HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 23, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Tom Schroeder, Vice-Chair	Eric Von Salzen, Chair	Darryn Burich, Planning & Inspections Director
Anne Lucey	Terry Lurtz	Alex Cameron, Lead Planner
Richard Vincent		Alexandria Rye, Senior Planner
John Taylor		Shannon Konstantinou, Clerk to the Board
David Herring		

Approximately 1 members of the public in attendance.

I. Call to Order

Mr. Schroeder called the Regular Meeting to order at 04:00 PM and explained the purpose of this meeting for the Historic Preservation Commission.

Mr. Schroeder proposed moving agenda item V to the position of agenda item IV. The agenda order would then follow the item order of I, II, III, V, IV, VI and VII. All agreed.

II. Approval of Minutes

A. 08-26-2021 Regular Meeting Minutes

Mr. Taylor moved to approve the minutes of the August 26th, 2021 Regular Meeting. Seconded by Mr. Vincent. Approved by a vote of 5-0.

III. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 08/20/2021 – 09/16/2021.

Mr. Schroeder asked the Commission if all had taken time to review the Normal Maintenance and Minor Work items. Mr. Taylor stated he had not had time to review the Minor Work items. Mr. Cameron provided a summation of the Minor Work items Staff had reviewed and approved.

IV. Other Business

A. Discuss and Consider Recommending Changes to the Historic District Guidelines

The Commission and Staff outlined what would be covered in the discussion of changes to the Historic District Guidelines in order to present the recommended changes to Village Council.

Mr. Schroeder asked the Commission and Staff to discuss what time to end the Regular Meeting. All agreed to end the Regular Meeting at 06:30 PM.

The Commission and Staff proceeded to discuss and consider the recommended changes to the Historic District Guidelines, which were presented in a redlined version of the Historic District Guidelines document.

Mr. Schroeder asked the Commission if after discussing and reviewing the recommended changes to the Historic District Guidelines a motion would be made to forward the recommended changes to Village Council. The Commission discussed and agreed to present the recommended changes to Village Council.

Mr. Taylor moved that the Historic Preservation adopt all of the changes in the document discussed today with the exception of the one or two changes that the Commission agreed to take on for further consideration. Seconded by Mr. Herring. Approved by a vote of 5-0.

Mr. Schroeder moved to recess the Regular Meeting for 5 minutes at 05:07 PM.

Mr. Schroeder moved to open the Regular Meeting at 05:10 PM.

V. New Business

A. Discuss Staff Recommended Changes to the Historic District Guidelines/Standards

Ms. Rye introduced the PowerPoint presentation she would be giving to the Commission, which outlines the changes Staff is recommending the Commission make to the Historic District Guidelines/Standards. Ms. Rye, Mr. Cameron, and the Commission proceeded to discuss and review the changes presented.

Mr. Cameron, Ms. Rye, and the Commission discussed the need for a Work Session prior to the next Regular Meeting in October and the need to review the Rules of Order.

VI. Next Meeting Date

A. Regular Meeting October 28th, 2021.

The Commission and Staff set the date for a Work Session Meeting on October 21st, 2021 at 09:00 AM.

VII. Motion to Adjourn

Mr. Herring made a motion to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 5-0 at 6:18 PM.

DRAFT

Respectfully Submitted,

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

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

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

DRAFT

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☑ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	315 Nottinghill Gate
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	20170036

Owner Information			
Name	Edmund & Brooke Haughey	Home Phone #	
Street Address	90 Sakonnet Tr.	Mobile Phone #	202-669-8866
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email	brookehaughey@gmail.com		

Applicant			
Name	GWB Construction	Other Phone #	
Email	lkbass36@hotmail.com	Street Address	120 Chesterfield Dr.
Mobile Phone #	910-528-6481	City, State, Zip Code	Pinehurst NC 28374

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

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

General Information

Description of Changes to the Structure			
Type of Work	☐ Addition	☐ Alteration	☑ New

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

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Historic Certificate of Appropriateness (COA)
Major and Minor

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(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation			Brick Veneer	White
Rear Elevation			Brick Veneer	White
Right Elevation			Brick Veneer	White
Left Elevation			Brick Veneer	White
Trim			Composite	White
Windows			Aluminum Clad	White
Chimney			Brick	White
Foundation			Brick	White
Front Door			Wood	Mahogany
Shutters			N/A	
Garage Door			Metal	White
Roof			Asphalt Shingles	Black
Roof Exhaust Vents			Rubber	Black
Front Porch			Pavers	Tan/Taupe
Deck			N/A	
Patio			Pavers	Tan/Taupe
Sidewalk			Pavers	Tan/Taupe
Sky Lights			N/A	
Driveway			Concrete	Grey
House Number			Metal	Black
Other: (Back Porch)			Pavers	Tan/Taupe

Required Documents

- ☑ Site Plan/Survey or Sketch
- ☑ Floor Plans
- ☑ Elevation Drawings
- ☑ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: 9/1/2021

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Property Owner Authorization

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

Owner / Owner's Representative Signature: _____

Date: 9/30/21

EXHIBIT A

PARID: 20170036
TOWNSHIP: 063
HAUGHEY, EDMUND J III

CITYNAME: PINEHURST

315 NOTTINGHILL GATE
NBHD: 655P
ROLL: REAL

Parcel

ParID / PIN:	20170036 / 855200362064
Record Type:	REAL
Tax Year:	2022
Tax Jurisdiction:	PH : PH
Township:	06 : MINERAL SPRINGS

Owner

Account Number:	97012287
Name:	HAUGHEY, EDMUND J III HAUGHEY, BROOKE H
Mailing Address:	90 SAKONNETT TRL PINEHURST NC 28374

Legal

Physical Address:	315 NOTTINGHILL GATE
Legal Description 1:	LINDEN CLOS LOT 14
Zoning:	R30
Plat Cabinet:	14
Slide:	947

Recorded Transaction

Date	Book	Page	Sale Price	Validity Code
15-MAR-21	5565	161	210,000	VS
18-SEP-08	3469	337		DD

Description

NBHD Code / Name:	655P :
Class:	RV : RES VACANT
Land Use:	R00 : RES VACANT
Living Units:	0
Topography:	1 : LEVEL
Location:	:
Parking:	:
Traffic:	:
Utilities:	1 : :
Restrictions:	:
Deeded Acres:	
Calculated Acres:	0
VC Notice / VC Date:	R : 20-MAR-19

Field Notes

Note:	Number:
FOR 2018 SF 20080571	1

Valuation

Appraised Land:	200,000
Appraised Building:	0
Appraised Total:	200,000
Deferred:	0
Exempts/Excluded:	0
Assessed Real:	200,000
Personal:	

Total Assessed: 200,000

Legal Description

Tax Jurisdiction:	PH :
Township:	06 : MINERAL SPRINGS
Property Address:	315 NOTTINGHILL GATE
Unit Desc:	
Unit #:	
Legal Desc 1:	LINDEN CLOS LOT 14
Legal Desc 2:	
Legal Desc 3:	
Note 1:	SF-20080571
Note 2:	
Deeded Acres:	
Calculated Acres:	0.00
Sq Ft:	
Plat Book-Page/Subd #:	
Subdivision Name:	
Subd Block:	
Subd Lot:	
Condo Bldg #:	
Condo Unit #:	
Subd Code:	

Sales

Sale Date	Book	Page	Sale Price	Grantor	Grantee
15-MAR-21	5565	161	210,000	LINDEN CLOS, LLC	HAUGHEY, EDMUND J III
18-SEP-08	3469	337			LINDEN CLOS, LLC

Sale Details

Sales Date:	15-MAR-21
Transfer Date:	
Book:	5565
Page:	161
Sales Price:	210,000
Sales Adjustment:	
Adjusted Reason:	:
Adjusted Sales Price:	210,000
Market:	:
Total Assessment:	
Instrument Type:	01 : WARRANTY DEED
Instrument No:	
Qualify or Disqualify Code:	VS : VALID SALE
Sales Type:	:
Source:	:
Grantor:	LINDEN CLOS, LLC
Grantee:	HAUGHEY, EDMUND J III
Notes:	

Land

Land Line #:	1
Land Type:	U : Units/Lots
Land Code:	1 :
PUV:	

Acres:	
Sq Ft:	
Lots/Units:	1
Influence Factor:	:
Influence %:	
Vacant Factor:	:
Influence %:	
Notes:	

Summary Totals

Total Land Value	Total Acres	$ / Acre	/ SF	$ / Unit
200,000				.02

Real Values

Land Value:	200,000
Building Value:	0
Appraised Real Value:	200,000
Appraised Personal:	
Total Appraised Value	200,000
Property Class:	RV
Reason Code:	23 : New Parcel
LUC:	R00

Exemptions and Exclusions

Deferred Value:	0
Senior / Disabled:	0
Veteran:	0
Historic:	0
100% E Class Ex:	0
Partial E Class Ex:	0
Total Exempt/Excluded/Deferred:	0

Assessed Valuation

Total Appraised Value (Real and Personal):	200,000
Total Exempt/Excluded/Deferred:	0
Total Assessed (Taxable):	200,000

Parcel

ParID / PIN:	20170036 / 855200362064
Record Type:	REAL
Tax Year:	2022
Tax Jurisdiction:	PH : PH
Township:	06 : MINERAL SPRINGS

Owner

Account Number:	97012287
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Deferred:	0
Exempts/Excluded:	0
Assessed Real:	200,000
Personal:	
Total Assessed:	200,000



Sorry, no sketch available for this record

Item	Area

SITE

LOCATION SKETCH

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).

Further:

I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
PLAT CAB. 18, SL. 609
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

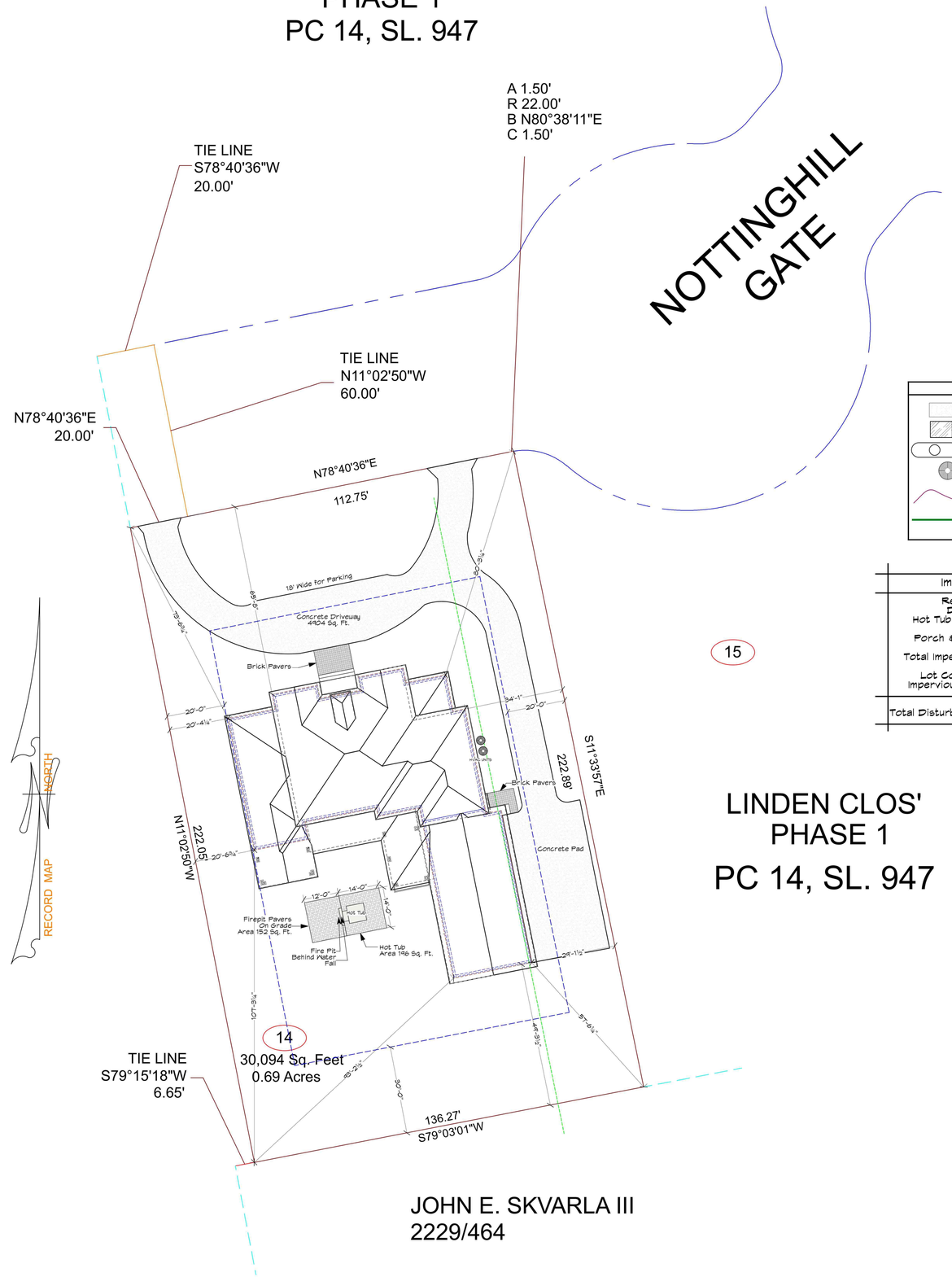
DATE: FEBRUARY 24, 2021

UNLESS OTHERWISE DENOTED,
= EXISTING IRON STAKE
= EXISTING CONCRETE MONUMENT
= SET CONCRETE MONUMENT
= SET IRON STAKE
~ = SQUARE FOOTAGE
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= WATER METER
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= UTILITY POLE
= FENCE

SURVEY FOR
LINDEN CLOS', LLC
LOT NO. 14, PHASE 2
LINDEN CLOS'
PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*- SCALE 1"=70'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

EXHIBIT C

PHASE 1
PC 14, SL. 947



LEGEND
- Concrete Walk
- Concrete Driveway
- Buried Propane Tank
- HVAC Unit
- Final Grade
- Silt Fence

Impervious Data	
Residence	5165 Sq. Ft.
Driveway	4904 Sq. Ft.
Hot Tub / FirePit	348 Sq. Ft.
Walks	1619 Sq. Ft.
Porch & Patio's	882 Sq. Ft.
Total Impervious	11,460 Sq. Ft.
Lot Contains	30,094 Sq. Ft
Impervious Area =	38.10% of Lot
Total Disturbed Area =	16,081 Sq. Ft.

LINDEN CLOS'
PHASE 1
PC 14, SL. 947

JOHN E. SKVARLA III
2229/464

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DAVID NICHOLS .DESIGN
E-Mail: Davide@davidnichols.design
David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction.
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson
Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	9/1/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	09/01/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm
David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant
Ken Bass
GWB Construction

Project Title
Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title
Site Plan-Proposed - LEGEND
RESIDENCE & DRIVE LOCATION
Lot Data - Impervious Data

Scale
1" = 20' - 0"

Sheet No.
S-1.1
of
8

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OFFICIAL RED SEAL OF AUTHENTICITY

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SITE

LOCATION SKETCH

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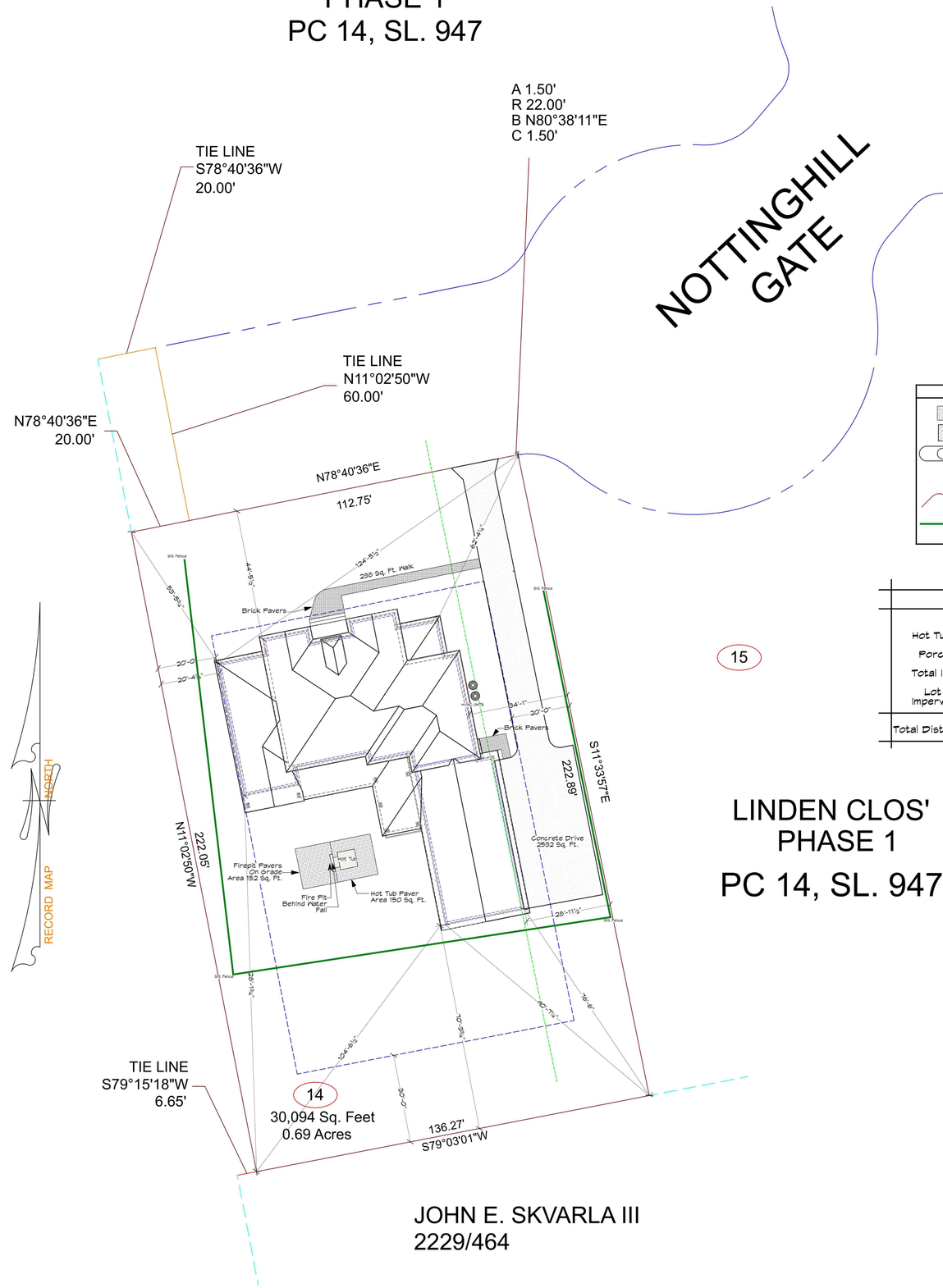
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CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

DATE: FEBRUARY 24, 2021

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= UTILITY POLE
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LEGEND
- Paver Walk
- Concrete Driveway
- Buried Propane Tank
- HVAC Unit
- Final Grade
- Silt Fence

Impervious Data	
Residence	5165 Sq. Ft.
Driveway	2532 Sq. Ft.
Hot Tub / FirePit	302 Sq. Ft.
Walks	238 Sq. Ft.
Porch & Patio's	689 Sq. Ft.
Total Impervious	8,926 Sq. Ft.
Lot Contains	30,094 Sq. Ft
Impervious Area = 29.70% of Lot	
Total Disturbed Area =16,081 Sq. Ft.	

LINDEN CLOS'
PHASE 1
PC 14, SL. 947

JOHN E. SKVARLA III
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SURVEY FOR
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LOT NO. 14, PHASE 2
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PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*- SCALE 1"=70'
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1680 NC HWY. 5, SUITE NO. 170
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DAVID NICHOLS .DESIGN

E-Mail: Davide@davidnichols.design

David A. Nichols
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Date	Revision
9/18/21	Revision

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CAD File Name: Haughey Residence
Plot Date: 09/18/2021

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Drawn By	D. Nichols
Checked By	
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Ken Bass
GWB Construction

Project Title: Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title: Site Plan-Proposed - LEGEND
RESIDENCE & DRIVE LOCATION
Lot Data - Impervious Data

Scale: 1" = 20' - 0"

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DATE: FEBRUARY 24, 2021

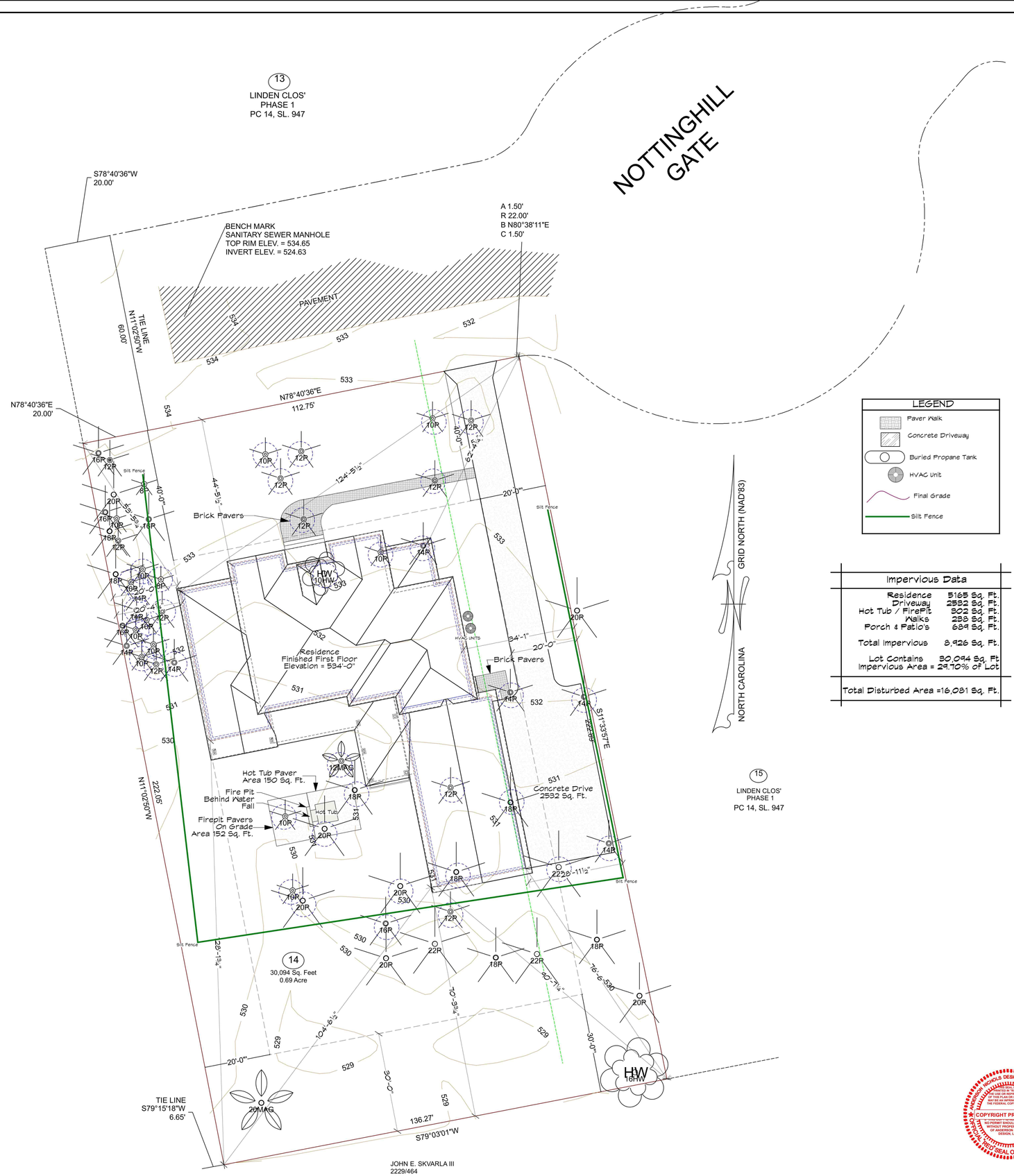
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FEBRUARY 24, 2021 -*- SCALE 1"=70'
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LEGEND
- Paver Walk
- Concrete Driveway
- Buried Propane Tank
- HVAC Unit
- Final Grade
- Silt Fence

Impervious Data

Residence	5165 Sq. Ft.
Driveway	2552 Sq. Ft.
Hot Tub / FirePit	302 Sq. Ft.
Walks	238 Sq. Ft.
Porch & Patio's	689 Sq. Ft.
Total Impervious	8,926 Sq. Ft.
Lot Contains	30,094 Sq. Ft
Impervious Area =	29.70% of Lot
Total Disturbed Area =	16,081 Sq. Ft.

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Date	Revision	Project ID	Drawing Code	CAD File Name	Plot Date
10/8/21	Revision		VWDS 2021	Haughey Residence	10/08/2021

Designed By	Drawn By	Checked By	Reviewed By	Submitted By	Project Manager
David Nichols	D. Nichols		K. Bass	Anderson Nichols Design	Ken Bass

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Ken Bass
GWB Construction

Project Title: Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title: Site Plan-Proposed - LEGEND
RESIDENCE & DRIVE LOCATION
Lot Data - Impervious Data

Scale: 1" = 15' - 0"

Sheet No.
S-1.1
of
8

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EXHIBIT C

SITE

LOCATION SKETCH

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).

Further:

I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
PLAT CAB. 18, SL. 609
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

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

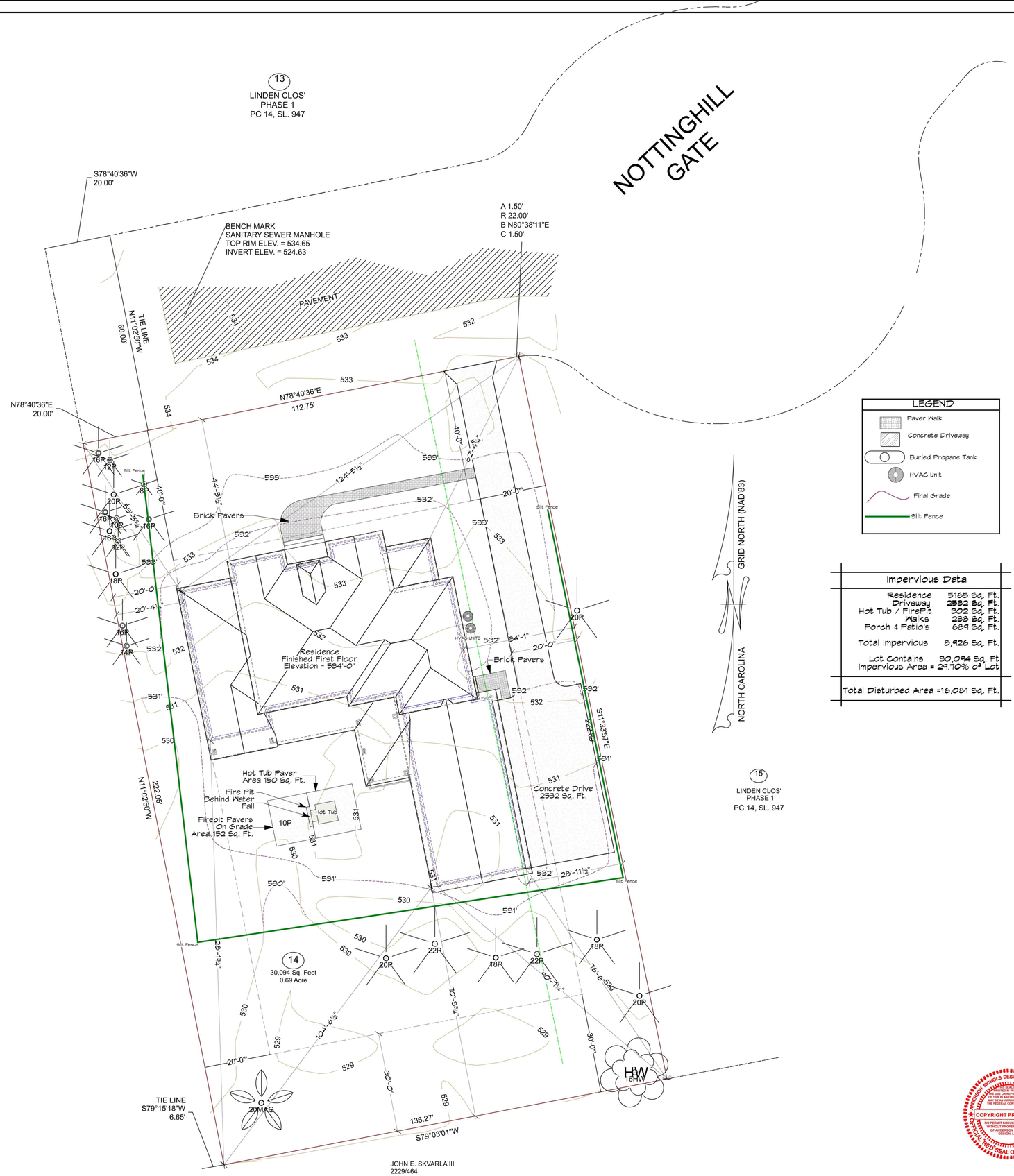
CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

DATE: FEBRUARY 24, 2021

UNLESS OTHERWISE DENOTED,
= EXISTING IRON STAKE
= EXISTING CONCRETE MONUMENT
= SET CONCRETE MONUMENT
= SET IRON STAKE
~ = SQUARE FOOTAGE
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= WATER METER
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= UTILITY POLE
= FENCE

SURVEY FOR
LINDEN CLOS', LLC
LOT NO. 14, PHASE 2
LINDEN CLOS'
PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*- SCALE 1"=70'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



LEGEND

- Paver Walk
- Concrete Driveway
- Buried Propane Tank
- HVAC Unit
- Final Grade
- Silt Fence

Impervious Data

Residence	5165 Sq. Ft.
Driveway	2532 Sq. Ft.
Hot Tub / FirePit	302 Sq. Ft.
Walks	238 Sq. Ft.
Porch & Patio's	689 Sq. Ft.
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Date	10/8/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	10/08/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm
David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant
Ken Bass
GWB Construction

Project Title
Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title
Final Site Plan - Legend
Final Grade - Trees Removed
Lot Data - Impervious Data

Scale
1" = 15' - 0"

Sheet No.
S-1.2
of
8

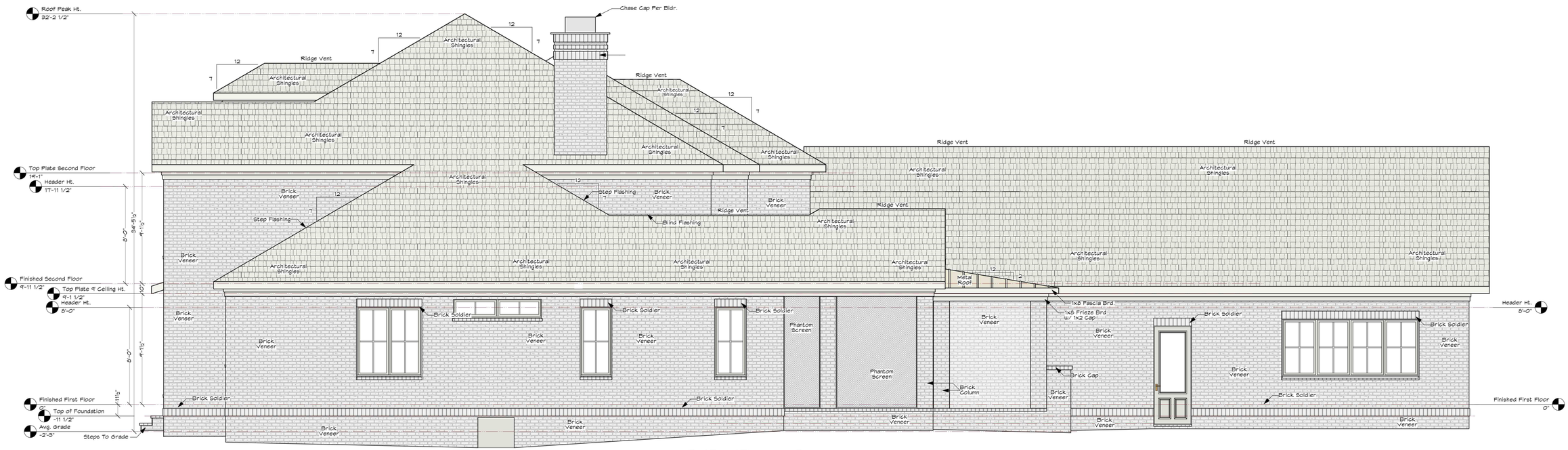
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EXHIBIT D



FRONT ELEVATION



RIGHT ELEVATION

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Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	08/12/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	K. Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm
David Nichols Design
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Aberdeen, NC 28315
910-215-9901

Consultant
Ken Bass
GWB Construction

Project Title
Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title
Front Elevation
Right Elevation

Scale
1/4" = 1' - 0"

Sheet No.
A-1.6
of
8

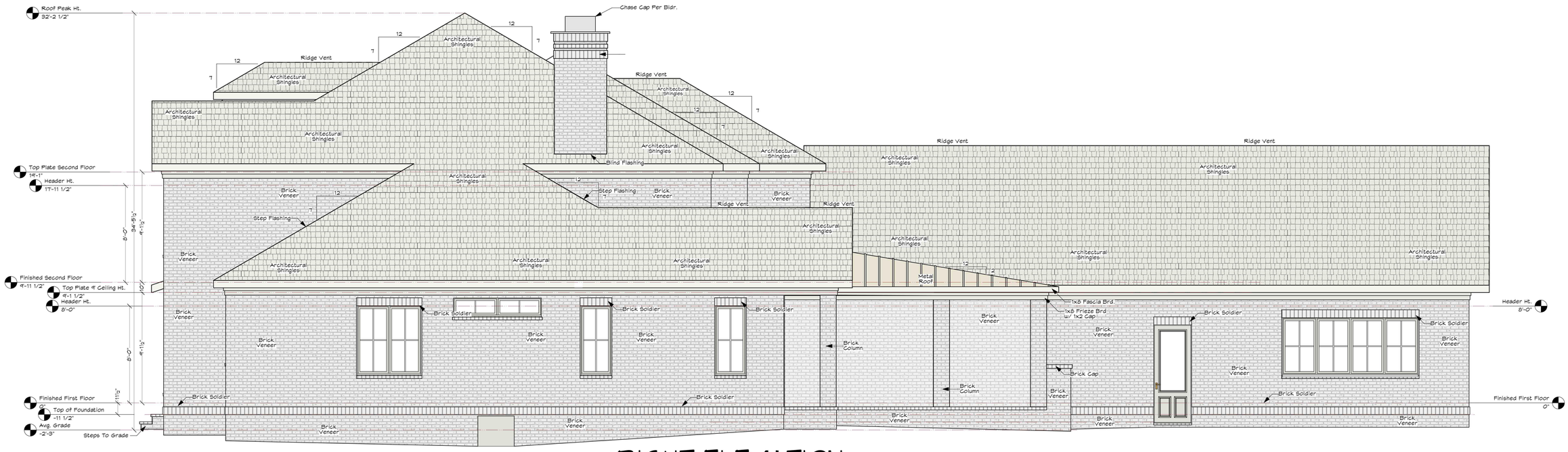
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EXHIBIT D



FRONT ELEVATION



RIGHT ELEVATION

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Drawing Code	VWDS 2021
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Plot Date	09/18/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	K. Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm
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Aberdeen, NC 28315
910-215-9901

Consultant
Ken Bass
GWB Construction

Project Title
Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title
Front Elevation
Right Elevation

Scale
1/4" = 1' - 0"

Sheet No.
A-1.6
of
8

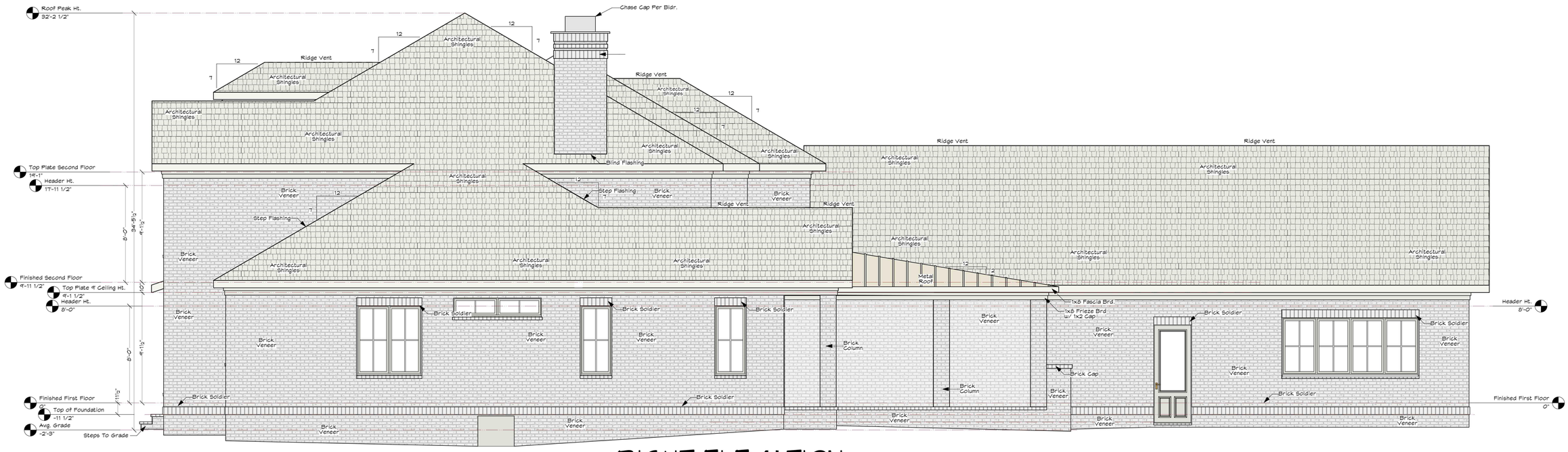
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EXHIBIT D



FRONT ELEVATION



RIGHT ELEVATION

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Drawn By	D. Nichols
Checked By	K. Bass
Reviewed By	K. Bass
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Project Manager	Ken Bass

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Aberdeen, NC 28315
910-215-9901

Consultant
Ken Bass
GWB Construction

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Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title
Front Elevation
Right Elevation

Scale
1/4" = 1' - 0"

Sheet No.
A-1.6
of
8

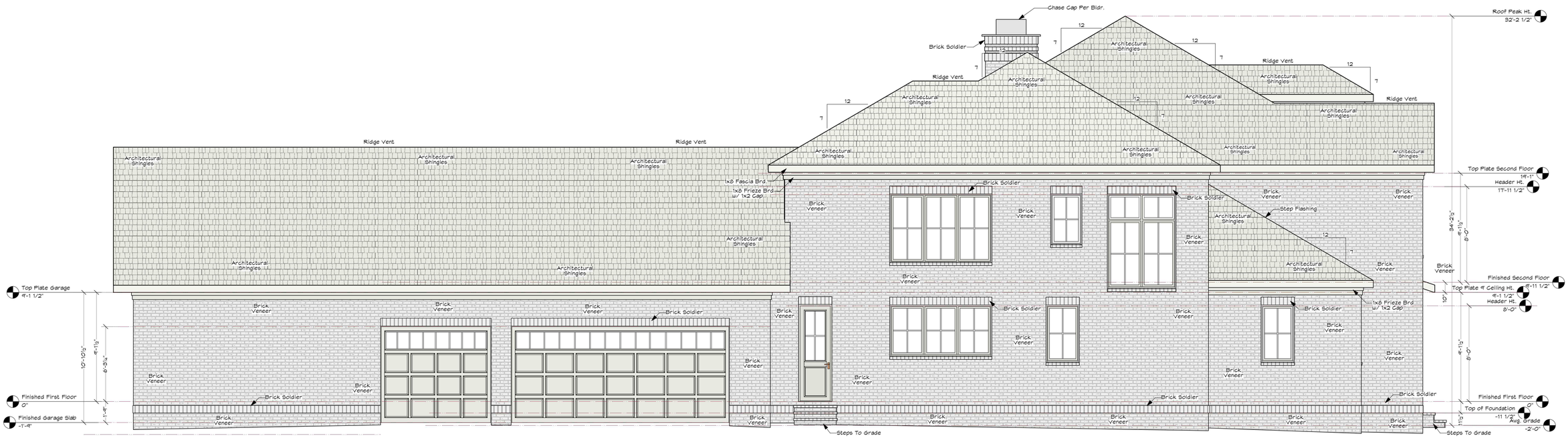
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EXHIBIT D



REAR ELEVATION



LEFT ELEVATION

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Drawn By	D. Nichols
Checked By	Ken Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Ken Bass
GWB Construction

Project Title: Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title: REAR ELEVATION
LEFT ELEVATION

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

Sheet No.: A-1.7 of 8

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EXHIBIT D



REAR ELEVATION

LEFT ELEVATION

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Submitted By	Anderson Nichols Design
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Design Firm: David Nichols Design
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Aberdeen, NC 28315
910-215-9901

Consultant: Ken Bass
GWB Construction

Project Title: Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title: REAR ELEVATION
LEFT ELEVATION

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

Sheet No.
A-1.7
of
8

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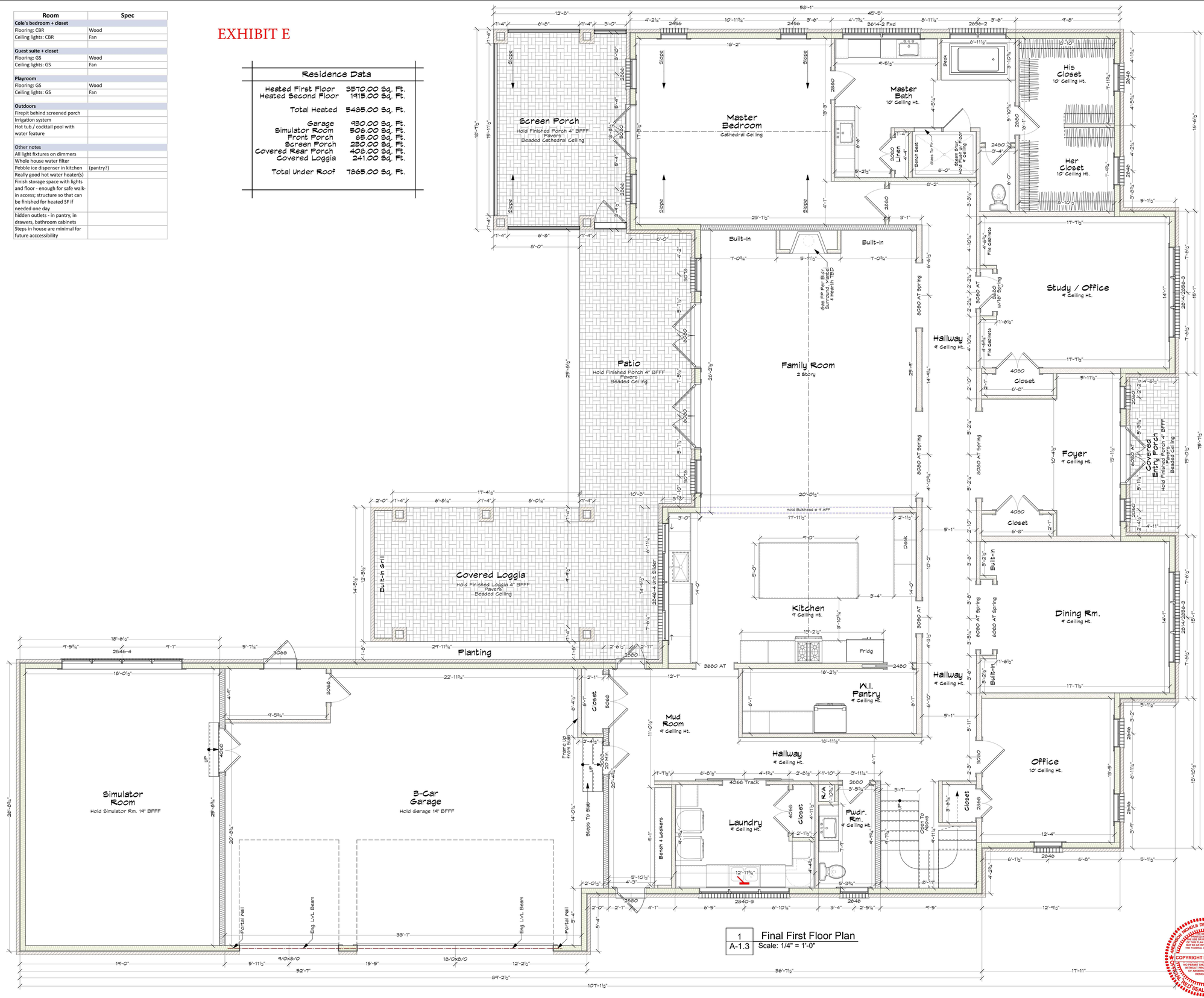
EXHIBIT E

Room	Spec
Brooke's office	
Flooring: B's office	Wood
Ceiling lights: B's office	Chandelier
Millwork: B's office	Crown
Dining Room	
Flooring: DR	Wood
Ceiling lights: DR	Chandelier
Millwork: DR	Coffered ceiling
Millwork: DR	Crown
Millwork: DR	Built-ins
Ed's office	
Flooring: Ed's office	Wood
Ceiling lights: Ed's office	Fan
Millwork: Ed's office	Built-ins
Millwork: Ed's office	Crown
Entry foyer	
Flooring: Foyer	Wood
Ceiling lights: Foyer	Chandelier
Millwork: Foyer	Chair rail / b&b
Millwork: Foyer	Ceiling medallion
Millwork: Foyer	Crown
Great room	
Flooring: GR	Wood
Ceiling lights: GR	Chandelier
Wall lights: GR	Picture lights in bookshelf
Wall lights: GR	Wall sconces
Millwork: GR	Built-ins
Kitchen	
Flooring: KIT	Wood
Ceiling lights: KIT	Pendants over island (2)
Other lights: KIT	Best task lighting besides cans?
Under cabinet lights: KIT	
Millwork: KIT	Crown
Laundry room	
Flooring: LR	Tile
Ceiling lights: LR	Flushmounts
Millwork: LR	Cabinetry
Sink: LR	Double sink
Main hallway	
Flooring: Main hallway	Wood
Ceiling lights: Main hallway	Semi-flush
Millwork: Main hallway	Crown
Master bath	
Flooring: MB	Tile
Shower: MB	Steam shower
Ceiling lights:MB	Semi-flushmount
Wall lights:MB	4 sconces
Millwork: MB	Crown
Millwork: MB	Extra-nice closet doors
Tub : MB	72" long / 36" wide
Other notes: MB	
Master bedroom	
Flooring:MBR	Wood
Ceiling lights:MBR	Fan
Wall treatments:MBR	Paint
Millwork:MBR	Crown
Master closets	
Flooring: MC	?
Ceiling lights:MC	Flushmounts
Wall treatments: MC	Paint
Millwork: MC	Closet system
Mudroom / Back Hall	
Ceiling lights: MDR	Semi-flushmount
Millwork: MDR	"Locker" system
Pantry	
Flooring: PNT	Tile
Ceiling lights: PNT	Semi-flushmount
Fridge: PNT	
Pot filler for coffee machine	
Countertops	
Millwork: PNT	Shelving
Powder Room	
Flooring: PR	Marble basketweave with border
Ceiling lights: PR	
Wall lights: PR	2 sconces
Millwork: PR	Wainscotting / B&B
Millwork: PR	Crown
Cabinetry: PR	Single cabinet base
Isla's bath (most Western bath)	
Flooring: IB	Tile
Shower/Tub: IB	
Ceiling lights:IB	Cans
Wall lights:IB	2-4 sconces
Sink: IB	Vessel sink
Cole's bath	
Flooring: CB	Tile
Shower/Tub: CB	
Ceiling lights:CB	Cans
Wall lights:CB	2 sconces
Sink: CB	Undermount
Upstairs guest bath	
Flooring: GB	Tile
Shower/Tub: GB	
Ceiling lights:GB	Extra cans - no window
Wall lights:GB	4 sconces
Sink: GB	Undermount
Isla's bedroom + closet (w/ alcove)	
Flooring: IBR	Wood
Ceiling lights: IBR	Fan

Room	Spec
Cole's bedroom + closet	
Flooring: CBR	Wood
Ceiling lights: CBR	Fan
Guest suite + closet	
Flooring: GS	Wood
Ceiling lights: GS	Fan
Playroom	
Flooring: GS	Wood
Ceiling lights: GS	Fan
Outdoors	
Firepit behind screened porch	
Irrigation system	
Hot tub / cocktail pool with water feature	
Other notes	
All light fixtures on dimmers	
Whole house water filter	
Pebble ice dispenser in kitchen	(pantry?)
Really good hot water heater(s)	
Finish storage space with lights and floor - enough for safe walk-in access; structure so that can be finished for heated SF if needed one day	
hidden outlets - in pantry, in drawers, bathroom cabinets	
Steps in house are minimal for future accessibility	

Residence Data

Heated First Floor	3570.00 Sq. Ft.
Heated Second Floor	1915.00 Sq. Ft.
Total Heated	5485.00 Sq. Ft.
Garage	430.00 Sq. Ft.
Simulator Room	506.00 Sq. Ft.
Front Porch	65.00 Sq. Ft.
Screen Porch	230.00 Sq. Ft.
Covered Rear Porch	408.00 Sq. Ft.
Covered Loggia	241.00 Sq. Ft.
Total Under Roof	7865.00 Sq. Ft.



1 A-1.3 Final First Floor Plan
Scale: 1/4" = 1'-0"

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DAVID NICHOLS .DESIGN

E-Mail: Davida@davidnichols.design

David A. Nichols
Anderson Nichols Design
17744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

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1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

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Date	8/12/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	08/12/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Ken Bass
GWB Construction
Consultant Address 2

Project Title: Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title: First Floor Plan
Residence Data
Owner Specifications

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

Sheet No. A-1.3 of 8

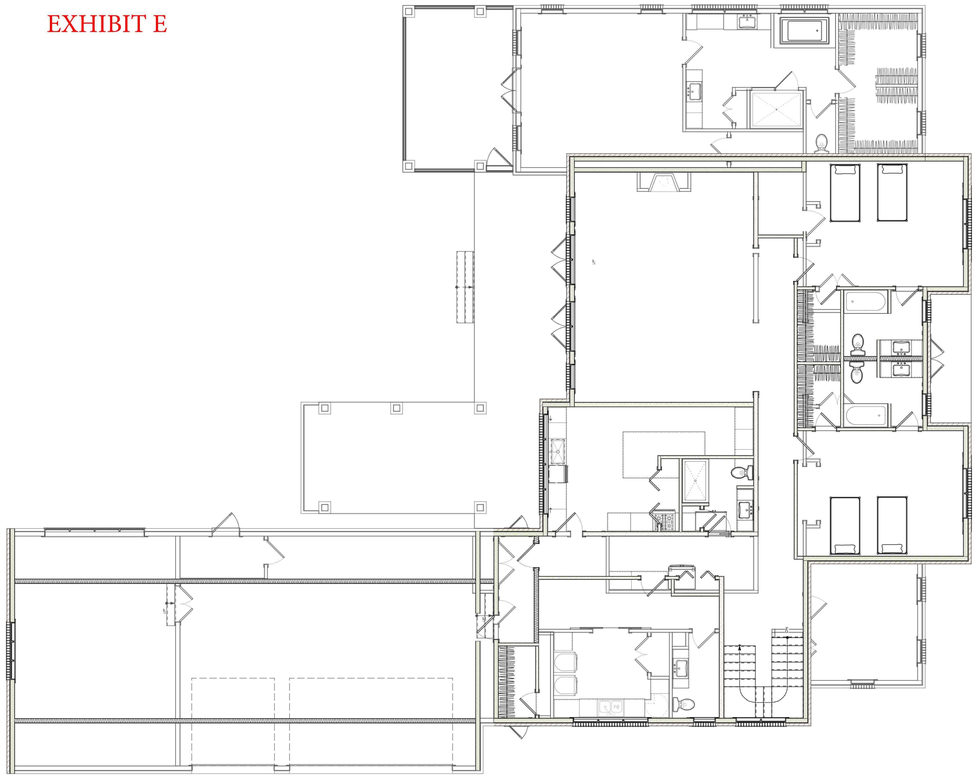
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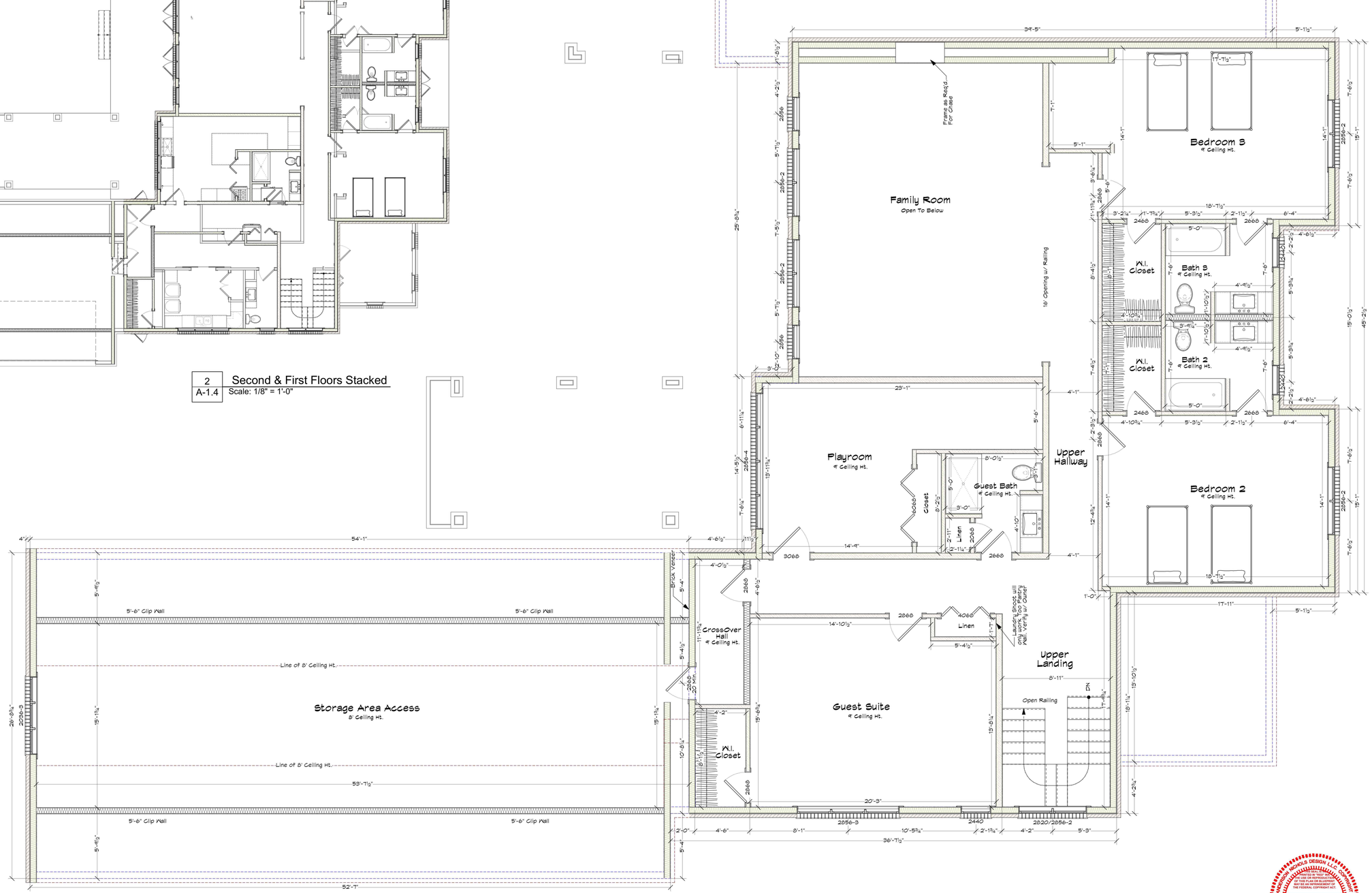
OFFICIAL RED SEAL OF AUTHENTICITY

EXHIBIT E



2 Second & First Floors Stacked
A-1.4 Scale: 1/8" = 1'-0"

Residence Data	
Heated First Floor	3570.00 Sq. Ft.
Heated Second Floor	1915.00 Sq. Ft.
Total Heated	5485.00 Sq. Ft.
Garage	490.00 Sq. Ft.
Simulator Room	506.00 Sq. Ft.
Front Porch	65.00 Sq. Ft.
Screen Porch	230.00 Sq. Ft.
Covered Rear Porch	408.00 Sq. Ft.
Covered Loggia	241.00 Sq. Ft.
Total Under Roof	7865.00 Sq. Ft.



