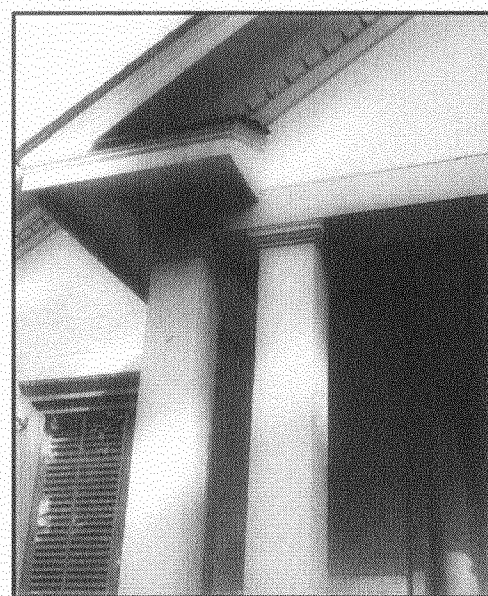




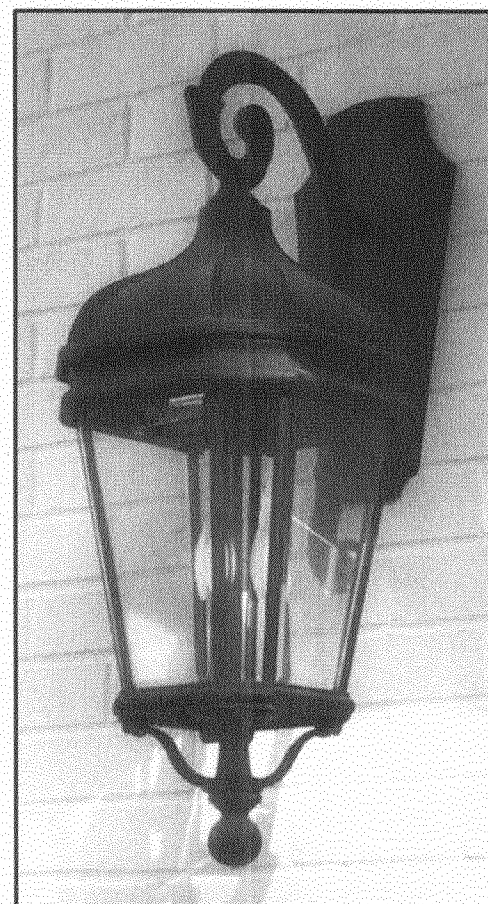
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C



A



F



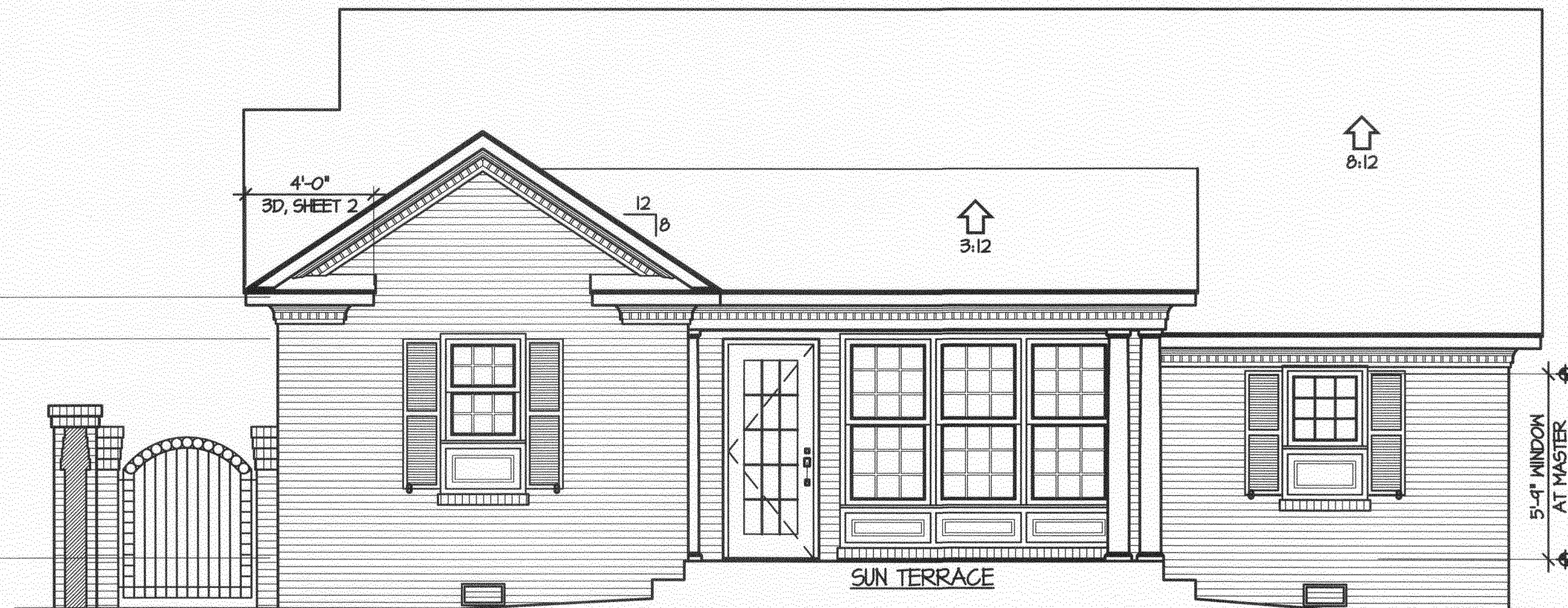
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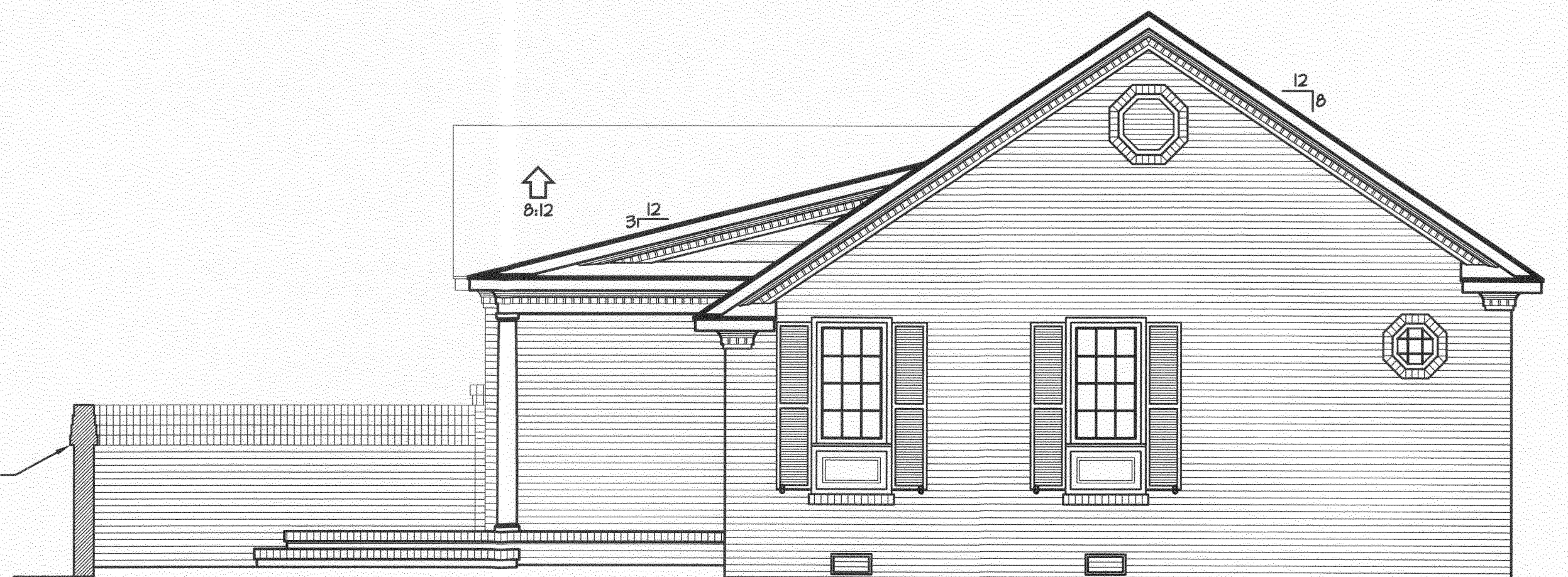
B

