHEATHING OR AN ALTERNATIVE METHOD OF RESISTING SHEAR AS DESIGNED BY A QUALIFIED ENGINEER.
18. ROOF AND FLOOR SHEATHING TO COMPLY WITH SPAN CHART R503.2.1.1 (1)

CEILING JOIST & RAFTER NOTE:

CEILING JOISTS & RAFTERS ARE SELECTED BASED ON SOUTHERN YELLOW PINE.

IF ANOTHER SPECIES OF WOOD IS USED THE JOISTS MUST BE RE–SELECTED, AND IT IS THE BUILDER OR CONTRACTORS RESPONSIBILITY TO RECALCULATE JOIST & RAFTER SIZES TO ENSURE PROPER CONSTRUCTION OF THE HOME.

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JOIST FRAMING PLAN

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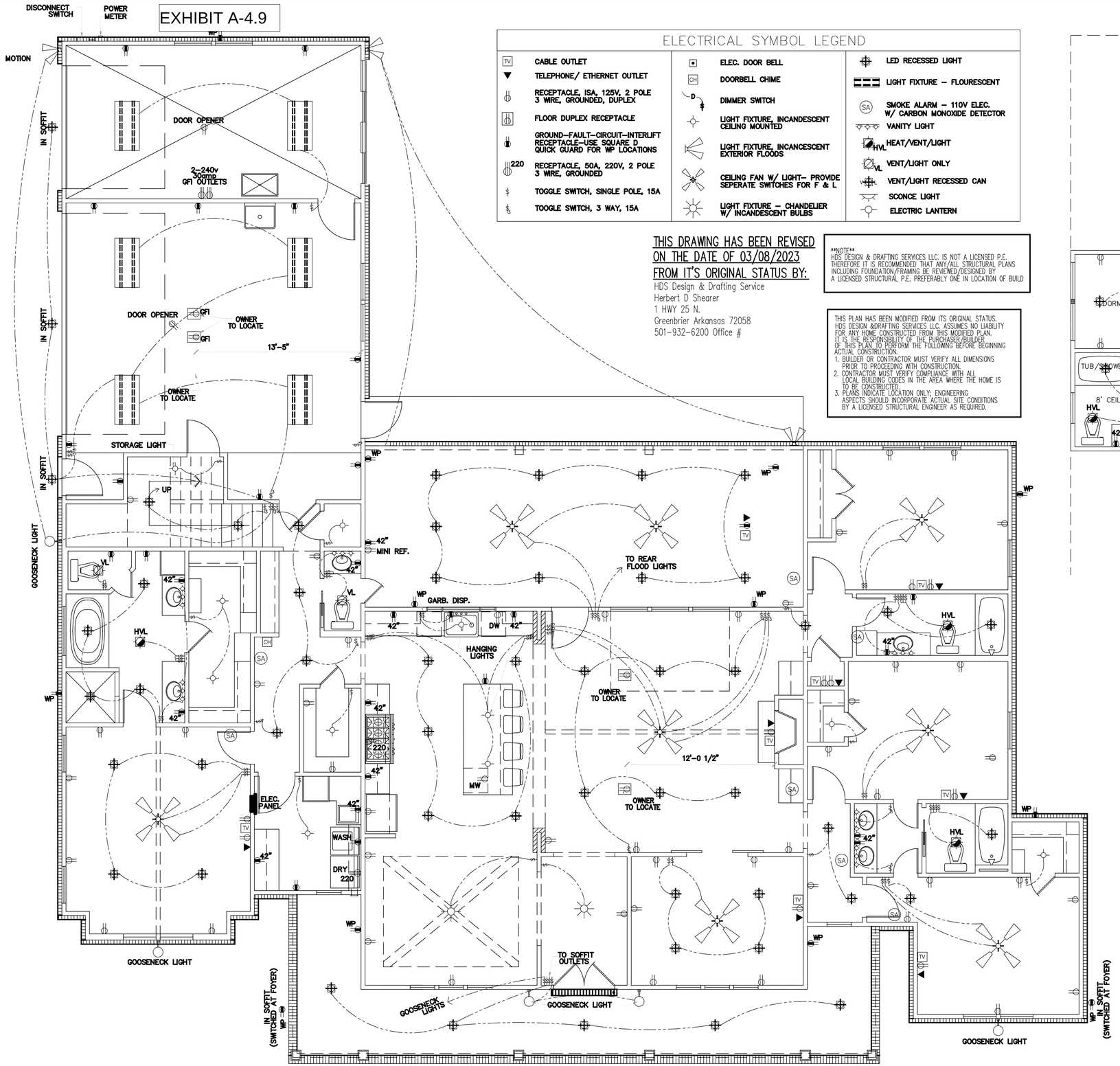

ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

CABLE OUTLET	ELEC. DOOR BELL	LED RECESSED LIGHT
TELEPHONE/ ETHERNET OUTLET	DOORBELL CHIME	LIGHT FIXTURE – FLOURESCENT
RECEPTACLE, ISA, 125V, 2 POLE 3 WIRE, GROUNDED, DUPLEX	DIMMER SWITCH	SMOKE ALARM – 110V ELEC. W/ CARBON MONOXIDE DETECTOR
FLOOR DUPLEX RECEPTACLE	LIGHT FIXTURE, INCANDESCENT CEILING MOUNTED	VANITY LIGHT
GROUND-FAULT-CIRCUIT-INTERLIFT RECEPTACLE--USE SQUARE D QUICK GUARD FOR WP LOCATIONS	LIGHT FIXTURE, INCANCESCENT EXTERIOR FLOODS	HEAT/VENT/LIGHT
RECEPTACLE, 50A, 220V, 2 POLE 3 WIRE, GROUNDED	CEILING FAN W/ LIGHT– PROVIDE SEPERATE SWITCHES FOR F & L	VENT/LIGHT ONLY
TOGGLE SWITCH, SINGLE POLE, 15A	LIGHT FIXTURE – CHANDELIER W/ INCANDESCENT BULBS	VENT/LIGHT RECESSED CAN
TOOGLE SWITCH, 3 WAY, 15A		SCONCE LIGHT
		ELECTRIC LANTERN