1 Second Floor Plan
A-1.4 Scale: 1/4" = 1'-0"

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DAVID NICHOLS .DESIGN

E-Mail: Davidedavidnichols.design

David A. Nichols
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Aberdeen, NC 28315
910-215-9901

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Date	8/12/21
Revision	Revision
Project ID	
Drawing Code	
CAD File Name	VWDS 2021
Plot Date	08/12/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Ken Bass
GWB Construction

Project Title: Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title: Scond Floor Plan
Residence Data
Stacked View-1st & 2nd Floors

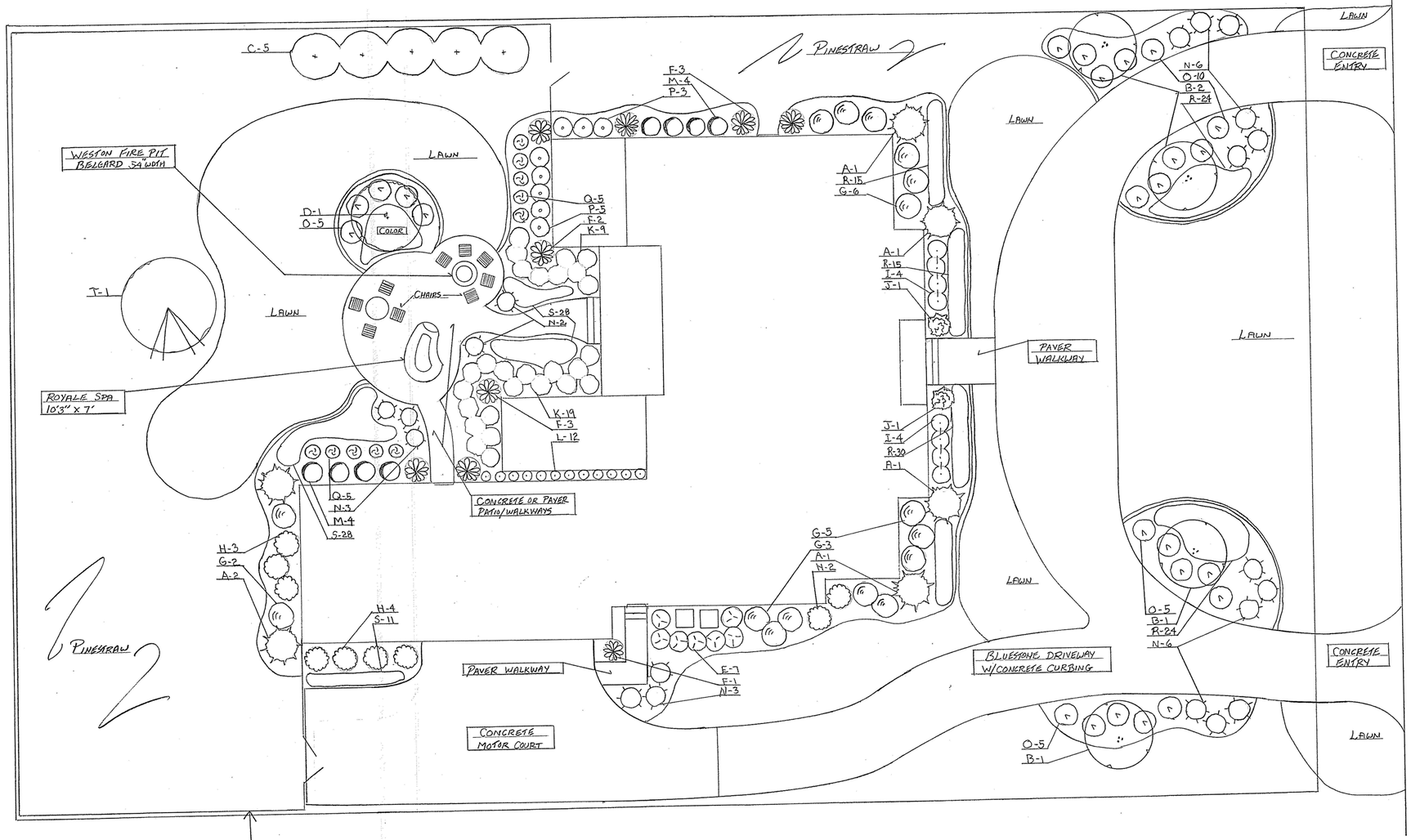
Scale: 1/4" = 1' - 0"

Sheet No. A-1.4 of 8

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CERTIFICATE OF AUTHENTICITY

EXHIBIT F



STYLE #400 BLACK ALUMINUM
POOL FENCE/4'HT./ 2 GATES

PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	6	'CHRISTMAS JEWEL' HOLLY	6'
B	4	'COLORAMA' CRAPE MYRTLE	7-8'
C	5	'GREEN GIANT' ARBORVITAE	6'
D	1	'RISING SUN' REDBUD	5-6'
E	7	'STEEDS' HOLLY	7 GAL.
F	9	'INSPIRATION' SASANQUA CAMELLIA	7 GAL.
G	16	'BLUE CASCADE' DISTYLIUM	7 GAL.
H	9	'DARKEIRE' LOROPETALUM	7 GAL.
I	8	'BABY GEM' BOXWOOD	7 GAL.
J	2	'GLOBOSA NANA' CRYPTOMERIA	7 GAL.
K	28	'AUTUMN CORAL' ENCORE AZALEA	3 GAL.
L	12	'DIAMOND SPIRE' GARDENIA	3 GAL.
M	8	'RADIANCE' ABELIA	5 GAL.
N	20	'MORNING LIGHT' MAIDEN GRASS	3 GAL.
O	25	'SWING LOW' DISTYLIUM	3 GAL.
P	8	'SNOW GIRL' GARDENIA	3 GAL.
Q	10	'FLIRT' NANDINA	3 GAL.
R	93	'VARIEGATED' LIRIOPE	1 GAL.
S	67	'ROYAL PURPLE' LIRIOPE	1 GAL.
T	1	'SCARLET FIRE' DOGWOOD	7-8'

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

HAUGHEY RESIDENCE
NOTTINGHILL GATE LOT 14
PINEHURST N. C.

REVISIONS

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

SCALE: 1"=10'

DATE: 8-30-2021

DRAWN BY: RLAD

PAGE NO:

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 0072
JOEL GUILL KENNEDY

COA-2021-00142 - Dalham Front of the house

Menu Help

File Date: 09/07/2021

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Renovation front of the house - new front door, extend front porch, new windows Convert garage into family room adding new door and windows Adding shed to back yard

Application Name: Dalham Front of the house

Address: 165 LINDEN Rd, PH, 28374

Owner Name: DAHLEM, DAVID

Owner Address: PINEHURST, NC 28374

Parcel No: 00026067

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Christine DiMarco		Applicant	Mailing, 165 Linden Rd,...	Active
Christine DiMarco		Applicant	Mailing, 165 Linden Rd,...	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
extending front porch to include existing columns New front door and replacement windows, convert garage into a room	Alteration	Single Family Low Density

Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No

COA Number	Conditions of COA (If Any)
–	–

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
hardy plank	light grey	same	same

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
hardy plank	light grey	same	same

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
hardy plank	light grey	same	same

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
hardy plank		same	same

TRIM

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

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
wood single pane	white	double pane vinyl	white

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
brick	red	brick	red

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
wood	black	wood/glass	stained

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
brick	red	brick and trex	red and gray

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

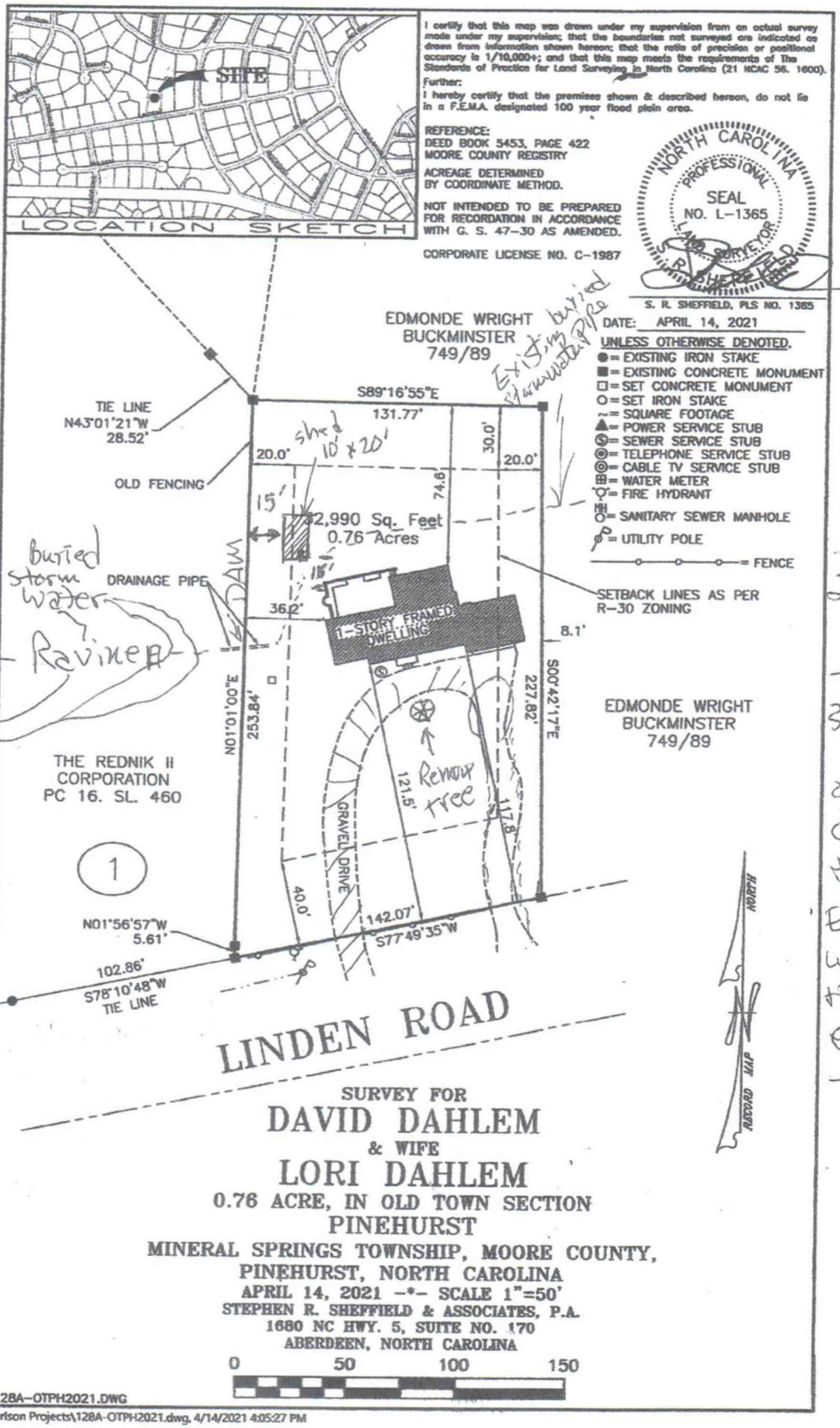
DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
gravel	grey	same	same

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

EXHIBIT B



Natural water Flow

1) Shed or Accessory Building

2) Tree Removal

3) Eliminate West Part as gravel driveway + upgrade East portion with circle parking at end

EXHIBIT C

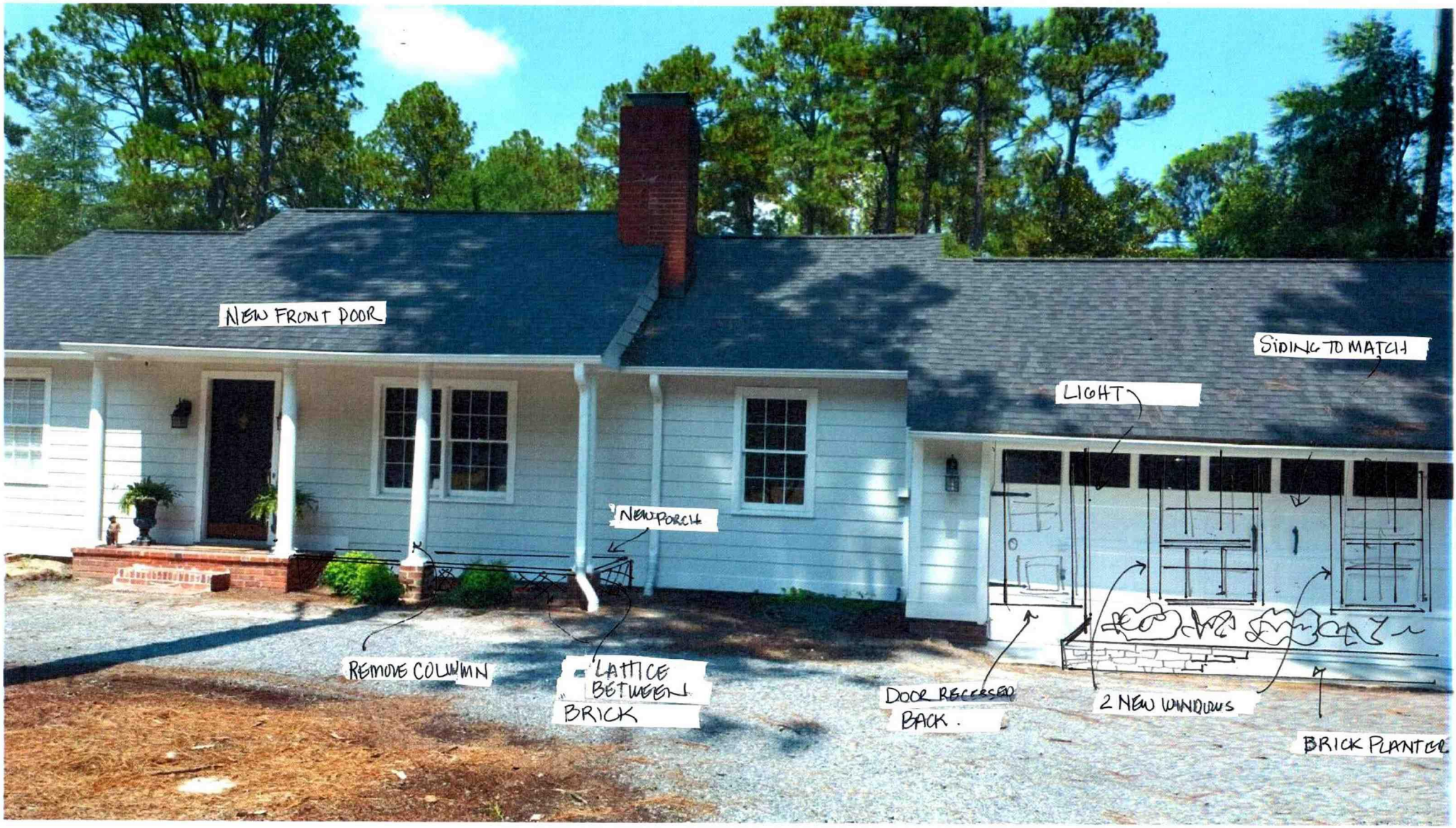
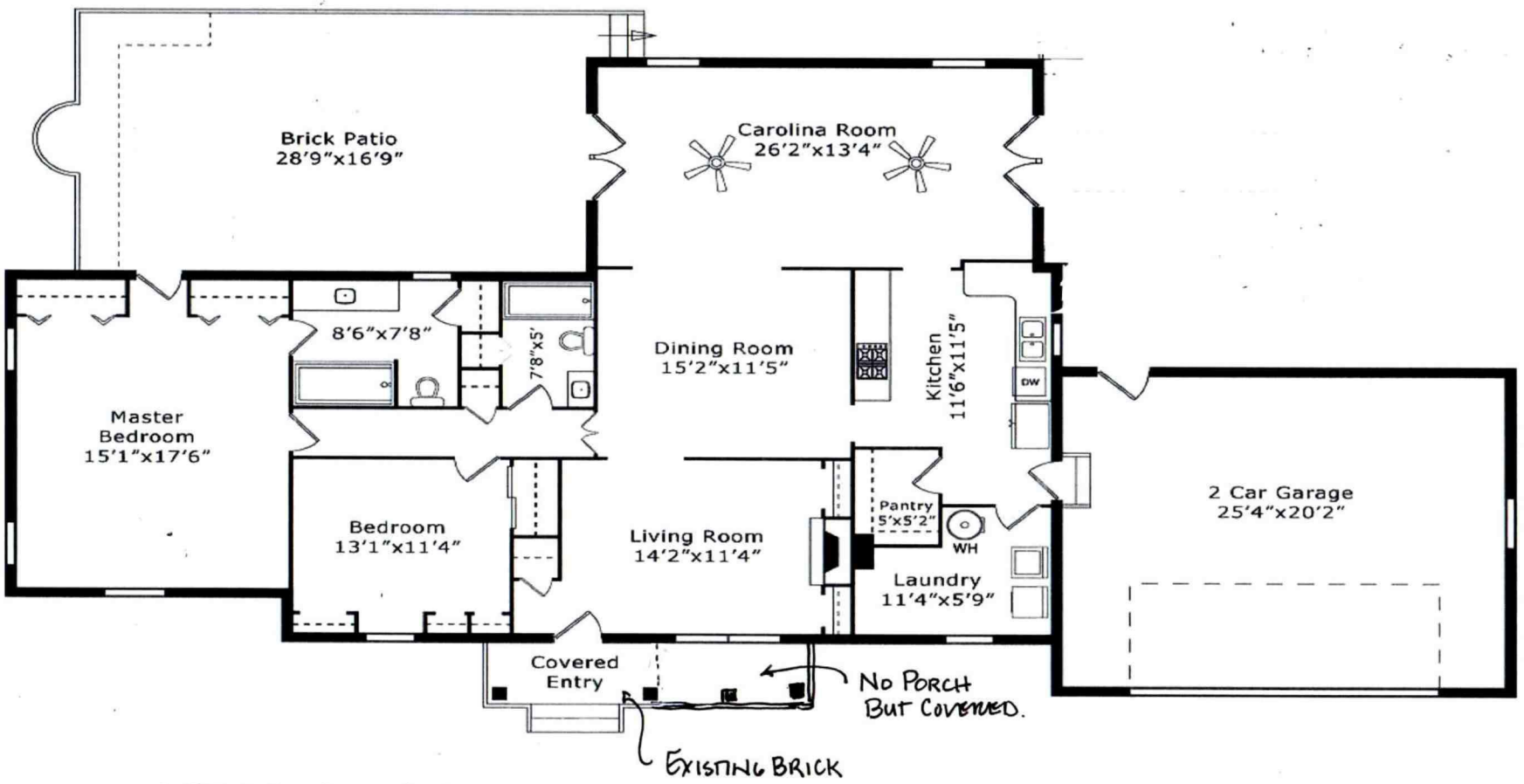

NEW FRONT DOOR
SIDING TO MATCH
LIGHT
NEW PORCH
REMOVE COLUMN
LATTICE BETWEEN BRICK
DOOR RECESSED BACK.
2 NEW WINDOWS
BRICK PLANTER

EXHIBIT D

EXISTING PLAN

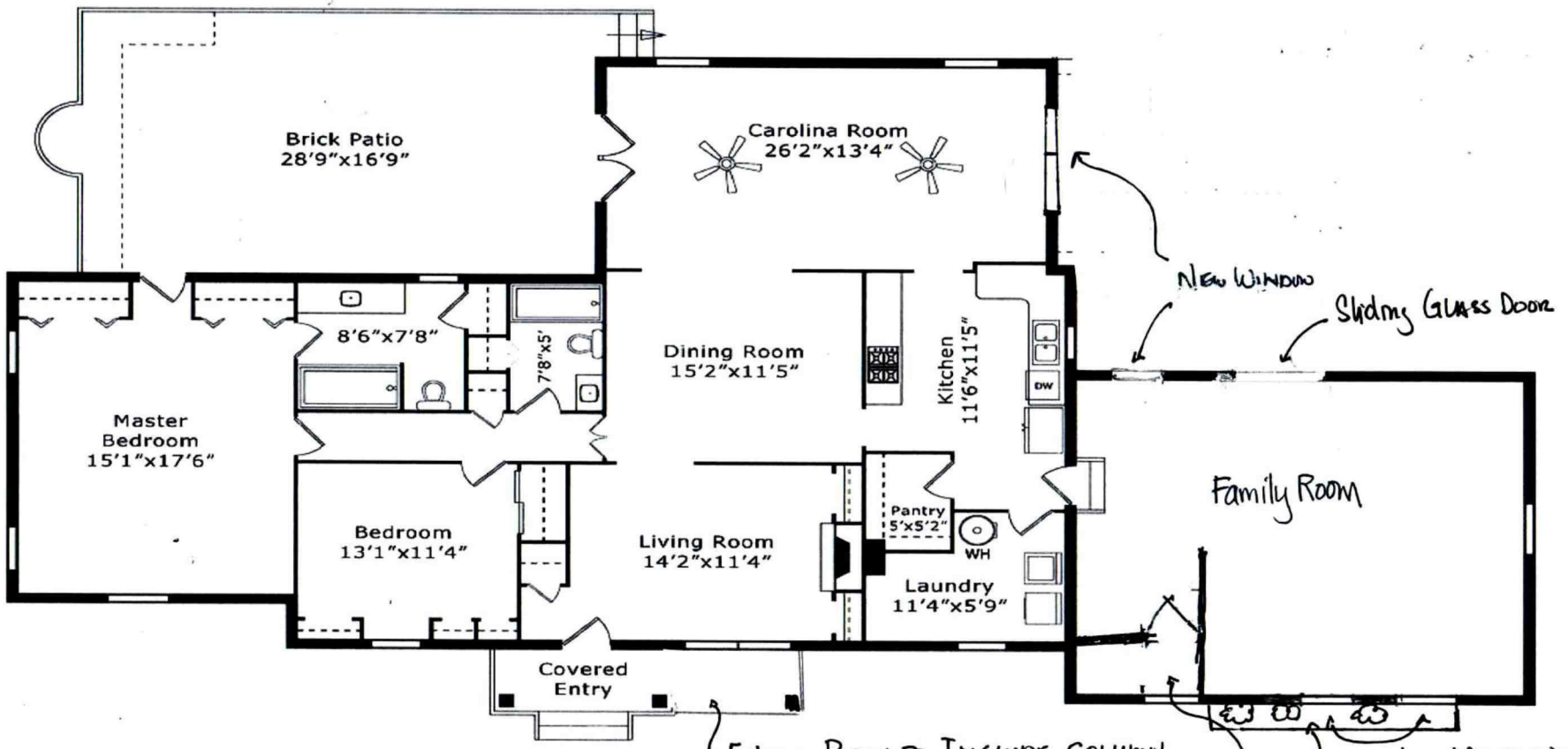


165 Linden Rd

Drawings are not to scale. Drawings & room dimensions are for illustration purposes only.

EXHIBIT D

NEW PLAN



165 Linden Rd

Drawings are not to scale. Drawings & room dimensions are for illustration purposes only.

EXHIBIT E

8:44



Article from Interior Desi...

44 Beautiful

Visit

Save

EXHIBIT E

EXHIBIT F



EXHIBIT A

COA-2021-00144 - 40 McCaskill Rd W

Menu Help

File Date: 09/09/2021

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work:

Application Name: 40 McCaskill Rd W

Address: 40 MCCASKILL RD, PH, 28374

Owner Name: HEINO, ROBERT

Owner Address: BARRINGTON, RI 02806

Parcel No: 00026264

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Jeremy Strickland		Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
Yes	41504	Contractor	Jeremy Strickland	R.G.S. Builders	

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
Revised driveway and reflecting pond in front yard per Mark Pars on design.

Removal of cherry tree in front yard per design.

Replace rectangle window above front door with an oval window.

Add glass panels to existing front door.

Clean up overgrown landscape and provide landscaping per Mark Parson Landscape design.

Type of Work
Alteration

Existing Use
Single Family Low Density

Proposed Use
Single Family Low Density

Includes Demolition?
Yes

Includes Tree Removal?
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
Wood	Wood		White

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
Blue stone with brick ...		Blue stone with brick ...	Match existing brick

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick per plans	match existing brick

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	09/09/2021	Alina Sibbett
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum

Show all

Application Comments:

View ID	Comment	Date
ASIBBETT	None	09/09/2021

Initiated by Product: AV360

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

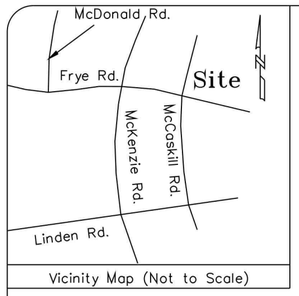
Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

EXHIBIT A

Required Inspections:

EXHIBIT B



Vicinity Map (Not to Scale)

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

Notes:
This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
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 #00026264, PIN #855211762941

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

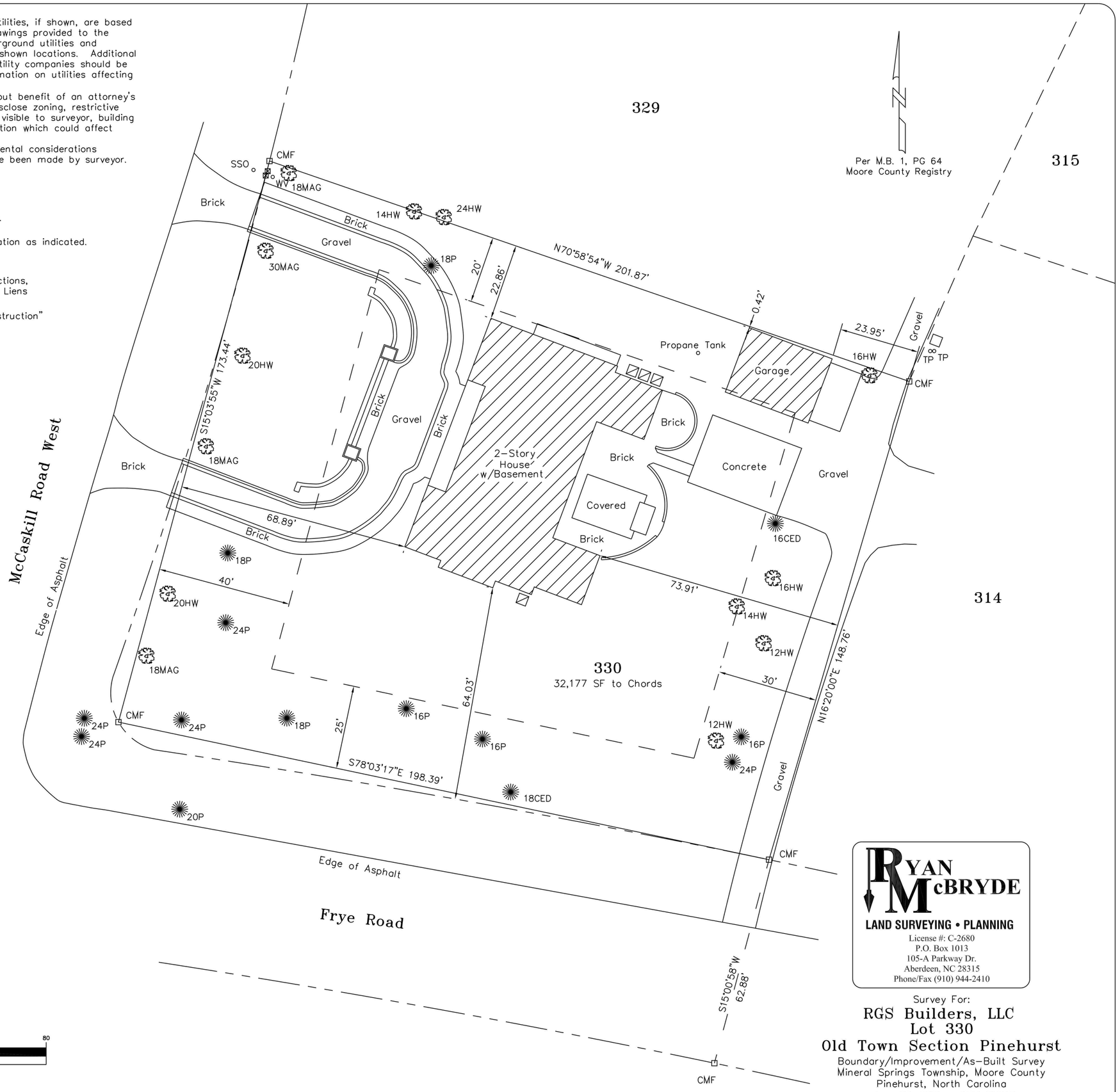
Reference: Map Book 1, Page 64
Deed Book 2728, Page 436
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2728, page 436); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 25th day of June, 20 21.

NORTH CAROLINA PROFESSIONAL SEAL L-4394 SURVEYOR RYAN D. McBRYDE

Professional Land Surveyor

L-4394
Registration Number



GRAPHIC SCALE

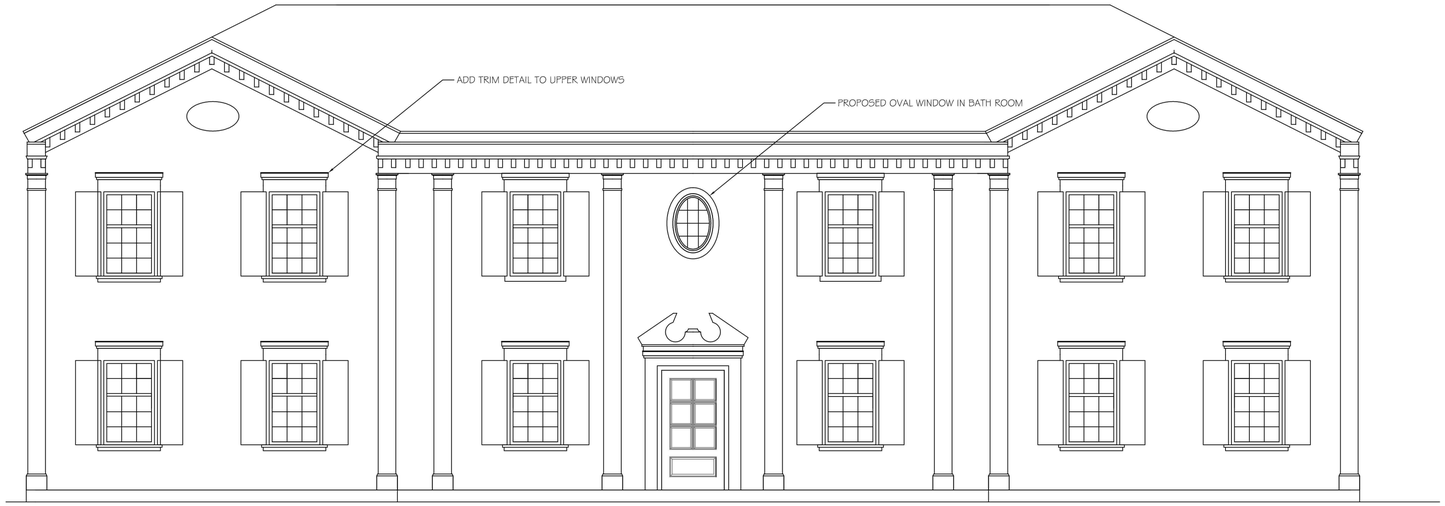
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

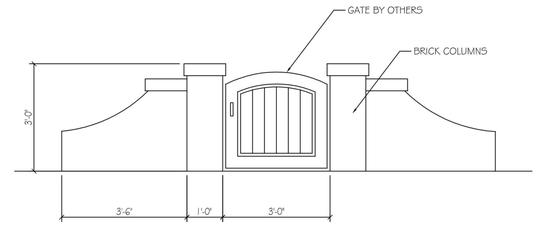
RYAN McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
RGS Builders, LLC
Lot 330
Old Town Section Pinehurst
Boundary/Improvement/As-Built Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
June 25, 2021 JOB# 210181

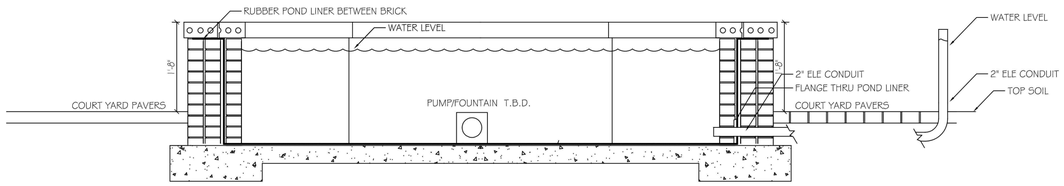
EXHIBIT C



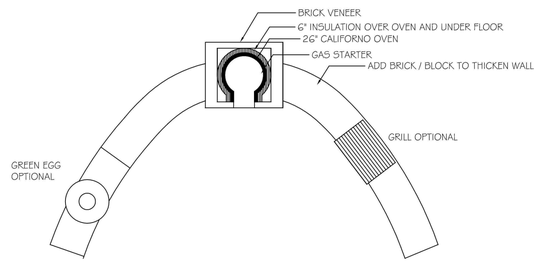
1 / A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



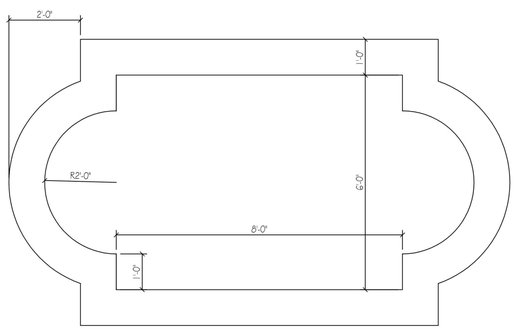
4 / A1 DECORATIVE FRONT GATE ELEVATION (OPTIONAL)
SCALE: 1/2" = 1'-0"



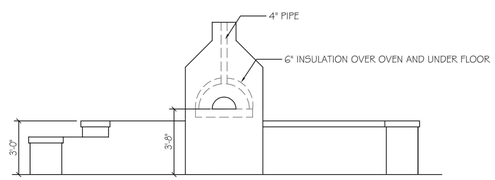
2 / A1 WATER FEATURE SECTION / DETAIL
SCALE: 3/4" = 1'-0"



5 / A1 PIZZA OVEN WITH GRILL / GREEN EGG
SCALE: 1/4" = 1'-0"



3 / A1 WATER FEATURE
SCALE: 1/2" = 1'-0"



6 / A1 PIZZA OVEN CONCEPTUAL ELEVATION
SCALE: 1/4" = 1'-0"

markwesleyparson

161 E. NEW HAMPSHIRE AVE.
SOUTHERN PINES, NC
910.692.8550

www.markwesleyparson.com

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HEINO RESIDENCE

40 McCASKILL ROAD
PINEHURST, NC

DATE: JULY 27, 2021

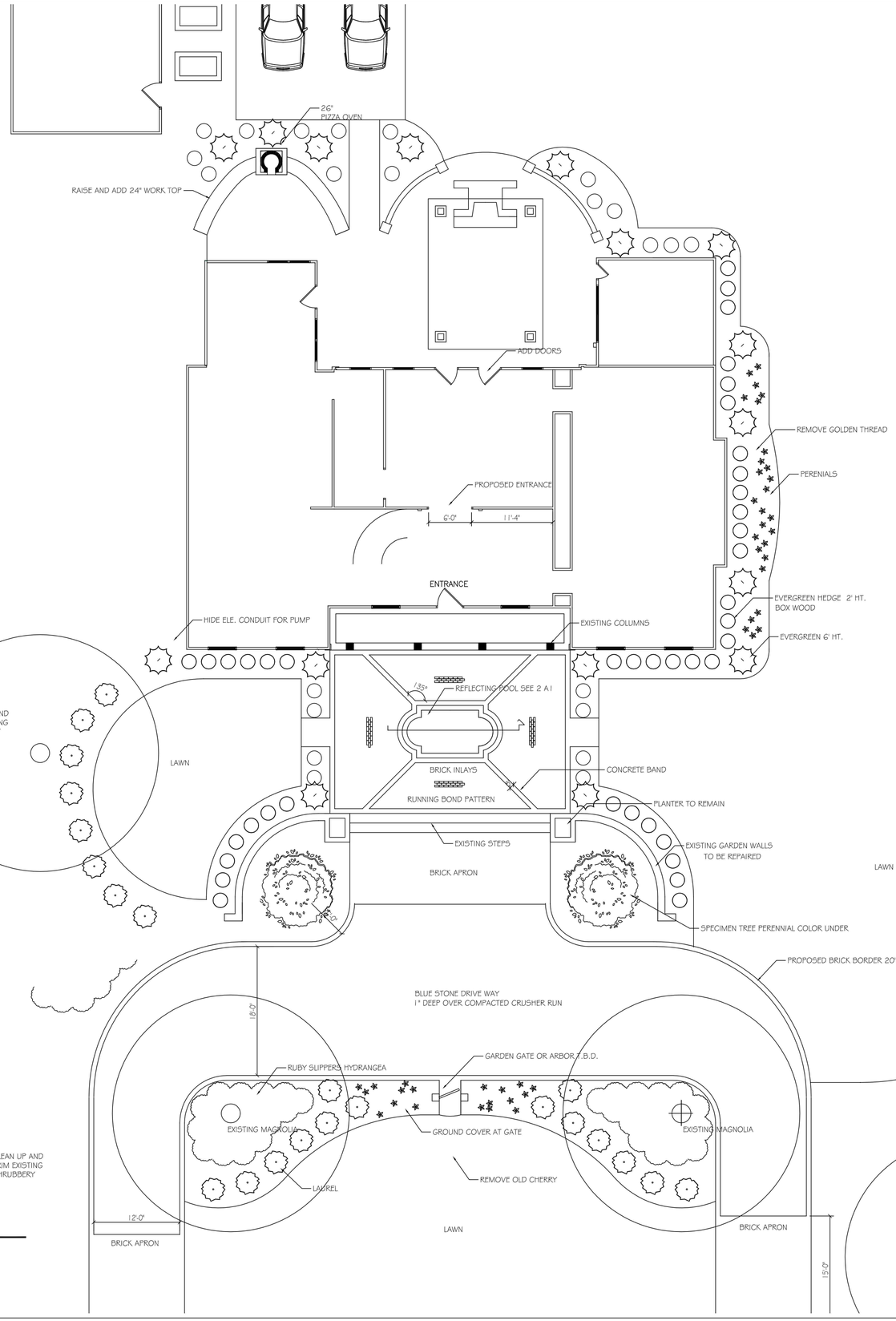
REVISIONS:

FRONT ELEVATION
HARDSCAPE PLAN

SHEET NUMBER

A1

EXHIBIT D



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

markwesleyparson

161 E. NEW HAMPSHIRE AVE.
SOUTHERN PINES, NC
910.692.8550

www.markwesleyparson.com

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HEINO RESIDENCE

40 McCASKILL ROAD
PINEHURST, NC

DATE: JULY 27, 2021

REVISIONS:

LANDSCAPE/
HARDSCAPE PLAN

SHEET NUMBER

L1

EXHIBIT A

COA-2021-00154

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Paid – Fee: $500 – Major
(Revised 06/2021)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	10 Board Branch Rd.
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00014470

Owner Information			
Name	Kimberly D. Meade	Home Phone #	336-894-6561
Street Address	8 Beryl Lane	Mobile Phone #	336-894-6561
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	Kim_Meade@ymail.com		

Applicant			
Name	Roy Branch	Other Phone #	
Email	RKFinehomes@gmail.com	Street Address	8 Beryl Lane
Mobile Phone #	910-691-4656	City, State, Zip Code	Pinehurst, NC 28374

RECEIVED
OCT 01 2021
BY: .....

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	75052
Name	Roy Branch
Street Address	8 Beryl Lane
City, State, Zip	Pinehurst, NC 28374
Phone #	910-691-4656
Email	RKFineHomes@gmail.com

General Information

Description of Changes to the Structure	CHANGE ROOF LINE TO A FRAME TO GIVE A BETTER APPEARANCE & TO HAVE MORE HEAD ROOM.		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☐ No	
Includes Tree Removal		☐ Yes ☐ No	
Estimated Cost of Construction			

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	VINYL	Yellow/WHITE	SAME	SAME
Rear Elevation				
Right Elevation				
Left Elevation				
Trim	VINYL	WHITE	SAME	SAME
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof	3TAB SHINGLES	GREEN	ARCHITECT SHINGLES	BLACK
Roof Exhaust Vents				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights				
Driveway				
House Number				
Other:_____				

Required Documents

- ☐ Site Plan/Survey or Sketch
- ☐ Floor Plans
- ☐ Elevation Drawings
- ☐ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: 9-13-21

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Property Owner Authorization

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

Owner / Owner's Representative Signature: Timothy D. Meade

Date: 9/13/21


EXHIBIT B



nterest

1st Choice

n Dream Board

s may be subject to copyright. **Learn More**

EXHIBIT B

American Craftsman



EXHIBIT B

COA-2021-00155 - Ahrens Siding/Windows/Door

Menu Help

File Date: 09/28/2021

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Replace existing siding, windows and one door on house. Paint exterior of house and garage.

Application Name: Ahrens Siding/Windows/Door

Address: 60 CADDELL Rd, PH, 28374

Owner Name: AHRENS, TODD MICHAEL

Owner Address: 60 Caddell, PINEHURST

Parcel No: 00018237

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	Active
Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
New siding and paint	Alteration	Single Family Low Density
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	Yes	No
COA Number	**Conditions of COA (If Any)**	
–	–	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	Grey	Composite	Hancock Green HC-117

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	Grey	Composite	Hancock Green HC-117

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	Grey	Composite	Hancock Green HC-117

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	Grey	Composite	Hancock Green HC-117

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	White	Composite	White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl	White	Vinyl	White

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
Vinyl Sliding	White	Vinyl French Door	White

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	10/08/2021	Alexandria Rye
Review for Completeness		In Progress	10/08/2021	Alexandria Rye
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
Ahrens.docx	PLN_HIST	Photo	Reference photos fo...	application/msword	Uploaded	10/01/2
Your application COA-1...	PLN	Email		application/octet-s...	Uploaded	10/08/2

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 B

60 Caddell
Application for a
Certificate of Appropriateness

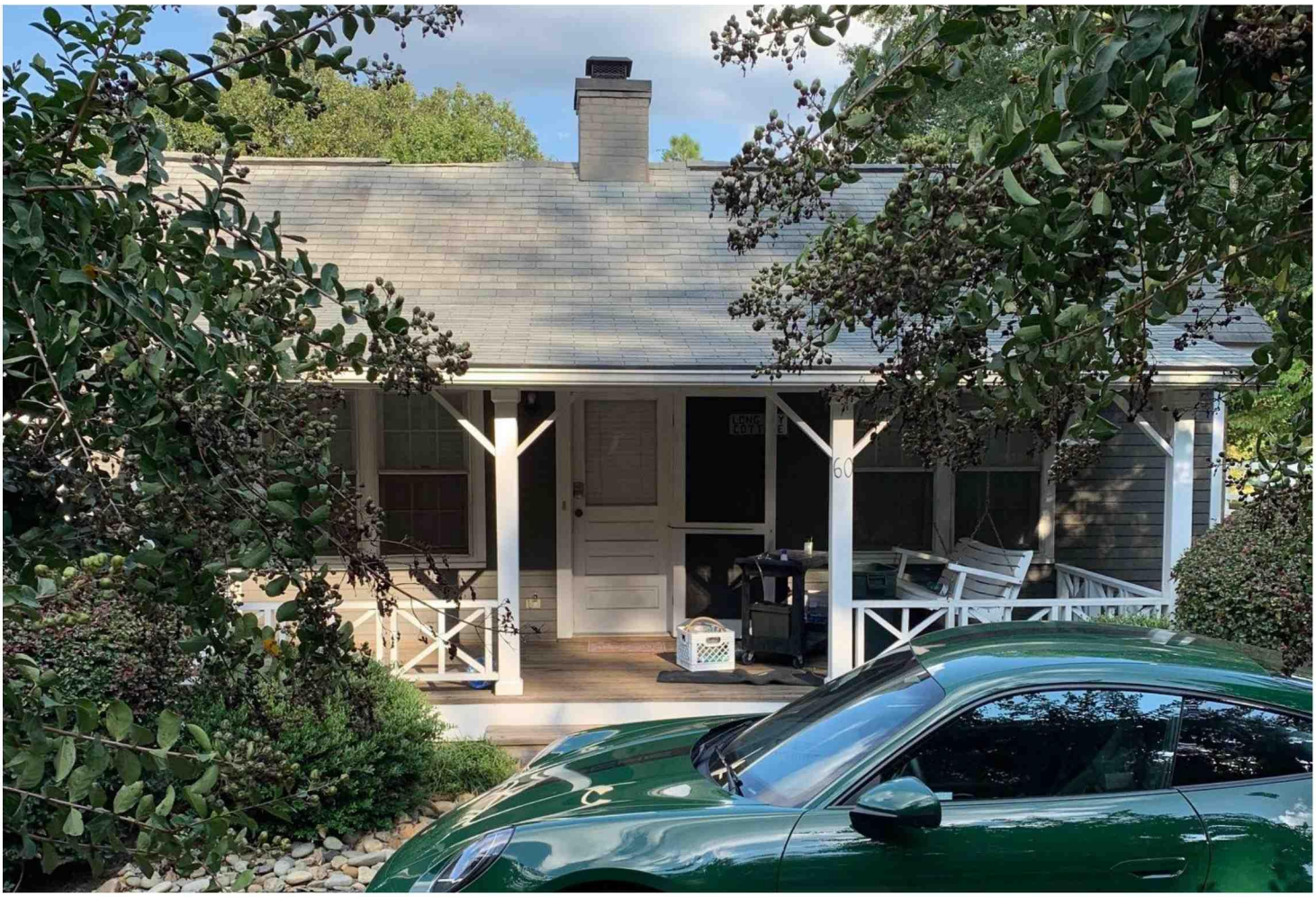
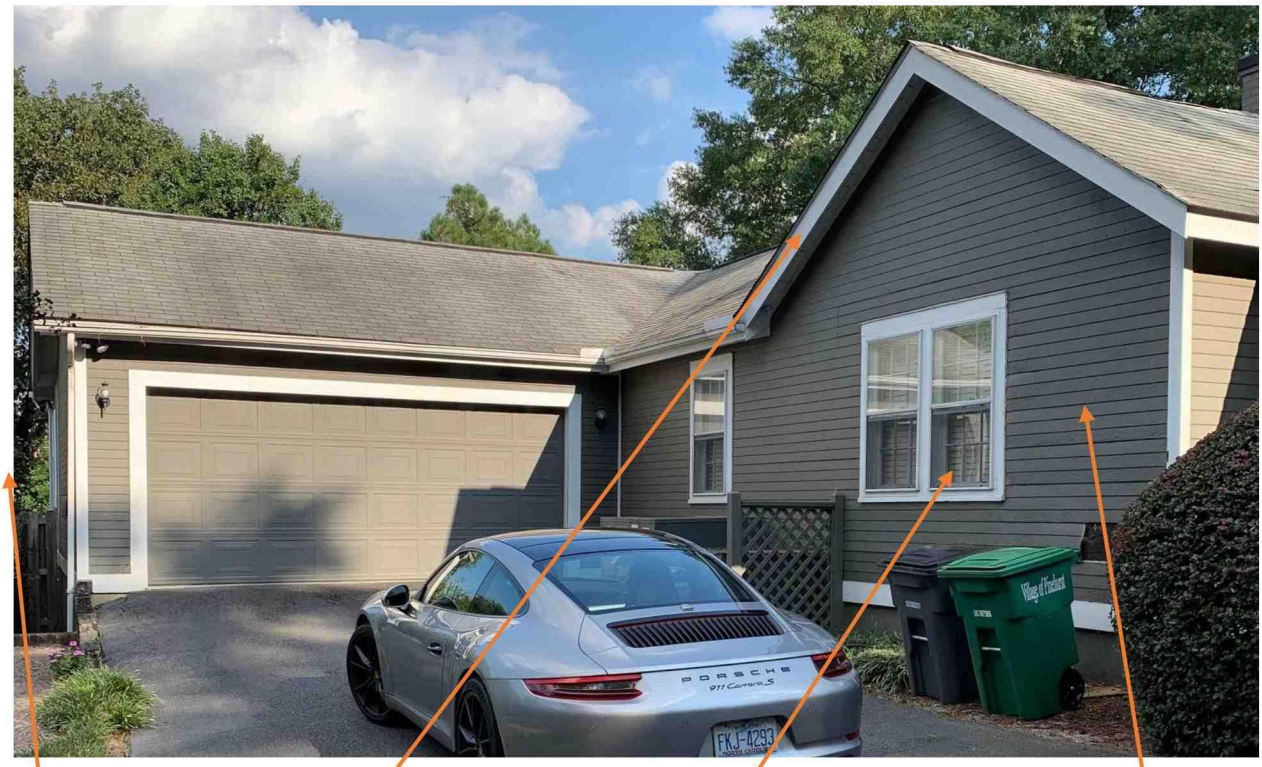
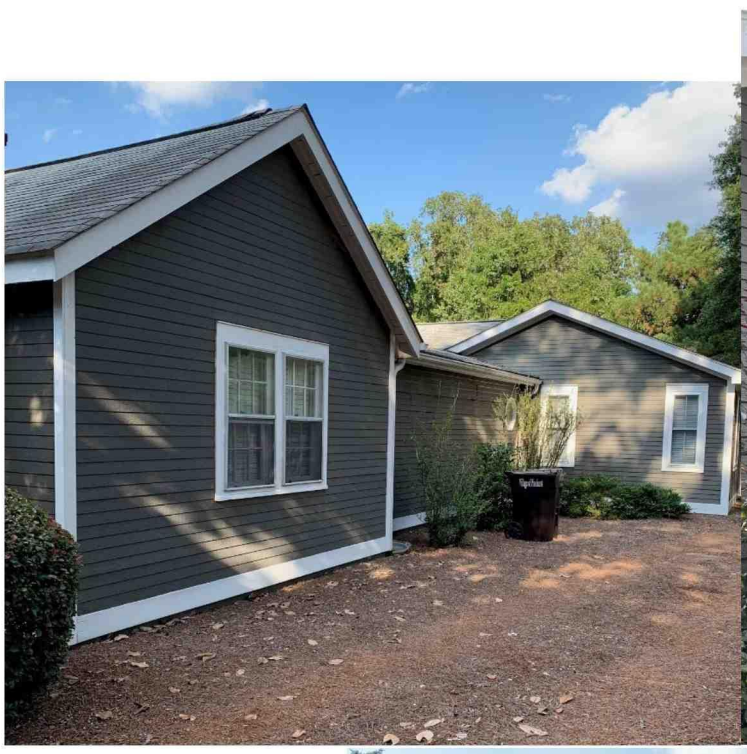


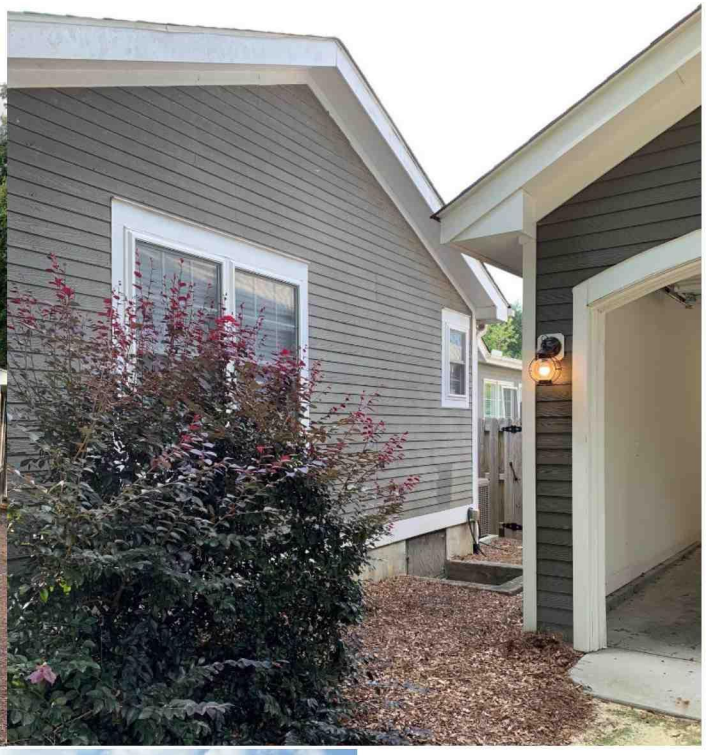
EXHIBIT B

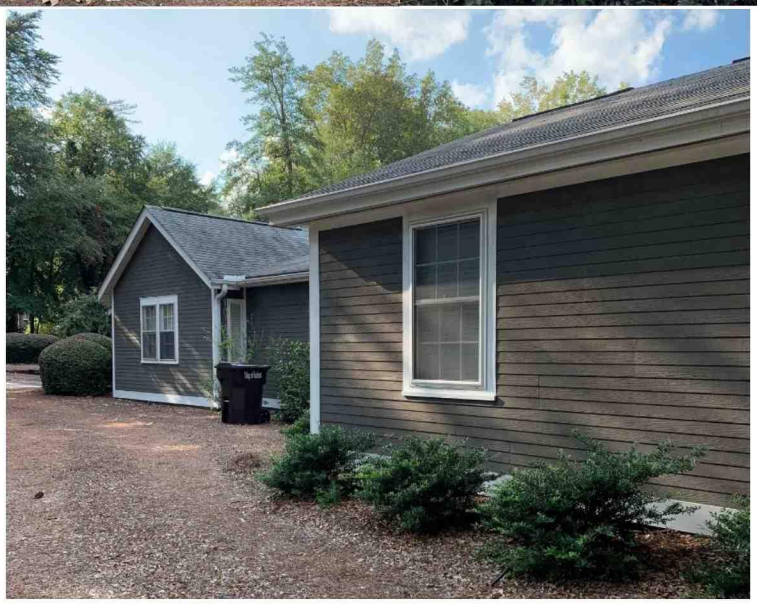


Remove existing masonite siding and trim which has rotted and replace with composite siding and trim.	**Siding Color – Hancock Green HC-117**	**Trim Color – White**

EXHIBIT B







French Door example for Back of House



Window Example



EXHIBIT B



Repaint Garage Siding and Trim

Siding Color – Hancock Green HC-117

Trim Color – White

COA-2021-00150 - Munn

Menu Help

File Date: 09/24/2021

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: New Construction

Application Name: Munn

Address: 100 Saville Row Rd, Pinehurst , NC 28374

Owner Name: Donald & Pamela Munn

Owner Address: PO Box 5944, Pinehurst, NC 28374

Parcel No: 20190034

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Kirby construction group	Kirby construct...	Applicant		Active
Kirby construction group	Kirby construct...	Contact		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
		Fiber Cement Board	Ben Moore/Anchor Gray2...

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Board	Ben Moore/Anchor Gray ...

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Board	Ben Moore/Anchor Gray ...

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Board	Ben Moore/Anchor Gray ...

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Board	Pure White SW7005

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Pella Vinyl	White

CHIMNEY

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

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Statesville Brick	Walnut Creek

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		DSA Tiffany 4LT E-17	Stained/Minwax Early A...

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Site Built/Cedar	Stained/Minwax Early A...

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		Wayne Dalton/Steel	Pure White SW7005

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
		Certainteed Shingles	Moire Black

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
		PVC	Black

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
		Cedar Columns	Stained/Minwax Early A...

DECK

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

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
		Concrete	Grey

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
		Concrete	Grey

SKY LIGHTS

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

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
		Concrete	Grey

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
		Metal	Black

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

---

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	10/08/2021	Alexandria Rye
Review for Completeness		Application ...	10/08/2021	Alexandria Rye
Review Distribution		In Review	10/08/2021	Alexandria Rye
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

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

Documents: File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Munn 9.8.21 landscape.pdf	PLN_HIST	Plan	Landscape plan	application/pdf	Uploaded	09/24/2021
MUNN RESIDENCE-Model 1...	PLN_HIST	Building Elevat...	Model 1	application/pdf	Uploaded	09/24/2021
MUNN RESIDENCE-Model 2...	PLN_HIST	Building Elevat...	Model 2	application/pdf	Uploaded	09/24/2021
MUNN RESIDENCE-Model 3...	PLN_HIST	Building Elevat...	Model 3	application/pdf	Uploaded	09/24/2021
MUNN RESIDENCE-Model 4...	PLN_HIST	Building Elevat...	Model 4	application/pdf	Uploaded	09/24/2021
MUNN RESIDENCE-Model 5...	PLN_HIST	Building Elevat...	Model 5	application/pdf	Uploaded	09/24/2021
MUNN RESIDENCE-Model 6...	PLN_HIST	Building Elevat...	Model 6	application/pdf	Uploaded	09/24/2021
Munn Revised Site Plan...	PLN_HIST	Site Plan	Site plan	application/pdf	Uploaded	09/24/2021
SCAN_000927.pdf	PLN_HIST	Other	Selections	application/pdf	Uploaded	09/24/2021

Show all

Application Comments: View ID | Comment | Date

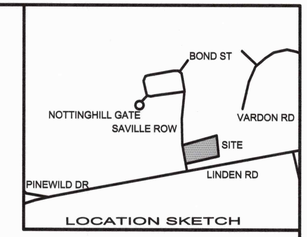
Initiated by Product: ACA

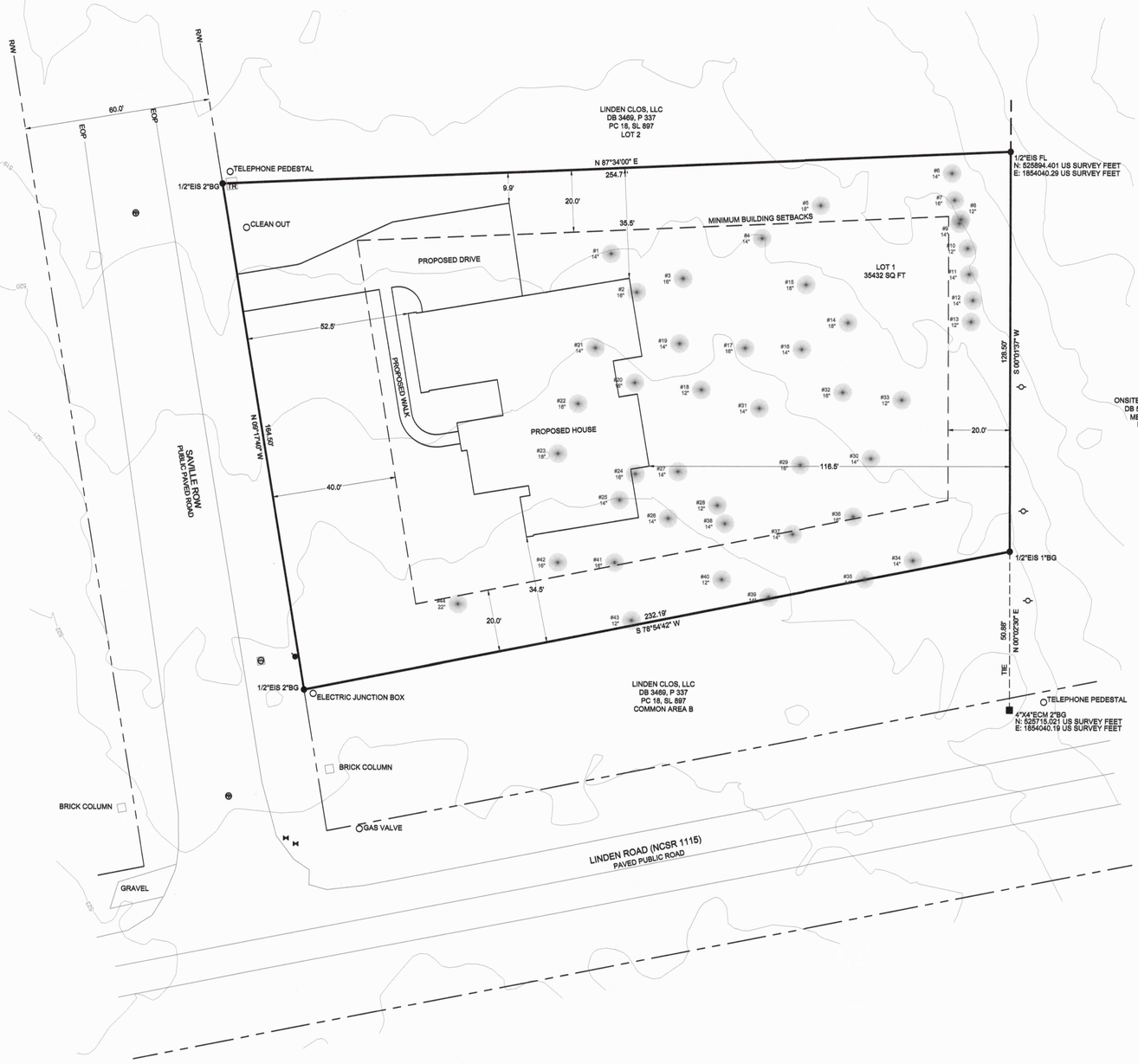
Scheduled/Pending Inspections: Inspection Type | Scheduled Date | Inspector | Status | Comments

Resulted Inspections: Inspection Type | Inspection Data | Inspector | Status | Comments

Required Inspections:

EXHIBIT B





REFERENCE:
DEED BOOK 5603, PAGE 431
PLAT CABINET 18, SLIDE 897
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1:10000+

ACREAGE DETERMINED BY
COORDINATE METHOD

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS OR CONVEYANCES OF RECORD.

UNLESS OTHERWISE DENOTED:
EIS = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
ERRS = EXISTING RAILROAD SPIKE
EA = EXISTING AXLE
NIP = NEW IRON PIPE
NIS = NEW IRON STAKE
NM = NEW MAG NAIL
EM = EXISTING MAG NAIL
EPK = EXISTING PK NAIL
CP = CALCULATED POINT
#AG = (#) INCHES ABOVE GRADE
#BG = (#) INCHES BELOW GRADE
FL = FLUSH WITH GRADE
CL = CENTERLINE
EOP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY
= UTILITY POLE
= 5/8 NIR FLUSH
= COMPUTED POINT
= WATER VALVE
= FIRE HYDRANT
= MANHOLE
= WATER METER
= TRANSFORMER
—OHE— = OVERHEAD ELECTRIC LINE
—x— = FENCE

NC GRID NORTH (NAD83/2011)

PARCEL ID: 20190034

ZONING: R30 HISTORIC PRESERVATION OVERLAY

PUBLIC SUPPLY WATERSHED: WS-IIIP

OWNERS ADDRESS:
DONALD & PAMELA MUNN
100 SAVILLE ROW
PINEHURST, NC 28374

PROPERTY ADDRESS:
100 SAVILLE ROW
PINEHURST, NC 28374

BUILDING SETBACKS:
FRONT = 40'
SIDE = 20'
REAR = 20'

IMPERVIOUS SURFACE:
4210.1 SQ. FEET (DWELLING)
2123.6 SQ. FEET (DRIVE)
6333.7 SQ. FEET (TOTAL)
17.88% IMPERVIOUS SURFACE

TREES
CEDAR
HOLLY
MAGNOLIA
DOGWOOD
PINE
HARDWOOD

0 20 40 60

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
(4) DATES OF SURVEY: 06/15/21
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: Continental(US_NGS2012B
(8) COMBINED GRID FACTOR(S): 0.99985775
(9) UNITS: US SURVEY FEET

GRID TO GROUND SCALE POINT:
N(y): 525773.059 US SURVEY FEET
E(x): 1853810.62 US SURVEY FEET

I, JOHN G. MATTHEWS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE REFERENCE TABLE); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 16th DAY OF SEPTEMBER, A.D., 2021.

