Historic Preservation Commission
Agenda for Regular Meeting of June 27, 2024
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM

1. Call to Order
2. Approval of Minutes
   A. Approval of Historic Preservation Commission Minutes
3. Public Hearing
   A. COA-2024-00078 (140 Saville Row)

      The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single-family dwelling, pool and fence at 140 Saville Row. The property is identified as Moore County PID Number 20210131. The property owners are Jason and Julie Leeds, and the applicant is Fernando Silva, LLC.

   B. COA-2024-00081 (180 Saville Row)

      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 new single-family dwelling at 180 Saville Row The property is identified as Moore County PID Number 20200543. The property owners are Joanie and Anthony Judd and the applicant is Bartlett Construction, LLC.
4. Review of Normal Maintenance and Minor Work items
   A. Minor COA's Issued from 5/19/2024 - 6/15/2024
5. Next Meeting Date
   A. 07-25-2024 Regular Meeting
6. Motion to Adjourn

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

HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, MAY 23RD, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
3:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Richard Vincent, Chair		Pamela Graham, Planning Supervisor
Cara Mathis, Vice Chair		Michael Mandeville, Senior Planner
David Herring		Shelby Grow, Administrative Specialist
Angelique Fabiani		Josh Dockery, IT Systems Specialist
Justin Bramlage		
Joe Iverson		

Approximately 0 member(s) of the public were in attendance.

I. Call to Order

Mr. Vincent called the Special Meeting to order at 3:03 PM.

Mr. Vincent addressed the Commission and Staff regarding topics they would like to discuss, and what they would like to achieve over the next year.

Mr. Vincent and Ms. Graham discussed waiting for the new Commission members to introduce themselves during today's Regular Meeting.

II. Discuss Next Steps Regarding Revisions to the Historic District Standards

The Commission and Staff discussed the proposed revisions to date and ways to be more efficient when making edits to the document moving forward; focusing on Landscaping, Tree Removal, and Commercial Standards, a timeline for the proposed future revisions, and the need to bring something more substantive when going before Council for approval. The Commission and Staff discussed what they would like to see regarding Tree Removal Standards and what could be changed or updated to help facilitate future decisions. The Commission and Staff discussed another Work Session to be scheduled at a later date.

III. Motion to Adjourn

Ms. Mathis moved to adjourn the Work Session meeting. Seconded by Ms. Fabiani. Approved by a vote of 6-0 at 3:54 PM.

Respectfully Submitted,

Shelby Grow
Administrative Specialist
Village of Pinehurst
A videotape of this meeting is located on the Village website: www.vopnc.org.

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DRAFT

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 23RD, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Richard Vincent, Chair		Pamela Graham, Planning Supervisor
Cara Mathis, Vice Chair		Michael Mandeville, Senior Planner
David Herring		Shelby Grow, Administrative Specialist
Angelique Fabiani		Josh Dockery, IT Systems Specialist
Justin Bramlage		
Joe Iverson		

Approximately 14 member(s) of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:02 PM. Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Vincent introduced Staff. New Commission members, Justin Bramlage and Joe Iverson introduced themselves, and gave a brief description of why they chose to volunteer.

II. Approval of Minutes

A. 04-25-2024 Regular Meeting Minutes

Mr. Herring moved to approve with revisions the minutes of the April 25th, 2024, Meeting. Seconded by Ms. Fabiani. Approved by a vote of 6-0.

Amendments to Minutes: Page 5 paragraph 4 reads "Mr. Herring stated most of the large trees have been removed from the property and the removal of these trees would not have been approved by the Commission." This should be changed to reflect that it was Mr. Herring's opinion only, not the entire Commission.

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

III. Public Hearing

The Commission members stated they had visited all sites and did not have any ex parte communication.

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

Mr. Mandeville and Ms. Graham were sworn into the Public Hearing and testified as follows.

A. <u>COA-2024-00057 (80-90 Medlin Rd)</u>

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the demolition of two structures and the construction of a new single-family dwelling at 80 and 90 Medlin Rd. The property is identified as Moore County PID Numbers 00021345 and 20000551. The property owners are Kirk and Dorothy Koenig and the applicant is Keystone Builders, LLC.

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

The Commission thanked Mr. Mandeville for his presentation.

Mr. Herring asked for clarification on the fence location. Mr. Mandeville stated that the fence will be located at the rear and side of the property as shown on Exhibit A-2.1. Mr. Vincent confirmed with Mr. Mandeville that two separate parcels, 80 and 90 Medlin Rd., are being recombined and demolitions are occurring on both properties. Mr. Herring confirmed with Mr. Mandeville that the front of the home faces Medlin Rd. Ms. Mathis asked for clarification on whether the fence was part of the application to which Mr. Vincent confirmed. Mr. Herring asked for clarification on the orientation of the home and the placement of the double doors along McIntyre Rd., and if they were designed this way due to setbacks constraints. Ms. Graham advised that it would be better for the applicants to answer this question.

Billy Hornbaker, the applicant on behalf of Keystone Builders, was sworn into the Public Hearing.

Mr. Hornbaker addressed the Commission offering to answer any questions they may have regarding the case. Mr. Herring and Mr. Hornbaker discussed the setback constraints of the property being 30 feet in the front and rear, which would not allow the McIntyre Rd. side to be the front of the home. Mr. Herring asked for clarification on the trim texture, to which Mr. Hornbaker confirmed the smooth side of the material will be used, adding that the metal roof will have a standing seam. Mr. Vincent asked whether anything could be salvaged from the demolition of the current buildings and used in the new home. Mr. Hornbaker stated there is nothing of significance relevant to the Historic District in either building worth being saved. Mr. Herring asked if any of the trees on the property could be saved, particularly where the proposed sidewalk is meant to be constructed, and whether the sidewalk and driveway could be reconfigured to save the trees in front of the home. Mr. Hornbaker stated this could be discussed with the homeowner, and that trees will

be replanted on the road frontages to replace those that are being removed. Mr. Herring confirmed with Mr. Hornbaker that the double-hung windows will have one vertical muntin running between the glass panels. Ms. Mathis asked for clarification on the fence height being 6 feet at the front and side of the property. Mr. Hornbaker stated that the fence design meets the 10-foot setback requirement, to which Ms. Graham confirmed, residential side yard fences taller than 4 feet in height must be setback at least 10 feet from the front corner of the façade and screened with landscaping. Mr. Vincent stated that front facing garages are typically not preferred and asked what the finish will be for the black paint color, adding that this color choice may draw too much attention to the door. Mr. Hornbaker stated that a semi-gloss finish is typically used for the garage doors, most of the garages on this street are front facing, and this would be an improvement to the street. Ms. Mathis agreed with the placement of the proposed garage. Mr. Herring stated that the public perception for the front of the home will be along McIntyre Rd. but agrees that painting it black may be overpowering. Mr. Hornbaker reiterated that this will be a great improvement to the street and will flow well with the existing homes there. Mr. Vincent stated most of the homes on this street were built prior to these standards being in place, and while he agrees that the proposed design is an improvement, the Commission is tasked with congruency within the Historic District as a whole, while also making sure the house is compatible with the surrounding area. Mr. Mandeville addressed the Commission regarding the door color to be discussed, Blue Dragon, accidentally being omitted from the application as it is not an approved color. The Commission, Mr. Hornbaker and Staff discussed the three front door colors being changed to adhere more closely with the approved color palette. Mr. Hornbaker stated that a new similar color will be chosen, consistent with the Historic District's color palette, and submitted to Staff for approval.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

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

The Commission began deliberation. Ms. Fabiani discussed the size of the existing structures both being around 1200 square feet, and whether the size of the new home at 4000 square feet would feel congruent with the neighborhood. Mr. Vincent stated that the home doesn't seem quite so large due to the design elements, using different roof pitches and the architectural features. Mr. Herring agreed that the design elements help to visually reduce the scale and size of the home, and per the Standards it is congruent with the range of existing structures within the entire Pinehurst District. Mr. Vincent stated that both lots combined total almost half an acre, which is larger than average for the Historic area.

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2024-00057) and find the proposed Major Work at 80 & 90 Medlin Rd. is consistent with Historic District

Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact, and the following conditions that the blue color for all three doors shall be amended to match a similar blue in the approved color palette. Seconded by Mr. Bramlage. Approved by a vote of 6-0.

B. COA-2024-00062 (20 Muster Branch Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to amend certain approvals that were incorporated into COA application 2023-00179, heard by the HPC on June 22, 2023, for 20 Muster Branch Road. The property is identified as Moore County PID Number 00024154. The property owners are Kyle and Jamey Behringer and the applicant is Kevin Reed.

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

The Commission thanked Ms. Graham for her presentation.

The Commission and Staff discussed Exhibit A-3.10 and the changes that are being made to the proposed roofline which will be part of the approval process.

Kevin Reed, manager of KBR Consultants, was sworn into the Public Hearing.

Mr. Reed thanked the Commission, and discussed the revised roofline being more congruent with the current design of the home. Mr. Reed stated as they began construction, they found that window replacement at the front of the home would be needed as they are in poor condition and are mismatched, adding that the owners would like to replace them with something more consistent in appearance and design. Mr. Vincent confirmed with Mr. Reed that this will be a like-for-like size replacement of windows with no extra trim or detail involved. Mr. Herring asked for clarification on the current window material, to which Mr. Reed confirmed they will be clad aluminum.

Michael Hess, the builder for this project, was sworn into the Public Hearing.

Mr. Hess confirmed with Mr. Herring that the muntins will be on the outside of the glass panes, there will be an interior between the lites of glass, and the brand of proposed windows will be Pella Lifestyle.

Mr. Reed stated that they would like to replace the windows at the rear of the home to provide consistency with the front of the home. Mr. Reed noted that Exhibit A.3.10 is incorrect and should reflect the two over three window and door style, and there will be two windows added on the side of the home by the garage, over

what is now the sauna room. Mr. Herring confirmed with Mr. Reed that the window to the right of the chimney will be consistent in design with the rest of the home as it was accidentally left out of the rendering. Mr. Reed addressed additional minor changes to the patio and sidewalk pavers color, which will be onyx black instead of chestnut brown, and the proposed railings along the second story platform deck will be clear panel glass Trek Signature Series instead of a cable system for easier maintenance, all of which will meet building code requirements. Mr. Herring asked for clarification on the proposed railings that were removed from the drawing around the pool area in Exhibit A-3.2, and if the railings are intended to follow the brick pylons. Mr. Reed stated they did not want to use the house itself as part of the pool barrier, the elevated side to the far right will not need a railing due to the height of the patio creating a barrier, and they will be working with the existing elevations to keep the area as open as possible. Mr. Herring asked for clarification on the two groups of three brick pylons near the pool area, and if they would be supporting the railing. Mr. Hess addressed the Commission regarding the proposed location and orientation of the brick wall, railings and gates surrounding the pool. The Commission, the Applicants and Ms. Graham discussed a new site plan being submitted to show the proposed fence and location. Mr. Reed discussed the need for siding replacement due to carpenter bee damage; shake siding will be used matching the garage door color, which has not been decided yet, but will be consistent with the Historic District Standards color palette and will be submitted to Staff for approval. Mr. Reed added that the new proposed gutters will be bronze in color instead of white. Mr. Reed apologized to the Commission stating the nature of the build necessitated these changes. Mr. Vincent confirmed the list of changes being made to the application and verified that Staff could approve the paint color for the siding once that has been decided.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

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

The Commission began deliberation. The Commission discussed the approval of the siding color being handled by Staff, and if Staff does not feel comfortable deciding it will be elevated to the Commission for approval.

Ms. Mathis moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2024-00062) and find the proposed Major Work at 20 Muster Branch Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact with a condition to provide the revised site plan to Staff. Seconded by Ms. Fabiani. Approved by a vote of 6-0.

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

The Commission had no questions regarding the Minor work items dated 3/15/24 – 4/19/24 and 4/20/24 – 5/17/24. Ms. Graham stated that no applications have been submitted yet for the next meeting, with the deadline being May 30th, 2024.

Mr. Vincent discussed circling back at the next meeting to schedule a Work Session.

IV. Next Meeting Date

A. 06-27-2024 Regular Meeting

V. Motion to Adjourn

Mr. Iverson moved to adjourn the meeting. Seconded by Mr. Bramlage. Approved by a vote of 6-0 at 05:24 PM.

Respectfully Submitted,

Shelby Grow
Administrative Specialist
Village of Pinehurst

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

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DRAFT

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Maria Carpenter, Planner
Shelby Grow, Village Clerk
Date: June 20, 2024
Subject: **Major COA Request for 140 Saville Row**

Applicant:	Fernando Silva, LLC
Owners:	Jason and Julie Leeds
Property Location:	140 Saville Row
Land Use:	Single Family Residential
PID#	20210131
COA#:	2024-00078

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for a new single-family dwelling, pool and fence at 140 Saville Row. The property is further identified as Moore County PID Number 20210131. The property is currently vacant and is +/- 0.8 acres in size.

The applicant proposes to build a 5,096 heated square foot, 2 story single-family dwelling with garage, covered front and rear porches, attached pool house, pool, driveway, and walkways.

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 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:

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**.
3. SECTION IV.C.4 – Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.

D. SHUTTERS

1. SECTION IV.D.1- Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
2. SECTION IV.D.2 - Shutters should be wood or have the appearance of wood in composition and texture and be appropriately mounted. Operable shutters are recommended.
3. SECTION IV.D.3 - Each shutter **must** be equal to the height of the window opening and one half the width.
4. SECTION IV.D.4 - Shutters on arched windows **must** match and have an arched head as well.

E. ACCESSORY FEATURES AND STRUCTURES

1. 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 IV.F.9 - Metal fences should be painted to resemble wrought iron
2. SECTION IV.F.14 - Rear and side yard fences **must** not be taller than six (6) feet in height

B. DRIVEWAYS AND OFF-STREET PARKING

1. 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.
2. 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.
3. SECTION VII.B.5 - Concrete 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.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
2. SECTION VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

3. 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.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
    b. Tree removal within the Village's right-of-way is regulated by Village Staff. Please call (910) 295-1900 to arrange a site visit.
4. SECTION VII.C.5- Mechanical equipment such as air conditioners 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 will need to determine if the new construction is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 14, 2024

Dear Property Owner(s),

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

Thursday, June 27th, 2024
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 a new single-family dwelling, pool and fence at 140 Saville Row. The property is identified as Moore County PID Number 20210131. The property owners are Jason and Julie Leeds, and the applicant is Fernando Silva, 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

Exhibit S-1.6

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).

6/3/2024

June 27, 2024
Historic Preservation Commission
140 Saville Row Major COA Request

KILPATRICK, DAVID J
9 VARDON RD
PINEHURST,NC,28374-8975

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

DUNSON, BRETT
1039 PARC LN E
DECATUR,GA,30033

Exhibit A-1.1

COA-2024-00078 - Leeds

Menu Help

File Date: 05/28/2024
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Application Detail: Detail
Description of Work: Construct SFD and install driveway
Application Name: Leeds
Address: 140 SAVILLE ROW, PH, 28374
Owner Name: LEEDS, JASON EDWARDS
Owner Address: 4179 HICKORY ROCK DRIVE, POWELL, OH 43065
Parcel No: 20210131

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Fernando Silva	Fernando Reboll...	Applicant	Business, 300 McReynol...	Active
Fernando Silva	Fernando Reboll...	Applicant	Business, 300 McReynol...	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
Clear lot and Install Driveway. Construct new SFD, attached pool house and 30' x 18' in-ground pool with fence around backside of pool.	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
N/A	N/A	Brick & Natural Stone & Hardie	Espresso Antique (Ivory Mortar) & Texas Natural Limestone & Iron Ore

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick & Natural Stone & Hardie	Espresso Antique (Ivory Mortar) &Texas Natural Limestone & Iron Ore

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick & Natural Stone & Hardie	Espresso Antique (Ivory Mortar) &Texas Natural Limestone & Iron Ore

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick & Natural Stone & Hardie	Espresso Antique (Ivory Mortar) &Texas Natural Limestone & Iron Ore

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Hardie Trim Smooth Texture	Iron Ore

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Pella Casement Aluminum Clad	Iron Ore

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A		N/A	

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Natural Stone & Brick	exas Natural Limestone & Espresso Antique (Ivory Mortar

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Mahogany Wood w/Glass Paneling & Clear Glass Transom Above	Provincial 211

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Wood w/Iron Hardware	Iron Ore

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Amarr Olympus	Iron Ore

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	IKO Asphalt Architectural	Weather Wood

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A		N/A	

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Pine Tongue & Groove Ceiling & Ceramic Porcelain Paver Floor	Provincial 211 & International White

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Pine Tongue & Groove Ceiling &Ceramic Porcelain Paver Floor	Provincial 211 & International White

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Ceramic Porcelain Paver	International White

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Concrete	Natural

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A		N/A	

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Concrete	Natural

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Iron	Black

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Retractable Phantom Screen	N/A
N/A	N/A	Aluminum 6" Gutter w/Downspout	Weathered Bronze
N/A	N/A	Milled Cedar Beams	Provincial 211
N/A	N/A	Metal O/D Heaters	Black
N/A	N/A	Cupertino Large Bracket Wall Lantern	Textured Black
N/A	N/A	Cupertino Large Pendant	Textured Black

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	05/28/2024	Michael Mandeville
Review for Completeness		Application ...	06/05/2024	Michael Mandeville
Review Distribution		In Review	06/05/2024	Michael Mandeville
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

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

Show all

Application Comments:

View ID	Comment	Date

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

INSULATION NOTES:

INSULATION R15 IN WALLS AND R38 IN CEILINGS--USE R30 IN CATHEDRAL UP TO 500 SQ. FT.

ATTIC OPENINGS INSIDE THE HEATED AREA MUST HAVE WEATHER STRIPPED AND R10 RATED DOORS--RIGID APPLIED FOAM IS ACCEPTABLE FOR R10--GARAGE MUST HAVE FIRE TREATED ACCESS DOOR

HOUSE WRAP MUST BE TAPED AT ALL SEAMS, HORIZONTAL AND VERTICAL(EXCEPTION FOR HOMES WITH SPRAY FOAM INSULATION).

