

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, AUGUST 8, 2024 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Mayor Smith will introduce new Chamber of Commerce President Adam Deathe.
4. Cultural and Recreational Services Director Jonathan Sermon will update the council on an inclusion initiative program for children at multiple city playgrounds. The program is a partnership between the UNC Greensboro Department of Communication Sciences and Disorders and the City of Asheboro Cultural and Recreation Services Department.
5. Executive Director of Downtown Asheboro Inc. Addie Corder will present the following:
 - (a) A resolution in support of the city Main Street Program utilizing a quasi-public-private organizational structure.
 - (b) An announcement that DAI has received Duke Energy Hometown Revitalization Grant for \$25,000.00.
6. **Public Hearing:** Finance Director Deborah Reaves will present proposed appropriations for economic development purposes that are not for business location incentives or related to real property.
7. **Public Hearing:** Community Development Director Trevor Nuttall will explain and receive comments on potential projects or programs for the city to support should the city council elect to pursue amendments to the current Community Development Block Grant.
 - (a) Action on the question of potential project or program amendments to pursue
 - (b) A request to solicit proposals for Community Development Block Grant Administrative Services to assist with potential amendments.
8. Public comment period.

9. Consent agenda items:

(a) Approval of the meeting minutes for the regular city council meeting on July 11, 2024.

(b) Approval of the meeting minutes for the special city council meeting on July 12, 2024.

(c) Approval of the community development's request to schedule for September 5, 2024, city council meeting and to advertise a legislative zoning applications for the following cases:

(i) An application to rezone property located at 841 Cross Street, including property on the east side of Cross Street, totaling approximately 0.9 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761350714 to an amended B2(CZ) zoning for an eating establishment.

(ii) An application to rezone property 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 from R10 to R7.5 zoning.

(iii) An application to rezone property located at 343 North Carolina Highway 42 North, totaling approximately 19.11 acres +/-, identified by Randolph County Parcel Identification Number 7761402066 to an amended B2(CZ) district for a membership organization.

(iv) An application to rezone property located at 801 and 817 Sunset Avenue, totaling approximately 1.52 acres +/-, identified by Randolph County Parcel Identification Number 7751426889 from OA6 and M(CZ) zoning to OA6(CZ) zoning for multiple family dwellings.

(d) Acknowledgement of the receipt of the monthly report detailing major subdivisions administratively approved. *(There have been none approved.)*

(e) Approval of a request for a resolution to accept a state loan for the City of Asheboro Lead Service Line Inventory Project.

(f) Approval of temporary street closure in downtown Asheboro for special events that will begin at 12:00 midnight on Saturday, October 5, 2024, and will conclude at 11:00 pm October 5, 2024 for the **Fall Festival and 10k Road Race** start/finish.

(g) Approval of temporary street closure in downtown Asheboro, on Friday, October 18, 2024, between 3:00 p.m. and 4:30 p.m., for the **Asheboro High School Homecoming Parade**.

10. Community Development Director Trevor Nuttall will present the initial testimony pertaining to the following meeting items.

(a) **Legislative Hearing (Case No-RZ-24-10):** An application to rezone property located at 909, 911, and 915 Meadowbrook Road (Randolph County Parcel Identification Number 7761182410) from R10 to O&I zoning.

(b) **Legislative Hearing (Case No. RZ-24-11):** An application to rezone property 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, that is approximately 94.27 acres +/- of 104.27 acres +/- in size and is more specifically identified as a portion of Randolph County Parcel Identification Number 7760008593 and Randolph County Parcel Identification Number 7760013008; to an amended R7.5(CZ) zoning for a Residential Planned Unit Development.

(c) Presentation of a draft application seeking grant funding through the Great Trails State Program to complete preliminary engineering and design for the proposed North Asheboro Greenway and a request to authorize application submission.

(d) Announcement of anticipated vacancies on the Planning Board and recommendation to solicit applications for membership.

(e) A request for permanent city financing to support Memorial Square, LLC in the development of Memorial Square, an affordable housing project to be located at 210 Lanier Avenue.

Agenda
Page 4
August 8, 2024

11. Mayor Smith will lead a discussion of upcoming events, items not on the agenda.
12. Adjournment.

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION IN SUPPORT OF ASHEBORO'S DESIGNATION AS
A NORTH CAROLINA MAIN STREET COMMUNITY UTILIZING A
QUASI-PUBLIC-PRIVATE PROGRAM STRUCTURE**

WHEREAS, the City of Asheboro is a designated North Carolina Main Street Community, a program coordinated through the North Carolina Department of Commerce – NC Main Street & Rural Planning Center; and

WHEREAS, the City of Asheboro has embraced the concept of downtown revitalization and wishes to ensure the ongoing vitality of the downtown business district by overseeing the employment responsibilities of the Downtown Development Manager beginning August 16, 2024; and

WHEREAS, the City of Asheboro recognizes that downtown revitalization is a collaborative effort and intends to partner with Downtown Asheboro Inc., a 501c3 nonprofit organization, to execute the quasi-public-private structure of the program; and

WHEREAS, the City of Asheboro is dedicated to Main Street America's Economic Development Strategies and Main Street Four-Point Approach® to downtown revitalization utilizing the principles of Economic Vitality, Design, Promotion, and Organization; and

WHEREAS, the City of Asheboro recognizes the nationwide success of the Main Street Program for creation of new businesses, significant private sector capital investment that increases the property tax base and a significant increase in net employment; and

WHEREAS, the City of Asheboro understands that in addition to employing a full-time Downtown Development Manager to maintain its active status in the North Carolina Main Street Program, it also will need to supply information on its downtown revitalization activities on an annual basis to the North Carolina Main Street & Rural Planning Center; and

WHEREAS, the City of Asheboro understands that technical assistance from the North Carolina Main Street & Rural Planning Center is provided at no charge to the City; reimbursement for travel-related expenses will be requested from the City if this technical assistance requires travel by the Main Street staff; and

WHEREAS, the City of Asheboro recognizes the importance of continued training in the field of downtown revitalization and will provide the resources for its Downtown Development Manager to attend the educational opportunities provided several times a year by the North Carolina Main Street & Rural Planning Center and furthermore, will maintain a membership with the National Main Street Center.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the municipal corporation be recognized as the local director of downtown revitalization efforts and Main Street Program activities in order for the City to maintain its standing in the North Carolina Main Street Program and will support the City as a designated North Carolina Main Street community with all the obligations that the designation carries.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 8th day of August, 2024.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

CITY OF ASHEBORO
NOTICE OF PUBLIC HEARING

In accordance with the City of Asheboro's Citizen Participation Plan for use of Community Development Block Grant (CDBG) funds, the City of Asheboro will conduct a public hearing on Thursday, August 8, 2024 at 7:00 PM, in the Council Chamber of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina related to potential projects and/or revisions to existing projects. CDBG funds must be used in a manner that benefits low and moderate-income persons and meets other state and federal stipulations.

The City of Asheboro is considering revising its Asheboro COVID-19 community assistance program to reassign remaining Community Development Block Grant - Coronavirus (CDBG-CV) funds to support construction of a public facility that will increase suitable outdoor space for residents. The Community Development Block – Coronavirus program is designed to help units of local government respond to and recover from the health and economic impacts of COVID-19. The revision is expected to request reassignment of \$243,503 in remaining city CDBG-CV funds to be used towards construction of the David and Pauline Jarrell Center City Garden in Asheboro. In addition, the city plans to request an additional \$788,402 in CDBG-CV funding necessary to complete the majority of the project. The location of the proposed public facility at 205 S. Cox Street will be open to all residents and is within the Asheboro City Limits; Asheboro's Low-Moderate Income population was 58.6% based on the 2016-2020 American Community Survey. More details on the public facility is available by visiting asheboronc.gov or Asheboro City Hall at 146 N. Church Street, Asheboro, NC 27203.

Input on other potential CDBG-supported projects will be taken. At the hearing, the city's Program Administrator will provide the following information: (a) the total amount of CDBG funds available and the competitive basis for award; (b) the range of eligible activities; (c) the planning process and the schedule of meetings and hearings; (d) the role of citizens in the program and (e) a summary of other program requirements, such as the environmental policies, fair housing provisions and contracting procedures. Project advocates are encouraged to be prepared to share the following information: (1) expected benefits to low-moderate income individuals; (2) how the project aligns with the intent of the CDBG program; (3) anticipated probable project cost (4) source of all required funds for the project; (5) project location (if applicable); and (6) the amount of CDBG funds requested.

Written comments received prior to the opening of the public hearing will be considered; written comments may be sent to Trevor L. Nuttall, Community Development Director, PO Box 1106, Asheboro, North Carolina 27204. Questions related to this notice or hearing should be directed to the City of Asheboro at the address above or by calling 336-626-1201 ext. 2323.

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION ACCEPTING A STATE LOAN FOR THE CITY OF
ASHEBORO LEAD SERVICE LINE INVENTORY PROJECT**

WHEREAS, the Bipartisan Infrastructure Law of 2021 and the water infrastructure provisions found in Chapter 159G of the North Carolina General Statute authorize and enable the making of loans to aid eligible drinking-water system owners in financing the cost of inventorying and replacing lead service lines; and

WHEREAS, the North Carolina Department of Environmental Quality (the “Department”) has offered a Drinking Water State Revolving Fund – Lead Service Line Replacement Loan (“DWSRF-LSLR Loan”) in the amount of \$1,000,000.00 to aid the City of Asheboro (the “City”) in conducting a field verification of service line material project (the “Project”); and

WHEREAS, the City intends to conduct the Project in accordance with a scope of work approved by the North Carolina Division of Water Infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the City does hereby accept the DWSRF-LSLR Loan offer in the amount of \$1,000,000.00; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that assurance is hereby given to the North Carolina Department of Environmental Quality that the City will adhere to all applicable items specified in the standard “Conditions” and “Assurances” of the Department’s funding offer, awarded in the form of a DWSRF-LSLR Loan; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that John N. Ogburn, III, who is the city manager for the City of Asheboro, and any successor so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with the Project; to make the Assurances referenced above; and to execute such other documents as may be required in connection with the Project; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the City has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the Project and to Federal and State grants and loans pertaining thereto.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on August 8, 2024.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

*Done to PW's PD &
Perseation 6-4-2024*



APPLICATION FOR PARADE PERMIT

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: Rose Longuillo

Address: 123 Sunset Ave Asheboro NC 27203

Phone: 336 906-5128 E-mail: roselonguillo@randolphartsguild.com

Organization: Randolph Arts Guild

Address: 123 Sunset Ave Asheboro NC 27203

Phone: 336 629-0399

Date of Parade: 10-5-2024 Start Time: 12am (midnight) End Time: 11pm (or when clean up is finished)

Number of Persons: 10k+ Number of Vehicles: NA *event ends @ 6*

Streets Involved: Old Fall Festival footprint.

Special officials and/or guests: NA

Insurance Company & Policy Number: Attached

Any additional Information: Request Social District be closed.

The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: *[Signature]* 5-22-2024

Internal Use Only

Police Department Recommendation: *[Signature]*

City of Asheboro Approval By: *[Signature]* Date: 6/3/2024



RANDART-01

ASTRATTON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Associates of The Triad 350 N Cox Street, Suite 1 Asheboro, NC 27203	CONTACT NAME: Amber Camp PHONE (A/C, No, Ext): (336) 962-2926 E-MAIL ADDRESS: amber@iatriad.com FAX (A/C, No):														
INSURED Randolph Arts Guild P.O. Box 1033 Asheboro, NC 27204	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Cincinnati Indemnity Company (The)</td><td>23280</td></tr><tr><td>INSURER B : Phoenix Insurance Company (The)</td><td>25623</td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Cincinnati Indemnity Company (The)	23280	INSURER B : Phoenix Insurance Company (The)	25623	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Cincinnati Indemnity Company (The)	23280														
INSURER B : Phoenix Insurance Company (The)	25623														
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																					
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:		ENP 0383435	5/22/2024	5/22/2025	<table><tr><td>EACH OCCURRENCE</td><td>\$</td><td>1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$</td><td>500,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$</td><td>10,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$</td><td>1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$</td><td>1,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$</td><td>1,000,000</td></tr><tr><td></td><td>\$</td><td></td></tr></table>	EACH OCCURRENCE	\$	1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	500,000	MED EXP (Any one person)	\$	10,000	PERSONAL & ADV INJURY	\$	1,000,000	GENERAL AGGREGATE	\$	1,000,000	PRODUCTS - COMP/OP AGG	\$	1,000,000		\$	
EACH OCCURRENCE	\$	1,000,000																									
DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	500,000																									
MED EXP (Any one person)	\$	10,000																									
PERSONAL & ADV INJURY	\$	1,000,000																									
GENERAL AGGREGATE	\$	1,000,000																									
PRODUCTS - COMP/OP AGG	\$	1,000,000																									
	\$																										
A	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		ENP 0383435	5/22/2024	5/22/2025	<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$</td><td>1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td><td></td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td><td></td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td><td></td></tr><tr><td></td><td>\$</td><td></td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000	BODILY INJURY (Per person)	\$		BODILY INJURY (Per accident)	\$		PROPERTY DAMAGE (Per accident)	\$			\$							
COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000																									
BODILY INJURY (Per person)	\$																										
BODILY INJURY (Per accident)	\$																										
PROPERTY DAMAGE (Per accident)	\$																										
	\$																										
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ ☐					<table><tr><td>EACH OCCURRENCE</td><td>\$</td><td></td></tr><tr><td>AGGREGATE</td><td>\$</td><td></td></tr><tr><td></td><td>\$</td><td></td></tr></table>	EACH OCCURRENCE	\$		AGGREGATE	\$			\$													
EACH OCCURRENCE	\$																										
AGGREGATE	\$																										
	\$																										
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	UB-2S132819-24-42	5/22/2024	5/22/2025	<table><tr><td>PER STATUTE</td><td>OTH-ER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$</td><td>500,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$</td><td>500,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$</td><td>500,000</td></tr></table>	PER STATUTE	OTH-ER		E.L. EACH ACCIDENT	\$	500,000	E.L. DISEASE - EA EMPLOYEE	\$	500,000	E.L. DISEASE - POLICY LIMIT	\$	500,000									
PER STATUTE	OTH-ER																										
E.L. EACH ACCIDENT	\$	500,000																									
E.L. DISEASE - EA EMPLOYEE	\$	500,000																									
E.L. DISEASE - POLICY LIMIT	\$	500,000																									

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

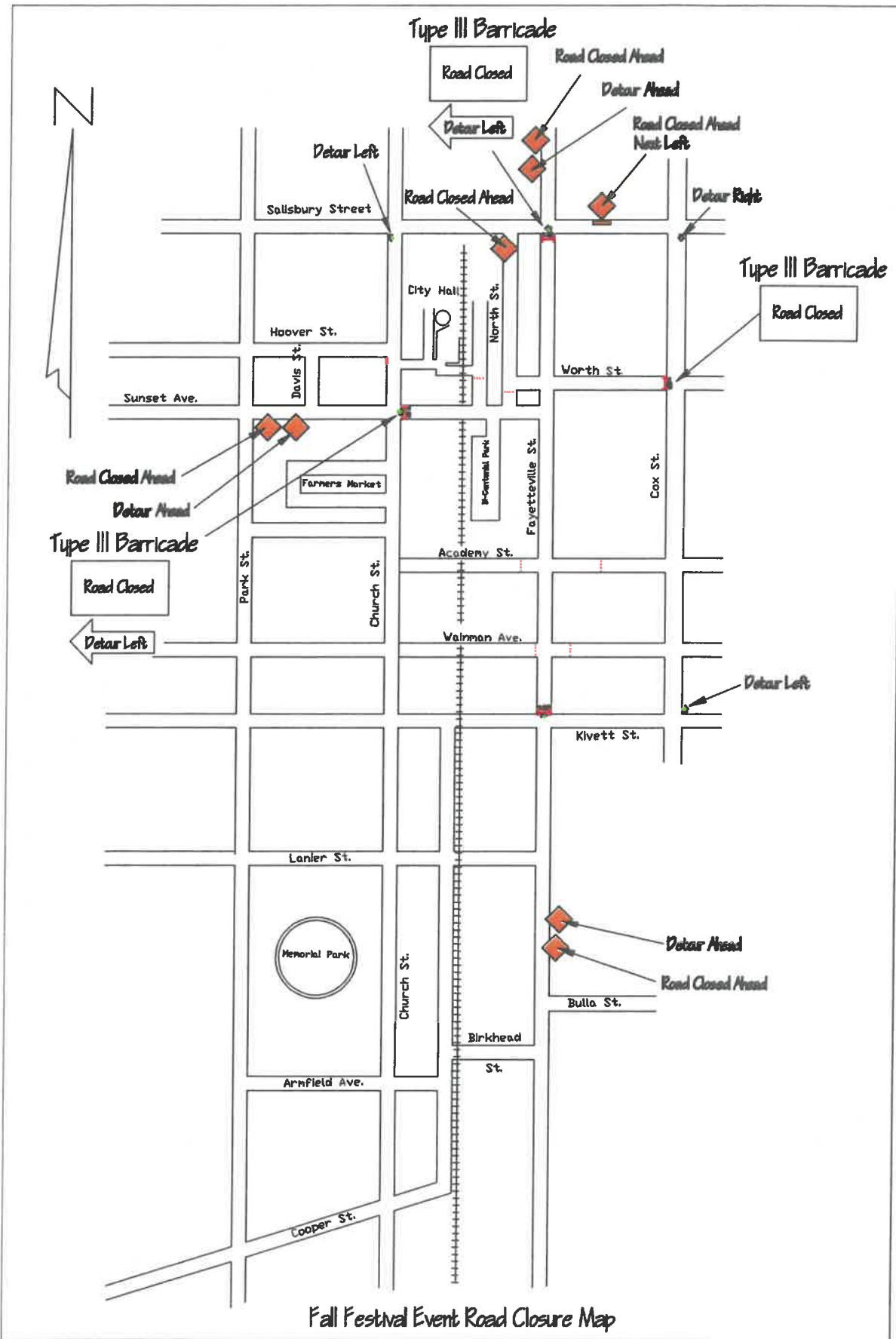
CERTIFICATE HOLDER

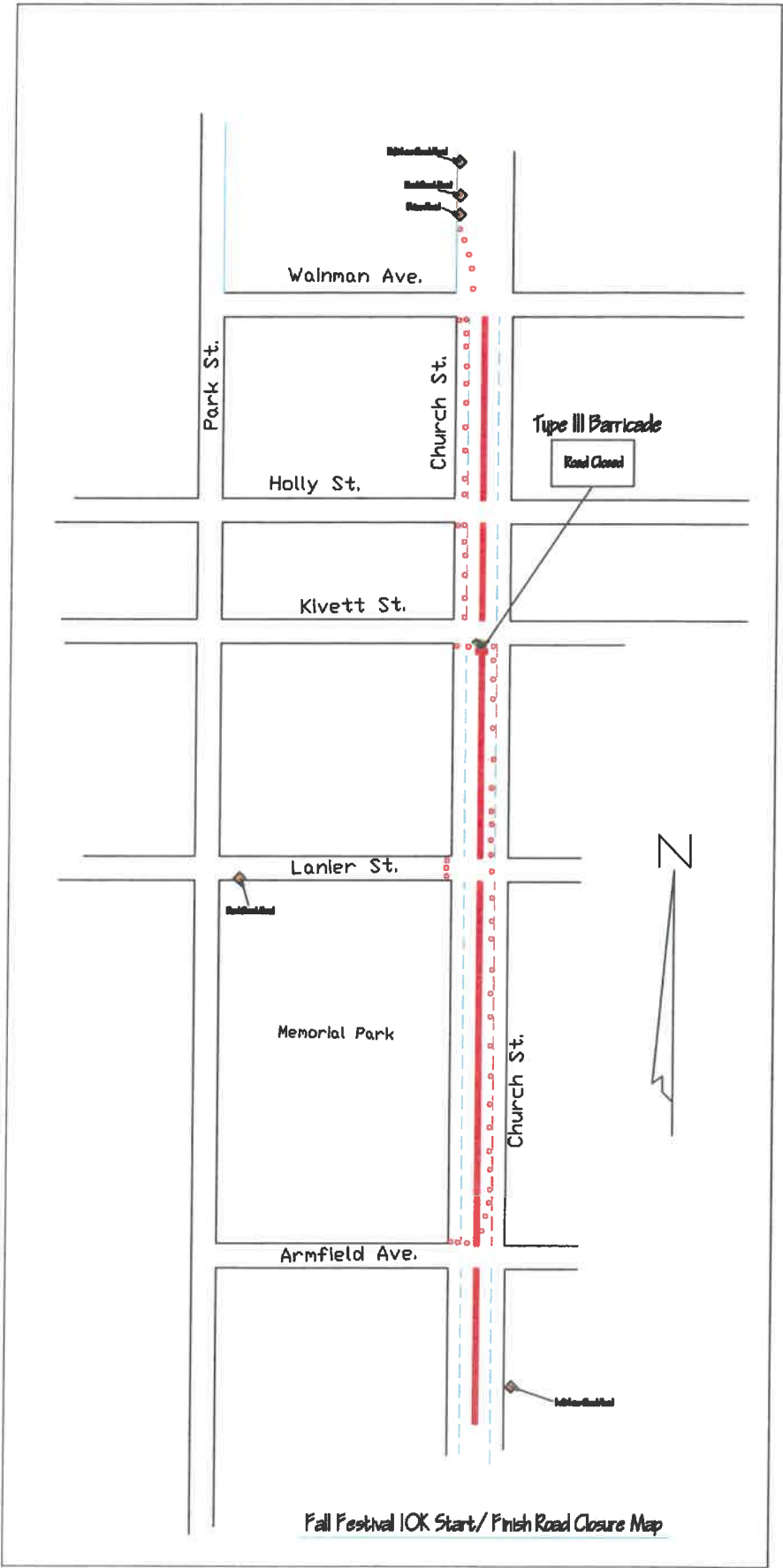
CANCELLATION

City of Asheboro

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE





Same to WPD PD V
Recreation?
85-21

CITY OF
ASHEBORO
NORTH CAROLINA

APPLICATION FOR PARADE PERMIT

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: Wes Berrier

Address: 1221 S. Park St., Asheboro, NC 27203

Phone: 336-457-9346 E-mail: wberrier@asheboro.k12.nc.us

Organization: Asheboro High School - Homecoming Parade

Address: 1221 S. Park St Asheboro, NC 27203

Phone: 336-625-6185

Date of Parade: 10/18/24 Start Time: 3:30 End Time: 4:30

Number of Persons: 150 Number of Vehicles: 30

Streets Involved: _____

Special officials and/or guests: NA

Insurance Company & Policy Number: NA

Any additional information: SEE Attached map

The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

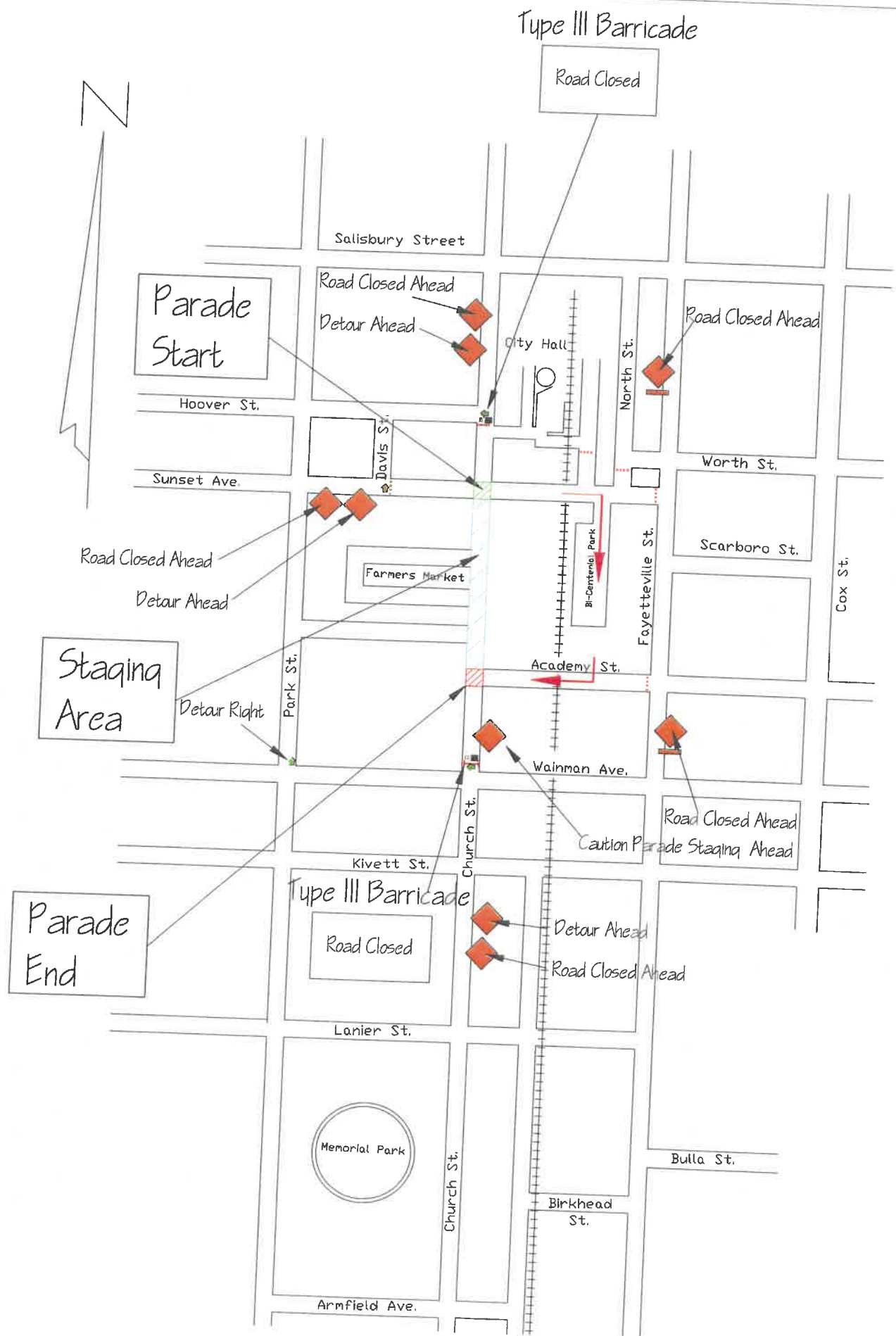
Signature of Authorized Representative: Wes Berrier

Internal Use Only

Police Department Recommendation: _____

City of Asheboro Approval By: _____

Date: Aug 2 2024



Asheboro High School Homecoming Parade



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

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-24**
 -11

Date 7/8/2024 and 8/5/2024
Planning Board

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

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.

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)

Land Development Plan See rezoning staff report.

Planning Board Recommendation

During its meeting on July 8, 2024, the Planning Board was introduced to this request, and heard public comment but continued the matter until its August 5, 2024 meeting. During its August 5, 2024 meeting, the Planning Board recommended approval of the request.

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-24-10

Date 8/8/2024 City Council

General Information

Applicant David Snyder
Address 322 Carriage Lane
City Asheboro NC 27205
Phone Asheboro, NC 27205
Location 909, 911, and 915 Meadowbrook Rd.

Requested Action Rezone from R10 Medium-Density Residential to O & I Office & Institutional

Existing Zone R10
Existing Land Use Place of Assembly - Non Commercial (Church)
Size 13.3 acres +/-

Pin # 7761182410

Applicant's Reasons as stated on application

This new zoning will allow us to expand in the future and have zoning other churches already have that would allow for modern signage. The current zoning for our church is limiting. We would like to have the option to erect an electronic sign. We would also like the option of future building without the need for a public hearing. We have noticed other churches are zoned commercial. We believe we should have that same zoning.

Surrounding Land Use

North Commercial communication facility/residential
East Park (Kiwanis Park)
South Residential Planned Unit Development
West Single-family residential

Zoning History N/A

Legal Description

The property of First Assembly of God located at 909, 911, and 915 Meadowbrook Road, totaling approximately 13.3 acres +/-, and more specifically identified by Randolph County Parcel Number 7761182410.

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.

Rezoning Staff Report

RZ Case # RZ-24-10

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 Adjacent Developed

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. (*Article 200, Section 210, Schedule of Statements of Intent*)

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.

Checklist Items 12 and 13: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-24-10

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

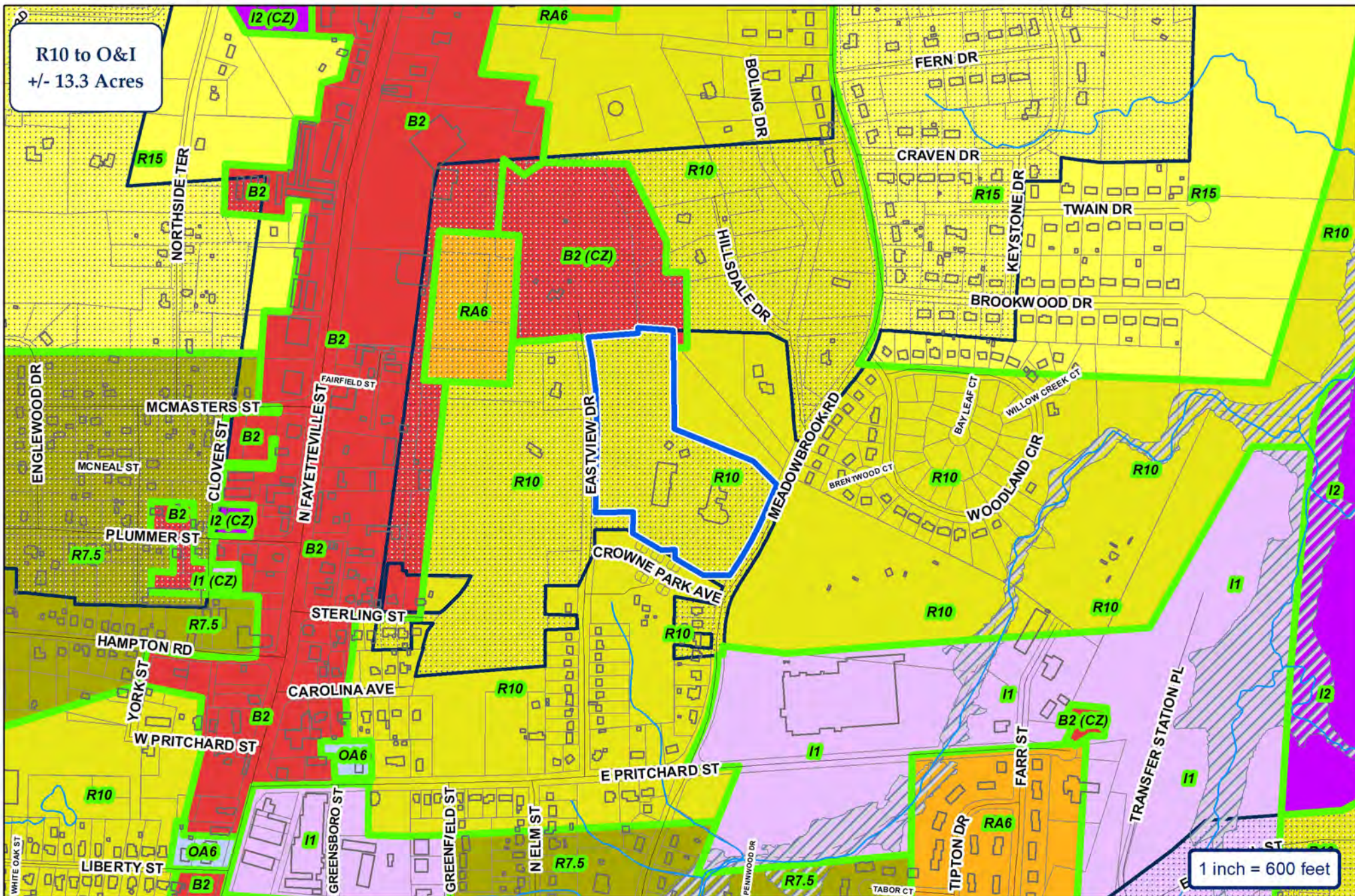
Checklist Item 14: Rezoning is located on steep slopes of greater than 20%.

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

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; other non-residential zoning and land uses are in the vicinity and the property is located on a minor thoroughfare.

Furthermore, the O&I district's limited number of permitted institutional and office uses diminishes the potential for incompatibility with nearby homes.

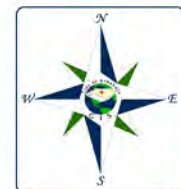
Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest.



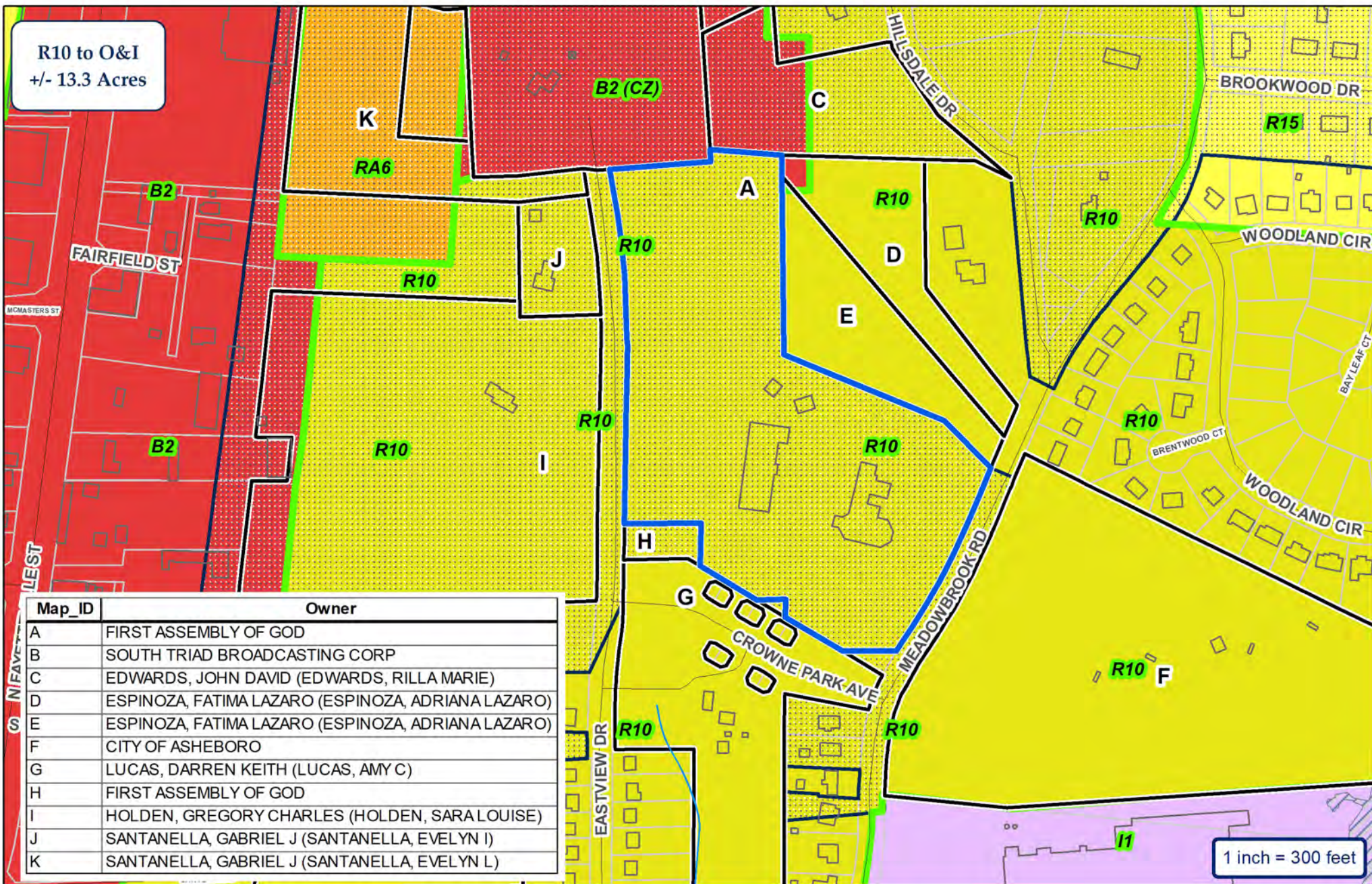
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-10

Parcels: 7761182410



R10 to O&I
+/- 13.3 Acres

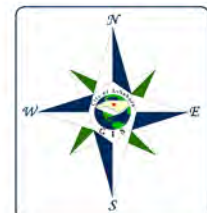


City of Asheboro Planning & Zoning Department

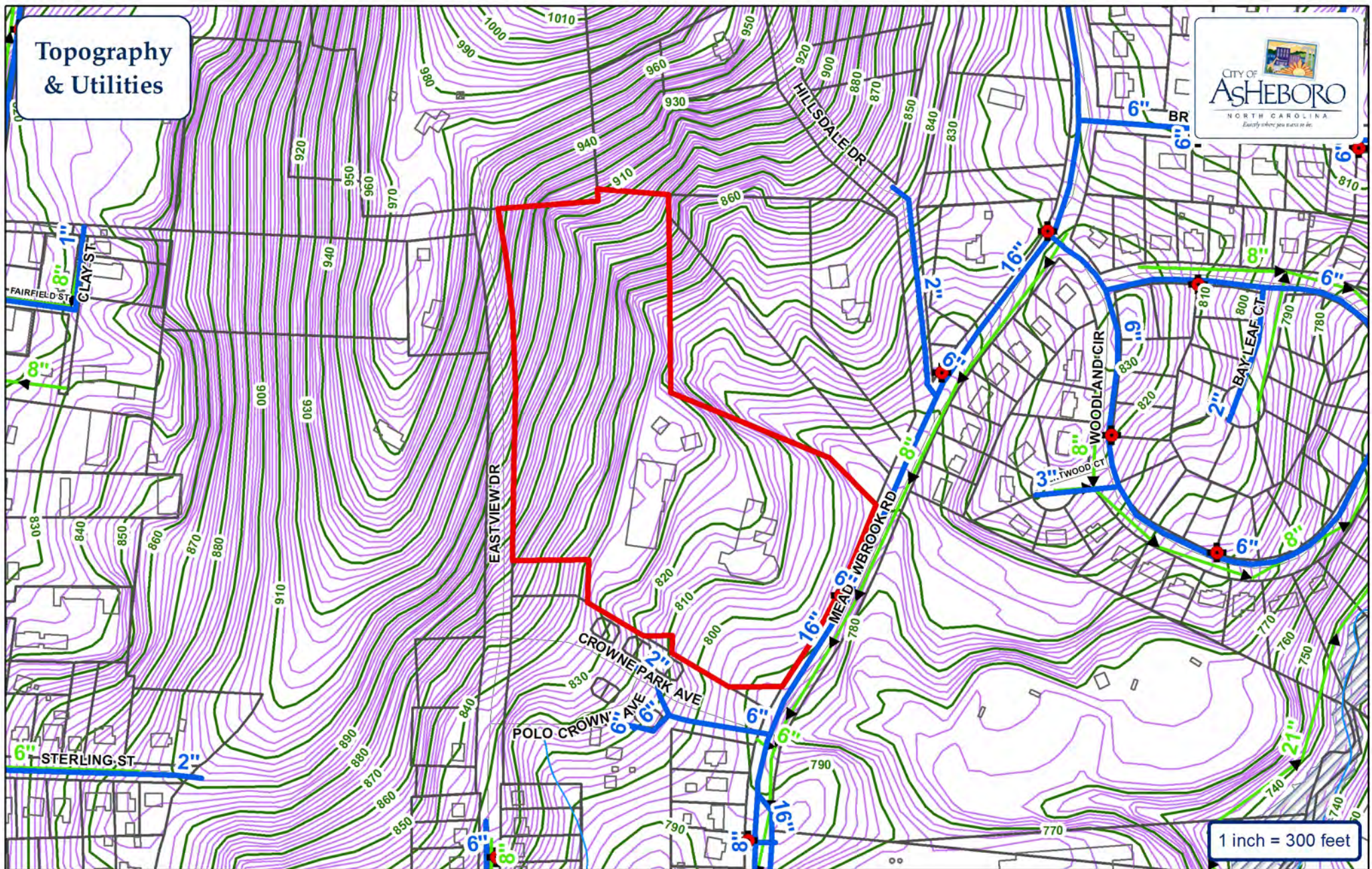
Rezoning Case: RZ-24-10

Parcels: 7761182410

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



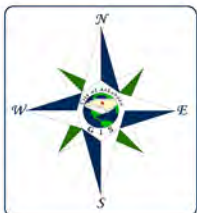
- | | |
|---|---|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  PS Pump Station |
|  Force Main |  Watershed |

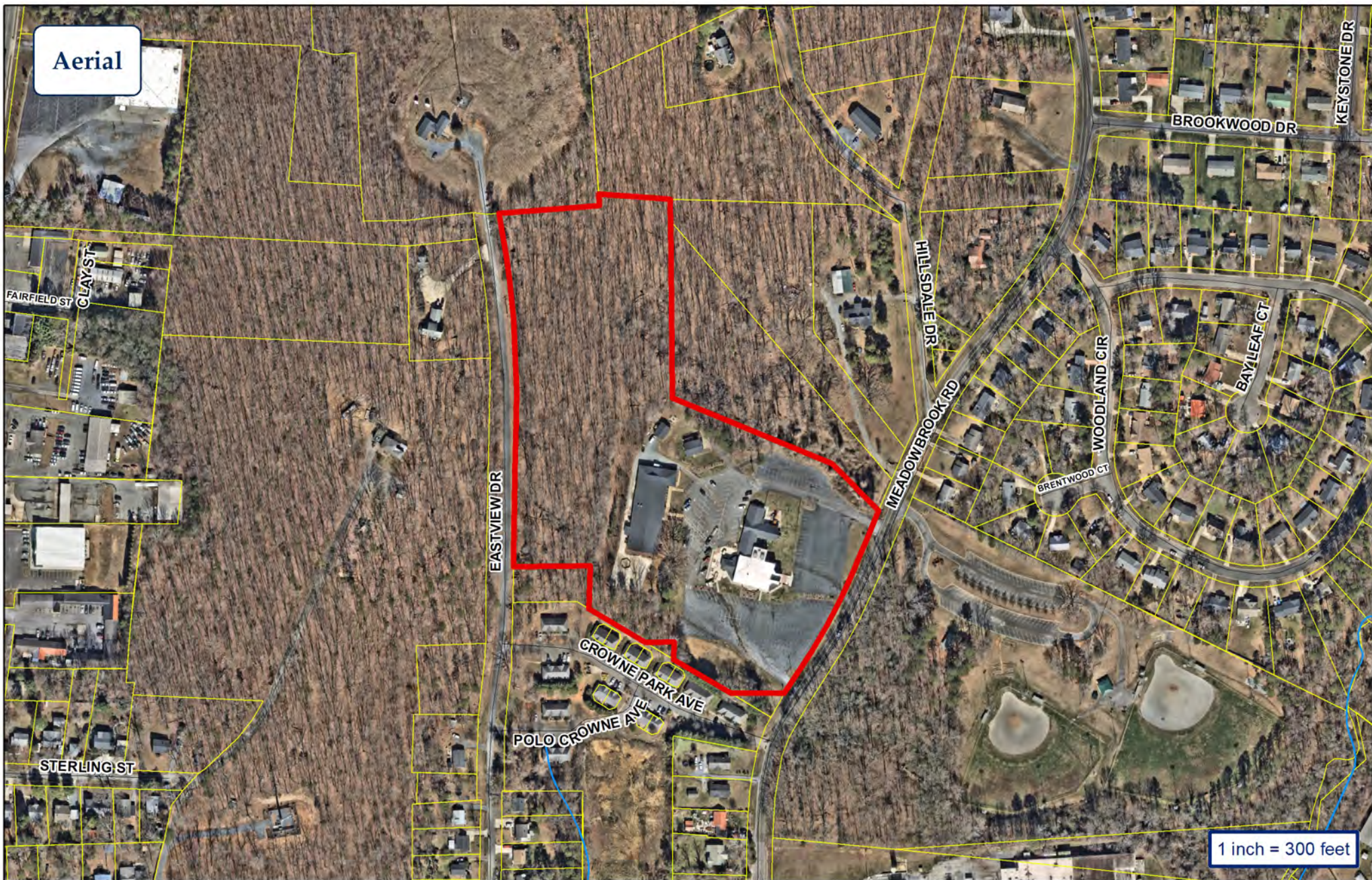
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-10

Parcels: 7761182410

 Subject Property





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-10

Parcels: 7761182410

 Subject Property



APPLICANT INFORMATION

Applicant DAVID SNYDER
Applicant's Phone # 336-465-3102
Applicant's Address 322 CARRIAGE LANE
ASHEBORO, NC 27205
Applicant Email Address DSNYDER@AFAChurch.net

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name FIRST ASSEMBLY OF GOD - ASHEBORO
Location of Property 909 MEADOWBROOK RD. - ASHEBORO, NC 27203
Property Size (ac. or s.f.) 13.3 acres
Randolph County Property Identification Number (PIN#) 7761182410
Current Zoning District R10 - ASHEBORO - RESIDENTIAL
Requested Zoning District ~~B2 - COMMERCIAL~~ OFFICE + INSTITUTIONAL
Date Property Title Acquired JUNE 7, 1994
Deed Book 1406 Page 892
Subdivision NOT AVAILABLE Section Lot #
Plat Book Page

ORDINANCE AMENDMENT INFORMATION

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

THIS NEW ZONING WILL ALLOW US TO EXPAND IN THE FUTURE AND HAVE
ZONING OTHER CHURCHES ALREADY HAVE THAT WOULD ALLOW FOR MODERN STYLING.

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 FOR OUR CHURCH IS LIMITING. WE WOULD
LIKE TO HAVE THE OPTION TO ERECT AN ELECTRONIC SIGN.

Does not apply ☐

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

Does not apply ☒

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

We would also like the option of future building without
the need for a public hearing. We have noticed other churches
are zoned commercial, we believe we should have that
same zoning.

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

David M. Snyder

Printed Name of Authorized Signatory (if different from Applicant)

DAVID SNYDER

Position/Relationship of Authorized Signatory to Applicant

Pastor/President

Owner Signature (if different than Applicant)

Owner Address

322 Carnegie Ln

Asheboro, NC 27205

Telephone Number

336-465-3102

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE **Date:** 5-29-24 **Case Number:** RZ-24-10



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.

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-24**
 -11

Date 7/8/2024 Planning Board

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

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.

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)

Land Development Plan See rezoning staff report.

Planning Board Recommendation

The Planning Board was introduced to this request, and heard public comment but continued the matter until its August 5, 2024 meeting. An updated recommendation will be available after August 5.

Reason for Recommendation

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-24-11

Date 8/8/2024 City Council

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

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

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.

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

(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.

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

(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.

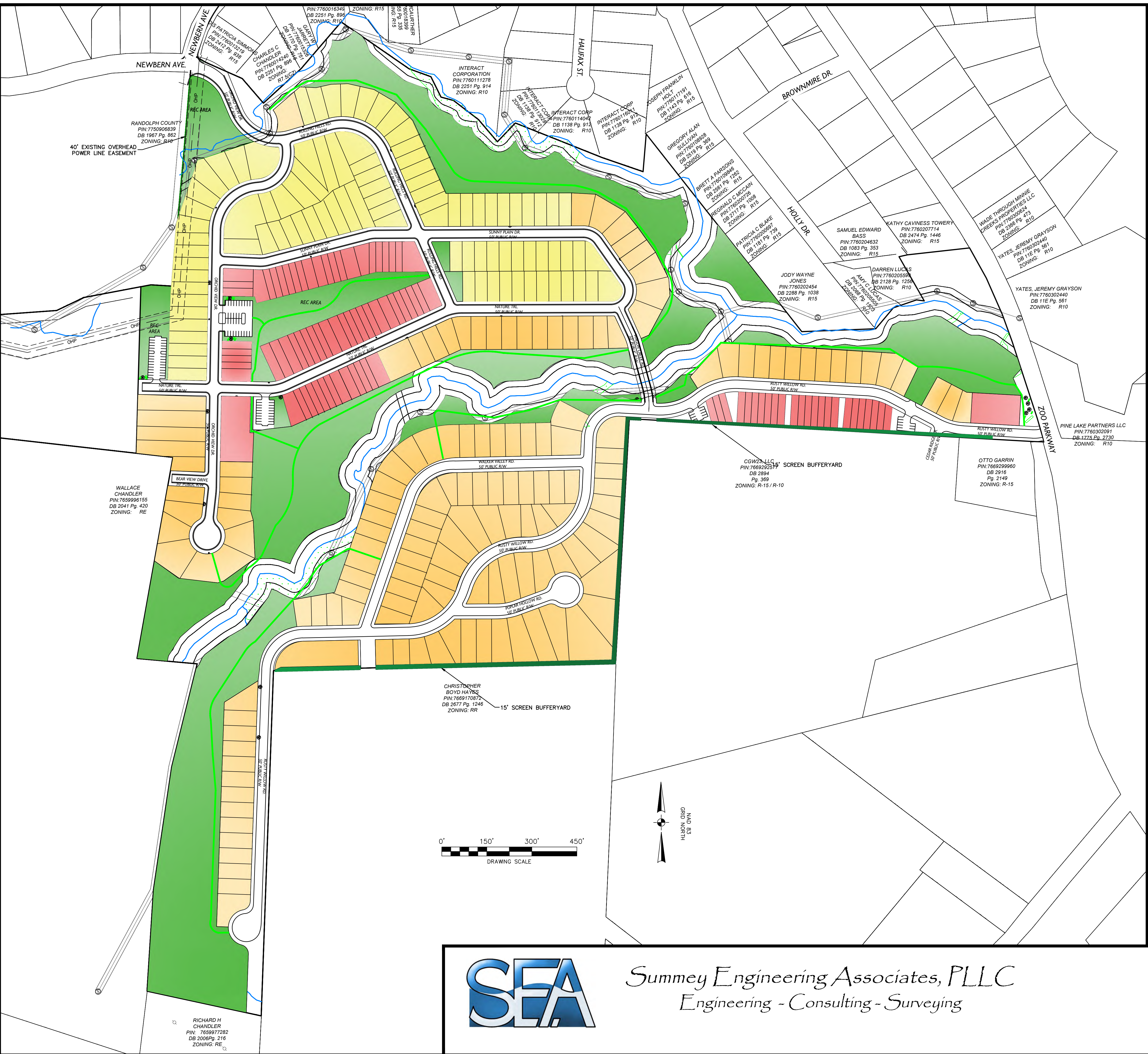
(CC) At least one public street stub enabling future public road extension into the Christopher Boyd Hayes property, identified by Randolph County Parcel Identification Number 7669170872, shall be built. The location and design of the street stub shall be reviewed and approved with the preliminary plat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

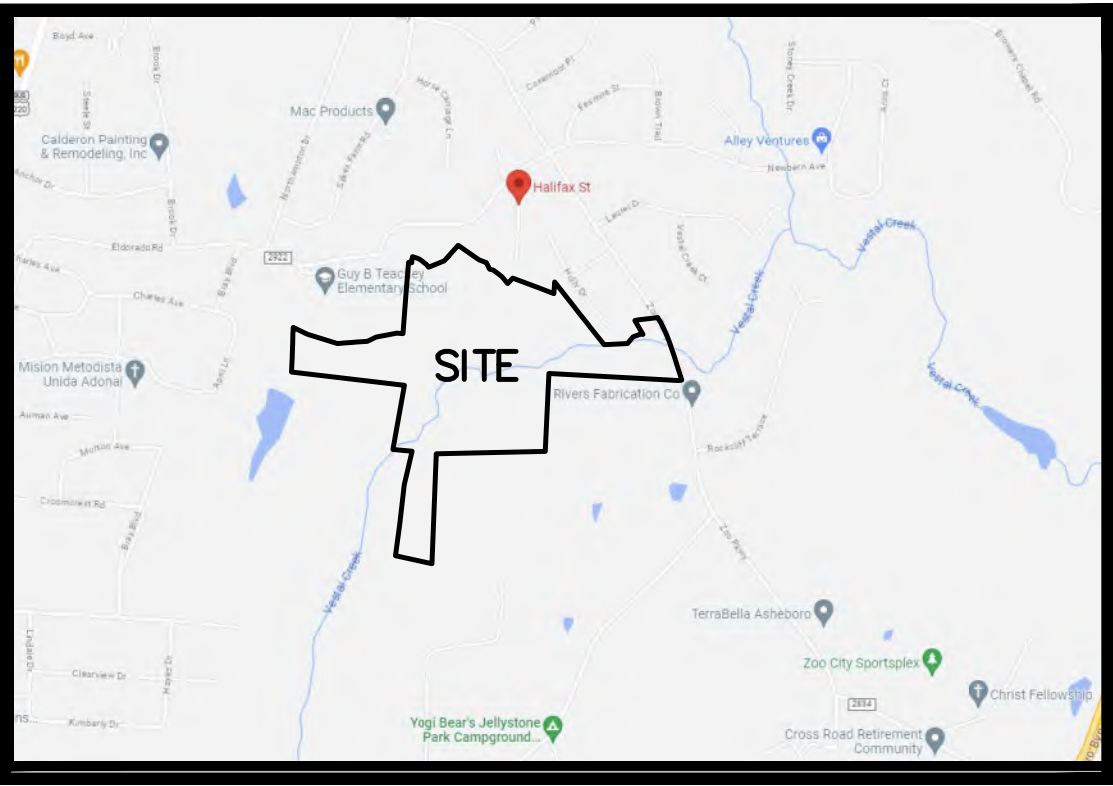
Attachment 2: RZ-24-11 Hillcrest Farms: Proposed conditions as of August 1, 2024

Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.



DRAWING LEGEND

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



VICINITY MAP
N.T.S.



Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying

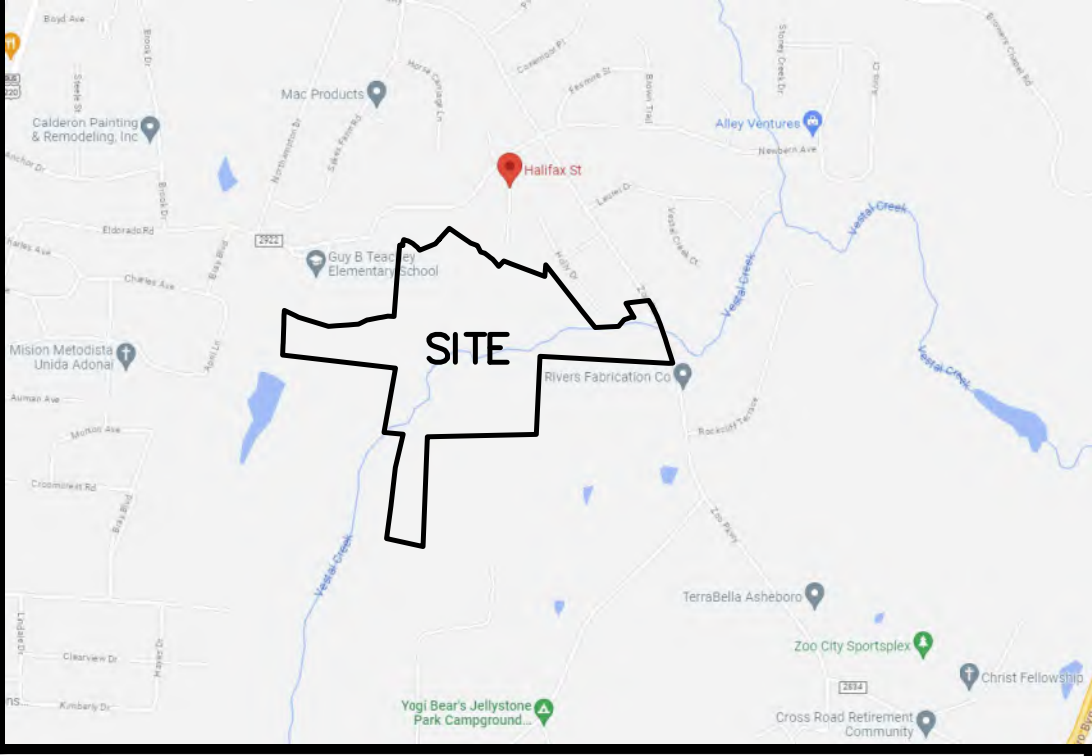
CONCEPTUAL REZONING PLAN
HILLCREST FARM SUBDIVISION
RANDOLPH COUNTY, ASHEBORO, NC
JULY 2024

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

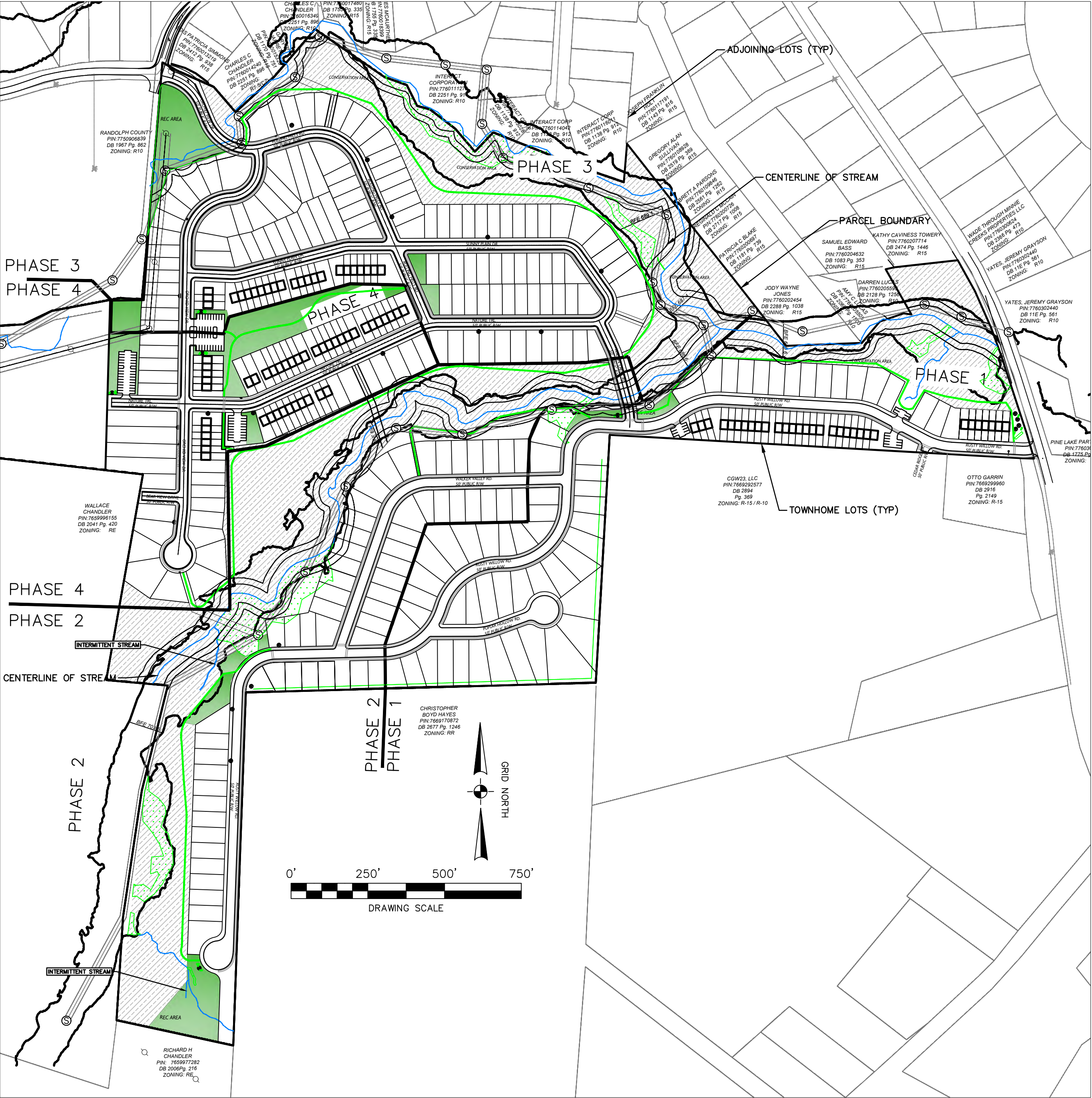
PRELIMINARY SITE SKETCH PLANS

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
20. 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:

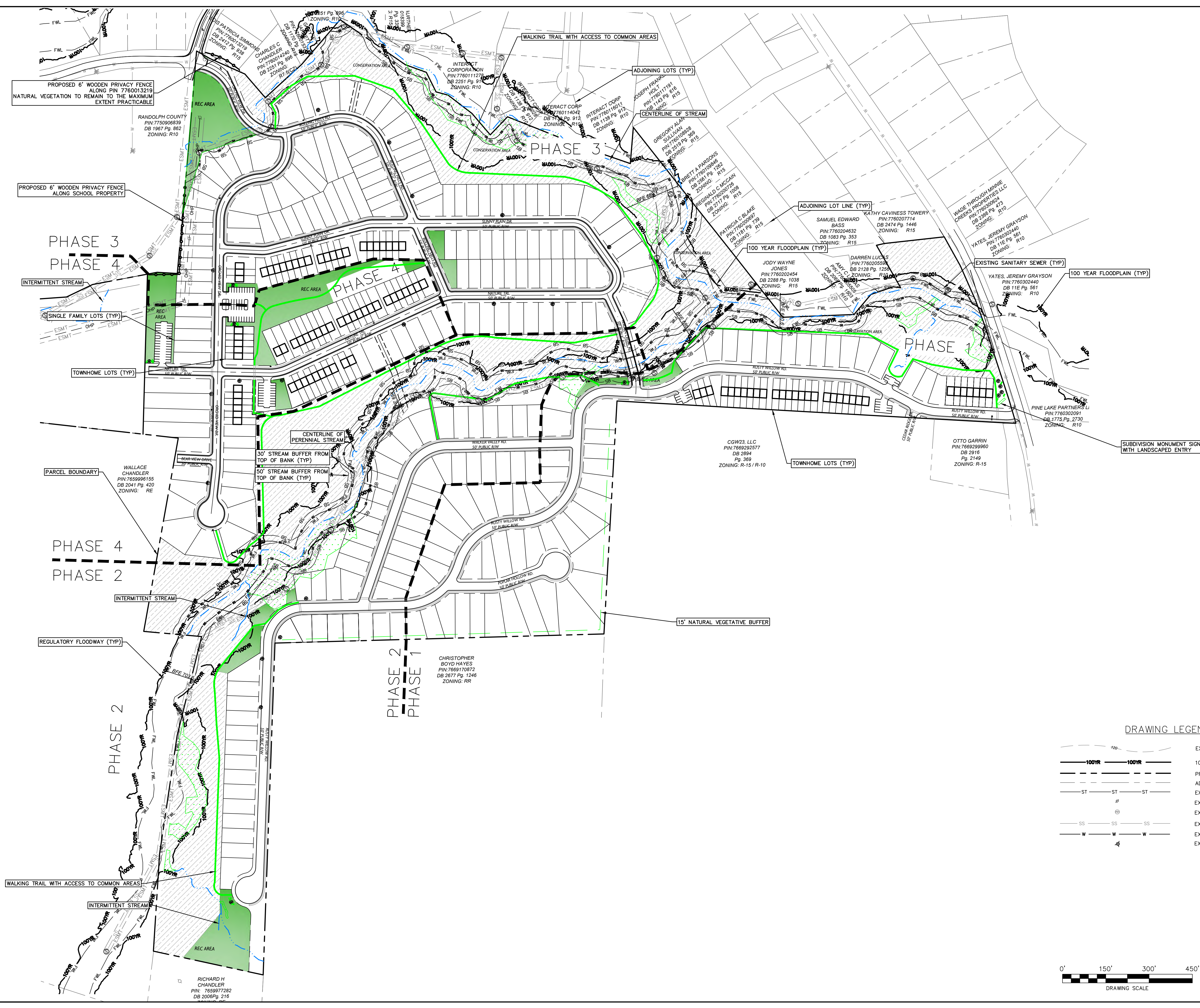
1. STREET YARD LANDSCAPING TO BE INSTALLED AT A RATE OF 1 UNDERSTORY TREE PER 25 RESIDENTIAL UNITS.
2. DEVELOPMENT ENTRANCES TO BE LANDSCAPED WITH A MIN. OF 4 UNDERSTORY TREES AND 12 SHRUBS.
3. ALL COMMON AREAS TO BE PROVIDED WITH A MIN. OF 2 UNDERSTORY TREES AND 6 SHRUBS. LANDSCAPING TO HAVE DEFINED 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

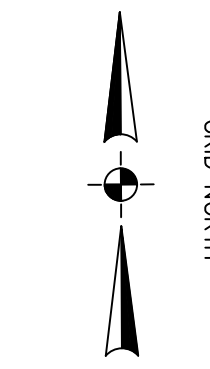
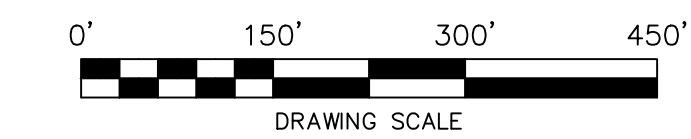
- | | |
|-----|-------------------|
| C-0 | COVER SHEET |
| C-1 | OVERALL SITE MAP |
| C-2 | PHASE 3 SITE AREA |
| C-3 | PHASE 4 SITE AREA |
| C-4 | PHASE 1 SITE AREA |
| C-5 | PHASE 2 SITE AREA |
| C-6 | TYPICAL DETAILS |

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying





DRAWING LEGEND	
	EXISTING MAJOR 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



PRELIMINARY FOR REVIEW ONLY

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheville, NC 27204
Ph: 336-328-0902 Fx: 336-328-0922
www.summeyengineering.com

NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

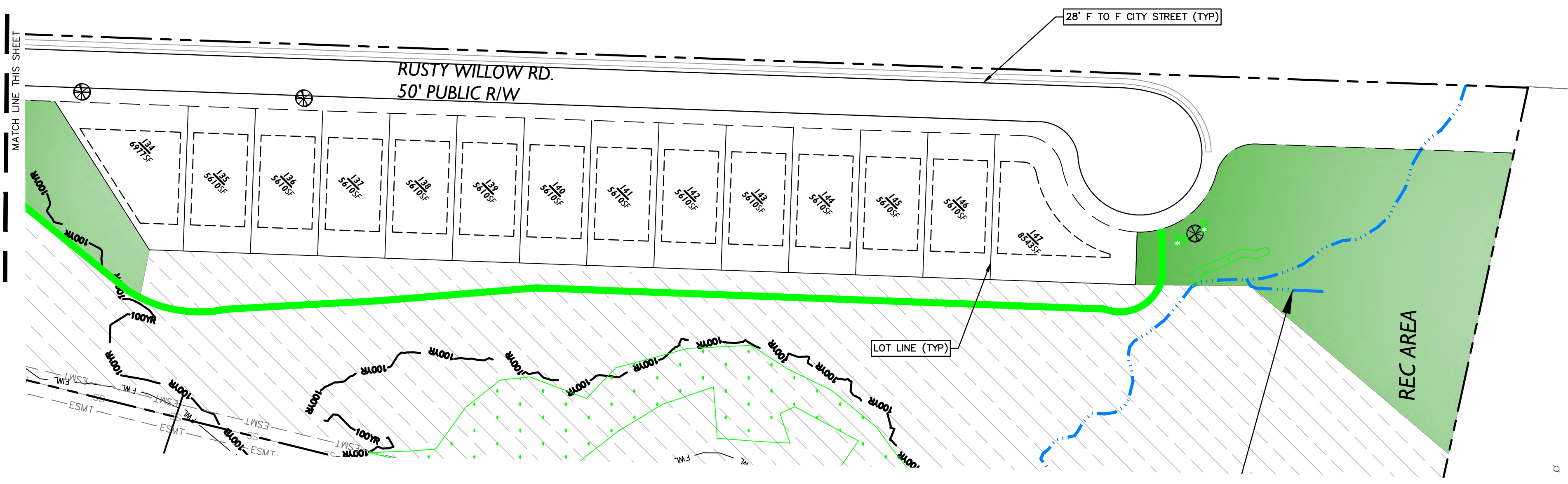
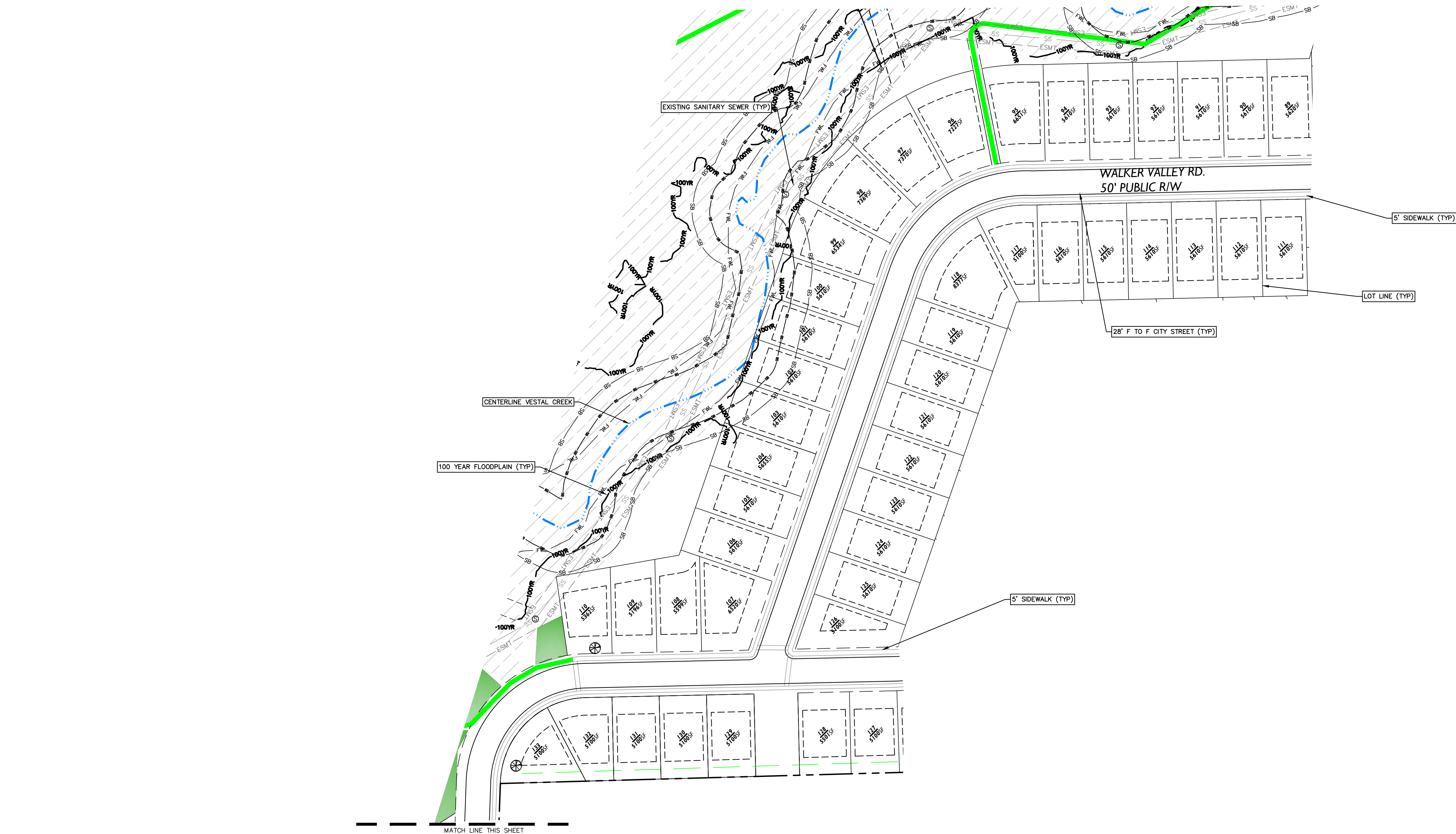
By:	
Description:	
Date:	
No.:	

OVERALL SITE MAP

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBORN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:	
Date:	JULY 2024
Drawn By:	DJB
Checked By:	HMSJ
Job No.:	E-8861
Sheet No.:	C-1

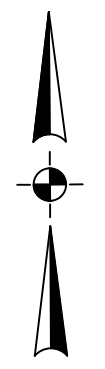


PHASE 2 SITE NOTES:

- 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



PRELIMINARY FOR REVIEW ONLY

PHASE 2 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale: _____

Date: JULY 2024

Drawn By: D.B.

Checked By: HWSJ

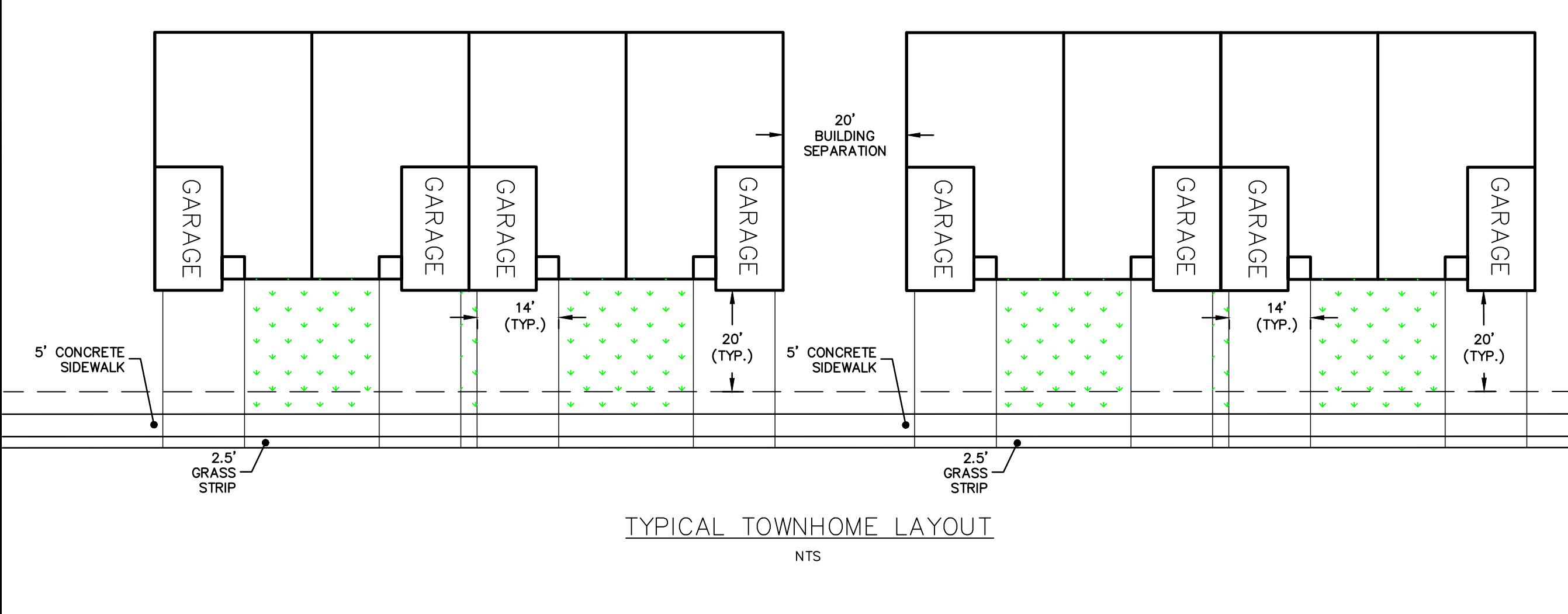
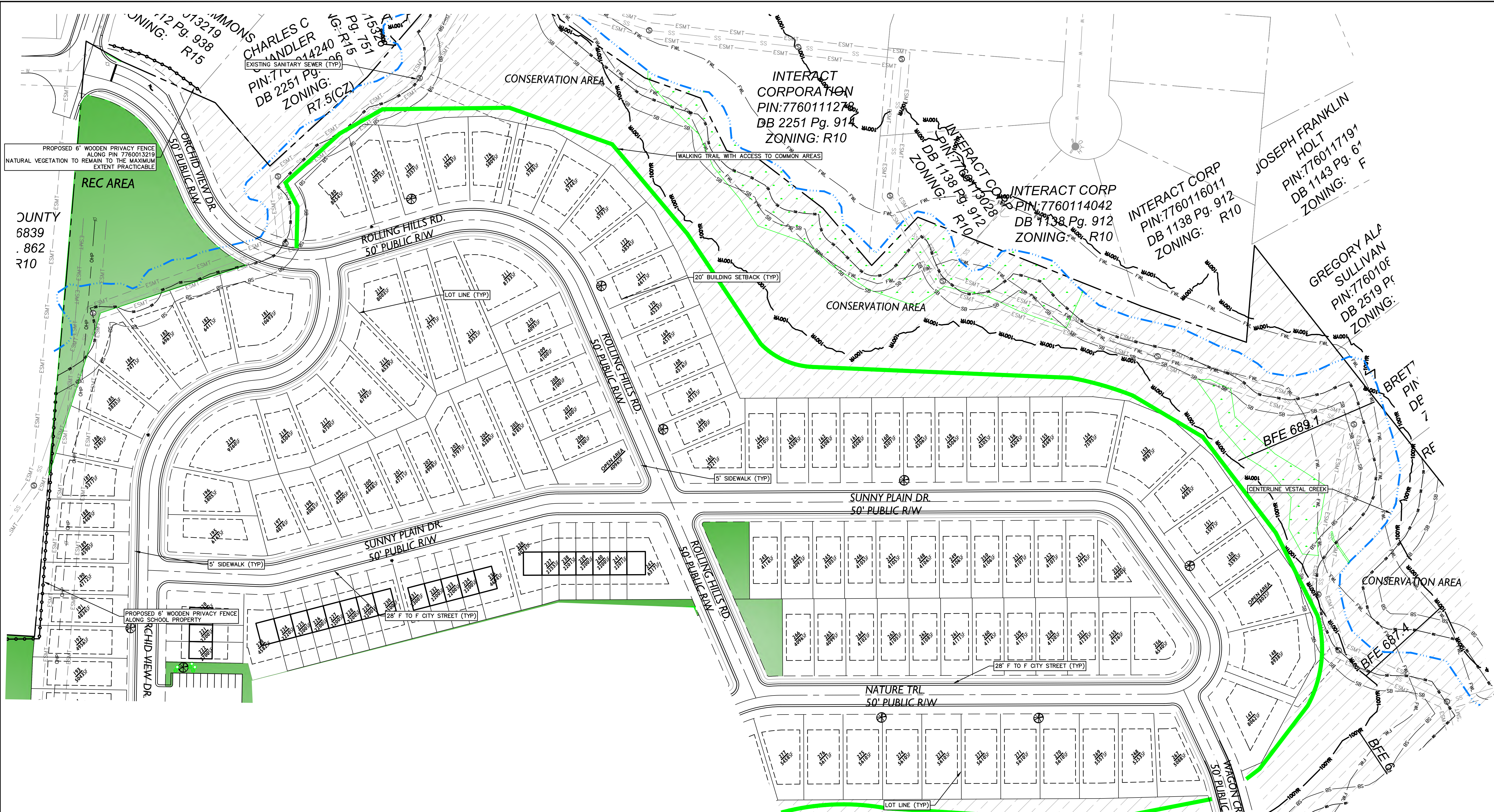
Job No.: E-8861

Sheet No. _____

C-3



Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheboro, NC 27204
Ph: 336-528-0902 Fx: 336-528-0922
www.summeyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336



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



PRELIMINARY FOR REVIEW ONLY

PHASE 3 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBORN AVE

RANDOLPH COUNTY - ASHEBORO - NC

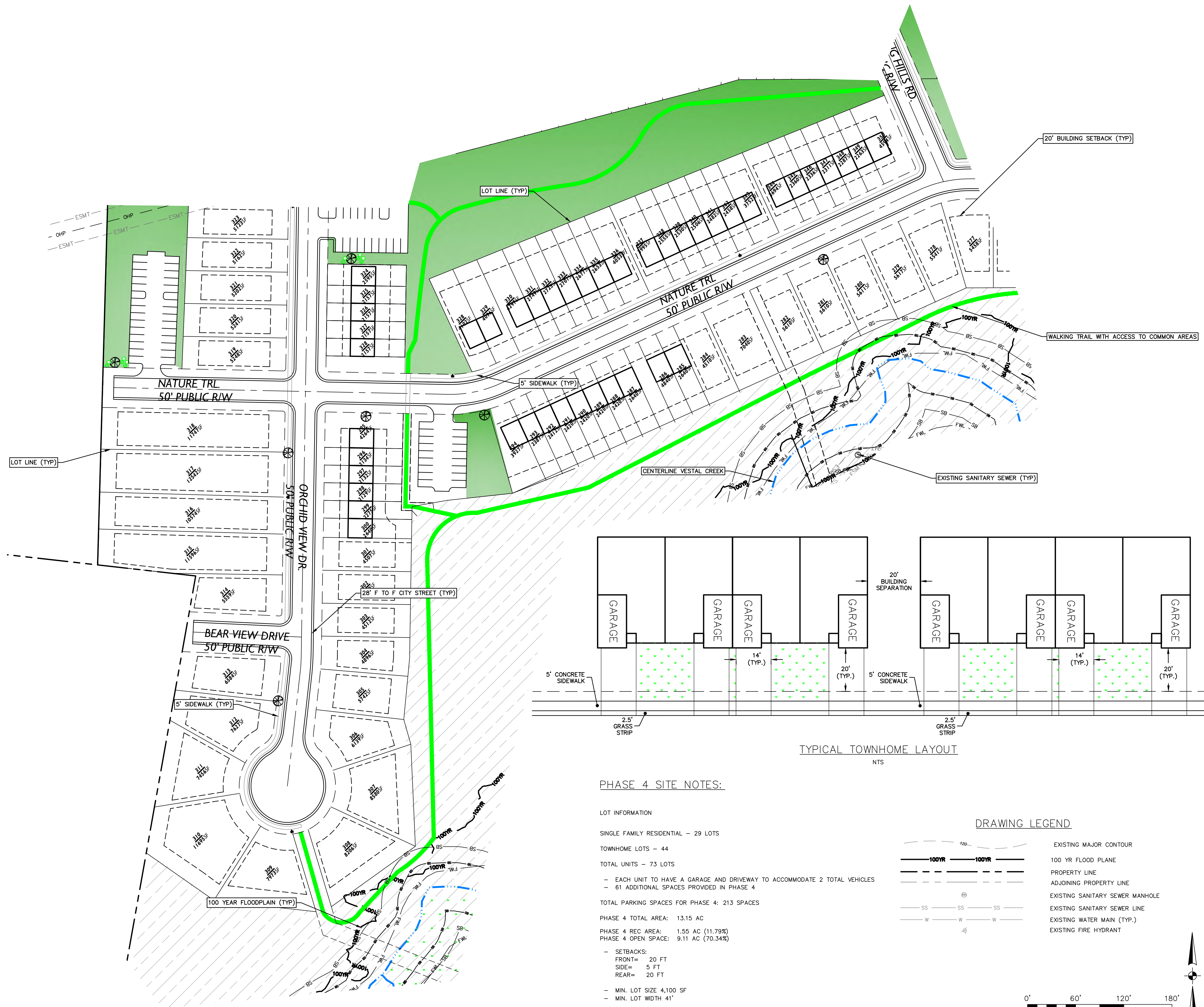
Scale:
Date: JULY 2024
Drawn By: DJB
Checked By: HWSJ
Job No.: E-8561
Sheet No.

C-4



Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheboro, NC 27204
Ph: 336-528-0902, Fx: 336-528-0922
www.summeyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

No.	Date:	Description:	By:

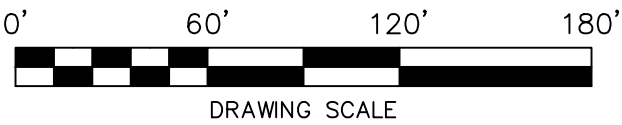


PHASE 4 SITE NOTES:

- 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



PRELIMINARY FOR REVIEW ONLY

PHASE 4 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBERN AVE

RANDOLPH COUNTY - ASHEBORO - NC

Scale:

Date: JULY 2024

Drawn By: DJB

Checked By: HWSJ

Job No.: E-8861

Sheet No.

C-5



Summey Engineering Associates, PLLC

Engineering - Consulting - Surveying

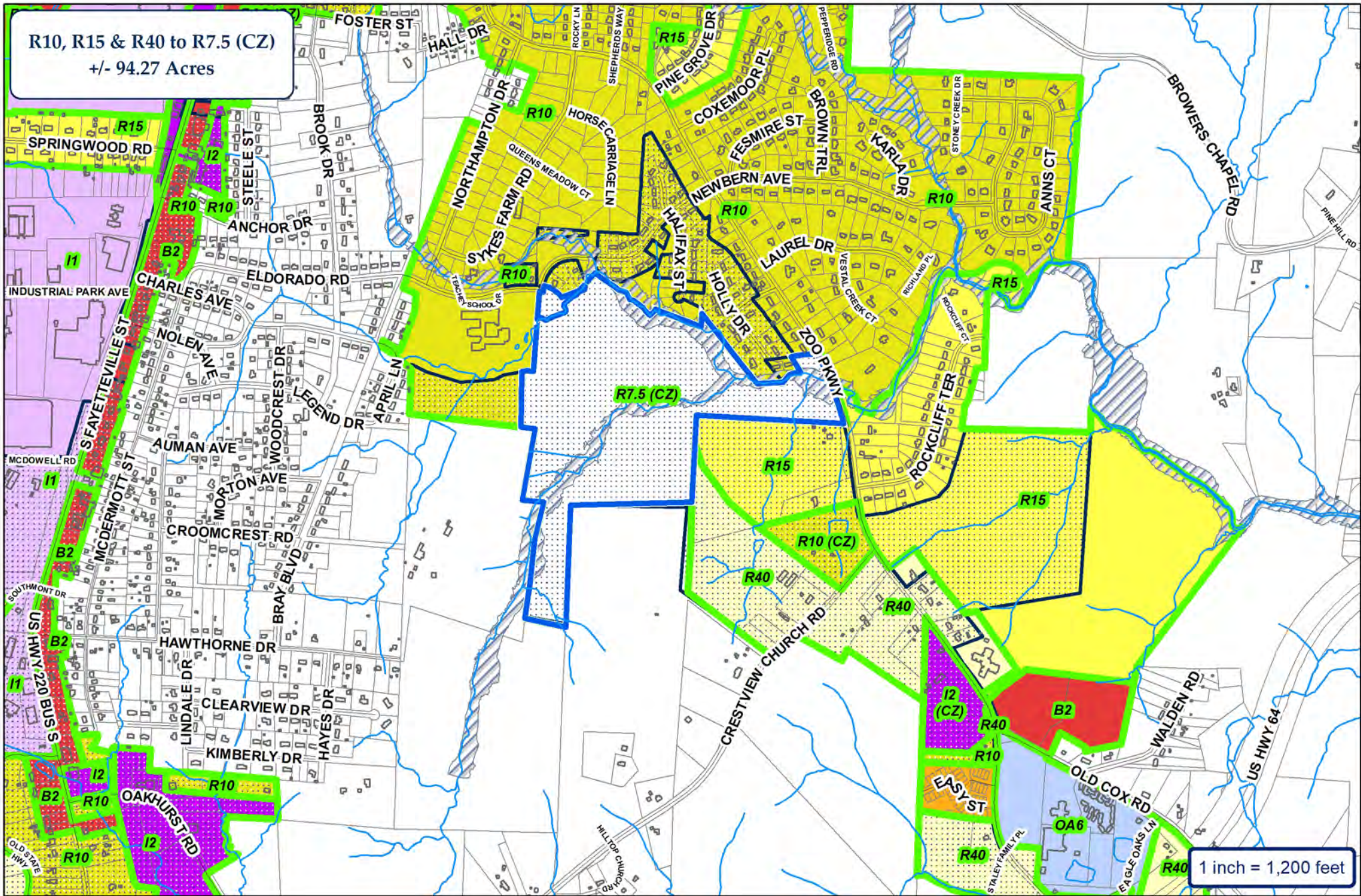
PO Box 968, Asheboro, NC 27204

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

www.summeyeng.com

NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

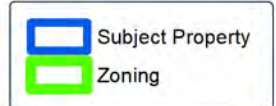
R10, R15 & R40 to R7.5 (CZ)
+/- 94.27 Acres



City of Asheboro Planning & Zoning Department

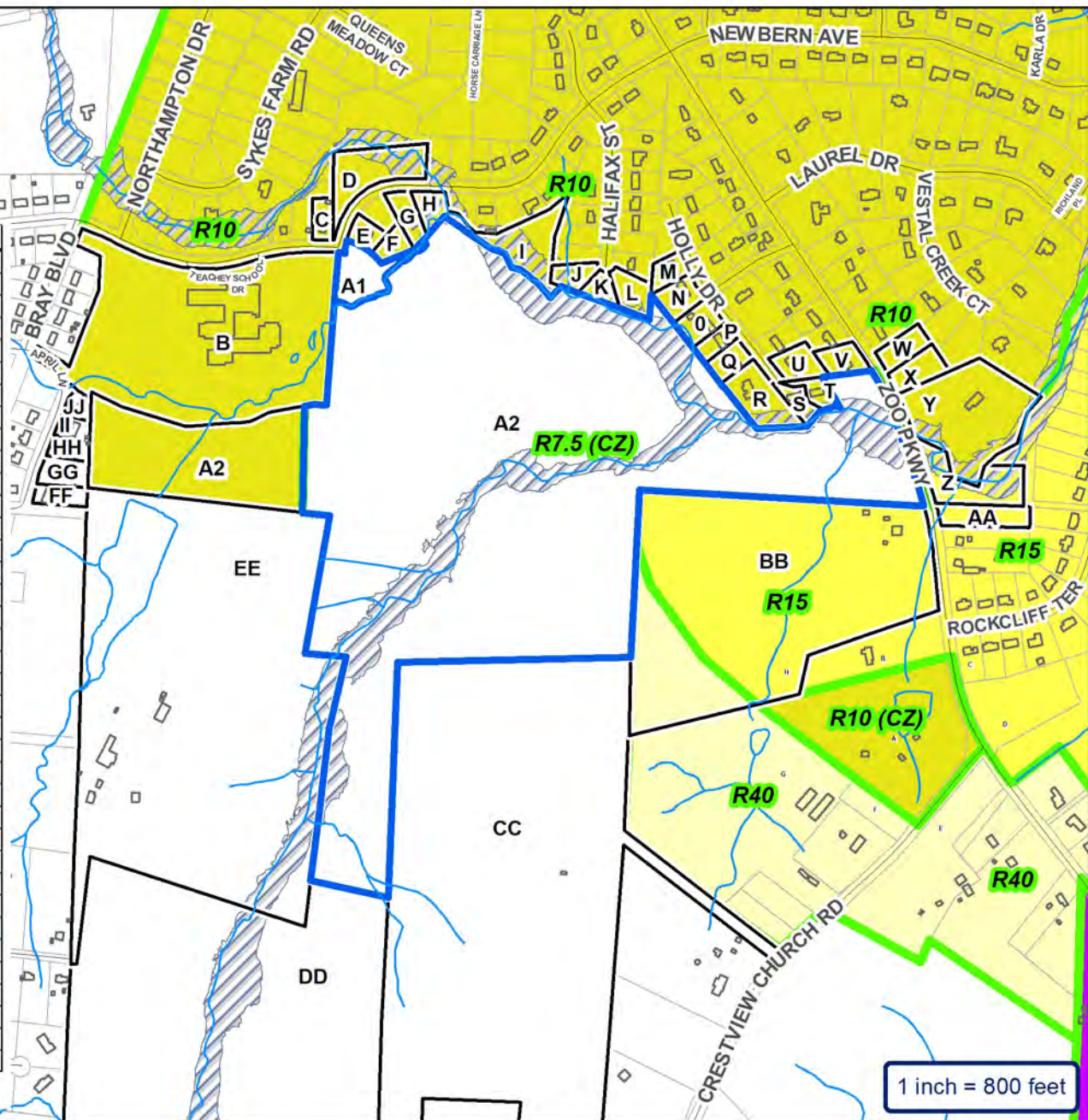
Rezoning Case: RZ-24-11

Parcels: 7760008593 (pt.) & 7760013008



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

Map_ID	Owner
A1	CHANDLER, CHARLES C
A2	HILLCREST FARM ESTATES LLC
B	RANDOLPH COUNTY
C	TROGDON, MARGIE M (TROGDON, JAMES P)
D	CHANDLER, WALLACE S JR
E	SIMMONS, LOIS PATRICIA (SIMMONS, F B III)
F	CHANDLER, CHARLES C
G	JARRETT, GARY W (JARRETT, SUSAN M)
H	CHANDLER, CHARLES C
I	INTERACT CORPORATION
J	INTERACT CORP
K	INTERACT CORP
L	INTERACT CORP
M	HOLT, JOSEPH FRANKLIN (HOLT, DOROTHY V)
N	SULLIVAN, GREGORY ALAN (SULLIVAN, REBECCA SCHOENBERGER)
O	PARSONS, BRETT A
P	MCCAIN, REGINALD C (MCCAIN, ONICA C)
Q	BLAKE, PATRICIA C
R	JONES, JODY WAYNE (JONES, LESLIE)
S	LUCAS, AMY C
T	LUCAS, DARREN KEITH (LUCAS, AMY)
U	BASS, SAMUEL EDWARD
V	TOWERY, KATHY CAVINESS
W	MCLEMORE, CHARLES M
X	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



City of Asheboro Planning & Zoning Department

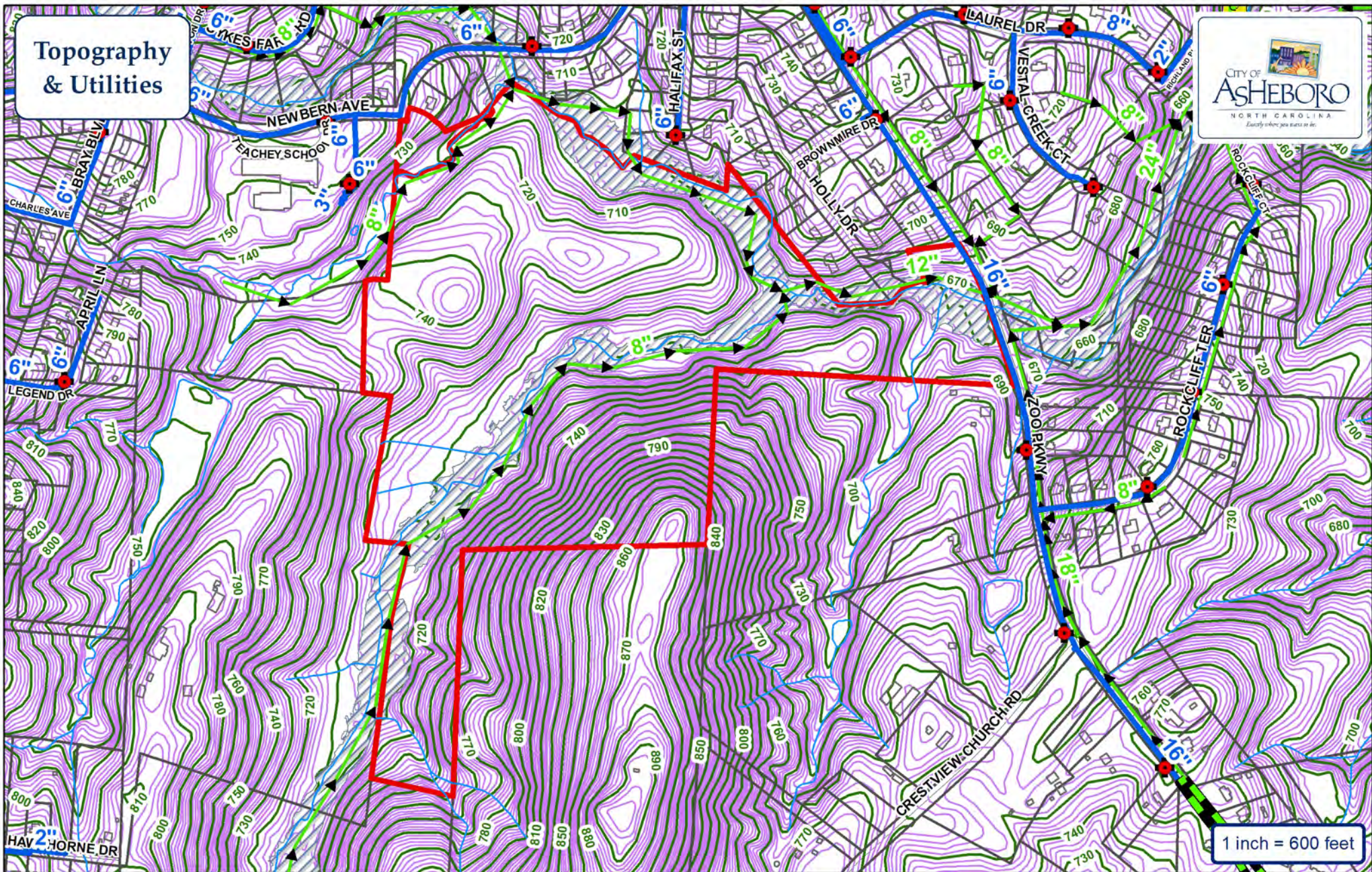
Rezoning Case: RZ-24-11

Parcels: 7760008593 (pt.) & 7760013008

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



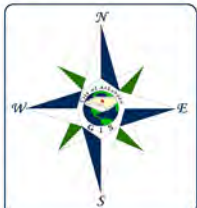
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main |  Watershed |

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

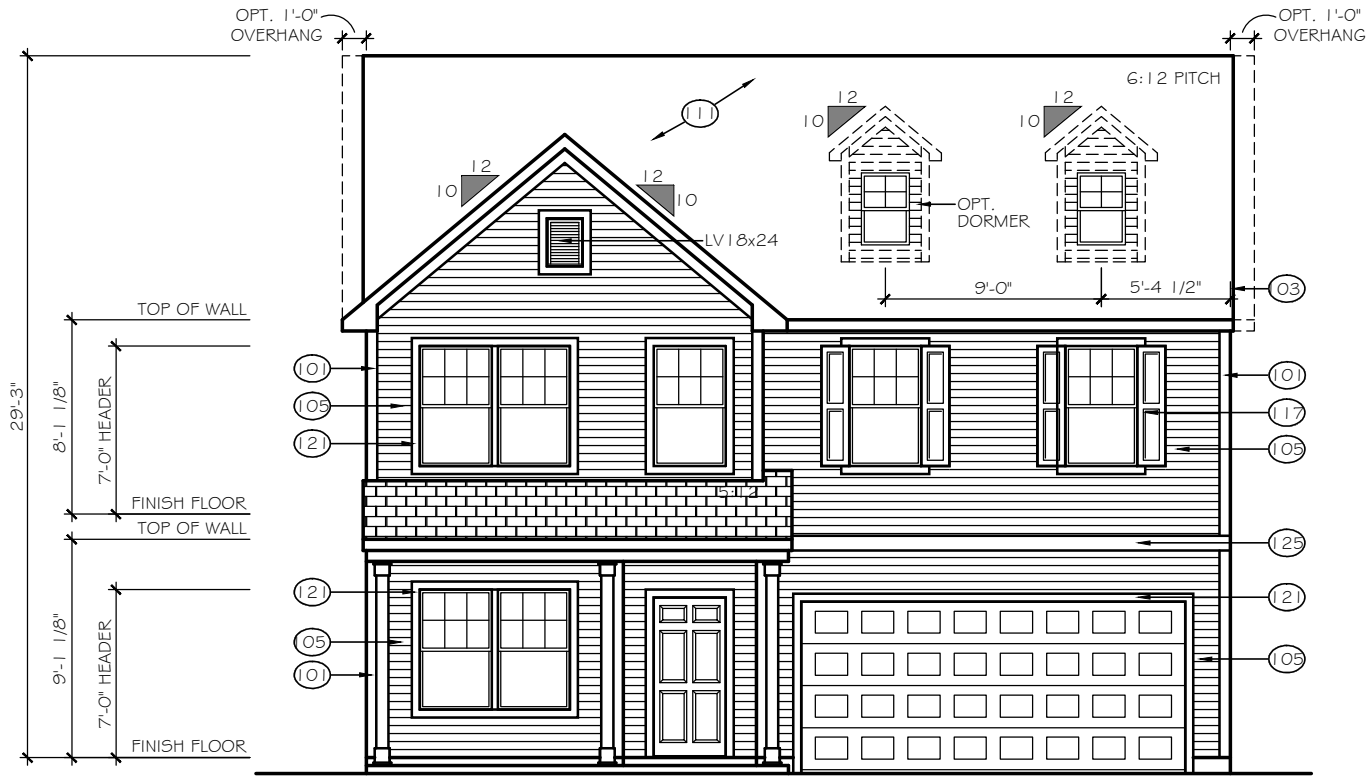




RZ-24-11: Request to rezone property on the west side of Zoo Parkway and the south side of Newbern Avenue to an amended R7.5 (CZ) Medium-Density Residential Conditional Zoning district for a residential planned unit development.

Building Renderings provided by applicant

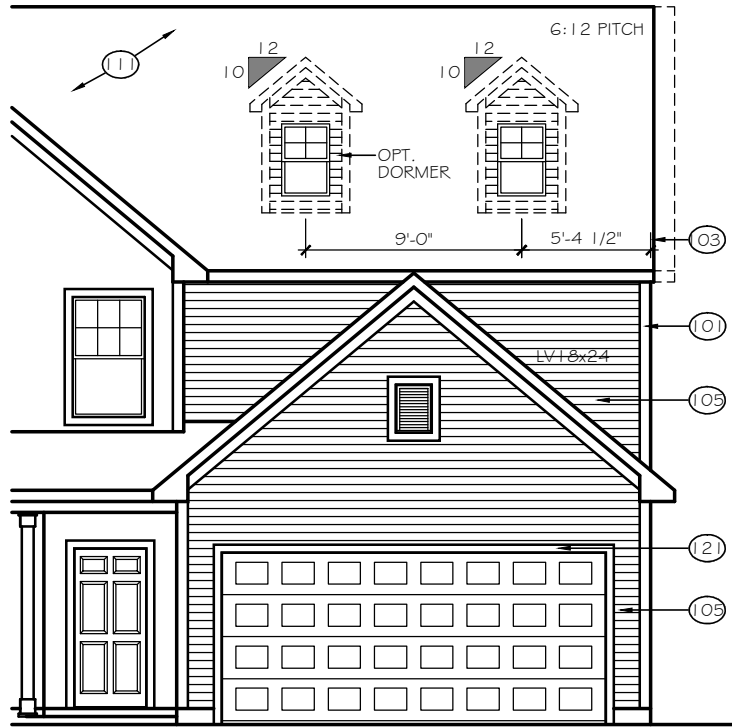
Note: A full set of the building elevations are included in the electronic copy of this staff report.