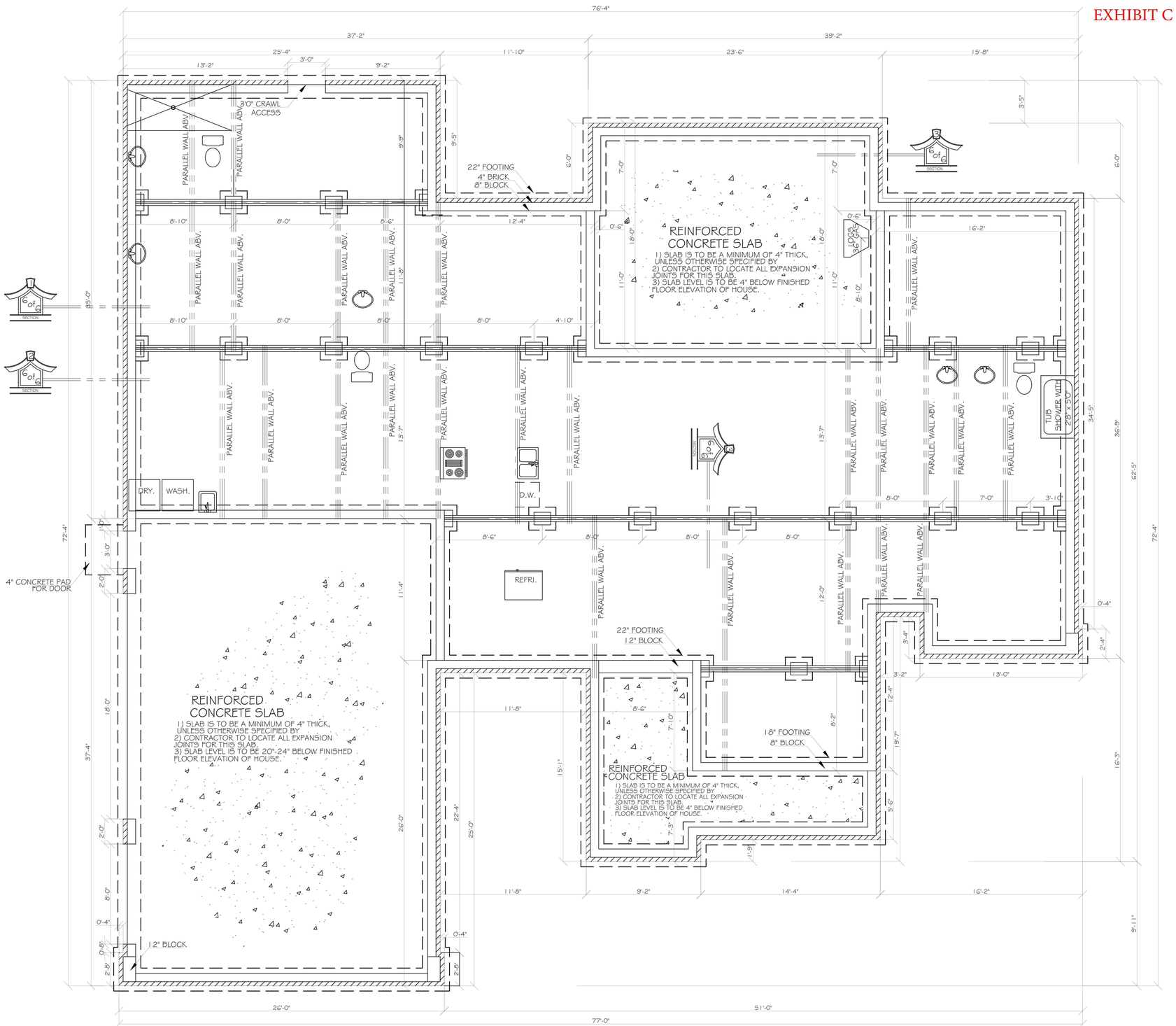
PROFESSIONAL LAND SURVEYOR, L-5020

MATTHEWS
LAND SURVEYING & MAPPING
FIRM LICENSE: P-1343
JOHN G. MATTHEWS, PLS, L-5020
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671

NORTH CAROLINA PROFESSIONAL SEAL L-5020 LAND SURVEYOR JOHN G. MATTHEWS

SITE PLAN FOR
DONALD R. MUNN
AND
PAMELA J. MUNN
LINDEN CLOS', PHASE 2, LOT 1
VILLAGE OF PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
SEPTEMBER 15, 2021 *** SCALE 1"=20'
JOB# 10592

EXHIBIT C



FOUNDATION PLAN

ARTIGA DESIGN EST. 2009

Enrique J. Artiga
(910)-637-0350

THE KIRBY REAL ESTATE GROUP, LLC
CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31
WWW.KIRBYCOMPANIES.COM

Client:
Mr. Donald Munn &
Mrs. Pamela Munn
100 Saville Row
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	2,638 HTG. SQUARE FEET
TOP FLOOR	542 HTG. SQUARE FT.
FRONT PORCH	212 SQUARE FEET
SCREENED DECK	270 SQUARE FEET
DECK	366 SQUARE FEET
GARAGE	933 SQUARE FEET

HEATED TOTAL 3,180 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 05/05/21

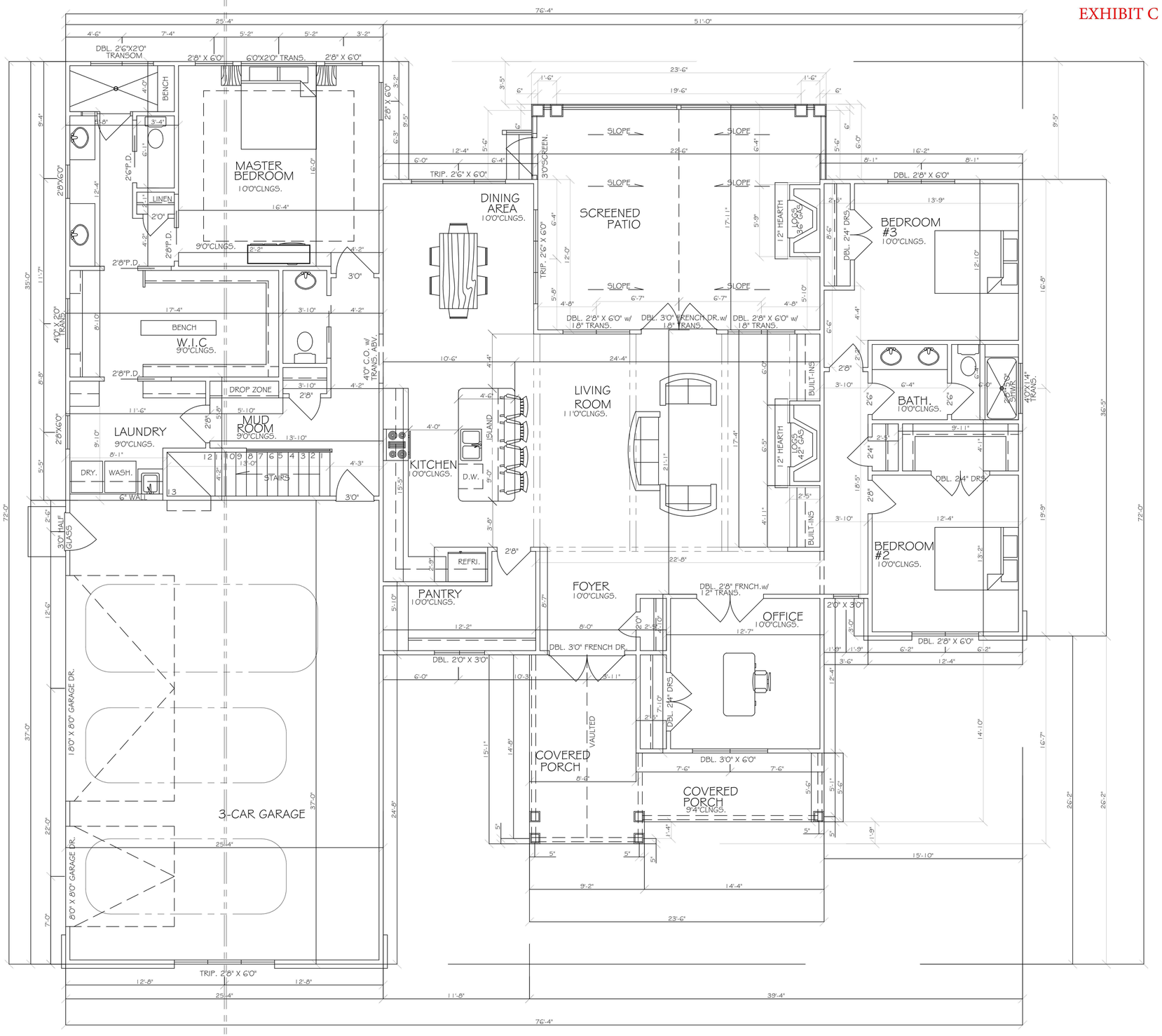
Drafting By:
EJA 05/03/21

Sheet Name:
FOUNDATION PLAN

Scale:
1/4"= 1'0"

Sheet Number:
1 of 6

EXHIBIT C



FIRST FLOOR PLAN

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	2,638 HTG. SQUARE FEET
TOP FLOOR	542 HTG. SQUARE FT.
FRONT PORCH	212 SQUARE FEET
SCREENED DECK	270 SQUARE FEET
DECK	366 SQUARE FEET
GARAGE	933 SQUARE FEET

HEATED TOTAL 3,180 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 05/05/21

Drafting By:
EJA 03/03/21
03/11/21
04/20/21
05/03/21

Sheet Name:
FLOOR PLAN

Scale:
1/4"=1'0"

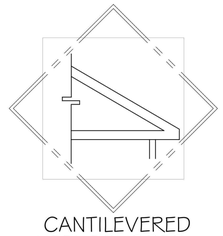
Sheet Number:
2 of 6

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

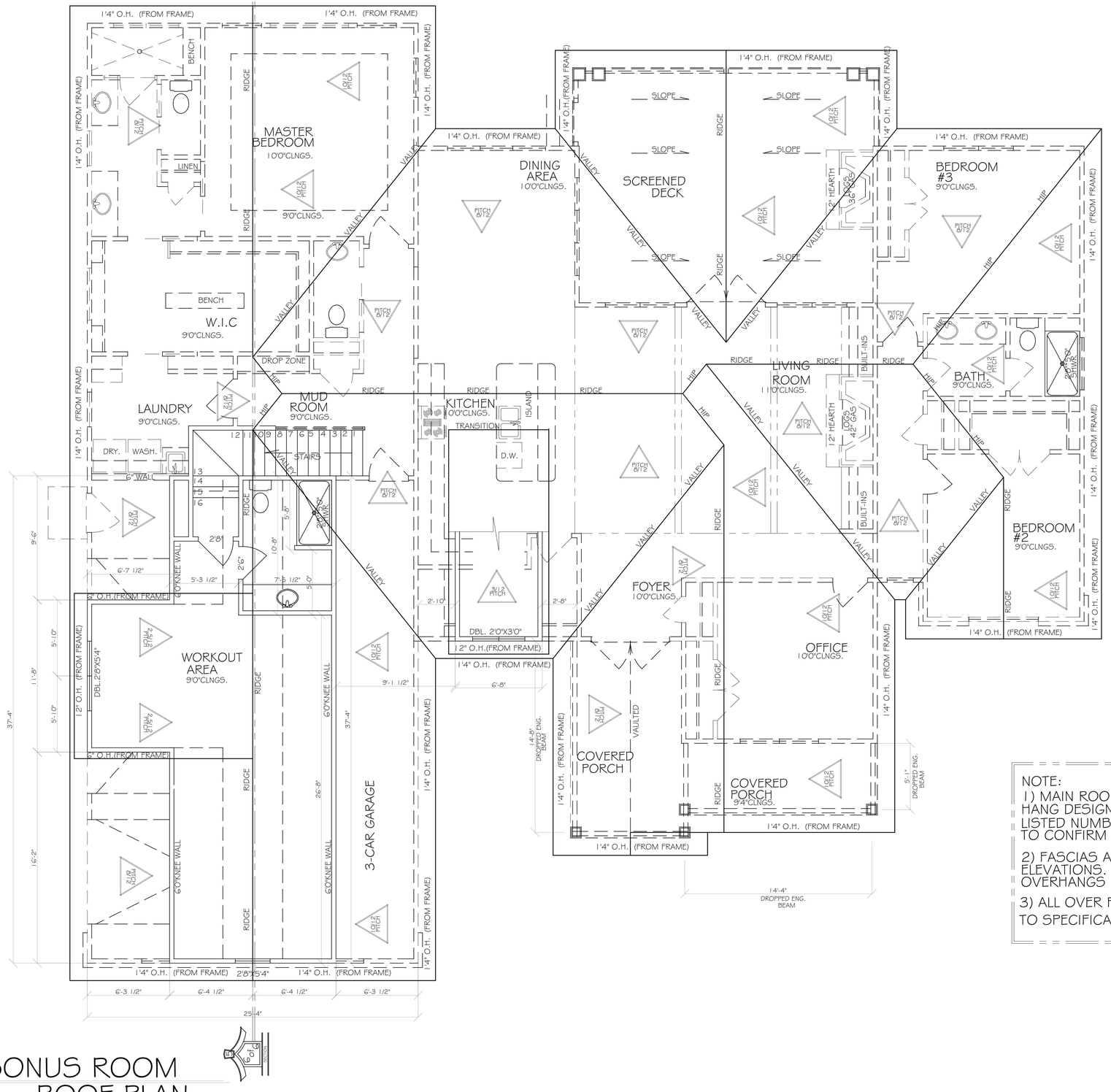
THE KIRBY REAL ESTATE GROUP, LLC
CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31
WWW.KIRBYCOMPANIES.COM

Client:
Mr. Donald Munn &
Mrs. Pamela Munn
100 Saville Row
Linden Close
Pinehurst,NC 28374

EXHIBIT C



CANTILEVERED
HEEL TRUSSES
(STANDARD)



BONUS ROOM
ROOF PLAN

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

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

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

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

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

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

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Pinehurst,NC 28374

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Issue Date:
EJA 05/05/21

Drafting By:
EJA 04/20/21
05/03/21

Sheet Name:
BONUS ROOM

Scale:
1/4"= 1'0"

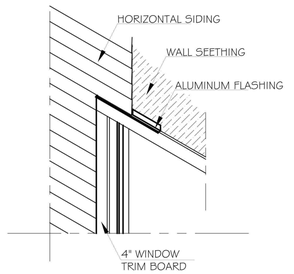
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3 of 6

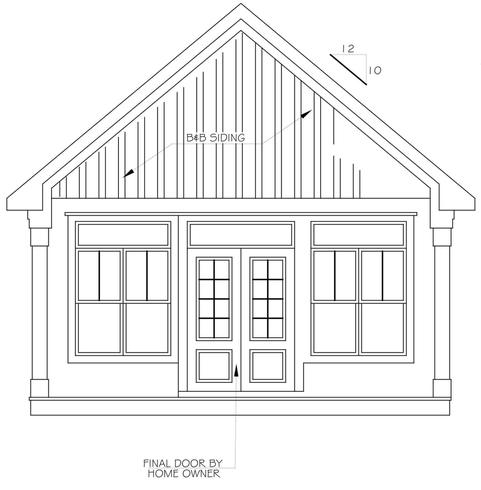
EXHIBIT C



FRONT ELEVATION



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





REAR ELEVATION

Notes:
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Issue Date:
EJA 05/05/21

Drafting By:
EJA 04/20/21

Sheet Name:
ELEVATIONS

Scale:
1/4"=1'0"

Sheet Number:

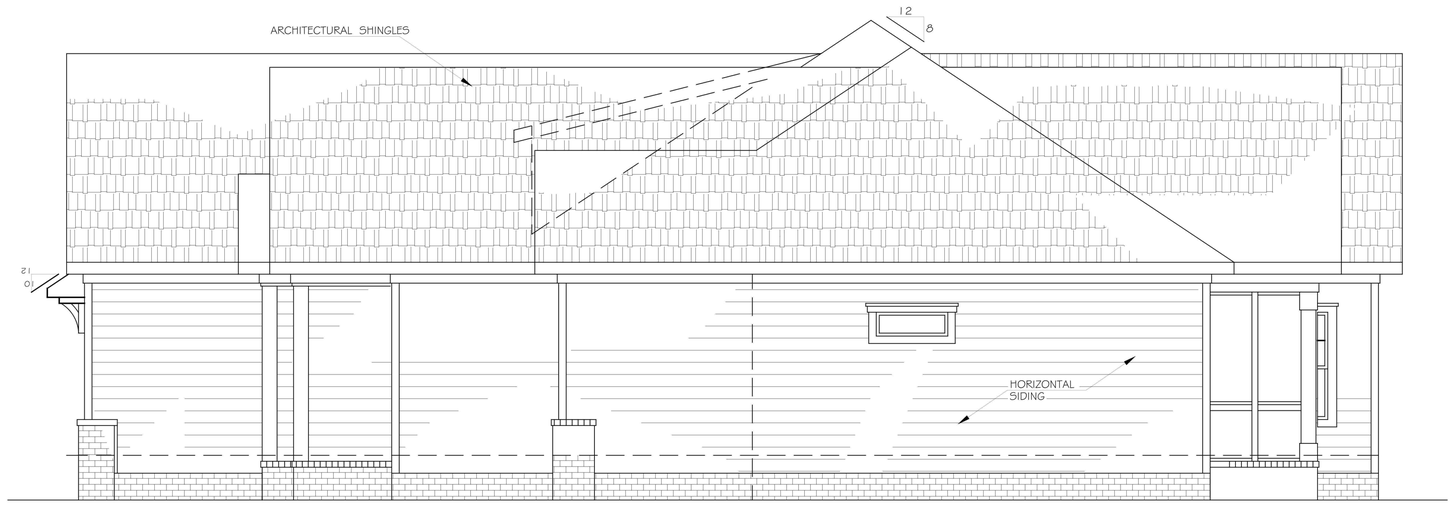
4 of 6

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

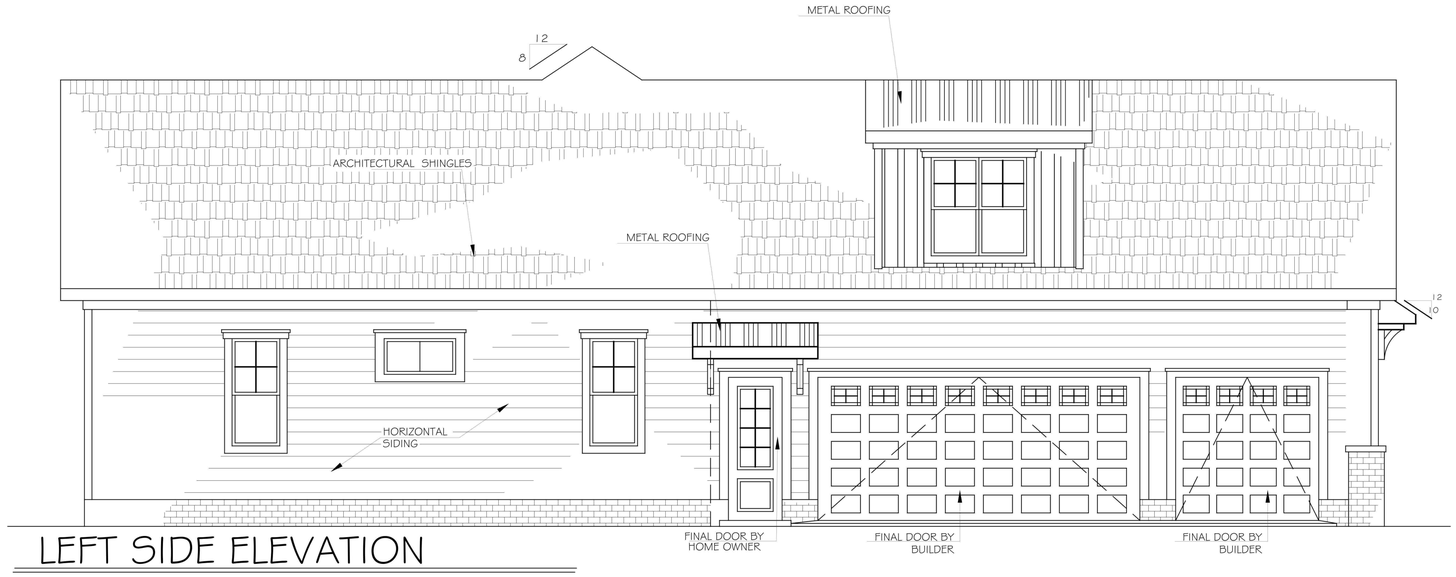
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WWW.KIRBYCOMPANIES.COM

Client:
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Linden Close
Pinehurst,NC 28374

EXHIBIT C



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ARTIGA DESIGN EST.2009

Enrique J. Artiga
(910)-637-0350

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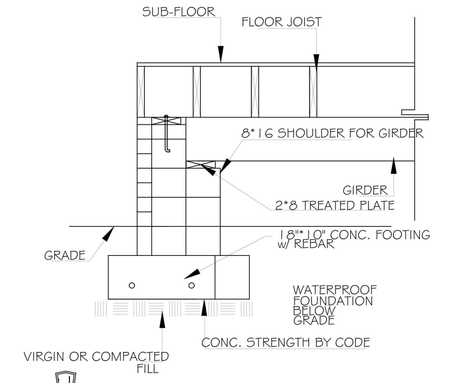
Issue Date:
EJA 05/05/21

Drafting By:
EJA 04/20/21

Sheet Name:
ELEVATIONS

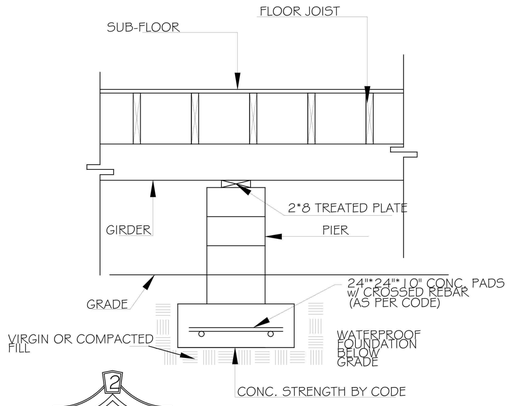
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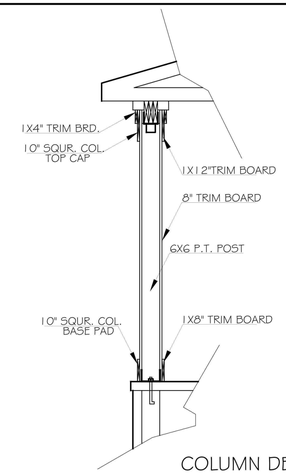
6 of 6 SECTION

TYPICAL SHOULDER DETAIL
SCALE = NTS

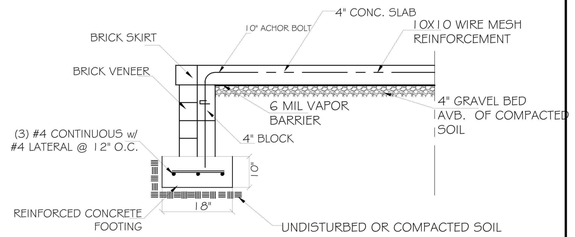


2
6 of 6 SECTION

TYPICAL DROPPED GIRDER DETAIL
SCALE = NTS

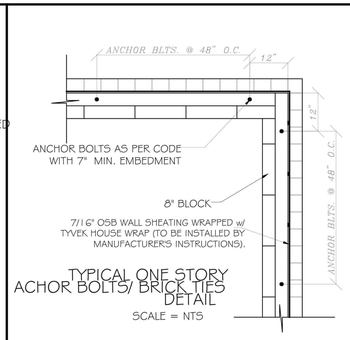


COLUMN DETAIL
SCALE = 1'0"=1/2"



3
6 of 6 SECTION

TYPICAL RAISED SLAB DETAIL
SCALE = NTS



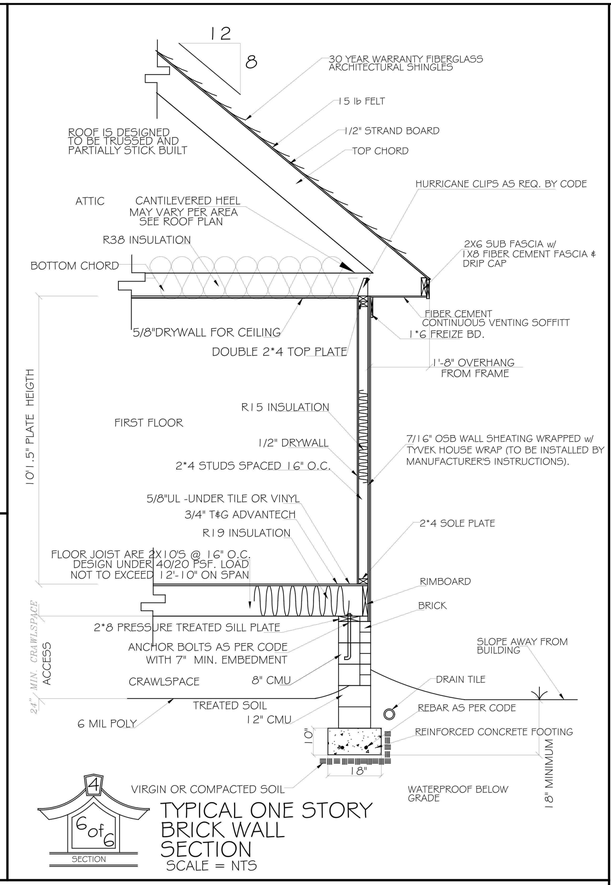
TYPICAL ONE STORY
ACHOR BOLTS/ BRICK TIES
DETAIL
SCALE = NTS

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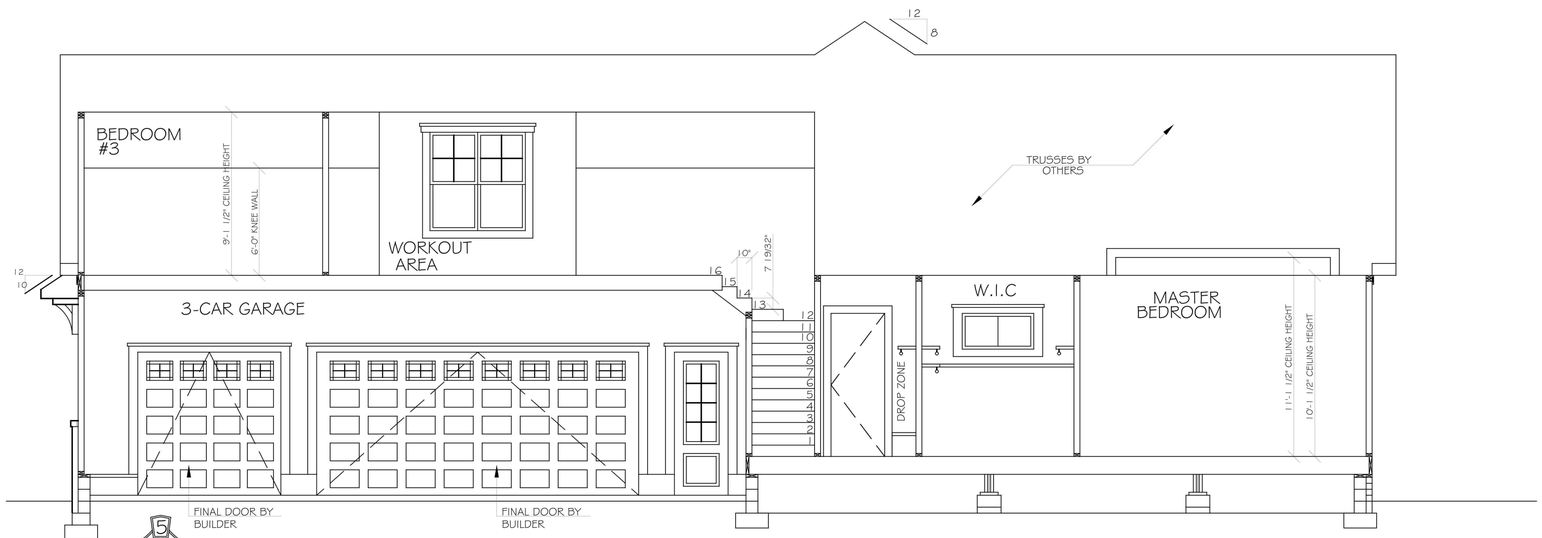
3) TRUSS LAYOUT IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/ MANUFACTURER.

4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.



4
6 of 6 SECTION

TYPICAL ONE STORY
BRICK WALL
SECTION
SCALE = NTS



5
6 of 6 SECTION

STAIRCASE PROFILE /
BONUS ROOM CUT SECTION

NOTE:
ALL FLOOR JOIST
ALL JOIST ARE 2X10'S @ 16" O.C.
DESIGN UNDER 40/20 PSF. LOAD
NOT TO EXCEED 12'-10" ON SPAN

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

EXHIBIT C

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

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ALL NUMBERS ARE TO FRAME

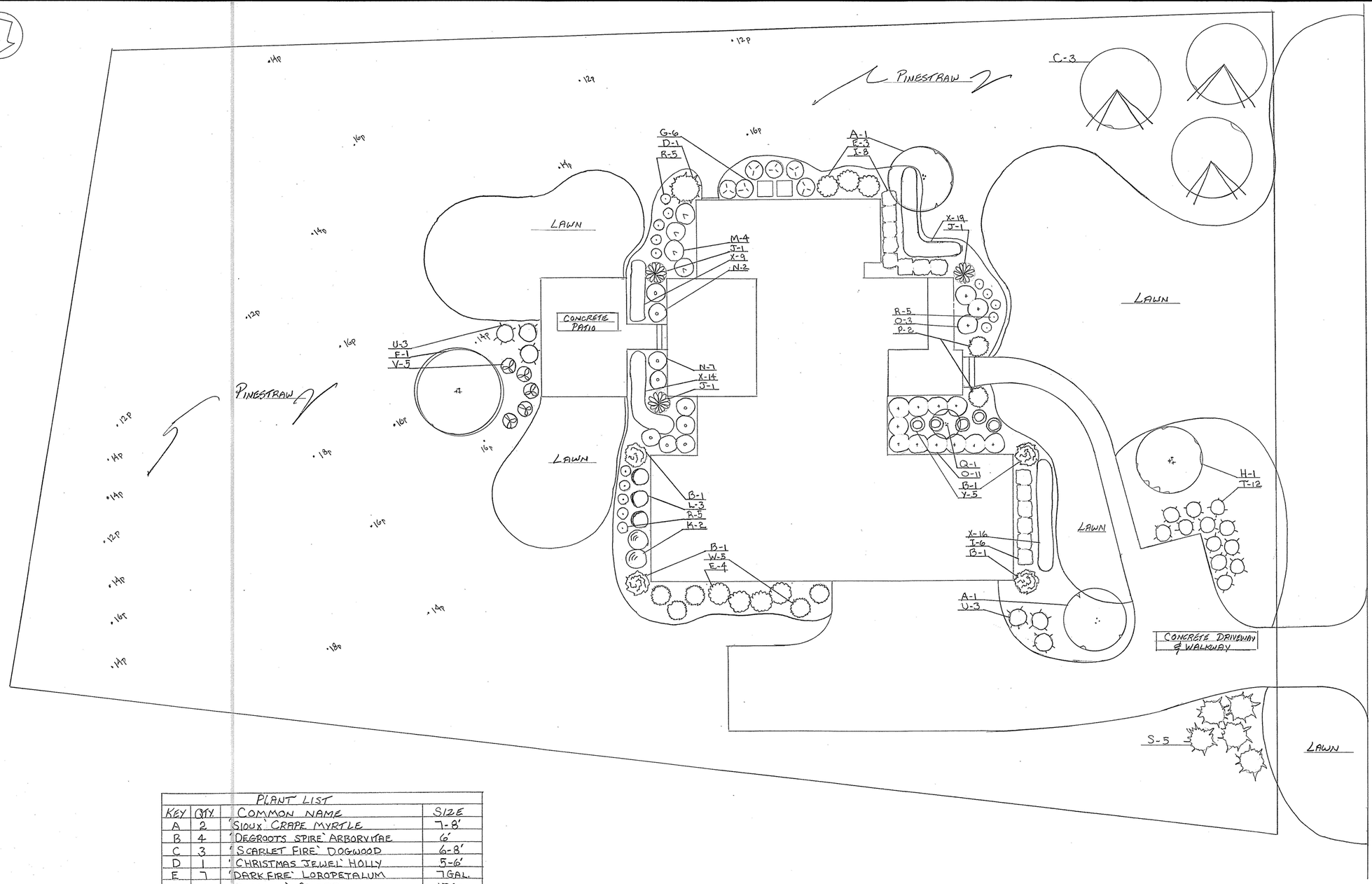
Issue Date:
EJA 05/05/21

Drafting By:
EJA 05/05/21

Sheet Name:
DETAIL DRAWINGS

Scale:
1/4"=1'0"

Sheet Number:
6 of 6



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	2	'SIOUX' CRAPE MYRTLE	7-8'
B	4	'DEGROOTS SPIRE' ARBORVITAE	6'
C	3	'SCARLET FIRE' DOGWOOD	6-8'
D	1	'CHRISTMAS JEWEL' HOLLY	5-6'
E	7	'DARK FIRE' LOROPETALUM	7GAL.
F	1	'AUTUMN' CHERRY	15GAL.
G	6	'STEEDS' HOLLY	7 GAL.
H	1	'RISING SUN' REDBUD	15 GAL.
I	14	'BABY GEM' BOXWOOD	7 GAL.
J	3	'RUBY' SASANQUA CAMELLIA	7 GAL.
K	2	'BLUE CASCADE' DISTYLIUM	7 GAL.
L	3	'RADIANCE' ABELIA	5GAL.
M	4	'MOONLIT LACE' VIBURNUM	5GAL.
N	9	'JUBILATION' GARDENIA	5GAL.
O	14	'SWING LOW' DISTYLIUM	5 GAL.
P	2	'FIRE CHIEF' ARBORVITAE	7 GAL.
Q	1	'SNOW TOWER' DOGWOOD	10GAL.
R	15	'FLIRT' NANDINA	3 GAL.
S	5	'GREY OWL' JUNIPER	3 GAL.
T	12	PINK MUHLY GRASS	3 GAL.
U	6	'ADAGIO' MAIDEN GRASS	3 GAL.
V	5	'MOJO' PITTISPORUM	3 GAL.
W	5	'CARISSA' HOLLY	7 GAL.
X	48	'ROYAL PURPLE' LIRIOPE	1 GAL.
Y	5	'SNOW GIRL' GARDENIA	3 GAL.

EXHIBIT D

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

MUNN RESIDENCE
100 SAVILLE ROW
PINEHURST N C

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

SCALE: 1"=10'

DATE: 8-31-2021

DRAWN BY: RLAD

PAGE NO:

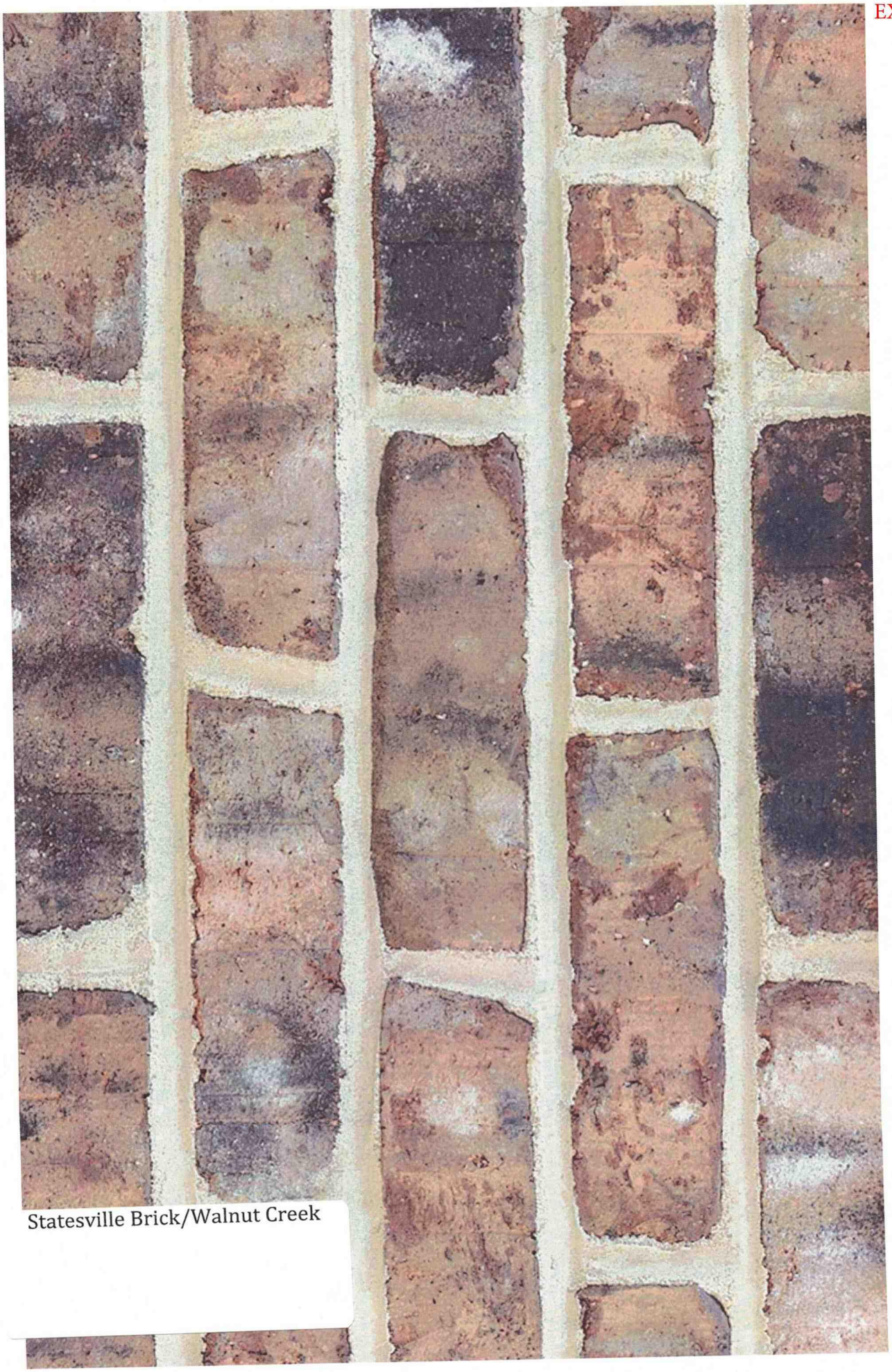
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 0072
JOEL GUILL KENNEDY

EXHIBIT E



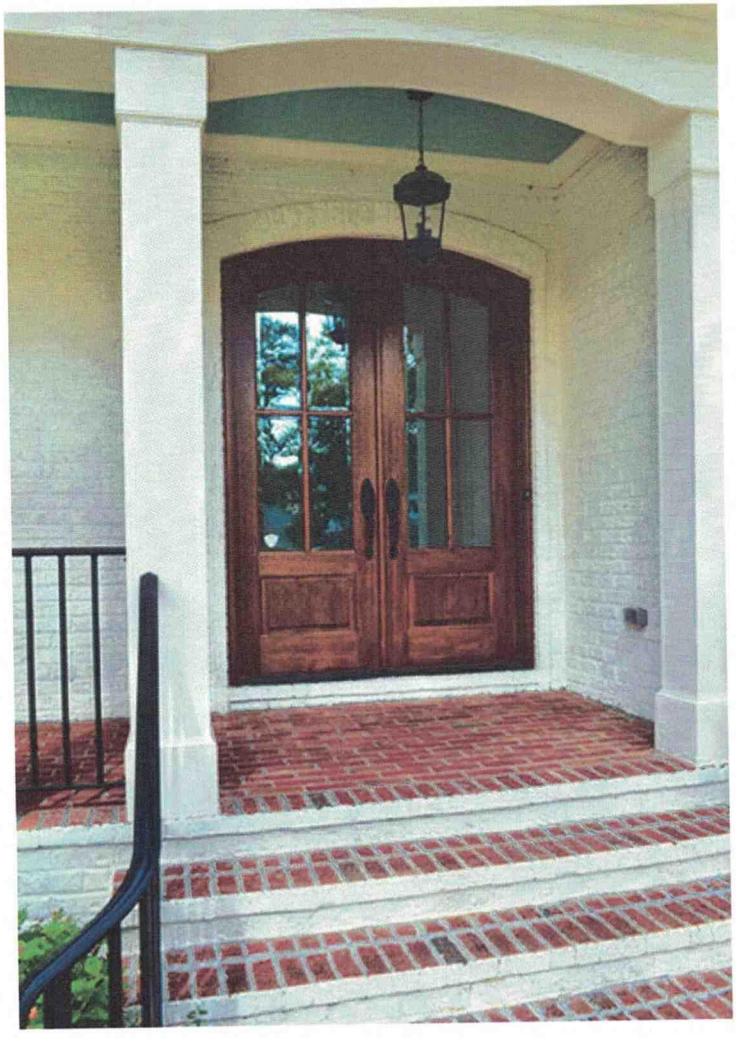
Pella/Vinyl
250 Series/White

EXHIBIT E



Statesville Brick/Walnut Creek

EXHIBIT E



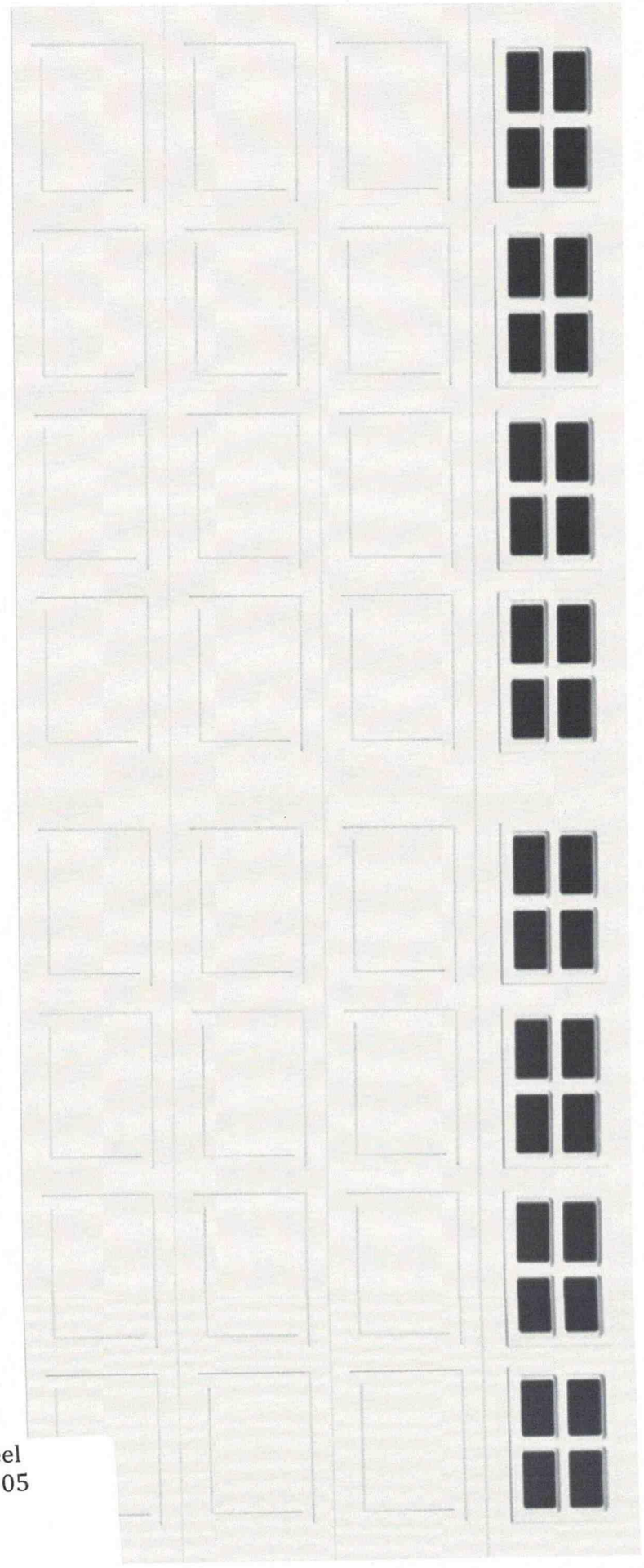
DSA/Tiffany-4LT
Minwax/Early American



Site Built
Cedar/Early American

EXHIBIT E

EXHIBIT E



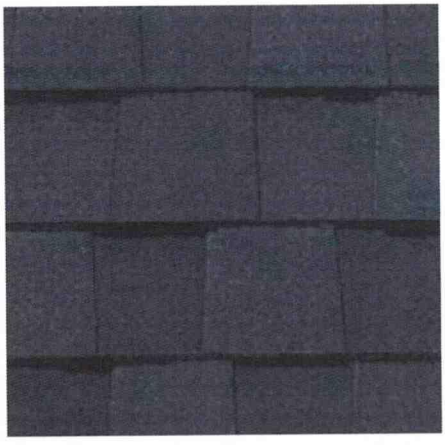
Wayne Dalton/Steel
Pure White/SW 7005

EXHIBIT E

SW 7005
Pure White

255-C1

EXHIBIT E



Certainteed Shingles/
Moire Black

EXHIBIT E

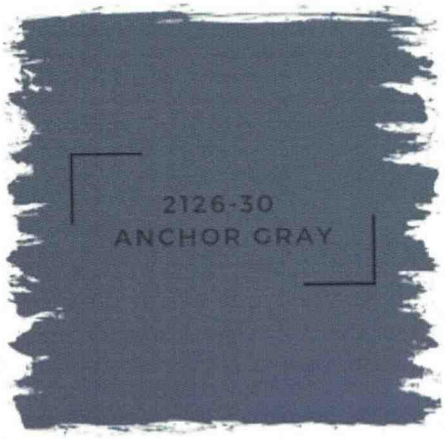


Minwax/Early American

Fiber Cement Siding/
Anchor Gray 2126-30

EXHIBIT E

EXHIBIT E



Anchor Gray/2126-30

EXHIBIT A

COA-2021-00160

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	5 Everette Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00016447

Owner Information			
Name	Brandon Sowell	Home Phone #	
Street Address	40 Lasswade Dr	Mobile Phone #	910-684-0931
City, State, Zip Code	Pinehusrt, NC 28374	Business Phone #	
Email	brandsowell@gmail.com		

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

RECEIVED
OCT 07 2021
BY: .....

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

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

General Information

Description of Changes to the Structure	Removal of 2 pine trees that are disfigured and cause increased maintence of property		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☒ No	
Includes Tree Removal		☒ Yes ☐ No	

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation				
Rear Elevation				
Right Elevation				
Left Elevation				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Roof Exhaust Vents				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights				
Driveway				
House Number				
Other:_____				

Required Documents

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

Certification

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

Applicant Signature: _____ Date: 09-27-21

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Property Owner Authorization

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

Owner / Owner's Representative Signature: _____

Date: 09-27-21

EXHIBIT B

Tree 1 rear property

Missing top deformed



EXHIBIT B

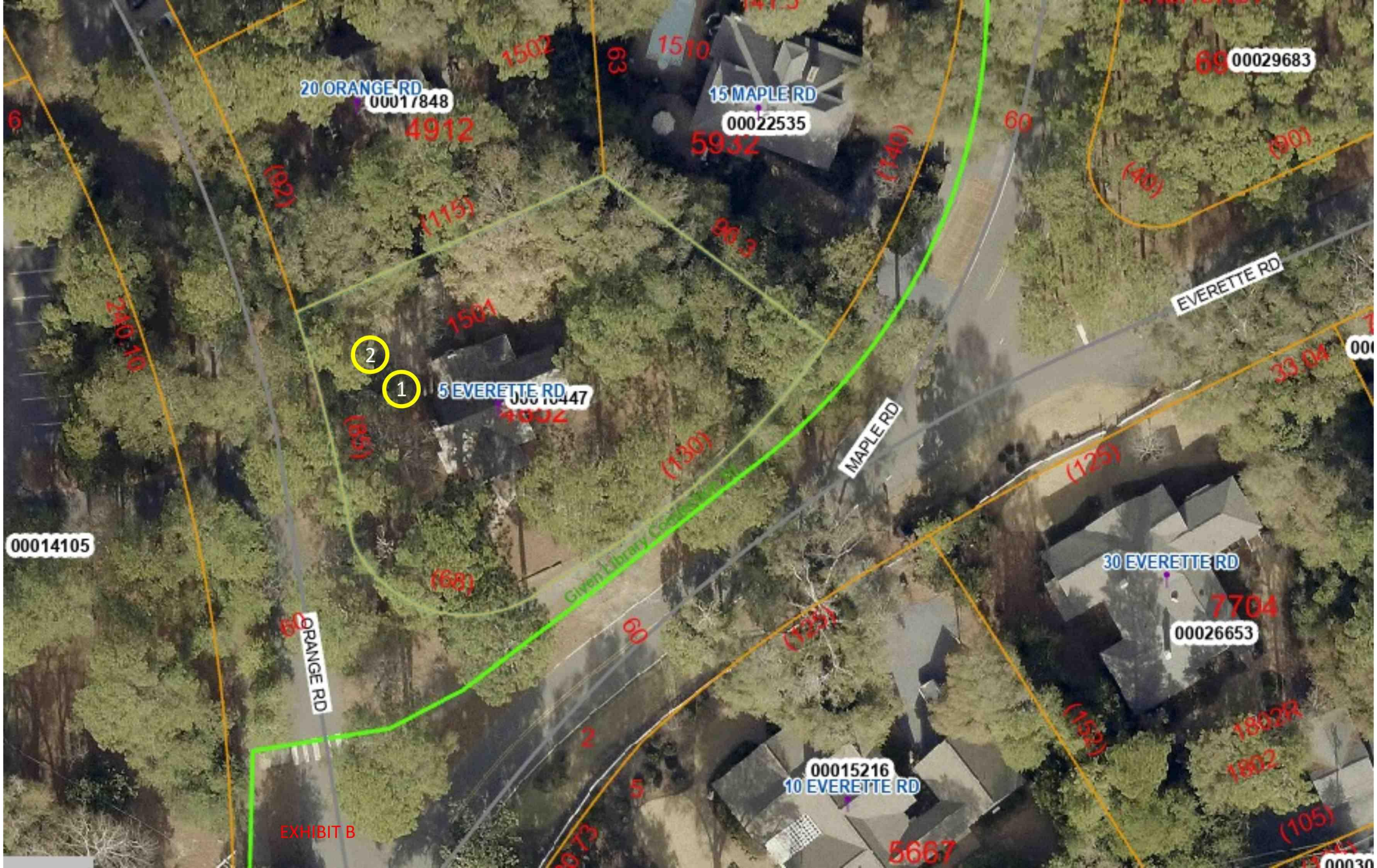
Tree 2 rear property

Missing top deformed



EXHIBIT B




20 ORANGE RD
00017848
4912
15 MAPLE RD
00022535
5932
00029683
EVERETTE RD
2
1
5 EVERETTE RD
MAPLE RD
ORANGE RD
00014105
30 EVERETTE RD
7704
00026653
00015216
10 EVERETTE RD
5667
EXHIBIT B

COA-2021-00157 - Fletcher Residence

Menu Help

File Date: 10/05/2021

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: New Single Family Home

Application Name: Fletcher Residence

Address: 305 NOTTINGHILL GATE, PH, 28374

Owner Name: LINDEN CLOS, LLC

Owner Address: PINEHURST, NC 28374

Parcel No: 20170037

Contact Info: Name	Organization Name	Contact Type	Contact Primary Address	Status
-	-	Applicant		Active
-	-	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 Single Family Traditional Home.	New	Vacant
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Medium Density	No	Yes
COA Number	**Conditions of COA (If Any)**	
-	-	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Lap	OC-130 Cloud White

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Lap Siding	OC-130 Cloud White

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Lap Siding	OC-130 Cloud White

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Lap Siding	OC-130 Cloud White

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Trim	OC-130 Cloud White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Aluminum Clad	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick	Red

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick	Red

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Mahogany	2132-10 Black

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Wood Louvered	2132-10 Black

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Insulated Steel	2132-10 Black

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Asphalt Shingles	Charcoal

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Asphalt Ridgevents	Charcoal

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brcik Pavers	Red

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	n/a	n/a

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick Pavers	Red

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick Pavers	Red

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	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	5"	Black

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	10/08/2021	Alexandria Rye
Review for Completeness		Application ...	10/08/2021	Alexandria Rye
Review Distribution		In Review	10/08/2021	Alexandria Rye
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum

File Name	Document Group	Category	Description	Type	Document Status	Docum
Carter Skinner Archite...	PLN_HIST	Building Elevat...	House Plans	application/pdf	Uploaded	10/05/2
FLETCHER COLORED CONCE...	PLN_HIST	Other	Landscape Plan	application/pdf	Uploaded	10/05/2
Fletcher Visual .pdf	PLN_HIST	Photo	Color Visual	application/pdf	Uploaded	10/05/2
Wentland-Site Plan-8.1...	PLN_HIST	Site Plan	Site Plan	application/pdf	Uploaded	10/05/2
Your application COA-1...	PLN	Email		application/octet-s...	Uploaded	10/08/2

Show all

Application Comments: View ID | Comment | Date

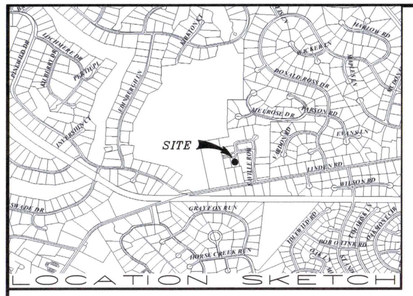
Initiated by Product: ACA

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

Resulted Inspections: Inspection Type | Inspection Date | Inspector | Status | Comments

Required Inspections:

EXHIBIT B



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).

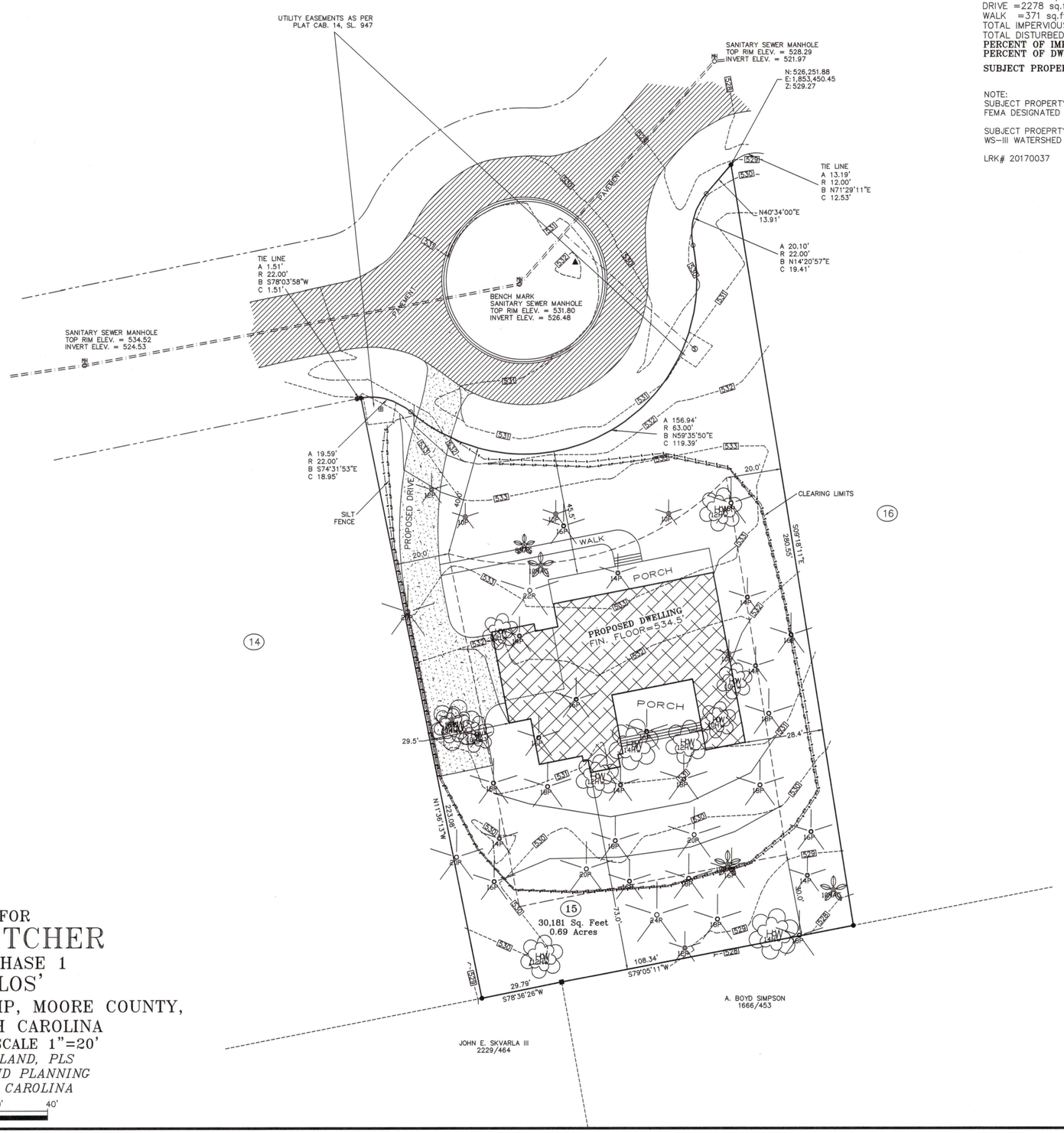
NOTE:
TOPOGRAPHIC SURVEY TAKEN FROM SURVEY BY STEPHEN SHEFFIELD, PLS NO. 1365, DATED MAY 21, 2021 & NOT FROM A FIELD SURVEY BY MYSELF. THE PURPOSE OF THIS PLAT IS TO SHOW A PROPOSED SITE PLAN ON THE EXISTING SURVEY FOR PERMIT SUBMITTAL.

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

C. D. WENTLAND, PLS NO. 4312

DATE: 07/29/2021.

REFERENCE:
PLAT CABINET 14, SLIDE 947
MOORE COUNTY REGISTRY



AREA IN:
HOUSE=5091 sq.ft.±
DRIVE =2278 sq.ft.±
WALK =371 sq.ft.±
TOTAL IMPERVIOUS=7740 sq.ft.±
TOTAL DISTURBED=20785 sq.ft.±
PERCENT OF IMPERVIOUS COVERAGE=26%
PERCENT OF DWELLING COVERAGE=17%

SUBJECT PROPERTY IS ZONED "R-30".

