



**SWANSBORO HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

Application # COA-2024-07

I Hereby apply to the Swansboro Historic Preservation Commission for a Certificate of Appropriateness (COA) for the structure, project, or proposed restoration, modification or change one the following property located within the Historic District:

NAME: Brod & Kendra Phillips

MAILING ADDRESS: 204 S. Walnut St., Swansboro, NC 28584

ADDRESS OF AFFECTED PROPERTY: 205 S. Walnut St., Lot 47, Swansboro

PHONE NUMBERS: (Home) 919-815-5941 (Work) 919-740-7201

Indicate if you need a pre-application review: Yes No

(Note: A pre-application review is required for all projects exceeding a cost of \$10,000 and/or involving new construction projects with a minimum square footage of 1,000 sq. ft. or addition of 500 sq. ft.)

INSTRUCTIONS: (Please initial that you read and understood these instructions)

1) Each application must include a written property description. In the space provided or on additional sheets, describe the nature and extent of the proposed work to include a listing of materials and dimensions. Physical material samples will be required as part of the application package. Provide sufficient detail to allow the Swansboro Historic Preservation Commission (SHPC) to make an informed decision regarding appropriateness. **Initial here:** NBP

2) For each specific type of activity, attach the following materials: (check the applicable category)

EXTERIOR ALTERATION: Photograph(s) and sketch(es) showing existing conditions and proposed changes for each effected area. **Initial here:** NBP

NEW CONSTRUCTION/ADDITIONS: a) Plot plan showing all new construction on proposed site; b) preliminary or final drawings showing proposed design of new construction or new addition (elevations required); c) descriptions, samples, and specifications indicating materials and textures used on exterior construction; d) statement by owner of how proposed new construction meets the intent of the SHPC design guidelines for projects involving new buildings with more than 1,000 sq. ft. or addition of 500 sq. ft.; and e) deed of property; f) Massing Study sealed by engineer or architect (find details in Appendix III Section 11 New Construction of the Town Unified Development Ordinance). **Initial here:** NBP

MOVING / DEMOLITION: a) Photographs of building to be moved or demolished (including photos of all elevations and a streetscape); b) written description of reason for move or demolition; and c) for moving requests, a photograph of proposed site for relocated building and a plot plan showing exact building location with pertinent dimensions. **Initial here:** NBP

ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWO (2) and "8 1/2 x 11" SIZE PAPER IS PREFERRED.

PROJECT DESCRIPTION (Attach additional sheets if necessary):

Please see attached

The applicant(s) and/or his/her representative(s) are required to appear before the Swansboro Historic Preservation Commission to present, discuss and clarify the application the night of the meeting. If the applicant is not the owner of the property a written statement by the owner is required prior to the meeting for the applicant to pursue the COA. **Initial here:** NH

Any applicant(s) requiring a "CAMA" permit, must submit the approved CAMA application with CAMA official(s) signature(s), prior to the review of the COA by the Swansboro Historic Preservation Commission. **Initial here:** NH

All applications become the property of the Swansboro Historic Preservation Commission for the Town of Swansboro. This application shall be completed and returned to the Planning Department at least **seventeen** (17) days **before** the Swansboro Historic Preservation Commission meeting at which the application may be considered. **Initial here:** NH

Decisions made regarding the COA application by the Swansboro Historic Preservation Commission must be followed. Any changes to the project that are not outlined in the application must go through the COA amendment process. Failure to follow the order of the COA will result in code enforcement as outlined in § 152.487 **COMPLIANCE AND ENFORCEMENT**. **Initial here:** NH

It is the policy of the Swansboro Historic Preservation Commission that the board shall act as one body. Accordingly, individual members should not give personal opinions on applications submitted to the Swansboro Historic Preservation Commission, and no such individual opinion shall bind the Swansboro Historic Preservation Commission in any way. **Initial here:** NH

[Signature]
Signature of Applicant

8/29/2024
Date

STAFF USE ONLY

Application received by: Rebecca Bantour Date: 9/3/24
Application reviewed with applicant by: Rebecca Bantour Date: _____
How: In person By Phone _____
Fee Paid: \$200 Receipt Number R-00011676
Comments: _____



JNS-24003

**Lot 47 Walnut Street Swansboro, NC
House Addition**

Certificate of Appropriateness Application: New Construction/Addition:

Section 11 New Construction:

Massing Study:

1. See attached resources, proposed materials, and narrative below.

Site Placement:

2. The majority of the adjacent properties sit approximately 10 feet from the front property line. For smaller lots of a similar size on Walnut Street, the existing houses are approximately 5' from one side property line with a driveway situated to the opposite side of the house adjacent to the neighboring residence. The front setbacks are approximately 12'-6" and the rear setbacks vary, depending on the depth of the lot.

The house at lot 47 Walnut St will be placed similarly to the houses directly across the street. With the house situated closer, approximately 5' from one side property line with the driveway to the opposite side and adjacent to the neighboring residence.

3. The proposed residence will have a front entrance facing Walnut St. with a small porch to define it. Adjacent houses of a similar size, including 204, 206, 209, 210, and 213 have single story, front facing, porches as well.
4. The proposed residence maintains a similar footprint and spacing found with surrounding properties. The size of the proposed residence allows for the same pattern of house – driveway – house that can be seen on both sides of the street on this block.
5. No outbuildings or accessory structures are being proposed for this lot
6. The proposed plans allow for a similar approach to landscaping and ground cover as can be seen at the neighboring houses, with a side drive and raised front porch.
7. Care will be taken during the construction phase to limit unnecessary damage to the surrounding ground.

Building Height/Scale:

8. The proposed residence will be a two-story structure similar to houses at 206, 210, 213, 214, and 215. With a one story covered porch, similar to homes at 204, 209, 210, and 212
9. Although the adjacent property at 209 is a one-story residence the proposed residence at 205 as well as the existing homes at 206 & 210 are two stories. Additionally, the proposed residence at lot 47 shares a one story covered porch. The proposed front porch at lot 47 also shares a similar footprint and relation to the façade as the neighboring house at 209.
10. The new residence is proposed to be 34'-0" wide by approximately 28'-0" high. Many of the surrounding two-story residences have similar height to width proportions. Additionally, the residence at 212 has similar architectural features, with a main gable that runs parallel to the street with smaller intersected or nesting gables facing the street. These intersecting gables are a common feature of the residences on this street.
11. Windows are proposed to be double hung windows by Anderson, A series, with wood/fiberglass. Both single and paired windows are used to match the window patterns of surrounding houses. Taller windows are used on the front back and sides to match the surrounding window proportions with shorter windows located on the rear and side elevations in less visible locations so not to be detracting from the rhythm found on front facades along the street. The three openings on the front porch are centered within column bays, openings centered in porch columns are a common theme on the street as seen at 202, 204, 206, 210, and 213, among others.

Materials:

12. / 13. / 14. Proposed building materials are selected to be compatible with the traditionally used materials found on Walnut St. The brick foundation is a common feature of residences on this street and wood lattice mixed with brick is found on numerous homes. While horizontal wood siding is the predominant siding material found on Walnut St., Board & batten siding is also found at the contributing residence at 217. The Fiber cement board & batten material will have a similar appearance to that of the traditional wood board & batten used at 217. Although wood siding is the preferred material, and used on many of the surrounding houses, there are examples of other, modern, siding products being used; the existing homes on neighboring lots 209 and 307 have aluminum siding, and vinyl siding across the street at 212.

Details/Texture:

15. - 19. The existing property has minimal details with simple 4x4 porch post and dimensional lumber for the railings. Details on the proposed addition will follow the same ideas with minimal detailing. Minimal texture is used on the new structure with fiber cement board and batten siding used to replicate the feel of traditional weatherboard siding with minimal trim. Exterior materials are used in a traditional manner to be compatible with the surrounding houses

Color:

20. White Board & Batten siding will be used with additional white siding. The majority of the houses in the surrounding area use neutral gray and blue tones with white trim. Houses that do not include a gray or blue color follow the traditional white siding with white trim.

Form and Rhythm:

21. – 24. Through a visual survey of the surrounding properties and their architectural details and forms, the proposed residence has been designed to reflect the typical setbacks, spacing between buildings, and lot coverage found on Walnut Street. The height, scale, and fenestration patterns are proposed based on similar features found throughout Walnut Street, allowing the addition to contribute, but not take away from, the existing rhythm found along the street.

Although the proposed addition has a higher pitched gable roof, than the average 7/12 roofs found in the historic district, the intersecting and nesting gables are common roof features on Walnut Street. The higher pitch also allows for the overall building height to be slightly lower than the two-story residences on the street, thus lessening the visual impact the new residence would make to the historical homes on the block. It is not the intent of the proposed residence to exactly replicate the adjacent historic properties, but rather match the character and feel of the existing house structure, while blending with the much earlier historic structures found along Walnut Street.