3 EXISTING CONDITIONS
NOT TO SCALE

EXISTING BRICK WALL



2 COURTYARD SIDE ELEVATION
1/4" = 1'-0"

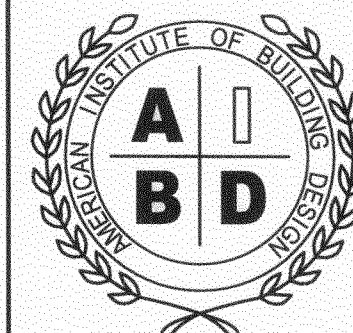


1 REAR ELEVATION
1/4" = 1'-0"

REVISED 1-11-18

TG
TOTAL DESIGN GROUP
Moore County's Premiere
Building Design Team
Professional Member
Institute of Classical Architecture
American Institute of Building Design
Certified Professional Building Designer

P.O. Box 3764
Pinehurst, NC 28374
910-425-7939



TODD TUCKER 34 - 156

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WARREN COUNTRY COTTAGE

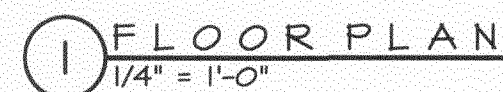
SHEET TITLE:
NEW/EXISTING ELEVATIONS

PLAN NO:
BCW1712

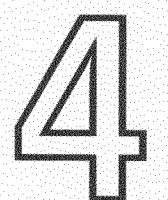
DATE:
DECEMBER 2017

SHEET NO:

2

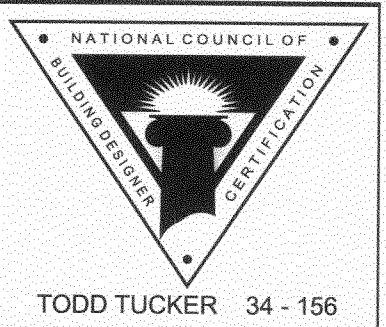
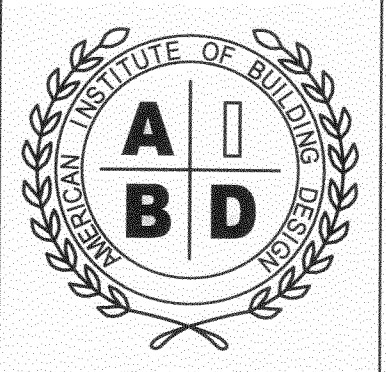
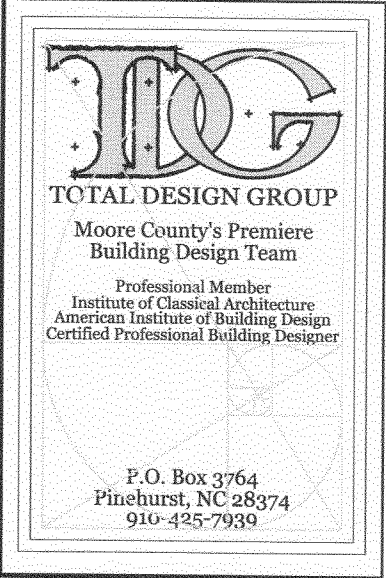


<u>SPACE DATA</u>	
FIRST FLOOR, HEATED:	926 SF
FRONT PORCH:	62 SF
SIDE PORCH:	141 SF



REVISED 1-11-18

SPACE DATA	
EXISTING HOUSE:	4308 SF
EXISTING WALKS:	190 SF
EXISTING GRAVEL DRIVE:	900 SF
TO BE REDUCED BY 405 SF:	
TOTAL EXISTING AREA:	5398 SF
PROPOSED COTTAGE AND COVERED PORCHES:	1129 SF
SUN TERRACE & WALK:	101 SF
PROPOSED DRIVE:	N/A
TOTAL PROPOSED AREA:	1230 SF
TOTAL AREAS:	1033 SF
DWELLINGS / LOT: 5503 / 22,351	25%
TOTAL / LOT: 6628 / 22,351	29.6%



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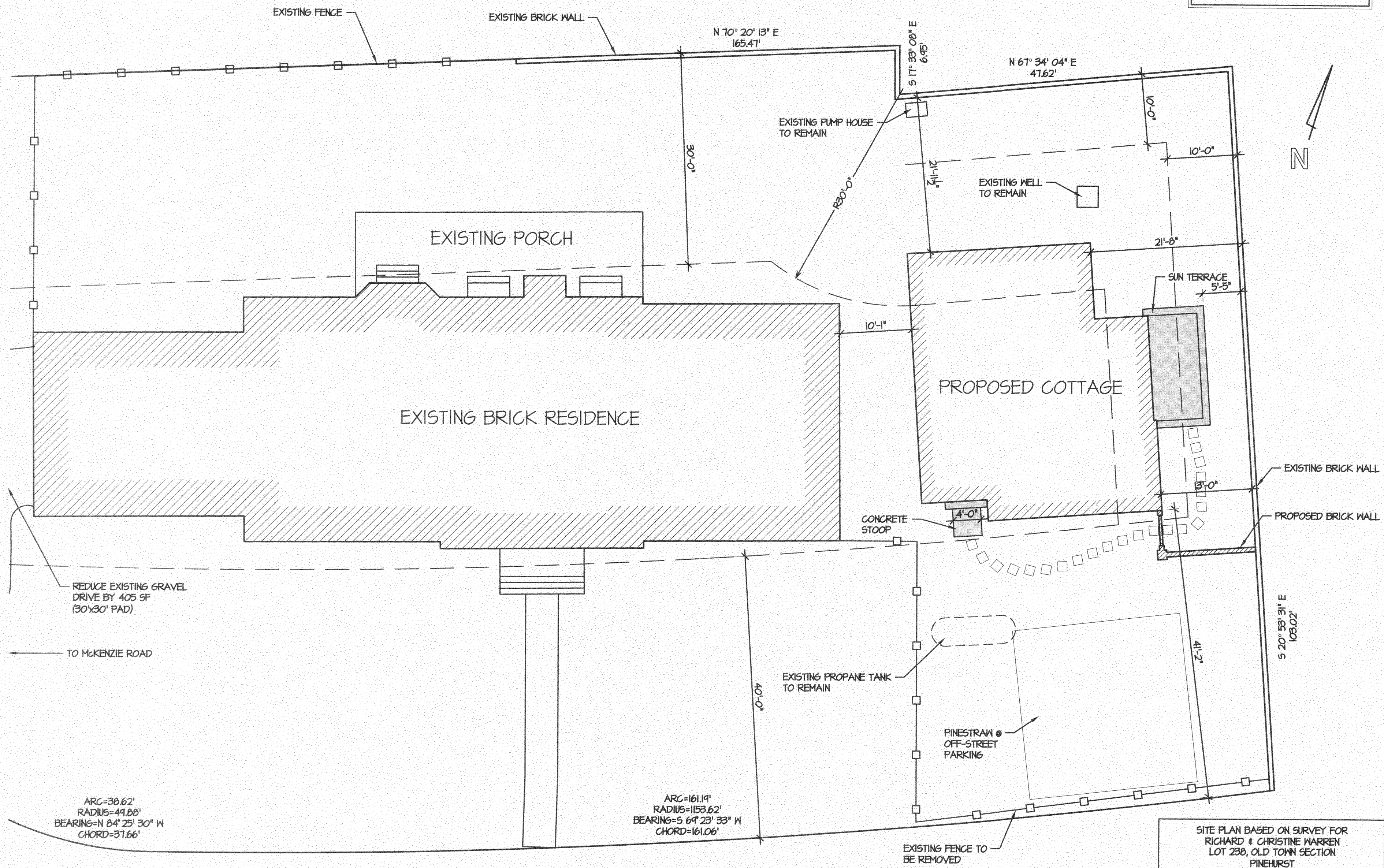
WARREN COUNTRY COTTAGE
SHEET TITLE:
SITE PLAN

PLAN NO:
BCW1712

DATE:
DECEMBER 2017

SHEET NO:

S



SITE PLAN BASED ON SURVEY FOR
RICHARD & CHRISTINE WARREN
LOT 238, OLD TOWN SECTION
PINEHURST
CONDUCTED BY
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A. L-1365
ON JULY 19, 2012
REVISED ON AUGUST 10, 2017-IMPERVIOUS CALC'S.