HOUSE WRAP IS NO LONGER ACCEPTABLE BEHIND TUBS OR FIREPLACES FOR INSULATION SUPPORT; MUST USE RIGID SHEATHING--HOUSE WRAP IS ACCEPTABLE ON KNEE WALLS

FRAMING NOTES:

KING STUD REQUIREMENT WILL BE UPHELD--REF. TABLE R602.7.5

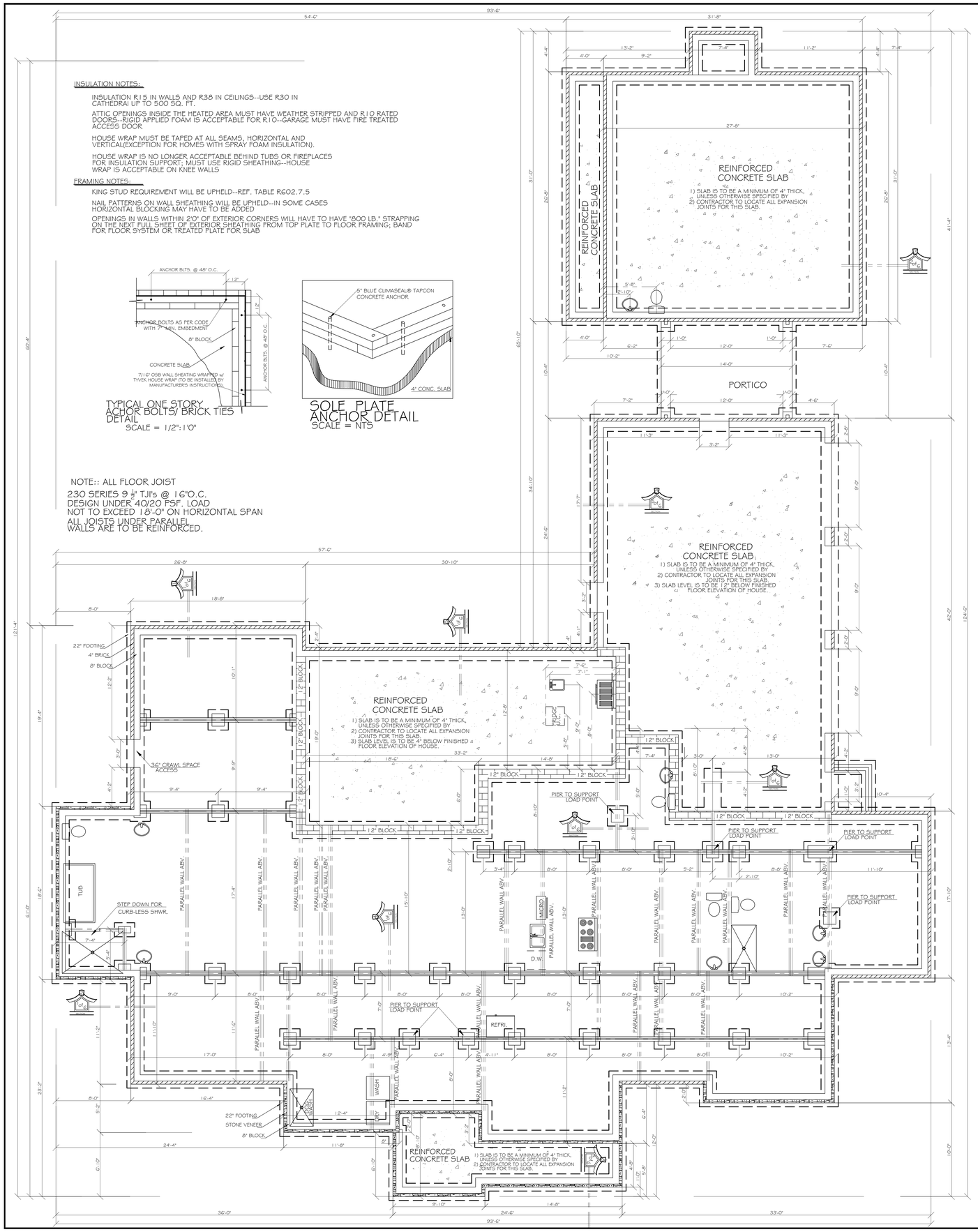
NAIL PATTERNS ON WALL SHEATHING WILL BE UPHELD--IN SOME CASES HORIZONTAL BLOCKING MAY HAVE TO BE ADDED

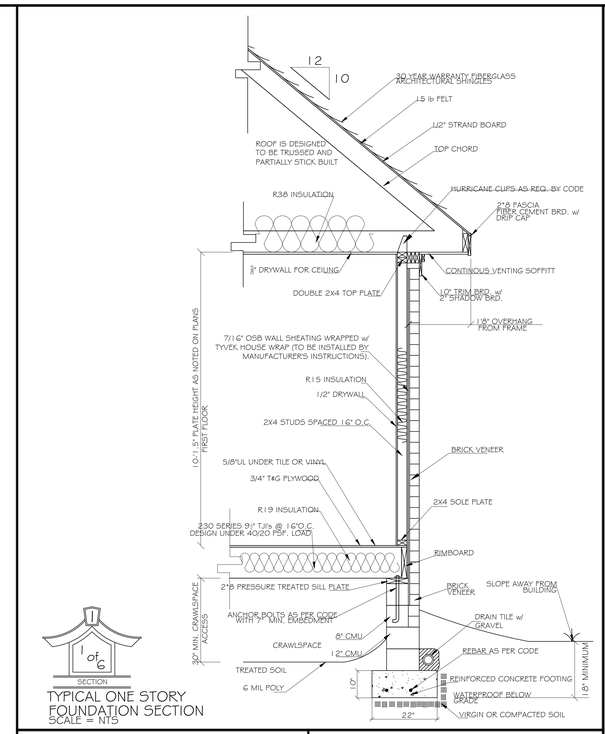
OPENINGS IN WALLS WITHIN 2'0" OF EXTERIOR CORNERS WILL HAVE TO HAVE "800 LB." STRAPPING ON THE NEXT FULL SHEET OF EXTERIOR SHEATHING FROM TOP PLATE TO FLOOR FRAMING; BAND FOR FLOOR SYSTEM OR TREATED PLATE FOR SLAB

TYPICAL ONE STORY ACHOR BOLTS/ BRICK TIES DETAIL
SCALE = 1/2":1'0"

SOLE PLATE ANCHOR DETAIL
SCALE = NTS

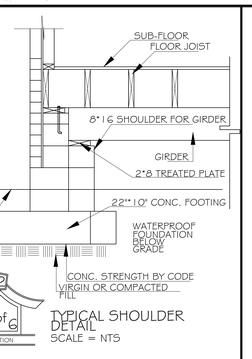
NOTE:: ALL FLOOR JOIST
230 SERIES 9 ¼" TJI's @ 16"O.C.
DESIGN UNDER 40/20 PSF. LOAD
NOT TO EXCEED 18'-0" ON HORIZONTAL SPAN
ALL JOISTS UNDER PARALLEL WALLS ARE TO BE REINFORCED.





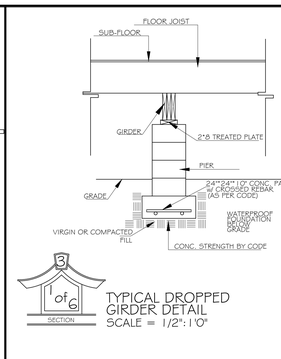
1 of 6 SECTION

TYPICAL ONE STORY FOUNDATION SECTION
SCALE = NTS



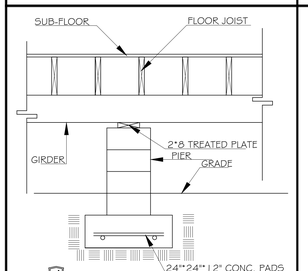
2 1 of 6 SECTION

TYPICAL SHOULDER DETAIL
SCALE = NTS



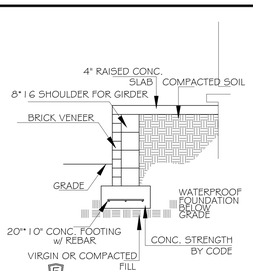
3 1 of 6 SECTION

TYPICAL DROPPED GIRDER DETAIL
SCALE = 1/2":1'0"



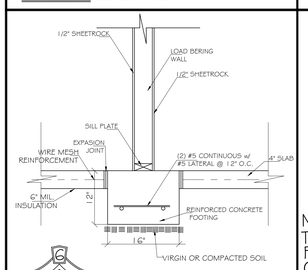
4 1 of 6 SECTION

TYPICAL DROPPED GIRDER DETAIL
SCALE = NTS



5 1 of 6 SECTION

TYPICAL PATIO WALL DETAIL
SCALE = 1/2":1'0"



6 1 of 6 SECTION

TYPICAL INTEGRAL WALL SECTION
SCALE = 1"=1'0"

ENRIQUE J. ARTIGA OWNER

NOTE:
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BUILDING DESIGN EST.2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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TOTAL HEATED 5,096 HTD. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

Drafting By:
EJA 2/1/24
2/2/24
5/15/24

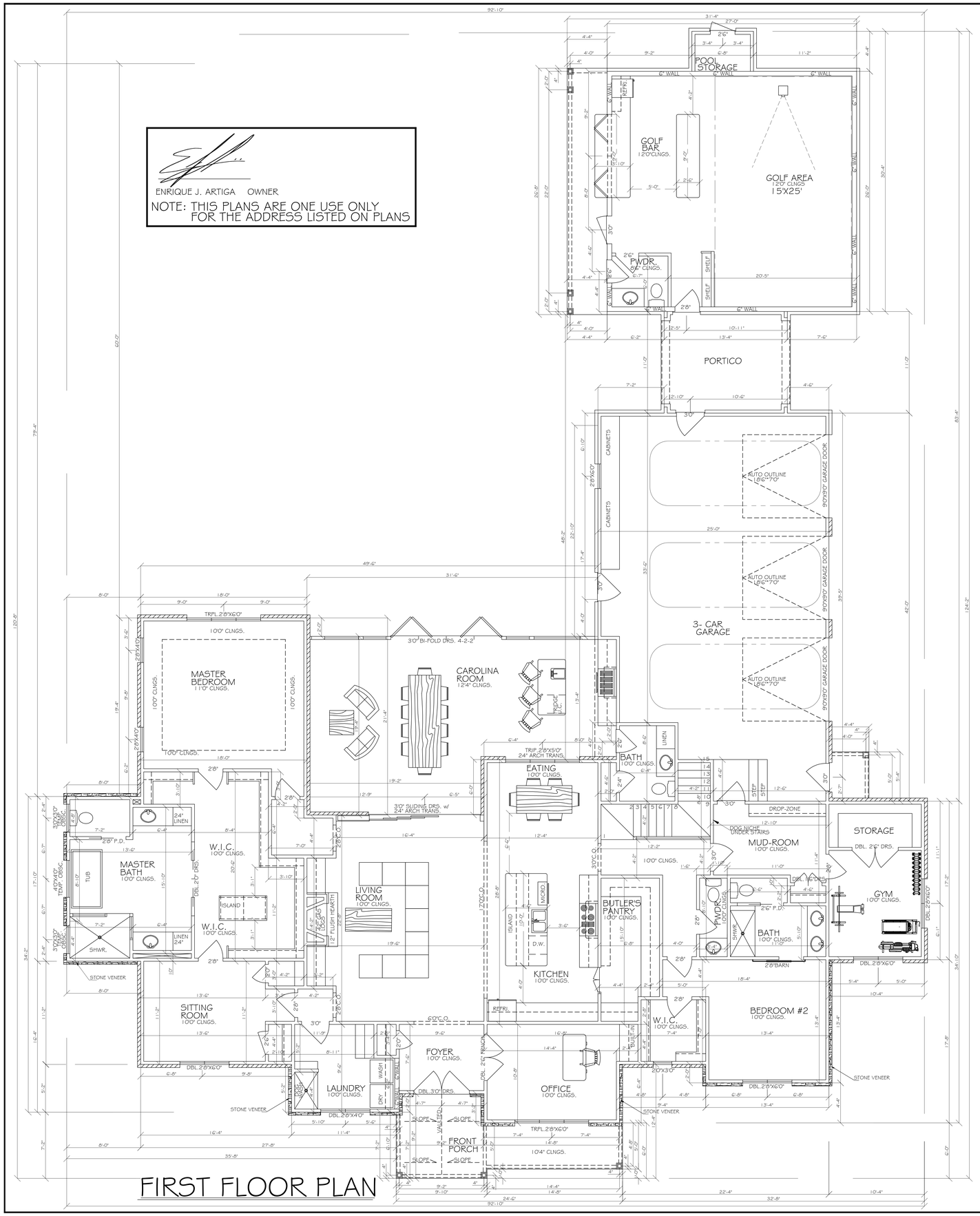
Sheet Name: FOUNDATION PLAN
Scale: 1/4"= 1'0"
Sheet Number:

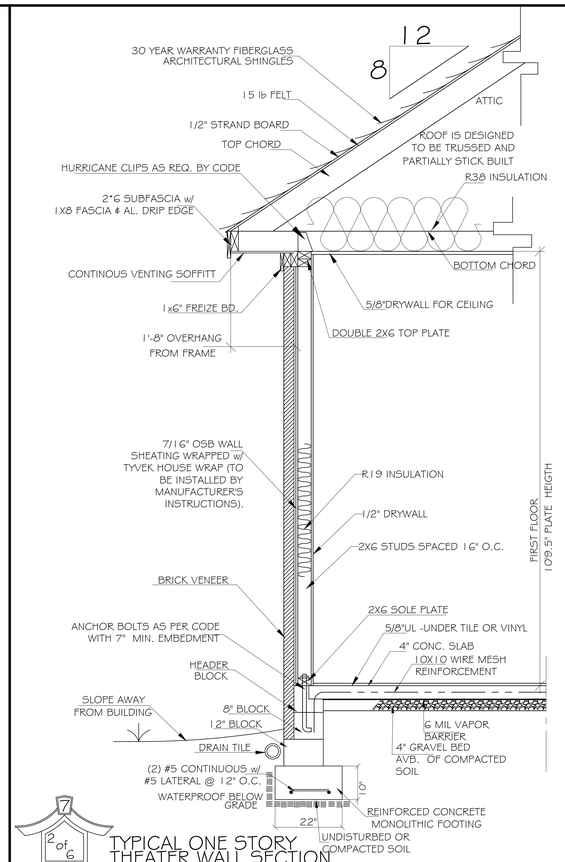
1 of 6

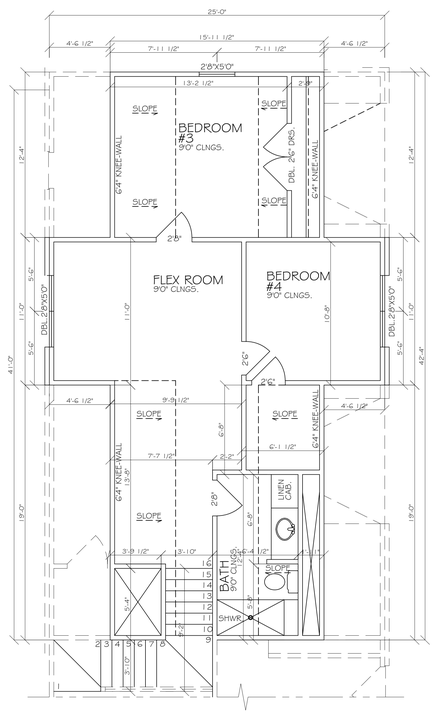
Exhibit A-2.2

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS







BONUS ROOM
FLOOR PLAN

BUILDING DESIGN EST. 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

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Pinehurst, NC 28374

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Issue Date:
EJA 5/21/24

Drafting By:
THS 08/16/23
08/23/23
EJA 10/2/23
11/2/23
11/13/23
1/1 1/24
1/31/24
2/2/24
5/15/24

Sheet Name: FIRST FLOOR PLAN

Scale: 1/4"=1'0"

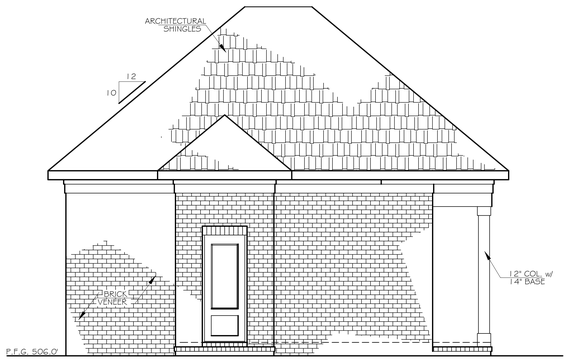
Sheet Number:

2 of 6

Exhibit A-2.3

FRONT ELEVATION

REAR ELEVATION



THEATER
REAR ELEVATION

CAROLINA ROOM
REAR ELEVATION

ENRIQUE J. ARTIGA OWNER

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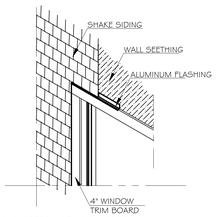
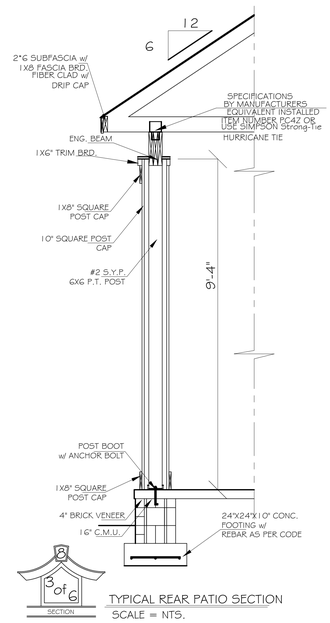


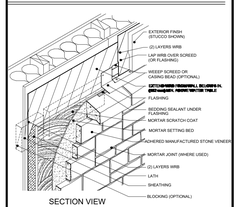
WINDOW TRIM DETAIL
SCALE = 1'0" = 1/2"



TYPICAL REAR PATIO SECTION
SCALE = NTS.

