



AGENDA

**Town of Southern Pines Historic District Commission
Regular Meeting
Thursday, July 14, 2016 at 4:00 p.m.
Boyd Room of the Planning Office
180 SW Broad Street, Southern Pines, NC**

- I. Call to Order**
- II. Approval of Minutes – April 19, 2016**
- III. Oath of Testimony**
- IV. Public Hearing:**

HD-05-16 Certificate of Appropriateness: Major Works, New Construction of a Performance Stage on the Lawn Adjacent to the Sunrise Theater; 250 NW Broad Street; 00030926; Petitioner: Sunrise Preservation Group Inc.
- V. Adjournment**

Agenda Item

To: Historic District Commission

Via: Bart Nuckols, Planning Director

From: Chris Kennedy, Senior Planner

Subject: HD-05-16 Certificate of Appropriateness: Major Works, New Construction of a Performance Stage on the Lawn Adjacent to the Sunrise Theater; 250 NW Broad Street; 00030926; Petitioner, Sunrise Preservation Group Inc.

Date: July 14, 2016

HD-05-16 Certificate of Appropriateness: Major Works, New Construction of a Performance Stage on the Lawn Adjacent to the Sunrise Theater; 250 NW Broad Street; 00030926; Petitioner, Sunrise Preservation Group Inc.

On behalf of the petitioner, the Sunrise Preservation Group Inc., Mr. Robert Anderson of Anderson Architecture PLLC has submitted an application requesting an approval for a Certificate of Appropriateness: Major Works for the new construction of a performance stage to be located on the lawn adjacent to the Sunrise Theater. The Sunrise Theater is located at 250 NW Broad Street. The subject parcel of the lawn adjacent to the Sunrise Theater is identified as PIN 858106394002 (Parcel ID 00030926). Per the Moore County GIS, the property owner is listed as Sunrise Preservation Group Inc. and the property is zoned CB (Central Business).

Staff Comments:

- The proposed project consists of the new construction of a performance stage structure to be located on the lawn adjacent to the Sunrise Theater located at 250 NW Broad Street.
- At the June Town Council Work Session, the Town Council provided consent for the petitioner to locate the proposed structure on Town of Southern Pines owned property, currently utilized as public parking, in exchange for construction of additional parking spaces to replace those removed with the implementation of the stage. At the publishing of this packet a formal agreement is not in place between the petitioner and the Town.
- The petitioner has provided two options for the design for the consideration of the HDC, however the location remains the same in each option. The two options differ in design with the inclusion of a tree-like element on the back wall of the stage with one option and a second option that does not include the tree-like element (see sheet A-4 and sheet A-4.1 in attachments).
- The petitioner has furnished a project description of the scope and the materials to be used as follows:
 - Raised roof outdoor stage and constructed out of cast concrete surface with brick façade.

- Roof is light grey T.P.O (thermoplastic polyolefin) with brown aluminum drip edge.
- The ceiling of the stage will be sealed pine boards.
- The roof is supported by front steel tube posts and rear masonry (brick-faced) wall.
- The front steel girder will be wood cladded.
- The posts will receive a tree-like plate-steel sculptural treatment.
- Wall may receive a tree-like shape via “erosion” of masonry wall. Some contrasting brick will be used to suggest “leaves”.
- Ramp will be a natural aluminum deck and rails.
- The Historic District Commission should reference pages 53 - 54 of the Historic District Commission Design Guidelines in their review of new building and additions.
- Per the Unified Development Ordinance (UDO) Section 4.5.3(A) the property is exempt from the requirement to provide off-street parking.

Attachments:

- GIS Aerial Vicinity Maps
- Excerpts from HDC Design Guidelines
- COA Major Works Application
- Existing Conditions
- Map of Adjacent Property Owners

It is suggested that the hearing for this item be conducted in a quasi-judicial manner. The Chairman will need to swear in anyone wishing to offer testimony. I will provide the wording for that at the hearing. If a vote is taken on the request, then the vote should be conducted as follows:

Suggested Findings of Fact:

I move to suggest that:

- 1) A. The application for Certificate of Appropriateness – Major Works is complete.
B. The application for Certificate of Appropriateness – Major Works is incomplete due to the following...

I move to suggest that:

- 2) A. The proposal meets the requirements as outlined in the *Principles and Guidelines*.
B. The proposal does not meet the requirements as outlined in the *Principles and Guidelines*.

Historic District Commission actions available:

I move to:

1. Approve HD-05-16;
2. Deny HD-05-16; OR
3. Approve HD-05-16 with the following additional conditions...

HD-05-16 COA: Major Works, Sunrise Theater New Performance Stage

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HD-05-16 COA: Major Works, Sunrise Theater New Performance Stage

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HD-05-16 COA: Major Works, Sunrise Theater New Performance Stage

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DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Addition, New			■	<i>New Construction</i>
Building, New			■	<i>New Construction</i>
Deck				<i>Accessory Structures</i>
New, Rear		■		
New, Side			■	
Repair	■			
Rebuild, Rear or Side		■		
Demolition			■	<i>Demolition</i>
Doors				<i>Doors and Windows</i>
New			■	
Repair	■			
Replace			■	
Fencing				<i>Accessory Structures</i>
New, Rear or Side		■		
New, Front			■	
Repair	■			
Rebuild		■		
Foundation				<i>Walls and Foundations</i>
Repair	■			
Rebuild			■	
Replace			■	
Garage				<i>Accessory Structures</i>
New, Rear or Side			■	
Repair	■			



HISTORIC DISTRICT
DESIGN GUIDELINES

COMMERCIAL BUILDINGS

NEW BUILDINGS AND ADDITIONS

New construction in the historic district shows business investment and may provide opportunities for expanded services. It is important that new buildings and additions fit within the context of the built historic district (e.g., mass, scale, orientation setback, etc.) and complement existing building architecture and features (e.g., storefronts, entrances, windows, walls, roof lines, etc.). In addition, someone should be able to distinguish between the old and the new, and not be confused by a false historical appearance.

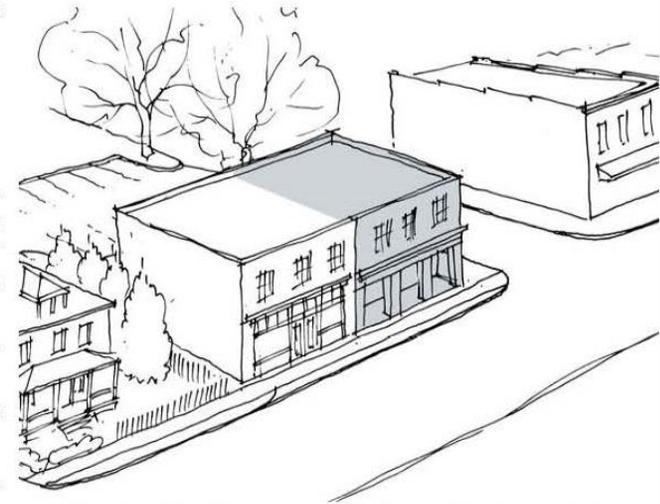
Defining Features of New Buildings and Additions

In planning for and designing new buildings and additions, consider the following information to ensure compatible new construction in the historic district:

- **Placement** – How will the new building or addition be placed on the property?
 - ✓ New buildings should be oriented on the site to fit with the established development patterns of surrounding buildings.
 - ✓ Additions to a historic building should be placed so that it does not destroy, damage, or cover over any character-defining feature of the historic building.
- **Mass and Scale** – How does the new building or addition relate in size and composition to the existing historic building or others on the street?
 - ✓ New buildings should reflect the mass and scale of existing buildings in the surrounding area.
 - ✓ Additions to a historic building should be minimal, subordinate, and proportional to the main building and not be overwhelming.
- **Compatible Features** – What are defining features of the existing historic building or those in the area? These help define compatible features for the new addition or building.
 - ✓ New buildings and additions should look like they were built today and not be a historic reproduction; similarity and compatibility in design are key to success.
 - ✓ New buildings and additions should reflect the general architectural features of existing buildings in the historic district.

New Buildings and Additions - Recommended Practices

- ✓ Site new buildings in line with setbacks of existing buildings;
- ✓ Maintain similar building height, proportions, and roof forms;
- ✓ Choose similar exterior materials;
- ✓ Integrate similar architectural features found in existing historic buildings, or consider a contemporary, compatible interpretation of those features;
- ✓ Design main building form, primary entrance, window glazing patterns, wall and roof lines, etc. to reflect existing historic building patterns;
- ✓ Incorporate pedestrian oriented and scaled features;
- ✓ Maintain primary function of first floor use as commercial;
- ✓ Choose colors that complement, and are compatible with adjacent historic buildings;
- ✓ Choose signs, awnings and lighting that are compatible with existing historic buildings;
- ✓ Locate additions at the rear of existing historic buildings when possible.



New infill buildings should be located in line with the setbacks of adjacent buildings, maintaining a similar height, proportion and roof form. Parking should be at the rear.

New Buildings and Additions - Discouraged Practices

- ✗ Replicating historic details in a new building or addition such that it is not distinguishable as new construction;
- ✗ Designing a new building or addition that is overwhelming, out of scale, or inconsistent with existing historic building patterns;
- ✗ Locating parking in front of a building.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – MAJOR WORKS

With this application I apply for *Certificate of Appropriateness* for work that may change the exterior appearance of property within the Southern Pines Historic District.

Property Location: VACANT LOT BTWN. 244 NW BROAD ST. & 280 NW BROAD ST.

Owner: SUNKYKE PRESERVATION GROUP & TOWN OF SOUTHERN PINES.

Owner's Mailing Address: 244 NW BROAD ST., 28387

Applicant (if different from owner): same

Relationship to Owner: same

National Register Property: yes no

Type of Work (check as appropriate):

Exterior Alteration or Repair

New Construction

Demolition of Structure

Relocation of Structure

Landscaping/Natural Features

Awnings

Parking/Loading

Reconstruction

Restoration

Signage

Other

Signature of Applicant: *S.W. McMillin*

Date: 23 SEPT 2016

Telephone: 910 692 0561

WRITTEN DESCRIPTION:

Describe clearly and in detail the scope of the project. Attach additional sheets of written descriptions as necessary to fully describe the project.

RAISED ROOF OUTDOOR STAGE. STAGE OF CAST CONCRETE SURFACE W/ BRICK FACES. ROOF IS LIGHT GREY T.P.O. W/ BROWN ALUM. DRIP EDGE. CEILING IS SEALED PINE BOARDS.

ROOF SUPPORTED BY FRONT STEEL TUBE POSTS & REAR MASONRY (BRICK-FACED) WALL. WOOD CLADDING ON FRONT STEEL GIRDER

POSTS WILL RECEIVE A TREE-LIKE PLATE-STEEL SCULPTURAL TREATMENT.

WALL MAY RECEIVE A TREE-LIKE SHAPE VIA "EROSION" OF MASONRY WALL. SOME CONTRASTING BRICK WILL BE USED TO SUGGEST "LEAVES."

RAMP WILL BE NATURAL ALUMINUM DECK & RAILS.

Please list all of the individuals, firms or corporations owning each parcel adjacent to the property that is the subject of the hearing requested. Notice shall be mailed to the owners of all properties involved in the permit request as well as to the owners of all properties or any portion of which within two hundred (200) feet of the outermost boundaries of the property owned by the applicant. Not fewer than ten (10) closest property owners shall be notified by mail. It is required to furnish PIN and Parcel ID (LRK) Numbers for each property along with the property owner's name and address. Attach an additional sheet if needed.

1. Property owners' name: PLEASE SEE ATTACHED

Mailing Address: _____

Parcel ID/LRK #: _____

Adjacent Property Address: _____

2. Property owners' name: _____

Mailing Address: _____

Parcel ID/LRK #: _____

Adjacent Property Address: _____

3. Property owners' name: _____

Mailing Address: _____

Parcel ID/LRK #: _____

Adjacent Property Address: _____

4. Property owners' name: _____

Mailing Address: _____

Parcel ID/LRK #: _____

Neal and Tanda L. Jarest
280 NW Broad St.
Southern Pines, NC 28387
Parcel ID: 00032532
PIN: 858106394086

Town of Southern Pines
PO Box 870
Southern Pines, NC 28388
Parcel ID: 00039737
PIN: 858106393144

Chandler Pond Properties, LLC
PO Box 15990
Myrtle Beach, SC 29587
Parcel ID: 00032316
PIN: 858106382984
244 NW Broad

Southern Pines Masonic Lodge No. 484
PO Box 1115
Southern Pines 28388
Parcel ID: 00036050
PIN: 858106382950
230 NW Broad

Norris W. & Carolyn S. Camarena
PO Box 869
Southern Pines 28387-0869
Parcel ID: 00032243
PIN: 858106382817
210 NW Broad

Howard C & Penelope Broughton
PO Box 371
So.Pines 28387-371
Parcel ID 00031768
PIN: 858106381995
135 NW New Hampshire

Linda Reid Oldham
PO Box 147
Lakeview, NC 28350
Parcel ID: 0034239
PIN: 858106390171
175 NW New Hampshire
Douglas R. & Lydia C. Gill
225 N. Bennett
Southern Pines, NC 28387
Parcel ID 00033859
PIN: 858106391157

Thomas Land Co.
7451-c NC Hwy 22
Whispering Pines 28327
Parcel ID: 00035341
PIN: 858106396273

Anderson-Clinton, LLC
135 W. Connecticut Ave.
So. Pi 28387-4818
Parcel ID: 00040700
PIN: 858106395279

AUTHORITY FOR APPOINTMENT OF AGENT

The undersigned owner, Sundi McLaughlin President of the

Does hereby appoint: Sundi McLaughlin Sunrise Theater

As the exclusive agent for the purpose of making an application to the Historic District Commission for a *Certificate of Appropriateness* on the property described in the attached application. The owner does hereby agree that this agent has the authority to do the following acts for and on behalf of the owner:

1. To submit an application and the required supplemental materials.
2. To appear at public meetings and to give representation and comments on behalf of the owner.
3. To accept conditions or recommendations made for the issuance of the *Certificate of Appropriateness* on the owner's property.
4. To act on the owner's behalf 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* under the Southern Pines Zoning Ordinance and the Southern Pines Historic District Guidelines.

This agency agreement shall continue in effect until final resolution of this *Certificate of Appropriateness*.

This 28 day of June

Agent Signature: Sundi McLaughlin

Owner's Signature: Sundi McLaughlin

Adjacent Property Owners

PIN:858106394002
PARID:00030926
NAME:SUNRISE PRESERVATION
GROUP INC
ADDRESS:250 NW BROAD ST
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106394125
PARID:00033220
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106382950
PARID:00036050
NAME:SOUTHERN PINES
MASONIC
NAME2:LODGE NO 484
ADDRESS:PO BOX 1115
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106394086
PARID:00032532
NAME:JAREST, NEAL E & TANDA
L
ADDRESS:280 NW BROAD ST
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106393054
PARID:00039735
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106382817
PARID:00032243
NAME:CAMARENA, NORRIS W &
CAROLYN S
ADDRESS:PO BOX 869
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-0869

PIN:858106396273
PARID:00035341
NAME:THOMAS LAND
COMPANY
ADDRESS:7451-C NC HWY 22
CITY:WHISPERING PINES
STATE:NC
ZIP:28327

PIN:858106393144
PARID:00039737
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106381995
PARID:00031768
NAME:BROUGHTON, HOWARD
C & PENELOPE
ADDRESS:PO BOX 371
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-0371

PIN:858106395281
PARID:00031673
NAME:THOMAS LAND
COMPANY
ADDRESS:7451-C NC HWY 22
CITY:WHISPERING PINES
STATE:NC
ZIP:28327

PIN:858106383918
PARID:00038507
NAME:SUNRISE PRESERVATION
GROUP,
NAME2:INC
ADDRESS:250 NW BROAD ST
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106392016
PARID:00039727
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106395279
PARID:00040700
NAME:ANDERSON-CLINTON, L L
C
ADDRESS:135 W CONN AVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-4818

PIN:858106382984
PARID:00032316
NAME:CHANDLER POND
PROPERTIES, LLC
ADDRESS:PO BOX 15990
CITY:MYRTLE BEACH
STATE:SC
ZIP:29587

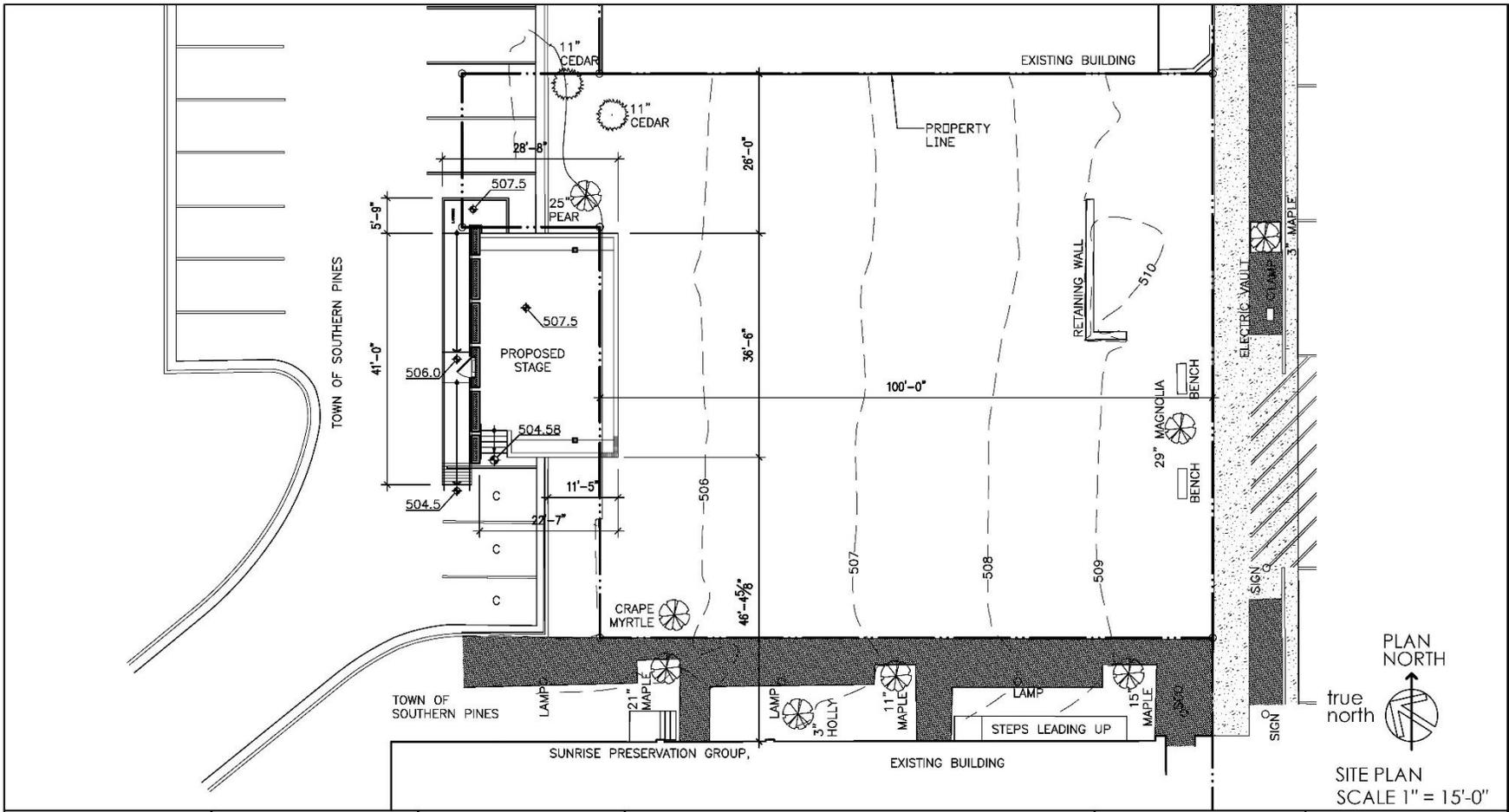
PIN:858106393207
PARID:00039804
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106392211
PARID:00039738
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106391157
PARID:00033859
NAME:GILL, DOUGLAS R
NAME2:GILL, LYDIA C
ADDRESS:225 N BENNETT ST
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106391150
PARID:00039736
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106390171
PARID:00034239
NAME:OLDHAM, LINDA REID
ADDRESS:PO BOX 147
CITY:LAKEVIEW
STATE:NC
ZIP:28350



PLAN NORTH
 true north
 SITE PLAN
 SCALE 1" = 15'-0"

ANDERSON ARCHITECTURE
 135 West Connecticut Avenue
 Southern Pines, North Carolina 28387

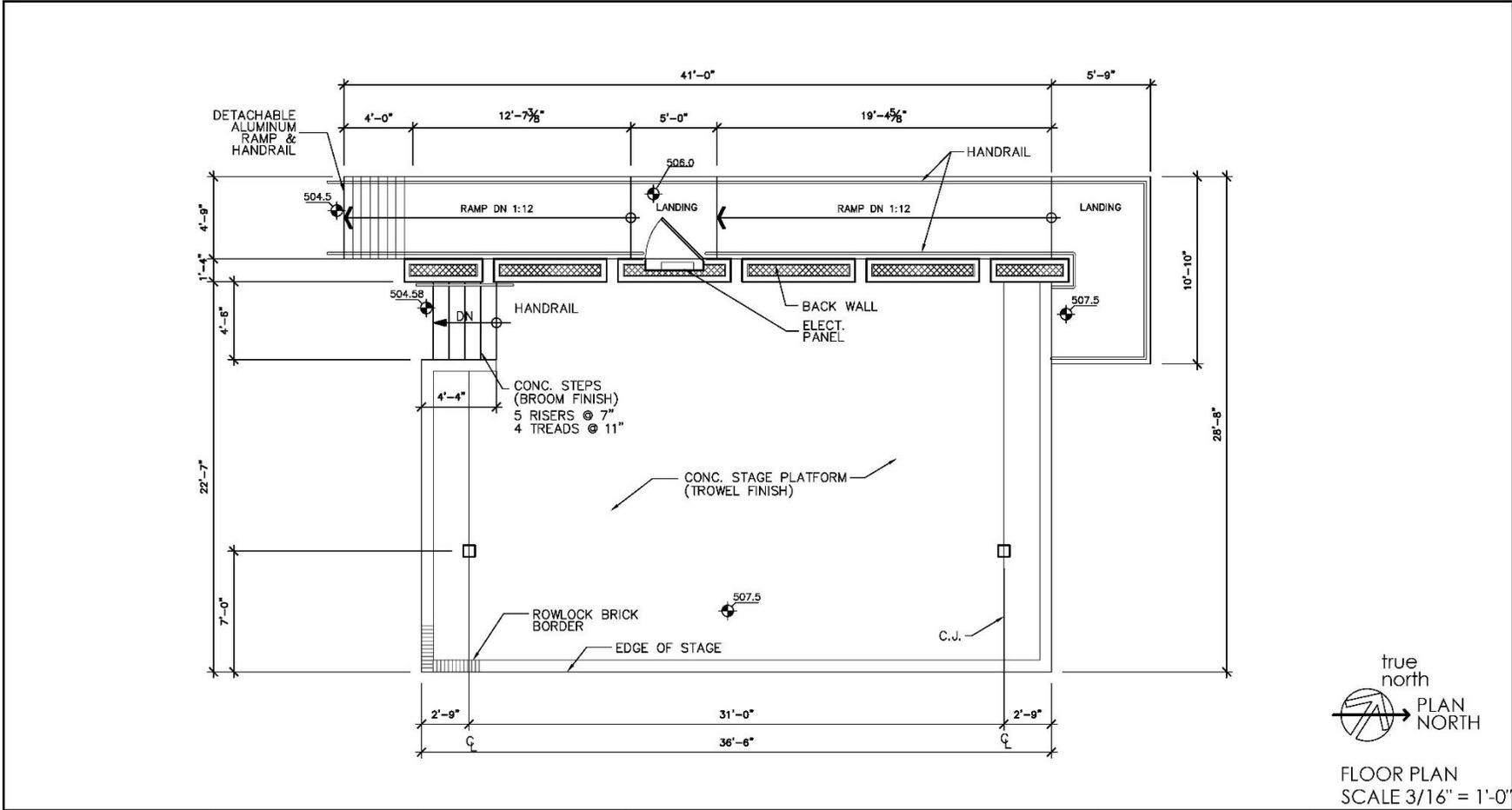
SEALS

I, THE UNDERSIGNED ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF NORTH CAROLINA AND THAT I HAVE PREPARED THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN. I HAVE REVIEWED THE DRAWINGS AND SPECIFICATIONS AND AM SURE THAT THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I HAVE ALSO REVIEWED THE PROJECT DESCRIPTION AND THE INFORMATION PROVIDED TO ME BY THE CLIENT AND AM SURE THAT THE PROJECT DESCRIBED HEREIN IS FEASIBLE AND THAT THE PROJECT WILL BE COMPLETED IN ACCORDANCE WITH THE CITY, STATE AND FEDERAL REQUIREMENTS. I HAVE ALSO REVIEWED THE PROJECT DESCRIPTION AND THE INFORMATION PROVIDED TO ME BY THE CLIENT AND AM SURE THAT THE PROJECT DESCRIBED HEREIN IS FEASIBLE AND THAT THE PROJECT WILL BE COMPLETED IN ACCORDANCE WITH THE CITY, STATE AND FEDERAL REQUIREMENTS.

**SUNRISE PRESERVATION GROUP
 OUTDOOR STAGE**
 250 NW BROAD STREET
 Southern Pines, North Carolina

• DATE: 20 JUNE 2016
 • PROJECT NO. 15005
 • DRAWN BY: R. ANDERSON
 K. SPARROW
 M. OTERO
 A. BARRICK

A-1



FLOOR PLAN
SCALE 3/16" = 1'-0"

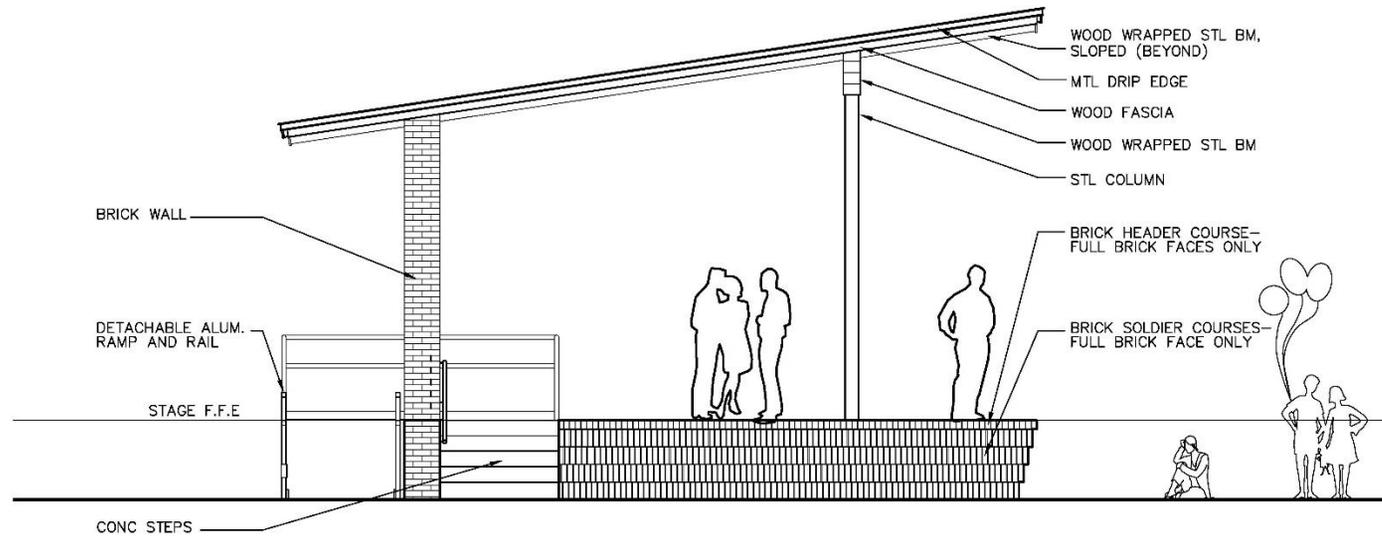


PROFESSIONAL ARCHITECTS AND ENGINEERS ARE REQUIRED TO REGISTER WITH THE BOARD OF ARCHITECTURE AND ENGINEERING REGULATION. ALL REGISTERED PROFESSIONALS MUST MAINTAIN A CURRENT LISTING OF ALL REGISTERED PROFESSIONALS WITH THE BOARD OF ARCHITECTURE AND ENGINEERING REGULATION. WORK ON THIS PROJECT WAS PERFORMED BY ARCHITECTS OTHER THAN THE REGISTERED ARCHITECTS OF THE FIRM. THE REGISTERED ARCHITECTS OF THE FIRM ACCEPT RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE REGISTERED ARCHITECTS OF THE FIRM ACCEPT RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE REGISTERED ARCHITECTS OF THE FIRM ACCEPT RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

**SUNRISE PRESERVATION GROUP
OUTDOOR STAGE**
250 NW BROAD STREET
Southern Pines, North Carolina

• DATE: 20 JUNE 2016
• PROJECT NO.: 15005
• DRAWN BY: R. ANDERSON
K. SPARROW
M. OTERO
A. BARRICK

A-2



BASE BID & ALTERNATE

SOUTH ELEVATION
SCALE = 1/4"=1'-0"

ANDERSON ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387

ANDERSON ARCHITECTURE, P.L.L.C.
51459
ROBERT E. ANDERSON
REGISTERED ARCHITECT
05812
SOUTHERN PINES, NC

SEALS

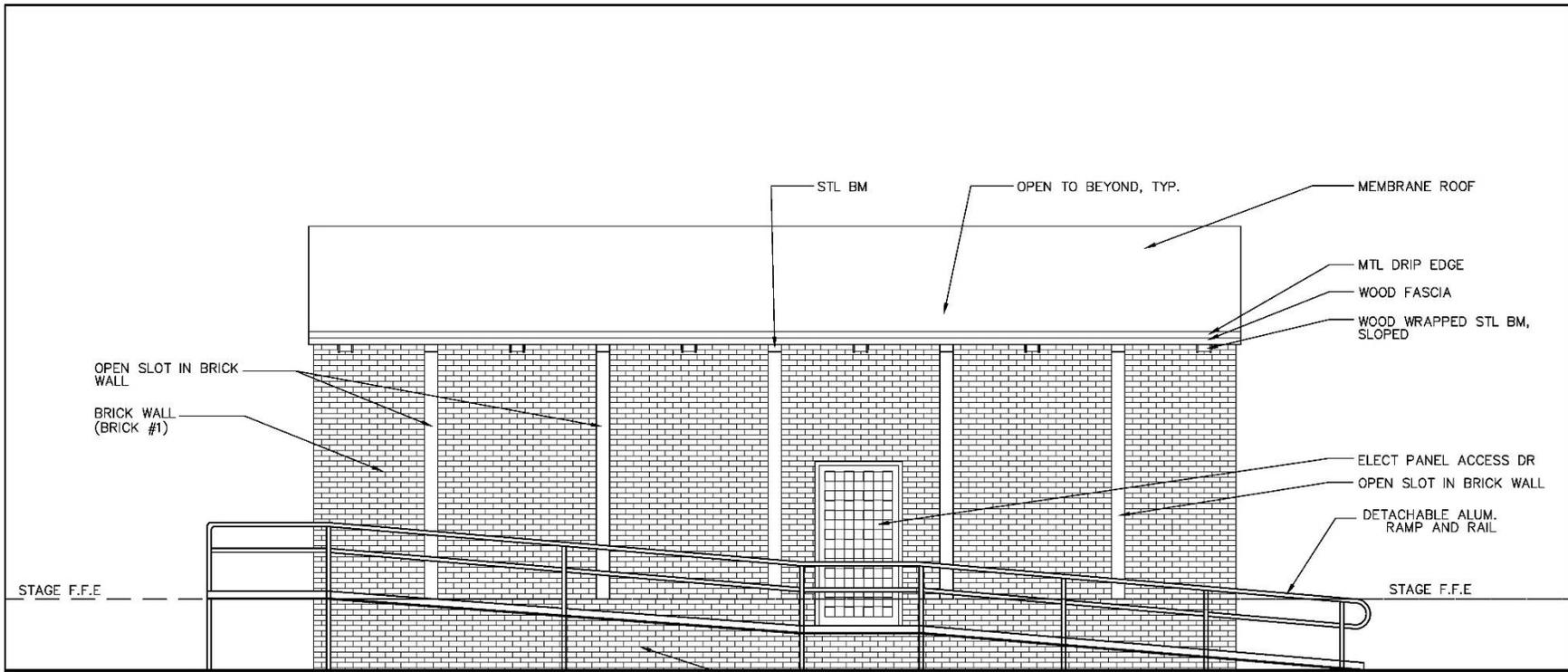
THESE SEALS AND IMPRINTS ARE THE PROPERTY OF ANDERSON ARCHITECTURE, P.L.L.C. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IF THESE SEALS ARE USED FOR ANY OTHER PROJECT OR SITE, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSION FROM ANDERSON ARCHITECTURE, P.L.L.C. IN WRITING. IF THESE SEALS ARE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF ANDERSON ARCHITECTURE, P.L.L.C., THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSION FROM ANDERSON ARCHITECTURE, P.L.L.C. IN WRITING.

**SUNRISE PRESERVATION GROUP
OUTDOOR STAGE**

250 NW BROAD STREET
Southern Pines, North Carolina

• DATE: 20 JUNE 2016
• PROJECT NO. 15005
• DRAWN BY: R. ANDERSON
K. SPARROW
M. OTERO
A. BARRICK

A-3



BASE BID

WEST ELEVATION
SCALE = 1/4"=1'-0"

ANDERSON ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387



SEALS

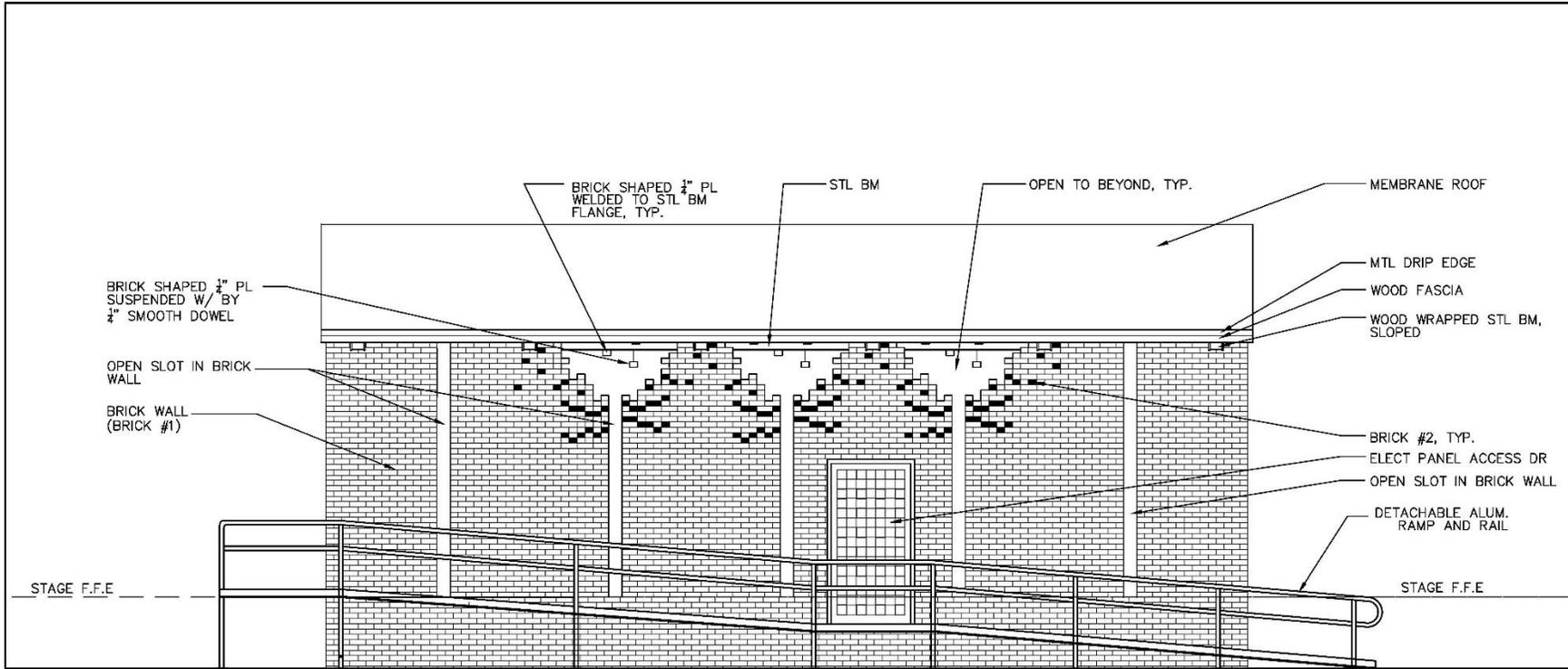
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ARCHITECTURE. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ANDERSON ARCHITECTURE IS STRICTLY PROHIBITED. ANDERSON ARCHITECTURE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE DRAWINGS AND SPECIFICATIONS.

**SUNRISE PRESERVATION GROUP
OUTDOOR STAGE**

250 NW BROAD STREET
Southern Pines, North Carolina

• DATE: 20 JUNE 2016
• PROJECT NO. 15005
• DRAWN BY: R. ANDERSON
K. SPARROW
M. OTERO
A. BARRICK

A-4



ALTERNATE

WEST ELEVATION
SCALE = 1/4"=1'-0"



**ANDERSON
ARCHITECTURE**
135 West Connecticut Avenue
Southern Pines, North Carolina 28387



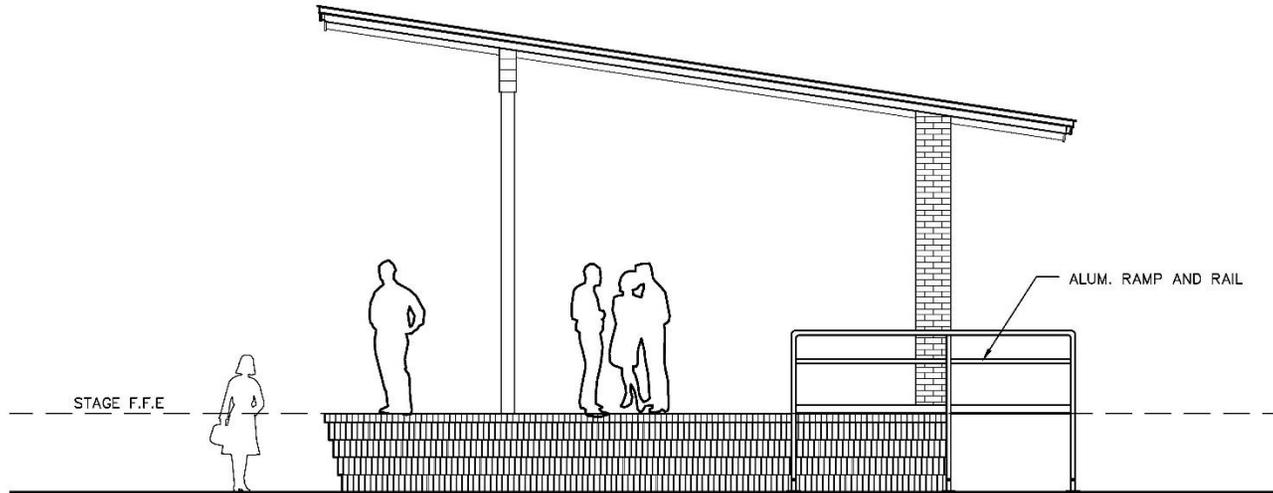
SEALS

THIS DRAWING AND SPECIFICATION AS PREPARED BY ANDERSON ARCHITECTURE FOR THE SUNRISE PRESERVATION GROUP IS THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING OR SPECIFICATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THIS DRAWING.

**SUNRISE PRESERVATION GROUP
OUTDOOR STAGE**
250 NW BROAD STREET
Southern Pines, North Carolina

• DATE: 20 JUNE 2016
• PROJECT NO. 15005
• DRAWN BY: R. ANDERSON
K. SPARROW
M. OTERO
A. BARRICK

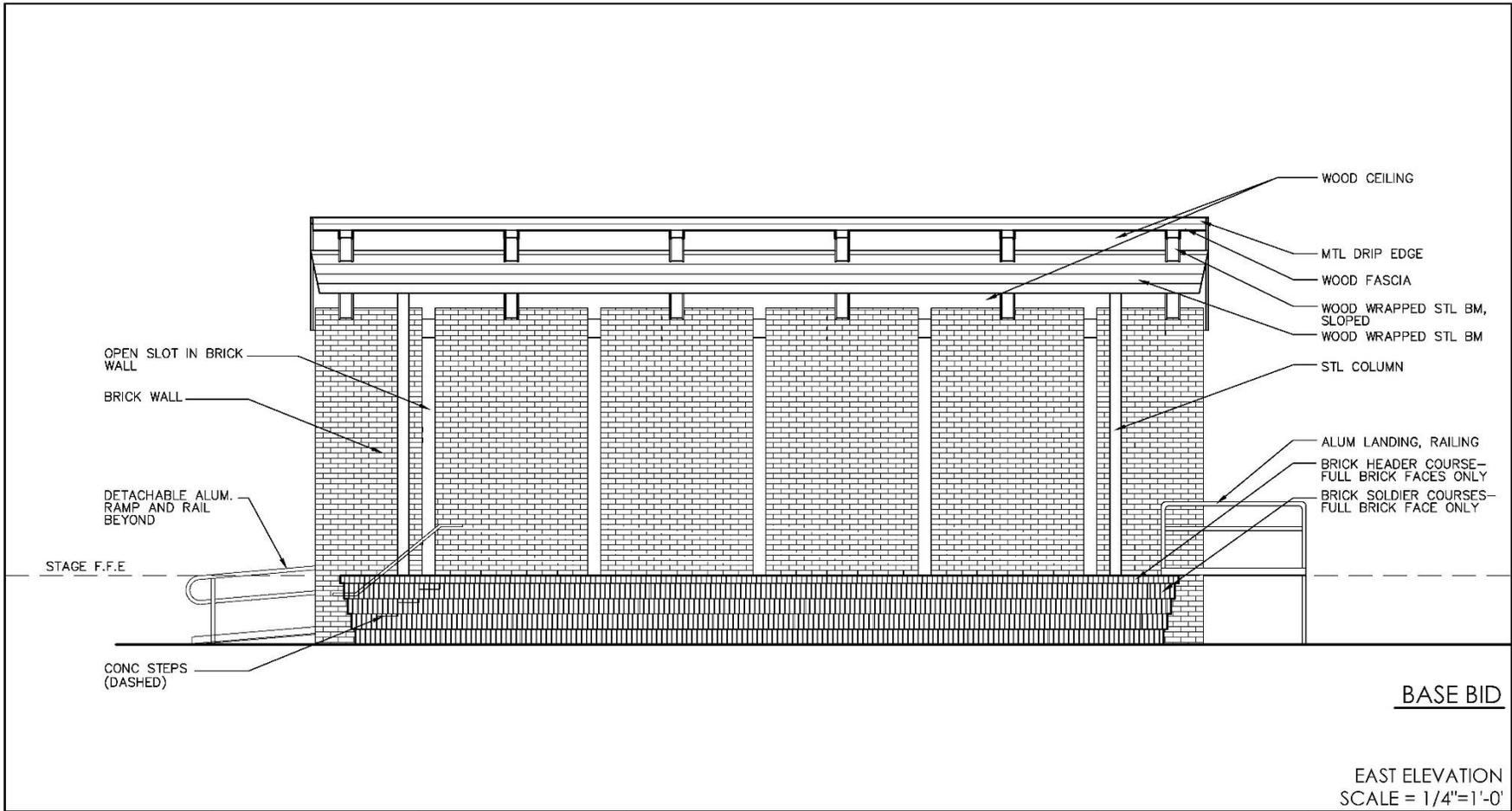
A-4.1



BASE BID & ALTERNATE

NORTH ELEVATION
SCALE = 1/4"=1'-0"

 <p>ANDERSON ARCHITECTURE 135 West Connecticut Avenue Southern Pines, North Carolina 28387</p>	 <p>SEALS</p>		<p>THIS DRAWING AND SPECIFICATIONS AND THE WORKING FILE HEREON TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THIS DRAWING OR SPECIFICATIONS FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR SPECIFICATIONS.</p>	<p>SUNRISE PRESERVATION GROUP OUTDOOR STAGE</p> <p>250 NW BROAD STREET Southern Pines, North Carolina</p>	<ul style="list-style-type: none"> • DATE: 20 JUNE 2016 • PROJECT NO. 15005 • DRAWN BY: R. ANDERSON K. SPARROW M. OTERO A. BARRICK 	<p>A-5</p>
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BASE BID

EAST ELEVATION
SCALE = 1/4"=1'-0"

**ANDERSON
ARCHITECTURE**
135 West Connecticut Avenue
Southern Pines, North Carolina 28387

SEALS

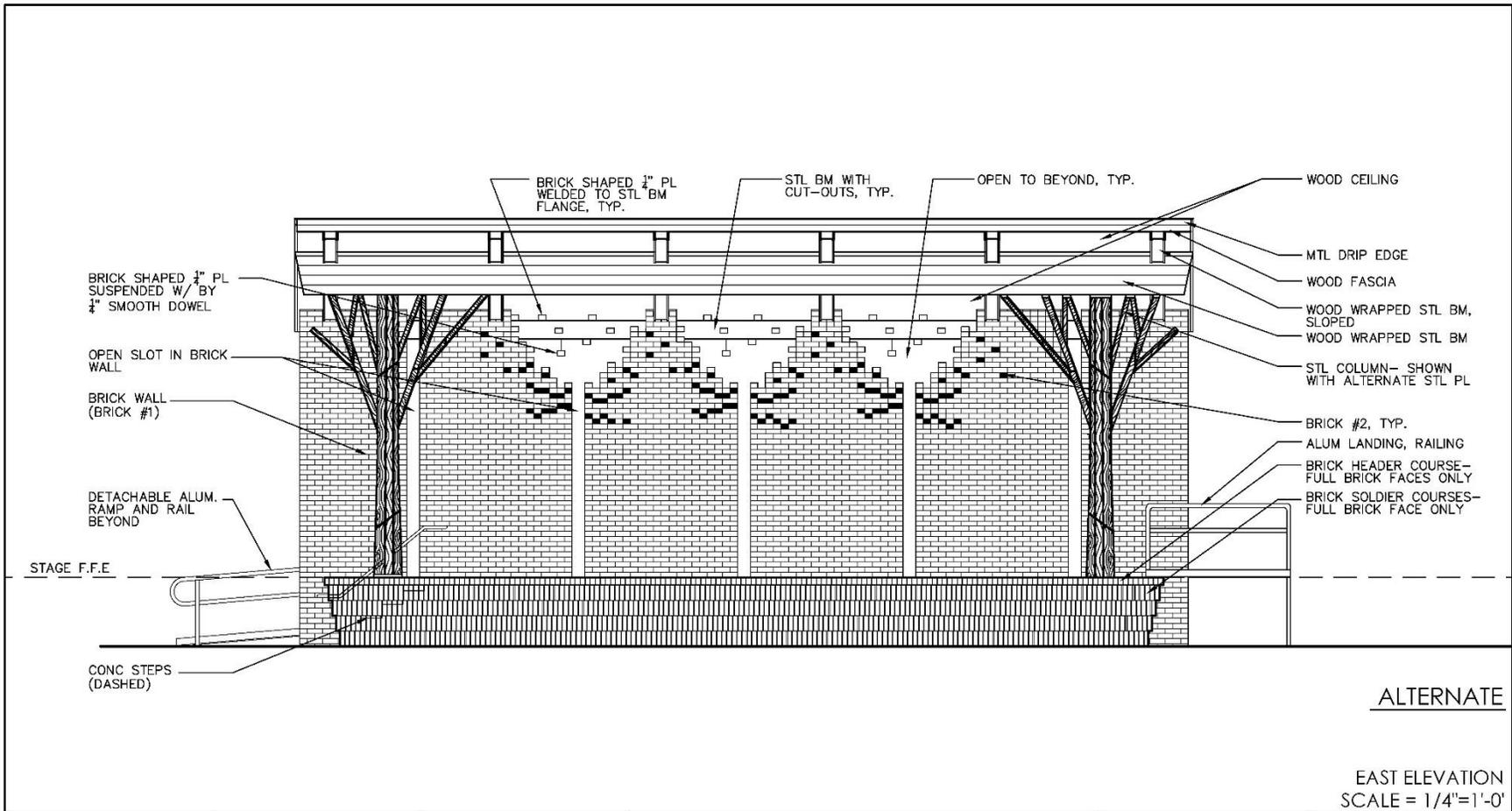
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**SUNRISE PRESERVATION GROUP
OUTDOOR STAGE**

250 NW BROAD STREET
Southern Pines, North Carolina

• DATE: 20 JUNE 2016
• PROJECT NO. 15005
• DRAWN BY: R. ANDERSON
K. SPARROW
M. OTERO
A. BARRICK

A-6



ALTERNATE

EAST ELEVATION
SCALE = 1/4"=1'-0"



**ANDERSON
ARCHITECTURE**
135 West Connecticut Avenue
Southern Pines, North Carolina 28387



SEALS

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A-6.1

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



HD-05-16 COA: Major Works, Adjacent Property Owners 00030926

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