PROPOSED SITE PLAN
1" = 10'-0"

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Application for Local Historic District

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

Property Data

Property Owner(s): "RICHARD" BUCK & CHRISTINE WARREN
Business Name (if applicable): N/A
Tenant Name (if applicable): N/A
Physical Address: 135 BLUE RD
Mailing Address (if different): N/A
Phone #: _____ Mobile #: 704 641 5325
Zoning District: P 30 LRK #: 00022167 PIN #: 855211659615

Applicant/Contractor Data

Name: STEP ONE DESIGN / DAN DEGRE
Contractor License #: 40559
Phone #: 910 639-0910
E-mail Address (optional): INFO@STEPONEDSIGN.COM
Mailing Address: 1305 LINDEN RD. ABERDEEN, 28315
Estimate Cost of Construction: \$ 115000

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



**Application fo
Local Historic Distric**

Description of Project:

ADD IN LAW COTTAGE ON EXISTING
PROPERTY NOT ATTACHED TO EXISTING
RESIDENCE. " SEE ATTACHED DINGS.



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	brick	PAINTED GRAY
Rear Elevation	brick	TO MATCH MAIN EX. RESIDENCE
Right Elevation	brick	↓
Left Elevation	brick	
Trim	HARDI	WHITE ELDER
Windows	VINYL	WHITE
Chimney	N/A	N/A
Foundation	BRICK	PAIN GRAY
Front Door	WOOD	
Shutters	WOOD	BLACK
Garage Door	N/A	N/A
Roof	FIBERGLASS SHINGLES	
Roof Exhaust Vents	PVC	PAINT TO MATCH ROOF
Front Porch	BRICK	RED
Deck	N/A	N/A
Patio	BRICK	RED
Sidewalk	BRICK PAVERS	RED
Sky Lights	N/A	N/A
Driveway	BLUESTONE	NAT.
House Number	METAL	BLACK REFLECTIVE

repose grey

Signature: [Signature]

Date: 12.27.17



**Application for
Local Historic District**

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

Other required approvals: _____

Conditions: _____

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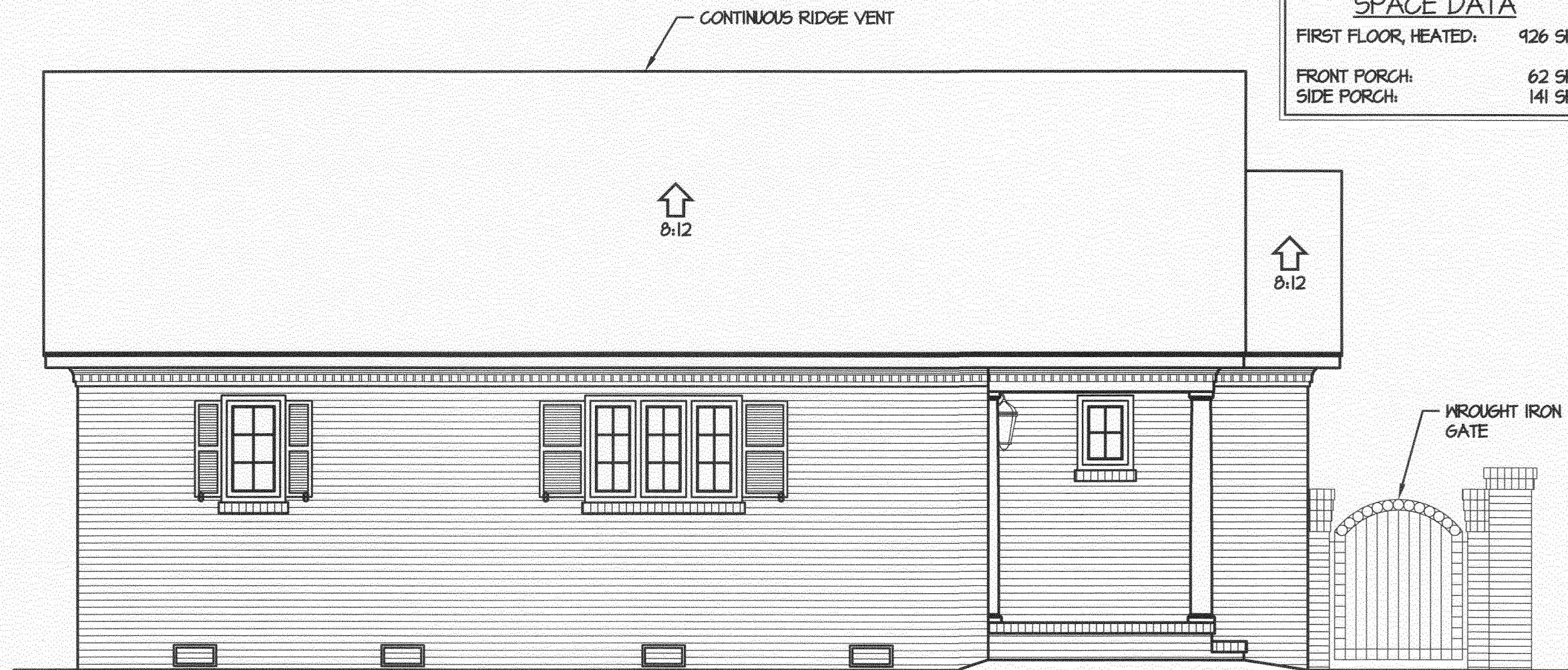
TABLE OF CONTENTS	
1	ELEVATIONS
2	ELEVATIONS / EXISTING CONDITIONS
3	FOUNDATION PLAN
4	FLOOR PLAN
5	ROOF PLAN
6	SECTIONS
E	ELECTRICAL PLAN
S	PROPOSED SITE PLAN

LIST OF SYMBOLS			
	SECTION MARK		DATUM ELEVATION
	DETAIL MARK		SLOPE UP
	TITLE MARK		EARTH (COMPACTED)
			EARTH (VIRGIN)
	INTERIOR BEARING WALL		INSULATION
	NUMBER OF GANG STUDS in WALL		