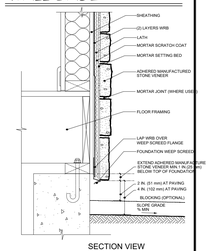
STONE INSTALLATION DETAILS
SCALE = NTS

WALL ASSEMBLY



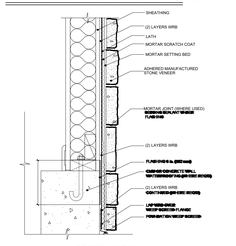
SECTION VIEW

WALL BASE



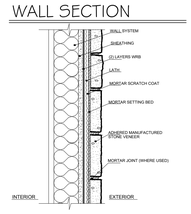
SECTION VIEW

FOUNDATION WALL BASE



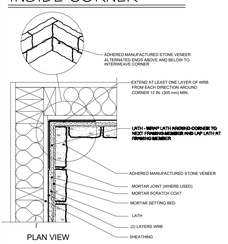
SECTION VIEW

WALL SECTION



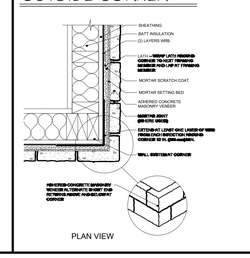
SECTION VIEW

INSIDE CORNER



PLAN VIEW

OUTSIDE CORNER



PLAN VIEW

BUILDING DESIGN EST 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

Drafting By:
EJA 11/2/23
EJA 10/2/23
11/13/23
1/31/24
2/2/24
5/15/24

Sheet Name: ELEVATIONS

Scale: 1/4"= 1'0"

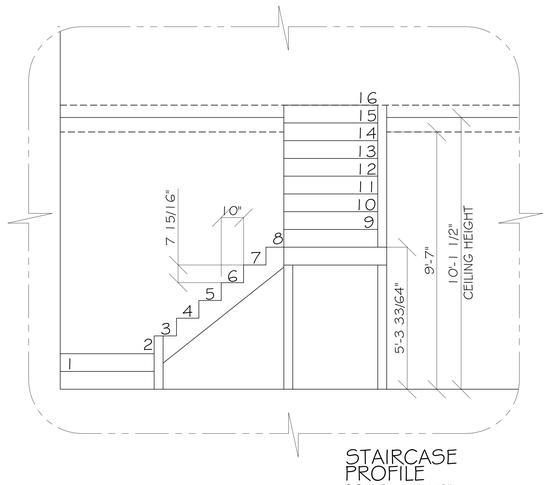
Sheet Number:

3 of 6

Exhibit A-2.4

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



STAIRCASE PROFILE
SCALE = 1":1/2"

ENRIQUE J. ARTIGA OWNER

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BUILDING DESIGN EST. 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

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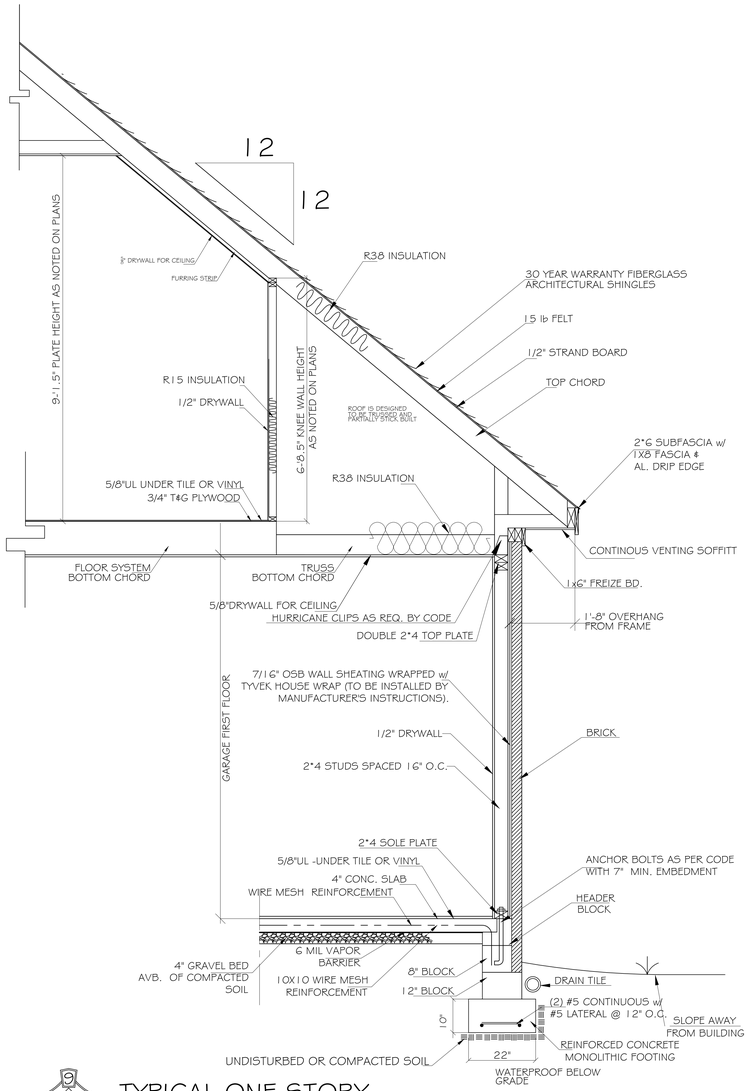
Drafting By:
EJA 10/2/23
EJA 11/2/23
11/13/23
1/31/24
2/2/24
5/15/24

Sheet Name: ELEVATIONS

Scale: 1/4"=1'0"

Sheet Number:

4 of 6



9 5 of 6 SECTION

TYPICAL ONE STORY MAIN GARAGE WALL SECTION

SCALE = 3/4": 1'0"

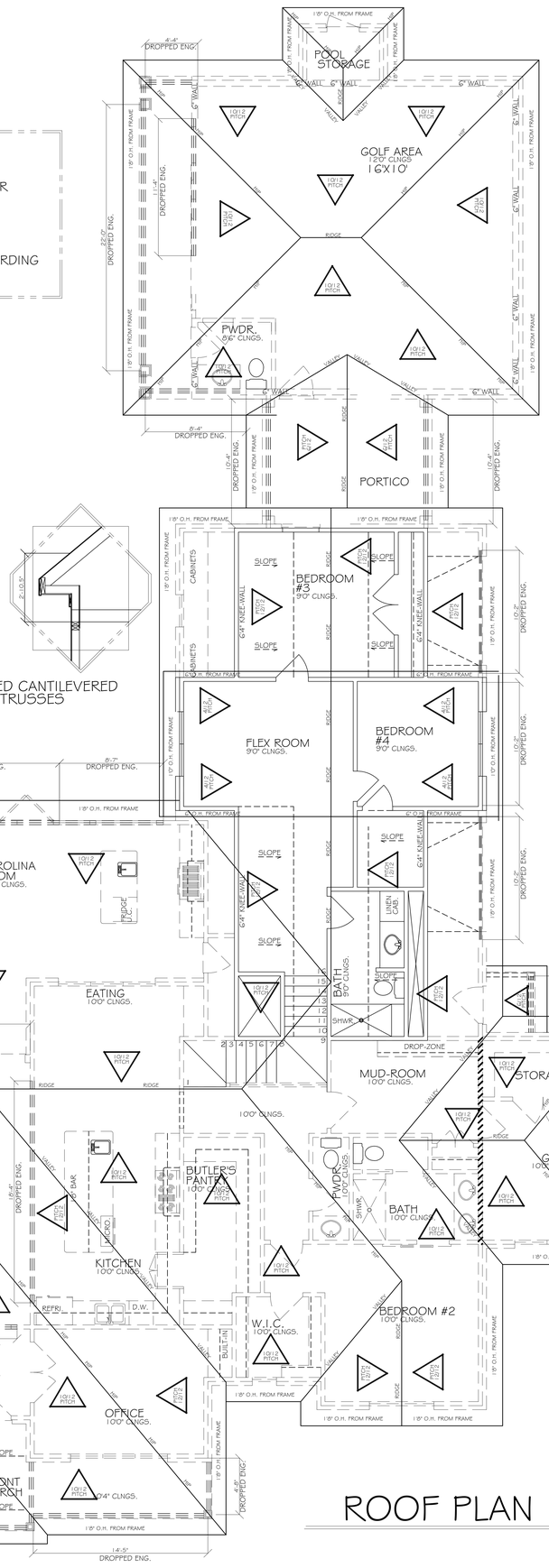
NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASED. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

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"



ROOF PLAN

ENRIQUE J. ARTIGA OWNER

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BUILDING DESIGN EST. 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
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Pinehurst, NC 28374

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Issue Date:
EJA 5/21/24

Drafting By:
EJA 1/31/24
2/2/24
5/15/24

Sheet Name: ROOF LAYOUT
Scale: 1/4"= 1'0"
Sheet Number:

5 of 6

NOTE:
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MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

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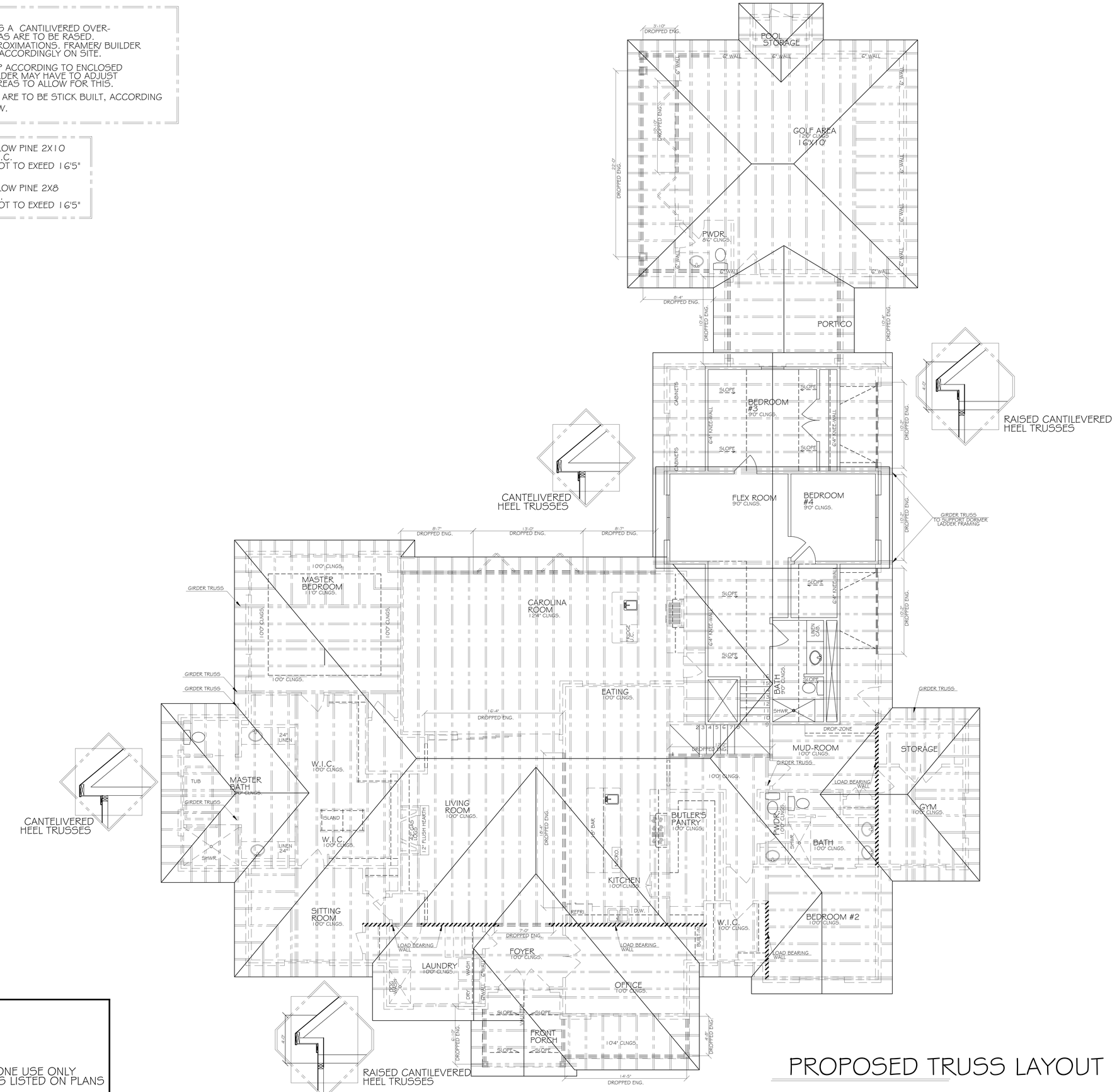

ENRIQUE J. ARTIGA OWNER

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PROPOSED TRUSS LAYOUT

BUILDING DESIGN EST. 2009
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4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

FIRST FLOOR	3118 HTG.SQUARE FT.
CAROLINA RM.	542 HTG.SQUARE FT.
POOL HOUSE	702 HTG.SQUARE FT.
SECOND FLOOR	734 HTG.SQUARE FT.
GARAGE	954 SQUARE FT.
FRONT PORCH	152 SQUARE FT.
PORTICO	144 SQUARE FT.
POOL PORCH	102 SQUARE FT.

TOTAL HEATED 5,096 HTD. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

Drafting By:
EJA 1/31/24
2/2/24
5/15/24

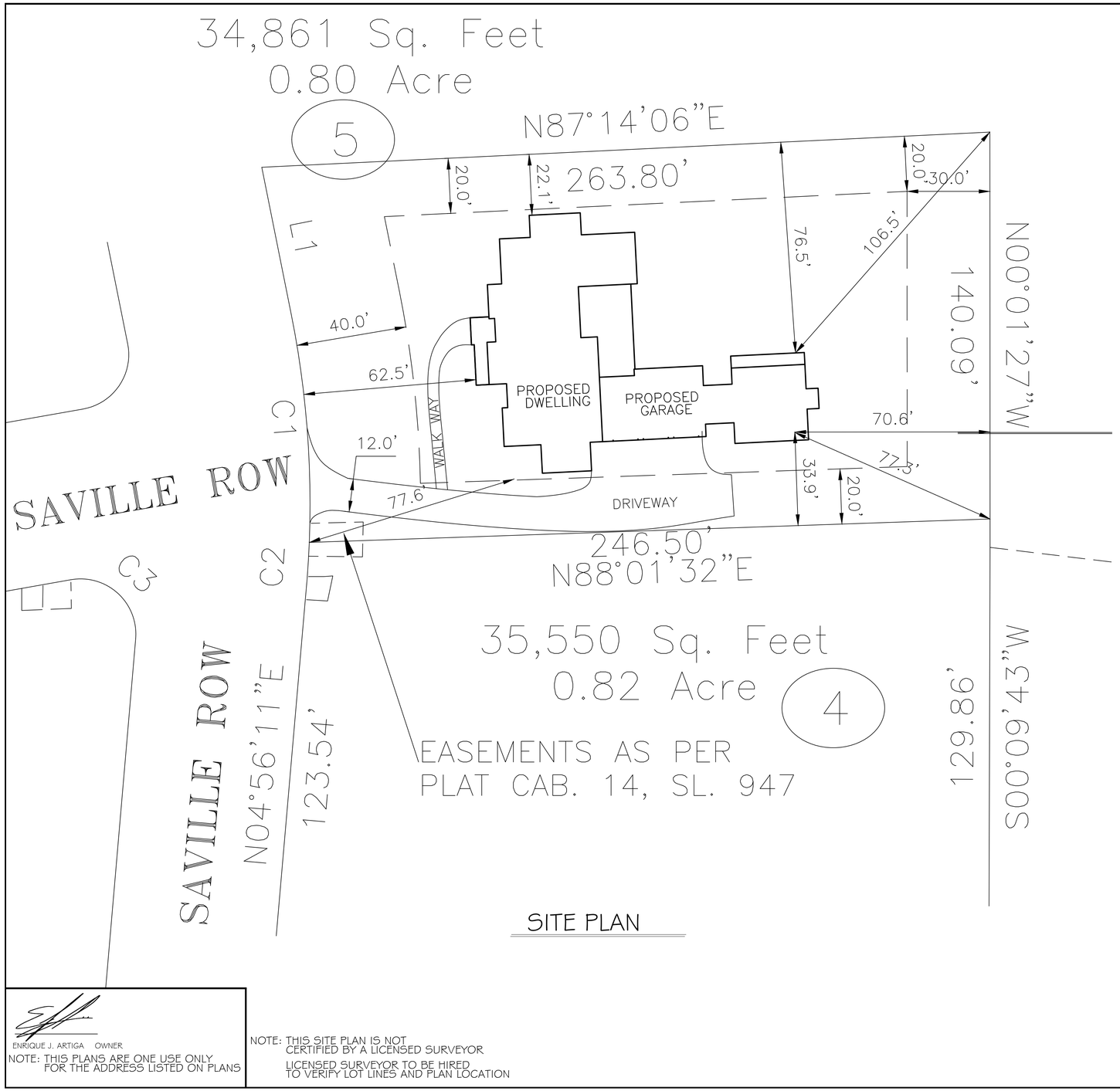
Sheet Name:
PROPOSED TRUSS LAYOUT

Scale: 1/4"=1'0"

Sheet Number:

6 of 6

Exhibit A-2.7



SITE PLAN

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

NOTE: THIS SITE PLAN IS NOT CERTIFIED BY A LICENSED SURVEYOR
LICENSED SURVEYOR TO BE HIRED TO VERIFY LOT LINES AND PLAN LOCATION

BUILDING DESIGN EST.2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3118 HTG.SQUARE FT.
CAROLINA RM.	542 HTG.SQUARE FT.
POOL HOUSE	546 HTG.SQUARE FT.
SECOND FLOOR	734 HTG.SQUARE FT.
GARAGE	954 SQUARE FT.
FRONT PORCH	152 SQUARE FT.
PORTICO	144 SQUARE FT.
POOL PORCH	193 SQUARE FT.
TOTAL HEATED	4,940 HTD. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date: 2/2/24
EJA

Drafting By: 1/31/24
EJA

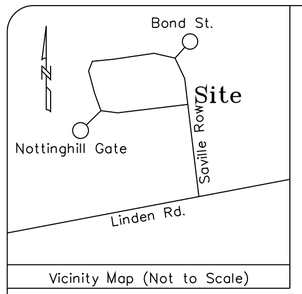
Sheet Name:
PROPOSED SITE PLAN

Scale: 1=20

Sheet Number:

S--1

Exhibit A-2.8



Vicinity Map (Not to Scale)

Notes:
- This map is not in accordance with GS 47-30.
- Area by coordinate method.
- Dashed lines not surveyed, drawn from information as indicated.
- 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"
- Parcel ID #20210131, PIN #855200369317
- Contour interval = 1', based on assumed datum.
- All pine trees are "Longleaf" unless otherwise stated.