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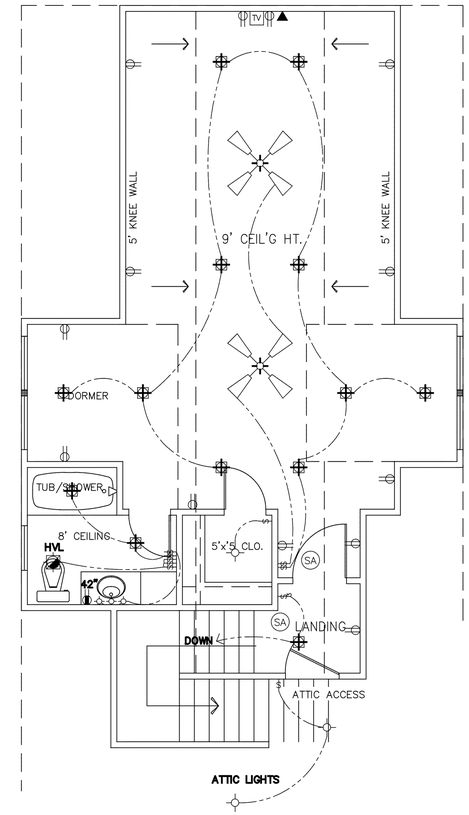

PRE-WIRE FOR THE FOLLOWING:

- TELEPHONE *ONE INCOMING LINE*
- CABLE VISION *ONE OUTLET PER ROOM MINIMUM*
- SECURITY SYSTEM – COORDINATE W/ OWNER
- COORDINATE ELECTRICAL SYSTEM WITH MECHANICAL CONTRACTOR
- ALL WIRING TO BE COPPER MIN. 12/2 W/ GROUND
- VERIFY LOCATION OF FLOOR OUTLETS IN FAMILY ROOM
- PROVIDE 110V OUTLET FOR GARAGE DISPOSAL UNDER KITCHEN SINK
- PROVIDE 110V OUTLET FOR WHIRLPOOL TUB MOTOR UNDER WHIRLPOOL TUB IN MASTER BATH
- PROVIDE 220V OUTLET FOR CLOTHES DRYER
- COORDINATE SURROUND SYSTEM W/ OWNER

ELECTRICAL NOTES:

- MAIN FEED INTO HOUSE TO BE TRENCHED UNDERGROUND FROM SUPPLY POLE TO METER THEN MAIN DISCONNECT OUTSIDE.
- ALL SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTERY BACKUP AND WIRED TO SET ALL ALARMS OFF IF ONE IS TRIPPED.
- ALL EXTERIOR, KITCHEN, AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
- ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER.
- HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT.
- OUTLETS, INCLUDING PHONE AND CABLE, MAY BE ADDED OR CHANGED UPON OWNERS REQUEST.
- ELECTRICAL CONTRACTOR TO VERIFY EQUIPMENT TYPE AND SIZE.
- INSTALL LIGHTS IN ATTIC SPACE W/ SWITCH AT FOOT OF DISP. STAIRS
- ELECTRICAL SERVICE TO BE A 42 CIRCUIT 200 AMP MAIN LOCATED IN THE UTILITY.
- A SUB-PANEL MAY NEED TO BE ADDED FOR ENOUGH CIRCUITS.
- HOUSE TO BE WIRED FOR A SECURITY SYSTEM.
- ALL KITCHEN OUTLETS ARE TO BE GFI EXCEPT APPLIANCE OUTLETS NOT EASILY ACCESSIBLE.
- ARC FAULT BREAKERS ARE TO BE USED IN ALL BEDROOMS.
- IF GAS FIRED APPLIANCES ARE USED IN HOME, CARBON MONOXIDE ALARMS ARE NEEDED (IRC R315).

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RESIDENCE OF
MATTHEW PRINGLE

Project

MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

ABD®

Project No.: Black Creek w/ Bonus
DATE: JANUARY 3, 2022
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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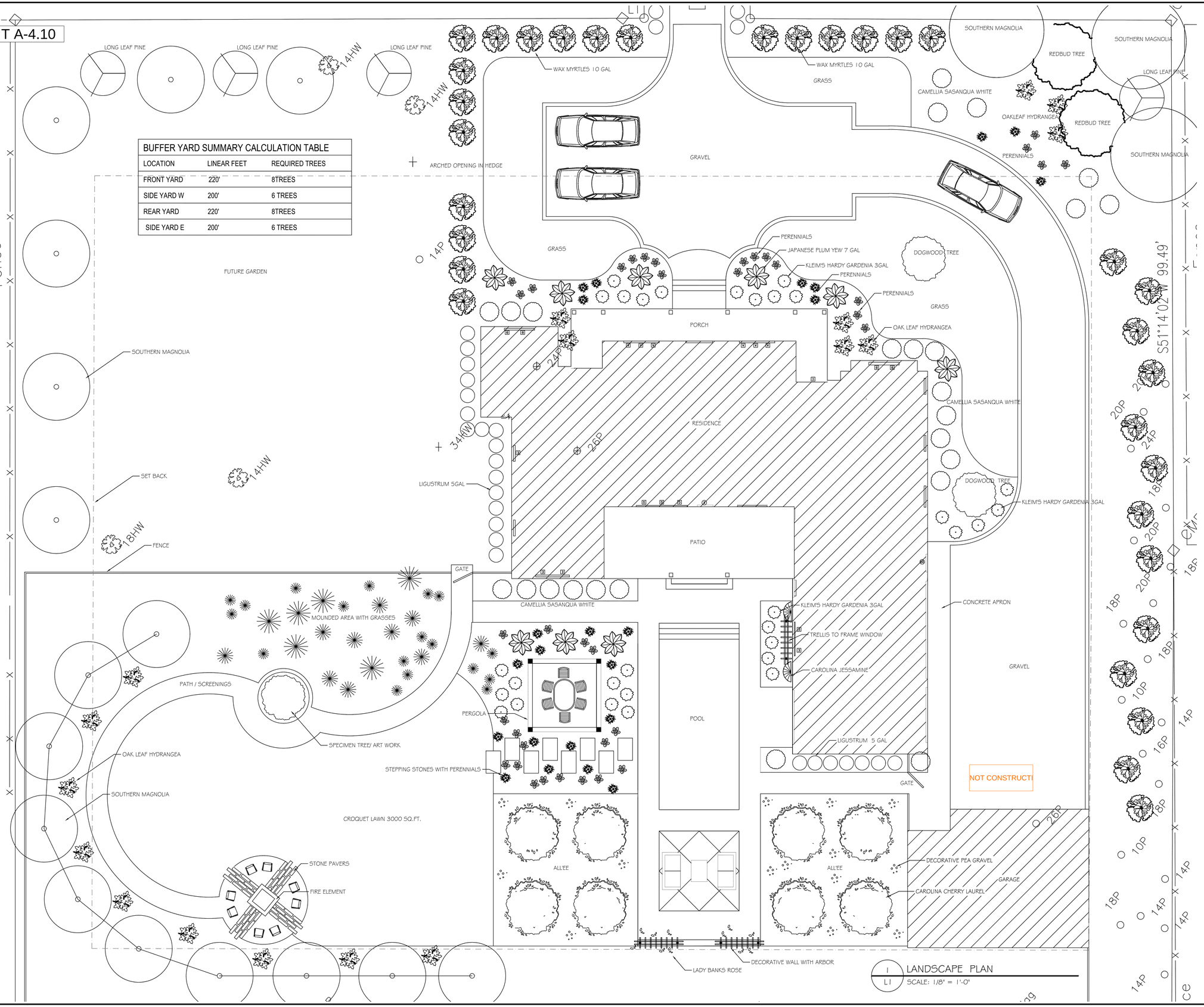
Sheet Title
ELECTRICAL PLAN