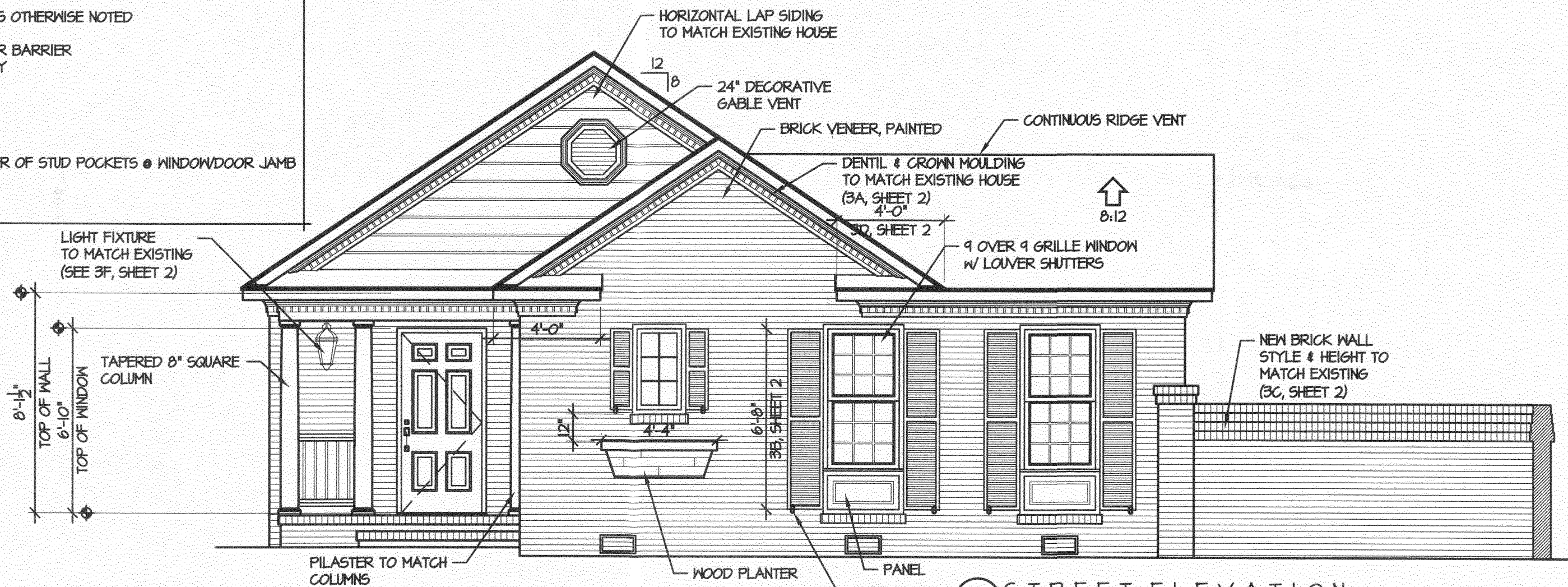
LIST OF ABBREVIATIONS

ACCESS	ACCESS TO ATTIC OR CRAWL SPACE	DW	DISH WASHER
AFF	ABOVE FLOOR	EQ	EQUAL
BDRM	BEDROOM	FDN	FOUNDATION
BM	BEAM	FV	FOUNDATION VENT
CAB	CABINETS / CABINETS	GL	GLASS (DOOR)
CJ	CONTROL JOINT	HB	HOSE BIB
CL	CENTERLINE	HDR	DOOR / WINDOW / OPENING HEADER
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING, VENTING & AIR CONDITION
CO	CLEAR OPENING	KWALL	KNEEWALL
COL	COLUMN	LVL	LAMINATED VENEER LUMBER
CONC	CONCRETE	MANF	MANUFACTURED
CSMT	CASEMENT	MAS	MASONRY
DBL	DOUBLE	NIC	NOT IN CONTRACT
DIAM	DIAMETER	OC	ON CENTER
DH/SH	DOUBLE HUNG / SINGLE HUNG WINDOW	OH	OVERHANG
DN	DOWN	OPNG	OPENING
DP	DEEP		

PCKT	POCKET DOOR	T.C.	TOP CHORD
PERF	PERFORATED	T.O.W.	TOP OF WALL
PL	PLATE	T.O.WIN.	TOP OF WINDOW
PT	PRESSURE TREATED FOR EXPOSURE	TRANS	TRANSOM
PL	POINT LOAD (SOLID BLOCK)	TYP	TYPICAL
R4S	ROD & SHELF (CLOSETS)	UON	UNLESS OTHERWISE NOTED
REF	REFRIGERATOR	V.B.	VAPOR BARRIER
REINF	REINFORCEMENT	VAN	VANITY
RM	ROOM	W	WIDE
SEG'M	SEGMENTED	W	WITH
SHWR	SHOWER	#SP	NUMBER OF STUD POCKETS @ WINDOW/DOOR JAMB
SHLV(S)	SHELVES		
SPEC(Y)	SPECIFICATION / SPECIFIED		
SQ	SQUARE		
SS	SIMPSON STRONG-TIE OR EQUAL		
SUBFLR	SUB-FLOOR		
SYP	SOUTHERN YELLOW PINE		

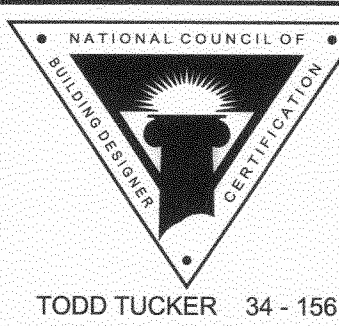
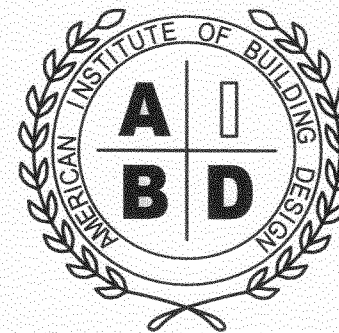
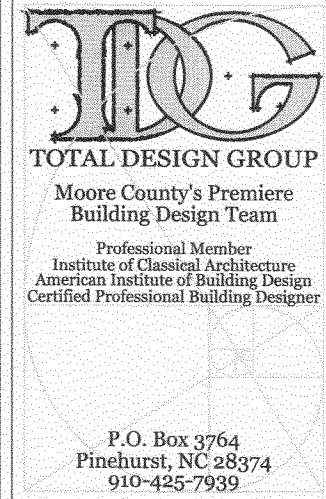


2 LEFT SIDE ELEVATION
1/4" = 1'-0"



1 STREET ELEVATION
1/4" = 1'-0"

SPACE DATA	
FIRST FLOOR, HEATED:	926 SF
FRONT PORCH:	62 SF
SIDE PORCH:	141 SF



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WARREN COUNTRY COTTAGE

ELEVATIONS

SHEET TITLE:

PLAN NO:
BCW1712

DATE:
DECEMBER 2017

SHEET NO:

1

REVISED 1-11-18

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 18-04

135 Blue Rd.

Parcel ID # 22167

Accessory dwelling

PIN # 855211659615

APPLICANT:

Step One Design/Dan Degre

PROPERTY OWNER(S):

Richard & Christine Warren

RECEIVED:

1/8/18

MEETING DATE:

1/25/18

ZONING DISTRICT:

R-30

LHD STATUS:

Non-Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- New accessory dwelling

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.7 MAJOR WORK – *New construction or additions not considered to be minor.*

1. This request is considered to be major work because it involves minor work items that **were/were not** approved by the Village Planner.

ACCESSORY DWELLING:

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

1. The proposed accessory dwelling **will/will not** be located in the rear yard.

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

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

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

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

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

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

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

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

G. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS - *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst color palette;*

1. The proposed colors for the accessory dwelling **are/are not** appropriate to the historic district and **are/are not** in the Village of Pinehurst Color Palette.



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planner
DATE: 1/18/18
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
JANUARY 25, 2018 MEETING
12/15/17– 1/18/18

NORMAL MAINTENANCE

Application Date: 12/18/17

Approval Date: 12/20/17

Prop Owner: Lavera Lee & Johnson Owens Address: 210 McCaskill Rd. E LRK# 24237

Applicant: Debra Brenner/Weichert Town & Country Realtors

Request: Paint shutters, trim and eave detail.

Standards and Guidelines: 1.6.2.1

MINOR WORK – COA ISSUED

COA: 17-097

Application Date: 12/18/17

Approval Date: 12/21/17

Prop Owner: Kay Lee & Johnson Owens Address: 210 McCaskill Rd. E LRK# 24237

Applicant: Debra Brenner/Weichert Town & Country Realtors

Request: Temporary ground and wall signage.

Standards and Guidelines: 1.6.3.14

COA: 17-098

Application Date: 12/19/17

Approval Date: 12/21/17

Prop Owner: Robert Clark Address: 75 Community Rd. LRK# 29010

Applicant: Sandhills Signs/First Home Mortgage

Request: New ground and door signage for First Home Mortgage.

Standards and Guidelines: 1.6.3.14

COA: 17-099

Application Date: 12/21/17

Approval Date: 12/21/17

Prop Owner: Bart & Lynel Boudreaux Address: 210 Dundee Rd. LRK# 17841

Applicant: Bart Boudreaux/Reeves Landscaping

Request: New patio in the rear and walkway.

Standards and Guidelines: 1.6.3.5 & 8

COA: 18-01

Application Date: 12/28/17

Approval Date: 1/8/18

Prop Owner: Pinehurst, LLC

Address: 4 Carolina Vista Dr.

LRK# 25800

Applicant: Resorts of Pinehurst

Request: New accessory building.

Standards and Guidelines: 1.6.3.17

COA: 18-02

Application Date: 12/28/17

Approval Date: 1/11/18

Prop Owner: Bart & Lynel Boudreaux

Address: 210 Dundee Rd.

LRK# 17841

Applicant: Bart Boudreaux

Request: New 3' white picket fence in front, side & rear yards.

Standards and Guidelines: 1.6.3.7

COA: 18-03

Application Date: 1/11/18

Approval Date: 1/12/18

Prop Owner: Thomas & Maureen O'Connor

Address: 35 Orange Rd.

LRK# 28352

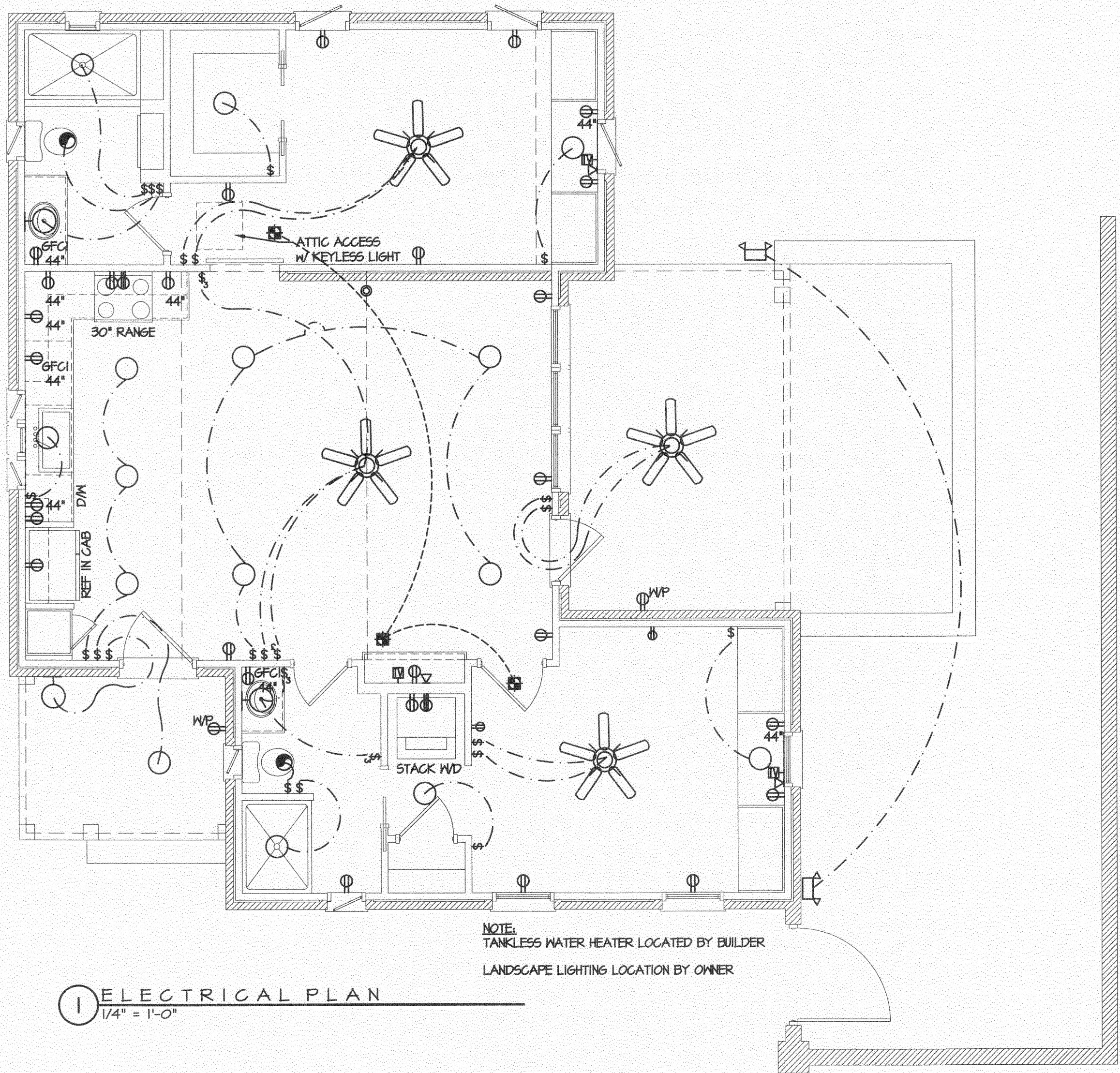
Applicant: Thomas O'Connor

Request: New mechanical equipment and 3.5' white picket fence in front, side & rear yards.

Standards and Guidelines: 1.6.3.2 & 7

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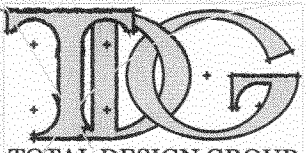
REVISED 1-11-18



NOTE:
TANKLESS WATER HEATER LOCATED BY BUILDER
LANDSCAPE LIGHTING LOCATION BY OWNER

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

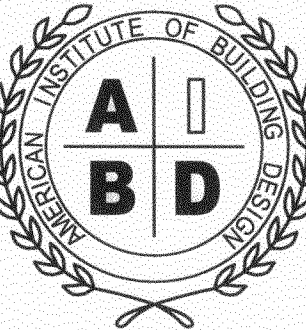
ELECTRICAL LEGEND					
	CEILING FAN W/ LIGHT		FLOOD LIGHT W/ MOTION SENSOR (LOCATE SWITCH W/ OWNER)		FLOOR OUTLET (LOC. BY OWNER)
	CEILING FAN ON DIMMER SWITCH		EXHAUST FAN W/ LIGHT		220 VOLT OUTLET
	CEILING-MOUNTED FLUORESCENT LIGHT		WATER-PROOF RECESS LIGHT		GROUND-FAULT OUTLET
	CEILING-MOUNTED LIGHT		RECESS LIGHT		WALL OUTLET
	WALL-MOUNTED LIGHT		EYEBALL (DIRECTIONAL) LIGHT		QUADRAPLEX WALL OUTLET
	UL-APPROVED SMOKE DETECTOR		TELEPHONE JACK		THERMOSTAT
			CABLE TV JACK		ONE POLE SWITCH
			1/2 HOT OUTLET		THREE-WAY SWITCH
			WATER-PROOF OUTLET		FOUR-WAY SWITCH
			OUTLET MOUNTED XX\"/>		DIMMER SWITCH
					WATER-PROOF SWITCH
					GROUND-FAULT SWITCH



TOTAL DESIGN GROUP
Moore County's Premiere
Building Design Team

Professional Member
Institute of Classical Architecture
American Institute of Building Design
Certified Professional Building Designer

P.O. Box 3764
Pinehurst, NC 28374
910-435-7939



TODD TUCKER 34 - 156

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WARREN COUNTRY COTTAGE

ELECTRICAL PLAN

SHEET TITLE:

PLAN NO:

BCW1712

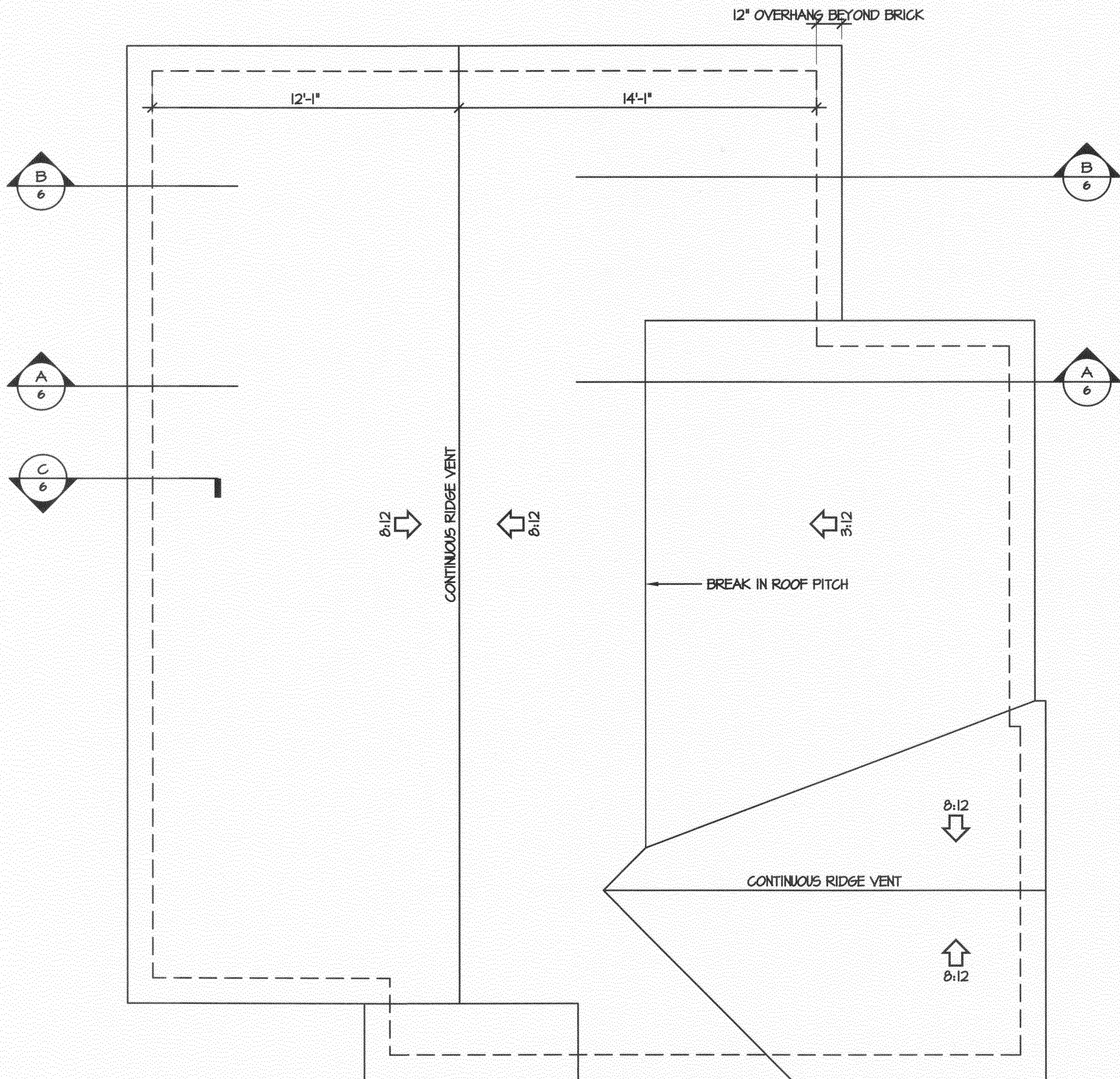
DATE:

DECEMBER 2017

SHEET NO:

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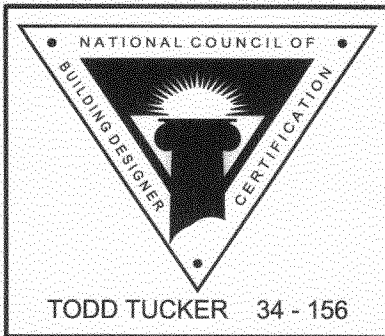
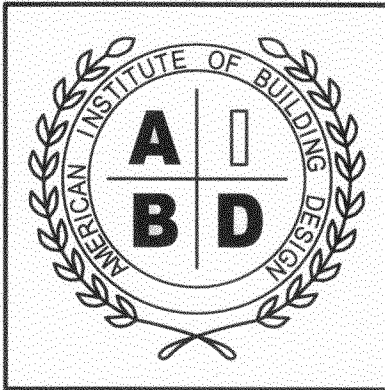
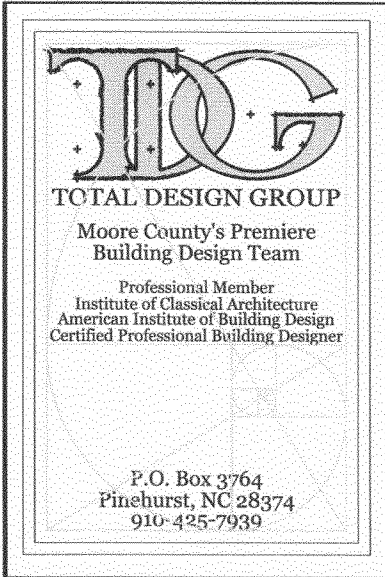
REVISED 1-11-18



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

SPACE DATA	
HEATED, FRAMED:	2140 S.F.
FRONT PORCH:	84 S.F.
REAR PORCH:	128 S.F.

ATTIC VENT CALC'S.	
ATTIC AREA:	2946 S.F.
GABLE VENTS:	35 S.F. (20%)
RIDGE VENTS:	116 L.F. / 105 S.F. (50%)
SOFFIT VENT:	107 L.F. / 3.7 S.F. (22%)
RATIO:	$\frac{10}{2946} = \frac{1}{163}$