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
- -O- = 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
- O = Calculated Point

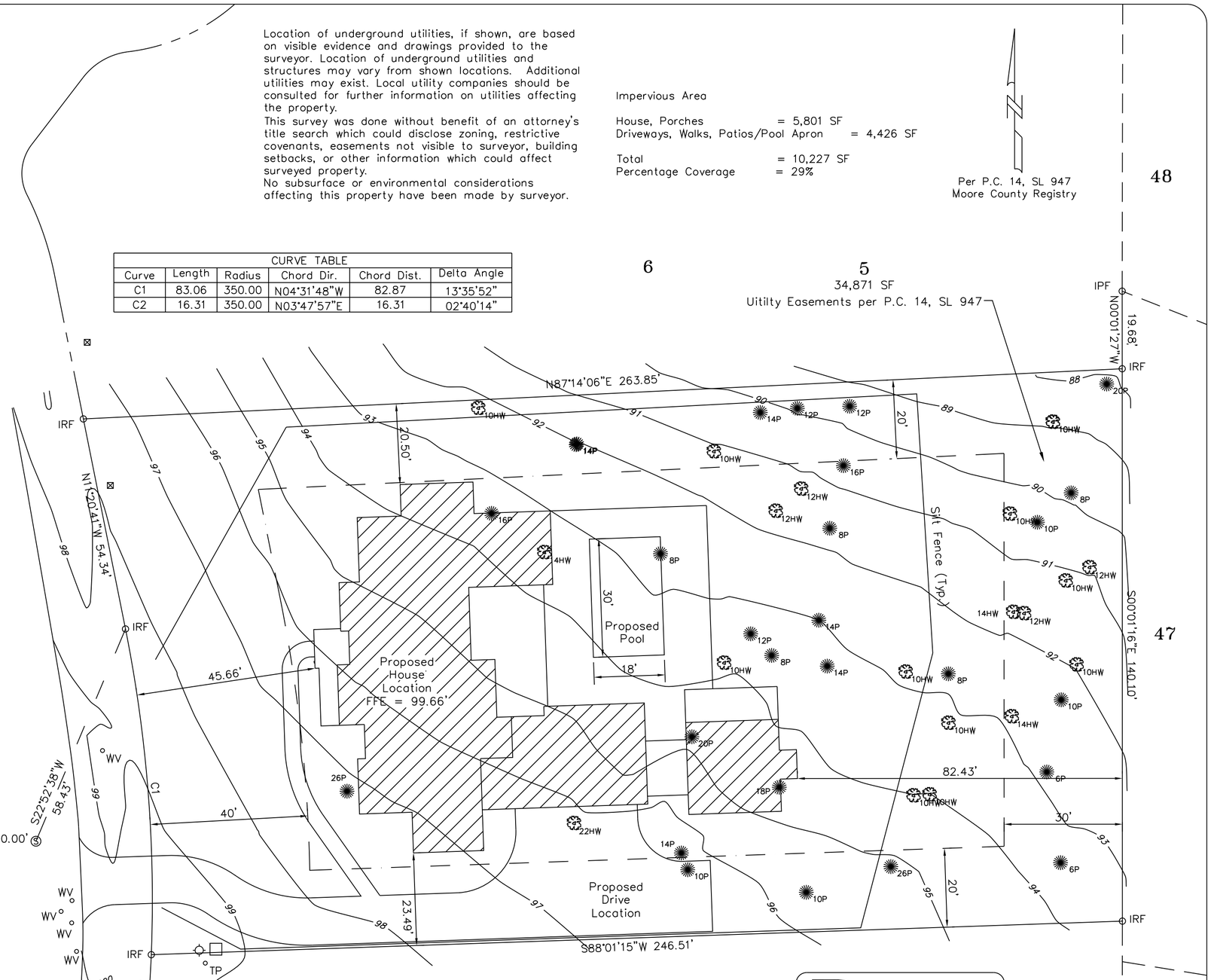
Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities 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.

Impervious Area

House, Porches	= 5,801 SF
Driveways, Walks, Patios/Pool Apron	= 4,426 SF
Total	= 10,227 SF
Percentage Coverage	= 29%

Per P.C. 14, SL 947
Moore County Registry

CURVE TABLE					
Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
C1	83.06	350.00	N04°31'48"W	82.87	13°35'52"
C2	16.31	350.00	N03°47'57"E	16.31	02°40'14"



Reference: Plat Cabinet 14, Slide 947
Deed Book 5979, Page 319
Moore County, North Carolina

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 5979, page 319); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 6th day of March, 20 24.

NORTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR L-4394 RYAN D. McBRYDE

Professional Land Surveyor

L-4394
Registration Number

RYAN McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Fernando Silva
Lot 5
Linden Clos
Boundary/Topographical/Tree Location/Site Plan Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina
March 6, 2024 JOB# 240032

Exhibit A-2.9

Aurora Hills Landscaping, LLC
Tommy Howe
999 Current Street Ext.
Pinebluff, NC 28373
910-695-8551 Cell
frsilk21@gmail.com
www.aurorahillsnc.com
www.facebook.com/aurorahillslandscaping
aurorahillslandscaping@hotmail.com

N.C. Landscape Contractor # 7548
N.C. Irrigation Contractor # 527
N.C. Certified Backflow Tester # 1846
N.C. Licensed Irrigation Fitter
N.C. Limited Plumbing Contractor # 32664

Landscape Design
Outdoor Lighting
Water Features
Retaining Walls
Gravel Driveways & Walks
Fences & Decking Repairs
Spring & Fall Cleanup & Leaf Blowing

Pinehurst Development Ordinance

Forest Creek Requirements
60 Shrubs .5 Cal.
20 Trees

Tree Landscaping
Qualifying trees shall be three 3" cal.

Existing Trees Fulfill Requirements
Additional Ornamental Trees Provided: 8

Shrubs Provided > .5 Cal. : 65

North

Dry Well / Drain Box
Install Plan Views

Boulder Retaining Wall

1804 Lawn Head
5004 Lawn Head
Electric Irrigation Valve
Irrigation Main Line
Surface Water Flow
Grade Lines
Sleeve Pipe
4" Gutter Drain Pipe

Village of Pinehurst Tree Requirements

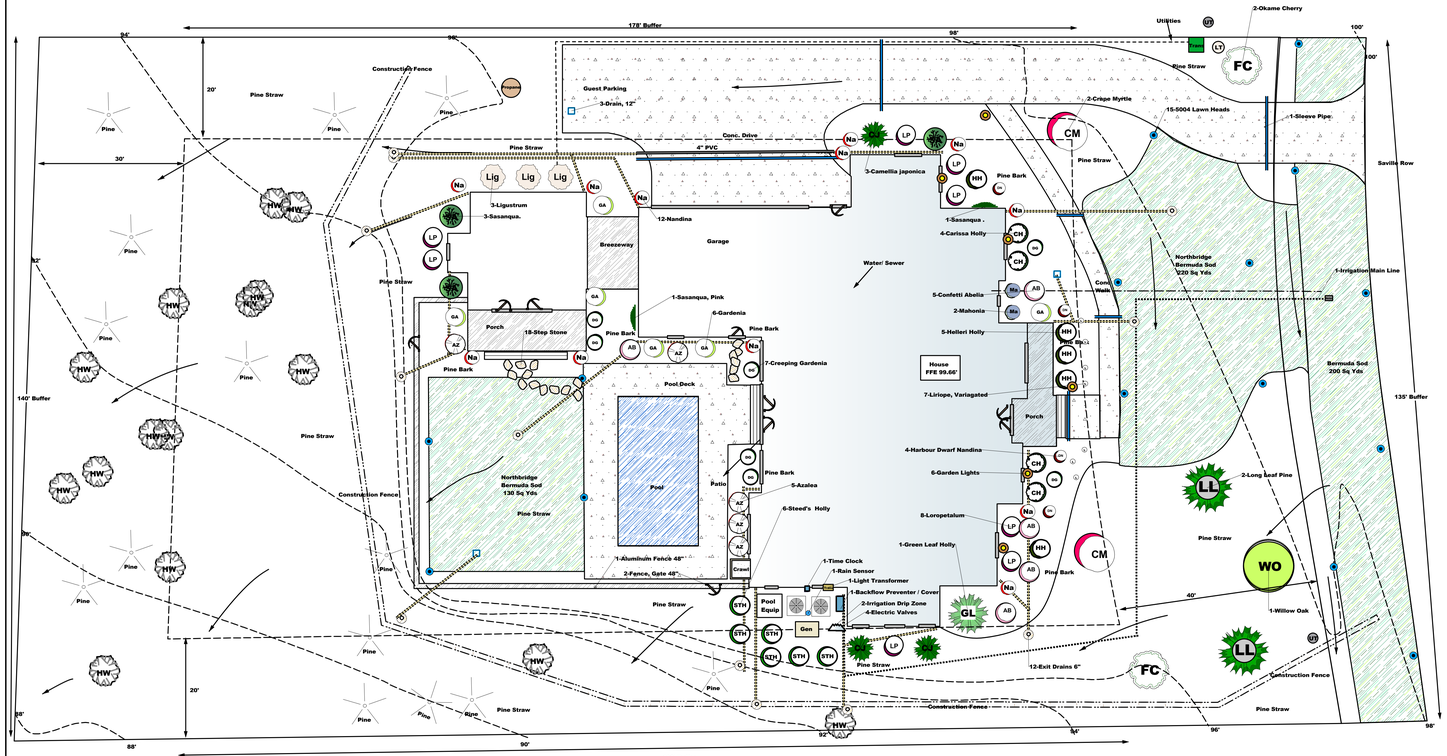
Location	Distance	Linear Feet Per Tree	Total Required	Total Existing	Credit Points	Total Provided
Trees Front Yard	135'	25	5	0	0	5
Trees Rear Yard	160'	25	6	6+	0	0
Trees Left Side Yard	190'	35	5	5+	0	0
Trees Right Side Yard	178'	35	5	4	0	1
1 Credit Point / 8" Tree		Total Points	21	15		
1 Credit Point / 4" Cal. Over 12"		Credit Points > 12"			0	
		Total Points	21	15	0	6
		Existing Trees + Provided Trees Fulfill Requirements				21

- 1-Northbridge Bermuda Sod
- 1-Labor, Fine Grade
- 1-Tractor, Fine Grade
- 1-Pine Bark, Shredded
- 1-Pine Straw
- 1-Landscape Plan
- 1-Drain Pipe, 4"
- 1-Pipe Fittings, 4"
- 1-Herbicide, Pre-emergent
- 3-Fill Dirt, Loads Spread
- 1-Compost

Common Name	Latin Name	Scheduled Size	Quantity
Northridge Bermuda Sod	Cynodon dactylon	500 Sq Yds	1
Green Leaf Holly	Evergreen Tree 03	15 Gal	1
Long Leaf Pine	Pinus palustris	15 Gal	2
Willow Oak	Quercus phellos	15 Gal	1
Crape Myrtle	Lagerstroemia indica	15 Gal	2
Skeine Cherry	Prunus serrulata	15 Gal	2
Sasanqua	Camellia sasanqua	7 Gal	1
Steed's Holly	Ilex crenata	5 Gal	6
Nelleri Holly	Ilex crenata	5 Gal	6
Carissa Holly	Ilex cornuta 'Carissa'	5 Gal	4
Loropetalum	Loropetalum chinense	5 Gal	8
Mahonia	Mahonia bealI	5 Gal	2
Gardenia	Gardenia jasminoides	3 Gal	6
Azalea	Azalea	3 Gal	6
Camellia japonica	Camellia japonica	7 Gal	3
Sasanqua	Camellia sasanqua	4 Gal	3
Ligustrum	Ligustrum japonica	5 Gal	3
Nandina	Nandina domestica	5 Gal	12
Creeping Gardenia	Gardenia radicans	3 Gal	7
Confetti Abelia	Abelia grandiflora	3 Gal	5
Sasanqua, Pink	Camellia sasanqua	3 Gal	1
Liriope, Variegated	Liriope muscari	1 Gal	7
Harbour Dwarf Nandina	Nandina nana	3 Gal	4
Pine Bark, Shredded		36 Cu Yds	1
Pine Straw		400 Bales	1
Drain Pipe, 4"		500 Ft	1
Pipe Fittings, 4"		20 Each	1
Herbicide, Pre-emergent		25 Lbs	1
Tractor, Fine Grade		8 Hour	1
Labor, Fine Grade		30 Hour	1
Landscape Plan		Construction Permit	1
Fill Dirt, Loads Spread		15 Tons	3
Compost		Cu Yd	1
Cat Drains 6"		Each	12
Drain, 12"		Box	3
Sleeve Pipe		120 ft	1
Garden Lights		Each	6
Light Transformer		Low Voltage	1
Rain Sensor		Each	1
Time Clock	Rainbird Modular	Modular	1
Irrigation Drip Zone		Tubes & Emitters	2
Backflow Preventer / Cover	State Approved RPZ	1" RPZ & Inspection	1
Electric Valves	Rainbird	1"	4
5004 Lawn Heads		Rotary Pop Up	15
Irrigation Main Line		180 Ft. 1"	1
Fence, Gate 48"	Aluminum	48" x 48"	2
Aluminum Fence 48"	Aluminum	113 Ln. Ft.	1
Step Stone	Natural	Large	18

Name	Area
House	5,847 Sq Ft
Northbridge Bermuda Sod	4,915 Sq Ft
Pool	476 Sq Ft
Pool Deck	1,281 Sq Ft
Conc. Walk	357 Sq Ft
Conc. Driveway	2,839 Sq Ft
Constuction Fence	321 Ln Ft
Lot	34,965 Sq Ft
Right of Way	2,489 Sq Ft
Pool Fence	133 Ln Ft

Diameter	Type	Length
4"	Drain Pipe	470Ft
Main Line 1"	PVC	180Ft
Sleeve Pipe	PVC	129Ft



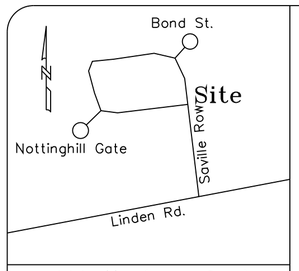
AB	Abelia
AZ	Azalea
	Camellia japonica
CH	Carrisa Holly
CM	Crape Myrtle
DG	Dwarf Gardenia
DN	Dwarf Nandina
FC	Flowering Cherry
GA	Gardenia
GL	Greenleaf Holly
NH	Helleri Holly
Lig	Ligustrum
LL	Longleaf Pine
LP	Loropetalum
	Liriope, Var.
Ma	Mahonia
Na	Nandina
	Sasanqua
	Sasanqua
STH	Steeds Upright Holly
WO	Willow Oak
HW	Existing Hardwood
	Existing Pine

1"= 10'

frsilk21@gmail.com

Production Title	Fernando Silva 140 Saville Row Pinehurst, NC
Drawing Title	"AURORA HILLS LANDSCAPING 1009 Currant Street Ext. Pinebluff, NC 28373
Designer	Tommy Howe
Phone	910-695-8551
Date	5-7-24
CAD File Name	
Structure	Erosion Control Plan
Scale	1" = 10'
Drawing No.	1 of LANDSCAPE PLAN
	Irrigation Plan

Exhibit A-2.10



Vicinity Map (Not to Scale)

Green to be removed

Red Stays

Notes:
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- Area by coordinate method.
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- Parcel ID #20210131, PIN #855200369317
- Contour interval = 1', based on assumed datum.
- All pine trees are "Longleaf" unless otherwise stated.

