Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, August 5, 2024
7:00 PM
AGENDA

I. Call to Order

II. Consent agenda:

(a) Approval of Minutes July 8, 2024

(b) Approval of Final Decision Document for Case No. BOA-24-05: Request for variance from Section 3.01(C) of the zoning ordinance requiring every lot to abut a street for property located on Rosemont Road (Randolph County PIN# 7761841055).

III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved. *There have been no new subdivisions approved since the July 8, 2024 Planning Board meeting.*

IV. Old Business

(a) RZ-24-11: Request to rezone property on the west side of Zoo Parkway and the south side of Newbern Avenue to an amended R7.5 (CZ) Medium-Density Residential Conditional Zoning district for a residential planned unit development.

(b) Planning Board Functioning as Board of Adjustment: BOA-24-04: Request for variances from Table 4-1 and Section 3.02(D) of the Asheboro Zoning Ordinance which regulates required yards (setbacks) and front yard averaging for property located at 1001 Parkview St. (Randolph County PIN# 7761313052).

V. New Business

(a) RZ-24-12: Request to rezone property located at 841 Cross Street (and on the east side of Cross Street) identified by Randolph County Parcel Identification Number 7761350714) to an amended B2 (CZ) General Commercial Conditional Zoning district for an eating establishment. *Notices were not mailed to adjoining property owners by the applicant; the case must be continued.*

(b) RZ-24-14: Request to rezone property located at 308 Pineview Street and to the rear of 307-A and 307-B Quaker Drive (7753876027 and 7753876247) from R10 Medium-Density Residential to R7.5 Medium-Density Residential

(c) RZ-24-15: Request to rezone property located at 343 NC 42 North (Randolph County Parcel Identification Number 7761402066) to an amended B2 (CZ) General Commercial Conditional Zoning district for expansion of an existing membership organization.

(d) RZ-24-16: Request to rezone property located at 801 and 817 Sunset Avenue (Randolph County Parcel Identification Number 7751426889 from OA6 Office-Apartment and M (CZ) Mercantile Conditional Zoning to OA6 (CZ) Office-Apartment Conditional Zoning for a Residential Development with Multiple Family Structure(s).

VI. Items not on the agenda

VII. Adjournment

# # # # # # # # #

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JULY 8, 2024
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)
Ritchie Buffkin)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

John Evans, Assistant Community Development Division Director
Justin Luck, Planning and Zoning Director
Trevor Nuttall, Community Development Division Director
Bradley Morton, Planner/Zoning Administrator
Jeff Sugg, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES FROM JUNE 3, 2024

Mr. O'Kelley inquired if there were any corrections or additions to the June 3, 2024 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 the June, 2024 Regular Meeting. He stated that there currently have been no major subdivisions approved since the June 3, 2024 Planning Board meeting.

NEW BUSINESS

Mr. O'Kelley stated that if the board or anyone in attendance had no objection, New Business items C and D would be heard prior to New Business items A and B. There was no objection.

c) PLANNING BOARD FUNCTIONING AS BOARD OF ADJUSTMENT: BOA-24-04: REQUEST FOR VARIANCES FROM TABLE 4-1 AND SECTION 3.02(D) OF THE ASHEBORO ZONING ORDINANCE WHICH REGULATES REQUIRED YARDS (SETBACKS) AND FRONT YARD AVERAGING FOR PROPERTY LOCATED AT 1001 PARKVIEW ST. (RANDOLPH COUNTY PIN# 7761313052)

Mr. Luck and the applicant, Mr. Edwin E. Pollard Jr., were placed under oath to offer the staff report and their testimony, respectively. Mr. Luck gave a visual presentation on the above-referenced case. Mr. Luck presented the following analysis:

He stated that the request is for variances from Table 4-1 and Section 3.02(D) of the Asheboro Zoning Ordinance which regulates required yards (setbacks) and front yard averaging. He provided the following:

Location: 1001 Parkview St.
Parcel Identification Number: 7761313052
Property Size: 0.40 Acres (17,308 sq.ft.)
Zoning: R10 Residential
Overlay Zone: None

Surrounding Land Use:
North: SF Residential
East: SF Residential
South: SF Residential
West: SF Residential

LDP Recommendations:
Growth Strategy: Primary Growth
Proposed Land Use Map: Neighborhood Residential

He showed aerial, zoning, topographic/utilities, and oblique aerial maps, as well as photographs of the subject property from all directions. He then went over the analysis:

1001 Parkview St. ("The Lot") is a conforming R10 lot with an existing single family dwelling use. Required yards for the R10 zoning district are regulated through Table 4-1 as follows:

Table 4-1
Table of Area, Height, Bulk and Placement Regulations

District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R10	10,000 SF	75	30	10	25	35	22%		

The 10-foot required side yard is applicable to both principal and accessory structures (Table 4-1; 5.04(31)). The required 30-foot front yard setback is modified by Section 3.02(D), Averaging a Front Setback Line, as follows:

3.02(D)(2) Increase to Front Yard Setback
In a residential district, where the average of the front setbacks for all adjacent lots, which are located within two hundred feet of either side of a lot is greater than the required front setback specified in this Ordinance, a required setback line shall be provided on the lot equal to this greater average depth but not to exceed sixty feet. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front setback specified for the zoning district.

There are a total of four adjacent lots within two hundred feet of either side of The Lot. Utilizing Section 3.02(D), the required front yard becomes 52.35', calculated as follows:

Address	Apparent Existing Setback
935 Parkview St.	61'
943 Parkview St.	61.2'
1009 Parkview St.	37.2'
1017 Parkview St.	50'
Average	**52.35**

The existing single-family dwelling conforms with all required yards. The applicant proposes to construct a new, unenclosed carport. This proposed carport would come no closer than 7 feet from the side property

line, and 42 feet from the front property line, thus a required side yard variance of three feet and a front yard variance of 10.35 feet are requested.

He showed the board a site plan of the property, showing all existing conditions, as well as the proposed carport and all setbacks listed. He then went over the findings of fact:

1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

He then asked the board if there were any questions. There were no questions for Mr. Luck at this time.

Mr. O'Kelley asked the applicant to come forward and address the findings of fact. Mr. Edwin E. Pollard, Jr., the applicant, addressed the board at this time. He stated that there are many homes down the street with carports, including some adjacent to his property. He stated that he is attempting to keep his vehicles out of bad weather elements and stated that he felt the proposed carport would add value to the home. He stated that it is not feasible to place the structure in the backyard. Ms. Vuncannon inquired if there is currently a garage or any covering existing at the home. Mr. Pollard stated that he did not have an existing garage or carport on the property. Mr. Henderson asked if a smaller carport could accommodate his needs so that the side setback could be met. Mr. Pollard stated that he was unsure of the standard dimensions for a two-car garage, and that he would have to measure his cars to confirm. The board suggested that a continuance may be an option if the applicant is unsure of how to proceed or if the applicant wishes to make any revisions to the site plan. Mr. Pollard stated that he would like to continue the case.

Mr. Rush moved to continue the case to the August Planning Board meeting. Mr. Henderson seconded the motion and the motion carried unanimously. The Board of Adjustment will hear the case at the August 5th, 2024 regular meeting.

d) PLANNING BOARD FUNCTIONING AS BOARD OF ADJUSTMENT: BOA-24-05: REQUEST FOR VARIANCE FROM SECTION 3.01(C) OF THE ZONING ORDINANCE REQUIRING EVERY LOT TO ABUT A STREET FOR PROPERTY LOCATED ON ROSEMONT ROAD (RANDOLPH COUNTY PIN# 7761841055

Mr. Luck and the applicant's representation, Mr. Robert Wilhoit, attorney, Mr. HR Gallimore, real estate agent, and Mr. George Kearns, intern with Mr. Robert Wilhoit, were placed under oath to offer the staff report and their testimony, respectively. Mr. Luck gave a visual presentation on the above-referenced case. Mr. Luck presented the following analysis:

He stated that the request is for a variance from Section 3.01(C) of the Asheboro Zoning Ordinance which requires that every lot must abut a street. He provided the following:
Location: Rosemont Road
Parcel Identification Number: 7761841055
Property Size: 1.85 Acres
Zoning: R40 Residential
Overlay Zone: None

Surrounding Land Use:

North: SF Residential East: Undeveloped
South: SF Residential West: Undeveloped

LDP Recommendations:

Growth Strategy: Economic Development
Proposed Land Use Map: Commercial

He showed aerial, zoning, topographic/utilities maps, oblique aerial maps, as well as photographs of the subject property. He then went over the analysis:

Randolph County PIN# 7761841055 (The Zoning Lot) is a legal lot created in 1953 (Plat Book 7, Page 57). It is the intention of the applicant to develop a single-family dwelling or class A manufactured home. He went over the zoning ordinance section for which the variance was requested:

Section 3.01(C) Every Lot Must Abut A Street and Possess Sufficient Buildable Area
No building, structure or use of land other than for agricultural purposes or for a special purpose lot shall be established on a lot that does not abut and have direct access to a dedicated public street and does not have at least one thousand (1,000) square feet of contiguous buildable area of a shape sufficient to hold a principal building.

He spoke on the zoning ordinance definition of Street, Public:

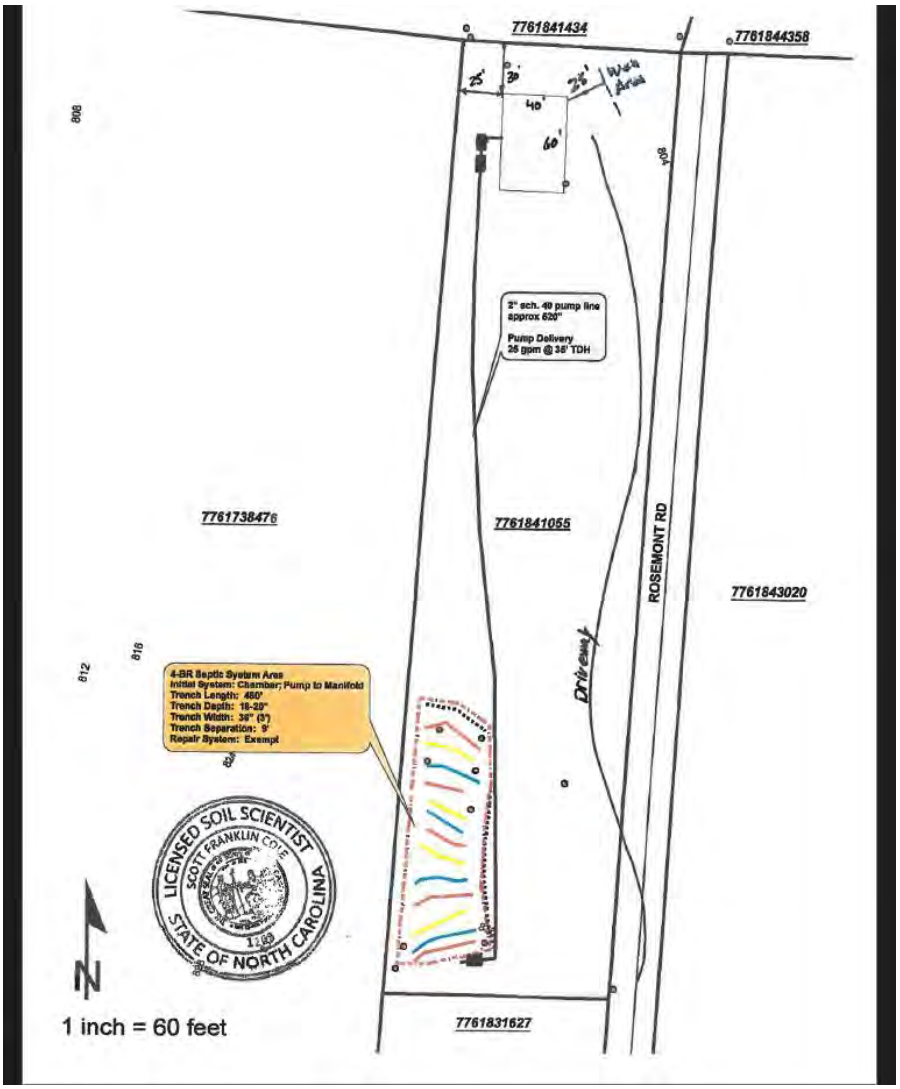
Street, Public
Effective January 1, 2007: A right-of-way or fee simple tract of land that has been set aside for public travel, offered for dedication to the public by the recording of a subdivision plat, built to public street standards, and eligible for maintenance by either the City of Asheboro or the State of North Carolina.

He stated that the Zoning Lot does abut and have direct access to a platted street; however, it has not been built to public street standards, has no record of being accepted for maintenance by the City of Asheboro or State of North Carolina, and is currently ineligible for maintenance by either the City of Asheboro or State of North Carolina. Therefore, presently, no building, structure, or use of land other than for agricultural purposes or for a special purpose lot shall be established on The Zoning Lot.

He stated that for a road to be eligible for State maintenance, the following items are needed:

1. A platted 60' public Right of Way *(Rosemont currently 30')*
2. The road connects to an existing State Maintained Road
3. Typically, the road is outside of City or town limits
4. The roadway is paved and is built to NCDOT Standard (if the road was recorded prior to 1975, then it may be considered for maintenance if gravel)
5. Minimum housing density is met (2 occupied homes per .1 miles or 4 total occupied homes if road is less than .2 miles)
6. After all these items are met, a SR-1 Form (Petition for Road Addition form) will need to be filled out, signed by all the property owners and submitted to NCDOT along with encroachment agreements for each existing utility within the Right of way, a PE certification, and a signed VCER form. A time is then scheduled to perform a final inspection of the roadway and generate a Roadway Maintenance Correction Letter that lists items that need to be corrected before proceeding.
7. After step 6, once NCDOT is satisfied with the condition of the roadway, the road is then eligible, and the request is sent to the County and then the Board of Transportation for their review and approval. From start to finish, this process can take up to a year, if not more.

He presented the following site plan:



He then went over the findings of fact:

1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

He then asked the board if there were any questions. There were no questions for Mr. Luck at this time.

Mr. O'Kelley asked the applicant's representatives to come forward and address the findings of fact. Mr. Wilhoit gave a visual presentation on the above referenced variance case. He stated that the applicant, Ms. Alexus Knott, plans to develop a single-family dwelling on the subject property. Mr. Wilhoit showed photographs and drone footage of the subject property and all surrounding properties. He entered into the record a letter that the applicant received from Eastside Fire Department detailing that the property is accessible for an emergency vehicle and for emergency purposes. He stated that constructing a road from Salisbury Street all the way to the subject property is a hardship for a single-family dwelling development. He stated that access is peculiar to the conditions of the area due to it being located at the very end of the platted street. He stated that there was no knowledge of this zoning ordinance requirement that every lot must abut a street at the time of her purchase. He stated that this is the last lot on the platted street and that the development on this lot will be no different than the rest of the lots and dwellings on the street in terms of the spirit, purpose, and intent of the ordinance due to the development being single-family in nature. At this time Mr. HR Gallimore addressed the board and offered his testimony on the requested variance. He stated that it appeared that the road was extended to this lot but unfortunately it did not. He stated that there is a perk test in place with her project. He stated that there are 12 homes on the existing gravel road. He stated that the road would have to be improved all the way from Salisbury Street up to the lot to meet the ordinance. He stated that this lot was legally platted in the 1950s and this is the last lot of development on this platted road. He stated that this development would not be any different than the developed lots on this platted road. He then asked the board if there were any questions he could help answer.

Ms. Vuncannon inquired if the lot beyond the subject property is a legal lot. Mr. Gallimore stated that it is a legal lot. Mr. Henderson inquired if the applicant has the right to access the subject property lot by utilizing the road. Mr. Wilhoit stated that the applicant has a legal right to access the property. Mr. Anderson asked about the platted road and if it extends past her lot. Mr. Gallimore stated that the platted road does, but the built road does not. Mr. Rich inquired how far she would need to extend her driveway to get to the street. Mr. Gallimore stated that it would likely be around 50 feet or so but doesn't have an exact measurement. There was other general commentary regarding the gravel road and access to the developed lots on the platted road. There were no further questions or comments regarding this request.

Mr. O'Kelley inquired if there was anyone else that would like to speak for or against the request. There was no one else to speak for or against this case.

Mr. Buffkin moved to grant the variance based on the evidence presented by the applicant's representatives satisfying of all findings of facts. Ms. Vuncannon seconded the motion and the motion carried unanimously.

a) RZ-24-10: REQUEST TO REZONE PROPERTY LOCATED AT 909, 911, AND 915 MEADOWBROOK ROAD (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7761182410) FROM R10 MEDIUM-DENSITY RESIDENTIAL TO O&I OFFICE & INSTITUTIONAL

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

Applicant: David Snyder
Location: 909, 911, and 915 Meadowbrook Road
Request: Rezone from R10 Medium-Density Residential to O&I Office & Institutional
Randolph County Parcel ID: 7761182410
Size: 13.3 acres +/-
Existing Land Use: Place of Assembly- Non-Commercial (i.e. Church)

He showed overview, rezoning, topographic/utilities, aerial and oblique maps as well as photographs of the subject property from all directions. He also mentioned that the City of Asheboro is an adjoining property owner and did receive a notification letter from the applicant, which was post marked June 18,

2024. He mentioned that this date was within the required timeline for mailing notification letters. He then went over the analysis:

1. The property is outside the city limits but within the city extraterritorial jurisdiction.
2. Meadowbrook Road is a state-maintained minor thoroughfare.
3. The request is for a general district Office & Institutional (O&I) rezoning. No specific uses, site plan, or conditions can be considered with this request.
4. The zoning ordinance describes the intent of the existing R10 district as "to provide regulations which will produce a moderate intensity of residential uses, usually single family or 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".
5. The requested O&I district is described as "to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated O&I shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
6. The O&I district allows primarily office uses, such as business and professional services, health practitioner offices, and other office uses, personal service uses such as hair salons, and non-commercial places of assembly such as the current use of the property. It does not permit more intense commercial uses such as retail, eating establishments (restaurants), motor vehicles rental/sales/repair, manufactured home sales, bars, flea markets and other higher intensity commercial uses.
7. Tax records indicate that the existing structures on the property were constructed in 1975 and 1980, and the current classification of the property is a "non-commercial place of assembly" (church), which is a permitted use in the requested O&I zoning district. The current ordinance allows expansion of a non-commercial place of assembly when located in a residential zoning district to be authorized by a Special Use Permit, or either a conditional or general non-residential zoning district.

He then went over the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map:
Neighborhood Residential
Small Area Plan: Central
Growth Strategy Map: Adjacent Developed

Goals/Policies Supporting Request (4):

- Checklist Item 3: Fits the district intent described by the zoning ordinance
- Checklist Items 12-13: Property is located outside of the watershed area, Special Hazard Flood zone
- 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.

Goals/Policies Not Supporting Request (2):

- Checklist Item 1**:** Does not comply with the Land Development Plan
- Checklist Item 14: Property is located on steep slopes (>20%)

He provided staff's consistency statement:

"While the Land Development Plan maps this property for "Neighborhood Residential" development, the property's long-standing institutional use makes an Office & Institutional zoning district an appropriate designation, especially after considering other non-residential zoning and land uses that are in the vicinity and the property's location on a minor thoroughfare. Furthermore, the O&I district's limited number of institutional or office uses diminishes the potential for incompatibility with nearby homes."

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 and recommends approval of the request."

He stated that the City Council will consider the rezoning request on Thursday, August 8, 2024. He then asked the board if there were any questions. There were no questions for Mr. Evans at this time.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request.

Mr. David Snyder, the applicant, spoke in favor of the request. He stated that the building was constructed in the 1970s and 1980s and that the signage was constructed around the same time. He stated that the church's intent is to upgrade their signage and the existing residential zoning district will not allow for electronic changeable copy signage. He then asked the board if there were any questions, he would answer them at this time. There were no questions for Mr. Snyder.

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

Mr. Henderson moved to recommend approval of Case No. RZ-24-10 along with the staff's adopted consistency statement. Ms. Vuncannon seconded the motion and the motion carried unanimously.

b) RZ-24-11: REQUEST TO REZONE PROPERTY ON THE WEST SIDE OF ZOO PARKWAY AND THE SOUTH SIDE OF NEWBERN AVENUE TO AN AMENDED R7.5 (CZ) MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING DISTRICT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT

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

Applicant: Ridge Road Partners, LLC
Location: Zoo Parkway and Newbern Avenue
Request: Rezone to an amended R7.5 (CZ) Medium Density Residential
Conditional Zoning for a Residential Planned Unit Development
Randolph County Parcel ID: 7760008593 (portion) and 7760013008
Size: 94.27 acres +/- of 104.27 acres +/-
Existing Land Use: Undeveloped

He showed overview, rezoning, topographic/utilities, aerial and oblique maps. He also gave a comparison between proposed and previously approved plans (comparison on next page):

Comparsion of plans	Previous plan	New Plan
Number of Dwellings	350	350
Housing Types	Single-family Townhomes close to Zoo Pkwy.	Single-family Townhomes in different phases
Number of SF/Townhomes	286 Single-family/64 Townhomes	252 Single-Family/98 Townhomes
Phasing	Phases 1 & 2 accessed from Zoo Pkwy (168 units); Phases 3 & 4 off Newbern Ave.(182 units)	Phases 1 & 2 accessed from Newbern Ave. (203 units); Phases 3 & 4 off Zoo Pkwy. (147 units)
Future interconnectivity	Stub outs to the south and west Sidewalk/trail network in most of development	Stub outs to the south and west Sidewalk/trail network in most of development
Recreation areas	Recreation areas dispersed throughout development	Recreation areas dispersed throughout development.
Visitor Parking	88 dedicated spaces dispersed in development+ on-street parking	58 dedicated spaces close to townhomes+ on-street parking

He showed the previously approved site plan, as well as the proposed site plan, including phasing, recreation areas, street and trail networks, and unit counts. He then showed photographs of the subject property from all directions and showed traffic engineer recommendations for the previously approved plan as well as NCDOT recommendations. He then stated the following:

- Detailed analysis and draft zoning conditions are contained within staff report provided to board and available online;
- Much of the analysis provided with prior application remains valid but staff would like time to clarify certain pedestrian elements and confirm that certain project elements previously provided by applicant are carried over with this application (details of various home styles, building setbacks for each phase, floor area ratio waivers, etc.);
- Input from NCDOT on proposed changes advisable; therefore
- Continuance to August 5 Planning Board recommended by staff but comments from the applicant and anyone wishing to speak tonight should be taken.

He stated that if continued, the Planning Board will hear the case on Monday, August 5, 2024 and that the City Council will still consider the rezoning request on Thursday, August 8, 2024. He then asked the board if there were any questions. There were no questions for Mr. Nuttall at this time.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request.

Mr. Christian Vestal, Summey Engineering, spoke on behalf of the applicant and in favor of the request. He stated that he would answer any questions at this time or allow for any public input. There were no questions at this time for Mr. Vestal. At this time Mr. O'Kelley inquired if there was anyone in opposition or public input regarding the request. There was general discussion and concern for the following items:

- Safety concerns
- Traffic and congestion concerns
- Phasing and sequencing of construction
- Construction Traffic – generally the desire to have construction traffic enter the property from Zoo Parkway.
- Increased cars, trucks, and school buses as well as increased trip generation
- Environmental permitting concerns
- Creek crossing concerns

- Concern for the reduction of the visitor parking spaces.

Mr. Vestal stated that trip calculations will be less than the previously approved plan due to more townhome development. He stated that environmental permitting will begin immediately and will likely be issued several months after approval. General discussion continued, revisiting some of the similar above-referenced concerns.

After all discussion, comments, and concerns were stated and addressed, Mr. Rich moved to continue the case to the August 5, 2024 meeting. Ms. Vuncannon seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

There were no items at this time.

ADJOURNMENT

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

_____ _____

Bradley Morton, Planning Board Secretary Michael O'Kelley, Planning Board Chair

RZ-24-11: Request to rezone property on the west side of Zoo Parkway and the south side of Newbern Avenue to an amended R7.5 (CZ) Medium-Density Residential Conditional Zoning district for a residential planned unit development.

Staff Report

Rezoning Staff Report

RZ Case # **RZ-24-11**

Date 8/5/2024 Planning Board
(continued from 7/8/2024)

General Information

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

Address PO Box 1609

City Asheboro NC 27203

Phone 980-722-1010

Location Zoo Parkway and Newbern Avenue

Requested Action Rezone from R7.5 (CZ) Medium-Density Residential Conditional Zoning to an amended R7.5 (CZ) district for a Residential Planned Unit Development

Existing Zone R7.5 (CZ) **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 350 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.

Surrounding Land Use

North Medium-Density Residential & Elem. School **East** Medium-Density Residential

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

Zoning History The property was rezoned to R7.5 (CZ) in January, 2024; the district permitted up to 350 dwellings subject to development per the approved site plan presented with the application (RZ-24-14).

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-24-11 (Hillcrest Farms rezoning request): Staff analysis as of 8-1-24

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 zoning ordinance allows minor changes to conditional zoning site plans to be approved administratively; significant changes, including those proposed with this application, require review and approval by City Council.

3. The application is re-filed for a residential Planned Unit Development to allow 350 dwellings on 350 subdivided lots. The current zoning district permits a total of 350 dwellings on 350 lots. This application differs from the previously approved application as follows:

(a) Project phasing, initially proposed to change from the conditional zoning district site plan approved by city council earlier this year, has been revised to generally reflect the prior council approval. In addition, the applicant has indicated an intent to develop the proposed subdivision beginning on the south side of Vestal Creek before moving to the northern portion of the property.
(b) The applicant has stated an intent to utilize Zoo Parkway for construction access.
(c) The previous council-approved site plan proposed 286 detached single-family dwellings and 64 townhome-style dwellings. The site plan filed with this application proposes 252 detached single-family dwellings and 98 townhome-style dwellings
(d) The previous council-approved site plan identified all townhomes to be located between Vestal Creek and Zoo Parkway. The site plan filed with this application shows townhomes on both sides of Vestal Creek.
(e) Modest changes to the development's street network are proposed, including a new cul-de-sac.
(f) The number of proposed dwellings between Vestal Creek and Newbern Avenue has increased from 182 to 203 and decreases the number of dwellings between Vestal Creek and Zoo Parkway from 168 to 147.
(g) Visitor parking/common area parking has been increased from 88 to 97 off-street parking spaces; on-street parking availability at various locations throughout the development is retained.
(h) Connectivity to PIN 7669292577 has been adjusted.
(i) The site plan depicts up to 8 townhome units now attached; the previously approved plan depicted up to 7 attached units.

4. The site plans identifies several common areas; amenities within common area may include pickle ball, a dog park, 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 generally will be consistent with the site plan. 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."

5. Zoo Parkway is a state-maintained major thoroughfare. Newbern 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 development's street network could be extended into adjacent property. Connectivity between Zoo Parkway and Newbern Avenue is shown via a stream crossing to be built by the developer.

6. Previously, a Traffic Impact Analysis (TIA) was completed by a traffic engineering firm. That TIA and NCDOT's review resulted in zoning conditions related to roadway improvements (right and left turn lanes on Zoo Parkway into the development and right turn lane on Zoo Parkway at Newbern Avenue. Both the

applicant and city have shared the revised plans with NCDOT. NCDOT has indicated that the TIA did not consider construction sequencing or recommend which phase would begin first; NCDOT's recommendations were based on complete build-out. NCDOT could require additional information as part of its permitting process. NCDOT does support construction access being provided from Zoo Parkway rather than Newbern Avenue.

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

8. 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 noted to be retained in places. 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.

9. Sidewalks customarily are required for a Residential Planned Unit Development and typically are expected to connect all lots and amenities to existing streets. The site plan proposes a sidewalk and trail network that would most lots and amenities. Staff does recommend that additional sidewalk be added to Nature Trail connect the off-street parking area with the recreational area east of Orchid View Drive.

10. The zoning ordinance does allow an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-determined requirements. With the addition of the sidewalk segment described in #9 above, staff does not identify any significant deficiencies within the proposal.

11. 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 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."

12. 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."

13. 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."

14. The overall density of the development, as calculated based on the Zoning Ordinance, remains at approximately 4.4 dwellings per acre (public right-of-way is excluded from gross land area as stipulated by the code).

Rezoning Staff Report

RZ Case # **RZ-24-11**

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-24-11**

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

Much of the analysis provided with RZ-24-14 remains applicable. The Land Development Plan has long anticipated medium-density residential development on this property and the application still includes several design characteristics advocated by the plan, including mixed housing options, open space and sensitive lands preservation. The development proposal again proposes recreational amenities, a street network that provides internal connectivity as well as options for external connections, and pedestrian infrastructure that generally is viewed as necessary for the number of homes proposed.

Staff believes that the Traffic Impact Analysis previously completed still is relevant despite the changes to densities proposed between phases. Roadway improvements previously required as a condition of city zoning approval again would be required through conditions recommended to be attached to this application. Further, following public comments presented at the July 8 Planning Board meeting, the applicant has indicated agreement to develop the property beginning on the south side of Vestal Creek before moving to the northern portion of the property. The applicant also has committed to use Zoo Parkway for construction access.

The requested zoning district is seeking densities at the upper limit of the city's medium-density residential designation and approval would authorize development more dense than nearby neighborhoods, the development is designed in a manner that provides buffering between those neighborhoods, increasing the project's compatibility with surrounding land uses.

Recommendation Based on the above analysis and acknowledging the additional information and changes to project build-out offered by the applicant, staff believes approval to be consistent with the city's plans, reasonable, and in the public's interest.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

See Attachment 2.

Attachment 2: RZ-24-11 Hillcrest Farms: Proposed conditions as of August 1, 2024

(A) The use approved shall be a Residential Planned Unit Development with no more than 350 dwelling units on 350 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 townhome-style dwellings 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) or approval of a Subdivision Sketch Design Plat, plans addressing the following shall be provided to the Planning Department for inclusion in the file without further review by the Council:
(i) Labeling of recreation area on plan sheets.
(ii) Correctly labeling all adjacent property zoning within 50’ of subject property, including but not limited to the zoning of PIN 7760014240 (correct zoning is R15).
(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 of minimum proposed setbacks for single-family dwellings and attached dwellings within each phase of the development.
(vi) Confirmation of property acreage, linear feet of new street, and other Site Data calculations consistent with code requirements.
(I) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals or providing:
(i) Driveway permit(s) from NCDOT
(ii) Permitting from NC Department of Environmental Quality, and any related environmental permitting as required.
(iii) Subdivision Sketch Design and Preliminary Plat
(iv) A sealed survey plat by a Professional Land Surveyor 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.

(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) A sidewalk meeting city standards shall be constructed on Nature Trail to connect the off-street parking area on Nature Trail west of Orchid View Drive with the recreational area east of Orchid View Drive.
(Q) 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).
(R) Stormwater control measures, designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual (Manual), shall be provided, unless the city is provided and accepts a professional engineer's report determining and demonstrating that such measures would be contrary to the public interest. Such report shall include, but not be limited to, a determination that the Manual's stormwater measures, if built, would increase peak flood impacts on downstream properties. The report shall also recommend design elements that can be implemented to minimize adverse stormwater impacts. In the absence of such a report, stormwater control measures shall be built to 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 structures, if built, were constructed according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all stormwater control measures shall be the responsibility of the property owner.
(S) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.
(T) 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.
(U) Final roadway names shall be subject to city and Randolph County approval.
(V) Floodplain development permits shall be issued by the city prior to any construction within regulated floodplain areas.
(W) Annexation shall be required prior to extension of city water and sewer.
(X) 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).
(Y) 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.

(Z) 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 provisions required by city ordinance and prohibit the parking of recreational vehicles (boats, campers, travel trailers, etc.) outdoors.

(AA) The subdivision shall be developed in a manner consistent with the following:

1. The only construction entrance built shall be on Zoo Parkway and permitted by NCDOT. Entry, including delivery, of all construction machinery involved with land clearing and land development activities shall occur from the Zoo Parkway construction entrance. Land clearing and land development activities shall be permitted, subject to NCDEQ approval, on the property irrespective of phasing, but entry of all construction machinery involved in such activities shall use only the Zoo Parkway construction entrance. Machinery involved with land clearing and land development activities shall include backhoes, loaders, graders, excavators, bulldozers, dump trucks, compactors, rollers, and similar equipment. Entry, including delivery, of all construction machinery involved with land clearing and land development activities from Newbern Avenue shall be prohibited. This condition shall expire upon the City of Asheboro accepting for maintenance all public rights-of-way shown on the approved conditional zoning site plan.
2. Phase 1, as shown on the approved conditional zoning site plan, shall be the first phase recorded.
3. Phase 2, as shown on the approved conditional zoning site plan, shall be the second phase recorded. No lot within Phase 2 shall be recorded until at least 50% of the approved lots within Phase 1 have been recorded.
4. Phase 3, as shown on the approved conditional zoning site plan, shall be the third phase recorded. 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 recording of any lot within Phase 3.
5. Phase 4, as shown on the approved conditional zoning site plan, shall be the fourth phase recorded. No lot within Phase 4 shall be recorded 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.

(BB) At least one public street stub enabling a future public road extension into the CGW23, LLC property, identified as Randolph County Parcel Number 7669292577, 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) At least one public street stub enabling 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.

(DD) Roadway improvements to Zoo Parkway (formerly NC 159), as outlined in NCDOT's letter to AJ Anastopoulo, P.E/Davenport, dated December 21, 2023 shall be constructed as required by NCDOT.

(EE) 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.

NEWBERN AVE.

RANDOLPH COUNTY
PIN:7750906839
DB 1967 Pg. 862
ZONING: R10

40' EXISTING OVERHEAD POWER LINE EASEMENT

REC AREA

HALIFAX ST.

INTERACT CORPORATION
PIN:7760111278
DB 2251 Pg. 914
ZONING: R10

INTERACT CORP
PIN:7760114040
DB 1138 Pg. 913
ZONING: R10

BROWNMIRE DR.

HOLLY DR

SAMUEL EDWARD BASS
PIN:7760204632
DB 1083 Pg. 353
ZONING: R15

KATHY CAVINESS TOWERY
PIN:7760207714
DB 2474 Pg. 1446
ZONING: R15

JODY WAYNE JONES
PIN:7760202454
DB 2288 Pg. 1038
ZONING: R15

YATES, JEREMY GRAYSON
PIN:7760302440
DB 11E Pg. 561
ZONING: R10

ZOO PARKWAY

PINE LAKE PARTNERS LLC
PIN:7760302091
DB 1775 Pg. 2230
ZONING: R10

OTTO GARRIN
PIN:7669299960
DB 2916
Pg. 2149
ZONING: R-15

CGW23 LLC
PIN:7669292579
DB 2894
Pg. 369
ZONING: R-15 / R-10

15' SCREEN BUFFERYARD

WALLACE CHANDLER
PIN:7659996155
DB 2041 Pg. 420
ZONING: RE

CHRISTOPHER BOYD HAYNES
PIN:7669170872
DB 2677 Pg. 1246
ZONING: RR

15' SCREEN BUFFERYARD

RICHARD H CHANDLER
PIN: 7659977282
DB 2006Pg. 216
ZONING: RE

0' 150' 300' 450'
DRAWING SCALE

NAD 83
GRID NORTH

DRAWING LEGEND

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

VICINITY MAP
N.T.S.

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying

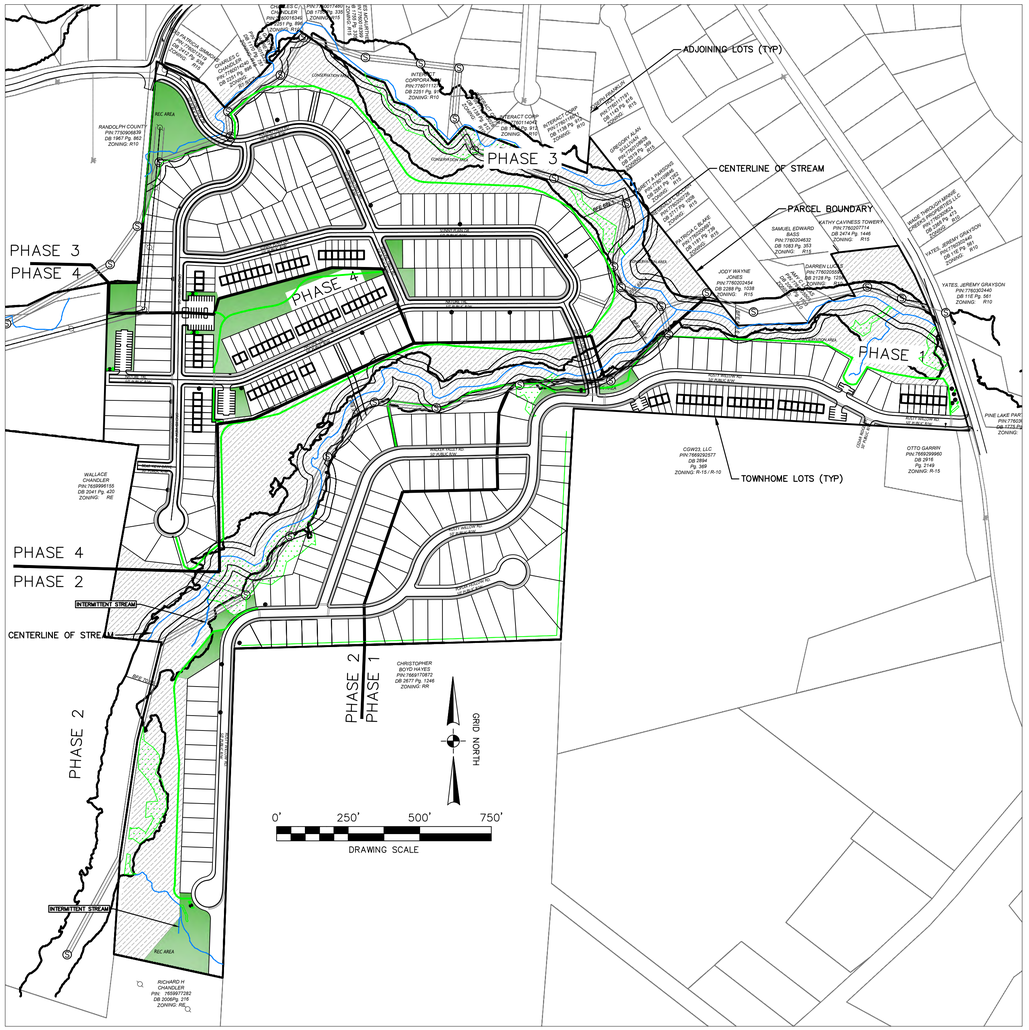
CONCEPTUAL REZONING PLAN
HILLCREST FARM SUBDIVISION
RANDOLPH COUNTY, ASHEBORO, NC
JULY 2024

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
JULY 2024



VICINITY MAP
N.T.S.

SITE DATA

1.	TOTAL PARCEL AREA:	93.34 AC
2.	TOTAL AREA IN ROW:	13.83 AC
	PARCEL AREA MINUS ROW:	79.51 AC
3.	TOTAL AREA IN TREE CONSERVATION:	29.45 AC
4.	TOTAL AREA IN LOTS:	44.88 AC
	TOTAL NUMBER OF RESIDENCES:	350
	TOTAL NUMBER OF TOWNHOMES:	98 UNITS
	TOTAL NUMBER OF SFR:	252
5.	TOTAL OPEN SPACE AREA:	73.53 AC (78.78%)
6.	TOTAL REC SPACE:	6.16 AC (6.60%)
7.	LOTS PER ACRE:	3.7
8.	LINEAR FEET IN PROPOSED STREETS:	12,050 LF
9.	DEED REFERENCE:	DB 2214 PG 1281, DB 2251 PG 896
10.	PARCEL NO.	7760008593, 7760013008
11.	EXISTING ZONING -	CZ R7.5
12.	PROPOSED ZONING -	CZ R7.5
13.	NCFIRM PANEL NO.:	371077600J

14. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE CITY OF ASHEBORO SIGN REGULATIONS
15. THE PROPOSED PROJECT WILL COMPLY WITH THE CITY OF ASHEBOROS LIGHTING REGULATIONS
16. TOPOGRAPHY IS SHOWN PER NC ONE MAP DATA
17. WATER AND WASTEWATER SERVICES PROVIDED BY CITY OF ASHEBORO
18. PROPOSED STREETS, WATER, SEWER, AND STORMWATER WITHIN ACCEPTED PUBLIC RIGHT OF WAYS TO BE MAINTAINED BY THE CITY OF ASHEBORO
19. PERMITS TO BE OBTAINED INCLUDE:

- NCDOT DRIVEWAY PERMIT
- CITY OF ASHEBORO PLANNING 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:	RIDGE ROAD PARTNERS, LLC
APPLICANT:	RIDGE ROAD PARTNERS, LLC
CIVIL ENGINEERING:	SUMMEY ENGINEERING ASSOCIATES, PLLC

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***

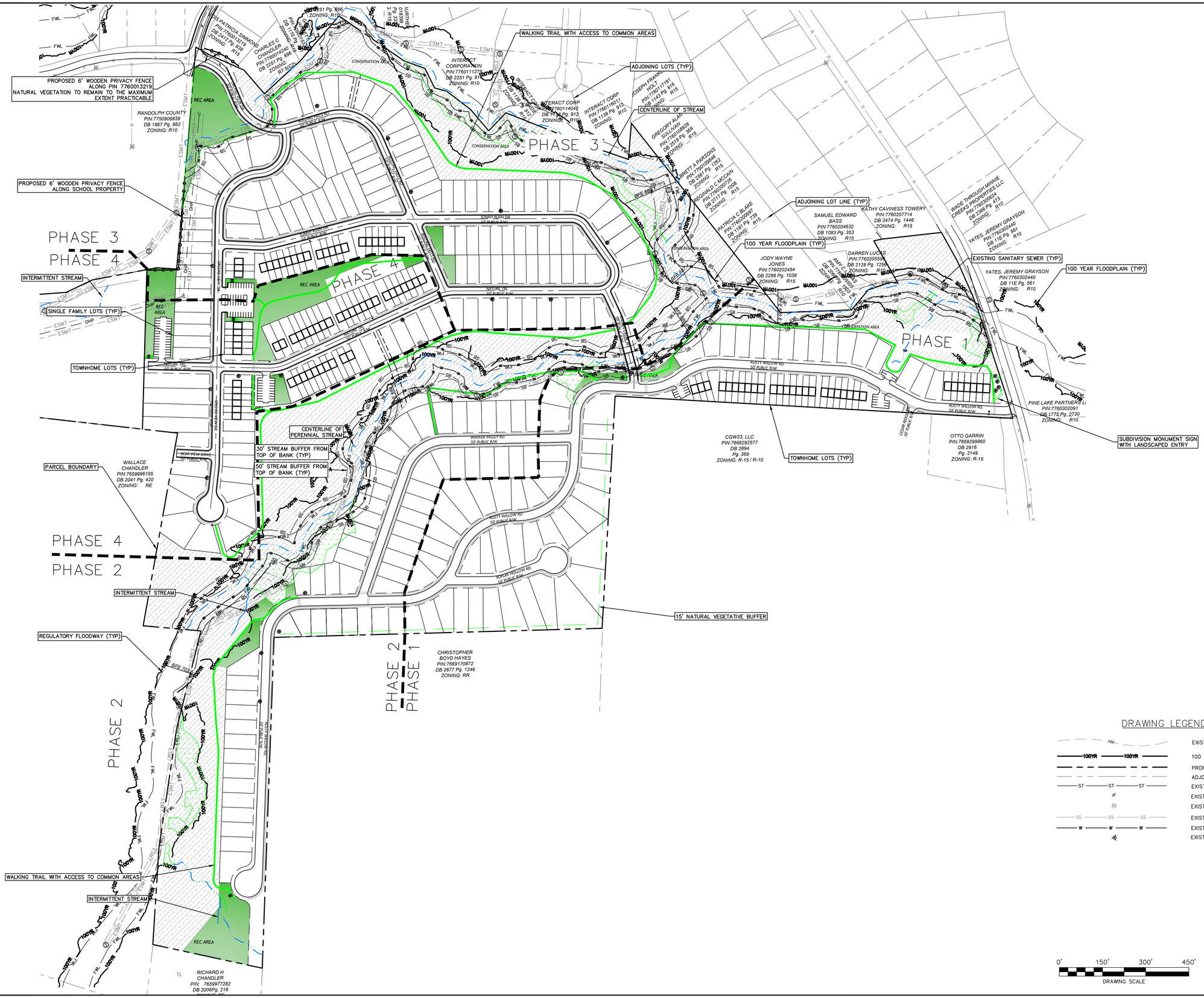
LANDSCAPE NOTES:

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.***
3. ***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 3 SITE AREA
C-3	PHASE 4 SITE AREA
C-4	PHASE 1 SITE AREA
C-5	PHASE 2 SITE AREA
C-6	TYPICAL DETAILS

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying



DRAWING LEGEND

120	EXISTING MAJOR CONTOUR
100YR 100YR	100 YR FLOOD PLANE
	PROPERTY LINE
	ADJOINING PROPERTY LINE
ST ST ST	EXISTING STORM PIPE
	EXISTING UTILITY POLE
	EXISTING SANITARY SEWER MANHOLE
SS SS SS	EXISTING SANITARY SEWER LINE
W W W	EXISTING WATER MAIN (TYP.)
	EXISTING FIRE HYDRANT

0' 150' 300' 450'
DRAWING SCALE

NAD 83 GRID NORTH

PRELIMINARY FOR REVIEW ONLY

SEA
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheboro, NC 27204
Ph. 336-628-0922 Fx. 336-628-0922
www.summeyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

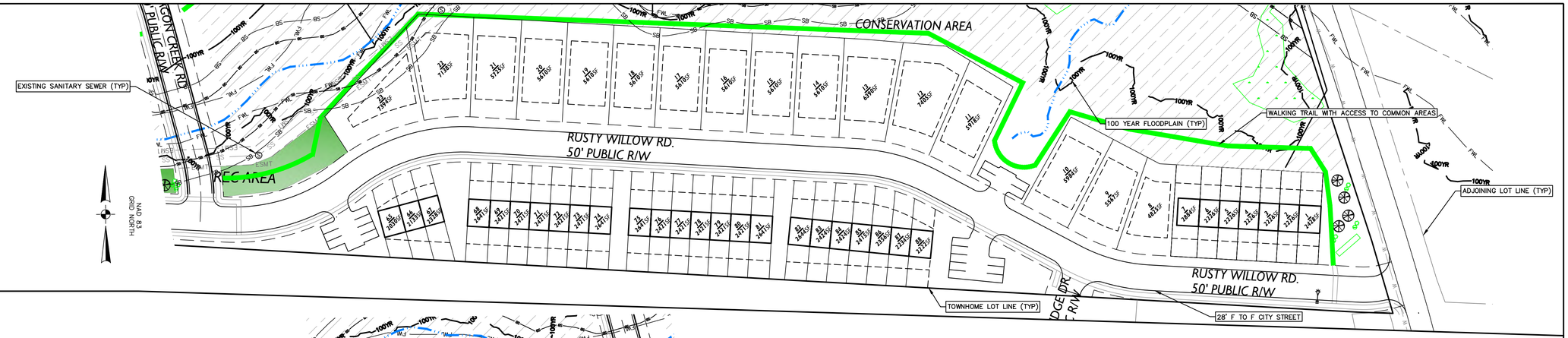
No.:	Date:	Description:	By:

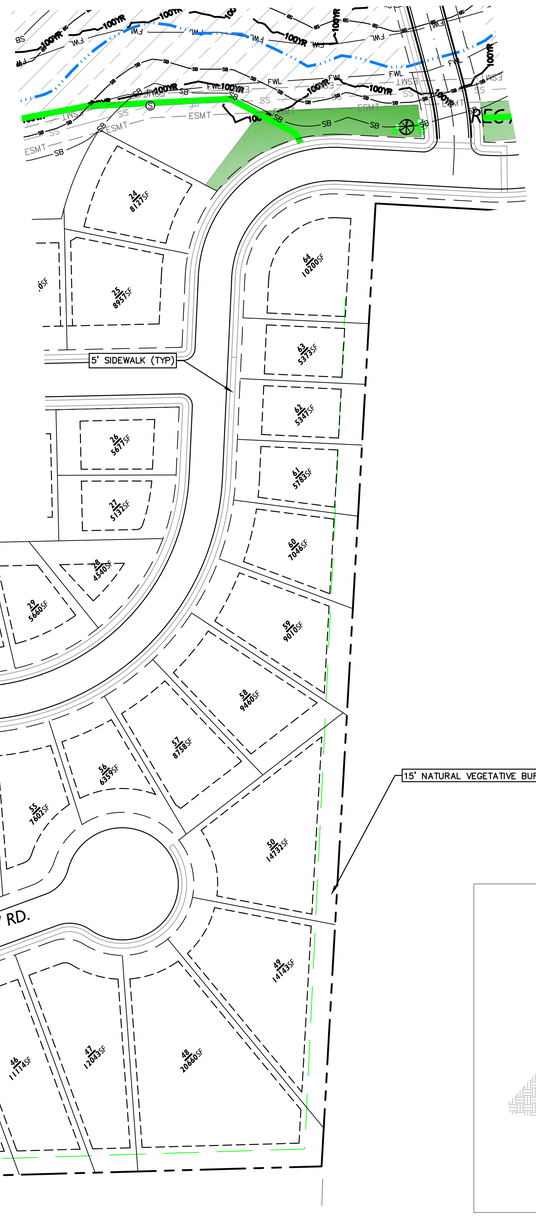
OVERALL SITE MAP

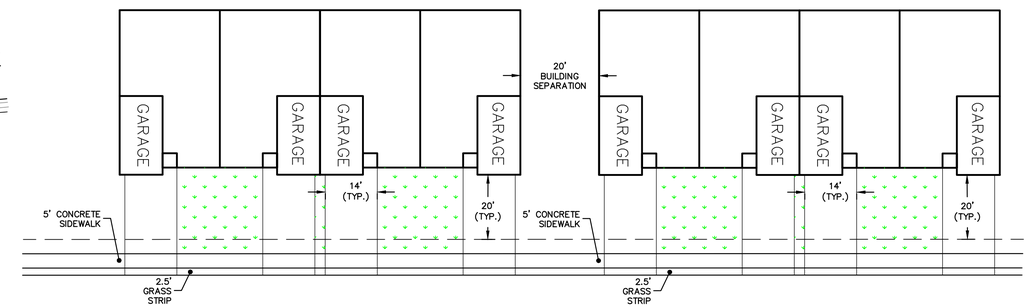
HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:	
Date:	JULY 2024
Drawn By:	DJB
Checked By:	HMSJ
Job No.:	E-8561
Sheet No.	C-1

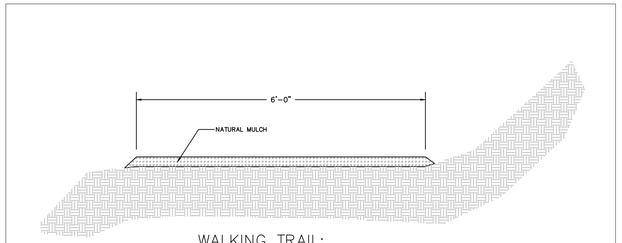






TYPICAL TOWNHOME LAYOUT

NTS



WALKING TRAIL:

SURFACE TO BE NATURAL MULCHING 4" MIN.

6' WIDE MINIMUM

ACCESSIBILITY AND SURFACING TO BE MAINTAINED BY HOA.

PHASE 1 SITE NOTES:

LOT INFORMATION

SINGLE FAMILY RESIDENTIAL – 57 LOTS

TOWNHOME LOTS – 31

TOTAL UNITS – 88 LOTS

- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES
- 19 ADDITIONAL SPACES PROVIDED IN PHASE 1

TOTAL PARKING SPACES FOR PHASE 1: 195 SPACES

PHASE 1 TOTAL AREA: 21.19 AC

PHASE 1 REC AREA: 0.44 AC (2.05%)
PHASE 1 OPEN SPACE: 16.65 AC (80.30%)

- SETBACKS:
  FRONT= 20 FT
  SIDE= 0 FT
  REAR= 20 FT

- AVG. LOT SIZE 4,000 SF

MIN. HEATED SF = 1,150 SF FOR TOWNHOMES
MIN. HEATED SF = 1,200 SF FOR SINGLE FAMILY

DRAWING LEGEND

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

NAD 83
GRID NORTH

0' 60' 120' 180'
DRAWING SCALE

PRELIMINARY FOR REVIEW ONLY

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Summey Engineering Associates, PLLC
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PO Box 968, Asheboro, NC 27204
Ph. 336-328-0902 Fx. 336-328-0922
www.summeyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

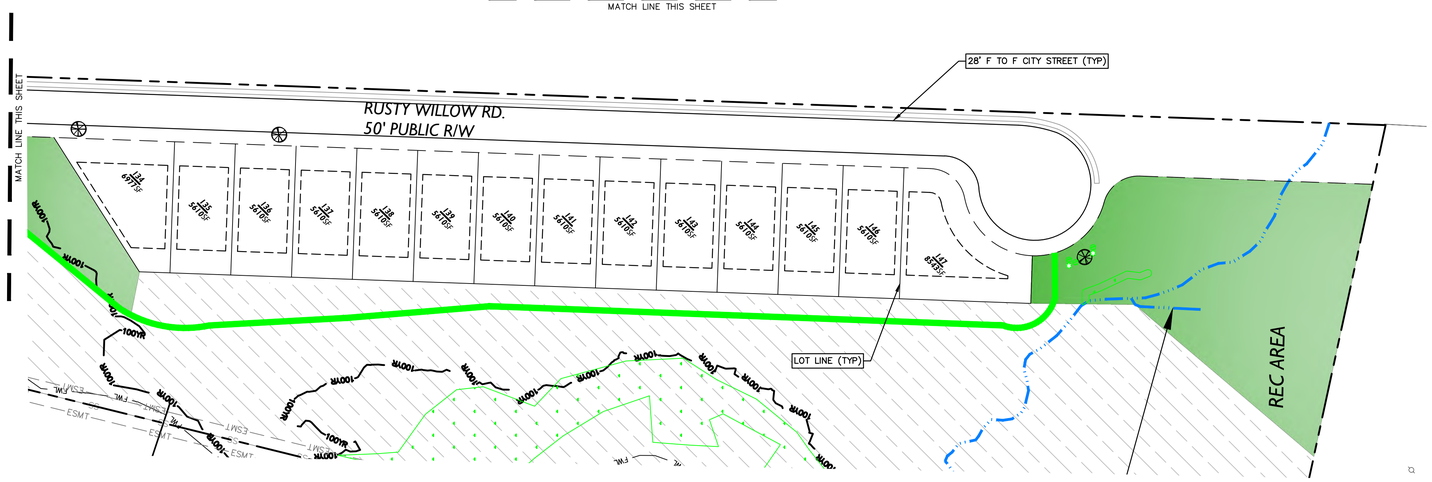
No.:	Date:	Description:	By:

PHASE I SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:	
Date:	JULY 2024
Drawn By:	DJB
Checked By:	HMSJ
Job No.:	E-8561
Sheet No.	C-2



PHASE 2 SITE NOTES:

LOT INFORMATION

SINGLE FAMILY RESIDENTIAL – 59 LOTS

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

TOTAL PARKING SPACES FOR PHASE 2: 118 SPACES

PHASE 2 TOTAL AREA: 28.33 AC

PHASE 2 REC AREA: 1.00 AC (3.48%)
PHASE 2 OPEN SPACE: 23.69 AC (86.35%)

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

– MIN. LOT SIZE 5,100 SF
– MIN. LOT WIDTH 51'

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

0' 60' 120' 180'
DRAWING SCALE

NAD 83
GRID NORTH

PRELIMINARY FOR REVIEW ONLY

SEA
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheboro, NC 27204
Ph. 336-328-0902 Fx. 336-328-0922
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NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

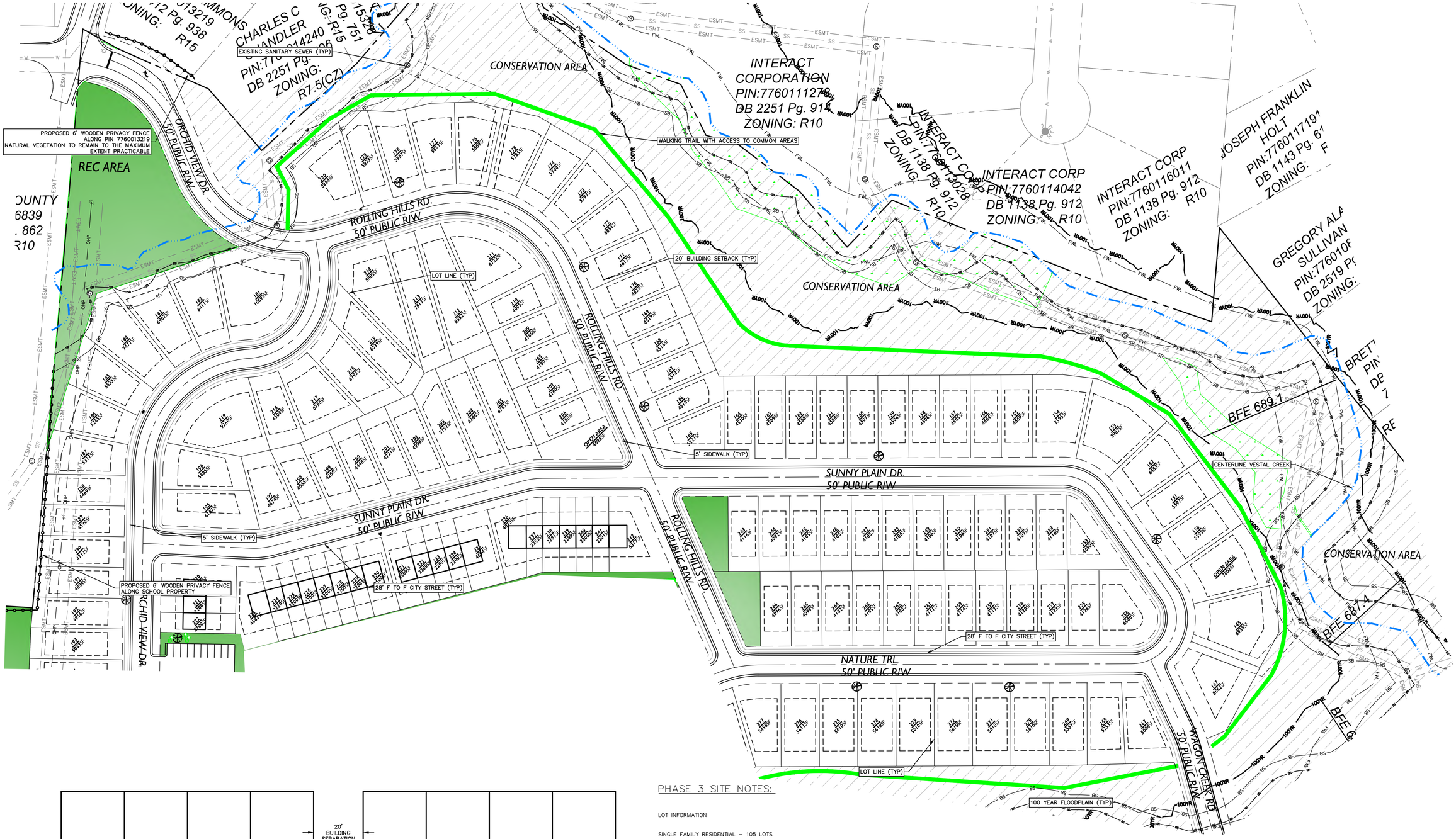
No.:	Date:	Description:	By:

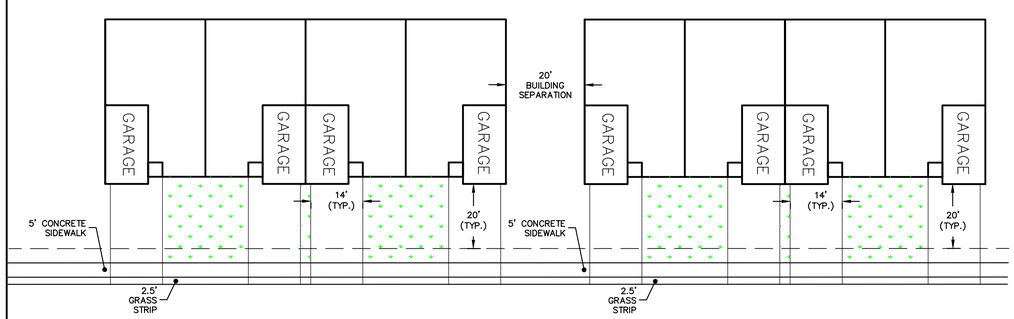
PHASE 2 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:	
Date:	JULY 2024
Drawn By:	DJB
Checked By:	HMSJ
Job No.:	E-8561
Sheet No.	C-3





TYPICAL TOWNHOME LAYOUT

NTS

PHASE 3 SITE NOTES:

LOT INFORMATION

SINGLE FAMILY RESIDENTIAL – 105 LOTS

TOWNHOME LOTS – 23

TOTAL UNITS – 128 LOTS

- EACH SINGLE FAMILY RESIDENTIAL UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES
- 10 ADDITIONAL SPACES PROVIDED IN PHASE 3

TOTAL PARKING SPACES FOR PHASE 3: 391 SPACES

PHASE 3 TOTAL AREA: 30.66 AC

PHASE 3 REC AREA: 3.19 AC (10.40%)
PHASE 3 OPEN SPACE: 22.61 AC (73.75%)

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

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

MIN. HEATED SF = 1,150 SF FOR TOWNHOMES
MIN. HEATED SF = 1,200 SF FOR SINGLE FAMILY

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

0' 60' 120' 180'
DRAWING SCALE

NAD 83
GRID NORTH

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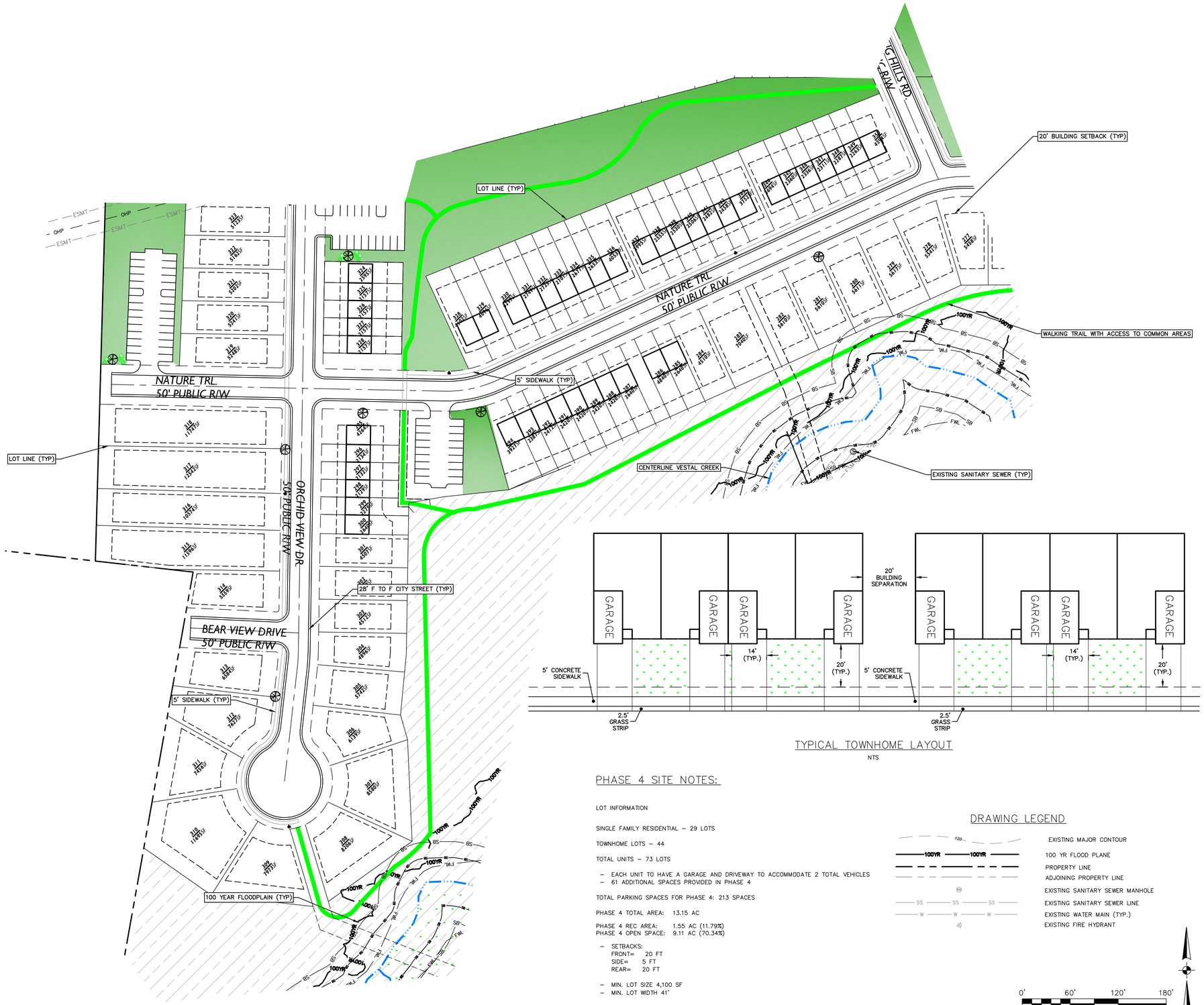
PHASE 3 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:	
Date:	JULY 2024
Drawn By:	DJB
Checked By:	HMSJ
Job No.:	E-8561
Sheet No.	C-4



PHASE 4 SITE NOTES:

LOT INFORMATION

SINGLE FAMILY RESIDENTIAL – 29 LOTS

TOWNHOME LOTS – 44

TOTAL UNITS – 73 LOTS

- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES
- 61 ADDITIONAL SPACES PROVIDED IN PHASE 4

TOTAL PARKING SPACES FOR PHASE 4: 213 SPACES

PHASE 4 TOTAL AREA: 13.15 AC

PHASE 4 REC AREA: 1.55 AC (11.79%)
PHASE 4 OPEN SPACE: 9.11 AC (70.34%)

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

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

MIN. HEATED SF = 1,150 SF FOR TOWNHOMES
MIN. HEATED SF = 1,200 SF FOR SINGLE FAMILY

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

0' 60' 120' 180'
DRAWING SCALE

NAD 83
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No:	Date:	Description:	By:

PHASE 4 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:	
Date:	JULY 2024
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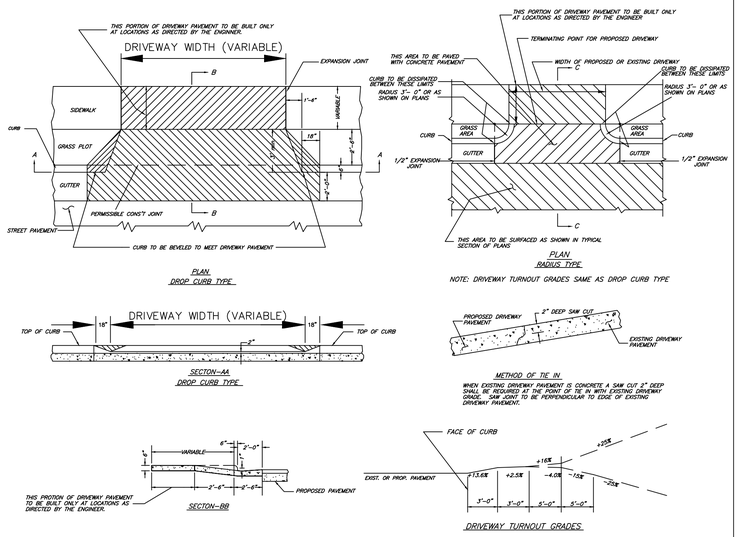
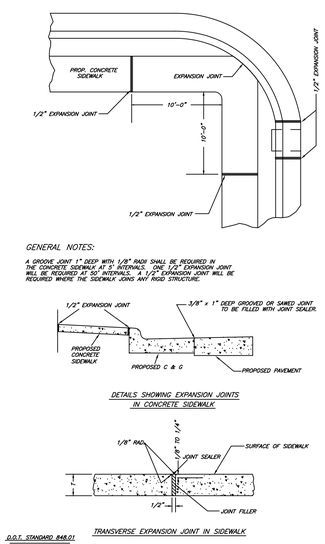
Sheet No.	C-5



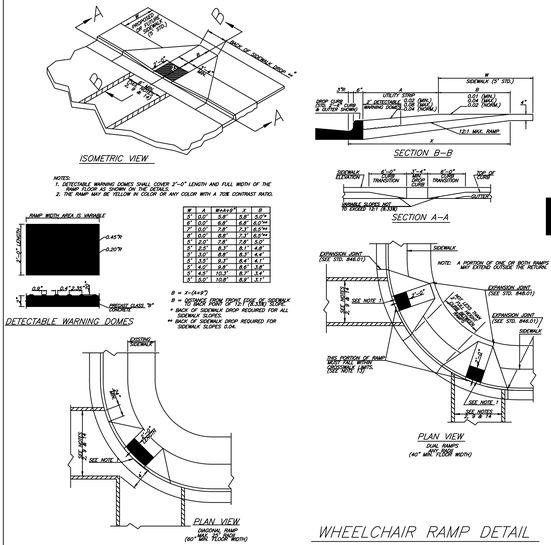
STANDARD DRIVEWAY TURNOUT

D.O.T. STANDARD 848.02 AND 848.03.



D.O.T. STANDARD 848.01

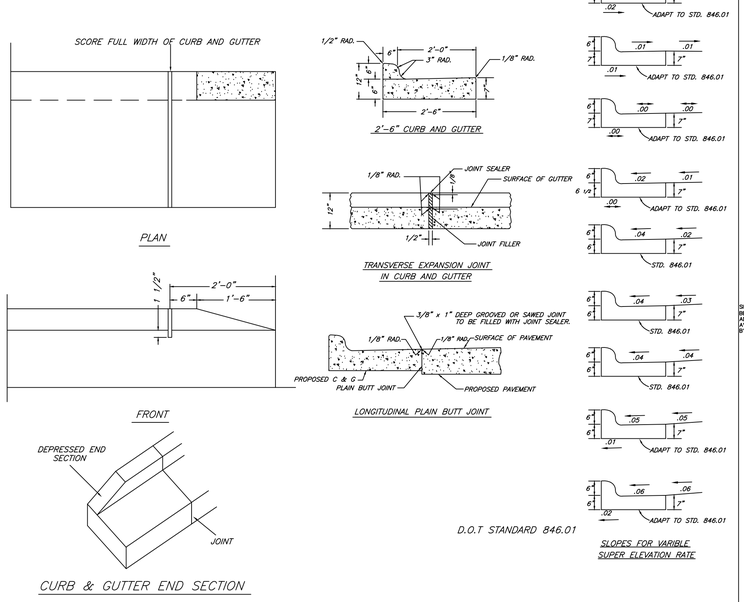
STANDARD CONCRETE SIDEWALK



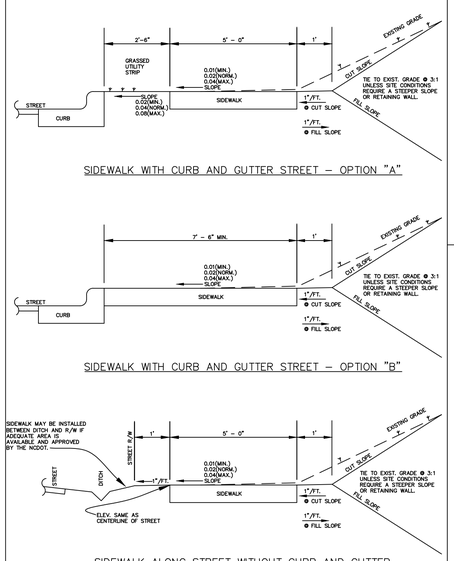
WHEELCHAIR RAMP DETAIL

NOTE:

ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES LATEST EDITION.



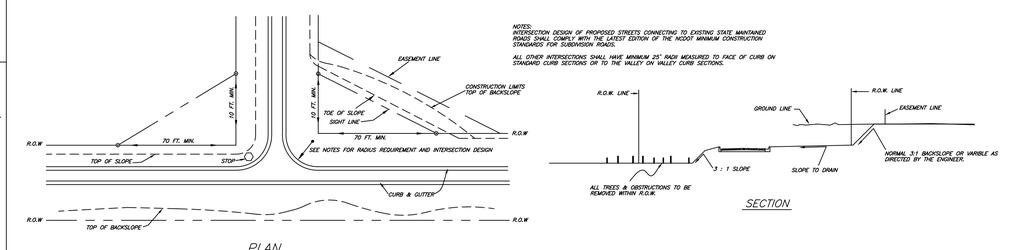
STANDARD CONCRETE CURB AND CURB & GUTTER



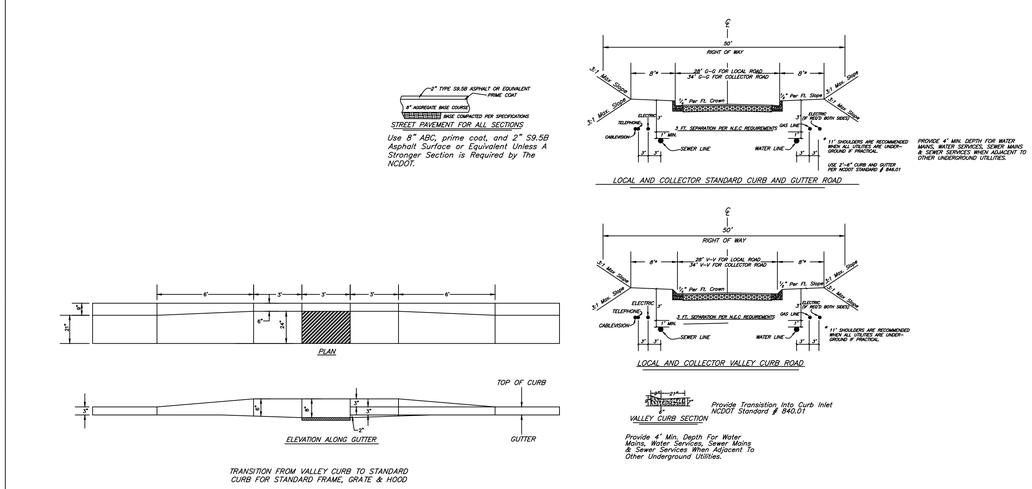
NOTES

- THE NCDOT WILL NOT ALLOW SIDEWALK ON THE SHOULDER OF A STREET WITHOUT CURB AND GUTTER.
- OPTION "A" OR OPTION "B" MAY BE USED ALONG STREETS WITH CURB AND GUTTER, AS NEEDED TO BE COMPATIBLE WITH THE CHARACTER OF THE AREA BEING DEVELOPED AND THE LOCATION OF EXISTING UTILITY POLES.
- DIMENSIONS MAY VARY IF REQUIRED BY THE NCDOT.
- USE 4" THICK SIDEWALK ALONG STANDARD CURB AND GUTTER.
- USE 6" THICK SIDEWALK ACROSS DRIVEWAYS AND ALONG VALLEY CURB.

SIDEWALK STANDARDS



STANDARD METHODS OF GRADING SIGHT DISTANCE AT INTERSECTIONS



TYPICAL STREET SECTIONS

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NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

No.:	Date:	Description:	By:

STANDARD STREET DETAILS

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE

RANDOLPH COUNTY - ASHEBORO - NC

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Date:	JULY 2024
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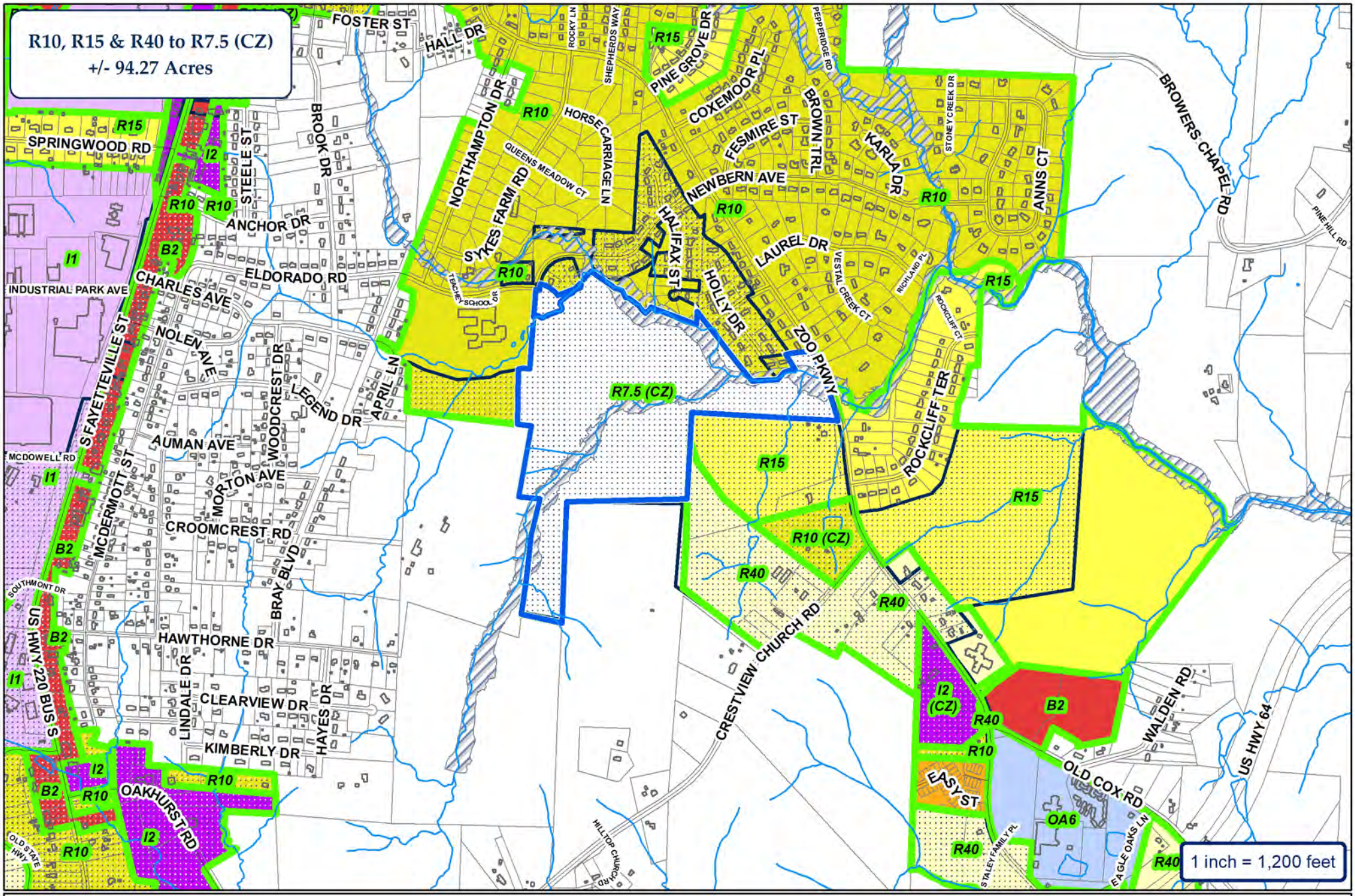
Sheet No.	C-6



CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

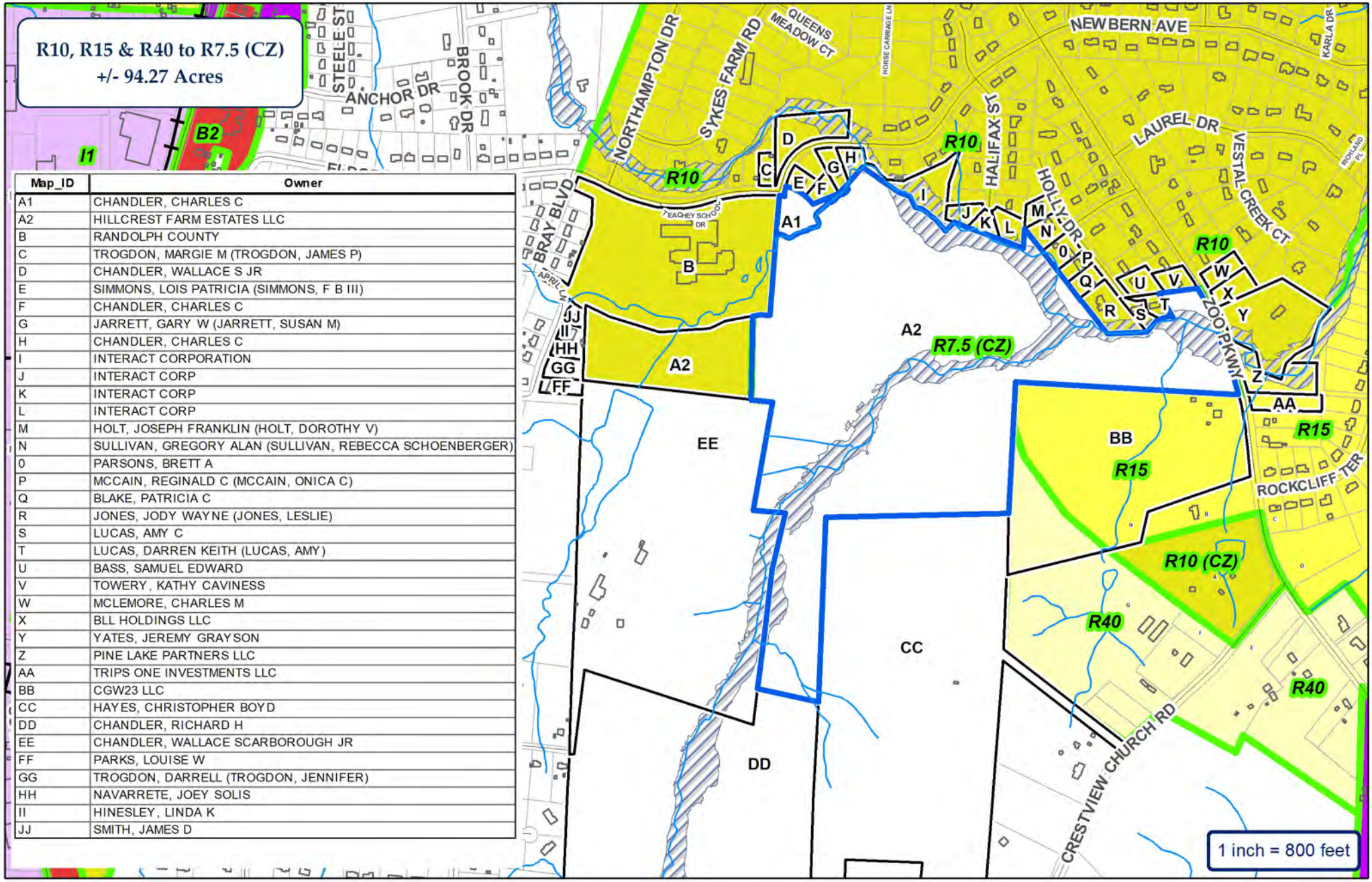
ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-11

Parcels: 7760008593 (pt.) & 7760013008

Subject Property
Zoning



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)
0	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	BLL HOLDINGS LLC
Y	YATES, JEREMY GRAYSON
Z	PINE LAKE PARTNERS LLC
AA	TRIPS ONE INVESTMENTS LLC
BB	CGW23 LLC
CC	HAYES, CHRISTOPHER BOYD
DD	CHANDLER, RICHARD H
EE	CHANDLER, WALLACE SCARBOROUGH JR
FF	PARKS, LOUISE W
GG	TROGDON, DARRELL (TROGDON, JENNIFER)
HH	NAVARRETE, JOEY SOLIS
II	HINESLEY, LINDA K
JJ	SMITH, JAMES D

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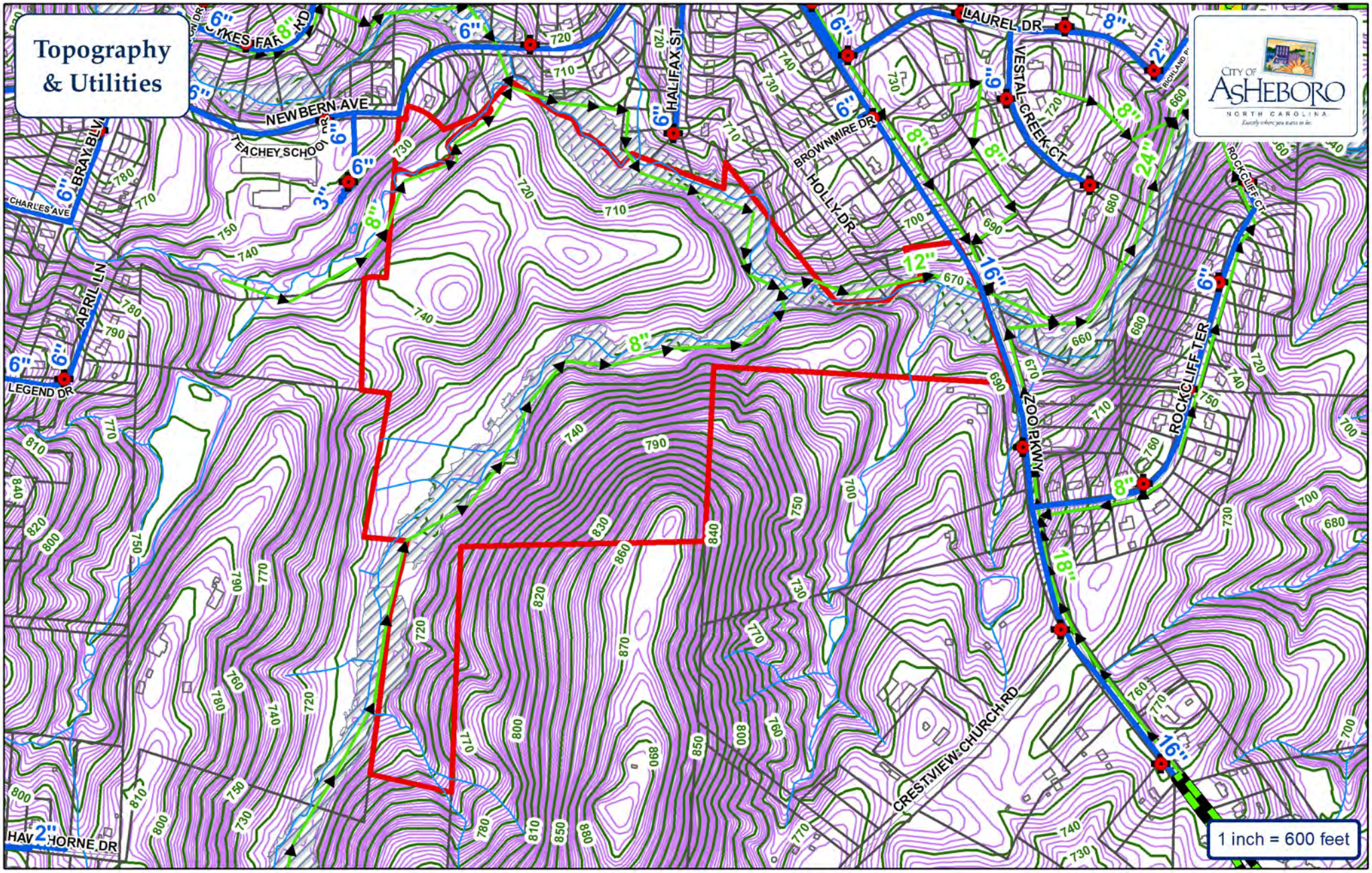
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-11

Parcels: 7760008593 (pt.) & 7760013008

Subject Property
Adjoining Properties
City Zoning

N
W
E
S



Water Main

Sewer Main

Force Main

Fire Hydrant

Pump Station

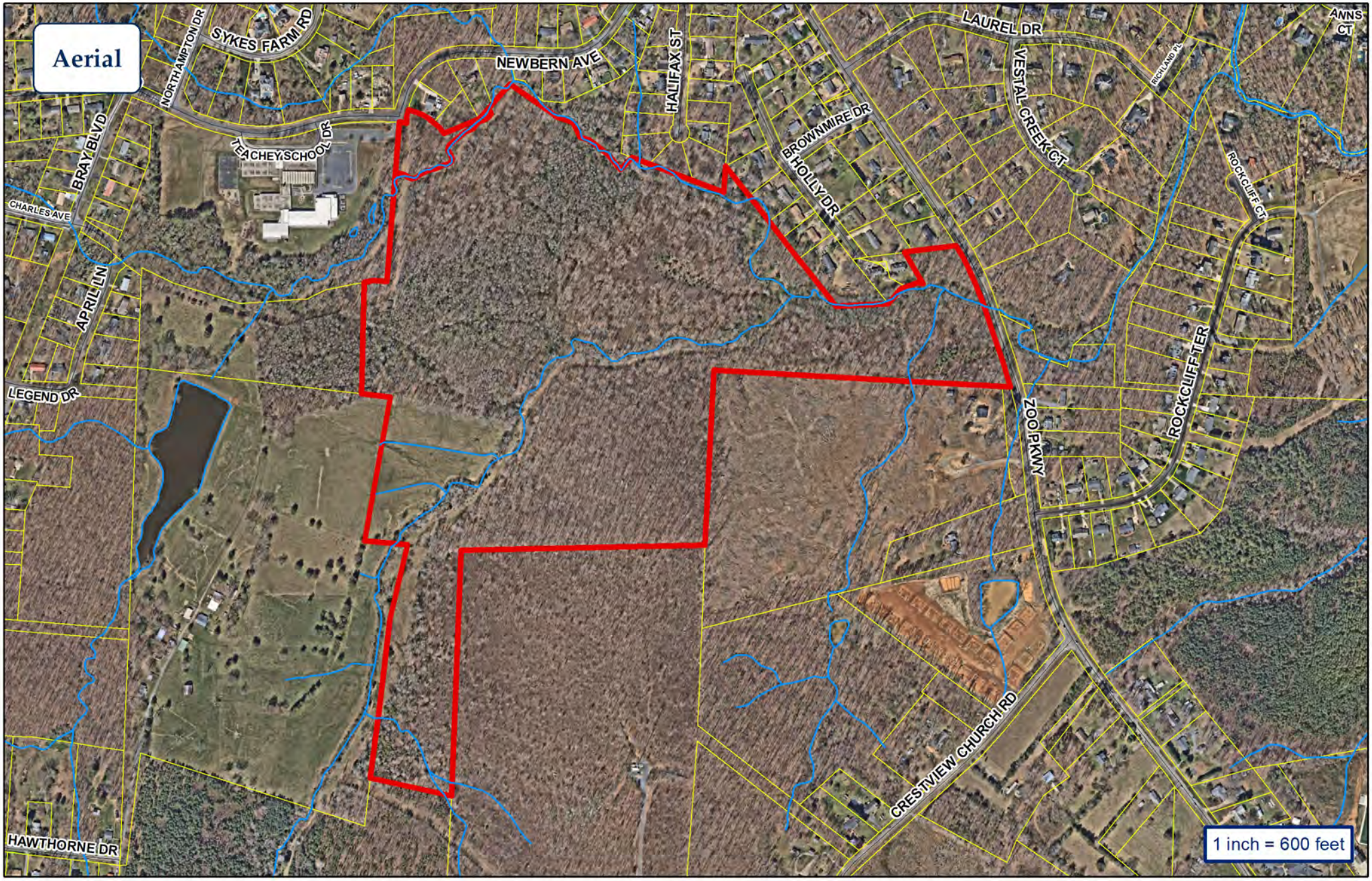
Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-11

Parcels: 7760008593 (pt.) & 7760013008

Subject Property



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-11

Parcels: 7760008593 (pt.) & 7760013008

Subject Property

RZ-24-11: Request to rezone property on the west side of Zoo Parkway and the south side of Newbern Avenue to an amended R7.5 (CZ) Medium-Density Residential Conditional Zoning district for a residential planned unit development.

Building Renderings provided by applicant

TrueHomes

IT'S ALL ABOUT U

THE HUNTLEY
MASTERS SET
ELEMENTS / TRADITIONS

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

ELECTRICAL LEGEND

	EXT. CARRIAGE LIGHT
	OUTLET 220V
	OUTLET 110V
	OUTLET 110V WATER PROOF
	OUTLET 110V GFI
	SWITCHED RECEPTACLE
	PHONE
S C D O	SMOKE / CO DETECTOR
S D	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.

GENERAL NOTES

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.). INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)
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. USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.
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 & MUDDED 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

INTERIOR HINGED DOOR SCHEDULE

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" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	98-1/2" (8'-0" 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"			

◇ LOAD BEARING ◯ NON-LOAD BEARING

EXTERIOR HINGED DOOR SCHEDULE

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"			

KING / JACK SCHEDULE

A	(2) JACK STUDS
B	(1) JACK STUD & (1) KING STUD
C	(1) JACK STUD & (2) KING STUDS
D	(1) JACK STUD & (3) KING STUDS
E	(2) JACK STUDS & (1) KING STUD
F	(2) JACK STUDS & (2) KING STUDS
G	(2) JACK STUDS & (3) KING STUDS
H	(3) JACK STUDS & (3) KING STUDS
I	(4) JACK STUDS & (4) KING STUDS

SQUARE FOOTAGE

KEY NOTES
ELEVATIONS

101	CORNER TRIM
103	FLUSH RAKE
105	HORIZONTAL SIDING
107	BOARD-N-BATTEN SIDING
108	SCALLOPED SIDING
109	SHAKE SIDING
111	COMPOSITE SHINGLES
112	METAL ROOFING
113	SHINGLED RETURN
114	SUBFASCIA
115	FLASHING
117	VINYL SHUTTER
119	TRIM BOARD AT OVERHEAD DOOR JAMB
120	BRICKMOLD TRIM
121	1X4 TRIM BOARD
123	1X6 TRIM BOARD
125	1X8 TRIM BOARD
126	SYNTHETIC CROSS HEAD
127	1X4 FRIEZE TRIM BOARD
129	1X6" FASCIA
131	1-1/2" THICK STONE CAP
133	5" FACE BRICK VENEER
135	ROWLOCK SILL
137	BRICK JACK ARCH
139	SOLDIER COURSE
141	PRECAST KEYSTONE
143	THIN-SET STONE VENEER

TABLE OF CONTENTS

CS	COVER SHEET
R1	REVISION SHEET
A1	FOUNDATION & OPTIONS
A2	FIRST FLOOR PLANS & OPTIONS
A3	SECOND FLOOR PLAN & OPTIONS
A4	EXTERIOR ELEVATIONS & OPTIONS
GSN	GENERAL STRUCTURAL NOTES
A5	FLOOR FRAMING & OPTIONS
A6	ROOF FRAMING & OPTIONS
A7	STAIR SECTIONS
E1	FIRST FLOOR ELECTRICAL PLANS
E2	SECOND FLOOR ELECTRICAL PLANS
D	DETAILS
C	CABINET PLANS

INTERIOR PASS THRU SCHEDULE

FRAMED OPENING DIMENSIONS		
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT
8'-1 1/8"	PLAN I.D. +2"	82-1/2"
9'-1 1/8"	PLAN I.D. +2"	94-1/2"
10'-1 1/8"	PLAN I.D. +2"	98-1/2"

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

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

POST SCHEDULE

2x4 STUDS	2x6 STUDS
(2) EX: (2) 2X4	(2) EX: (2) 2X6

NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.

4X4 POST	6X6 POST
(P)	(P)

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:

COVER SHEET
MASTER SET

THE HUNTLEY

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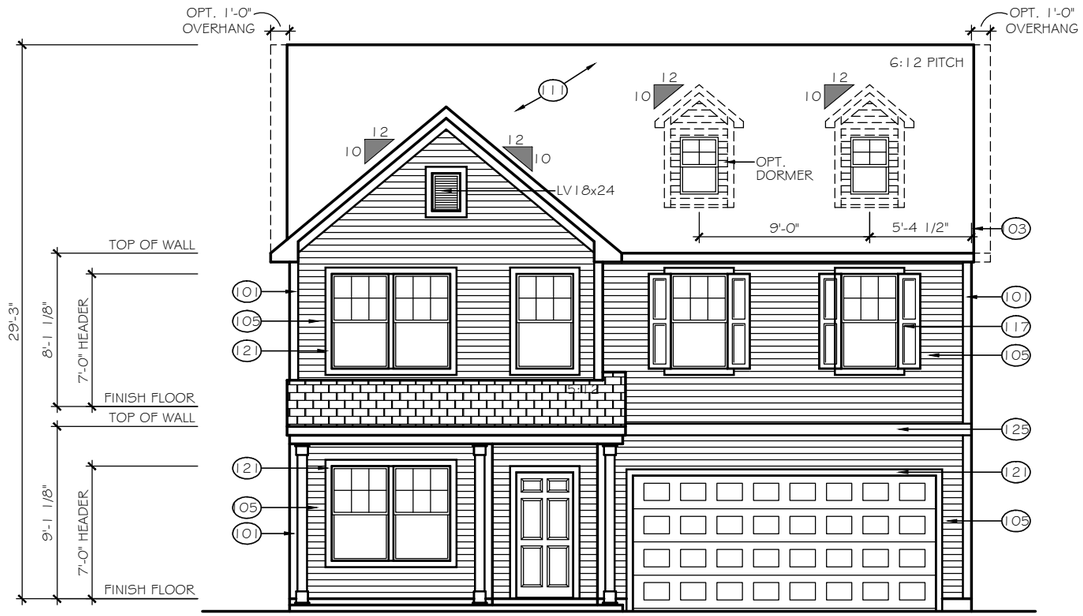
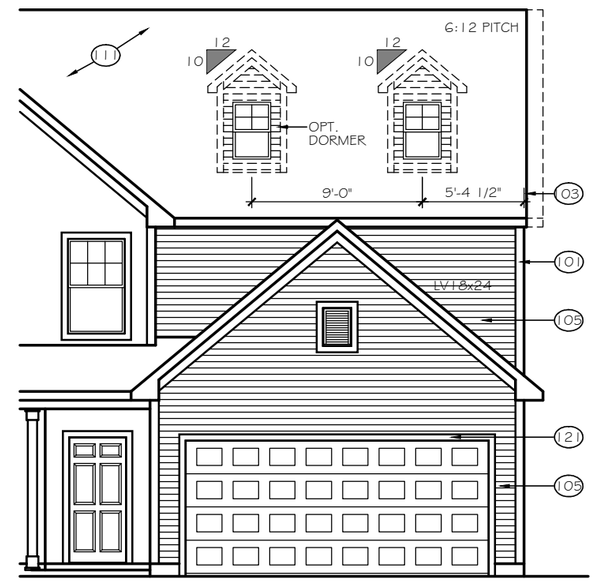
SHEET: CS
v1.2



FRONT ELEVATION

ELEVATION E-A1

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



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-A1

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

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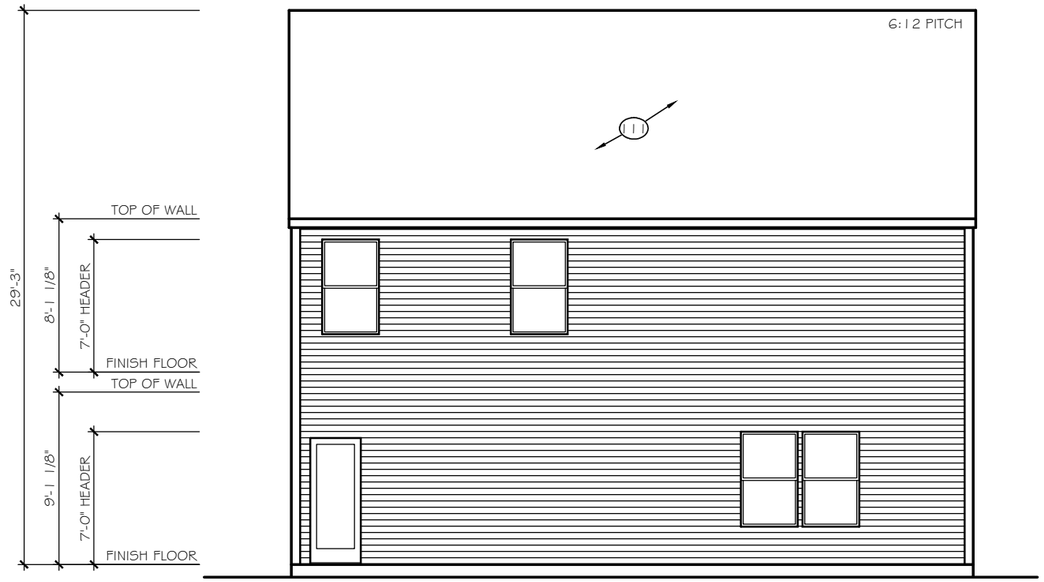
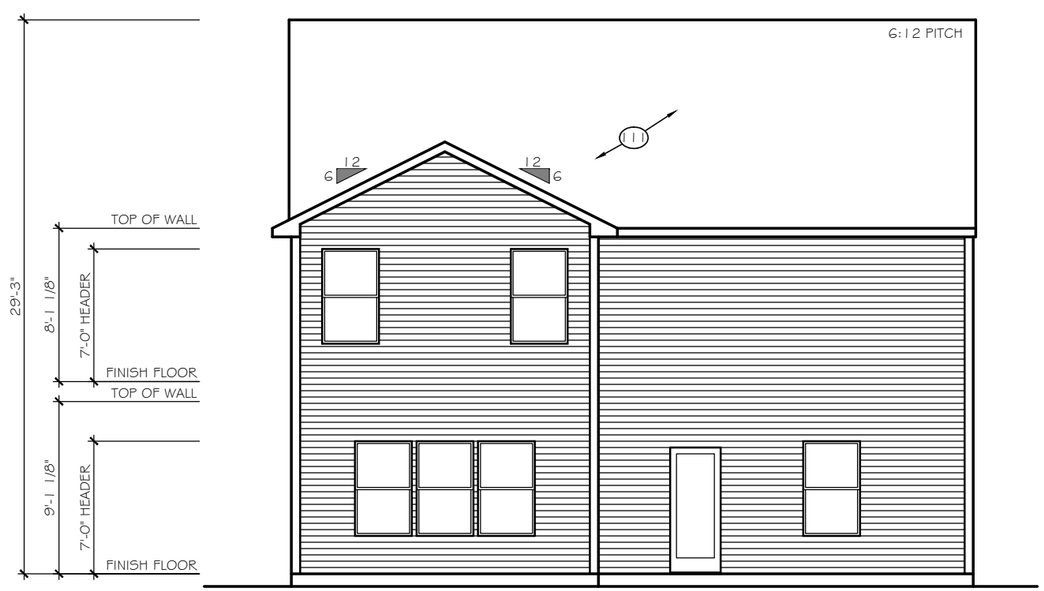
SHEET: A4.0

v1.2



REAR ELEVATION — ALL ELEVATIONS (EXCEPT HIP ROOF)

SCALE: 1/8" = 1'-0" — 2620 OPEN



REAR ELEVATION — ALL ELEVATIONS (EXCEPT HIP ROOF)

SCALE: 1/8" = 1'-0" — 2628 TRANSITIONAL

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REAR ELEVATION
ALL ELEVATIONS (EXCEPT HIP ROOF)

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

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SHEET: A4.1

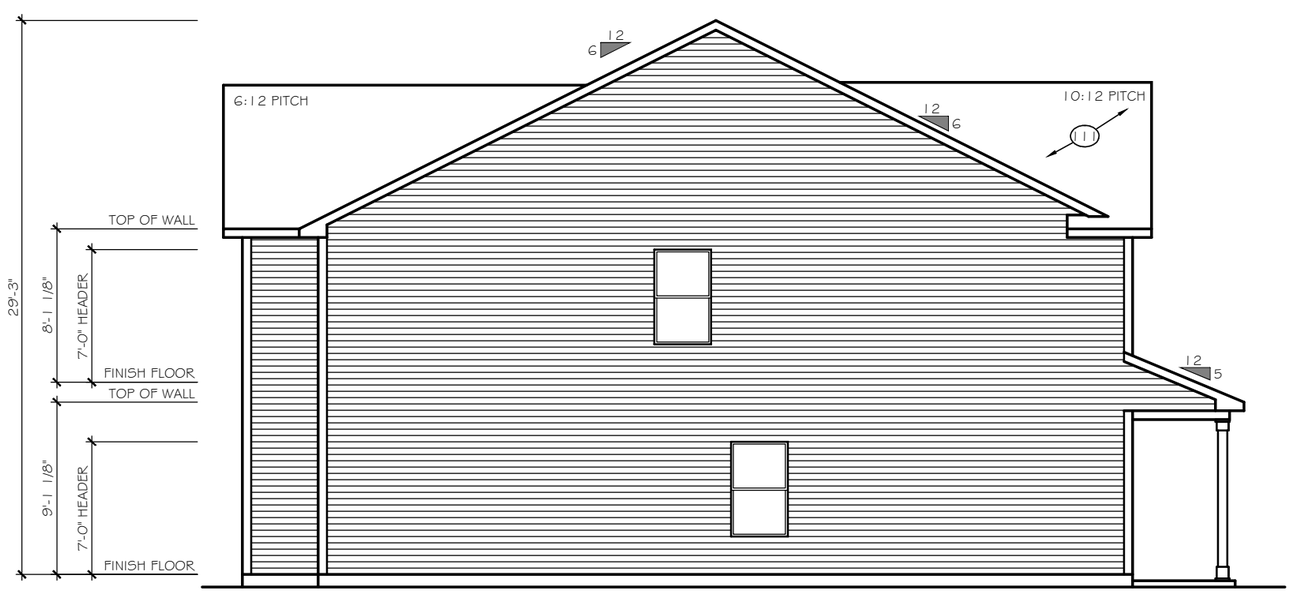
v1.2

RIGHT ELEVATION

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

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

2620 OPEN



RIGHT ELEVATION

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

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

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

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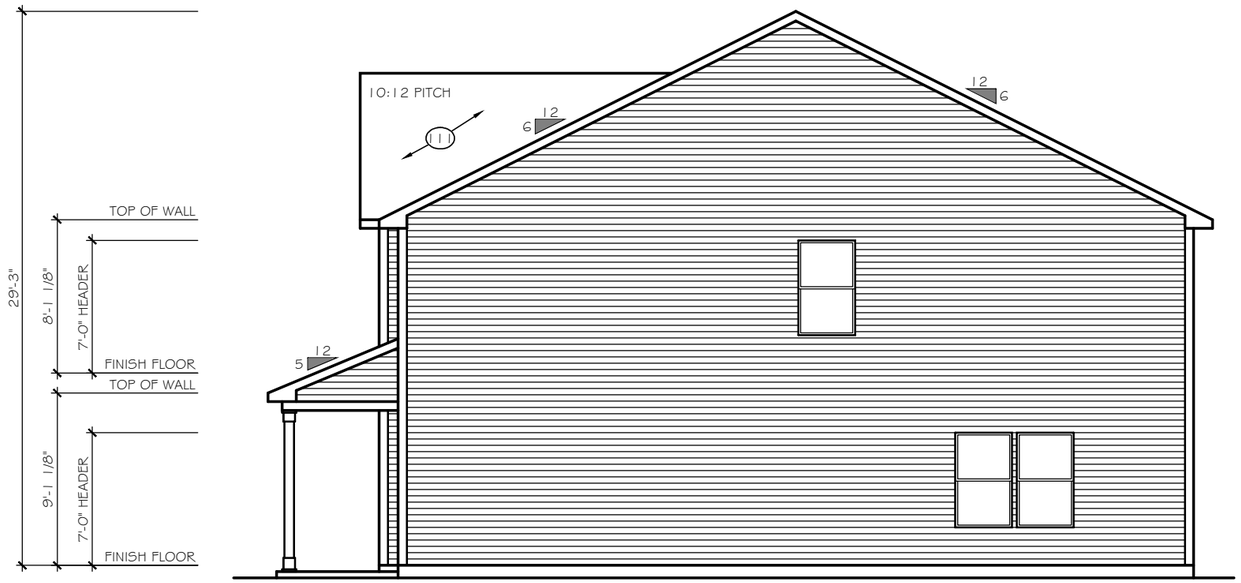
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.2

v1.2

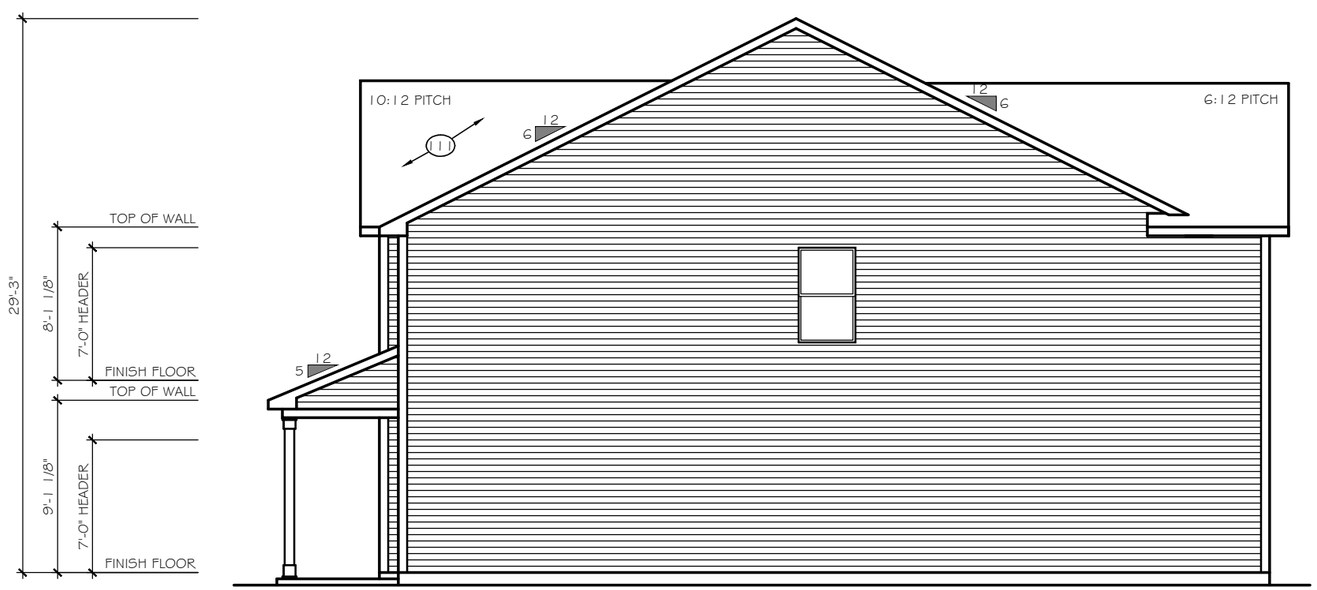


LEFT ELEVATION

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

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

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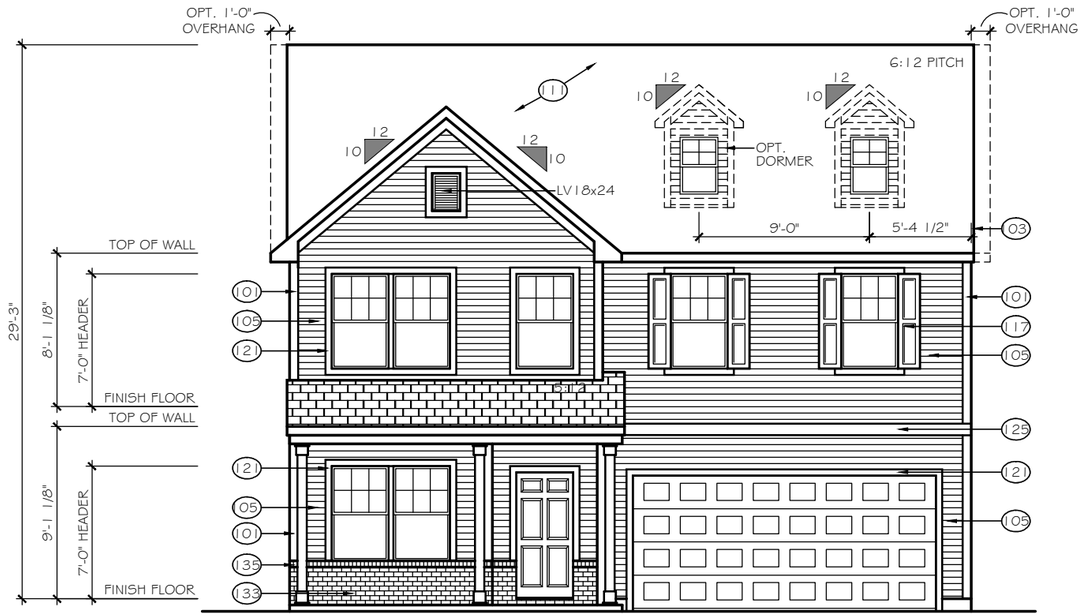
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.3

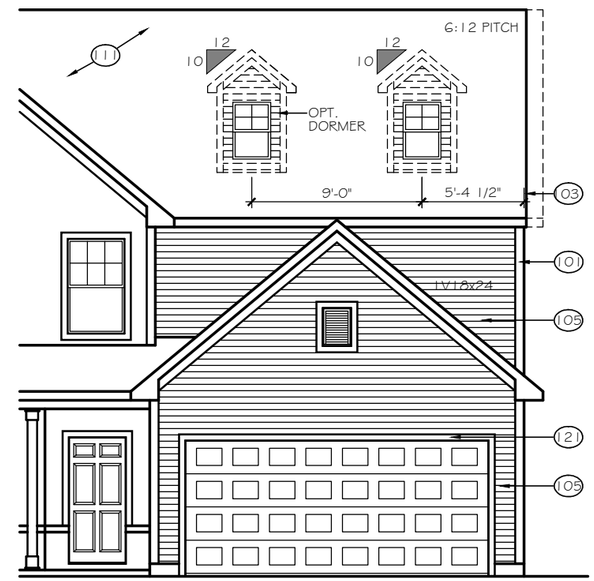
v1.2



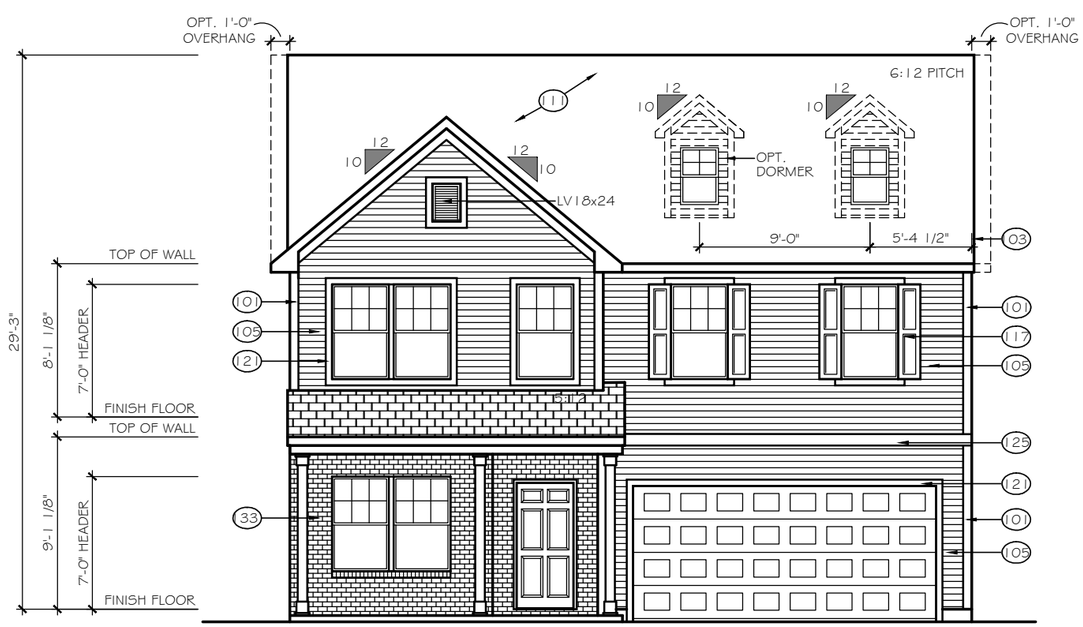
FRONT ELEVATION

ELEVATION E-A2

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



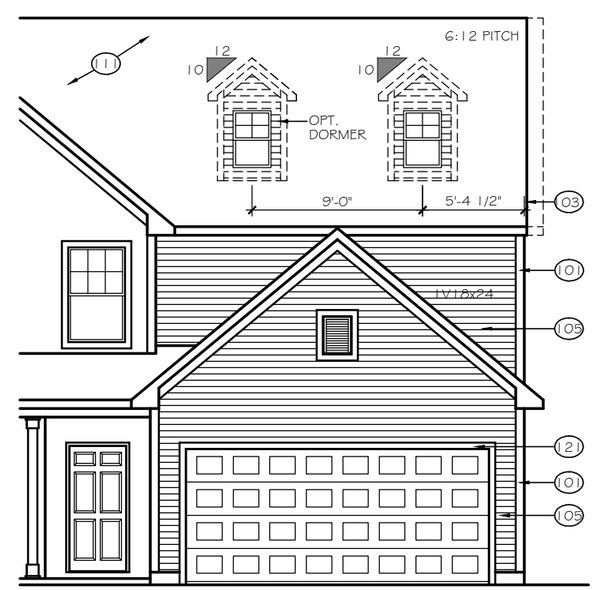
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-A3

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



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FRONT ELEVATION
ELEVATION E-A2, E-A3

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

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SHEET: A4.4

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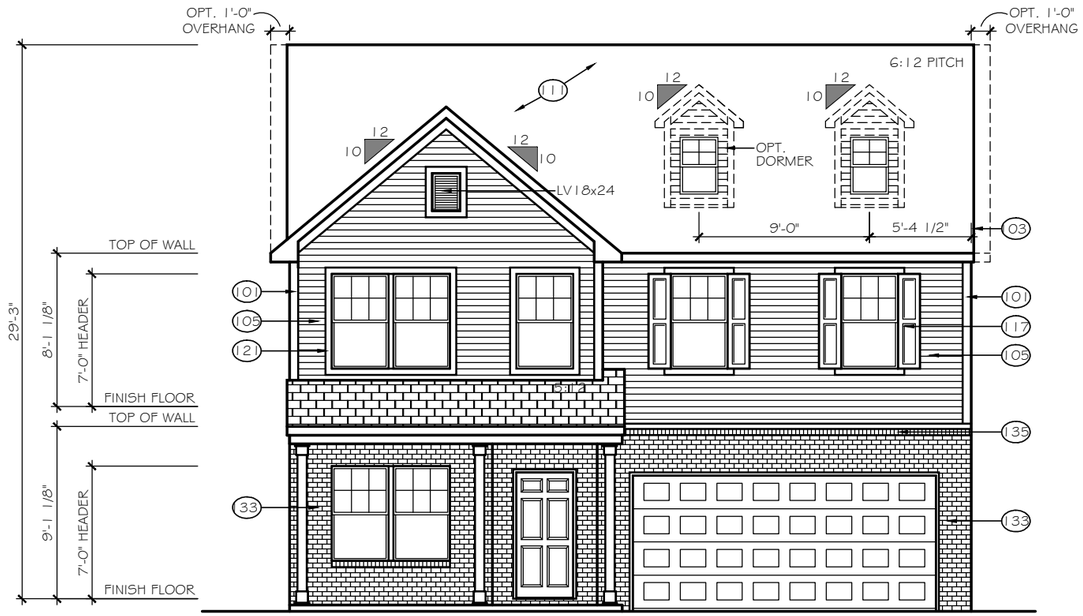
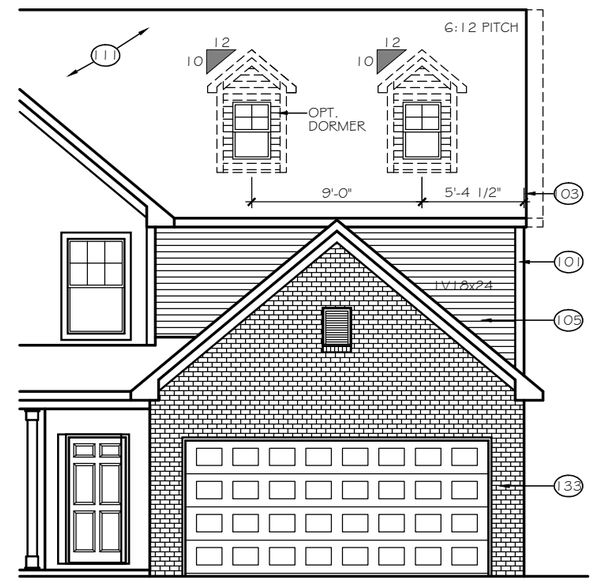