☐ Preliminary Dwg.
☐ Bidding Doc.
☐ Construction Doc.

Sheet:
E1.0

EXHIBIT A-4.10

BUFFER YARD SUMMARY CALCULATION TABLE		
LOCATION	LINEAR FEET	REQUIRED TREES
FRONT YARD	220'	8TREES
SIDE YARD W	200'	6 TREES
REAR YARD	220'	8TREES
SIDE YARD E	200'	6 TREES



1 / L1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

MARK WESLEY PARSON
MARKITECTURE

161 E. NEW HAMPSHIRE AVE.
SOUTHERN PINES, NC
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www.markwesleyparson.com

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85 SHORT ROAD

DATE: 3 2023

REVISIONS:

LANDSCAPE PLAN

SHEET NUMBER

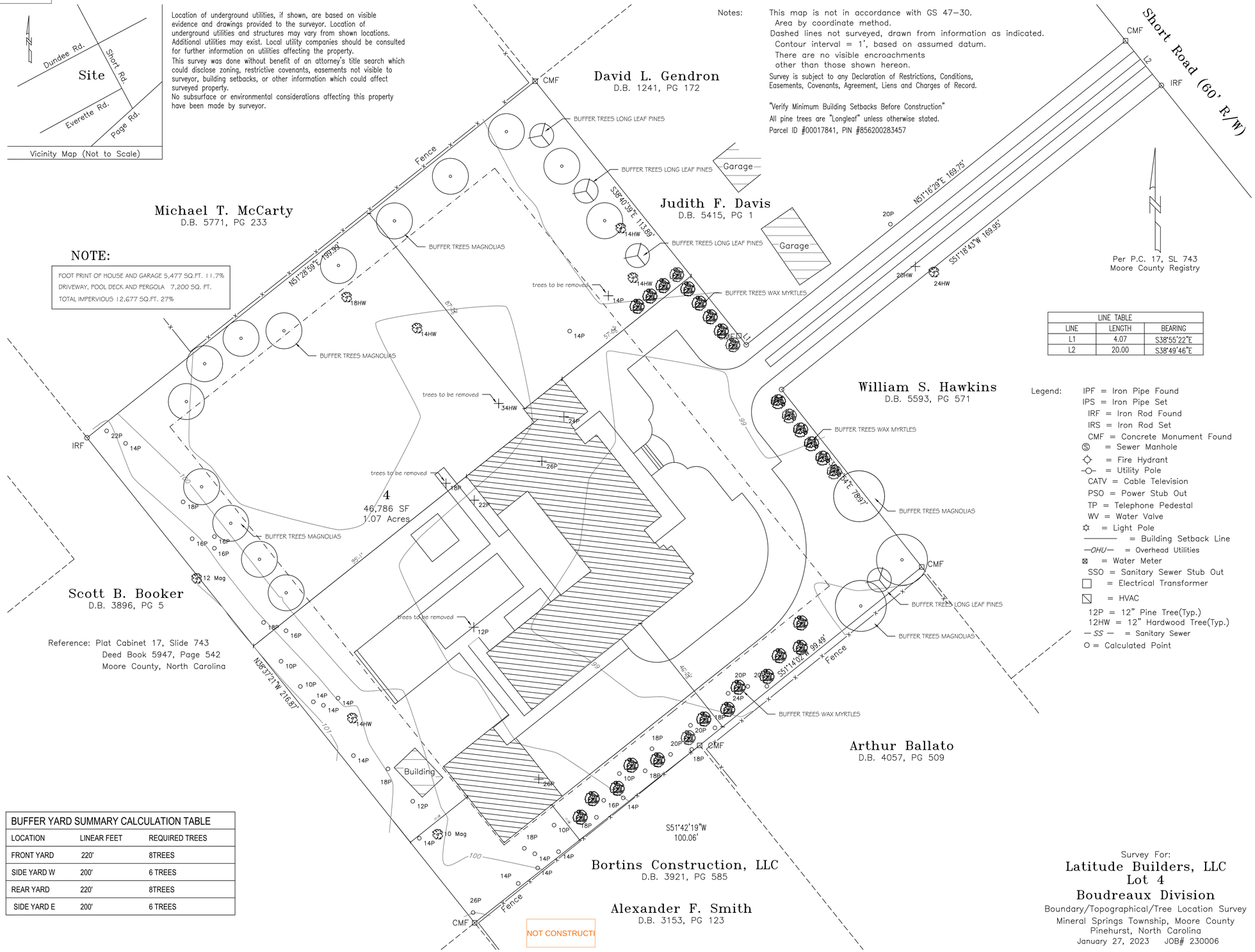
L1

EXHIBIT A-4.11

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.
This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.
No subsurface or environmental considerations affecting this property have been made by surveyor.

Notes: This map is not in accordance with GS 47–30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
Contour interval = 1', based on assumed datum.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.