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

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

LRK# 20170037

ACREAGE DETERMINED BY COORDINATE METHOD.

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

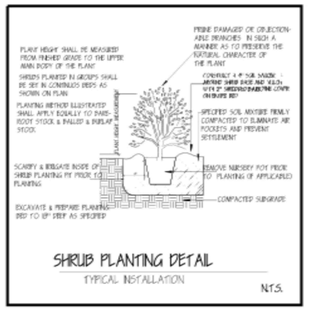
UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
~ = SQUARE FOOTAGE
= UTILITY POLE
= WATER METER
= WATER VALVE
= FIRE HYDRANT
= CATCH BASIN
= SANITARY SEWER MANHOLE
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
— — x — — x — — = FENCE
—— S —— S - - - = SILT FENCE
= PINE TREE W/ SIZE NOTED
= OAK TREE
= HARDWOOD TREE
= DOGWOOD TREE
= AREA LIGHT

SITE PLAN FOR
SUSAN FLETCHER
LOT NO. 15, PHASE 1
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JULY 29, 2021 -*- SCALE 1"=20'
CHRISTOPHER WENTLAND, PLS
LAND SURVEYING-LAND PLANNING
PINEHURST, NORTH CAROLINA

20' 10' 0' 20' 40'

NORTH
RECORD MAP

EXHIBIT C



SHRUB PLANTING DETAIL

TYPICAL INSTALLATION

N.T.S.



DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS

N.T.S.



CONCEPTUAL HARDSCAPE IDEAS

RAMSEY LANDSCAPE ASSOCIATES, INC.
POST OFFICE BOX 5828
PINEHURST, NORTH CAROLINA 28374
PHONE: OFFICE 910.295.5004
FAX: 910.260.0459 CELL 910.315.5571
EMAIL: rla2@ncrr.com

PROJECT NAME:

FLETCHER RESIDENCE

MS. SUSAN FLETCHER
305 NOTTINGHILL GATE
LOT NO. 15, PHASE I LINDEN CLOS'
PINEHURST, NORTH CAROLINA

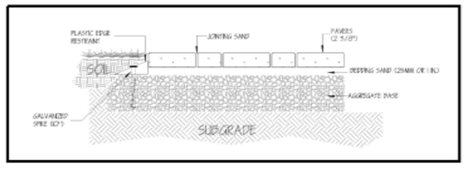


LOT SQUARE FOOTAGE INSIDE PROPERTY LINES PER SURVEY	30,181 SF
MAX. COVERAGE 30 PERCENT	9,545 SF
ACTUAL PLAN SHOWS	
DRIVEWAY AND MOTOR COURT	2,348 SF
HOUSE FOOTPRINT	3,808 SF
FRONT PORCH	525 SF
REAR TERRACE	480 SF
FRONT WALK AND RETAINING WALLS	461 SF
25.2 PERCENT COVERAGE	7,622 SF TOTAL
MAX. ALLOWED PER ZONING	30 PERCENT COVERAGE

THIS DRAWING IS BASED ON SURVEY DATA BY:

CHRISTOPHER WENTLAND, PLS
LAND SURVEYING-LAND PLANNING
PINEHURST, NORTH CAROLINA

NOTE: ALL SOD SHALL BE 'ZEON' ZOYSIA GRASS



ISSUED:

DATE:	DESCRIPTION:	BY:
9.17.2021	CONCEPTUAL LANDSCAPE PLAN	RAMSEY

DESIGNED:

COPYWRIGHT DISCLAIMER:
RAMSEY LANDSCAPE ASSOCIATES, INC. RETAINS THE RIGHT OF AUTHORSHIP FOR IDEAS EXPRESSED AS THEIR WORK, AND AS SUCH, ALL DRAWINGS AND SPECIFICATIONS REMAIN PROPERTY OF RAMSEY LANDSCAPE ASSOCIATES, INC. UNLESS AGREEMENT IS MADE BETWEEN DESIGNER AND OWNER.

NORTH:

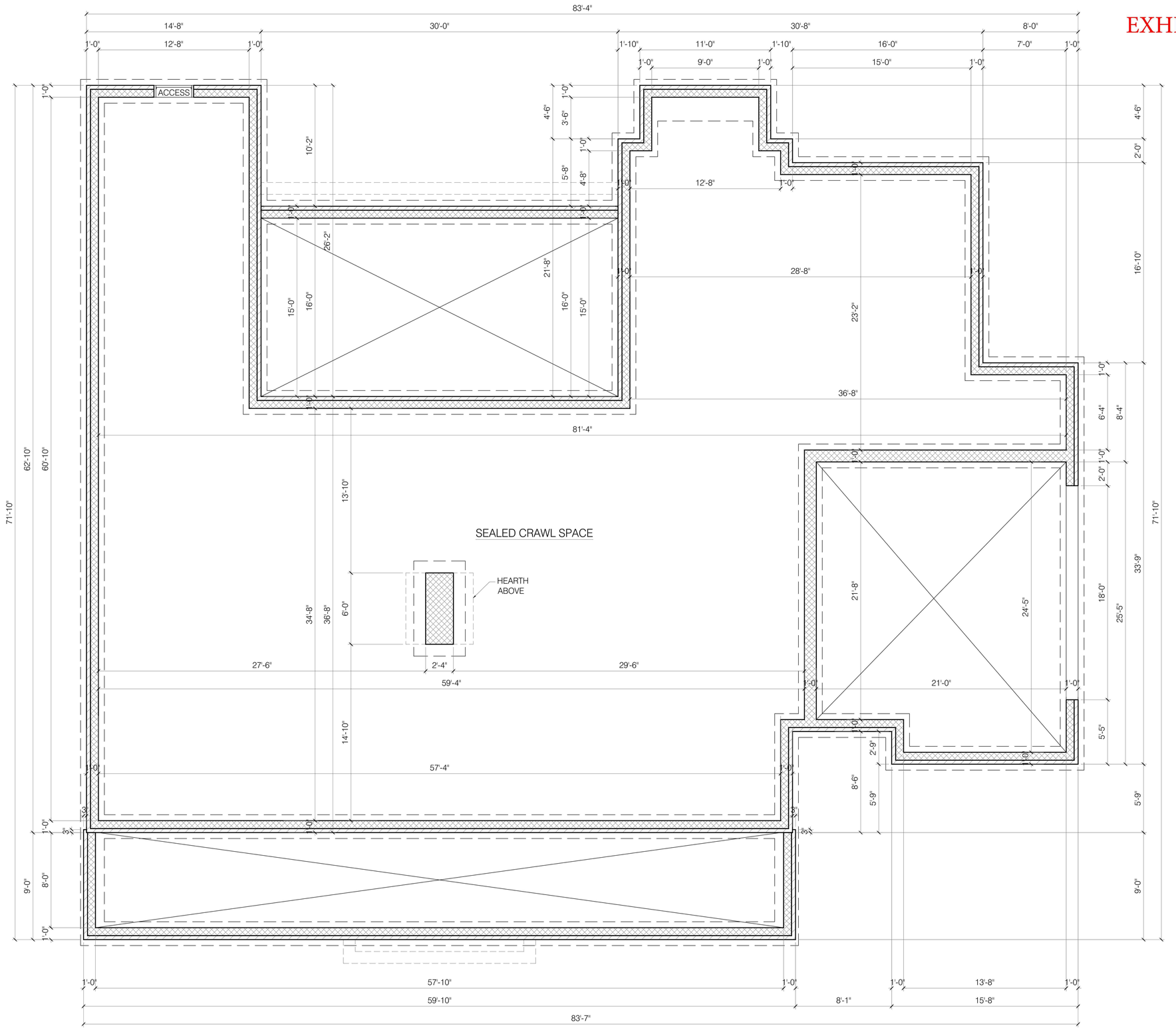
SCALE: 1 INCH = 20 FEET

0 10 20 30
5 15 25 35

SHEET NO: CL/1

CONCEPTUAL LANDSCAPE PLAN

EXHIBIT D



FOUNDATION PLAN

1/4" = 1'-0"

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START DATE:	4/8/21
REV:	5/24/21
	7/17/21

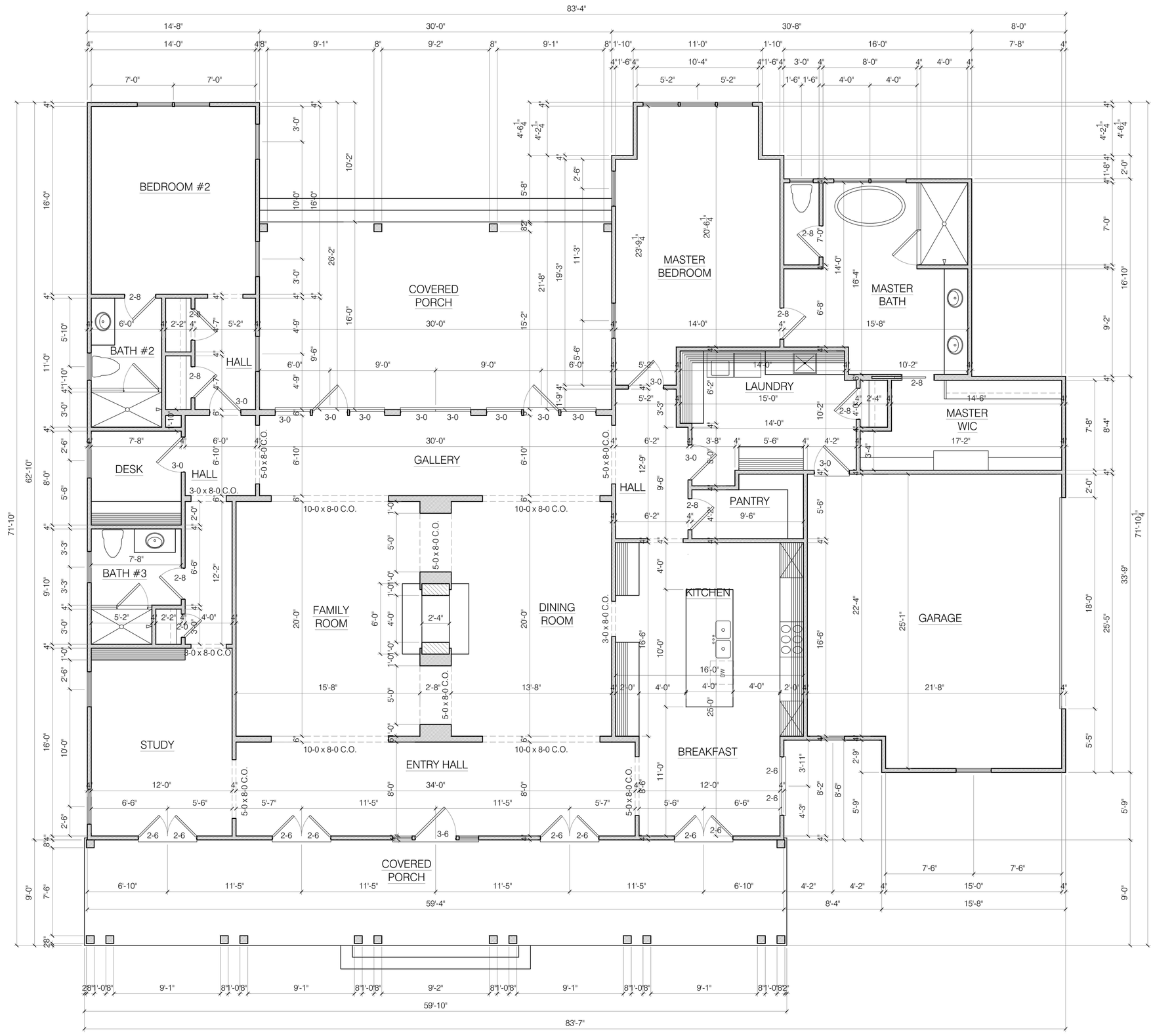
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Carter Skinner
Residential Designs
2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900

FLETCHER RESIDENCE
RALEIGH, NC

OF

EXHIBIT D



FIRST FLOOR PLAN

1/4" = 1'-0"

HEATED S.F.	3,425
GARAGE S.F.	542
PORCHES S.F.	1,014

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START DATE:	4/8/21
REV:	5/24/21
	7/17/21

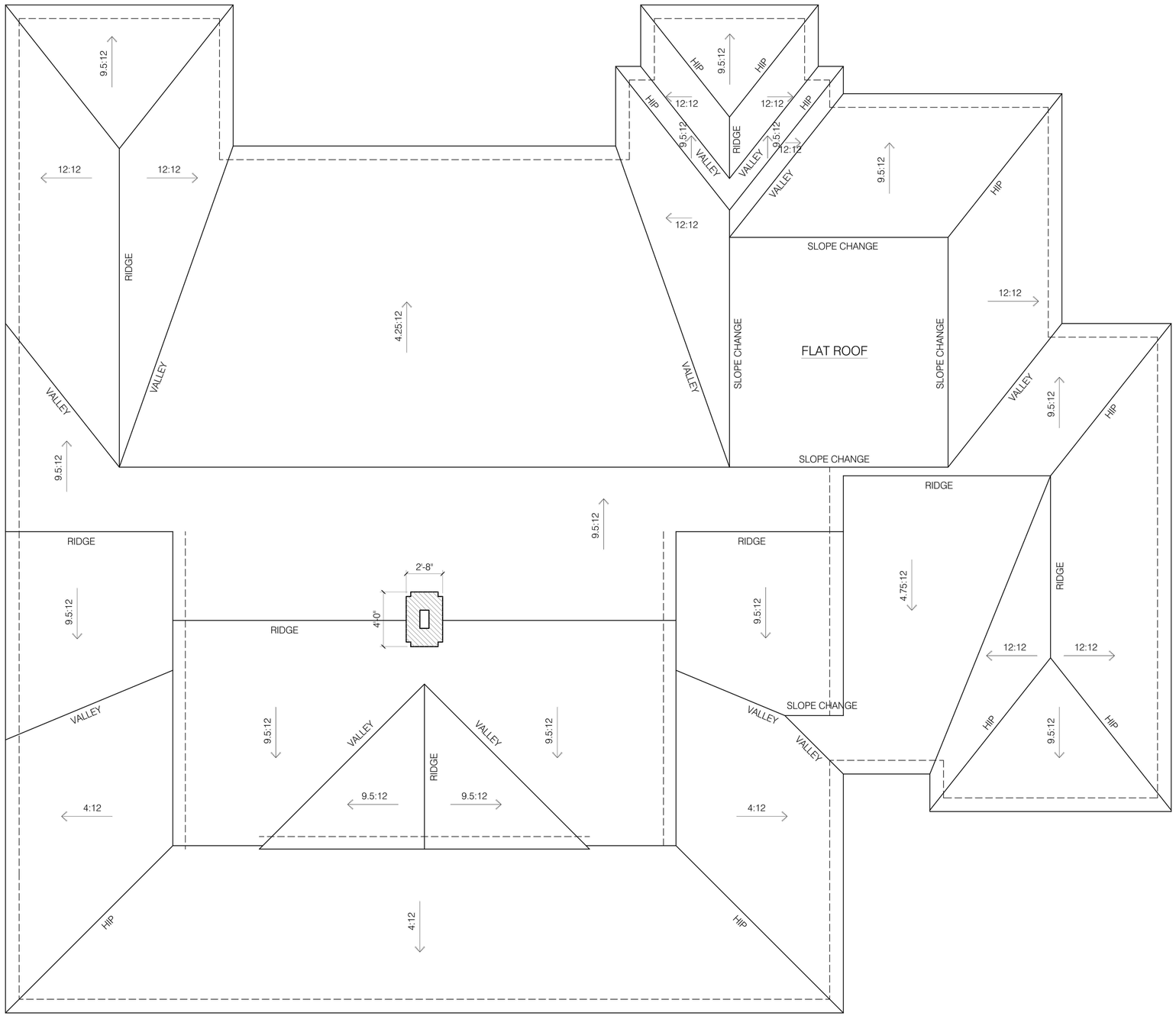
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OF

EXHIBIT D



ROOF PLAN

1/4" = 1'-0"

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	7/17/21

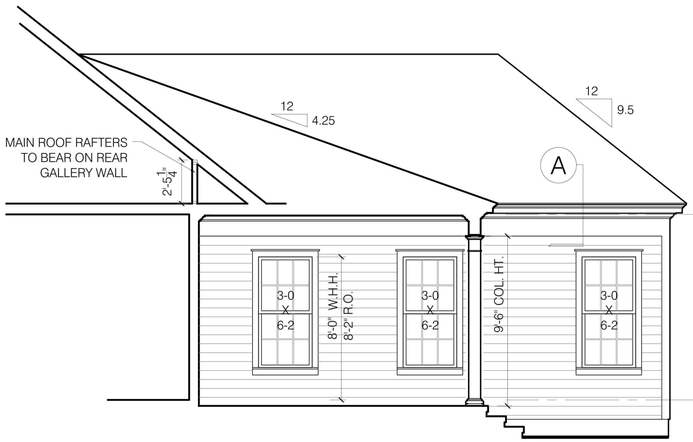
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EXHIBIT D



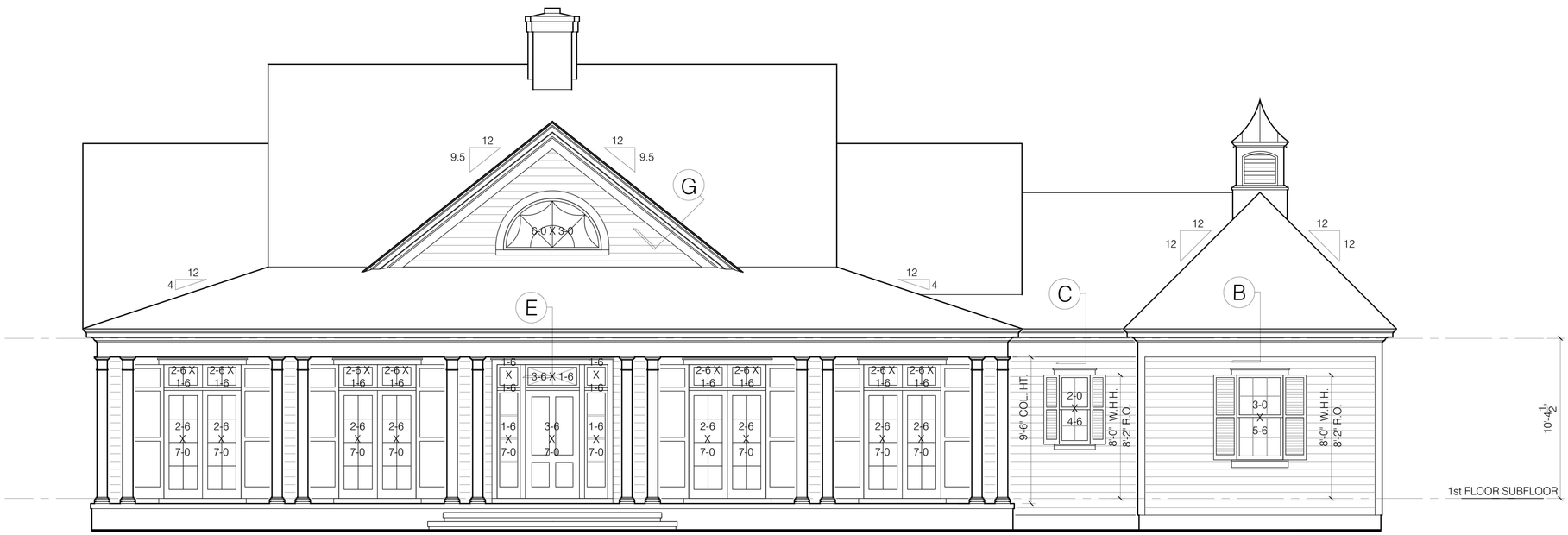
LEFT WING PORCH CUTAWAY

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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START DATE:	4/8/21
REV:	5/24/21
	7/17/21

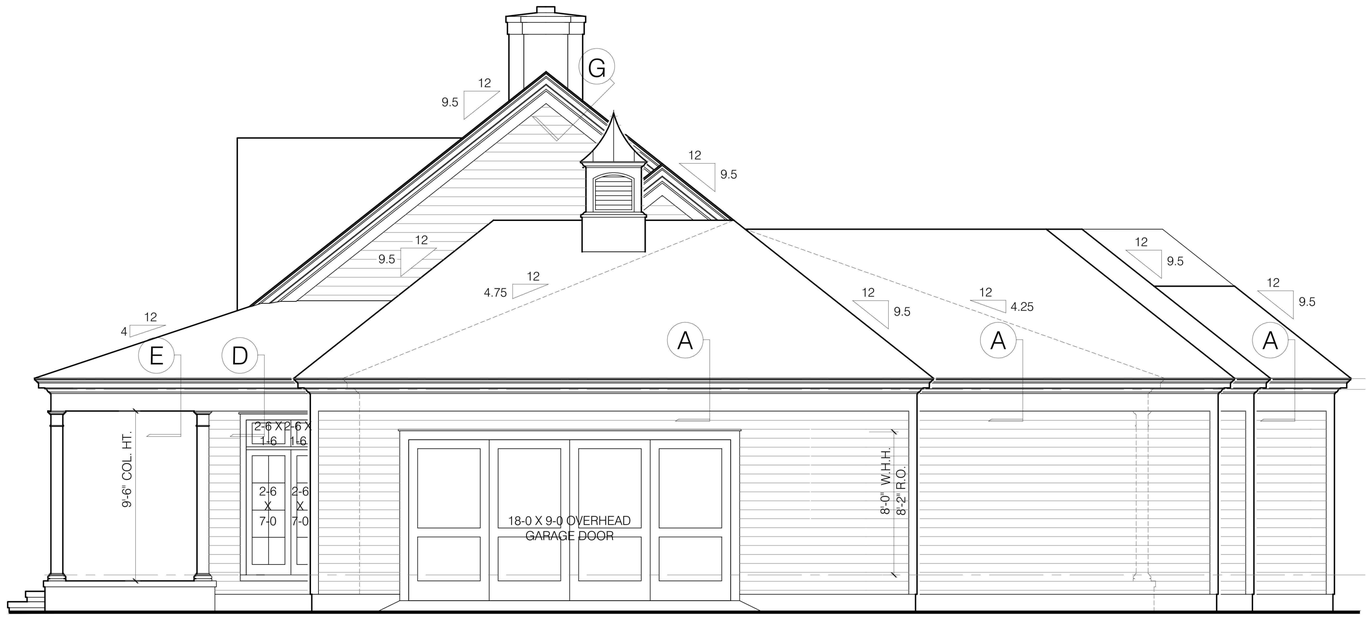
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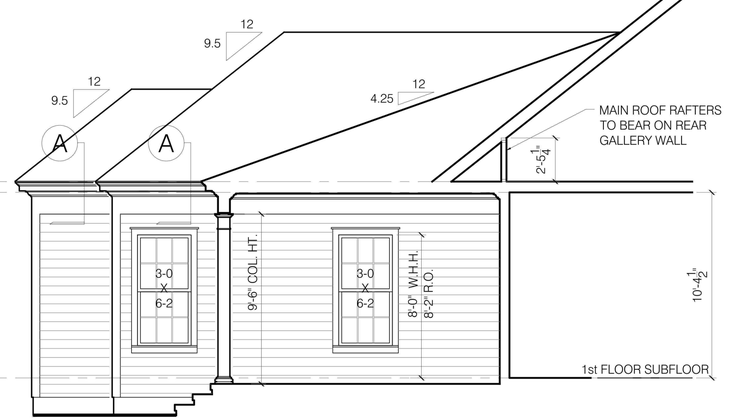
OF

EXHIBIT D



RIGHT SIDE ELEVATION

1/4" = 1'-0"



RIGHT WING PORCH CUTAWAY

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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START DATE:	4/8/21
REV:	5/24/21
	7/17/21

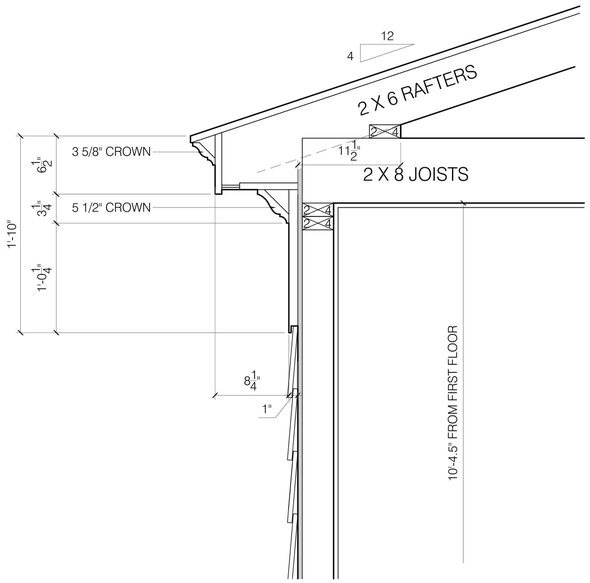
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RALEIGH, NC

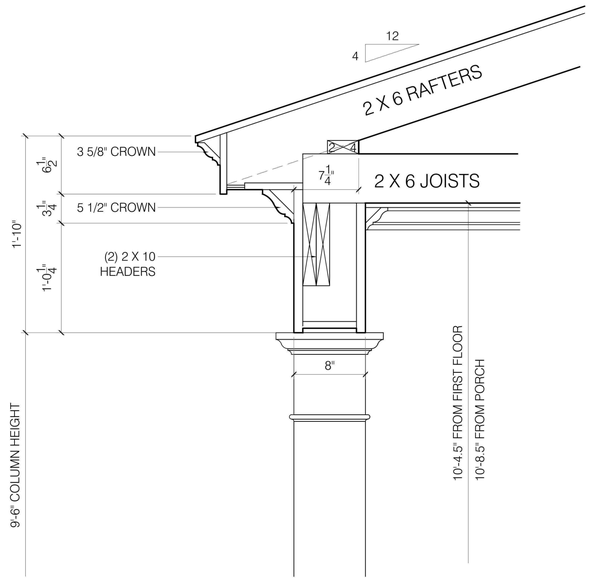
OF

EXHIBIT D



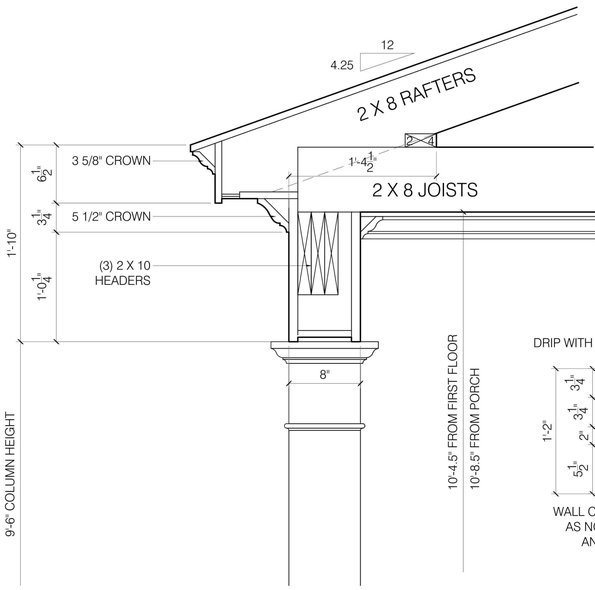
CORNICE SECTION 'D'

1-1/2" = 1'-0"



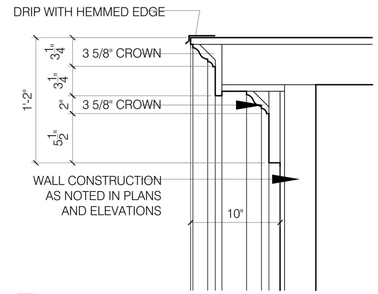
CORNICE SECTION 'E'

1-1/2" = 1'-0"



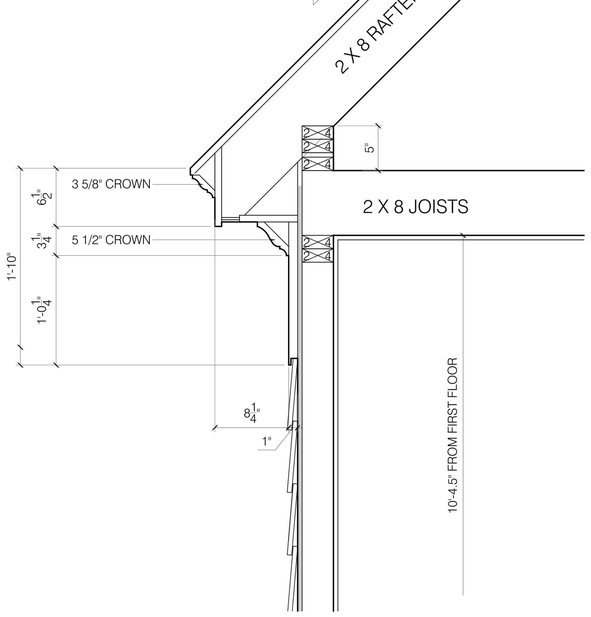
CORNICE SECTION 'F'

1-1/2" = 1'-0"



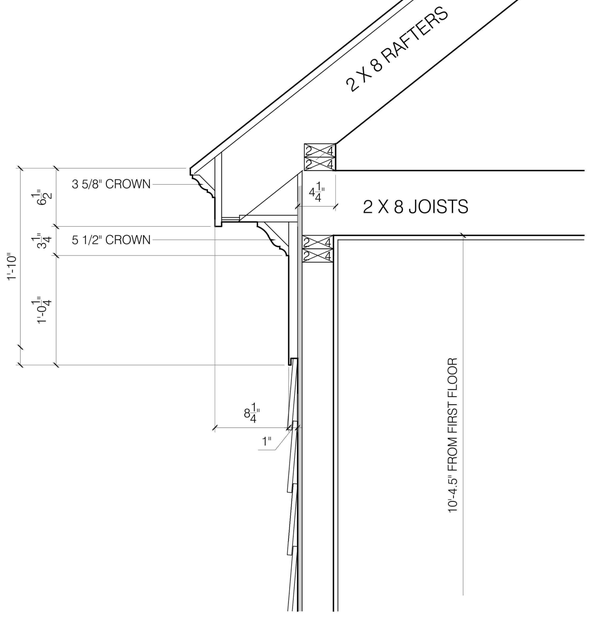
RAKE SECTION 'G'

1-1/2" = 1'-0"



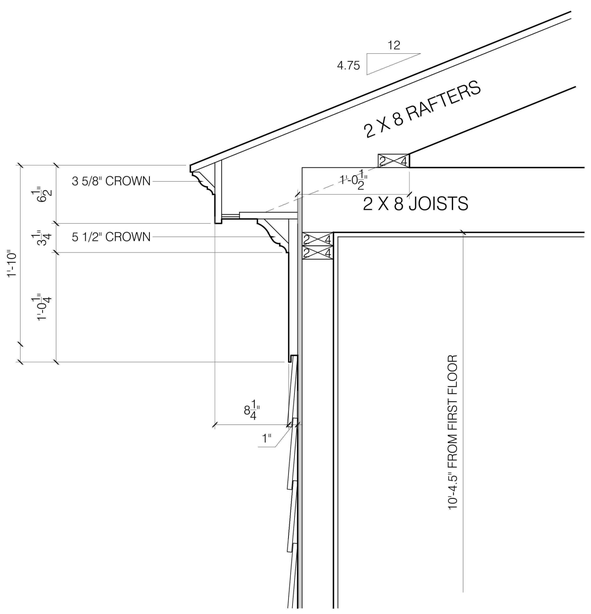
CORNICE SECTION 'A'

1-1/2" = 1'-0"



CORNICE SECTION 'B'

1-1/2" = 1'-0"



CORNICE SECTION 'C'

1-1/2" = 1'-0"

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START DATE:	4/8/21
REV:	5/24/21
	7/17/21

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Residential Designs
2609 Atlantic Avenue
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FLETCHER RESIDENCE
RALEIGH, NC

OF

EXHIBIT E

HUNTLEY

DESIGN BUILD

Building Excellence since 2002

Exterior Selections

Susan Fletcher

305 Nottinghill Gate
Pinehurst NC 28374

EXHIBIT E

Exterior Siding

James Hardie

Cloud White



EXHIBIT E

Roof Shingle

Landmark CertainTeed

Charcoal

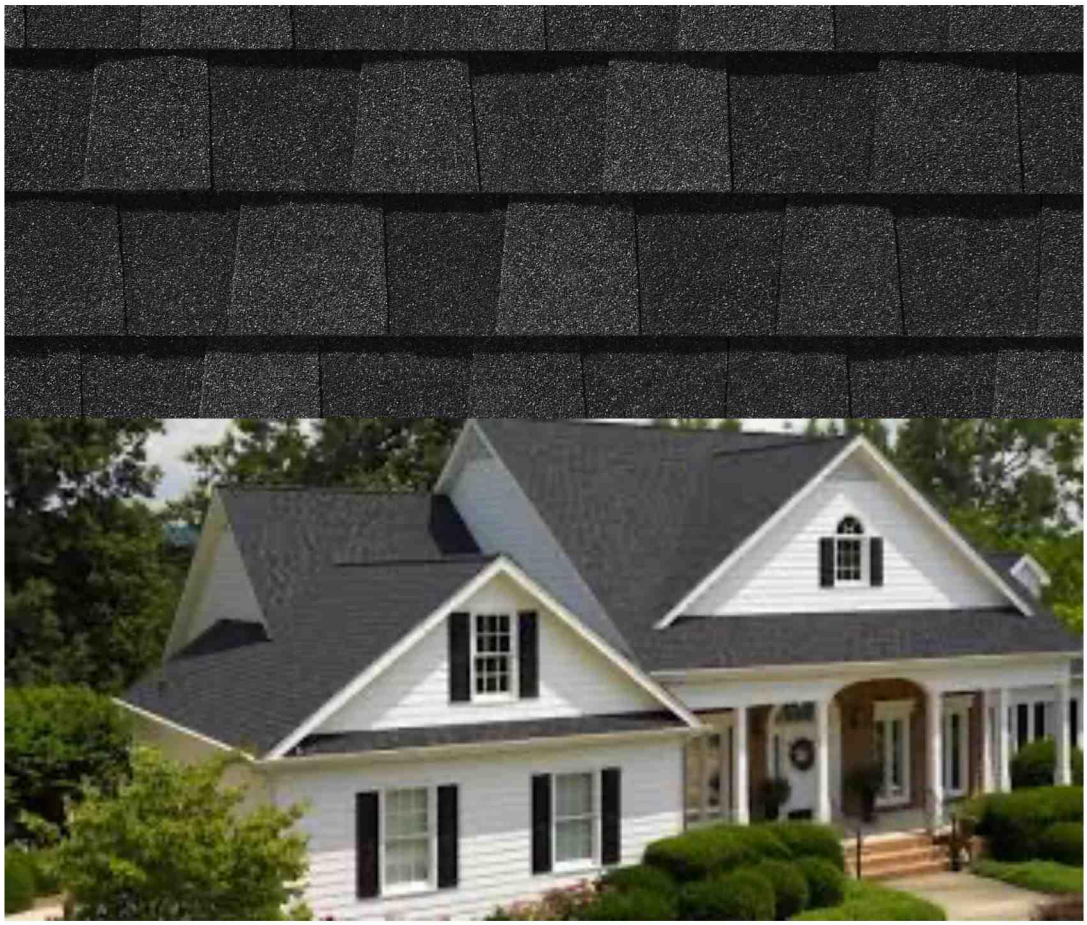


EXHIBIT E

Fascia / Trim / Soffit

Cloud White



EXHIBIT E

Front door w Transom and Sidelights

Mahogany

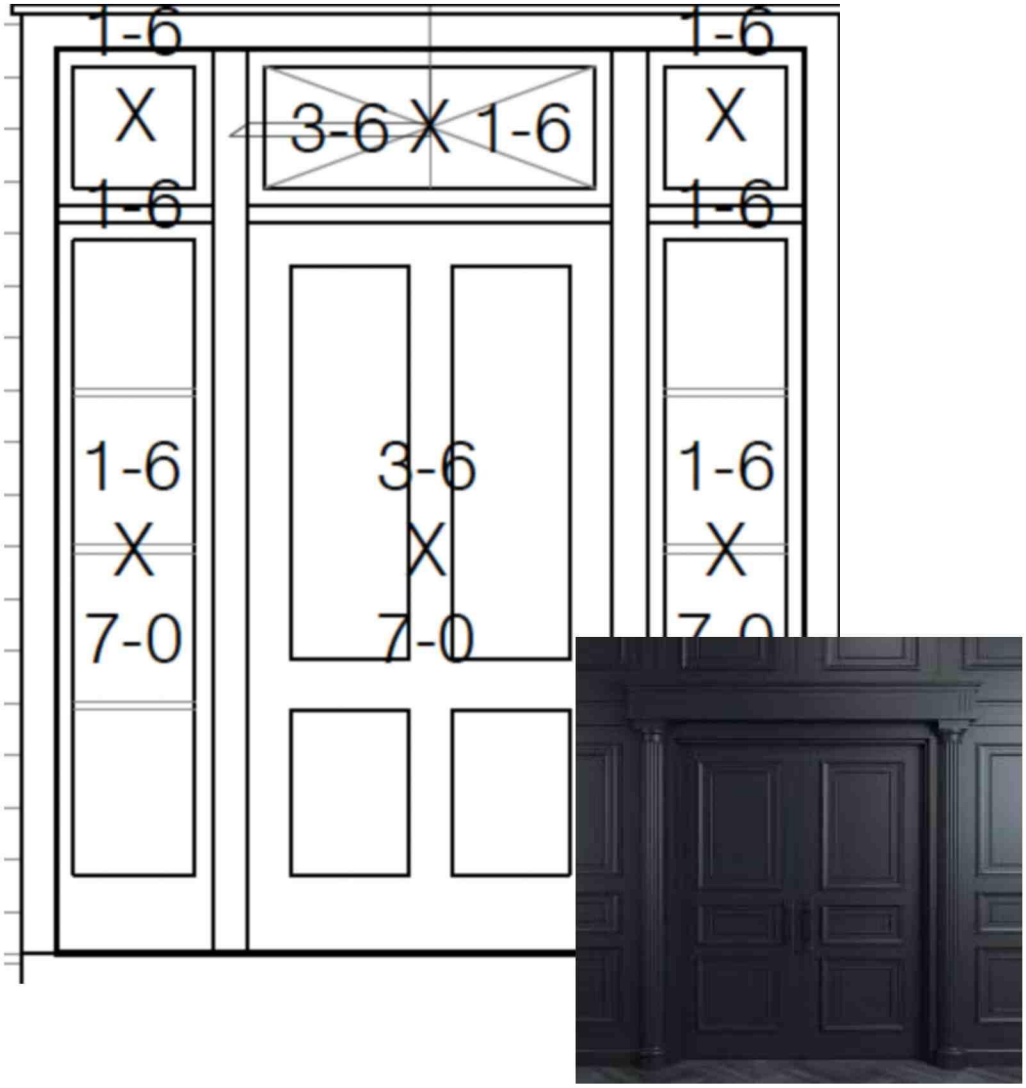


EXHIBIT E

Garage Doors
Wayne Dalton

Richmond
Black

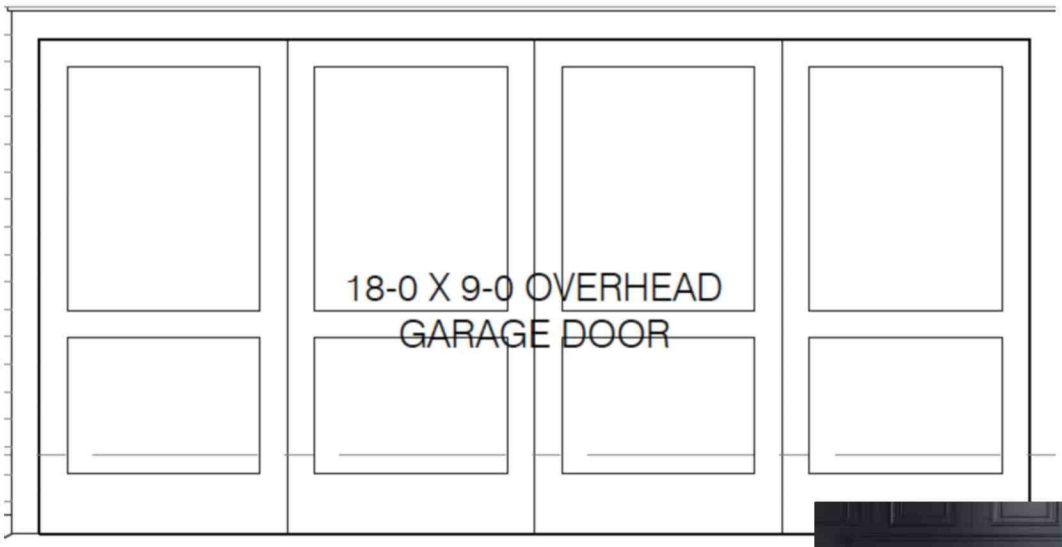




EXHIBIT E

Windows

Quaker Aluminum Clad

White

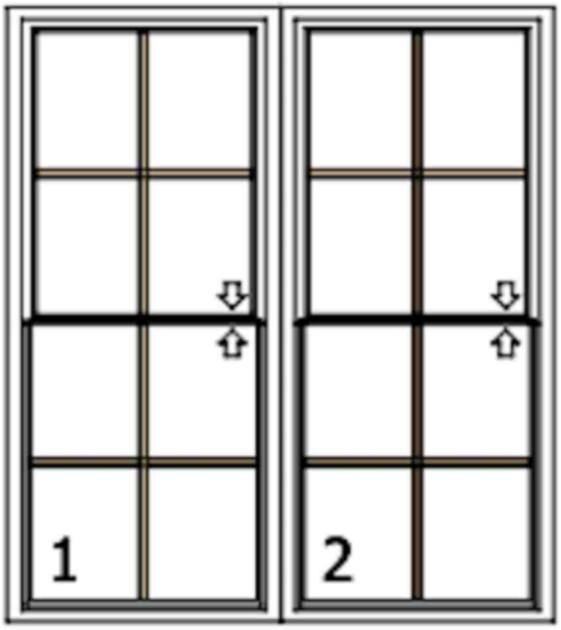


EXHIBIT E

Brick, Mortar, & Foundation Finish

Red Brick

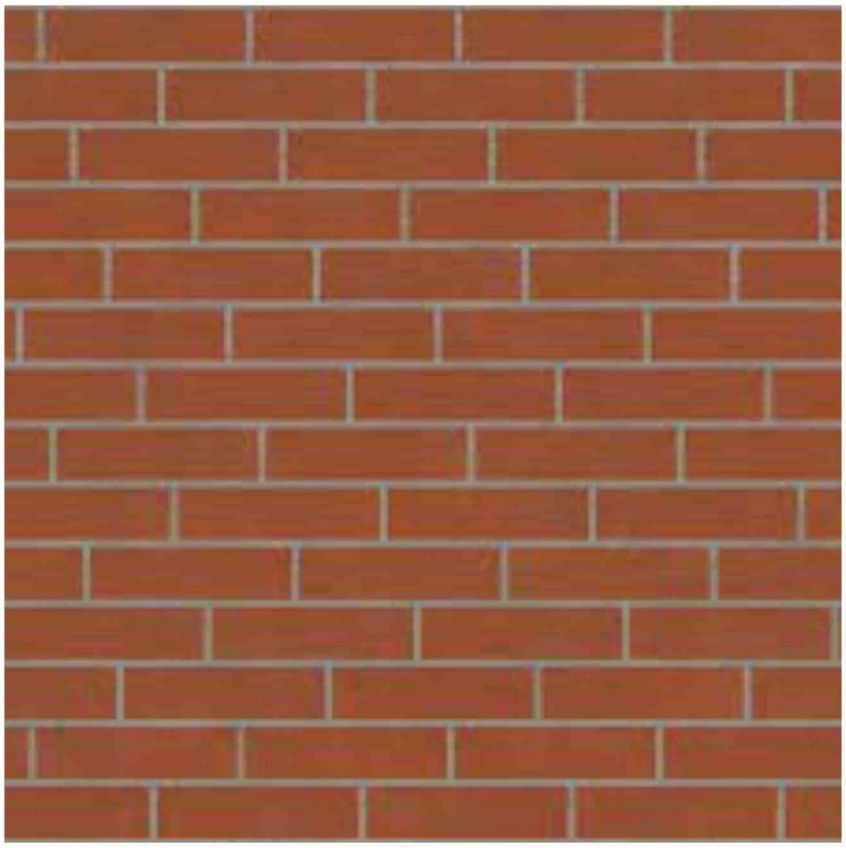


EXHIBIT E

Gutters & Downspouts
Southern Gutter

Aluminum White



EXHIBIT E

Driveway & Border

Concrete with Decorative Band



EXHIBIT E

Entry Porch,
Rear Porch & Sidewalk
Brick Pavers
Red



EXHIBIT E

Columns

8x8
Cloud White

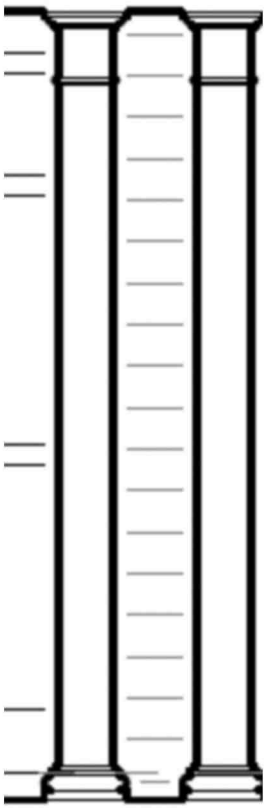




EXHIBIT E

Screen Enclosure

Phantom Screens
In Pure White



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alexandria Rye, Senior Planner
DATE: 10/20/2021
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
OCTOBER 28, 2021 MEETING
09/17/2021 -10/20/2021

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2021-00151	Double sided pole sign for business tenants. Gold metal sign letters on front façade.	09/28/2021	10/01/2021	15 Chinquapin Road	Cheryl Melhorn
COA-2021-00153	Addition of two metal 4' tall gates	10/4/2021	10/4/2021	45 McLeod Road	Richard Keating
COA-2021-00164	Pergola over rear porch deck. Replace damaged fence.	10/11/2021	10/14/2021	280 Cherokee Road	Mark & Leslie King
COA-2021-00175	Replace like-for-like black asphalt driveway and add parking area	10/18/2021	10/18/2021	30 Laurel Road	Timothy & Kelly Biltz

COA-2021-00156 - Berry Accessory

Menu Help

File Date: 10/01/2021

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Move entry to alley side and add 3-0 entry door to front side.

Application Name: Berry Accessory

Address: 75 CHEROKEE Rd, PH, 28374

Owner Name: BERRY, THOMAS W

Owner Address: 75 Cherokee Rd, Pinehurst

Parcel No: 00017726

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	Active
Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Move entry to alley side and add 3-0 door to front side.	Alteration	Single Family Low Density
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	Yes	No
COA Number	**Conditions of COA (If Any)**	
–	–	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite dutch lap & ...	SW 7005 Pure White

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite dutch lap & ...	SW 7005 Pure White

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite dutch lap	SW 7005 Pure White

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite dutch lap & ...	SW 7005 Pure White

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite	SW 7005 Pure White

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
Brick Carport Column	Aberdeen	Brick	Aberdeen

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
		Wood Lattice	SW 2827 Colonial Reviv...

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	10/08/2021	Alexandria Rye
Review for Completeness		Application ...	10/08/2021	Alexandria Rye
Review Distribution		In Progress	10/08/2021	Alexandria Rye
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
75 Cherokee Acc Bldg M...	PLN_HIST	Plan	Hand drawn plan for...	application/pdf	Uploaded	10/01/2
75 Cherokee Findings o...	PLN_HIST	Certificate of ...	Existing COA for ac...	application/pdf	Uploaded	10/01/2
Your application COA-1...	PLN	Email		application/octet-s...	Uploaded	10/08/2

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

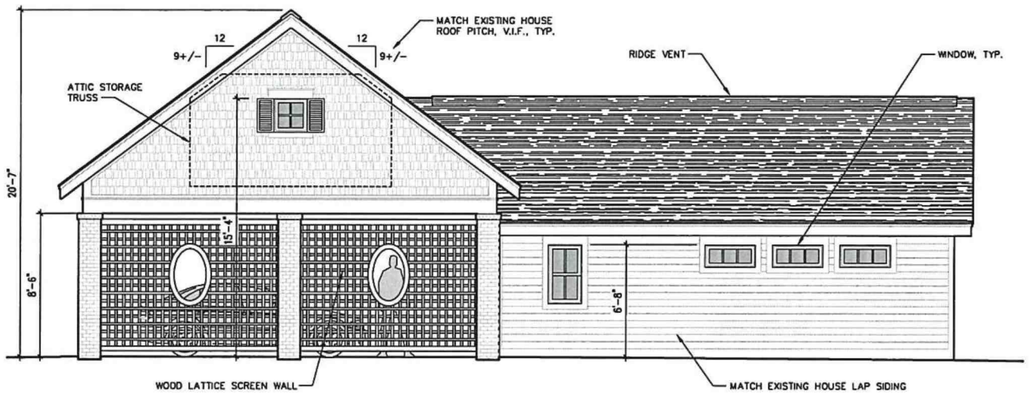
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

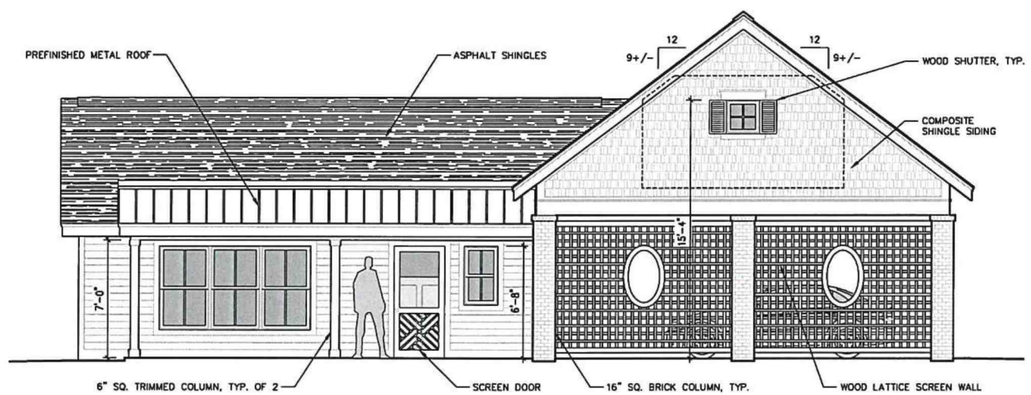
Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

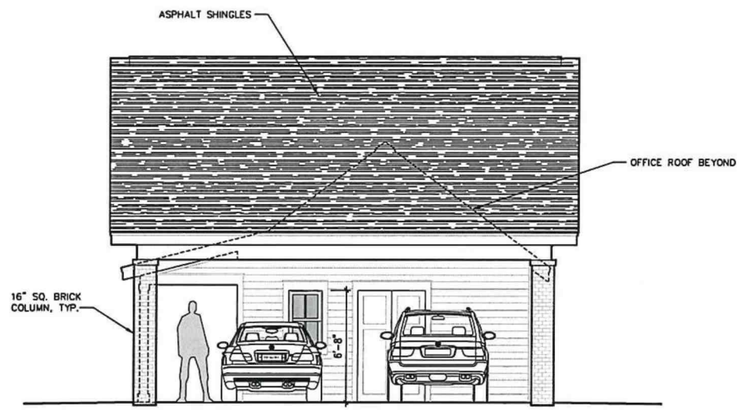
EXHIBIT B



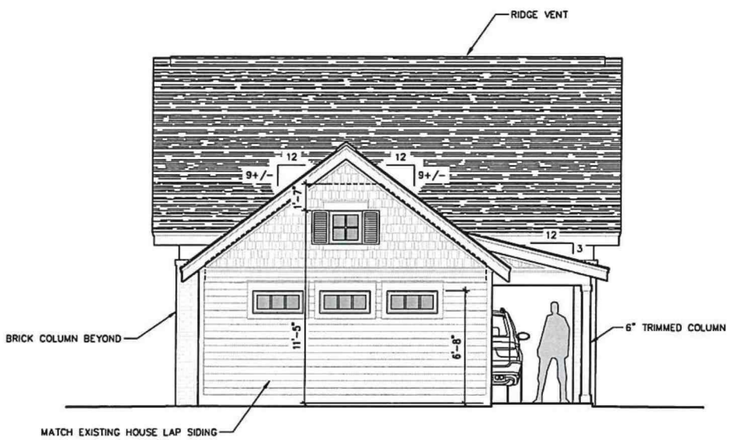
102 REAR



103 FRONT

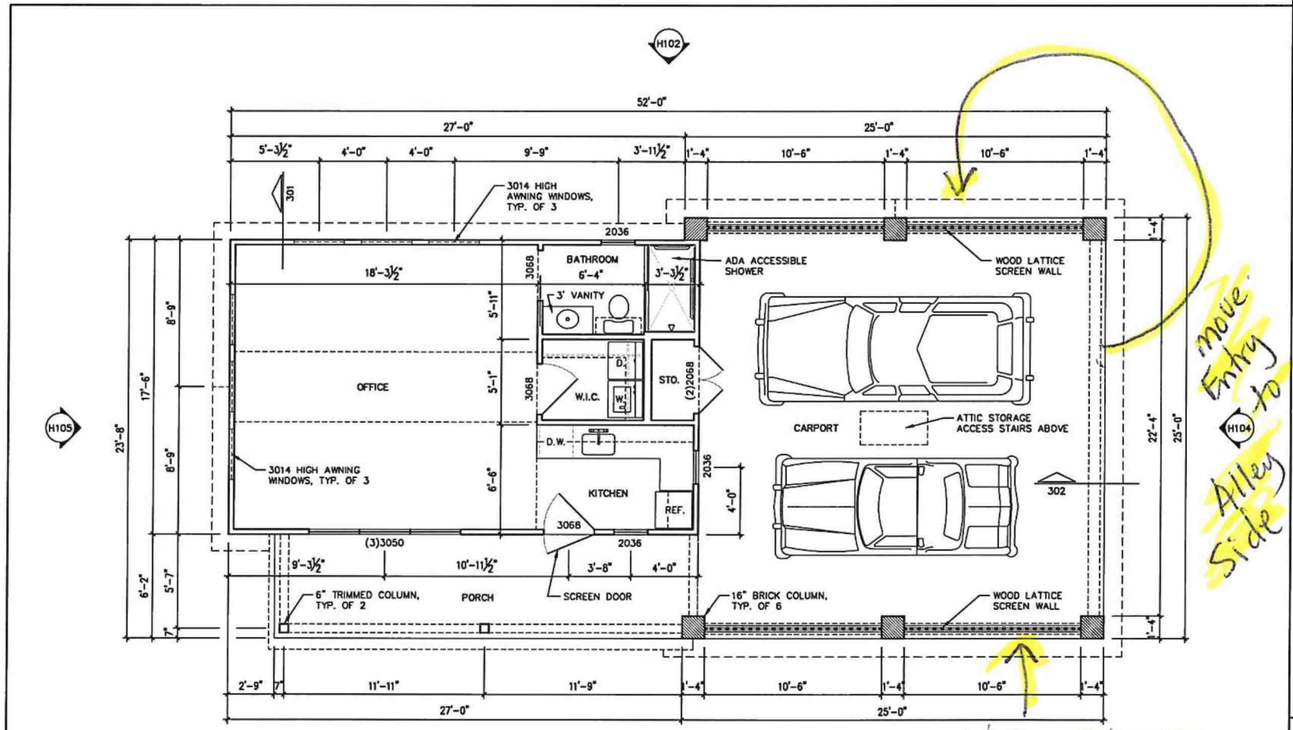


104 RIGHT SIDE



105 LEFT SIDE

ACCESSORY BUILDING EXTERIOR ELEVATIONS SCALE: ¼" = 1'-0"



101 ACCESSORY BUILDING FLOOR PLAN SCALE: ¼" = 1'-0"

GENERAL NOTES

1. ALL WINDOWS ARE DOUBLE-HUNG UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING.
3. VERIFY ALL TUB AND VANITY FRAMING DIMENSIONS WITH SPEC.S OF PRODUCT SELECTED.
4. ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. G.C. SHALL PROVIDE ALL PERMITS AND COORDINATE ALL REQUIRED INSPECTIONS AS REQUIRED TO COMPLETE THE WORK AS INDICATED ON THESE DRAWINGS.
6. G.C. SHALL VERIFY ALL DIMENSIONS AND QUANTITIES.

