



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, December 4, 2023
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from November 6, 2023
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. Adoption of 2024 meeting dates
- V. Old Business

RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development. *The applicant has requested to continue this case to the Board's regular January meeting. If the continuance is granted, the case will be readvertised and first-class notices resent to ensure that the public and neighboring property owners have appropriate notification. The applicant has offered to participate in the cost of readvertisement.*

VI. New Business

RZ-23-21: Request to rezone property (Parcel Identification Number 7764011937) located at 115 South Fayetteville Street and 142 Worth Street and identified by a portion of Randolph County Parcel Identification Number and 7751823582 and all of PIN 7751825638) from OA6 Office-Apartment to B3 Central Commercial zoning.

- VII. Items not on the agenda
- VIII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, NOVEMBER 6, 2023
7:00 p.m.

This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

Michael O'Kelley) – Chair
Pamela Vuncannon) – Vice Chair

Harold Anderson)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

Ritchie Buffkin) – Members Absent

John Evans, Assistant Community Development Division Director
Bradley Morton, Planner/Deputy City Clerk
Trevor Nuttall, Community Development Division Director
Jeffrey Sugg, City Attorney

CALL TO ORDER

Mr. O'Kelley called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM OCTOBER 2, 2023

Mr. O'Kelley inquired if there were any corrections or additions to the October 2, 2023 minutes. Hearing no corrections or additions, the minutes were approved as presented.

REVIEW OF CASES AND MONTHLY REPORT ON MAJOR SUBDIVISIONS ADMINISTRATIVELY APPROVED

Mr. Evans went over the land use cases that the City Council heard at their October Regular Meeting. He stated that one (1) Major Subdivision has been administratively approved by staff since the last Planning Board meeting. He stated that the Major Subdivision is Windcrest Acres, Section 4. He stated that this subdivision is located on Bennett Street, off Old Liberty Road. He stated that this is a 15-lot subdivision and that it is approved by-right in an R10 Medium-Density Residential zoning district.

OLD BUSINESS

RZ-23-14: REQUEST TO REZONE PROPERTY LOCATED ALONG THE WEST SIDE OF ZOO PARKWAY AND THE SOUTH SIDE OF NEWBERN AVENUE FROM R40 LOW-DENSITY RESIDENTIAL, R15 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL, AND R10 MEDIUM-DENSITY RESIDENTIAL TO R7.5(CZ) MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT. THE APPLICANT HAS REQUESTED TO CONTINUE THIS CASE TO THE DECEMBER 4 MEETING

Mr. Evans stated that the applicant has submitted a request to continue this case to the December Board meeting. Mr. O'Kelley inquired if there was anyone present to speak on Case Number RZ-23-14. Mr. Nuttall stated that he had suggested that the applicant consider being present to update the Board on any new information since the last continuance. Mr. John Ross, project engineer and coordinator working with the applicant, spoke on this case and explained the need for a continuance based on the Traffic Impact Analysis (TIA). He stated that the TIA could not have been submitted until after Labor Day due to normalized traffic counts. He stated that the TIA has now been submitted and the applicant is awaiting feedback from NCDOT. He stated that the hope is to bring the final approved report from NCDOT to the December meeting. Mr. Anderson moved to continue Case Number RZ-23-14 to the December 4, 2023 Board meeting. Mr. Rich seconded the motion and the motion carried unanimously.

NEW BUSINESS

- a. **RZ-23-18: REQUEST TO REZONE PROPERTY LOCATED AT 256 GUM STREET (PARCEL IDENTIFICATION NUMBER 7764011937) FROM B2 GENERAL COMMERCIAL TO OA6 OFFICE-APARTMENT. THE APPLICANT HAS WITHDRAWN THE REQUEST.**

Mr. Evans reported that the applicant has withdrawn the above-referenced rezoning request. There were no questions for Mr. Evans at this time. There was no action taken by the Planning Board on Case Number RZ-23-18.

- b. **RZ-23-19: REQUEST TO REZONE PROPERTY LOCATED AT 306 HARRISON STREET (PARCEL IDENTIFICATION NUMBER 7761238822) FROM B1 NEIGHBORHOOD COMMERCIAL TO RA6(CZ) HIGH-DENSITY RESIDENTIAL CONDITIONAL ZONING TO ALLOW FOR A RESIDENTIAL ADDITION THAT PROVIDES A REASONABLE ACCOMMODATION**

Mr. Evans gave a visual presentation on the above-referenced case. He gave an overview of the case:

Applicant: City of Asheboro and Robert Freeland, Jr.

Location: 306 Harrison Street

Request: Rezone from B1 Neighborhood Commercial to RA6 (CZ)

High-Density Conditional Zoning for a Reasonable Accommodation need

Randolph County Parcel ID: 7761238822

Size: 0.12 acres +/-

Existing Land Use: Single-Family Dwelling

He showed the board overview, rezoning, topographic/utilities, aerial and oblique map imagery, a site plan detailing the applicant's proposal, as well as photographs of the property from all directions. He stated that notification letters were mailed to adjoining property owners by the City on October 24th. He stated that Mr. Freeland also mailed notification letters to adjoining property owners. He stated that there were only general questions about the request from one (1) adjoining property owner. He also stated that regarding the site plan and separation between structures, staff did speak with Building Inspections and the building inspector confirmed that there is an adequate amount of separation between Mr. Freeland's dwelling and the adjoining neighbor even though the proposed addition will encroach into the side setback.

Mr. Evans then provided the analysis:

1. Harrison Street is a local, city-maintained street.
2. The property is inside the city limits.
3. The property is currently zoned B1 Neighborhood Commercial, which is described by the zoning ordinance as "intended to provide for limited retail and personal service uses on free-standing parcels or

for small centers to serve adjacent residential neighborhoods. These districts shall normally be located in nodes along minor thoroughfares or higher classification streets."

4. The requested RA6 district is described by the zoning ordinance as "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged." In general, the RA6 district allows single-family, two-family, and multi-family dwellings. However, a zoning lot with less than 45,000 SF is limited to no more than four dwelling units and multi-family development is limited to a 17% floor area ratio by-right, less than the 22% allowable for a single- or two-family dwelling (equal to 1,149 SF of conditioned floor area on this property).

5. The applicant seeks an addition to the side of the dwelling to meet a need for a reasonable accommodation, which is addressed through various federal law. According to the US Department of Housing and Urban Development, "Reasonable accommodations may include changes which may be necessary in order for the person with a disability to use and enjoy a dwelling", and federal law requires that reasonable accommodations be made to such person(s), including accommodations to policies such as typical zoning standards. The zoning ordinance does have provisions for reasonable accommodations, however, it specifies that the accommodations are for residentially zoned properties.

6. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. In this case, the primary deviation is encroachment into the 10' side setback with a side setback of 2'2". A secondary deviation to exceed the maximum 1,149 SF of maximum floor area described in (4) above. The applicant's site plan shows that the existing dwelling is approximately 1,166 SF and the proposed bathroom addition would add approximately 88 additional square feet, resulting in a floor area ratio of approximately 24%. Only conditioned space counts towards the floor area ratio.

7. This property is located in the Central Small Area Planning area, which lists "preservation and revitalization of existing residential neighborhoods" as a key issue.

8. During the 2015 update of the Land Development Plan, one of two community meetings to help develop recommendations was held less than half a mile from the subject property. One of the key findings at this meeting was the need to protect established residential neighborhoods from encroachment of commercial and office uses.

He then provided Land Development Plan recommendations:

Proposed Land Use Map:

Commercial

Small Area Plan: Central

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (6):

- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 7: Complies with small area plan.
- Checklist Items 12-14: Located outside of watershed, areas of steep slope and flood area.
- 2015 LDP Update community workshop 1

Goals/Policies Not Supporting Request (1):

- Checklist Item 1: Does not comply with proposed land use map.

He then went over proposed conditions:

- (A) The use approved shall be a Single-Family Dwelling. Any accessory uses permitted by-right in the RA6 district shall be authorized subject to compliance with general RA6 district regulations.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any conditional zoning district conditions acknowledged during the public hearing.
- (D) Deviations from the Zoning Ordinance's pre-determined development requirements shall be strictly limited to construction and maintenance of the identified reasonable accommodation.
- (E) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the Office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to the conditional zoning district in the chain of title for the Zoning Lot.

He then provided staff's consistency statement:

"The property owner seeks to construct a small addition to an existing dwelling that is considered legal non-conforming due to the current zoning. The addition is related to the alleged need for a reasonable accommodation, a circumstance that the zoning ordinance provides for when property is residentially zoned, but not expressly for commercially zoned property. The application presented seeks to efficiently respond to the requested accommodation through a single-map amendment action rather than utilizing both a map amendment and a separate Board of Adjustment public hearing.

The property has been used residentially for decades. Placing the property in a conditional residential zoning district would support continued use of the property and address the reasonable accommodation request without the need for an additional public hearing. Approval also aligns with the Land Development Plan's recommendation seeking to preserve and protect neighborhoods from commercial encroachment."

He then provided staff's recommendation: "Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions."

He stated that the City Council will consider the rezoning request on Thursday, December 7, 2023. He then asked the board if there were any questions for him. Mr. Henderson asked who staff spoke with in the Building Inspections Department about separation between structures. Mr. Evans stated that staff spoke with Chief Building Inspector Eddie Garner. Mr. Henderson asked if the separation between structures also addresses the fire code. Mr. Evans stated that fire prevention for single-family dwellings is also addressed in the North Carolina State Building Code. There were no further questions for Mr. Evans at this time.

Mr. O'Kelley asked if there was anyone to speak in favor of the request. Mr. Robert Freeland, Jr. addressed the board and spoke in favor of the request. He stated that he and his wife are both disabled and that he is a disabled veteran. He explained to the board that the addition would be for a walk-in shower due to the current situation not meeting their needs. He then thanked the board for hearing the request and asked if there were any questions. There were no questions for Mr. Freeland, Jr. at this time.

Mr. O'Kelley asked if there was anyone to speak in opposition to the request. There was no one in opposition to the request.

Mr. Anderson moved to recommend approval of Case Number RZ-23-19. Mr. Rush seconded the motion and the motion carried unanimously.

c. RZ-23-20: REQUEST TO REZONE PROPERTY LOCATED ON US 220 BUSINESS NORTH, NORTH OF 4986 US 22 BUSINESS NORTH (PARCEL IDENTIFICATION NUMBER 7754927117), FROM R15 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL TO B2(CZ) GENERAL COMMERCIAL CONDITIONAL ZONING FOR MINOR MOTOR VEHICLE REPAIR

Mr. Nuttall gave a visual presentation on the above-referenced case. He gave an overview of the case:

Applicant: Rene Avila

Location: US Hwy. 220 Business North

Request: Rezone from R15 Single-Family Low-Density Residential to B2 (CZ)

General Commercial for Minor Motor Vehicle Repair

Randolph County Parcel ID: 7754927117

Size: 0.69 acres+/-

Existing Land Use: Undeveloped

He showed the board overview, rezoning, topographic/utilities, aerial and oblique map imagery, photographs of the property from all directions, as well as a site plan detailing the applicant's proposal. Mr. Nuttall then provided the analysis:

1. The property is inside the city limits.
2. US 220 Business North is a state-maintained major thoroughfare with a 100' wide public right-of-way. The 2024-2033 State Transportation Improvement Plan (STIP) identifies "widening to multi-lanes" as a potential improvement which is currently listed as unfunded.
3. The R15 zoning district is described by the zoning ordinance as intended to provide regulations which will produce a low intensity of single-family residential use with the necessary governmental and other support facilities to service such suburban intensity living.
4. The B2 zoning district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
5. The applicant's proposal is for minor motor vehicle repair only. No major motor vehicle repair is included with the application. Ordinance definitions of each of these repair uses are attached.

Motor Vehicle Repair, Minor

(A) Sale and service of spark plugs, batteries, and distributor and ignition system parts.

(B) Sales, service and repair of tires, but not recapping or regrooving.

(C) Replacement of mufflers, tail pipes, water hose, fan belts, brake fluids, light bulbs, fuses, floor mats, seat covers, windshield wipers and blades, grease retainers, wheel bearing, mirrors, and the like.

(D) Radiator cleaning, flushing, and fluid replacement.

(E) Greasing and lubrication.

(F) Providing and repairing fuel pumps, oil pumps, and lines.

(G) Minor adjustment and repair of carburetor.

(H) Emergency repair of wiring.

(I) Adjusting brakes and installing exchange brake shoes.

(J) Minor motor adjustment not involving removal of the head or crankcase and grinding valves.

(K) Wheel balancing.

(L) Battery recharging.

(M) Warranty maintenance and safety inspections.

(N) Other minor servicing of a similar intensity to those listed above

Motor Vehicle Repair, Major

Any automotive repairs or servicing not listed under Motor Vehicle Repair, Minor. Further, it is determined to be any structure in which machinery operated by mechanical power is installed which is designed for making major repairs to motor vehicles, or where in making repairs to motor vehicles the mechanical power employed in the operation of any machine or tool exceeds 3-HP or the total mechanical power provided or employed exceeds 15-HP.

6. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. Staff returned comments to the applicant regarding the site plan on October 27th and received an updated plan on October 30th. Staff is currently reviewing project details to determine if any ordinance deviations are proposed and has identified the following items requiring clarification: orientation of main building, exterior materials to be used on the storage building, location and method of mechanical equipment screening, and grade separation to be provided between the building and parking lot.

7. The applicant's site plan identifies a landscape screen around the perimeter of the property consisting of evergreen trees placed at no more than 20 feet apart and a row of evergreen shrubs spaced no more than 5 feet apart. There is also an optional wood-slatted fence on the eastern side of the property. The plan also identifies evergreen landscaping in the front yard at a ratio of one evergreen shrub per 10 linear feet.

He then provided Land Development Plan recommendations:

Proposed Land Use Map: Commercial

Small Area Plan: Northeast

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (6):

- Checklist Item 1: Property is compliant with Proposed Land Use Map
- Checklist Item 3: Property on which the rezoning district is proposed fits zoning ordinance description.
- Checklist Item 5: Complies with Growth Strategy map.
- Checklist Item 12-14: Outside of watershed, flood area, area of steep slopes

Goals/Policies Not Supporting Request (1):

- 2.1.5 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

He then went over proposed conditions:

(A) The use approved shall be Minor Motor Vehicle Repair.

(B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.

(C) Should any outdoor lighting (pole mounted and/or wall mounted) be added, such lighting shall comply with city ordinances and information on such lighting shall be provided to staff for review and approval prior to installation of this outdoor lighting.

(D) No storage of junk or junked vehicles is permitted.

(E) The applicant shall submit a revised site plan detailing the following items:

(a) Information on proposed building materials for accessory storage building and clarification of orientation of main building on building elevation drawing.

(b) Information on ground and/or roof mounted mechanical equipment and screening from street view

(c) Detail on grade separation between the building and the street [Sic].

(d) Compliance with ADA parking requirements.

(F) Prior to the issuance of a Zoning Compliance Permit, the applicant shall obtain the required NCDOT permit(s) and update the plan as necessary to obtain said permit.

(G) Hours of operation shall be from 8:00 AM to 7:00 PM.

(H) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any conditional zoning district conditions acknowledged during the public hearing.

(I) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the Office of the Randolph County Register of Deeds a Memorandum of Land Use

Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to the conditional zoning district in the chain of title for the Zoning Lot.

He then provided staff's consistency statement:

"The Land Development Plan designates this property for commercial use and the requested commercial designation conforms with the plan's Future Land Use recommendation. The applicant, recognizing that there remains contiguous residential zoning and uses surrounding much of the property. proposes a conditional zoning district in order to offer certainty and specific project details.

While staff continues to work with the applicant on certain plan details aimed at making the development compatible with surrounding residential properties, the application proposes a reasonable use for the property and approval would initiate implementation of the Land Development's Plan endorsement of commercial development for this block of N. Fayetteville Street."

He then gave staff's recommendation:

"Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions."

He stated that the City Council will consider the rezoning request on Thursday, December 7, 2023. He then asked the board if there were questions for him. There were no questions for Mr. Nuttall at this time.

Mr. O'Kelley inquired if there was any one to speak in favor of the request. Mr. Rene Avila, the applicant, spoke in favor of the request. He stated that he sent letters to all adjoining property owners. He asked the board if there were any questions. Mr. O'Kelley inquired on the owner of the property next to his property. Mr. Avila stated that this was his Father-in-Law's property and that he had just purchased the property. There were no further questions for Mr. Avila at this time.

Mr. O'Kelley inquired if there was any one to speak in opposition to the request. There was no one to speak in opposition to the request.

Mr. Rich moved to recommend approval of Case Number RZ-23-20 based on the staff's recommendation and subject to the acceptance of the staff suggested conditions. Ms. Vuncannon seconded the motion and the motion carried unanimously.

DISCUSSION OF POTENTIAL 2024 MEETING DATES

Mr. Evans presented potential meeting dates to the Planning Board. He mentioned that January, July, and September dates may change depending on the dates of adoption for the City Council meetings in those months, respectively. He stated that no action was needed at this time. There were no questions for Mr. Evans and no action was taken by the Board on this agenda item.

ITEMS NOT ON THE AGENDA

Mr. Nuttall announced that the city will be accepting application for the 2023 Urgent Repair Program starting on November 13, 2023. He provided some information about the program and encouraged the board to pass along this information to anyone who may need this program's assistance. There were no further items.

ADJOURNMENT

With no further business to come before the board, Mr. O'Kelley adjourned the meeting.

Bradley Morton, Planning Board Secretary

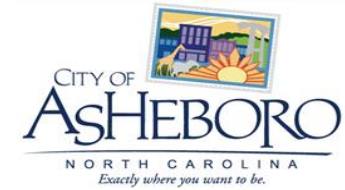
Pamela Vuncannon, Planning Board Vice Chair

146 N. Church Street
Asheboro, NC 27203

City of Asheboro
Community Development Division

336-626-1201
www.asheboronc.gov

2023 ADMINISTRATIVELY APPROVED SUBDIVISIONS (SINCE NOVEMBER 6, 2023)



Name of Subdivision	Case No.	Location	Number of lots	Type of Approval	Notes
Zoocrest Townhomes	SUB-22-02	Zoo Pkwy. & Crestview Church Rd.	44	Preliminary Plat -November 2023	Subdivision is a Residential Planned Unit Development with Conditional Zoning



RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Staff Report

Continued from September 5, October 2, and November 6 Planning Board meetings.

The applicant has requested an additional continuance until the January, 2024 Planning Board meeting, which is shown in this report.

John Evans

From: John Ross <johnhrosspe@gmail.com>
Sent: Wednesday, November 29, 2023 10:34 AM
To: Trevor Nuttall; John Evans; John Ogburn
Cc: Ingram Walters (claytoningramwalters@gmail.com); Christian Vestal; Drew Boggs; Jerry Fitzgerald
Subject: [External Sender] Hillcrest Farm Subdivision

Mr. Nuttall,

Good morning. Please accept our thanks to you, Mr. Ogburn and Mr. Evans for your time in our conversation yesterday afternoon. To summarize our conversation we offer the following:

At the September Planning Board meeting, the Board stated their desire to have the Traffic Impact Analysis results prior to making a project recommendation. Since that time, the scoping for the study has been approved by NCDOT and background traffic counts have been completed. The analysis of the data has been completed and the Draft TIA was submitted to NCDOT on November 6. The TIA is currently under review by the NCDOT District Office and, on November 17th, files were requested and submitted to the NCDOT Congestion Management Office in Raleigh. Based on past experience, we anticipate a 2-3 week review by Congestion Management and then a week or so to have comments or approval from the NCDOT District Office.

We will continue to track and monitor the progress of the Analysis and will keep you updated. With that said, we do not anticipate having the NCDOT comments/approval until later in the month of December.

Given the importance of understanding potential traffic impacts and potential mitigation associated with the Hillcrest Farm Subdivision project, it is our formal request that the zoning and annexation petition be granted a continuance until the regularly scheduled Planning Board and City Council Meeting dates in January.

We recognize that the project dates will need to be readvertised in the local newspaper and we will be glad to reimburse the City for that expense.

Please let us know if there is anything more than this emailed request that you may need.

We thank you in advance for your consideration of this request. Should you have questions or require additional information, please contact me or anyone on our project team.

Sincerely,

John Ross

--

John H. Ross, PE
704-301-0461
JohnHRossPE@gmail.com

Rezoning Staff Report

RZ Case # RZ-23-14

Date September 5 (continued), October 2 (continued), November 6 (continued) and December 4 Planning Board

General Information

Applicant

Ridge Road Partners, LLC (c/o Drew Boggs)

Address PO Box 1609

City Monroe NC 28111

Phone 980-722-1010

Location Zoo Parkway and Newbern Avenue

Requested

Action

Rezone from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Existing Zone R40/R15/R10

Existing Land Use Undeveloped

Size 94.27 acres +/- of 104.27 acres +/-

Pin # 7760008593 (portion) and 7760013008

Applicant's Reasons as stated on application

To construct 400 new residences to help supply the growing residential needs of this area. Residential growth using the clustering of homes in area most suitable for development. This development balances the need for residential growth in areas that are supported by the NC Zoo and City Sportsplex. Coming growth from nearby industrial facilities. Promoted neighborhood setting with nearby Sportsplex and NC Zoo. *Staff Note: The latest site plan presented by the applicant shows 346 dwellings.*

Surrounding Land Use

North Medium-Density Residential & Teachey School **East** Medium-Density Residential

South Low-Density Residential & Undeveloped **West** Medium-Density Residential

Zoning History N/A

Legal Description

The property of Hillcrest Farm Estates, LLC, located on the west side of Zoo Parkway, between 2358 and 2476 Zoo Parkway, and the south side of Newbern Avenue, between 294 and 360 Newbern Avenue, totaling approximately 94.27 acres +/- of 104.27 acres +/- and more specifically identified by a portion of Randolph County Parcel Identification Number 7760008593 and Parcel ID 7760013008.

Analysis

See attachment 1

Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request): Staff analysis as of 11-29-23

1. The property is currently outside of the city limits. Annexation, in accordance with city policy, is required to connect to city-maintained utilities.
2. The request is for a residential Planned Unit Development. The latest plan, received on November 28, 2023, shows a total of 349 dwellings on 349 lots, an increase in 3 dwellings from what was shown on the previous draft of the plan. 285 of these units are detached single-family residences. 64 units are attached townhome style dwellings, clustered in groups of 5 to 7 attached dwellings.
3. Development plans show several common areas with each including amenities such as pickle ball, dog parks, garden areas, and a trail network. Some of the common area is designated specifically as conservation area. The plans note that “the exact amenity provided at each location will be determined at a later date” but the expectation will be that final decisions related to amenities will generally be consistent with what is submitted. Proportional amounts of community amenities would need to be built and available with each phase. Notes also indicate that passive open space with planted grass will comprise the remainder of each area. All common areas will have a minimum of 2 understory trees and 6 shrubs, with “landscaping to have defined boundaries and complement amenity entrance points.”
4. Zoo Parkway is a state-maintained major thoroughfare. New Bern Avenue is a state-maintained collector road. The development proposes two access points, one from each roadway and also shows several potential locations where the internal street network could be extended into adjacent property should future development be proposed. Connectivity between Zoo Parkway and New Bern Avenue is shown via a stream crossing to be built by the developer. Following an initial presentation of the case to the Planning Board in September, the case was continued, giving the applicant time to continue working on preparation of a traffic study. That study is expected to offer findings related to projected traffic impact and potential mitigation strategies as well as data that NCDOT will require as part of its driveway permitting responsibilities. According to the applicant, the traffic study is complete and has been submitted to NCDOT for review but comments have not been returned. NCDOT feedback is anticipated to be available in December and both staff and the applicant would prefer to have those findings available prior to the public hearing. As a result, the applicant has presented a request for an additional continuance request, which is attached to this report.
5. The plans identify certain areas for tree preservation, primarily within flood-prone areas of the property. There also is some landscape buffering shown to be provided between the development and adjacent property, with a minimum 15 ft. natural buffer to be retained adjacent to the townhomes. Each development entrance will be landscaped with at least 4 understory trees and 12 shrubs, and street trees will be installed at a rate of 1 understory tree per 25 residential units.
6. Staff had suggested additional fencing be provided adjacent to two additional residential properties (Parcel Identification Numbers 7760013216 and 7760014240) along Newbern Avenue. In lieu of that fencing, the applicant revised the site plan to add common elements on both sides of the street entering the development from Newbern Avenue (Orchid View Drive). This revision increases separation between new lots and existing homes.
7. Sidewalks customarily are required for a Residential Planned Unit Development and typically is expected to connect all lots and amenities to existing streets. The site plan proposes a sidewalk network only on one side of the new streets which is not adequate under the code when lots are proposed to be on both sides. Staff has identified this deviation and, in response, the applicant has added a trail that would provide additional pedestrian access for many of the lots. The latest plan makes additional adjustments to the trail’s location to improve the access of this trail to lots within the development. Several lots, however, remain unconnected to a pedestrian feature (Lots 2, Lots 11-16 and Lots 103-132), and the common area south of the intersection of Wagon Creek Road and Rusty Willow Road.
8. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance’s pre-prescribed requirements. The aforementioned pedestrian network is the primary deviation identified.
9. The zoning ordinance describes the intent of the R7.5 Medium-Density Residential district as “to provide regulations which will produce a moderate intensity of residential uses, usually single family and

Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request): Staff analysis as of 11-29-23

no more than two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."

10. The neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community." This classification is also described as having a "pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers."

11. This property is considered a Secondary Growth Area by the LDP's growth strategy classification. This is described as "Areas with prime access to an existing city gravity sewer interceptor and/or an existing or potential future thoroughfare, and located outside of, but adjacent to existing city limits. Suitable development sites within SGAs should be given a moderately high level of encouragement and incentives for mid-range development."

12. The overall density of the development is approximately 4.4 dwellings per acre (when excluding public right-of-way as stipulated by the code). The plans indicate that lot sizes range from 3,000 to 4,000 SF, with minimum unit sizes of 1,150 SF of conditioned area for the attached townhomes. The plans indicate lot sizes ranging from 4,100 to 5,100 SF for the detached single-family dwellings, with minimum unit size of 1,200 SF of conditioned area for each detached dwelling. Average lot size for the development as a whole, after deducting public right-of-way, is 9,956 s.f.

13. A portion of the property is in a Special Hazard Flood Area. There is one roadway crossing shown traversing the floodway.

14. Staff continues to review the latest site plan and will provide an updated report should the case be continued.

Rezoning Staff Report

RZ Case # RZ-23-14

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Central

Growth Strategy Map Designation Secondary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map. (regarding the residential land use, pedestrian connections, and the provision of some recreational amenities)

Checklist Item 5: Complies with Growth Strategy Map

LDP Design Principles (PRINCIPLE #4): Move from “Conventional Development” toward “Cluster Development”

Rezoning Staff Report

RZ Case # RZ-23-14

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map. (regarding density similar to surrounding neighborhoods and convenient access to neighborhood commercial center).

Checklist Items 13 and 14: 13.) The property is located within of Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

The Land Development Plan has anticipated medium-density residential development on this property since plan adoption. The application includes several design characteristics advocated by the plan, including mixed housing options, open space and sensitive lands preservation, recreational amenities for the neighborhood, a street network that provides internal connectivity as well as options for external connections, and pedestrian infrastructure generally viewed as necessary for the number of homes proposed.

Findings from a Traffic Impact Analysis (TIA) would help to better project effects on the area's street network and identify likely roadway improvements and mitigation strategies if the development were to be built. The applicant is working to provide a traffic study in conjunction with the request. While the study will offer findings and recommendations, NCDOT ultimately will dictate access requirements for connection to its roadways following review of a TIA. It is reasonable to assume that there will be state-mandated roadway improvements should the zoning district be approved.

The requested zoning district does seek densities at the upper limit of the city's medium-density residential designation and would be more dense than the R10 zoning of nearby neighborhoods. However, the development is designed in a manner that buffers it and provides separation between those neighborhoods, increasing the project's compatibility with surrounding land uses.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions and review of the findings of the traffic study.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)
See Attachment 2.

Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of November 30, 2023
(Subject to change following comprehensive review of latest plan submitted)

- (A) The use approved shall be a Residential Planned Unit Development with no more than 349 dwelling units on 349 lots and development shall be per the approved site plan and materials submitted in support of the application.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Enclosure of concrete pads or other additions to the rear of dwellings within Phase 1 of the development shall not be considered a modification requiring City Council review provided such additions are located on a recorded lot.
- (D) Maintenance of all recreation areas, any utilities not publicly maintained, and roadways and drainage facilities that are not specifically labeled on the approved as public or not within public-right-of-way shall be the responsibility of the property owner and any successors in interest.
- (E) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
- (F) Solid waste disposal for the project shall be consistent with city policies and codes.
- (G) Landscaping, including street trees, front yard landscaping, tree preservation, perimeter buffering, and fencing shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.
- (H) Prior to the recording of Memorandum of Land Use Restrictions outlined in (CC), the site plan shall be revised with the following information and resubmitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council:
 - (i) Labeling of recreation area on plan sheets.
 - (ii) Labeling of adjacent property zoning within 50' of subject property.
 - (iii) Labeling of all lot dimensions.
 - (iv) Sidewalk width and grass strip dimension in accordance with the Asheboro Subdivision Ordinance: sidewalks to be maintained by the city shall be 5' wide with a 2.5' grassed strip.
 - (v) Clarification on site plan that stormwater management is the responsibility of the property owner and/or homeowners' association outside of the public right-of-way.
 - (vi) Accurate accounting of total number of residences on coversheet.
 - (vii) Adjusted roadway design if any roadway curve exceeds an acceptable radius for the design speed.
 - (viii) Extending sidewalks to roadway intersections and between phases if gap exists.
- (I) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
 - (i) Driveway permit from NCDOT
 - (ii) Permitting from NC Department of Environmental Quality
 - (iii) Subdivision Sketch Design and Preliminary Plat
 - (iv) A sealed survey plat shall be submitted by a Professional Land Survey to city staff for recording identifying the boundaries of the approved Conditional Zoning District.
- (J) Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, street lights, and sanitary sewage that comply with city policies, shall be submitted and approved.
- (K) All dwellings shall be located on a subdivided lot, with sufficient buildable area in compliance with Zoning Ordinance Section 3.01(C), and recorded in the public registry in accordance with the city's land development requirements.
- (L) Front yard averaging provisions shall not be applicable within any phase of the development.

Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of November 30, 2023
(Subject to change following comprehensive review of latest plan submitted)

(M) Open space shall be created and recorded consistent with the conditional zoning district site plan.

(N) Recreational elements proposed within each phase shall be constructed and available for use prior to the recording of subdivision plats resulting in the creation of more than 75% of the lots approved for that phase as ultimately shown on the preliminary plats to be presented.

(O) Outdoor recreational vehicle (RV) parking shall be prohibited throughout the development by the homeowners' association documents.

(P) Sidewalks meeting ADA standards or a trail shall be provided to connect units and lots, parking areas, recreation facilities, trash facilities, community mailboxes Sidewalks shall extend to intersections with existing streets and along existing public streets (except as noted below) where new curb and gutter is added; a trail network shall be built as shown on the final approved conditional zoning district site plan. Where existing and proposed streets exceed five percent (5%) grade, and sidewalks area added along those streets, sidewalks shall meet ADA standards at the intersection(s).

(Q) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.

(R) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.

(S) Each dwelling unit constructed shall, at a minimum, possess a garage capable of holding one passenger vehicle and at least one additional off-street parking space.

(T) Final roadway names shall be subject to city and Randolph County approval.

(U) Floodplain development permits shall be issued by the city prior to any construction within regulated floodplain areas.

(V) Annexation shall be required prior to extension of city water and sewer.

(W) Evaluation of changes necessitated by NCDOT permitting requirements resulting from the development's traffic impact analysis shall be reviewed consistent with Section 4.05(C)(13).

(X) If the postal service requires a cluster box unit (CBU) for mail delivery, such a change will not be considered a modification of the conditional zoning district requiring council action. If required within the public right-of-way, an area shall be provided that, at a minimum, is adequate for one drop-off space for a motor vehicle, including any maneuvering area. Any drop-off area shall be designed in accordance with commonly accepted traffic engineering practices.

Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this activity shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.

(Y) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with this order, shall be recorded in the office of the Randolph County Register of Deeds. Such homeowners' documents shall include, but not be limited to, maintenance responsibilities of the association and a release of City of Asheboro from

Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of November 30, 2023
(Subject to change following comprehensive review of latest plan submitted)

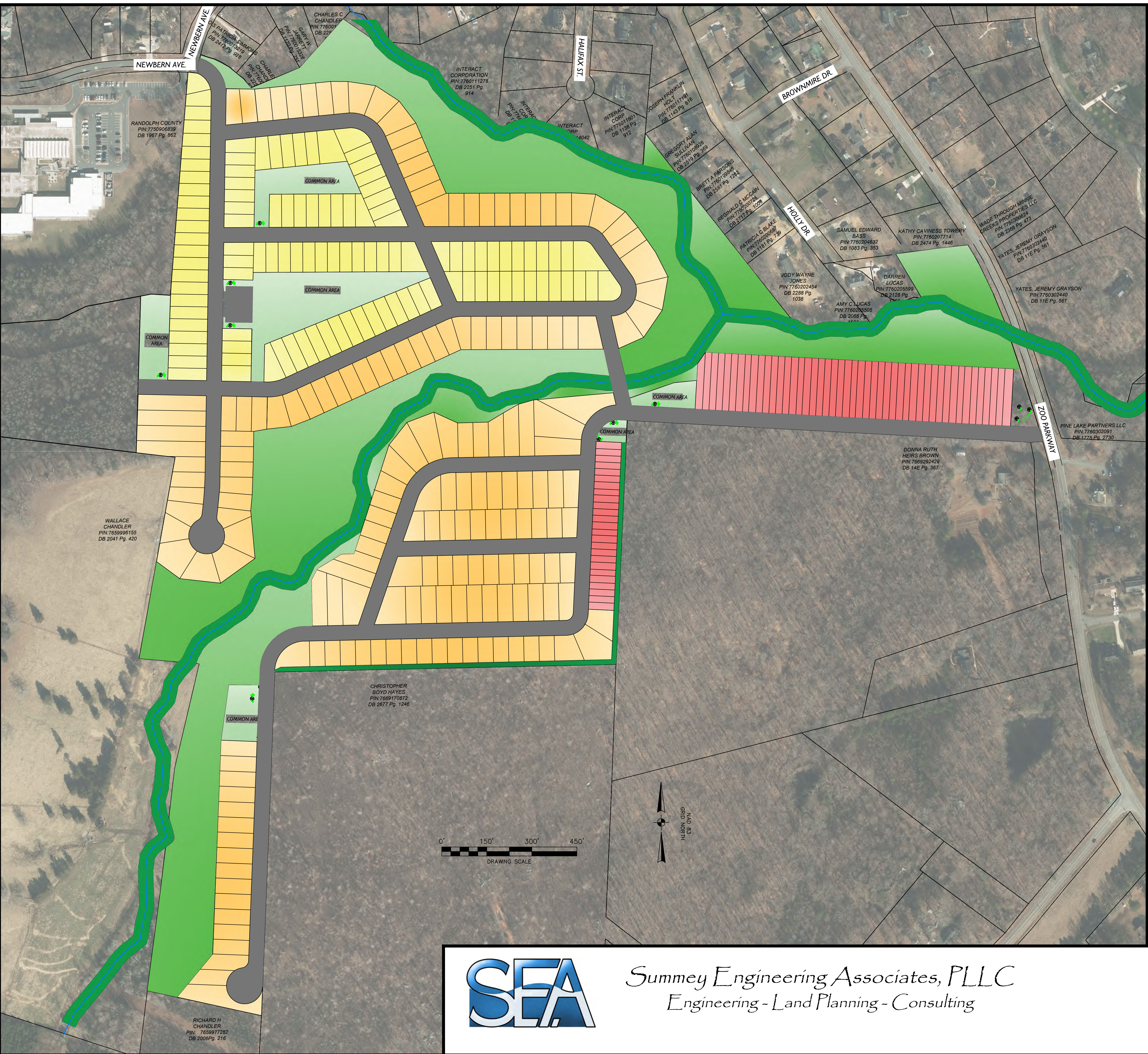
liability due to utility maintenance on any streets, and prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.

(Z) The connection between Phases 1 and 3 that is provided by Wagon Creek Road shall be built, accessible, and offered for public dedication prior to the platting of any lot(s) within Phases 3 and/or 4 of the development. No lots within Phase 4 shall be platted prior to Phase 1 and 3 roadways being built, accessible, and offered for public dedication to such an extent that continuous uninterrupted public access is assured between Zoo Parkway and New Bern Avenue through the development. If Phase 3 or 4 development occurs before Phase 1 or 2, Wagon Creek Road shall be built, accessible, and offered for public dedication to connect Phase 3 with Phase 1 prior to the platting of any lot(s) within Phases 1 or 2. No lots within Phase 2 shall be platted prior to Phase 1 and 3 roadways being built, accessible, and offered for public dedication to such an extent that continuous uninterrupted public access is assured between Zoo Parkway and New Bern Avenue through the development.

(AA) At least one public street stub enabling a future public road extension into the Donna Ruth Brown Heirs property, identified as Randolph County Parcel Number 7669292429, shall be built. The location and design of the street stub shall be reviewed and approved with the preliminary plat and engineering plans and in consultation with NCDOT.

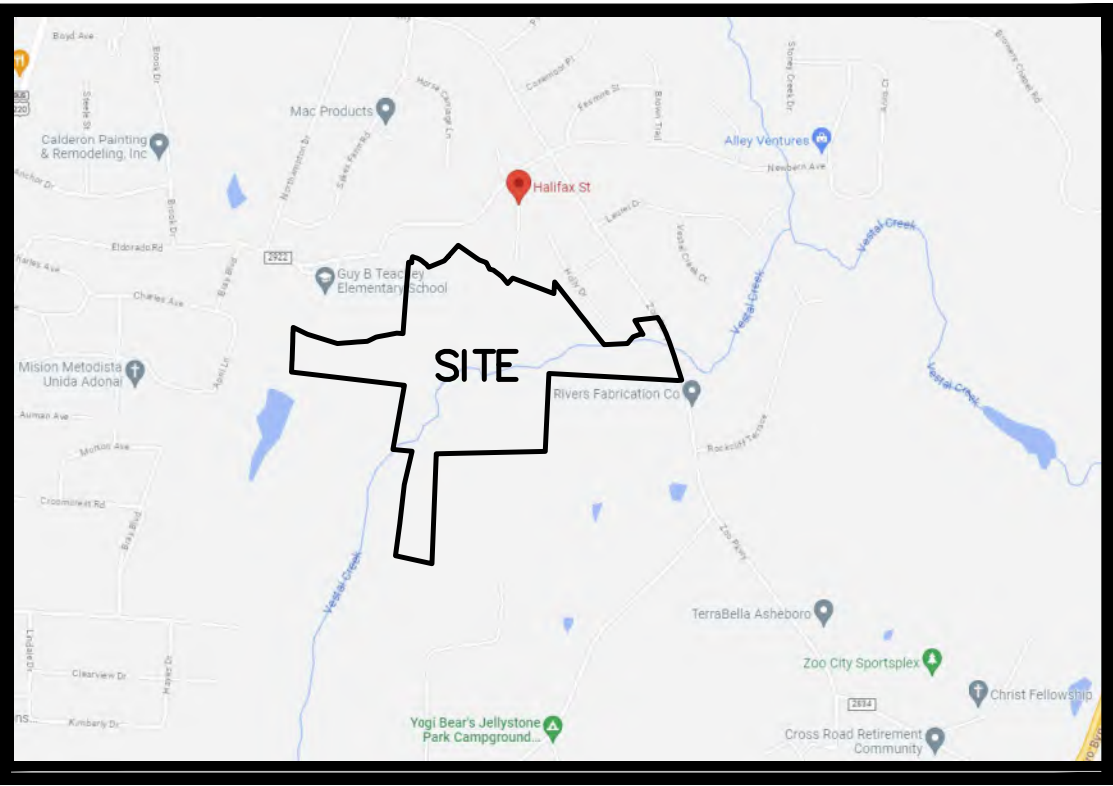
(BB) At least one additional public street stub enabling a future public road extension into the Christopher Boyd Hayes property, identified by Randolph County Parcel Identification Number 7669170872, shall be built. The location and design of the street stub shall be reviewed and approved with the preliminary plat and engineering plans and in consultation with NCDOT.

(CC) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.



DRAWING LEGEND

	TOWNHOMES
	51 FT SINGLE FAMILY
	41 FT SINGLE FAMILY
	COMMON OPEN SPACE
	STREAM BUFFER AREA
	CONSERVATION / WOODED AREA
	STREAM



VICINITY MAP
N.T.S.



Summey Engineering Associates, PLLC

Engineering - Land Planning - Consulting

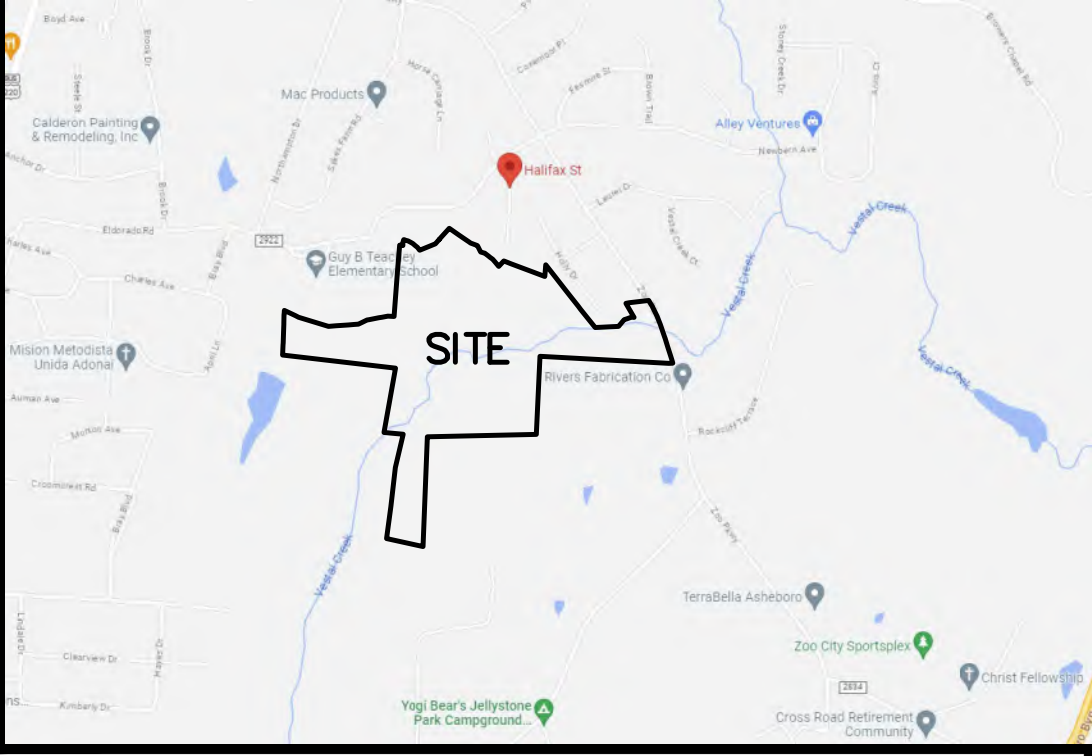
CONCEPTUAL REZONING PLAN
HILLCREST FARM SUBDIVISION
RANDOLPH COUNTY, ASHEBORO, NC
AUG. 2023

NOTE: NOT FOR CONSTRUCTION. CONCEPTUAL PLANS ONLY LAYOUT AND LOT YIELD SUBJECT TO CHANGE.

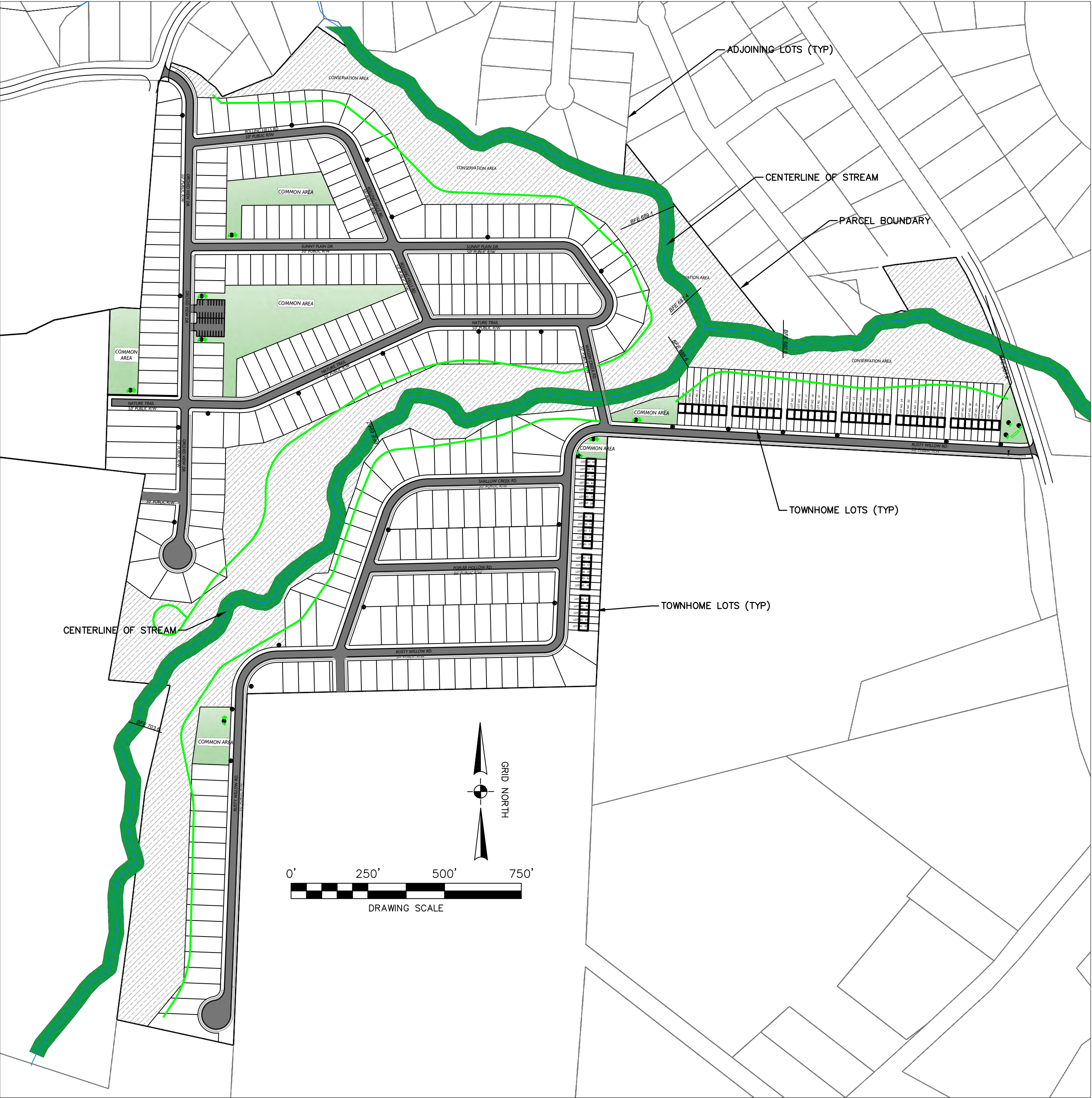
PRELIMINARY SITE SKETCH PLANS

HILLCREST FARM SUBDIVISION

ZOO PARKWAY
RANDOLPH COUNTY - ASHEBORO - NC
PROJECT NO.: E-8561
AUG. 2023



VICINITY MAP
N.T.S.



SITE DATA

- | | |
|---|---------------------------------|
| 1. TOTAL PARCEL AREA: | 94.27 AC. |
| 2. TOTAL AREA IN ROW: | 14.50 AC |
| PARCEL AREA MINUS ROW: | 79.77 AC |
| 3. TOTAL AREA IN TREE CONSERVATION: | 29.5 AC |
| 4. TOTAL AREA IN LOTS: | 44.88 AC |
| 5. TOTAL NUMBER OF RESIDENCES: | 346 |
| TOTAL NUMBER OF TOWNHOMES: | 64 UNITS |
| TOTAL NUMBER OF SFR: | 282 |
| 6. TOTAL OPEN SPACE AREA: | 64.27 AC (68.17%) |
| 7. TOTAL REC SPACE: | 4.8 AC (5.09%) |
| 8. LOTS PER ACRE: | 3.7 |
| 9. LINEAR FEET IN PROPOSED STREETS: | 12,560 LF |
| 10. DEED REFERENCE: | DB 2214 PG 1281, DB 2251 PG 896 |
| 11. PARCEL NO. | 7760008593, 7760013008 |
| 12. EXISTING ZONING - | R15 / R10 / R40 |
| 13. PROPOSED ZONING - | CZ R7.5 |
| 14. NCFIRM PANEL NO.: | 371077600J |
| 15. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE CITY OF ASHEBORO SIGN REGULATIONS | |
| 16. THE PROPOSED PROJECT WILL COMPLY WITH THE CITY OF ASHEBOROS LIGHTING REGULATIONS | |
| 17. TOPOGRAPHY IS SHOWN PER NC ONE MAP DATA | |
| 18. WATER AND WASTEWATER SERVICES PROVIDED BY CITY OF ASHEBORO | |
| 19. PROPOSED STREETS, WATER, SEWER, AND STORMWATER TO BE MAINTAINED BY THE CITY OF ASHEBORO | |
| 20. PERMITS TO BE OBTAINED INCLUDE: | |
| - NCDOT DRIVEWAY PERMIT | |
| - CITY OF ASHEBORO PLANING AND ENGINEERING APPROVALS | |
| - NCDEQ EROSION CONTROL PERMIT | |
| - NCDEQ PUBLIC WATER AND SEWER EXTENSIONS | |
| - USACE AND NCDEQ 401/404 STREAM CROSSING PERMIT | |
| 18. DETAILED CONSTRUCTION AND CIVIL ENGINEERING PLANS TO INCLUDE: | |
| - SITE GRADING, EROSION CONTROL, AND STORM DRAINAGE | |
| - STREET AND UTILITY PLAN AND PROFILES | |
| - ALL SUPPORTING PLANS, DETAILS, AND SPECIFICATIONS | |

PROJECT DATA

CURRENT OWNER: HILLCREST FARM ESTATES, LLC
SUBDIVISION NAME: HILLCREST FARM SUBDIVISION
DEVELOPER: BOGGS CONTRACTING, INC
APPLICANT:
CIVIL ENGINEERING: SUMMEY ENGINEERING ASSOCIATES, PLLC

SITE AREA NOTES:

TOTAL SITE AREA: 432,142 SF (9.92 ACRES)
COMMON AREA: 336,230 SF (8.40 ACRES)
OPEN SPACE AREA: 318,234 SF (7.30 ACRES)
TOTAL AREA OF LOTS: 65,912 SF (1.51 ACRES)
TOTAL NUMBER OF LOTS: 44
AVERAGE LOT SIZE: 1,498 SF (0.03 ACRES)

**FINAL LOT AREAS AND SHARED OPEN SPACE AREAS TO BE DETERMINED WITH THE RECORDING OF THE FINAL PLAT PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN NORTH CAROLINA.

AMENITIES NOTES:

1. ALL COMMON AREA LOCATIONS TO BE CONSTRUCTED AND RECORDED WITH PLAT. HOA TO MANAGE AMENITIES AND SITE LANDSCAPING
2. THE PROPOSED COMMON SPACE AREAS ARE TO INCLUDE AMENITIES SUCH AS PICKLE BALL, DOG PARKS, AND GARDEN AREAS. ALL COMMON OPEN SPACE WILL HAVE ACCESSIBILITY AND ACCESS FROM PUBLIC R/W AND BE MAINTAINED BY THE HOA. THE EXACT AMENITY PROVIDED AT EACH LOCATION WILL BE DETERMINED AT A LATER DATE
3. HOA TO MAINTAIN ALL COMMON AREAS AND ENTRY SIGNAGE
4. ALL AREAS NOT IN ROW, LOT AREAS, OR CONSERVATION AREA ARE TO BE CONSIDERED OPEN SPACE. IT IS THE RESPONSIBILITY OF THE HOA TO PRESERVE ALL COMMON SPACE AND MAINTAIN THEM FOR THE BENEFIT OF THE RESIDENTS

LANDSCAPE NOTES:

1. STREET YARD LANDSCAPING TO BE INSTALLED AT A RATE OF 1 UNDERSTORY TREE PER 25 RESIDENTIAL UNITS.
2. DEVELOPMENT ENTRANCES TO BE LANDSCAPED WITH A MIN. OF 4 UNDERSTORY TREES AND 12 SHRUBS.
- ALL COMMON AREAS TO BE PROVIDED WITH A MIN. OF 2 UNDERSTORY TREES AND 6 SHRUBS. LANDSCAPING TO HAVE DEFINED BOUNDARIES AND COMPLEMENT AMENITY ENTRANCE POINTS.
4. ALL TREES AND SHRUBS ARE TO BE SELECTED FROM THE CITY OF ASHEBORO APPROVED PLANTING LIST IN THE COA LAND DEVELOPMENT ORDINANCE

SHEET INDEX

- | | |
|-----|-------------------|
| C-0 | COVER SHEET |
| C-1 | OVERALL SITE MAP |
| C-2 | PHASE 1 SITE AREA |
| C-3 | PHASE 2 SITE AREA |
| C-4 | PHASE 3 SITE AREA |
| C-5 | PHASE 4 SITE AREA |
| C-6 | TYPICAL DETAILS |

Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting





OVERALL SITE MAP

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBURN AVE
RANDOLPH COUNTY - JASHEBORO - NC



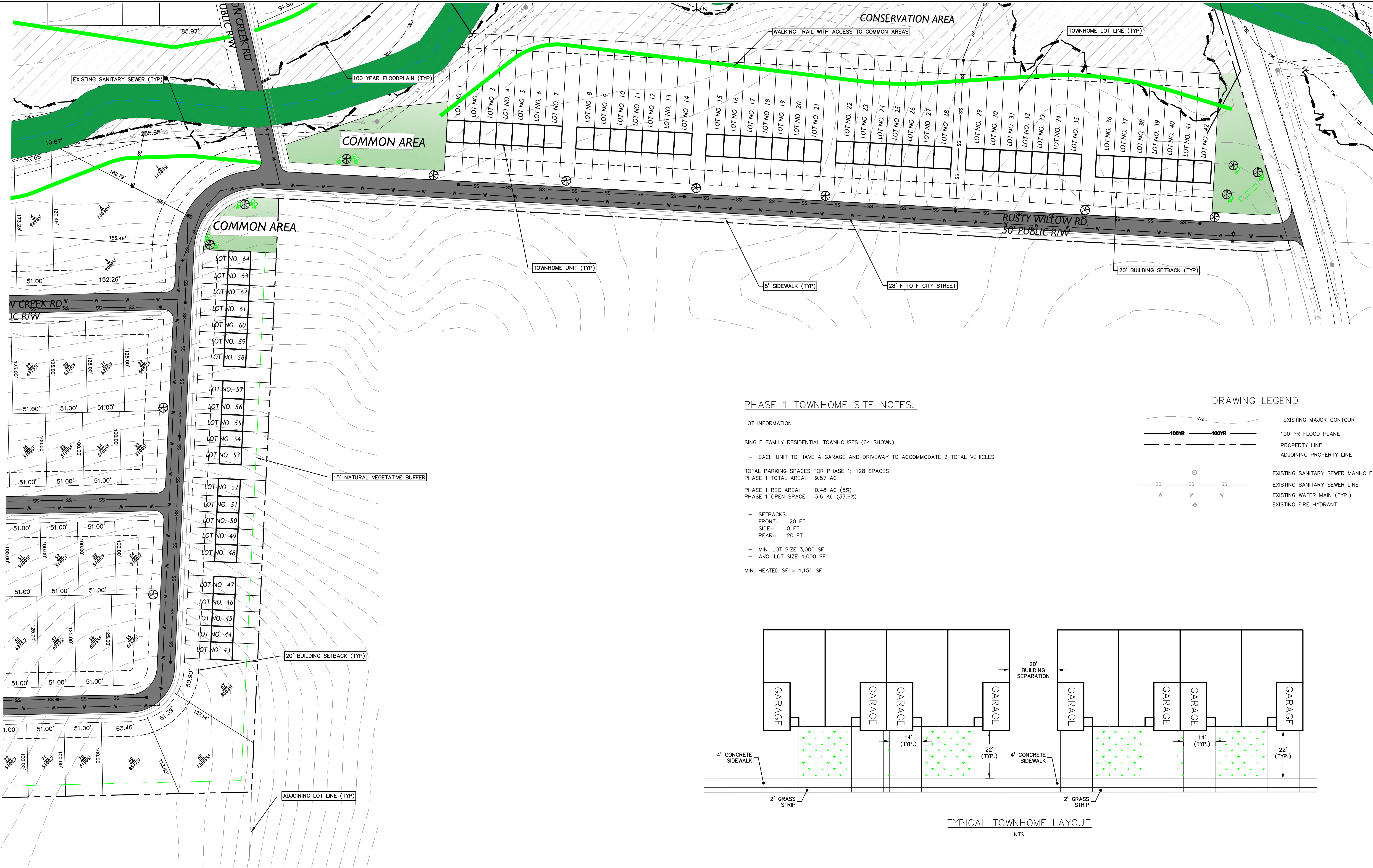
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 966, Asheville, NC 27204
Ph. 336-324-0902 Fx. 336-324-0922
www.summeyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

[illegible]

Scale:	
Date:	MARCH 2023
Drawn By:	DJB
Checked By:	HMSJ
Job No.:	E-8561
Sheet No.	

 C_{-}

NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

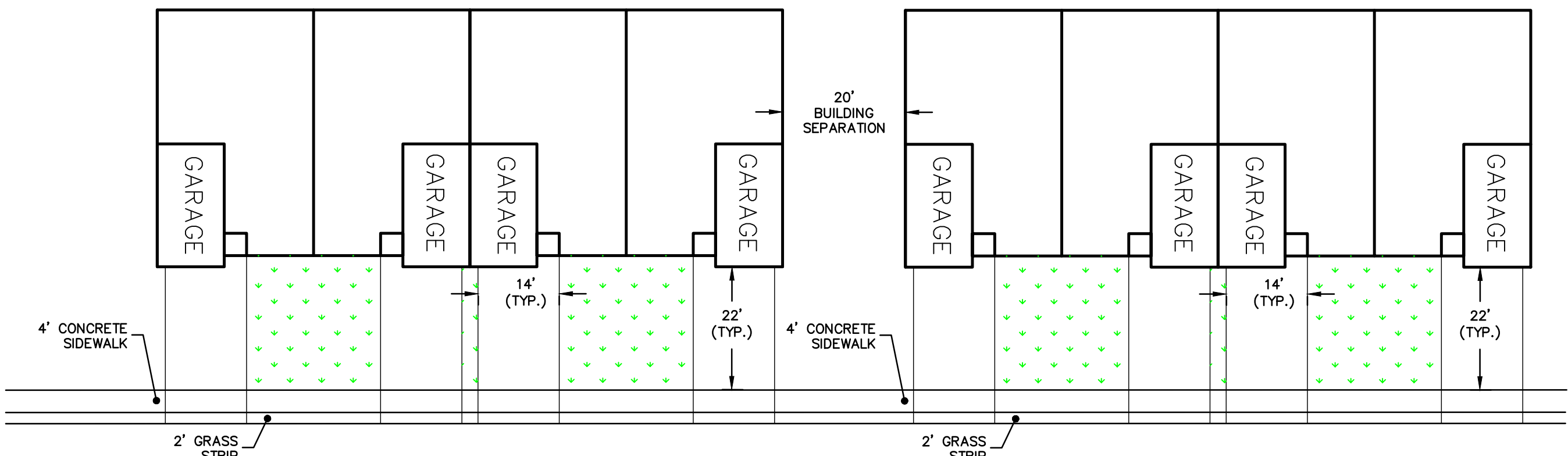


PHASE 1 TOWNHOME SITE NOTES:

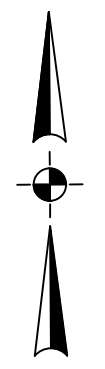
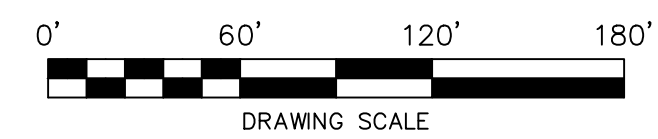
- LOT INFORMATION
- SINGLE FAMILY RESIDENTIAL TOWNHOUSES (64 SHOWN)
- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES
- TOTAL PARKING SPACES FOR PHASE 1: 128 SPACES
PHASE 1 TOTAL AREA: 9.57 AC
- PHASE 1 REC AREA: 0.48 AC (5%)
PHASE 1 OPEN SPACE: 3.6 AC (37.6%)
- SETBACKS:
FRONT= 20 FT
SIDE= 0 FT
REAR= 20 FT
- MIN. LOT SIZE 3,000 SF
- AVG. LOT SIZE 4,000 SF
- MIN. HEATED SF = 1,150 SF

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT



TYPICAL TOWNHOME LAYOUT
NTS



PRELIMINARY FOR REVIEW ONLY

PHASE I SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:
Date: MARCH 2023
Drawn By: DJB
Checked By: HWSJ
Job No.: E-8861
Sheet No.

SEA

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheboro, NC 27204
Ph: 336-528-0902 Fx: 336-528-0922
www.summyengineering.com

NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

C-2



PHASE 3 SINGLE FAMILY RESIDENTIAL SITE NOTES:

LOT INFORMATION

SINGLE FAMILY RESIDENTIAL

- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES

TOTAL PARKING SPACES FOR PHASE 3: 172 SPACES

PHASE 3 TOTAL AREA: 32.27 AC

PHASE 3 REC AREA: 0.85 AC (3.11%)

PHASE 3 OPEN SPACE: 23.65 AC (73.28%)

- SETBACKS:
- FRONT= 20 FT
- SIDE= 5 FT
- REAR= 20 FT

- MIN. LOT SIZE 4,100 SF
- MIN. LOT WIDTH 41'

MIN. HEATED SF: 1,200 SF

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT



PRELIMINARY FOR REVIEW ONLY

PHASE 3 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBORN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:

Date: MARCH 2023

Drawn By: D.B.

Checked By: HWSJ

Job No.: E-8561

Sheet No.

C-4



Summey Engineering Associates, PLLC

Engineering - Consulting - Surveying

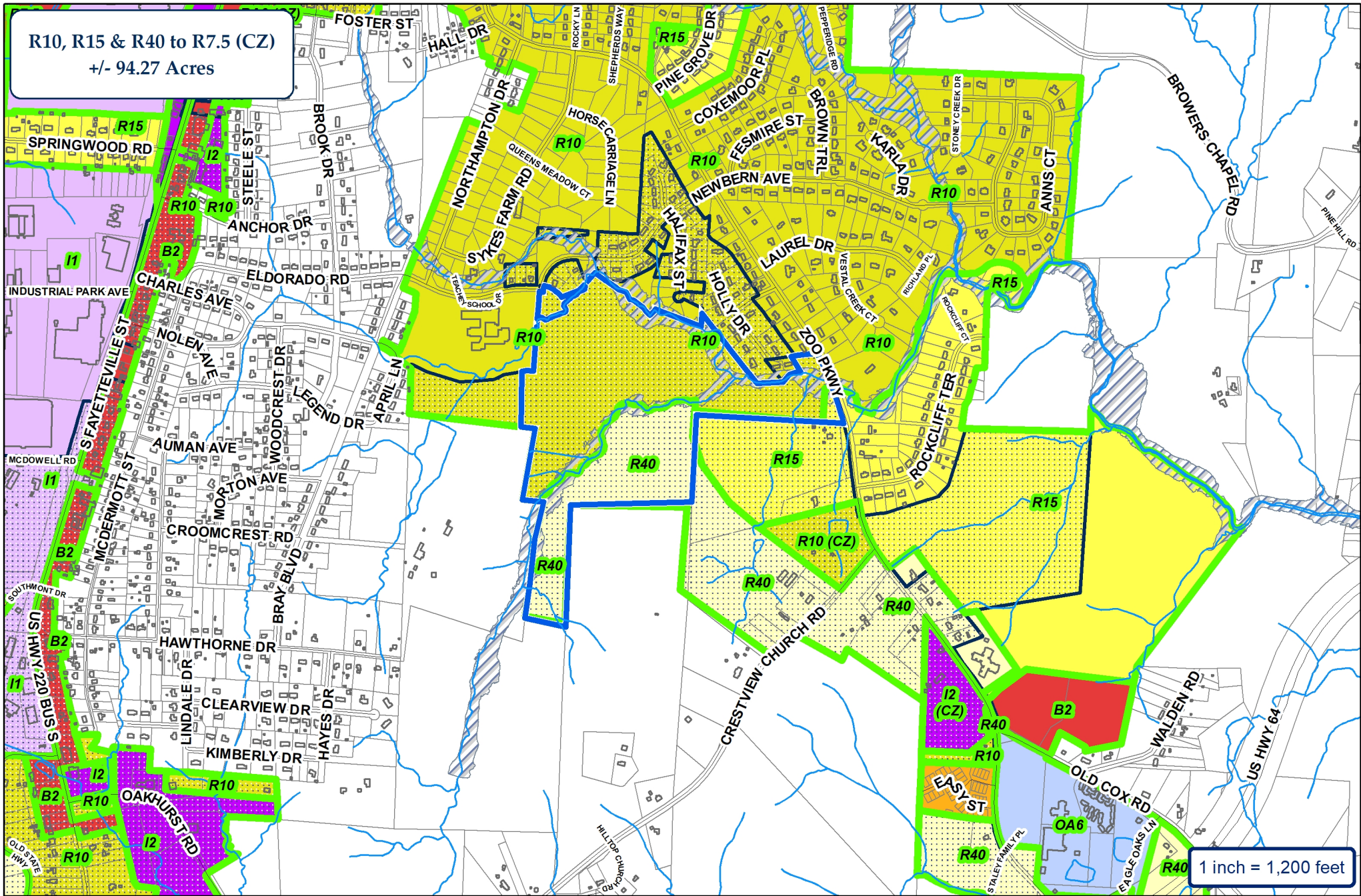
PO Box 968, Asheboro, NC 27204

Ph: 336-528-0902 Fx: 336-528-0922

www.summeyengineering.com

NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

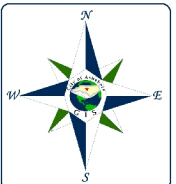
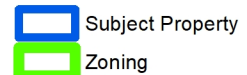
R10, R15 & R40 to R7.5 (CZ)
+/- 94.27 Acres



City of Asheboro Planning & Zoning Department

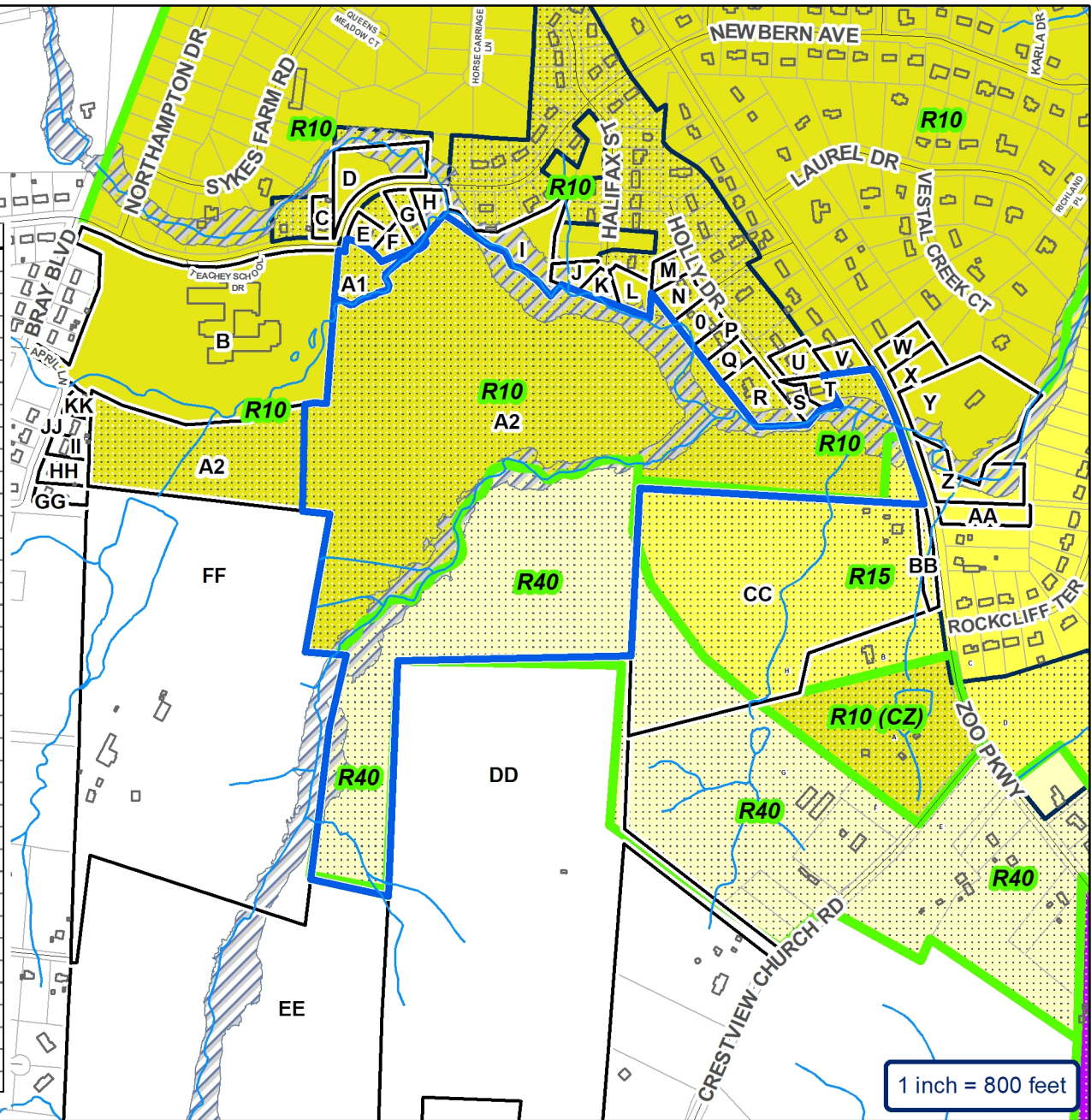
Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008



R10, R15 & R40 to R7.5 (CZ)
+/- 94.27 Acres

Map_ID	Owner
A1	CHANDLER, CHARLES C
A2	HILLCREST FARM ESTATES LLC
B	RANDOLPH COUNTY
C	TROGDON, MARGIE M (TROGDON, JAMES P)
D	CHANDLER, WALLACE S JR
E	SIMMONS, LOIS PATRICIA (SIMMONS, F B III)
F	CHANDLER, CHARLES C
G	JARRETT, GARY W (JARRETT, SUSAN M)
H	CHANDLER, CHARLES C
I	INTERACT CORPORATION
J	INTERACT CORP
K	INTERACT CORP
L	INTERACT CORP
M	HOLT, JOSEPH FRANKLIN (HOLT, DOROTHY V)
N	SULLIVAN, GREGORY ALAN (SULLIVAN, REBECCA SCHOENBERGER)
O	PARSONS, BRETT A
P	MCCAIN, REGINALD C (MCCAIN, ONICA C)
Q	BLAKE, PATRICIA C
R	JONES, JODY WAYNE (JONES, LESLIE)
S	LUCAS, AMY C
T	LUCAS, DARREN KEITH (LUCAS, AMY)
U	BASS, SAMUEL EDWARD
V	TOWERY, KATHY CAVINESS
W	MCLEMORE, CHARLES M
X	WADE THROUGH MINNIE CREEKS PROPERTIES LLC
Y	YATES, JEREMY GRAYSON
Z	PINE LAKE PARTNERS LLC
AA	TRIPS ONE INVESTMENTS LLC
BB	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
CC	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
DD	HAYES, CHRISTOPHER BOYD
EE	CHANDLER, RICHARD H
FF	CHANDLER, WALLACE SCARBOROUGH JR
GG	PARKS, LOUISE W
HH	TROGDON, DARRELL (TROGDON, JENNIFER)
II	NAVARRETE, JOEY SOLIS
JJ	HINESLEY, LINDA K
KK	SMITH, JAMES D



ETJ

City of Asheboro Planning & Zoning Department

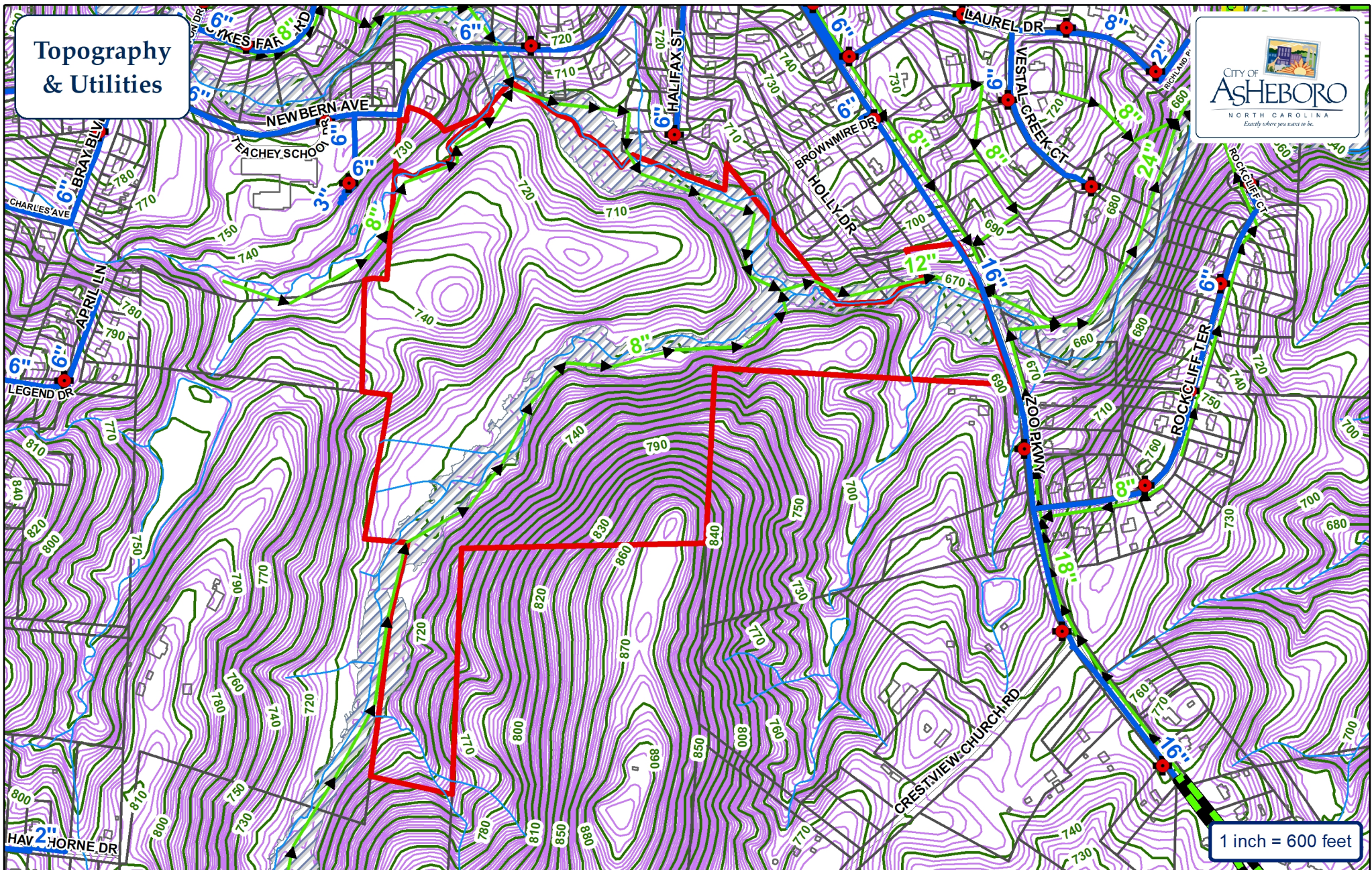
Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



-  Water Main
-  Sewer Main
-  Force Main
-  Fire Hydrant
-  Pump Station
-  Watershed

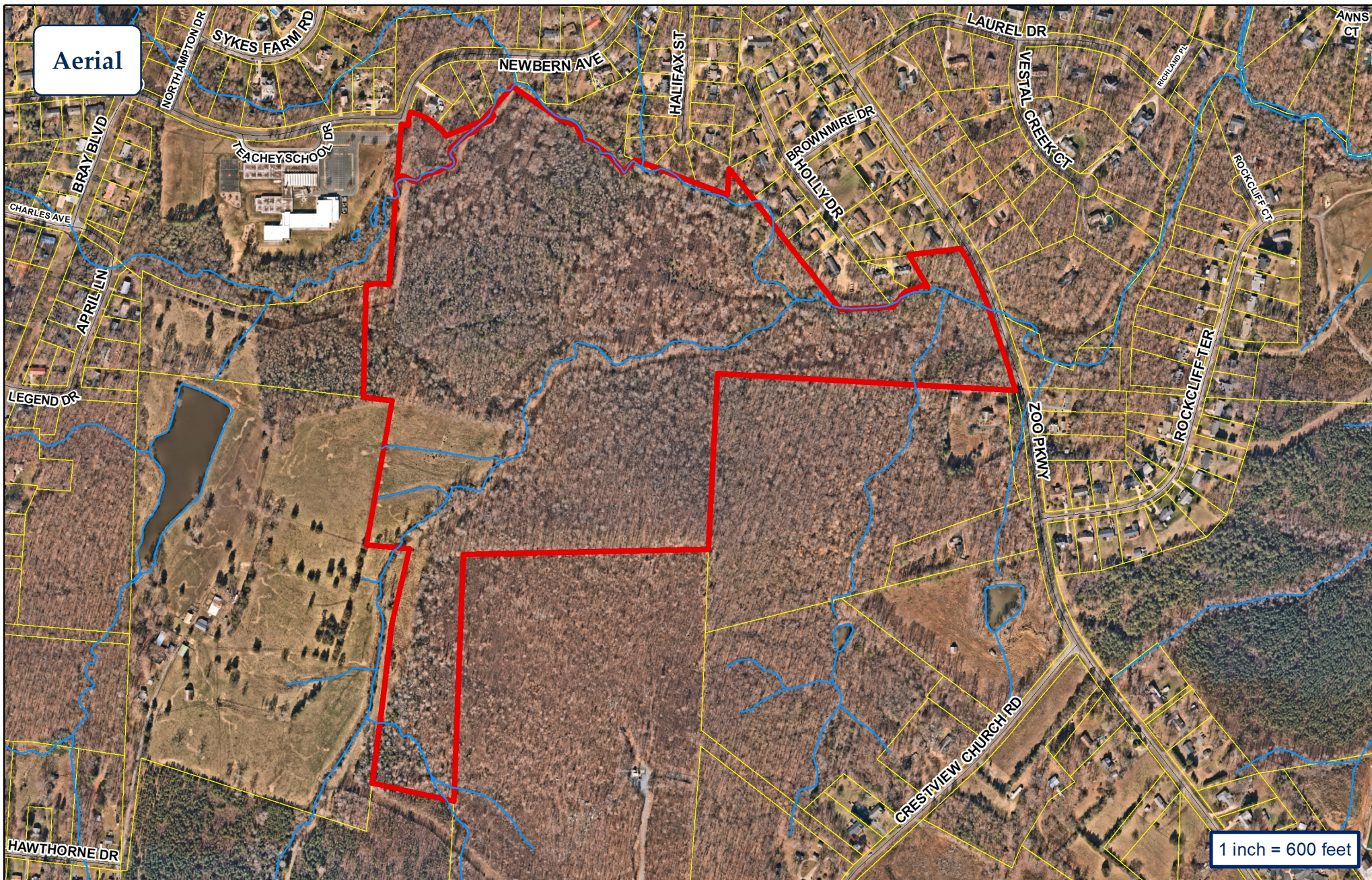
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008

 Subject Property





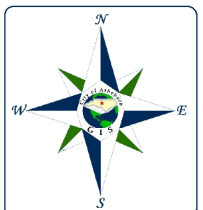
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008



 Subject Property





RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Building Renderings provided by applicant

Note: A full set of the building elevations are included in the electronic copy of this staff report.















TrueHomes

IT'S ALL ABOUT U

THE HUNTLEY MASTERS SET ELEMENTS / TRADITIONS

ELECTRICAL LEGEND		GENERAL NOTES					KEY NOTES	TABLE OF CONTENTS	
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION. 2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION. 3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN. 4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2X4 STUDS 16" O.C. (U.N.O.). <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u> 7. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT. 8. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE. 9. <u>USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u> 10. DIMENSIONS ARE FROM FACE OF STUDS. 11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C. 12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.	13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.). 14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDLED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN 1/2" GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. HEEL HEIGHTS: SEE ELEVATIONS 16. SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND	MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS. 18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S. 19. PROVIDE 1 1/2" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. <u>SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").</u> 23. <u>SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS</u>	ELEVATIONS		C5	COVER SHEET
	OUTLET 220V					R1	REVISION SHEET		
	OUTLET 110V					A1	FOUNDATION & OPTIONS		
	OUTLET 110V WATER PROOF					A2	FIRST FLOOR PLANS & OPTIONS		
	OUTLET 110V GFI					A3	SECOND FLOOR PLAN & OPTIONS		
	SWITCHED RECEPTACLE					A4	EXTERIOR ELEVATIONS & OPTIONS		
	PHONE					GSN	GENERAL STRUCTURAL NOTES		
	SMOKE / CO DETECTOR					A5	FLOOR FRAMING & OPTIONS		
	SMOKE DETECTOR					A6	ROOF FRAMING & OPTIONS		
	SWITCH					A7	STAIR SECTIONS		
	3-WAY SWITCH	E1		FIRST FLOOR ELECTRICAL PLANS					
	4-WAY SWITCH	E2	SECOND FLOOR ELECTRICAL PLANS						
	SPEAKER SWITCH	D	DETAILS						
	THERMOSTAT	C	CABINET PLANS						
	CABLE TV								
	CEILING LIGHT								
	COMPACT FLUORESCENT LIGHT GU24 SOCKET								
	JUNCTION LIGHT								
	SPEAKER								
	EXHAUST FAN								
	EXHAUST FAN / LIGHT								
	FLOOD LIGHT								
	UNDER CABINET LIGHT								
	PUSH BUTTON								
	ELECTRIC PANEL								
	CAN LIGHT								
	MINI-CAN LIGHT								
	PENDANT LIGHT								
	PREWIRE								
	CEILING FAN PRE-WIRE								
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.									

