



AGENDA

Thursday, April 10, 2025: 4:00 PM

Historic District Commission

Community Development Building, 801 SE Service Road

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. October 2024 Regular Meeting

3. PUBLIC HEARINGS

a. HD-06-25 Certificate of Appropriateness - Major Work; 11 Camelia Way

4. UNFINISHED BUSINESS

5. NEW BUSINESS

6. PUBLIC COMMENTS

7. ADJOURNMENT

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting October 10, 2024 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, October 10, 2024, at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Chair Elizabeth Oettinger, Vice Chair Robert Brown, Lane West and Karl Ecker.

Planning Director B.J. Grieve and Cindy Williams, Secretary to the Commission, were also present.

The meeting was called to order at 4:00 PM.

The oath of office was administered to new member Karl Ecker.

Lane West made a motion, which was seconded by Robert Brown, to approve the Minutes of the May 2024 regular meeting. The motion carried.

HD-12-24 Certificate of Appropriateness – Major Work for new roof at 124, 132 & 134 NW Broad Street

Matt Vick, Authorized Agent for Roisin De Pasquale, JR Holdings Group, LLC and Sweet Basil Realty, LLC, is requesting a Certificate of Appropriateness – Major Work to replace the original slate roof and underlying membrane with a synthetic, single-width slate in a gray color to preserve the appearance of the current roofing, while repairing water damage to the building located at 124, 132 and 134 NW Broad Street. Pursuant to the Moore County tax records, the properties are identified as PIN 858106288653 (PARID 00034055), PIN 858106288685 (PARID 00034298) and PIN 858106289607 (PARID 00036029) and are owned by Roisin De Pasquale, JR Holdings Group, LLC and Sweet Basil Realty, LLC respectively.

Mr. Grieve confirmed that there were no conflicts of interest among the members of the Commission.

Karl Ecker made a motion, which was seconded by Lane West to open the public hearing. The motion carried.

Mr. Grieve entered staff report HD-12-24 and supporting materials into the record and provided an overview of the request to replace the existing roof which is leaking and stated that staff recommended approval of the request to replace the roof with synthetic slate.

Robert Koontz stated that he was present on behalf of the applicant as Matt Vick was unable to attend. He testified that the membrane under the slate roof is failing and the slate must be removed in order to replace the membrane. The applicant has proposed replacing the roof with a synthetic polymer material that looks very similar in size and color to the existing slate.

Chair Oettinger inquired about the lifespan of the synthetic roof material.

Mr. Koontz responded that he was not certain.

Member West asked if the existing roof is the original roof.

Mr. Koontz responded that he was not certain.

Mr. Grieve stated that the lifespan of a synthetic polymer roof is 50 years based on information available online.

Member Ecker asked if there is any structural damage related to the leak and if the applicant would have to come back before the Commission if repairs are required.

Mr. Grieve responded that the applicant would have to request the Commission's approval only if necessary repairs are evident from the exterior of the building.

Mr. Koontz stated that the applicant wants the new roof to resemble the existing roof as closely as possible.

Chair Oettinger asked if the flashing will also be replaced.

Mr. Koontz responded that any flashing that needs to be replaced will be replaced at the time the roof is replaced.

Chair Oettinger inquired about the gable of the building that is currently covered with white plastic.

Mr. Koontz responded that he did not know what was behind the plastic covering and he would relay any condition of approval regarding that area to the applicant.

Mr. Grieve stated that based on the photos and the PowerPoint, the covered area appeared to be part of the roof.

Mr. Grieve proposed a condition that the covered gable area be finished in a manner that is consistent with the remainder of the building and asked Mr. Koontz if he was agreeable to the condition.

Mr. Koontz responded that the gable ends are not part of the roof.

Mr. Grieve stated that the request is to replace the roof specifically so any changes to the gables will require a separate approval.

Karl Ecker made a motion, which was seconded by Lane West, to close the public hearing. The motion carried.

Board discussion ensued.

Elizabeth Oettinger entertained a motion to adopted adopt Attachment 1 to the staff report for HD-12-24.

Lane West made the motion, which was seconded by Karl Ecker. The motion carried by a 4-0 vote.

Karl Ecker made a motion, which was seconded by Lane West, to approve HD-12-24. The motion carried by a 4-0 vote.

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

Chair Oettinger recommended Sarah Farrell for appointment to the Commission.

Member West inquired about the status of plans to redevelop the Doug's Auto property.

Mr. Koontz responded that Mr. Bleggi is still working on plans for the property.

The meeting adjourned at 5:05 PM.