SQUARE FOOTAGE TABULATION

OFFICE CONDITIONED:	489 S.F.
CARPORT:	560 S.F.
PORCH:	156 S.F.
ACCESSORY BUILDING TOTAL:	1,205 S.F.
TOTAL HOUSE: 4,039 S.F. / 1,205 S.F. = 29.8% (UNDER 30% MAX. ALLOWED)	

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

PINEHURST HOMES INC

BERRY RESIDENCE
ACCESSORY BUILDING ADDITION
75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- ACCESSORY BUILDING ADDITION PLAN / ELEVATIONS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 30 / 2020

- DRAWING NO. :

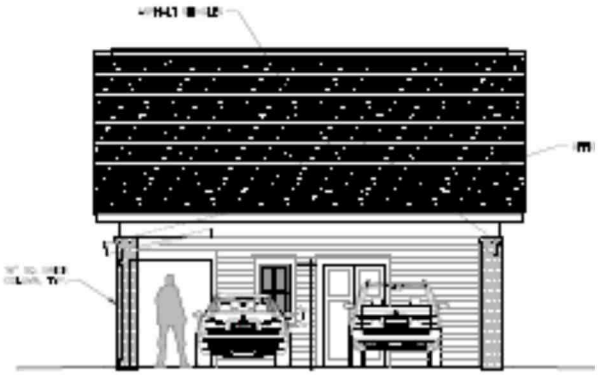
H-1

EXHIBIT B

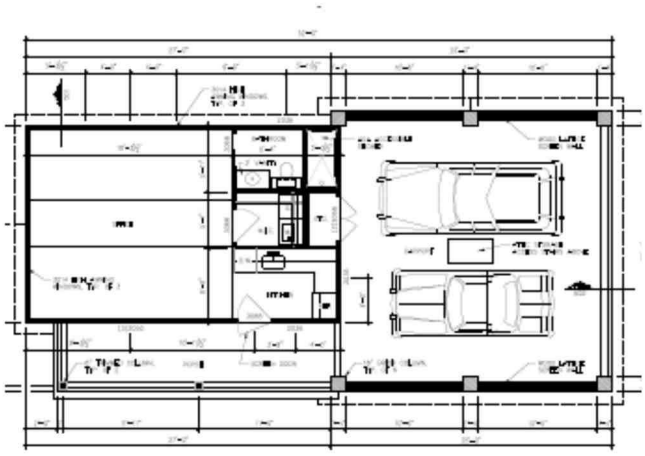
75 CHEROKEE ROAD

ACCESSORY BUILDING MODIFICATIONS TO COA-2020-00142

Previously Approved - Right-Side Entry

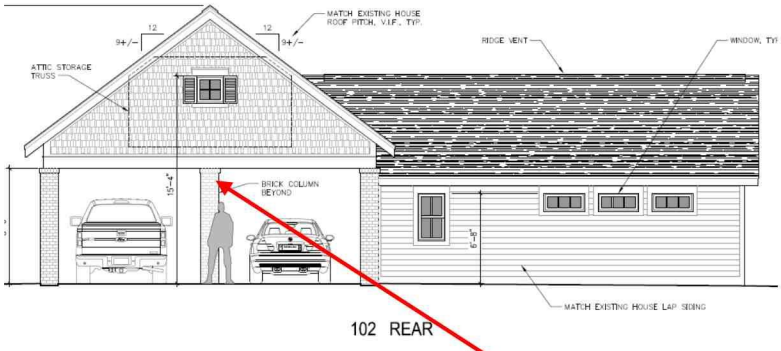


304 RIGHT SIDE

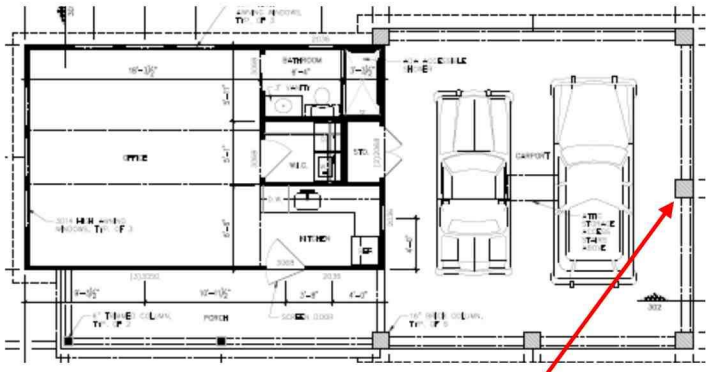


303 FRONT

Proposed Change – Entry from Rear at Alley



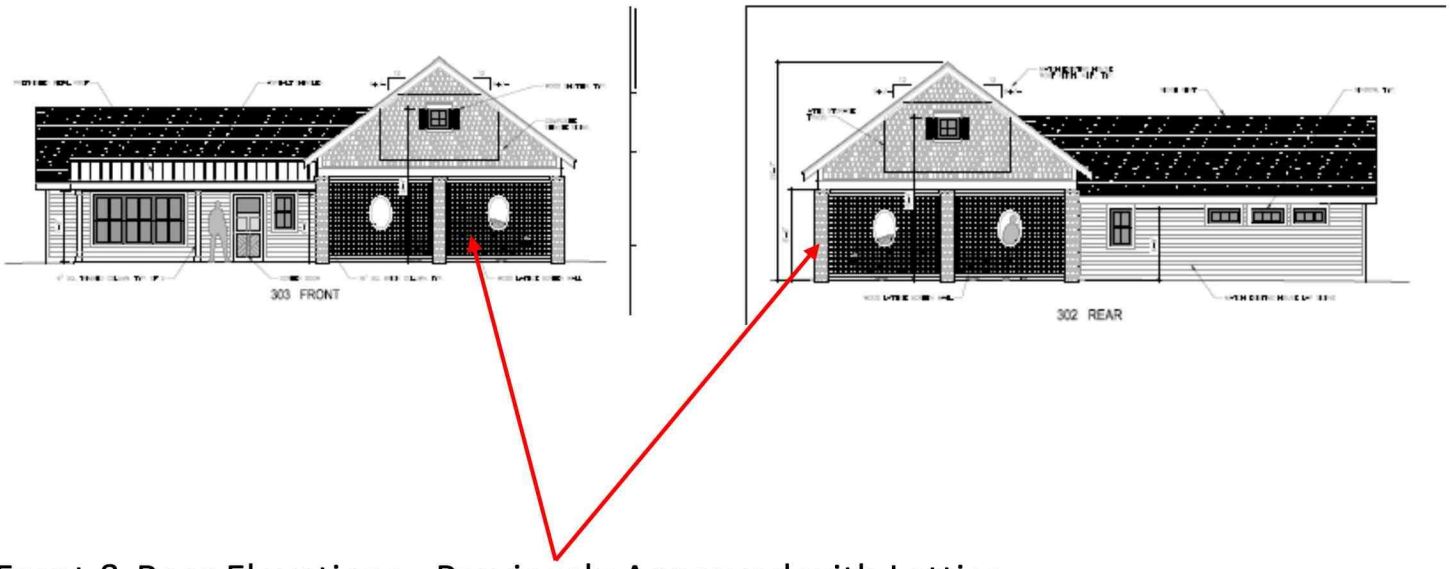
102 REAR



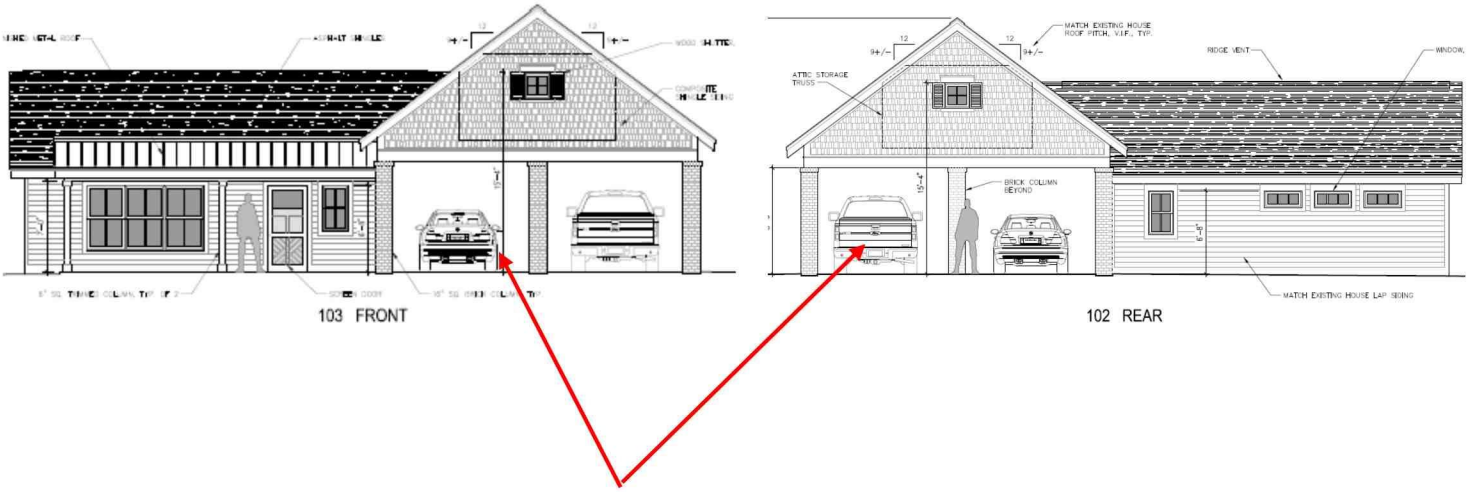
Remove Brick Column Rear

Add Brick Column Right Side

EXHIBIT B



Front & Rear Elevations - Previously Approved with Lattice



Proposed Change – Lattice removed

EXHIBIT C

VILLAGE OF PINEHURST

Certificate of Appropriateness

Property Owner: Thomas W Berry

Applicant:

Physical Address: 75 Cherokee Rd Pinehurst, NC 28374

Lot:

PIN: 00017726

COA#: COA-2020-00142

Date Issued: 10/26/2020

Nature of Work: New

Conditions, If Any:

Description of Work: *Demolition of existing accessory building and construction of new accessory building.*

Approved By:

☐ Staff:_____
☐ HPC, Date:_____

POSTING: WORK REQUIRING A CERTIFICATE OF APPROPRIATENESS SHALL NOT COMMENCE UNTIL THE PROPERTY OWNER OR HIS AGENT POSTS THIS PLACARD IN A CONSPICUOUS PLACE ON THE PREMISES. THE PLACARD SHALL BE MAINTAINED IN POSITION UNTIL THE FINAL INSPECTION IS CONCLUDED BY THE PLANNING DEPARTMENT. PLEASE CALL (910)295-2581 WHEN YOUR PROJECT IS COMPLETE TO SCHEDULE A HISTORIC INSPECTION.

EXHIBIT C

FINAL

FINAL ORDER – MAJOR COA REQUEST 75 Cherokee Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Pinehurst Homes, is requesting to construct a new 1,200 square foot accessory structure at 75 Cherokee Road.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions not considered major work

Background (of the property and the location within the district)

1. The principal dwelling at 75 Cherokee Road is considered a contributing structure.
2. The principal structure was constructed in 1895.
3. The Plymouth was another of the first cottages built by James W. Tufts.
4. 75 Cherokee Road's primary structure is a one-and-a-half-story frame cottage clad in both German siding and wood shingles. Its gable end faces the front, and it has hip-roofed gables on the sides. The front porch has been glazed and an addition has been built on the rear.
5. Previous COAs issued

Previously Issued COAs for 75 Cherokee Road		
Description	**Year**	**Minor or Major**
Replacement of Windows with Like for Like Material	2017	Minor
Removal of Pine Tree from the Yard	2017	Minor

6. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, site plan, landscape plan, photos of existing accessory structure, photos of other accessory structures within the Historic District, building materials, and building plans.
2. Composite Dutch lap and shake siding has been proposed
3. Windows are proposed to be vinyl
4. Carport columns are proposed to be brick
5. *The applicants are proposing wood lattice screening for the car port. The Guidelines do not specifically address lattice materials.*
6. The new structure if approved would sit approximately 10 feet off the side property line and 17.5 feet off the rear property line.
7. *The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure (PDO requirement).*
8. *The principal dwelling is 4,039 square feet and the proposed accessory structure is 1,205 square feet (29.8%).*
9. *The proposed location of the new accessory structure will be located in the rear yard of the lot adjacent to the alley*
10. *The applicant has indicated the intent to use a muted color scheme.*

Conclusions of Law

Guideline Requirements:

1. Section III.I.11 - If building a new garage, carriage house, or other accessory building will require removal or demolition of an existing structure, that relocation or demolition **must be approved prior** to consideration of the new construction.
2. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be compatible** with the character and scale of the primary structure and **must be congruous** with the character of the Pinehurst Historic District.
3. Section III.I.7 - The height of an accessory building **must not be taller** than the primary structure and **must** be smaller in scale than the primary structure.
4. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. Section III.I.13 - Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.
6. 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.
7. Section IV.F.3 - The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls, sheets of plywood siding, vinyl or aluminum siding, plastic, sheet metal, or a similar material used as siding or panels, any treatment of material that imparts a glossy or reflective finish to the material, concrete, cinderblock, or glass block, and boxed chimneys
8. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

9. Section III.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. Section III.E.1 - New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.
10. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
11. Section III.L.7 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted.
12. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

Guideline Recommendations:

1. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
2. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.
3. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
4. Section III.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.
5. Section III.E.4 - Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.

EXHIBIT C

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☒ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the 22 **of** October **, 2020.**

Kelly Brown
Clerk to the Historic Preservation Commission

Eric Van Sahm
Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

EXHIBIT C

Attachment A
Final Order
75 Cherokee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 75 Cherokee Road:

The windows will feature simulated divided light and that the muntins will not be snap-ins.

The following conditions apply to approval of the Certificate of Appropriateness for 75 Cherokee Road:

NONE

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 75 Cherokee Road based on the following:

The Commission determined that the proposed accessory structure to be compliant with the Historic District Guidelines and congruous with the Historic District.

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 5 Everette Road

Request and Background:

☑ **Contributing** ☐ **Non-Contributing**

Applicant: Brandon Sowell
Owners: Brandon Sowell
Professional: n/a

Property Location: 5 Everette Road
Zoning: (R-10) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: No Change
Moore County PIN#: 856209064852

Case Number: COA-2021-00160
Proposed Changes: Removal of two existing pine trees which appear to be disfigured and are causing concern due to proximity of other structures.

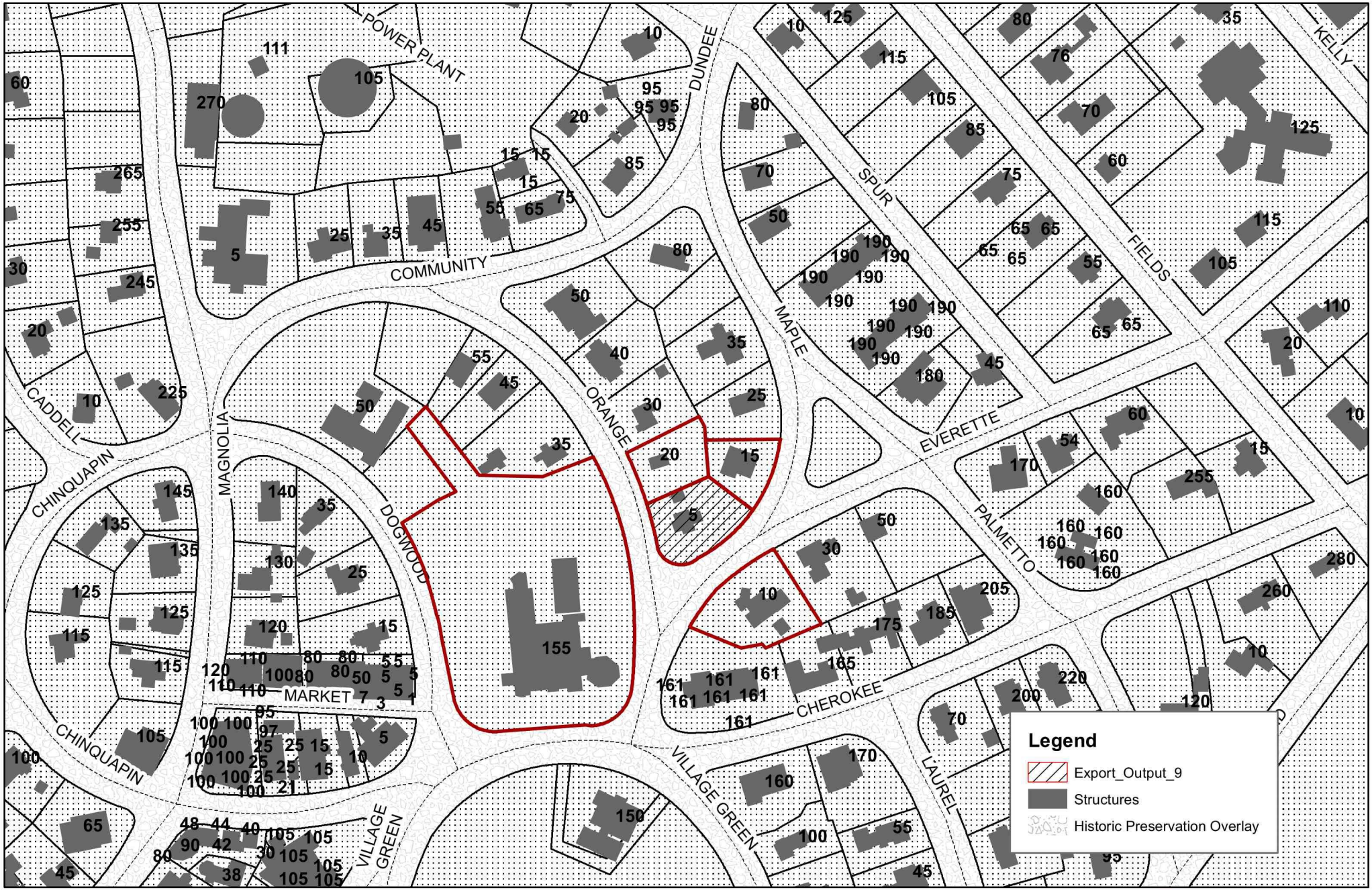
Applicable Standards:

Section VII. C. Landscaping and Vegetation

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



0 65 130 260 390 520 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
10/12/2021

October 28, 2021
Historic Preservation Commission
5 Everette Rd, COA

1895 Village of Pinehurst

N W E S

EXHIBIT B

Tree 1 rear property

Missing top deformed



EXHIBIT B

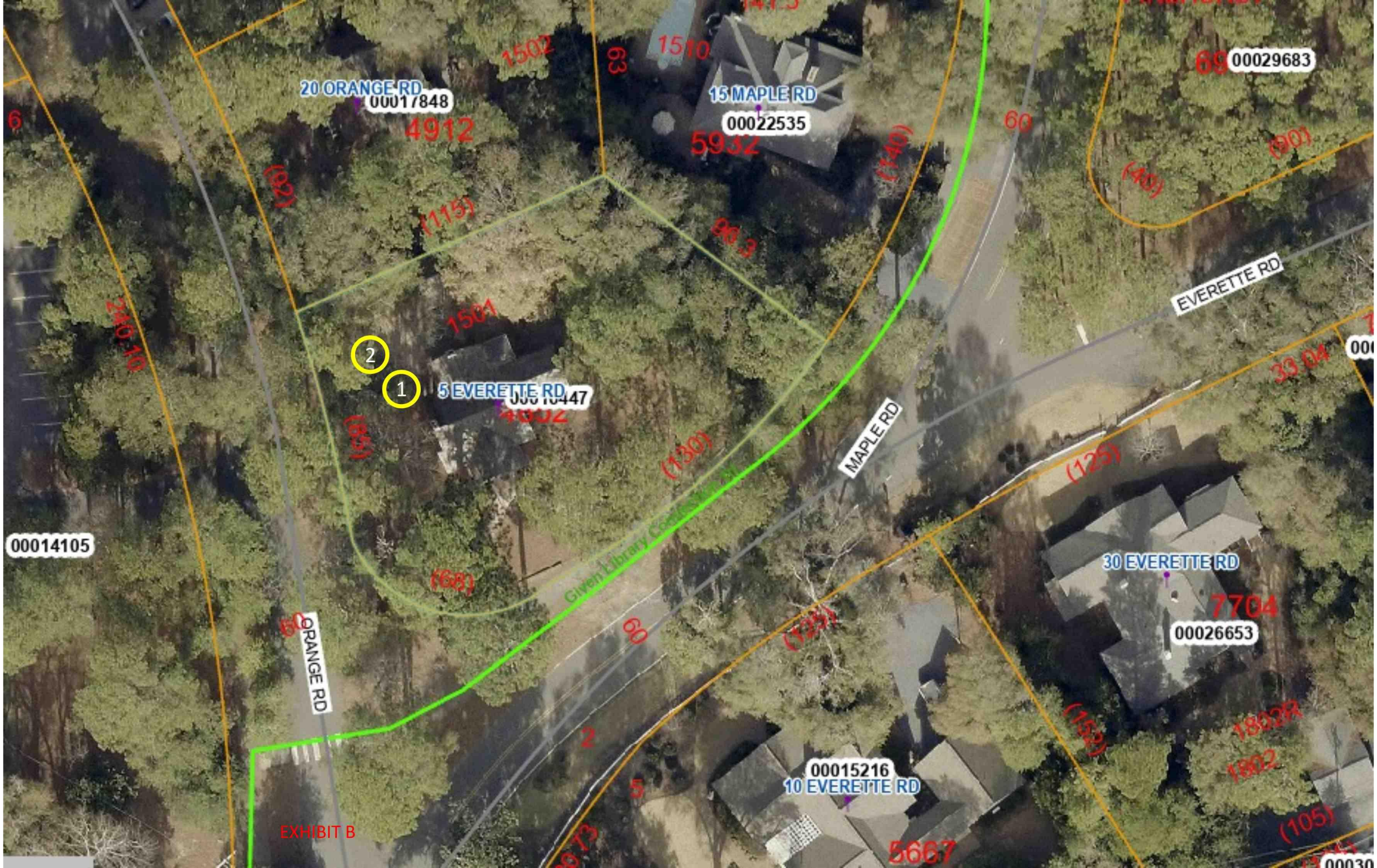
Tree 2 rear property

Missing top deformed



EXHIBIT B




20 ORANGE RD
00017848
4912
15 MAPLE RD
00022535
5932
00029683
EVERETTE RD
2
1
5 EVERETTE RD
MAPLE RD
ORANGE RD
00014105
30 EVERETTE RD
7704
00026653
00015216
10 EVERETTE RD
5667
EXHIBIT B

FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 1915

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

Removal of two existing pine trees which appear to be disfigured and are causing concern due to proximity of other structures.

Conclusions of Law

Applicable Guidelines:

Section VII. C. Landscaping and Vegetation

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

EXHIBIT A

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	24 Rattlesnake Trail
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00021712

Owner Information			
Name	Atlas Inspections, LLC	Home Phone #	
Street Address	8 Brassie Lane	Mobile Phone #	
City, State, Zip Code	Jackson Springs, NC 28281	Business Phone #	
Email			

Applicant			
Name	Rhetson Companies, Inc.	Other Phone #	(910) 944-0881
Email	tony@rhetson.com	Street Address	2075 Juniper Lake Road
Mobile Phone #		City, State, Zip Code	West End, NC 27376

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

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

General Information

Description of Changes to the Structure	Alteration to the exterior facade and interior floor plan on the existing car wash. The new proposed use will be a commercial office building.		
Type of Work	☐ Addition	☒ Alteration	☐ New

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

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Metal	Green	Brick	Painted White
Rear Elevation	Metal	Green	Wood	White
Right Elevation	Metal	Green	Wood	White
Left Elevation	Metal	Green	Wood	White
Trim	Metal	White	Wood	Black
Windows	N/A	N/A	Encased windows	Black
Chimney	N/A	N/A	N/A	N/A
Foundation	Concrete	Gray	Maintaining existing foundation	Maintaining existing foundation
Front Door	N/A	N/A	Wood	Dark stained
Shutters	N/A	N/A	N/A	N/A
Garage Door	N/A	N/A	N/A	N/A
Roof	Metal	Silver	Maintaining existing roof	Maintaining existing roof
Roof Exhaust Vents	N/A	N/A	Metal	Gray
Front Porch	N/A	N/A	N/A	N/A
Deck	N/A	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A
Sidewalk	N/A	N/A	N/A	N/A
Sky Lights	N/A	N/A	N/A	N/A
Driveway	N/A	N/A	N/A	N/A
House Number	N/A	N/A	N/A	N/A
Other:_____	N/A	N/A	N/A	N/A

Required Documents

- ☐ Site Plan/Survey or Sketch
- ☒ Elevation Drawings
- ☒ Floor Plans
- ☐ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: 10-7-2021

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Property Owner Authorization

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

Owner / Owner's Representative Signature: _____

Date: 07 Oct 2021

EXHIBIT B

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: ATLAS HOME INSPECTIONS
Address: 24 RATTLESNAKE TRAIL , PINEHURST, NC Zip Code 28374
Owner/Authorized Agent: MICHAEL SORENSON Phone # (910) 975 - 6019 E-Mail MIKERATKOWSKI77@GMAIL.COM
Owned By: MIKE RATKOWSKI ☐City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐State

CONTACT: SEVEN LAKES ENGRG CHARLES FARWELL 10163 (910) 673-0978

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #
Architectural				(910)673-0978
Civil	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910)673-0978
Electrical	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910)673-0978
Fire Alarm	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910)673-0978
Plumbing	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910)673-0978
Mechanical	SEVEN LAKES ENGRG			
Sprinkler-Standpipe	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910)673-0978
Structural	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910)673-0978
Retaining Walls >				( )
Other				( )

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☐ New Building ☐ Addition ☒Renovation
☐ First Time Interior Completion
☐ First Time Interior Completion
☐ Shell/Core – Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phase Construction – Shell/Core – Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: (Alternative) ☒ Prescriptive ☐ Repair ☐ Chapter 14
☒ Level 1 ☐ Level 2 ☐ Level 3
☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) _____ CURRENT OCCUPANCY(S) (Ch. 3): 2 hrs
RENOVATED: (date) _____ PROPOSED OCCUPANCY(S) (Ch. 3): 2 hrs
RISK CATEGORY (Table 1604.5): Current: ☐I ☒II ☐III ☐IV
Proposed: ☐I ☒II ☐III ☐IV

BASIC BUILDING DATA
Construction Type: (check all that apply) ☐I-A ☒II-A ☐III-A ☐IV ☐V-A ☐I-B ☐II-B ☐III-B ☐V-B
Sprinklers: ☒No ☐Partial ☐Yes ☐NFPA 13 ☐NFPA 13R ☐NFPA 13D
Standpipes: ☒No ☐Yes Class ☐ I ☐ II ☐ III ☐Wet ☐Dry
Primary Fire District: ☒No ☐Yes **Flood Hazard Area:** ☒No ☐Yes
Special Inspections Required: ☒No ☐Yes (Contact the local inspection jurisdiction for additional procedures and requirements)

Gross Building Area Table

FLOOR	NEW (SQ FT)	EXISTING (SQ FT)	SUB-TOTAL
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor		739 S.F.	
Basement			
TOTAL		739 S.F.	

ALLOWABLE AREA
Primary Occupancy Classification(s):
Assembly ☐ A-1 ☒ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Buisiness ☐
Educational ☐
Factory ☐F-1 Moderate ☐F-2 Low
Hazardous ☐H-1 Detonate ☐H-2 Deflagrate ☐H-3 Combust ☐H-4 Health ☐H-5 HPM
Institutional ☐I-1 Condition ☐1 ☐2
☐I-2 Condition ☐1 ☐2
☐I-3 Condition ☐1 ☐2 ☐3 ☐4
☐I-4
Mercantile ☐
Residential ☐R-1 ☐R-2 ☐R-3 ☐R-4
Storage ☐S-1 Moderate ☐S-2 Low ☐High-piled
☐Parking Garage ☐Open ☐Enclosed ☐Repair Garage
Utility and Miscellaneous ☐
Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: Select one Separation: Select one Exception: _____
Select one
Actual Area ofOccupancy A + Actual Area ofOccupancy B ≤ 1
Allowable Area ofOccupancy A Allowable Area ofOccupancy B
_____ + _____ + ... = _____ _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	OFFICE SPACE	739 S.F.	UL	N/A	UL

1 Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (F)
b. Total Building Perimeter = _____ (P)
c. Ratio (F/P) = _____ (F/P)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase If = 100[F/P – 0.25] x W/30 = _____ (%)
2 Unlimited area applicable under conditions ofSection 507.
3 Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
4 The maximum area of open parking garages must comply with Table 406.5.4.
5 Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) 2	UL	14'-4"	
Building Height in Stories (Table 504.4) 3	UL	1	

1 Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
2 The maximum height of air traffic control towers must comply with Table 412.3.1.
3 The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (W/ * REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North	>9'	3 HRS					
East	>9'	3 HRS					
West	>9'	3 HRS					
South	>9'	3 HRS					
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction Including supporting beams and joists		0 hrs					
Floor Ceiling Assembly		2 hrs					
Columns Supporting Floors		0 hrs					
Roof/Construction, including supporting beams and joists							
Roof/Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation							

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
0 to less than 3	Protected	Not Permitted	

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☐No ☒Yes
Exit Signs: ☐No ☒Yes
Fire Alarm: ☒No ☐Yes
Smoke Detection Systems: ☐No ☒Yes ☐Partial _____
Carbon Monoxide Detection: ☐No ☒Yes

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _____

☒ Fire and/or smoke rated wall locations (Chapter 7)
☒ Assumed and real property line locations (if not on the site plan)
☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☒ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☒ Occupant loads for each area
☒ Exit access travel distances (1017)
☒ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☒ Dead end lengths (1020.4)
☒ Clear exit widths for each exit door
☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
☒ Actual occupant load for each exit door
☒ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL #
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	ACCESSIBLE PROVIDED
1 space per 300 square feet of Gross Floor Area OFFICE SPACE AREA: 739 SQ FT	3	4	1			
TOTAL	3	4	1			1

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS /TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G										
	NEW			2							
	REQ'D			2							

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☐No ☒Yes (The rfemainderof this section is not applicable)

Exempt Building: ☒No ☐Yes(Provide code or statutory reference):

Climate Zone: ☒3-A ☐4A ☐5A

Method of Compliance: Energy Code ☐Performance ☒Prescriptive
ASHRAE 90.1☐Performance ☒Prescriptive

Exempt Building:
THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: WOOD
U-Value of total assembly: 0.32
R-Value of insulation: NOT APPLICABLE
Skylights in each assembly: NOT APPLICABLE
U-Value of skylight: NOT APPLICABLE
total square footage of skylights in each assembly: NOT APPLICABLE

Exterior Walls (each assembly)
Description of assembly: CMU
U-Value of total assembly: 0.32
R-Value of insulation: R-20
Openings (windows or doors with glazing)
U-Value of assembly: 0.5
Solar heat gain coefficient: 0.5
projection factor: NONE
Door R-Values: R-4

Walls below grade (each assembly) NOT APPLICABLE
Description of assembly: NOT APPLICABLE
U-Value of total assembly: NOT APPLICABLE
R-Value of insulation: NOT APPLICABLE

Floors over unconditioned space (each assembly) NOT APPLICABLE
Description of assembly: NOT APPLICABLE
U-Value of total assembly: NOT APPLICABLE
R-Value of insulation: NOT APPLICABLE

Floors slab on grade
Description of assembly: 8" SLAB ON GRADE
U-Value of total assembly: 0.520
R-Value of insulation: R-15
Horizontal/vertical requirement: #5 REBAR
slab heated: NO

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors: Snow (IS) 1.0
Seismic (IE) 1.0
Wind (IW) 1.0

Live Loads: Roof 20 psf
Mezzanine NA psf
Floor 250 psf

Ground Snow Load: 15.0 psf

Wind Load: Ultimate Wind Speed 120 mph (ASCE-7)
Exposure Category B

SEISMIC DESIGN CATEGORY: ☐A ☒B ☐C ☐D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☒II ☐III ☐IV
Spectral Response Acceleration SS 24.0 %g S1 10.2 %g
Site Classification (ASCE 7) ☐A ☐B ☐C ☒D ☐E ☐F
Data Source: ☐Field Test ☒Presumptive ☐Historical Data
Basic structural system ☒Bearing Wall ☐Dual w/Special Moment Frame
☐Building Frame ☐Dual w/Intermediate R/C or Special Steel
☐Moment Frame ☐Inverted Pendulum
Analysis Procedure: ☐Simplified ☐Equivalent Lateral Force ☐Dynamic
Architectural, Mechanical, Components anchored? ☒Yes ☐No
LATERAL DESIGN CONTROL: ☐Earthquake ☒Wind
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____psf
Presumptive Bearing capacity 2000 psf
Pile size, type, and capacity _____

MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone 3A
winter dry bulb: 22 F
summer dry bulb: 97 F

Interior design conditions
winter dry bulb: 22 F
summer dry bulb: 97 F
relative humidity: 50%

Building heating load: NOT APPLICABLE NOT APPLICABLE

Building cooling load: NOT APPLICABLE NOT APPLICABLE

Mechanical Spacing Conditioning System
Unitary
description of unit:
heating efficiency: NOT APPLICABLE
cooling efficiency:
size category of unit:
Boiler
Size category. If oversized, state reason.: NOT APPLICABLE
Chiller
Size category. If oversized, state reason.: NOT APPLICABLE

List equipment efficiencies: NOT APPLICABLE

ELECTRICAL SUMMARY
ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code ☒Performance ☐Prescriptive
ASHRAE 90.1☐Performance ☐Prescriptive

Lighting schedule (each fixture type)
lamp type required in fixture SEE DRAWING & SCHEDULES FOR DETAILS
number of lamps in fixture SEE DRAWING & SCHEDULES FOR DETAILS
ballast type used in the fixture SEE DRAWING & SCHEDULES FOR DETAILS
number of ballasts in fixture SEE DRAWING & SCHEDULES FOR DETAILS
total wattage per fixture SEE DRAWING & SCHEDULES FOR DETAILS
total interior wattage specified vs. allowed 2257.290 ACTUAL vs. 324,480 ALLOWED
total exterior wattage specified vs. allowed SOURCE EFFICACY > 45 LUMENS/WATT

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

SEVEN LAKES ENGINEERING SERVICES, INC.
2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: 7lakesengrg@gmail.com

NORTH CAROLINA PROFESSIONAL SEAL 10163 ENGINEER CHARLES R. FARWELL 8/25/21

Client: ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO: 21-115-548
DATE: 8/25/2021
DRAWN BY: SSR
SCALE: NTS
TITLE: APPENDIX "B"
Sheet Number: A-1

APPENDIX B

REFERENCE:
DEED BOOK 4524, PAGE 18
MAP BOOK 4, PAGE 13
MOORE COUNTY REGISTRY
RATIO OF PRECISION= 1/10,000+

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
X = CALCULATED POINT
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= WATER METER
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= UTILITY POLE

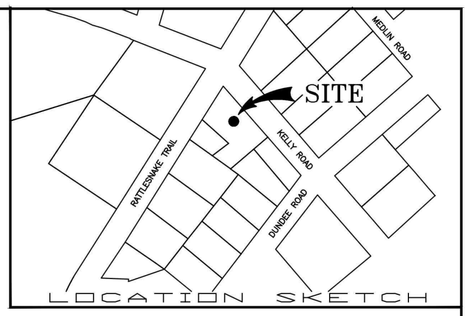
NORTH
RECORD MAP

Total existing impervious surface 10,842.67 S.F.
Total existing impervious surface 83.7%

At completion of project the impervious surface percentage is proposed to remain the same or decrease in size.

Property is Zoned "NC"

Setbacks:
Front=25'
Side=10'
Rear=20'



60.0'

RATTLESNAKE TRAIL 60'R/W

(23) Harbour Maytag INC
DB 463 Pg 623

(24)
12952.92 Sq. Feet total
1790.28 Sq. Feet in easement area
Parcel ID# 00021712

U/G sewer line
N 52°49'01" W 133.91'
4.28'
utility lines
chainlink fence
N 32°10'00" E 100.38'
concrete
metal canopy
pavement
existing car wash
pavement
"impervious area"
N 37°43'58" 21.87'
S 52°43'49" E 5.91'
S 52°16'02" E 26.27'
brick retaining wall
(15) Shirley B, Kennedy
DB 2014E Pg 145
N 39°14'12" E 30.05'
edge of old gravel area
N 15°10'33" E 25.37'
125.07'
N 52°46'57" W
conc walk
brick retaining wall
conc walk
frame building
conc walk
conc
easement 696/422 (bold line)
T=100.07'
Note:
Mechanical equipment in easement area not located.
(25) Dwight A & Kimberly P, Gilley
DB 4292 Pg 254
pavement
N 37°13'02" E
1-story metal building
brick retaining wall encroaches by 0.52'
N 52°47'09" W 23.94'
S 37°11'50" W 75.17'
(14) Shirley B, Kennedy
DB 696 Pg 422
easement 696/422 (bold line)
U/G sewer line
(12)
(13)
McIntyre Rd.

EXHIBIT B

SITE SURVEY FOR
J's Mobile Detailing
LOT NO. 24
Village of Pinehurst (Old Town)
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
NORTH CAROLINA
JANUARY 13, 2016 -*- SCALE 1"=20'

MATTHEW A. CALLAHAN SURVEYING
P.O. BOX 938, VASS, N.C.
(910)245-2980

Revised 3-2-16 to show proposed addition to car wash
Revised 4-12-16 to show impervious area

0 20 40 60

REFERENCE:
DEED BOOK 4524, PAGE 18
MAP BOOK 4, PAGE 13
MOORE COUNTY REGISTRY
RATIO OF PRECISION= 1/10,000+

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
X = CALCULATED POINT
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= WATER METER
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= UTILITY POLE

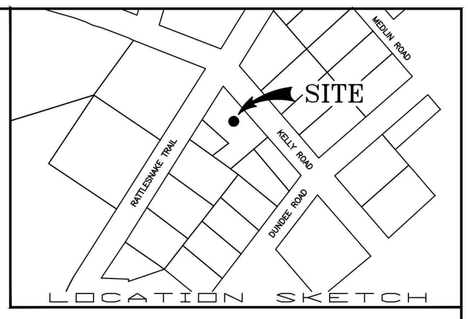
NORTH
RECORD MAP

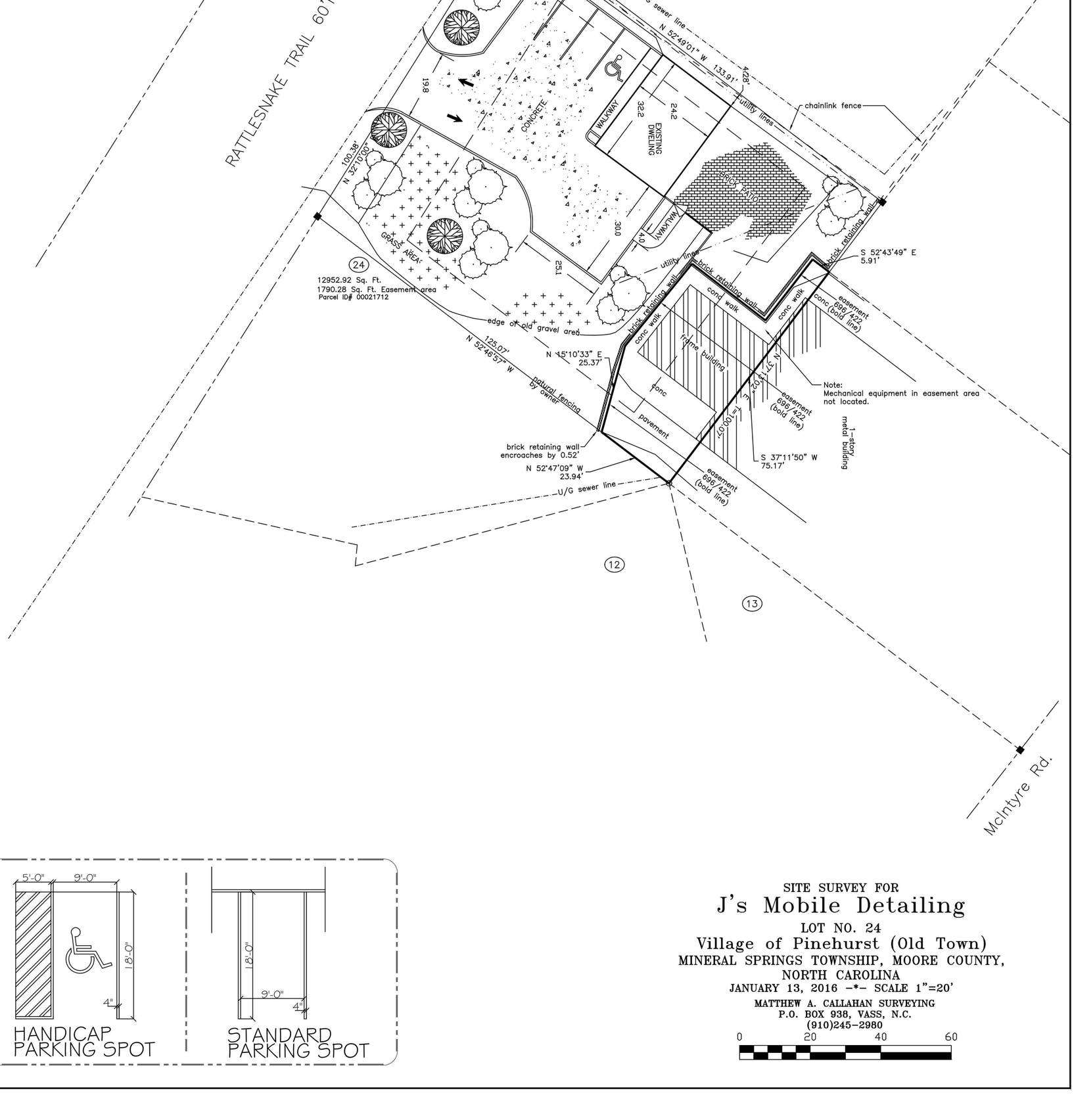
Total existing impervious surface 10,842.67 S.F.
Total existing impervious surface 83.7%

At completion of project the impervious surface percentage is proposed to remain the same or decrease in size.

Property is Zoned "NC"

Setbacks:
Front=25'
Side=10'
Rear=20'





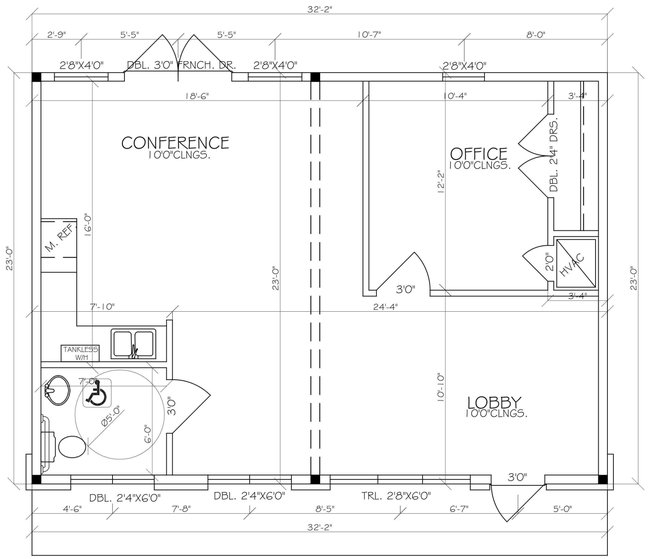
SITE SURVEY FOR
J's Mobile Detailing
LOT NO. 24
Village of Pinehurst (Old Town)
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
NORTH CAROLINA
JANUARY 13, 2016 -*- SCALE 1"=20'

MATTHEW A. CALLAHAN SURVEYING
P.O. BOX 938, VASS, N.C.
(910)245-2980

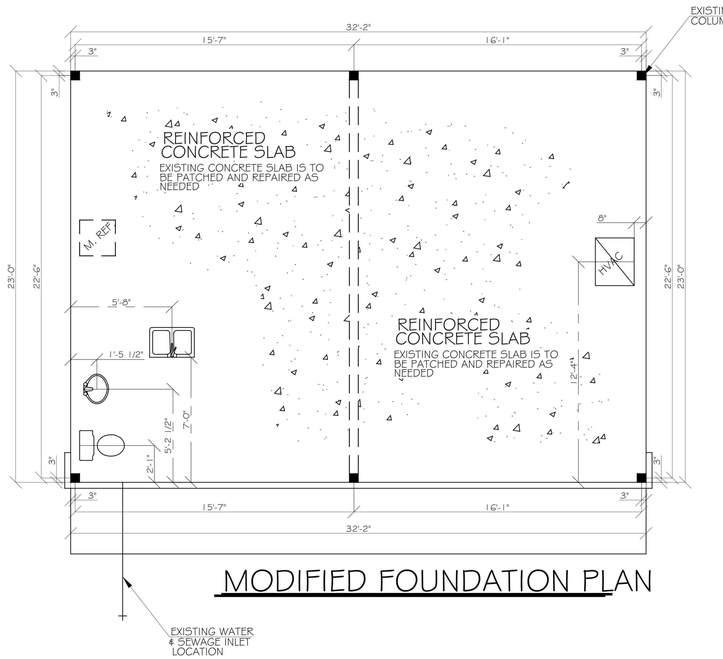
0 20 40 60

EXHIBIT B

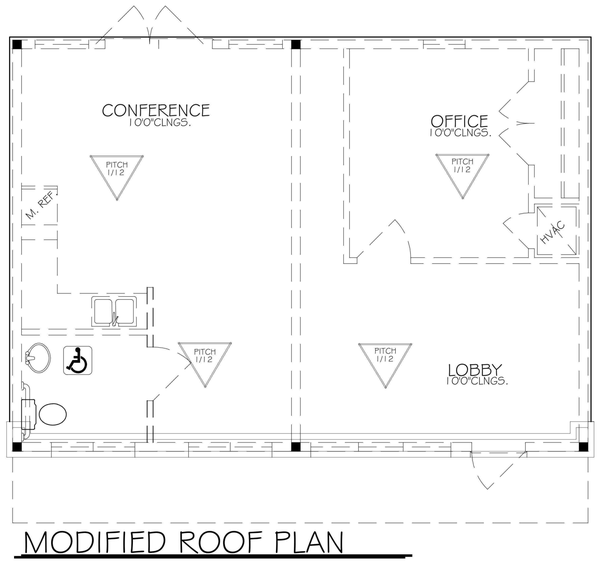
EXHIBIT B



MODIFIED FLOOR PLAN



MODIFIED FOUNDATION PLAN



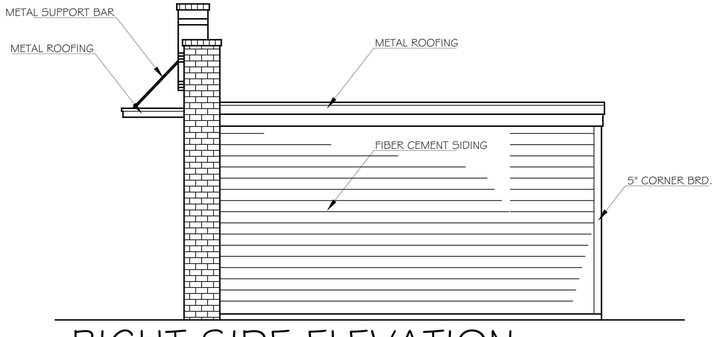
MODIFIED ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SEVEN LAKES ENGINEERING SERVICES, INC.
2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: cfarwell44@gmail.com

NORTH CAROLINA SEAL 10183 REGISTERED PROFESSIONAL ENGINEER CHARLES R. FARWELL 8/25/21

REVISIONS

	DATE/DESCRIPTION
	1/05/2020

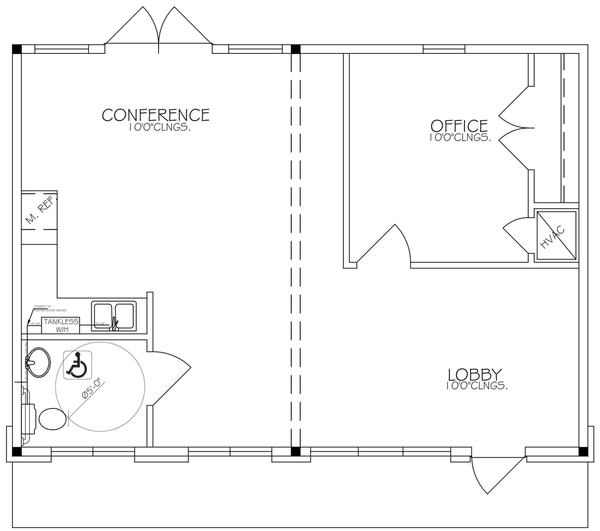
Client: ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO: 21-115-548
DATE: 8/25/2021
DRAWN BY: EJA
SCALE: 1/4" = 1'0"
TITLE: PROPOSED RENOVATION

Sheet Number:

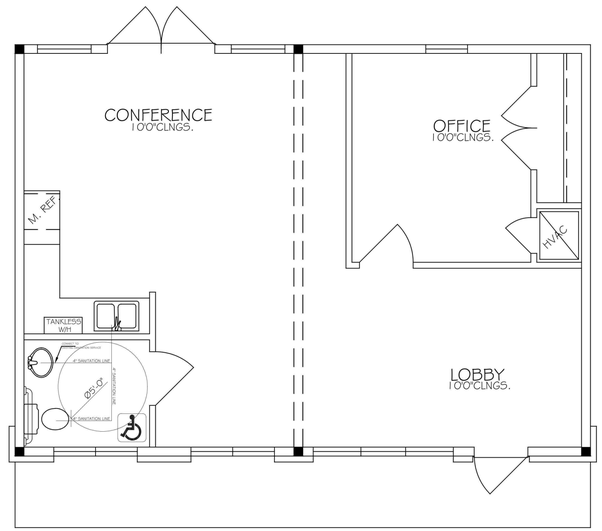
1 of 3

EXHIBIT B



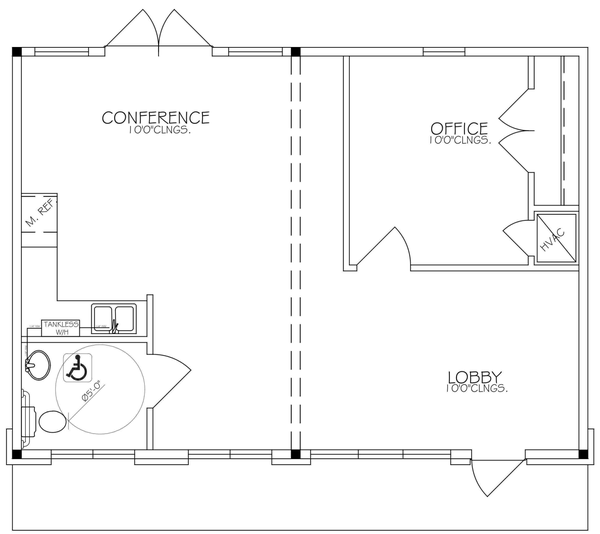
PLUMBING PLAN

COLD WATER PLAN



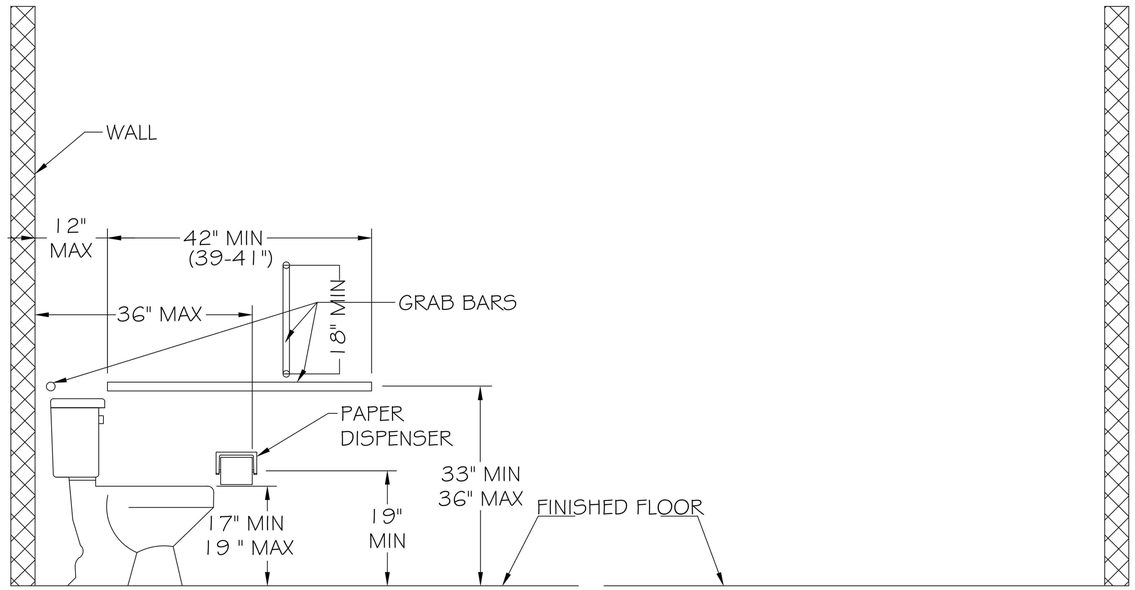
PLUMBING PLAN

SANITATION PLAN



PLUMBING PLAN

HOT WATER PLAN



WATER CLOSET

SEVEN LAKES ENGINEERING SERVICES, INC.

2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: cfarwell44@gmail.com

NORTH CAROLINA PROFESSIONAL SEAL 10183 ENGINEER CHARLES S. FARWELL 8/25/21

REVISIONS

	DATE/DESCRIPTION
	1/05/2020

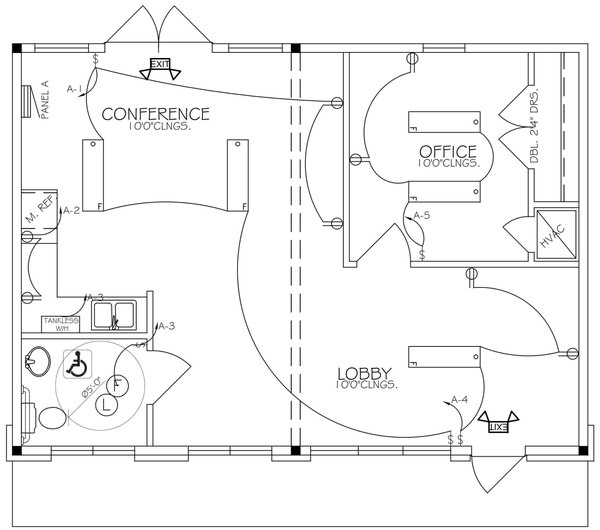
Client: ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO: 21-115-548
DATE: 8/25/2021
DRAWN BY: SSR
SCALE: 1/4" = 1'0"
TITLE: PLUMBING PLAN

Sheet Number:

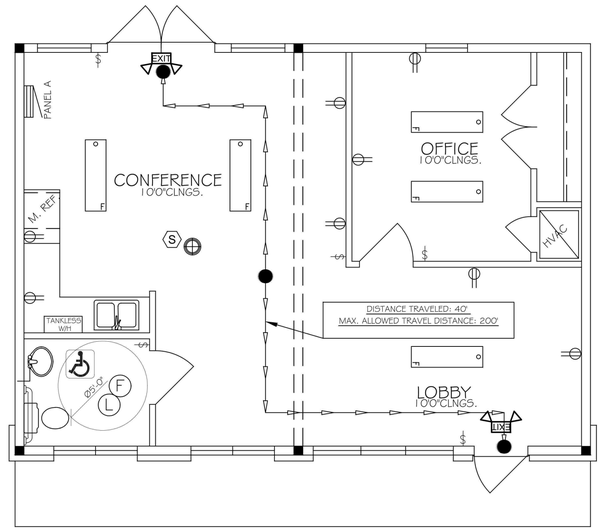
2of 3

EXHIBIT B



ELECTRICAL PLAN

LIGHTING PLAN



ELECTRICAL PLAN

LIFE-SAFETY PLAN

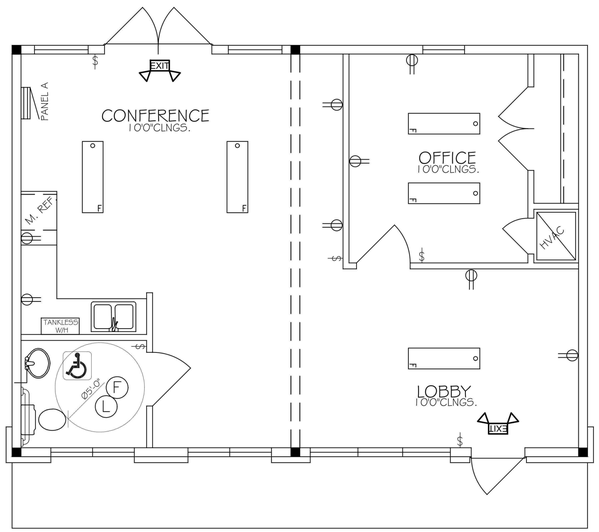
SEVEN LAKES ENGINEERING SERVICES, INC.

2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: cfarwell44@gmail.com

NORTH CAROLINA PROFESSIONAL SEAL 10183 ENGINEER CHARLES S. FARWELL 8/25/21

REVISIONS

	DATE/DESCRIPTION
	1/05/2020



ELECTRICAL PLAN

POWER PLAN

PANEL-A											
SQUARE D TYPE NQOD MOUNTED FLUSH OR EQUIVALENT											
SUPPLY: 120/240 VOLT, 1-PHASE, 3 WIRE											
MAIN: 200A MAIN BREAKER PANEL SHALL BE RATED 22,000AIC											
kva			WIRE		CKT	CKT		WIRE		kva	
A	B	DESCRIPTION	SIZE	CB	NUM	NUM	CB	SIZE	DESCRIPTION	A	B
3.7		BREAK RM. LGHTS/RECPT.	12	20	1	2	20	12	BREAK RM. RECPT.		3.6
	0.12	BATHROOM FAN/LIGHT COMBO	12	20	3	4	20	12	LOBBY LGHTS/RECPT	3.6	
3.7		OFFICE LGHTS/RECPT.	12	20	5	6	20	12	TANKLESS WATER HEATER		0.1
			12	20	7	8	20	12			
			12	20	9	10	20	12			
			12	20	11	12	20	12			
			12	40	13	14	50	12			
			12	40	15	16	50	12			
			12	20	17	18	20	12			
			12	20	19	20	20	12			
			12	20	21	22	20	12			
			12	20	23	24		12			
					25	26					
					27	28					
					29	30					
					31	32					
					33	34					
					35	36					
					37	38					
					39	40					
					41	42					
7.40	0.12									3.60	3.70
						TOTAL			GROSS	A	B
						KVA			14.82	11.00	3.82
						AMPS-240/1P			61.75	45.83	15.92

FIRE ALARM SYMBOL LEGEND

SYMBOL	MOUNTING	MANUFACTURER'S PART NUMBER
S	CEILING MOUNT TO NFPA 72 CODE	SMOKE DETECTOR, EDWARDS V-PS OPTICAL SMOKE DETECTOR (SOUNDER BASE WHERE REQUIRED)
	MOUNT TO MANUFACTURERS SPECIFICATIONS	CARBON MONOXIDE DETECTORS.

ELECTRICAL RISER DIGRAM

NOTE: 75F TERMINAL TEMPERATURE
ALL WIRE TERMINATIONS & EQUIPMENT SHALL BE RATED FOR 75C MINIMUM

SERVICE METER/DISCONNECT SWITCH

DISCONNECT SWITCH 200A 120/240V 3PH/ 4W 22,000 AIC

SERVICE WIRE SIZED FOR 200 AMPS
3 400kcmil THWN
CU # 1/0 – 4" EMT

ELEC. CONTR. TO PERFORM THREE (3) GROUNDING METHODS PER NEC.

GROUNDING ELECTRODE DETAILS
GROUNDING ELECTRODE CONDUCTORS SHALL BE #1/0 BARE COPPER. OTHER MATERIAL AND INSTALLATION PER NEC 250.
1 CONNECT TO METATIC WATER PIPE AS REQ'D.
2 #1/0 TO BUILDING STEEL OR FOUNDATION REBAR
3 3/4"X10' LONG COPPER CLAD GROUNDING ROD W/ #1/0 COPPER GROUND.