Legend:
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- IPS = Iron Pipe Set
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- IRS = Iron Rod Set
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- = Fire Hydrant
- -O- = 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
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Impervious Area

House, Porches = 5,801 SF
Driveways, Walks, Patios/Pool Apron = 4,426 SF

Total = 10,227 SF
Percentage Coverage = 29%

Per P.C. 14, SL 947
Moore County Registry

CURVE TABLE					
Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
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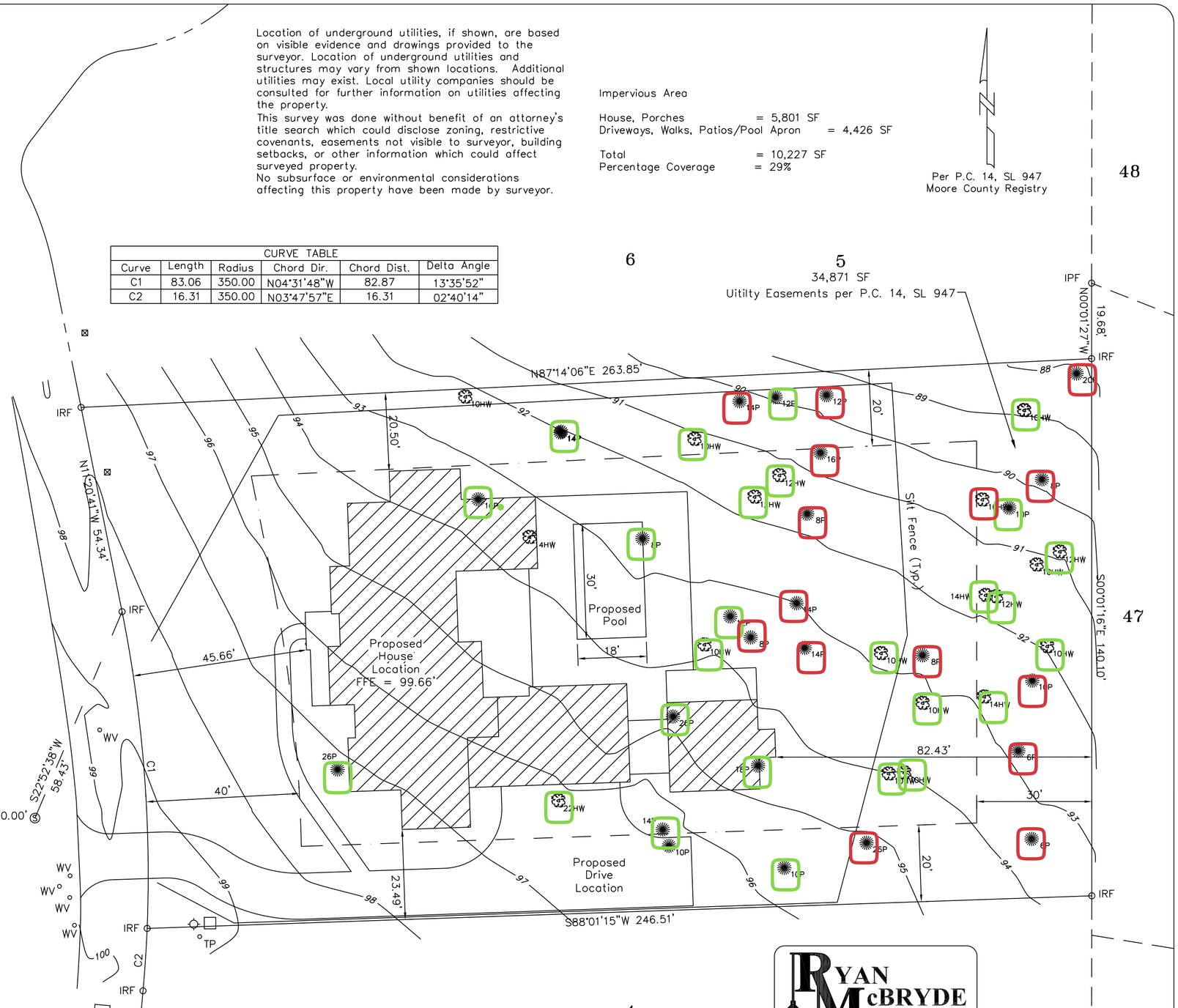


Reference: Plat Cabinet 14, Slide 947
Deed Book 5979, Page 319
Moore County, North Carolina

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 5979, page 319); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1: 250000+ and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 6th day of March, 20 24.

NORTH CAROLINA REGISTERED L-4394 PROFESSIONAL LAND SURVEYOR RYAN D. McBRYDE

Professional Land Surveyor

L-4394
Registration Number

RYAN McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Fernando Silva
Lot 5
Linden Clos
Boundary/Topographical/Tree Location/Site Plan Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina
March 6, 2024 JOB# 240032

Exhibit A-2.11

140 SAVILLE ROW
LOT 5
PINEHURST, NC 28374

Fernando Rebollar Silva LLC.

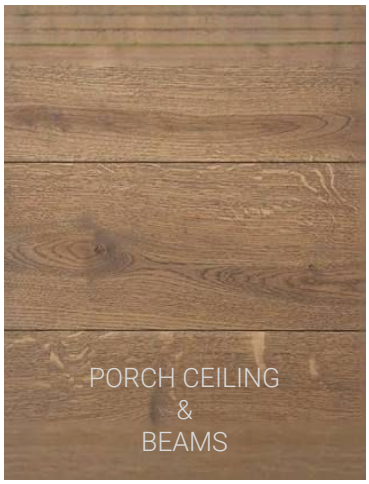
DESIGN PACKAGE (IMAGES)

Exhibit A-2.12

ROOFING

LIGHTING

SIDING



SIDING

Exhibit A-2.13

FRONT ELEVATION SIDING

Material: Brick

Color: Espresso Antique (Ivory Mortar)

https://www.oldtexasbrick.com/home.php

FRONT ELEVATION SIDING

Material: Natural Stone

Color: Texas Natural Limestone

FRONT ELEVATION SIDING

Material: Hardie Shingle Siding Straight Edge Panel

Color: Iron Ore (SW 7069)

https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-shingle-siding/straight-edge-panel/statement-collection-colors/?color=arctic-white

SIDING COLOR

REAR ELEVATION SIDING

Material: Brick

Color: Espresso Antique (Ivory Mortar)

https://www.oldtexasbrick.com/home.php

REAR ELEVATION SIDING

Material: Natural Stone

Color: Texas Natural Limestone

REAR ELEVATION SIDING

Material: Hardie Shingle Siding Straight Edge Panel

Color: Iron Ore (SW 7069)

https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-shingle-siding/straight-edge-panel/statement-collection-colors/?color=arctic-white

SIDING COLOR

RIGHT ELEVATION SIDING

Material: Brick

Color: Espresso Antique (Ivory Mortar)

https://www.oldtexasbrick.com/home.php

RIGHT ELEVATION SIDING

Material: Natural Stone

Color: Texas Natural Limestone

RIGHT ELEVATION SIDING

Material: Hardie Shingle Siding Straight Edge Panel

Color: Iron Ore (SW 7069)

https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-shingle-siding/straight-edge-panel/statement-collection-colors/?color=arctic-white

SIDING COLOR

LEFT ELEVATION SIDING

Material: Brick

Color: Espresso Antique (Ivory Mortar)

https://www.oldtexasbrick.com/home.php

LEFT ELEVATION SIDING

Material: Natural Stone

Color: Texas Natural Limestone

LEFT ELEVATION SIDING

Material: Hardie Shingle Siding Straight Edge Panel

Color: Iron Ore (SW 7069)

https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-shingle-siding/straight-edge-panel/statement-collection-colors/?color=arctic-white

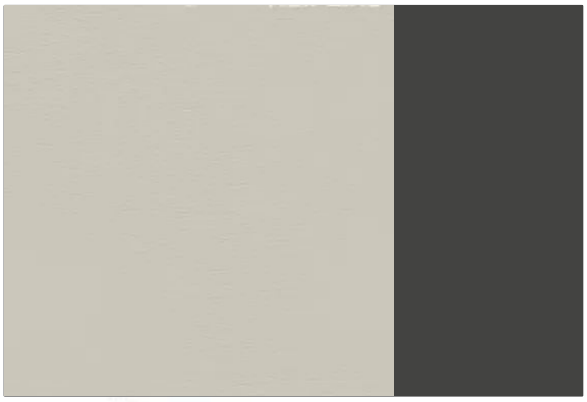
SIDING COLOR

Exhibit A-2.17

TRIM

Material: Hardie Trim Smooth Texture

Color: Iron Ore (SW 7069)

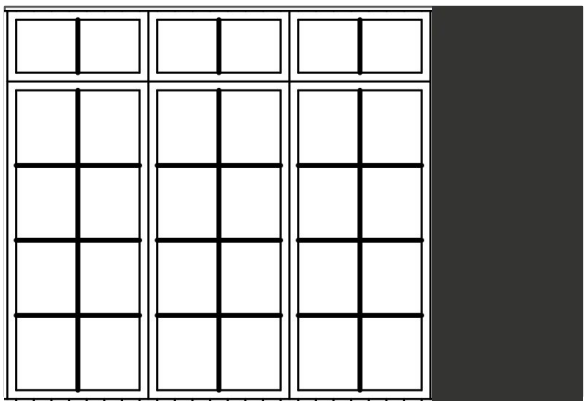


TRIM COLOR

WINDOWS

Material: Pella Casement Aluminum Clad Windows

Color: Iron Ore PR7834



WINDOW COLOR

CHIMNEY

Material: NA

Color: NA

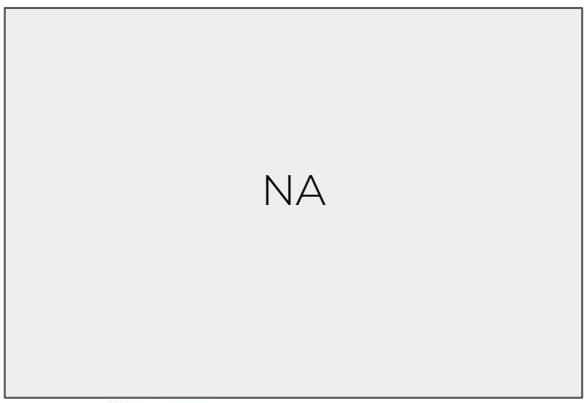


Exhibit A-2.18

FOUNDATION

Material: Brick

Color: Espresso Antique (Ivory Mortar)

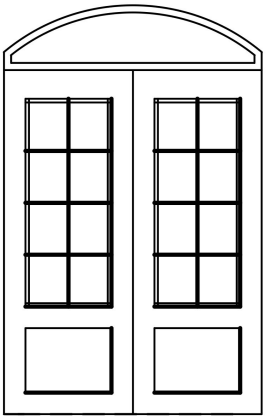
https://www.oldtexasbrick.com/home.php

FRONT DOOR

Material: Mahogany Wood Door w/Clear Glass Paneling And Clear Glass Transom Above.

Color:

https://www.southwooddoors.com/all-doors



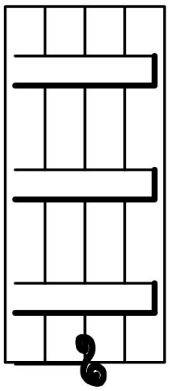
DOOR

COLOR

SHUTTERS

Material: Wood Shutters w/Iron Hardware

Color: Iron Ore (SW 7069)



SHUTTER

COLOR

GARAGE DOOR

Material: Amarr Olympus Garage Door

Color: Iron Ore (SW 7069)

https://www.amarr.com/us/en/garage-doors/explore-products/view-all-doors/olympus?panel=long-panel&color=black&window=cathedral-lp

GARAGE DOOR COLOR

ROOF

Material: IKO Asphalt Architectural Shingle

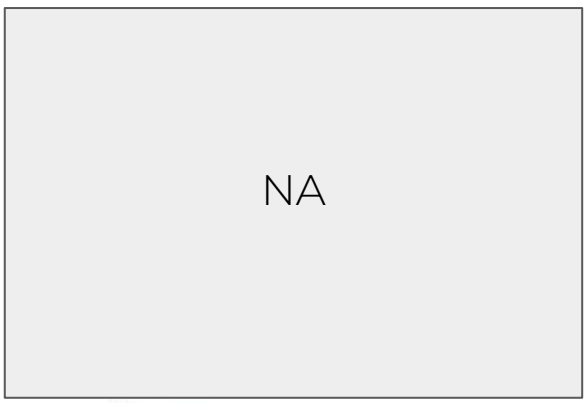
Color: Weather Wood

https://www.iko.com/na/

AWNING

Material: NA

Color: NA



FENCE

Material: Hudson Weather Resistant Metal

Color: Black

FRONT PORCH (CEILING)

Material: Pine Tongue and Groove

Color: Provincial 211

https://www.minwax.com/en

MATERIAL COLOR

FRONT PORCH (FLOORING)

Material: Landmark Ceramics 24x24 Porcelain Paver

Color: International White

https://outdoor.landmarkceramics.com/

DECK (CEILING)

Material: Pine Tongue and Groove

Color: Provincial 211

https://www.minwax.com/en

MATERIAL COLOR

DECK (FLOORING)

Material: Landmark Ceramics
24x24 Porcelain Paver

Color: International White

https://outdoor.landmarkceramics.com/

PATIO

Material: Landmark Ceramics
24x24 Porcelain Paver

Color: International White

https://outdoor.landmarkceramics.com/

SIDEWALK

Material: Concrete

Color: Natural

SKY LIGHTS/SOLAR

Material: NA

Color: NA

NA

DRIVEWAY

Material: Concrete

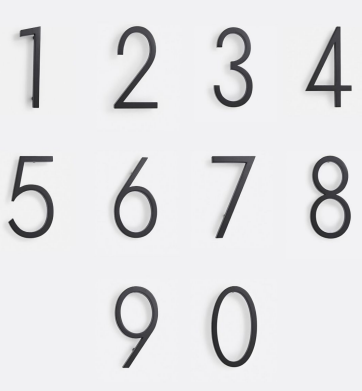
Color: Natural

SIGNAGE

Material: Iron

Color: Black

https://www.rejuvenation.com/products/6-inch-haworth-house-number/?pkey=chouse-numbers



PHANTOM SCREEN

Location: Back Porch

Material: Retractable Phantom Screen System

Color: NA

https://www.phantomscreens.com/outdoor-comfort/patio-screens/

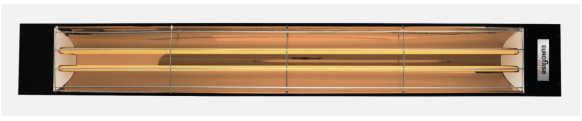
OUTDOOR HEATERS

Location: Back Porch

Material: Metal

Color: Black

https://eurofaseheating.com/

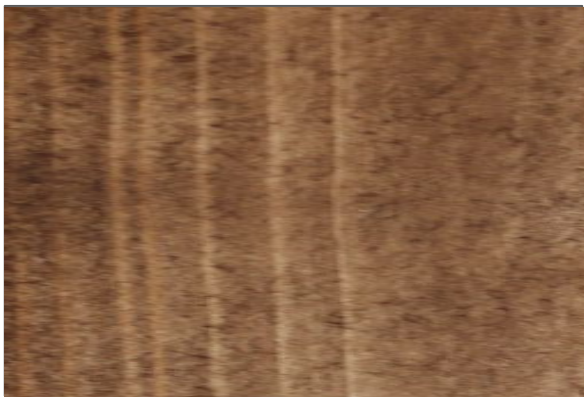


POSTS

Material: Milled Cedar Beams

Color: Provincial 211

https://www.minwax.com/en



GUTTERS

Material: Aluminum 6” Gutter w/Downspout

Color: Weathered Bronze

https://cdn.hibuwebsites.com/96fa681041fc491f945b3376839caba1/files/uploaded/puget-sound-gutters-color-chart-2022.pdf

GUTTER

COLOR

LIGHTING

Location: Above Garage Doors

Name: Cupertino Large Bracket Wall Lantern

Color: Textured Black

https://www.visualcomfort.com/cupertino-large-bracket-wall-lantern/#2461=40641

Location: Front Porch And Portico

Name: Cupertino Large Pendant

Color: Textured Black

https://www.visualcomfort.com/cupertino-large-pendant/?selected_product=CO1534TXB#2461=40641

Location: Back Porch And Golf Room/Theater

Name: Minkaair 3 Blade Fan

Color: Black

https://www.build.com/minkaaire-java/s554456?uid=3835882&searchId=K7Fahwh0QG

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Maria Carpenter, Planner
Shelby Grow, Village Clerk
Date: June 20, 2024
Subject: **Major COA Request for 180 Saville Row**

Applicant:	Bartlett Construction, LLC
Owners:	Joanie and Anthony Judd
Property Location:	180 Saville Row
Land Use:	Single Family Residential
PID#	20200543
COA#:	2024-00081

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for a new single-family dwelling at 180 Saville Row. The property is further identified as Moore County PID Number 20200534. The property is currently vacant and is +/- 0.99 acres in size.

The applicant proposes to build a 3,966 heated square foot, 1 story single-family dwelling with garage, covered front and rear porches, driveway, and walkways.

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 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:

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**.
3. SECTION IV.C.4 – Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.

E. ACCESSORY FEATURES AND STRUCTURES

1. 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. SECTIONIV.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

B. DRIVEWAYS AND OFF-STREET PARKING

1. 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.
2. 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.
3. SECTION VII.B.5 - Concrete 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.2- Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible.
    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.
    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible.
    c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.
2. SECTION VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.
3. 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.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
    b. Tree removal within the Village's right-of-way is regulated by Village Staff. Please call (910) 295-1900 to arrange a site visit.
4. SECTION VII.C.5- Mechanical equipment such as air conditioners 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.

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 new construction is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 14, 2024

Dear Property Owner(s),

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

Thursday, June 27th, 2024
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 new single-family dwelling at 180 Saville Row The property is identified as Moore County PID Number 20200543. The property owners are Joanie and Anthony Judd and the applicant is Bartlett Construction, 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/.

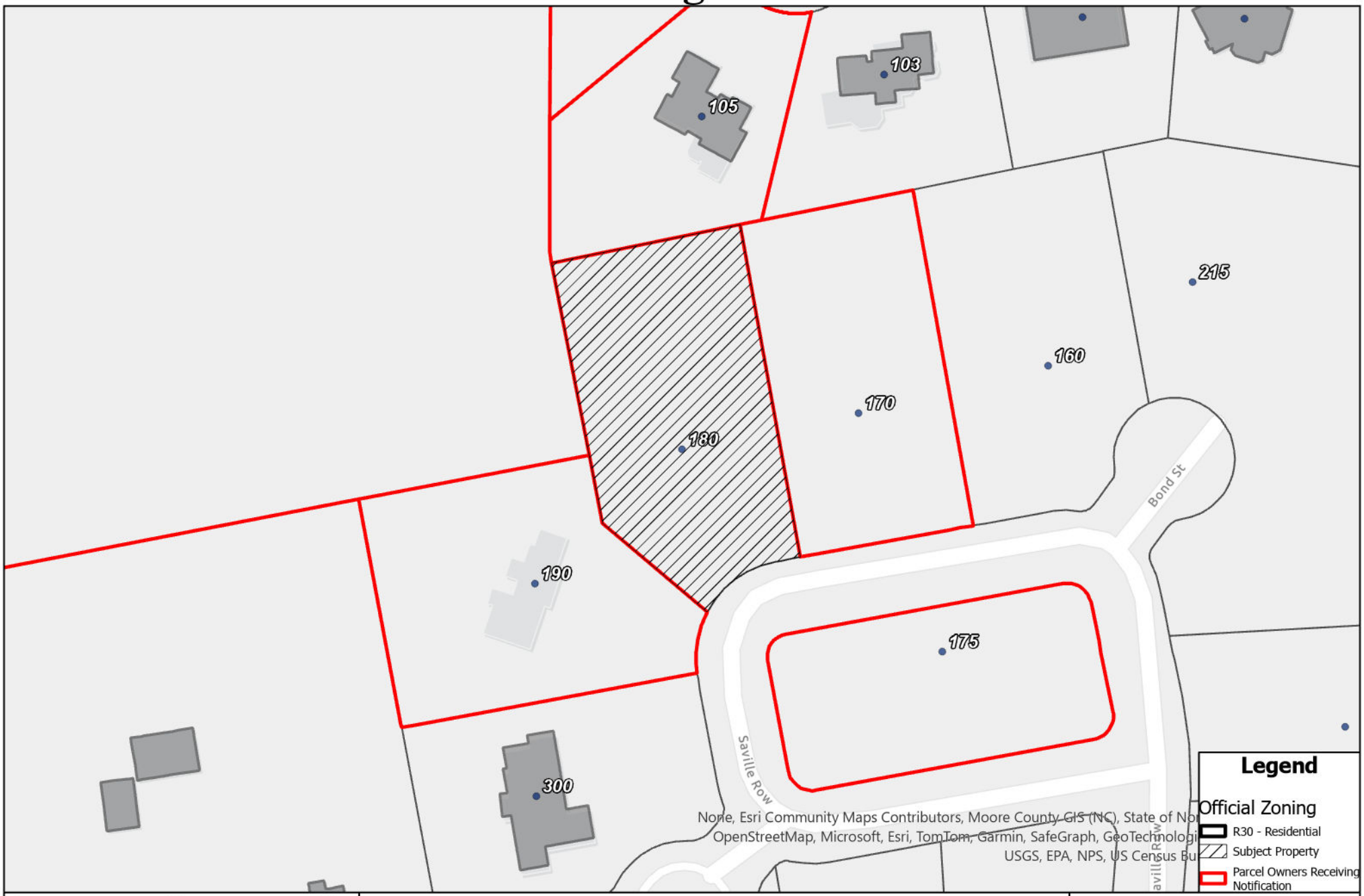
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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

Exhibit S-1.6



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).

6/3/2024

June 27, 2024
Historic Preservation Commission
180 Saville Row Major COA Request

AEP PINEWILD HOLDING, LLC
PO BOX 3369
PINEHURST,NC,28374

HUGGINS, JAMES H II
105 MUIRFIELD PLACE
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

BREUER, TODD L
8932 W CAMINO DE ORO
PEORIA,AZ,85383

CARROLL, JEFFREY P
9100 STRATFORD XING
BROOKLYN PARK,MN,55443

COA-2024-00081 - New Construction 180 Saville Row

Menu Help

File Date: 05/30/2024
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Application Detail: Detail
Description of Work: New Construction for 180 Saville Row - Historic Cert. Appropriateness
Application Name: New Construction 180 Saville Row
Address: 180 SAVILLE ROW, PH, 28374
Owner Name: JUDD, JOANIE
Owner Address: 135 LAKE FOREST DRIVE, PINEHURST, NC 28374
Parcel No: 20200543

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Bartlett Construction LLC	Bartlett Constr...	Applicant		Active
Kevin Bartlett	Bartlett Constr...	Applicant		Active
Bartlett Construction LLC	Bartlett Constr...	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
New Construction	New	Vacant
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

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

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	05/30/2024	Pamela Graham
Review for Completeness		Application ...	06/05/2024	Michael Mandeville
Review Distribution		In Review	06/05/2024	Michael Mandeville
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

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

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

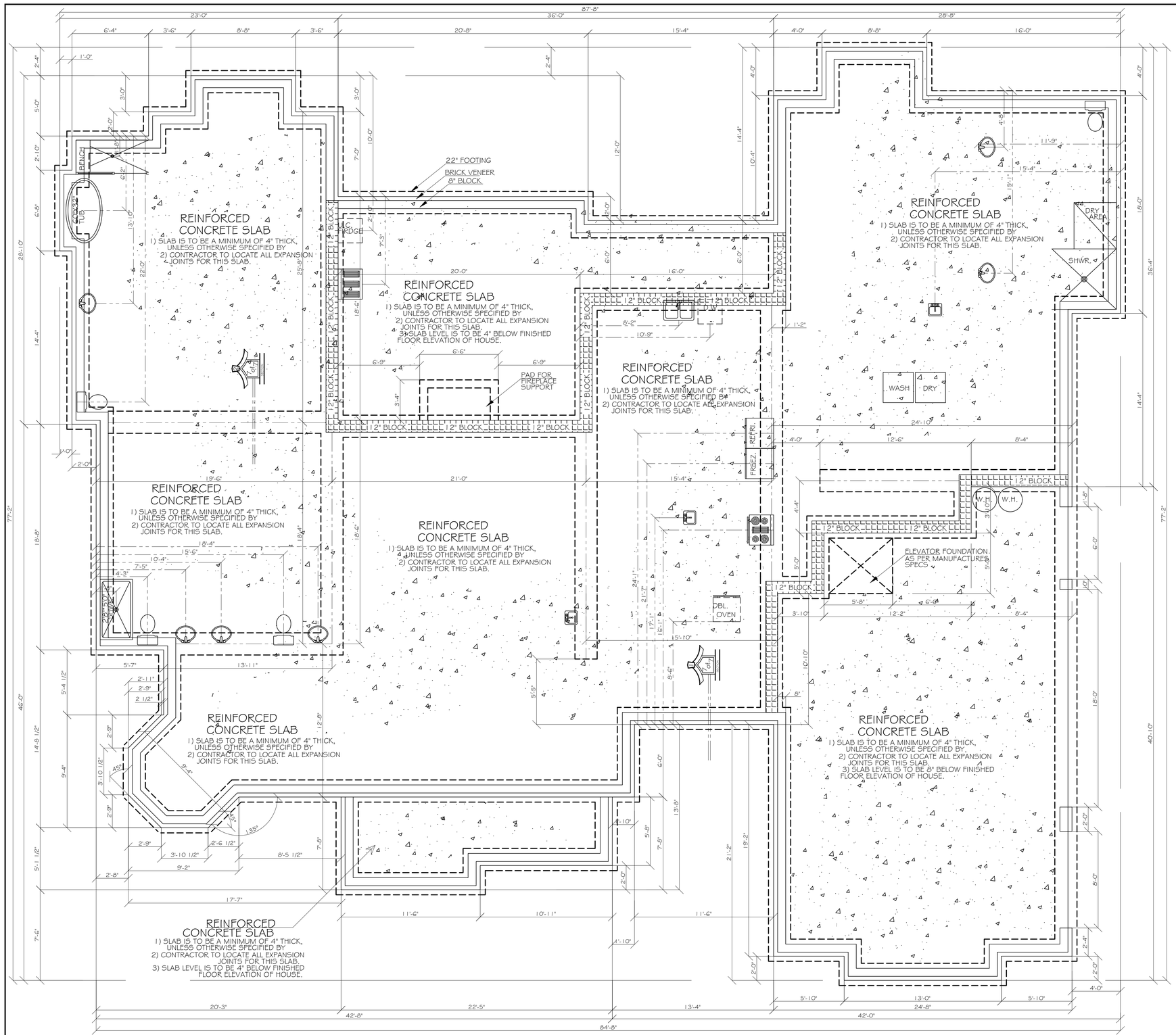
Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

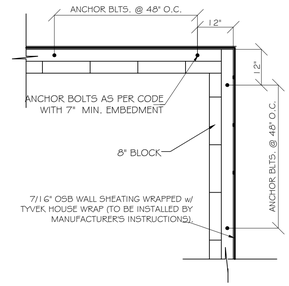
Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:



FOUNDATION PLAN



TYPICAL ONE STORY
ACHOR BOLTS/ BRICK TIES
DETAIL
SCALE = NTS

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

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

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Mr. Anthony Judd & Mrs. Joanie Judd
Dr. Rhonda McDonnell
180 Saville Row.
Linden Clos
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3408 HTG. SQ. FT.
GUEST SUITE	558 HTG. SQ. FT.
3-CAR GARAGE	868 SQ. FT.
FRONT PORCH	150 SQ. FT.
REAR PATIO	445 SQ. FT.
HEATED TOTAL	3,966 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 04/29/2024

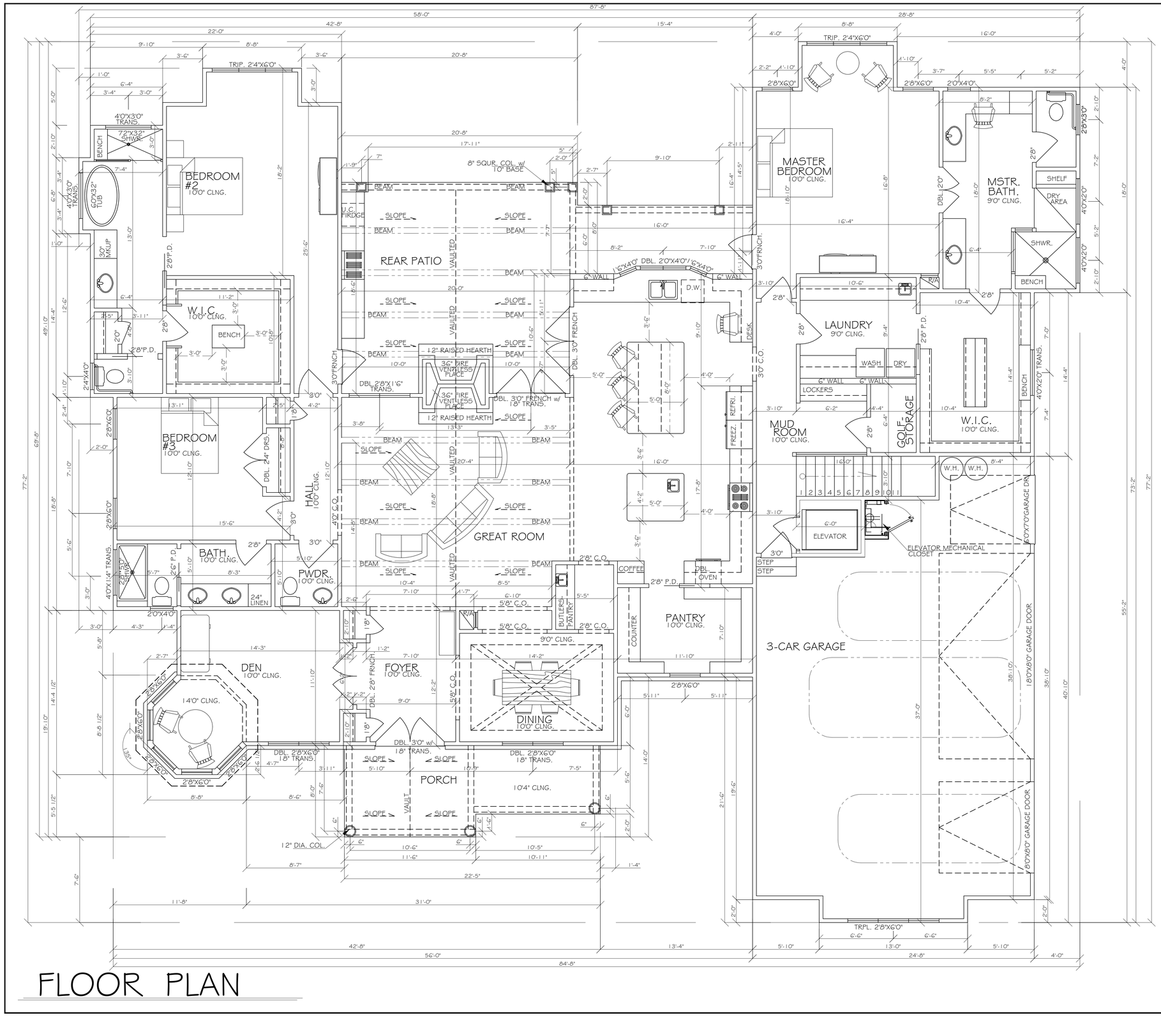
Drafting By:
EJA 01/02/2024

Sheet Name:
FOUNDATION PLAN

Scale:
1/4"= 1'0"

Sheet Number:
1 of 6

Exhibit A-2.2



FLOOR PLAN

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BUILDING DESIGN EST 2006
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Enrique J. Artiga
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HEATED TOTAL	3,966 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 04/29/2024

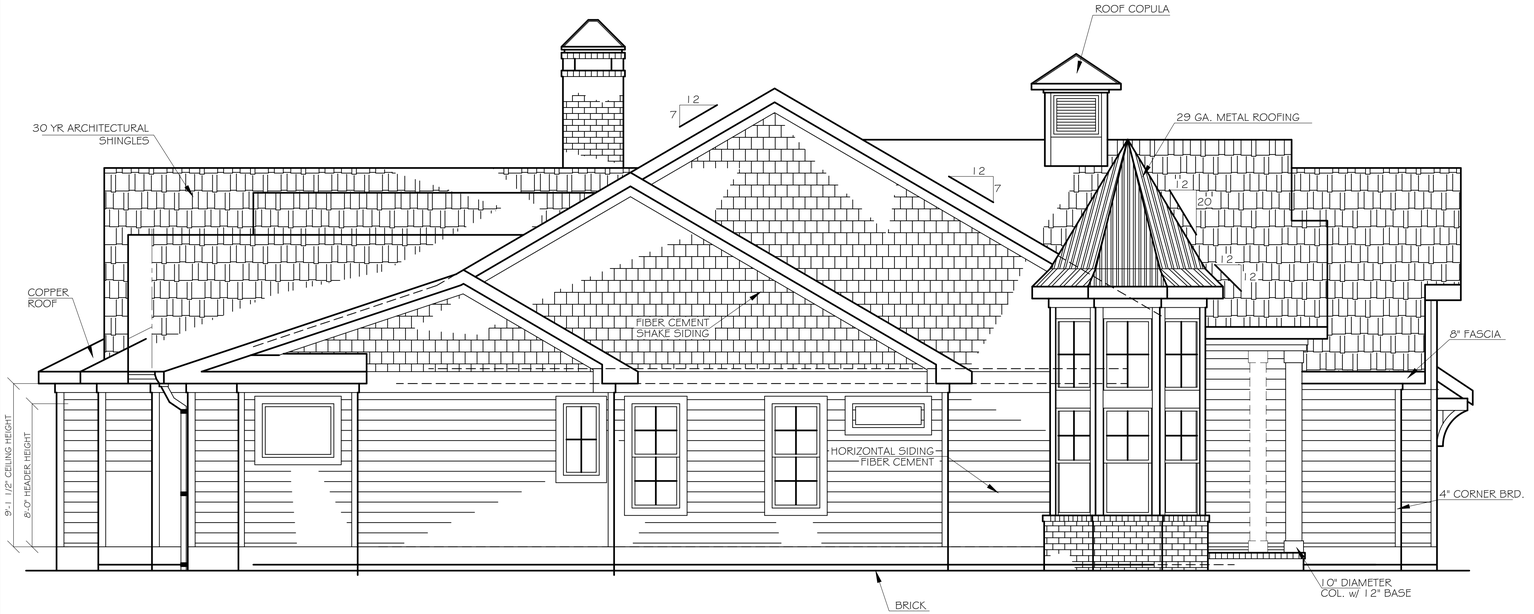
Drafting By:
EJA 01/02/2024
01/05/2024
02/19/2024
03/22/2024
03/03/2024

Sheet Name:
FLOOR PLAN

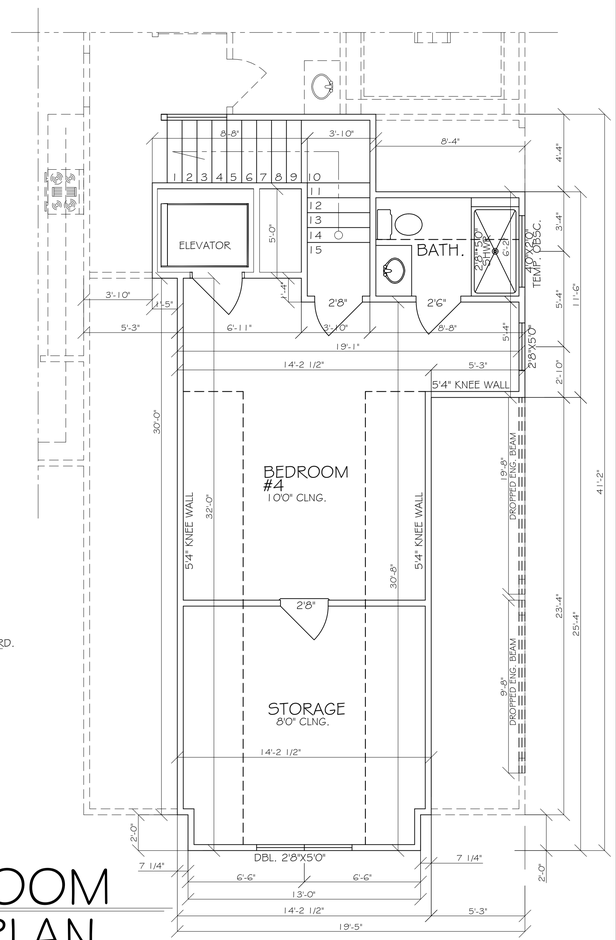
Scale:
1/4"= 1'0"

Sheet Number:
2 of 6

FRONT ELEVATION



LEFT SIDE ELEVATION



BONUS ROOM FLOOR PLAN

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ENRIQUE J. ARTIGA OWNER

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Enrique J. Artiga
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FRONT PORCH	150 SQQ. FT.
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ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 04/29/2024

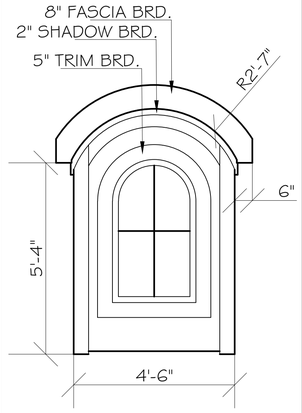
Drafting By:
EJA 01/02/2024

Sheet Name:
EJEVATIONS

Scale:
1/4"=1'0"

Sheet Number:
3 of 6

REAR ELEVATION



DORMER DETAIL
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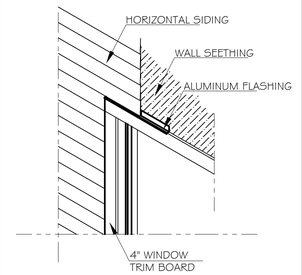

WINDOW TRIM DETAIL
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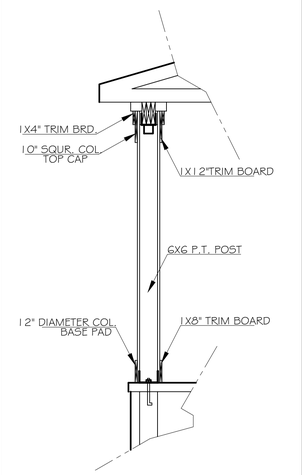

COLUMN DETAIL
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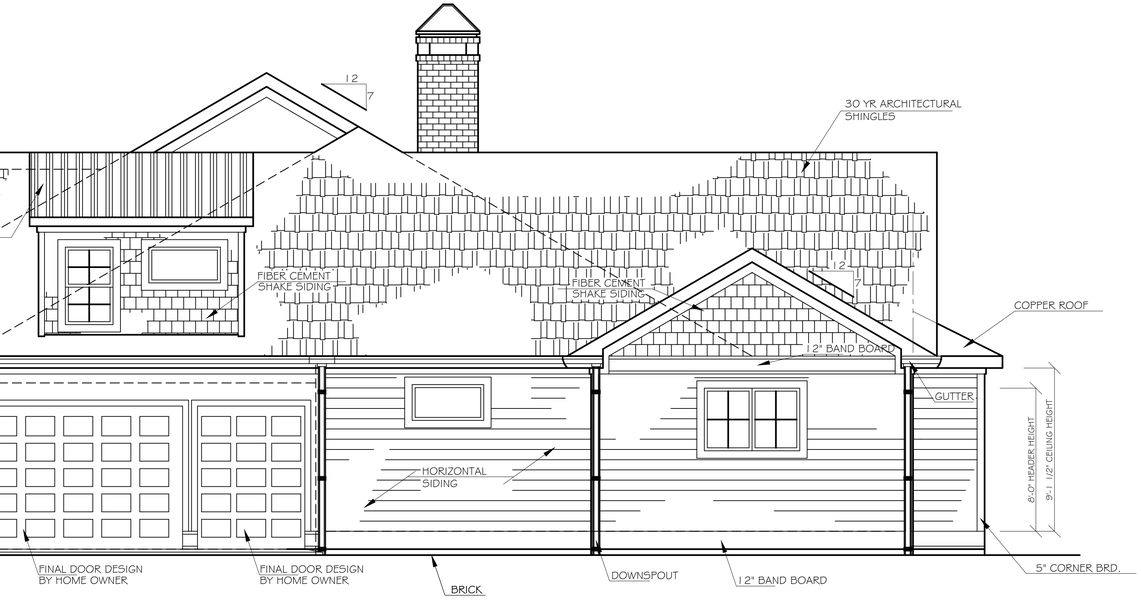
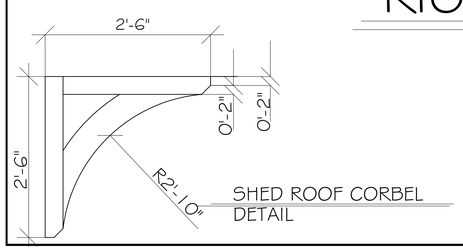


RIGHT SIDE ELEVATION



SHED ROOF CORBEL DETAIL

ENRIQUE J. ARTIGA OWNER

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GENERAL CONTRACTOR

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Pinehurst, NC 28374

Notes:
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2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
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4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

FIRST FLOOR	3408 HTG. SQ. FT.
GUEST SUITE	558 HTG. SQ. FT.
3-CAR GARAGE	868 SQ. FT.
FRONT PORCH	150 SQ. FT.
REAR PATIO	445 SQ. FT.
HEATED TOTAL	3,966 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date: EJA 04/29/2024

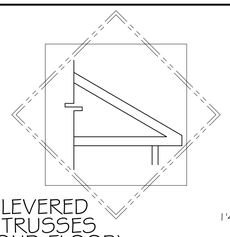
Drafting By: EJA 01/02/2024

Sheet Name: ELEVATIONS

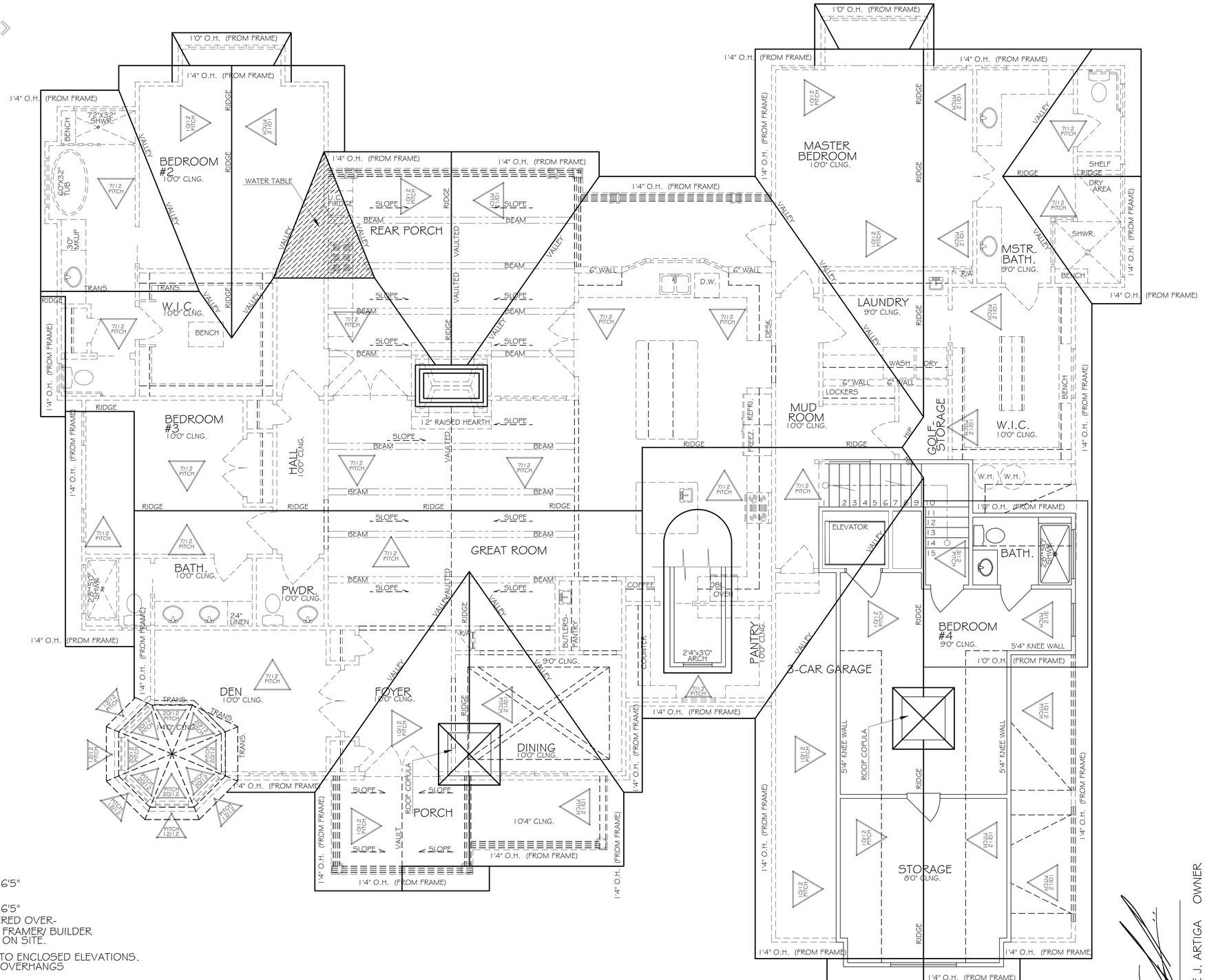
Scale: 1/4"= 1'0"

Sheet Number:

4 of 6



CANTILEVERED
HEEL TRUSSES
(SECOND FLOOR)



NOTE:
N. 2 YELLOW PINE SPACED AT 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"
USE 2X8 CELING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-
LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER
TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

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

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

4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.

ROOF PLAN

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

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

Barlett
Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Mr. Anthony Judd & Mrs. Joanie Judd
Dr. Rhonda McDonnell
180 Saville Row.
Linden Clos
Pinehurst, NC 28374

Notes:
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HEATED TOTAL	3,966 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 04/29/2024

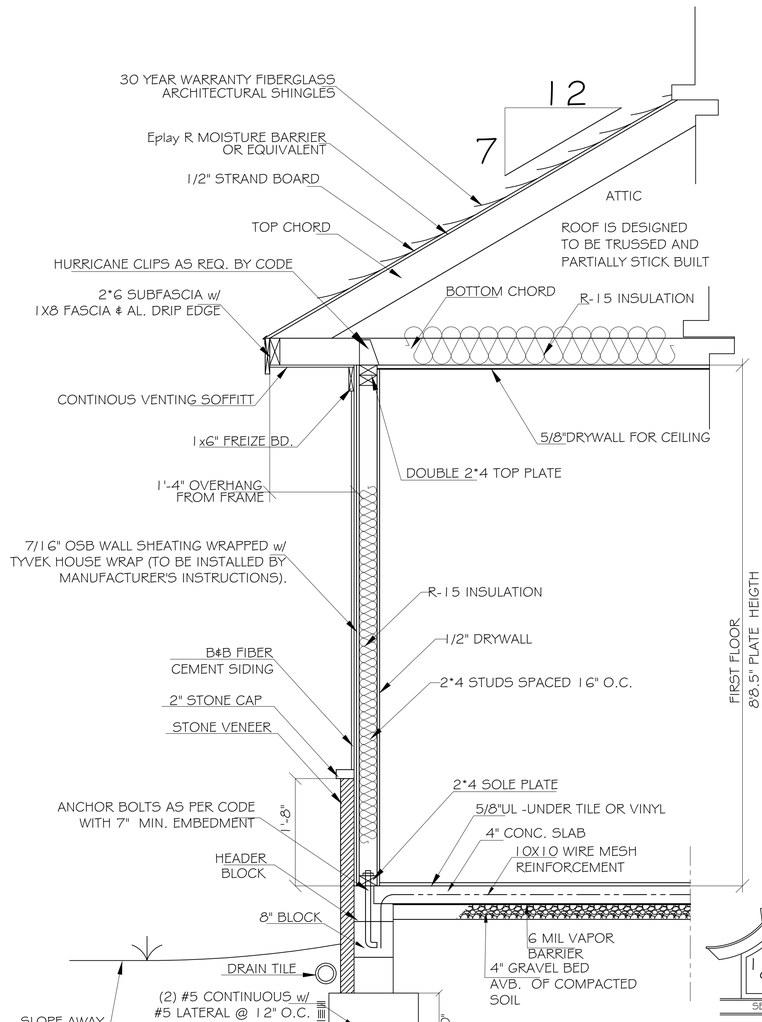
Drafting By:
EJA 01/02/2024

Sheet Name:
ROOF PLAN

Scale:
1/4"= 1'0"

Sheet Number:
5 of 6

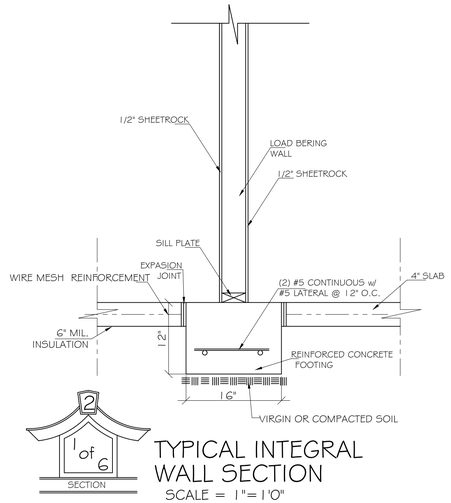
Exhibit A-2.6



WATERPROOF BELOW GRADE

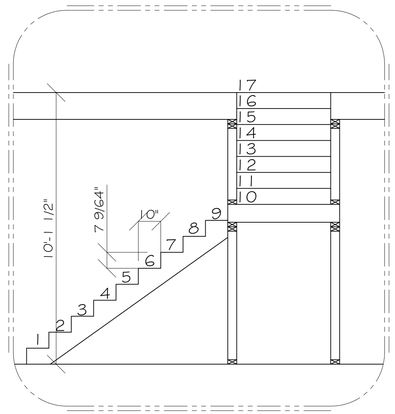
TYPICAL ONE STORY WALL SECTION

SCALE = 3/4": 1'0"



TYPICAL INTEGRAL WALL SECTION

SCALE = 1"= 1'0"



STAIRCASE WALL SECTION

SCALE = 1/2"= 1'0"

NOTE:

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

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4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.

INSULATION NOTES:

INSULATION R15 IN WALLS AND R38 IN CEILINGS--USE R30 IN CATHEDRAL UP TO 500 SQ. FT.

ATTIC OPENINGS INSIDE THE HEATED AREA MUST HAVE WEATHER STRIPPED AND R10 RATED DOORS--RIGID APPLIED FOAM IS ACCEPTABLE FOR R10--GARAGE MUST HAVE FIRE TREATED ACCESS DOOR

HOUSE WRAP MUST BE TAPED AT ALL SEAMS, HORIZONTAL AND VERTICAL(EXCEPTION FOR HOMES WITH SPRAY FOAM INSULATION).

HOUSE WRAP IS NO LONGER ACCEPTABLE BEHIND TUBS OR FIREPLACES FOR INSULATION SUPPORT; MUST USE RIGID SHEATHING--HOUSE WRAP IS ACCEPTABLE ON KNEE WALLS

FRAMING NOTES:

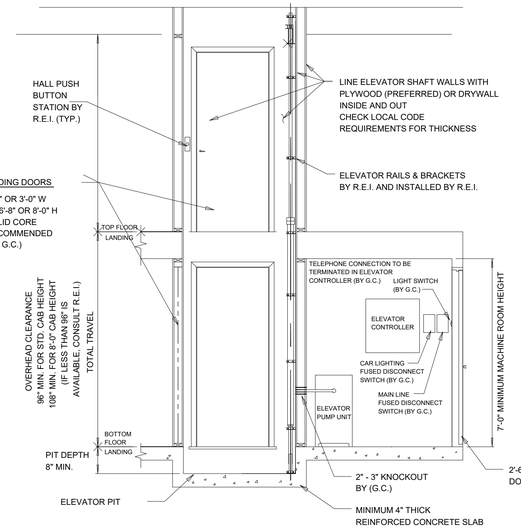
KING STUD REQUIREMENT WILL BE UPHELD--REF. TABLE R602.7.5

NAIL PATTERNS ON WALL SHEATHING WILL BE UPHELD--IN SOME CASES HORIZONTAL BLOCKING MAY HAVE TO BE ADDED

OPENINGS IN WALLS WITHIN 2'0" OF EXTERIOR CORNERS WILL HAVE TO HAVE "800 LB." STRAPPING ON THE NEXT FULL SHEET OF EXTERIOR SHEATHING FROM TOP PLATE TO FLOOR FRAMING; BAND FOR FLOOR SYSTEM OR TREATED PLATE FOR SLAB

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS



TYPICAL ELEVATION AND LAYOUT

(ADJACENT MACHINE ROOM)

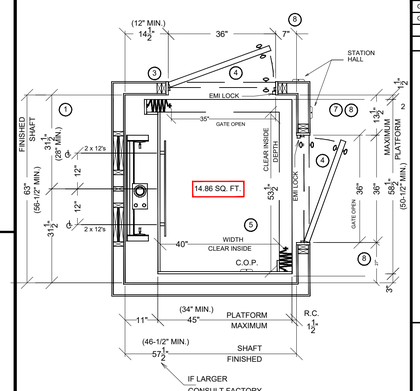
THE INFORMATION CONTAINED HEREIN IS SOLELY OWNED BY RESIDENTIAL ELEVATORS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION FROM RESIDENTIAL ELEVATORS, INC. IS STRICTLY PROHIBITED.

RESIDENTIAL ELEVATORS
Elevating your standard of living

DRAWN	CHECKED	DATE	REVISION
G.P.		03/30/04	REVISED
G.P.		10/09/09	CHANGE 6'-8" TO STD.

JOB NAME: HYDRAULIC HOISTWAY AND MACHINE ROOM ELEVATION (TYP.)

DRAWING NUMBER: HYD 01



STANDARD HOISTWAY PLAN

SCALE - 1/2" = 1"

NOTE: ALL DIMENSIONS ARE APPROXIMATE

LUXURY LIFT
LLH HYDRAULIC

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DRAWN	CHECKED	DATE	REVISION
G.P.	M.C.	01/14/04	NEW DRAWING
G.P.		6/02/10	ADD LLH DESIGNATION
G.P.	F.P.	5/27/16	CHANGE WIDTH

NOTES:

1. IF PLATFORM SIZE IS REDUCED, THEN THE BLOCKING IS TO BE POSITIONED SUCH THAT IT IS CENTERED ON THE PLATFORM. (PLATFORM DEPTH / 2) + 2" = CENTERLINE OF RAIL BLOCKING OFF OF INSIDE FRONT WALL. (MIN. 27" DIMENSION)
2. CAR TO WALL (CTW) DIMENSION IS 3" MIN.
3. HOISTWAY DOORS AND FRAMES TO BE INSTALLED IN A 2" x 4" WALL CONSTRUCTION OR RECESSED INTO A DEEPER WALL CONSTRUCTION TO EQUATE TO A 2" x 4" WALL. THIS IS REQUIRED TO COMPLY WITH 3" x 5" RULE.
4. HOISTWAY DOORS TO BE SOLID CORE (BY OTHERS.)
5. CLEAR CAB DIMENSIONS BASED ON A 3/4" FLAT WALL CAB DESIGN. PICTURE FRAME AND FRAME / PANEL CABS - REDUCE CLEAR INSIDE WIDTH BY 1-1/2" AND CLEAR INSIDE DEPTH BY 3/4".
6. MINIMUM, NON-ADJACENT CORNER RETURN TO BE 9-1/2" FOR GATE STACK.
7. MINIMUM ADJACENT CORNER RETURN TO BE 12" OR GREATER FOR GATE STACK.
8. WHEN USING POWER GATE OPERATORS, ONE OF THESE TWO RETURNS MUST BE 9" OR GREATER.

RESIDENTIAL ELEVATORS
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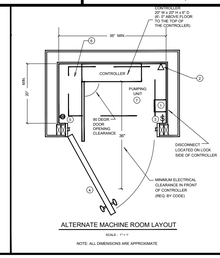
20 RESIDENTIAL DRIVE
CRAWFORDVILLE, FL
32327
ResidentialElevators.com
1-800-832-2004

JOB NAME: 950#, LH RAIL, ADJACENT OPENING, ACCORDION GATE, 15 SQ. FT.

DRAWING NUMBER: HYD HP5 A 15



ALTERNATE MACHINE ROOM LAYOUT

NOTE: ALL DIMENSIONS ARE APPROXIMATE

DRAWN	CHECKED	DATE	REVISION
G.P.	R.C.	01/09/04	NEW DRAWING
G.P.	R.C.	03/30/04	REVISED DIMENSIONS
G.P.	R.C.	10/12/09	CHANGE PUMPING UNIT DIMENSIONS

NOTES:

1. 220 V, 2 POLE, SINGLE PHASE, FUSED DISCONNECT WITH 25 AMP MIN FUSES (PER NEC 2002 - BY OTHERS.) ALSO, PROVIDE 120 V., FUSED DISCONNECT OR 15 AMP CIRCUIT BREAKER FOR CAB LIGHTS (PER NEC 2002 - BY OTHERS.)
2. PROVIDE A PHONE LINE TO THE ELEVATOR MACHINE ROOM AND INSTALL RI-A 4" X 6" BOX WITH COVER (6' - 10" TAL MIN.) (BY OTHERS.)
3. LIGHT SWITCH TO BE INSTALLED ADJACENT TO LOCK SIDE OF THE DOOR (BY OTHERS.)
4. MACHINE ROOM DOOR TO BE A MINIMUM OF 30" WIDE (BY OTHERS.)
5. A GFI RECEPTACLE IS TO BE PROVIDED IN THE ELEVATOR MACHINE ROOM / SPACE (PER NEC 2002 - BY OTHERS.)
6. 5'-0" MIN. HEADROOM REQ'D FOR ELEVATOR PLATFORM STANDS
7. TLCOP MOUNT PUMPING UNIT DIMENSIONS 22" W x 16 1/2" D x 21"-10" H

RESIDENTIAL ELEVATORS
Elevating your standard of living

20 RESIDENTIAL DRIVE
CRAWFORDVILLE, FL
32327
ResidentialElevators.com
1-800-832-2004

ALTERNATE MACHINE ROOM SPECIFICATIONS

DRAWING NUMBER: HYD M02

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

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Mr. Anthony Judd & Mrs. Joanie Judd
Dr. Rhonda McDonnell
180 Saville Row.
Linden Clos
Pinehurst, NC 28374

Notes:
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Drafting By: EJA 01/02/2024

Sheet Name: CUT SECTION

Scale: 1/4"= 1'0"

Sheet Number: 6 of 6

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY C. D. WENTLAND, PLS NO. 4312, ON NOVEMBER 20, 2023. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

C. D. WENTLAND, PLS NO. 4312

DATE: 11/20/2023.

REFERENCE:
PLAT CABINET 18, SLIDE 609
MOORE COUNTY REGISTRY

NORTH
MAP ORIENTATION

"PINEWILD COUNTRY CLUB OF PINEHURST"
DEED BOOK 729, PAGE 408

21

22

" THS PONDS" – PLAT CAB 4, SLIDE 281

N 78°45'06" E
157.60'

BUILDING SETBACK LINE

11
42,951 Sq. Ft
0.99 Acres

N 11°00'27" W
162.12'

S 10°01'47" E
278.3'

45.6'

20.0'

20.0'

N 11°05'30" W
34.01'

N 49°31'46" W
118.61'

"BENCHMARK"
TOP CONC. MONUMENT
ASSUMED ELEV.=100.0'

S 80°16'37" W
11.35'

N 80°00'24" E
145.30'(TIE)

SAVILLE ROW
(PUBLIC)
60.0'

LENGTH=79.33'
RADIUS=80.00'
S 51°33'03" W
CH=76.12'

PAVEMENT

POWER
PAD

ADJOINING
OWNERS
CONC. DRIVE

LENGTH=44.74'
RADIUS=80.00'
S 07°09'36" W
CH=44.16'(TIE)

10

12

SUBJECT PROPERTY IS ZONED "R-30".

NOTE:
SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

SUBJECT PROPERTY IS LOCATED IN A WS-III WATERSHED AREA.

LRK# 20200543

ACREAGE DETERMINED BY COORDINATE METHOD.

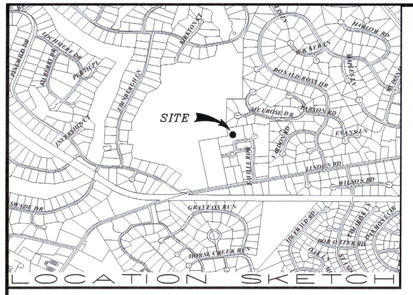
NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

UNLESS OTHERWISE DENOTED,
= EXISTING IRON STAKE
= EXISTING CONCRETE MONUMENT
= SET CONCRETE MONUMENT
= SET IRON STAKE
~ = SQUARE FOOTAGE
= 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
— — x — — x — — = FENCE
—— S —— S - - - = SILT FENCE

= PINE TREE W/ SIZE NOTED
= MAGNOLIA TREE
= CEDAR TREE
= HARDWOOD TREE
= HOLLY TREE

TOPOGRAPHIC SURVEY FOR
ANTHONY & JOANIE JUDD
LOT NO. 11, PHASE 2
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
NOVEMBER 20, 2023 -*- SCALE 1"=20'
CHRISTOPHER WENTLAND, PLS
LAND SURVEYING- LAND PLANNING
PINEHURST, NORTH CAROLINA

20' 10' 0' 20' 40'



AREA IN:
HOUSE=4899 sq.ft.±
DRIVE =3855 sq.ft.±
WALK =234 sq.ft.±
TOTAL IMPERVIOUS=8988 sq.ft.±
TOTAL DISTURBED=25683 sq.ft.±
PERCENT OF IMPERVIOUS COVERAGE=21%
PERCENT OF DWELLING COVERAGE=11%

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

NORTH CAROLINA PROFESSIONAL SEAL NO. L-4312 LAND SURVEYOR C. D. WENTLAND

C. D. WENTLAND, PLS NO. 4312

DATE: 11/20/2023.

REFERENCE:
PLAT CABINET 18, SLIDE 609
MOORE COUNTY REGISTRY

VOP RESIDENTIAL BUFFER YARD TABLE				
	PROP. LINE LENGTH (FT)	REQUIRED # TREES	EXISTING TO REMAIN	REQUIRED # NEW TREES
FRONT YARD	116	2	4	1
SIDE YARD-LEFT	251	7	4	4
SIDE YARD-RIGHT	208	5	0	5
REAR YARD	157	6	10	0
SIDE STREET				

NOTE: EXISTING TREES TO REMAIN INCLUDES SIZE CREDITS.

BUFFER PLANTING SCHEDULE		
PLANTED TREE TYPE	PLANTING HEIGHT	CALIPER
FLOWERING DOGWOOD (5)	6 FEET	2"
LOBLOLLY PINE (5)	8 FEET	4"

= REQUIRED BUFFER YARD TREES

"PINEWILD COUNTRY CLUB OF PINEHURST" DEED BOOK 729, PAGE 408

21 | 22 | 10 | 12

" THS PONDS" – PLAT CAB 4, SLIDE 281

N 78°45'06" E 157.60'

BUILDING SETBACK LINE

11
42,951 Sq. Ft
0.99 Acres

N 11°00'27" W 169.12'

SILT FENCE

S 10°01'42" E 278.31'

20.0'

"BENCHMARK"
TOP CONC. MONUMENT
ASSUMED ELEV.=100.0'

PROPOSED DWELLING
FIN. FLOOR ELEV.=105.0

PORCH

WALK

PROPOSED DRIVE

N 11°05'30" W 55.52'

CLEARING LIMITS

N 49°31'48" W 118.61'

S 80°16'37" W 11.35'

N 80°00'24" E 145.30'(TIE)

SAVILLE ROW
(PUBLIC)

60.0'

LENGTH=79.33'
RADIUS=80.00'
S 51°33'03" W
CH=76.12'

PAVEMENT

POWER POLE

ADJOINING OWNERS CONC. DRIVE

LENGTH=44.74'
RADIUS=80.00'
S 07°09'36" W
CH=44.16'(TIE)

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NOTE:
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SUBJECT PROPERTY IS LOCATED IN A WS-III WATERSHED AREA.

LRK# 20200543

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= CATCH BASIN
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= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
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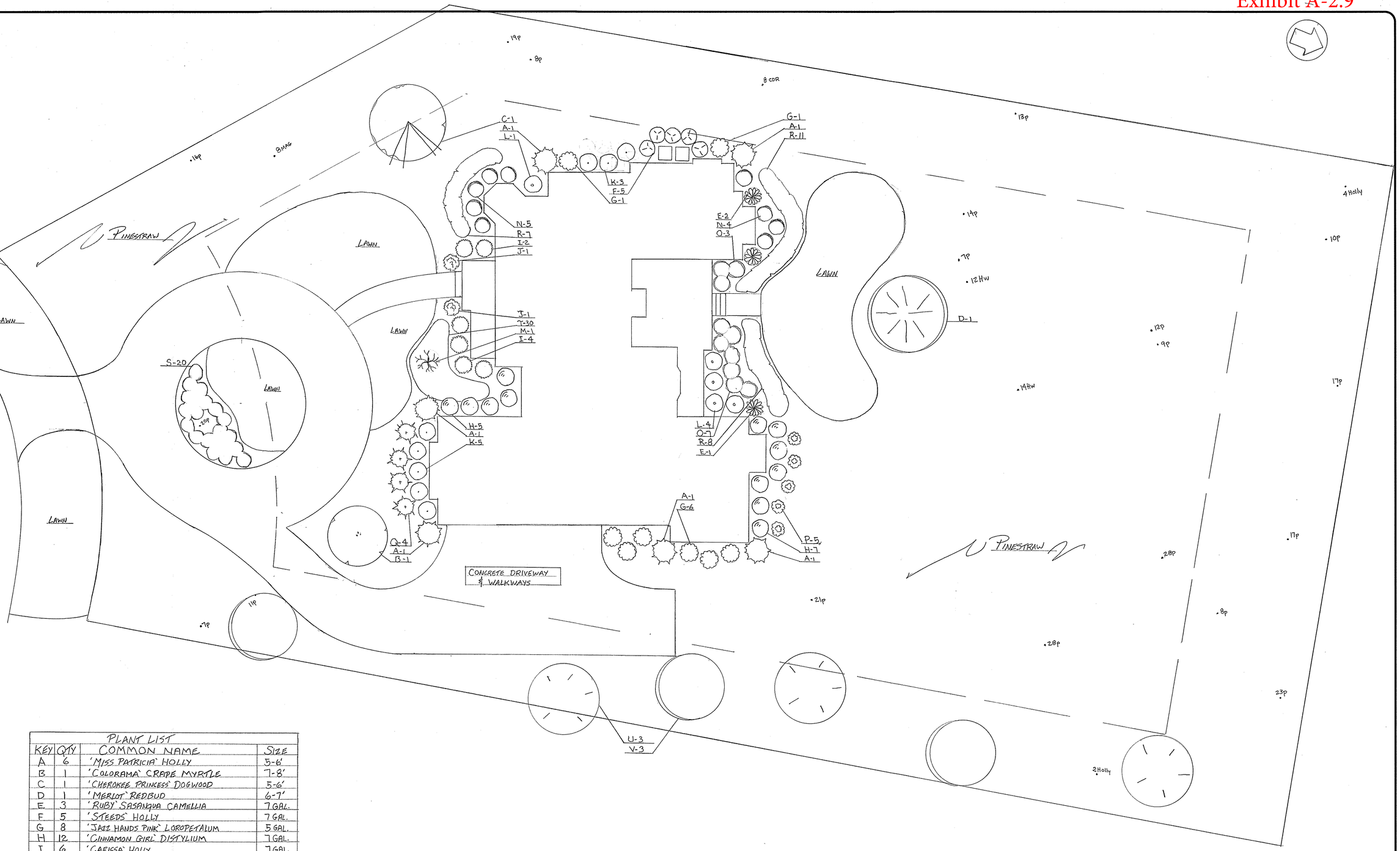
— — x — — x — — = FENCE
—— S —— S - - - = SILT FENCE
= PINE TREE W/ SIZE NOTED
17 4" MAG = MAGNOLIA TREE
16 8" CDR = CEDAR TREE
23 12" HW = HARDWOOD TREE
30 4" HDL = HOLLY TREE
= TREE TO BE REMOVED

TOPOGRAPHIC SURVEY FOR
ANTHONY & JOANIE JUDD
LOT NO. 11, PHASE 2
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
NOVEMBER 20, 2023 -*- SCALE 1"=20'
CHRISTOPHER WENTLAND, PLS
LAND SURVEYING-LAND PLANNING
PINEHURST, NORTH CAROLINA

20' 10' 0' 20' 40'

NOTE:
PLAT REVISED ON MAY 29, 2024
TO ADD PROPOSED SITE PLAN.

Exhibit A-2.9



PLANT LIST			
KEY	QTY	COMMON NAME	SIZE
A	6	'MISS PATRICIA' HOLLY	5-6'
B	1	'COLORAMA' CRAPE MYRTLE	7-8'
C	1	'CHEROKEE PRINCESS' DOGWOOD	5-6'
D	1	'MERLOT' REDBUD	6-7'
E	3	'RUBY' SASANQUA CAMELLIA	7 GAL.
F	5	'STEEDS' HOLLY	7 GAL.
G	8	'JAZZ HANDS PINK' LOROPETALUM	5 GAL.
H	12	'CINNAMON GIRL' DISTYLIUM	7 GAL.
I	6	'CARISSA' HOLLY	7 GAL.
J	2	'GLOBOSA NANA' CRYPTOMERIA	7 GAL.
K	8	'SOFT TOUCH' HOLLY	7 GAL.
L	5	'JUBILATION' GARDENIA	5 GAL.
M	1	'TAMUKEYAMA' CUTLEAF MAPLE	7 GAL.
N	9	'RADIANCE' ABELIA	5 GAL.
O	10	'AUTUMN FIRE' ENCORE AZALEA	3-5 GAL.
P	5	'JAZZ HANDS MINI' LOROPETALUM	3 GAL.
Q	4	'LIME GLOW' JUNIPER	3 GAL.
R	25	'BLUE RUG' JUNIPER	3 GAL.
S	20	PINK MUHLY GRASS	3 GAL.
T	30	'ROYAL PURPLE' LIRIOPE	1 GAL.
U	3	LONGLEAF PINE	5-7'
V	3	'AUTUMN BRILLIANCE' SERVICE BERRY	6-8'

BUFFER TREE CALCULATIONS			
FRONT	119.60 Ft. - 20 ft DRIVEWAY CREDIT = 99.60	100/25 = 4 req. trees	existing 20p, 11p, 7p none req.
REAR	157.00 Ft.	157/25 = 6.2 6 req trees	existing 23p, 8p, 17p, 16p none req
SIDE R	208.00 Ft.	208/35 = 5.9 6 req trees	3 Longleaf pine 3 serviceberry to be installed
SIDE L	250.00 Ft.	250/35 = 7.1 7 req trees	Existing 16p, 19p, 8p, 13p, 8 CDR, 8 mag none req

REAVES
LANDSCAPE & DESIGN INC.
P.O. BOX 10
PINEBLUFF NC 28373
(910) 281-5571
reaveslandscaping@windstream.net

JUDD RESIDENCE
180 SAVILLE ROW
PINEHURST N C

REVISIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14

SCALE: 1" = 10'

DATE: 5-28-2024

DRAWN BY: JGK

PAGE NO:

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURE
NO. 0072
JOEL GUILL KENNEDY

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

Exhibit A-2.10

Exterior Materials Board
Resident: 180 Saville Row

Brick Accent
Manufacturer: Pine Hall Chesapeake Pearl tumbled

Brick
Manufacturer: Pine Hall Oyster Pearl tumbled

Shaker Siding
Manufacturer:
Color: Shaker Beige HC-45 Benjamin Moore

Horizontal Lap Siding
Manufacturer:
Color: French Canvas OC-41 Benjamin Moore

Soffit & Trim
Manufacturer:
Color: Whitall Brown HC-69 Benjamin Moore

Gutter
Manufacturer:
Color: Copper Penny

Columns/Window Trim/Corbel
Manufacturer:
Color: Moonlight White OC-125 Benjan

Roof
Manufacturer: Certain Teed Landmark
Color: Moirè Black

Copper Penny Metal Roof
Manufacturer:
Color: Copper Penny

Exhibit A-2.11

Exterior Materials Board
Resident: 180 Saville Row

Windows
Manufacturer: Pella
Style: Mullions
Color: White

Front Door/Exterior Doors
Manufacturer: DSA
Color: Black

Garage Door
Manufacturer:
Style:
Color: Black

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: June 19, 2024
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
JUNE 27, 2024 MEETING
5/19/24 – 6/15/24

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2024-00075	Generator	5/21/2024	5/22/2024	140 McCaskill Rd E	Thomas Cochran
COA-2024-00084	Paint, replace fence	6/4/024	6/11/2024	85 Dundee Rd	Brandon Formyduval
COA-2024-00085	Fence	6/4/2024	6/5/2024	615 Linden Rd	Elizabeth Skvarla
COA-2024-00088	Replace Fence	6/5/2024	6/10/2024	65 McCaskill Rd E	The Arches, LLC
COA-2024-00090	Roof repair	6/6/2024	6/19/2024	125 Everette Rd	Community Presbyterian Church
COA-2024-00094	Sign	6/7/2024	6/19/2024	100 MagnoliaRd	Melissa Decker