FRONT ELEVATION

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

ELEVATION E-A1



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATION
ELEVATION E-A1

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

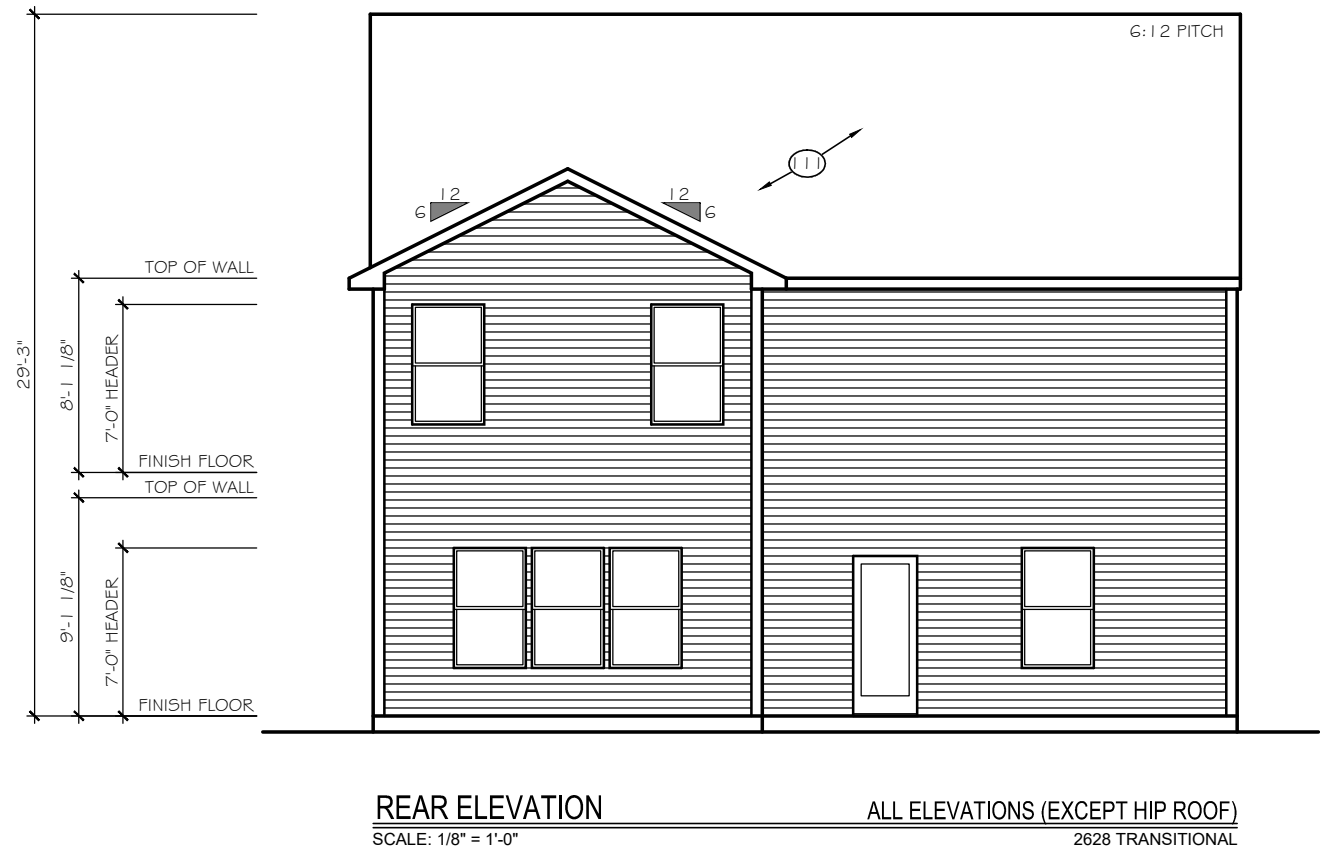
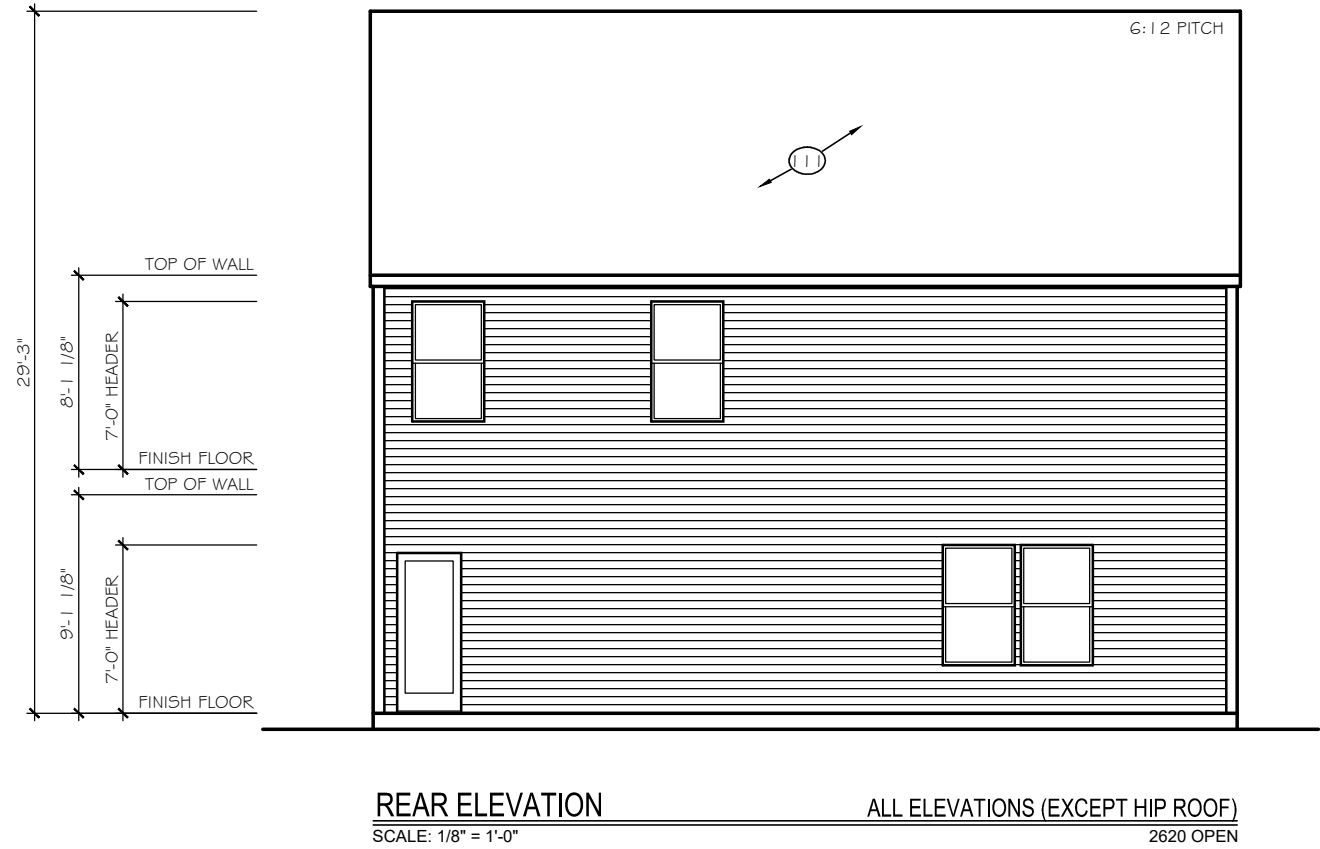
CHECKED BY:

BPS / DJP

SHEET:

A4.0

v1.2



TrueHomes

IT'S ALL ABOUT U

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

REAR ELEVATION
ALL ELEVATIONS (EXCEPT HIP ROOF)

THE HUNTLEY

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

DRAWN BY:
CLC

DATE:
11-29-18

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

CHECKED BY:
BPS / DJP

SHEET:

A4.1

v1.2

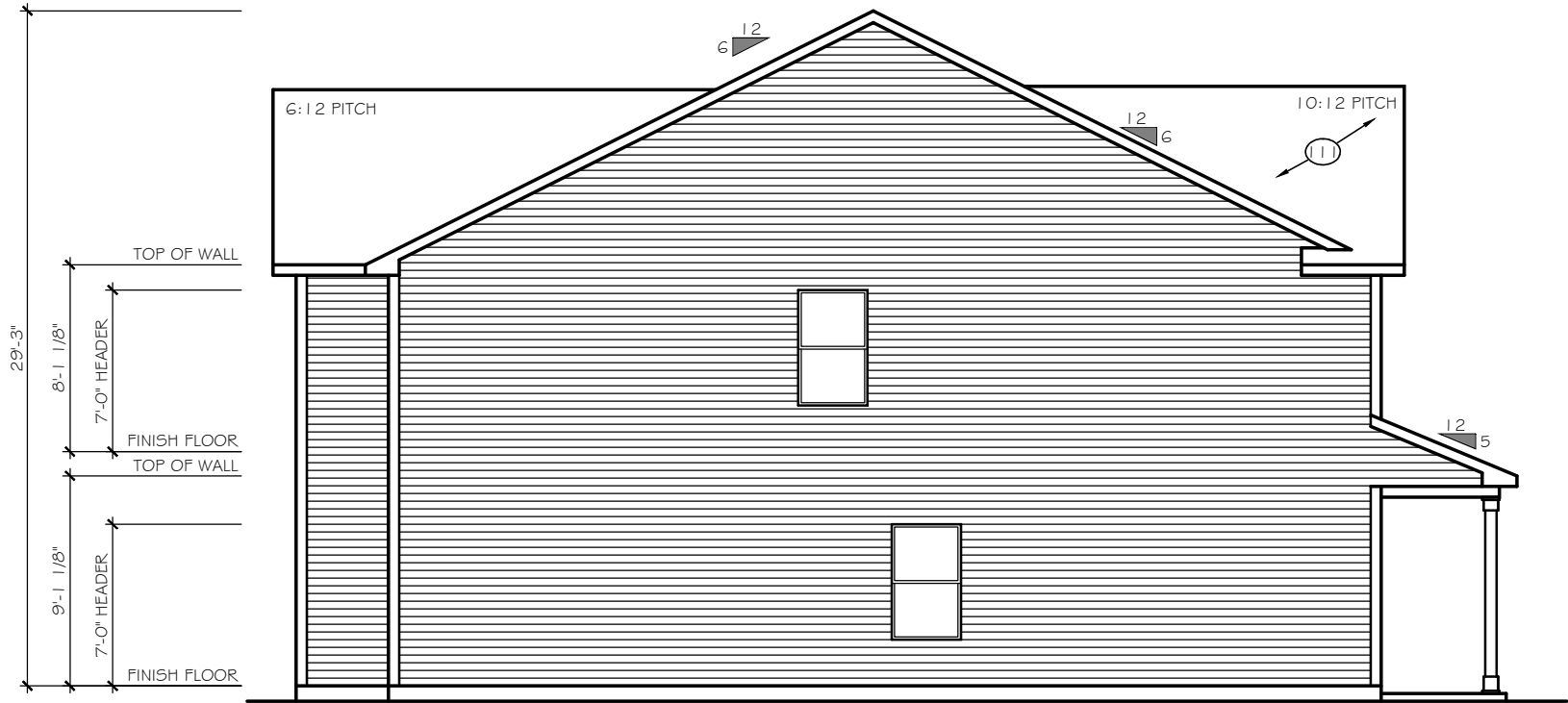


RIGHT ELEVATION

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

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

2620 OPEN



RIGHT ELEVATION

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

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

2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

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

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

THE HUNTLEY

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

DRAWN BY:
CLC

DATE:
11-29-18

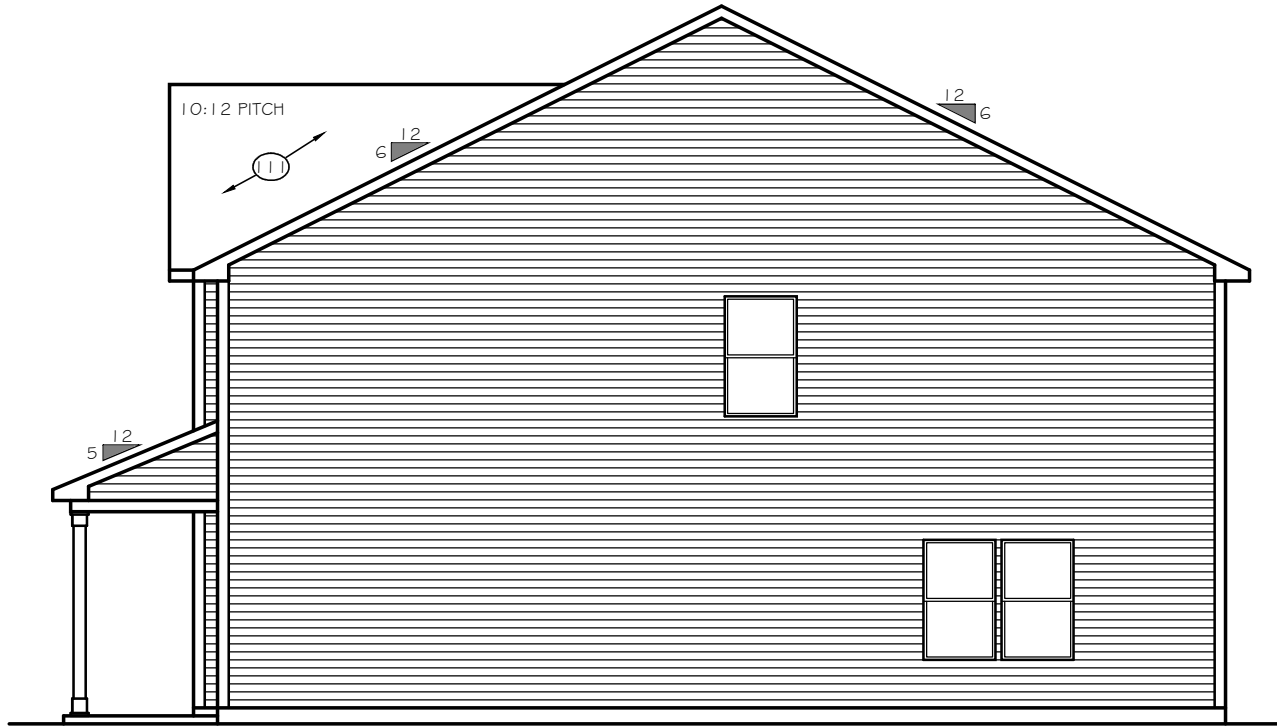
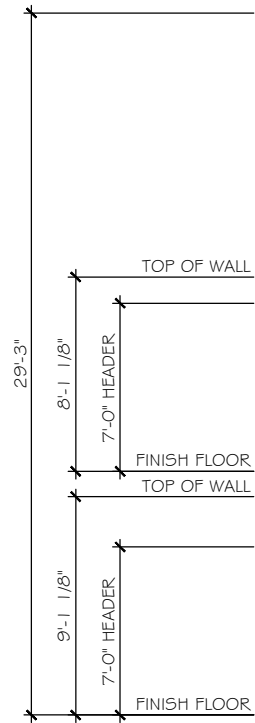
SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

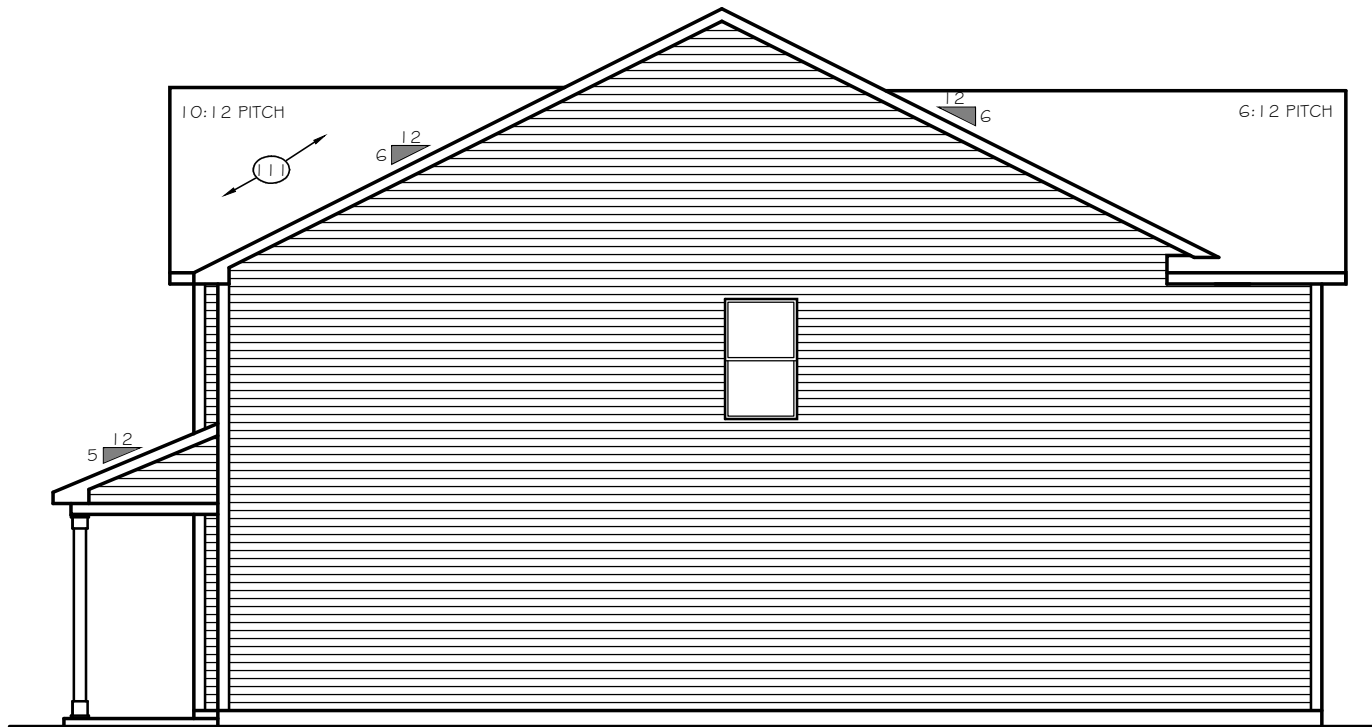
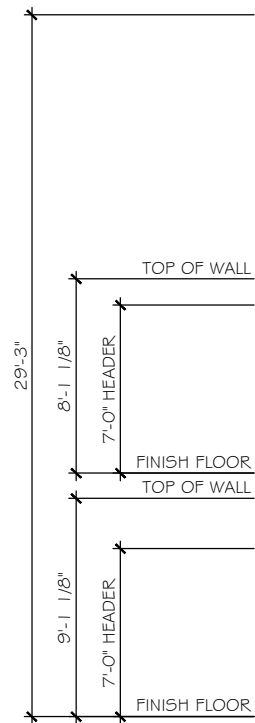
A4.2

v1.2



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

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



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

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

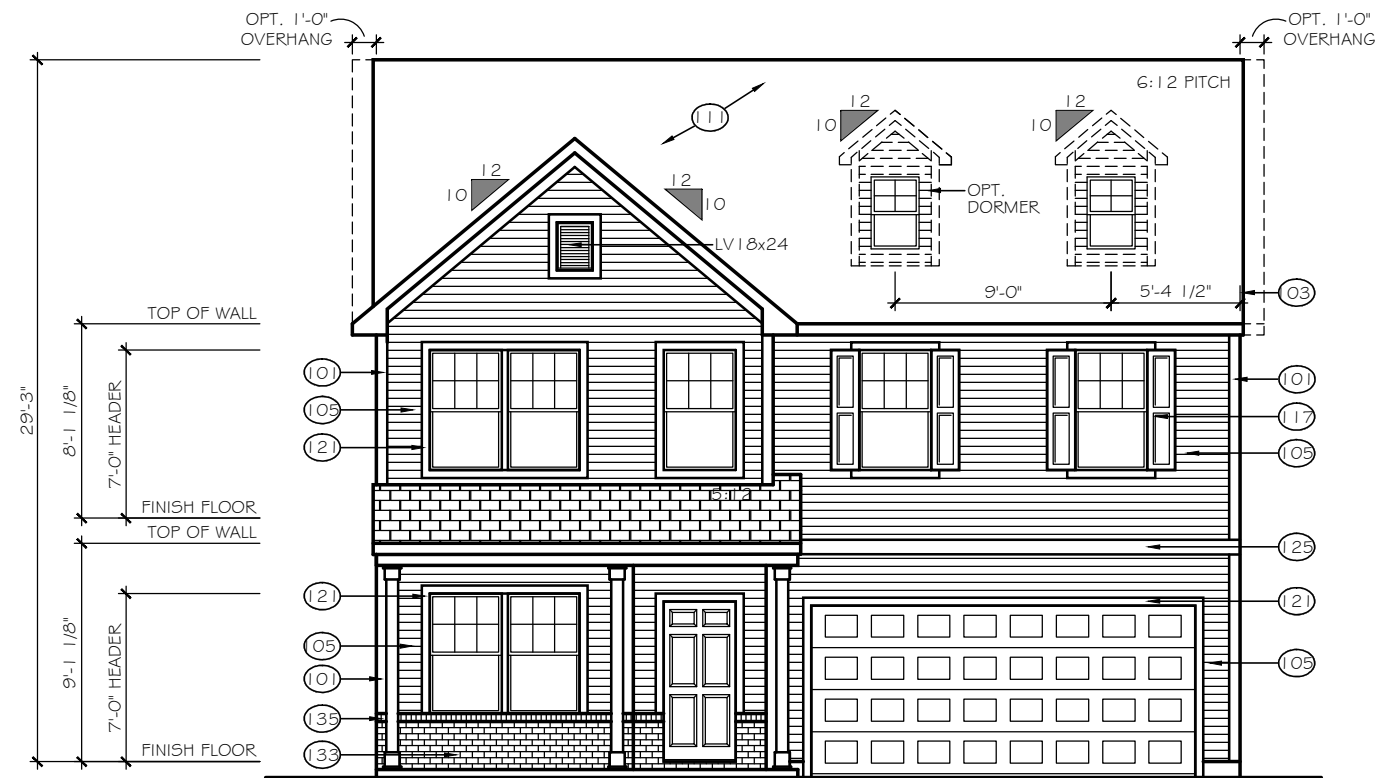
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

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

THE HUNTLEY

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

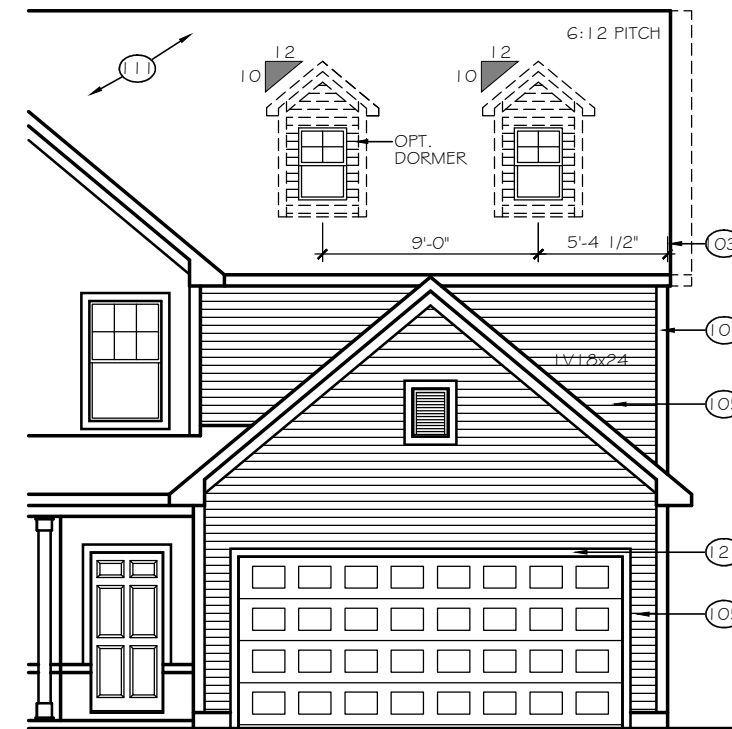
SHEET:
A4.3
v1.2



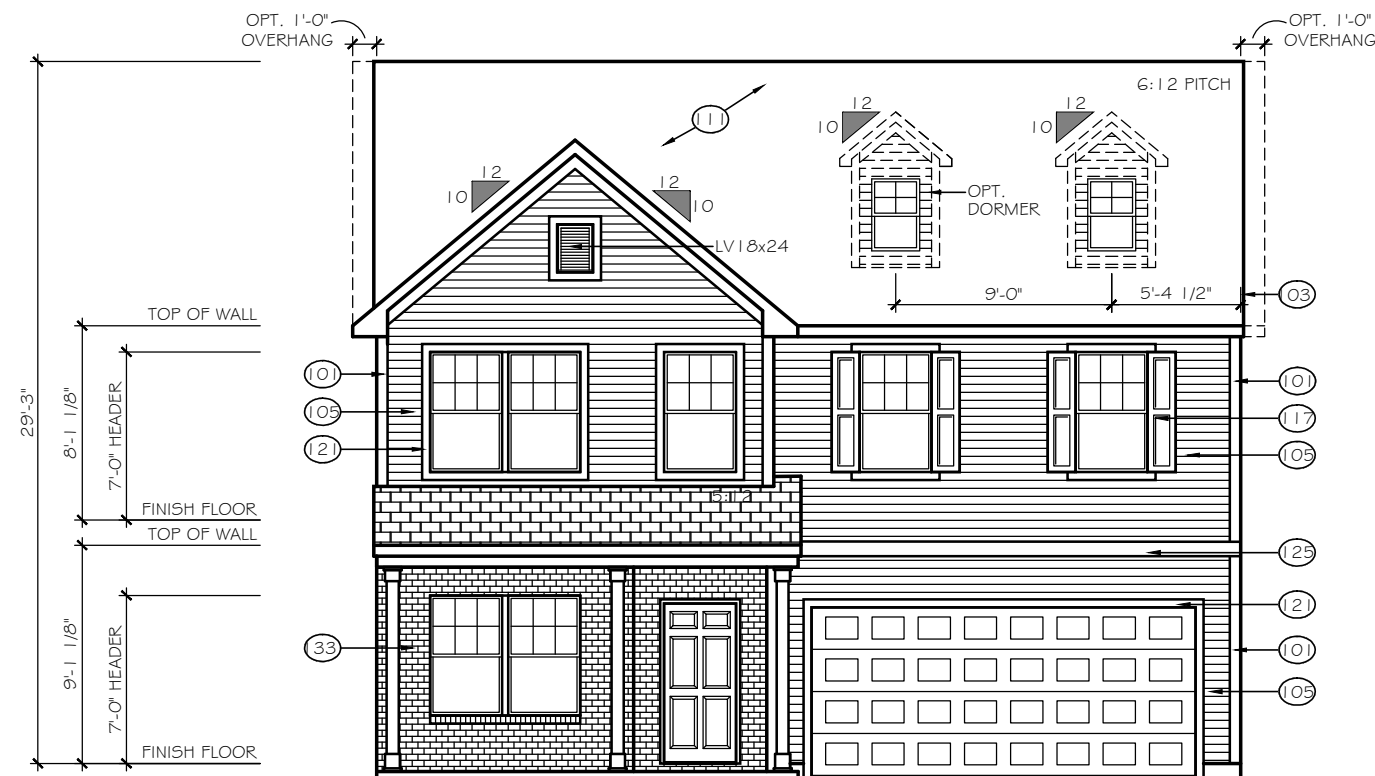
FRONT ELEVATION

ELEVATION E-A2

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



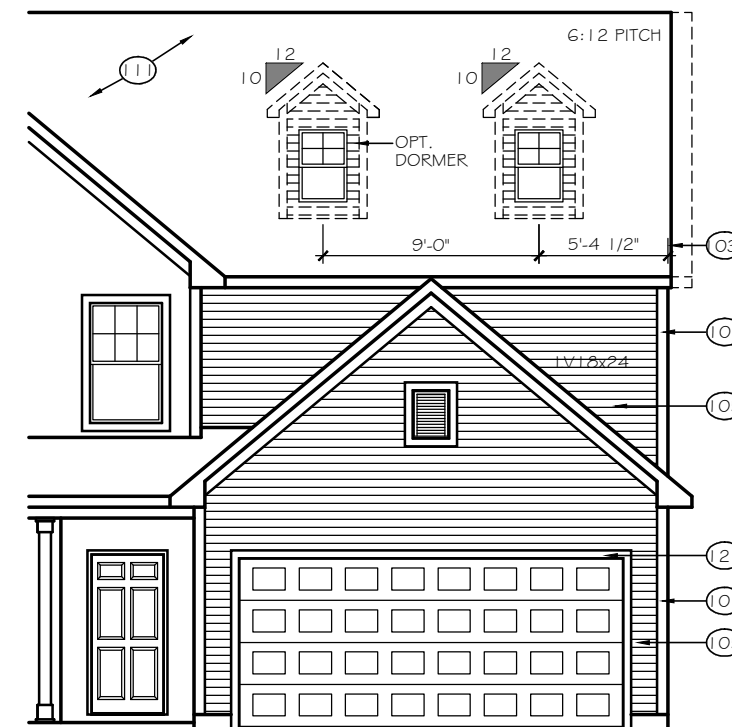
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-A3

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



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-A2, E-A3

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

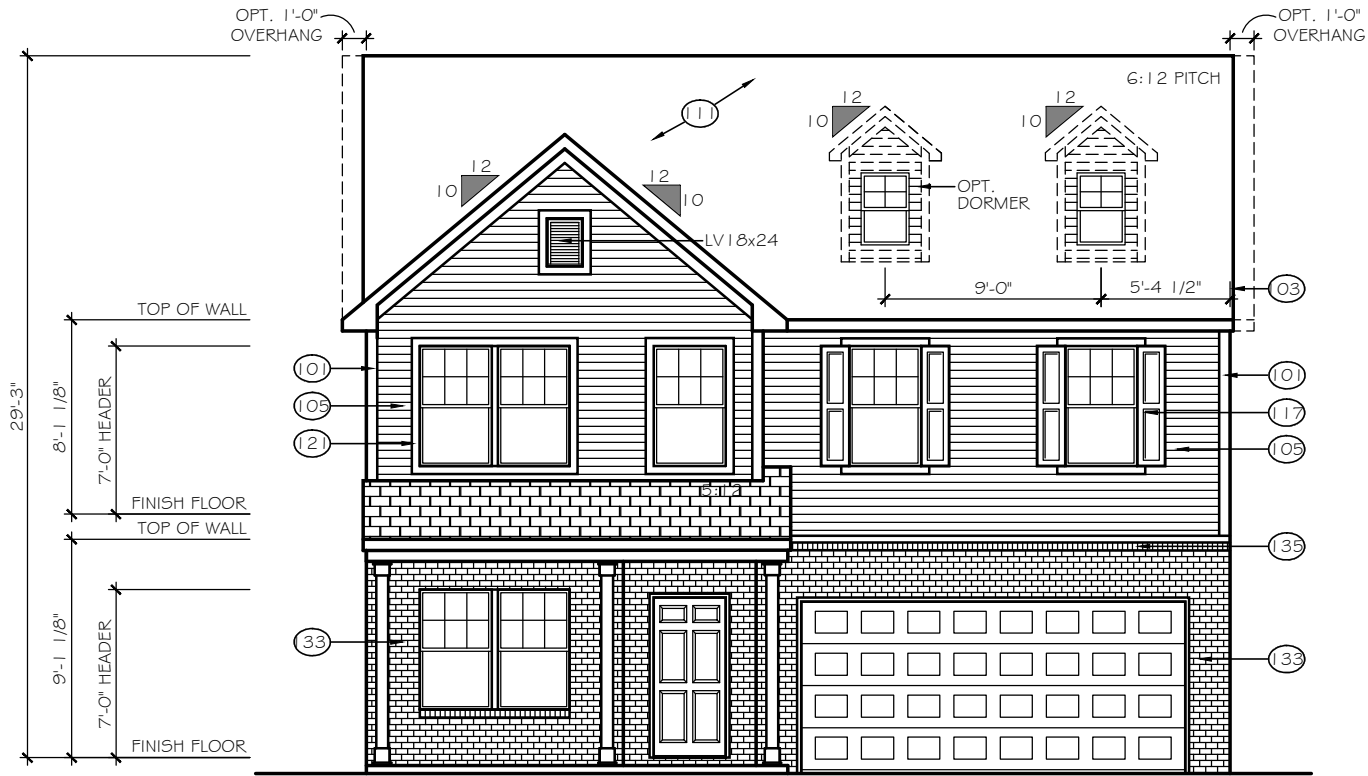
CHECKED BY:

BPS / DJP

SHEET:

A4.4

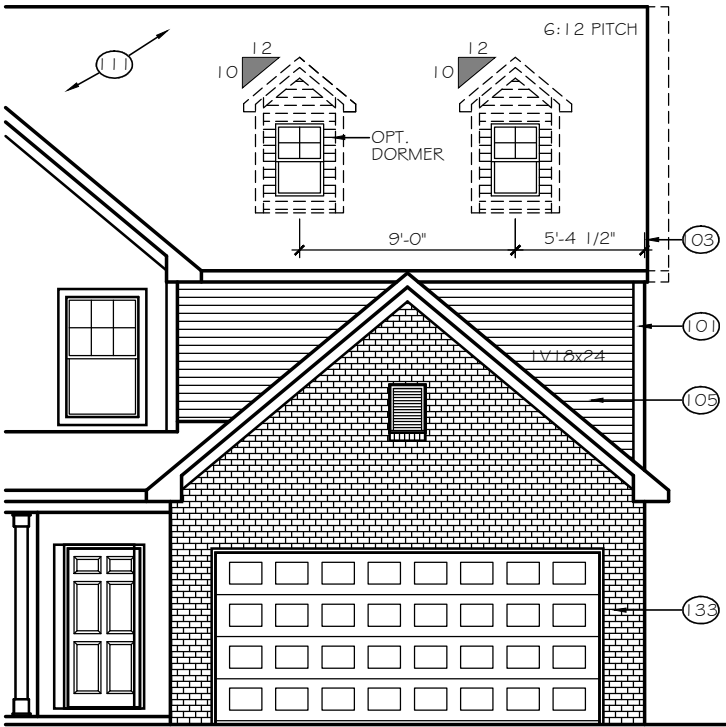
v1.2



FRONT ELEVATION

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

ELEVATION E-A4



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATION
ELEVATION E-A4

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

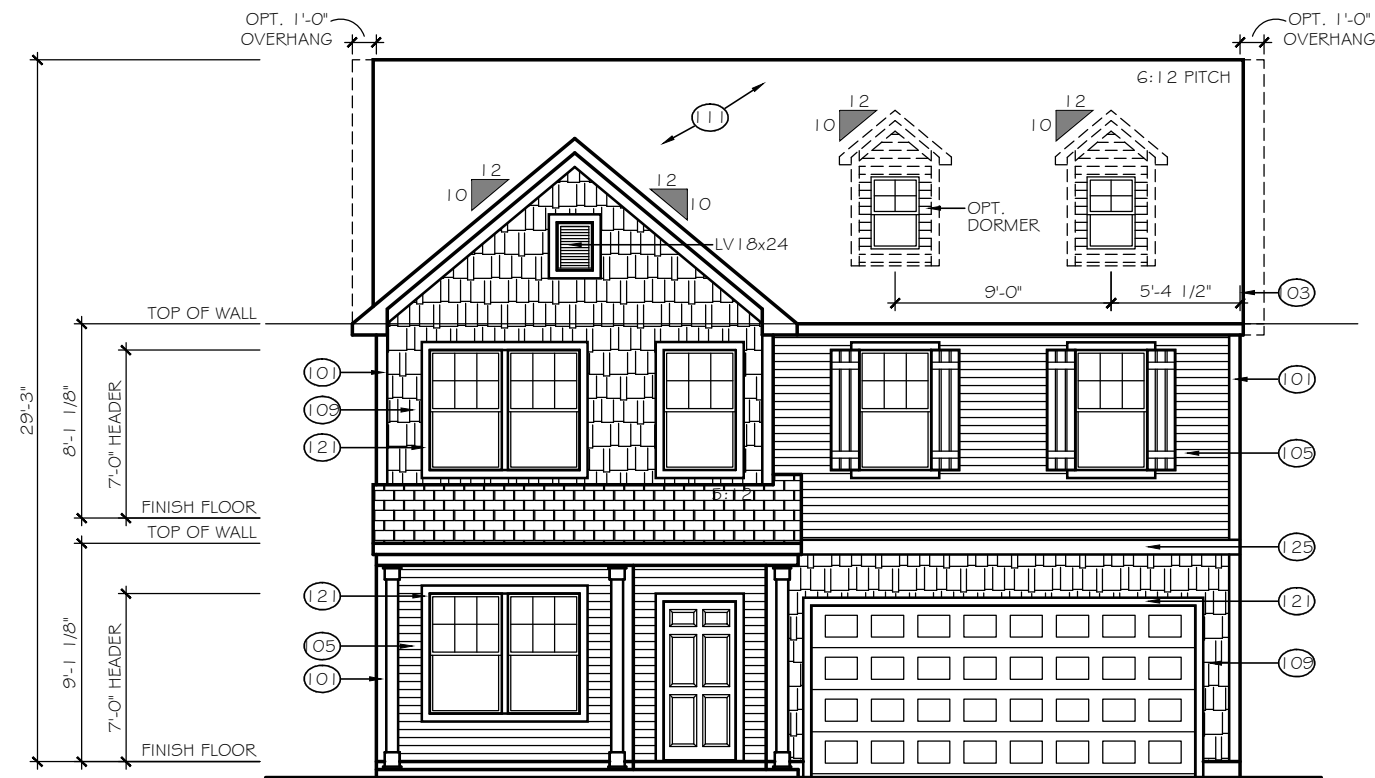
CHECKED BY:

BPS / DJP

SHEET:

A4.5

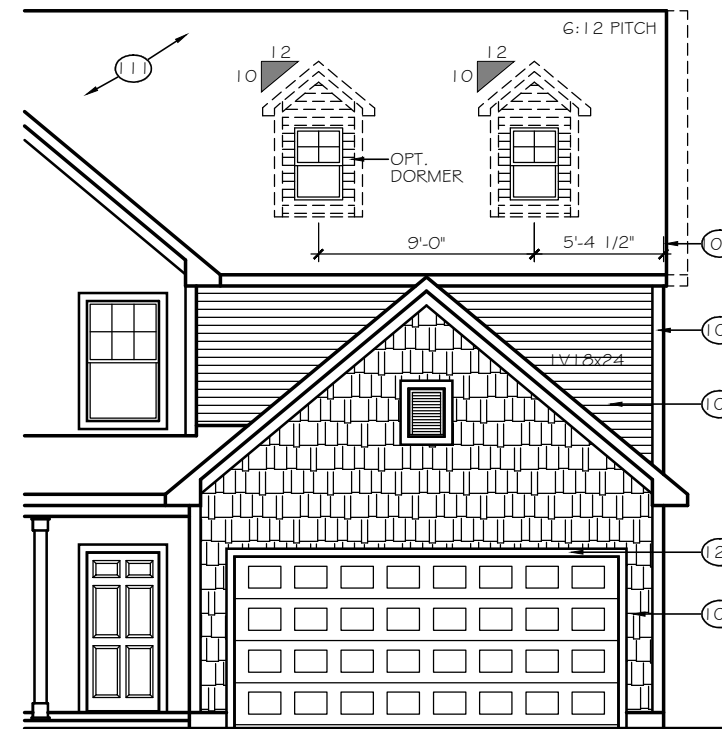
v1.2



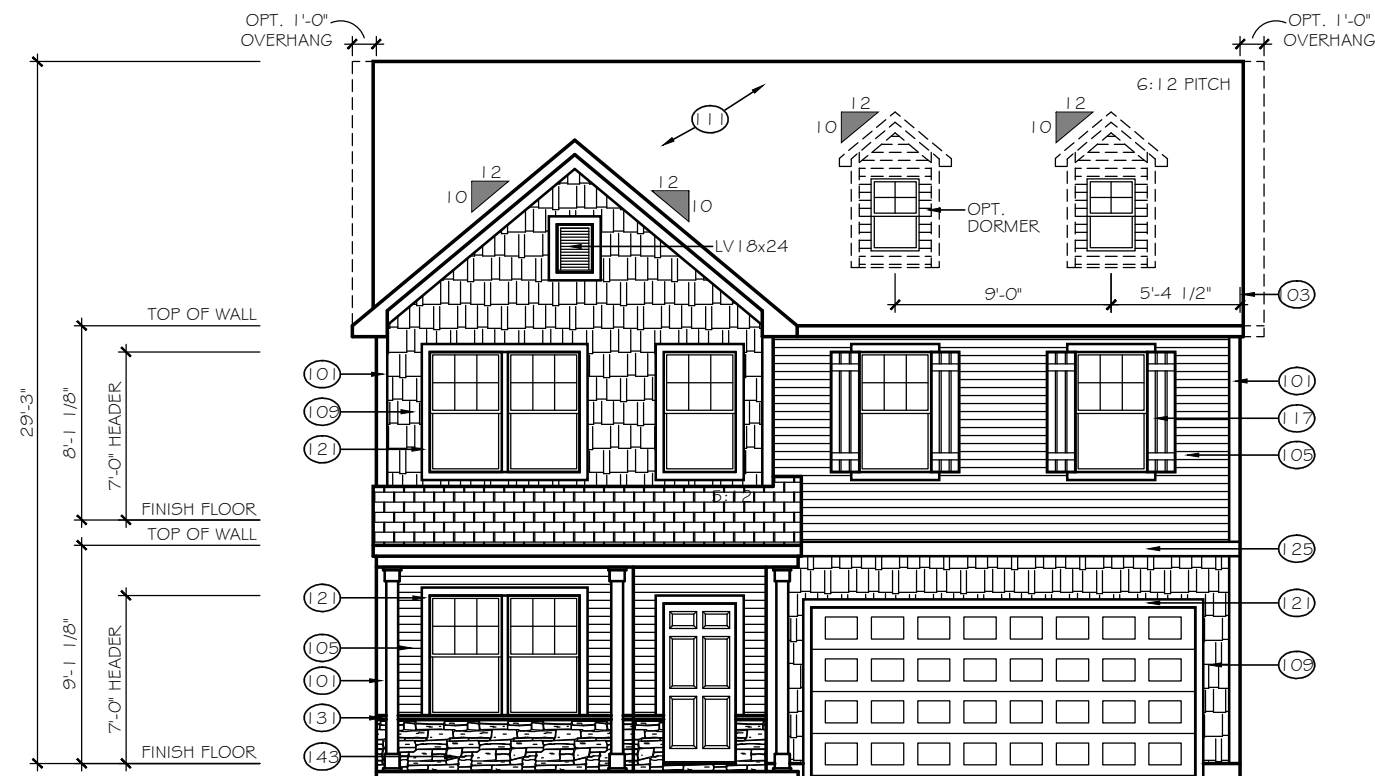
FRONT ELEVATION

ELEVATION E-B1

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



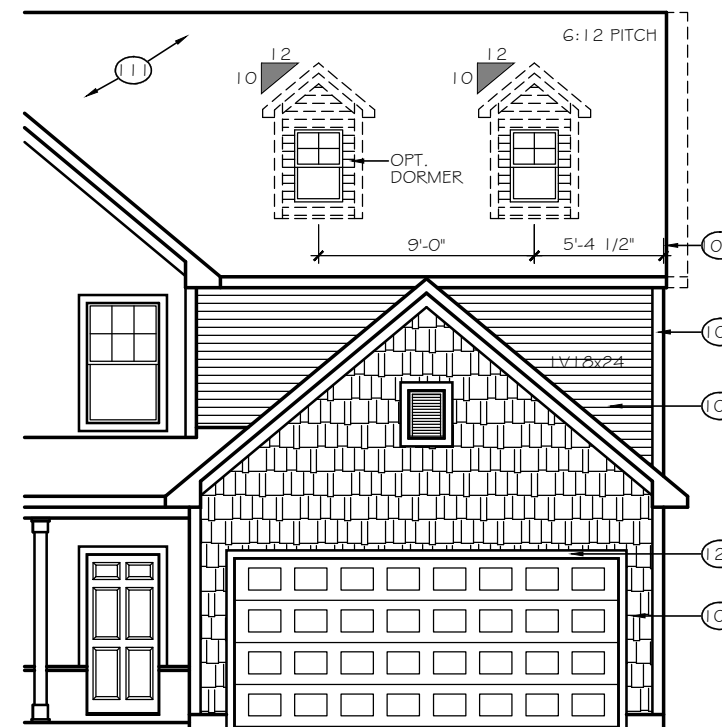
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-B2

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



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATIONS E-B1, E-B2

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.6

v1.2

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

ELEVATION E-B3

8' GARAGE BUMP OPTION

FRONT ELEVATION

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

ELEVATION E-B4

8' GARAGE BUMP OPTION

TrueHomes
IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATIONS E-B3, E-B4

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

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

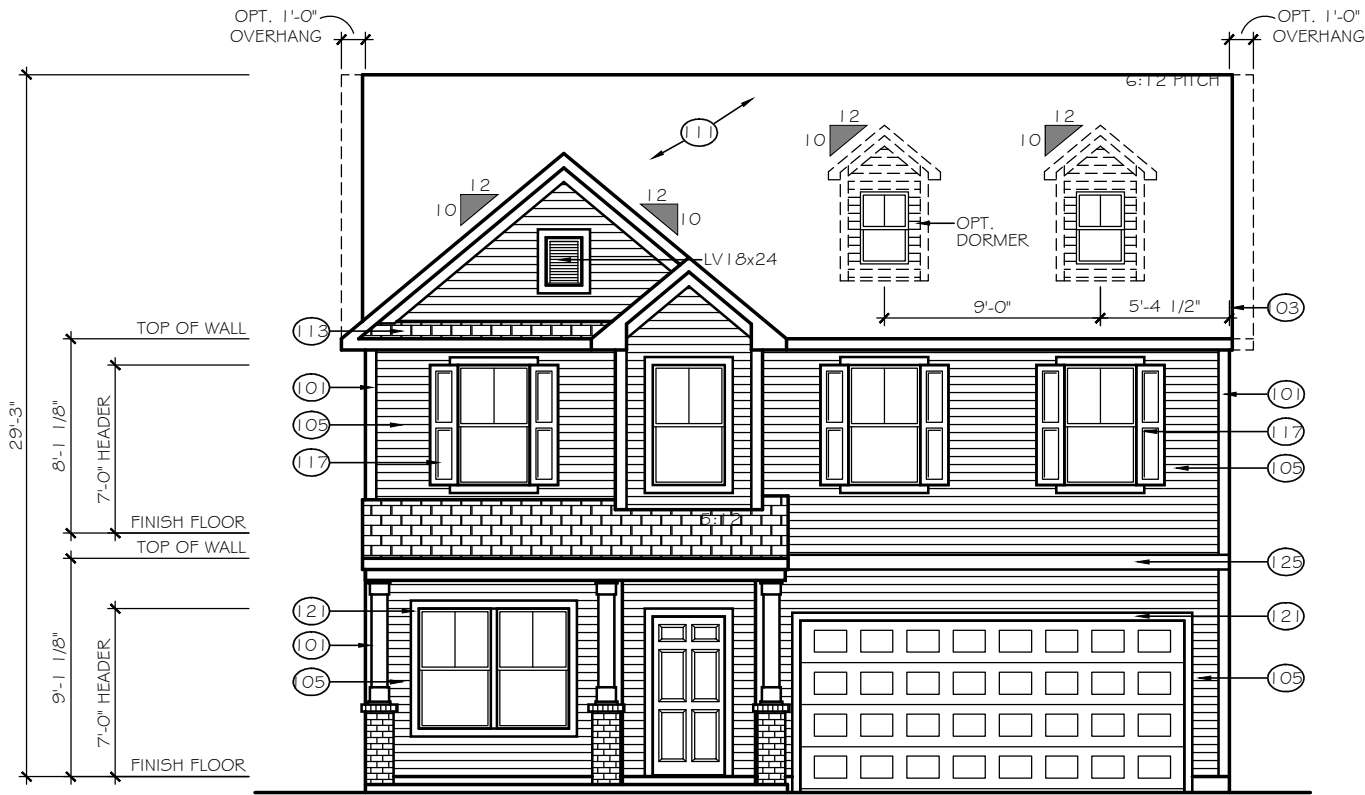
CHECKED BY:

BPS / DJP

SHEET:

A4.7

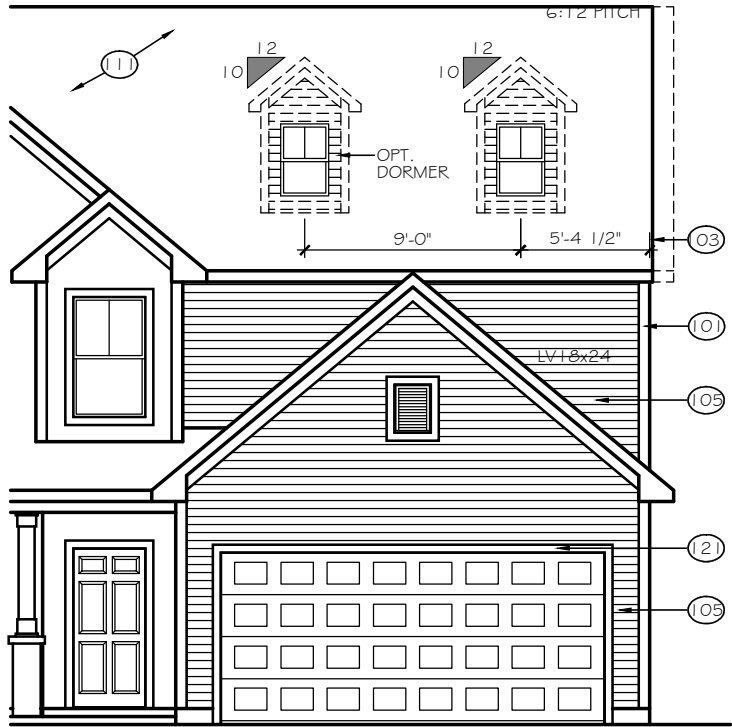
v1.2



FRONT ELEVATION

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

ELEVATION E-C1



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATION
ELEVATION E-C1

THE HUNTLEY

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

SHEET:

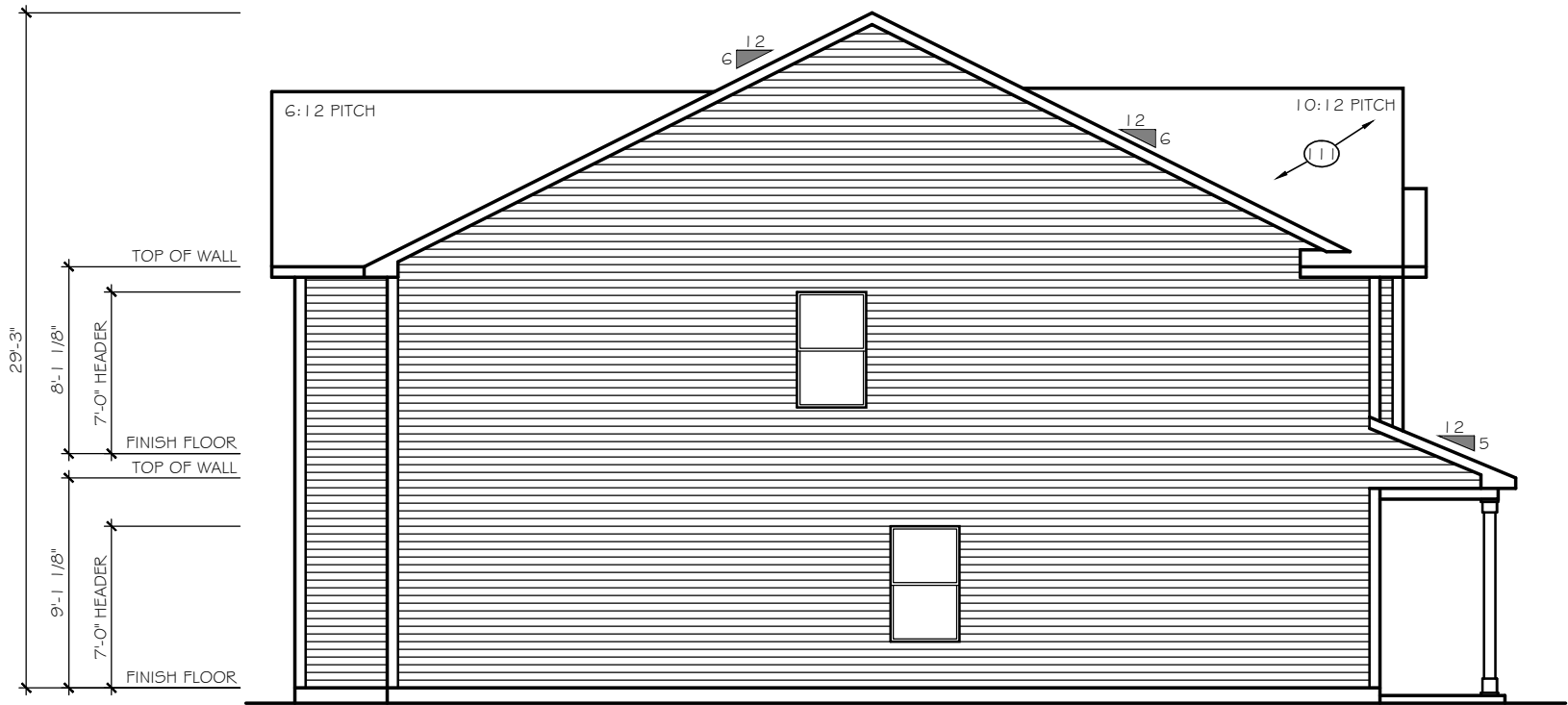
A4.8

v1.2



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

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5
2620 OPEN



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

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5
2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

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

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

THE HUNTLEY

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

DRAWN BY:
CLC

DATE:
11-29-18

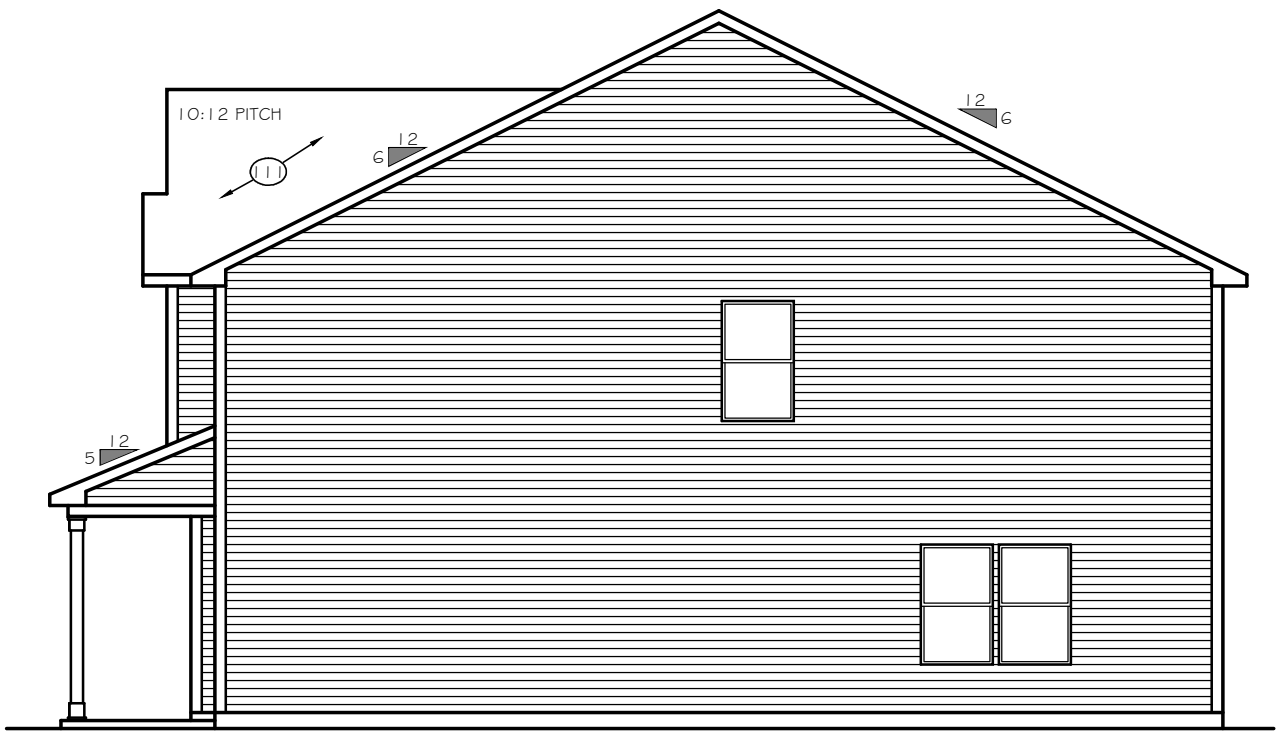
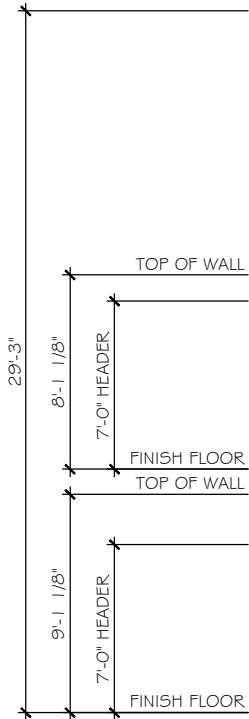
SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A4.9

v1.2

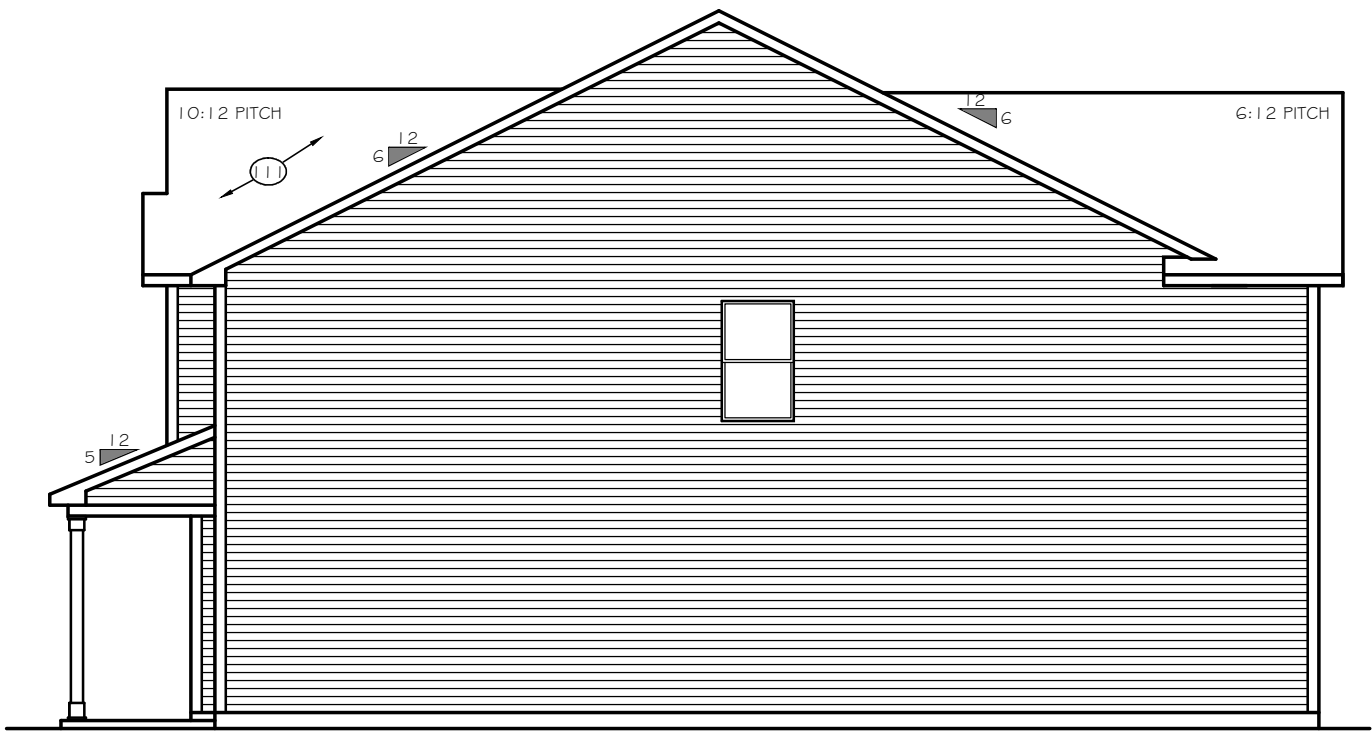
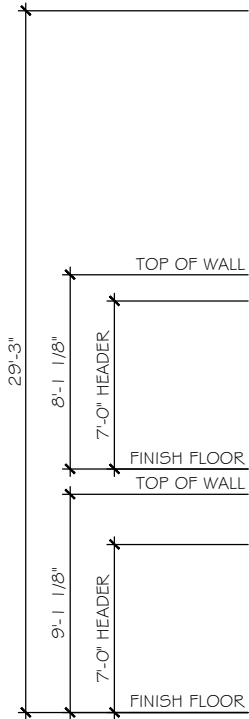


LEFT ELEVATION

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

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

2620 OPEN



LEFT ELEVATION

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

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

2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

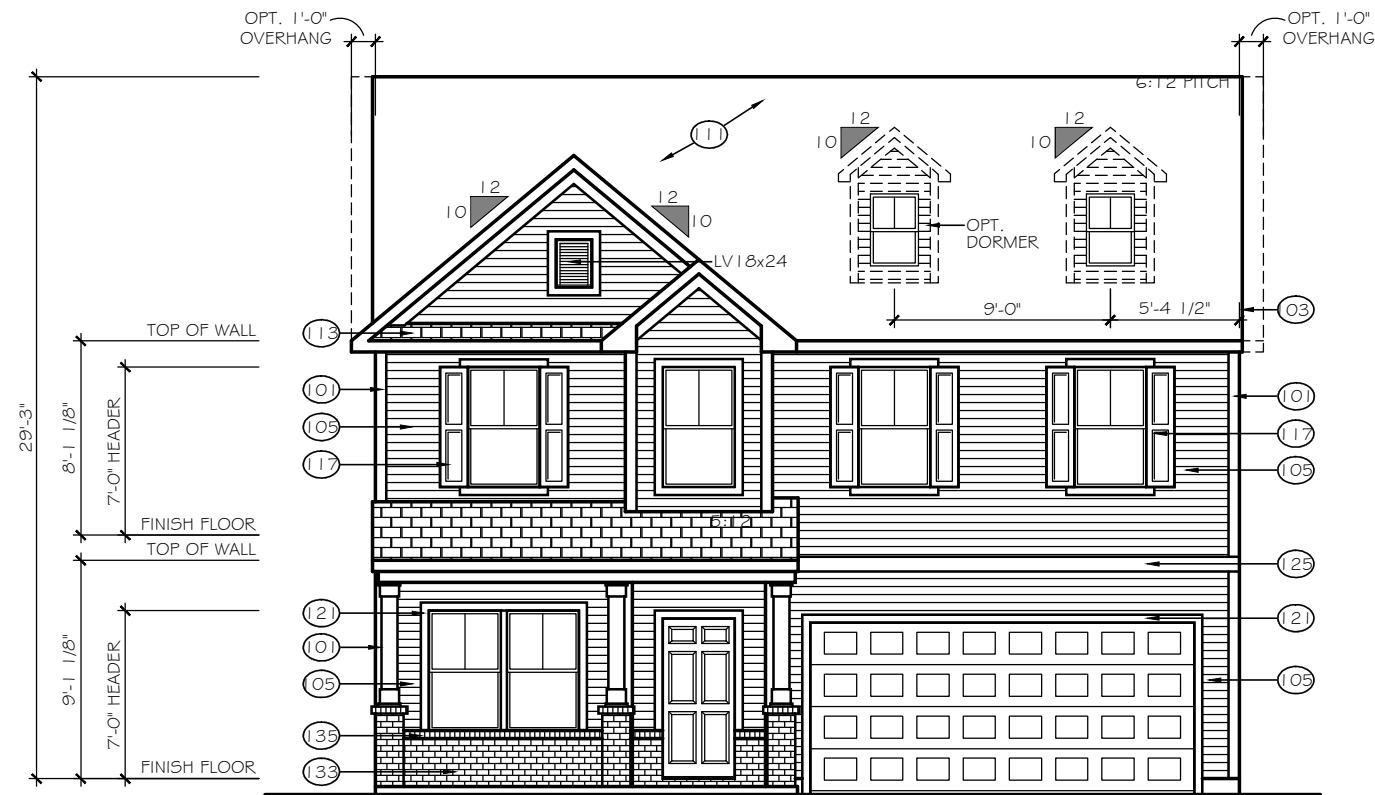
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

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

THE HUNTLEY

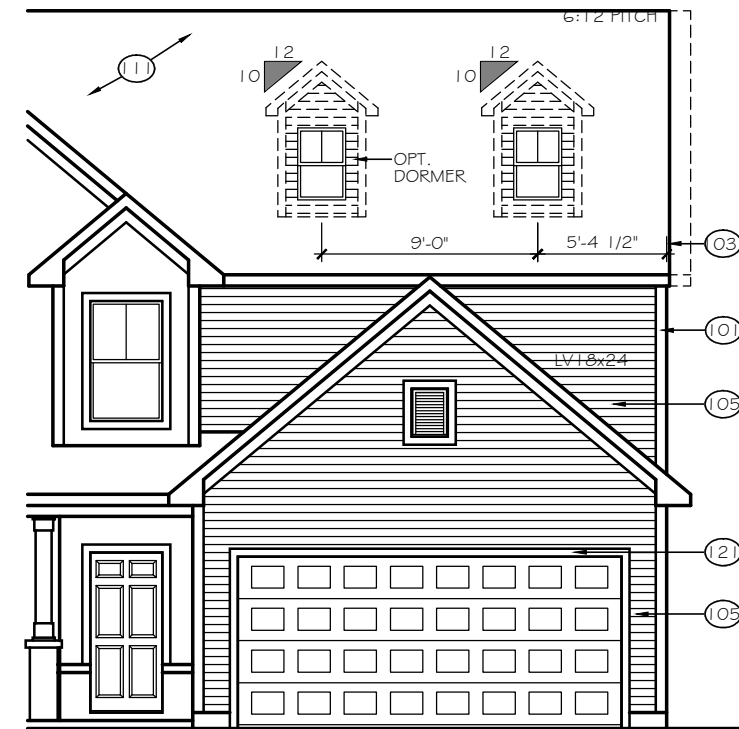
Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	11-29-18
SCALE:	1/8" = 1'-0"
CHECKED BY: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

SHEET:
A4.10
v1.2

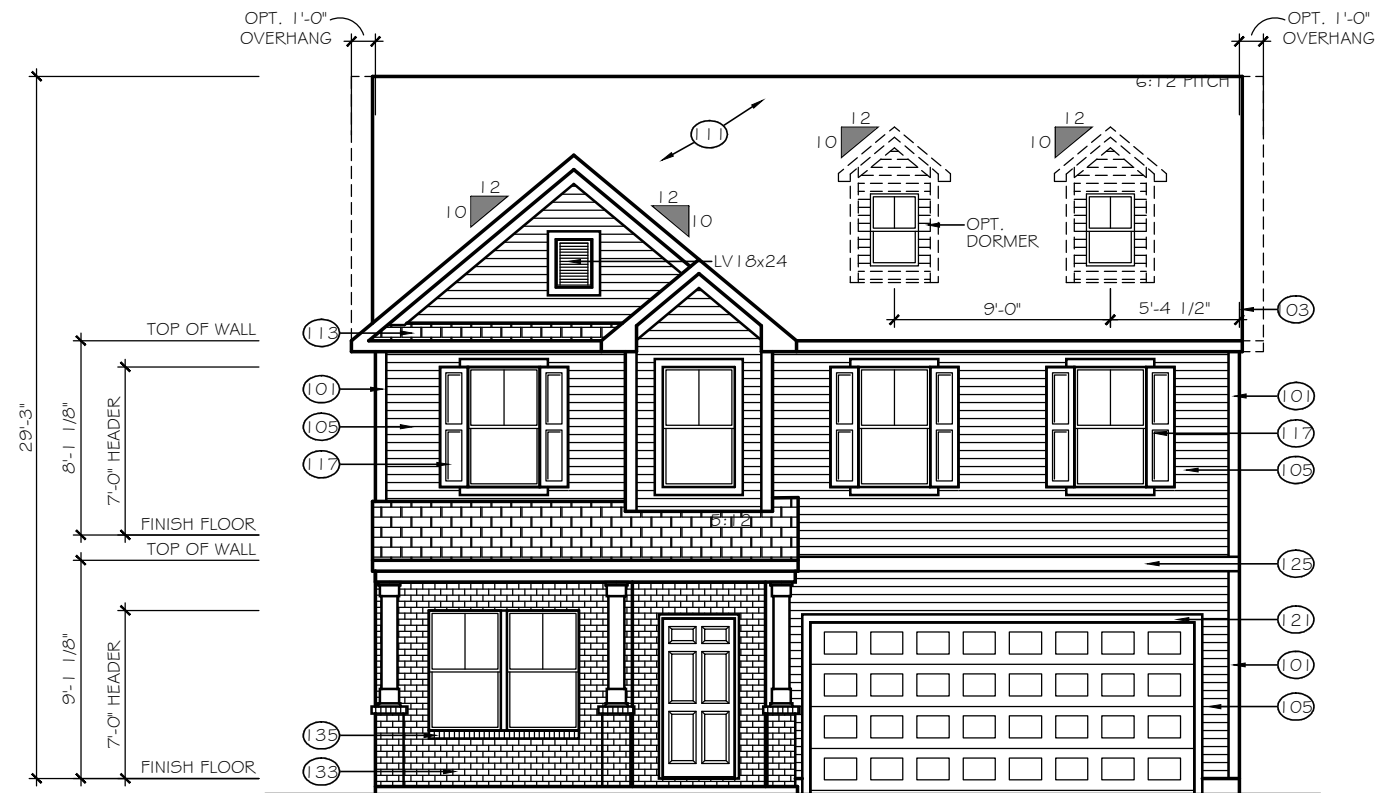


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION E-C2

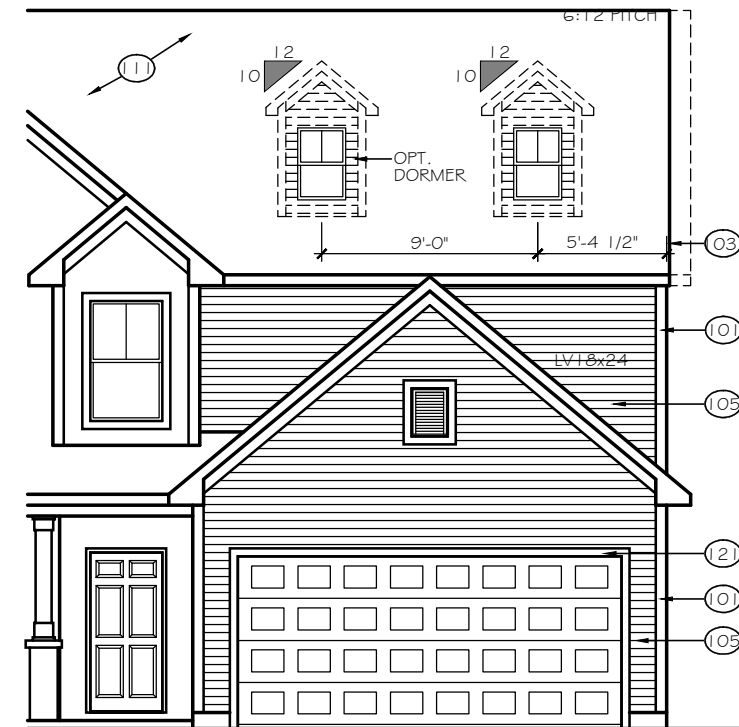


8' GARAGE BUMP OPTION
SCALE: 1/8" = 1'-0"



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

ELEVATION E-C3



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

TrueHomes
IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-C2, E-C3

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

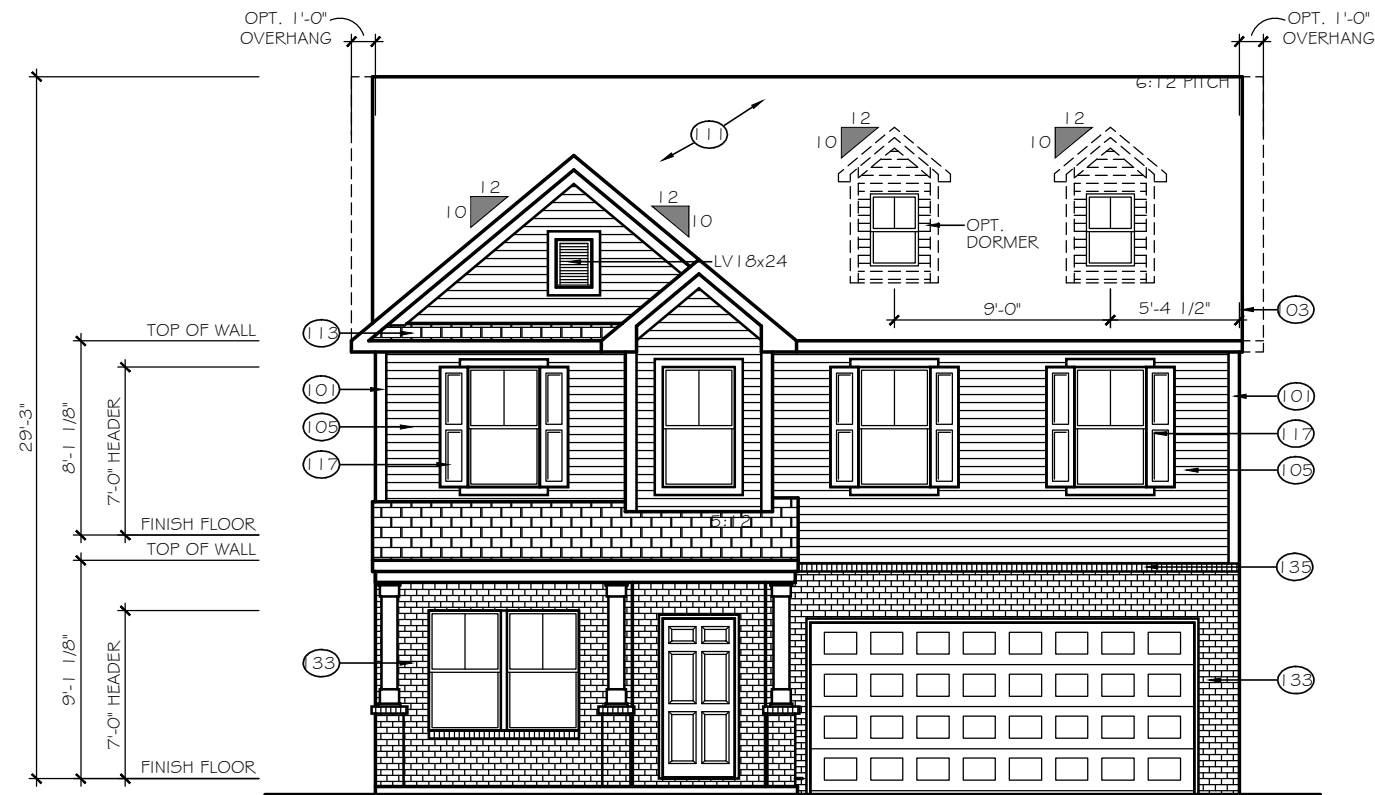
CHECKED BY:

BPS / DJP

SHEET:

A4.11

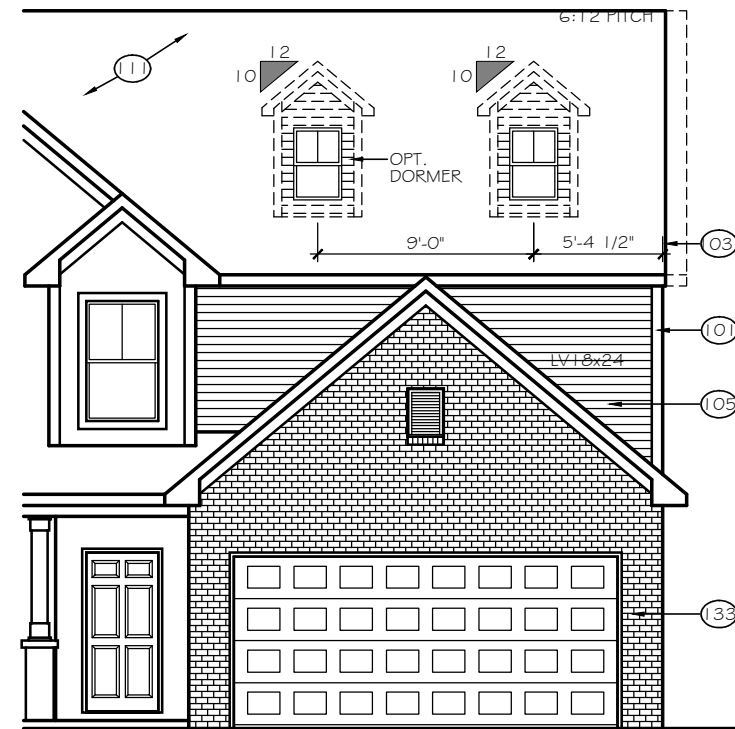
v1.2



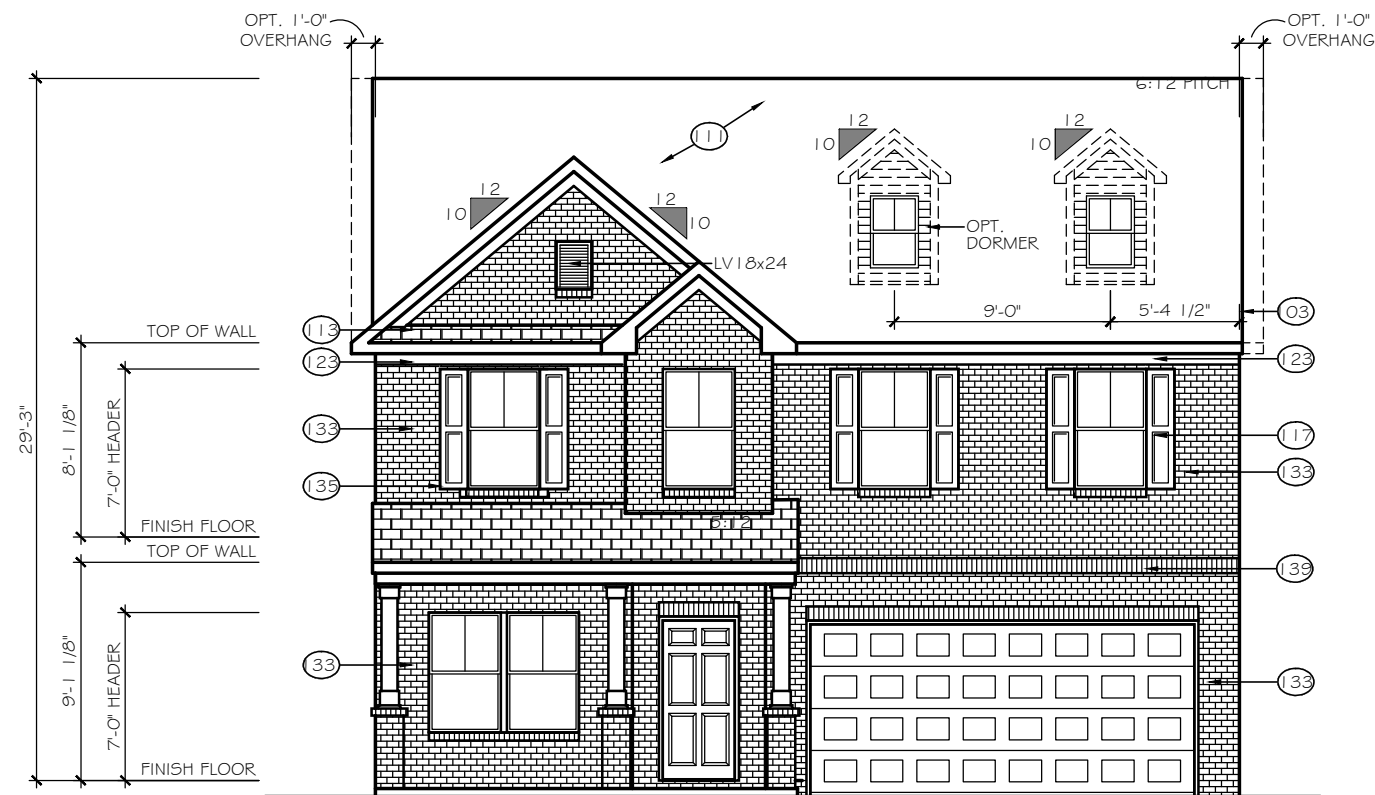
FRONT ELEVATION

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

ELEVATION E-C4



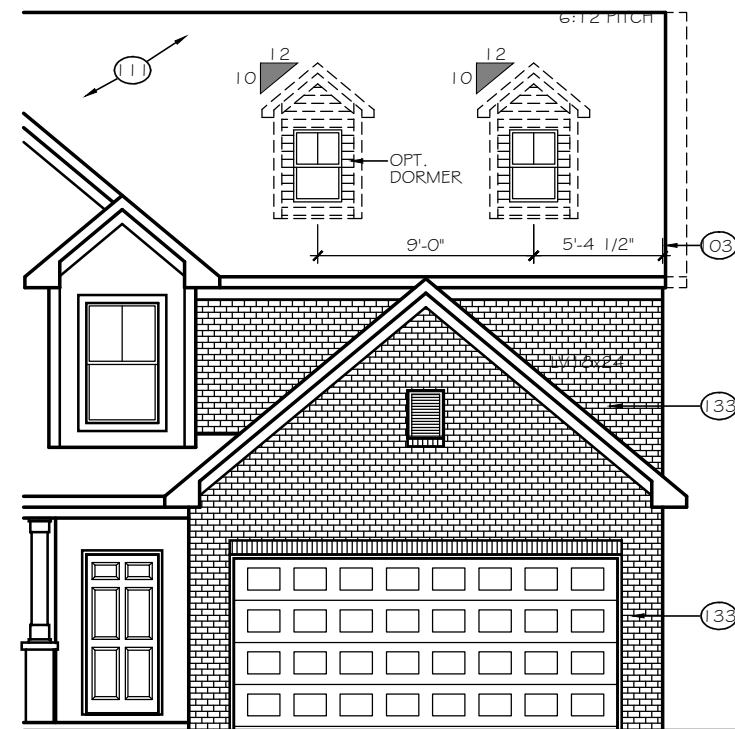
8' GARAGE BUMP OPTION



FRONT ELEVATION

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

ELEVATION E-C5



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-C4, E-C5

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

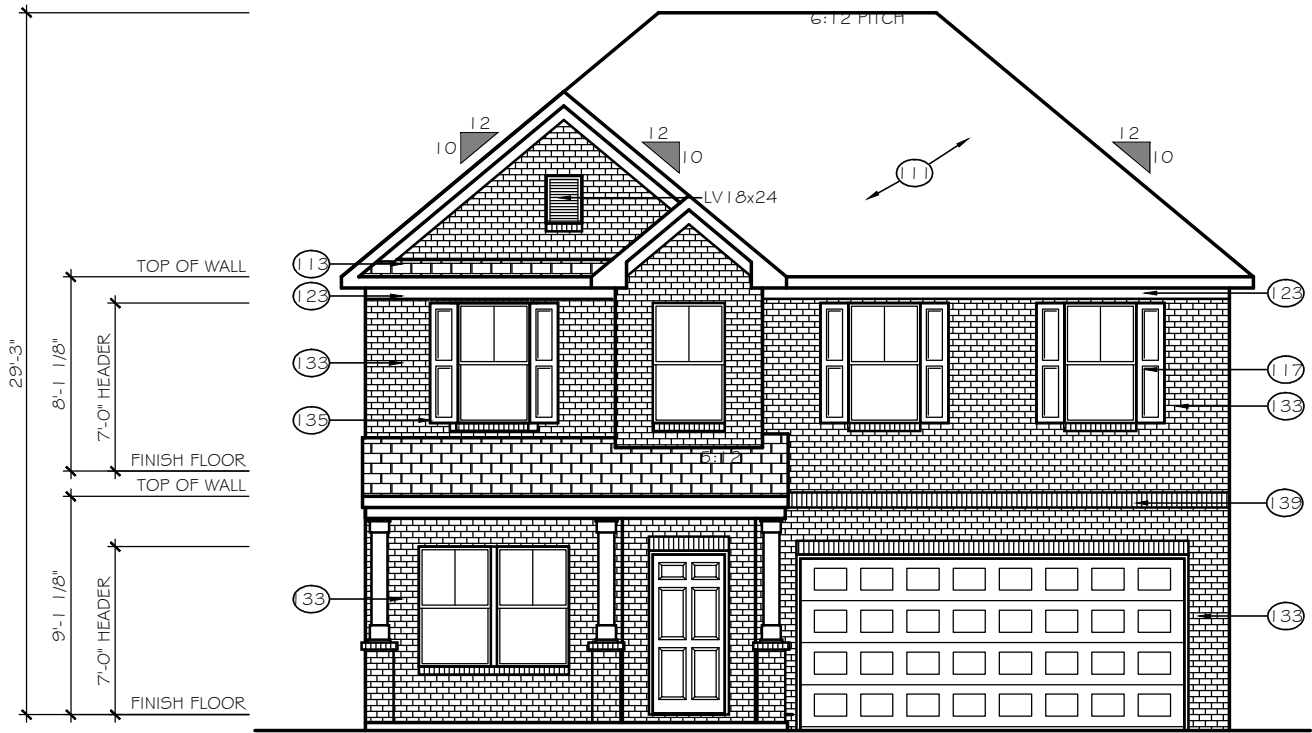
CHECKED BY:

BPS / DJP

SHEET:

A4.12

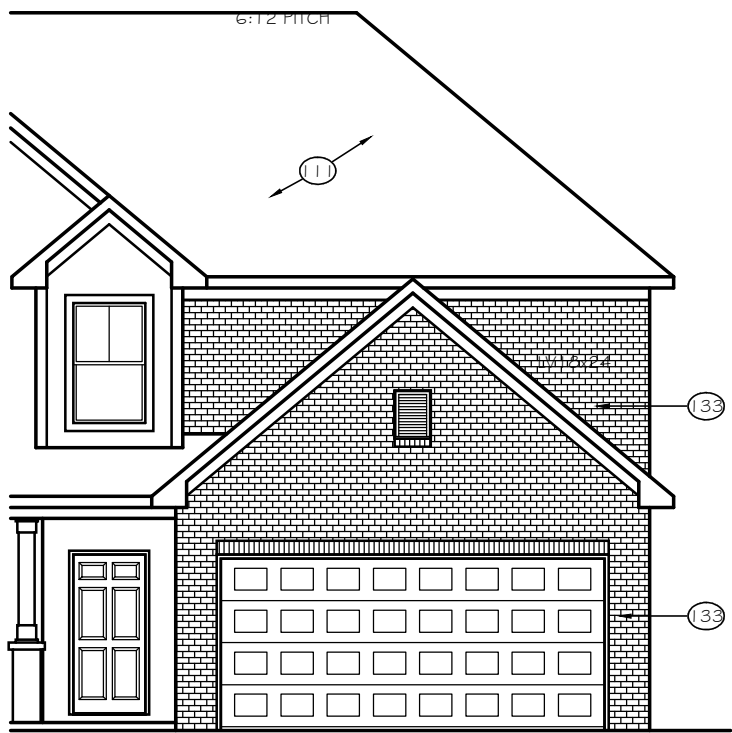
v1.2



FRONT ELEVATION

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

ELEVATION E-C6



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATION
ELEVATION E-C6

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

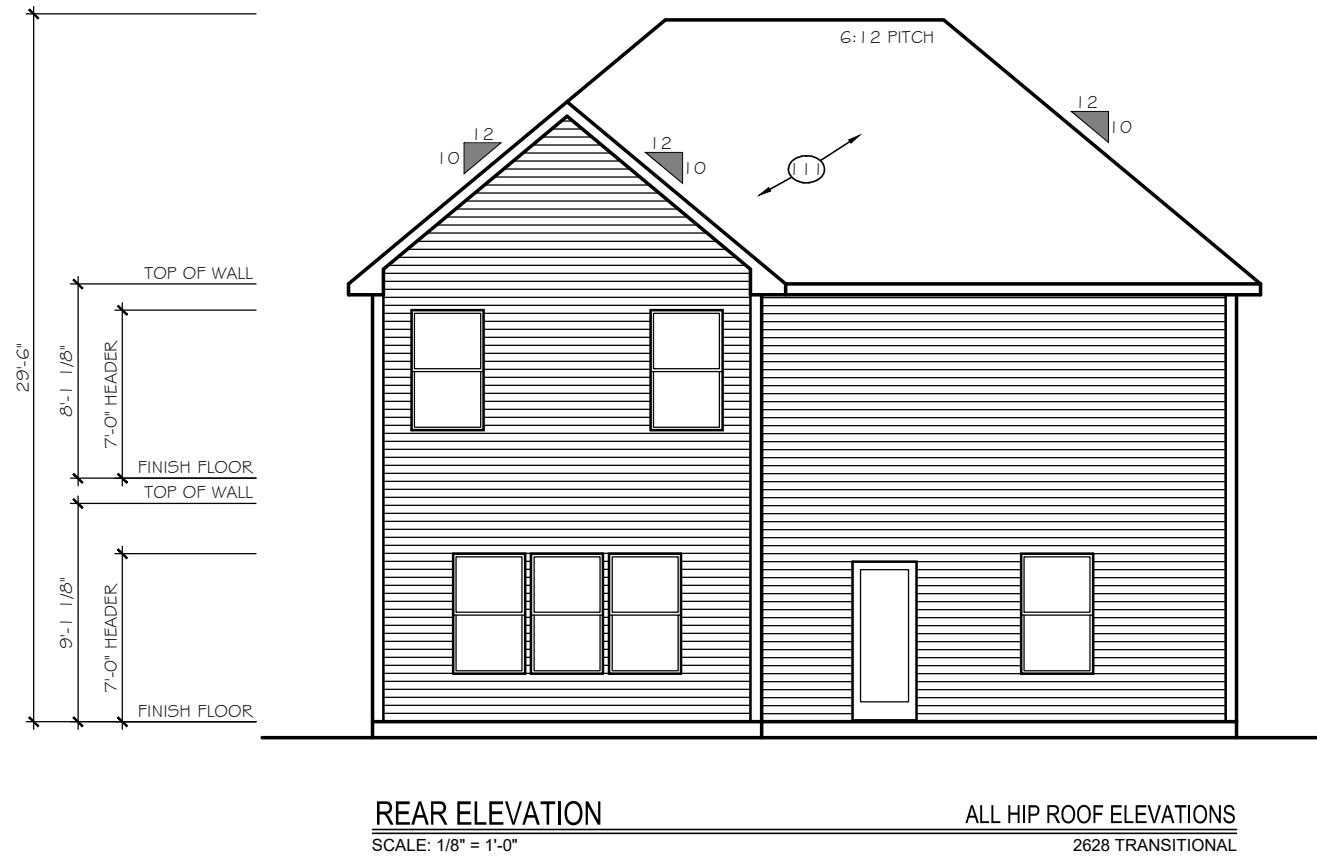
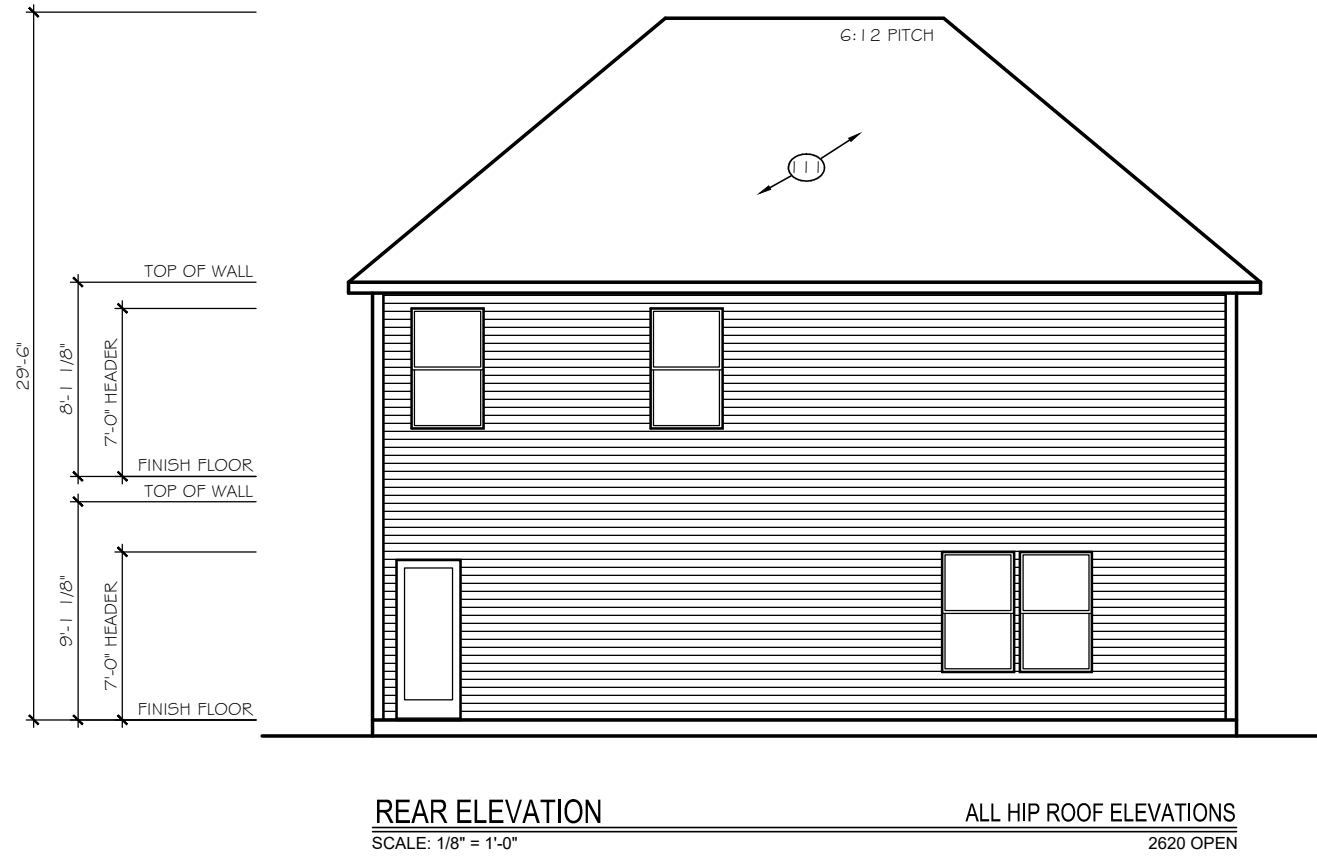
CHECKED BY:

BPS / DJP

SHEET:

A4.13

v1.2



TrueHomes
IT'S ALL ABOUT U

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

REAR ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

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

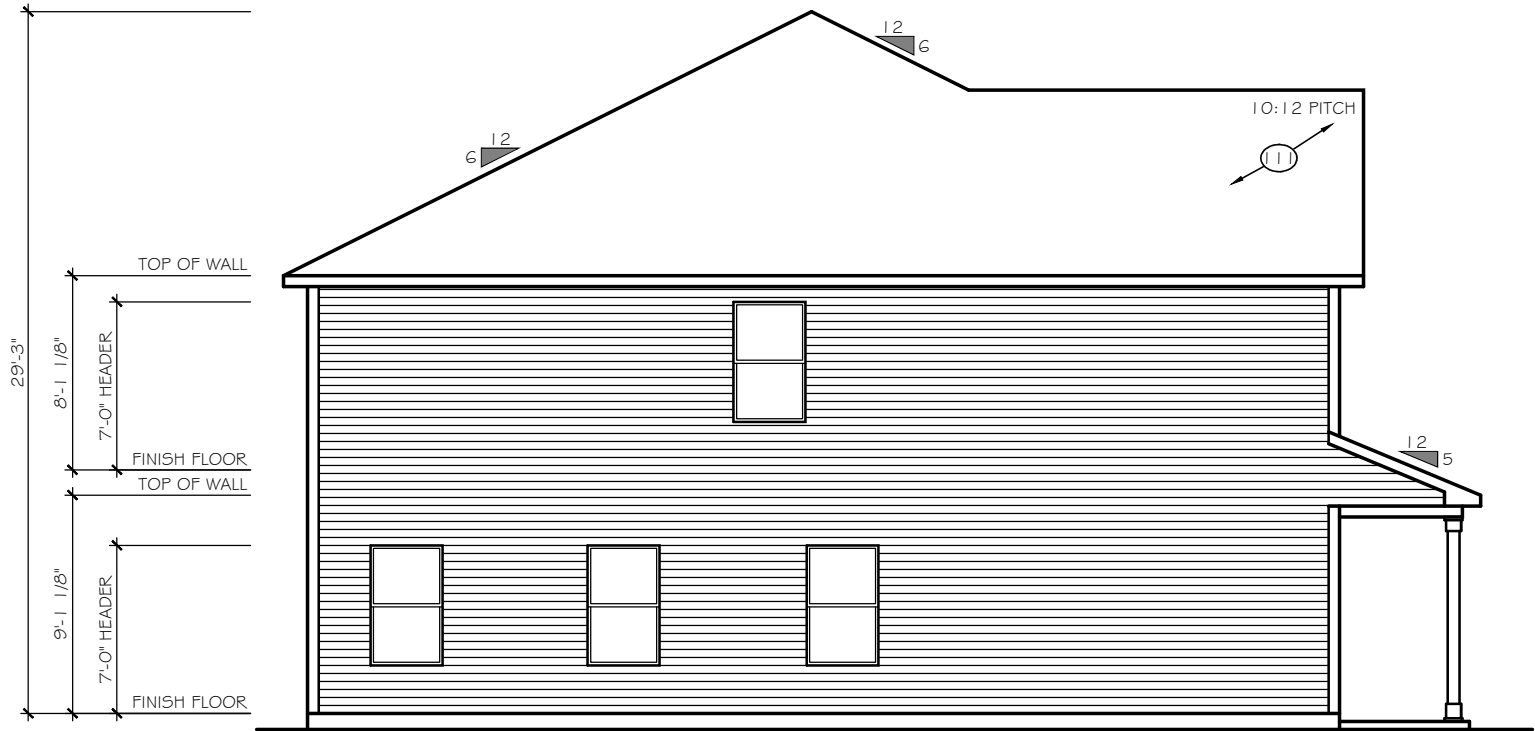
DRAWN BY:
CLC

DATE:
11-29-18

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

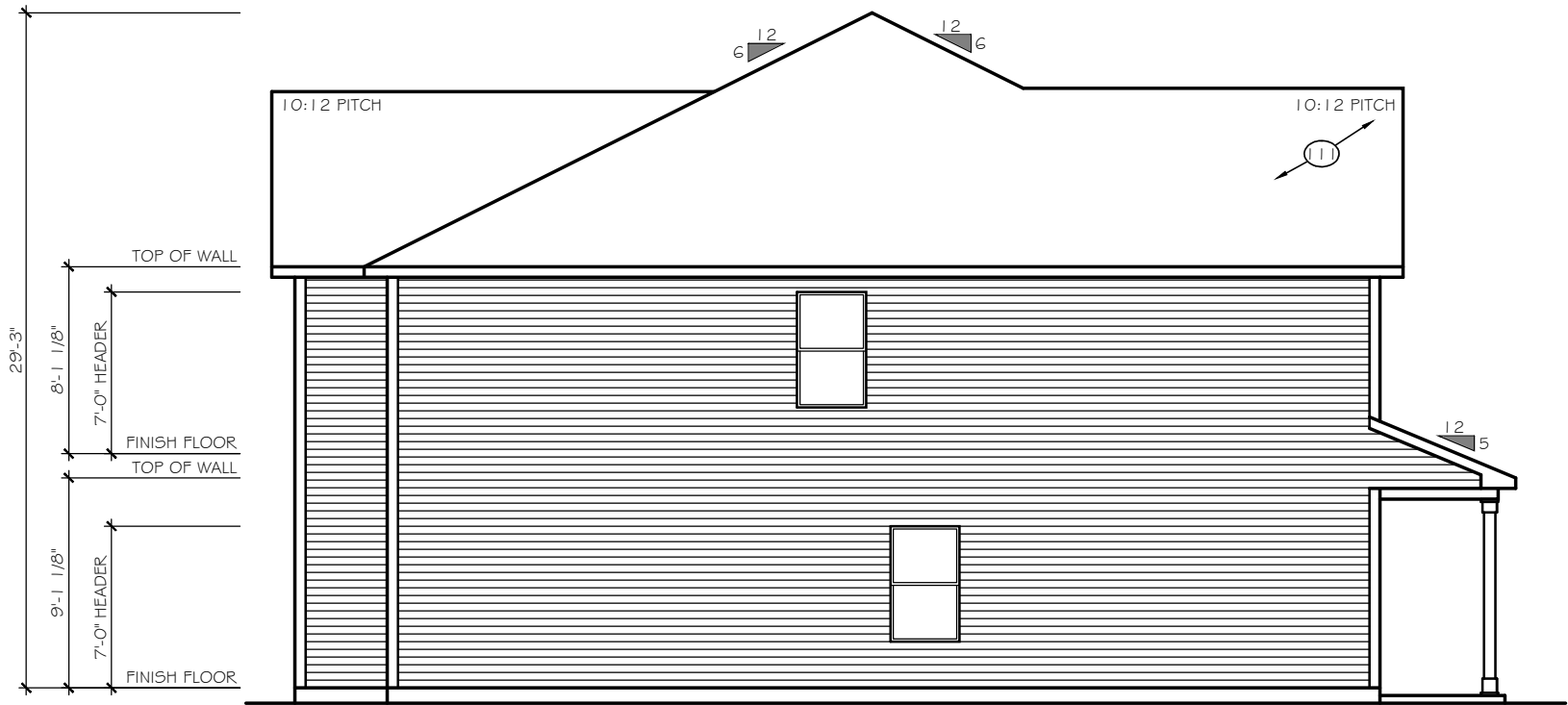
CHECKED BY:
BPS / DJP

SHEET:
A4.14
v1.2



RIGHT ELEVATION
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

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

RIGHT ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

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

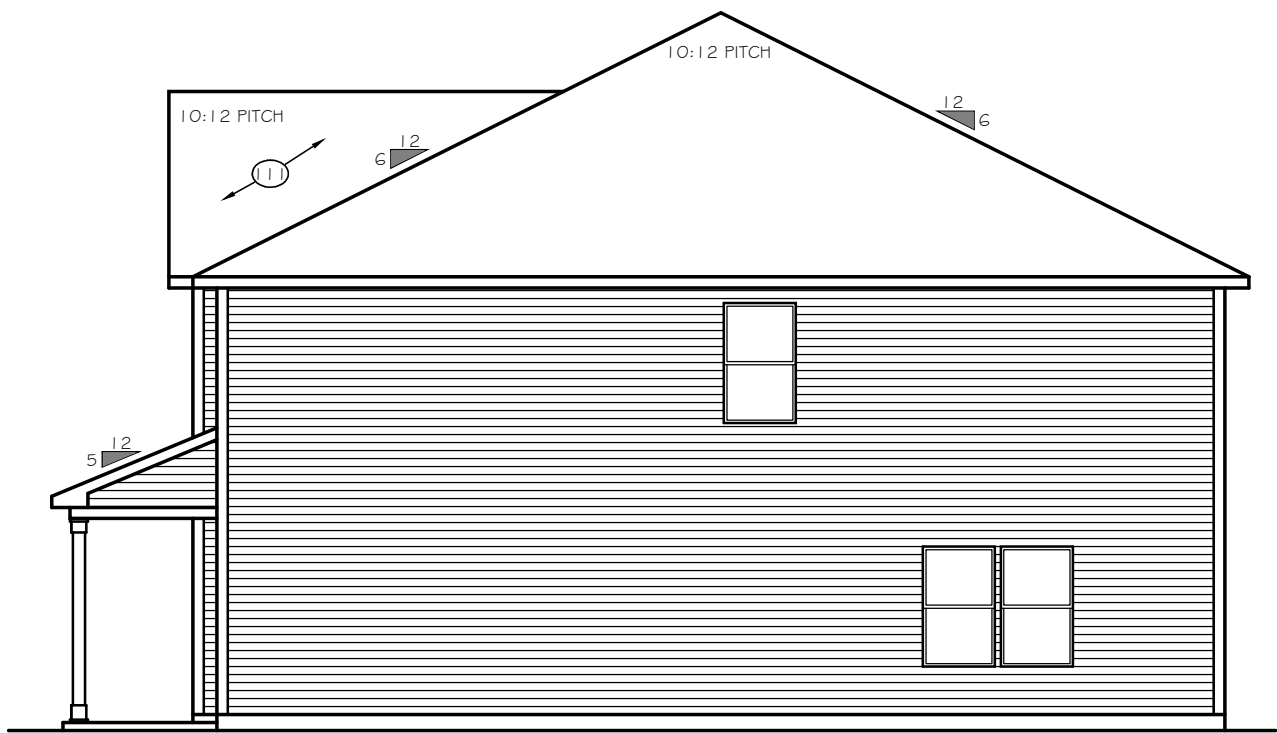
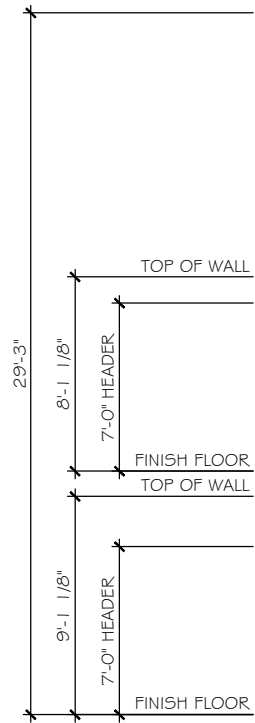
DRAWN BY:
CLC