Panel A
200A
MSB
120/240V
1PH/ 3W
22,000 AIC

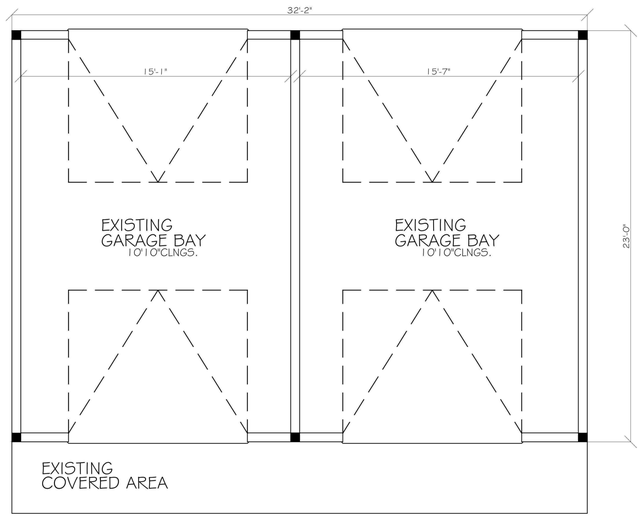
ELECTRICAL SYMBOLS

GFI	GROUND FAULT INTERRUPTOR
	TYPICAL LIGHT SWITCH
	FLOURESCENT LIGHTS
EXIT	EXIT SIGN
	LIGHT FIXTURES
F L	EXHAUST FAN WITH LIGHT

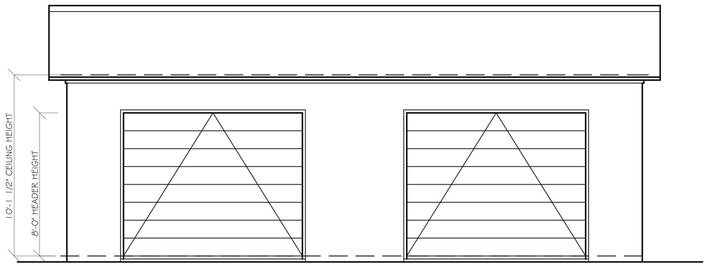
Client:
ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO: 21-115-548
DATE: 8/25/2021
DRAWN BY: SSR
SCALE: 1/4" = 1'0"
TITLE: ELECTRICAL PLAN
Sheet Number: 3of 3

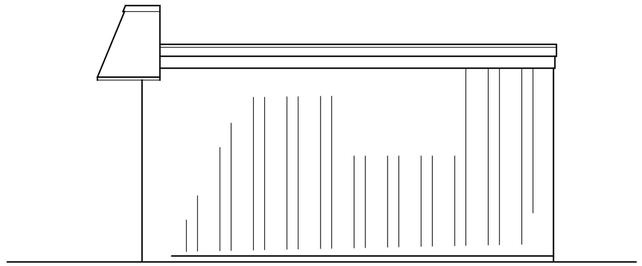
EXHIBIT B



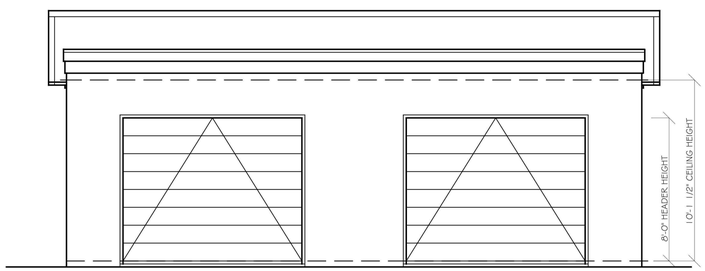
EXISTING FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

SEVEN LAKES ENGINEERING SERVICES, INC.
2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: cfarwell44@gmail.com

NORTH CAROLINA PROFESSIONAL SEAL 10183 ENGINEER CHARLES B. FARWELL
8/25/21

REVISIONS

	DATE/DESCRIPTION
	1/05/2020

Client:
ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO: 21-115-548
DATE: 8/25/2021
DRAWN BY: EJA
SCALE: 1/4" = 1'0"
TITLE: EXISTING CONDITIONS
Sheet Number:

01 of 1

EXHIBIT C

Google Maps 30 Rattlesnake Trail

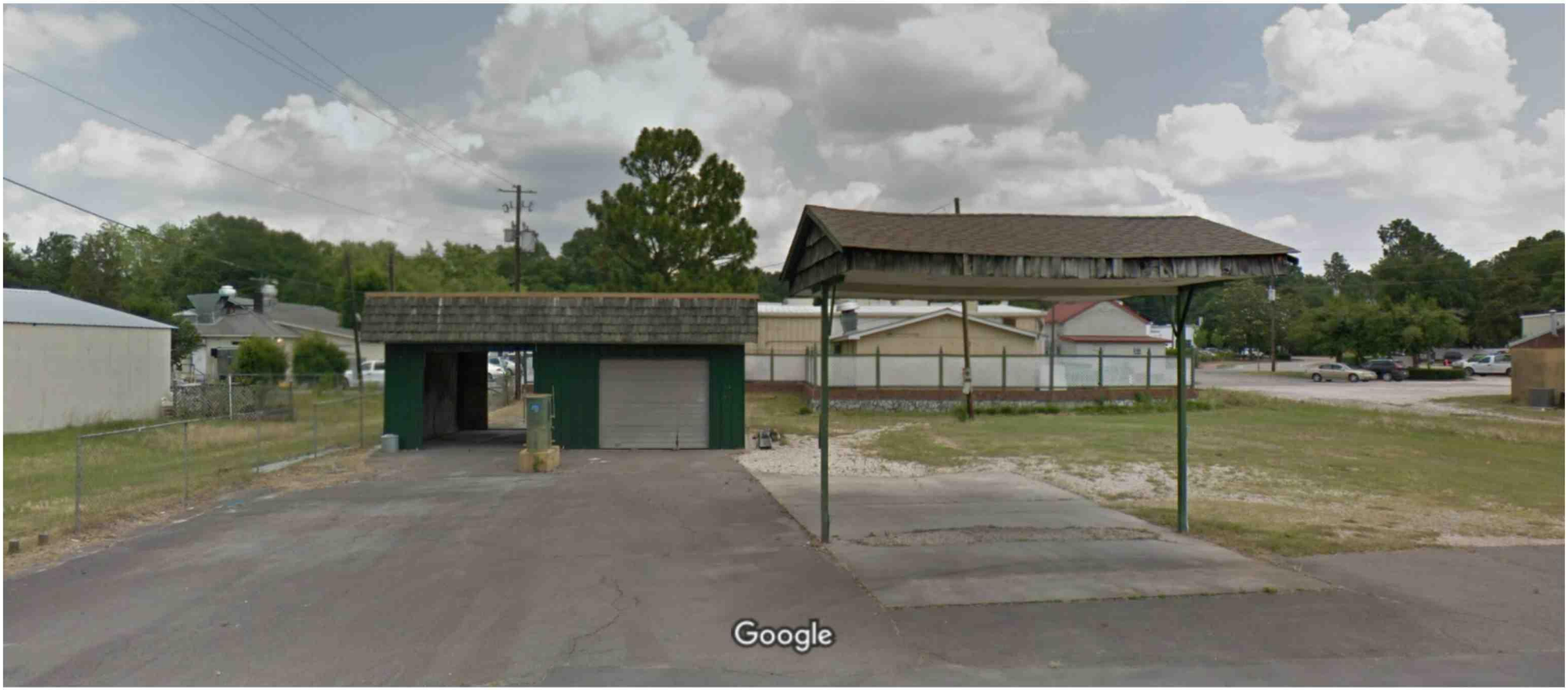


Image capture: Jun 2016 © 2021 Google

Pinehurst, North Carolina

Google

Street View - Jun 2016



EXHIBIT C

EXHIBIT C

Exterior Walls

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

Exterior Door Stain

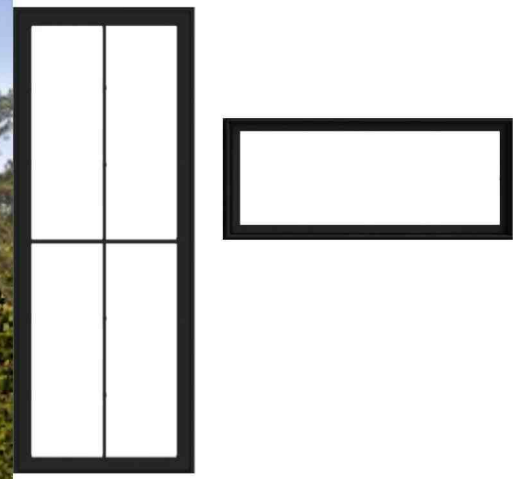
Cabot Cordovan Brown

Exterior Trim

SW 6990
Caviar
Interior / Exterior
Location Number: 251-C2



Exterior Windows



Exterior Doors

*To be stained Cabot Cordovan Brown





PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 165 Linden Road

Request and Background:

☑ **Contributing** ☐ **Non-Contributing**

Applicant: Christine DiMarco
Owners: David Dahlem
Professional: n/a

Property Location: 165 Linden Road
Zoning: (R-30) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: No Change
Moore County PIN#: 855211661263

Case Number: COA-2021-00142
Proposed Changes: Renovate front of the house - new front door, extend front porch, new windows.. Convert garage into family room adding new door and windows. Adding shed to back yard. Remove tree.

Applicable Standards:

Section III C. Windows and Doors
Section III E. Shutters and Awnings
Section III G. Porches, Entrances and Balconies
Section III I. Additions and Accessory Buildings
Section III N. Paint
Section VII. C. Landscaping and Vegetation

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



0 30 60 120 180 240 Feet

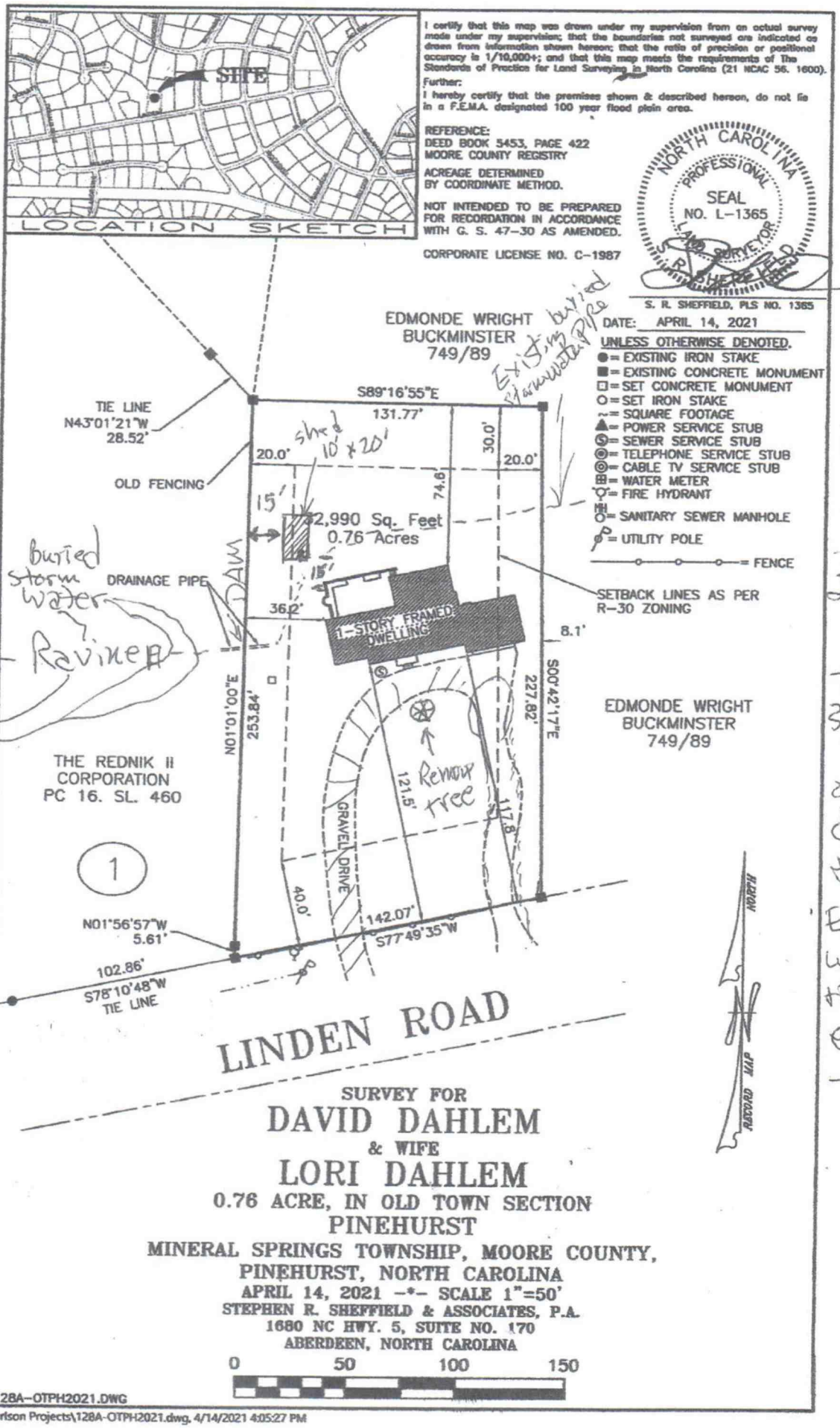
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
8/10/2021

October 28, 2021
Historic Preservation Commission
165 Linden Road COA

1895 Village of Pinehurst

N W E S

EXHIBIT B



Natural water Flow

1) Shed or Accessory Building

2) Tree Removal

3) Eliminate West Part as gravel driveway + upgrade East portion with circle parking at end

EXHIBIT C

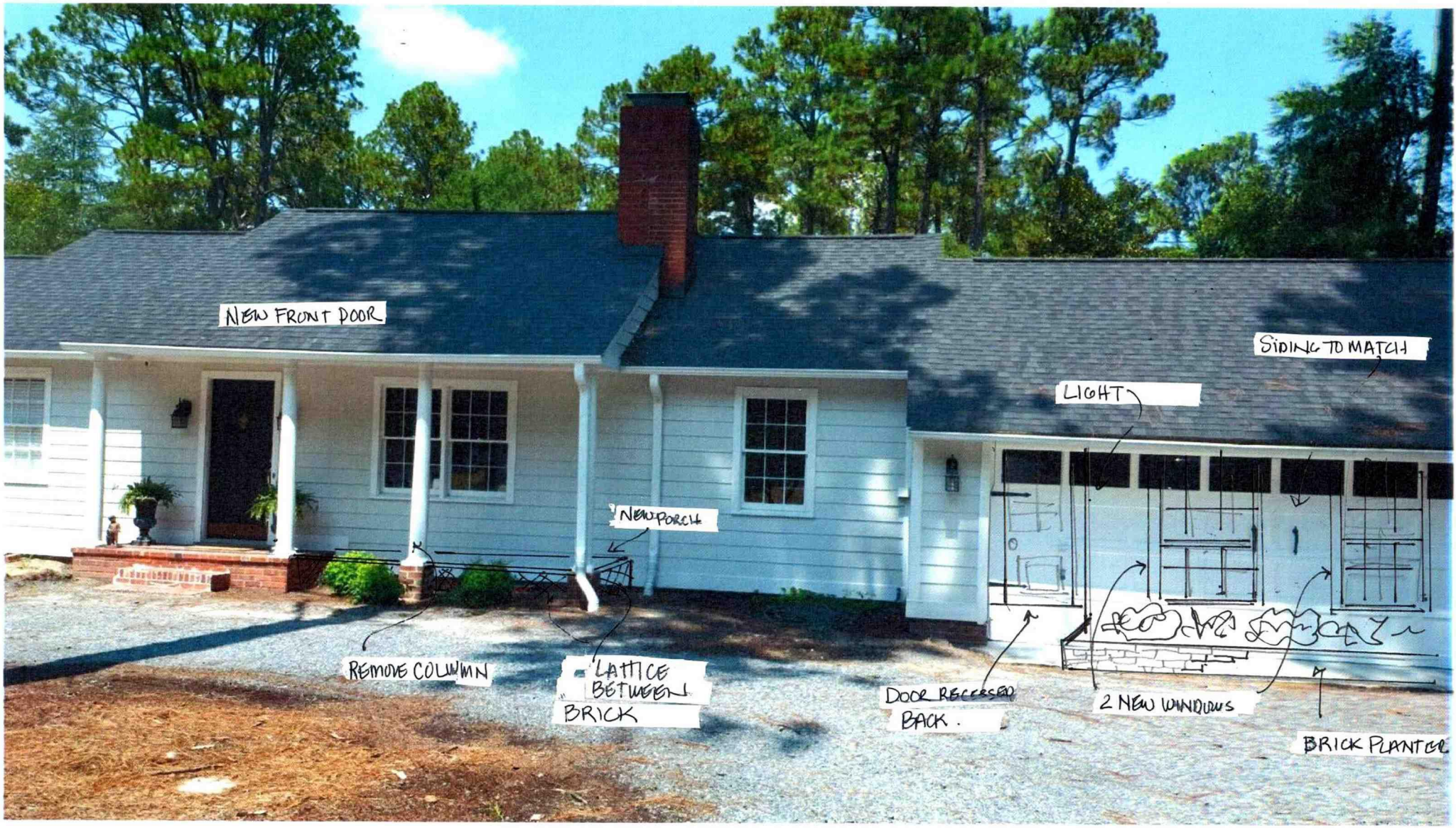
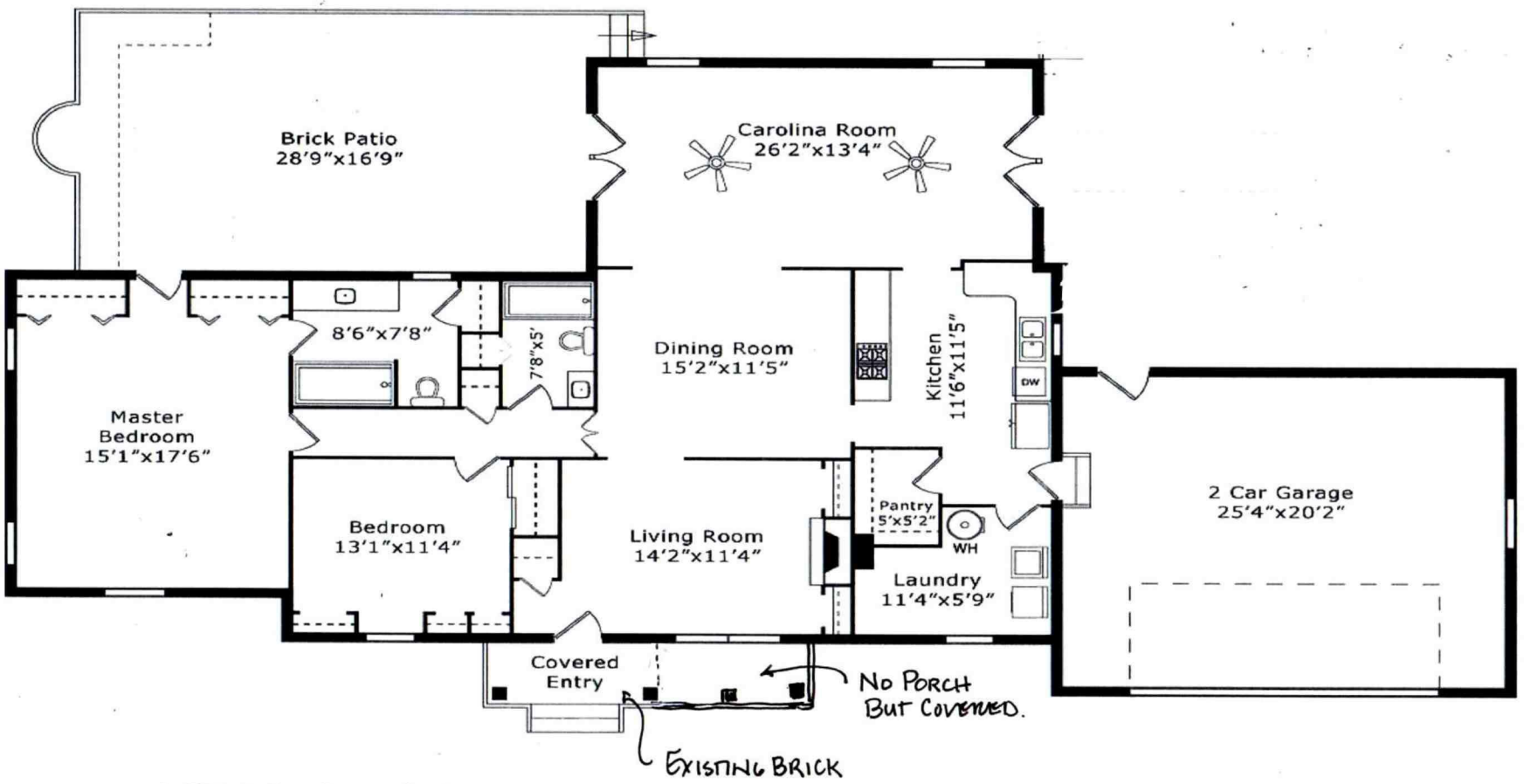

NEW FRONT DOOR
SIDING TO MATCH
LIGHT
NEW PORCH
REMOVE COLUMN
LATTICE BETWEEN BRICK
DOOR RECESSED BACK.
2 NEW WINDOWS
BRICK PLANTER

EXHIBIT D

EXISTING PLAN

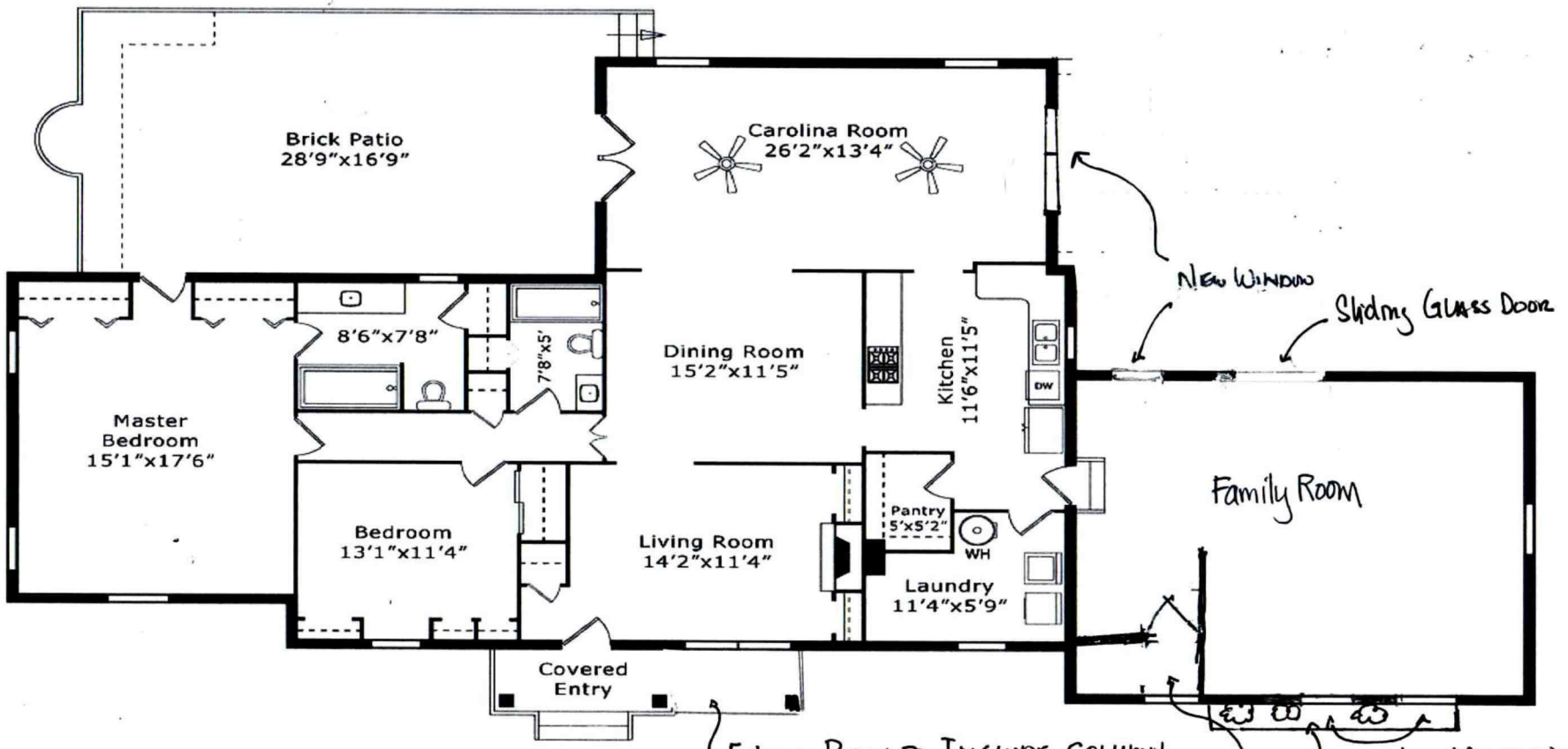


165 Linden Rd

Drawings are not to scale. Drawings & room dimensions are for illustration purposes only.

EXHIBIT D

NEW PLAN



165 Linden Rd

Drawings are not to scale. Drawings & room dimensions are for illustration purposes only.

FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 1965

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

Renovate front of the house - new front door, extend front porch, new windows..
Convert garage into family room adding new door and windows. Adding shed to back yard. Remove tree.

Conclusions of Law

Applicable Standards:

Section III C. Windows and Doors
Section III E. Shutters and Awnings
Section III G. Porches, Entrances and Balconies
Section III I. Additions and Accessory Buildings
Section III N. Paint
Section VII. C. Landscaping and Vegetation

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 315 Nottinghill Gate

Request and Background:

☐ **Contributing** ☑ **Non-Contributing**

Applicant: GWB Construction
Owners: Emund Haughey
Professional: GWB Construction

Property Location: 315 Nottinghill Gate
Zoning: (R-30) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: Residential
Moore County PIN#: 855200362064
Case Number: COA-2021-00139
Proposed Changes:
New Construction.

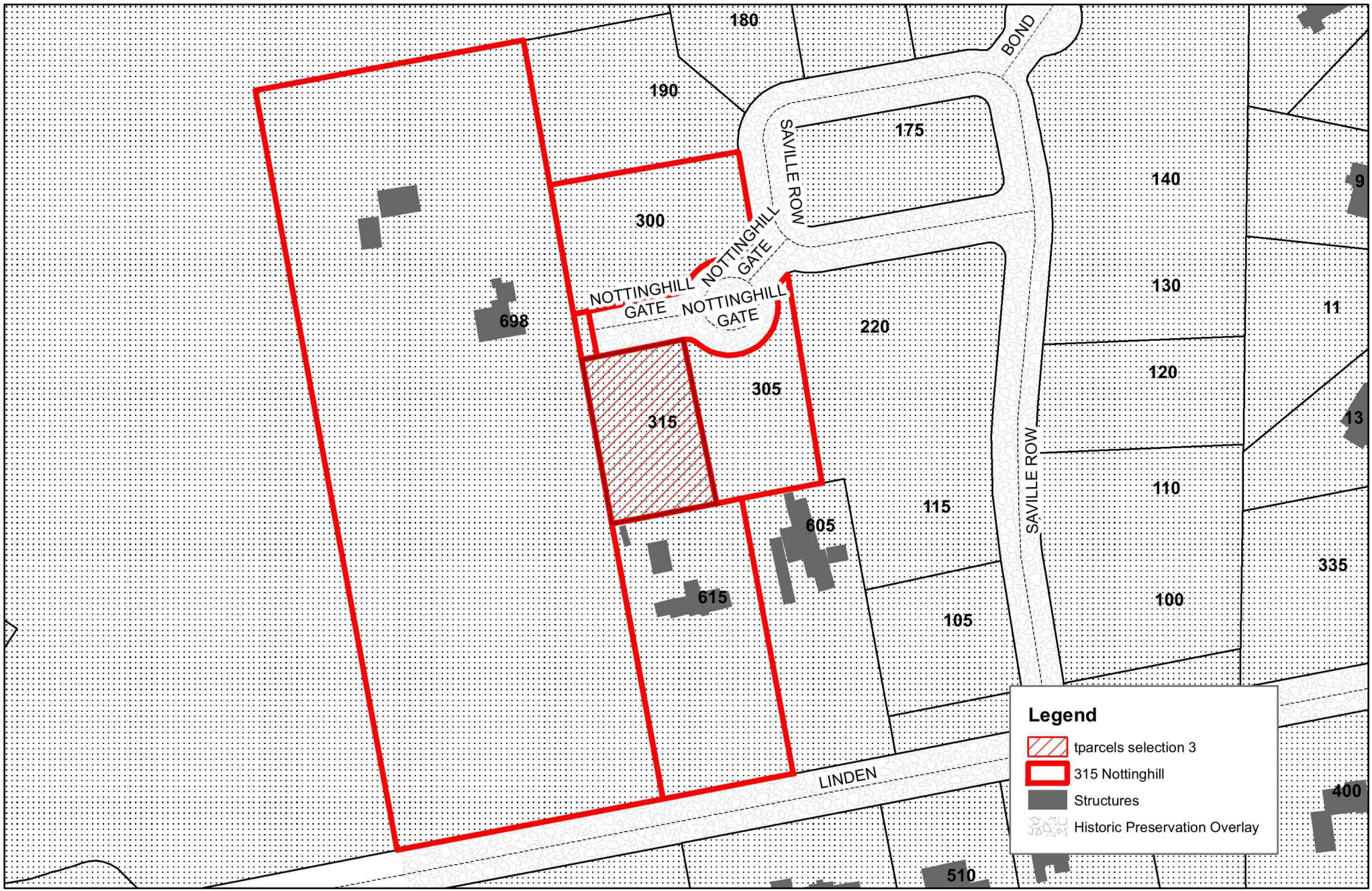
Applicable Standards:

Section III N. Paint
Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Material
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation
Section VII. D. Swimming Pools

Staff Comments:

The proposed changes are not consistent but, nevertheless congruous

Public Hearing Notification Map



0 50 100 200 300 400 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
10/12/2021

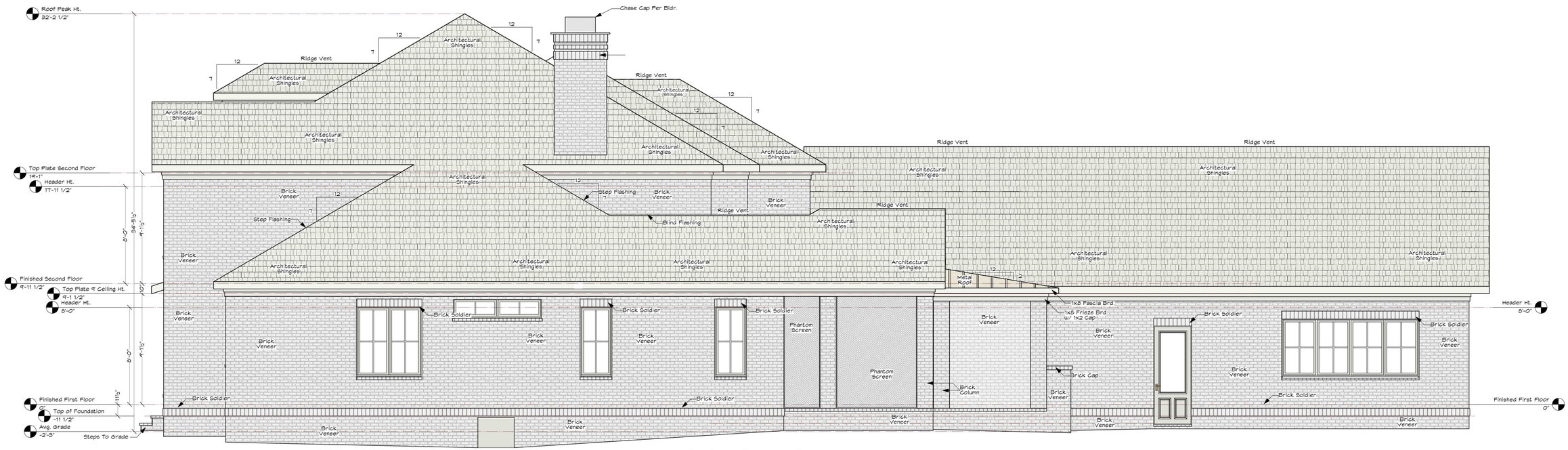
October 28, 2021
Historic Preservation Commission
315 Nottinghill Gate COA

1895 VILLAGE OF PINEHURST

N W E S



FRONT ELEVATION



RIGHT ELEVATION

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DAVID NICHOLS .DESIGN

E-Mail: Davide@davidnichols.design

David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction:
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the construction is to be executed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	8/12/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	08/12/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	K. Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm
David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant
Ken Bass
GWB Construction

Project Title
Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title
Front Elevation
Right Elevation

Scale
1/4" = 1' - 0"

Sheet No.
A-1.6
of
8

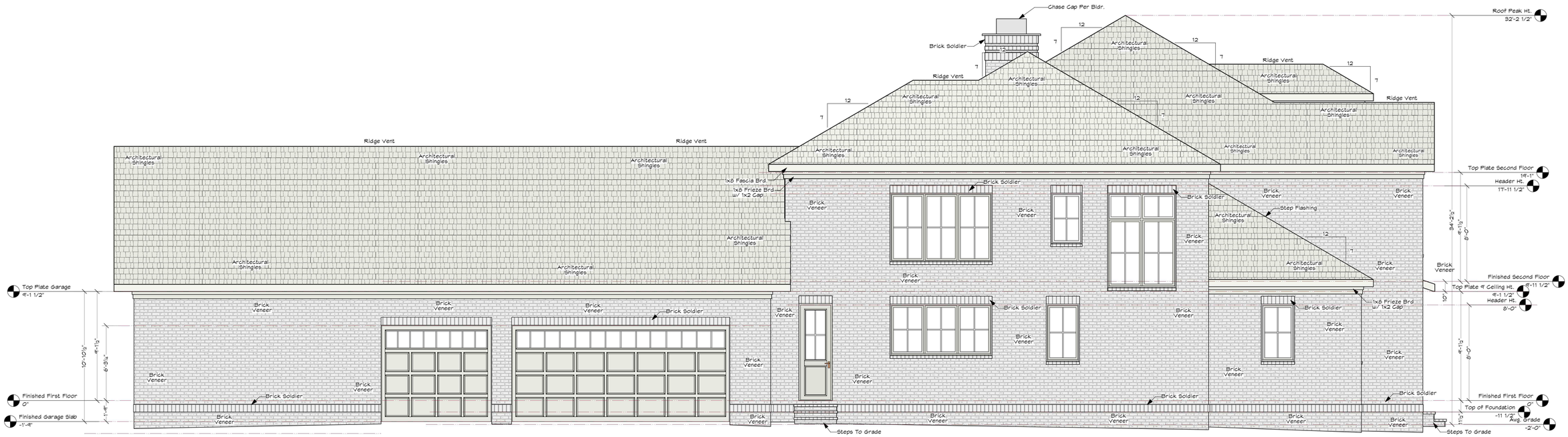
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PHYSICAL OF AUTHENTICITY

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REAR ELEVATION



LEFT ELEVATION

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PHYSICAL OF AUTHENTICITY

DAVID NICHOLS .DESIGN
E-Mail: Davidsdavidnichols.design
David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

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2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson
Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	8/12/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	08/12/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	Ken Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Ken Bass
GWB Construction

Project Title: Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title: REAR ELEVATION
LEFT ELEVATION

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

Sheet No.
A-1.7
of
8

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SITE

LOCATION SKETCH

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).

Further:

I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
PLAT CAB. 18, SL. 609
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

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

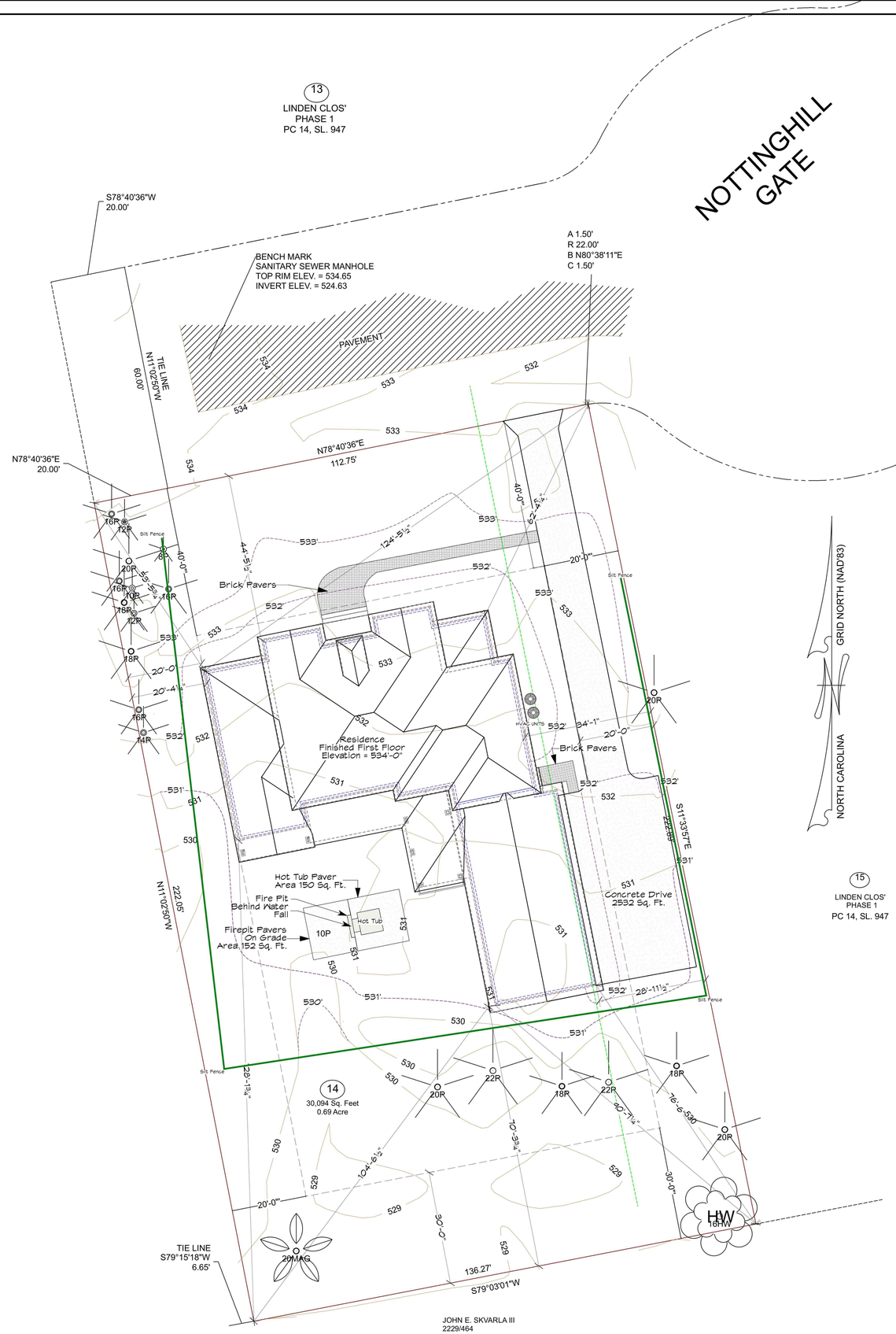
CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

DATE: FEBRUARY 24, 2021

UNLESS OTHERWISE DENOTED,
= EXISTING IRON STAKE
= EXISTING CONCRETE MONUMENT
= SET CONCRETE MONUMENT
= SET IRON STAKE
~ = SQUARE FOOTAGE
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= WATER METER
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= UTILITY POLE
= FENCE

SURVEY FOR
LINDEN CLOS', LLC
LOT NO. 14, PHASE 2
LINDEN CLOS'
PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*- SCALE 1"=70'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



LEGEND
- Paver Walk
- Concrete Driveway
- Buried Propane Tank
- HVAC Unit
- Final Grade
- Silt Fence

Impervious Data	
Residence	5165 Sq. Ft.
Driveway	2532 Sq. Ft.
Hot Tub / FirePit	302 Sq. Ft.
Walks	238 Sq. Ft.
Porch & Patio's	689 Sq. Ft.
Total Impervious	8,926 Sq. Ft.
Lot Contains	30,094 Sq. Ft.
Impervious Area =	29.70% of Lot
Total Disturbed Area =	16,081 Sq. Ft.

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DAVID NICHOLS .DESIGN
E-Mail: Davidedavidnichols.design
David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction.
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	Revision	Project ID	Drawing Code	CAD File Name	Plot Date
10/8/21	Revision		VWDS 2021	Haughey Residence	10/08/2021

Designed By	Drawn By	Checked By	Reviewed By	Submitted By	Project Manager
David Nichols	D. Nichols		K. Bass	Anderson Nichols Design	Ken Bass

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Ken Bass
GWB Construction

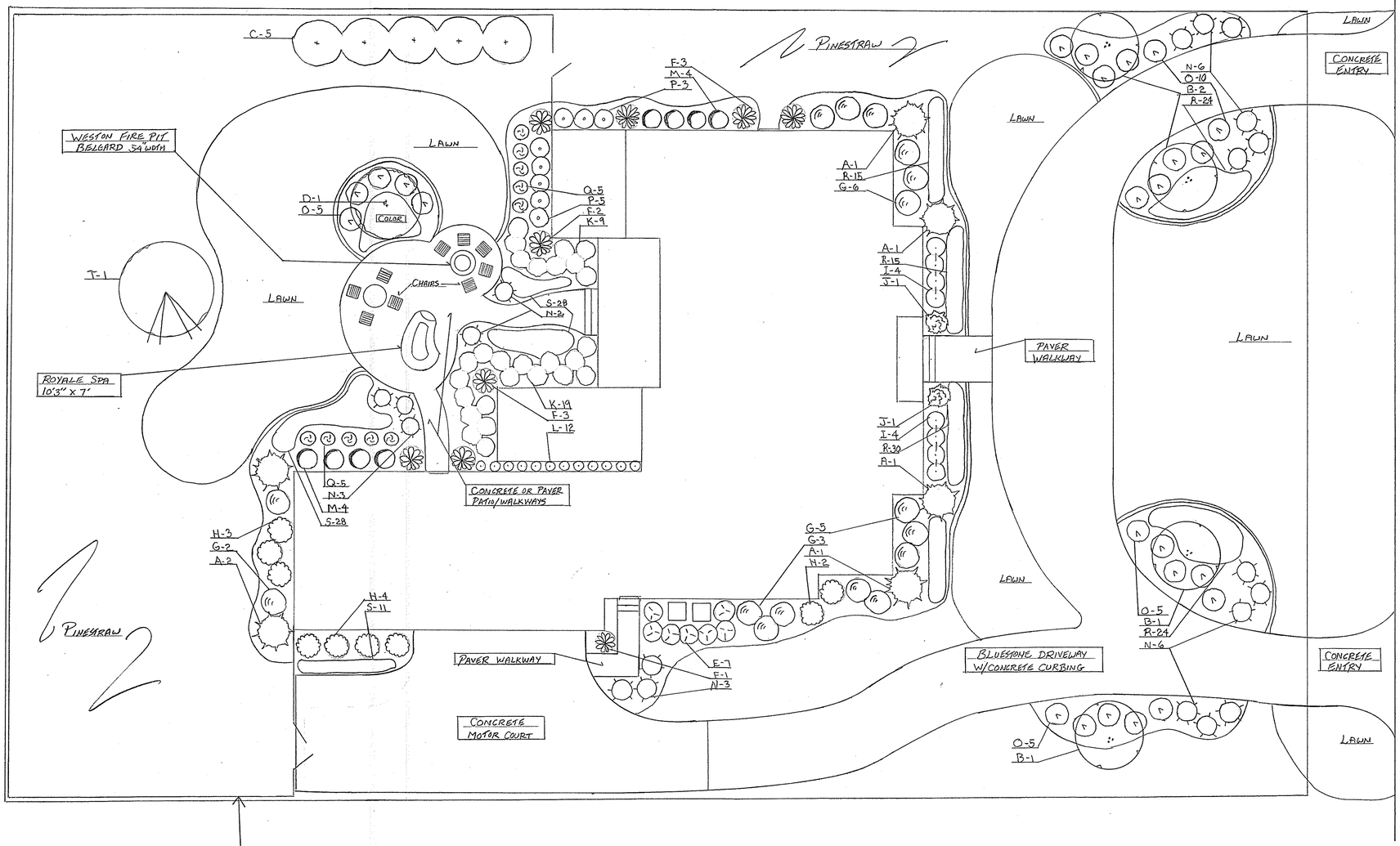
Project Title: Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title: Final Site Plan - Legend
Final Grade - Trees Removed
Lot Data - Impervious Data

Scale: 1" = 15' - 0"

Sheet No.
S-1.2
of
8

These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, to do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.



STYLE #400 BLACK ALUMINUM POOL FENCE/4'HT./ 2 GATES

PLANT LIST			
KEY	QTY	COMMON NAME	SIZE
A	6	'CHRISTMAS JEWEL' HOLLY	6'
B	4	'COLORAMA' CRAPE MYRTLE	7-8'
C	5	'GREEN GIANT' ARBORVITAE	6'
D	1	'RISING SUN' REDBUD	5-6'
E	7	'STEEDS' HOLLY	7 GAL.
F	9	'INSPIRATION' SASANQUA CAMELLIA	7GAL.
G	16	'BLUE CASCADE' DISTYLIUM	7GAL.
H	9	'DARKFIRE' LOROPETALUM	7GAL.
I	8	'BABY GEM' BOXWOOD	7GAL.
J	2	'GLOBOSA NANA' CRYPTOMERIA	7GAL.
K	28	'AUTUMN CORAL' ENCORE AZALEA	3GAL.
L	12	'DIAMOND SPIRE' GARDENIA	3GAL.
M	8	'RADIANCE' ABELIA	5GAL.
N	20	'MORNING LIGHT' MAIDEN GRASS	3GAL.
O	25	'SWING LOW' DISTYLIUM	3GAL.
P	8	'SNOW GIRL' GARDENIA	3GAL.
Q	10	'FLIRT' NANDINA	3GAL.
R	93	'VARIEGATED' LIRIOPE	1 GAL.
S	67	'ROYAL PURPLE' LIRIOPE	1 GAL.
T	1	'SCARLET FIRE' DOGWOOD	7-8'

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

HAUGHEY RESIDENCE
NOTTINGHILL GATE LOT 14
PINEHURST N. C.

REVISIONS

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

SCALE: 1"=10'

DATE: 8-30-2021

DRAWN BY: RLAD

PAGE NO:

NORTH CAROLINA REGISTERED LANDSCAPE CONTRACTOR
NO. 0072
JOEL GUILL KENNEDY

FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 2021-22

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

New Construction.

Conclusions of Law

Applicable Standards:

Section III N. Paint
Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Material
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation
Section VII. D. Swimming Pools

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 40 McCaskill Road W

Request and Background:

☑ **Contributing** ☐ **Non-Contributing**

Applicant: Jeremy Strickland
Owners: Robert Heino
Professional: Jeremy Strickland

Property Location: 40 McCaskill Road W
Zoning: (R-30) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: No Change
Moore County PIN#: 855211762941

Accela Case Number: COA-2021-00144
Proposed Changes: Revised driveway and reflecting pond in front yard. Removal of cherry tree in front yard. Replace rectangle window above front door with an oval window. Add glass panels to existing front door. Clean up overgrown landscape and provide new landscaping.

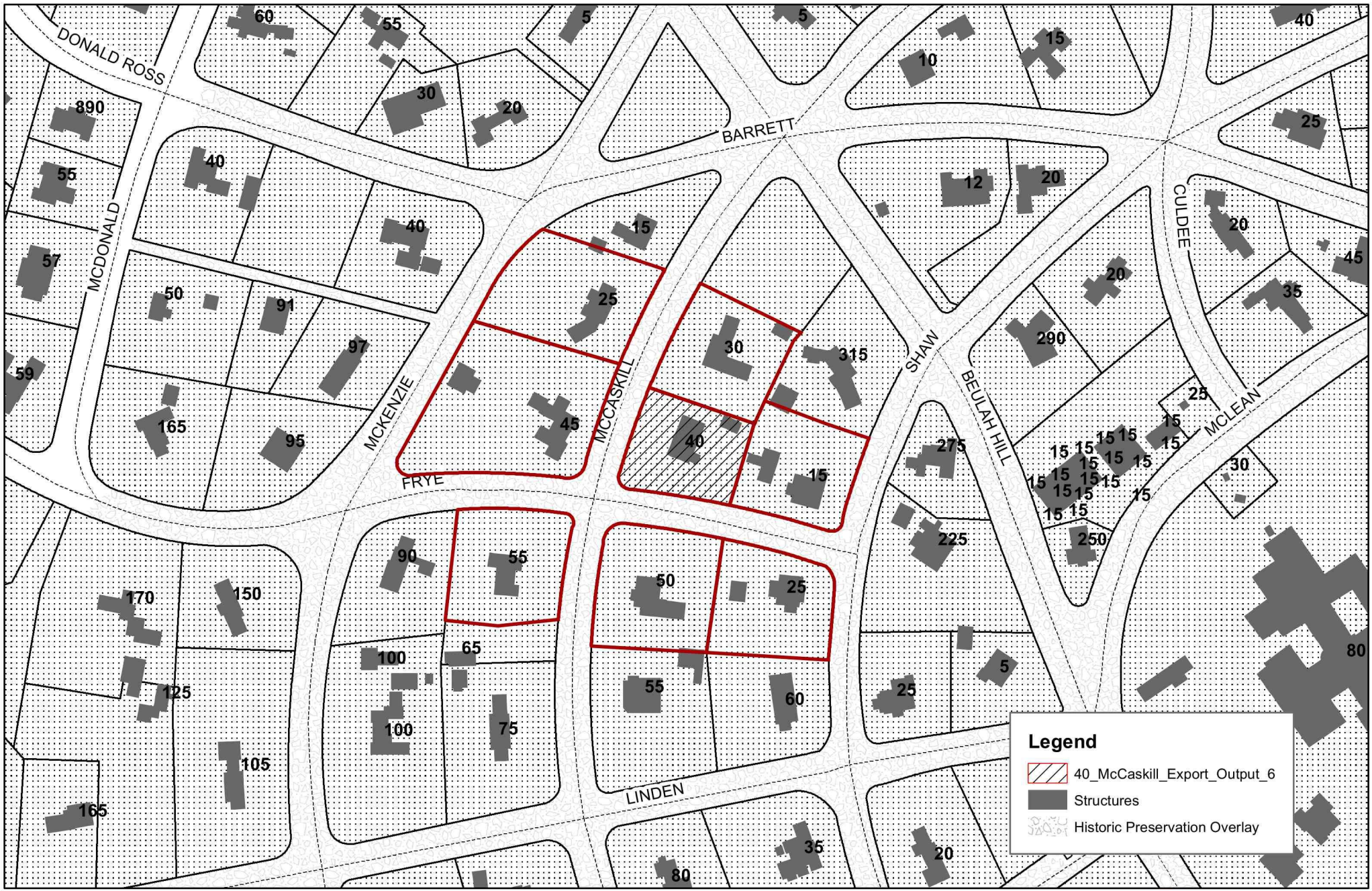
Applicable Standards:

Section III C. Windows and Doors
Section III E. Shutters and Awnings
Section III I. Additions and Accessory Buildings
Section III N. Paint
Section VII. A. Fences and Walls
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



0 65 130 260 390 520 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
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Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
10/12/2021

October 28, 2021
Historic Preservation Commission
440 McCaskill Road W COA

1895 Village of Pinehurst

N W E S

HEINO RESIDENCE

40 McCASKILL ROAD
PINEHURST, NC

L1

SHEET NUMBER

LANDSCAPE/
HARDSCAPE PLAN

DATE: JULY 27, 2021

REVISIONS:

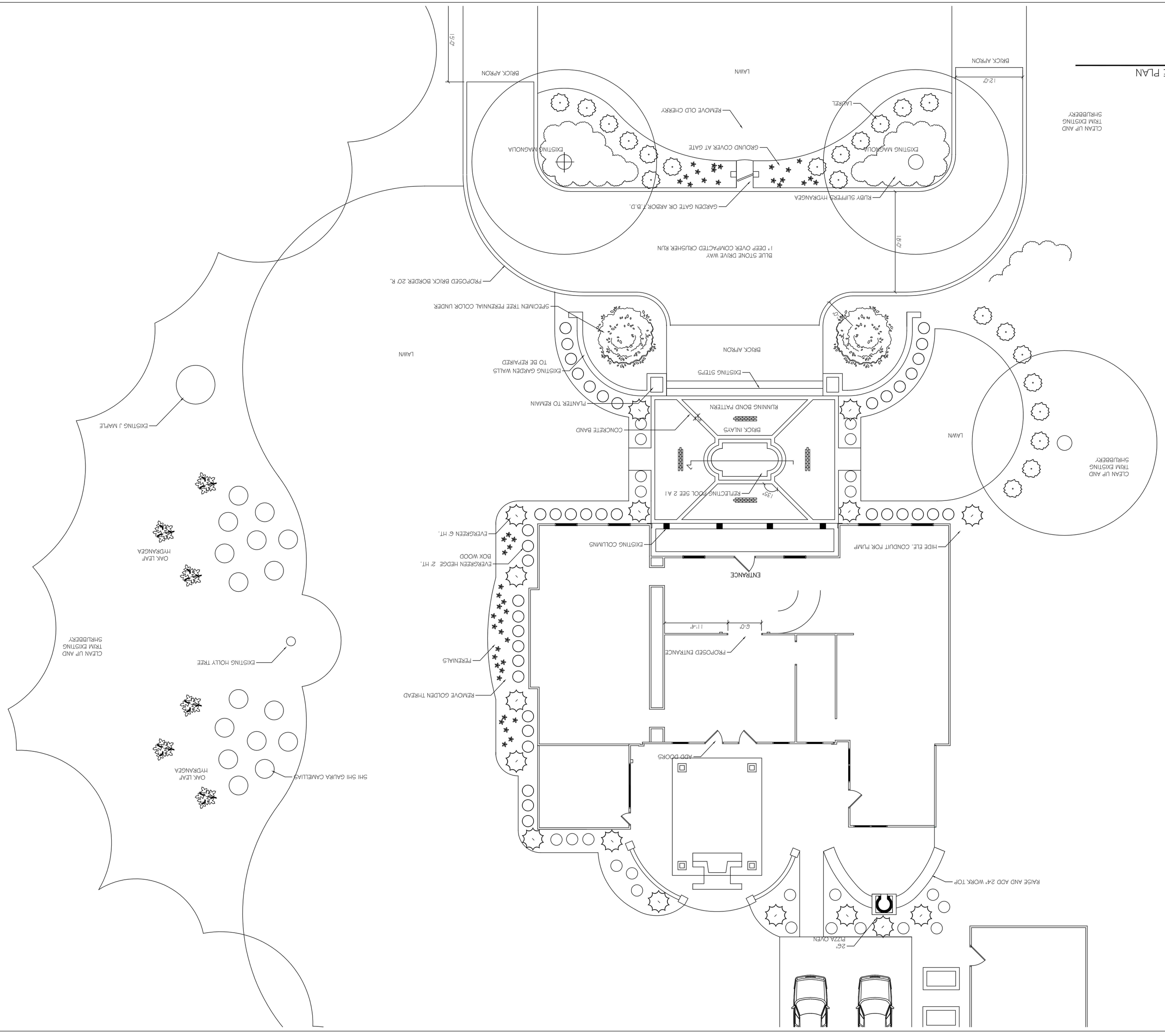
161 E. NEW HAMPSHIRE AVE.
SOUTHERN PNES, NC
910.692.8550

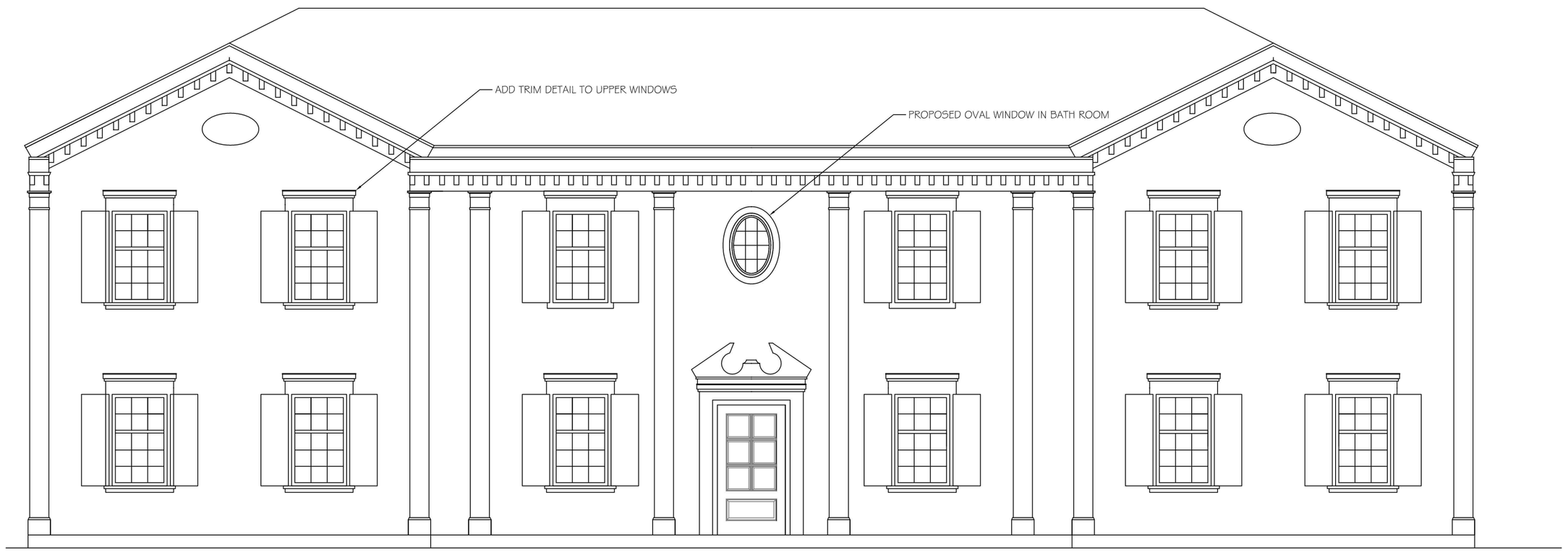
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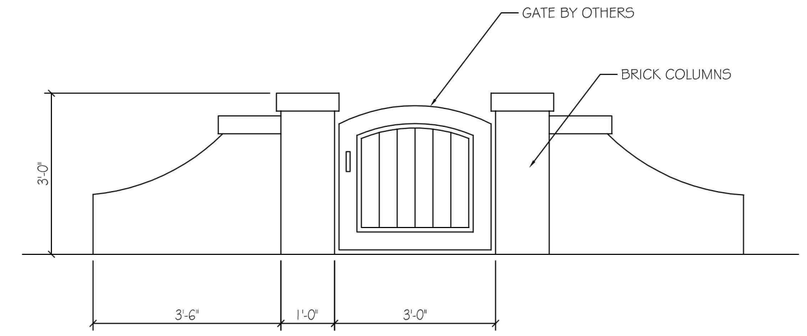
markwesleyparson

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

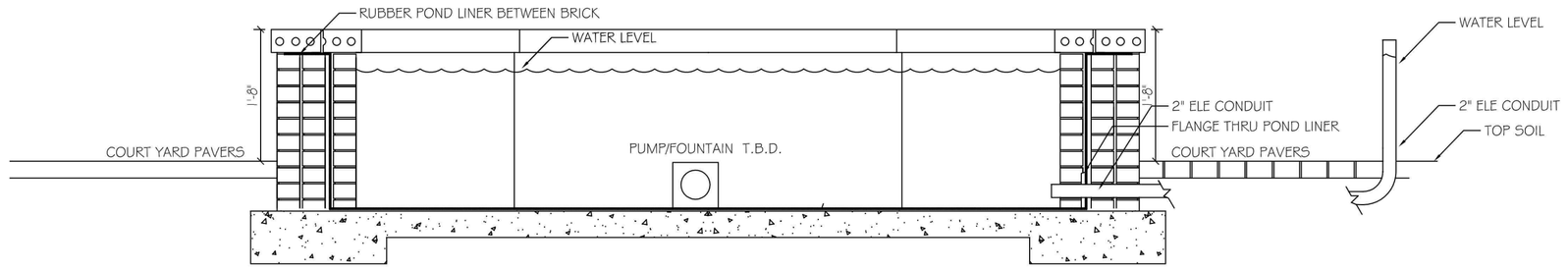




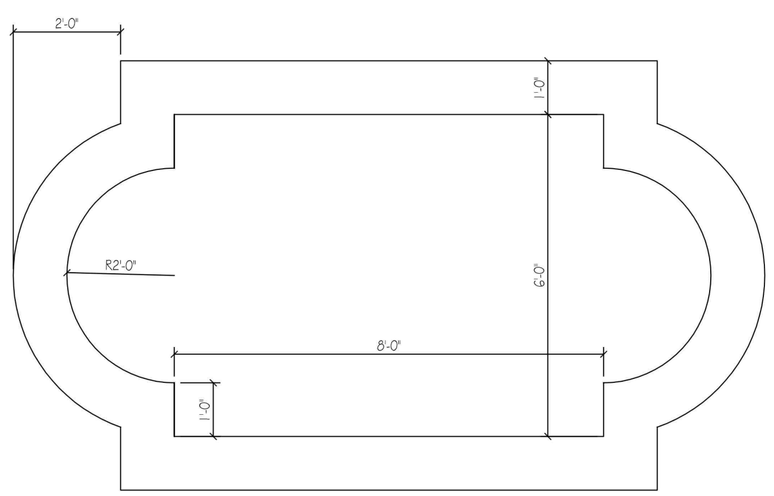
1 / A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



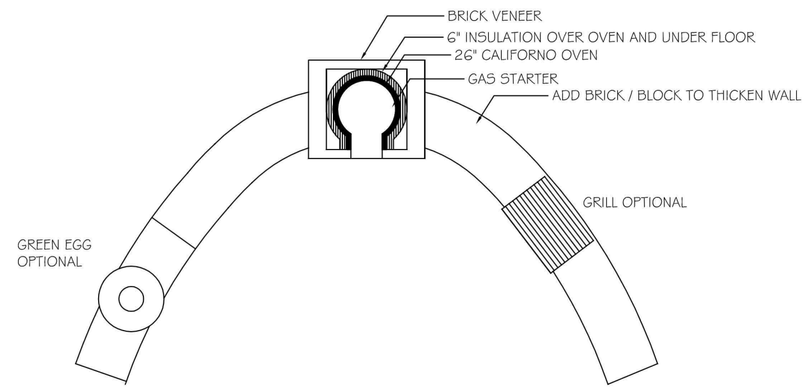
4 / A1 DECORATIVE FRONT GATE ELEVATION (OPTIONAL)
SCALE: 1/2" = 1'-0"



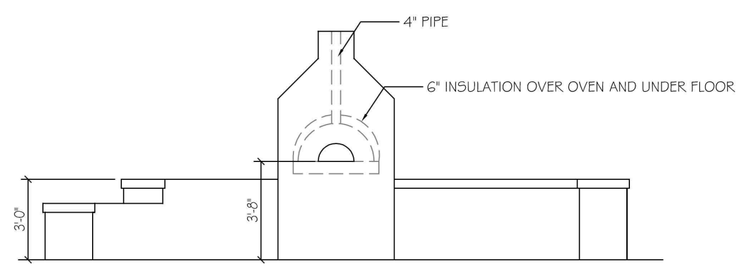
2 / A1 WATER FEATURE SECTION / DETAIL
SCALE: 3/4" = 1'-0"



3 / A1 WATER FEATURE
SCALE: 1/2" = 1'-0"



5 / A1 PIZZA OVEN WITH GRILL / GREEN EGG
SCALE: 1/4" = 1'-0"



6 / A1 PIZZA OVEN CONCEPTUAL ELEVATION
SCALE: 1/4" = 1'-0"

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HEINO RESIDENCE

40 McCASKILL ROAD
PINEHURST, NC

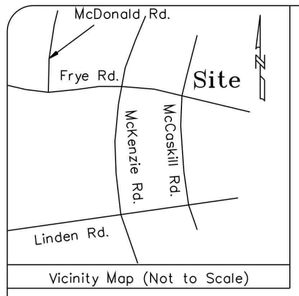
DATE: JULY 27, 2021

REVISIONS:

FRONT ELEVATION
HARDSCAPE PLAN

SHEET NUMBER

A1



Vicinity Map (Not to Scale)

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

Notes:
This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
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 #00026264, PIN #855211762941

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

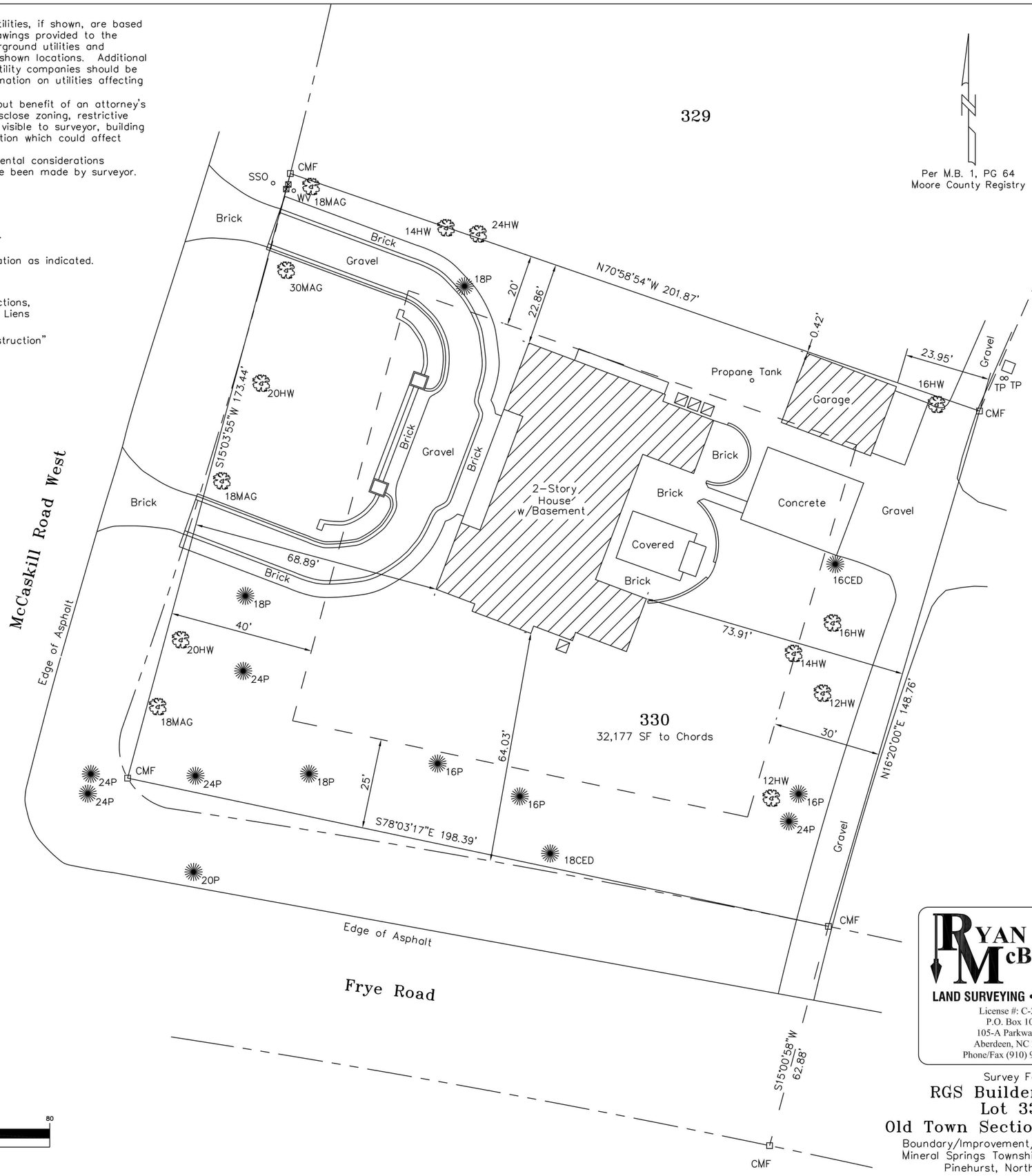
Reference: Map Book 1, Page 64
Deed Book 2728, Page 436
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2728, page 436); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:200,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 25th day of June, 20 21.