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WARREN COUNTRY COTTAGE

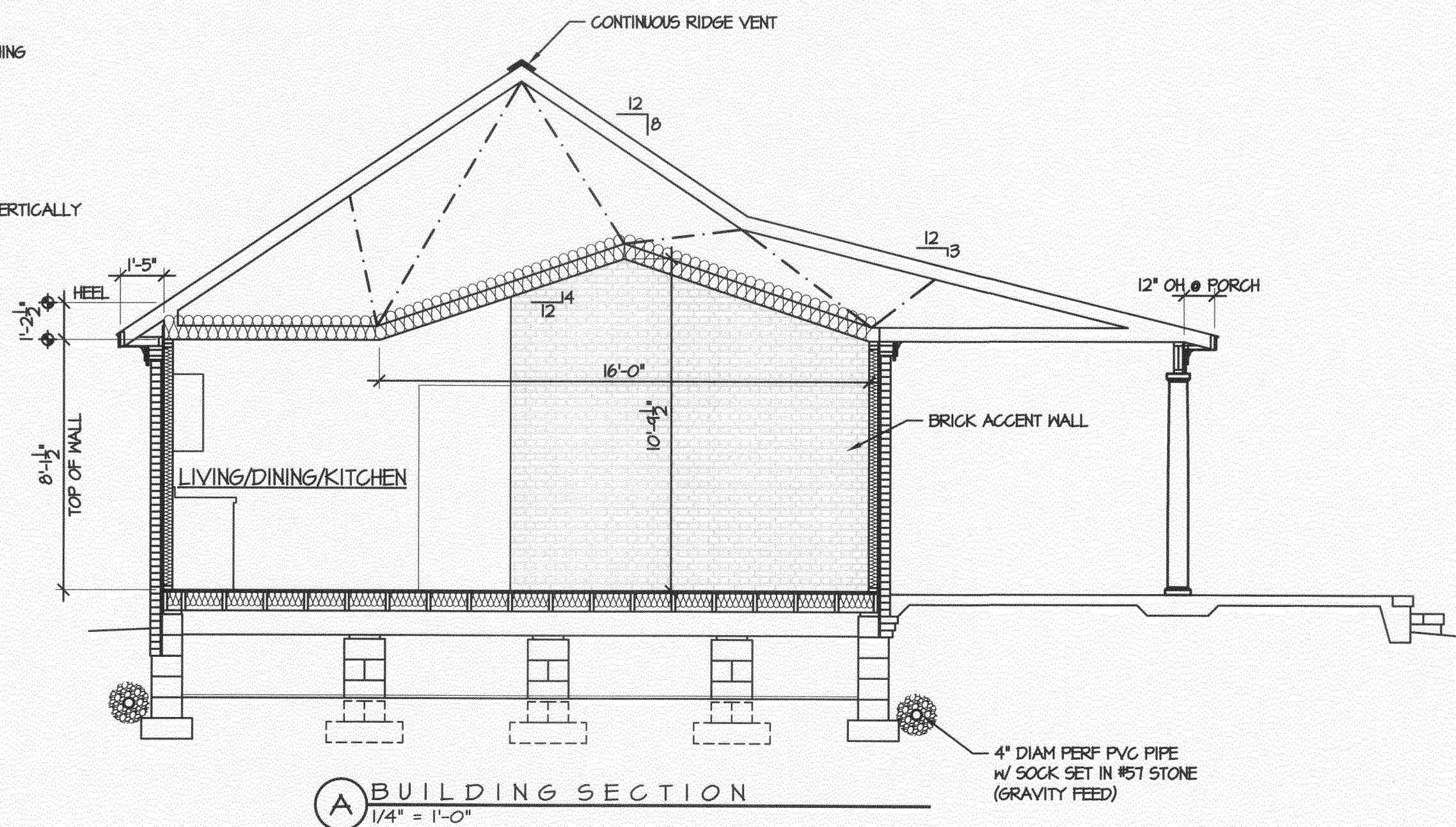
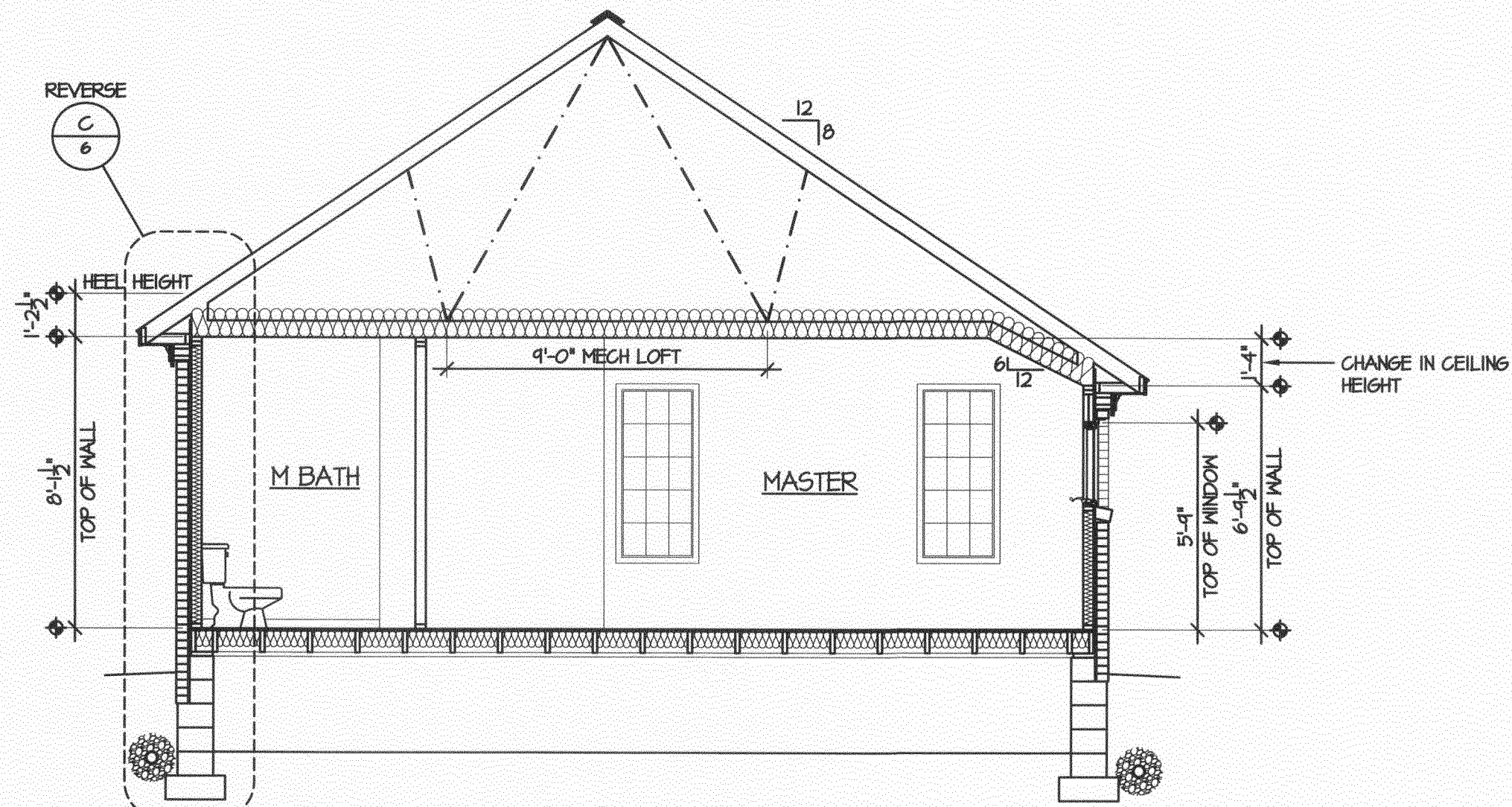
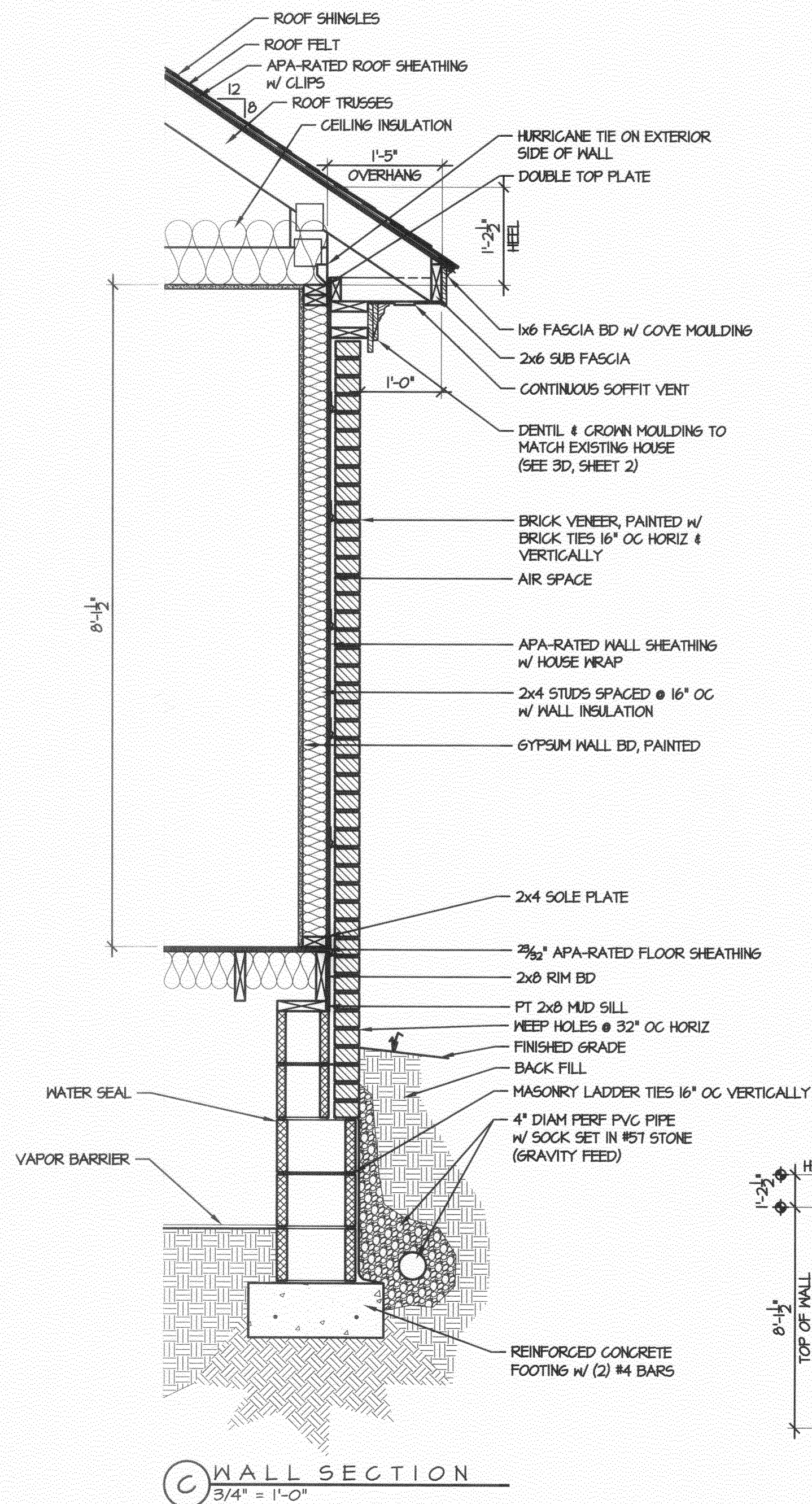
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ROOF PLAN

PLAN NO:
BCW1712

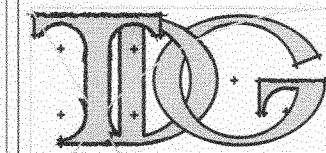
DATE:
DECEMBER 2017

SHEET NO:
5

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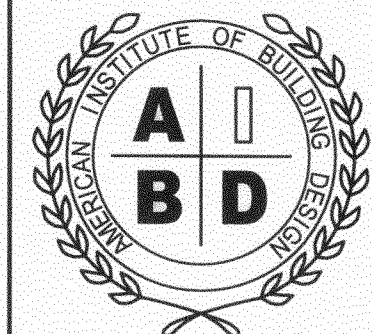
REVISED 1-11-18



TOTAL DESIGN GROUP
Moore County's Premiere
Building Design Team

Professional Member
Institute of Classical Architecture
American Institute of Building Design
Certified Professional Building Designer

P.O. Box 3764
Pinehurst, NC 28374
910-425-7939



TODD TUCKER 34 - 156

FORTIFIED-WISE™
PROFESSIONAL

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WARREN COUNTRY COTTAGE

SECTIONS

SHEET TITLE:

PLAN NO:

BCW1712

DATE:

DECEMBER 2017

SHEET NO:

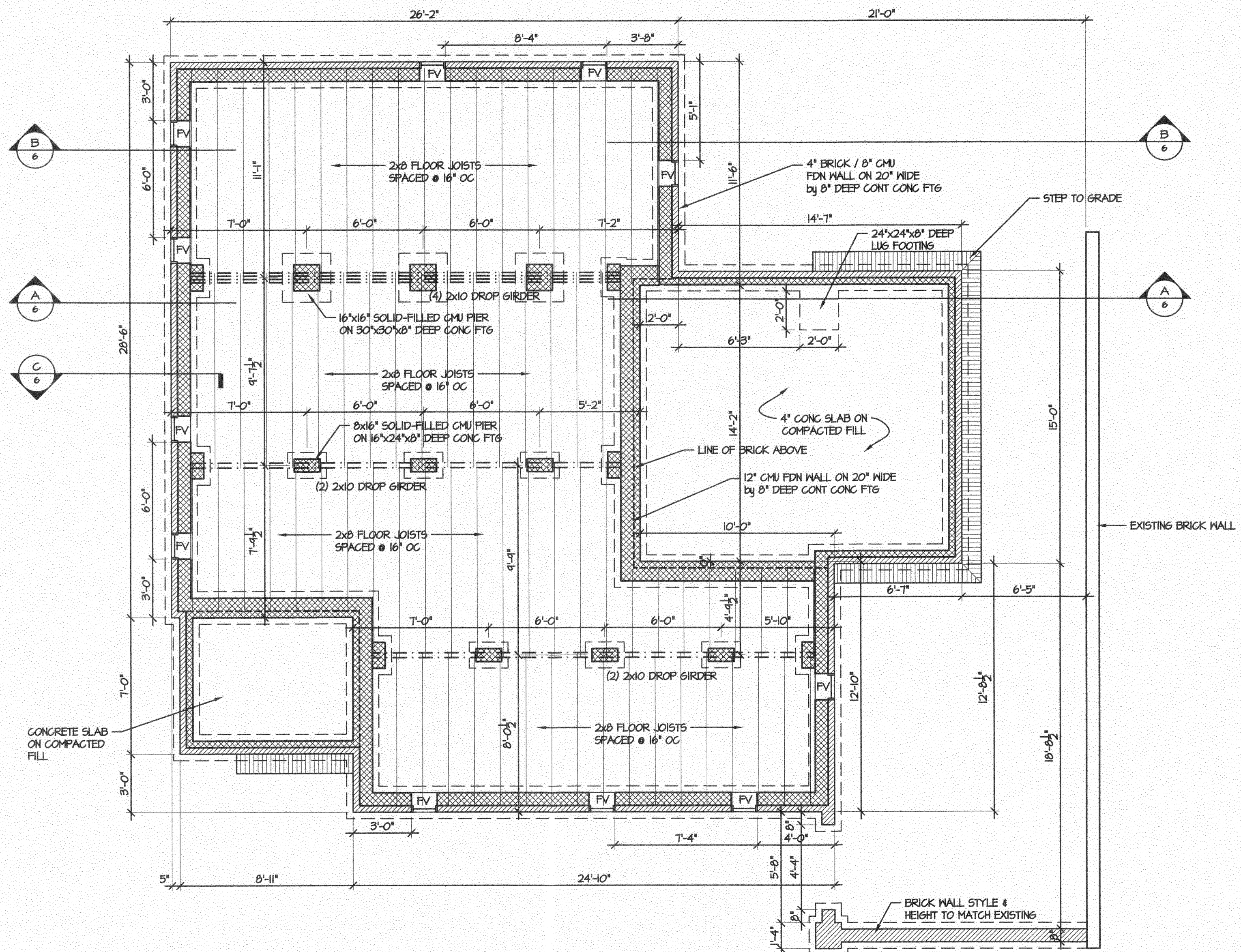
6

VENTILATION NOTES:

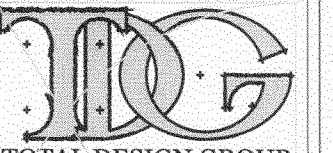
CRWL SPACE AREA: 926 S.F.
1500 S.F. PER 1 S.F. VENTS = 0.62 S.F.
REQUIRED VENTS W/ V.B. + ONE VENT
WITHIN 3' OF EA. CORNER= 2 VENT

FOUNDATION PLAN NOTES:

1. DOUBLE JOISTS UNDER ALL PARTITIONS
2. SILL TO BE MINIMUM P.T. WOOD 2x6
3. MAINTAIN MIN 12" BELOW GIRDERS
18" BELOW JOISTS TO GRADE OR AS
REQUIRED FOR MECHANICAL EQUIPMENT
4. PROVIDE VAPOR BARRIER AT CRWL SPACE
5. FOUNDATION VENTS TO BE 8"HTx16"WD. W/
50 SQ. IN. MIN. FREE VENT AREA
6. CRWL SPACE ACCESS # WELL TO BE
24"x36" MIN CLEAR OPENING (FIELD LOCATE)
7. GIRDERS TO BE DROP FRAMED (SIZE AS
NOTED)
8. ANCHOR BOLTS @ 6'-0" O.C. AND 1'-0" FROM
EACH CORNER (EMBED 8" MIN. IN SOLID GROUT)
9. GC TO REVIEW TRUSS SHOP DRAWINGS &
NOTIFY DESIGNER IF REQUIRED POINT LOAD
PIERS OR BEARING WALLS ARE ADDED TO
FOUNDATION PLAN
10. FRAMING SPANS BASED ON #2 SPF



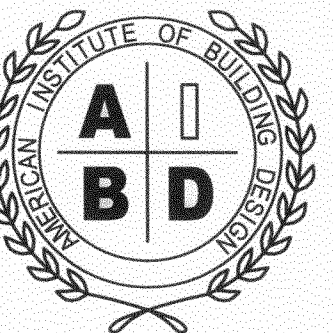
① FOUNDATION PLAN
1/4" = 1'-0"



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WARREN COUNTRY COTTAGE

FOUNDATION PLAN

SHEET TITLE:

PLAN NO:
BCW1712

DATE:
DECEMBER 2017

SHEET NO:

3

REVISED 1-11-18



**HISTORIC PRESERVATION COMMISSION
DECEMBER 21, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Commission Members in Attendance:

Jim Lewis, Chairman
Bob Farren, HPC Member
Christine Dandeneau, HPC Member
Molly Gwinn, HPC Member
Tom Schroder, HPC Member

Commission Member Absent:

Jim McChesney, HPC Member

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

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

II. Appreciation of Judy Davis

Chairman Lewis thanked Judy Davis for her time she has served as a Historic Preservation Commission Member and for all of her hard work on the HPC Guidelines Rewrite Committee, along with the Commission Members and Staff. Chairman Lewis presented Judy Davis an Orchid Tree.

III. Approval of Minutes

A. November 16, 2017

Tom Schroeder made a motion to approve the November 16, 2017 Minutes; Molly Gwinn seconded the motion, which was unanimously approved.

IV. Sworn in:

The following were sworn in:

Alex Cameron, Planner; Jim Secky, Secky Design and Build; Sherrill Britt, Contractor and Kelley Dawkins, Property Owner.

V. Public Hearing

A. COA 17-094

A request for new windows, new roof, new driveway material, pool, pergola and fence at 100 Midland Rd., Pinehurst, NC. This property can be identified Moore County LRK# 00016765. The applicant is Jim Secky Design & Build, as LLC and the property owners are Patrick & Roberta Dewar.

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

Jim Secky, Secky Design and Build was present to answer any questions or address any concerns of the Commission.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; Bob Farren seconded the motion, which was unanimously approved.

B. COA 17-095

A request for a front porch addition, rear porch addition and an addition to the left elevation to the home at 40 Woods Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00024685. The applicant is Mark Wesley Parson, Inc. & Sherrill Britt and the property owners are Kelly & Jane Dawkins

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

Sherrill Britt, Contractor and Kelly Dawkins, Property Owner were present to answer any questions or address any concerns of the Commission.

After discussion, Christine Dandeneau made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.

VI. Review of Normal Maintenance and Minor Work items

A. Report for 11/10/17 - 12/15/17

The Commission did not have any comments.

VII. Next Meeting Date
A. January 25, 2018

VII. Motion to Adjourn

With no further discussion, Molly Gwinn made a motion to adjourn the meeting. Bob Farren seconded the motion, which was unanimously approved. The meeting adjourned at 5:00 pm.

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.