FRONT ELEVATION

ELEVATION E-A4

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



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FRONT ELEVATION
ELEVATION E-A4

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

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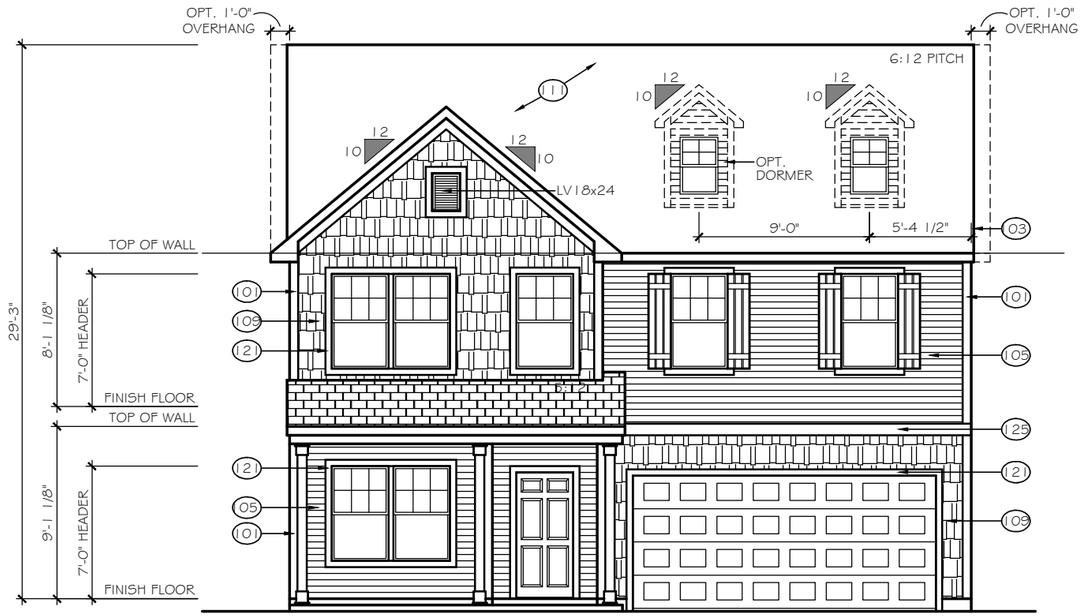
SHEET: A4.5

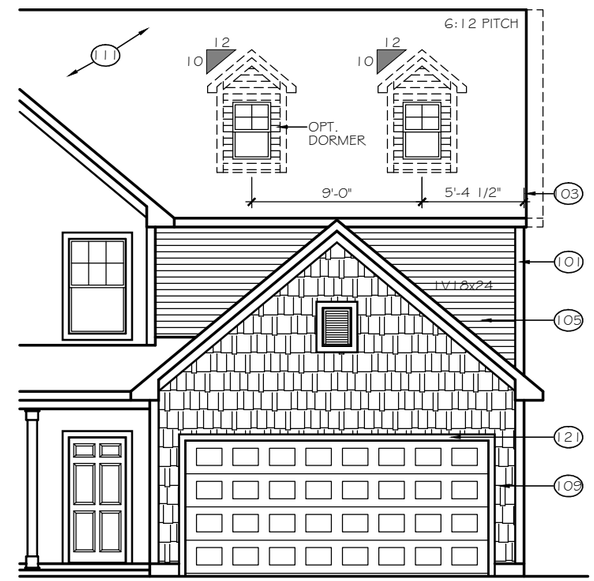
v1.2



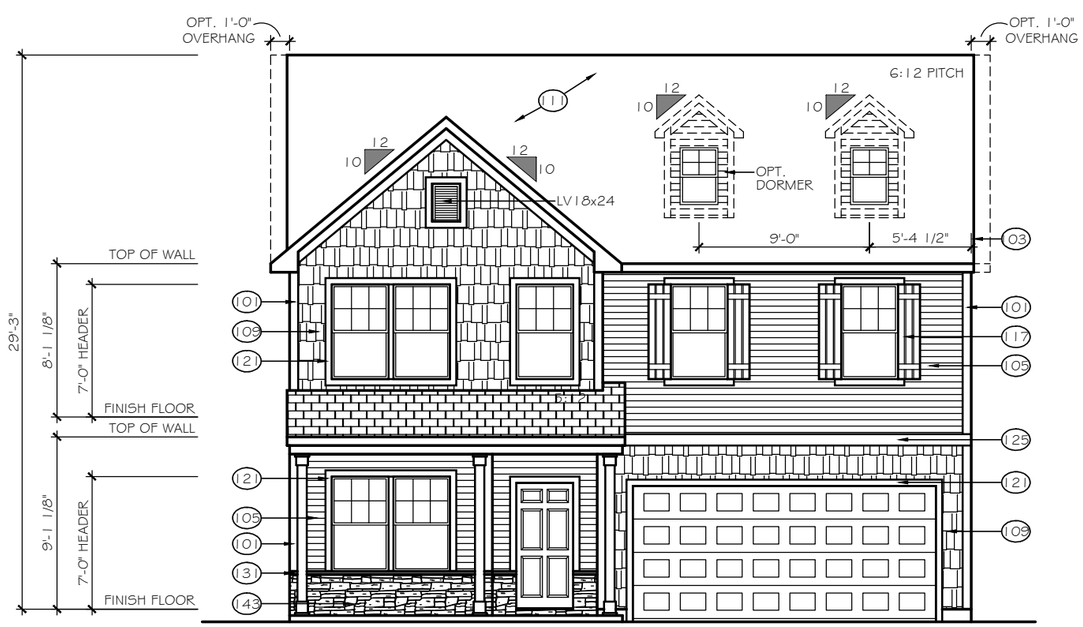
FRONT ELEVATION

ELEVATION E-B1

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



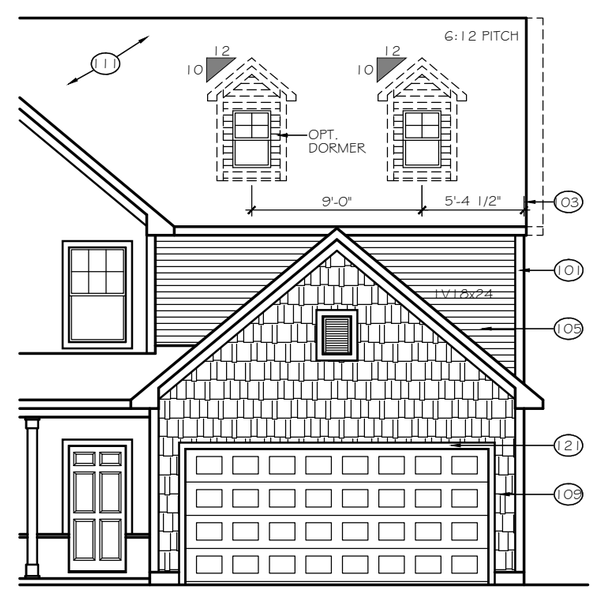
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-B2

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



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FRONT ELEVATION
ELEVATIONS E-B1, E-B2

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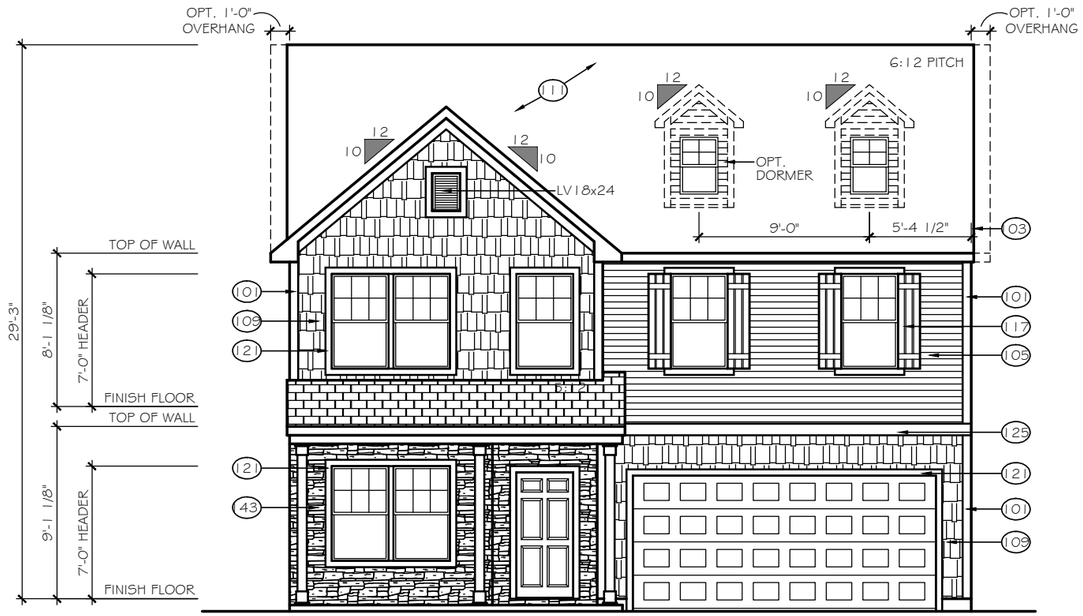
SHEET: A4.6

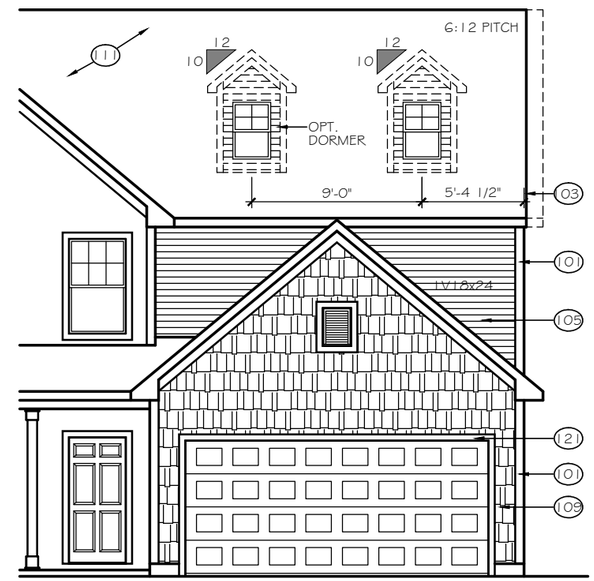
v1.2



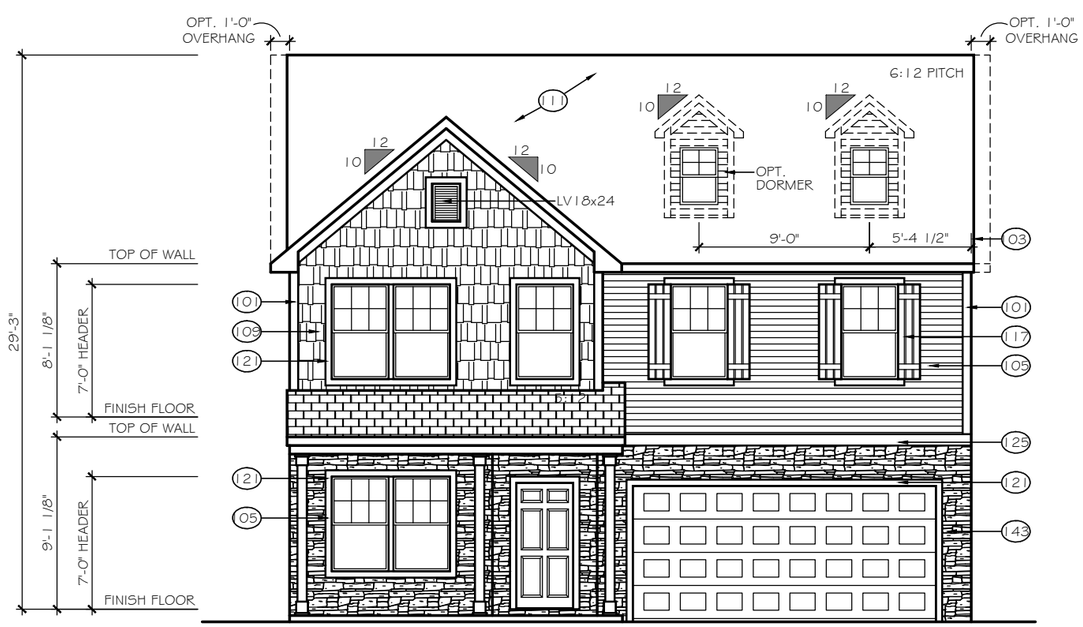
FRONT ELEVATION

ELEVATION E-B3

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



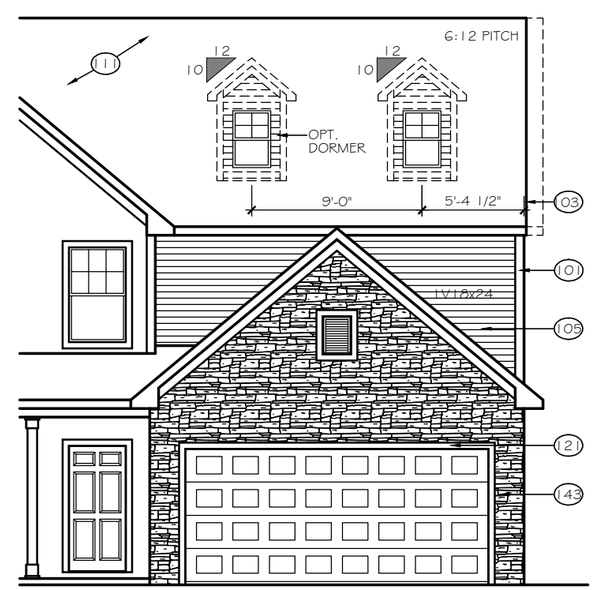
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-B4

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



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FRONT ELEVATION
ELEVATIONS E-B3, E-B4

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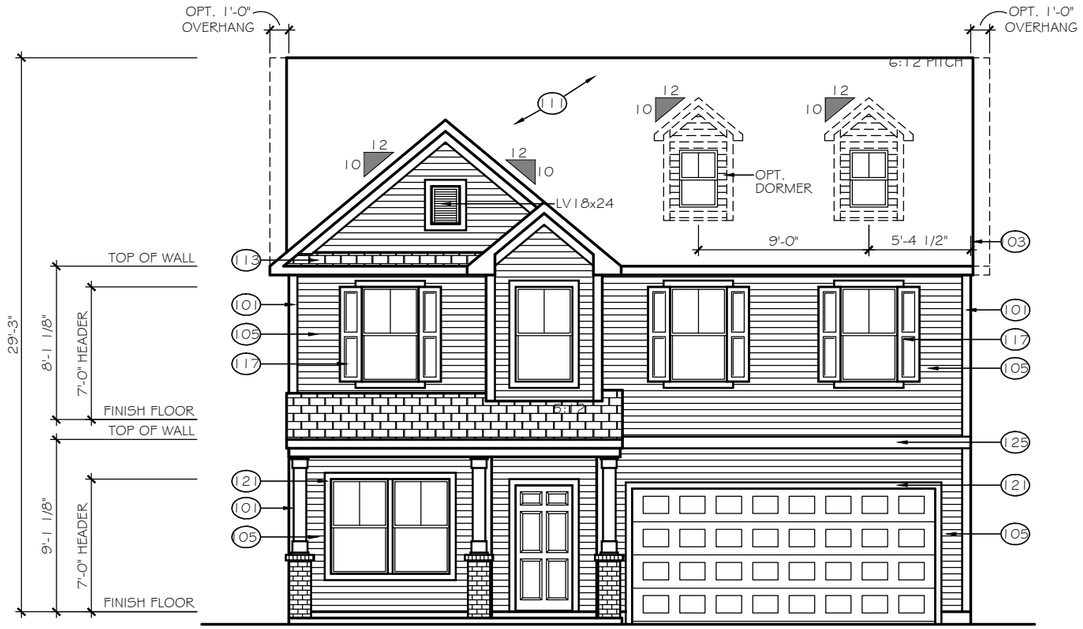
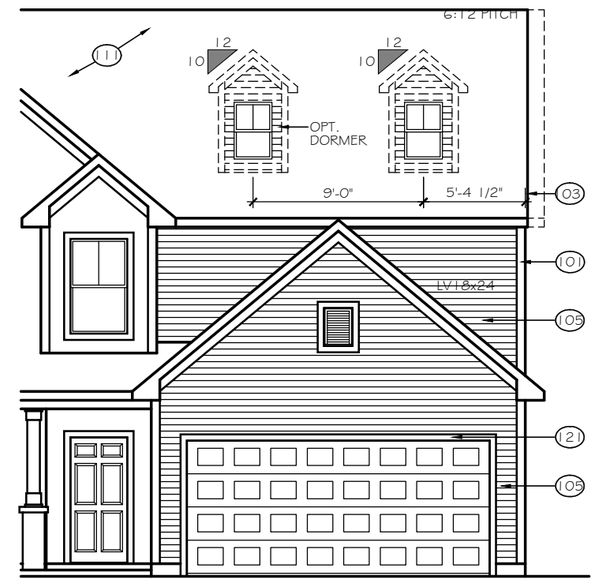


FRONT ELEVATION

ELEVATION E-C1

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



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FRONT ELEVATION
ELEVATION E-C1

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SHEET: A4.8

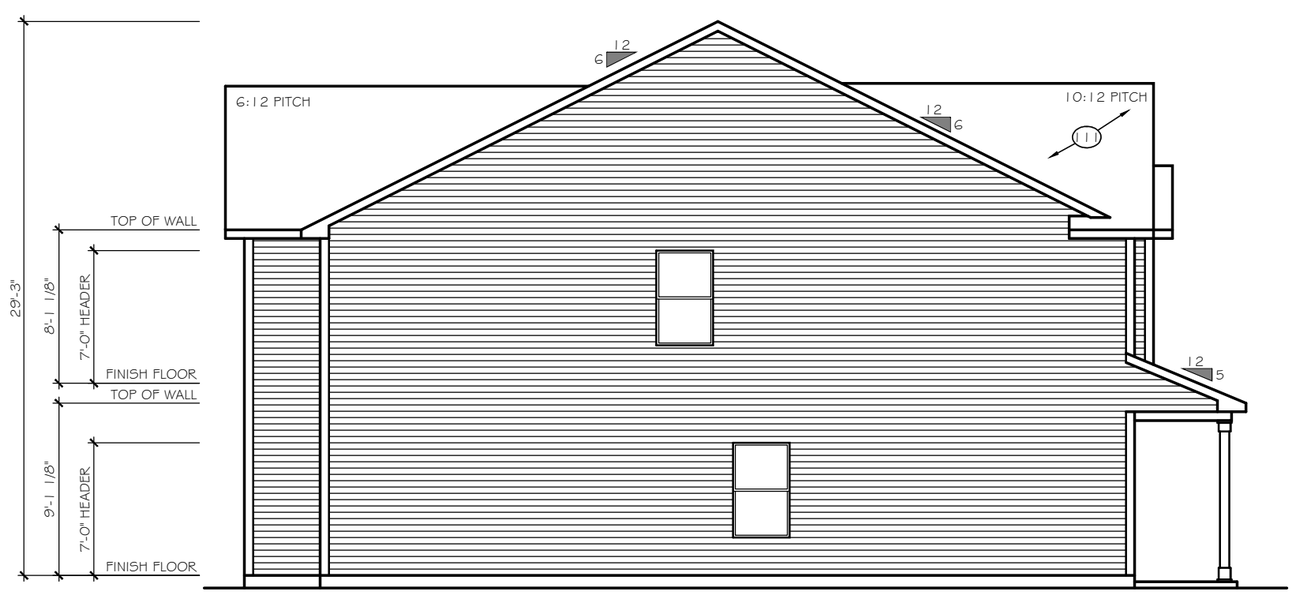
v1.2

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

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

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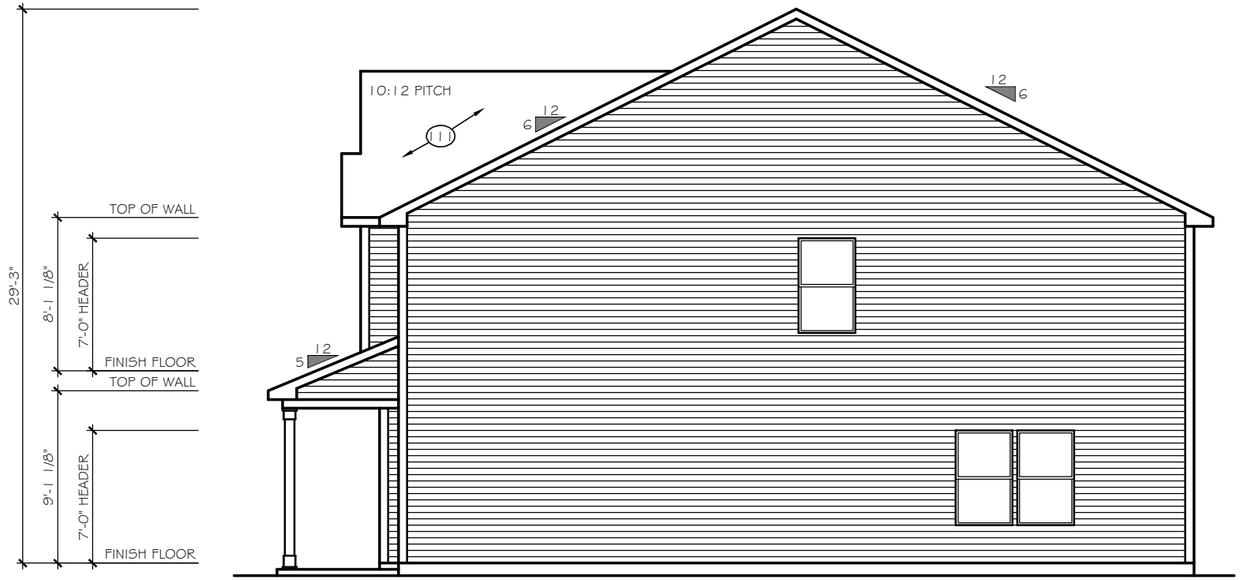
SCALE: 1/8"=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.9

v1.2

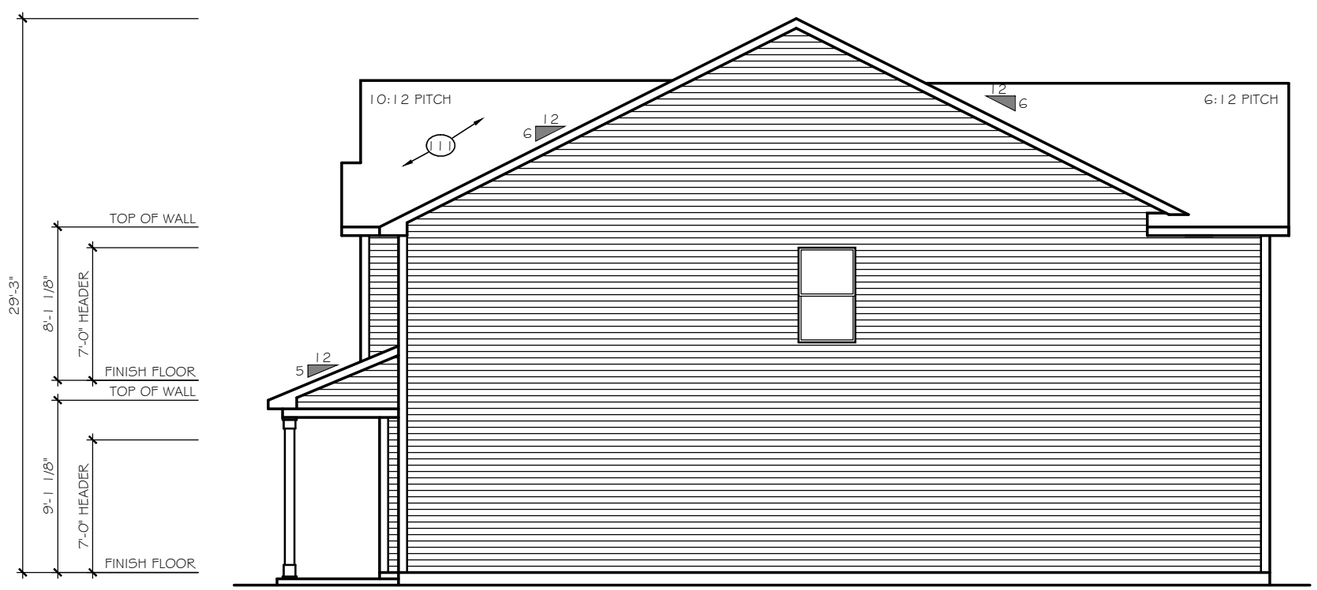


LEFT ELEVATION

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

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

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

CHECKED BY: BPS / DJP

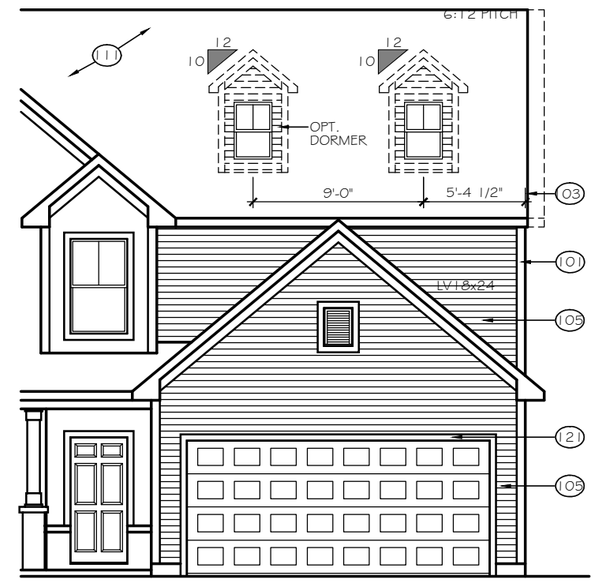
SHEET: A4.10

v1.2

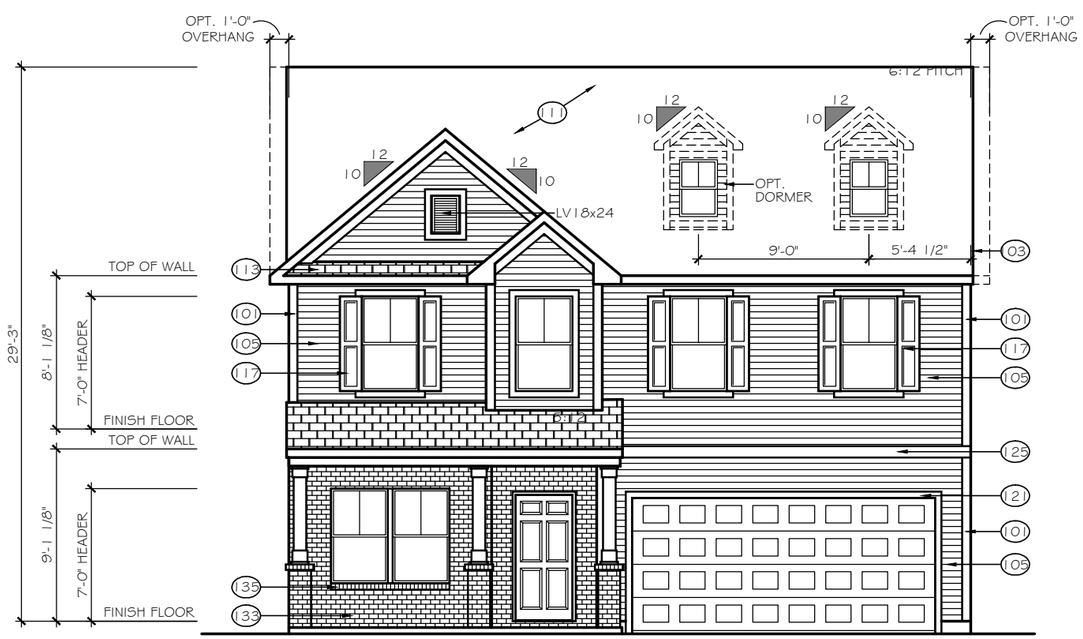
FRONT ELEVATION

ELEVATION E-C2

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



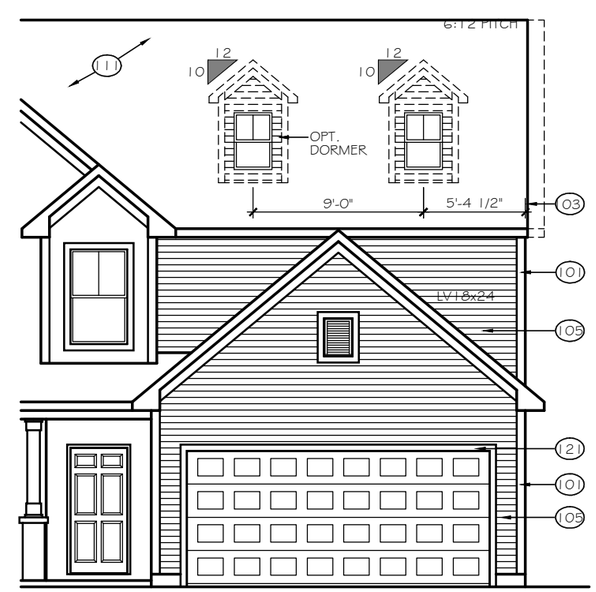
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-C3

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



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-C2, E-C3

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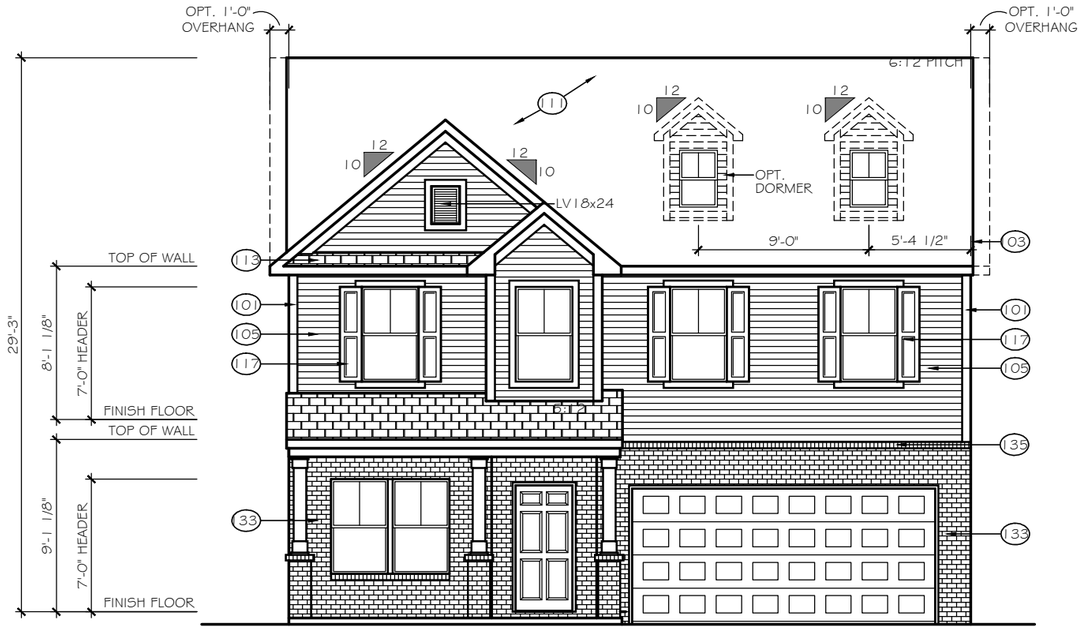
DATE: 11-29-18

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

CHECKED BY: BPS / DJP

SHEET: A4.11

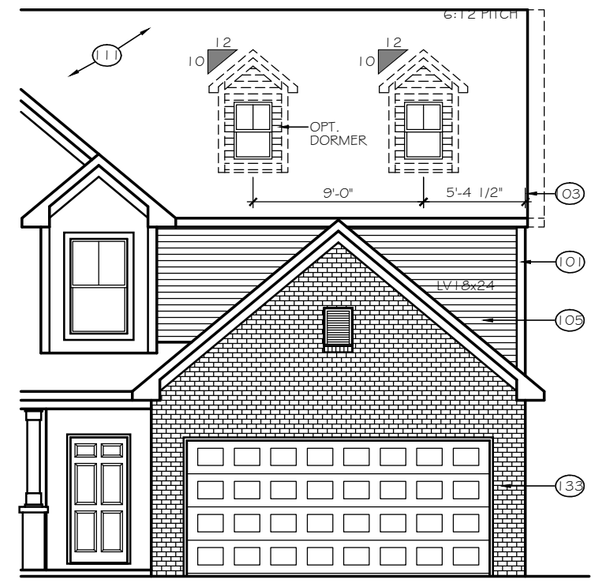
v1.2



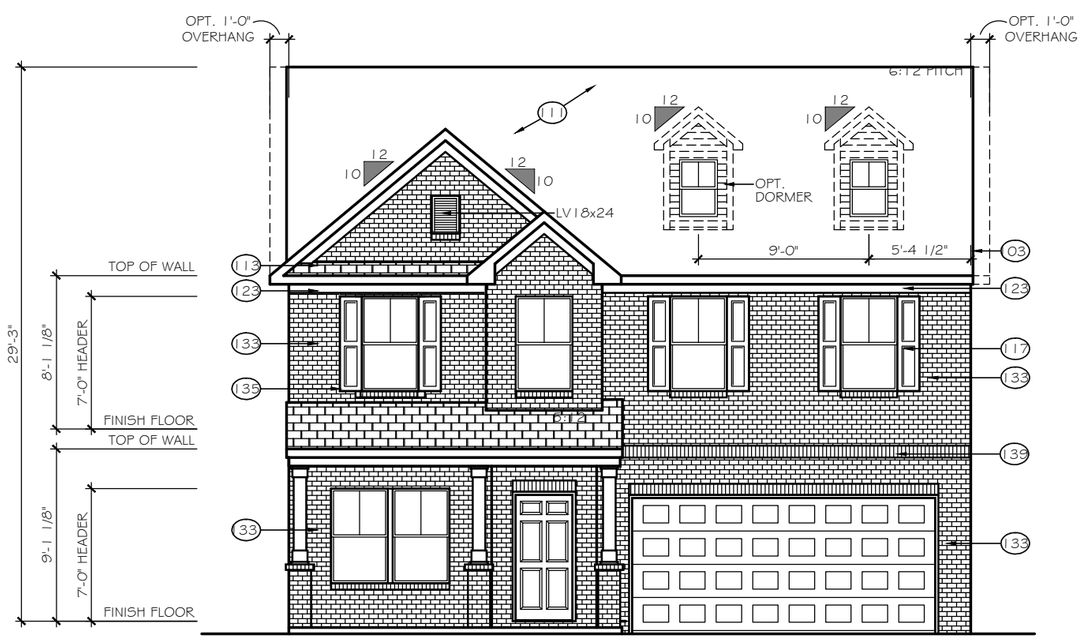
FRONT ELEVATION

ELEVATION E-C4

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



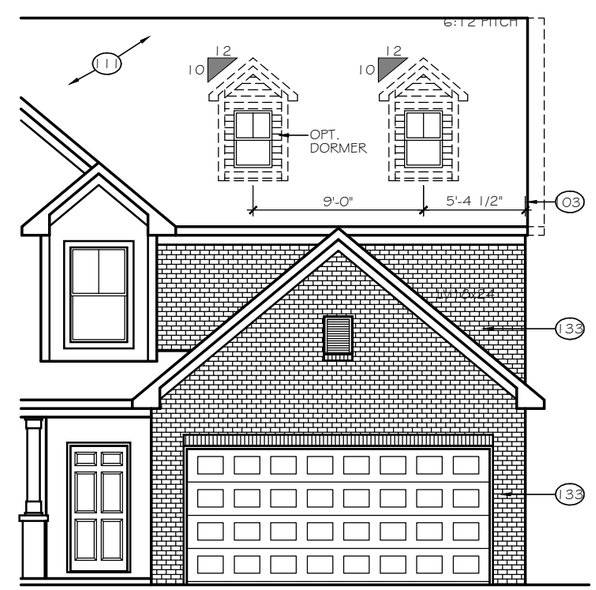
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-C5

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



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-C4, E-C5

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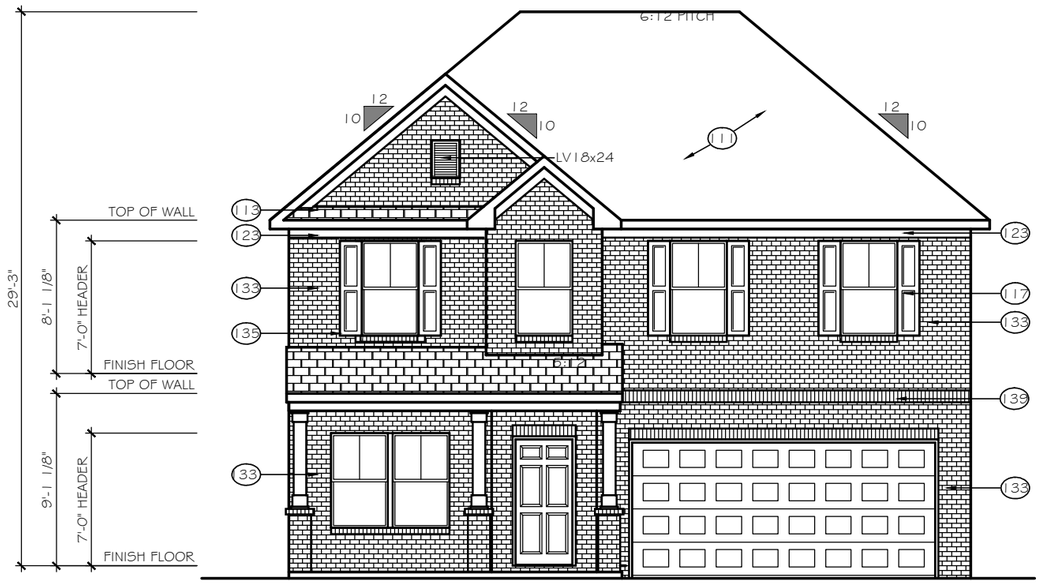
SCALE: 1/8"=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.12

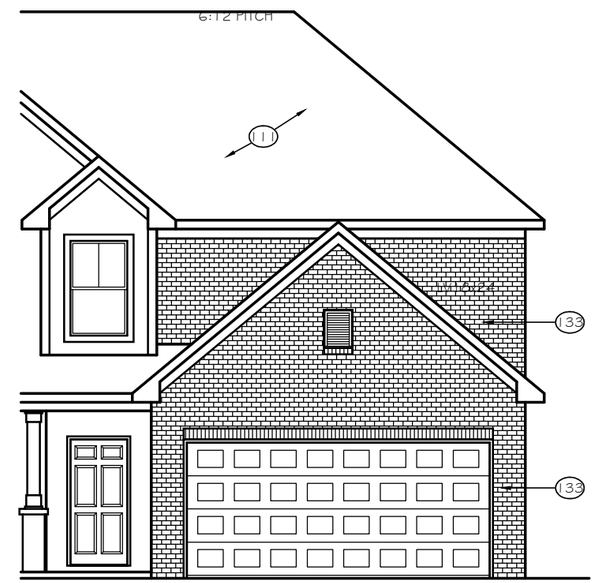
v1.2



FRONT ELEVATION

ELEVATION E-C6

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



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FRONT ELEVATION
ELEVATION E-C6

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

CHECKED BY: BPS / DJP

SHEET: A4.13

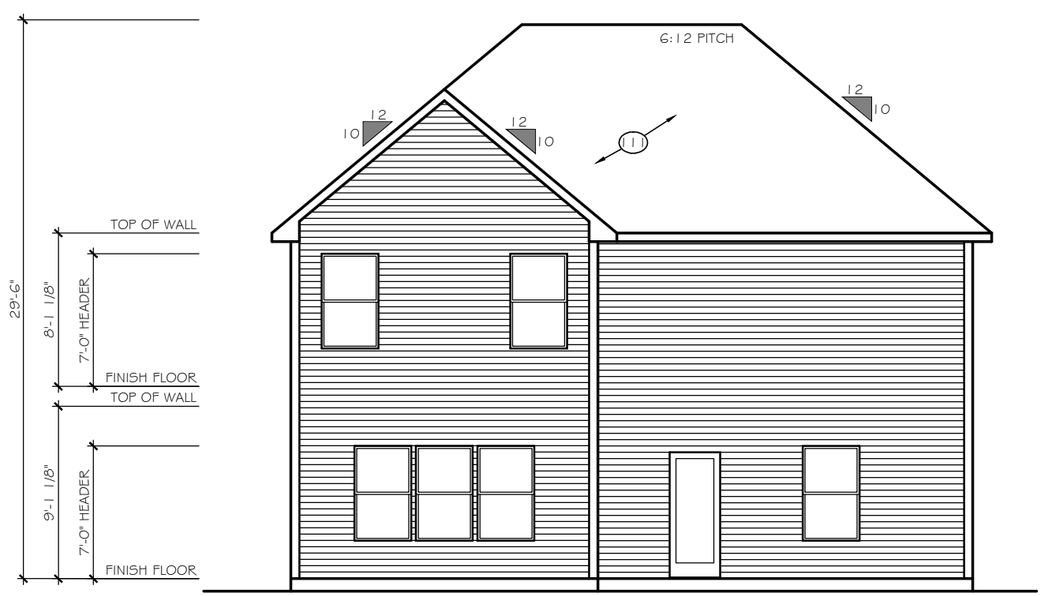
v1.2

REAR ELEVATION

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

ALL HIP ROOF ELEVATIONS

2620 OPEN



REAR ELEVATION

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

ALL HIP ROOF ELEVATIONS

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REAR ELEVATION
ELEVATION E-C6, E-D6

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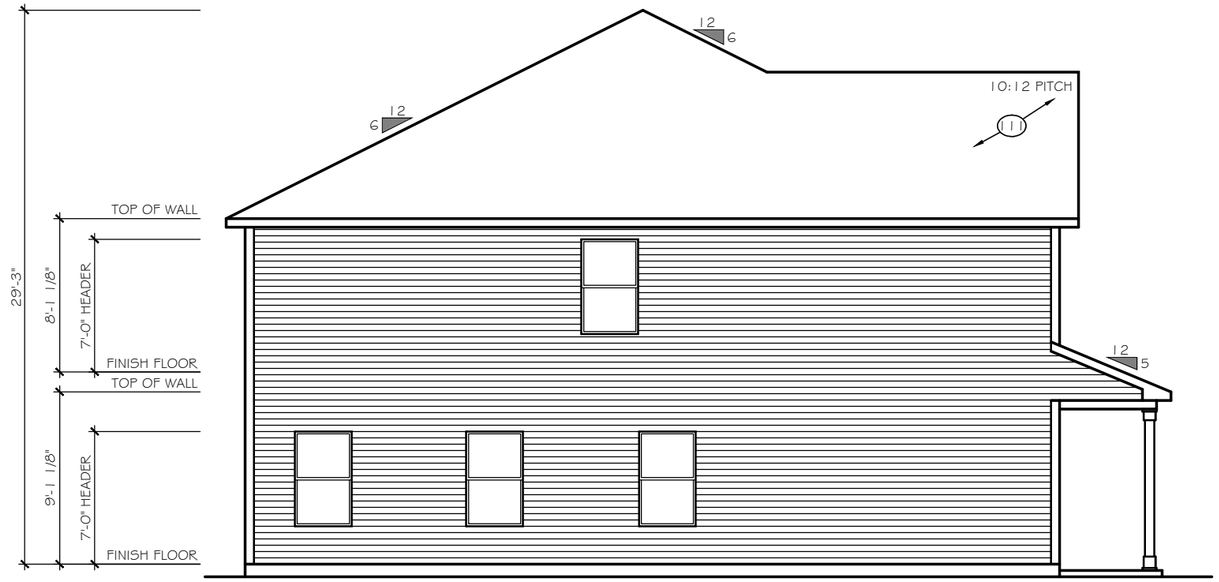
SCALE: 1/8"=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.14

v1.2

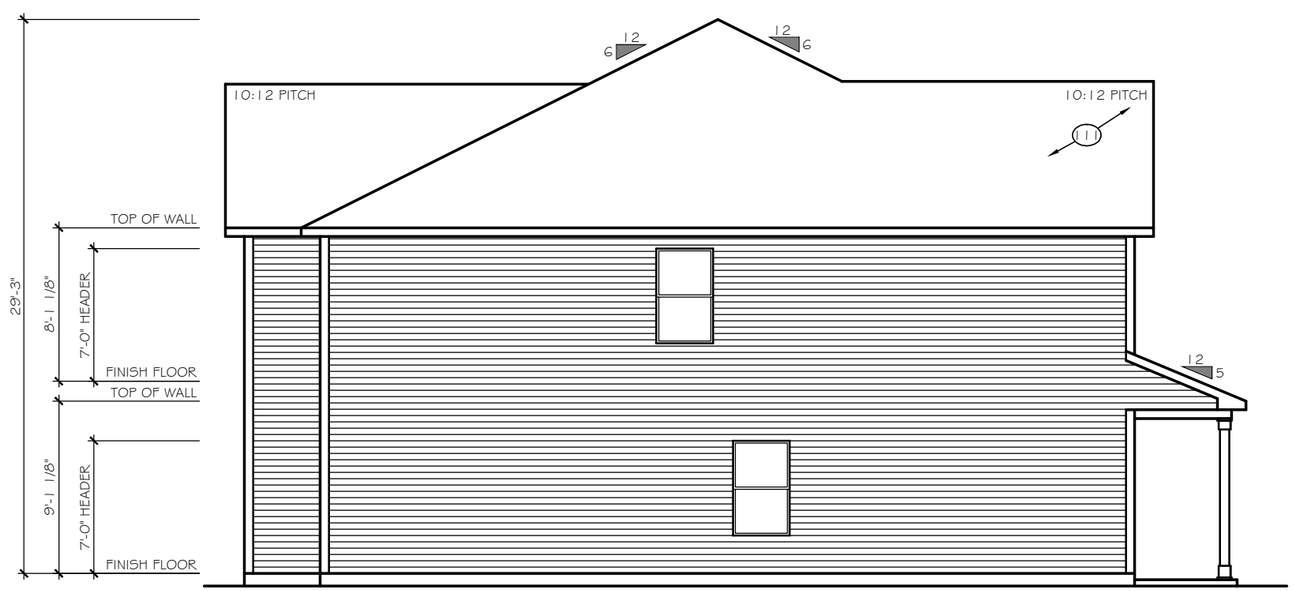


RIGHT ELEVATION

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

ELEVATIONS E-C6, E-D6

2620 OPEN



RIGHT ELEVATION

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

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

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RIGHT ELEVATION
ELEVATION E-C6, E-D6

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

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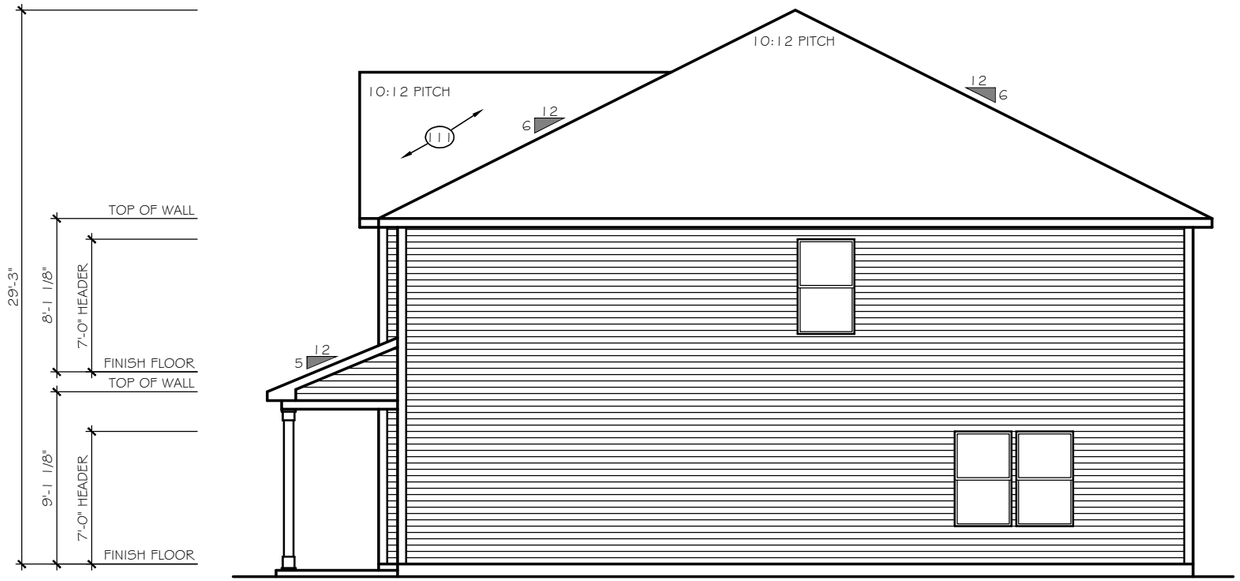
SHEET: A4.15

v1.2

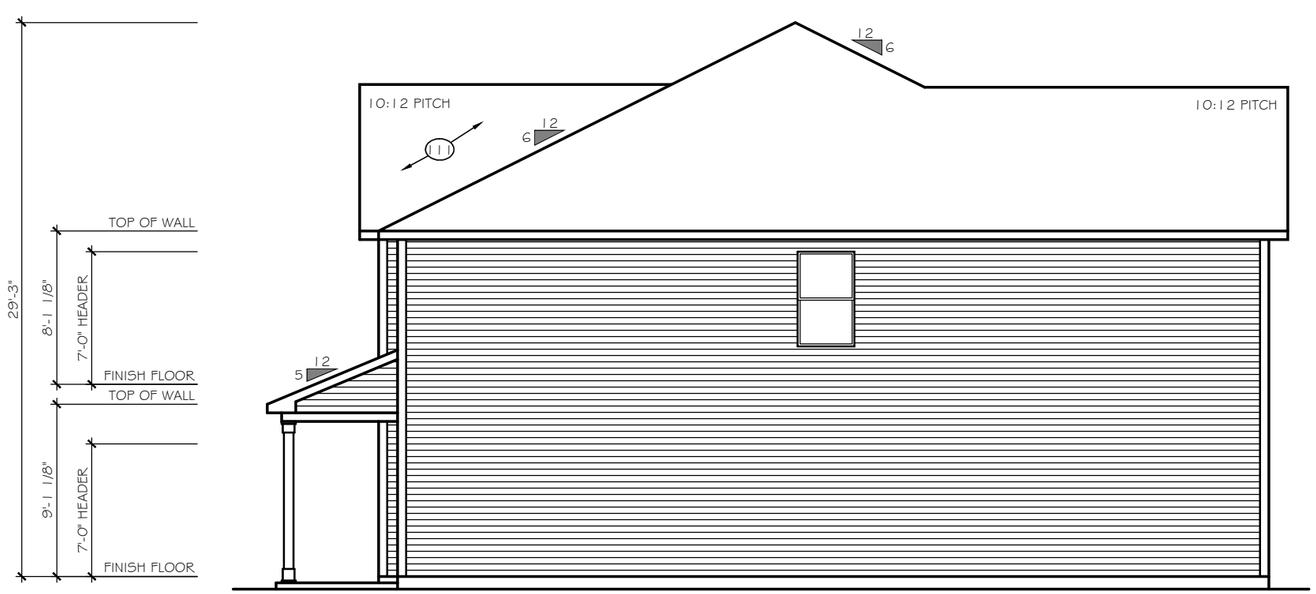


LEFT ELEVATION

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

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

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

ELEVATIONS E-C6, E-D6

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LEFT ELEVATION
ELEVATION E-C6, E-D6

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

CHECKED BY: BPS / DJP

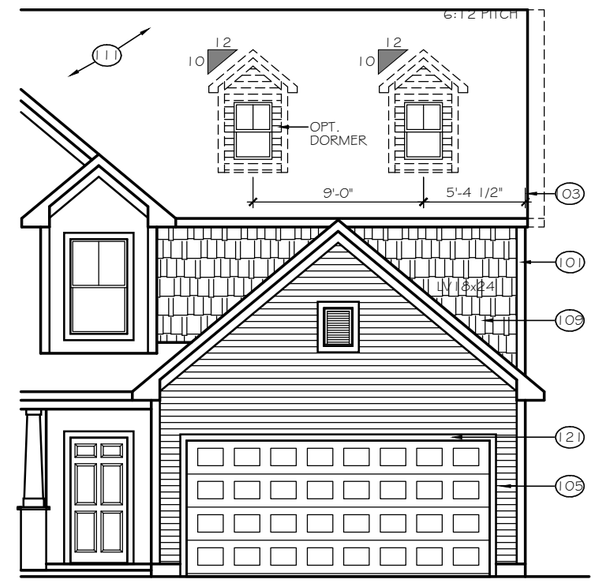
SHEET: A4.16

v1.2

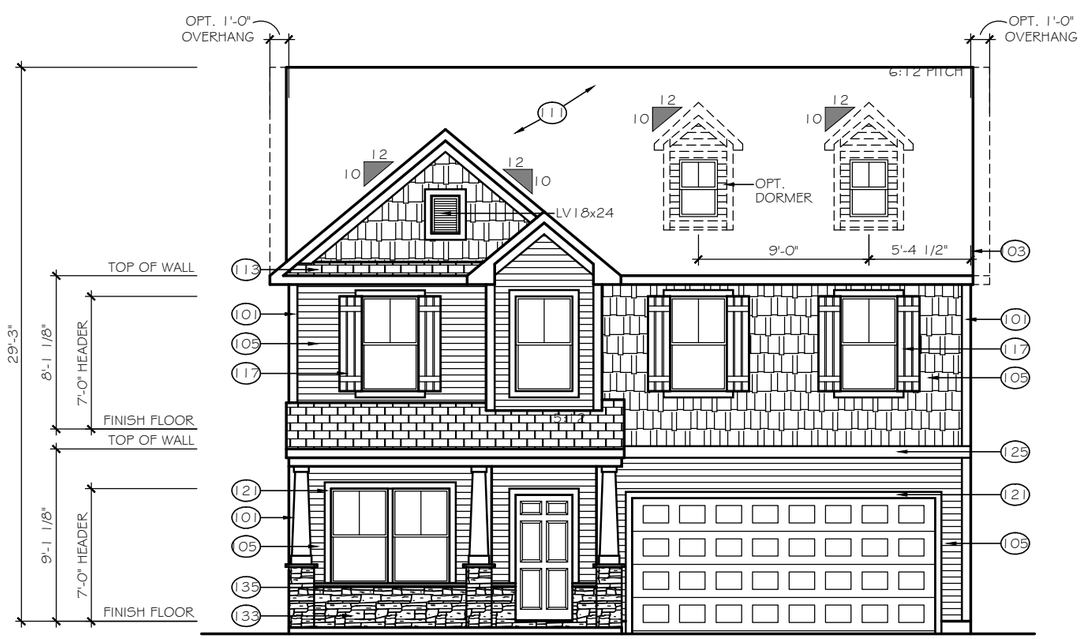
FRONT ELEVATION

ELEVATION E-D1

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



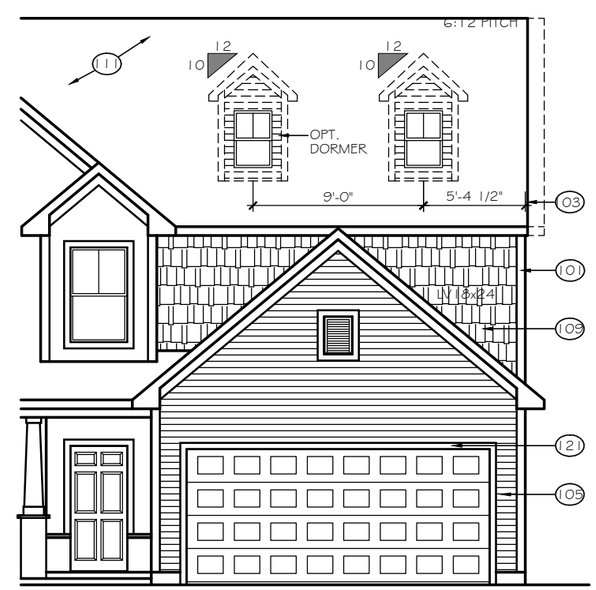
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-D2

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



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FRONT ELEVATION
ELEVATION E-D1, E-D2

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

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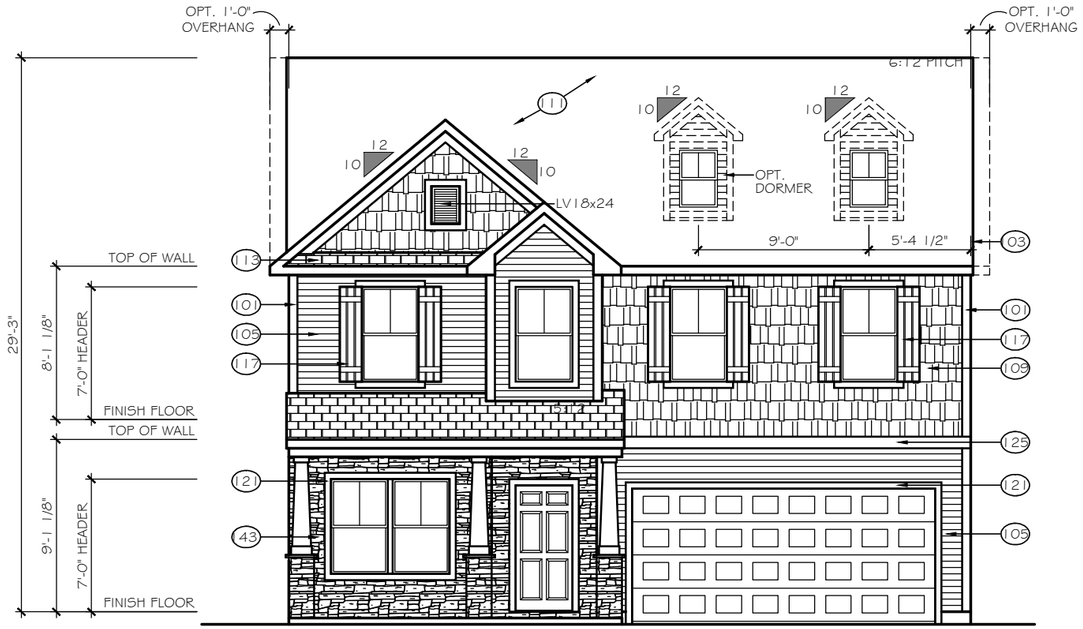
SHEET: A4.17

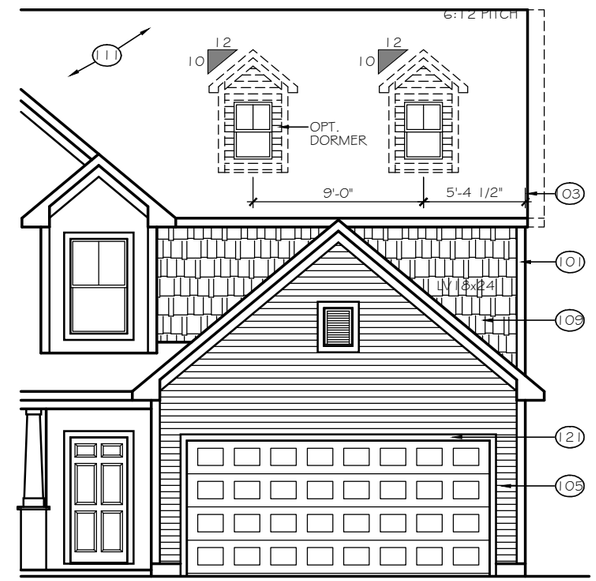
v1.2



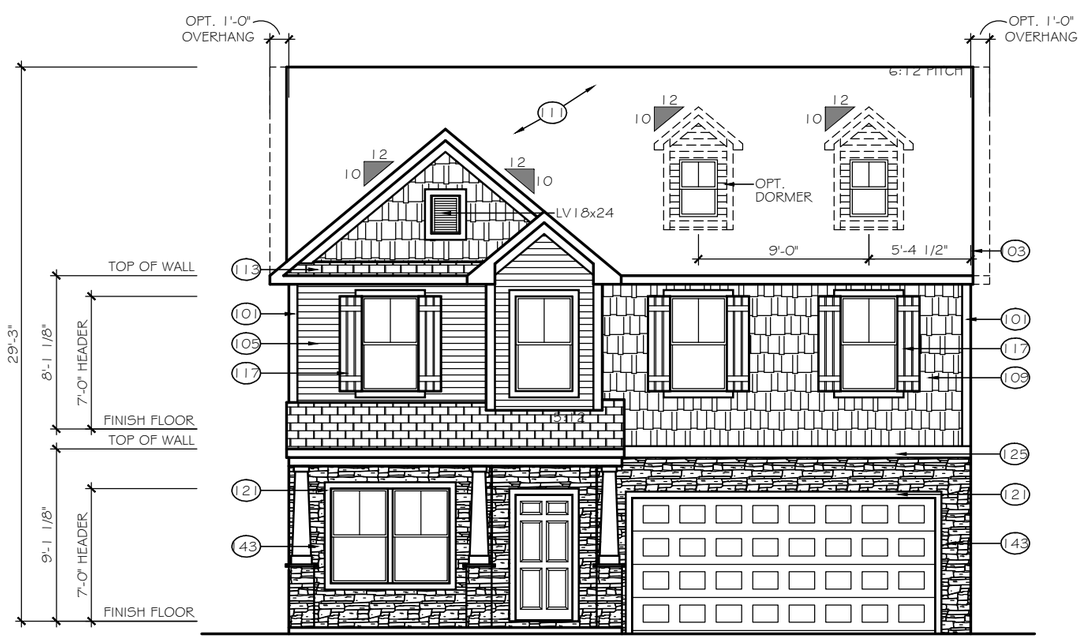
FRONT ELEVATION

ELEVATION E-D3

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



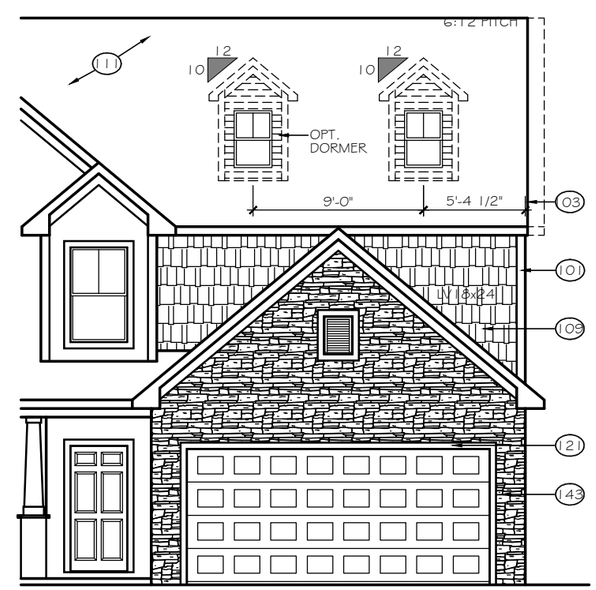
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-D4

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



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FRONT ELEVATION
ELEVATION E-D3, E-D4

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

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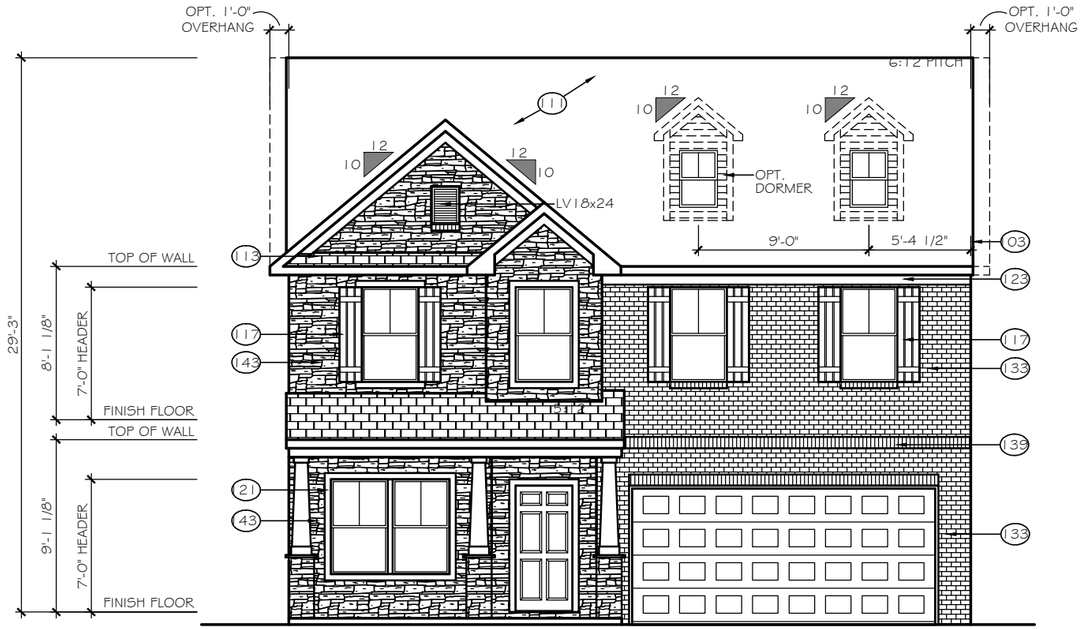
SHEET: A4.18

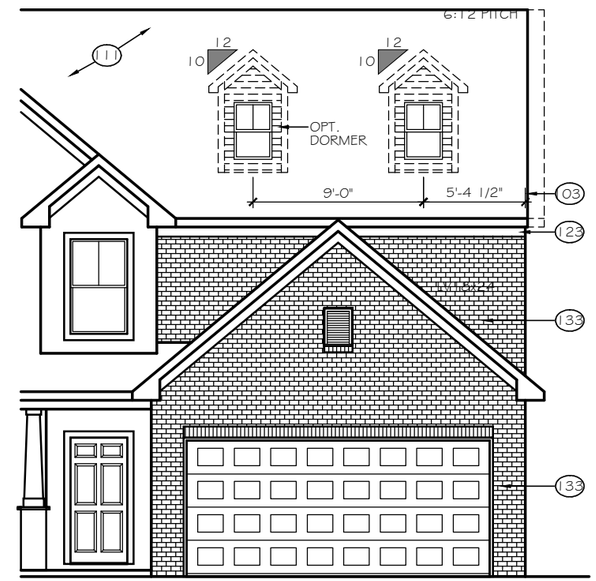
v1.2



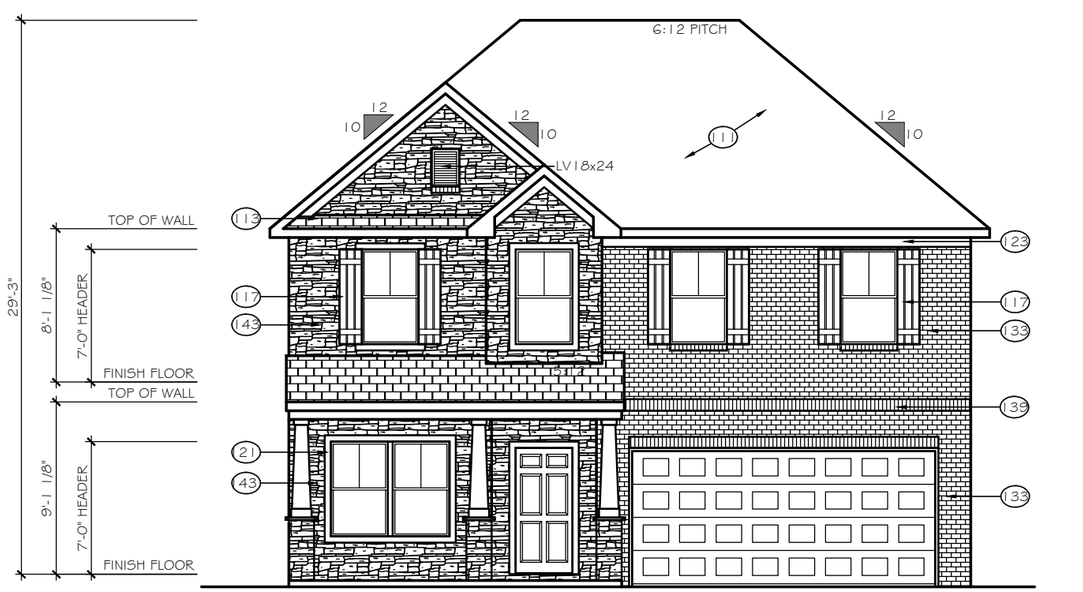
FRONT ELEVATION

ELEVATION E-D5

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



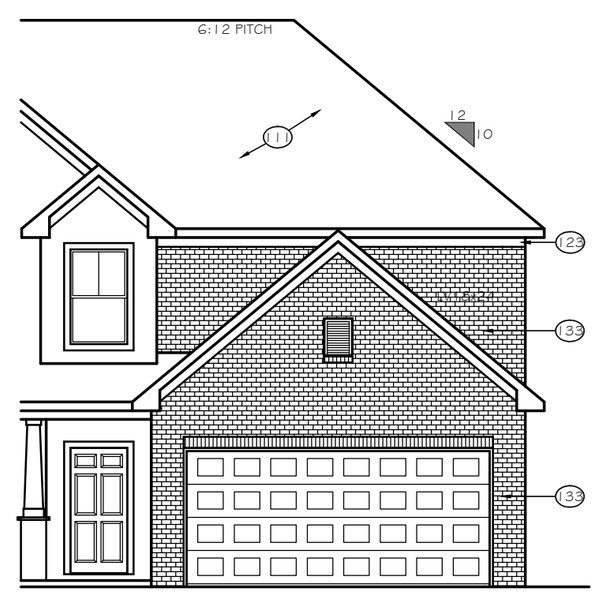
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-D6

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



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FRONT ELEVATION
ELEVATION E-D5, E-D6

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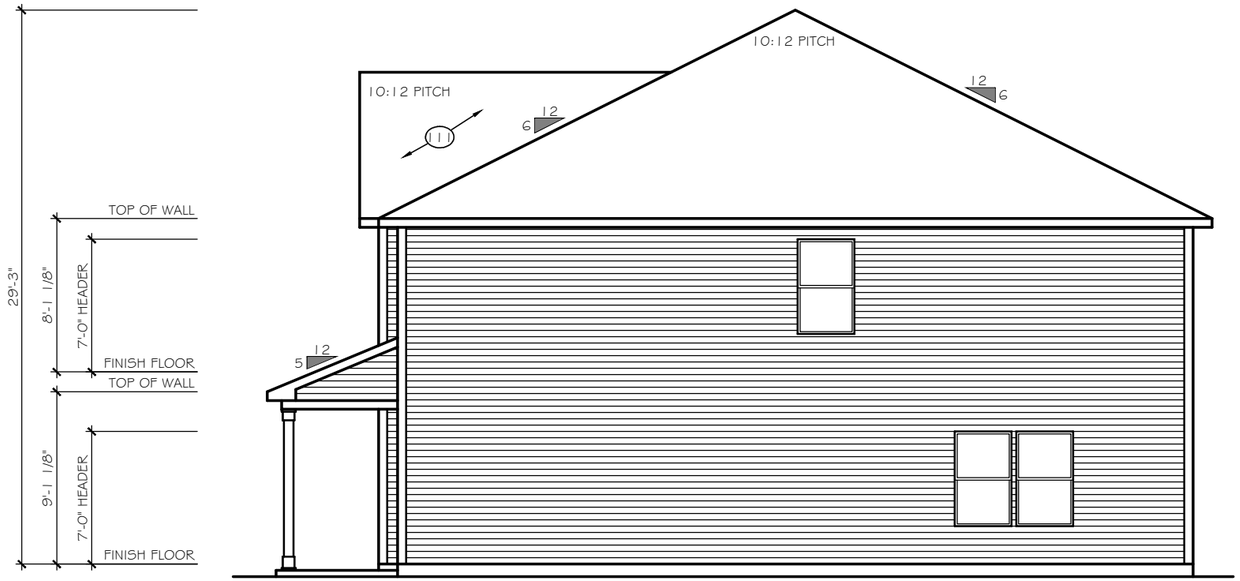
SCALE: 1/8"=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.19

v1.2

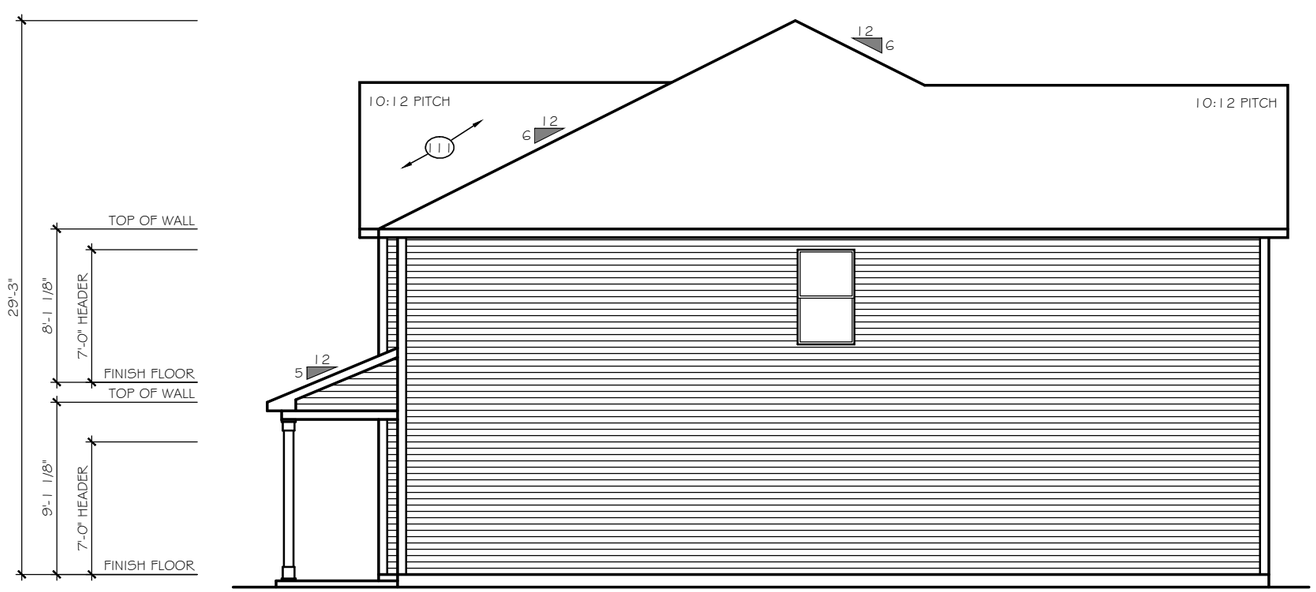


LEFT ELEVATION

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

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

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

ELEVATIONS E-C6, E-D6

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LEFT ELEVATION
ELEVATION E-E6, E-F6

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

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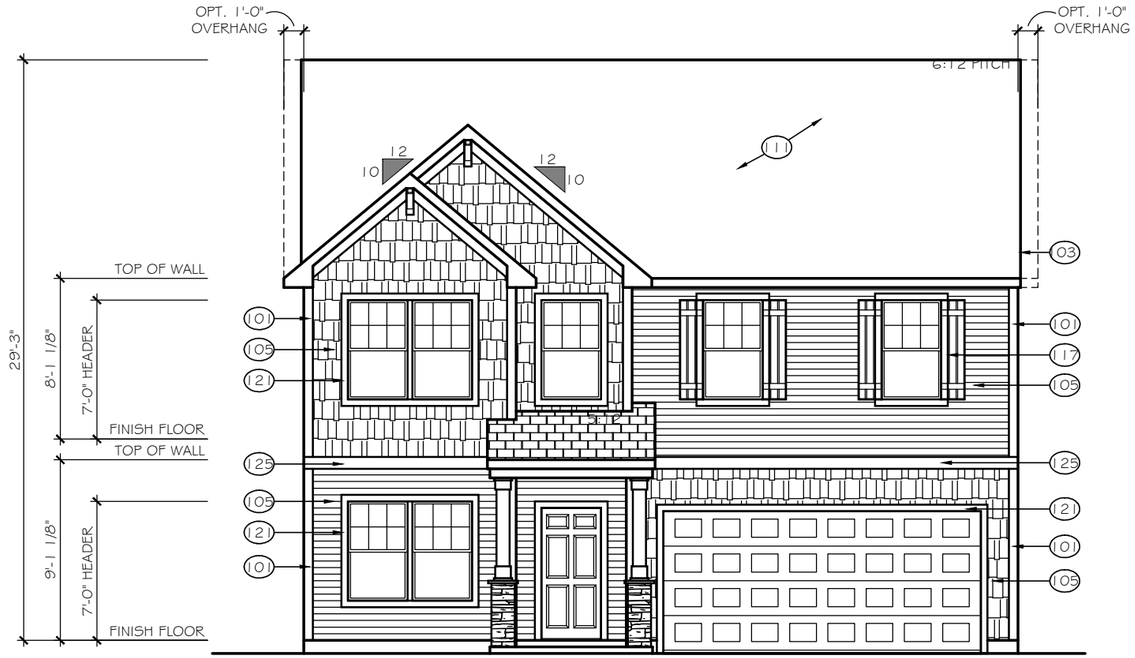
SHEET: A4.29

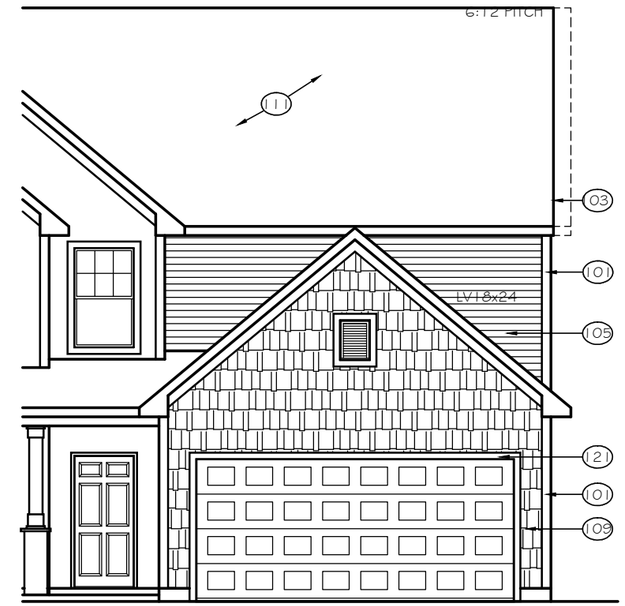
v1.2



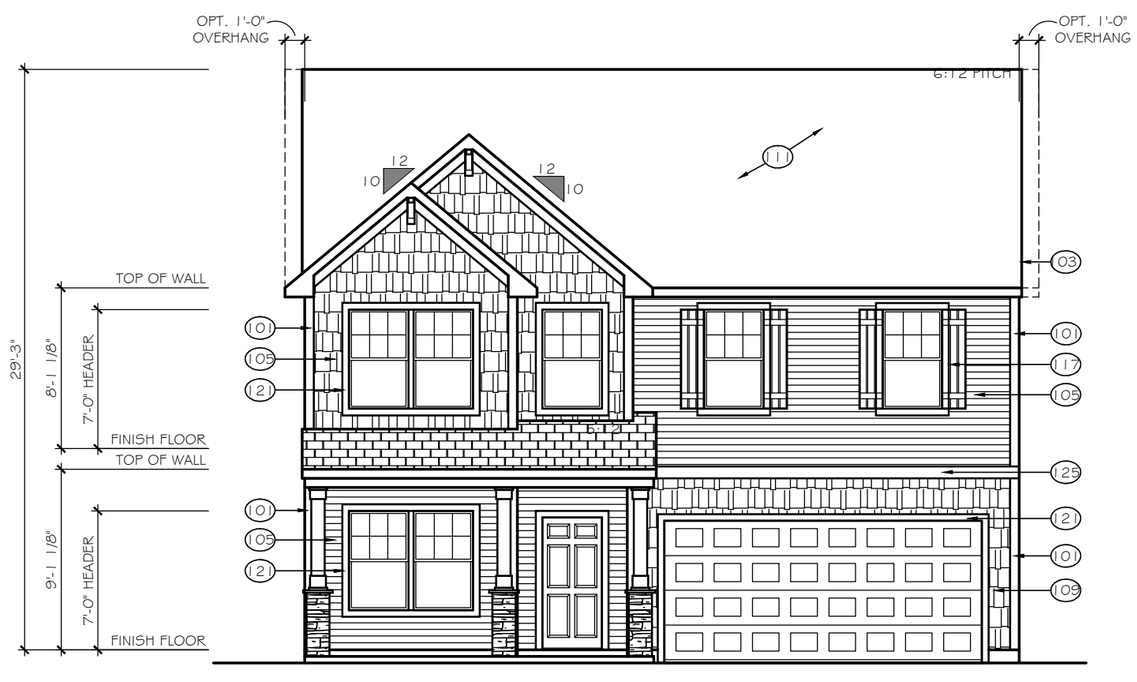
FRONT ELEVATION

ELEVATION E-F1

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



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F1P

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

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FRONT ELEVATION
ELEVATION E-F1

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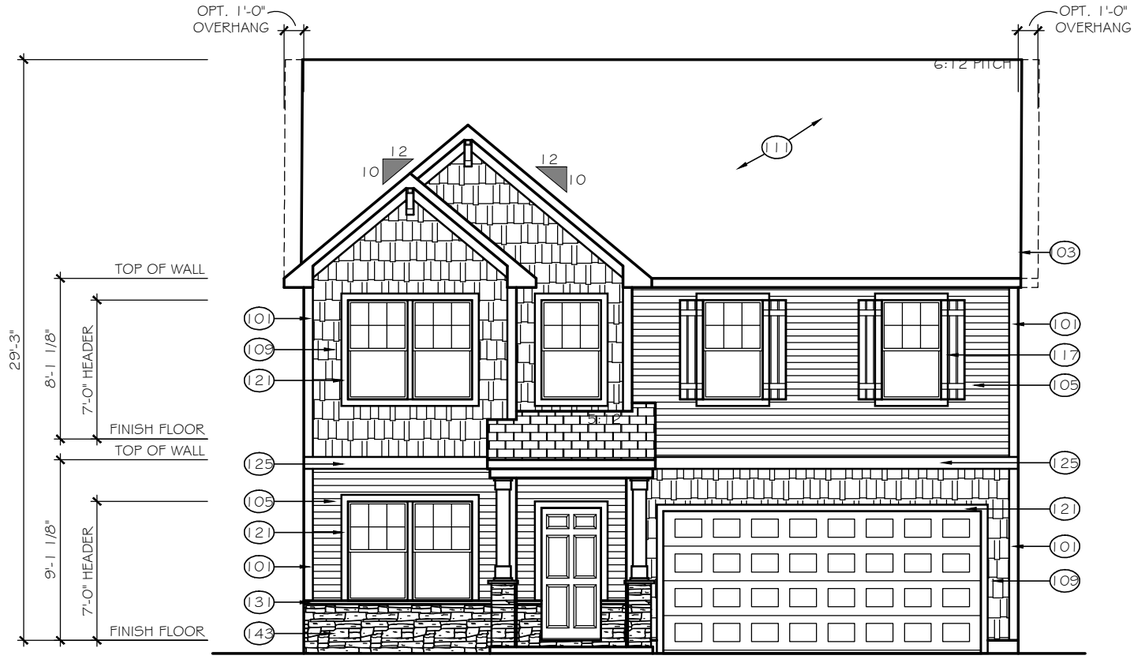
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.30

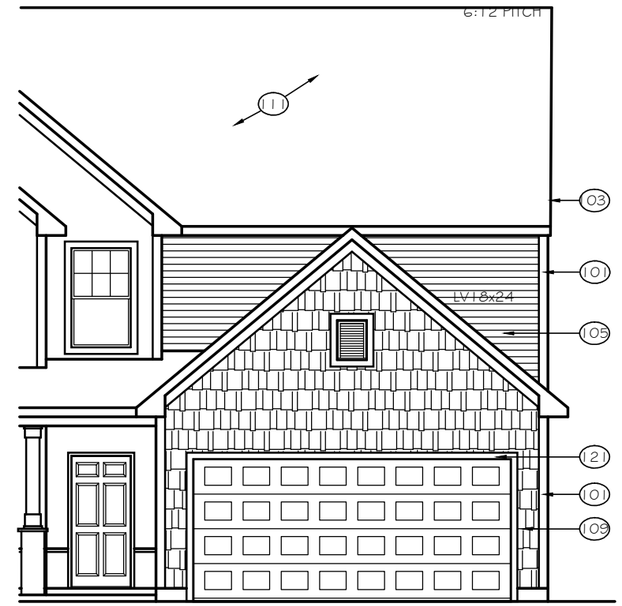
v1.2



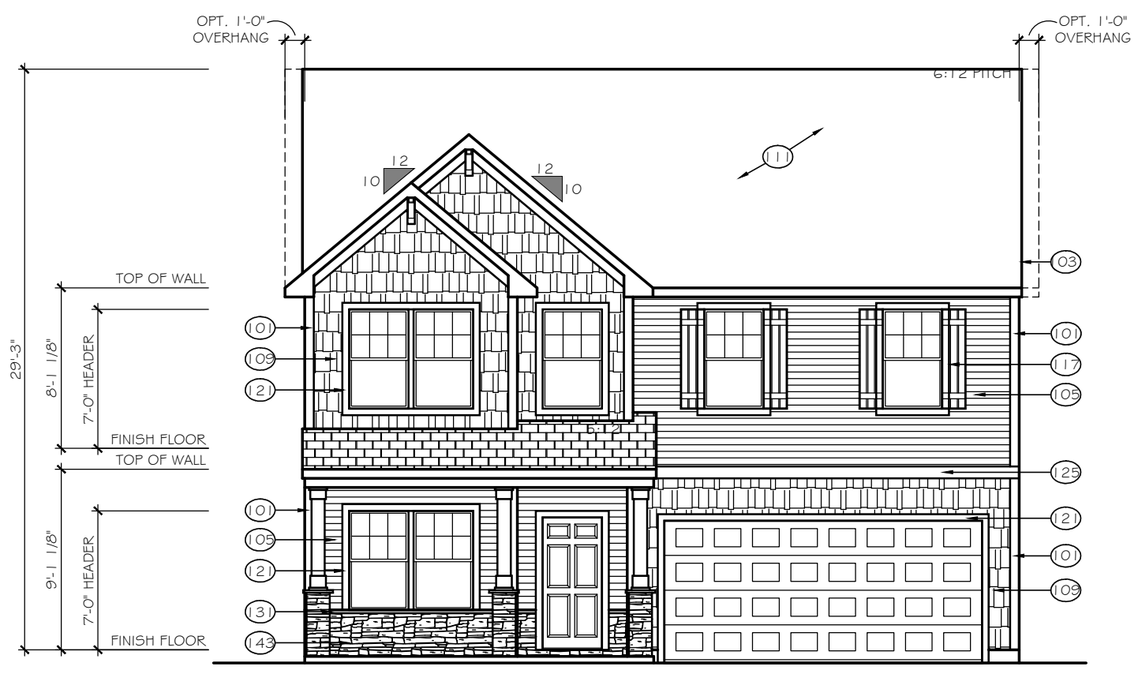
FRONT ELEVATION

ELEVATION E-F2

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



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F2P

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

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FRONT ELEVATION
ELEVATION E-F2

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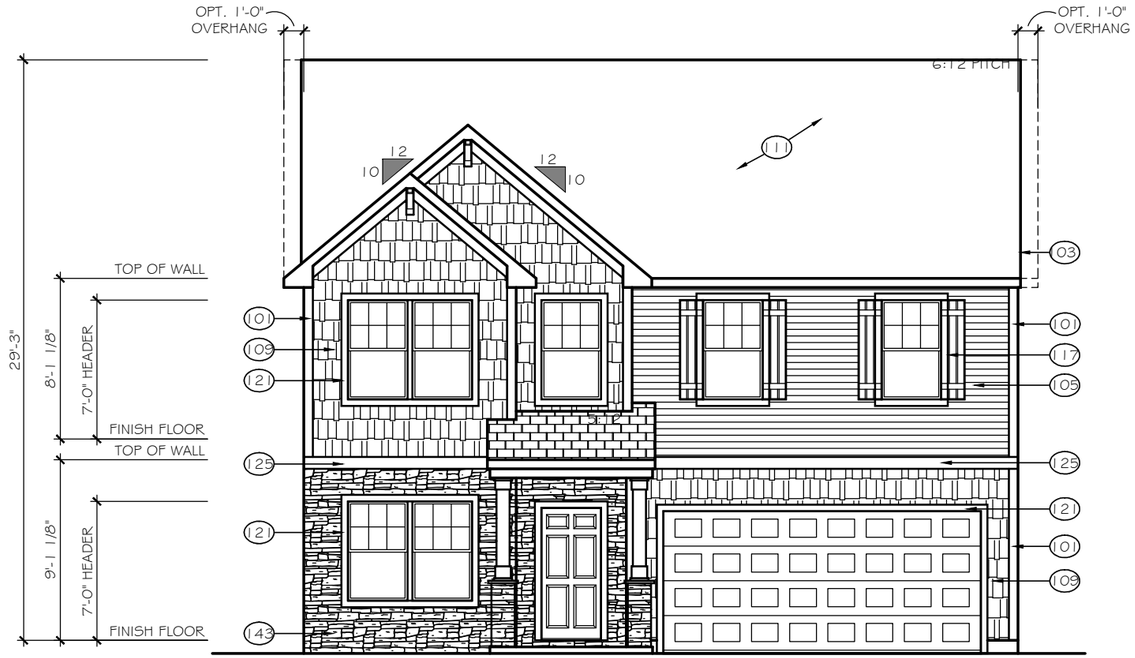
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.31

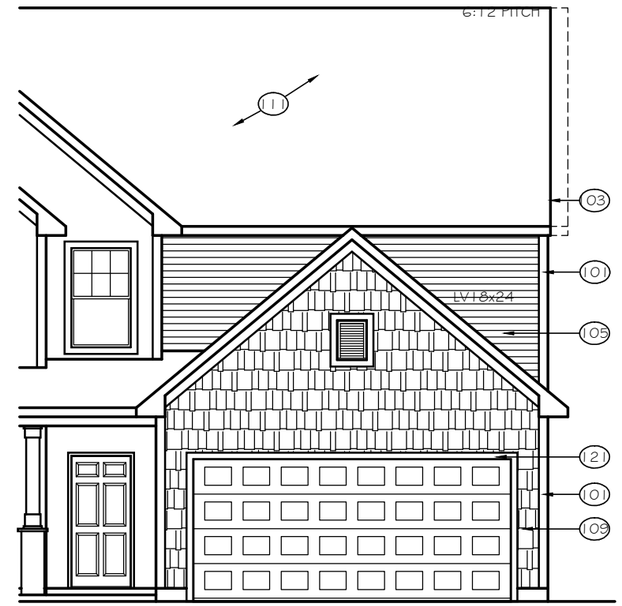
v1.2



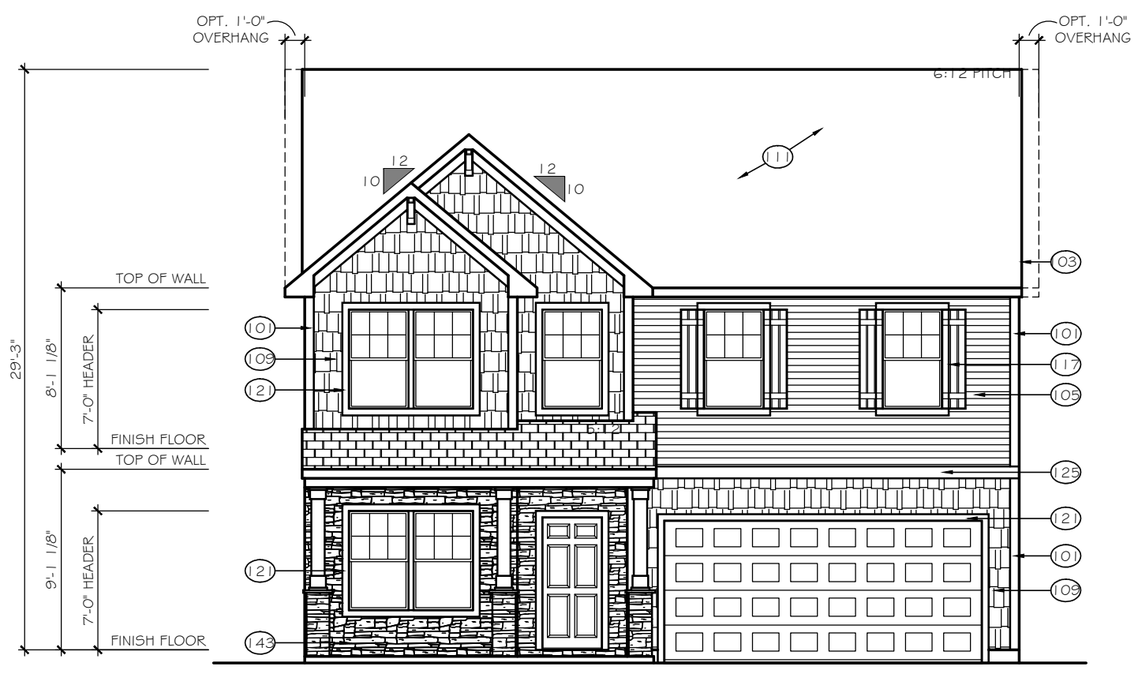
FRONT ELEVATION

ELEVATION E-F3

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



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F3P

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

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FRONT ELEVATION
ELEVATION E-F3

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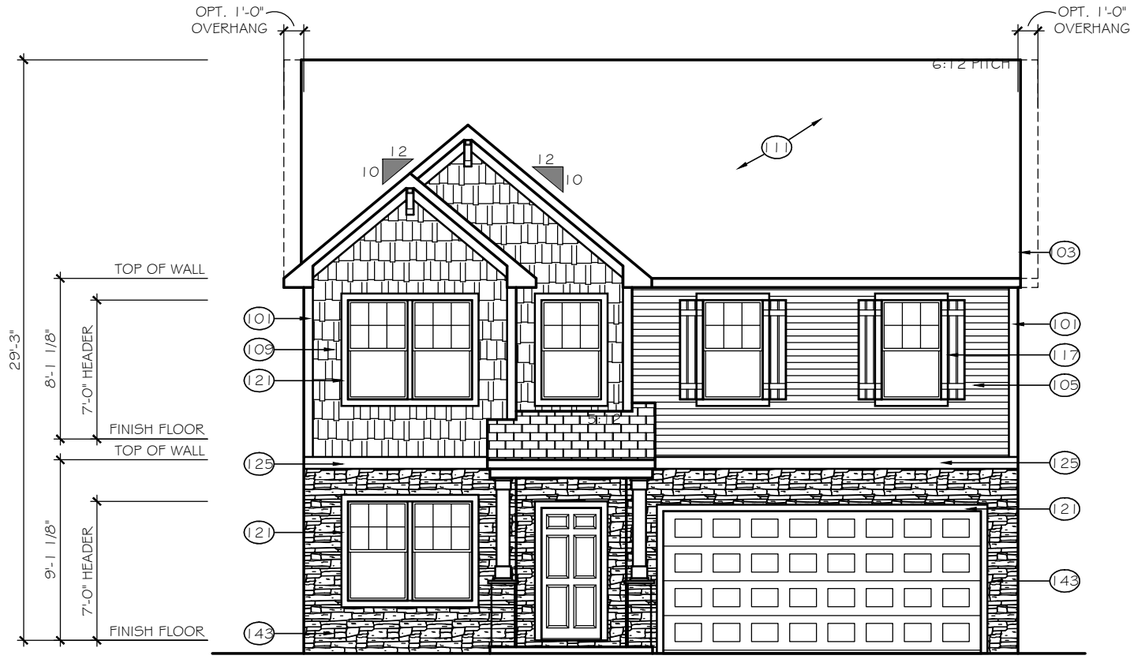
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.32

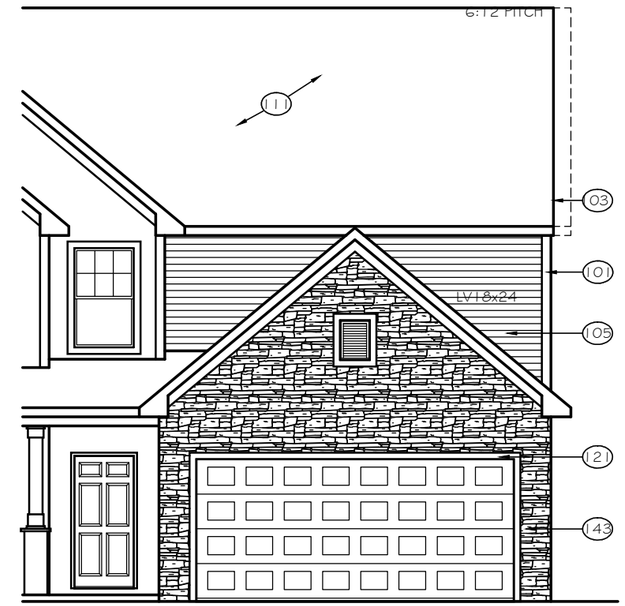
v1.2



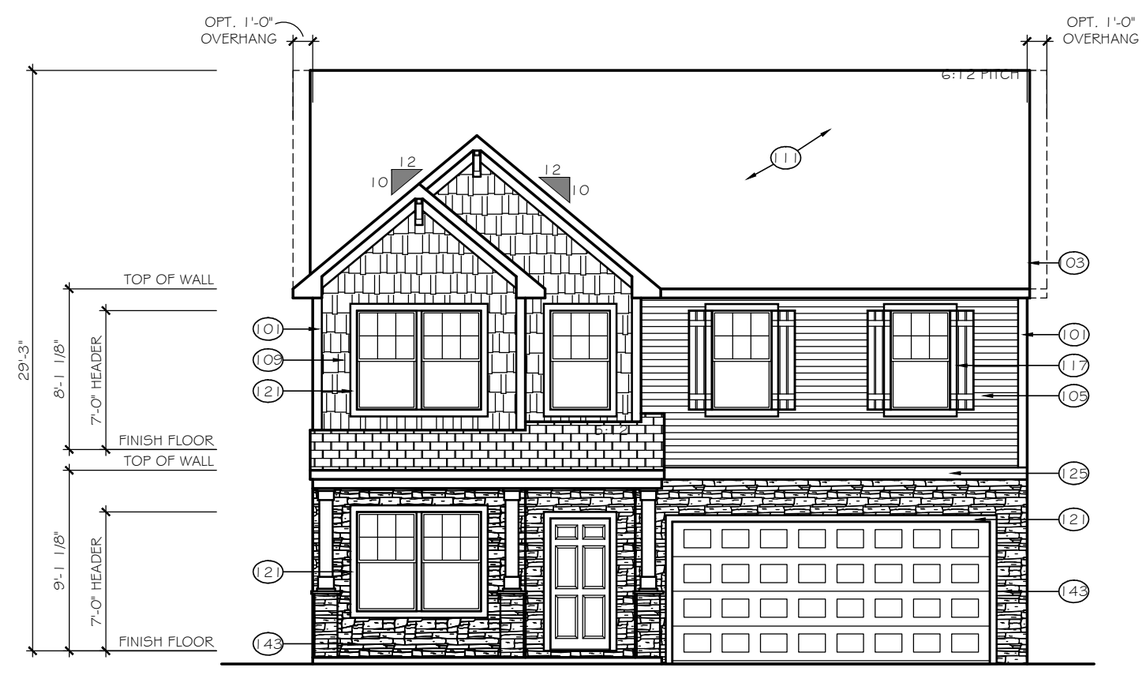
FRONT ELEVATION

ELEVATION E-F4

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



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F4P

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

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FRONT ELEVATION
ELEVATION E-F4

THE HUNTLEY

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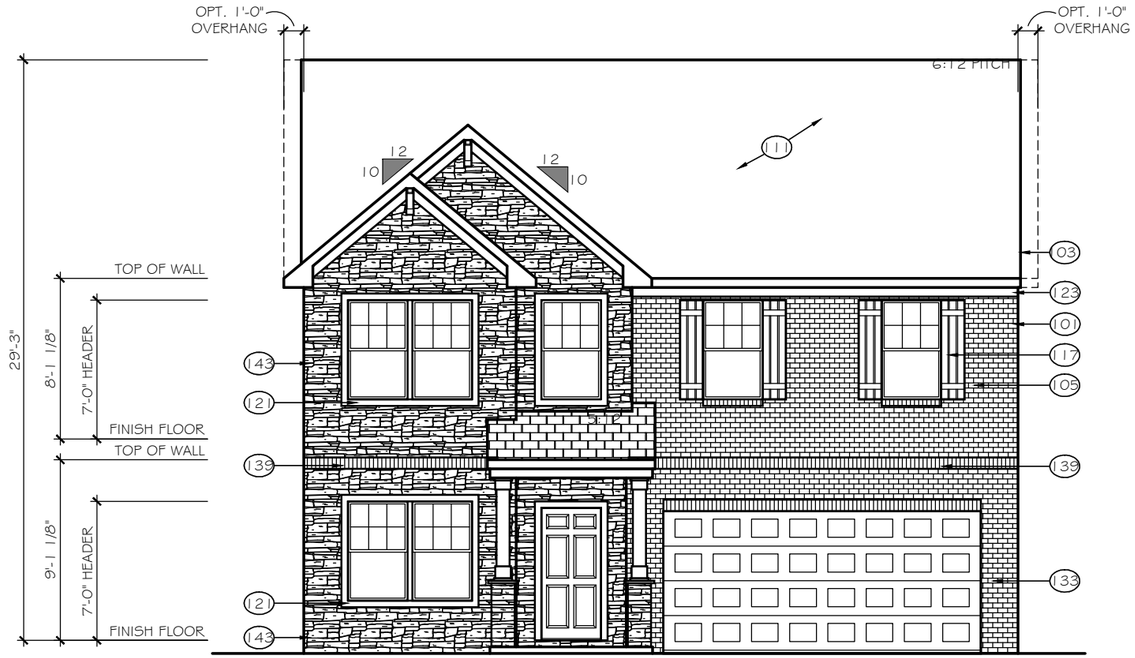
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.33

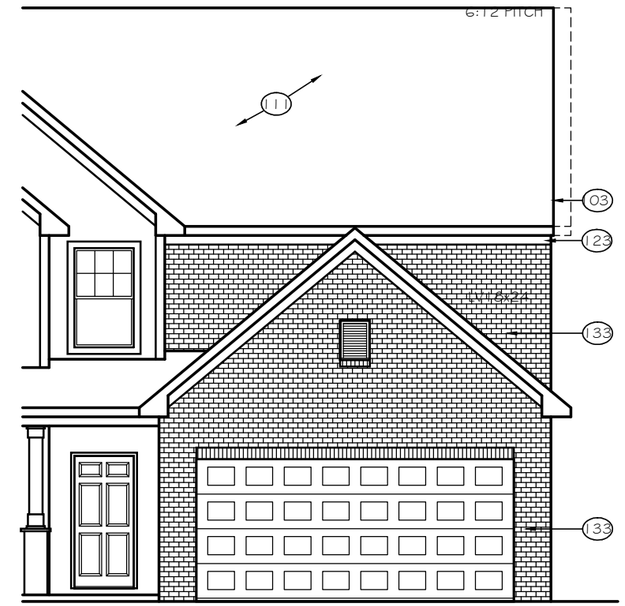
v1.2



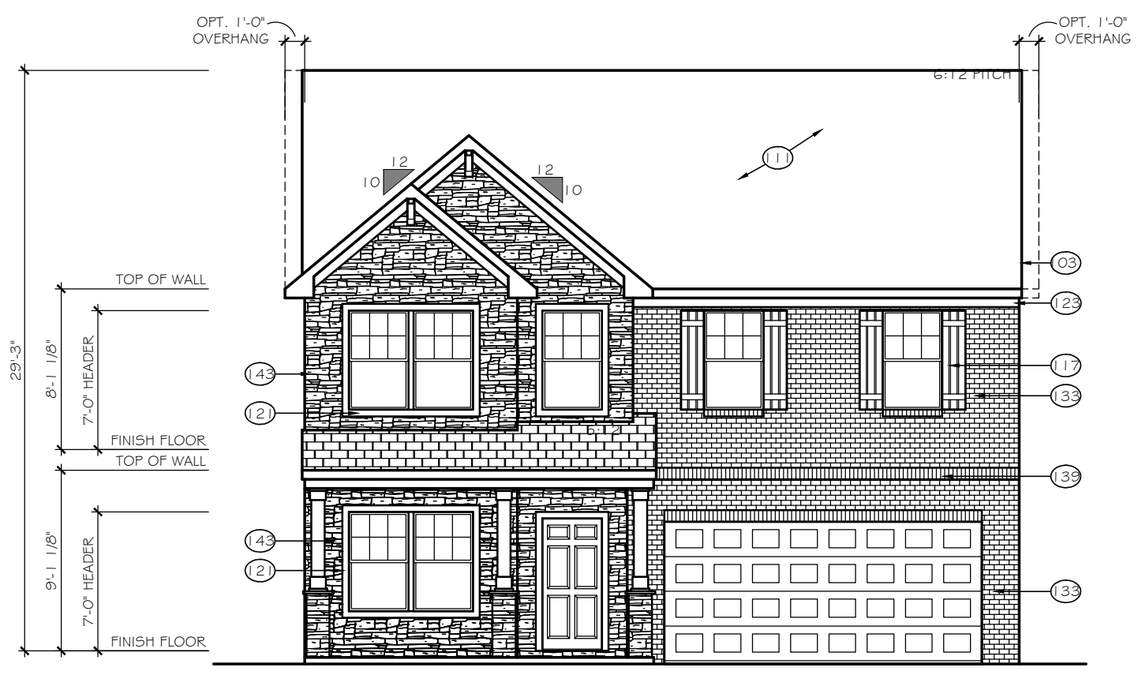
FRONT ELEVATION

ELEVATION E-F5

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



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F5P

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

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FRONT ELEVATION
ELEVATION E-F5

THE HUNTLEY

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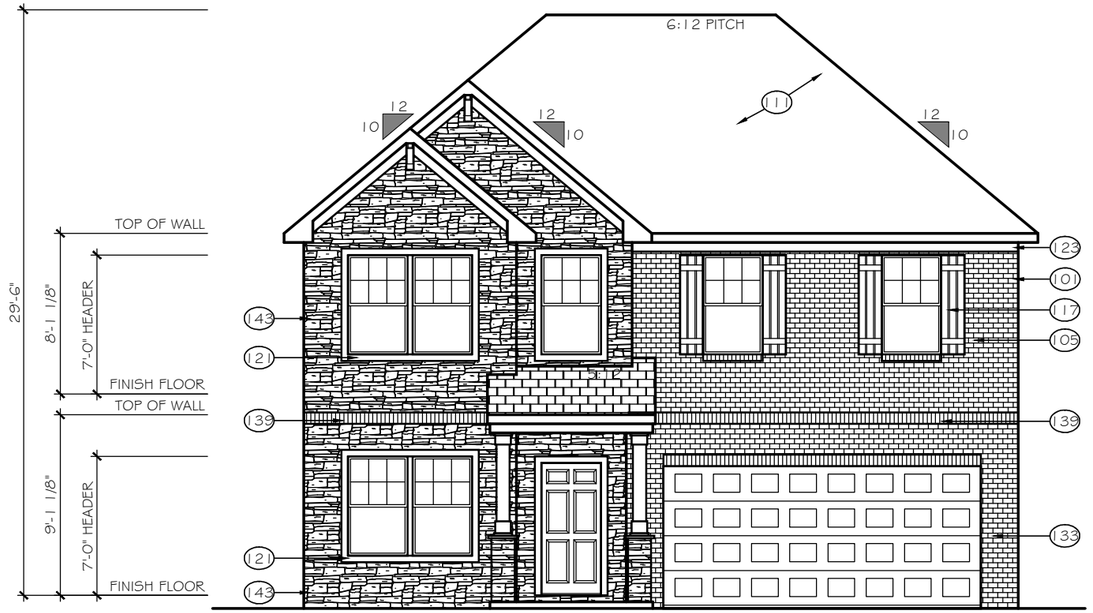
DATE: 11-29-18

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

CHECKED BY: BPS / DJP

SHEET: A4.34

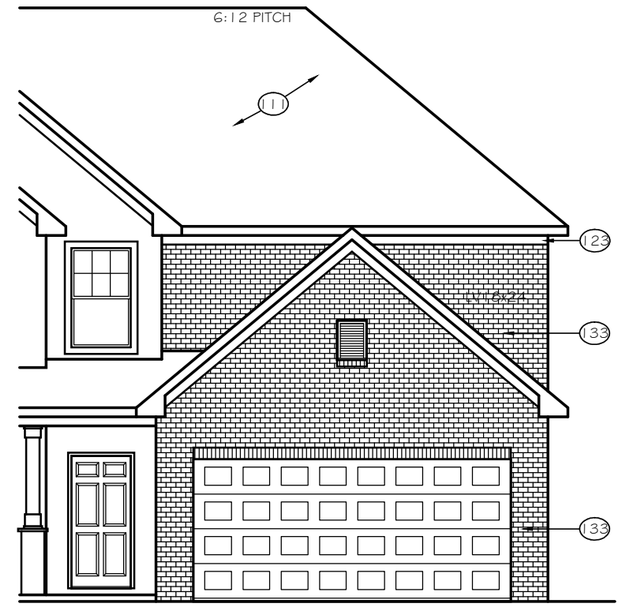
v1.2



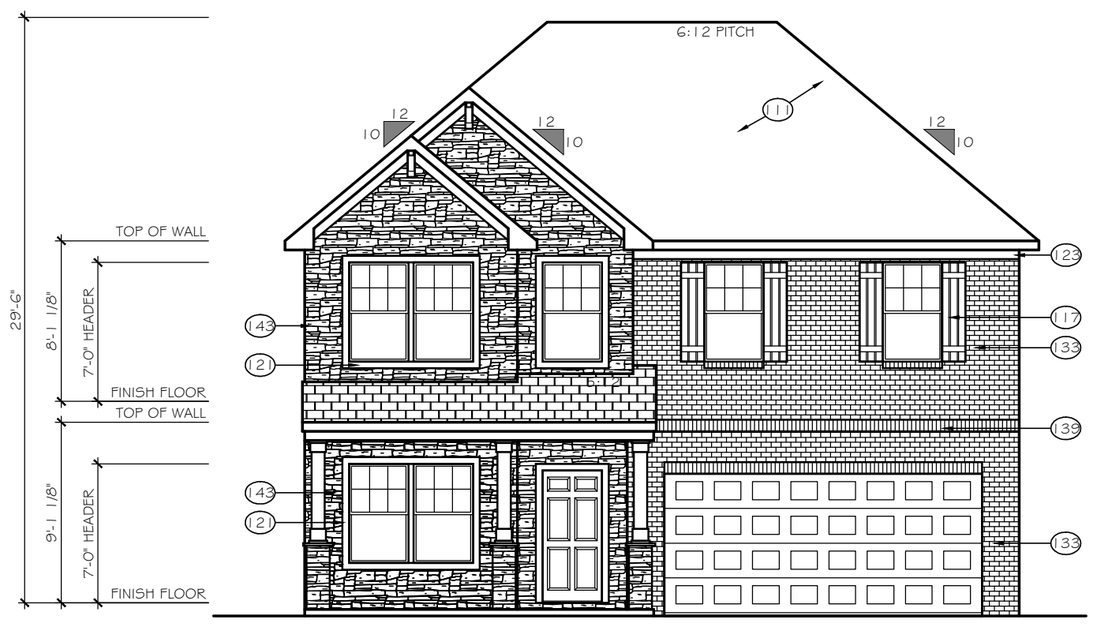
FRONT ELEVATION

ELEVATION E-F6

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



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F6P

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

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FRONT ELEVATION
ELEVATION E-F6

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SHEET: A4.35

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THE BAYSIDE
MASTER SET INTEGRITY / TRIBUTE/ELEMENTS

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ELECTRICAL LEGEND

	EXT. CARRIAGE LIGHT
	OUTLET 220V
	OUTLET 110V
	OUTLET 110V WATER PROOF
	OUTLET 110V GFI
	SWITCHED RECEPTACLE
	PHONE
S D C O	SMOKE / CO DETECTOR
S D	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.

GENERAL NOTES

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.). INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)
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. USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.
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 & MUDDED 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 POS.
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

INTERIOR HINGED DOOR SCHEDULE

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" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	98-1/2" (8'-0" 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"			

◇ LOAD BEARING ◯ NON-LOAD BEARING

INTERIOR PASS THRU SCHEDULE

FRAMED OPENING DIMENSIONS		
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT
8'-1 1/8"	PLAN I.D. +2"	82-1/2"
9'-1 1/8"	PLAN I.D. +2"	94-1/2"
10'-1 1/8"	PLAN I.D. +2"	98-1/2"

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

EXTERIOR HINGED DOOR SCHEDULE

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"			

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

POST SCHEDULE

2x4 STUDS	2x6 STUDS
EX: (2) 2X4	EX: (2) 2X6

NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.