NORTH CAROLINA PROFESSIONAL SEAL L-4394 SURVEYOR RYAN D. McBRYDE

Professional Land Surveyor

L-4394
Registration Number



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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:
RGS Builders, LLC
Lot 330
Old Town Section Pinehurst
Boundary/Improvement/As-Built Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
June 25, 2021 JOB# 210181

3:07
shuttersbyempire.com



FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 1917

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

Revised driveway and reflecting pond in front yard. Removal of cherry tree in front yard. Replace rectangle window above front door with an oval window. Add glass panels to existing front door. Clean up overgrown landscape and provide new landscaping.

Conclusions of Law

Applicable Guidelines:

Section III C. Windows and Doors
Section III E. Shutters and Awnings
Section III I. Additions and Accessory Buildings
Section III N. Paint
Section VII. A. Fences and Walls
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 10 Board Branch Road

Request and Background:

☑ **Contributing** ☐ **Non-Contributing**

Applicant: Roy Branch
Owners: Kimberly Meade
Professional: Roy Branch

Property Location: 10 Board Branch Road
Zoning: (R-10) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: No Change
Moore County PIN#: 856205091171

Case Number: COA-2021-00154
Proposed Changes: Change existing roof line to be an A-frame. There are two options, both are shown in the exhibits.

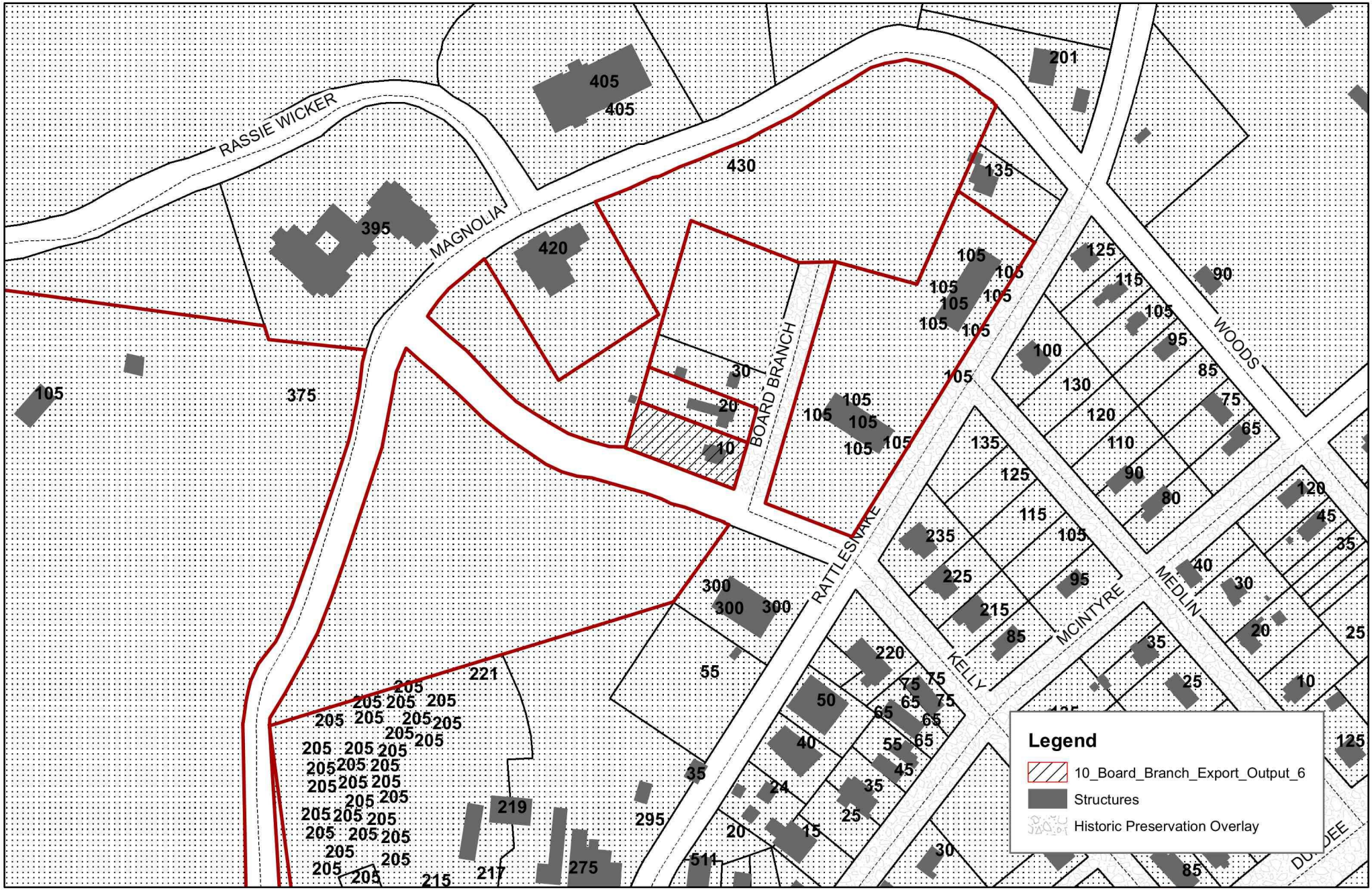
Applicable Standards:

Section III A. Roofs
Section III G. Porches, Entrances and Balconies Section III N. Paint

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



0 65 130 260 390 520 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
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Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
10/12/2021

October 28, 2021
Historic Preservation Commission
10 Board Branch Road. COA

1895 Village of Pinehurst

N W E S


Existing Roof Line


First Choice


2WD
CHOICE

FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 1928

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

Change existing roof line to be an A-frame. There are two options, both are shown in the exhibits.

Conclusions of Law

Applicable Guidelines:

Section III A. Roofs
Section III G. Porches, Entrances and Balconies
Section III N. Paint

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 60 Caddell Road

Request and Background:

☑ **Contributing** ☐ **Non-Contributing**

Applicant: Pinehurst Homes, Inc.
Owners: Todd Ahrens
Professional: n/a

Property Location: 60 Caddell Road
Zoning: (R-10) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: No Change
Moore County PIN#: 855208972549

Case Number: COA-2021-00155
Proposed Changes: Replace existing grey masonite siding and trim with hancock green composite siding and trim, replace windows with like material (6-6) and style windows and add French door in rear to look like windows.

Applicable Standards:

Section III B. Exterior Walls and Trims
Section III C. Windows and Doors
Section III N. Paint

Staff Comments

The proposed project is congruous and consistent with the Historic Standards.

Public Hearing Notification Map



0 65 130 260 390 520 Feet

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P:\esri\Base Map for Boards 1.mxd
10/12/2021

October 28, 2021
Historic Preservation Commission
60 Caddell Road COA

1895 Village of Pinehurst

N W E S

EXHIBIT B

60 Caddell
Application for a
Certificate of Appropriateness

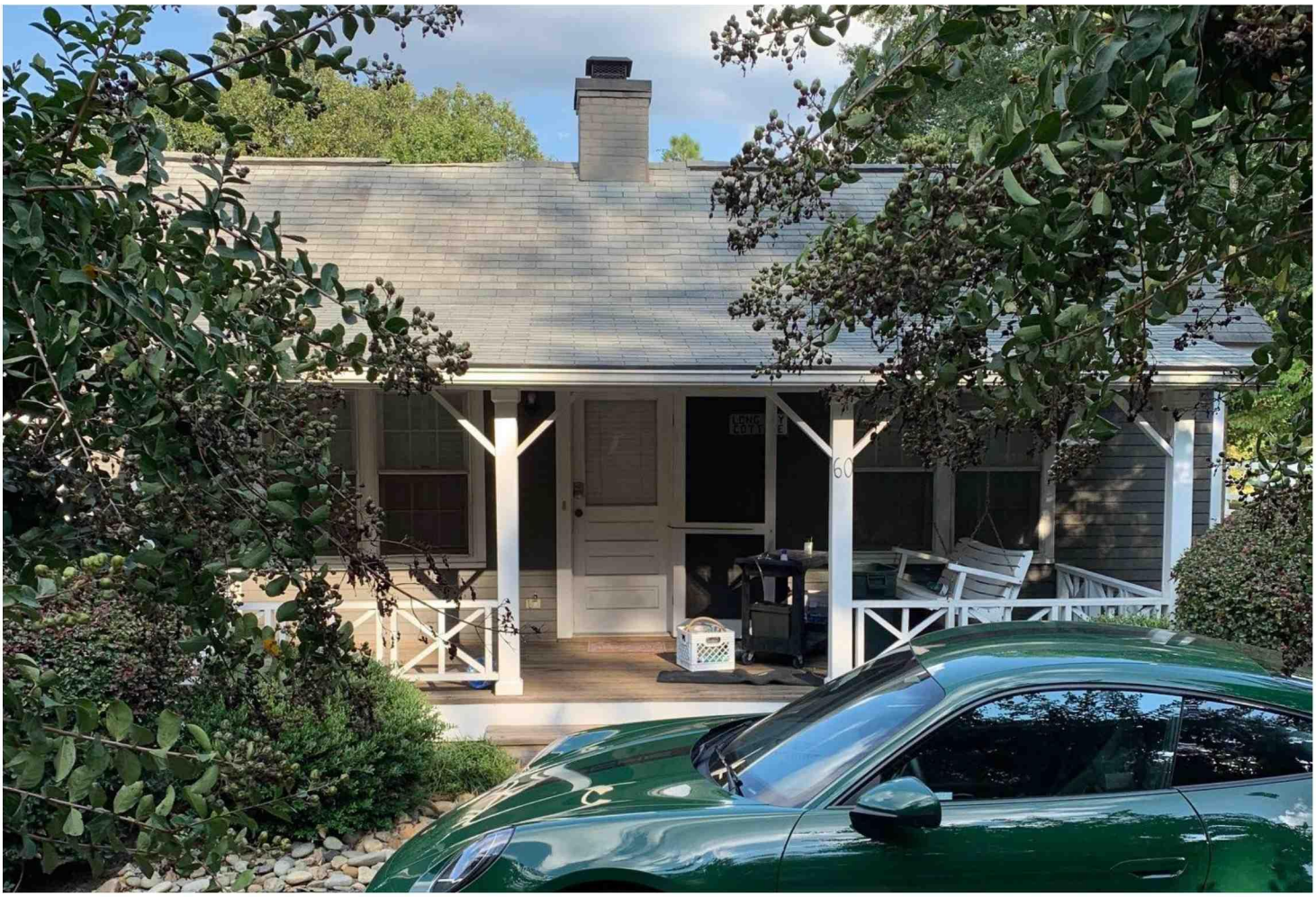
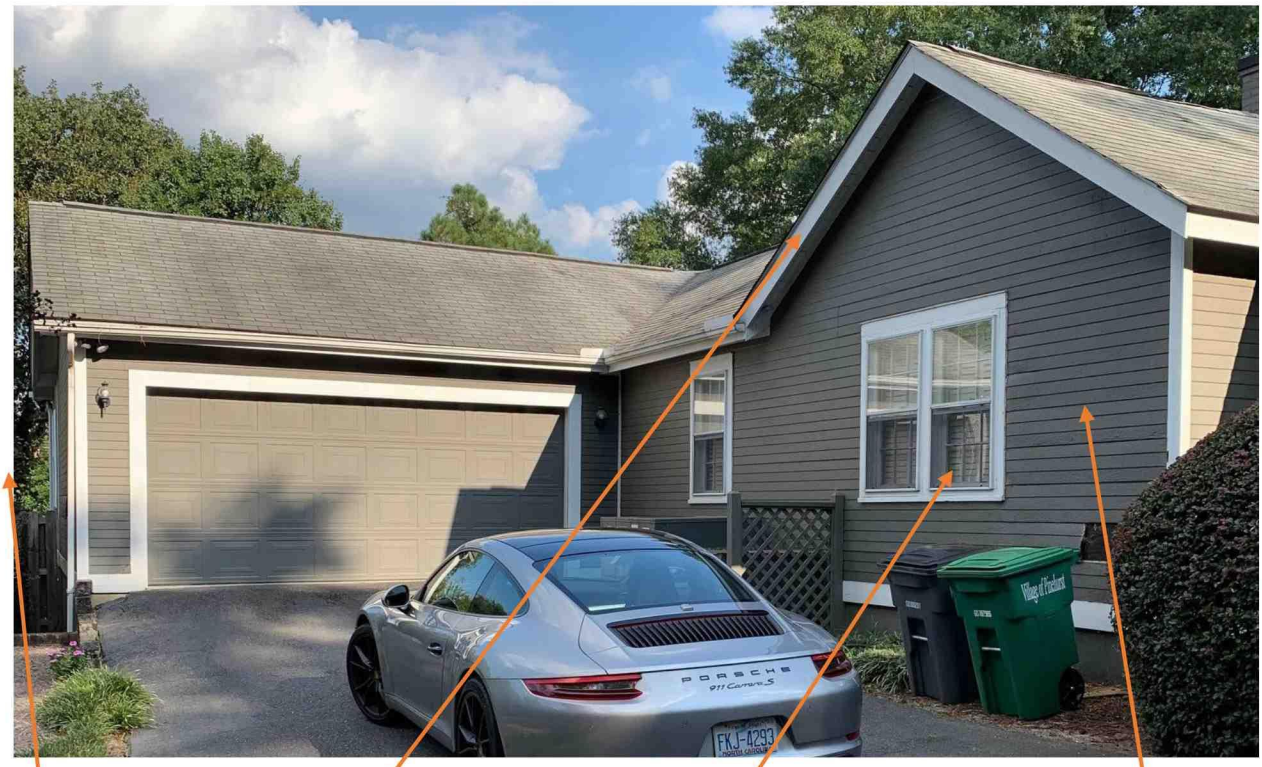
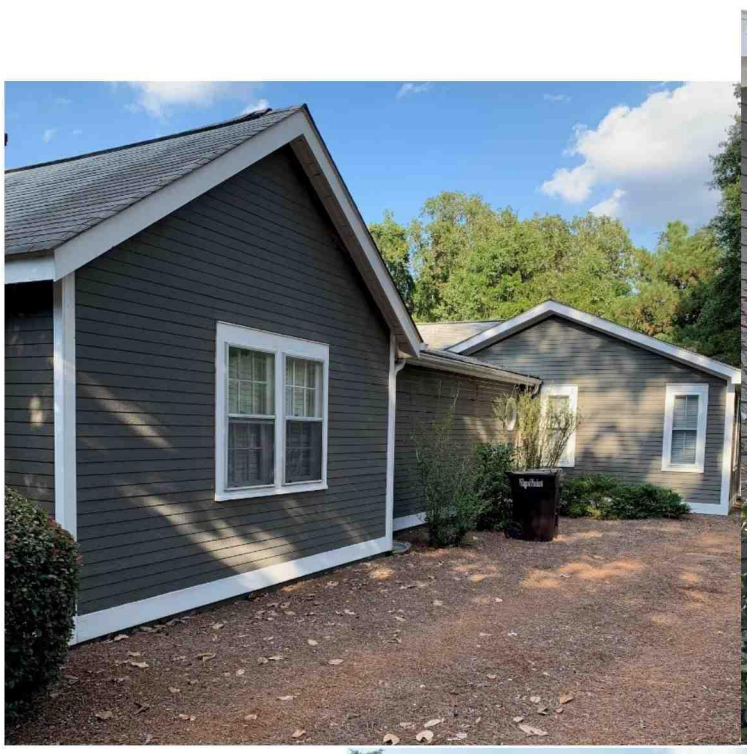


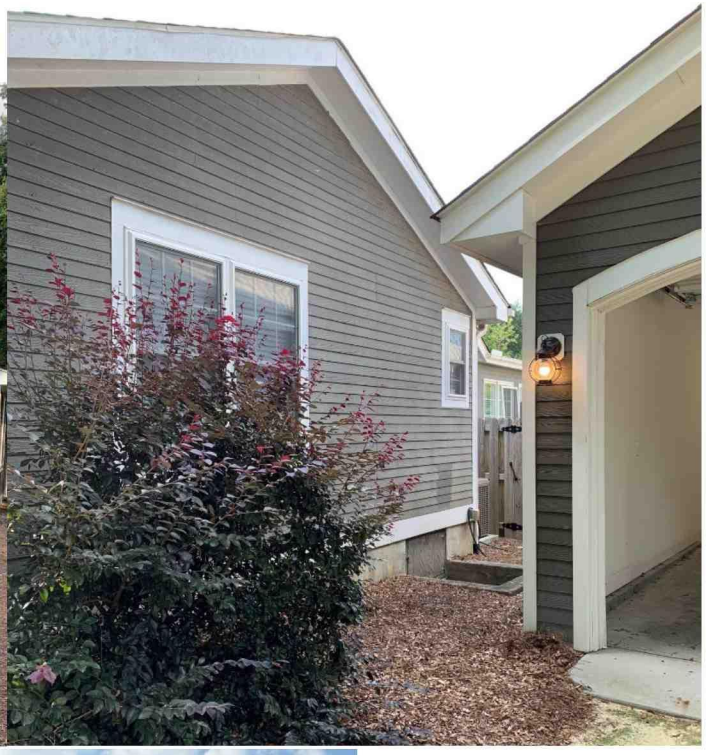
EXHIBIT B

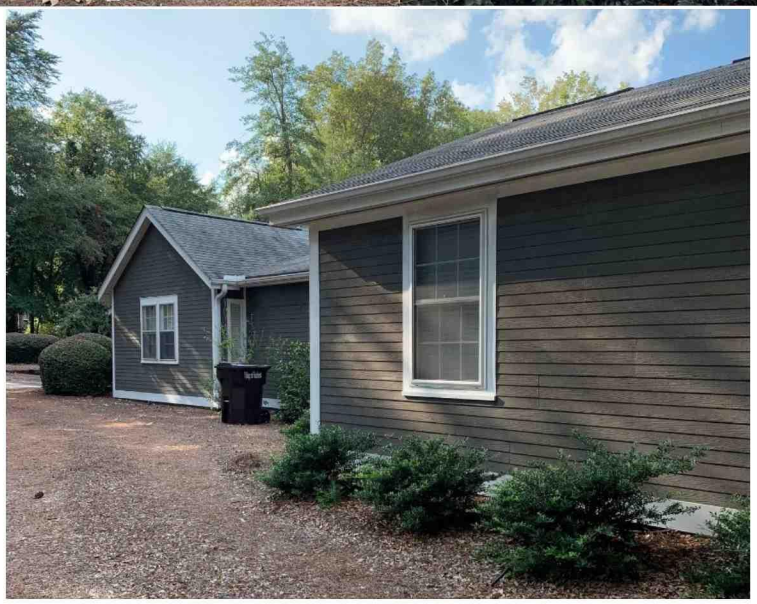


Remove existing masonite siding and trim which has rotted and replace with composite siding and trim.	**Siding Color – Hancock Green HC-117**	**Trim Color – White**

EXHIBIT B







French Door example for Back of House



Window Example



EXHIBIT B



Repaint Garage Siding and Trim

Siding Color – Hancock Green HC-117

Trim Color – White

FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 1820

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

Replace existing grey masonite siding and trim with hancock green composite siding and trim, replace windows with like material (6-6) and style windows and add French door in rear to look like windows.

Conclusions of Law

Applicable Standards:

Section III B. Exterior Walls and Trims
Section III C. Windows and Doors
Section III N. Paint

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 100 Saville Row

Request and Background:

☐ **Contributing** ☑ **Non-Contributing**

Applicant: Kirby Construction
Owners: Donald and Pamela Munn
Professional: Kirby Construction

Property Location: 100 Saville Row
Zoning: (R-30) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: Residential
Moore County PIN#: 855200359808

Case Number: COA-2021-00150
Proposed Changes: New Construction.

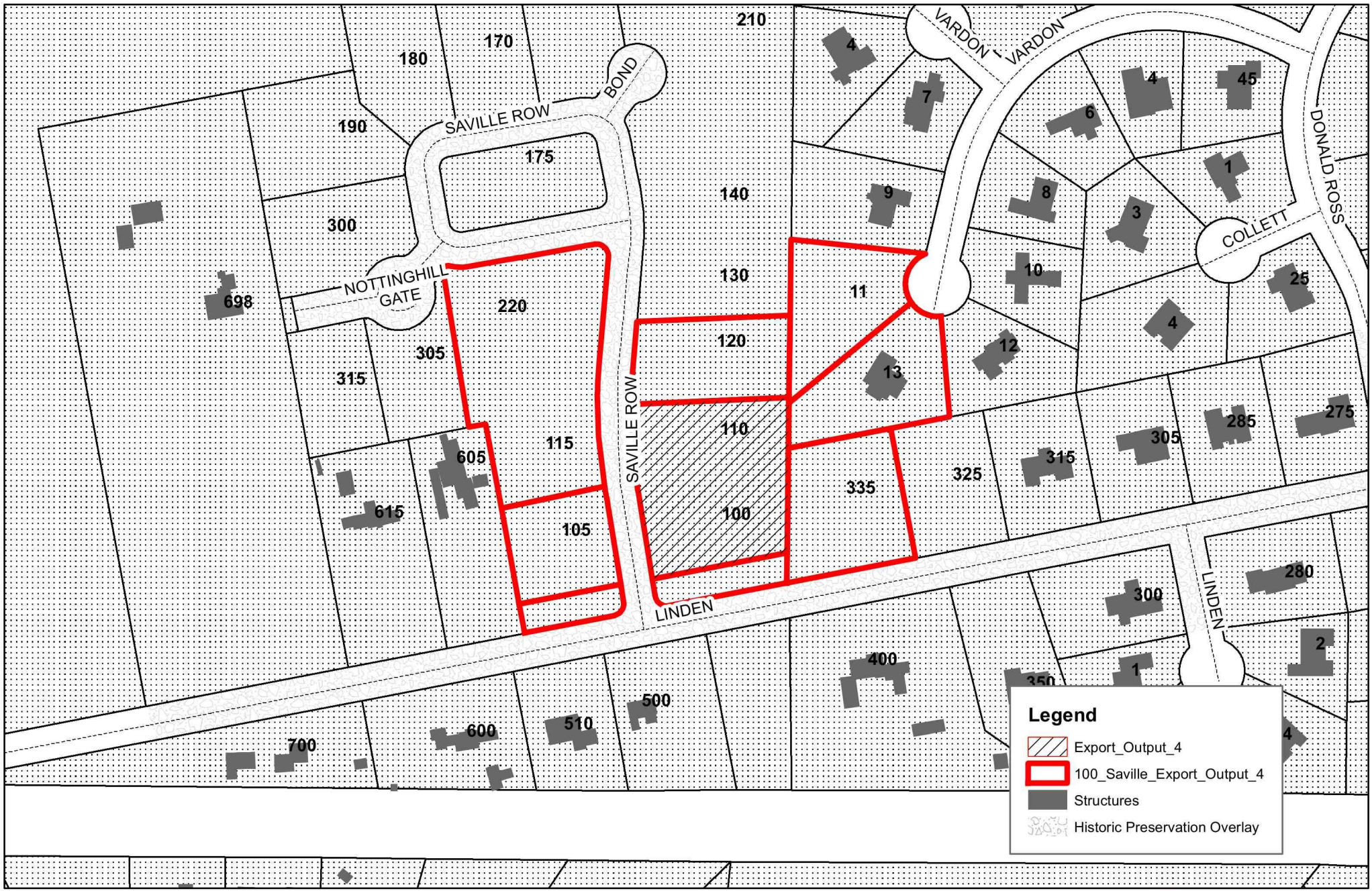
Applicable Standards:

Section III N. Paint
Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Materials
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation

Staff Comments

The proposed changes are consistent and congruous with the Historic District.

Public Hearing Notification Map



0 65 130 260 390 520 Feet

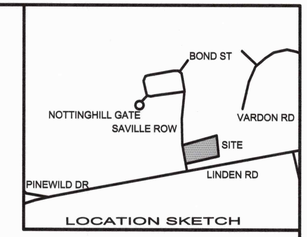
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
10/12/2021

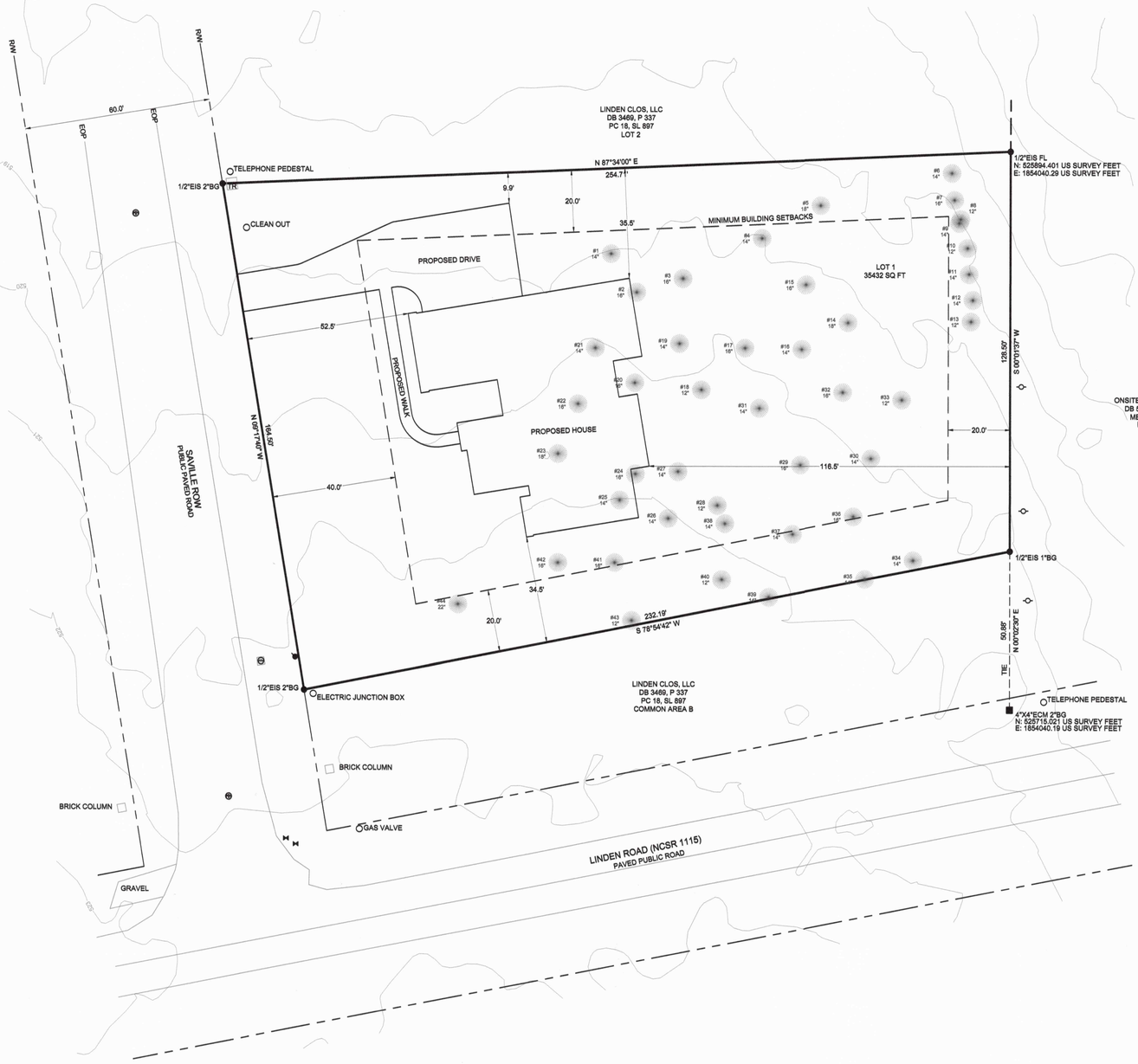
October 28, 2021
Historic Preservation Commission
100 Saville Road COA

1895 Village of Pinehurst

N W E S

EXHIBIT B





REFERENCE:
DEED BOOK 5603, PAGE 431
PLAT CABINET 18, SLIDE 897
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1:10000+

ACREAGE DETERMINED BY
COORDINATE METHOD

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS OR CONVEYANCES OF RECORD.

UNLESS OTHERWISE DENOTED:
EIS = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
ERRS = EXISTING RAILROAD SPIKE
EA = EXISTING AXLE
NIP = NEW IRON PIPE
NIS = NEW IRON STAKE
NM = NEW MAG NAIL
EM = EXISTING MAG NAIL
EPK = EXISTING PK NAIL
CP = CALCULATED POINT
#AG = (#) INCHES ABOVE GRADE
#BG = (#) INCHES BELOW GRADE
FL = FLUSH WITH GRADE
CL = CENTERLINE
EOP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY
= UTILITY POLE
= 5/8 NIR FLUSH
= COMPUTED POINT
= WATER VALVE
= FIRE HYDRANT
= MANHOLE
= WATER METER
= TRANSFORMER
—OHE— = OVERHEAD ELECTRIC LINE
—x— = FENCE

NC GRID NORTH (NAD83/2011)

PARCEL ID: 20190034

ZONING: R30 HISTORIC PRESERVATION OVERLAY

PUBLIC SUPPLY WATERSHED: WS-IIIP

OWNERS ADDRESS:
DONALD & PAMELA MUNN
100 SAVILLE ROW
PINEHURST, NC 28374

PROPERTY ADDRESS:
100 SAVILLE ROW
PINEHURST, NC 28374

BUILDING SETBACKS:
FRONT = 40'
SIDE = 20'
REAR = 20'

IMPERVIOUS SURFACE:
4210.1 SQ. FEET (DWELLING)
2123.6 SQ. FEET (DRIVE)
6333.7 SQ. FEET (TOTAL)
17.88% IMPERVIOUS SURFACE

TREES
CEDAR
HOLLY
MAGNOLIA
DOGWOOD
PINE
HARDWOOD

0 20 40 60

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
(4) DATES OF SURVEY: 06/15/21
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: Continental(US_NGS2012B
(8) COMBINED GRID FACTOR(S): 0.99985775
(9) UNITS: US SURVEY FEET

GRID TO GROUND SCALE POINT:
N(y): 525773.059 US SURVEY FEET
E(x): 1853810.62 US SURVEY FEET

I, JOHN G. MATTHEWS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE REFERENCE TABLE); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 16th DAY OF SEPTEMBER, A.D., 2021.

PROFESSIONAL LAND SURVEYOR, L-5020

MATTHEWS
LAND SURVEYING & MAPPING
FIRM LICENSE: P-1343
JOHN G. MATTHEWS, PLS, L-5020
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2671

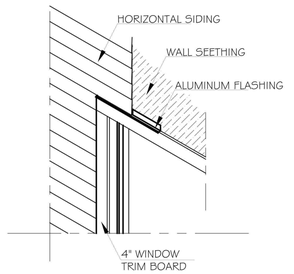
NORTH CAROLINA PROFESSIONAL SEAL L-5020 LAND SURVEYOR JOHN G. MATTHEWS

SITE PLAN FOR
DONALD R. MUNN
AND
PAMELA J. MUNN
LINDEN CLOS', PHASE 2, LOT 1
VILLAGE OF PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
SEPTEMBER 15, 2021 *** SCALE 1"=20'
JOB# 10592

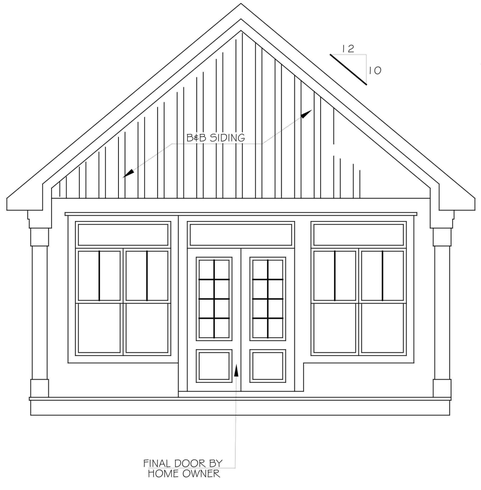
EXHIBIT C



FRONT ELEVATION



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





REAR ELEVATION

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	2,638 HTG. SQUARE FEET
TOP FLOOR	542 HTG. SQUARE FT.
FRONT PORCH	212 SQUARE FEET
SCREENED DECK	270 SQUARE FEET
DECK	366 SQUARE FEET
GARAGE	933 SQUARE FEET

HEATED TOTAL 3,180 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 05/05/21

Drafting By:
EJA 04/20/21

Sheet Name:
ELEVATIONS

Scale:
1/4"=1'0"

Sheet Number:

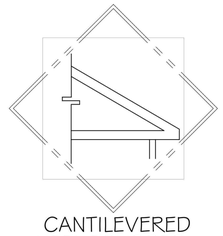
4 of 6

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

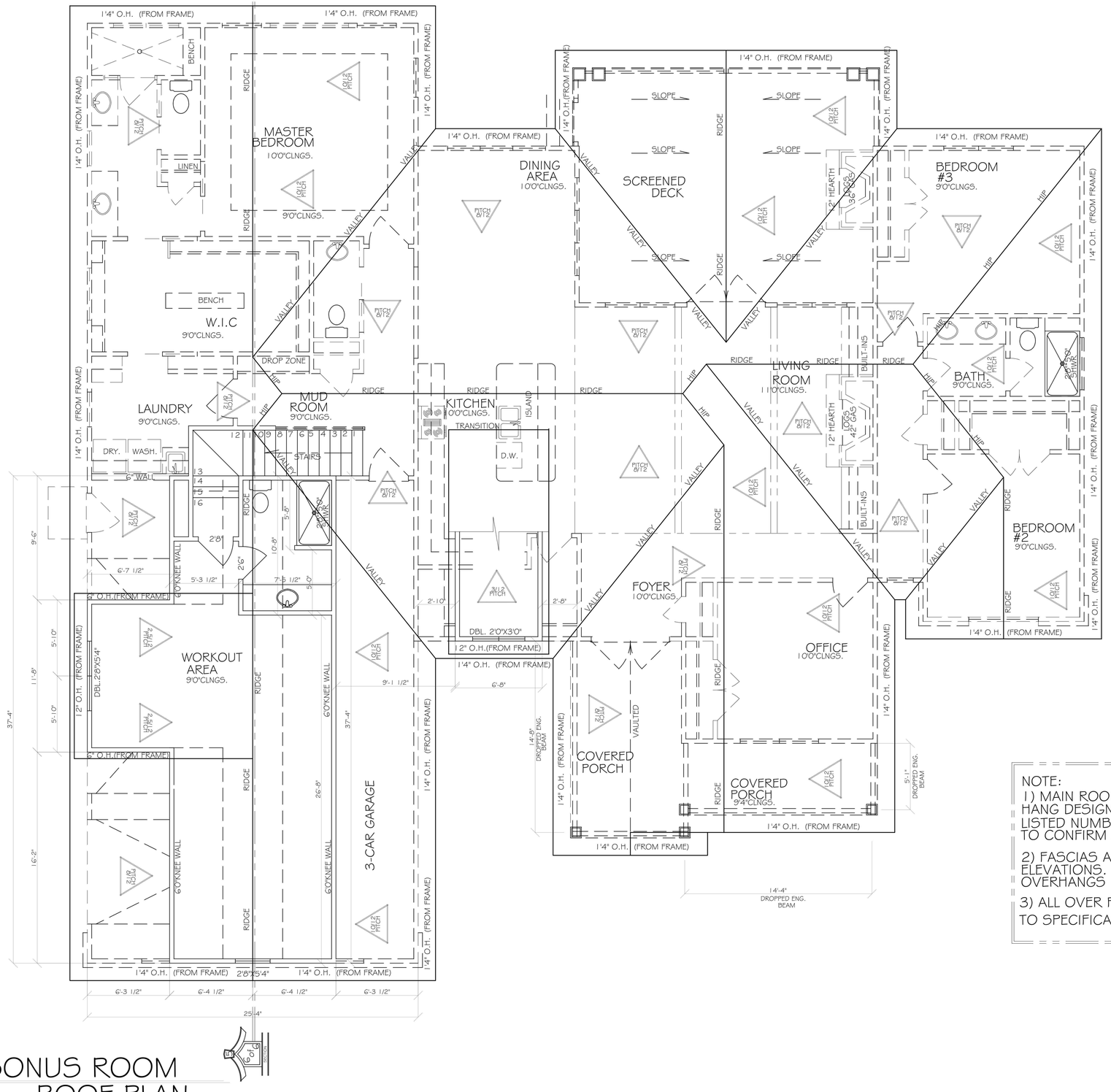
THE KIRBY REAL ESTATE GROUP, LLC
CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31
WWW.KIRBYCOMPANIES.COM

Client:
Mr. Donald Munn &
Mrs. Pamela Munn
100 Saville Row
Linden Close
Pinehurst,NC 28374

EXHIBIT C



CANTILEVERED
HEEL TRUSSES
(STANDARD)



BONUS ROOM
ROOF PLAN

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

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

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

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

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

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

THE KIRBY
REAL ESTATE GROUP, LLC
CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31
WWW.KIRBYCOMPANIES.COM

Client:
Mr. Donald Munn &
Mrs. Pamela Munn
100 Saville Row
Linden Close
Pinehurst,NC 28374

Notes:
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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:

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TOP FLOOR	542 HTG. SQUARE FT.
FRONT PORCH	212 SQUARE FEET
SCREENED DECK	270 SQUARE FEET
DECK	366 SQUARE FEET
GARAGE	933 SQUARE FEET

HEATED TOTAL 3,180 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 05/05/21

Drafting By:
EJA 04/20/21
05/03/21

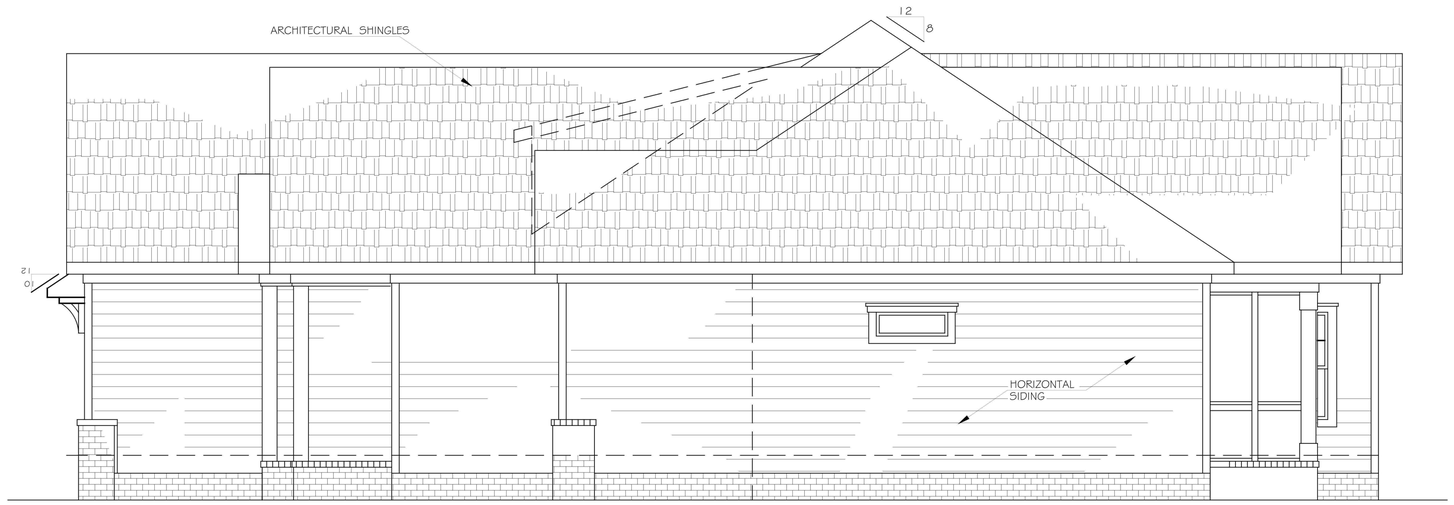
Sheet Name:
BONUS ROOM

Scale:
1/4"= 1'0"

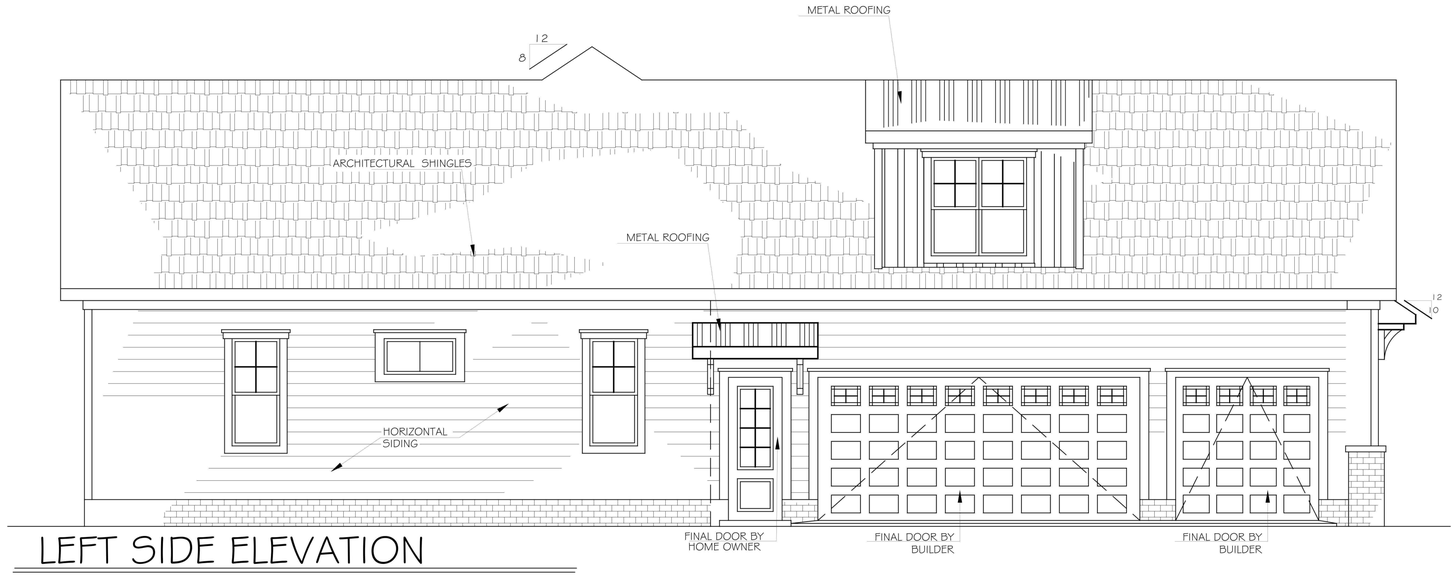
Sheet Number:

3 of 6

EXHIBIT C



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ARTIGA DESIGN EST.2009

Enrique J. Artiga
(910)-637-0350

THE KIRBY
REAL ESTATE GROUP, LLC
CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31
WWW.KIRBYCOMPANIES.COM

Client:
Mr. Donald Munn &
Mrs. Pamela Munn
100 Saville Row
Linden Close
Pinehurst,NC 28374

Notes:
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DECK	366 SQUARE FEET
GARAGE	933 SQUARE FEET

HEATED TOTAL 3,180 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

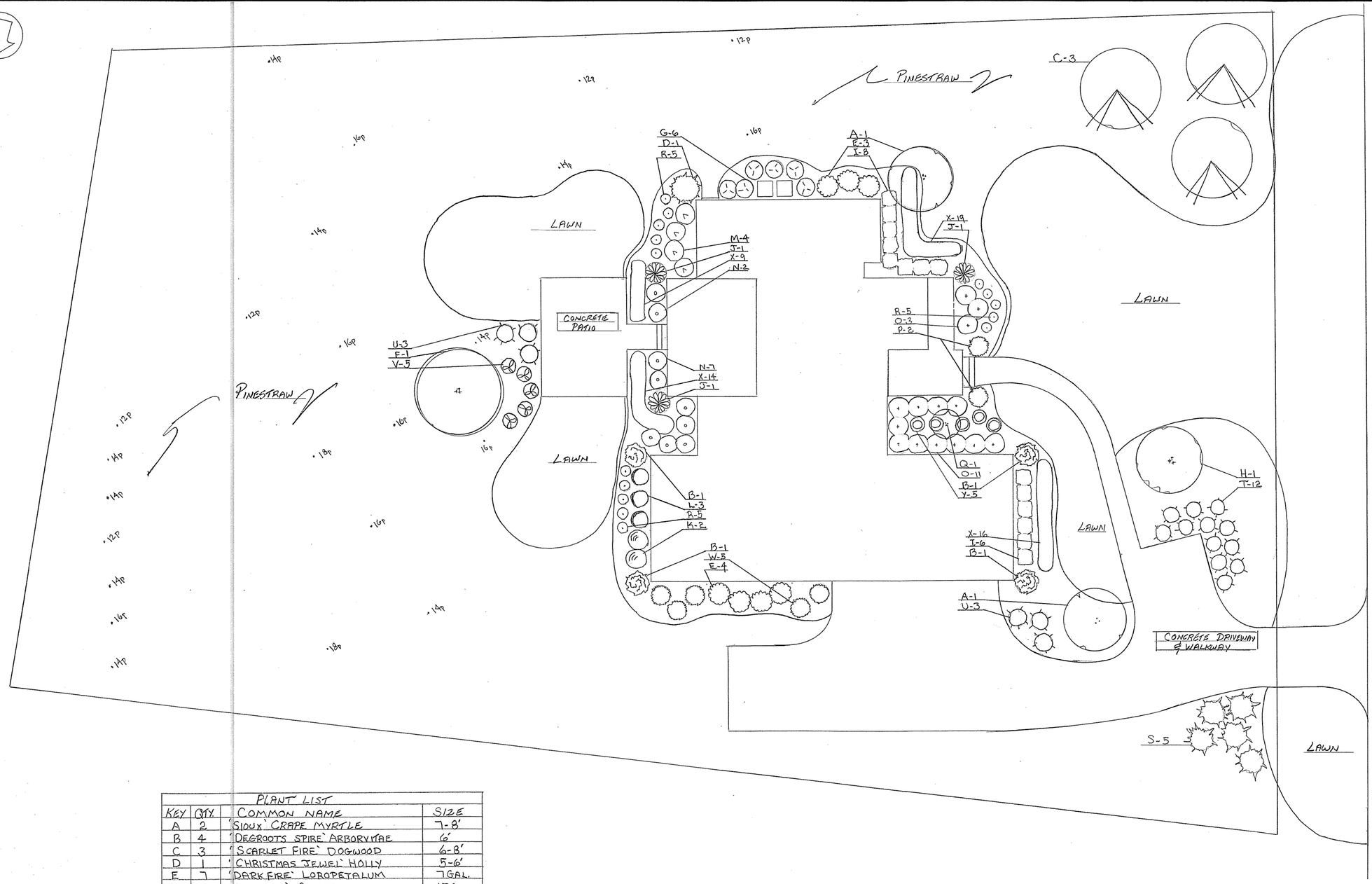
Issue Date:
EJA 05/05/21

Drafting By:
EJA 04/20/21

Sheet Name:
ELEVATIONS

Scale:
1/4"=1'0"

Sheet Number:



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	2	'SIOUX' CRAPE MYRTLE	7-8'
B	4	'DEGROOTS SPIRE' ARBORVITAE	6'
C	3	'SCARLET FIRE' DOGWOOD	6-8'
D	1	'CHRISTMAS JEWEL' HOLLY	5-6'
E	7	'DARK FIRE' LOROPETALUM	7GAL.
F	1	'AUTUMN' CHERRY	15GAL.
G	6	'STEEDS' HOLLY	7 GAL.
H	1	'RISING SUN' REDBUD	15 GAL.
I	14	'BABY GEM' BOXWOOD	7 GAL.
J	3	'RUBY' SASANQUA CAMELLIA	7 GAL.
K	2	'BLUE CASCADE' DISTYLIUM	7 GAL.
L	3	'RADIANCE' ABELIA	5GAL.
M	4	'MOONLIT LACE' VIBURNUM	5GAL.
N	9	'JUBILATION' GARDENIA	5GAL.
O	14	'SWING LOW' DISTYLIUM	5 GAL.
P	2	'FIRE CHIEF' ARBORVITAE	7 GAL.
Q	1	'SNOW TOWER' DOGWOOD	10GAL.
R	15	'FLIRT' NANDINA	3 GAL.
S	5	'GREY OWL' JUNIPER	3 GAL.
T	12	PINK MUHLY GRASS	3 GAL.
U	6	'ADAGIO' MAIDEN GRASS	3 GAL.
V	5	'MOJO' PITTISPORUM	3 GAL.
W	5	'CARISSA' HOLLY	7 GAL.
X	48	'ROYAL PURPLE' LIRIOPE	1 GAL.
Y	5	'SNOW GIRL' GARDENIA	3 GAL.