Massing Study Graphic Analysis

Surrounding Structures on Walnut Street



202 Walnut Street

Ca. 1901 I-House
Two-tier porch with
wood siding and
metal roof



212 Walnut Street

Ca. 1950 One-story
Front porch with
wood siding and
metal roof



206 Walnut Street

Ca. 1901 I-House
Two-tier porch with
brackets, wood
siding and metal roof



210 Walnut Street

Ca. 1908 Two Story
"L" House with wrap
around one-story
porch, wood siding
and metal roof





214 Walnut Street

Ca. 1905 I-House
Two-tier porch with
brackets, wood
siding and metal roof



214 Walnut Street
(Out building)

One story, wood
siding with asphalt
shingle roof



218 Walnut Street

Ca. 1906 I-House
Two-tier porch with
wood siding and
metal roof



218 Walnut Street
(Garage)

One-story with wood
siding and metal roof



220 Walnut Street

Ca. 1920 Four
Square with one-
story wrap around
porch, wood siding
and metal roof



307 W Church Street

Ca. 1910 Front gable
with one-story porch,
aluminum siding and
asphalt shingle roof



205 Walnut Street

(Demolished)



Walnut Street lot 47

(Demolished)



213 Walnut Street

Ca. 1906 Front gable
with one-story porch,
wood siding and
metal roof





215 Walnut Street

1908 & 1910 I-House
Two-tier porch with
wood siding and
asphalt shingle roof



215 Walnut Street
(Garage)

One-story with wood
siding and asphalt
shingle roof



217 Walnut Street

Ca. 1906 One-story
Front porch with
board & batton siding
and metal roof



219 Walnut Street

House - Infill
construction



219 Walnut Street

(Garage)



223 Walnut Street

Duplex - Infill
construction



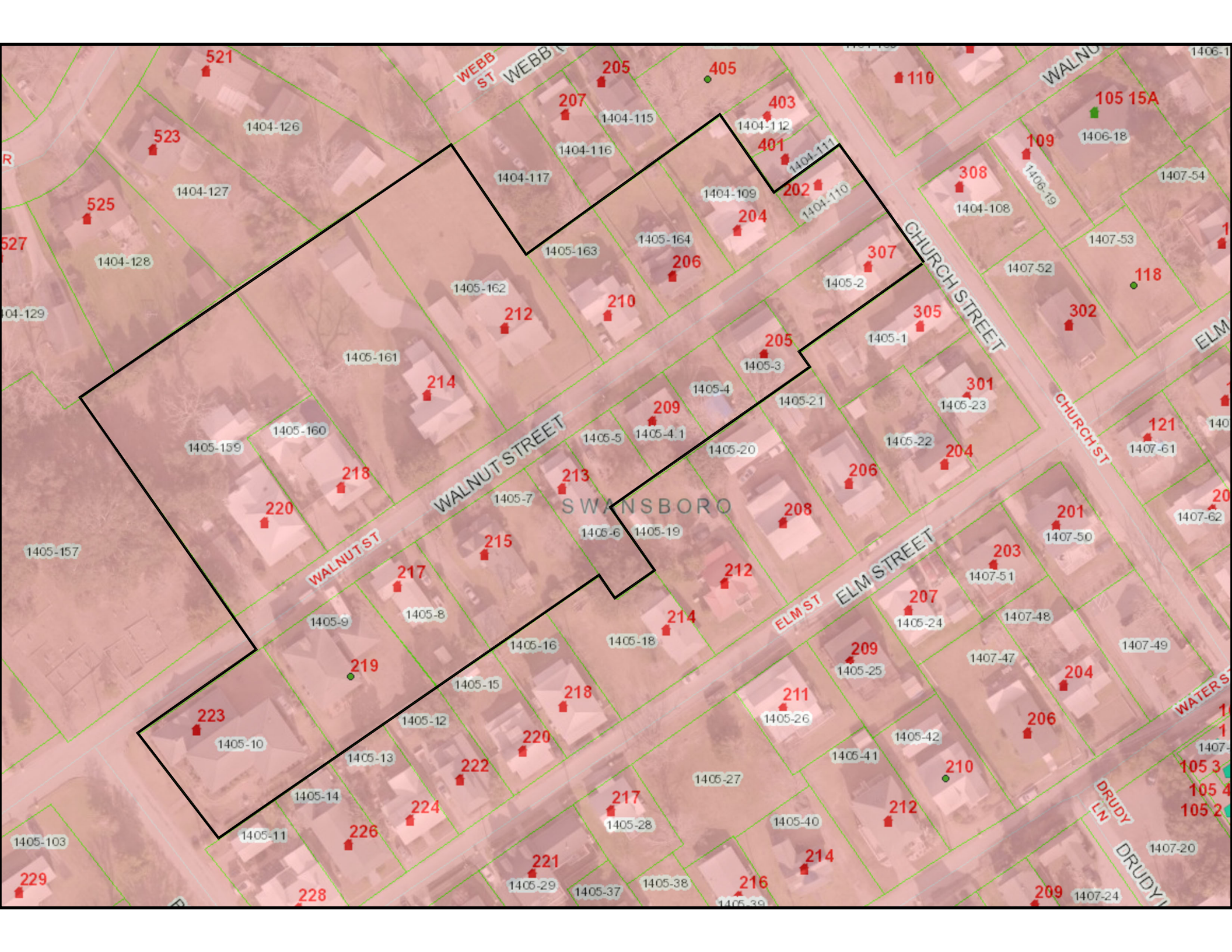
209 Walnut Street

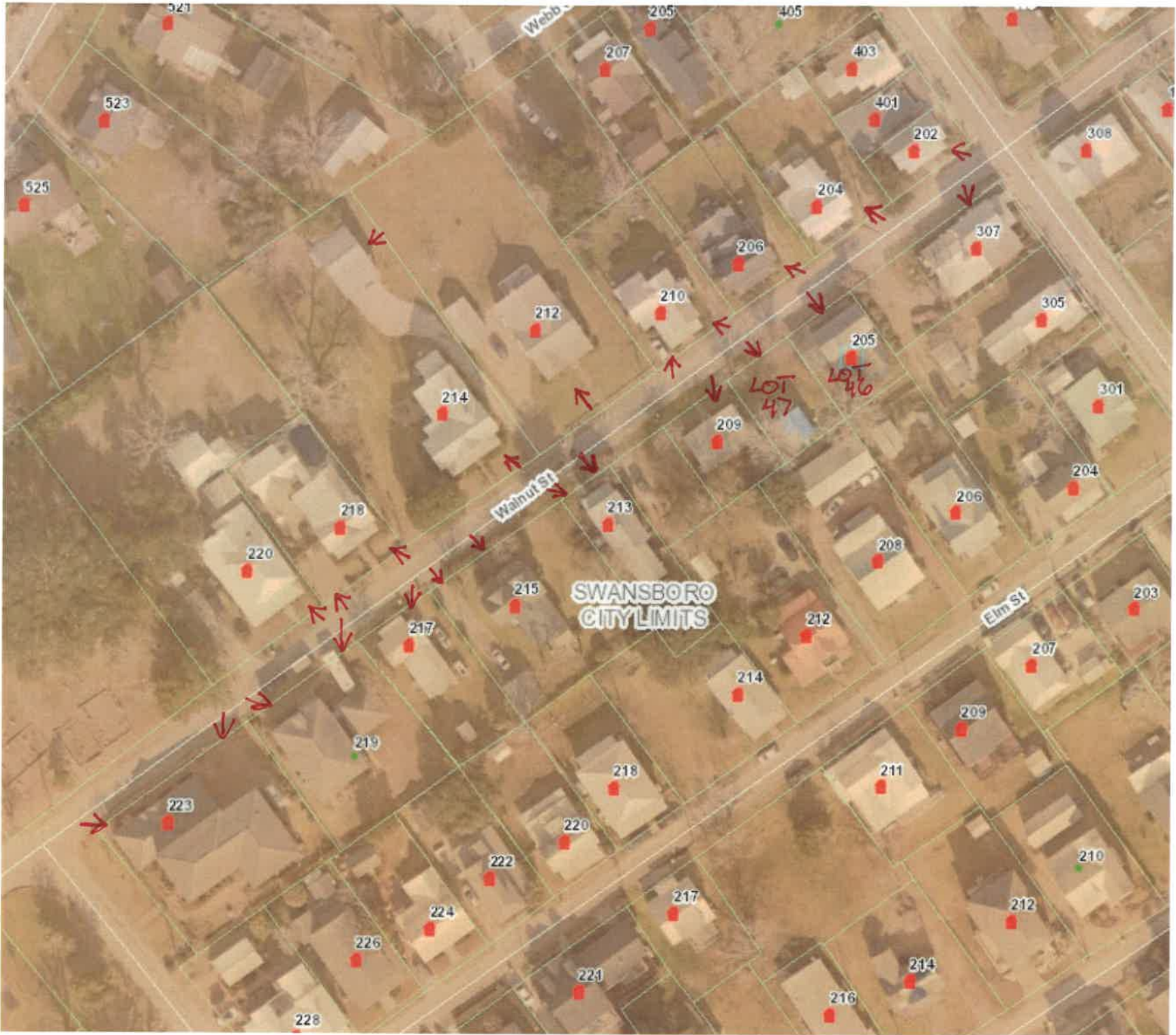
Ca. 1950 One-story
with aluminum siding
and asphalt shingles



204 Walnut Street

Ca. 1901 One-story
Front porch with
wood siding and
metal roof





I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370179 3720536400L, JUNE 19, 2020

PROPOSED DWELLING WITHOUT EAVES	= 1293 Sq.Ft.
PROPOSED PERVIOUS GRAVEL DRIVE	= 0 Sq.Ft.
PROPOSED TOTAL IMPERVIOUS SURFACE	= 1293 Sq.Ft.
LOT AREA	= 3233 Sq.Ft.
PROPOSED IMPERVIOUS AREA	= 39.9%

NOTES
PROPOSED DWELLING IS TWO STORY ON CRAWLSPACE FOUNDATION.
PEAK OF PROPOSED DWELLING IS ALLOWED, AT MAXIMUM, 35'.

NOTE
FIRST FLOOR: 1038 Sq.Ft.
SECOND FLOOR: 489 Sq.Ft.
TOTAL FLOOR AREA: 1527 Sq.Ft.
AS PER HOUSE PLANS

NOW OR FORMERLY VANCOUTREN
D.B. 5010, P. 414
LOTS 47 & 48
TOWN OF SWANSBORO
M.B. 2, P. 68

NOW OR FORMERLY PHILLIPS
D.B. 5876, P. 13
PORTION OF LOT 46
TOWN OF SWANSBORO
M.B. 2, P. 68

ZONED R6-SF ZONING SETBACKS
FRONT = 25'
FRONT = 12.5' (EXCEPTION)
REAR = 15'
SIDE = 5'

OWNERS
NORMAN BRADFORD PHILLIPS & WIFE,
KENNA S. PHILLIPS

TITLE SOURCE
D.B. 5876, P. 13

TAX MAP #
1405-4

PARCEL ID #
015484

REFERENCES
D.B. 1245, P. 740
D.B. 1581, P. 812
D.B. 1742, P. 867
D.B. 1901, P. 149
D.B. 2440, P. 289
D.B. 5010, P. 414
D.B. 5775, P. 823
D.B. 5876, P. 13
M.B. 2, P. 68

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CC)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CC)
 - SPK = SET PARKER-KALON NAIL (CC)
 - CL = CENTERLINE
 - WM = WATER METER
 - TP = POWER POLE
 - PL = POWER LINE
 - HT = 26" HARDWOOD TREE
 - 205 = ADDRESS

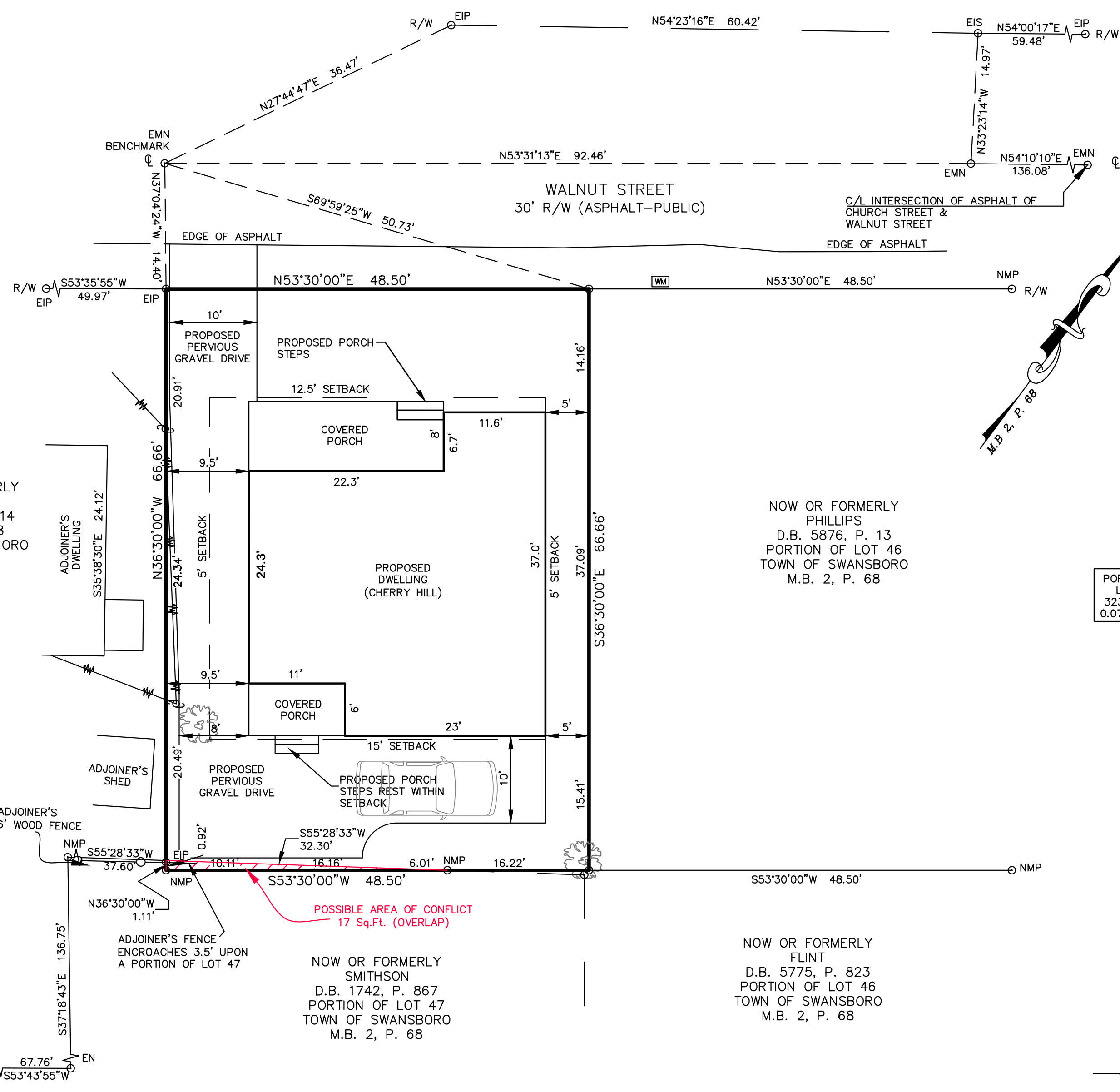
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

ACTUAL FIELD SURVEY DATE: DECEMBER 08, 2022
MAPPING DATE: AUGUST 13, 2024
FIELD BOOK: 1280, PAGE: 60

PROJECT NUMBER: 24-05-16 JTG



BOUNDARY SURVEY & PRELIMINARY PLOT PLAN FOR

NORMAN BRADFORD PHILLIPS
& WIFE,
KENNA S. PHILLIPS

PORTION OF LOT 47, TOWN OF SWANSBORO, M.B. 2, P. 68
SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
NORMAN BRADFORD PHILLIPS & WIFE, KENNA S. PHILLIPS, OWNERS; D.B. 5876, P. 13
SOUTH WALNUT STREET

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING
502 NEW BRIDGE STREET
P.O. BOX 1570
JACKSONVILLE, NC 28540-1570
TELEPHONE: (910) 455-0877
E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
TELEPHONE: (910) 681-7444

R:\2024\24-05-16 Phillips (Lot 47)\CAD\Drawings\24-05-16 PPP 2.dwg - Tuesday, August 13, 2024 8:11:17 AM

CLIENT & CONTRACTOR

It is the responsibility of the Client and/or Contractor to ensure that the construction of this plan meets standard building practices and local building codes.

All efforts are made to provide plans with the highest levels of design quality. However, due to the uniqueness of each building site, regional requirements and various building codes, the Architect does not assume liability for compliance with building codes, standard building practices or zoning regulations.

The Client and/or Contractor will have a licensed structural engineer review these plans for compatibility with specific site conditions and design all structural elements for this plan such as, but not limited to, footings, foundation walls, piers, slabs, high impact and steel reinforcement, columns, beams, joists, rafters and other framing.

Prior to construction, the Client and/or Contractor shall check the plans for errors and report any discrepancies to the Architect.

The Architect is not responsible for the construction quality, means or methods; products, systems, costs, or material selections used in the construction of this plan.

General Contractor shall inspect site and excavated conditions prior to starting actual construction. General Contractor shall notify the owner or P.E. of any non-typical conditions regarding soils, ground water, or any other issue which may require additional or special engineering design.

General Contractor is to review the plans, elevations and details for desired elevation of finish floor above typical grade. Advise owner should any site conditions require modifications to the design intent indicated on plans, sections, or exterior elevations, (i.e., number of steps from finish grade to the first floor, or number of steps between the garage floor to the first floor of the house).

Install aluminum sheet metal termite shields continuous between any wood surfaces that are exposed to concrete surfaces.

Concrete work shall conform to ACI 318. All detailing, fabrication, accessories and placement of reinforcing shall conform to the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures. Anchor bolts for sill plate attachment to conform to ASTM A307.

Concrete shall develop a minimum compressive strength of 3000 PSI at 28 days.

All construction on fill soils shall be designed by a P.E.

Provide 12" minimum cover over footing, unless local frost depth warrants a greater depth. Footings will be below the local frost line.

Install "STEGO" 15 MIL VAPOR BELOW ALL FLOOR SLABS (WWW.STEGOINDUSTRIES.COM)

PLAN NUMBER:

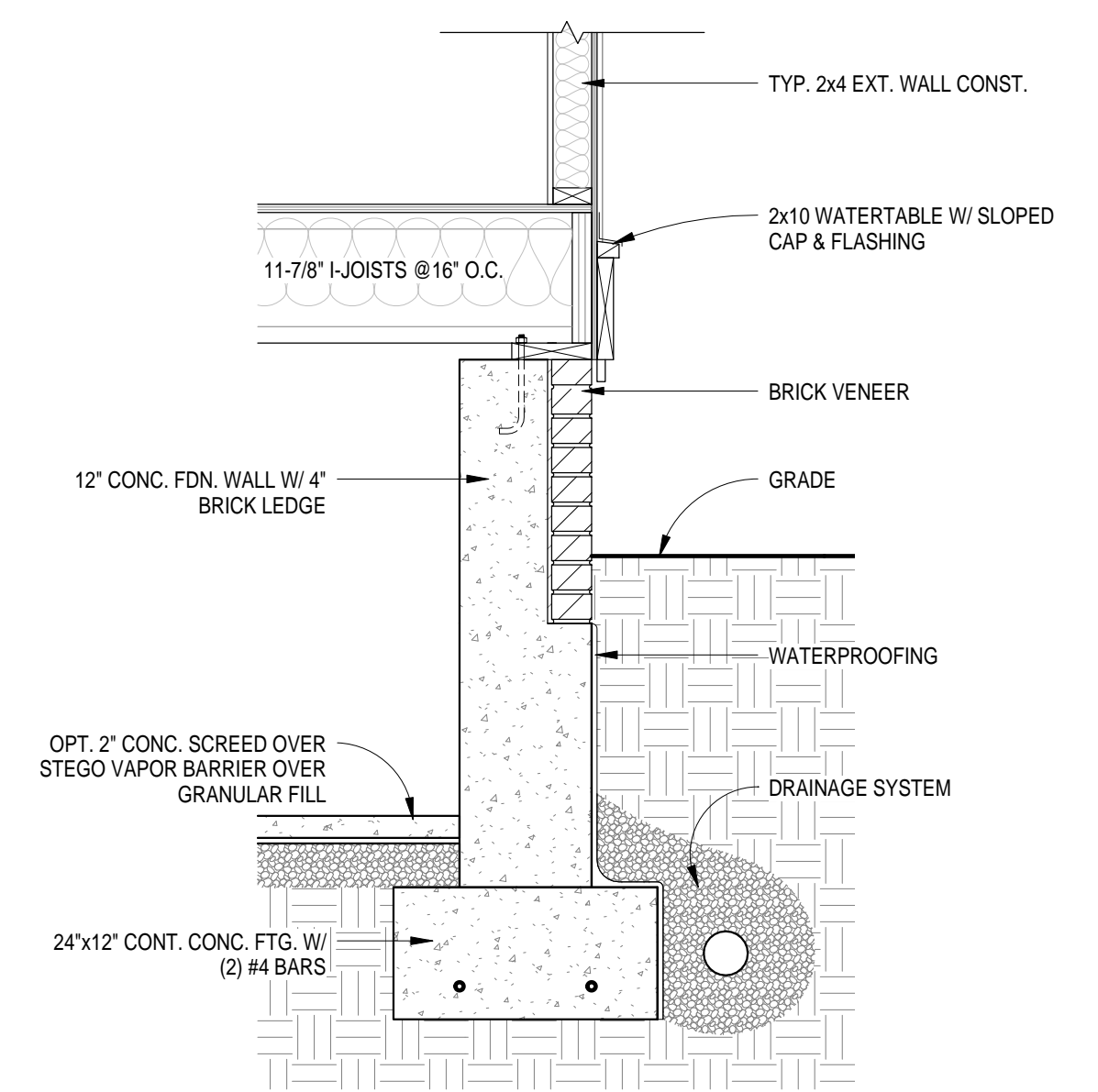
1843

The Cherry Hill - 1524

Drawn By: AO, LLC / JRL
Date: 08/14/13
Revised:

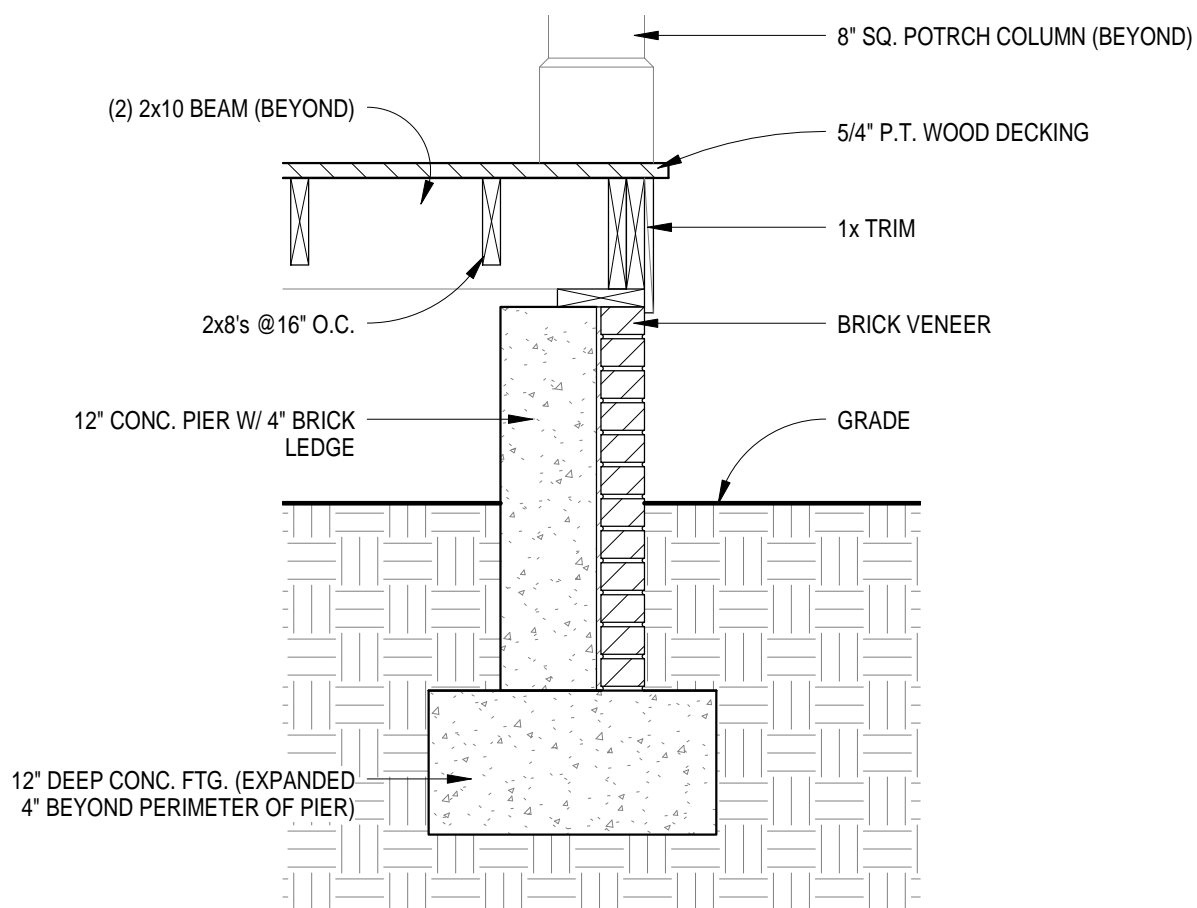
SHEET NUMBER

A1



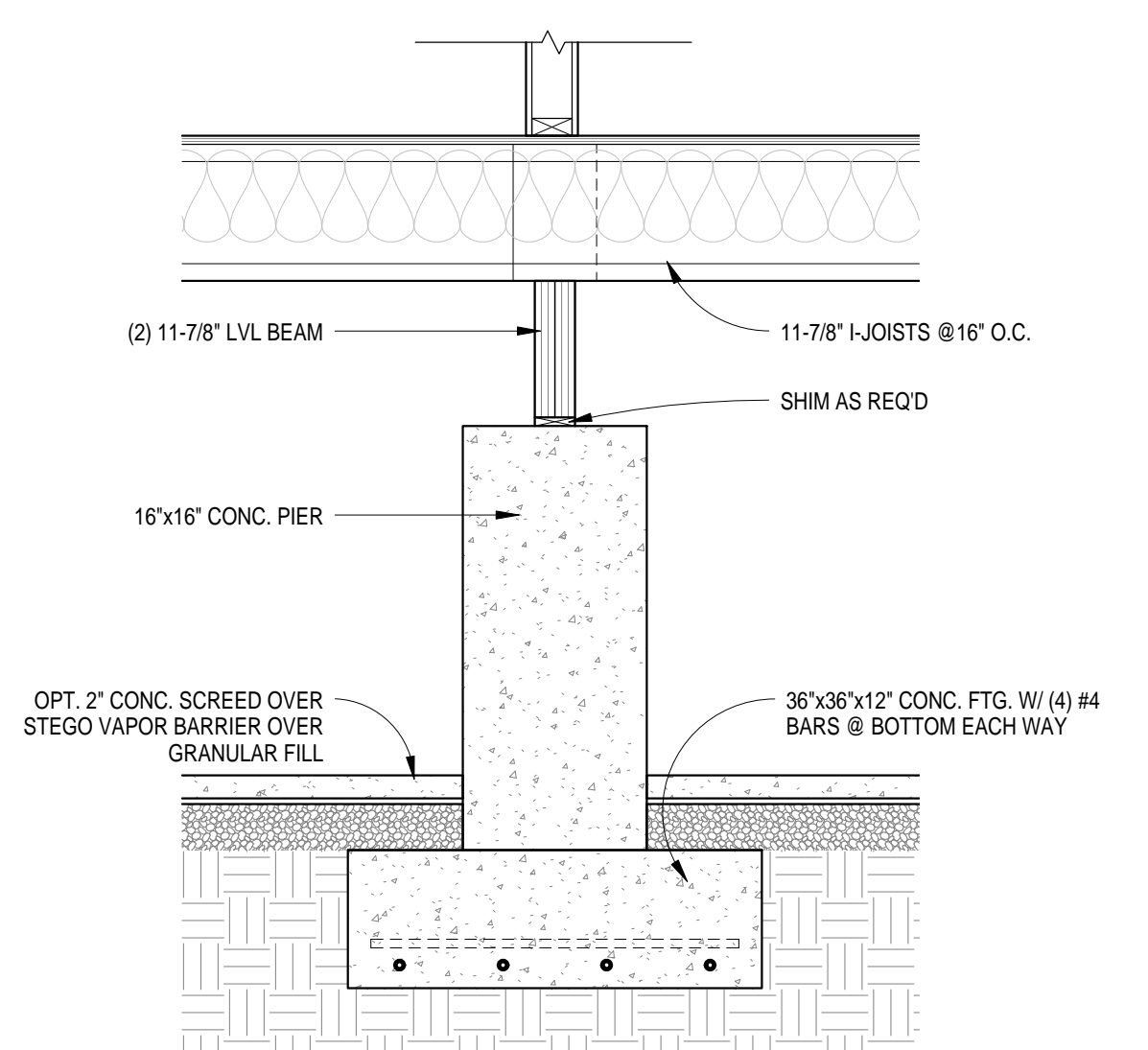
2 TYP. FOUNDATION WALL

A1 3/4" = 1'-0"



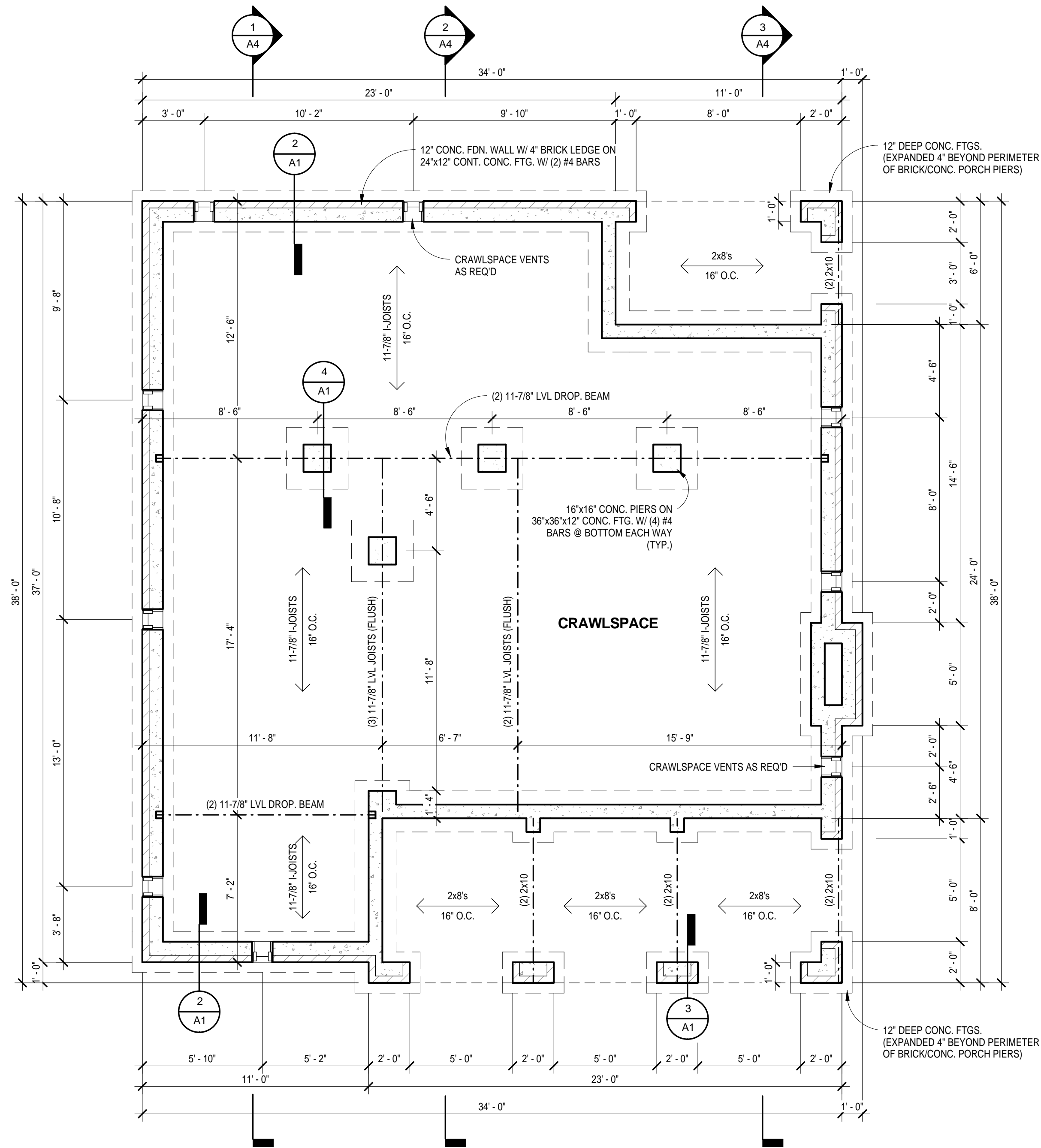
3 TYP. PORCH PIER DETAIL

A1 3/4" = 1'-0"



4 TYP. INT. PIER DETAIL

A1 3/4" = 1'-0"



1 CRAWLSPACE FOUNDATION PLAN

A1 1/4" = 1'-0"

CLIENT & CONTRACTOR

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All efforts are made to provide plans with the highest levels of design quality. However, due to the uniqueness of each building site, regional requirements and various building codes, the Architect does not assume liability for compliance with building codes, standard building practices or zoning regulations.

The Client and/or Contractor will have a licensed structural engineer review these plans for compatibility with specific site conditions and design all structural elements for this plan such as, but not limited to, footings, foundation walls, piers, slabs, high impact and steel reinforcement, columns, beams, joists, rafters and other framing.

Prior to construction, the Client and/or Contractor shall check the plans for errors and report any discrepancies to the Architect.

The Architect is not responsible for the construction quality, means or methods; products, systems, costs, or material selections used in the construction of this plan.

Architect specifically renounces all warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for particular purposes associated with the plans or derivative works, and shall not be responsible for any warranties, errors, omissions or deficiencies of any third parties. The Architect's liability, if any, shall be limited to the sale price of the plans.

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These plans and derivatives of these plans are owned by the Architect who licenses them to the Client for one time use and are subject to copyright protection under The Architectural Works Copyright Protection Act of 1990. Unauthorized sale, use or duplication of the plans or the works or forms shown on the plans without the written permission of the Architect violates federal law.

PLAN NUMBER:

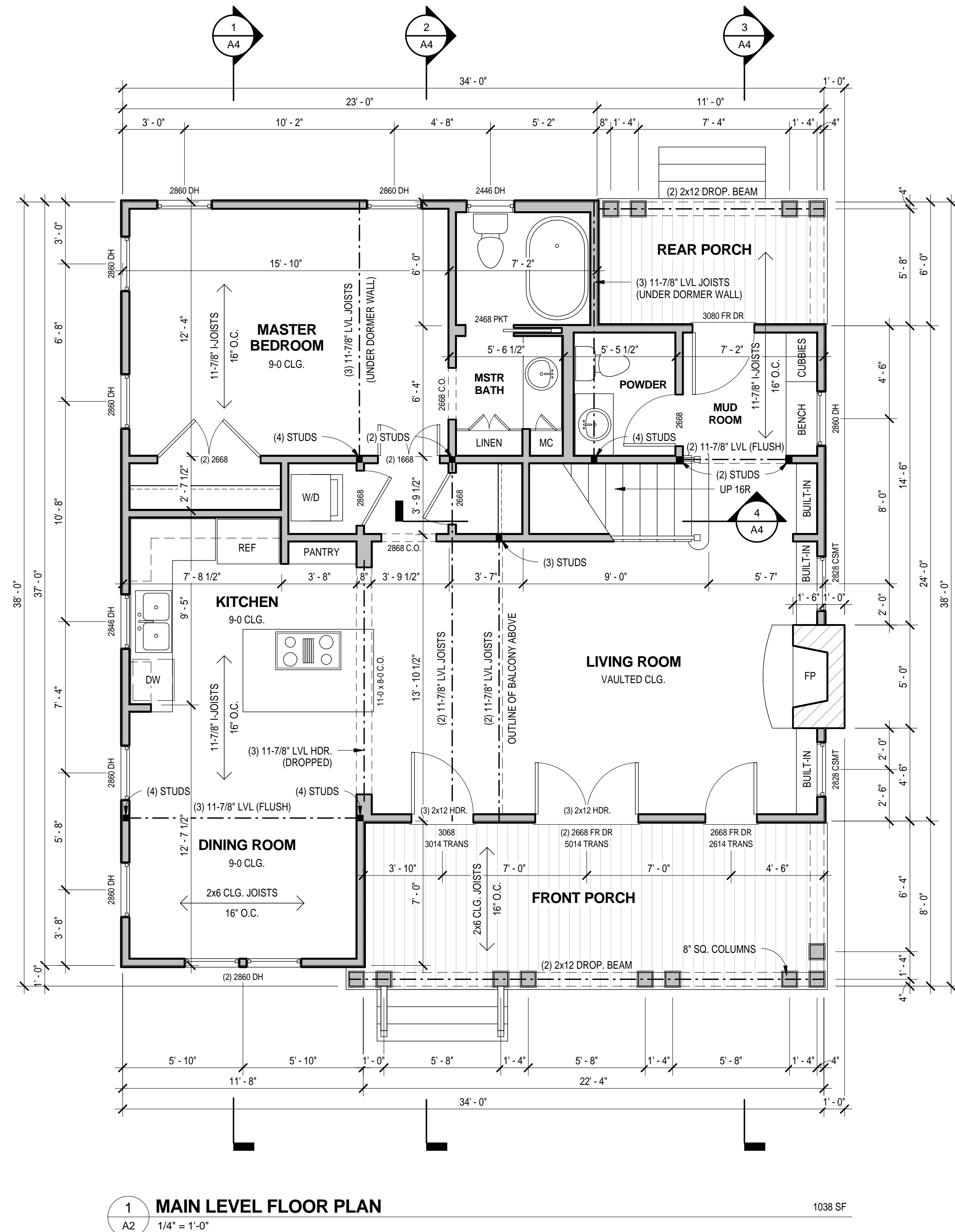
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Revised:

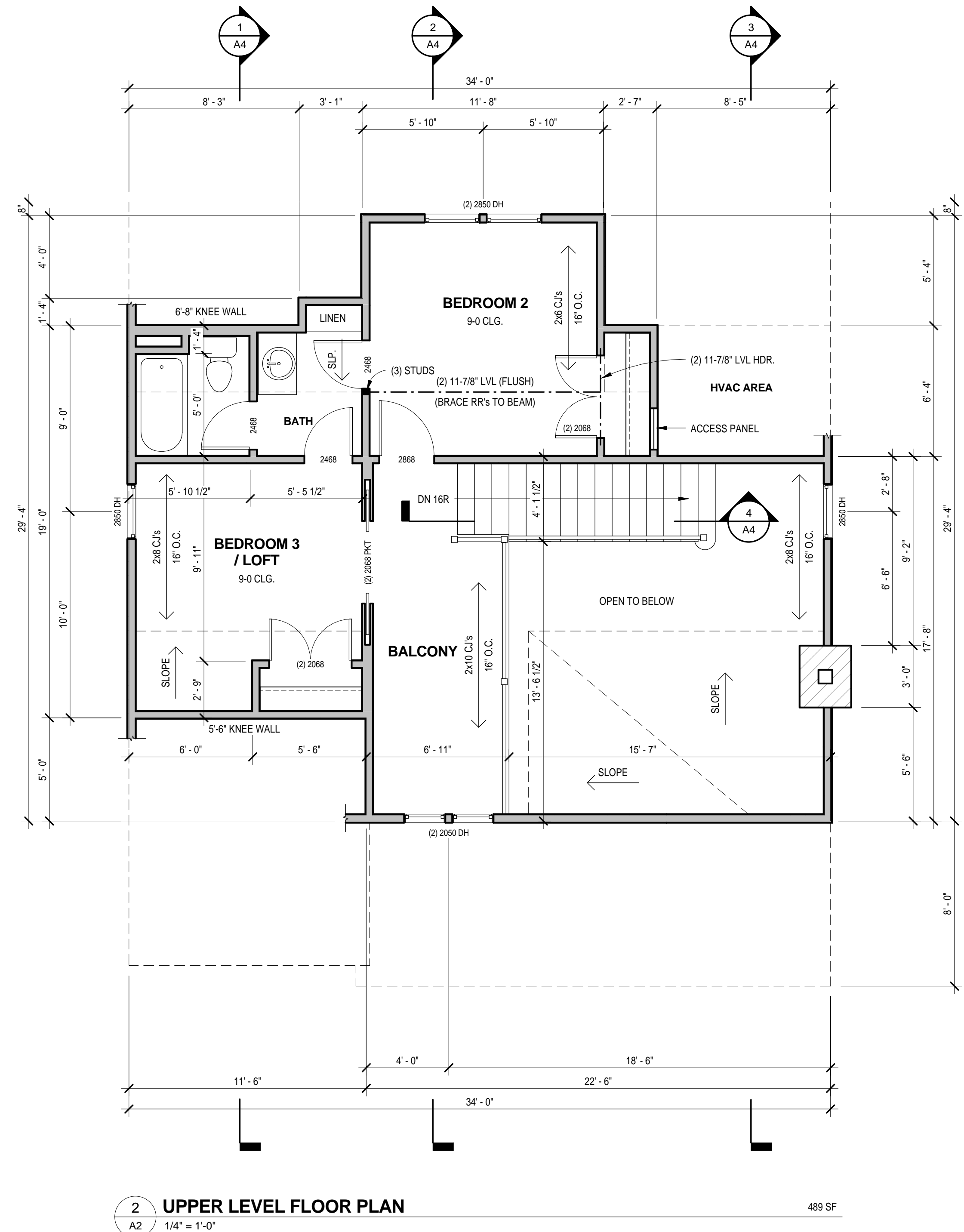
SHEET NUMBER

A2



FRAMING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
2. ALL STRUCTURAL INFORMATION SHOWN ARE FOR REFERENCE PURPOSES ONLY. ALL STRUCTURAL DESIGN WILL MEET OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND/OR LOCAL BUILDING CODES.
3. THE GENERAL CONTRACTOR SHALL HAVE A LOCAL PROFESSIONAL ENGINEER (P.E.) REVIEW THE STRUCTURAL DESIGN AND SITE CONDITIONS, AND DESIGN ALL FRAMING ELEMENTS SUCH AS JOISTS, BEAMS, GIRDERS, HEADERS, COLUMNS AND RAFTERS. CONSTRUCTION SHALL NOT BEGIN WITHOUT SAID REVIEW OF A P.E.
4. THE CONTRACTOR WILL REVIEW THE PLANS, ELEVATIONS AND DETAILS, AND ADVISE THE OWNER AND/OR ARCHITECT SHOULD ANY CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT SHOWN ON THE PLANS, SECTIONS OR EXTERIOR ELEVATIONS.
5. IF "ENGINEERED LUMBER" OR TRUSSES WILL BE USED, THEY WILL BE DESIGNED AND APPROVED BY A P.E. AND MANUFACTURED BY A TPI MEMBER.
6. INSTALL SOLID BRACING, OR EQUAL, AT ALL OUTSIDE CORNERS.
7. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
8. SHEATH ALL EXTERIOR WALLS WITH A NOMINAL 1/2" STRUCTURAL GRADE #2 PLYWOOD OR NOMINAL 1/2" OSB.
9. PROVIDE DIAGONAL OR SOLID BLOCKING AT 8' O.C. MAXIMUM IN ALL FLOOR JOISTS, AND SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
10. STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL, UNLESS OTHERWISE NOTED.
11. INSTALL A CONTINUOUS ALUMINUM TERMITE SHIELD BETWEEN ANY WOOD AND CONCRETE SURFACES.
12. ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES AND DECKS, SHALL BE PRESSURE TREATED OR EQUAL.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
14. INSTALL HURRICANE CONNECTIONS AS REQUIRED BY LOCAL CONDITIONS AND BUILDING CODES.
15. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4' O.C. MAXIMUM.
16. STUD WALL SUPPORTING TWO FLOORS, CEILING AND ROOF LOADS SHALL BE 2 X 6 AT 16" O.C.; ALL OTHER WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED. STUD WALLS UP TO 9' TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THIRD POINTS.
17. BALLOON FRAME ALL TWO-STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING. IF TWO-STORY WALLS HAVE EXCESSIVE OPENINGS, USE VERTICAL STEEL FLITCH-PLATES AND/OR 2 X 6 FRAMING.
18. ALL HEADERS AND BEAMS TO BE SUPPORTED BY 2X'S EQUAL TO THE WIDTH OF THE BEAM OR SOLID COLUMNS AS SHOWN ON THE PLANS. SUPPORT IS TO BE CONTINUOUS TO THE FOUNDATION OR OTHER SUPPORT BELOW.
19. POCKET DOORS SHALL BE FULL SIZE SOLIDCORE DOORS HUNG ON HEAVY TRACK CENTERED IN A 2x6 WALL FRAMED W/ TIMBERSTRAND LUMBER.
20. TYPICAL HEADER TO BE (2) 2x12 W/ 1/2" PLYWOOD GLUED & NAILED, U.N.O.



CLIENT & CONTRACTOR

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1843

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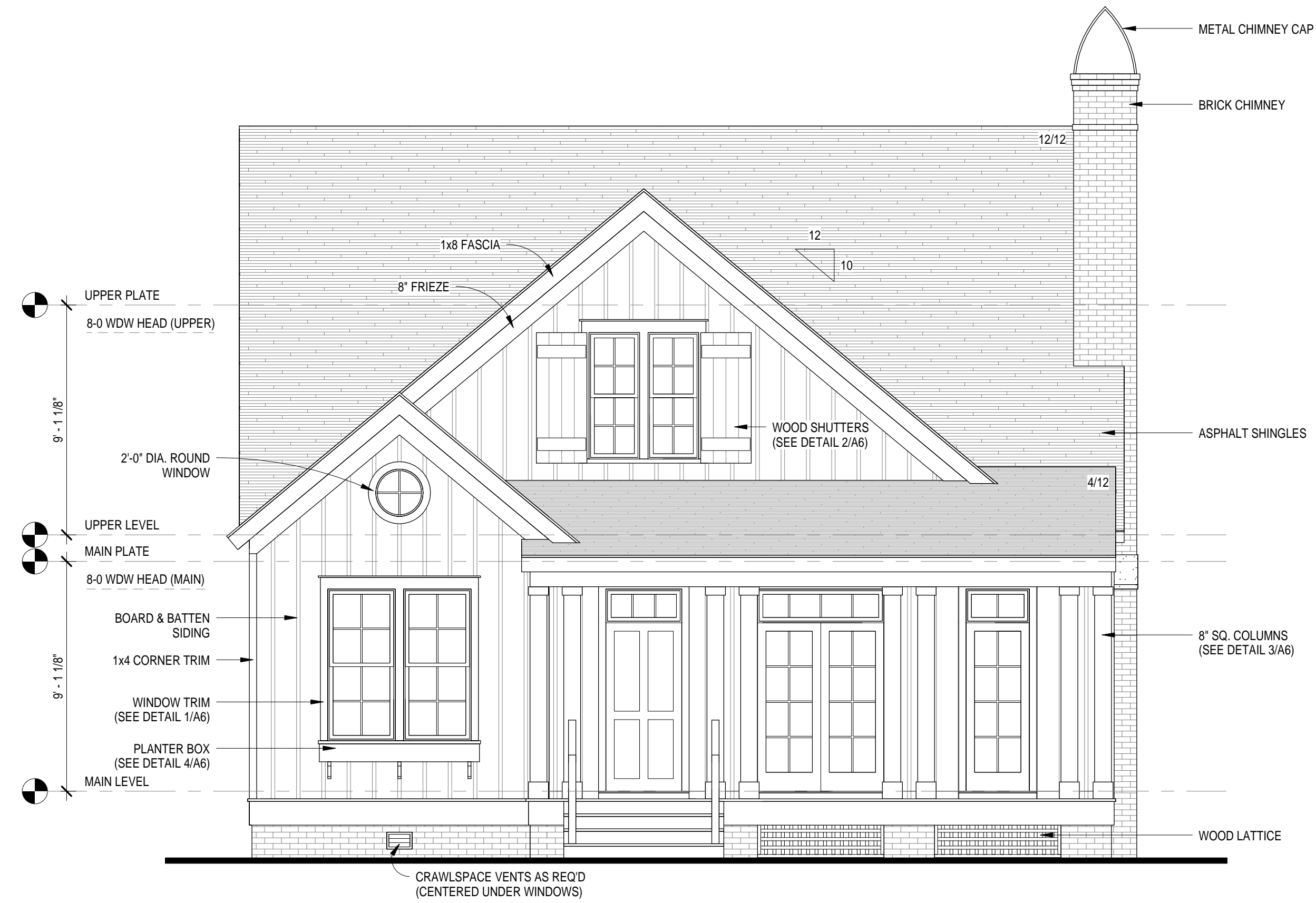
Drawn By: AO, LLC / JRL

Date: 08/14/13

Revised:

SHEET NUMBER

A3

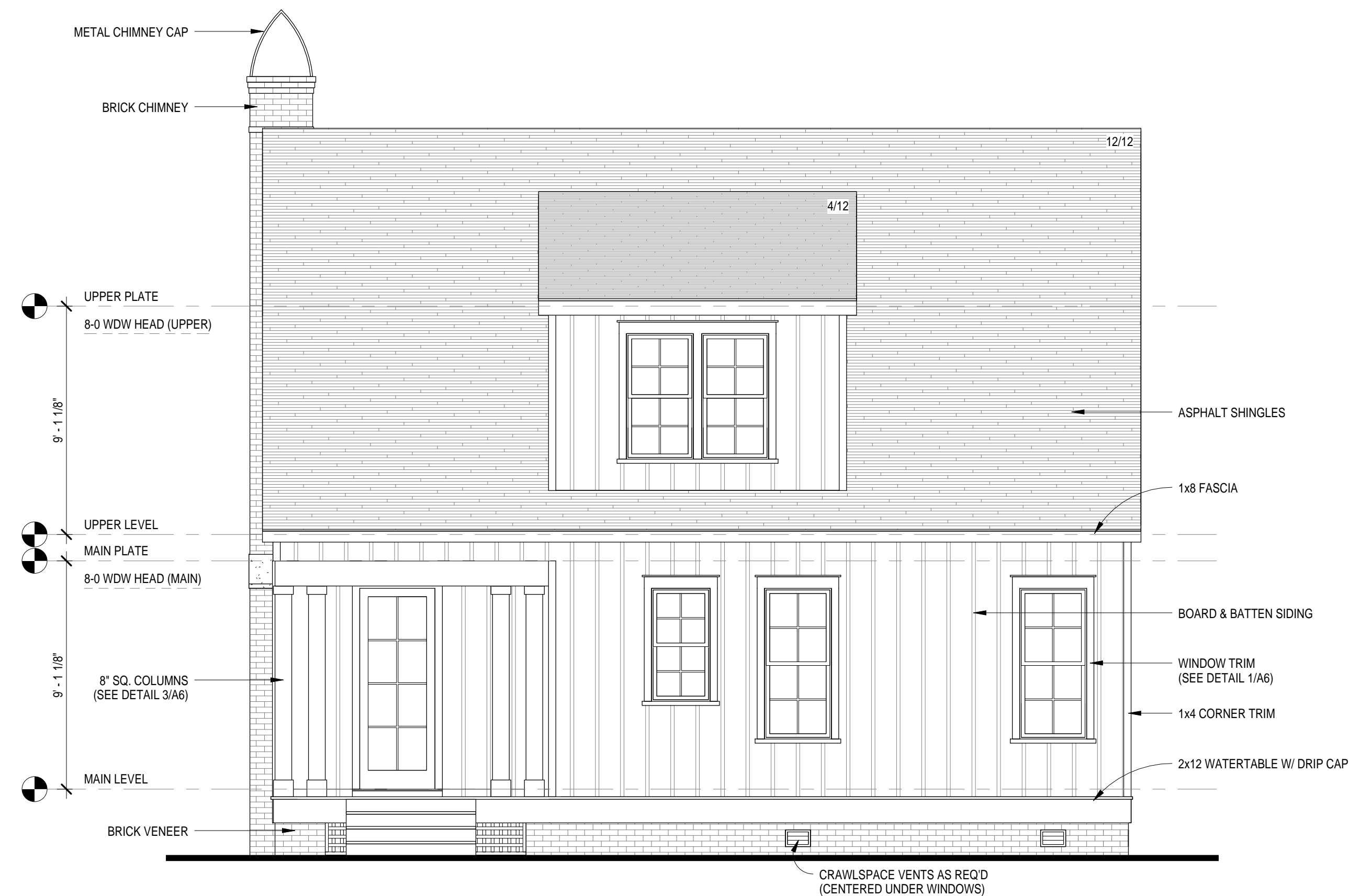


1 FRONT ELEVATION
A3 1/4" = 1'-0"

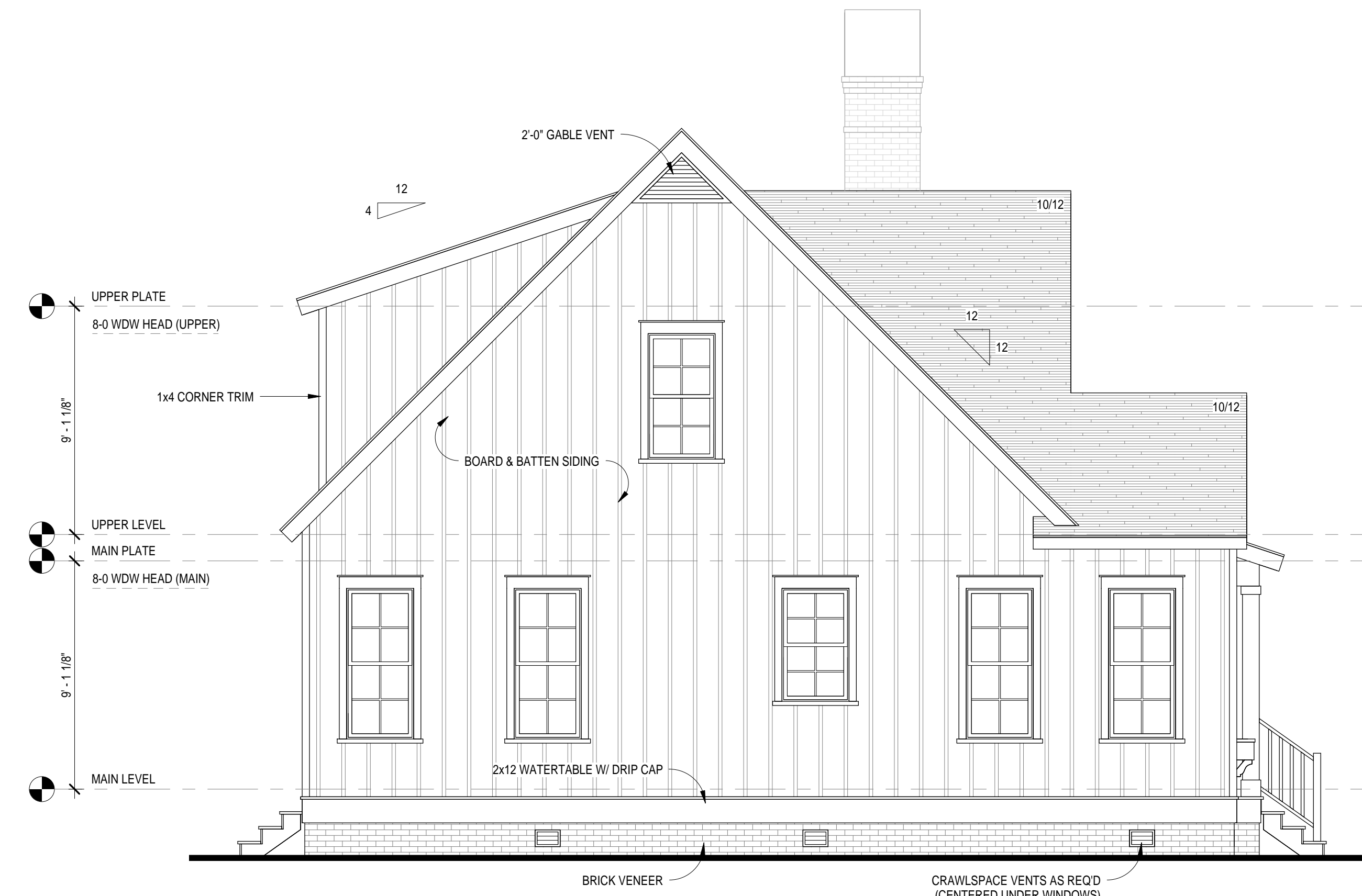


2 RIGHT ELEVATION
A3 1/4" = 1'-0"

NOTE:
INSTALL ROOF AND FOUNDATION VENTILATION
AS REQ'D BY LOCAL CODES



3 REAR ELEVATION
A3 1/4" = 1'-0"



4 LEFT ELEVATION
A3 1/4" = 1'-0"



EXHIBIT A

PROPERTY DESCRIPTION



SAND DOLLAR HOMES

We Build Beautiful

Scope of Work

Lot 47 205 S Walnut Street, NC

Drawings: Design by John Tee Architect, The Cherry Hill - 1524

Sand Dollar Homes builds each beautiful home to meet all current building codes. We take pride in the quality of our homes. As a local home builder we focus our attention on quality and in providing a safe beautiful home that will stand the test of time.

We are pleased to provide a scope of work based on the plans and our discussions. While each project is unique and may require different materials or alternative finishes, we strive to maintain numerous vendors and suppliers so that we have access to the best materials available to continue our tradition of high-quality construction. Due to current economic conditions, we may on occasion have to substitute materials with like in kind to achieve the same look, function, and quality that meet our high standards.

Base Scope of Work	
EXTERIOR	
1	Metal Roof – Advantage-Lok II by Union Corrugating Company
2	Chimney - Masonry Brick Veneer from Adams Products
3	Foundation – CMU/Brick Veneer from Adams Products
4	Double hung windows - by Anderson, A Series, Wood/Fiberglass
5	Exterior Doors – by Anderson, fiberglass per plans
6	Cement Board Siding – James Hardie Fiber Cement Board & Batten, Painted “White” Exterior Paint by Sherwin Williams
7	Exterior Wood Handrails – Pressure Treated Wood, Painted
8	Exterior porches and decks – Trex Composite Decking, Driftwood
9	Exterior porch ceilings to be bead board painted, Exterior Paint by Sherwin Williams
10	External Trim – Fiber Cement Board and Wood, Painted Per Drawing, Painted “White”
11	Crawl Space – CMU Foundations with Brick Veneer dugout with a sump pump and conditioned

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/22/2022 9:58:55 AM
Fee Amt: \$526.00 Page 1 of 4
Revenue Tax: \$500.00
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 5876 PG 13 - 16

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 500

Parcel Identifier No. 015485 & 015484
Property Address: 205 S WALNUT STREET SWANSBORO 28584
Return to: Starling Law Firm, PLLC.
3566 Henderson Dr
Jacksonville, NC 28546

Prepared By: Starling Law Firm, PLLC.
3566 Henderson Dr.
Jacksonville, NC 28546

Brief Description for the Index: L46 & L47 SWANSBORO PT

THIS DEED made this 21 day of November 2022, by and between

GRANTOR	GRANTEE
<p>BOBBY G. BENNETT (A/K/A BOBBY GENE BENNETT) AND WIFE, JUDITH L. BENNETT (A/K/A JUDITH LILLEY BENNETT)</p>	<p>NORMAN BRADFORD PHILLIPS AND WIFE, KENNA S. PHILLIPS</p>
<p>Mailing Address: 552 RIVER PARK DRIVE GRASSY CREEK, NC 28631</p>	<p>Mailing Address: 1833 TORRINGTON STREET RALEIGH, NC 27615</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 1581, Page 812, and Book 2440, Page 289, Onslow County.

A map showing the above-described property is recorded in Map Book 2, Page 68, Onslow County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Starling Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name)

By: _____
 Title: _____

By: _____
 Title: _____

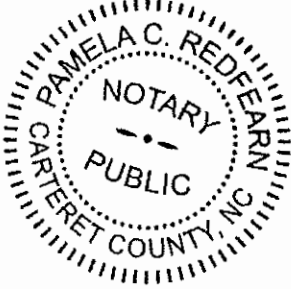
By: _____
 Title: _____

USE BLACK OR BLUE INK

Bobby Gene Bennett (L)
 BOBBY GENE BENNETT
 This property is ___ is not ___ my primary residence

Judith Lilley Bennett (SEAL)
 JUDITH LILLEY BENNETT
 This property is ___ is not ___ my primary residence

SEAL-STAMP



State of NC
Carteret County

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: **BOBBY GENE BENNETT AND JUDITH LILLEY BENNETT**

Witness my hand and official seal, this the 18 day of November, 2022.
Dated: 11-18-2022 Notary Signature Pamela C Redfearn
My commission expires: 3-26-25 Printed Name: Pamela C Redfearn Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
 _____ Register of Deeds for _____ County
 By: _____ Deputy/Assistant – Register of Deeds

EXHIBIT A

Parcel 045485:

BEGINNING at the northwest corner of T.H. Pritchard's lot (known as the old Huggins lot) on Walnut street, and running a westwardly direction with said street 48 1/2 feet to the corner of Lawrence Kirkman's lot; thence with said lot 66 2/3 (sixty-six and two-thirds) feet to C.S. Pittman's; thence an east direction with said C.S. Pittman's lot to T.H. Pritchard's lot 48 1/2 feet; thence a north-westerly direction with said lot to T.H. Pritchard's 48 1/2 feet; thence a north-westerly direction with said T.H. Pritchard's lot 66 2/3 feet to Walnut street, the beginning, and being that same tract or parcel of land conveyed to Mrs. P.F. Watson by deed dated August 20, 1910, recorded in Book 109, Page 2, Onslow County Registry, and being also that same tract or parcel of land conveyed to Clell Wade and Clate Canfield by deed dated April 1, 1954, recorded in Book 248, Page 349, Onslow County Registry.

Parcel 015484:

BEGINNING at a stake in the southern line of Walnut Street, said stake being the northeastern corner of that property belonging now or formerly to P. W. Bell; thence with the Bell line in a southeasterly direction 66 2/3 feet to a stake cornering with the property of Cora L. Sanders; thence with the Sanders line in an easterly direction 96' to a stake cornering with the property of Parmelia F. Watson, thence with the line Parmelia F. Watson in a northerly direction 66 2/3' to a stake in the southern line of Walnut Street; thence with the southern line of Walnut Street in a westerly direction 96' to the point and place of BEGINNING and being that same portion or parcel of land conveyed to J. A. Wetherington by deed dated September 26, 1921 from E. C. Tolson and wife recorded in Book 139, Page 377 Onslow County Registry and being a portion of the property devised of item 3 thereof of the will of John A. Wetherington to Eloise W. Dudley as shown in Estate 68 E 160 Clerk of Superior Court's Office of Onslow County; reference to said deed and said will being herein made for a more complete and accurate description.

DEPARTMENT OF TAX ADMINISTRATION



Tax Certification Form (Check One Box)

- This certifies that there are no delinquent ad valorem taxes, or other taxes which the Onslow County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number:

015485 & 015484 GRANTEE: NORMAN BRADFORD PHILLIPS
AND KENNA S. PHILLIPS

This is not a certification that this Onslow County Parcel Identification Number matches the deed description.

- No certification required, as attorney statement that any delinquent taxes will be paid from closing proceeds is included on first page of deed, and the assessor has obtained the desired information from the conveyance (G.S. 105-303).
- Balance due on account. It must be paid to Onslow County Tax Collector. Please make payment within 5 days of closing.

EILEEN WAGNER Digitally signed by EILEEN WAGNER
Date: 2022.11.22 07:55:50 -05'00'

Tax Collections Staff Signature

11/22/2022

Date

- This parcel may have deferred taxes which become due upon transfer of the property. Call the Tax Office, Land Records Division at 910-989-2204 for more information.