DATE:
11-29-18

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

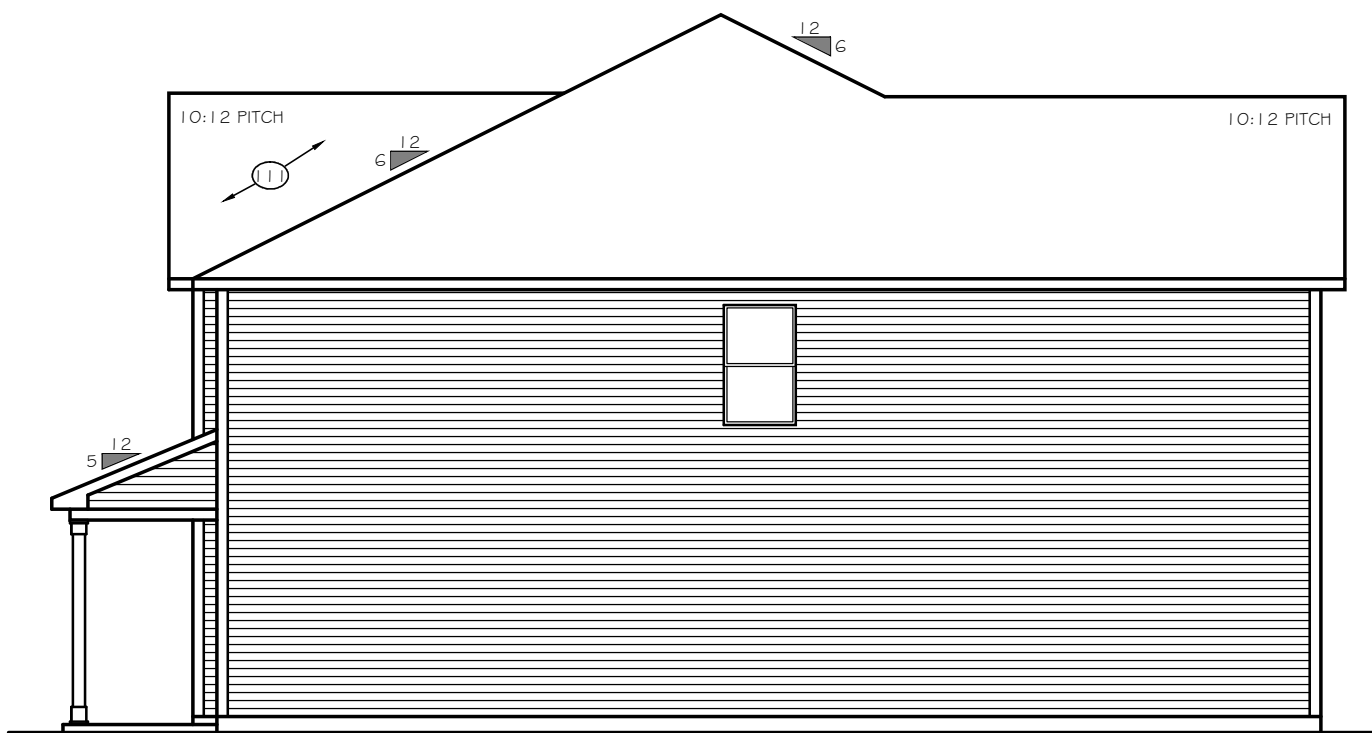
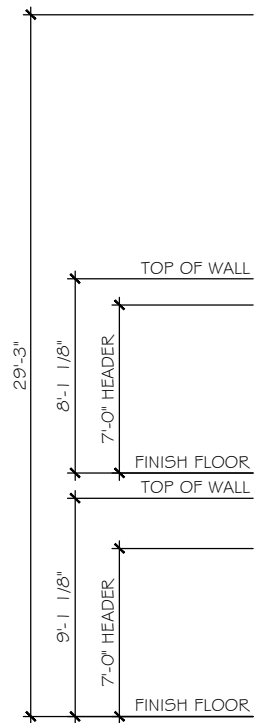
CHECKED BY:
BPS / DJP

SHEET:
A4.15
v1.2



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

ELEVATIONS E-C6, E-D6
2620 OPEN



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

ELEVATIONS E-C6, E-D6
2628 TRANSITIONAL

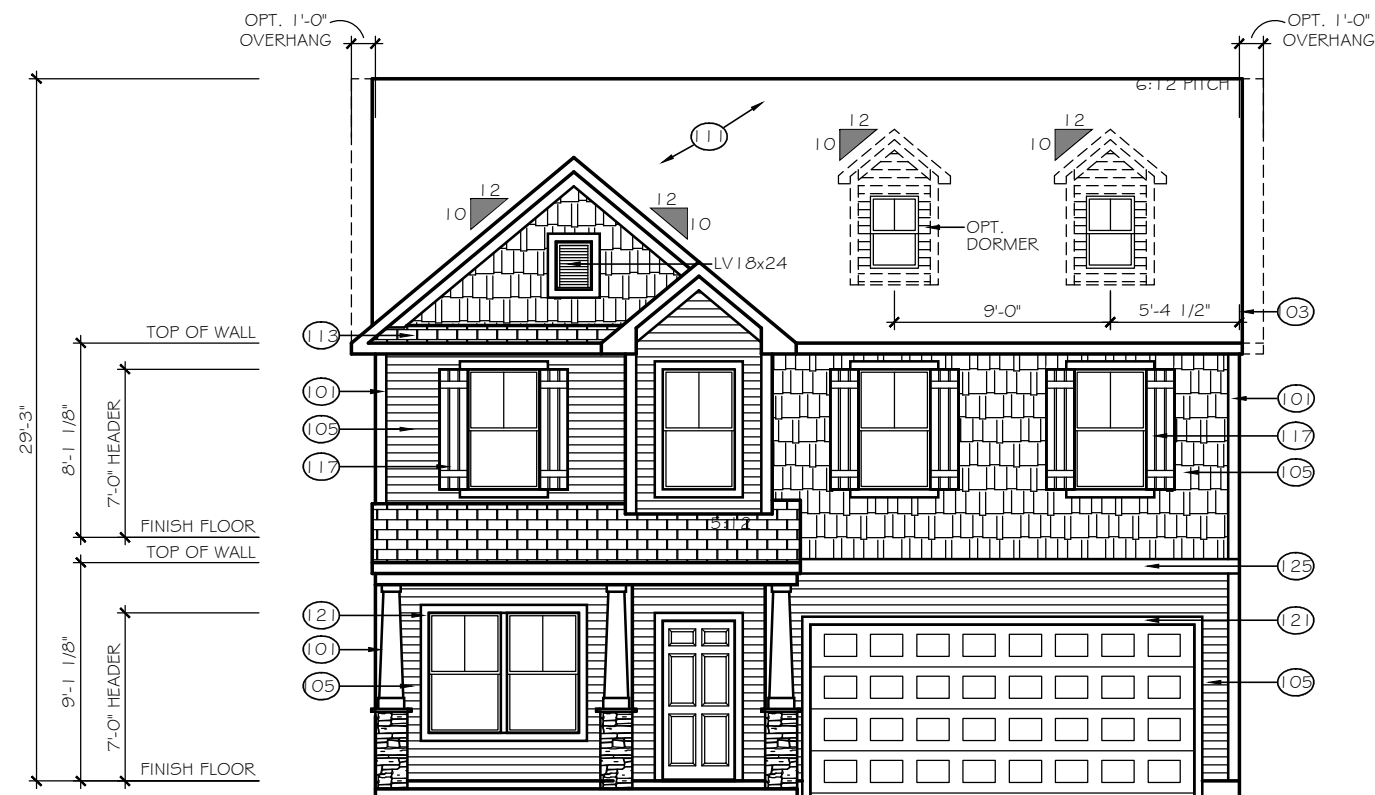
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

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

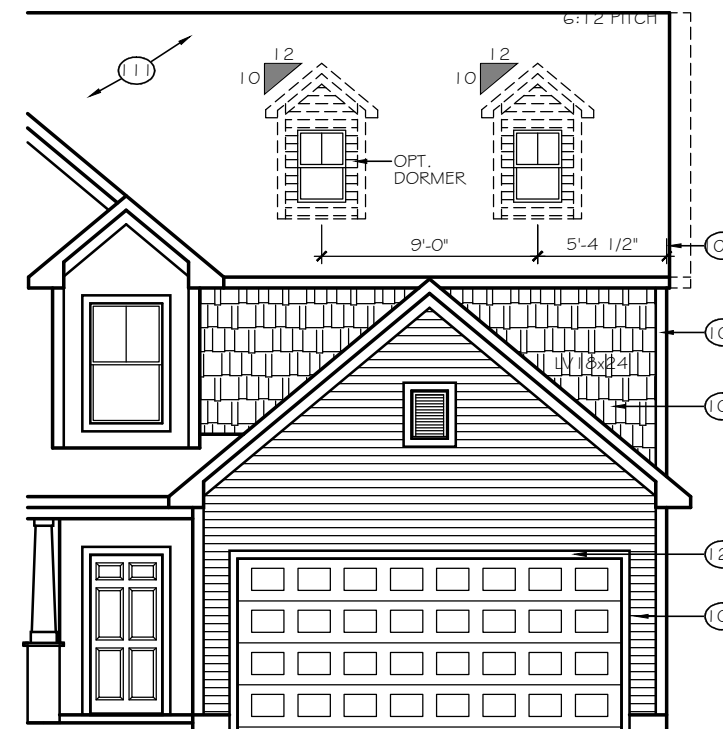
SHEET:
A4.16
v1.2



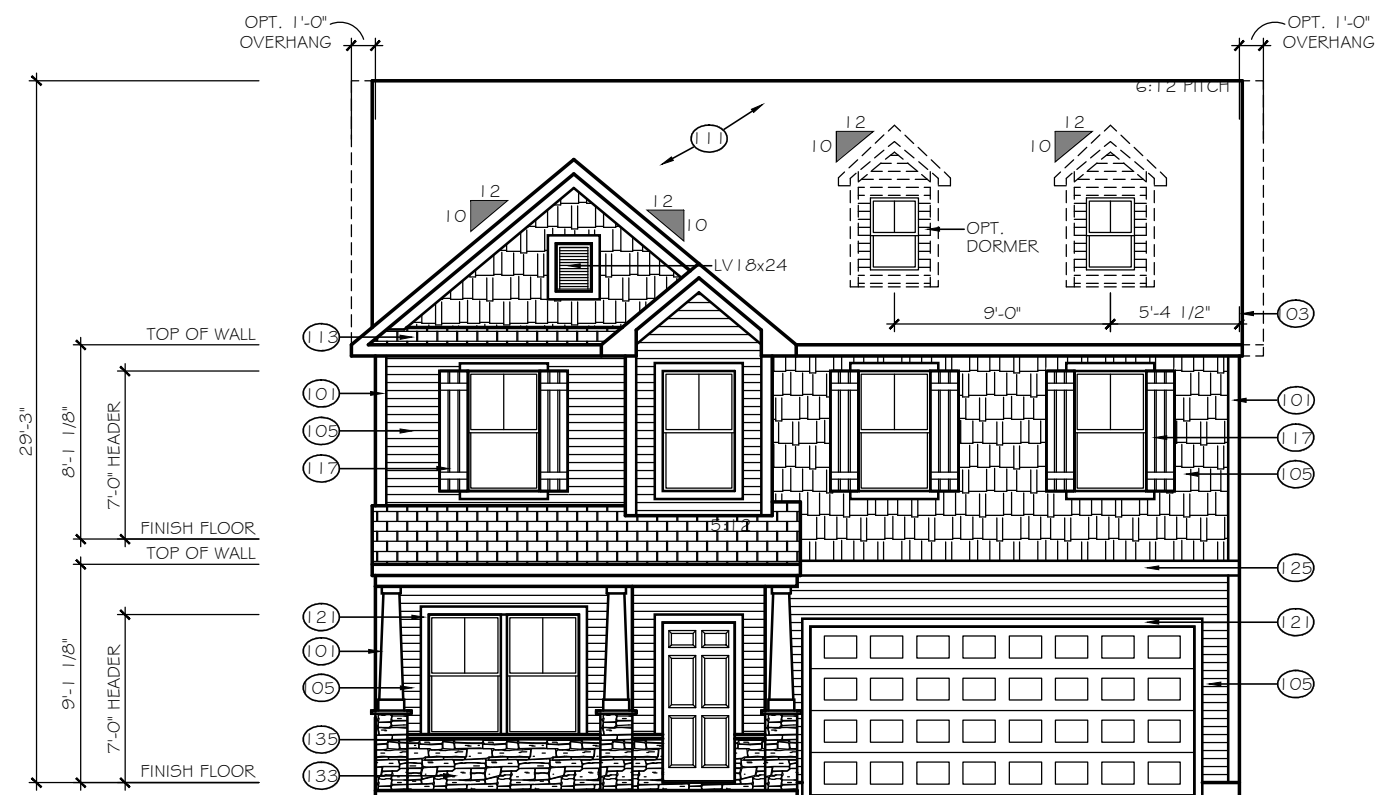
FRONT ELEVATION

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

ELEVATION E-D1



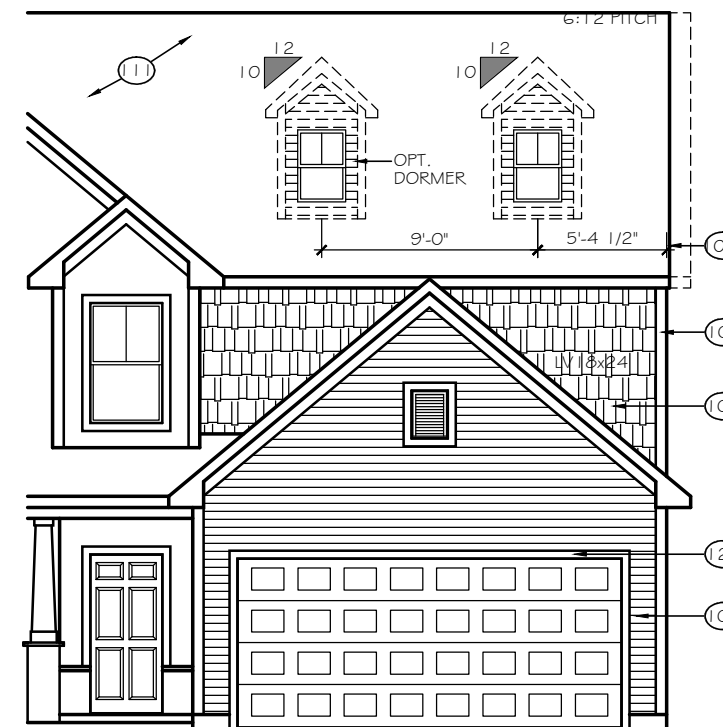
8' GARAGE BUMP OPTION



FRONT ELEVATION

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

ELEVATION E-D2



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-D1, E-D2

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

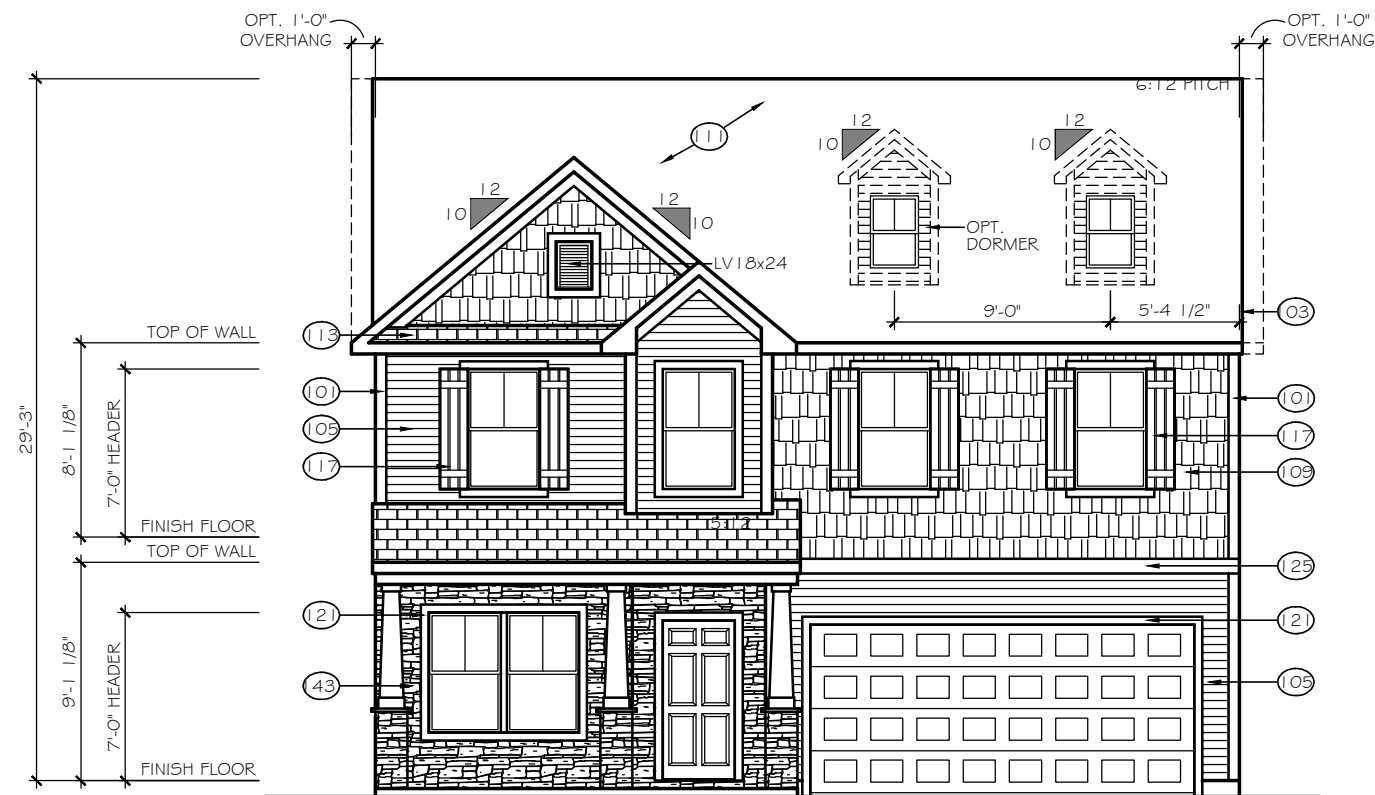
CHECKED BY:

BPS / DJP

SHEET:

A4.17

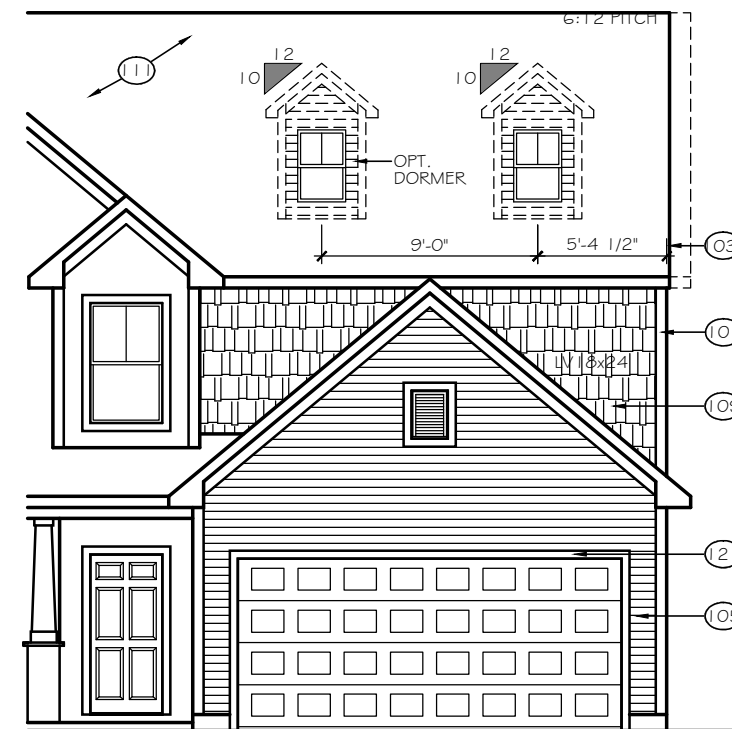
v1.2



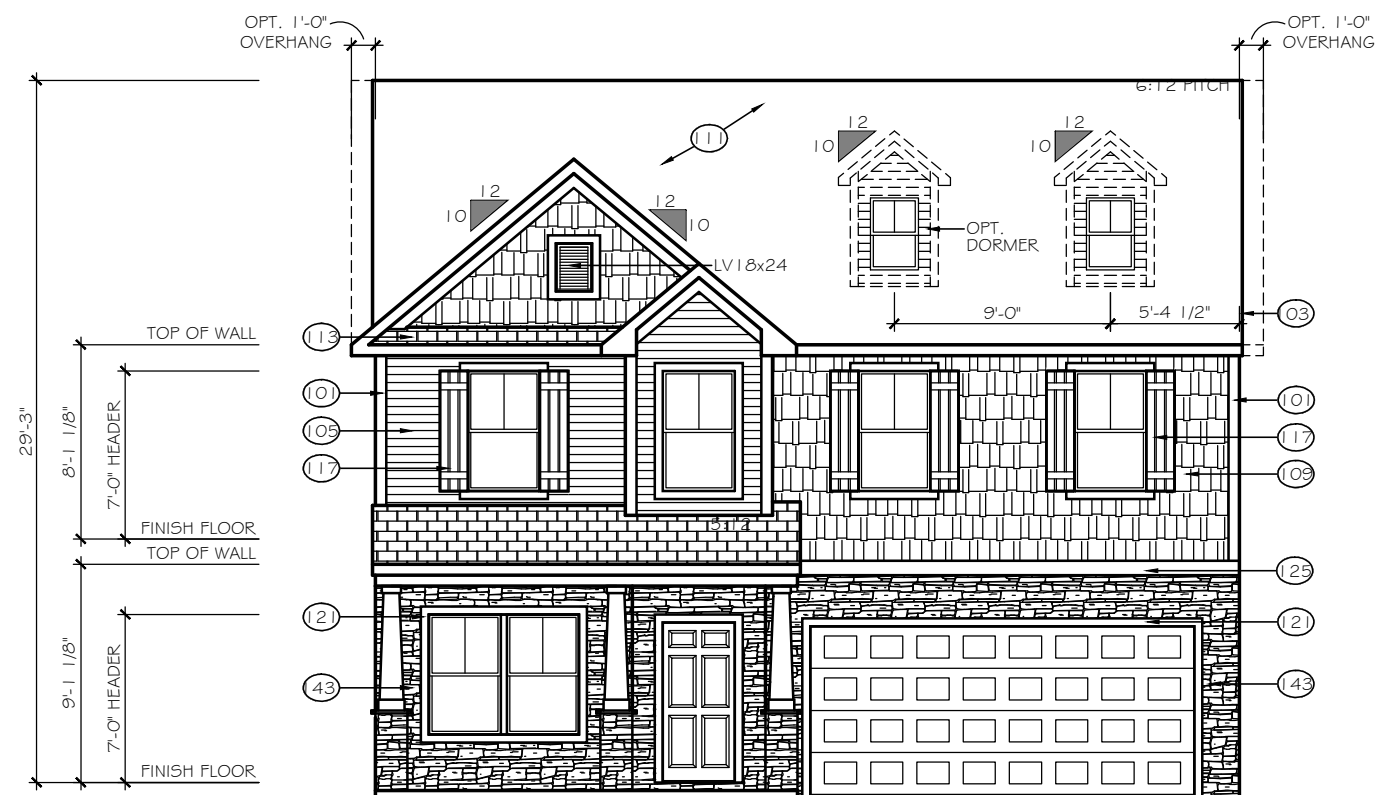
FRONT ELEVATION

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

ELEVATION E-D3



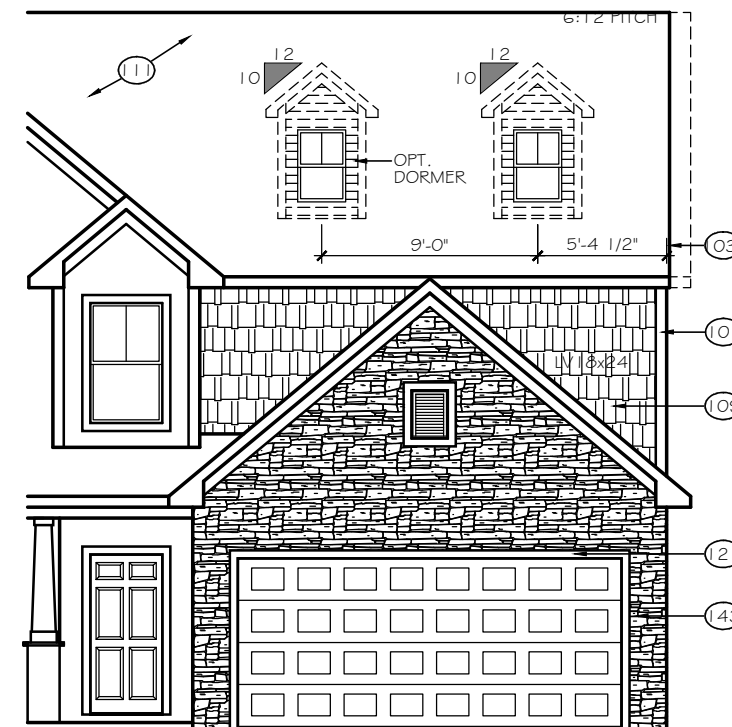
8' GARAGE BUMP OPTION



FRONT ELEVATION

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

ELEVATION E-D4



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-D3, E-D4

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

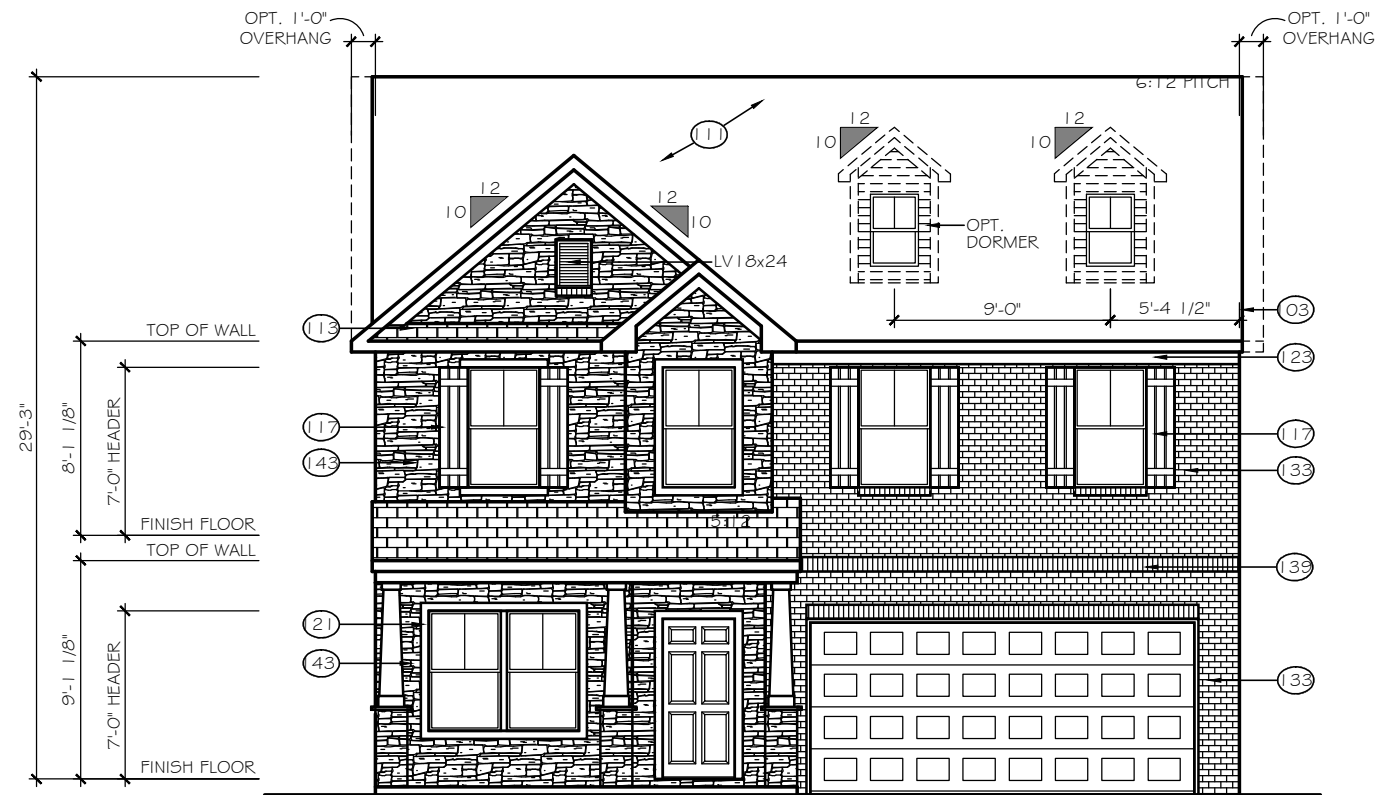
CHECKED BY:

BPS / DJP

SHEET:

A4.18

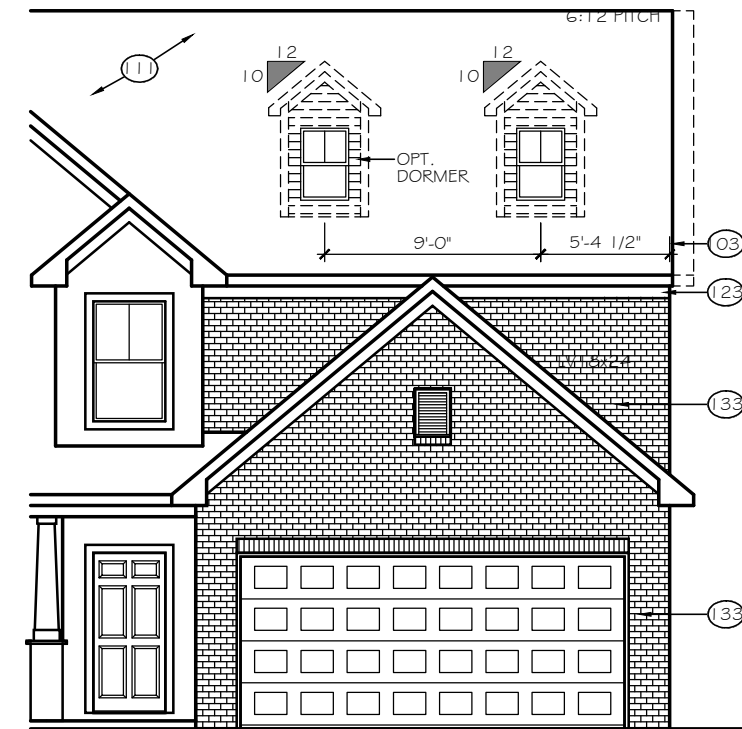
v1.2



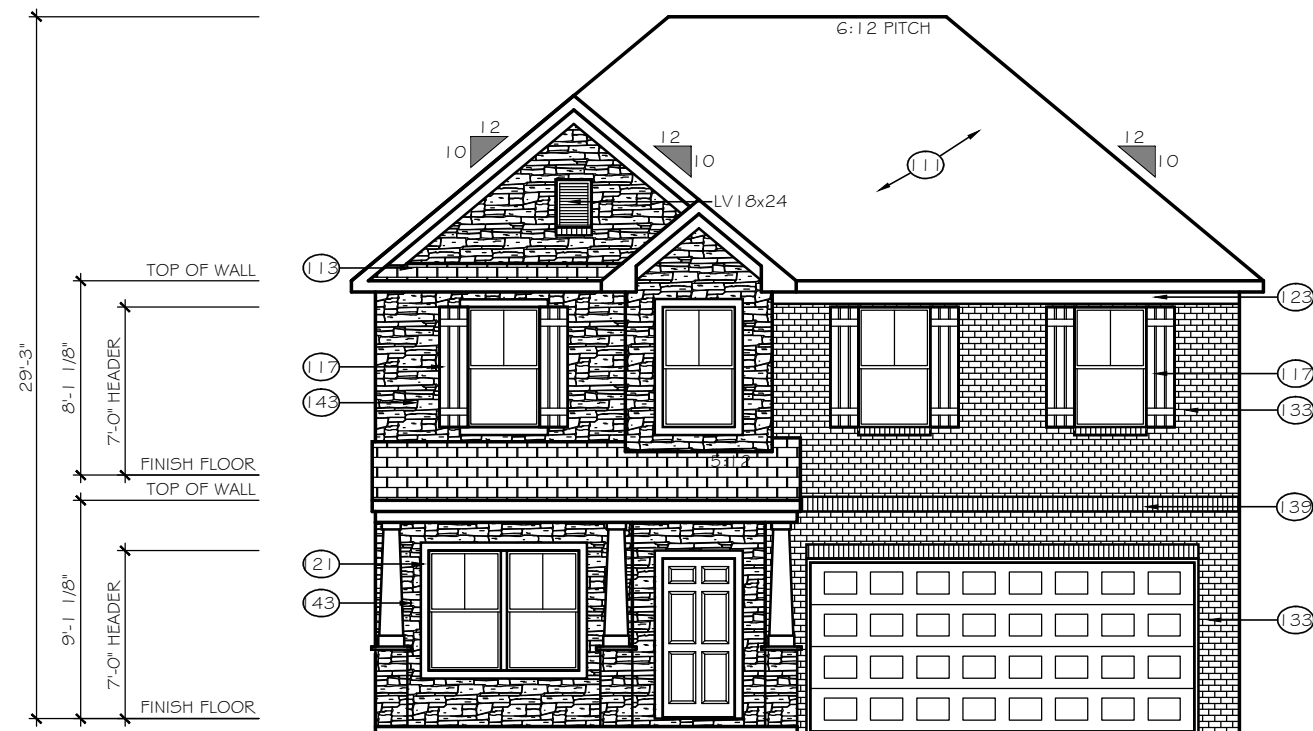
FRONT ELEVATION

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

ELEVATION E-D5



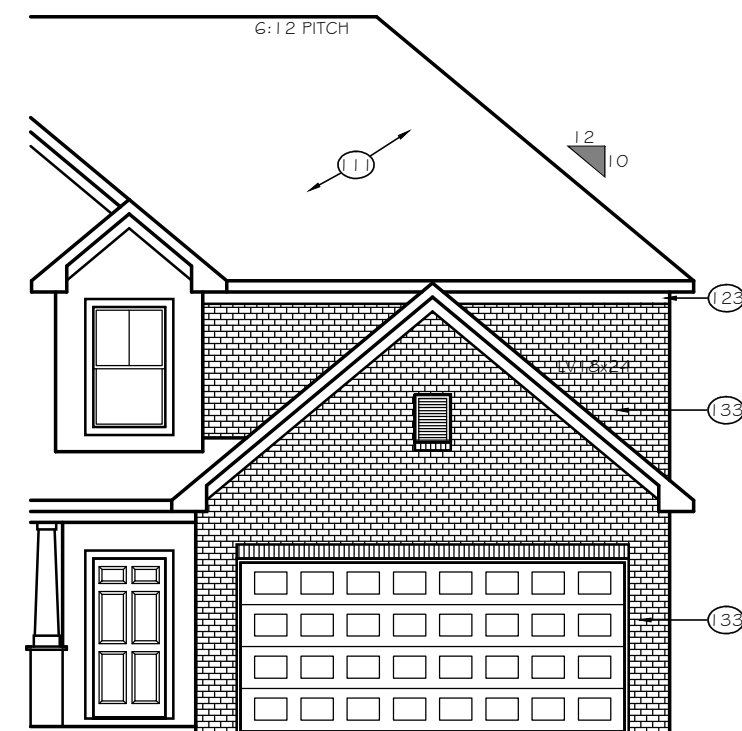
8' GARAGE BUMP OPTION



FRONT ELEVATION

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

ELEVATION E-D6



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-D5, E-D6

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

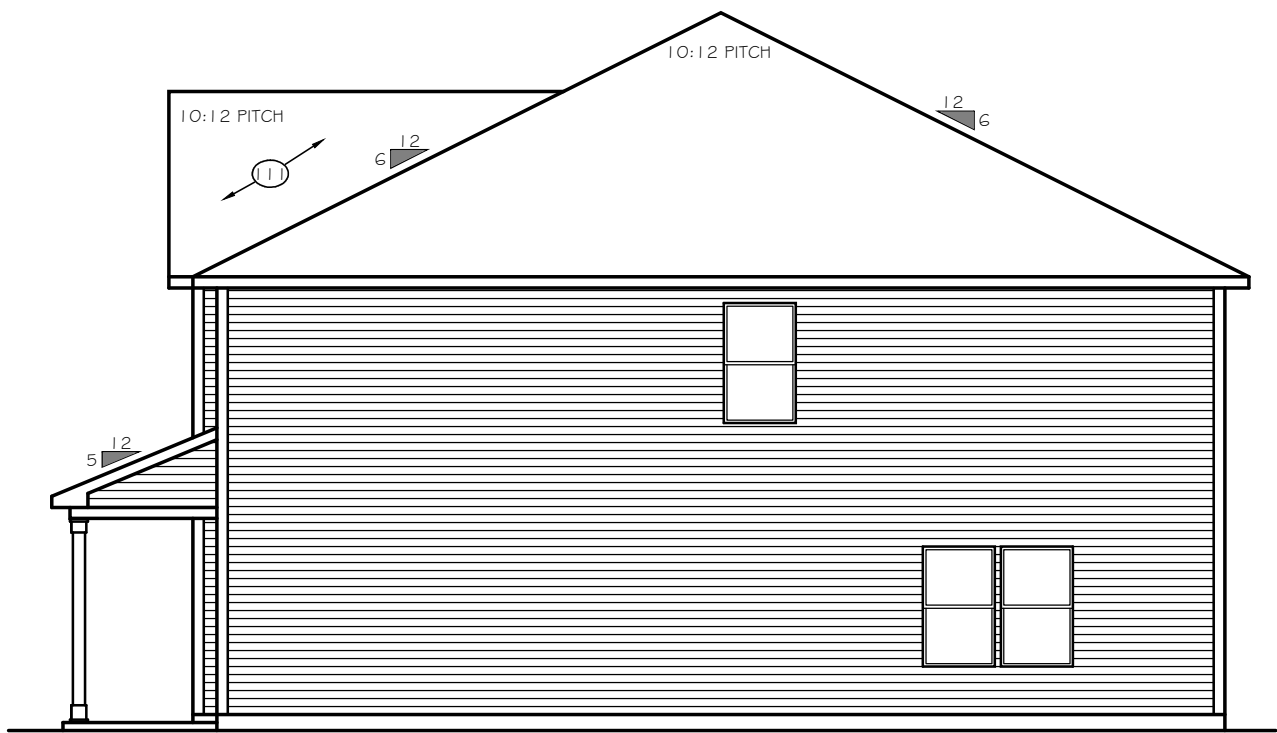
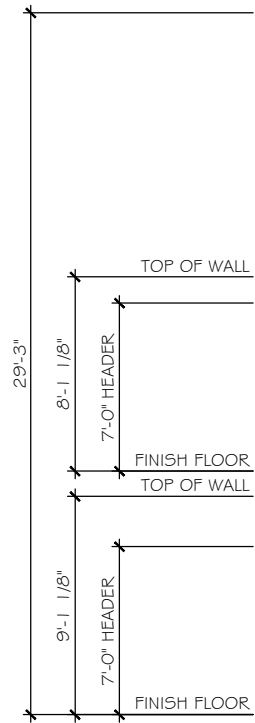
CHECKED BY:

BPS / DJP

SHEET:

A4.19

v1.2

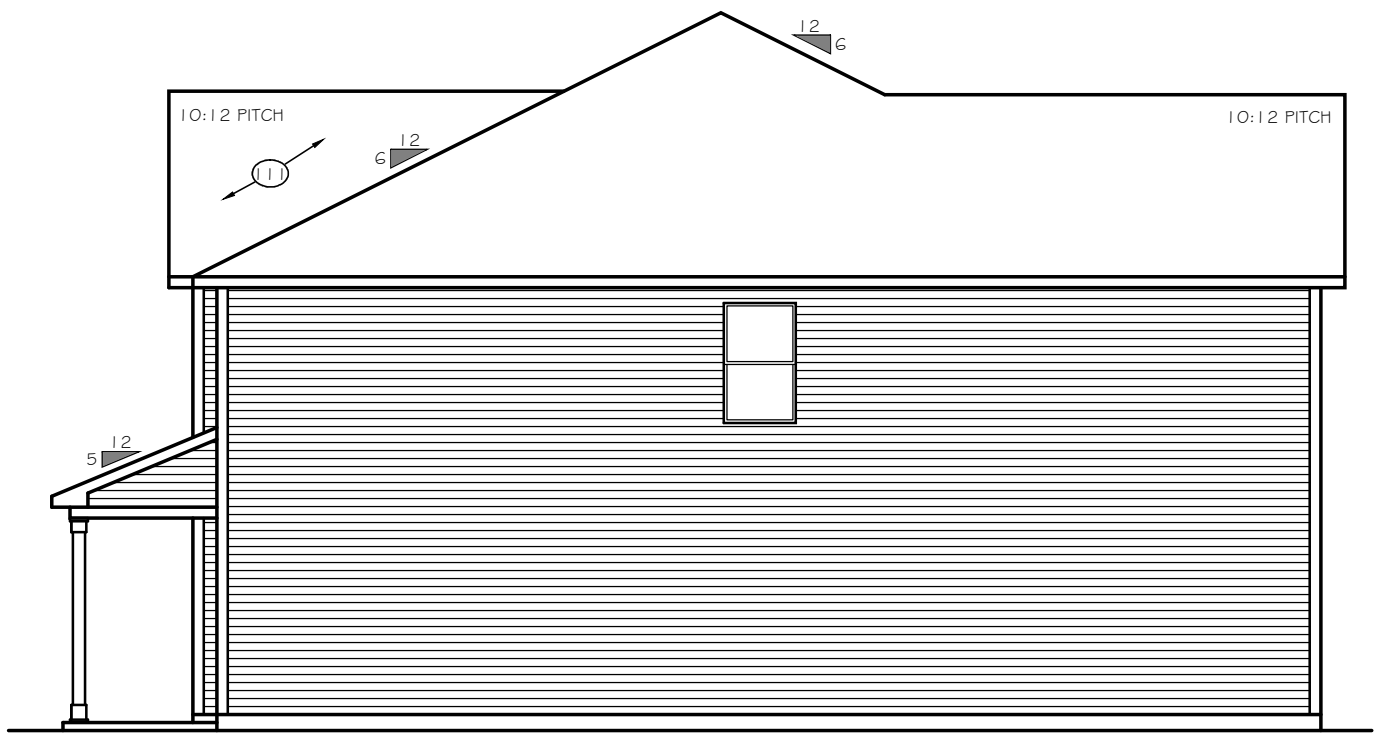
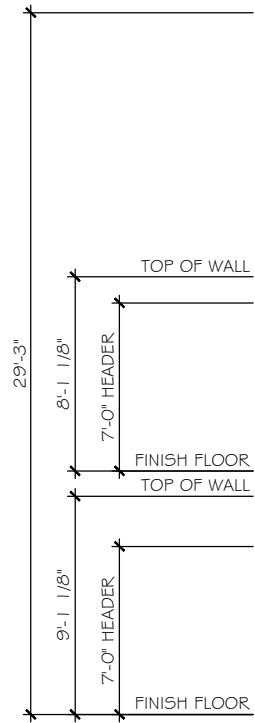


LEFT ELEVATION

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

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

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

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

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

LEFT ELEVATION
ELEVATION E-E6, E-F6

THE HUNTLEY

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

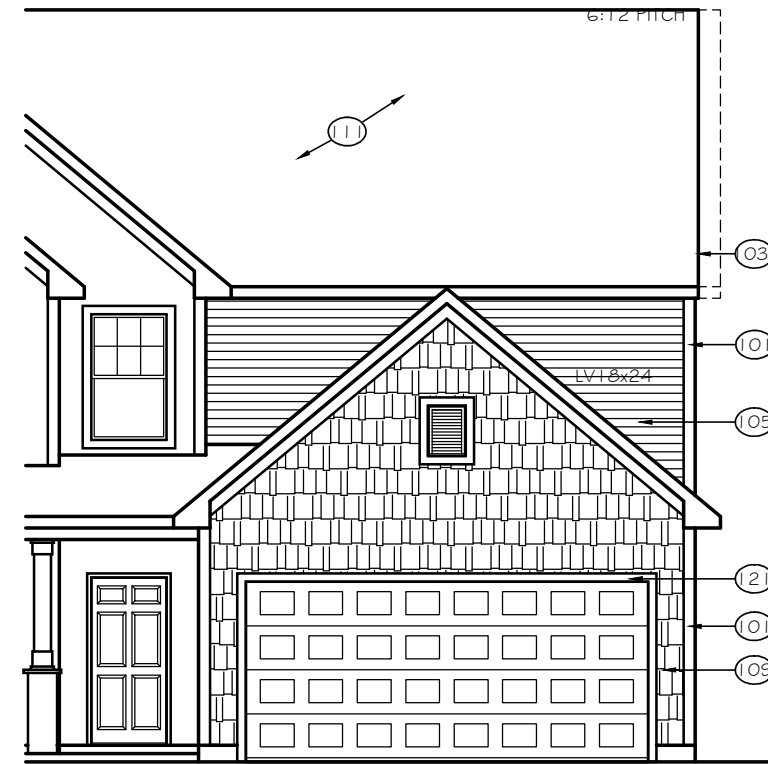
SHEET:
A4.29
v1.2



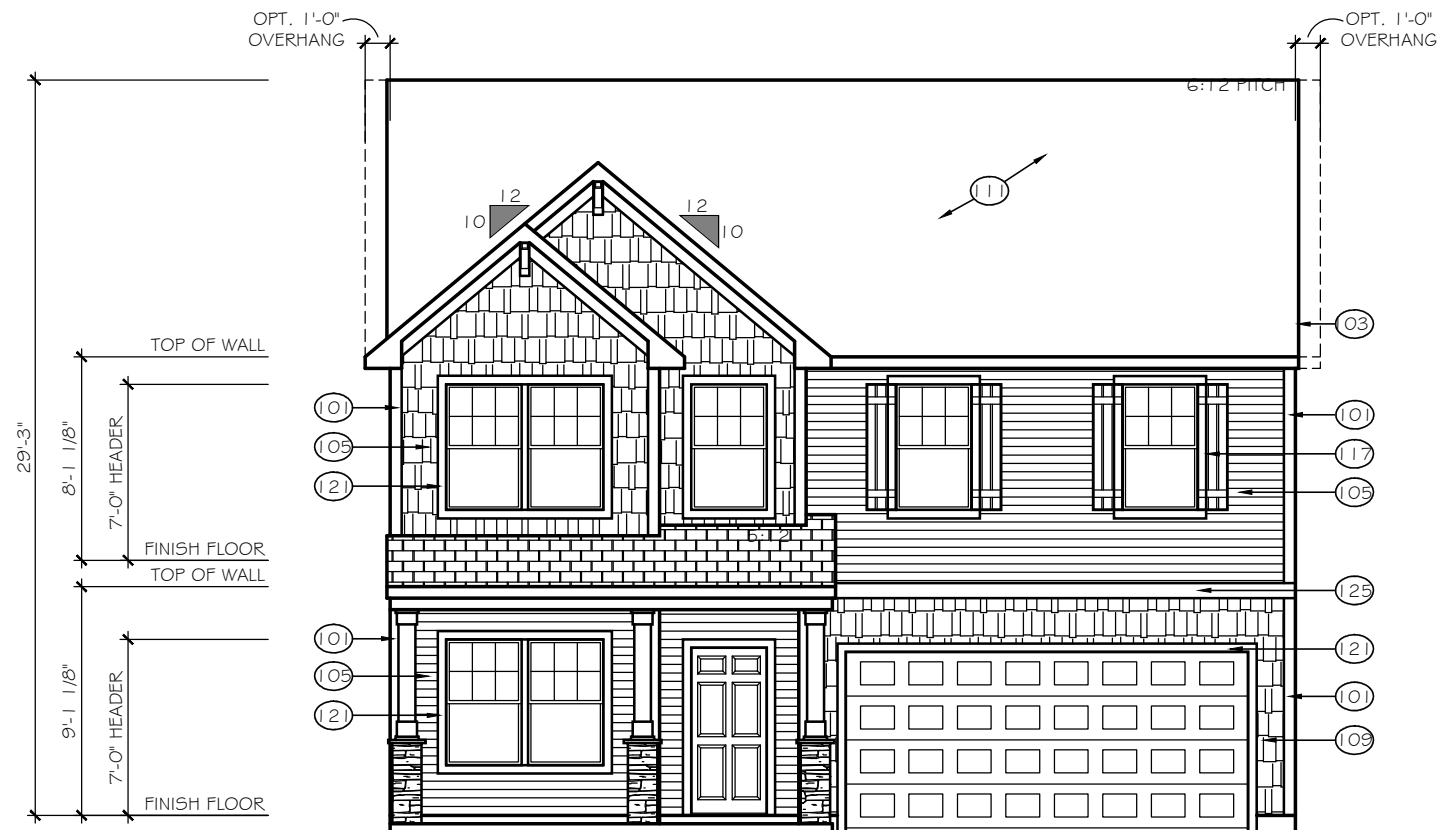
FRONT ELEVATION

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

ELEVATION E-F1



8' GARAGE BUMP OPTION



FRONT ELEVATION

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

ELEVATION E-F1P

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-F1

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.30

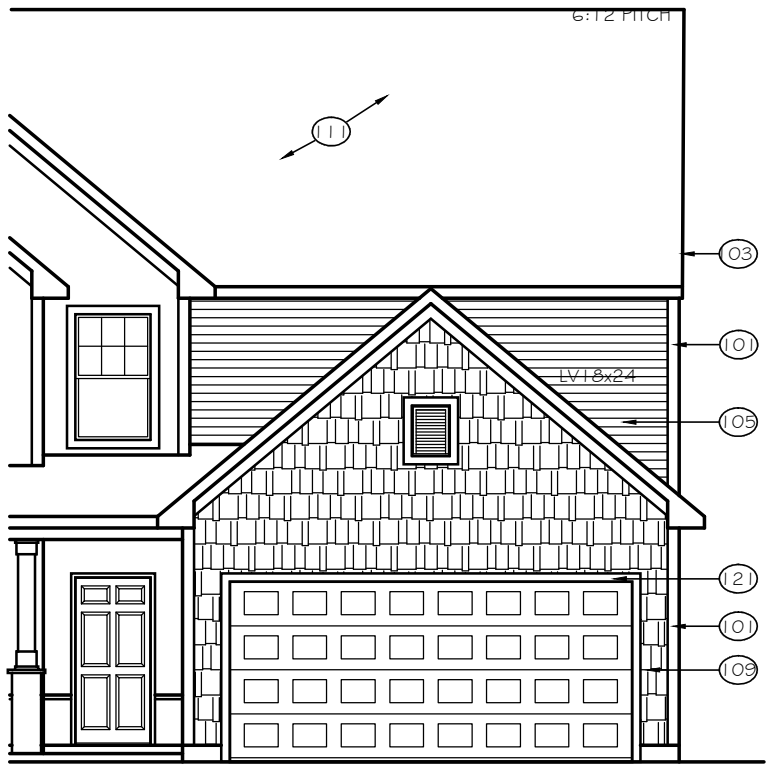
v1.2



FRONT ELEVATION

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

ELEVATION E-F2



8' GARAGE BUMP OPTION



FRONT ELEVATION

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

ELEVATION E-F2P

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-F2

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.31

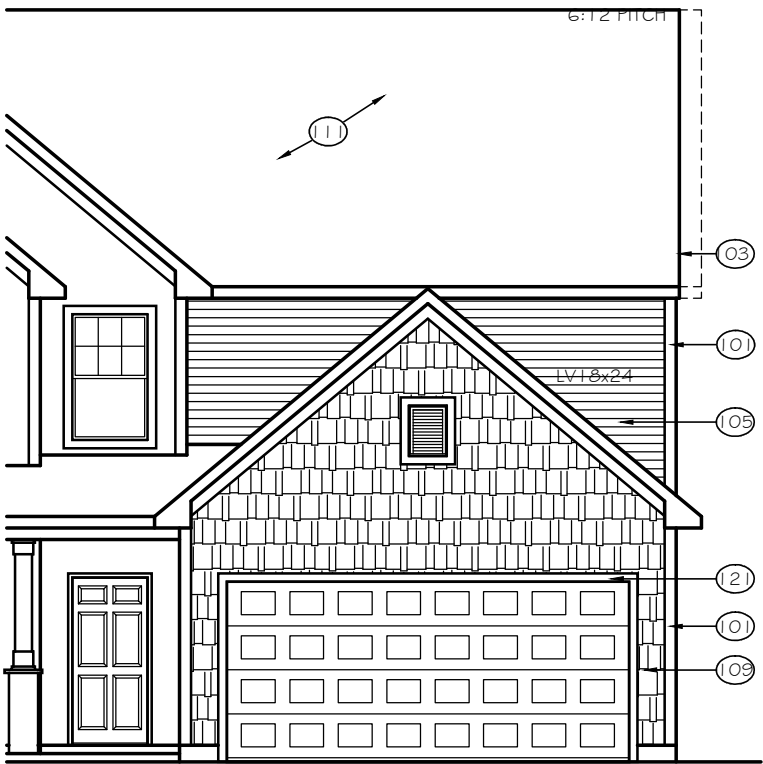
v1.2



FRONT ELEVATION

ELEVATION E-F3

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



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F3P

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

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATION
ELEVATION E-F3

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

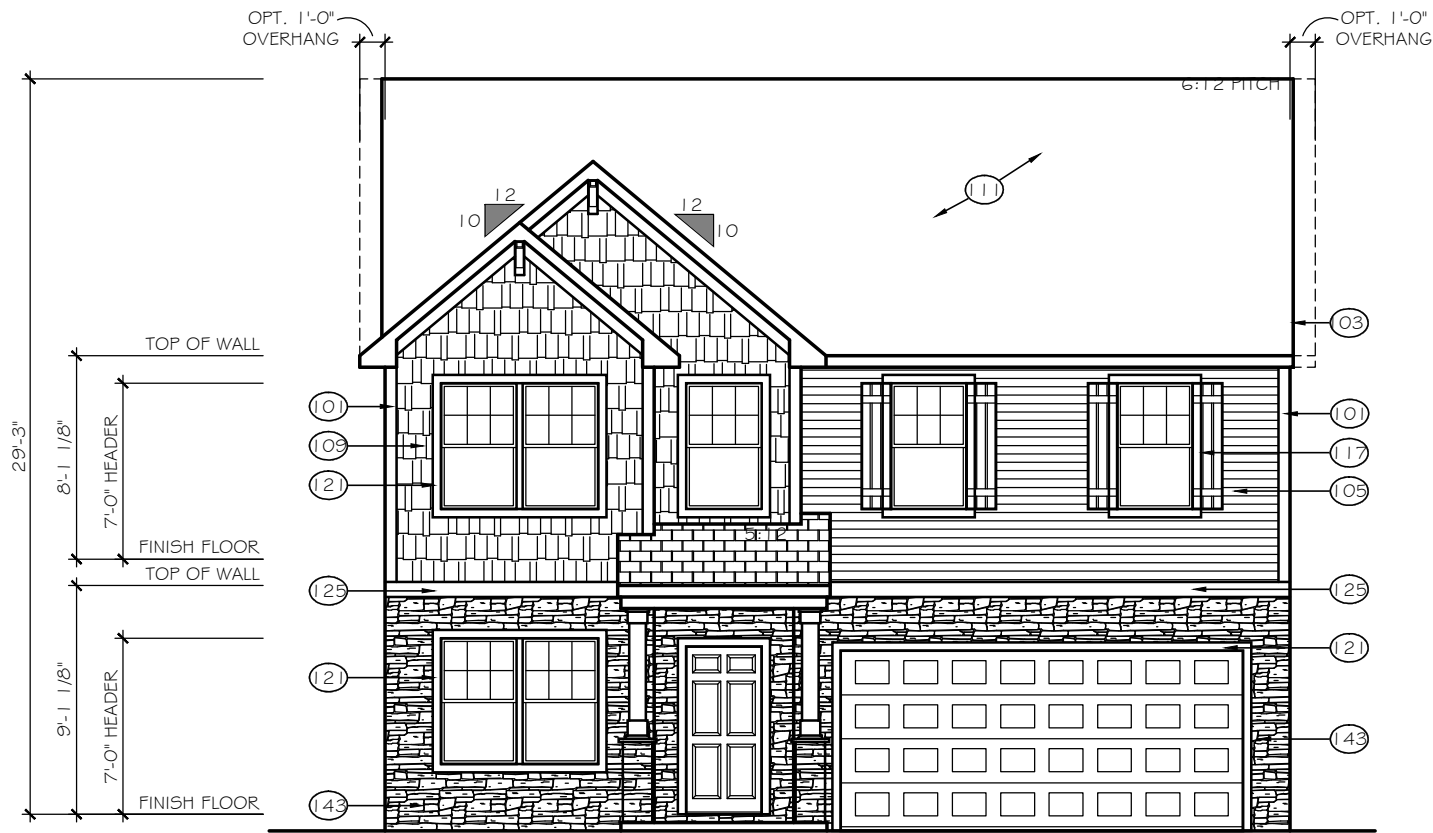
CHECKED BY:

BPS / DJP

SHEET:

A4.32

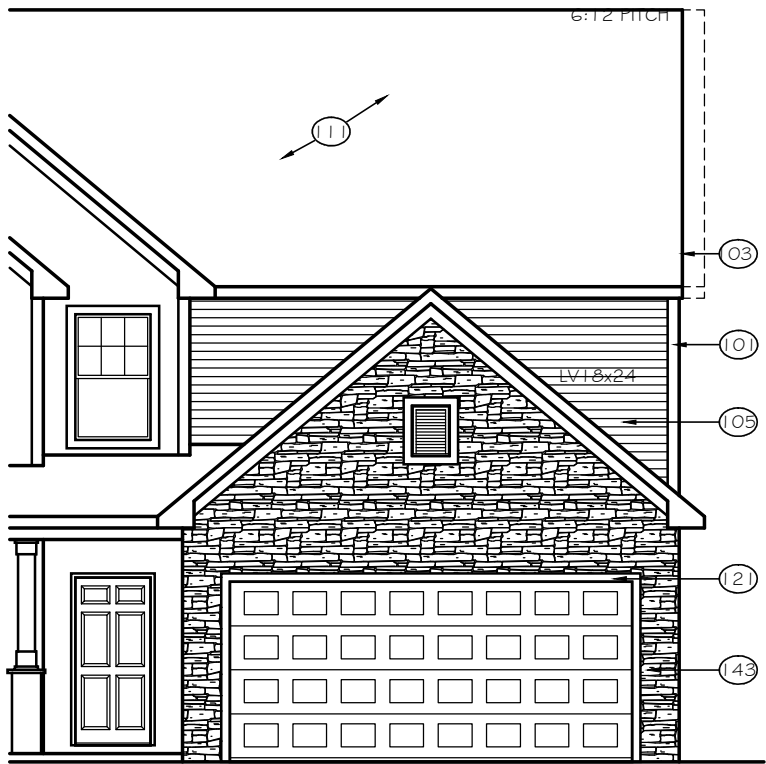
v1.2



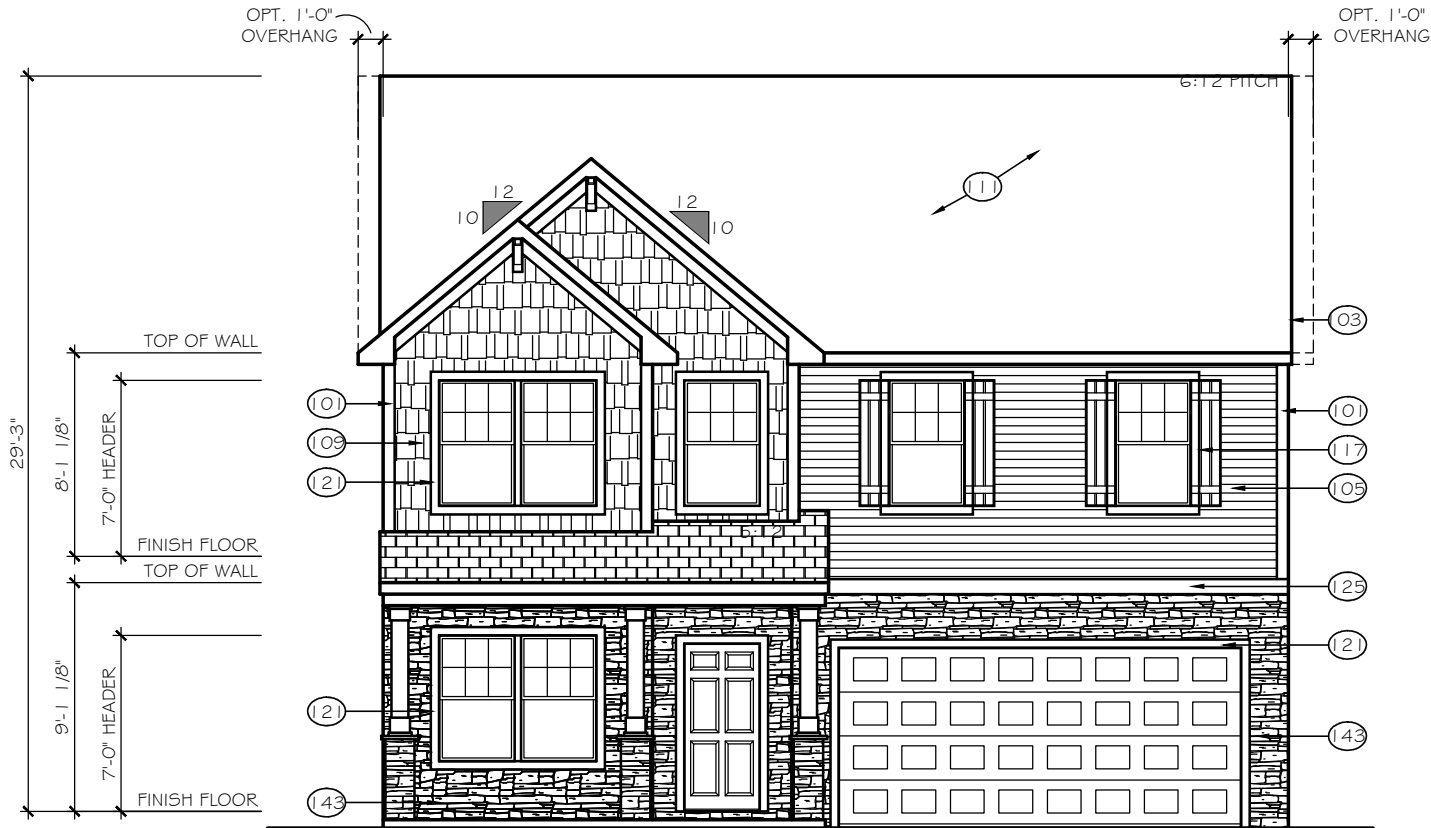
FRONT ELEVATION

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

ELEVATION E-F4



8' GARAGE BUMP OPTION



FRONT ELEVATION

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

ELEVATION E-F4P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATION
ELEVATION E-F4

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

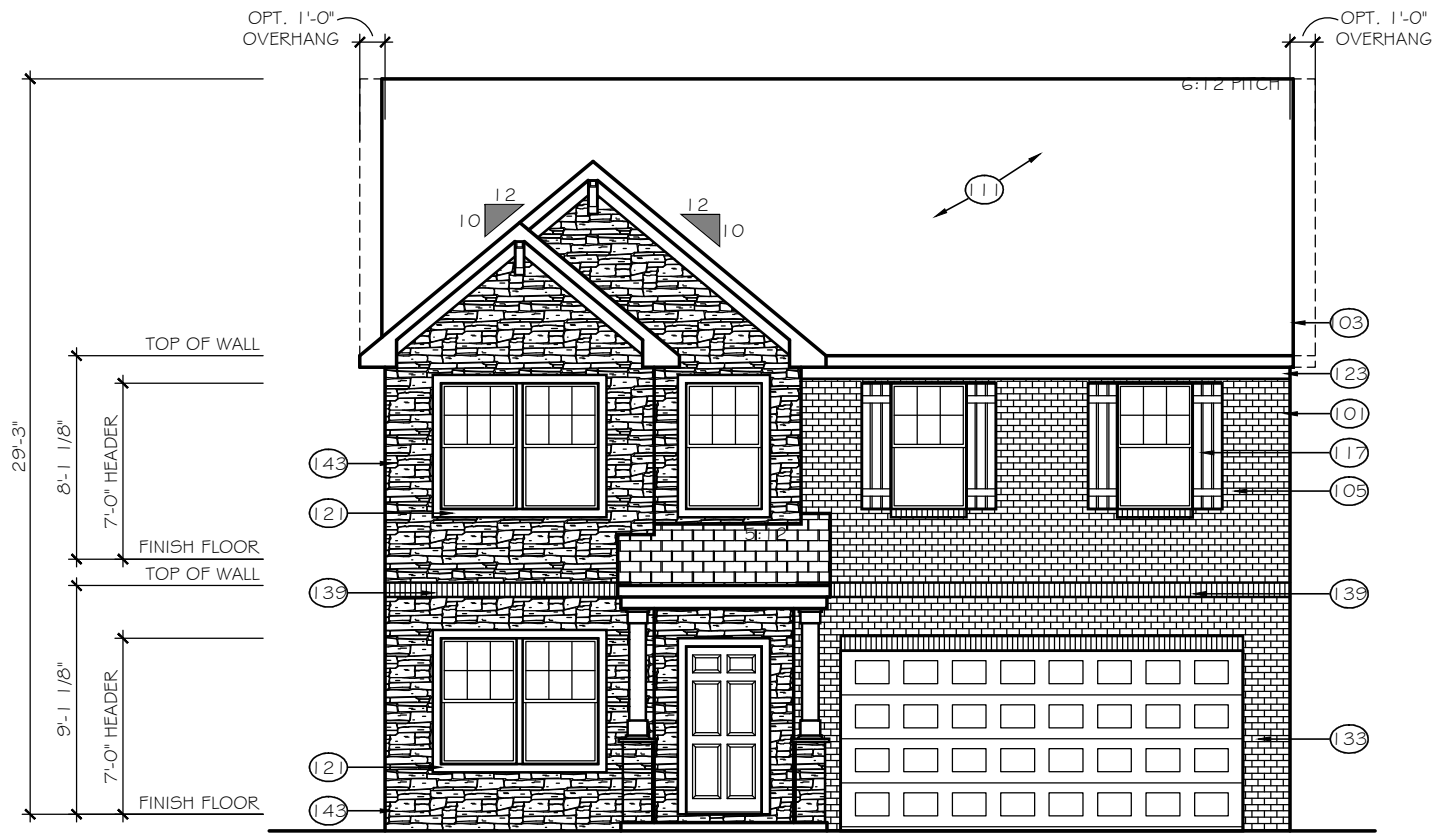
CHECKED BY:

BPS / DJP

SHEET:

A4.33

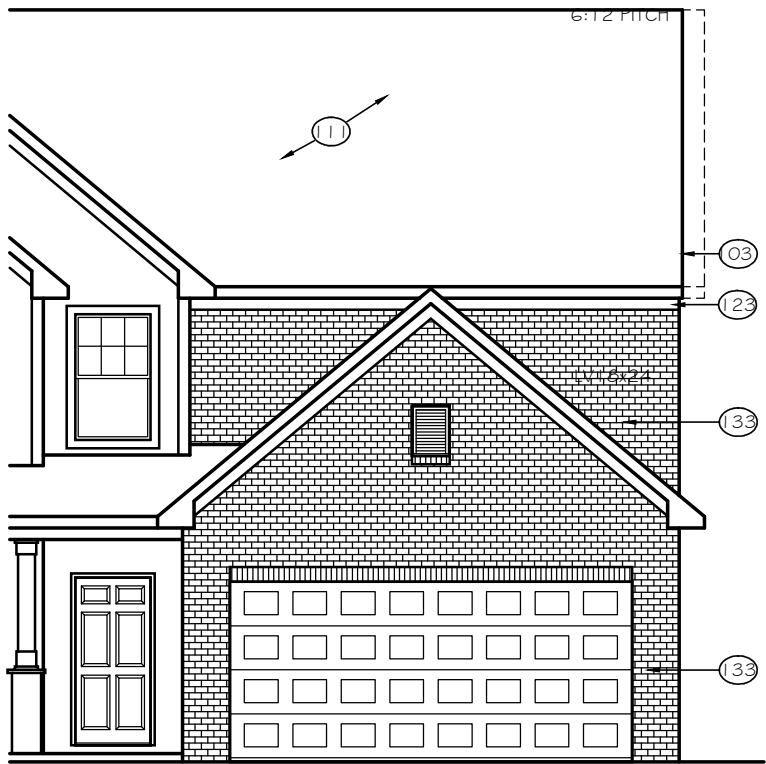
v1.2



FRONT ELEVATION

ELEVATION E-F5

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



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F5P

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

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATION
ELEVATION E-F5

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.34

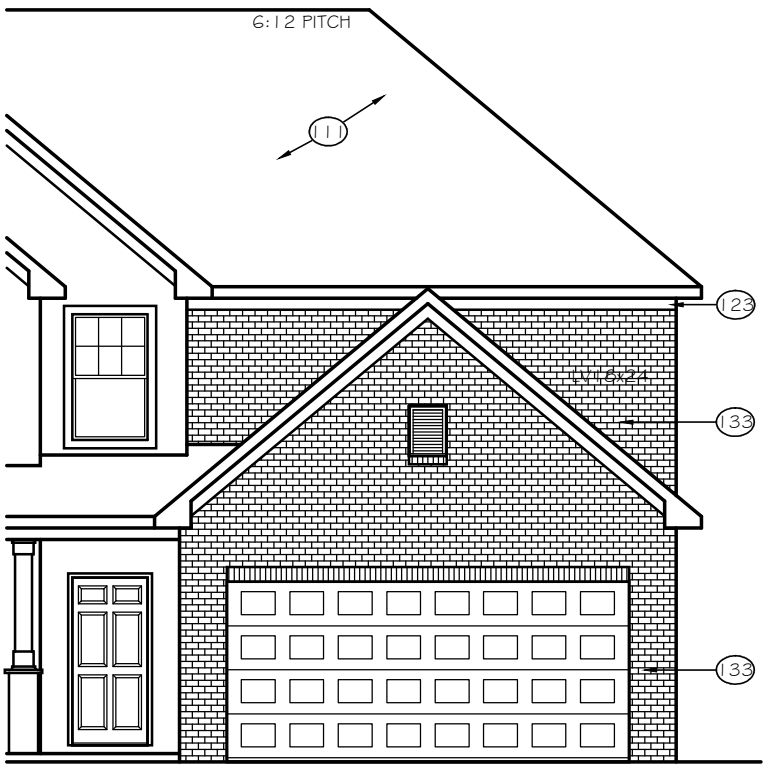
v1.2



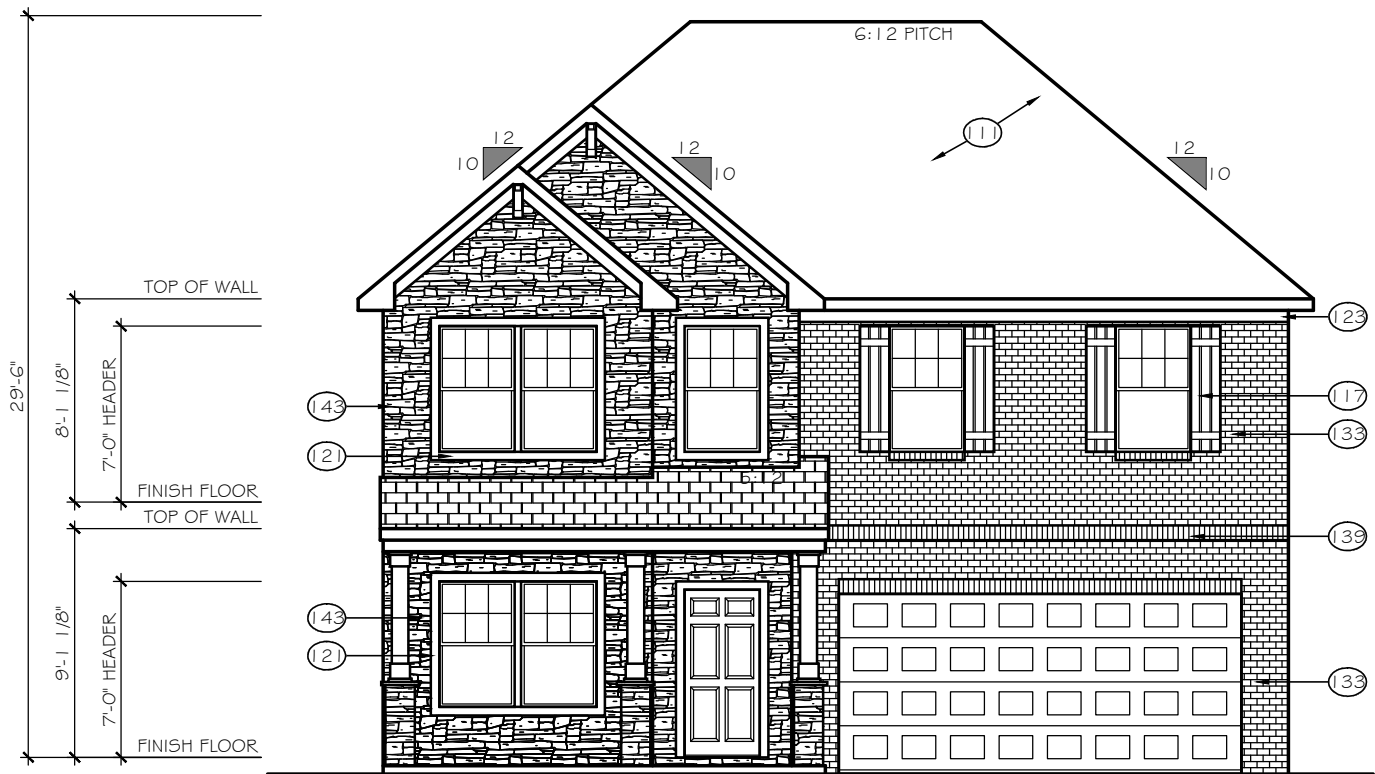
FRONT ELEVATION

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

ELEVATION E-F6



8' GARAGE BUMP OPTION



FRONT ELEVATION

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

ELEVATION E-F6P

TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-F6

THE HUNTLEY

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

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.35

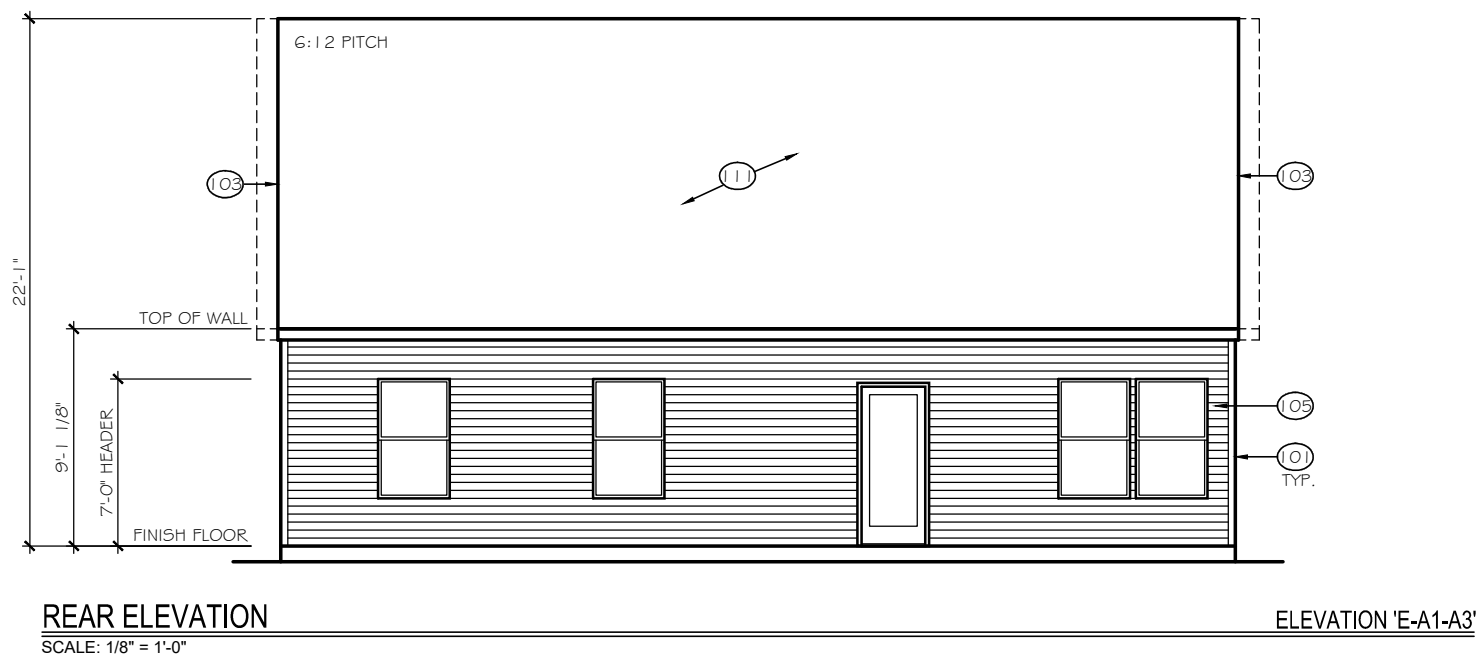
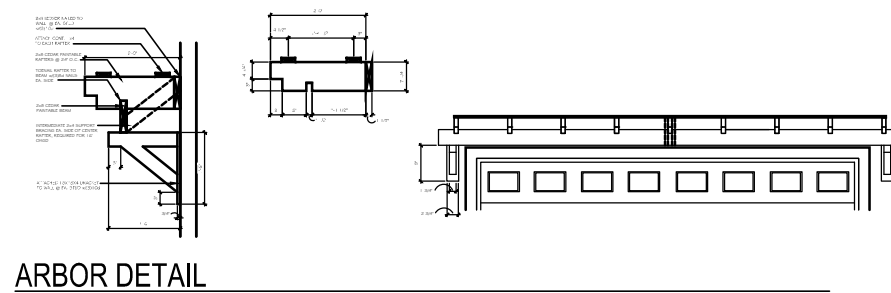
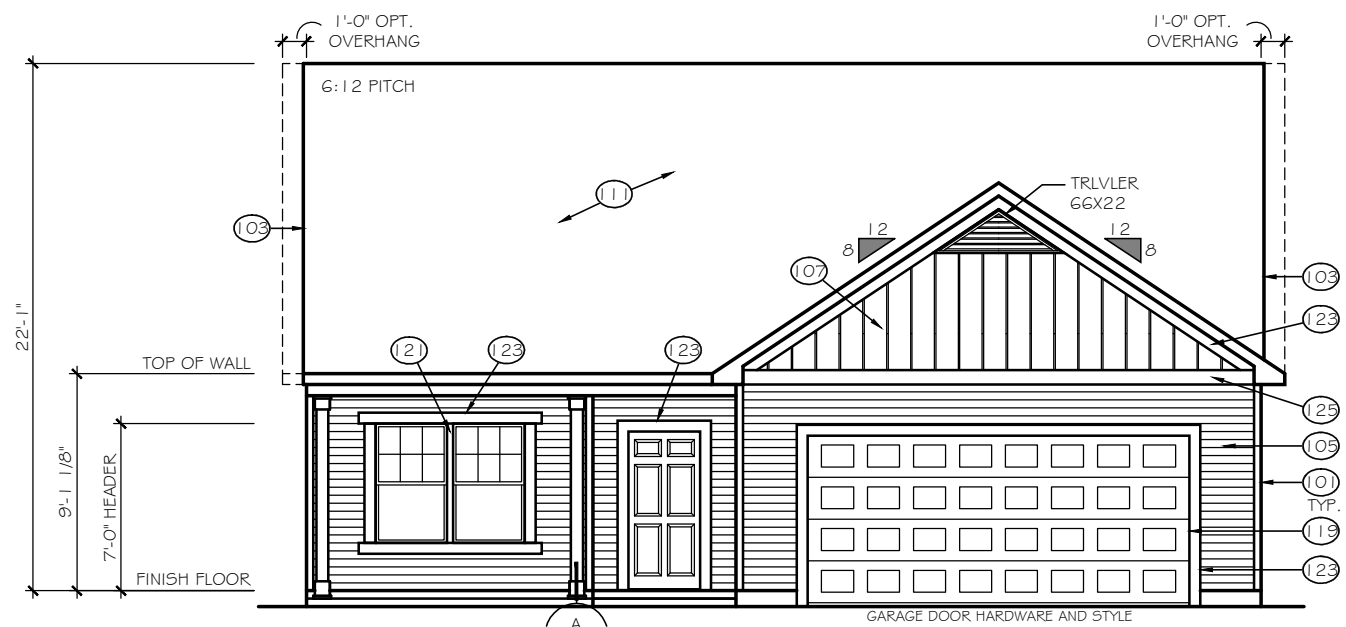
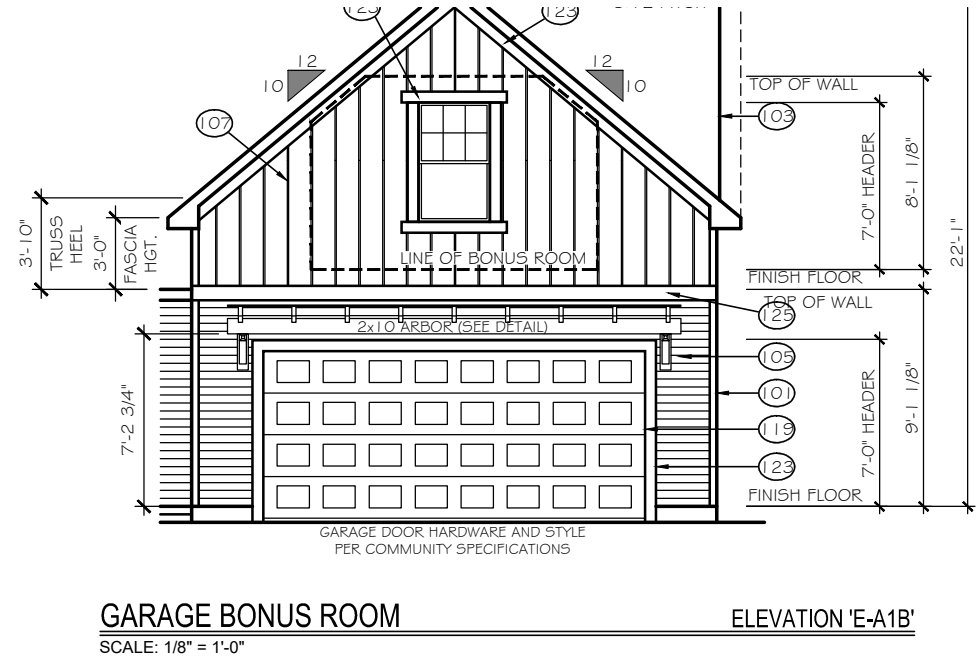
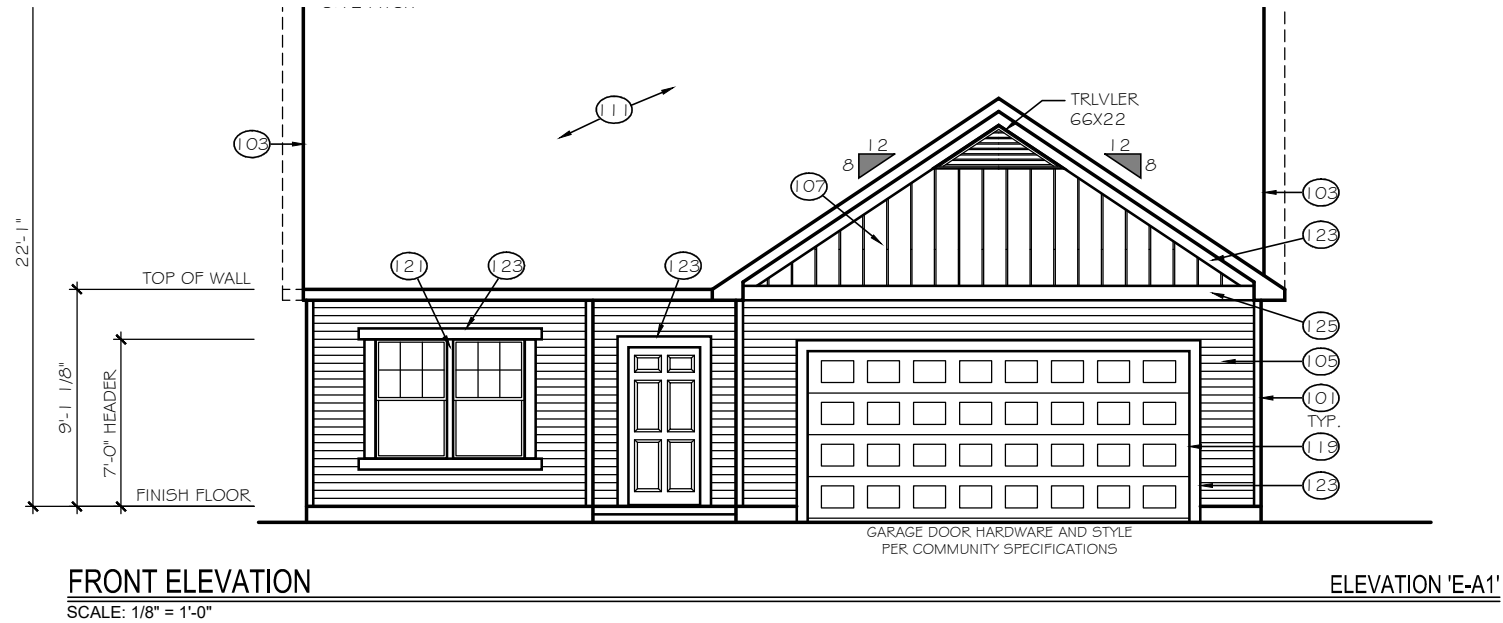
v1.2

TrueHomes

IT'S ALL ABOUT U

THE BAYSIDE MASTER SET INTEGRITY / TRIBUTE/ELEMENTS

ELECTRICAL LEGEND			GENERAL NOTES					KEY NOTES		TABLE OF CONTENTS	
	EXT. CARRIAGE LIGHT		1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION. 2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION. 3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN. 4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2X4 STUDS 16" 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 & MUDDER FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN ½" GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. 16. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND		MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS. 18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S. 19. PROVIDE 1 ½" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40"). 23. SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS		THIS SET CONTAINS ELEVATIONS FOR OPEN, TRADITIONAL & TRANSITIONAL	
	OUTLET 220V									C5	COVER SHEET
	OUTLET 110V									A3	EXTERIOR ELEVATIONS & OPTIONS
	OUTLET 110V WATER PROOF										
	OUTLET 110V GFI										
	SWITCHED RECEPTACLE										
	PHONE										
	SMOKE / CO DETECTOR										
	SMOKE DETECTOR										
	SWITCH										
	3-WAY SWITCH										
	4-WAY SWITCH										
	SPEAKER SWITCH										
	THERMOSTAT										
	CABLE TV										
	CEILING LIGHT										
	COMPACT FLUORESCENT LIGHT GU24 SOCKET										
	JUNCTION LIGHT										
	SPEAKER										
	EXHAUST FAN										
	EXHAUST FAN / LIGHT										
	FLOOD LIGHT										
	UNDER CABINET LIGHT										
	PUSH BUTTON										
	ELECTRIC PANEL										
	CAN LIGHT										
	MINI-CAN LIGHT										
	PENDANT LIGHT										
	PREWIRE										
	CEILING FAN PRE-WIRE										
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.											