"Verify Minimum Building Setbacks Before Construction"
All pine trees are "Longleaf" unless otherwise stated.
Parcel ID #00017841, PIN #856200283457



NOTE:

FOOT PRINT OF HOUSE AND GARAGE 5,477 SQ.FT. 11.7%
DRIVEWAY, POOL DECK AND PERGOLA 7,200 SQ. FT.
TOTAL IMPERVIOUS 12,677 SQ.FT. 27%

Reference: Plat Cabinet 17, Slide 743
Deed Book 5947, Page 542
Moore County, North Carolina

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.07	S38°55'22"E
L2	20.00	S38°49'46"E

Legend:
IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
= Sewer Manhole
= Fire Hydrant
= Utility Pole
CATV = Cable Television
PSO = Power Stub Out
TP = Telephone Pedestal
WV = Water Valve
= Light Pole
= Building Setback Line
—OHU— = Overhead Utilities
= Water Meter
SSO = Sanitary Sewer Stub Out
= Electrical Transformer
= HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
— SS — = Sanitary Sewer
= Calculated Point

BUFFER YARD SUMMARY CALCULATION TABLE		
LOCATION	LINEAR FEET	REQUIRED TREES
FRONT YARD	220'	8TREES
SIDE YARD W	200'	6 TREES
REAR YARD	220'	8TREES
SIDE YARD E	200'	6 TREES

Survey For:
Latitude Builders, LLC
Lot 4
Boudreaux Division
Boundary/Topographical/Tree Location Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
January 27, 2023 JOB# 230006

1 / L2 SITE PLAN
SCALE: 1/16" = 1'-0"

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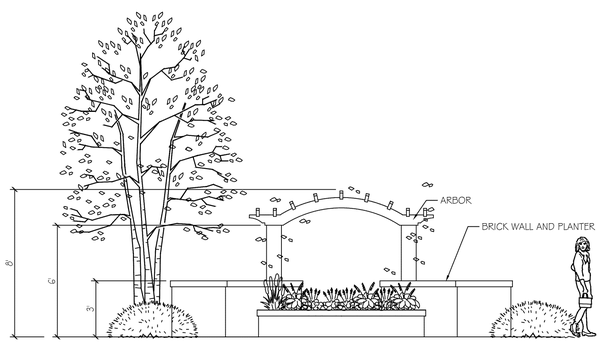
85 SHORT ROAD

DATE: MARCH 23, 2023
REVISIONS:

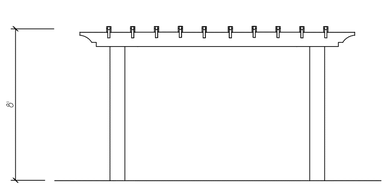
SITE PLAN

SHEET NUMBER
L2

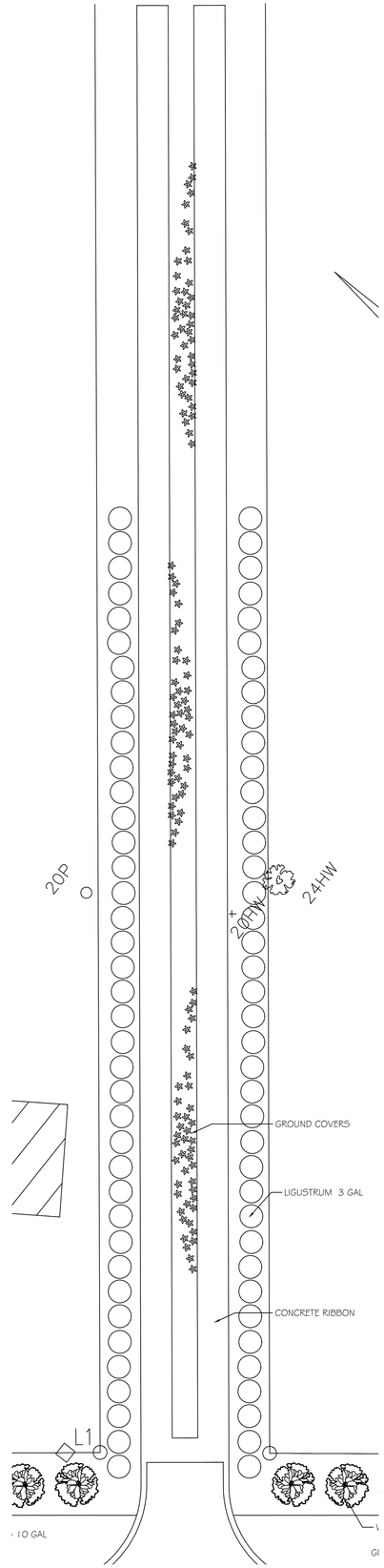
EXHIBIT A-4.12

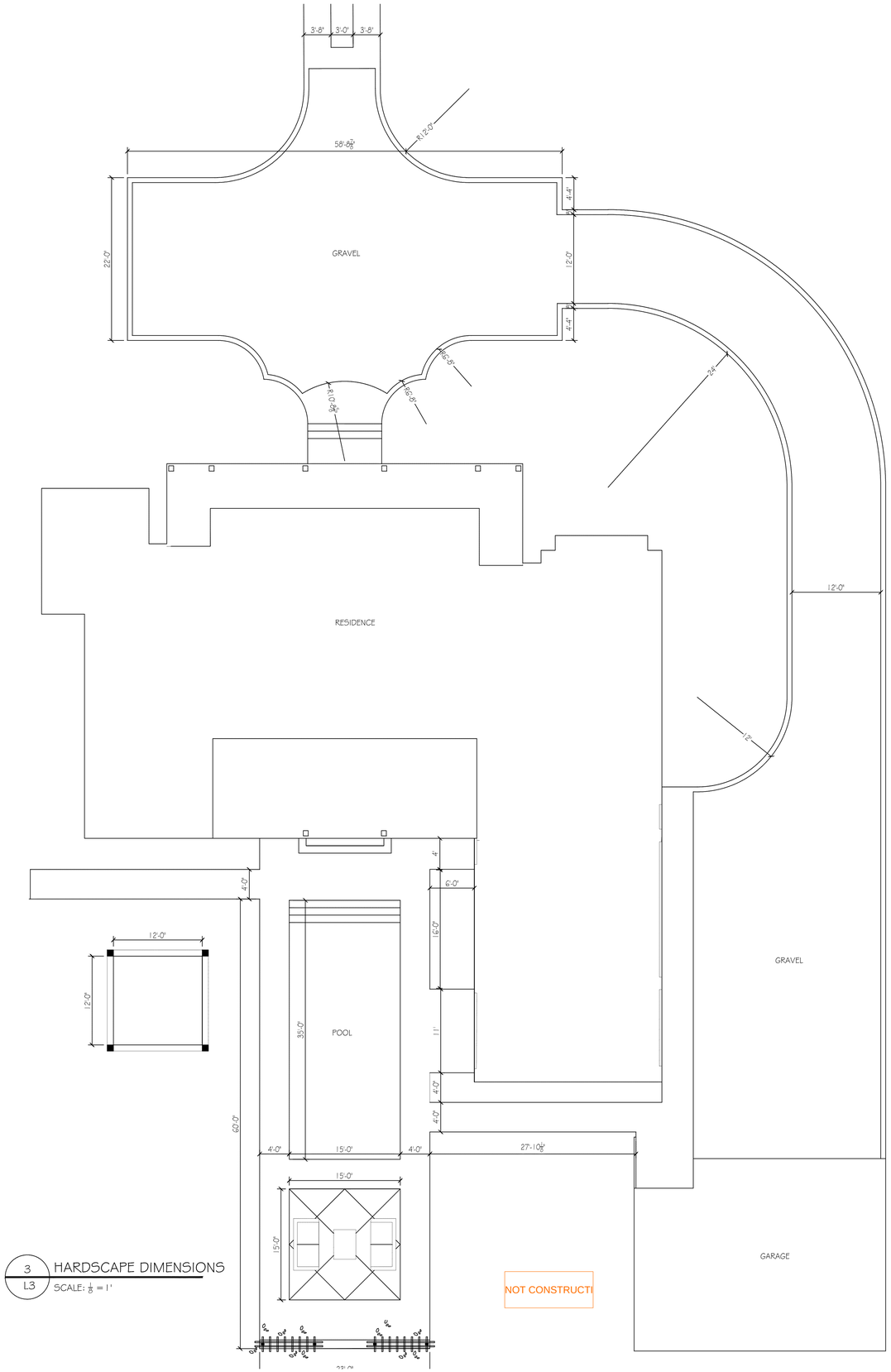


1 / L3 GARDEN WALL ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



2 / L3 PERGOLA ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"





3 / L3 HARDSCAPE DIMENSIONS
SCALE: $\frac{1}{8}$" = 1'

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PRINGLE

85 SHORT ROAD

DATE: MARCH 23, 2023

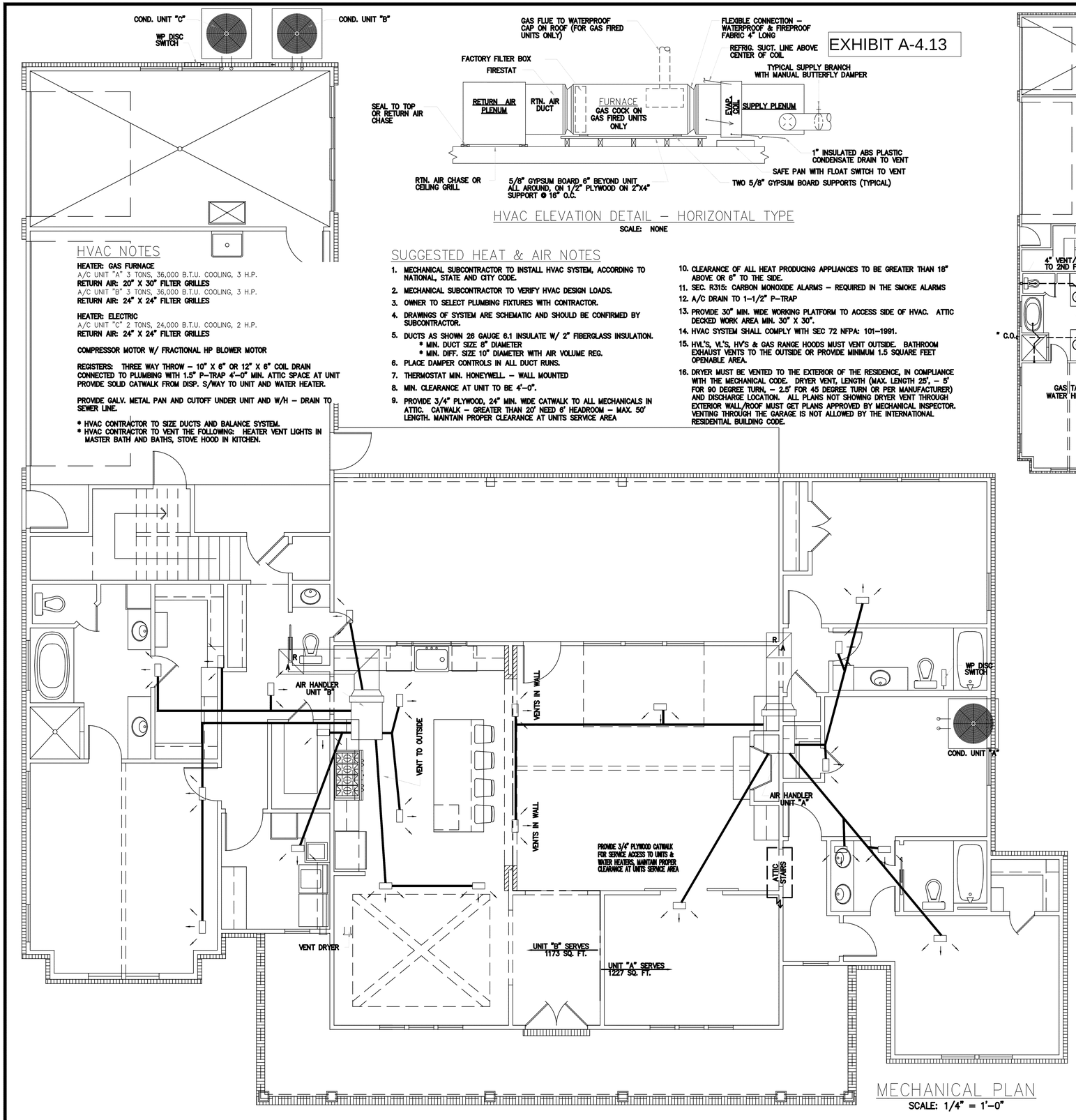
REVISIONS:

SITE PLAN

SHEET NUMBER

L3

EXHIBIT A-4.13



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

HVAC NOTES

HEATER: GAS FURNACE
A/C UNIT "A" 3 TONS, 36,000 B.T.U. COOLING, 3 H.P.
RETURN AIR: 20" X 30" FILTER GRILLES
A/C UNIT "B" 3 TONS, 36,000 B.T.U. COOLING, 3 H.P.
RETURN AIR: 24" X 24" FILTER GRILLES

HEATER: ELECTRIC
A/C UNIT "C" 2 TONS, 24,000 B.T.U. COOLING, 2 H.P.
RETURN AIR: 24" X 24" FILTER GRILLES

COMPRESSOR MOTOR W/ FRACTIONAL HP BLOWER MOTOR

REGISTERS: THREE WAY THROW – 10" X 6" OR 12" X 6" COIL DRAIN CONNECTED TO PLUMBING WITH 1.5" P–TRAP 4'–0" MIN. ATTIC SPACE AT UNIT PROVIDE SOLID CATWALK FROM DISP. S/WAY TO UNIT AND WATER HEATER.

PROVIDE GALV. METAL PAN AND CUTOFF UNDER UNIT AND W/H – DRAIN TO SEWER LINE.

- **HVAC CONTRACTOR TO SIZE DUCTS AND BALANCE SYSTEM.**
- **HVAC CONTRACTOR TO VENT THE FOLLOWING: HEATER VENT LIGHTS IN MASTER BATH AND BATHS, STOVE HOOD IN KITCHEN.**

HVAC ELEVATION DETAIL – HORIZONTAL TYPE
SCALE: NONE

SUGGESTED HEAT & AIR NOTES

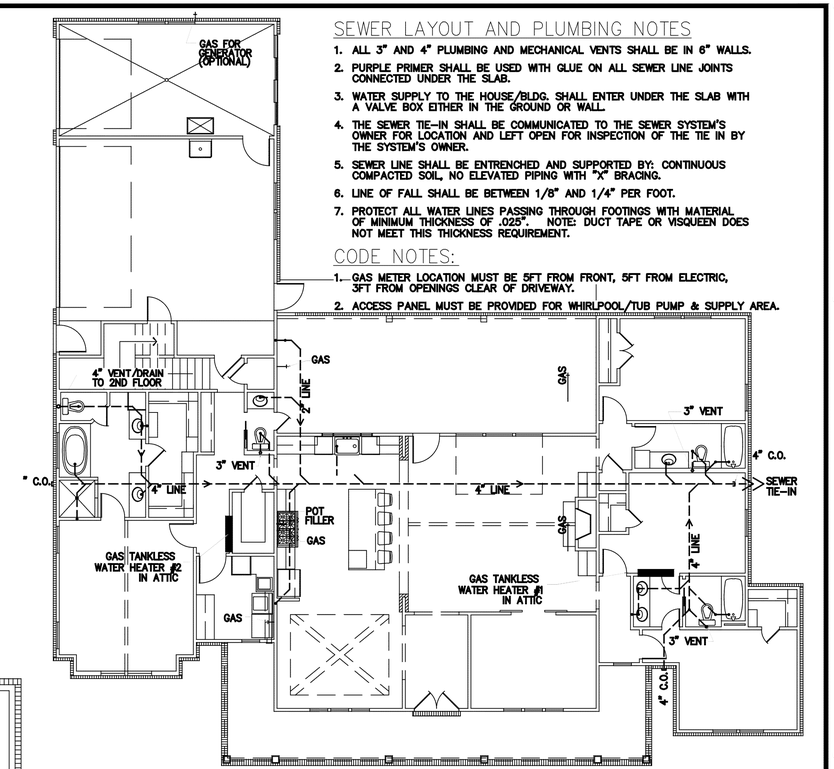
1. MECHANICAL SUBCONTRACTOR TO INSTALL HVAC SYSTEM, ACCORDING TO NATIONAL, STATE AND CITY CODE.
2. MECHANICAL SUBCONTRACTOR TO VERIFY HVAC DESIGN LOADS.
3. OWNER TO SELECT PLUMBING FIXTURES WITH CONTRACTOR.
4. DRAWINGS OF SYSTEM ARE SCHEMATIC AND SHOULD BE CONFIRMED BY SUBCONTRACTOR.
5. DUCTS AS SHOWN 26 GAUGE 6.1 INSULATE W/ 2" FIBERGLASS INSULATION.
   - MIN. DUCT SIZE 8" DIAMETER
   - MIN. DIFF. SIZE 10" DIAMETER WITH AIR VOLUME REG.
6. PLACE DAMPER CONTROLS IN ALL DUCT RUNS.
7. THERMOSTAT MIN. HONEYWELL. – WALL MOUNTED
8. MIN. CLEARANCE AT UNIT TO BE 4'–0".
9. PROVIDE 3/4" PLYWOOD, 24" MIN. WIDE CATWALK TO ALL MECHANICALS IN ATTIC. CATWALK – GREATER THAN 20' NEED 6' HEADROOM – MAX. 50' LENGTH. MAINTAIN PROPER CLEARANCE AT UNITS SERVICE AREA
10. CLEARANCE OF ALL HEAT PRODUCING APPLIANCES TO BE GREATER THAN 18" ABOVE OR 6" TO THE SIDE.
11. SEC. R315: CARBON MONOXIDE ALARMS – REQUIRED IN THE SMOKE ALARMS
12. A/C DRAIN TO 1–1/2" P–TRAP
13. PROVIDE 30" MIN. WIDE WORKING PLATFORM TO ACCESS SIDE OF HVAC. ATTIC DECKED WORK AREA MIN. 30" X 30".
14. HVAC SYSTEM SHALL COMPLY WITH SEC 72 NFPA: 101–1991.
15. HVI.'S, VI.'S, HV'S & GAS RANGE HOODS MUST VENT OUTSIDE. BATHROOM EXHAUST VENTS TO THE OUTSIDE OR PROVIDE MINIMUM 1.5 SQUARE FEET OPENABLE AREA.
16. DRYER MUST BE VENTED TO THE EXTERIOR OF THE RESIDENCE, IN COMPLIANCE WITH THE MECHANICAL CODE. DRYER VENT, LENGTH (MAX. LENGTH 25', – 5' FOR 90 DEGREE TURN, – 2.5' FOR 45 DEGREE TURN OR PER MANUFACTURER) AND DISCHARGE LOCATION. ALL PLANS NOT SHOWING DRYER VENT THROUGH EXTERIOR WALL/ROOF MUST GET PLANS APPROVED BY MECHANICAL INSPECTOR. VENTING THROUGH THE GARAGE IS NOT ALLOWED BY THE INTERNATIONAL RESIDENTIAL BUILDING CODE.