4X4 POST	6X6 POST

LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST

KING / JACK SCHEDULE

A	(2) JACK STUDS
B	(1) JACK STUD & (1) KING STUD
C	(1) JACK STUD & (2) KING STUDS
D	(1) JACK STUD & (3) KING STUDS
E	(2) JACK STUDS & (1) KING STUD
F	(2) JACK STUDS & (2) KING STUDS
G	(2) JACK STUDS & (3) KING STUDS
H	(3) JACK STUDS & (3) KING STUDS
I	(4) JACK STUDS & (4) KING STUDS

SQUARE FOOTAGE

KEY NOTES
ELEVATIONS

101	CORNER TRIM
103	FLUSH RAKE
105	HORIZONTAL SIDING
107	BOARD-N-BATTEN SIDING
108	SCALLOPED SIDING
109	SHAKE SIDING
111	COMPOSITE SHINGLES
112	METAL ROOFING
113	SHINGLED RETURN
114	SUBFASCIA
115	FLASHING
117	VINYL SHUTTER
119	TRIM BOARD AT OVERHEAD DOOR JAMB
120	BRICKMOLD TRIM
121	1X4 TRIM BOARD
123	1X6 TRIM BOARD
125	1X8 TRIM BOARD
126	SYNTHETIC CROSS HEAD
127	1X4 FRIEZE TRIM BOARD
129	1X6" FASCIA
131	1-1/2" THICK STONE CAP
133	5" FACE BRICK VENEER
135	ROWLOCK SILL
137	BRICK JACK ARCH
139	SOLDIER COURSE
141	PRECAST KEYSTONE
143	THIN-SET STONE VENEER

REVISION LOG

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

TABLE OF CONTENTS

THIS SET CONTAINS ELEVATIONS FOR OPEN, TRADITIONAL & TRANSITIONAL

CS	COVER SHEET
A3	EXTERIOR ELEVATIONS & OPTIONS

COVER SHEET
MASTER SET

THE BAYSIDE

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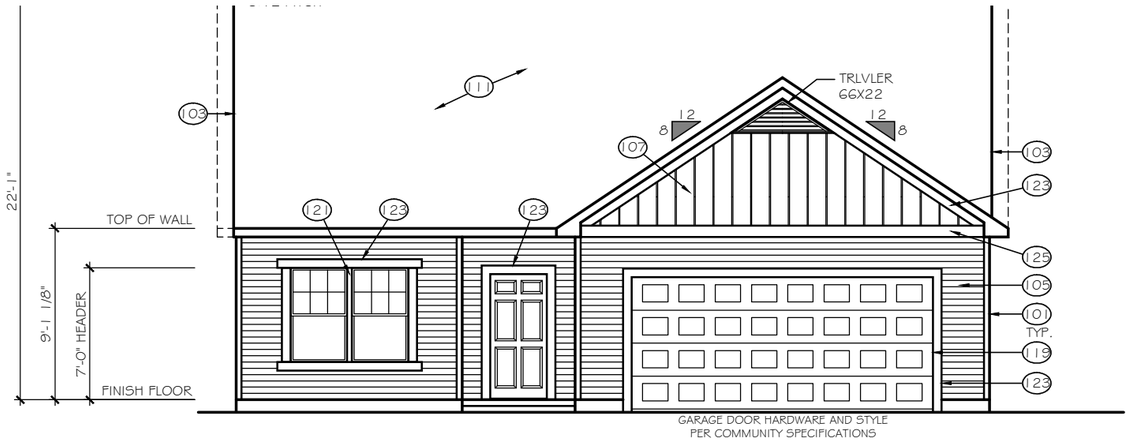
SCALE: 1/8"=1'-0"
CHECKED BY: BPS

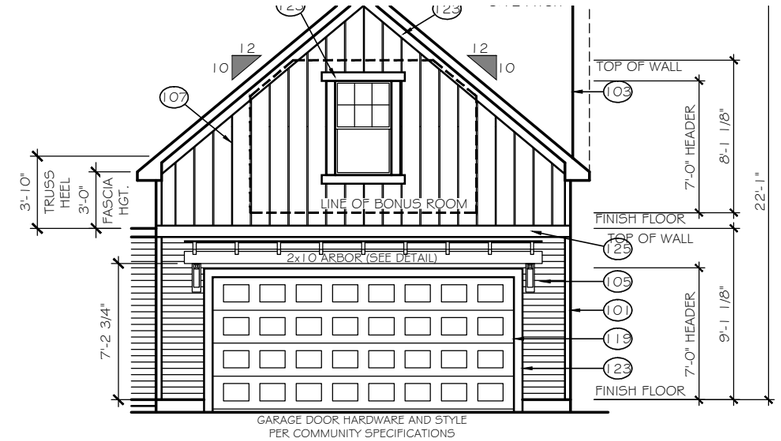
SHEET: CS
v1.19



FRONT ELEVATION

ELEVATION 'E-A1'

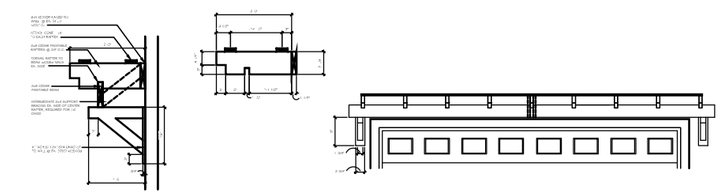
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM

ELEVATION 'E-A1B'

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



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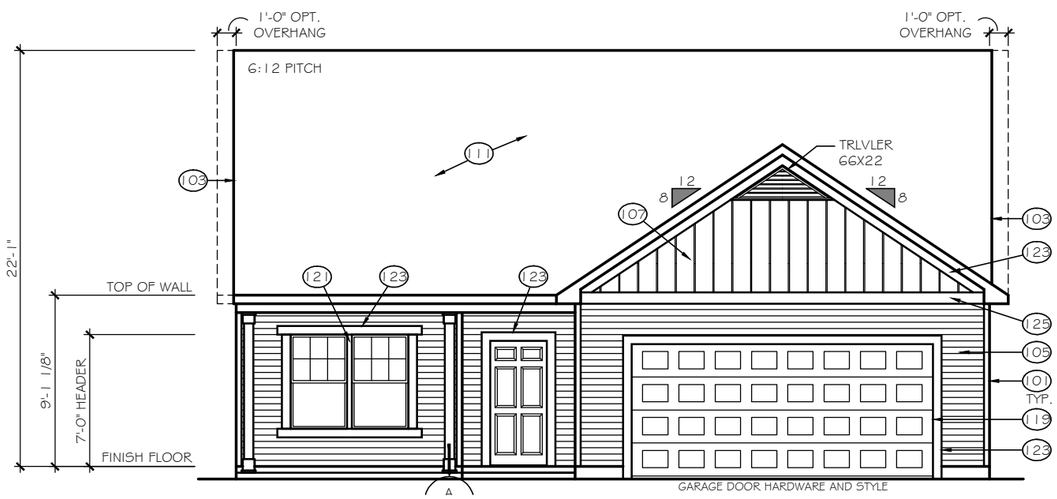

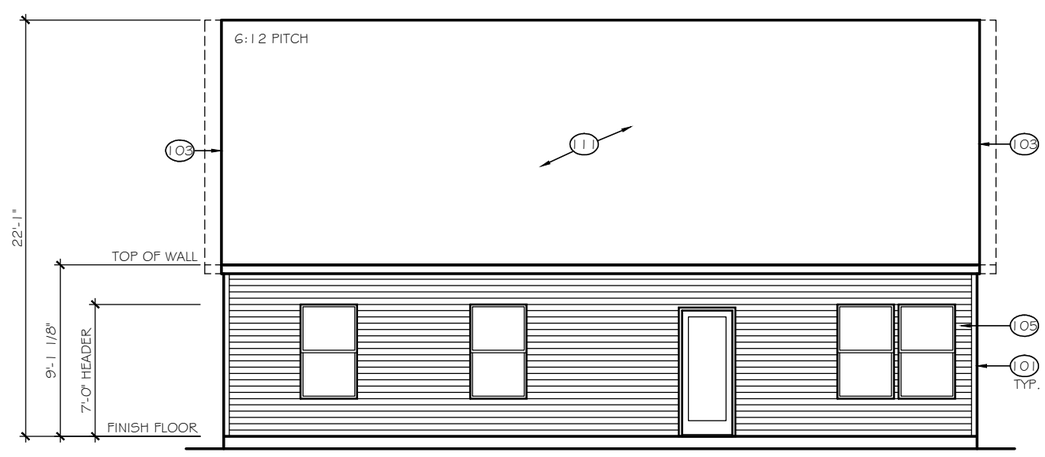

REAR ELEVATION

ELEVATION 'E-A1-A3'

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

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FRONT & REAR ELEVATIONS
ELEVATION E-A1

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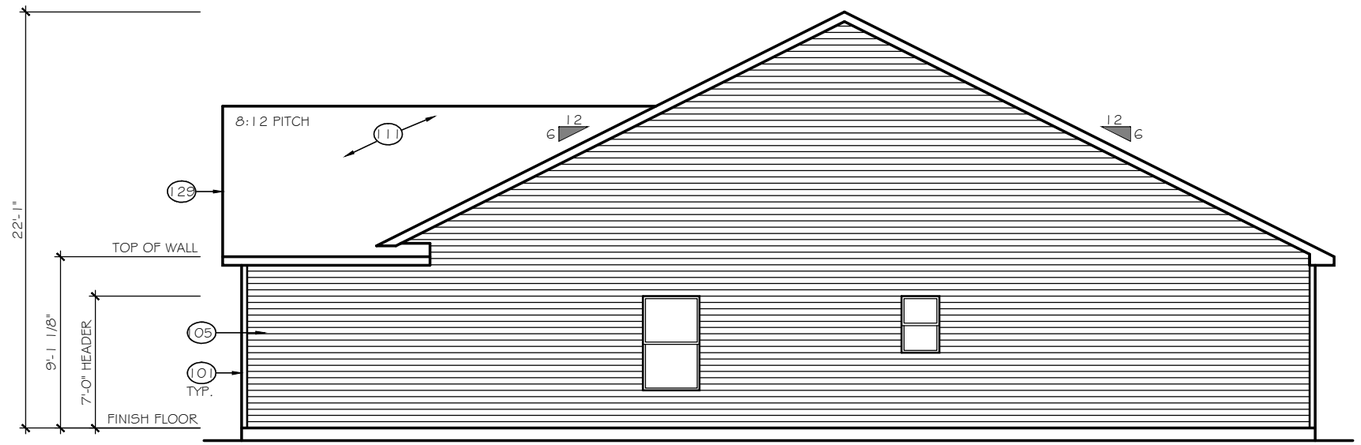
SHEET: A3.1

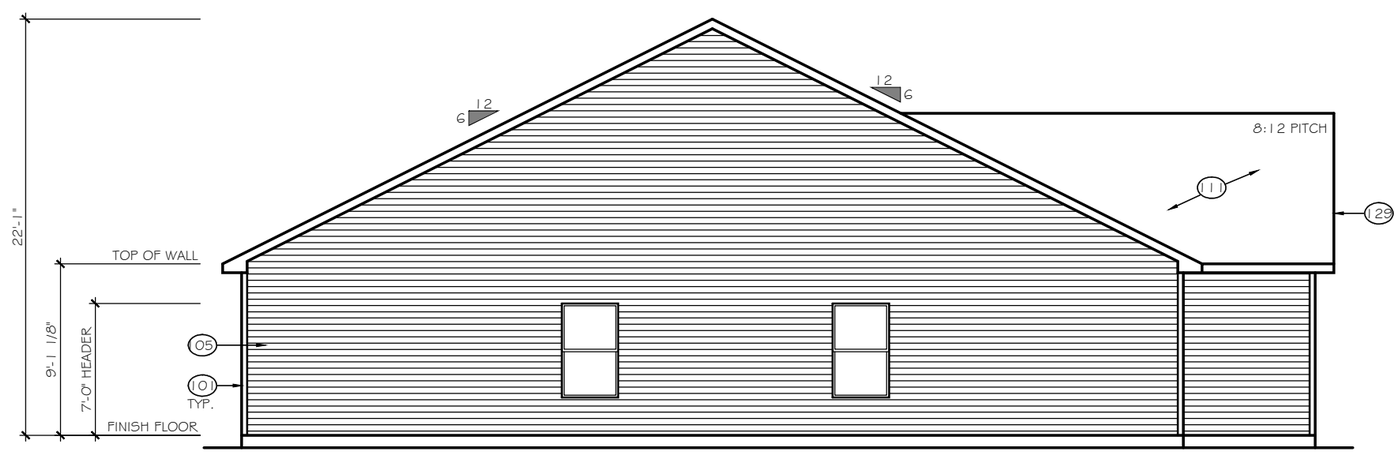
v1.19



RIGHT ELEVATION

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

ELEVATION 'E-A1-A3'



LEFT ELEVATION

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

ELEVATION 'E-A1-A3'

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LEFT & RIGHT ELEVATION
ELEVATION E-A1

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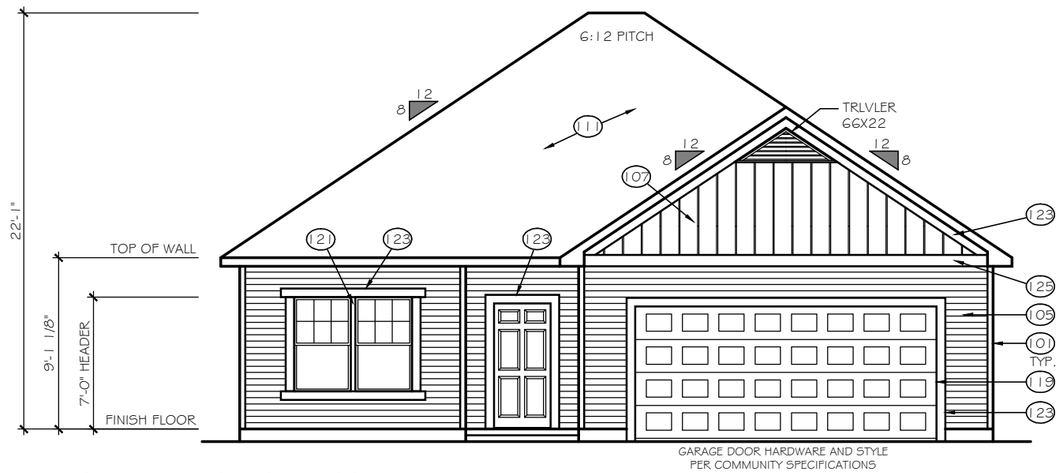
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.2

v1.19

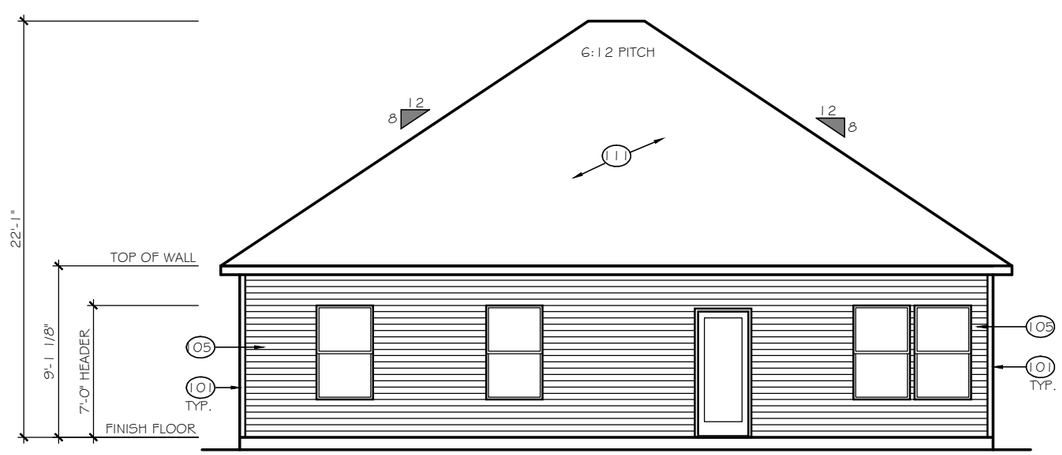


FRONT ELEVATION w/ HIP ROOF

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

ELEVATION 'E-A1H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS



REAR ELEVATION

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

ELEVATION 'E-AH1'

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FRONT & REAR ELEVATIONS
ELEVATION E-AH1

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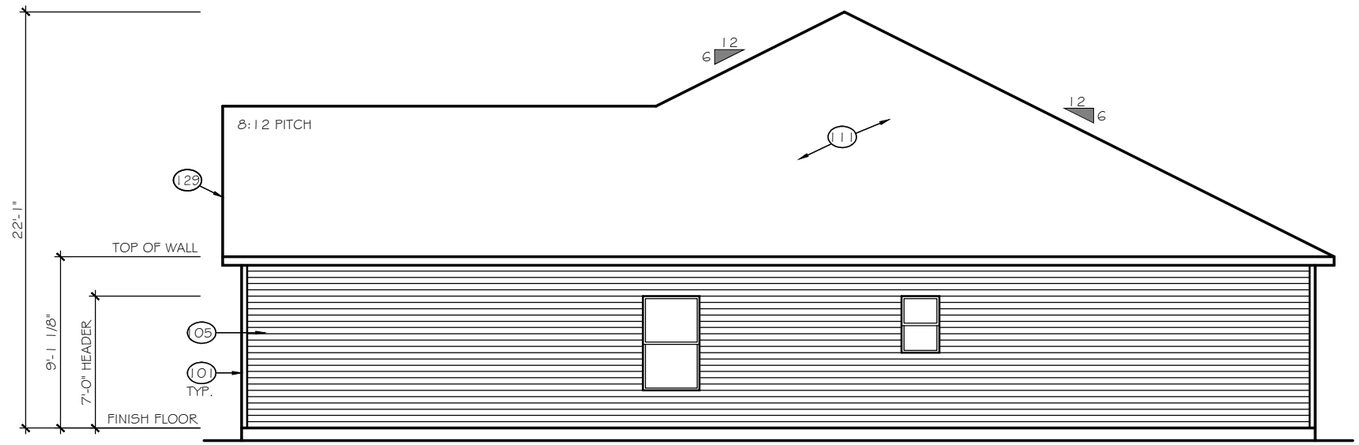
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.3

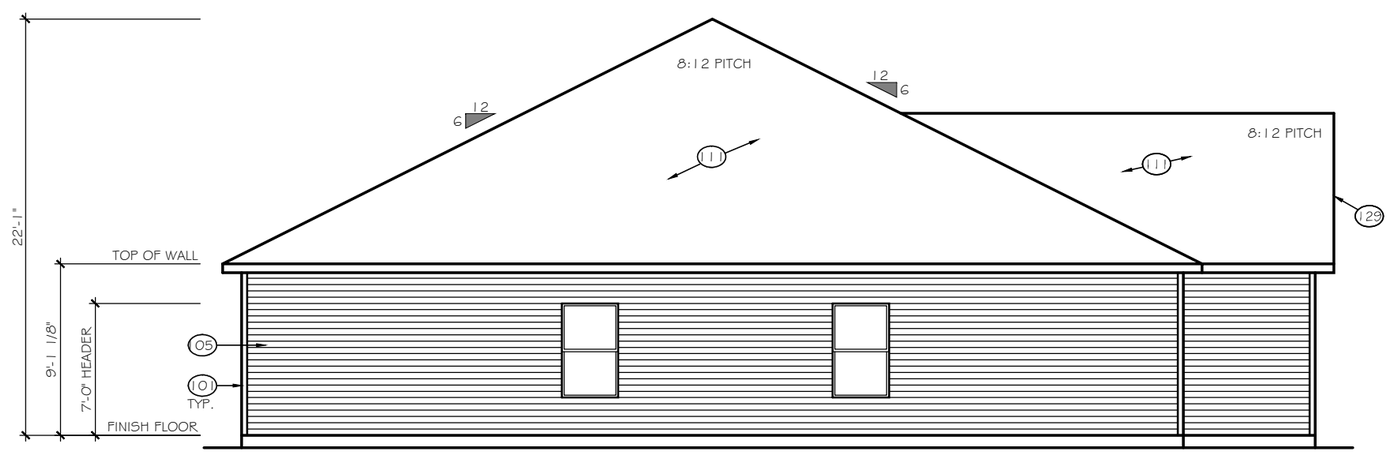
v1.19



RIGHT ELEVATION

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

ELEVATION 'E-A1'



LEFT ELEVATION

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

ELEVATION 'E-A1'

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RIGHT & LEFT ELEVATIONS
ELEVATION E-AH1

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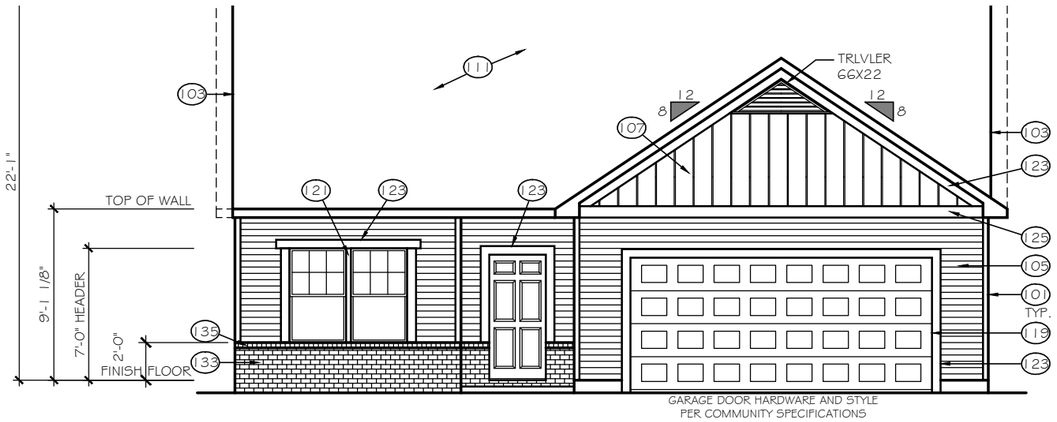
SHEET: A3.4

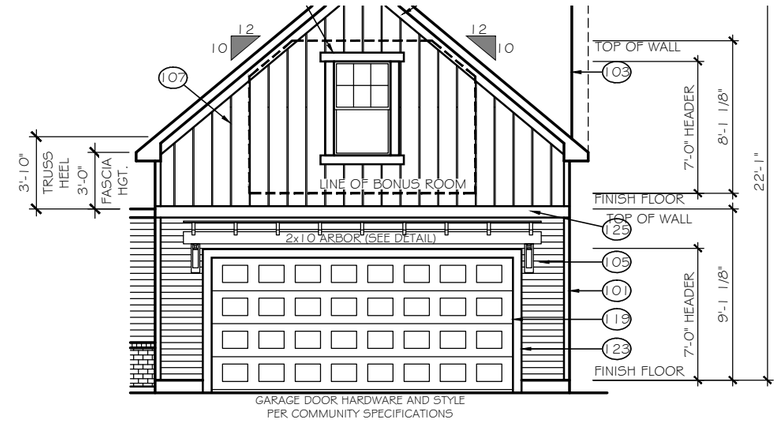
v1.19



FRONT ELEVATION

ELEVATION 'E-A2'

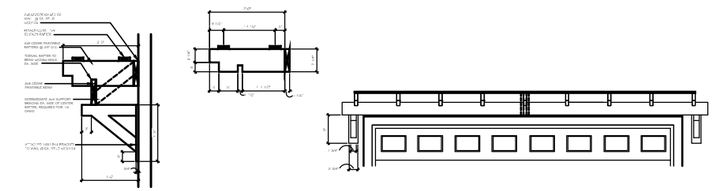
SCALE: 1/8" = 1'-0"



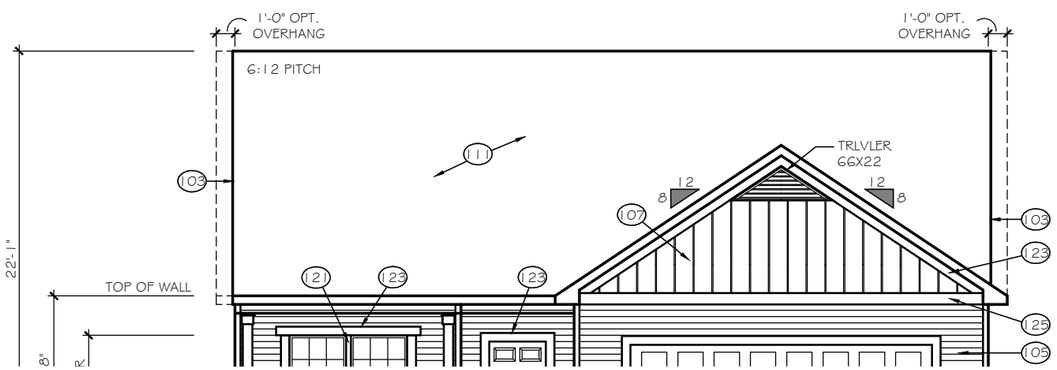
GARAGE BONUS ROOM

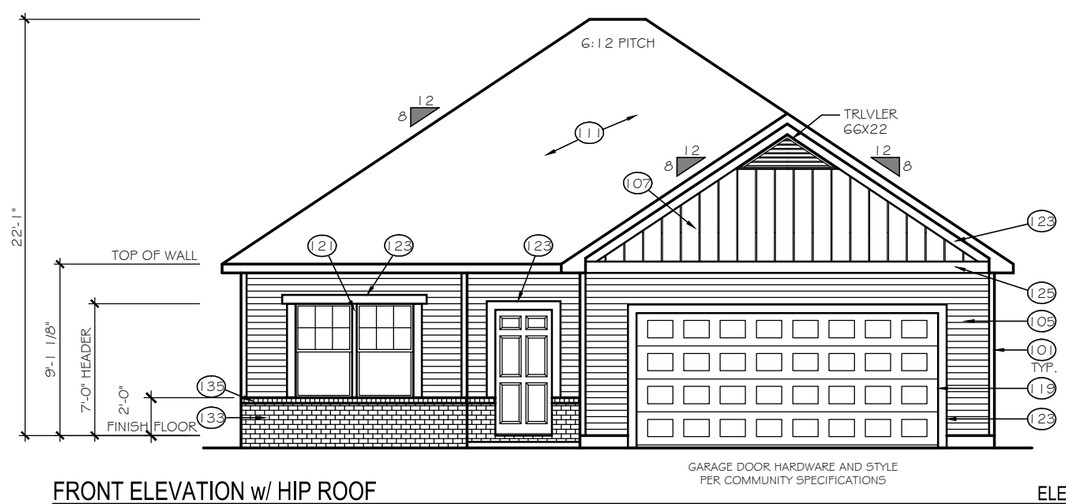
ELEVATION 'E-A2B'

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



ARBOR DETAIL





FRONT ELEVATION w/ HIP ROOF

ELEVATION 'E-A2H'

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

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ELEVATION OPTIONS
ELEVATION E-A2

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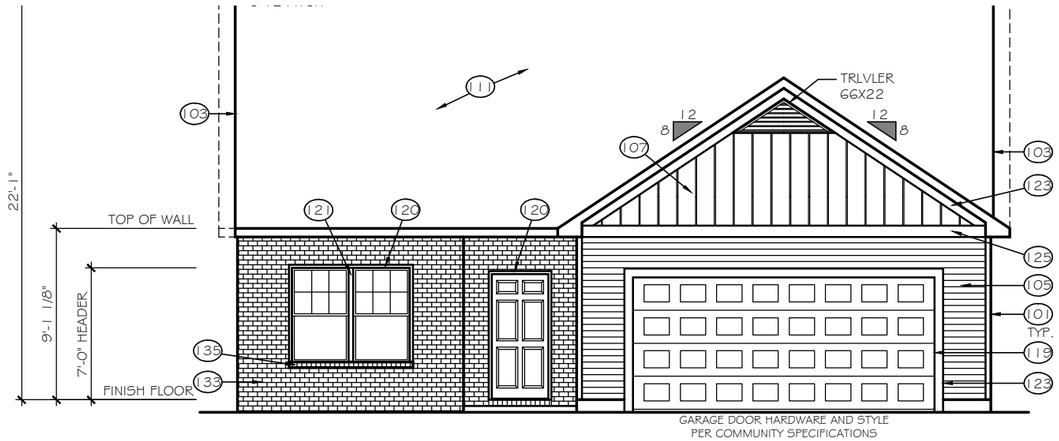
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.5

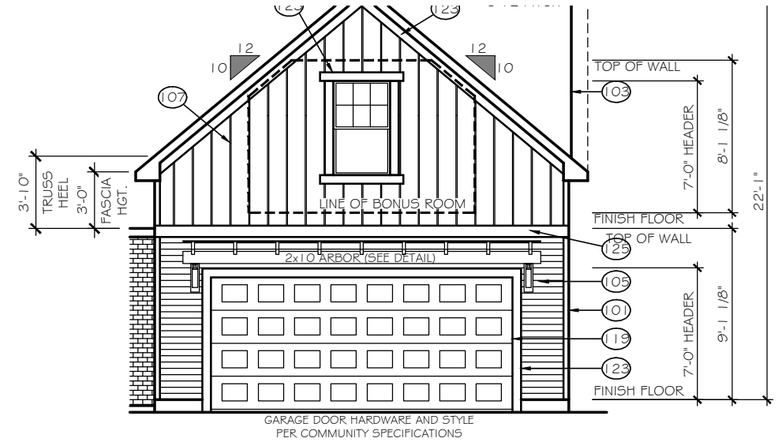
v1.19



FRONT ELEVATION

ELEVATION 'E-A3'

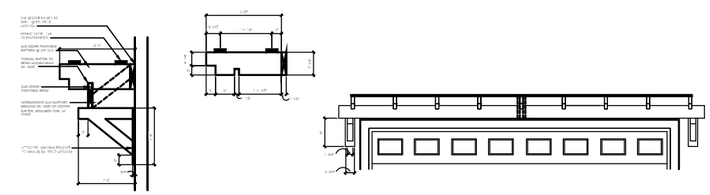
SCALE: 1/8" = 1'-0"



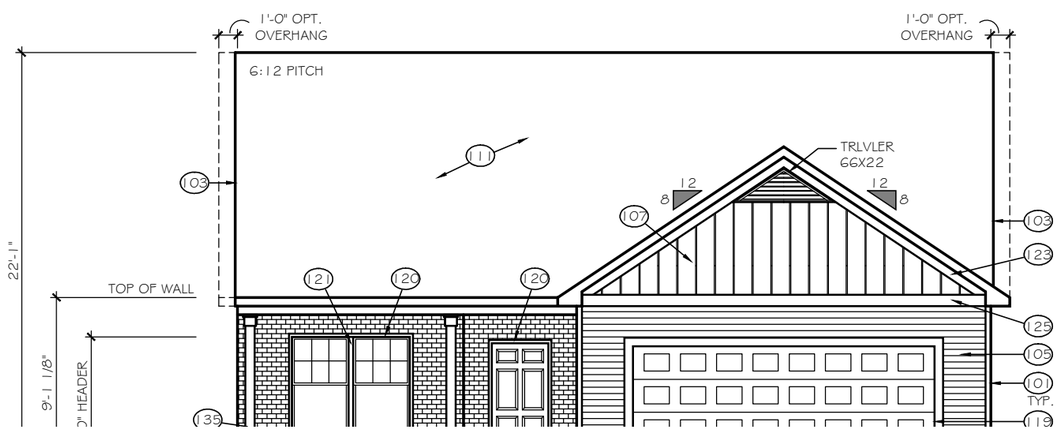
GARAGE BONUS ROOM

ELEVATION 'E-A3B'

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



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

ELEVATION 'E-A3H'

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

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ELEVATION OPTIONS
ELEVATION E-A3

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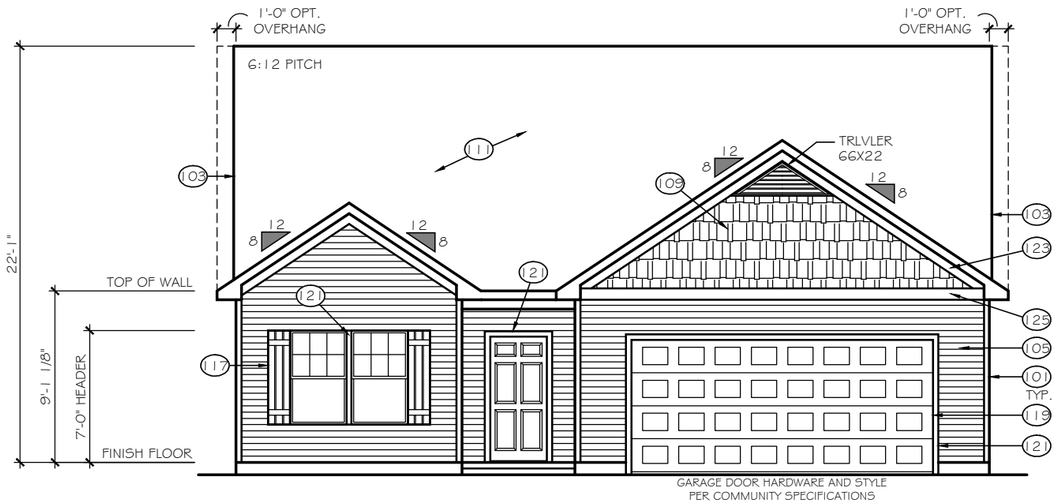
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.6

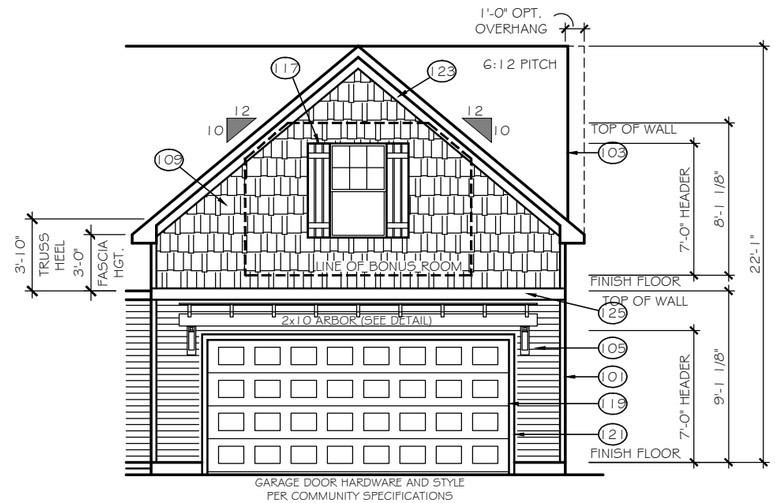
v1.19



FRONT ELEVATION

ELEVATION 'E-C1'

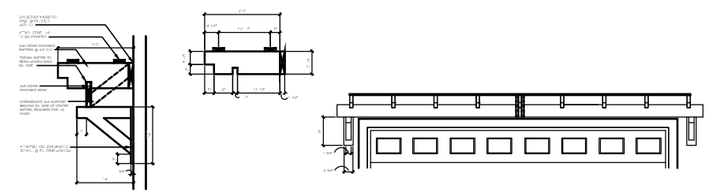
SCALE: 1/8" = 1'-0"



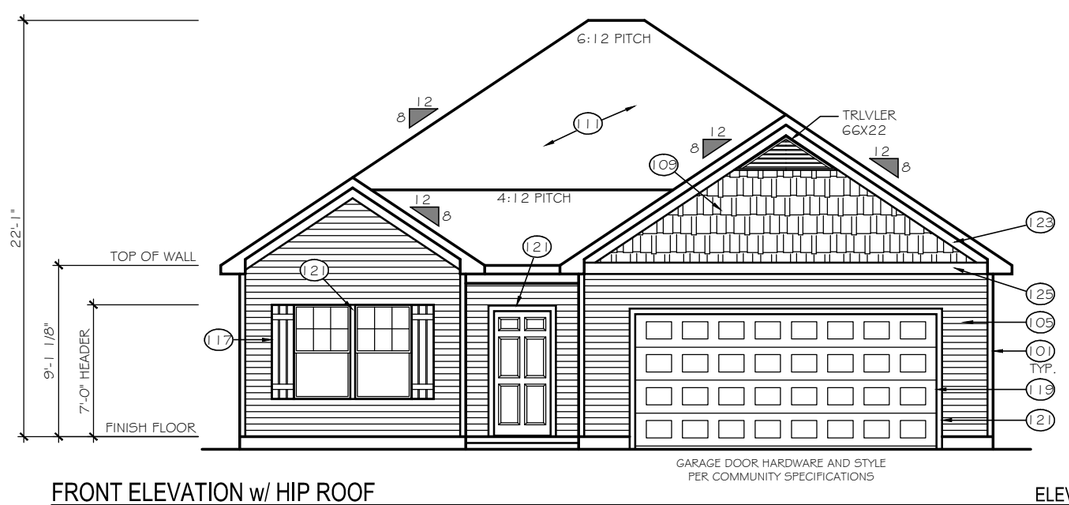
GARAGE BONUS ROOM

ELEVATION 'E-C1B'

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



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

ELEVATION 'E-C1H'

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

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ELEVATION OPTIONS
ELEVATION E-C1

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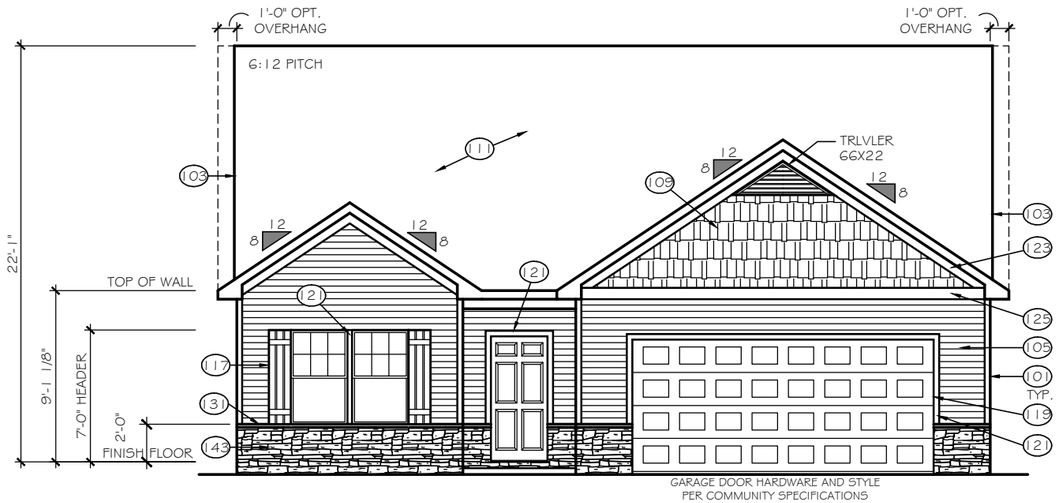
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.10

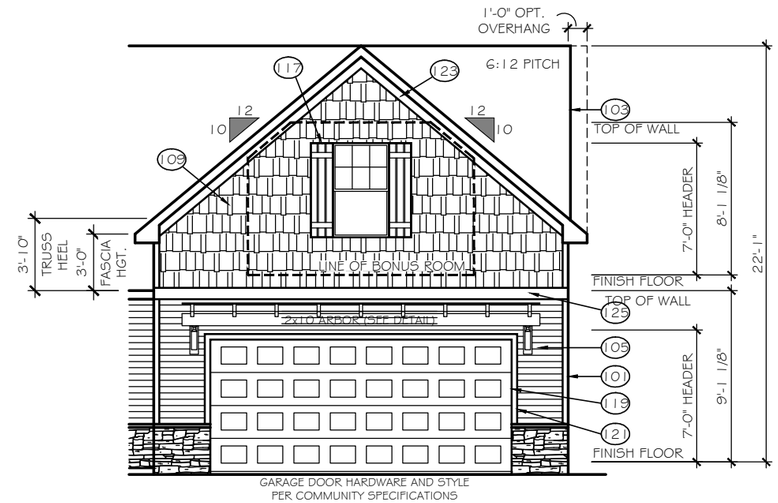
v1.19



FRONT ELEVATION

ELEVATION 'E-C2'

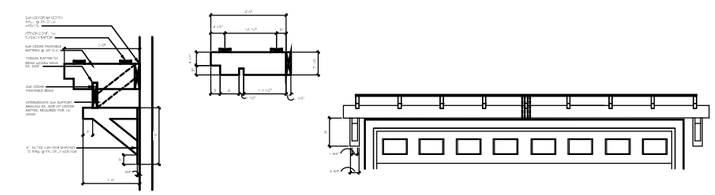
SCALE: 1/8" = 1'-0"



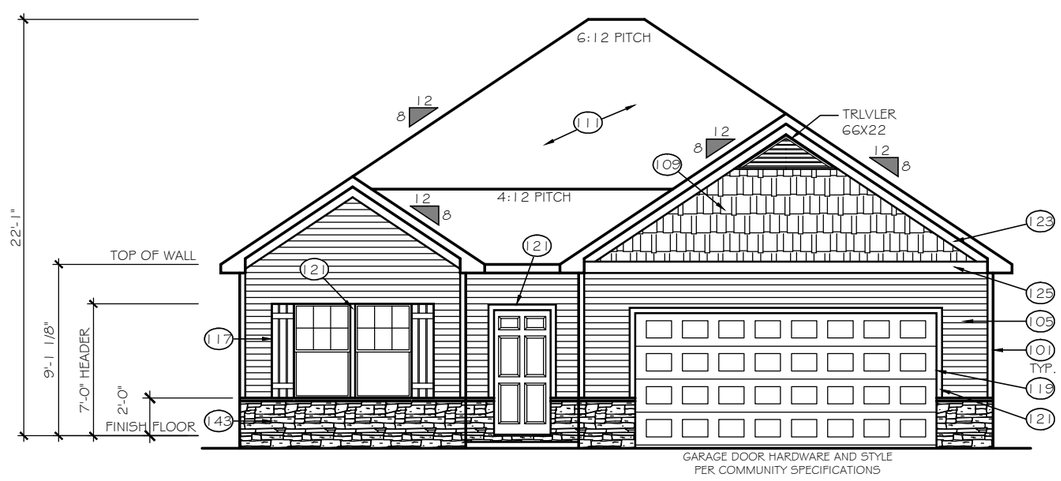
GARAGE BONUS ROOM

ELEVATION 'E-C2B'

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



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

ELEVATION 'E-C2H'

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

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ELEVATION OPTIONS
ELEVATION E-C2

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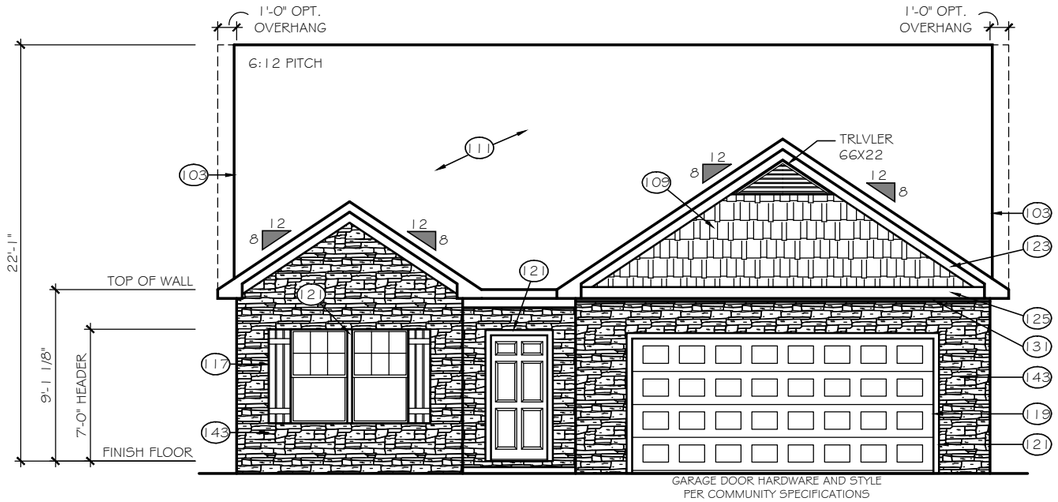
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS

SHEET: A3.11

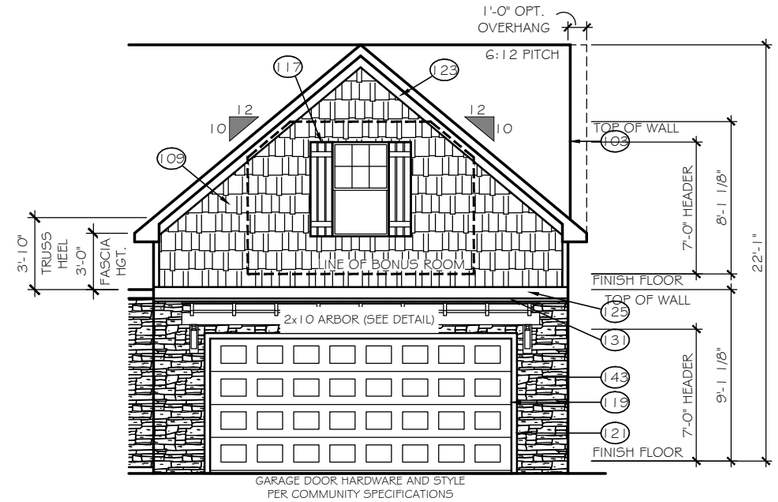
v1.19



FRONT ELEVATION

ELEVATION 'E-C3'

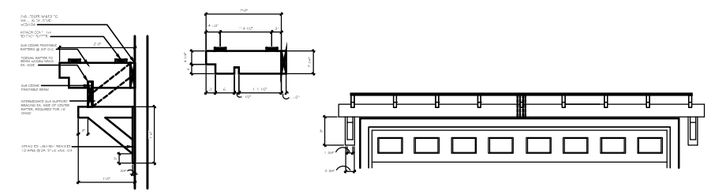
SCALE: 1/8" = 1'-0"



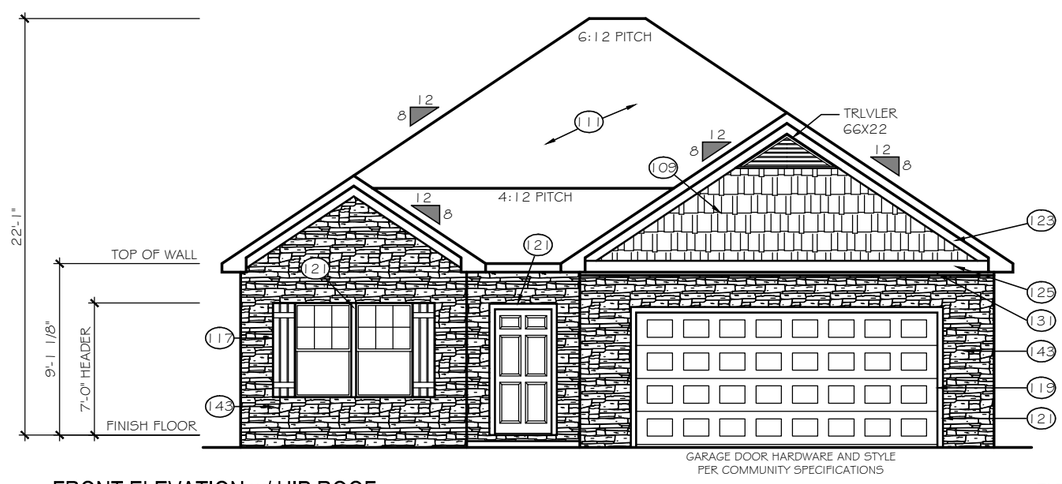
GARAGE BONUS ROOM

ELEVATION 'E-C3B'

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



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

ELEVATION 'E-C3H'

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

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FRONT & REAR ELEVATIONS
ELEVATION E-C3

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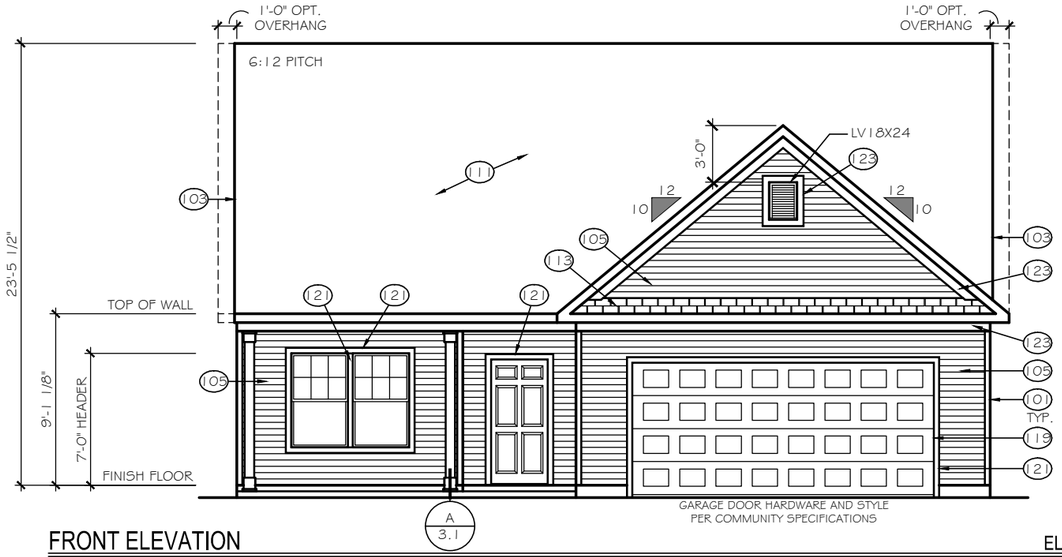
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.12

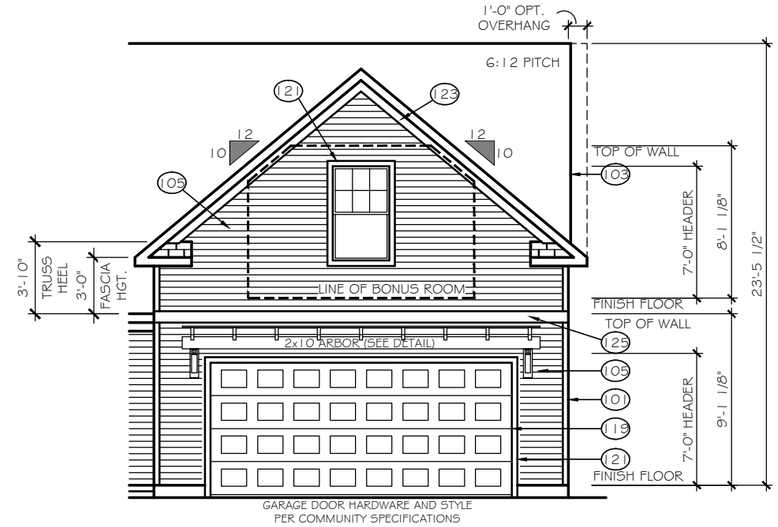
v1.19



FRONT ELEVATION

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

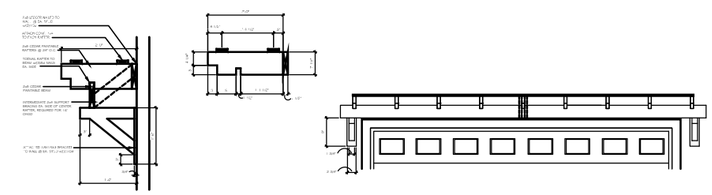
ELEVATION 'E-D1'



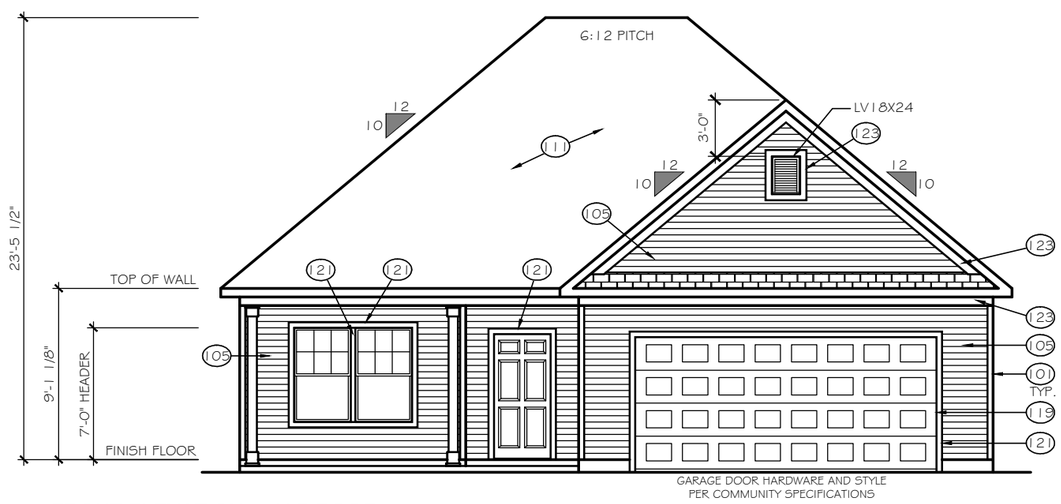
GARAGE BONUS ROOM

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

ELEVATION 'E-D1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

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

ELEVATION 'E-D1H'

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ELEVATION OPTIONS
ELEVATION E-D1

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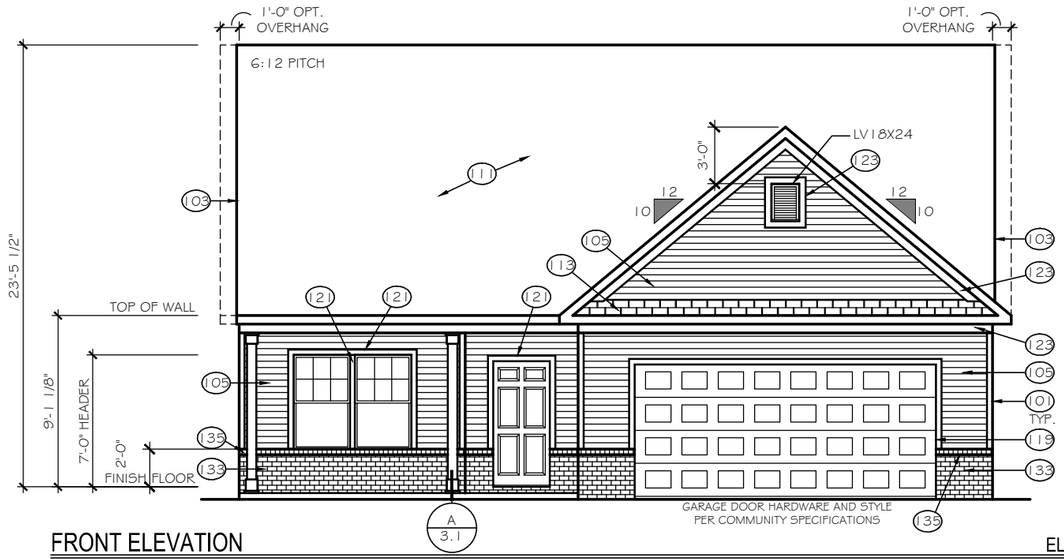
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.13

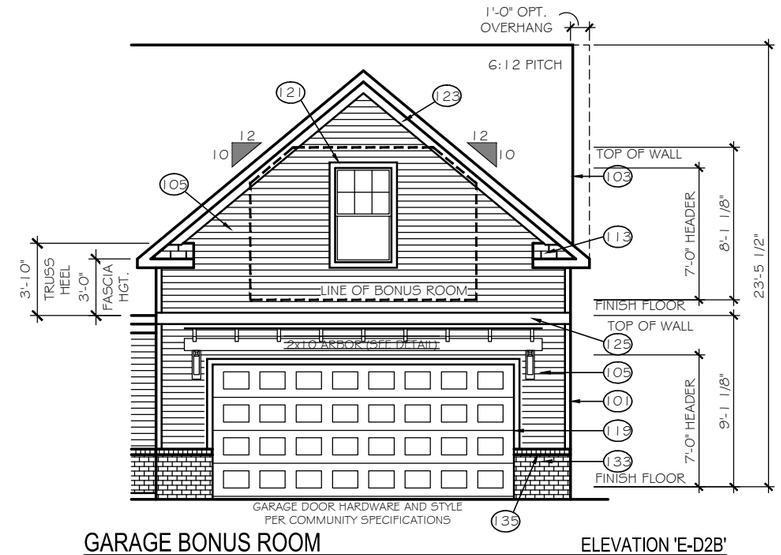
v1.19



FRONT ELEVATION

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

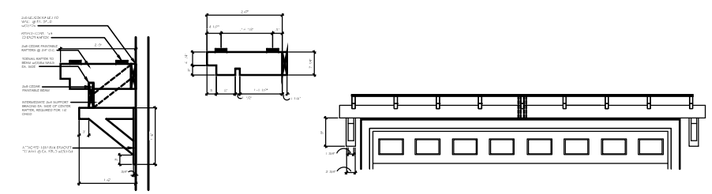
ELEVATION 'E-D2'



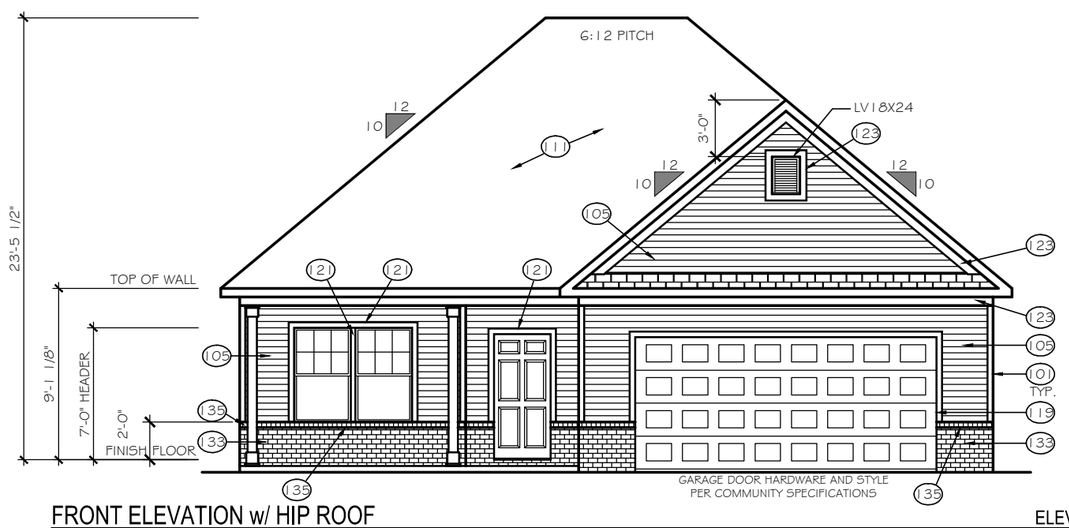
GARAGE BONUS ROOM

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

ELEVATION 'E-D2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

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

ELEVATION 'E-D2H'

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ELEVATION OPTIONS
ELEVATION E-D2

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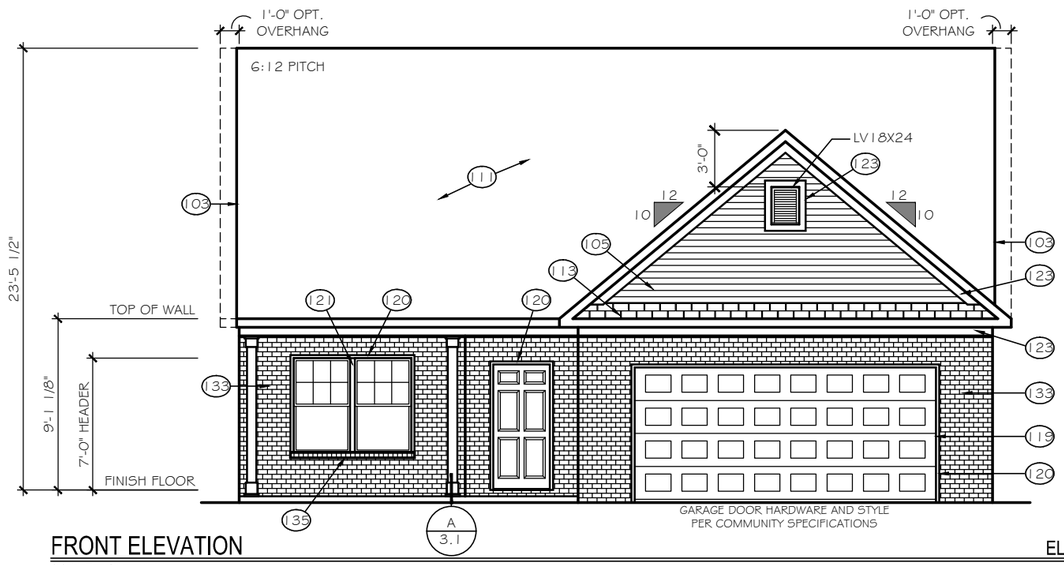
SCALE: 1/8" = 1'-0"

CHECKED BY: BPS

SHEET: A3.14

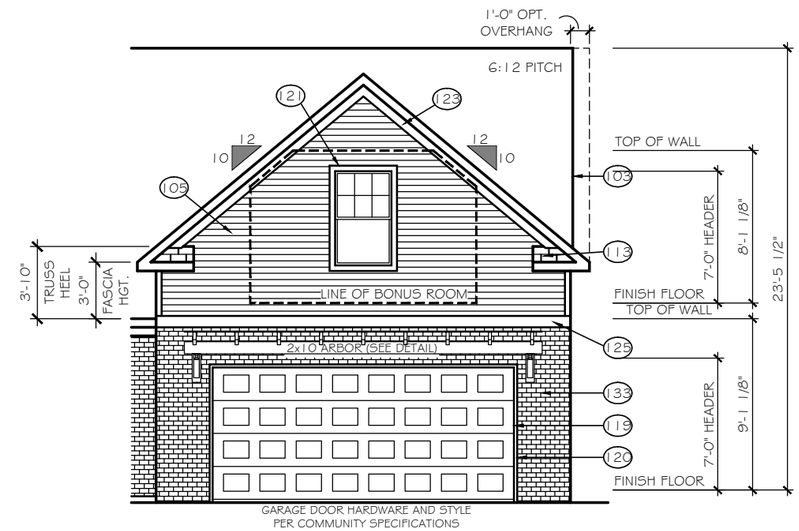
v1.19



FRONT ELEVATION

ELEVATION 'E-D3'

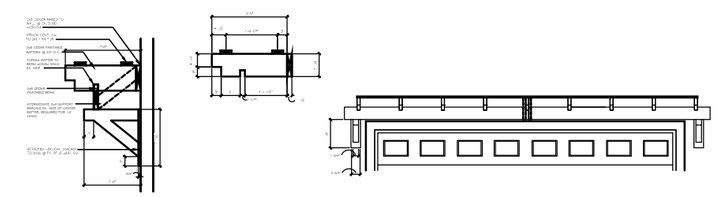
SCALE: 1/8" = 1'-0"



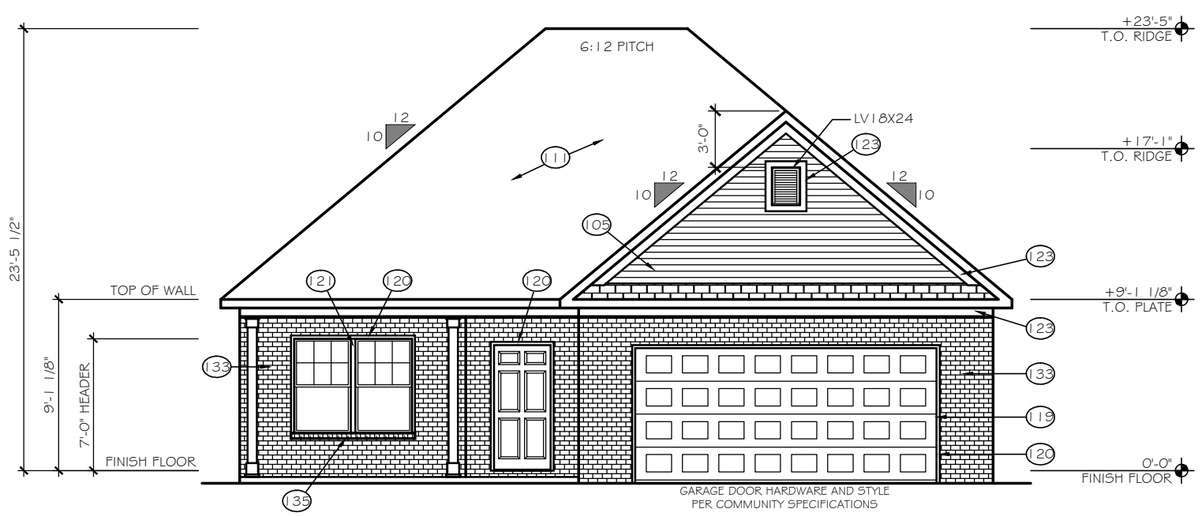
GARAGE BONUS ROOM

ELEVATION 'E-D3B'

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



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

ELEVATION 'E-D3H'

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

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ELEVATION OPTIONS
ELEVATION E-D3

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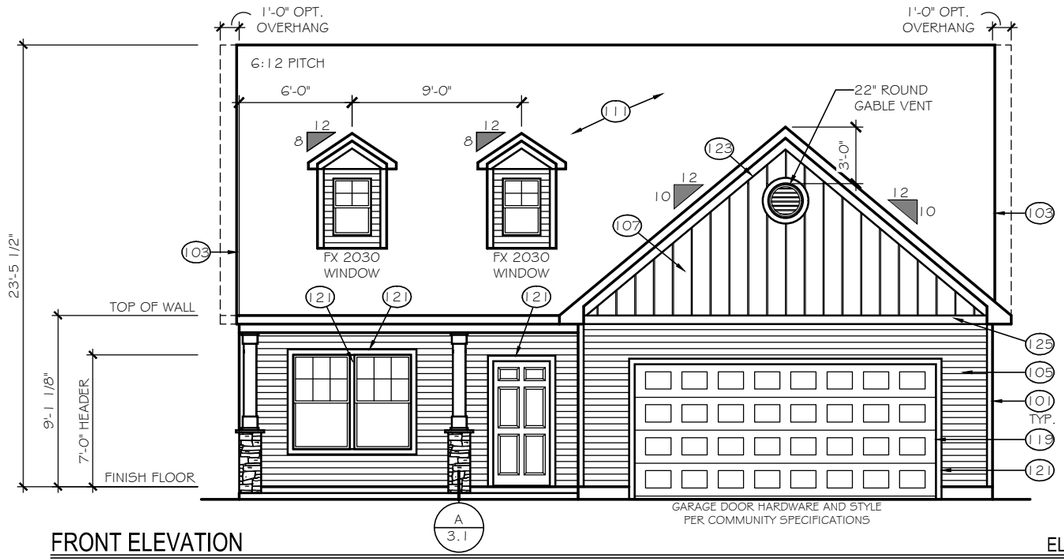
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.15

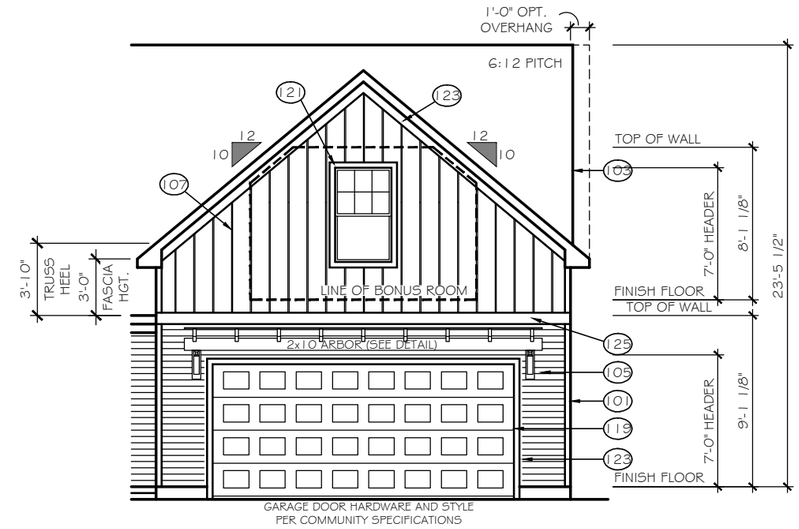
v1.19



FRONT ELEVATION

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

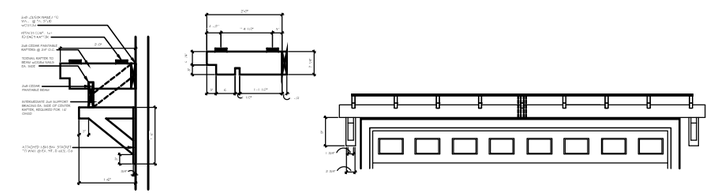
ELEVATION 'E-E1'



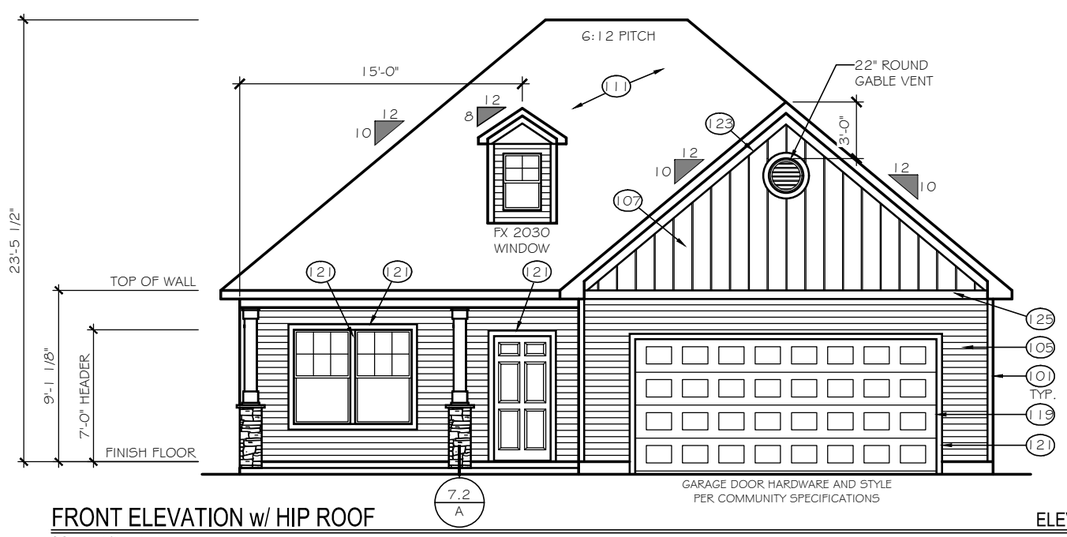
GARAGE BONUS ROOM

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

ELEVATION 'E-E1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

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

ELEVATION 'E-E1H'

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ELEVATION OPTIONS
ELEVATION E-E1

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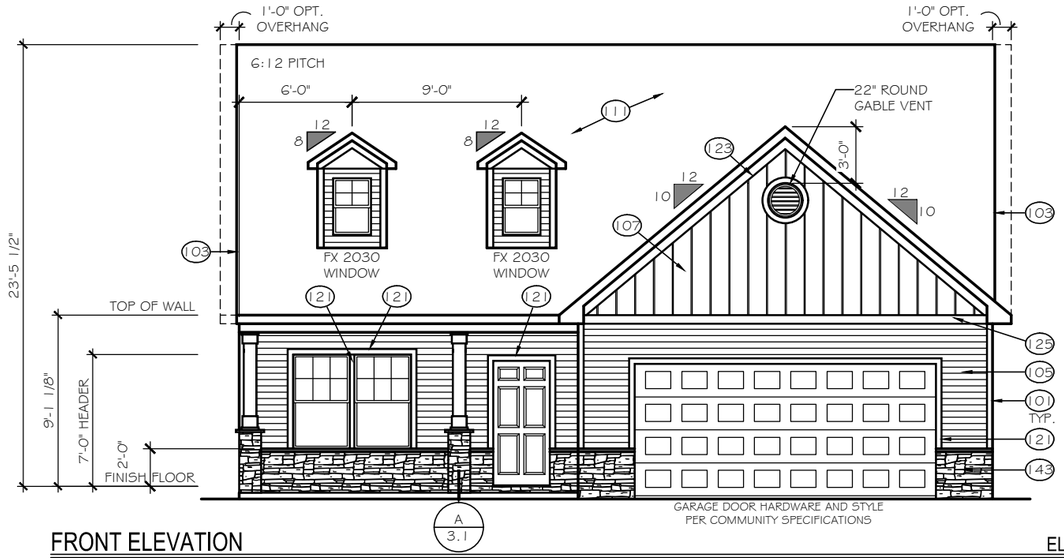
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.16

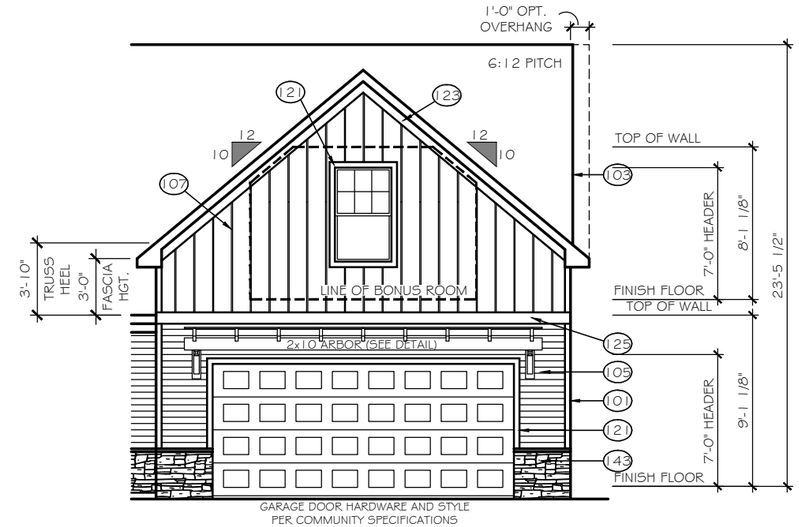
v1.19



FRONT ELEVATION

ELEVATION 'E-E2'

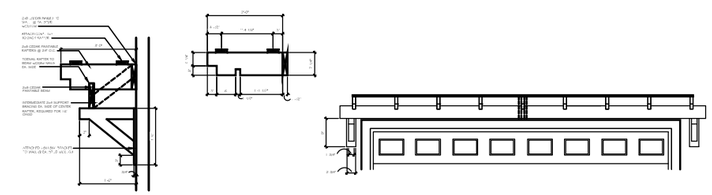
SCALE: 1/8" = 1'-0"



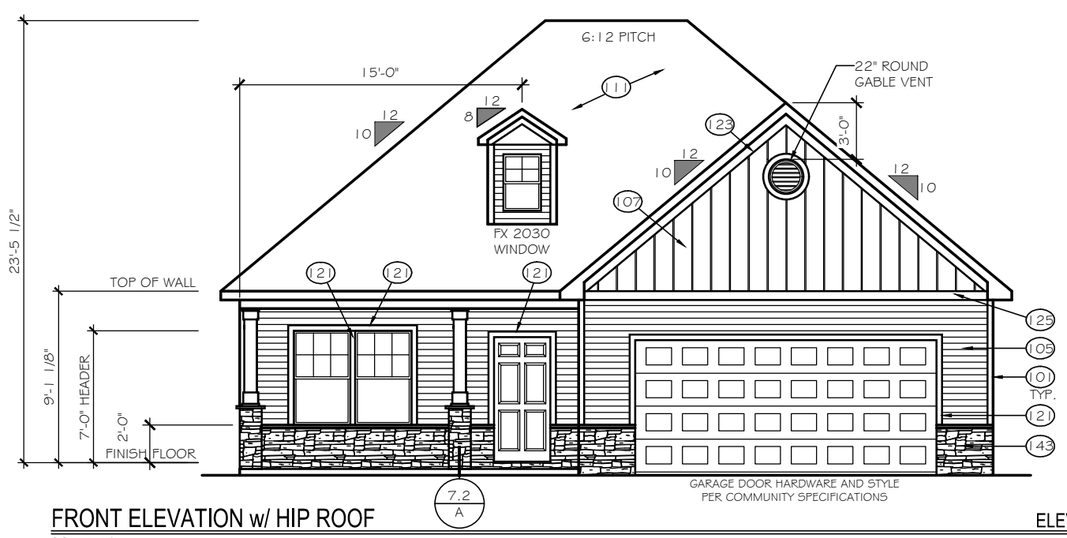
GARAGE BONUS ROOM

ELEVATION 'E-E2B'

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



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

ELEVATION 'E-E2H'

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

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS
ELEVATION E-E2

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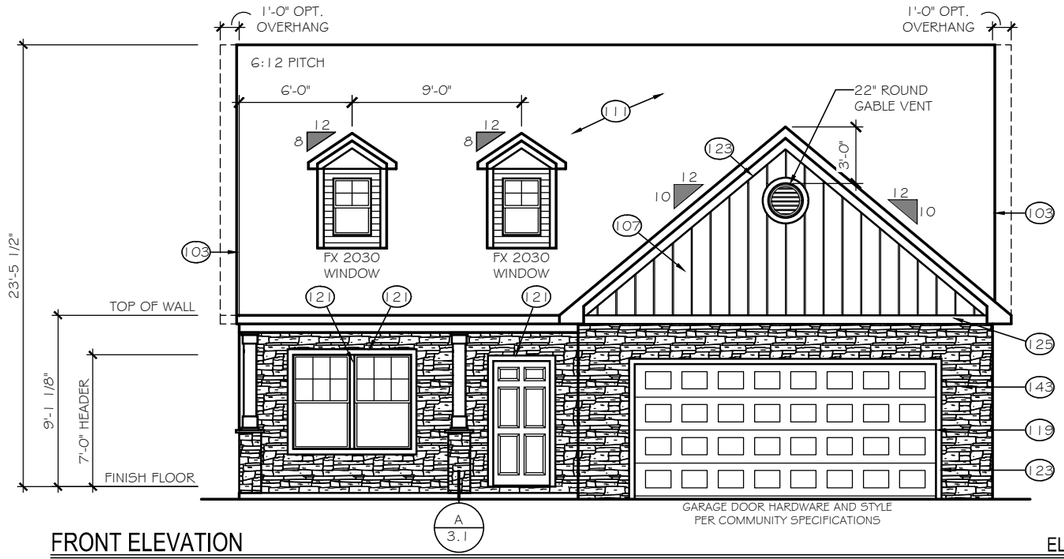
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.17

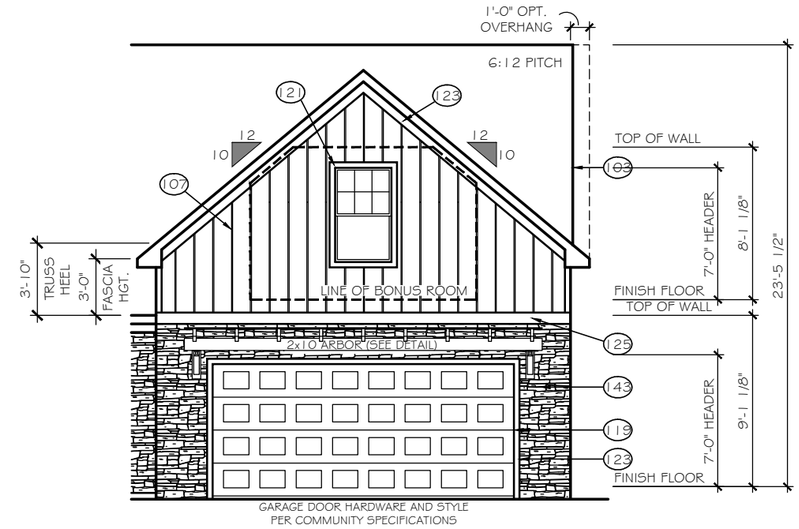
v1.19



FRONT ELEVATION

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

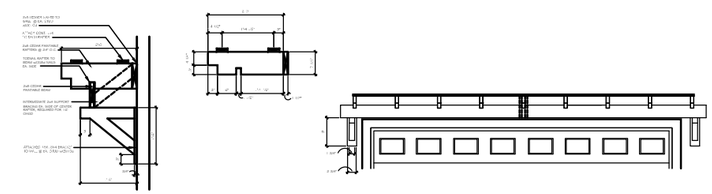
ELEVATION 'E-E3'



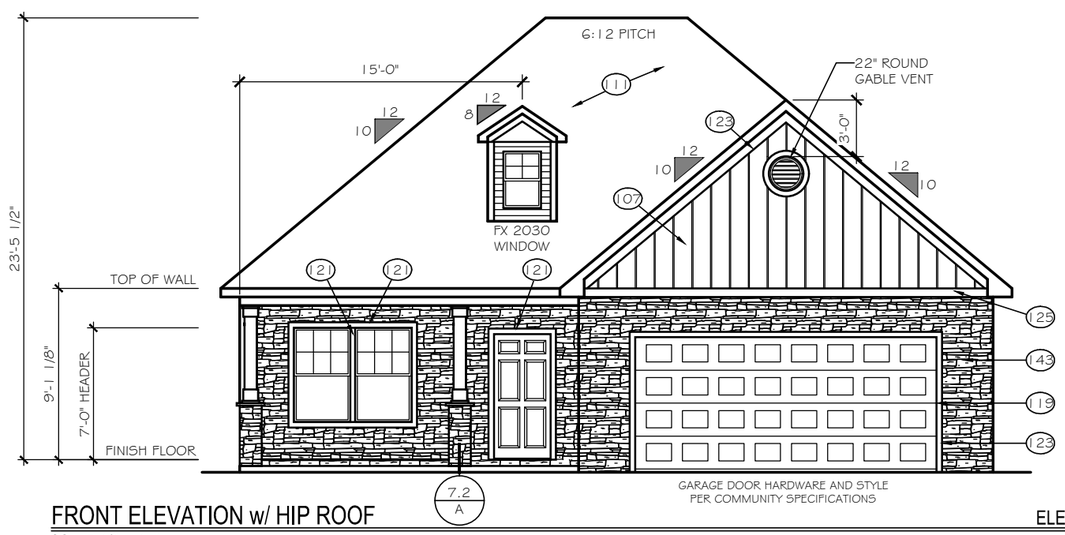
GARAGE BONUS ROOM

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

ELEVATION 'E-E3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

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

ELEVATION 'E-E3H'

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ELEVATION OPTIONS
ELEVATION E-E3

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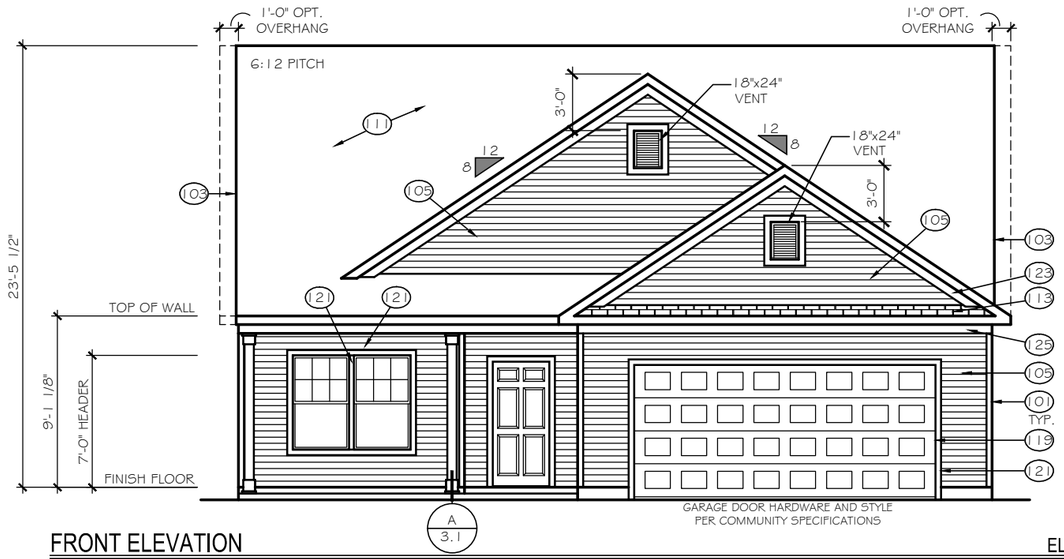
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS

SHEET: A3.18

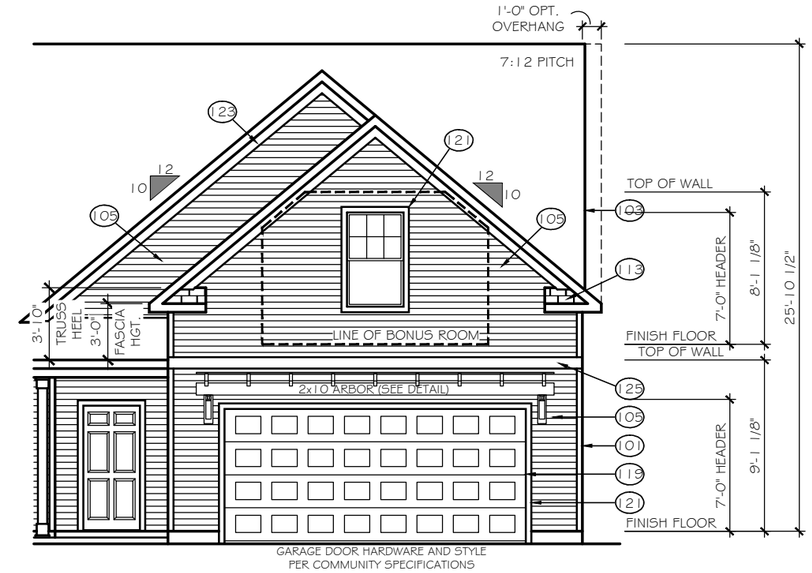
v1.19



FRONT ELEVATION

ELEVATION 'E-F1'

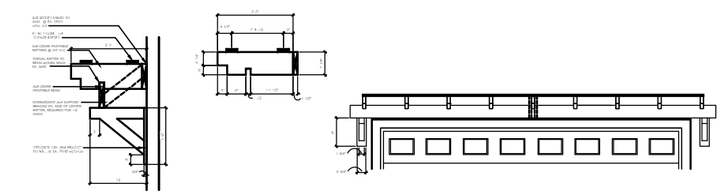
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM

ELEVATION 'E-F1B'

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



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ELEVATION OPTIONS
ELEVATION E-F1

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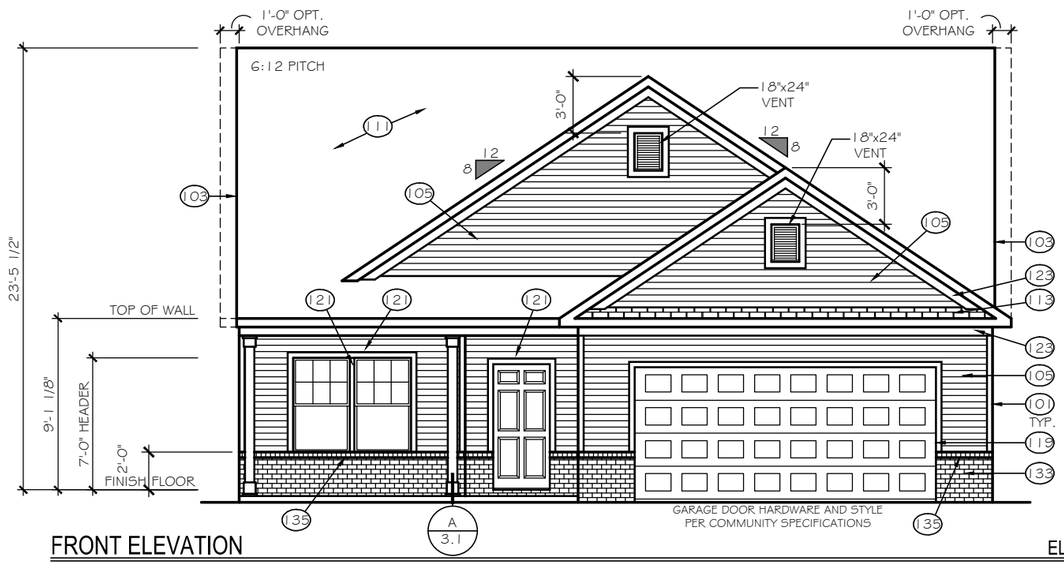
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.19

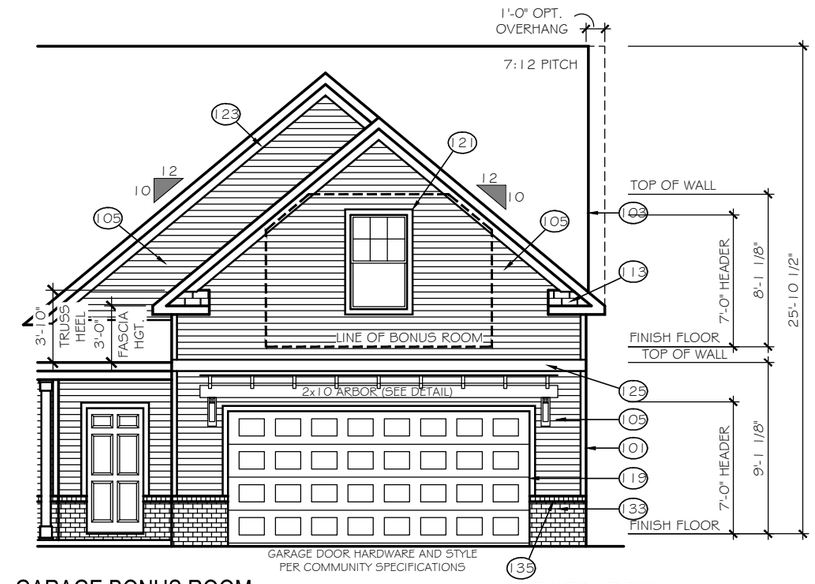
v1.19



FRONT ELEVATION

ELEVATION 'E-F2'

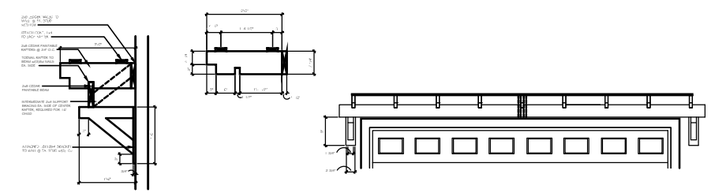
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM

ELEVATION 'E-F2B'

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



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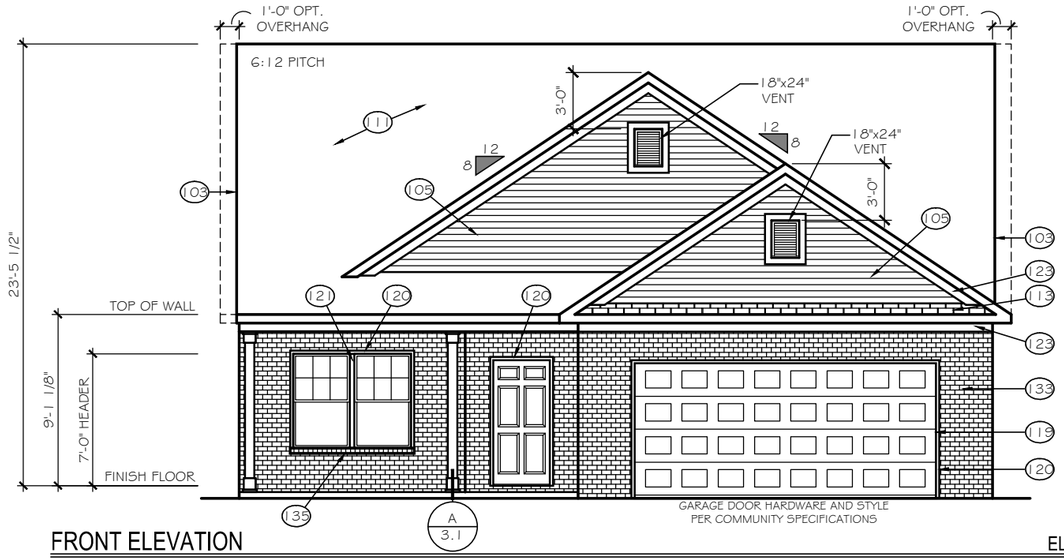
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.20

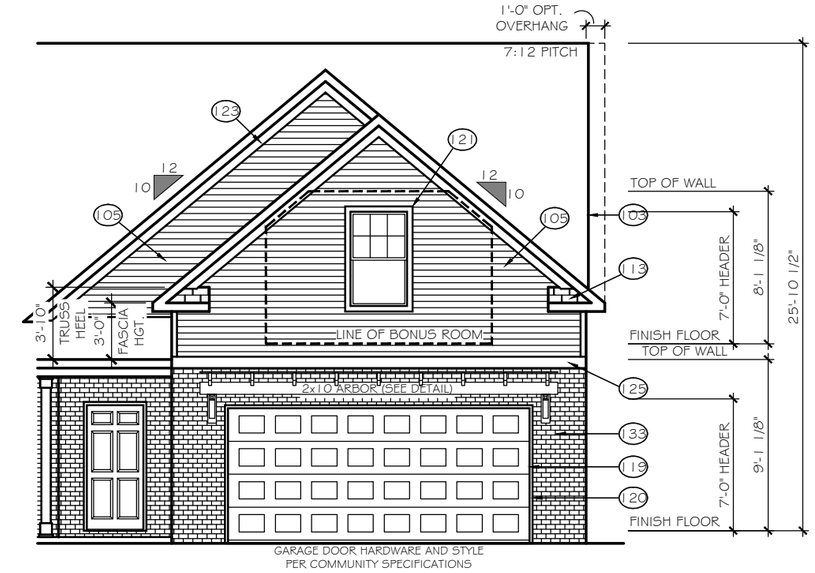
v1.19



FRONT ELEVATION

ELEVATION 'E-F3'

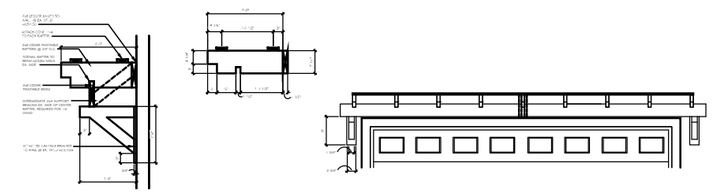
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM

ELEVATION 'E-F3B'

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



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ELEVATION E-F3

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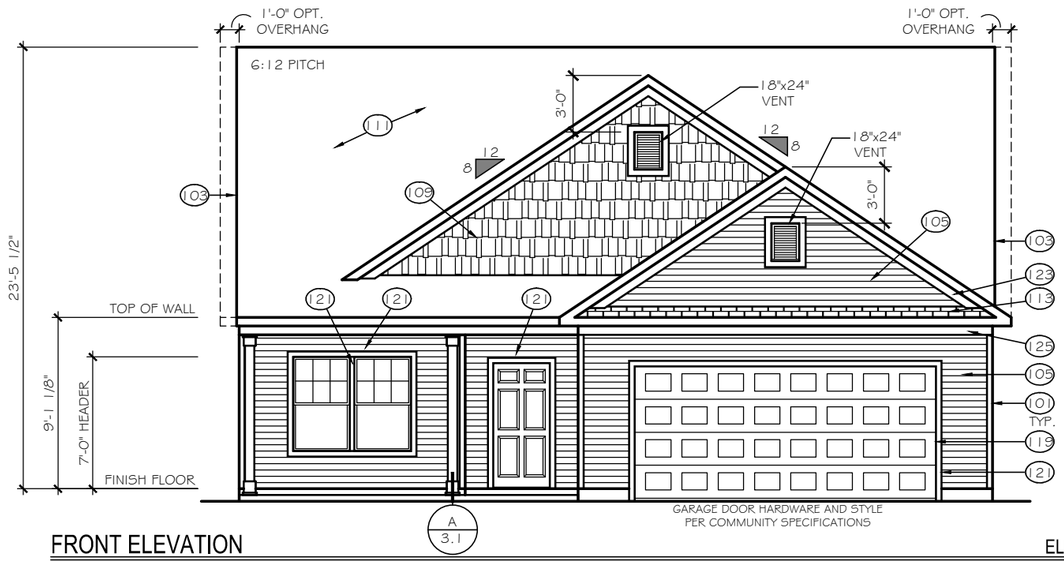
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS

SHEET: A3.21

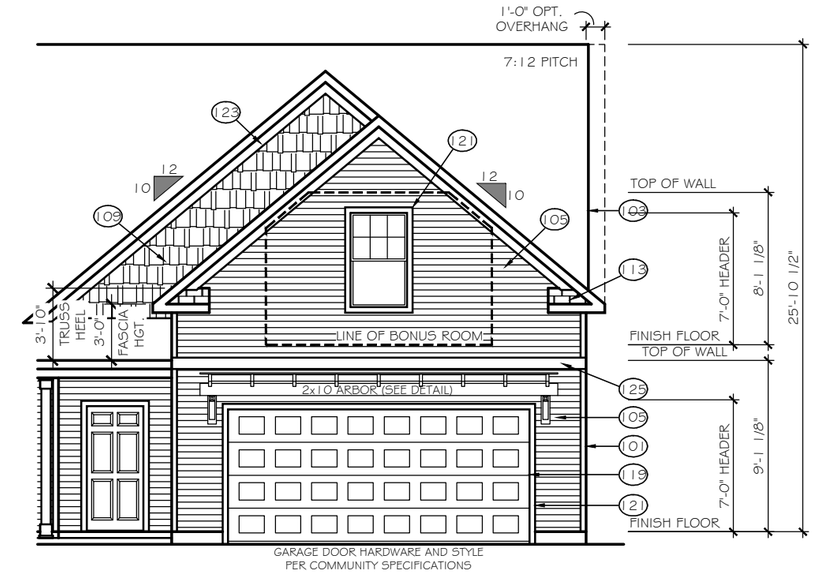
v1.19



FRONT ELEVATION

ELEVATION 'E-G1'

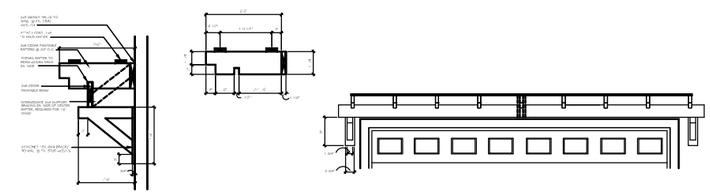
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM

ELEVATION 'E-G1B'

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



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ELEVATION OPTIONS
ELEVATION E-G1

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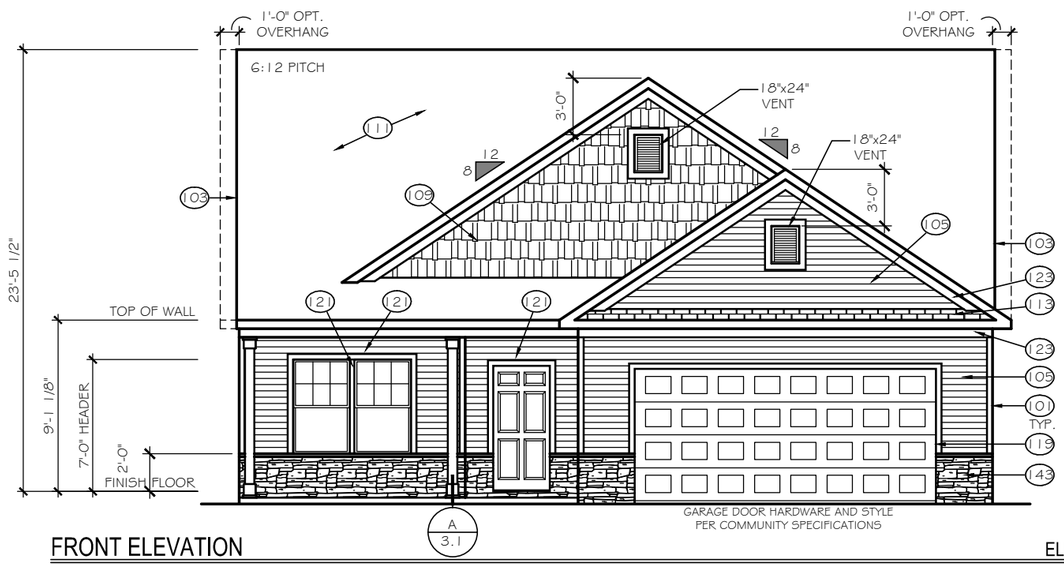
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.22

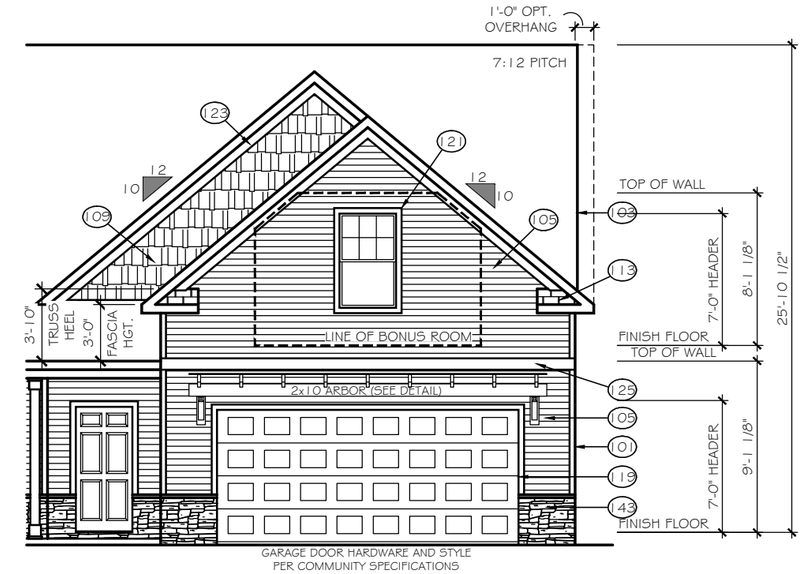
v1.19



FRONT ELEVATION

ELEVATION 'E-G2'

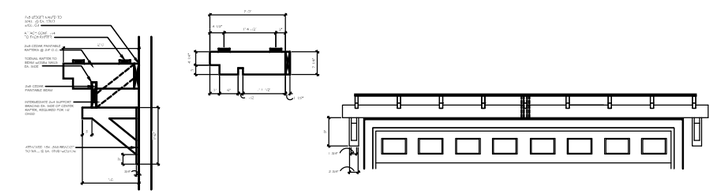
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM

ELEVATION 'E-G2B'

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



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ELEVATION OPTIONS
ELEVATION E-G2

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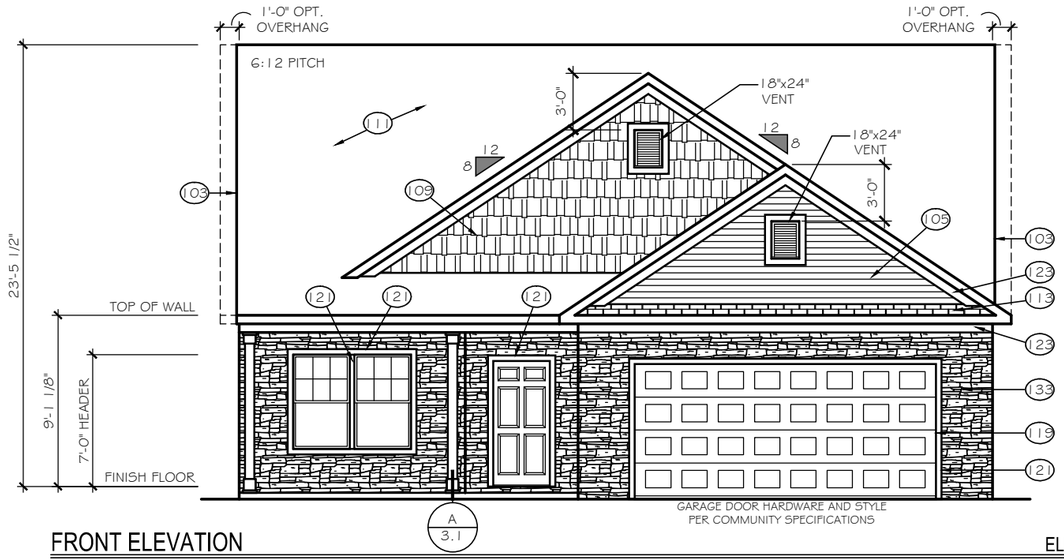
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.23

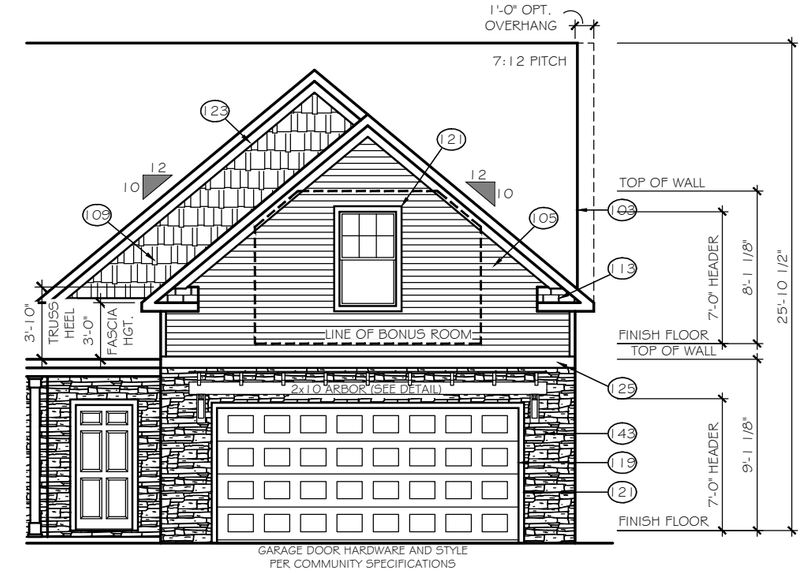
v1.19



FRONT ELEVATION

ELEVATION 'E-G3'

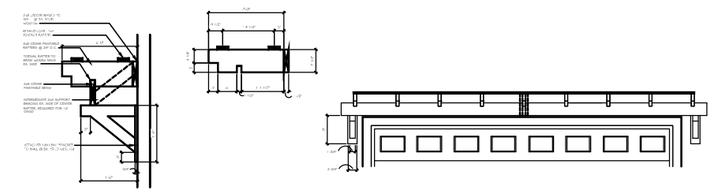
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM

ELEVATION 'E-G3B'

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



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ELEVATION OPTIONS
ELEVATION E-G3

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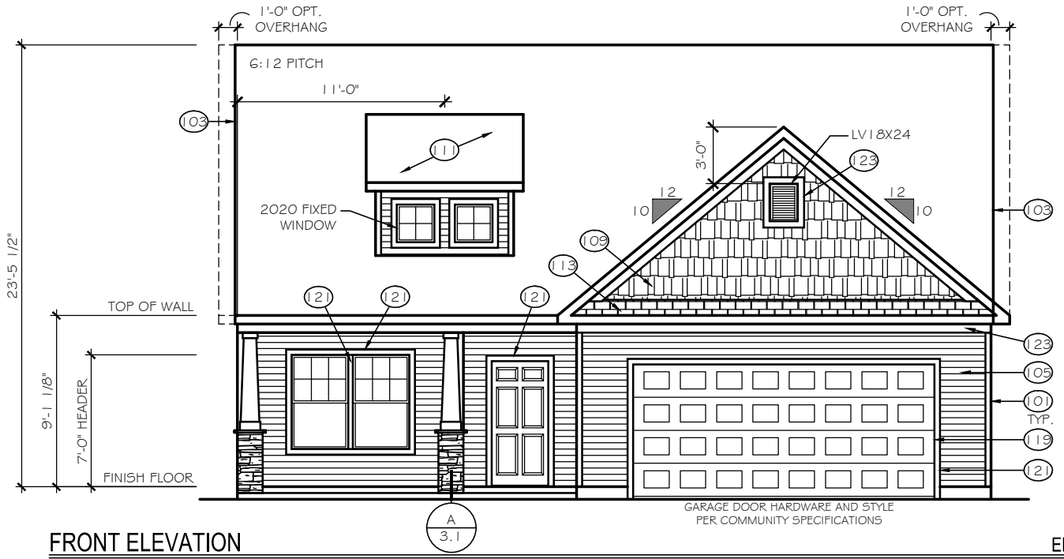
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.24

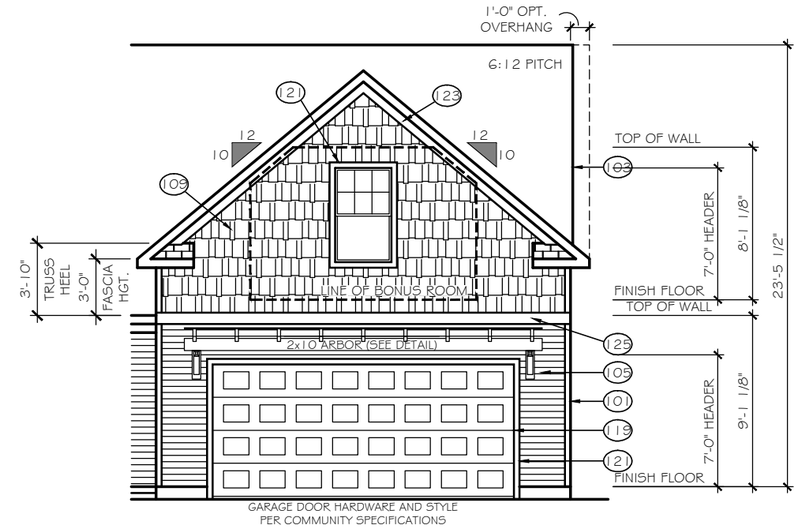
v1.19



FRONT ELEVATION

ELEVATION 'E-I1'

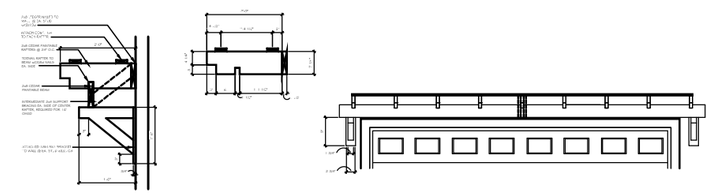
SCALE: 1/8" = 1'-0"



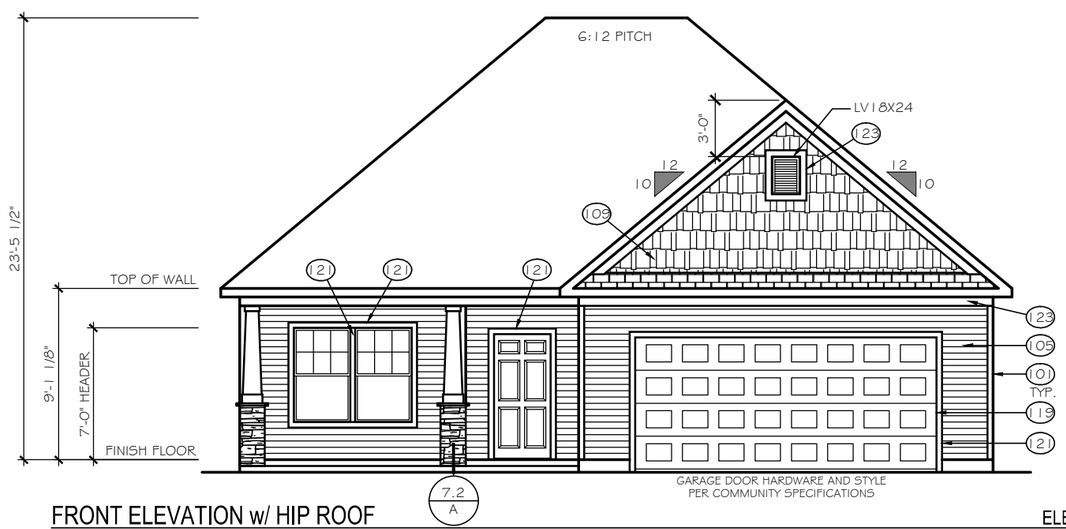
GARAGE BONUS ROOM

ELEVATION 'E-I1B'

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



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

ELEVATION 'E-I1H'

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

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ELEVATION OPTIONS
ELEVATION E-I1

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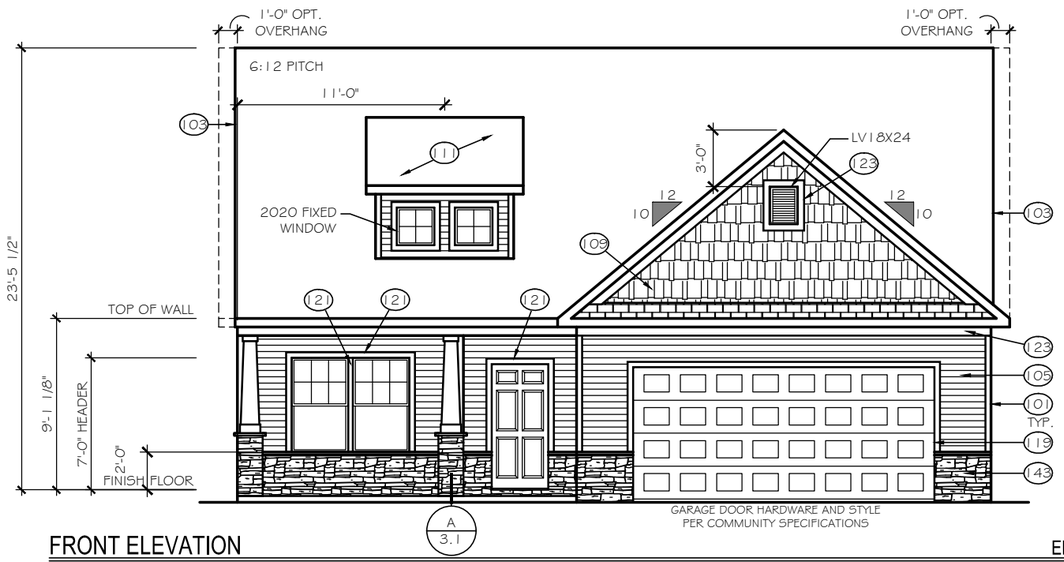
SCALE: 1/8"= 1'-0"

CHECKED BY: BPS

SHEET: A3.28

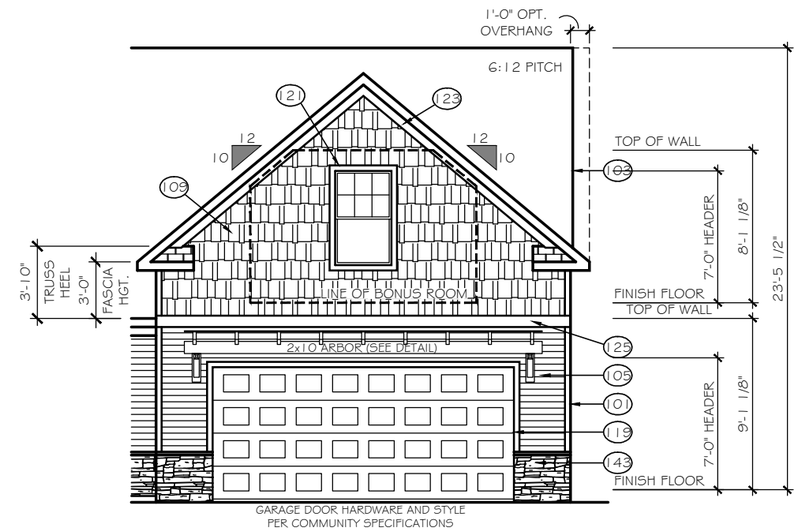
v1.19



FRONT ELEVATION

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

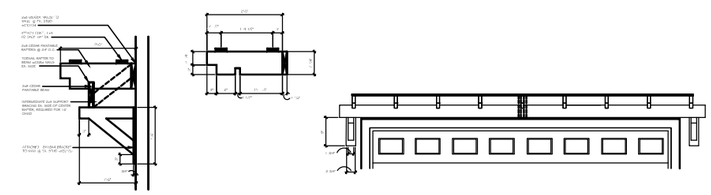
ELEVATION 'E-12'



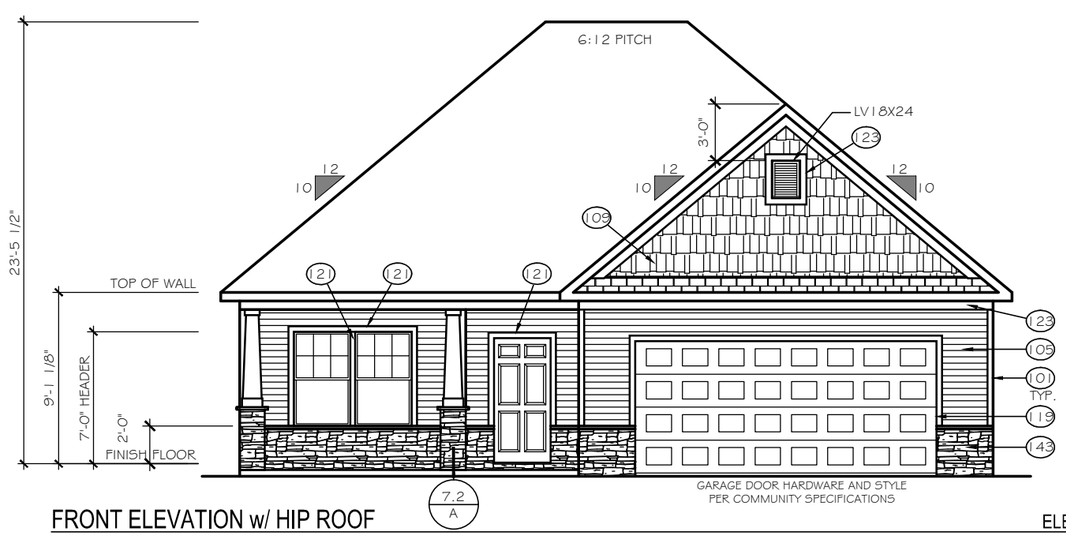
GARAGE BONUS ROOM

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

ELEVATION 'E-12B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

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

ELEVATION 'E-12H'

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ELEVATION OPTIONS
ELEVATION E-12

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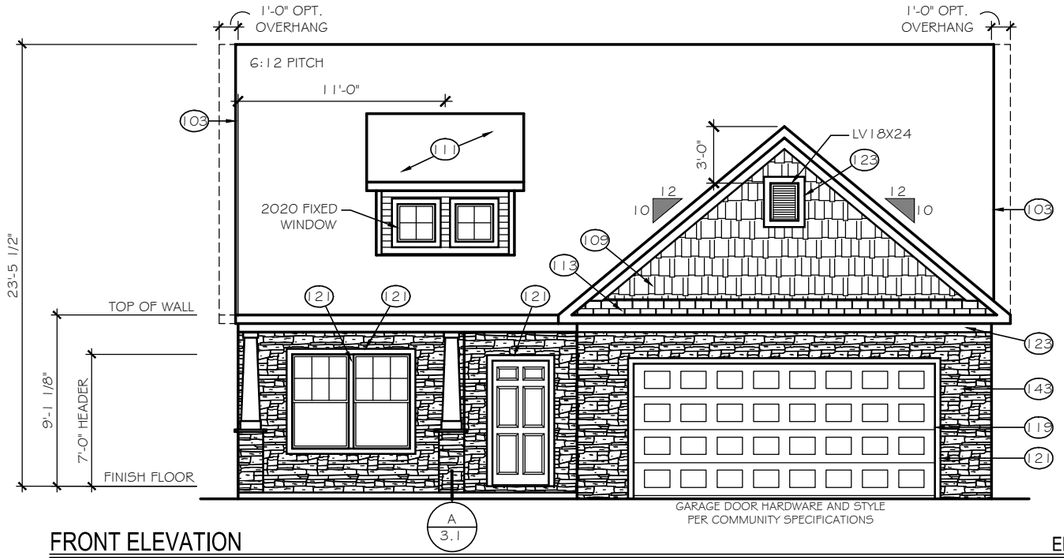
SCALE: 1/8"=1'-0"

CHECKED BY: BPS

SHEET: A3.29

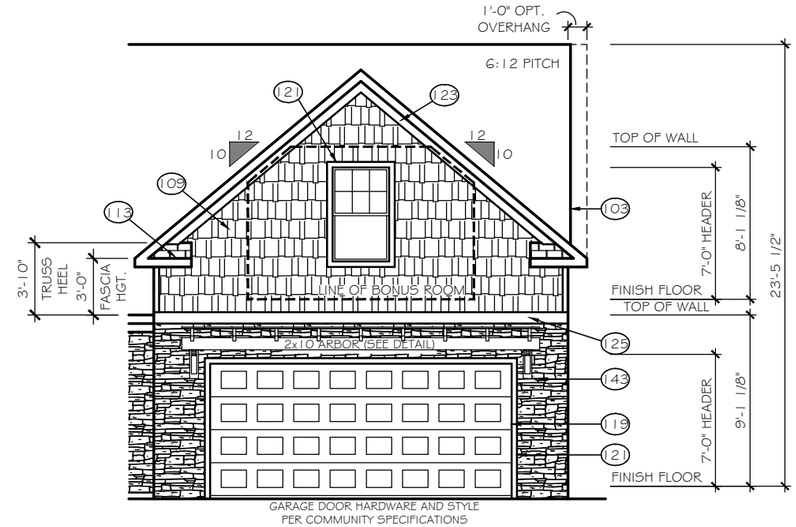
v1.19



FRONT ELEVATION

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

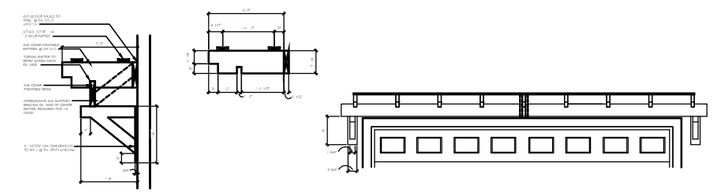
ELEVATION 'E-I3'



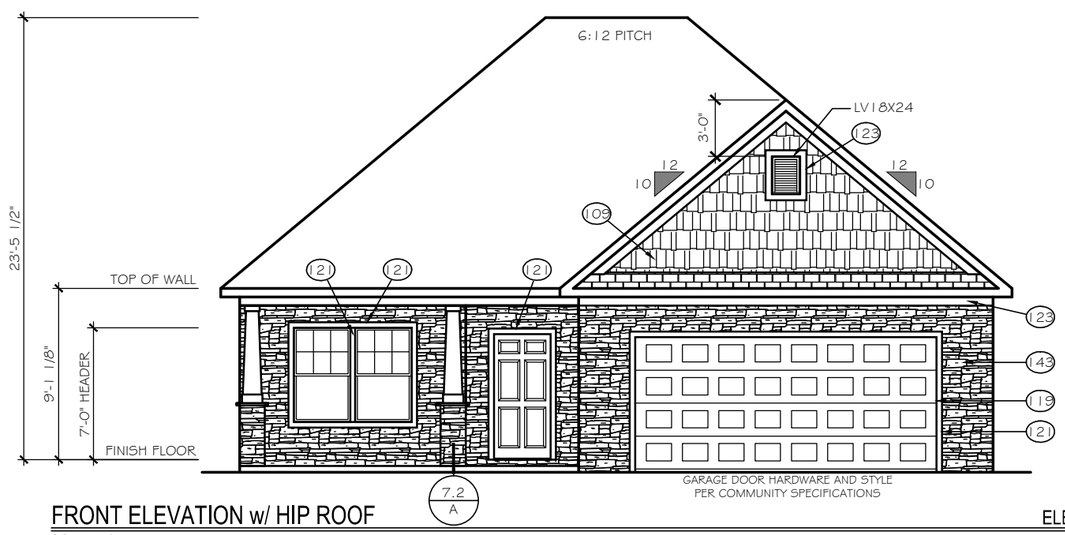
GARAGE BONUS ROOM

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

ELEVATION 'E-I3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

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

ELEVATION 'E-I3H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS
ELEVATION E-I3

THE BAYSIDE

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DRAWN BY: MLM

DATE: 04-22-19

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

CHECKED BY: BPS

SHEET: A3.30

v1.19

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THE 'HUNTLEY'
MASTER SET
ELEMENTS / TRADITIONS

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ELECTRICAL LEGEND

	EXT. CARRIAGE LIGHT
	OUTLET 220V
	OUTLET 110V
	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.

GENERAL NOTES

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 ARE DESIGNED TO MEET THE 2018 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.). INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)**
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. **USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.**
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 ⅝" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDED 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 ⅝" 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 1½" 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 ½" x 39" NOMINAL (R.O. 22 ½" x 40").**
23. **SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS**

INTERIOR HINGED DOOR SCHEDULE

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" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	98-1/2" (8'-0" 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"			

INTERIOR PASS-THRU SCHEDULE

FRAMED OPENING DIMENSIONS		
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT
8'-1 1/8"	PLAN I.D. +2"	82-1/2"
9'-1 1/8"	PLAN I.D. +2"	94-1/2"
10'-1 1/8"	PLAN I.D. +2"	98-1/2"

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

EXTERIOR HINGED DOOR SCHEDULE

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"			

*FOR TRANSOMS - ADD TRANSOM HGT.

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

POST SCHEDULE

2x4 STUDS	2x6 STUDS
2 EX: (2) 2x4	2 EX: (2) 2x6

NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.

4x4 POST	6x6 POST
P	P

LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST

KING / JACK SCHEDULE

A	(2) JACK STUDS
B	(1) JACK STUD & (1) KING STUD
C	(1) JACK STUD & (2) KING STUDS
D	(1) JACK STUD & (3) KING STUDS
E	(2) JACK STUDS & (1) KING STUD
F	(2) JACK STUDS & (2) KING STUDS
G	(2) JACK STUDS & (3) KING STUDS
H	(3) JACK STUDS & (3) KING STUDS
I	(4) JACK STUDS & (4) KING STUDS

FIRST FLOOR	1127 SQ.FT.
SECOND FLOOR	1593 SQ.FT.
TOTAL LIVABLE	2720 SQ.FT.
FRONT PORCH	116 SQ.FT.
2-CAR GARAGE	447 SQ.FT.

KEY NOTES
ELEVATIONS

101 CORNER TRIM
103 FLUSH RAKE
105 HORIZONTAL SIDING
107 BOARD-N-BATTEN SIDING
108 SCALLOPED SIDING
109 SHAKE SIDING
111 COMPOSITE SHINGLES
112 METAL ROOFING
113 SHINGLED RETURN
114 SUBFASCIA
115 FLASHING
117 VINYL SHUTTER
119 TRIM BOARD AT OVERHEAD DOOR JAMB
120 BRICKMOLD TRIM
121 1X4 TRIM BOARD
123 1X6 TRIM BOARD
125 1X8 TRIM BOARD
126 SYNTHETIC CROSS HEAD
127 1X4 FRIEZE TRIM BOARD
129 1X6" FASCIA
131 1-1/2" THICK STONE CAP
133 5" FACE BRICK VENEER
135 ROWLOCK SILL
137 BRICK JACK ARCH
139 SOLDIER COURSE
141 PRECAST KEYSTONE
143 THIN-SET STONE VENEER

TABLE OF CONTENTS

ELEVATIONS NOT PART OF THIS SET (SEE SEPERATE ELEVATION DRAWING SET)

CS	COVER SHEET
A1	FOUNDATION PLANS & OPTIONS
A2	FIRST FLOOR PLANS & OPTIONS
A3	SECOND FLOOR PLANS & OPTIONS
A4	STAIR SECTIONS
A5	FLOOR FRAMING & OPTIONS
A6	ROOF FRAMING & OPTIONS
E1	FIRST FLOOR ELECTRICAL PLANS & OPT.
E2	SECOND FLR. ELECTRICAL PLANS & OPT.
F1	FIRST FLOOR FLOORING PLANS & OPT.
F2	SECOND FLOOR FLOORING PLANS & OPT.
M1	FIRST FLOOR MARKETING PLANS & OPT.
M2	SECOND FLR. MARKETING PLANS & OPT.