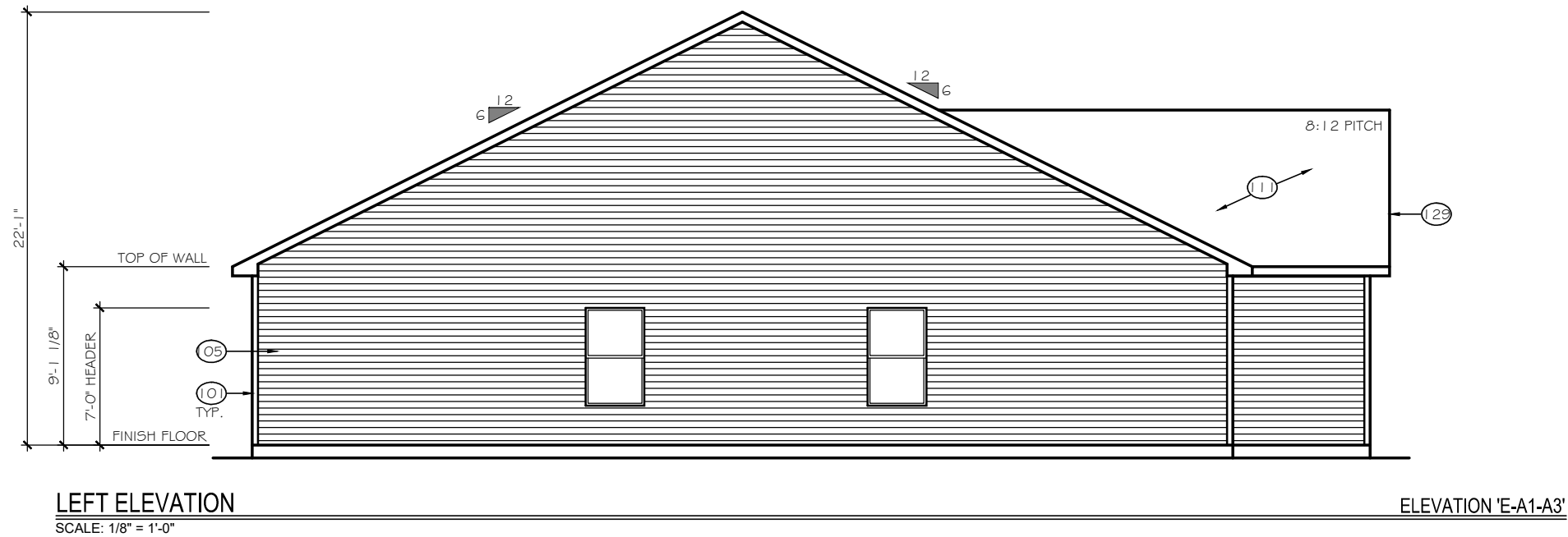
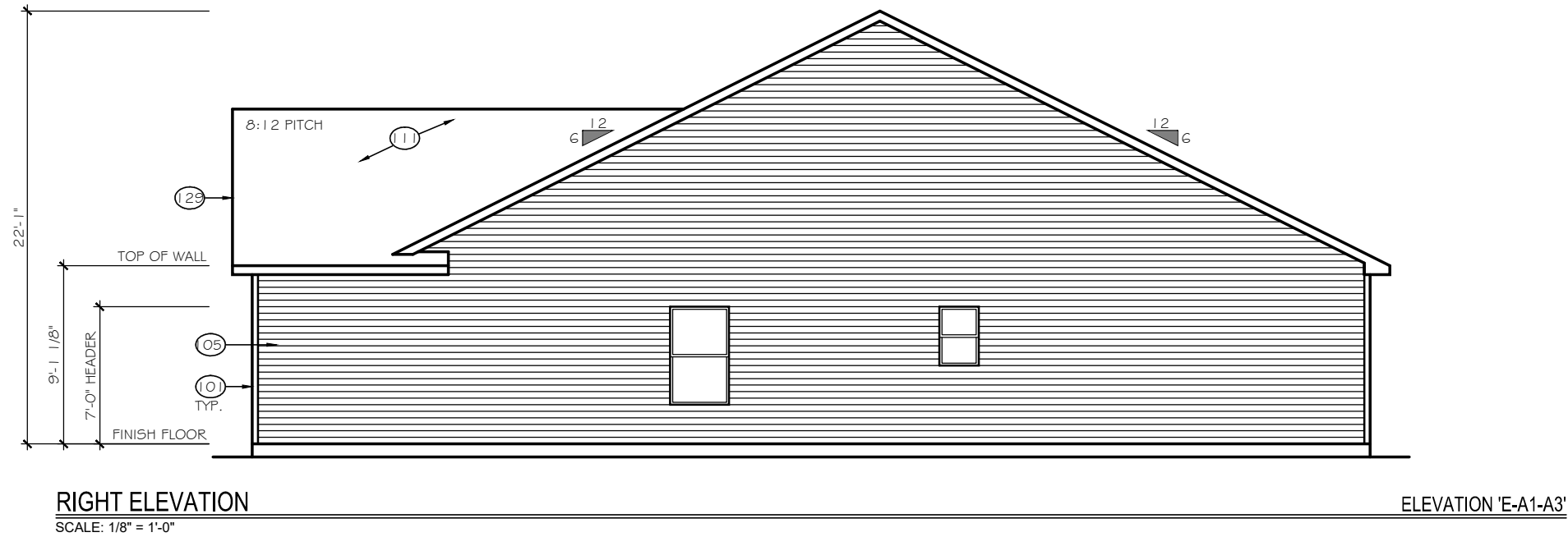
TrueHomes
IT'S ALL ABOUT U
2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-A1
THE BAYSIDE

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

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

SHEET:
A3.1
v1.19



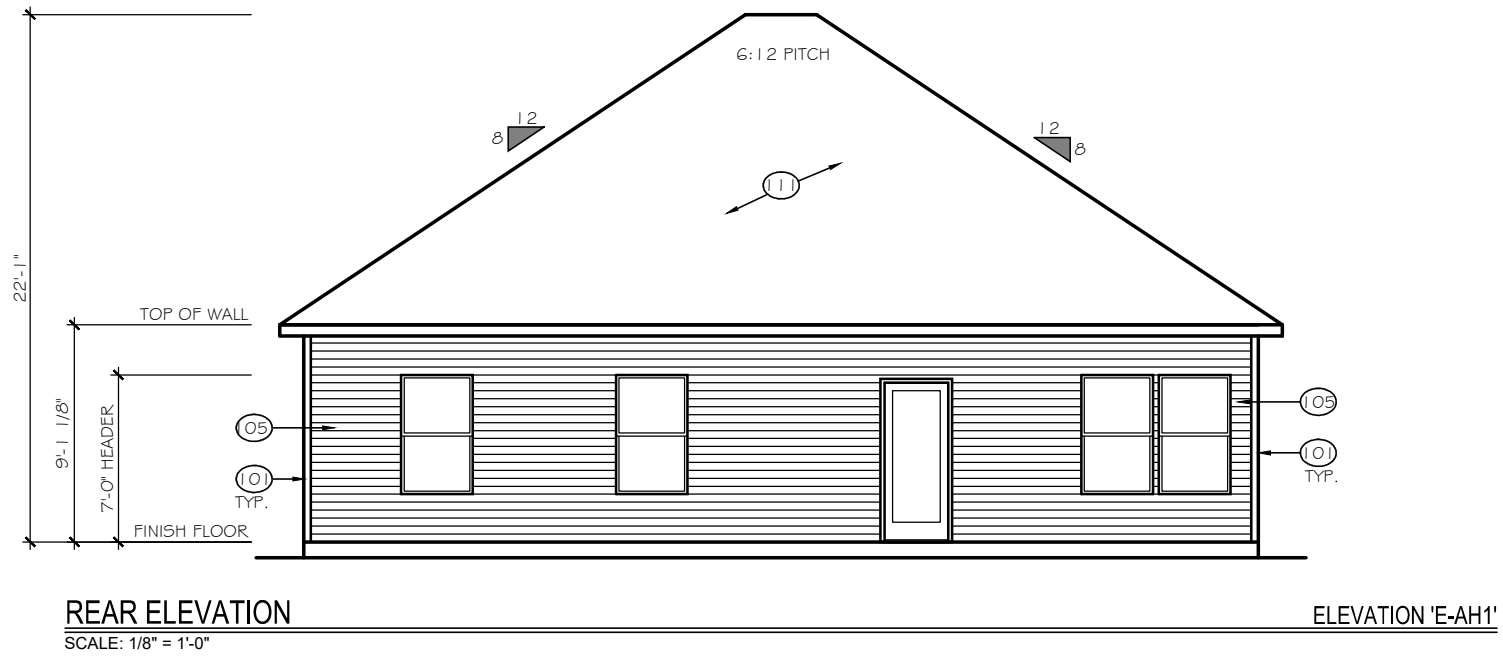
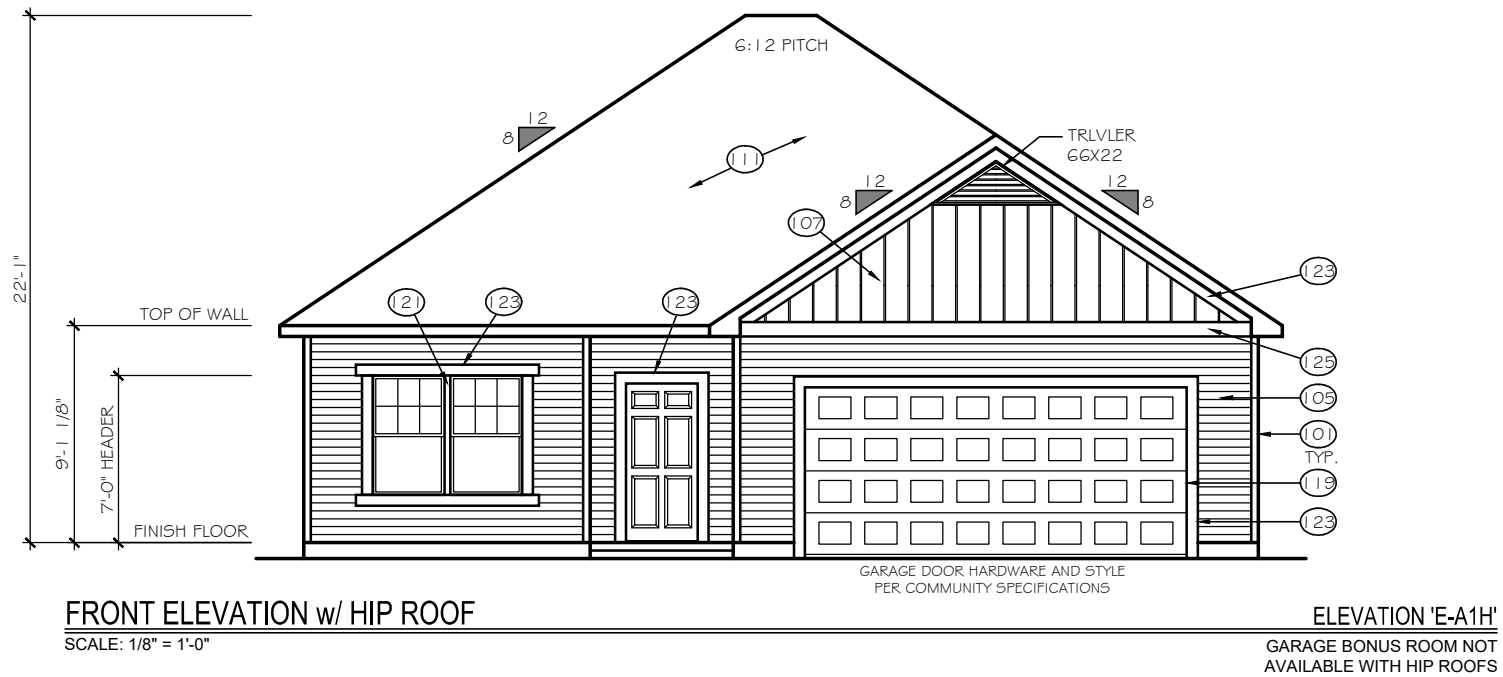
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT & RIGHT ELEVATION
ELEVATION E-A1

THE BAYSIDE

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

SHEET:
A3.2
v1.19



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

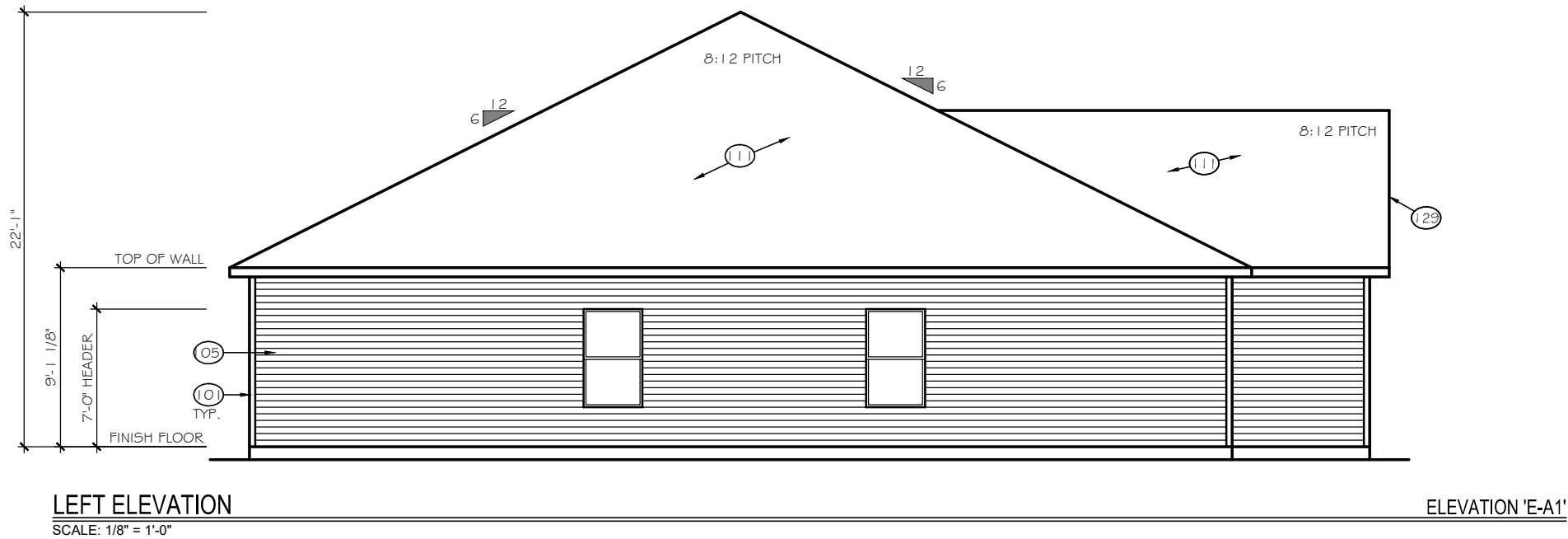
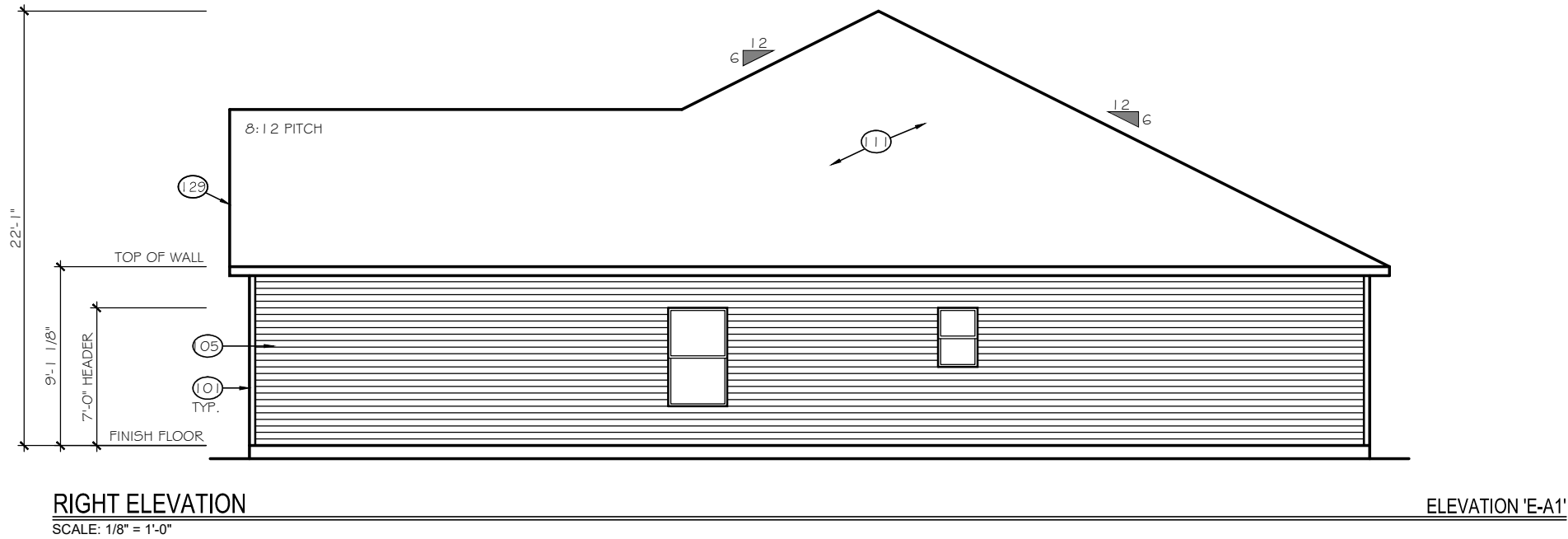
FRONT & REAR ELEVATIONS
ELEVATION E-AH1

THE BAYSIDE

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

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

SHEET:
A3.3
v1.19



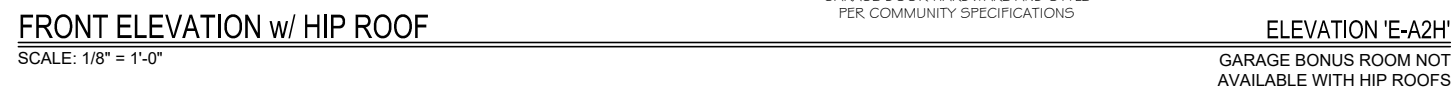
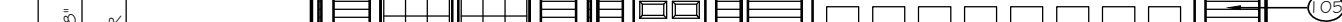
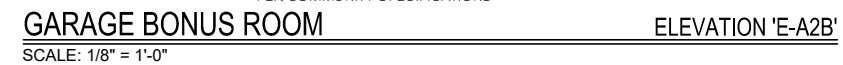
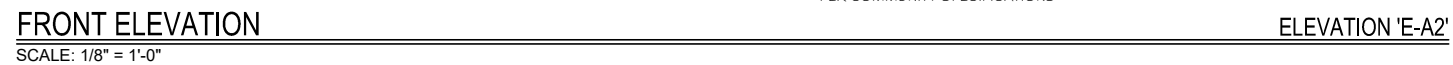
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT & LEFT ELEVATIONS
ELEVATION E-AH1

THE BAYSIDE

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

SHEET:
A3.4
v1.19



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

ELEVATION OPTIONS
ELEVATION E-A2

THE BAYSIDE

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

DRAWN BY:

MLM

DATE: _____

04-22-19

SCALE

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

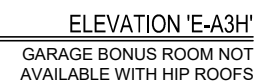
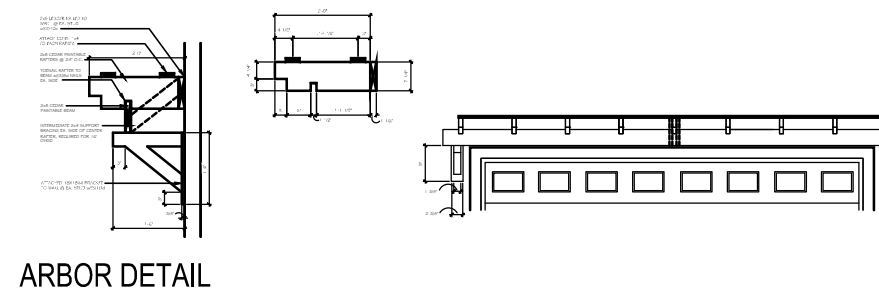
CHECKED BY:

BPS

SHEET:

A3.5

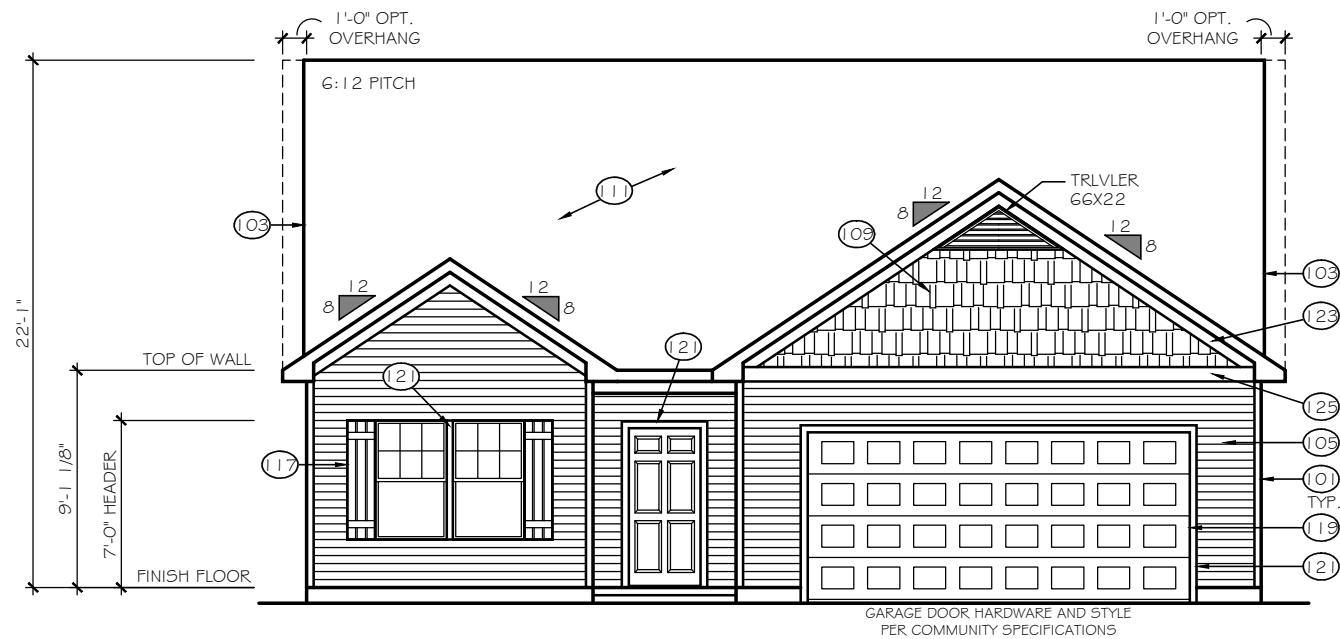
v1.19



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

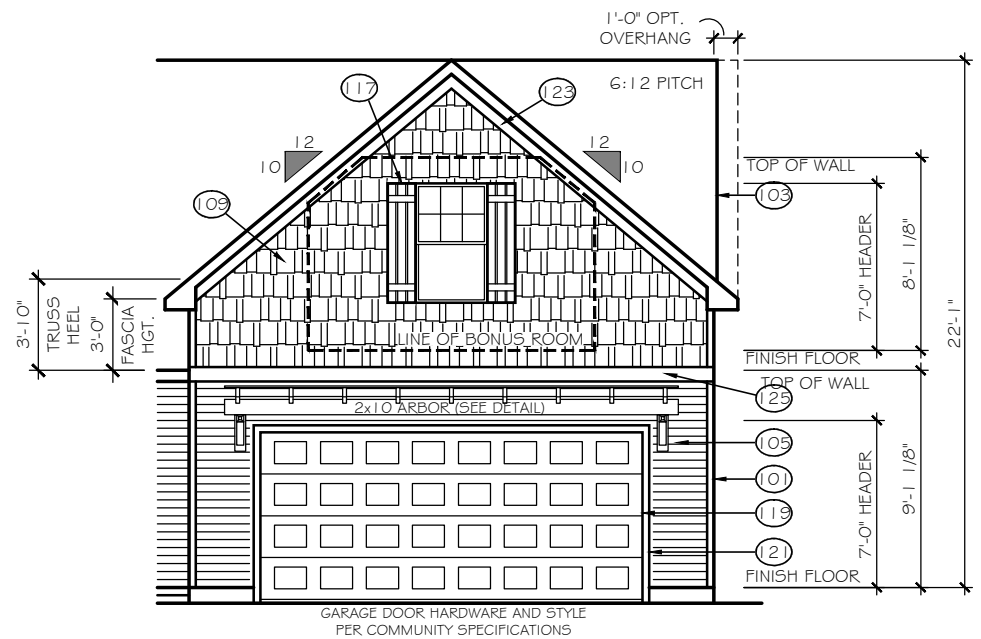
THE BAYSIDE

v l . 1 9



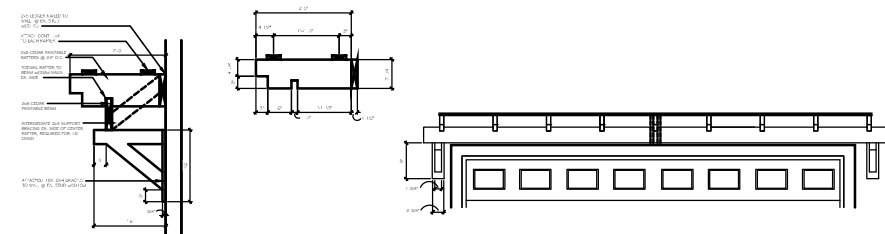
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1'

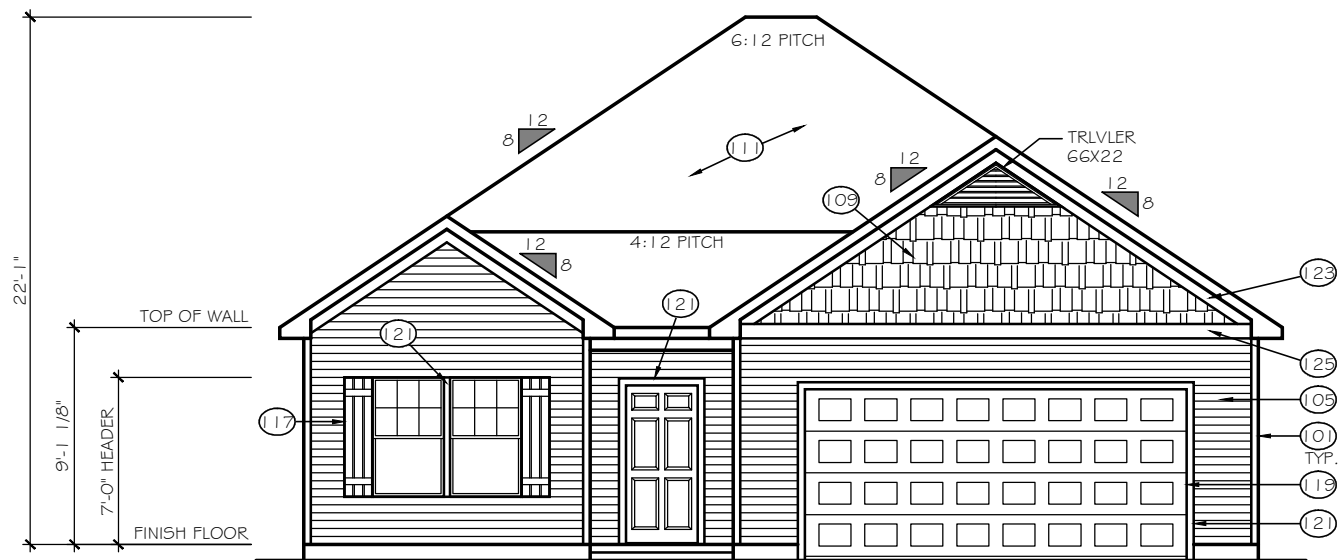


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1B'



ARBOR DETAIL



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

ELEVATION 'E-C1H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION OPTIONS
ELEVATION E-C1

THE BAYSIDE

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

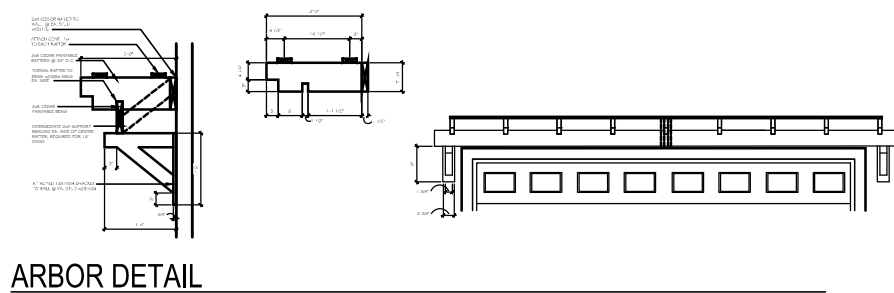
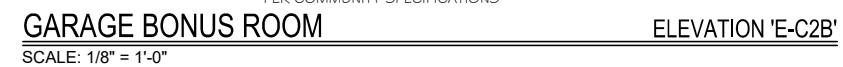
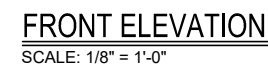
DRAWN BY:
MLM

DATE:
04-22-19

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

CHECKED BY:
BPS

SHEET:
A3.10
v1.19



ELEVATION 'E-C2H'
RAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U

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

ELEVATION OPTIONS
ELEVATION E-C2

THE BAYSIDE

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

DRAWN BY:

MLM

DATE: _____

04-22-19

SCALE:

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

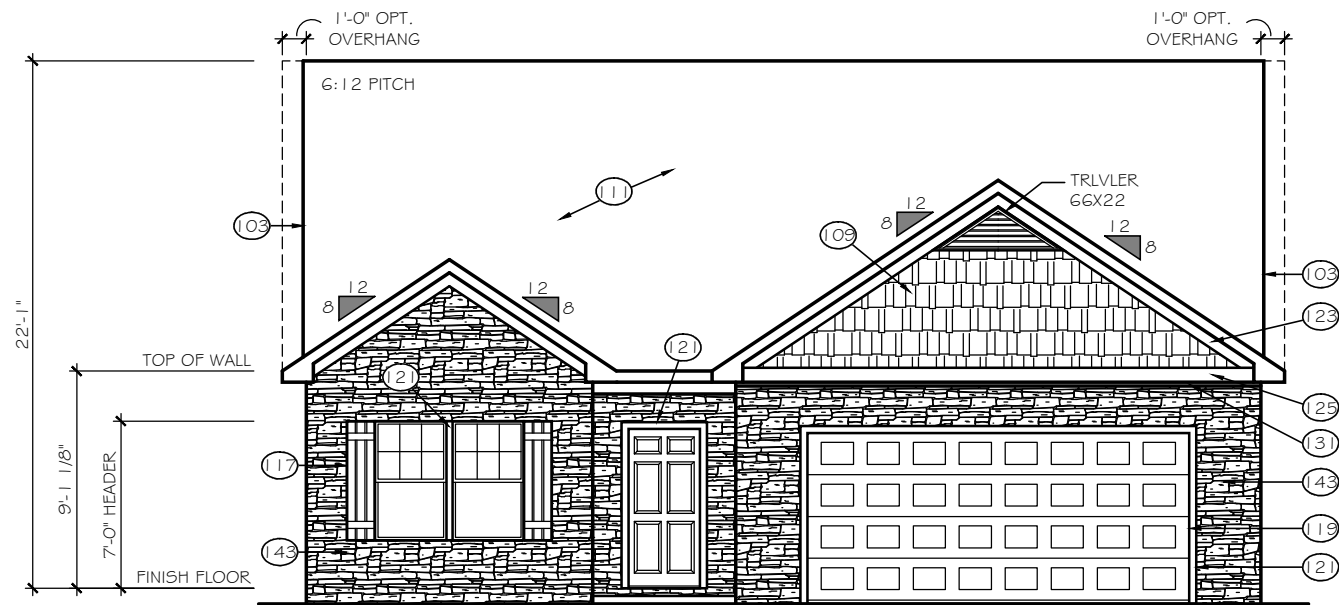
CHECKED BY:

BPS

SHEET:

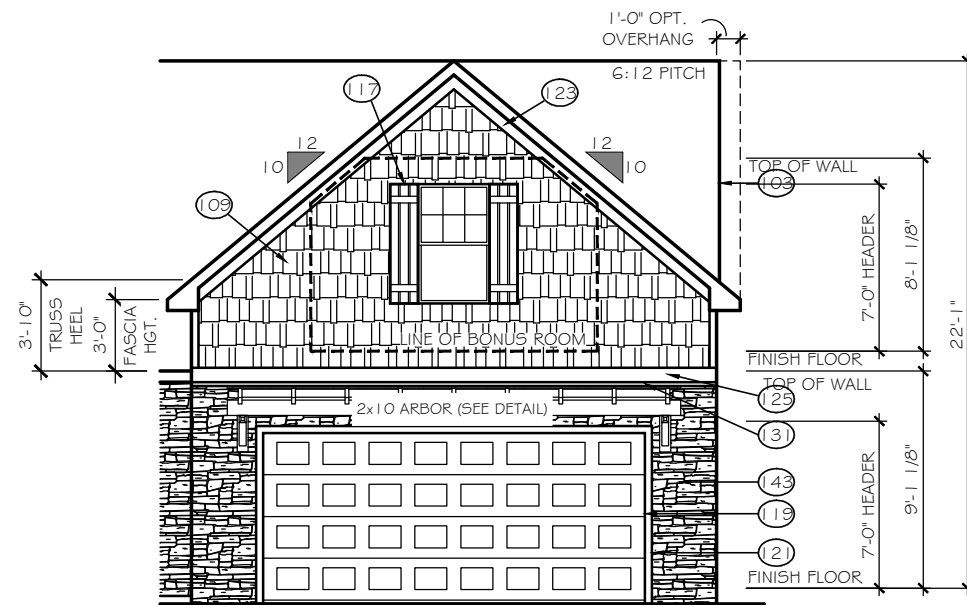
A3.11

v1.19



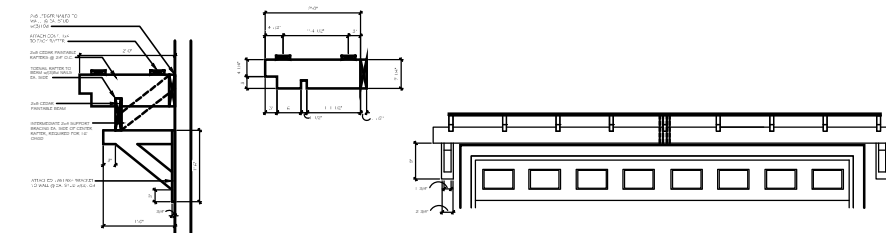
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

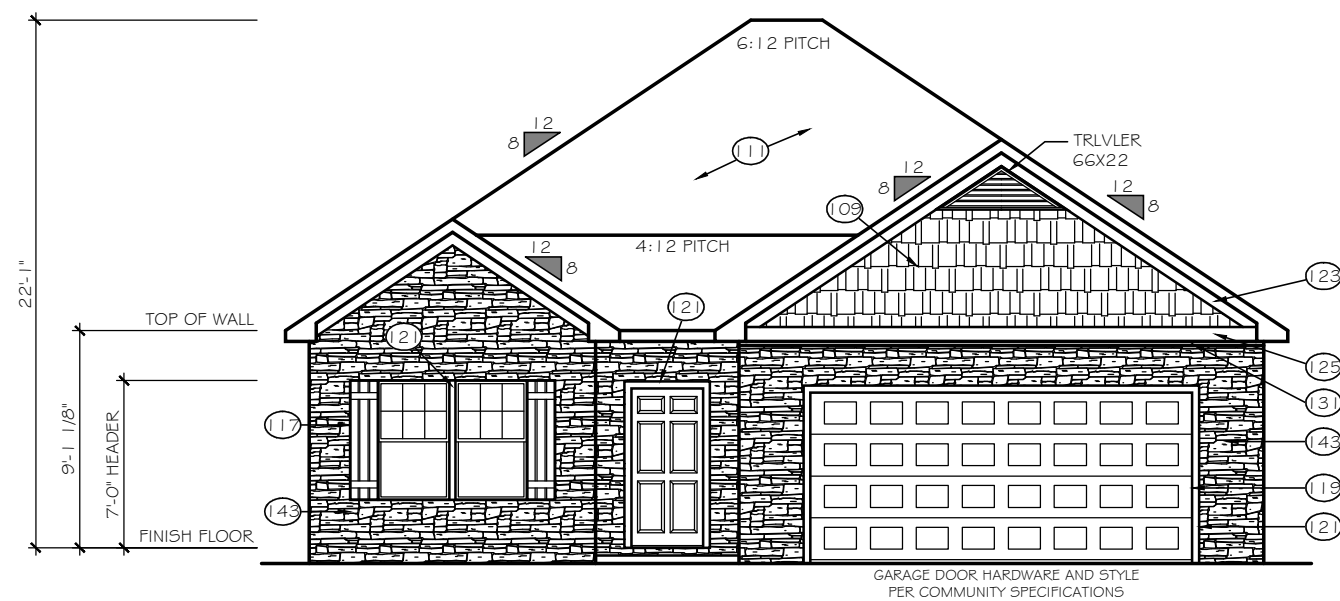


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3B'



ARBOR DETAIL



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

ELEVATION 'E-C3H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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

FRONT & REAR ELEVATIONS
ELEVATION E-C3

THE BAYSIDE

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

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

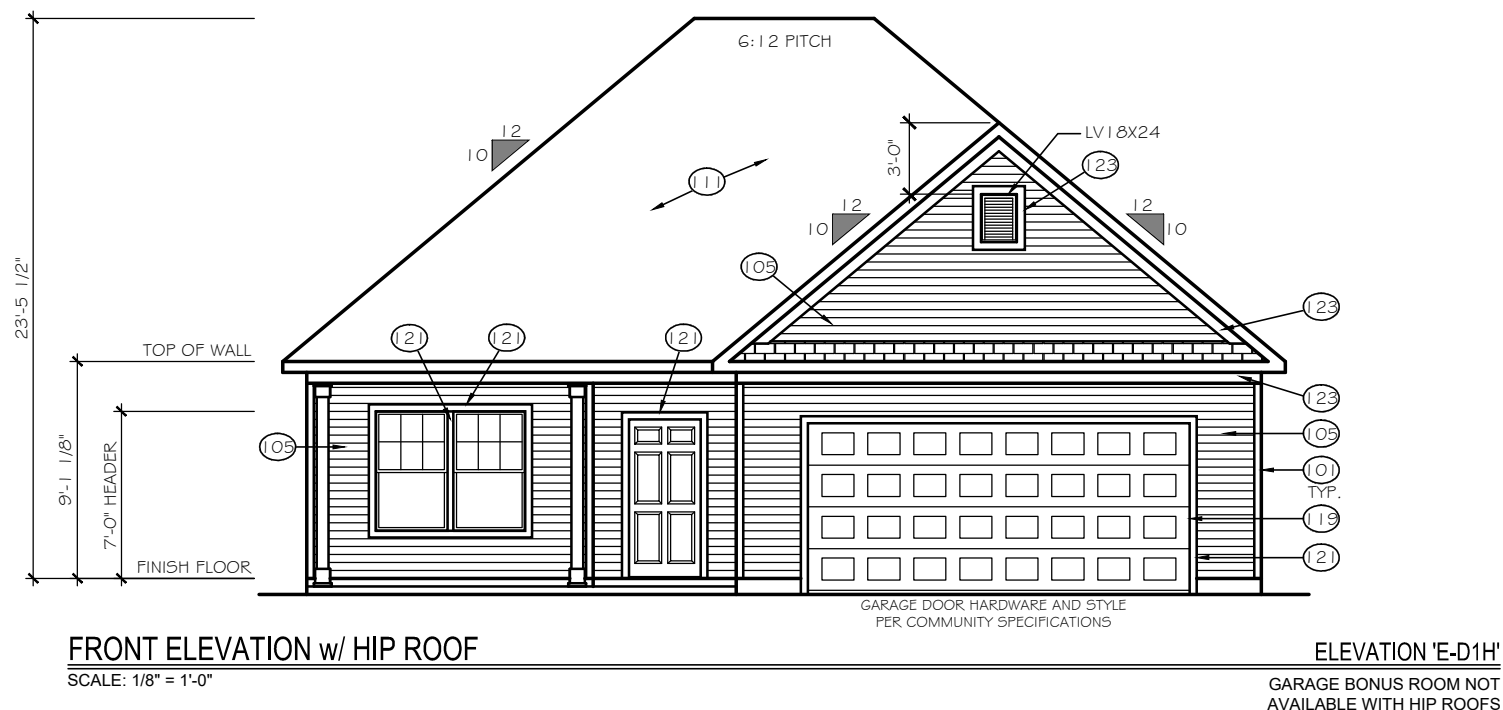
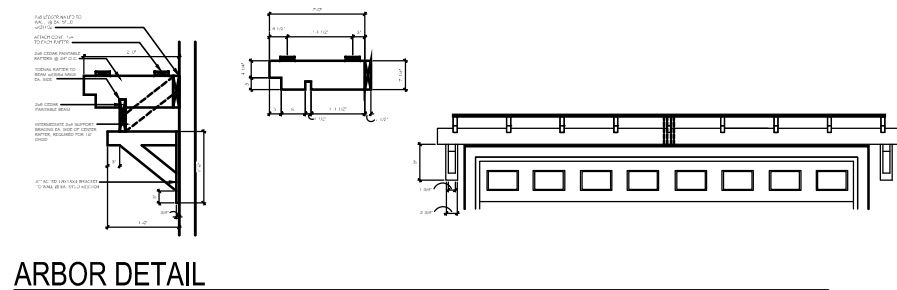
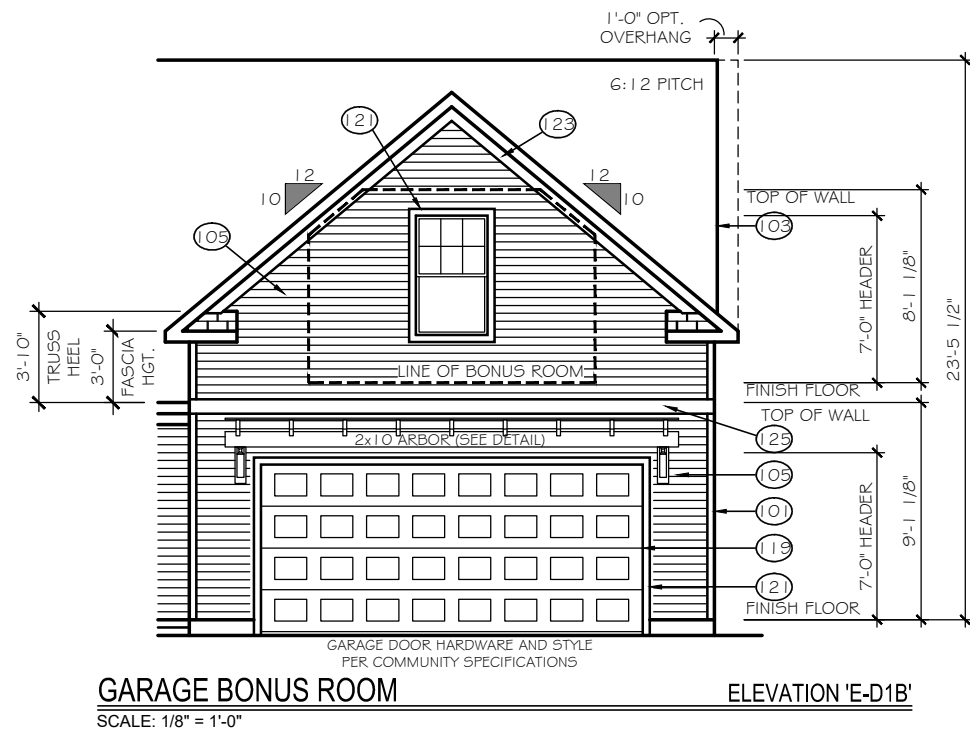
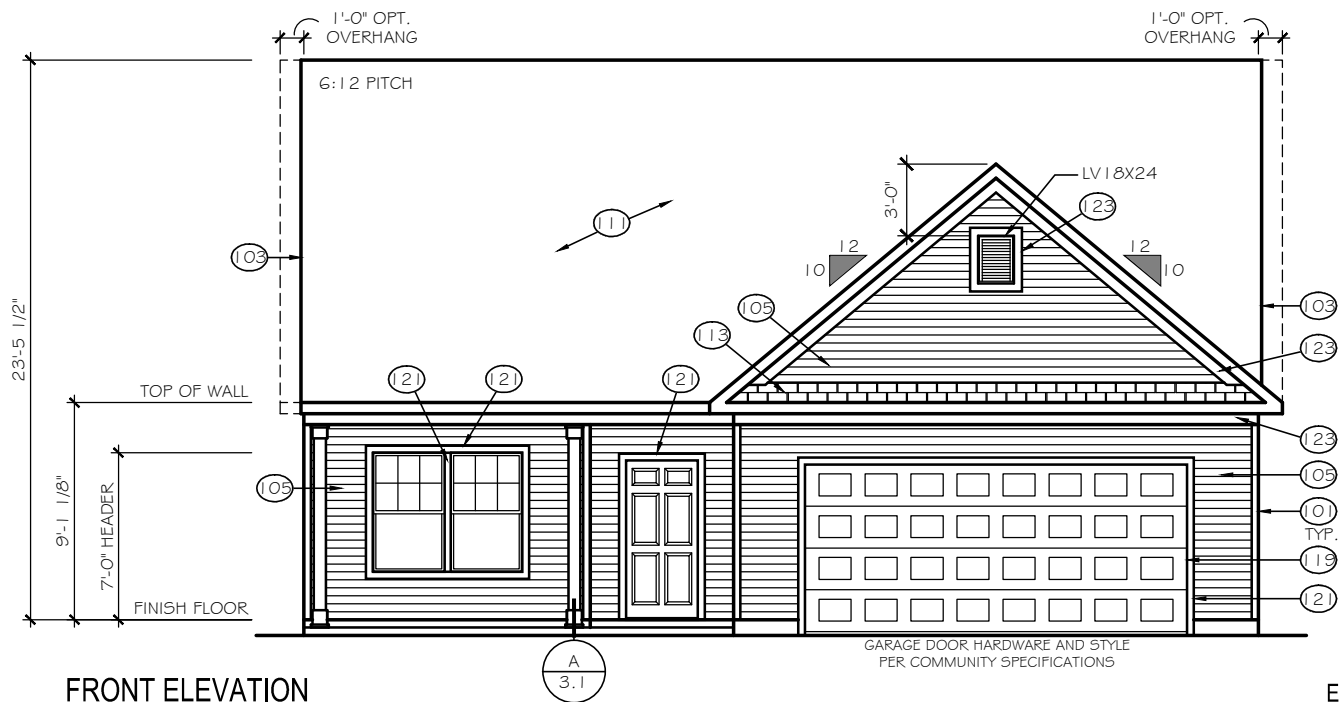
CHECKED BY:

BPS

SHEET:

A3.12

v1.19

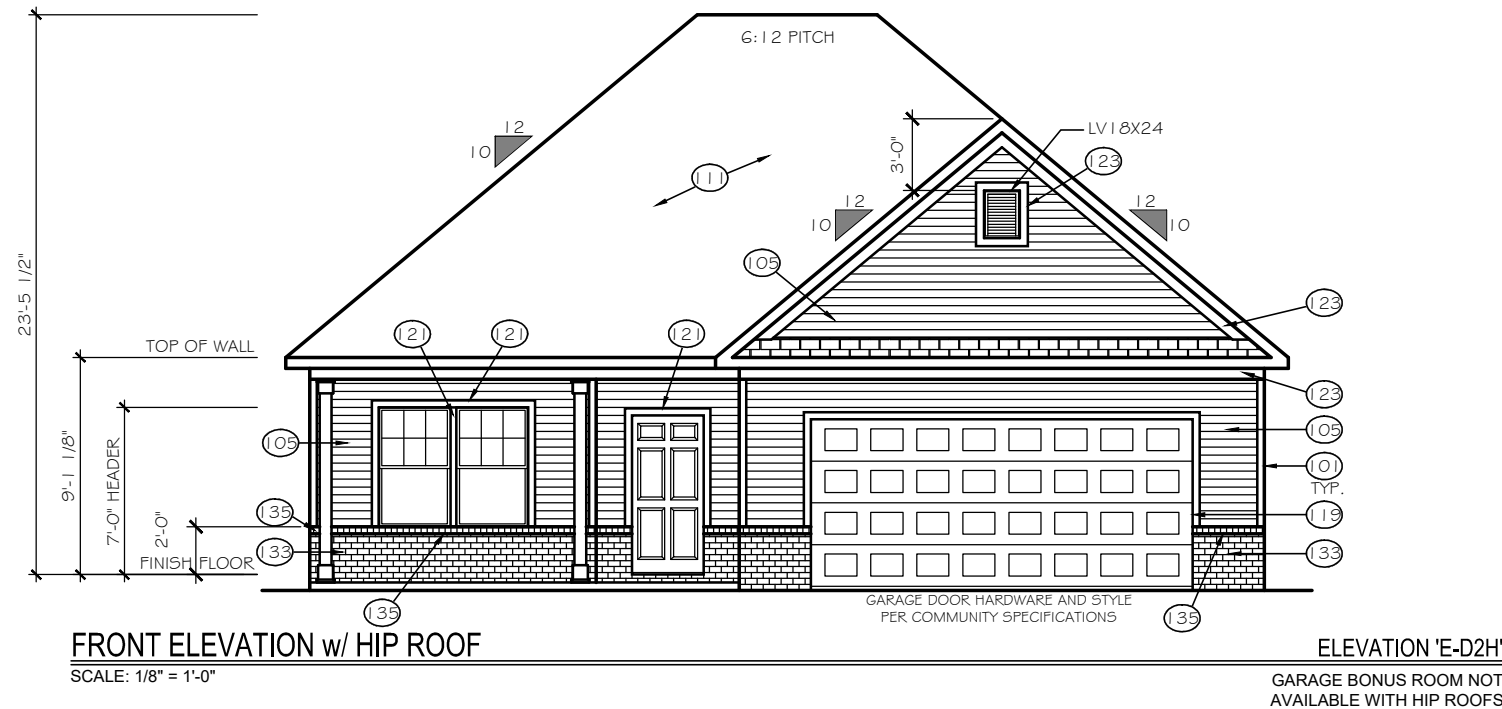
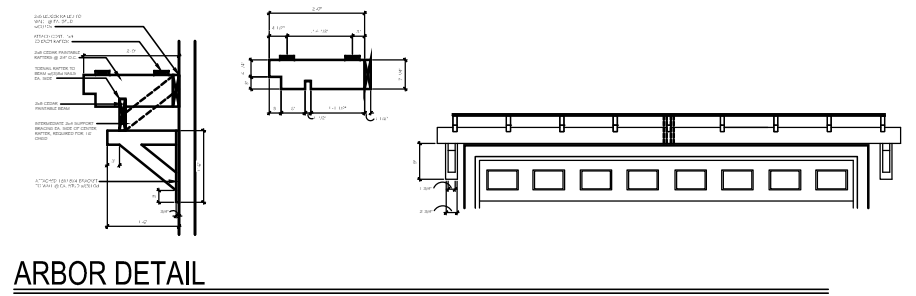
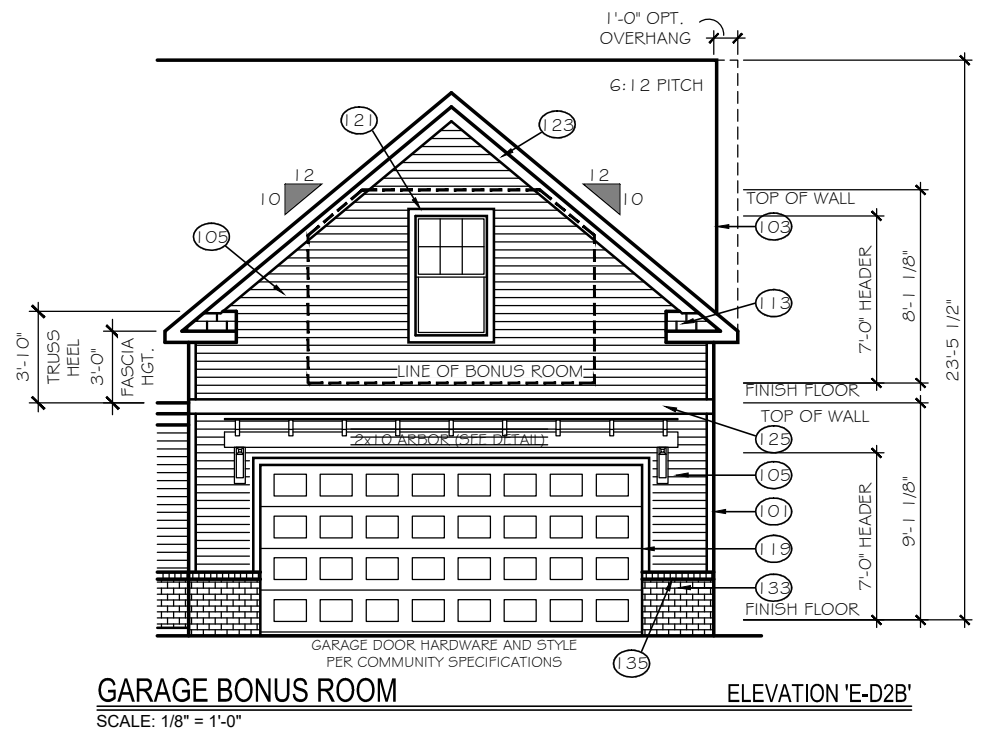
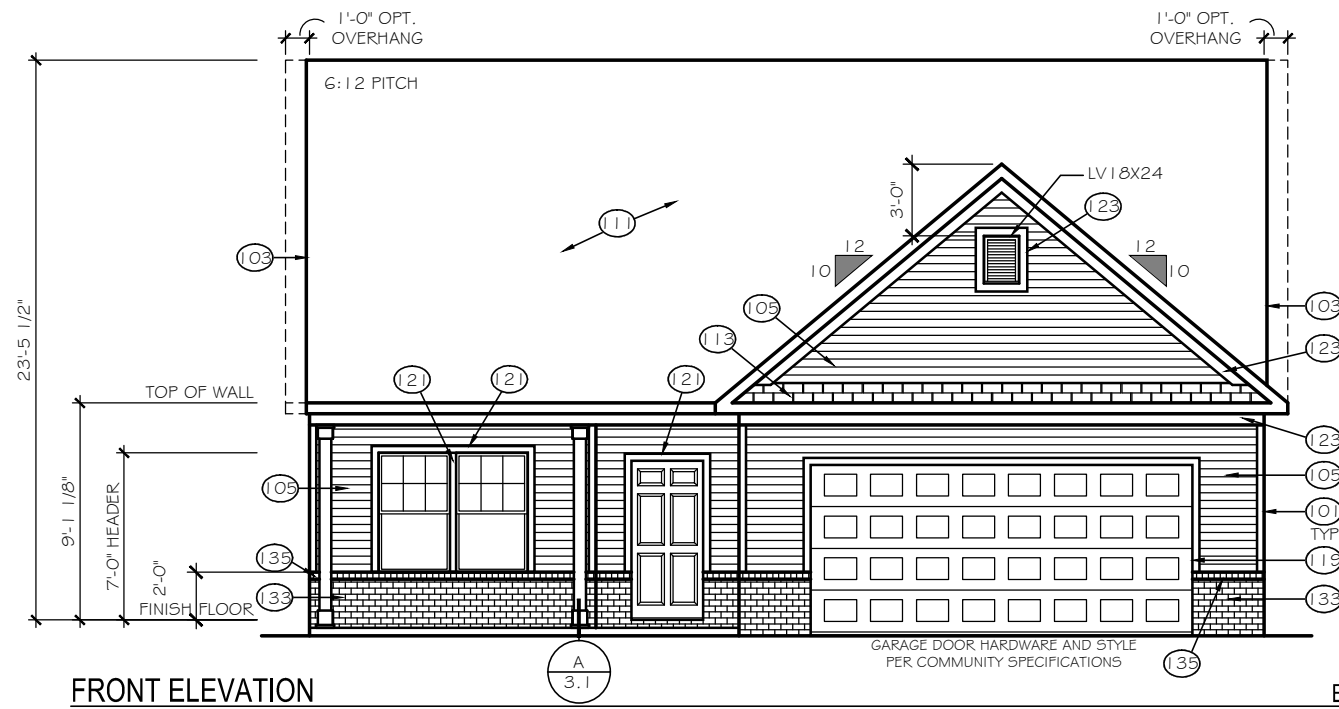


TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-D1
THE BAYSIDE

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

SHEET:
A3.13
v1.19



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

ELEVATION OPTIONS
ELEVATION E-D2

THE BAYSIDE

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

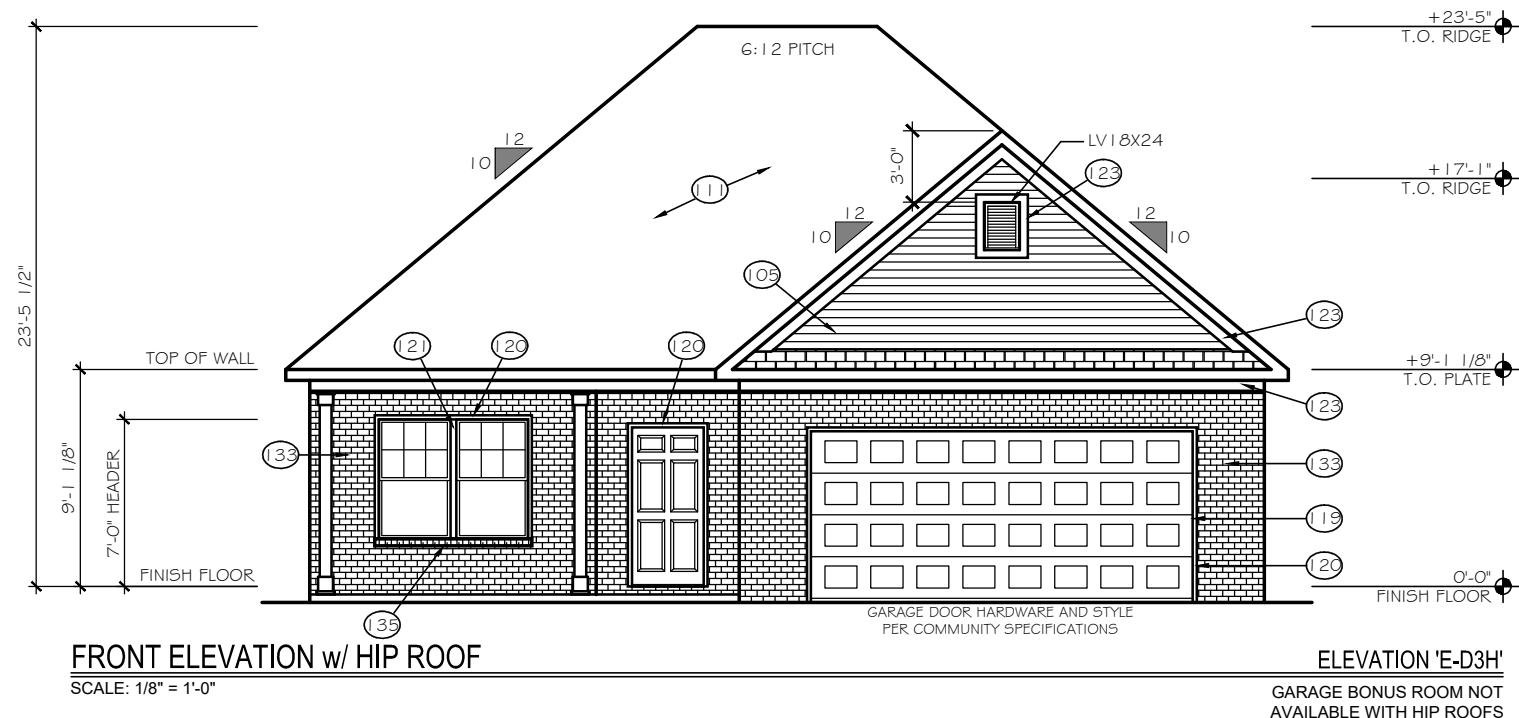
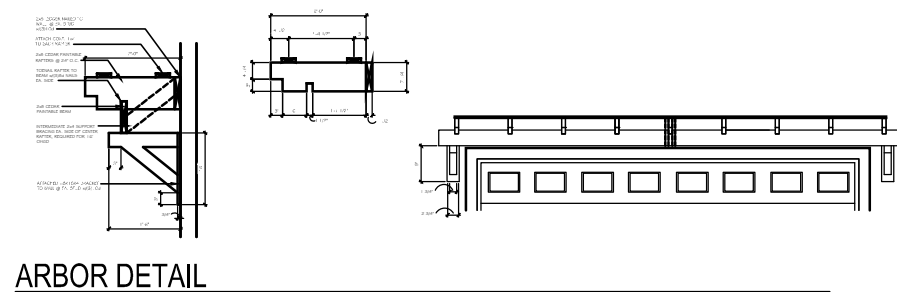
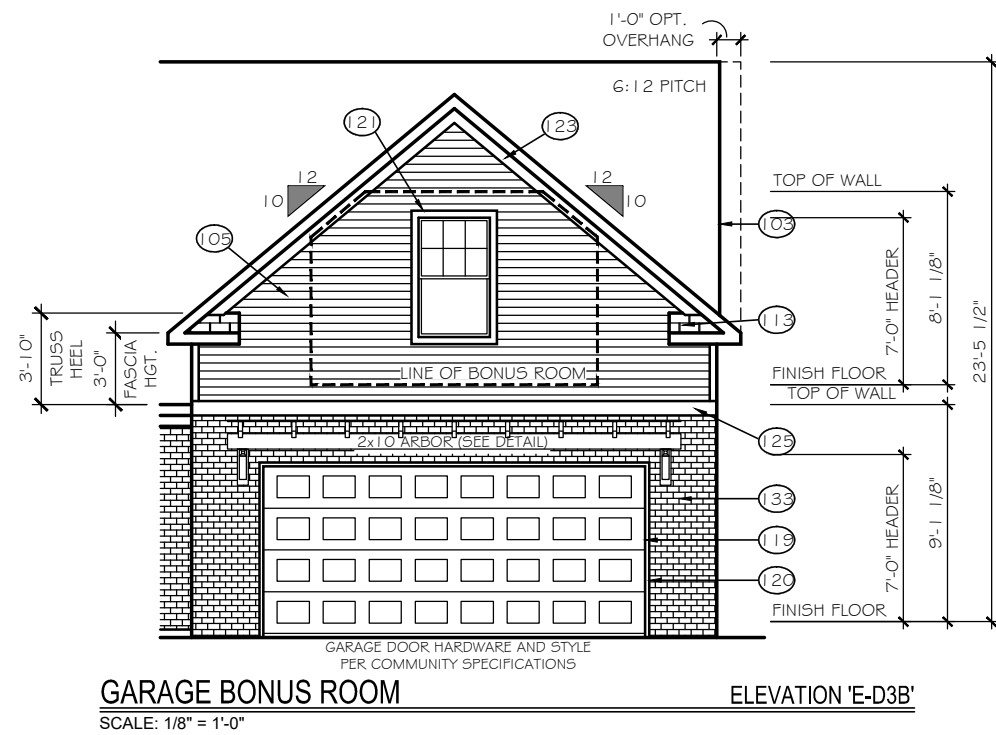
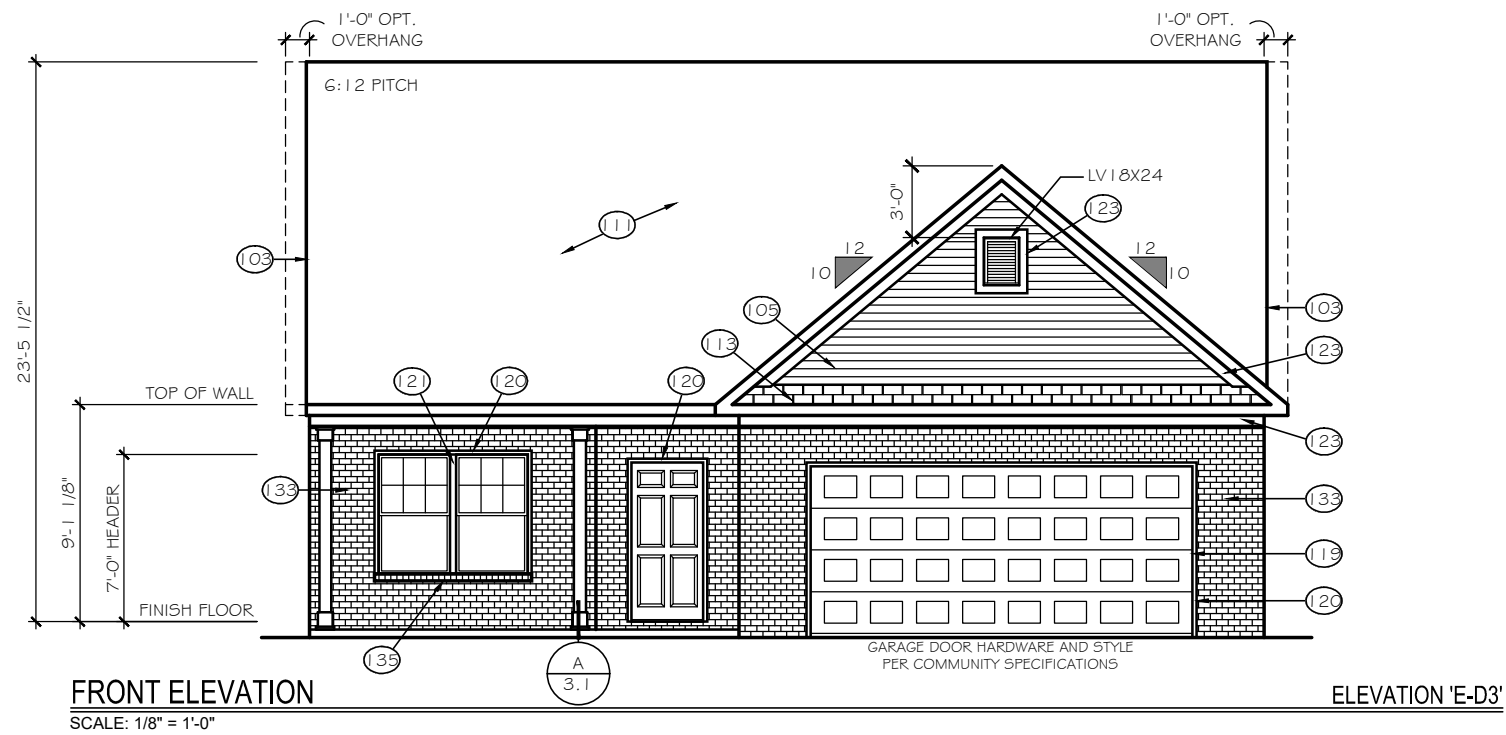
DRAWN BY: MLM

DATE: 04-22-19

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

CHECKED BY: BPS

SHEET: A3.14
v1.19

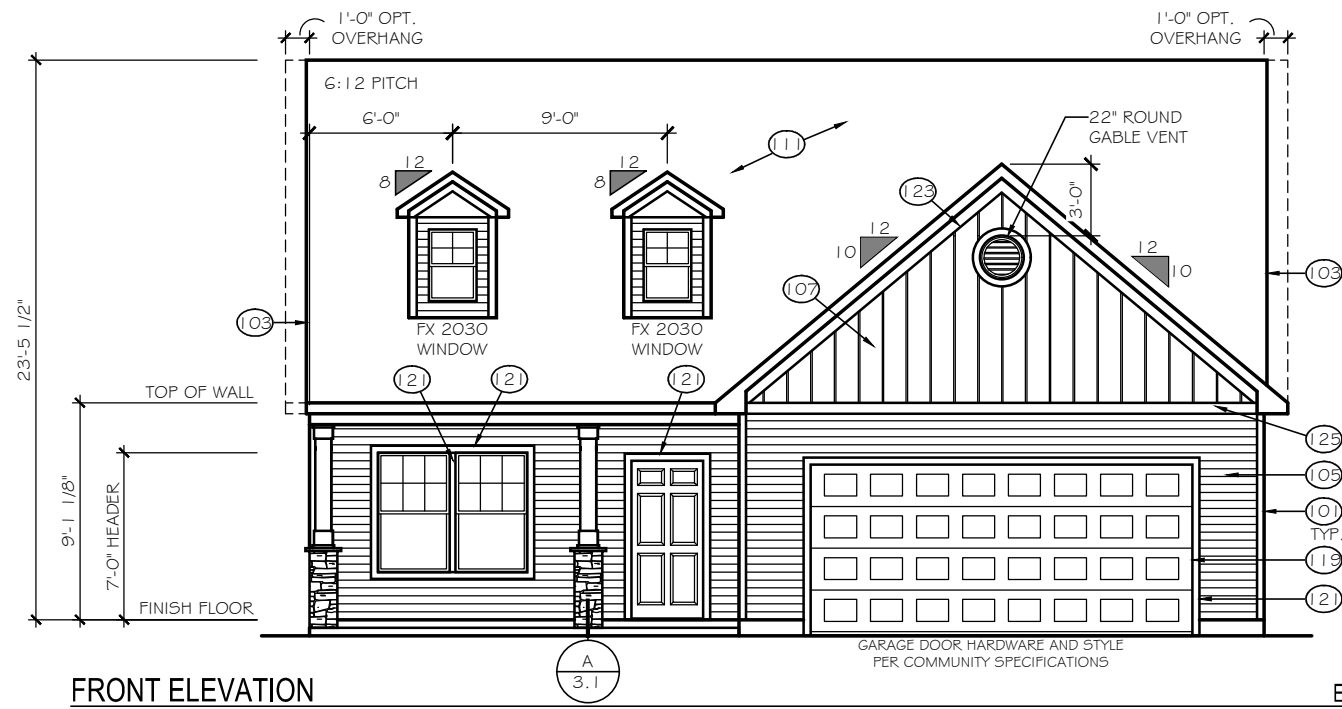


TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-D3
THE BAYSIDE

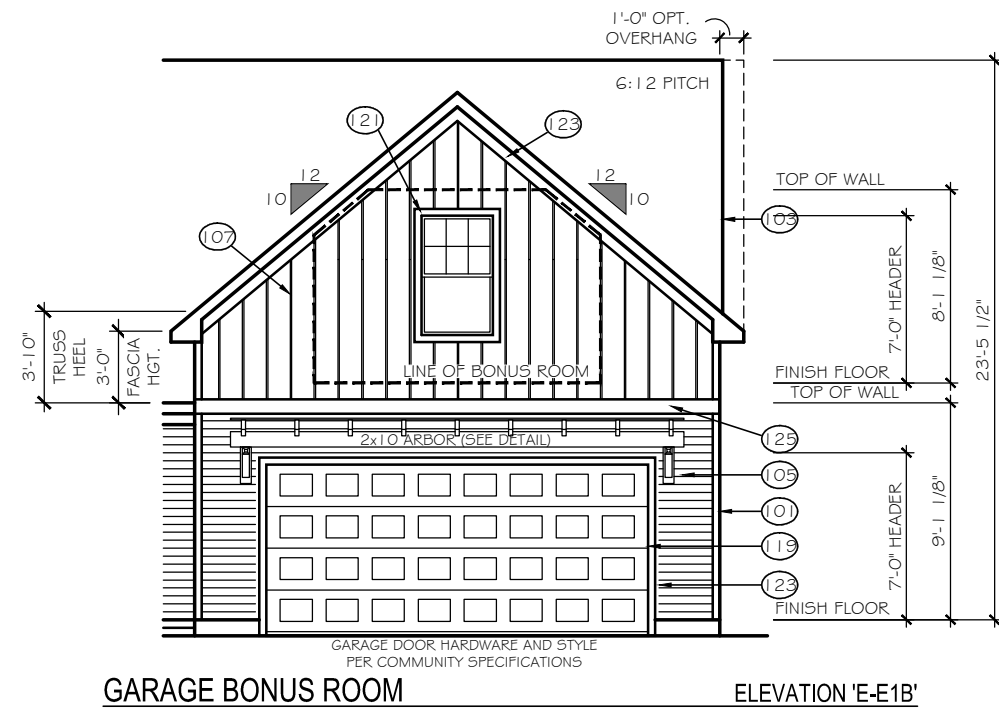
Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY: MLM
DATE: 04-22-19
SCALE: 1/8"=1'-0"
CHECKED BY: BPS

SHEET:
A3.15
v1.19



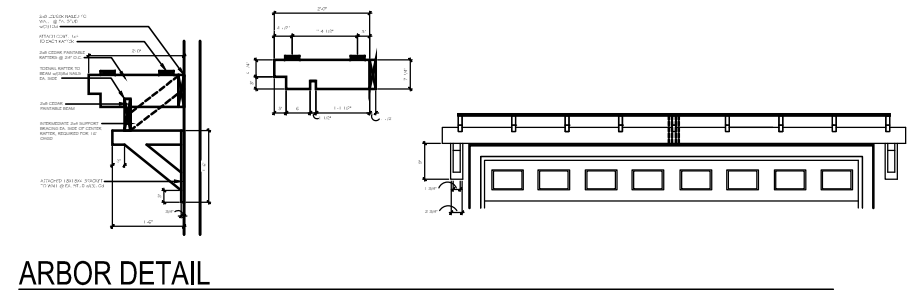
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

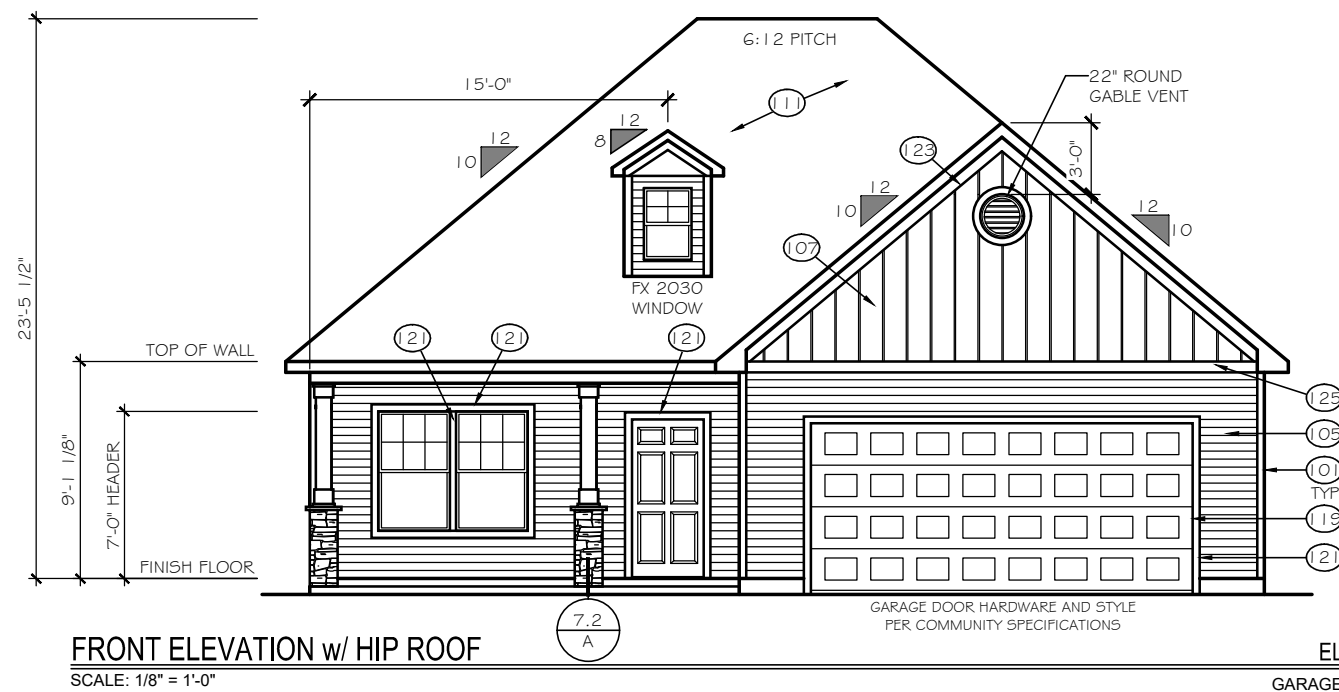


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1B'



ARBOR DETAIL



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

ELEVATION 'E-E1H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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

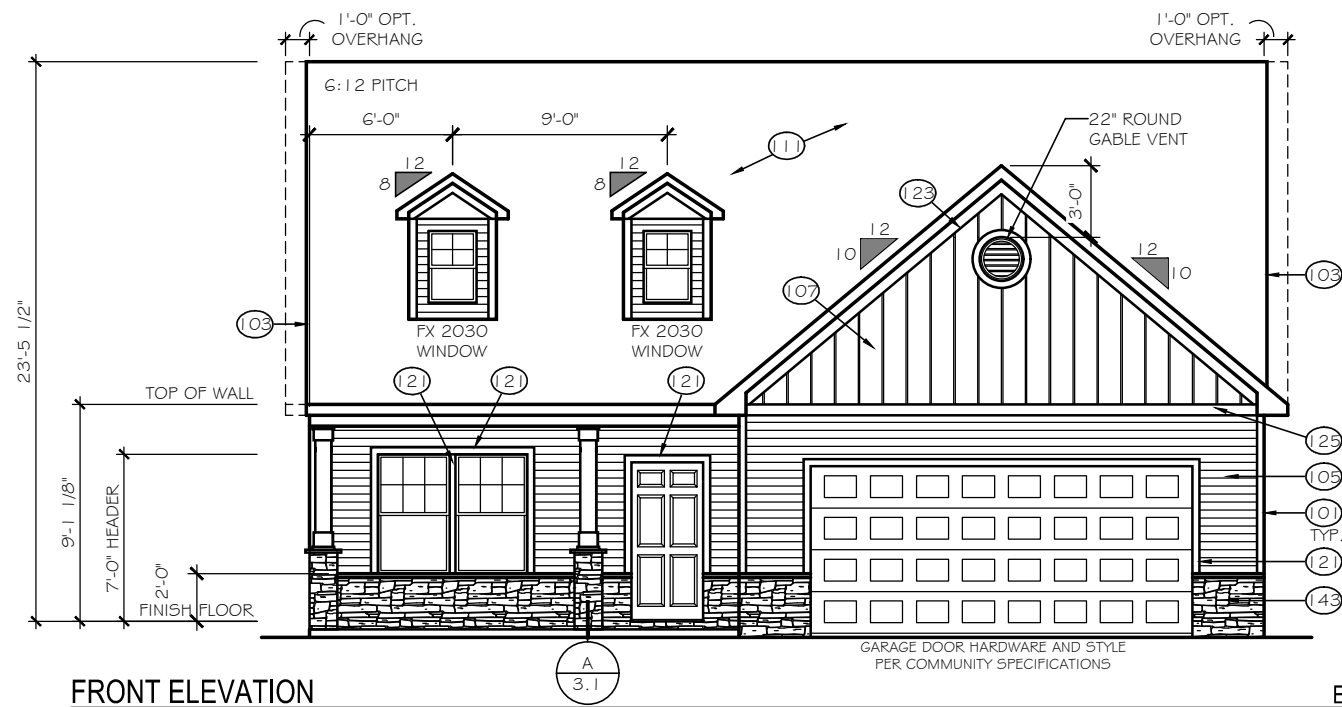
ELEVATION OPTIONS
ELEVATION E-E1

THE BAYSIDE

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

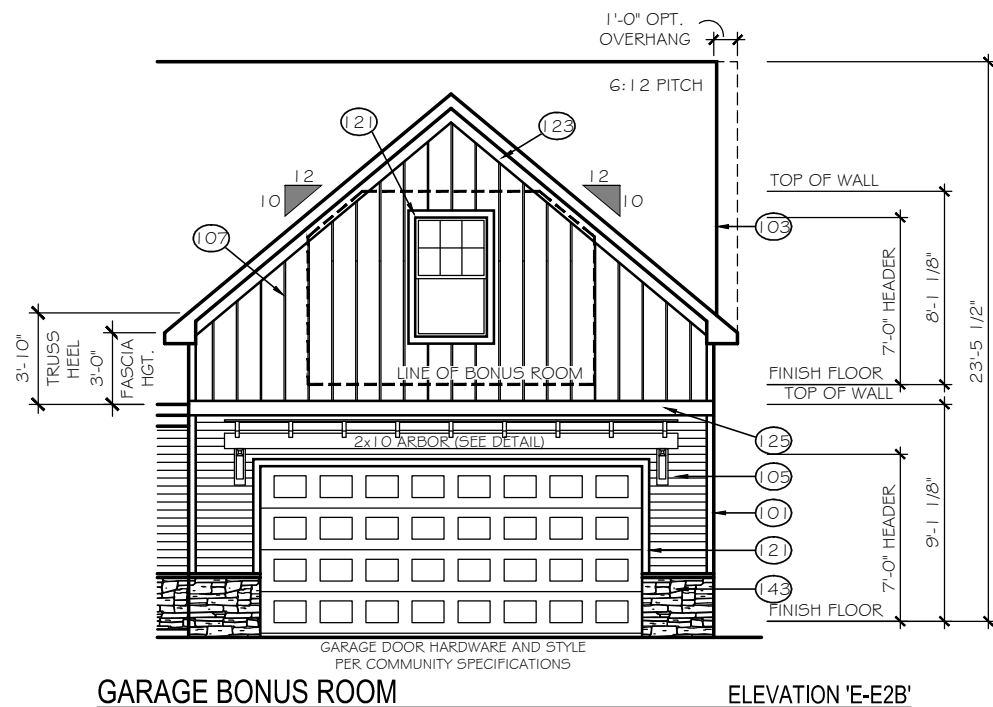
DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.16
v1.19



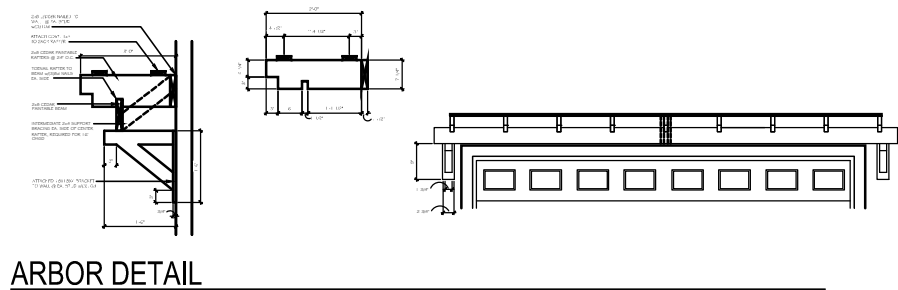
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2'

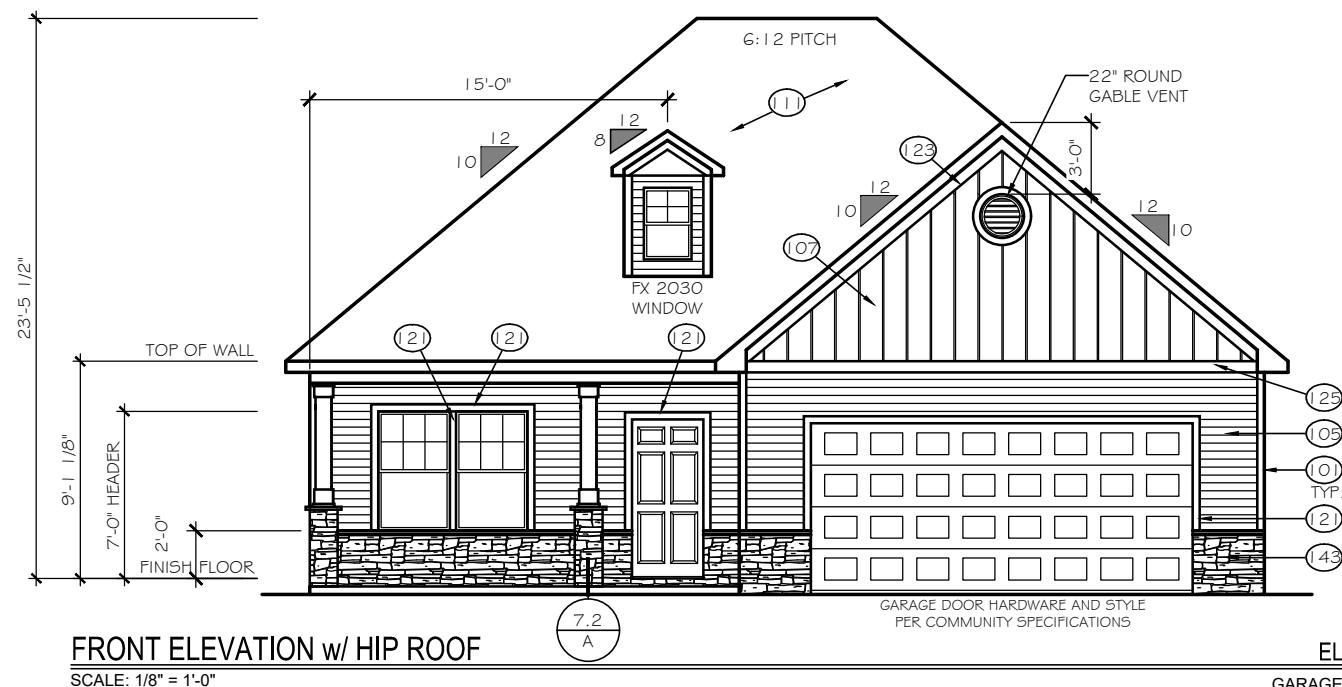


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2B'



ARBOR DETAIL



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

ELEVATION 'E-E2H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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

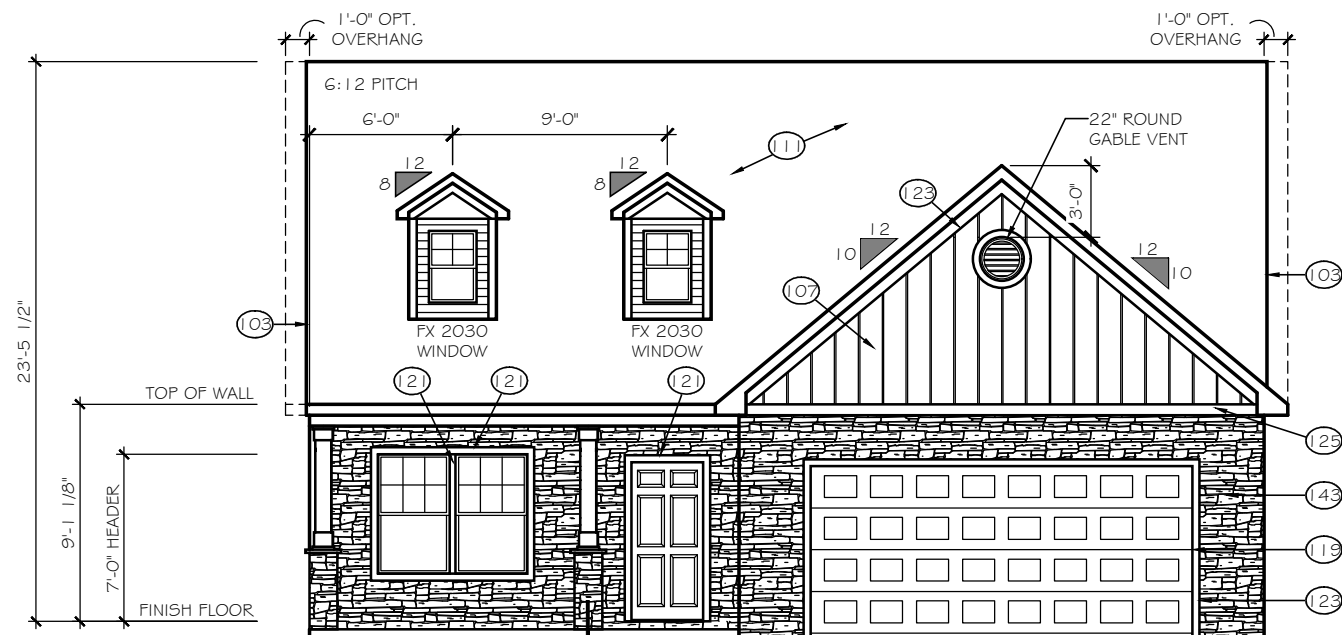
ELEVATION OPTIONS
ELEVATION E-E2

THE BAYSIDE

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

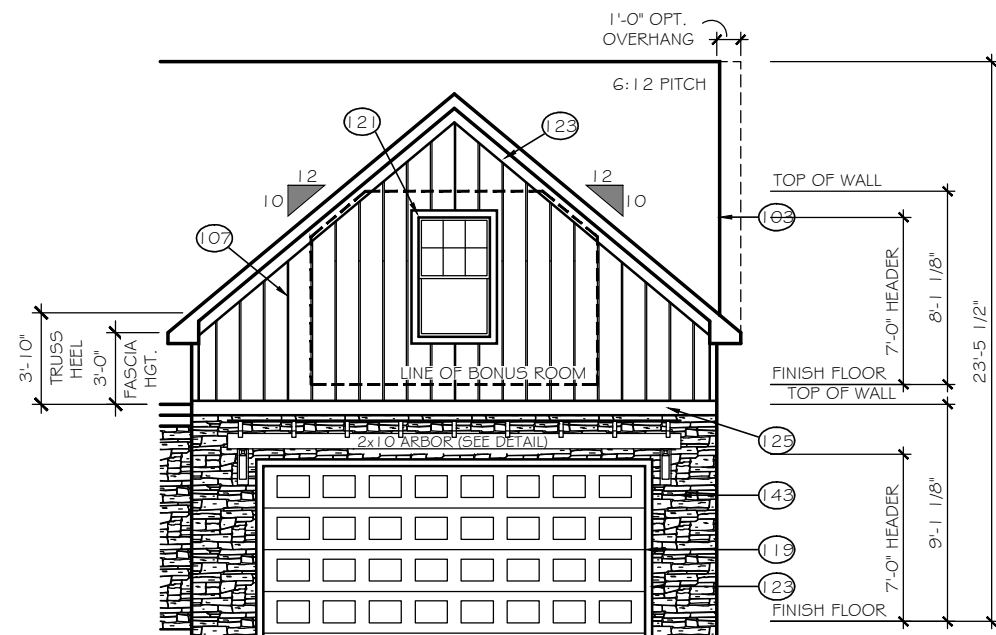
DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.17
v1.19



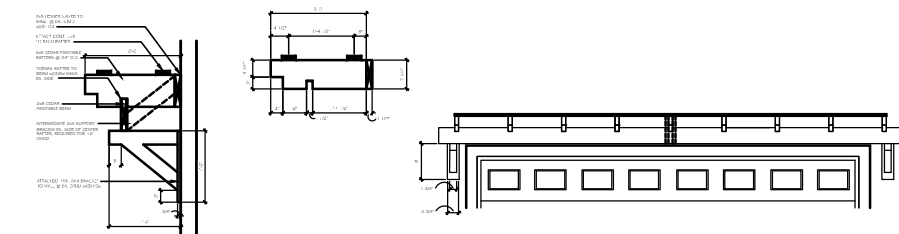
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

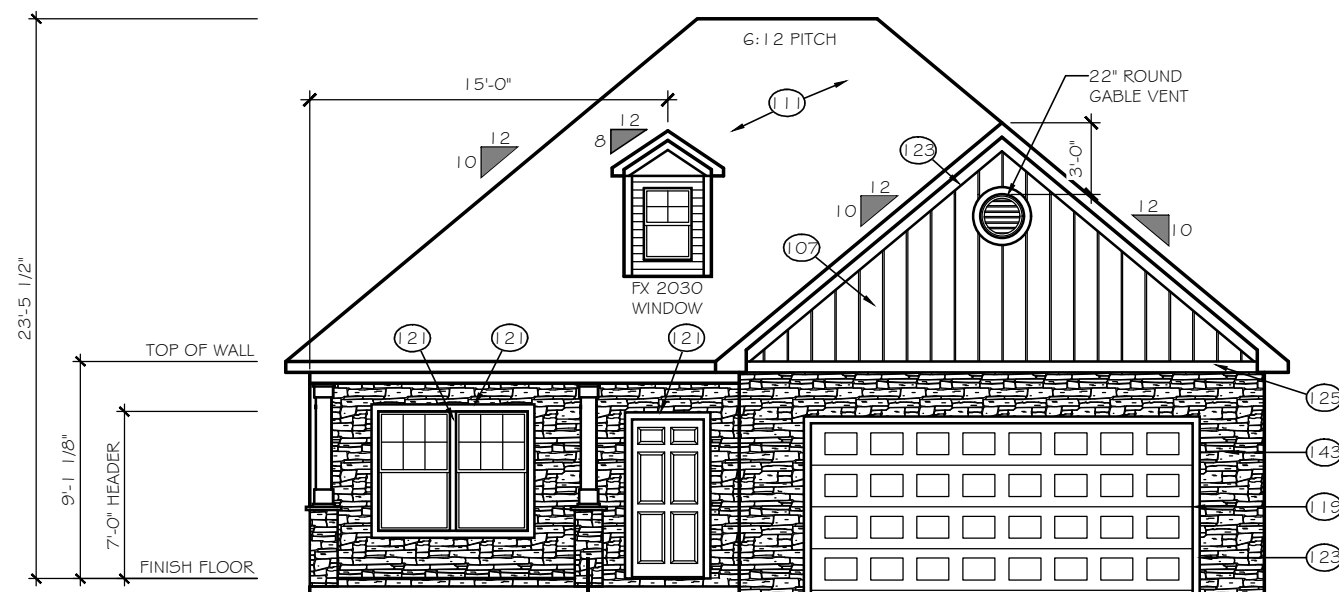


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3B'



ARBOR DETAIL



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

ELEVATION 'E-E3H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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

ELEVATION OPTIONS
ELEVATION E-E3

THE BAYSIDE

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

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

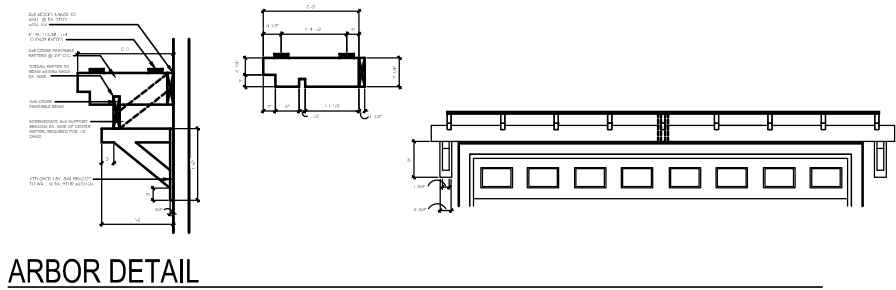
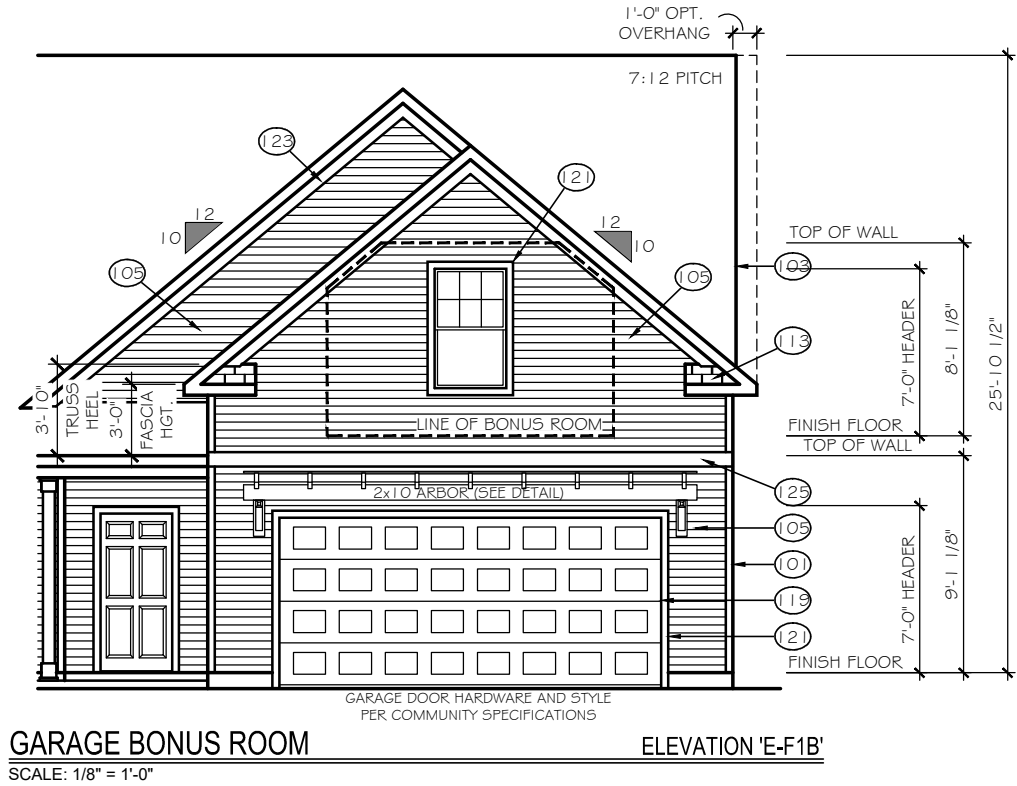
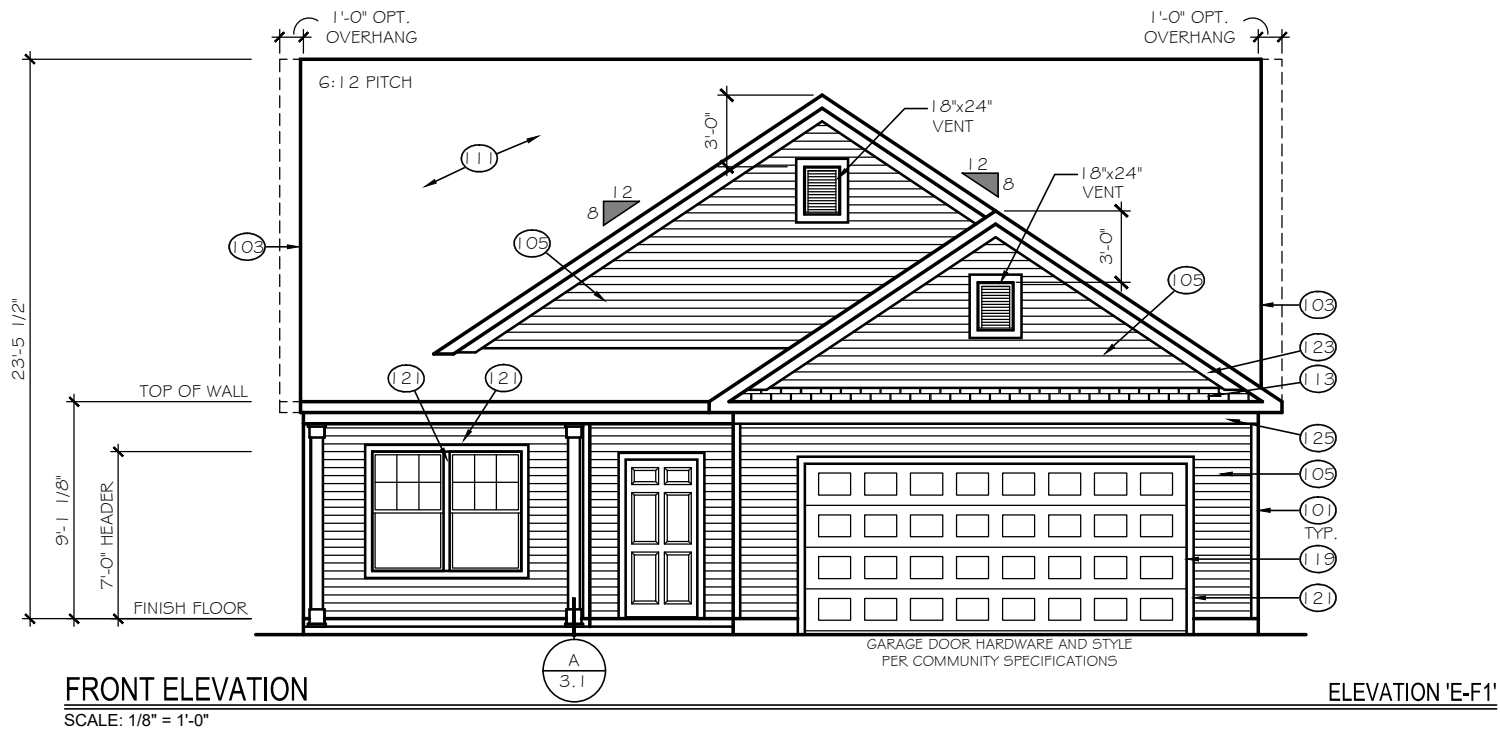
CHECKED BY:

BPS

SHEET:

A3.18

v1.19



TrueHomes

IT'S ALL ABOUT U

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

ELEVATION OPTIONS
ELEVATION E-F1

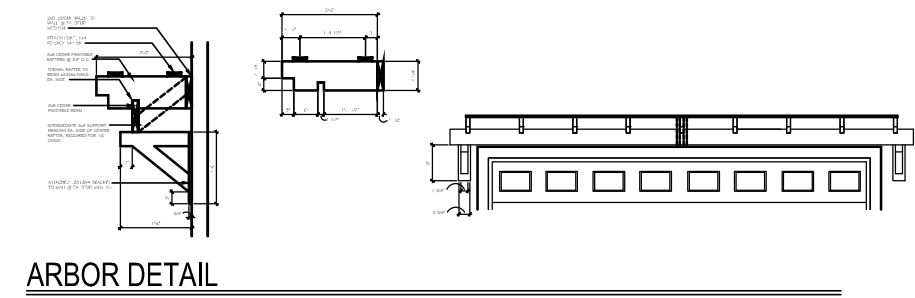
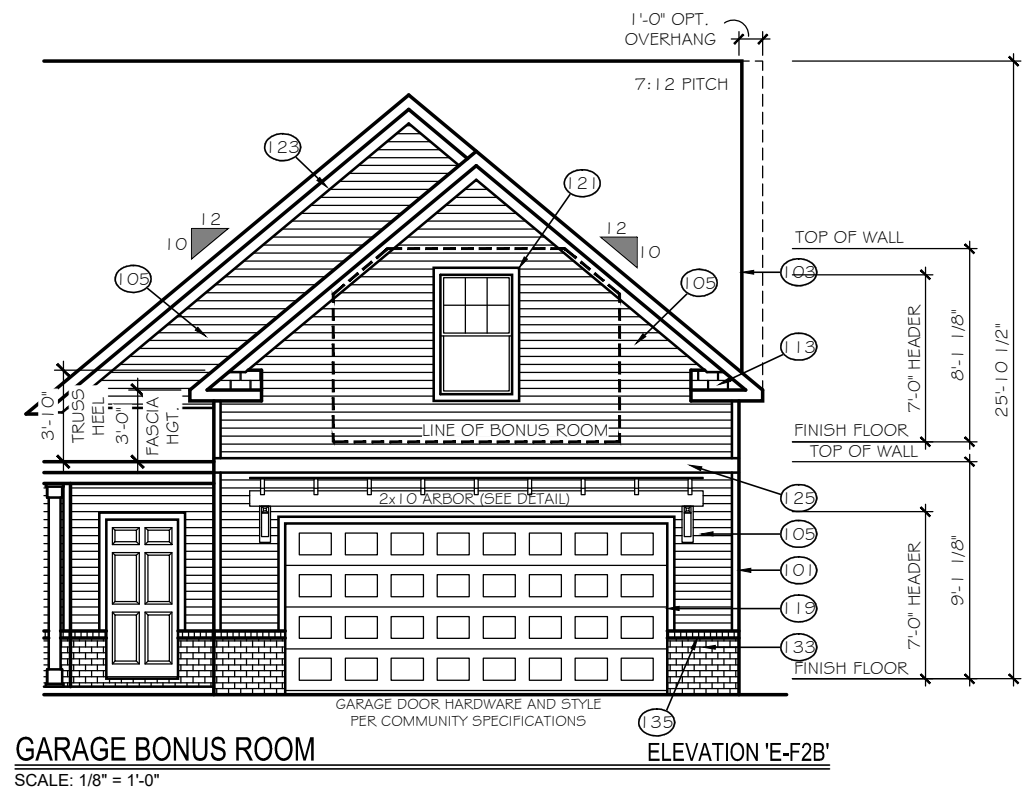
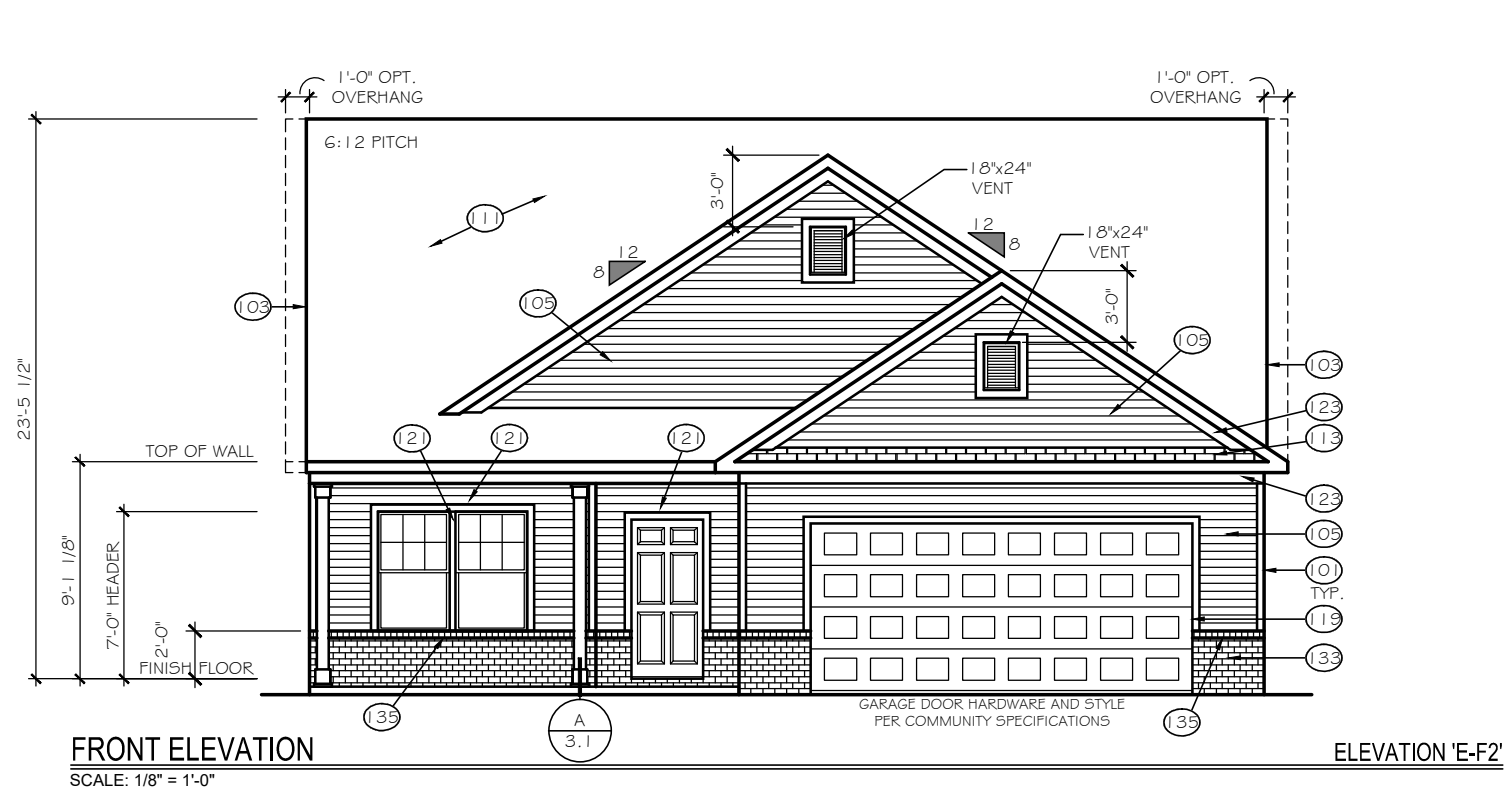
THE BAYSIDE

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

SHEET:

A3.19

v1.19



TrueHomes

IT'S ALL ABOUT U

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

ELEVATION OPTIONS
ELEVATION E-F2

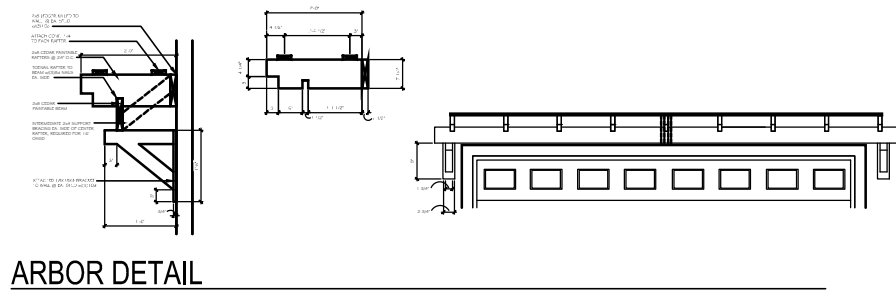
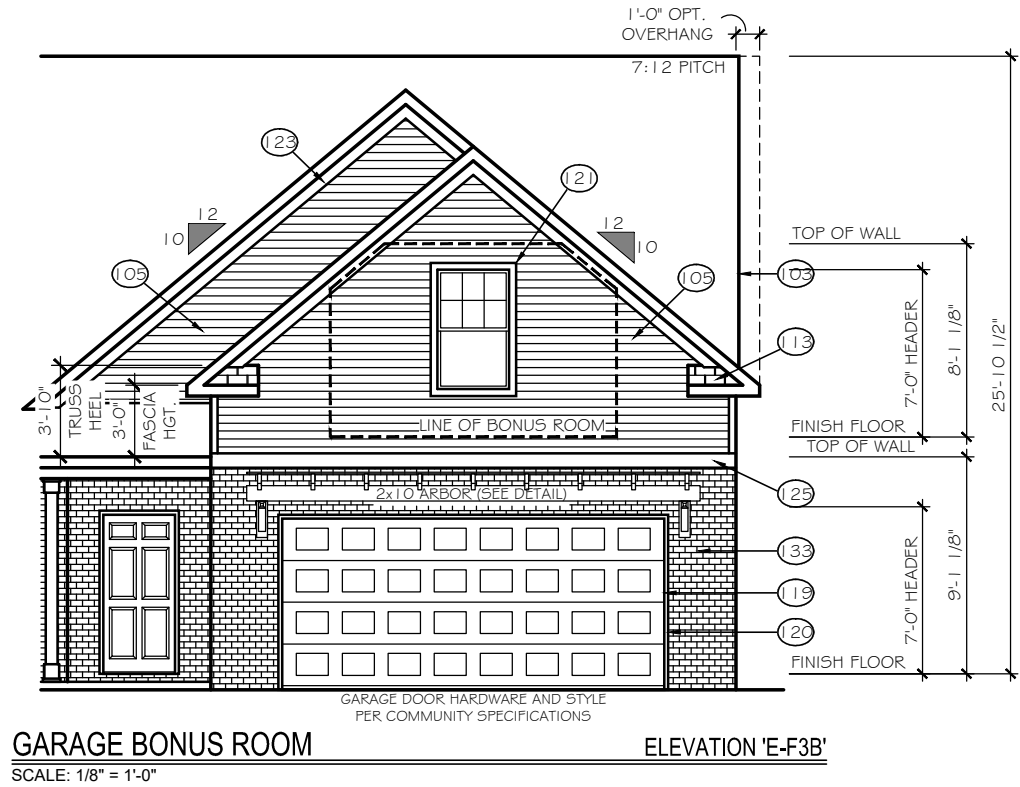
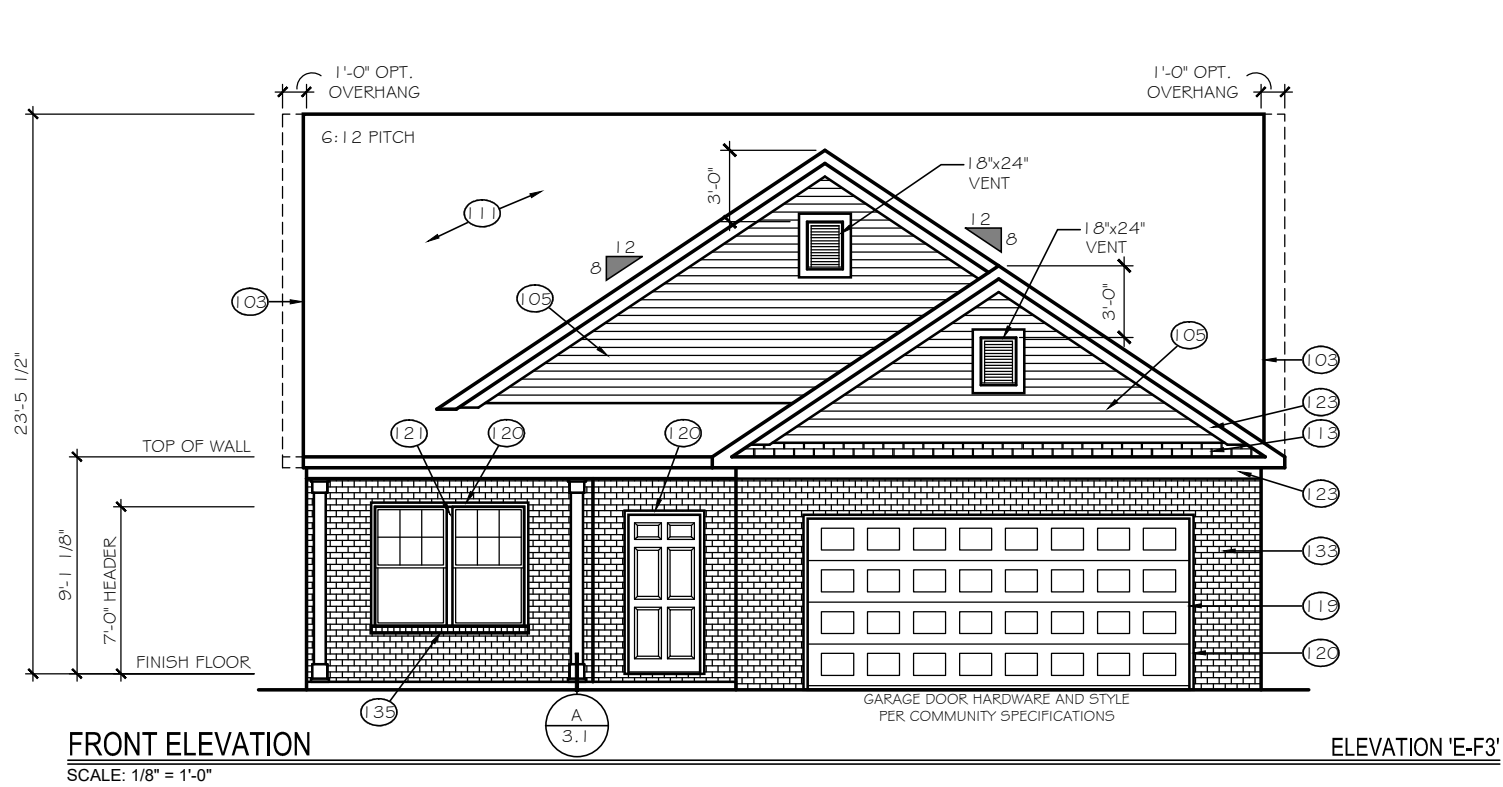
THE BAYSIDE