INTERIOR HINGED DOOR SCHEDULE		EXTERIOR HINGED DOOR SCHEDULE		KING / JACK SCHEDULE		SQUARE FOOTAGE																																																																																																						
<table><tr><th colspan="2">DOOR WIDTH</th><th colspan="3">DOOR HEIGHT R.O.</th></tr><tr><th>PLAN I.D.</th><th>R.O. WIDTH</th><th>8FT CEILING</th><th>9FT CEILING</th><th>10FT CEILING</th></tr><tr><td>1/4</td><td>1'-6"</td><td rowspan="12">82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"</td><td rowspan="13">82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"</td><td rowspan="13">98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"</td></tr><tr><td>1/6</td><td>1'-8"</td></tr><tr><td>1/8</td><td>1'-10"</td></tr><tr><td>2/0</td><td>2'-2"</td></tr><tr><td>2/4</td><td>2'-6"</td></tr><tr><td>2/6</td><td>2'-8"</td></tr><tr><td>2/8</td><td>2'-10"</td></tr><tr><td>2/10</td><td>3'-0"</td></tr><tr><td>3/0</td><td>3'-2"</td></tr><tr><td>4/0</td><td>4'-2"</td></tr><tr><td>5/0</td><td>5'-2"</td></tr><tr><td>6/0</td><td>6'-2"</td></tr></table>		DOOR WIDTH		DOOR HEIGHT R.O.			PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	1/4	1'-6"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	1/6	1'-8"	1/8	1'-10"	2/0	2'-2"	2/4	2'-6"	2/6	2'-8"	2/8	2'-10"	2/10	3'-0"	3/0	3'-2"	4/0	4'-2"	5/0	5'-2"	6/0	6'-2"	<table><tr><th colspan="2">DOOR WIDTH</th><th colspan="3">DOOR HEIGHT R.O.</th></tr><tr><th>PLAN I.D.</th><th>R.O. WIDTH</th><th>8FT CEILING</th><th>9FT CEILING</th><th>10FT CEILING</th></tr><tr><td>3/0</td><td>3'-2 1/2"</td><td rowspan="6">82-1/2"</td><td rowspan="6">82-1/2"</td><td rowspan="6">98-1/2"</td></tr><tr><td>2/8</td><td>2'-10 1/2"</td></tr><tr><td>5/0</td><td>5'-3 5/8"</td></tr><tr><td>5/4</td><td>5'-7 5/8"</td></tr><tr><td>6/0</td><td>6'-3 5/8"</td></tr><tr><td colspan="5">SLIDING PATIO DOORS</td></tr><tr><td>5/0</td><td>4'-11 1/2"</td><td>80"</td><td>80"</td><td>96"</td></tr><tr><td>6/0</td><td>5'-11 1/2"</td><td>80"</td><td>80"</td><td>96"</td></tr></table>		DOOR WIDTH		DOOR HEIGHT R.O.			PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"	2/8	2'-10 1/2"	5/0	5'-3 5/8"	5/4	5'-7 5/8"	6/0	6'-3 5/8"	SLIDING PATIO DOORS					5/0	4'-11 1/2"	80"	80"	96"	6/0	5'-11 1/2"	80"	80"	96"	<table><tr><td></td><td>(2) JACK STUDS</td></tr><tr><td></td><td>(1) JACK STUD & (1) KING STUD</td></tr><tr><td></td><td>(1) JACK STUD & (2) KING STUDS</td></tr><tr><td></td><td>(1) JACK STUD & (3) KING STUDS</td></tr><tr><td></td><td>(2) JACK STUDS & (1) KING STUD</td></tr><tr><td></td><td>(2) JACK STUDS & (2) KING STUDS</td></tr><tr><td></td><td>(2) JACK STUDS & (3) KING STUDS</td></tr><tr><td></td><td>(3) JACK STUDS & (3) KING STUDS</td></tr><tr><td></td><td>(4) JACK STUDS & (4) KING STUDS</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>			(2) JACK STUDS		(1) JACK STUD & (1) KING STUD		(1) JACK STUD & (2) KING STUDS		(1) JACK STUD & (3) KING STUDS		(2) JACK STUDS & (1) KING STUD		(2) JACK STUDS & (2) KING STUDS		(2) JACK STUDS & (3) KING STUDS		(3) JACK STUDS & (3) KING STUDS		(4) JACK STUDS & (4) KING STUDS										
DOOR WIDTH		DOOR HEIGHT R.O.																																																																																																										
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING																																																																																																								
1/4	1'-6"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"																																																																																																								
1/6	1'-8"																																																																																																											
1/8	1'-10"																																																																																																											
2/0	2'-2"																																																																																																											
2/4	2'-6"																																																																																																											
2/6	2'-8"																																																																																																											
2/8	2'-10"																																																																																																											
2/10	3'-0"																																																																																																											
3/0	3'-2"																																																																																																											
4/0	4'-2"																																																																																																											
5/0	5'-2"																																																																																																											
6/0	6'-2"																																																																																																											
DOOR WIDTH		DOOR HEIGHT R.O.																																																																																																										
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING																																																																																																								
3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"																																																																																																								
2/8	2'-10 1/2"																																																																																																											
5/0	5'-3 5/8"																																																																																																											
5/4	5'-7 5/8"																																																																																																											
6/0	6'-3 5/8"																																																																																																											
SLIDING PATIO DOORS																																																																																																												
5/0	4'-11 1/2"	80"	80"	96"																																																																																																								
6/0	5'-11 1/2"	80"	80"	96"																																																																																																								
	(2) JACK STUDS																																																																																																											
	(1) JACK STUD & (1) KING STUD																																																																																																											
	(1) JACK STUD & (2) KING STUDS																																																																																																											
	(1) JACK STUD & (3) KING STUDS																																																																																																											
	(2) JACK STUDS & (1) KING STUD																																																																																																											
	(2) JACK STUDS & (2) KING STUDS																																																																																																											
	(2) JACK STUDS & (3) KING STUDS																																																																																																											
	(3) JACK STUDS & (3) KING STUDS																																																																																																											
	(4) JACK STUDS & (4) KING STUDS																																																																																																											
<table><tr><th colspan="3">HEADER SCHEDULE</th></tr><tr><td colspan="3">ALL INTERIOR BEARING AND EXTERIOR WALLS 1. SPANS UP TO 3'-6" -- (2) 2x8's 2. SPANS 3'-6" TO 6'-6" -- (2) 2x10's 3. SPANS 6'-6" OR MORE -- SEE PLAN</td></tr></table>		HEADER SCHEDULE			ALL INTERIOR BEARING AND EXTERIOR WALLS 1. SPANS UP TO 3'-6" -- (2) 2x8's 2. SPANS 3'-6" TO 6'-6" -- (2) 2x10's 3. SPANS 6'-6" OR MORE -- SEE PLAN																																																																																																							
HEADER SCHEDULE																																																																																																												
ALL INTERIOR BEARING AND EXTERIOR WALLS 1. SPANS UP TO 3'-6" -- (2) 2x8's 2. SPANS 3'-6" TO 6'-6" -- (2) 2x10's 3. SPANS 6'-6" OR MORE -- SEE PLAN																																																																																																												

INTERIOR PASS THRU SCHEDULE			POST SCHEDULE	
FRAMED OPENING DIMENSIONS			2x4 STUDS	2x6 STUDS
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT	 EX: (2) 2X4	 EX: (2) 2X6
8'-1 1/8"	PLAN I.D. + 2"	82-1/2"	NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.	
9'-1 1/8"	PLAN I.D. + 2"	94-1/2"		
10'-1 1/8"	PLAN I.D. + 2"	98-1/2"	4X4 POST	6X6 POST
ROUGH OPENING HEIGHTS ARE FOR DO, CO, & AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING				
INTERIOR DOORWAY OPENINGS: DO = DRYWALL OPENING CO = CASED OPENING AO = ARCHED OPENING			LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST	

REVISION LOG	
1. DATE:	DRAWN BY:
2. DATE:	DRAWN BY:
3. DATE:	DRAWN BY:
4. DATE:	DRAWN BY:

TrueHomes

IT'S ALL ABOUT U

2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

COVER SHEET
MASTER SET

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
CLC

DATE:
11-29-18

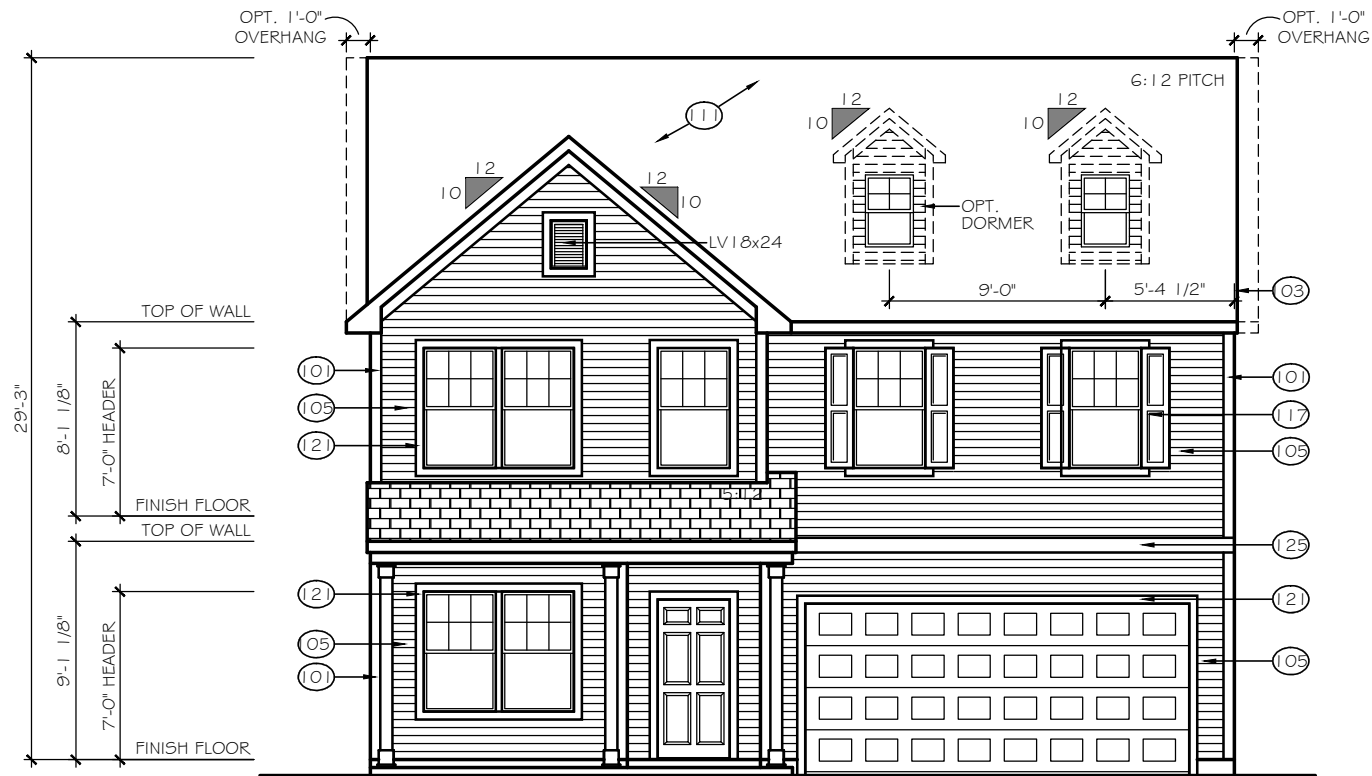
SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

CS

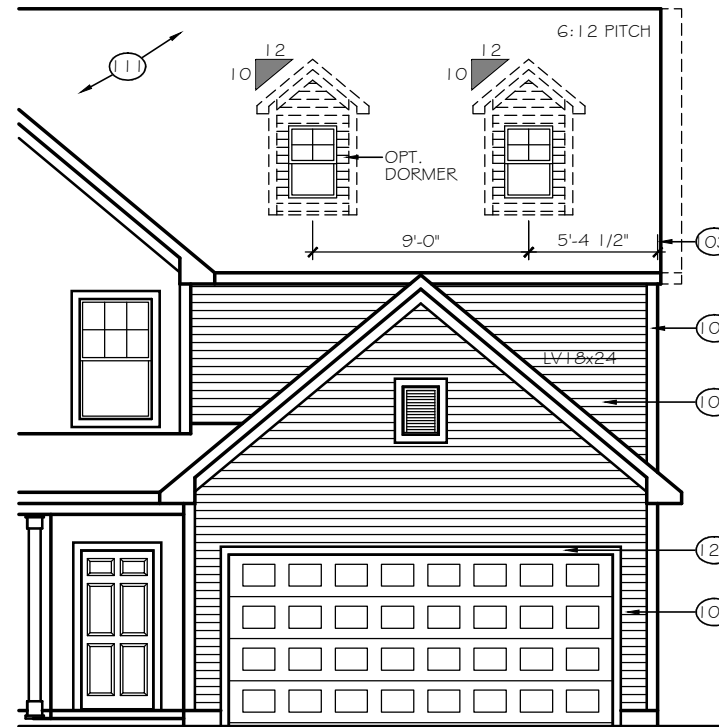
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A1



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-A1

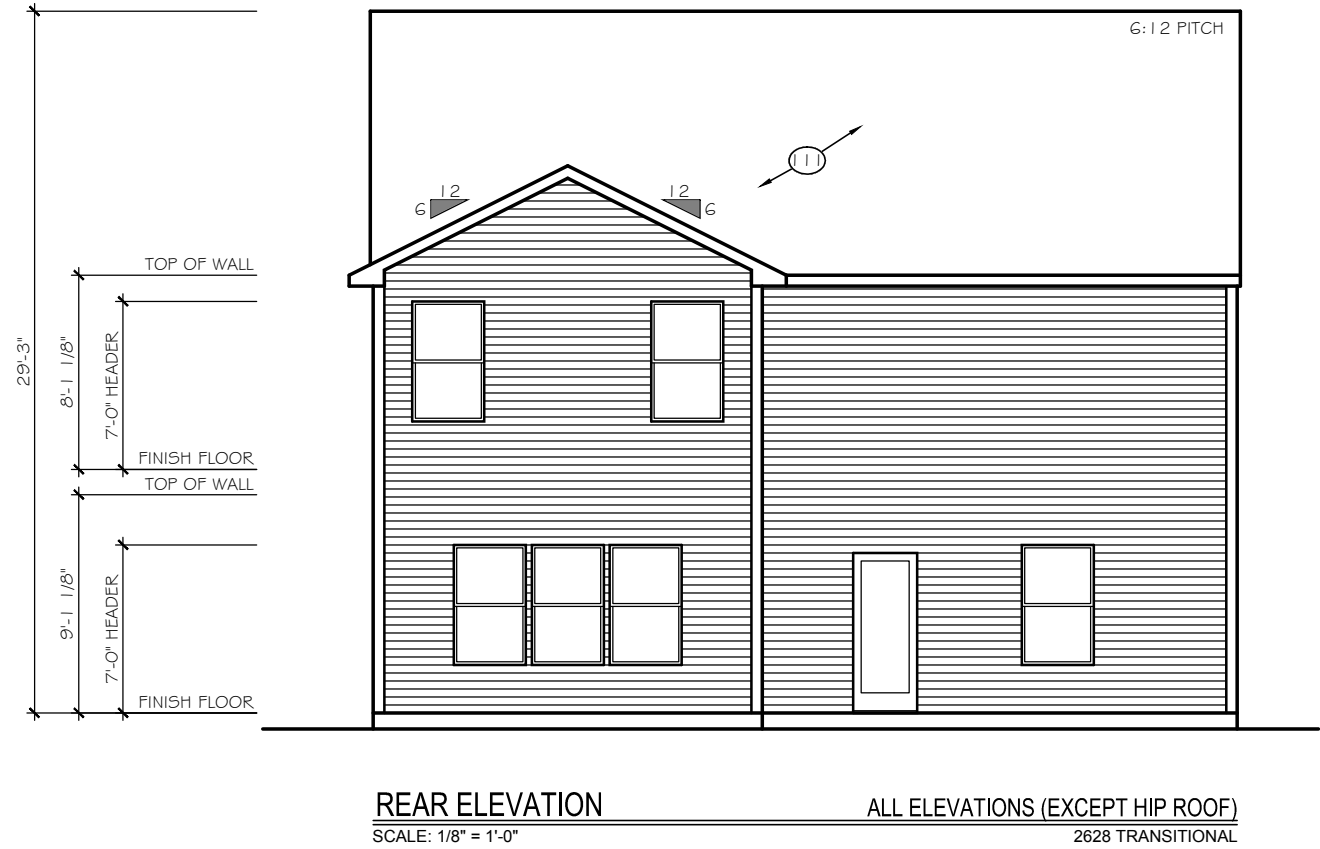
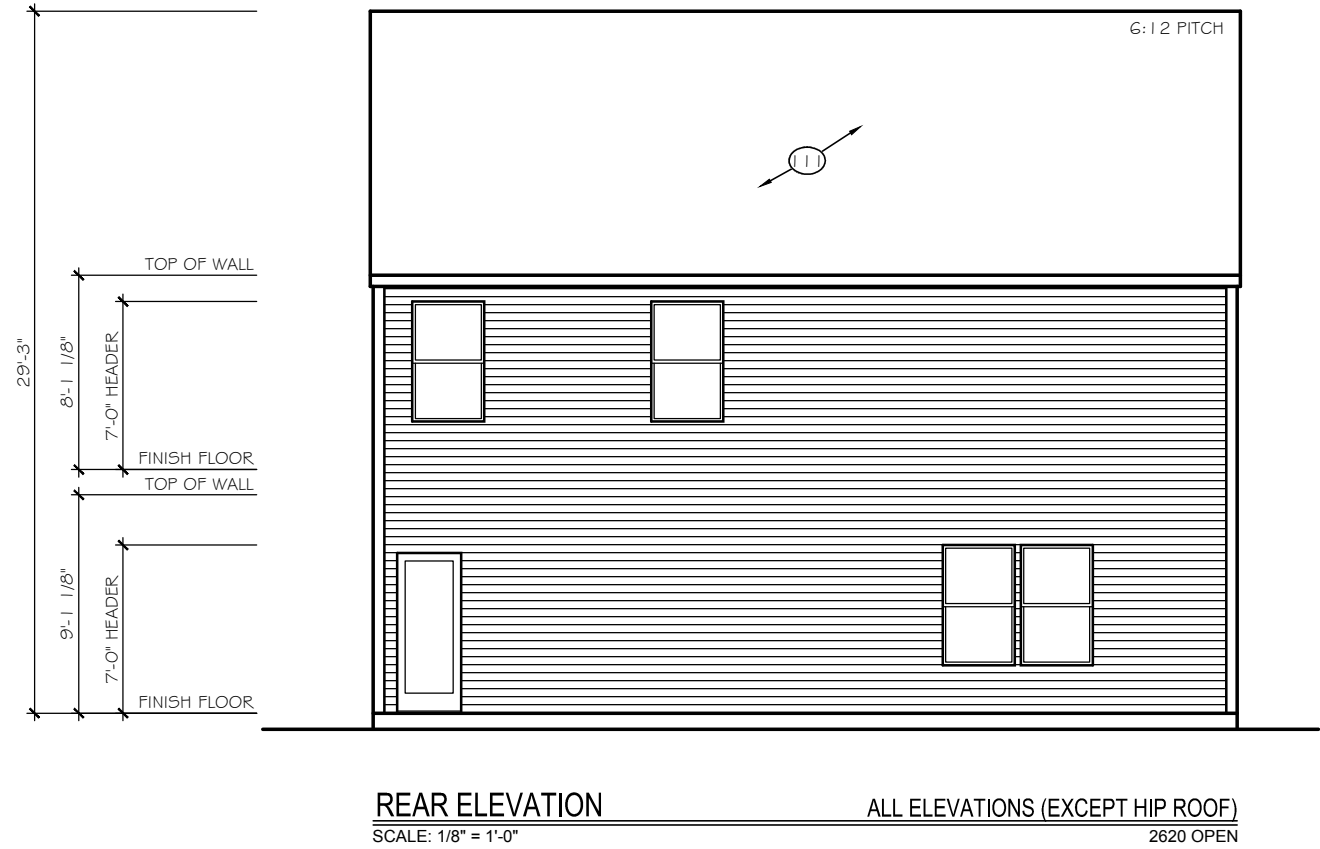
THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	11-29-18
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A4.0

v1.2



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

REAR ELEVATION
ALL ELEVATIONS (EXCEPT HIP ROOF)

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
CLC

DATE:
11-29-18

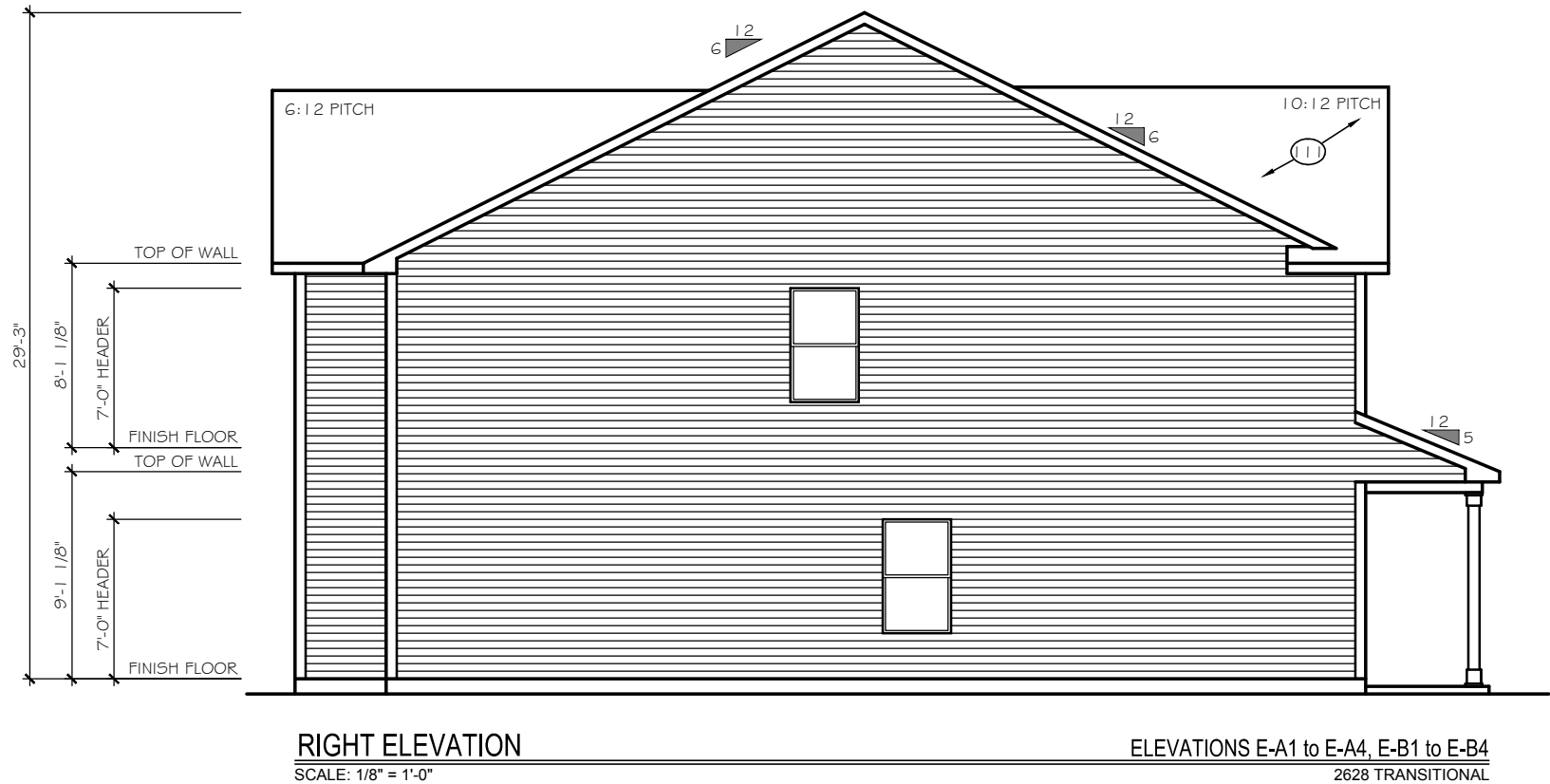
SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A4.1

v1.2



TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT ELEVATION
ELEVATION E-A1 to E-A4, E-B1 to E-B4

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

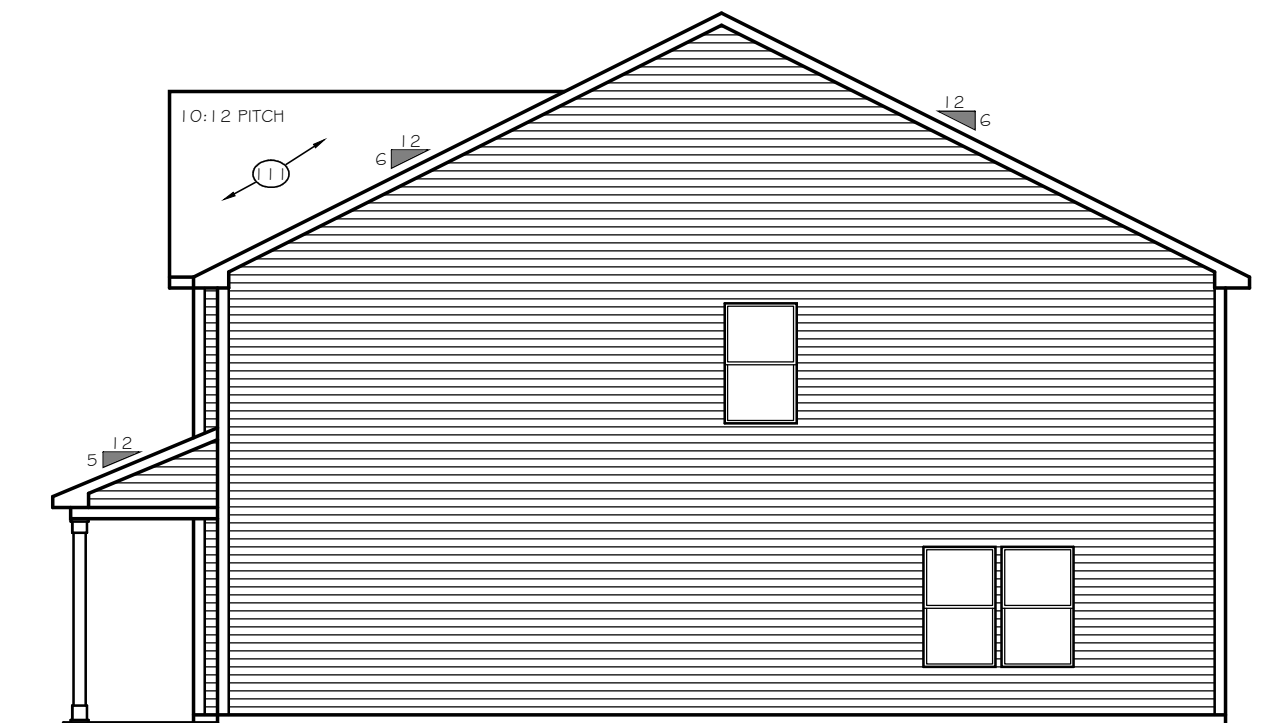
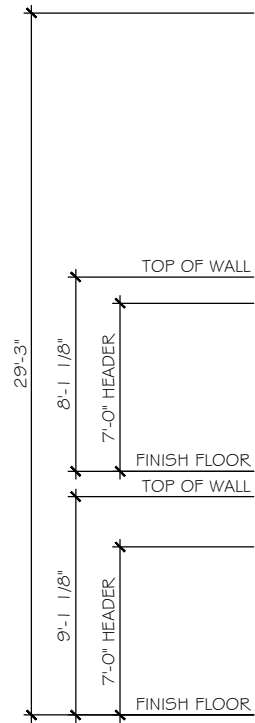
DRAWN BY:
CLC

DATE:
11-29-18

SCALE:
1/8" = 1'-0"

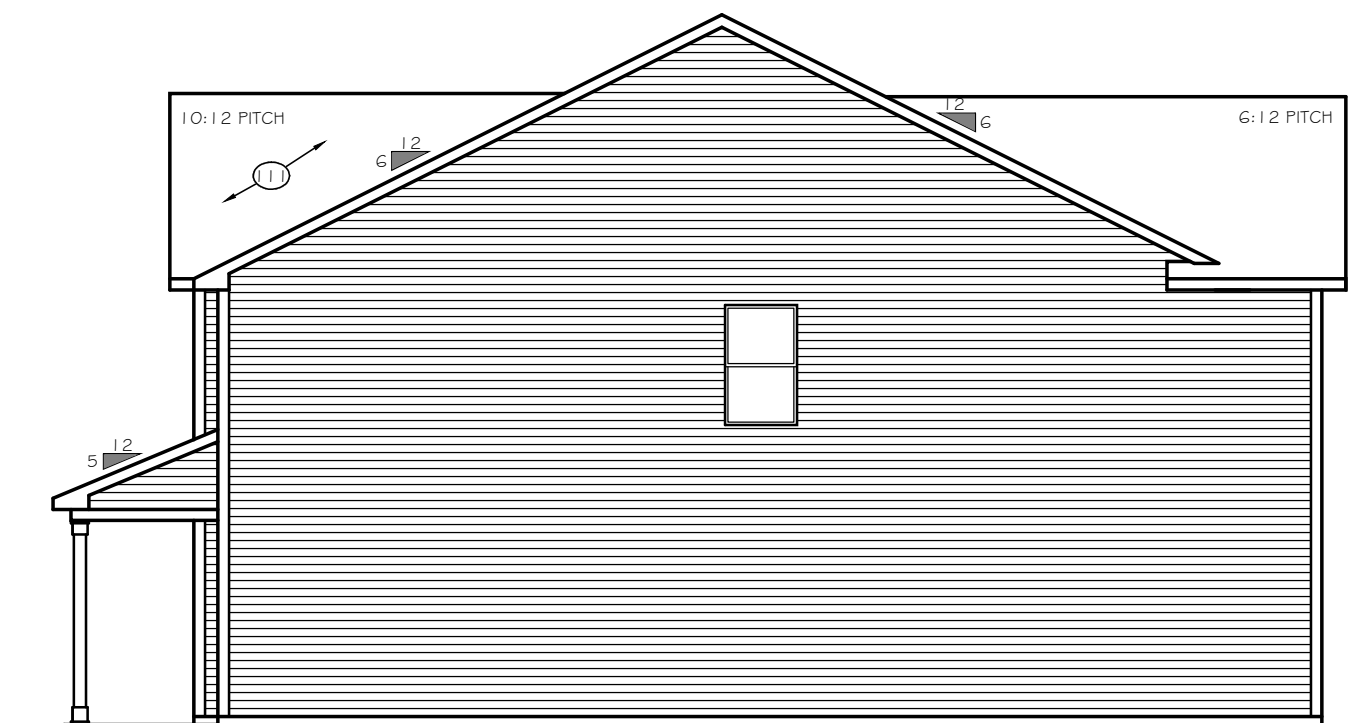
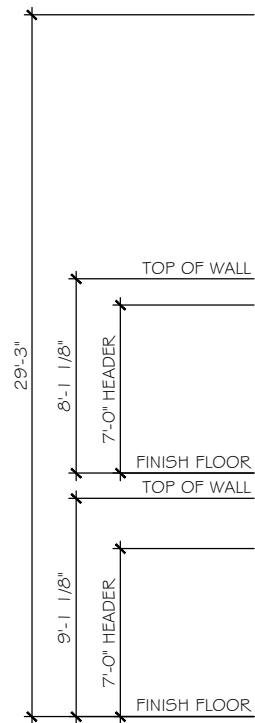
CHECKED BY:
BPS / DJP

SHEET:
A4.2
v1.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4
2620 OPEN



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4
2628 TRANSITIONAL

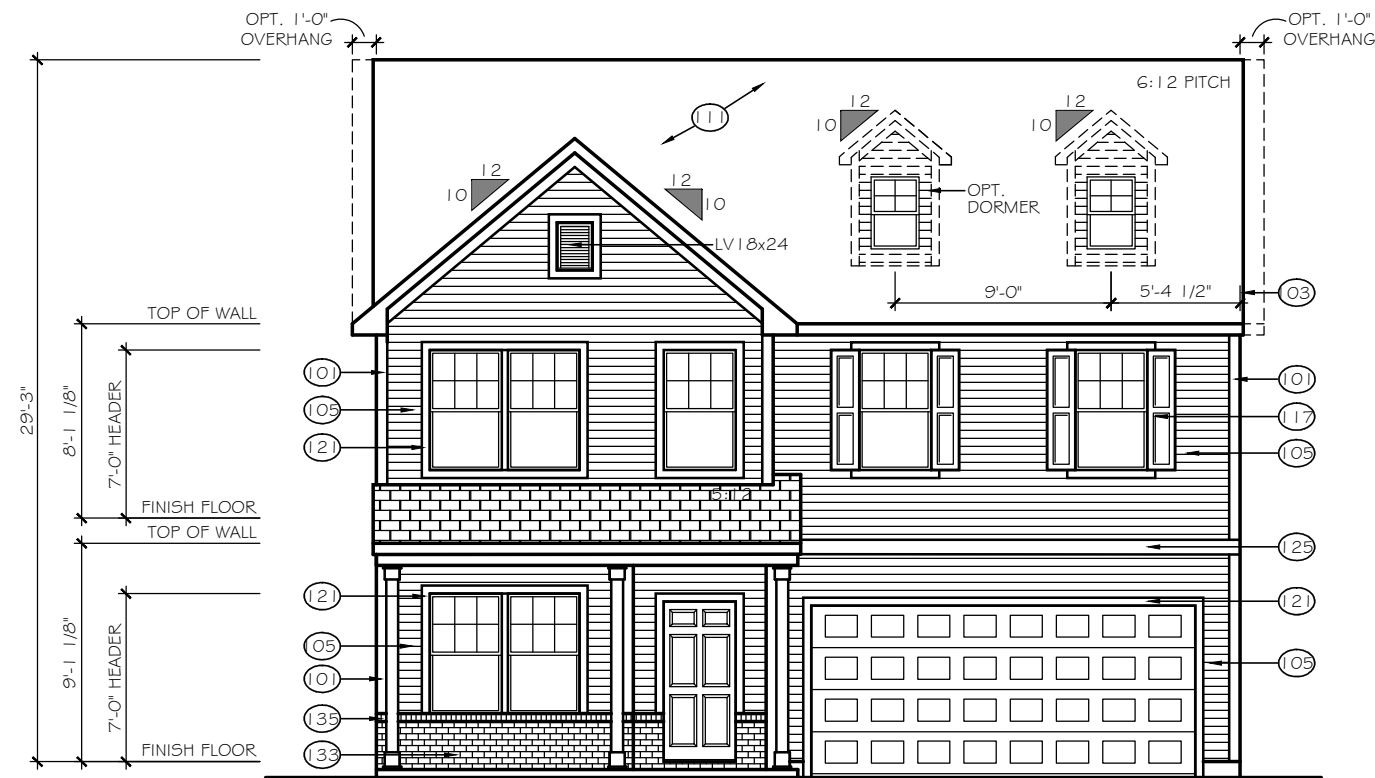
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-A1 to E-A4, E-B1 to E-B4

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.
DRAWN BY:
CLC
DATE:
11-29-18
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS / DJP

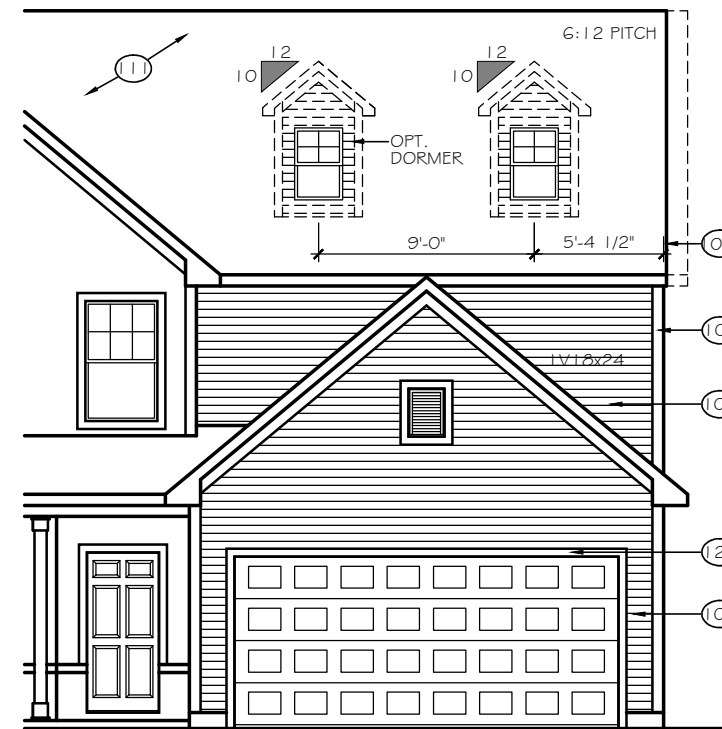
SHEET:
A4.3
v1.2



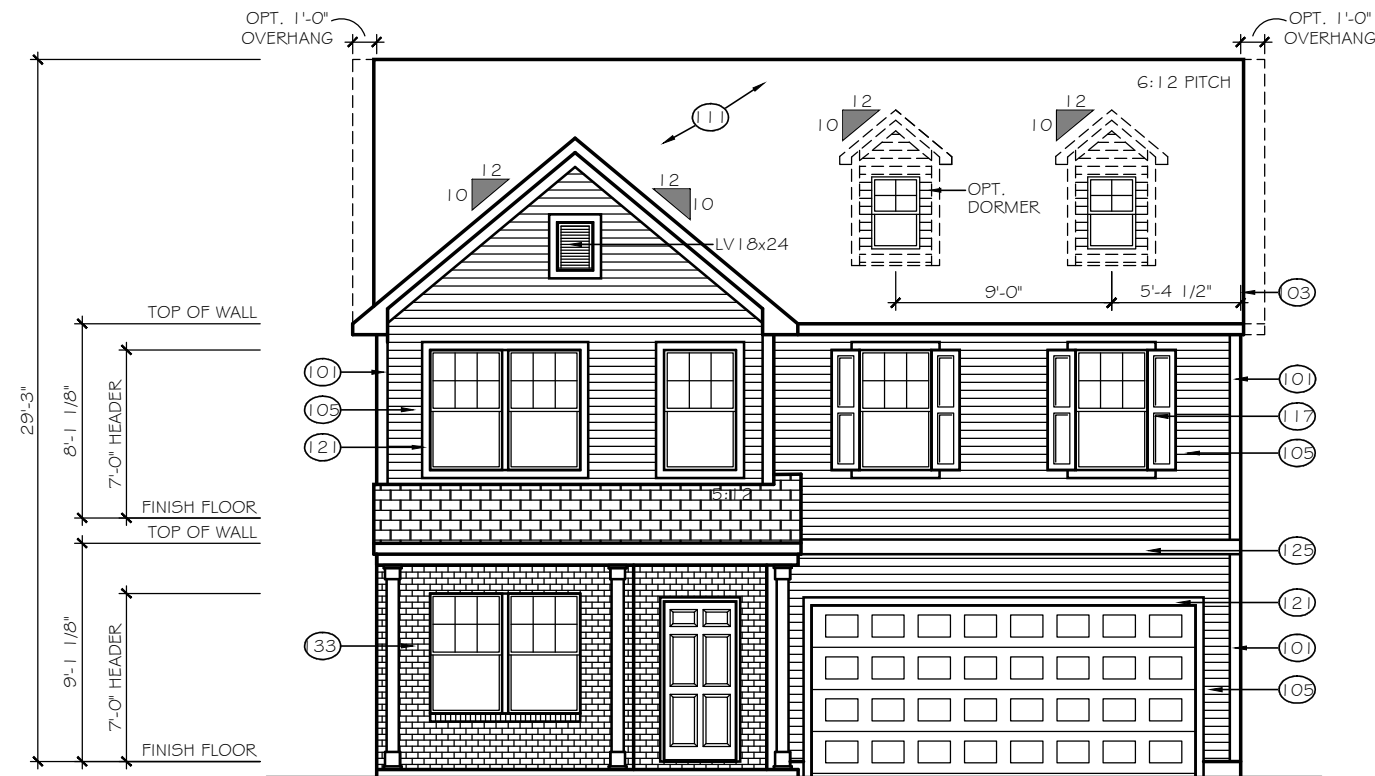
FRONT ELEVATION

ELEVATION E-A2

SCALE: 1/8" = 1'-0"



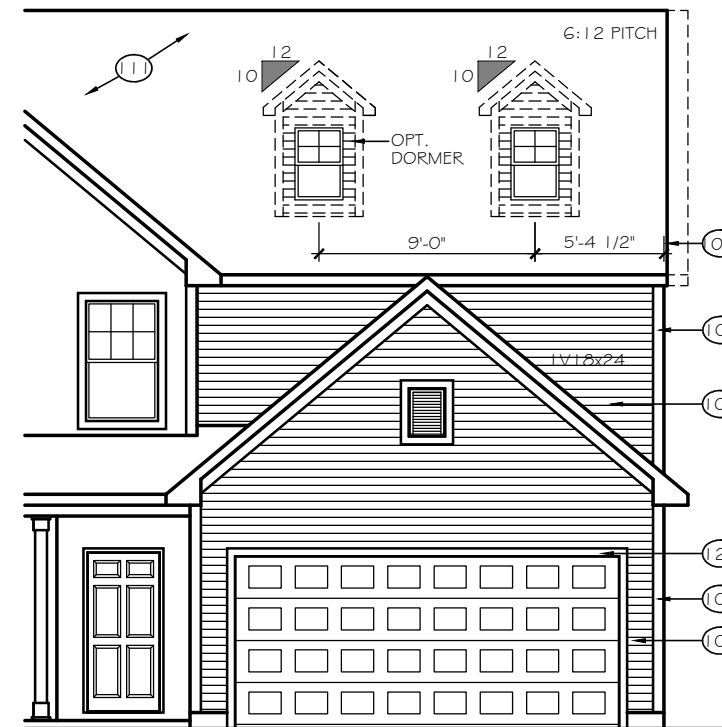
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-A3

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-A2, E-A3

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

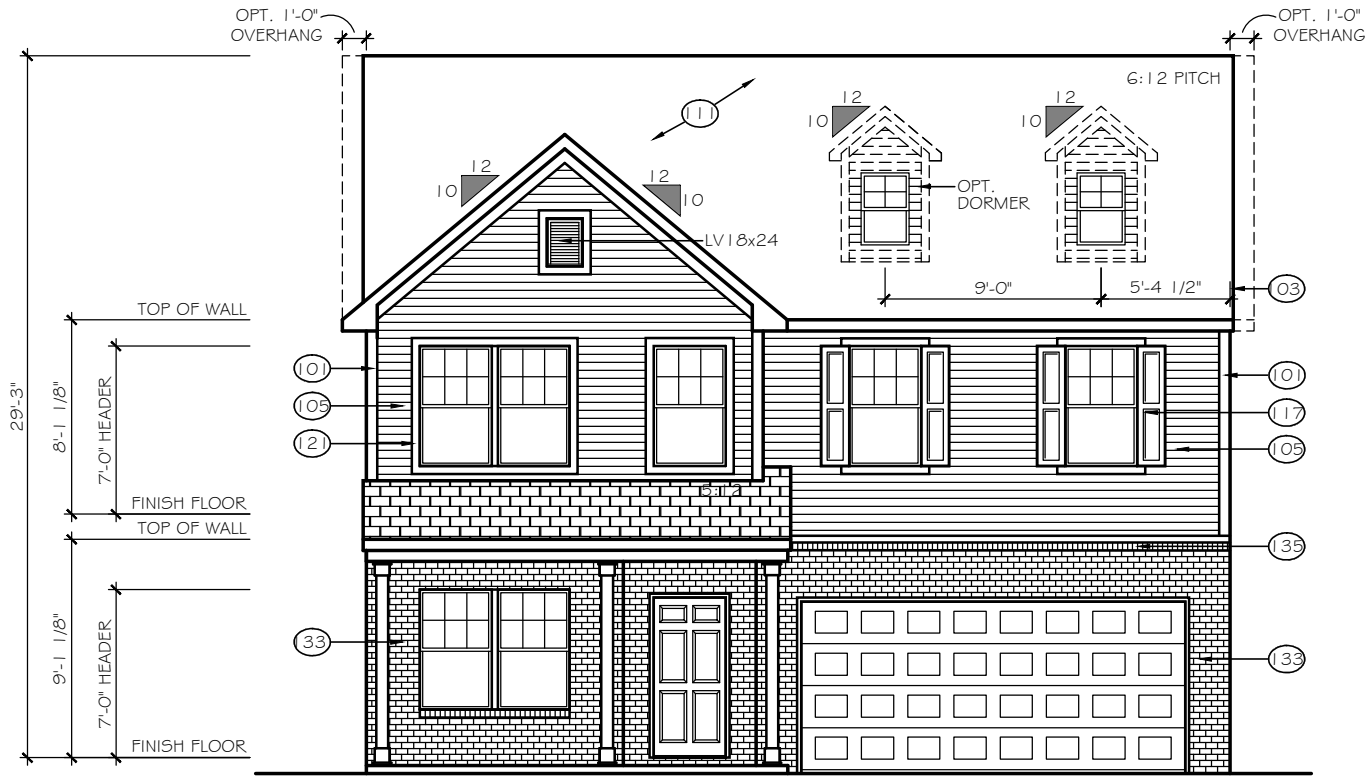
CHECKED BY:

BPS / DJP

SHEET:

A4.4

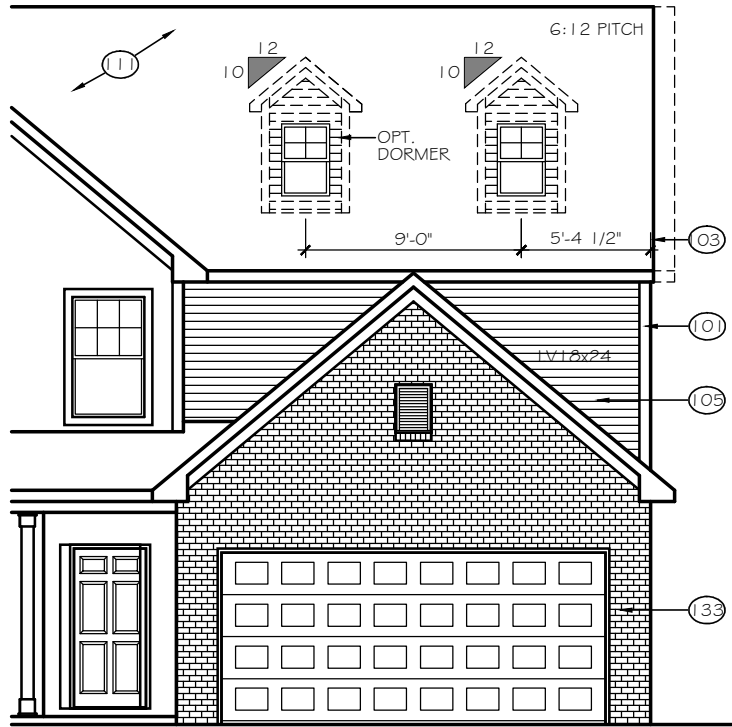
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A4



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-A4

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

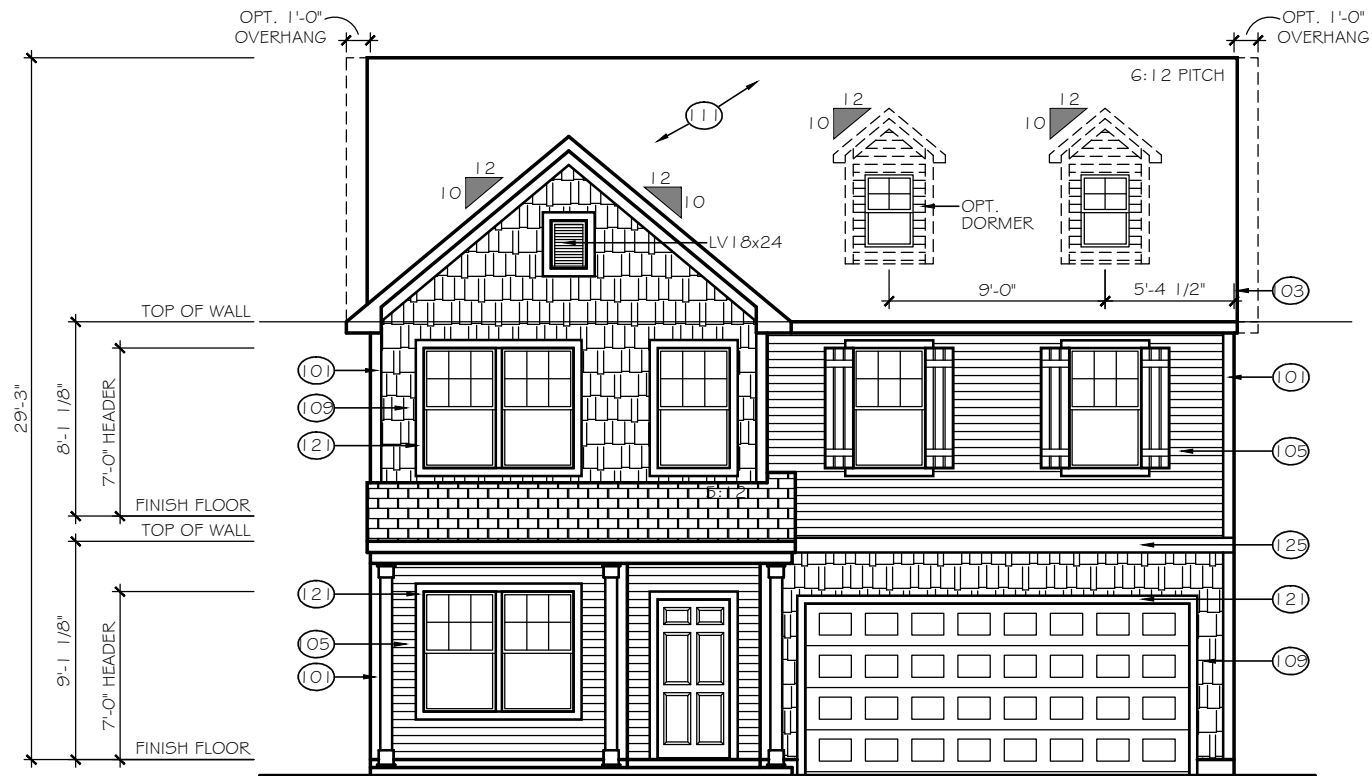
CHECKED BY:

BPS / DJP

SHEET:

A4.5

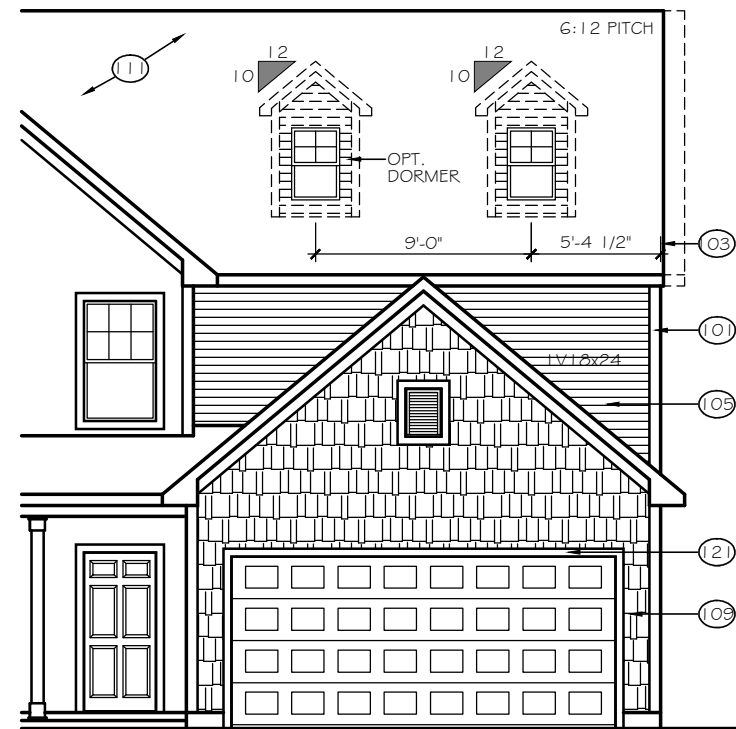
v1.2



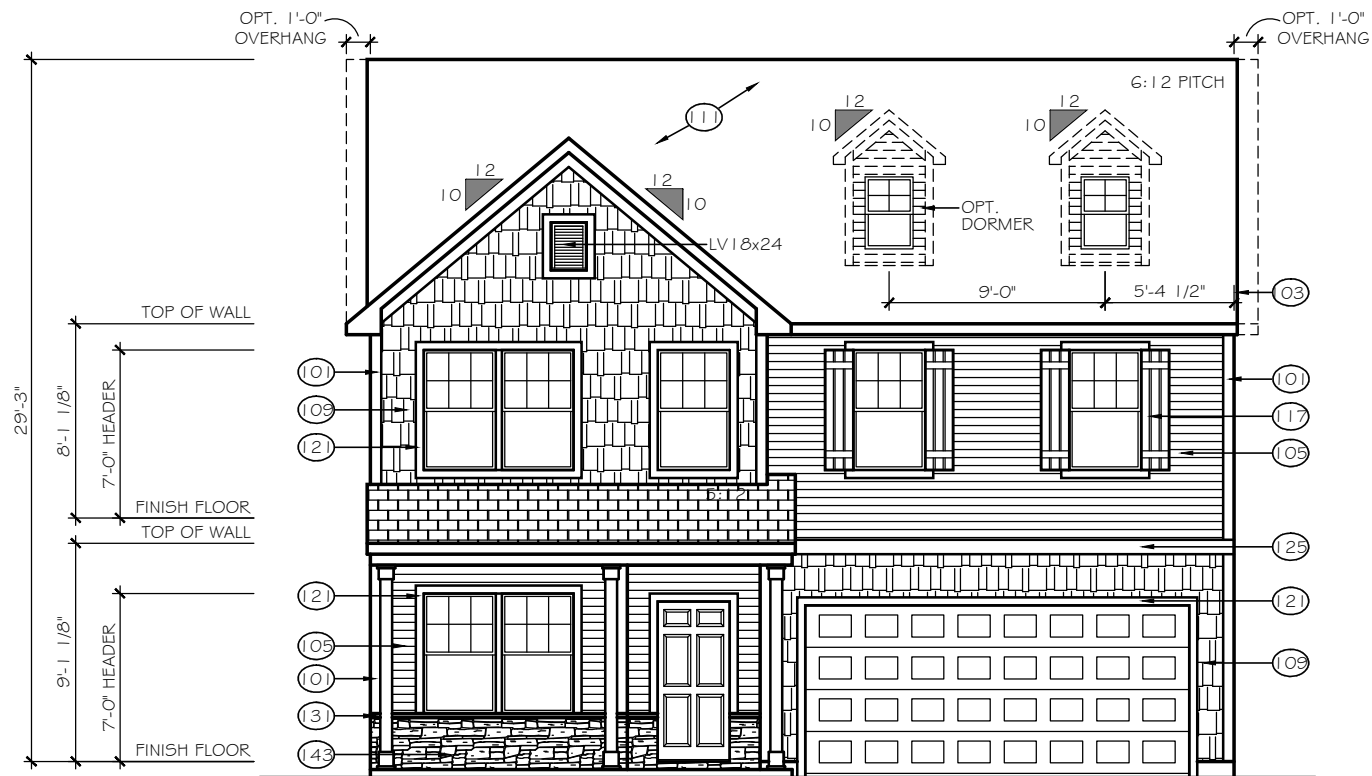
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B1



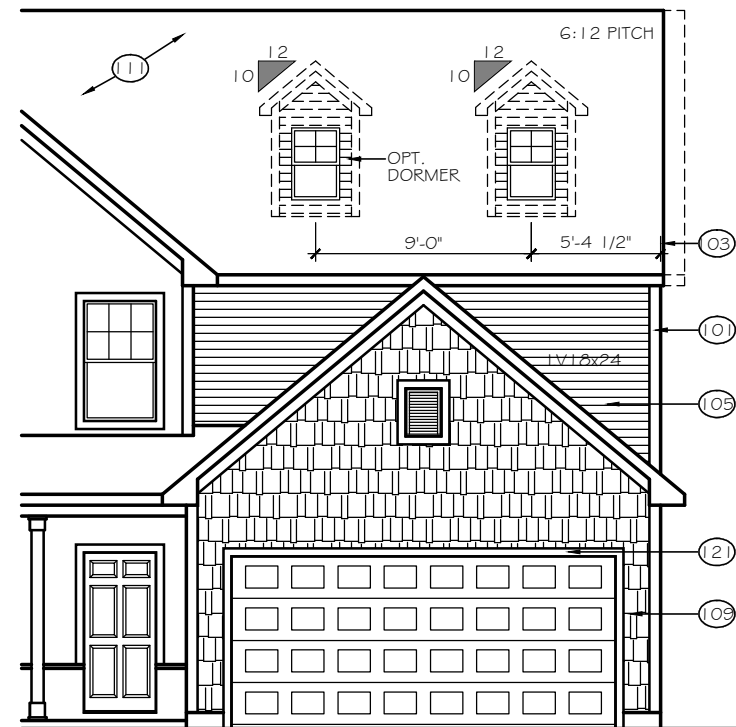
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B2



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATIONS E-B1, E-B2

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

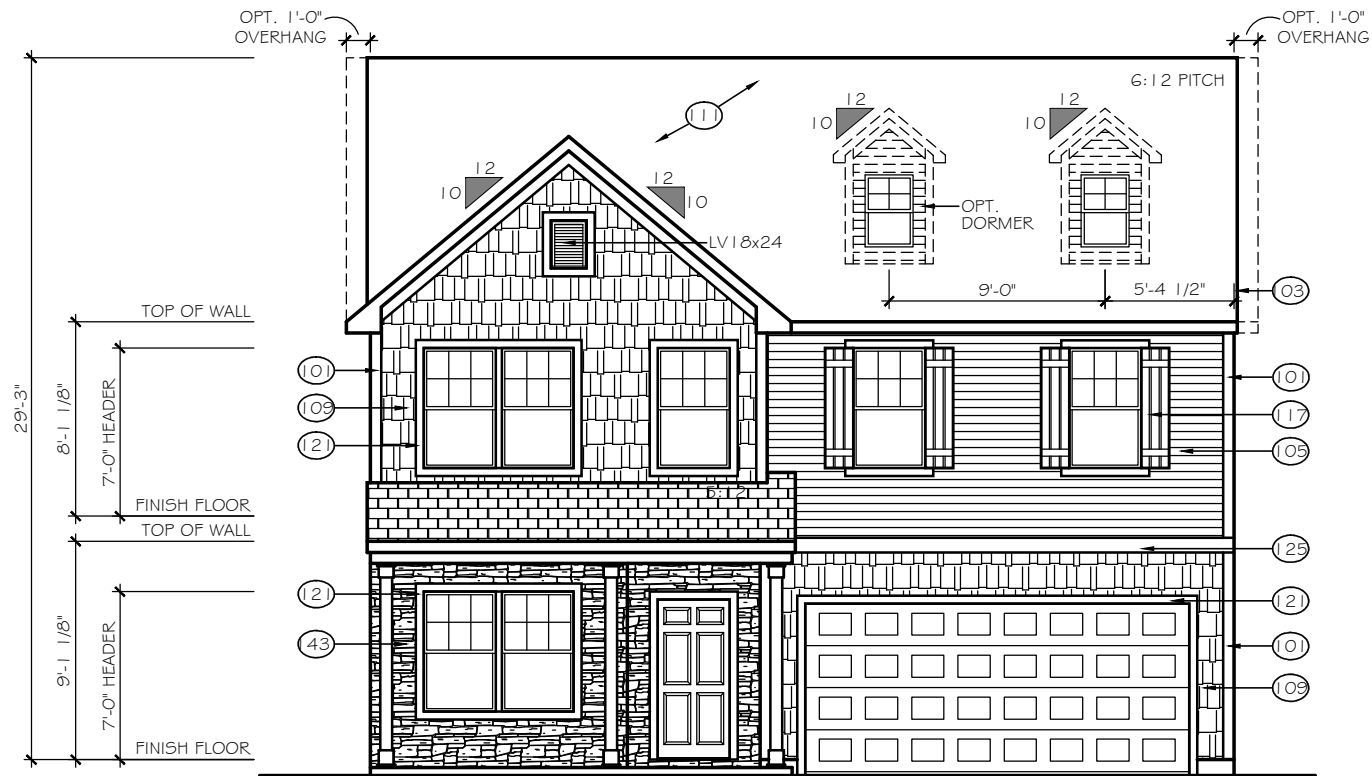
CHECKED BY:

BPS / DJP

SHEET:

A4.6

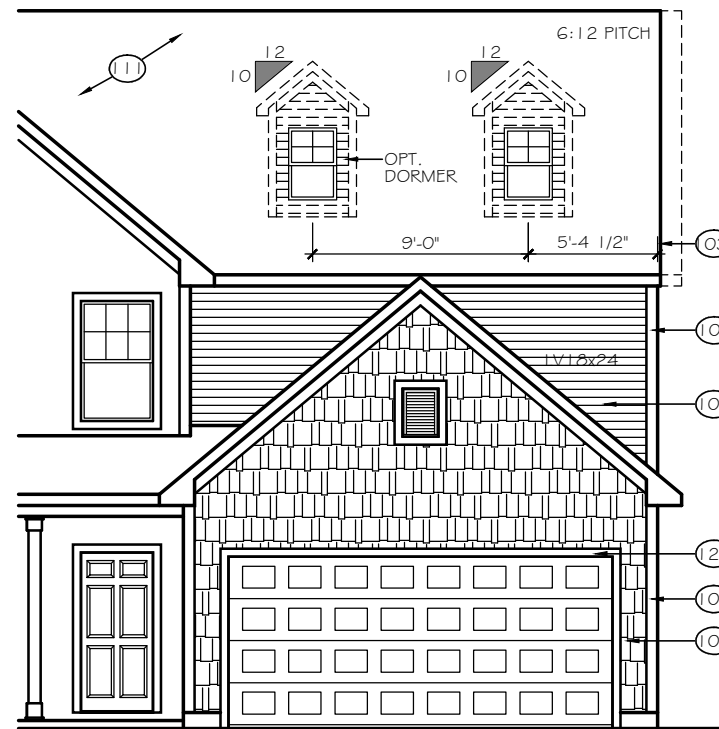
v1.2



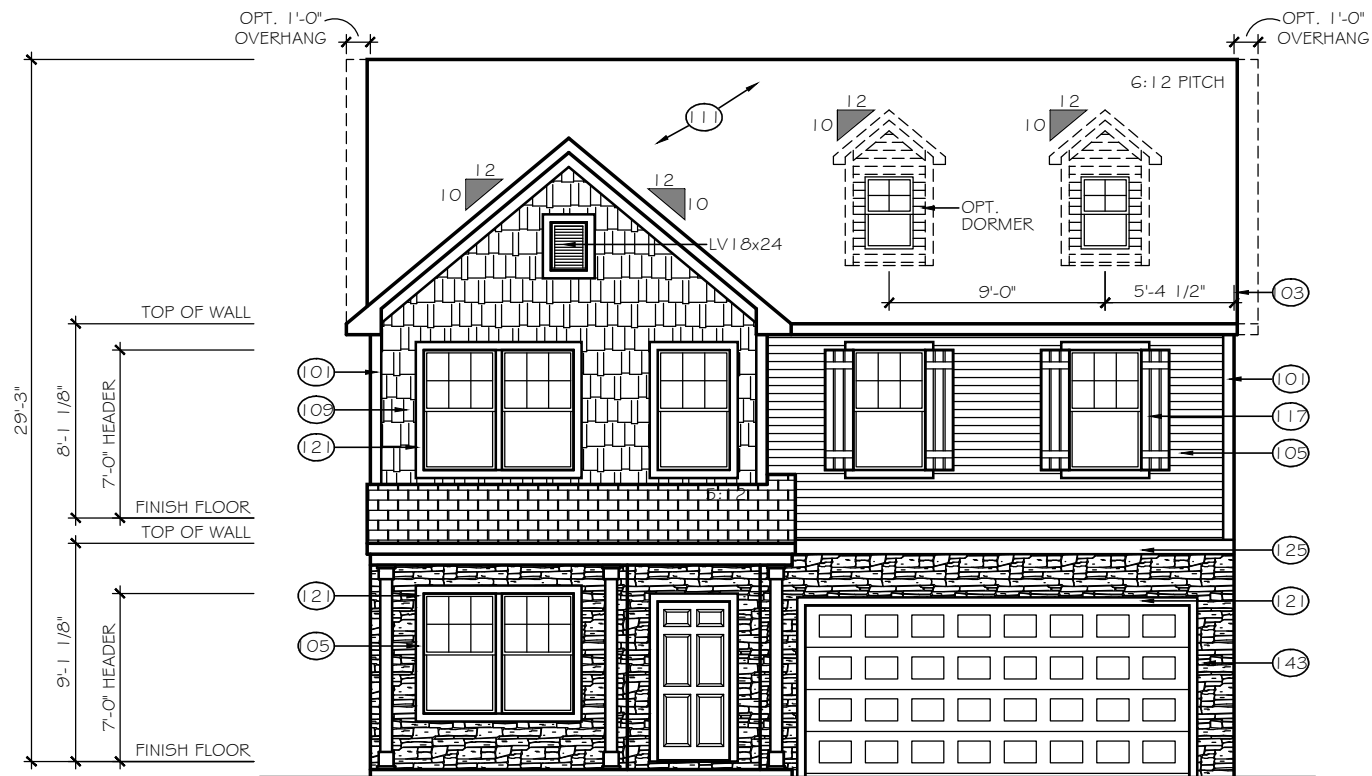
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B3



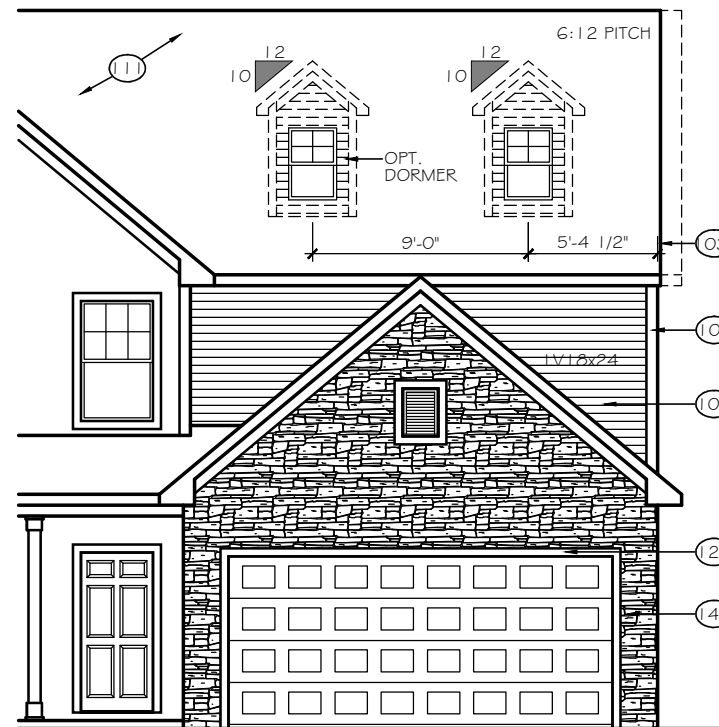
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B4



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATIONS E-B3, E-B4

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

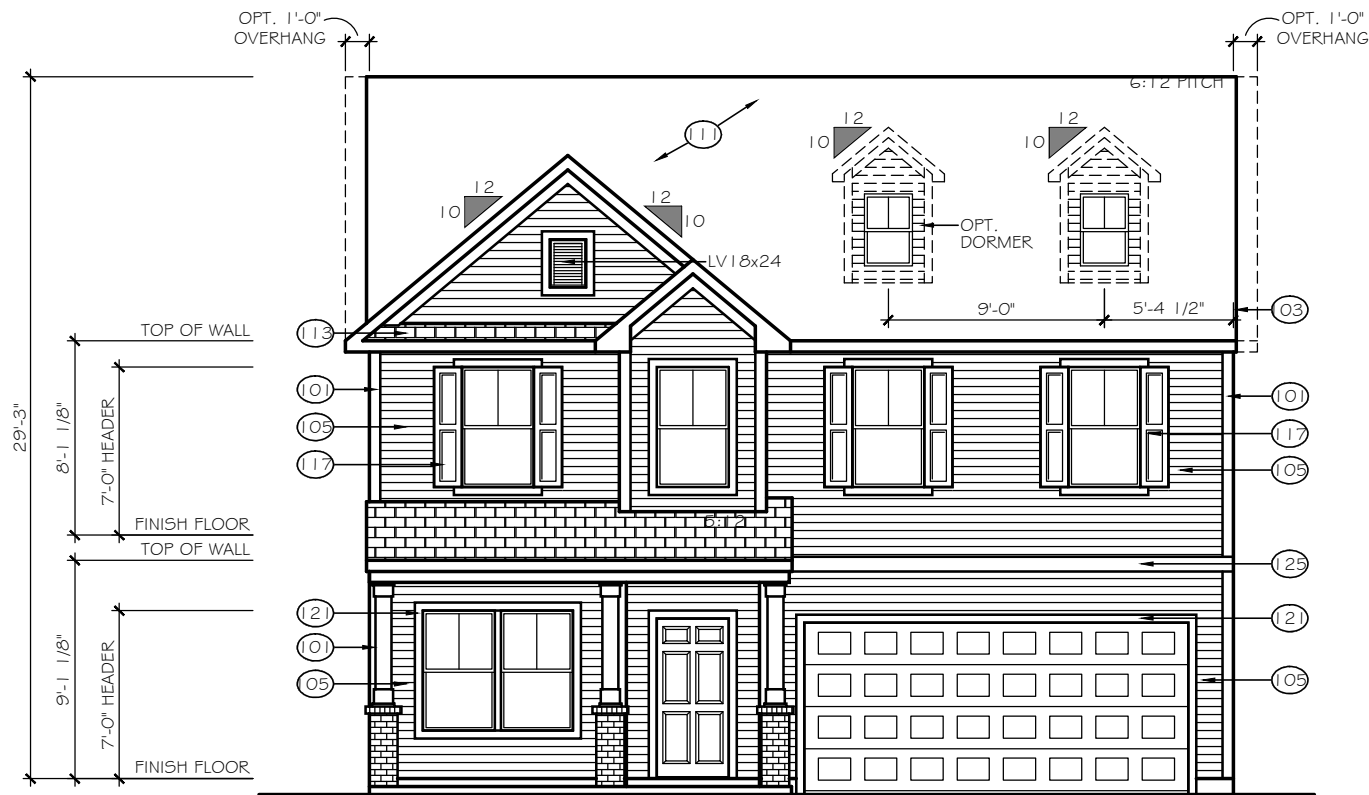
CHECKED BY:

BPS / DJP

SHEET:

A4.7

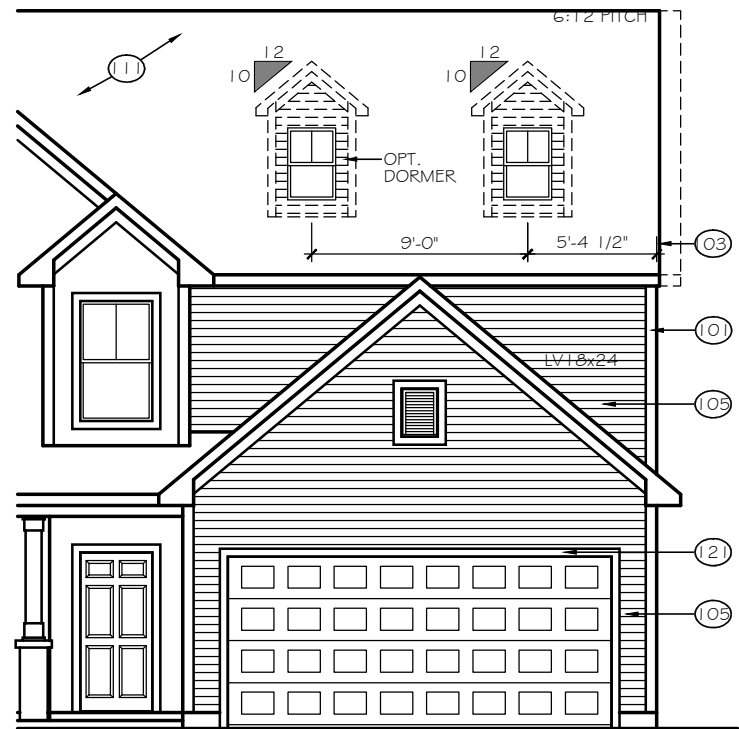
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C1



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C1

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
CLC

DATE:
11-29-18

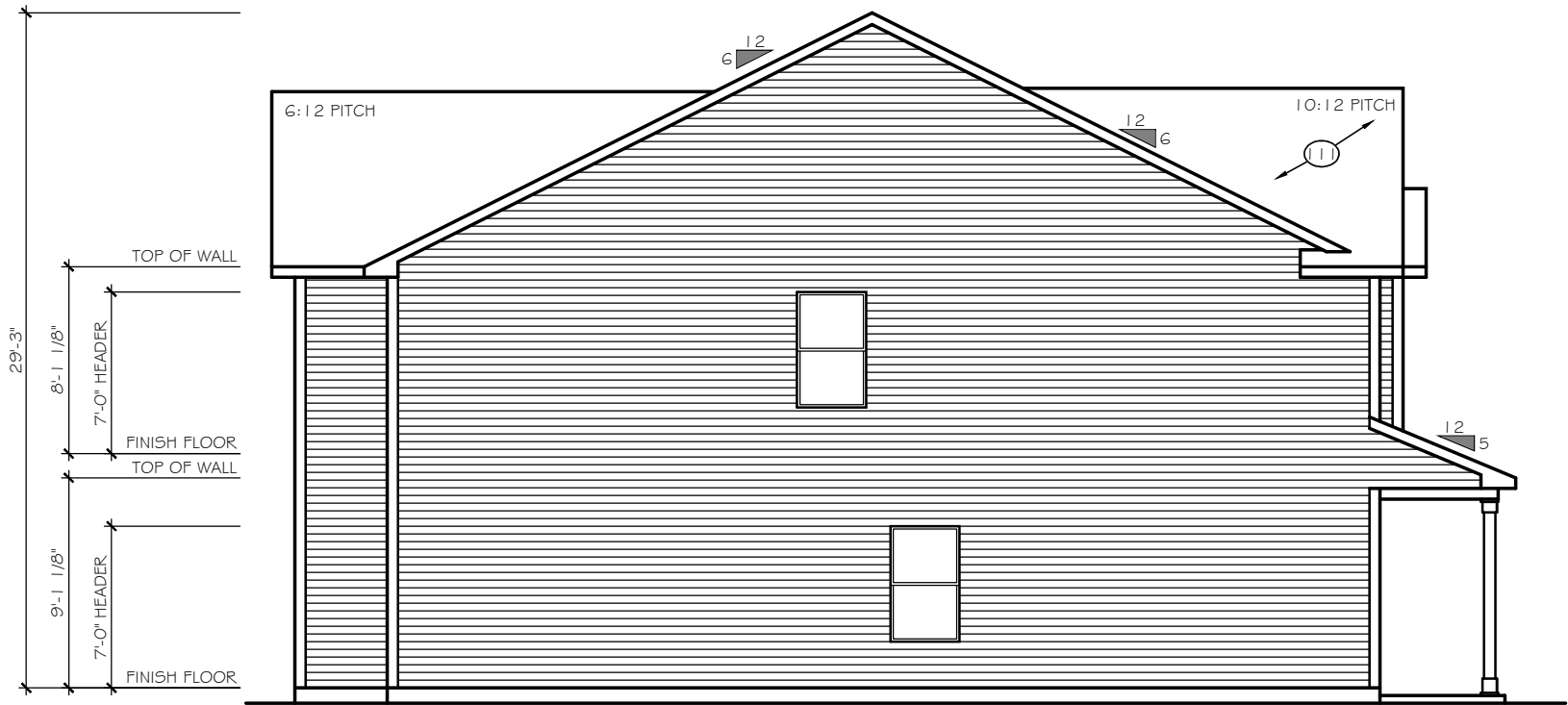
SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS / DJP

SHEET:
A4.8
v1.2



RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5
2620 OPEN



RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5
2628 TRANSITIONAL

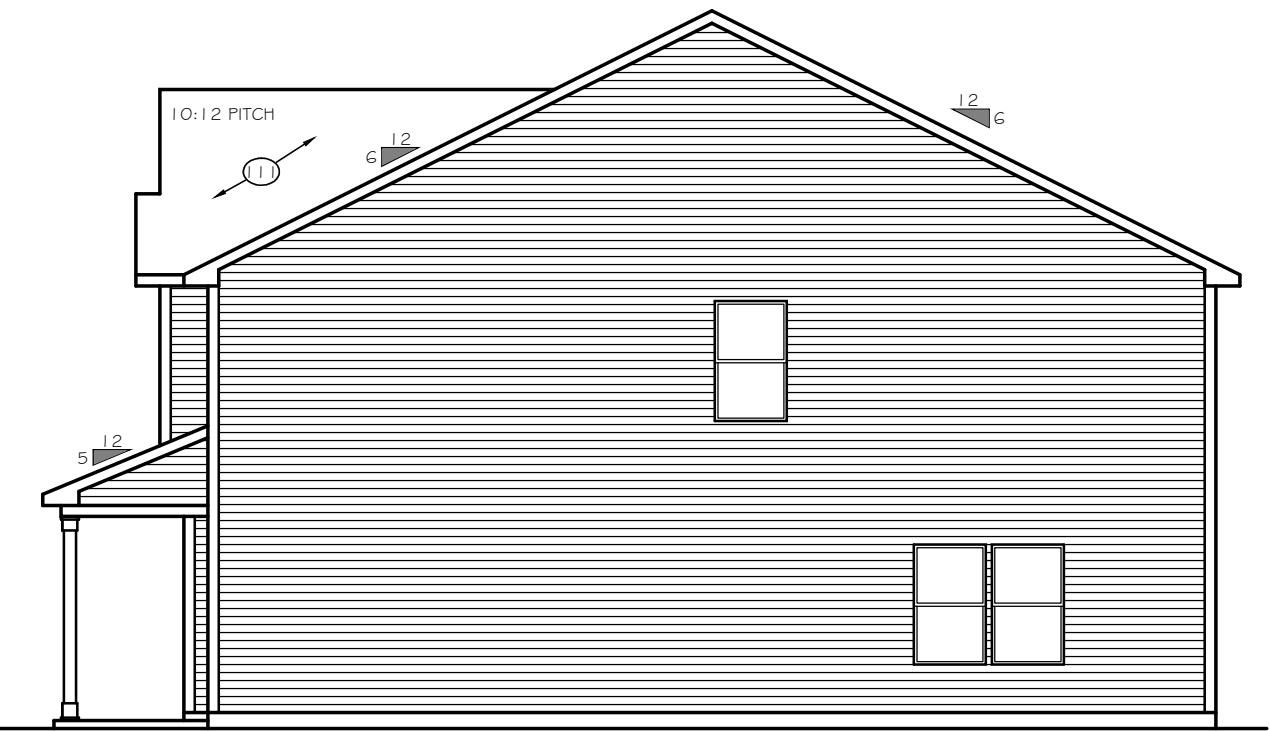
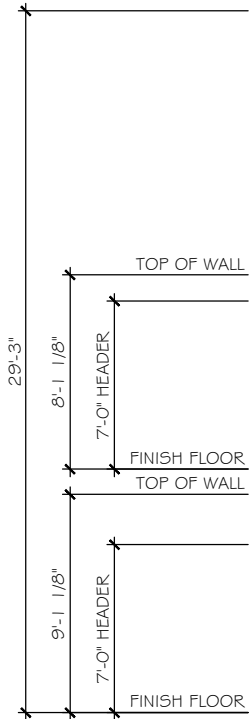
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT ELEVATION
ELEVATION E-C1 to E-C5, E-D1 to E-D5

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY: CLC
DATE: 11-29-18
SCALE: 1/8" = 1'-0"
CHECKED BY: BPS / DJP

SHEET:
A4.9
v1.2

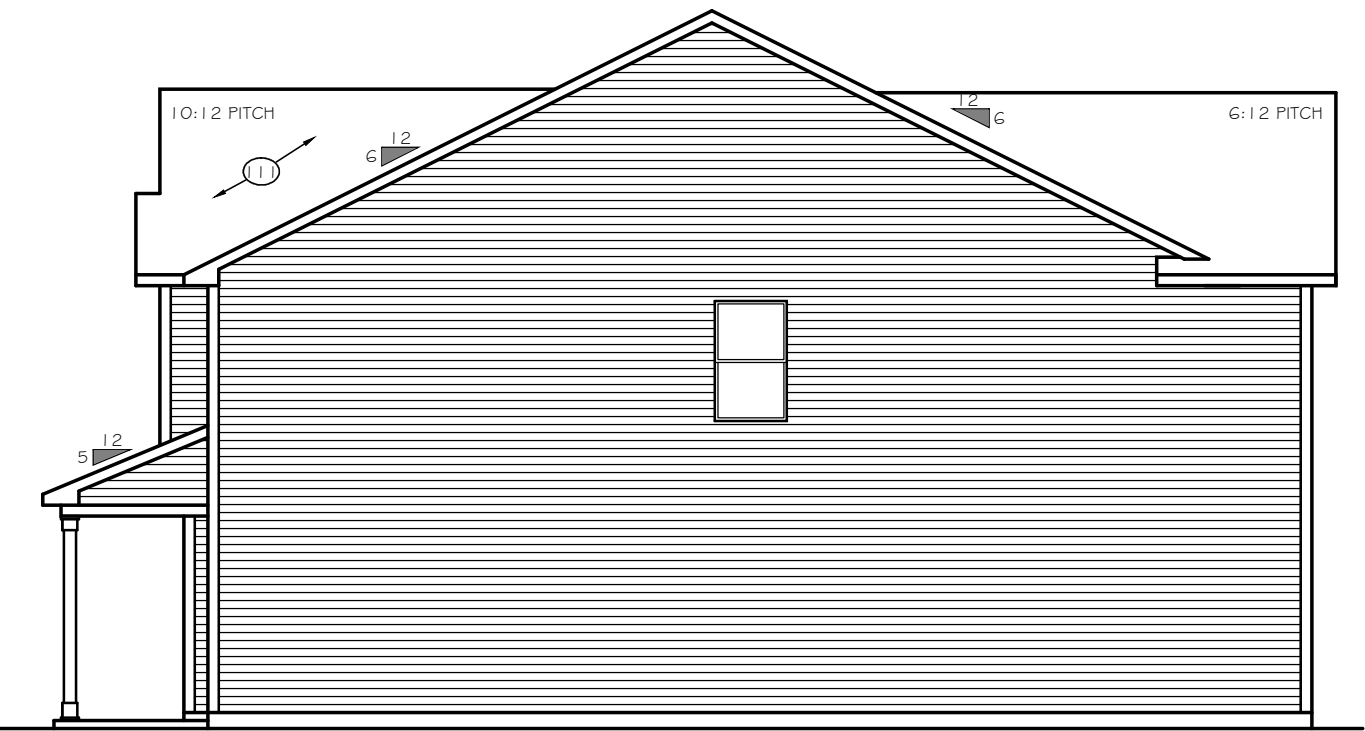
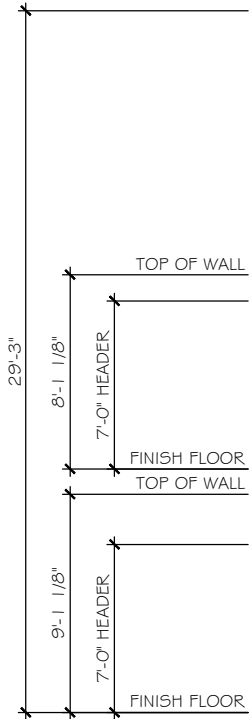


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-C1 to E-C5, E-D1 to E-D5

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

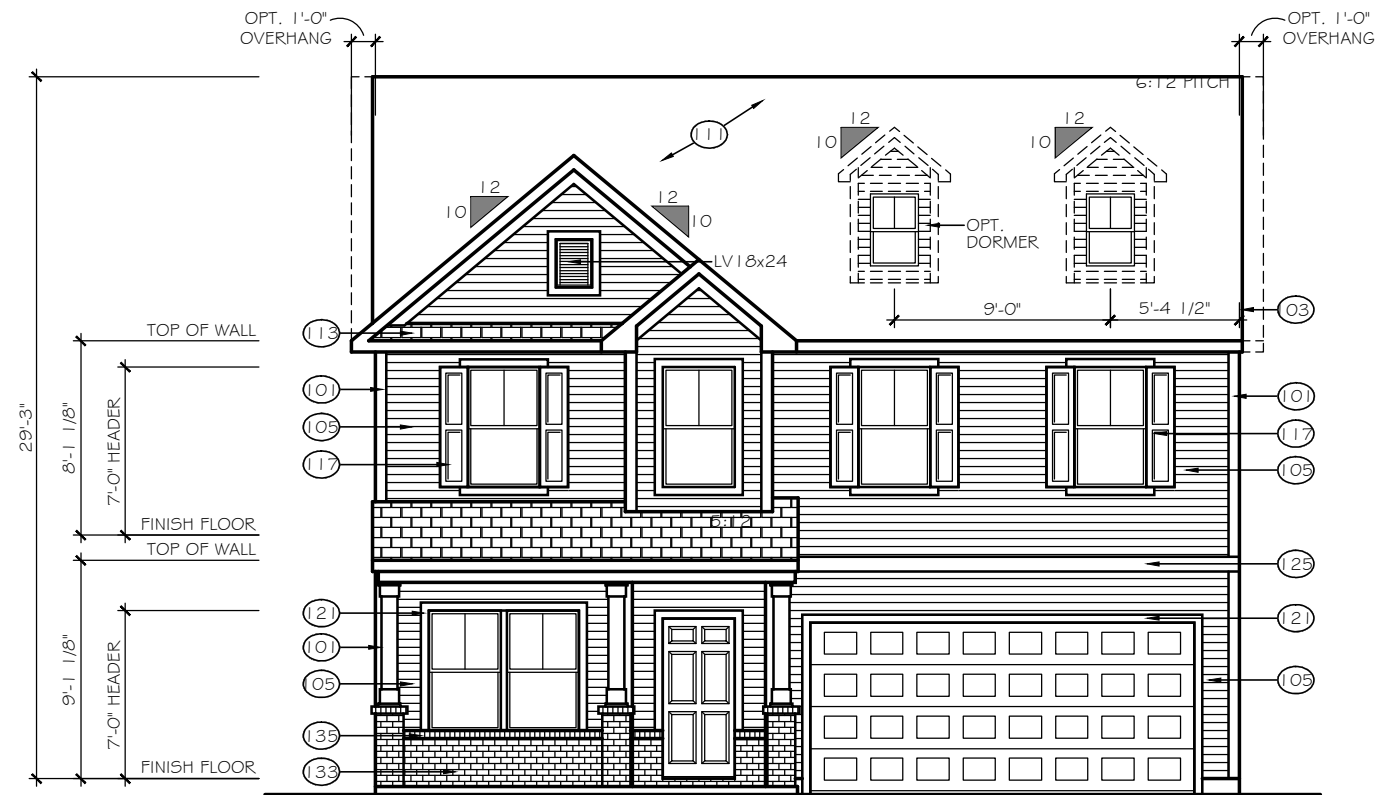
CHECKED BY:

BPS / DJP

SHEET:

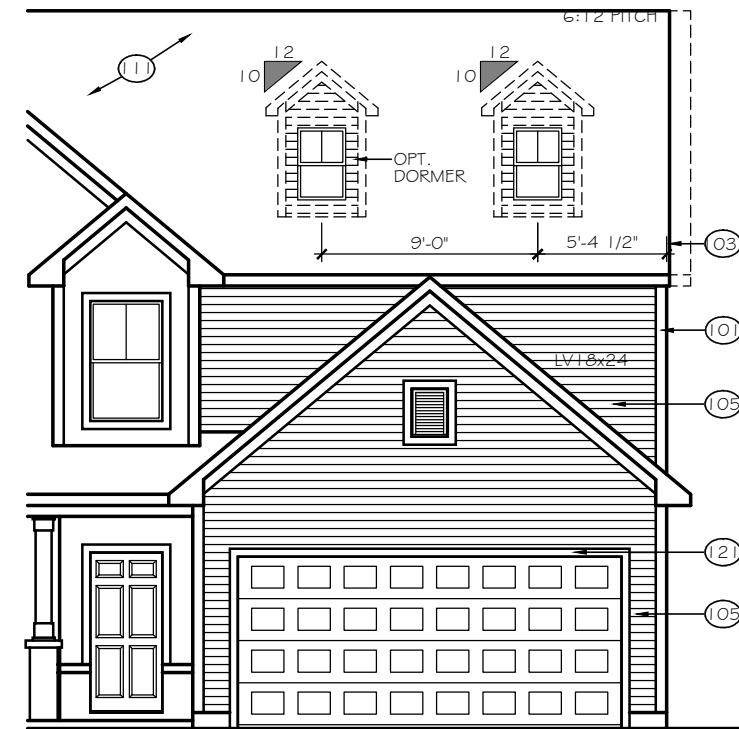
A4.10

v1.2

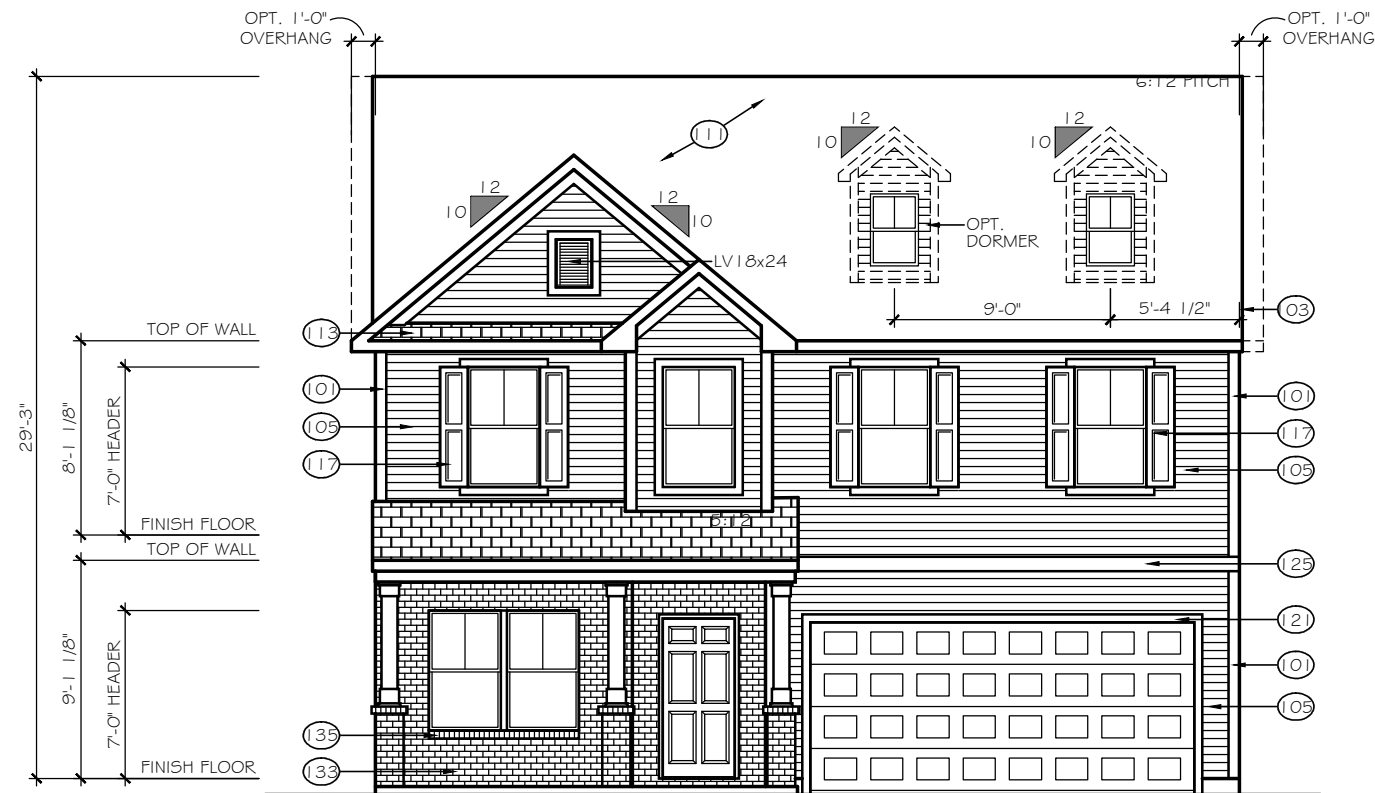


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION E-C2

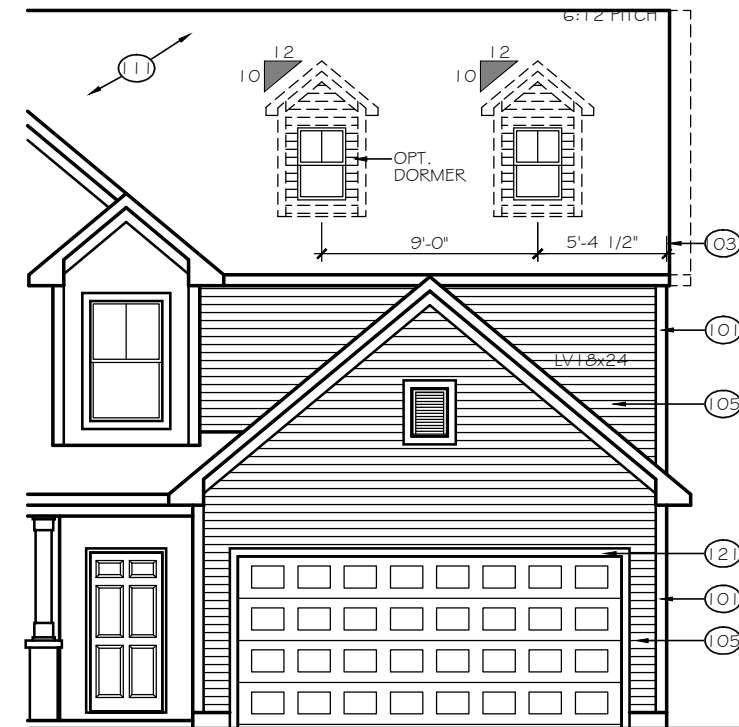


8' GARAGE BUMP OPTION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION E-C3



8' GARAGE BUMP OPTION
SCALE: 1/8" = 1'-0"

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C2, E-C3

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

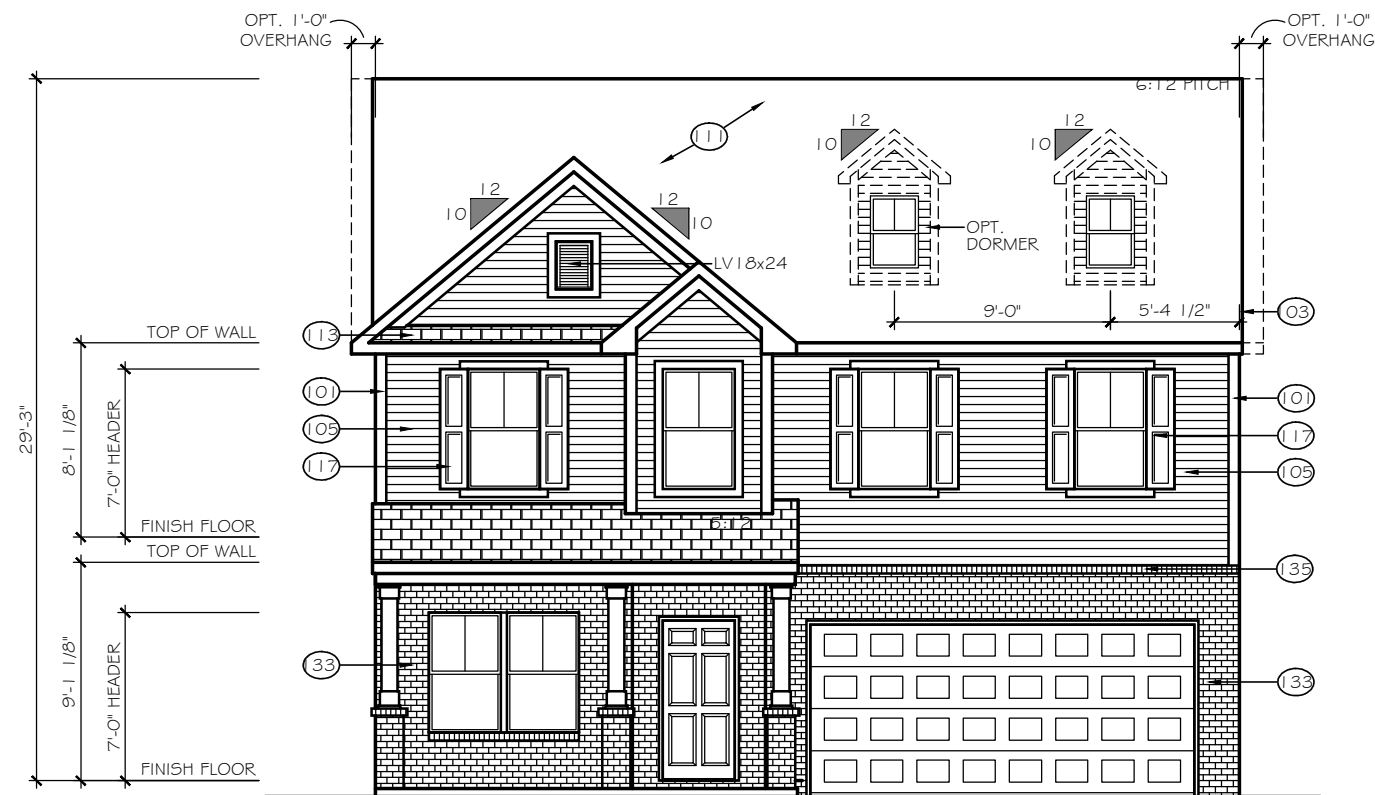
CHECKED BY:

BPS / DJP

SHEET:

A4.11

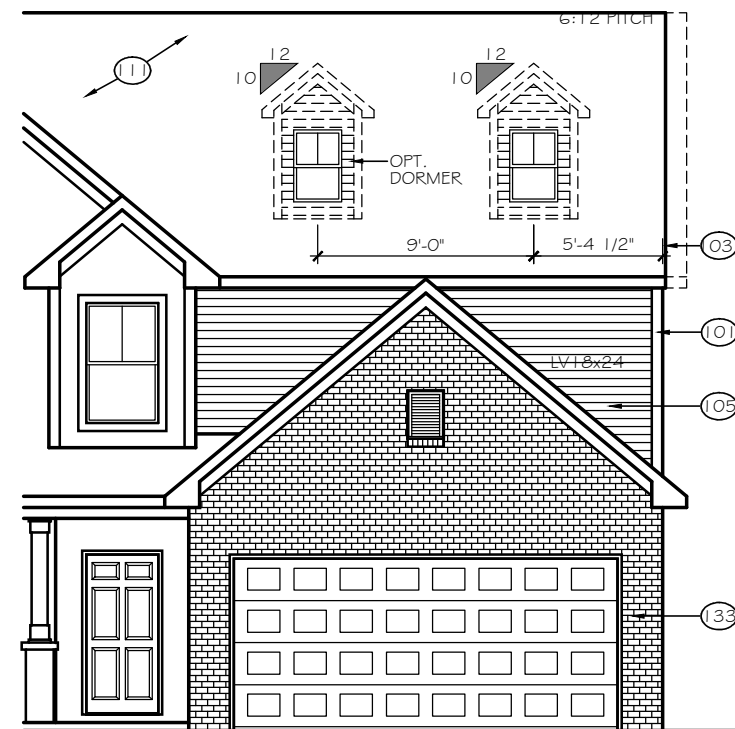
v1.2



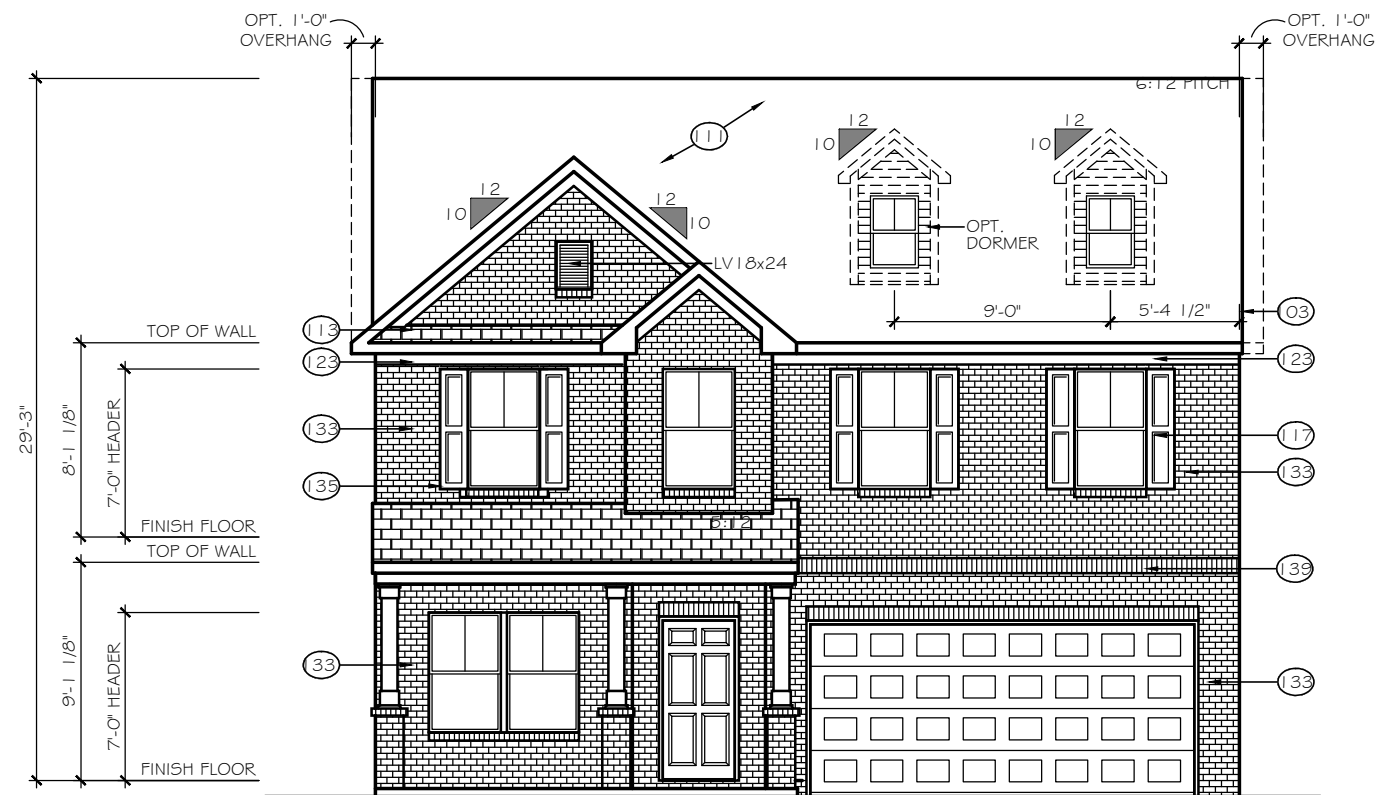
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C4



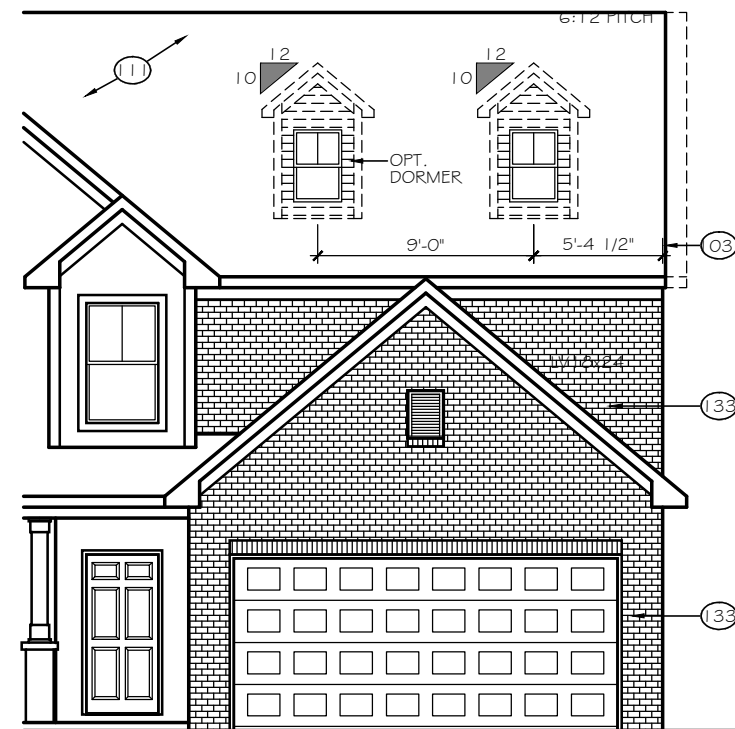
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C5



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C4, E-C5

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

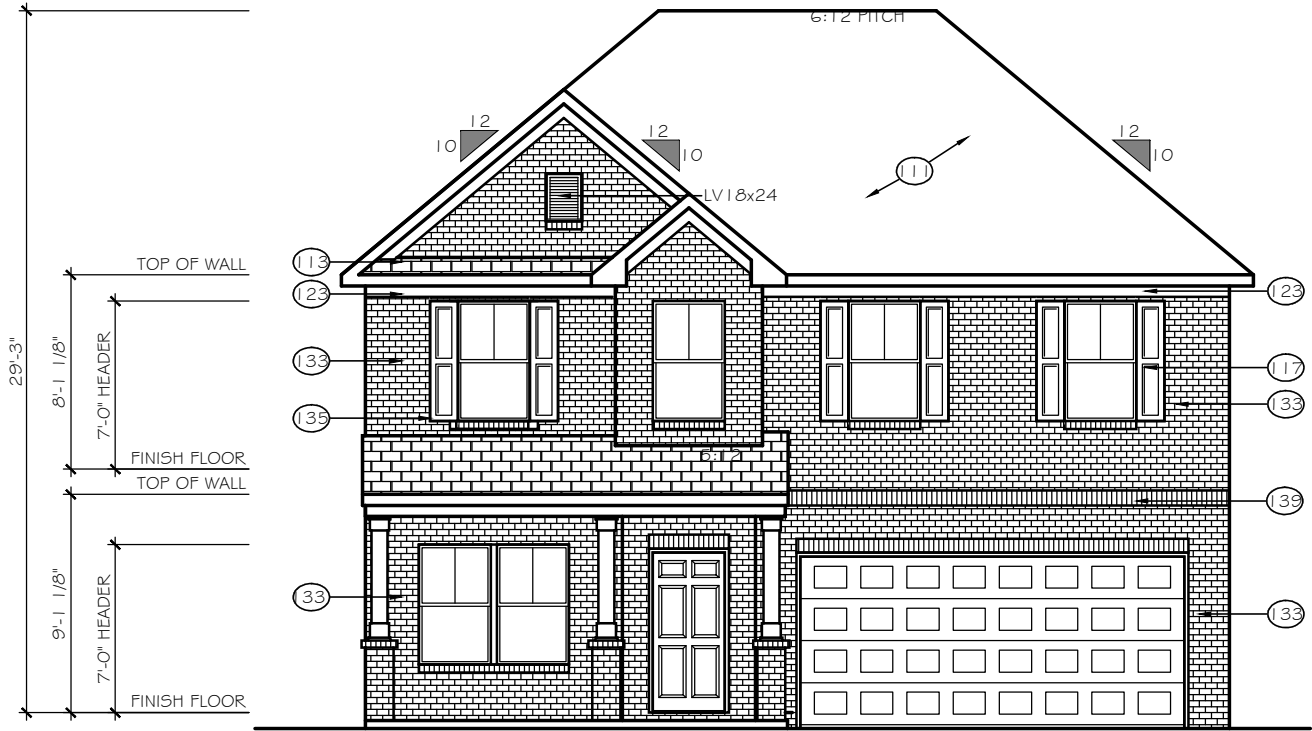
CHECKED BY:

BPS / DJP

SHEET:

A4.12

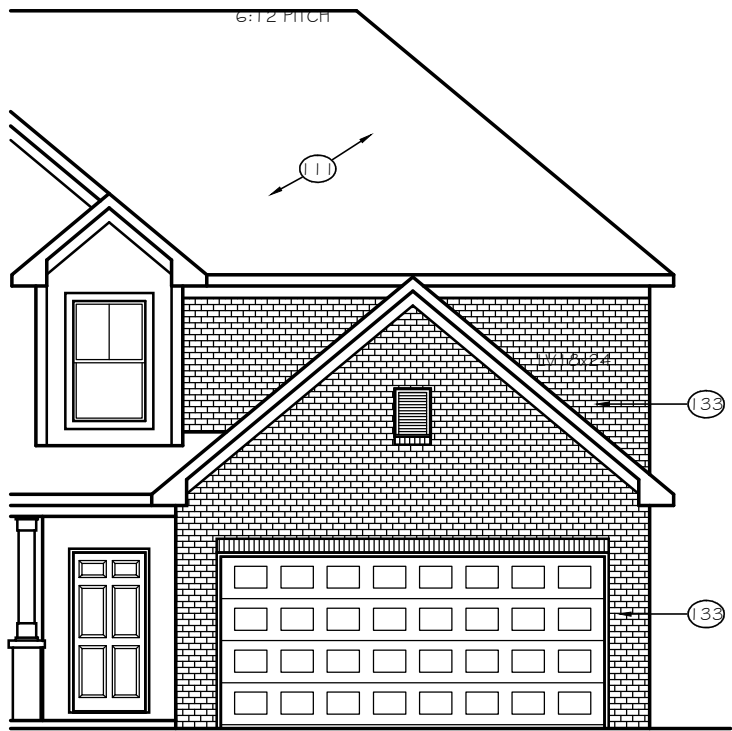
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C6



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

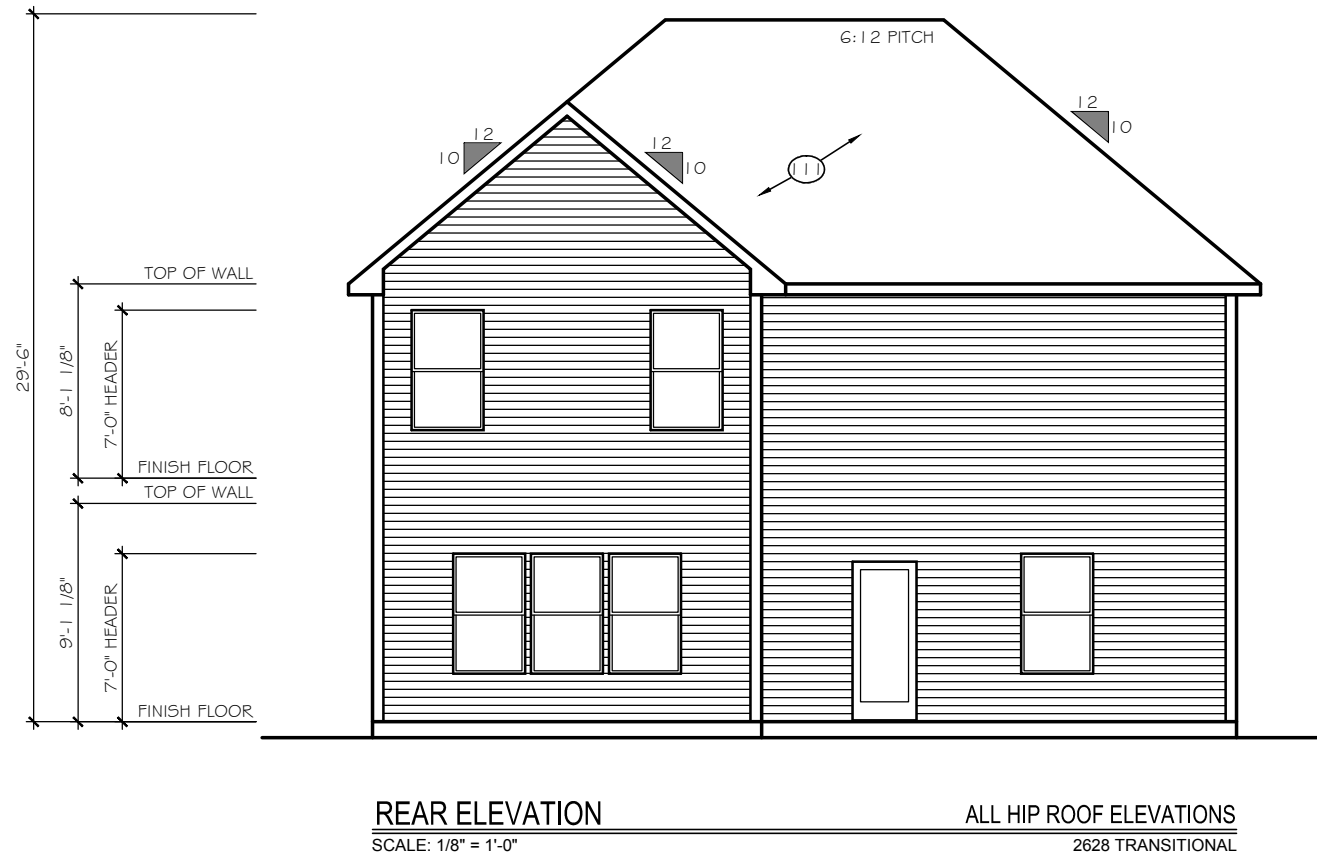
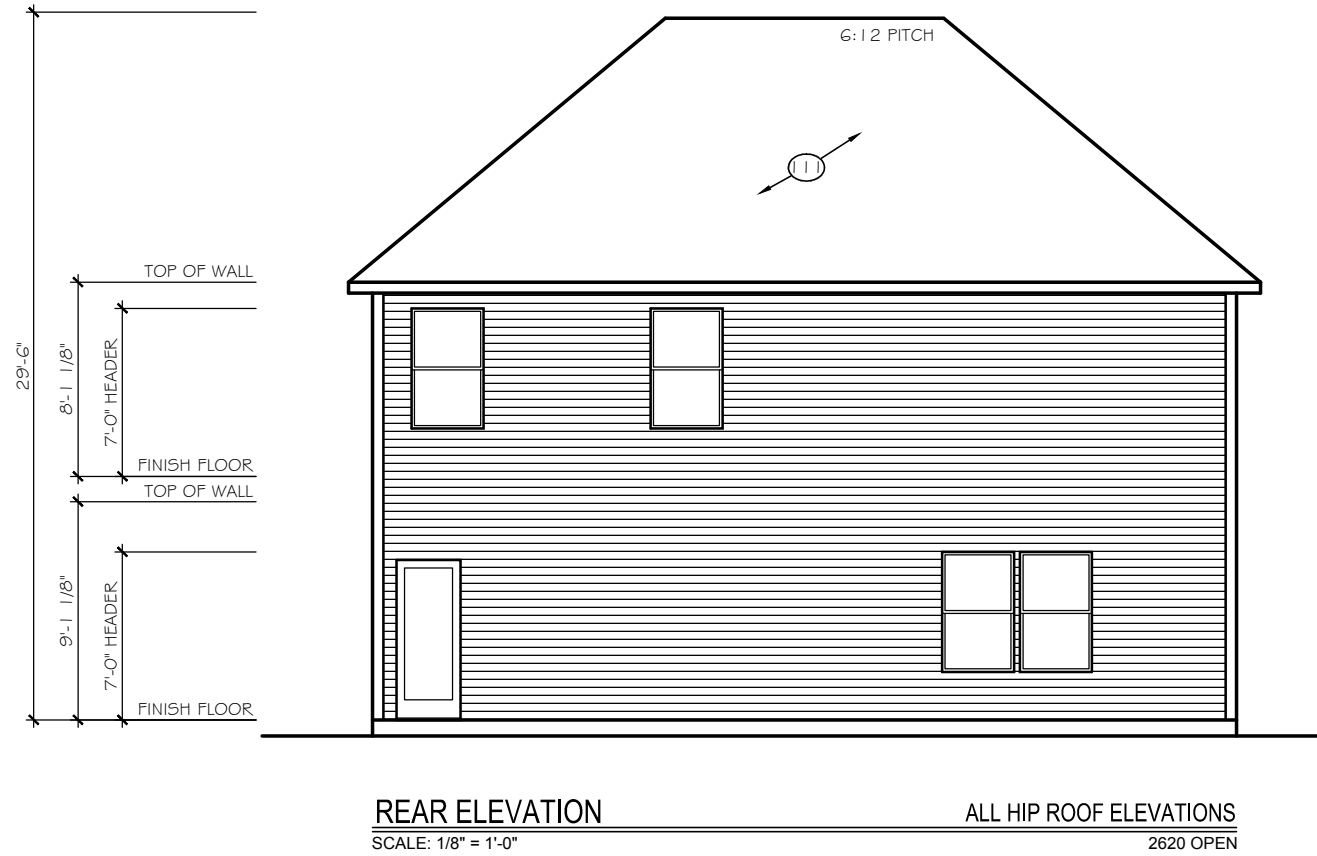
CHECKED BY:

BPS / DJP

SHEET:

A4.13

v1.2



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

REAR ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
CLC

DATE:
11-29-18

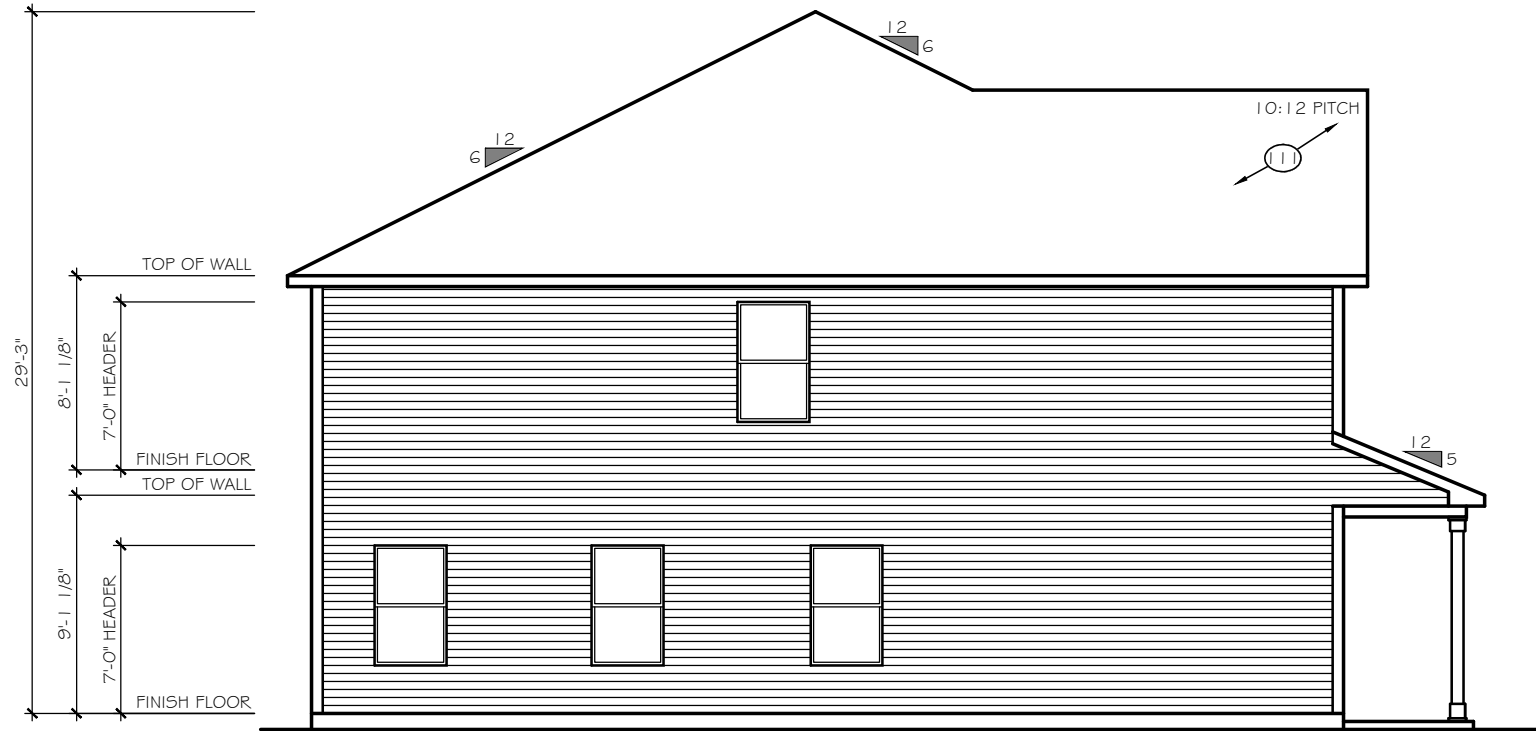
SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A4.14

v1.2

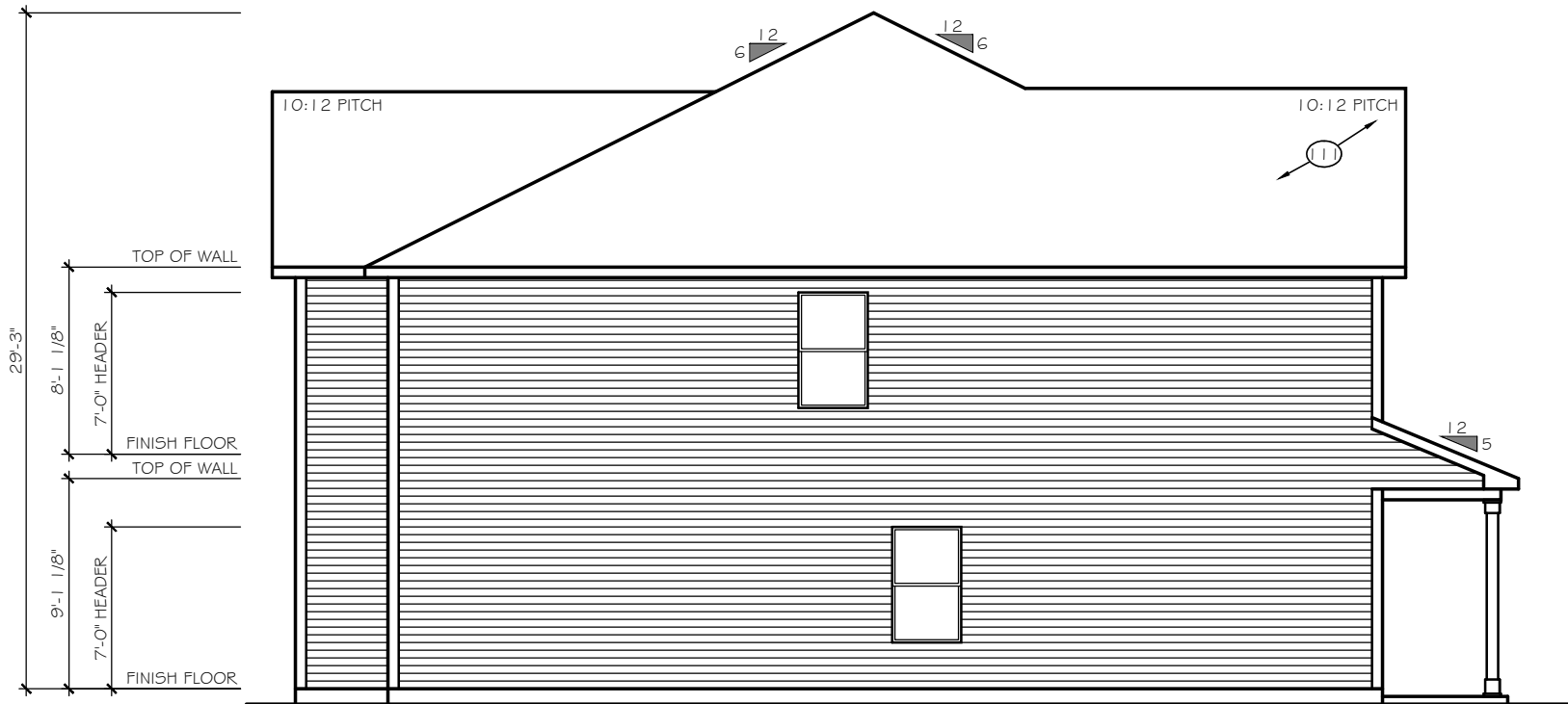


RIGHT ELEVATION

ELEVATIONS E-C6, E-D6

SCALE: 1/8" = 1'-0"

2620 OPEN



RIGHT ELEVATION

ELEVATIONS E-C6, E-D6

SCALE: 1/8" = 1'-0"

2628 TRANSITIONAL

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

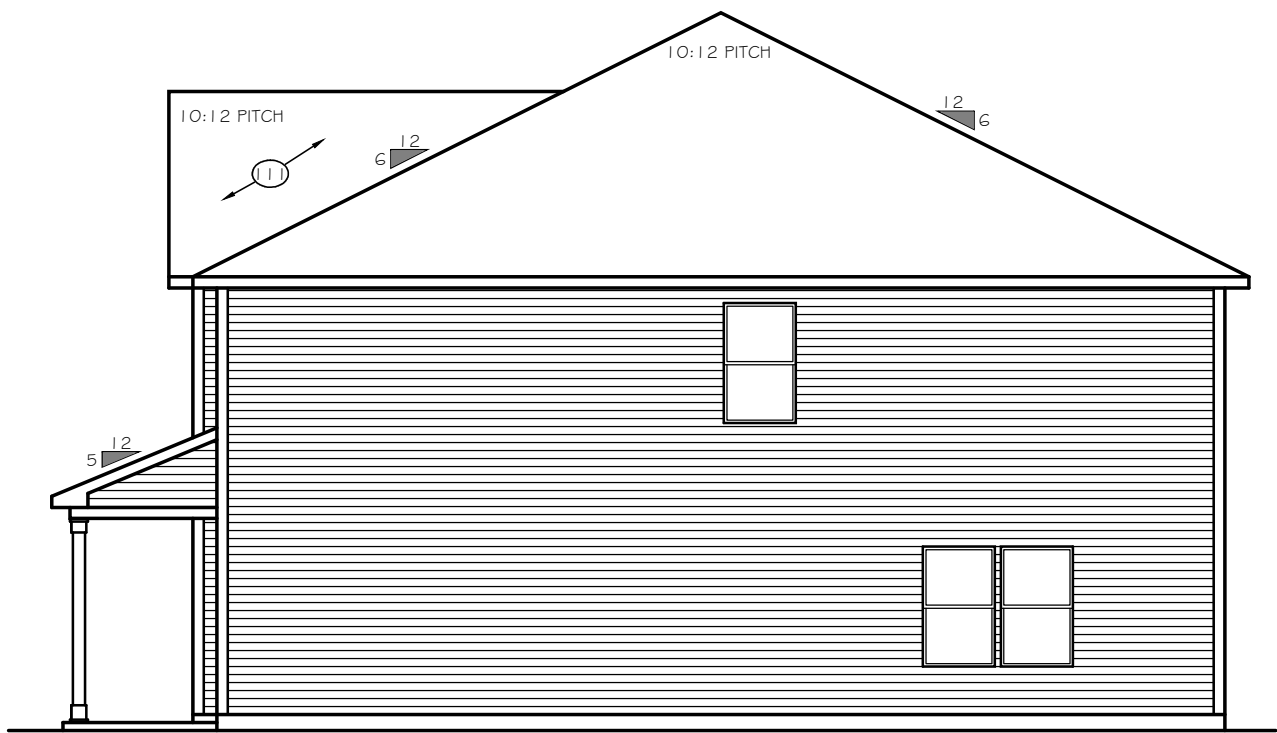
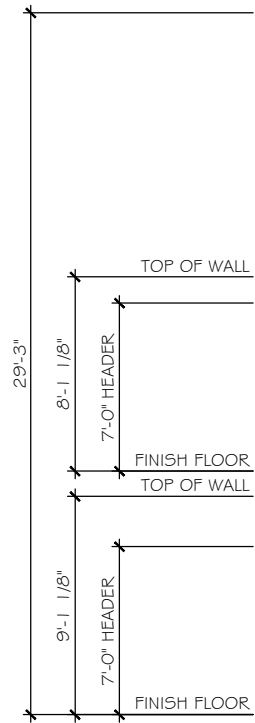
DRAWN BY:
CLC

DATE:
11-29-18

SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS / DJP

SHEET:
A4.15
v1.2

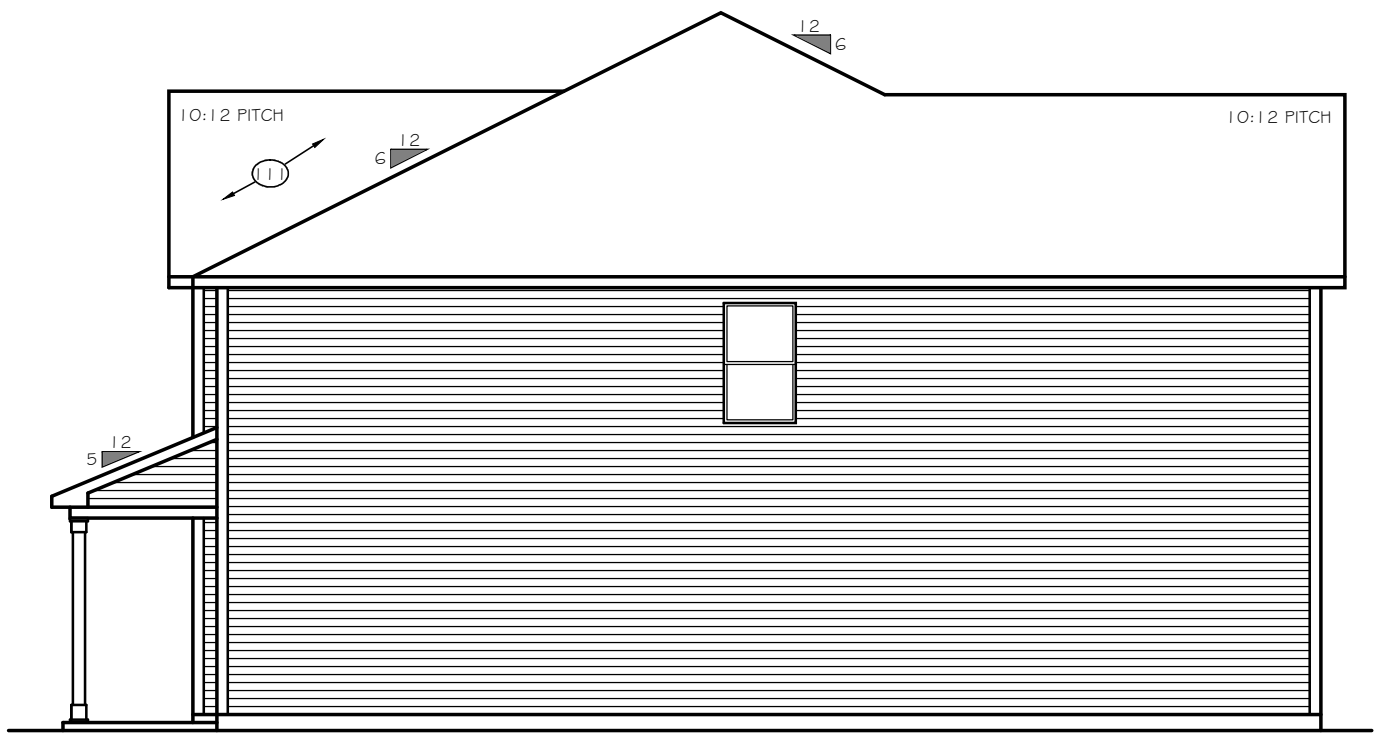
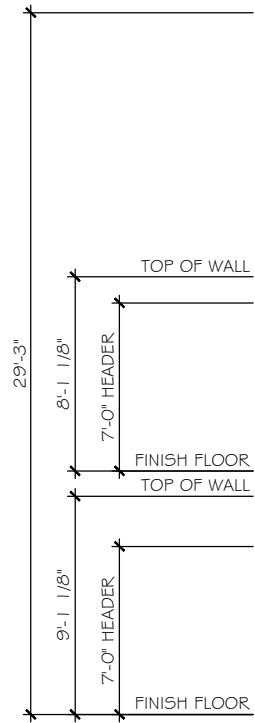


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

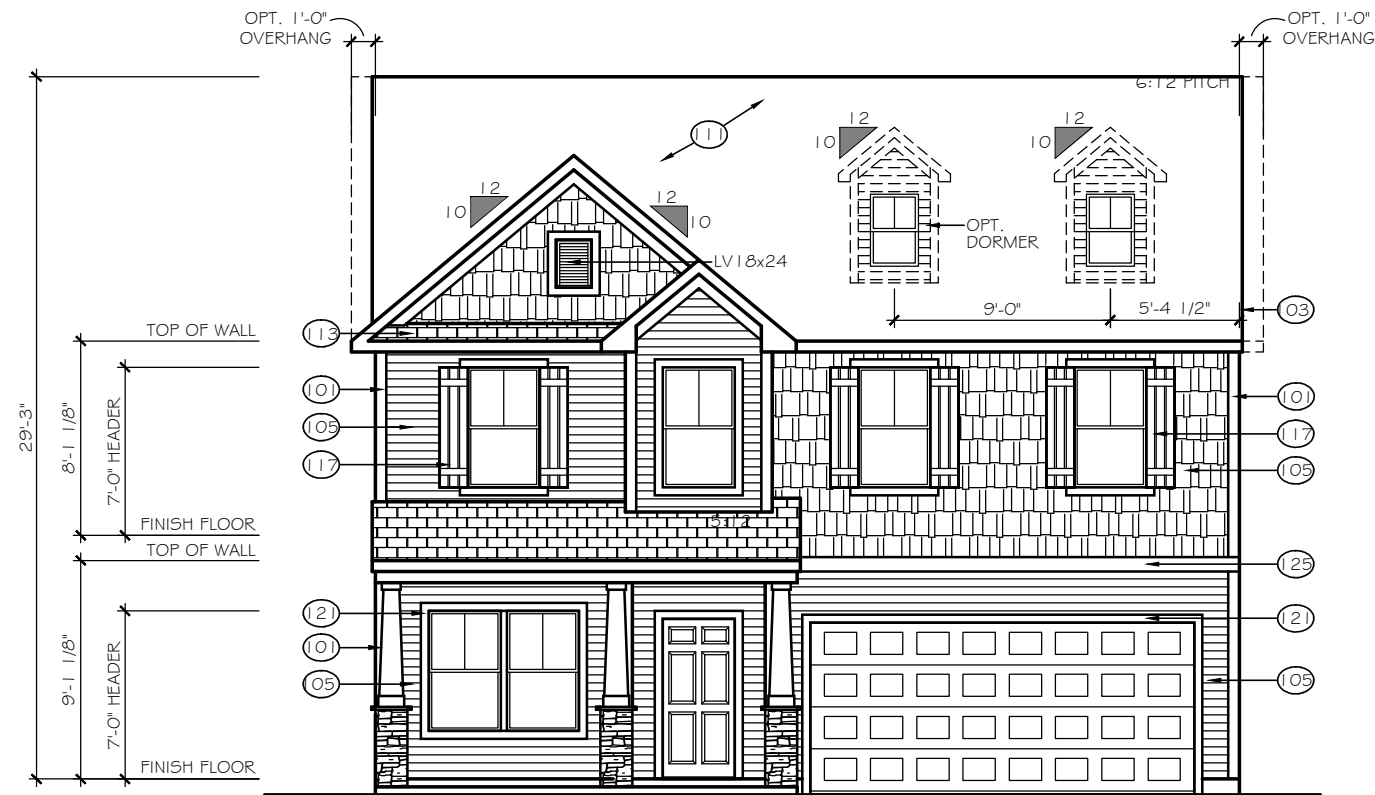
CHECKED BY:

BPS / DJP

SHEET:

A4.16

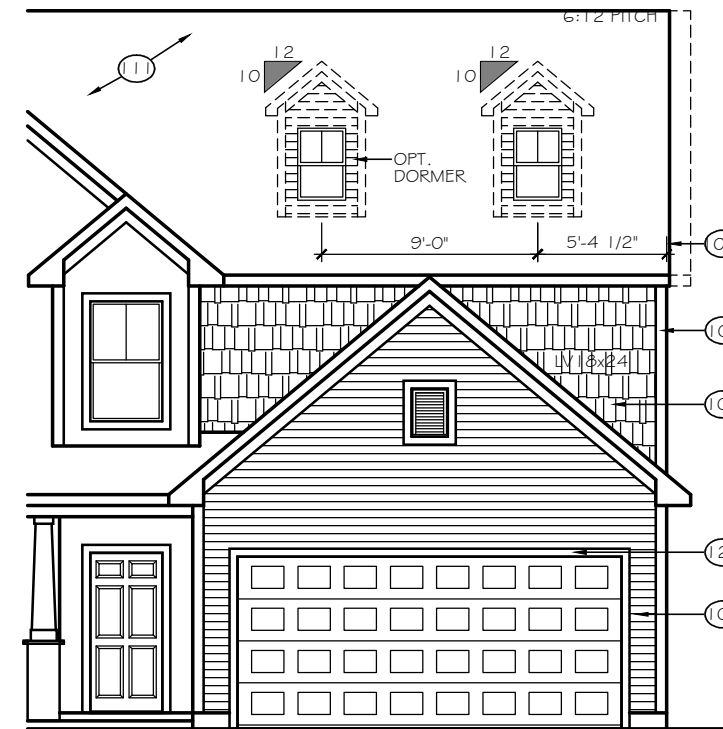
v1.2



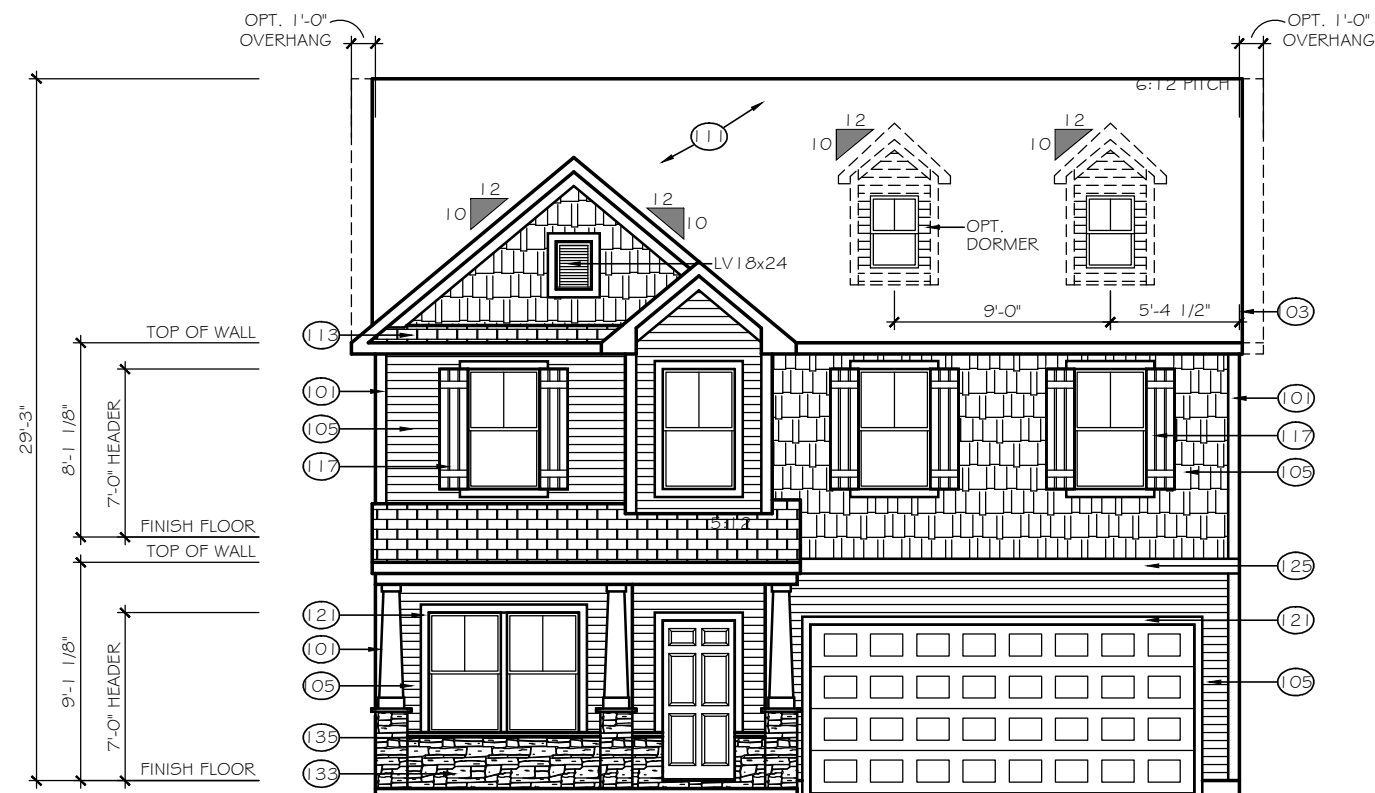
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D1



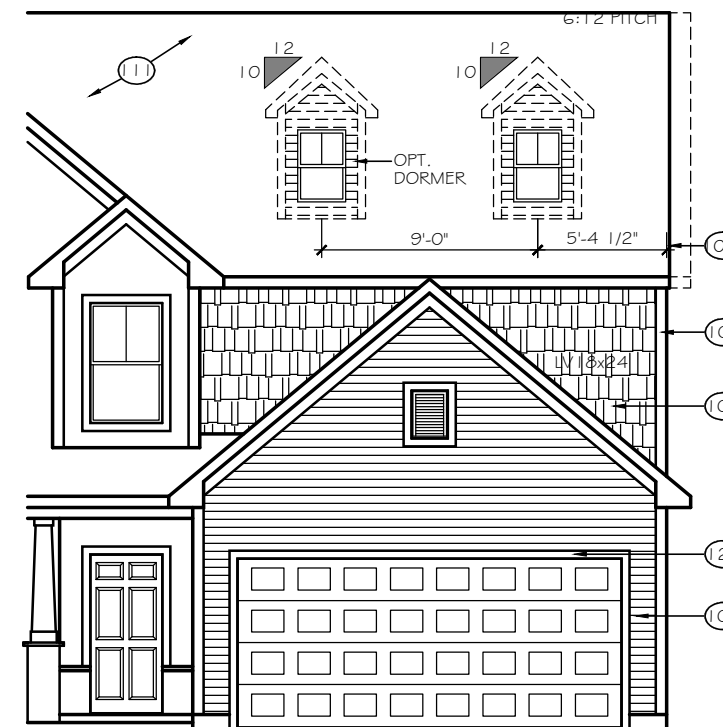
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D2



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-D1, E-D2

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

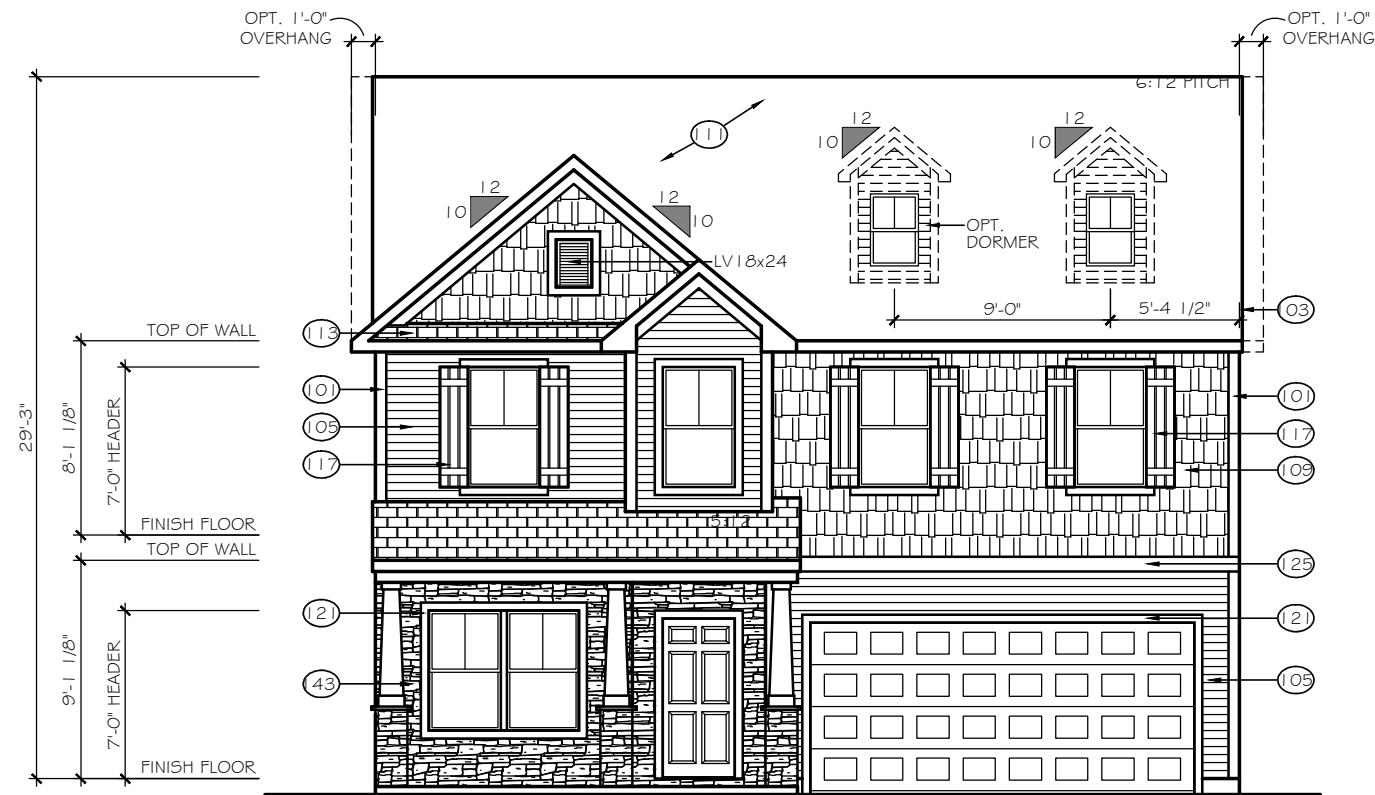
CHECKED BY:

BPS / DJP

SHEET:

A4.17

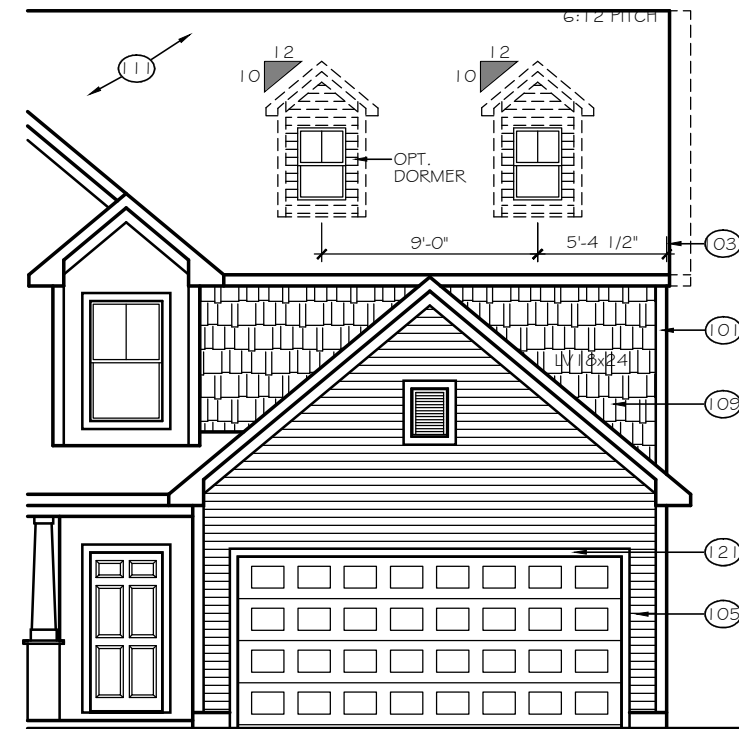
v1.2



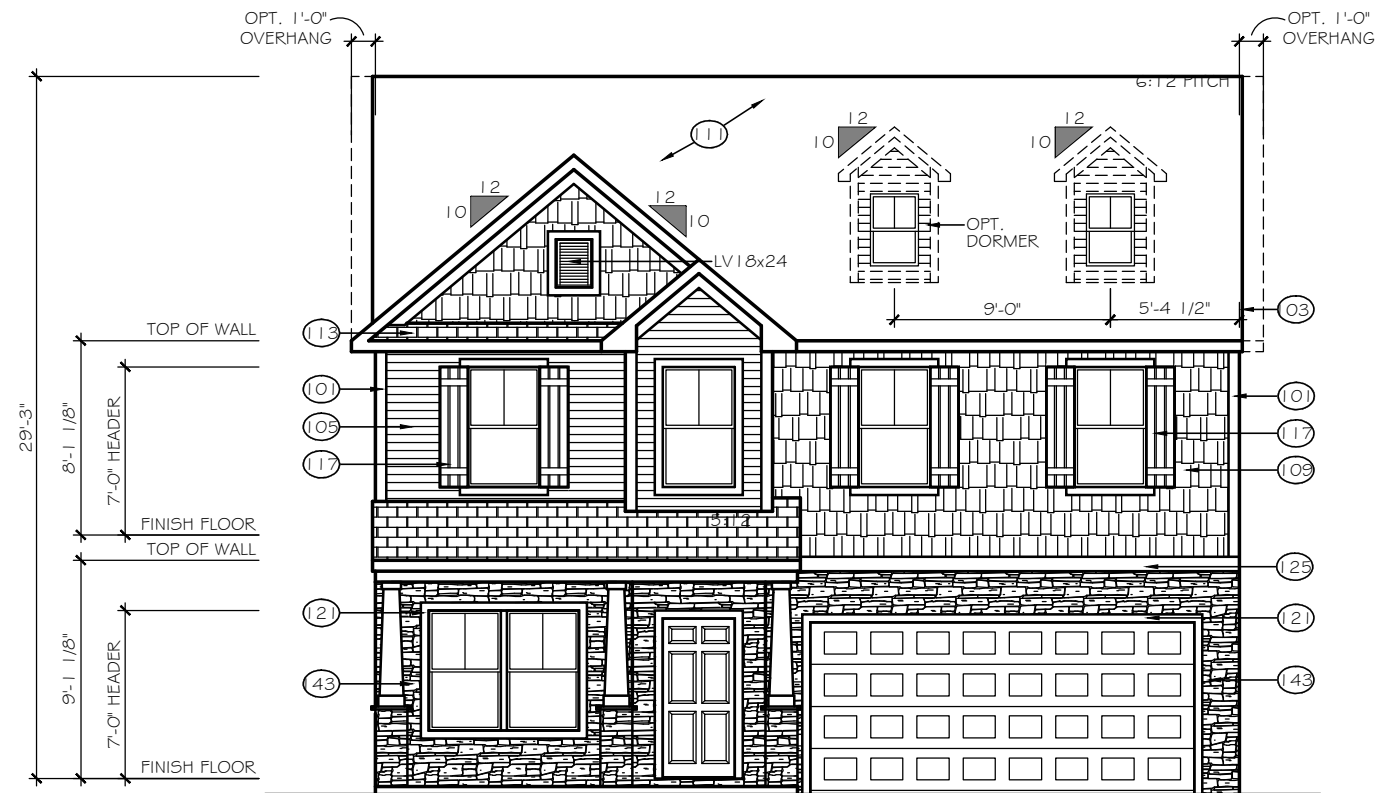
FRONT ELEVATION

ELEVATION E-D3

SCALE: 1/8" = 1'-0"



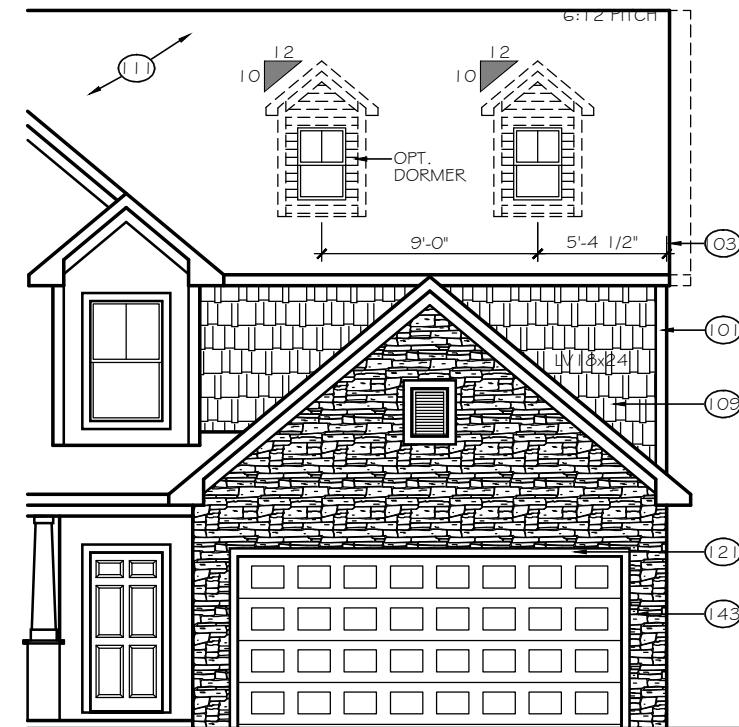
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-D4

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-D3, E-D4

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

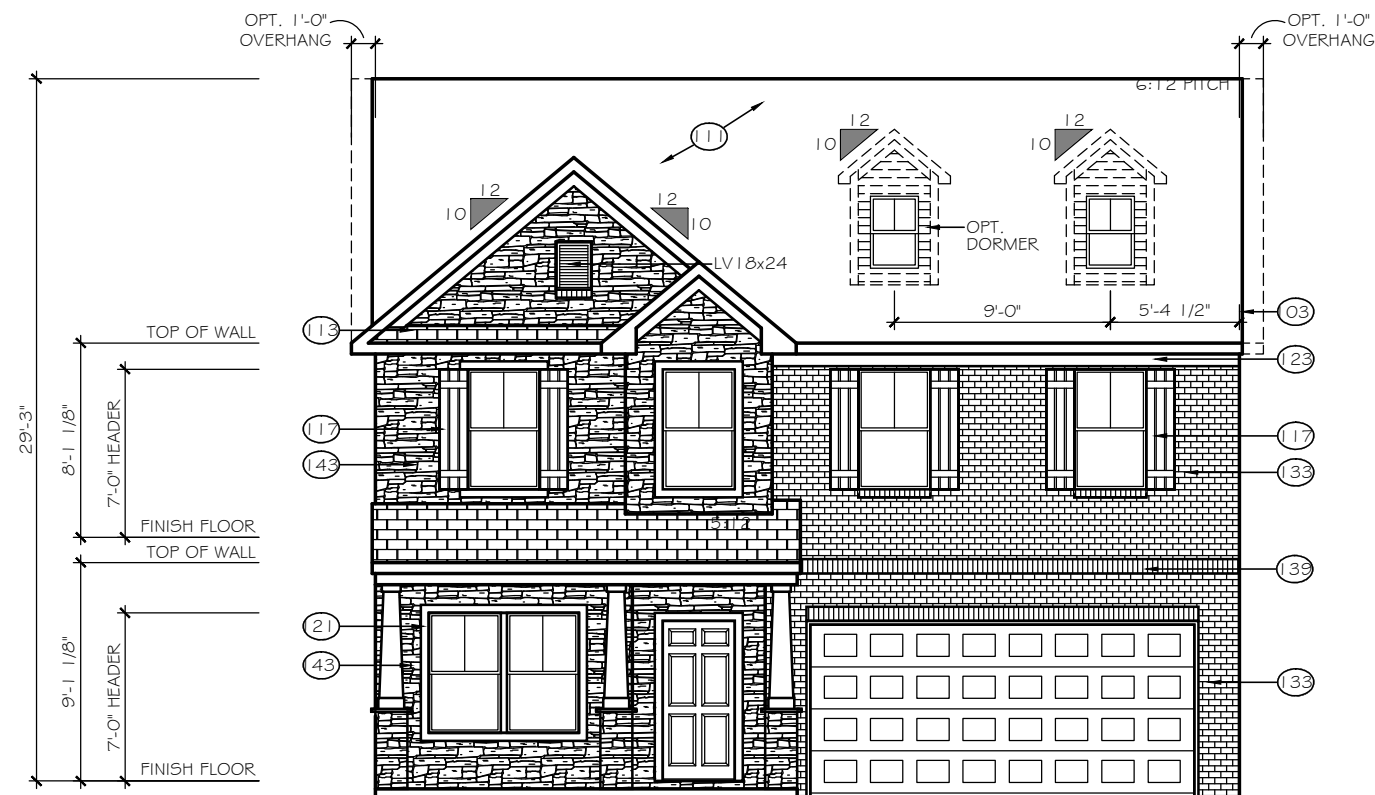
CHECKED BY:

BPS / DJP

SHEET:

A4.18

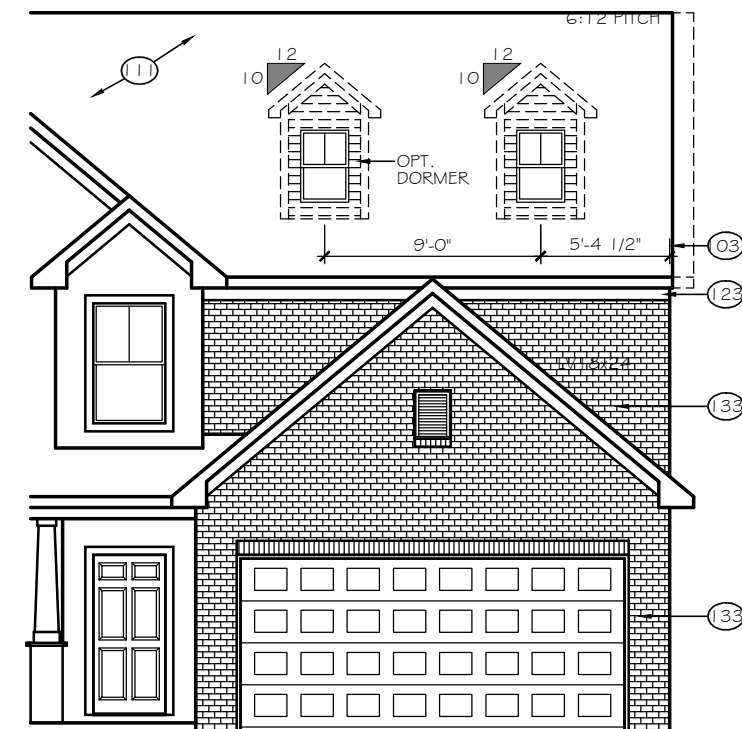
v1.2



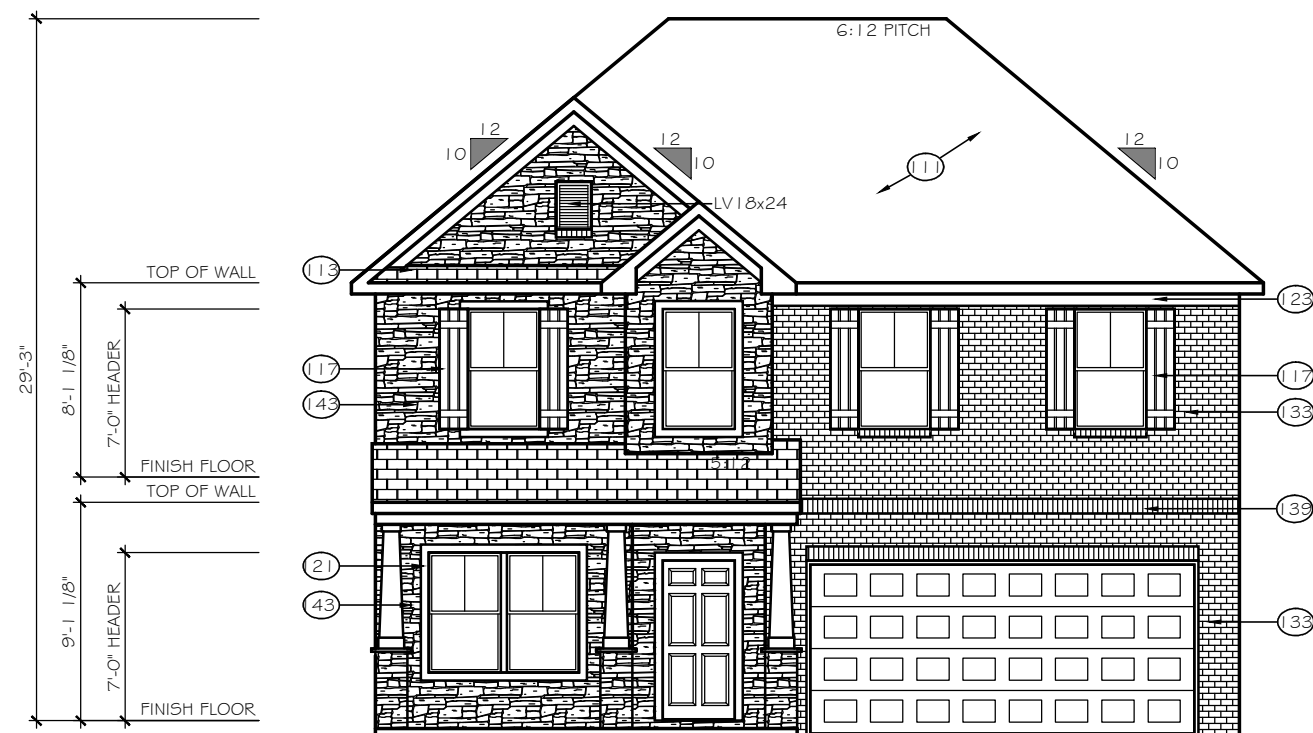
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D5



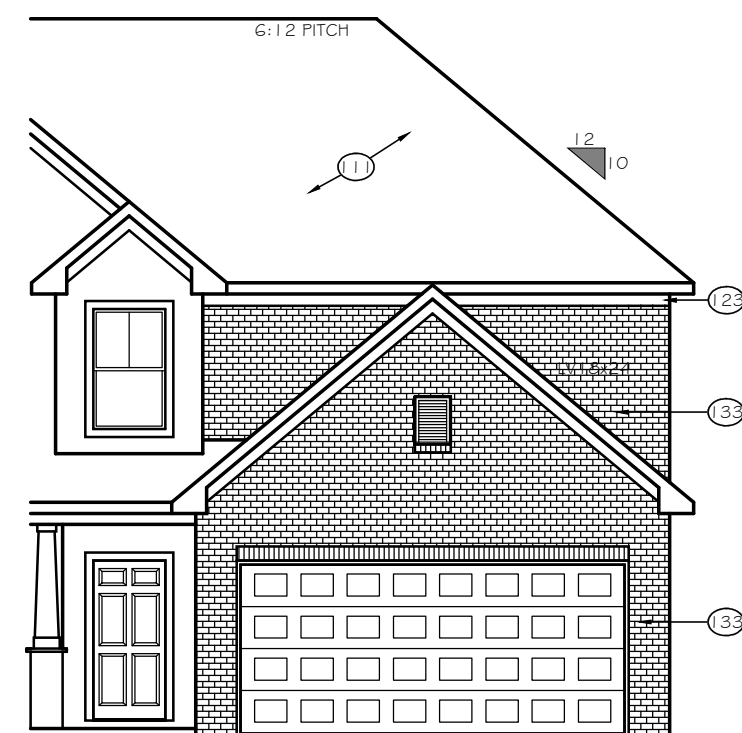
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D6



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-D5, E-D6

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

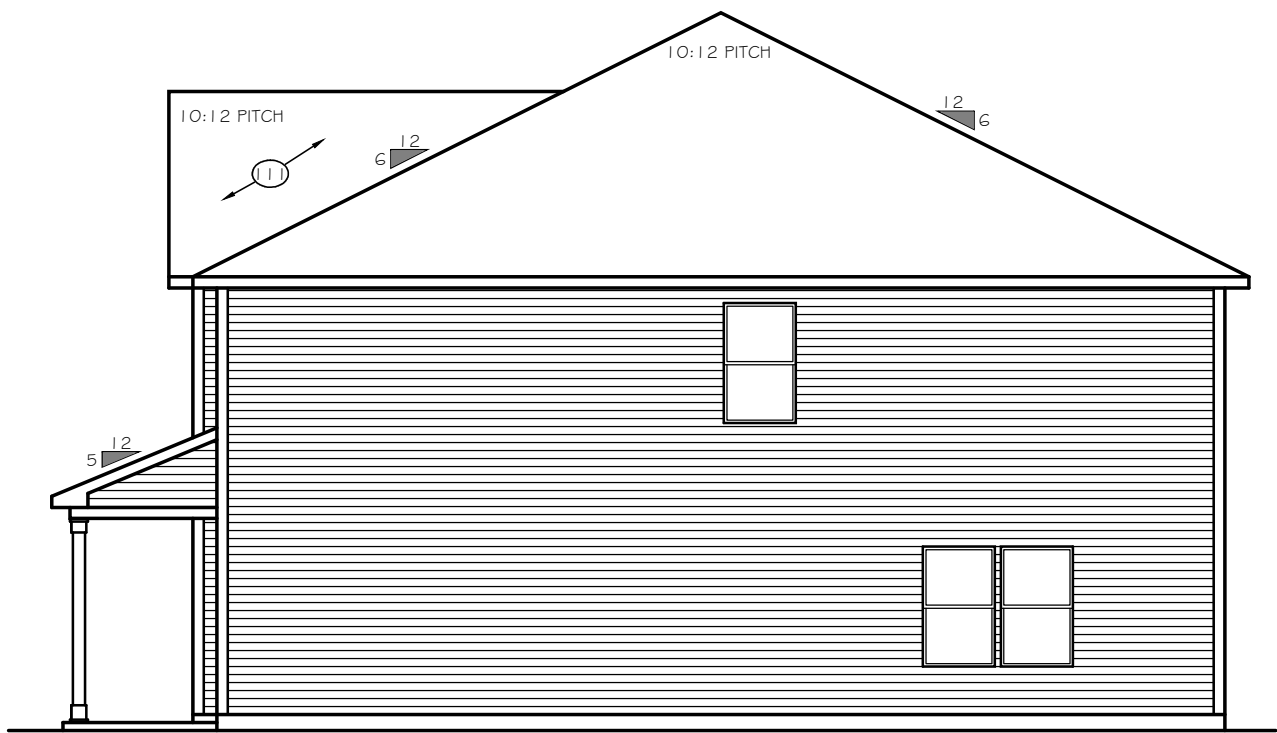
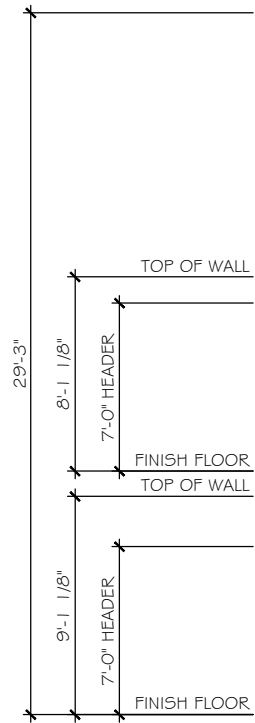
CHECKED BY:

BPS / DJP

SHEET:

A4.19

v1.2

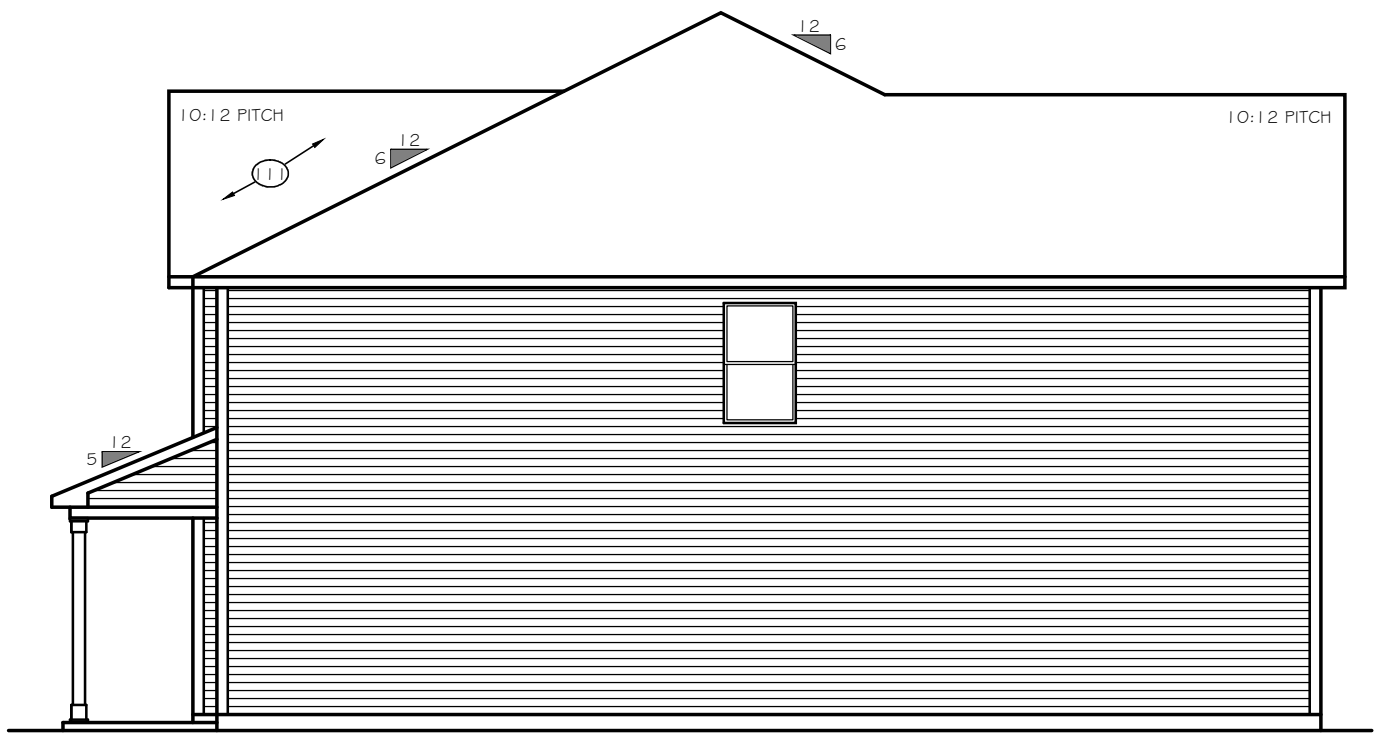
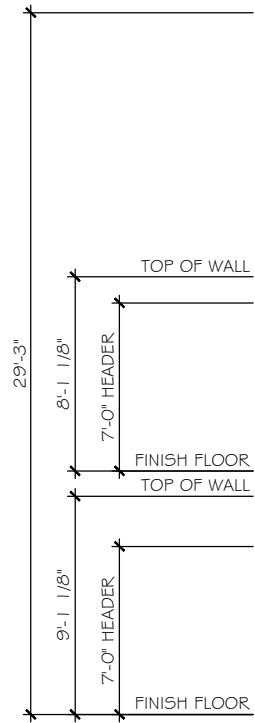


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-E6, E-F6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.
DRAWN BY:
CLC
DATE:
11-29-18
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS / DJP

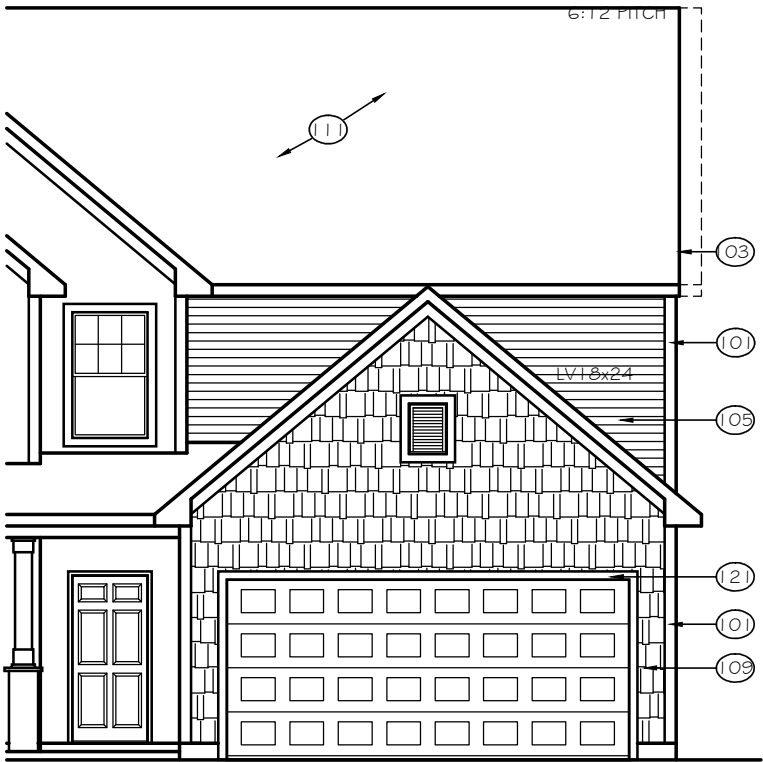
SHEET:
A4.29
v1.2



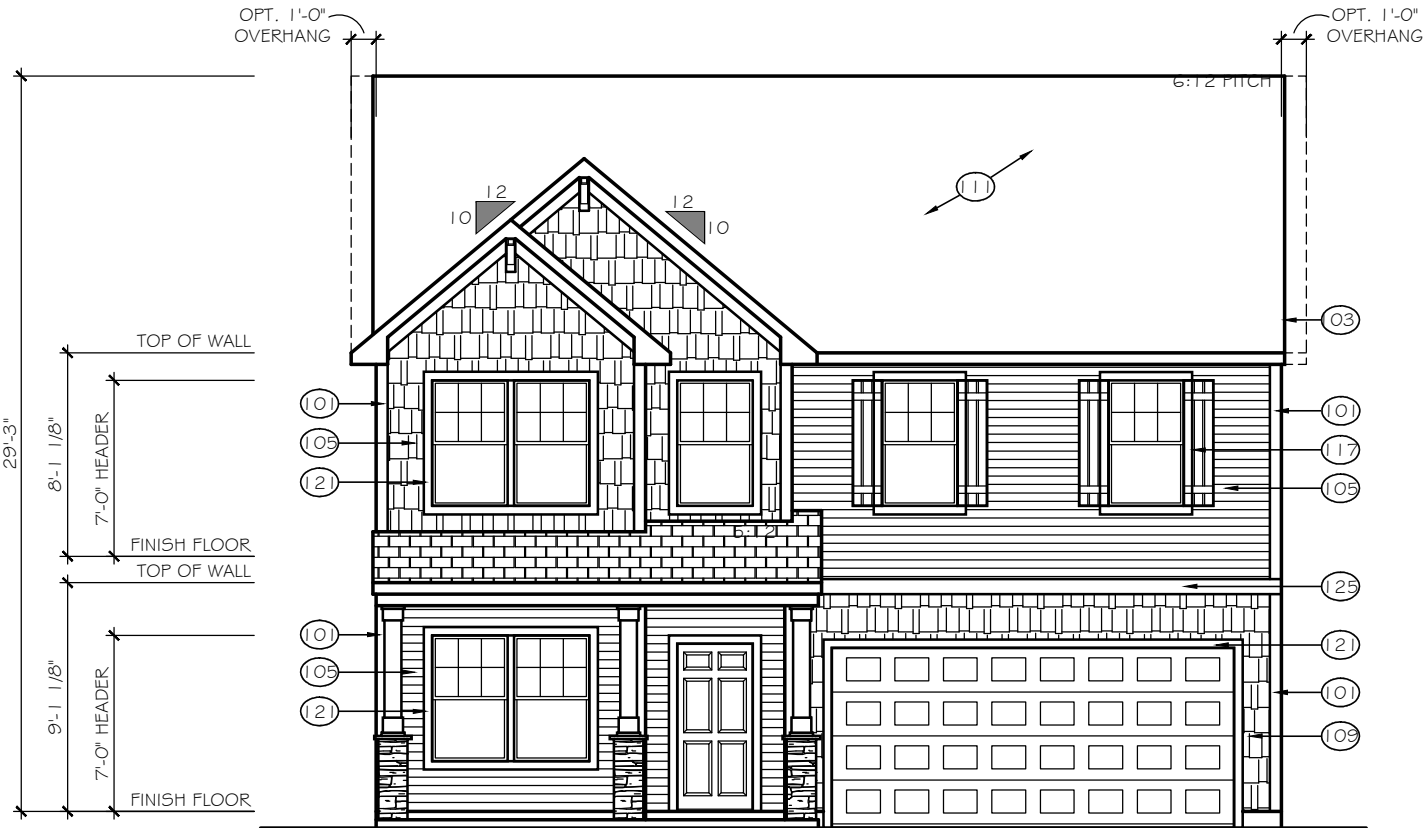
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F1

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.30

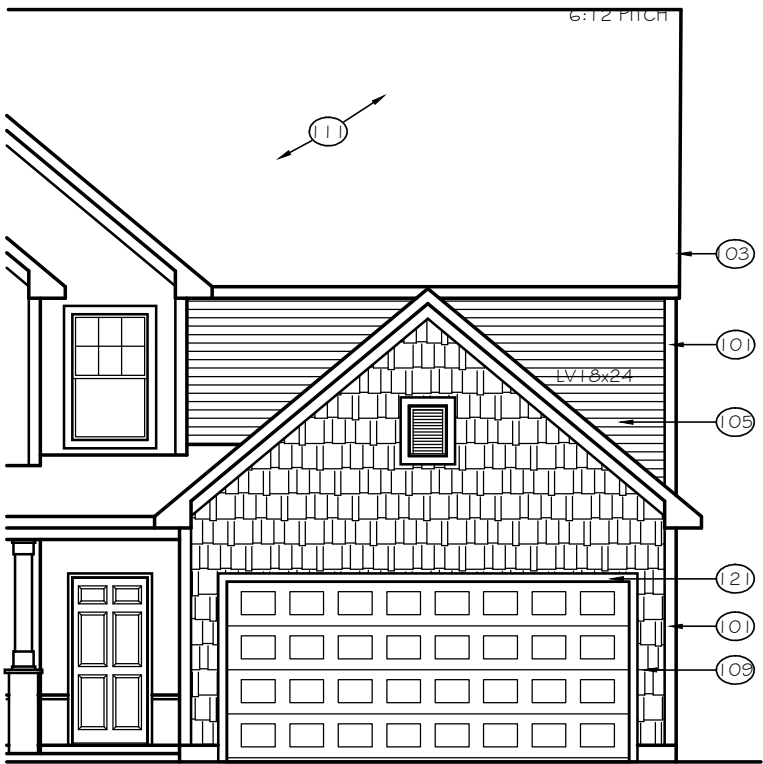
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F2

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	11-29-18
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A4.31

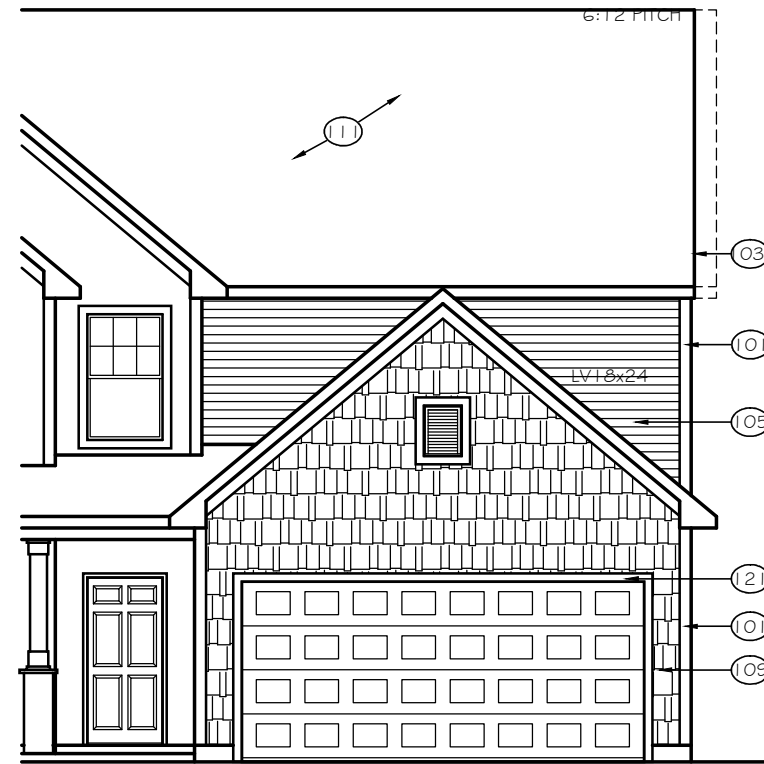
v1.2



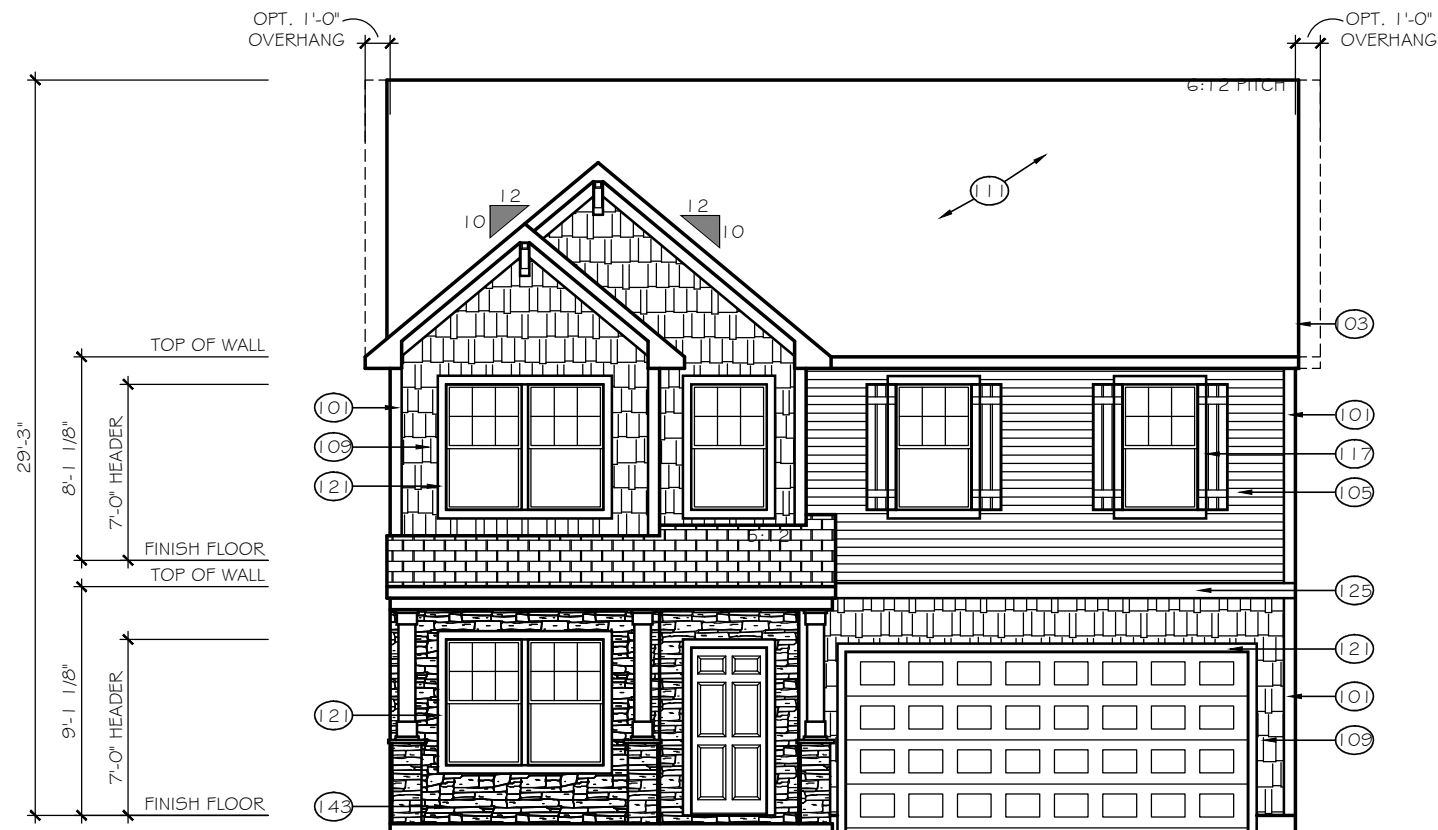
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F3



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F3P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F3

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

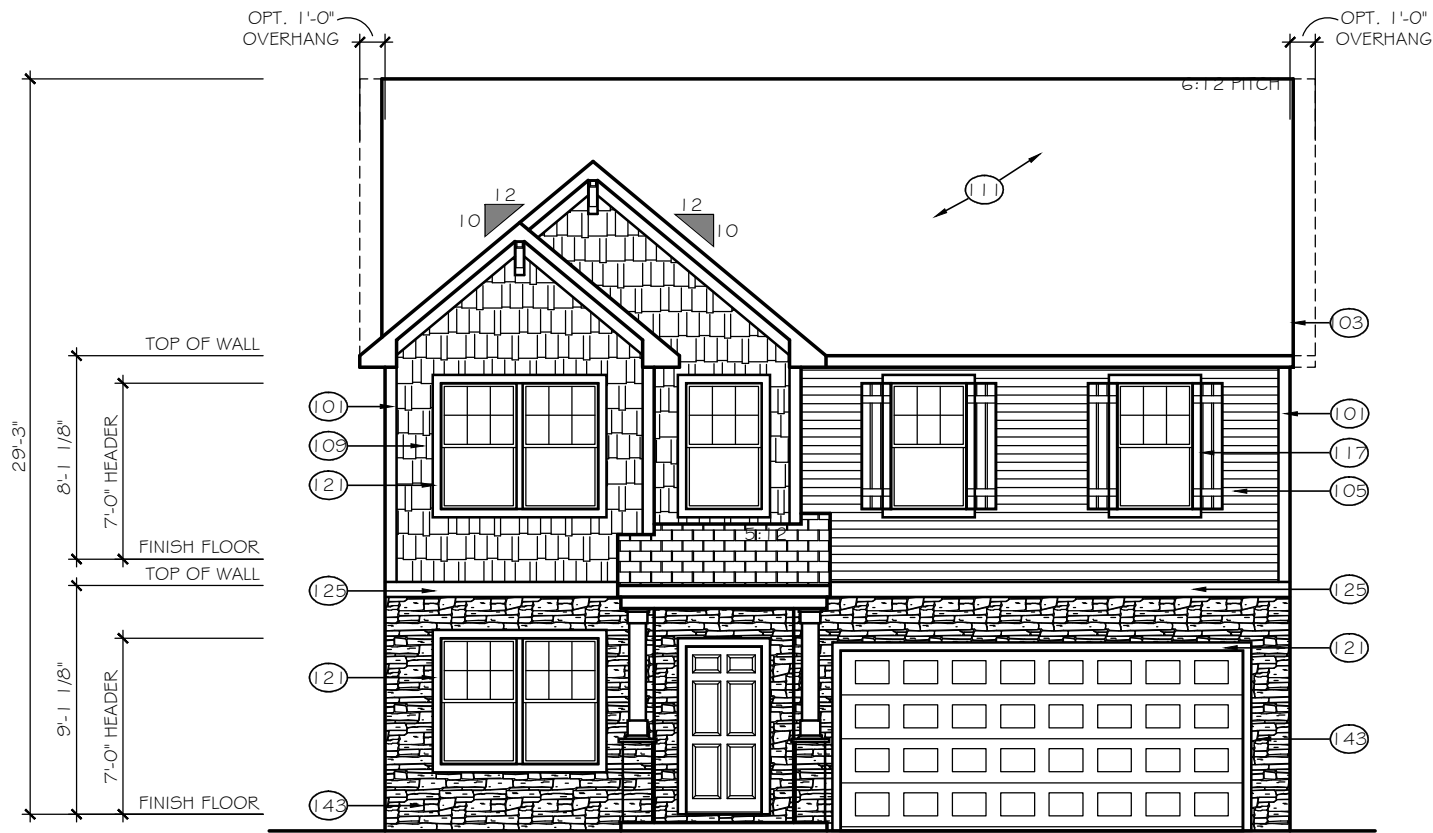
CHECKED BY:

BPS / DJP

SHEET:

A4.32

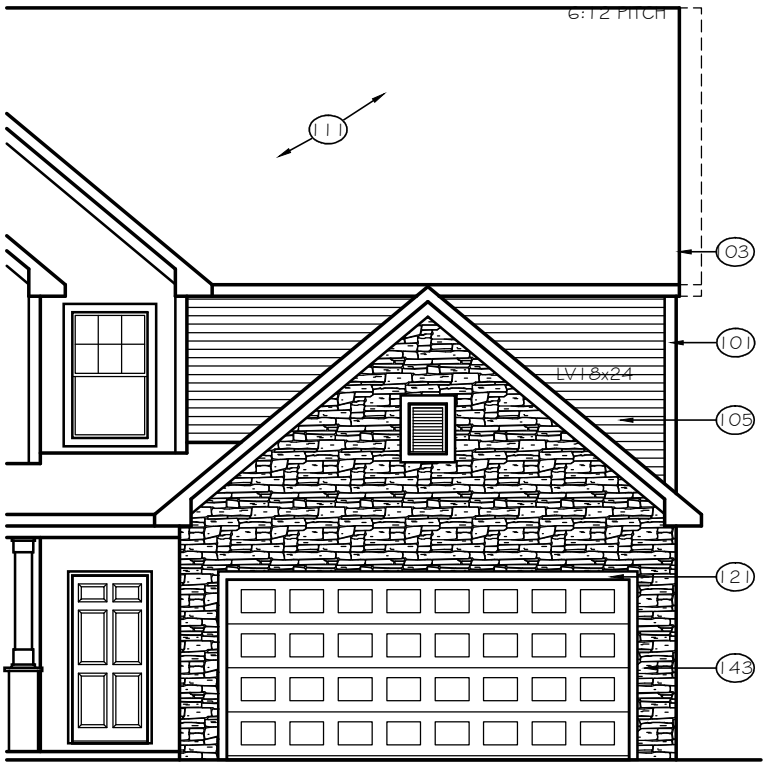
v1.2



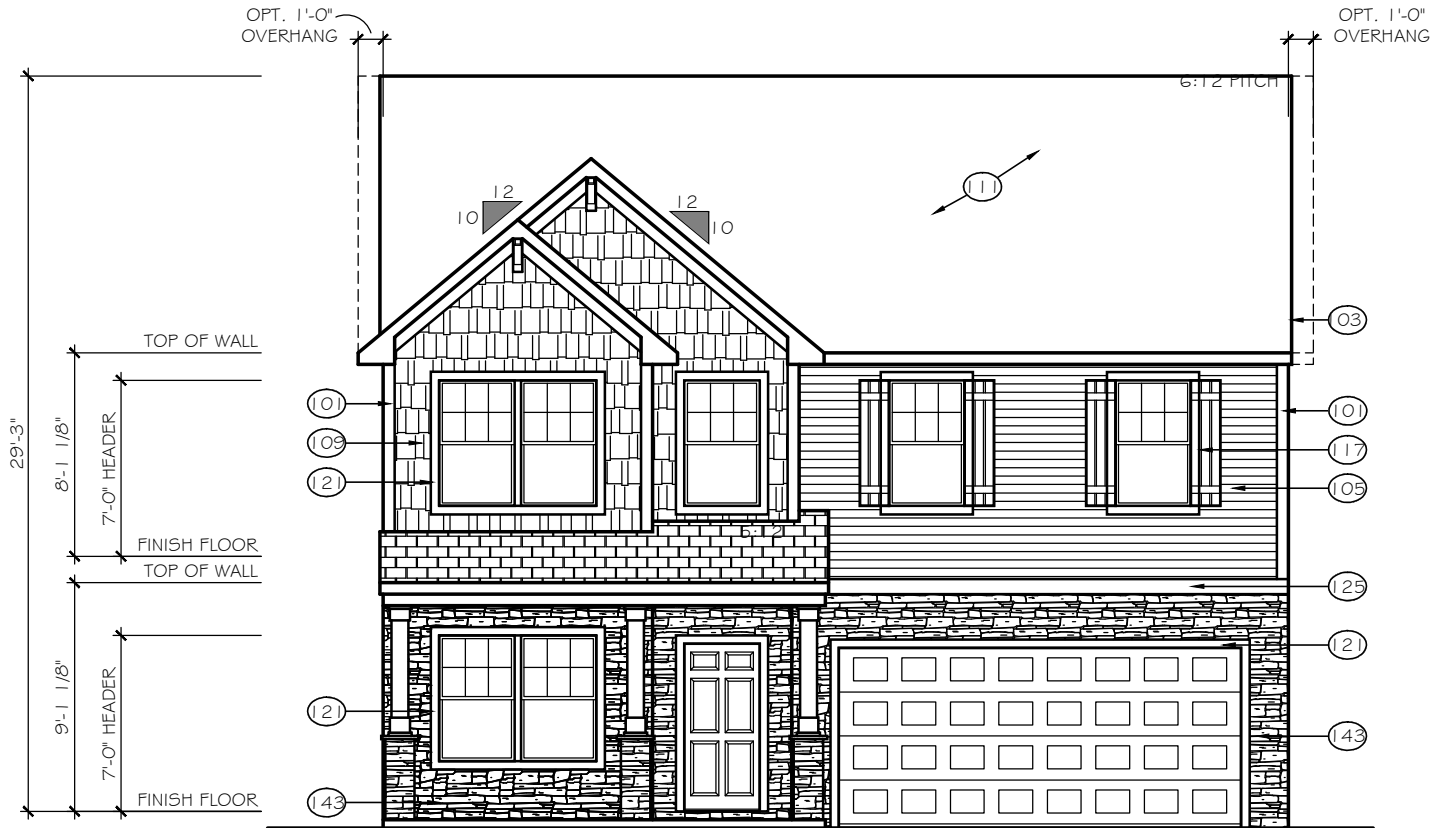
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F4



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F4P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F4

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.33

v1.2

SCALE: 1/8" = 1'-0"

8' GARAGE BUMP OPTION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5P

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F5

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

$$1/8'' = 1'-0''$$

CHECKED BY:

BPS / DJP

SHEET:

A4.34

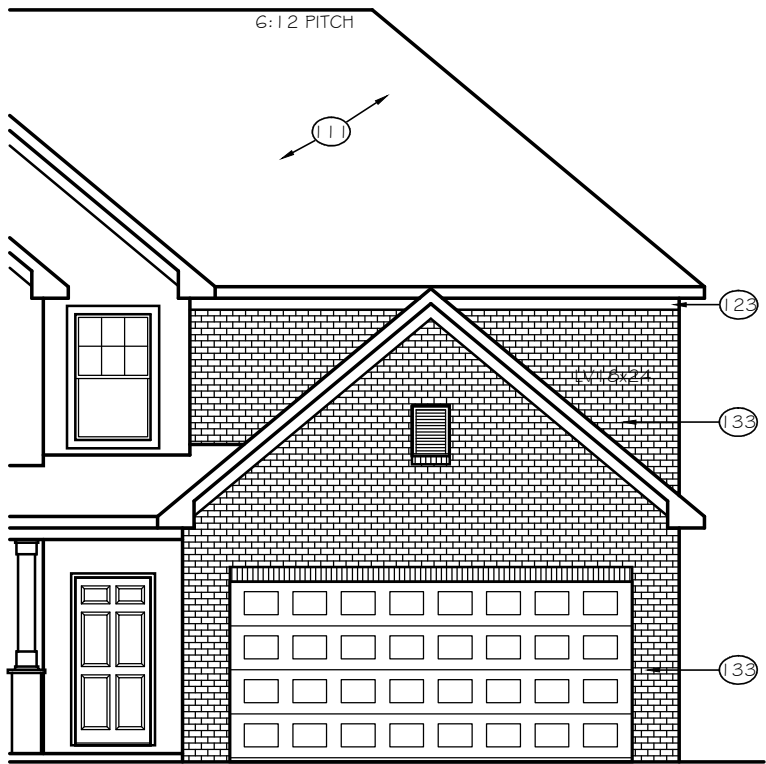
v1.2



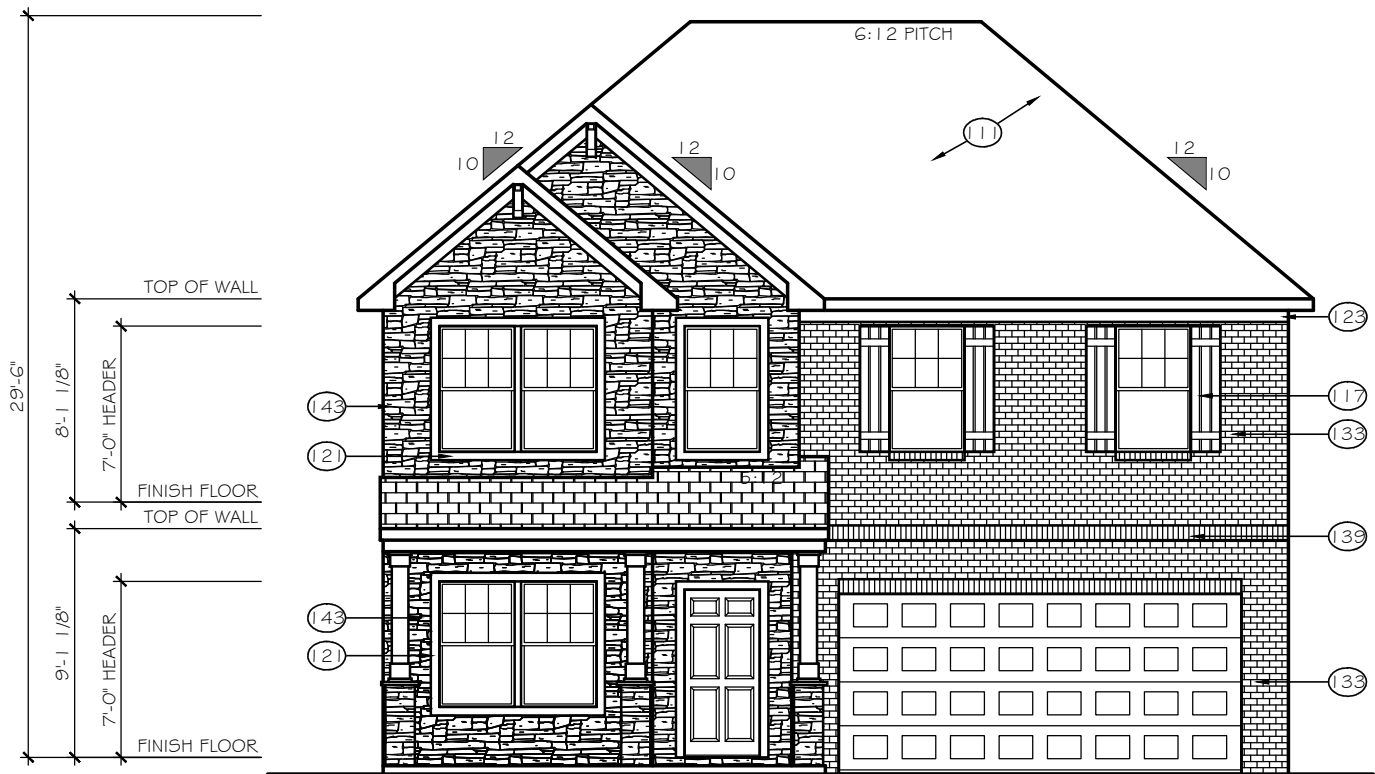
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F6



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F6P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.35

v1.2

TrueHomes

IT'S ALL ABOUT U

THE BAYSIDE MASTER SET INTEGRITY / TRIBUTE/ELEMENTS

ELECTRICAL LEGEND		GENERAL NOTES				KEY NOTES		TABLE OF CONTENTS	
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION. 2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION. 3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN. 4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. <u>ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2x4 STUDS 16" O.C. (U.N.O.).</u> 7. <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u> 8. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT. 9. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE. 9. USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). <u>SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u> 10. DIMENSIONS ARE FROM FACE OF STUDS. 11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C. 12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.	13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.). 14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDER FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN ½ GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. 16. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND	MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS. 18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S. 19. PROVIDE 1 ½" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40"). 23. SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS	THIS SET CONTAINS ELEVATIONS FOR OPEN, TRADITIONAL & TRANSITIONAL			
	OUTLET 220V					C5	COVER SHEET		
	OUTLET 110V					A3	EXTERIOR ELEVATIONS & OPTIONS		
	OUTLET 110V WATER PROOF								
	OUTLET 110V GFI								
	SWITCHED RECEPTACLE								
	PHONE								
	SMOKE / CO DETECTOR								
	SMOKE DETECTOR								
	SWITCH								
	3-WAY SWITCH								
	4-WAY SWITCH								
	SPEAKER SWITCH								
	THERMOSTAT								
	CABLE TV								
	CEILING LIGHT								
	COMPACT FLUORESCENT LIGHT GU24 SOCKET								
	JUNCTION LIGHT								
	SPEAKER								
	EXHAUST FAN								
	EXHAUST FAN / LIGHT								
	FLOOD LIGHT								
	UNDER CABINET LIGHT								
	PUSH BUTTON								
	ELECTRIC PANEL								
	CAN LIGHT								
	MINI-CAN LIGHT								
	PENDANT LIGHT								
	PREWIRE								
	CEILING FAN PRE-WIRE								
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.									

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-288-1229 Fax: 704-238-1150

COVER SHEET
MASTER SET

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8"=1'-0"

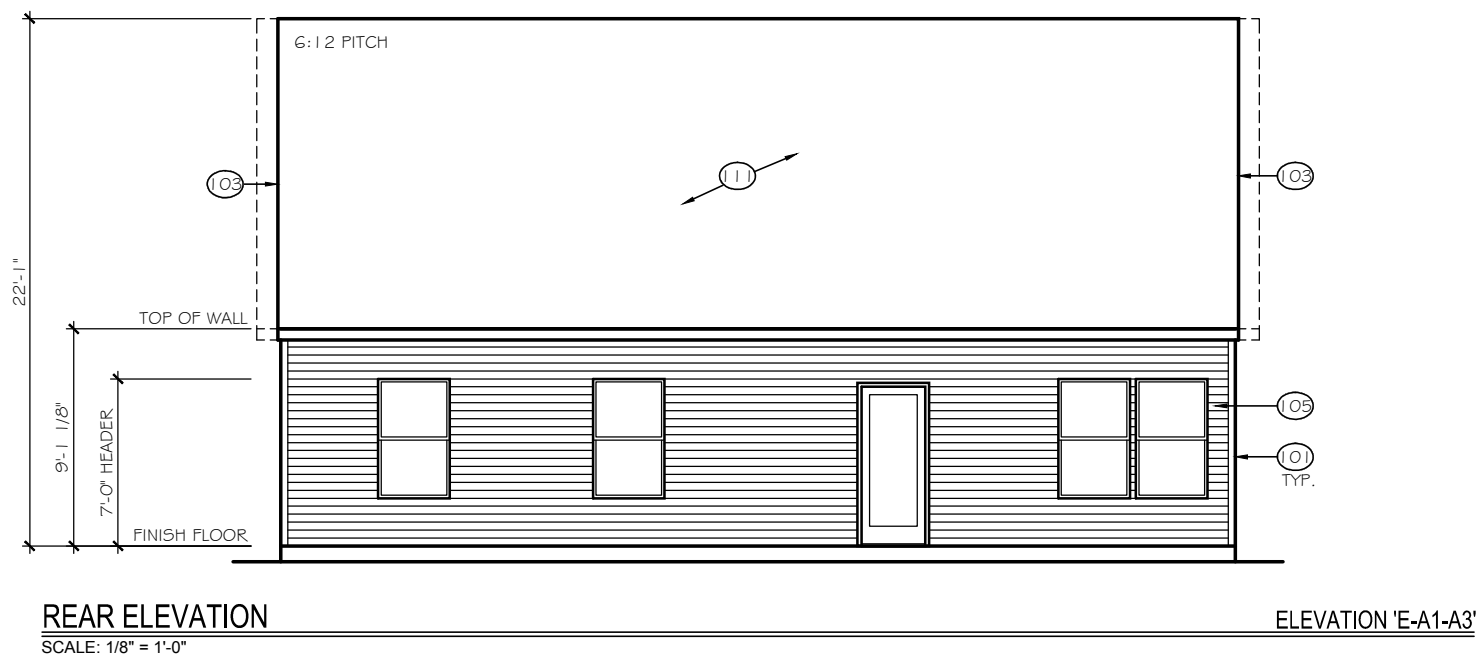
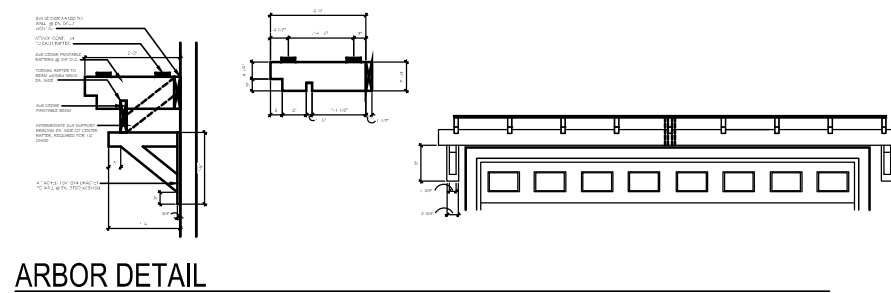
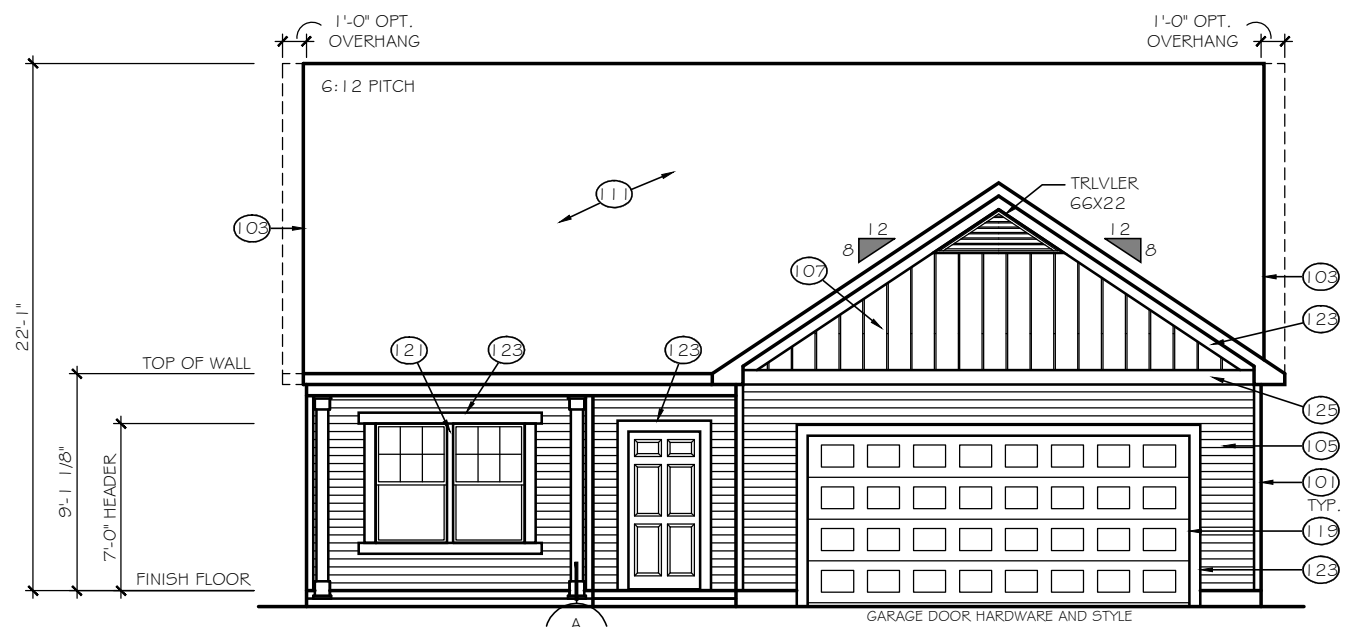
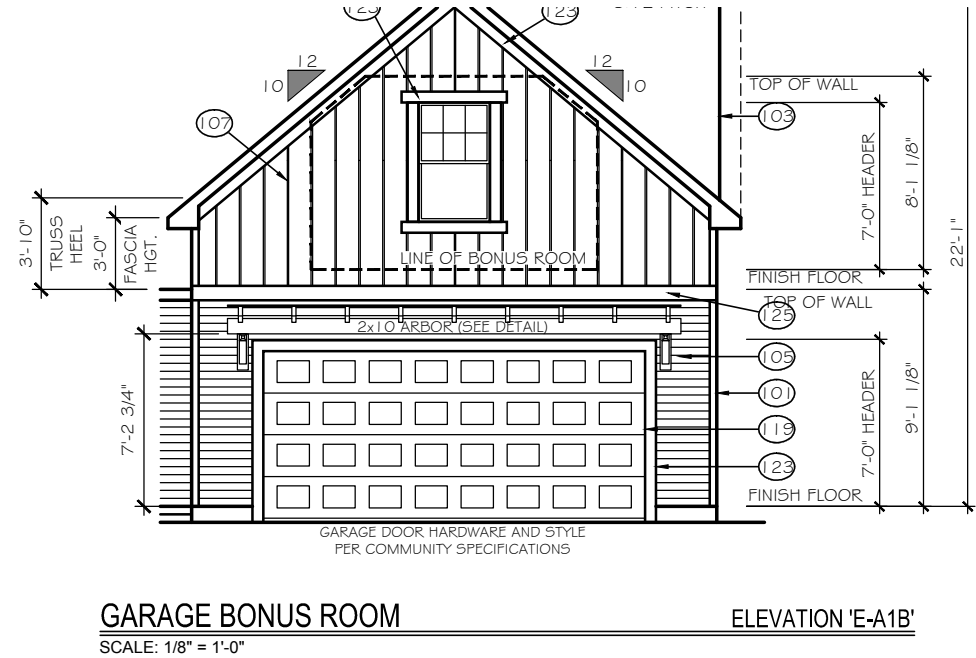
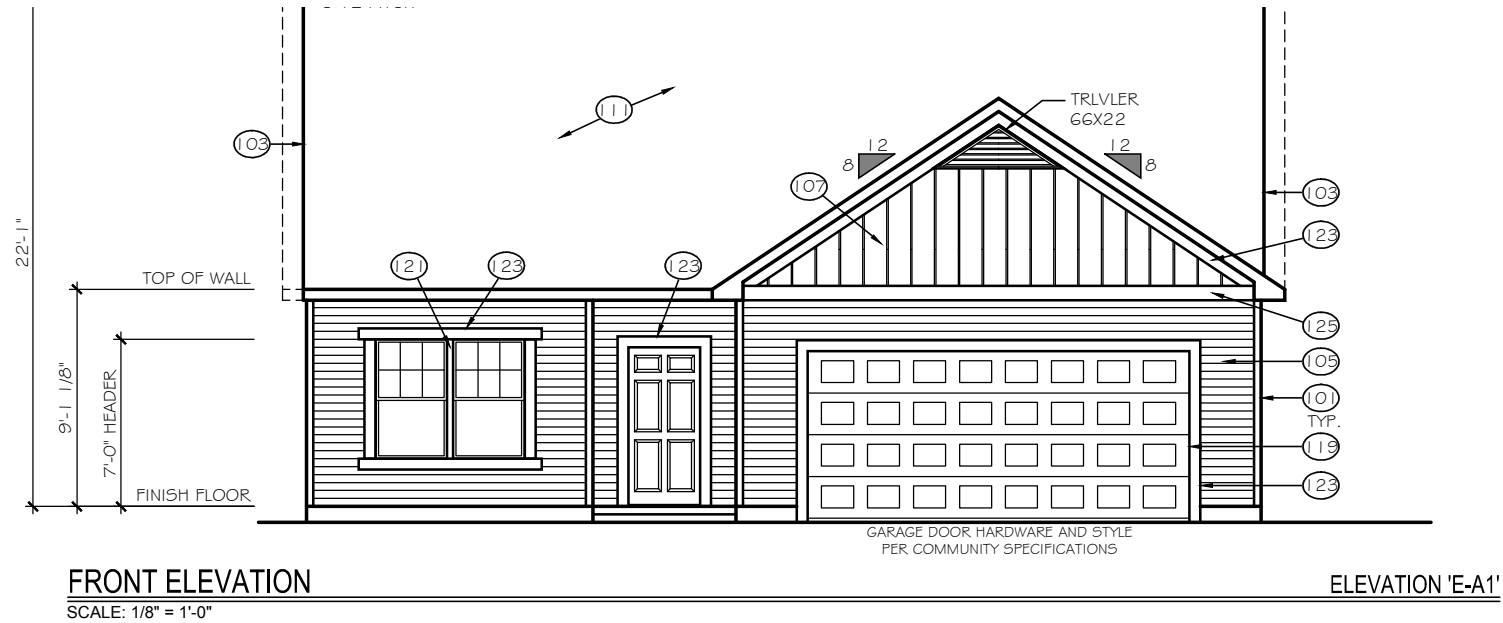
CHECKED BY:

BPS

SHEET:

CS

v1.19



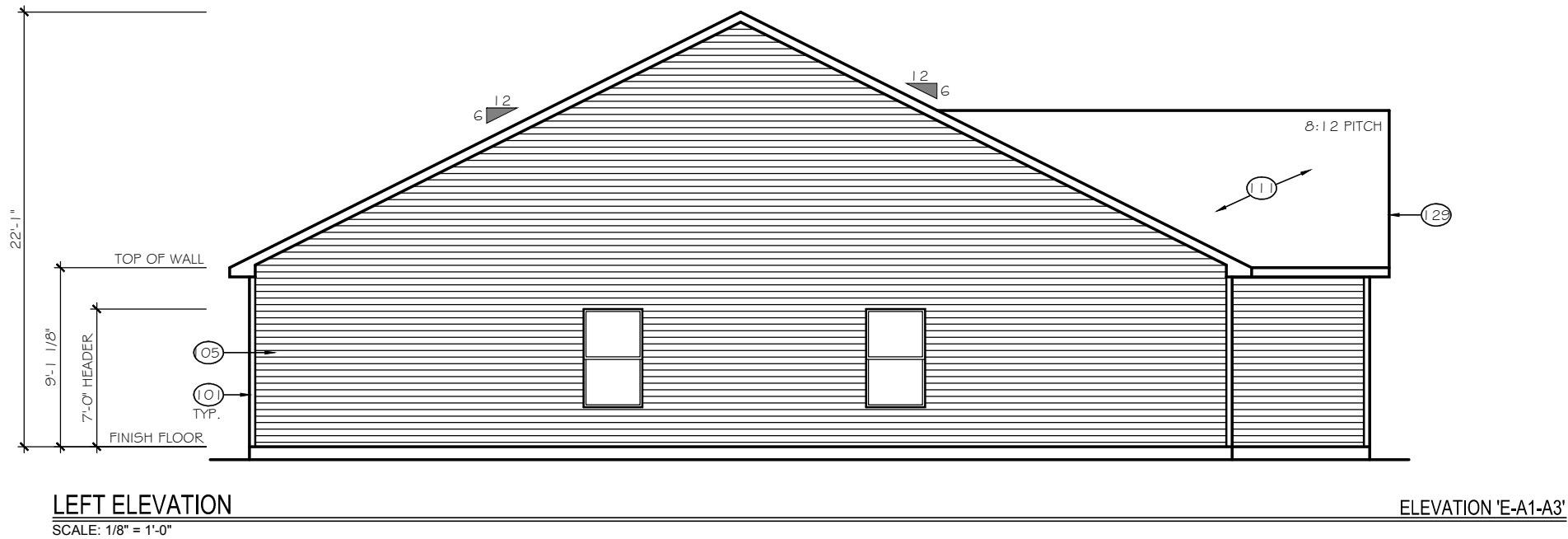
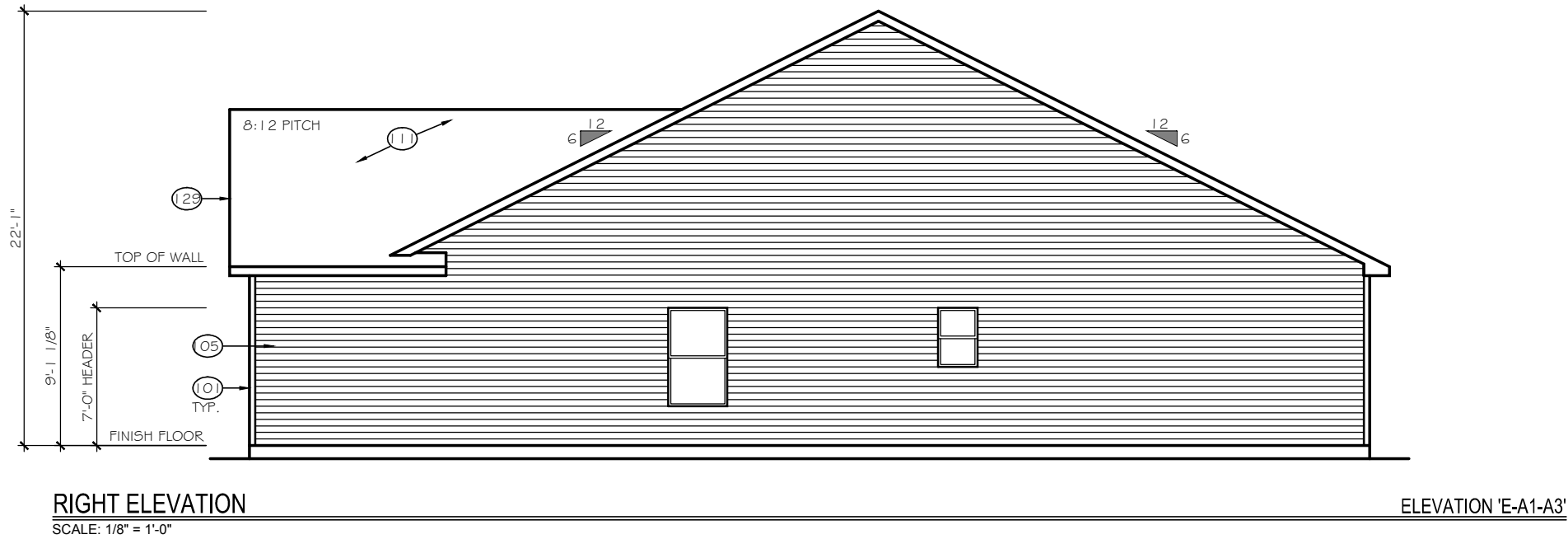
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-A1
THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY: MLM
DATE: 04-22-19
SCALE: 1/8" = 1'-0"
CHECKED BY: BPS

SHEET:
A3.1
v1.19



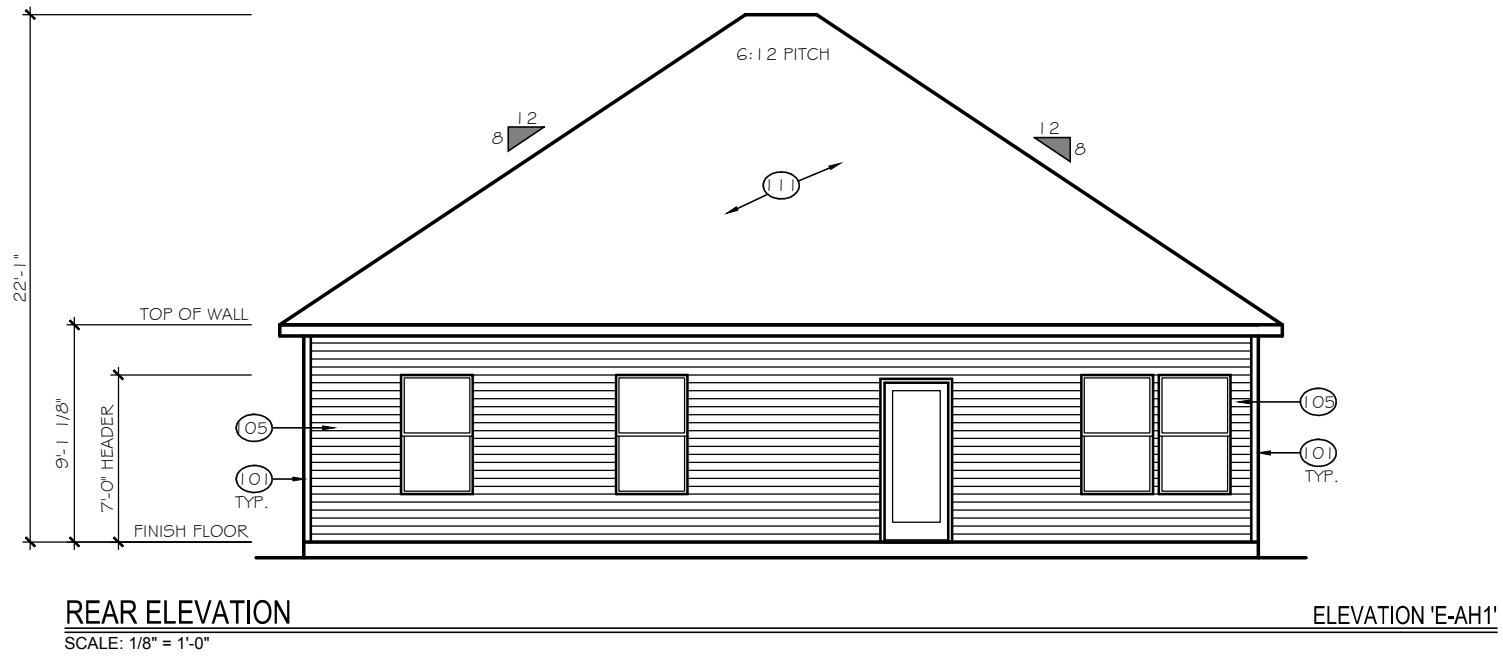
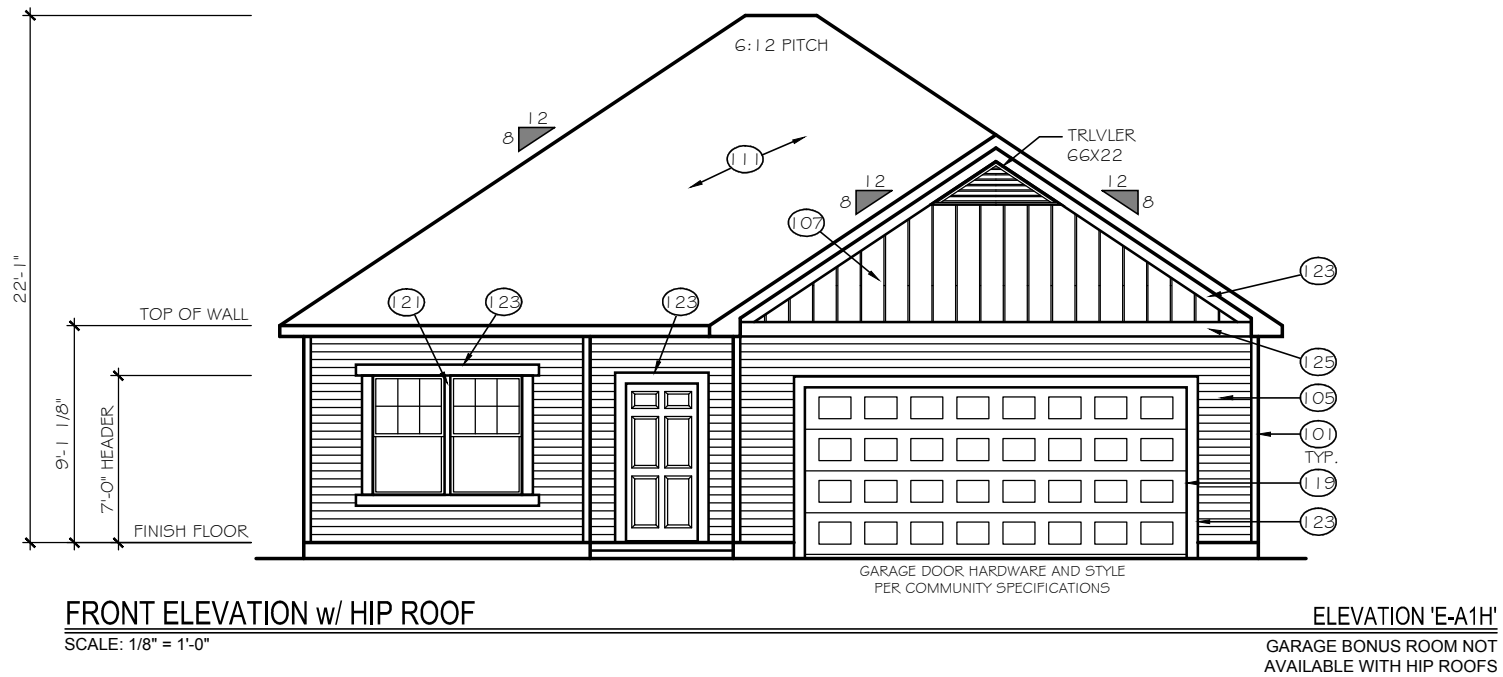
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT & RIGHT ELEVATION
ELEVATION E-A1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS

SHEET:
A3.2
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

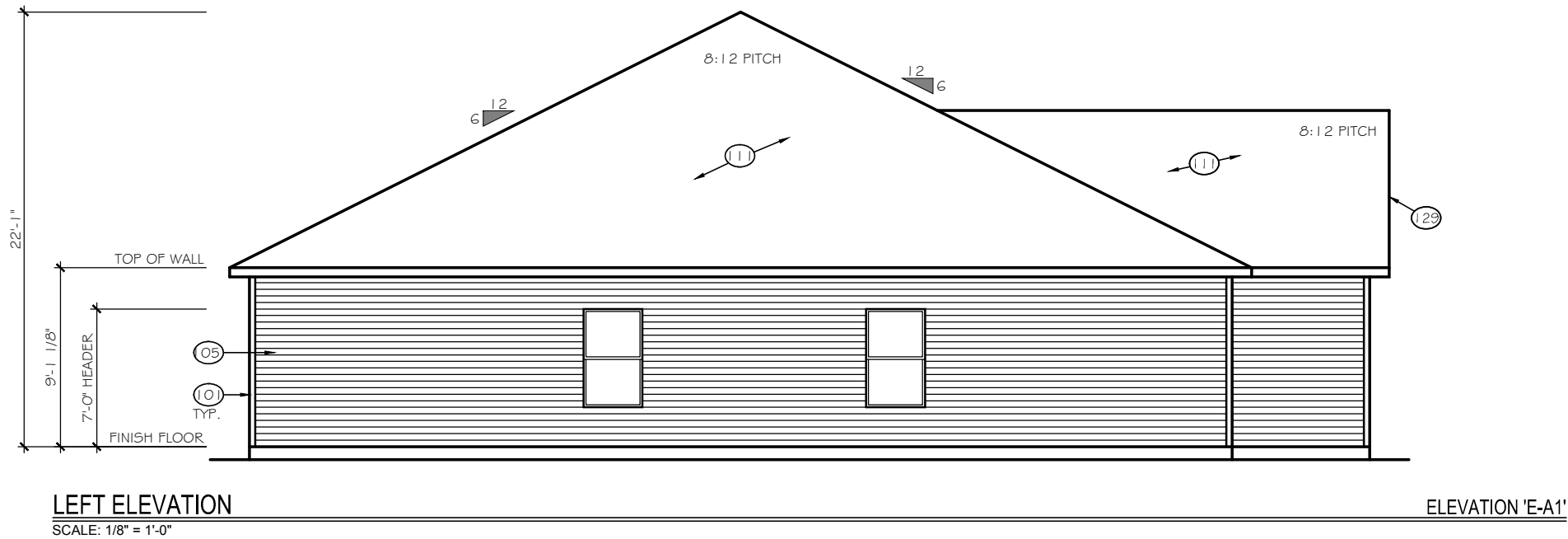
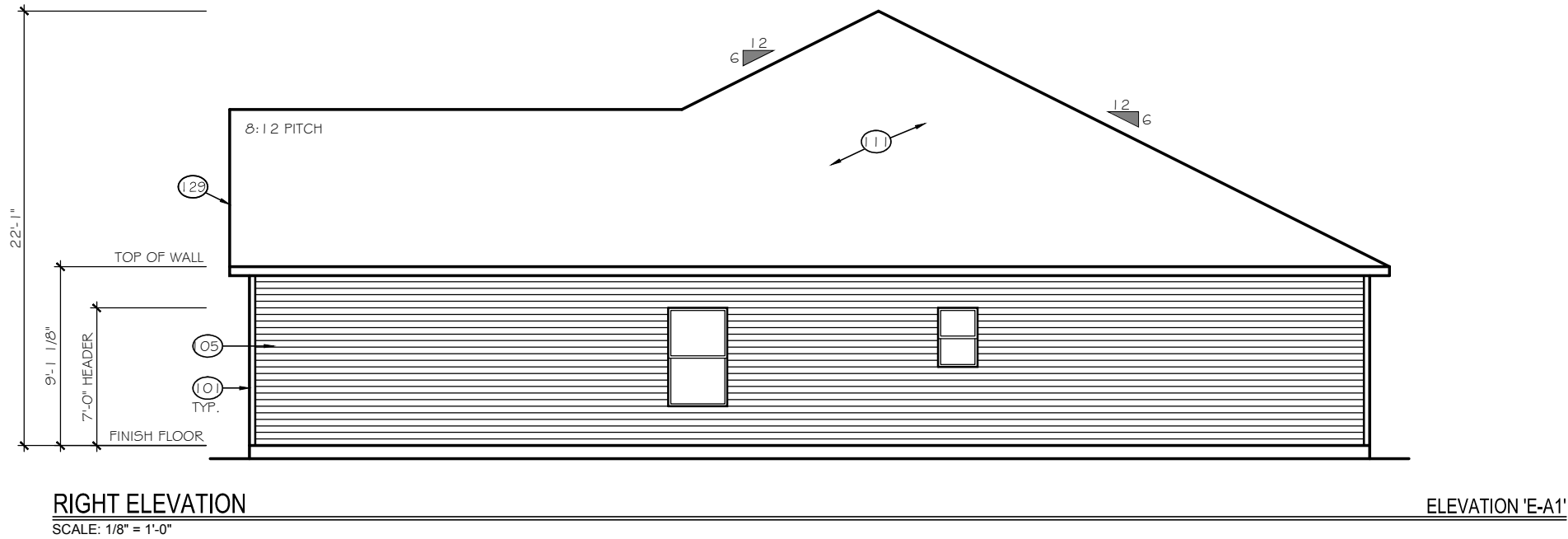
FRONT & REAR ELEVATIONS
ELEVATION E-AH1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8"= 1'-0"
CHECKED BY:	BPS

SHEET:
A3.3
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT & LEFT ELEVATIONS
ELEVATION E-AH1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8"= 1'-0"
CHECKED BY:	BPS

SHEET:
A3.4
v1.19

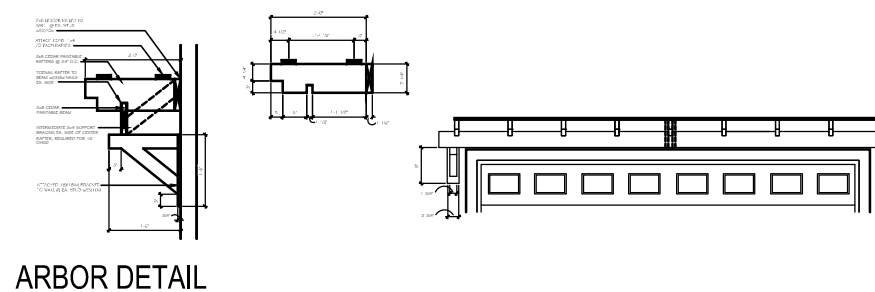
ELEVATION 'E-A2'

ELEVATION 'E-A2B'

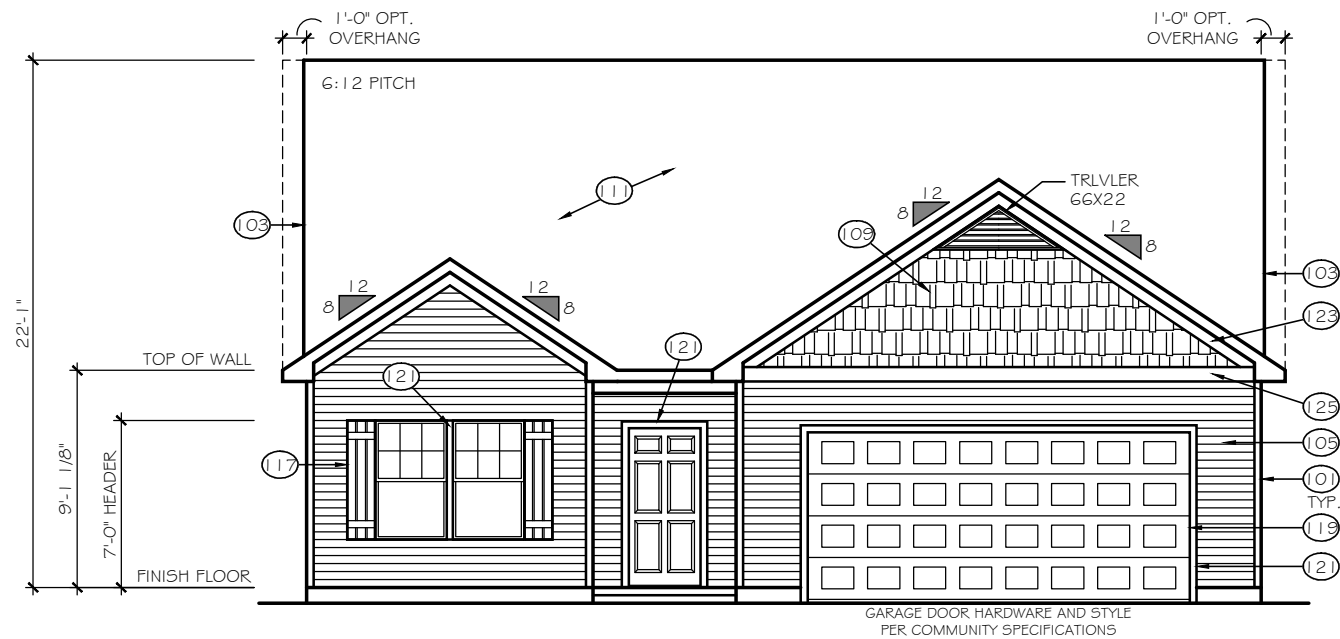
ARBOR DETAIL

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS



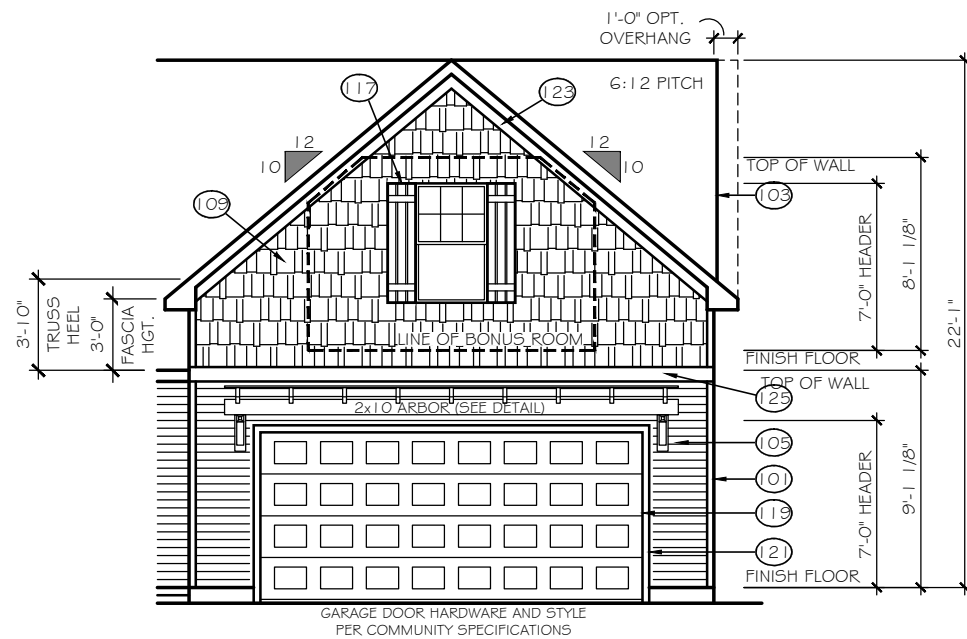


v1.19



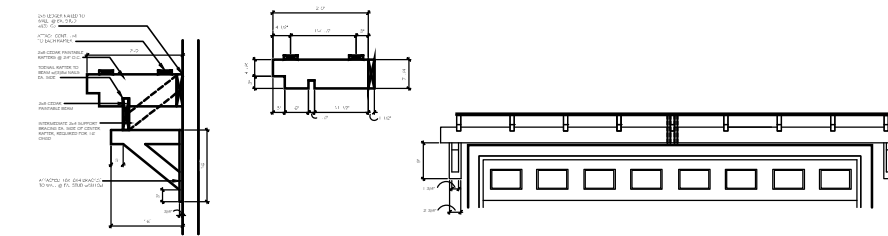
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1'

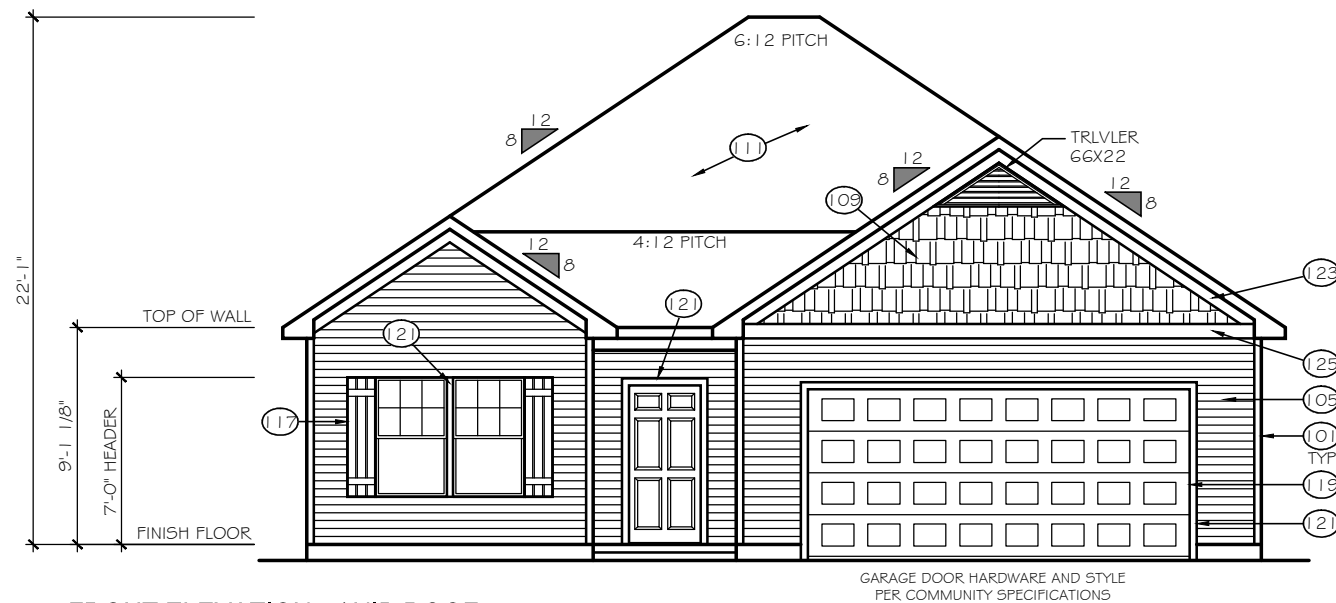


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

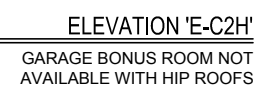
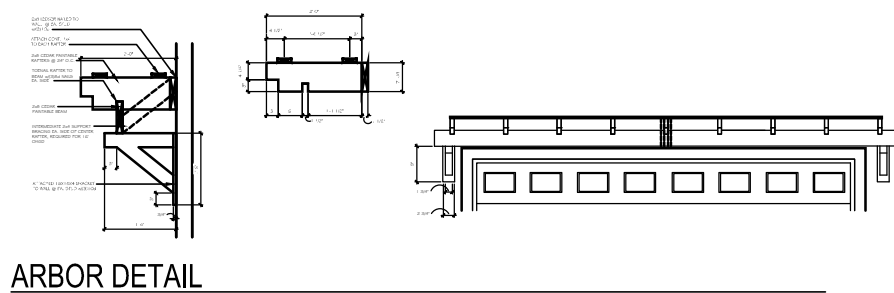
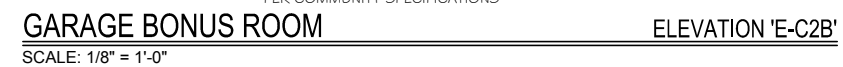
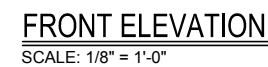
ELEVATION OPTIONS
ELEVATION E-C1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.10
v1.19



TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-C2

THE BAYSIDE

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE: _____

04-22-19

SCALE:

$$1/8'' = 1'-0''$$

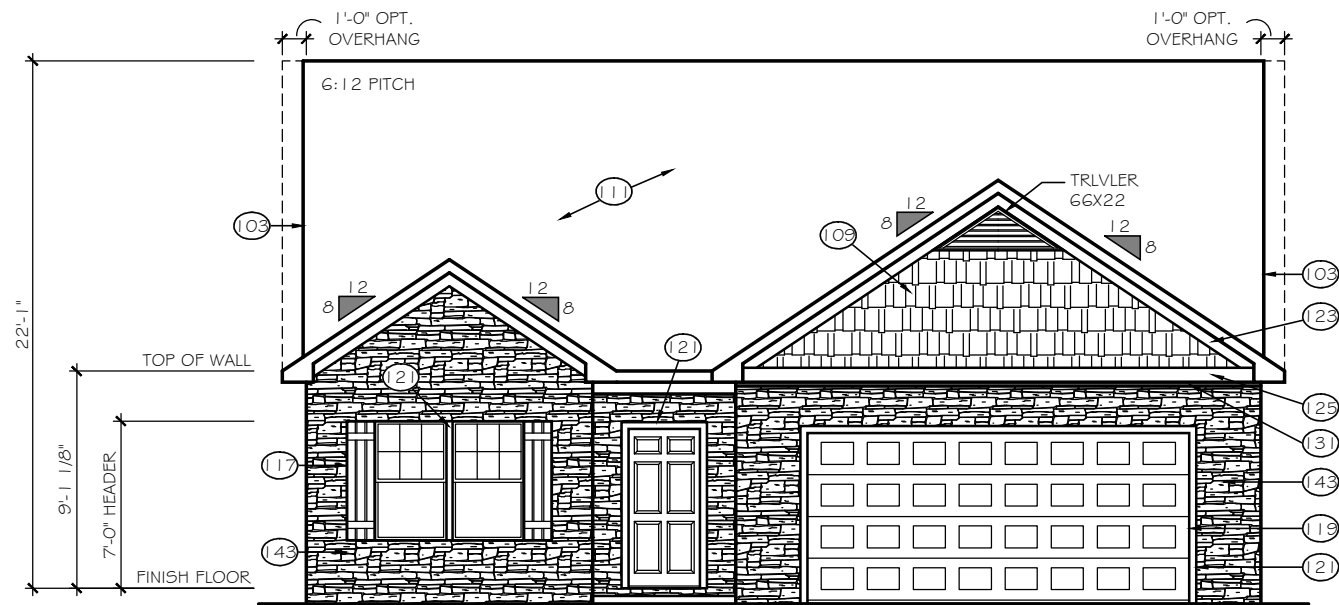
CHECKED BY:

BPS

SHEET:

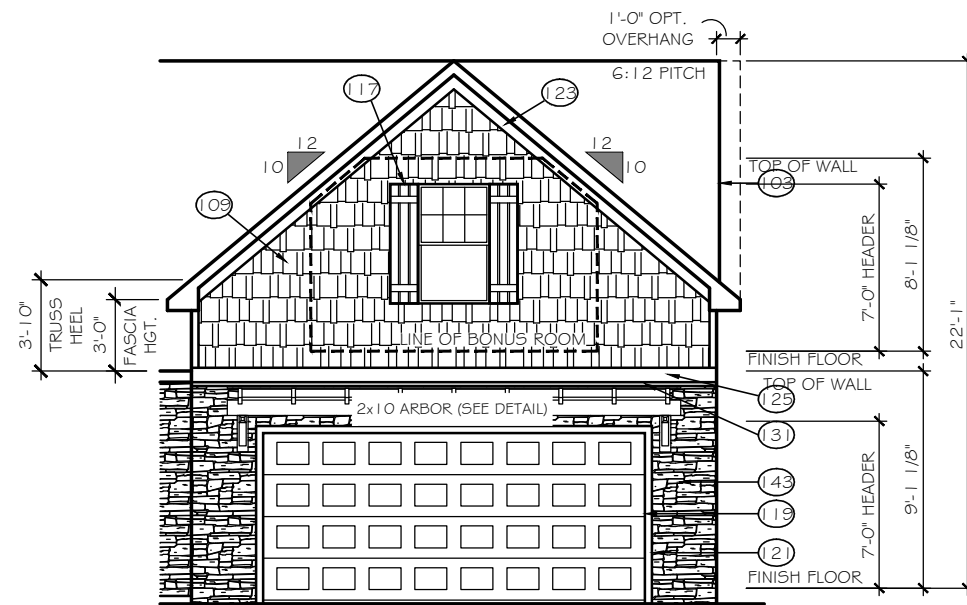
A3.11

v1.19



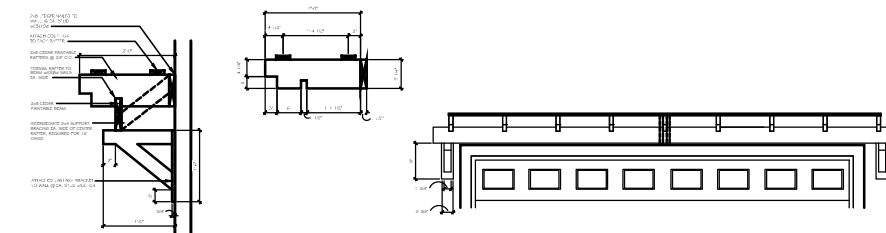
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

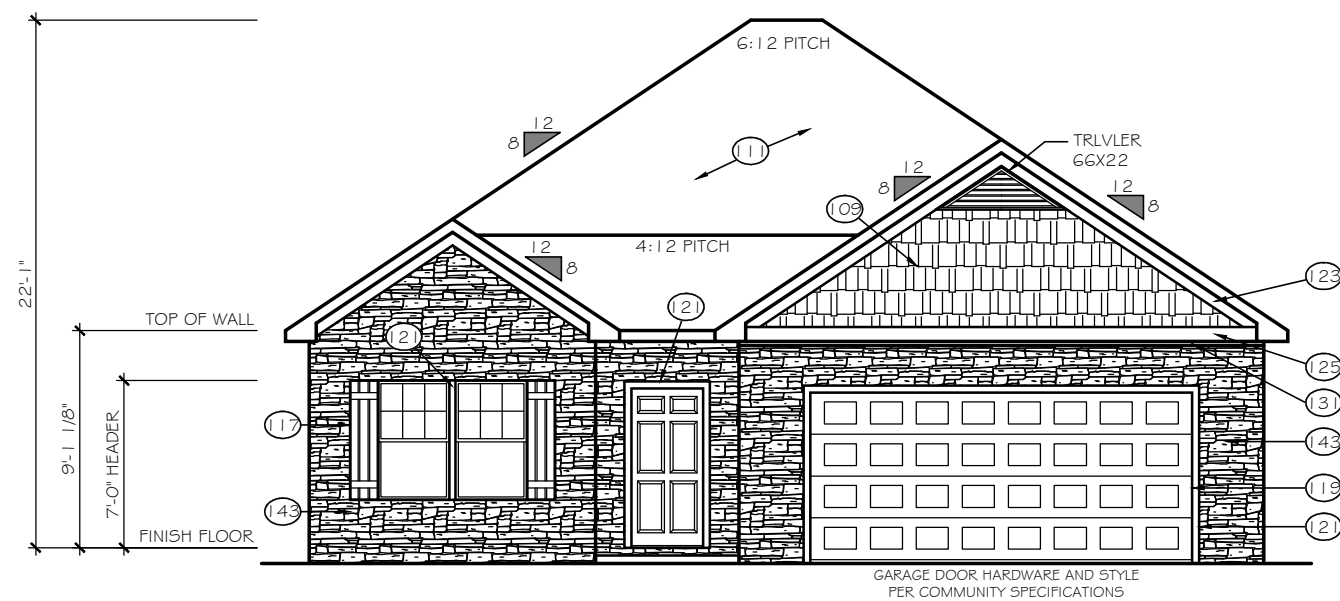


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

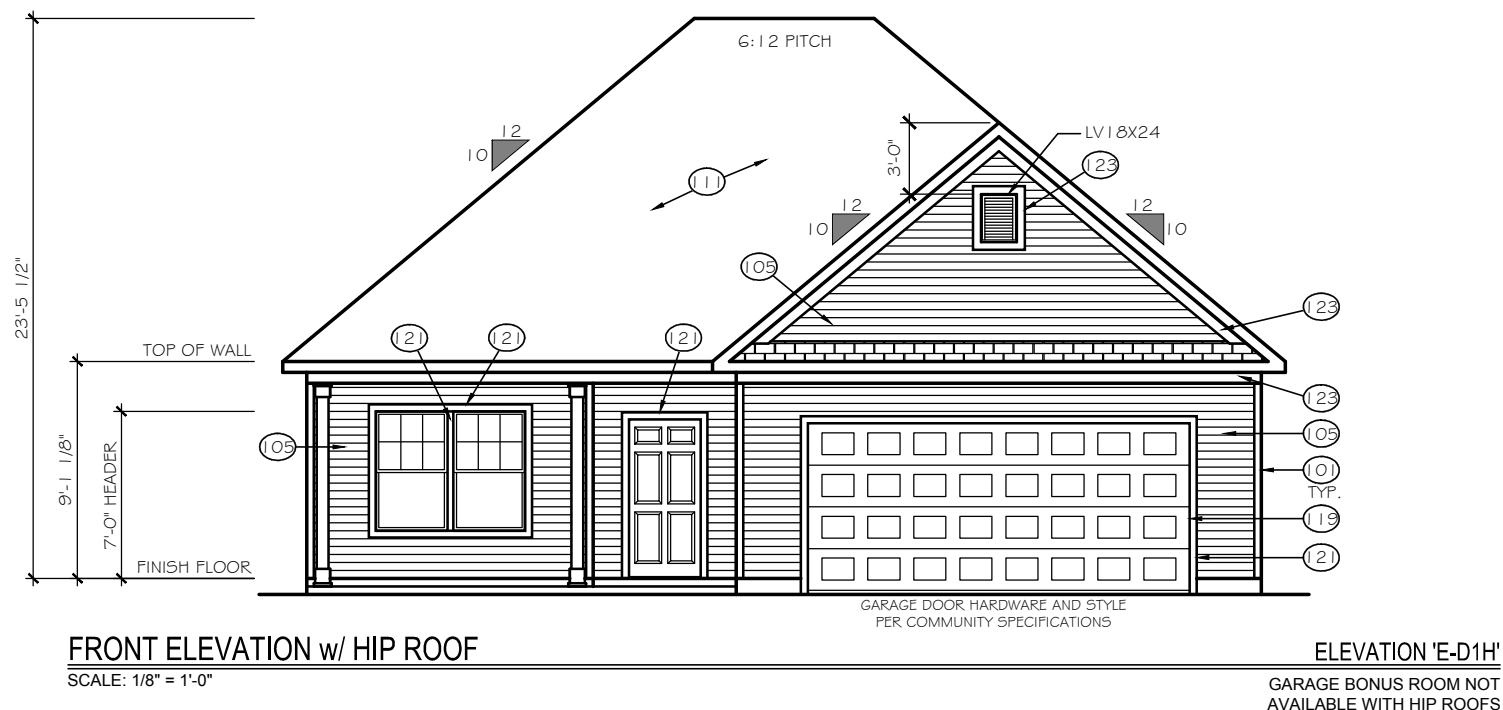
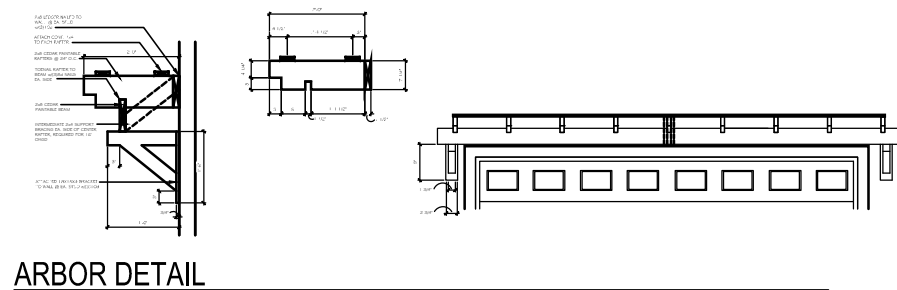
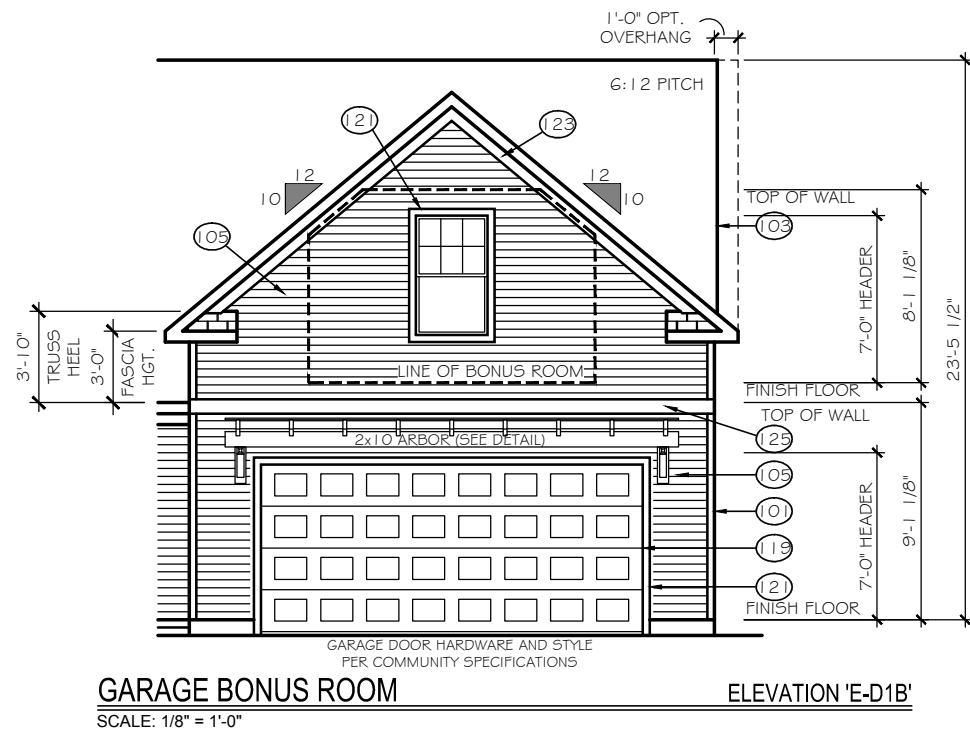
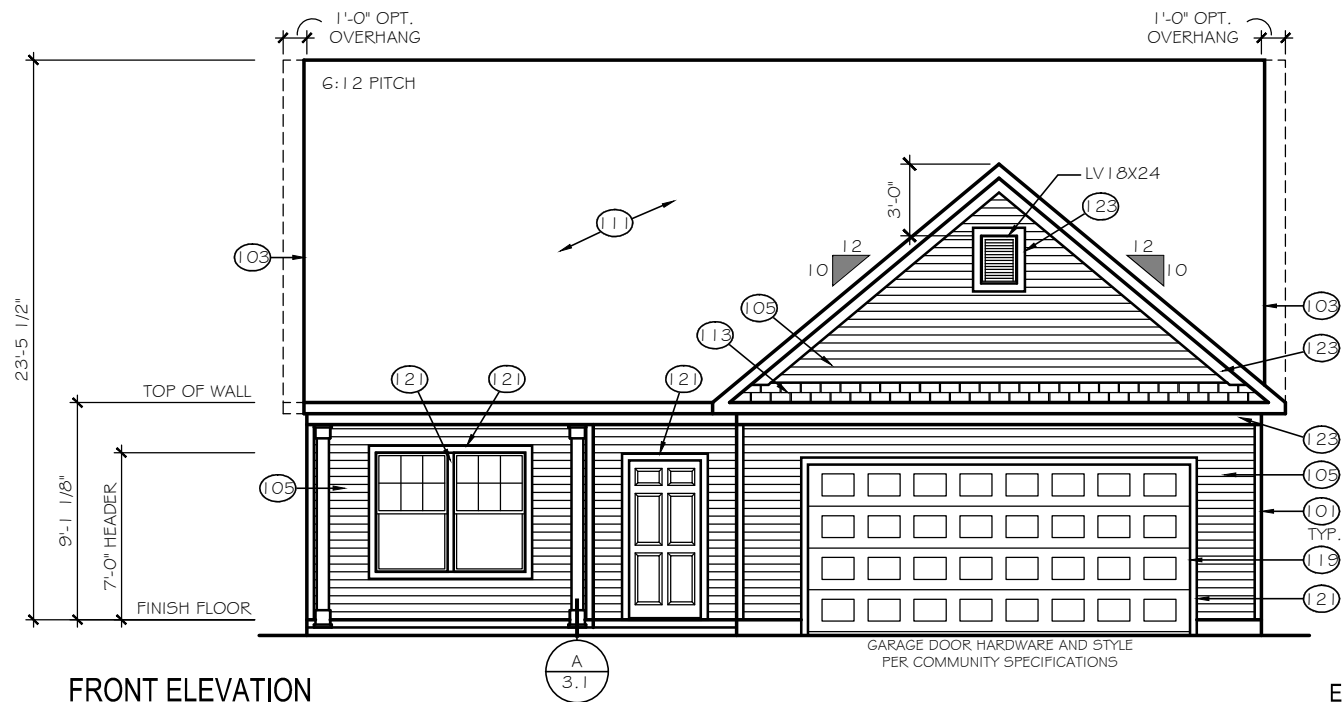
FRONT & REAR ELEVATIONS
ELEVATION E-C3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.12
v1.19

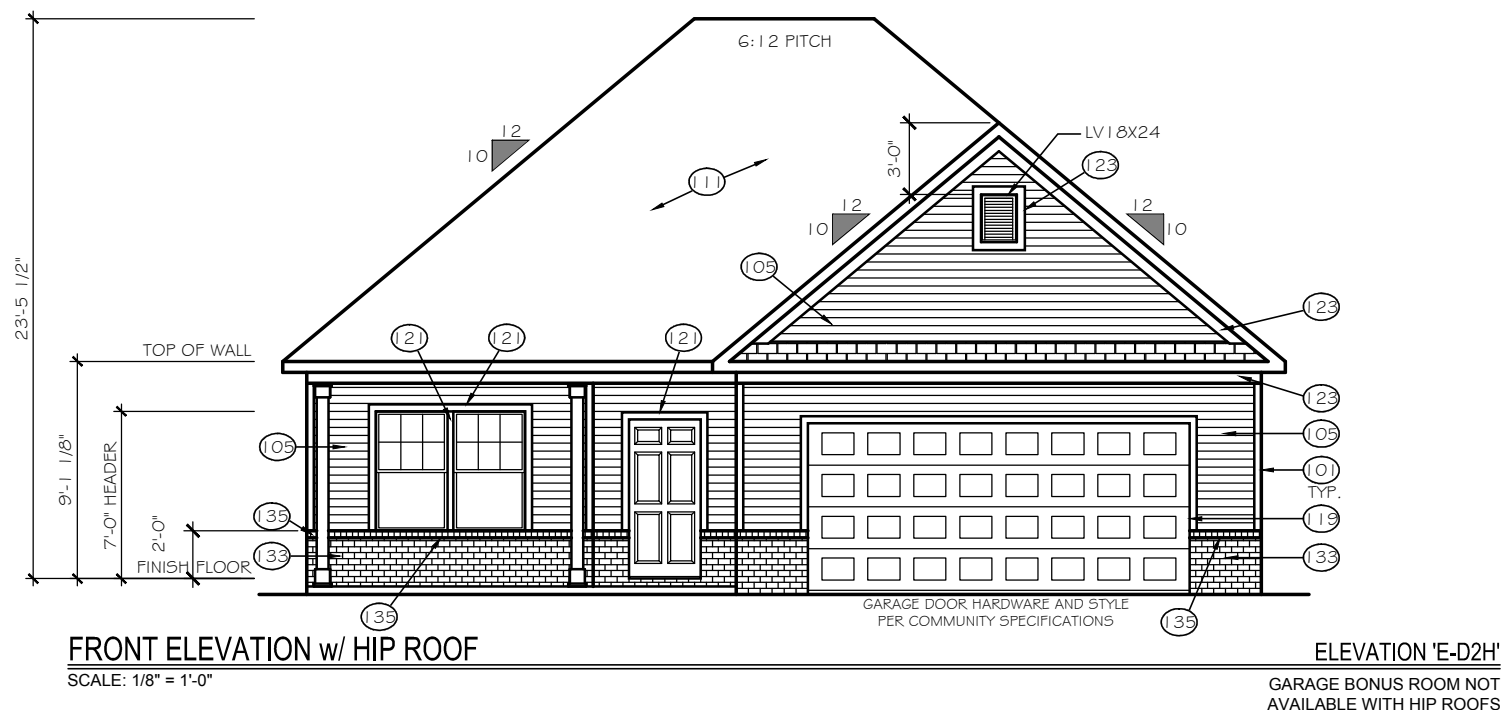
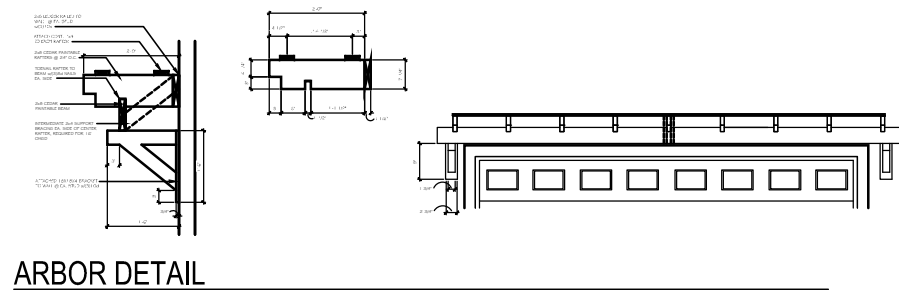
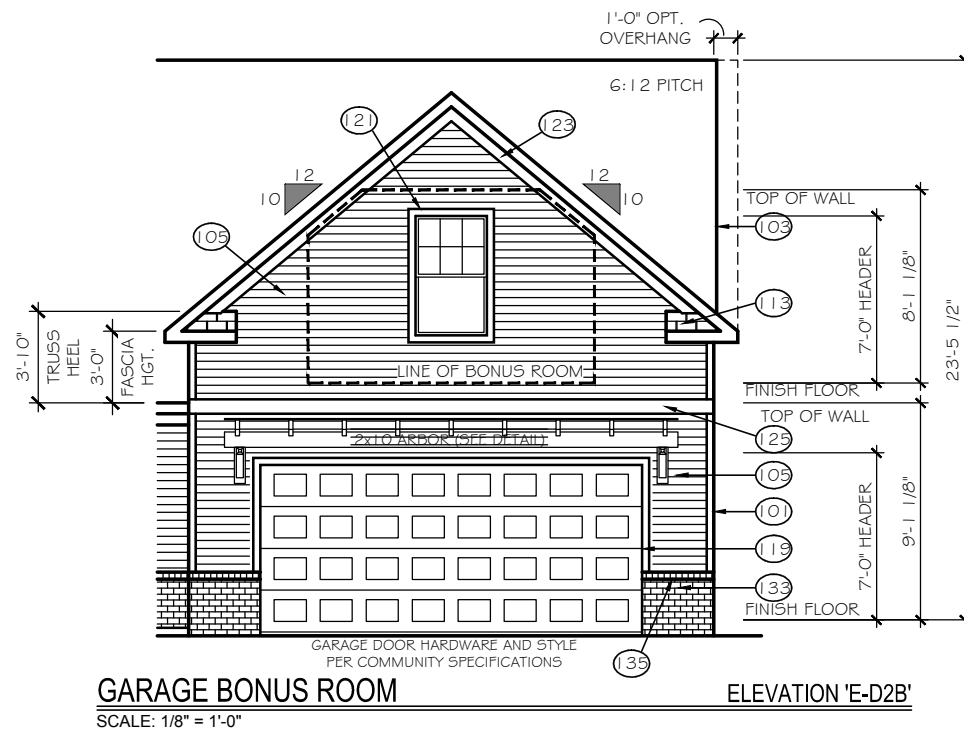
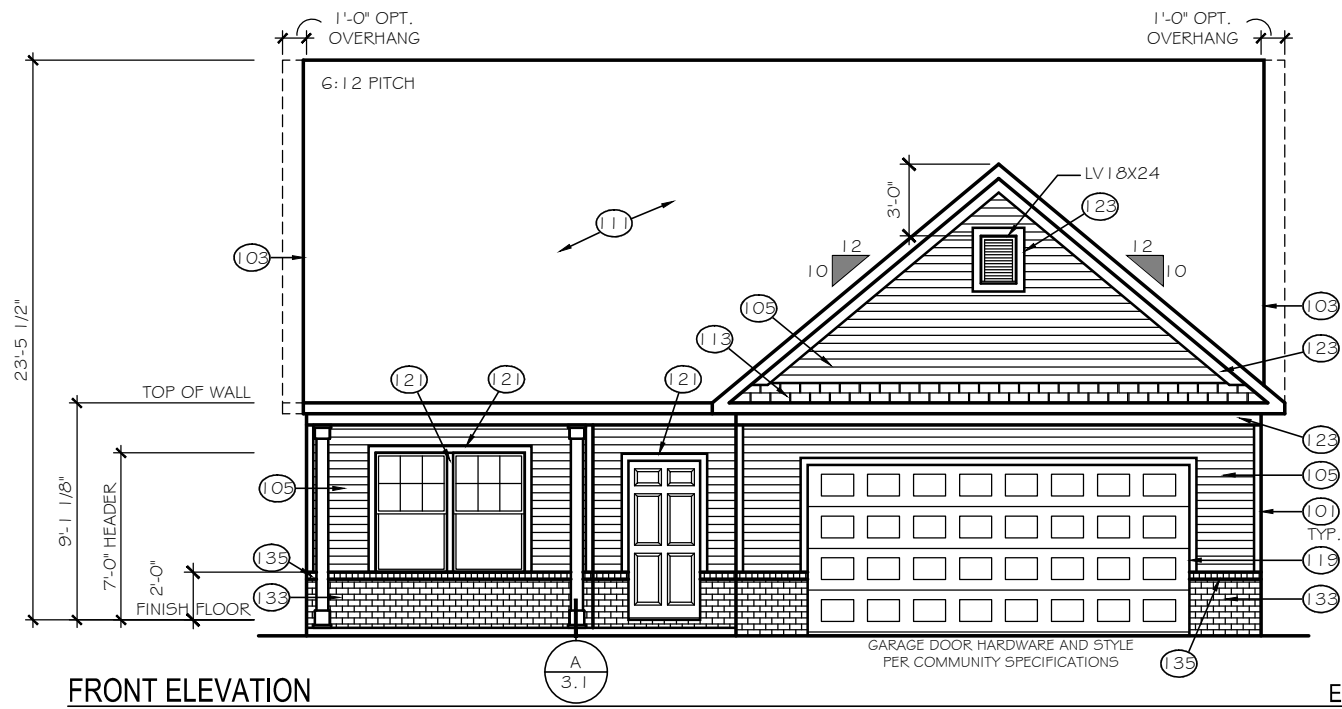


TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-D1
THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY: MLM
DATE: 04-22-19
SCALE: 1/8"=1'-0"
CHECKED BY: BPS

SHEET:
A3.13
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-D2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

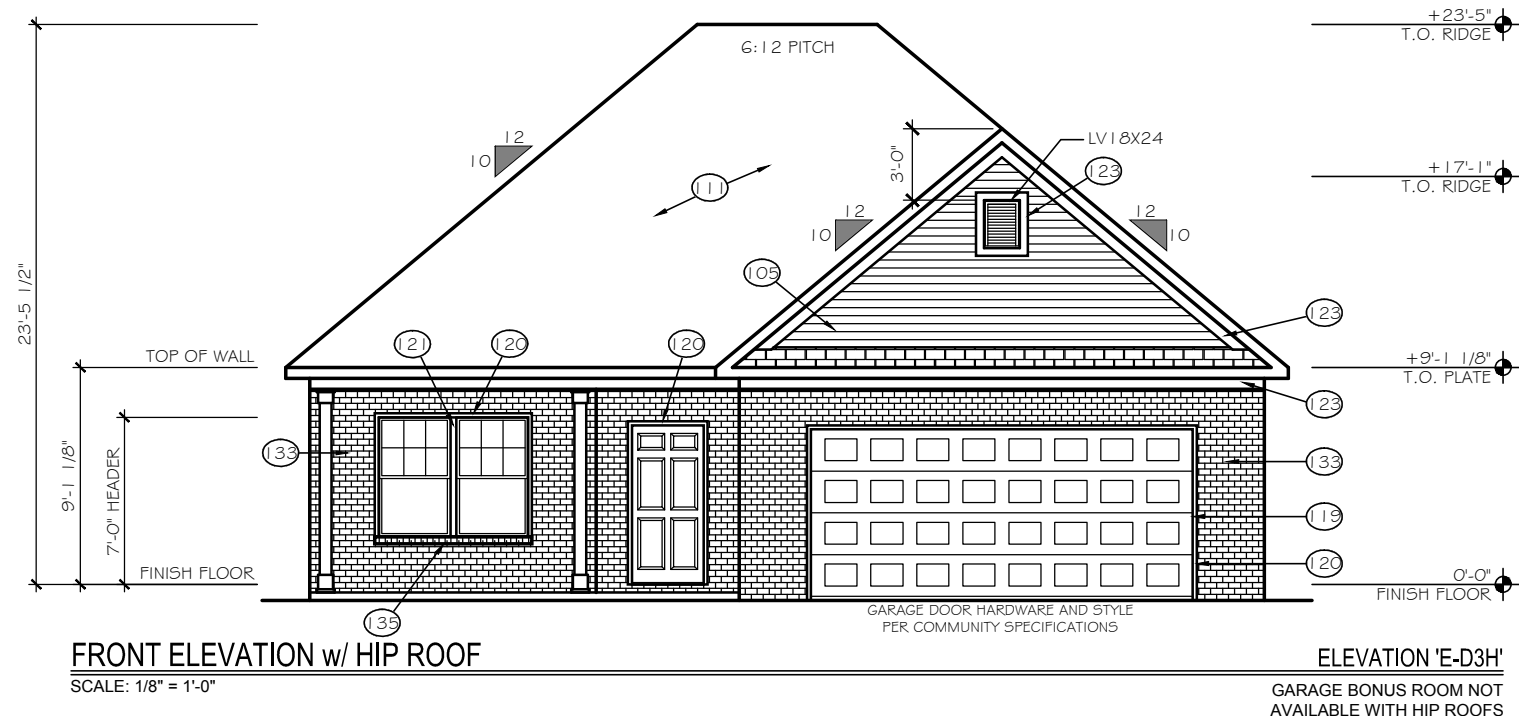
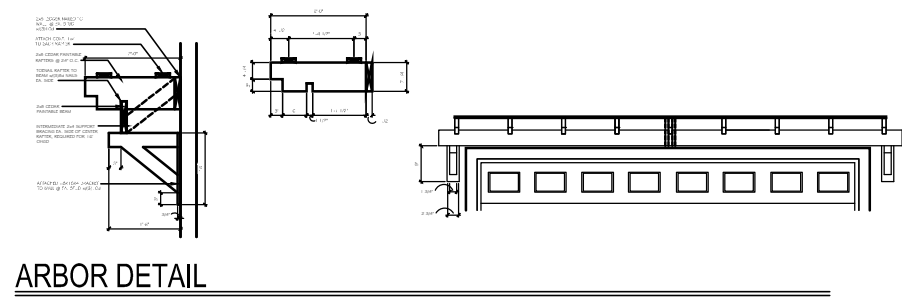
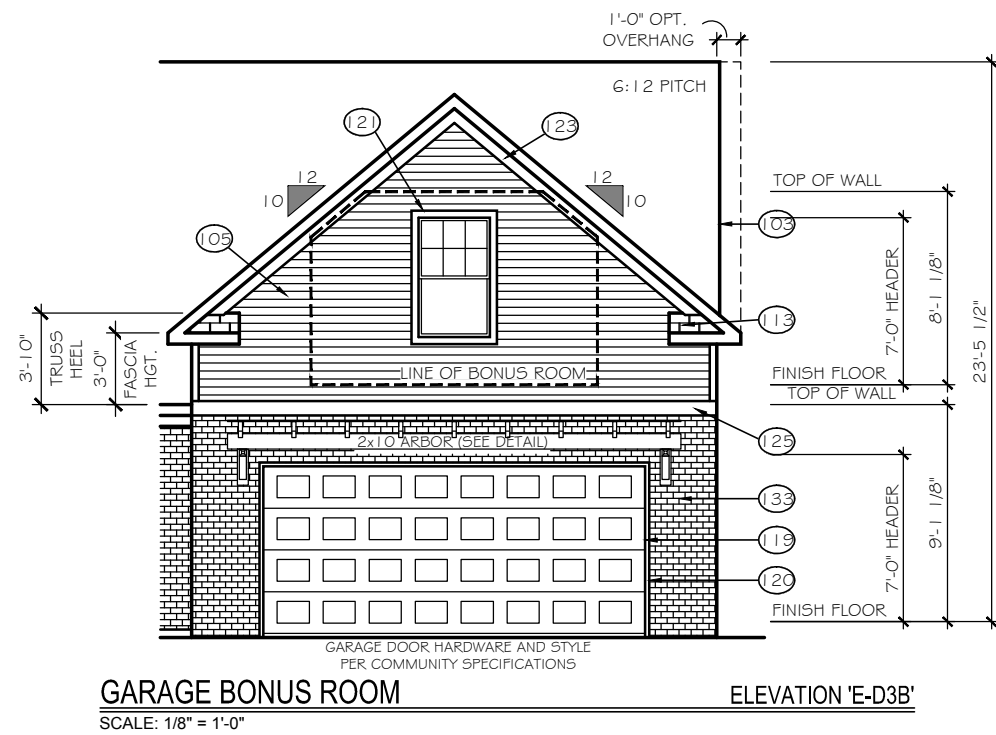
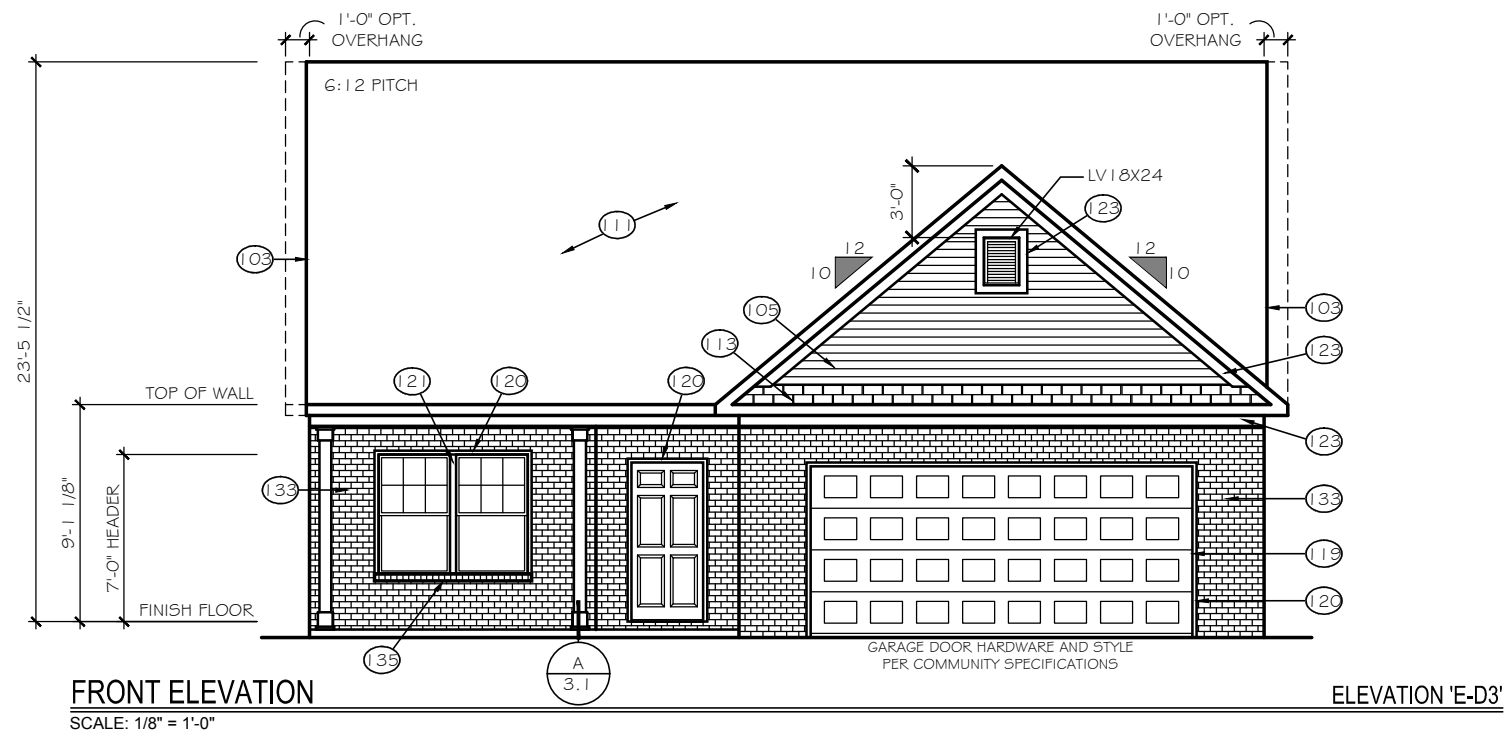
DRAWN BY:
MLM

DATE:
04-22-19

SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS

SHEET:
A3.14
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

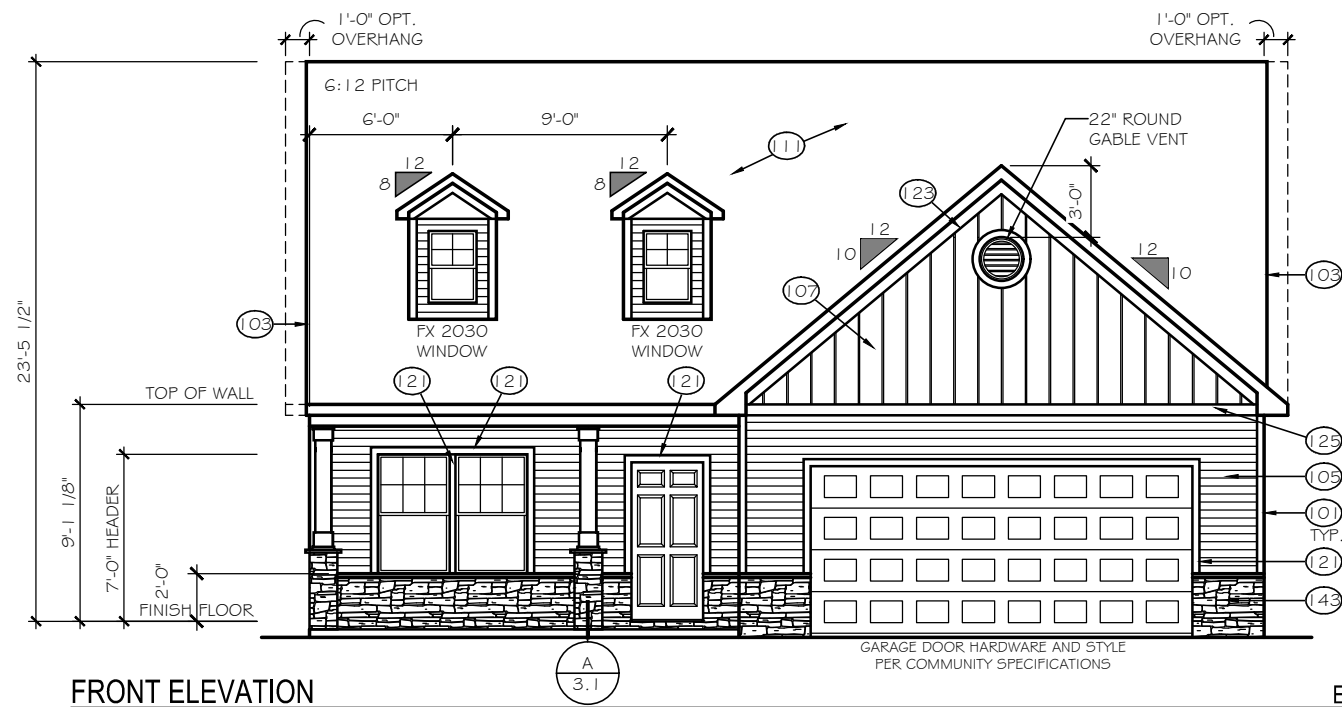
ELEVATION OPTIONS
ELEVATION E-D3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

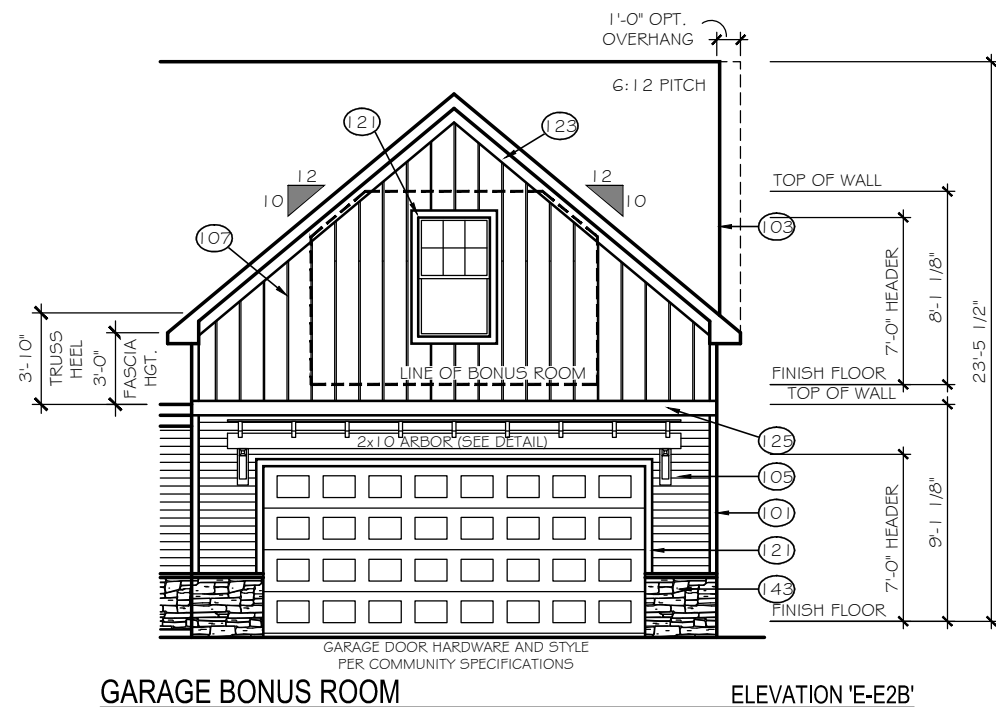
SHEET:
A3.15
v1.19



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

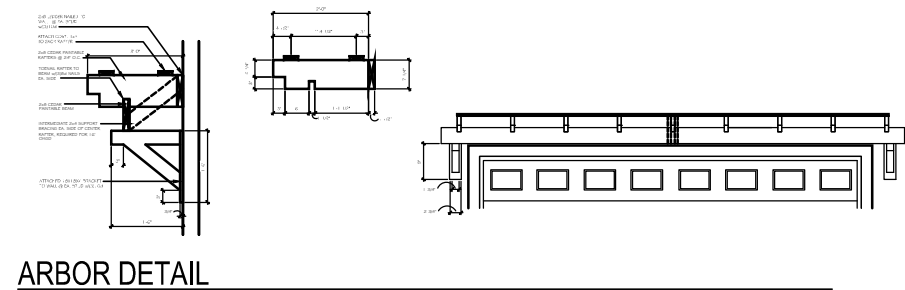
ELEVATION 'E-E2'



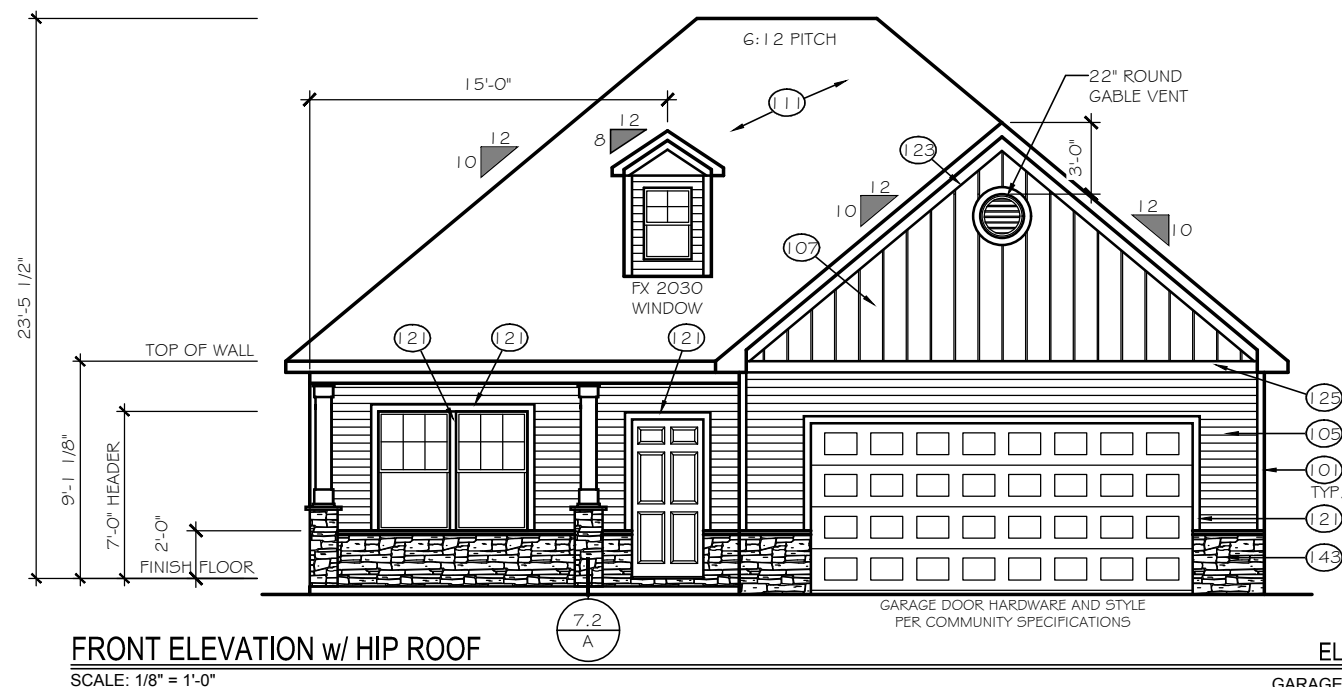
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-E2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

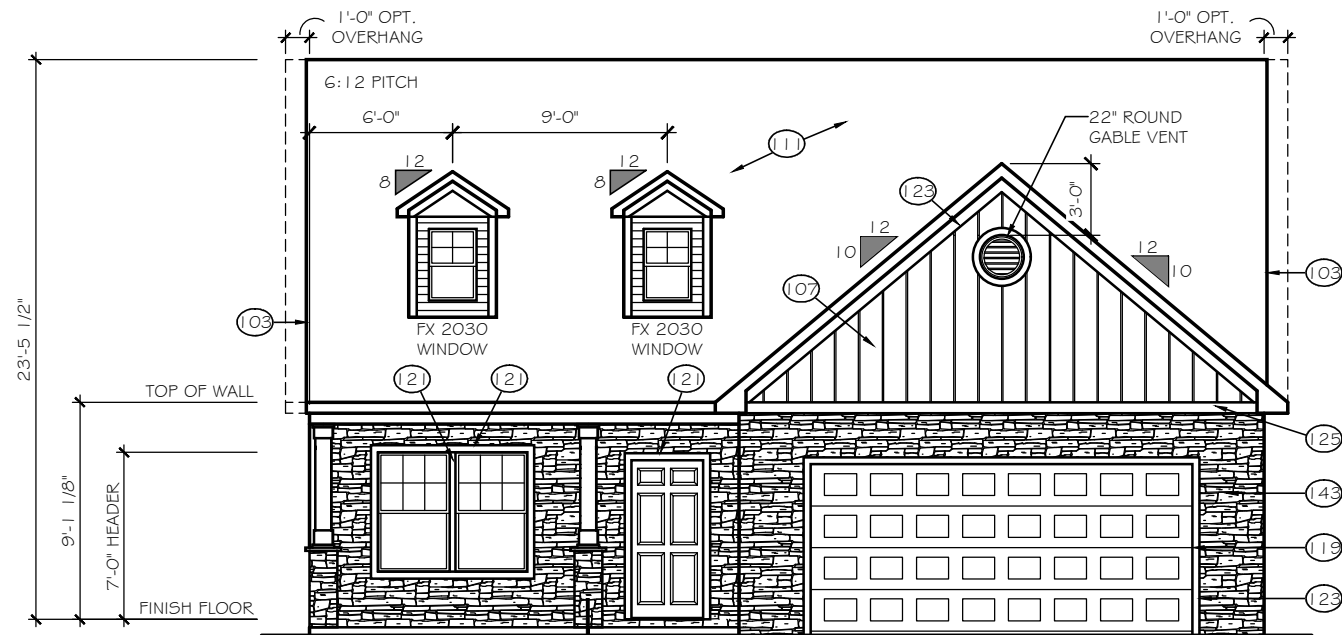
CHECKED BY:

BPS

SHEET:

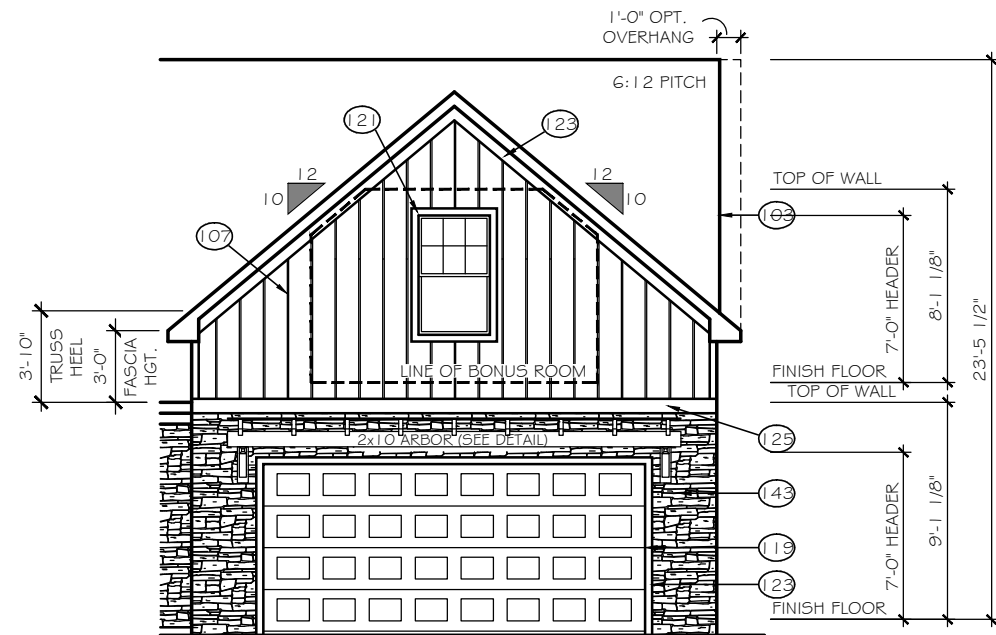
A3.17

v1.19



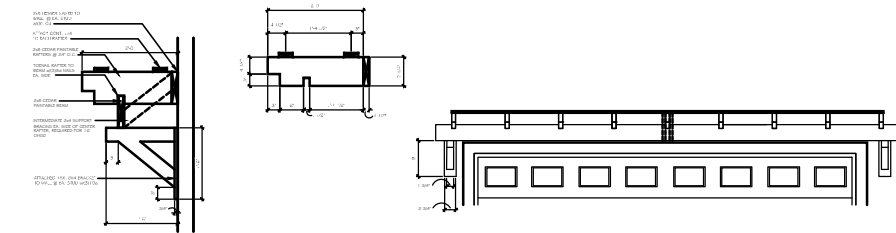
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

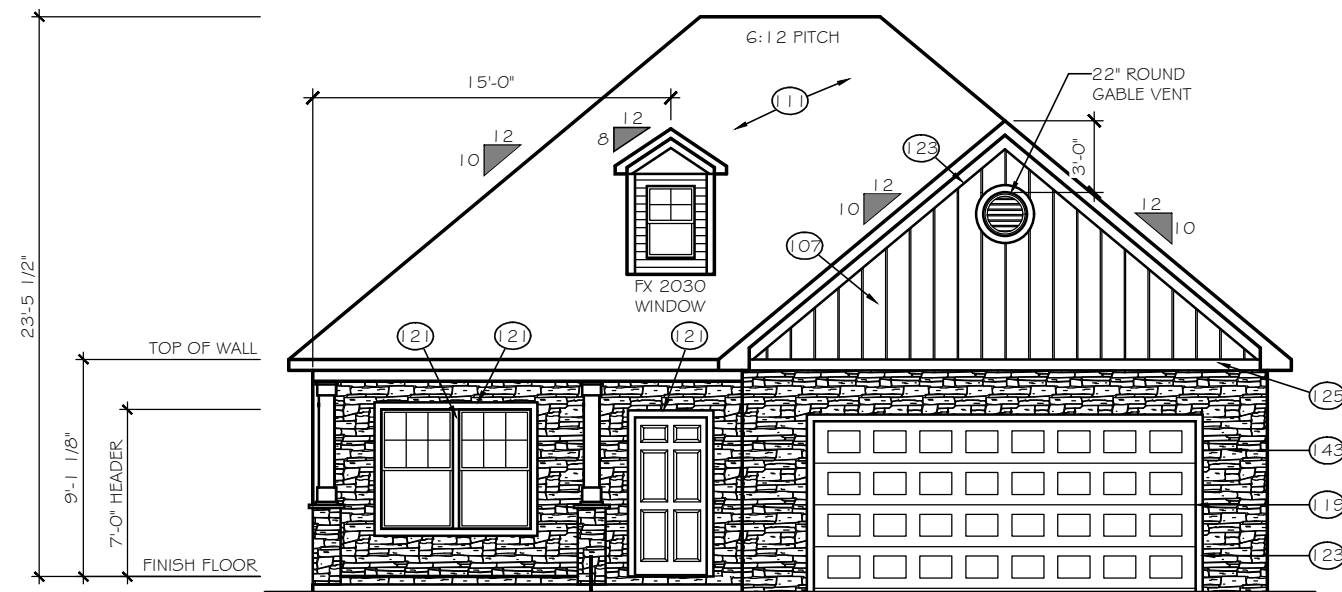


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-E3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

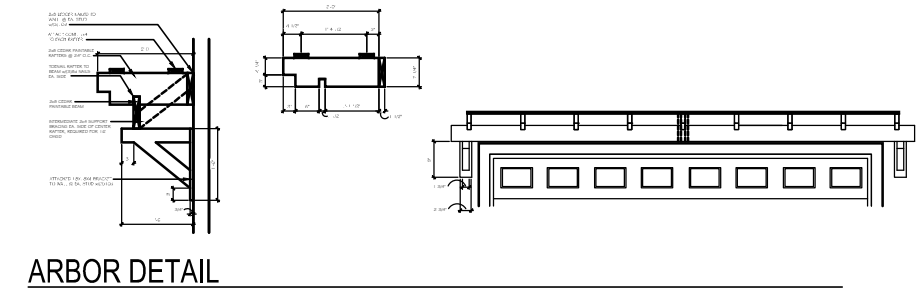
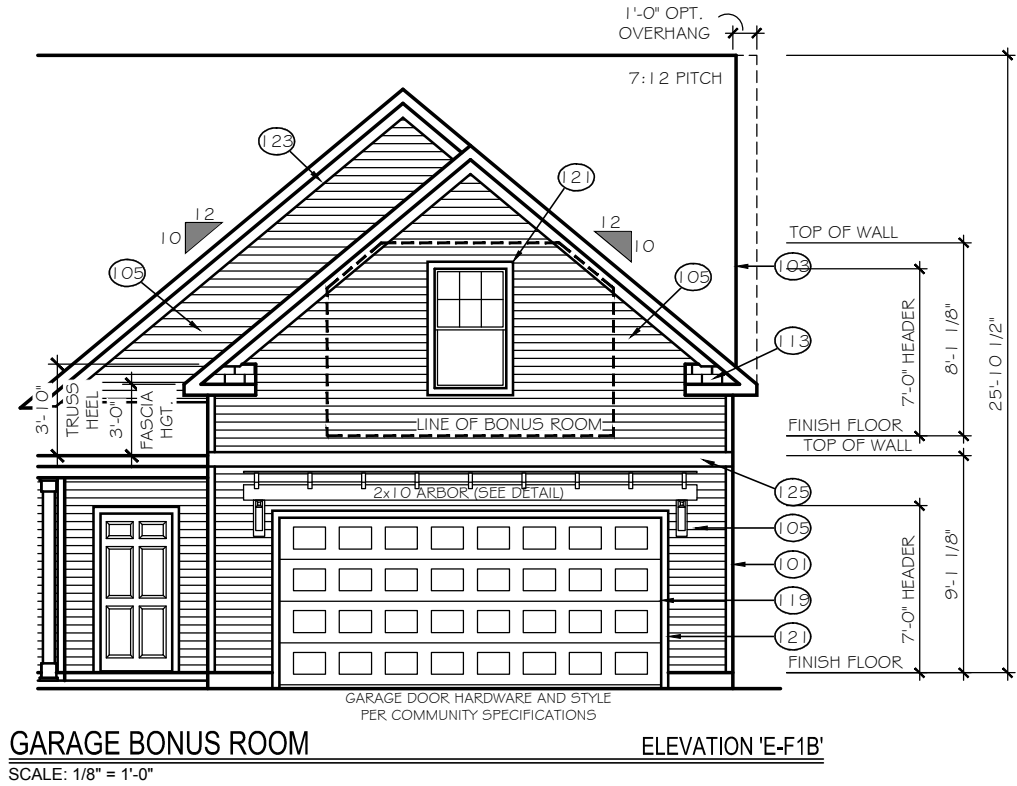
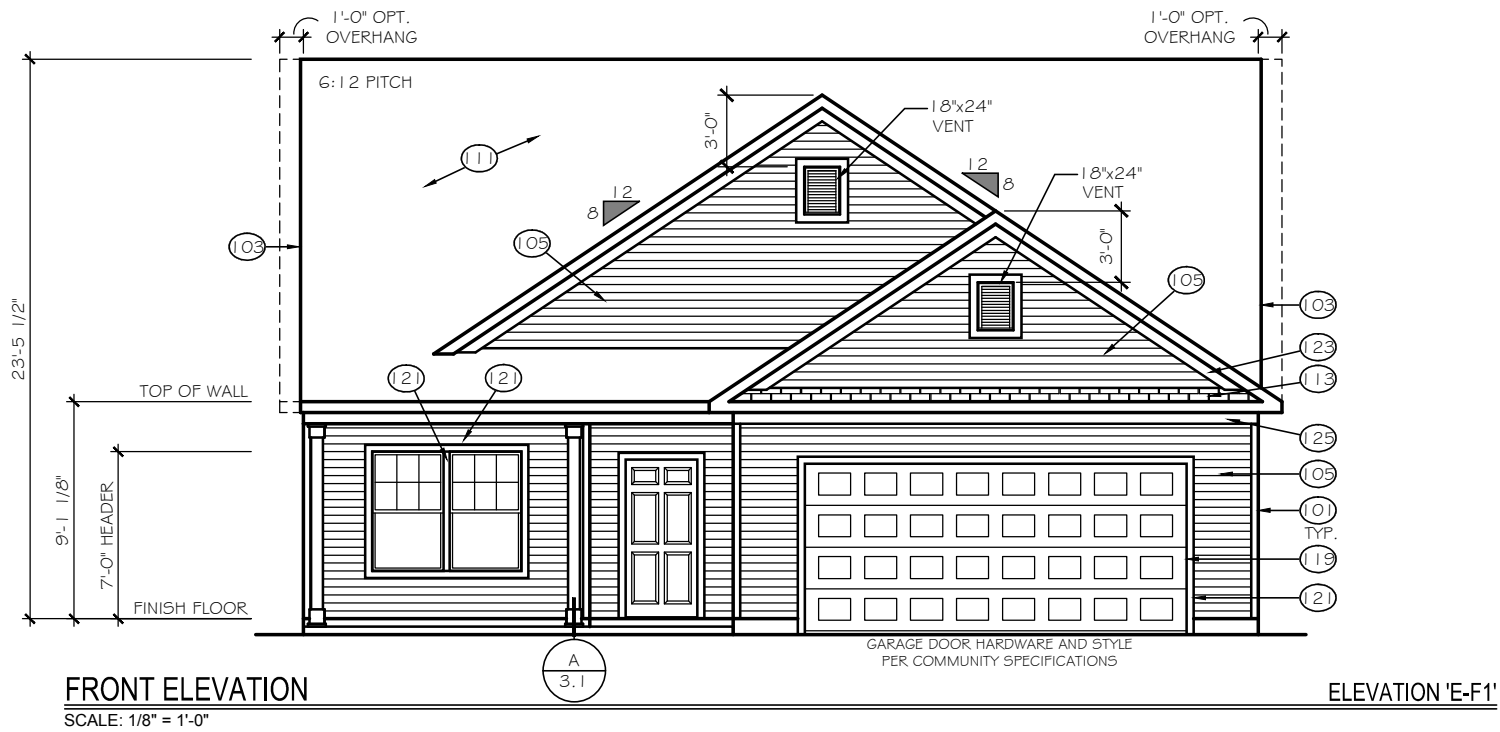
CHECKED BY:

BPS

SHEET:

A3.18

v1.19



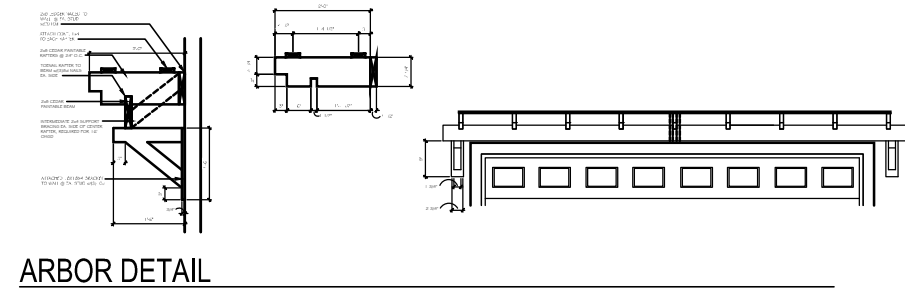
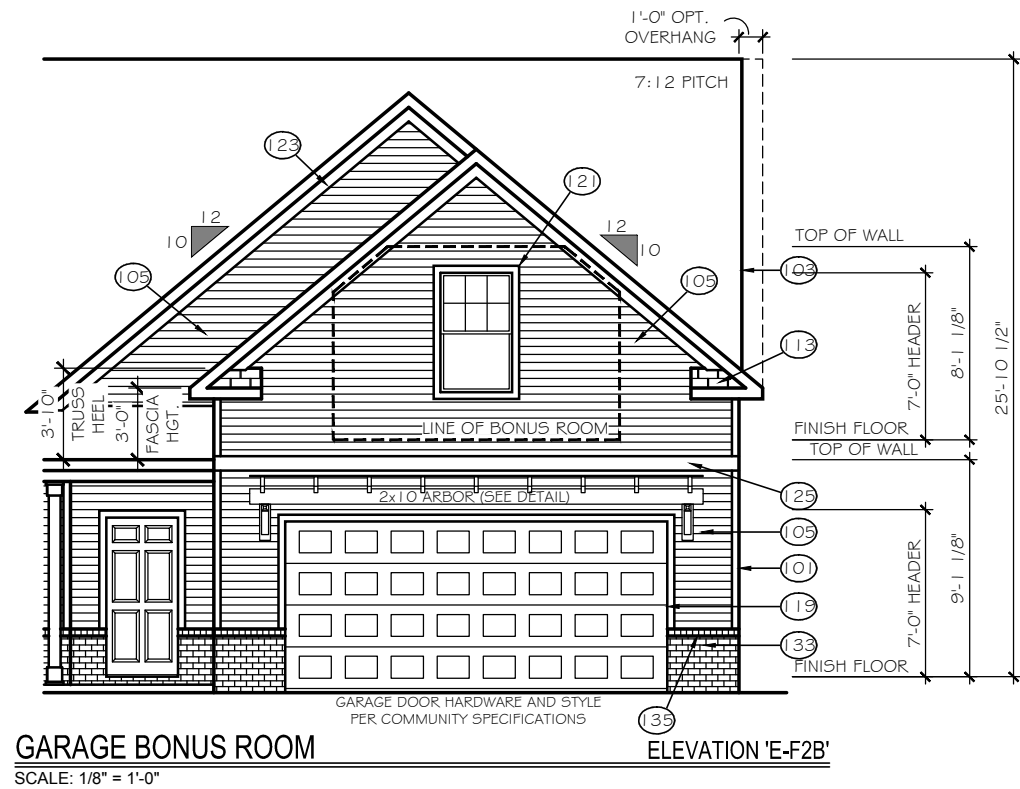
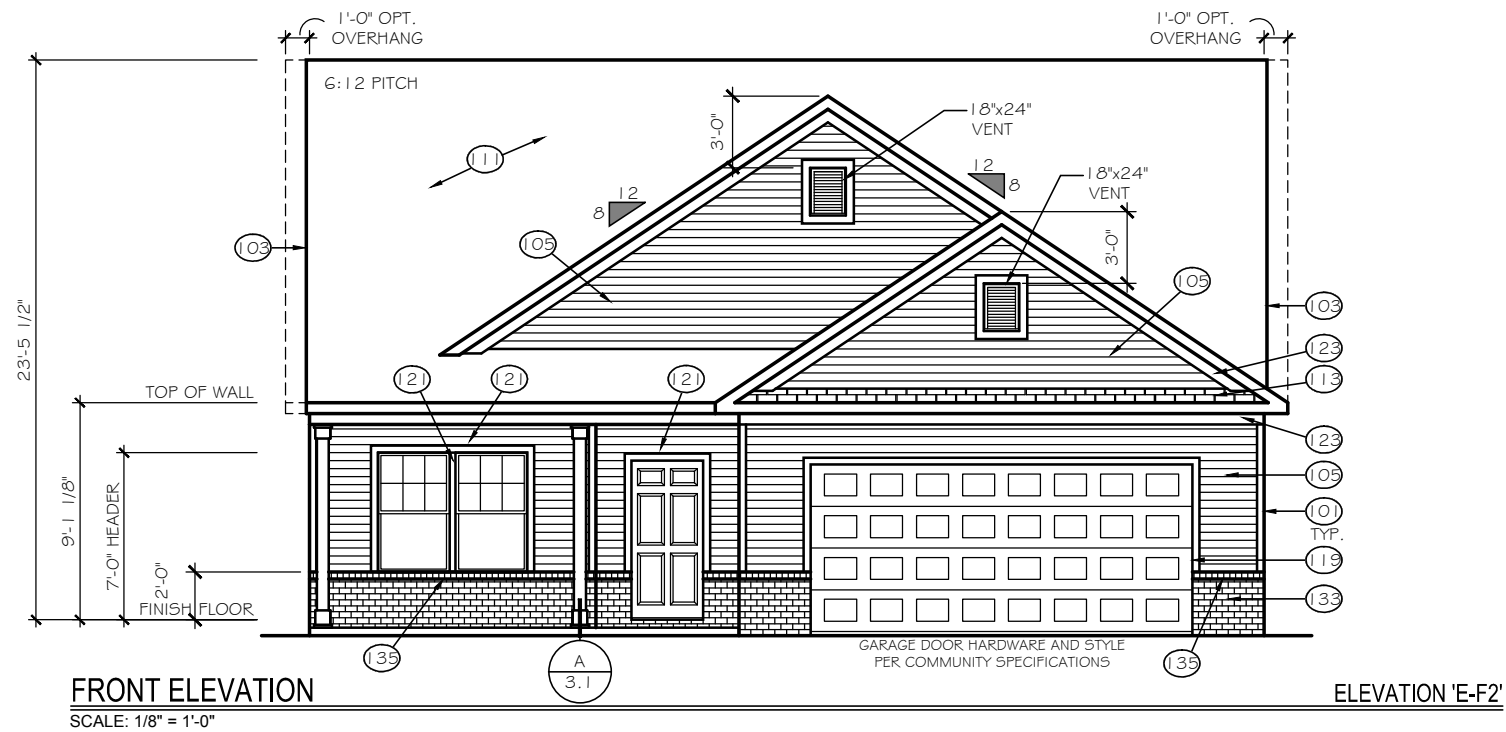
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-F1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8"= 1'-0"
CHECKED BY:	BPS

SHEET:
A3.19
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-F2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

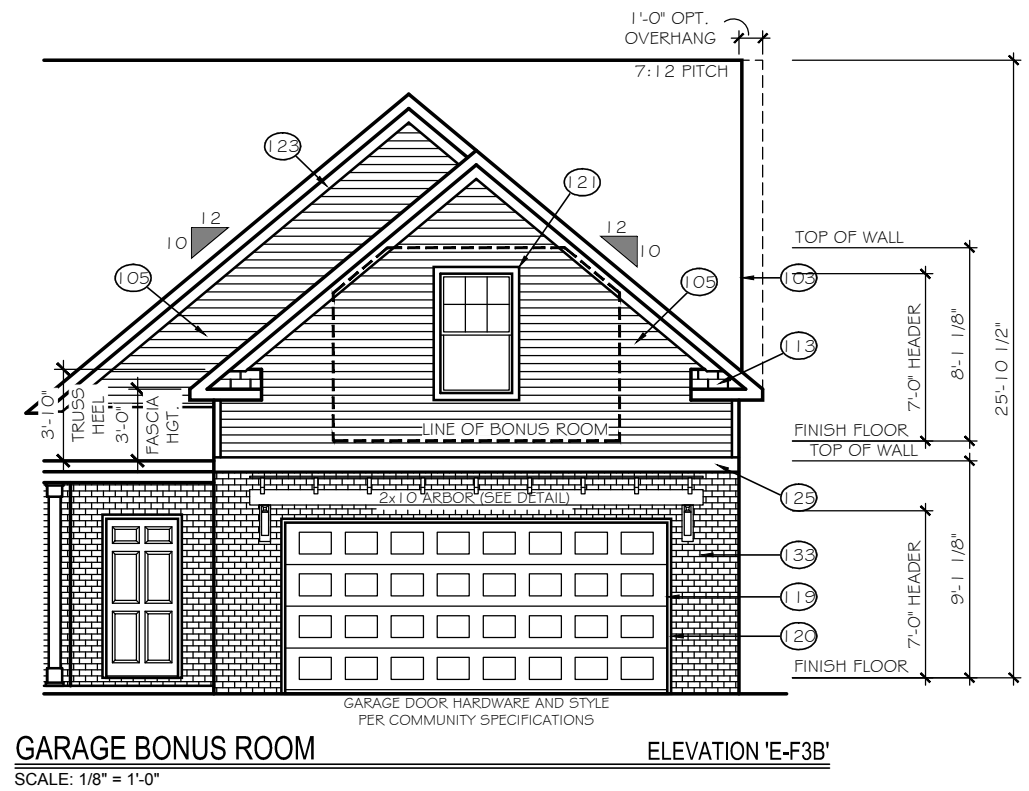
DRAWN BY:
MLM

DATE:
04-22-19

SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS

SHEET:
A3.20
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

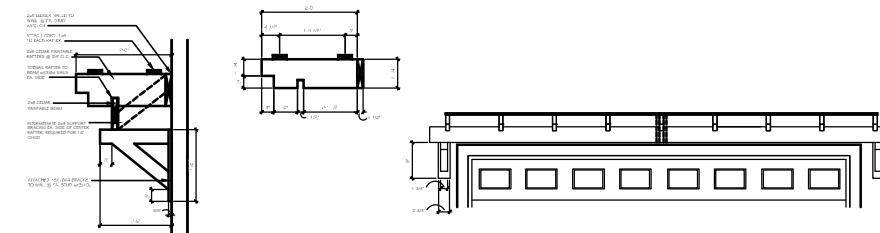
ELEVATION OPTIONS
ELEVATION E-F3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:	
MLM	
DATE:	04-22-19
SCALE:	
1/8"= 1'-0"	
CHECKED BY:	
BPS	

SHEET:
A3.21
v1.19

ELEVATION 'E-G1'ELEVATION 'E-G1B'ARBOR DETAIL

TrueHomes
IT'S ALL ABOUT U

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-G1

THE BAYSIDE

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE: _____

04-22-19

SCALE:

$$1/8'' = 1'-0''$$

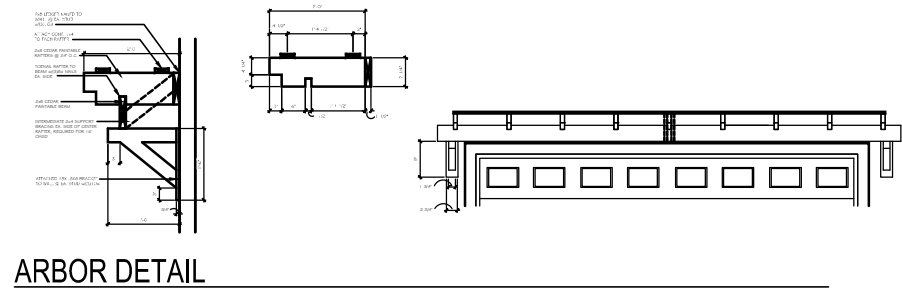
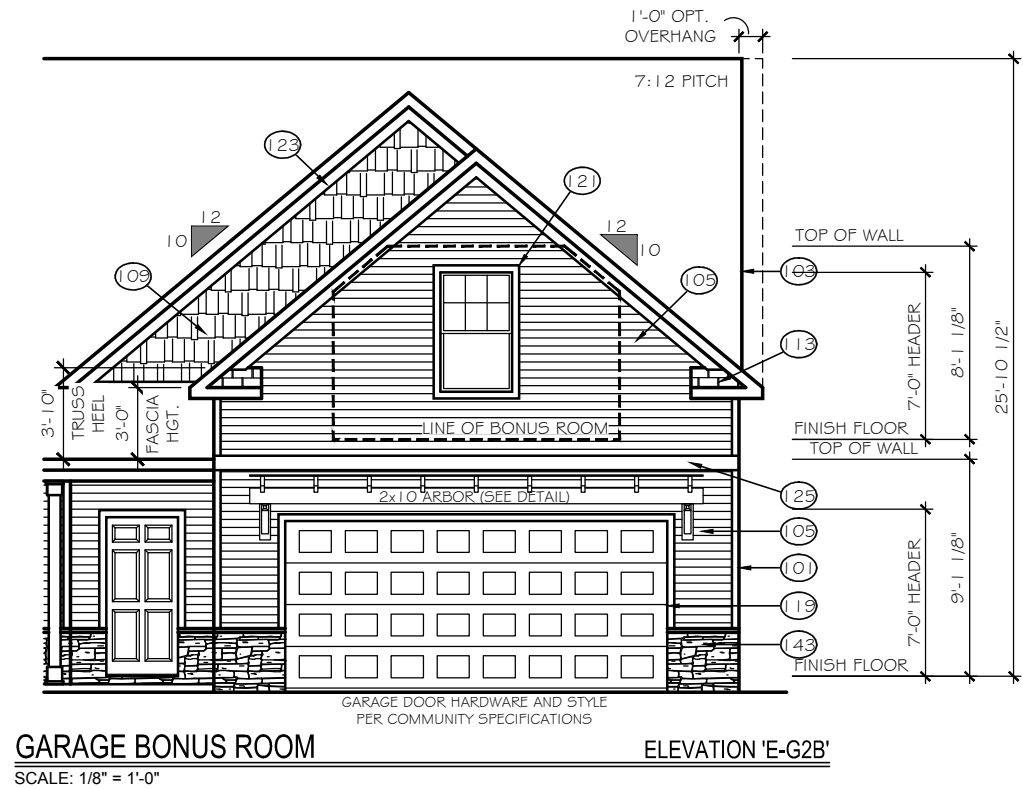
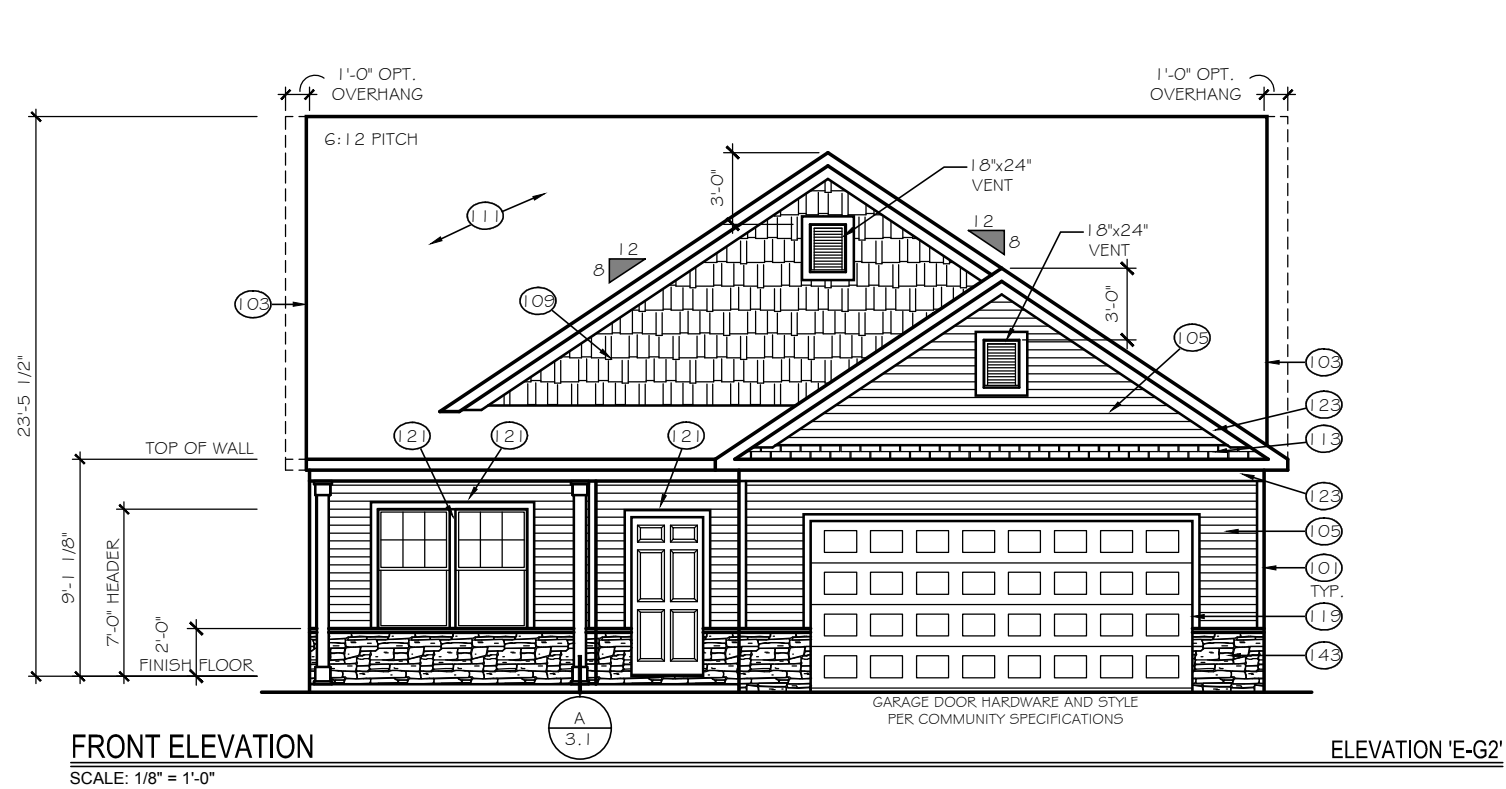
CHECKED BY:

BPS

SHEET:

A3.22

v1.19



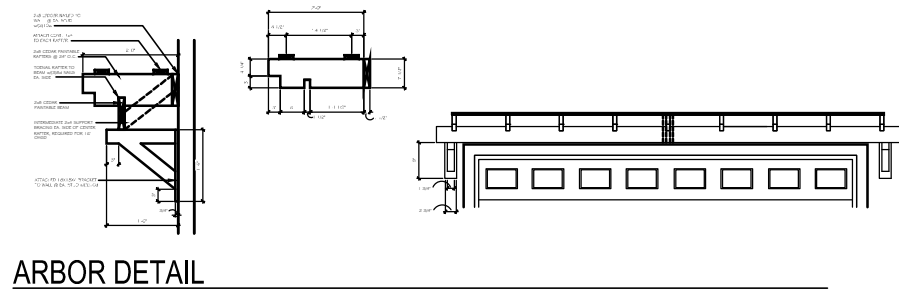
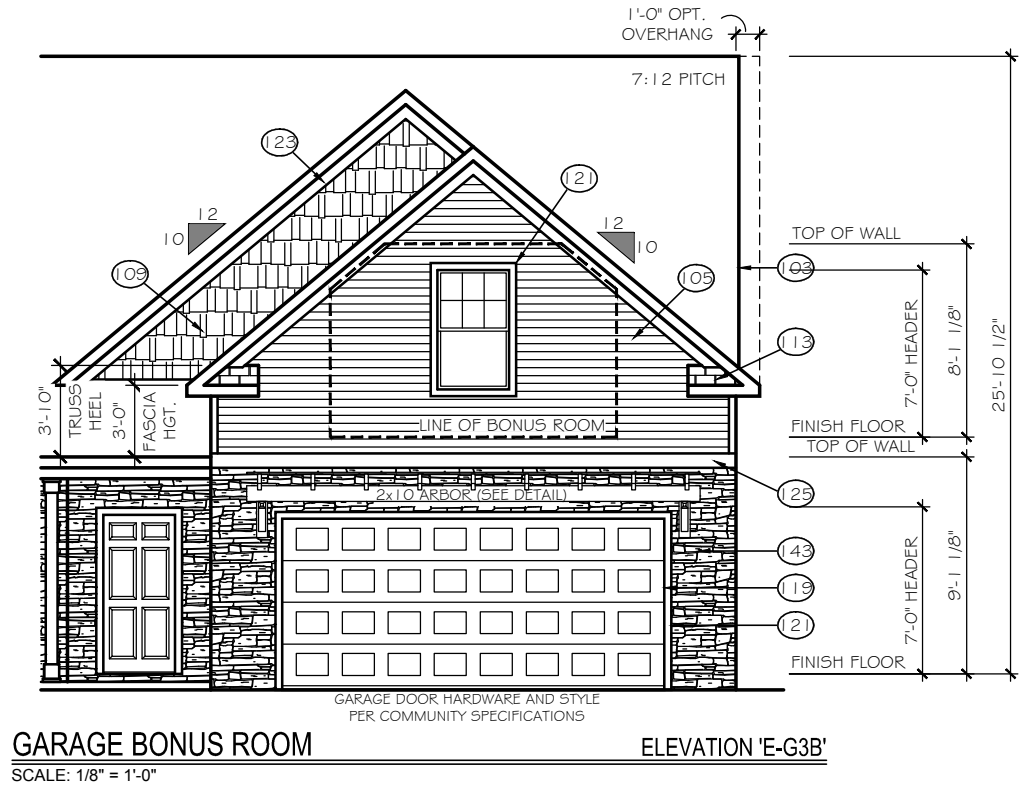
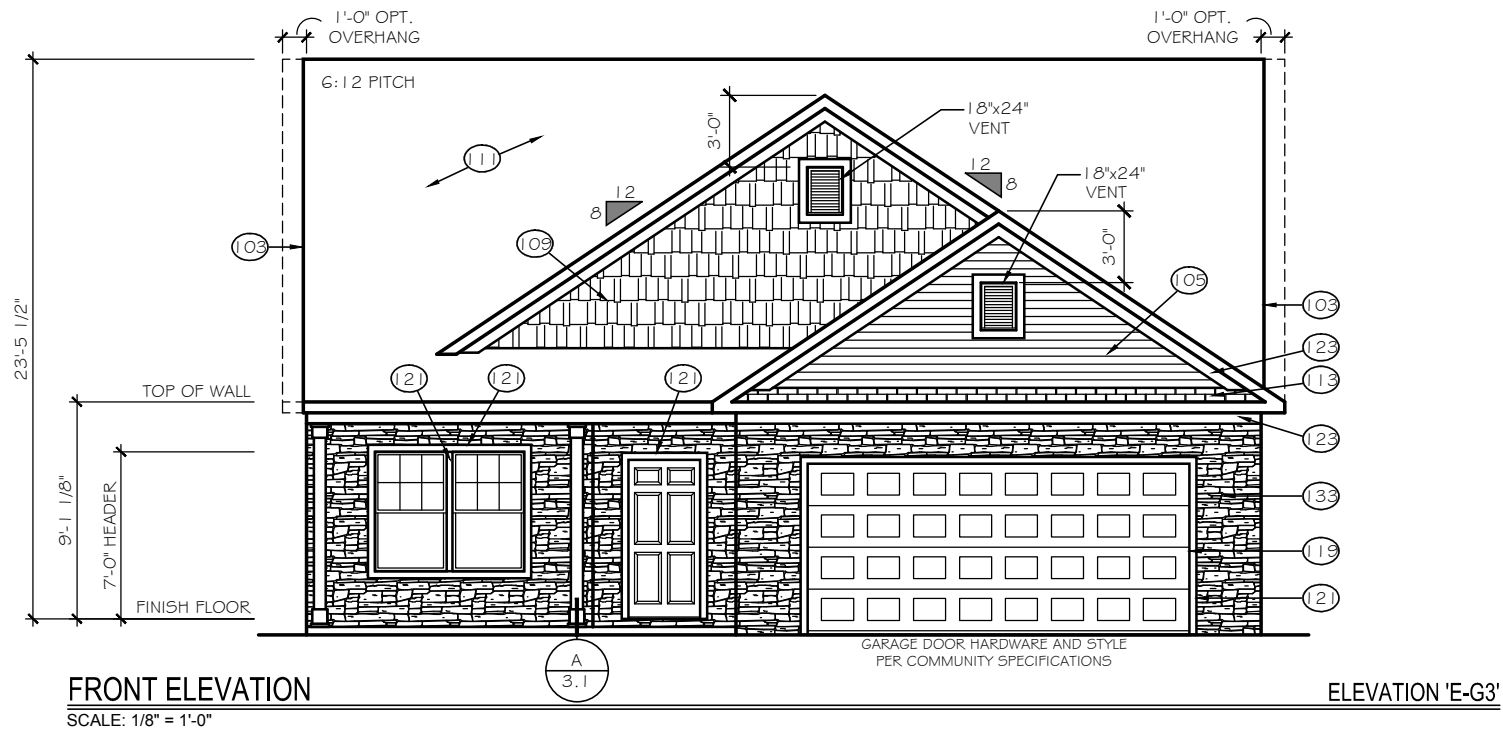
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-G2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS

SHEET:
A3.23
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-G3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

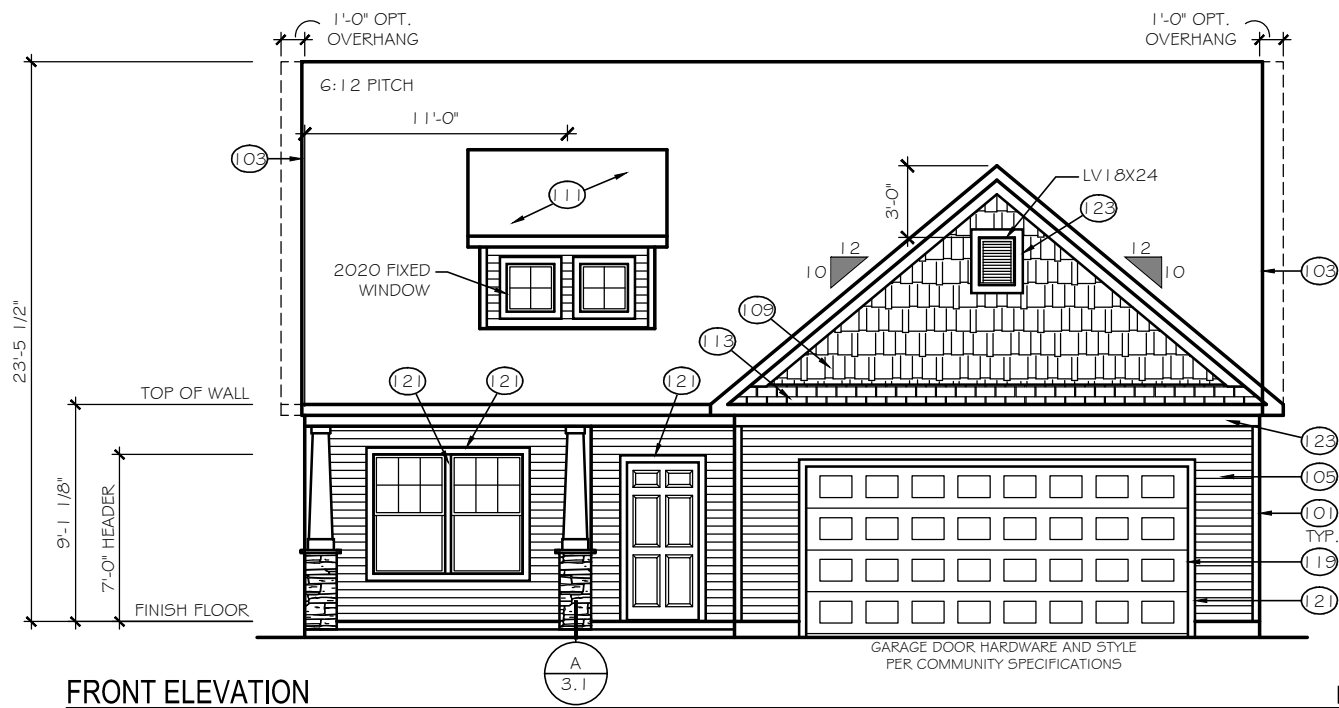
DRAWN BY:
MLM

DATE:
04-22-19

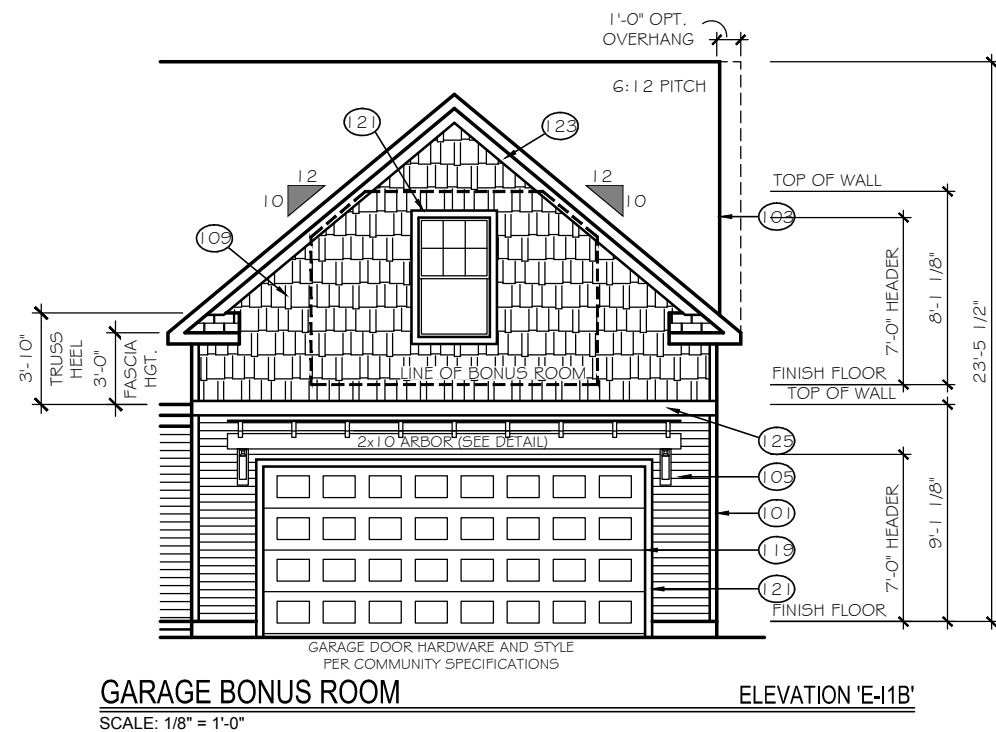
SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS

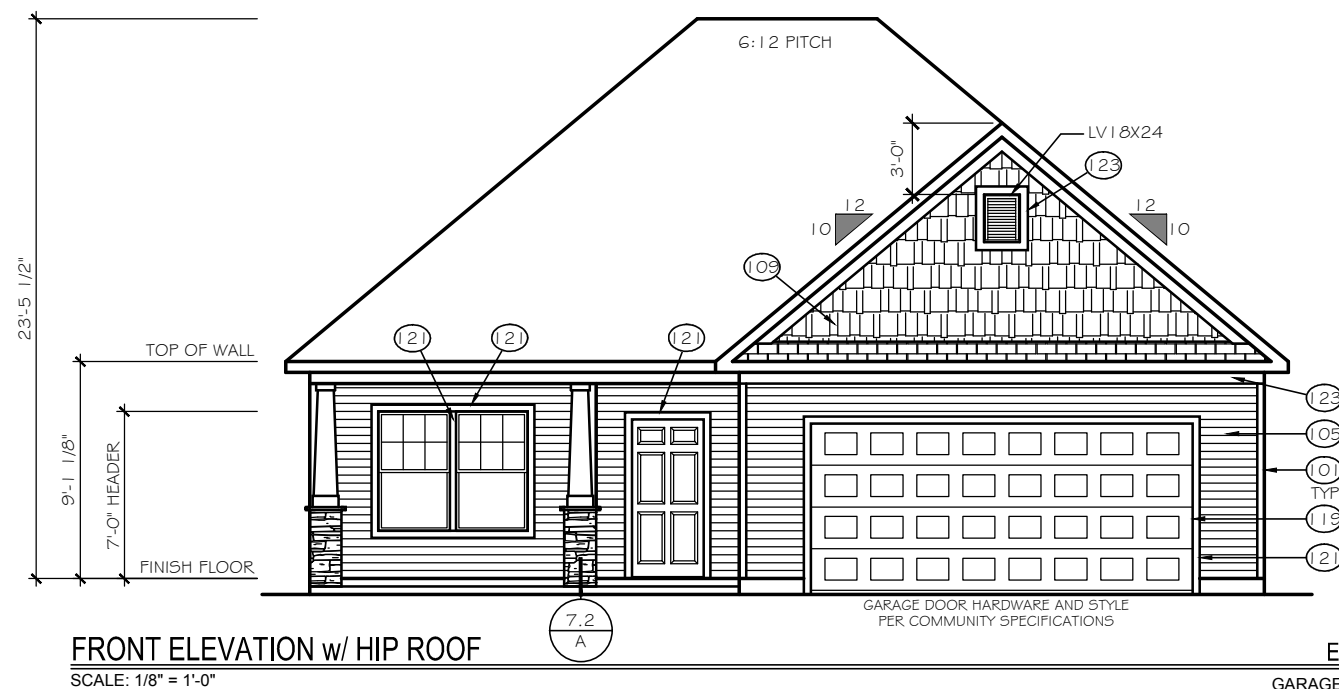
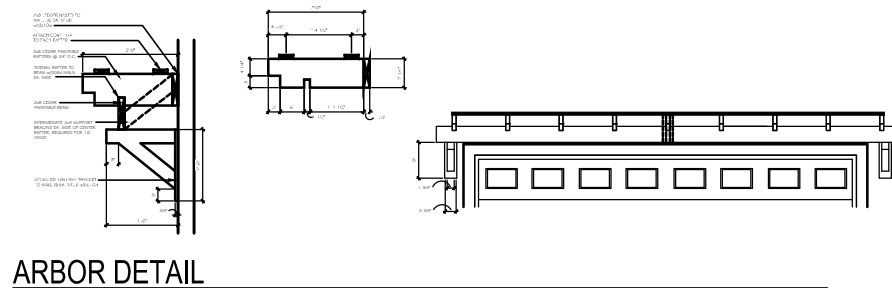
SHEET:
A3.24
v1.19



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-I1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

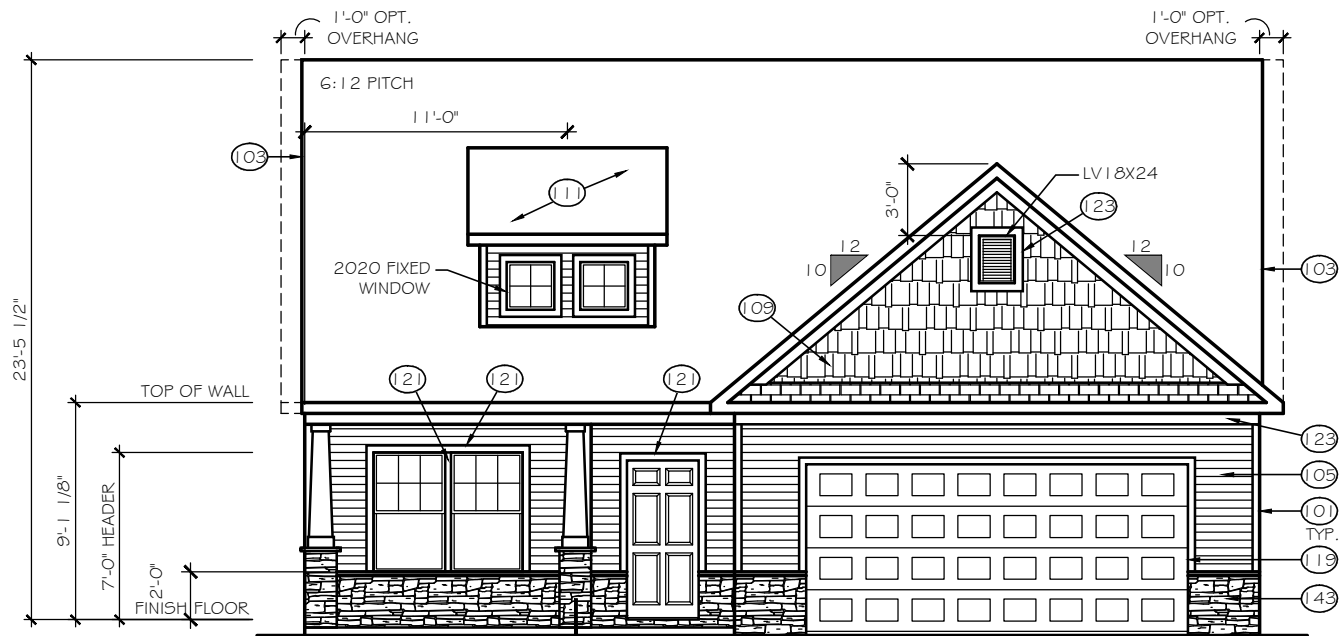
CHECKED BY:

BPS

SHEET:

A3.28

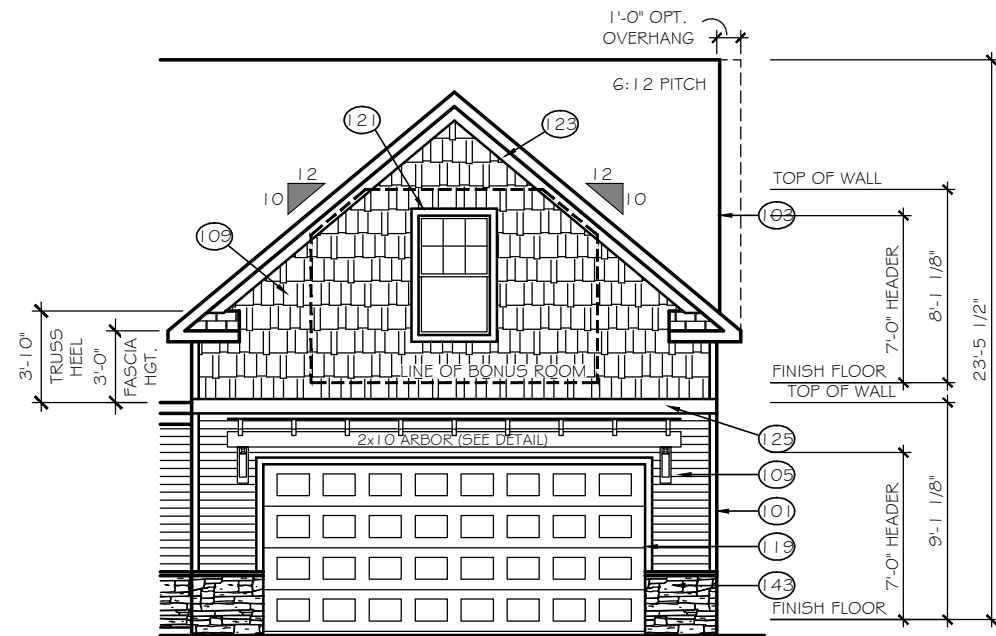
v1.19



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

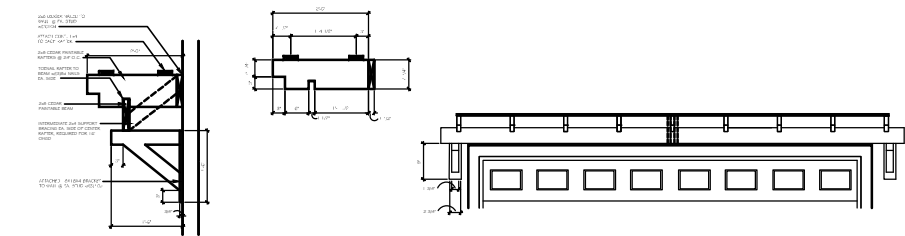
ELEVATION 'E-I2'



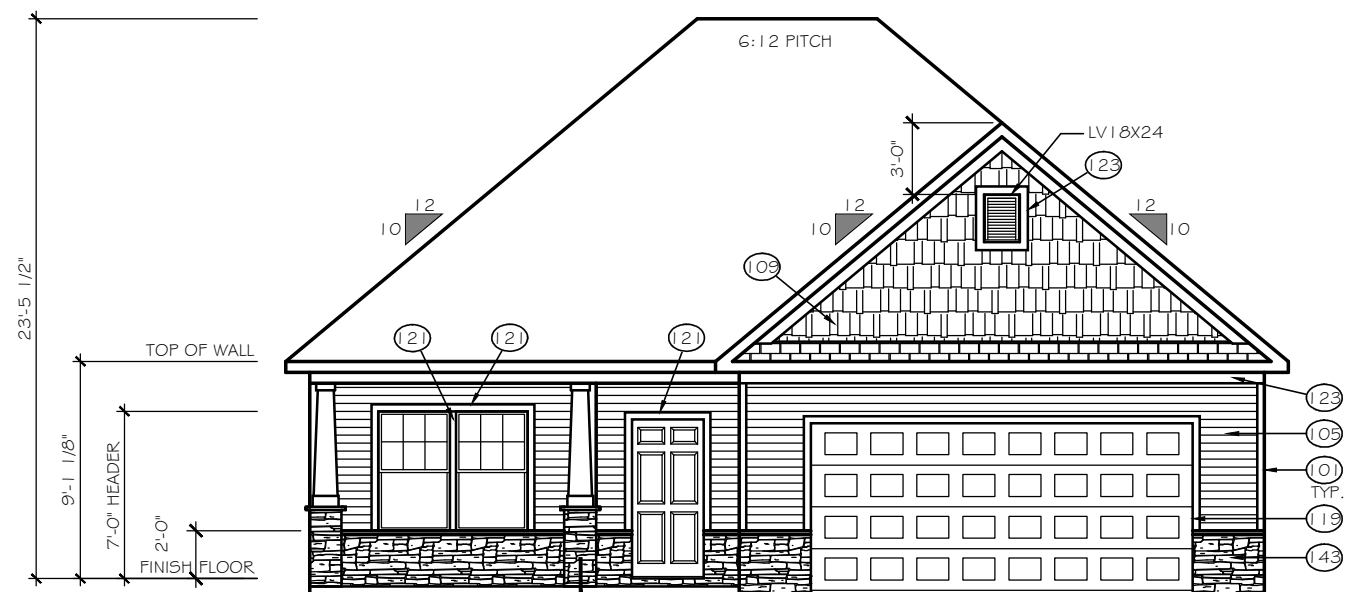
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

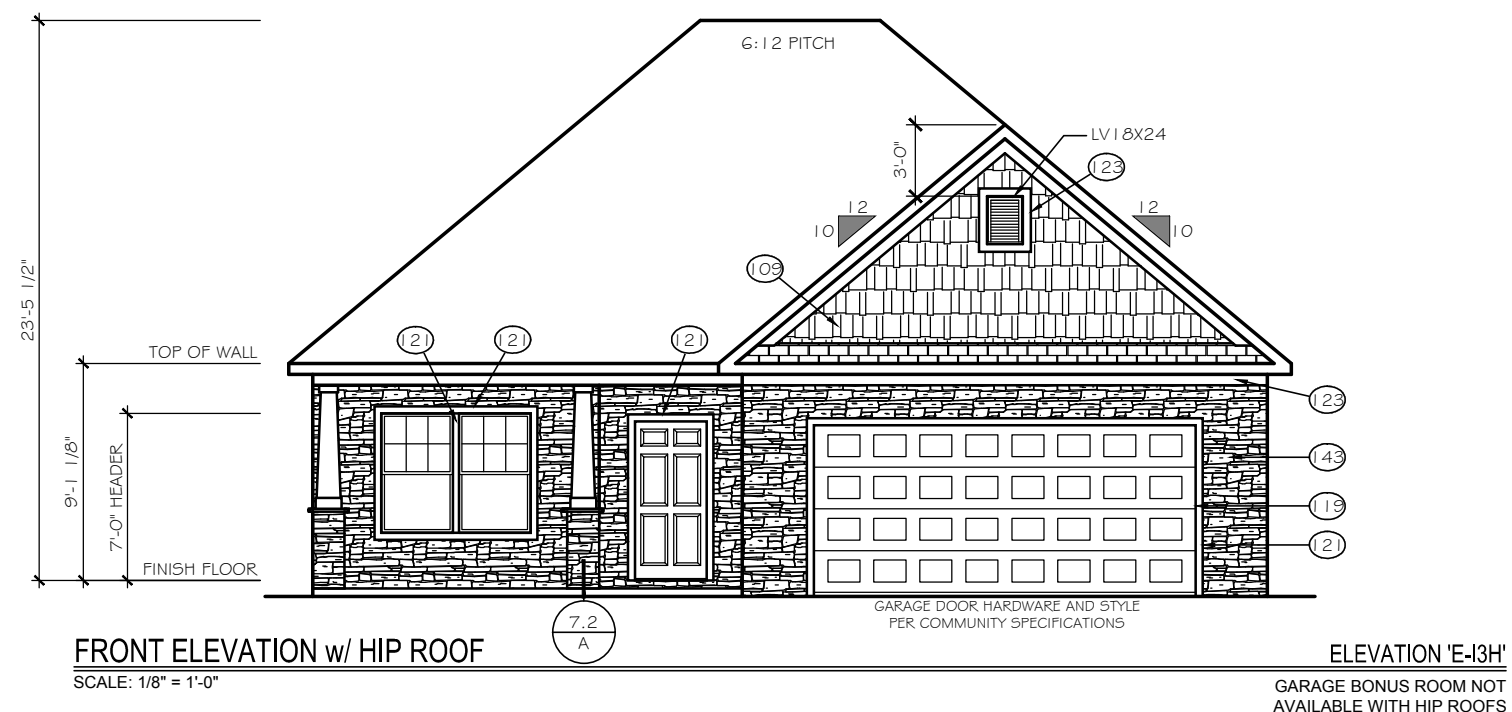
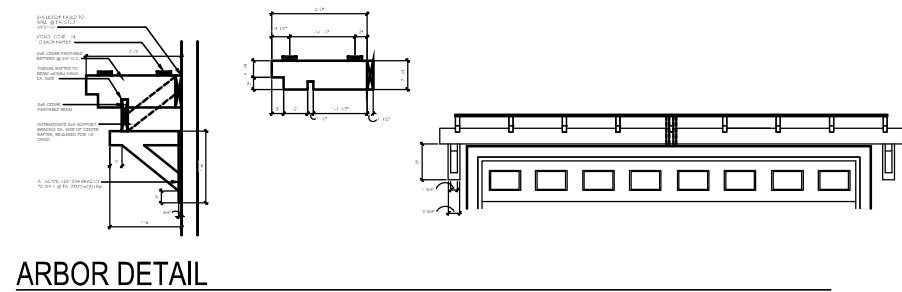
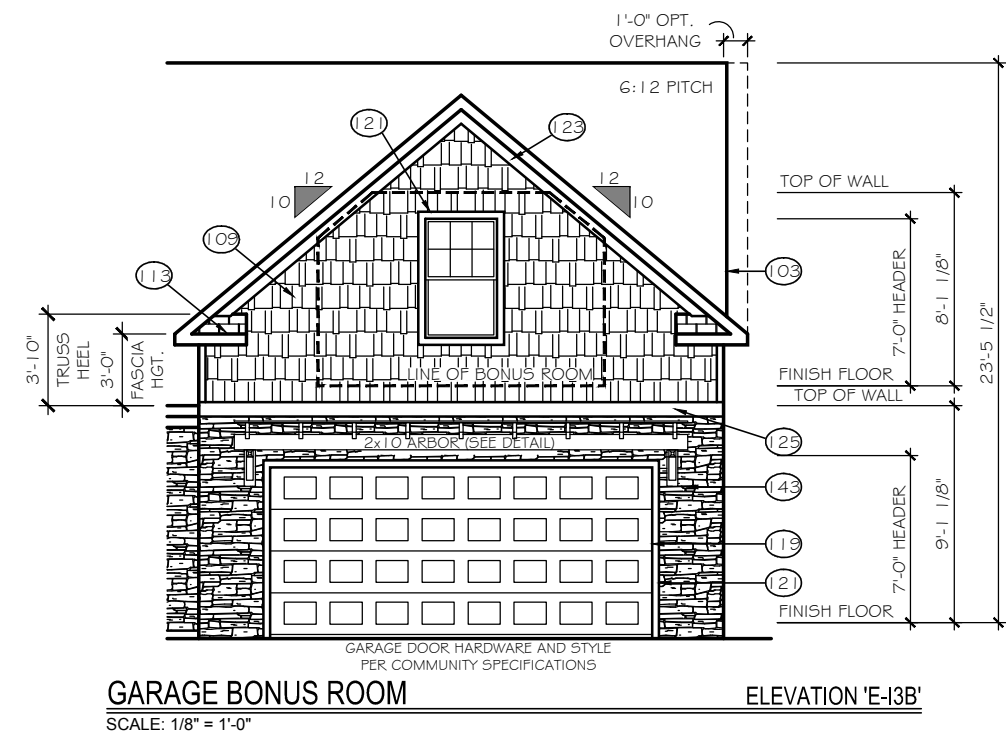
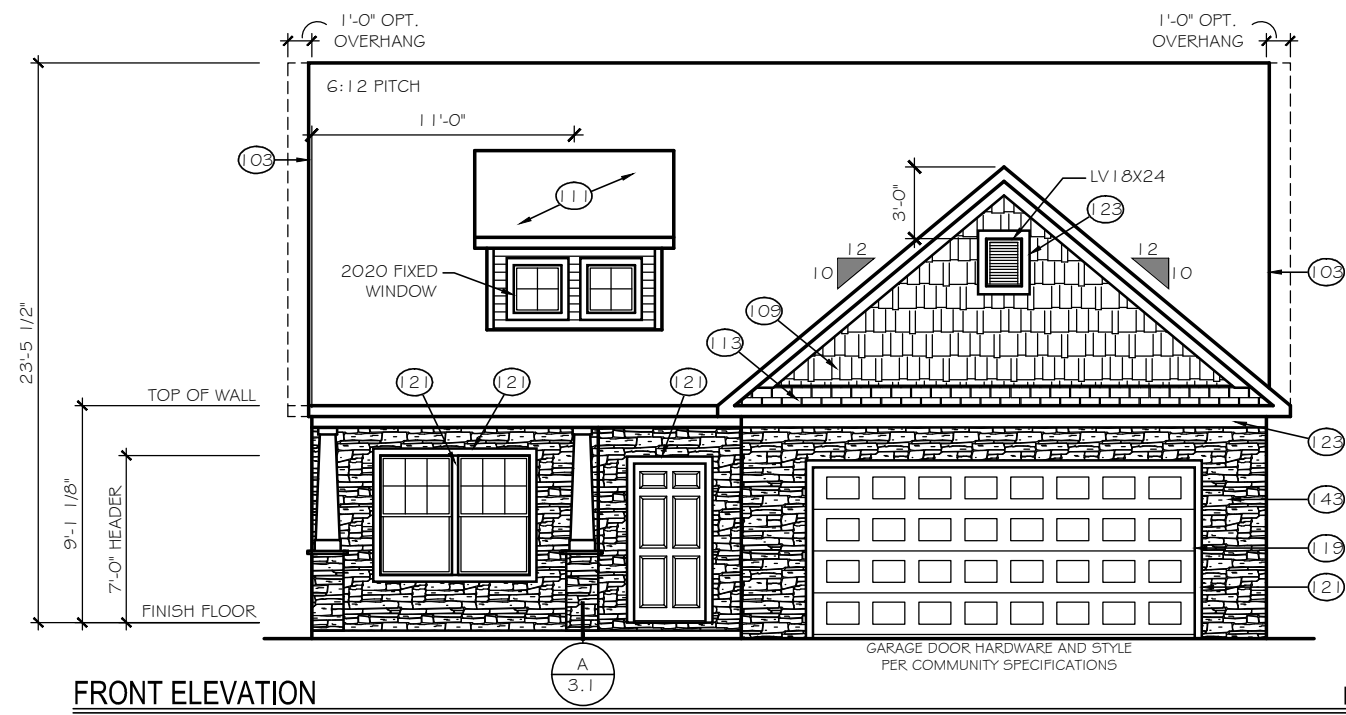
ELEVATION OPTIONS
ELEVATION E-I2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.29
v1.19



GARAGE BONUS ROOM NOT
 AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U

IT'S ALL ABOUT **U**

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-13

THE BAYSIDE

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

$$1/8'' = 1'-0''$$

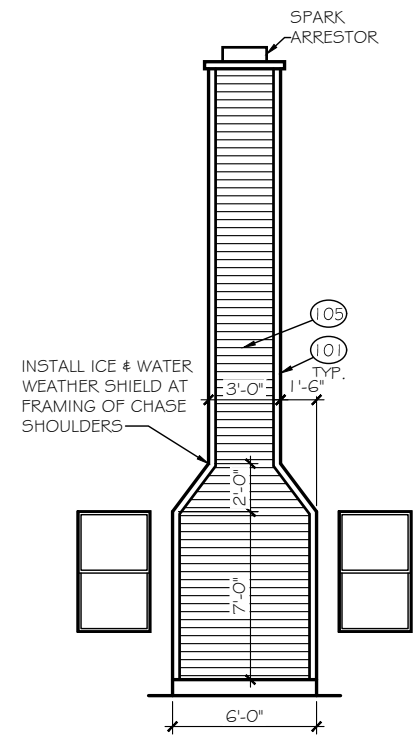
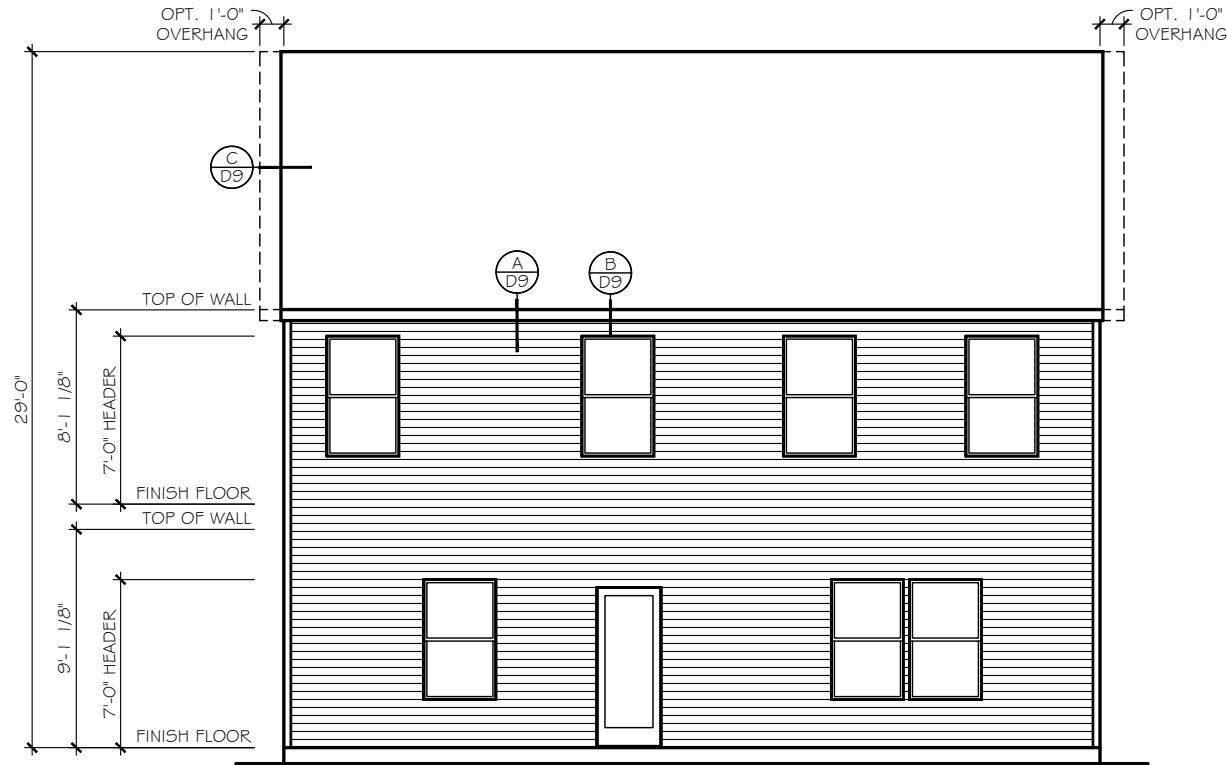
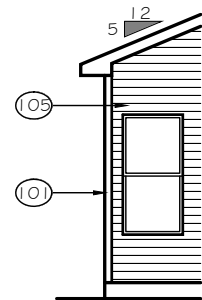
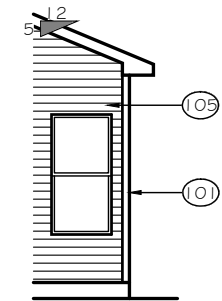
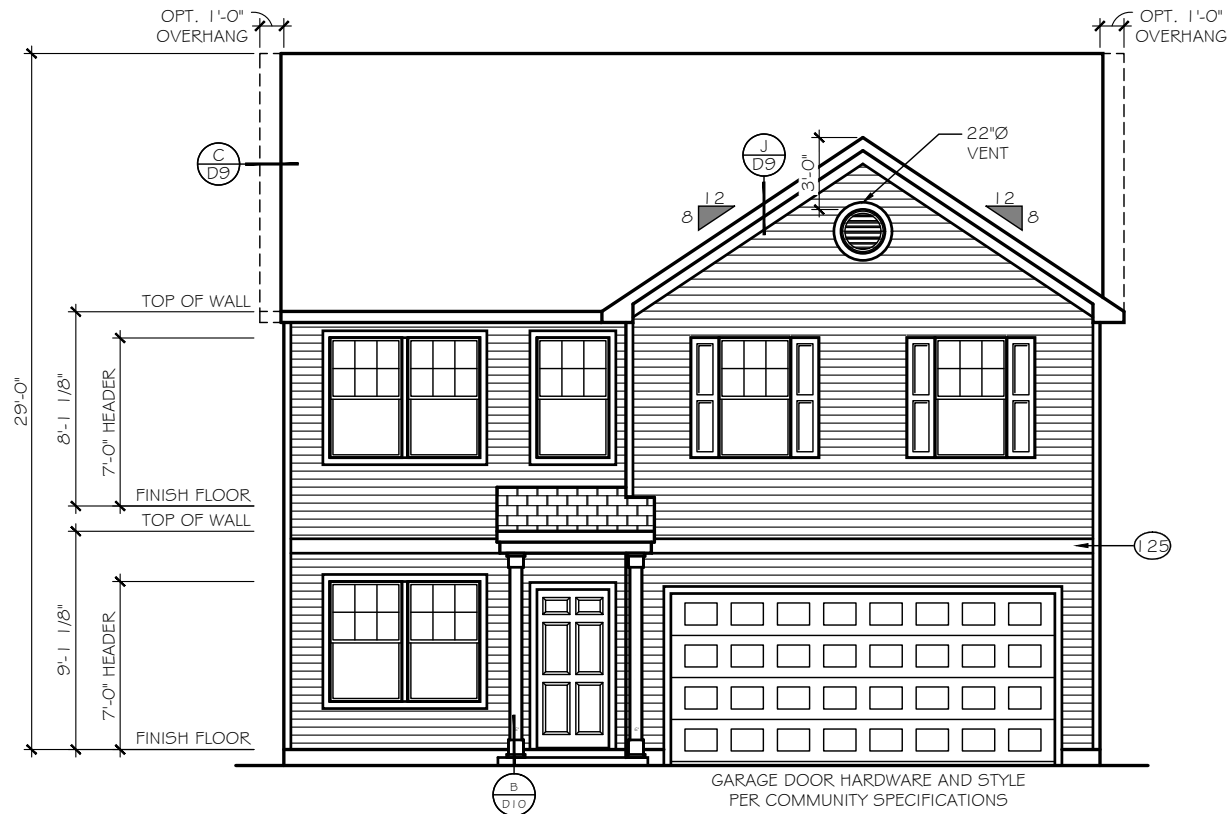
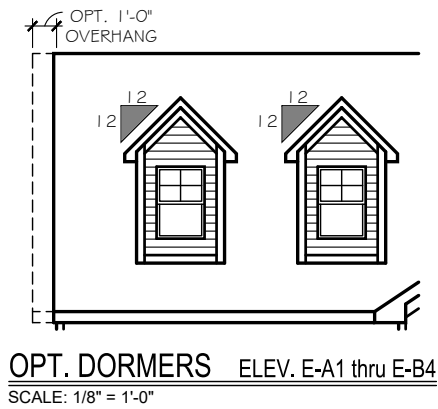
CHECKED BY:

BPS

SHEET:

A3.30

v1.19

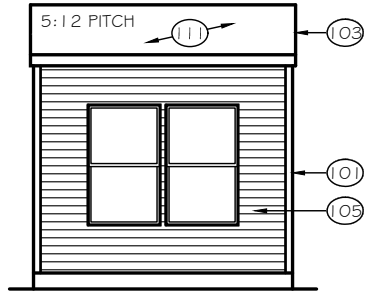


TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

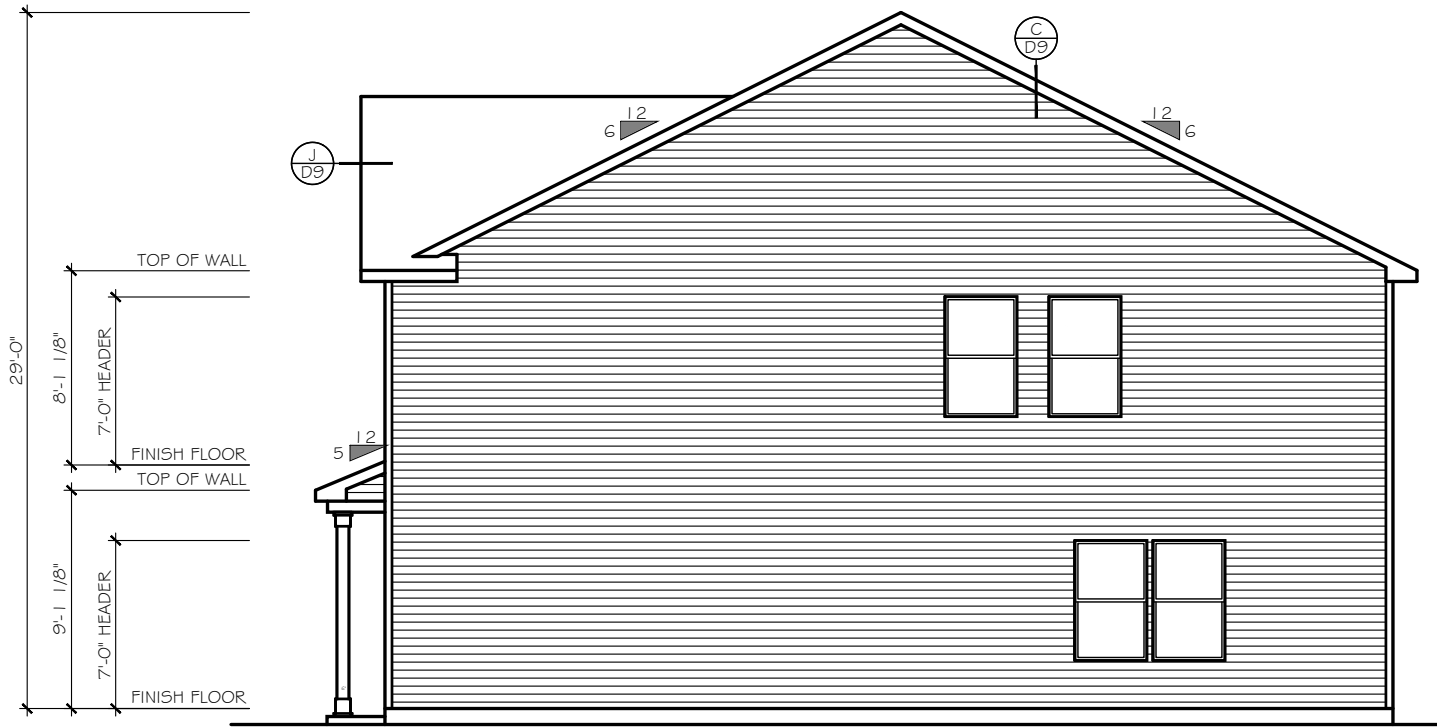
FRONT & REAR ELEVATIONS
ELEVATION E-01
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: RS / BS

SHEET:
A4.01
v. 5.4

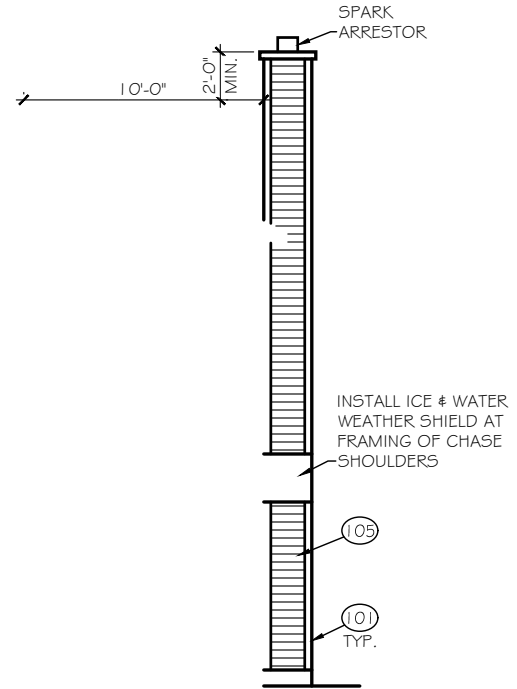


OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

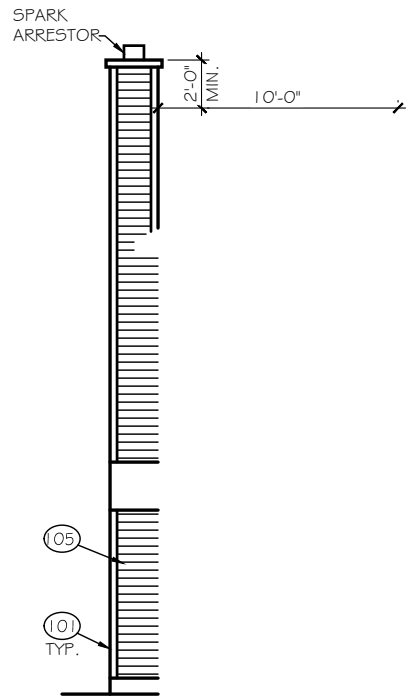


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

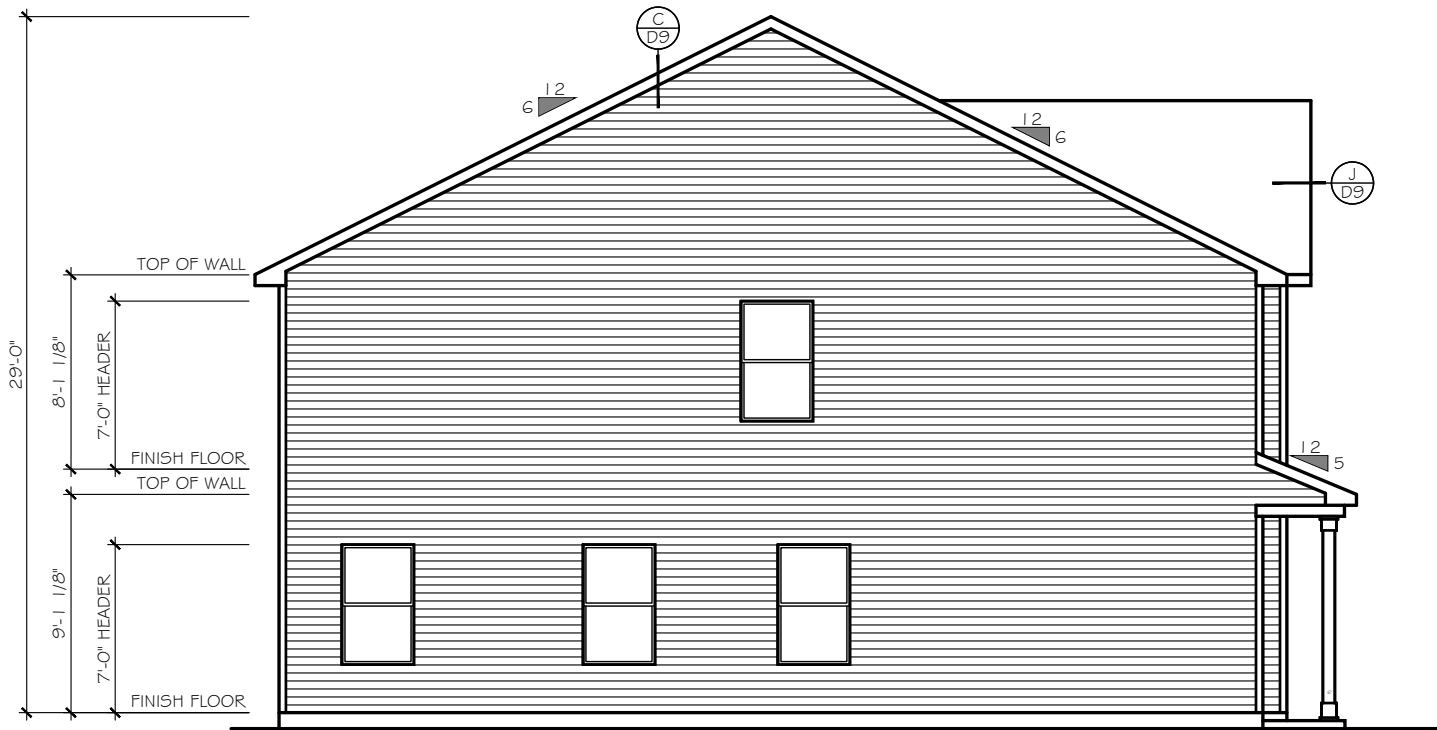
ELEVATION 'E-01 thru E-04'



OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

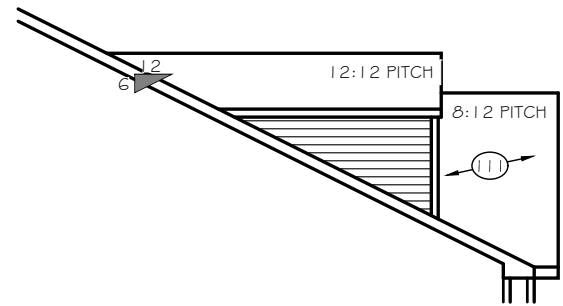


OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-01 thru E-04'



OPT. DORMERS ELEV. E-A1 thru E-B4
SCALE: 1/8" = 1'-0"

TrueHomes
IT'S ALL ABOUT U
2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

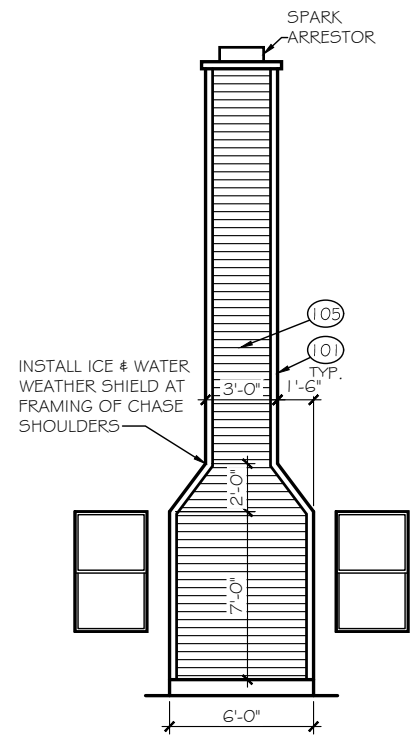
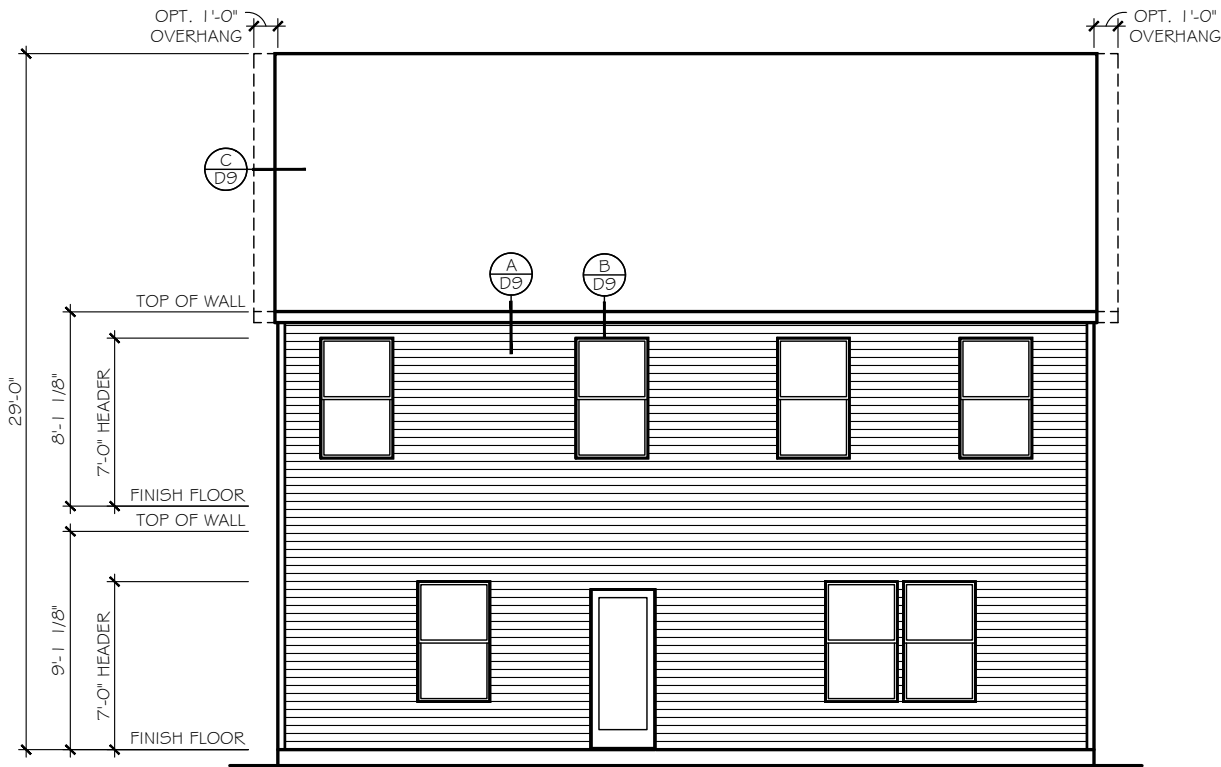
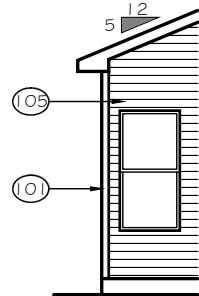
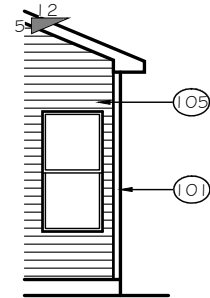
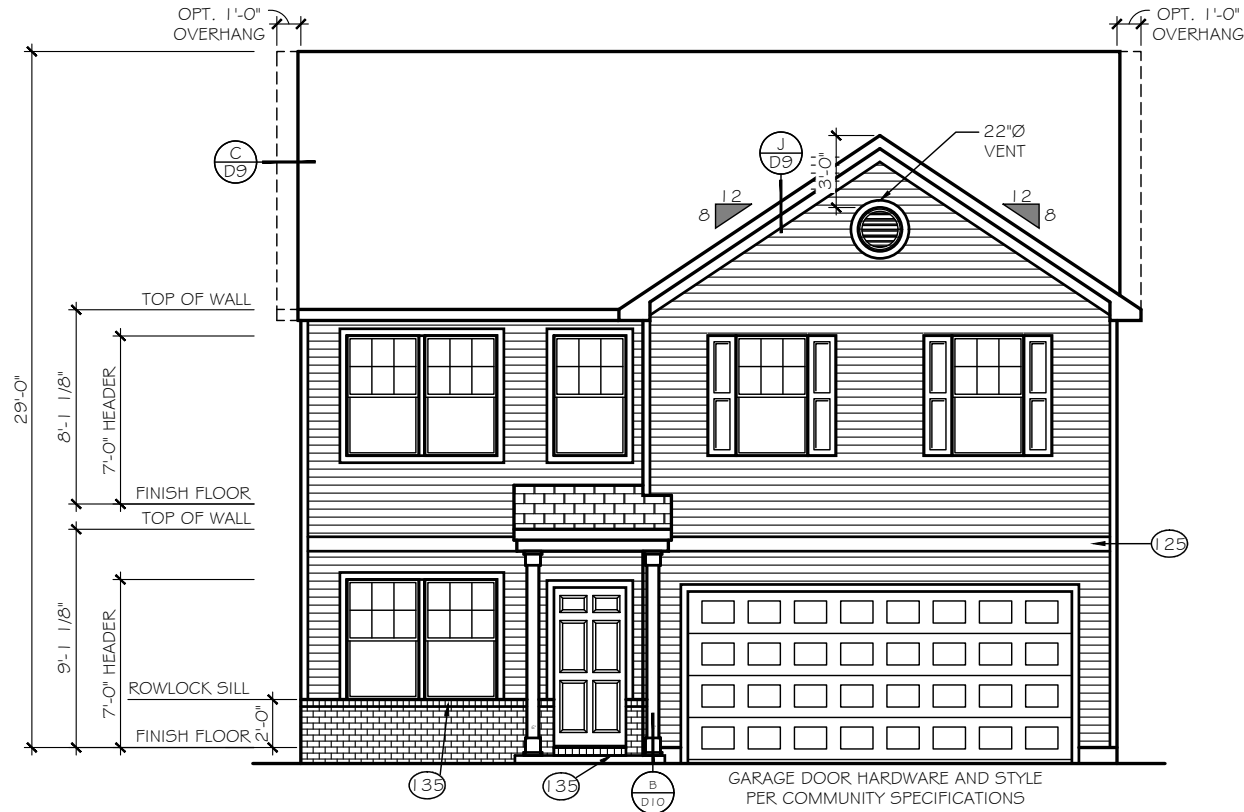
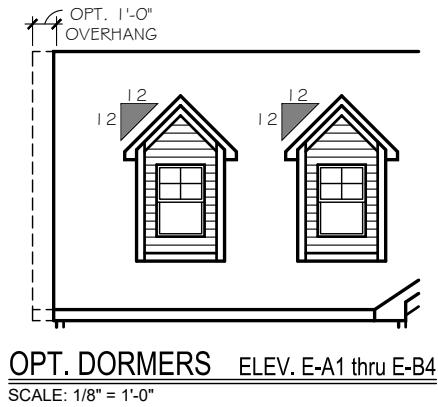
RIGHT & LEFT ELEVATIONS
ELEVATION E-01-04

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.

DRAWN BY:
MLM
DATE:
06.22.21
SCALE:
3/16" = 1'-0"
CHECKED BY:
RS / BS

SHEET:
A4.01a
v. 5.4

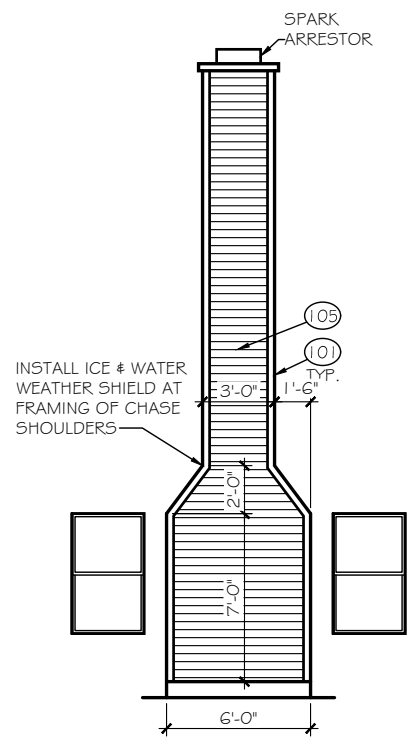
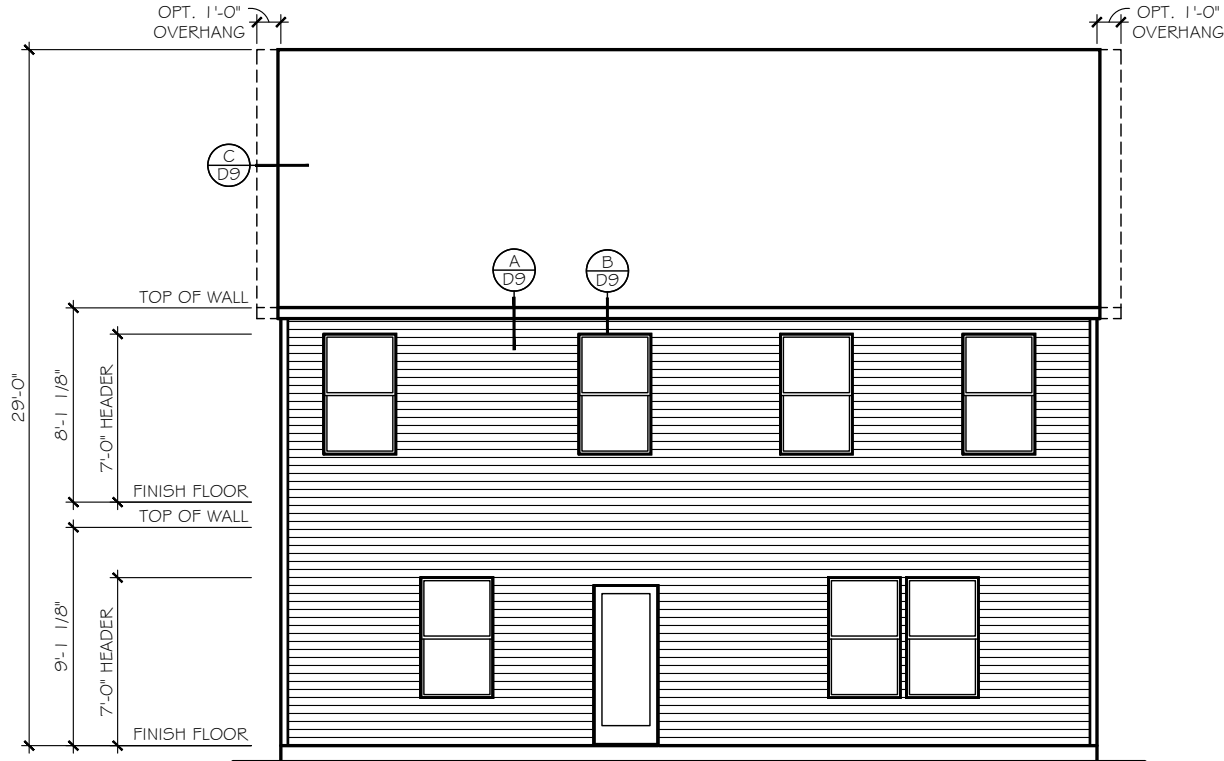
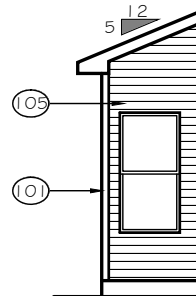
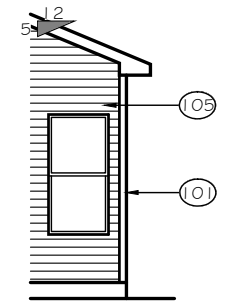
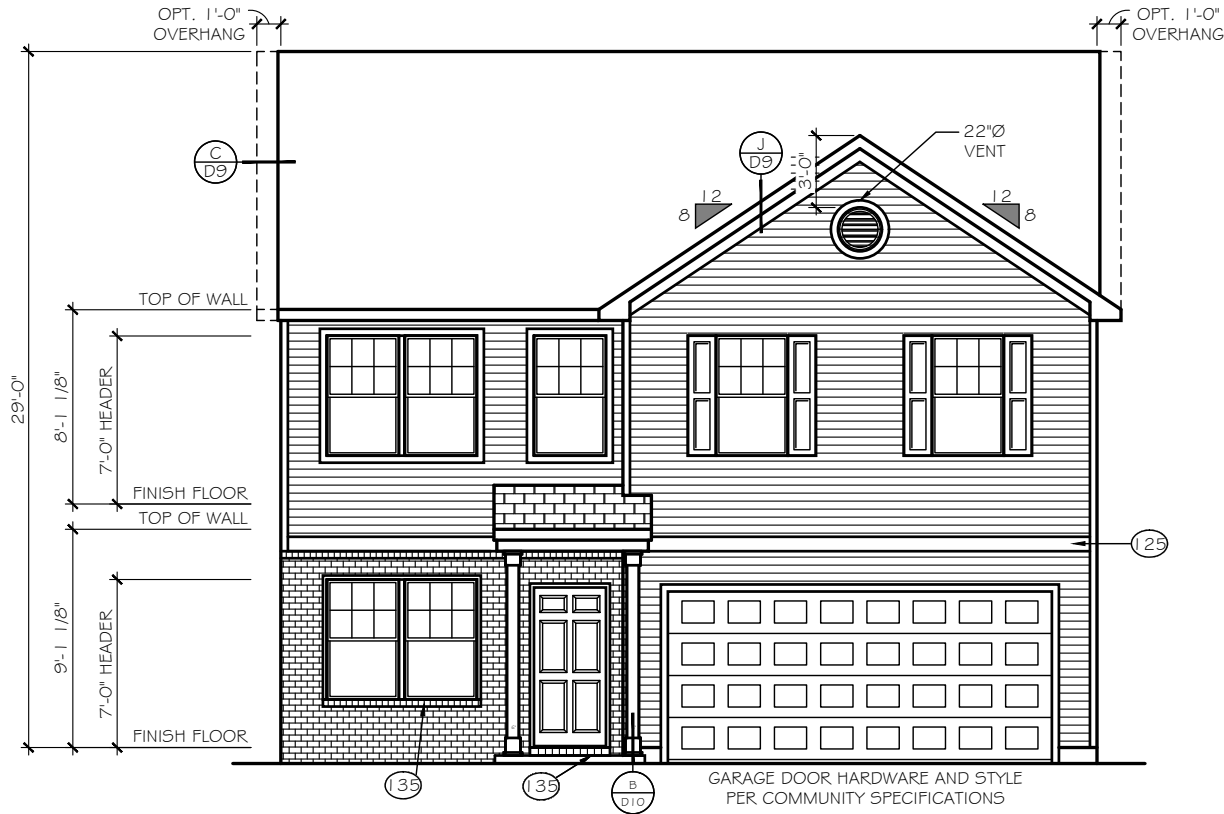
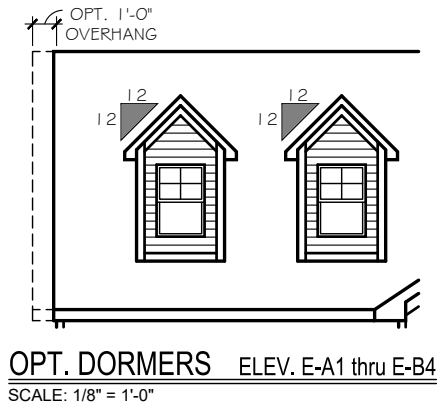


TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-02
THE LENOX - OPEN

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.
DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: RS / BS

SHEET:
A4.02
v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Breknridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS

ELEVATION E-03

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

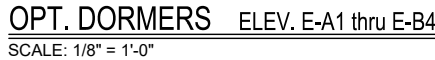
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

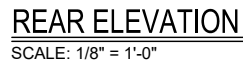
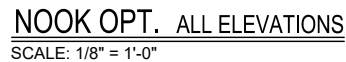
A4.03

v. 5.4



ELEVATION 'E-04

3'-5" DEEP PORCH



ELEVATION 'E-01 thru E-04



SCALE: 1/8" = 1'-0"

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-04

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE: _____

06.22.21

SCALE:

$$3/16'' = 1'-0''$$

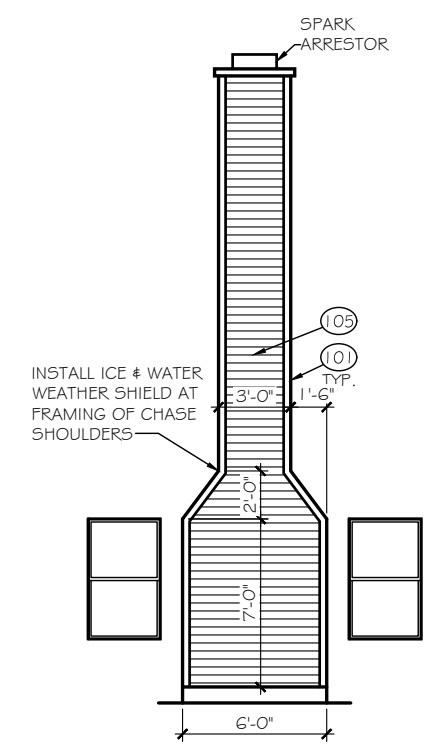
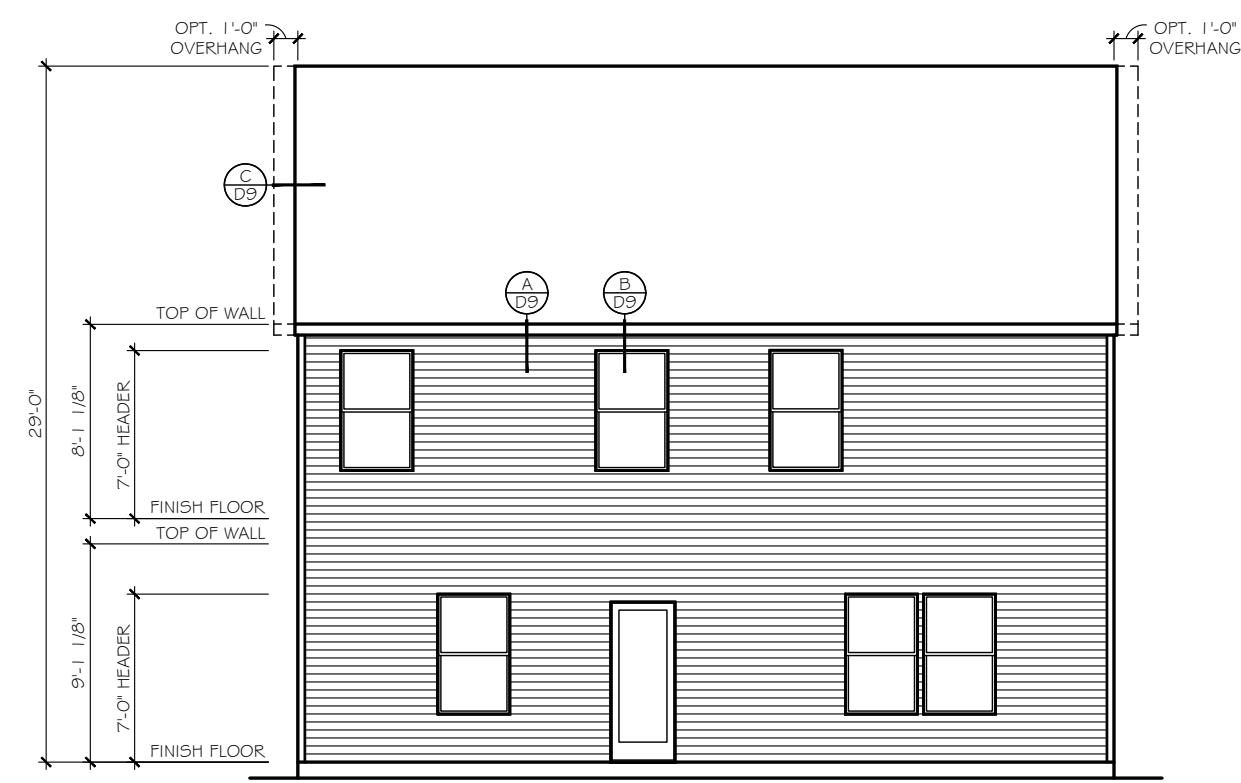
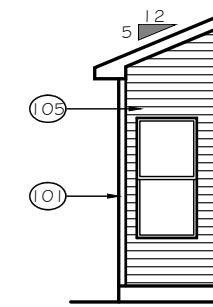
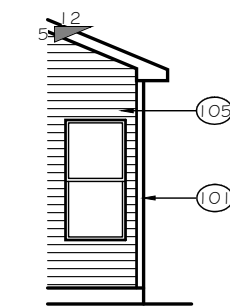
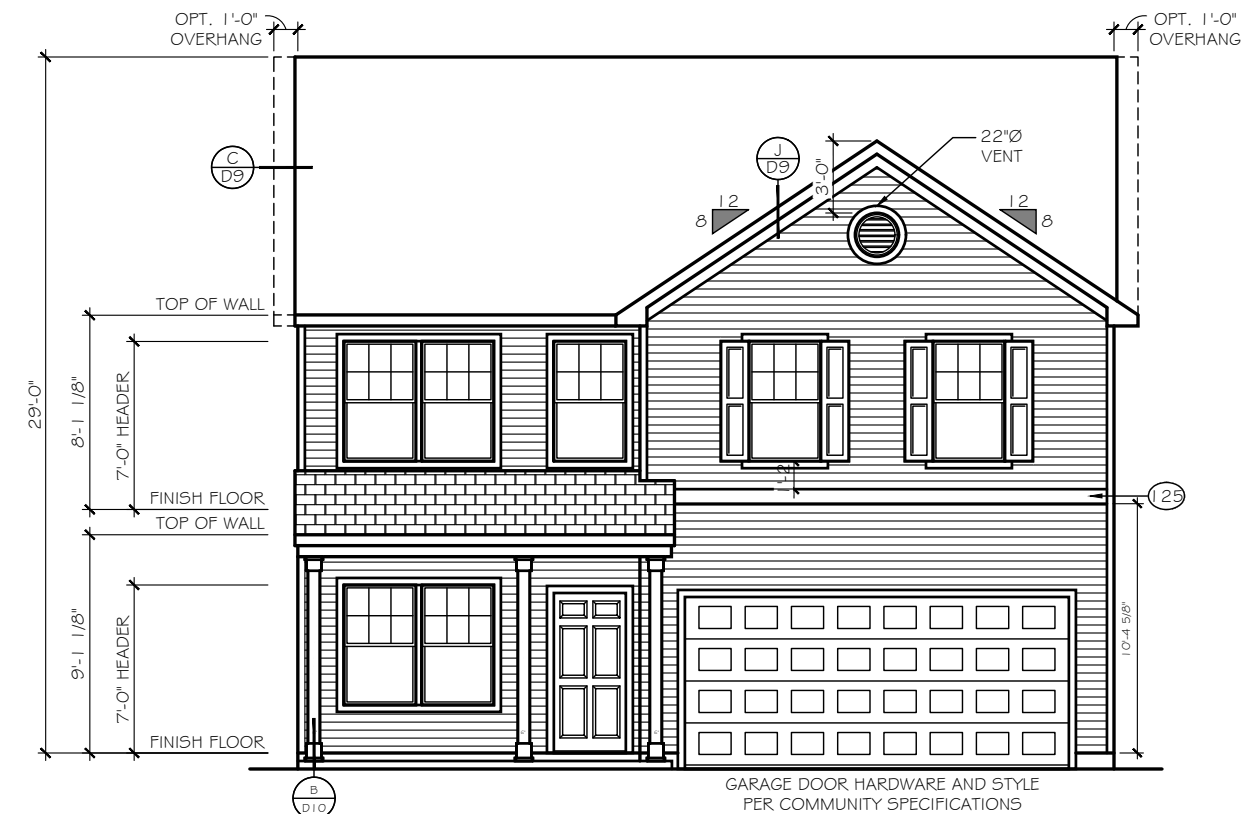
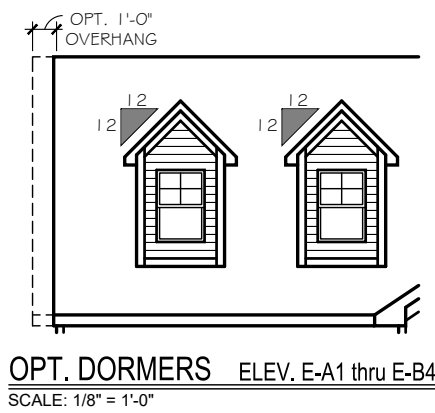
CHECKED BY:

RS / BS

SHEET:

A4.04

v. 5.4



TrueHomes
IT'S ALL ABOUT U

2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

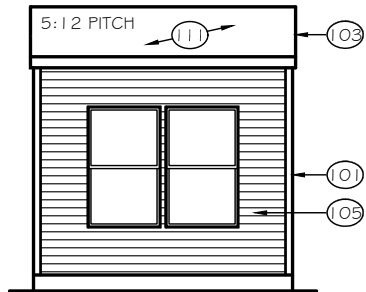
FRONT & REAR ELEVATIONS
ELEVATION E-A1

THE LENOX - OPEN

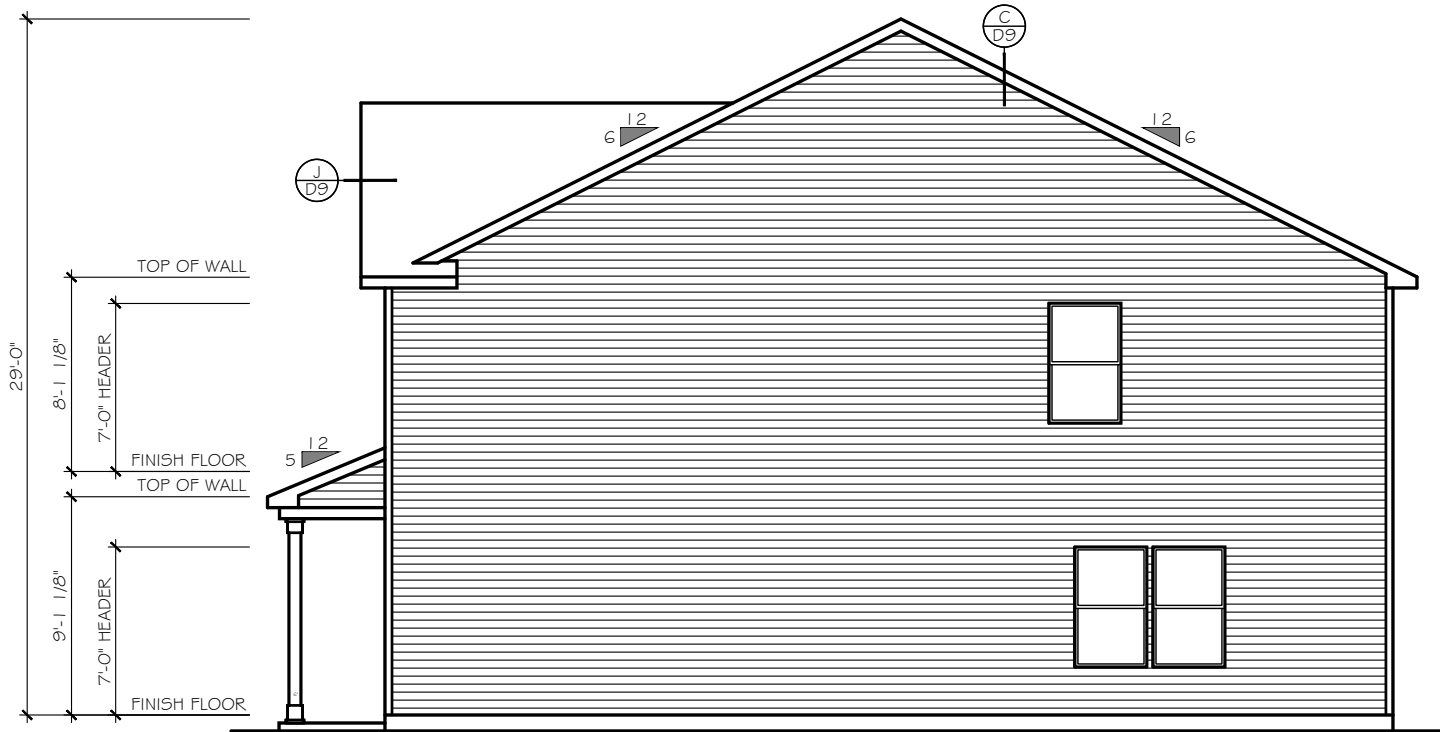
Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: RS / BS

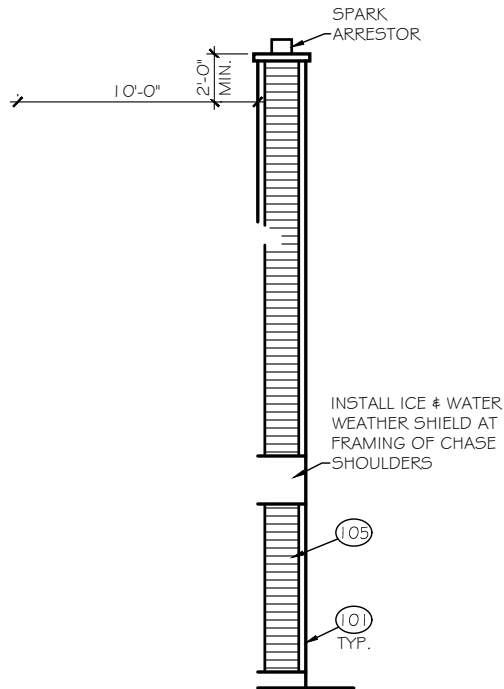
SHEET: A4.1
v. 5.4



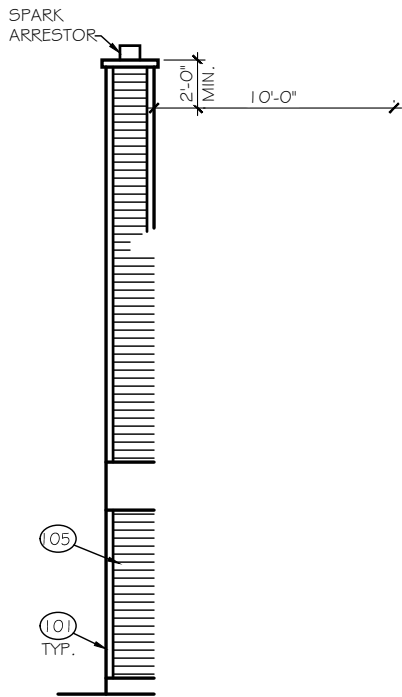
OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



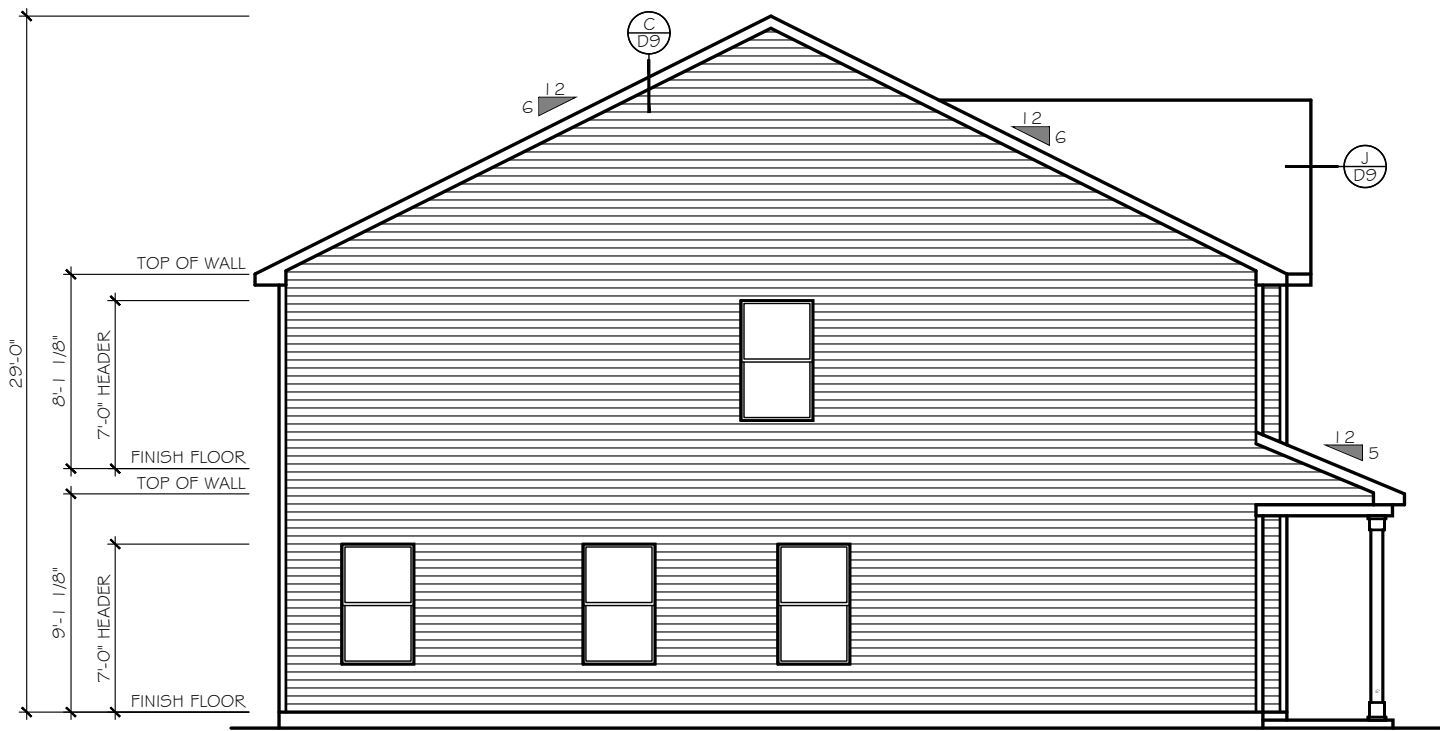
RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



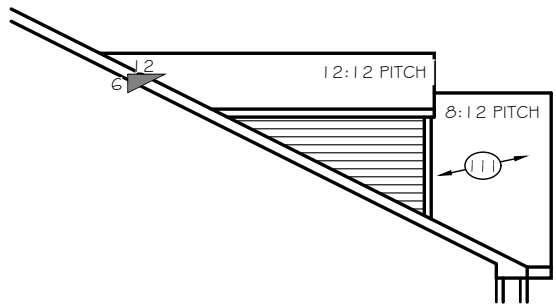
OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



OPT. DORMERS ELEV. E-A1 thru E-B4
SCALE: 1/8" = 1'-0"

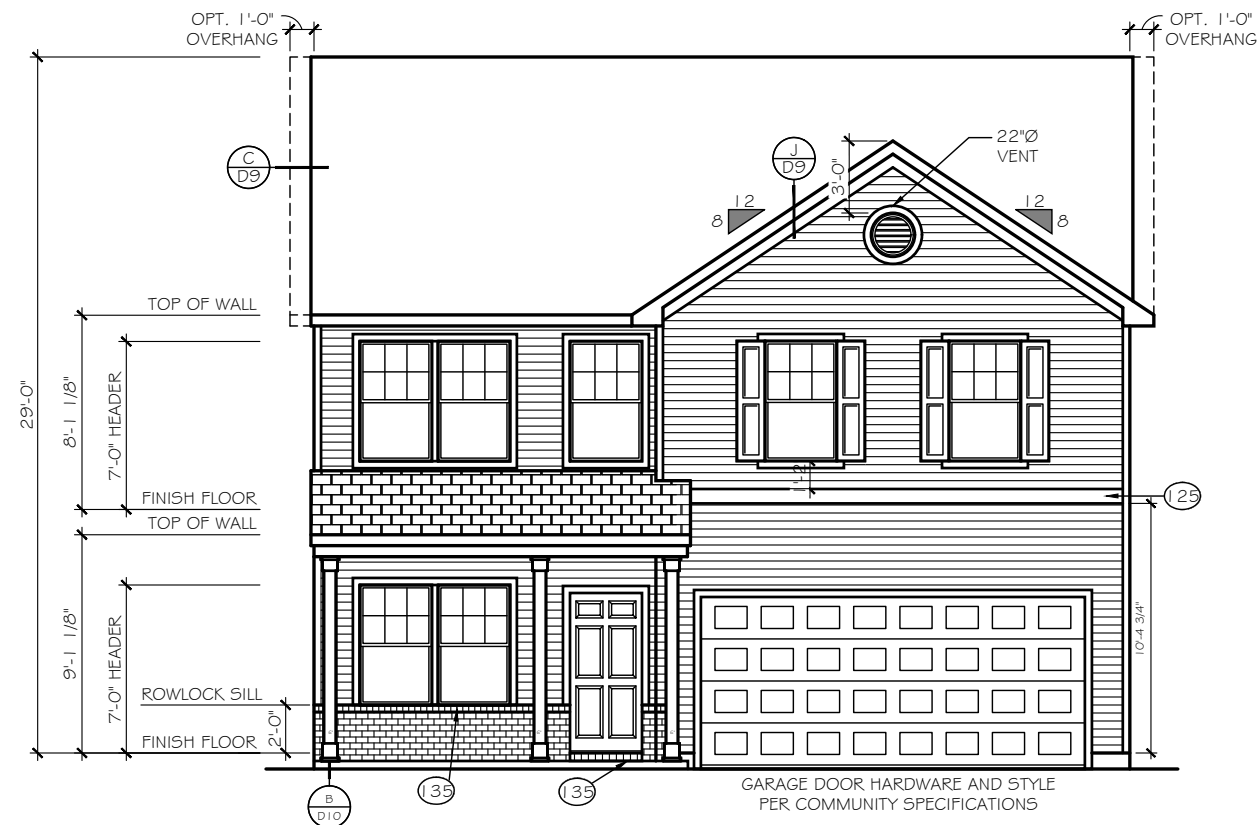
TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT & LEFT ELEVATIONS
ELEVATION E-A1

THE LENOX - OPEN

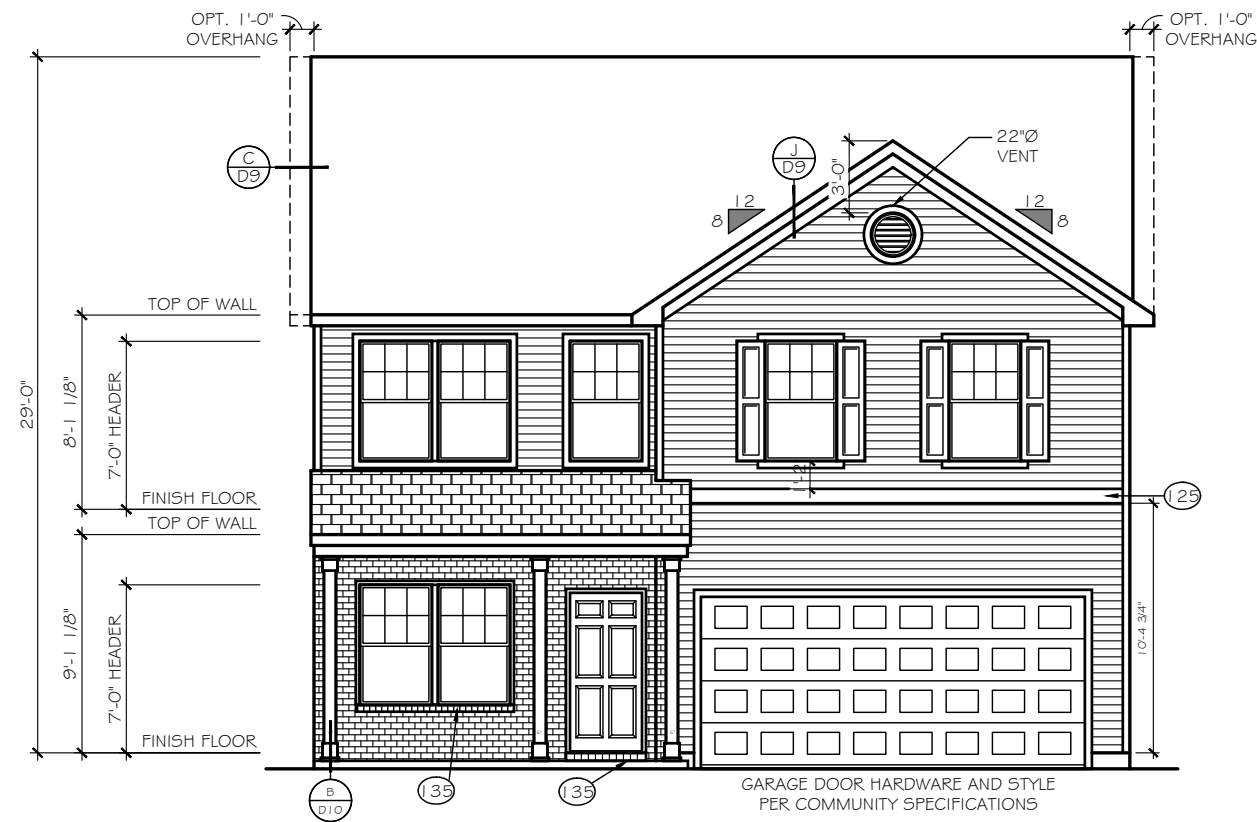
Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: RS / BS

SHEET:
A4.2
v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

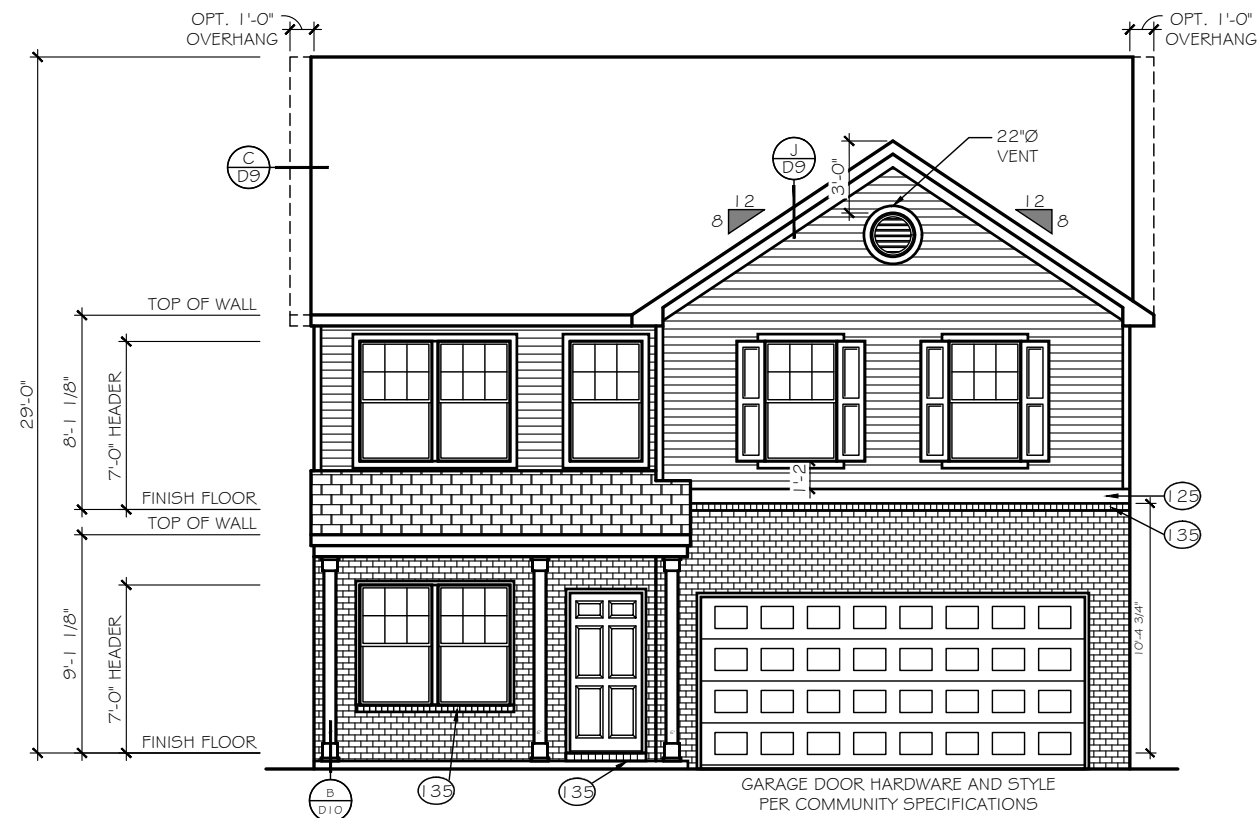
CHECKED BY:

RS / BS

SHEET:

A4.3

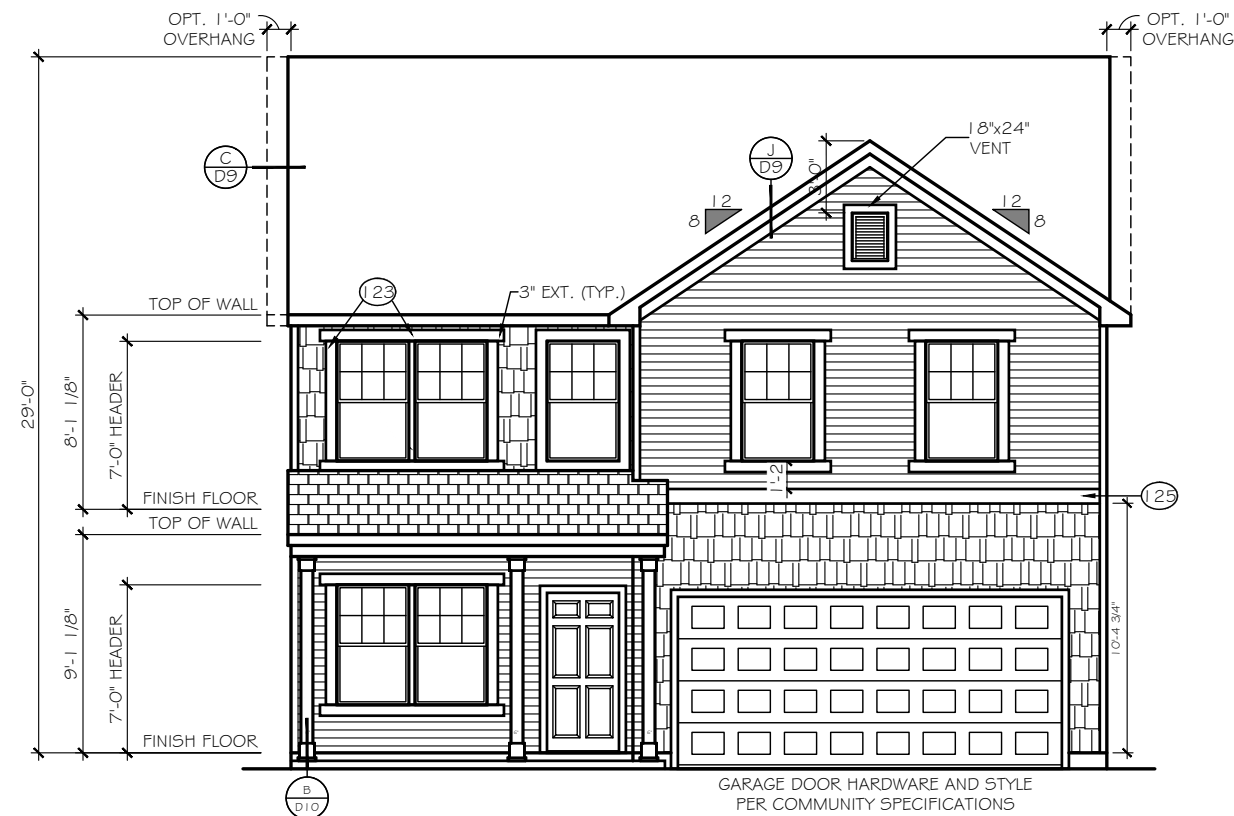
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-A4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-B1'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

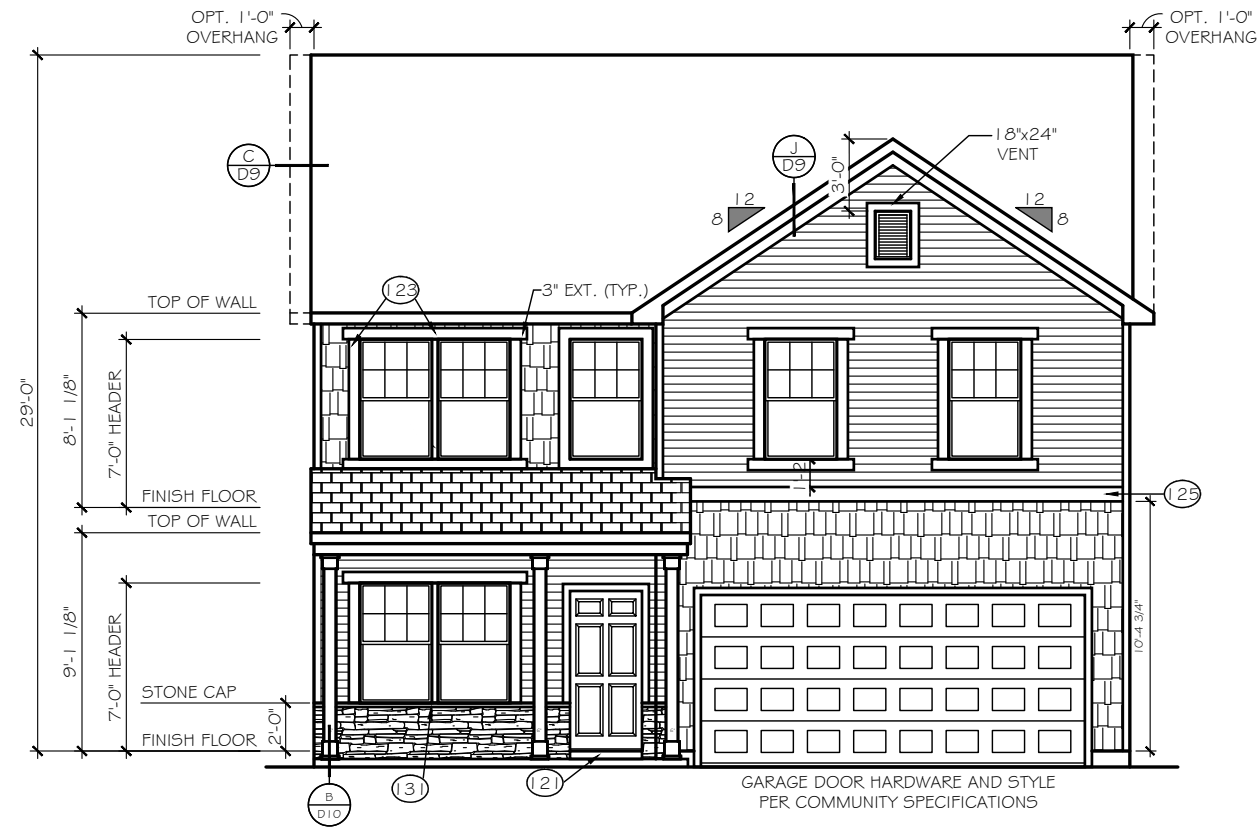
CHECKED BY:

RS / BS

SHEET:

A4.4

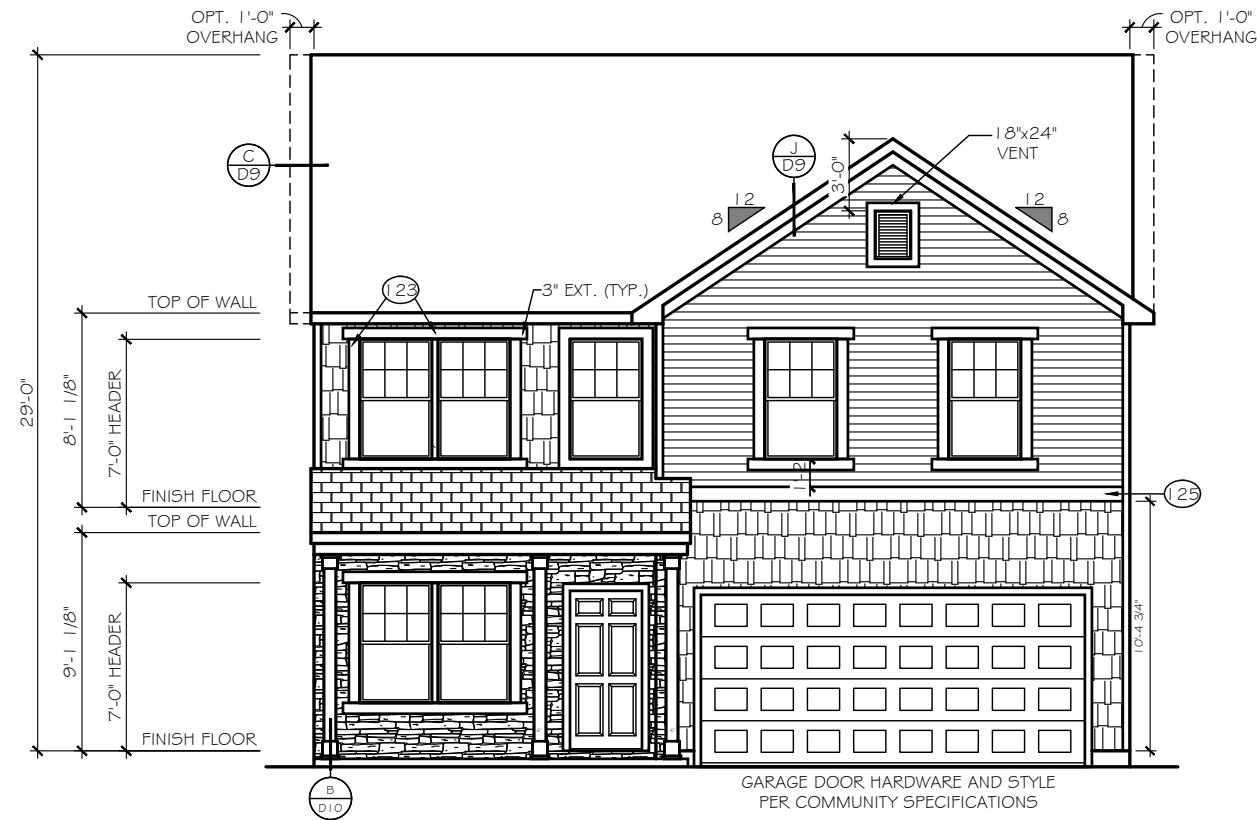
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-B2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-B3'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

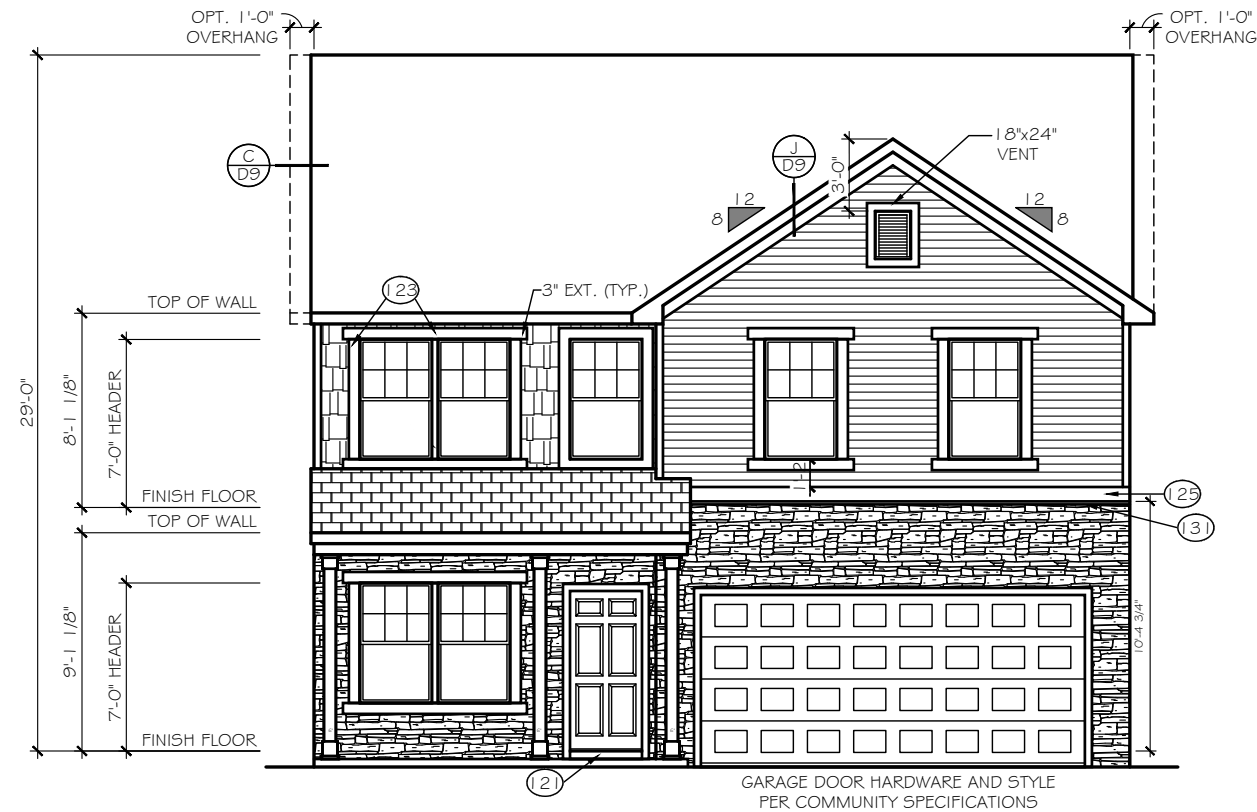
SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:

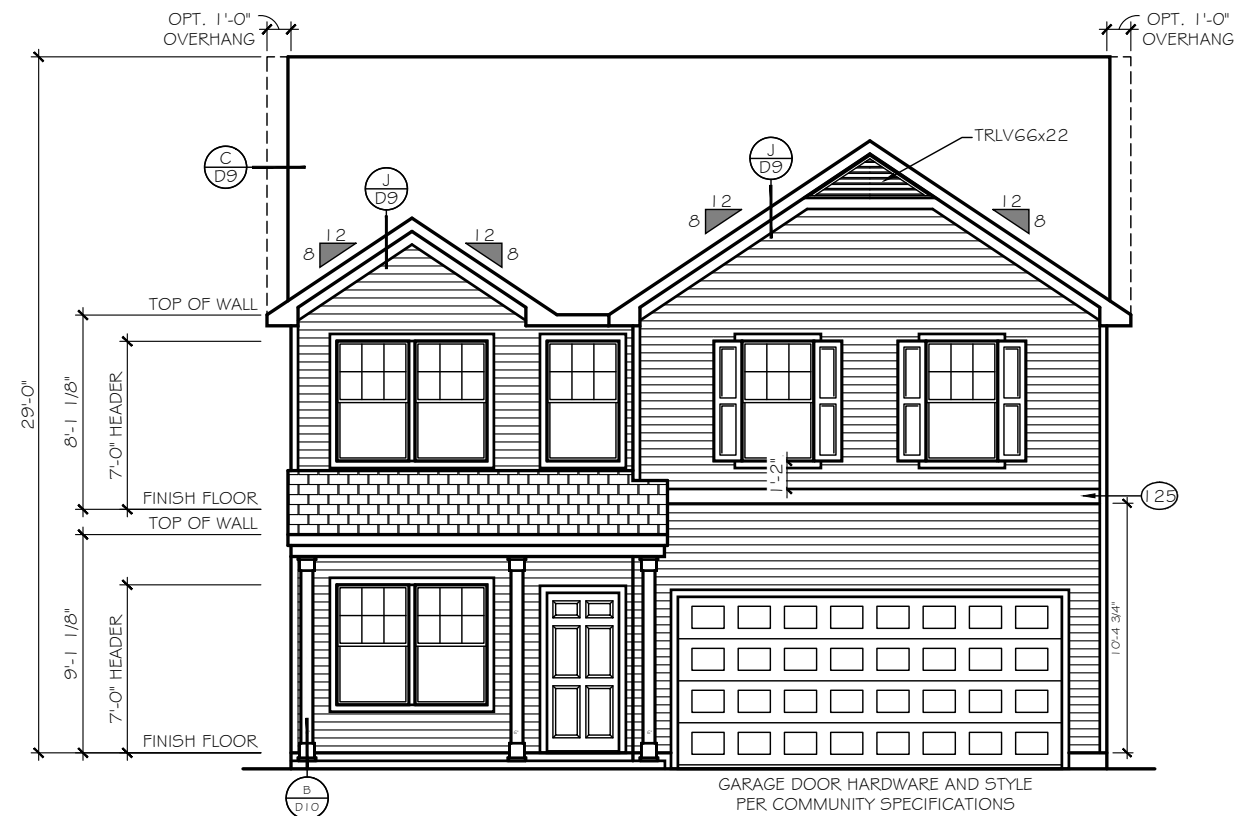
A4.5

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B4'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

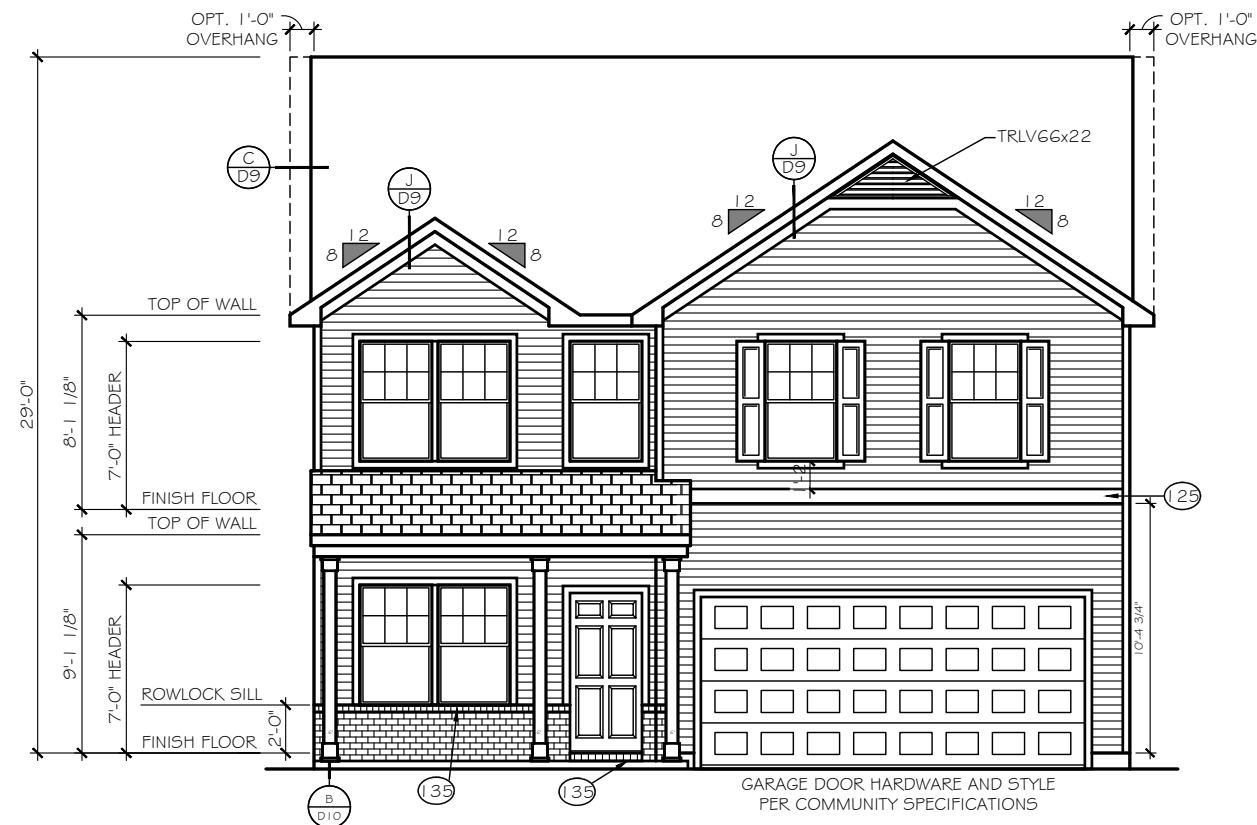
SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / B5

SHEET:

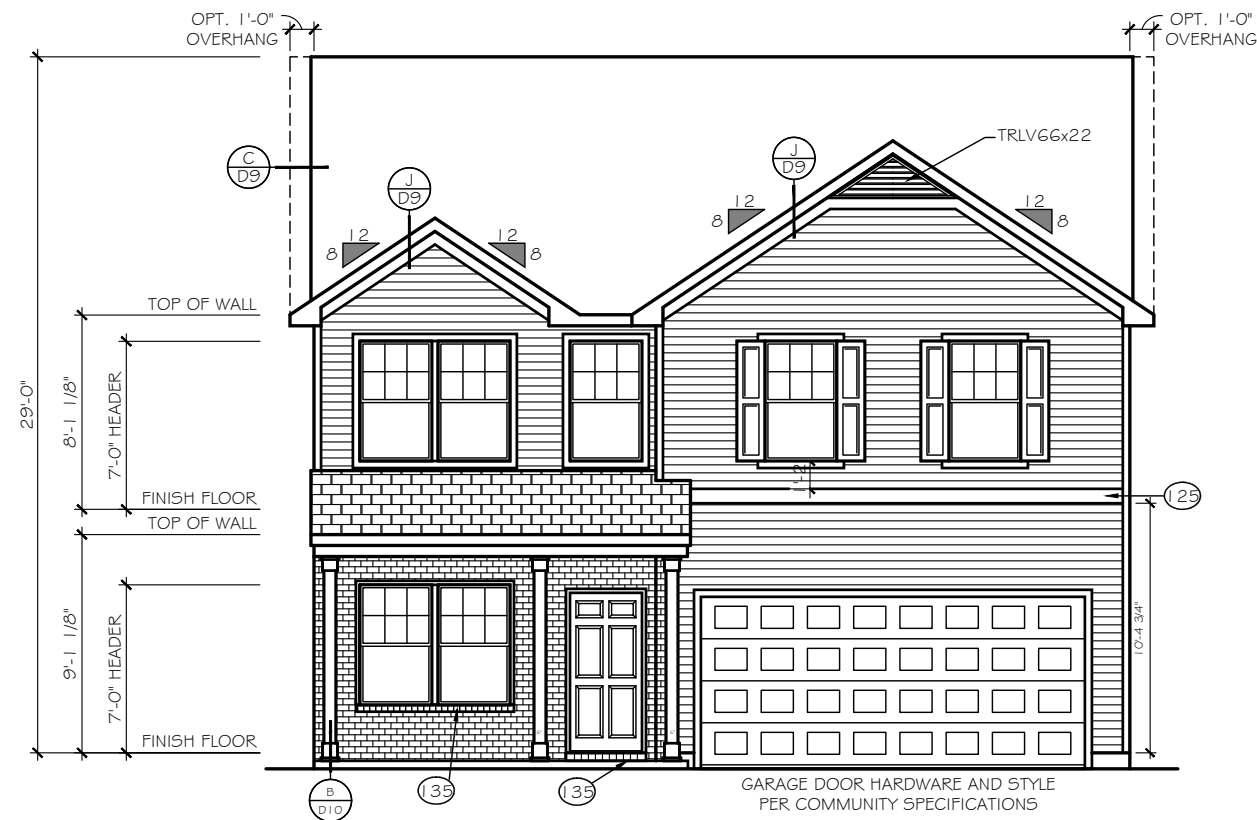
A4.6

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

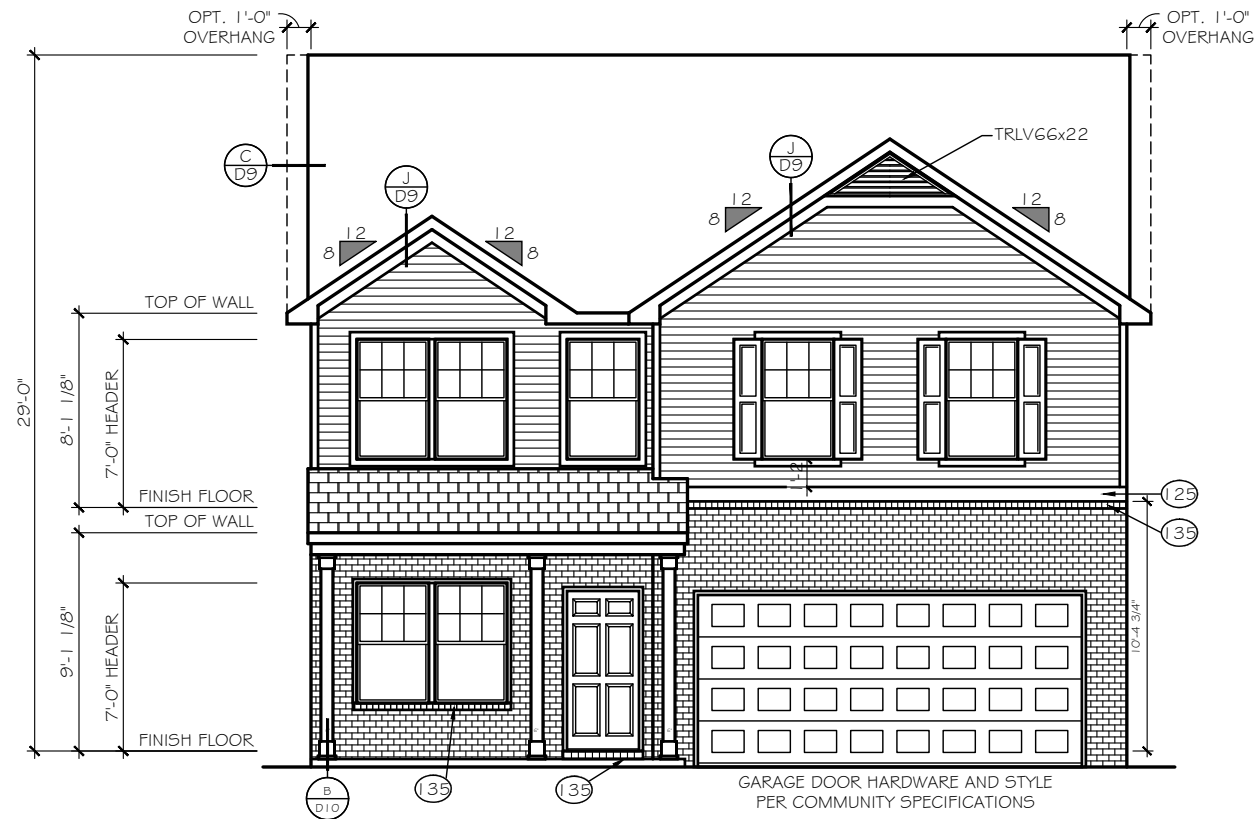
ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

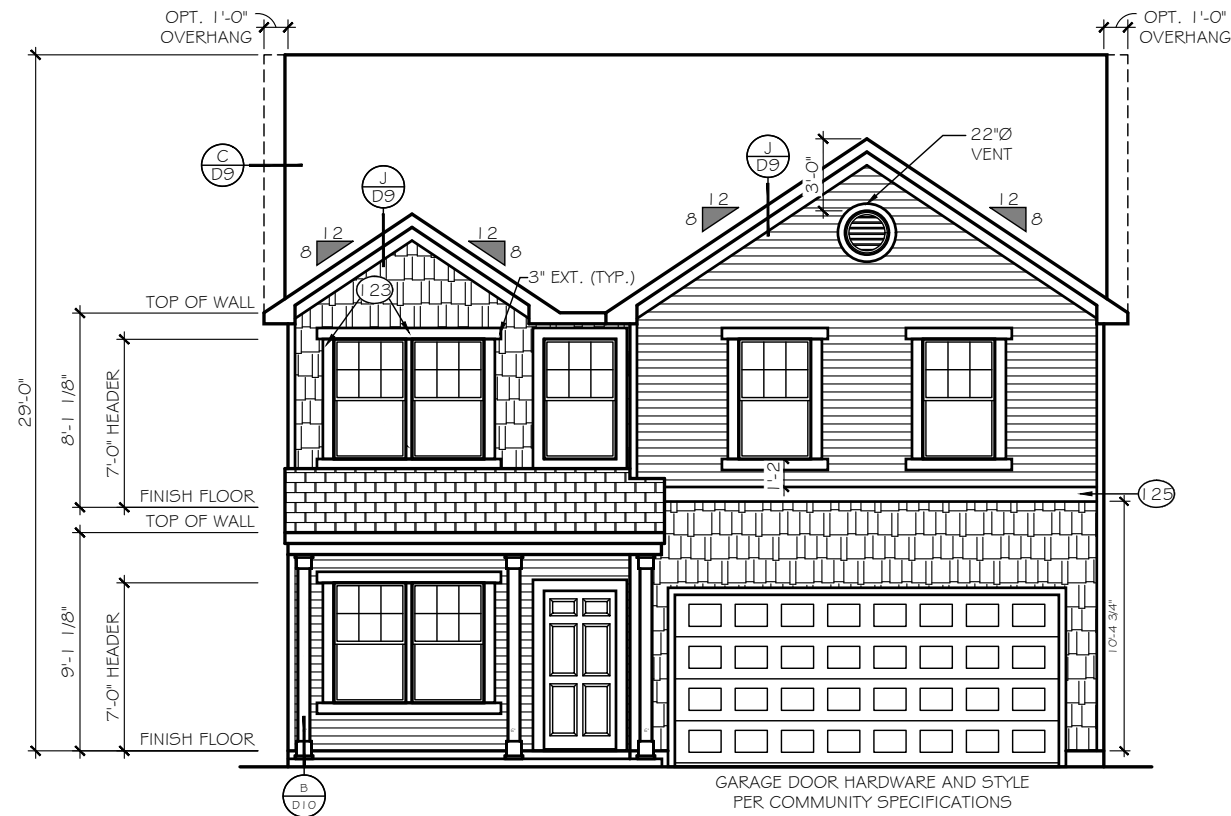
DRAWN BY:
MLM
DATE:
06.22.21
SCALE:
3/16" = 1'-0"
CHECKED BY:
RS / BS

SHEET:
A4.7
v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C4'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1'

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

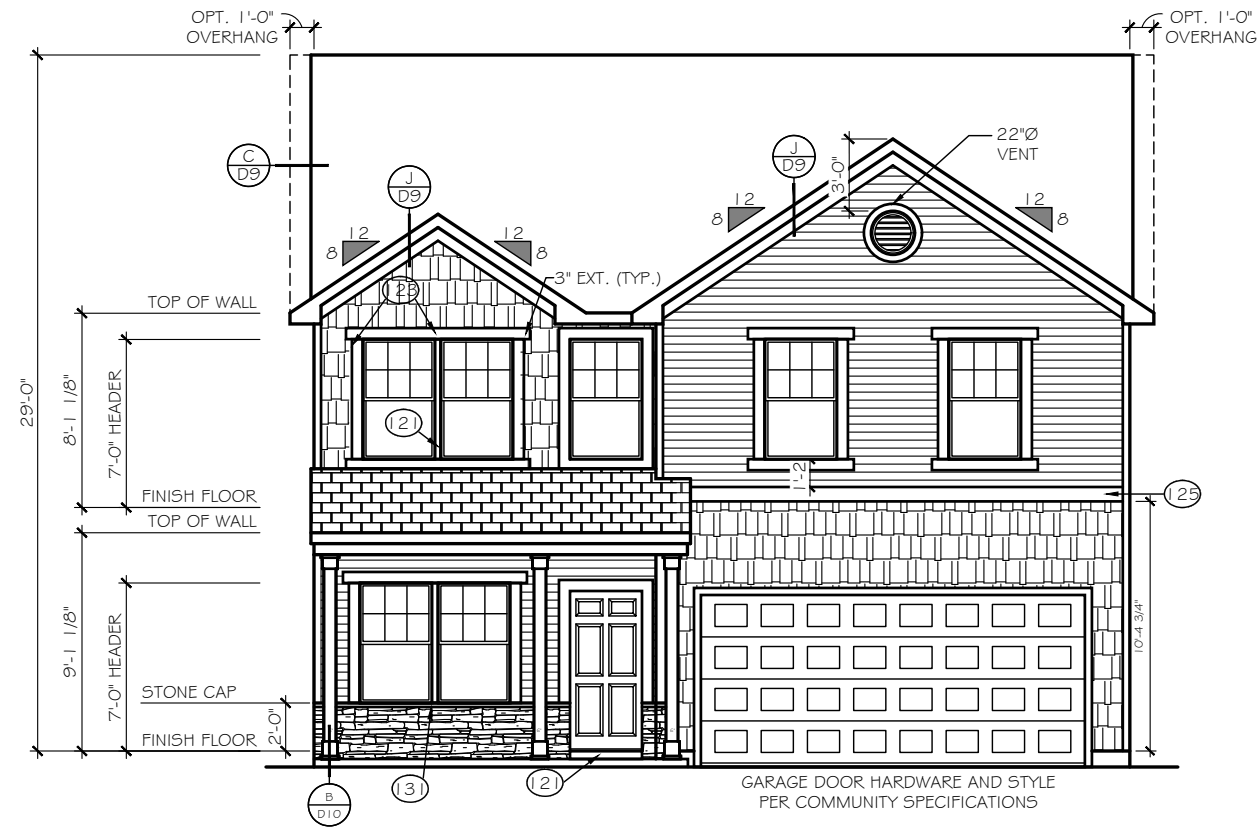
DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

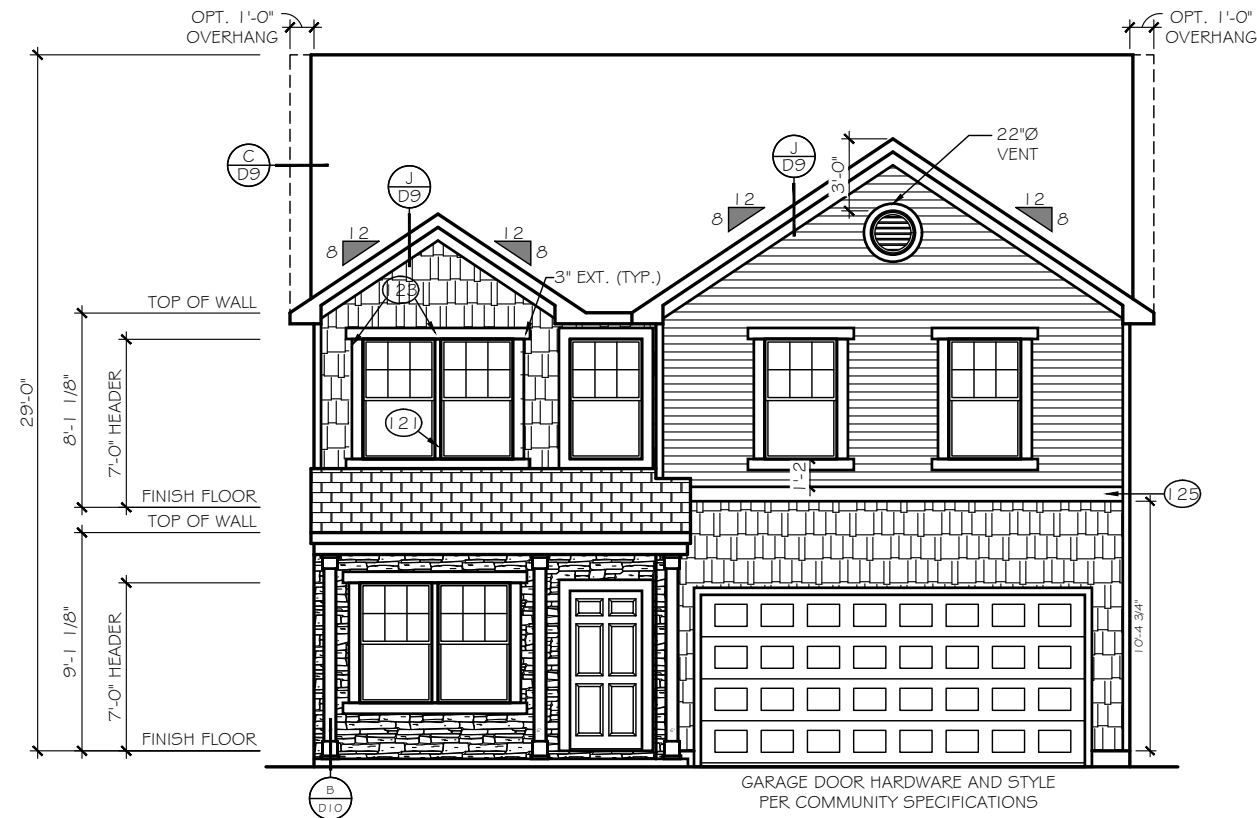
CHECKED BY:
RS / B5

SHEET:
A4.8
v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D3'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

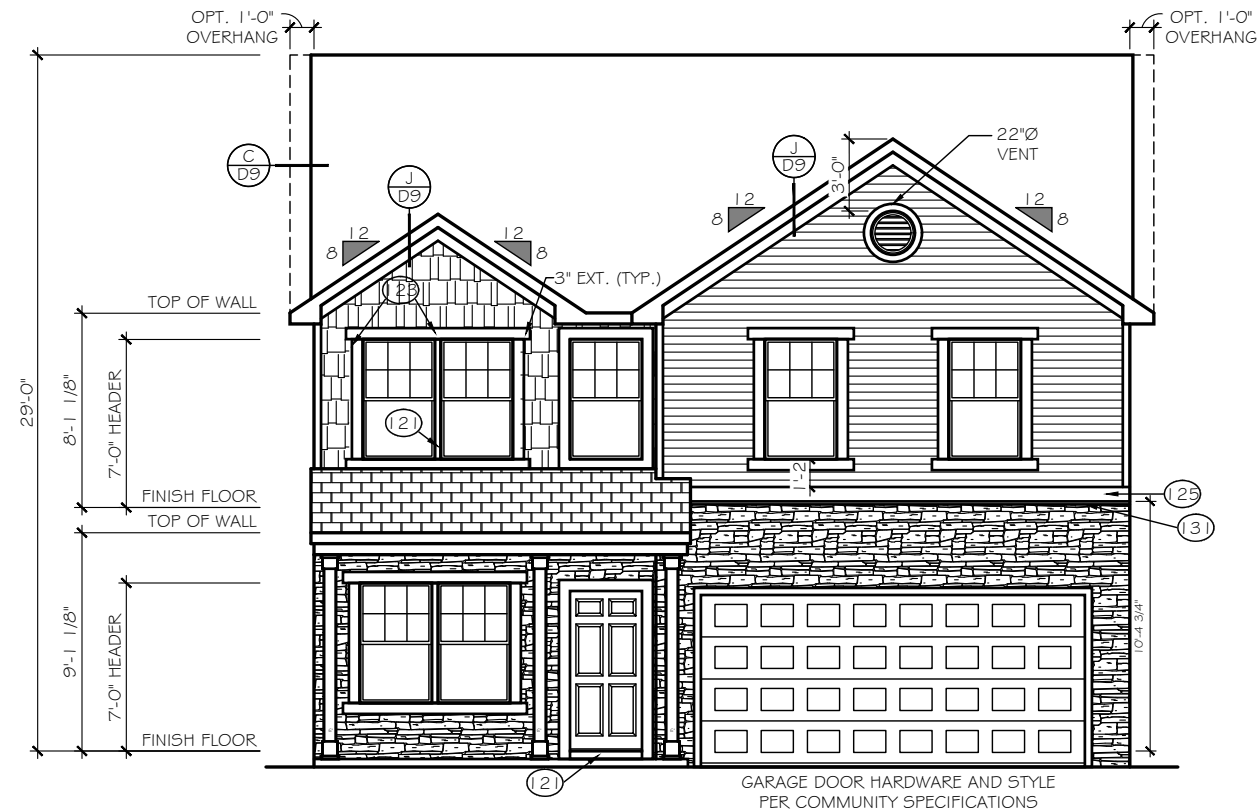
CHECKED BY:

RS / BS

SHEET:

A4.9

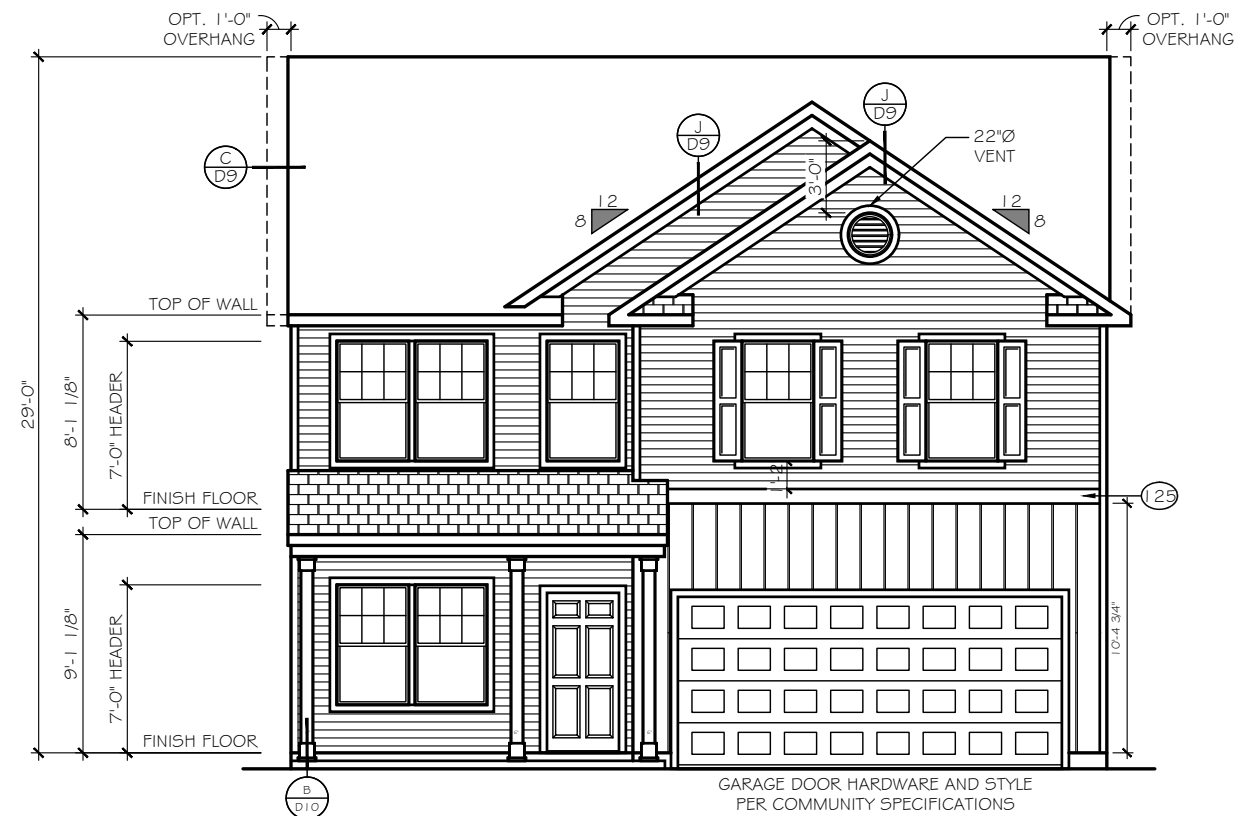
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

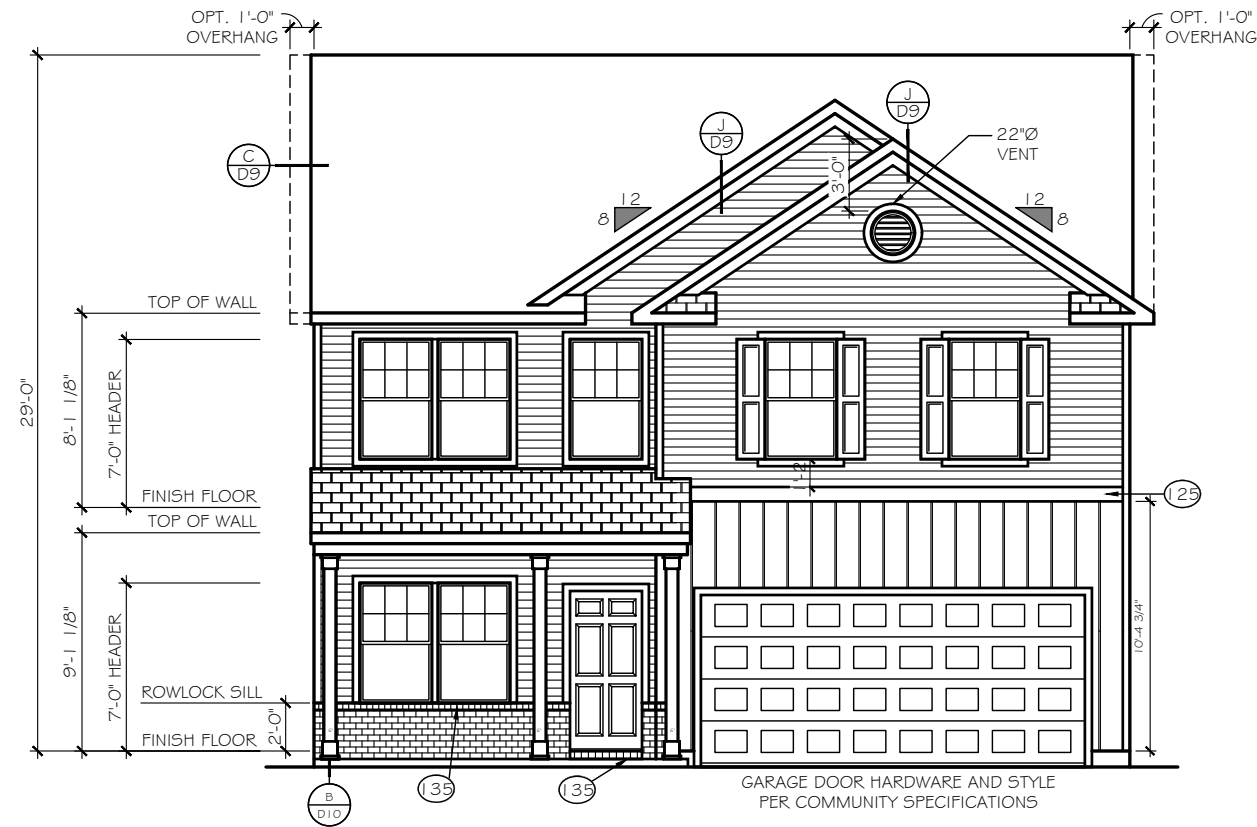
CHECKED BY:

RS / B5

SHEET:

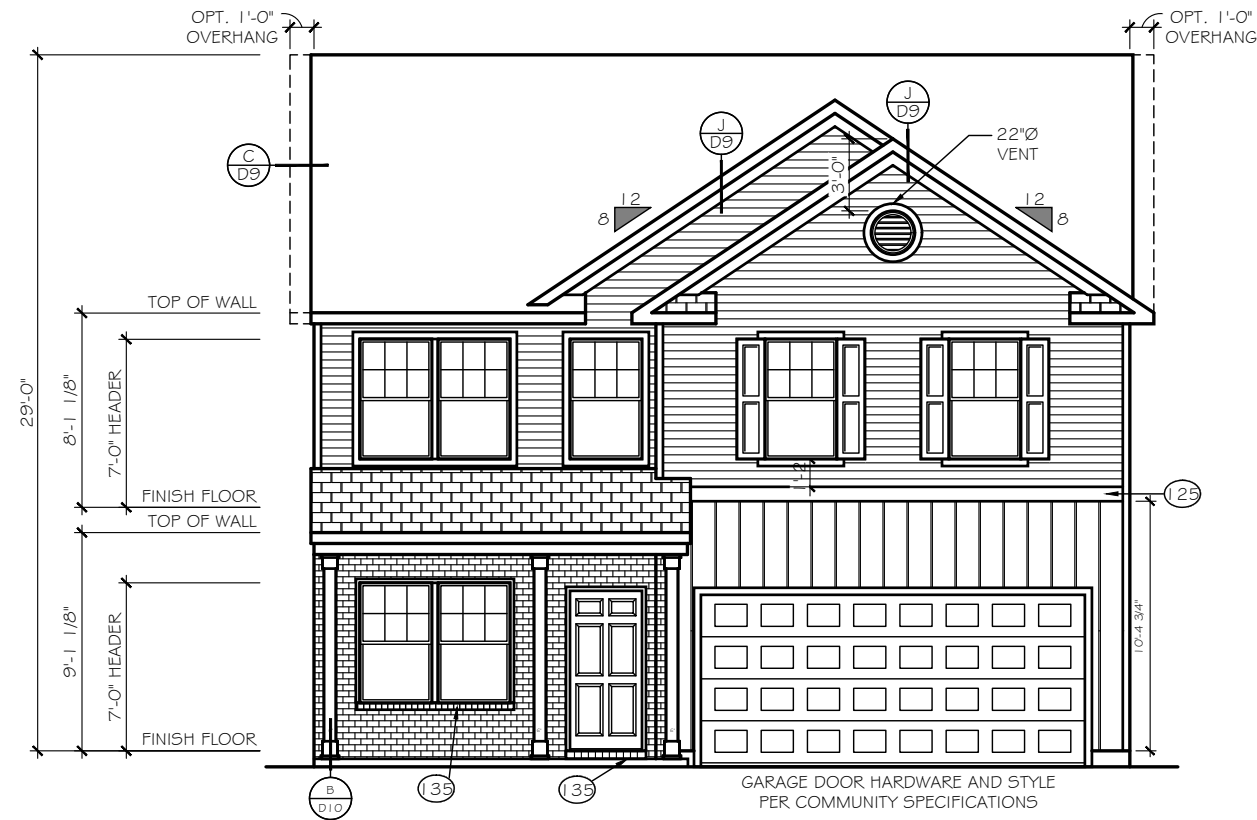
A4.10

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

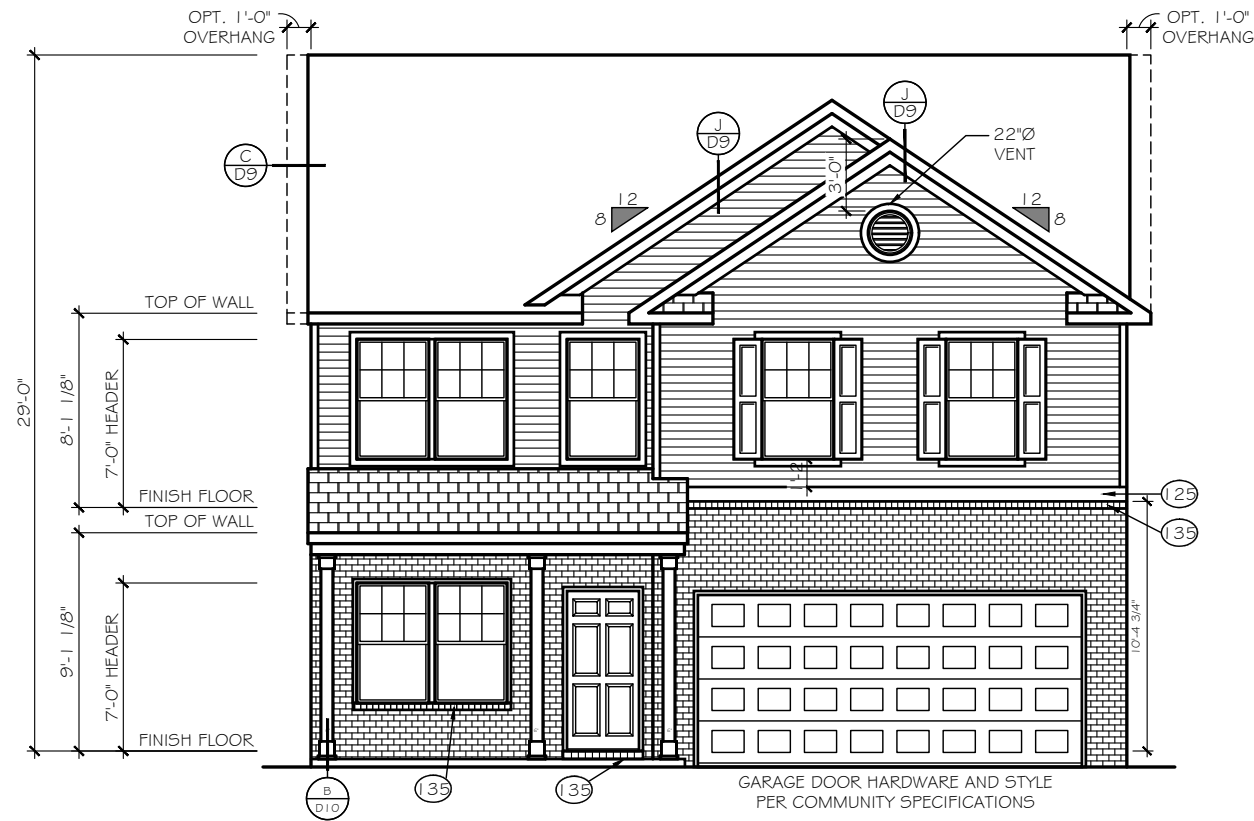
CHECKED BY:

RS / B5

SHEET:

A4.11

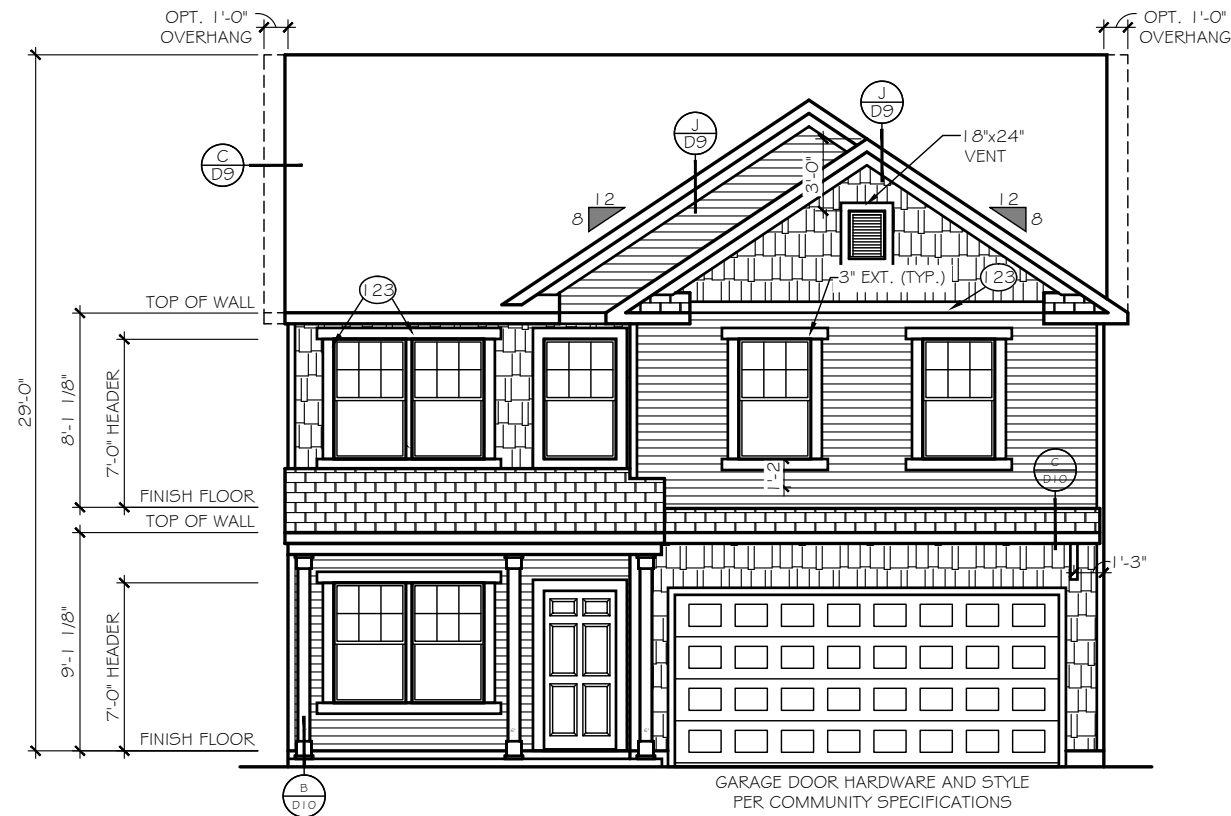
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F1'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

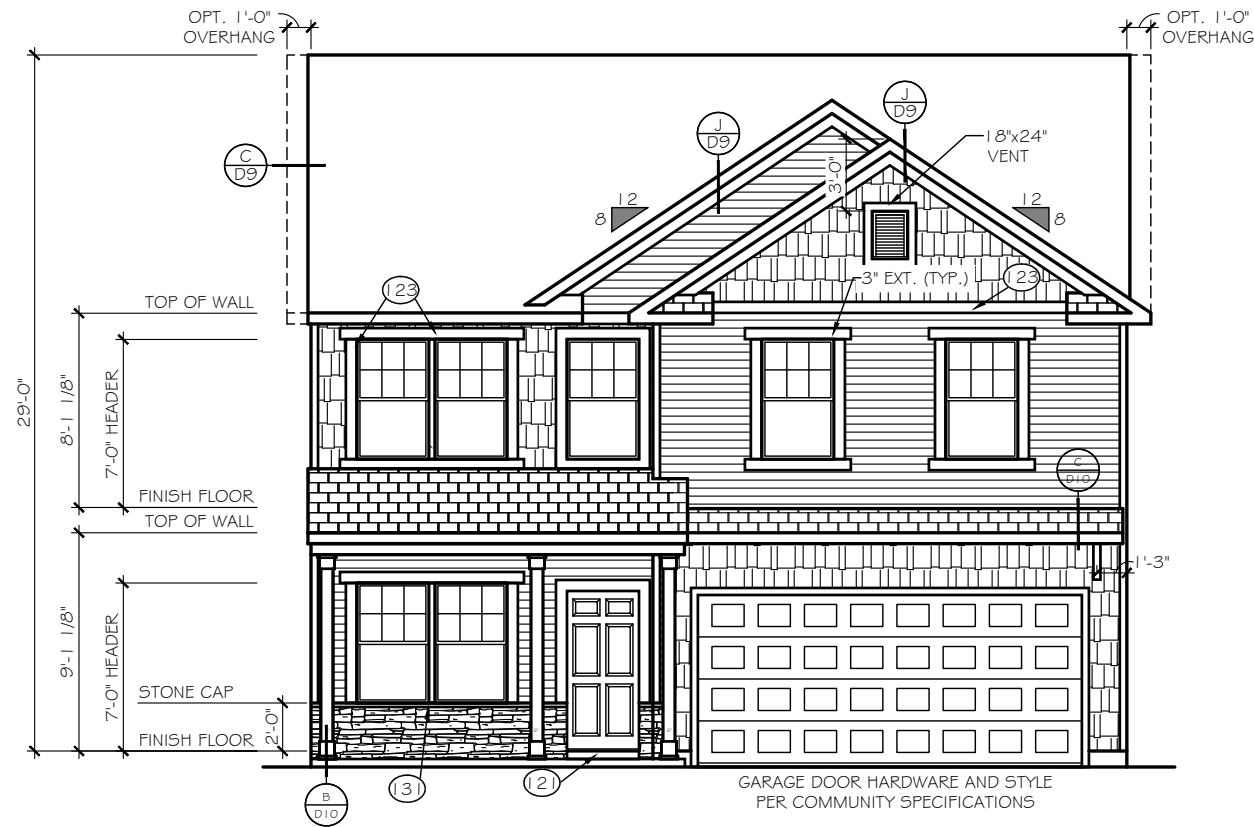
CHECKED BY:

RS / BS

SHEET:

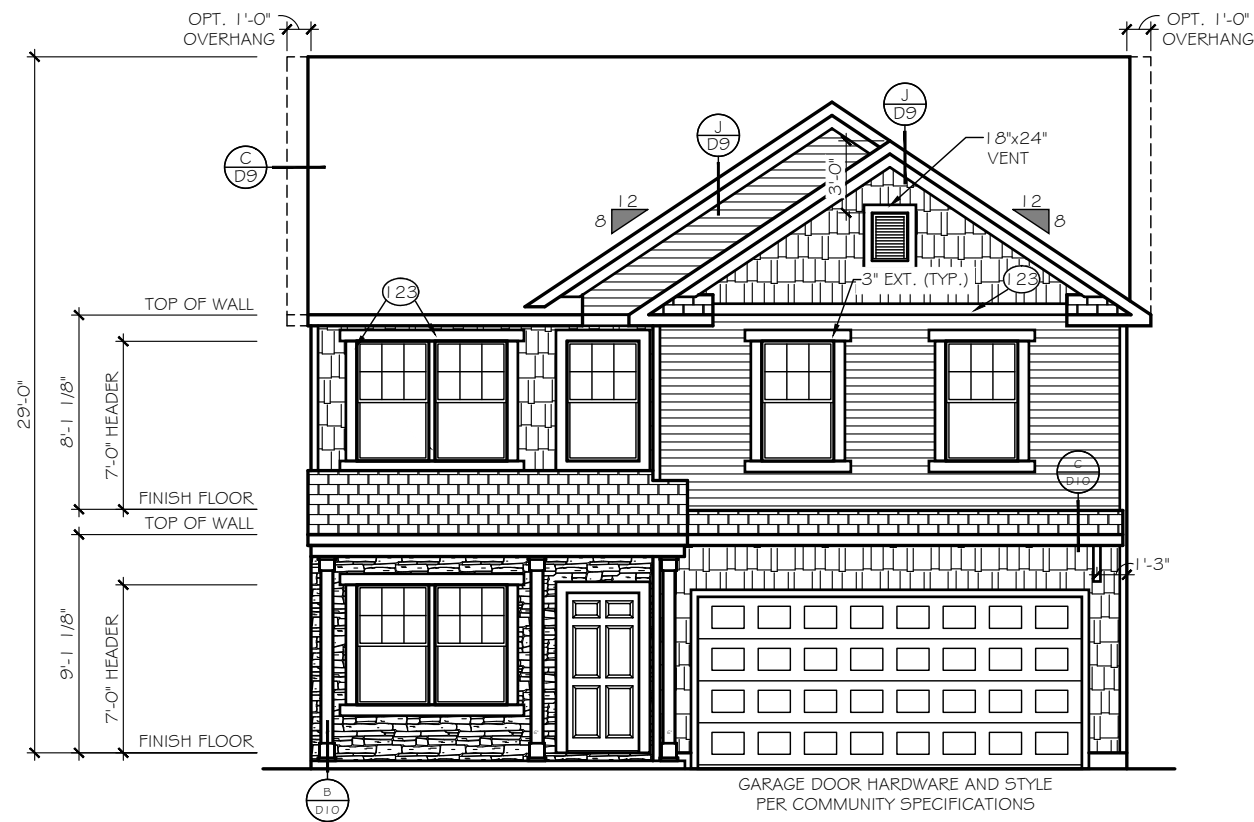
A4.12

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-F2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-F3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

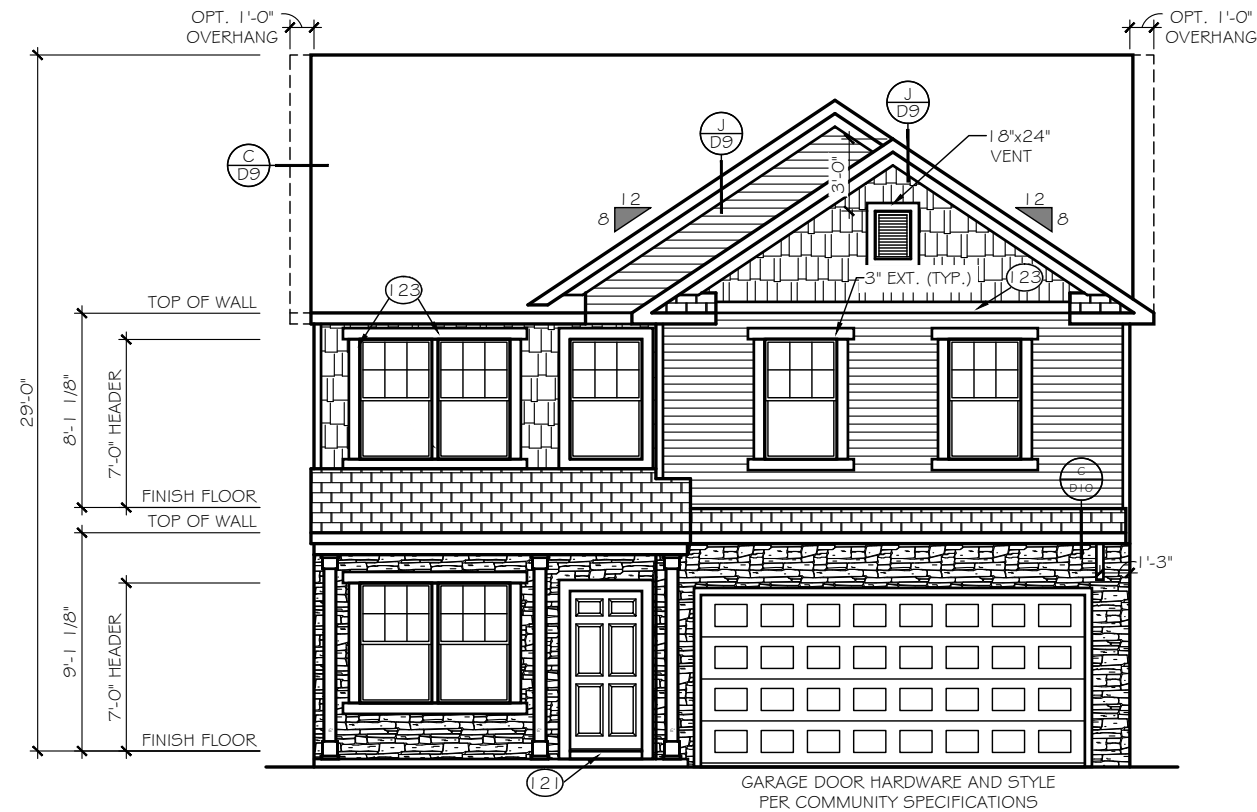
CHECKED BY:

RS / BS

SHEET:

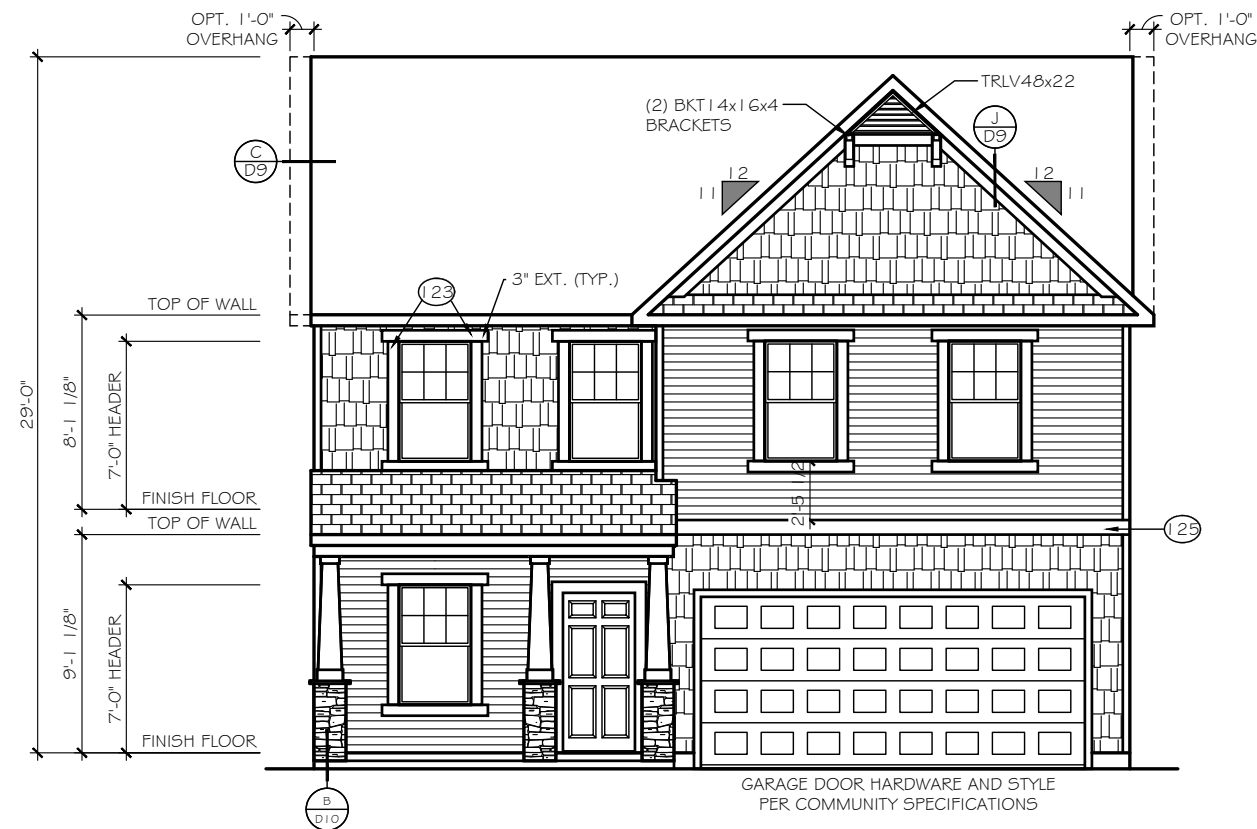
A4.13

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-F4'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G1'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

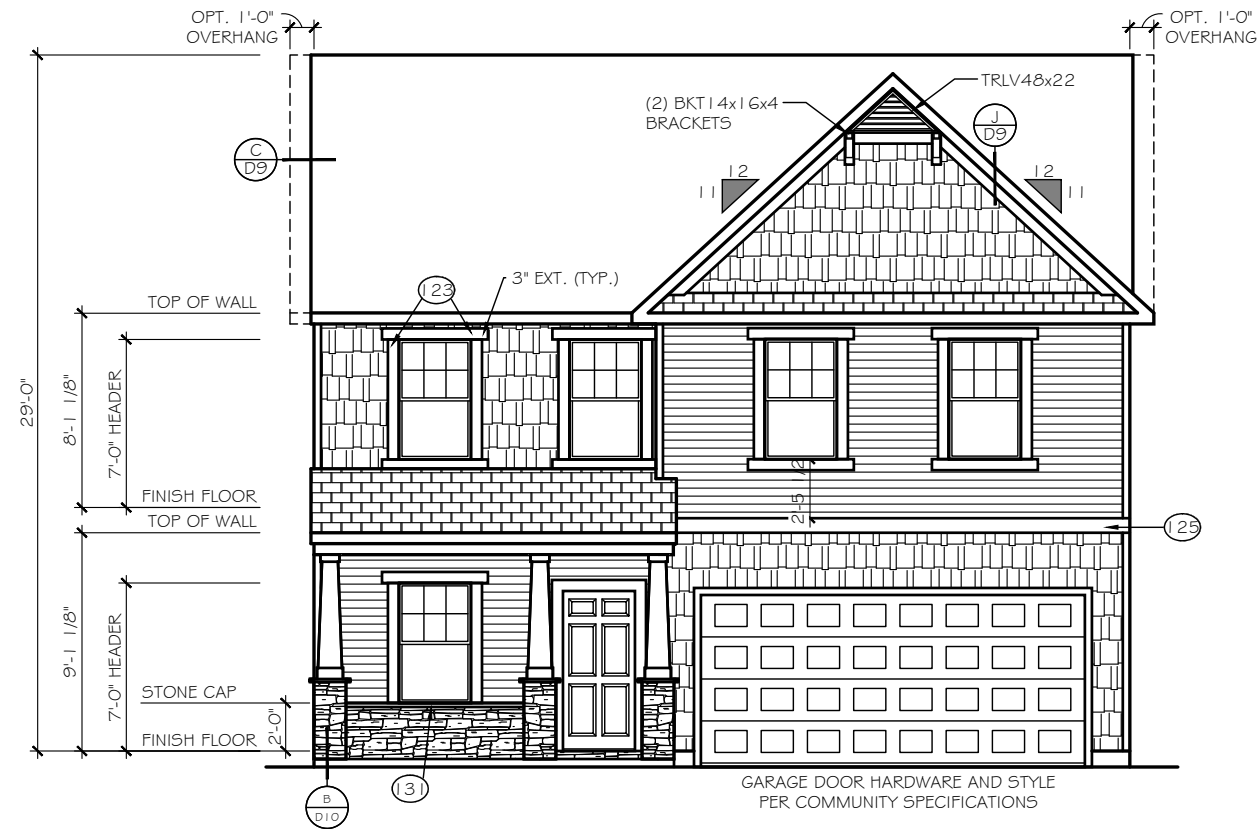
CHECKED BY:

RS / BS

SHEET:

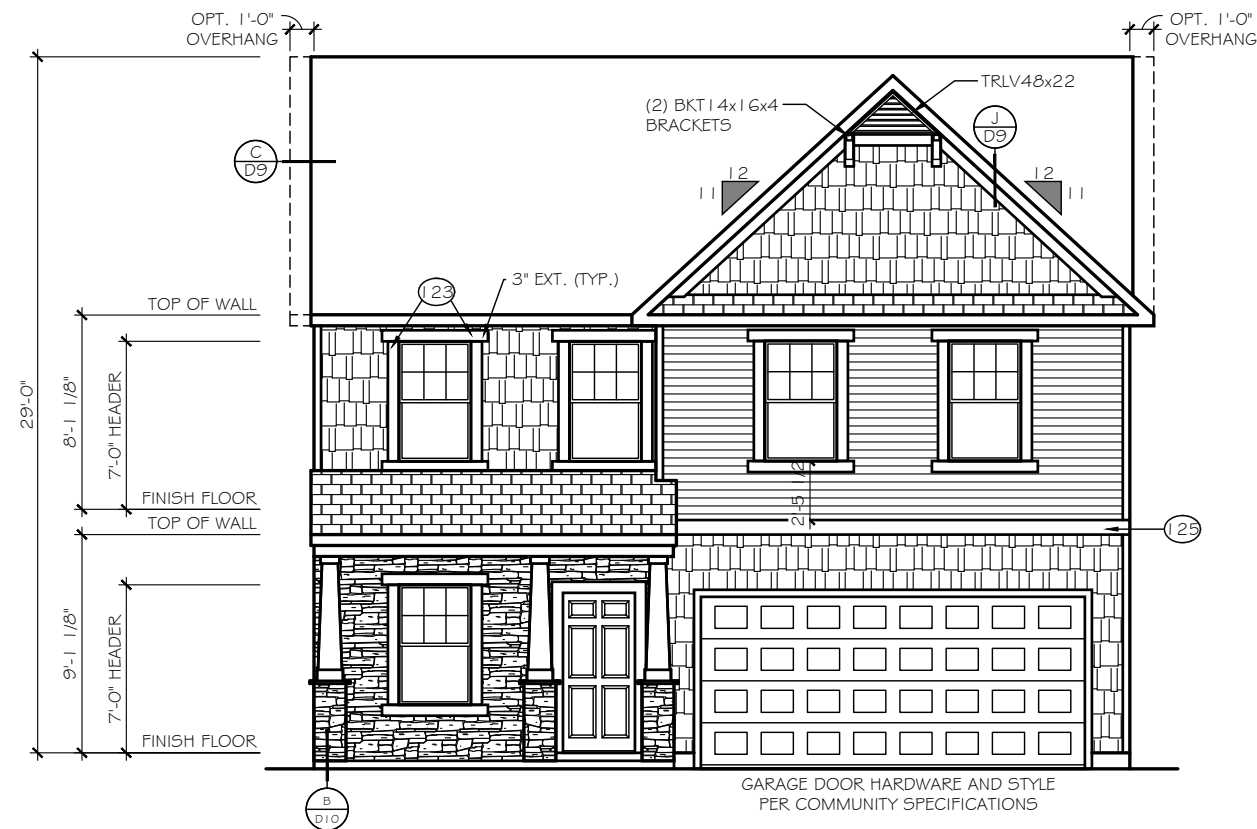
A4.14

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

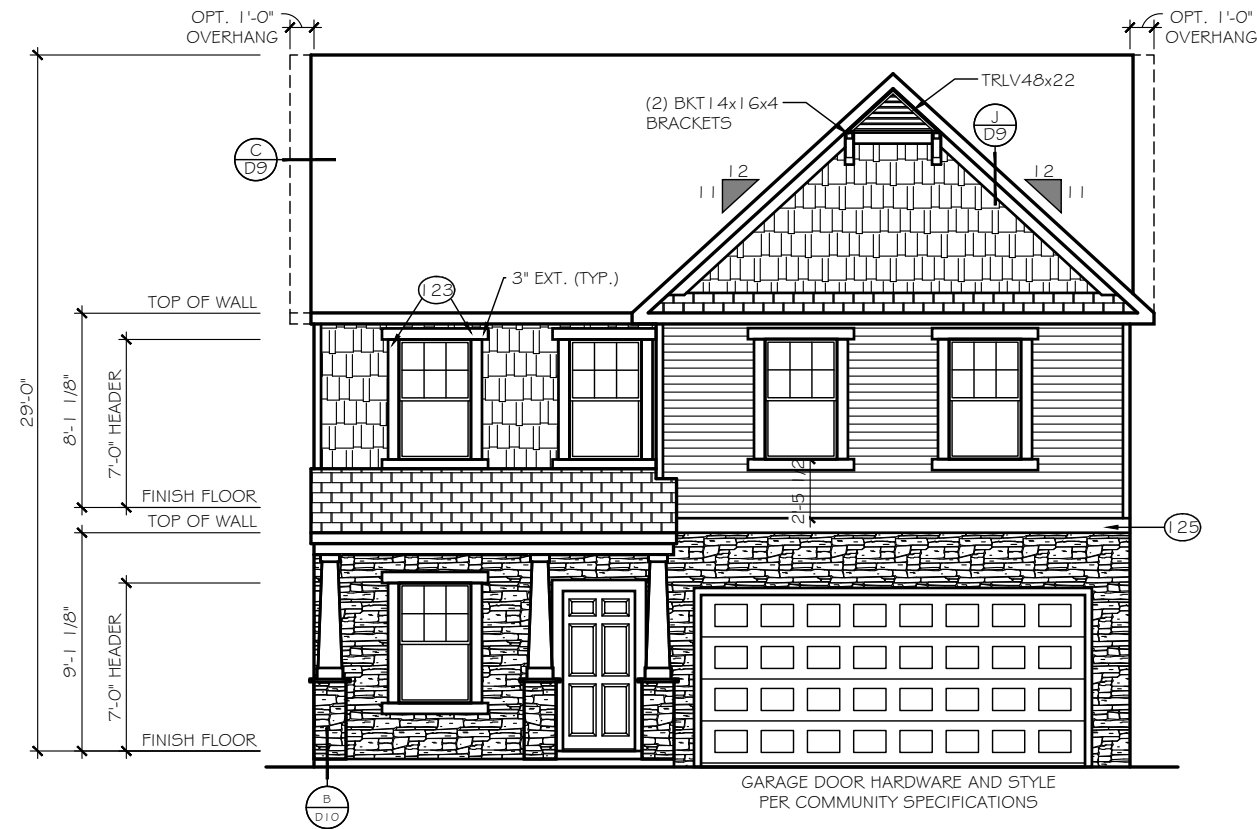
CHECKED BY:

RS / BS

SHEET:

A4.15

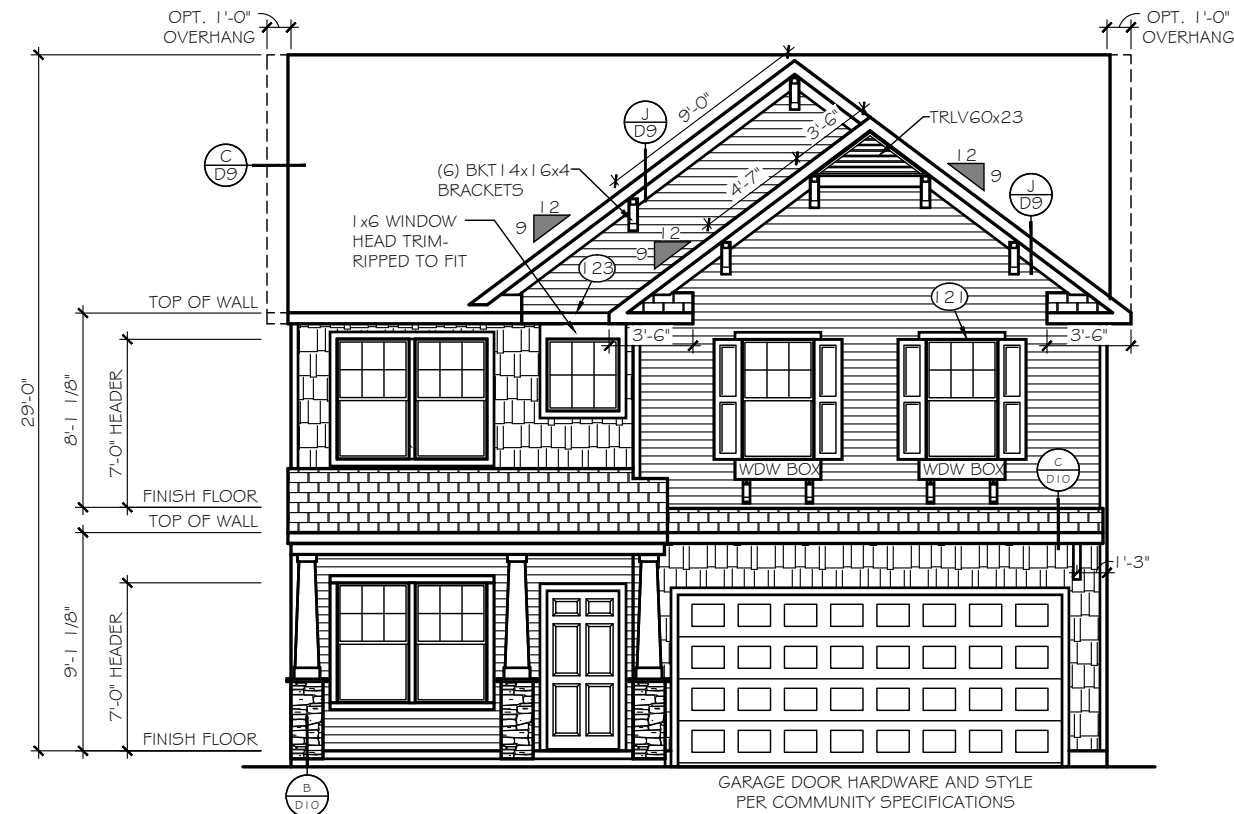
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-H1'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

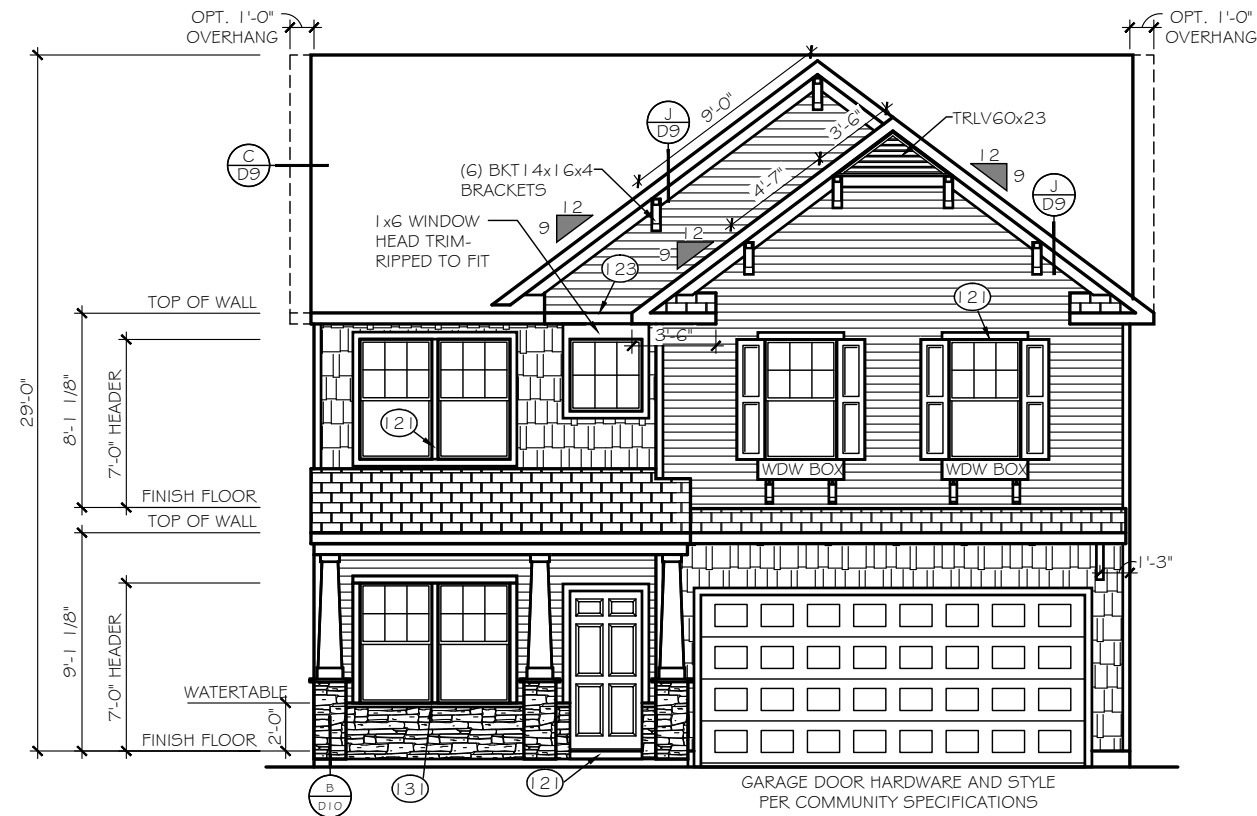
CHECKED BY:

RS / BS

SHEET:

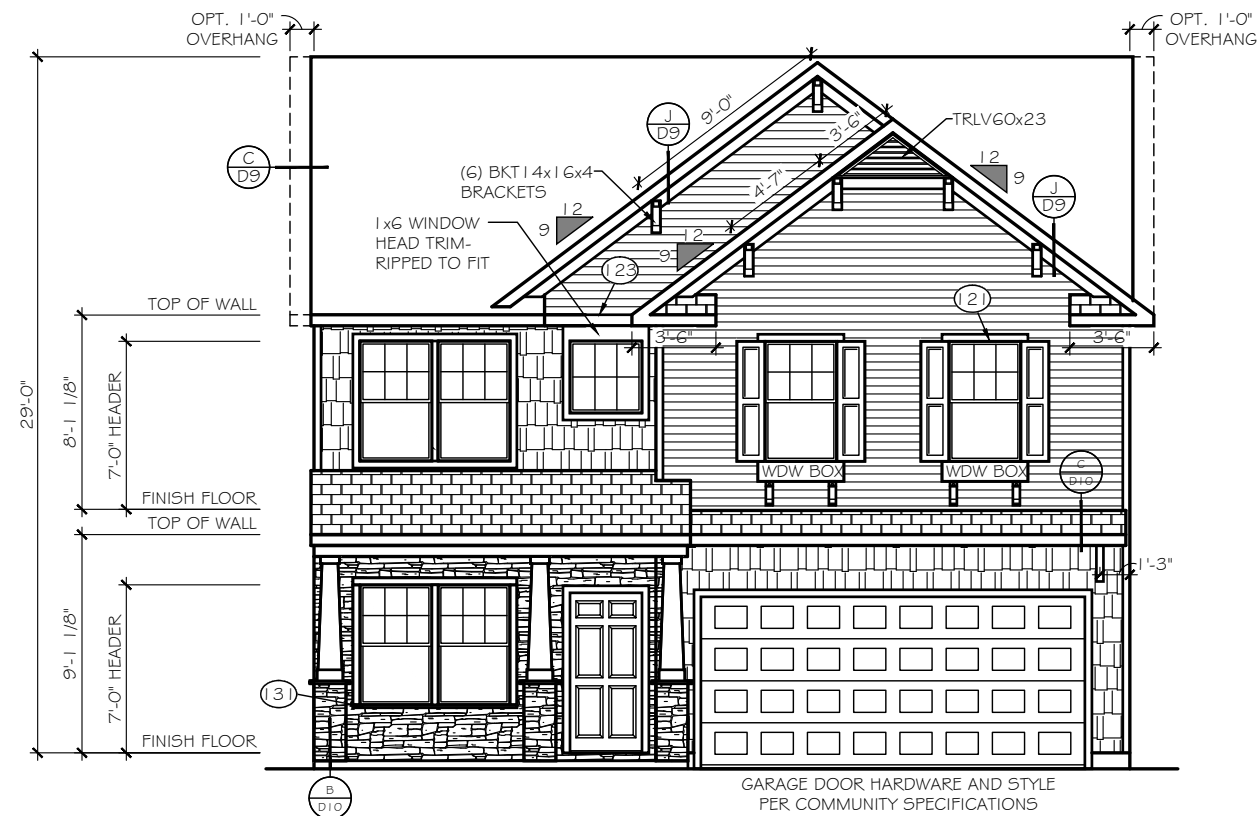
A4.16

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-H2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-H3'

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

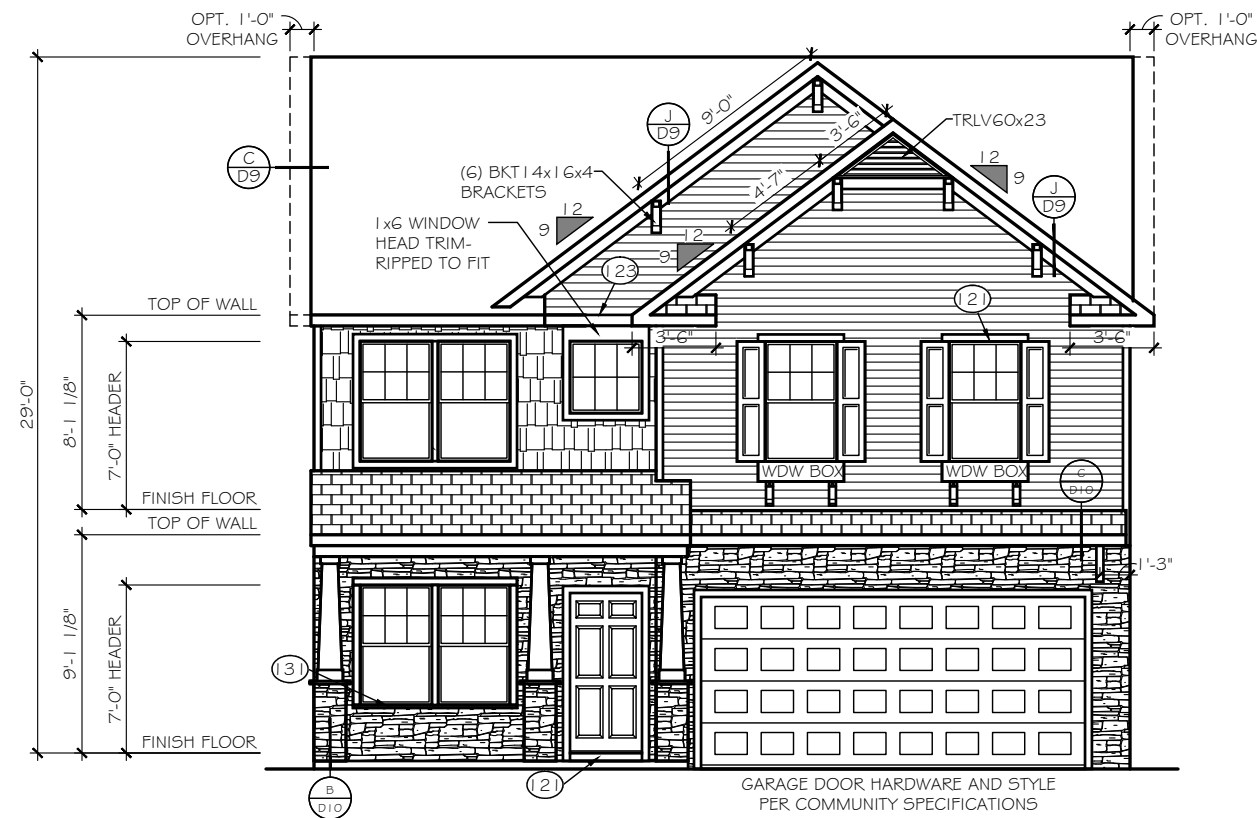
ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
06.22.21
SCALE:
3/16" = 1'-0"
CHECKED BY:
RS / BS

SHEET:
A4.17
v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-H4'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

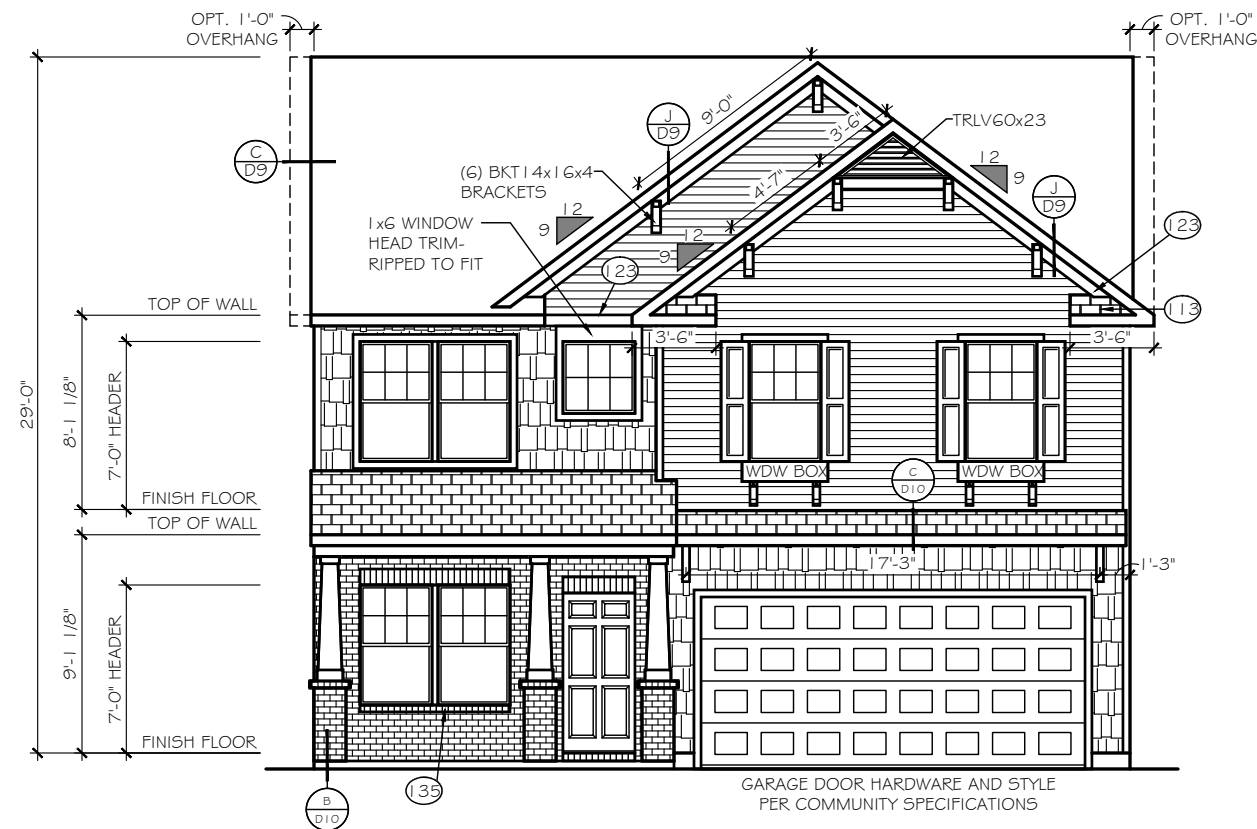
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

A4.18

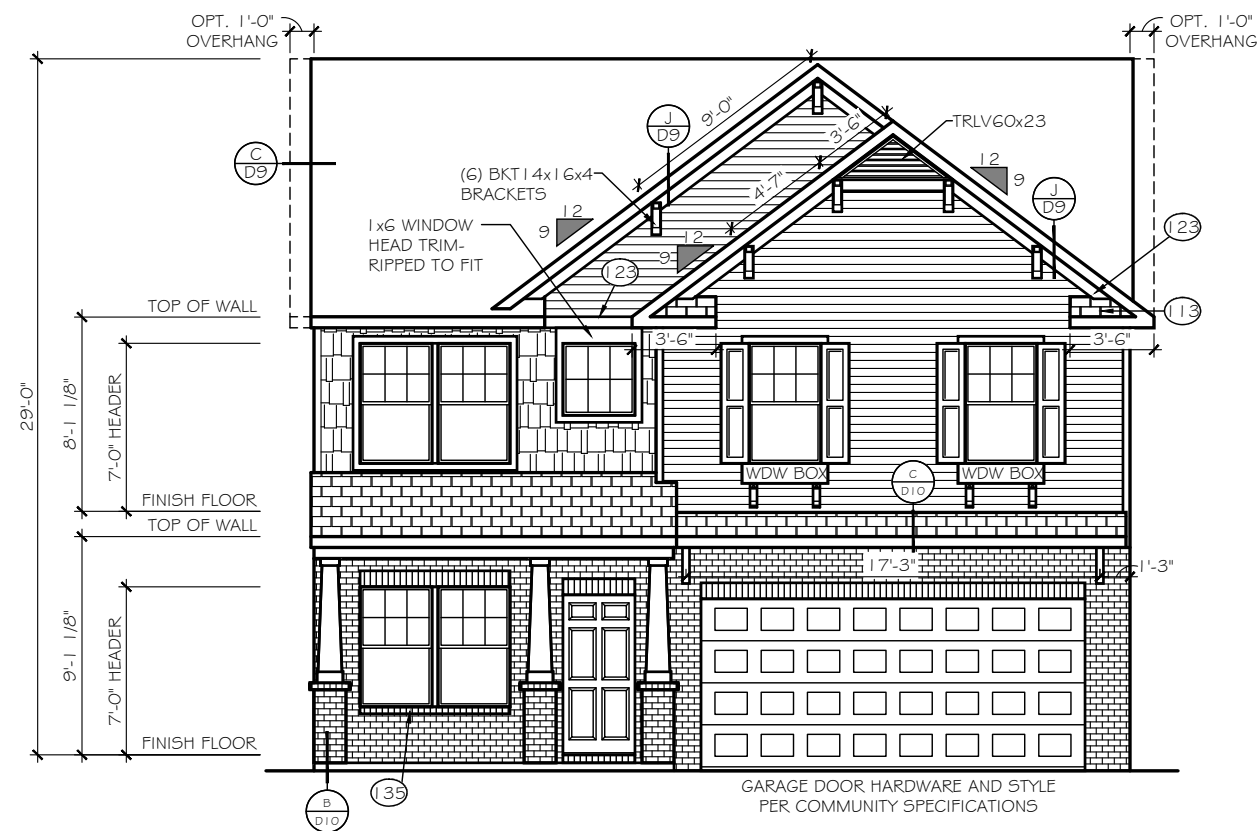
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-H7



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-H8

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

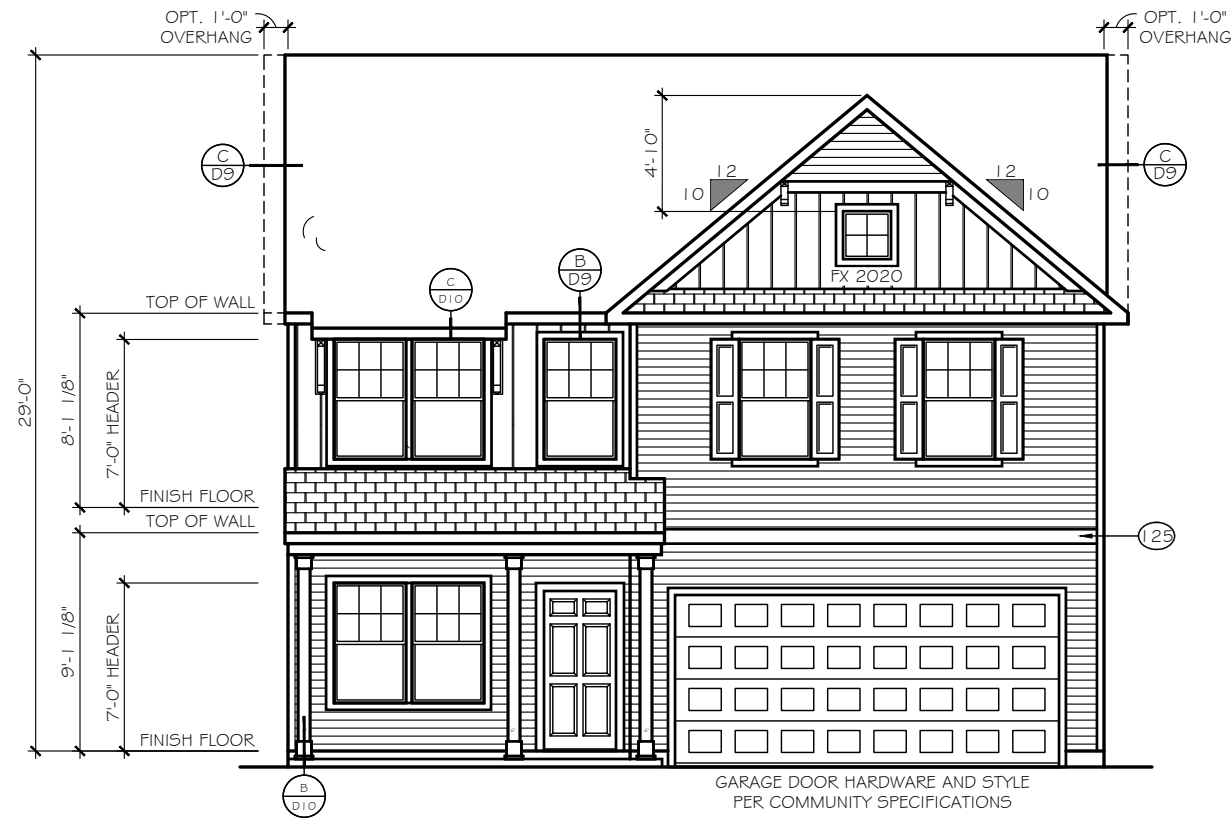
CHECKED BY:

RS / B5

SHEET:

A4.20

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING
(17) VINYL SHUTTER
(20) BRICKMOLD TRIM
(21) 1X4 TRIM BOARD
(23) 1X6 TRIM BOARD
(25) 1X8 TRIM BOARD
(28) 1X10 FRIEZE BOARD
(31) 1-1/2" THICK STONE CAP
(35) ROWLOCK SILL
(37) BRICK JACK ARCH
(39) SOLDIER COURSE
(41) PRECAST KEYSTONE

I x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:
A4.21
v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

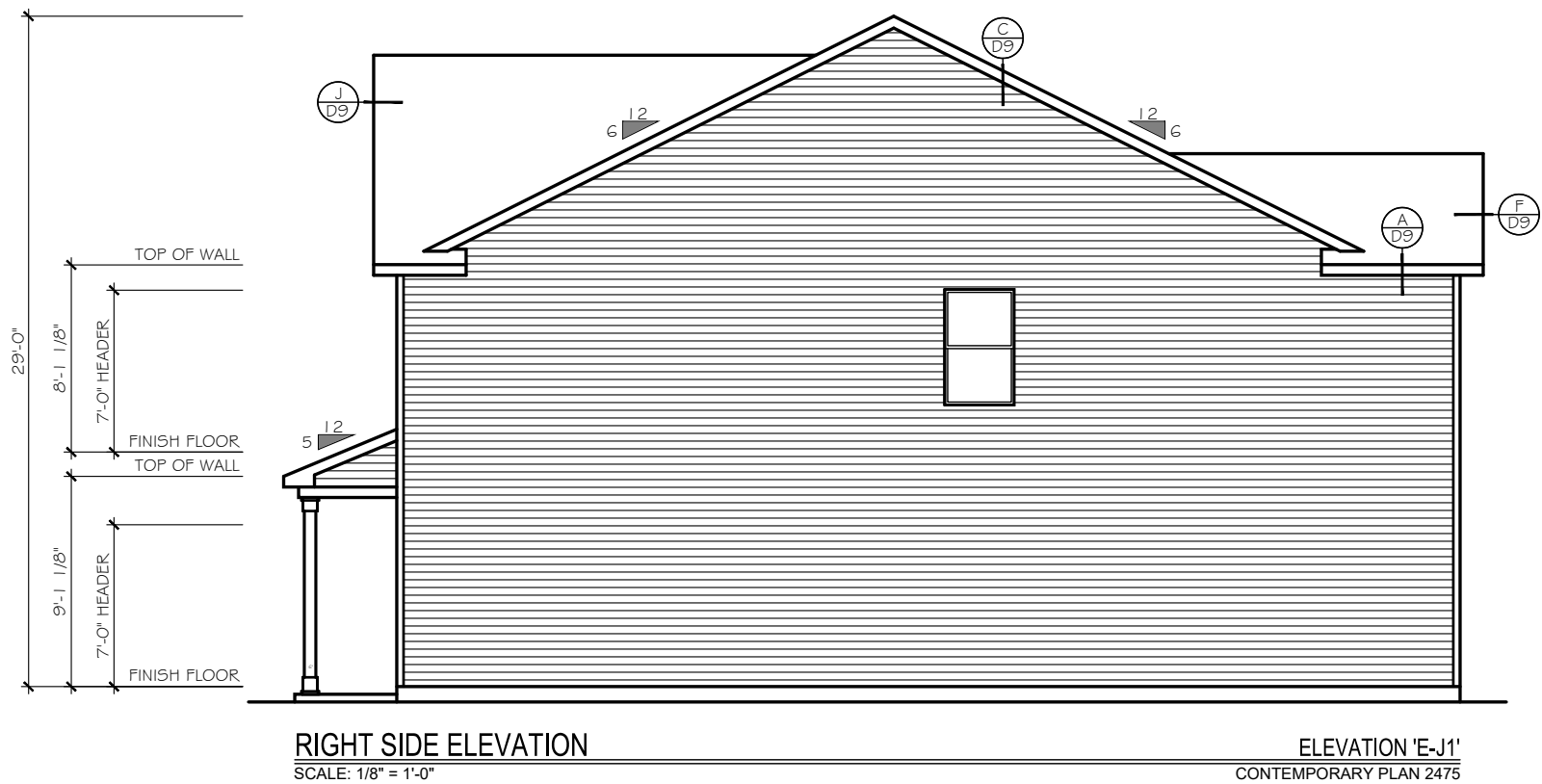
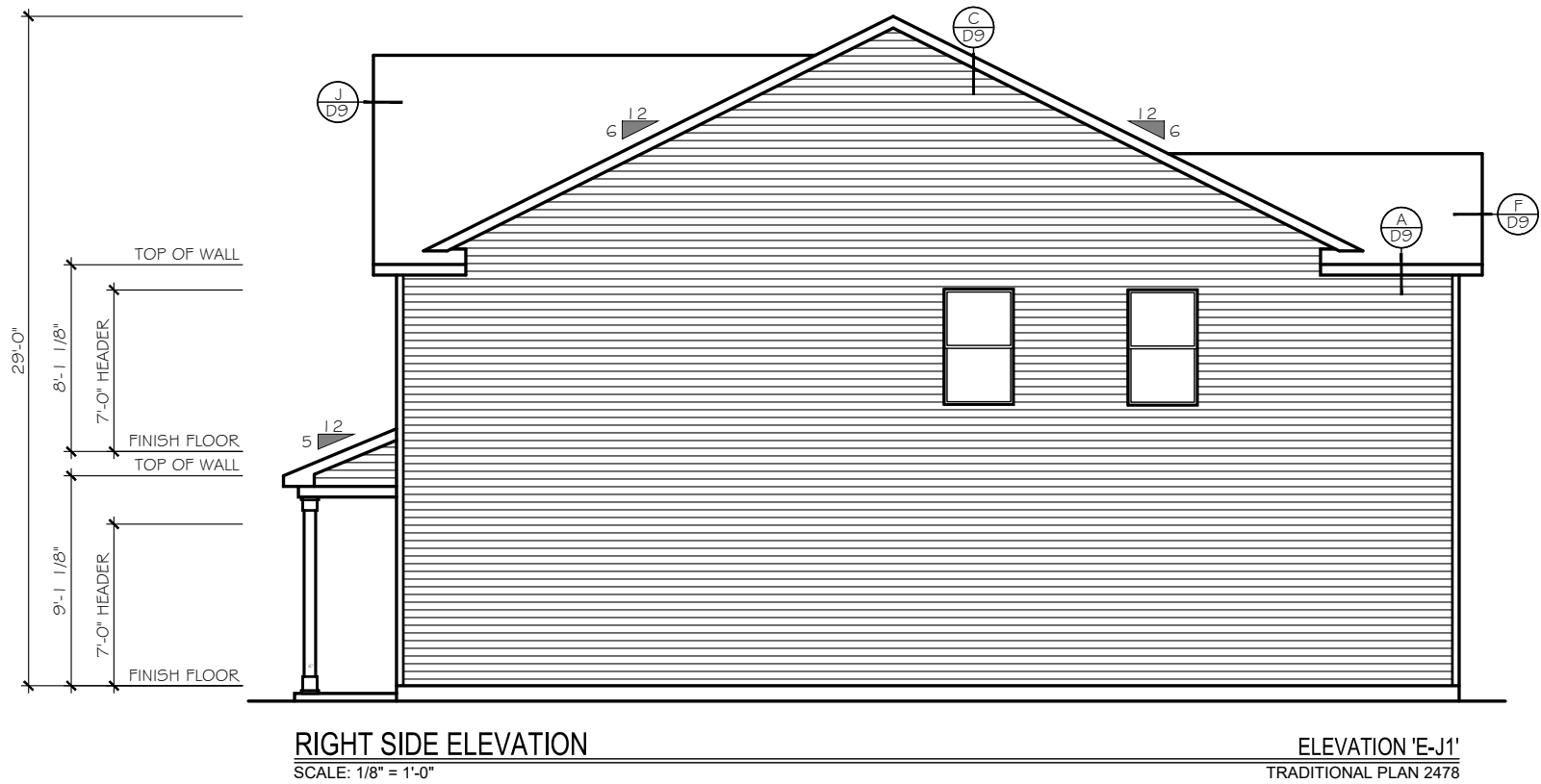
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.22

v. 5.4



TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

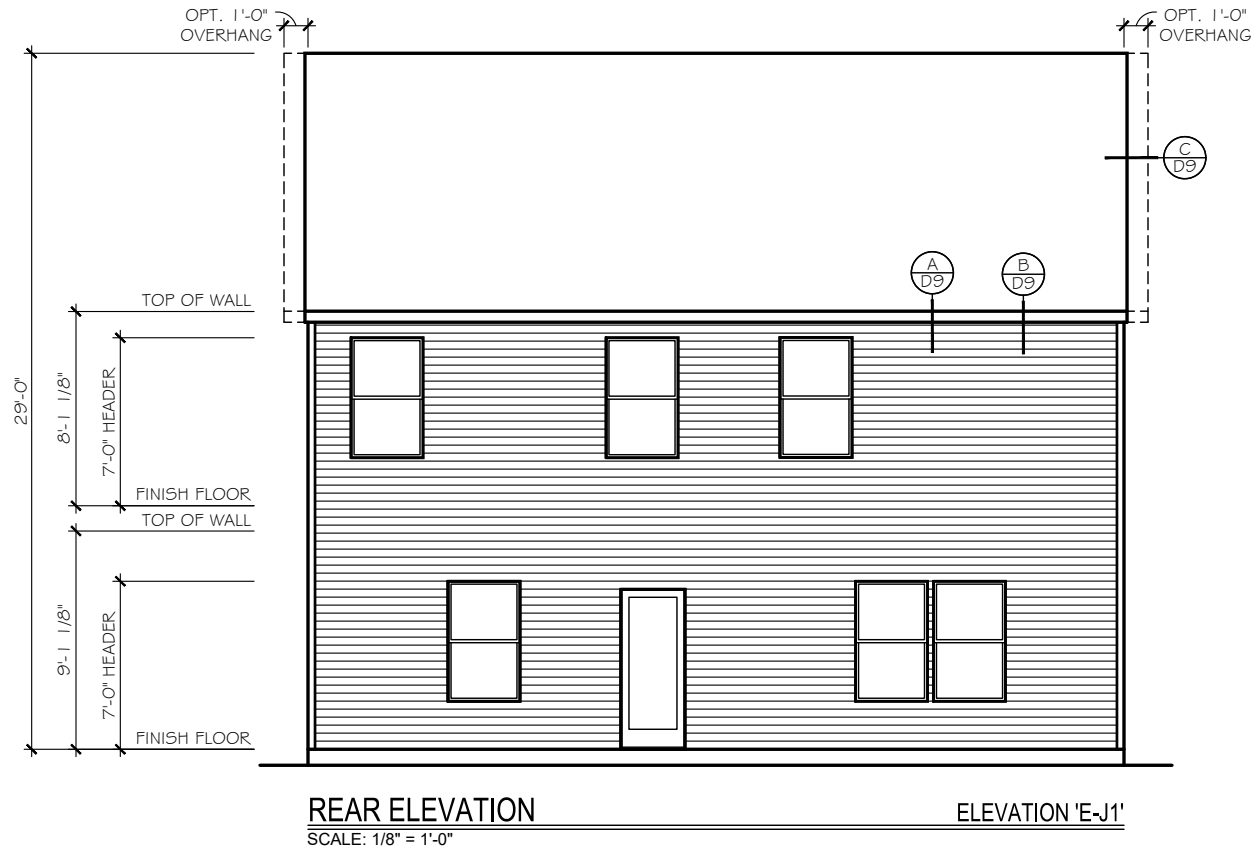
DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:
A4.23
v. 5.4



REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

ELEVATION 'J'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.24

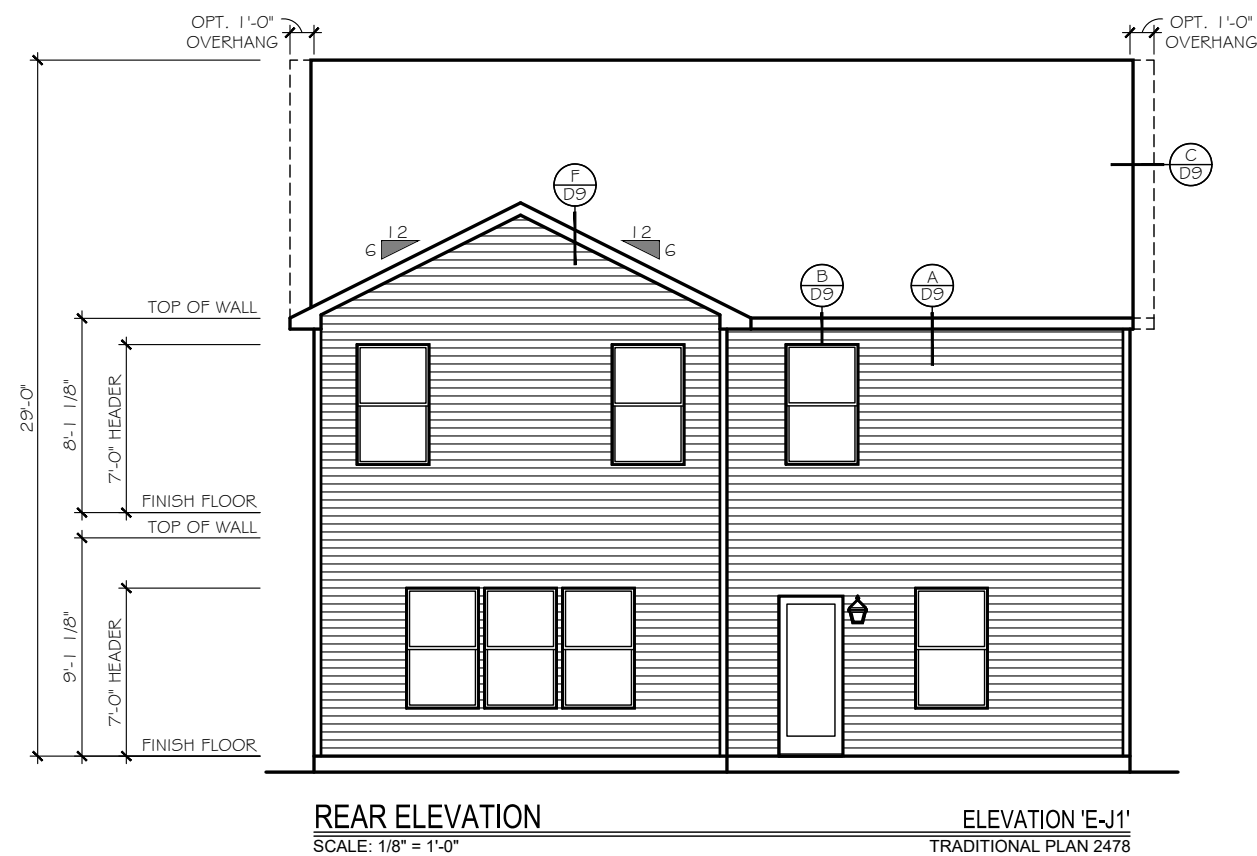
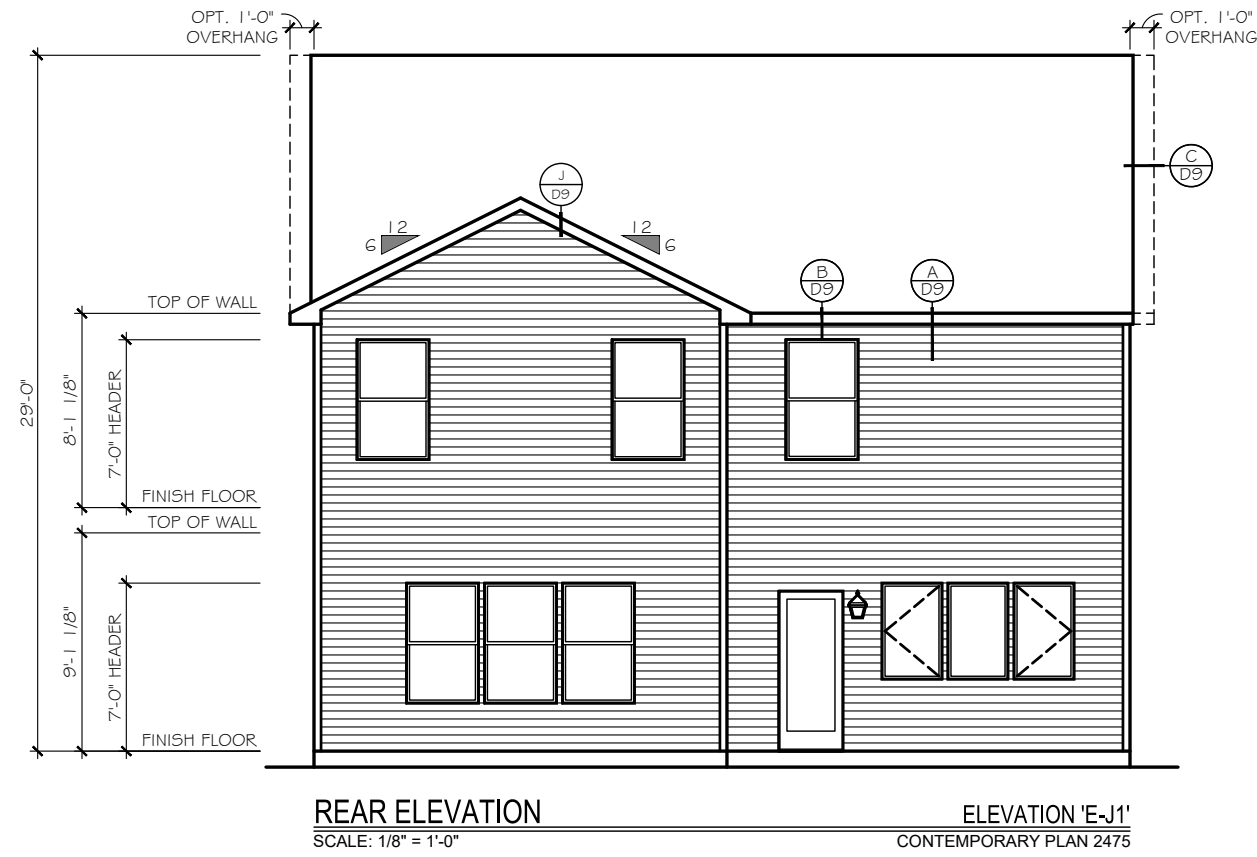
v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.25

v. 5.4



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
LEFT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

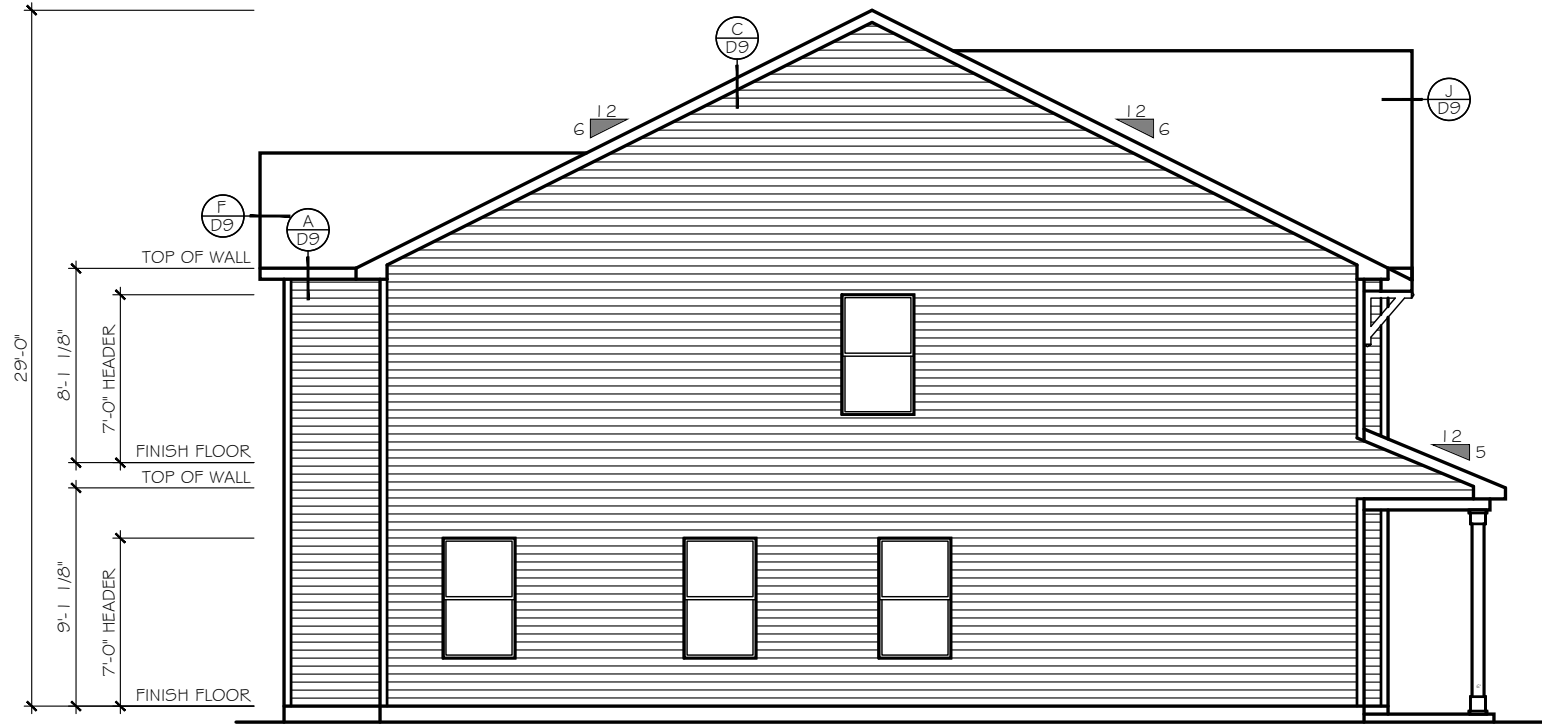
DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

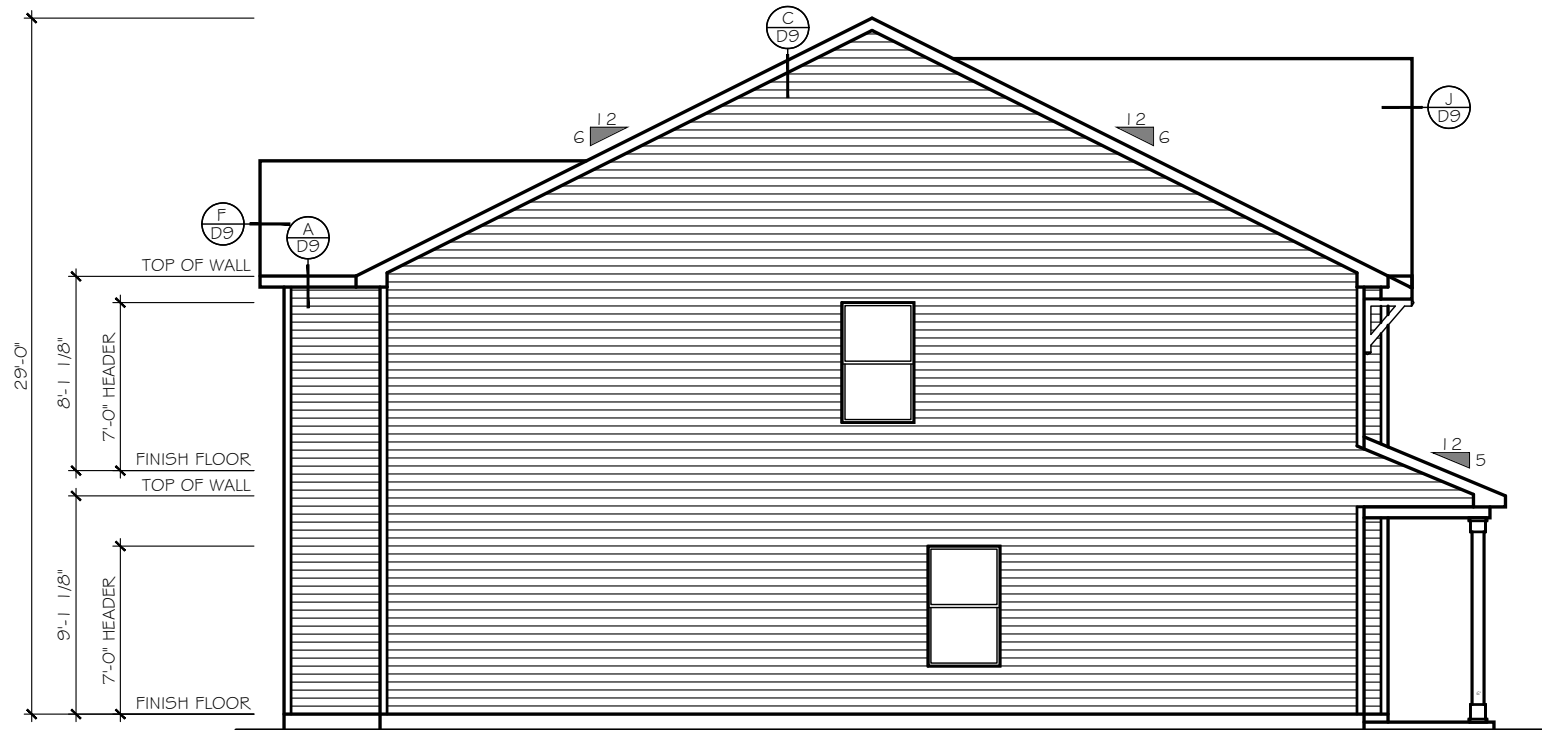
CHECKED BY:
RS / BS

SHEET:
A4.26
v. 5.4



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Montroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
LEFT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

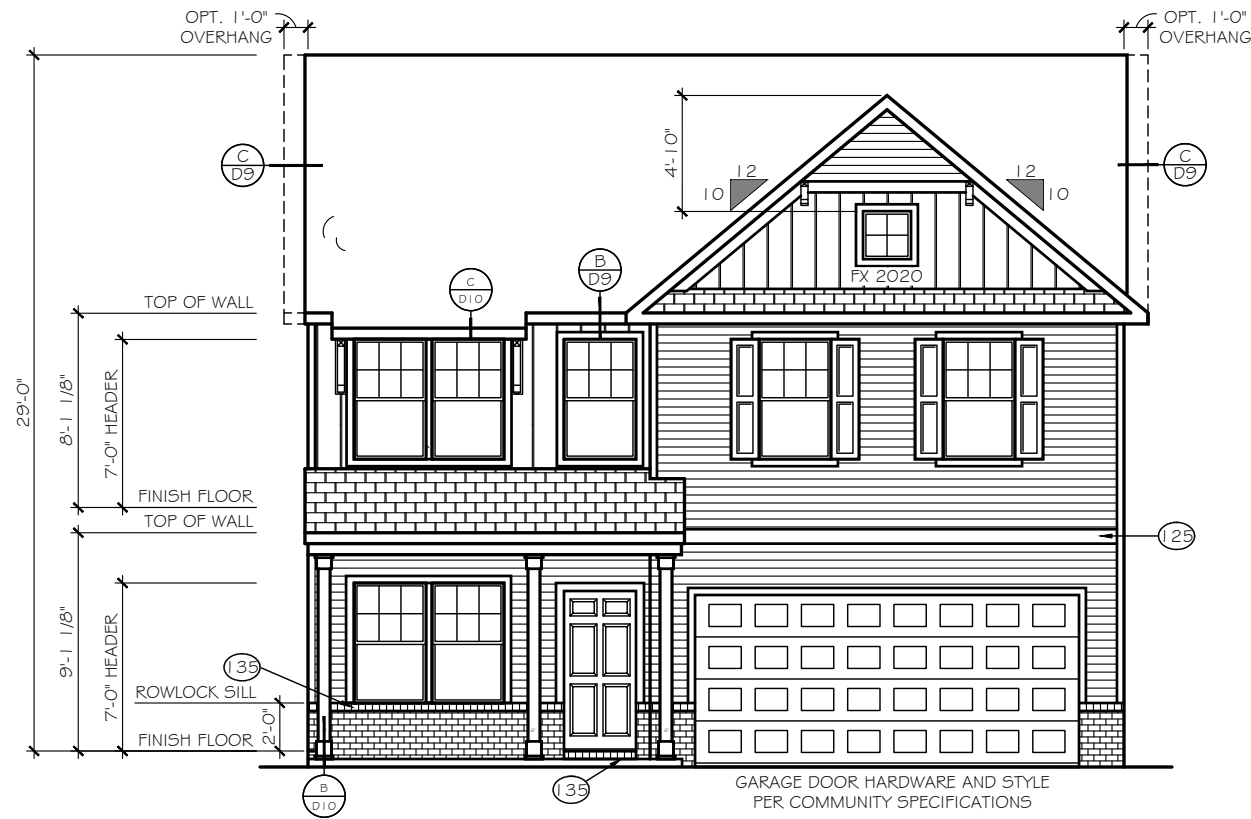
CHECKED BY:

RS / BS

SHEET:

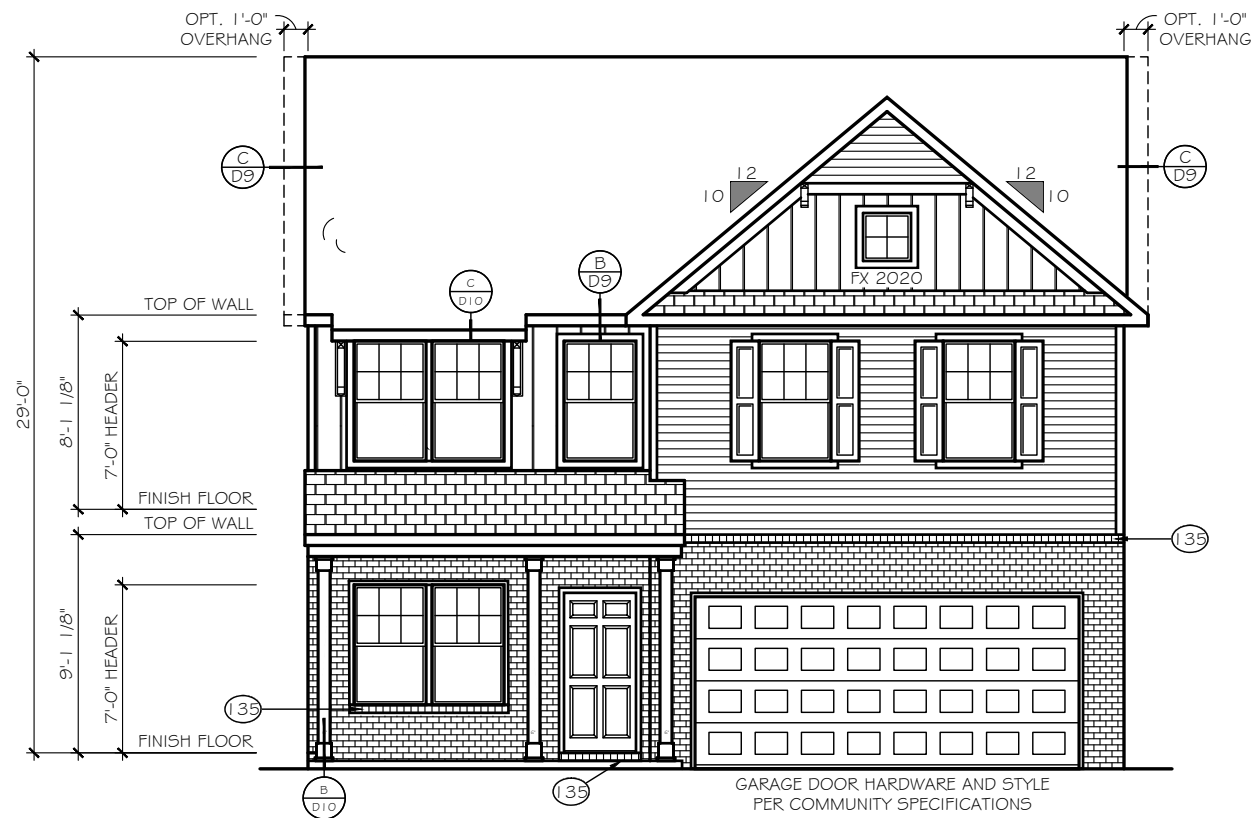
A4.27

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J3'

EXTERIOR MATERIAL LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

- (15) FLASHING
- (17) VINYL SHUTTER
- (20) BRICKMOLD TRIM
- (21) 1X4 TRIM BOARD
- (23) 1X6 TRIM BOARD
- (25) 1X8 TRIM BOARD
- (28) 1X10 FRIEZE BOARD
- (31) 1-1/2" THICK STONE CAP
- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

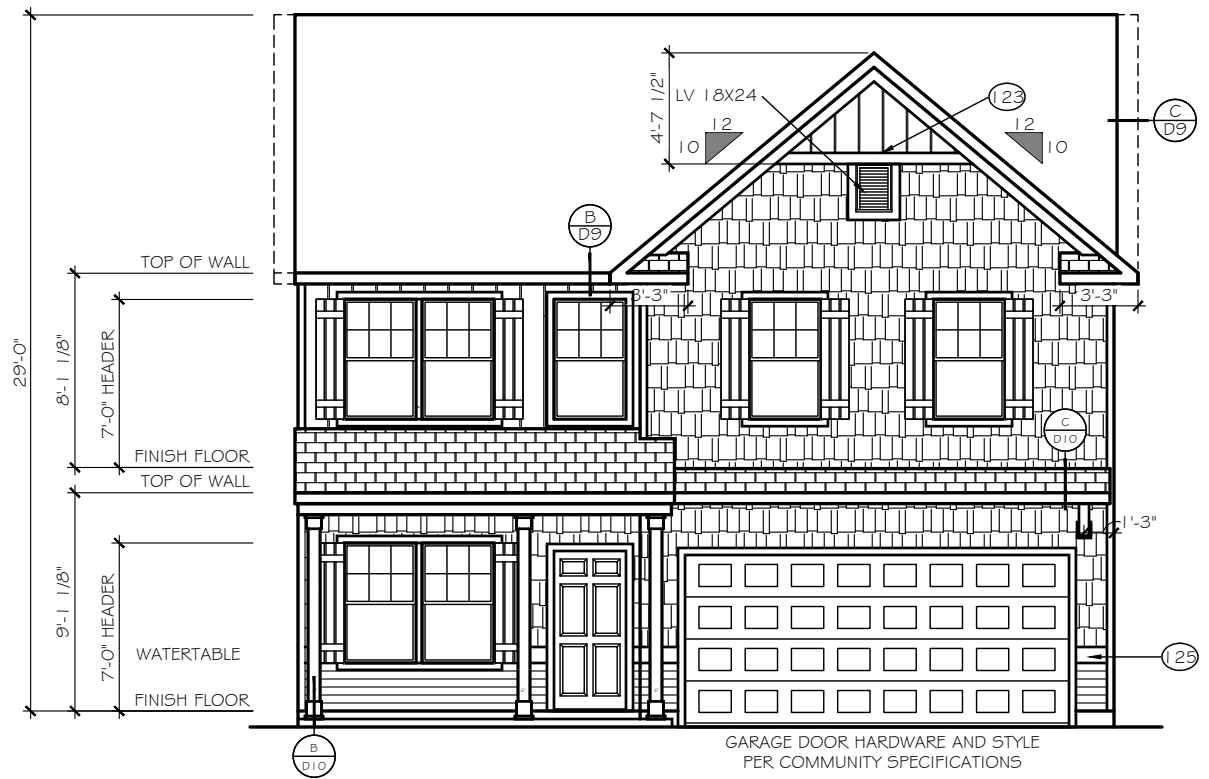
CHECKED BY:

RS / BS

SHEET:

A4.28

v. 5.4



FRONT ELEVATION

ELEVATION 'E-K1'

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL
LEGEND

B-N-B SIDING

SHAKE SIDING

HORIZONTAL SIDING

BRICK

STONE

METAL ROOF

ROOF SHINGLE

SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

ELEVATION 'K'
FRONT ELEVATION

THE LENOX - OPEN

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.29

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

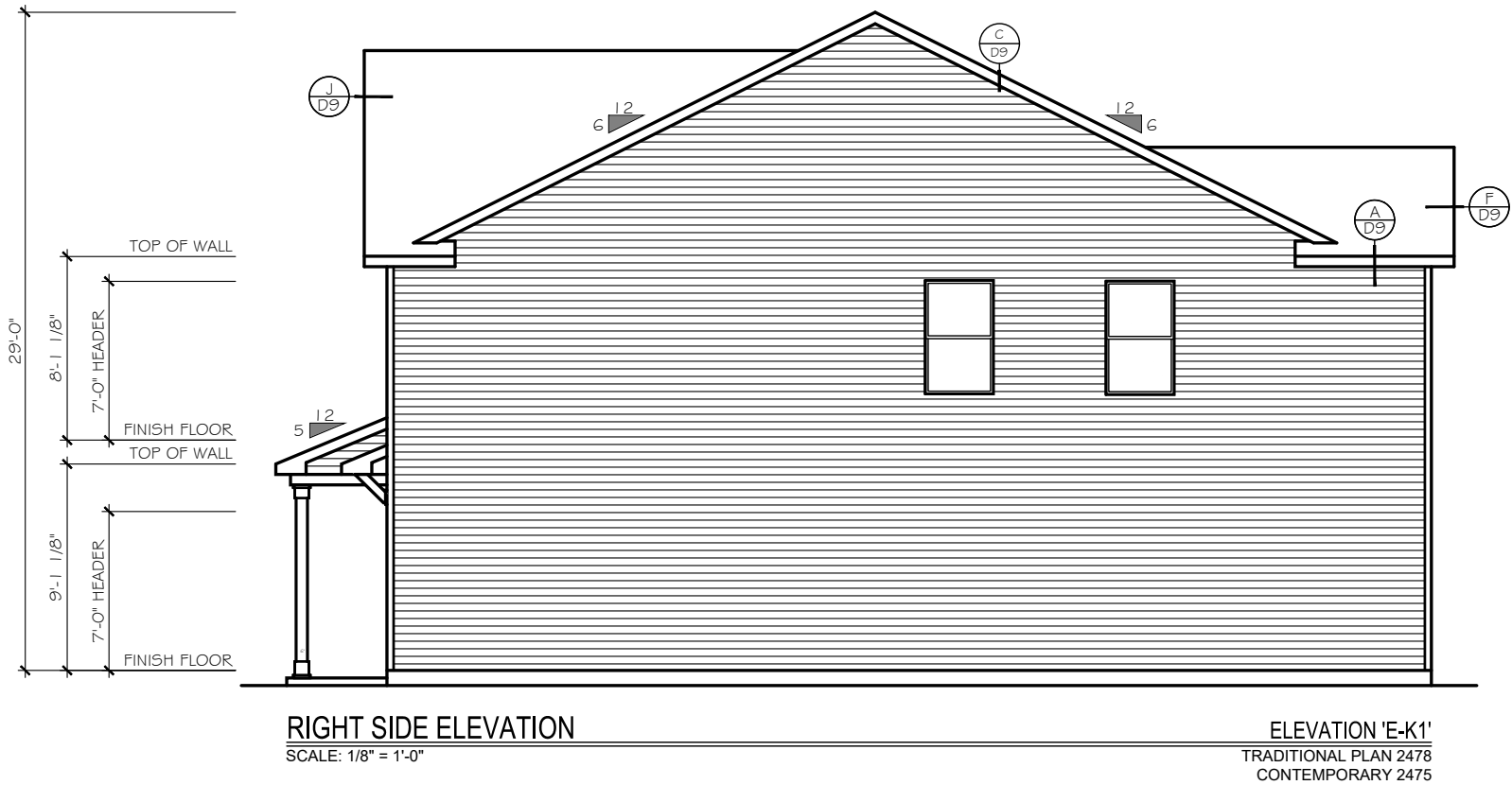
CHECKED BY:

RS / BS

SHEET:

A4.30

v. 5.4



ELEVATION 'K'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.31

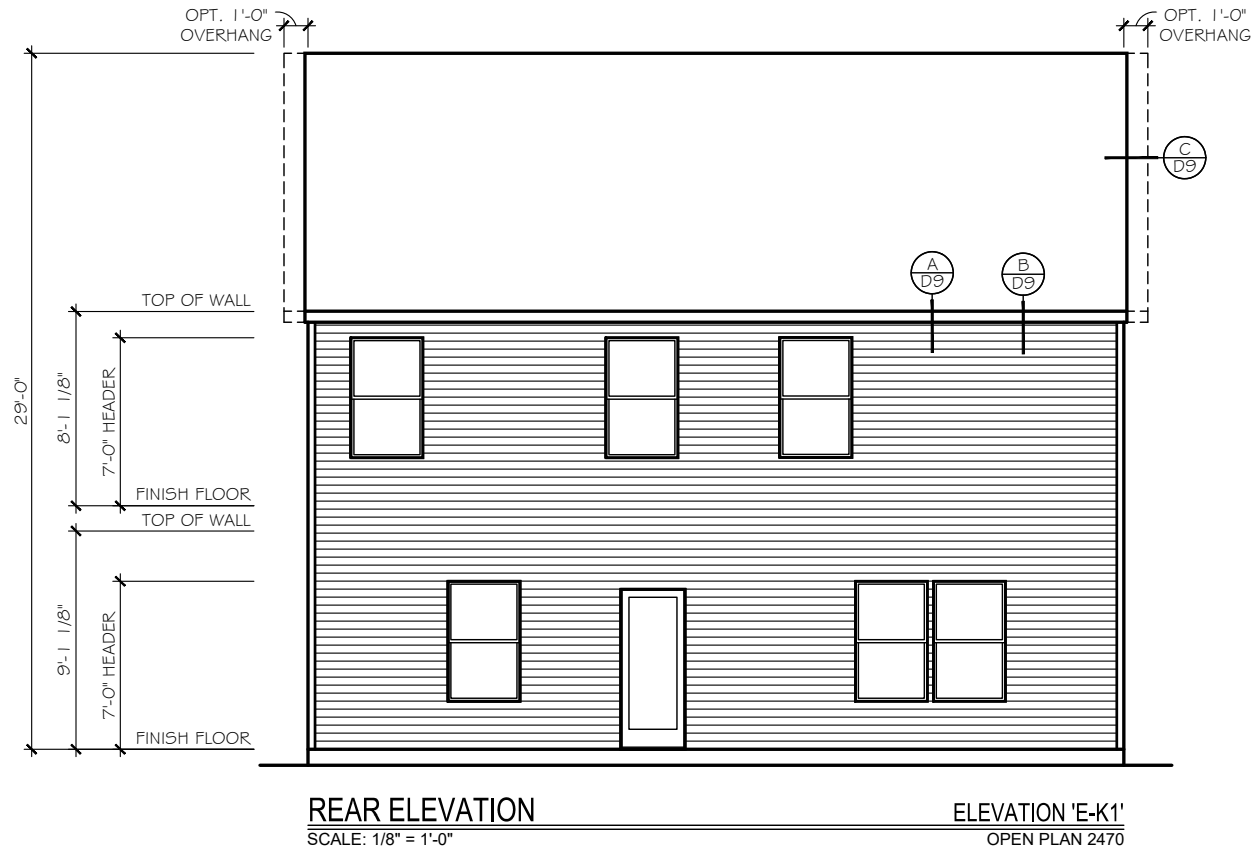
v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
REAR ELEVATION

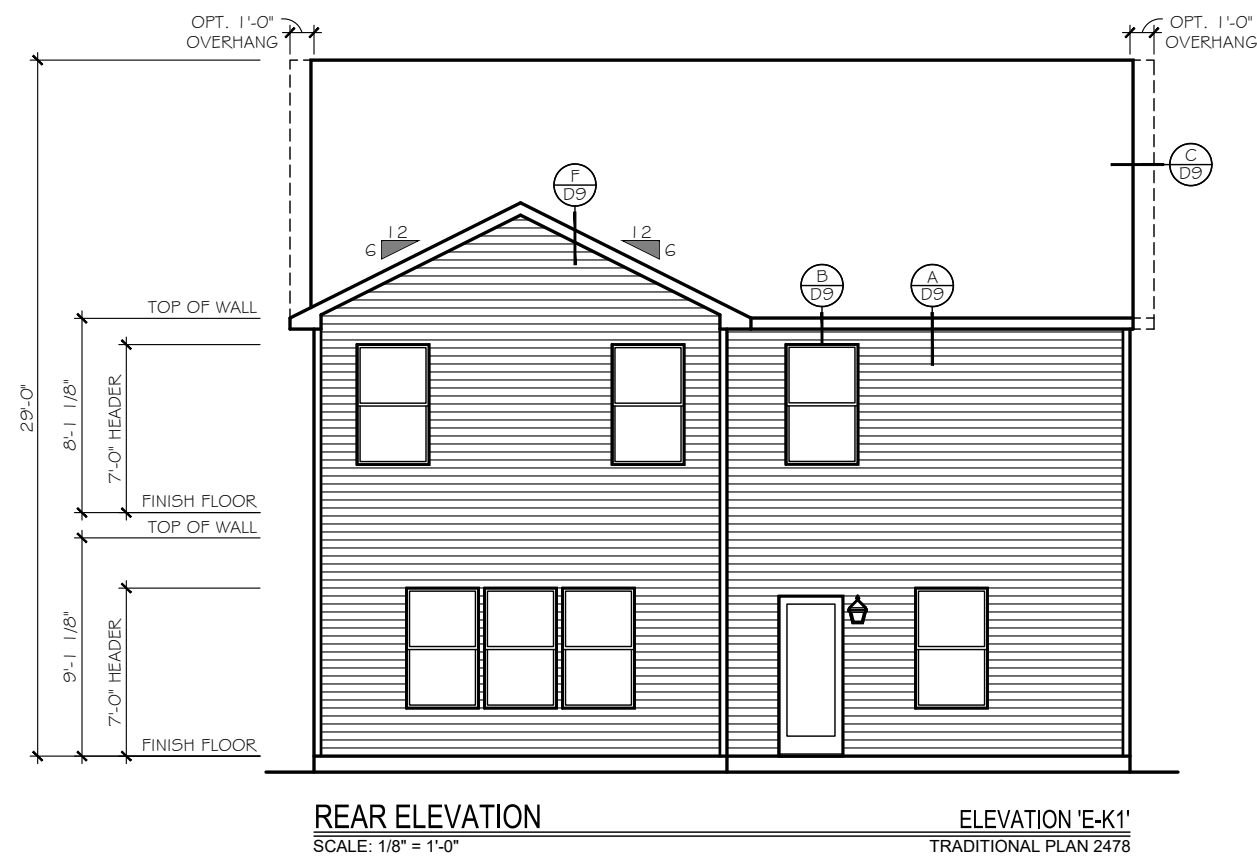
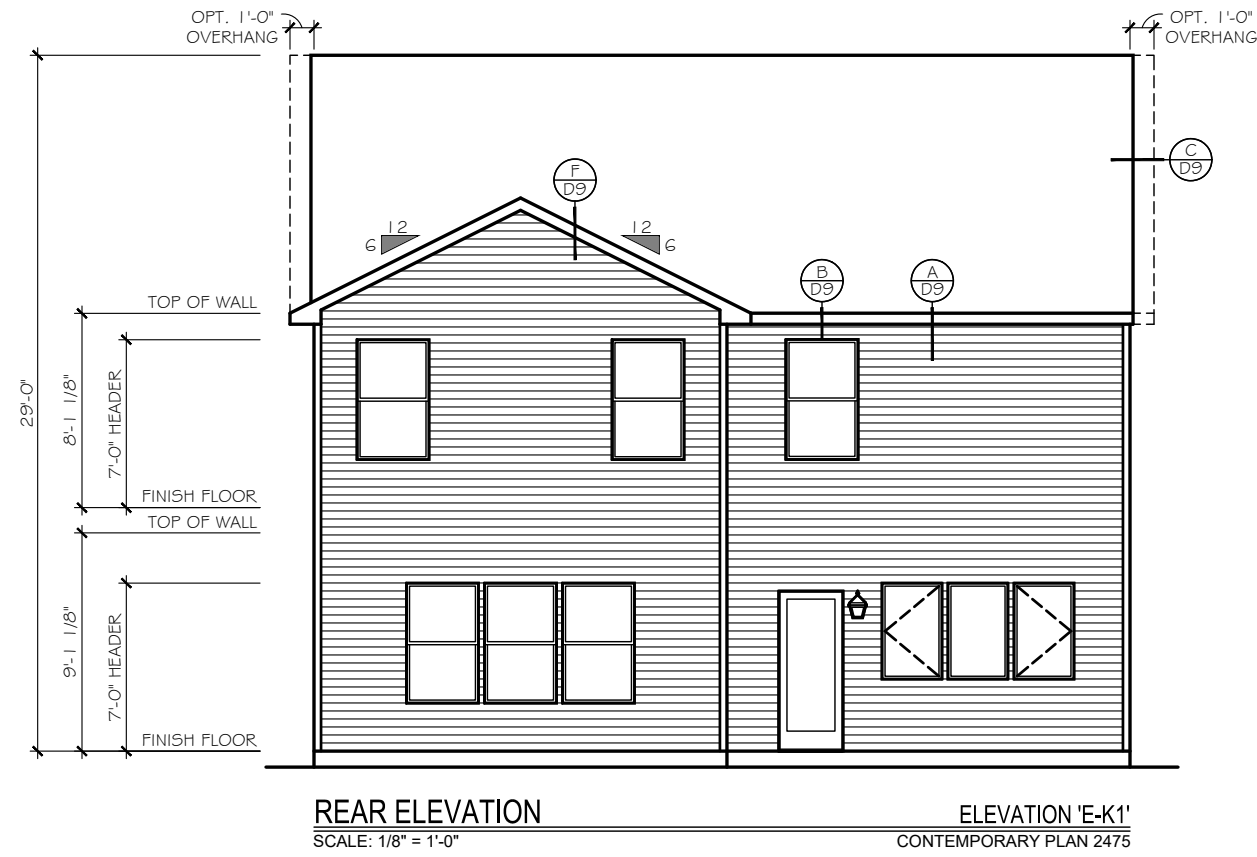
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

A4.32

v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.33

v. 5.4



ELEVATION 'K'
LEFT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.34

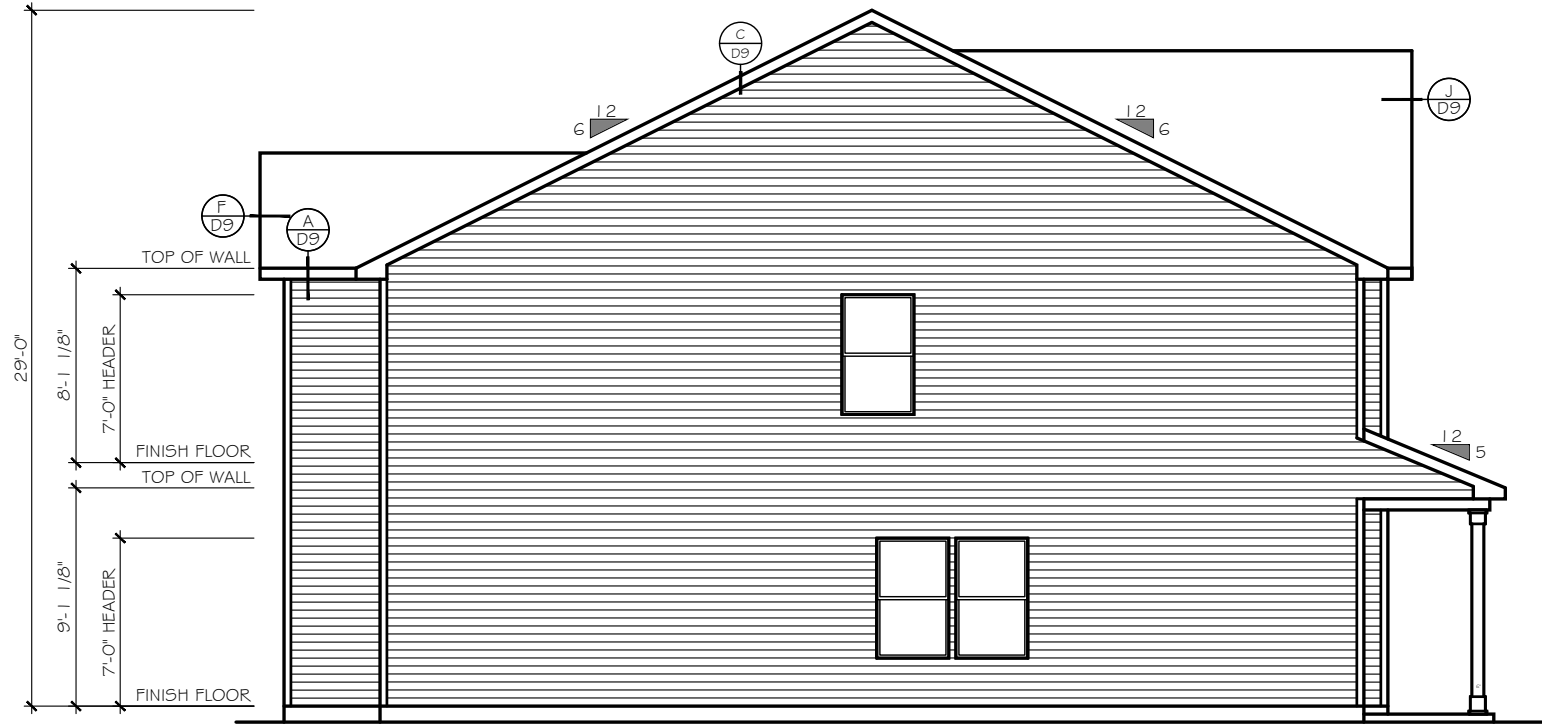
v. 5.4

TrueHomes

IT'S ALL ABOUT U

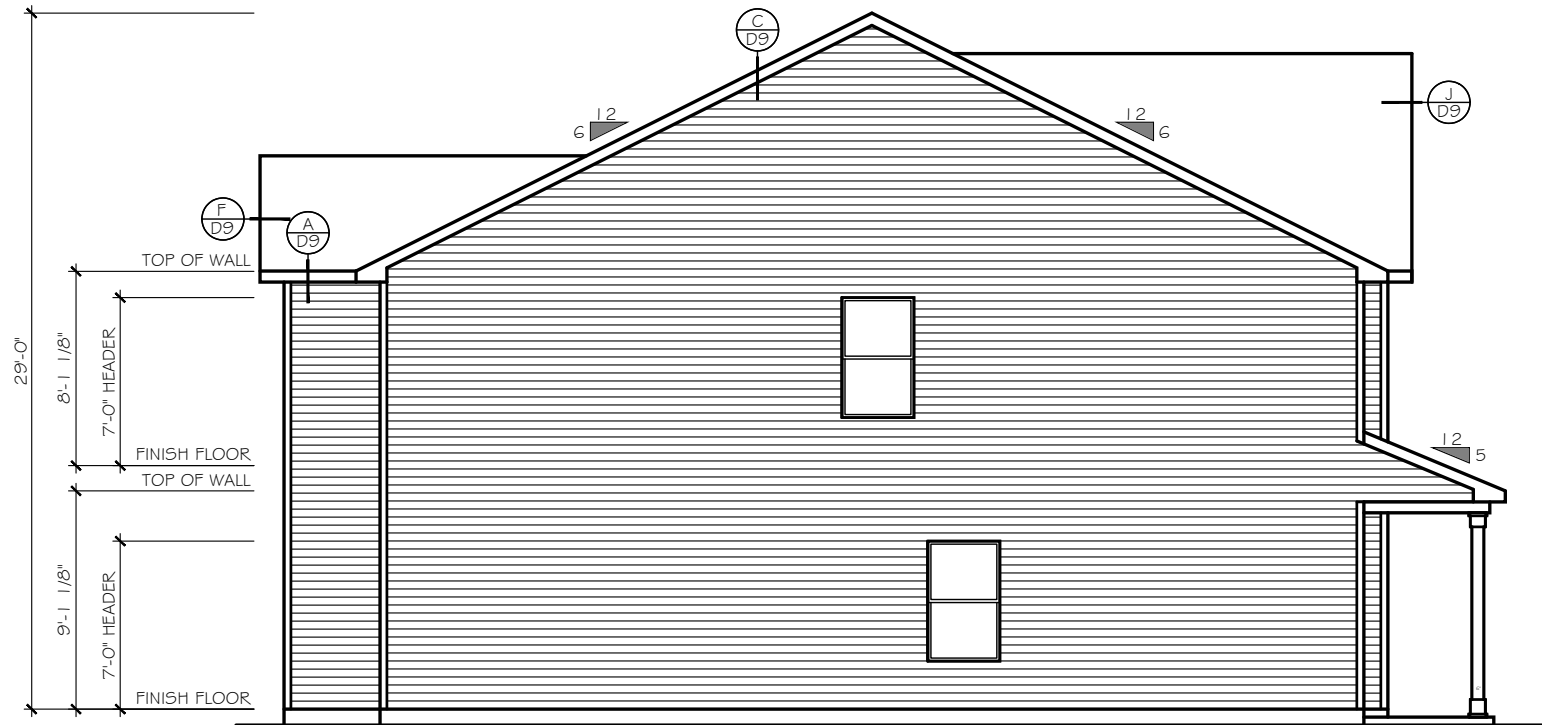
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
LEFT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

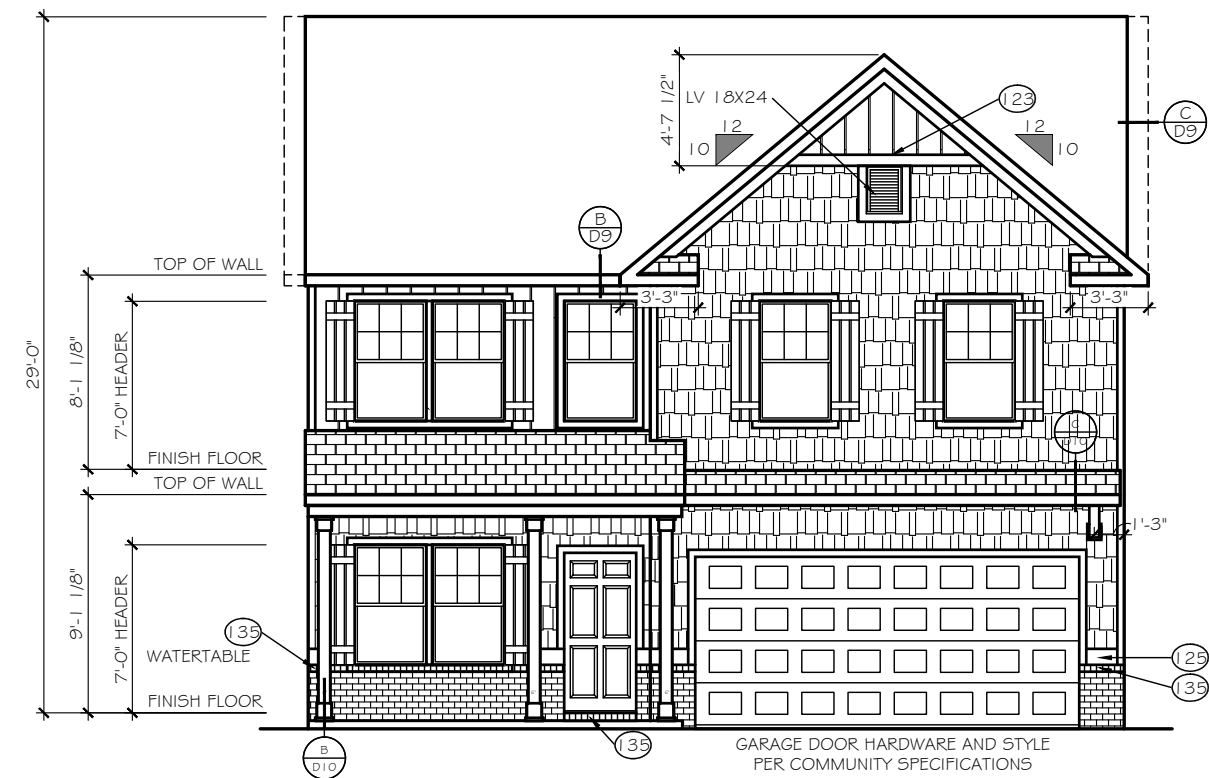
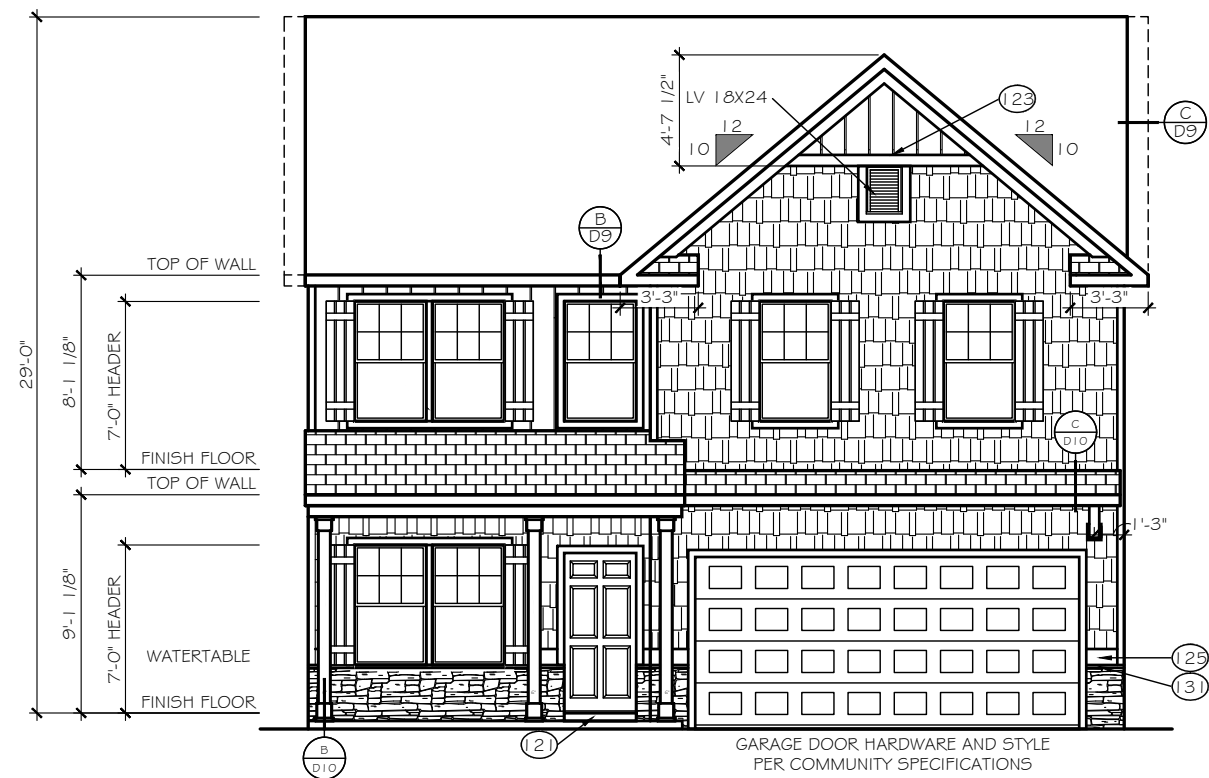
CHECKED BY:

RS / BS

SHEET:

A4.35

v. 5.4



TrueHomes
IT'S ALL ABOUT IT

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE: _____

06.22.21

SCALE:

$$3/16" = 1'-0"$$

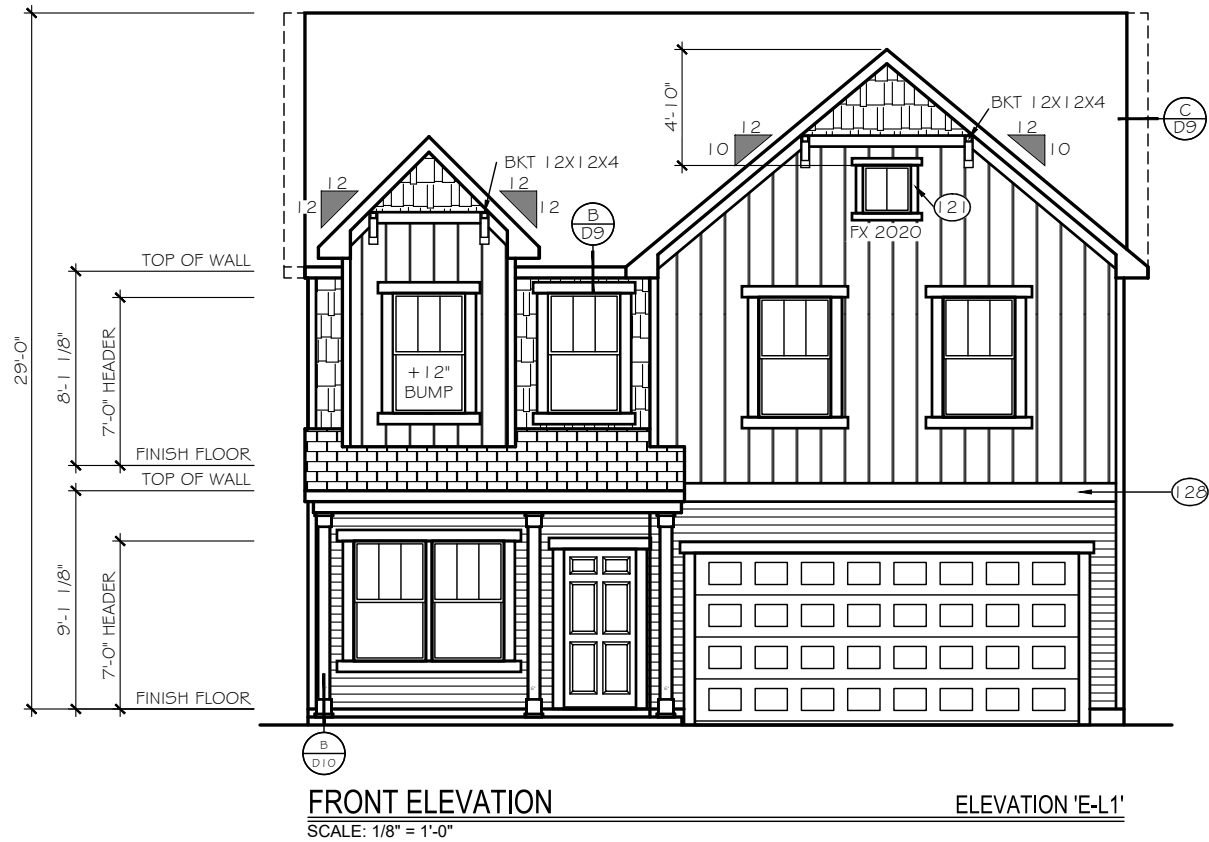
CHECKED BY:

RS / BS

SHEET:

A4.36

5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.37

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

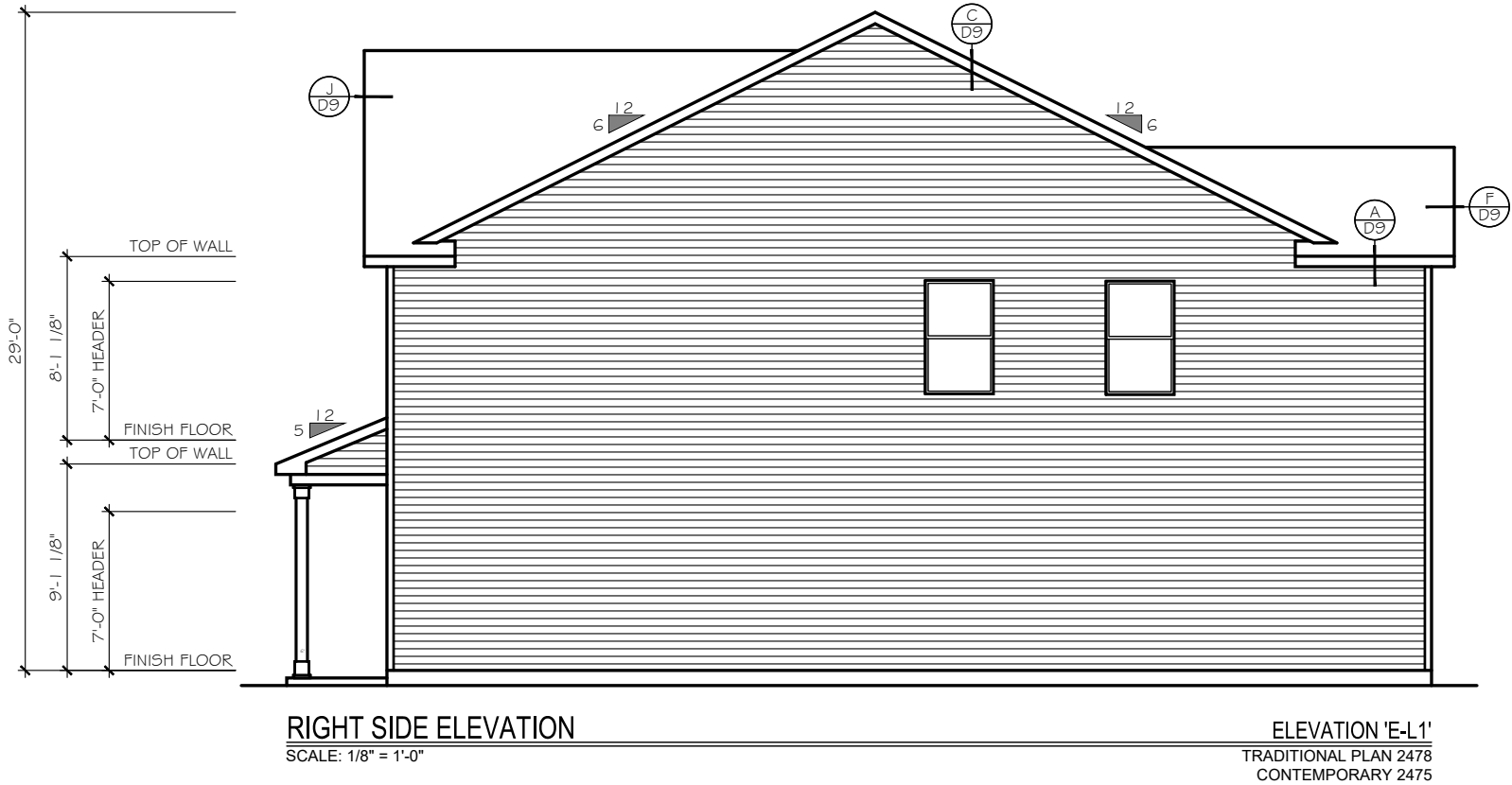
CHECKED BY:

RS / BS

SHEET:

A4.38

v. 5.4



TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Montroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

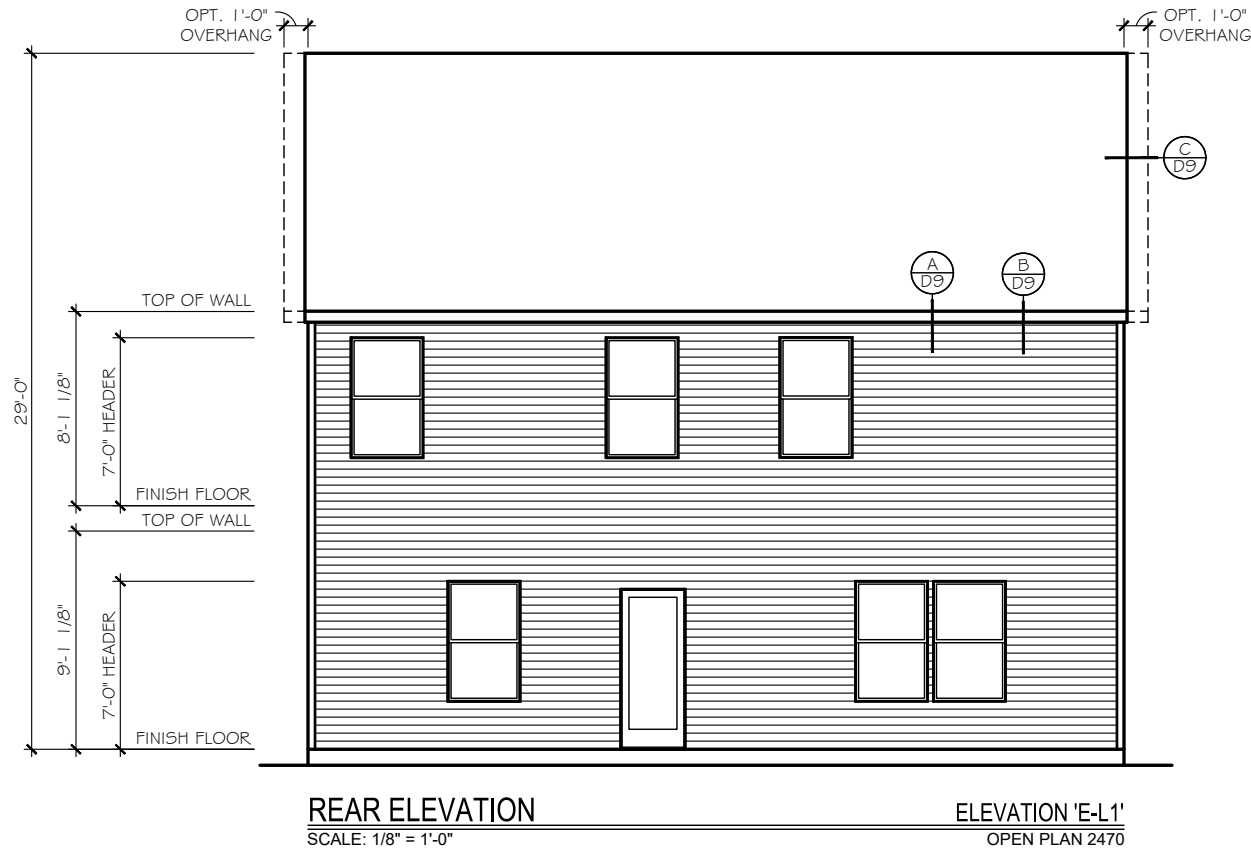
CHECKED BY:

RS / BS

SHEET:

A4.39

v. 5.4



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

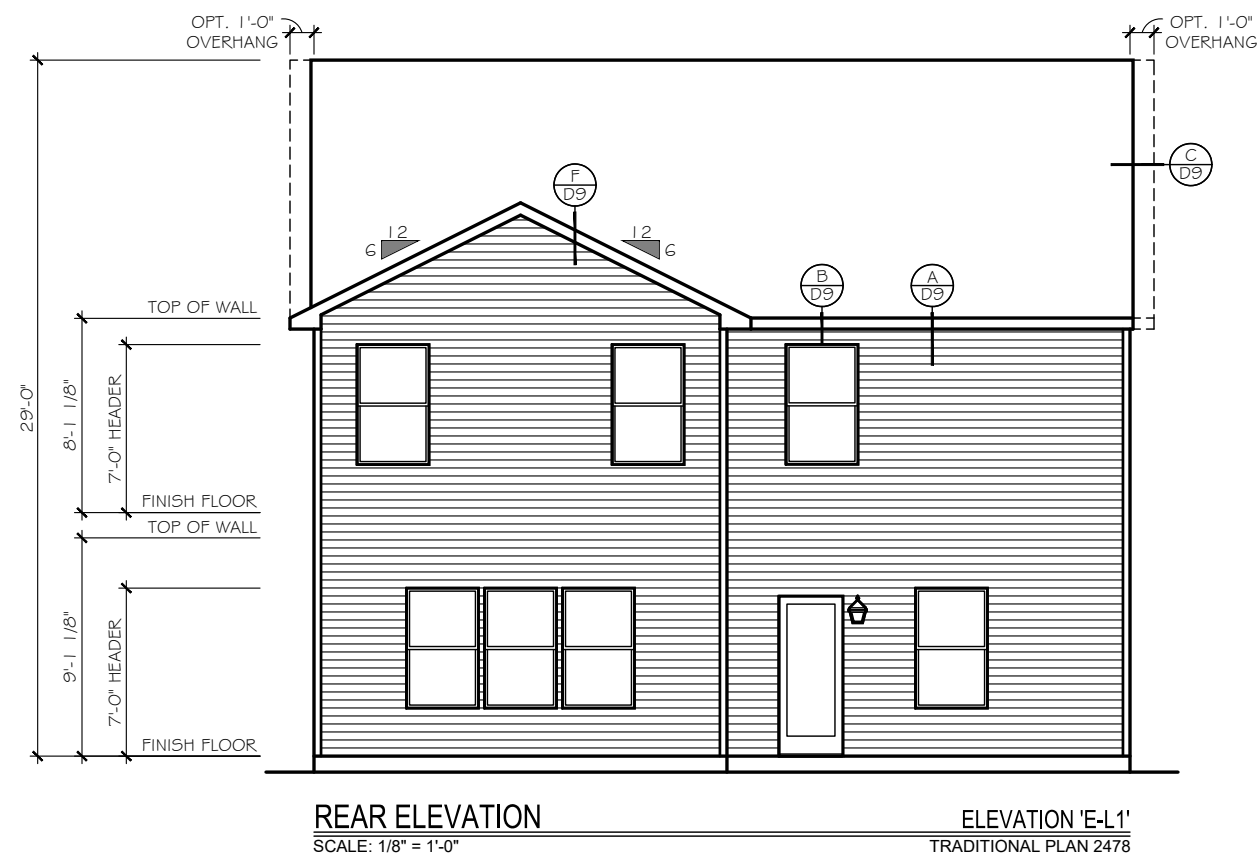
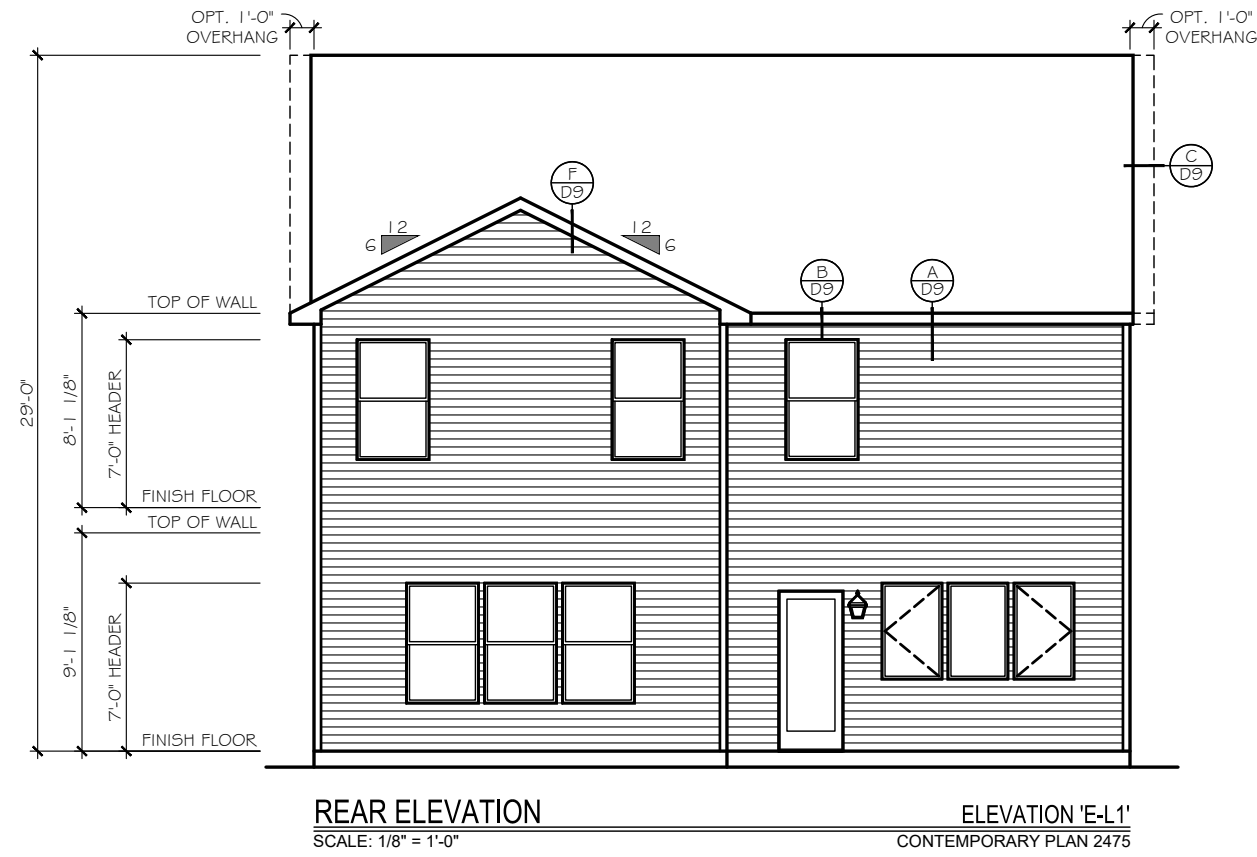
DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:
A4.40
v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.41

v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
LEFT ELEVATION

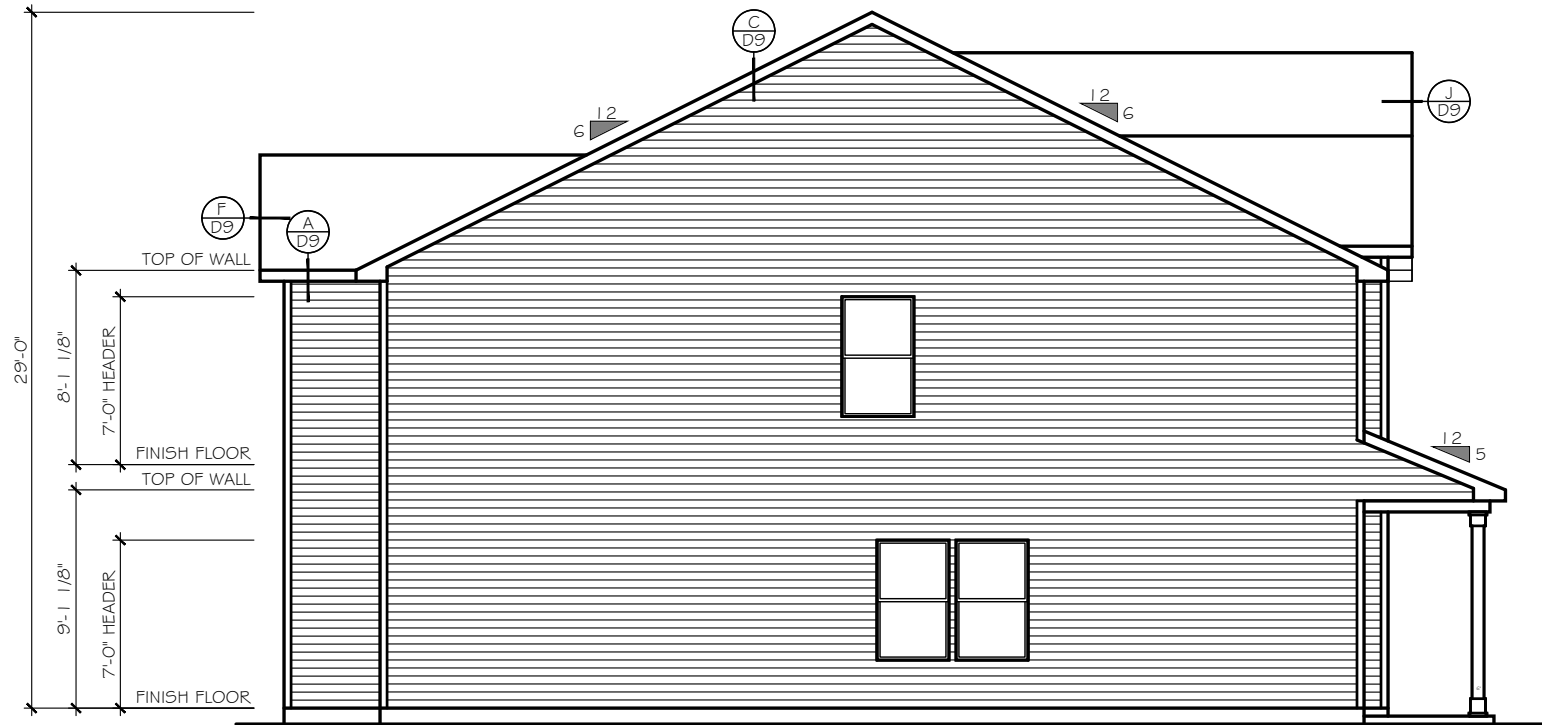
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

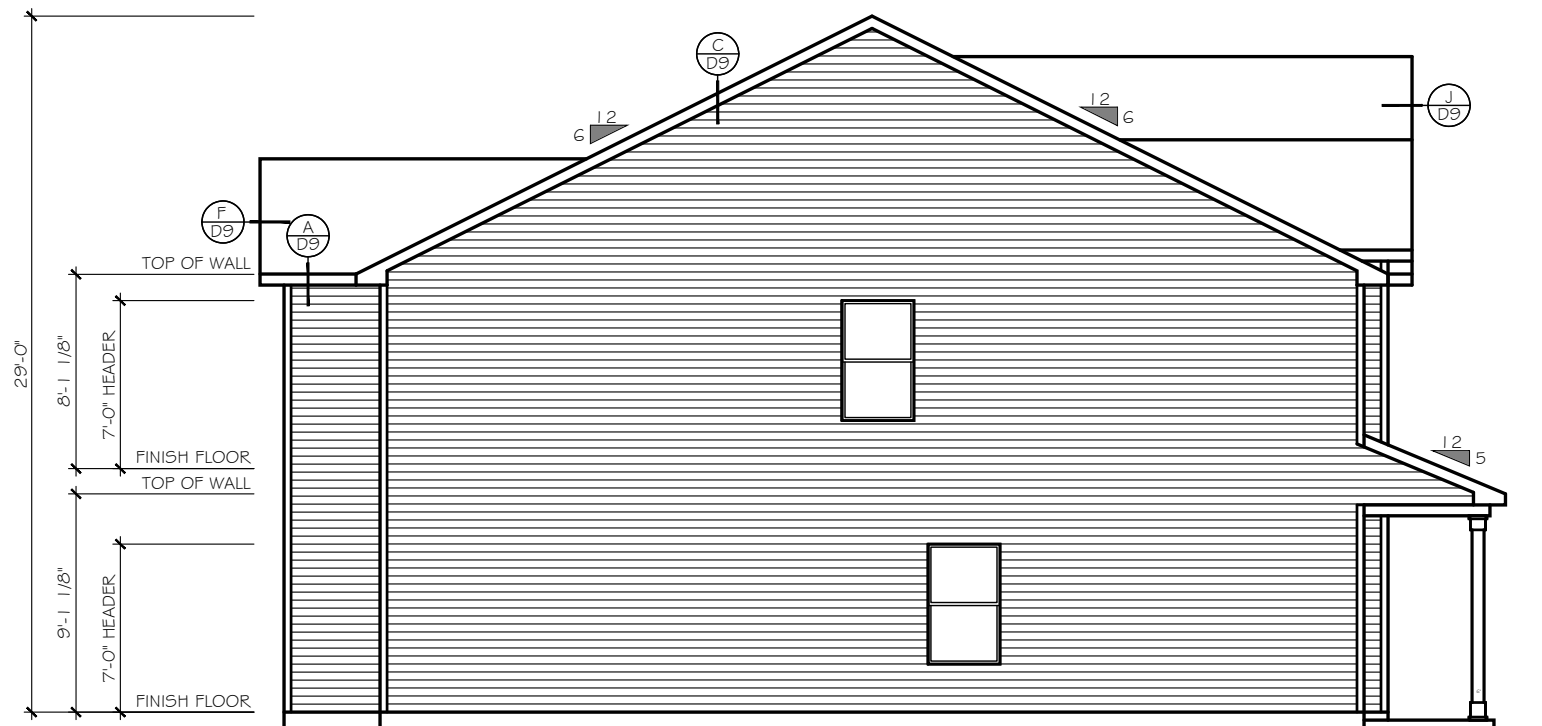
A4.42

v. 5.4



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
LEFT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

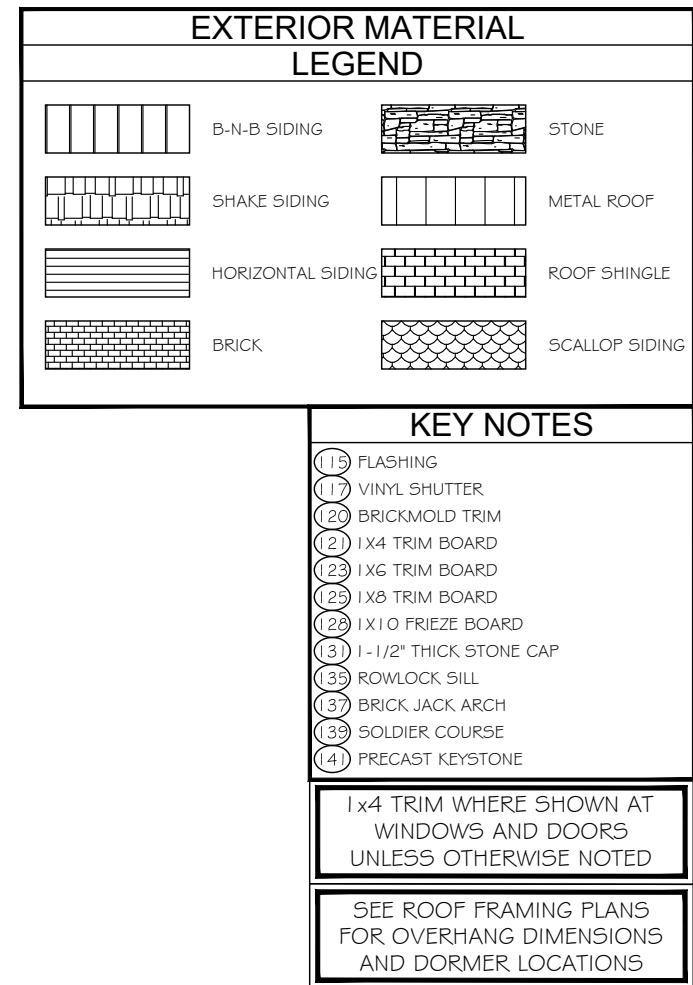
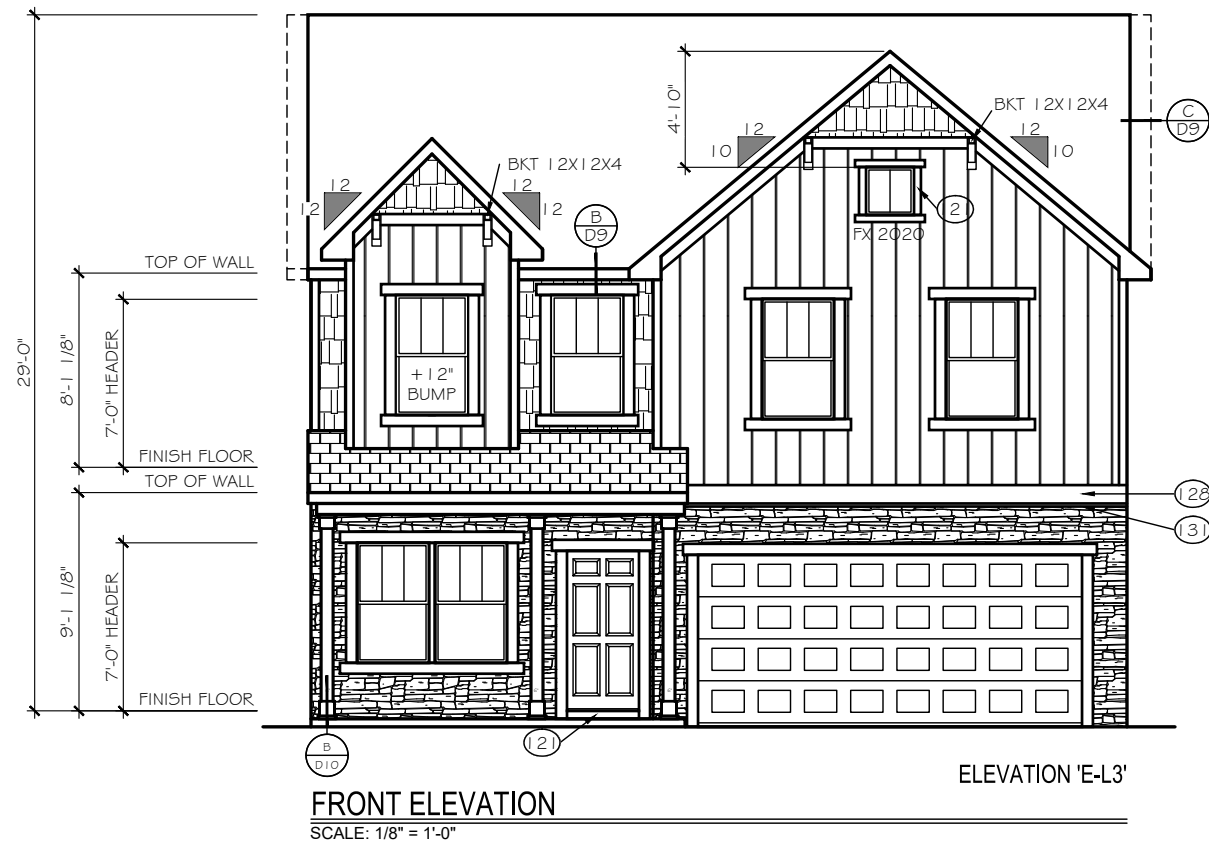
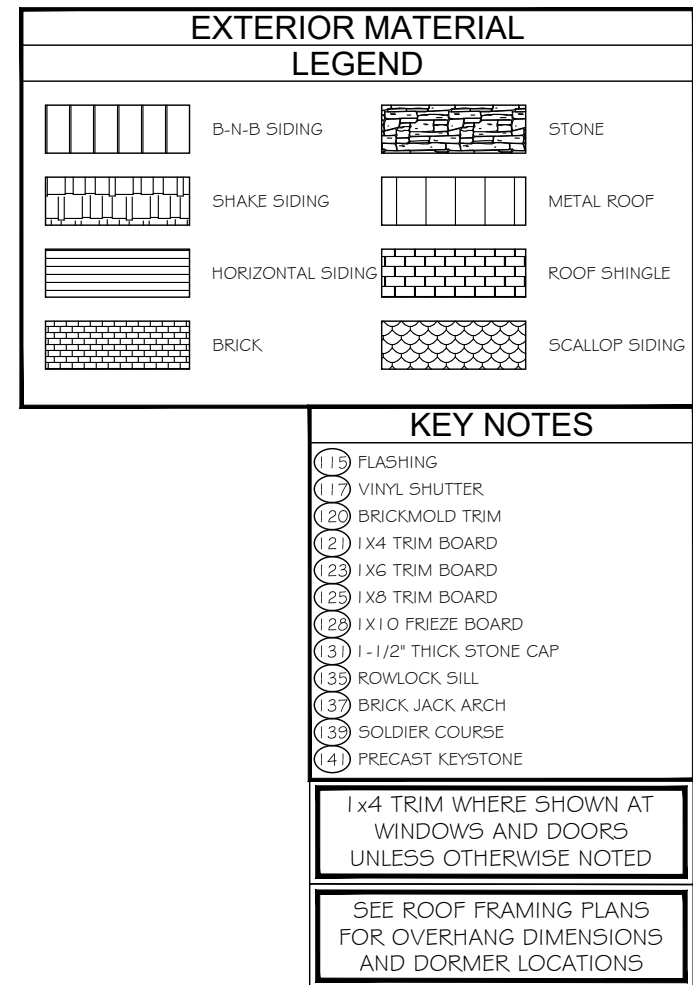
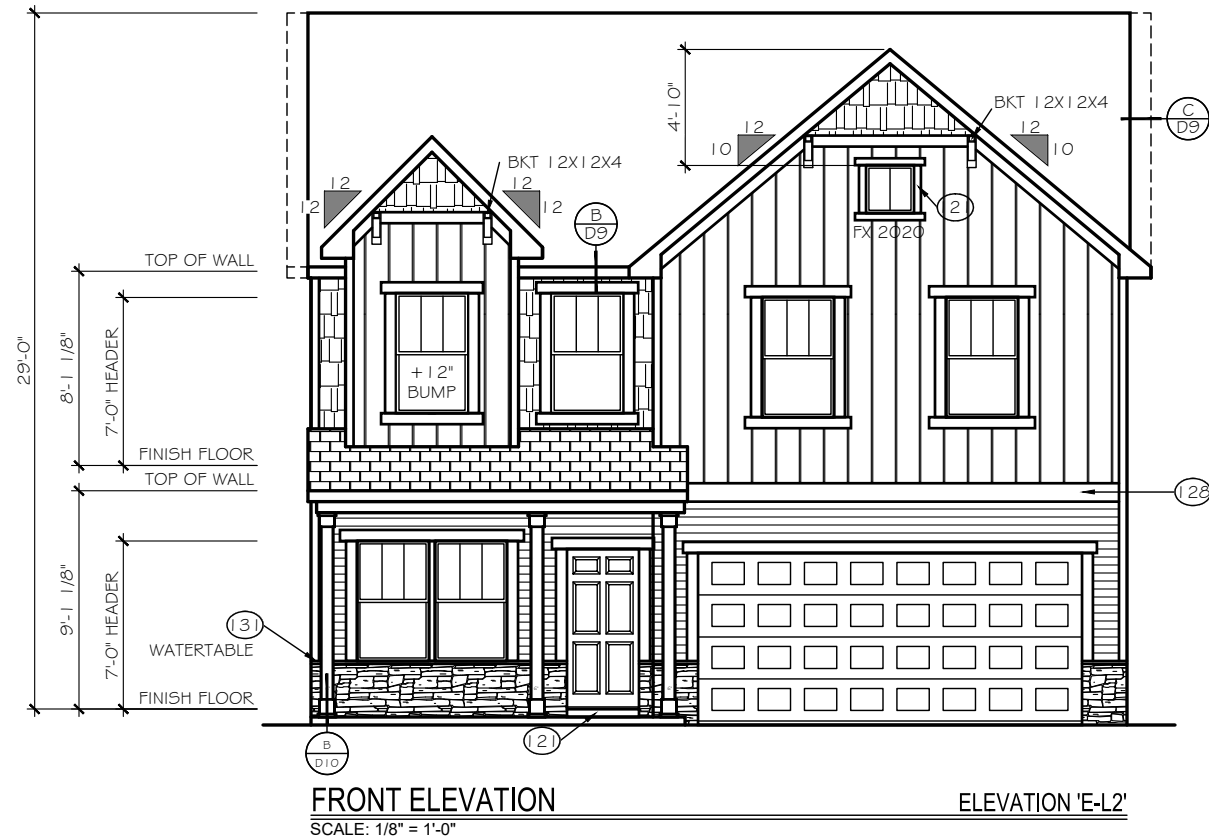
CHECKED BY:

RS / BS

SHEET:

A4.43

v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

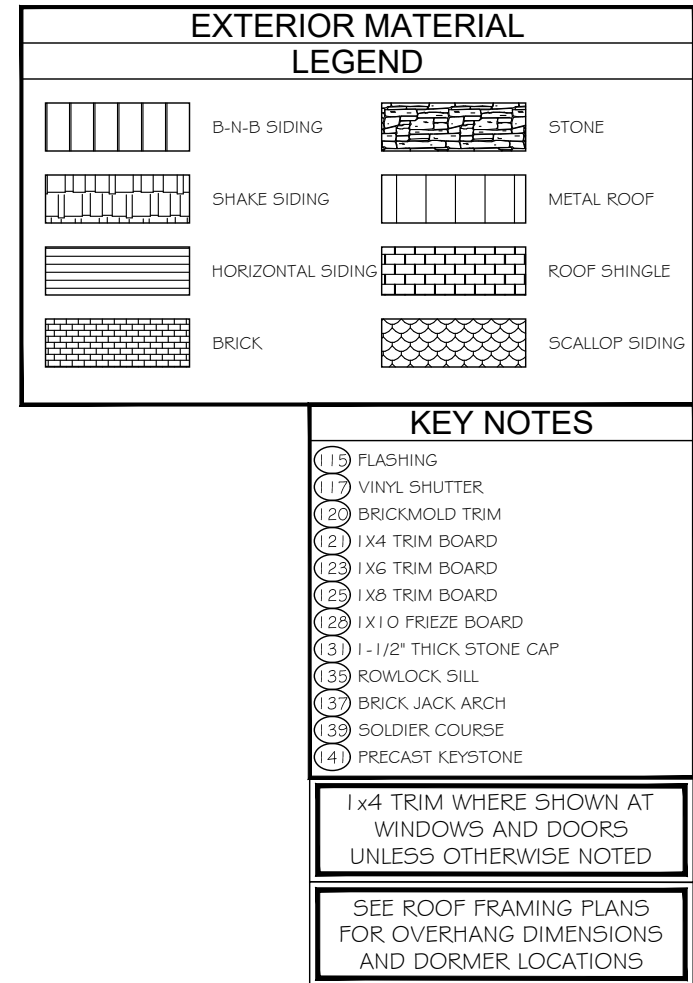
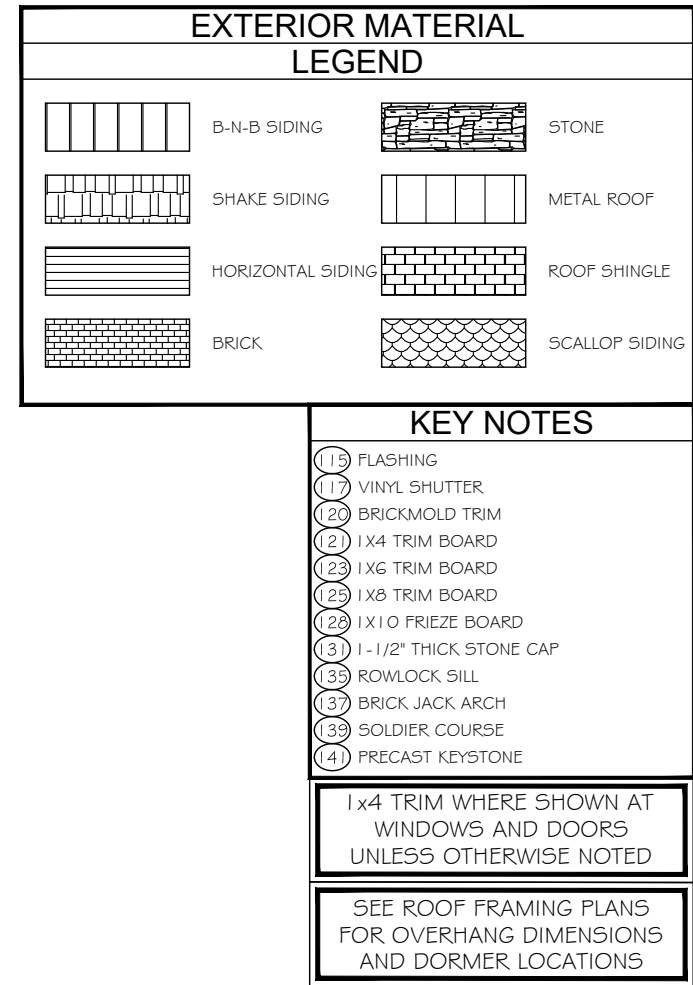
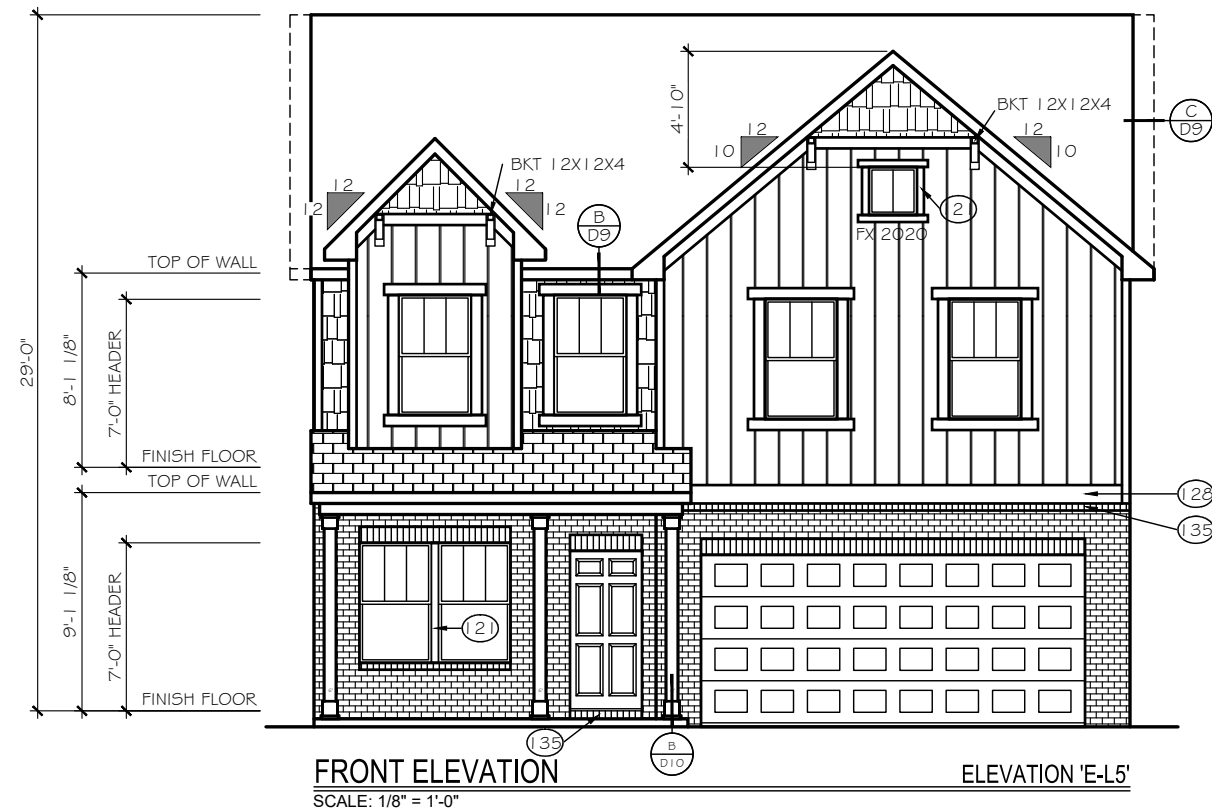
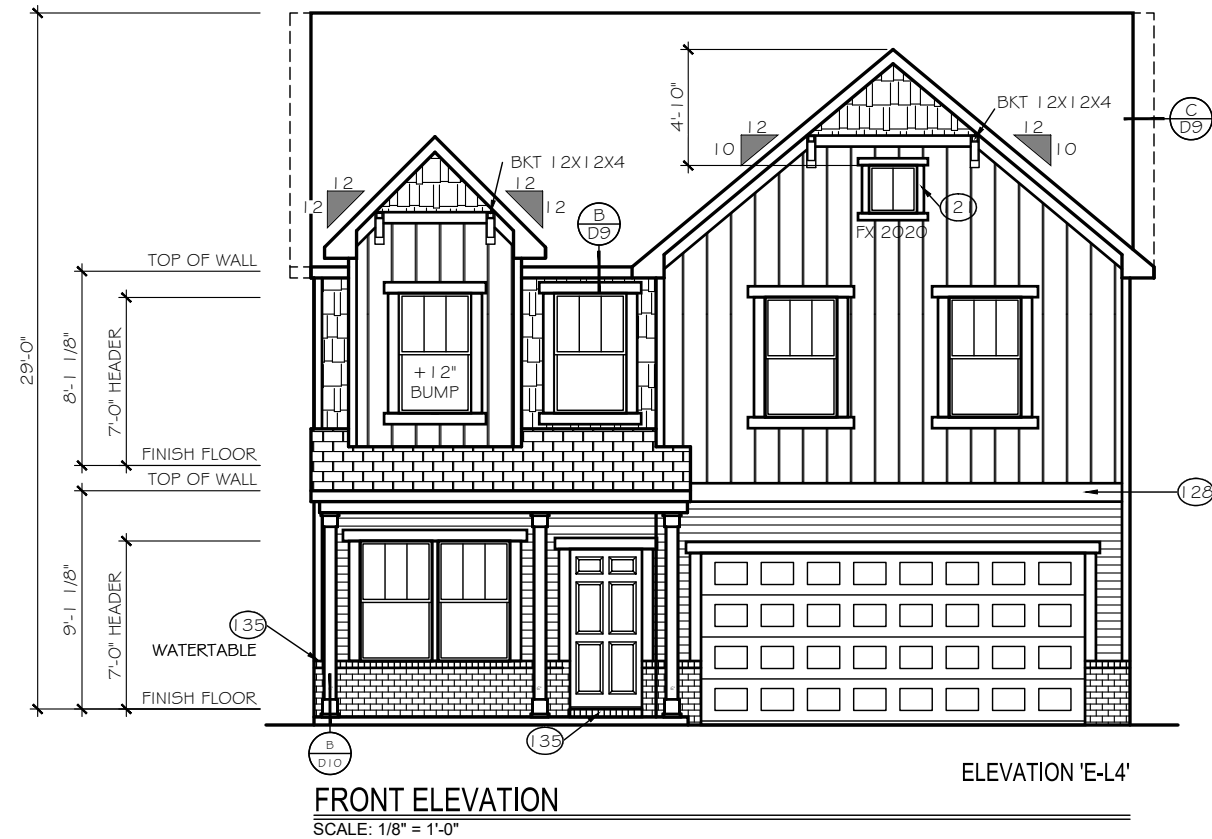
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.44

v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.45

v.5.4

limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

Applicant Ridge Road Partners, LLC *Applicant's Phone #* 980-722-1010

Applicant's Address PO Box 1609
Monroe NC 2811

Applicant email address jerry@fitzcomm.net

PROPERTY INFORMATION

Property Owner's Name Hillcrest Farm Estates, LLC

Location of Property Zoo Parkway *Property Size (ac. or s.f.)* 102.76

Randolph County Property Identification Number (PIN#) 7760008593

Current Zoning District R10, R15, R40 *Requested Zoning District* R7.5 CZ

Date Property Title Acquired _____ *Deed Book* 2214 *Page* 1281

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book _____ *Page* _____

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

To construct 400 new residences to help supply the growing residential needs
of this area.

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

Residential growth using the clustering of homes in area most suitable for development.

This development balances the need for residential growth in areas that are supported by the NC zoo and city sportsplex

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

Coming growth from nearby industrial facilities.

Promoted neighborhood setting with nearby sportsplex and NC Zoo.

Does not apply ☐

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Drew Boggs

Printed Name of Authorized Signatory (if different from Applicant)

Drew Boggs

Position/Relationship of Authorized Signatory to Applicant

Member-Manager

HILLCREST FARM ESTATES, LLC BY:

Owner Signature (if different than Applicant)

Charles C. Chandler Robert G. Chandler

DocuSigned by:
DocuSigned by:
Each a MEMBER AND MANAGER 18649057AB514FB..

Owner Address

Telephone Number

703-628-9366

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

Rec'd 8/11/23
THUTAU

Legal Description

Application for Conditional Zoning District

A 92.76 +/- acre portion of the 102.76 +/- acre tract, belonging to Hillcrest Farm Estates, LLC located between Zoo parkway and Newbern Ave. An eastern portion of the property runs along Zoo parkway between Rockliff Terrace and Holly Drive. A North Western portion of the property is located between 294 Newbern Ave (Teachey School) and 360 Newbern Ave. The parcel contains 102.76 acres +/- more specifically identified by Randolph County PIN 7760008593, Deed Book 2214 PG 1281. Additionally, a 1.51 +/- acre tract abutting Newborn Ave beside Teachy School and farther identified by Randolph County PIN 7760013008, Deed Book 2251 PG 896 is included in the land description.



RZ-23-21: Request to rezone property (Parcel Identification Number 7764011937) located at 115 South Fayetteville Street and 142 Worth Street and identified by a portion of Randolph County Parcel Identification Number and 7751823582 and all of PIN 7751825638) from OA6 Office-Apartment to B3 Central Commercial zoning.

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-21

Date 12/4/2023 Planning Board

General Information

Applicant Al LaPrade

Address 220 Sunset Avenue

City Asheboro NC 27203

Phone 336-610-3001

Location 115 South Fayetteville Street and 142 Worth Street

Requested Action Rezone from OA6 Office-Apartment to B3 Central Commercial

Existing Zone OA6

Existing Land Use Former bank (currently vacant), including associated surface parking and parking structure

Size 0.93 acres +/- of 1.46 acres +/-

Pin # 7751825638 and 7751823582

Applicant's Reasons as stated on application

Property is in the Central Business District which is within the Center City Planning. To contiguously zone the property complex which includes multiple parcels.

Surrounding Land Use

North Central Business District/Governmental

East Governmental

South Office

West Central Business District

Zoning History N/A

Legal Description

The property of DLAA, LLC, located at 142 Worth Street and 115 S. Fayetteville Street, consisting of a total of 0.93 acres +/- of 1.46 acres +/- identified as a portion of Randolph County Parcel Identification Numbers 7751825638 and 7751823582.

Analysis

1. The property is inside the city limits and is split zoned. Much of 115 S. Fayetteville Street already is zoned B3.
2. North Fayetteville Street (US 220 Business) is a state-maintained major thoroughfare. Worth Street is a city-maintained collector street. Scarboro Street is a one-way (west to east), local city-maintained street.
3. The existing OA6 zoning district is described by the zoning ordinance as "intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged." The requested B3 district is described by the zoning ordinance statement of intent as "intended to be applied to the traditional commercial, governmental, administrative and service core of Asheboro, commonly known as the Central Business District."
4. The B3 rezoning district request for the general district. No specific use or site plan is reviewed with this application. Certain uses not permitted in the OA6 district, such as restaurants and retail, are permitted in a B3 district.
5. The property is located within Tier 1 (Central Business Planning Area) of the designated Center City, which is described by the ordinance as "established to strengthen Asheboro's Center City Planning Area by incorporating a mix of commercial, office, institutional, residential and public open space uses. Design standards for revitalization and new development in the Central Business Planning Area encourage a pedestrian oriented mix of multi-story buildings located close to the street and containing an attractive mix of first-story storefronts, ample sidewalks and street trees."
6. A key distinction between the B3 district and other non-residential district is that the B3 district does not require off-street parking and relies on public parking and on-street parking to meet those needs. On-street parking is available along Worth and Scarboro Streets, and there are surface parking lots available within 700 feet on the same side of N. Fayetteville Street, and within 300 feet on the opposite side of N. Fayetteville Street. There is also a Piedmont Authority for Regional Transportation (PART) bus stop in front of 115 S. Fayetteville Street.
7. The property is located within the National Register Asheboro Downtown Historic District. 115 South Fayetteville Street is classified as a contributing structure built in 1963, displaying modernist characteristics. Contributing structures may be eligible for favorable tax treatment in some circumstances, but such classification does not impose restrictions beyond zoning requirements.

Rezoning Staff Report

RZ Case # RZ-23-21

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation City Activity Center

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan.

Checklist Items 12-14: 12.) Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

Rezoning Staff Report

RZ Case # RZ-23-21

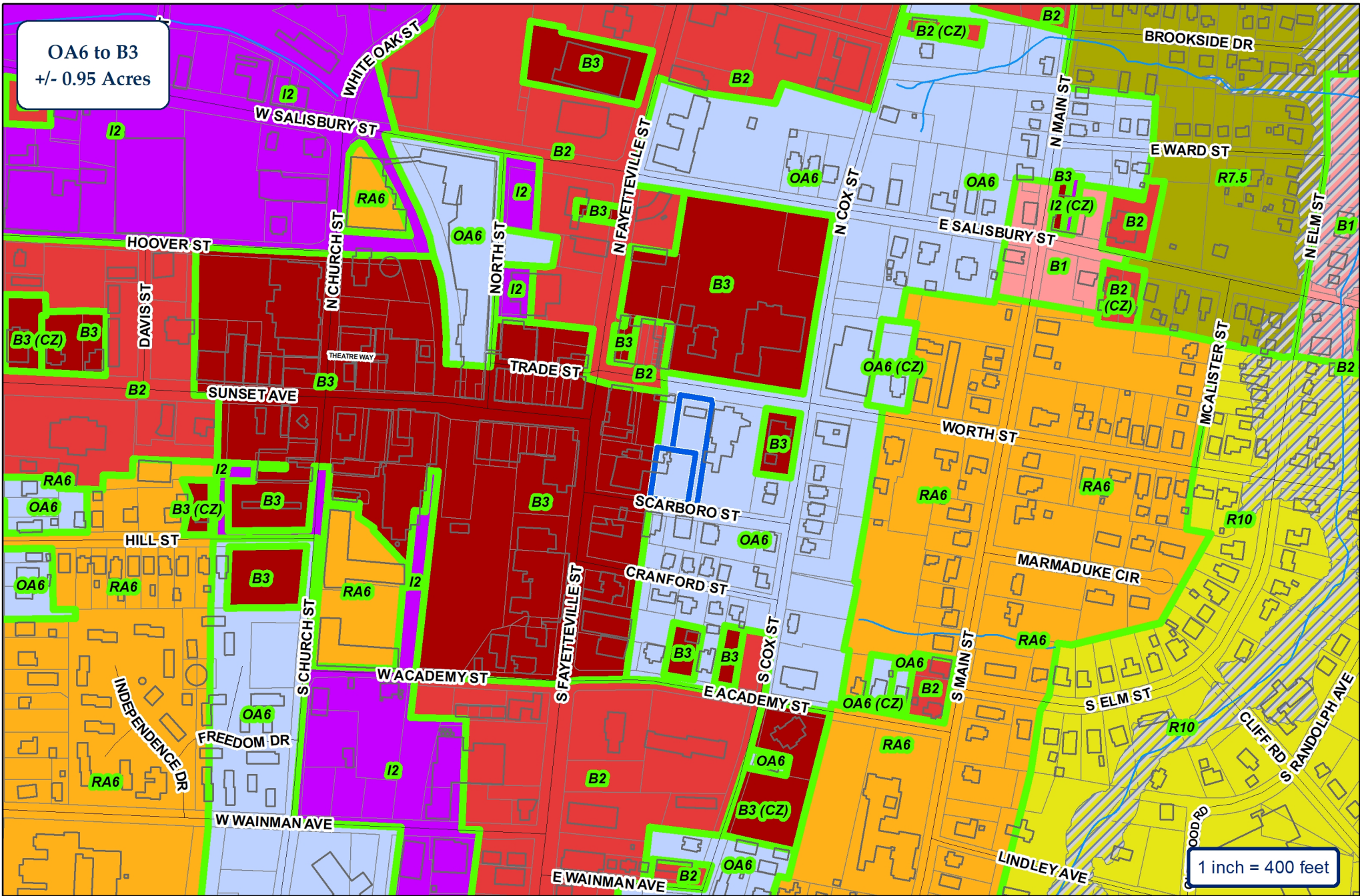
LDP Goals/Policies Which Do Not Support Request

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

The subject properties function consistent with the intent of the B3 district and a significant portion of one of the existing structures already is zoned B3. Its functionality as contributing to the Central Business District (CBD) is validated by the property's inclusion in Tier 1 of the Center City Planning Area and the city's Downtown Historic District. The present OA6 zoning, however, limits the property's use in a manner that is inconsistent with the CBD; retail and restaurant uses, for instance, are not permitted.

Care should be taken when applying B3 zoning in order to prevent exacerbating parking availability issues downtown. Accessibility to on and off-street parking is an important consideration, as is the development potential of sites seeking the B3 designation. For this application, staff believes that the proximity to public parking combined with the size of the property and its development characteristics, which include an existing parking structure that is under the control of the applicant, mitigate most of staff's concerns related to parking availability.

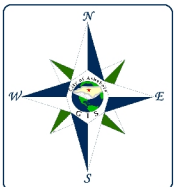
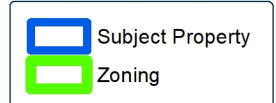
Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest and recommends approval of the request.



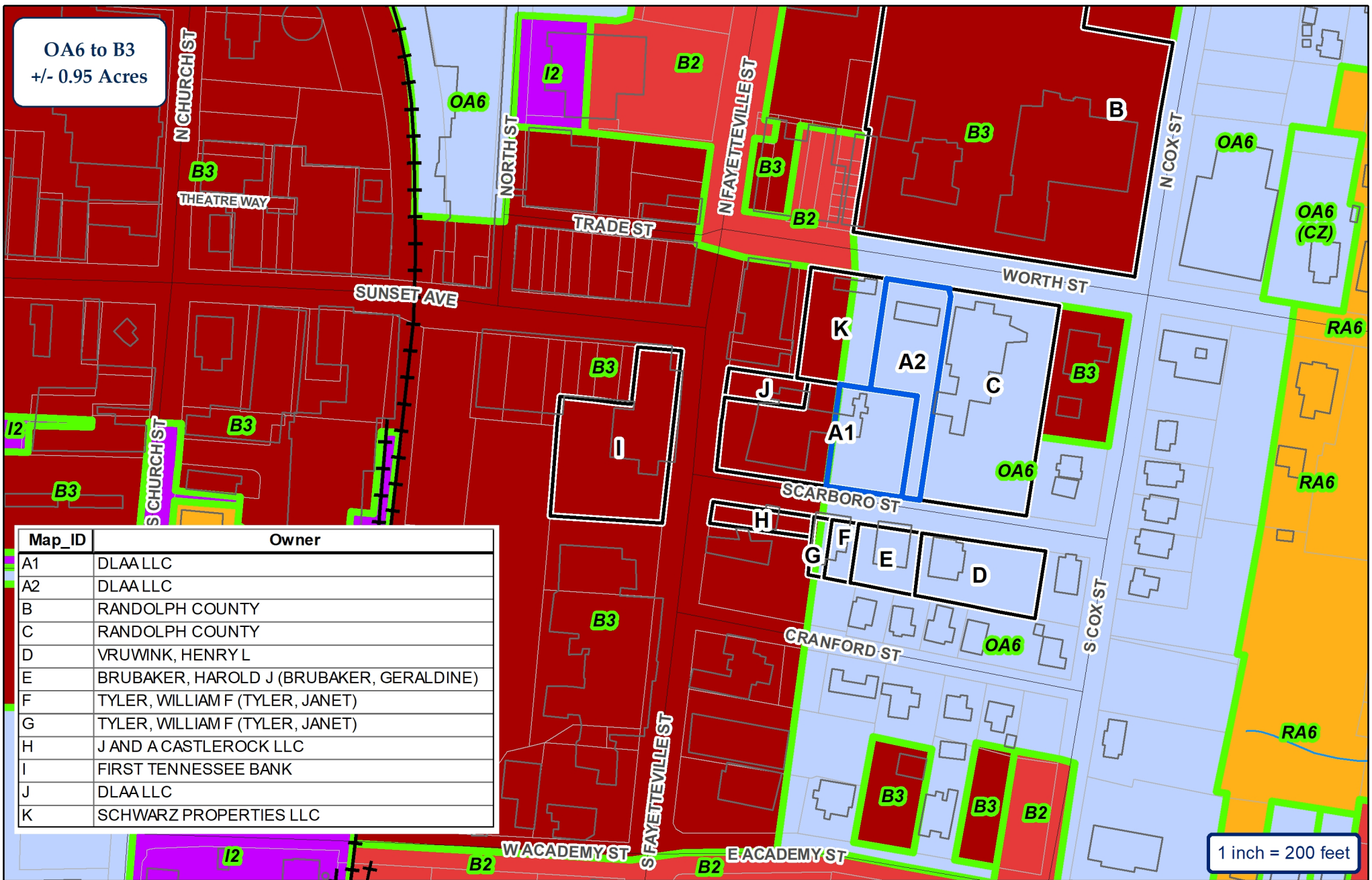
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-21

Parcels: 7751823582 (pt.) & 7751825638



OA6 to B3
+/- 0.95 Acres



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-21

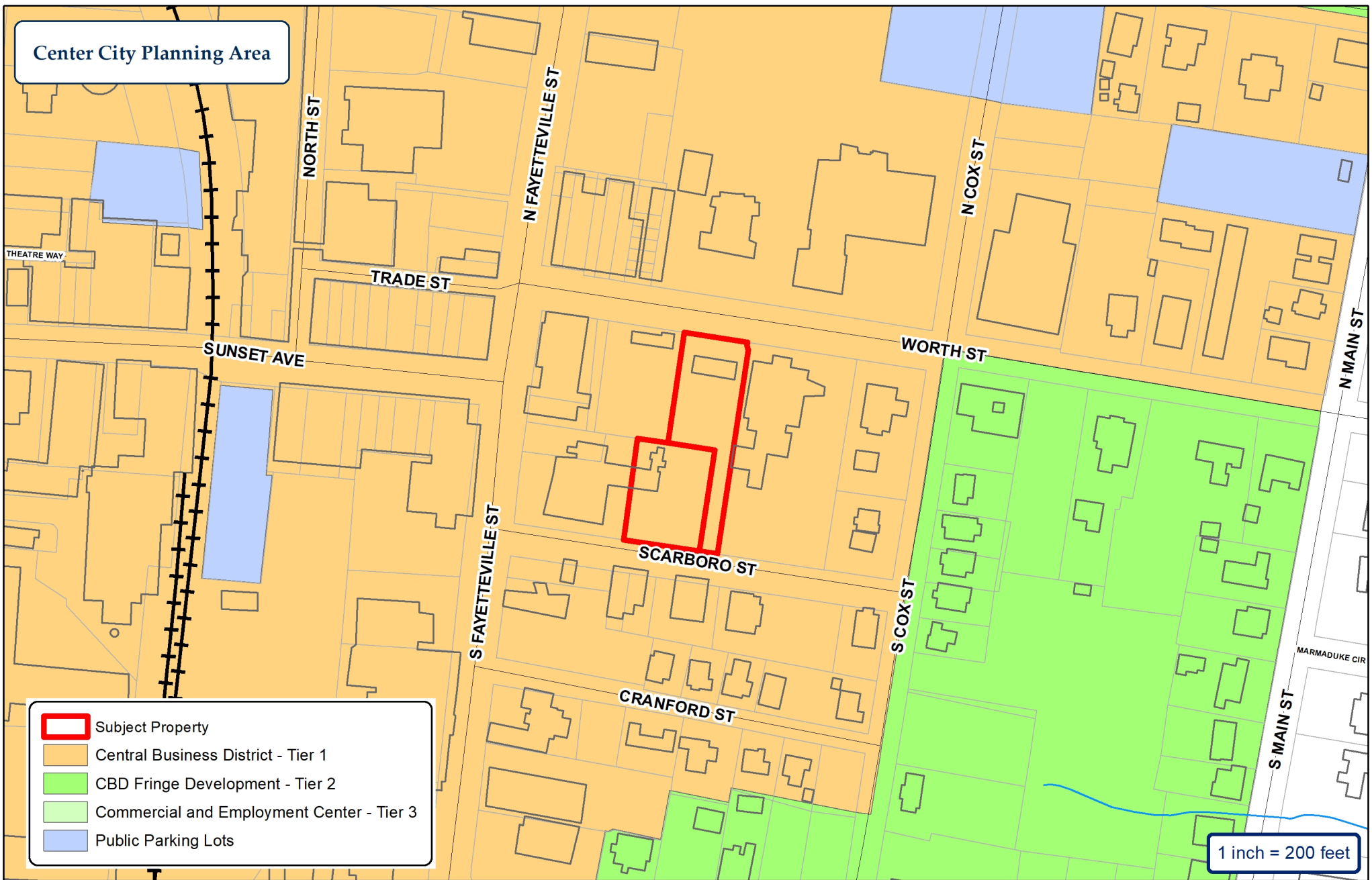
Parcels: 7751823582 (pt.) & 7751825638



ETJ

- Subject Property
- Adjoining Properties
- City Zoning





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-21

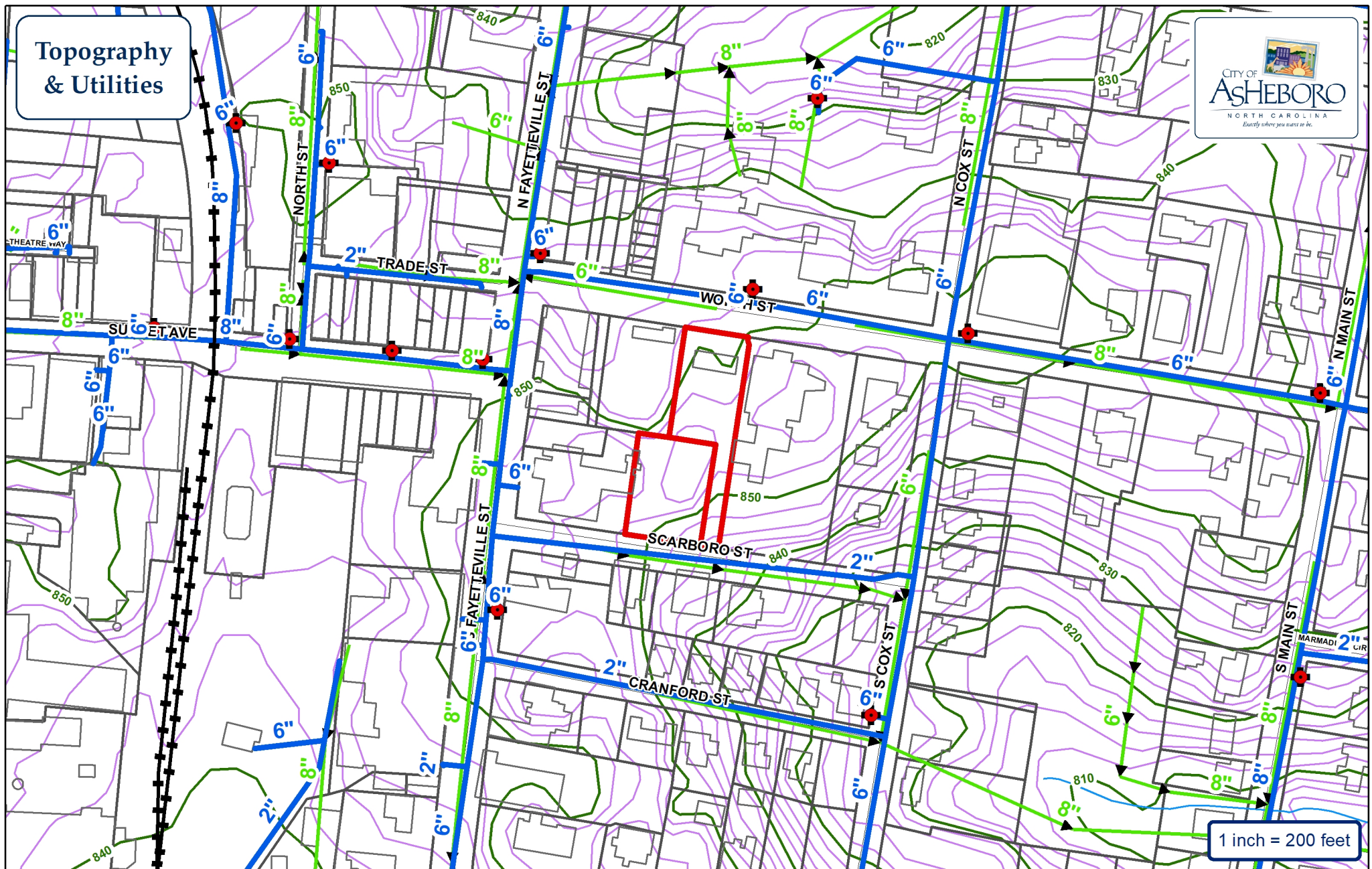
Parcels: 7751823582 (pt.) & 7751825638



ETJ



Topography & Utilities



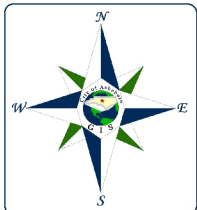
-  Water Main
-  Sewer Main
-  Force Main
-  Fire Hydrant
-  Pump Station
-  Watershed

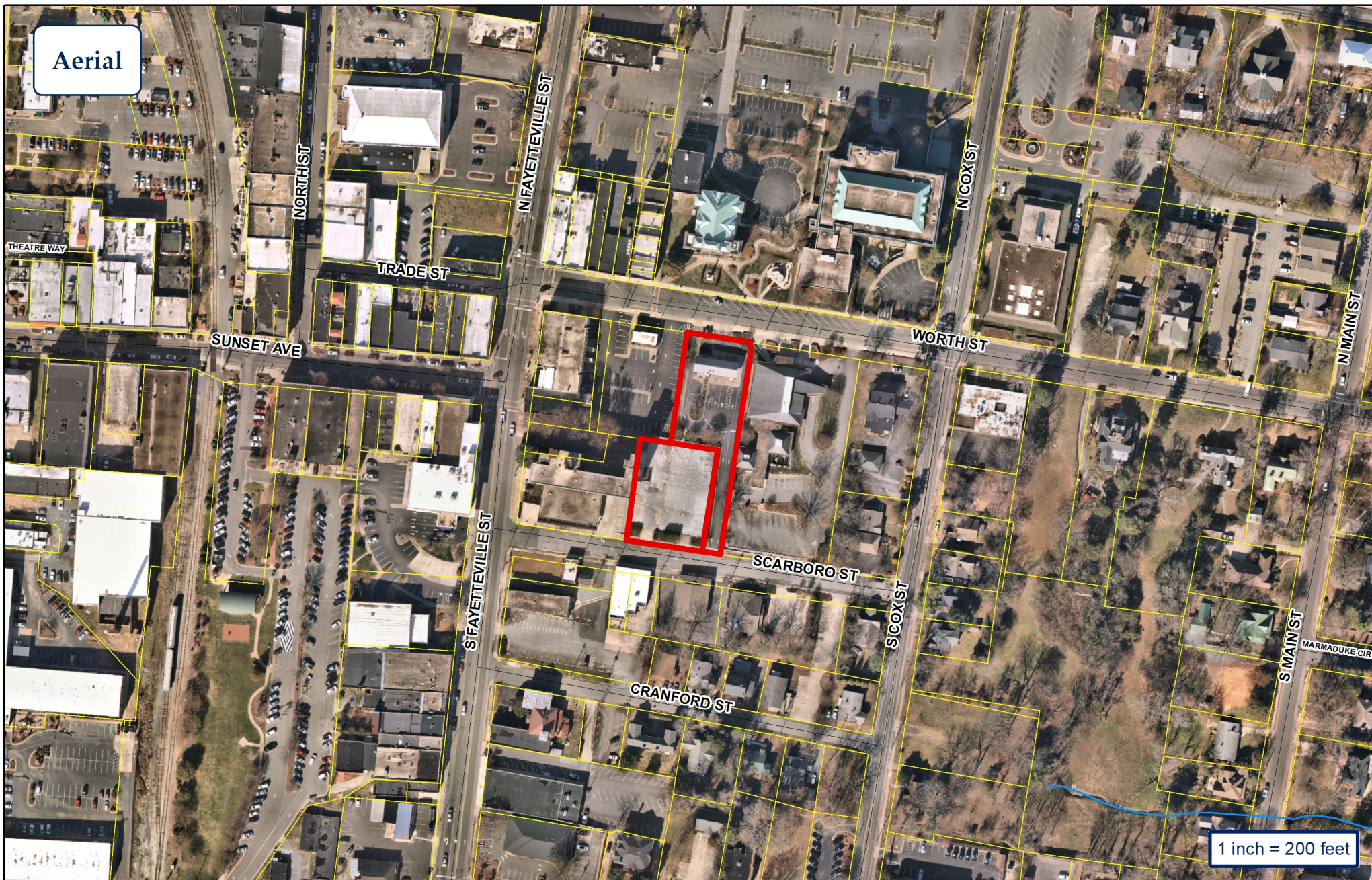
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-21

Parcels: 7751823582 (pt.) & 7751825638

 Subject Property



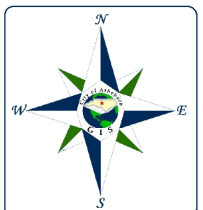


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-21

Parcels: 7751823582 (pt.) & 7751825638

 Subject Property



APPLICANT INFORMATION

Applicant Al LaPrade
Applicant's Phone # 336-610-3001
Applicant's Address 220 Sunset Ave
Asheboro NC 27203
Applicant Email Address laprade@readytelecom.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name DLAA, LLC
Location of Property 142 Worth St., 115 S. Fayetteville St
Property Size (ac. or s.f.) 0.52 ac, 0.94 ac
Randolph County Property Identification Number (PIN#) 7751825638, 7751823582
Current Zoning District OA6
Requested Zoning District B3
Date Property Title Acquired 4-13-23
Deed Book 002853 Page 01312
Subdivision _____ Section _____ Lot # _____
Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

1. In what manner will the proposed amendment carry out the intent of the Land Development Plan? property is in the

Central Business district which is within
the center city planning

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☒

3. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

Does not apply ☒

4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

*to contiguously zone the property complex
which includes multiple parcels*

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Alfred C LaPrade Jr

Position/Relationship of Authorized Signatory to Applicant

Member Manager

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: John Evans Date: 10-31-23 Case Number: TRD