REVISION LOG

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

COVER SHEET
MASTER SET

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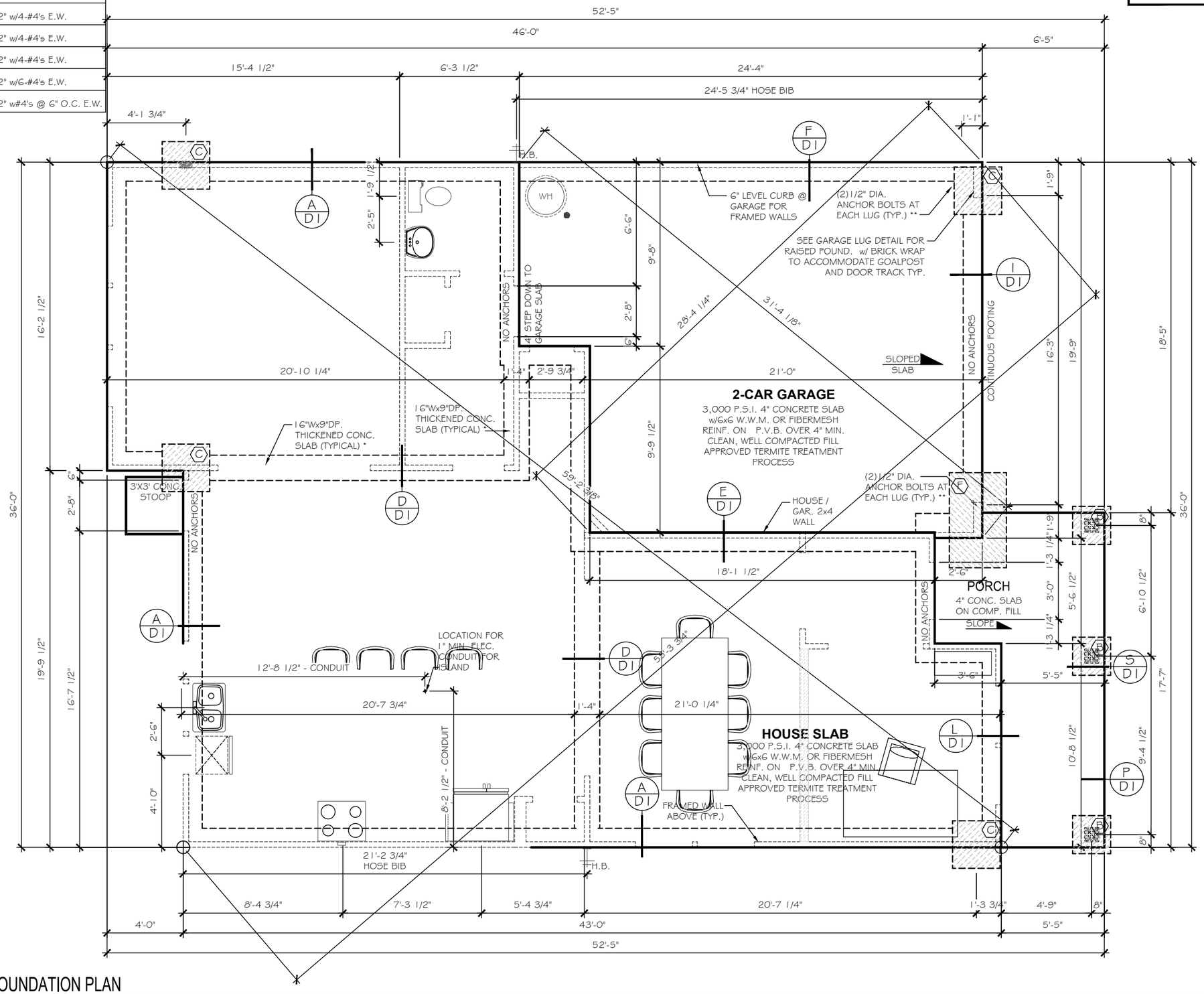
DATE: 12.01.22
SCALE: 3/16"= 1'-0"
CHECKED BY: BPS / DJP

SHEET: CS
v. 2.3

FOUNDATION PAD FOOTING SIZES	
KEYNOTE	SIZE
A	18"x18"x8" w/3-#4's E.W.
B	24"x24"x12" w/4-#4's E.W.
C	30"x30"x12" w/4-#4's E.W.
D	36"x36"x12" w/4-#4's E.W.
E	48"x48"x12" w/6-#4's E.W.
F	36"x60"x12" w#4's @ 6" O.C. E.W.

CHARLESTON
* 16"Wx12"DP THICKENED CONC. SLAB (TYPICAL)
** (2) STHD14 HOLD DOWNS AND 5/8" ANCHOR BOLT.



2630 - MONO FOUNDATION PLAN

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MONO FOUNDATION PLAN
MASTER SET

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SHEET: A1.1
v. 2.3

FOUNDATION PAD FOOTING SIZES	
KEYNOTE	SIZE
A	18"x18"x8" w/3-#4's E.W.
B	24"x24"x12" w/4-#4's E.W.
C	30"x30"x12" w/4-#4's E.W.
D	36"x36"x12" w/4-#4's E.W.
E	48"x48"x12" w/6-#4's E.W.
F	36"x60"x12" w#4's @ 6" O.C. E.W.

CHARLESTON
* 16"Wx12"DP THICKENED CONC. SLAB (TYPICAL)
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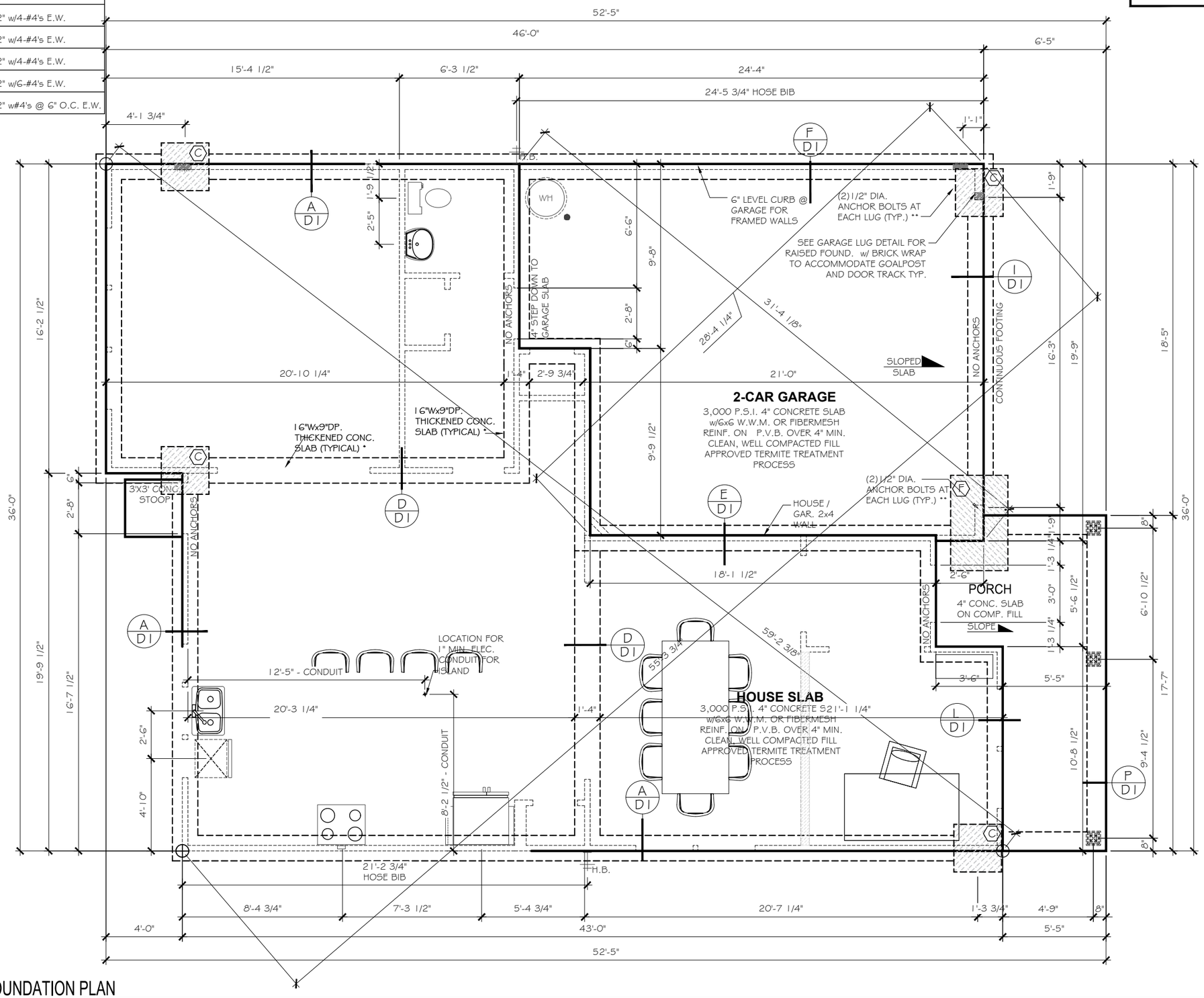

2630 - STEM FOUNDATION PLAN

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STEM FOUNDATION PLAN
MASTER SET

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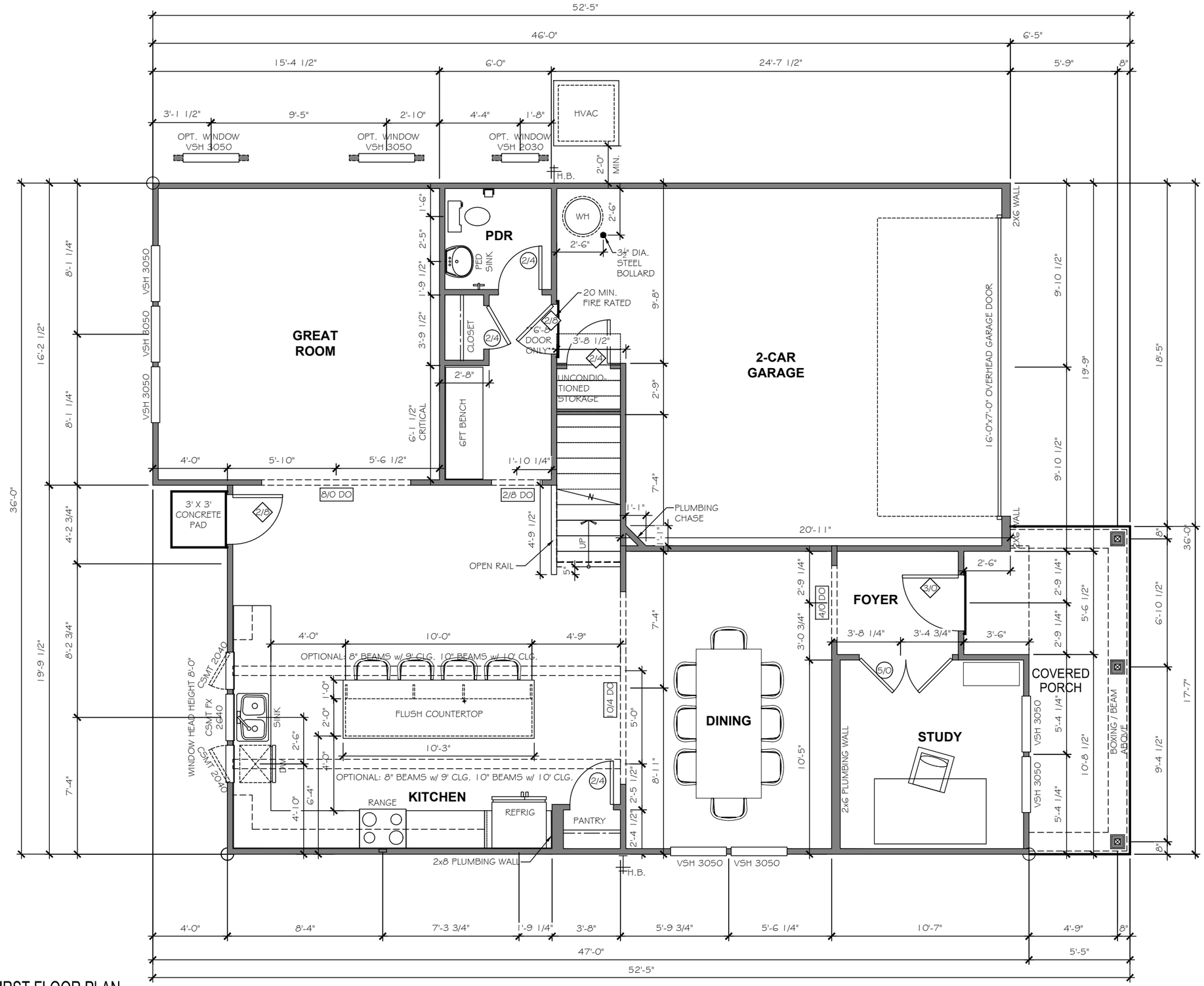
SHEET: A1.2

v. 2.3



2630 - FIRST FLOOR PLAN

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FIRST FLOOR PLAN
MASTER SET

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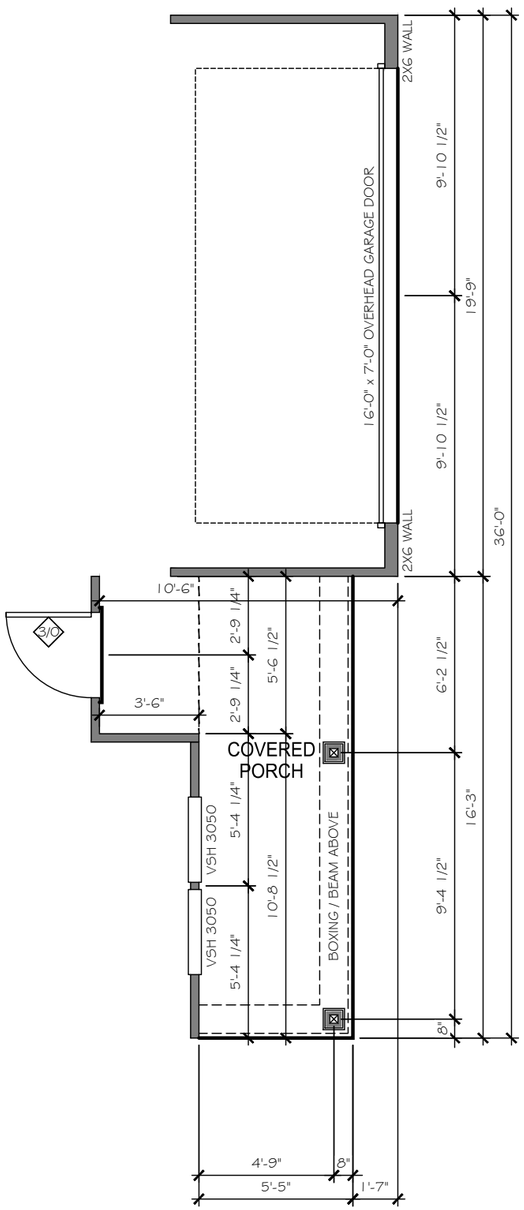
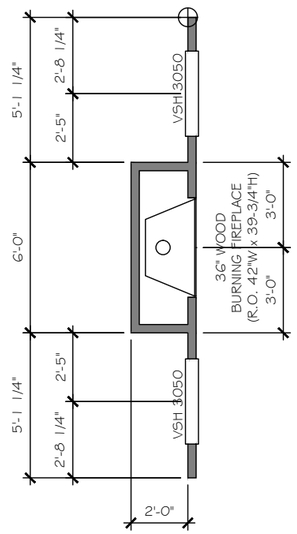
SHEET: A2.1

v. 2.3

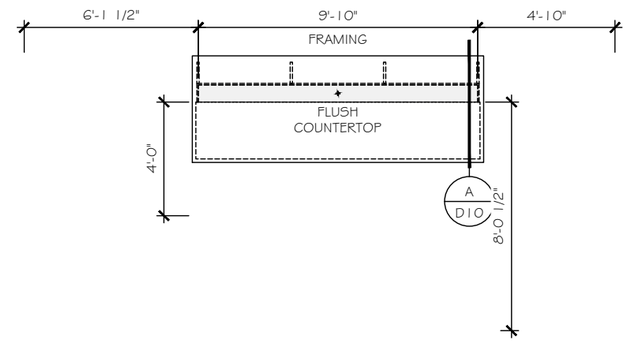


OPT. 8' FRONT GARAGE EXTENSION



OPT. G/W/E FIREPLACE AT GREAT ROOM

REAR WALL



OPT. 4' ISLAND

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FIRST FLOOR PLAN OPTIONS
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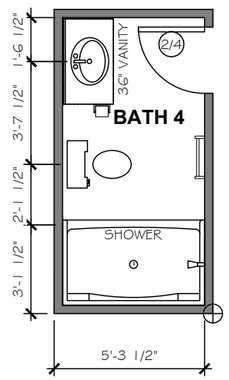
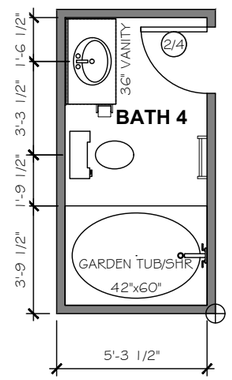
SHEET: A2.2

v. 2.3



OPTIONAL 5' SHOWER UNIT



OPTIONAL GARDEN TUB/SHOWER

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FIRST FLOOR PLAN OPTIONS
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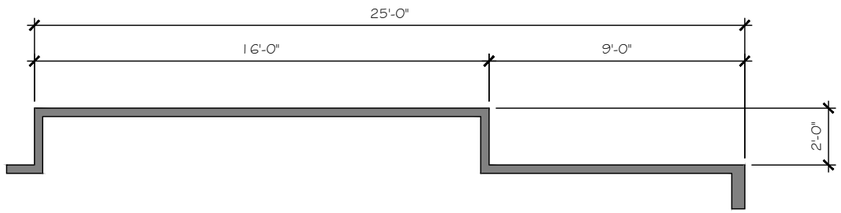
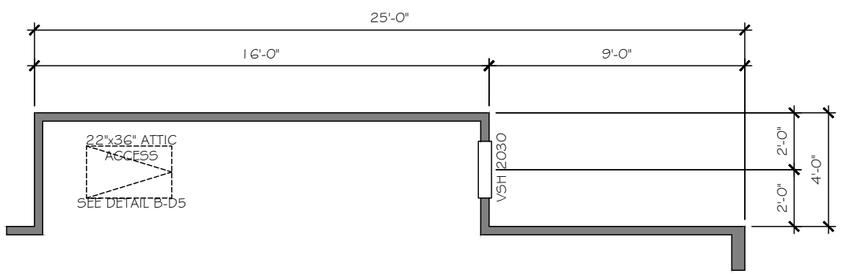
SHEET: A2.3

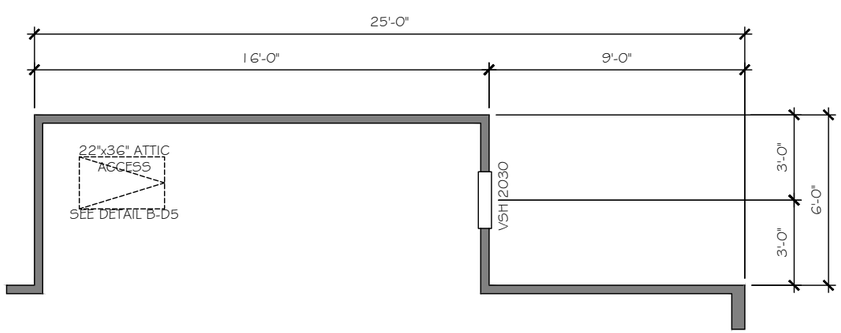
v. 2.3



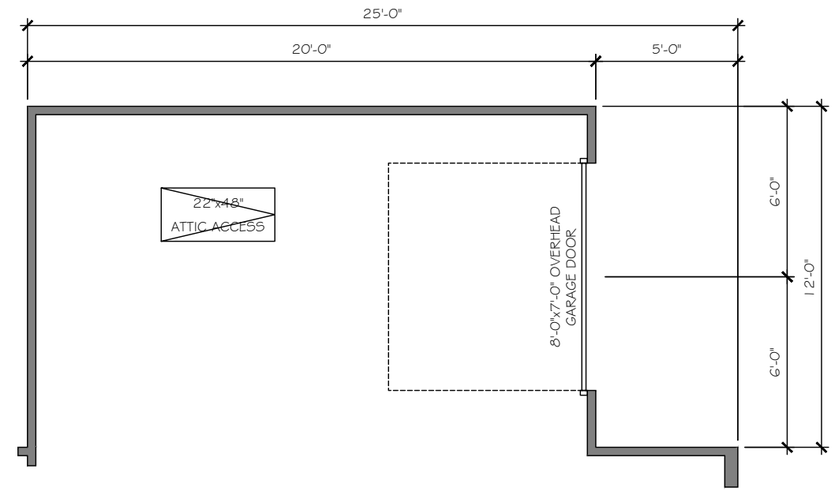
OPTIONAL 2' GARAGE EXTENSION



OPTIONAL 4' GARAGE EXTENSION



OPTIONAL 6' GARAGE EXTENSION



OPTIONAL 3 CAR GARAGE

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FIRST FLOOR PLAN OPTIONS
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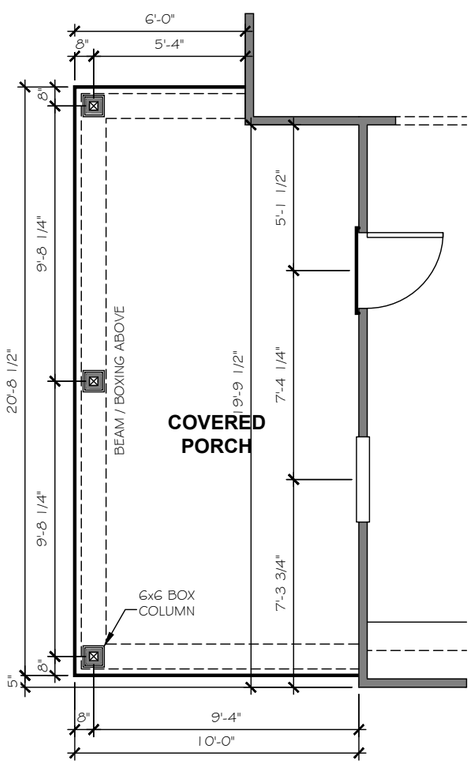
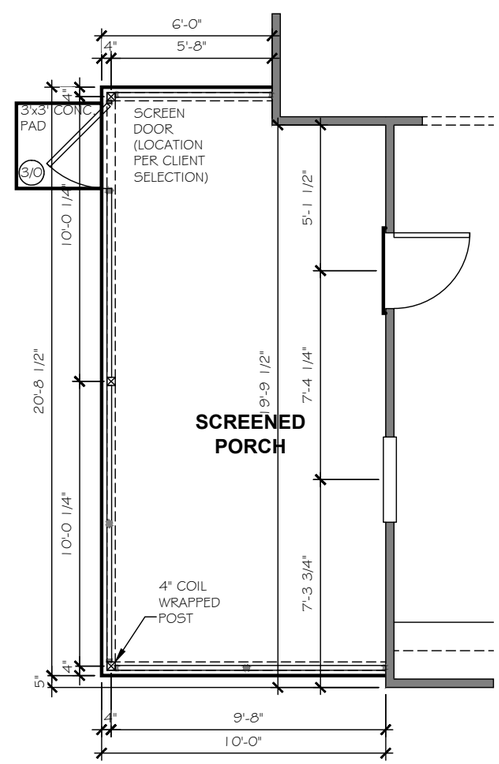
SHEET: A2.4
v. 2.3



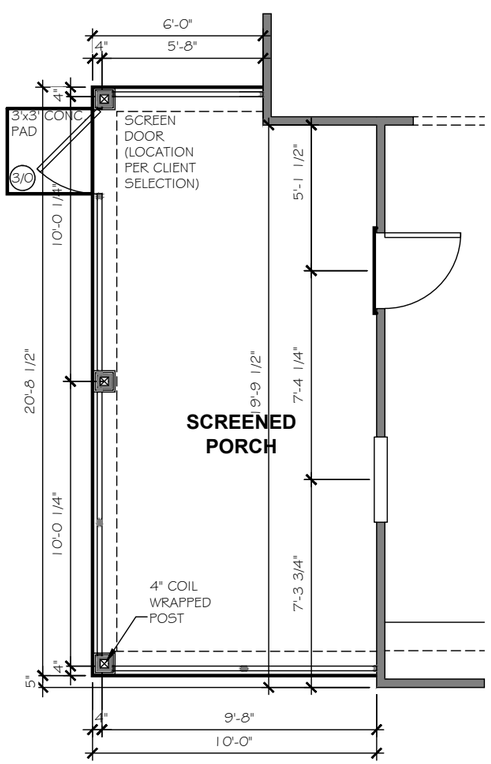
OPT. COVERED PORCH

(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) REAR PORCH



OPT. SCREENED PORCH ELEMENTS

(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) REAR PORCH



OPT. SCREENED PORCH TRADITIONS

(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) REAR PORCH

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FIRST FLOOR PLAN OPTIONS
MASTER SET

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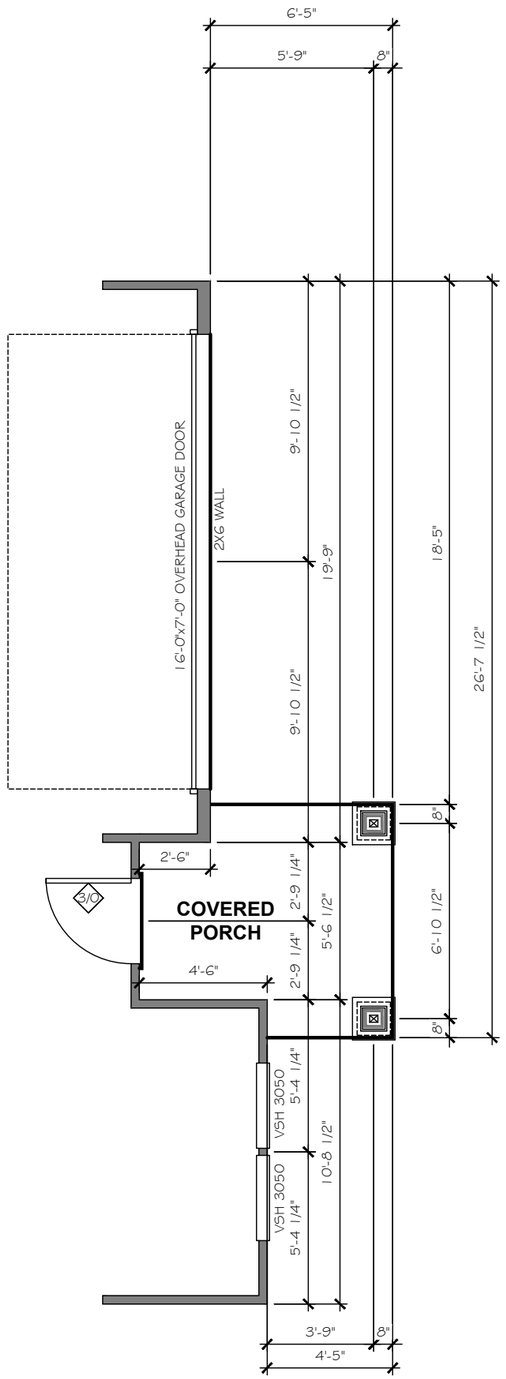
SCALE: 3/16"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A2.5

v. 2.3



FIRST FLOOR ELEVATION CUT SECTION

ELEVATION "F" WITH PARTIAL PORCH

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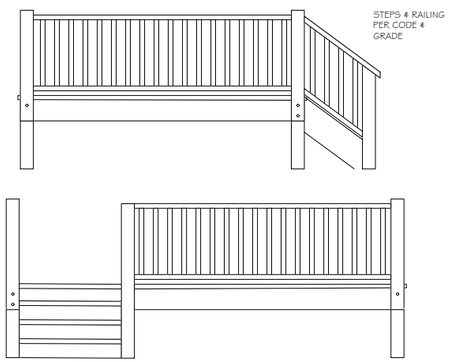
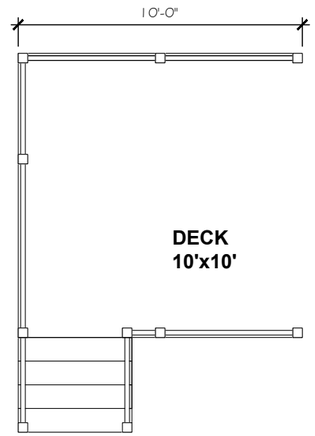
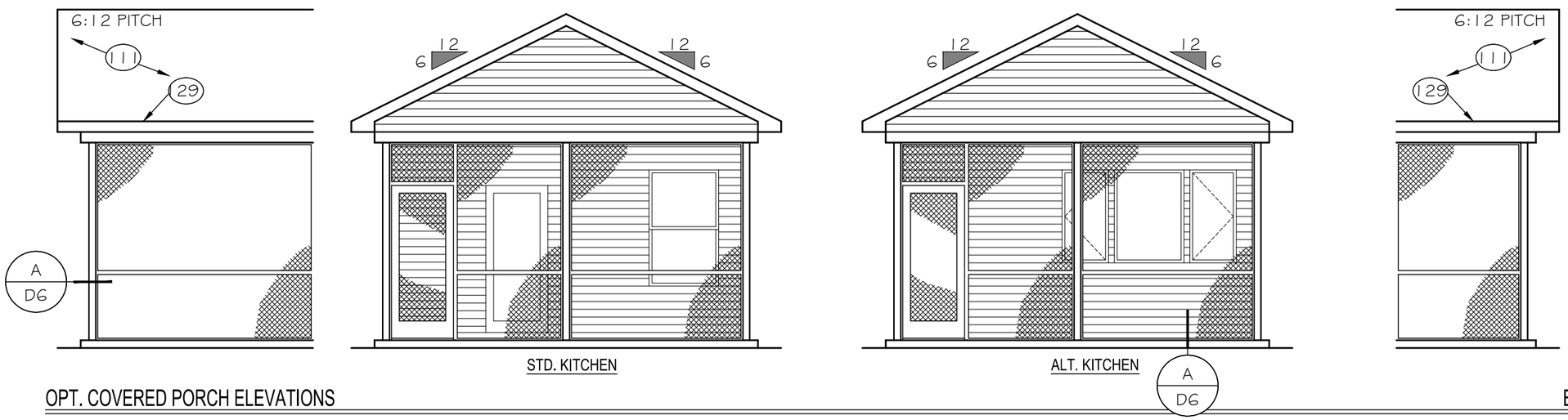
SHEET: A2.6

v. 2.3



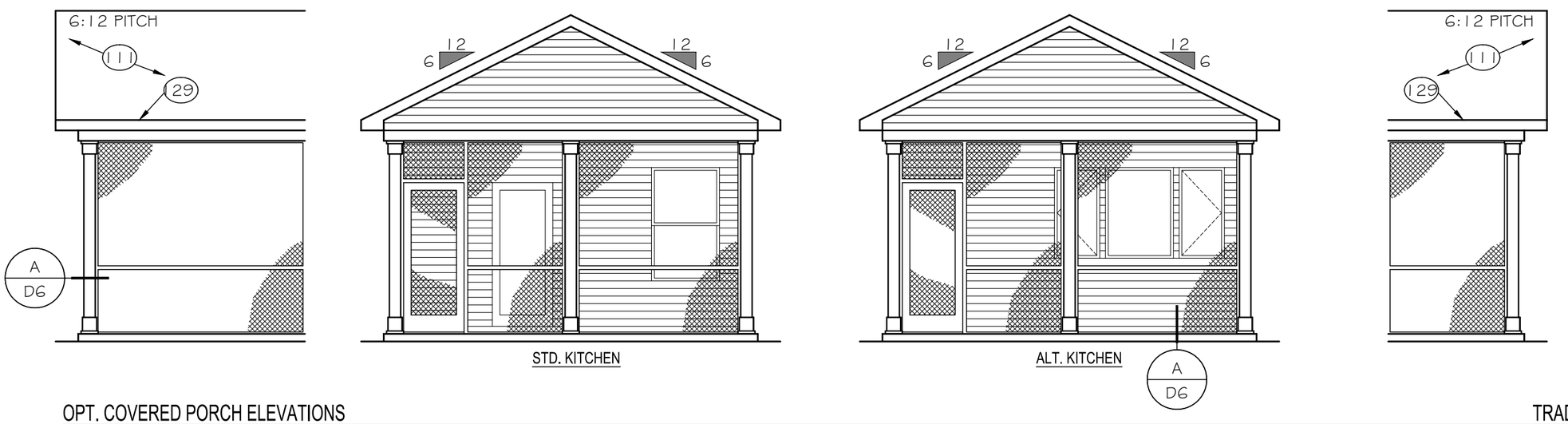


OPT. 10'x10' DECK



OPT. COVERED PORCH ELEVATIONS

ELEMENTS



OPT. COVERED PORCH ELEVATIONS

TRADITIONS

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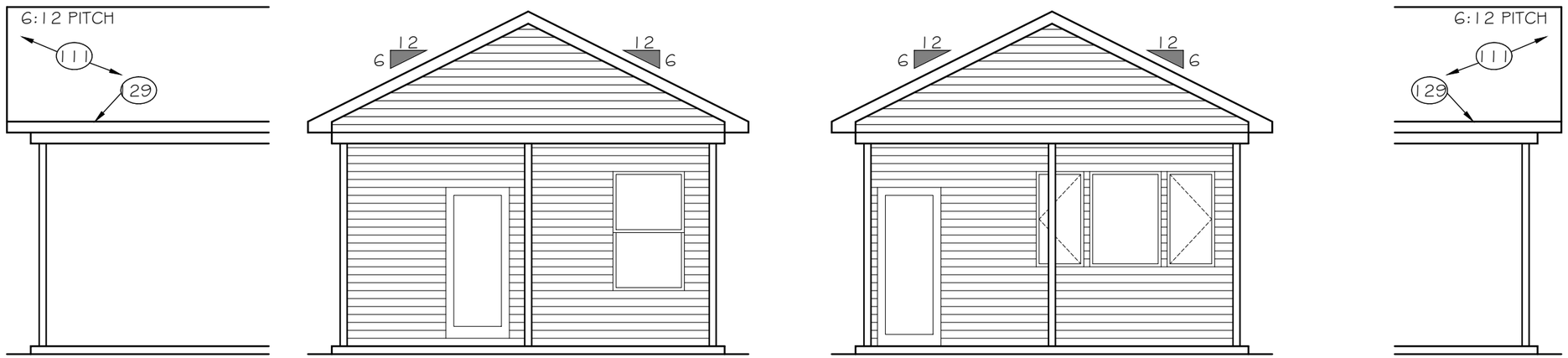
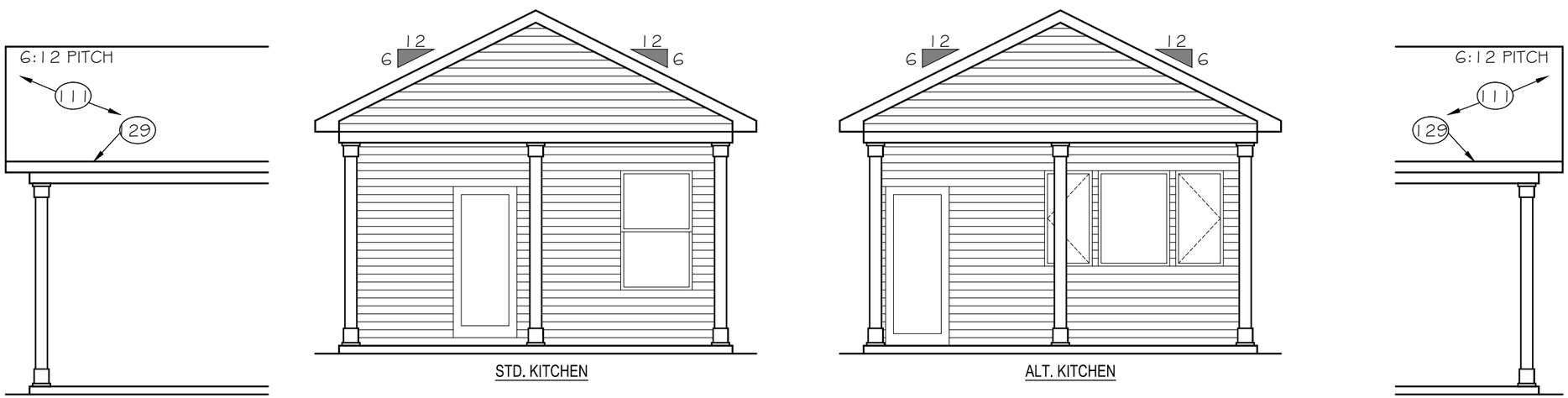
SHEET: A2.7

v. 2.3



OPT. COVERED PORCH ELEVATIONS

ELEMENTS



OPT. COVERED PORCH ELEVATIONS

TRADITIONS

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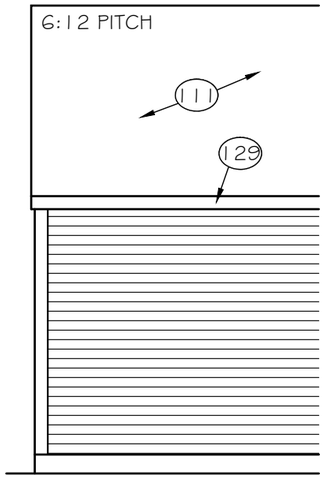
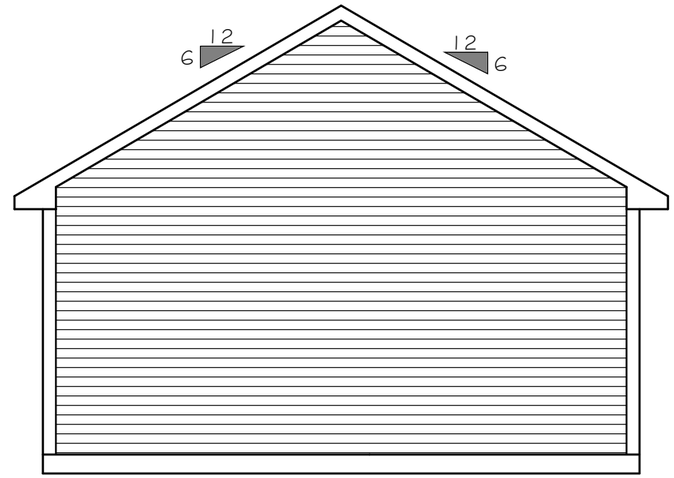
SHEET: A2.8

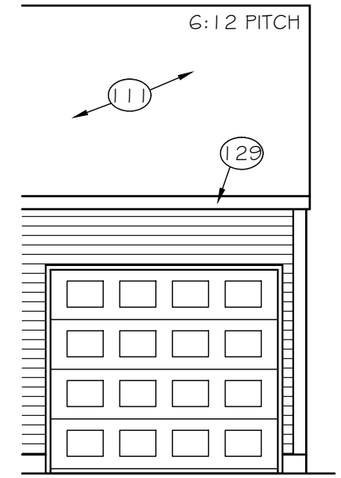
v. 2.3



REAR ELEVATION

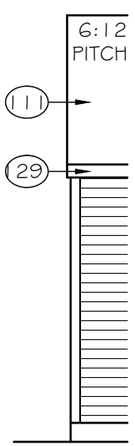


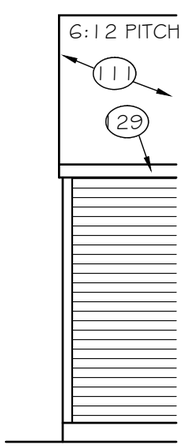
SIDE ELEVATION

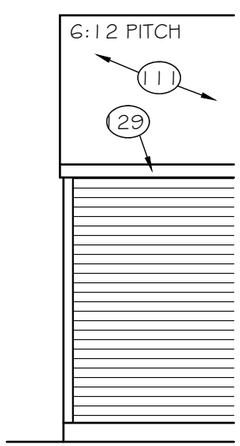


FRONT ELEVATION

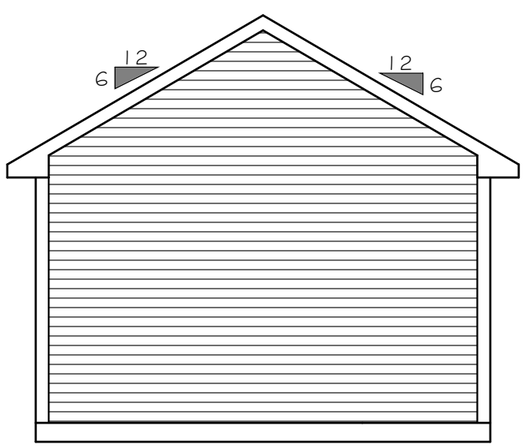
OPT. 2-CAR GARAGE



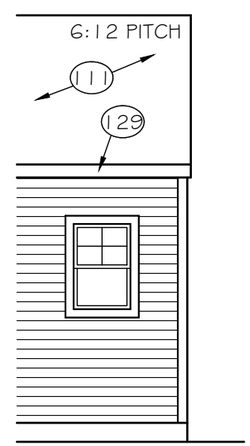


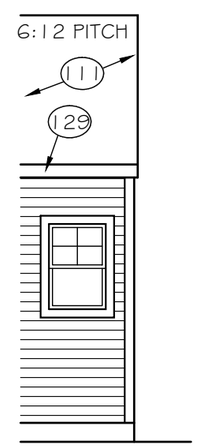


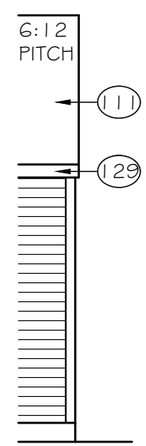
REAR VIEW



SIDE VIEW







FRONT VIEW

OPT. GARAGE BUMP

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FIRST FLOOR PLAN OPTIONS
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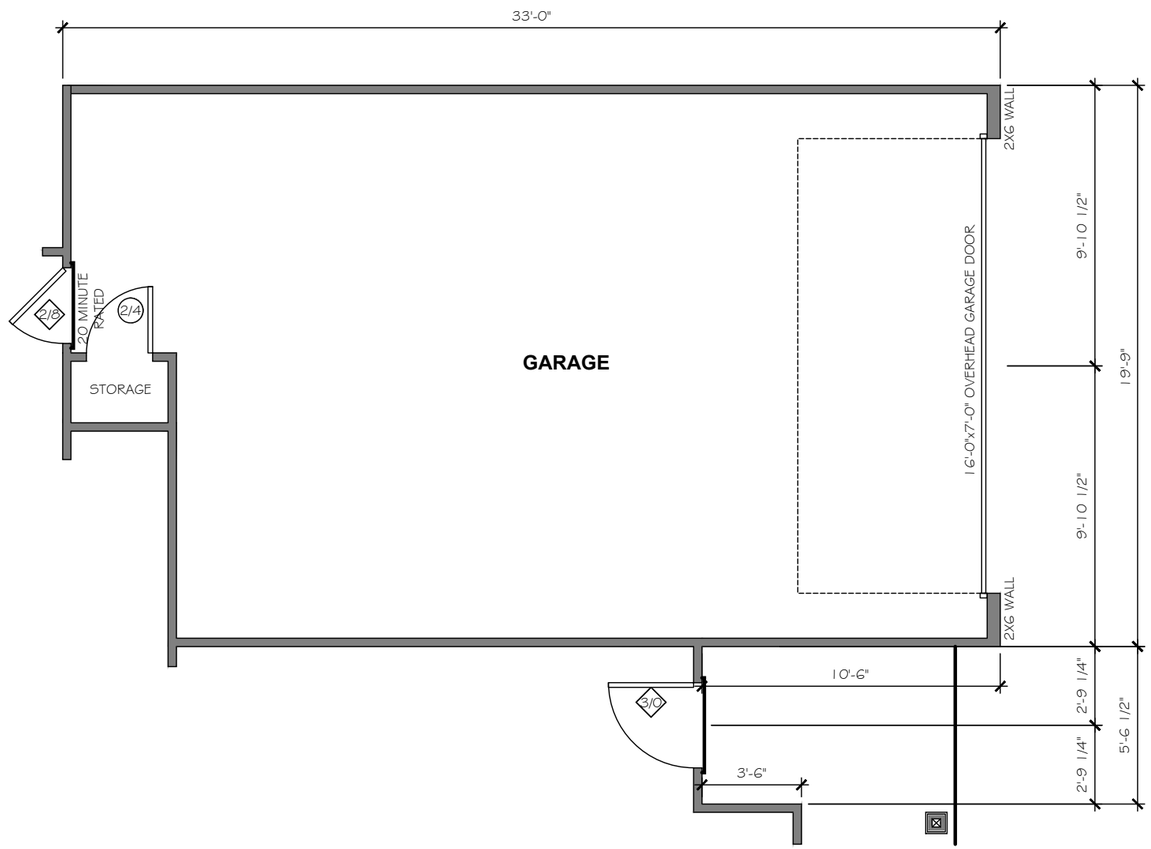
SHEET: A2.9
v. 2.3



OPTIONAL 8' FRONT GARAGE EXTENSION

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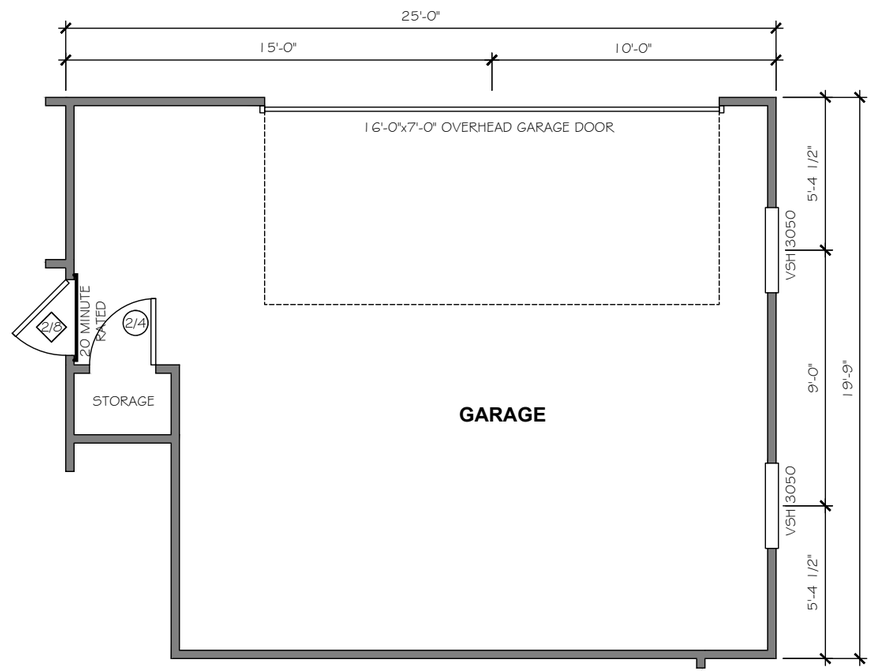
SHEET: A2.10
v. 2.3



OPTIONAL SIDE LOAD 2-CAR GARAGE

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

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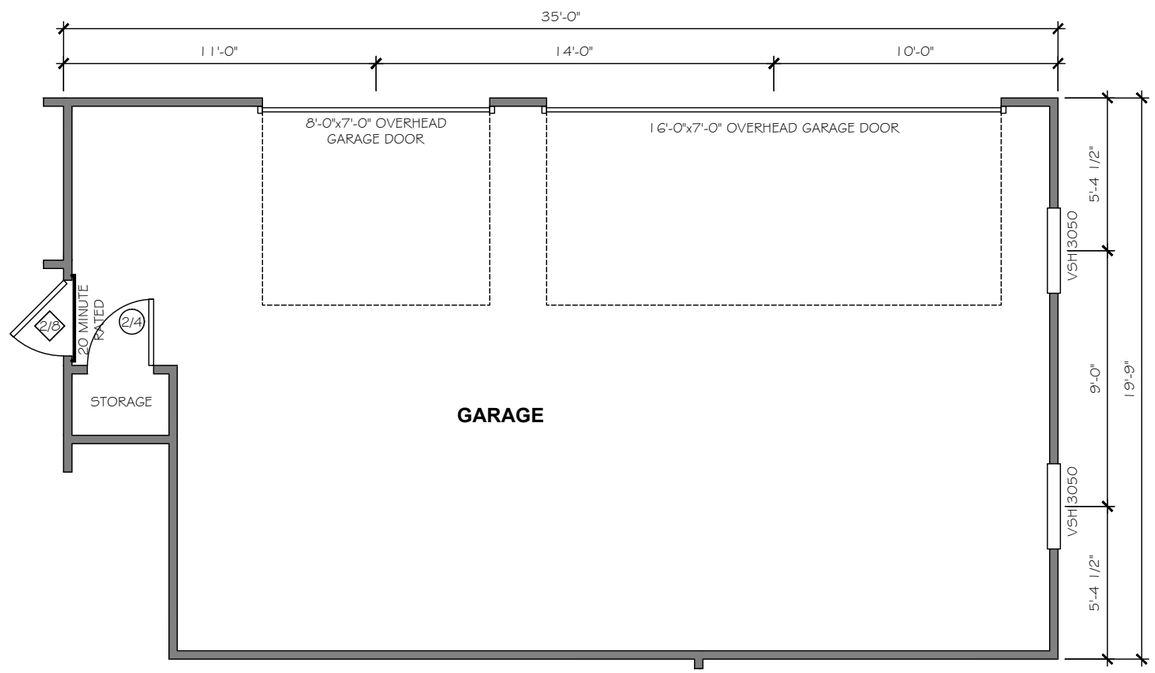
SHEET: A2.11

v. 2.3



OPTIONAL SIDE LOAD 3-CAR GARAGE

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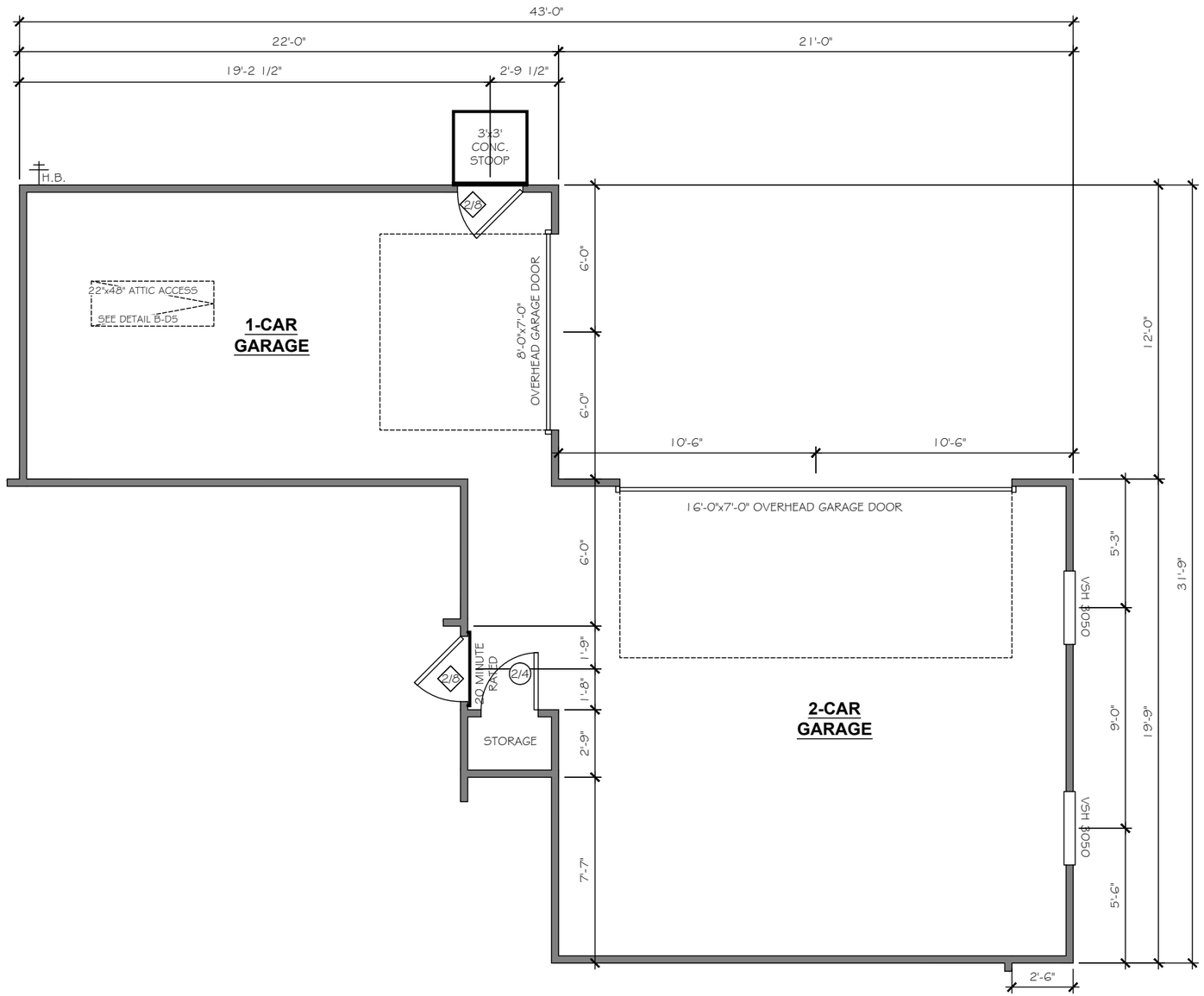
SHEET: A2.12

v. 2.3



OPTIONAL 3-CAR COURTYARD GARAGE

(n/a w/ OPTIONAL REAR COVERED PORCH, OPTIONAL REAR SCREENED PORCH, OPTIONAL 4' NOOK EXTENSION)

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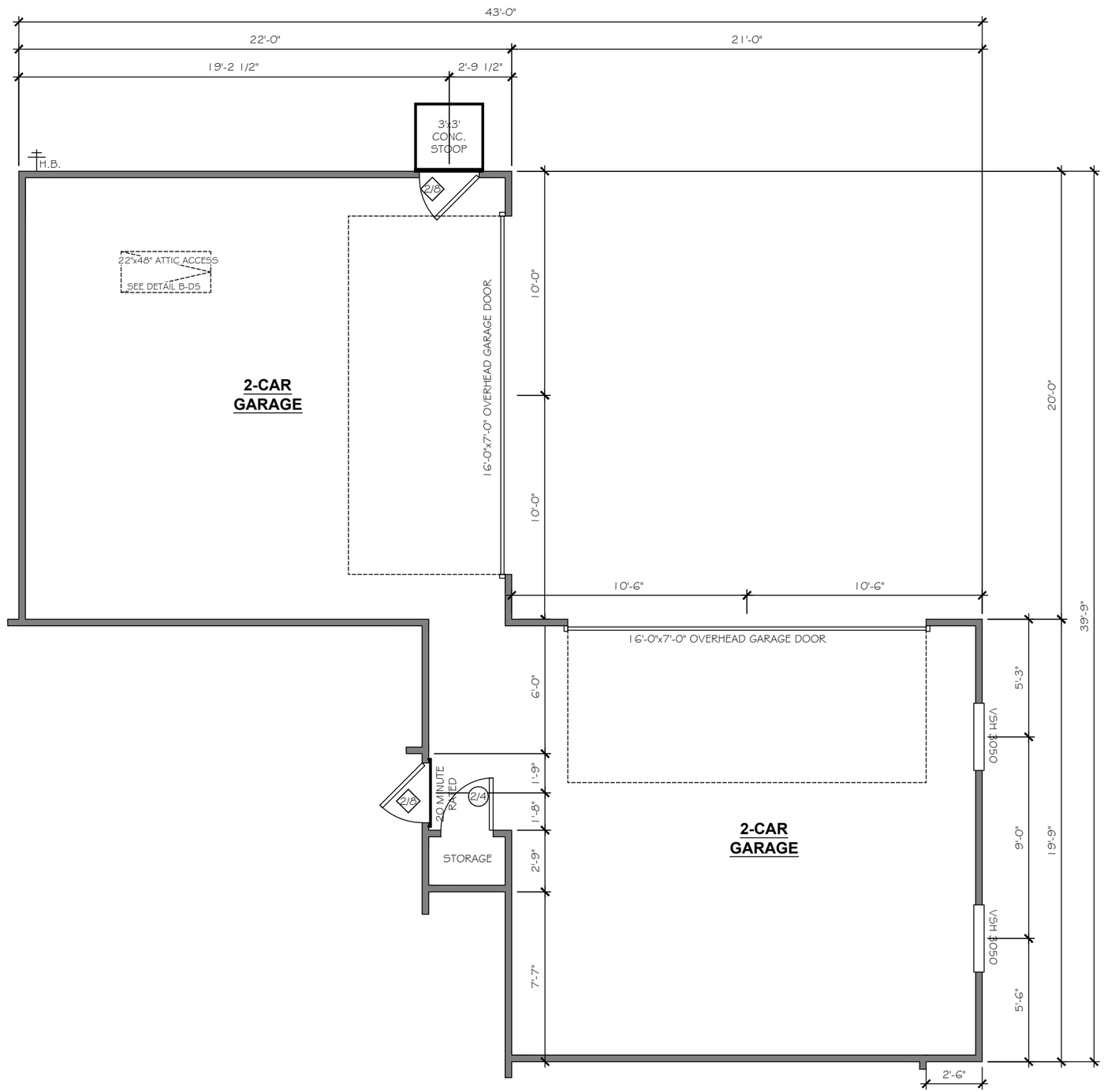
SHEET: A2.13

v. 2.3



OPTIONAL 4-CAR COURTYARD GARAGE

(n/a w/ OPTIONAL REAR COVERED PORCH, OPTIONAL REAR SCREENED PORCH, OPTIONAL 4' NOOK EXTENSION)

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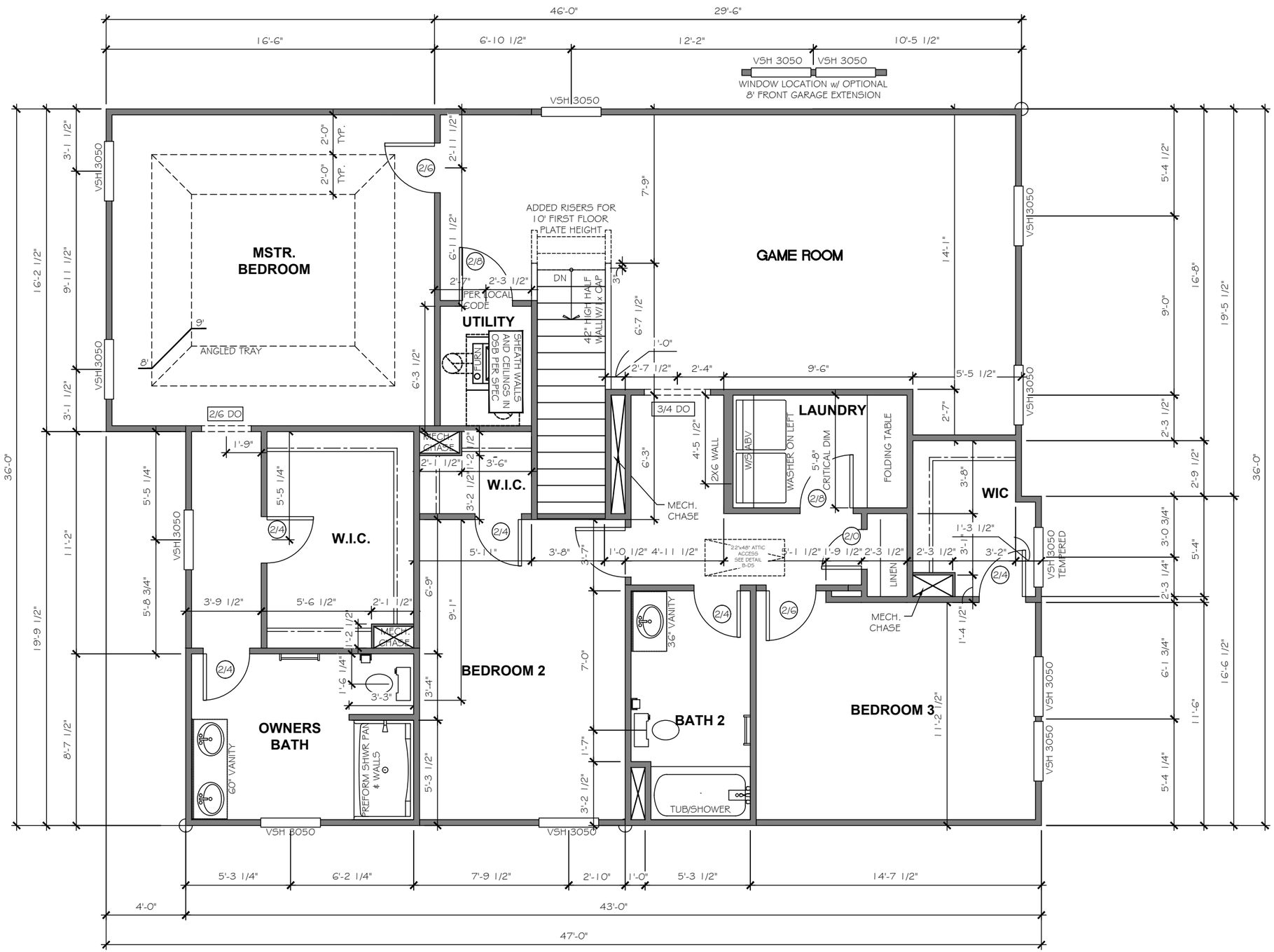
SHEET: A2.14

v. 2.3



SECOND FLOOR PLAN

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SECOND FLOOR PLAN
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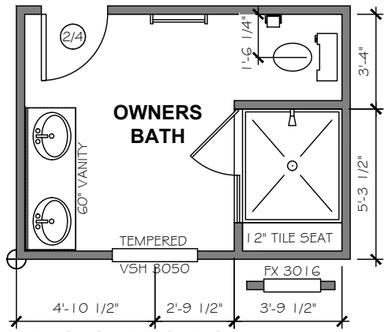
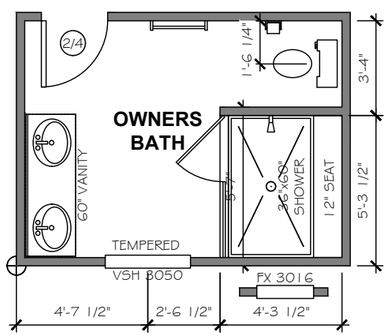
SHEET: A3.1

v. 2.3



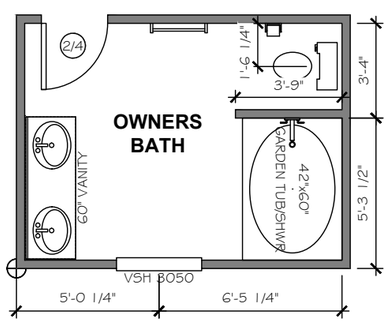
LUXURY SHOWER OPTION 1
42"x42" PRE-FORM SHOWER PAN
TILE WALLS w/ 12" TILE SEAT

OWNERS BATH



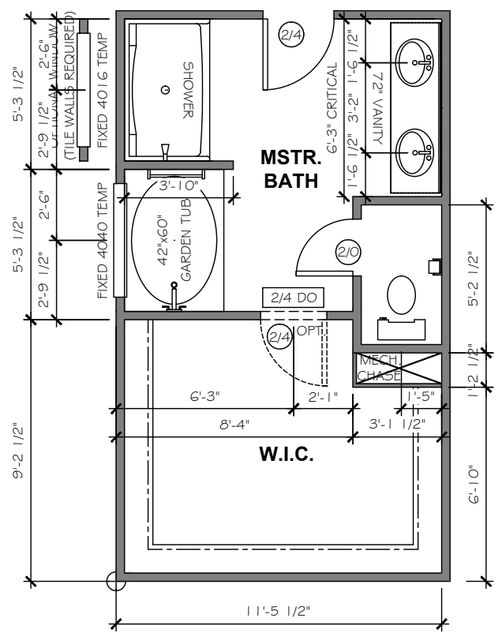
LUXURY SHOWER 36"x60" FRAMED PAN
TILE WALLS w/ 12" SEAT FRAMELESS SHOWER DOOR

OWNERS BATH



OPTIONAL GARDEN TUB/SHOWER

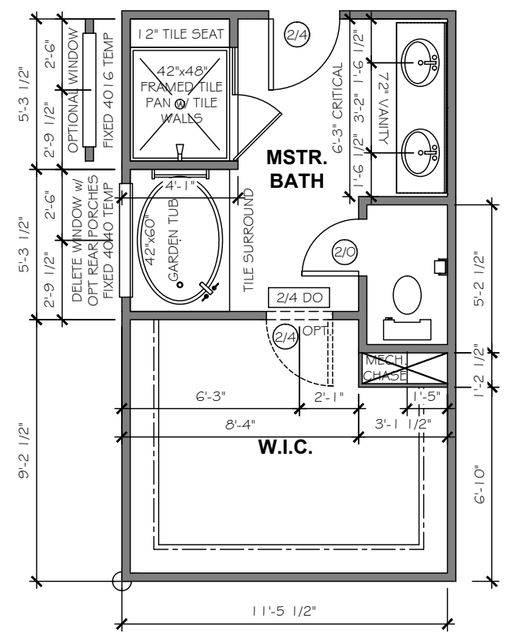
OWNERS BATH



LUXURY BATH OPTION 1
42"x60" GARDEN TUB
35"x60" FIBERGLASS SHOWER UNIT

ELEGANCE OPTION AVAILABLE

OWNERS BATH



LUXURY BATH OPTION 3
42"x60" GARDEN TUB w/ CERAMIC TUB SURROUND
42"x48" FRAMED TILE SHOWER BASE
TILE WALLS w/ 12" TILE SEAT

OWNERS BATH

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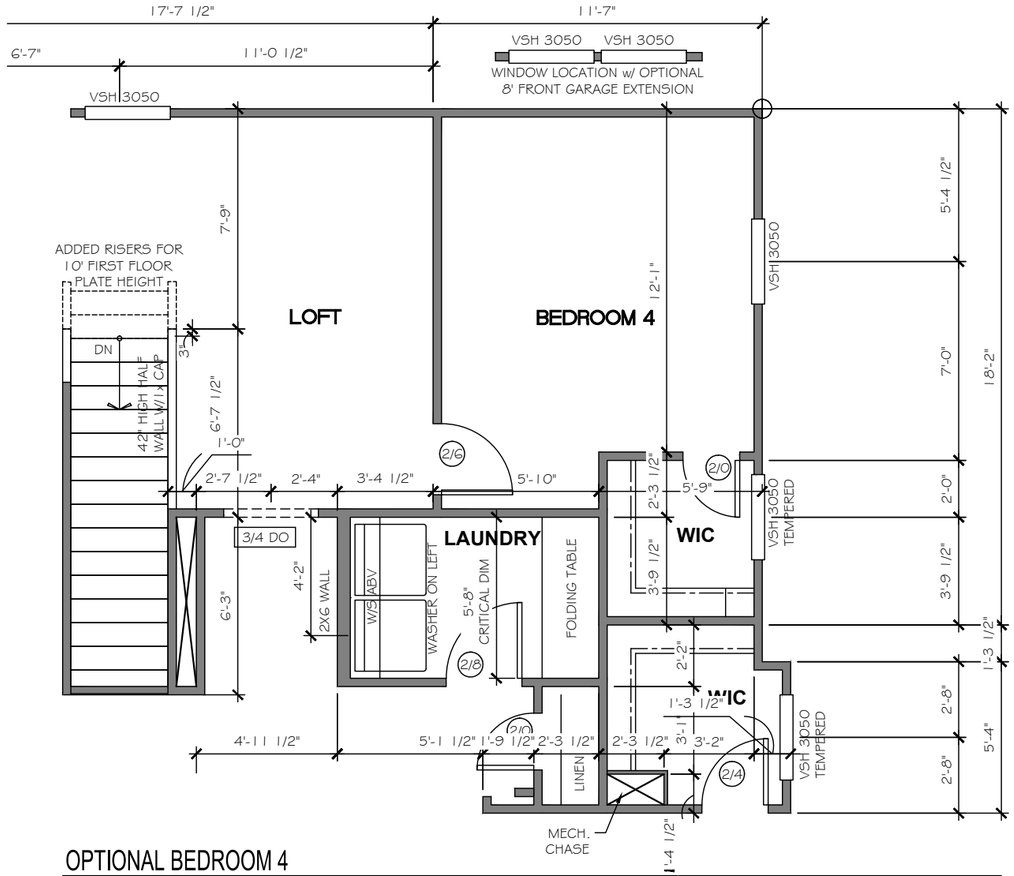
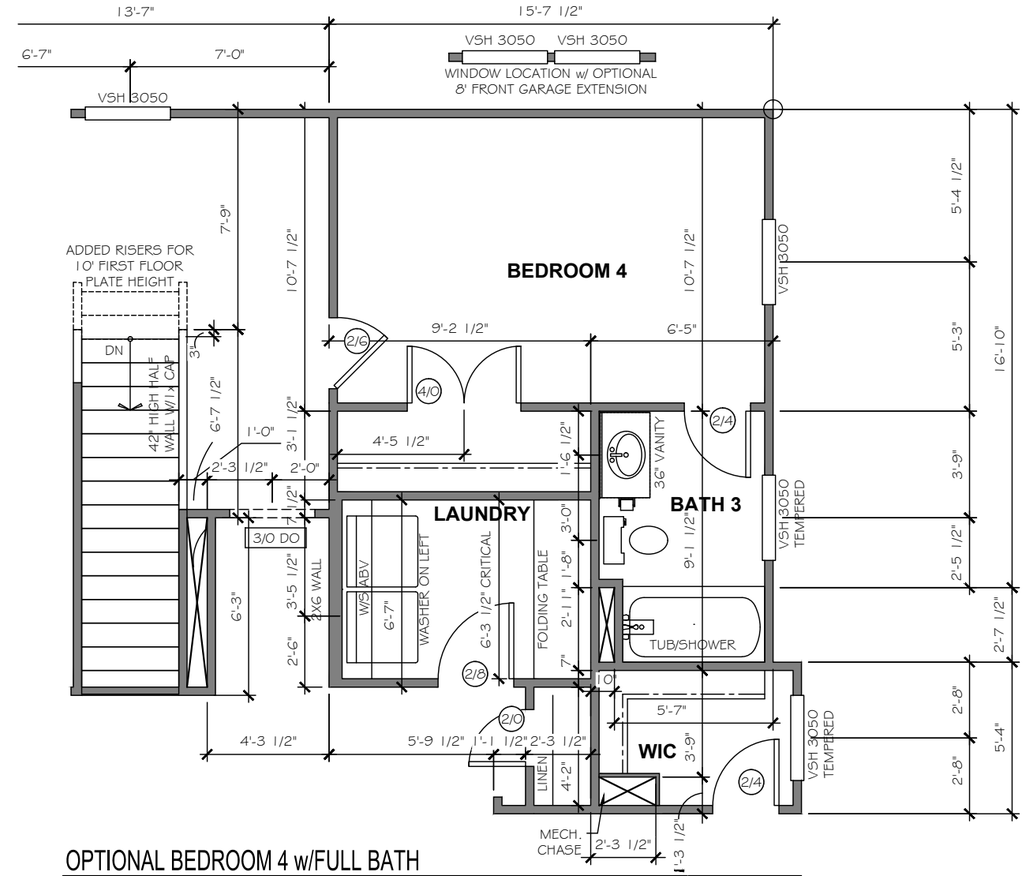
SHEET: A3.2
v. 2.3



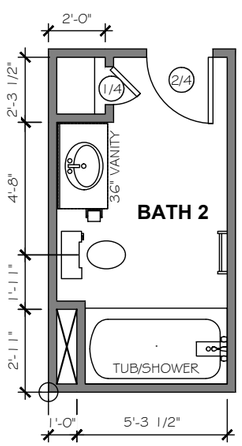
OPTIONAL BEDROOM 4

REPLACES GAME ROOM — 2620, 2628, 2630



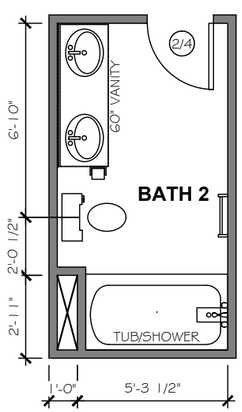
OPTIONAL BEDROOM 4 w/FULL BATH

REPLACES GAME ROOM — 2620, 2628, 2630



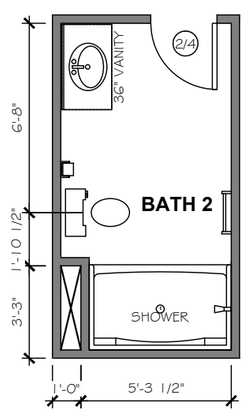
LINEN CLOSET

BATH 2 — 2620, 2628, 2630 — ELEMENTS / TRADITIONS



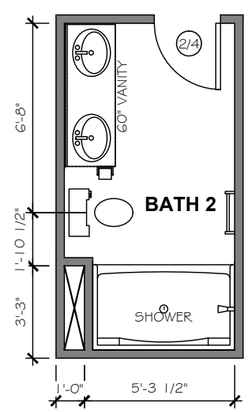
DUAL BOWL VANITY

BATH 2 — 2620, 2628, 2630 — ELEMENTS — STD. w/ TRADITIONS



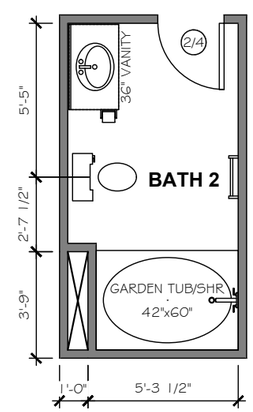
5' SHOWER

BATH 2 — 2620, 2628, 2630 — ELEMENTS



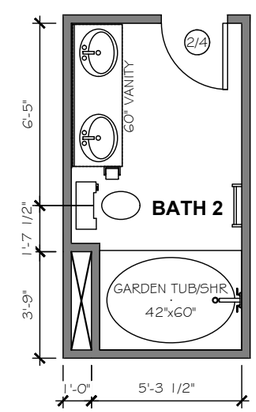
5' SHOWER

BATH 2 — 2620, 2628, 2630 — TRADITIONS



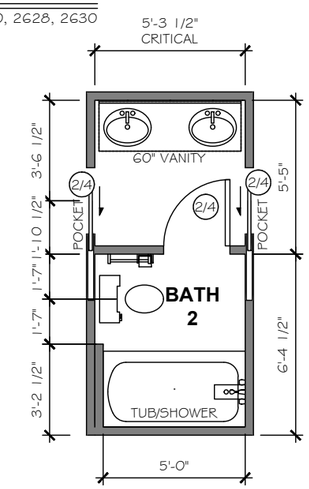
GARDEN TUB / SHR

BATH 2 — 2620, 2628, 2630 — ELEMENTS



GARDEN TUB / SHR

BATH 2 — 2620, 2628, 2630 — TRADITIONS



GARDEN TUB / SHR

BATH 2 — 2620, 2628, 2630 — ELEMENTS / TRADITIONS (REQUIRES 4 BEDROOM w/ FULL BATH OPT)

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SECOND FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

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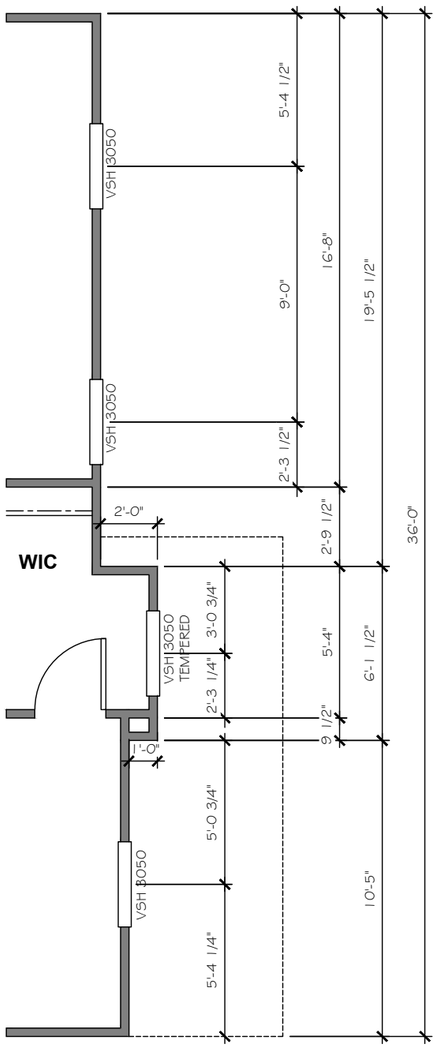
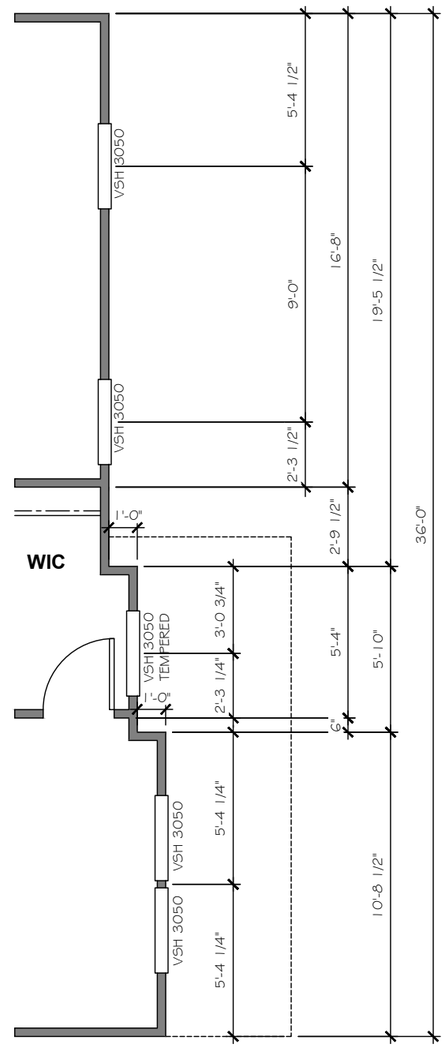
SHEET: A3.4

v. 2.3



SECOND FLOOR ELEVATION CUT SECTION

ELEVATIONS "C" AND "D"



SECOND FLOOR ELEVATION CUT SECTION

ELEVATION "F" WITH FULL PORCH

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

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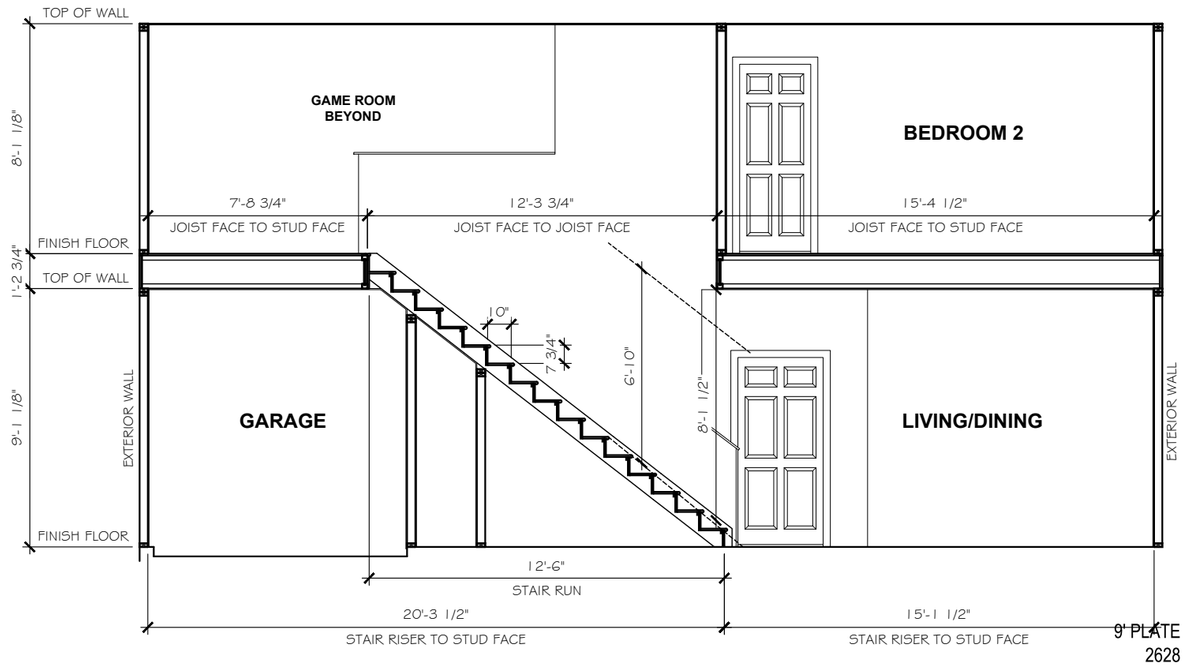
SHEET: A3.5

v. 2.3



STAIR SECTION

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

INTERIOR STAIR NOTE SCHEDULE
9'-1 1/8" CEILING HEIGHT (14" FLOOR SYSTEM) • 16 RISERS @ 7-3/4" ± FLOORING SELECTION • 15 TREADS @ 10" • 10'-3 7/8" FLOOR-TO-FLOOR HEIGHT (SUBFLOOR)

TOP OF LANDING FRAMED TO HEIGHT DICTATED BY STICKER SUPPLIED BY STAIR MANUFACTURER

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STAIR SECTION - 9'
MASTER SET

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

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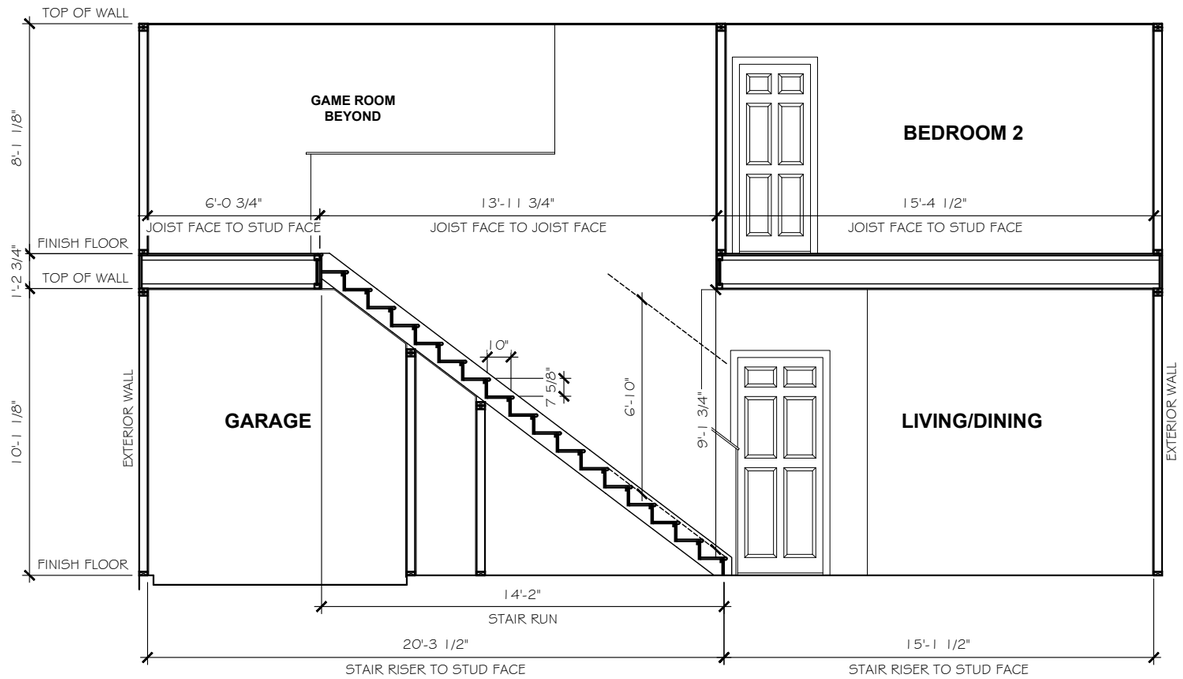
SHEET: A4.1

v. 2.3



STAIR SECTION

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

INTERIOR STAIR NOTE SCHEDULE
10'-1 1/8" CEILING HEIGHT (14" FLOOR SYSTEM) • 16 RISERS @ 7-3/4" ± FLOORING SELECTION • 15 TREADS @ 10" • 11'-3 7/8" FLOOR-TO-FLOOR HEIGHT (SUBFLOOR)

TOP OF LANDING FRAMED TO HEIGHT DICTATED BY STICKER SUPPLIED BY STAIR MANUFACTURER

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STAIR SECTION - 10'
MASTER SET

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ELECTRICAL LEGEND

	EXT. CARRIAGE LIGHT
	OUTLET 220V
	OUTLET 110V
	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.

GENERAL NOTES

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 ARE DESIGNED TO MEET THE 2018 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.). INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)
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. USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.
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 & MUDDED 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 ⅝" 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 P.O.'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 ½" x 39" NOMINAL (R.O. 22 ½" x 40").
23. SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS

INTERIOR HINGED DOOR SCHEDULE

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" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	98-1/2" (8'-0" 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"			

◇ LOAD BEARING ◯ NON-LOAD BEARING

INTERIOR PASS-THRU SCHEDULE

FRAMED OPENING DIMENSIONS		
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT
8'-1 1/8"	PLAN I.D. +2"	82-1/2"
9'-1 1/8"	PLAN I.D. +2"	94-1/2"
10'-1 1/8"	PLAN I.D. +2"	98-1/2"

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

EXTERIOR HINGED DOOR SCHEDULE

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"			

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

POST SCHEDULE

2x4 STUDS	2x6 STUDS
2 EX: (2) 2X4	2 EX: (2) 2X6

NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.

4X4 POST	6X6 POST
P	P

LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST

KING / JACK SCHEDULE

A	(2) JACK STUDS
B	(1) JACK STUD & (1) KING STUD
C	(1) JACK STUD & (2) KING STUDS
D	(1) JACK STUD & (3) KING STUDS
E	(2) JACK STUDS & (1) KING STUD
F	(2) JACK STUDS & (2) KING STUDS
G	(2) JACK STUDS & (3) KING STUDS
H	(3) JACK STUDS & (3) KING STUDS
I	(4) JACK STUDS & (4) KING STUDS

FIRST FLOOR	1127 SQ.FT.
SECOND FLOOR	1593 SQ.FT.
TOTAL LIVABLE	2720 SQ.FT.
FRONT PORCH	116 SQ.FT.
2-CAR GARAGE	447 SQ.FT.

KEY NOTES ELEVATIONS

101 CORNER TRIM
103 FLUSH RAKE
105 HORIZONTAL SIDING
107 BOARD-N-BATTEN SIDING
108 SCALLOPED SIDING
109 SHAKE SIDING
111 COMPOSITE SHINGLES
112 METAL ROOFING
113 SHINGLED RETURN
114 SUBFASCIA
115 FLASHING
117 VINYL SHUTTER
119 TRIM BOARD AT OVERHEAD DOOR JAMB
120 BRICKMOLD TRIM
121 1X4 TRIM BOARD
123 1X6 TRIM BOARD
125 1X8 TRIM BOARD
126 SYNTHETIC CROSS HEAD
127 1X4 FRIEZE TRIM BOARD
129 1X6" FASCIA
131 1-1/2" THICK STONE CAP
133 5" FACE BRICK VENEER
135 ROWLOCK SILL
137 BRICK JACK ARCH
139 SOLDIER COURSE
141 PRECAST KEYSTONE
143 THIN-SET STONE VENEER

TABLE OF CONTENTS

ELEVATIONS NOT PART OF THIS SET (SEE SEPERATE ELEVATION DRAWING SET)

CS	COVER SHEET
A1	FOUNDATION PLANS & OPTIONS
A2	FIRST FLOOR PLANS & OPTIONS
A3	SECOND FLOOR PLANS & OPTIONS
A4	STAIR SECTIONS
A5	FLOOR FRAMING & OPTIONS
A6	ROOF FRAMING & OPTIONS
E1	FIRST FLOOR ELECTRICAL PLANS & OPT.
E2	SECOND FLR. ELECTRICAL PLANS & OPT.
F1	FIRST FLOOR FLOORING PLANS & OPT.
F2	SECOND FLOOR FLOORING PLANS & OPT.
M1	FIRST FLOOR MARKETING PLANS & OPT.
M2	SECOND FLR. MARKETING PLANS & OPT.

REVISION LOG

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

COVER SHEET
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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SCALE: 3/16"= 1'-0"
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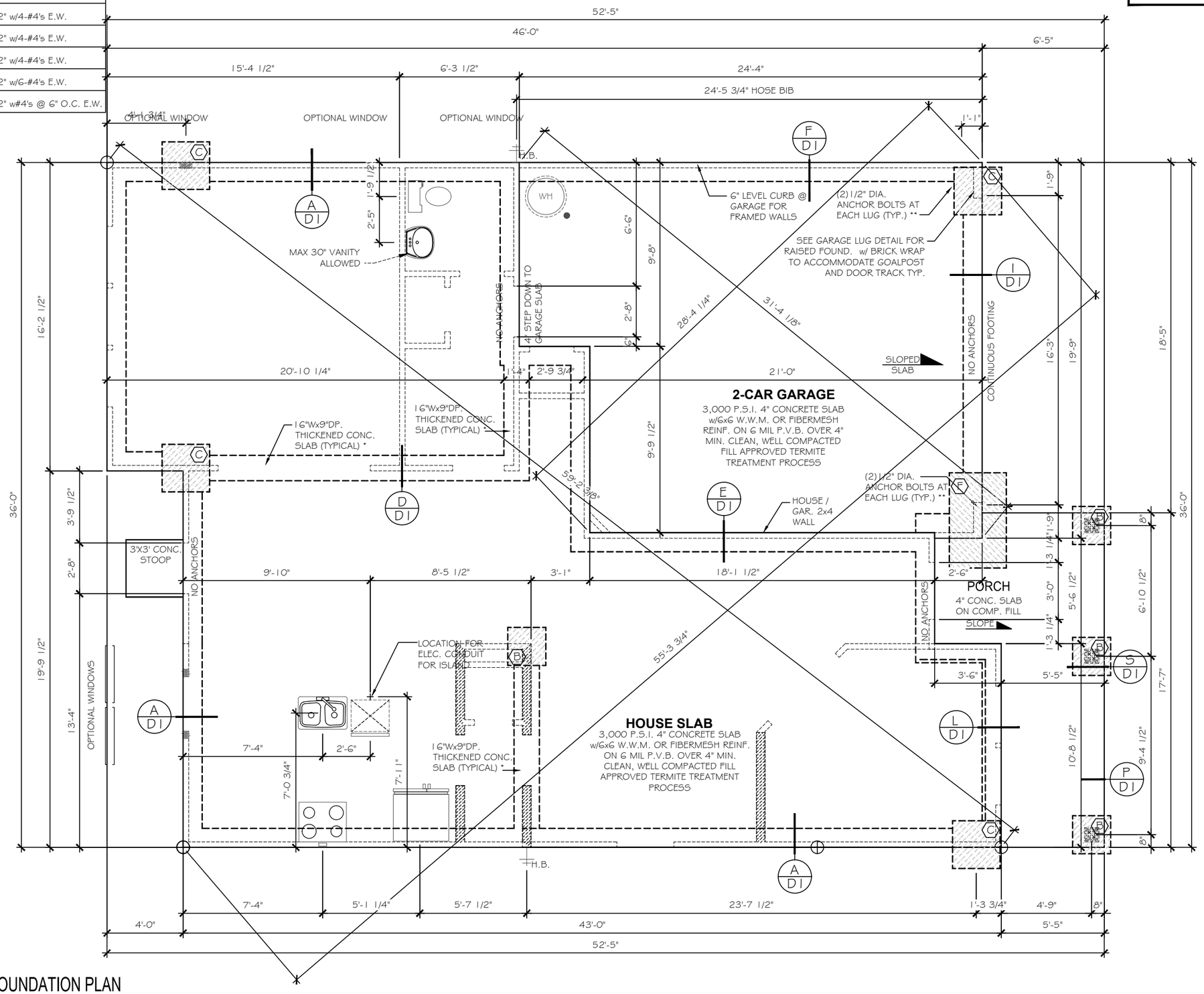
SHEET: CS
v. 2.5

FOUNDATION PAD FOOTING SIZES	
KEYNOTE	SIZE
A	18"x18"x8" w/3-#4's E.W.
B	24"x24"x12" w/4-#4's E.W.
C	30"x30"x12" w/4-#4's E.W.
D	36"x36"x12" w/4-#4's E.W.
E	48"x48"x12" w/6-#4's E.W.
F	36"x60"x12" w#4's @ 6" O.C. E.W.

CHARLESTON
* 16"Wx12"DP THICKENED CONC. SLAB (TYPICAL)
** (2) STHD14 HOLD DOWNS AND 5/8" ANCHOR BOLT.



2628 - MONO FOUNDATION PLAN

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MONO FOUNDATION PLAN
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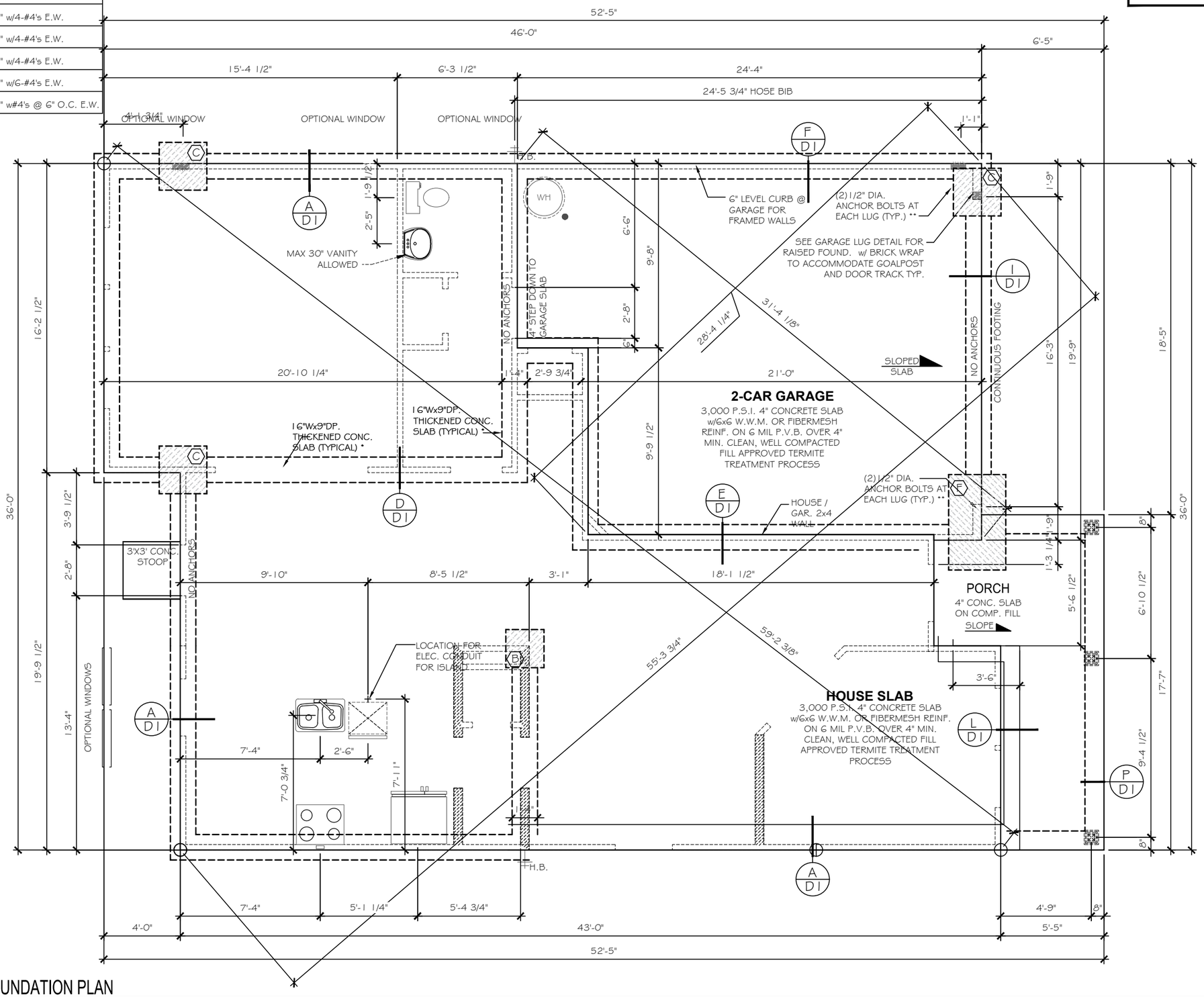
SHEET: A1.1

v. 2.5

FOUNDATION PAD FOOTING SIZES	
KEYNOTE	SIZE
A	18"x18"x8" w/3-#4's E.W.
B	24"x24"x12" w/4-#4's E.W.
C	30"x30"x12" w/4-#4's E.W.
D	36"x36"x12" w/4-#4's E.W.
E	48"x48"x12" w/6-#4's E.W.
F	36"x60"x12" w#4's @ 6" O.C. E.W.

CHARLESTON
* 16"Wx12"DP THICKENED CONC. SLAB (TYPICAL)
** (2) STHD14 HOLD DOWNS AND 5/8" ANCHOR BOLT.



2628 - STEM FOUNDATION PLAN

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STEM FOUNDATION PLAN
MASTER SET

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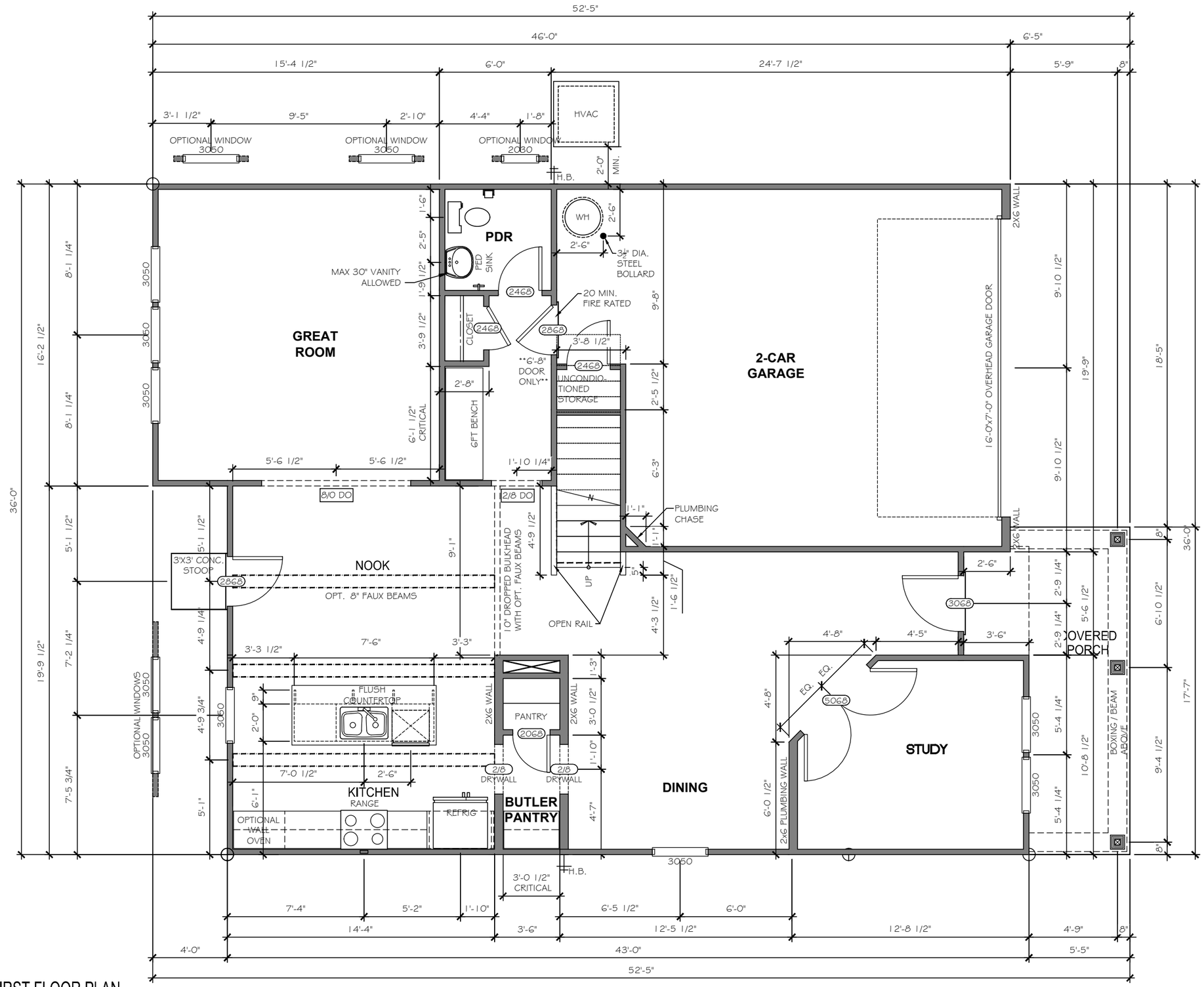
SHEET: A1.2

v. 2.5



2628 - FIRST FLOOR PLAN

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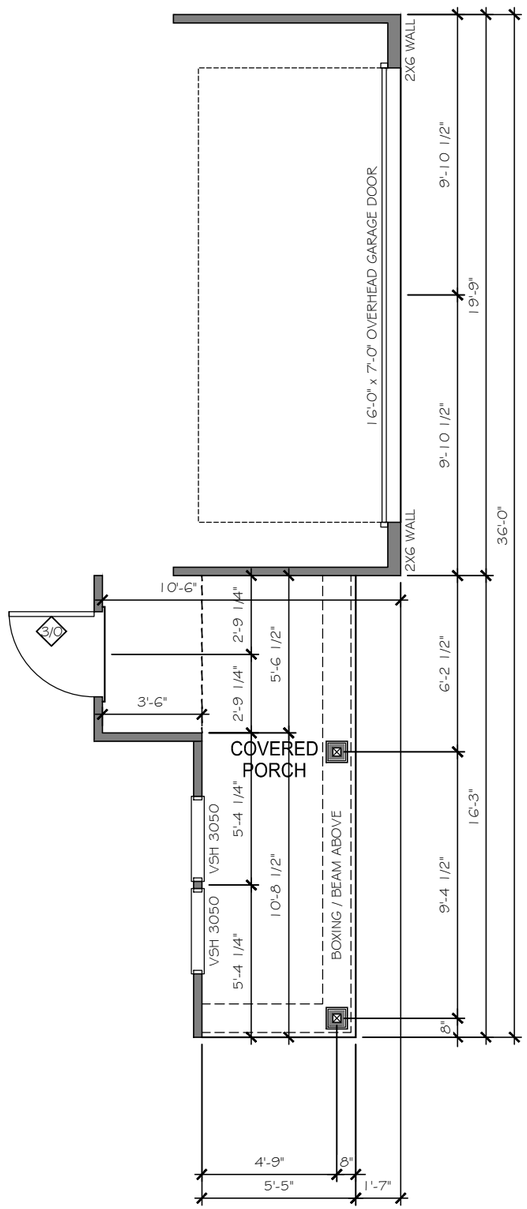
SCALE: 3/16"= 1'-0"

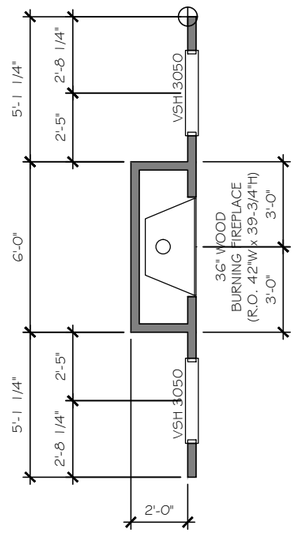
CHECKED BY: BPS / DJP

SHEET: A2.1

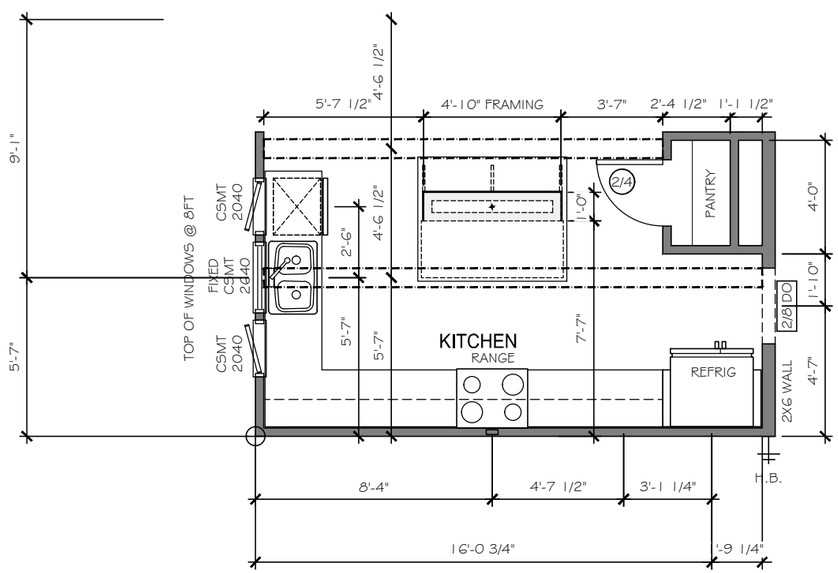
v. 2.5



OPT. 8' FRONT GARAGE EXTENSION



OPT. G/W/E FIREPLACE 1
AT GREAT ROOM



ALTERNATE KITCHEN 1

(NOTE: DELETES BUTLER PANTRY)

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FIRST FLOOR PLAN OPTIONS
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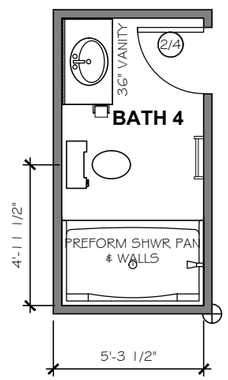
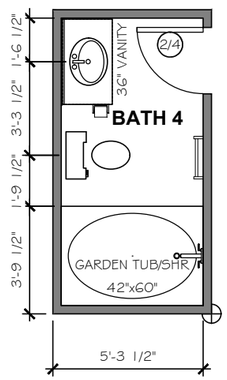
SHEET: A2.2

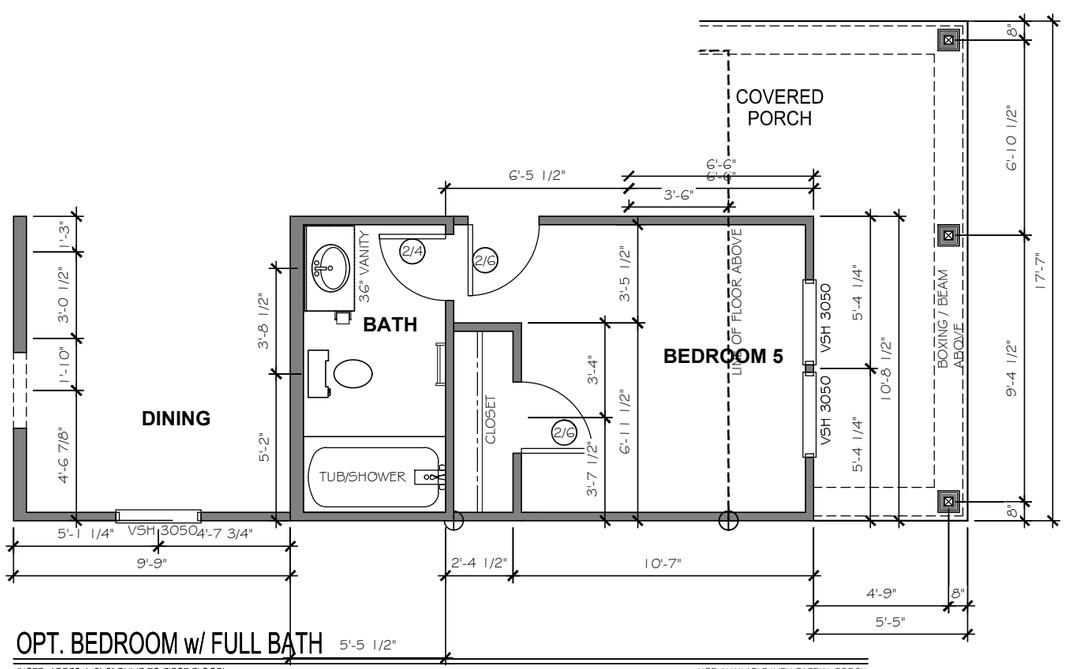
v. 2.5



OPTIONAL 5' SHOWER UNIT



OPTIONAL GARDEN TUB/SHOWER



OPT. BEDROOM w/ FULL BATH

(NOTE: ADDES A 3'-0" BUMP TO FIRST FLOOR)

NOT AVAILABLE WITH PARTIAL PORCH

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FIRST FLOOR PLAN OPTIONS
MASTER SET

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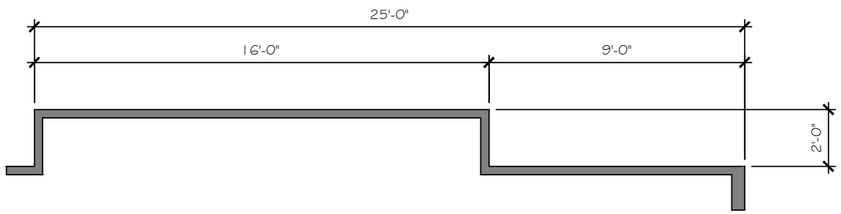
SCALE: 3/16"= 1'-0"

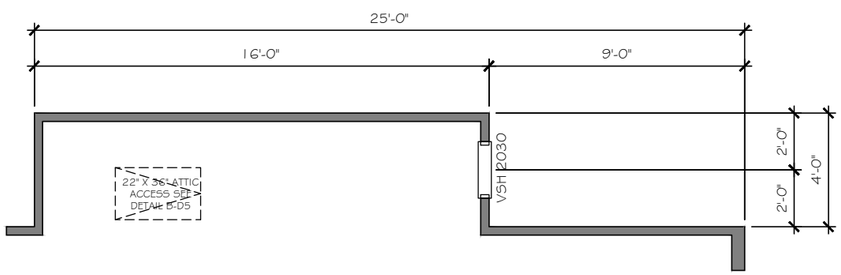
CHECKED BY: BPS / DJP

SHEET: A2.3

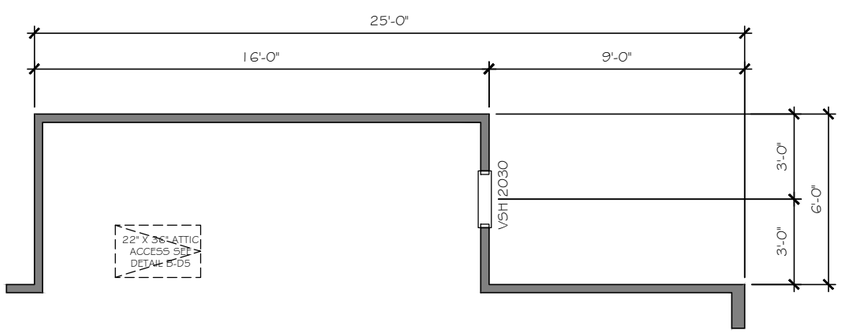
v. 2.5



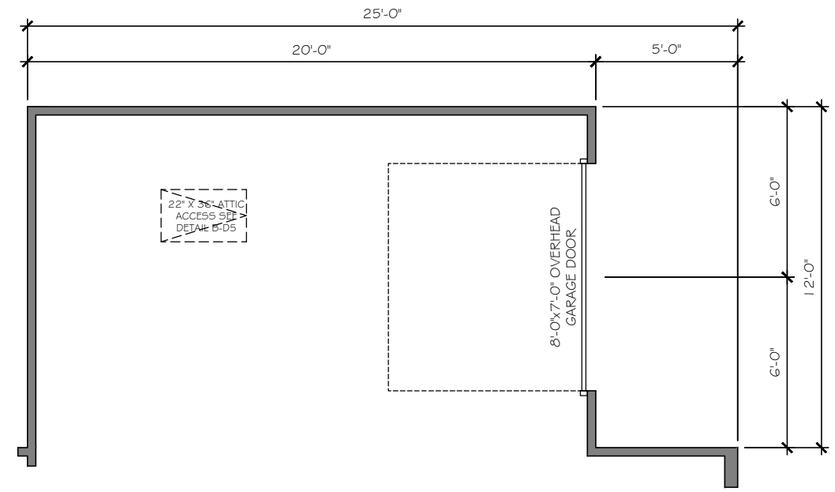
OPTIONAL 2' GARAGE EXTENSION



OPTIONAL 4' GARAGE EXTENSION



OPTIONAL 6' GARAGE EXTENSION



OPTIONAL 3 CAR GARAGE

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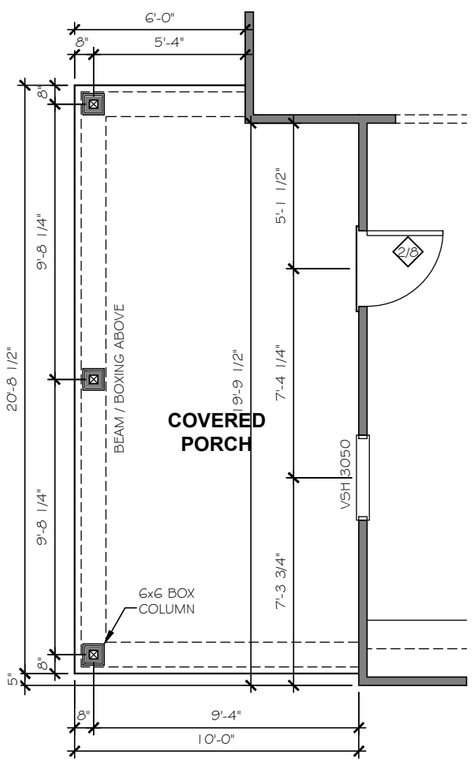
SCALE: 3/16"= 1'-0"