The audio recording of the proceedings is available upon request.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission



AGENDA

Thursday, April 10, 2025: 4:00 PM

Historic District Commission

Community Development Building, 801 SE Service Road

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC HEARINGS

a. HD-06-25 Request for Addition of Doorway at 11 Camilia Way

4. UNFINISHED BUSINESS

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Agenda Item

To: Historic District Commission
From: Mason Mattox, Planner II
Subject: HD-06-25: Request for the Addition of a Doorway at 11 Camelia Way
Date: April 10, 2025

I. SUMMARY OF APPLICATION REQUEST:

Virto Kids LLC., as an authorized agent of Southern Pines Associates, Inc., is requesting a Certificate of Appropriateness – Major work to add an entrance to the commercial space located at 11 Camelia Way. Pursuant to the Moore County tax record, the property is identified as PIN 858106289730 (PARID 000407001) and is owned by Southern Pines Associates, Inc.

II. PROJECT INFORMATION:

A. Physical Address 11 Camelia Way Southern Pines, NC 28387	B. Property Owner Southern Pines Associates Inc. (Patricia Richardson) 1642 Aiken Road, Vass, NC 28394	C. Applicant & Agent VirtoKids, LLC (C/O Abbey George) 1023 Devonshire Trail, Aberdeen, NC 28315
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D. Zoning of Property:

The subject property is zoned CB (Central Business). *See Figures 1 and 2.*

Figure 1: Vicinity & Zoning Map

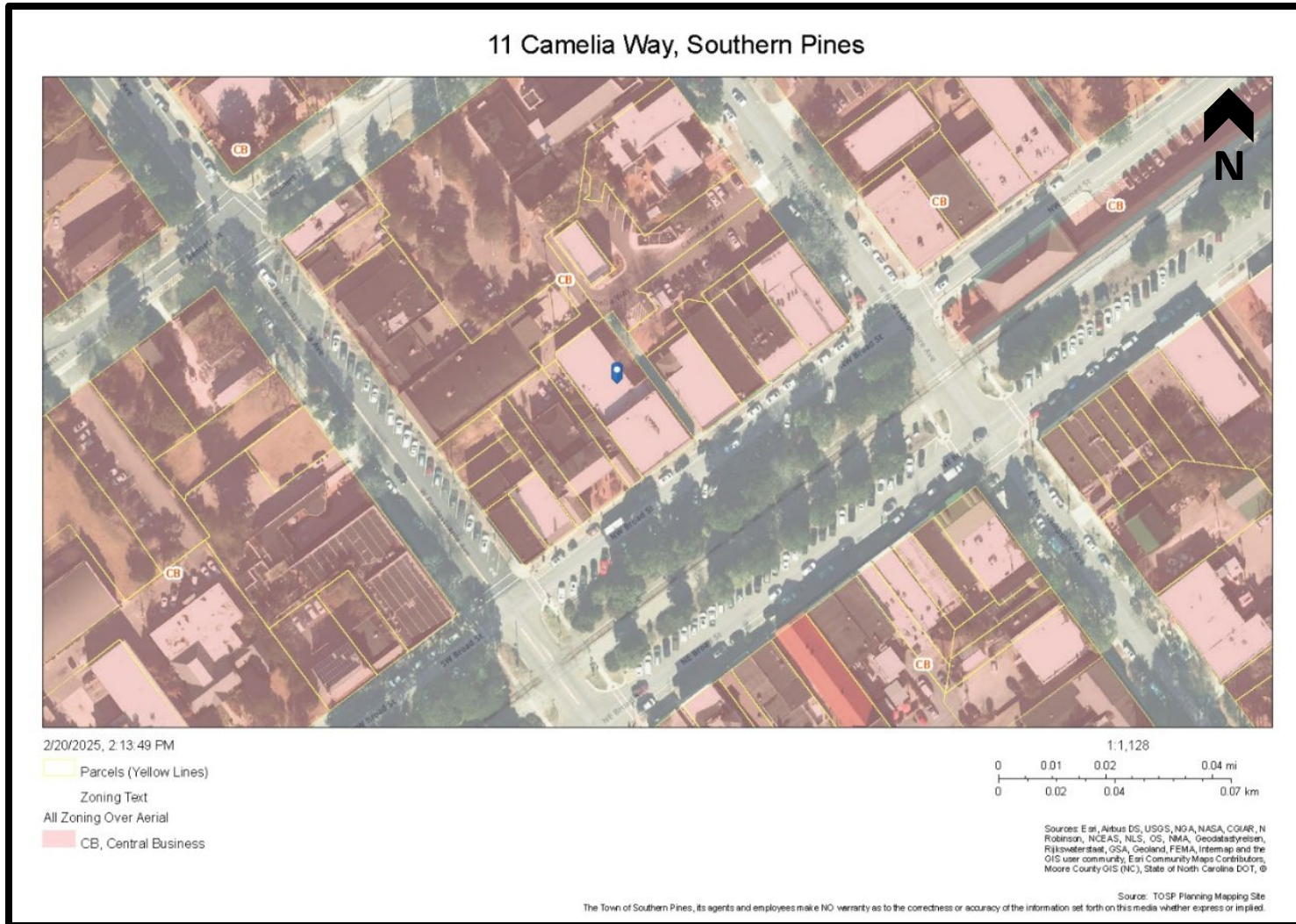
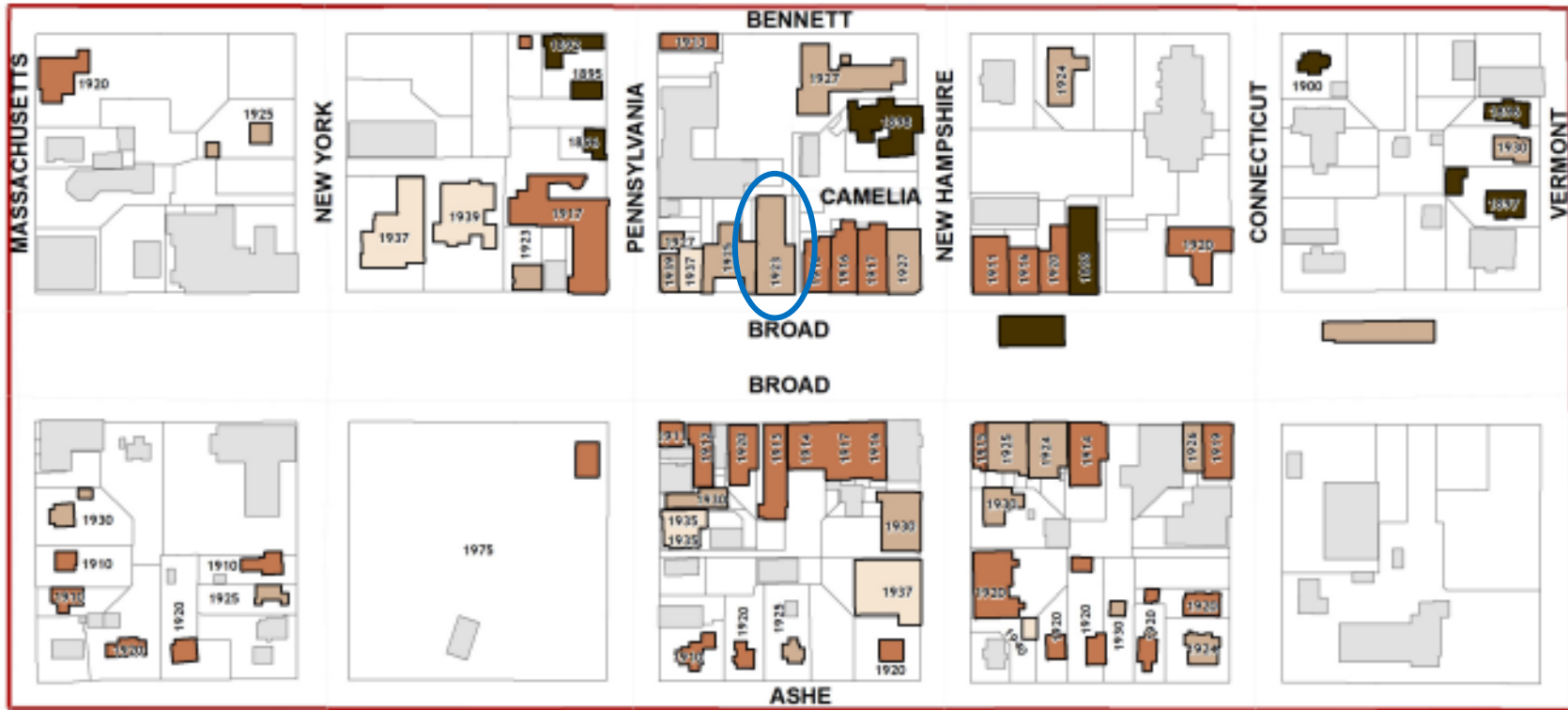


Figure 2: Historic District Map (Subject Property is Circled in Blue)



III. STAFF REVIEW:

A. Application Submittal Date

- 1. Application received: Tuesday, March 11, 2025
- 2. Application deemed complete: Friday, March 14, 2025
 - Notice of Public Hearing:
 - Posted On-site: Friday, April 04, 2025
 - Mailed: Monday, March 21, 2025
 - Internet: Thursday, April 04, 2025
- 3. Historic District Commission Hearing: Thursday, April 10, 2025

B. Criteria for Review

The criteria for a Certificate of Appropriateness are found in UDO §2.28.10 and are included in this report, beginning on page eight. Staff comments follow, and are included after review of the Historic District Design Guidelines. The Commission shall take the criteria into consideration for purposes of deliberation and adoption of findings of fact.

C. Application Materials

The applicant has submitted a complete application packet including a narrative with descriptions and images to illustrate the request. The narrative states that the intent is to: “add a second entrance to the face of the building. It will look almost identical to the entrance of Opal Salon, located next door.”

The application, including narrative and supporting images, is enclosed in its entirety with this document. Those images include:

Stylized rendering of 11 Camelia Way from the alleyway, featuring the proposed new door in the center – compared to current conditions:





A. Staff Comments

The Historic District Commission is considering a Certificate of Appropriateness – Major Works for the purpose of adding an additional point of entry to the building. The 1991 registration form for the Southern Pines National Register District reads as follows:

Dr. Mudgett’s Medical Offices, c. 1923; high-style, brick-veneered Colonial Revival style office/apartment building; uneven side-gable slate roof with built-in gutters, interior chimneys in end parapets; five-bay front elevation topped by boxed cornice with reeded frieze’ first floor has three bays of blind arches containing six-over-six windows with stone lintel; south end of first floor pedimented Colonial Revival door surround, six panel door, fan light; corbelled brick belt course between level; upper floor five bays of six-over-six windows with panelled blinds; side and rear elevations plain; wrought iron

railings at steps and along front sidewalk line; built for Dr. William C. Mudgett as medical offices first floor, apartments second; designed by Aymar Embury II.



140 NW Broad Street – Front Façade. Google Maps. Retrieved April 01, 2025.

B. Review Criteria in Detail

As previously stated, the primary criteria for consideration of a Certificate of Appropriateness are found in UDO §2.28.10. What follows is a recitation of each criteria (*italicized*), followed by a comment on compliance using the Recommended Practices in the Historic District Design Guidelines for interpretive guidance.

Section 2.28 Certificate of Appropriateness – Major Work. ***2.28.10. Criteria***

The proposed material has been described as synthetic slate, which is a different material than the original actual slate.

- (A) *In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural Significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public Right-of-Way. The Commission shall not consider interior arrangement or use.*

Planning staff, after reviewing the 1991 nomination, have found no inconsistencies with the proposal to add an additional entrance to the structure. No other external modifications or additions have been proposed.

(B) *The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:*

1) *The height of the building in relation to the average height of the nearest adjacent and opposite buildings.*

This factor is not applicable to the proposal under review.

2) *The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.*

This factor is not applicable to the proposal under review.

3) *Exterior construction materials, including texture and pattern.*

The proposed construction materials would be primarily wood and glass; being identical to adjacent doorways located along the same face of the building.

4) *Architectural detailing, such as lintels, cornices, brick bond and foundation materials.*

The architectural detailing of the proposed entryway would be framed by wood in a simple panel style. The lintels, cornices, and door itself would be constructed with the same material of wood, and would mimic the styling of the adjacent doorways located along the same face of the building.

5) *Roof shapes, forms and materials.*

This factor is not applicable to the proposal under review.

6) *Proportion, shape, positioning and location, pattern and size of any elements of fenestration.*

This proposed doorway and transom between the cornice and architrave would contain panes of glass; with the door itself having fifteen panes and the transom having eight larger panes. The proportion, shape, and positioning would mimic the styling of the adjacent doorways located along the same face of the building.

7) *General form and proportions of buildings and structures.*

This proportions of the proposed entryway would be identical to adjacent entryways.

8) *Appurtenant fixtures and other features such as lighting.*

New lighting shall mimic that of existing doorways.

9) *Structural conditions and soundness.*

This factor is not applicable to the proposal under review.

10) *Architectural scale.*
The scale of the door would not differ from adjacent entryways.

11) (a) *The Secretary of the Interior's Standards for Rehabilitation*

See attachment #2 of the HD-06-25 staff report.

Planning staff reviewed Secretary of the Interior's Standards for Rehabilitation and found the following applicable statements therein:

- (a) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (b) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (d) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Planning staff hereby concludes that the request to create an additional entryway, utilizing construction materials identical to those already in use, in order to maintain the congruity of the property's appearance, is in compliance with the Department of the Interior's Standards. This conclusion is based on the principle that exterior alterations must not compromise the character of the property.

(C) *Prior to approving the application, the Commission shall make the following findings:*

- 1) *Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate*

in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations;

- 2) *Work does not damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district; and*
- 3) *Work is consistent with the adopted design guidelines for the historic district.*

The proposed work will appear consistent with the existing structure as the additional door and door frame will be identical to others on the façade of the building.

C. Outside Agency Comments

This application was reviewed in conjunction with a Conditional Zoning Application at the February 25, 2025 Technical Review Committee (TRC) Meeting. The only response was from the Fire Department, which noted that the addition of a door would increase the permissible occupancy of the unit.

Any comments received after completion of this staff report will be shared during the evidentiary hearing.

D. Staff Recommendation

After reviewing all factors used when determining if the application is congruent with the historic aspects of the historic district, including such requirements as construction materials, appurtenant fixtures, and architectural scale, as well as the standards and criteria provided by the Department of the Interior, the application appears to be congruent due to the following factor: the proposed additional doorway would not harm the historical and architectural significance of both the building and the area surrounding, considering it would be constructed identically to other doorways located adjacent on the building.

IV. ATTACHMENTS:

1. COA Major Works Application.
2. The Secretary of the Interior's Standards for Rehabilitation

V. HISTORIC DISTRICT COMMISSION ACTION

UDO Section 2.28.4(A) states that the Historic District Commission shall approve, approve with conditions, or deny an application for a COA Major Works based on the criteria established in UDO Section 2.28.20. To either approve or deny a *Certificate of Appropriateness – Major Work* application, the Historic District Commission must make findings of fact and conclusions to the applicable standards. The Historic District Commission shall first vote on whether the application is complete and the facts submitted

are relevant to the case. The Historic District Commission shall then vote on whether the application complies with the Criteria for a Certificate of Appropriateness, including the Principles and Guidelines of the Historic District. Staff has prepared Draft Findings of Fact for the Commission’s consideration which can be found below. The Commission may discuss, amend and/or adopt these Findings of Fact.

I move to:

1. Adopt **Attachment 1** of the staff report, as drafted as Findings of Fact regarding proposed Certificate of Appropriateness – Major Work HD-06-25

-OR-

2. Adopt **Attachment 1** of the staff report as Findings of Fact regarding the proposed Certificate of Appropriateness – Major Work, with the following changes:

Therefore, I move to:

1. Approve HD-06-25

- OR -

2. Approve HD-06-25 with the following conditions of approval:

-OR-

3. Deny HD-06-25, based on the following:

ATTACHMENT 1

Case Number: HD-06-25

Draft Findings of Fact, Decision of The Council, and Order in the Matter of a Certificate of Appropriateness – Major Work to Add a Second Entrance to the Face of the Building:

1. The Historic District Commission finds that the application is complete and that the facts submitted are relevant to the case because the request for a Certificate of Appropriateness (COA) Major Work approval has met the specified submittal requirements as outlined in the Town of Southern Pines Unified Development Ordinance (UDO) Appendices. The applicants have submitted adequate evidence addressing the criteria for a COA Major Work, including a narrative description, images, and relevant documentation. The evidence provided includes sworn testimony by qualified experts and substantiated materials.
2. The Historic District Commission finds that the application is consistent with UDO §2.28.10(A)-(C), the Town of Southern Pines Historic District Design Guidelines, as well as the standards provided by the Department of the Interior for the following reasons:
 - A. After reviewing the 1991 nomination form for the Southern Pines National Register District, the Commission finds that the proposed addition of a new entrance to the building at 11 Camelia Way is consistent with the property's historic and architectural significance. The new entrance is designed to align visually with the existing building, with the door reflecting a style similar to that of the entrance at Opal Salon, located next door. No other exterior modifications are proposed.
 - B. The proposed entryway is designed to match the proportions and appearance of the neighboring entrances. The architectural detailing, positioning, and materials will remain consistent with the existing design, ensuring the building's historical character is preserved. The new entry will not alter the building's form or be visible from a public right-of-way in a way that conflicts with its historic character.
 - C. The proposed work will preserve the building's historical and architectural integrity, as it will not alter or diminish any defining features. The new entrance is compatible with the surrounding Historic District and will not affect the building's mass, scale, or key design elements. It will serve a functional purpose while respecting the visual character of the structure and district.

- D. The proposed work adheres to the Secretary of the Interior’s Standards for Rehabilitation, specifically the principles that the historic character of a property should be preserved, and new additions should be compatible with the massing, size, scale, and architectural features of the original building. The materials and features of the new entrance will match the existing structure, ensuring the addition does not obscure historic materials.

Therefore, the Commission concludes that the proposed addition of an entrance at 11 Camelia Way is consistent with the Town of Southern Pines Local Historic District Design Guidelines and the Secretary of the Interior’s Standards for Rehabilitation.

Application for: **Certificate of Appropriateness
Major Work**

FOR OFFICE USE ONLY		Fee Paid: <input type="text"/>
Date Received: <input type="text"/>	Case No.: HD-	<input type="text"/>

Project Information:

Street Address:

PIN: Parcel ID:

Site Size: Zoning:

Applicant:

Name(s):

Email: Phone:

Mailing Address:

Authorized Agent, if different from Applicant:

Name(s):

Email: Phone:

Mailing Address:

Legal Property Owner(s), if different from Applicant:

Name(s):

Email: Phone:

Mailing Address:

Application for: **Certificate of Appropriateness
Major Work**

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

I submit this application for a Certificate of Appropriateness – Major Work to make the following change(s) which may alter the exterior appearance of property within the Town of Southern Pines Historic District:

At 11 Camelia Way, we are looking to add a second entrance to the face of the building. It will look almost identical to the entrance of Opal Salon, located next door. We are looking for approval to add the entrance based on keeping the same look as the doors around other parts of the building and the area's esthetics.

Date:

Applicant *Southern Pines
Assoc. Inc.*

Note: The attached Appointment of Agent form must be submitted if the Applicant is not the property owner.

TO SUBMIT THIS FORM

click here to e-mail [link](#) or e-mail as attachment to plan@southernpines.net

Application for: **Certificate of Appropriateness Major Work**

APPOINTMENT OF AGENT

The undersigned owner(s), Southern Pines Assoc, Inc hereby appoint(s) VIRTO KIDS LLC as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a **Certificate of Appropriateness – Major Work** on the property described in the attached application. The owner(s) hereby agrees that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Historic District Commission for the issuance of a **Certificate of Appropriateness – Major Work** on the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a **Certificate of Appropriateness – Major Work** under the Southern Pines Unified Development Ordinance. *4. Continued*

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Date Signed 3/10/2025

cont. 4. for that which concerns this application regarding the addition of a door.

FRANK RICHARDSON
SOUTHERN PINES ASSOC, INC
Property Owner

[Signature]
Property Owner

[Signature]
Agent

TO SUBMIT THIS FORM

click here to e-mail or e-mail as attachment to plan@southernpines.net



2018 APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS - BUILDING TYPE I

PROJECT NAME

NAME OF PROJECT: VIRTOKIDS

ADDRESS: 11 CAMELLIA WAY, SOUTHERN PINES

OWNER / AUTHORIZED AGENT: LINK WILSON

OWNER BY: CITY / COUNTY PRIVATE STATE

CODE ENFORCEMENT JURISDICTION: CITY - SOUTHERN PINES COUNTY: STATE

CONTACT LIST:

(OTHER SHOULD INCLUDE FIRMS AND INDIVIDUAL SUCH AS TRUSS, PRECAST, PRE-ENGINEERED, INTERIOR DESIGNER, ETC)

(OTHER SHOULD INCLUDE FIRMS AND INDIVIDUAL SUCH AS TRUSS, PRECAST, PRE-ENGINEERED, INTERIOR DESIGNER, ETC)

2018 NC BUILDING CODE: NEW BUILDING ADDITION 1ST TIME INTERIOR COMPLETIONS

SHELLCORE* PHASED

*CONTACT THE LOCAL INSPECTION JURISDICTION FOR POSSIBLE ADDITIONAL PROCEDURES AND REQUIREMENTS.

2018 NC EXISTING BUILDING CODE: PRESERVATIVE ALTERATION LEVEL I HISTORIC PROPERTY

REPAIR ALTERATION LEVEL II CHANGE OF USE

CHAPTER 14 ALTERATION LEVEL III

CONSTRUCTED: _____ CURRENT OCCUPANCY(S): B

RENOVATED: _____ PROPOSED OCCUPANCY(S): E, B

RISK CATEGORY: (TABLE 1004.3)

CURRENT: I II III

PROPOSED: I II III

PROPOSED OCCUPANCY(S): E, B

BASIC BUILDING DATA:

CONSTRUCTION TYPE: I-A I-B I-C I-D I-E I-F

SPRINKLERS: NO PARTIAL NFPA 13 NFPA 13R NFPA 13D

STANDPIPES: NO CLASS I II III WET DRY

PRIMARY FIRE DISTRICT: NO YES FLOOD HAZARD AREA: NO YES

SPECIAL INSPECTIONS REQUIRED: NO YES FOR POST TENSION SLABS AND RETAINING WALLS OVER 4'

IF SPECIAL INSPECTIONS ARE REQUIRED, CONTACT THE LOCAL INSPECTION JURISDICTION FOR ADDITIONAL PROCEDURES AND REQUIREMENTS.

GROSS BUILDING AREA TABLE:

FLOOR	EXISTING (SQ. FT.)	NEW (SQ. FT.)	SUB-TOTAL
BASEMENT	-	-	-
GROUND FLOOR	-	8,800 SF	8,800 SF
MEZZANINE	-	-	-
2ND FLOOR	-	-	-
3RD FLOOR	-	-	-
4TH FLOOR	-	-	-
TOTAL	-	8,800 SF	8,800 SF

ALLOWABLE AREA

PRIMARY OCCUPANCY:

ASSEMBLY: A-1 A-2 A-3 A-4 A-5

BUSINESS: B

EDUCATIONAL: E

FACTORY: F-1 MODERATE F-2 LOW

HIGH HAZARD: H-1 DETONATE H-2 DEFLAGRATE H-3 COMBUST H-4 HEALTH H-5 HPM

INSTITUTIONAL: I-1 I-2 I-3 I-4

11 & 12 CONDITION: 1 2 3 4

13 CONDITION: 1 2 3 4

MERCANTILE: M

RESIDENTIAL: R-1 R-2 R-3 R-4

STORAGE: S-1 MODERATE S-2 LOW HIGH/PAILED

PARKING GARAGE

OPEN ENCLOSED REPAIR GARAGE

UTILITY AND MISC: (INSERT IF APPLICABLE)

ACCESSORY OCCUPANCY CLASSIFICATION (S): NCIBC 311.1.1

INCIDENTAL USES (TABLE 509): _____

SPECIAL USES (CHAPTER 4 - LIST CODE SECTIONS): _____

SPECIAL PROVISIONS (CHAPTER 5 - LIST CODE SECTIONS): _____

MIXED OCCUPANCY: NO YES SEPARATION: _____ EXCEPTION: _____

NON-SEPARATED USE (504.3)

SEPARATED USE (504.4) - SEE BELOW FOR AREA CALCULATIONS FOR EACH STORY. THE AREA OF THE OCCUPANCY SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL FLOOR AREA OF EACH USE DIVIDED BY THE ALLOWABLE FLOOR AREA FOR EACH USE SHALL NOT EXCEED 1.

$$\frac{\text{ACTUAL AREA OF OCC A}}{\text{ALLOWABLE AREA OF OCC A}} + \frac{\text{ACTUAL AREA OF OCC B}}{\text{ALLOWABLE AREA OF OCC B}} + \frac{\text{ACTUAL AREA OF OCC C}}{\text{ALLOWABLE AREA OF OCC C}} = \text{SUM OF RATIOS} \leq 1$$

ALLOWABLE AREA:

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE ¹⁾	(D) ALLOWABLE PER STORY OR UNLIMITED ¹⁾
1	E.B.A-3	8,800 SF	8,800 SF	0 SF	8,800 SF
2					
3					
TOTAL		8,800 SF			8,800 SF

¹⁾ FRONTAGE AREA INCREASES FROM SECTION 506.2 ARE COMPUTED THUS:

a. PERIMETER WHICH FRONTS A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET MINIMUM WIDTH + N/A = "1"

b. TOTAL BUILDING PERIMETER + N/A = "2"

c. RATIO (F/R) = N/A

d. W = MINIMUM WIDTH OF PUBLIC WAY + N/A = "0"

e. 1 + 100(F/P - 0.25) X W/30 + N/A

²⁾ UNLIMITED AREA APPLICABLE UNDER CONDITIONS OF SECTION 507.

³⁾ MAXIMUM BUILDING AREA - TOTAL NUMBER OF STORES IN THE BUILDING X D (MAXIMUM 3 STORES) (506.2).

⁴⁾ THE MAXIMUM AREA OF OPEN PARKING GARAGES MUST COMPLY WITH TABLE 406.4.5.4 THE MAXIMUM AREA OF AIR TRAFFIC CONTROL TOWERS MUST COMPLY WITH TABLE 412.3.1.

⁵⁾ FRONTAGE INCREASE IS BASED ON THE UNSPRINKLERED AREA VALUE IN TABLE 506.2.

ALLOWABLE HEIGHT:

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
BUILDING HEIGHT IN FEET (TABLE 504.3)	75'	< 30'	504.3
BUILDING HEIGHT IN STORES (TABLE 504.4)	3	1	504.4

PROVIDE CODE REFERENCE IF THE 'SHOWN ON PLANS' QUANTITY IS NOT BASED ON TABLE 504.3 OR 504.4

* INDICATE SECTION NUMBER PERMITTING REDUCTION

PERCENTAGE OF WALL OPENING CALCULATIONS

N/A - NOT AFFECTED BY CHANGE OF USE

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 704.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
> 30'	SEE NOTE 1	100	N/A

FIRE PROTECTION REQUIREMENTS:

NO FIRE-RATED WALLS WILL BE REVISED

LIFE SAFETY SYSTEM REQUIREMENTS

NOTES

EMERGENCY LIGHTING	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
EXIT SIGNS	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
FIRE ALARM	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
SMOKE DETECTION SYSTEMS	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
CARBON MONOXIDE	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES

LIFE SAFETY PLAN REQUIREMENTS

LIFE SAFETY PLAN SHEET #: A100

FIRE AND/OR SMOKE RATED WALL LOCATIONS (CHAPTER 7)

ASSUMED AND REAL PROPERTY LINE LOCATIONS (IF NOT ON THE SITE PLAN) SEE 0201

EXTERIOR WALL OPENING AREA WITH RESPECT TO DISTANCE TO ASSUMED PROPERTY LINES (705.8) SEE 0201

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 EXIT DOOR EGRESS LOAD DOESN'T EXCEED 3X OCCUPANTS

A SEPARATE SCHEMATIC PLAN INDICATING WHERE FIRE RATED FLOOR/CELING AND/OR ROOF STRUCTURE IS PROVIDED FOR PURPOSES OF OCCUPANCY SEPARATION N/A

LOCATION OF DOORS WITH PANIC HARDWARE (1010.1.10) N/A

LOCATION OF DOORS WITH DELAYED EGRESS LOCKS AND THE AMOUNT OF DELAY (1010.1.9.7) N/A

LOCATION OF DOORS WITH ELECTROMAGNETIC EGRESS LOCKS (1010.1.9.9) N/A

LOCATION OF DOORS EQUIPPED WITH HOLD-OPEN DEVICES N/A

LOCATION OF EMERGENCY ESCAPE WINDOWS (1030) N/A

THE SQUARE FOOTAGE OF EACH FIRE AREA (202) A SPRINKLER SYSTEM IS BEING PROVIDED

THE SQUARE FOOTAGE OF EACH SMOKE COMPARTMENT FOR OCCUPANCY CLASSIFICATION (2) (607.9) N/A

NOTE ANY CODE EXCEPTIONS OR TABLE NOTES THAT MAY HAVE BEEN UTILIZED REGARDING THE ITEMS ABOVE.

ACCESSIBLE DWELLING UNITS (N/A)

ACCESSIBLE PARKING (NO CHANGES MADE TO PARKING)

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	WATERCLOSETS			URINALS			LAVATORIES			SHOWERS/TUBS		DRINKING FOUNTAIN	
	MALE	FEMALE	UNSEX	MALE	FEMALE	UNSEX	MALE	FEMALE	UNSEX	REG.	ACC.	REG.	ACC.
SPACE													
REQUIRED													
PROVIDED													

SEE A100 FOR PLUMBING FIXTURE CALCS

SPECIAL APPROVALS

(LOCAL JURISDICTION, NC DEPARTMENT OF INSURANCE, OSC, DP, DHS, ETC., DESCRIBE BELOW)

NONE.

ENERGY SUMMARY

NO CHANGES TO EXTERIOR WALL WILL BE MADE

STRUCTURAL DESIGN (SEE STRUCTURAL DRAWINGS)

MECHANICAL DESIGN (SEE MECHANICAL DRAWING)

ELECTRICAL DESIGN (SEE ELECTRICAL DRAWINGS)

SPRINKLER DESIGN CRITERIA

GENERAL NOTE: FIRE SPRINKLER PLANS ARE TO BE A DEFERRED SUBMITTAL. THEY WILL BE PROVIDED AT A LATER DATE.

- SYSTEMS ARE DESIGNED AND INSTALLED PER NFPA 13 AND LOCAL BUILDING CODES
- ALL PIPES AND FITTINGS SHALL MEET NFPA 13R AND ANY OTHER APPLICABLE NFPA CODE.
- ALL HANGERS TO BE SPACED PER MANUFACTURER'S SPECIFICATIONS.
- UNDERGROUND PIPING BY THE SITE UTILITY CONTRACTOR
- ALL WIRING BY OTHERS
- SPRINKLERS TO BE OMITTED IN THE FOLLOWING AREAS
 - A CLOSET AND PANTRIES INSIDE THE UNIT WITH AN AREA OF LESS THAN 24 SQUARE FEET AND WHERE THE LEAST DIMENSION IS LESS THAN 3 FT
 - BATHROOMS WITH LESS THAN 55 SQUARE FEET (EXCEPTION: IF FIBERGLASS TUB/SHOWER ARE USED, THEN SPRINKLER HEADS WILL BE REQUIRED)
- PUBLIC & PRIVATE BALCONIES AND EXTERIOR STORAGE CLOSETS TO BE SPRINKLERED
- ALL FOC'S TO BE LOCATED AS INDICATED ON THE SITE PLAN.
- ALL PIPING SUBJECT TO FREEZING SHALL BE INSULATED
- A 15 MINUTE THERMAL BARRIER TO BE PROVIDED BEHIND BATHROOM FIXTURES, BY OTHERS.
- STAIRWAYS, EXIT WAYS & BALCONIES TO BE SPRINKLERED



Project: VIRTOKIDS
11 Camellia, Southern Pines, NC 28387
Owner: GEORGE FAMILY

Project Number _____

Date _____

Date _____

Revision _____

Rev. No. _____

Appendix B

G100

U.S. Department of the Interior:

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of the Interior regulations, 36, CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.