SEWER LAYOUT AND PLUMBING NOTES

1. ALL 3" AND 4" PLUMBING AND MECHANICAL VENTS SHALL BE IN 6" WALLS.
2. PURPLE PRIMER SHALL BE USED WITH GLUE ON ALL SEWER LINE JOINTS CONNECTED UNDER THE SLAB.
3. WATER SUPPLY TO THE HOUSE/BLDG. SHALL ENTER UNDER THE SLAB WITH A VALVE BOX EITHER IN THE GROUND OR WALL.
4. THE SEWER TIE–IN SHALL BE COMMUNICATED TO THE SEWER SYSTEM'S OWNER FOR LOCATION AND LEFT OPEN FOR INSPECTION OF THE TIE IN BY THE SYSTEM'S OWNER.
5. SEWER LINE SHALL BE ENTRENCHED AND SUPPORTED BY: CONTINUOUS COMPACTED SOIL, NO ELEVATED PIPING WITH "X" BRACING.
6. LINE OF FALL SHALL BE BETWEEN 1/8" AND 1/4" PER FOOT.
7. PROTECT ALL WATER LINES PASSING THROUGH FOOTINGS WITH MATERIAL OF MINIMUM THICKNESS OF .025". NOTE: DUCT TAPE OR VISQUEEN DOES NOT MEET THIS THICKNESS REQUIREMENT.

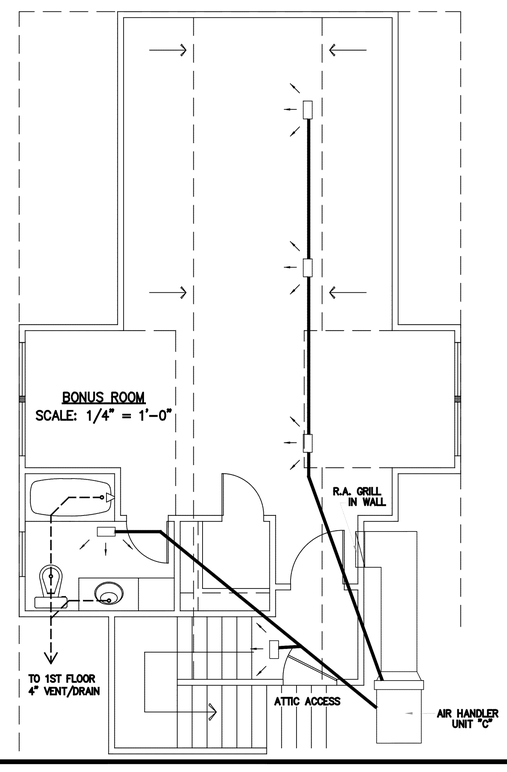
CODE NOTES:

1. GAS METER LOCATION MUST BE 5FT FROM FRONT, 5FT FROM ELECTRIC, 3FT FROM OPENINGS CLEAR OF DRIVEWAY.
2. ACCESS PANEL MUST BE PROVIDED FOR WHIRLPOOL/TUB PUMP & SUPPLY AREA.



PLUMBING/SEWER PLAN
SCALE: 1/8" = 1'-0"

NOTE:
CONFIRM WATER HEATERS SIZES AND TYPES (SEE A1.0 FOR HOSE BIBBS)



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Project

RESIDENCE OF
MATTHEW PRINGLE

MADDEN HOME DESIGN
8375 Rushing Road
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70726
Phone: (225) 791-2912

A | BD ®

Project No.:	Black Creek w/ Bonus
DATE:	JANUARY 3, 2022
DRAWN BY:	Steven Madden
DESIGNED BY:	Steven Madden

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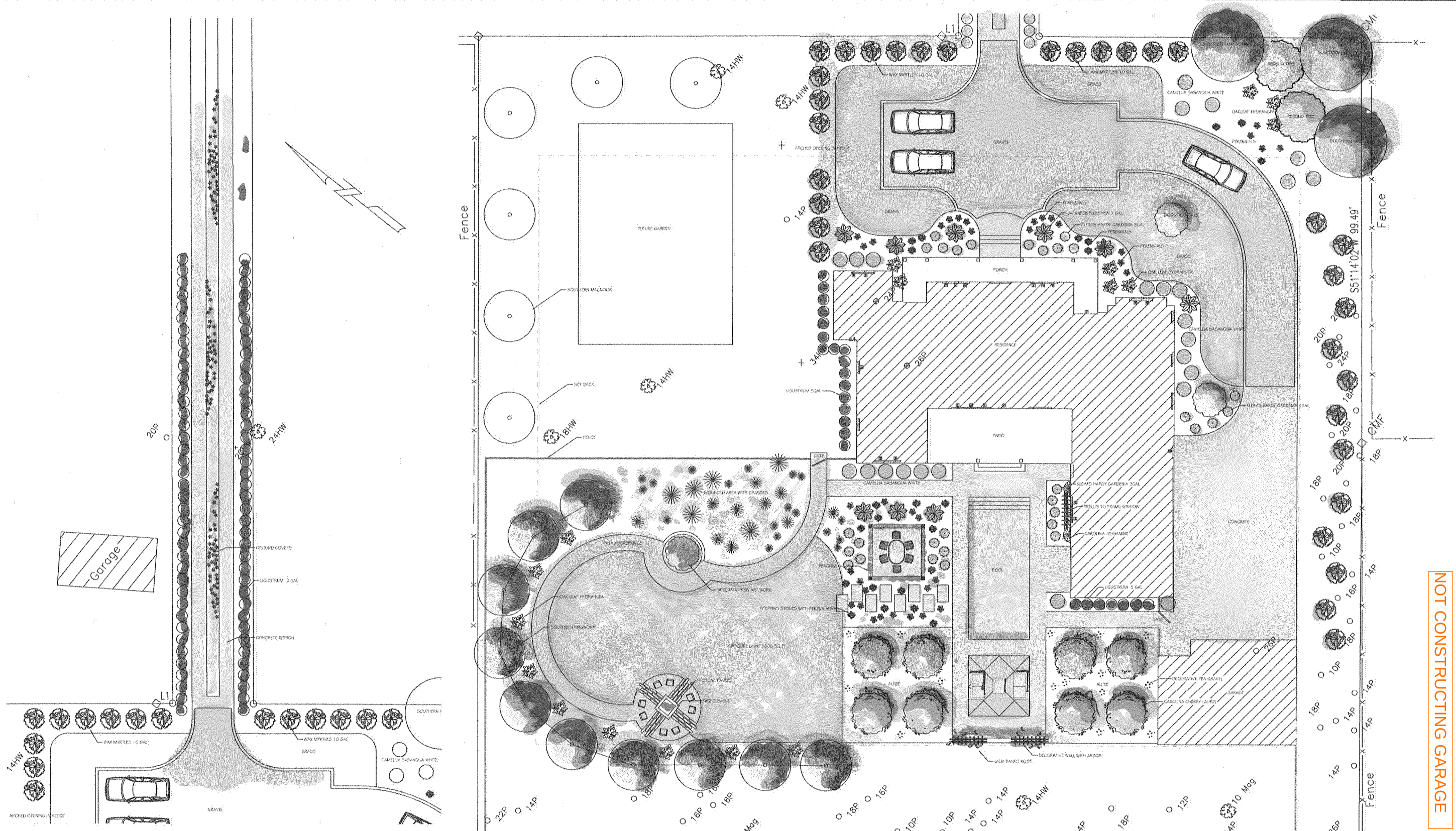
Sheet Title
MECH / PLUMB PLANS

- ☐ Preliminary Dwg.
- ☐ Bidding Doc.
- ☐ Construction Doc.

Sheet:
MP1

EXHIBIT A-4.14



NOT CONSTRUCTING GARAGE

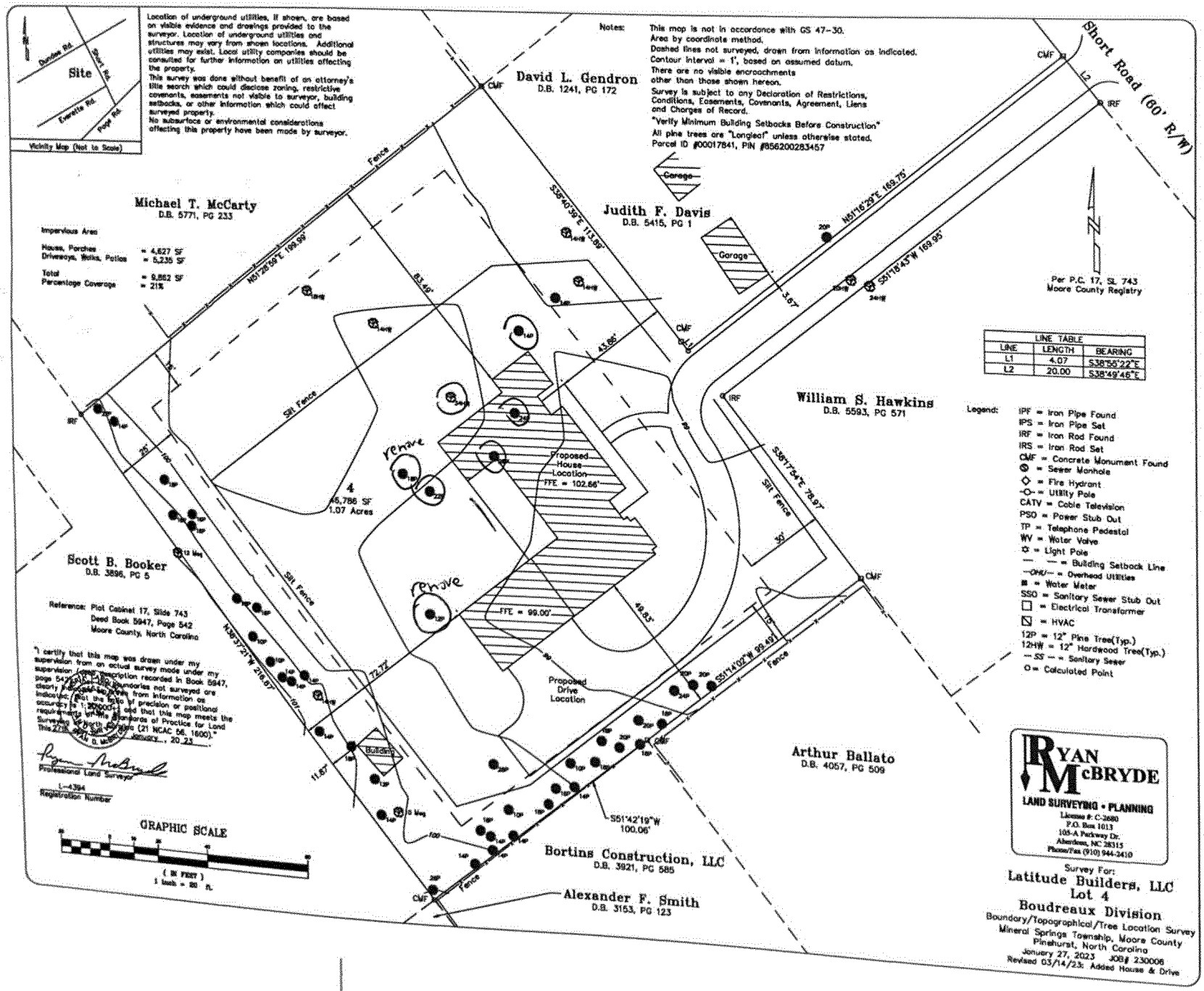
MARK WESLEY PARSON
MARKITECTURE

PRINGLE RESIDENCE

HARDSCAPE AND LANDSCAPE DESIGN
MARCH 21, 2023

L1

[redacted]

Trees circled to be removed

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