CHECKED BY: BPS / DJP

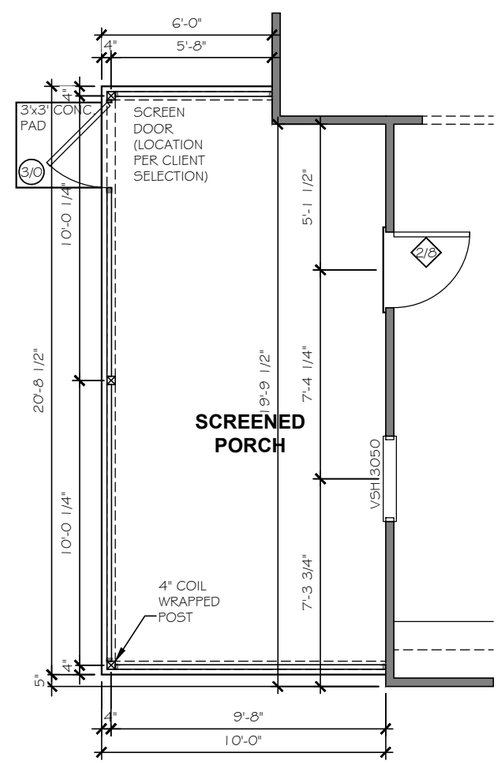
SHEET: A2.4

v. 2.5



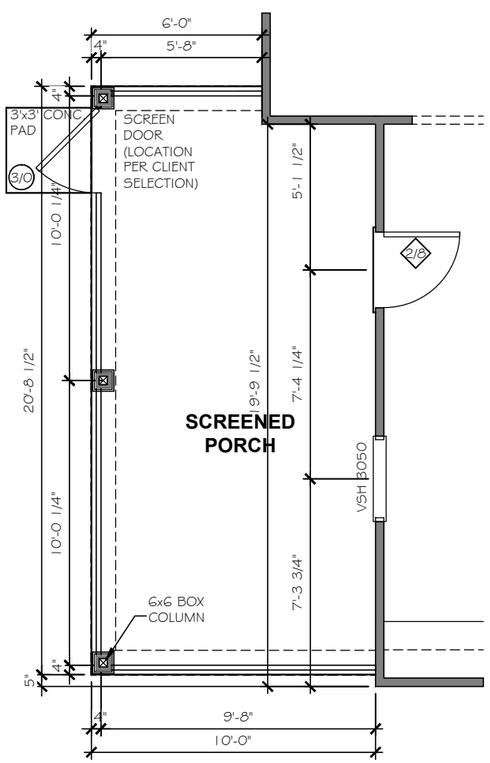
OPT. COVERED PORCH

(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) REAR PORCH



OPT. SCREENED PORCH ELEMENTS

(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) REAR PORCH



OPT. SCREENED PORCH TRADITIONS

(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) REAR PORCH

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

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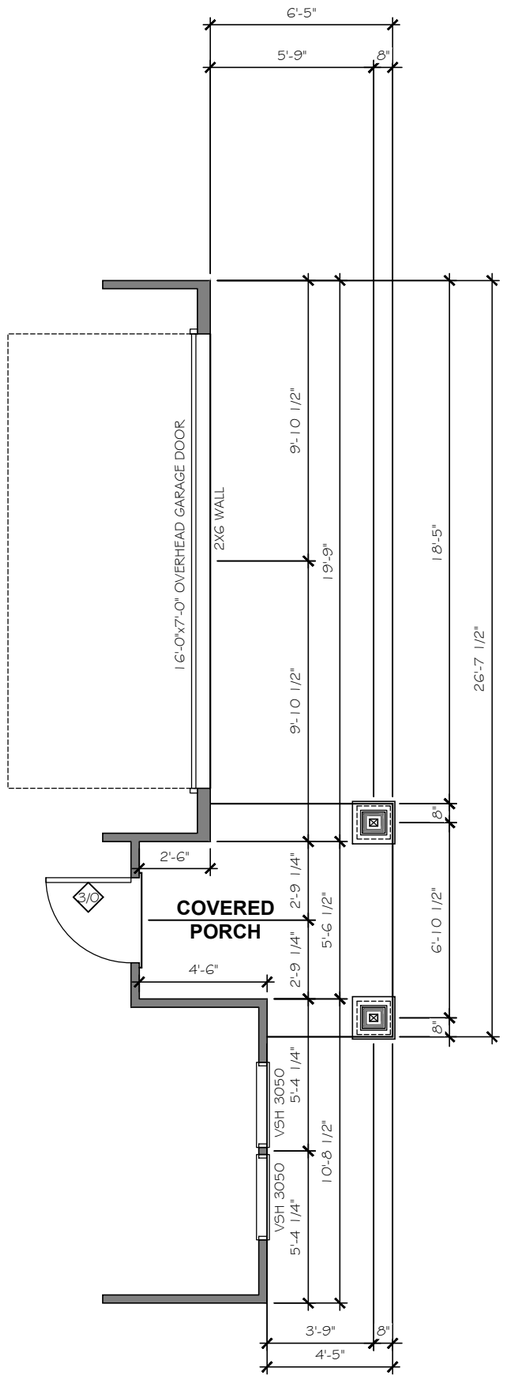
SHEET: A2.5

v. 2.5



FIRST FLOOR ELEVATION CUT SECTION

ELEVATION "F" WITH PARTIAL PORCH

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

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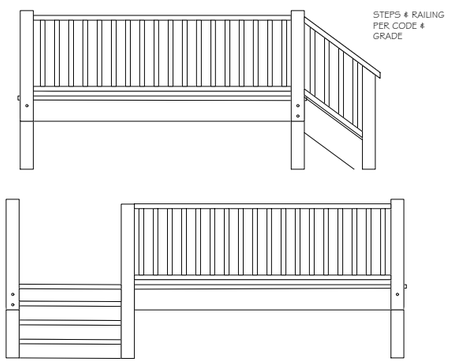
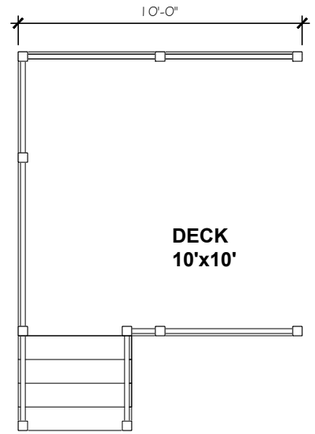
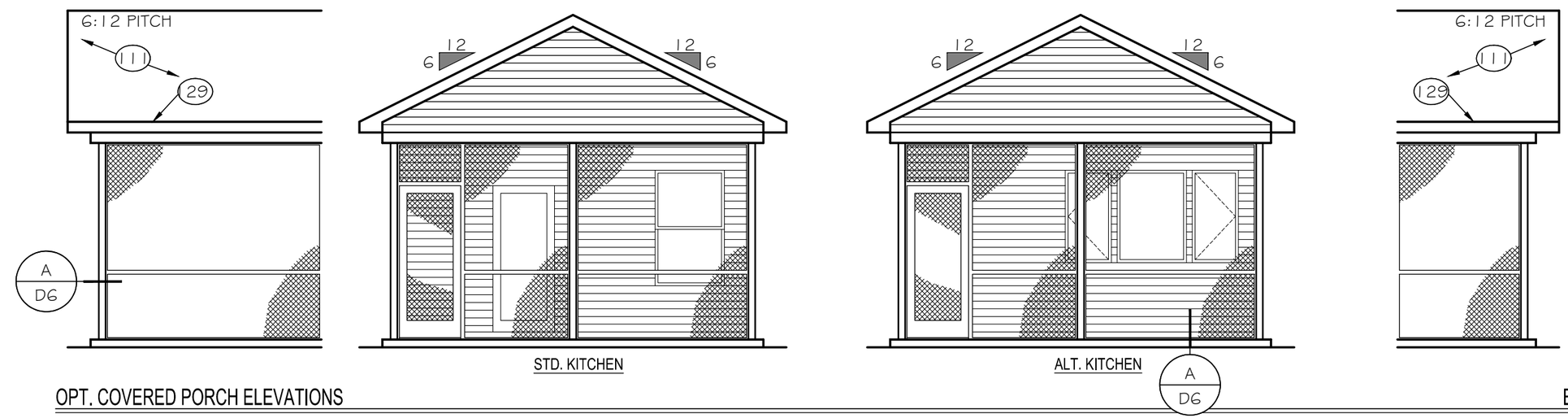
SHEET: A2.6

v. 2.5



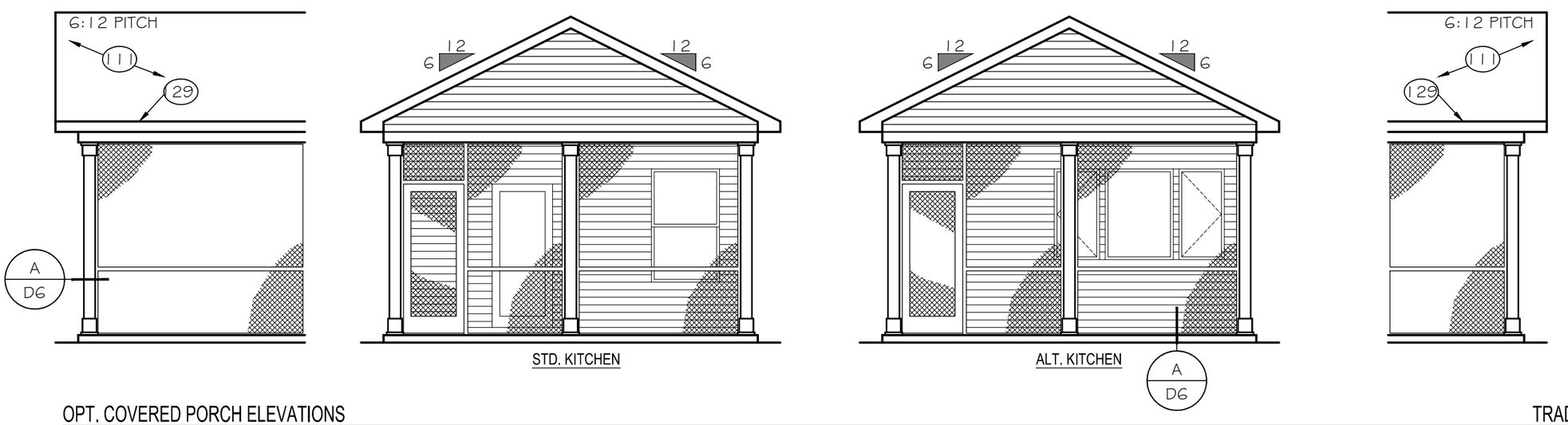


OPT. 10'x10' DECK



OPT. COVERED PORCH ELEVATIONS

ELEMENTS



OPT. COVERED PORCH ELEVATIONS

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

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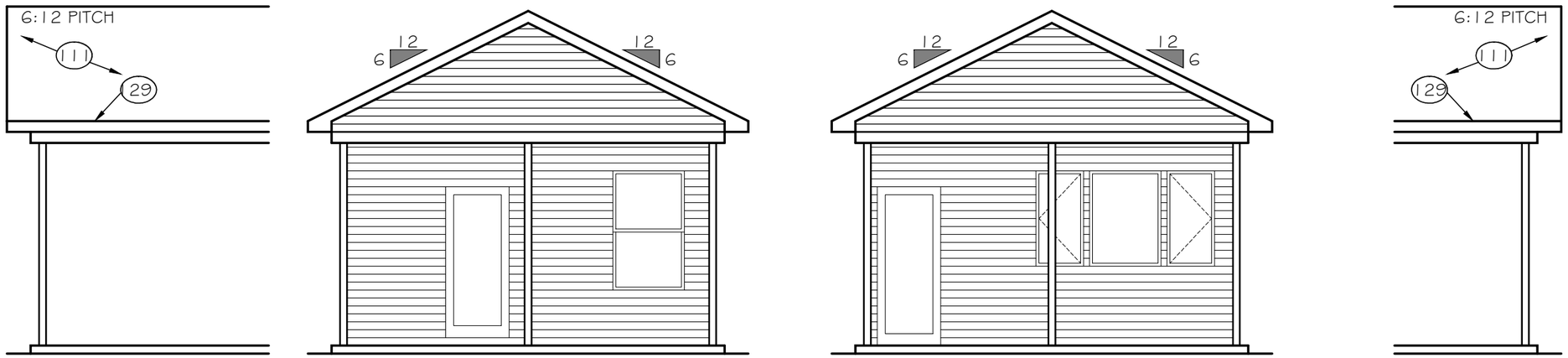
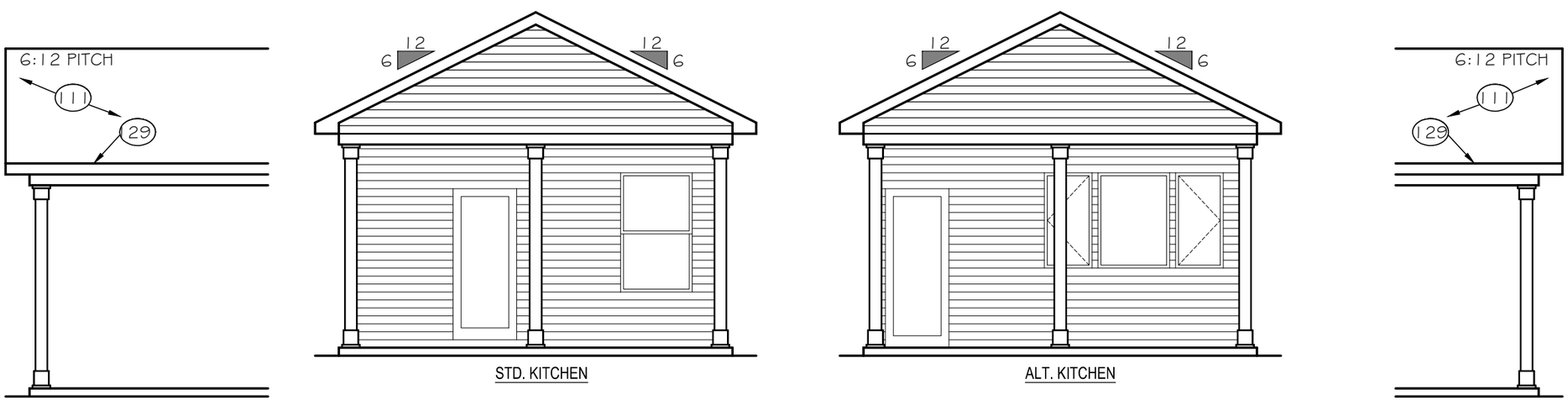
SHEET: A2.7

v. 2.5



OPT. COVERED PORCH ELEVATIONS

ELEMENTS



OPT. COVERED PORCH ELEVATIONS

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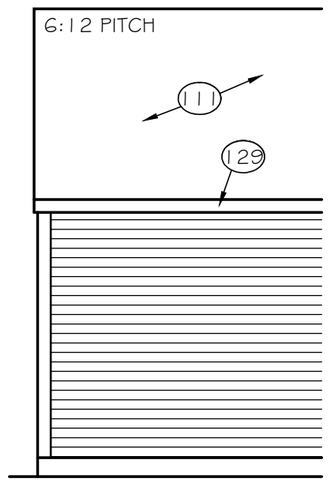
SCALE: 3/16"= 1'-0"

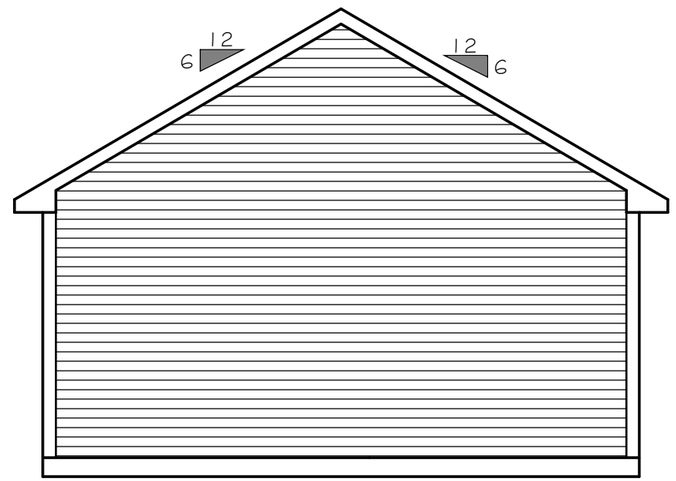
CHECKED BY: BPS / DJP

SHEET: A2.8

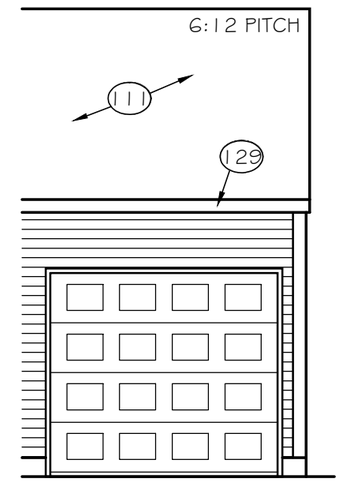
v. 2.5



REAR ELEVATION

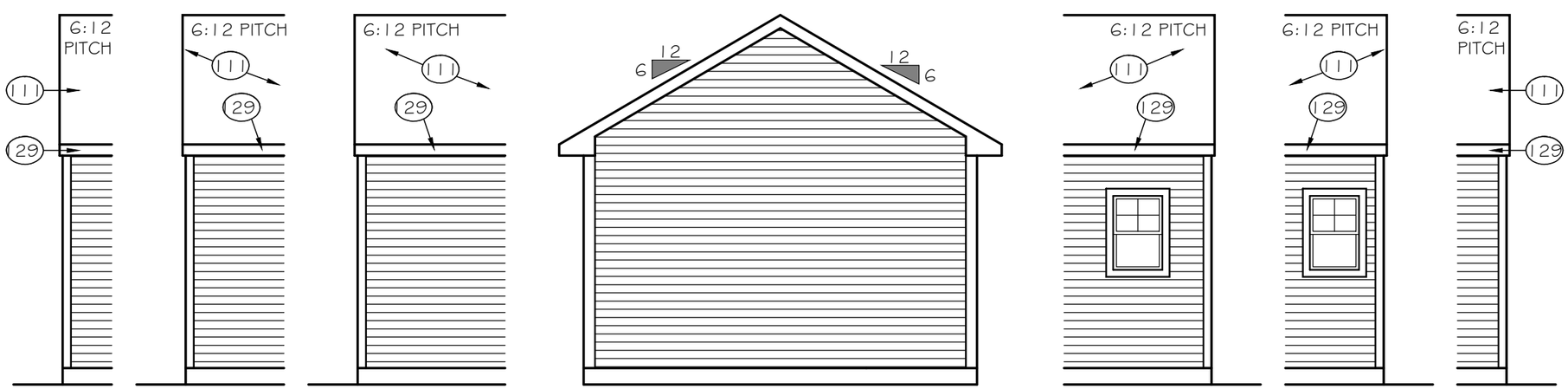


SIDE ELEVATION



FRONT ELEVATION

OPT. 2-CAR GARAGE



REAR VIEW

SIDE VIEW

FRONT VIEW

OPT. GARAGE BUMP

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

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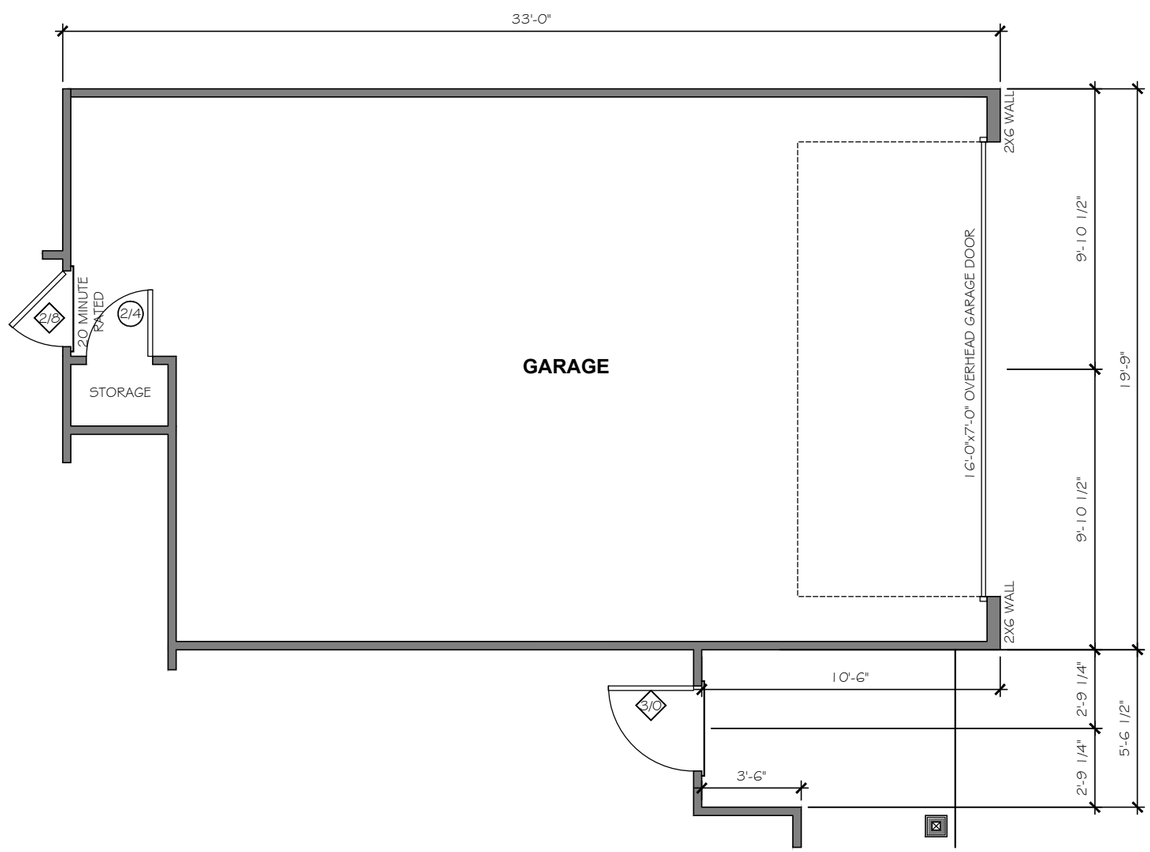
SHEET: A2.9

v. 2.5



OPTIONAL 8' FRONT GARAGE EXTENSION

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SCALE: 3/16"= 1'-0"
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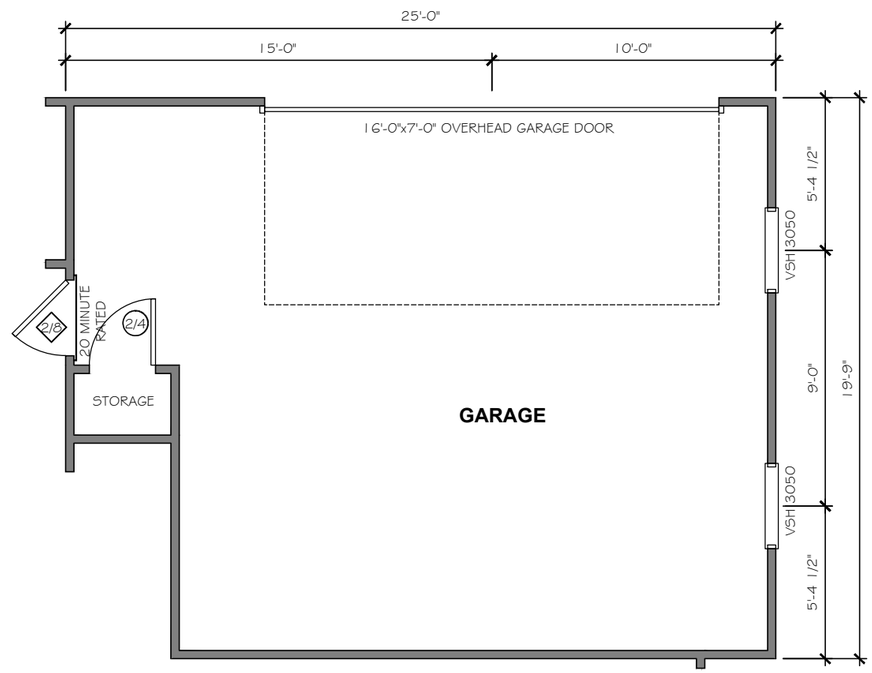
SHEET: A2.10
v. 2.5



OPTIONAL SIDE LOAD 2-CAR GARAGE

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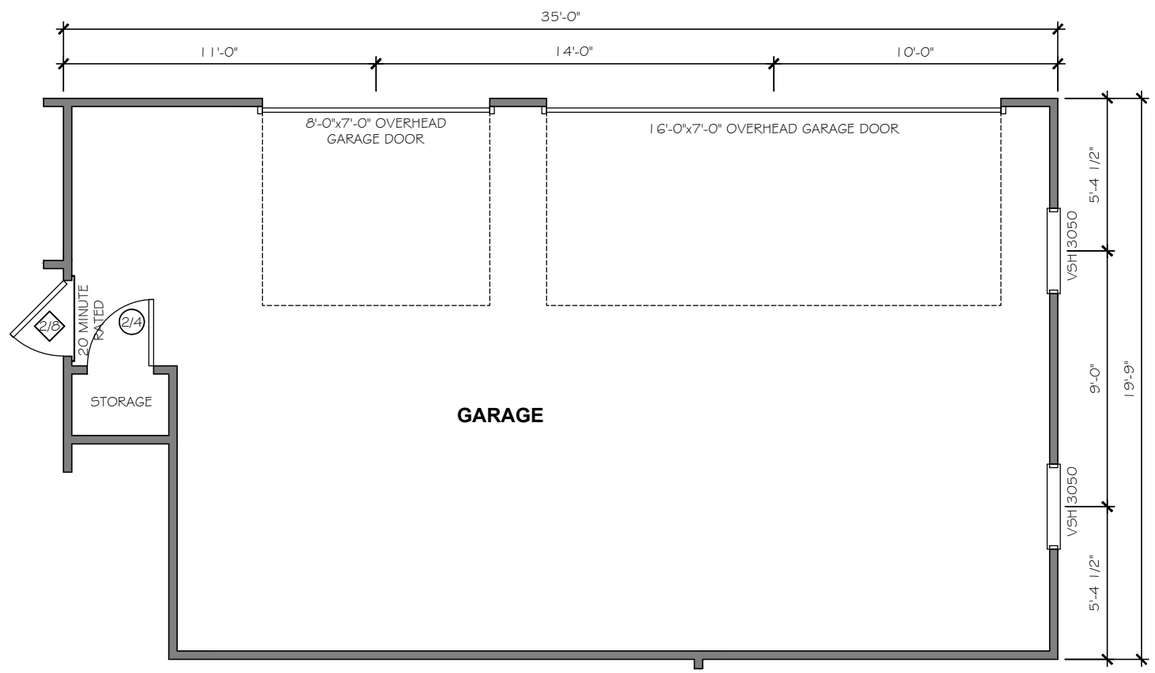
SCALE: 3/16"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A2.11

v. 2.5



OPTIONAL SIDE LOAD 3-CAR GARAGE

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

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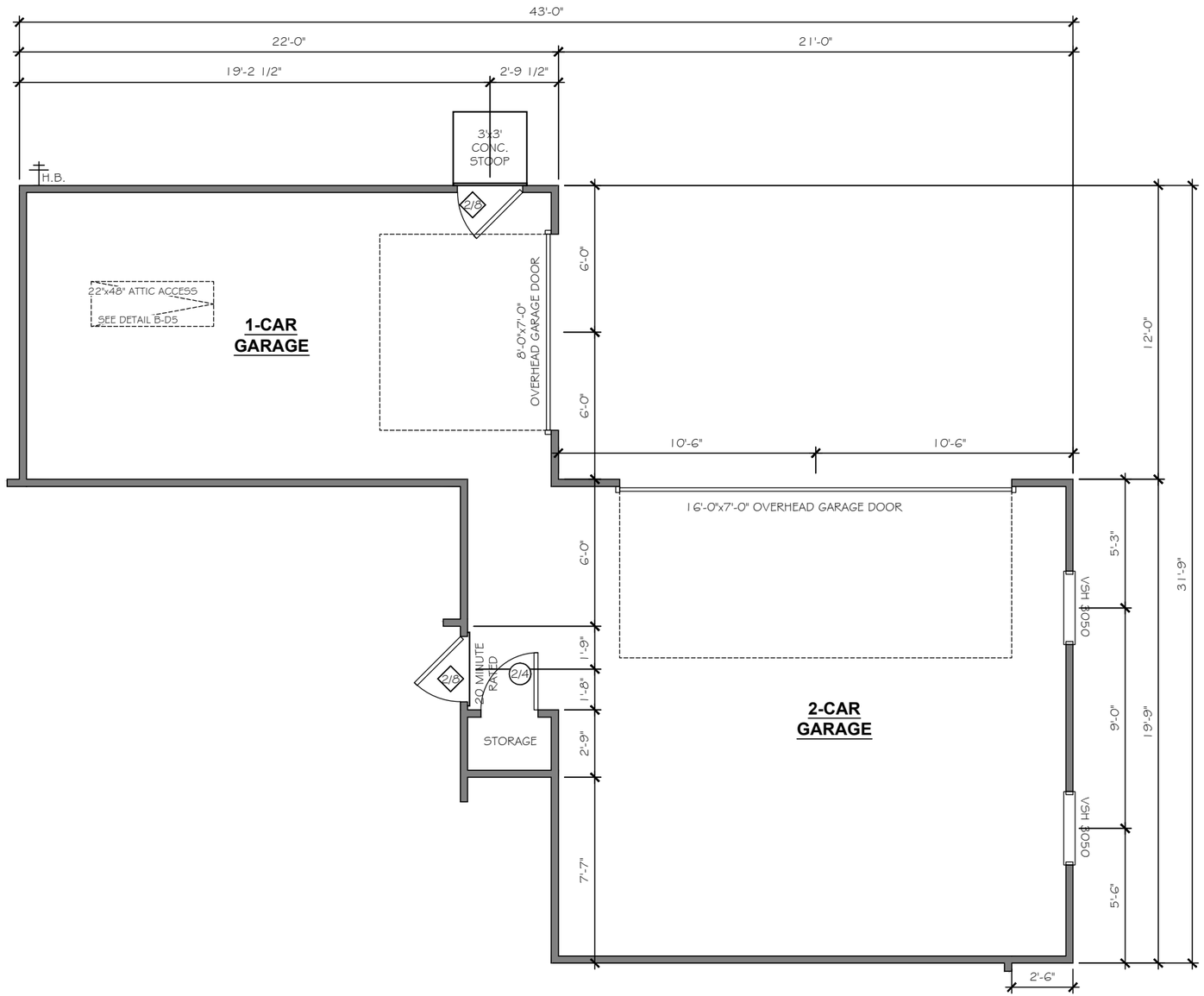
SHEET: A2.12

v. 2.5



OPTIONAL 3-CAR COURTYARD GARAGE

(n/a w/ OPTIONAL REAR COVERED PORCH, OPTIONAL REAR SCREENED PORCH, OPTIONAL 4' NOOK EXTENSION)

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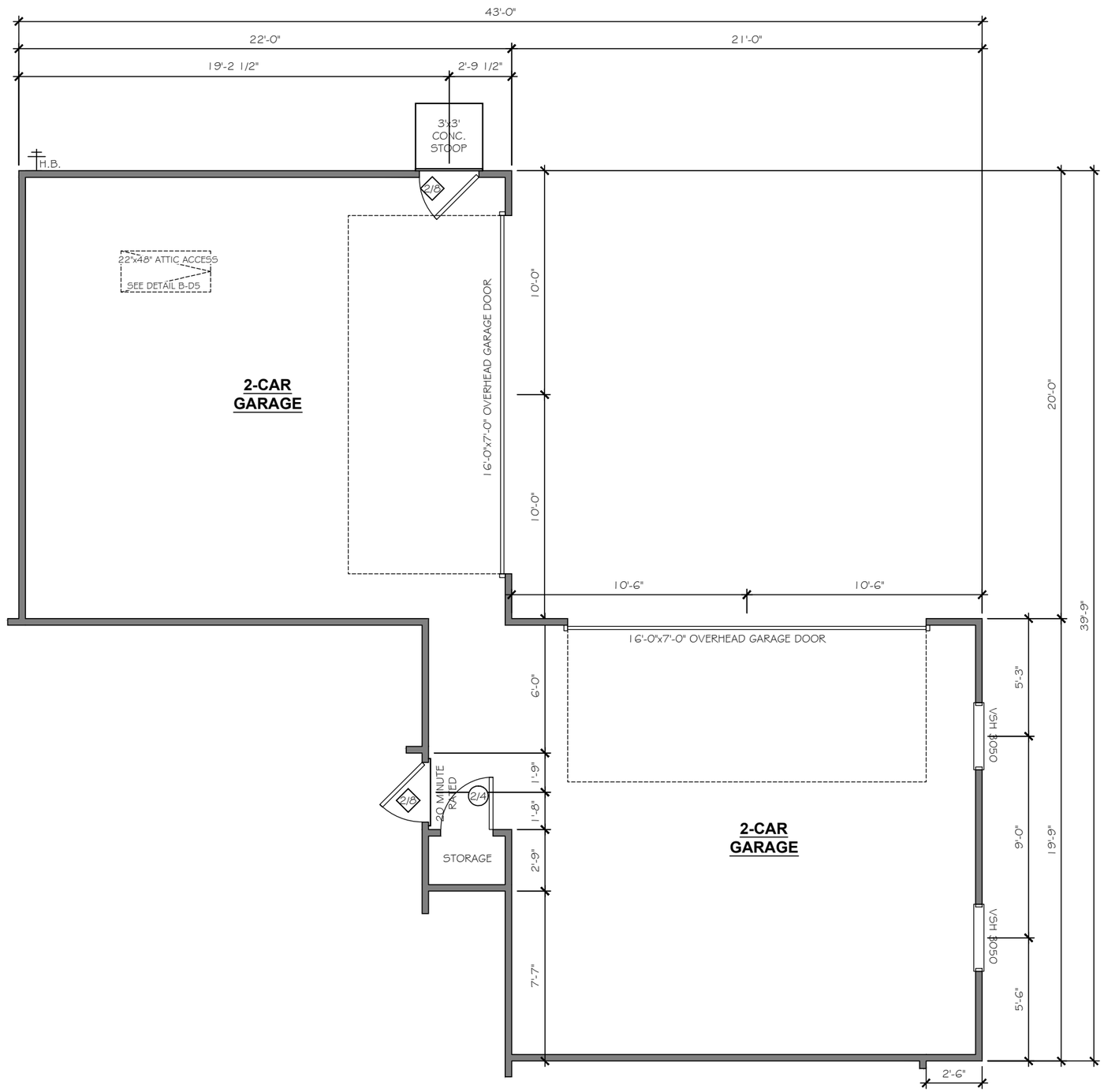
SHEET: A2.13

v. 2.5



OPTIONAL 4-CAR COURTYARD GARAGE

(n/a w/ OPTIONAL REAR COVERED PORCH, OPTIONAL REAR SCREENED PORCH, OPTIONAL 4' NOOK EXTENSION)

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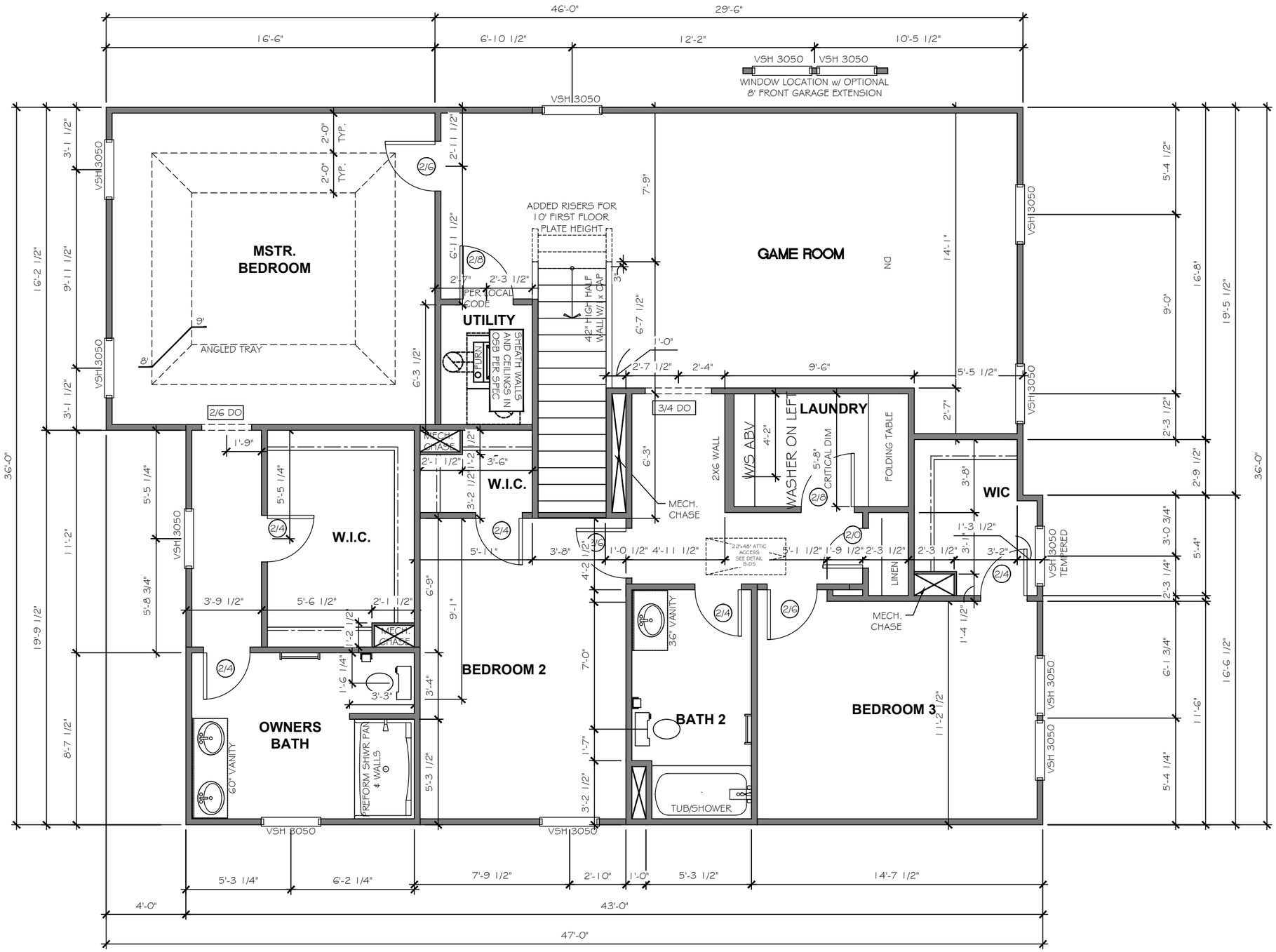
SCALE: 3/16"= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A2.14

v. 2.5



SECOND FLOOR PLAN

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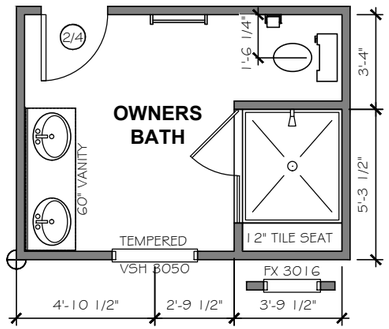
SCALE: 3/16"= 1'-0"

CHECKED BY: BPS / DJP

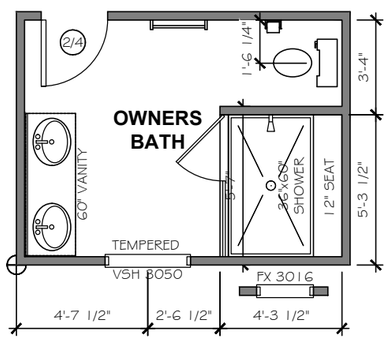
SHEET: A3.1

v. 2.5



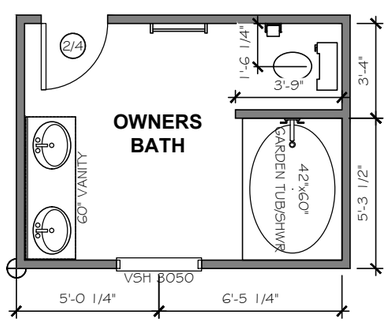
LUXURY SHOWER OPTION 1
42"x42" PRE-FORM SHOWER PAN
TILE WALLS w/ 18" TILE SEAT

OWNERS BATH



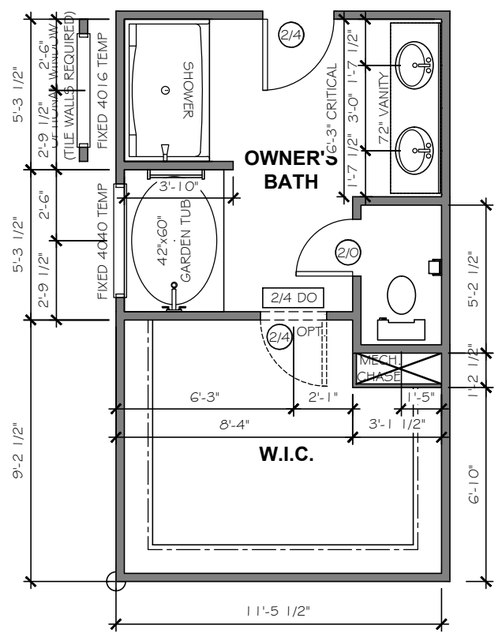
LUXURY SHOWER 36"x60" FRAMED PAN
TILE WALLS w/ 12" SEAT FRAMELESS SHOWER DOOR

OWNERS BATH



OPTIONAL GARDEN TUB/SHOWER

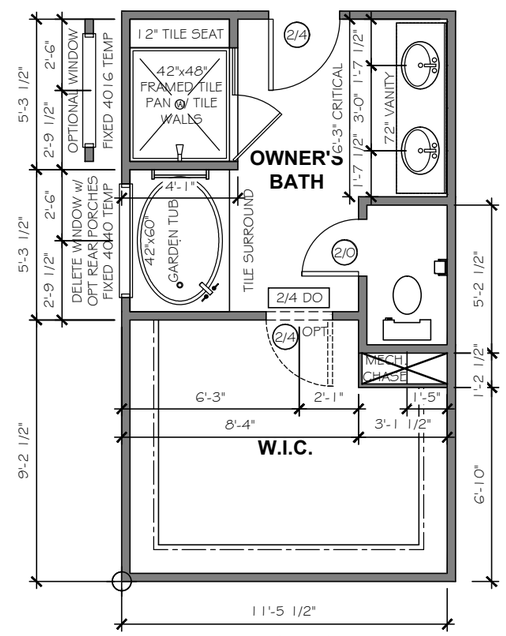
OWNERS BATH



LUXURY BATH OPTION 1
42"x60" GARDEN TUB
35"x60" FIBERGLASS SHOWER UNIT

ELEGANCE OPTION AVAILABLE

OWNERS BATH



LUXURY BATH OPTION 3
42"x60" GARDEN TUB w/ CERAMIC TUB SURROUND
42"x48" FRAMED TILE SHOWER BASE
TILE WALLS w/ 12" TILE SEAT

OWNERS BATH

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SECOND FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

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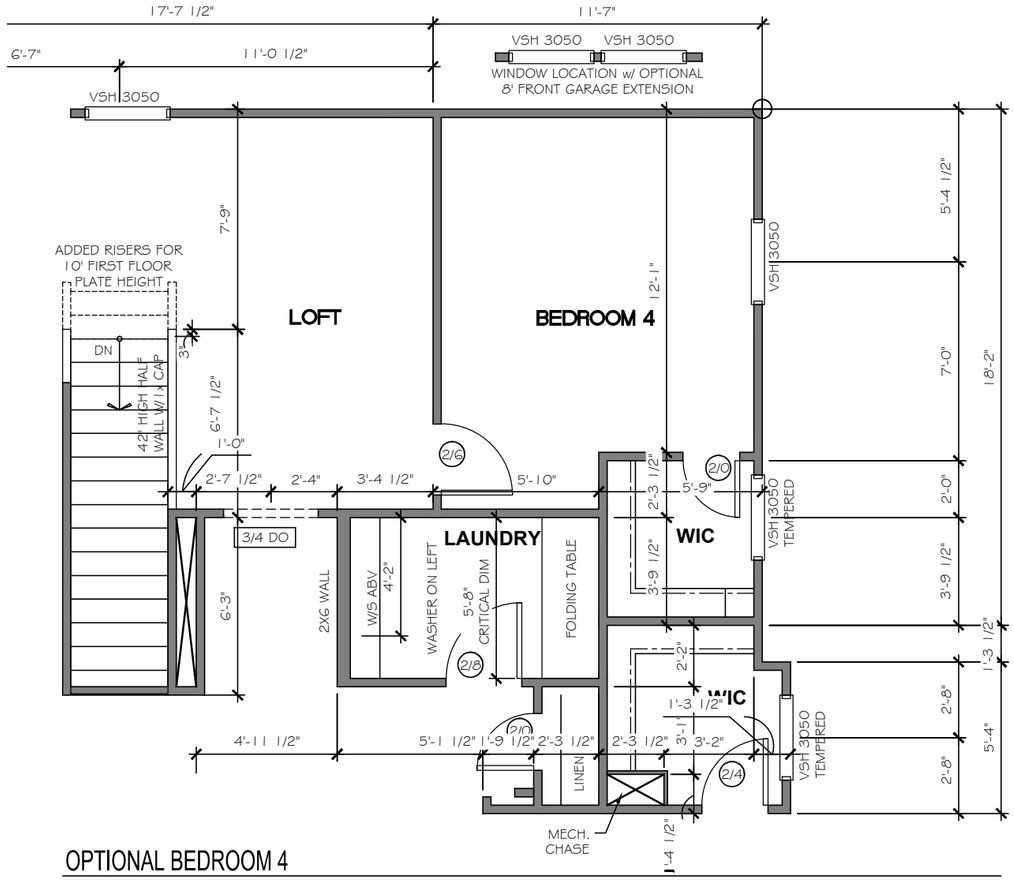
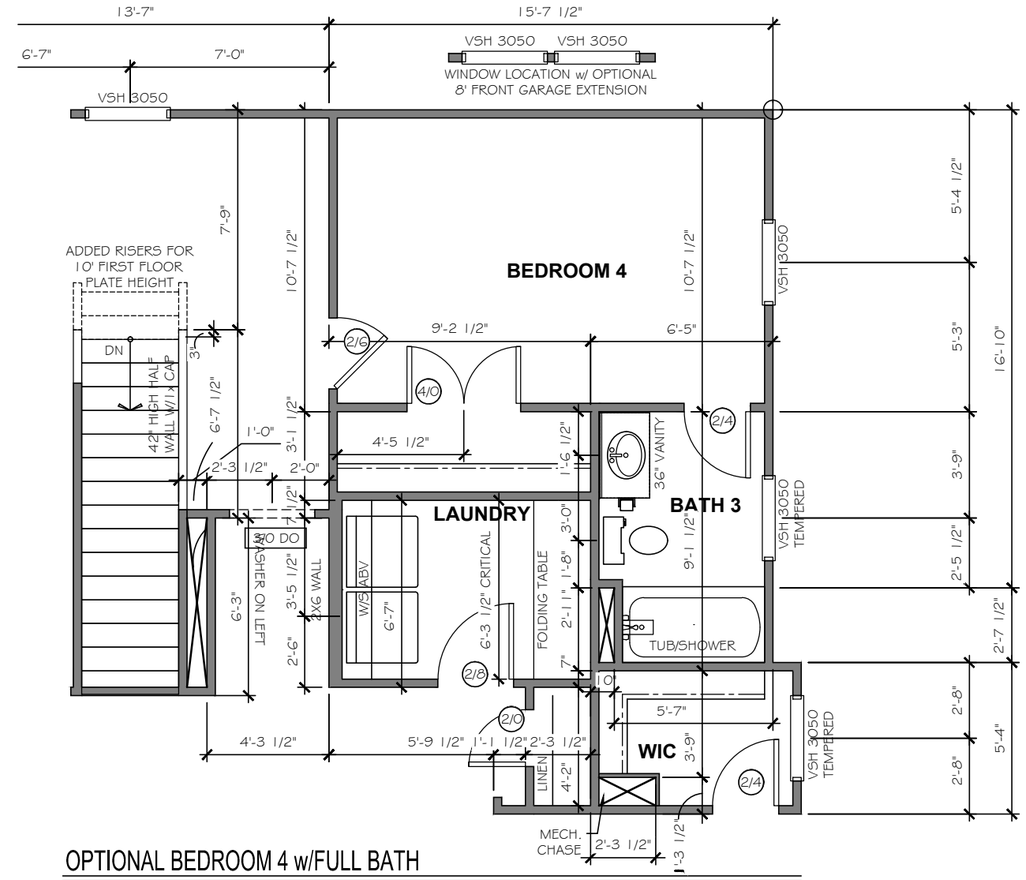
SHEET: A3.2

v. 2.5



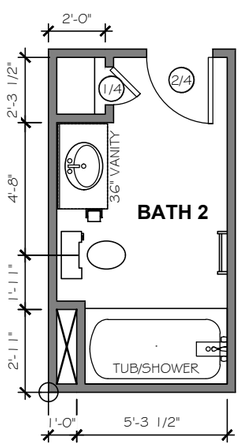
OPTIONAL BEDROOM 4

REPLACES GAME ROOM — 2620, 2628, 2630



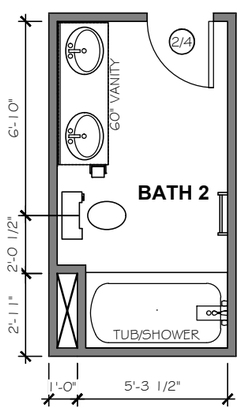
OPTIONAL BEDROOM 4 w/FULL BATH

REPLACES GAME ROOM — 2620, 2628, 2630



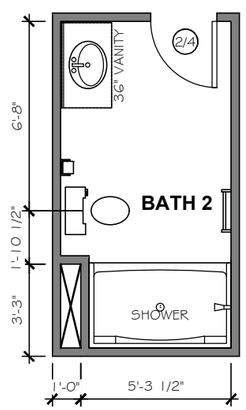
LINEN CLOSET

BATH 2 — 2620, 2628, 2630 ELEMENTS / TRADITIONS



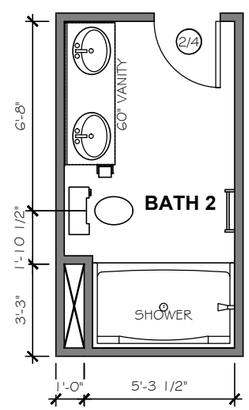
DUAL BOWL VANITY

BATH 2 — 2620, 2628, 2630 ELEMENTS STD. w/ TRADITIONS



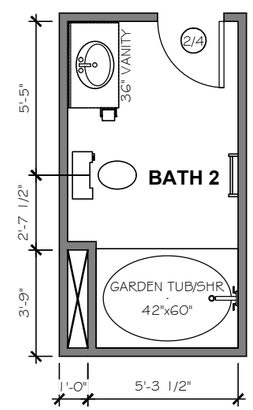
5' SHOWER

BATH 2 — 2620, 2628, 2630 ELEMENTS



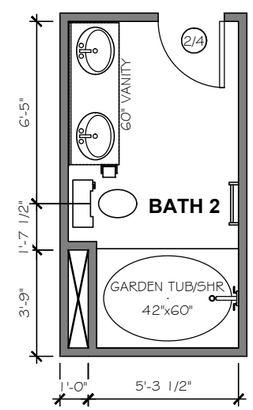
5' SHOWER

BATH 2 — 2620, 2628, 2630 TRADITIONS



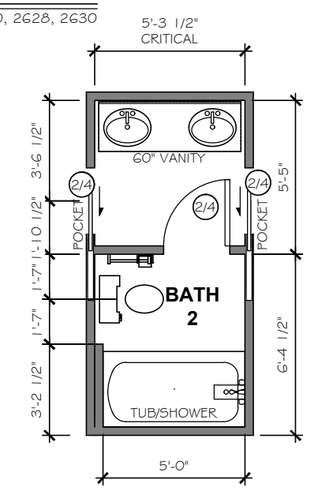
GARDEN TUB / SHR

BATH 2 — 2620, 2628, 2630 ELEMENTS



GARDEN TUB / SHR

BATH 2 — 2620, 2628, 2630 TRADITIONS



GARDEN TUB / SHR

BATH 2 — 2620, 2628, 2630 ELEMENTS / TRADITIONS (REQUIRES 4 BEDROOM w/ FULL BATH OPT)

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SECOND FLOOR PLAN OPTIONS
MASTER SET

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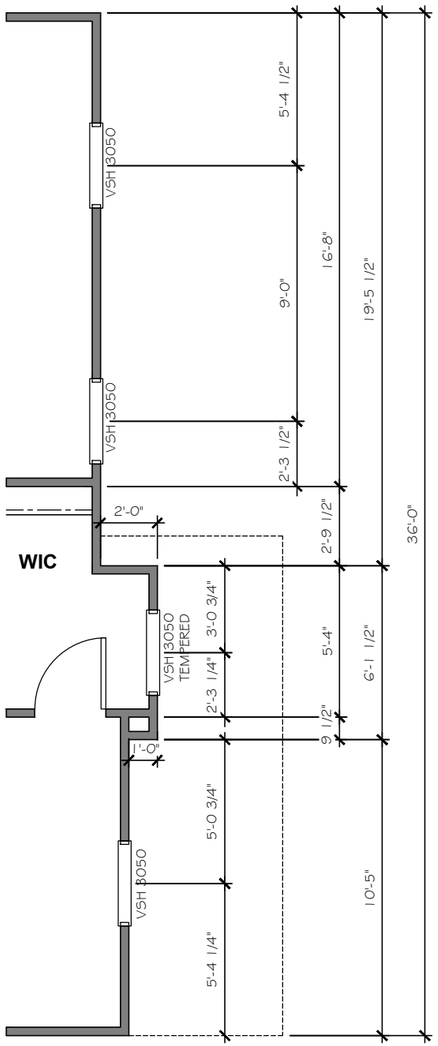
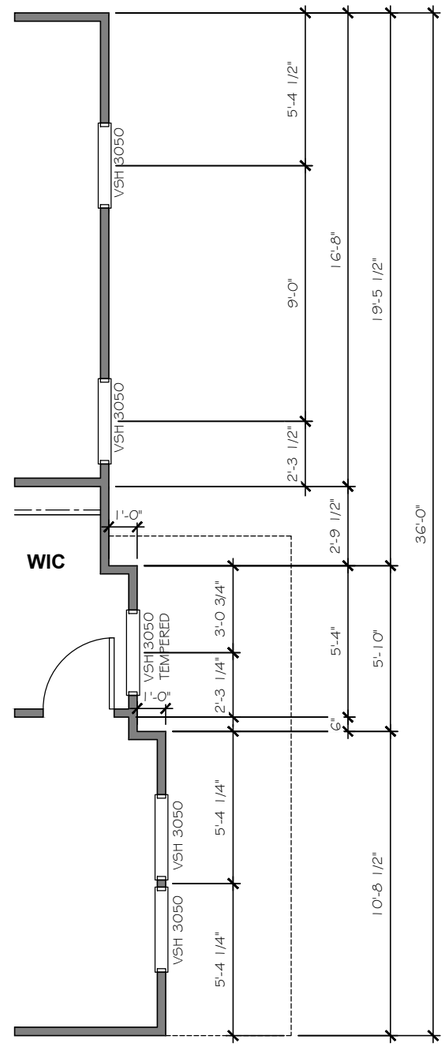


SECOND FLOOR ELEVATION CUT SECTION

ELEVATIONS "C" AND "D"



SECOND FLOOR ELEVATION CUT SECTION

ELEVATION "F" WITH FULL PORCH

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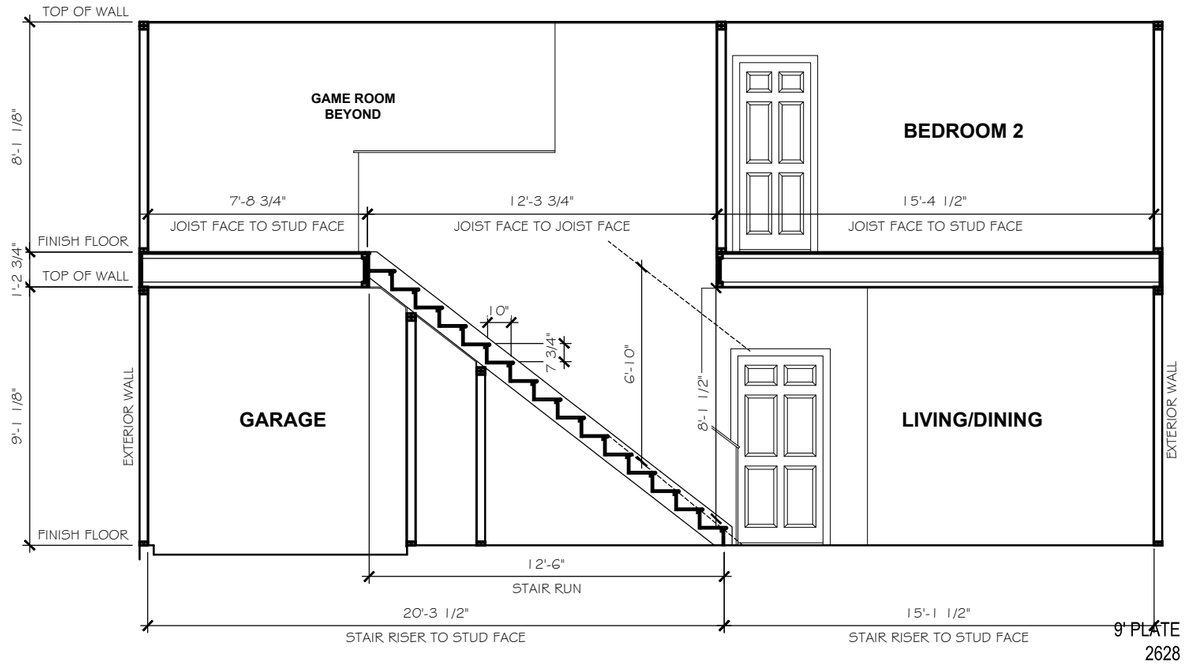
SHEET: A3.5

v. 2.5



STAIR SECTION

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

INTERIOR STAIR NOTE SCHEDULE
9'-1 1/8" CEILING HEIGHT (14" FLOOR SYSTEM) • 16 RISERS @ 7-3/4" ± FLOORING SELECTION • 15 TREADS @ 10" • 10'-3 7/8" FLOOR-TO-FLOOR HEIGHT (SUBFLOOR)

TOP OF LANDING FRAMED TO HEIGHT DICTATED BY STICKER SUPPLIED BY STAIR MANUFACTURER

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STAIR SECTION - 9'
MASTER SET

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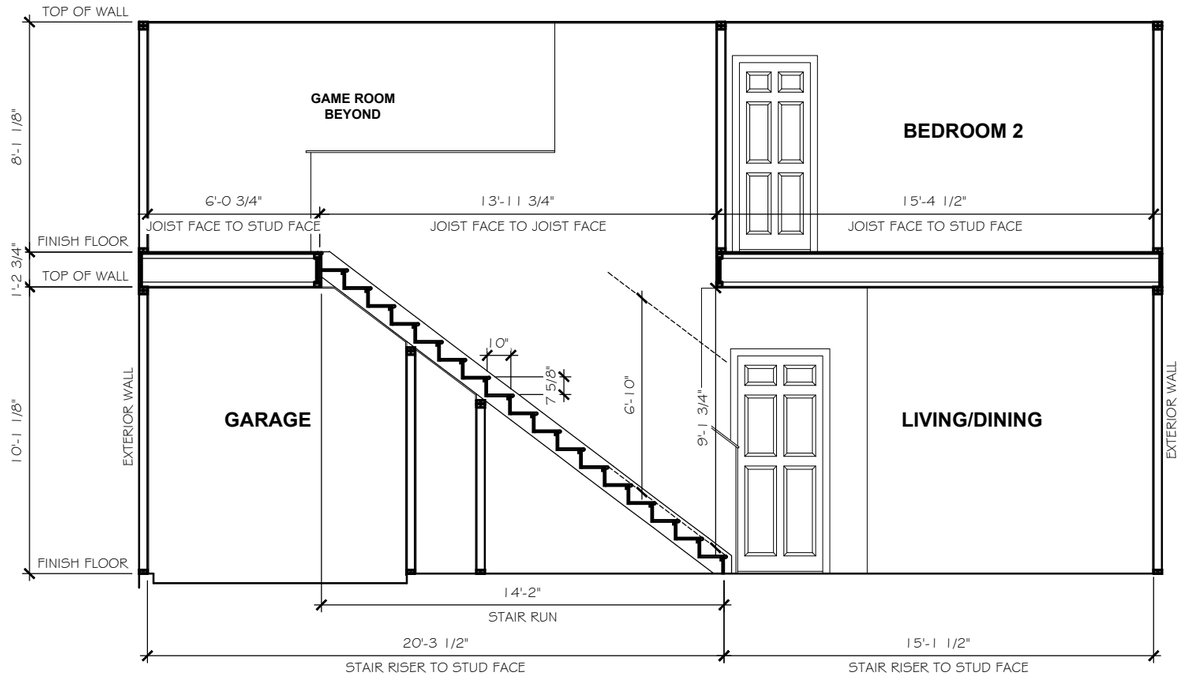

STAIR SECTION

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

INTERIOR STAIR NOTE SCHEDULE
10'-1 1/8" CEILING HEIGHT (14" FLOOR SYSTEM) • 16 RISERS @ 7-3/4" ± FLOORING SELECTION • 15 TREADS @ 10" • 11'-3 7/8" FLOOR-TO-FLOOR HEIGHT (SUBFLOOR)

TOP OF LANDING FRAMED TO HEIGHT DICTATED BY STICKER SUPPLIED BY STAIR MANUFACTURER

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STAIR SECTION - 10'
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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THE KIPLING
MASTERS SET
ELEMENTS/TRADITIONS

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ELECTRICAL LEGEND

	EXT. CARRIAGE LIGHT
	OUTLET 220V
	OUTLET 110V
	OUTLET 110V WATER PROOF
	OUTLET 110V GFI
	SWITCHED RECEPTACLE
	PHONE
S D C O	SMOKE / CO DETECTOR
S D	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.

GENERAL NOTES

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 ARE DESIGNED TO MEET THE 2018 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.). INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)**
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. **USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.**
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 ⅝" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDED 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 ⅝" 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 1½" 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 ½" x 39" NOMINAL (R.O. 22 ½" x 40").**
23. **SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS**

INTERIOR HINGED DOOR SCHEDULE

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" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	98-1/2" (8'-0" 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"			

INTERIOR PASS-THRU SCHEDULE

FRAMED OPENING DIMENSIONS		
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT
8'-1 1/8"	PLAN I.D. +2"	82-1/2"
9'-1 1/8"	PLAN I.D. +2"	94-1/2"
10'-1 1/8"	PLAN I.D. +2"	98-1/2"

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

EXTERIOR HINGED DOOR SCHEDULE

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"			

*FOR TRANSOMS - ADD TRANSOM HGT.

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

POST SCHEDULE

2x4 STUDS	2x6 STUDS
2 — EX: (2) 2x4	2 — EX: (2) 2x6

NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.

P — 4x4 POST	P — 6x6 POST

LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST

KING / JACK SCHEDULE

A	(2) JACK STUDS
B	(1) JACK STUD & (1) KING STUD
C	(1) JACK STUD & (2) KING STUDS
D	(1) JACK STUD & (3) KING STUDS
E	(2) JACK STUDS & (1) KING STUD
F	(2) JACK STUDS & (2) KING STUDS
G	(2) JACK STUDS & (3) KING STUDS
H	(3) JACK STUDS & (3) KING STUDS
I	(4) JACK STUDS & (4) KING STUDS

KEY NOTES ELEVATIONS

101	CORNER TRIM
103	FLUSH RAKE
105	HORIZONTAL SIDING
107	BOARD-N-BATTEN SIDING
108	SCALLOPED SIDING
109	SHAKE SIDING
111	COMPOSITE SHINGLES
112	METAL ROOFING
113	SHINGLED RETURN
114	SUBFASCIA
115	FLASHING
117	VINYL SHUTTER
119	TRIM BOARD AT OVERHEAD DOOR JAMB
120	BRICKMOLD TRIM
121	1X4 TRIM BOARD
123	1X6 TRIM BOARD
125	1X8 TRIM BOARD
126	SYNTHETIC CROSS HEAD
127	1X4 FRIEZE TRIM BOARD
129	1X6" FASCIA
131	1-1/2" THICK STONE CAP
133	5" FACE BRICK VENEER
135	ROWLOCK SILL
137	BRICK JACK ARCH
139	SOLDIER COURSE
141	PRECAST KEYSTONE
143	THIN-SET STONE VENEER

REVISION LOG

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

TABLE OF CONTENTS

THIS SET CONTAINS ELEVATIONS FOR OPEN, TRADITIONAL & TRANSITIONAL

CS	COVER SHEET
A4	EXTERIOR ELEVATIONS & OPTIONS

COVER SHEET
MASTER SET

THE KIPLING ELEVATIONS

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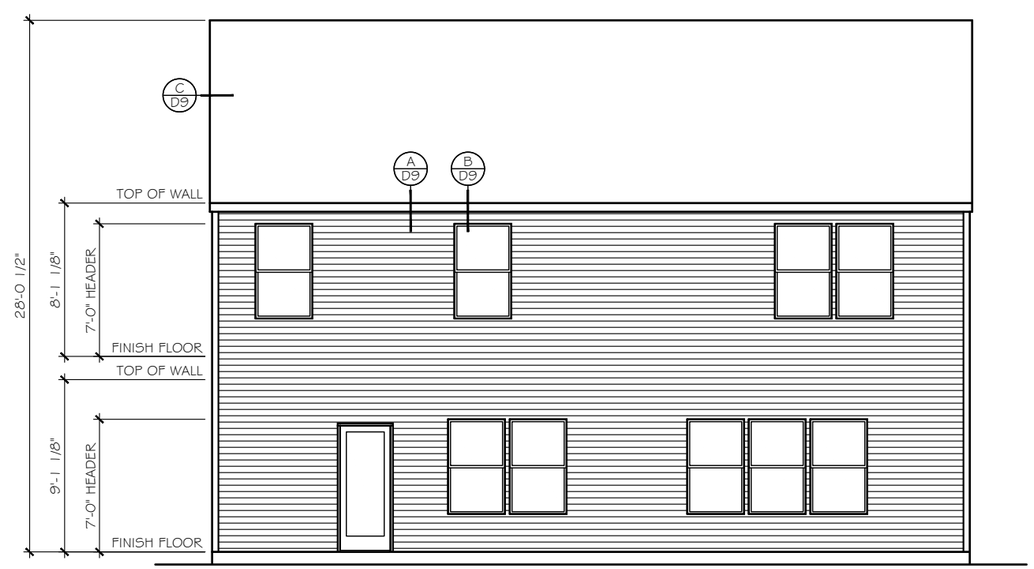
SHEET: CS

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-A1



REAR ELEVATION

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

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FRONT & REAR ELEVATIONS
ELEVATION E-A1

THE KIPLING ELEVATIONS

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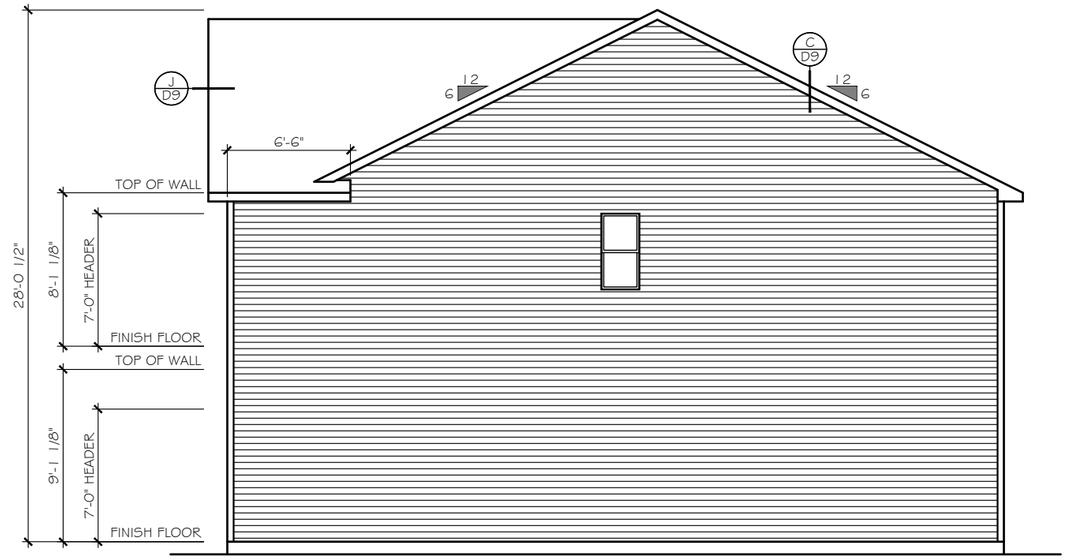
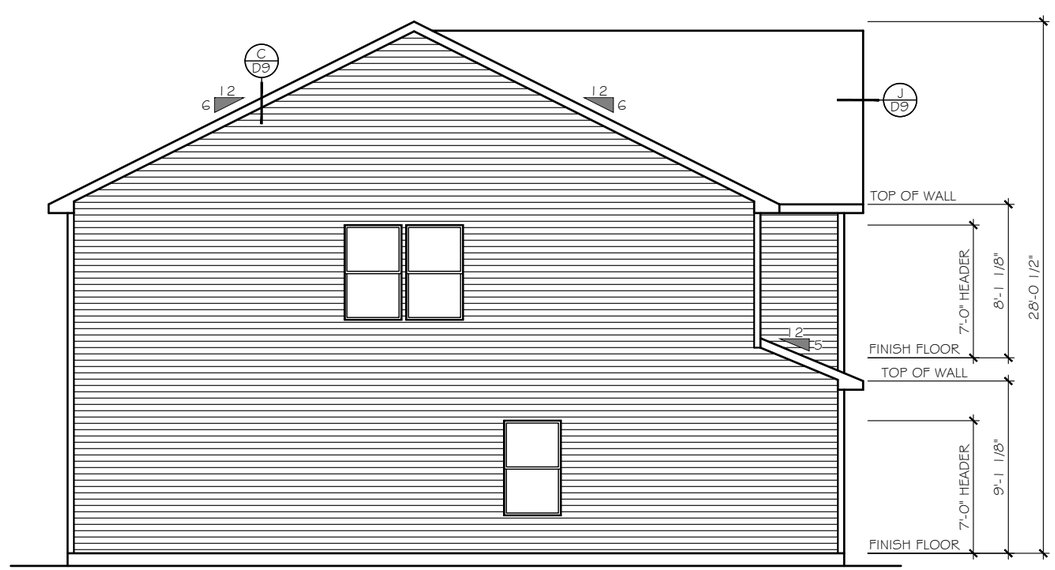


RIGHT ELEVATION

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



LEFT ELEVATION

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

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LEFT & RIGHT ELEVATION
ELEVATION E-A1-E-A4, E-B1-E-B4

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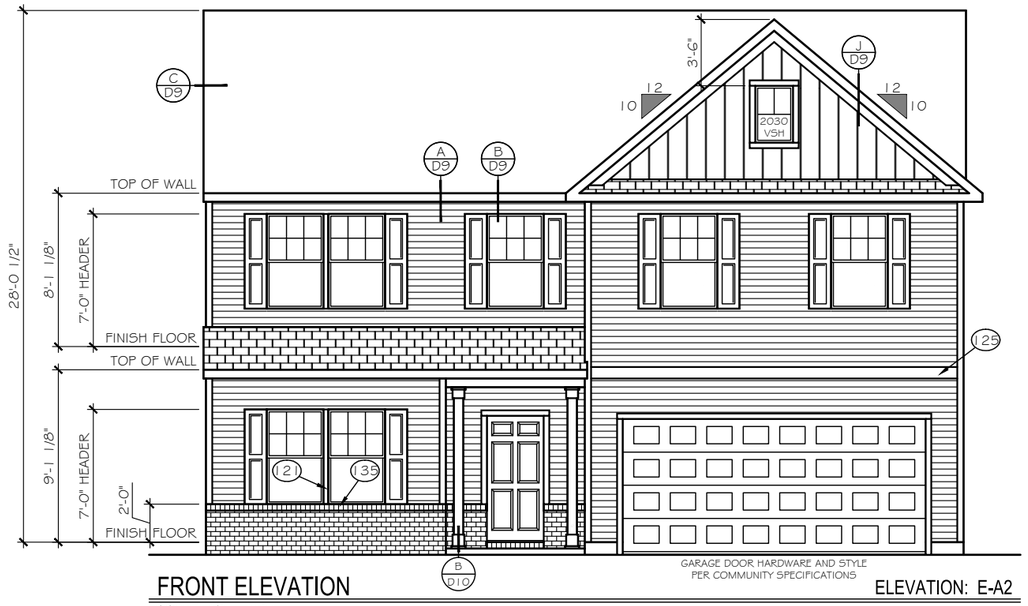
SHEET: A4.1

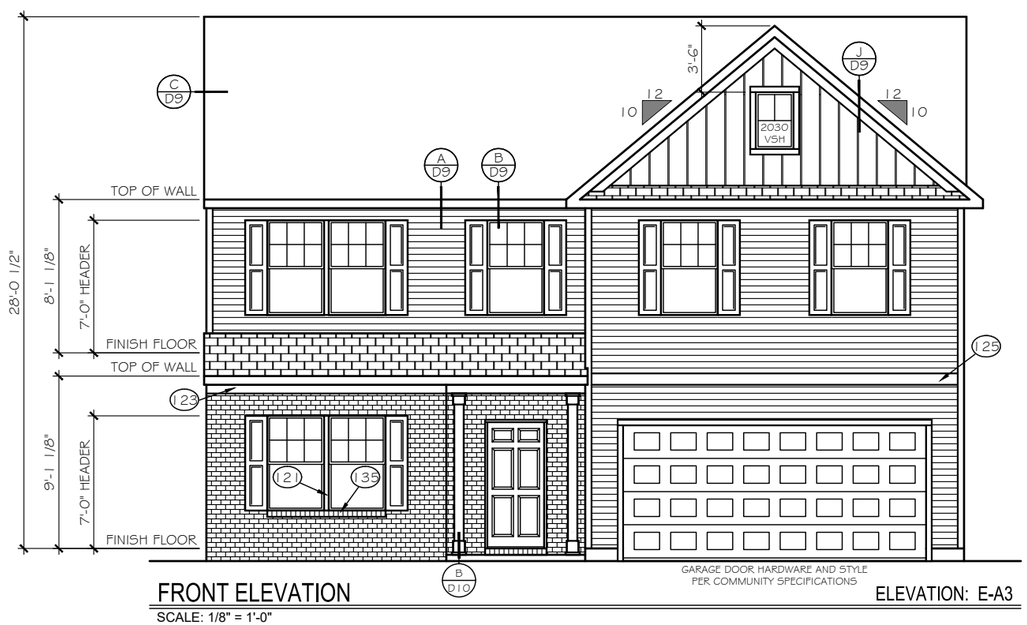
v. 3.9



FRONT ELEVATION

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

ELEVATION: E-A2



FRONT ELEVATION

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

ELEVATION: E-A3

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FRONT ELEVATIONS
ELEVATION E-A2, E-A3

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SHEET: A4.2

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-A4

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FRONT ELEVATIONS
ELEVATION E-A4

THE KIPLING ELEVATIONS

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DRAWN BY: TJD / MLM

DATE: 03-11-2020

SCALE: 1/8= 1'-0"

CHECKED BY: BPS / DJP

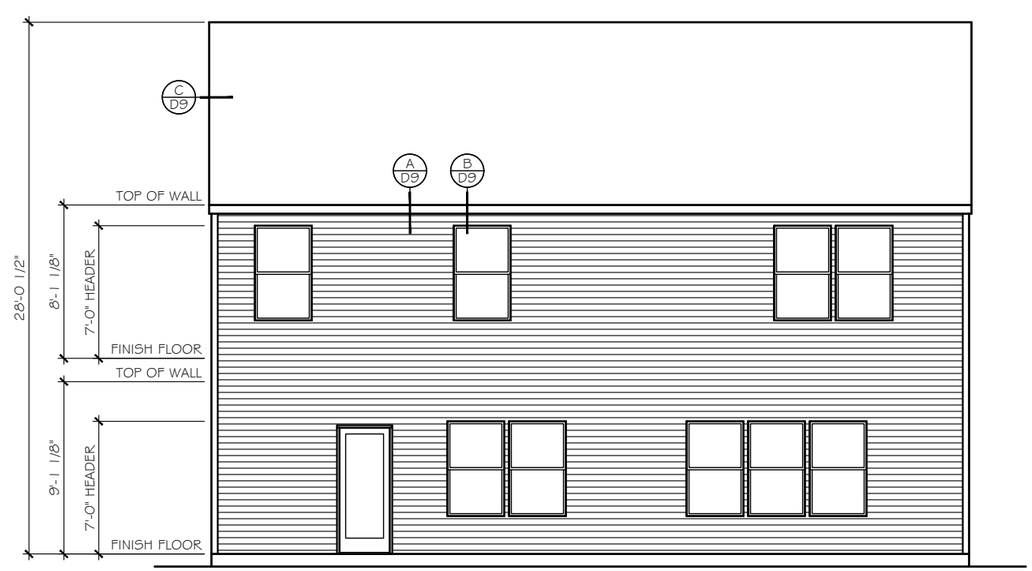
SHEET: A4.3

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-B1



REAR ELEVATION

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

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FRONT & REAR ELEVATIONS
ELEVATIONS E-B1, E-B2

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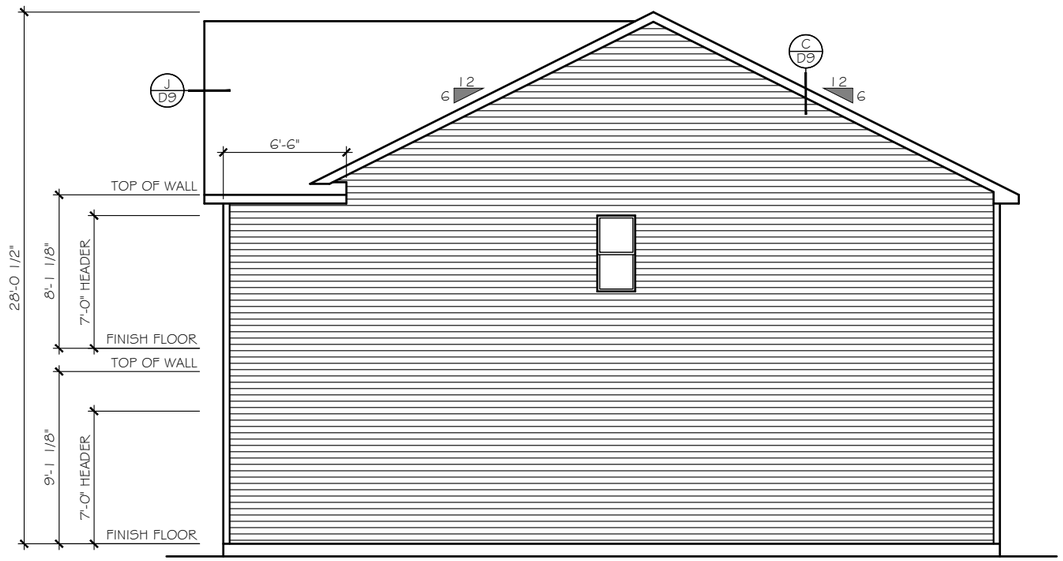
SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.4

v. 3.9



RIGHT ELEVATION

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

LEFT ELEVATION

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

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ELEVATIONS E-B3, E-B4

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SCALE: 1/8=1'-0"

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SHEET: A4.5

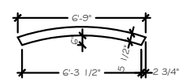
v. 3.9

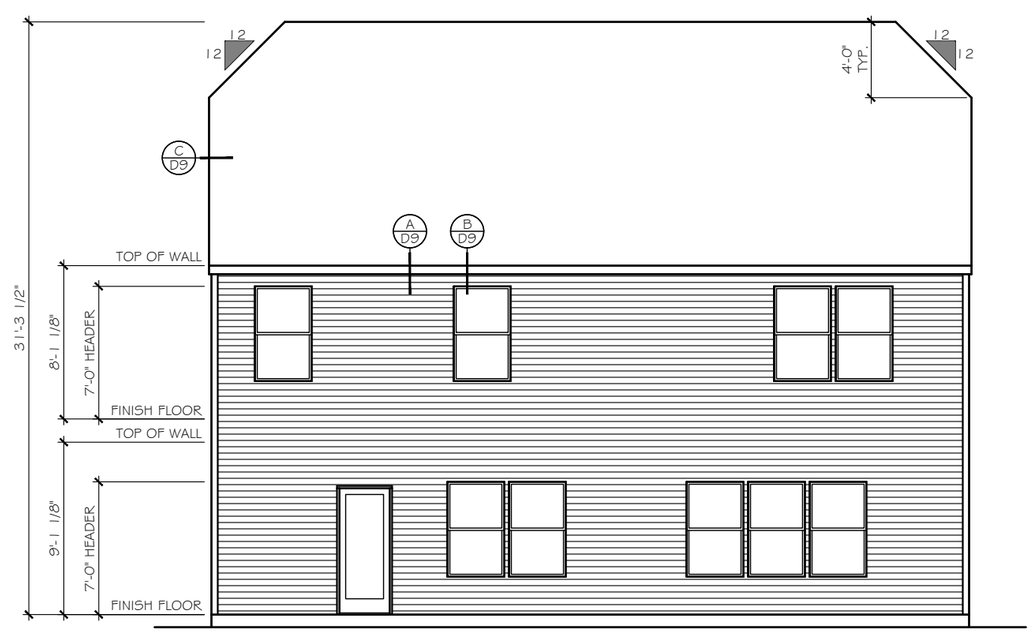
FRONT ELEVATION

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

ELEVATION: E-C1

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)





REAR ELEVATION

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

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FRONT & REAR ELEVATIONS
ELEVATION E-C1

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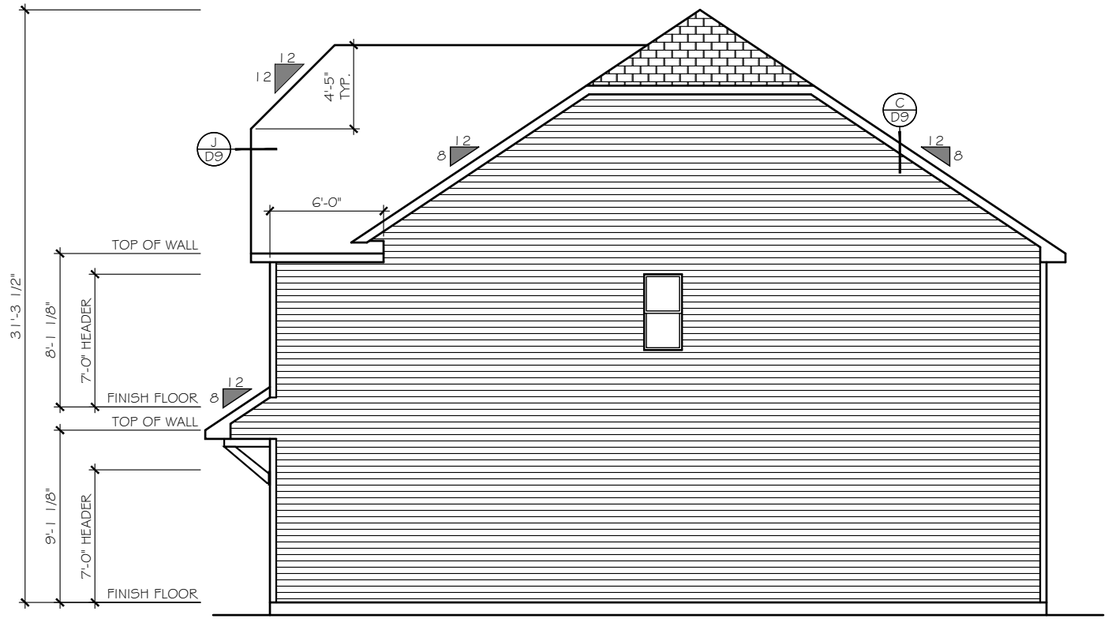
SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

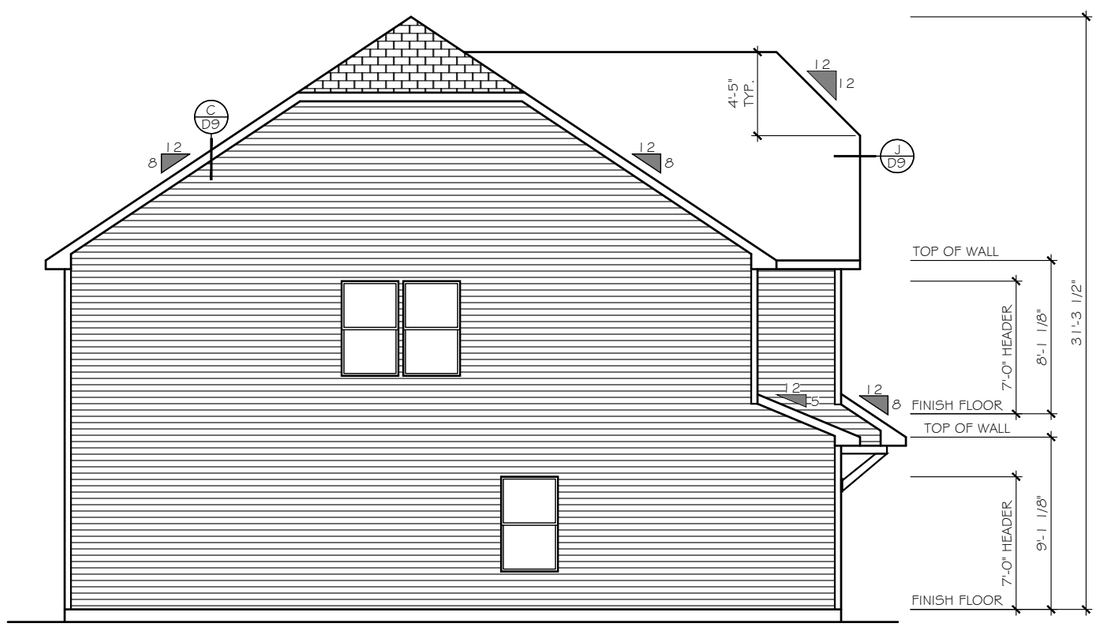
SHEET: A4.6

v. 3.9



RIGHT ELEVATION

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



LEFT ELEVATION

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

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LEFT & RIGHT ELEVATION
ELEVATION E-C1 - E-C4, E-D1 - E-D4

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SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.7

v. 3.9

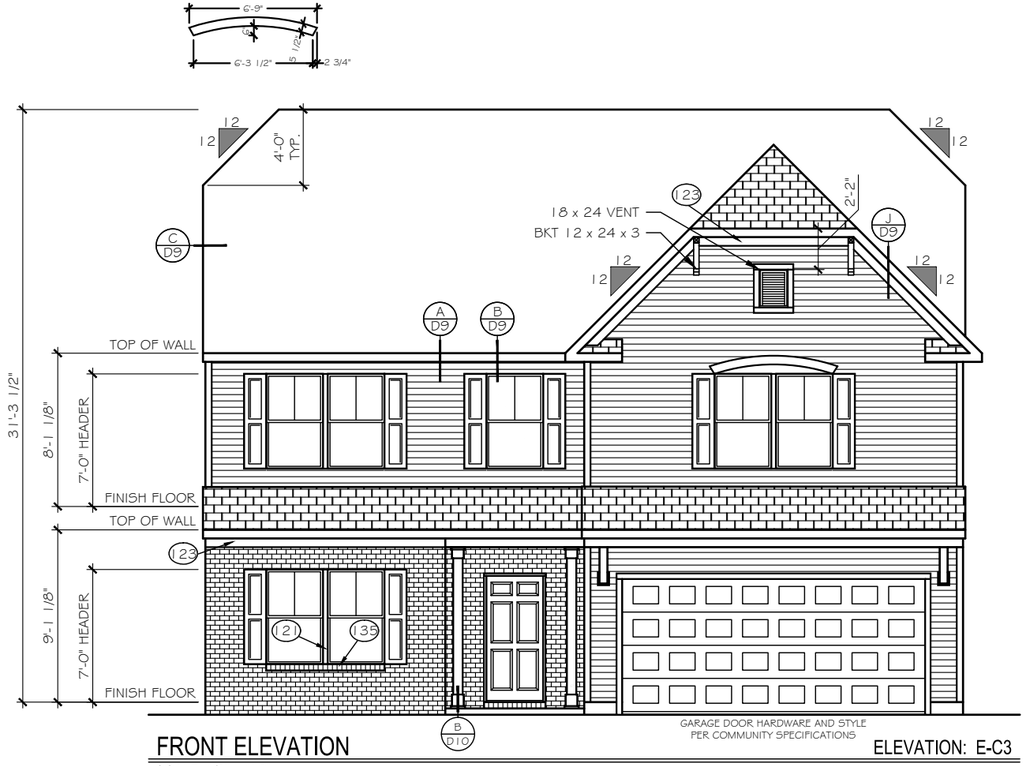
GARAGE DOOR HARDWARE AND STYLE PER COMMUNITY SPECIFICATIONS

FRONT ELEVATION

ELEVATION: E-C2

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

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)



GARAGE DOOR HARDWARE AND STYLE PER COMMUNITY SPECIFICATIONS

FRONT ELEVATION

ELEVATION: E-C3

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

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

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FRONT & REAR ELEVATIONS
ELEVATION E-C2, E-C3

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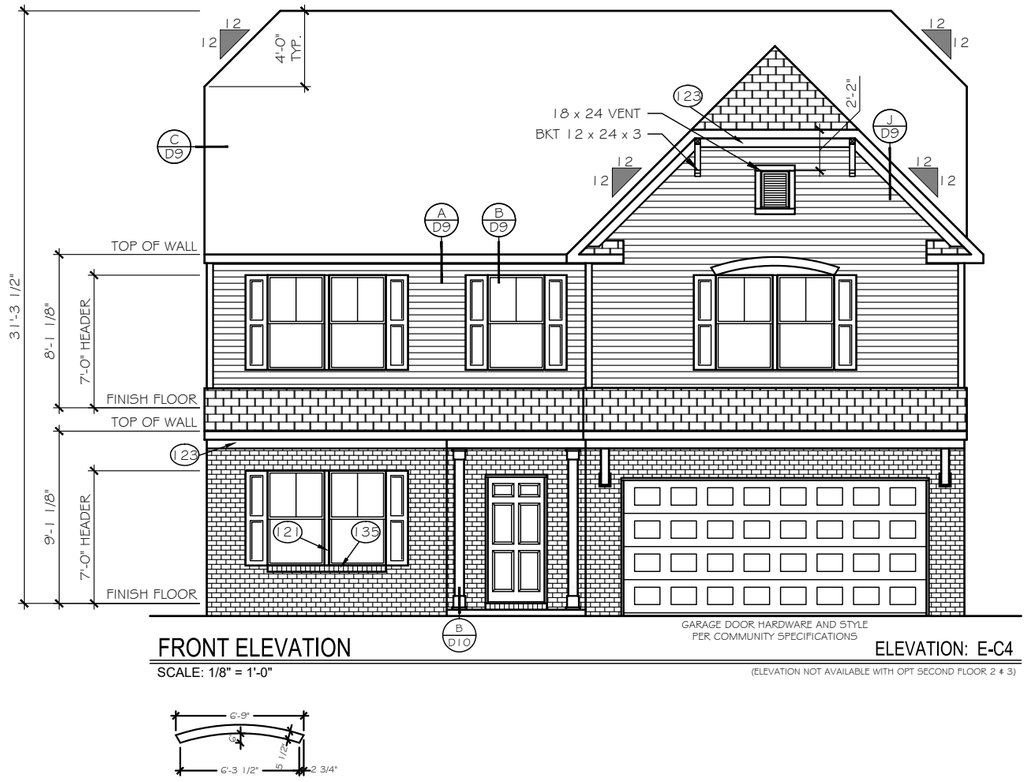
SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.8

v. 3.9



FRONT ELEVATION

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

ELEVATION: E-C4

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FRONT ELEVATION
ELEVATION E-C4

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SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.9

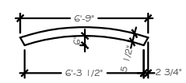
v. 3.9

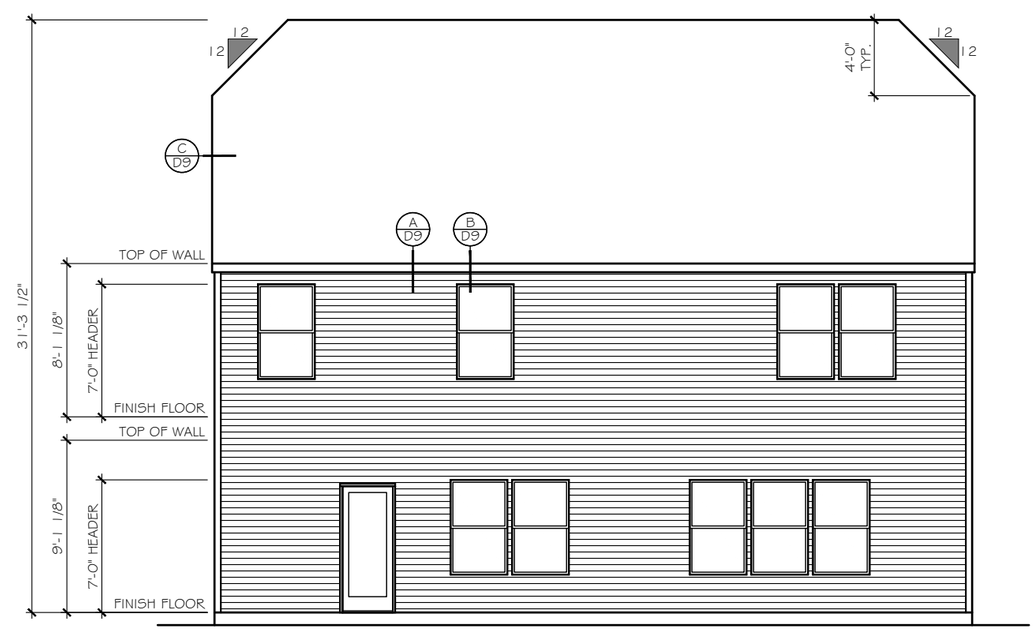
FRONT ELEVATION

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

ELEVATION: E-B1

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)





REAR ELEVATION

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

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FRONT & REAR ELEVATIONS
ELEVATION E-D1, E-D2

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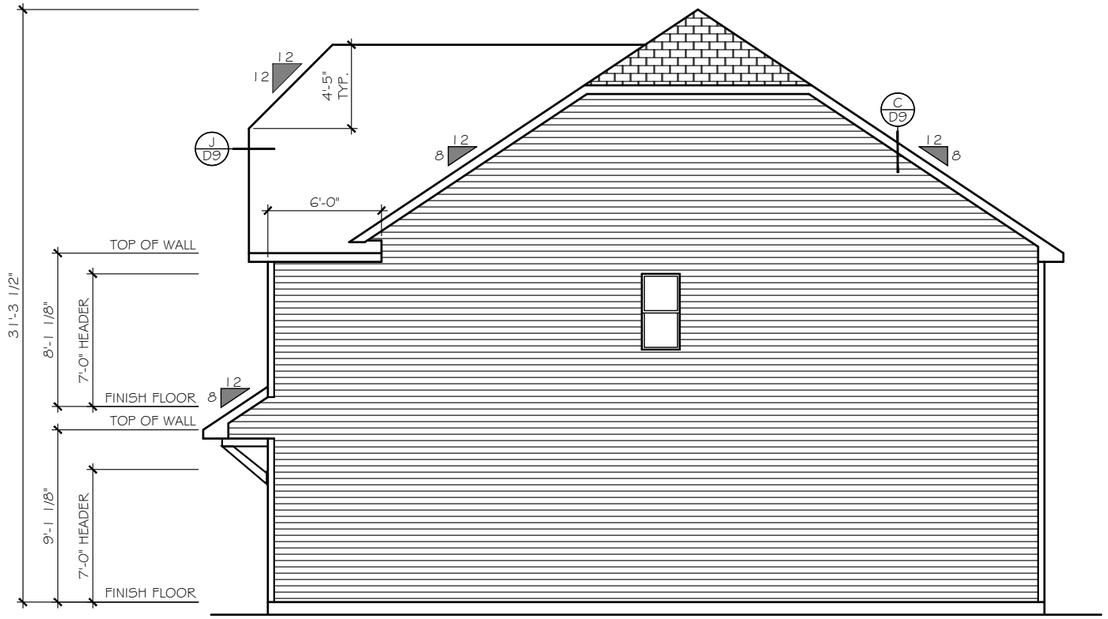
SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

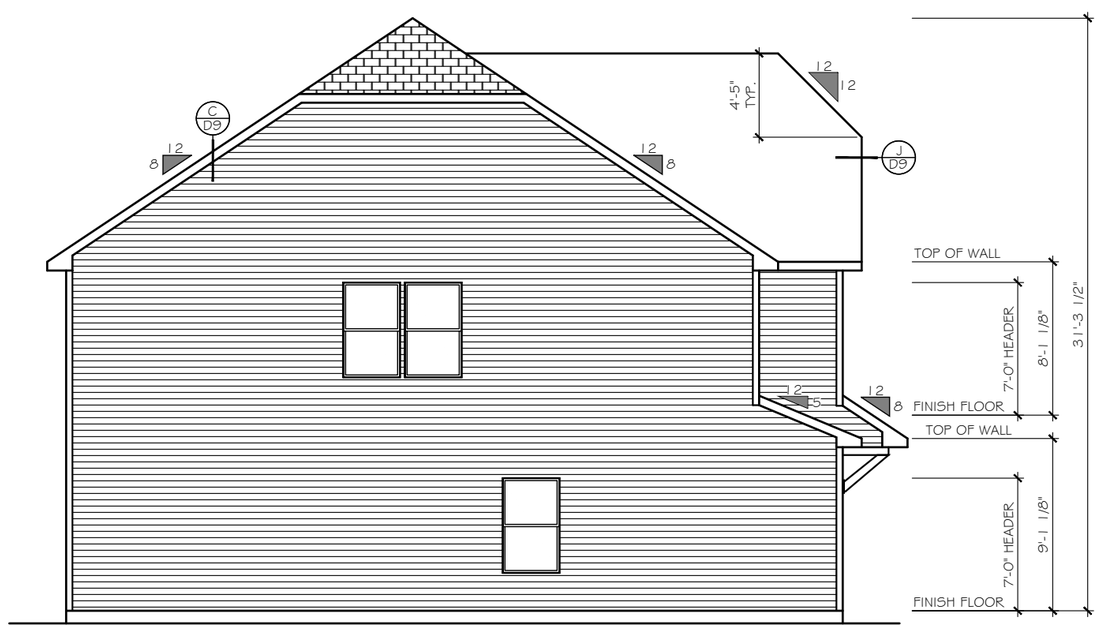
SHEET: A4.10

v. 3.9



RIGHT ELEVATION

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



LEFT ELEVATION

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

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FRONT ELEVATION
ELEVATION E-D3, E-D4

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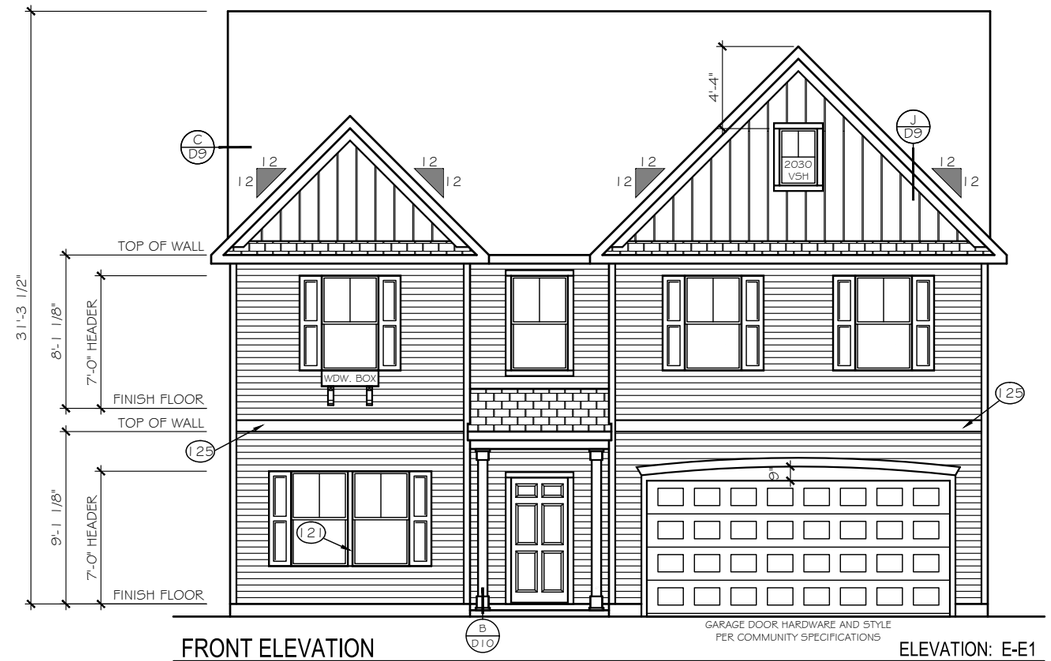
SCALE: 1/8= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.11

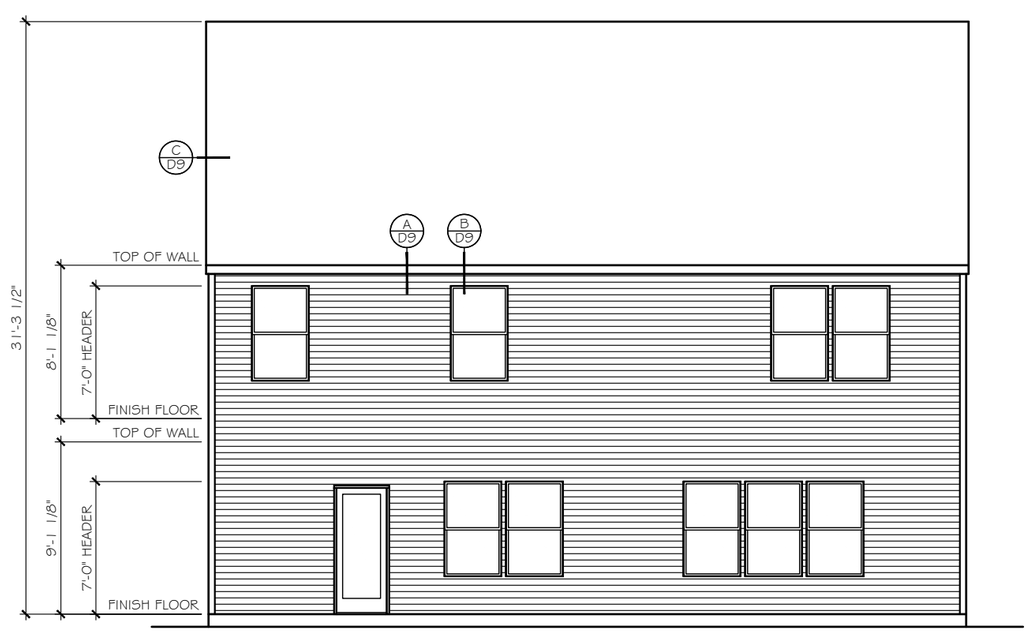
v. 3.9



FRONT ELEVATION

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

ELEVATION: E-E1



REAR ELEVATION

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

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FRONT & REAR ELEVATIONS
ELEVATION E-E1

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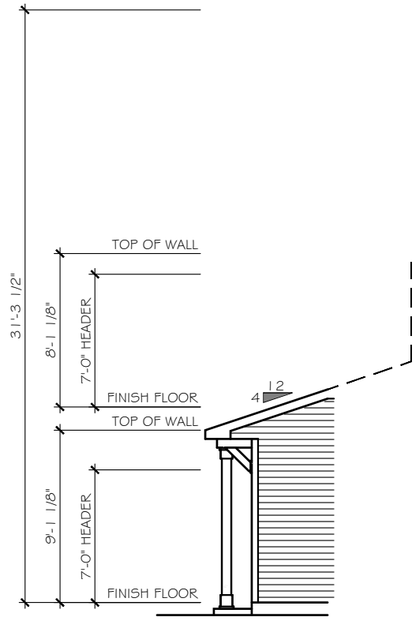
SCALE: 1/8=1'-0"

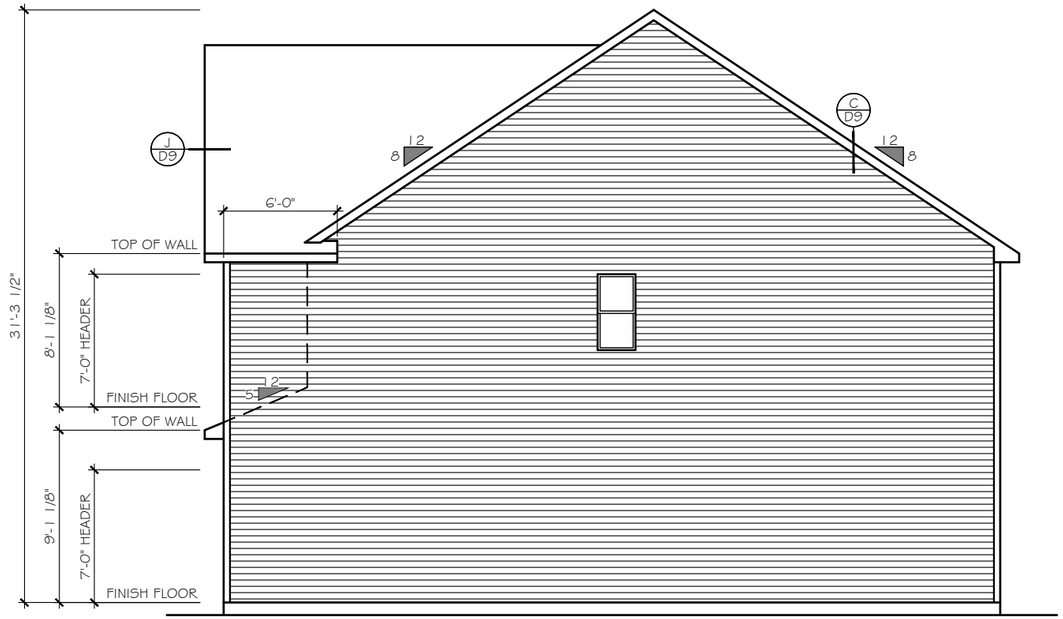
CHECKED BY: BPS / DJP

SHEET: A4.12

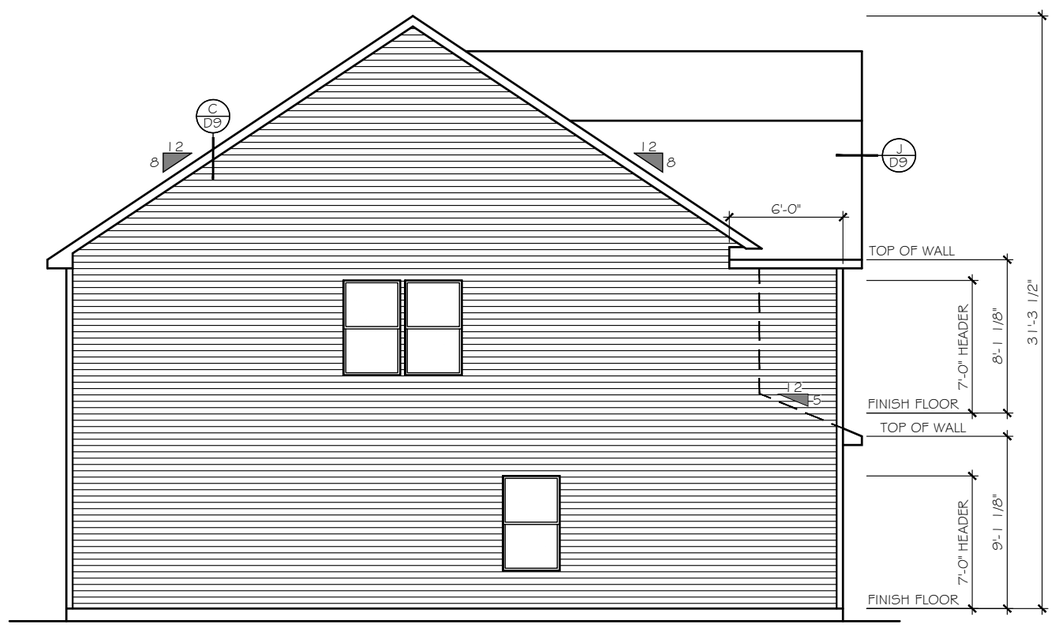
v. 3.9



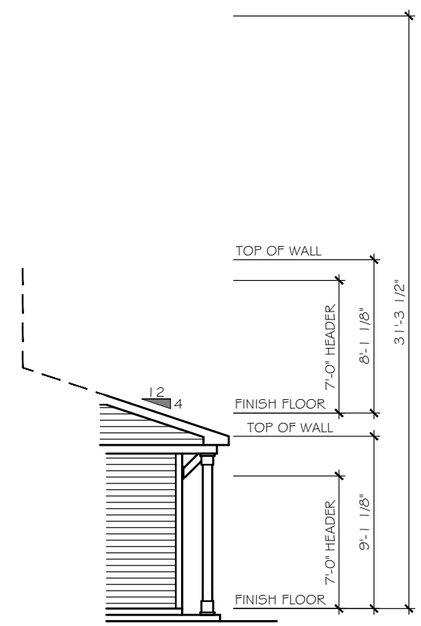
FULL FRONT PIECE
ENSURE COLUMN
MATCHES FRONT



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



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



FULL FRONT PIECE
ENSURE COLUMN
MATCHES FRONT

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LEFT & RIGHT ELEVATION
ELEVATION E-E1 -E-E4, E-F1 - E-F4

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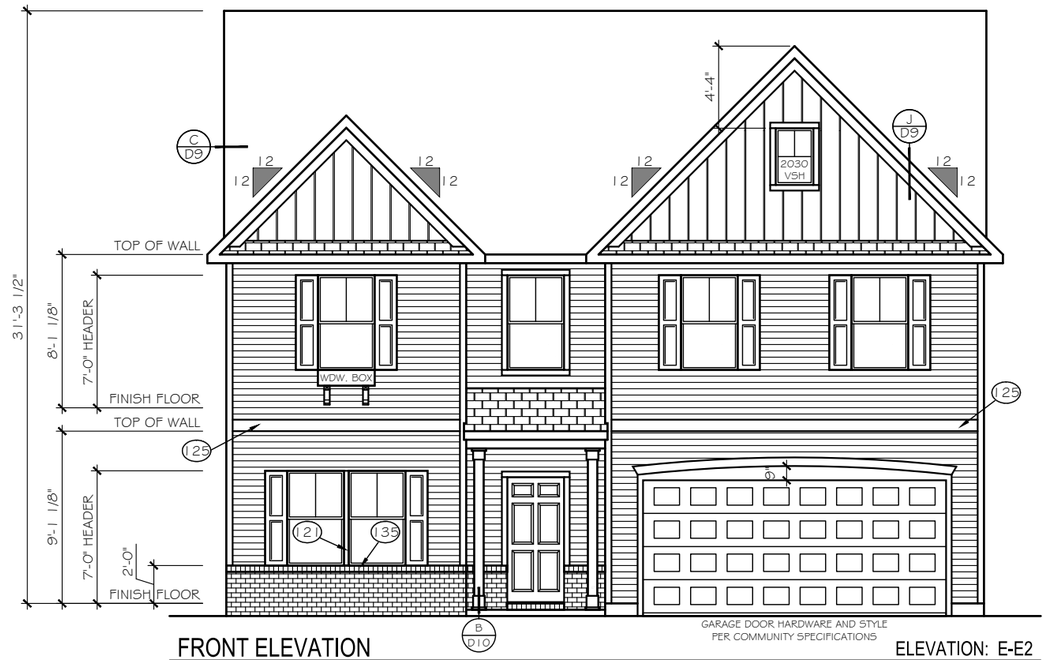
SHEET: A4.13
v. 3.9



FRONT ELEVATION

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

ELEVATION: E-E2

FRONT ELEVATION

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

ELEVATION: E-E2P

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FRONT ELEVATIONS
ELEVATION E-E2, E-E3

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SCALE: 1/8=1'-0"

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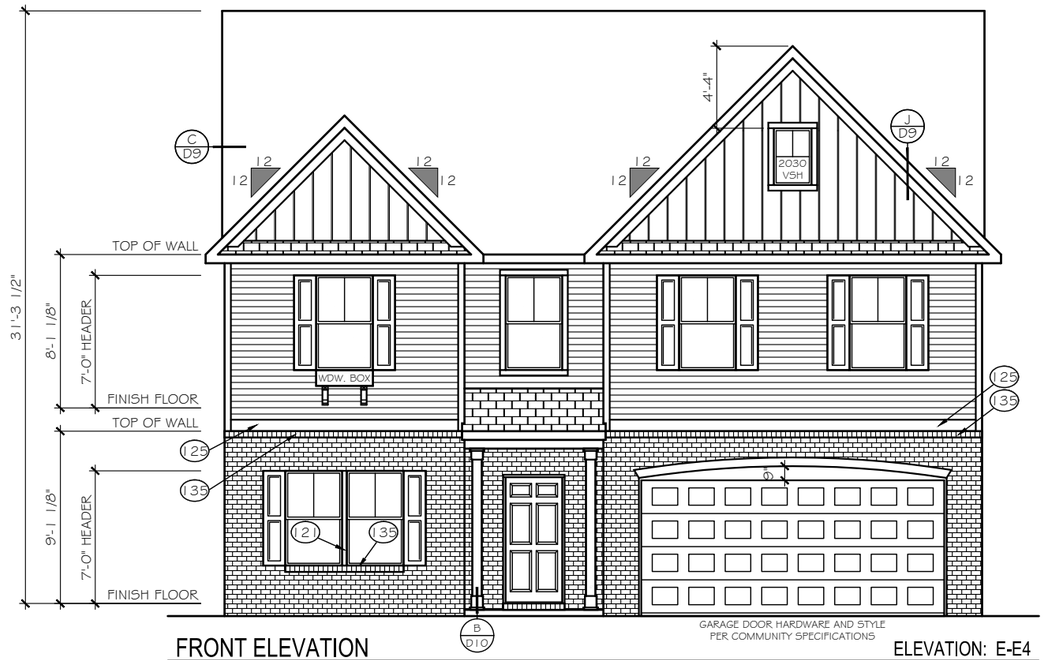
SHEET: A4.14

v. 3.9



FRONT ELEVATION

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

ELEVATION: E-E4

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FRONT ELEVATION
ELEVATION E-E4

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SCALE: 1/8= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.15

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-F1

FRONT ELEVATION

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

ELEVATION: E-F2

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FRONT ELEVATIONS
ELEVATION E-F1, E-F2

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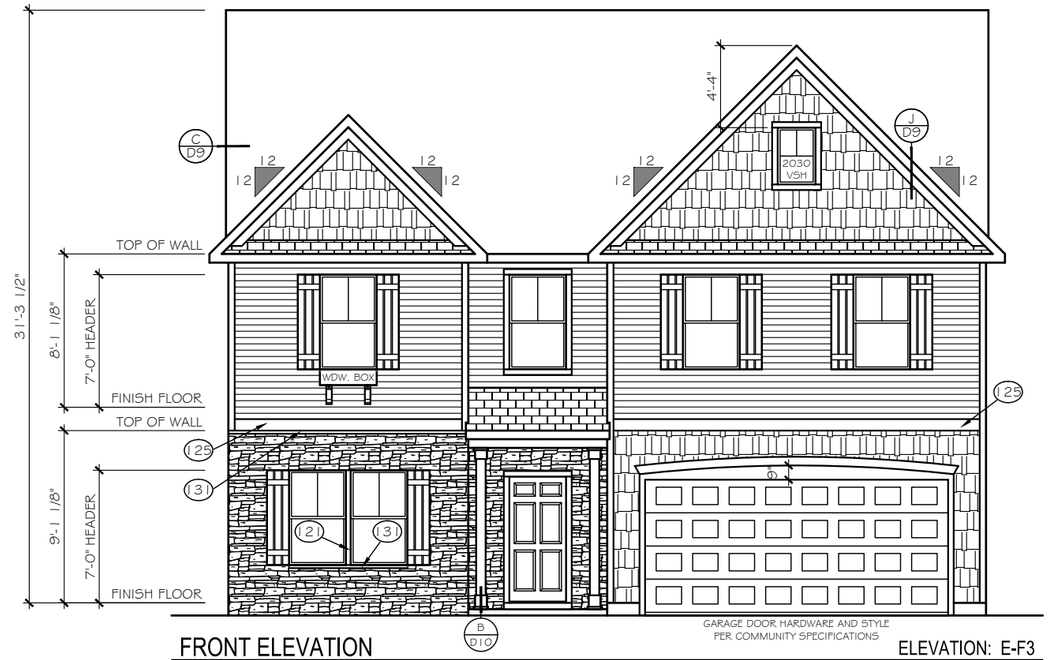
SCALE: 1/8= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.16

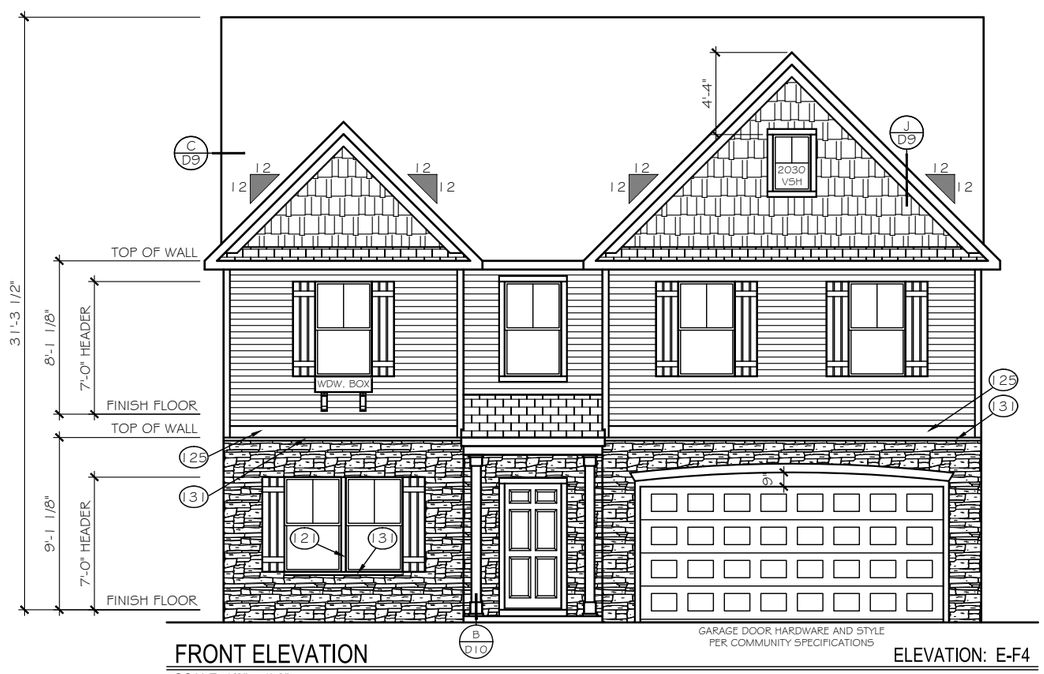
v. 3.9



FRONT ELEVATION

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

ELEVATION: E-F3



FRONT ELEVATION

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

ELEVATION: E-F4

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FRONT ELEVATION
ELEVATION E-F3, E-F4

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SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.17

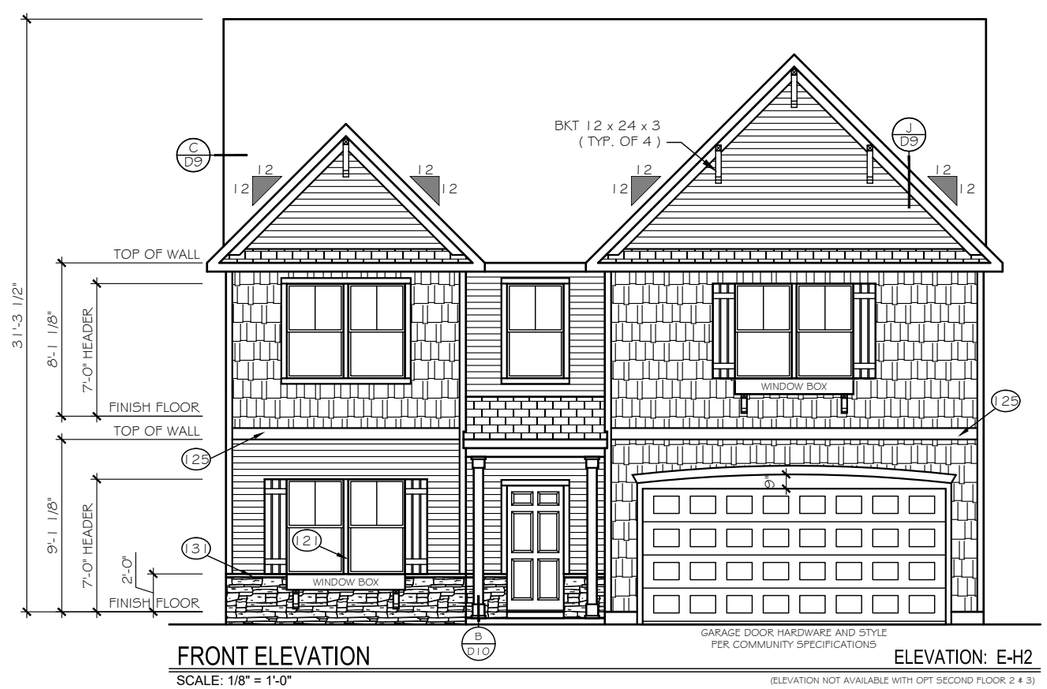
v. 3.9

FRONT ELEVATION

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

ELEVATION: E-H1

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)



FRONT ELEVATION

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

ELEVATION: E-H2

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

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FRONT ELEVATIONS
ELEVATION E-H1, E-H2

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SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.18

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-H3

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

FRONT ELEVATION

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

ELEVATION: E-H4

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

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FRONT ELEVATIONS
ELEVATION E-H3, E-H4

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DATE: 03-11-2020

SCALE: 1/8= 1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.19

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-I1

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

REAR ELEVATION

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

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FRONT & REAR ELEVATIONS
ELEVATION E-I1

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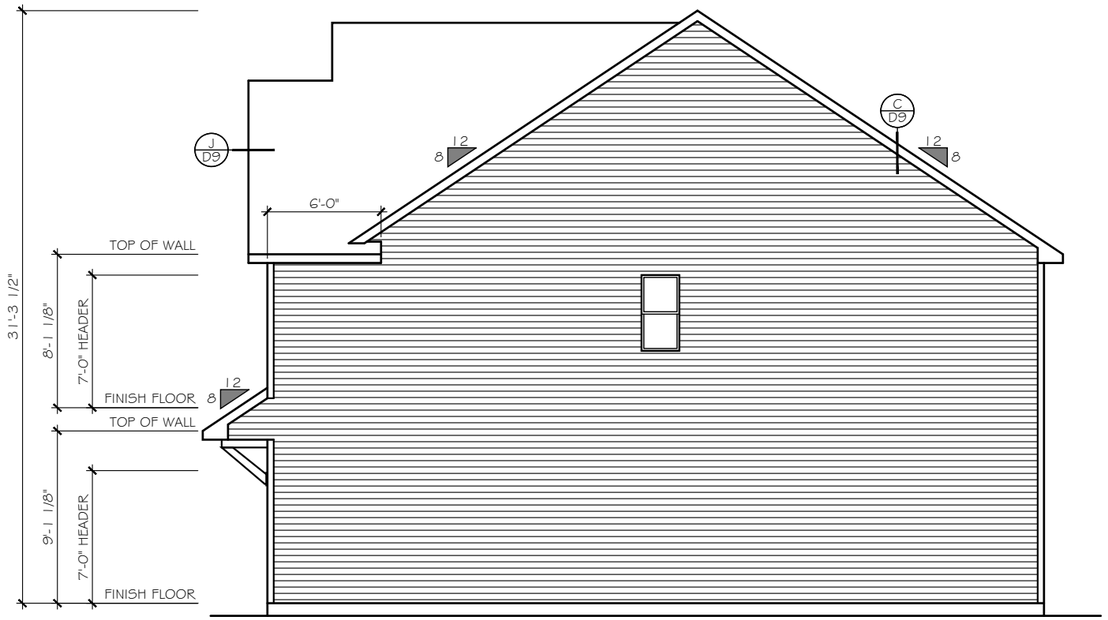
DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

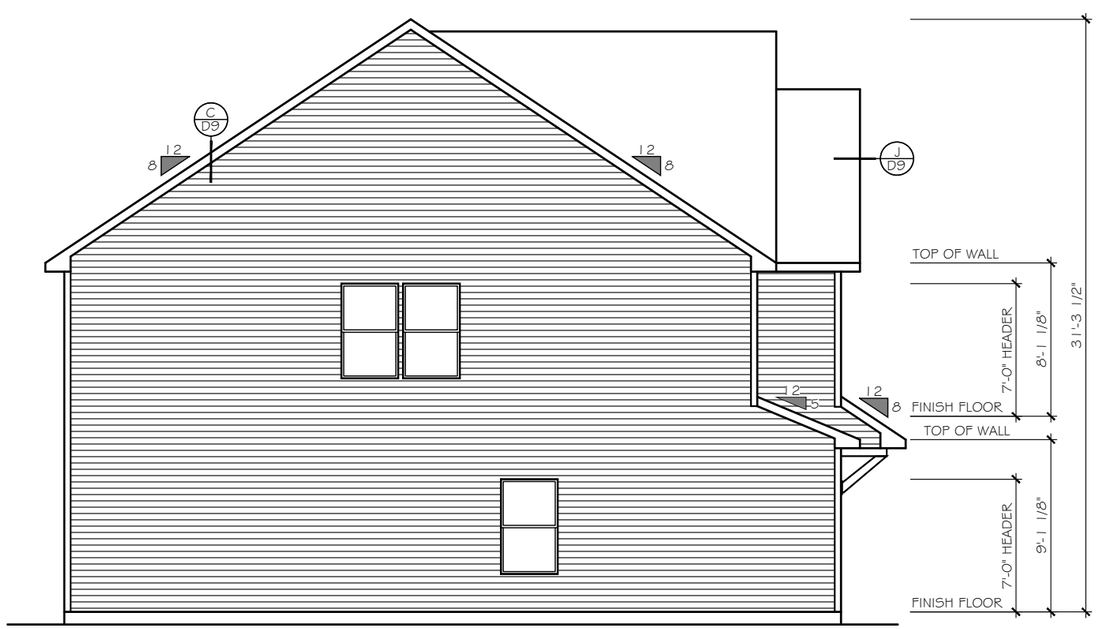
SHEET: A4.20

v. 3.9



RIGHT ELEVATION

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



LEFT ELEVATION

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

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LEFT & RIGHT ELEVATIONS
ELEVATION E-I1 - E-I4, E-J1 - E-J4

THE KIPLING ELEVATIONS

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DRAWN BY: TJD / MLM

DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.21

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-I2

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

FRONT ELEVATION

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

ELEVATION: E-I3

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

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FRONT ELEVATIONS
ELEVATION E-I2, E-I3

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DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.22

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-I4

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

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FRONT ELEVATIONS
ELEVATION E-I4

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DRAWN BY: TJD / MLM

DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.23

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-J1

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

REAR ELEVATION

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

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FRONT & REAR ELEVATIONS
ELEVATION E-J1

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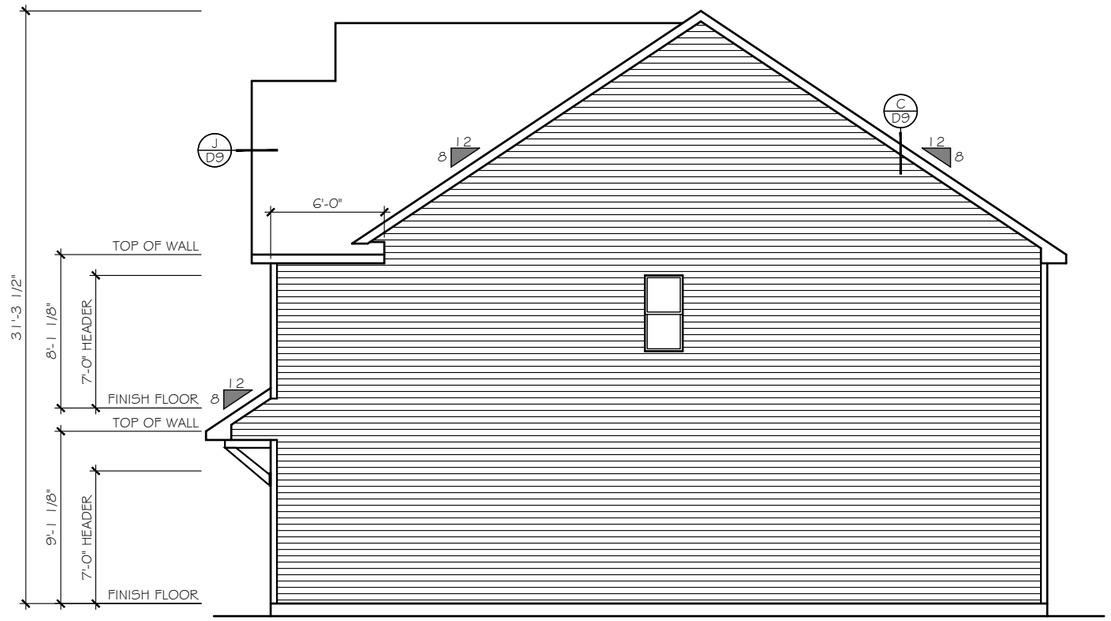
DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

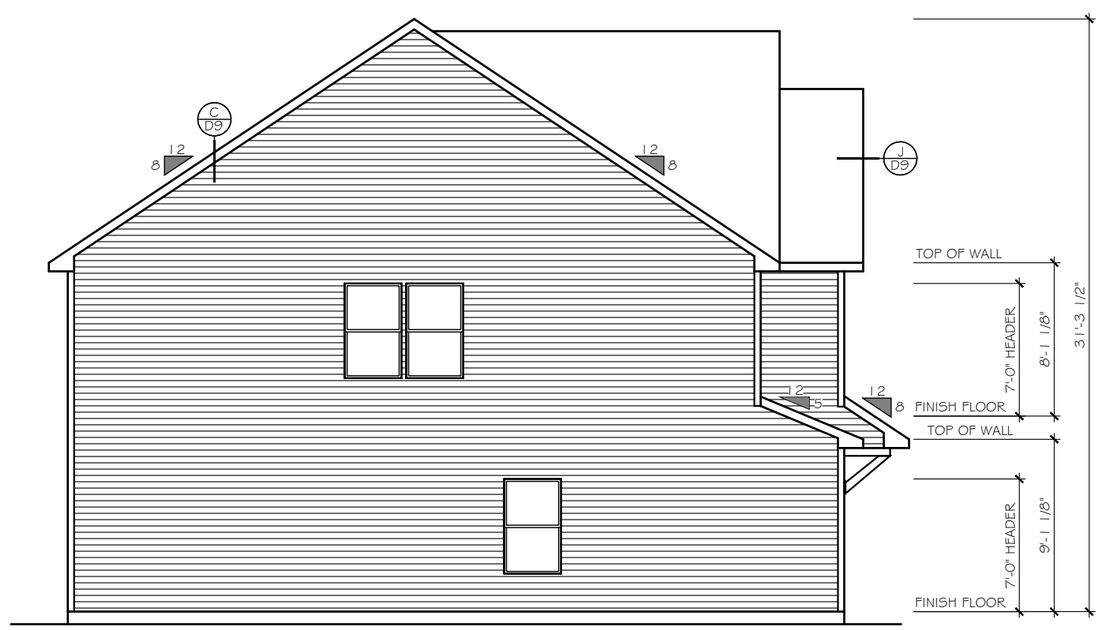
SHEET: A4.24

v. 3.9



RIGHT ELEVATION

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



LEFT ELEVATION

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

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RIGHT & LEFT SIDE ELEVATIONS
ELEVATION E-J1

THE KIPLING ELEVATIONS

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DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.25

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-J2

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

FRONT ELEVATION

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

ELEVATION: E-J3

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

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FRONT ELEVATIONS
ELEVATION E-J2, E-J3

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DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.26

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-J4

(ELEVATION NOT AVAILABLE WITH OPT SECOND FLOOR 2 & 3)

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FRONT ELEVATIONS
ELEVATION E-J4

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DATE: 03-11-2020

SCALE: 1/8= 1'-0"

CHECKED BY: BPS / DJP

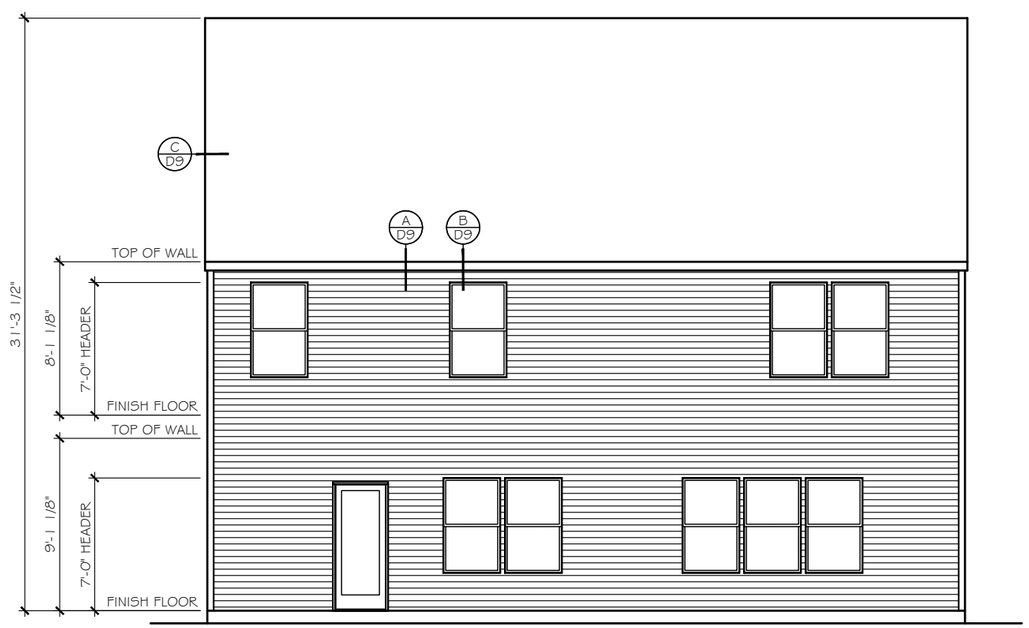
SHEET: A4.30

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-L1



REAR ELEVATION

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

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FRONT & REAR ELEVATIONS
ELEVATION E-L1

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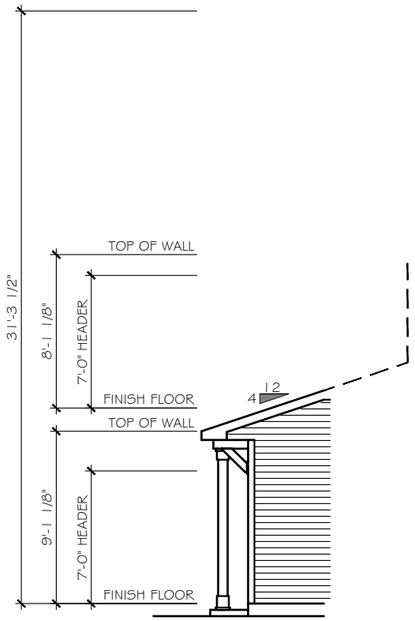
SCALE: 1/8=1'-0"

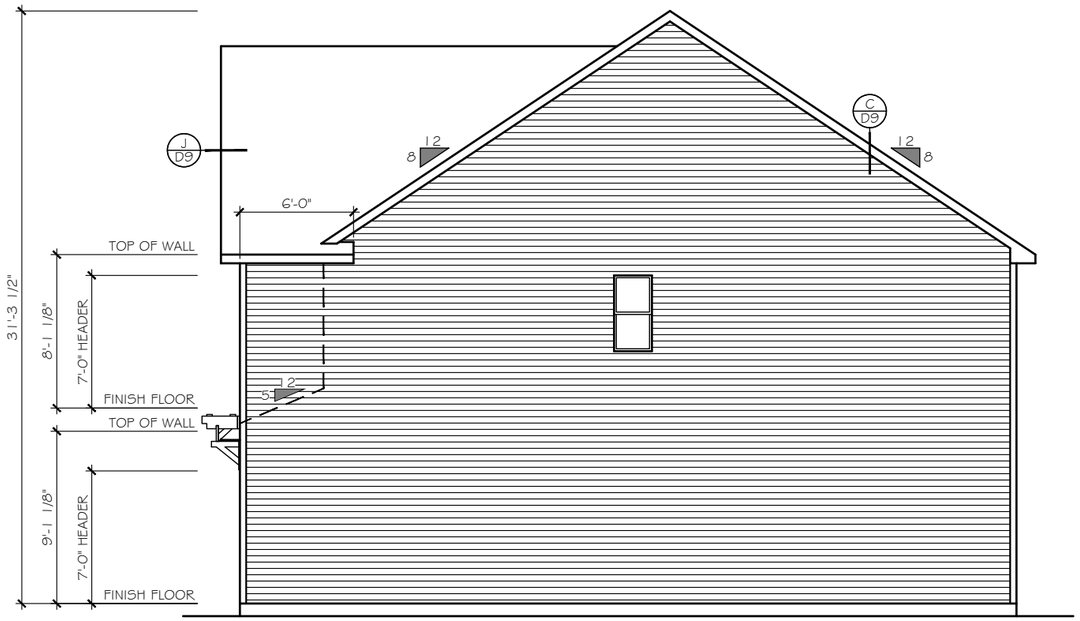
CHECKED BY: BPS / DJP

SHEET: A4.31

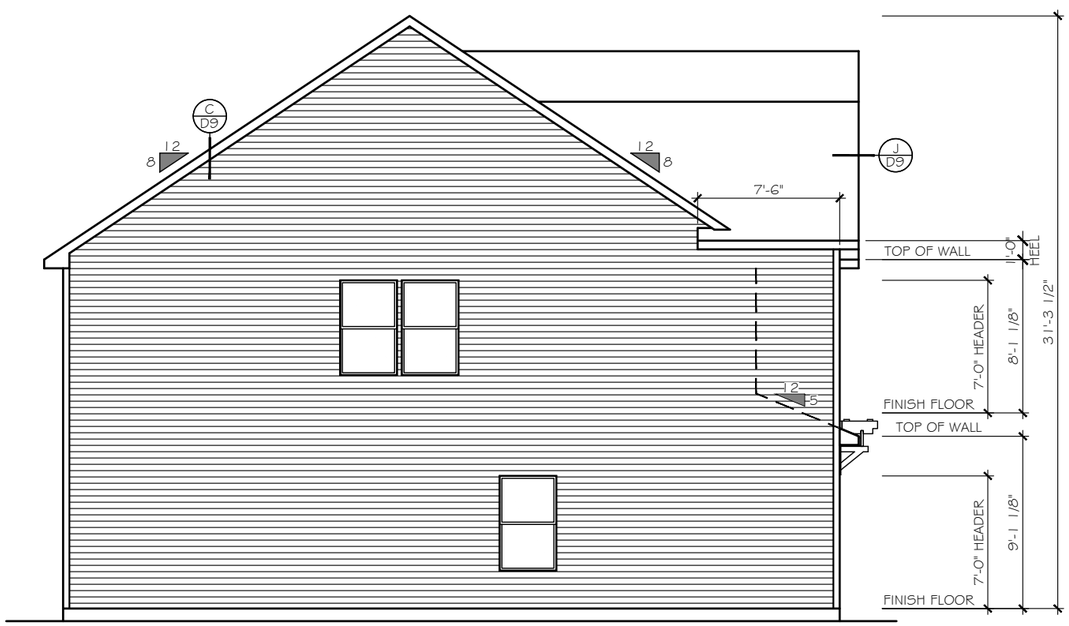
v. 3.9



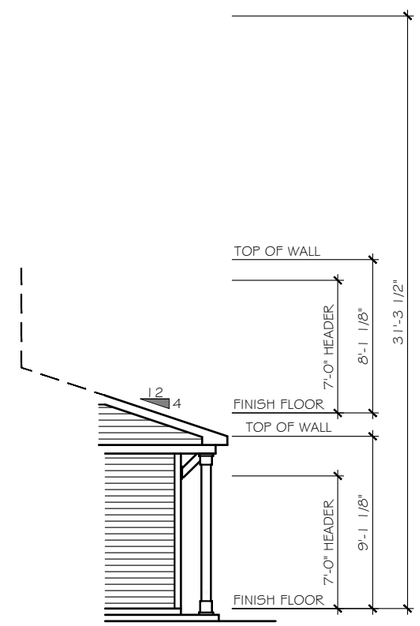
FULL FRONT PIECE
ENSURE COLUMN
MATCHES FRONT



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



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



FULL FRONT PIECE
ENSURE COLUMN
MATCHES FRONT

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RIGHT & LEFT SIDE ELEVATIONS
ELEVATION E-L1

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DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.32

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-L2

FRONT ELEVATION

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

ELEVATION: E-L3

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FRONT ELEVATIONS
ELEVATION E-L2 & E-L3

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SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.33

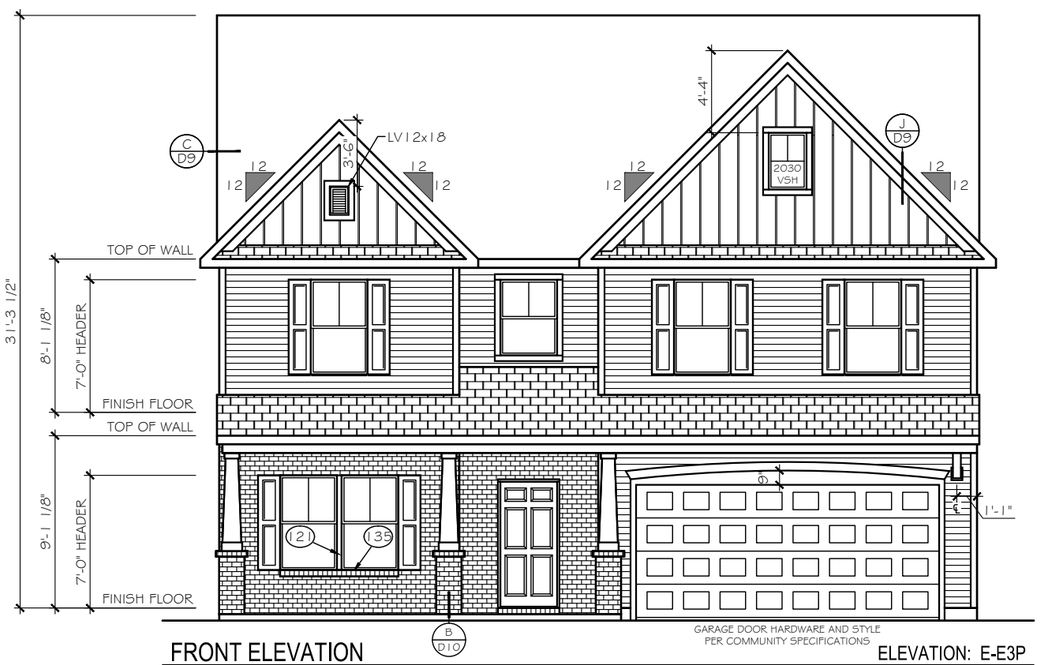
v. 3.9

FRONT ELEVATION ELEVATION: E-E1P

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

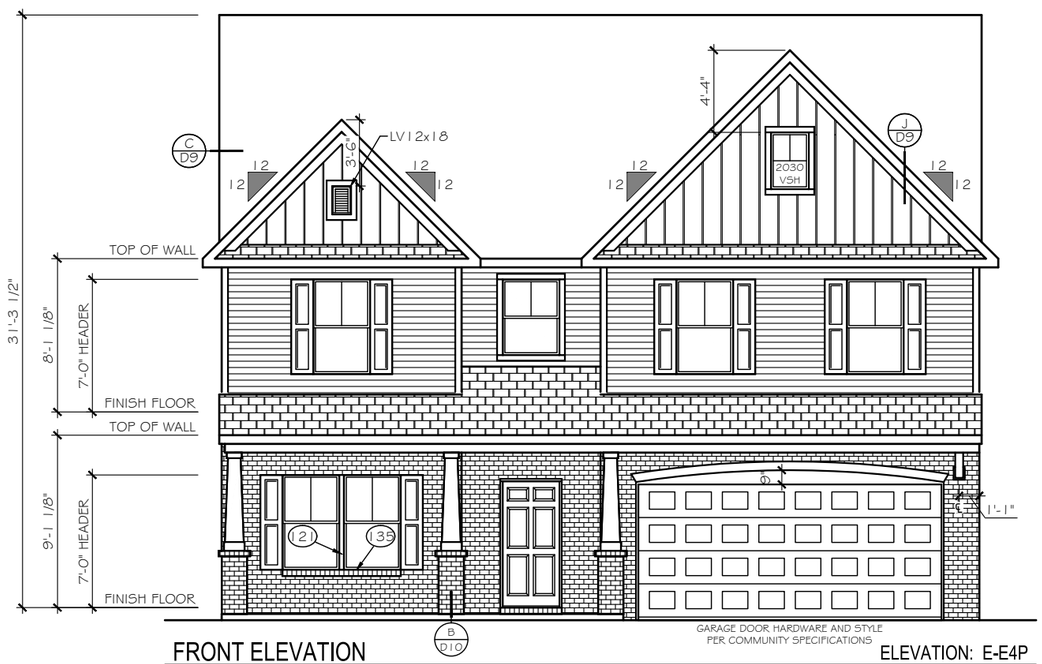
FRONT ELEVATION ELEVATION: E-E2P

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



FRONT ELEVATION ELEVATION: E-E3P

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



FRONT ELEVATION ELEVATION: E-E4P

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

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FRONT ELEVATIONS
ELEVATION E1P, E2P, E3P, E4P

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DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

SHEET: A4.50

v. 3.9

FRONT ELEVATION

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

ELEVATION: E-F1P

FRONT ELEVATION

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

ELEVATION: E-F2P

FRONT ELEVATION

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

ELEVATION: E-F3P

FRONT ELEVATION

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

ELEVATION: E-F4P

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FRONT ELEVATIONS
ELEVATION - F1P, F2P, F3P, F4P

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DATE: 03-11-2020

SCALE: 1/8= 1'-0"

CHECKED BY: BPS / DJP

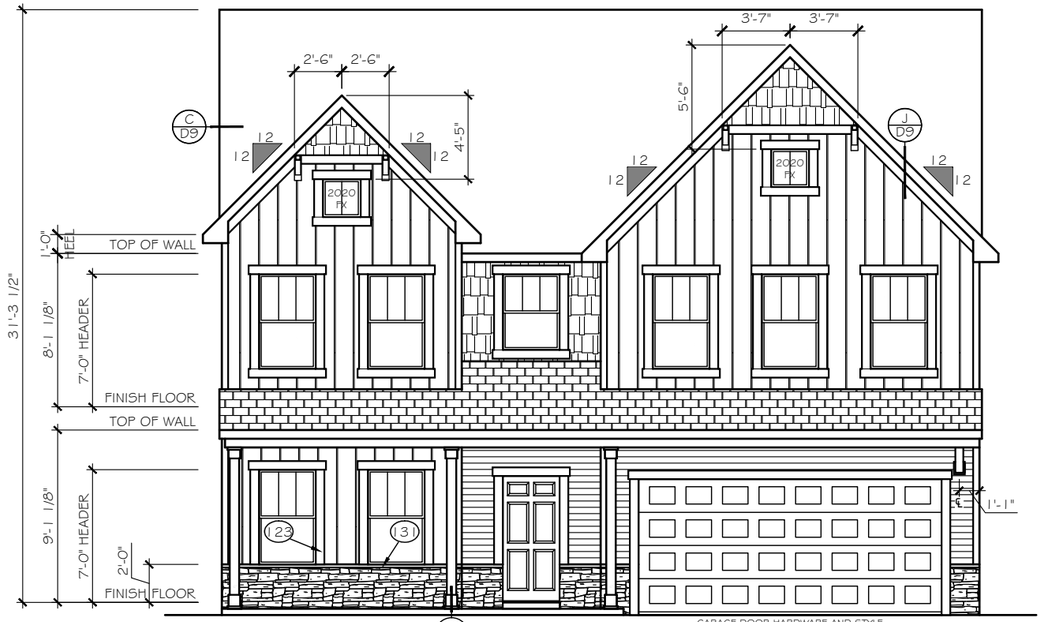
SHEET: A4.51

v. 3.9

FRONT ELEVATION

ELEVATION: E-L1P

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



FRONT ELEVATION

ELEVATION: E-L2P

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

FRONT ELEVATION

ELEVATION: E-L3P

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

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FRONT ELEVATIONS
ELEVATION L1P, L2P, L3P

THE KIPLING ELEVATIONS

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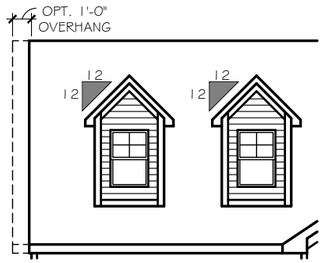
DATE: 03-11-2020

SCALE: 1/8=1'-0"

CHECKED BY: BPS / DJP

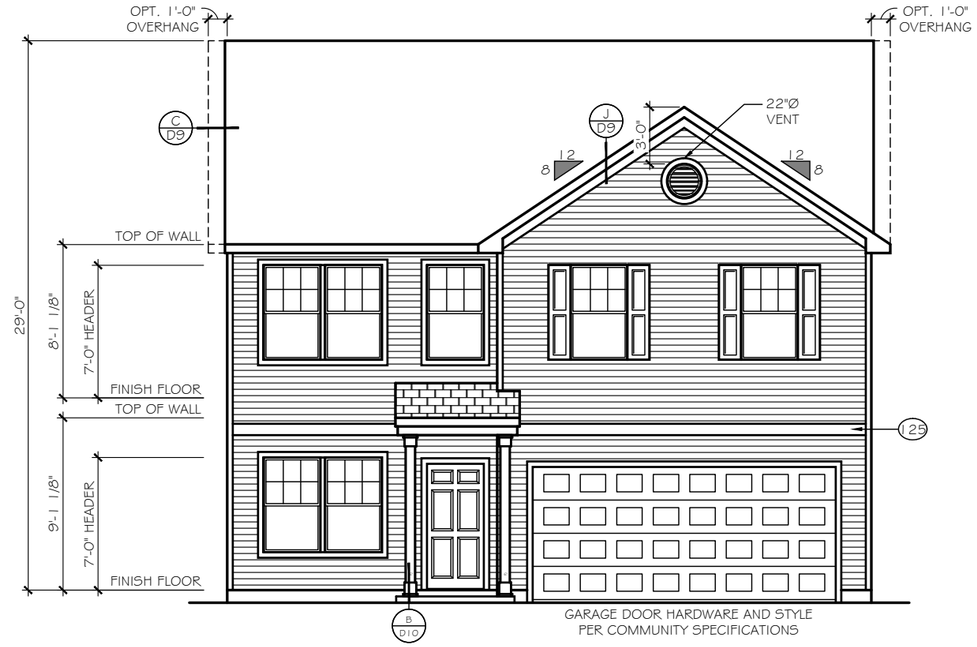
SHEET: A4.52

v. 3.9



OPT. DORMERS ELEV. E-A1 thru E-B4

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

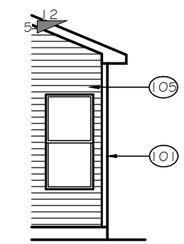


FRONT ELEVATION

ELEVATION 'E-01'

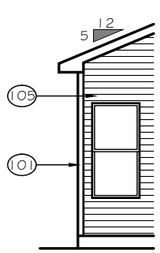
3'-5" DEEP PORCH

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



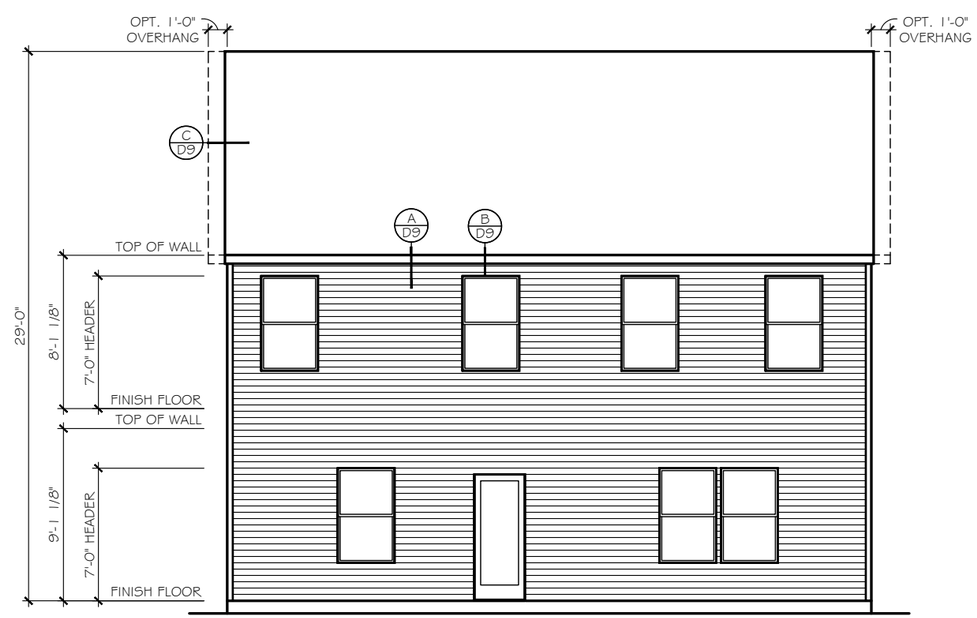
OPT. NOOK ALL ELEVATIONS

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



NOOK OPT. ALL ELEVATIONS

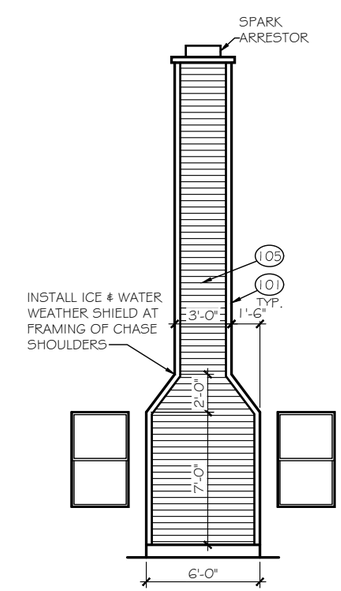
SCALE: 1/8" = 1'-0"



REAR ELEVATION

ELEVATION 'E-01 thru E-04'

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



OPT. WOOD FIREPLACE ALL ELEVATIONS

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

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FRONT & REAR ELEVATIONS
ELEVATION E-01

THE LENOX - OPEN

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DRAWN BY: MLM

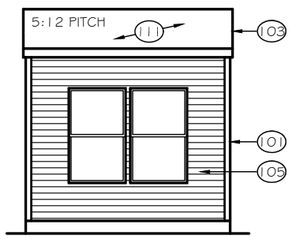
DATE: 06.22.21

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

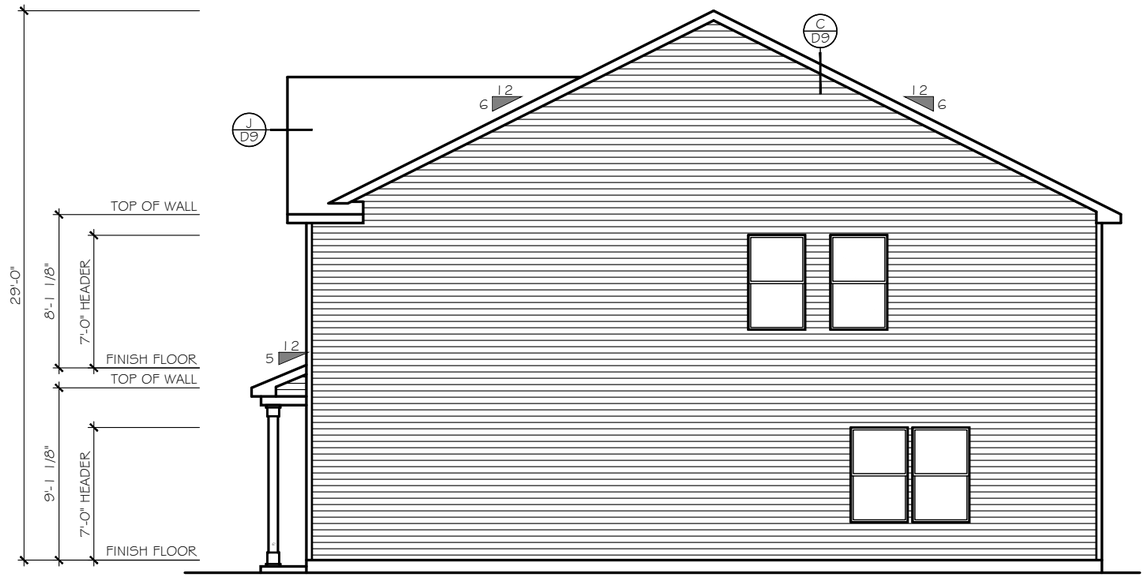
CHECKED BY: RS / BS

SHEET: A4.01

v. 5.4

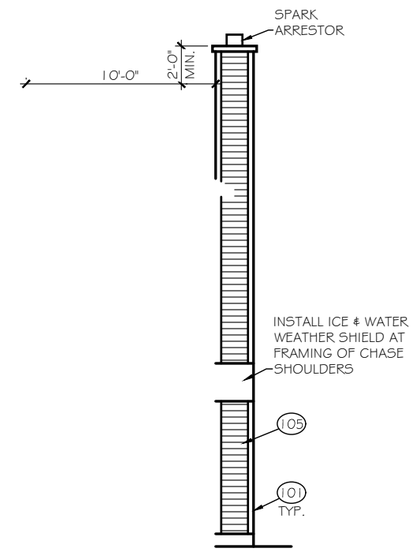


OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

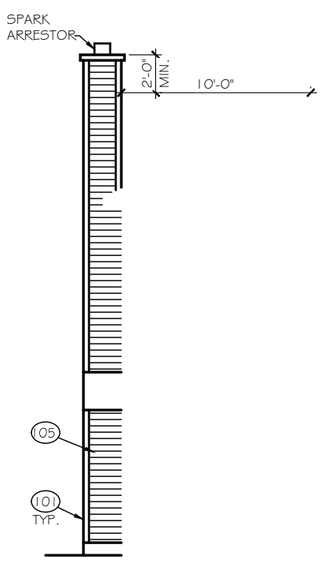


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

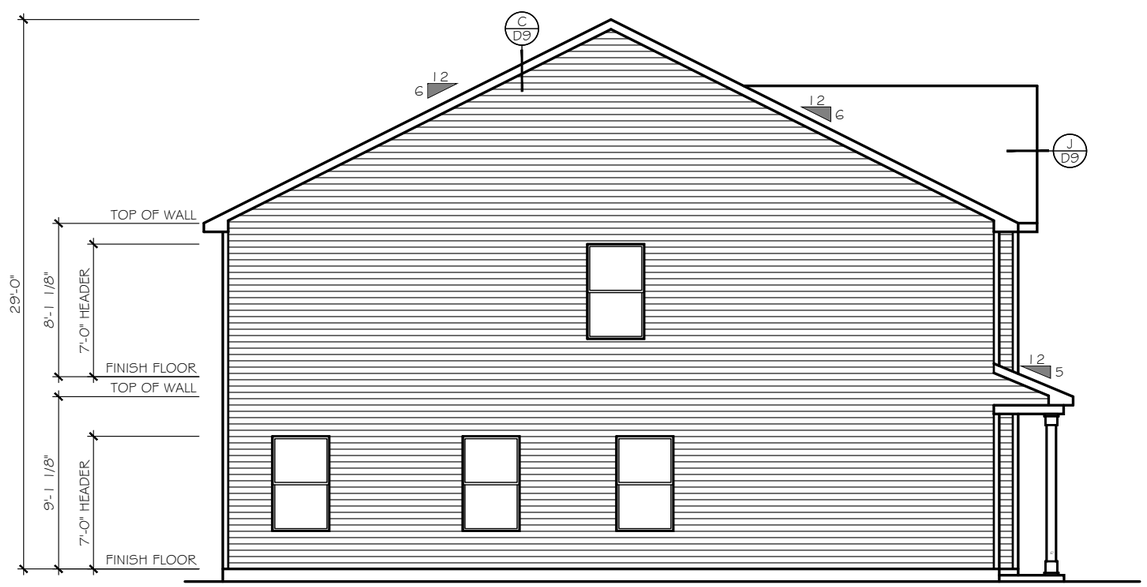
ELEVATION 'E-01 thru E-04'



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

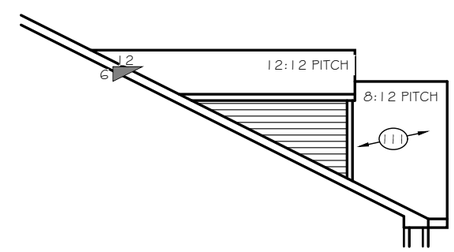


OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



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"

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RIGHT & LEFT ELEVATIONS
ELEVATION E-01-04

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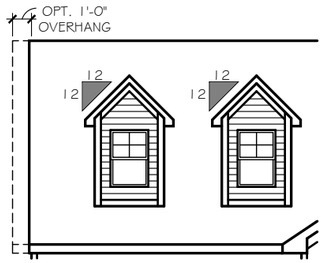
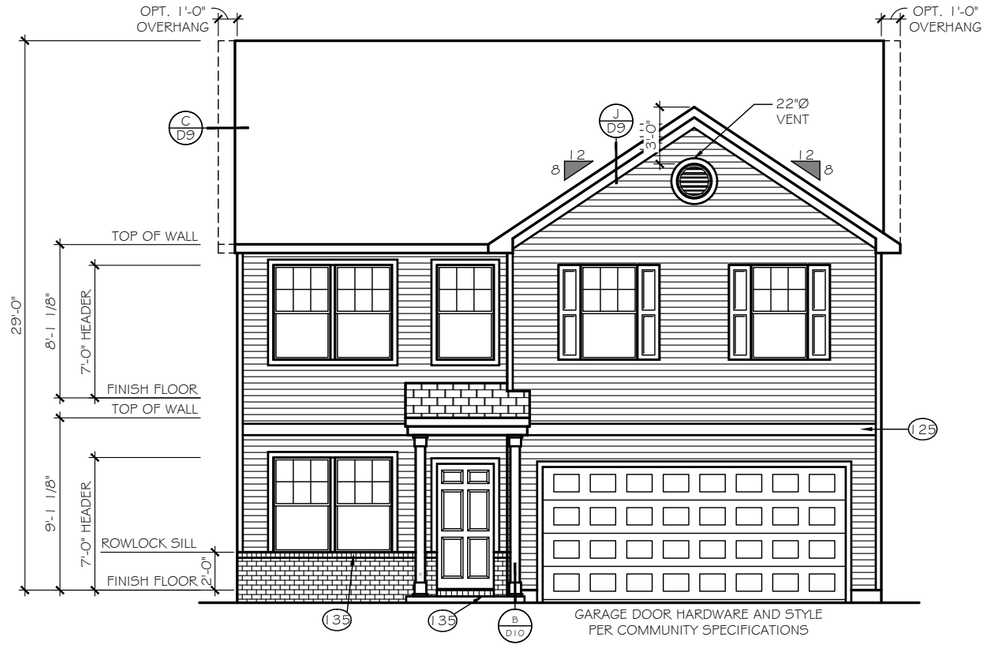
DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16"= 1'-0"
CHECKED BY: RS / BS

SHEET: A4.01a
v. 5.4



OPT. DORMERS ELEV. E-A1 thru E-B4

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

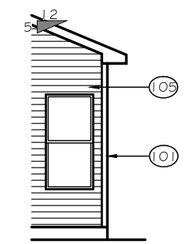


FRONT ELEVATION

ELEVATION 'E-02'

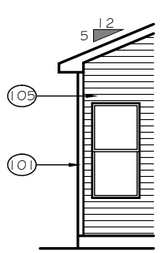
3'-5" DEEP PORCH

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



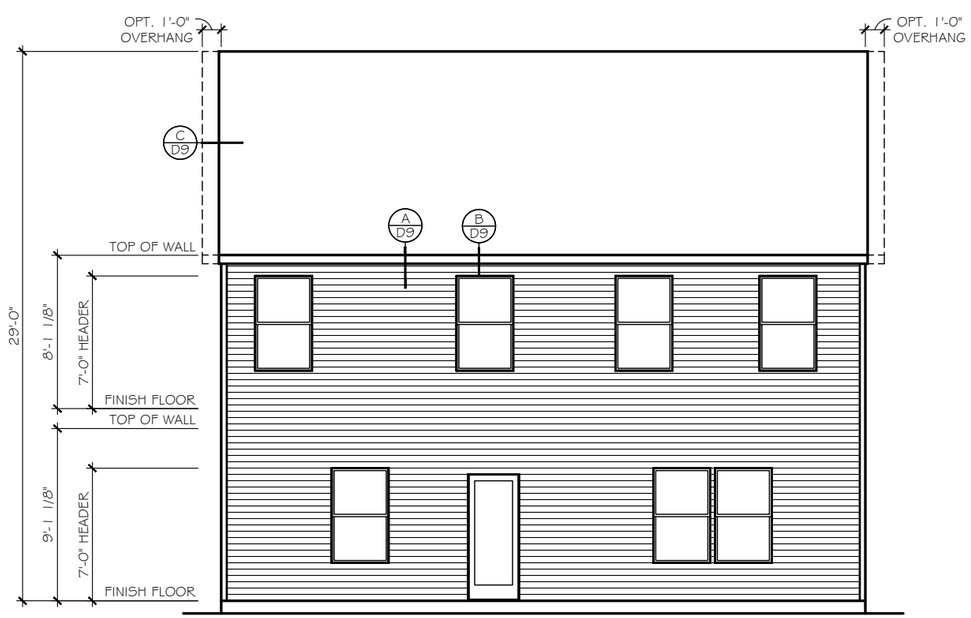
OPT. NOOK ALL ELEVATIONS

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



NOOK OPT. ALL ELEVATIONS

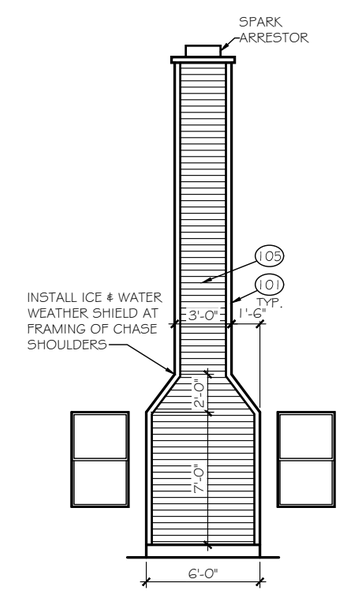
SCALE: 1/8" = 1'-0"



REAR ELEVATION

ELEVATION 'E-01 thru E-04'

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



OPT. WOOD FIREPLACE ALL ELEVATIONS

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

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FRONT & REAR ELEVATIONS
ELEVATION E-02

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

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SHEET: A4.02

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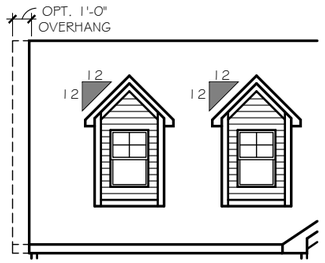
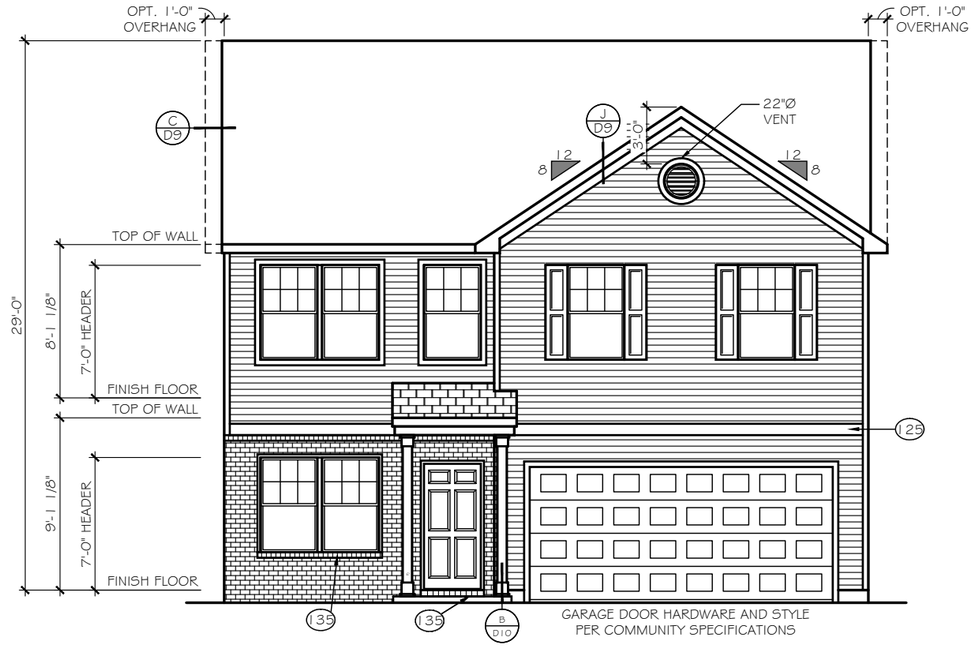
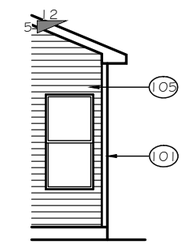


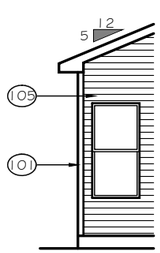
OPT. DORMERS ELEV. E-A1 thru E-B4
SCALE: 1/8" = 1'-0"



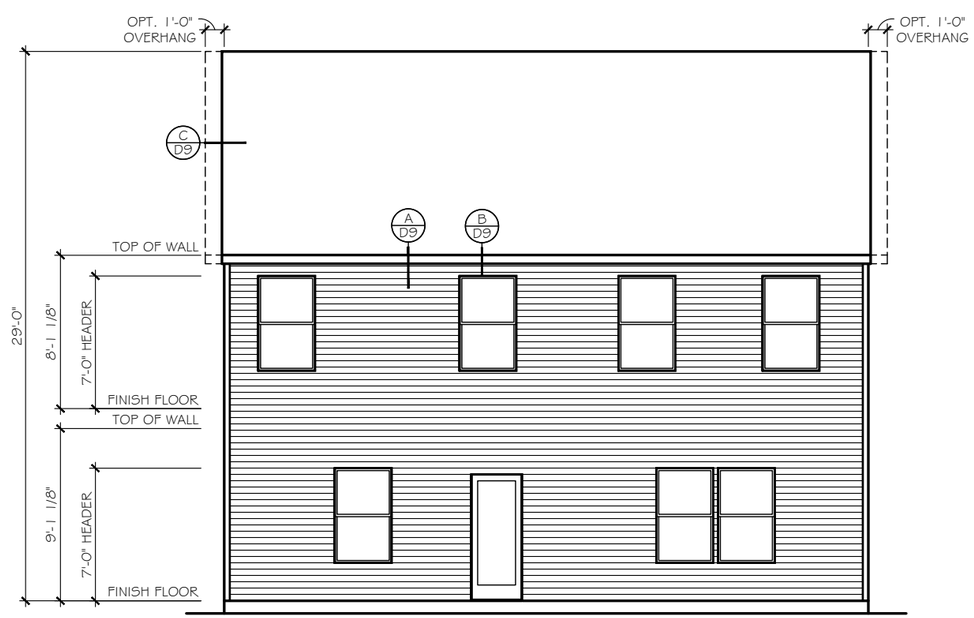
FRONT ELEVATION ELEVATION 'E-03'
SCALE: 1/8" = 1'-0" 3'-5" DEEP PORCH



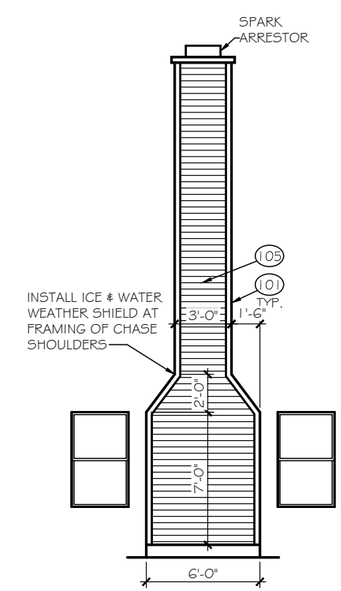
OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



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



REAR ELEVATION ELEVATION 'E-01 thru E-04'
SCALE: 1/8" = 1'-0"



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

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ELEVATION E-03

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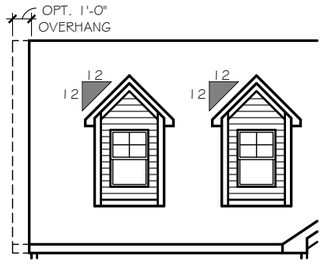
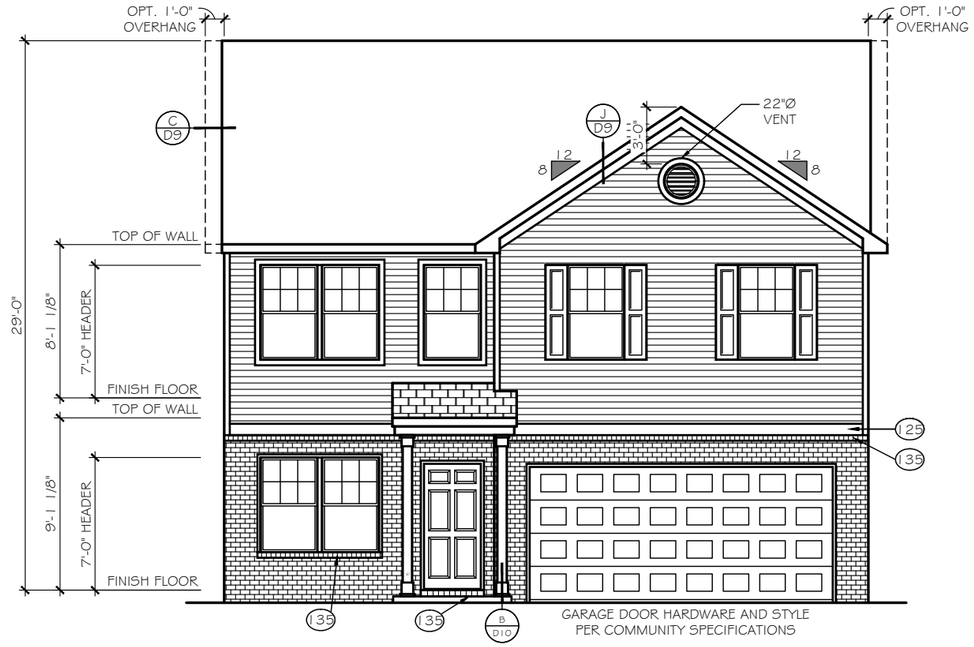


OPT. DORMERS ELEV. E-A1 thru E-B4

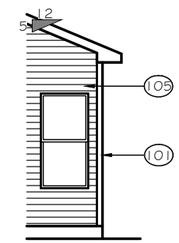
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

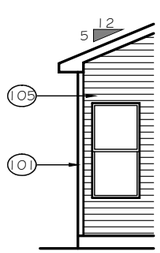
ELEVATION 'E-04'
3'-5" DEEP PORCH

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



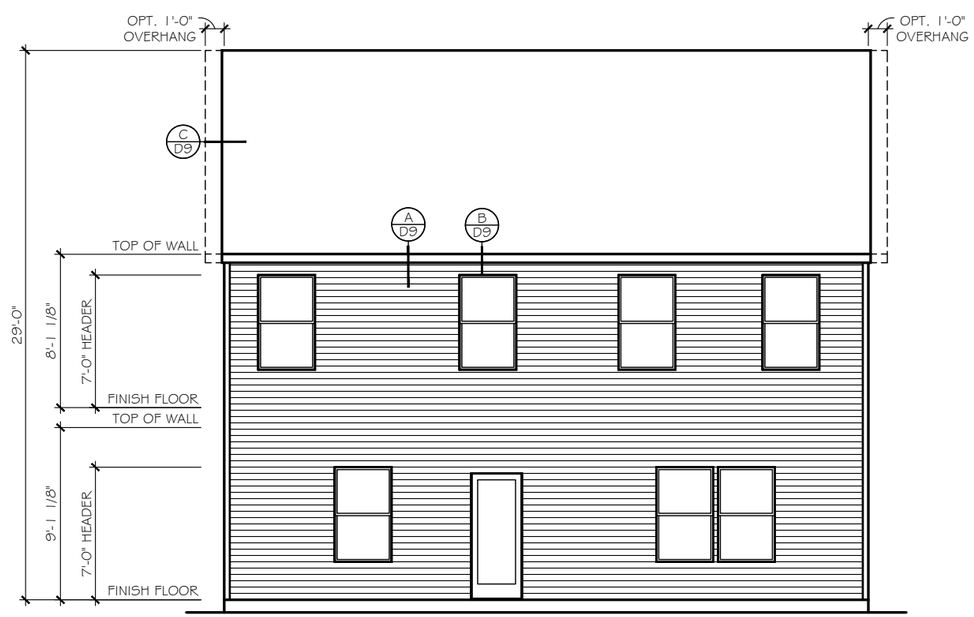
OPT. NOOK ALL ELEVATIONS

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



NOOK OPT. ALL ELEVATIONS

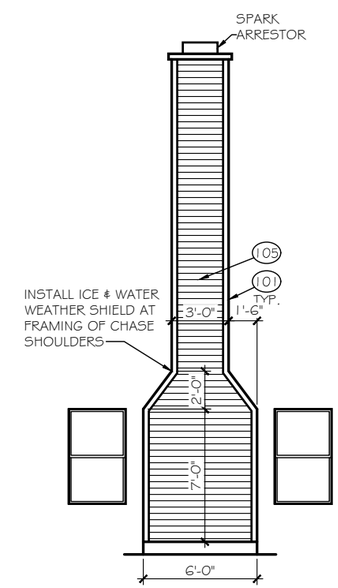
SCALE: 1/8" = 1'-0"



REAR ELEVATION

ELEVATION 'E-01 thru E-04'

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



OPT. WOOD FIREPLACE ALL ELEVATIONS

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

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FRONT & REAR ELEVATIONS
ELEVATION E-04

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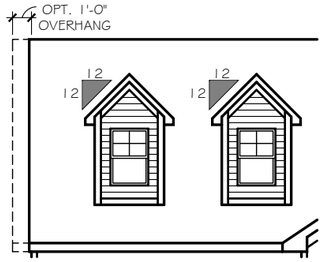
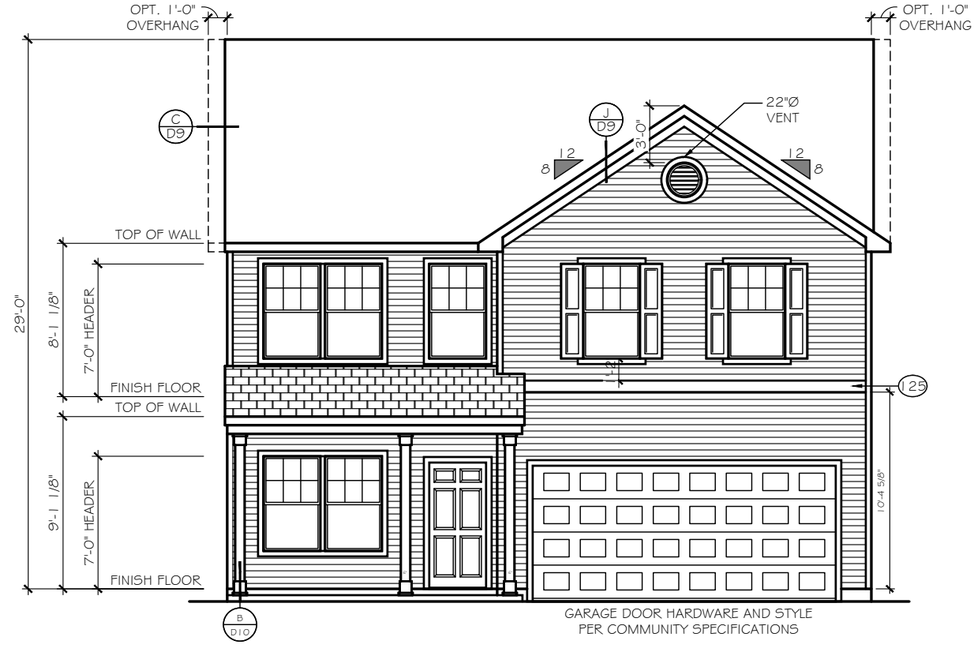
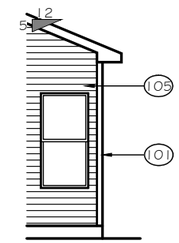


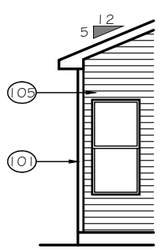
OPT. DORMERS ELEV. E-A1 thru E-B4
SCALE: 1/8" = 1'-0"



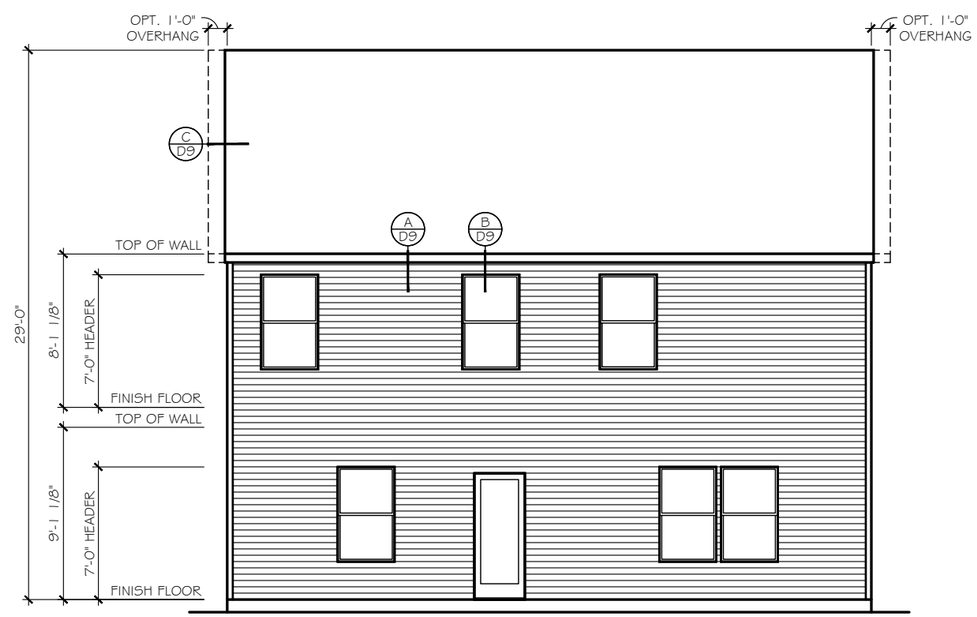
FRONT ELEVATION ELEVATION 'E-A1'
SCALE: 1/8" = 1'-0"



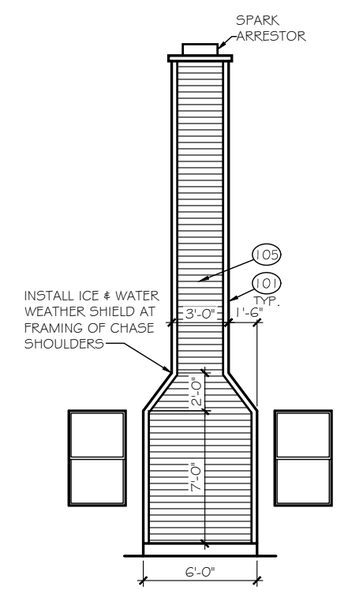
OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



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



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



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

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FRONT & REAR ELEVATIONS
ELEVATION E-A1

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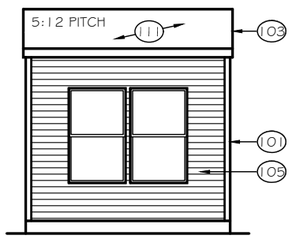
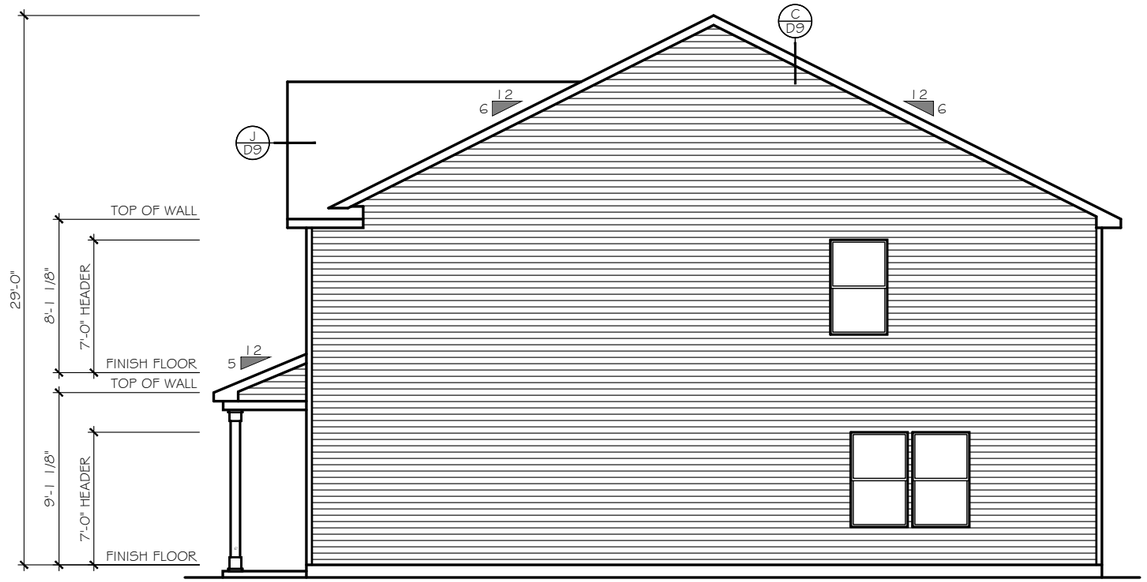
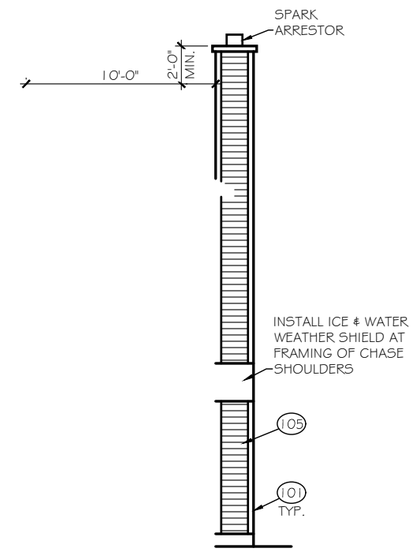


OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

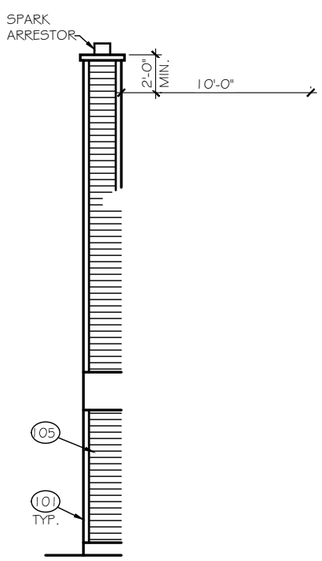


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

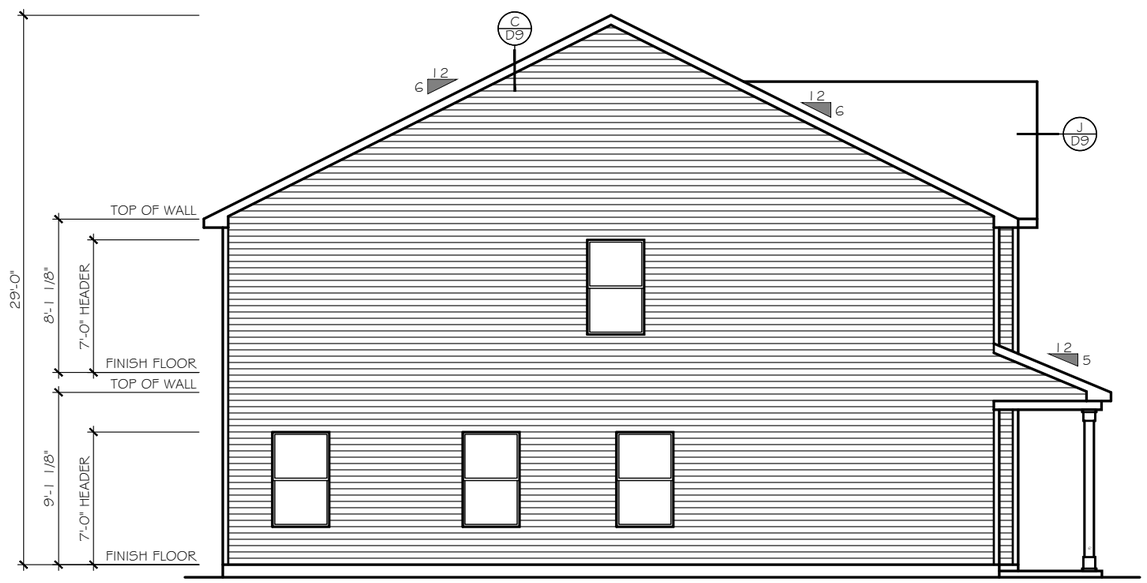
ELEVATION 'E-A1 thru E-B4'



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

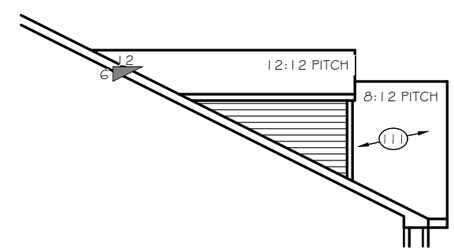


OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



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"

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RIGHT & LEFT ELEVATIONS
ELEVATION E-A1

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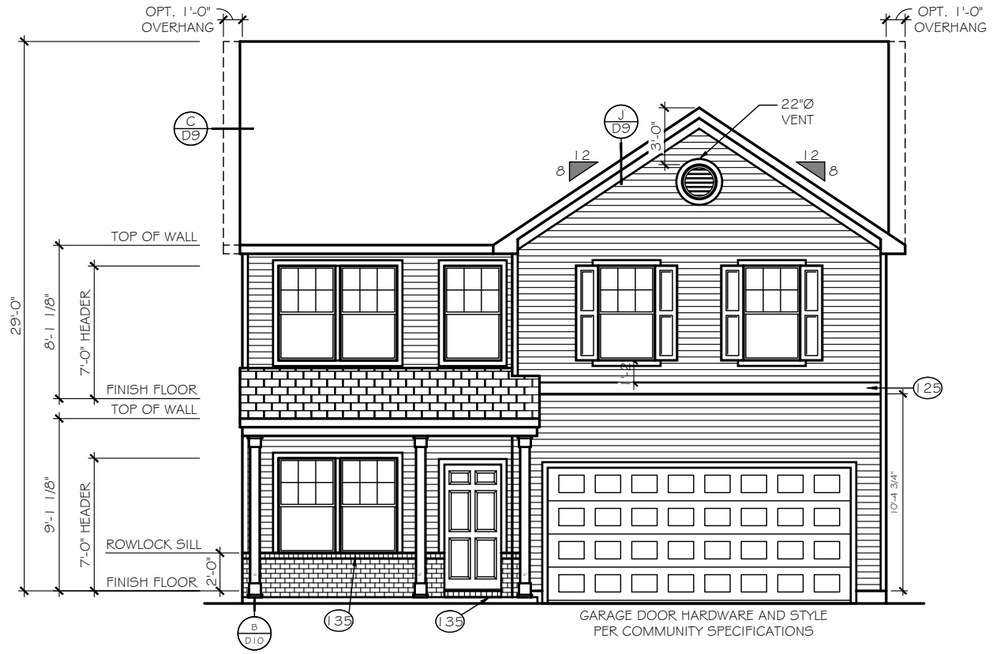
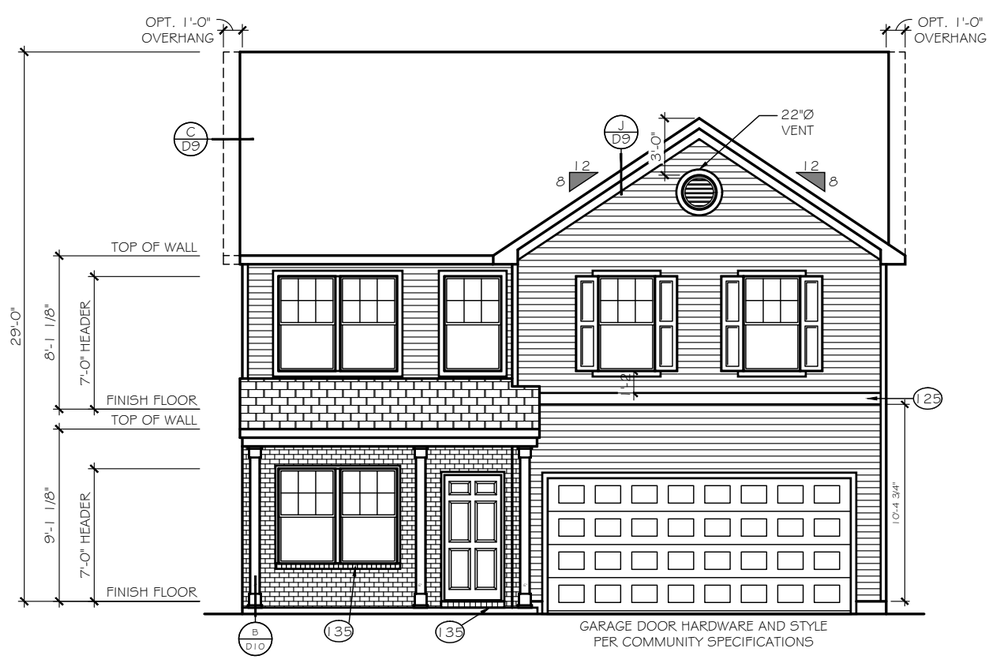


FRONT ELEVATION

ELEVATION 'E-A2'

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



FRONT ELEVATION

ELEVATION 'E-A3'

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

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ELEVATION OPTIONS
FRONT ELEVATIONS

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SHEET: A4.3

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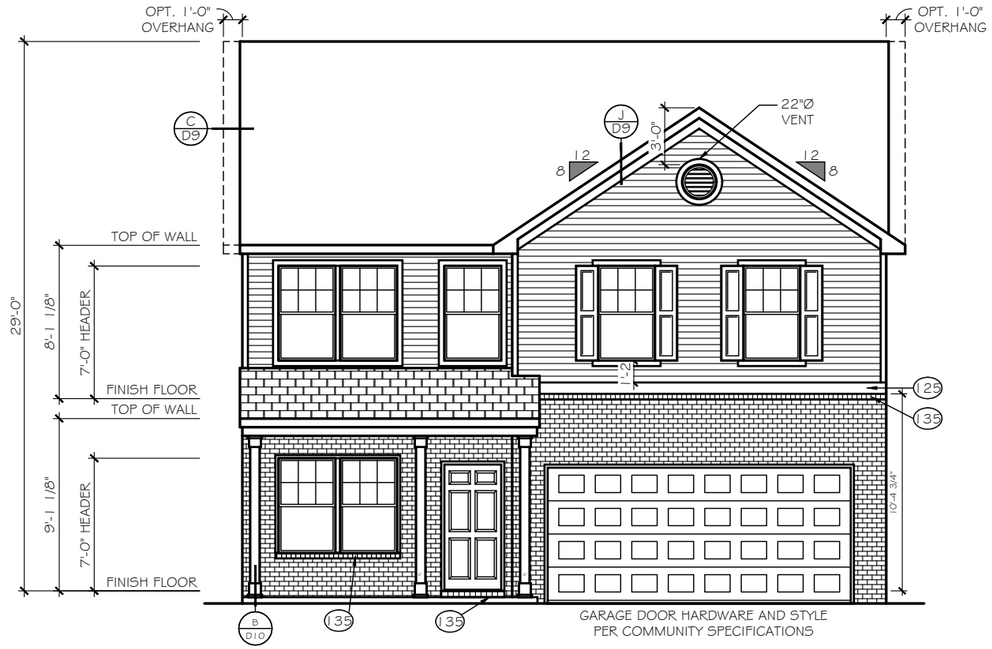
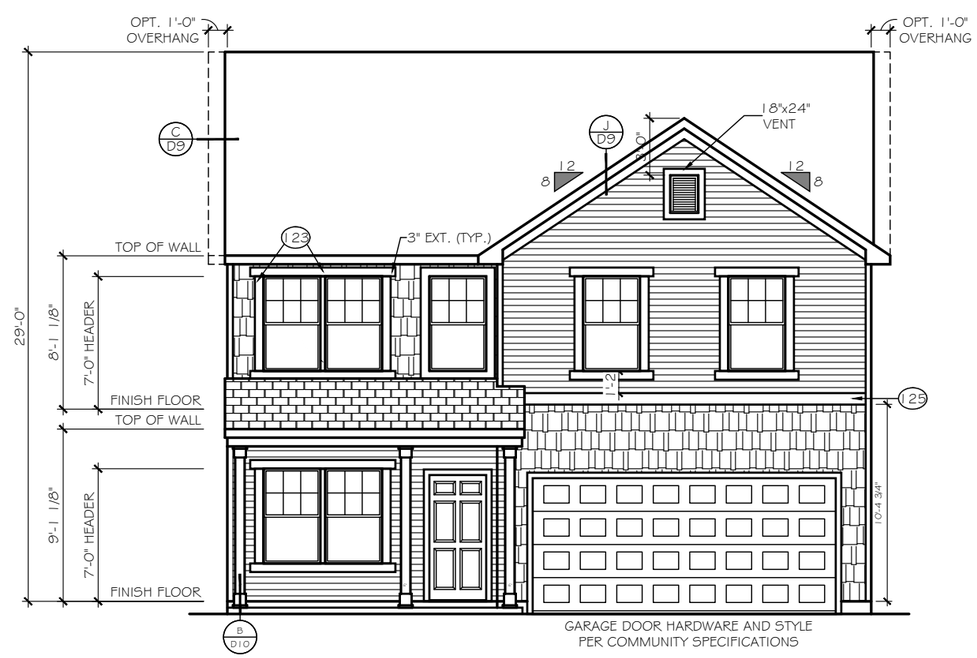


FRONT ELEVATION

ELEVATION 'E-A4'

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



FRONT ELEVATION

ELEVATION 'E-B1'

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

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ELEVATION OPTIONS
FRONT ELEVATIONS

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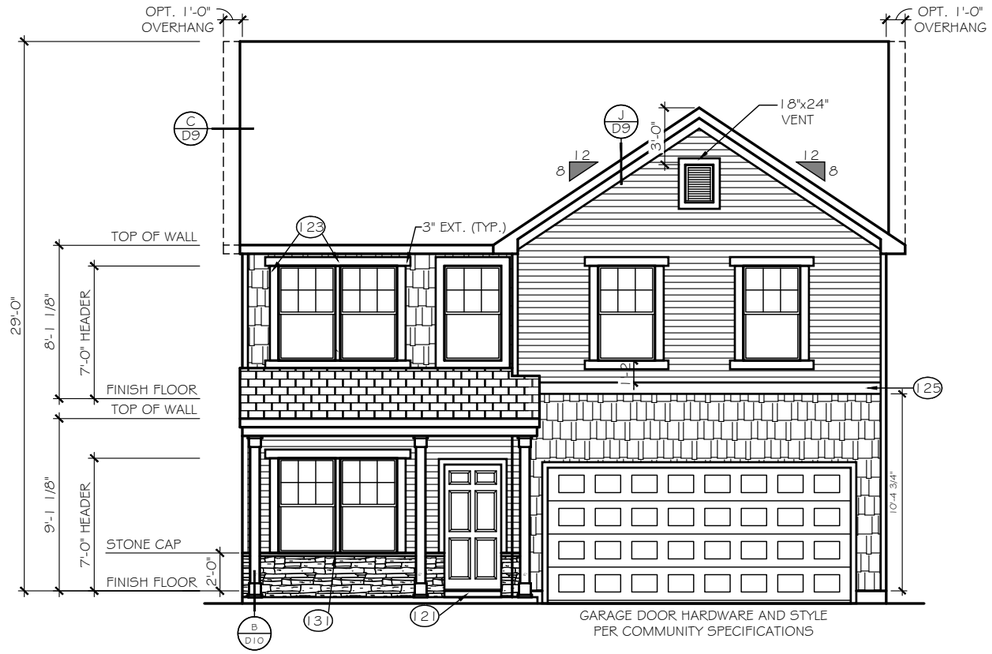
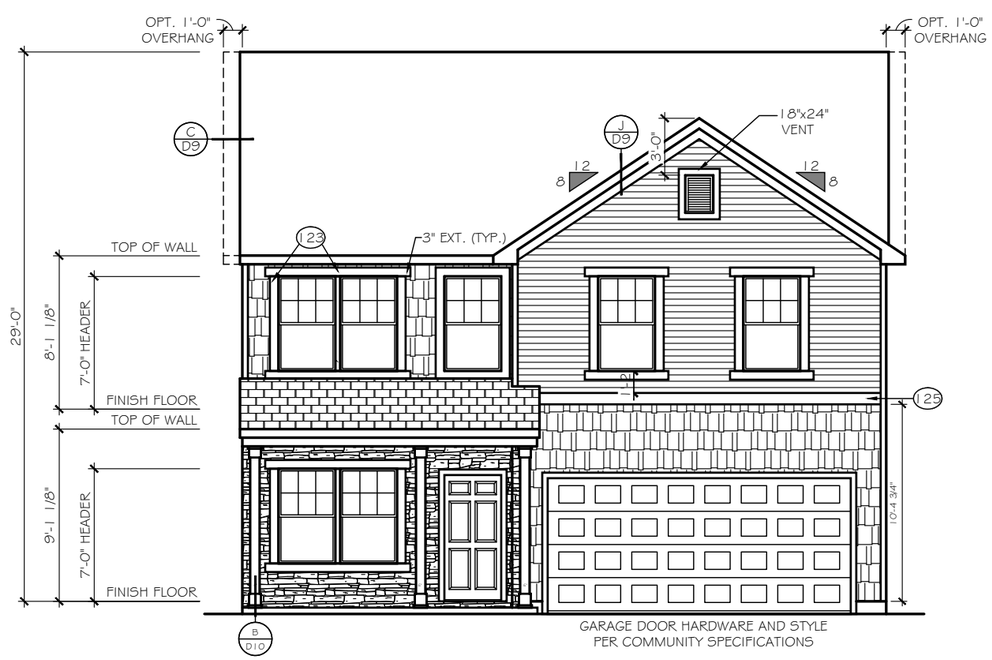


FRONT ELEVATION

ELEVATION 'E-B2'

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



FRONT ELEVATION

ELEVATION 'E-B3'

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

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ELEVATION OPTIONS
FRONT ELEVATIONS

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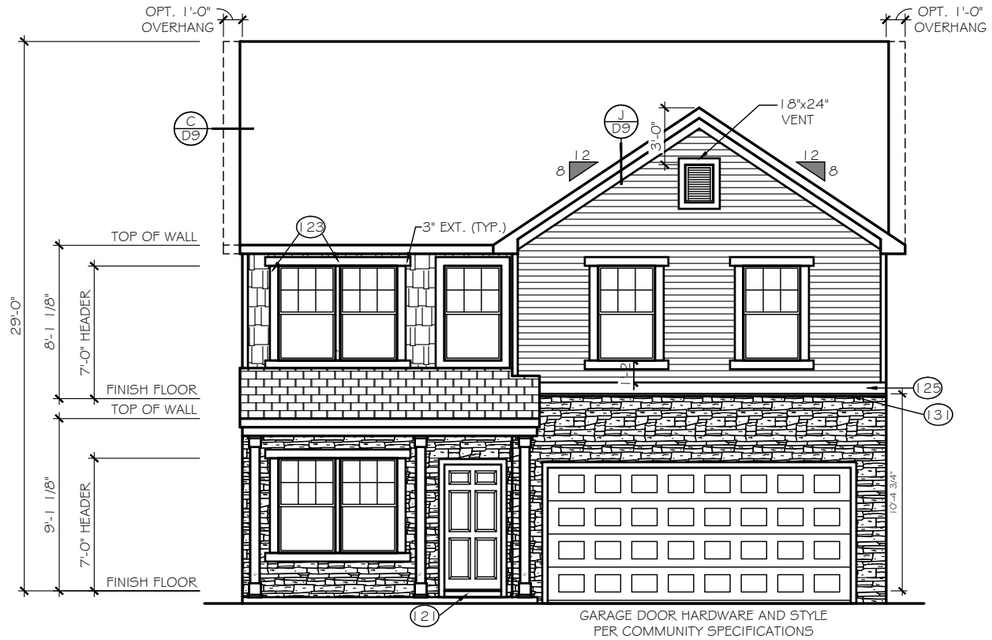
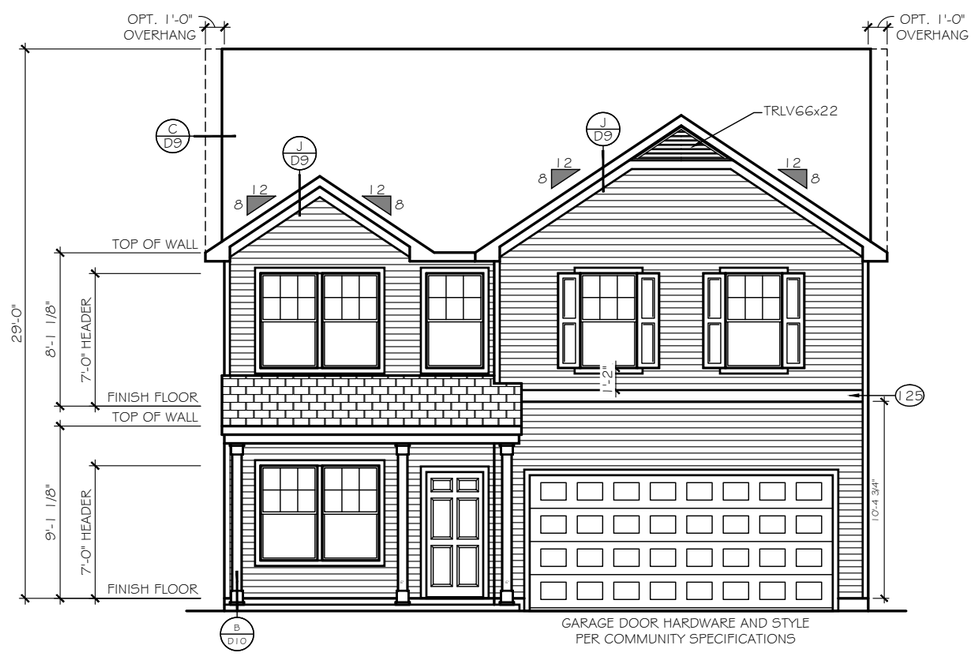


FRONT ELEVATION

ELEVATION 'E-B4'

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



FRONT ELEVATION

ELEVATION 'E-C1'

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

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ELEVATION OPTIONS
FRONT ELEVATIONS

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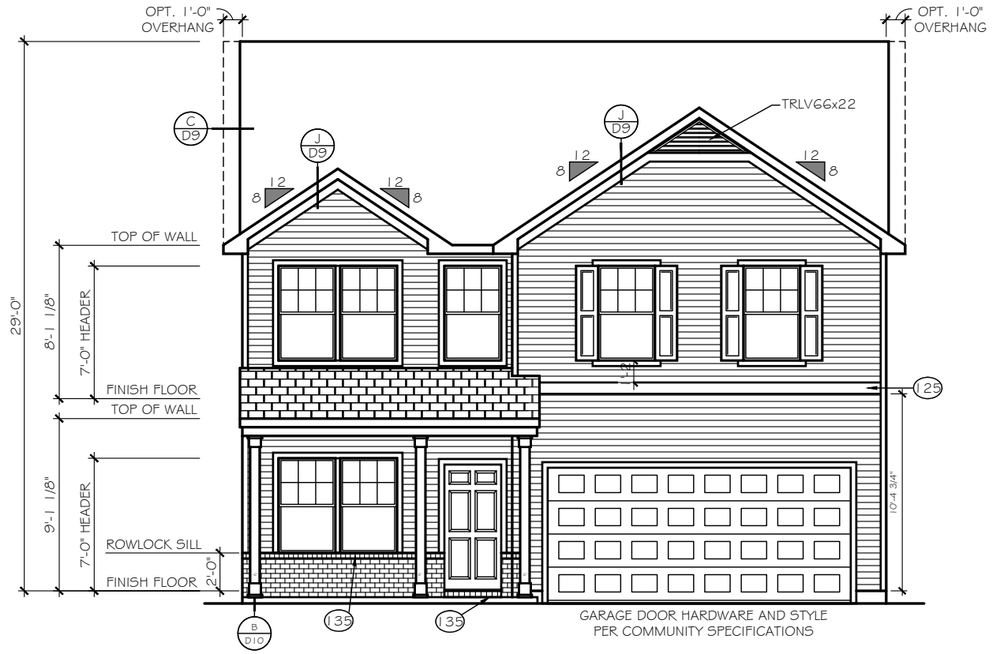
SCALE: 3/16"= 1'-0"

CHECKED BY: RS / BS

SHEET: A4.6

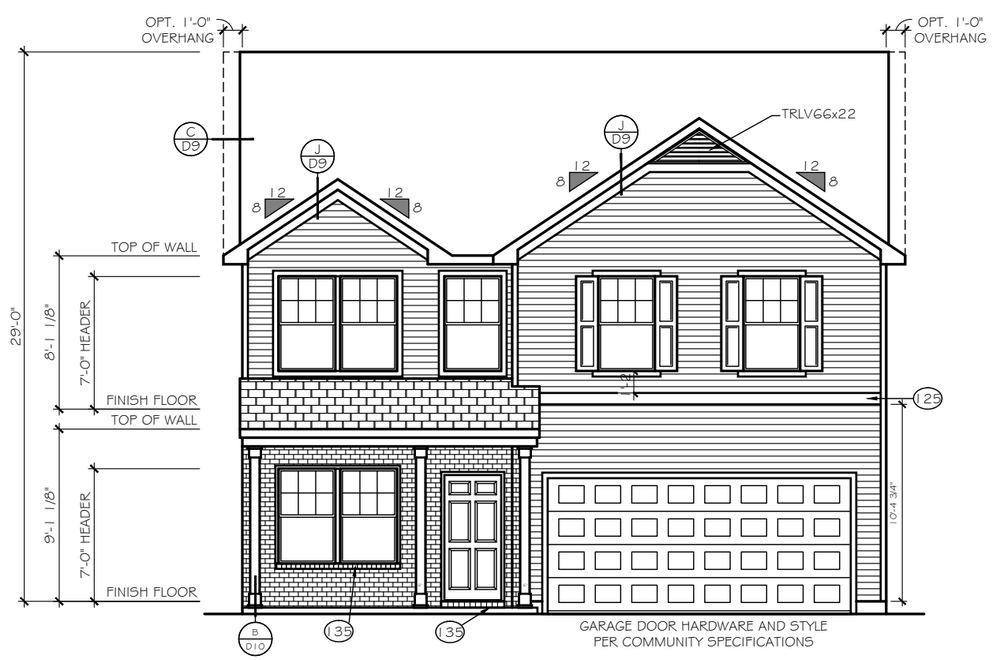
v. 5.4



FRONT ELEVATION

ELEVATION 'E-C2'

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



FRONT ELEVATION

ELEVATION 'E-C3'

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

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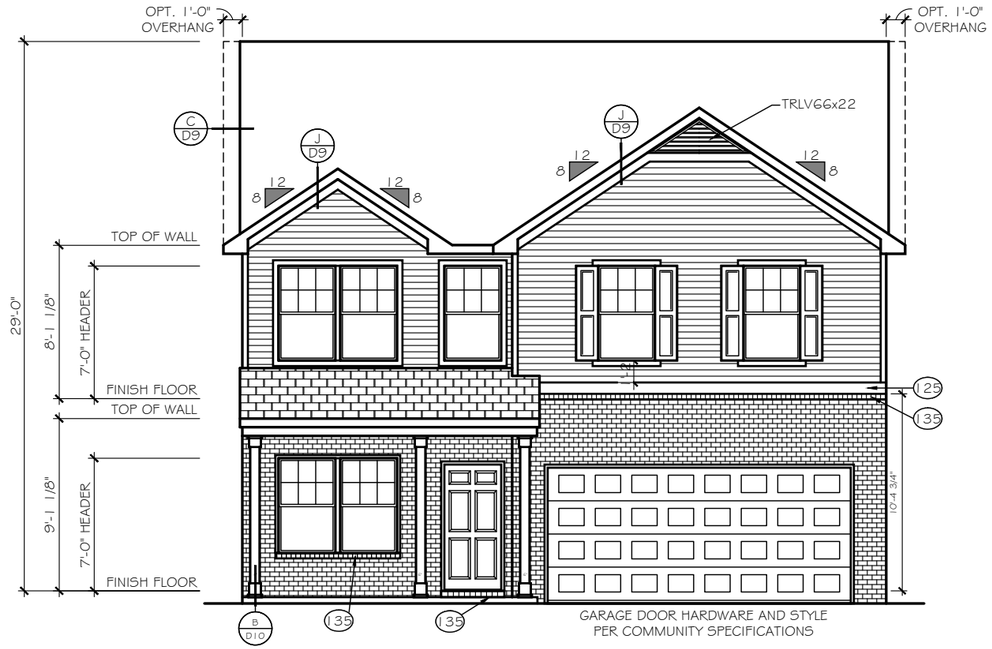
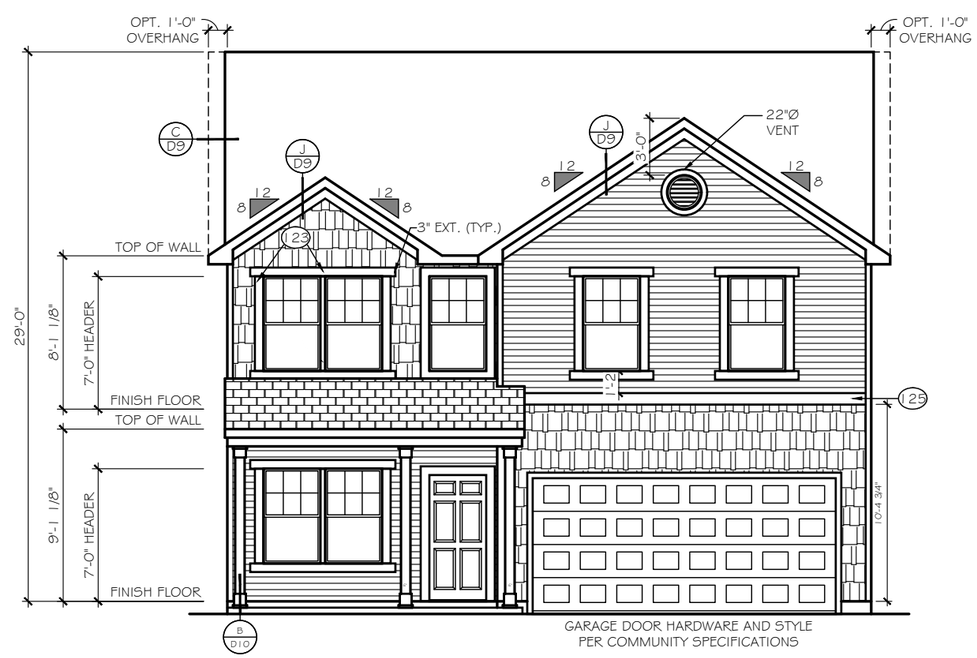


FRONT ELEVATION

ELEVATION 'E-C4'

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



FRONT ELEVATION

ELEVATION 'E-D1'

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

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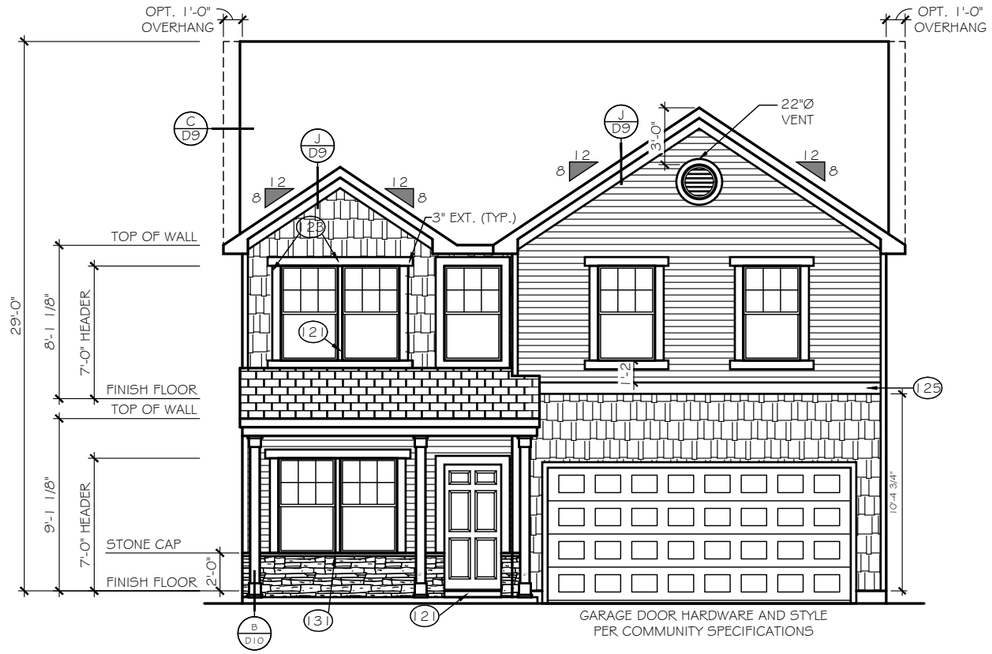

FRONT ELEVATION

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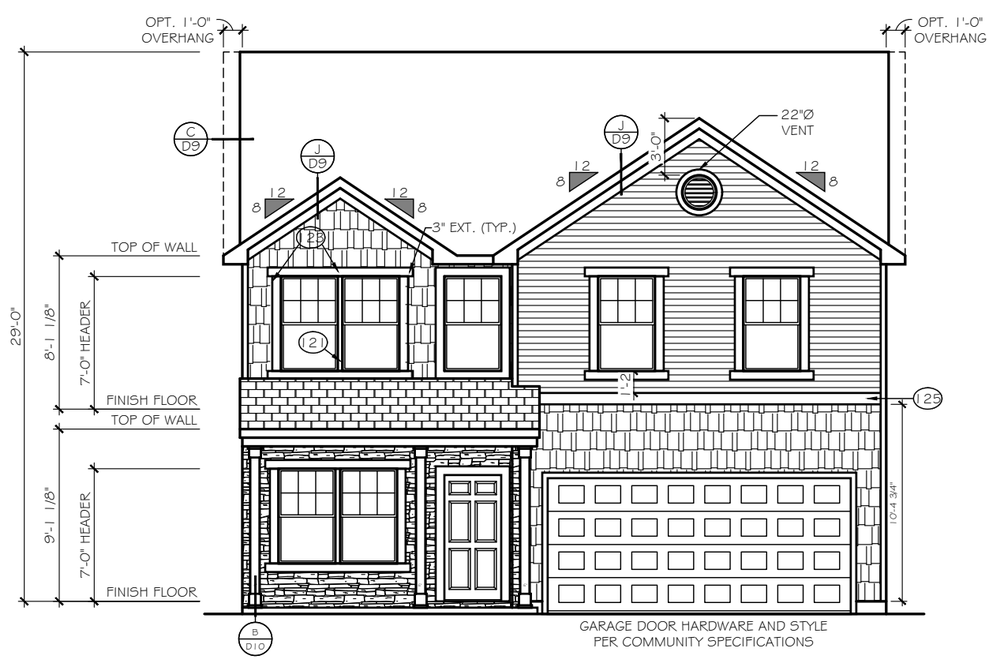

FRONT ELEVATION

ELEVATION 'E-D3'

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

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

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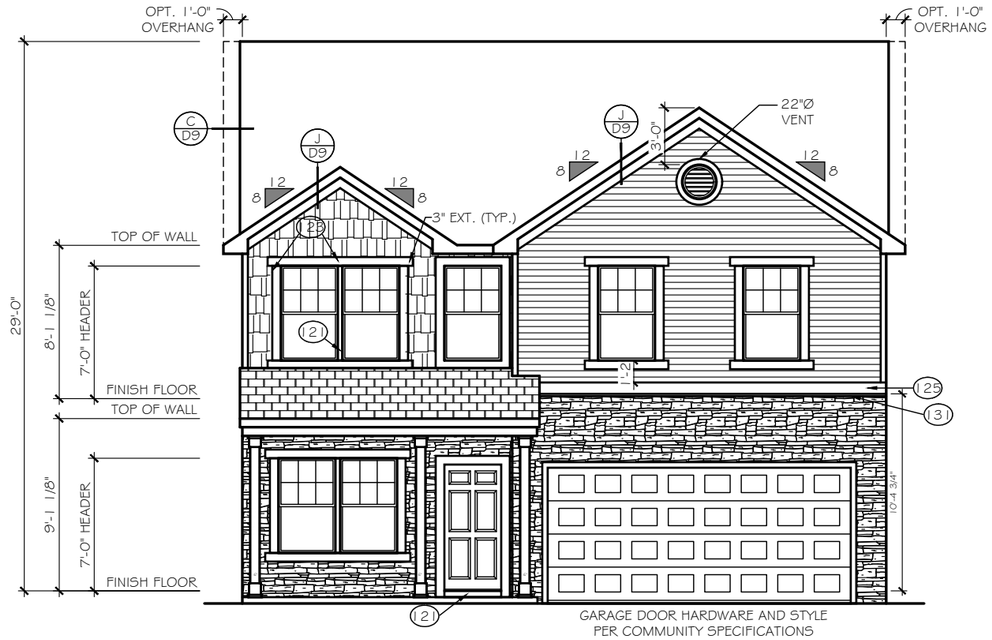
SHEET: A4.9

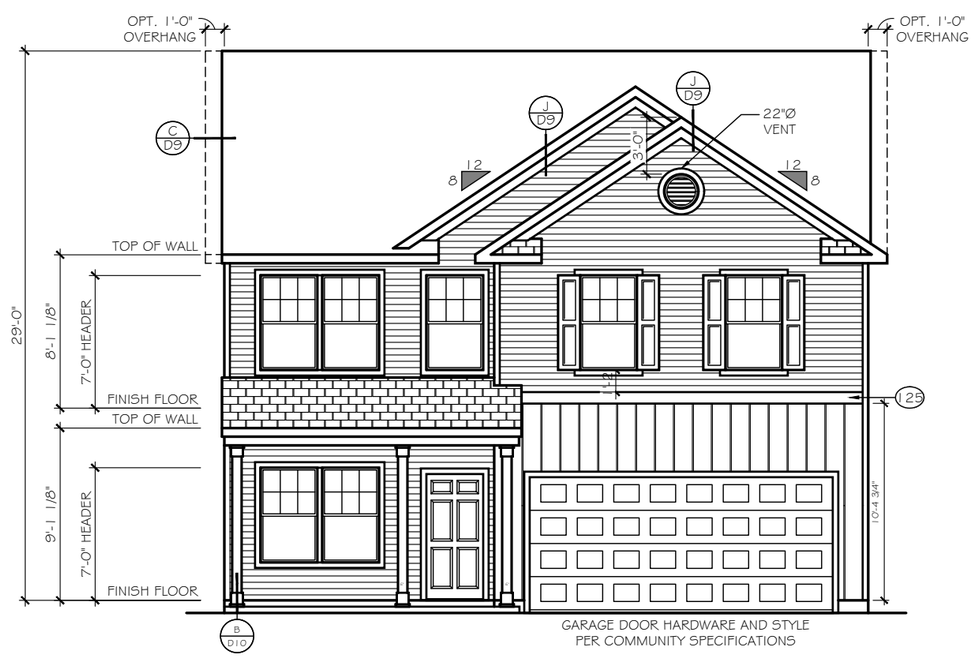
v. 5.4



FRONT ELEVATION

ELEVATION 'E-D4'

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



FRONT ELEVATION

ELEVATION 'E-E1'

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

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

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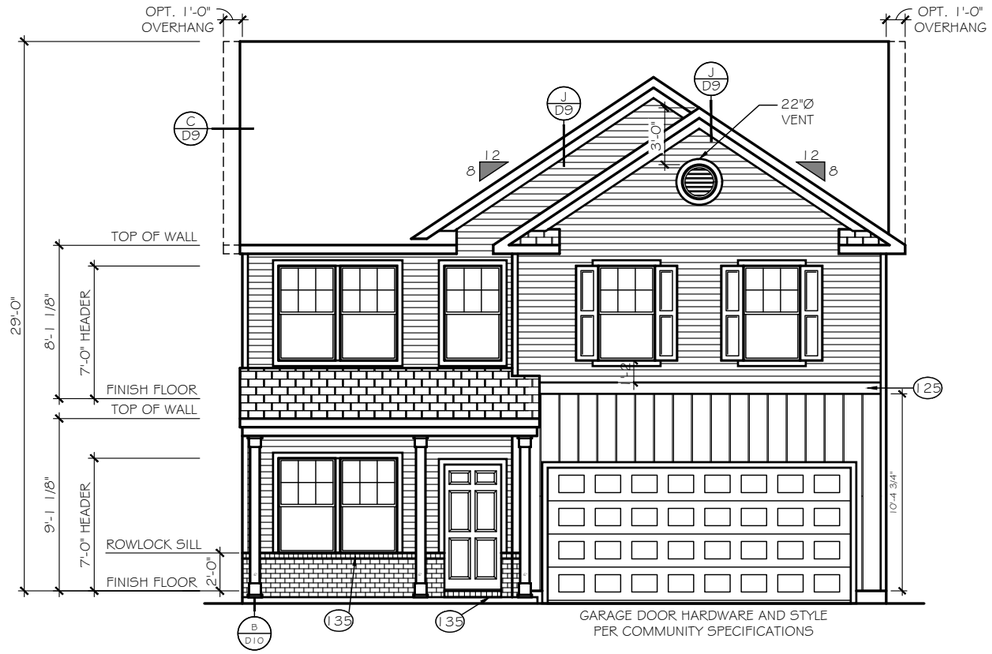
SHEET: A4.10

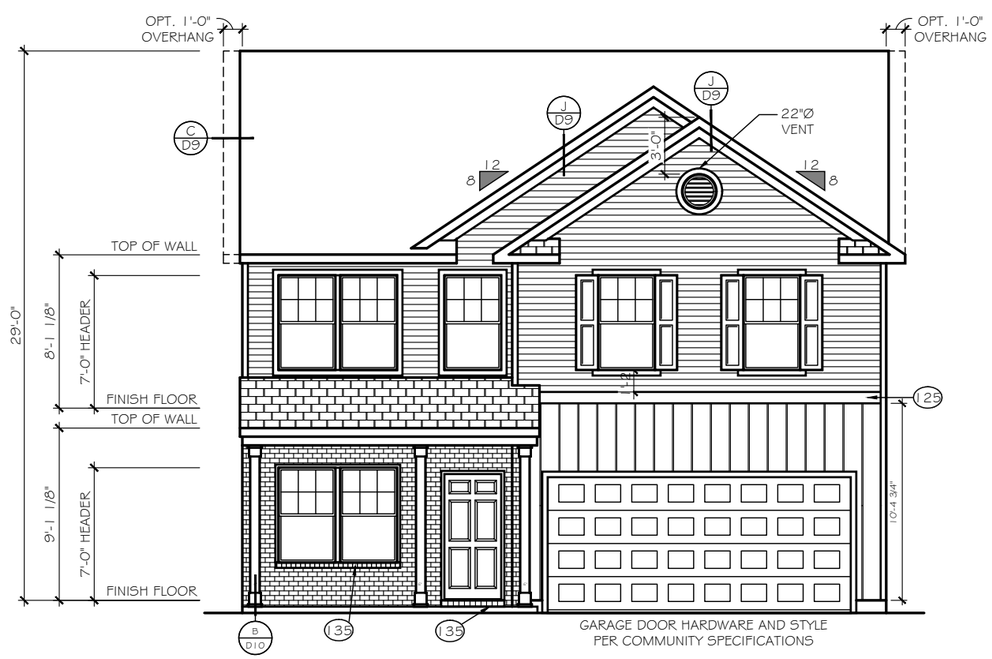
v. 5.4



FRONT ELEVATION

ELEVATION 'E-E2'

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



FRONT ELEVATION

ELEVATION 'E-E3'

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

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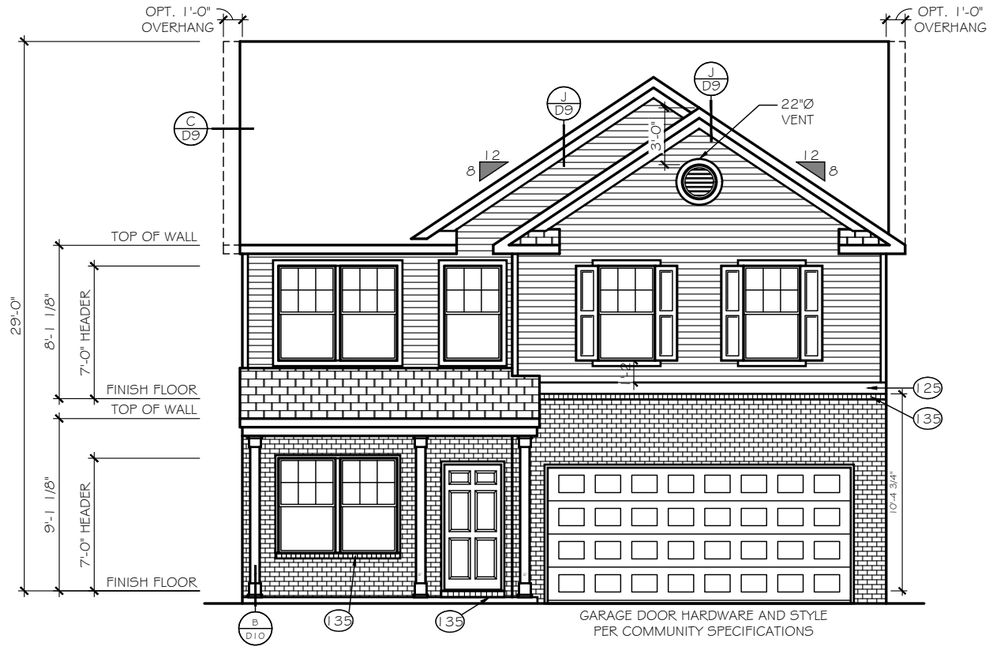
SCALE: 3/16"= 1'-0"

CHECKED BY: RS / BS

SHEET: A4.11

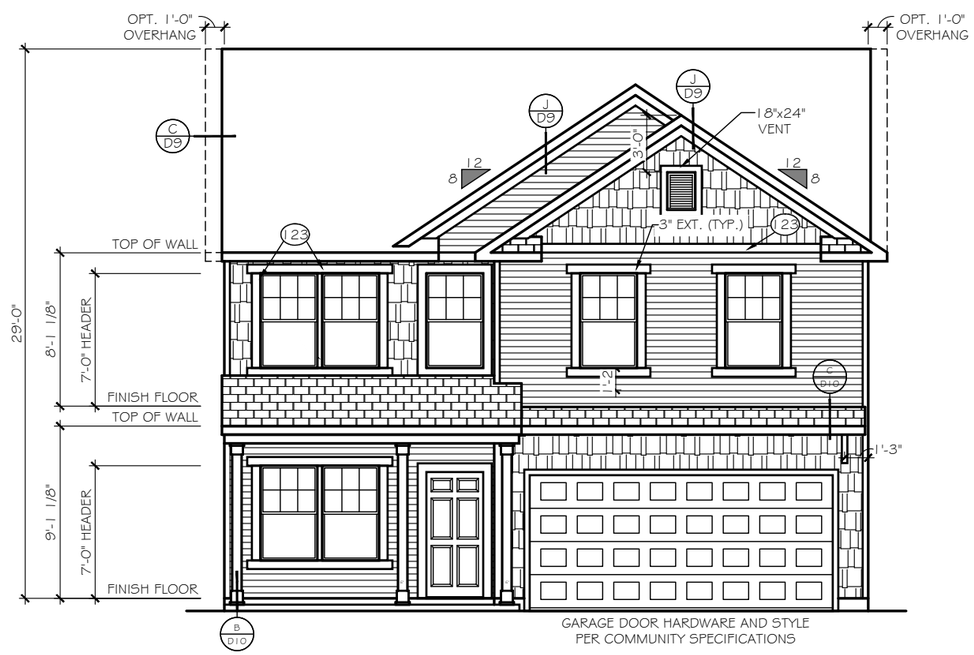
v. 5.4



FRONT ELEVATION

ELEVATION 'E-E4'

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



FRONT ELEVATION

ELEVATION 'E-F1'

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

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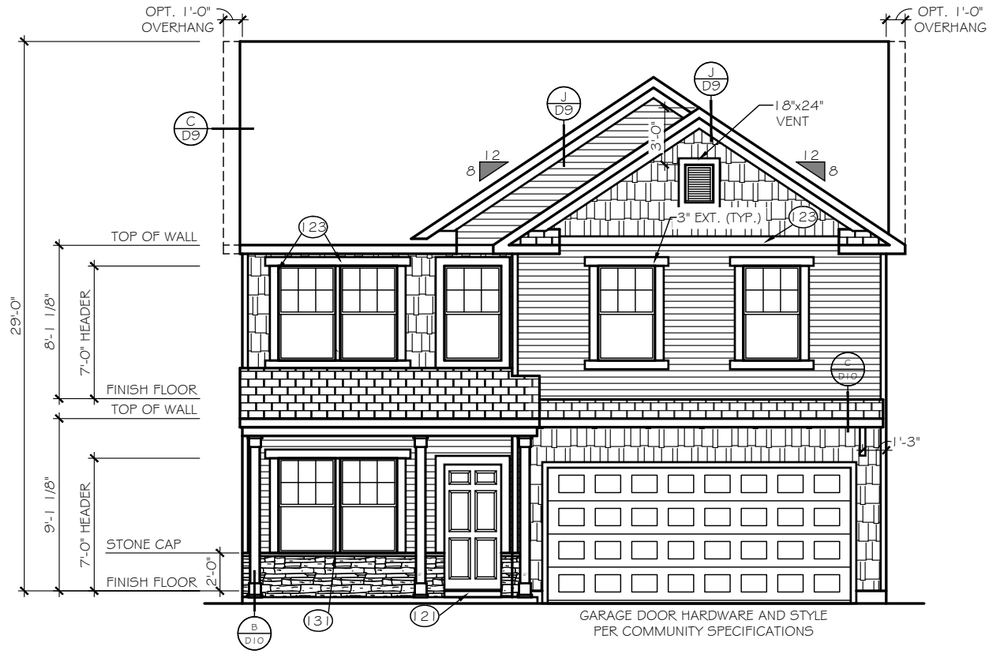
SHEET: A4.12

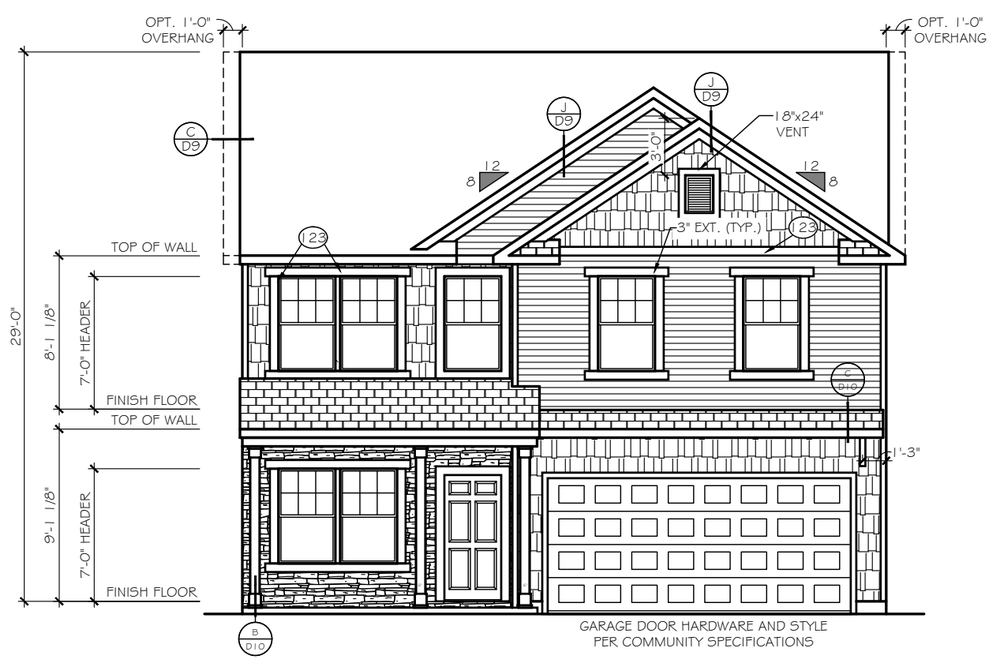
v. 5.4



FRONT ELEVATION

ELEVATION 'E-F2'

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



FRONT ELEVATION

ELEVATION 'E-F3'

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

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

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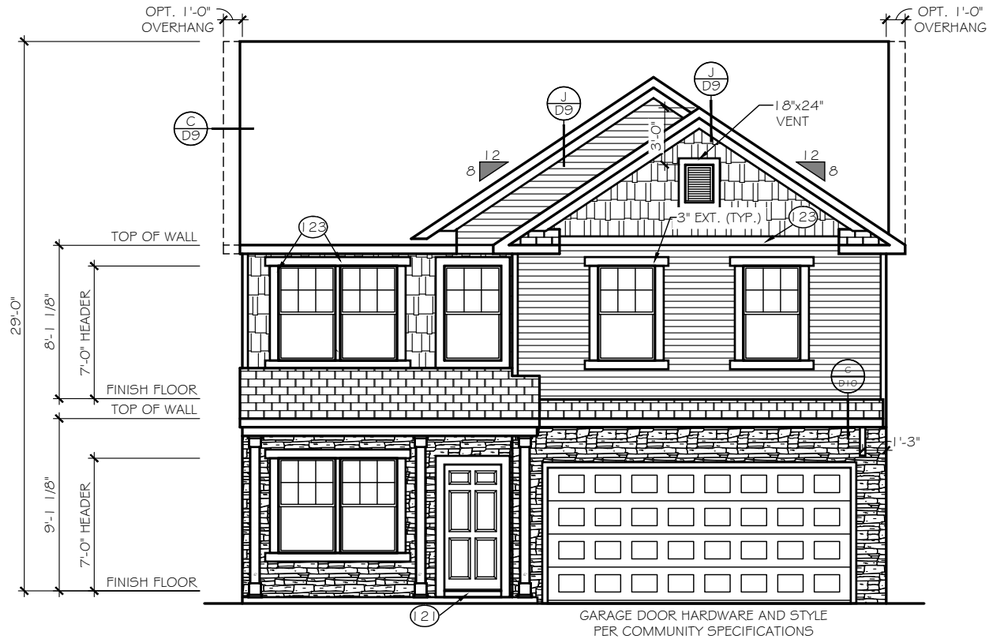
SHEET: A4.13

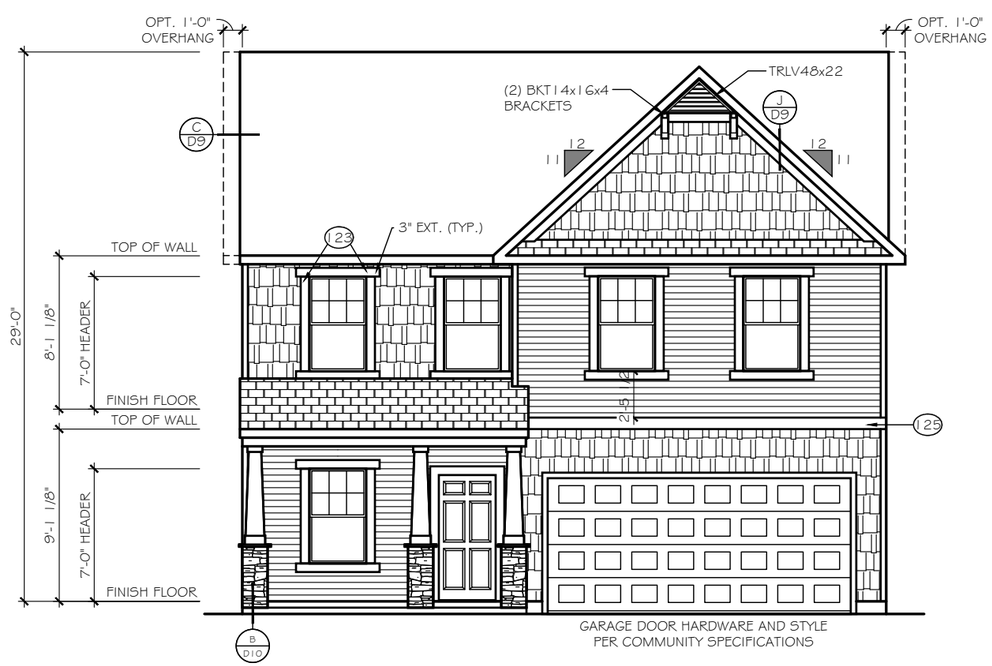
v. 5.4



FRONT ELEVATION

ELEVATION 'E-F4'

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



FRONT ELEVATION

ELEVATION 'E-G1'

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

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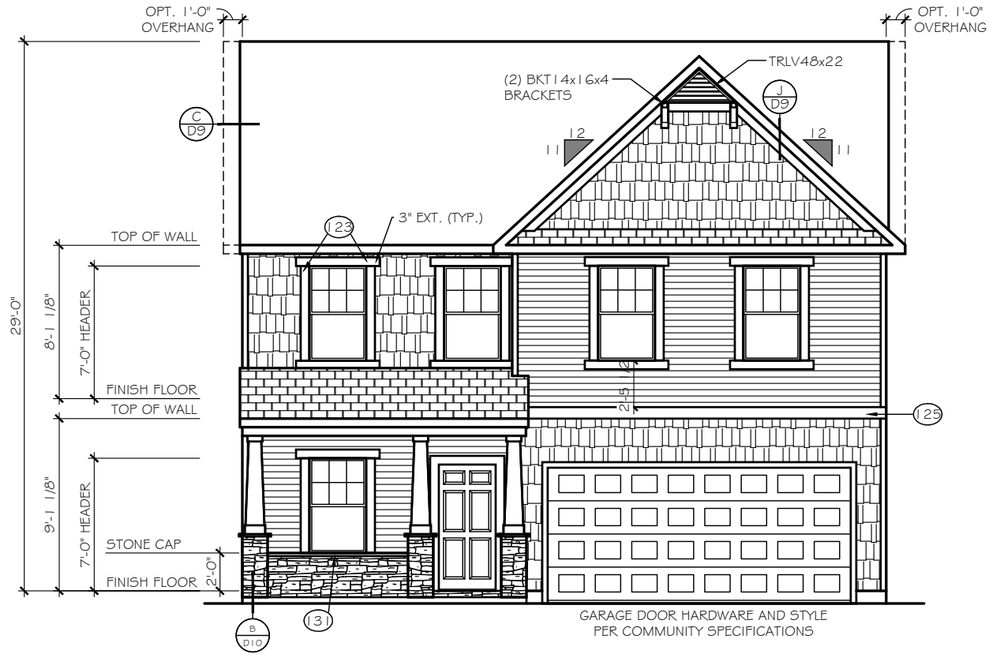
SHEET: A4.14

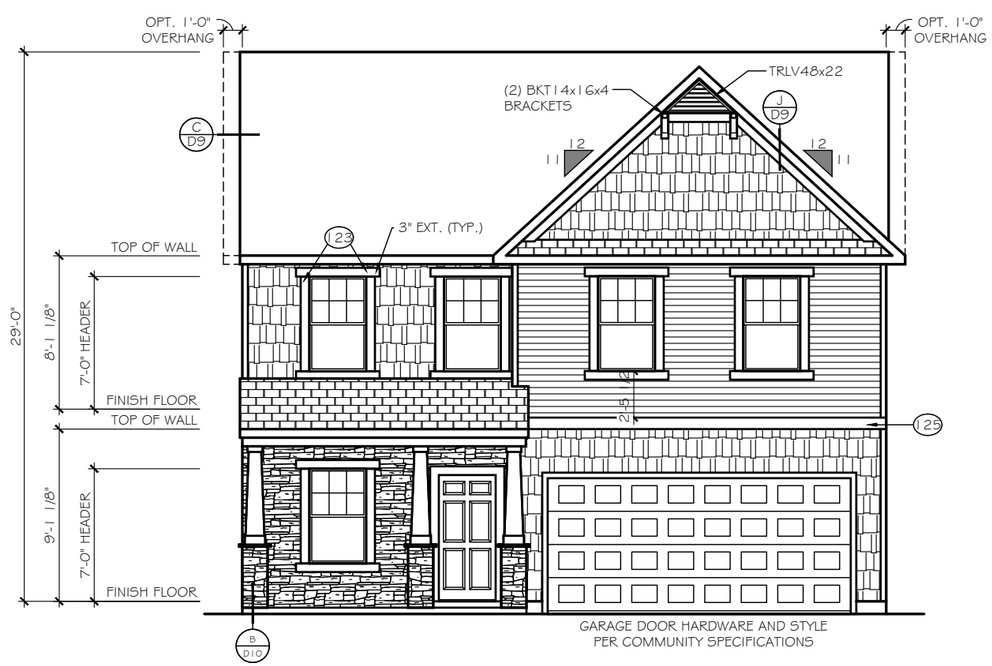
v. 5.4



FRONT ELEVATION

ELEVATION 'E-G2'

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



FRONT ELEVATION

ELEVATION 'E-G3'

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

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

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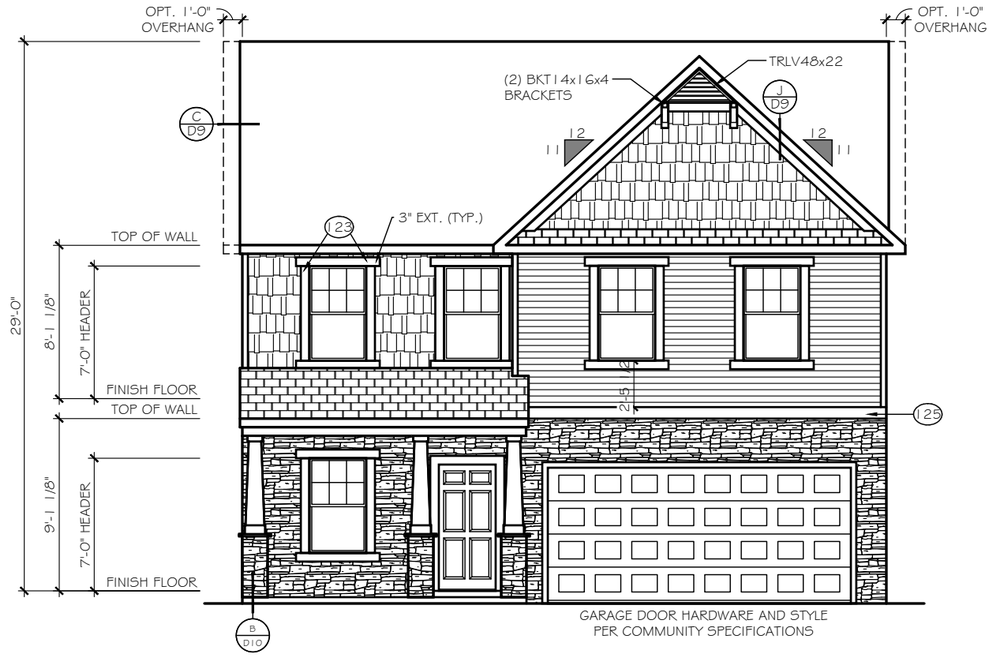
SHEET: A4.15

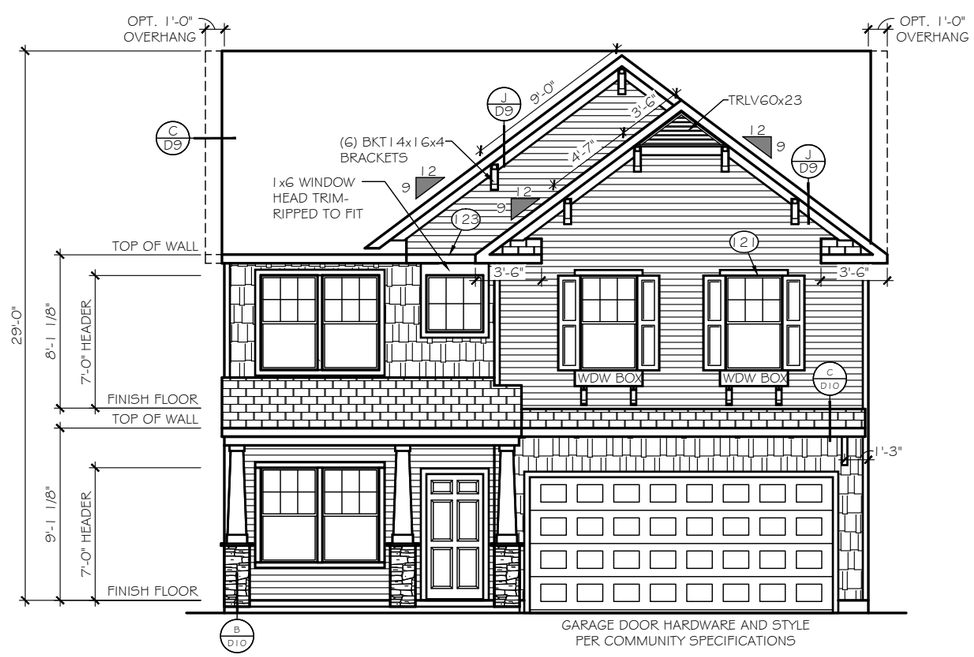
v. 5.4



FRONT ELEVATION

ELEVATION 'E-G4'

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



FRONT ELEVATION

ELEVATION 'E-H1'

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

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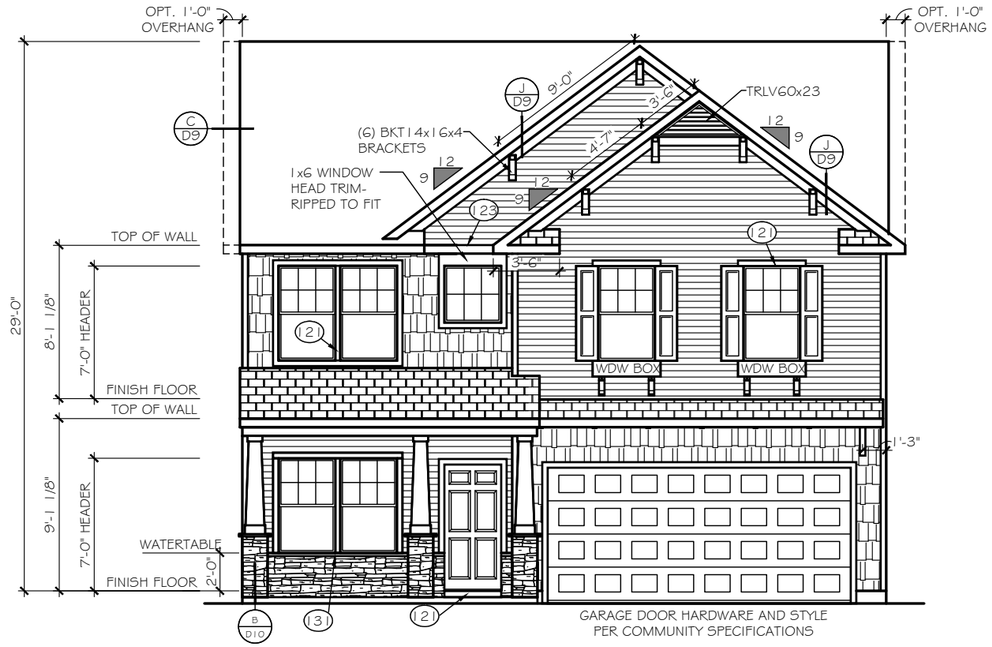
SHEET: A4.16

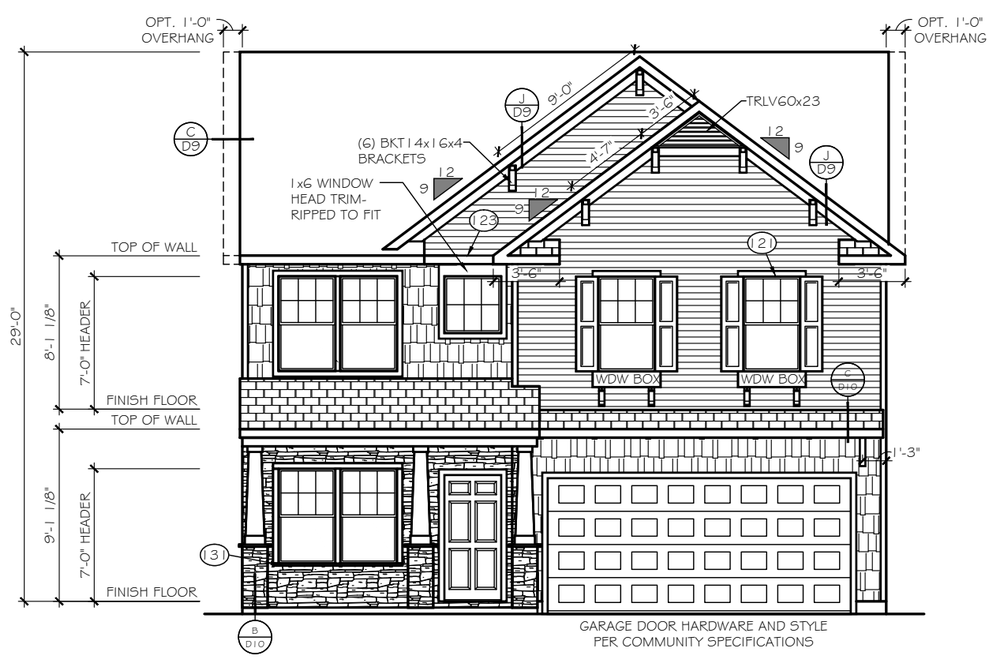
v. 5.4



FRONT ELEVATION

ELEVATION 'E-H2'

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



FRONT ELEVATION

ELEVATION 'E-H3'

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

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

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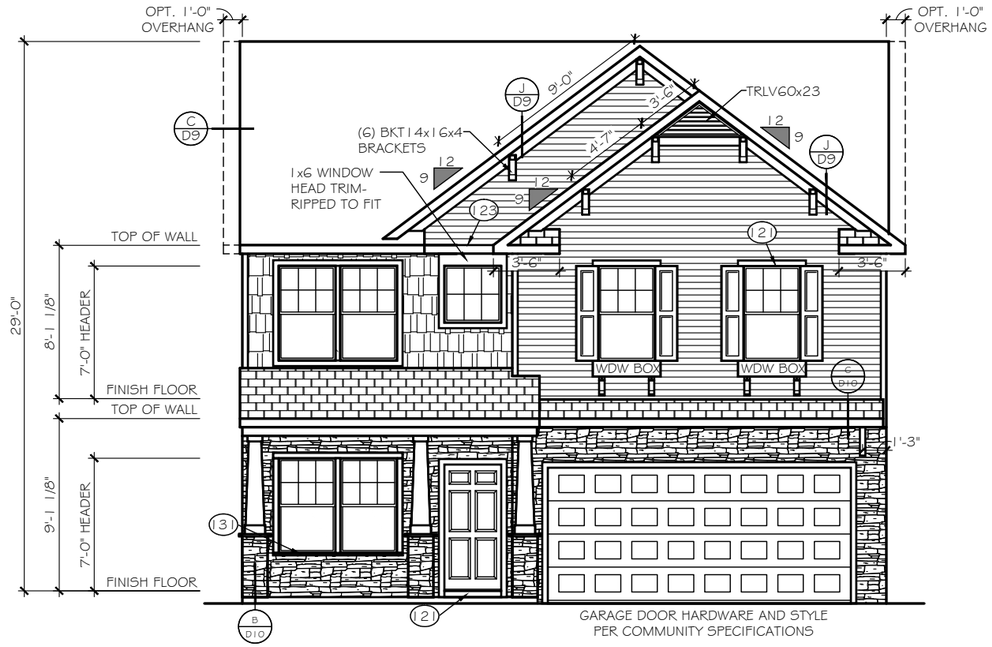
SHEET: A4.17

v. 5.4



FRONT ELEVATION

ELEVATION 'E-H4'

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

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

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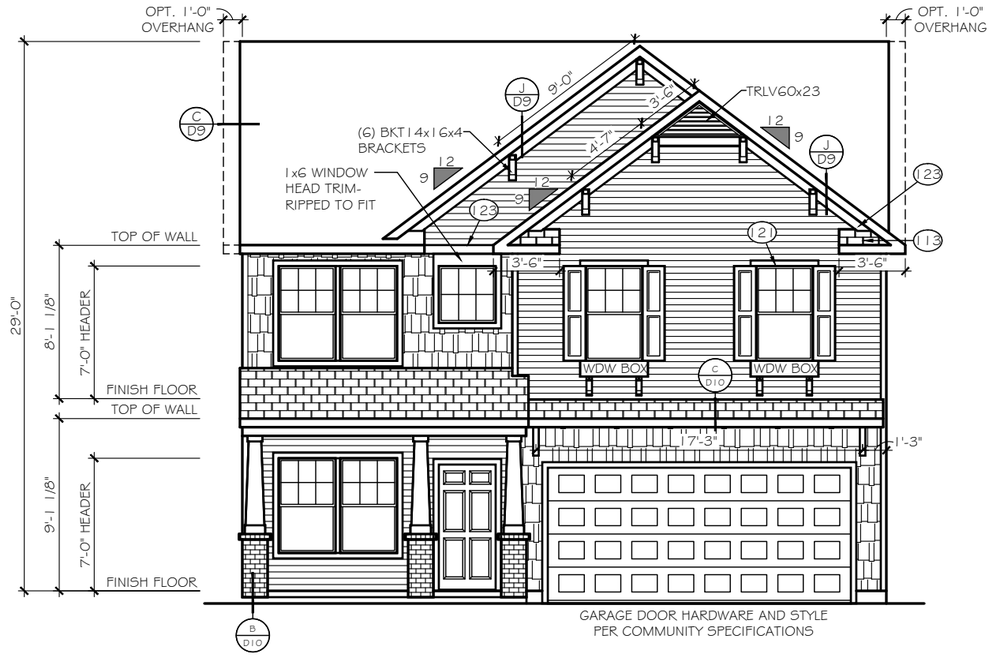
SHEET: A4.18

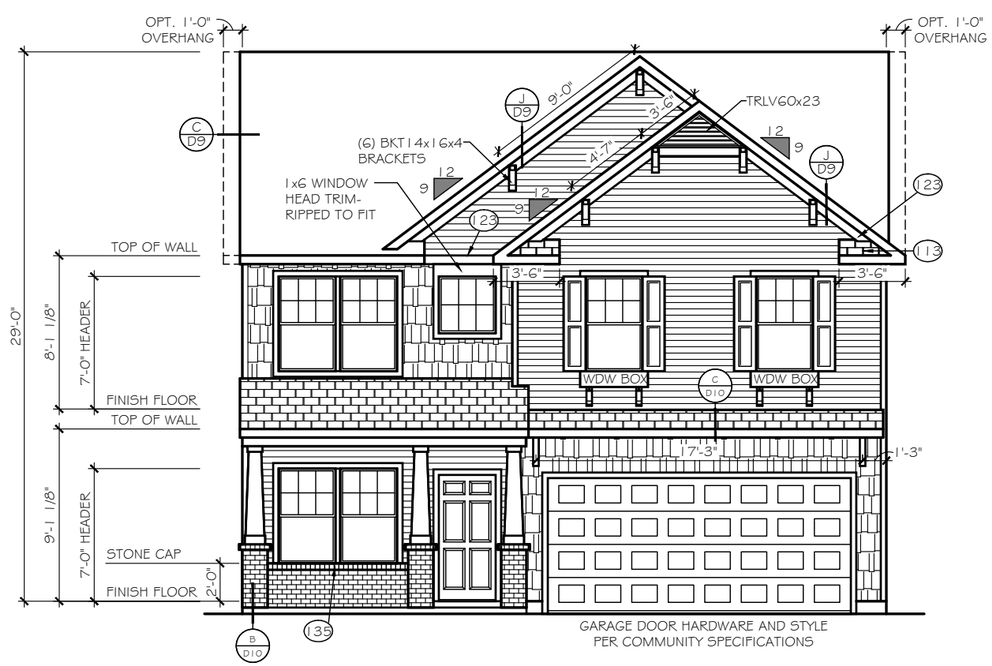
v. 5.4



FRONT ELEVATION

ELEVATION 'E-H5'

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



FRONT ELEVATION

ELEVATION 'E-H6'

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

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

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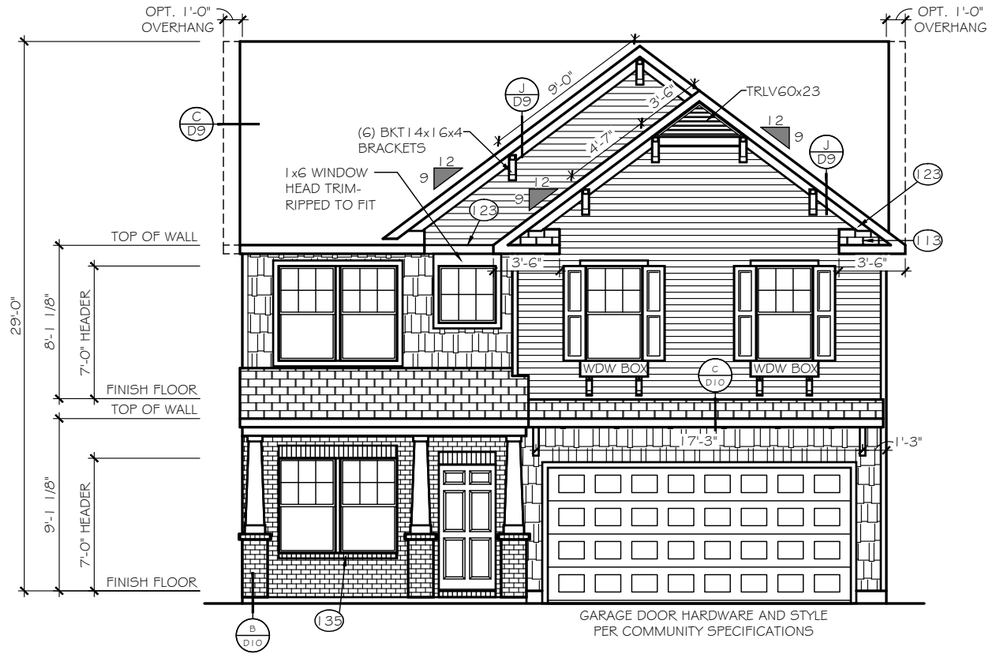
SHEET: A4.19

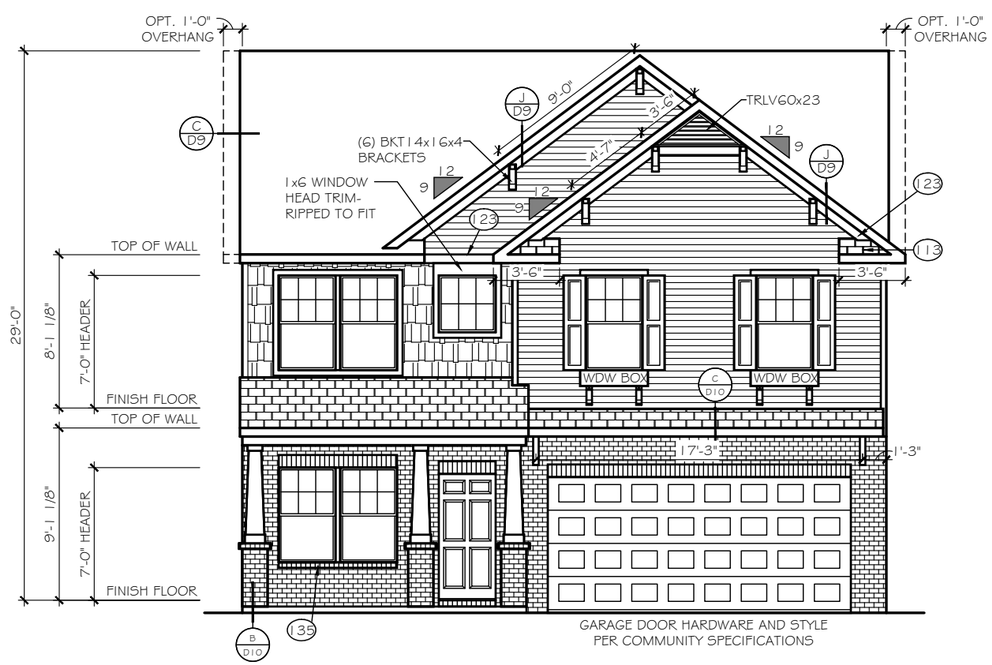
v. 5.4



FRONT ELEVATION

ELEVATION 'E-H7'

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



FRONT ELEVATION

ELEVATION 'E-H8'

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

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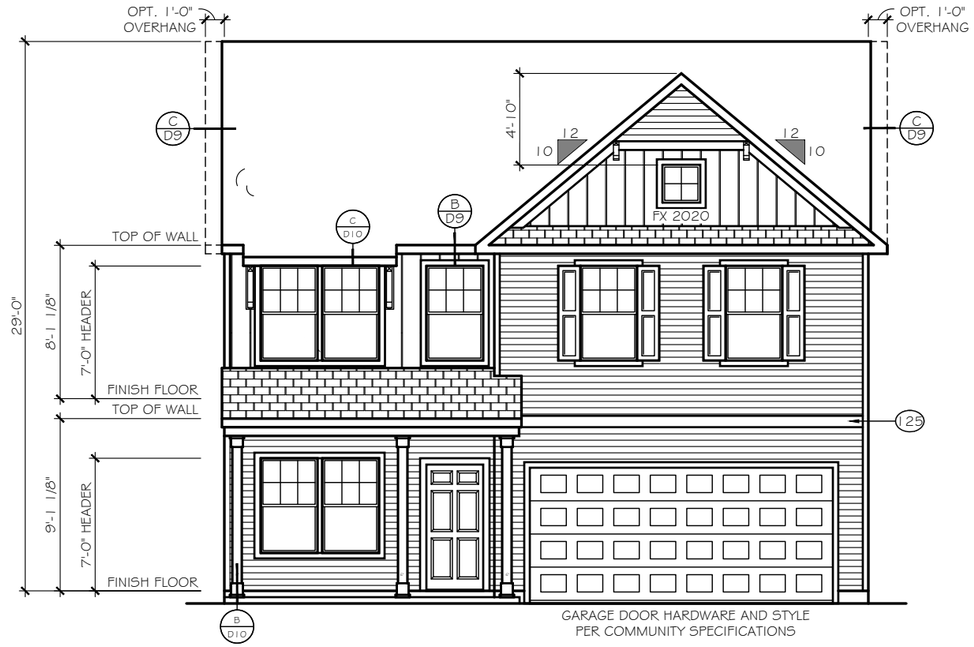
SCALE: 3/16"= 1'-0"

CHECKED BY: RS / BS

SHEET: A4.20

v. 5.4



FRONT ELEVATION

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

ELEVATION 'E-J1'

EXTERIOR MATERIAL LEGEND

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

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS

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ELEVATION 'J'
FRONT ELEVATION

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DRAWN BY: MLM

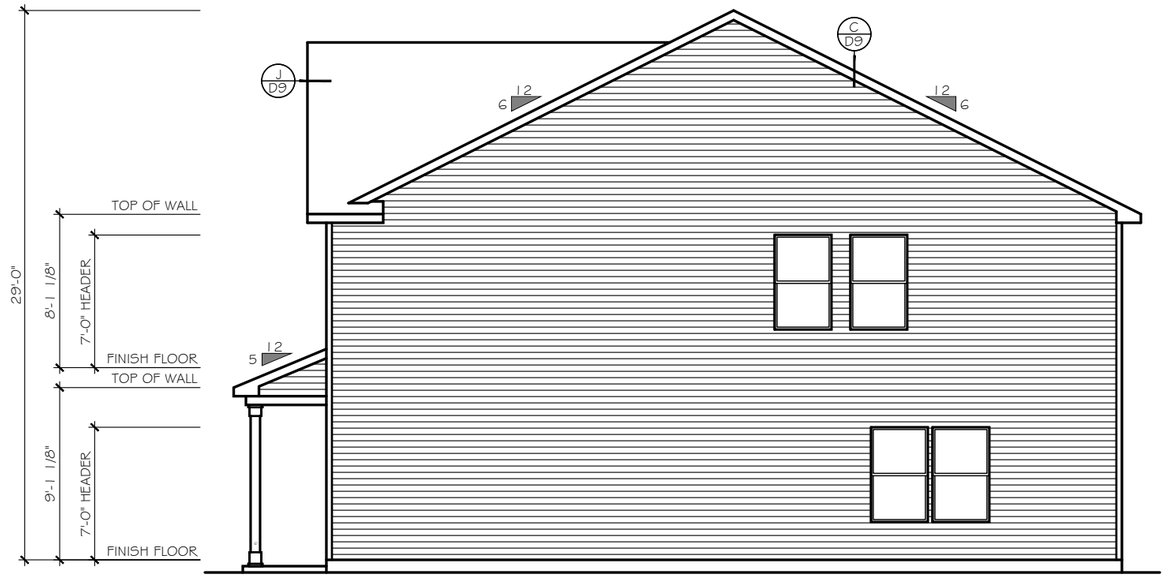
DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.21

v. 5.4



RIGHT SIDE ELEVATION

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

ELEVATION 'E-J1'

EXTERIOR MATERIAL LEGEND

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

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

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

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ELEVATION 'J'
RIGHT ELEVATION

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

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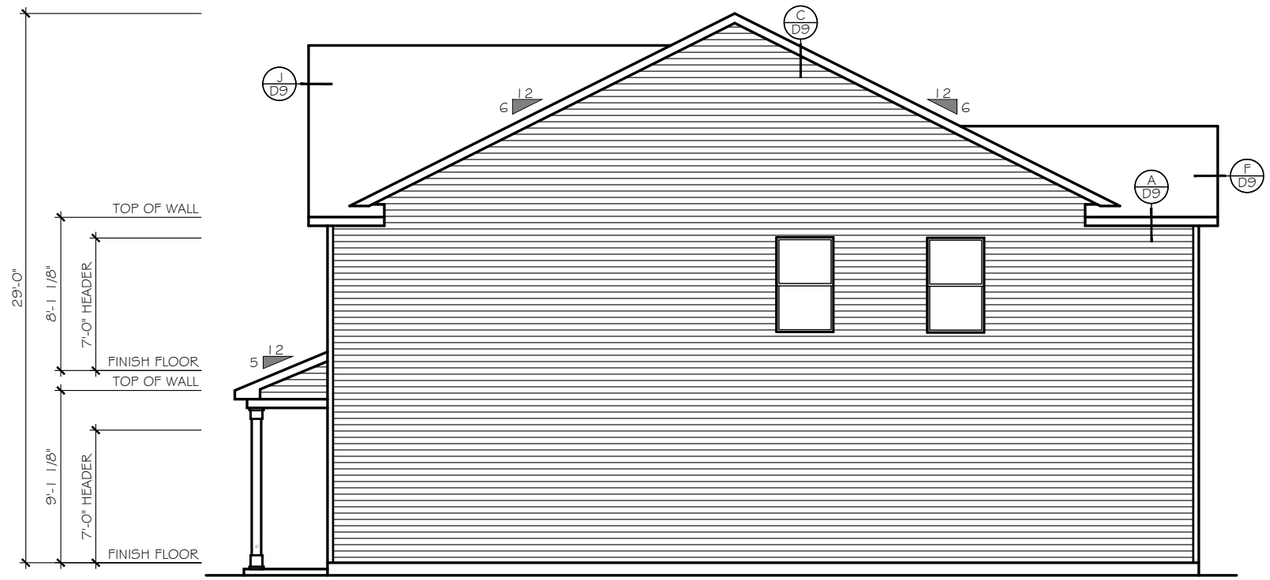
SHEET: A4.22

v. 5.4

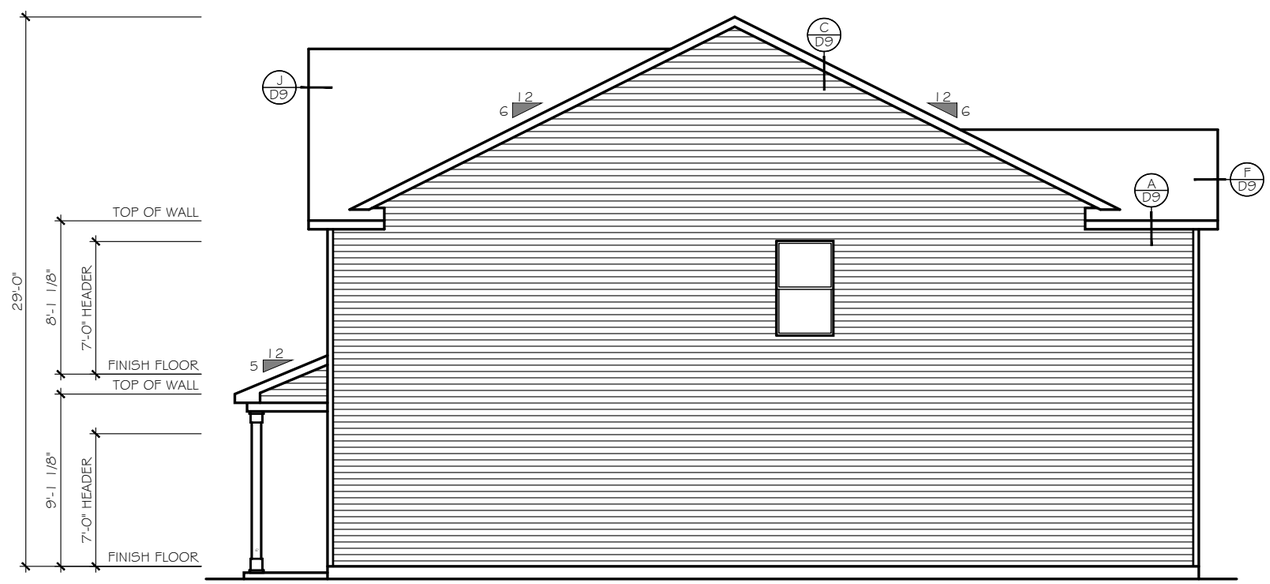


RIGHT SIDE ELEVATION

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

ELEVATION 'E-J1'

TRADITIONAL PLAN 2478



RIGHT SIDE ELEVATION

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

ELEVATION 'E-J1'

CONTEMPORARY PLAN 2475

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ELEVATION 'J'
RIGHT ELEVATION

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

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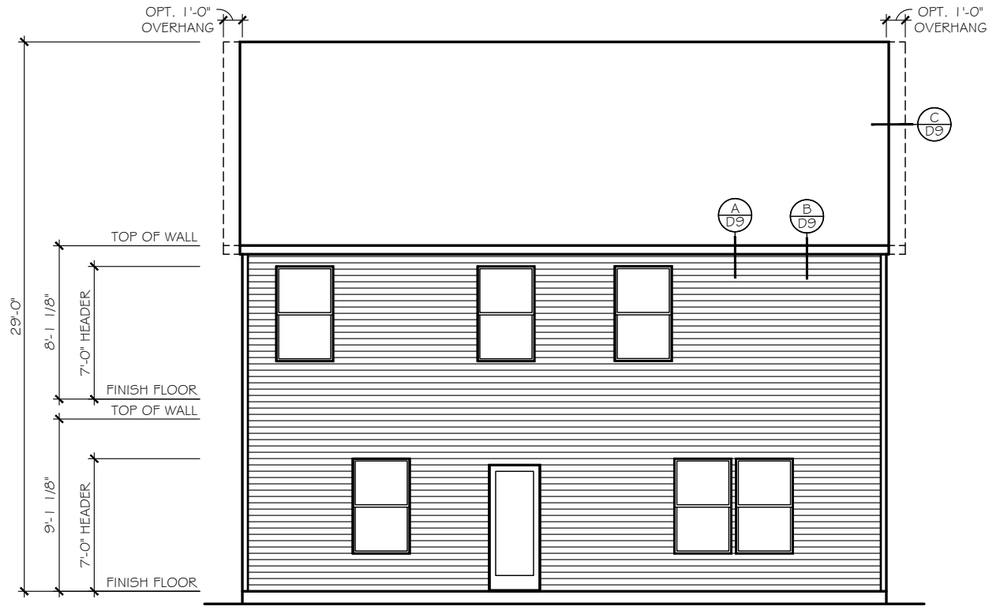
SHEET: A4.23

v. 5.4



REAR ELEVATION

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

ELEVATION 'E-J1'

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ELEVATION 'J'
REAR ELEVATION

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

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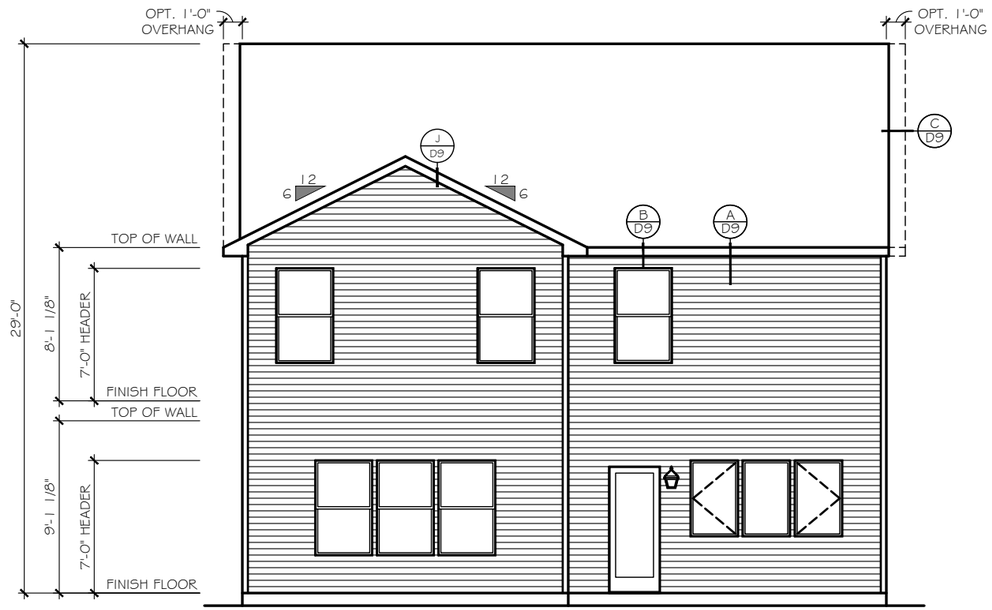
SHEET: A4.24

v. 5.4

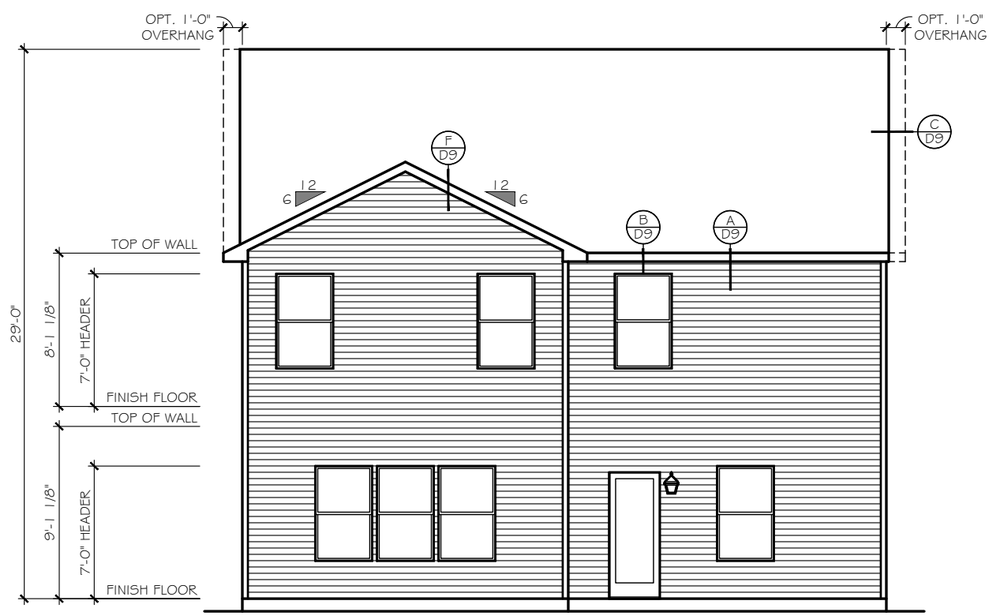


REAR ELEVATION

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

ELEVATION 'E-J1'

CONTEMPORARY PLAN 2475



REAR ELEVATION

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

ELEVATION 'E-J1'

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ELEVATION 'J'
REAR ELEVATION

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

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v. 5.4

LEFT SIDE ELEVATION

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

ELEVATION 'E-J1'

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ELEVATION 'J'
LEFT ELEVATION

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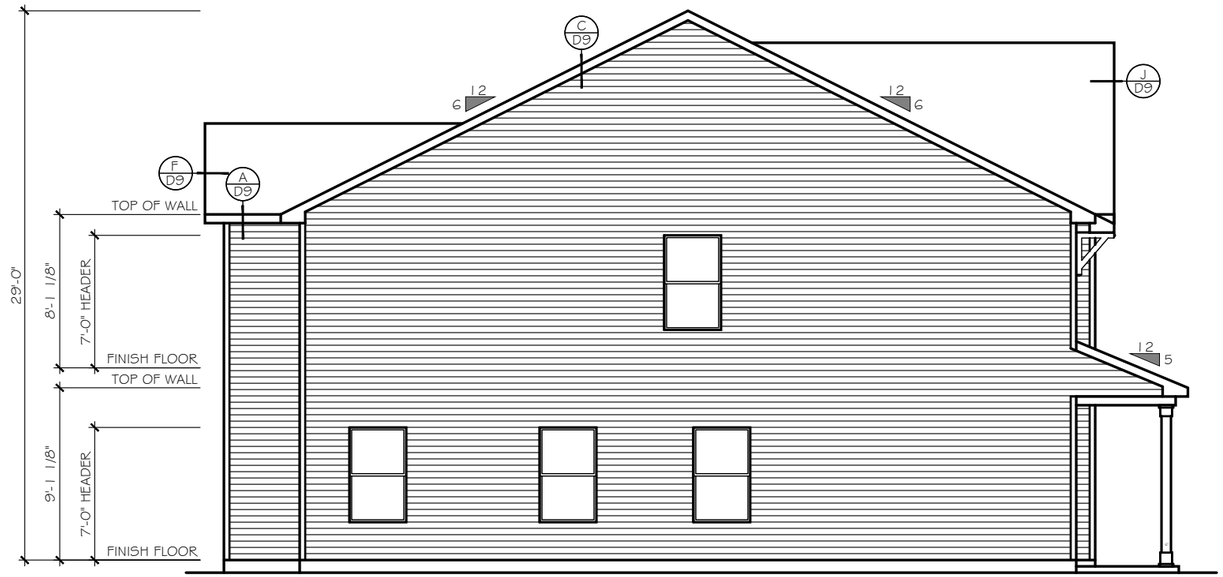
SCALE: 3/16"= 1'-0"

CHECKED BY: RS / BS

SHEET: A4.26

v. 5.4

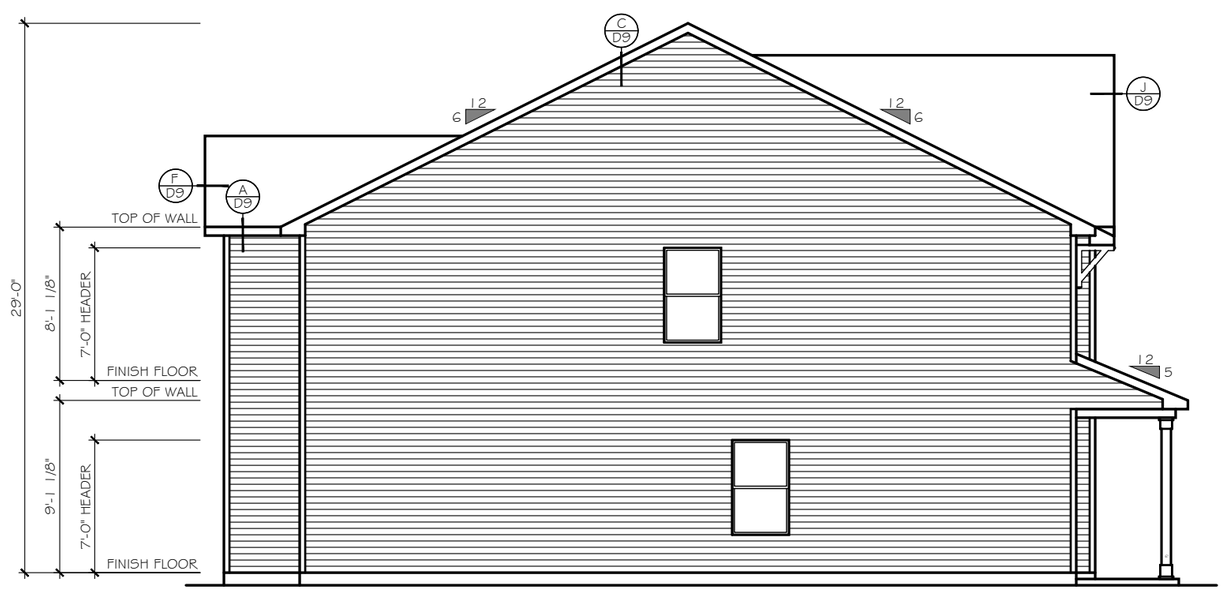


LEFT SIDE ELEVATION

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

ELEVATION 'E-J1'

CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION

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

ELEVATION 'E-J1'

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ELEVATION 'J'
LEFT ELEVATION

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

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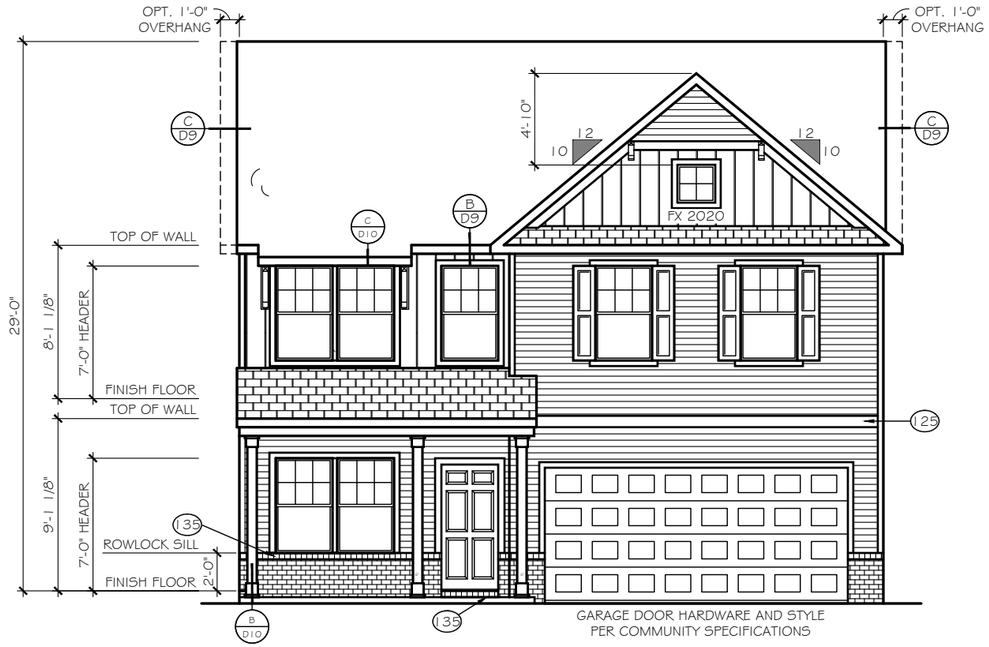
SHEET: A4.27

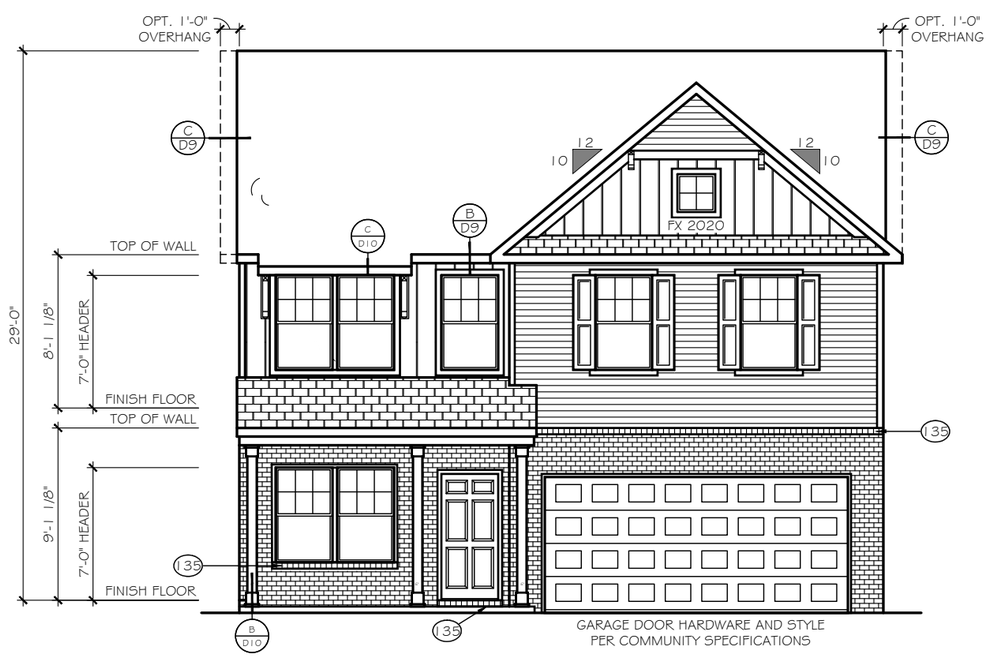
v. 5.4



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

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

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ELEVATION 'J'
FRONT ELEVATION

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

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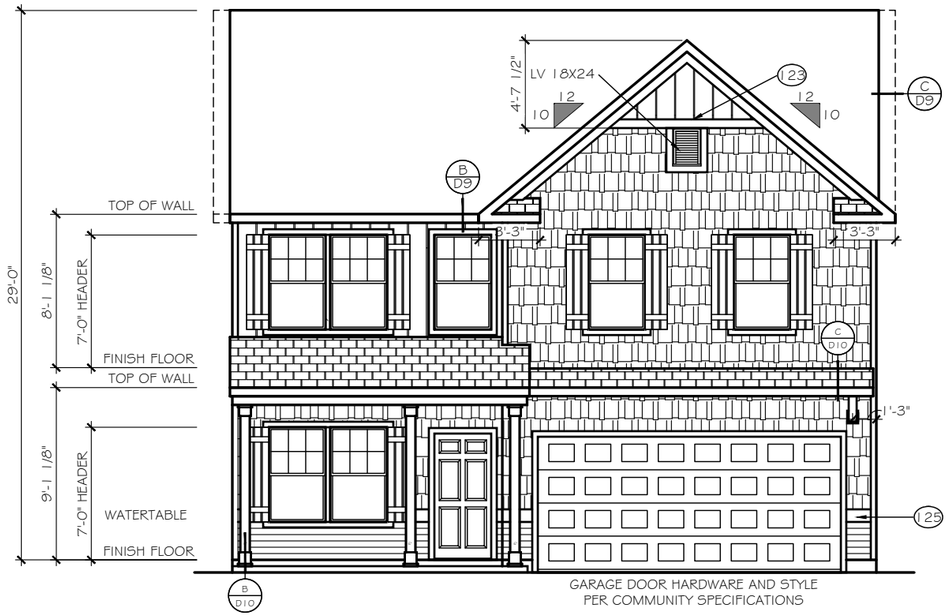
SHEET: A4.28

v. 5.4



FRONT ELEVATION

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

ELEVATION 'E-K1'

EXTERIOR MATERIAL LEGEND

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

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
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1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED

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ELEVATION 'K'
FRONT ELEVATION

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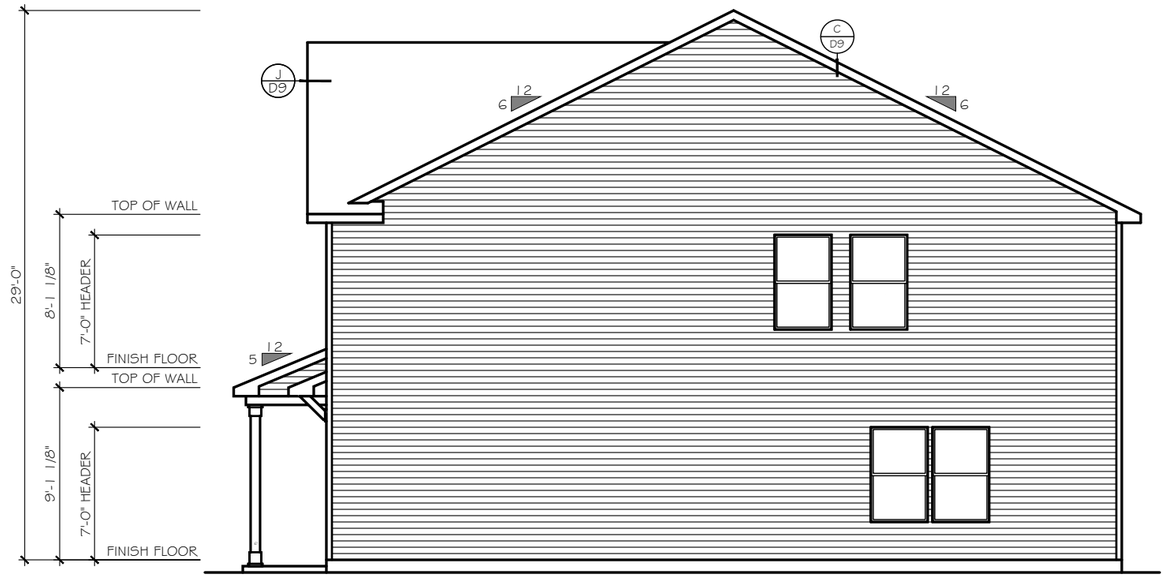
SCALE: 3/16"= 1'-0"

CHECKED BY: RS / BS

SHEET: A4.29

v. 5.4



RIGHT SIDE ELEVATION

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

ELEVATION 'E-K1'

OPEN PLAN 2470

EXTERIOR MATERIAL LEGEND

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

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
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1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED

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ELEVATION 'K'
RIGHT ELEVATION

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

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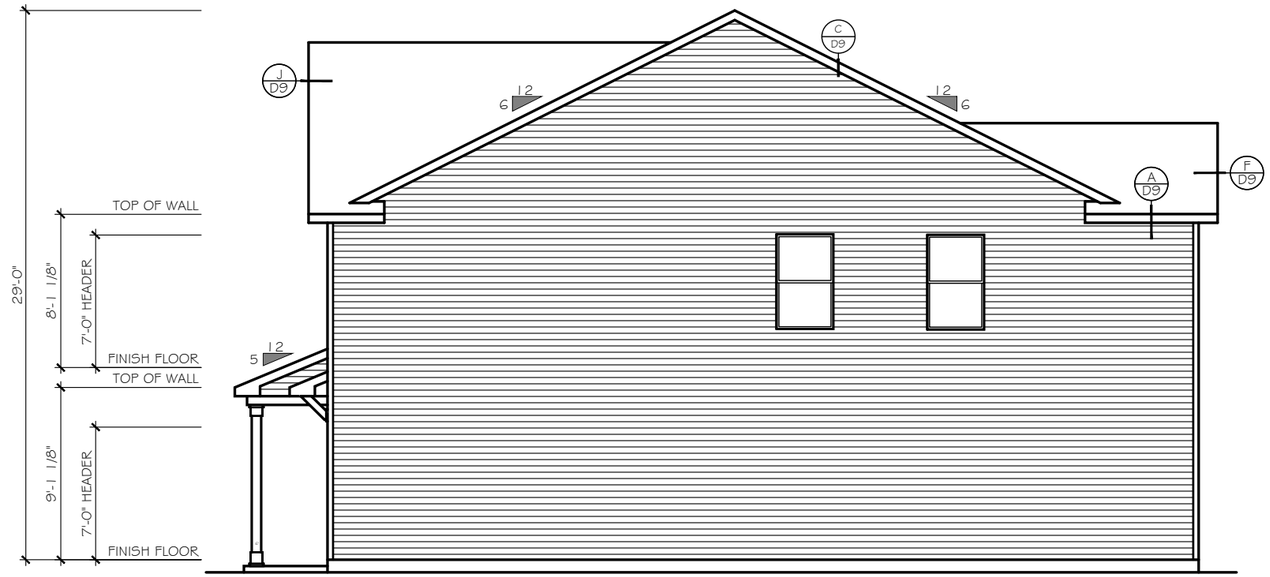
SHEET: A4.30

v. 5.4



RIGHT SIDE ELEVATION

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

ELEVATION 'E-K1'

TRADITIONAL PLAN 2478

CONTEMPORARY 2475

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ELEVATION 'K'
RIGHT ELEVATION

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

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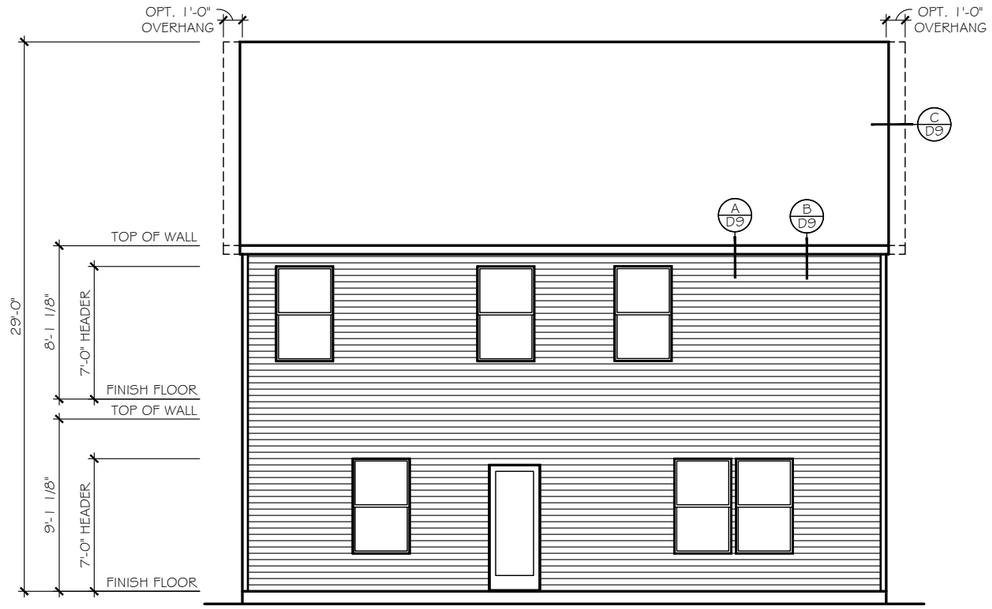
SHEET: A4.31

v. 5.4



REAR ELEVATION

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

ELEVATION 'E-K1'

OPEN PLAN 2470

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ELEVATION 'K'
REAR ELEVATION

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

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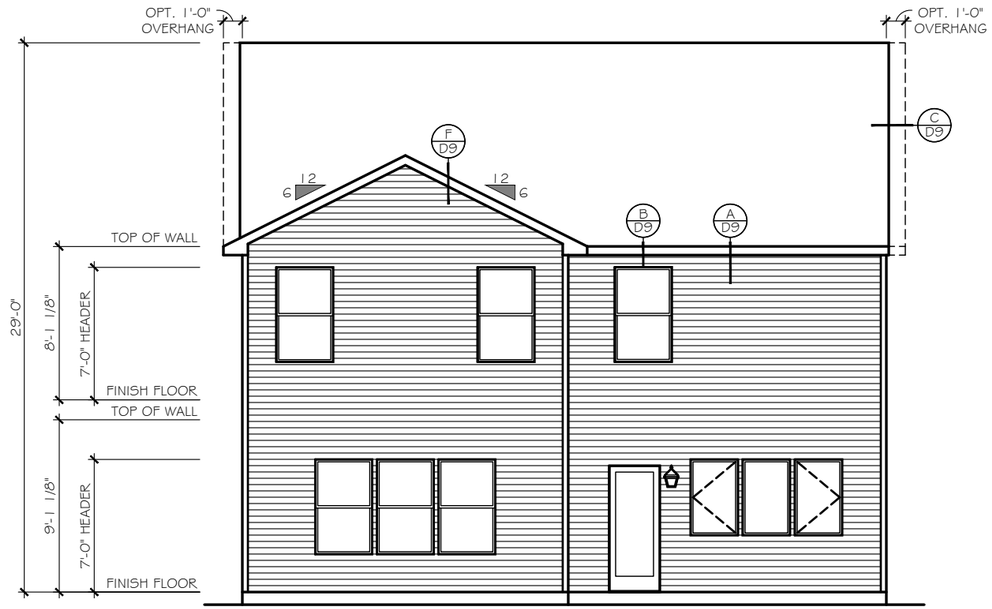
SHEET: A4.32

v. 5.4

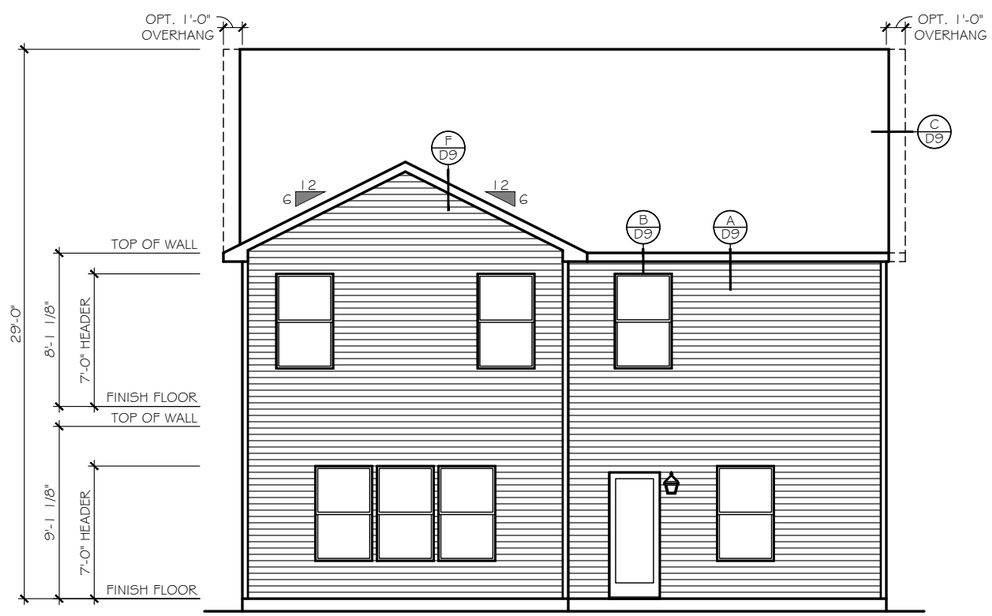


REAR ELEVATION

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

ELEVATION 'E-K1'

CONTEMPORARY PLAN 2475



REAR ELEVATION

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

ELEVATION 'E-K1'

TRADITIONAL PLAN 2478

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ELEVATION 'K'
REAR ELEVATION

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

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SHEET: A4.33

v. 5.4

LEFT SIDE ELEVATION

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

ELEVATION 'E-K1'

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ELEVATION 'K'
LEFT ELEVATION

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

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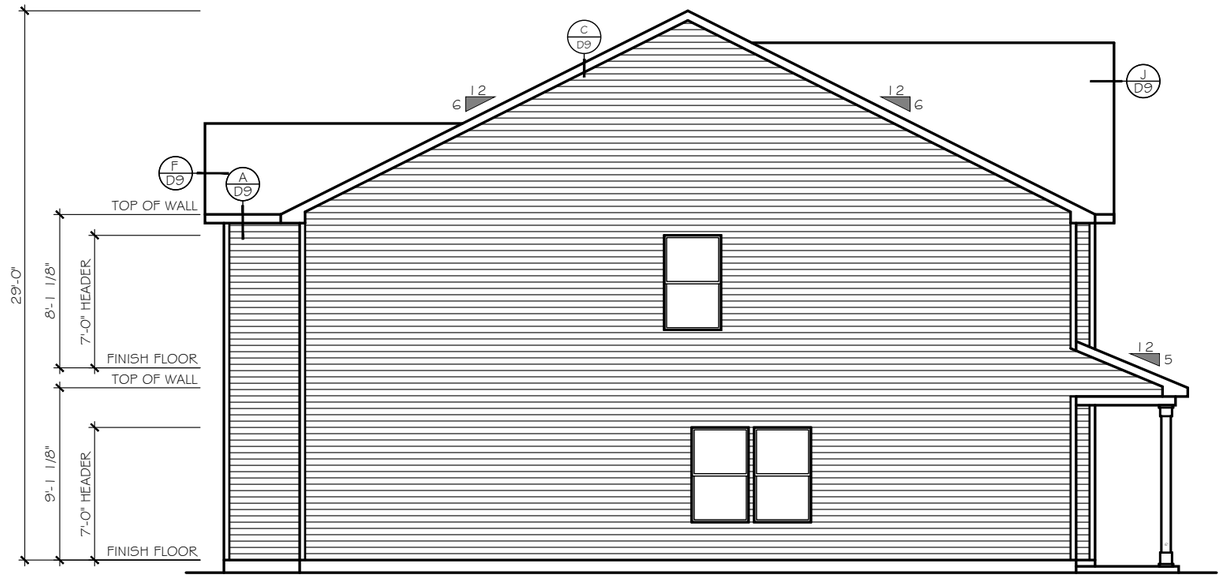
SHEET: A4.34

v. 5.4

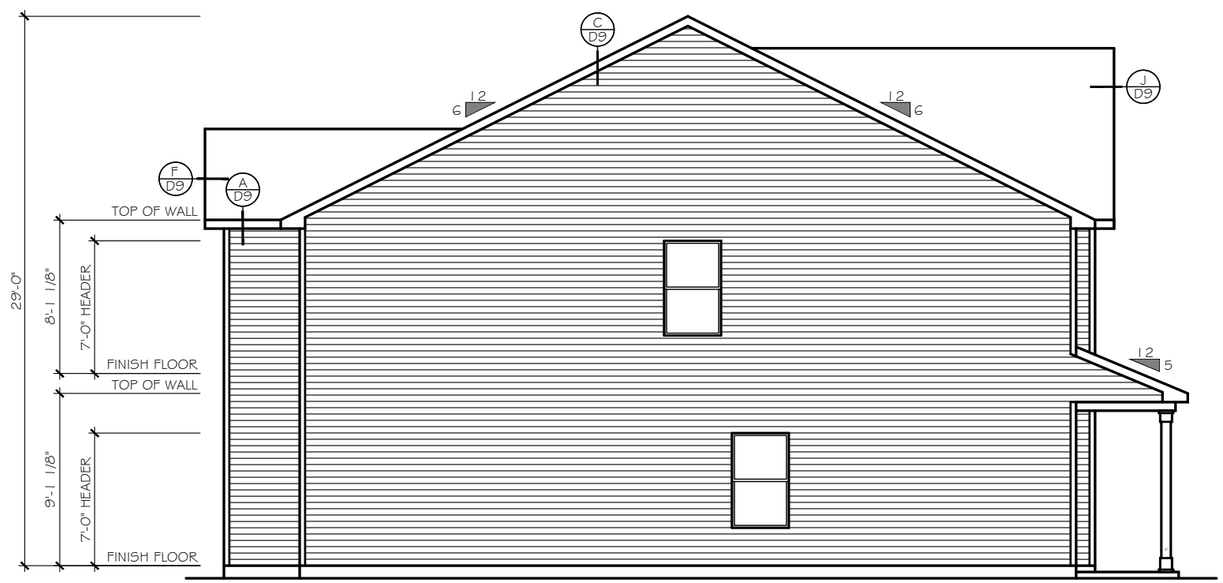


LEFT SIDE ELEVATION

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

ELEVATION 'E-K1'

CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION

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

ELEVATION 'E-K1'

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

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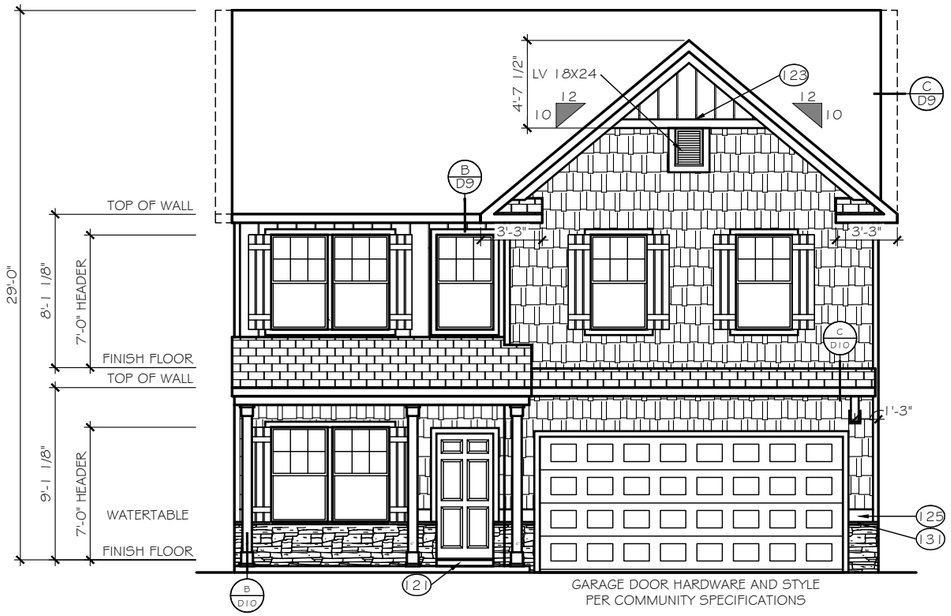
SHEET: A4.35

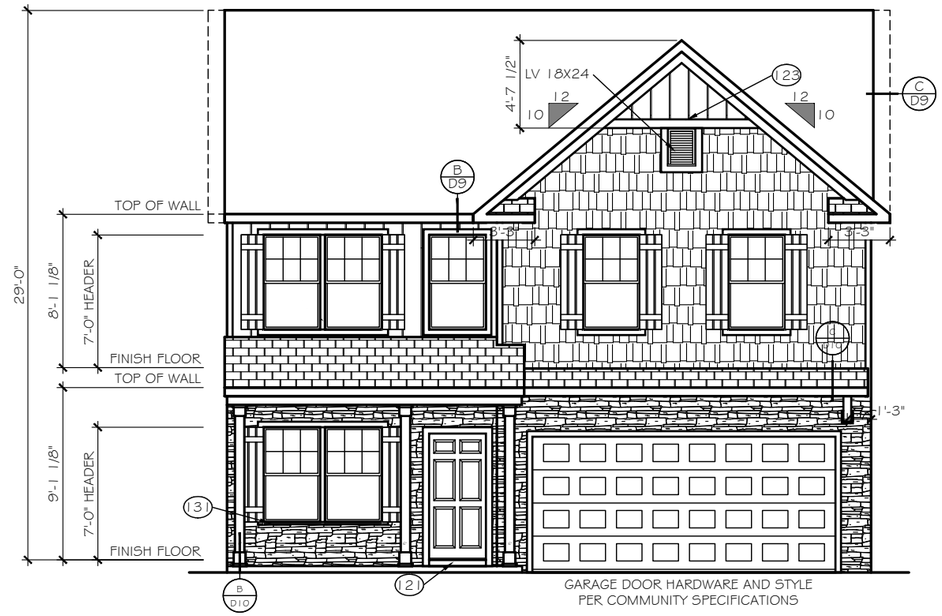
v. 5.4



FRONT ELEVATION

ELEVATION 'E-K2'

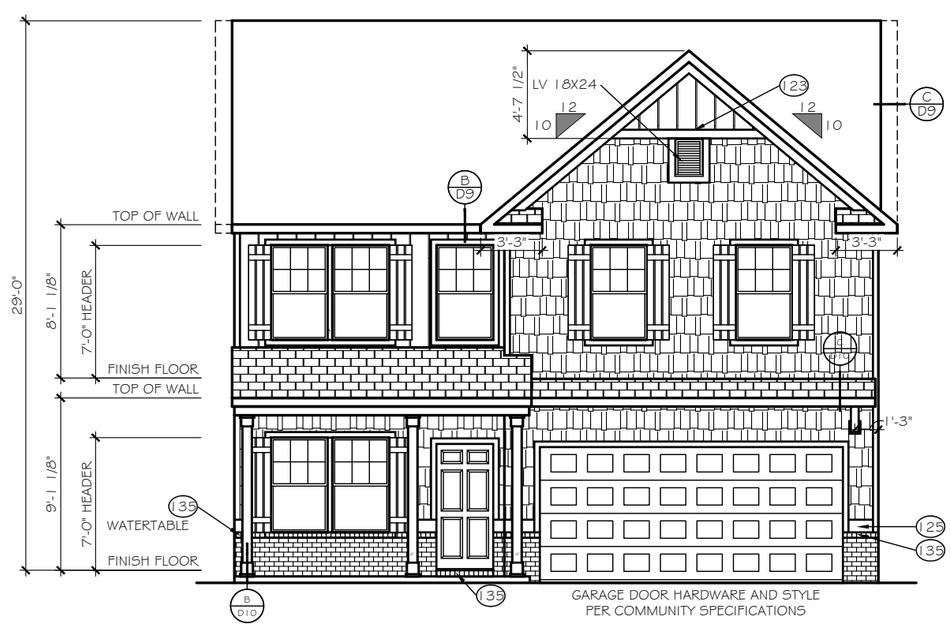
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

ELEVATION 'E-K3'

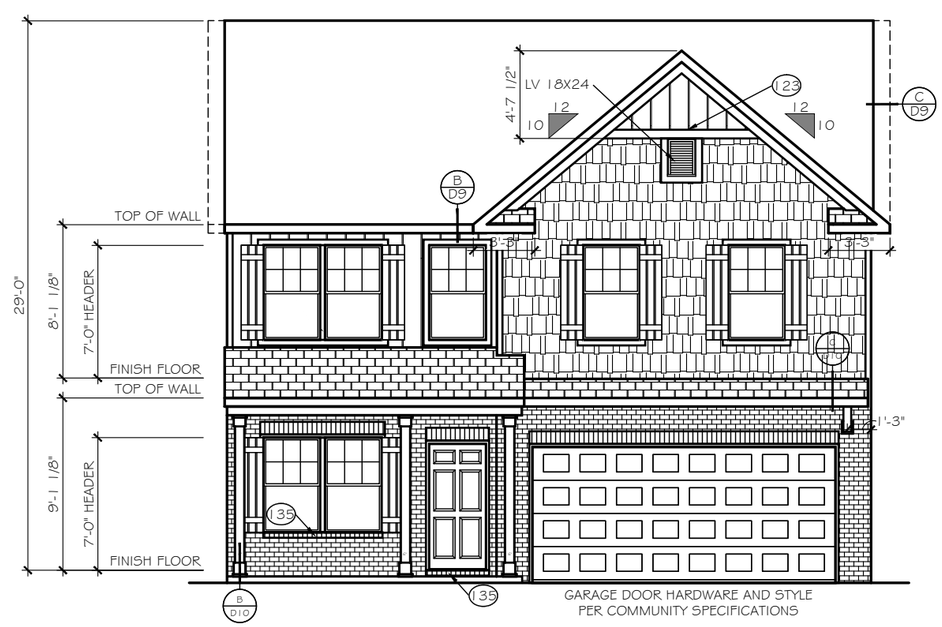
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

ELEVATION 'E-K4'

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



FRONT ELEVATION

ELEVATION 'E-K5'

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

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ELEVATION 'K'
FRONT ELEVATION

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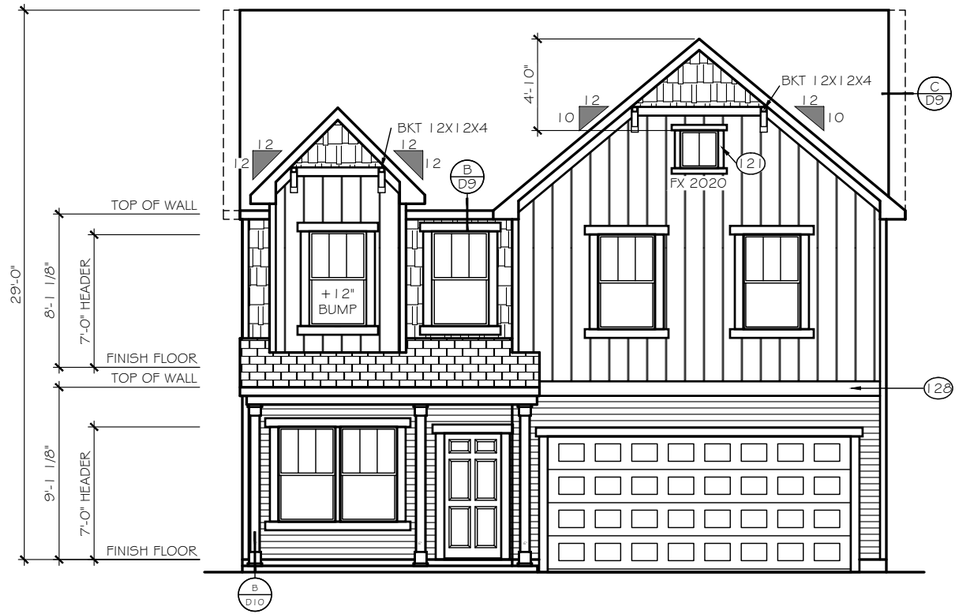
SCALE: 3/16"= 1'-0"

CHECKED BY: RS / BS

SHEET: A4.36

v. 5.4



FRONT ELEVATION

ELEVATION 'E-L1'

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

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS

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Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

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DRAWN BY: MLM

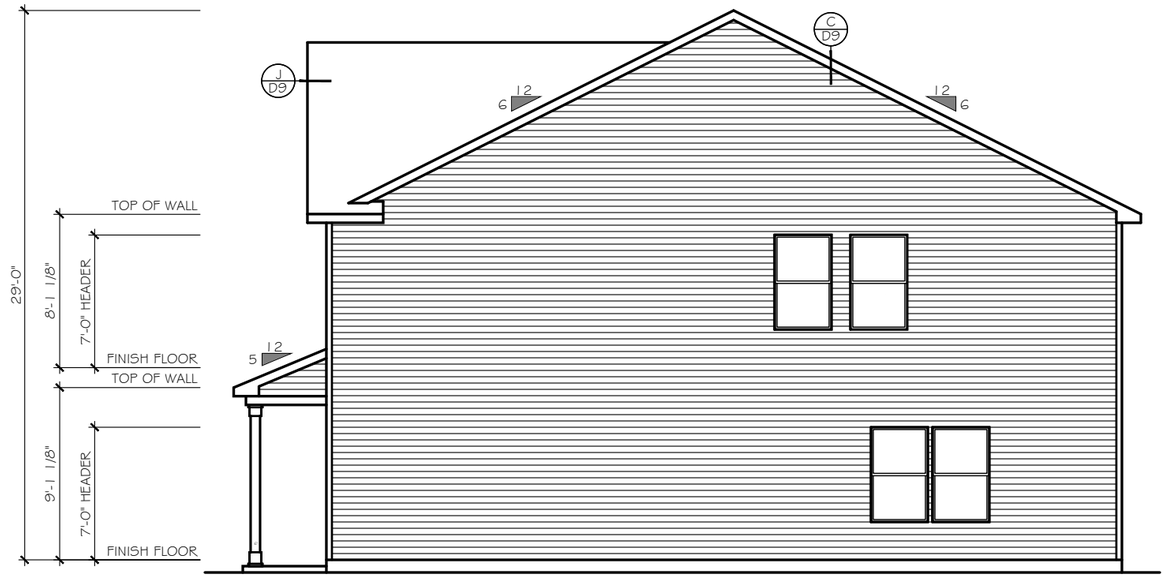
DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.37

v. 5.4



RIGHT SIDE ELEVATION

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

ELEVATION 'E-L1'

OPEN PLAN 2470

EXTERIOR MATERIAL LEGEND

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

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
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- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
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1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED

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ELEVATION 'L'
RIGHT ELEVATION

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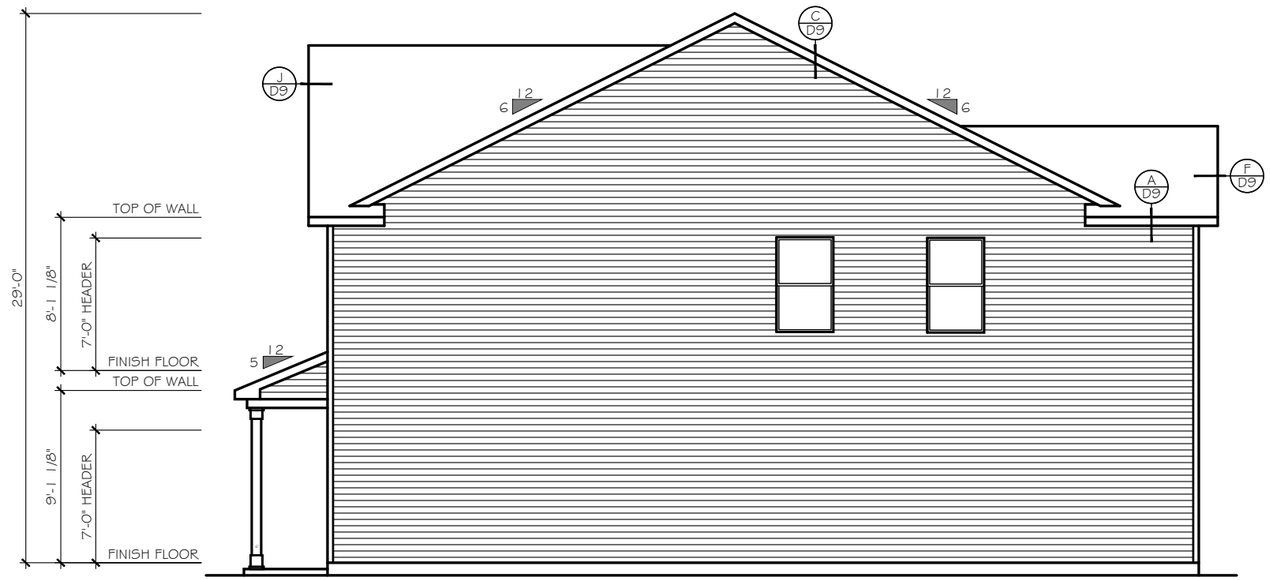
DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.38

v. 5.4



RIGHT SIDE ELEVATION

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

ELEVATION 'E-L1'

TRADITIONAL PLAN 2478

CONTEMPORARY 2475

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ELEVATION 'L'
RIGHT ELEVATION

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DRAWN BY: MLM

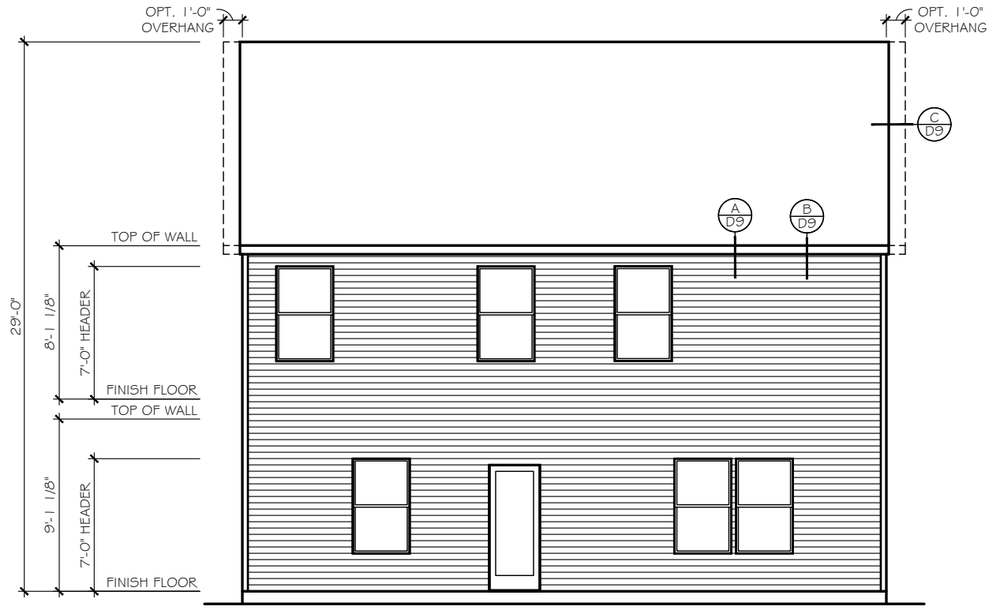
DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.39

v. 5.4



REAR ELEVATION

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

ELEVATION 'E-L1'
OPEN PLAN 2470

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ELEVATION 'L'
REAR ELEVATION

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DRAWN BY: MLM

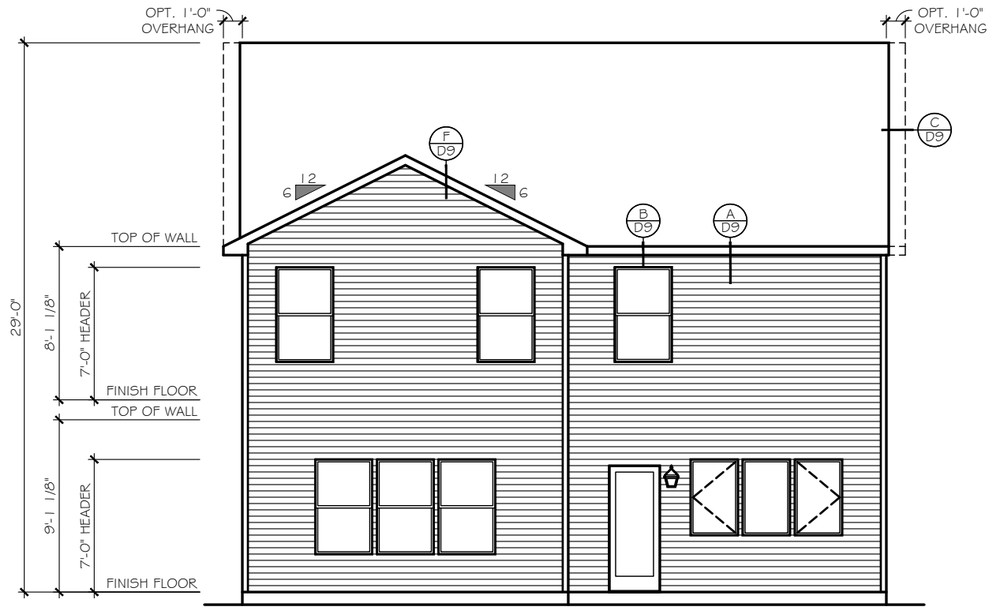
DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.40

v. 5.4

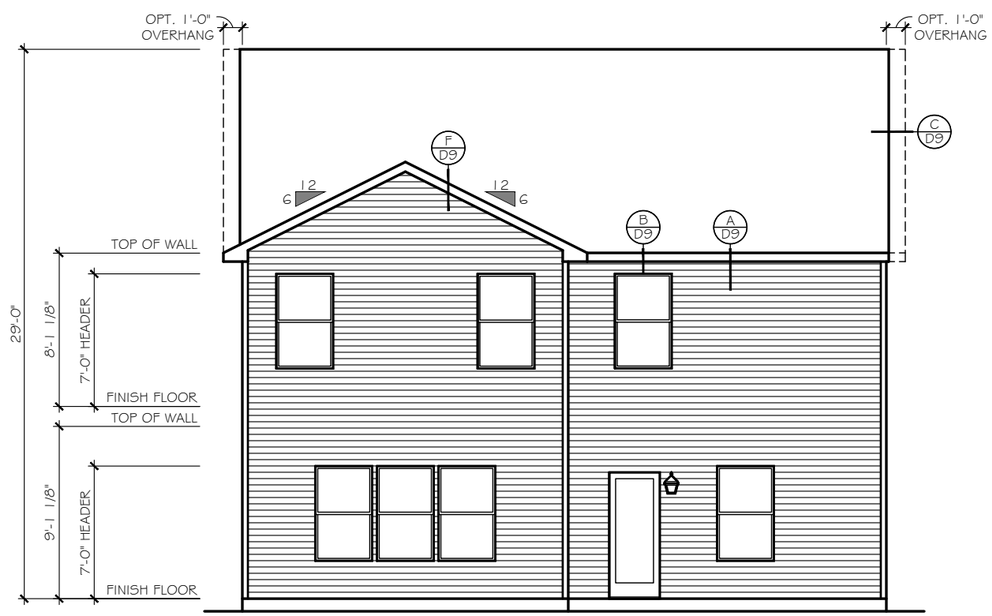


REAR ELEVATION

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

ELEVATION 'E-L1'

CONTEMPORARY PLAN 2475



REAR ELEVATION

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

ELEVATION 'E-L1'

TRADITIONAL PLAN 2478

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ELEVATION 'L'
REAR ELEVATION

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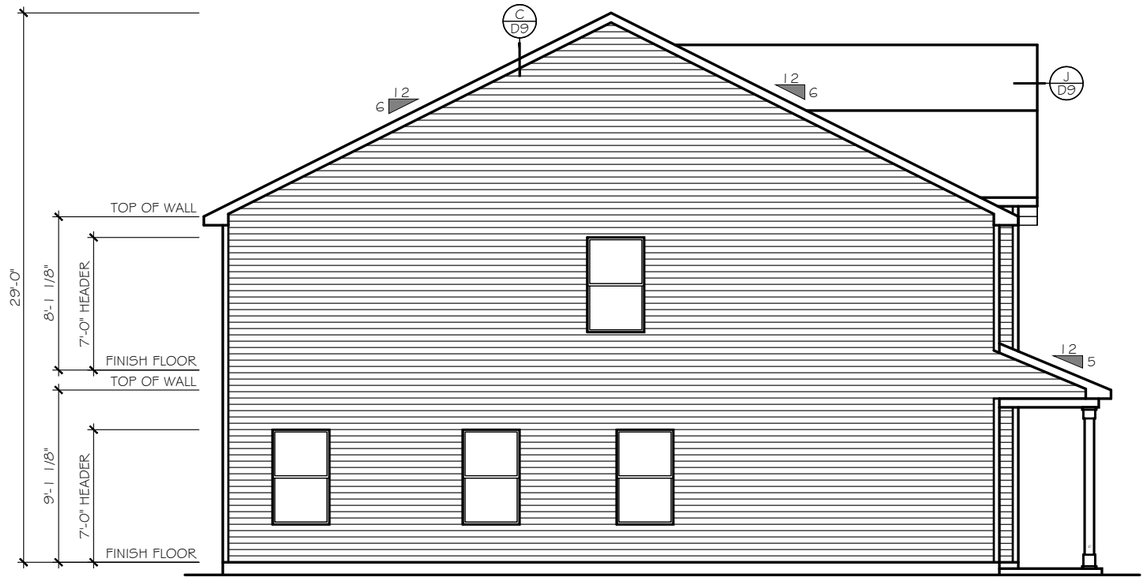
DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.41

v. 5.4



LEFT SIDE ELEVATION

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

ELEVATION 'E-L1'

OPEN PLAN 2470

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ELEVATION 'L'
LEFT ELEVATION

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DRAWN BY: MLM

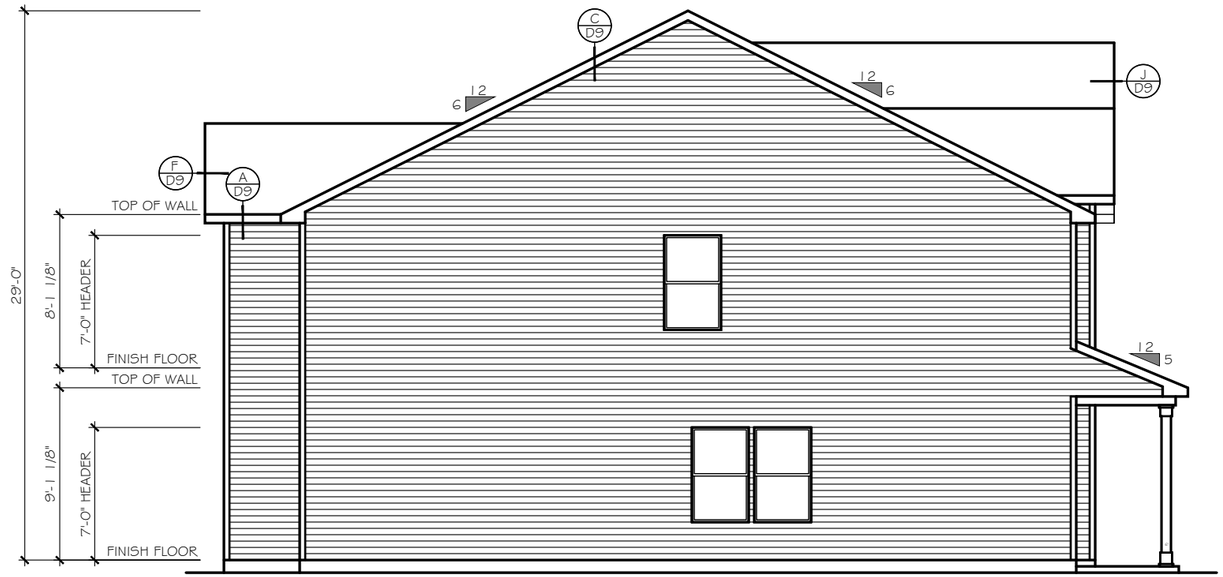
DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.42

v. 5.4

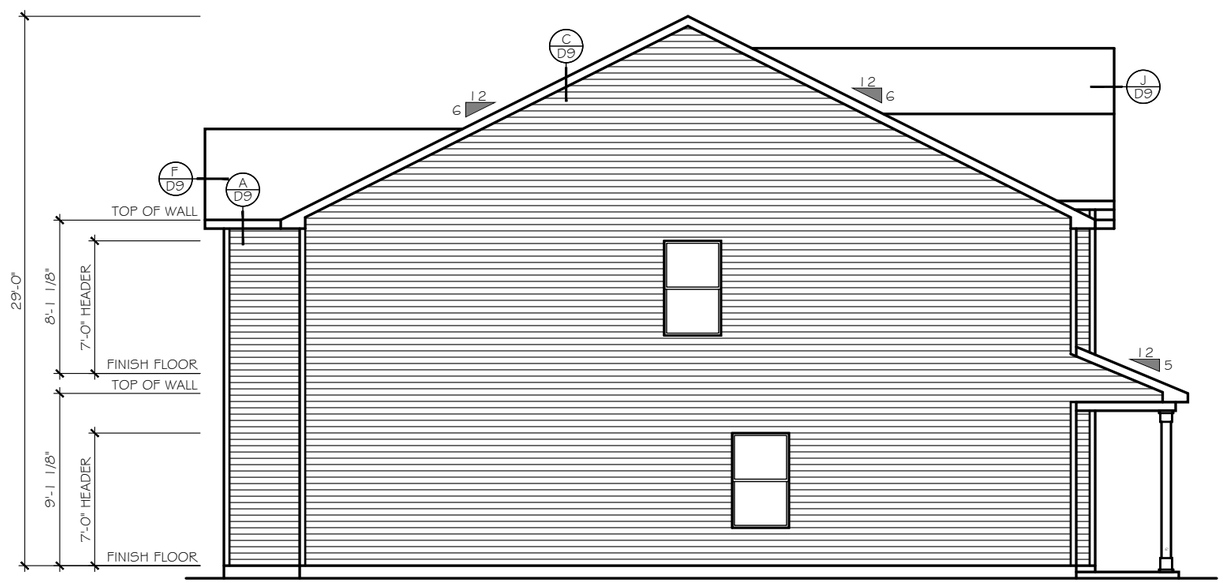


LEFT SIDE ELEVATION

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

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ELEVATION 'L'
LEFT ELEVATION

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DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.43

v. 5.4

FRONT ELEVATION

ELEVATION 'E-L2'

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

EXTERIOR MATERIAL LEGEND

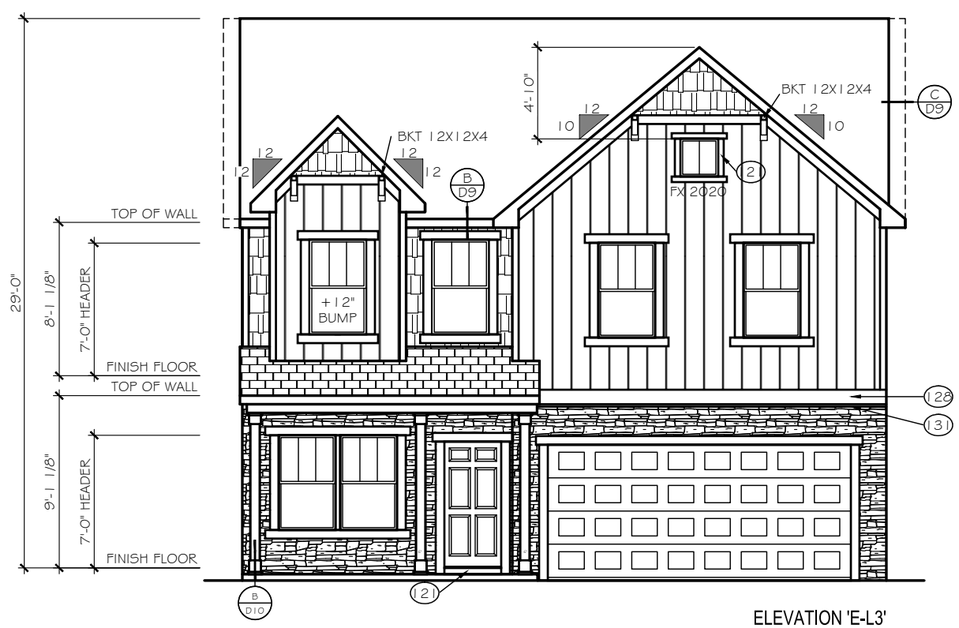
- B-N-B SIDING
- SHAKE SIDING
- HORIZONTAL SIDING
- BRICK
- STONE
- METAL ROOF
- ROOF SHINGLE
- SCALLOP SIDING

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS



FRONT ELEVATION

ELEVATION 'E-L3'

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

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

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

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ELEVATION 'L'
FRONT ELEVATION

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DRAWN BY: MLM

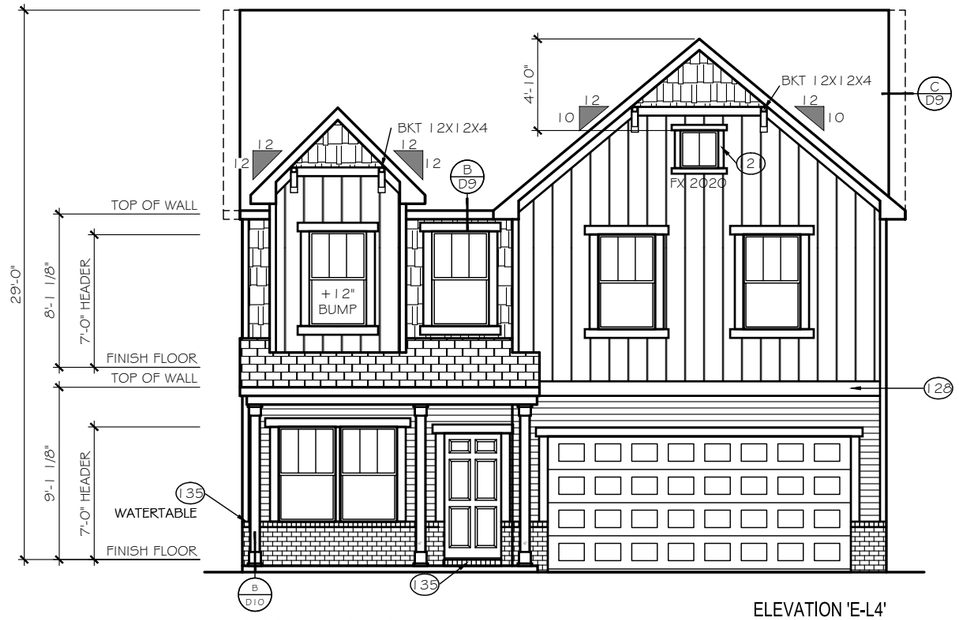
DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.44

v. 5.4



FRONT ELEVATION

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

ELEVATION 'E-L4'

EXTERIOR MATERIAL LEGEND

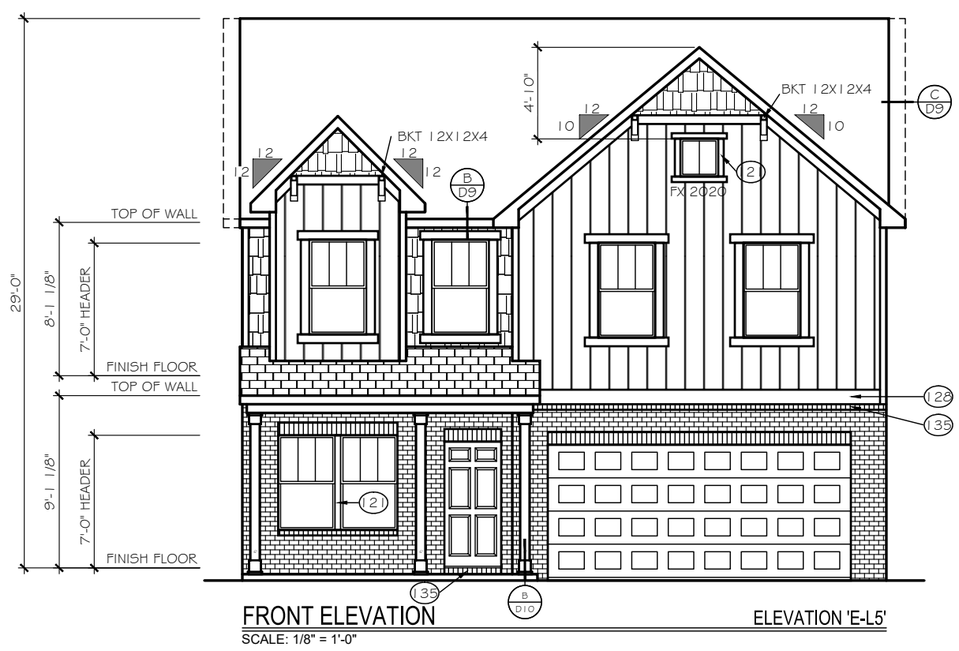
- B-N-B SIDING
- STONE
- SHAKE SIDING
- METAL ROOF
- HORIZONTAL SIDING
- ROOF SHINGLE
- BRICK
- SCALLOP SIDING

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS



FRONT ELEVATION

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

ELEVATION 'E-L5'

EXTERIOR MATERIAL LEGEND

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

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 128 1X10 FRIEZE BOARD
- 131 1-1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS

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ELEVATION 'L'
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DRAWN BY: MLM

DATE: 06.22.21

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

CHECKED BY: RS / BS

SHEET: A4.45

v. 5.4

John Evans

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, July 11, 2024 11:38 AM
To: Trevor Nuttall
Cc: Monroe, Roosevelt J; Britt, Jennifer L; John Evans
Subject: RE: [External] 230054 Hillcrest Farm TIA Mitigation
Attachments: 230054 Hillcrest Farm TIA Report_Submittal.pdf

Trevor,

The TIA we received and reviewed did not mention that this subdivision would be phased out. Our recommendations were based on the full build out. If it is the developers desire to phase, which sounds like it is, we will need to review a phased TIA memo to see if any improvements would be needed based on which phase is being constructed. With the lots being rearranged recently, the west part of this subdivision (connecting to Newbern) could possibly be generating more traffic than what the TIA showed. The phased memo would include the updated traffic numbers and we would recommend any necessary additional improvements from there.

You are correct, the TIA does not take into account the construction sequence of the phases nor recommends which phase to begin with. It will just study the full build outs of each phase if it is specified (which in this case was not). We do share the same concerns about having construction vehicles accessing from Newbern Ave rather than Zoo Pkwy. Unfortunately, since it is a public roadway we can't restrict the type of vehicles using it . All we can do is recommend that construction vehicles should access from Zoo Parkway.

I hope this helps clarify any questions. Please feel free to reach out if you need any more information.
Thanks,

Tyler Kimes
Assistant District Supervisor
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Sent: Tuesday, July 9, 2024 10:44 AM

To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Cc: John Evans <jevans@ci.asheboro.nc.us>
Subject: RE: [External] 230054 Hillcrest Farm TIA Mitigation

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Jeron:

Thank you for reviewing the information shared. I'll let AJ respond to your request for confirmation. I do, however, have a question about NCDOT's review of the TIA.

Last night at the city Planning Board, there was significant discussion about the manner in which the project is likely to be built out. On the prior plan which underwent the full TIA, phases 1 and 2 were on the east/south side of Vestal Creek and would be provided primary access via Zoo Pkwy. Phases 3 and 4 were on the opposite side of the creek closest to Newbern Avenue. The amended plan switches phases 1 and 2 to the Teachey Elementary/Newbern Ave. side and 3 and 4 to the Zoo Pkwy side.

City staff did not interpret the prior plans and TIA in a manner that would have required project phasing to occur by phase chronologically in order for the findings and recommendations to be valid – in fact, in our prior report to city council, we noted that there was a potential for phases 3 and 4 to occur prior to phases 1 and 2.

Question: Were NCDOT's recommendations that resulted from the TIA predicated on phases 1 and 2 occurring before 3 and 4, such that the right and left turn lanes serving the development from Zoo Pkwy would be built and available prior to phases 3 and 4 being constructed?

The fact that the development seemingly will begin with certainty on the Teachey Elem./Newbern Ave. side of the property has led to objections from neighbors and concerns from Asheboro City Schools representatives; the fact that construction traffic may exclusively access the property from Newbern Ave. to begin the project seems to be the main complaint. If the developer were to commit to building the project from Zoo Pkwy westward and prohibiting construction traffic from using Newbern Ave., many apparent concerns could be eliminated but we do not believe the TIA or NCDOT's recommendations would dictate that buildout occur in that manner.

From: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Sent: Tuesday, July 9, 2024 9:57 AM
To: AJ Anastopoulo <AAnastopoulo@davenportworld.com>
Cc: John Ross <johnhrosspe@gmail.com>; Kimes, Tyler J <tjkimes@ncdot.gov>; Britt, Jennifer L <jlbritt1@ncdot.gov>; John Evans <jevans@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Subject: RE: [External] 230054 Hillcrest Farm TIA Mitigation

AJ,

Good morning, I hope all is well. The information you provided in your e-mail below is sufficient based on the minor change in the proposed densities for this site. However, we recently received a revised site plan that was submitted to the City (see attached) with some additional changes.

Please confirm these latest revisions and provide our office with the updated numbers. If you have any questions, please let us know. Thanks!

Jeron

R. J. Monroe
District Supervisor
Division 8 - District 1

336-318-4000
rjmonroe@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: AJ Anastopoulo <AAnastopoulo@davenportworld.com>
Sent: Monday, July 8, 2024 9:57 AM
To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Cc: John Ross <johnhrosspe@gmail.com>; Kimes, Tyler J <tjkimes@ncdot.gov>; Britt, Jennifer L <jlbritt1@ncdot.gov>
Subject: RE: [External] 230054 Hillcrest Farm TIA Mitigation

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Good morning everyone,

I wanted to follow up with y'all regarding the information below noting the minor change in densities from the approved Hillcrest Farm TIA. Please let me know if the below email will suffice for documentation or if anything else is needed.

Thank you,

AJ Anastopoulo, P.E. | Project Manager
DAVENPORT
d (910) 338-0743
www.davenportworld.com

From: AJ Anastopoulo
Sent: Tuesday, June 25, 2024 9:26 AM
To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Cc: Blakley, Reuben <rblakley@ncdot.gov>; John Ross <johnhrosspe@gmail.com>; Kimes, Tyler J <tjkimes@ncdot.gov>; Britt, Jennifer L <jlbritt@ncdot.gov>
Subject: RE: [External] 230054 Hillcrest Farm TIA Mitigation

Good morning everyone,

I wanted to inform y'all that there has been a very minor change in the proposed densities for the Hillcrest Farm project. The approved TIA analyzed a total of 282 single family homes and 64 townhomes. The new destinies are 262 single family homes and 88 townhomes.
Updated Density Trip Generation
Daily: 3068

AM: 219
PM: 295
Approved TIA Trip Generation
Daily: 3056
AM: 219
PM: 297

The change in trip generation is very minor. Will you all need any additional documentation beyond what is noted above for the change in densities for this project? Please let me know if so.

Thank you,

AJ Anastopoulo, P.E. | Project Manager
DAVENPORT
d (910) 338-0743
www.davenportworld.com

From: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Sent: Friday, February 16, 2024 10:15 AM
To: AJ Anastopoulo <AAnastopoulo@davenportworld.com>
Cc: Blakley, Reuben <rblakley@ncdot.gov>; John Ross <johnhrosspe@gmail.com>; Kimes, Tyler J <tjkimes@ncdot.gov>; Britt, Jennifer L <jlbritt@ncdot.gov>
Subject: RE: [External] 230054 Hillcrest Farm TIA Mitigation

AJ,

Good morning. The e-mail provided below will suffice for the documentation of the waiver. If you have any further questions, please let us know. Thanks and I hope you enjoy your weekend!

Jeron

R. J. Monroe
District Supervisor
Division 8 - District 1

336-318-4000
rjmonroe@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: AJ Anastopoulo <AAnastopoulo@davenportworld.com>
Sent: Friday, February 16, 2024 9:57 AM
To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Cc: Blakley, Reuben <rblakley@ncdot.gov>; John Ross <johnhrosspe@gmail.com>
Subject: RE: [External] 230054 Hillcrest Farm TIA Mitigation

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Thank you for taking the time for additional discussion and granting the waiver as requested. Will the email below suffice for documentation of the waiver, or will you all be providing an updated approval letter?

Thank you!

AJ Anastopoulo, P.E. | Project Manager
DAVENPORT
d (910) 338-0743
www.davenportworld.com

— Celebrating 20 years | est. 2002 —

From: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Sent: Thursday, February 15, 2024 4:22 PM
To: AJ Anastopoulo <AAnastopoulo@davenportworld.com>
Cc: Blakley, Reuben <rblakley@ncdot.gov>; John Ross <johnhrosspe@gmail.com>
Subject: RE: [External] 230054 Hillcrest Farm TIA Mitigation

AJ,

Good afternoon. After further internal discussions, the Department has decided to grant a waiver on the requirement of a right turn lane with 100'storage on the Zoo Connector at Wildlife Way. All remaining roadway improvements are still required as shown on the attached original approval letter.

If you have any additional questions, please let us know. Thanks!

Jeron

R. J. Monroe
District Supervisor
Division 8 - District 1

336-318-4000
rjmonroe@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: AJ Anastopoulo <AAnastopoulo@davenportworld.com>
Sent: Tuesday, February 13, 2024 11:41 AM
To: Blakley, Reuben <rblakley@ncdot.gov>
Cc: John Ross <johnhrosspe@gmail.com>
Subject: [External] 230054 Hillcrest Farm TIA Mitigation

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good morning Reuben,

I am reaching out looking to schedule a call to discuss some potential relief on the improvement shown below, which was included in the TIA approval letter for the Hillcrest Farm project in Ashboro.

4. Construct a right turn lane with 100' storage on Zoo Connector at Wildlife Way.

This project has recently been through the rezoning process with the City of Asheboro. With the rezoning approval, The City did not require this improvement. Per data from the NCDOT Annual Average Daily Traffic Mapping Application, Zoo Connector has a 2021 AADT of 1,600 vehicles per day. Assuming a 1% growth rate (approved growth rate used in TIA) to 2031, this projects a 2031 AADT of 1,767 vpd on Zoo Connector. Adding project trips on Zoo Connector based upon the approved distributions, we see a max AADT of 2,531 vpd, see attached Figure A. Additionally, assuming peak hour volumes are 10% of the AADT, when looking at the 2023 turning movement counts, we would see a max AADT of 2,620. When grown to 2031 and adding project trips, we see a max AADT of 3,604. See attached Figure B.

North Carolina General Statute, Chapter 136, section 18-29 states the following:

(28) To obtain land, either by gift, lease, or purchase, which shall be used for the construction and mainte
(29) To establish policies and adopt rules about the size, location, direction of traffic flow, and the cons public dedication of acceleration and deceleration lanes, and traffic storage lanes and medians by otl per day or more.
(29a) To coordinate with all public and private entities planning schools to provide written recommendati and private entities shall, upon acquiring land for a new school or prior to beginning construction of

The requirement was based upon this intersection meeting the right turn lane warrant under future conditions. It should be noted that the warrant is only met under one peak hour.

Considering this information, we are requesting NCDOT consider relief from the requirement of the 100' right turn lane on Zoo Connector. I would like to propose the following times to schedule a call:

Thursday 2/15: 1PM-5PM
Friday 2/16: All day

Please let me know if you have any available windows.

Thank you,

AJ Anastopoulo, P.E. | Project Manager
DAVENPORT
d (910) 338-0743
www.davenportworld.com

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

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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.)* 94.27+/-

Randolph County Property Identification Number (PIN#) 7760008593, 7760013008

Current Zoning District R7.5 CZ *Requested Zoning District* R7.5 CZ

Date Property Title Acquired _____ *Deed Book* 2214, 2251 *Page* 1281, 896

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 350 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

_____

Printed Name of Authorized Signatory (if different from Applicant)

Drew Boggs

Position/Relationship of Authorized Signatory to Applicant

Member Manager

Owner Signature (if different than Applicant)

_____

Owner Address

_____

_____

Telephone Number

703-628-9366

Printed Name of Authorized Signatory (if different from Owner)

_____

Position/Relationship of Authorized Signatory to Owner

_____

STAFF USE

Received by: JTL ***Date:*** 6-12-24 ***Case Number:*** 24-

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.

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Applicant Signature

Drew Boggs

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

HILLCREST FARMS ESTATES, LLC

Owner Signature (if different than Applicant)

DocuSigned by: Charles C. Chandler 6C68B0B000C7472...

DocuSigned by: Robert G. Chandler 1411CF4B4A364F3...

Charles C. Chandler: Member-Manager

Robert G. Chandler

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JTL **Date:** 6-12-24 **Case Number:** 24-

Planning Board Functioning as Board of Adjustment: BOA-24-04: Request for variances from Table 4-1 and Section 3.02(D) of the Asheboro Zoning Ordinance which regulates required yards (setbacks) and front yard averaging for property located at 1001 Parkview St. (Randolph County PIN# 7761313052).

Staff Report

As of August 1, 2024, staff has received no updated information from the applicant on this request.

Board of Adjustment Staff Report

Case: BOA 24-04 **Date:** **August 5, 2024 (continued from July 8, 2024)**

Requested Action: Request for variances from Table 4-1 and Section 3.02(D) of the Asheboro Zoning Ordinance which regulates required yards (setbacks) and front yard averaging.

GENERAL INFORMATION:

Applicant: Edwin E. Pollard Jr.

Applicant Address: 1001 Parkview St. Asheboro, NC 27203

Location of Affected Property: 1001 Parkview St. (PIN 7761313052)

Property Size: 0.40 Acres (17,308 sq.ft.)

Underlying Zone: R10

Overlay Zone: None

Existing Land Use: Single Family Dwelling

Surrounding Land Use:

North: Single Family Residential **East:** Single Family Residential

South: Single Family Residential **West:** Single Family Residential

Land Development Plan: Neighborhood Residential/Primary Growth

ANALYSIS

1001 Parkview St. ("The Lot") is a conforming R10 lot with an existing single family dwelling use. Required yards for the R10 zoning district are regulated through Table 4-1 as follows:

Table 4-1
Table of Area, Height, Bulk and Placement Regulations

District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R10	10,000 SF	75	30	10	25	35	22%		

The 10-foot required side yard is applicable to both principal and accessory structures. The required 30-foot front yard setback is modified by Section 3.02(D), Averaging a Front Setback Line, as follows:

3.02(D)(2) Increase to Front Yard Setback

In a residential district, where the average of the front setbacks for all adjacent lots, which are located within two hundred feet of either side of a lot is greater than the required front setback specified in this Ordinance, a required setback line shall be provided on the lot equal to this greater average depth but not to exceed sixty feet. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front setback specified for the zoning district.

There are a total of four adjacent lots within two hundred feet of either side of The Lot. Utilizing Section 3.02(D), the required front yard becomes 52.35’, calculated as follows:

Address	**Apparent Existing Setback**
935 Parkview St.	61’
943 Parkview St.	61.2’
1009 Parkview St.	37.2’
1017 Parkview St.	50’
Average	**52.35**

The existing single-family dwelling conforms with all required yards. The applicant proposes to construct a new, unenclosed carport. This proposed carport would come no closer than 7 feet from the side property line, and 42 feet from the front property line, thus a required side yard variance of three feet and a front yard variance of 10.35 feet are requested.

The concurring vote of four-fifths of the Board shall be necessary to grant a variance.

When unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.

4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose appropriate conditions upon the granting of any variance provided that the conditions are reasonably related to the variance. Violation of such conditions shall be a violation of this Ordinance.

I have found all the findings of fact as listed above in favor of the applicant.

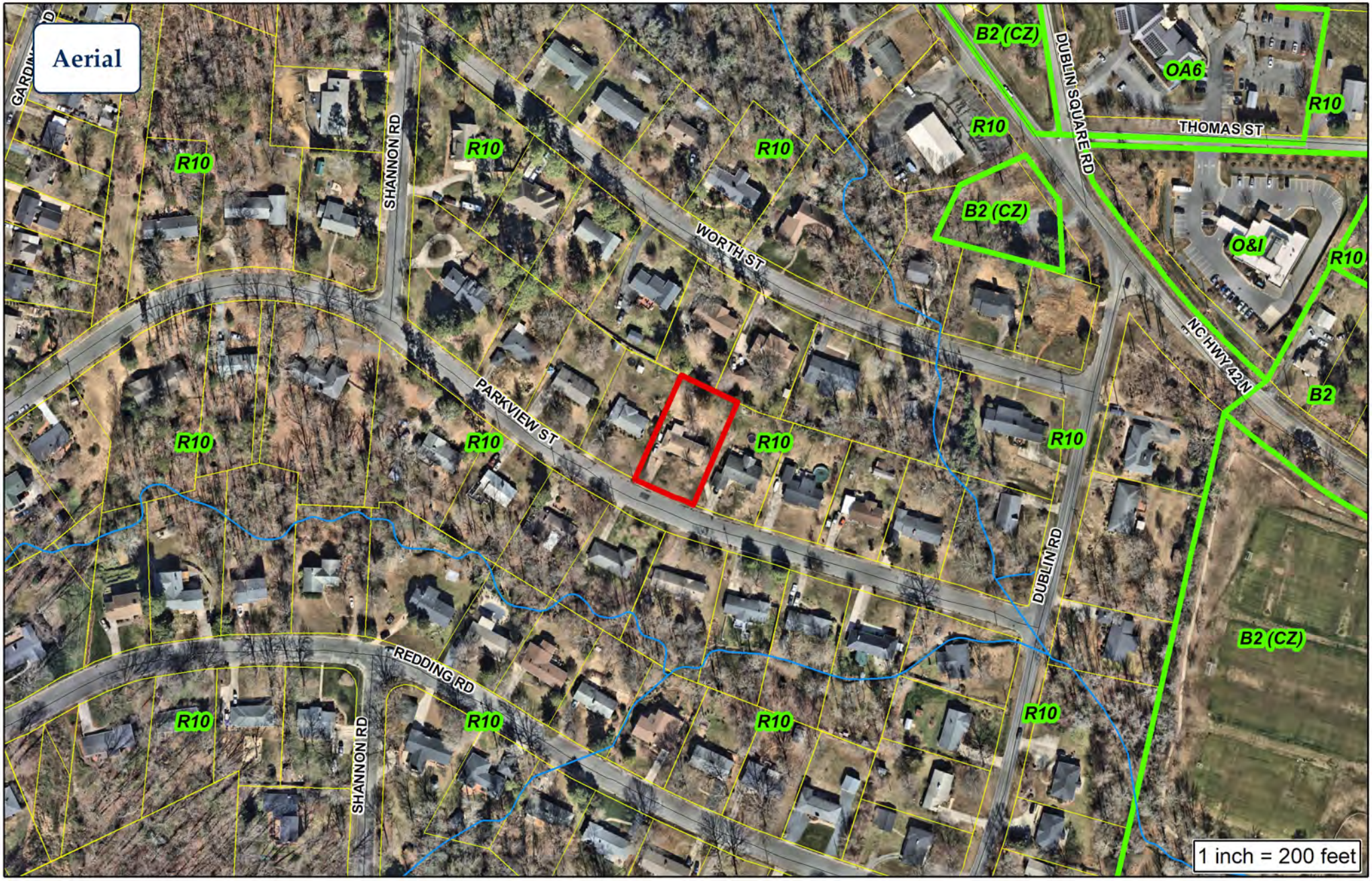
Board Action 1: Approve a variance from Table 4-1 of the Asheboro Zoning Ordinance to reduce the required side yard setback to 7 feet. Provided, however, the variance is limited by any conditions stated in the final decision document.

Member's Vote: Yes_____ No_____ Yes with Conditions _____

Board Action 2: Approve a variance from Section 3.02(D) of the Asheboro Zoning Ordinance to reduce the required front yard setback to 42 feet. Provided, however, the variance is limited by any conditions stated in the final decision document.