EXHIBIT D

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

MUNN RESIDENCE
100 SAVILLE ROW
PINEHURST N C

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

SCALE: 1"=10'

DATE: 8-31-2021

DRAWN BY: RLAD

PAGE NO:

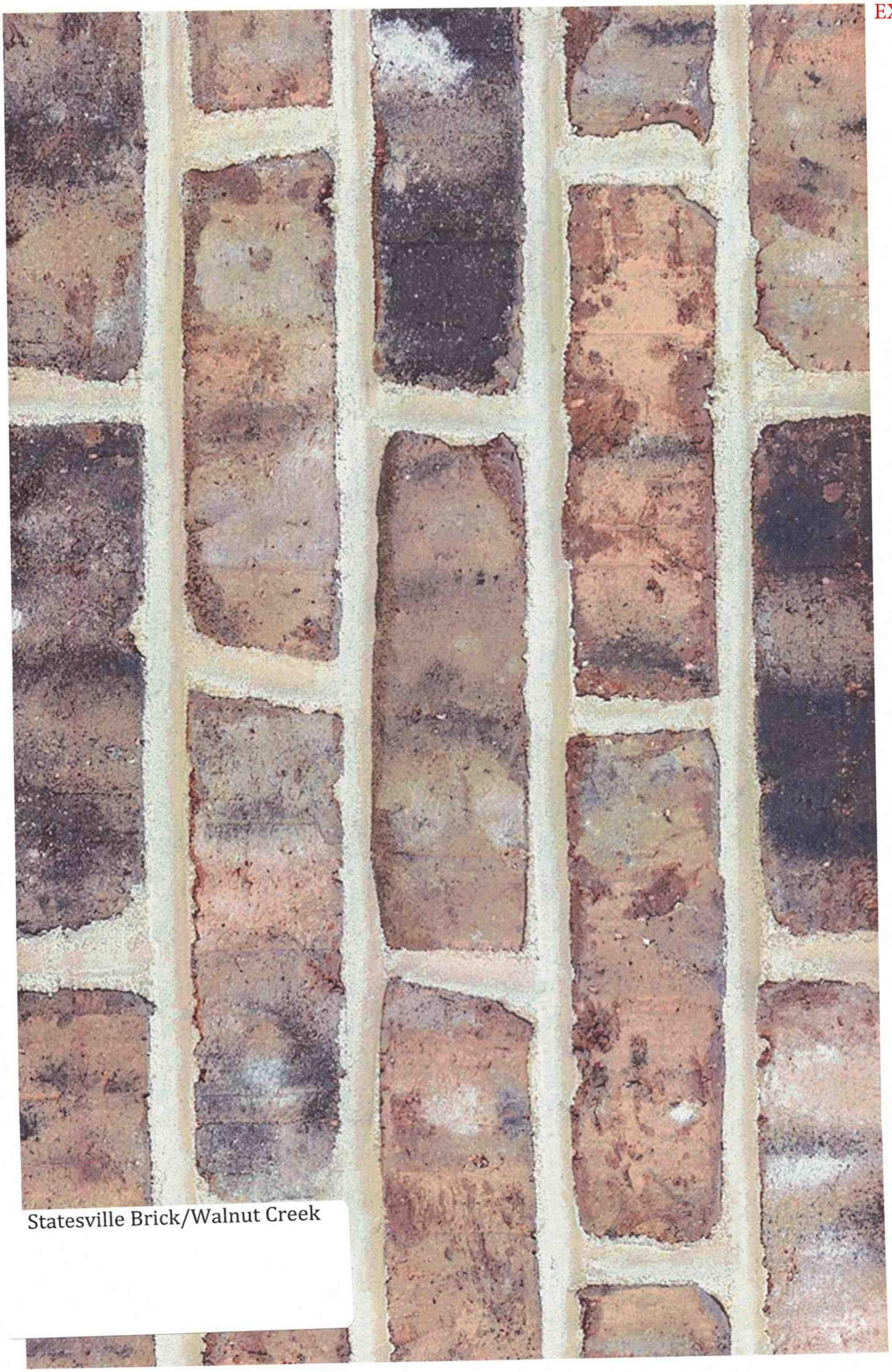
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 0072
JOEL GUILL KENNEDY

EXHIBIT E



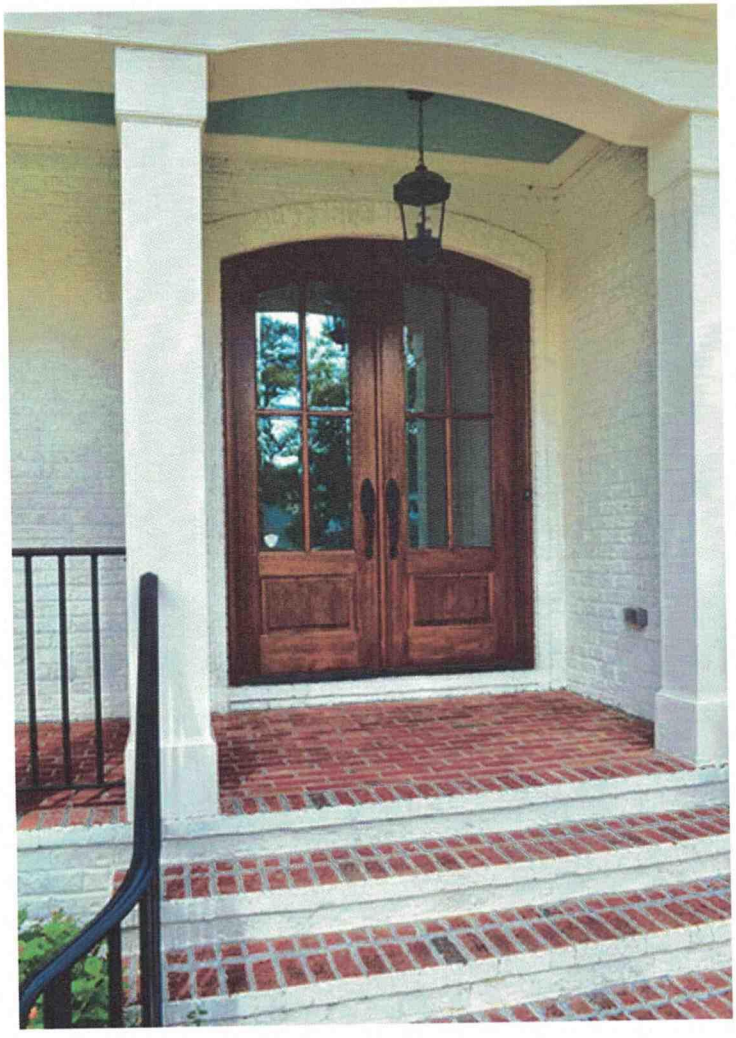
Pella/Vinyl
250 Series/White

EXHIBIT E



Statesville Brick/Walnut Creek

EXHIBIT E



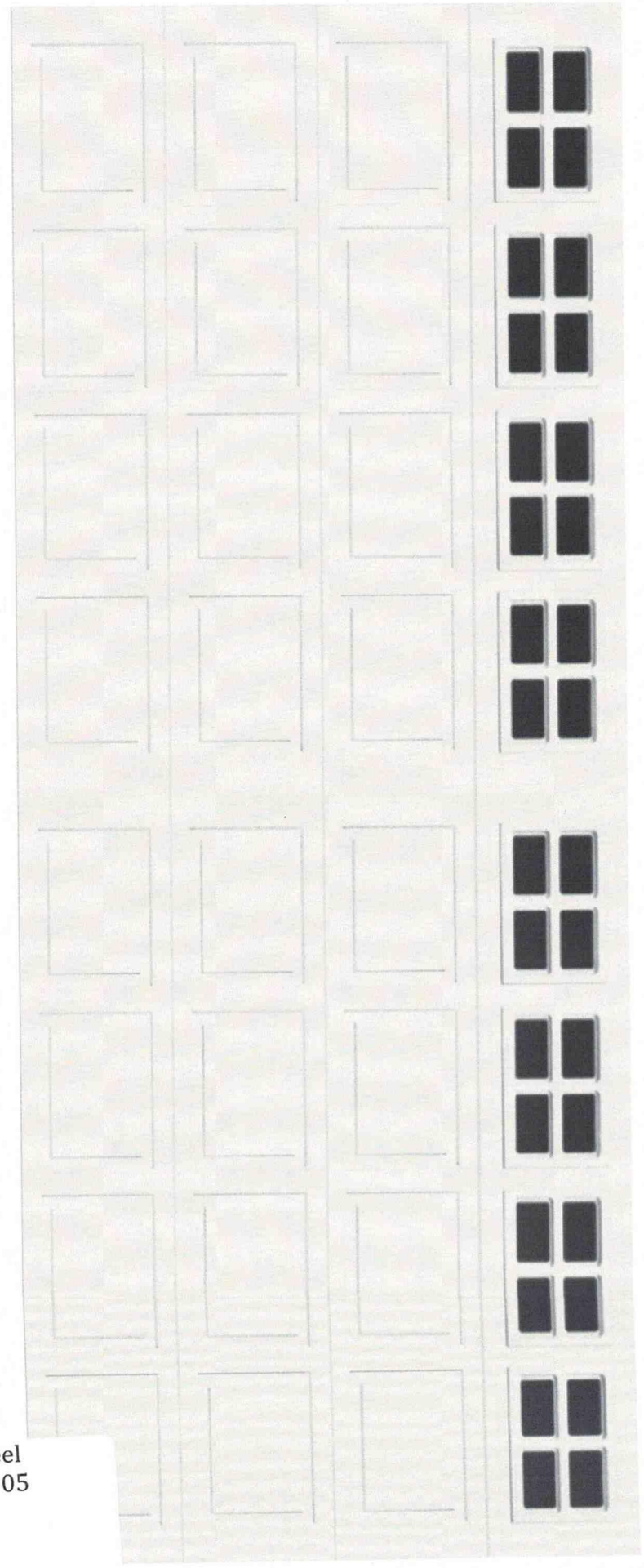
DSA/Tiffany-4LT
Minwax/Early American



Site Built
Cedar/Early American

EXHIBIT E

EXHIBIT E



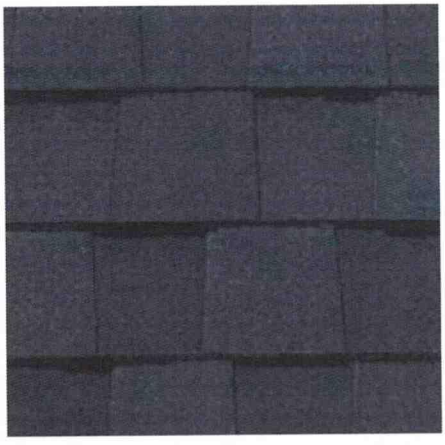
Wayne Dalton/Steel
Pure White/SW 7005

EXHIBIT E

SW 7005
Pure White

255-C1

EXHIBIT E



Certainteed Shingles/
Moire Black

EXHIBIT E

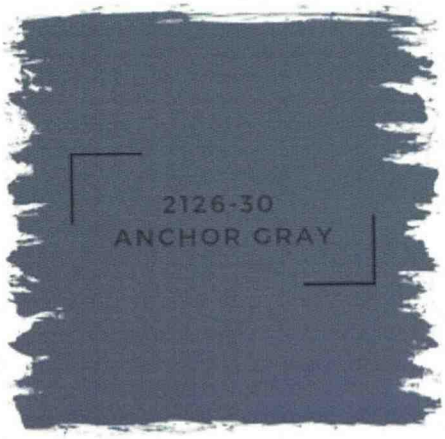


Minwax/Early American

Fiber Cement Siding/
Anchor Gray 2126-30

EXHIBIT E

EXHIBIT E



Anchor Gray/2126-30

FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 2021-22

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

New Construction.

Conclusions of Law

Applicable Standards:

Section III N. Paint
Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Materials
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 75 Cherokee Road

Request and Background:

☑ **Contributing** ☐ **Non-Contributing**

Applicant: Pinehurst Homes, Inc.
Owners: Thomas Berry
Professional: n/a

Property Location: 75 Cherokee Road
Zoning: (R-10) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: No Change
Moore County PIN#: 855212955985

Case Number: COA-2021-00156
Proposed Changes: Move entry to alley and add 3-0 entry door to the front side.

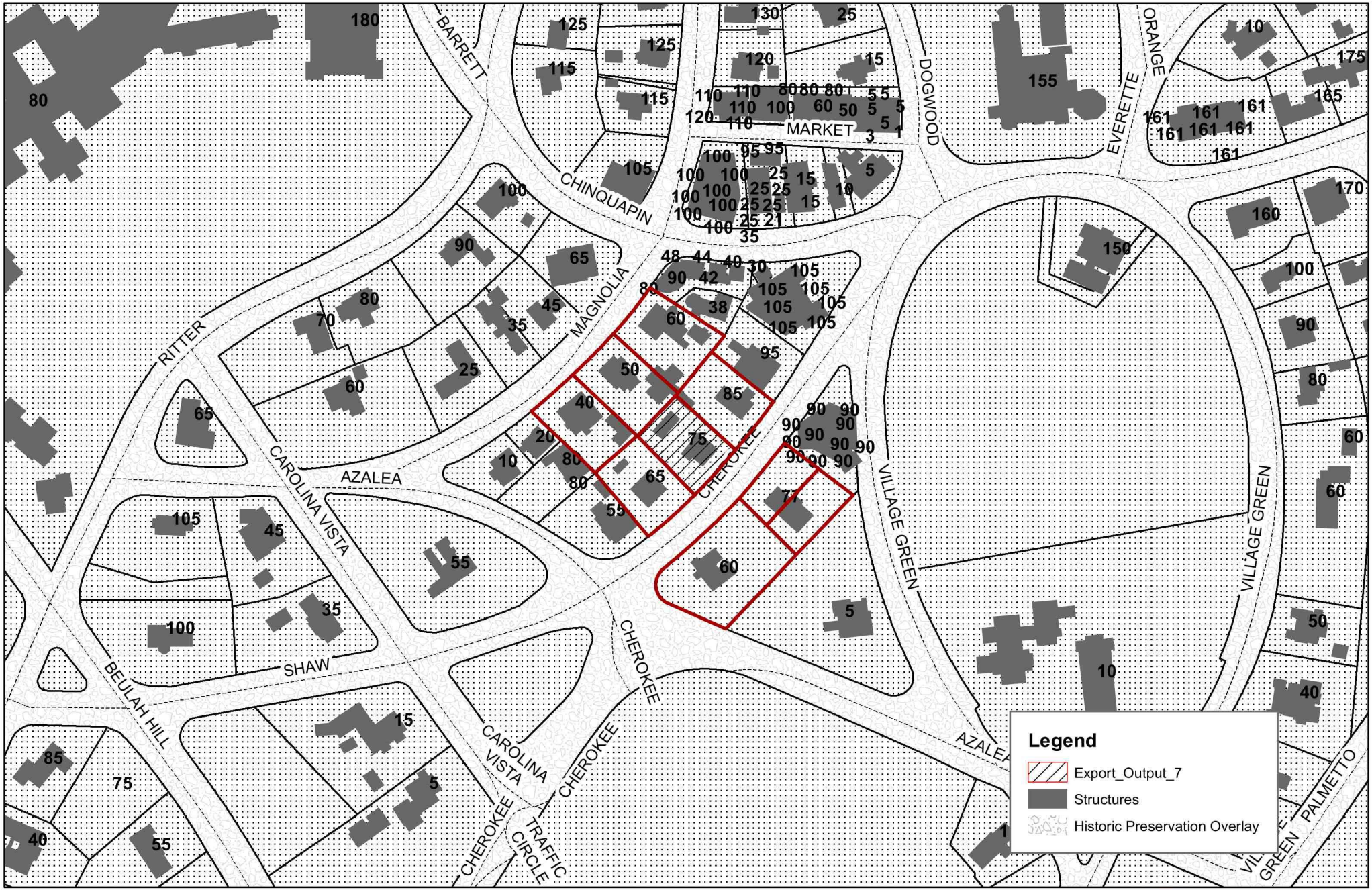
Applicable Standards:

Section III B. Exterior Walls and Trims
Section III C. Windows and Doors
Section III G. Porches, Entrances and Balconies
Section III I. Additions and Accessory Buildings

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



0 65 130 260 390 520 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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The data is provided to you "as is" with no warranty, representation or guaranty
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Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
10/12/2021

October 28, 2021
Historic Preservation Commission
75 Cherokee Road COA

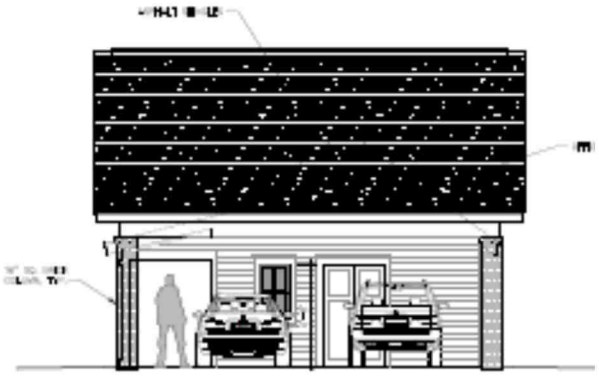
1895 Village of Pinehurst

N W E S

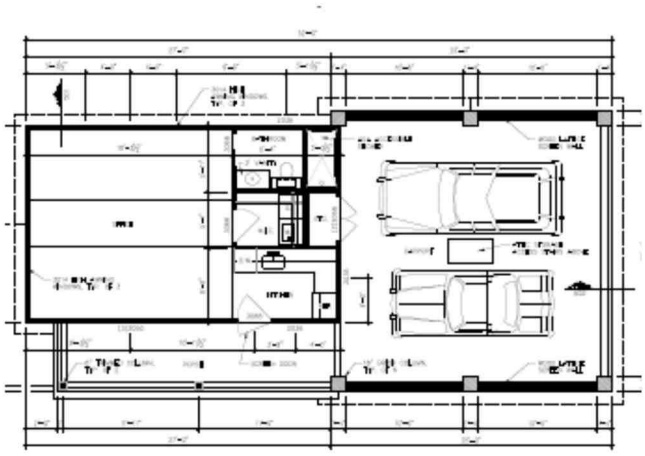
75 CHEROKEE ROAD

ACCESSORY BUILDING MODIFICATIONS TO COA-2020-00142

Previously Approved - Right-Side Entry

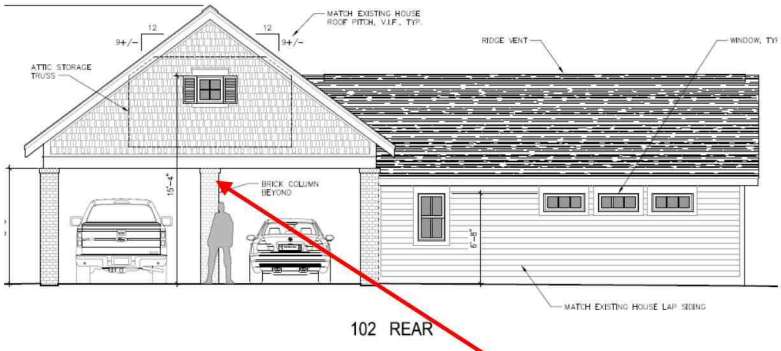


304 RIGHT SIDE



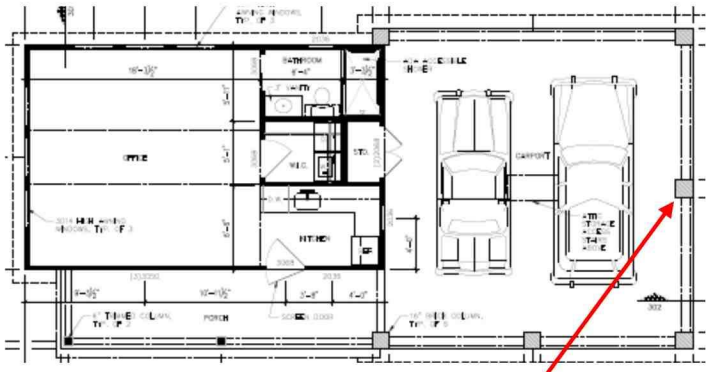
303 FRONT

Proposed Change – Entry from Rear at Alley



102 REAR

Remove Brick Column Rear

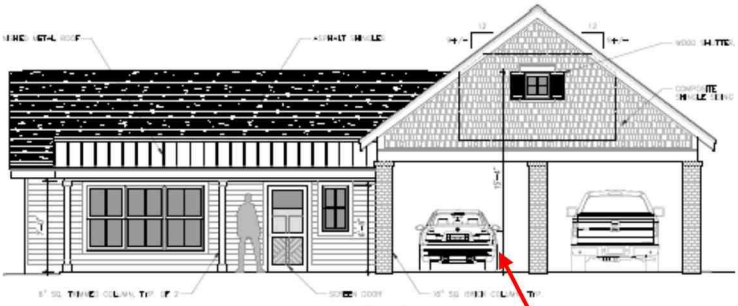


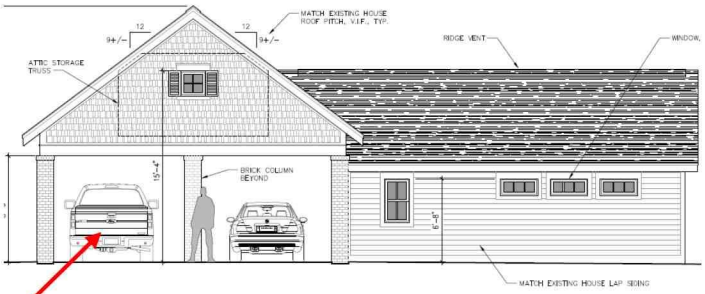
Add Brick Column Right Side





Front & Rear Elevations - Previously Approved with Lattice





Proposed Change – Lattice removed

Google Maps 75 Cherokee Rd



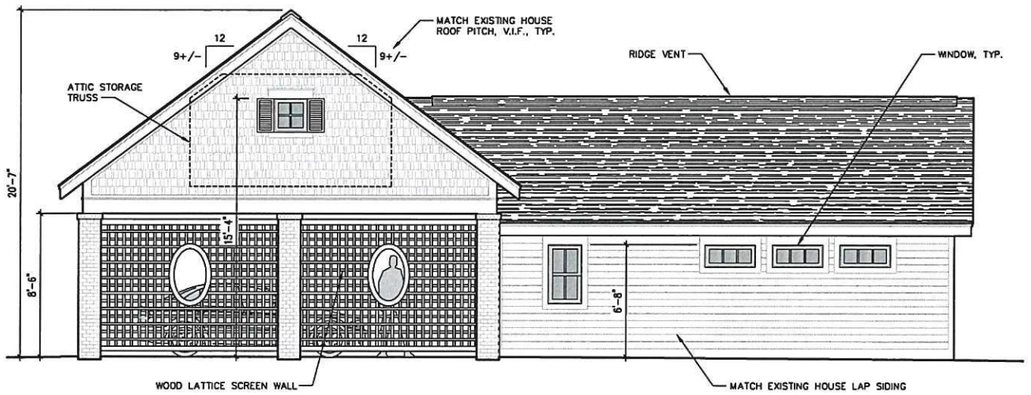
Image capture: Aug 2018 © 2021 Google

Pinehurst, North Carolina

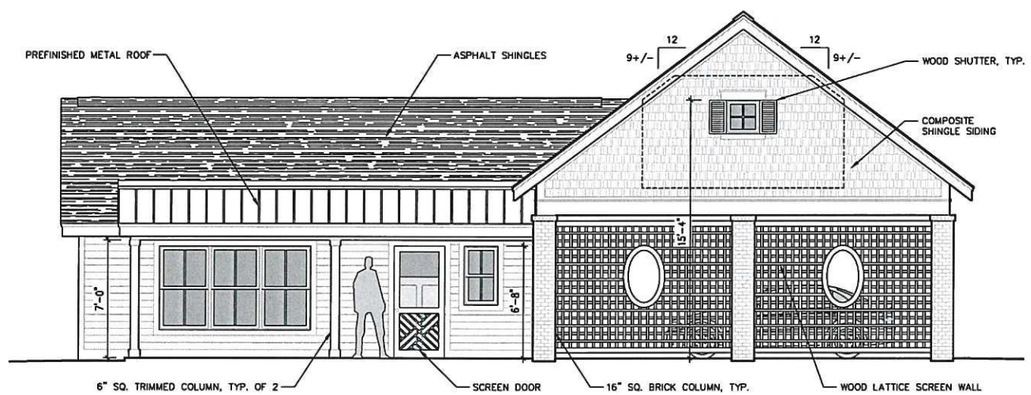
Google

Street View - Aug 2018

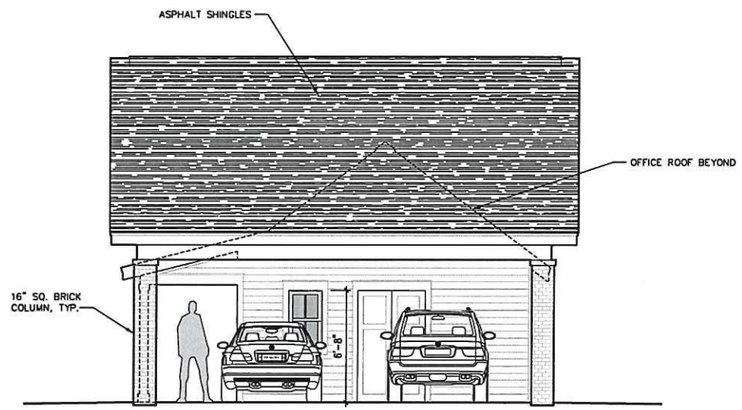




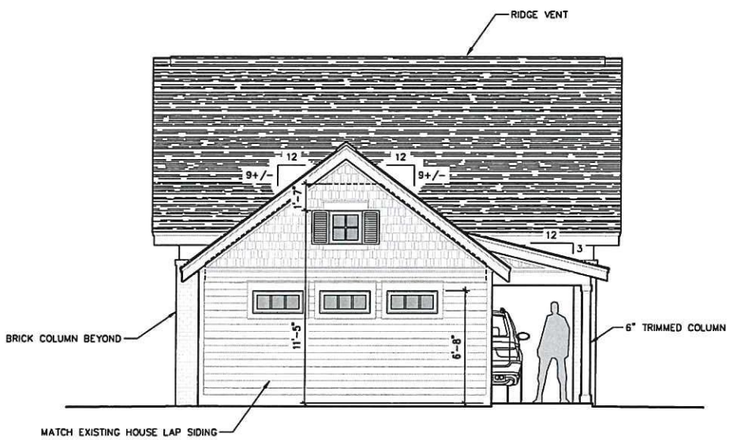
102 REAR



103 FRONT

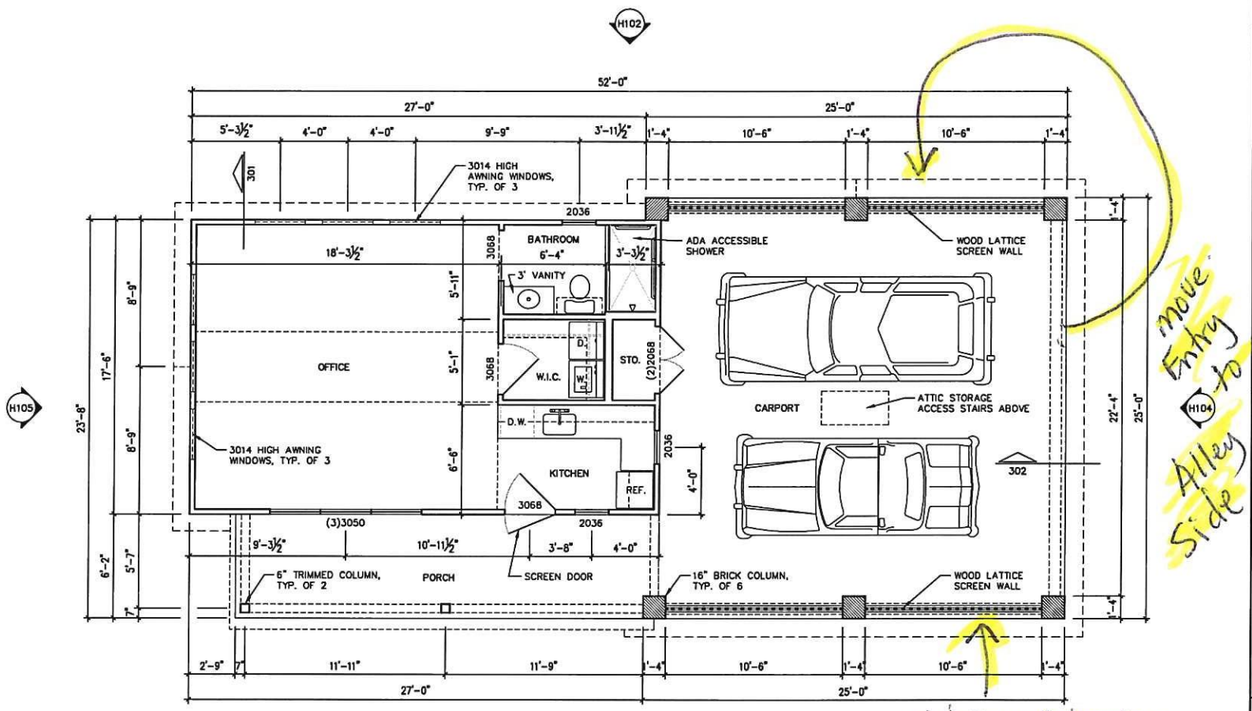


104 RIGHT SIDE



105 LEFT SIDE

ACCESSORY BUILDING EXTERIOR ELEVATIONS SCALE: ¼" = 1'-0"



101 ACCESSORY BUILDING FLOOR PLAN SCALE: ¼" = 1'-0"

GENERAL NOTES

1. ALL WINDOWS ARE DOUBLE-HUNG UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING.
3. VERIFY ALL TUB AND VANITY FRAMING DIMENSIONS WITH SPEC.S OF PRODUCT SELECTED.
4. ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. G.C. SHALL PROVIDE ALL PERMITS AND COORDINATE ALL REQUIRED INSPECTIONS AS REQUIRED TO COMPLETE THE WORK AS INDICATED ON THESE DRAWINGS.
6. G.C. SHALL VERIFY ALL DIMENSIONS AND QUANTITIES.

SQUARE FOOTAGE TABULATION

OFFICE CONDITIONED:	489 S.F.
CARPORT:	560 S.F.
PORCH:	156 S.F.
ACCESSORY BUILDING TOTAL:	1,205 S.F.
TOTAL HOUSE: 4,039 S.F. / 1,205 S.F. = 29.8% (UNDER 30% MAX. ALLOWED)	

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

PINEHURST HOMES INC

BERRY RESIDENCE
ACCESSORY BUILDING ADDITION
75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- ACCESSORY BUILDING ADDITION PLAN / ELEVATIONS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 30 / 2020

- DRAWING NO. :

H-1

FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 1895

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

Move entry to alley and add 3-0 entry door to the front side.

Conclusions of Law

Applicable Standards:

Section III B. Exterior Walls and Trims
Section III C. Windows and Doors
Section III G. Porches, Entrances and Balconies
Section III I. Additions and Accessory Buildings

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

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☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date: October 28, 2021
Address: 305 Nottinghill Gate

Request and Background:

☐ **Contributing** ☑ **Non-Contributing**

Applicant: Susan Fletcher
Owners: Susan Fletcher
Professional: Huntley Design Build

Property Location: 305 Nottinghill Gate
Zoning: (R-30) Residential District
Current Land Use: Residential Single Family
Proposed Land Use: Residential
Moore County PIN#: 855200364006

Case Number: COA-2021-00157
Proposed Changes: New Construction.

Applicable Standards

Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Material
Section VII. A. Fences and Walls
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation
Section III N. Paint

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



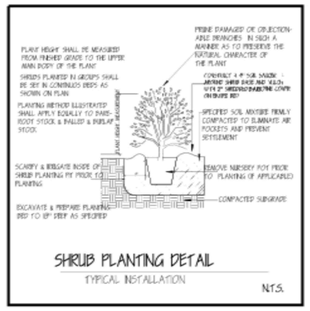
0 50 100 200 300 400 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
10/12/2021

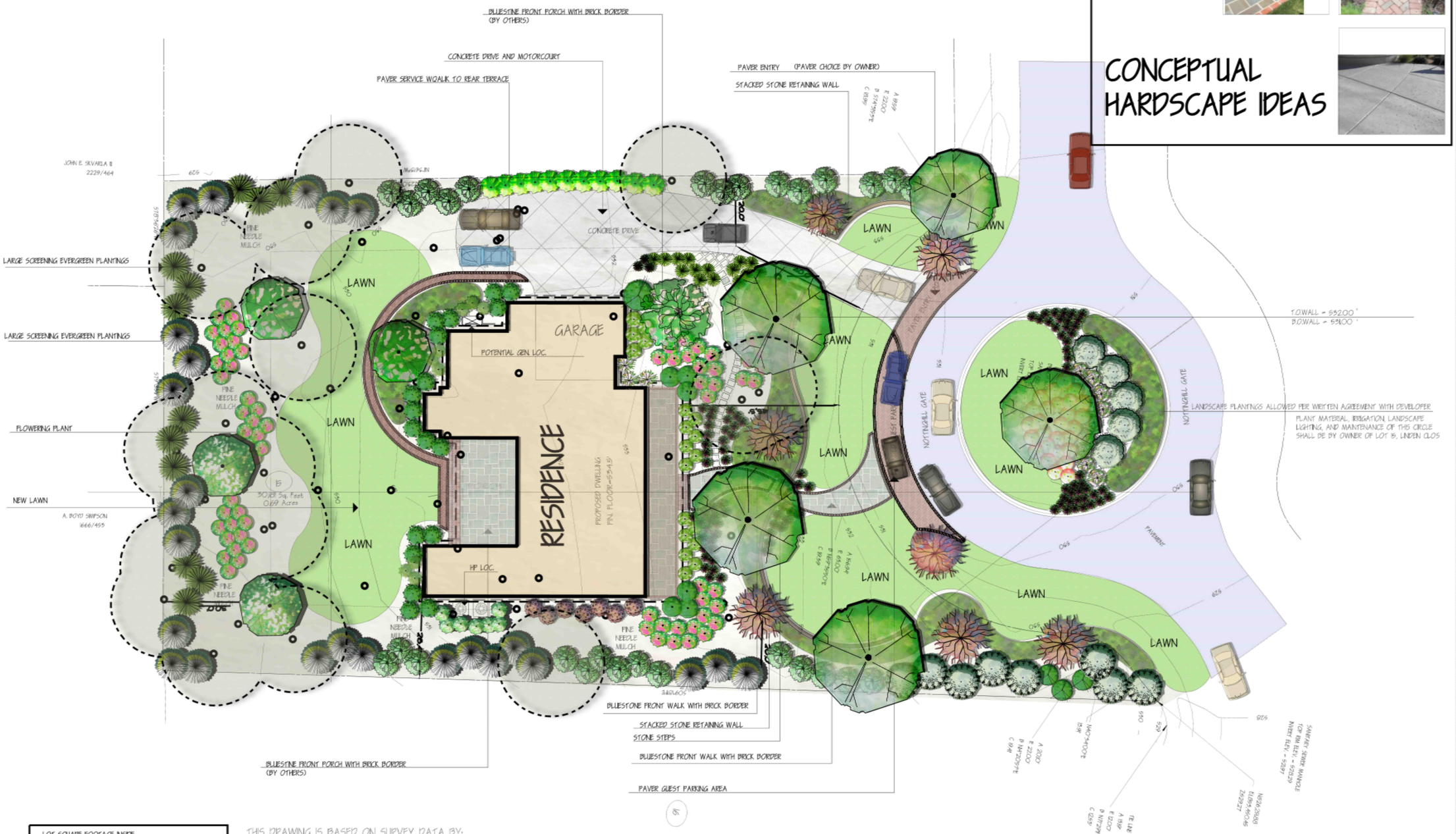
October 28, 2021
Historic Preservation Commission
305 Nottinghill Gate COA

1895 VILLAGE OF PINEHURST

N W E S





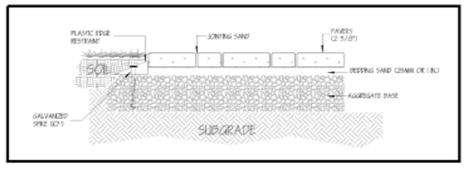


LOT SQUARE FOOTAGE INSIDE PROPERTY LINES PER SURVEY	30,181 SF
MAX. COVERAGE 30 PERCENT	9,545 SF
ACTUAL PLAN SHOWS	
DRIVEWAY AND MOTOR COURT	2,348 SF
HOUSE FOOTPRINT	3,808 SF
FRONT PORCH	525 SF
REAR TERRACE	480 SF
FRONT WALK AND RETAINING WALLS	461 SF
25.2 PERCENT COVERAGE	7,622 SF TOTAL
MAX. ALLOWED PER ZONING	30 PERCENT COVERAGE

THIS DRAWING IS BASED ON SURVEY DATA BY:

CHRISTOPHER WENTLAND, PLS
LAND SURVEYING-LAND PLANNING
PINEHURST, NORTH CAROLINA

NOTE: ALL SOD SHALL BE 'ZEON' ZOYSIA GRASS





CONCEPTUAL HARDSCAPE IDEAS

RAMSEY LANDSCAPE ASSOCIATES, INC.
POST OFFICE BOX 5828
PINEHURST, NORTH CAROLINA 28374
PHONE: OFFICE 910.295.5004
FAX: 910.260.0459 CELL 910.315.5571
EMAIL: rla2@ncrr.com

PROJECT NAME:

FLETCHER RESIDENCE

MS. SUSAN FLETCHER
305 NOTTINGHILL GATE
LOT NO. 15, PHASE I LINDEN CLOS'
PINEHURST, NORTH CAROLINA

ISSUED:

DATE:	DESCRIPTION:	BY:
9.17.2021	CONCEPTUAL LANDSCAPE PLAN	RAMSEY

DESIGNED:

COPYWRIGHT DISCLAIMER:
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NORTH:

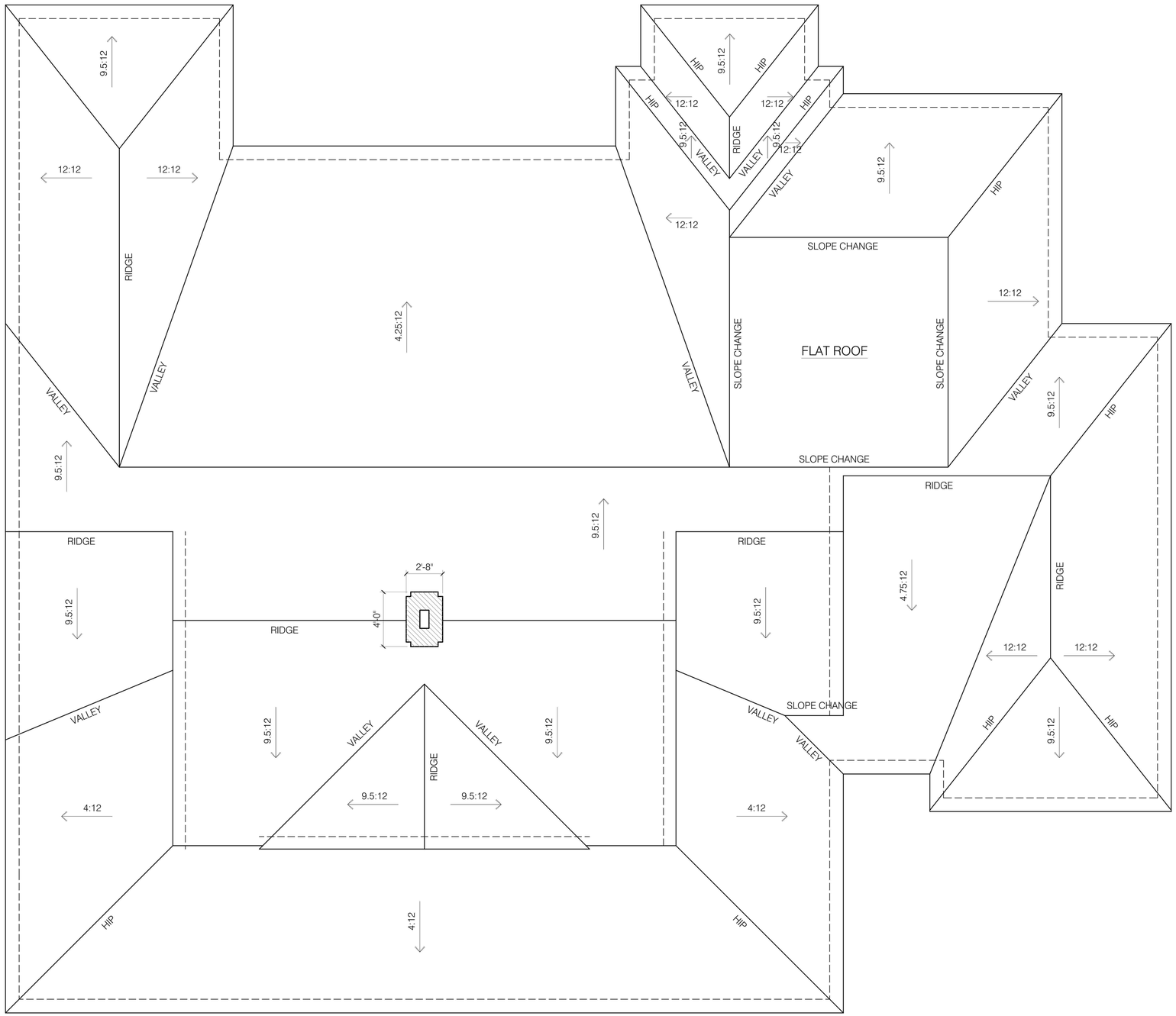
SCALE: 1 INCH = 20 FEET

0 10 20 30
5 15 25 35

SHEET NO:

CL/1

CONCEPTUAL LANDSCAPE PLAN



ROOF PLAN

1/4" = 1'-0"

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Residential Designs

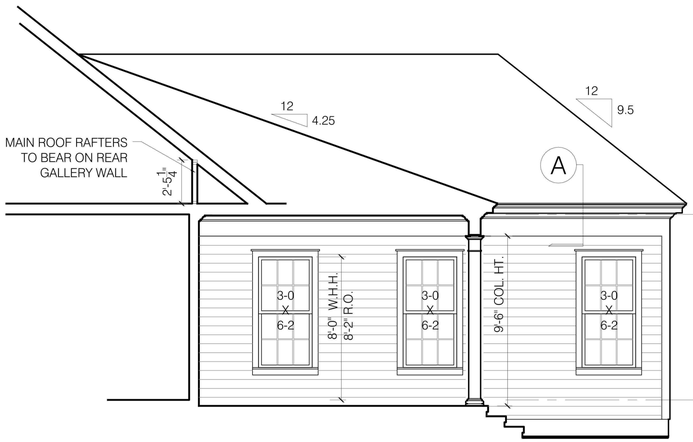
START DATE:	4/8/21
REV:	5/24/21
	7/17/21

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Carter Skinner
Residential Designs
2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900

FLETCHER RESIDENCE
RALEIGH, NC

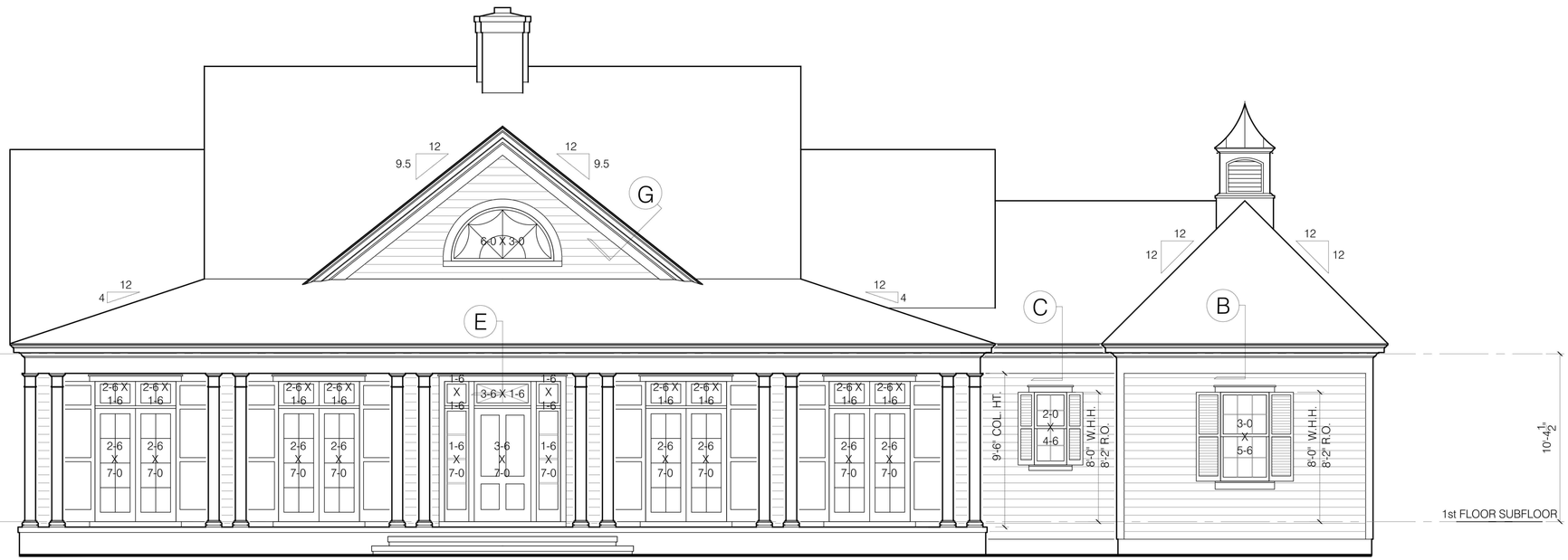
OF



LEFT WING PORCH CUTAWAY
1/4" = 1'-0"



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



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

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Carter Skinner
Residential Designs

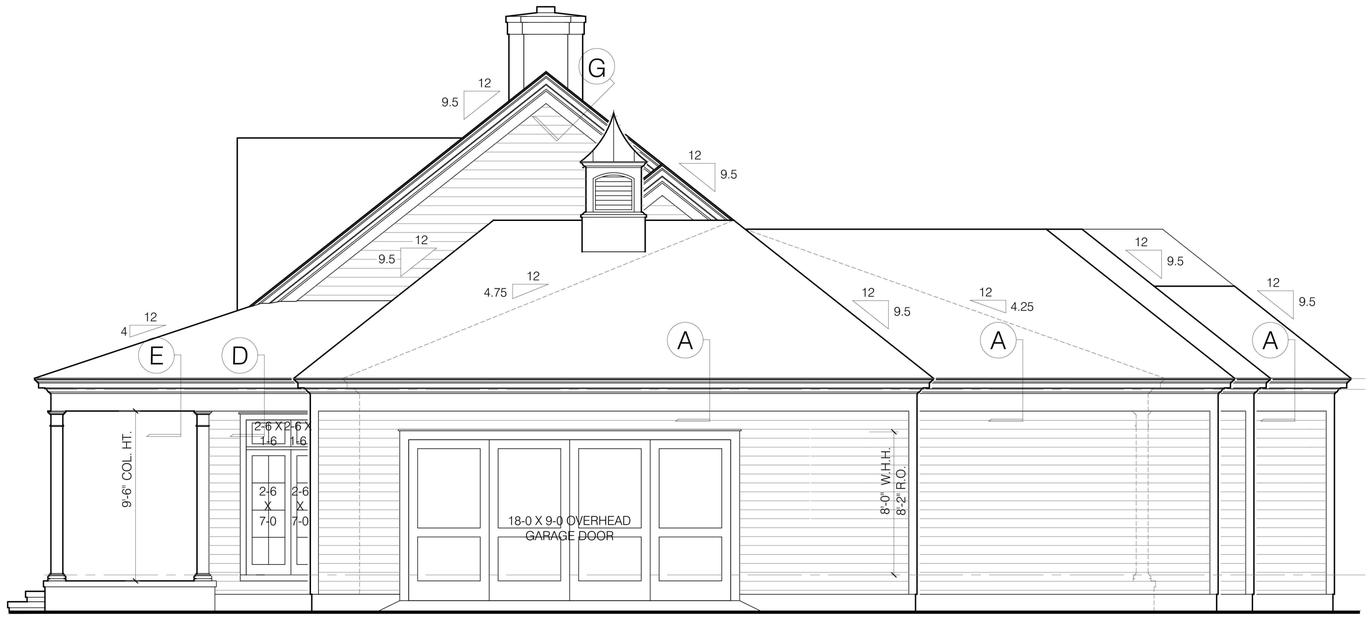
START DATE:	4/8/21
REV:	5/24/21
	7/17/21

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Carter Skinner
Residential Designs
2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900

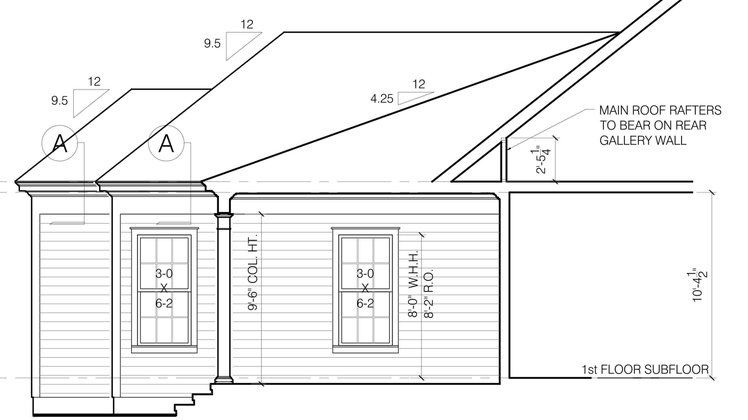
FLETCHER RESIDENCE
RALEIGH, NC

OF



RIGHT SIDE ELEVATION

1/4" = 1'-0"



RIGHT WING PORCH CUTAWAY

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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Carter Skinner
Residential Designs

START DATE:	4/8/21
REV:	5/24/21
	7/17/21

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Carter Skinner Residential Designs
2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900

FLETCHER RESIDENCE
RALEIGH, NC

OF

Exterior Siding

James Hardie

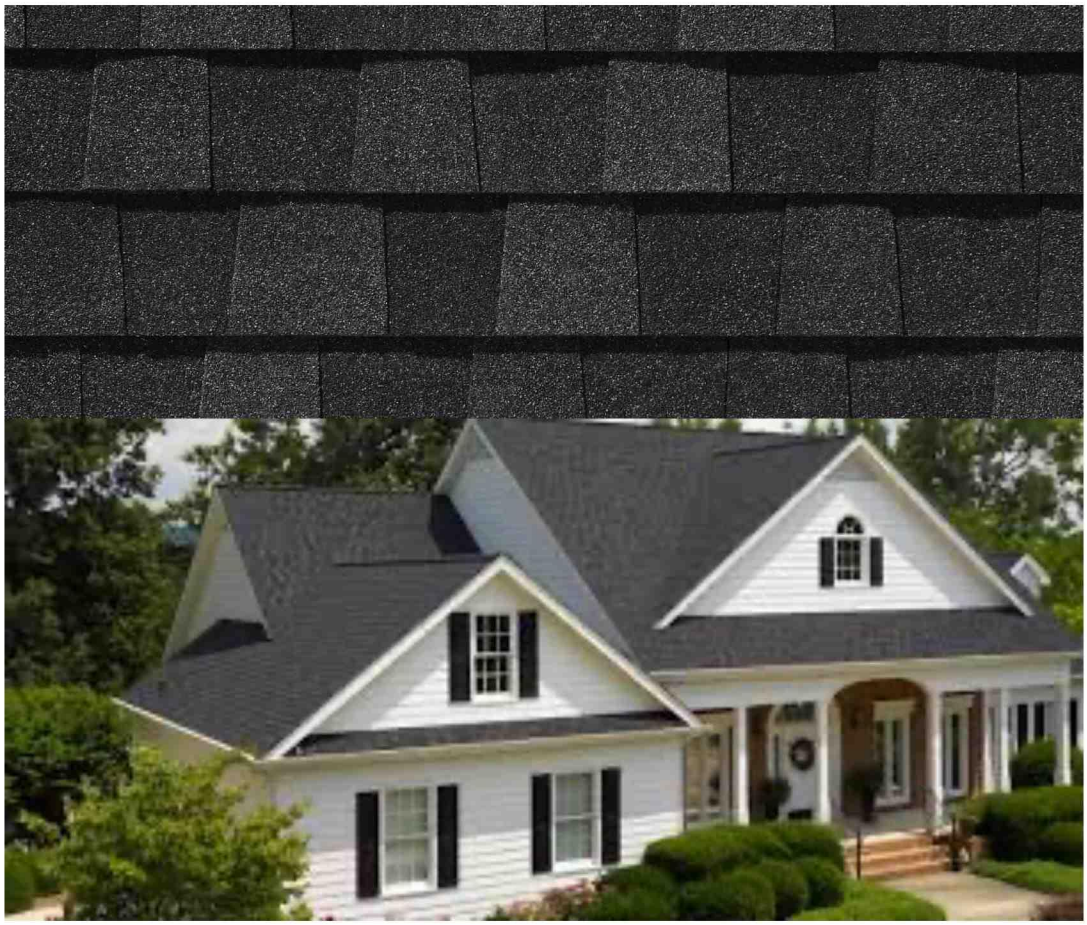
Cloud White



Roof Shingle

Landmark CertainTeed

Charcoal



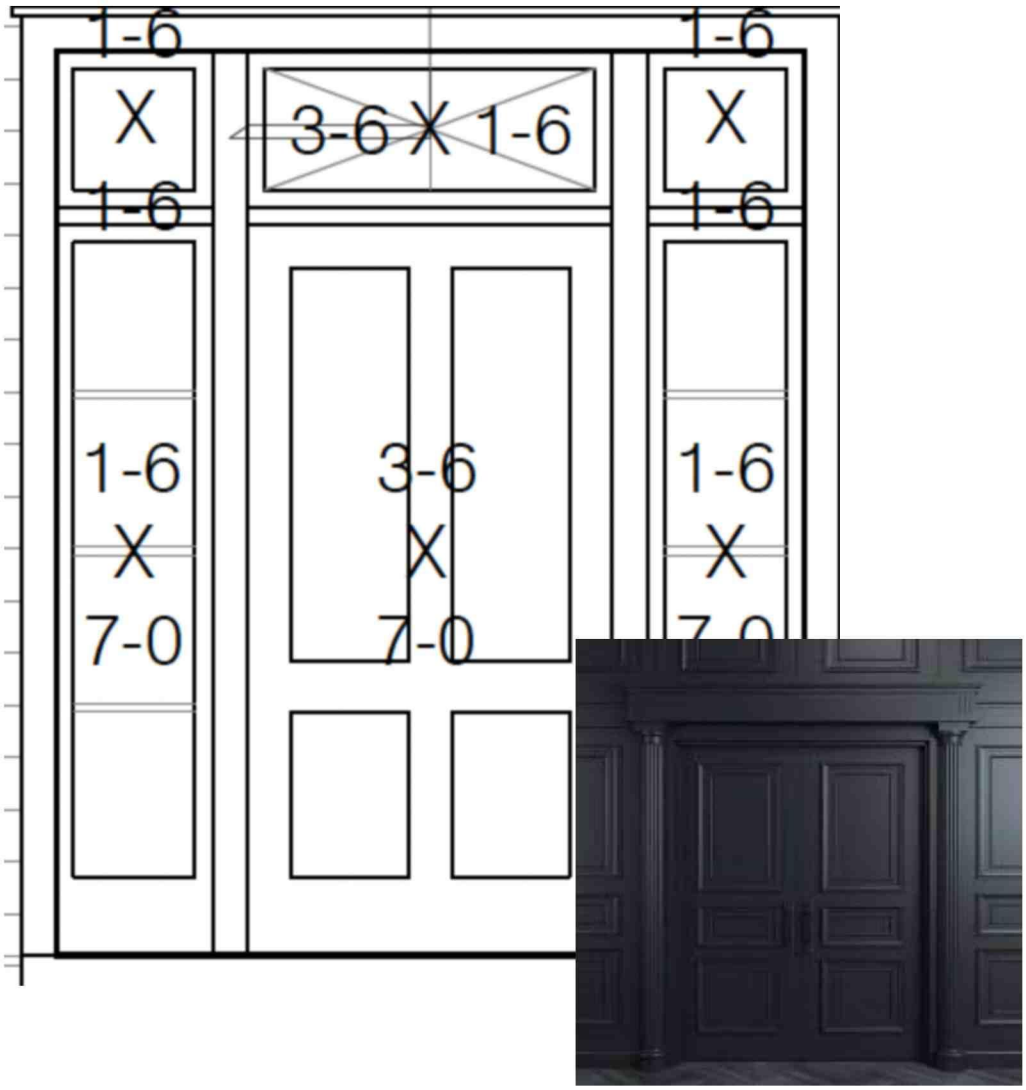
Fascia / Trim / Soffit

Cloud White



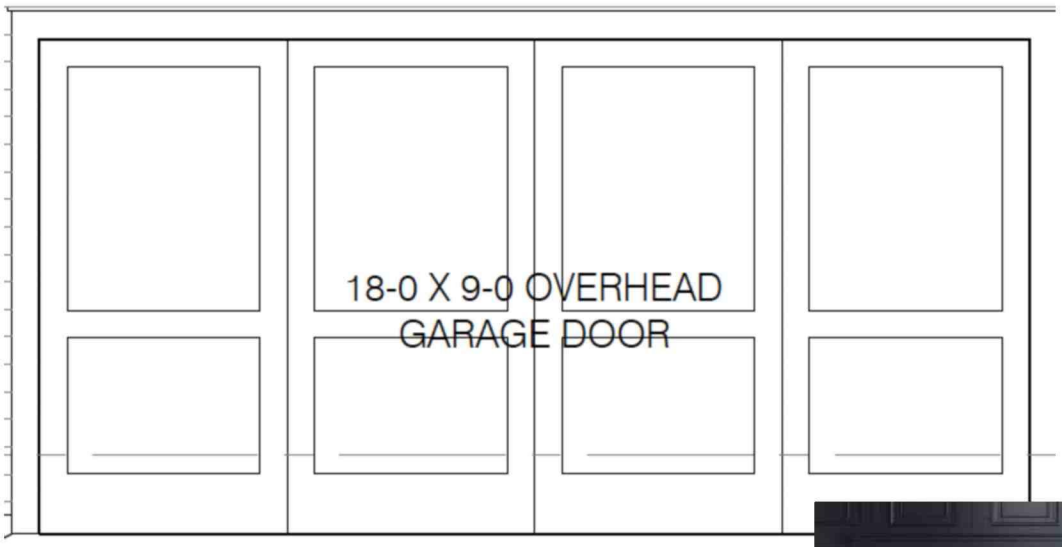
Front door w Transom and Sidelights

Mahogany



Garage Doors
Wayne Dalton

Richmond
Black

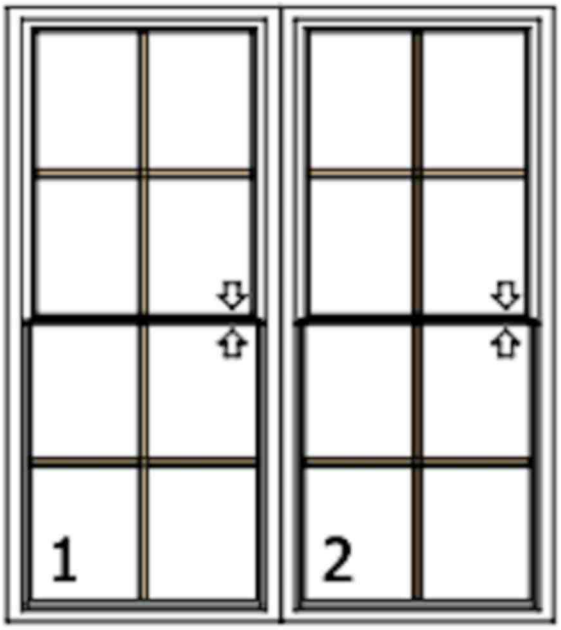




Windows

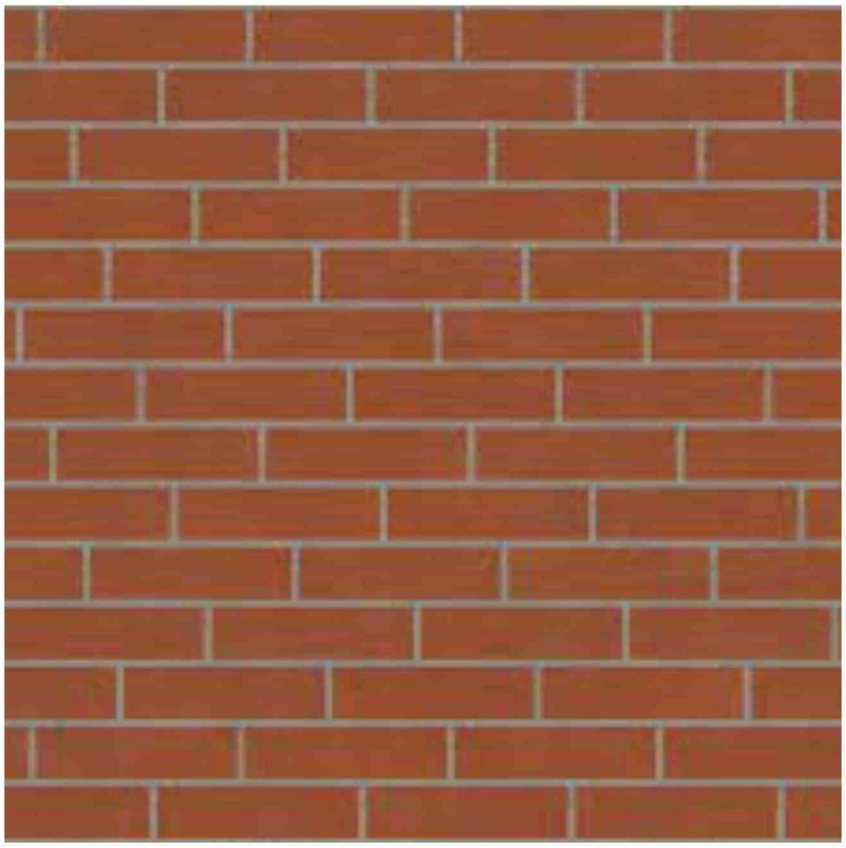
Quaker Aluminum Clad

White



Brick, Mortar, & Foundation Finish

Red Brick



Gutters & Downspouts
Southern Gutter

Aluminum White



Driveway & Border

Concrete with Decorative Band

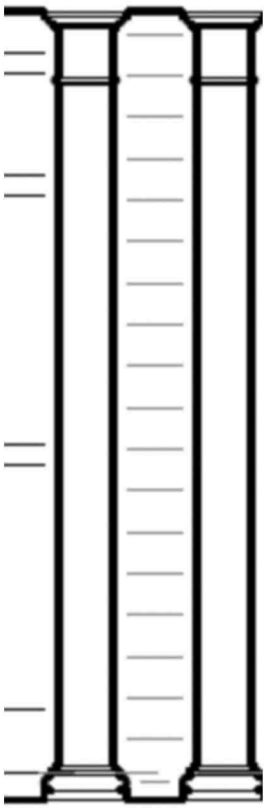


Entry Porch,
Rear Porch & Sidewalk
Brick Pavers
Red



Columns

8x8
Cloud White





FINDINGS OF FACTS

FINAL ORDER – MAJOR COA REQUEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

FINDINGS OF FACT

The structure was built in 2021-22

Adjacent property owners have been noticed and the property was posted.
The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.
The applicant proposes changes including;

New Construction.

Conclusions of Law

Applicable Standards:

Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Material
Section VII. A. Fences and Walls
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation
Section III N. Paint

FINDINGS OF FACTS

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission