

**CARTER ENGINEERING & CONSULTING, PLLC****STRUCTURAL + CIVIL**

c/o: Mrs. R. Folks
314 Main Street, Suite B
Bunn, North Carolina 27549

Project: Residential – structure evaluation
Location: 164 Pinto Drive, Lake Royale, Louisburg, North Carolina 27549
Subject: Provide opinion from visual observation of the structural condition of the residence specifically to construction of an addition and modification of the existing dwelling.
Assess: 17 July 2023

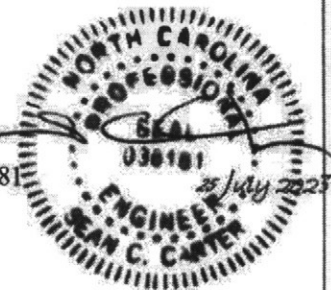
The owner has requested engineering evaluation of the modifications that have increased the habitable space of the original single-family dwelling. From the physical components, the original dwelling on the property was a single unit manufactured home with a covered carport for a recreation vehicle [RV] along the full-width of the rear wall and a covered porch attached to the back of the RV port. The RV port has been structurally and cosmetically transformed to be part of the living space. This addition with a loft area has increased the habitable space of the home and included alterations to the original homes exterior walls and roof for architectural consistency. The structure consists of a pier foundation system [6x6 treated posts on min. 16x16x8 poured concrete footings spaced 10-ft on-center max.], 2x8 floor framing at 16-inch on center, 2x4 wall framing, and 2x6 roof framing. The construction replaced the original steel chassis with perimeter pier supports directly under the exterior walls of the original home to account for the altered roof loads. Visual observation found the structural components, materials, and connections to be in fair condition and secure. Acknowledging that some elements of the construction are non-standard, the construction of the addition satisfactorily, appropriately implemented, and safely merging with the construction of the original home for the intended use as a one-story dwelling with a bonus loft.

Acting as an independent third party, as a registered North Carolina professional engineer in good standing and faith, based on the available information, common practice, and standard guidelines, to the best of my knowledge the addition as observed in its completed state is in conformity with the intent of the applicable 2018 North Carolina Residential Code to perform adequately and safely for the expected use as habitable structure.

This letter is for the express use by the client. It is the responsibility of any third party to perform proper assessment prior to any modification to the construction from the original plan and/or intent; the Consultant accepts no responsibility for damages suffered by any third party as a result of such decisions or actions. This letter has been based, generally, on common practice, standard tables, and a non-intrusive visual review and is not an exhaustive study and should not be interpreted as such.

Sincerely,

Sean C. Carter, PE
North Carolina No. 036181



Lake Royale

LAKE ROYALE BUILDING PERMIT

This Permit Must Be Conspicuously Posted on Your
Property Site During Construction

Known by all these present that Michael & Mary Dailey,
who owns lot# 236 at street address 164 Pinto Dr.
has been issued a permit to construct Cottage Conversion

The Building Committee has reviewed the plans and, to the best of their
assessment based on the plans provided, said plans are in compliance with
applicable Rules & Regulations and Restrictive Covenants for lots at Lake Royale.

The following terms and conditions are associated with the permit approval, as
determined by the Building Committee, and must be met as defined:

Issued this _____ day of _____,
at Lake Royale, Louisburg, North Carolina.

This permit will expire within twelve (12) months from the date of the original
issued permit. Projects not completed in that time frame may be found out of
compliance.

Contact the POA office for final inspection upon project completion.

LAKE ROYALE PROPERTY OWNERS ASSOCIATION

By: [Signature]

Building Committee Chair or Authorized Agent

Permit #: C1223-8457

Fee \$: 220.00

Combined Lots: _____

Total Project Size: 1103 sq

PARCEL ID: 023765

Tax Year: 2023

January 1 Owner(s): DAILEY MARY ROSE

January 1 Owner(s): DAILEY MICHAEL JOSEPH

Parcel

PIN	2831-26-8335
Physical Address	164 PINTO DR
Unit	
City	LOUISBURG
Zip Code	27549-
Neighborhood	LRCR
Class	CAMP
Land Use Code	00
Acres	.28 = 12,197 $\square$
Land Type	U
Frontage Width and Depth	60 - 60 - 100
Zoning	FCO R-30
Street1/Street2	Paved /
Topo1/Topo2/Topo3	Level / Rolling /
Util1/Util2/Util3	Public Water/Septic/Electric
Restrict1/Restrict2/Restrict3	//

Legal

Sub Name	LOT ROYALE C 235 &
Lot No.	236
Township	Cypress Creek
Tax Jurisdiction	BUNF
Plat Book/Page	12 / 16
Deed Book/Page	2302 / 569

Current Owner Details

Owner 1	DAILEY MARY ROSE
Owner 2	DAILEY MICHAEL JOSEPH
In Care Of	
Mailing Address	6616 VIRGILIA DR
City/State/Zip	RALEIGH/NC/27616
Solid Waste Fee	1

Building Packet Checklist

Date 12 Dec 23 Lot # 236 Lake Royale Address 164 Pinto Dr.

Property Owner's Name Michael & Mary Dailey

Project Description: Cottage Conversion (Administrative permit)

Paid: ☒ Yes ☐ No Total Square Footage: 1103 sq Total Application Cost: \$ 220.00

_____ Check that applicant has paid in full a POA dues (on all properties and all fees)

_____ Adjoining Lot (List adjoining lots) _____

Pre Building Committee Check List

Included in Packet:	Yes/No/NA	Notes/Comments
Signature Page	✓	
Drawings/Description of Project	✓	
Plot Plan	✓	
Impervious % Information		
Septic Information	✓	
County Zoning Permit		
County Building Permit		
Verified on Site:	Yes/No/NA	Notes/Comments
Proposed Structure Setbacks Verified		
Driveway		
S&E Driveway Application Approved		
Physical Address Posted		
Soil Erosion Measures on Site		

P A I D

Permit Cost: \$0.20 per square foot of total project and all add on's

Application Cost: \$220.00

Per _____

Multi-Use Cottage or Park Model Package Application

Please print

Name Michael & Mary Dailey

Property Address 164 Pinto Drive

Lot # 236

Phone 516-353-2756

Email Mary.gallagher855@gmail.com

Septic Permit number unavailable from county due to age

Note: You must have a septic system for a cottage or park model.

Phone numbers you may need during the permitting process.

Lake Royale POA office: 252-478-4121

Franklin County Permits: 919-496-2281

Franklin County Zoning: 919-496-2909

Nash County Permits: 252-459-9809

Note: The rules below have been summarized. Please see the Covenants and the Rules and Regulations for additional restrictions and information. BC=Building Committee, POA=Property Owners Association

Rules for Cottage:

Property owner must have a building permit from the BC prior to the start of construction.

1. Minimum 12,000 sq. ft. lot size shall be identified by a certified survey of subject-platted lot.
2. Only site built new construction or off-frame modular construction will be permitted.
3. A county approved septic system with repair area listed is required.
4. Maximum living space of the cottage may not exceed 1199 square feet.
5. All building exteriors must be completed within six (6) months from the date the construction commences.
6. Setbacks: No part or projection of any dwelling shall extend nearer than:
 - a) Ten (10) feet to any side property line.
 - b) Ten (10) feet to any rear property line.
 - c) Thirty (30) feet to any road rights-of-way property line
 - d) Fifty (50) feet from the normal water elevation of the Lake.
7. Basements and knee walls (exterior) shall not be allowed.
8. Single Story Cottage:
 - a) Roof height: Maximum height allowed is sixteen (16) feet from the finished floor to the top of the ridge pole.
 - b) Roof pitch may not be less than 4/12 nor exceed 7/12.
 - c) Gables (without windows): Three (3) gable ends shall be allowed up to sixteen (16) feet high from the finished floor to the top of the ridgepole.
9. Story & Half Cottage:
 - a) Living Space above the first floor shall be determined based on any possible space above five (5) feet tall and eight (8) feet wide, finished, or unfinished.
 - b) Roof height: Maximum height allowed is to be twenty-one (21) feet from the finished floor to the top of the ridgepole.
 - c) Dormers: Two (2) dormers shall be allowed up to three (3) feet wide/each.
 - d) Gables: Three (3) gable ends shall be allowed up to twenty-one (21) feet high from the finished floor to the top of the ridgepole.
10. Property owner shall be allowed to store one (1) registered self-propelled or towable camping vehicle (RV, 5th wheel, travel trailer) on their lot. The camping vehicle may be used for living quarters while the cottage is being constructed but cannot be used a residence more than seven (7) days following the issuance of the Certificate of Occupancy.
11. An attached garage is permitted but may not be used or occupied as living quarters.

~~12,196.9~~ ?
12,196.9 per
tax record

Landscape Plan – shall be designed, constructed and maintained to minimize vegetation and soil disturbance to provide the maximum water quality protection practicable, including construction, monitoring and maintenance activities.

Grading: (circle one) natural or modifying N/A

Description of ground covering (mulch, gravel, sod, etc.) N/A

Description of new plantings and trees (quantity and size) N/A

50 foot buffer management plan N/A

Season landscaping plan will be completed (Circle one) Fall Spring Year of completion 2007

*** * * Must be completed within 6 months of project completion * * ***

Please check below once you have obtained & have the completed paperwork attached

Information/details required for entire project, must be included with permit application

N/A Blueprint drawings

N/A Detailed Plot Plan (including required information listed below)

Property pins located on plot plan

All present structures listed with dimensions, setbacks and square footage footprint

Street[s] and Shoreline noted

Proposed structure w/setbacks and square footage footprint listed

Driveway location and driveway material

Septic location with leach fields

Exterior dimensions of lot

☒ Property pins identified on lot See tax 915

N/A Landscape plan (including type, size, and quantity of plantings, as well as location)

Copy of septic permit unavailable due to Age of home

☒ Copy of Franklin or Nash County zoning permit

☒ Copy of Franklin or Nash County building permit [maximum 24% impervious]

N/A Copy of Army Corp of Engineers and Division of Water Quality permit if applicable

N/A Copy of Park Model certification and documents if applicable

Approved Soil and Erosion/Driveway Application or Permit unavailable at POA

☒ Signature page signed by property owner

Application marked paid

Property Owner Signature Section

I hereby certify that I have read the Covenants, By-laws and Rules and Regulations applicable to Lake Royale.

I hereby certify that to the best of my knowledge that the said property referenced herein is in compliance with all applicable Covenants, By-laws and Rules and Regulations as of the date of this application.

I hereby certify that I am the legal property owner of said property referenced herein as of the date of this application.

I further certify that I have read the NC Riparian Buffer Protection Rules if applicable to my project.

By signing this document, I acknowledge that I must ensure that the installation and/or construction of the structure and landscaping described within this application for permit, shall be performed in accordance with:

- The description provided within this application
- Current Lake Royale Covenants, By-laws and Rules and Regulations as of the date of this application, and all applicable county and state requirements.

By signing this document, I accept all responsibility for any damage occurring due to construction.

By signing this document, I further acknowledge that the Lake Royale Building Committee or its designee shall have the right to verify and/or investigate compliance with the provisions contained within this application and in conjunction with Lake Royale Covenants, Bylaws, Rules and Regulations as of this date. The undersigned grants permission to the Lake Royale POA and its agents to come onto the lot described in this application for purposes of inspecting the premises in connection with this application or for inspecting compliance with any approvals or conditions issued in connection with this application.

I certify that, to the best of my knowledge, the information given is accurate & complete.

I also certify that I have read and understand the above disclaimer.

Signature Mary Daily Date 11/17/23

Property Owner/Applicant Comments and Notes:

Conversion File

APPROVED



I-07-829

Building Permit

Status: Complete

Submitted On: 3/27/2007

Primary Location

164 Pinto Drive

LOUISBURG, NC 27549

Applicant

No applicant

Owner

JOHNSTON ANGELA

DRAPER

P O BOX 557 , 27508

Applicant Information

Occupancy Type*

—

Description of Work*

Historical Permit Data

🔒 🗑 Permit Number

BD021284

🔒 🗑 Permit Date

Mar 27 2007 12:00AM

🔒 🗑 Applicant Name

KNIGHT BARBARA

🔒 🗑 Applicant Address

164 PINTO DR

🔒 🗑 Permit Type

Building

🔒 🗑 Occupancy Date

Aug 31 2007 12:00AM

🔒 🗑 Zone Pro Permit Number

00000

🔒 🗑 Applicant City State Zip

LOUISBURG NC 27549

Notes

  Note Date

2018-01-01

  Note

TOWNSHIP: CYPRESS CREEK WATER
SUPPLY: TESI (LK ROY)

  Note Date

2018-01-01

  Note

CAMPER POLE INSPECTED AND
APPROVED 08-31-07 TWE

  Note Date

2018-01-01

  Note

DIRECTSTART: 39S T/R ON BAPTIST
CHURCH RD, T/R ON SLEDGE RD,
T/L INTO SUBD,T/L ON SHAWNEE TO
PINTO, LOT ON R, ADDRESS IS
POSTED, ADDITION TO CAMPER, 164
PINTO DR. LOT 235 LAKE ROYALE,
ADDING ELEC TO ADDITION
:ENDDIRECT

Estimated Cost of Construction

Total Cost of Construction

Historical Property Owner Data

History

There are no recorded events for this record

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Issue Permit	4/2/2020, 4:53:25 PM	4/2/2020, 4:53:29 PM		4/2/2021
✓ Close Permit	4/2/2020, 4:53:32 PM	4/2/2020, 4:53:35 PM		4/2/2021

Jan 3 2007 12:00AM

1. FOOTING

  Completed Date

  Employee Name

Jan 3 2007 12:00AM

BJB

  Inspection Time

  Inspection Type

Jan 3 2007 12:00AM

2. DECK FOOTING

  Completed Date

  Employee Name

Jan 3 2007 12:00AM

BJB

  Inspection Time

  Inspection Type

Jan 18 2007 12:00AM

5. F & F

  Completed Date

  Employee Name

Jan 18 2007 12:00AM

BJB

  Inspection Time

  Inspection Type

May 29 2007 12:00AM

11. RI ELEC

  Completed Date

  Employee Name

May 29 2007 12:00AM

BJB

  Inspection Time

  Inspection Type

May 29 2007 12:00AM

15. FRAMING

  Note Date

2018-01-01

  Note

TOWNSHIP: CYPRESS CREEK WATER
SUPPLY: TESI (LK ROY)

  Note Date

2018-01-01

  Note

HAVE DOORS GOING INTO CAMPER
FRAMED IN AT INSULATION. BJB 05-
29-07 ELECTRICAL INSPECTED ON
ANOTHER PERMIT DIRECTSTART:
39S T/R ON BAPTIST CHURCH RD,
T/R ON SLEDGE RD, T/L INTO SUBD,
T/L ON SHAWNEE TO PINTO, LOT ON
R, ADDRESS IS POSTED, ADDITION
TO CAMPER, 164 PINTO DR. LOT 235
LAKE ROYALE :ENDDIRECT

Estimated Cost of Construction

Total Cost of Construction

Historical Property Owner Data

  Owner

JOHNSTON ANGELA DRAPER

  Owner Address

P O BOX 557

  Owner Zip

27508



Z-06-1455

**Franklin County Zoning
Permit**

Status: Complete

Submitted On: 11/13/2006

Primary Location

164 Pinto Drive
LOUISBURG, NC 27549

Owner

JOHNSTON ANGELA
DRAPER
P O BOX 557 , 27508

Applicant

No applicant

Zoning Information & Setbacks

Front Setback*

—

Rear Setback*

—

Left Setback*

—

Right Setback*

—

County Water*

—

County Sewer*

—

Notes

Historical Permit Data

Permit Number

ZN008241

Permit Date

Nov 13 2006 12:00AM

Applicant Name

JOHNSTON ANGELA

Applicant Address

164 PINTO DRIVE

  Property ID

PR122980

  Subdivision

LAKE ROYALE

  Property Lot

235

  Property Block

41

  Property Zoning Name

A R

Historical Property Owner Data

  Owner

JOHNSTON ANGELA DRAPER

  Owner Address

P O BOX 557

  Owner Zip

27508

Affidavit

I hereby certify that all information I have provided
to the planning department is true and accurate. *

No signature

 Zoning Official's Signature* 

Notes

  Note Date

2018-01-01

  Note

PERMIT ISSUED FOR 14X30
ADDITION TO EXISTING CAMPER

Let Pinto
Waiting for copies of
Filed Building Permits
from FE as well as
Completed Application
for a Cottage
28 Nov
Enrolled Placuda