Member's Vote: Yes_____ No_____ Yes with Conditions _____

Signature_____

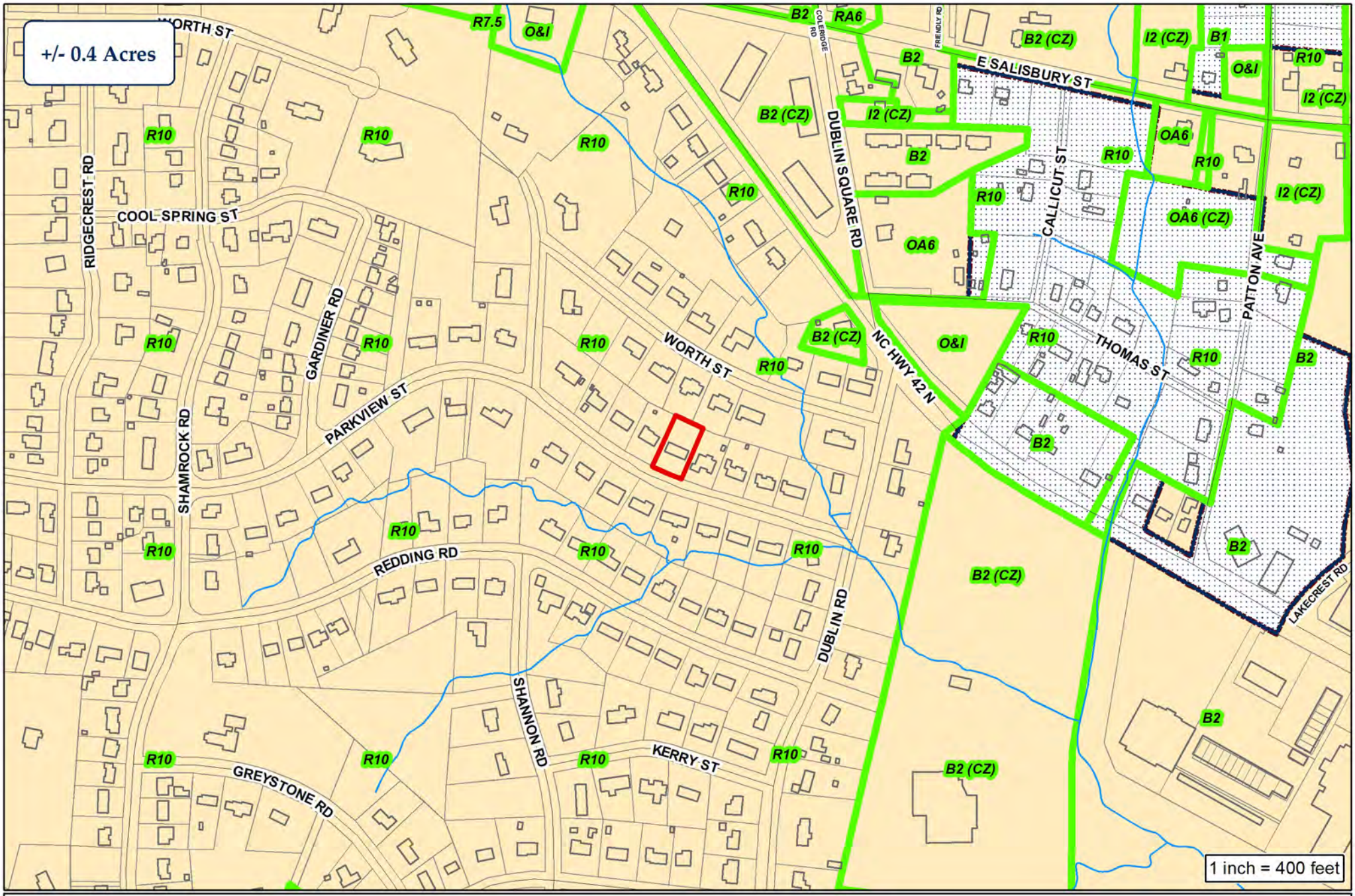


City of Asheboro Planning & Zoning Department

Board of Adjustment Case: BOA-24-04
Variance

Parcel: 7761313052

Subject Property
Zoning



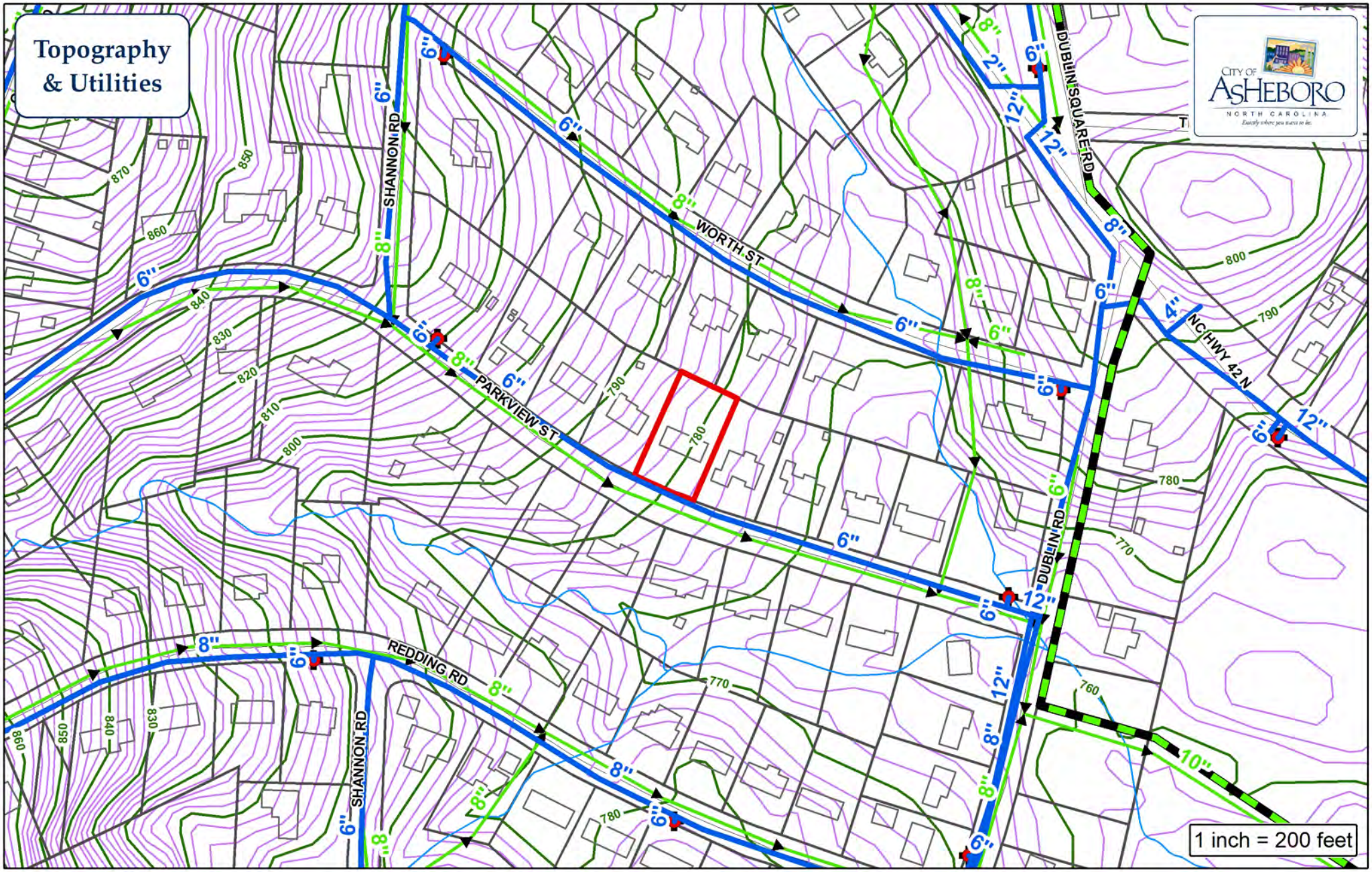
City of Asheboro Planning & Zoning Department

Board of Adjustment Case: BOA-24-04
Variance

Parcel: 7761313052

City Limits
ETJ

Subject Property
Zoning



Force Main
Water Main
Sewer Main
Fire Hydrant
Pump Station
Parcels

City of Asheboro Planning & Zoning Department

Board of Adjustment Case: BOA-24-04
Variance

Parcel: 7761313052

Subject Property

C2	930.35	99.71	99.66	S 60°26'41" E	6°08'26"

LINE	BEARING	DISTANCE
L1	S 64°56'52" E	34.92

CITY OF ASHEBORO
Application for Board of Adjustment Hearing

APPLICANT INFORMATION

Applicant EDWIN E. POLLARD JR Applicant's Phone # 336-953-8048

Applicant's Address 1001 PARKVIEW ST
ASHEBORO, NC 27203

Applicant's Email Address EPOLLARDJR@YAHOO.COM

PROPERTY INFORMATION

Property Owner's Name EDWIN E POLLARD JR &

Location of Property 1001 PARKVIEW ST ASHEBORO, NC 27203

Property Size (ac. or sq.ft.) 1600 SQ.FT

Randolph County Property Identification Number (PIN#) _____

Current Zoning District _____

Date Property Title Acquired _____ Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

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 variance rests with the applicant.

Applicant Signature(s)

E E Pollard Jr

_____

If Applicant is not the Property Owner, has Property Owner been notified?

☐ Yes ☐ No

Printed Name of Authorized Signatory (if different from Applicant)

_____

Position/Relationship of Authorized Signatory to Applicant

_____

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201; Fax: (336) 626-1218; www.asheboronc.gov Revised 2021

CITY OF ASHEBORO
Application for Board of Adjustment Hearing

REQUEST FOR A VARIANCE

TO THE CITY OF ASHEBORO BOARD OF ADJUSTMENT:

I, EDWIN E. POLLARD JR hereby petition the Board of Adjustment to grant the following variance from the Asheboro Zoning Ordinance (please specify the variance that is requested):

ALLOW MY NEW CARPORT TO BE
42 FT FROM THE STREET

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201; Fax: (336) 626-1218; www.asheboronc.gov Revised 2021

STATEMENT BY APPLICANT:
In the space provided below and/or on the back of this form, please state the facts and line of argument that you believe support your request for a variance. In providing this information, please state the precise action that you would like to see taken by the Board of Adjustment.

I WANT TO BUILD A CARPORT IN FRONT OF MY HOUSE FREE STANDING. THERE IS ALREADY A DRIVE WAY THAT I WILL BULID THE 2 CAR CARPORT ON. THIS IS THE ONLY LOCATION THAT IS FEASIBLE. ACCESS TO THE BACKYARD IS NOT GOOD, TOO NARROW BETWEEN THE END OF THE HOUSE & THE PROPERTY LINE. MY GRANDKIDS PLAY IN ~~MY~~ THE BACK YARD. I WOULD LIKE THE CITY TO ISSUE ME A PERMIT, PLEASE.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief.

E E Pollard Jr.
Signature of Applicant

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201; Fax: (336) 626-1218; www.asheboronc.gov Revised 2021

VARIANCE REQUEST - BASIC INFORMATION

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the State Enabling Act, the Board is required to reach four conclusions as a prerequisite to issuance of a variance. Specifically, the four findings are as follows:

1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.

4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose reasonable conditions upon the granting of any variance to insure that the public health, safety, and general welfare shall be protected and substantial justice done. Violation of such conditions shall be a violation of this Ordinance.

I received a copy of the above requirements outlining the conclusions required to be found for the granting of a Variance by a Board of Adjustment and have been informed that the burden of providing evidence to support such conclusions to obtain such variance rest with the applicant. I have also been advised of the application process by staff and received the opinion of the North Carolina Bar Association regarding legal representation in quasi-judicial proceedings.

EE Pollard Jr 5/7/24

Applicant Date

STAFF USE

Received by: JTL **Date:** 5-7-24 **Case Number:** 24-04

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201; Fax: (336) 626-1218; www.asheboronc.gov Revised 2021

RE BOOK Book: 1818
Page: 3766

FILED 2003-019433
May 30 2003 04:35:33 pm

Randolph County, NC
Ann Shaw, REGISTER of DEEDS

Recording Fee 17.00
NC Real Estate ExTx 216.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 216.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20___
By _____

Mail/Box: ✓ Grantee

This instrument was prepared by: Alie E. Yates, Attorney At Law

Brief description for the Index: _____

THIS DEED made this 30th day of May, 2003 by and between

GRANTOR	GRANTEE
MARY KING SMITH, married (formerly Mary Ella King)	**EDWIN E. POLLARD JR. and wife, CAROL J. POLLARD** **1001 Parkview Street Asheboro, NC 27203**

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that

Certain lot or parcel of land situated in the City of Asheboro Township, Randolph County, North Carolina and more particularly as follows:

Beginning at an existing iron pipe, in the northern right-of-way of Parkview St., said iron pipe bieng located 0.1 mile from Dublin Road (NCSR 2197) and also being Andrew Garner's southwestern corner; thence from the point and place of beginning along the northern right-of-way line of Parkview St. along a curve with a bearing and distance of North 67 deg 10' 13" West with a chord distance of 99.82 feet and a radius of 930.35 feet to an existing iron pipe, Hiatt Morgan's southeastern corner; thence leaving the right-of-way of Parkview St. and along Morgan's eastern line, North 23 deg 45' 00" East 18.02 feet to an existing iron pipe; thence leaving Morgan's line South 65 deg 45' 11"East 94.90 feet to an existing iron pipe, Garner's northwestern corner; thence along Garner's western line, South 22 deg 08' 42" West 175.66 feet to an existing iron pipe, the point and place of beginning and containing 0.397

N.C. Bar Assoc. Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association – 1981

RE BOOK Book: 1818
Page: 3767

The property hereinabove described was acquired by Grantor by instrument recorded Book 1408 page 593.
A map showing the above described property is recorded in Plat Book _____ page ____
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to The Grantee in fee simple.

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

All other easements, Right(s) of Way, and Restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its Corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Entity Name) MARY KING SMITH (SEAL)

By: _____ Title

WILLIAM V. SMITH (SEAL)

By: _____ Title

ALIE E. YATES (SEAL)
Notary Public, State of North Carolina
Wilkes County
My Commission Expires Oct. 14, 2006

By: _____ Title (SEAL)

State of North Carolina – County of Randolph

I, the undersigned Notary Public of ~~the~~ Wilkes County and State aforesaid, certify that Mary King Smith and William V. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of May 2003.

My Commission Expires: 10-14-06

Notary Public

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this ____ day of _____, 2002

NORTH CAROLINA — RANDOLPH COUNTY
The foregoing certificate(s) of _____

Notary/Notaries Public is/are certified to be correct.
This 30 day of May, 2003.
ANN SHAW, REGISTER OF DEEDS
by: _____ Register of Deeds

My Commission Expires: _____

Notary Public

The foregoing Certificates(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant – Register of Deeds

N.C. Bar Assoc. Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association – 1981

RZ-24-12: Request to rezone property located at 841 Cross Street (and on the east side of Cross Street) identified by Randolph County Parcel Identification Number 7761350714) to an amended B2 (CZ) General Commercial Conditional Zoning district for an eating establishment.

Notices were not mailed to adjoining property owners by the applicant; the case must be continued.

RZ-24-14: Request to rezone property located at 308 Pineview Street and to the rear of 307-A and 307-B Quaker Drive (7753876027 and 7753876247) from R10 Medium-Density Residential to R7.5 Medium-Density Residential

Staff Report

Rezoning Staff Report

RZ Case # **RZ-24-14** **Date** 8/5/2024 Planning Board

General Information

Applicant Brian Lucas

Address PO Box 2021

City Asheboro NC 27204

Phone 336-465-0947

Location 308 Pineview Street and south of 307-A and 307-B Quaker Drive

Requested Action Rezone from R10 Medium-Density Residential to R7.5 Medium-Density Residential

Existing Zone R10

Size 11,508 SF

Existing Land Use Undeveloped (except for PIN 7753876247 which is a residual portion of a parcel used for a two-family dwelling).

Pin # 7753876027 and 7753876247 (pt.)

Applicant's Reasons as stated on application

R10 and R7.5 allow for single-family and residential duplexes. Both zonings are for the neighborhood residential use. The current zoning allows for a duplex or single family home. However, it's a nonconforming lot. Being able to add a duplex on this lot would be a better fit instead of a single family home since all properties adjoining this property has a duplex on it. The answer to #3 above sums it up. Would like to add, there are 11 duplexes within 1,500 feet on Pineview Street. Approximately 300' west from this property is a lot that was spot zoned from R10 to R7.5 for a uplex and 232' east on Pineview is another lot that was spot zoned to R7.5.

Surrounding Land Use

North Two-family residential

East Two-family residential

South Single-family residential

West Two-family residential

Zoning History N/A

Legal Description

The property of BLL Holdings, LLC, located at 308 Pineview Street identified by Randolph County Parcel Identification Number 7753876027 and a portion of PIN 7753876247, located at 307-A and 307-B Quaker Drive, both of which total approximately 11,508 SF.

Analysis

1. The property is inside the city limits.
2. Pineview Street is a state-maintained minor thoroughfare at this location. State transportation plans identify that this section of Pineview Street will be widened to a three lane facility from west of Sylvan Drive to North Fayetteville Street possibly in 2025.
3. Parcel Identification Number 7753876027 is currently zoned R10 and is a nonconforming lot with 9,309 SF according to a survey presented with the application. While an R10 district typically requires 10,000 SF for a single-family dwelling and 15,000 SF for a two-family dwelling (duplex), the zoning ordinance does allow for a single-family dwelling on the existing nonconforming lot if it can meet other requirements. The lot is also a legal nonconforming lot due to only having about 49.5' of width compared to the 75' required in an R10 district and 60 feet in an R7.5 district.
4. The zoning ordinance describes the existing R10 and required R7.5 designations as follows:
R10: *To provide regulations which will produce a moderate intensity of residential uses, usually single family or 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.*
R7.5: To provide regulations which will produce a moderate intensity of residential uses, usually single family and 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.
5. Within 500' of the property and on the opposite side of Pineview Street, there is a parcel zoned R7.5 with a two-family dwelling, a parcel zoned R7.5(CZ) with a multiple family use and a 0.29 acre parcel with three manufactured homes.
6. The area consists of primarily two-family dwellings, with some single-family dwellings. The Land Development Plan identifies an area north and south of the Pineview Street corridor as an Employment Center.

Rezoning Staff Report

RZ Case # **RZ-24-14**

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	Northeast
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance.

Checklist Item 4: The proposed rezoning is compatible with surrounding land uses.

Checklist Item 5: Complies with Growth Strategy Map

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-24-14**

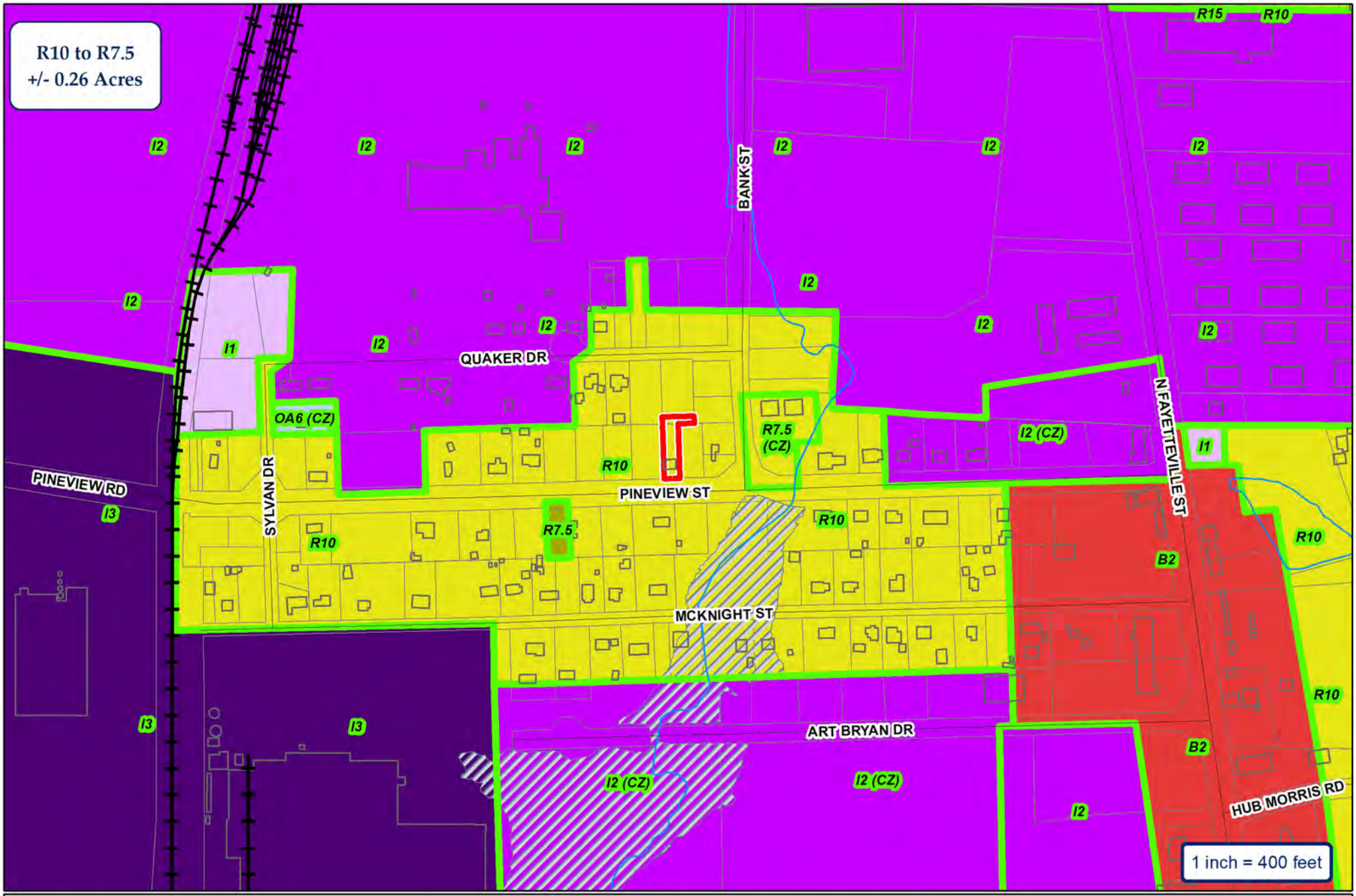
LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map (related to density).

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

The legal non-conforming status of PIN 7753876027 and presence of R7.5 zoning both east and west of the land requested to be rezoned supports approval of the application. It is reasonable and in the public interest to eliminate non-conforming situations when doing so can be done in a manner that is compatible with adjacent land uses and consistent with the Land Development Plan. Further, expanding housing opportunities within this stable residential neighborhood in close proximity to employers can be beneficial to residents and industry alike.

Recommendation Considering the aformentioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest.



City of Asheboro Planning & Zoning Department

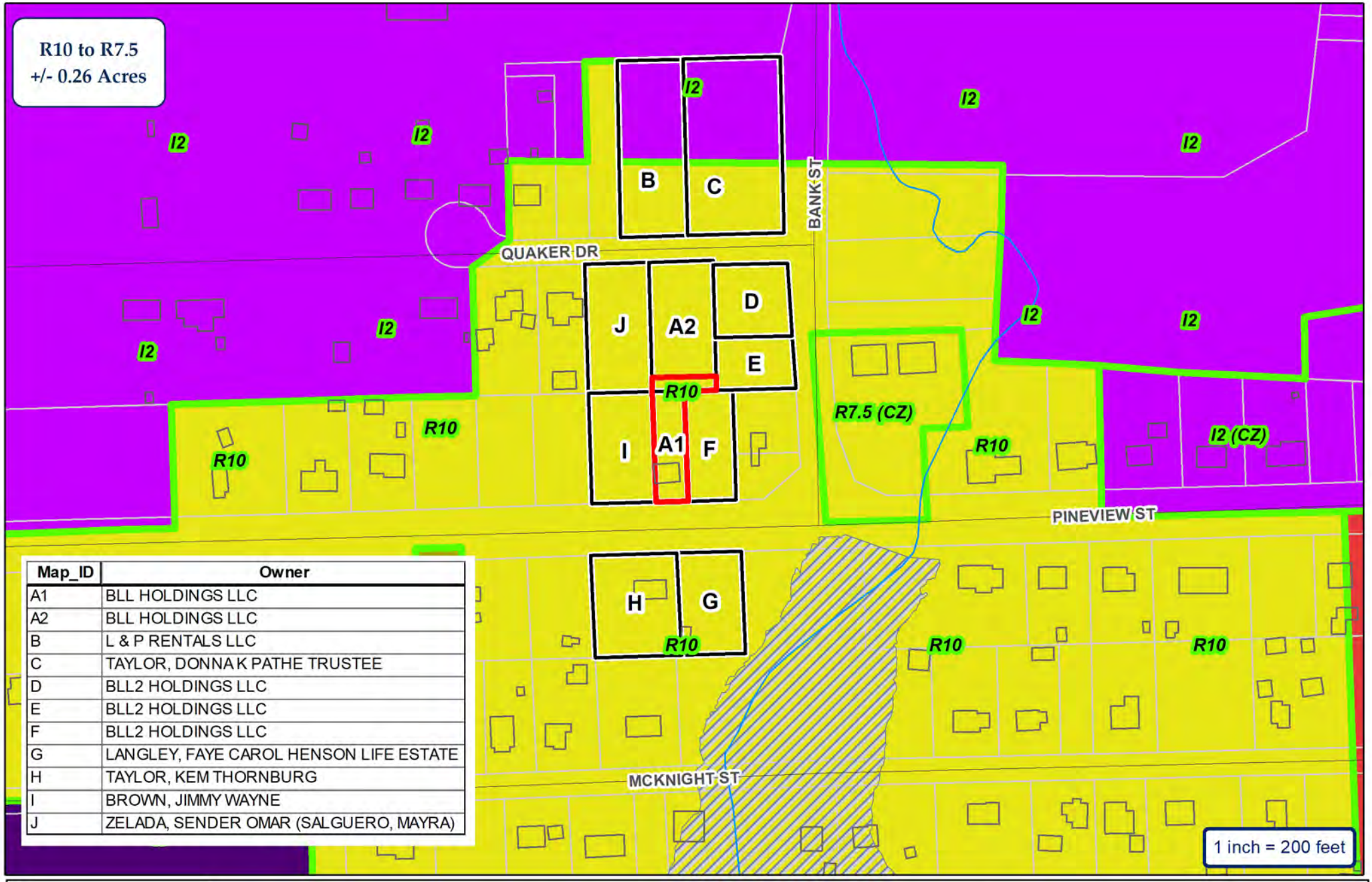
Rezoning Case: RZ-24-14

Parcels: 7753876027 & 7753876247 (pt.)

ETJ

Subject Property

Zoning



Map_ID	Owner
A1	BLL HOLDINGS LLC
A2	BLL HOLDINGS LLC
B	L & P RENTALS LLC
C	TAYLOR, DONNA K PATHE TRUSTEE
D	BLL2 HOLDINGS LLC
E	BLL2 HOLDINGS LLC
F	BLL2 HOLDINGS LLC
G	LANGLEY, FAYE CAROL HENSON LIFE ESTATE
H	TAYLOR, KEM THORNBURG
I	BROWN, JIMMY WAYNE
J	ZELADA, SENDER OMAR (SALGUERO, MAYRA)

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

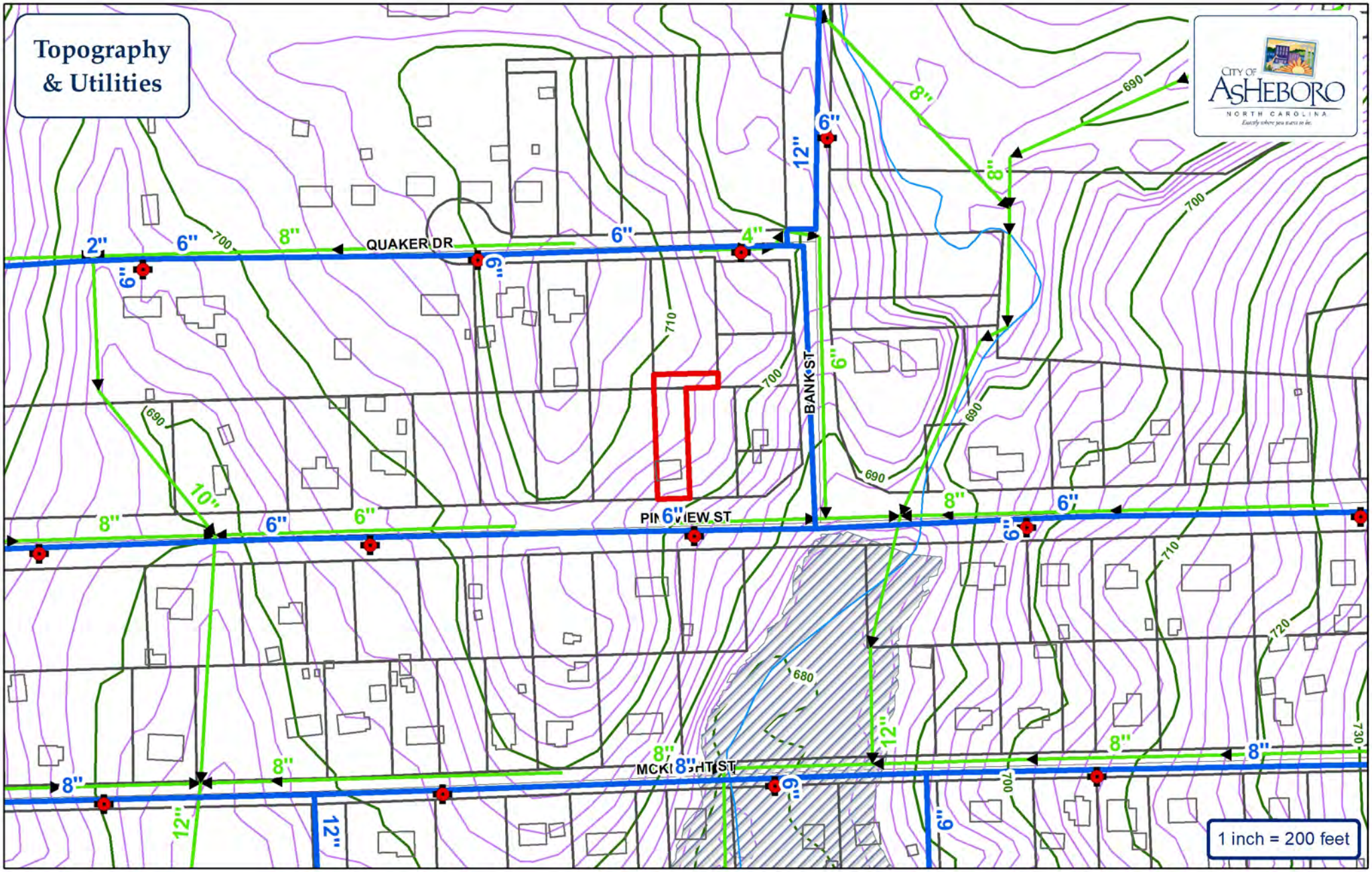
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-14

Parcels: 7753876027 & 7753876247 (pt.)

Subject Property
Adjoining Properties
City Zoning

N
W
E
S



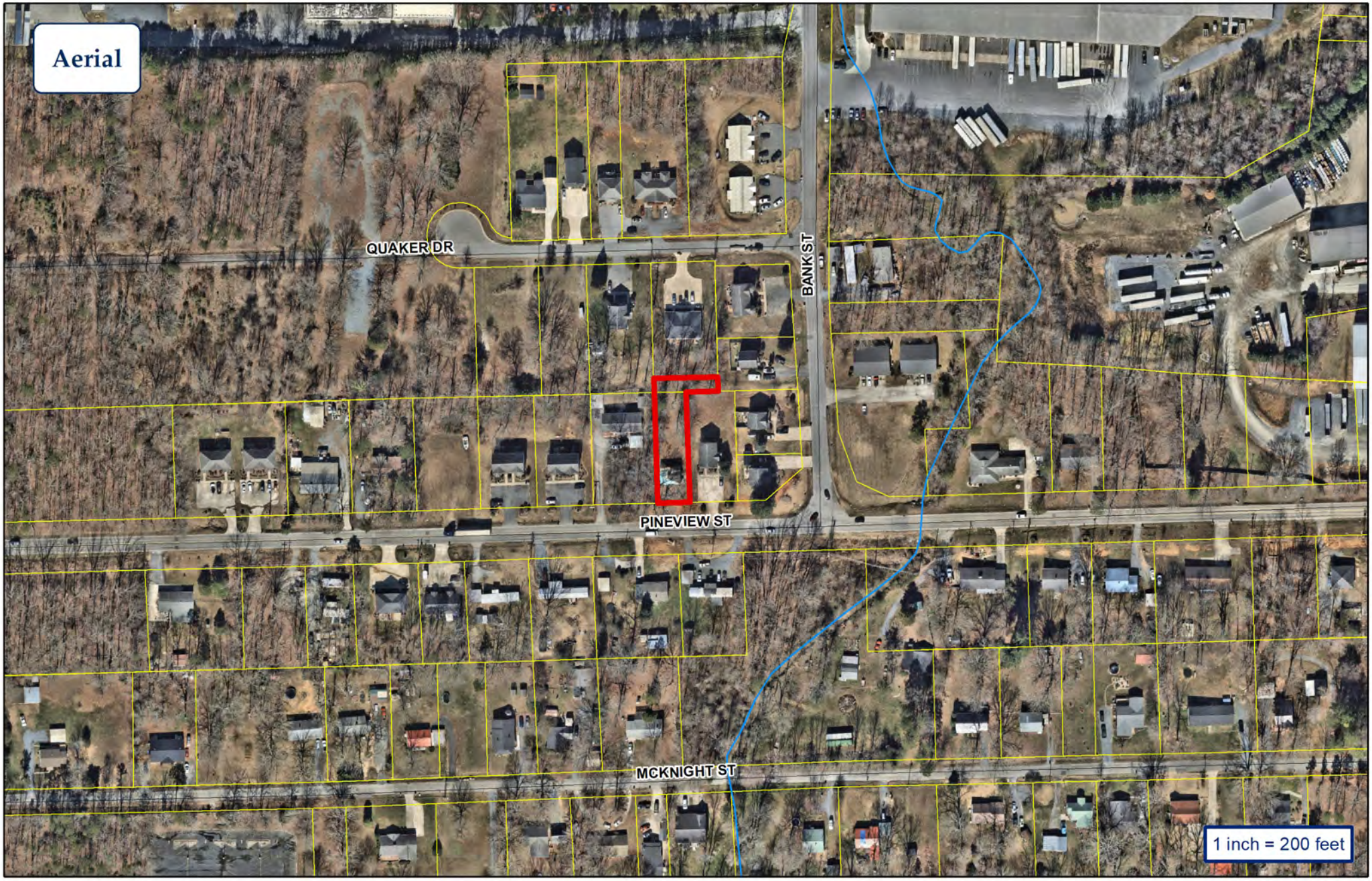
Water Main
Sewer Main
Force Main
Fire Hydrant
Pump Station
Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-14

Parcels: 7753876027 & 7753876247 (pt.)

Subject Property



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-14

Parcels: 7753876027 & 7753876247 (pt.)

Subject Property

APPLICANT INFORMATION

Applicant Brian Lucas

Applicant's Phone # 336-465-0947

Applicant's Address PO Box 2021, Asheboro, NC 27204

Applicant Email Address bllucas13@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name BLL Holdings, LLC

Location of Property 308 Pineview St, Asheboro, NC 27203

Property Size (ac. or s.f.) 11,508

Randolph County Property Identification Number (PIN#) 7753876027 7753876247

Current Zoning District R10

Requested Zoning District R7.5

Date Property Title Acquired June 12, 2024 October 19, 2021

Deed Book 2914 2776 Page 1107 906

Subdivision _____ Section _____ Lot # _____

Plat Book 5/81 172/84 Page _____

ORDINANCE AMENDMENT INFORMATION

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

R10 & R7.5 both allow for single family and residential duplexes. Both zonings are for neighborhood residential use.

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.

The current zoning of R10 allows for a for a duplex or single family home. However, its a nonconforming lot.

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?

Being able to add a duplex on this lot would be a better fit instead of a single family home since all properties ajoining this property has a duplex on it.

Does not apply ☐

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

The answer to question #3 above sums it up. Would like to add, there are 11 duplexes within 1,500 feet on Pineview St. Approximately 300' west from this property is a lot that was spot zoned from R10 to R7.5 for a duplex and 232' east on Pineview is another lot that was spot zoned to R7.5.

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)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

PO Box 2021

Asheboro, NC 27204

Telephone Number

336-465-0947

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: John Evans ***Date:*** 7-10-24 ***Case Number:*** RZ-24-14

RZ-24-15: Request to rezone property located at 343 NC 42 North (Randolph County Parcel Identification Number 7761402066) to an amended B2 (CZ) General Commercial Conditional Zoning district for expansion of an existing membership organization.

Staff Report

Rezoning Staff Report

RZ Case # **RZ-24-15** **Date** 8/5/2024 Planning Board

General Information

Applicant Patrick O'Hara, Exec. Dir.

Address 343 NC Hwy 42 N

City Asheboro NC 27203

Phone 336-625-1976

Location 343 NC Hwy 42 N

Requested Action Rezone the property to an amended B2 (CZ) General Commercial Conditional Zoning district for modifications to an existing Membership Organization

Existing Zone B2 (CZ) **Existing Land Use** Membership organization

Size 19.11 acres +/- (per tax department) **Pin #** 7761402066

Applicant's Reasons as stated on application

To build a recreational facility to offer programming for community residents and members of the Randolph-Asheboro YMCA. Amend the approved site plan to allow for the construction of a 12,000 SF indoor soccer building. The scope also includes parking spaces to support the building as required by the City of Asheboro Zoning Ordinance Table 6-1. The building includes 8,160 SF devoted to recreational use. Land Development Plan designates the property for commercial use. Building facility for community and YMCA program participants.

Surrounding Land Use

North Single-family residential & Commercial **East** Undeveloped Commercial

South Undeveloped Commercial & Hotel **West** Single-family and two-family residential

Zoning History RZ-00-32: The property was rezoned from R10 Medium-Density Residential to B2 (CZ) General Commercial Conditional Zoning to allow membership organization.

Legal Description

The property of YMCA, located at 343 NC Hwy. 42 North, totaling approximately 19.11 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761402066.

Analysis

1. The property is inside the city limits.
2. NC Hwy. 42 North is a state-maintained major thoroughfare. State transportation plans call for widening this segment of NC 42 North between East Salisbury Street intersection and north of East Dixie Drive possibly in 2025. The widening will add a center turning lane, new storm drainage, and sidewalks.
3. The property owner proposes to replace an existing ball field with an indoor soccer building and add additional parking. The site plan also includes a potential future outdoor pool. These changes are considered a modification of the previously approved conditional zoning district; an amended zoning district is therefore required.
4. The plan was routed to NCDOT for review and comment. DOT indicated that it will not require a driveway permit or improvements as part of the proposed improvements.
5. The use of the property for a membership organization (YMCA) has existed since the early 1970's. The zoning ordinance defines a membership organization as "a membership establishment operated by a corporation or association of persons for activities which include but are not limited to business, professional, literary, political, educational, fraternal, or labor activities, but which are not operated for profit or to render a service which is customarily conducted as a business."
6. Staff returned comments to the applicant on July 25, 2024. Additional details, primarily related to the new parking area design, proposed lighting, accessibility plans, and manner in which adjacent homes near the area of improvements will be buffered, have been requested. Building elevation drawings also are needed.

Rezoning Staff Report

RZ Case # **RZ-24-15**

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	Commercial
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 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. *(Article 200, Section 210, Schedule of Statements of Intent)*

Checklist Item 5: Complies with Growth Strategy Map

Checklist Items 12-13: 12.) Property is located outside of the watershed area, Special Hazard Flood Area,

Rezoning Staff Report

RZ Case # **RZ-24-15**

LDP Goals/Policies Which Do Not Support Request

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. *Note: Areas of proposed improvements are not generally on these slopes.*

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

The property has been commercially zoned and used by the YMCA for decades. The application seeks to improve an area of the property, initially designated for outdoor use, for indoor recreational use. This change likely can offer increased compatibility to adjacent homes in terms of reduced noise and lighting impacts, but additional project information would be helpful to best assure the use remains harmonious with the nearby neighborhood.

Recommendation Staff views the request as generally consistent with the Land Development Plan but is awaiting additional information prior to finalizing a recommendation.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

(A) The use approved shall be a membership organization.

(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 zoning district conditions discussed and accepted during the public hearing.

(D) Prior to the issuance of a zoning compliance permit, a final site plan and the applicable permit fee shall be submitted.

(E) Outdoor lighting shall comply with city ordinances. Information on such lighting shall be provided to staff for review and approval prior to installation.

(F) Existing landscaping shall be maintained in compliance with code requirements for a Membership Organization and previous approvals. New landscaping or other provisions for buffering submitted and approved with the application shall be installed and maintained.

(G) 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.

CIVIL SITE DEVELOPMENT PLANS

FOR

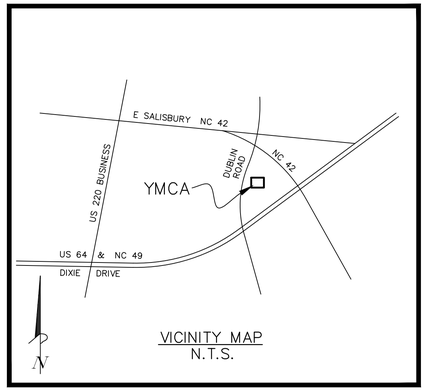
YMCA BUILDING ADDITION

343 NC HWY. 42 N.

RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

PROJECT NO.: E-9545

JUNE, 2024



VICINITY MAP
N.T.S.

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR. 6-11-24

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
P.O. Box 968
Asheboro, NC 27204
ph: (336) 328-0902 fx: (336) 328-0922
email: info@summeyengineering.com

#	SHEET INDEX
C-0	COVER SHEET
C-1	GENERAL NOTES
C-2	EXISTING CONDITIONS AND DEMO
C-3	SITE AND UTILITY

GENERAL SITE NOTES:

1. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY: ---
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE CIVIL SITE DEVELOPMENT PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
4. ANY DISCREPANCY IN THIS PLAN, ARCHITECTURAL CIVIL SITE DEVELOPMENT PLANS , AND/OR ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREIN BEFORE BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND R.O.W.'S. PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ET, SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
7. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURBS AND GUTTERS, ROADSIDE DRAINAGE DITCHES, AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MATTER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS
9. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE TO STATE, COUNTY, AND LOCAL CODES.
10. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES IS NOT NECESSARILY SHOWN ON CIVIL SITE DEVELOPMENT PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR ON HIS INITIATIVE AND AT NO EXTRA COST SHALL HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF ITEMS SUCH AS PIPE OR OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DUE TO UNDERGROUND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CALL 811 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
11. SEEDING TO BE INSTALLED TO NCDEQ REQUIREMENT & STANDARD PRACTICES.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL CIVIL SITE DEVELOPMENT PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
13. VISIT SITE AND BRING TO THE ENGINEER'S ATTENTION IN WRITING ANY PROBLEMS OR DISCREPANCIES WITH THE SITE OR PROJECT PRIOR TO CONSTRUCTION.
14. CHECK ALL "VERIFY" DIMENSIONS NOTED ON CIVIL SITE DEVELOPMENT PLANS . REPORT ANY DISCREPANCIES TO THE ENGINEER IN WRITING PRIOR TO ANY FURTHER CONSTRUCTION.
15. USE THE ARCHITECT'S DRAWINGS FOR BUILDING DIMENSIONS.

CONTRACTOR NOTES:

1. ALL DIMENSIONS AND RADII ARE OUTSIDE FACE OF BUILDING OR TO FACE OF CURB, OR TO THE CENTER OF STRUCTURES SUCH AS INLETS, SIGN POSTS, ETC., UNLESS OTHERWISE NOTED.
2. CONTACT ENGINEER FOR OBSERVATION OF CONSTRUCTION RELATED TO REQUIRED FEDERAL, STATE, OR LOCAL CERTIFICATIONS INCLUDING BUT NOT LIMITED TO PROOF ROLL AND ASPHALT PLACEMENT. PROVIDE 24 HOUR NOTICE TO ENGINEER FOR REQUIRED CONSTRUCTION OBSERVATION RELATED TO CERTIFICATION OF ROADWAY, WATER SYSTEM, PAVEMENT, ETC.
3. KEEP ALL PLANTING AND GRASS AREAS FREE OF DEBRIS, STONES, CONSTRUCTION MATERIALS, ETC., RESPONSIBLE FOR NOT DAMAGING EXISTING PLANTING TO REMAIN.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL UNDERGROUND UTILITIES WHETHER SHOWN ON THE SITE PLAN OR NOT. THOSE SHOWN ARE BASED ON THE SURVEY PROVIDED AND MAY NOT BE ALL INCLUSIVE. CONTACT UTILITY LOCATION SERVICE OR OTHER APPROPRIATE UTILITY LOCATION SERVICE FOR UTILITY IDENTIFICATION PRIOR TO ANY WORK. CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN – TYPICAL. CONTACT ALL UTILITY COMPANIES TO INSURE THE UTILITIES ARE SHUT DOWN PRIOR TO THE START OF ANY DEMOLITION AND/ OR SITE WORK.
5. PATCH / REPAIR STREETS, STRUCTURES, ETC. AS NECESSARY AFTER CONNECTION OF PROPOSED UTILITIES.
6. SEE PLAN SET FOR PROPOSED GRADES AND EROSION CONTROL.
7. CIVIL/SITE CONTRACTOR SHALL FIELD VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CIVIL/SITE CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION CONFERENCE WITH THE LOCAL MUNICIPALITY AND ARCHITECT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL CALL 811 5 WORKING DAYS HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
8. CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPALITY PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ON STREET RIGHTS–OF–WAY
9. ANY CONSTRUCTION WITHIN THE LOCAL MUNICIPALITY RIGHTS–OF WAY ARE TO BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARDS AND SPECIFICATIONS REGARDING MATERIALS, INSTALLATION, AND TESTING, UNLESS OTHERWISE IN THE CONTRACT DOCUMENTS. ANY CONSTRUCTION WITHIN THE RIGHT–OF–WAY SHALL BE
10. PROTECTED WITH SIGNAGE AND TRAFFIC SAFETY DEVICES IN ACCORDANCE WITH THE NORTH CAROLINA STANDARDS AND GUIDELINES ALSO THE CONTRACTOR SHALL HAVE "UTILITY WORK AHEAD" SIGNS LOCATED AT ALL LOCATIONS WHEN ENTERING THE RIGHTS–OF–WAY.

UTILITY NOTES: (IF APPLICABLE)

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS. ALL FEES SHALL BE THE RESPONSIBILITY OF CONTRACTOR OR GENERAL CONTRACTOR.
3. SEE ELECTRICAL ENGINEERING SITE PLAN FOR LOCATION OF ALL SITE LIGHTING AND REQUIREMENTS
4. ALL NEW LOT LIGHTS AND THE MAIN IDENTIFICATION SIGN SHALL HAVE A MINIMUM 10 FEET CLEARANCE FROM ALL OVERHEAD UTILITIES.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMITS AND/OR APPROVALS NECESSARY FOR ANY WORK IN ROADWAY OR RIGHT–OF–WAY.
6. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED IN THESE CIVIL SITE DEVELOPMENT PLANS .
7. ALL MANHOLES, VALVES, AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.
8. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.
9. THE MINIMUM SLOPE FOR SANITARY SEWER LINES SHALL BE AS FOLLOWS: 1) 1/4"/FT FOR 4" LINES AND 2) 1/8"/FT FOR 6" LINES. 6" CLEANOUTS SHALL BE PLACED AT 75' INTERVALS. 4" CLEANOUTS SHALL BE PLACED AT 50' INTERVALS
10. ALL SEWER LINES SHALL HAVE A FINAL COVER DEPTH 4'–0 IN NON–TRAFFIC AREAS AND 5'–0 MINIMUM IN TRAFFIC AREAS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CIVIL SITE DEVELOPMENT PLANS .
11. CABLE TV SERVICE ROUTING IS NOT PART OF THIS PLAN, CONTRACTOR TO COORDINATE WITH CABLE COMPANY.
12. EXISTING MANHOLES SHOULD BE FIELD VERIFIED FOR RIMS AND INVERTS.
13. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC. THAT MAY BE REQUIRED.
14. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THIS CONSTRUCTION MEANS/METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE CIVIL SITE DEVELOPMENT PLANS .
15. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5 FEET IN DEPTH.
16. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
17. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
18. WATER PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS PRIOR TO BEGINNING WATER PIPE INSTALLATION.
19. WASTE PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS AND INVERTS PRIOR TO BEGINNING ANY WASTE PIPE INSTALLATION.
20. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY PUBLIC WORKS AND CROSS CONNECTION CONTROL, REGULATIONS AND STANDARDS.
21. SITE UTILITY CONTRACTOR TO PROVIDE WATER AND SANITARY SEWER TO WITHIN 5 FEET OF THE BUILDING, CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING CIVIL SITE DEVELOPMENT PLANS .
22. SANITARY CLEANOUTS SHALL BE PLACED NO MORE THAN 75 FEET APART. CLEAN OUTS LOCATED IN PAVEMENT AREAS SHALL HAVE A HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
23. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH THE LOCAL MUNICIPALITY PUBLIC WORKS STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT WITH A SECTION TO MATCH EXISTING PAVEMENT
24. ALL WORK SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE STATE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, BUILDING CODE, ENERGY CONSERVATION, HANDICAPPED ACCESSIBILITY, NATIONAL ELECTRICAL CODES, AND NATIONAL FIRE PROTECTION ASSOCIATION CODES AS APPLICABLE AND AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION AND LATEST VERSION OF NC DOT POLICIES & PROCEDURES FOR ACCOMMODATING UTILITIES ON HIGHWAY RIGHTS–OF–WAY.
25. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE CIVIL SITE DEVELOPMENT PLANS ARE APPROXIMATE OR SCHEMATIC. THE LOCATIONS ARE BASED ON ACTUAL FIELD SURVEYS AND AVAILABLE RECORDS, CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND UNDERGROUND STRUCTURES AND VERIFY REQUIRE COVER AND CLEARANCES PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE ENGINEER.
26. CONTRACTOR SHALL CALL 811 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENTLY.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.
28. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
29. ALL UTILITIES MUST BE LOCATED UNDERGROUND AND COORDINATED WITH THE LOCAL MUNICIPALITY OR LOCAL UTILITIY COMPANY.

PRELIMINARY CIVIL SITE DEVELOPMENT PLANS

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR. 7-11-24

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
Email - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

GENERAL NOTES

YMCA BUILDING ADDITION

343 NC HWY 42 N

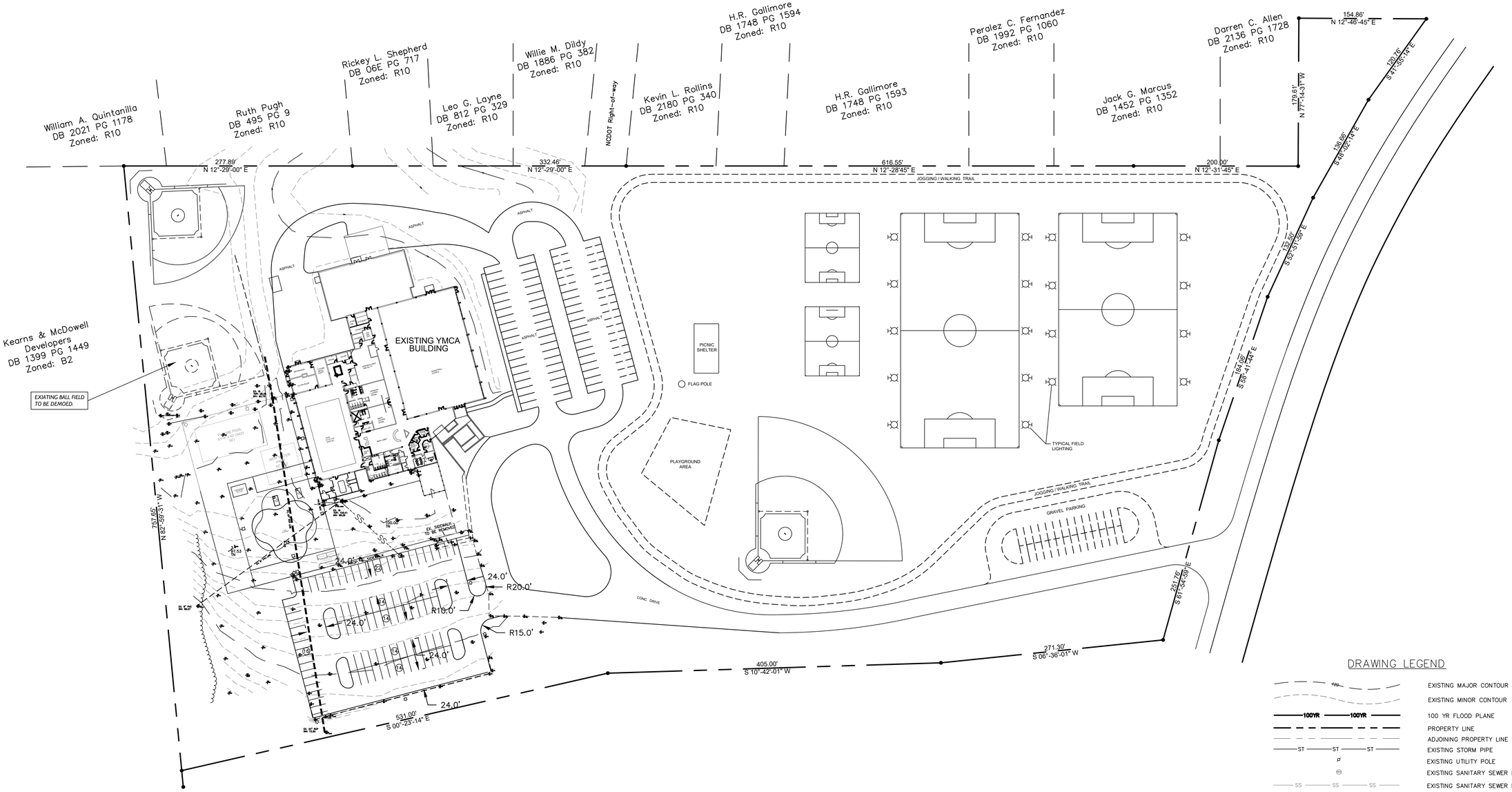
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	AS NOTED
Date:	JUNE, 2024
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-9545

Sheet No. C-1

NOTES:

1. PROPERTY LINES, TOPOGRAPHIC DATA, UTILITIES, 100 YEAR FLOOD ELEVATION, AND ROADWAY AND EDGE OF PAVEMENT ARE SHOWN PER FIELD SURVEY RECEIVED xxxx DATED xxxxx.
2. EXISTING TREELINES HAVE BEEN ESTIMATED BY AERIAL IMAGERY AND SITE PHOTOGRAPHY.
3. TOTAL PARCEL SIZE: 19.50 ACRES
4. WATER LINES SHOWN ARE APPROXIMATE LOCATIONS THAT HAVE BEEN ESTIMATED PER DATA RECEIVED FROM THE SURVEY CAROLINA.
5. CONTRACTOR TO SAVE ALL EXISTING TREES TO THE EXTENT POSSIBLE OVER THE ENTIRE PROPERTY.
6. LIMITS OF DISTURBANCE SHOULD BE USED FOR SITE CLEARING LIMITS.



DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT
- OVERHEAD ELECTRIC
- LIMITS OF CONSTRUCTION
- EXISTING TREELINE
- PROPOSED TREELINE
- DEMO TREELINE

0' 20' 40' 60'
DRAWING SCALE

NAD 83
GRID NORTH

PRELIMINARY CIVIL SITE DEVELOPMENT PLANS

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

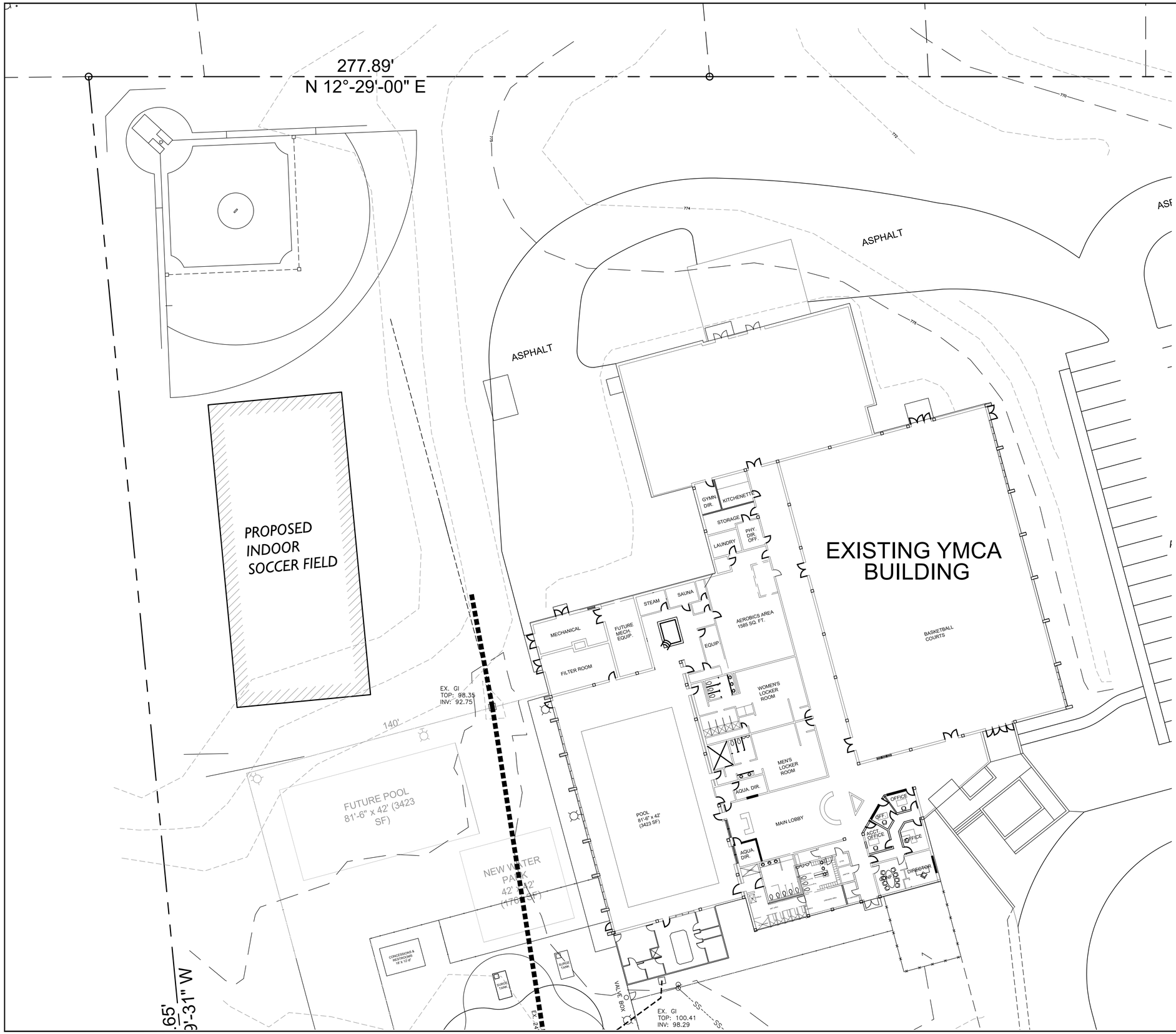
NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR. 7-11-24

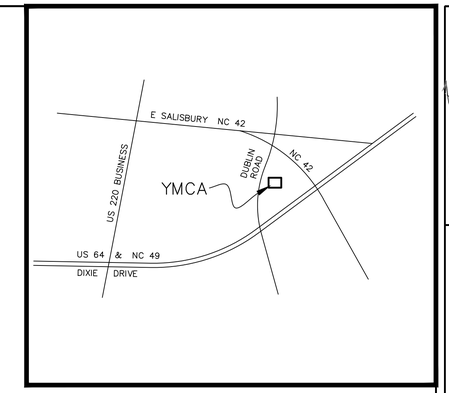
No.	Date:	Description:	By:

OVERALL EXISTING CONDITIONS AND DEMO
YMCA BUILDING ADDITION
343 NC HWY 42 N
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	AS NOTED
Date:	JUNE, 2024
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-9545

Sheet No. C-2





VICINITY MAP
N.T.S.

SITE NOTES:

1. PROPERTY INFORMATION

OWNERS: YMCA
PIN NUMBERS: 7761402066
EXISTING ZONING: B-2
EXISTING LAND USE: YMCA
SITE ADDRESS: 343 NC HWY 42 N ASHEBORO, NC 27203

2. THE PROJECT IS LOCATED WITHIN THE CITY OF ASHEBORO
3. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY FREEMAN SURVEYING, PLS.
4. PROPOSED USE: INDOOR SOCCER FIELD
5. PARKING REQUIRED: ONE SPACE FOR EACH EMPLOYEE
   REQUIRED:
   PROVIDED: 32 NEW SPACES (INCLUDES 2 HC SPACES)
6. SETBACKS:
   FRONT= 25 FT
   SIDE= 0 OR 5 FT
   REAR= 0 OR 5 FT
7. DISTURBED AREA: 23764.60 SF (0.545 ACRES)
8. HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
9. MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
10. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
11. CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
12. WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- SETBACK LINES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- 100 YEAR FLOOD PLAIN
- EXISTING STORM PIPE

20' 20' 40' 60'
DRAWING SCALE

GRID NORTH

PRELIMINARY CIVIL SITE DEVELOPMENT PLANS

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR. 11-1-24

SEA

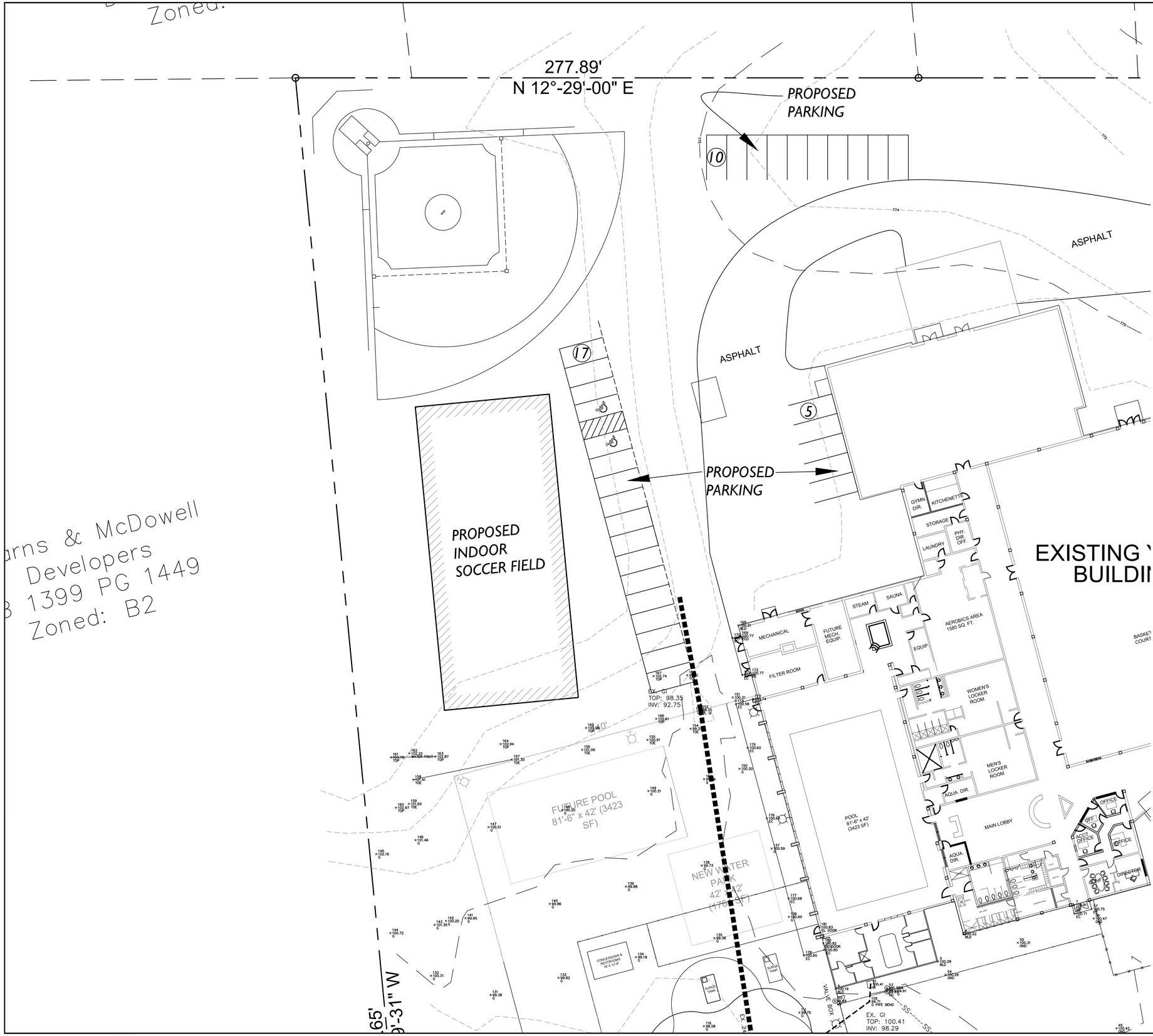
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

SITE AND UTILITY
YMCA BUILDING ADDITION
343 NC HWY 42 N
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	AS NOTED
Date:	JUNE 2024
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-9545

Sheet No. C-3



EROSION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE NC DEMLR SELF INSPECTION AND MONITORING FORM MUST BE KEPT ON SITE AND UP TO DATE. THE FORM CAN BE OBTAINED AT HTTP://DEQ.NC.GOV/ABOUT/DIVISIONS/ENERGY-MINERAL-LAND-RESOURCES/EROSION-SEDIMENT-CONTROL/FORMS
2. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED AT LEAST ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 1 INCH PER 24 HOUR PERIOD.
3. ALL STORMWATER DISCHARGE OUTFALLS (SDO'S) MUST BE INSPECTED AT LEAST ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 1 INCH PER 24 HOUR PERIOD.
4. GROUND STABILIZATION MUST BE RECORDED AFTER EACH PHASE OF GRADING. REFER TO GROUND STABILIZATION CRITERIA TABLE ON THIS PAGE FOR STABILIZATION TIME FRAMES. FOR TEMPORARY AND PERMANENT SEEDING, FERTILIZATION, AND MULCHING RATES REFER TO THE TABLES PROVIDED IN THE DETAIL SHEETS

PHASE 1 CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL FROM CITY OF ASHEBORO AND ALL OTHER REQUIRED PERMITS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WITH ASSOCIATED DRIVEWAY AND RIP RAP INLET AND OUTLET PROTECTION.
3. STABILIZE ALL RESULTING DISTURBED AREAS.
4. CLEAR AREA NECESSARY AND INSTALL TEMPORARY SILT FENCE AND STONE OUTLETS BELOW SEDIMENT BASIN AREA.
5. INSTALL TEMPORARY SEDIMENT BASIN 1 AND STABILIZE ALL DISTURBED AREAS.
6. CLEAR AREA NECESSARY AND INSTALL TEMPORARY SILT FENCE BELOW PERMANENT DITCHES.
7. INSTALL PERMANENT DITCHES, ROCK CHECKS, AND STORM PIPES (PIPES B & C) AS SHOWN ON PLANS AND STABILIZE IMMEDIATELY. USE NAG S150 OR EQUAL
8. CLEAR AREA NECESSARY AND INSTALL SILT FENCE AND STONE OUTLETS SHOWN ON SOUTH EAST SIDE OF LOT
9. STABILIZE RESULTING DISTURBED AREAS.
10. CLEAR AND GRUB REMAINDER OF THE CONSTRUCTION LIMITS AS REQUIRED. (CONTINUE TO PHASE 2 CONSTRUCTION SEQUENCE)

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CONSTRUCTION LIMITS
- ST — ST — EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE
- x — x — x — x — TEMPORARY SILT FENCE
- TEMPORARY SILT FENCE STONE OUTLET
- COIR FIBER BAFFLE
- TEMPORARY INLET PROTECTION
- TEMPORARY CHECK DAM
- TEMPORARY HORSESHOE INLET PROTECTION

Know what's below. Call before you dig.

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR. 11-12-24

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

EROSION CONTROL - PHASE I
YMCA BUILDING ADDITION

343 NC HWY 42 N
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	AS NOTED
Date:	JUNE, 2024
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-9545

Sheet No. C-4

From:	Kimes, Tyler J
To:	John Evans
Cc:	Monroe, Roosevelt J; Britt, Jennifer L; Patrick O"Hara (pohara@asheboroymca.com); Mack Summey
Subject:	RE: [External Sender] [External] Proposed additional indoor soccer
Date:	Friday, July 26, 2024 11:49:57 AM
Attachments:	image002.png image003.png

John,

Thank you for sending this to us for our chance to review. Considering the land use, we wouldn't expect the existing peak hour to be increased much with this expansion that would warrant a TIA. We do have our STIP project that is planned to widen NC 42 into a three lane section that will help with vehicles turning left into the site. We aren't too concerned about right turns given the number of driveways on this road, but if the Y is interested in placing a right turn lane or slip lane we wouldn't be opposed it would just need to be done under an encroachment agreement. No new driveway permit is needed.

Thanks!

Tyler Kimes
Assistant District Supervisor
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: John Evans <jevans@ci.asheboro.nc.us>
Sent: Thursday, July 11, 2024 1:05 PM
To: Kimes, Tyler J <tjkimes@ncdot.gov>; Britt, Jennifer L <jlbritt1@ncdot.gov>; Britt, Jennifer L <jlbritt1@ncdot.gov>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Cc: Patrick O'Hara (pohara@asheboroymca.com) <pohara@asheboroymca.com>; Mack Summey <mack@summeyengineering.com>

Subject: [External] Proposed additional indoor soccer

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good Afternoon Everyone:

We have received plans for a new indoor soccer field at the existing YMCA located at 343 NC 42 North (behind the main building on the opposite side of the property as the driveway) and some additional parking. There is also a future outdoor pool area, but it is our understanding that this would not be included at this time.

This is scheduled for the August 5th Planning Board and September 5th City Council. I have attached the draft plan we received from the applicant. There appear to be no changes to the existing driveway at NC 42 North that are shown.

Will this require any permitting or other review from your standpoint?

Thanks,
John

John L. Evans, AICP, CZO
Assistant Director
Community Development Division
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)
http://www.asheboronc.gov

Asheboro All-America City 2016

North Carolina MAIN STREET Community

E-mail correspondence to and from this sender is subject to North Carolina Public Records Law and may be disclosed to third parties.

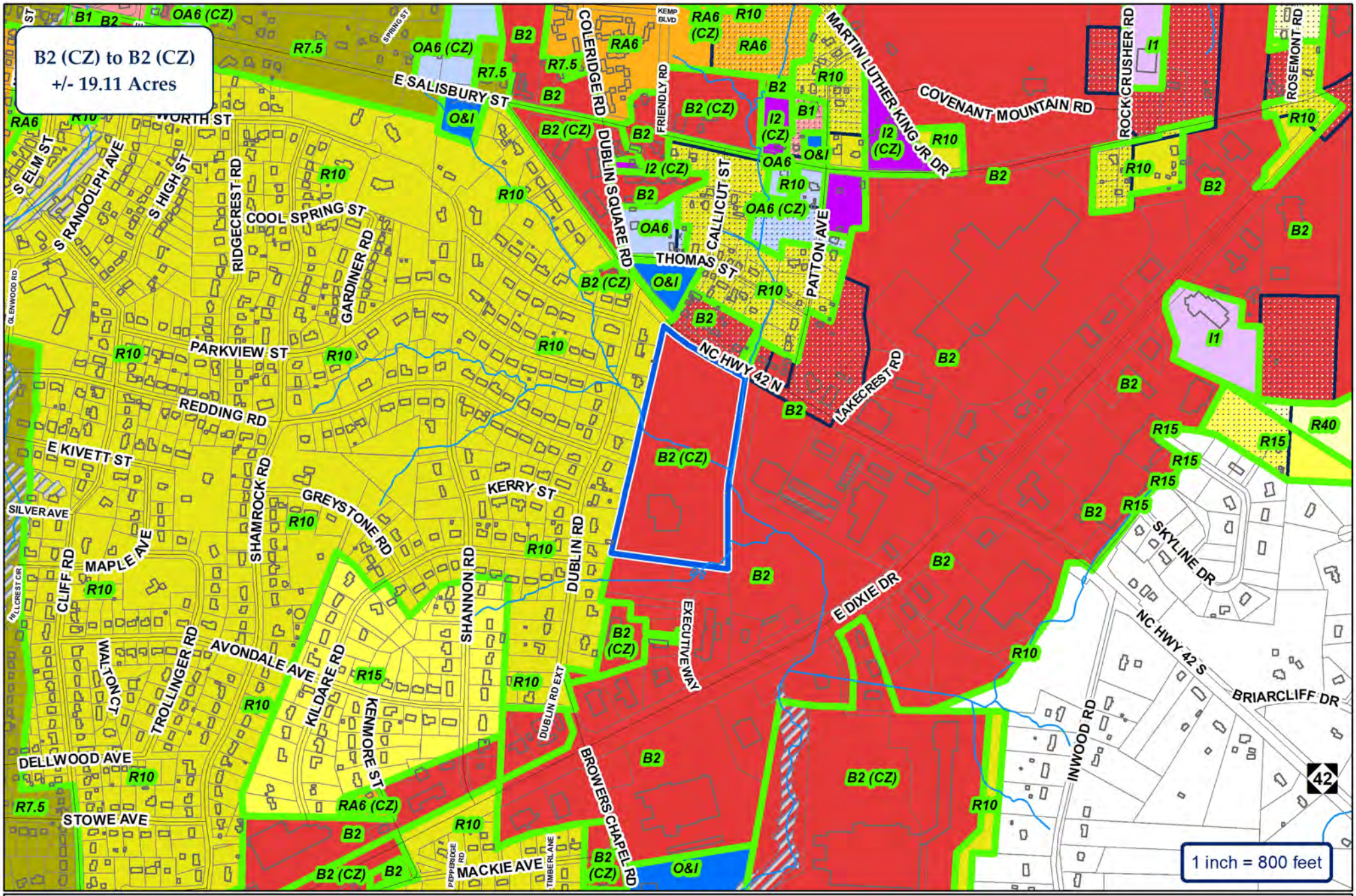
From: Mack Summey <mack@summeyengineering.com>
Sent: Thursday, July 11, 2024 11:48 AM
To: John Evans <jevans@ci.asheboro.nc.us>
Cc: Patrick O'Hara <pohara@asheboroymca.com>
Subject: 2024.07.11_YMCA Building Addition-(E-9545).pdf

Hi John
Here is the YMCA plan.
Please review and let me know if you have any questions.
I will bring you hard copies after lunch.
Thanks!
Mack

H. Mack Summey, Jr., P.E.
Principal Engineer
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
P.O. Box 968
Asheboro, NC 27204
Office: 336.328.0902
Fax: 336.328.0922

SEA, PLLC COMPUTER FILE DISCLAIMER
Any computer files included with this transmittal are for informational purposes only. Their content can be considered accurate at the time of delivery, but is subject to change, in the future, without notice. These files are not to be interpreted as final engineering drawings and are not to be used for property acquisition or project construction. Due to constant updates and revisions to computers and software packages, SEA, PLLC does not guarantee that these files can be opened or read by the recipient. Furthermore, SEA, PLLC policy does not permit the internal conversion of files to alternate software packages or operating systems. These activities, if necessary, shall be the responsibility of the recipient. By opening this file, the recipient understands that SEA, PLLC does not authorize in any way that drawing is accurate for construction material quantity takeoffs or for survey staking.

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.



City of Asheboro Planning & Zoning Department

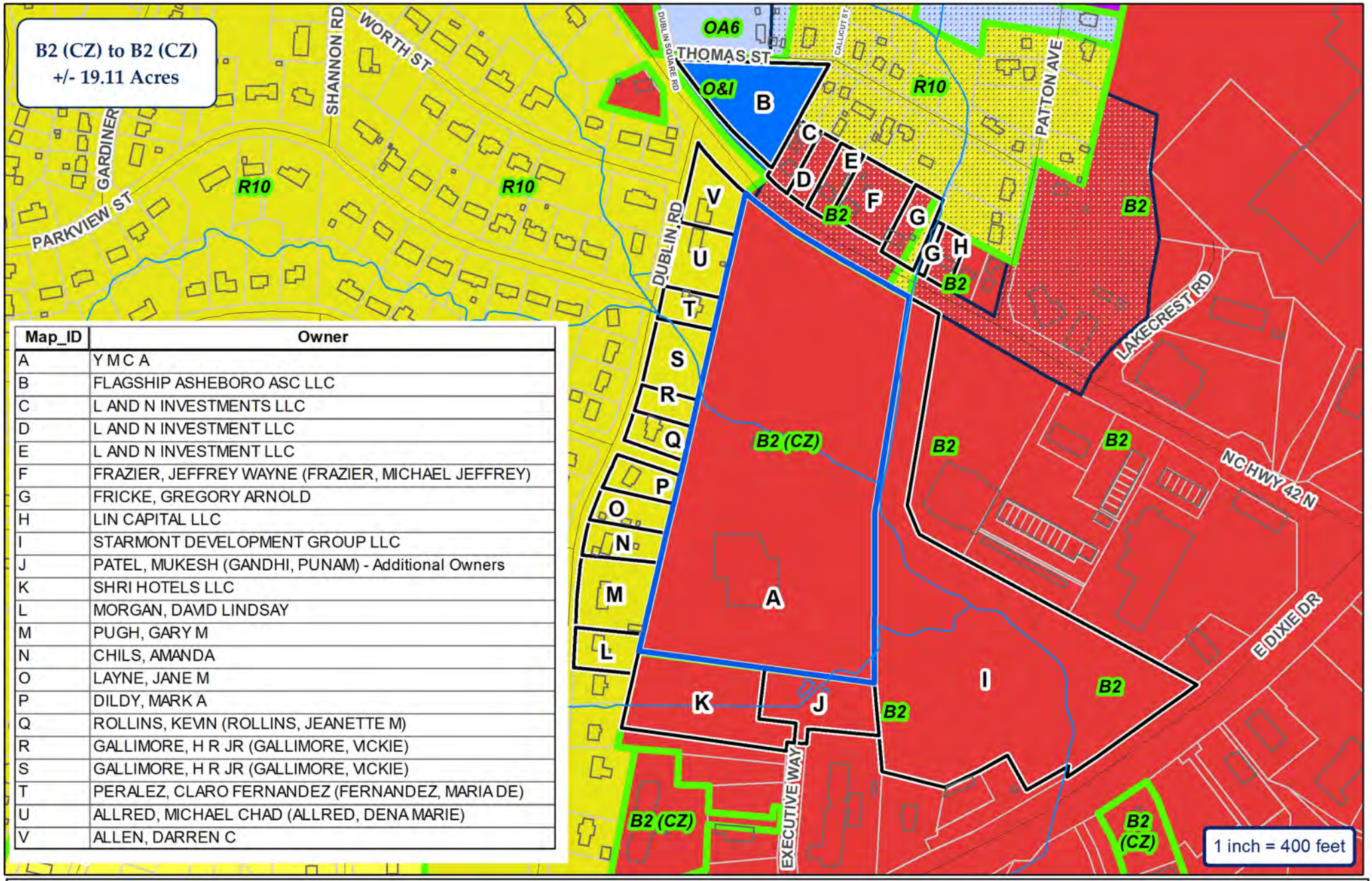
Rezoning Case: RZ-24-15

Parcels: 7761402066

ETJ

Subject Property

Zoning



Map_ID	Owner
A	Y M C A
B	FLAGSHIP ASHEBORO ASC LLC
C	L AND N INVESTMENTS LLC
D	L AND N INVESTMENT LLC
E	L AND N INVESTMENT LLC
F	FRAZIER, JEFFREY WAYNE (FRAZIER, MICHAEL JEFFREY)
G	FRICKE, GREGORY ARNOLD
H	LIN CAPITAL LLC
I	STARMONT DEVELOPMENT GROUP LLC
J	PATEL, MUKESH (GANDHI, PUNAM) - Additional Owners
K	SHRI HOTELS LLC
L	MORGAN, DAVID LINDSAY
M	PUGH, GARY M
N	CHILS, AMANDA
O	LAYNE, JANE M
P	DILDY, MARK A
Q	ROLLINS, KEVIN (ROLLINS, JEANETTE M)
R	GALLIMORE, H R JR (GALLIMORE, VICKIE)
S	GALLIMORE, H R JR (GALLIMORE, VICKIE)
T	PERALEZ, CLARO FERNANDEZ (FERNANDEZ, MARIA DE)
U	ALLRED, MICHAEL CHAD (ALLRED, DENA MARIE)
V	ALLEN, DARREN C

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

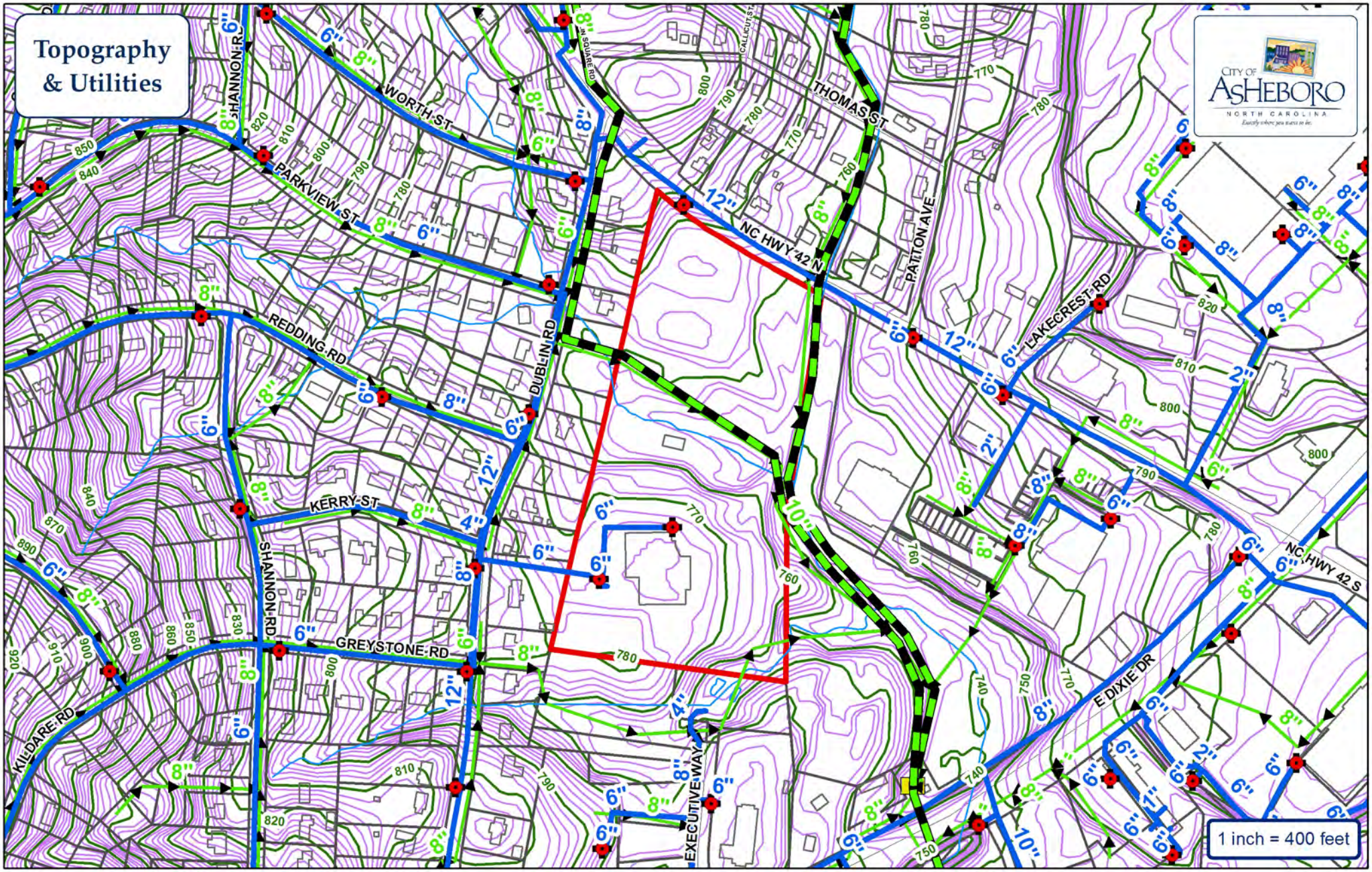
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-15

Parcels: 7761402066

Subject Property
Adjoining Properties
City Zoning

N
W
E
S



Water Main

Sewer Main

Force Main

Fire Hydrant

Pump Station

Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-15

Parcels: 7761402066

Subject Property

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-15

Parcels: 7761402066

Subject Property

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

APPLICANT INFORMATION

Applicant PATRICK O'HARA *Applicant's Phone #* (336) 625-1976

Applicant's Address 343 Hwy 42 N, Asheboro NC 27203

Applicant email address pohara@asheboroymca.com

PROPERTY INFORMATION

Property Owner's Name YMCA of Asheboro

Location of Property 343 Hwy 42 N, Asheboro *Property Size (ac. or s.f.)* 23 ac.

Randolph County Property Identification Number (PIN#) 7761402066

Current Zoning District B2 *Requested Zoning District* B2

Date Property Title Acquired 02/08/1974 *Deed Book* 001065 *Page* 00091

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 build a recreational facility to offer programming for community residents and members of the Randolph-Asheboro YMCA. Amend the approved site plan to allow for the construction of a 12,000 sq. ft. indoor soccer building. The scope also includes parking spaces to support the building as required by the City of Asheboro zoning ordinance, table 6-1. The building includes 8,160 sq. ft. devoted to recreational use.

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

LAND Development plan Designates the property for commerical use.

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?

Does not apply ☒

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

Building Facility for Community AND YMCA program participants.

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

Patrick O'Hara

Printed Name of Authorized Signatory (if different from Applicant)

Patrick O'Hara

Position/Relationship of Authorized Signatory to Applicant

Executive Director

Owner Signature (if different than Applicant)

Owner Address

343 Hwy 42 N, Asheboro NC 27203

Telephone Number

(336) 625-1976

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE **Date:** 7-10-24 @ 10:20 AM **Case Number:**

RZ-24-16: Request to rezone property currently addressed as 801 and 817 Sunset Avenue (Randolph County Parcel Identification Number 7751426889 from OA6 Office-Apartment and M (CZ) Mercantile Conditional Zoning to OA6 (CZ) Office-Apartment Conditional Zoning for a Residential Development with Multiple Family Structure(s).

Staff Report

Rezoning Staff Report

RZ Case # **RZ-24-16** **Date** 8/5/2024 Planning Board

General Information

Applicant Nash Duggins

Address 1503 Badin Ln

City Asheboro NC 27205

Phone 336-382-6327

Location 801 and 817 Sunset Avenue

Requested Action Rezone from OA6 Office-Apartment and M (CZ) Mercantile Conditional Zoning to OA6 (CZ) Conditional Zoning Office-Apartment for a Development with Multiple family dwellings

Existing Zone OA6 and M (CZ) **Existing Land Use** Previously Place of Assembly-Non Commercial (church)

Size 1.52 acres +/-

Pin # 7751426889

Applicant's Reasons as stated on application

To rezone the subject property located at 929 Sunset Avenue to a CZ-OA6 property to submit a 52 unit apartment complex. Efficient development patterns with local streets in the immediate area, use of provided infrastructure and promote investment in primary growth areas. Asheboro's continued growth shows the need for additional housing. Nearby downtown districts and existing properties with OA6 zoning are great indicators to what this subject property should be for its intended use.

Surrounding Land Use

North Single-Family/Multi-Family Residential **East** Undeveloped/Single-Family and Townhomes

South Single-Family Residential **West** Personal Services

Zoning History See Analysis

Legal Description

The property of Baybuilt Properties, LLC., located at 801 and 817 Sunset Avenue, totaling approximately 1.52 acres +/-, identified by Randolph County Parcel Identification Number 7751426889.

Analysis

See Attachment 1

Attachment 1: RZ-24-16 (Cypress Pointe Apartments rezoning request):
Staff analysis as of 8-1-24

1. The property is within the city limits.
2. Sunset Avenue and South Cherry Street are both state-maintained minor thoroughfares at this location.
3. The property is located within Tier 3 of the Center City Planning Area and presently is zoned OA6 and M (CZ). The OA6 zoning district allows residential (single-family, two-family, multiple-family) uses, office & institutional uses, and limited commercial uses. The M (CZ) portion of the property previously authorized the repurposing of the former church fellowship hall into a banquet facility; that project never commenced.
4. The site plan identifies one three-story building with 52 units; 12 one-bedroom and 40 two-bedroom apartments are proposed. The building, on the latest plan submitted with this application (received on August 1) is shown at 15' from both the Sunset Avenue and S. Cherry Street public right-of-ways. The Center City Planning Area building setback provisions typically would require a minimum 25' setback from Sunset Avenue and 20' from S. Cherry Street. In order to maximize buffering for adjacent residential properties and to make the parking areas less visible from street vantage points, staff generally has been supportive of reducing the minimum setback to 20'. Staff still is evaluating a further reduction to 15'.
5. In the Center City Planning Area, development intensity is regulated by permissible built-upon area, (55%) instead of Floor-Area Ratio, and generally applicable maximum building height (35'). The Board of adjustment granted a variance in 2020 (BOA-20-02) to allow a permissible built-upon area of up to 56.8% for a new banquet center use. The existing built-upon area covers 51.38% of the site.
The latest plan shows proposed built-upon area at 72.46% but does include an underground stormwater control device to mitigate 10-year storm runoff resulting from the increased built-upon area.
6. Project density is proposed at 34.2 dwellings per acre. In comparison, Sunset Place Apartments, adjacent to the development, is at 24.3 dwellings per acre. The proposed density is more similar to Church Street Lofts (32.5 dwellings per acre), a project within Tier 1 of the Center City Planning Area (commonly referred to as the Central Business District).
7. 80 off-street parking spaces are proposed to serve the 52 units. The Zoning Ordinance requirement for parking, based on the number and composition of units shown, is 108 spaces; this calculation includes the required 10 visitor spaces. The 80 parking spaces identified on the site plan could support, as an illustration, 36 two-bedroom units. The applicant has indicated that a rationale for the requested deviation from the city's standard parking provisions will be provided.
8. Other development features include indoor and outdoor recreational elements, 15' street planting yards, 5'- 10' screening yards along adjacent properties, and interior sidewalks and new sidewalk construction along South Cherry Street. While not presently shown, the applicant has indicated an intention to add sidewalk along the building and extending to the new sidewalk on S. Cherry St. A solid waste enclosure, large enough for a single-dumpster, is shown. According to city Environmental Services, 52 units typically would need 2 dumpsters that were emptied 2-3 times a week. Plan notes indicate a waste management company will be responsible for service.
9. A rendering provided by the applicant is included with this report; staff has requested building elevation drawings that identify overall building height and materials to be used. Those elevations have not been received. The applicant has indicated that the building may or may not include balconies.
10. The conditional zoning process allows an applicant to propose a project-specific zoning district that may diverge from the zoning ordinance's predetermined land use requirements. The deviations from the city's predetermined land use regulations are noted as follows:

A. Building setbacks discussed in #4 above.
B. Proposed built-upon area discussed in #5 above; it is acknowledged that storm control measures are offered.
C. Off-street parking provisions discussed in #7 above.
D. The placement of mechanical equipment within the front yard setback.
E. No designated and screened area for recreational vehicles is provided; the applicant has included a condition to prohibit the parking of such vehicles.

Attachment 1: RZ-24-16 (Cypress Pointe Apartments rezoning request): Staff analysis as of 8-1-24

11. The site plan was routed to NCDOT, Asheboro City Schools, and the US Postal Service. NCDOT stated the need for a driveway permit and confirmation that the building is not impeding site distance prior to constriction but noted that the plan appears to be consistent with its policies.
12. Staff is reviewing the site plan submitted on August 1, 2024.

Rezoning Staff Report

RZ Case # **RZ-24-16**

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 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.

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-24-16**

LDP Goals/Policies Which Do Not Support Request

Checklist Item 6: Existing infrastructure is adequate to support the desired zone. *(water, sewer, roads, schools, etc.) (regarding availability of adequate off- and on-street parking)*

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan (*potential impacts to existing neighborhood due to parking limitations)*

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

This area of the city has been zoned for both office and higher-density residential uses for many years. The Center City Planning Area zoning provisions, adopted about 20 years ago, lend further support to higher residential densities since those rules manage land development based on built-upon area and building height limits instead of the amount of building square footage.

With higher density projects, it even is more important to ensure that land development occur in a manner that promotes and supports community goals. Design should complement existing development and provide elements to ensure the health and safety of all residents. Architecture, stormwater management, landscaping, and vehicular and pedestrian access, and site amenities all important considerations.

Staff believes the proposal promotes many adopted city policies; redevelopment of and investment in underutilized properties, site design that considers walkability and views from public streets, and reasonable mitigation of stormwater impacts all are objectives advanced by the project.

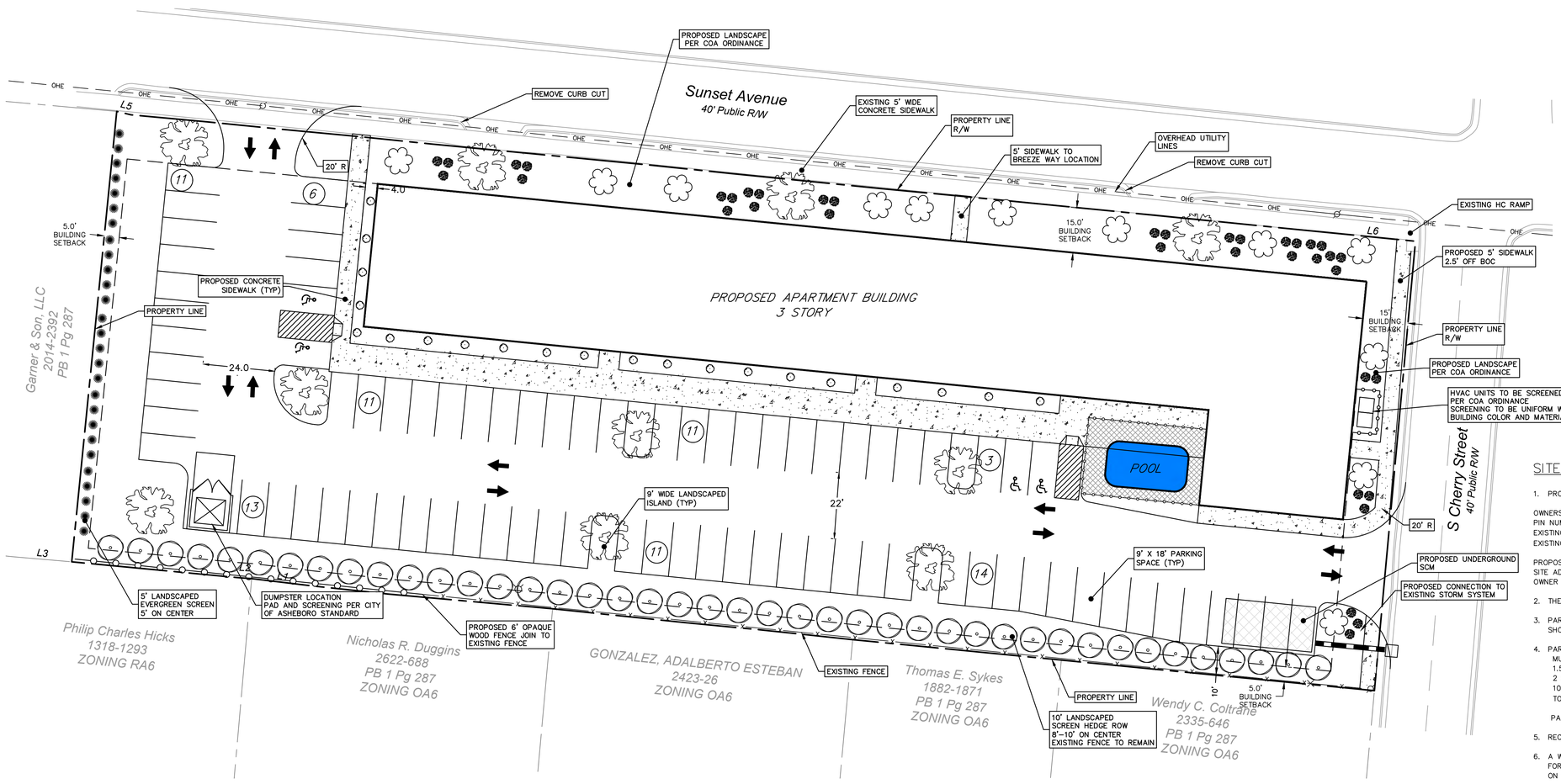
Staff is concerned about the amount of parking proposed and overall density, however. The proximity of the building to public right-of-ways and placement of mechanical equipment within front yard setbacks also should be carefully evaluated. Given that the latest revision to the plan was submitted on August 1, staff has not been able to coordinate and finalize plan review.

Recommendation Staff is prepared to present the application and request August 5 but will not be ready to present a final recommendation.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

Suggested staff conditions will be offered with the recommendation.



SITE NOTES:

1. PROPERTY INFORMATION

OWNERS: BAYBUILT PROPERTIES, LLC
PIN NUMBERS: 7751426889
EXISTING ZONING: OA6/OA6-C2
EXISTING LAND USE: CHURCH AND COMMUNITY CENTER

PROPOSED USE: DWELLING MULTI-FAMILY
SITE ADDRESS: 817 SUNSET AVE ASHEBORO, NC
OWNER ADDRESSES: 929 SUNSET AVE ASHEBORO, NC

2. THE PROJECT IS LOCATED WITHIN ASHEBORO CITY LIMITS .

3. PARCEL BOUNDARIES, ROADWAYS, EDGE OF PAVEMENT, AND EXISTING BUILDINGS ARE SHOWN PER FIELD SURVEY PERFORMED BY SURVEY CAROLINA, PLLC.

4. PARKING REQUIRED:
MULTIFAMILY DWELLING UNITS
1.5 SPACES PER ONE BEDROOM UNIT = 1.5 X 12 UNITS = 18 SPACES
2 SPACES PER TWO BEDROOM UNIT = 2 X 40 UNITS = 80 SPACES
10 VISITOR SPACES REQ'D
TOTAL REQUIRED SPACES = 18 + 80 + 10 = 108 SPACES

PARKING PROVIDED = 80 SPACES

5. RECREATIONAL VEHICLE PARKING ON SITE SHALL PROHIBITED

6. A WASTE MANAGEMENT COMPANY IS TO PROVIDE PICKUP AND DISPOSAL OF ALL WASTE FOR THE PROPOSED DEVELOPMENT. RENTAL FEE AND DUES ARE TO COVER THE COST OF ON SITE AND INDIVIDUAL UNIT GARBAGE PICK UP.

RECREATION AREA NOTE

INDOOR REC AREA: 1,750 SF
- INDOOR LOUNGE, LOBBY, EXERCISE ROOM, BILLIARD TABLE, GAME CONSOLE ETC.

OUTDOOR REC AREA: 1,000 SF
- OUTDOOR POOL AREA

TOTAL REC AREA: 2,750 SF (4.22%)

BUA SITE AREAS

EXISTING BUA:	33,465 SF (0.77 AC) = 51.38%
BUA TO REMOVE:	33,465 SF (0.77 AC)
PROPOSED NEW BUA:	17,250 SF BUILDING 4,846 SF SIDEWALKS 25,069 SF PARKING
PROP. TOTAL BUA AREA:	47,104 SF (1.08 AC) = 72.46%
TOTAL SITE AREA:	65,130 SF (1.495 AC)

PROP. BUA (47,194) - EX. BUA (33,465) = 13,729 SF

13,729 SF/ 65,130 SF = 21.08% INCREASE

PROPOSED SCM TO REDUCE FLOWS TO PRE-DEVELOPMENT RATE FOR THE 10 YEAR STORM EVENT

0' 20' 40' 60'
DRAWING SCALE
1": 20'

GRID NORTH

PRELIMINARY PLANS NOT FOR CONSTRUCTION

Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
PO Box 368
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

PROPOSED SKETCH PLAN

CYPRESS ON SUNSET APARTMENTS

SUNSET AVE / CHERRY ST
RANDOLPH COUNTY - ASHEBORO - NC

Scale:	AS NOTED
Date:	JULY 2024
Drawn By:	GGP
Checked By:	HMSJ
Job No.:	E-9574

Sheet No.

PRELIMINARY
ELEVATION RENDERINGS

FOR

CYPRESS ON SUNSET APARTMENTS

SUNSET AVE / CHERRY ST

RANDOLPH COUNTY - ASHEBORO TOWNSHIP - NORTH CAROLINA

PROJECT NO.: E-9574

AUGUST, 2024

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheboro, NC 27204
Ph: 336-328-0902 Fx: 336-328-0922
www.summeyengineering.com

"COLORS ARE SUBJECT TO CHANGE AND TO BE OWNER VERIFIED."

John Evans

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Tuesday, July 23, 2024 11:35 AM
To: John Evans; Monroe, Roosevelt J; Britt, Jennifer L; Britt, Jennifer L
Cc: Trevor Nuttall
Subject: RE: [External Sender] [External] Proposed multi-family development with 52 units at corner of Sunset Avenue (SR 1442) and South Cherry Street (SR 1443?)

Good morning John,

We are good with the proposed driveway locations and site layout. The engineer will just need to ensure the building is not within the sight triangles (doesn't appear to be). A driveway permit application and plans will need to be submitted to us once they are ready for our review and approval. Thanks!

Tyler Kimes
Assistant District Supervisor
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: John Evans <jevans@ci.asheboro.nc.us>
Sent: Tuesday, July 23, 2024 10:30 AM
To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Britt, Jennifer L <jlbritt1@ncdot.gov>; Britt, Jennifer L <jlbritt1@ncdot.gov>; Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Subject: [External] Proposed multi-family development with 52 units at corner of Sunset Avenue (SR 1442) and South Cherry Street (SR 1443?)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good Morning Everyone:

We just received a site plan for a multi-family development consisting of 52 dwelling units at the corner of Sunset Avenue and South Cherry Street. You may recall we had a similar proposal for a multi-family development for the elderly that was proposed earlier this year. That application was withdrawn.

This will be on the Planning Board agenda on August 5th and the City Council agenda on September 5th.

If you have any comments that you would like to share, please let me know. Our reports are typically sent out around the middle of next week.

Thanks!
John

John L. Evans, AICP, CZO
Assistant Director
Community Development Division
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)
http://www.asheboronc.gov

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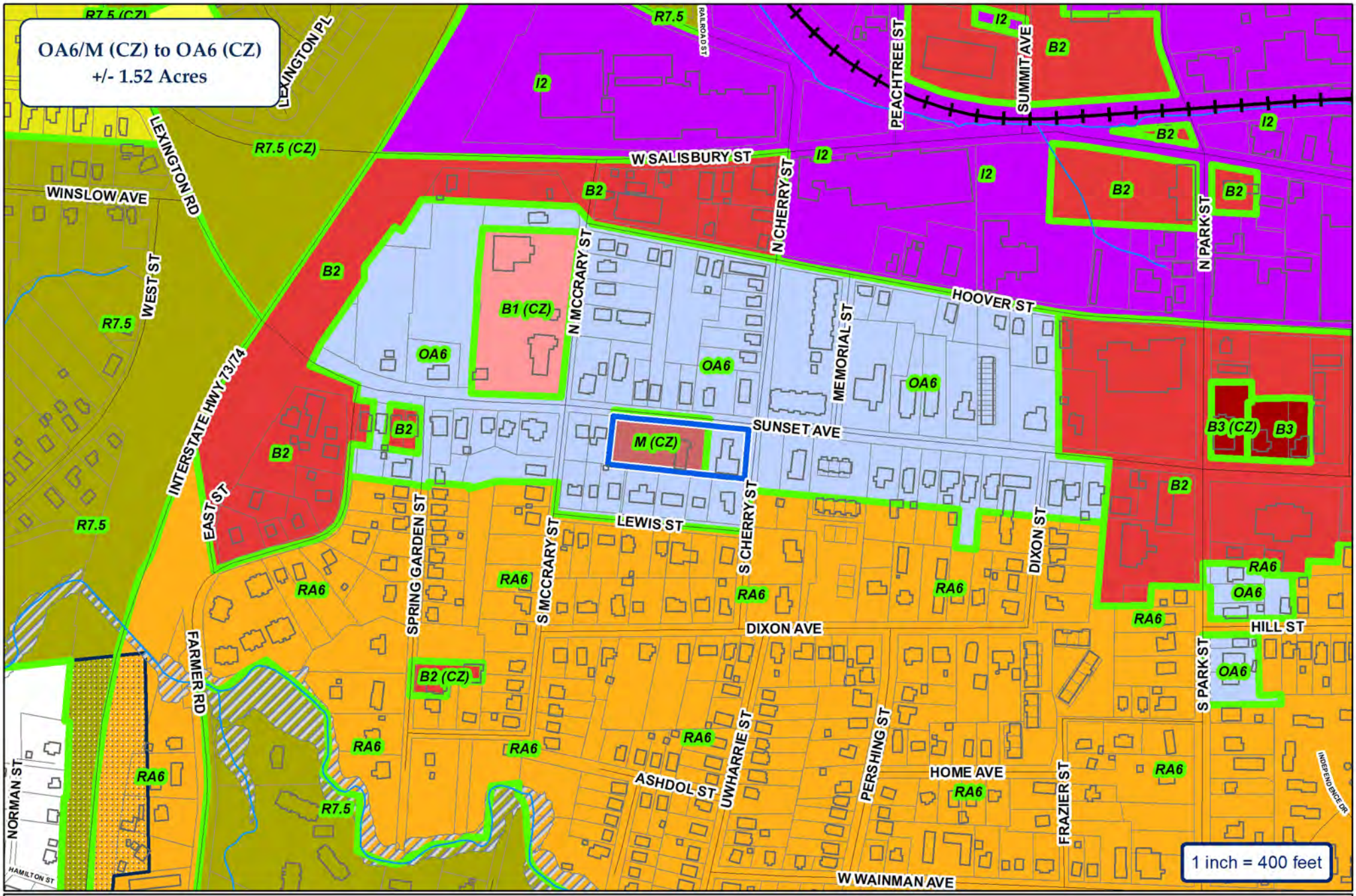


City of Asheboro Planning & Zoning Department

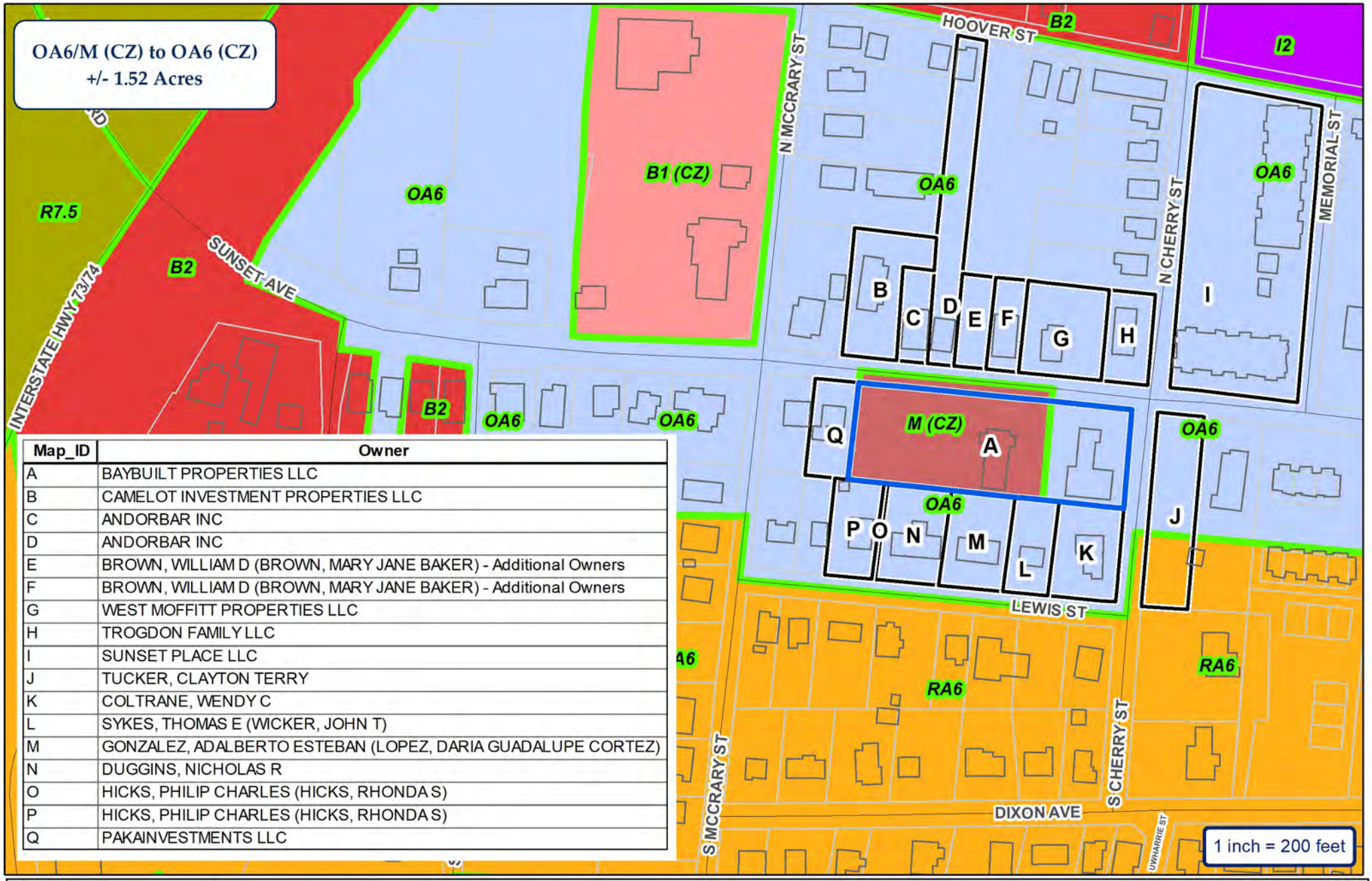
Rezoning Case: RZ-24-16

Parcels: 7751426889

ETJ

Subject Property

Zoning



Map_ID	Owner
A	BAYBUILT PROPERTIES LLC
B	CAMELOT INVESTMENT PROPERTIES LLC
C	ANDORBAR INC
D	ANDORBAR INC
E	BROWN, WILLIAM D (BROWN, MARY JANE BAKER) - Additional Owners
F	BROWN, WILLIAM D (BROWN, MARY JANE BAKER) - Additional Owners
G	WEST MOFFITT PROPERTIES LLC
H	TROGDON FAMILY LLC
I	SUNSET PLACE LLC
J	TUCKER, CLAYTON TERRY
K	COLTRANE, WENDY C
L	SYKES, THOMAS E (WICKER, JOHN T)
M	GONZALEZ, ADALBERTO ESTEBAN (LOPEZ, DARIA GUADALUPE CORTEZ)
N	DUGGINS, NICHOLAS R
O	HICKS, PHILIP CHARLES (HICKS, RHONDA S)
P	HICKS, PHILIP CHARLES (HICKS, RHONDA S)
Q	PAKAINVESTMENTS LLC

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

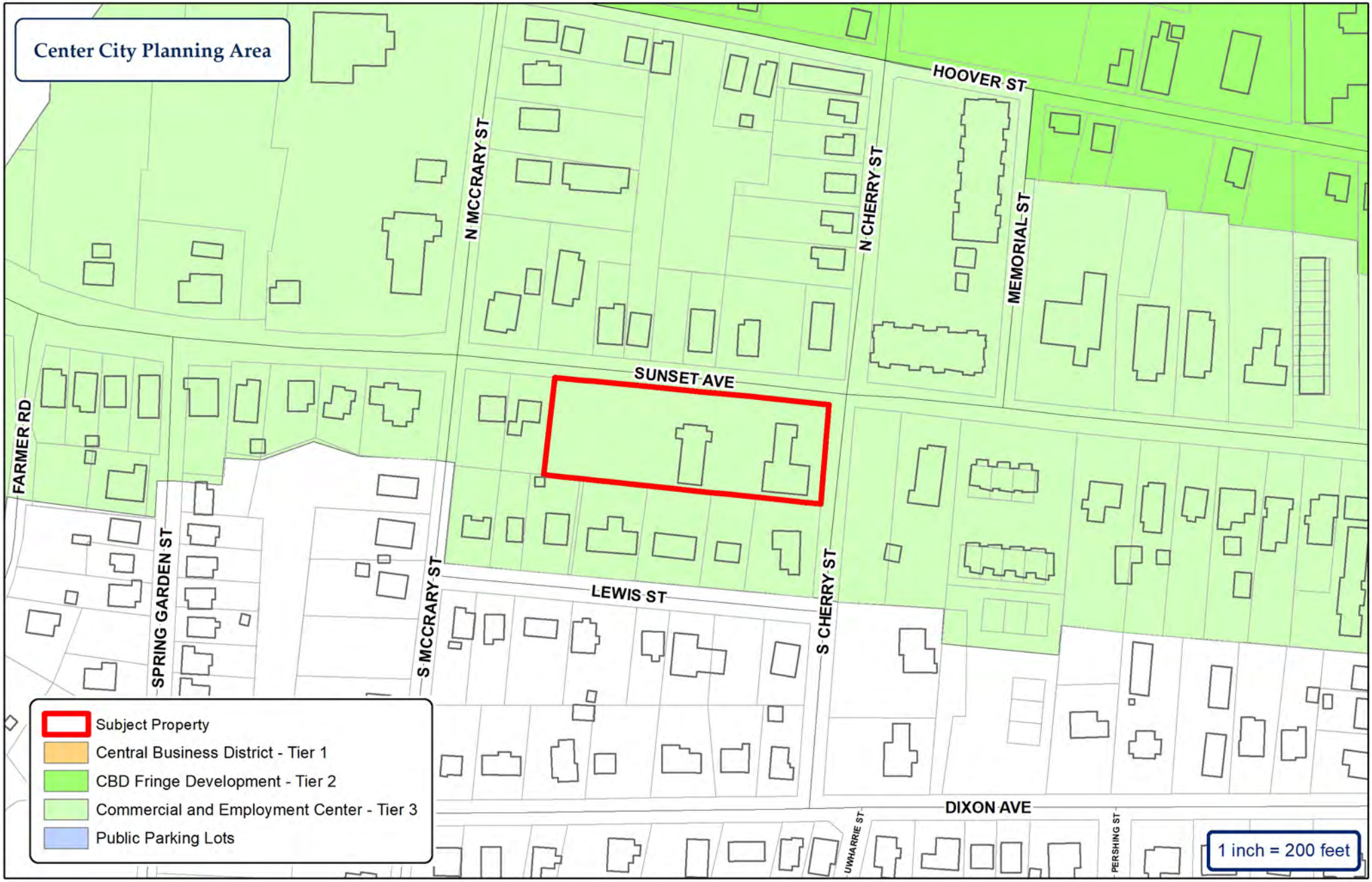
ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-16

Parcels: 7751426889

Subject Property
Adjoining Properties
City Zoning



CITY OF ASHEBORO
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Exactly where you want to be.

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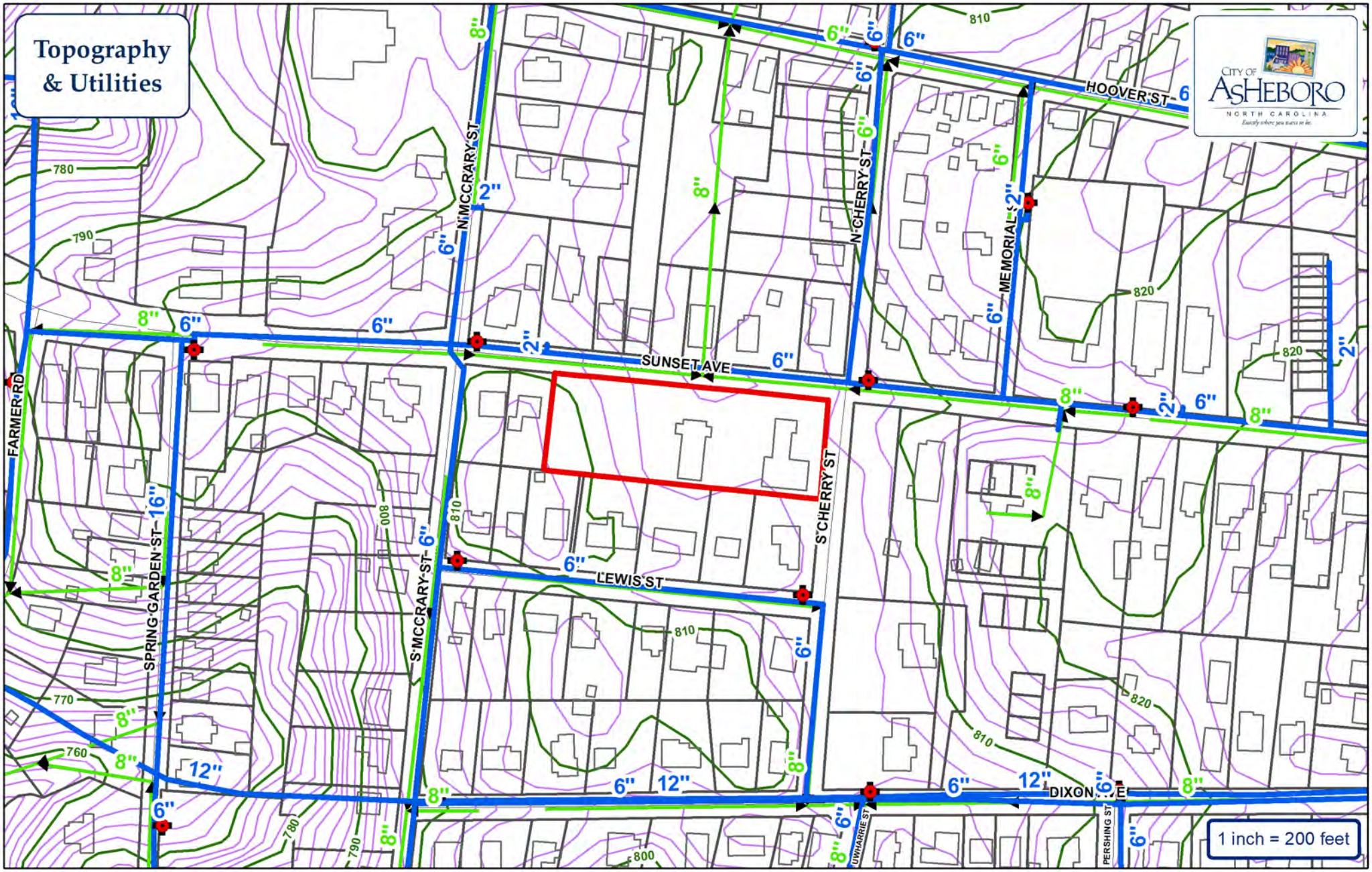

Water Main
Sewer Main
Force Main
Fire Hydrant
Pump Station
Watershed

City of Asheboro Planning & Zoning Department

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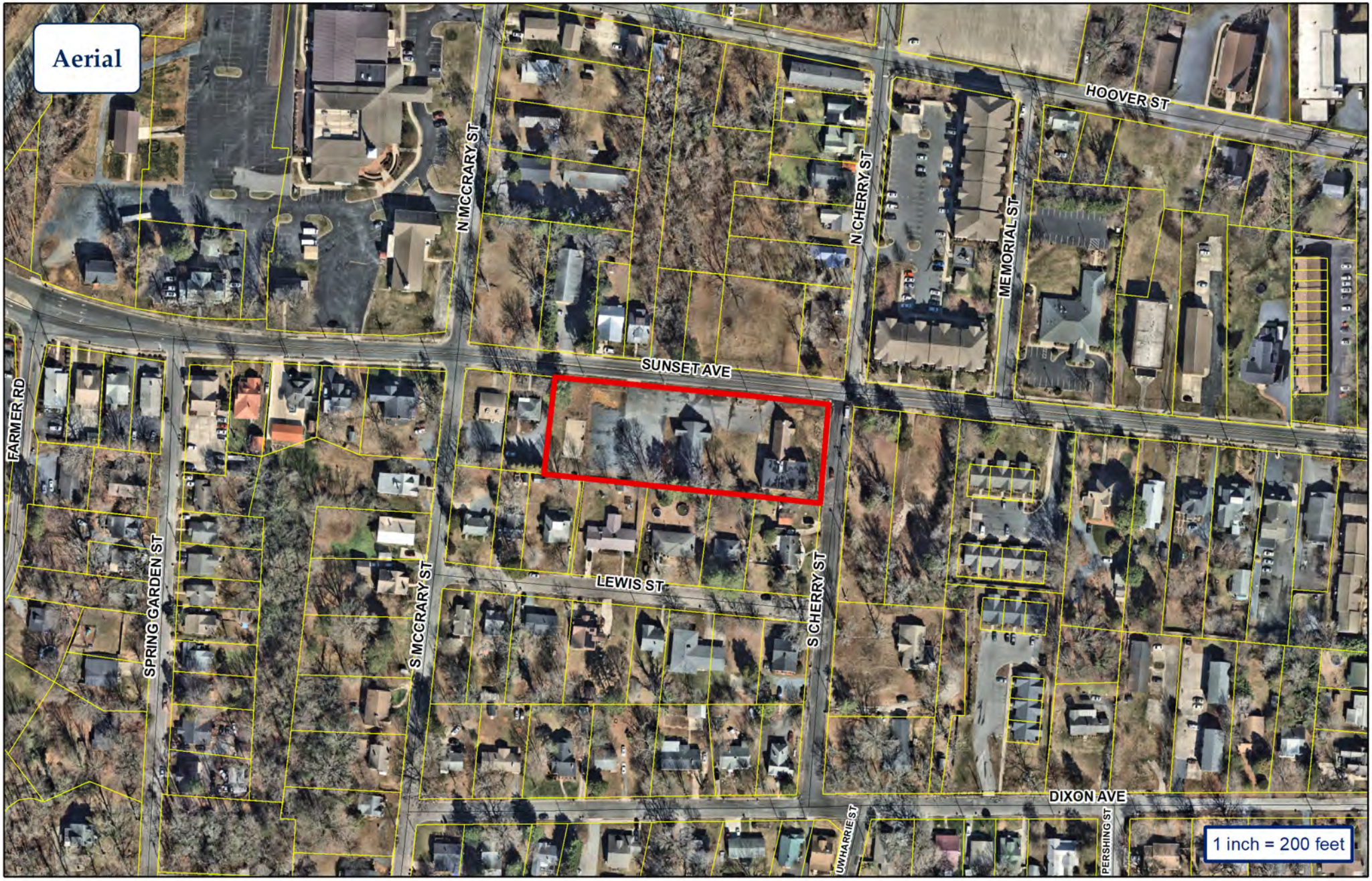
Parcels: 7751426889

Subject Property



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-16

Parcels: 7751426889

Subject Property

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

APPLICANT INFORMATION

Applicant Nash Duggins *Applicant's Phone #* 336-382-6327

Applicant's Address 1503 Badin Lane; Asheboro, NC 27205

Applicant email address nash@enzo.works

PROPERTY INFORMATION

Property Owner's Name Baybuilt Properties, LLC

Location of Property 929 Sunset Ave *Property Size (ac. or s.f.)* 1.52

Randolph County Property Identification Number (PIN#) 7751426889

Current Zoning District M-CZ / OA-6 *Requested Zoning District* CZ- OA6

Date Property Title Acquired _____ *Deed Book* 2710 *Page* 2029

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book 1 *Page* 287

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 rezone the subject property located at 929 Sunset Ave to a CZ- OA-6 property to submit a ~~48~~ 52 unit apartment complex.

ND 07/12/24

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

Efficient development patterns with local streets in the immediate area

use of provided infrastructure, and promote investment in primary growth areas

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?

Does not apply ☒

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

Asheboro's continued growth shows the need for additional housing.

nearby downtown districts and existing properties with OA-6 zoning are great indicators to what this subject parcel should for its intended use.

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

Nash Duggins Nash Duggins

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

(Ben Tuggle)

Owner Address

1536 Spero Road

Asheboro NC 27205

Telephone Number

336-736-0714

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: John Evan **Date:** 7-12-24 **Case Number:** RZ-24-16