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

SHEET:

A3.20

v1.19



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

ELEVATION OPTIONS
ELEVATION E-F3

THE BAYSIDE

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

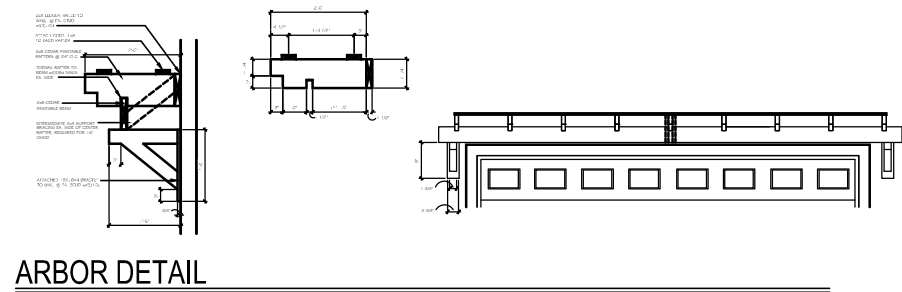
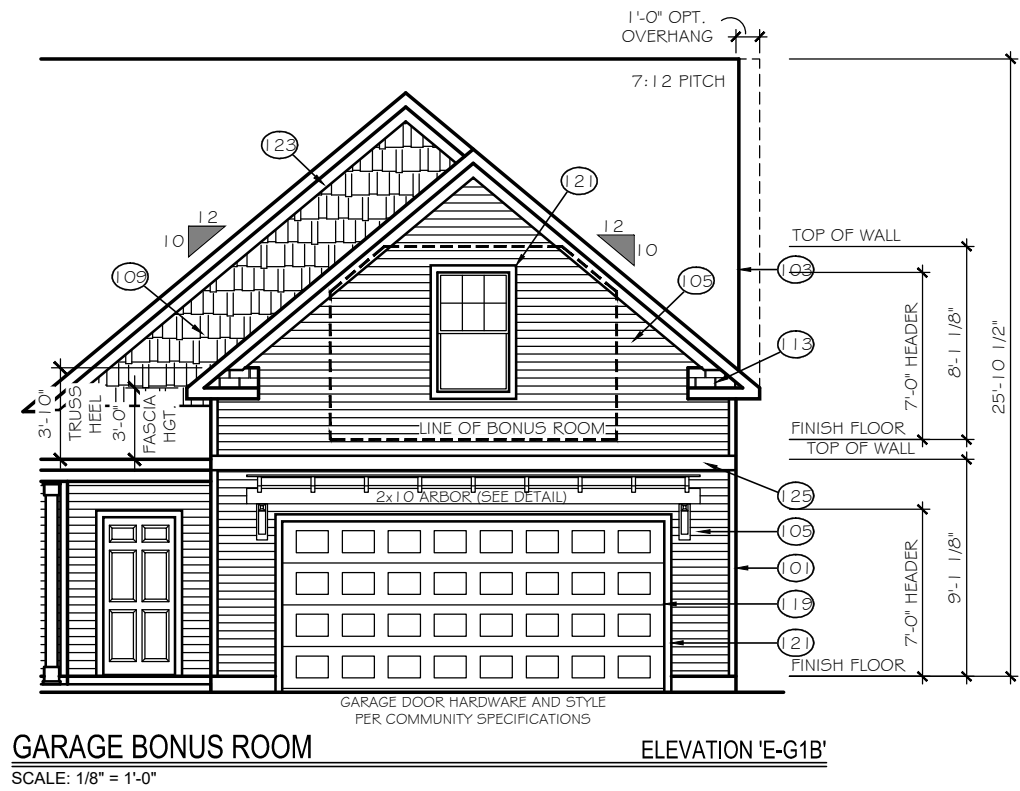
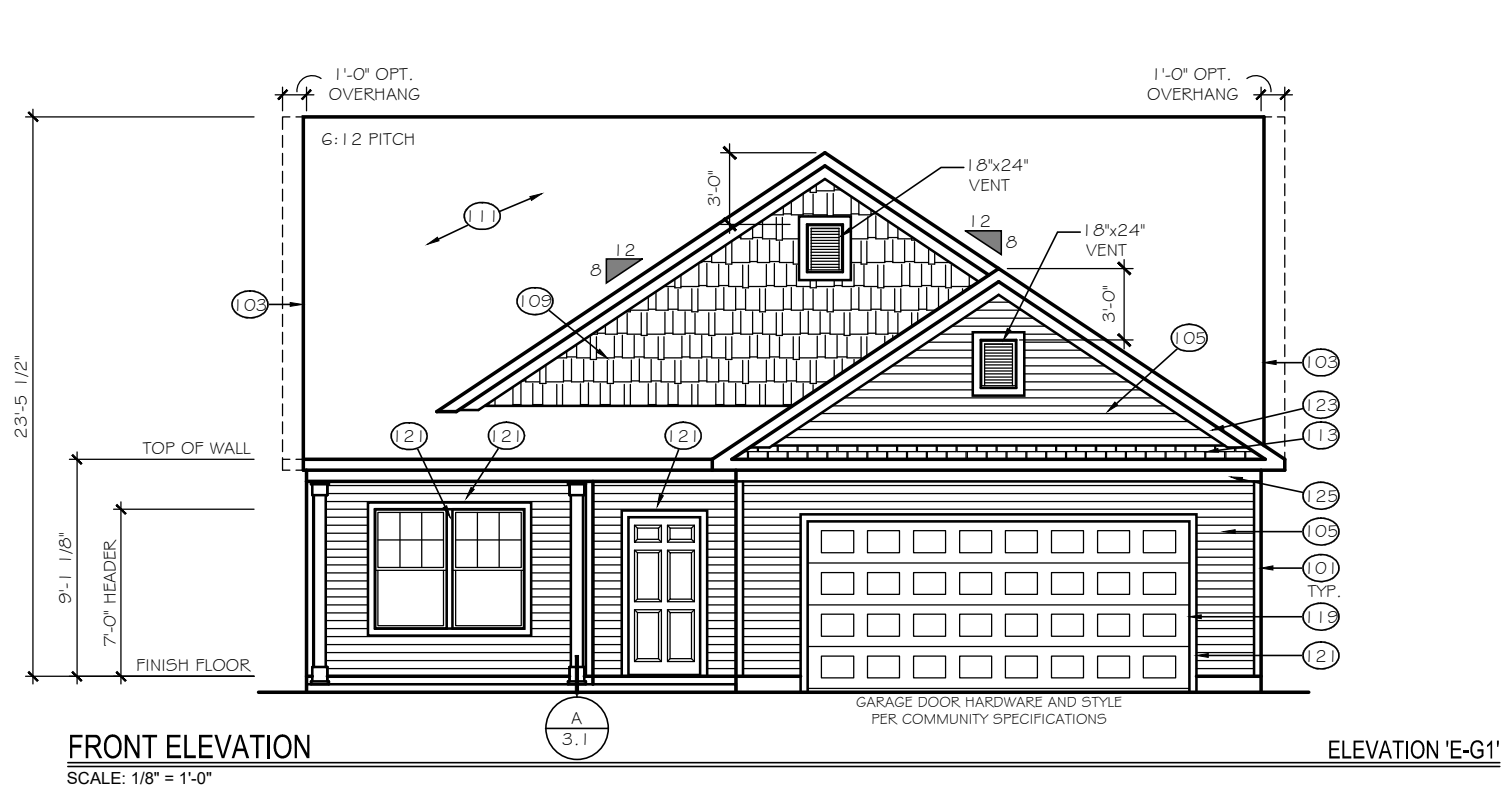
DRAWN BY:
MLM

DATE:
04-22-19

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

CHECKED BY:
BPS

SHEET:
A3.21
v1.19



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

ELEVATION OPTIONS
ELEVATION E-G1

THE BAYSIDE

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

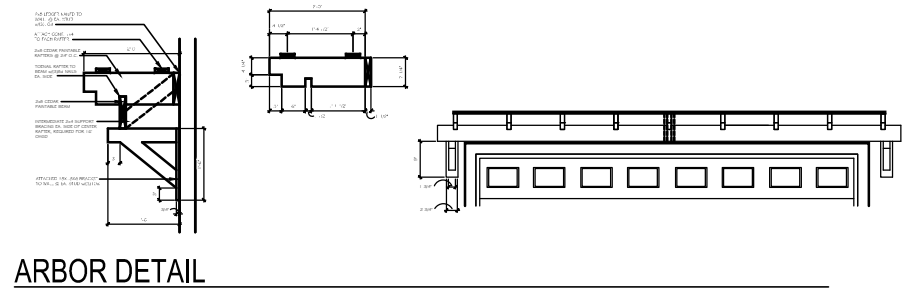
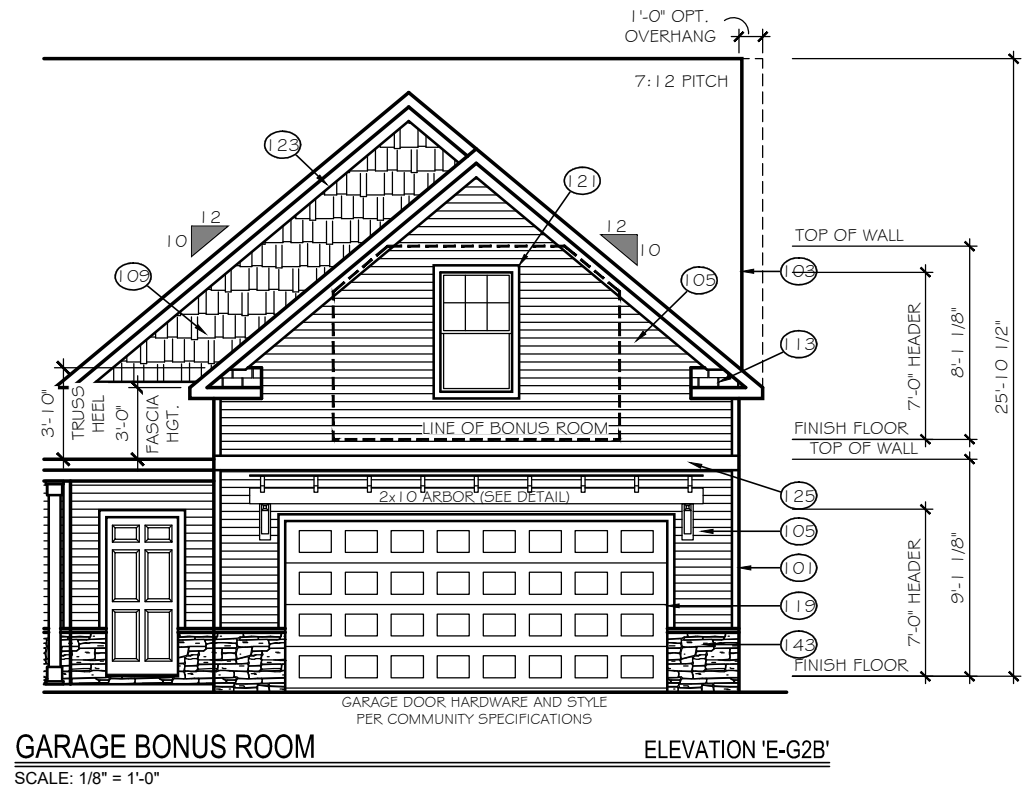
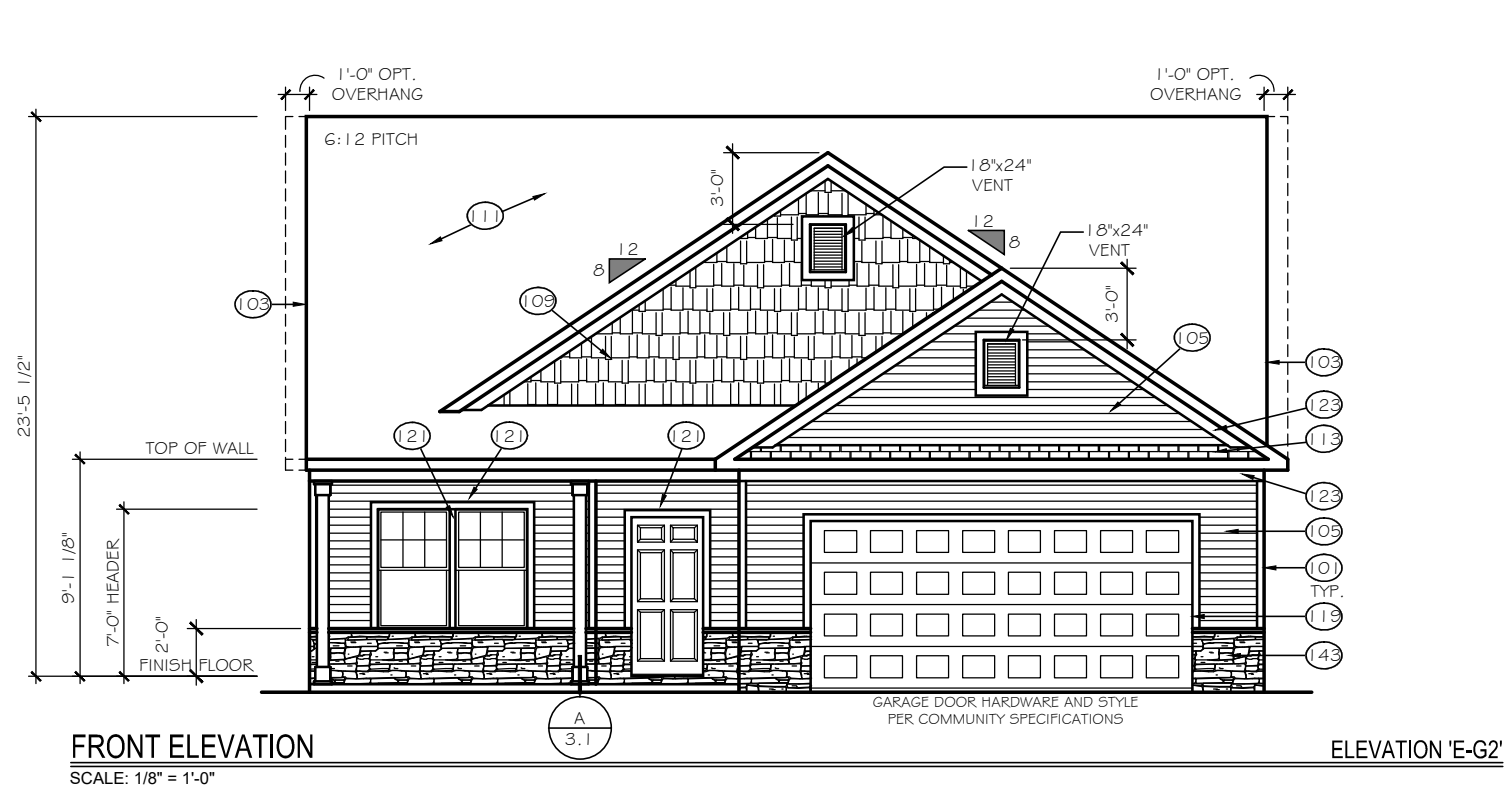
DRAWN BY:
MLM

DATE:
04-22-19

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

CHECKED BY:
BPS

SHEET:
A3.22
v1.19



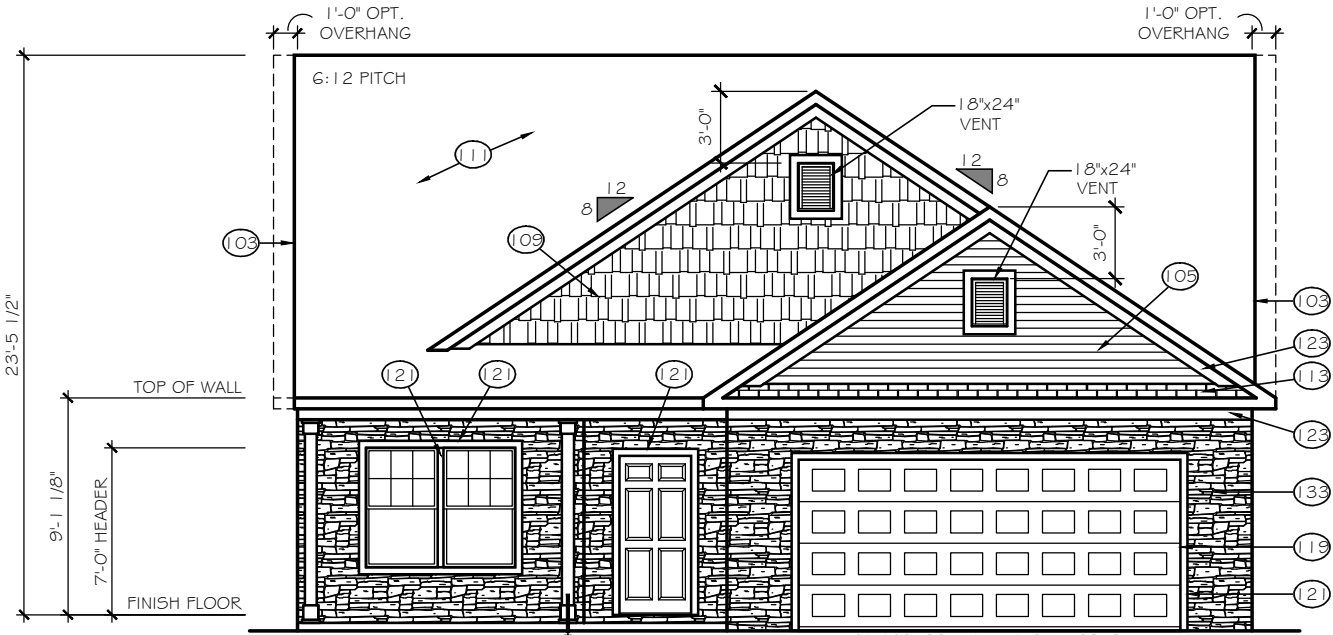
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-G2

THE BAYSIDE

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

SHEET:
A3.23
v1.19



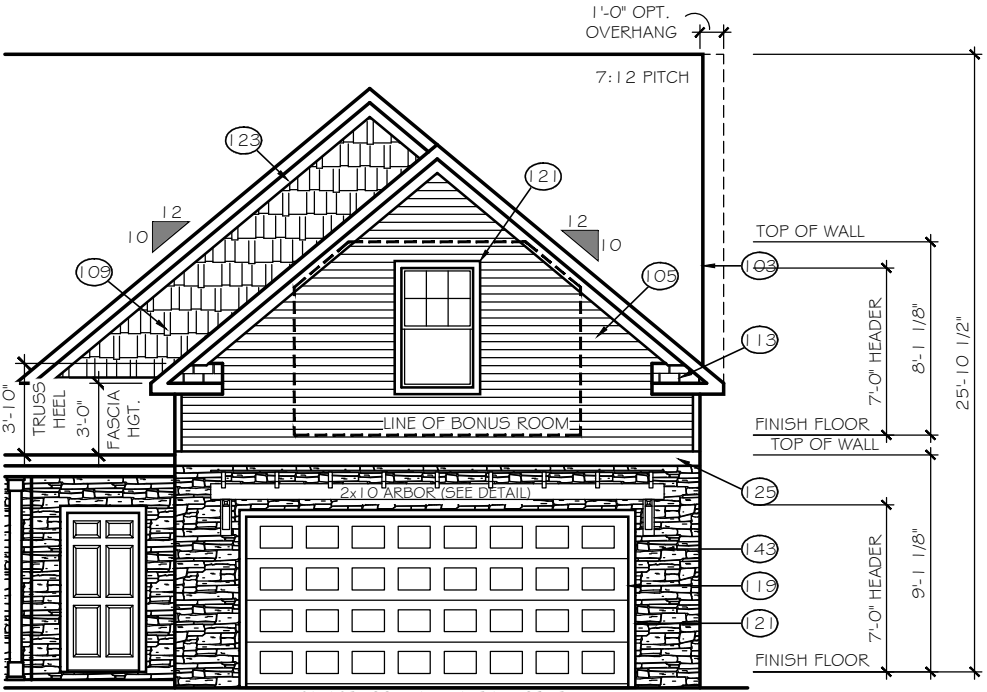
FRONT ELEVATION

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

A
3.1

GARAGE DOOR HARDWARE AND STYLE
PER COMMUNITY SPECIFICATIONS

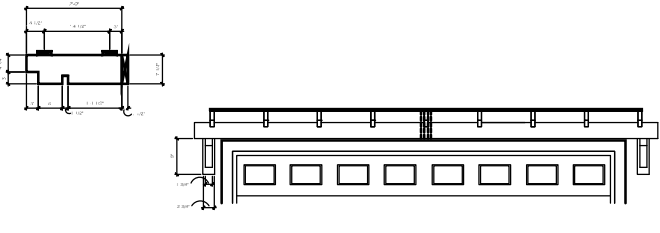
ELEVATION 'E-G3'



GARAGE BONUS ROOM

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

ELEVATION 'E-G3B'



ARBOR DETAIL

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

ELEVATION OPTIONS
ELEVATION E-G3

THE BAYSIDE

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

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8"= 1'-0"

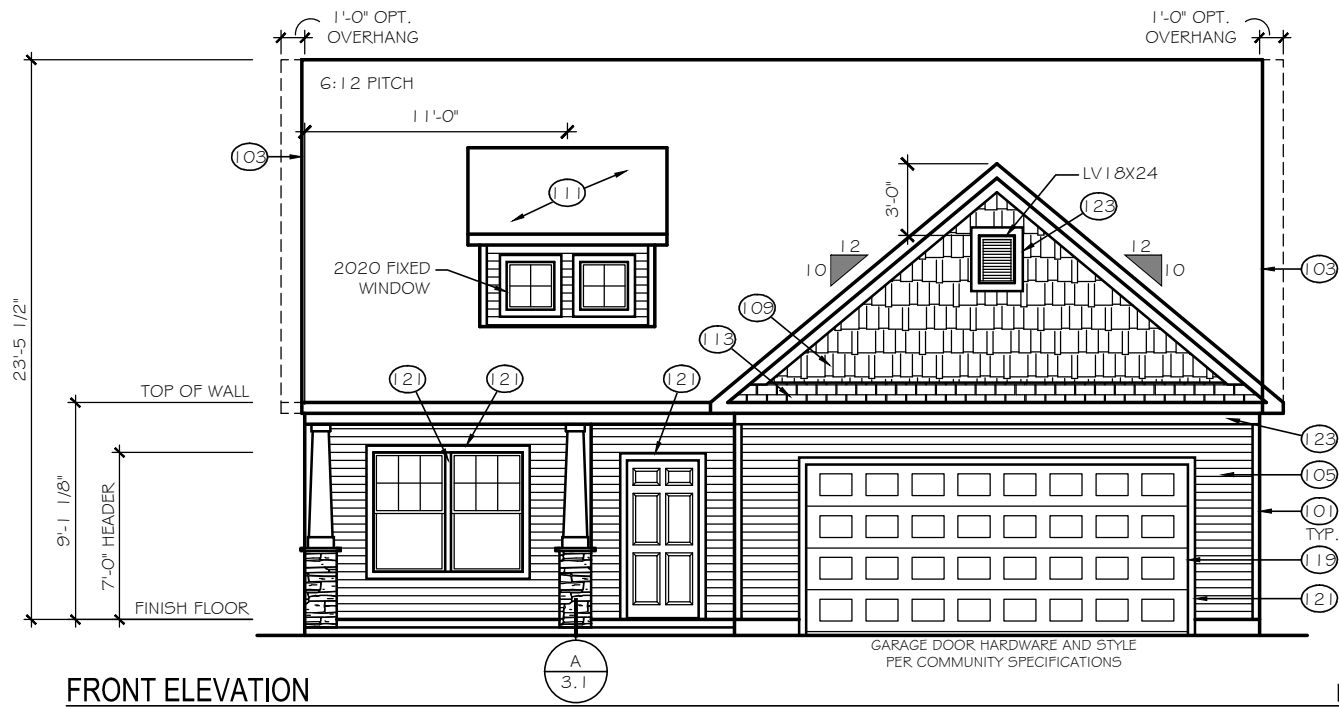
CHECKED BY:

BPS

SHEET:

A3.24

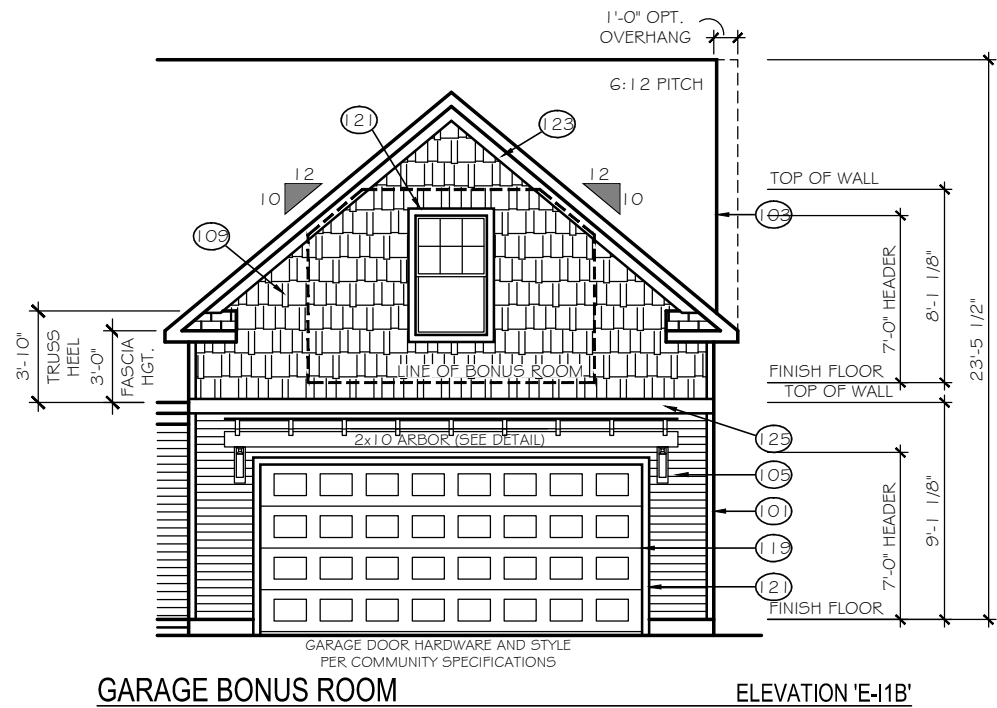
v1.19



FRONT ELEVATION

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

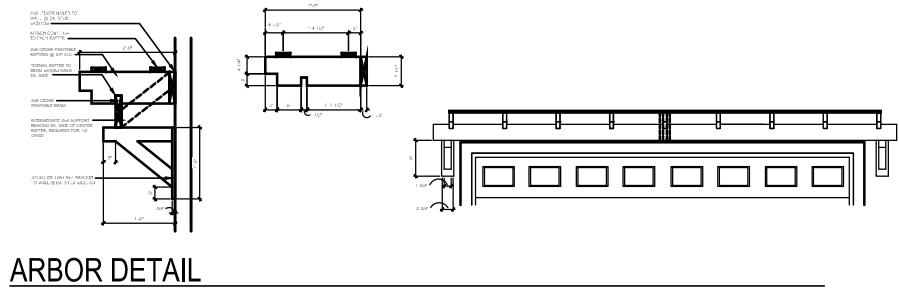
ELEVATION 'E-I1'



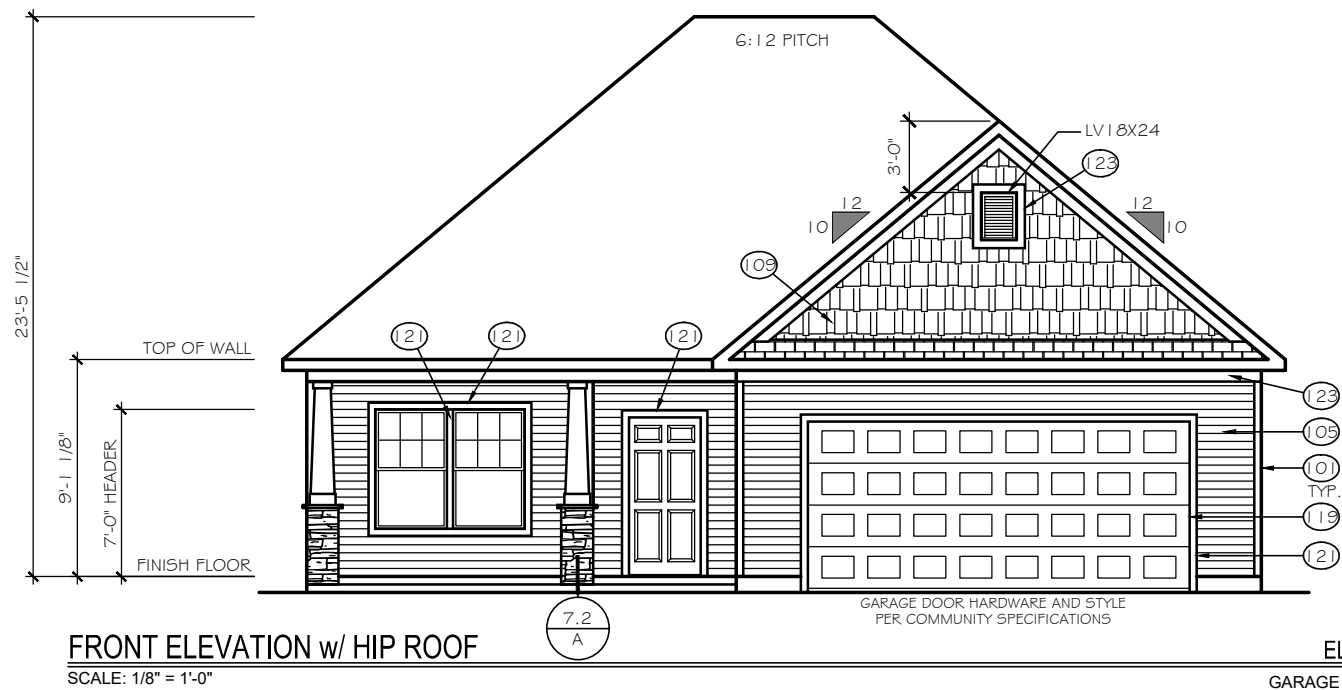
GARAGE BONUS ROOM

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

ELEVATION 'E-I1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

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

ELEVATION 'E-I1H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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

ELEVATION OPTIONS
ELEVATION E-I1

THE BAYSIDE

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

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

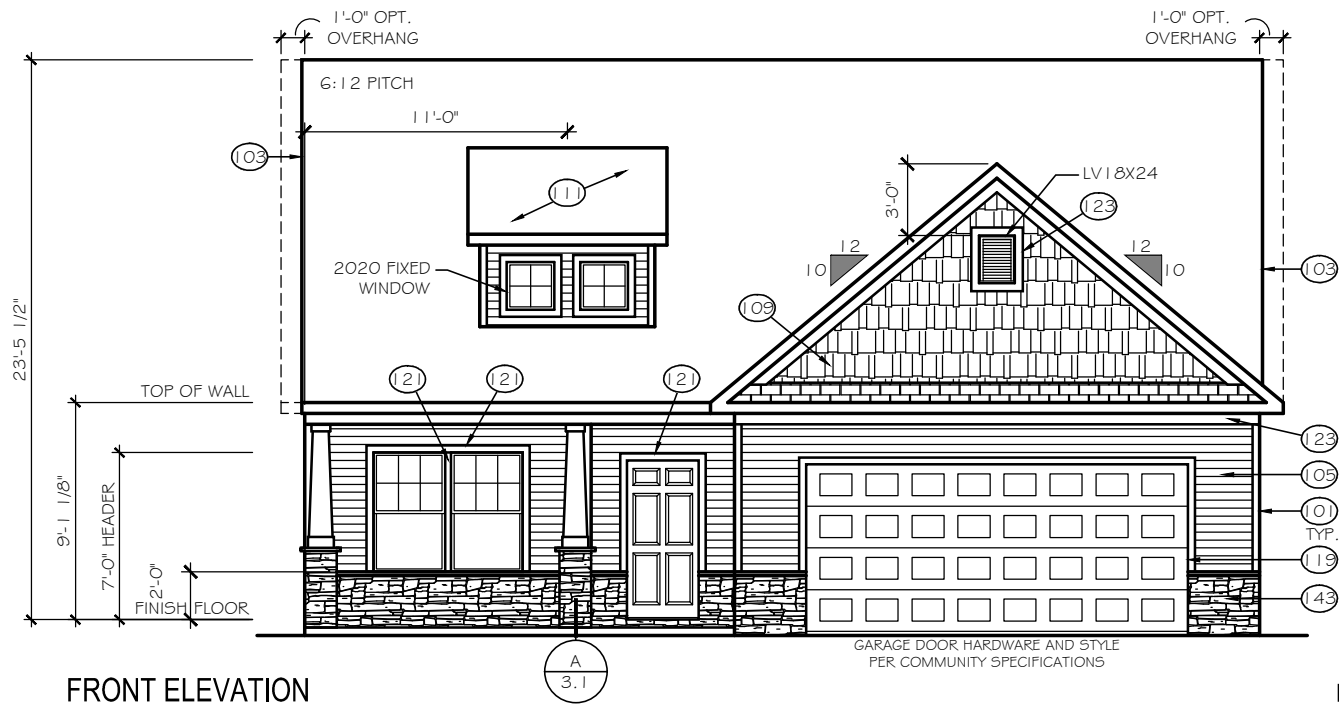
CHECKED BY:

BPS

SHEET:

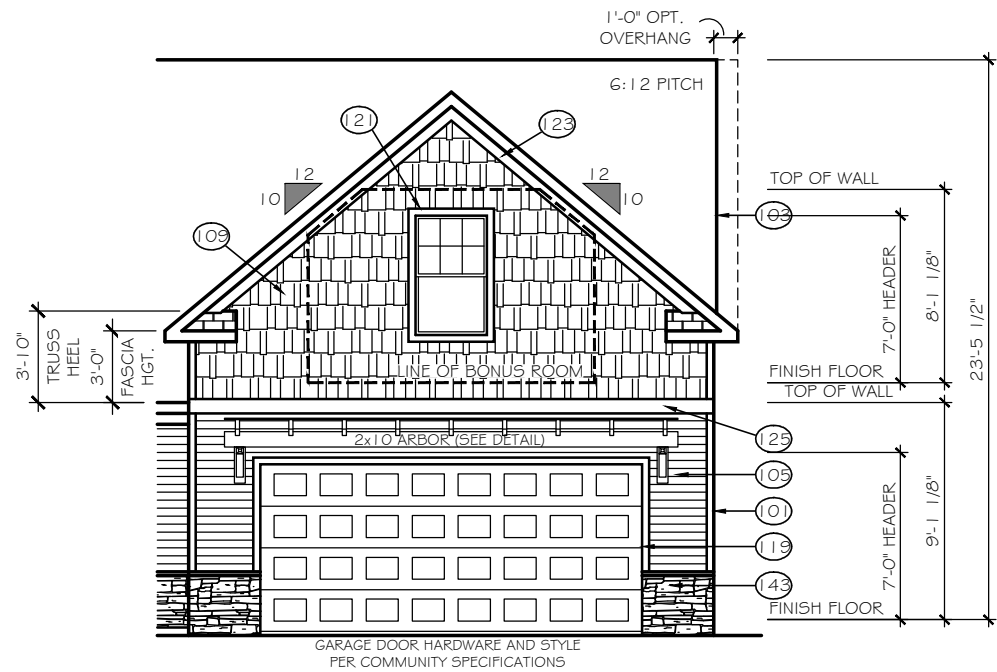
A3.28

v1.19



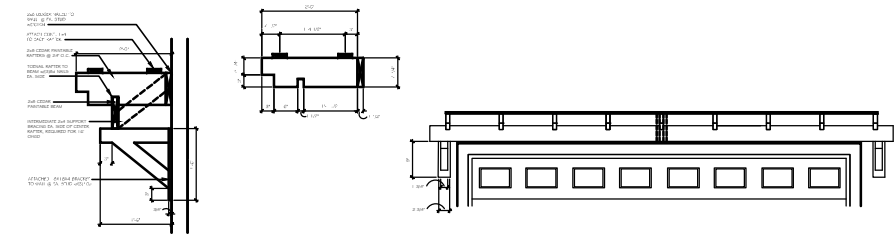
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2'

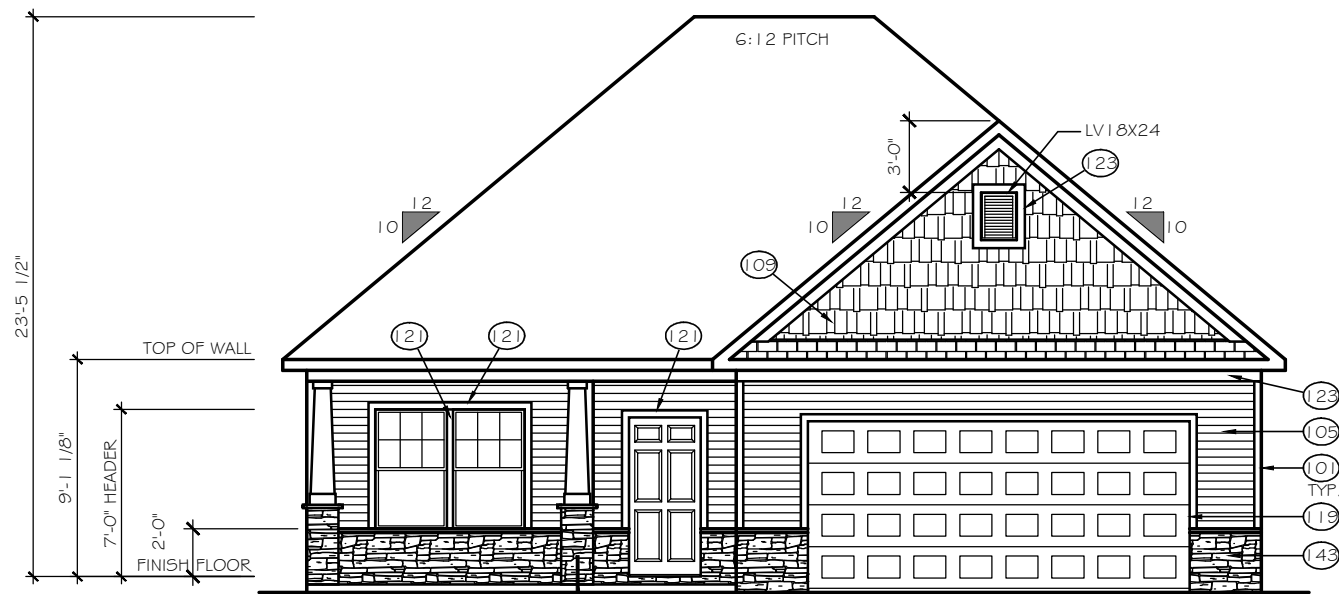


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2B'



ARBOR DETAIL



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

ELEVATION 'E-I2H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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

ELEVATION OPTIONS
ELEVATION E-I2

THE BAYSIDE

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

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

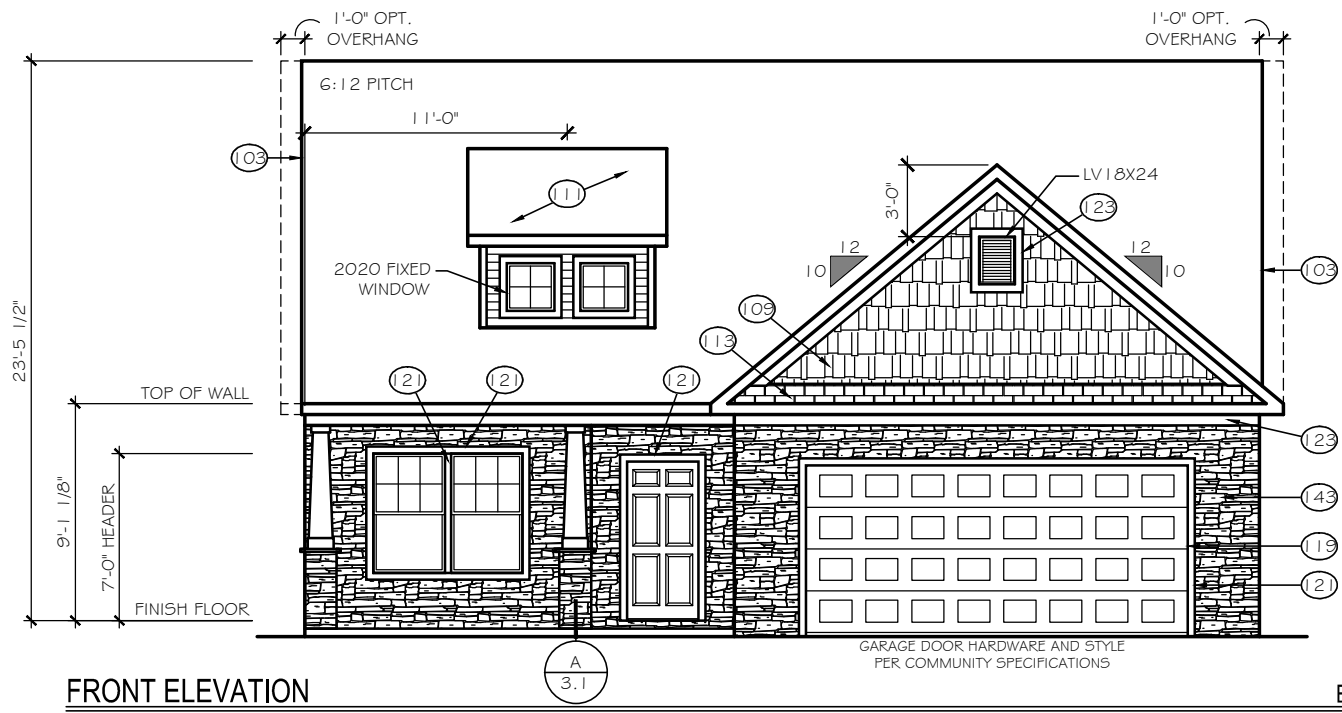
CHECKED BY:

BPS

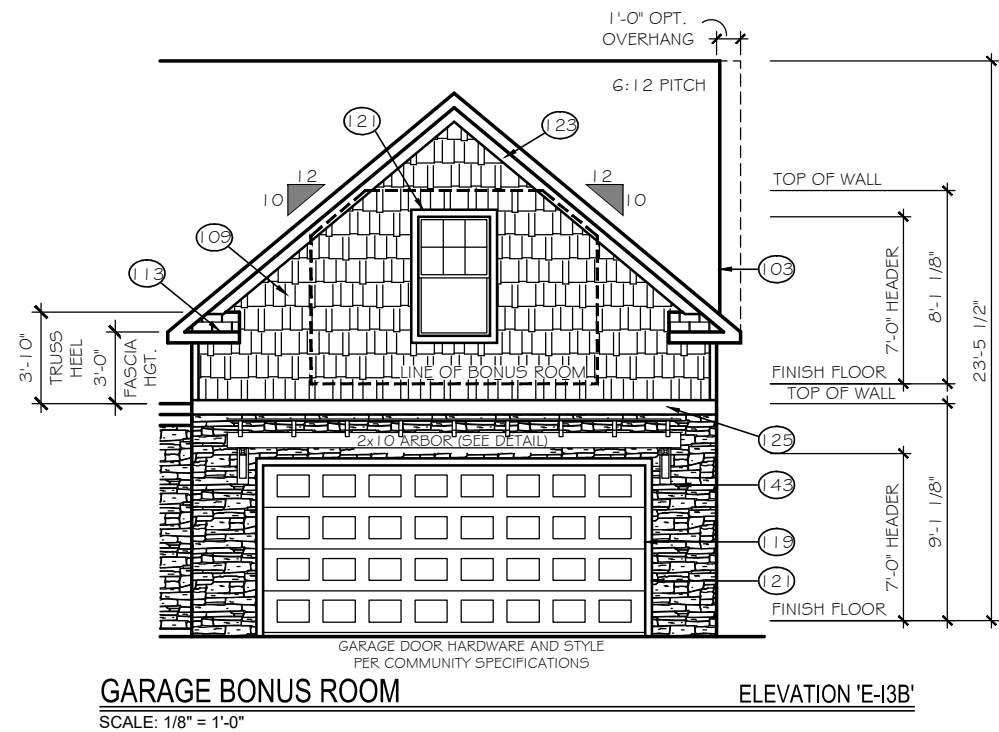
SHEET:

A3.29

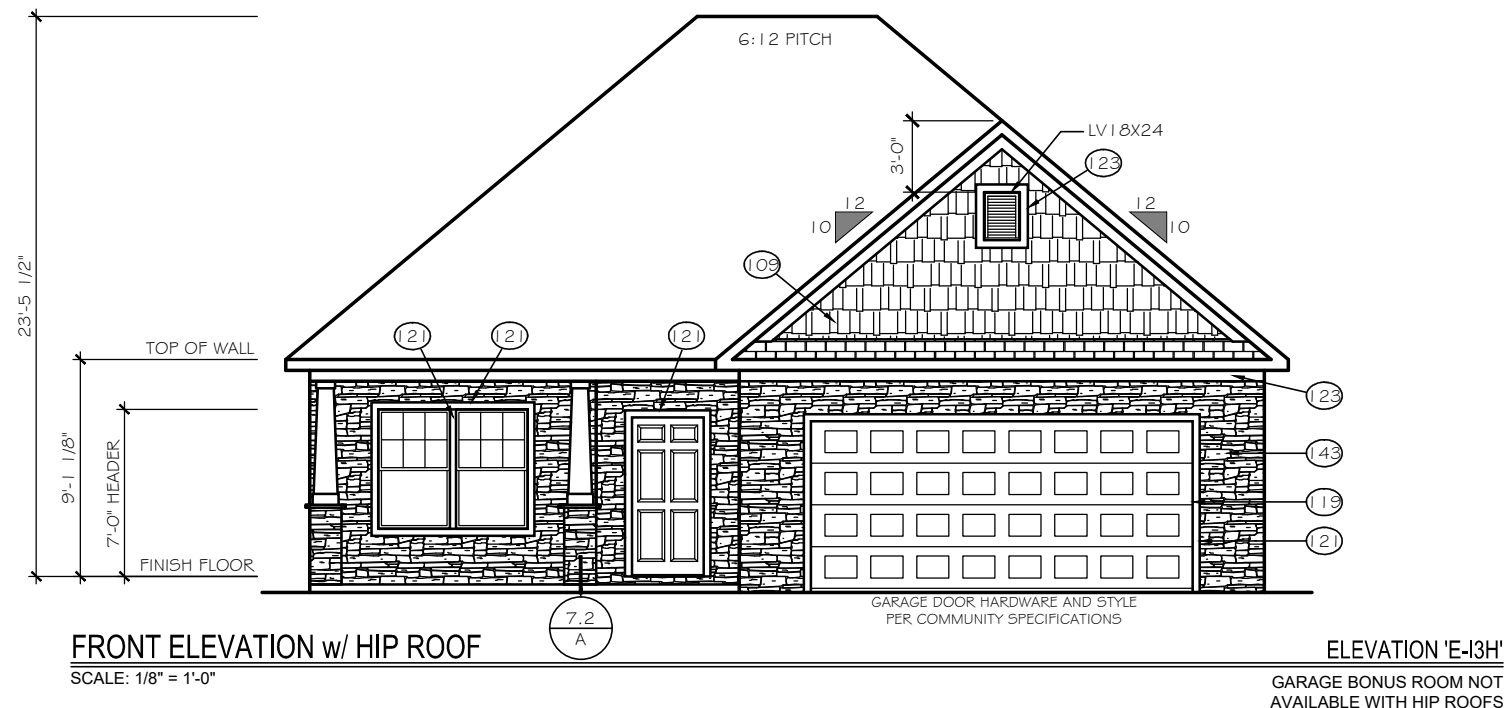
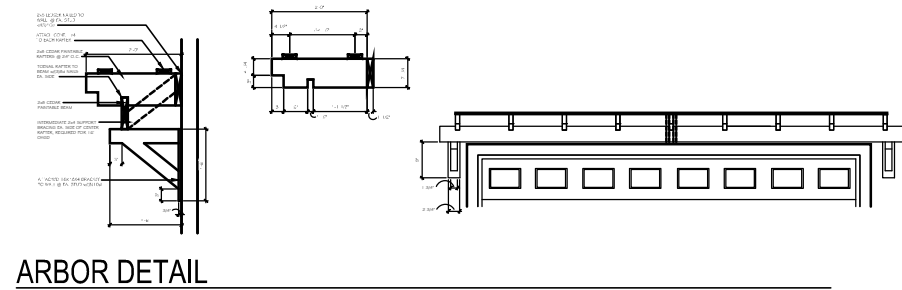
v1.19



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



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



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

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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

ELEVATION OPTIONS
ELEVATION E-I3
THE BAYSIDE

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

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

SHEET:
A3.30
v1.19

TrueHomes

IT'S ALL ABOUT U

THE 'HUNTLEY' MASTER SET ELEMENTS / TRADITIONS

ELECTRICAL LEGEND			GENERAL NOTES				KEY NOTES		TABLE OF CONTENTS										
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA 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. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 4. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED. 5. 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 5/8" 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 1/2" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES.	20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. 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	ELEVATIONS		ELEVATIONS NOT PART OF THIS SET (SEE SEPERATE ELEVATION DRAWING SET)											
	OUTLET 220V					C5	COVER SHEET												
	OUTLET 110V					A1	FOUNDATION PLANS # OPTIONS												
	OUTLET 110V WATER PROOF					A2	FIRST FLOOR PLANS # OPTIONS												
	OUTLET 110V GFI					A3	SECOND FLOOR PLANS # OPTIONS												
	SWITCHED RECEPTACLE					A4	STAIR SECTIONS												
	PHONE					A5	FLOOR FRAMING # OPTIONS												
	SMOKE / CO DETECTOR					A6	ROOF FRAMING # OPTIONS												
	SMOKE DETECTOR					E1	FIRST FLOOR ELECTRICAL PLANS # OPT.												
	SWITCH					E2	SECOND FLR. ELECTRICAL PLANS # OPT.												
	3-WAY SWITCH	F1	FIRST FLOOR FLOORING PLANS # OPT.																
	4-WAY SWITCH	F2	SECOND FLOOR FLOORING PLANS # OPT.																
	SPEAKER SWITCH	M1	FIRST FLOOR MARKETING PLANS # OPT.																
	THERMOSTAT	M2	SECOND FLR. MARKETING PLANS # OPT.																
	CABLE TV	INTERIOR HINGED DOOR SCHEDULE		EXTERIOR HINGED DOOR SCHEDULE		KING / JACK SCHEDULE		FIRST FLOOR		1127 SQ.FT.									
	CEILING LIGHT	DOOR WIDTH		DOOR HEIGHT R.O.		DOOR WIDTH		DOOR HEIGHT R.O.		SECOND FLOOR	1593 SQ.FT.								
	COMPACT FLUORESCENT LIGHT GU24 SOCKET	PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	TOTAL LIVABLE	2720 SQ.FT.						
	JUNCTION LIGHT	1/4	1'-6"	82-1/2"	82-1/2"	98-1/2"	3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"	FRONT PORCH	116 SQ.FT.						
	SPEAKER	1/6	1'-8"				2/8	2'-10 1/2"				5/0	5'-3 5/8"	5/4	5'-7 5/8"	6/0	6'-3 5/8"	2-CAR GARAGE	447 SQ.FT.
	EXHAUST FAN	1/8	1'-10"				5/0	5'-11 1/2"				SLIDING PATIO DOORS							
	EXHAUST FAN / LIGHT	2/0	2'-2"				5/4	5'-7 5/8"											
	FLOOD LIGHT	2/4	2'-6"				6/0	6'-3 5/8"											
	UNDER CABINET LIGHT	2/6	2'-8"																
	PUSH BUTTON	2/8	2'-10"																
	ELECTRIC PANEL	2/10	3'-0"																
	CAN LIGHT	3/0	3'-2"																
	MINI-CAN LIGHT	4/0	4'-2"																
	PENDANT LIGHT	5/0	5'-2"																
	PREWIRE	6/0	6'-2"																
	CEILING FAN PRE-WIRE	INTERIOR PASS-THRU SCHEDULE		POST SCHEDULE		HEADER SCHEDULE		ALL INTERIOR BEARING AND EXTERIOR WALLS		NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.		LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST							
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.		FRAMED OPENING DIMENSIONS		2x4 STUDS		2x6 STUDS		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							
		WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT	2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING						
		8'-1 1/8"	PLAN I.D. +2"	82-1/2"	2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING						
		9'-1 1/8"	PLAN I.D. +2"	94-1/2"	2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING						
		10'-1 1/8"	PLAN I.D. +2"	98-1/2"	2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING						
		ROUGH OPENING HEIGHTS ARE FOR DO, CO, & AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING		2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
		INTERIOR DOORWAY OPENINGS:		2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
		DO = DRYWALL OPENING		2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
		CO = CASIED OPENING		2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
		AO = ARCHED OPENING		2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUDS		2x6 STUDS		DO = DRYWALL OPENING		CO = CASIED OPENING		AO = ARCHED OPENING		DO = DRYWALL OPENING					
				2x4 STUD															

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

• 1 6"x1 2"DP THICKENED CONC. SLAB (TYPICAL)

•• (2) STD 1 4 HOLD DOWNS AND 5 8" ANCHOR BOLT.

TrueHomes

IT'S ALL ABOUT U

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

MONO FOUNDATION PLAN
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16"=1'-0"

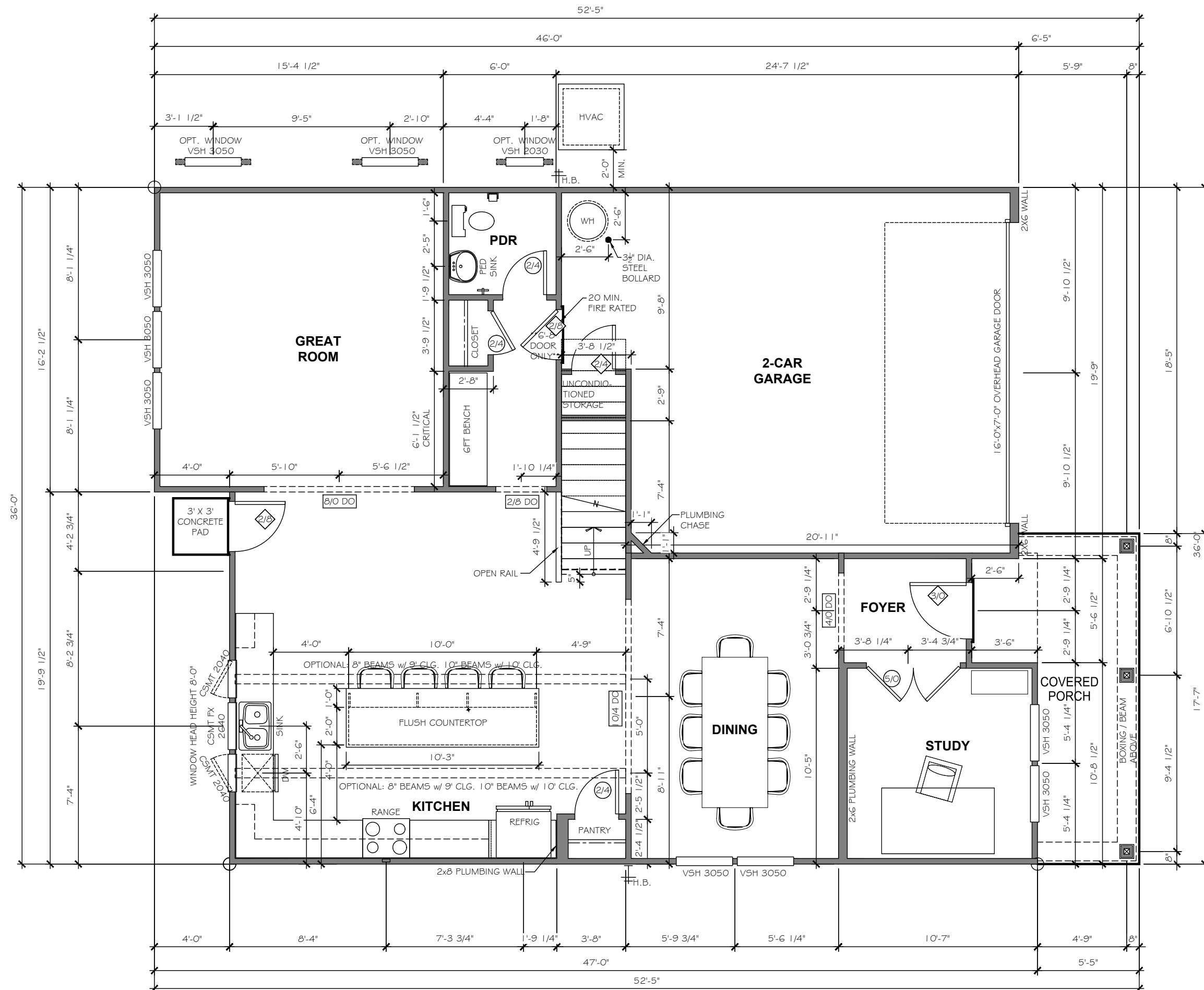
CHECKED BY:

BP5 / DJP

SHEET:

A1.1

v.23



TrueHomes
IT'S ALL ABOUT U

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

THE HUNTLEY - 2630 CONTEMPORARY

**FIRST FLOOR PLAN
MASTER SET**

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

DRAWN BY:

C

DATE:

12.01.23

SCALE

$$3/16'' = 1/8''$$

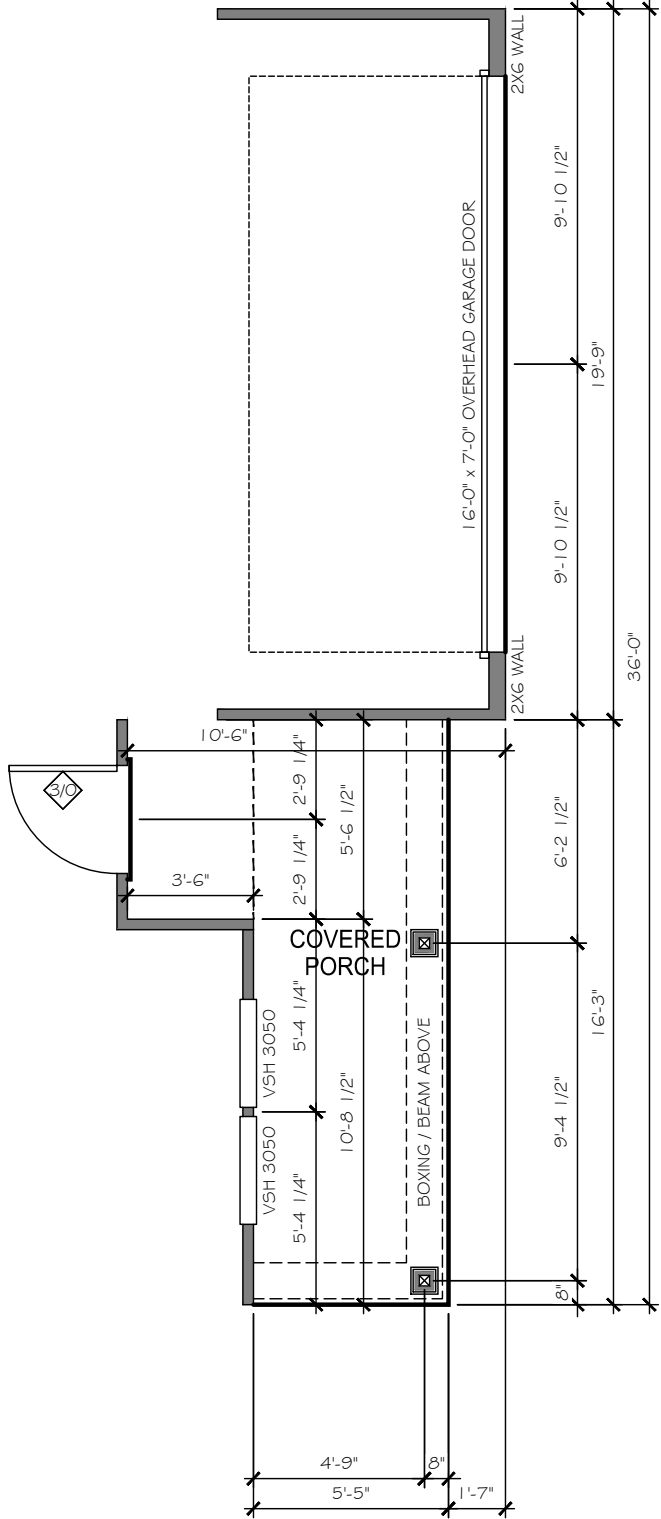
CHECKED BY:

BPS / DJJ

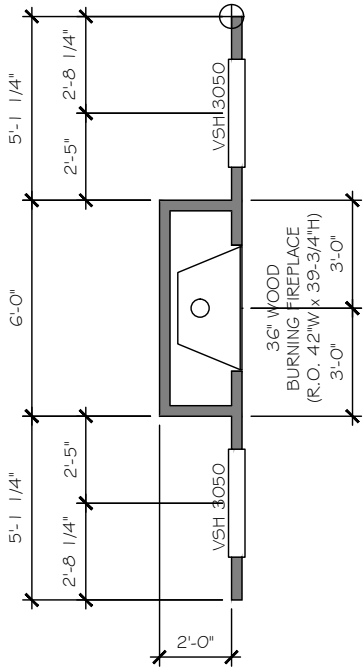
SHEF

A2.1

v. 2.3

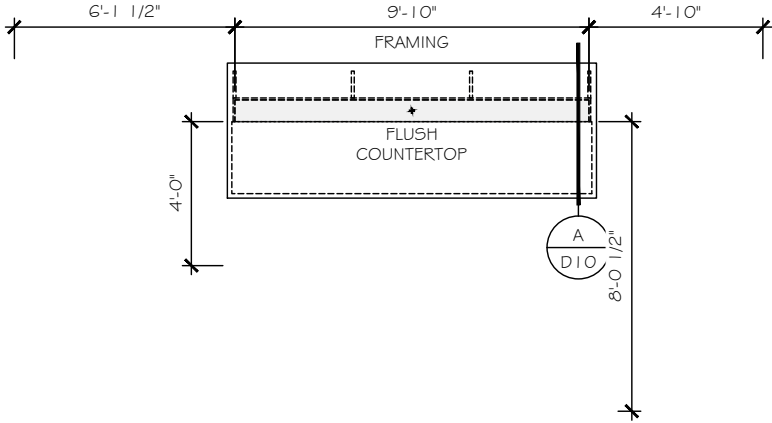


OPT. 8' FRONT GARAGE EXTENSION



OPT. G/W/E FIREPLACE
AT GREAT ROOM

REAR WALL



OPT. 4' ISLAND

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

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

SHEET:

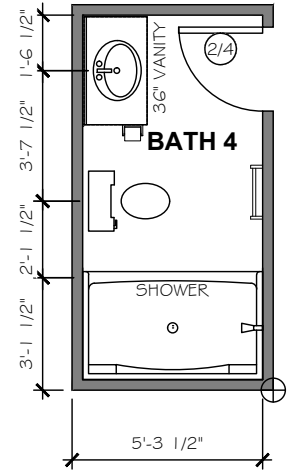
A2.2

v.2.3

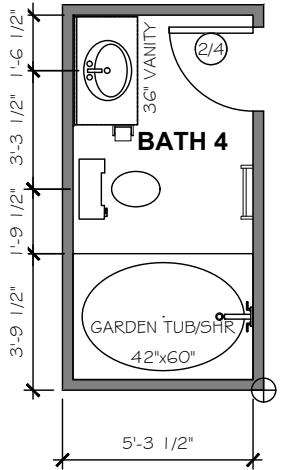
TrueHomes

IT'S ALL ABOUT U

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



OPTIONAL 5' SHOWER UNIT



OPTIONAL GARDEN TUB/SHOWER

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:
CLC

DATE:
12.01.22

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

CHECKED BY:
BPS / DJP

SHEET:

A2.3

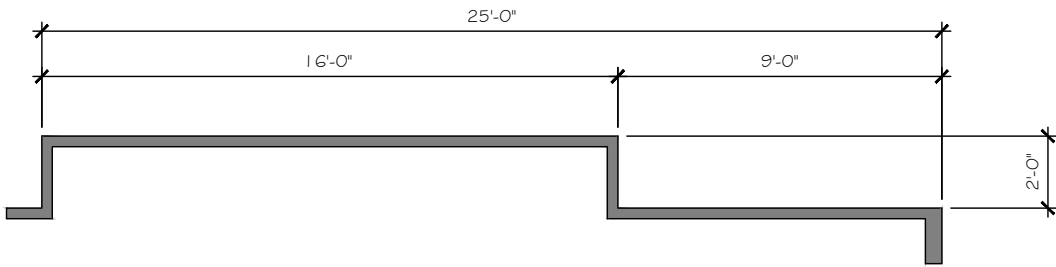
v. 2.3

TrueHomes

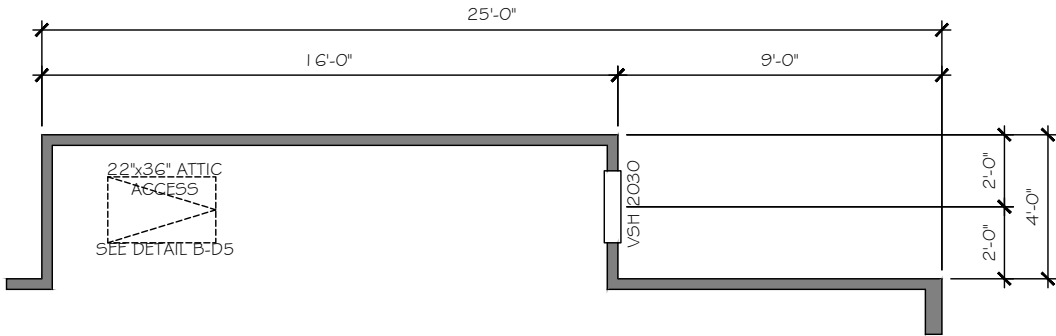
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

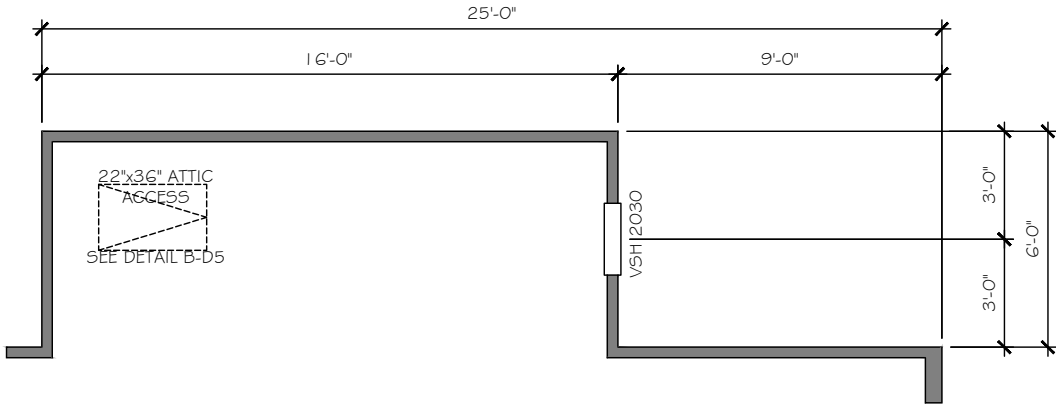
Phone: 704-238-1229 Fax: 704-238-1150



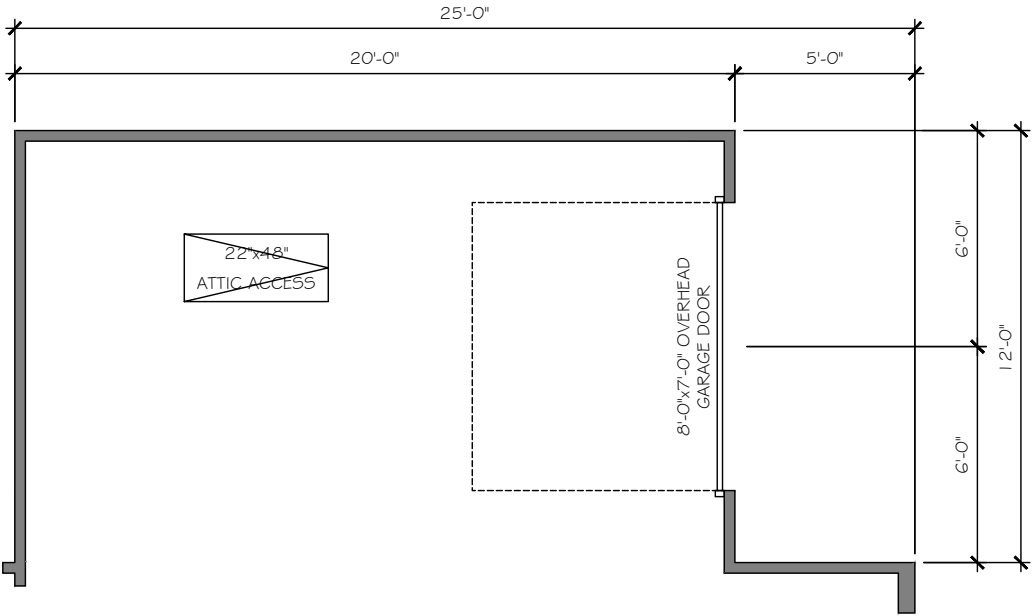
OPTIONAL 2' GARAGE EXTENSION



OPTIONAL 4' GARAGE EXTENSION



OPTIONAL 6' GARAGE EXTENSION



OPTIONAL 3 CAR GARAGE

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

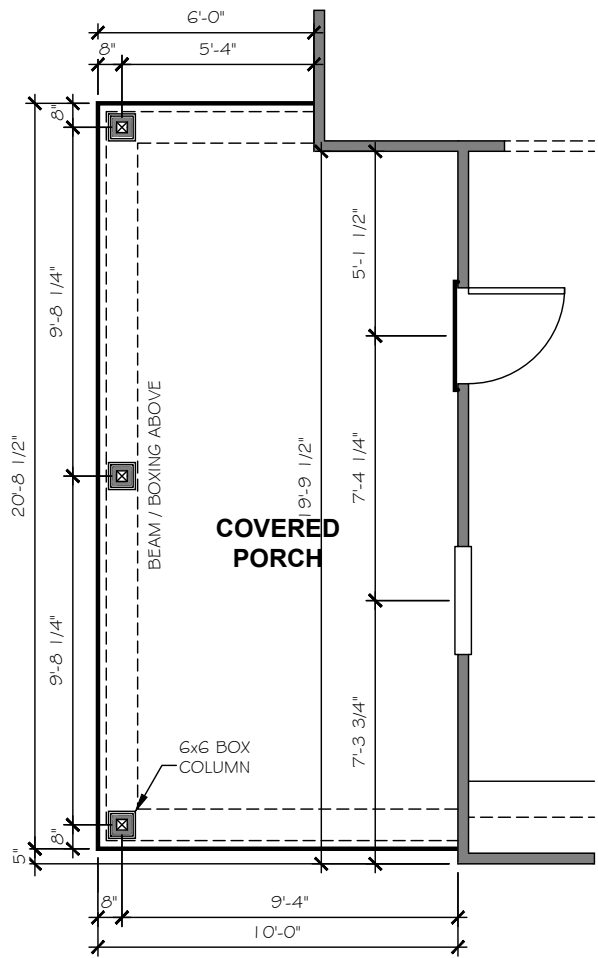
CHECKED BY:

BPS / DJP

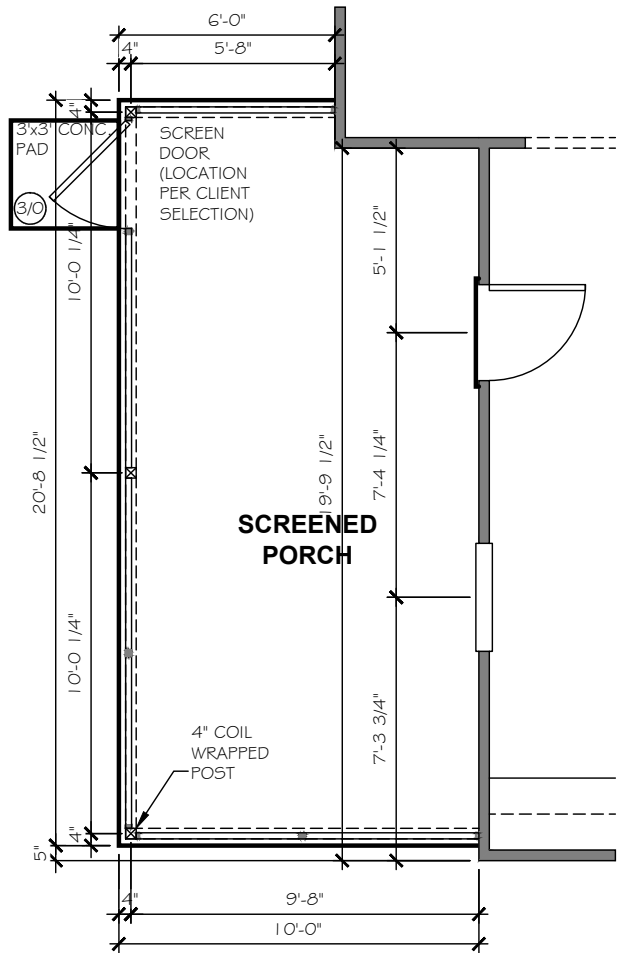
SHEET:

A2.4

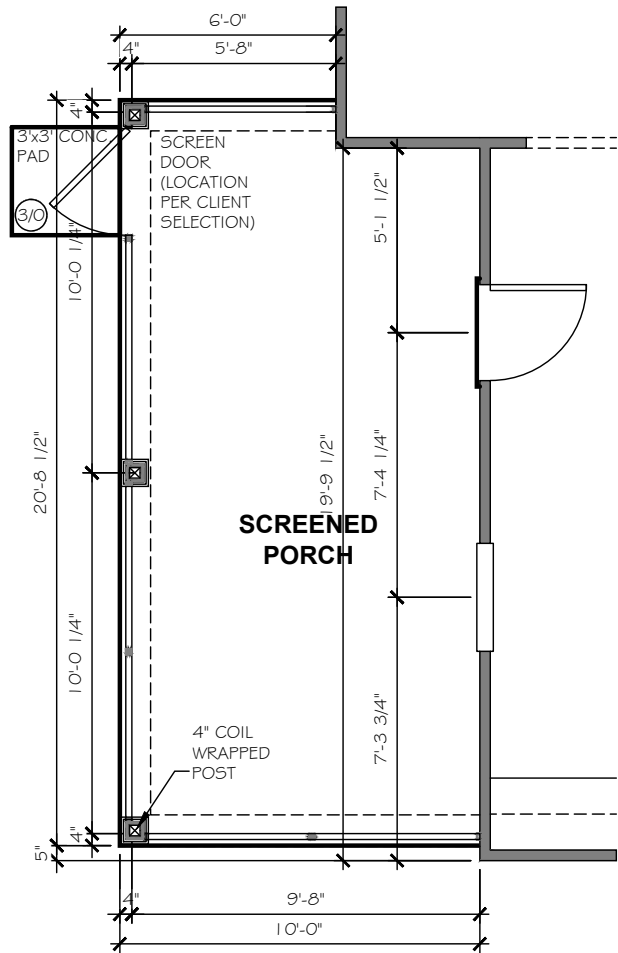
v.2.3



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



OPT. SCREENED PORCH
(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) ELEMENTS REAR PORCH



OPT. SCREENED PORCH
(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) TRADITIONS REAR PORCH

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

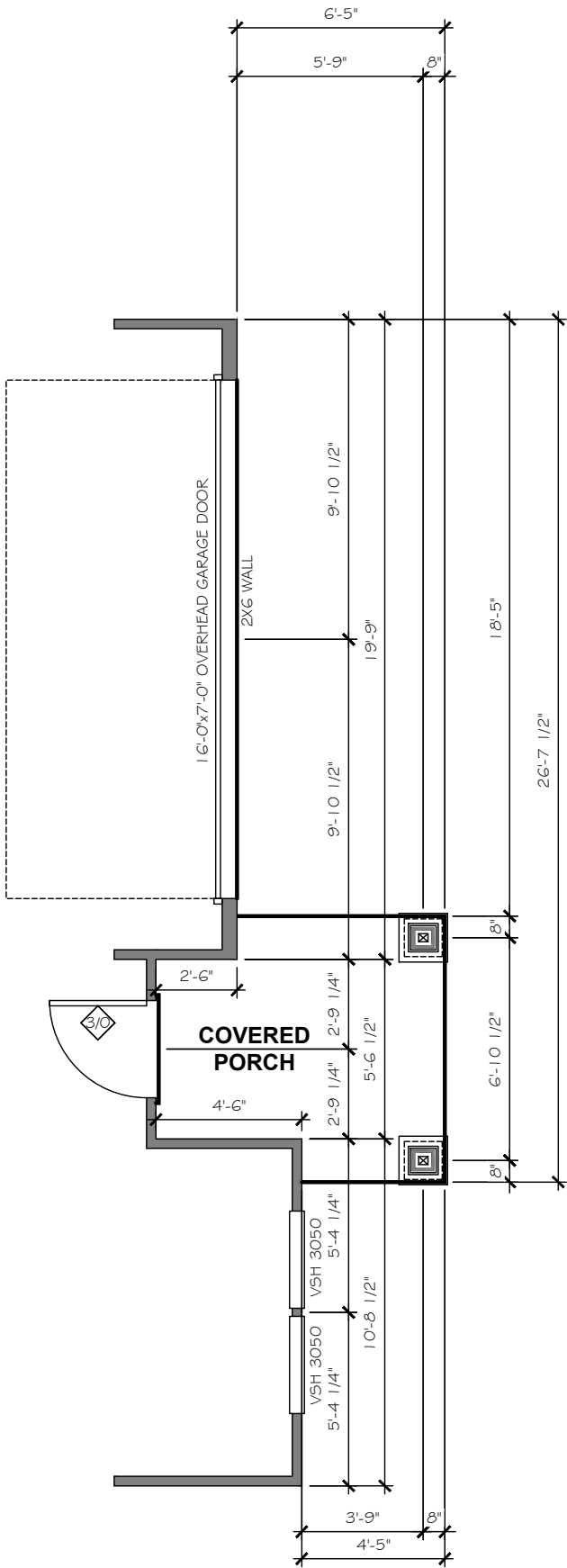
DRAWN BY:
CLC

DATE:
12.01.22

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

CHECKED BY:
BFS / DJP

SHEET:
A2.5
v.2.3



FIRST FLOOR ELEVATION CUT SECTION

ELEVATION "F" WITH PARTIAL PORCH

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:
CLC

DATE:
12.01.22

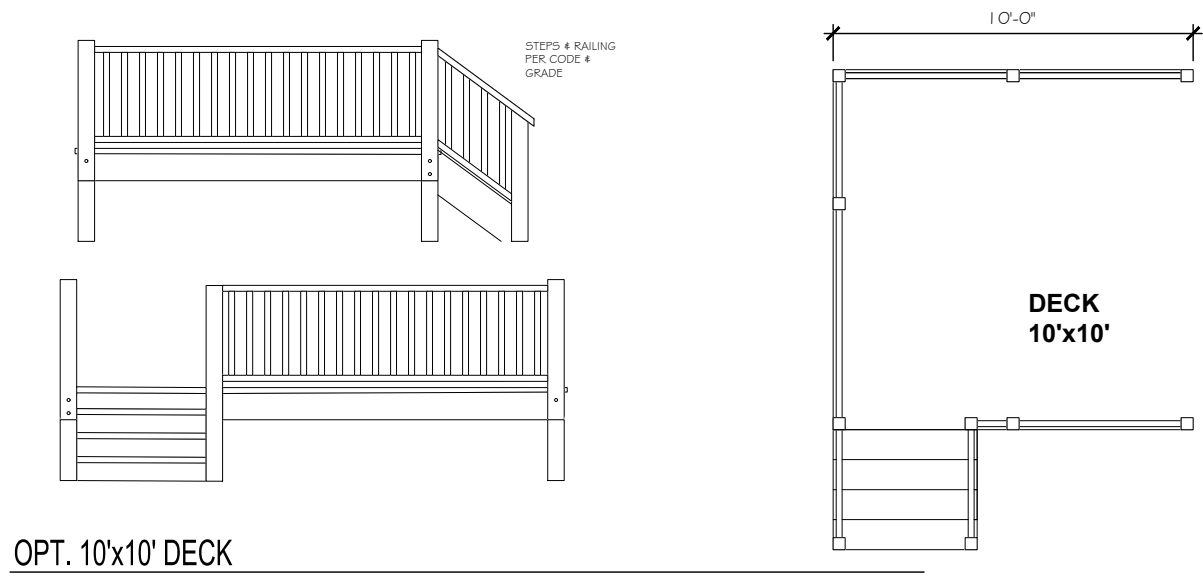
SCALE:
3/16"= 1'-0"

CHECKED BY:
BPS / DJP

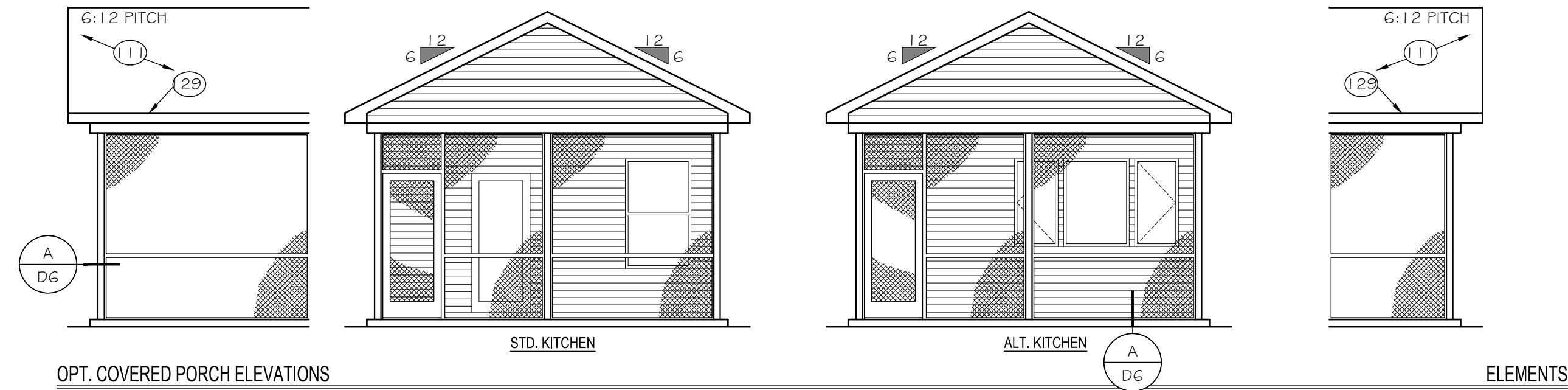
SHEET:

A2.6

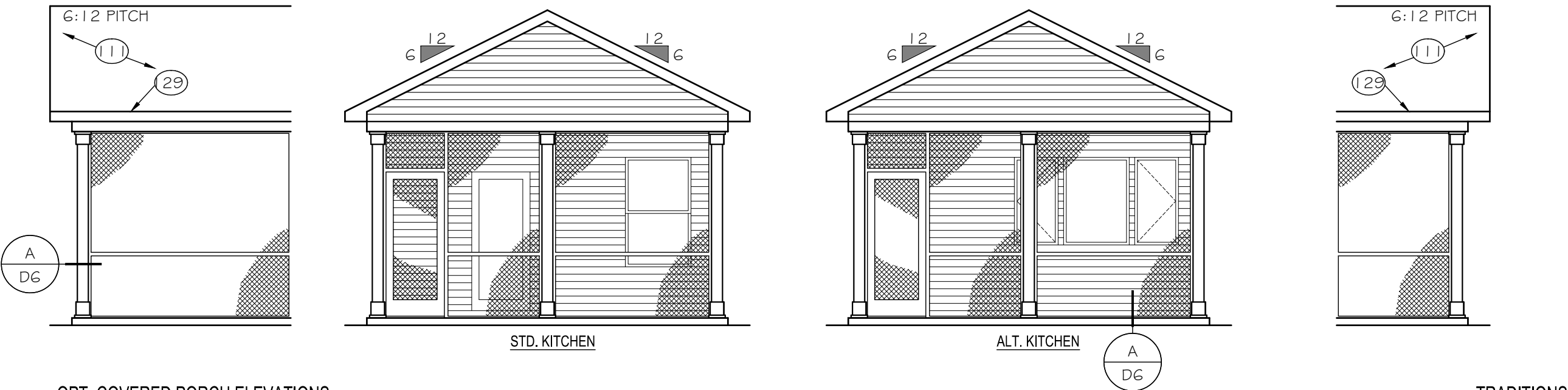
v. 2.3



OPT. 10'x10' DECK



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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

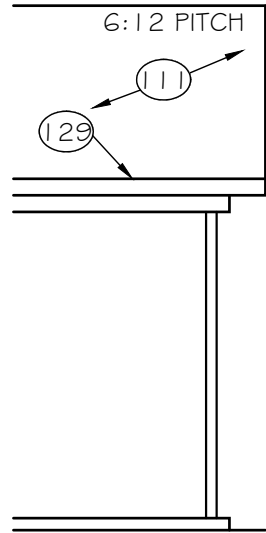
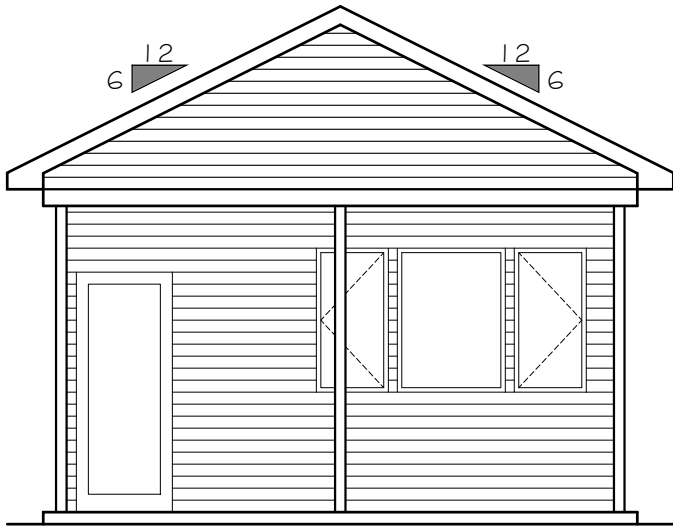
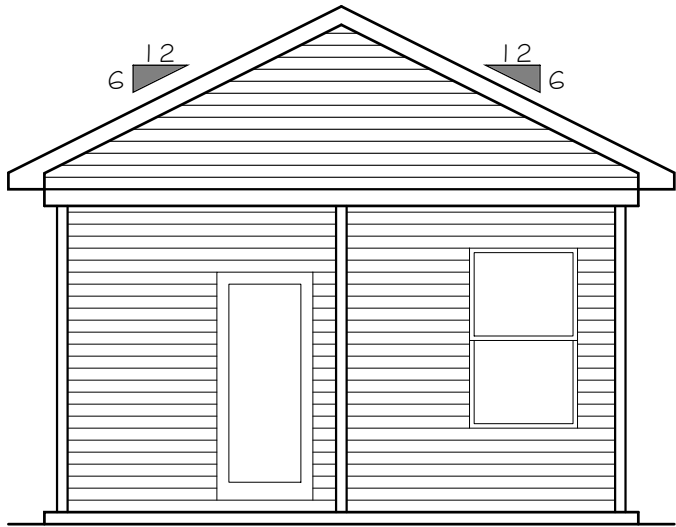
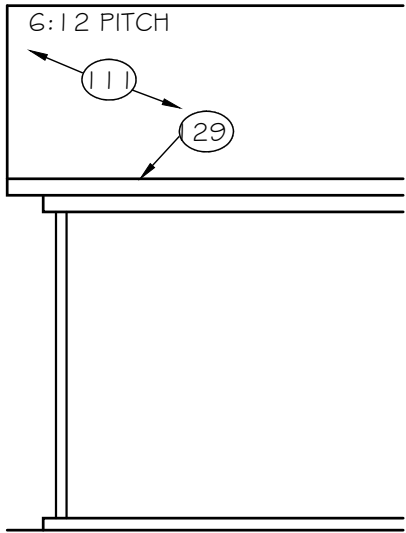
CHECKED BY:

BPS / DJP

SHEET:

A2.7

v.2.3

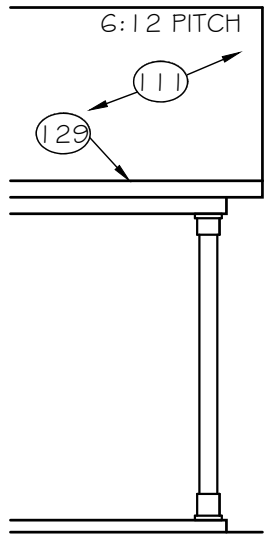
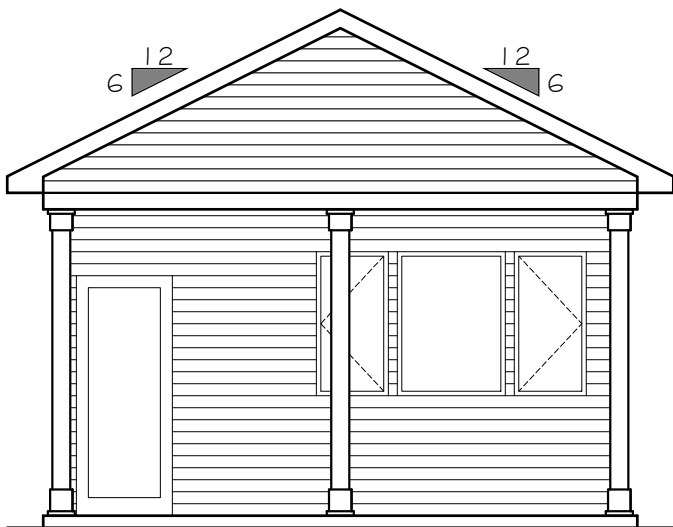
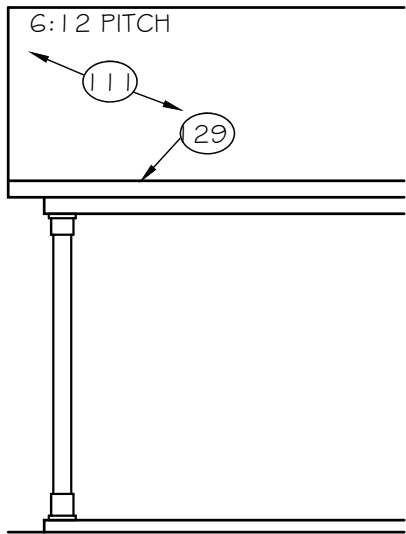


OPT. COVERED PORCH ELEVATIONS

STD. KITCHEN

ALT. KITCHEN

ELEMENTS



OPT. COVERED PORCH ELEVATIONS

STD. KITCHEN

ALT. KITCHEN

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

FIRST FLOOR PLAN OPTIONS

MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

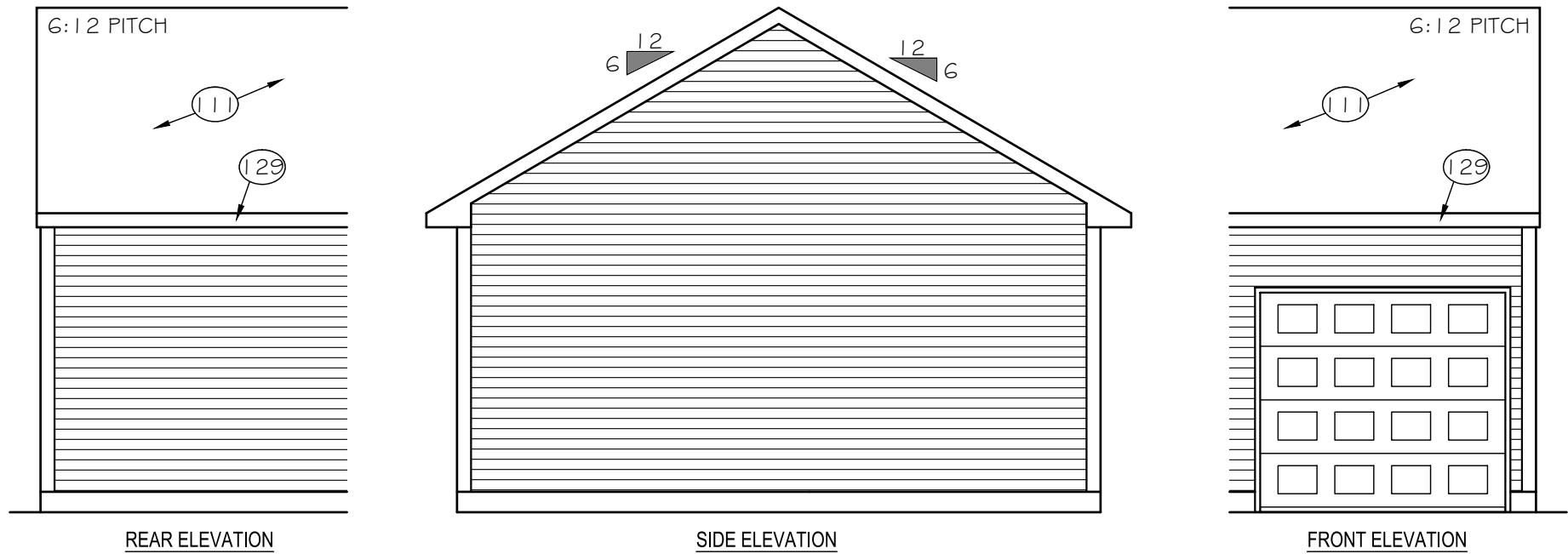
CHECKED BY:

BPS / DJP

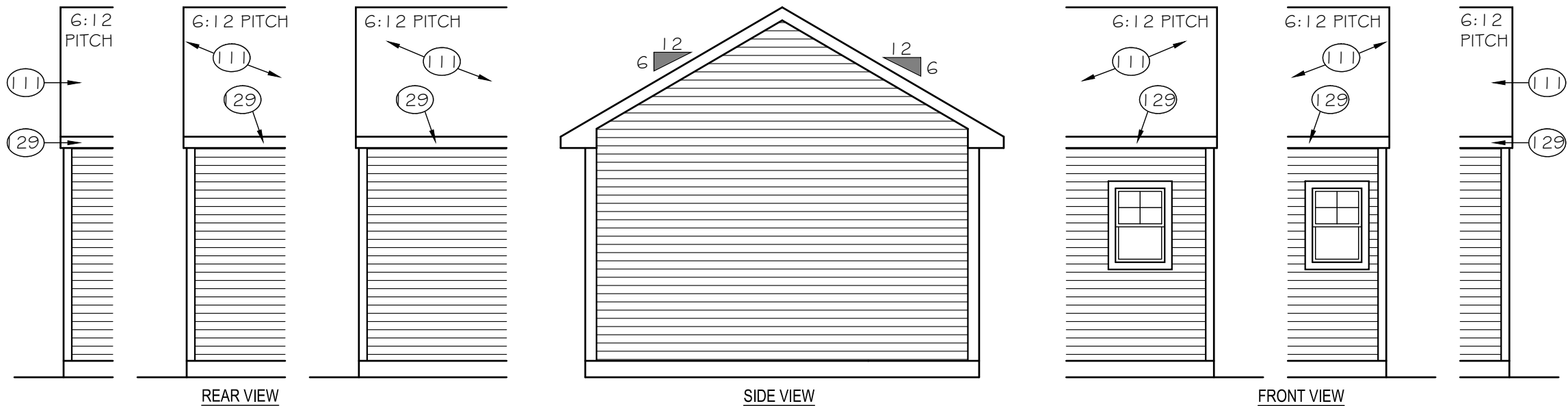
SHEET:

A2.8

v. 2.3



OPT. 2-CAR GARAGE



OPT. GARAGE BUMP

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FIRST FLOOR PLAN OPTIONS

MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

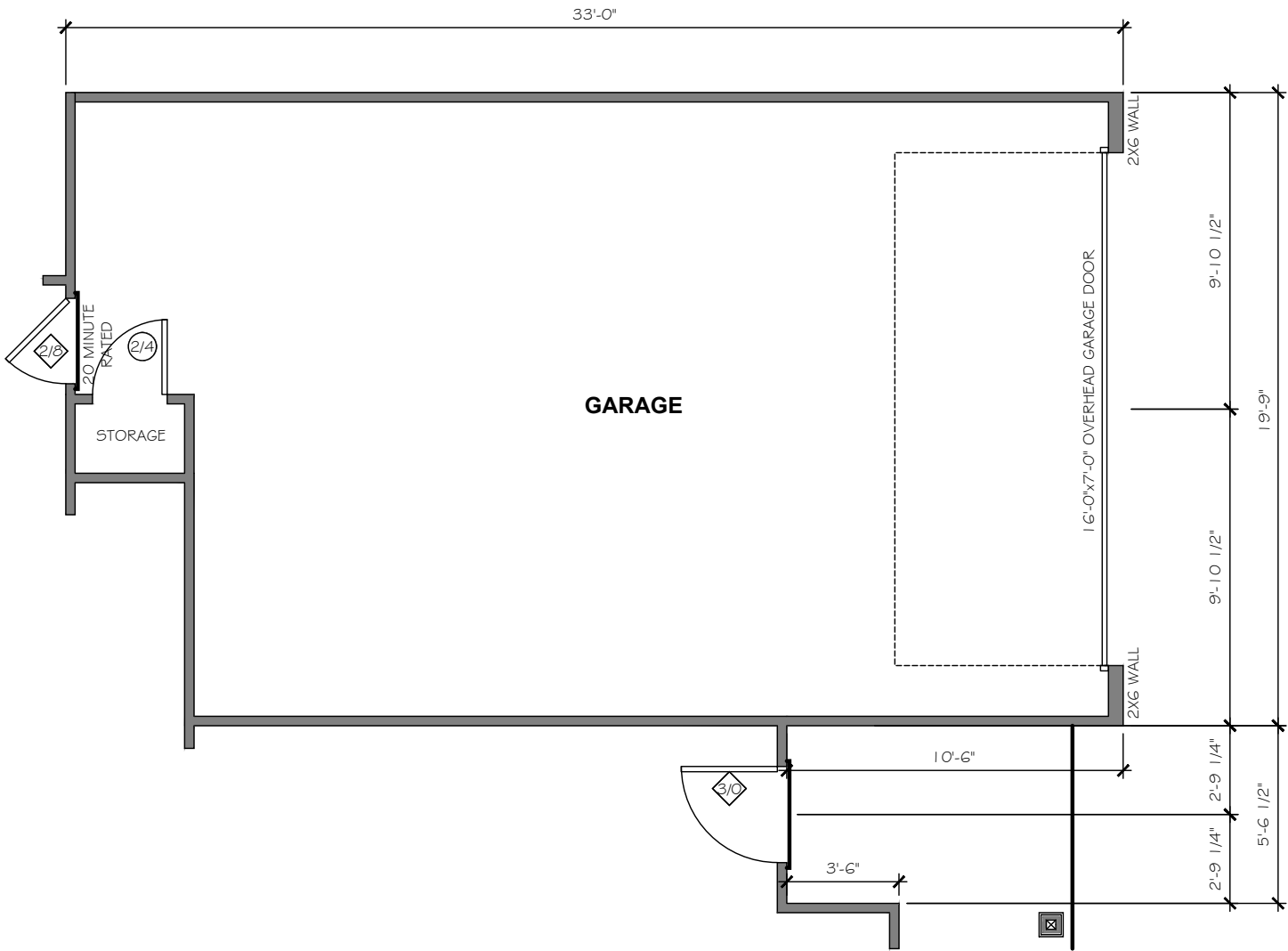
CHECKED BY:

BPS / DJP

SHEET:

A2.9

v.2.3



OPTIONAL 8' FRONT GARAGE EXTENSION

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

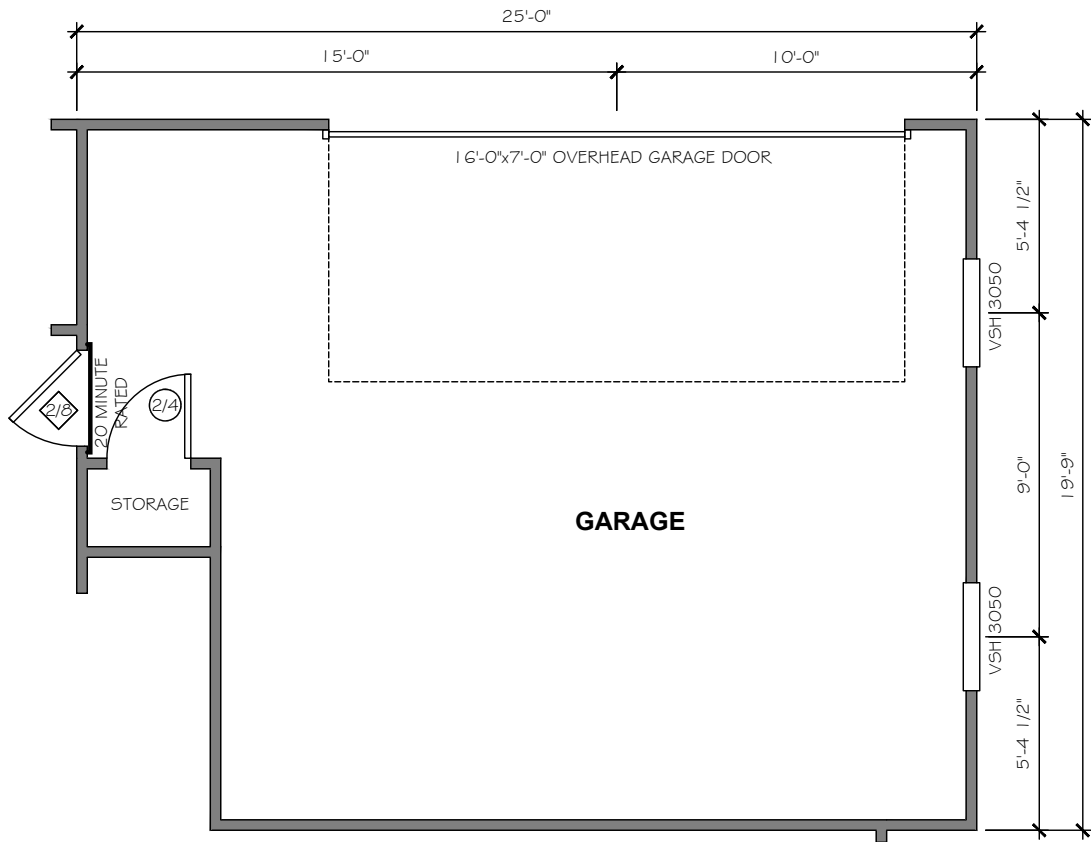
THE HUNTLEY - 2630 CONTEMPORARY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16" = 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A2.10

v.2.3



OPTIONAL SIDE LOAD 2-CAR GARAGE

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

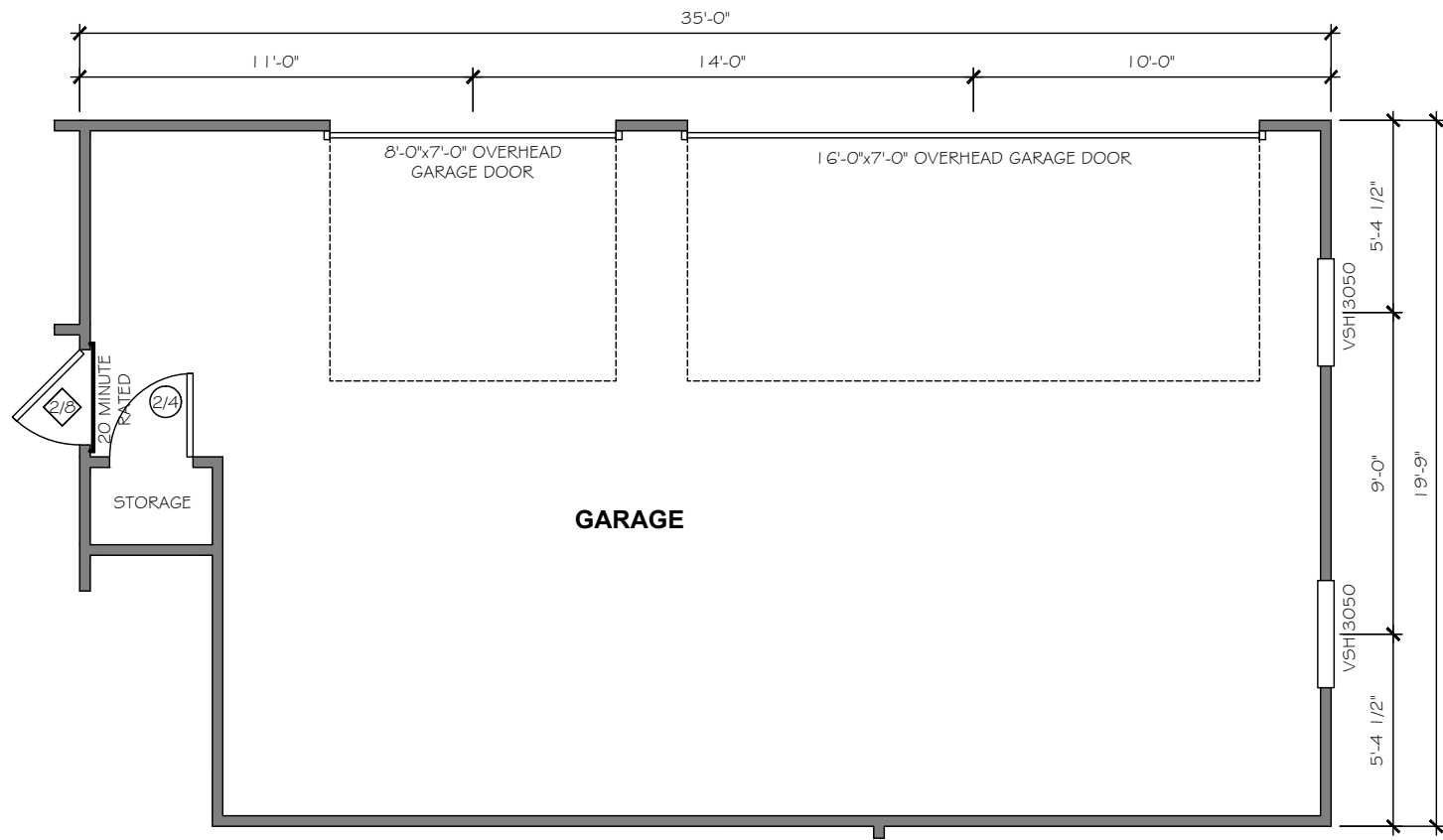
THE HUNTLEY - 2630 CONTEMPORARY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A2.11

v.2.3



OPTIONAL SIDE LOAD 3-CAR GARAGE

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

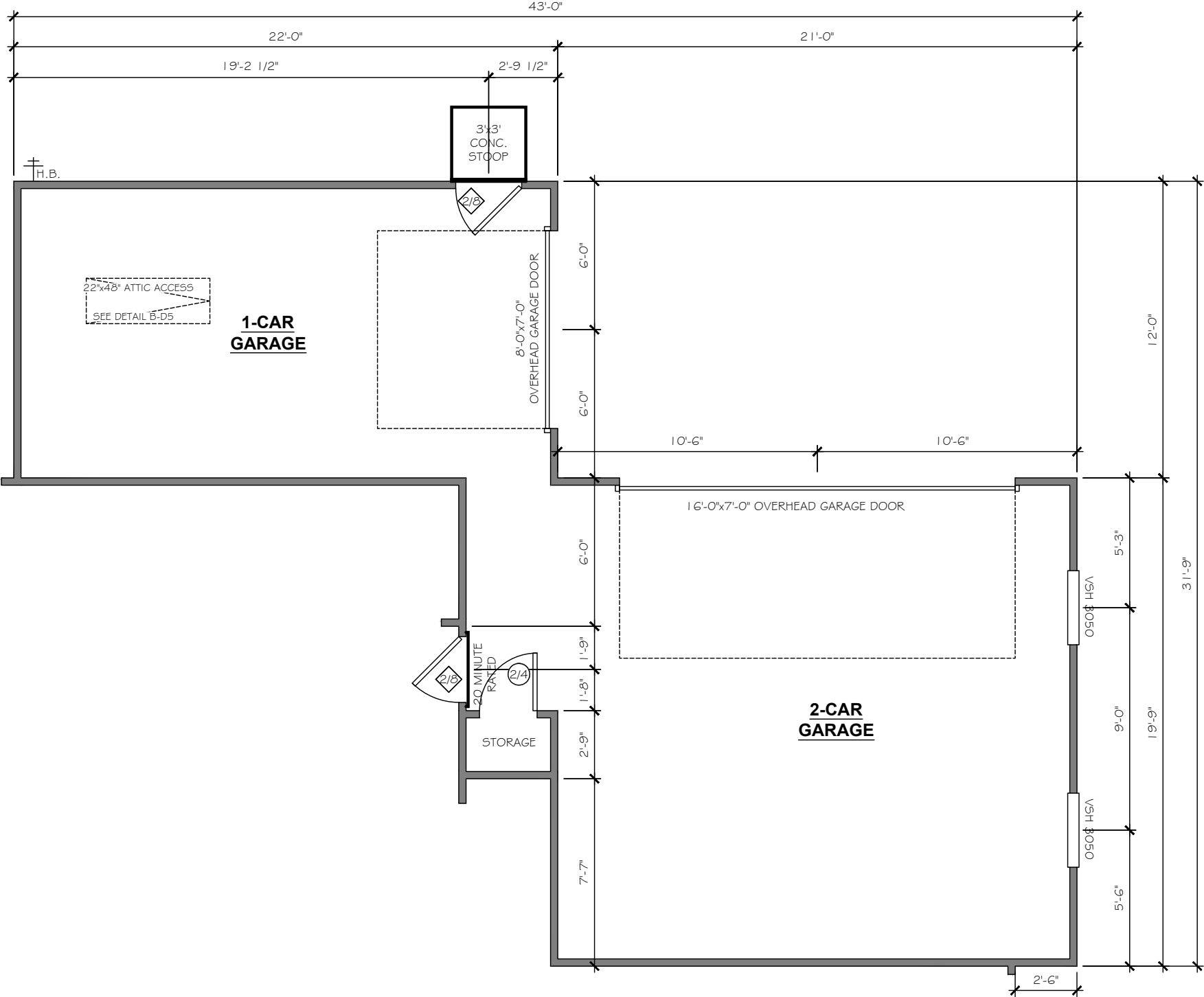
THE HUNTLEY - 2630 CONTEMPORARY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A2.12

v.2.3



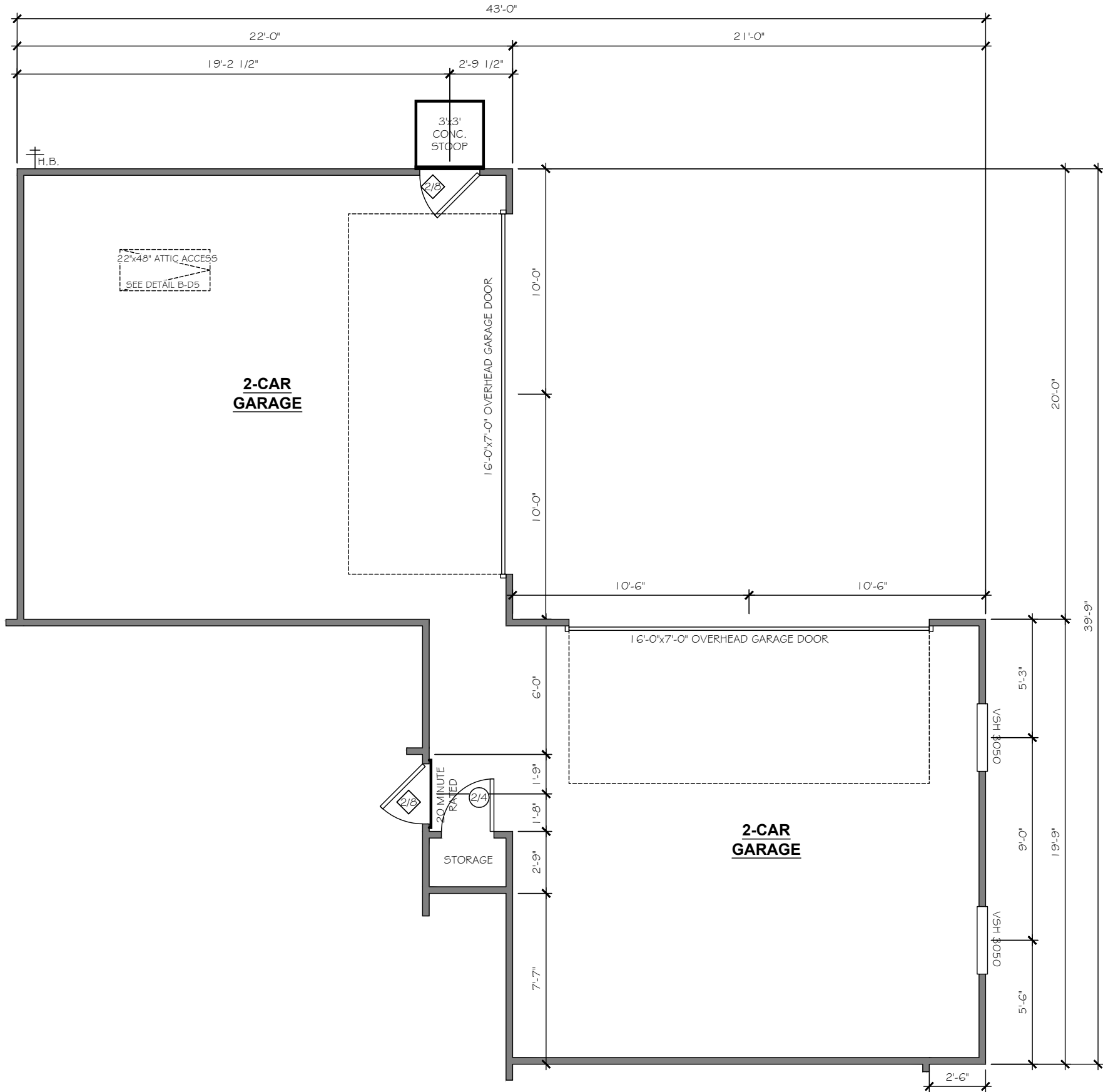
OPTIONAL 3-CAR COURTYARD GARAGE
(n/a w/ OPTIONAL REAR COVERED PORCH, OPTIONAL REAR SCREENED PORCH, OPTIONAL 4' NOOK EXTENSION)

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

FIRST FLOOR PLAN OPTIONS
MASTER SET
THE HUNTLEY - 2630 CONTEMPORARY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BPS / DJP

SHEET:
A2.13
v.2.3



OPTIONAL 4-CAR COURTYARD GARAGE

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

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:
CLC

DATE:
12.01.22

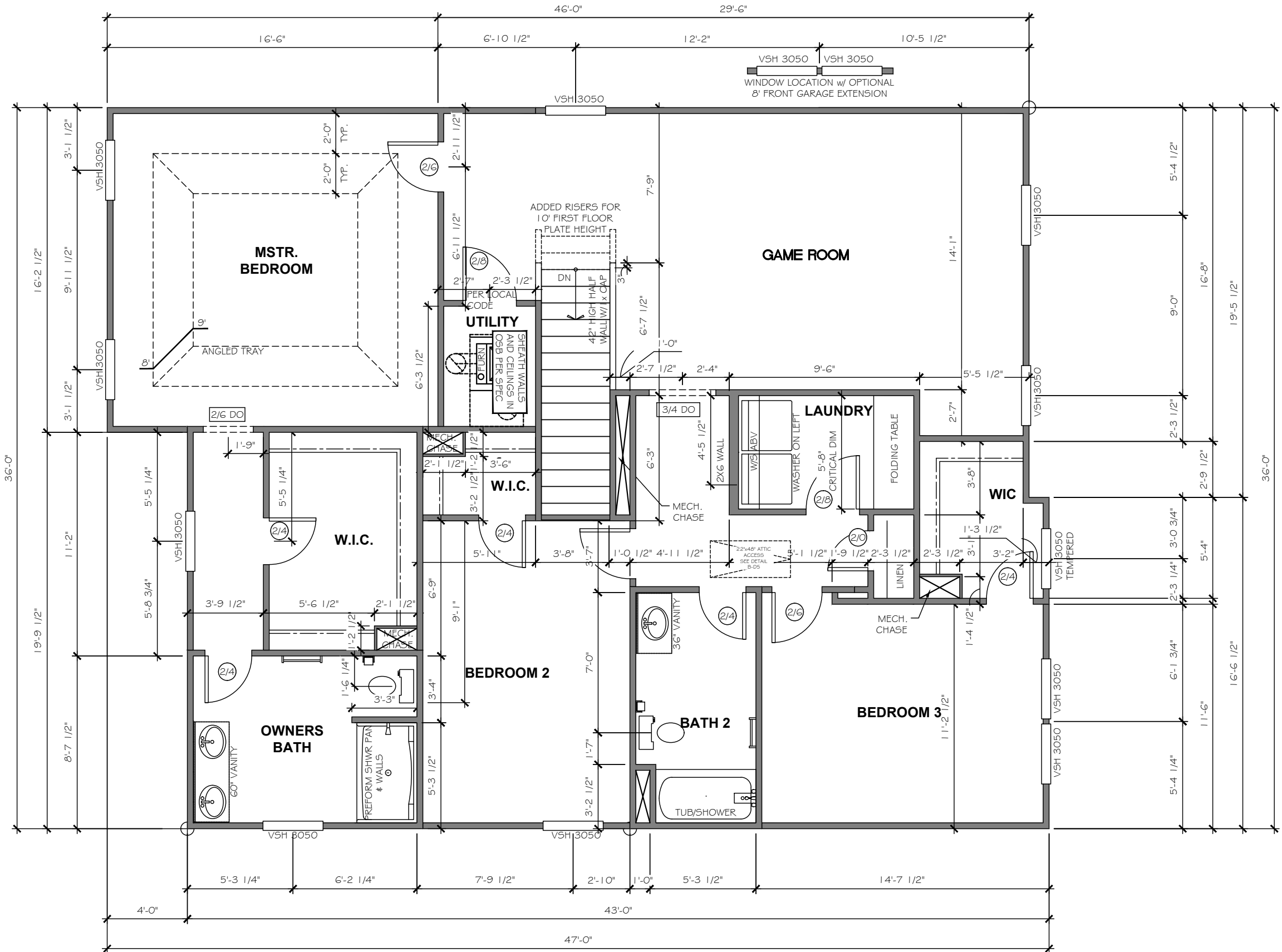
SCALE:
3/16"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A2.14

v.2.3



SECOND FLOOR PLAN

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1129 Fax: 704-238-1150

SECOND FLOOR PLAN
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:
CLC

DATE:
12.01.22

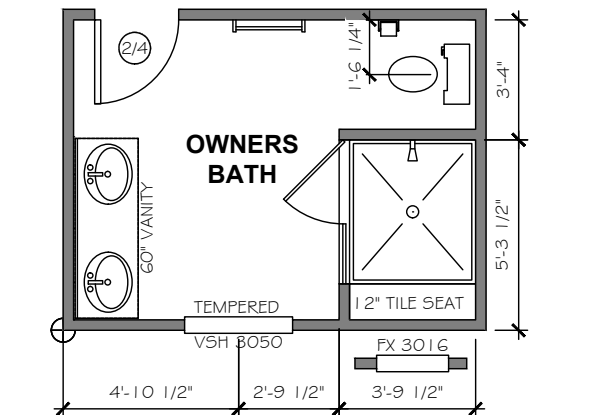
SCALE:
3/16"= 1'-0"

CHECKED BY:
BPS / DJP

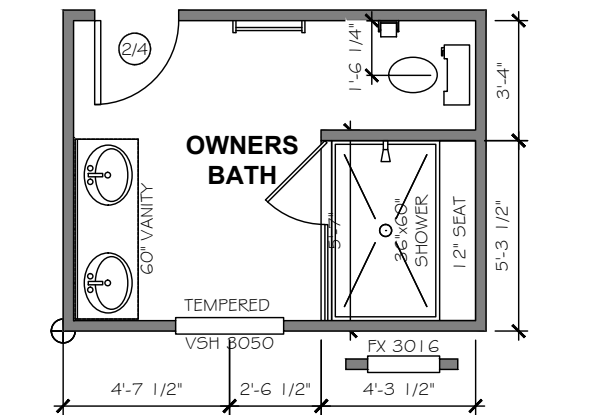
SHEET:

A3.1

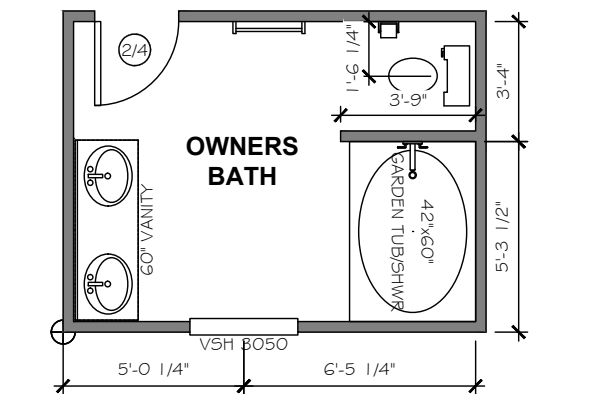
v.2.3



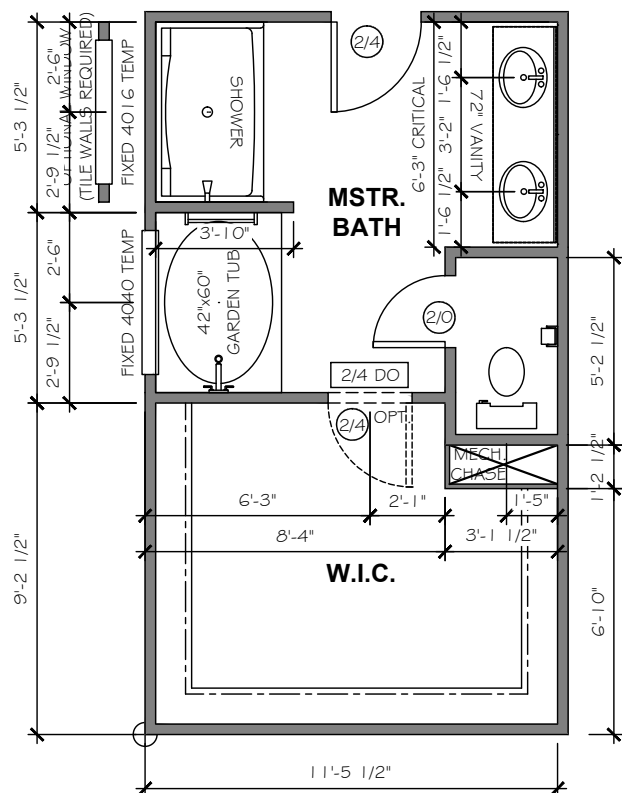
LUXURY SHOWER OPTION 1
42"x42" PRE-FORM SHOWER PAN
TILE WALLS w/ 12" TILE SEAT



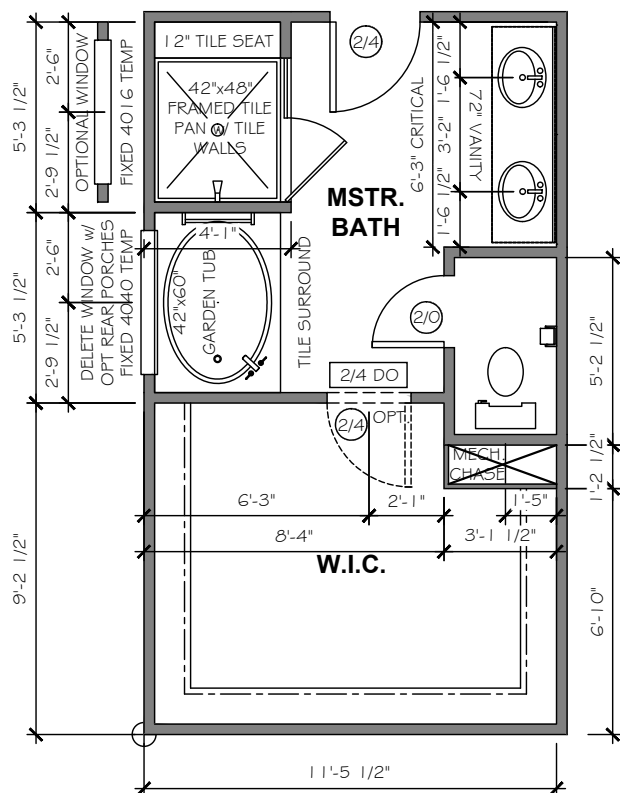
LUXURY SHOWER 36"x60" FRAMED PAN
TILE WALLS w/ 12" SEAT FRAMELESS SHOWER DOOR



OPTIONAL GARDEN TUB/SHOWER



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

TrueHomes
IT'S ALL ABOUT U

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

SECOND FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

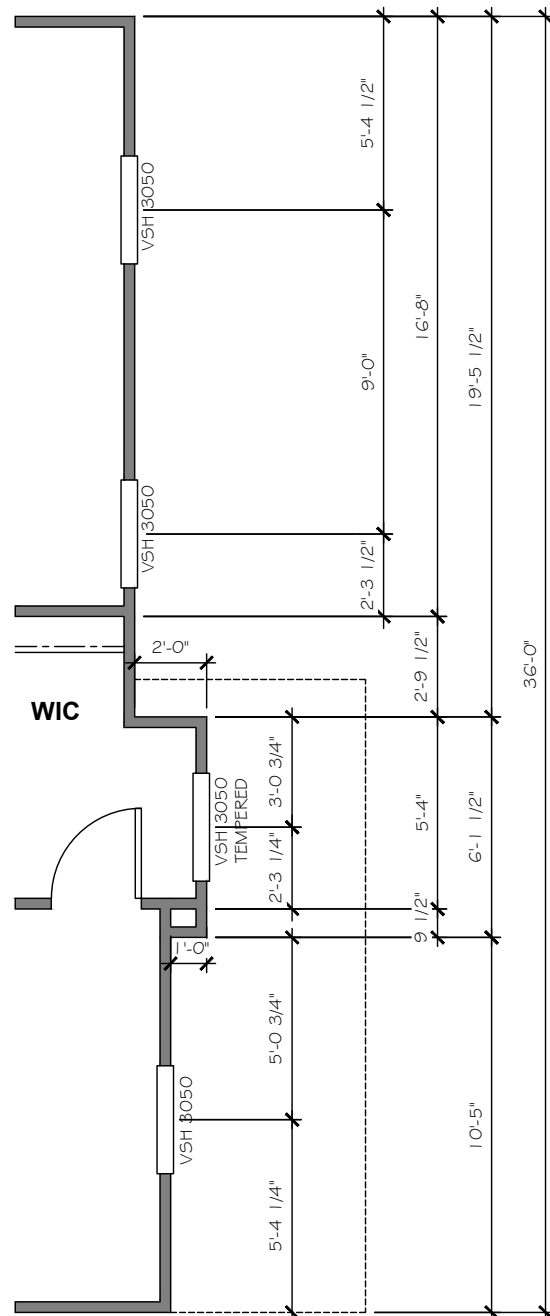
DRAWN BY: CLC

DATE: 12.01.22

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

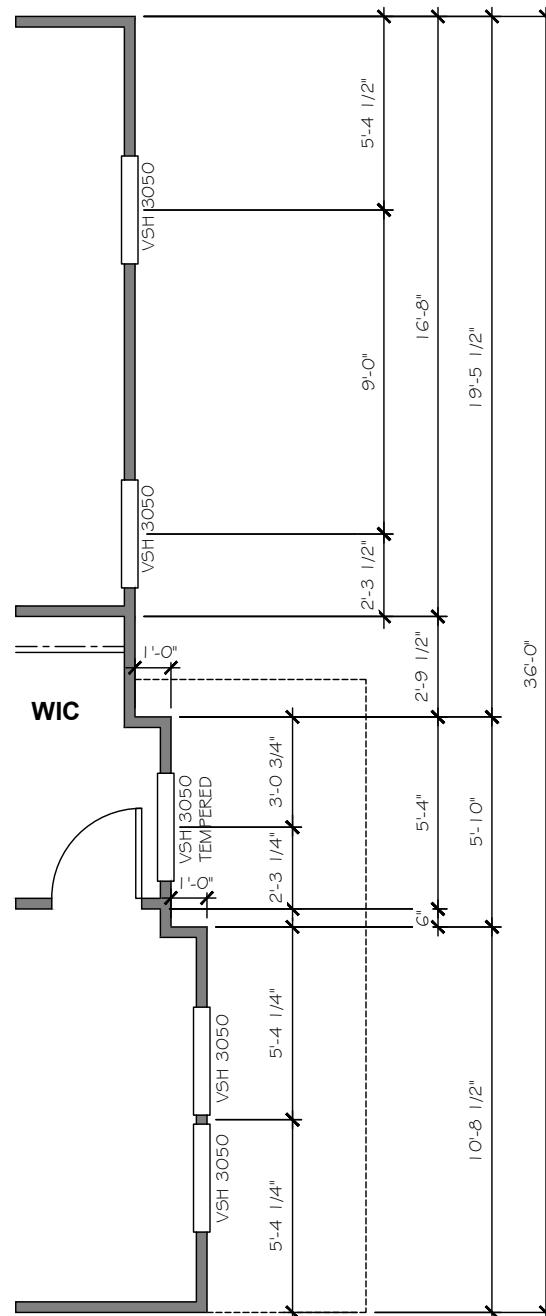
CHECKED BY: BPS / DJP

SHEET:
A3.2
v. 2.3



SECOND FLOOR ELEVATION CUT SECTION

ELEVATIONS "C" AND "D"



SECOND FLOOR ELEVATION CUT SECTION

ELEVATION "F" WITH FULL PORCH

TrueHomes
IT'S ALL ABOUT U

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

SECOND FLOOR PLAN OPTIONS

MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

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

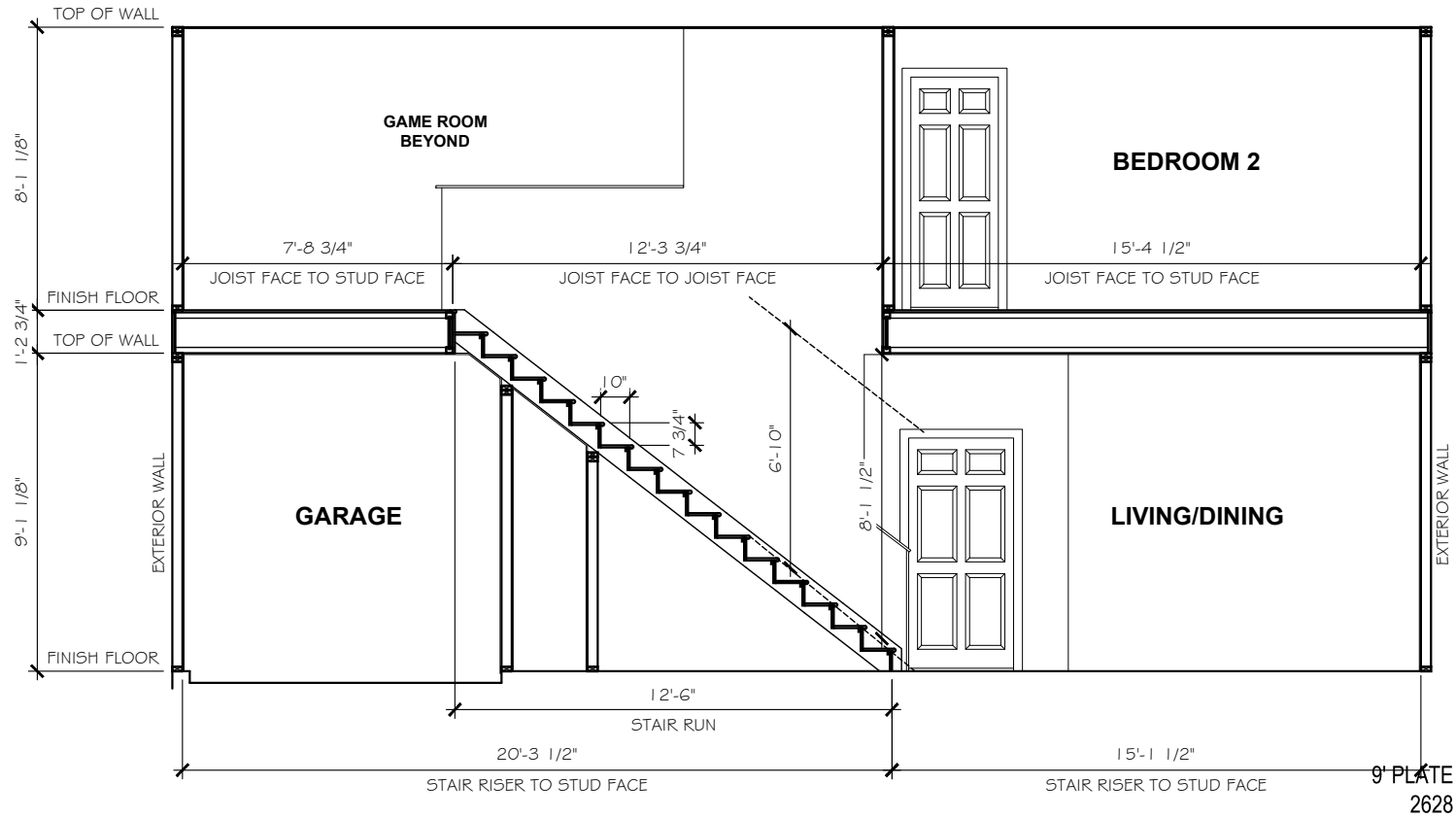
CHECKED BY:

BPS / DJP

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	

TrueHomes

IT'S ALL ABOUT U

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

STAIR SECTION - 9'
MASTER SET

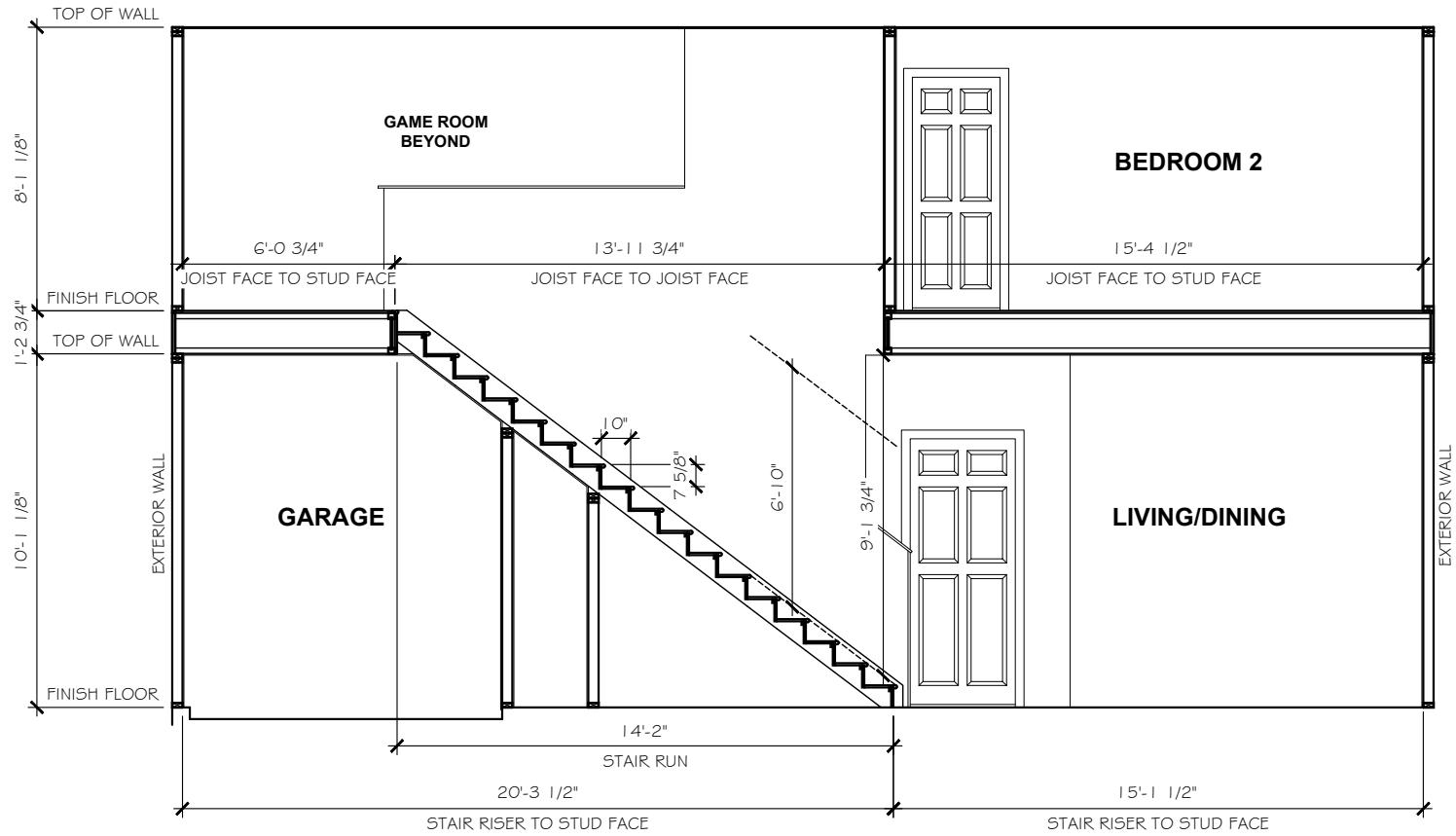
THE HUNTLEY - 2630 CONTEMPORARY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16" = 1'-0"
CHECKED BY:	BPS / DJP

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	

TrueHomes

IT'S ALL ABOUT U

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

STAIR SECTION - 10'
MASTER SET

THE HUNTLEY - 2630 CONTEMPORARY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A4.1

v.2.3

TrueHomes

IT'S ALL ABOUT U

THE 'HUNTLEY' MASTER SET ELEMENTS / TRADITIONS

ELECTRICAL LEGEND				GENERAL NOTES					KEY NOTES		TABLE OF CONTENTS	
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA 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. <u>ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2x4 STUDS 16" O.C. (U.N.O.).</u> <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u>	7. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT. 8. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE. 9. <u>USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u> 10. DIMENSIONS ARE FROM FACE OF STUDS. 11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C. 12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS. 13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.). 14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER	IRC. ALL JOINTS TO BE TAPED & MUDDED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN 1/2" GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 1/8" 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 P.O's. 19. PROVIDE 1 1/2" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR	CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. <u>SMURF DOORS ARE 2 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").</u> <u>SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS</u>	ELEVATIONS		ELEVATIONS NOT PART OF THIS SET (SEE SEPERATE ELEVATION DRAWING SET)				
	OUTLET 220V							CS	COVER SHEET			
	OUTLET 110V							A1	FOUNDATION PLANS & OPTIONS			
	OUTLET 110V WATER PROOF							A2	FIRST FLOOR PLANS & OPTIONS			
	OUTLET 110V GFI							A3	SECOND FLOOR PLANS & OPTIONS			
	SWITCHED RECEPTACLE							A4	STAIR SECTIONS			
	PHONE							A5	FLOOR FRAMING & OPTIONS			
	SMOKE / CO DETECTOR							A6	ROOF FRAMING & OPTIONS			
	SMOKE DETECTOR							E1	FIRST FLOOR ELECTRICAL PLANS & OPT.			
	SWITCH							E2	SECOND FLR. ELECTRICAL PLANS & OPT.			
	3-WAY SWITCH	F1	FIRST FLOOR FLOORING PLANS & OPT.									
	4-WAY SWITCH	F2	SECOND FLOOR FLOORING PLANS & OPT.									
		M1	FIRST FLOOR MARKETING PLANS & OPT.									
		M2	SECOND FLR. MARKETING PLANS & OPT.									

INTERIOR HINGED DOOR SCHEDULE		EXTERIOR HINGED DOOR SCHEDULE		KING / JACK SCHEDULE		FIRST FLOOR	1127 SQ.FT.						
DOOR WIDTH		DOOR HEIGHT R.O.		DOOR HEIGHT R.O.		SECOND FLOOR	1593 SQ.FT.						
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	TOTAL LIVABLE	2720 SQ.FT.		
1/4	1'-6"	82-1/2"	82-1/2"	98-1/2"	3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"	FRONT PORCH	116 SQ.FT.		
1/6	1'-8"				2/8	2'-10 1/2"				2-CAR GARAGE	447 SQ.FT.		
1/8	1'-10"				5/0	5'-3 5/8"							
2/0	2'-2"				5/4	5'-7 5/8"							
2/4	2'-6"				6/0	6'-3 5/8"							
2/6	2'-8"	SLIDING PATIO DOORS				5/0	4'-11 1/2"	80"	80"	96"			
2/8	2'-10"					6/0	5'-11 1/2"						
2/10	3'-0"					HEADER SCHEDULE							
3/0	3'-2"					ALL INTERIOR BEARING AND EXTERIOR WALLS							
4/0	4'-2"					1. SPANS UP TO 3'-6" -- (2) 2x8's							
5/0	5'-2"					2. SPANS 3'-6" TO 6'-6" -- (2) 2x10's							
6/0	6'-2"					3. SPANS 6'-6" OR MORE -- SEE PLAN							

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

• 1 6"Wx12"DP THICKENED CONC. SLAB (TYPICAL)

•• (2) 5THD 1/4 HOLD DOWNS AND 5/8" ANCHOR BOLT.

TrueHomes

IT'S ALL ABOUT U

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

MONO FOUNDATION PLAN
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:
CLC

DATE:
12.01.22

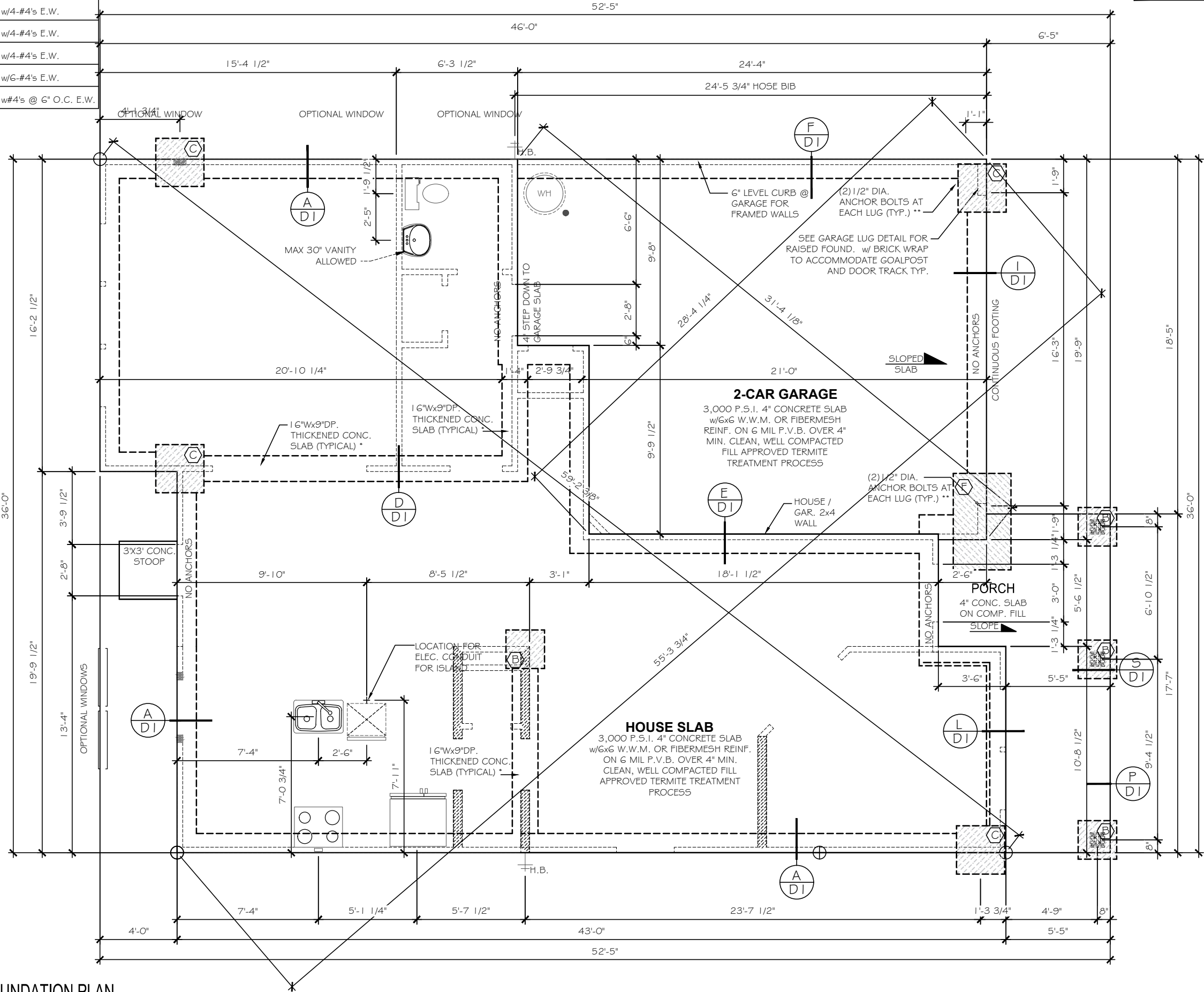
SCALE:
3/16"=1'-0"

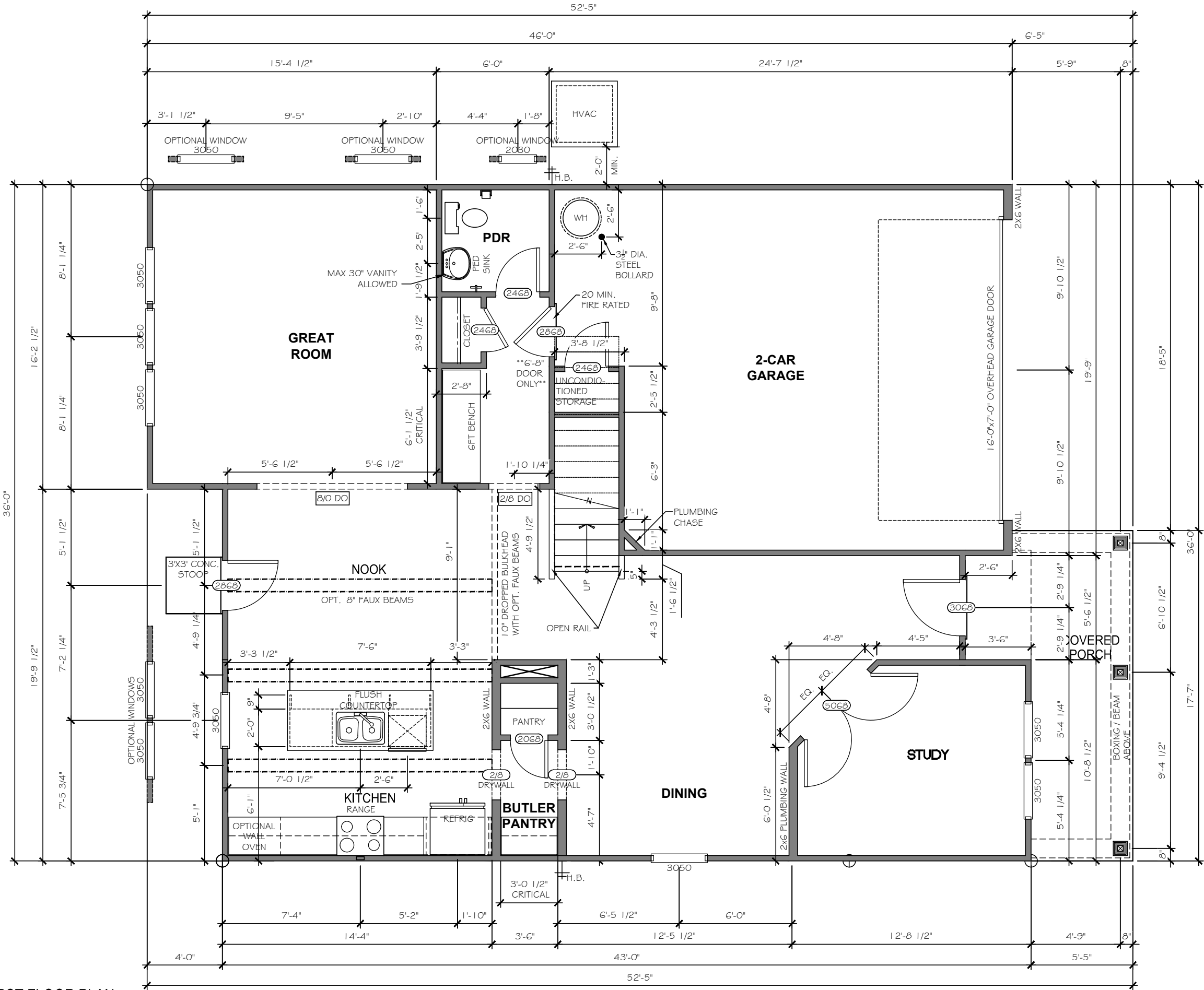
CHECKED BY:
BPS / DJP

SHEET:

A1.1

v.2.5





TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

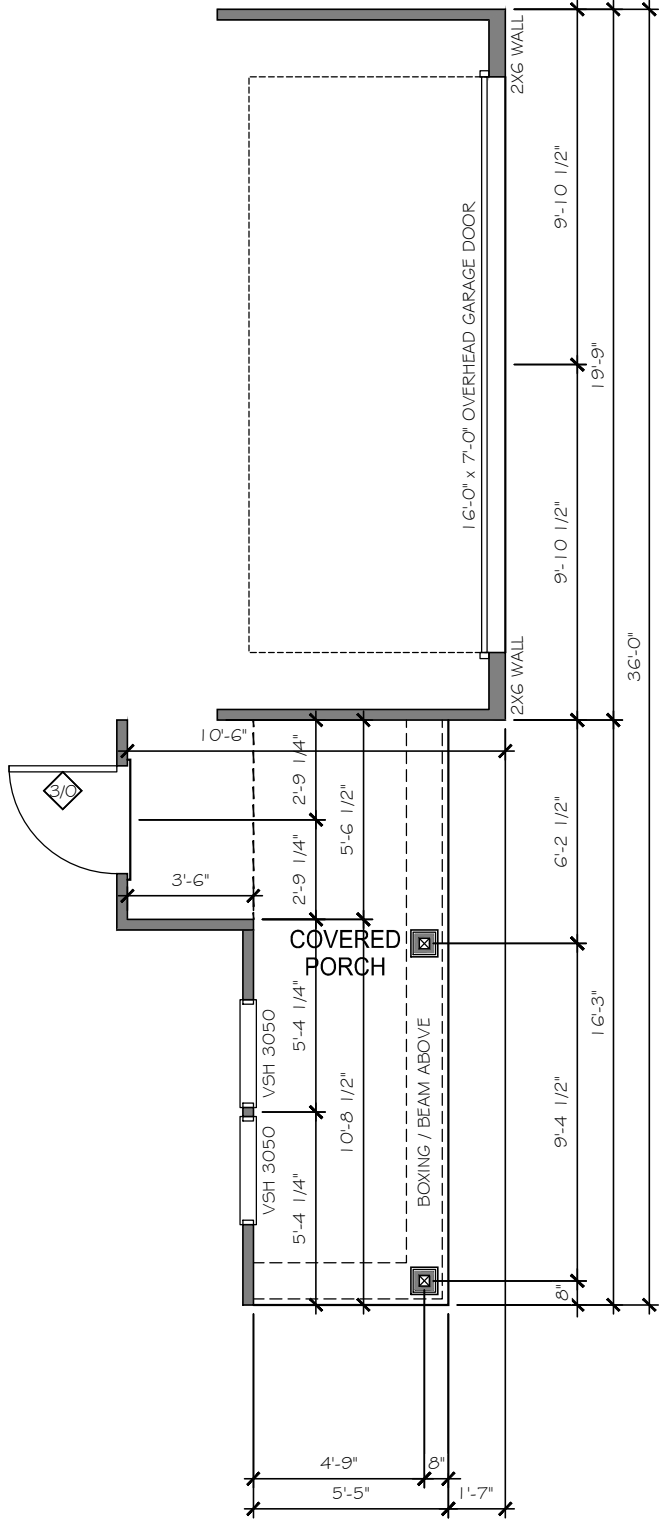
DRAWN BY:
CLC

DATE:
12.01.22

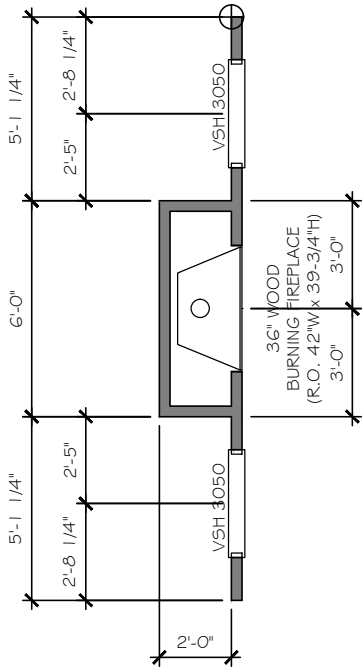
SCALE:
3/16"=1'-0"

CHECKED BY:
BPS / DJP

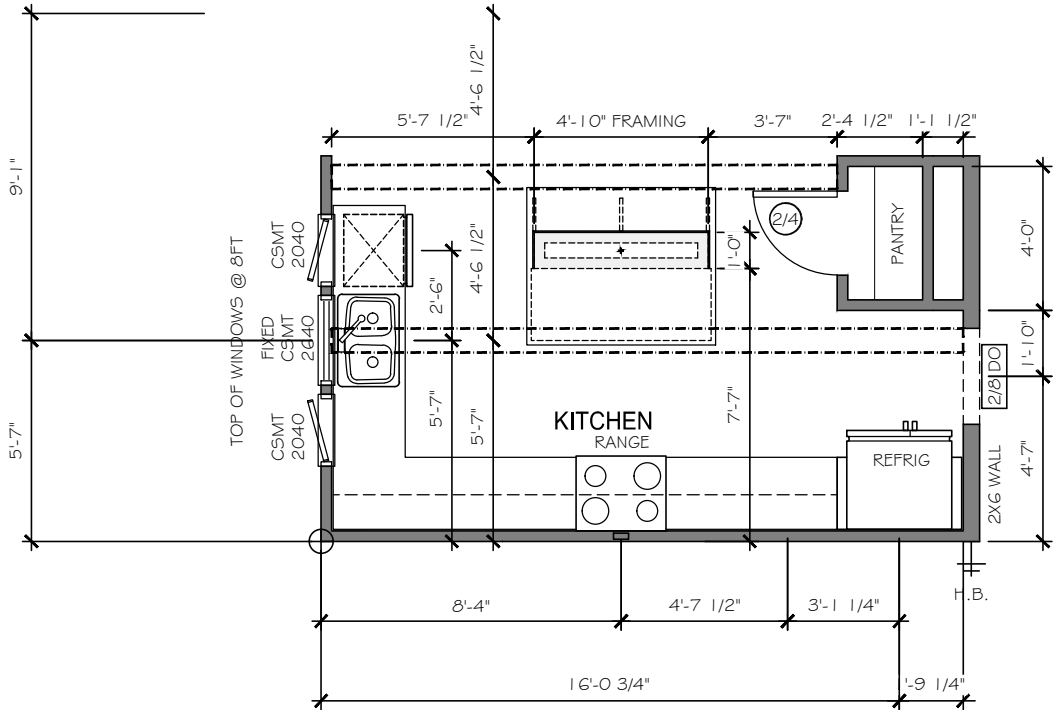
SHEET:
A2.1
v.2.5



OPT. 8' FRONT GARAGE EXTENSION



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



ALTERNATE KITCHEN 1

(NOTE: DELETES BUTLER PANTRY)

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

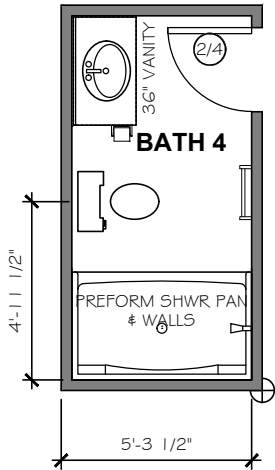
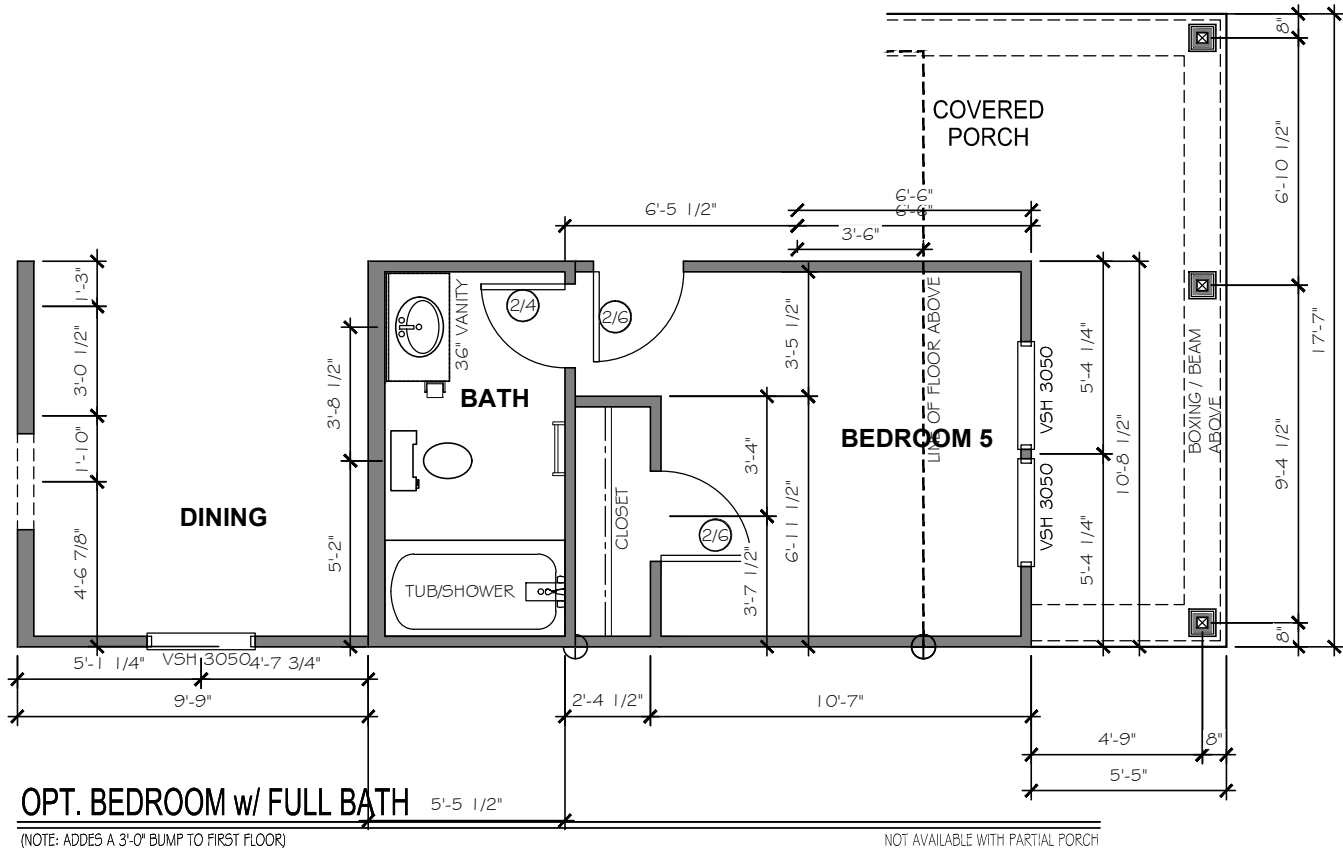
CHECKED BY:

BPS / DJP

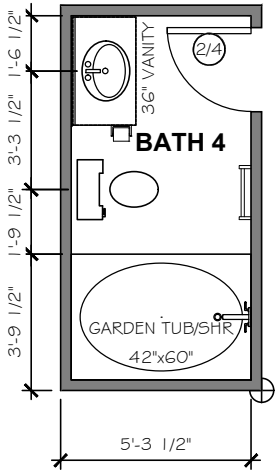
SHEET:

A2.2

v.2.5



OPTIONAL 5' SHOWER UNIT



OPTIONAL GARDEN TUB/SHOWER

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

DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BPS / DJP
SHEET:	A2.3
v.2.5	

FIRST FLOOR PLAN OPTIONS

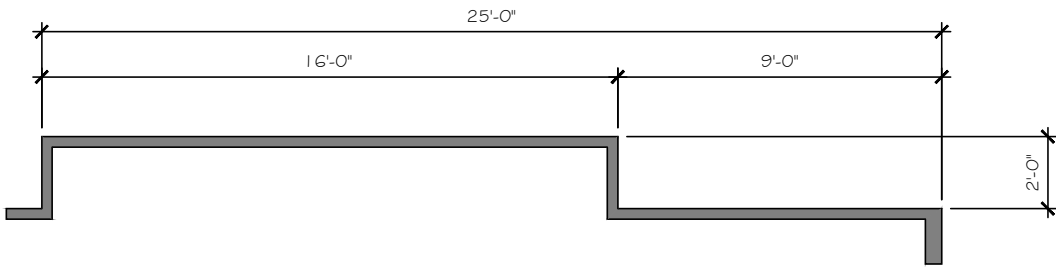
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

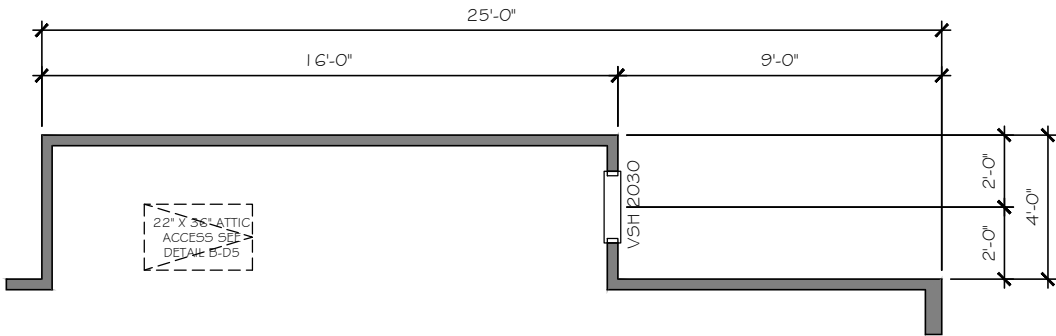
TrueHomes

IT'S ALL ABOUT U

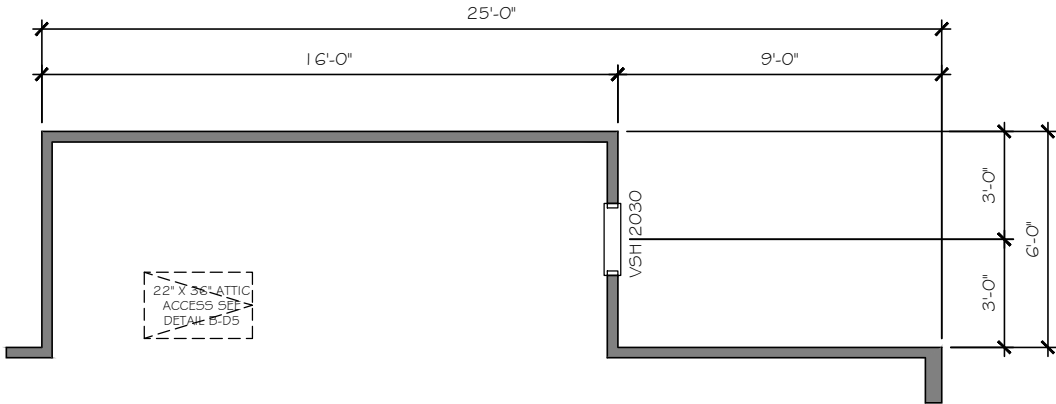
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150



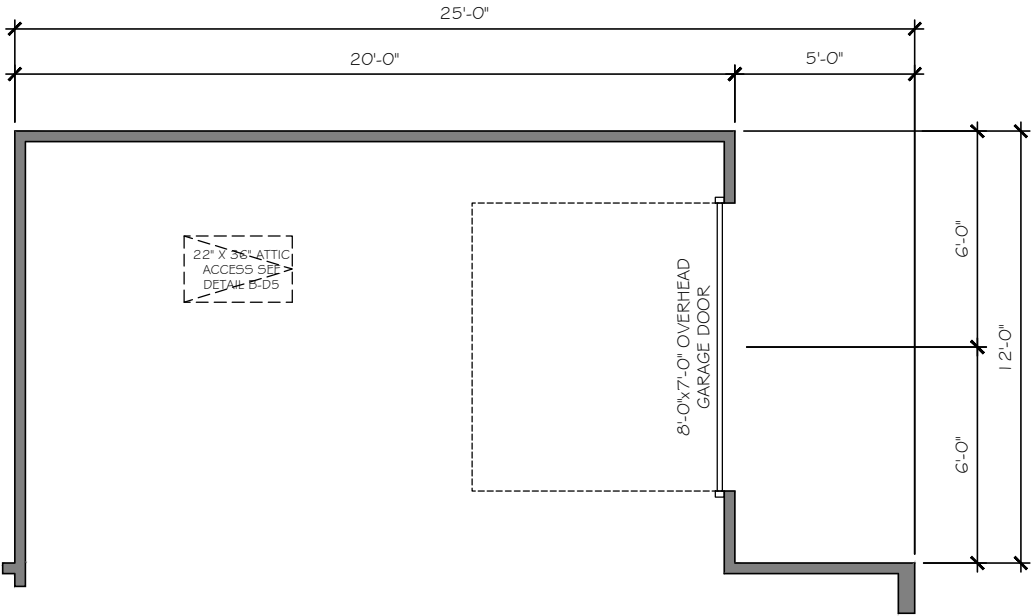
OPTIONAL 2' GARAGE EXTENSION



OPTIONAL 4' GARAGE EXTENSION



OPTIONAL 6' GARAGE EXTENSION



OPTIONAL 3 CAR GARAGE

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

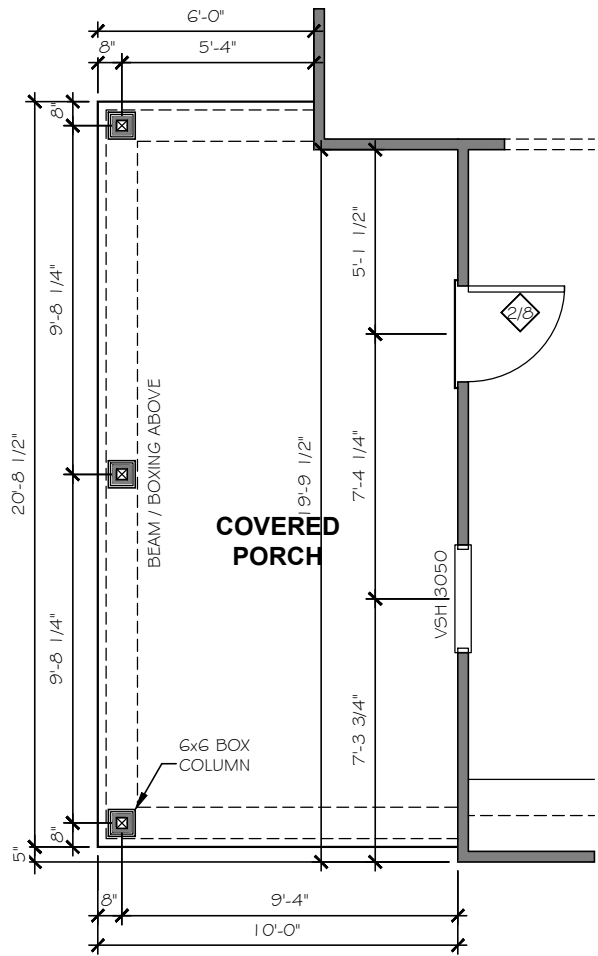
CHECKED BY:

BFS / DJP

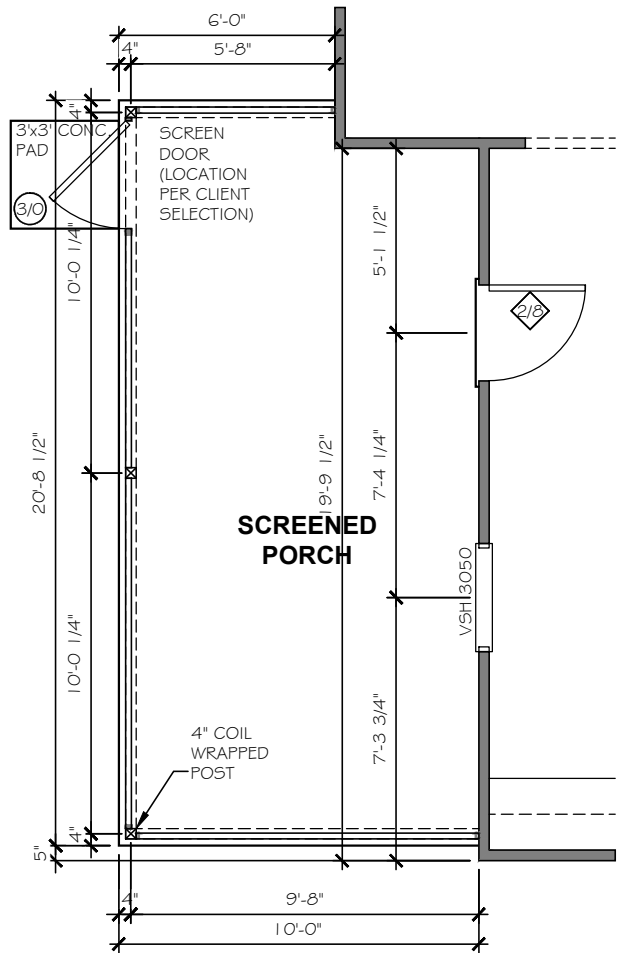
SHEET:

A2.4

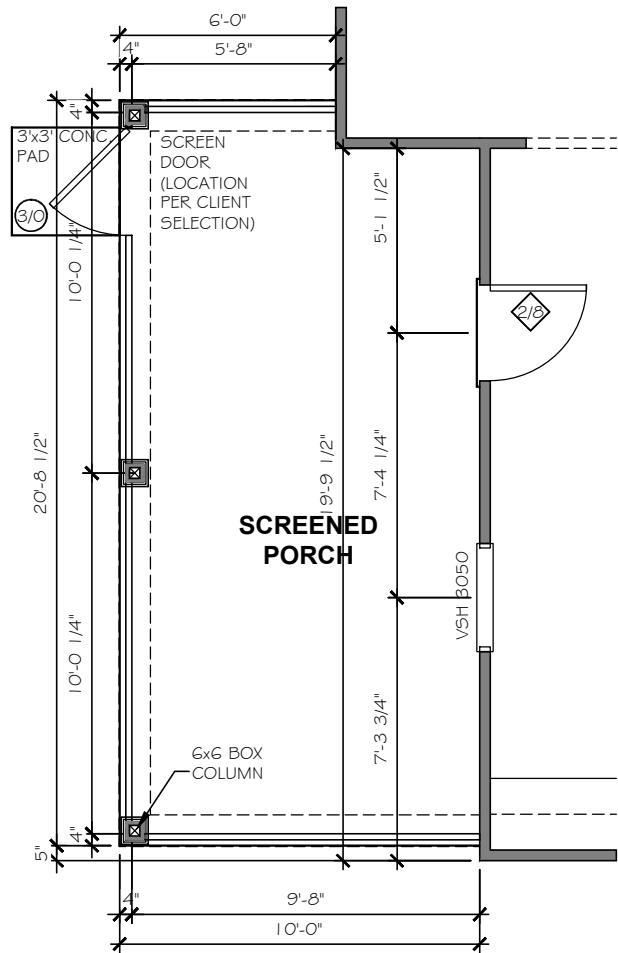
v. 2.5



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



OPT. SCREENED PORCH
(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) ELEMENTS REAR PORCH



OPT. SCREENED PORCH
(REQUIRES MASTER BEDROOM WINDOWS TO BE MOVED TO SIDE WALL) TRADITIONS REAR PORCH

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

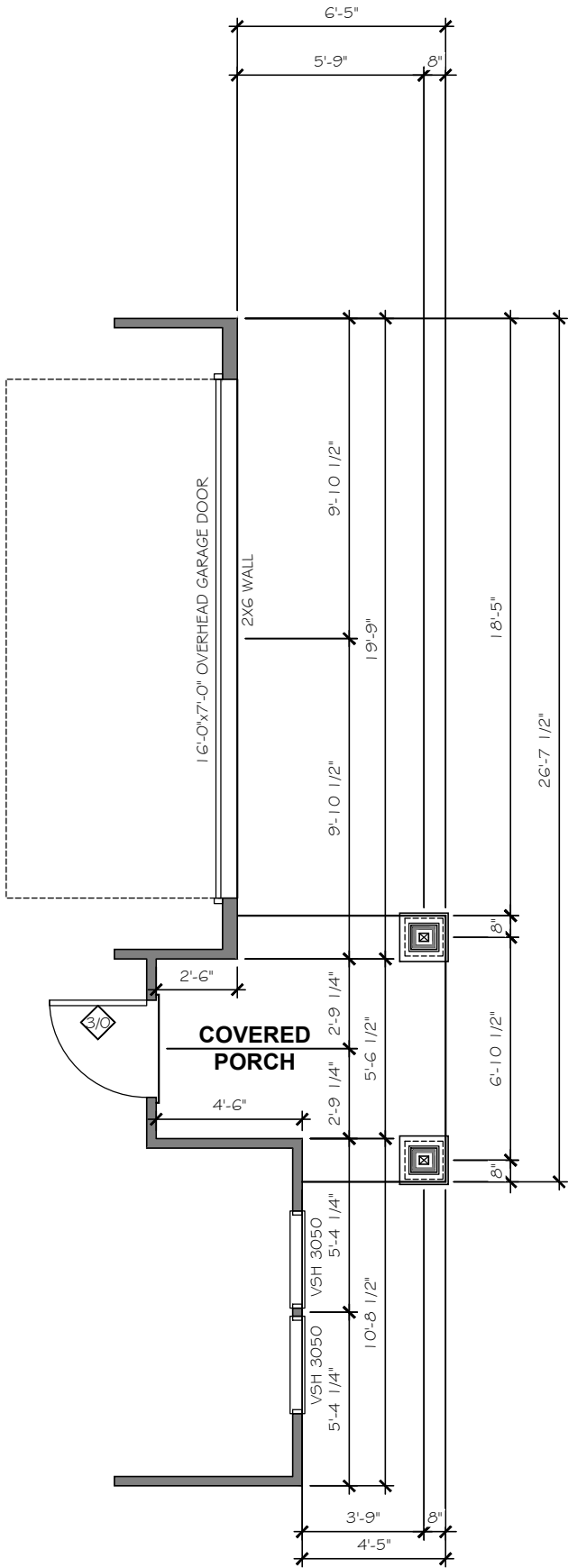
DRAWN BY:
CLC

DATE:
12.01.22

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

CHECKED BY:
BFS / DJP

SHEET:
A2.5
v.2.5



FIRST FLOOR ELEVATION CUT SECTION

ELEVATION "F" WITH PARTIAL PORCH

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

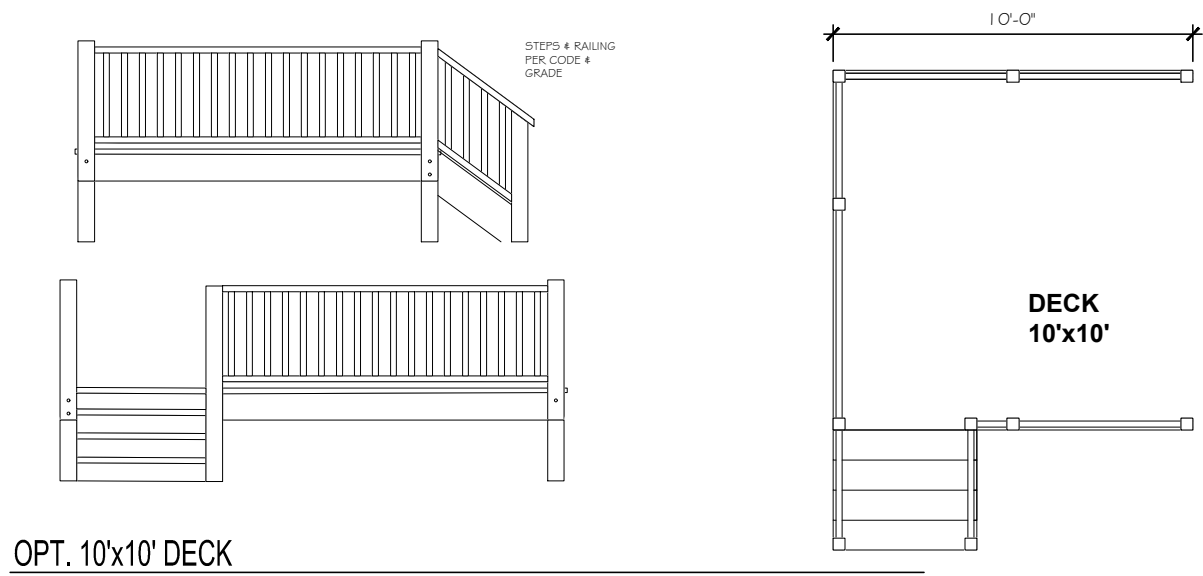
THE HUNTLEY - 2628 TRADITIONAL

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BFS / DJP

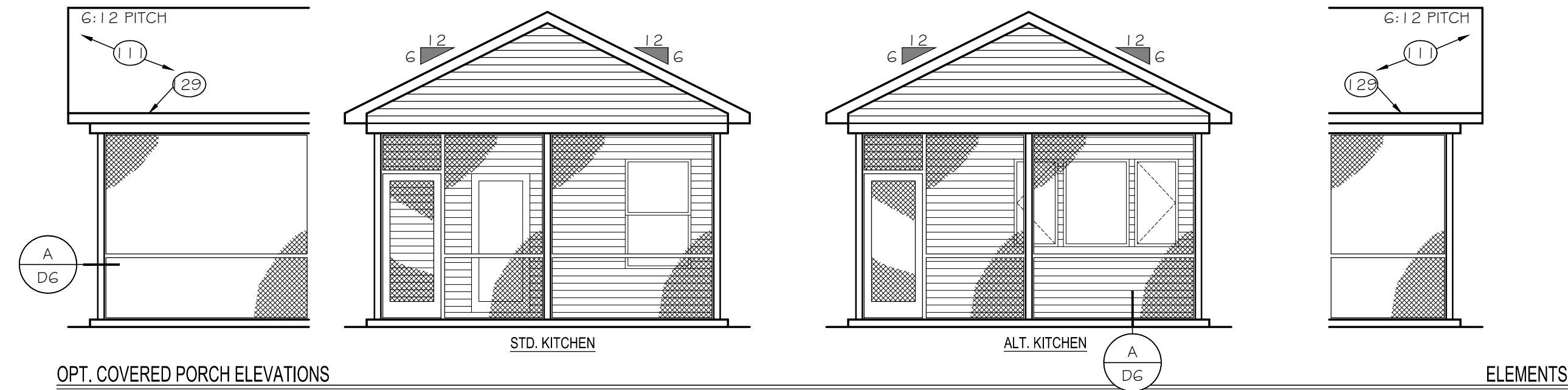
SHEET:

A2.6

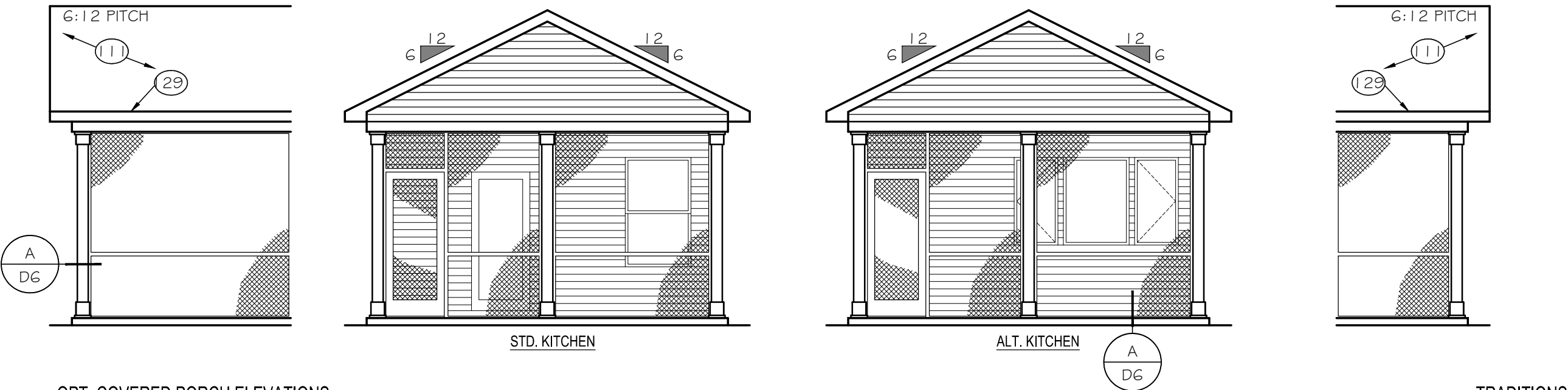
v. 2.5



OPT. 10'x10' DECK



OPT. COVERED PORCH ELEVATIONS



OPT. COVERED PORCH ELEVATIONS

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

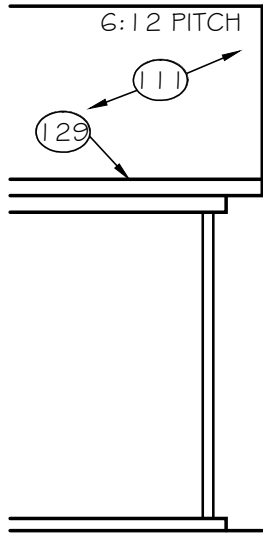
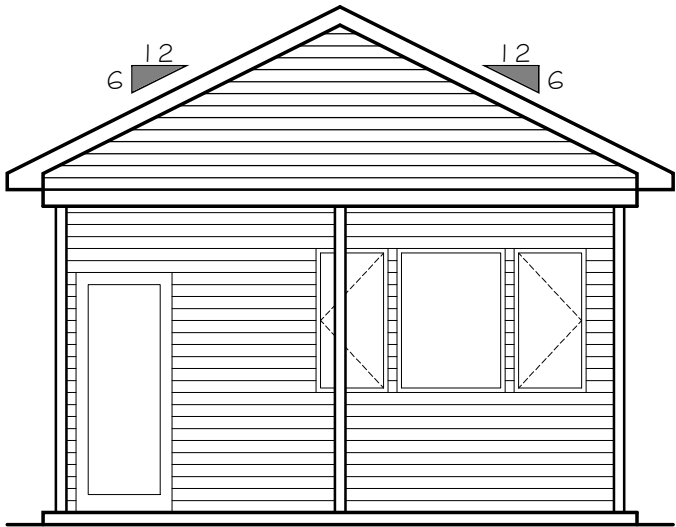
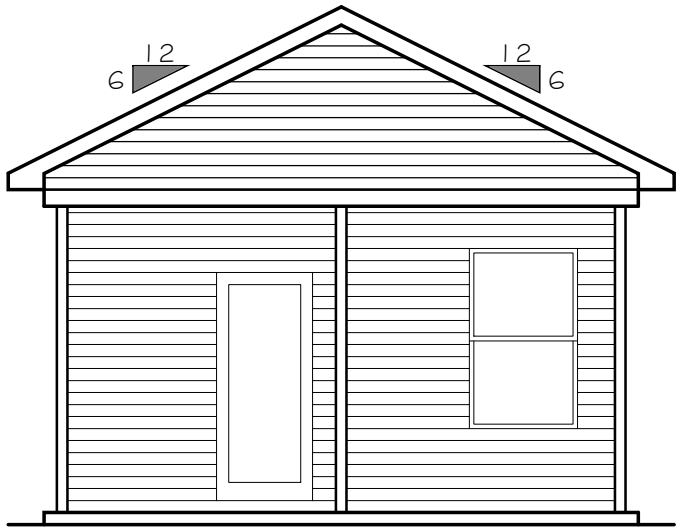
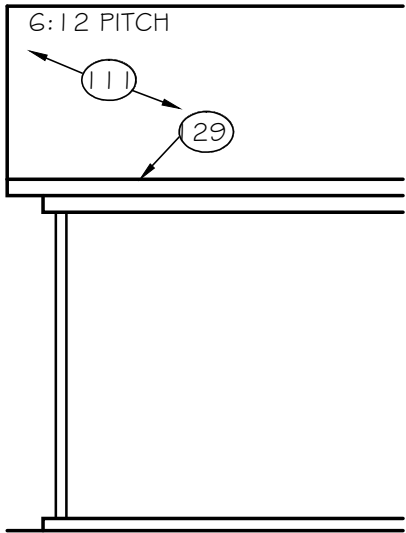
CHECKED BY:

BP5 / DJP

SHEET:

A2.7

v.2.5

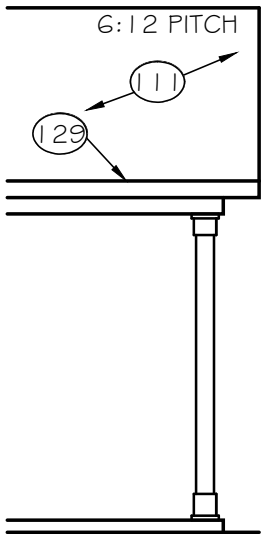
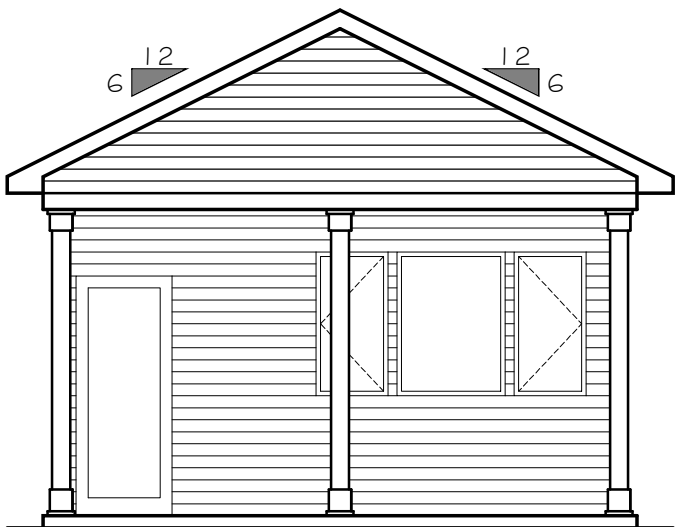
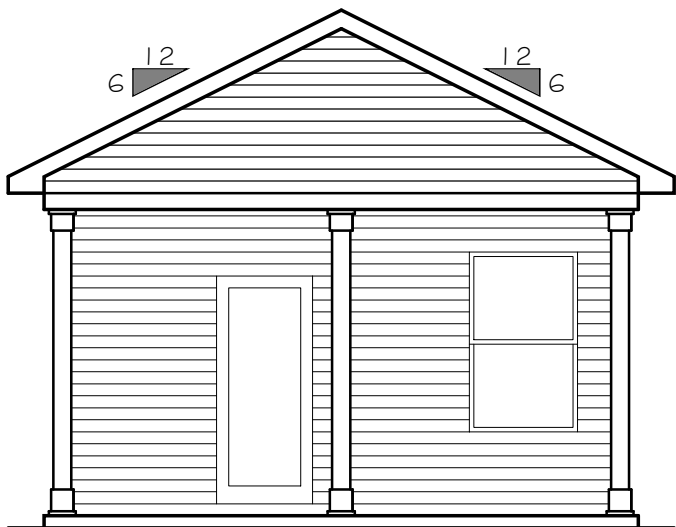
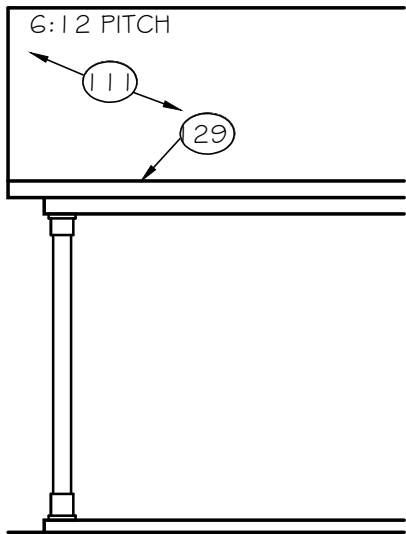


OPT. COVERED PORCH ELEVATIONS

STD. KITCHEN

ALT. KITCHEN

ELEMENTS



OPT. COVERED PORCH ELEVATIONS

STD. KITCHEN

ALT. KITCHEN

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

FIRST FLOOR PLAN OPTIONS

MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

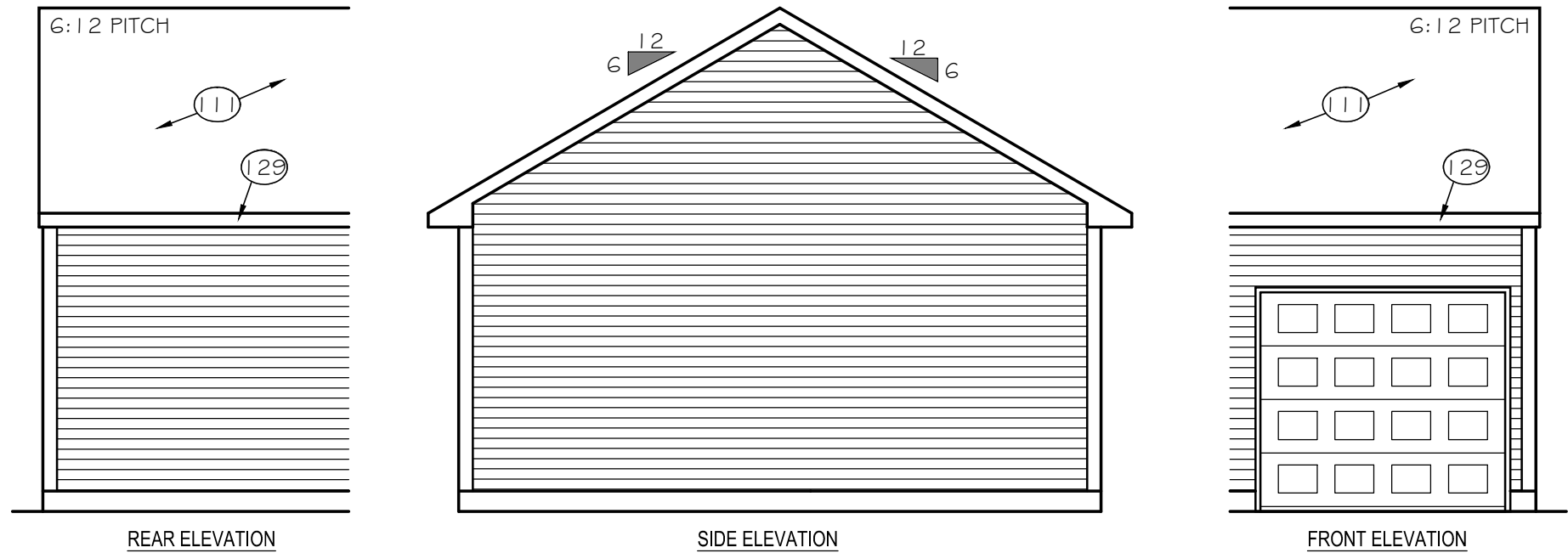
CHECKED BY:

BPS / DJP

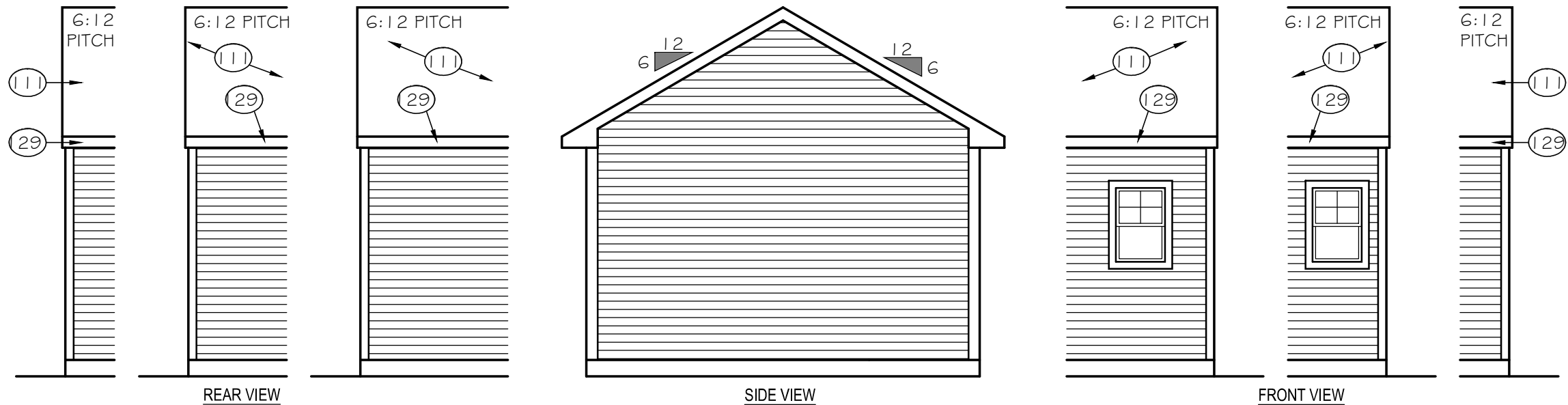
SHEET:

A2.8

v. 2.5



OPT. 2-CAR GARAGE



OPT. GARAGE BUMP

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

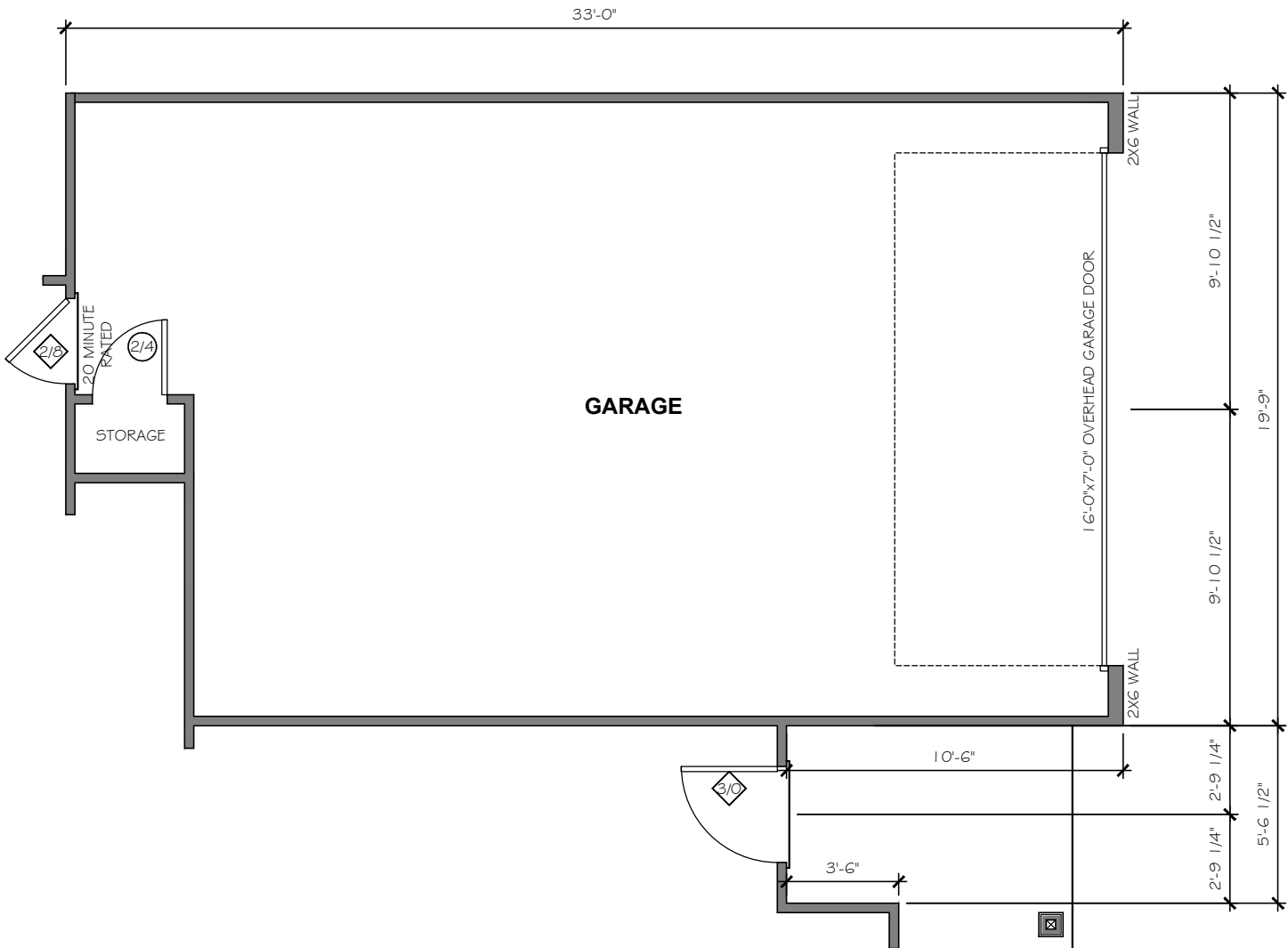
CHECKED BY:

BPS / DJP

SHEET:

A2.9

v.2.5



OPTIONAL 8' FRONT GARAGE EXTENSION

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:
CLC

DATE:
12.01.22

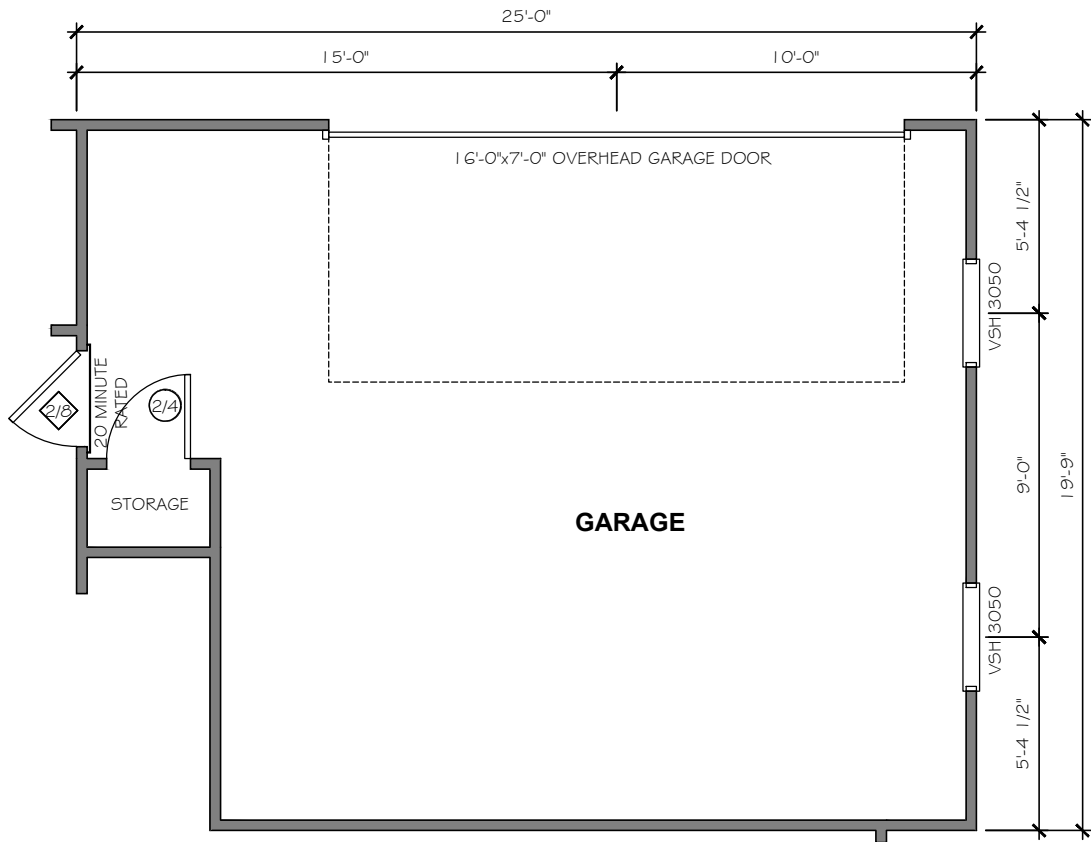
SCALE:
3/16"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A2.10

v.2.5



OPTIONAL SIDE LOAD 2-CAR GARAGE

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

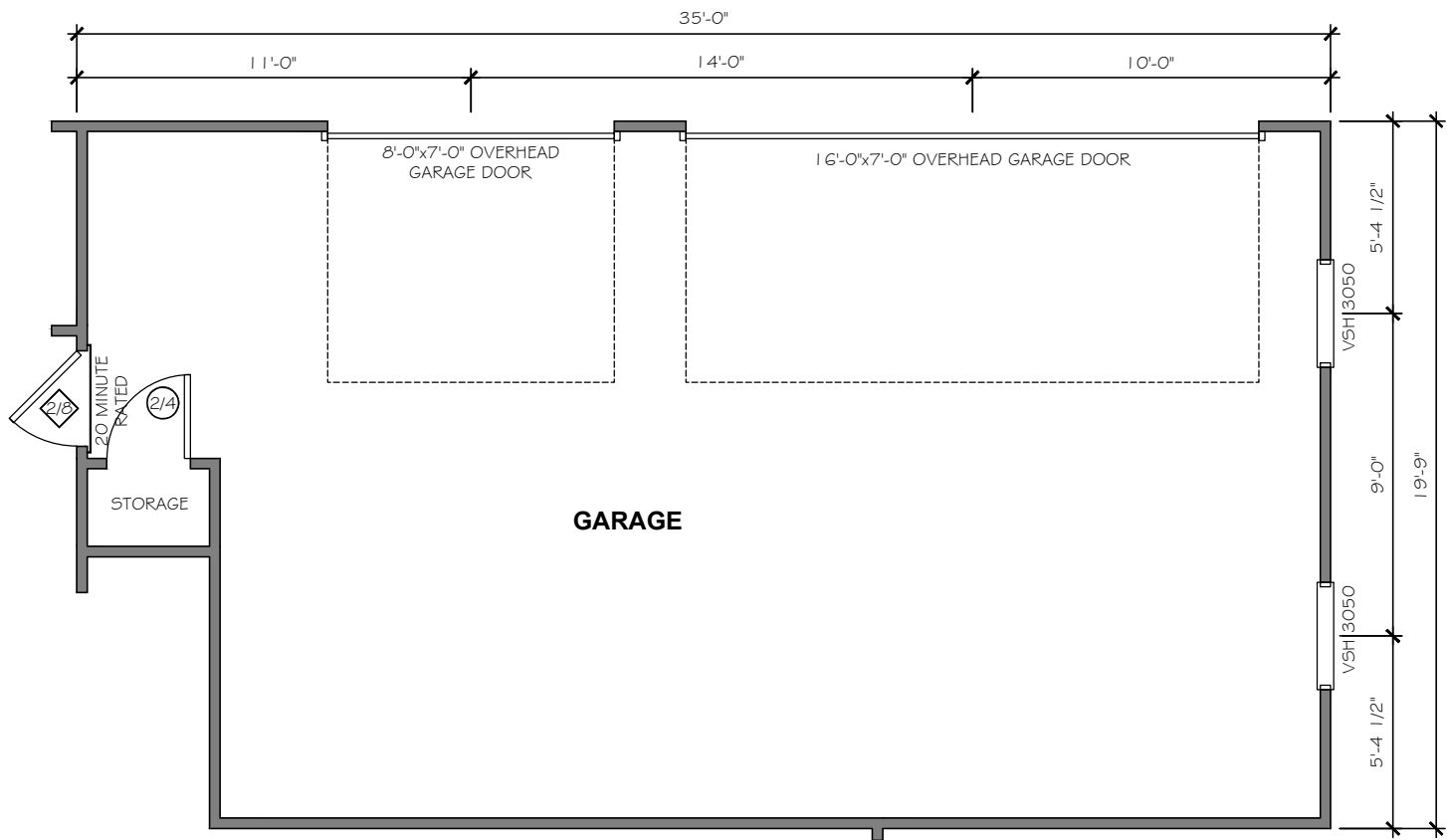
THE HUNTLEY - 2628 TRADITIONAL

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A2.11

v.2.5



OPTIONAL SIDE LOAD 3-CAR GARAGE

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

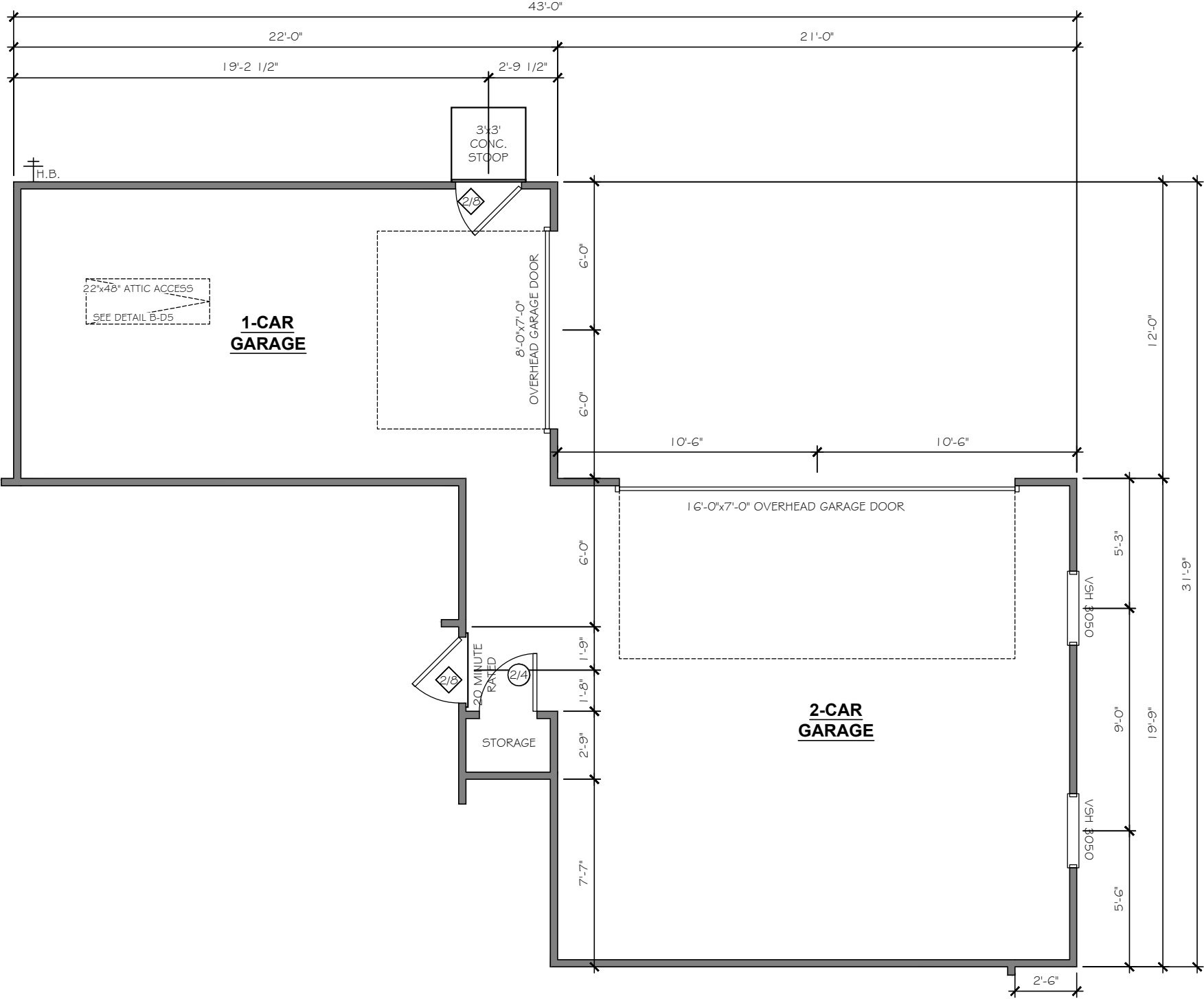
THE HUNTLEY - 2628 TRADITIONAL

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BFS / DJP

SHEET:

A2.12

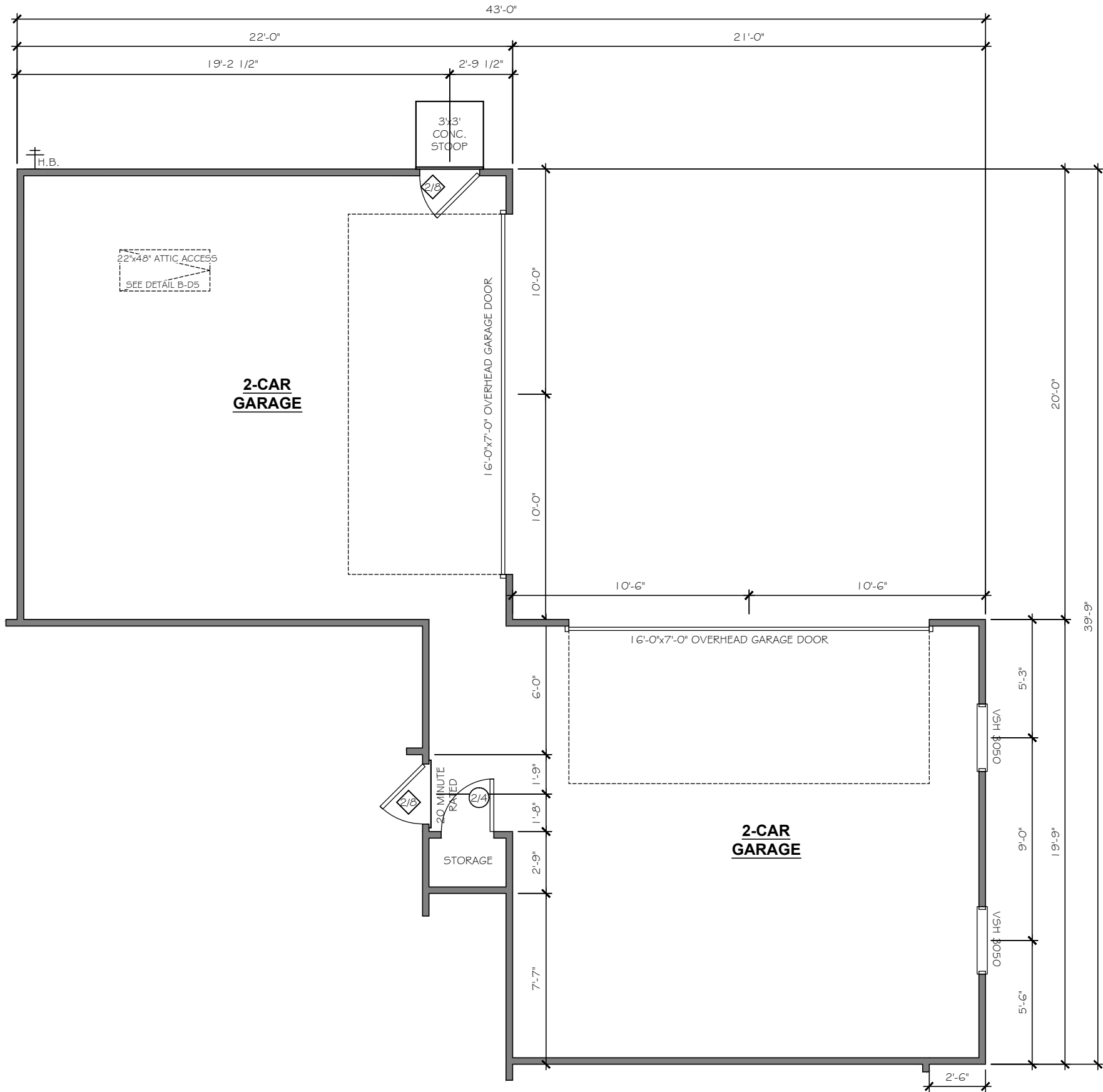
v.2.5



OPTIONAL 3-CAR COURTYARD GARAGE

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

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BPS / DJP



OPTIONAL 4-CAR COURTYARD GARAGE

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

TrueHomes

IT'S ALL ABOUT U

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

FIRST FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16" = 1'-0"

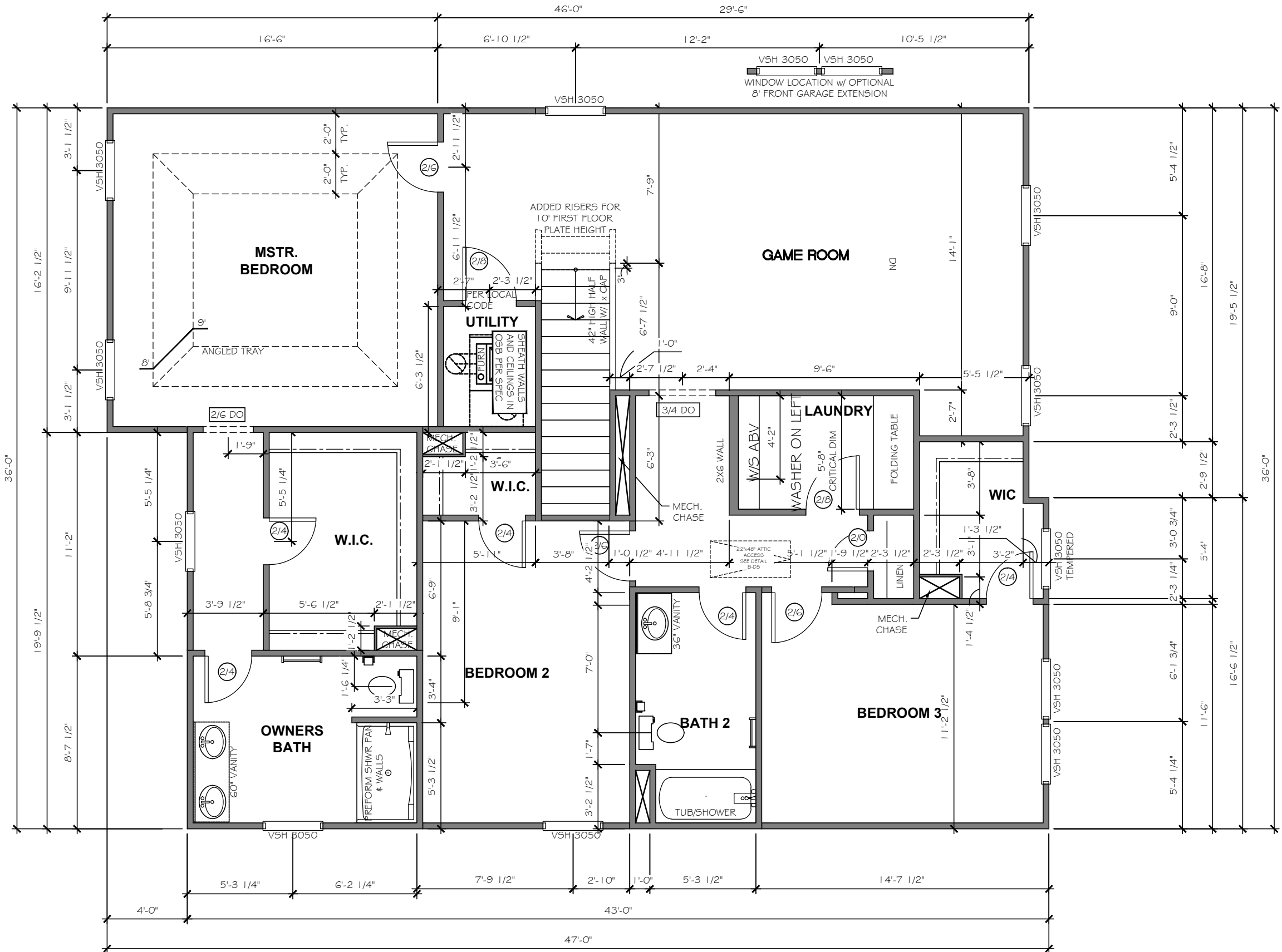
CHECKED BY:

BPS / DJP

SHEET:

A2.14

v. 2.5



SECOND FLOOR PLAN

TrueHomes

IT'S ALL ABOUT U

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

SECOND FLOOR PLAN
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:
CLC

DATE:
12.01.22

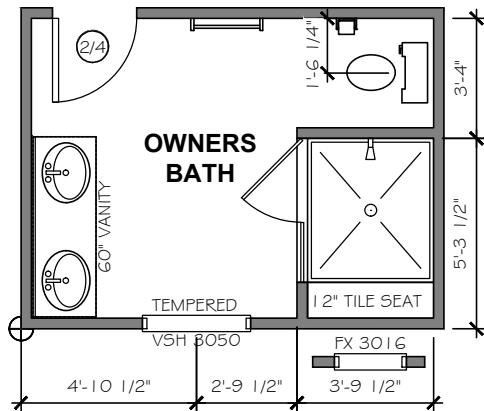
SCALE:
3/16"=1'-0"

CHECKED BY:
BPS / DJP

SHEET:

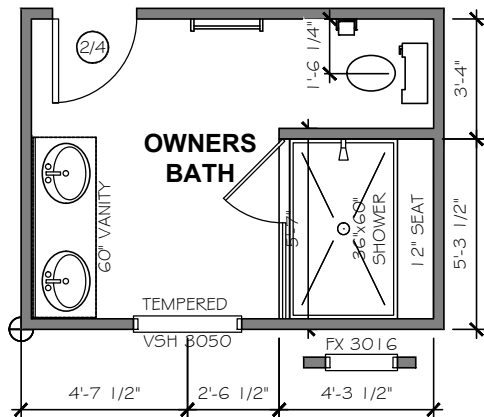
A3.1

v.2.5



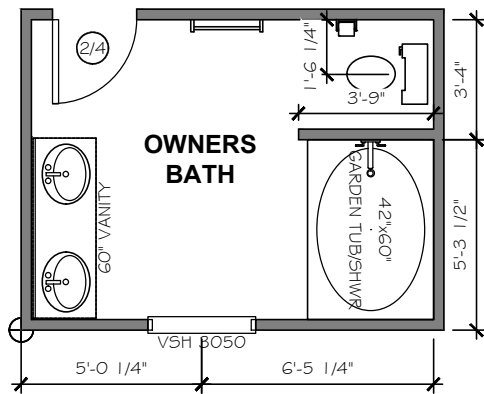
LUXURY SHOWER OPTION 1
42"x42" PRE-FORM SHOWER PAN
TILE WALLS w/ 18" TILE SEAT

OWNERS BATH



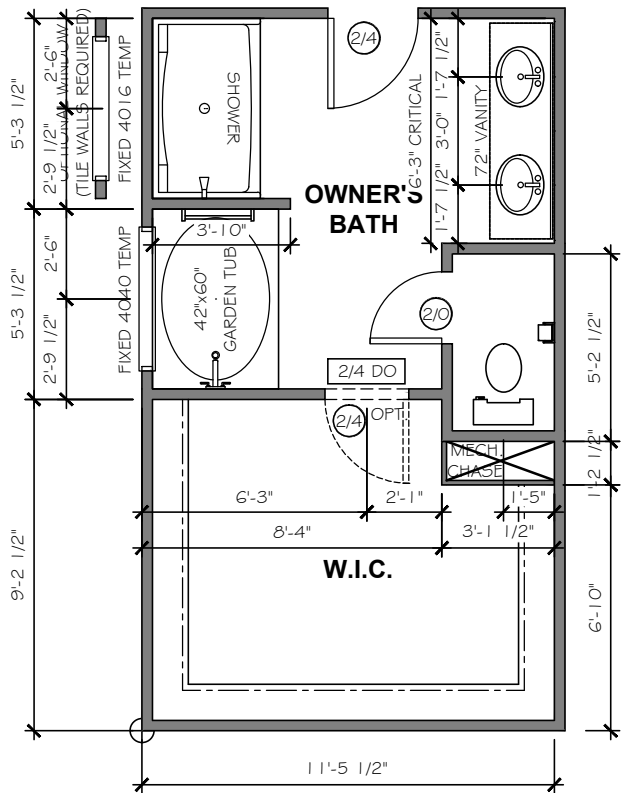
LUXURY SHOWER 36"x60" FRAMED PAN
TILE WALLS w/ 12" SEAT FRAMELESS SHOWER DOOR

OWNERS BATH



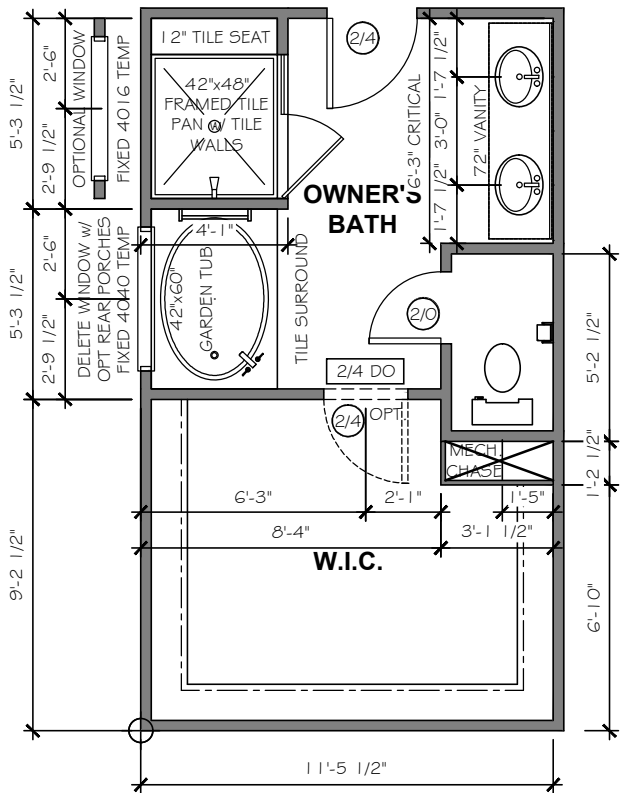
OPTIONAL GARDEN TUB/SHOWER

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

TrueHomes

IT'S ALL ABOUT U

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

SECOND FLOOR PLAN OPTIONS
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

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

SHEET:
A3.2
v. 2.5

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

SECOND FLOOR PLAN OPTIONS

MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

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

DRAWN BY:

CLC

DATE:

12.01.22

SCALE:

3/16"= 1'-0"

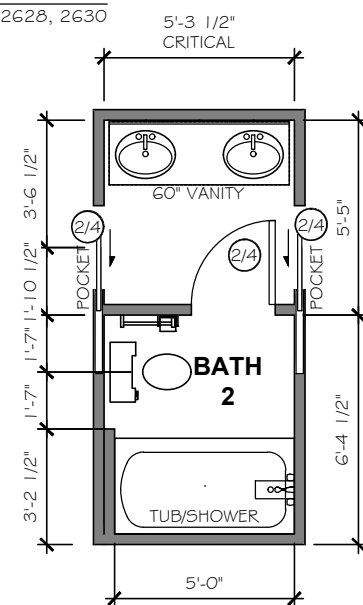
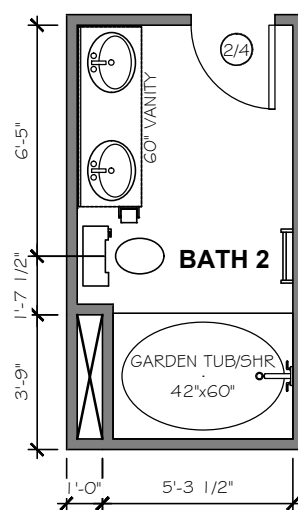
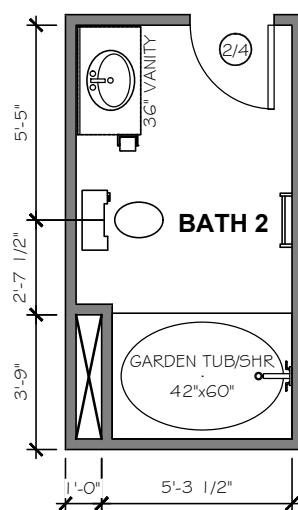
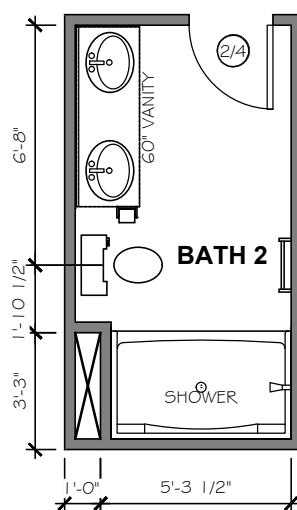
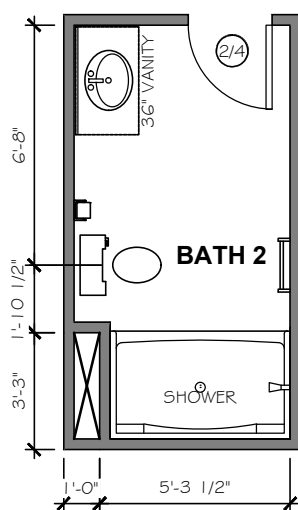
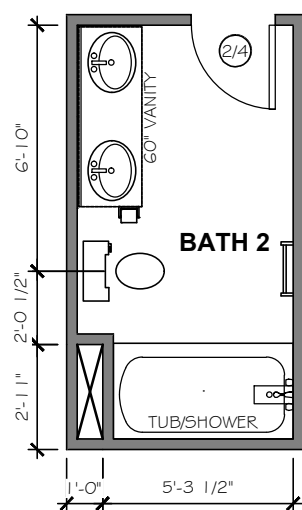
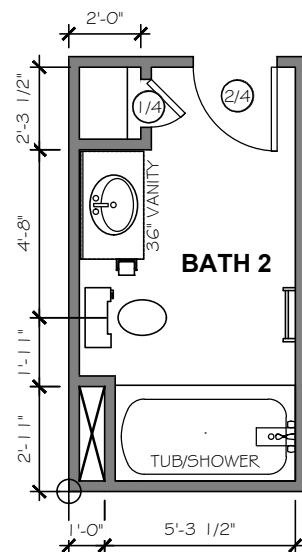
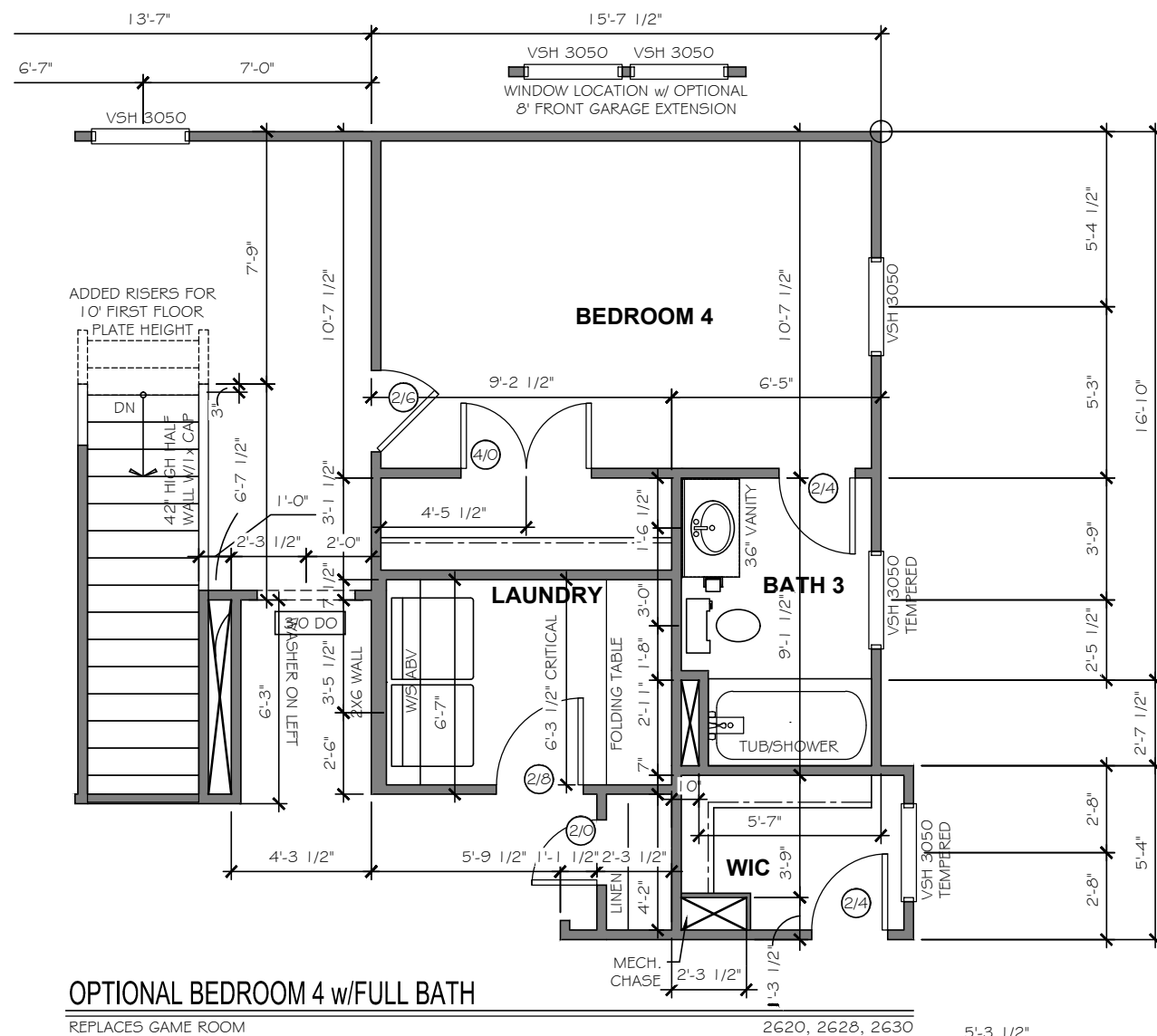
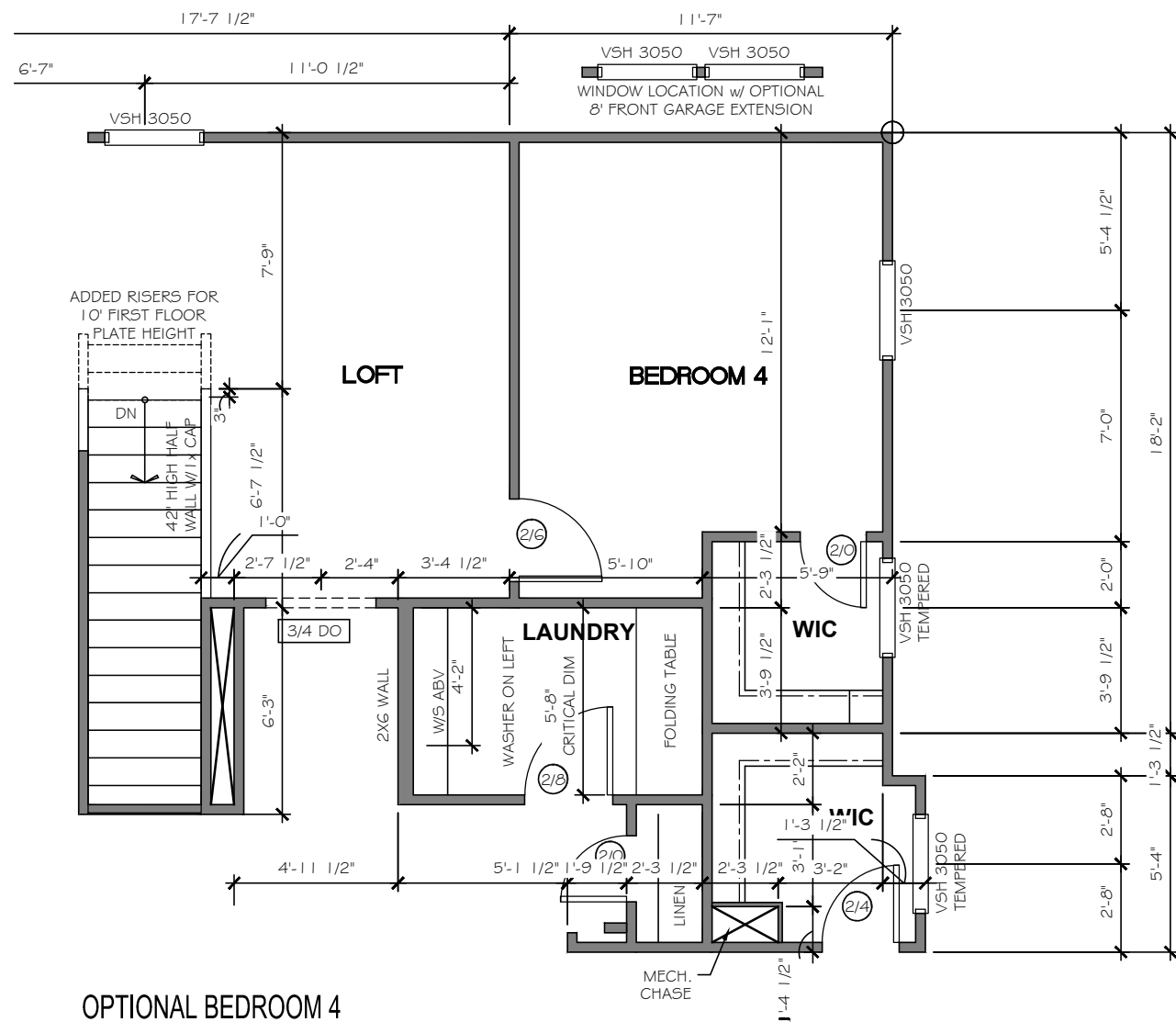
CHECKED BY:

BFS / DJP

SHEET:

A3.3

v. 2.5



SECOND FLOOR PLAN OPTIONS MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

TrueHomes

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

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

DRAWN BY:

DATE:

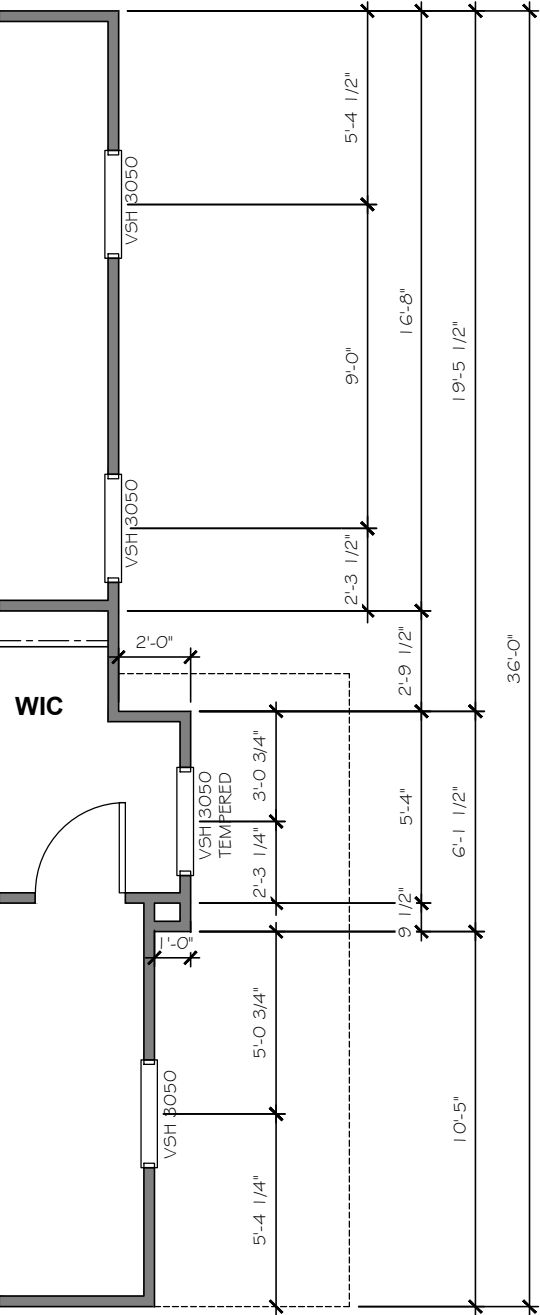
SCALE:

3/16" = 1'-0"

CHECKED BY: BPS / DJP

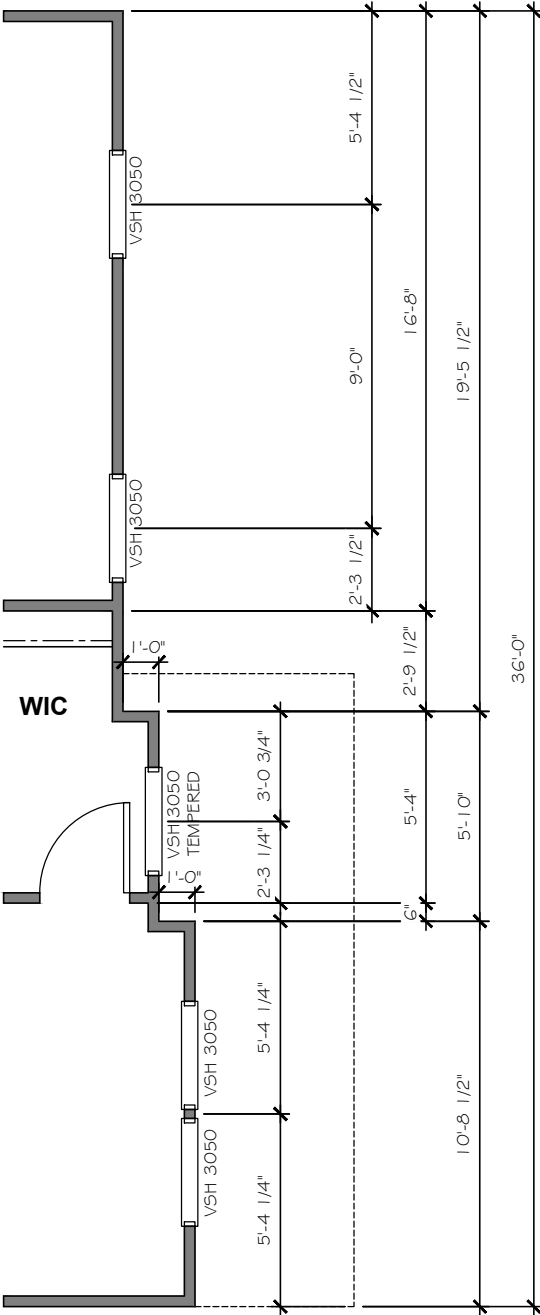
SHEET:

v. 2.5



SECOND FLOOR ELEVATION CUT SECTION

ELEVATIONS "C" AND "D"



SECOND FLOOR ELEVATION CUT SECTION

ELEVATION "F" WITH FULL PORCH

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	12.01.22
SCALE:	3/16"= 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A3.5

v. 2.5

SECOND FLOOR PLAN OPTIONS

MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

TrueHomes

IT'S ALL ABOUT U

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



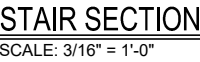
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

STAIR SECTION - 9'
MASTER SET

THE HUNTLEY - 2628 TRADITIONAL

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or of the plans depicted hereon is strictly prohibited.
DRAWN BY: CLC
DATE: 12.01.22
SCALE: 3/16" = 1'-0"
CHECKED BY: BPS / DJP

SHEET:
A4.1
v. 2.5



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

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

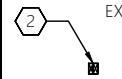
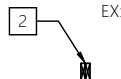
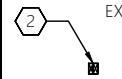
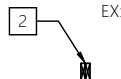
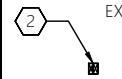
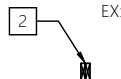
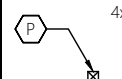
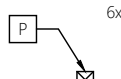
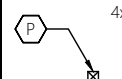
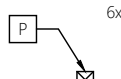
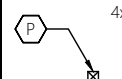
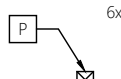
THE HUNTLEY - 2628 TRADITIONAL

v. 2.5

TrueHomes

IT'S ALL ABOUT U

THE KIPLING MASTERS SET ELEMENTS/TRADITIONS

ELECTRICAL LEGEND		GENERAL NOTES				KEY NOTES		TABLE OF CONTENTS																																																																															
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA 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 ¾" 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 SEPARATE GARAGE FROM ATTIC WITH ¾" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. 15. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 16. 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	THIS SET CONTAINS ELEVATIONS FOR OPEN, TRADITIONAL & TRANSITIONAL																																																																																	
	OUTLET 220V					C5	COVER SHEET																																																																																
	OUTLET 110V					A4	EXTERIOR ELEVATIONS & OPTIONS																																																																																
	OUTLET 110V WATER PROOF																																																																																						
	OUTLET 110V GFI																																																																																						
	SWITCHED RECEPTACLE																																																																																						
	PHONE																																																																																						
	SMOKE / CO DETECTOR																																																																																						
	SMOKE DETECTOR																																																																																						
	SWITCH																																																																																						
	3-WAY SWITCH																																																																																						
	4-WAY SWITCH																																																																																						
	SPEAKER SWITCH																																																																																						
	THERMOSTAT	INTERIOR HINGED DOOR SCHEDULE		EXTERIOR HINGED DOOR SCHEDULE		KING / JACK SCHEDULE																																																																																	
	CABLE TV	<table><tr><th colspan="2">DOOR WIDTH</th><th colspan="3">DOOR HEIGHT R.O.</th></tr><tr><th>PLAN I.D.</th><th>R.O. WIDTH</th><th>8FT CEILING</th><th>9FT CEILING</th><th>10FT CEILING</th></tr><tr><td>1/4</td><td>1'-6"</td><td rowspan="12">82-1/2" NOMINAL DOOR HEIGHT +2-1/2"</td><td rowspan="13">82-1/2" NOMINAL DOOR HEIGHT +2-1/2"</td><td rowspan="13">98-1/2" NOMINAL DOOR HEIGHT +2-1/2"</td></tr><tr><td>1/6</td><td>1'-8"</td></tr><tr><td>1/8</td><td>1'-10"</td></tr><tr><td>2/0</td><td>2'-2"</td></tr><tr><td>2/4</td><td>2'-6"</td></tr><tr><td>2/6</td><td>2'-8"</td></tr><tr><td>2/8</td><td>2'-10"</td></tr><tr><td>2/10</td><td>3'-0"</td></tr><tr><td>3/0</td><td>3'-2"</td></tr><tr><td>4/0</td><td>4'-2"</td></tr><tr><td>5/0</td><td>5'-2"</td></tr><tr><td>6/0</td><td>6'-2"</td></tr></table>		DOOR WIDTH		DOOR HEIGHT R.O.			PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	1/4	1'-6"	82-1/2" NOMINAL DOOR HEIGHT +2-1/2"	82-1/2" NOMINAL DOOR HEIGHT +2-1/2"	98-1/2" NOMINAL DOOR HEIGHT +2-1/2"	1/6	1'-8"	1/8	1'-10"	2/0	2'-2"	2/4	2'-6"	2/6	2'-8"	2/8	2'-10"	2/10	3'-0"	3/0	3'-2"	4/0	4'-2"	5/0	5'-2"	6/0	6'-2"	<table><tr><th colspan="2">DOOR WIDTH</th><th colspan="3">DOOR HEIGHT R.O.</th></tr><tr><th>PLAN I.D.</th><th>R.O. WIDTH</th><th>8FT CEILING</th><th>9FT CEILING</th><th>10FT CEILING</th></tr><tr><td>3/0</td><td>3'-2 1/2"</td><td rowspan="3">82-1/2"</td><td rowspan="3">82-1/2"</td><td rowspan="3">98-1/2"</td></tr><tr><td>2/8</td><td>2'-10 1/2"</td></tr><tr><td>5/0</td><td>5'-3 5/8"</td></tr><tr><td>5/4</td><td>5'-7 5/8"</td><td rowspan="3">82-1/2"</td><td rowspan="3">82-1/2"</td><td rowspan="3">98-1/2"</td></tr><tr><td>6/0</td><td>6'-3 5/8"</td></tr><tr><td colspan="5">SLIDING PATIO DOORS</td></tr><tr><td>5/0</td><td>4'-11 1/2"</td><td rowspan="3">80"</td><td rowspan="5">80"</td><td rowspan="3">96"</td></tr><tr><td>6/0</td><td>5'-11 1/2"</td></tr><tr><td colspan="5">*FOR TRANSOMS - ADD TRANSOM HGT.</td></tr></table>		DOOR WIDTH		DOOR HEIGHT R.O.			PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"	2/8	2'-10 1/2"	5/0	5'-3 5/8"	5/4	5'-7 5/8"	82-1/2"	82-1/2"	98-1/2"	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.					(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	
DOOR WIDTH		DOOR HEIGHT R.O.																																																																																					
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING																																																																																			
1/4	1'-6"	82-1/2" NOMINAL DOOR HEIGHT +2-1/2"	82-1/2" NOMINAL DOOR HEIGHT +2-1/2"	98-1/2" NOMINAL DOOR HEIGHT +2-1/2"																																																																																			
1/6	1'-8"																																																																																						
1/8	1'-10"																																																																																						
2/0	2'-2"																																																																																						
2/4	2'-6"																																																																																						
2/6	2'-8"																																																																																						
2/8	2'-10"																																																																																						
2/10	3'-0"																																																																																						
3/0	3'-2"																																																																																						
4/0	4'-2"																																																																																						
5/0	5'-2"																																																																																						
6/0	6'-2"																																																																																						
DOOR WIDTH		DOOR HEIGHT R.O.																																																																																					
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING																																																																																			
3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"																																																																																			
2/8	2'-10 1/2"																																																																																						
5/0	5'-3 5/8"																																																																																						
5/4	5'-7 5/8"	82-1/2"	82-1/2"	98-1/2"																																																																																			
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.																																																																																							
	FLOOD LIGHT	INTERIOR PASS-THRU SCHEDULE		POST SCHEDULE																																																																																			
	UNDER CABINET LIGHT	<table><tr><th colspan="3">FRAMED OPENING DIMENSIONS</th></tr><tr><th>WALL HEIGHT</th><th>R.O. WIDTH</th><th>R.O. HEIGHT</th></tr><tr><td>8'-1 1/8"</td><td>PLAN I.D. +2"</td><td>82-1/2"</td></tr><tr><td>9'-1 1/8"</td><td>PLAN I.D. +2"</td><td>94-1/2"</td></tr><tr><td>10'-1 1/8"</td><td>PLAN I.D. +2"</td><td>98-1/2"</td></tr></table>		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"	<table><tr><th>2x4 STUDS</th><th>2x6 STUDS</th></tr><tr><td></td><td></td></tr></table>				2x4 STUDS	2x6 STUDS																																																															
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"																																																																																					
2x4 STUDS	2x6 STUDS																																																																																						
																																																																																							
	PUSH BUTTON	ROUGH OPENING HEIGHTS ARE FOR DO, CO, & AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING		NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.																																																																																			
	ELECTRIC PANEL	INTERIOR DOORWAY OPENINGS: DO = DRYWALL OPENING CO = CASED OPENING AO = ARCHED OPENING		<table><tr><th>4x4 POST</th><th>6x6 POST</th></tr><tr><td></td><td></td></tr></table>				4x4 POST	6x6 POST																																																																														
4x4 POST	6x6 POST																																																																																						
																																																																																							
	CAN LIGHT			LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST																																																																																			
	MINI-CAN LIGHT																																																																																						
	PENDANT LIGHT																																																																																						
	PREWIRE																																																																																						
	CEILING FAN PRE-WIRE																																																																																						
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.						REVISION LOG																																																																																	
						1. DATE: DRAWN BY:																																																																																	
						2. DATE: DRAWN BY:																																																																																	
						3. DATE: DRAWN BY:																																																																																	
						4. DATE: DRAWN BY:																																																																																	

TrueHomes

IT'S ALL ABOUT U

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

COVER SHEET
MASTER SET

THE KIPLING ELEVATIONS

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

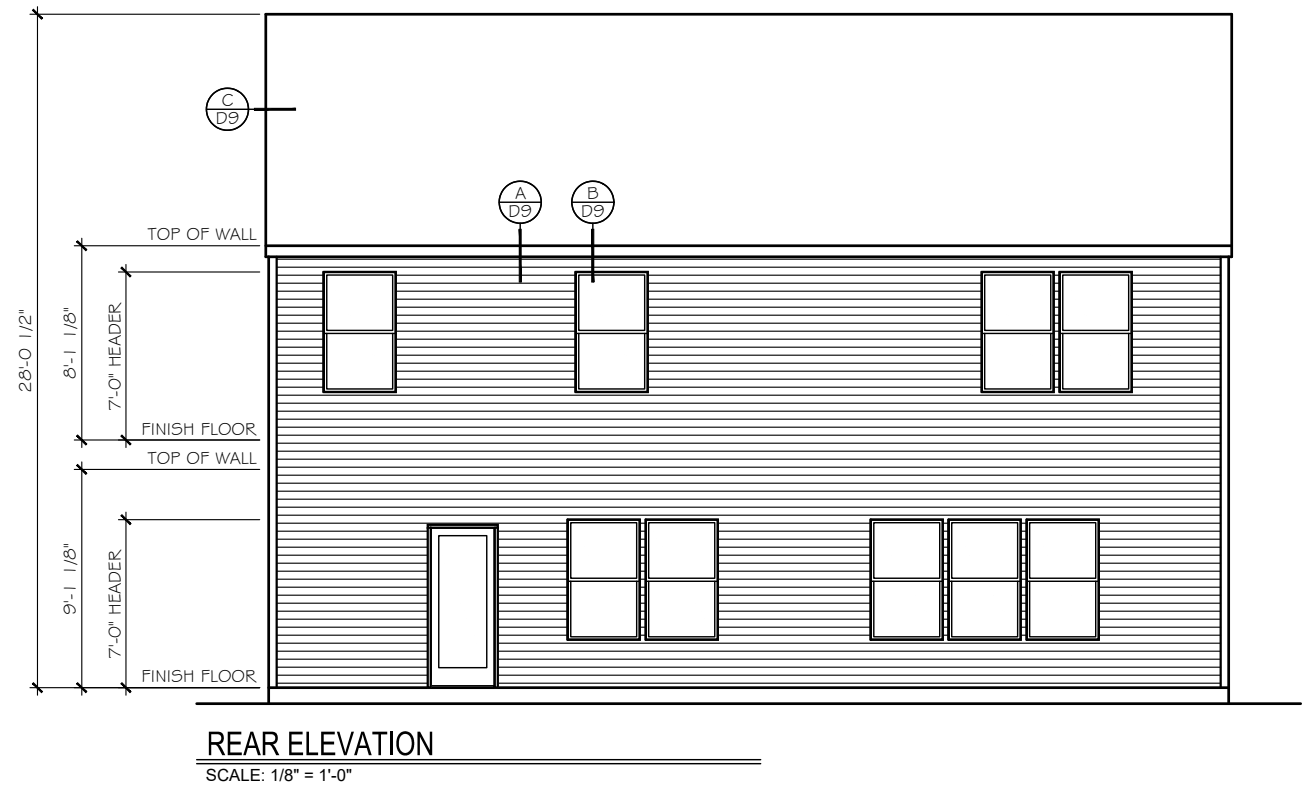
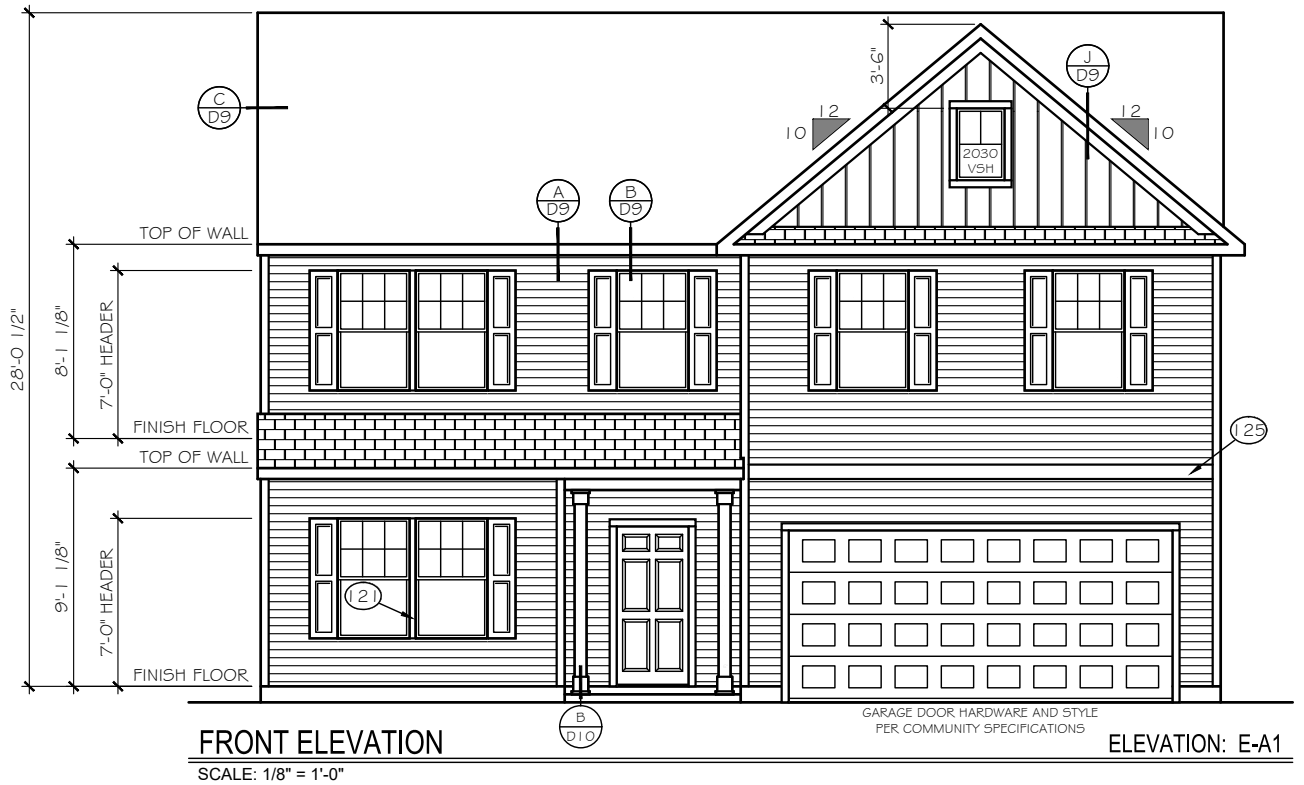
DRAWN BY:
TJD / MLM

DATE:
03-11-2020

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

CHECKED BY:
BPS / DJP

SHEET:
CS
v. 3.9



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT & REAR ELEVATIONS
ELEVATION E-A1

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.0

v. 3.9



TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATIONS
ELEVATION E-A4

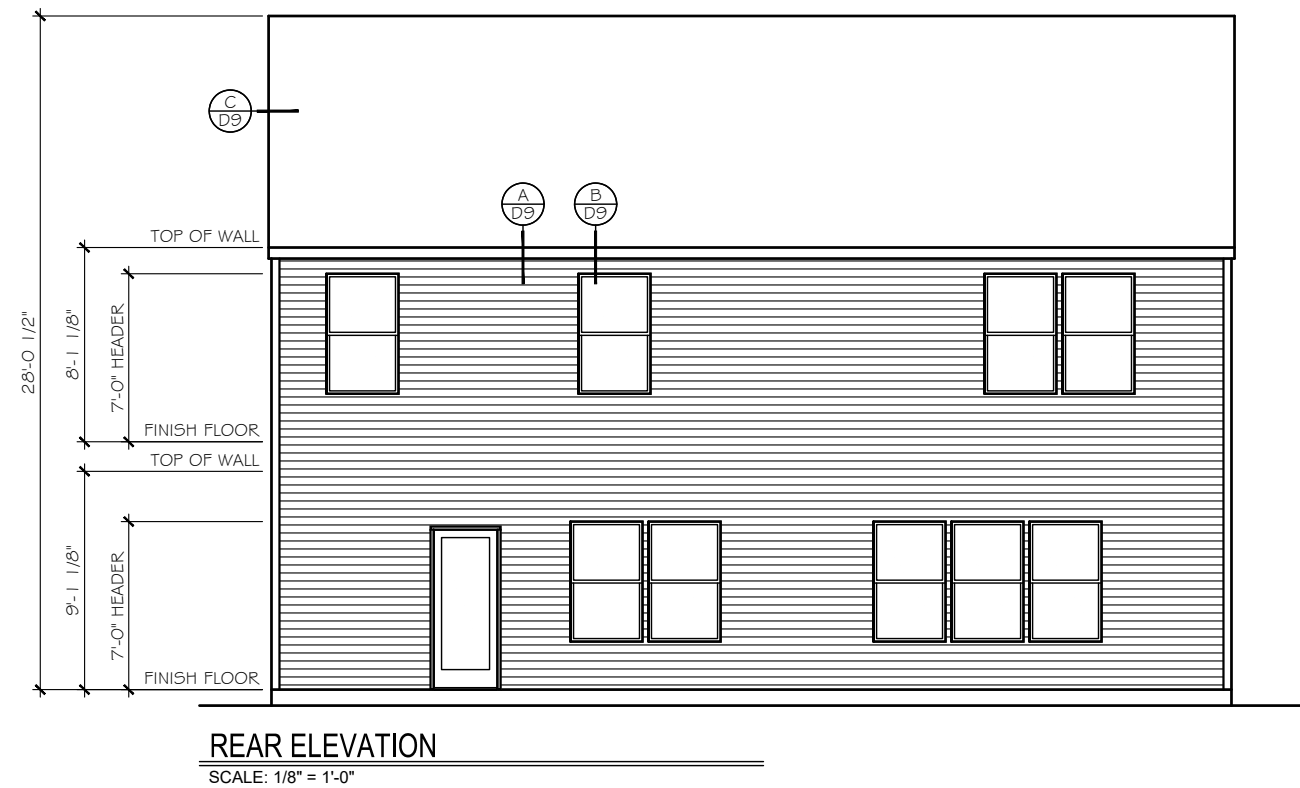
THE KIPLING ELEVATIONS

Copyright True Homes LLC. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	TJD / MLM
DATE:	03-11-2020
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A4.3

v. 3.9



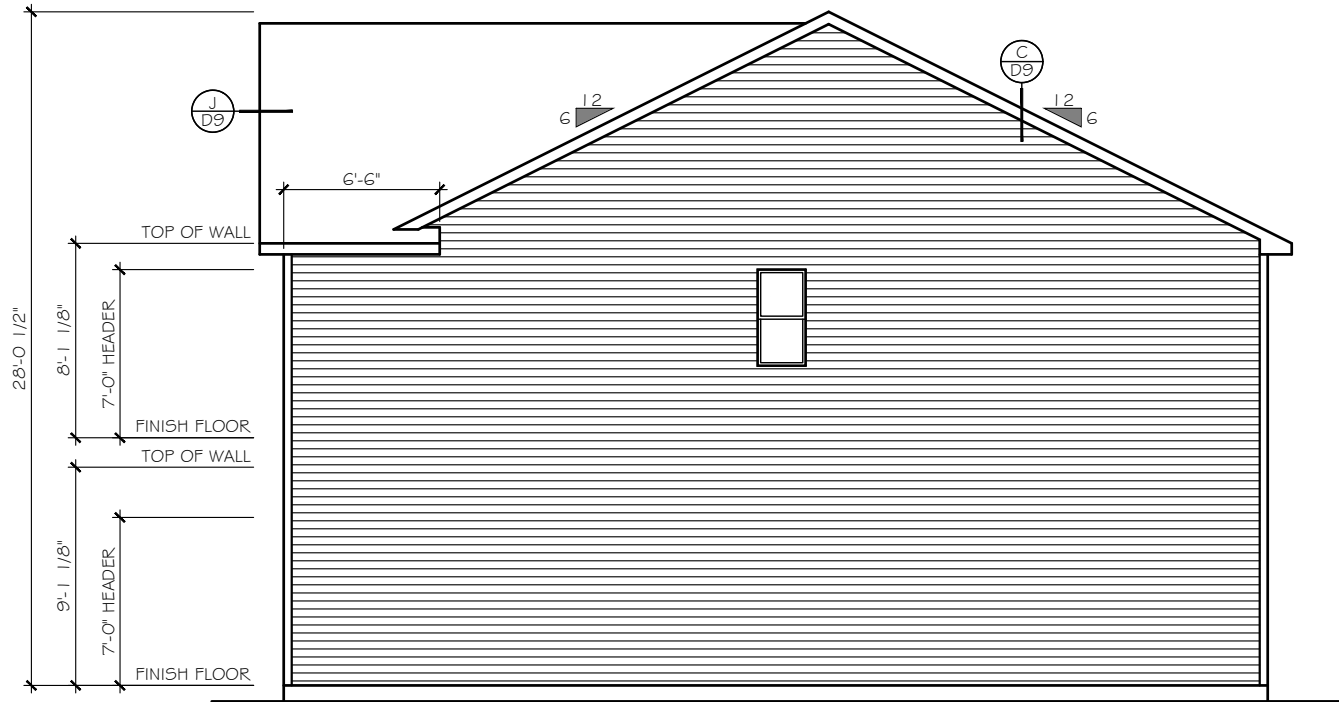
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

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

THE KIPLING ELEVATIONS

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	TJD / MLM
DATE:	03-11-2020
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"

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

LEFT & RIGHT ELEVATION
ELEVATIONS E-B3, E-B4

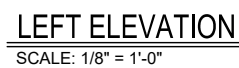
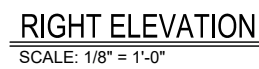
THE KIPLING ELEVATIONS

Copyright True Homes L.L.C., All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY:
TJD / MLM
DATE:
03-11-2020
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS / DJP

SHEET:

A4.5

v. 3.9



IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

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

THE KIPLING ELEVATIONS

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

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

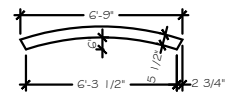
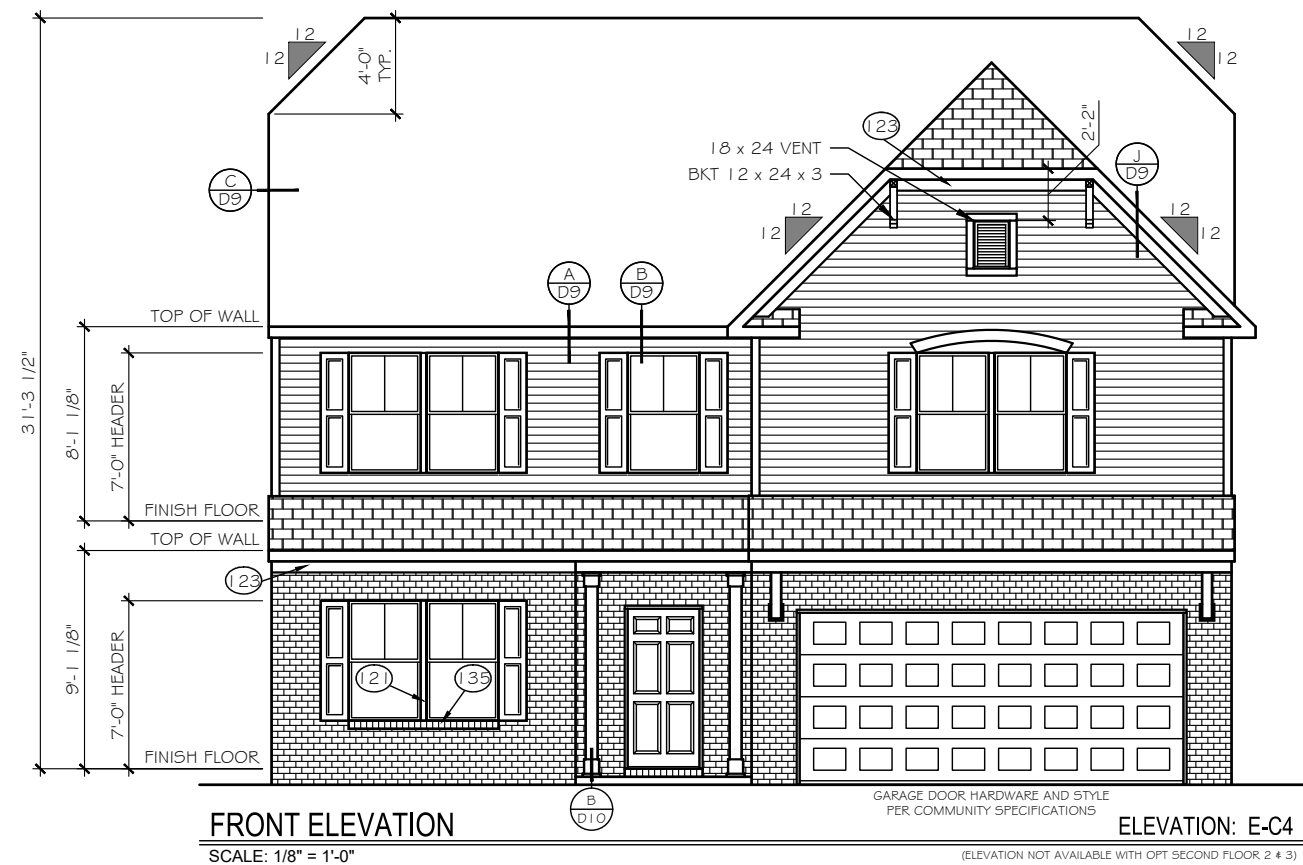
CHECKED BY:

BPS / DJP

SHEET:

A4.7

v. 3.9



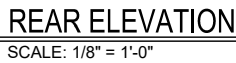
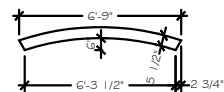
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C4

THE KIPLING ELEVATIONS

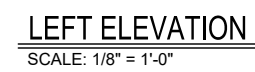
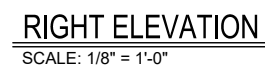
Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY:
TJD / MLM
DATE:
03-11-2020
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS / DJP

SHEET:
A4.9
v. 3.9



THE KIPLING ELEVATIONS

SHEET:
A4.10
v. 3.9



TrueHomes
IT'S ALL ABOUT U

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

FRONT ELEVATION
ELEVATION E-D3, E-D4

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

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

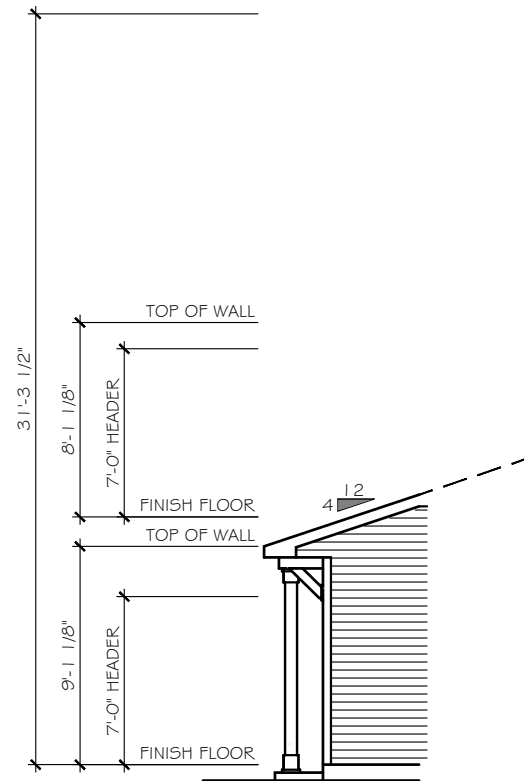
CHECKED BY:

BPS / DJP

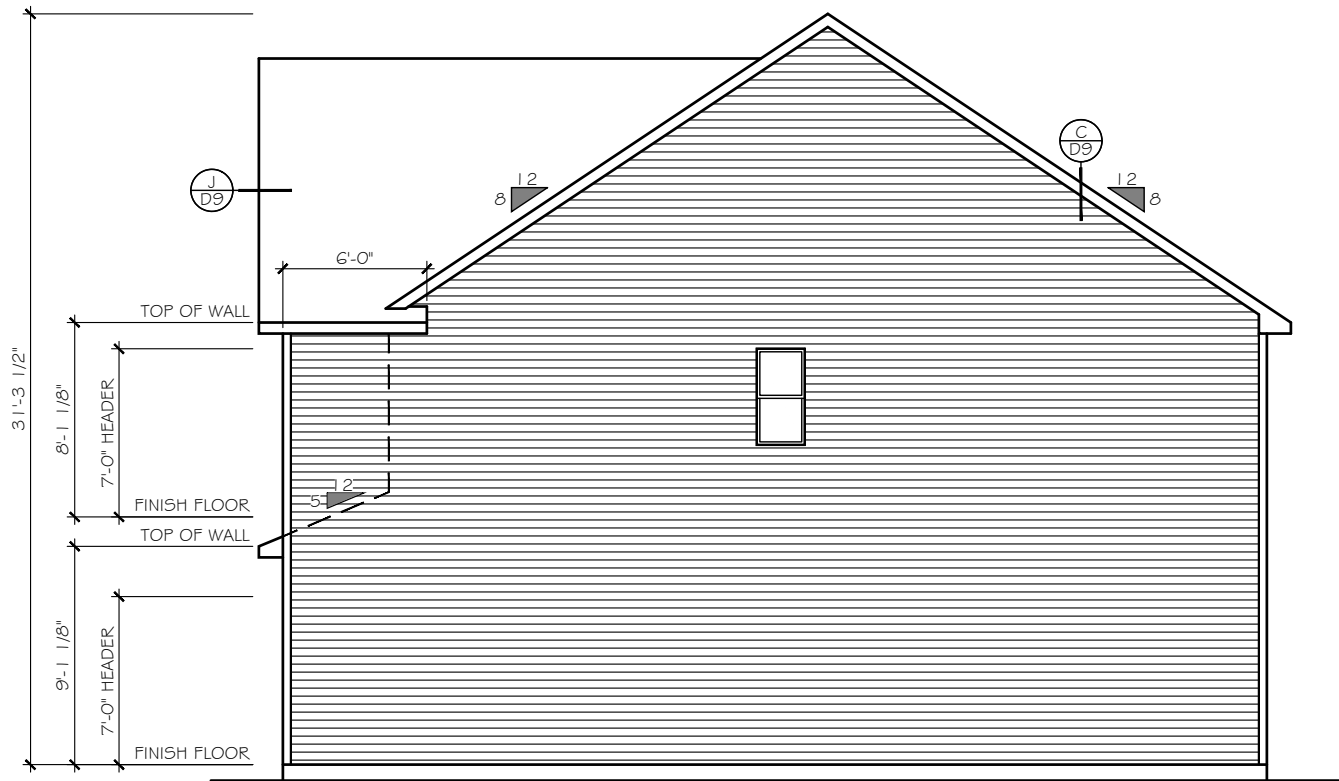
SHEET:

A4.11

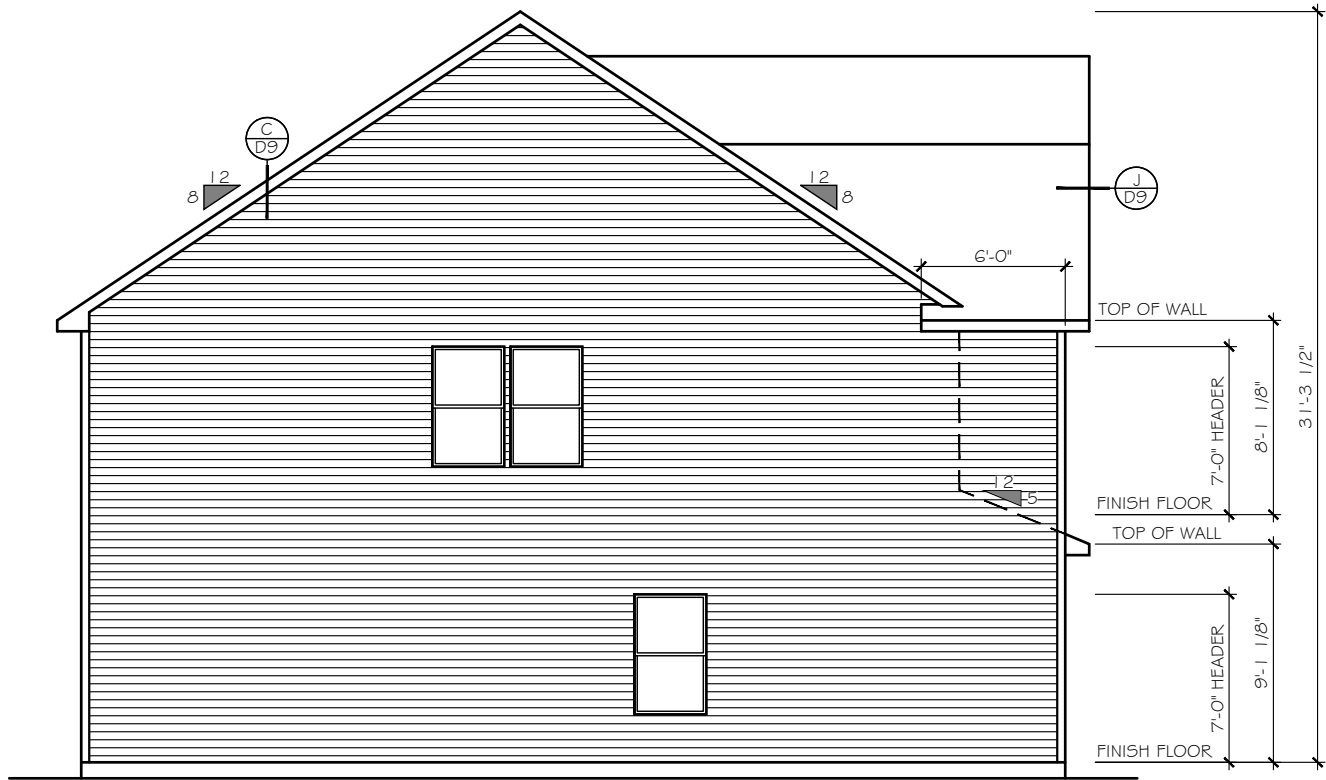
v. 3.9



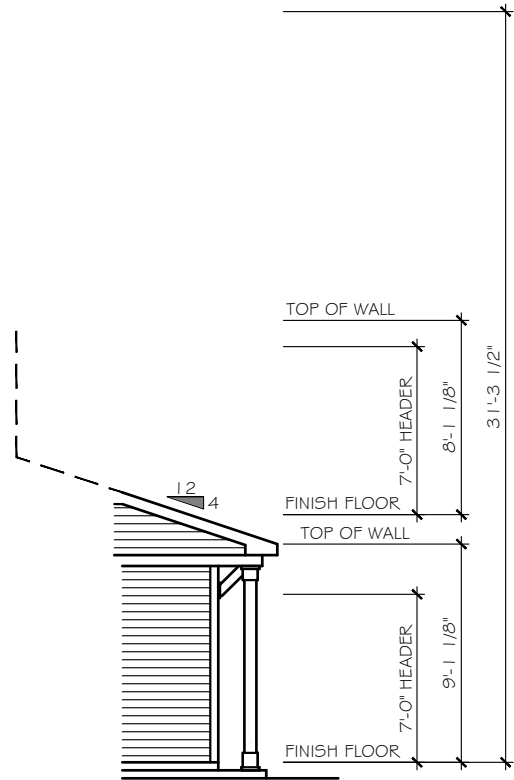
FULL FRONT PIECE
ENSURE COLUMN
MATCHES FRONT



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



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



FULL FRONT PIECE
ENSURE COLUMN
MATCHES FRONT

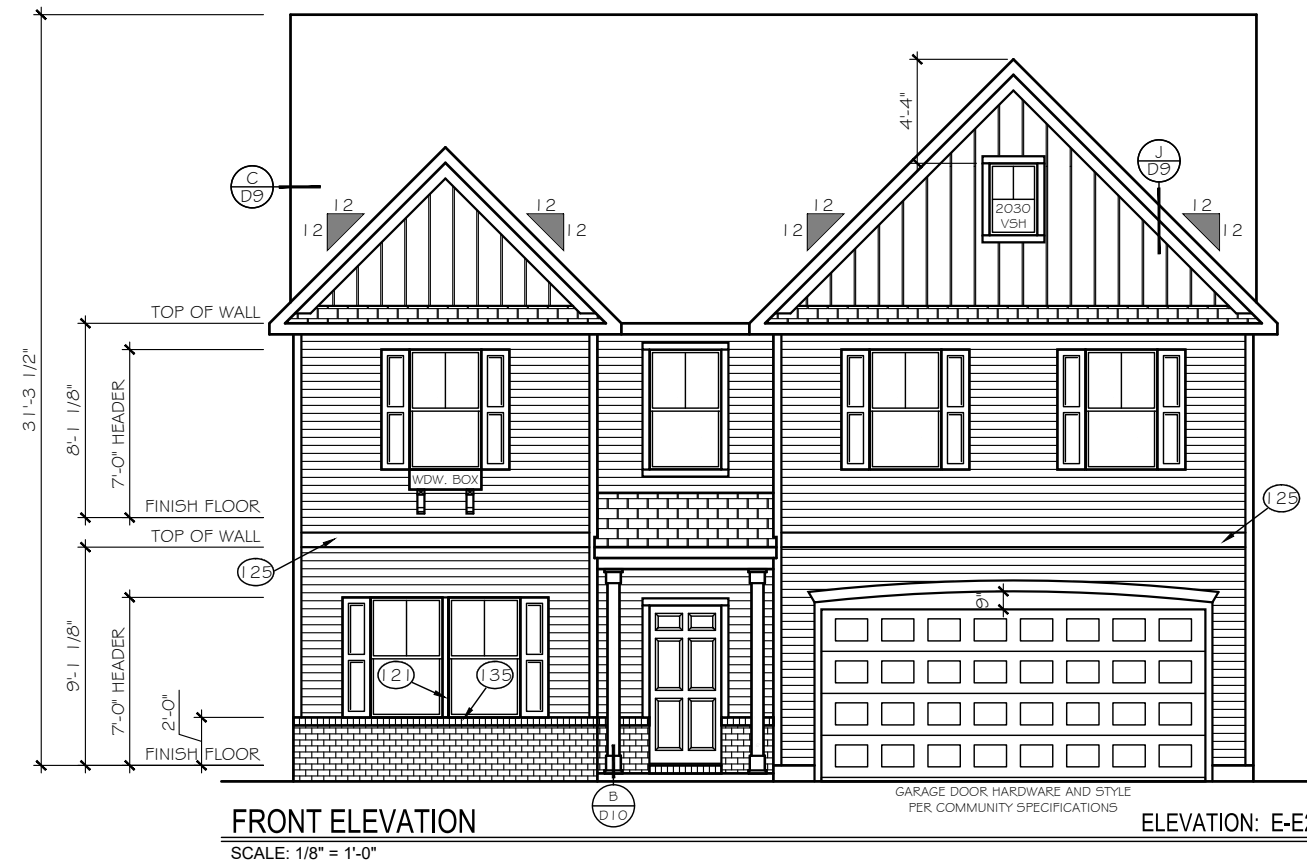
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

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

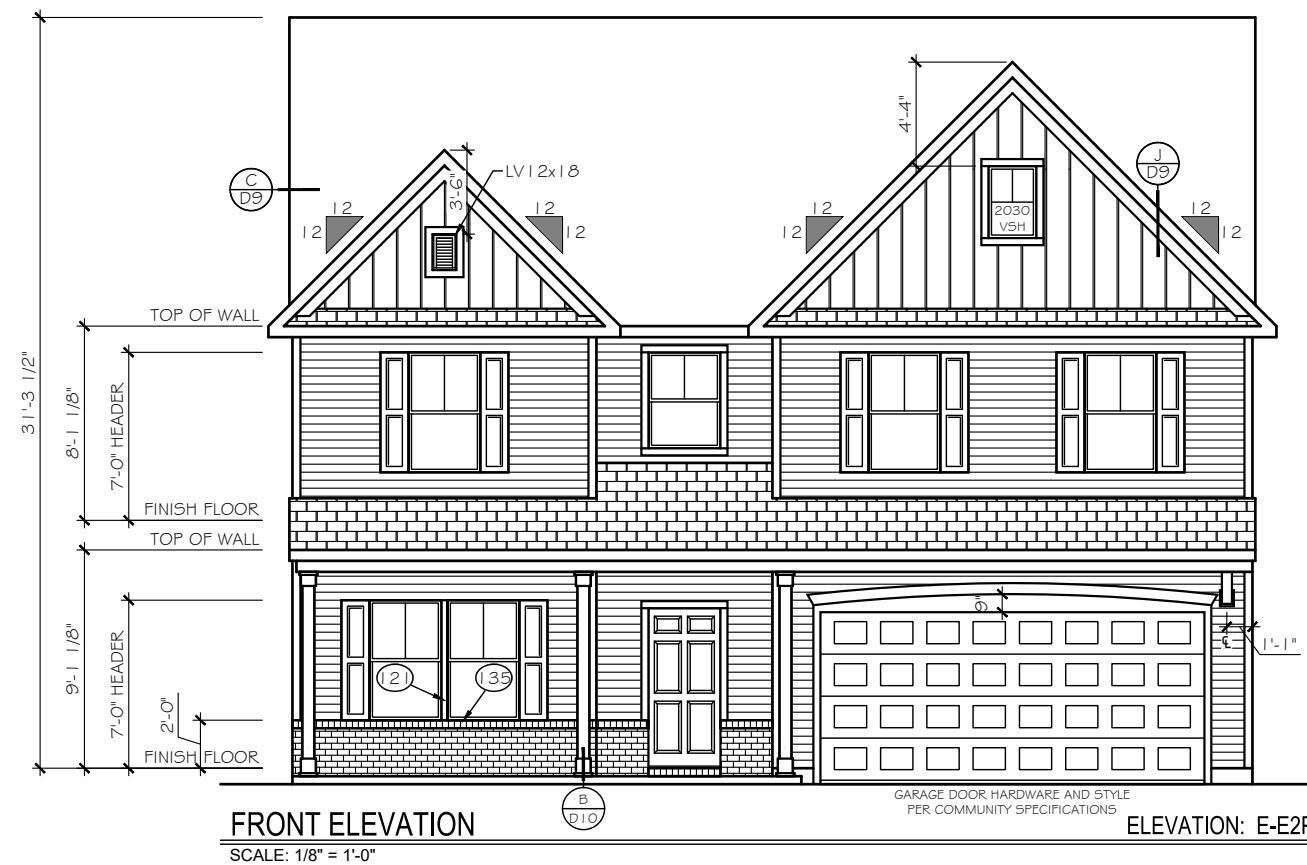
THE KIPLING ELEVATIONS

Copyright True Homes LLC. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY: TJD / MLM
DATE: 03-11-2020
SCALE: 1/8" = 1'-0"
CHECKED BY: BPS / DJP

SHEET:
A4.13
v. 3.9



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



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

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

THE KIPLING ELEVATIONS

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

TJD / MLM

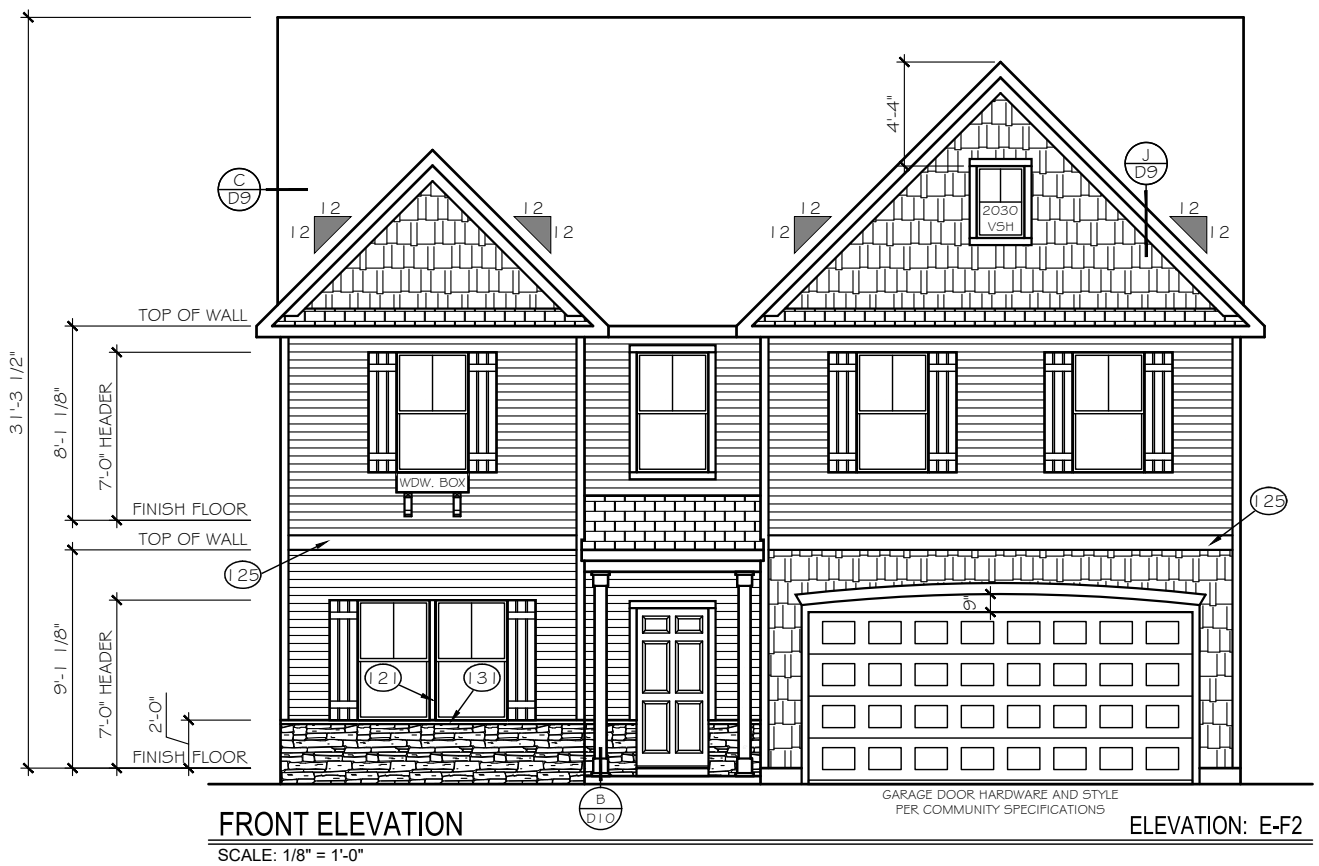
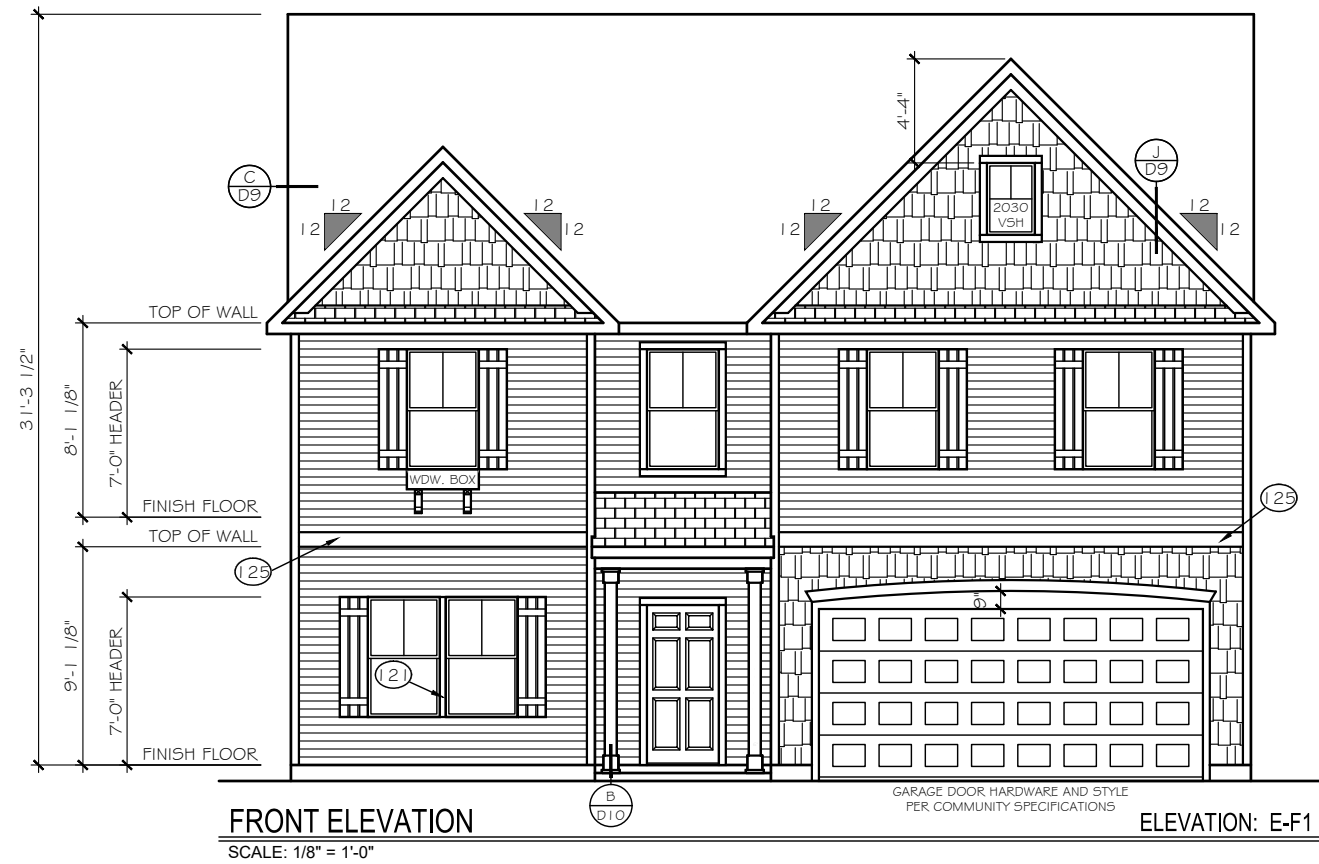
03-11-2020

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

BPS / DJP

A4.14

v. 3.9



TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATIONS
ELEVATION E-F1, E-F2

THE KIPLING ELEVATIONS

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

DRAWN BY:
TJD / MLM

DATE:
03-11-2020

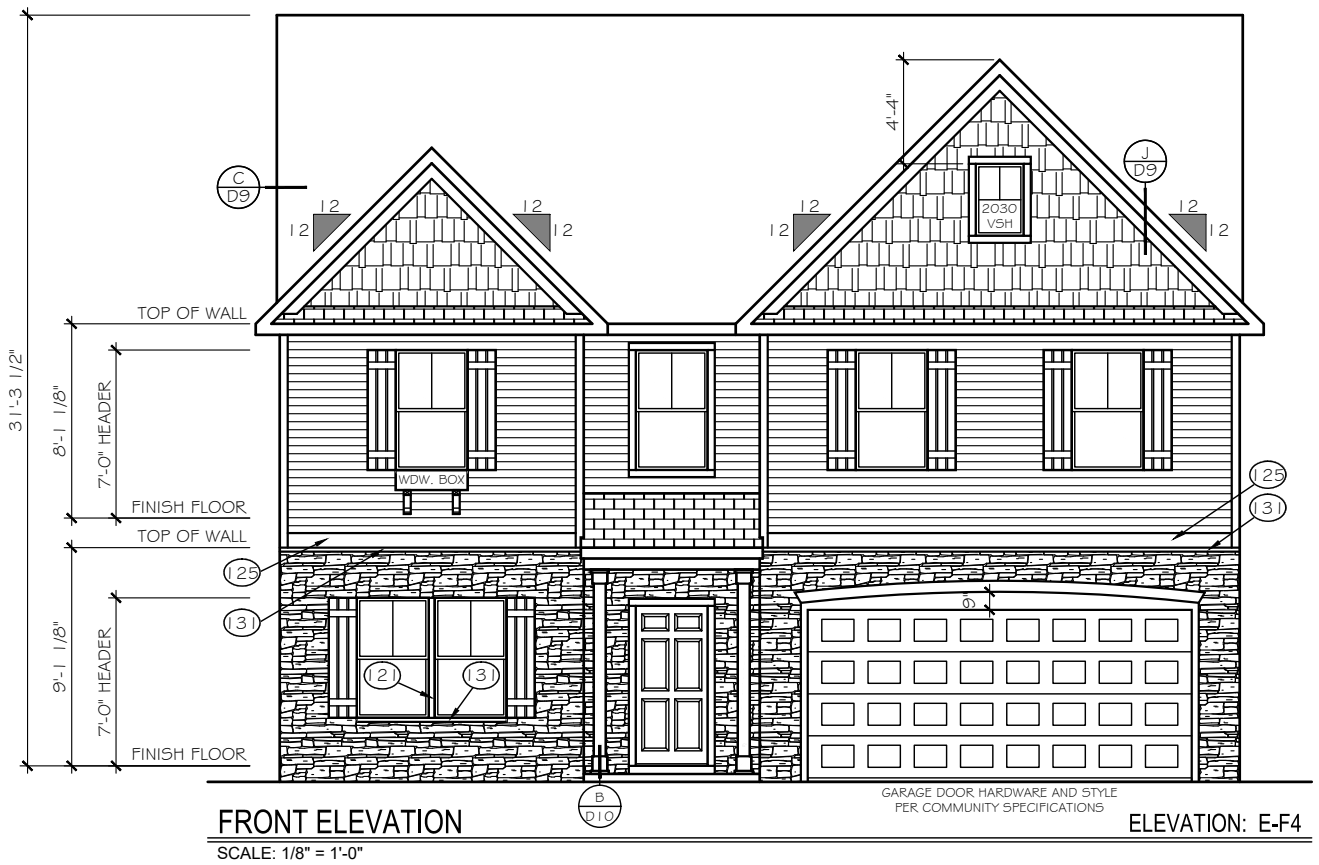
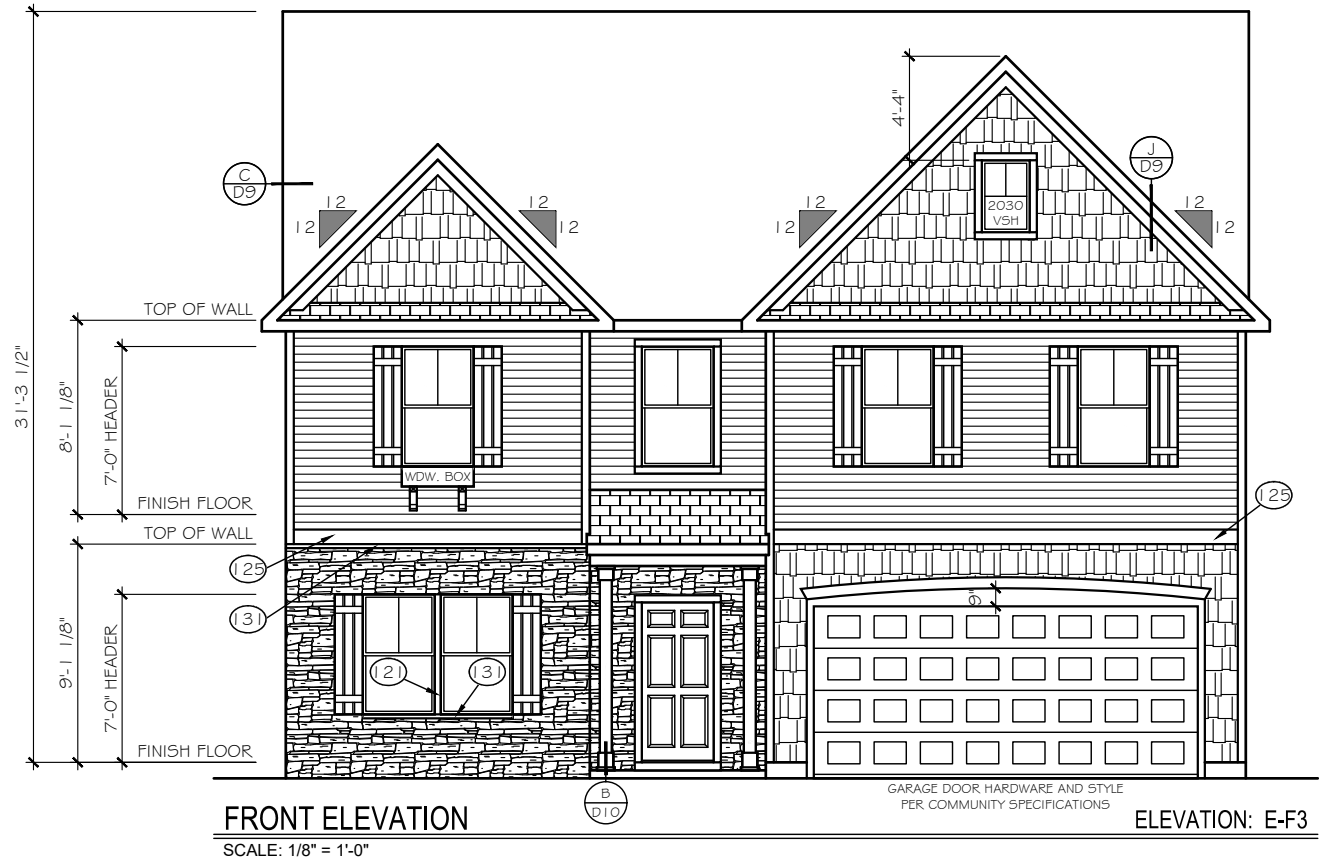
SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A4.16

v. 3.9



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATION
ELEVATION E-F3, E-F4

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

1/8" = 1'-0"

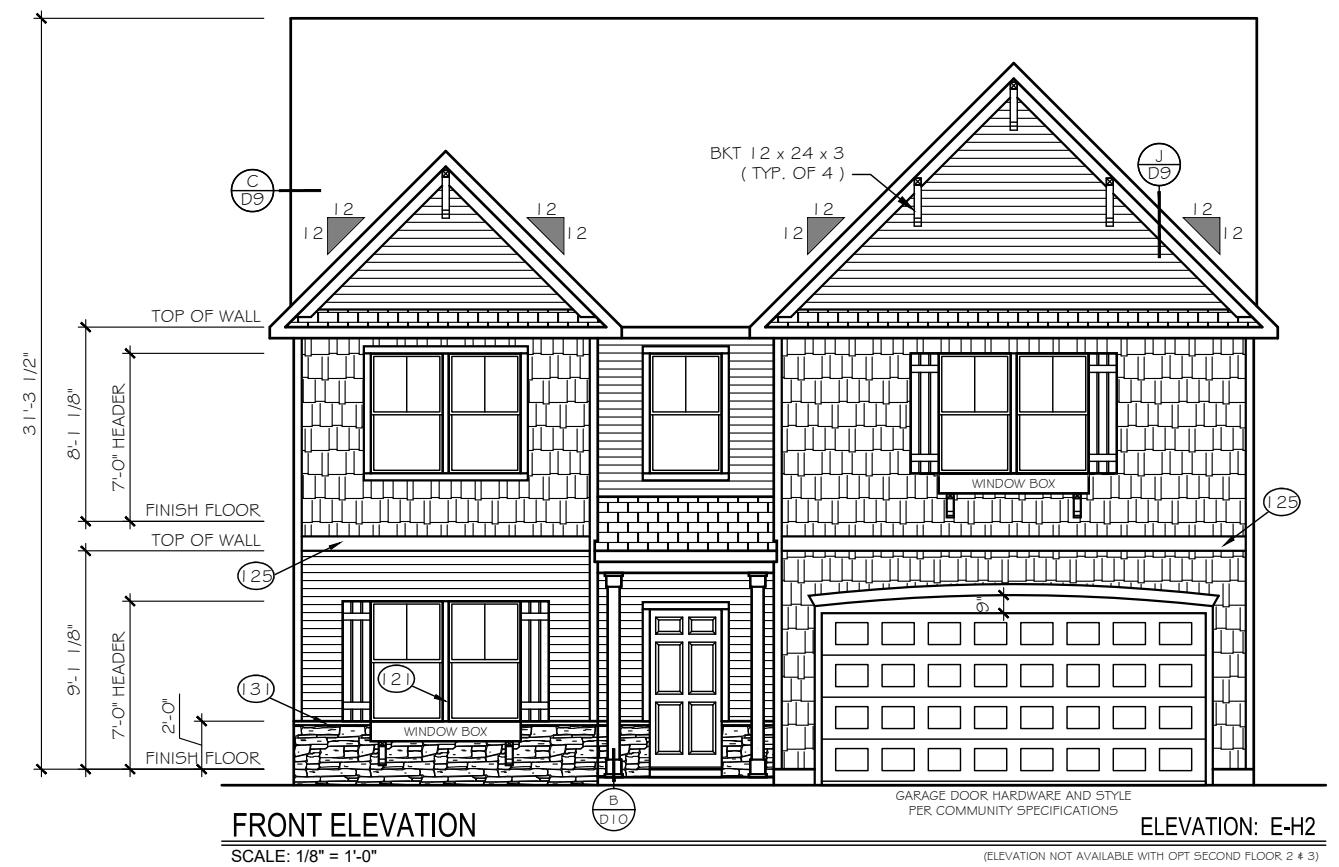
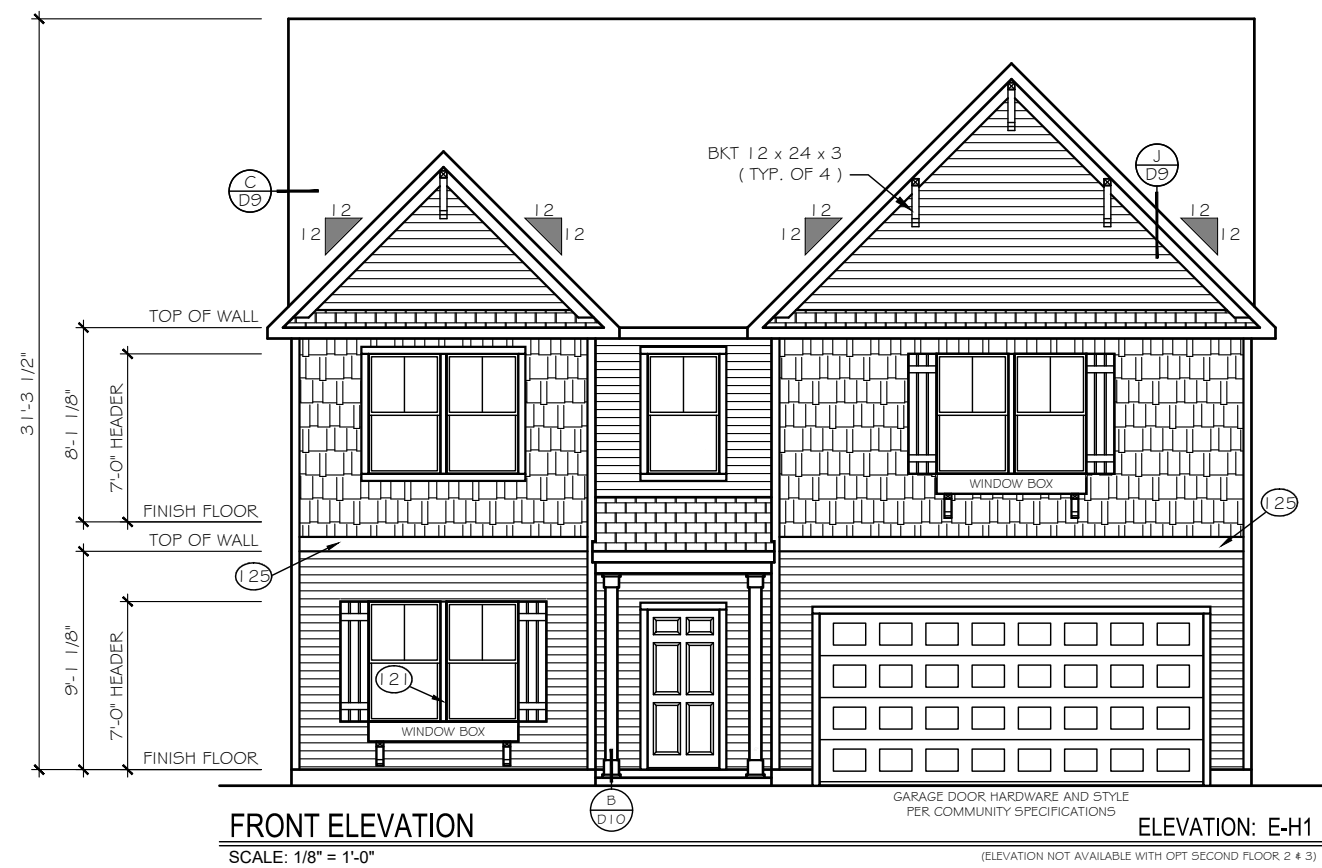
CHECKED BY:

BPS / DJP

SHEET:

A4.17

v. 3.9



TrueHomes

IT'S ALL ABOUT U

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

FRONT ELEVATIONS
ELEVATION E-H1, E-H2

THE KIPLING ELEVATIONS

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

DRAWN BY:
TJD / MLM

DATE:
03-11-2020

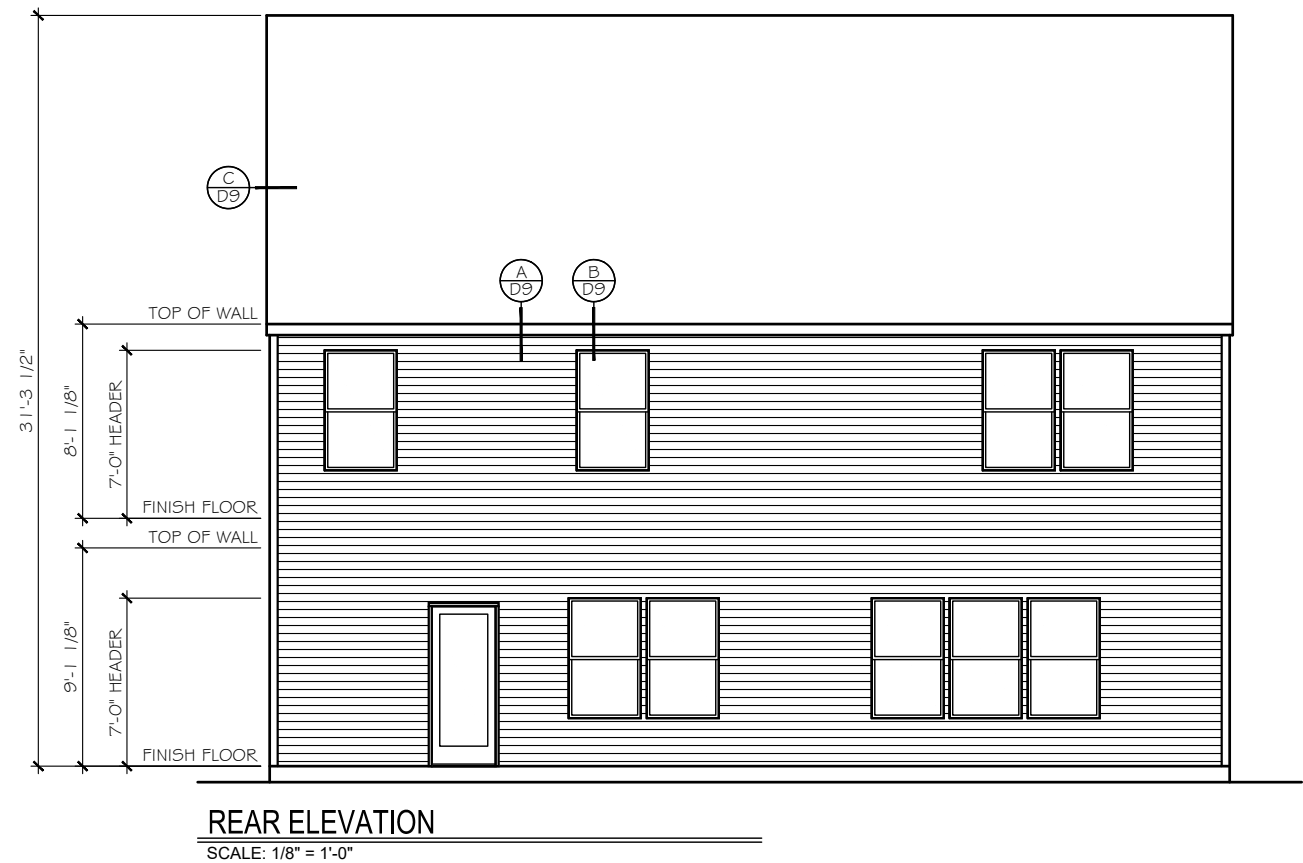
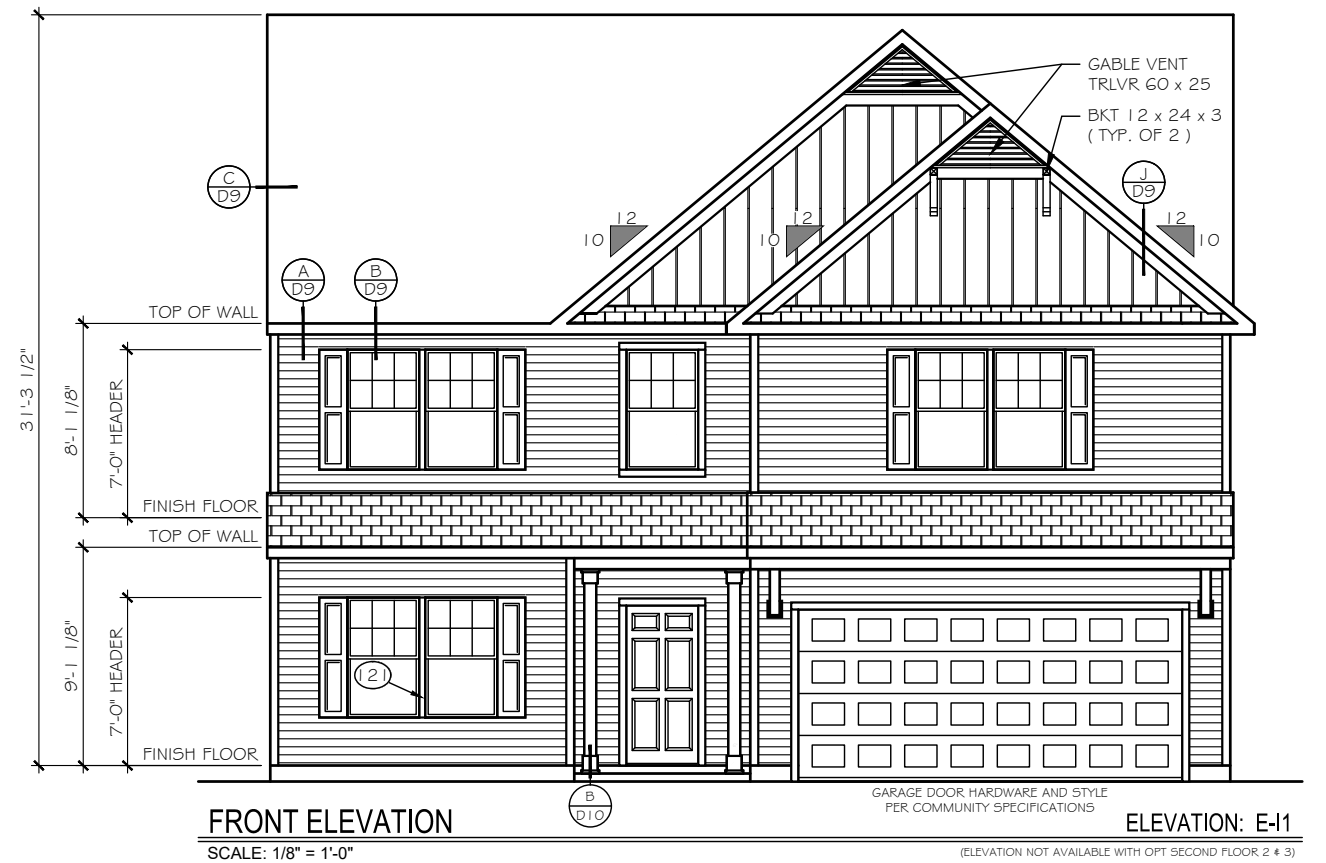
SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A4.18

v. 3.9



TrueHomes
IT'S ALL ABOUT U

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

FRONT & REAR ELEVATIONS
ELEVATION E-11

THE KIPLING ELEVATIONS

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

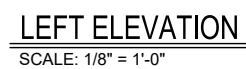
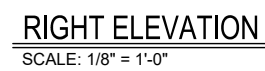
DRAWN BY:
TJD / MLM

DATE:
03-11-2020

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

CHECKED BY:
BPS / DJP

SHEET:
A4.20
v. 3.9

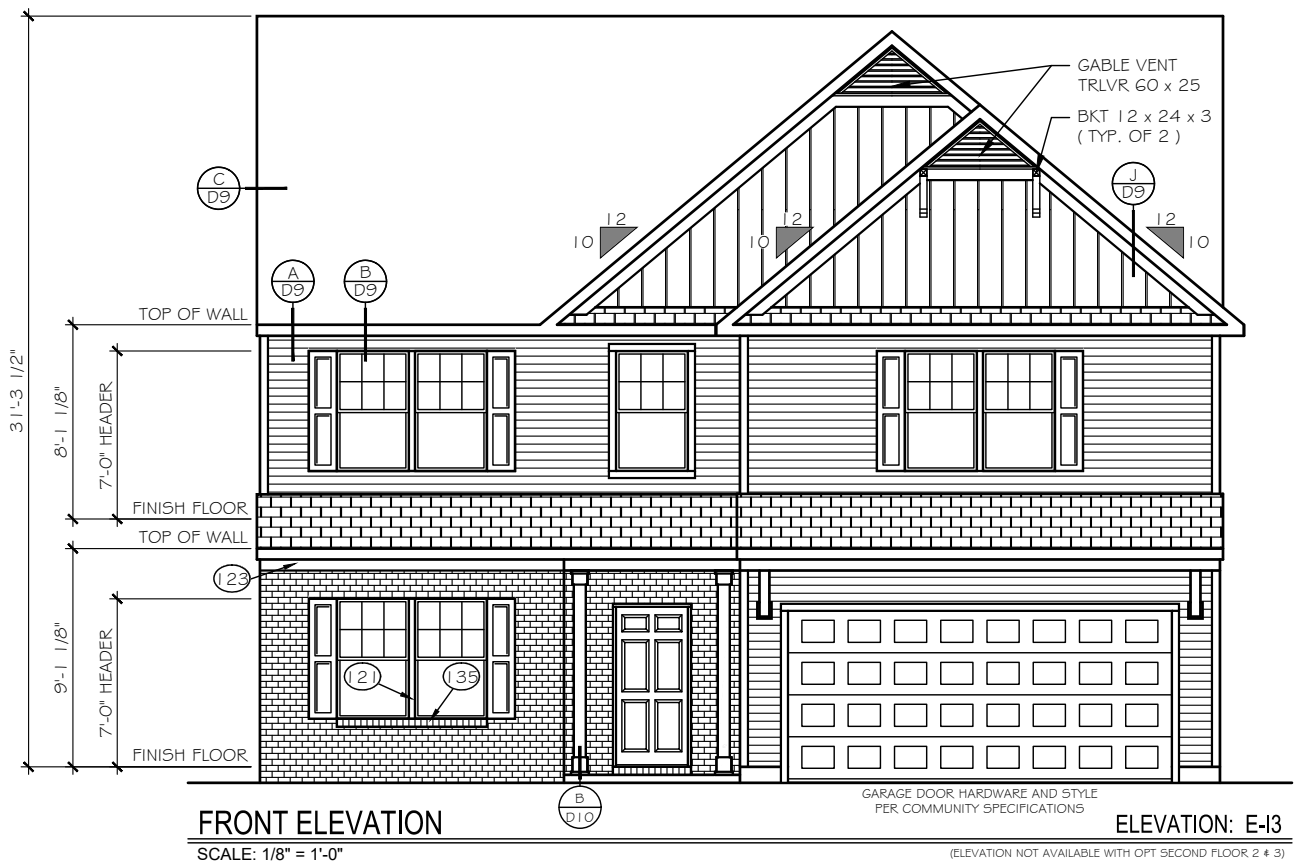
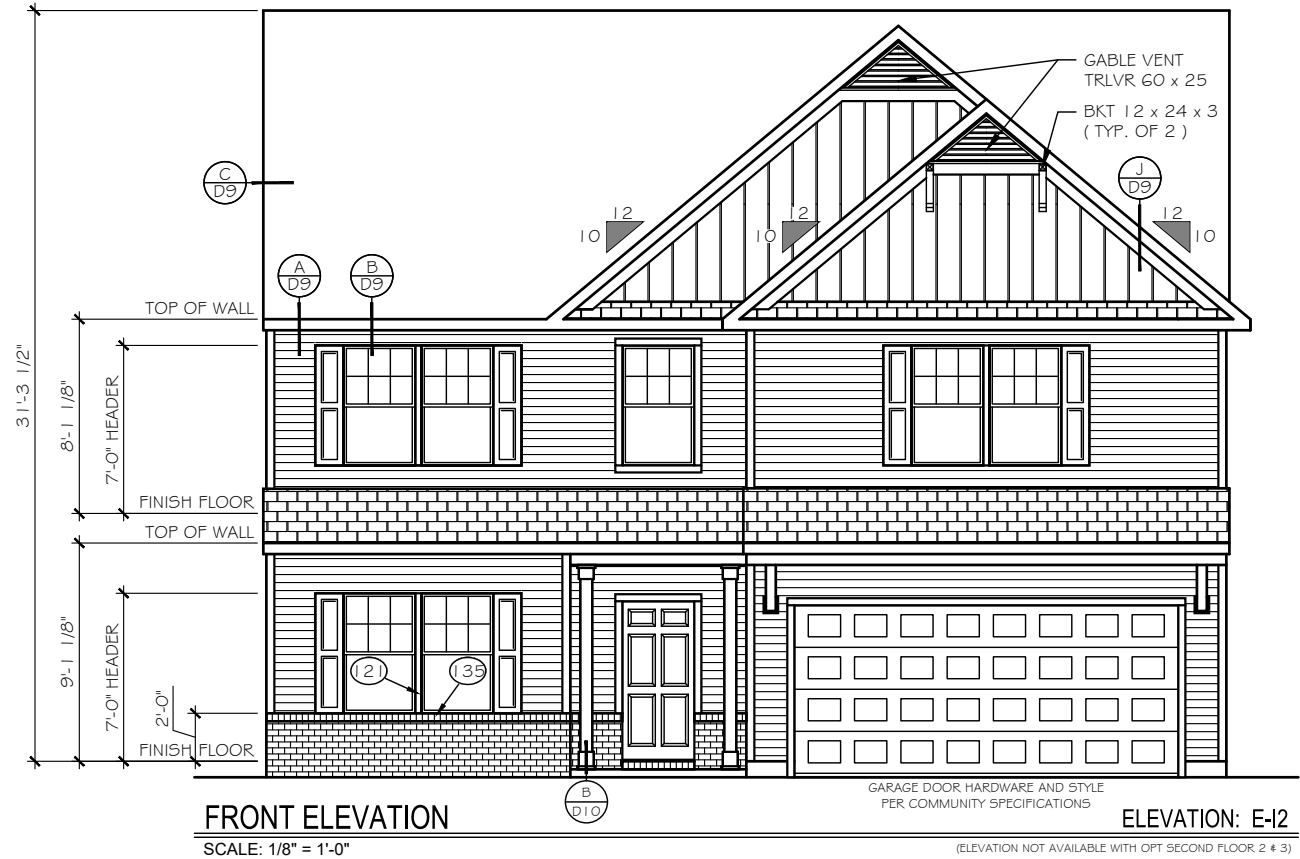


LEFT & RIGHT ELEVATIONS
ELEVATION E-I1 - E-I4, E-J1 - E-J4

THE KIPLING ELEVATIONS

DRAWN BY:	TJD / MLM
DATE:	03-11-202
SCALE:	1/8 = 1'-0"
CHECKED BY:	BPS / DJP

SHEET:
A4.21
v. 3.9



TrueHomes

IT'S ALL ABOUT U

2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

FRONT ELEVATIONS
ELEVATION E-I2, E-I3

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

1/8" = 1'-0"

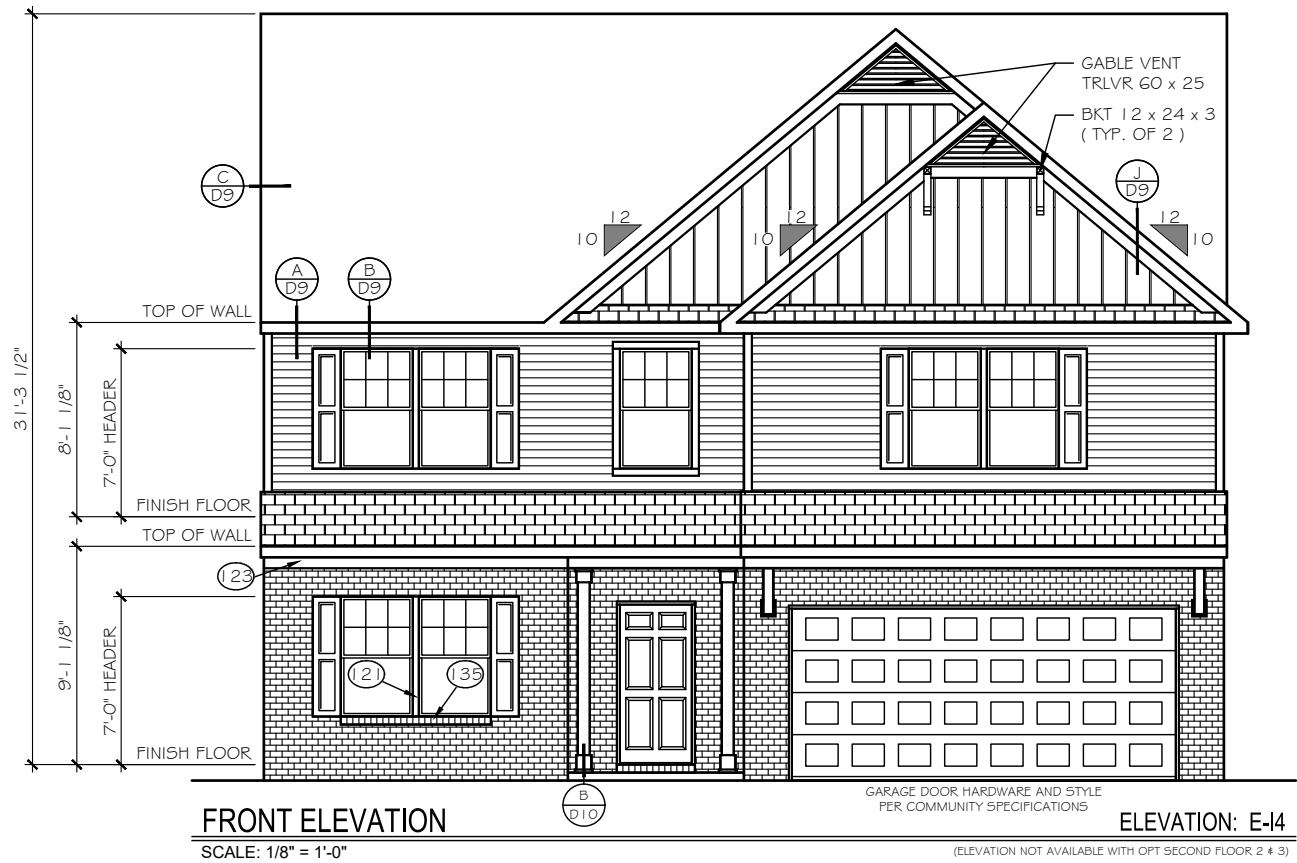
CHECKED BY:

BPS / DJP

SHEET:

A4.22

v. 3.9



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

FRONT ELEVATIONS
ELEVATION E-I4

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

1/8" = 1'-0"

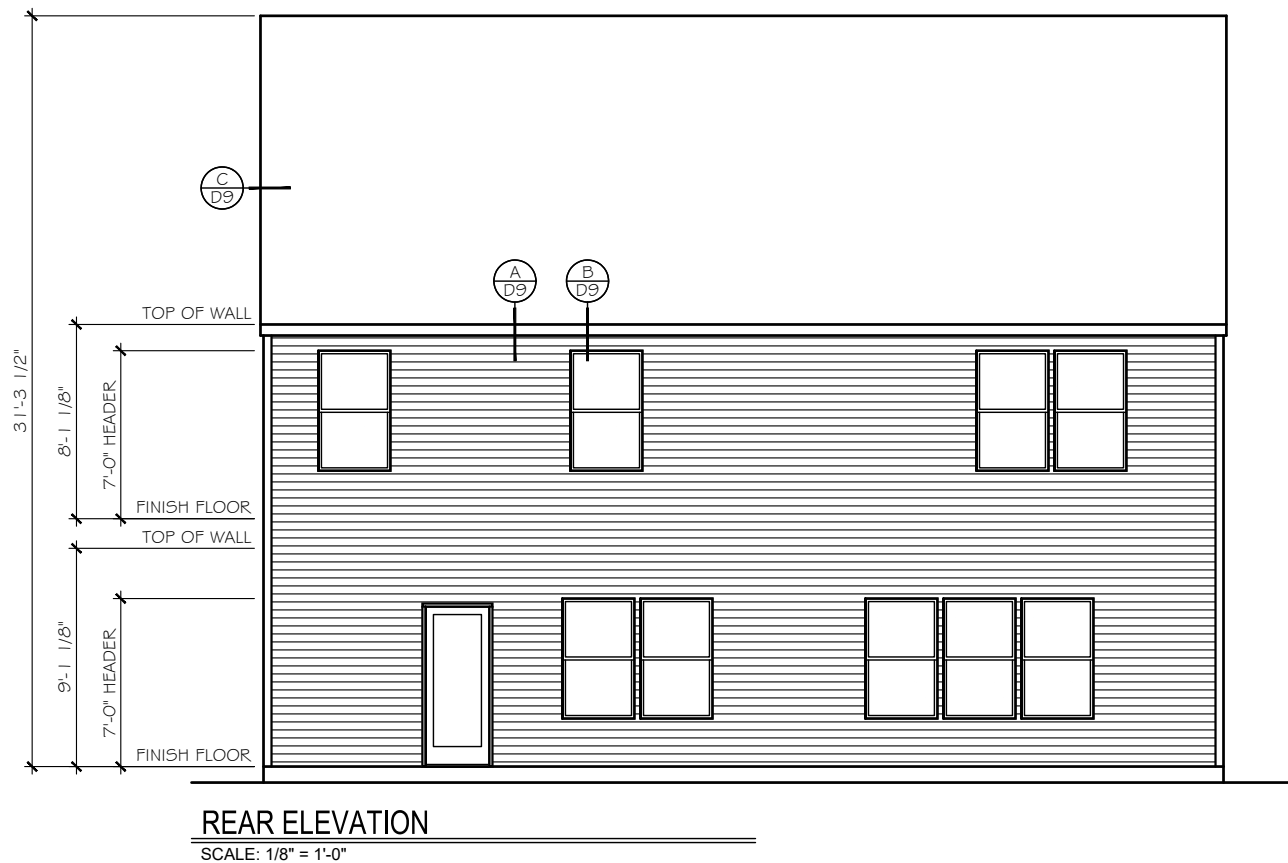
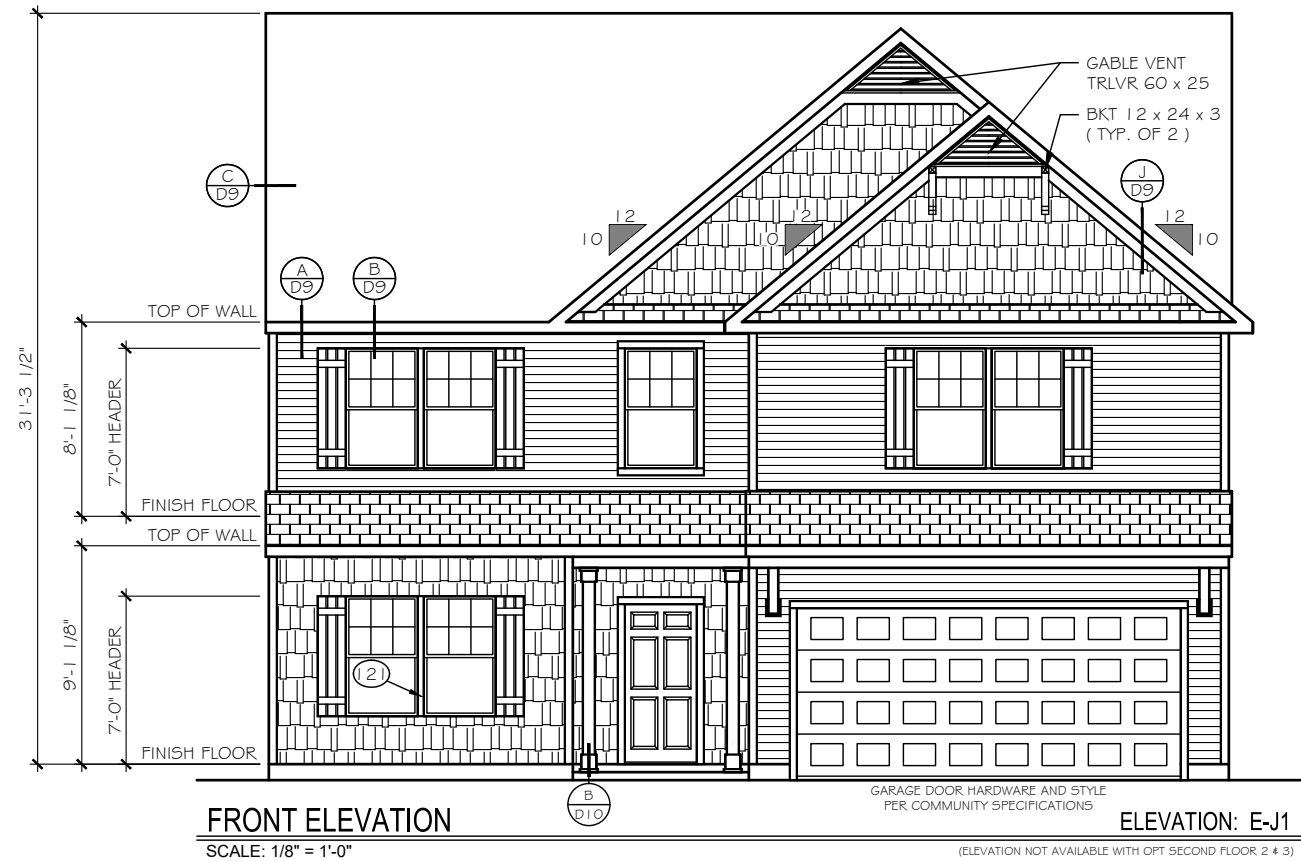
CHECKED BY:

BPS / DJP

SHEET:

A4.23

v. 3.9



TrueHomes
IT'S ALL ABOUT U

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

FRONT & REAR ELEVATIONS
ELEVATION E-J1

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

1/8" = 1'-0"

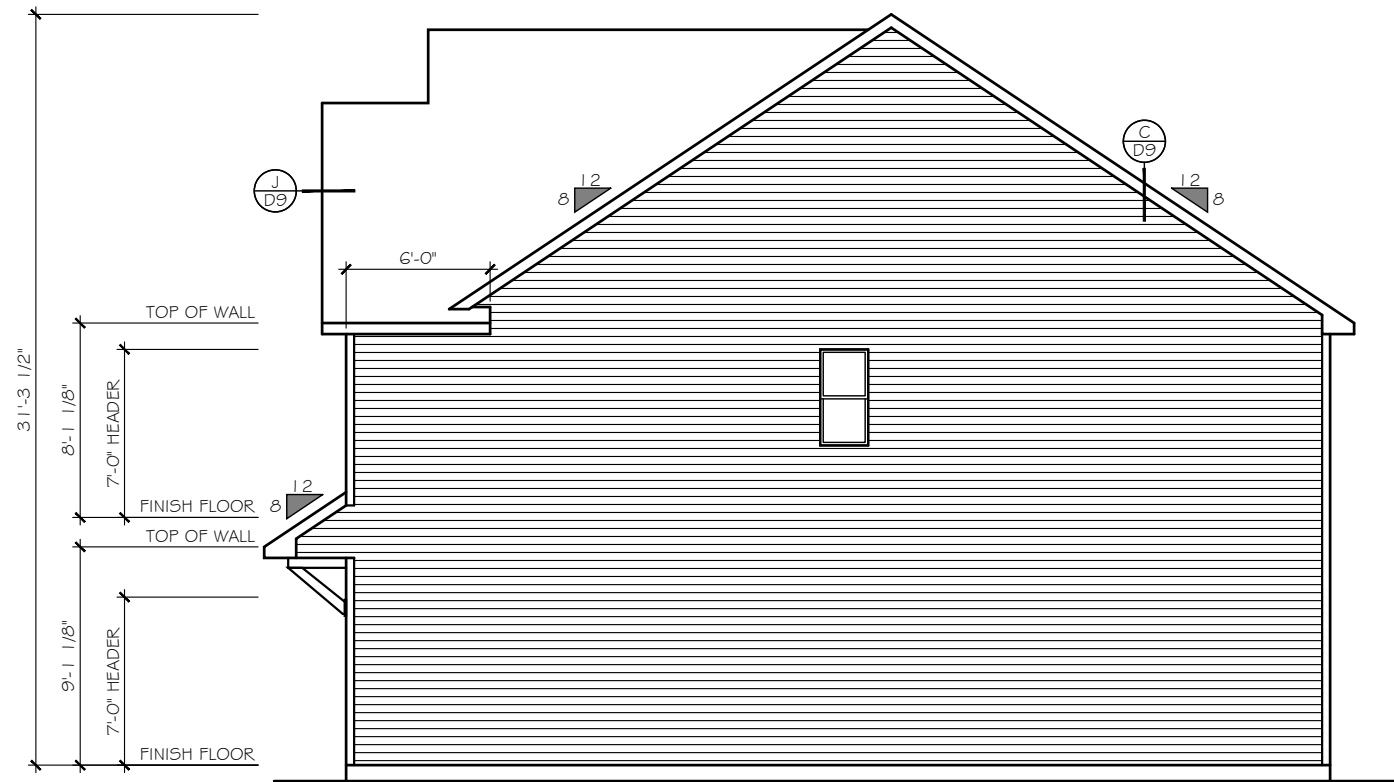
CHECKED BY:

BPS / DJP

SHEET:

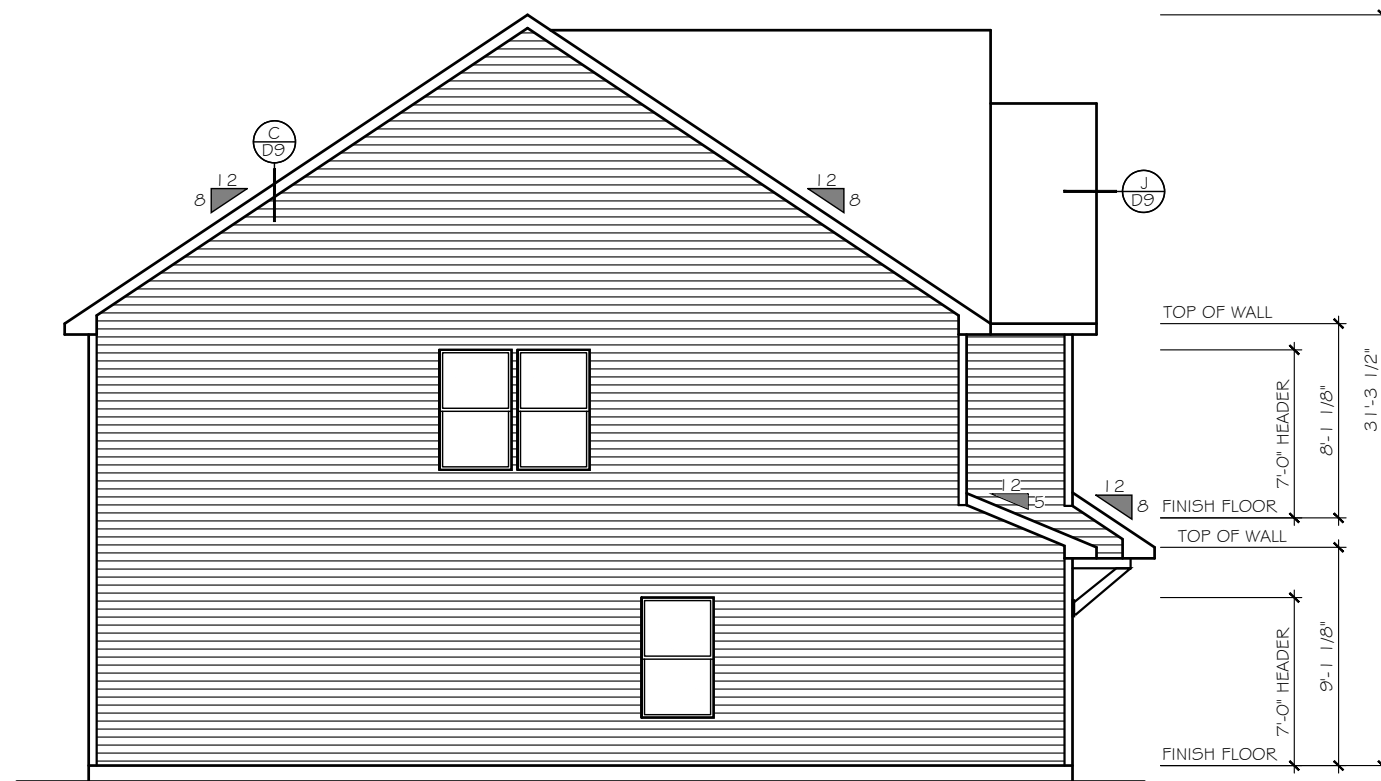
A4.24

v. 3.9



RIGHT ELEVATION

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



LEFT ELEVATION

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

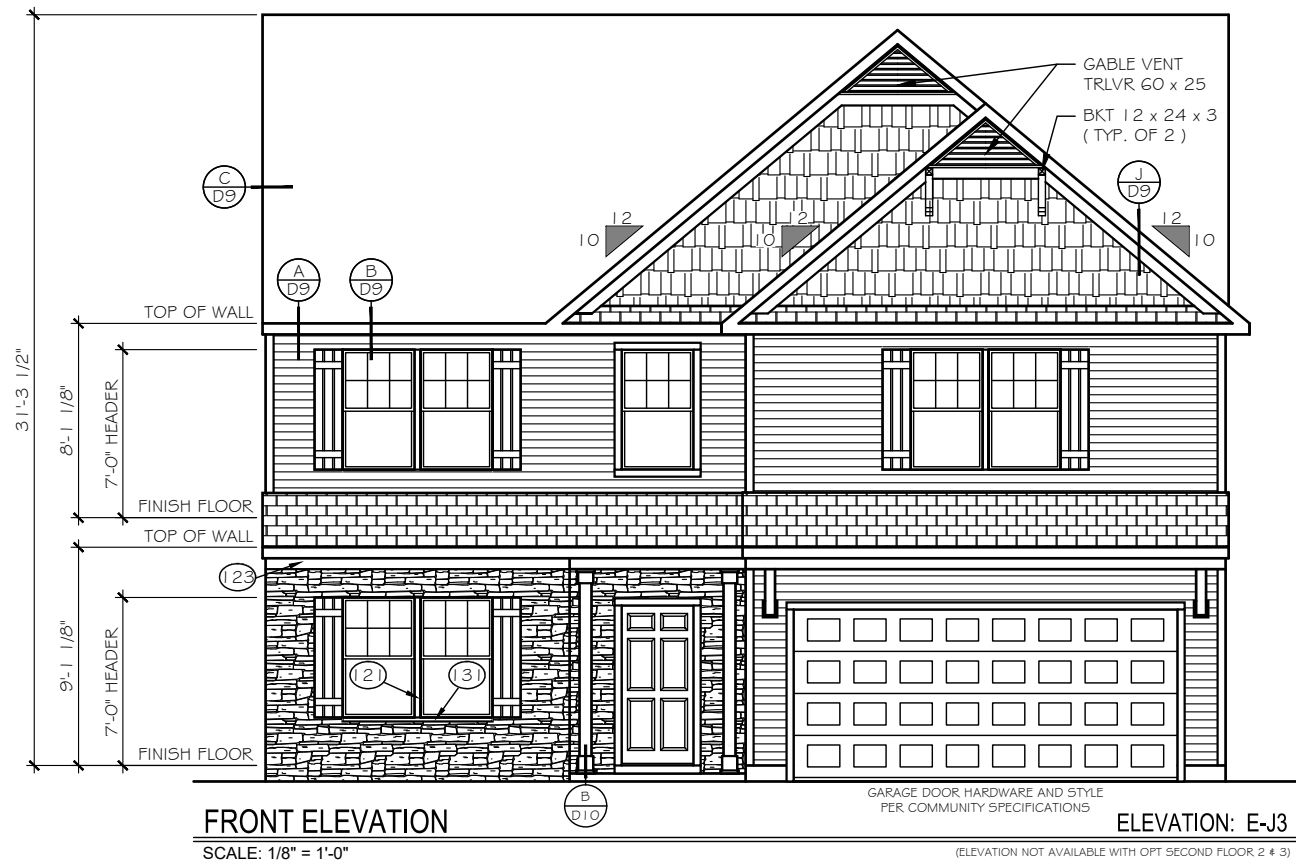
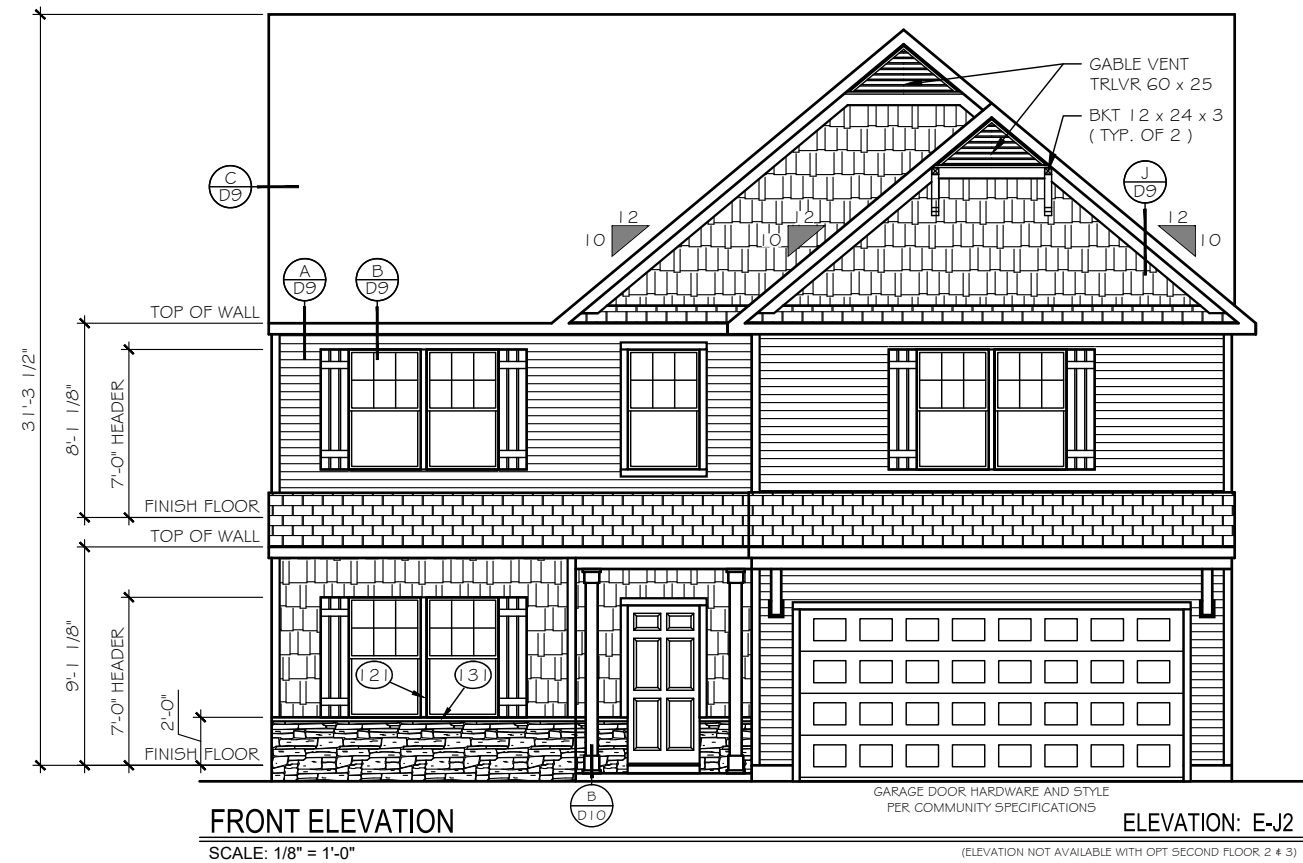
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT & LEFT SIDE ELEVATIONS
ELEVATION E-J1

THE KIPLING ELEVATIONS

Copyright True Homes L.L.C., All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY:
TJD / MLM
DATE:
03-11-2020
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS / DJP

SHEET:
A4.25
v. 3.9



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

FRONT ELEVATIONS
ELEVATION E-J2, E-J3

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

1/8" = 1'-0"

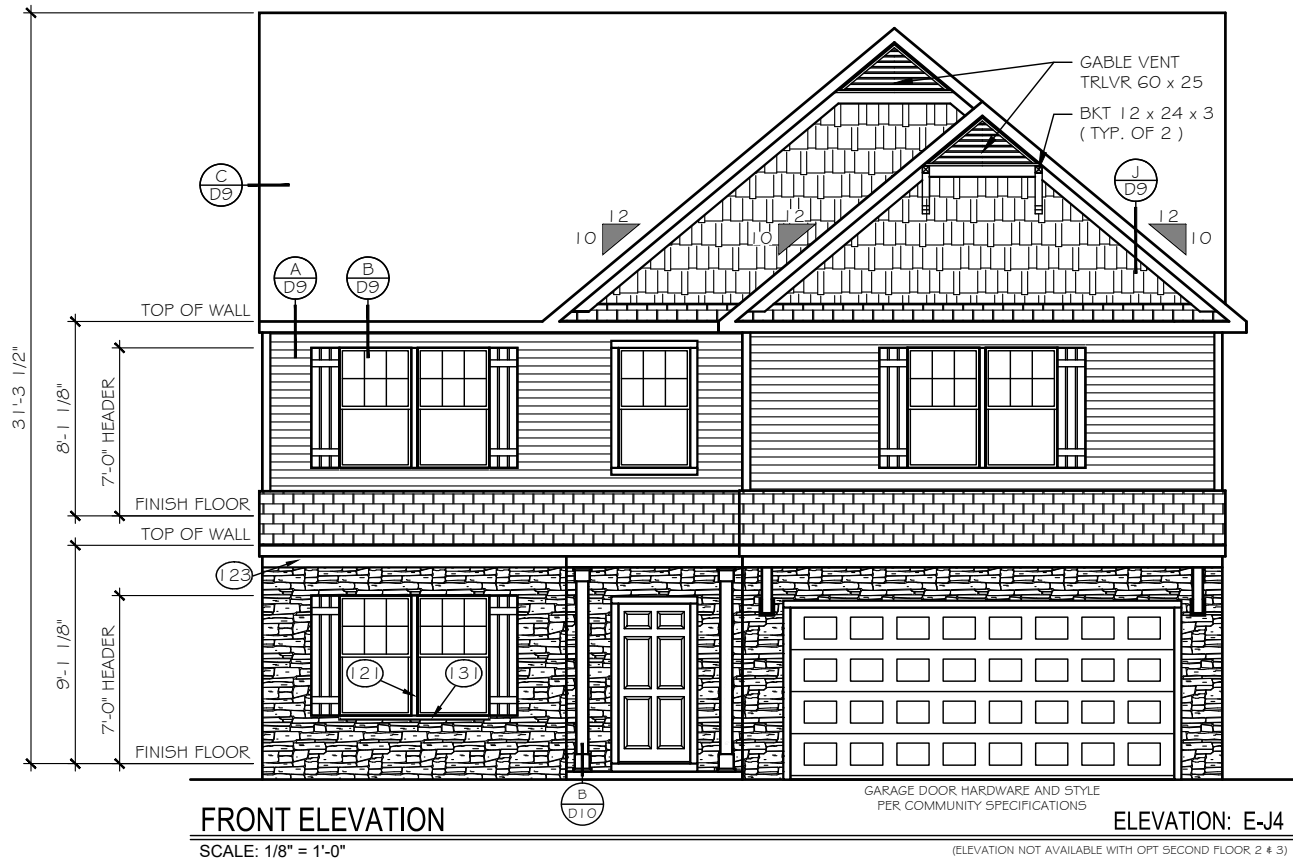
CHECKED BY:

BPS / DJP

SHEET:

A4.26

v. 3.9



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATIONS
ELEVATION E-J4

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE:

03-11-2020

SCALE:

1/8" = 1'-0"

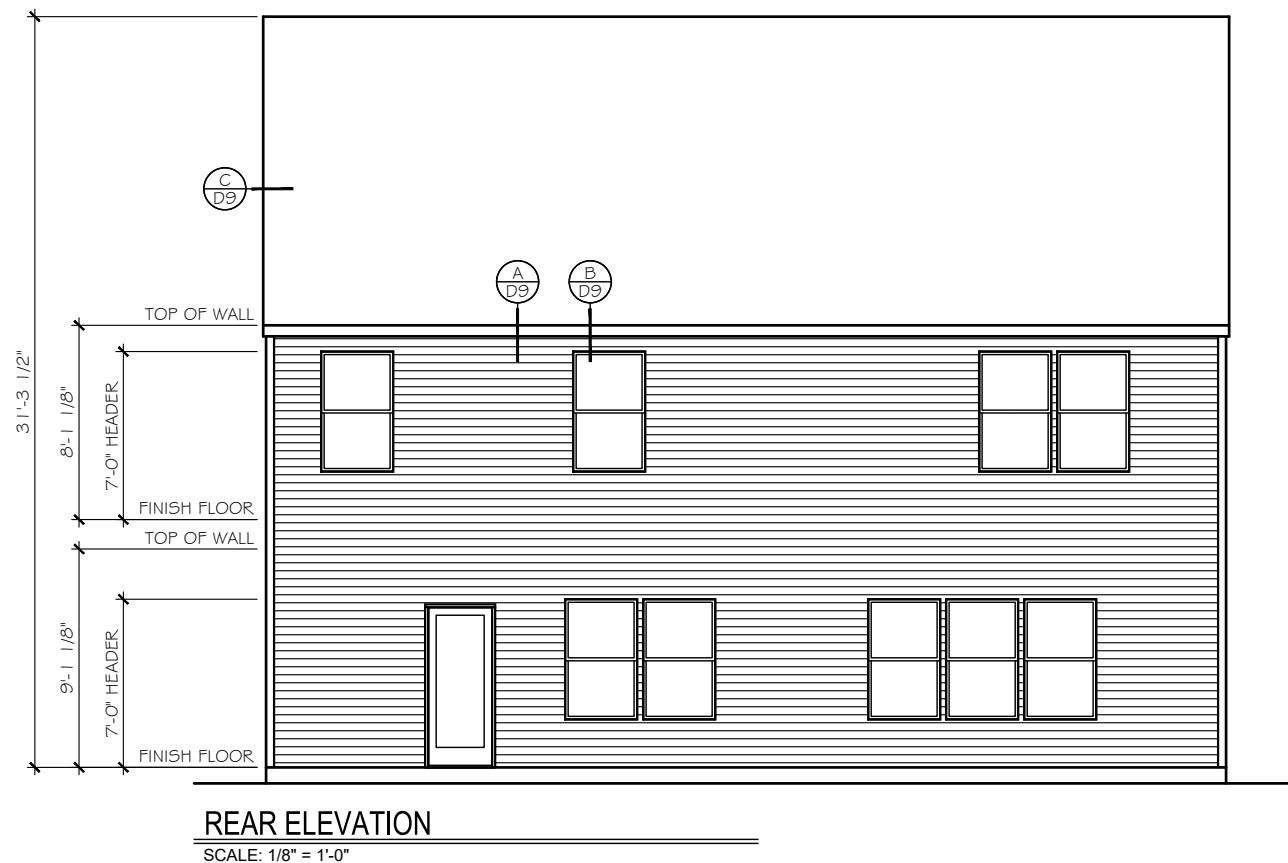
CHECKED BY:

BPS / DJP

SHEET:

A4.30

v. 3.9



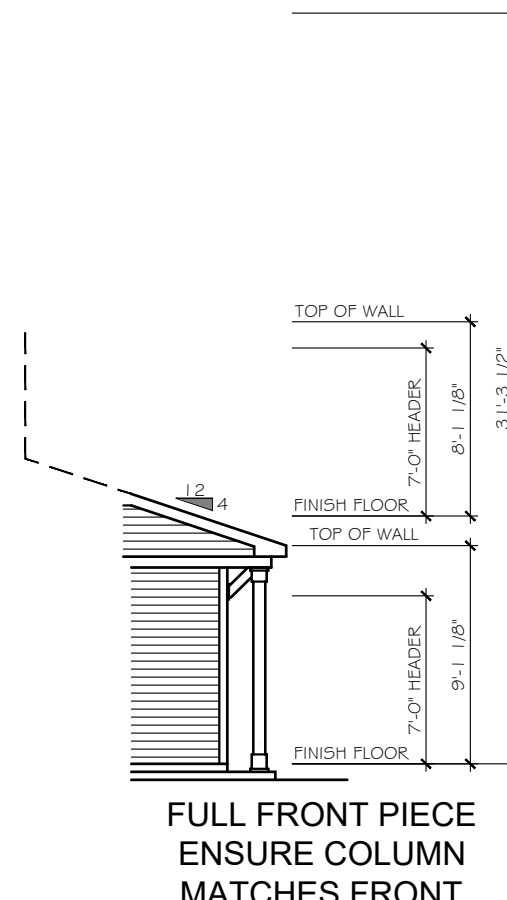
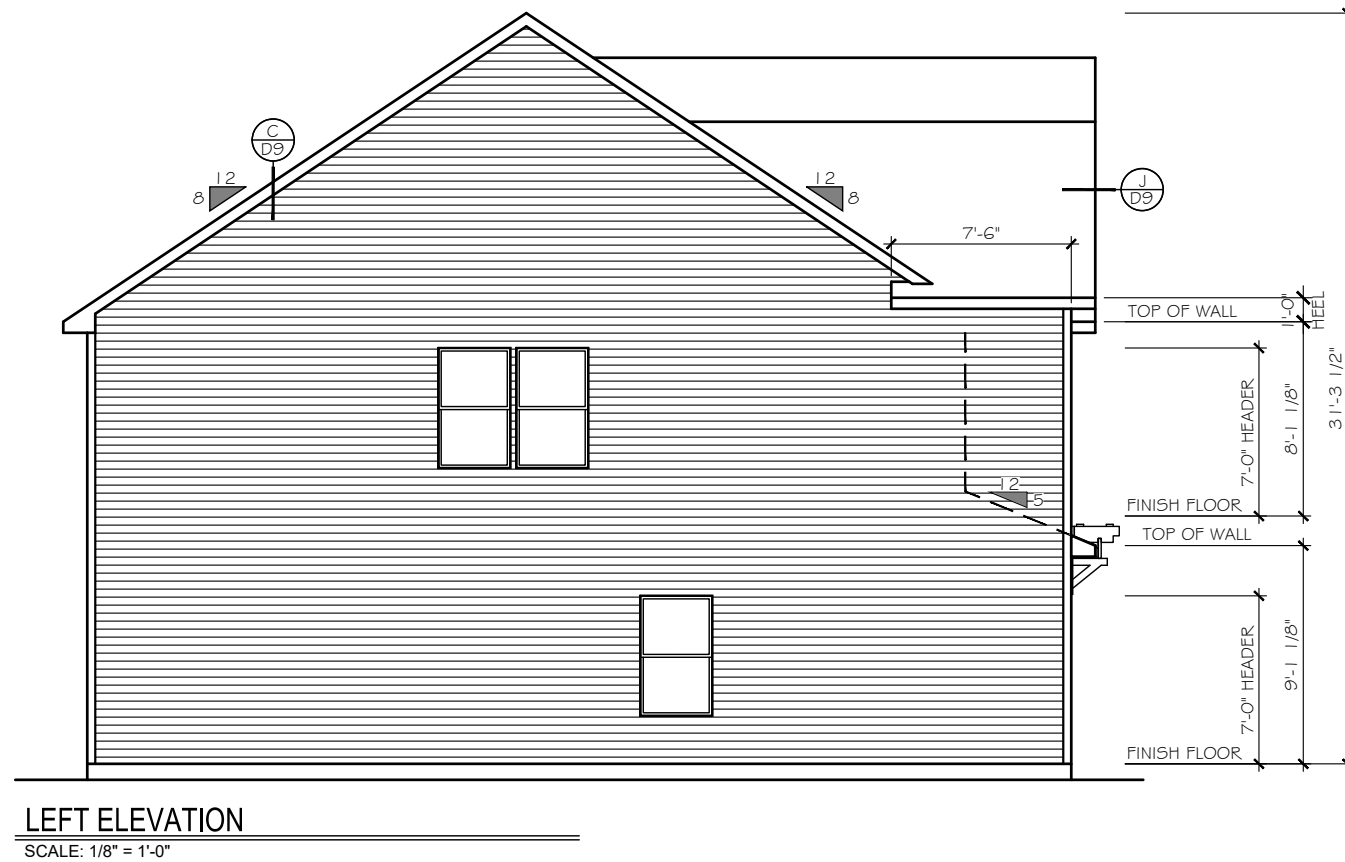
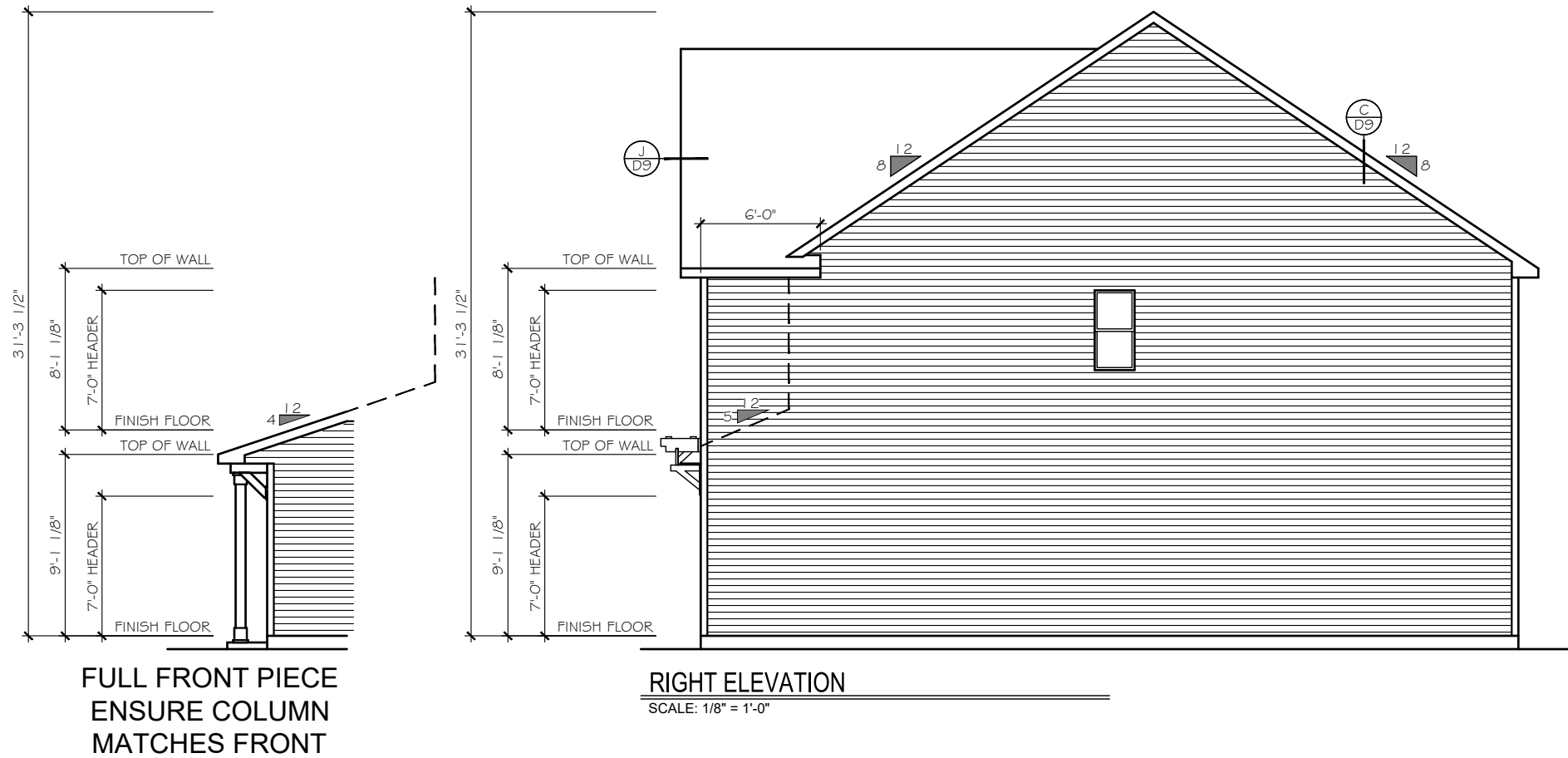
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-L1

THE KIPLING ELEVATIONS

Copyright True Homes LLC. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY:
TJD / MLM
DATE:
03-11-2020
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS / DJP

SHEET:
A4.31
v. 3.9



TrueHomes
IT'S ALL ABOUT U

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

RIGHT & LEFT SIDE ELEVATIONS
ELEVATION E-L1

THE KIPLING ELEVATIONS

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

DRAWN BY:
TJD / MLM

DATE:
03-11-2020

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

CHECKED BY:
BPS / DJP

SHEET:
A4.32
v. 3.9



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

FRONT ELEVATIONS
ELEVATION E-L2 & E-L3

THE KIPLING ELEVATIONS

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

DRAWN BY:
TJD / MLM

DATE:
03-11-2020

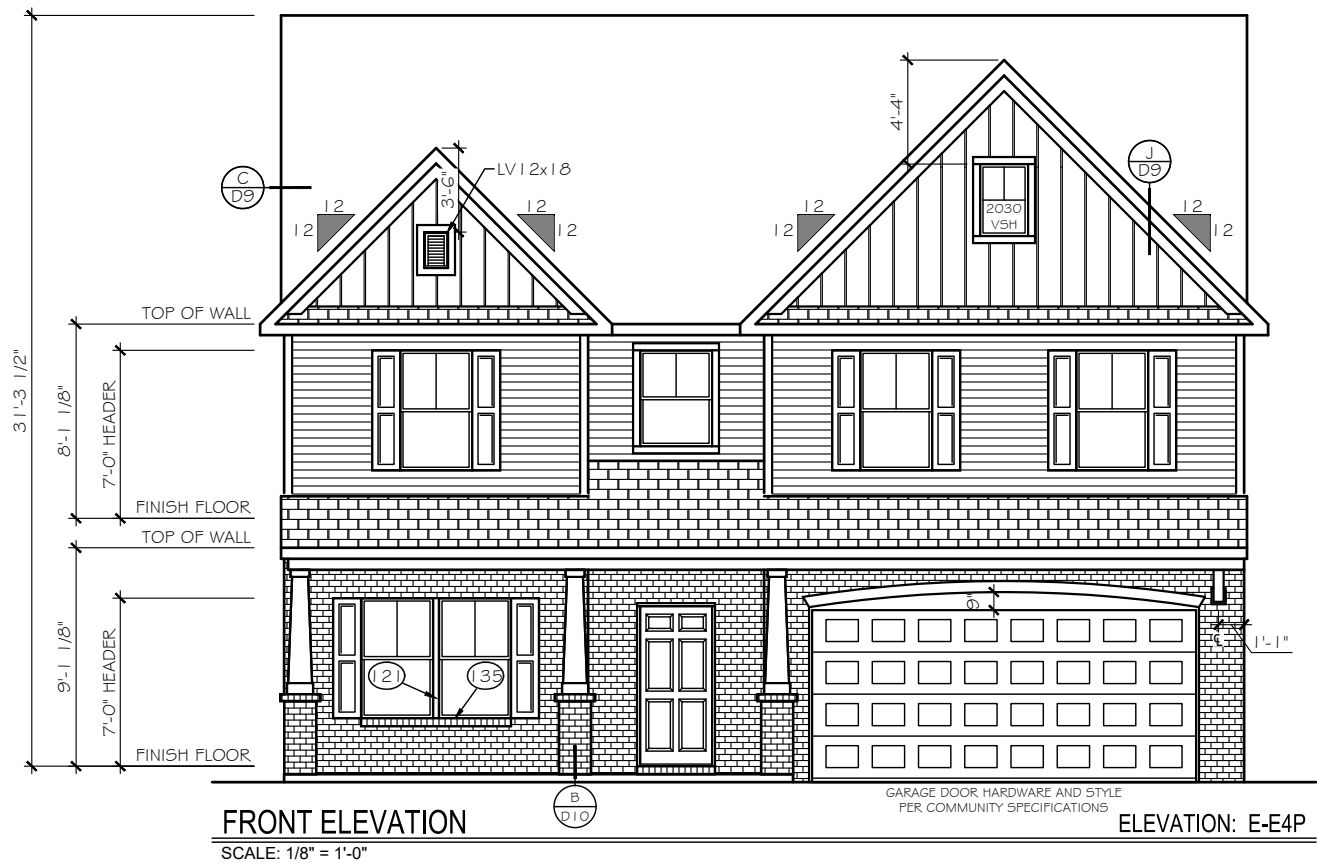
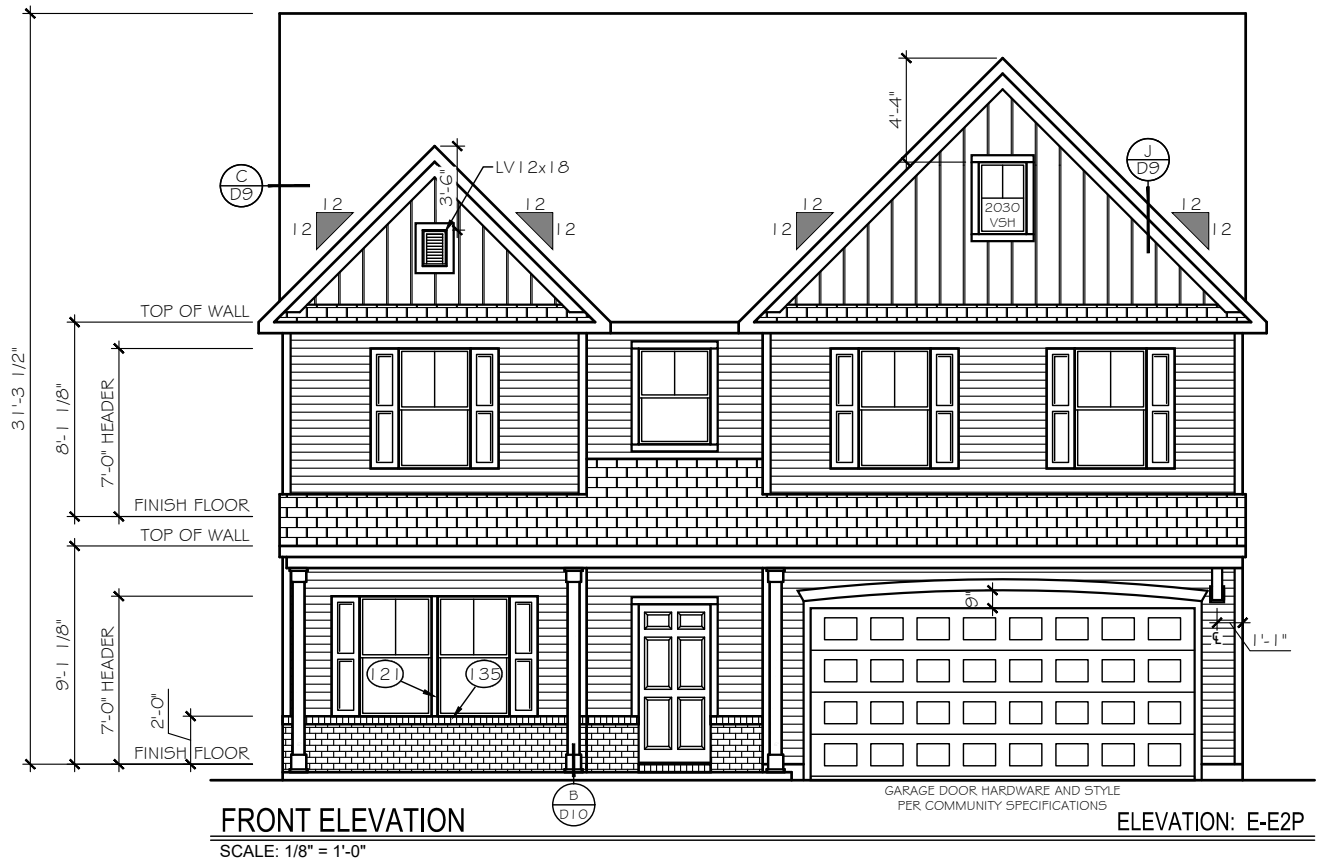
SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A4.33

v. 3.9



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

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

FRONT ELEVATIONS
ELEVATION E1P, E2P, E3P, E4P

THE KIPLING ELEVATIONS

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

DRAWN BY:

TJD / MLM

DATE: _____

03-11-2020

SCALE:

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

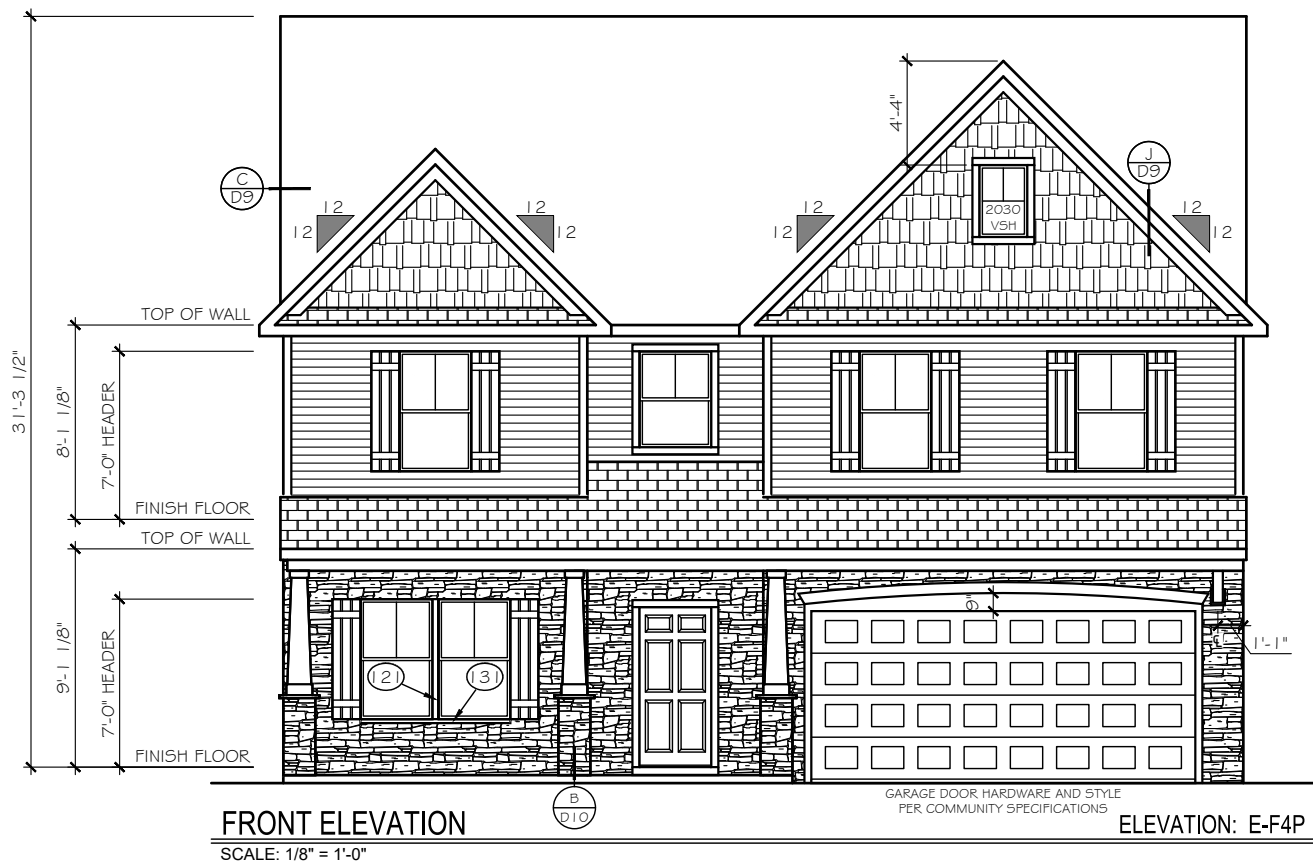
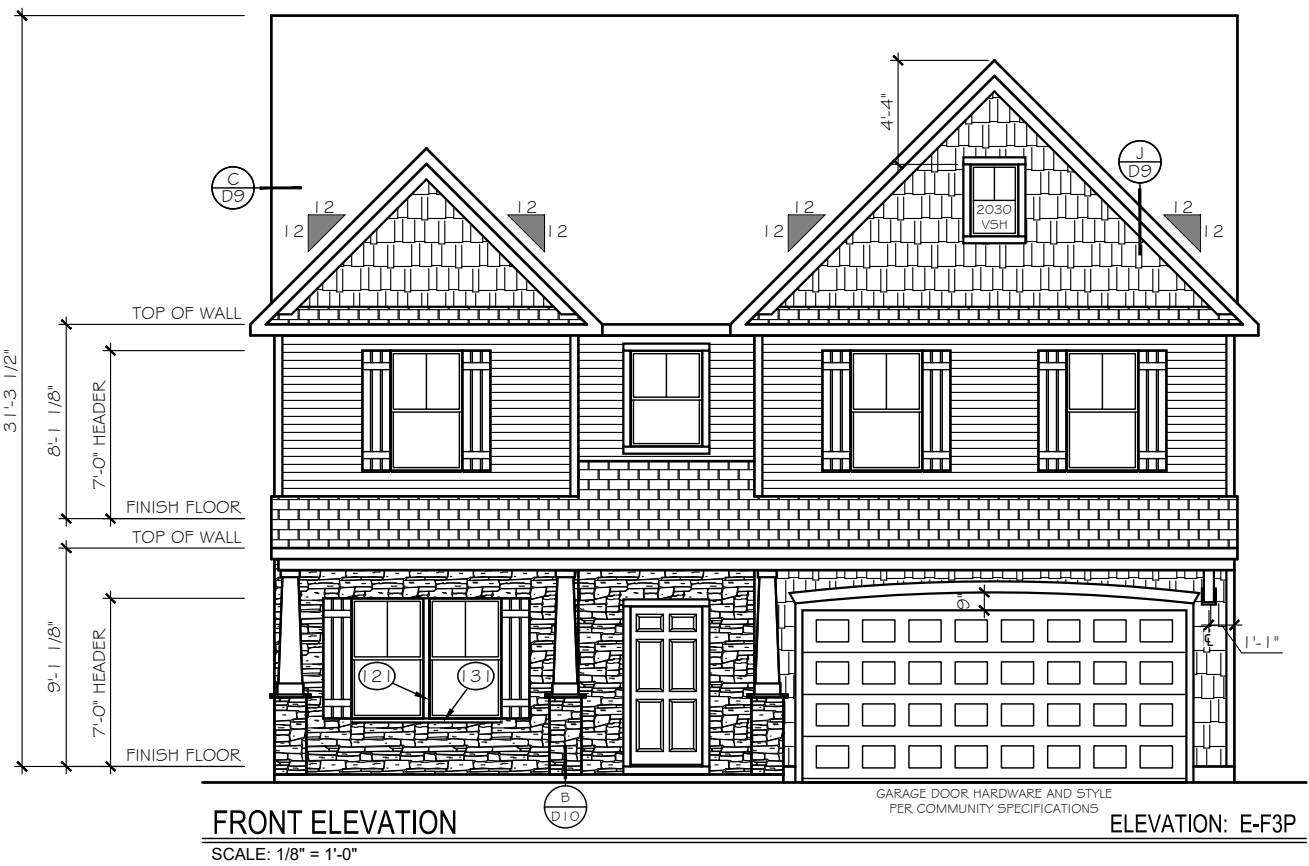
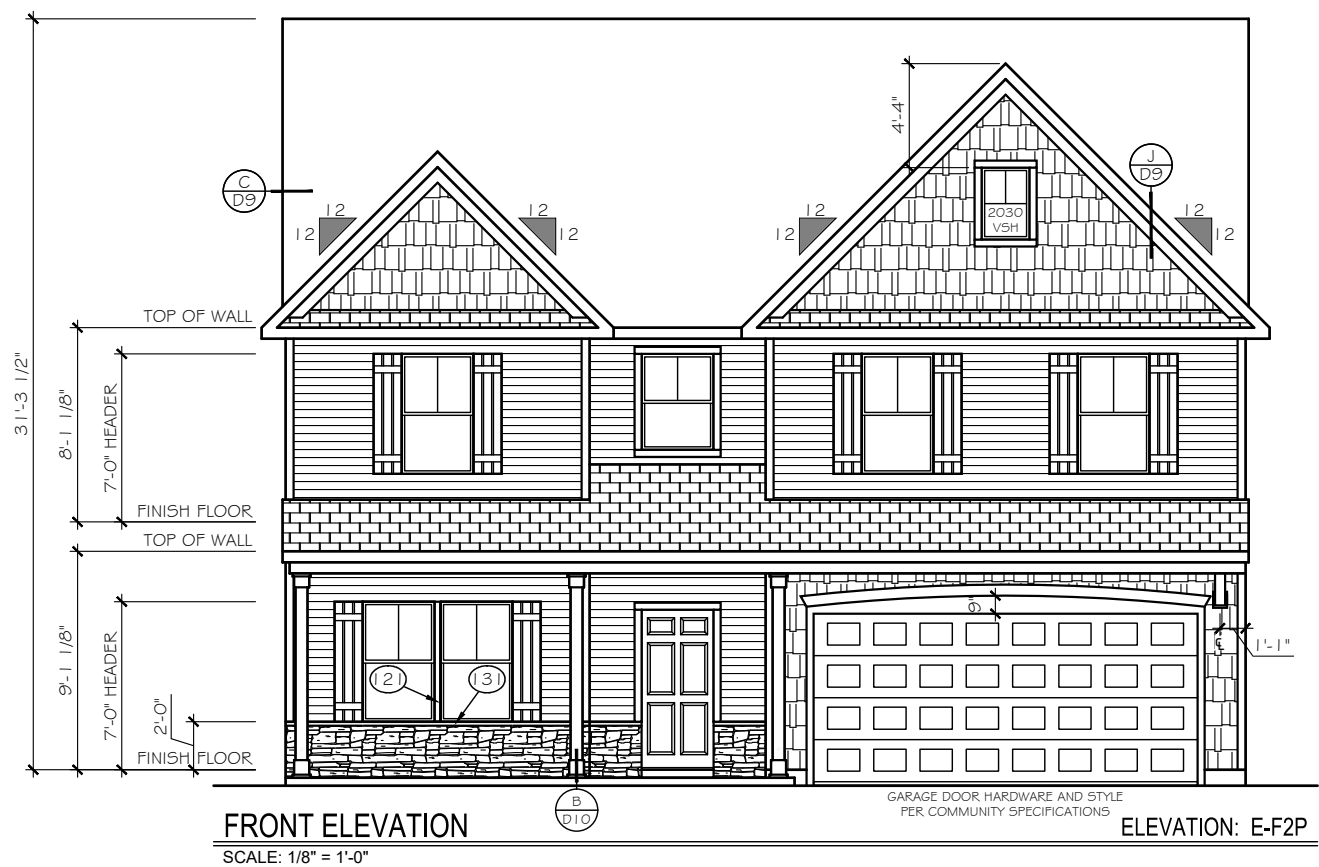
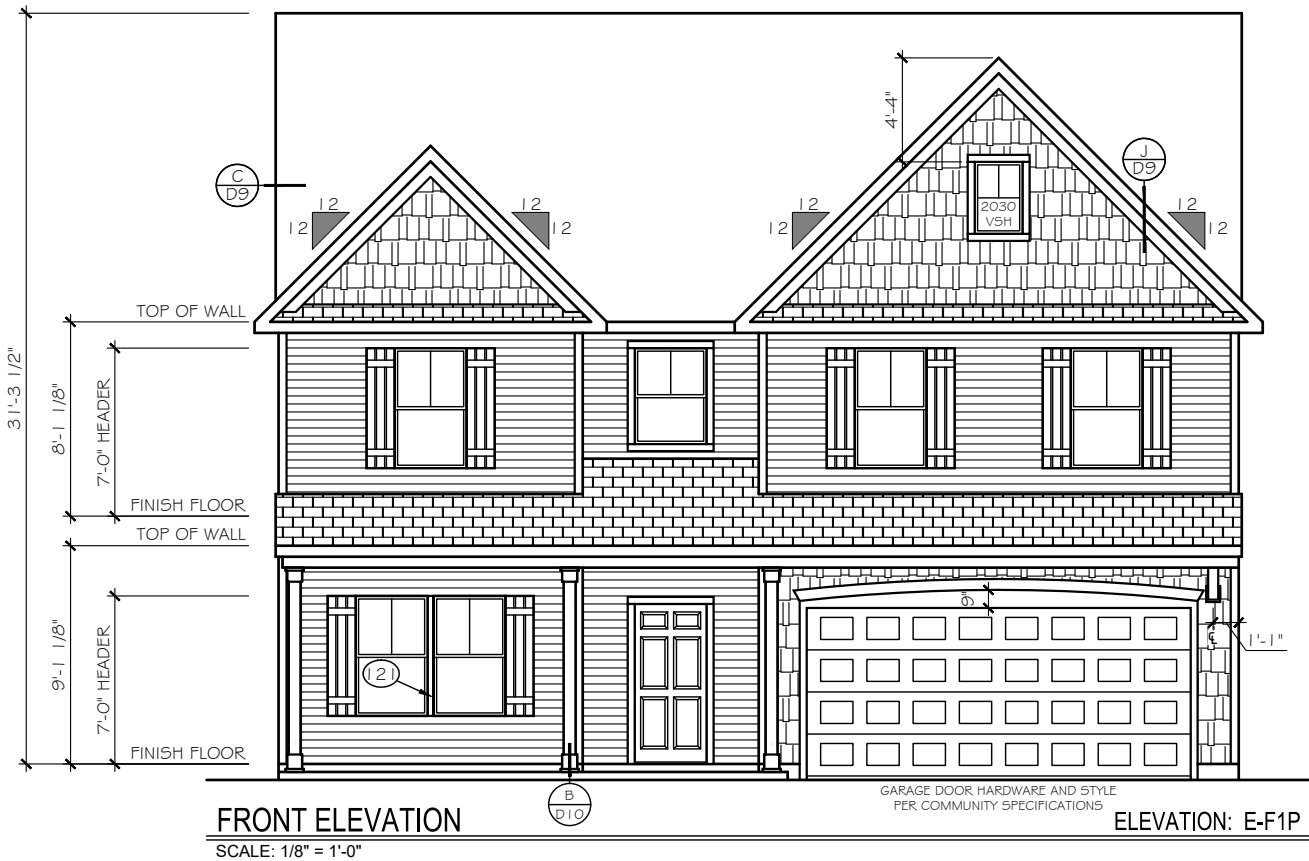
CHECKED BY:

BPS / DJP

SHEET:

A4.50

v. 3.9



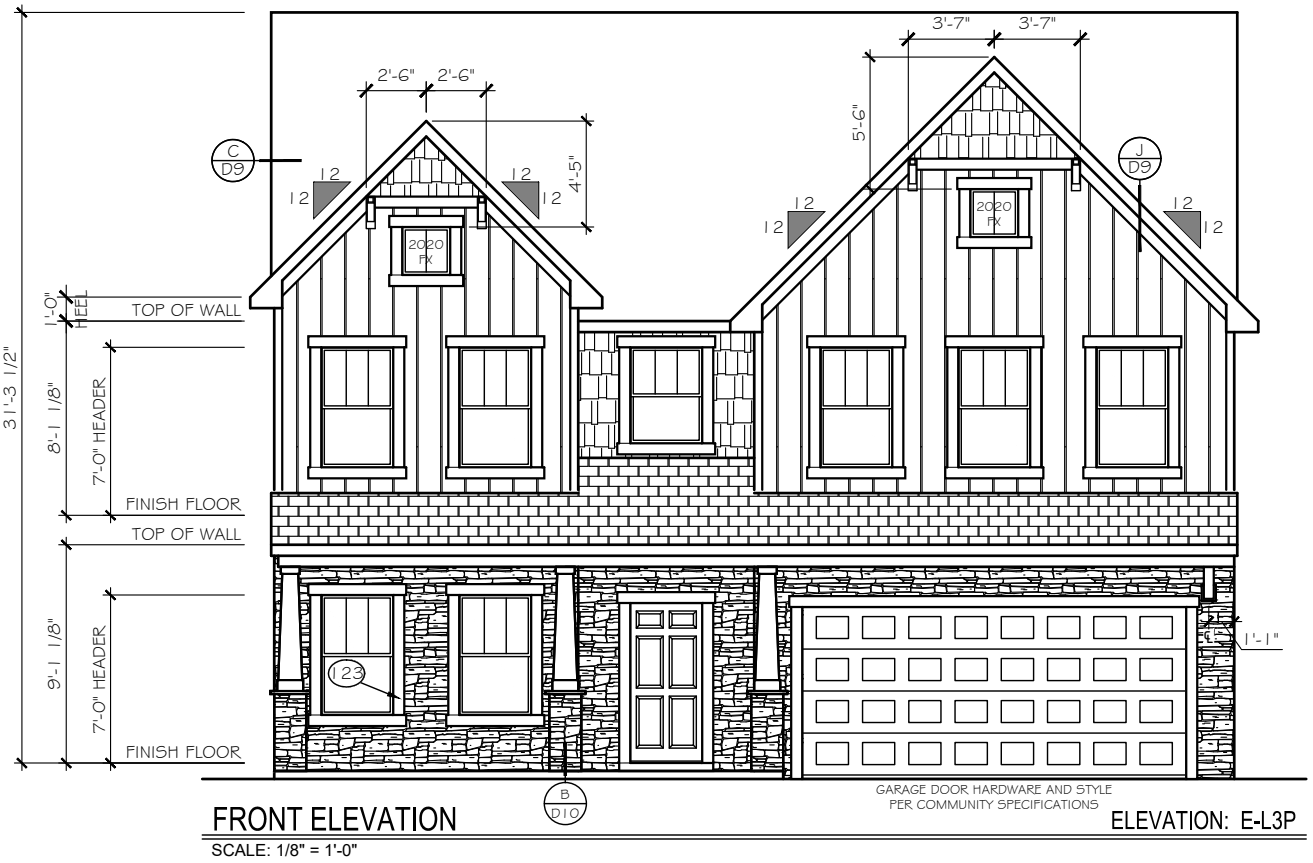
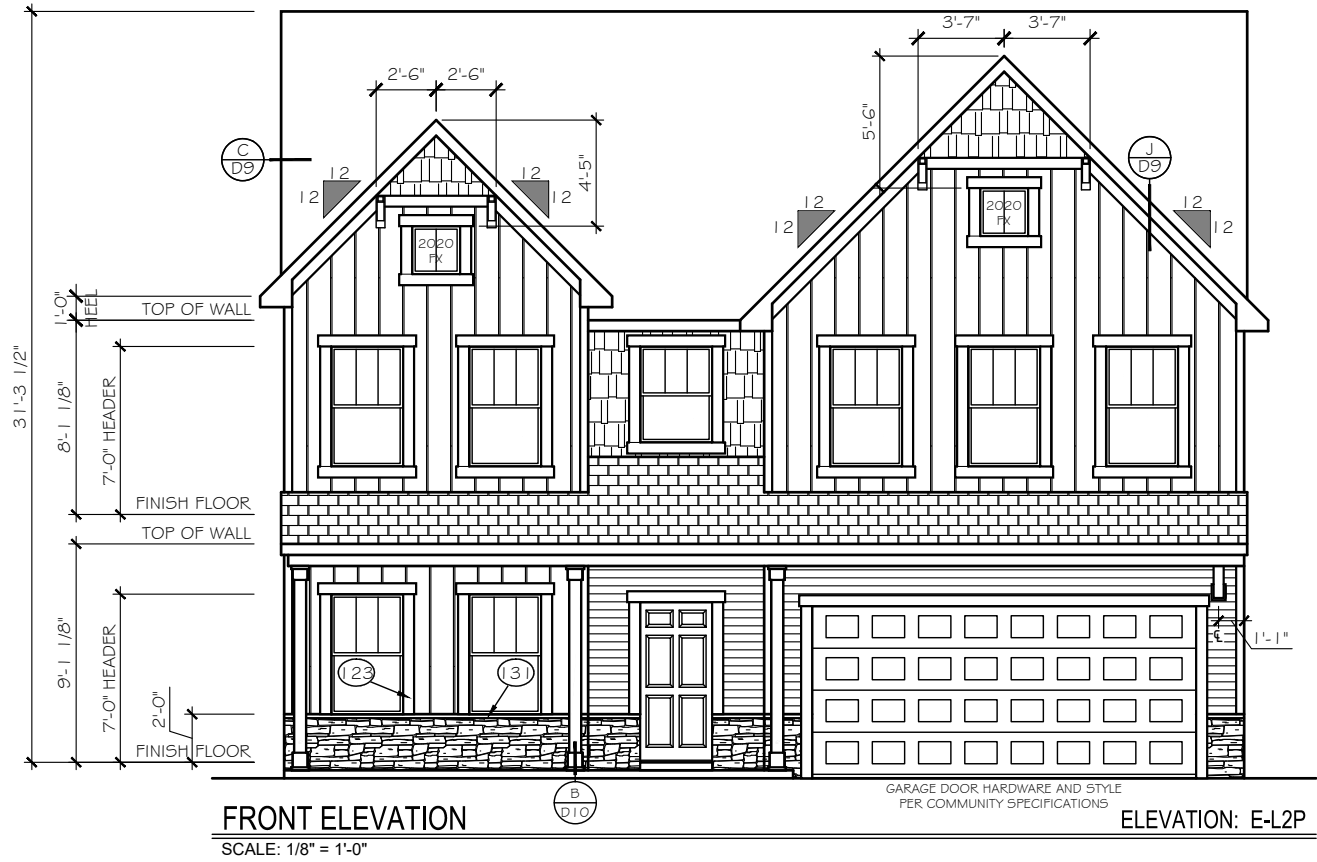
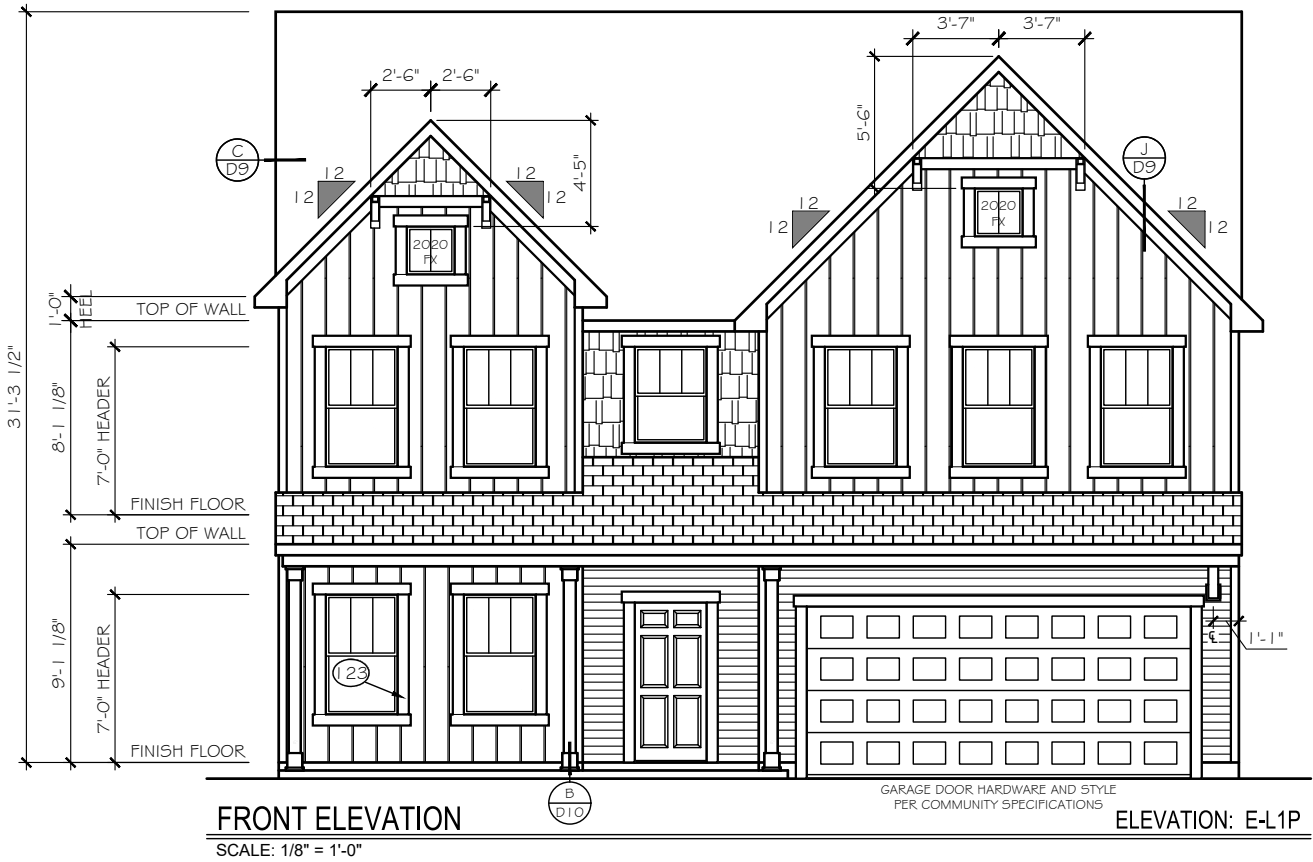
TrueHomes
IT'S ALL ABOUT U
2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATIONS
ELEVATION - F1P, F2P, F3P, F4P

THE KIPLING ELEVATIONS

Copyright True Homes LLC. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY: TJD / MLM
DATE: 03-11-2020
SCALE: 1/8" = 1'-0"
CHECKED BY: BPS / DJP

SHEET:
A4.51
v. 3.9



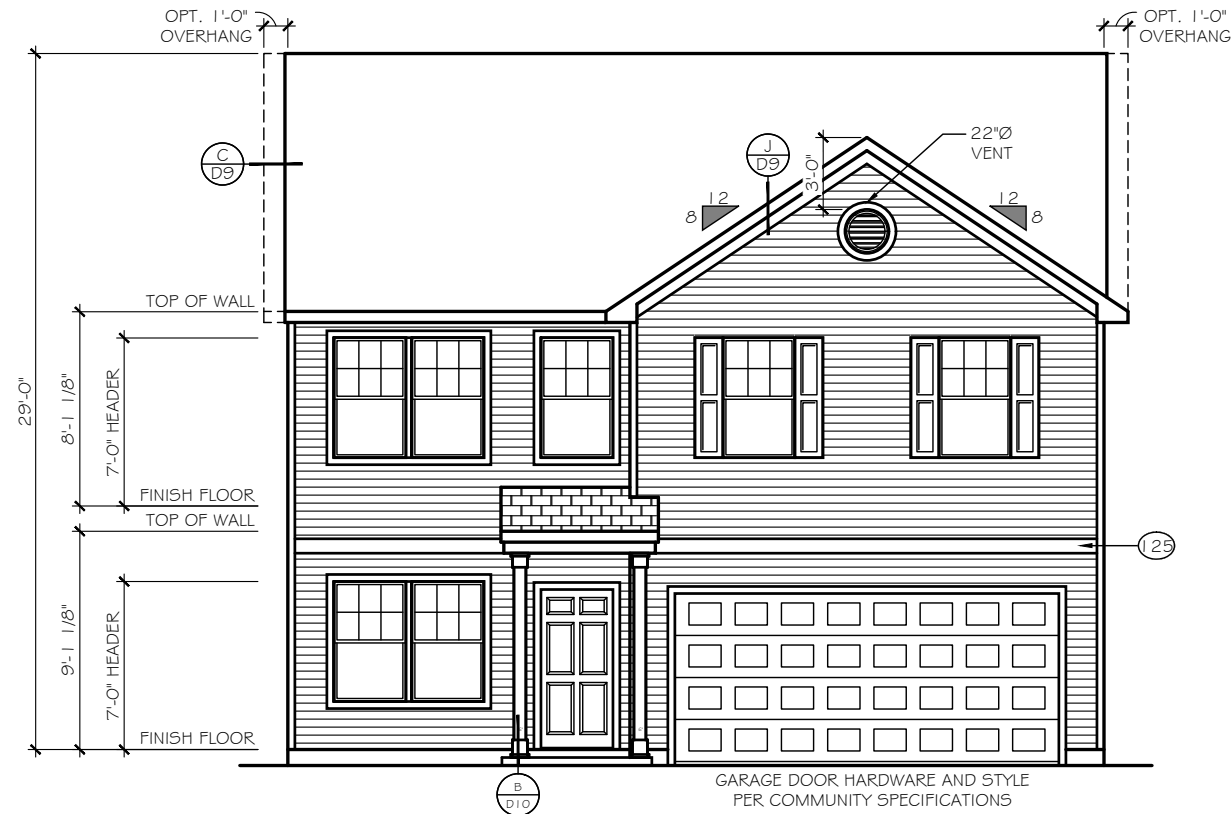
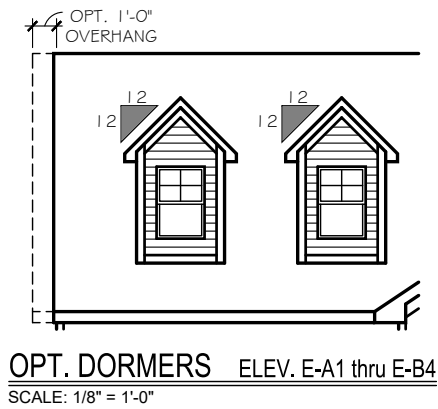
TrueHomes
IT'S ALL ABOUT U
2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATIONS
ELEVATION L1P, L2P, L3P

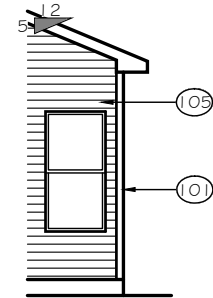
THE KIPLING ELEVATIONS

Copyright True Homes L.L.C., All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY:
TJD / MLM
DATE:
03-11-2020
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS / DJP

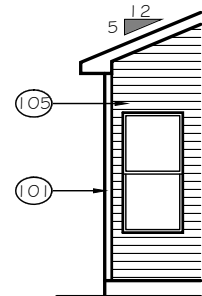
SHEET:
A4.52
v. 3.9



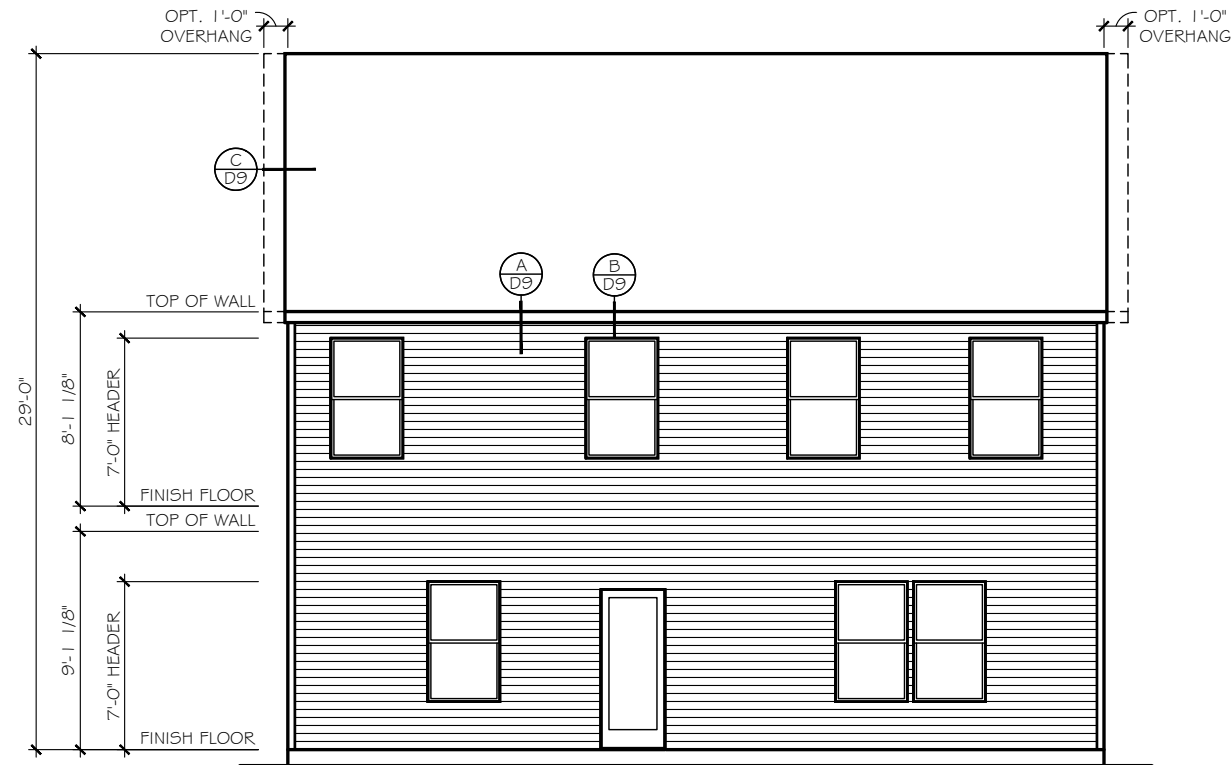
FRONT ELEVATION ELEVATION 'E-01'
SCALE: 1/8" = 1'-0" 3'-5" DEEP PORCH



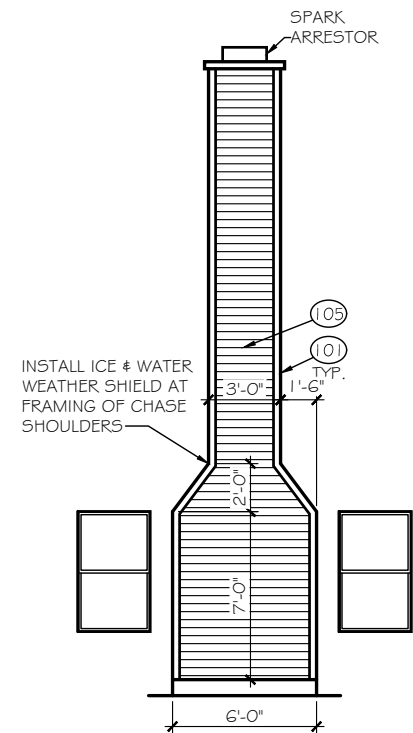
OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



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"

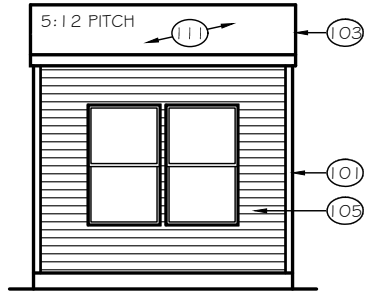
TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

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

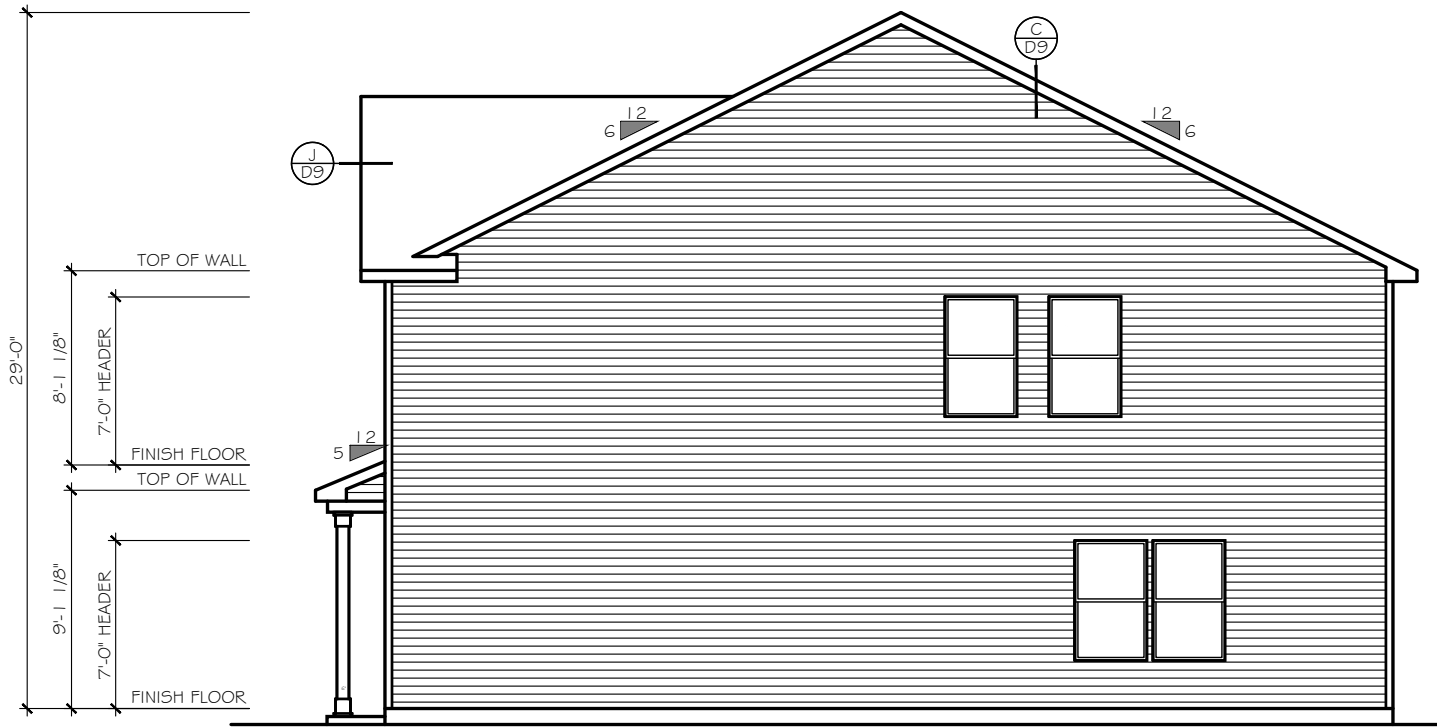
Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

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

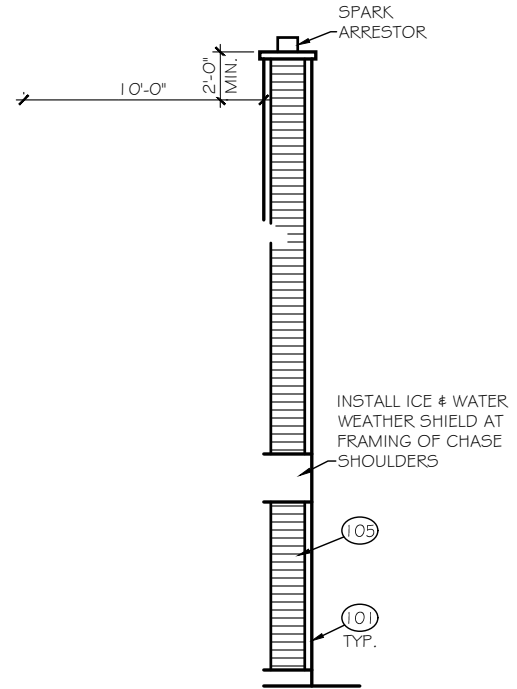
SHEET:
A4.01
v. 5.4



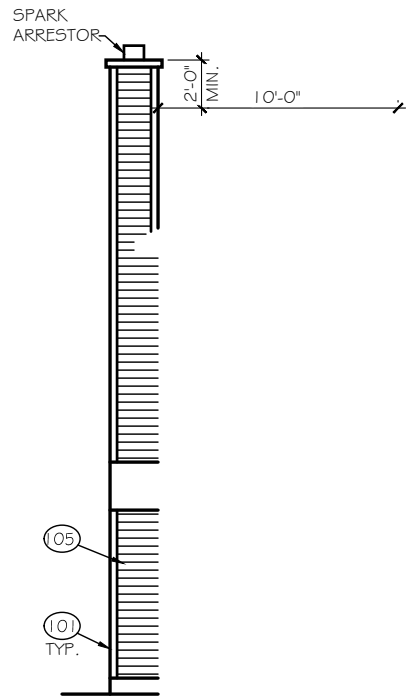
OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



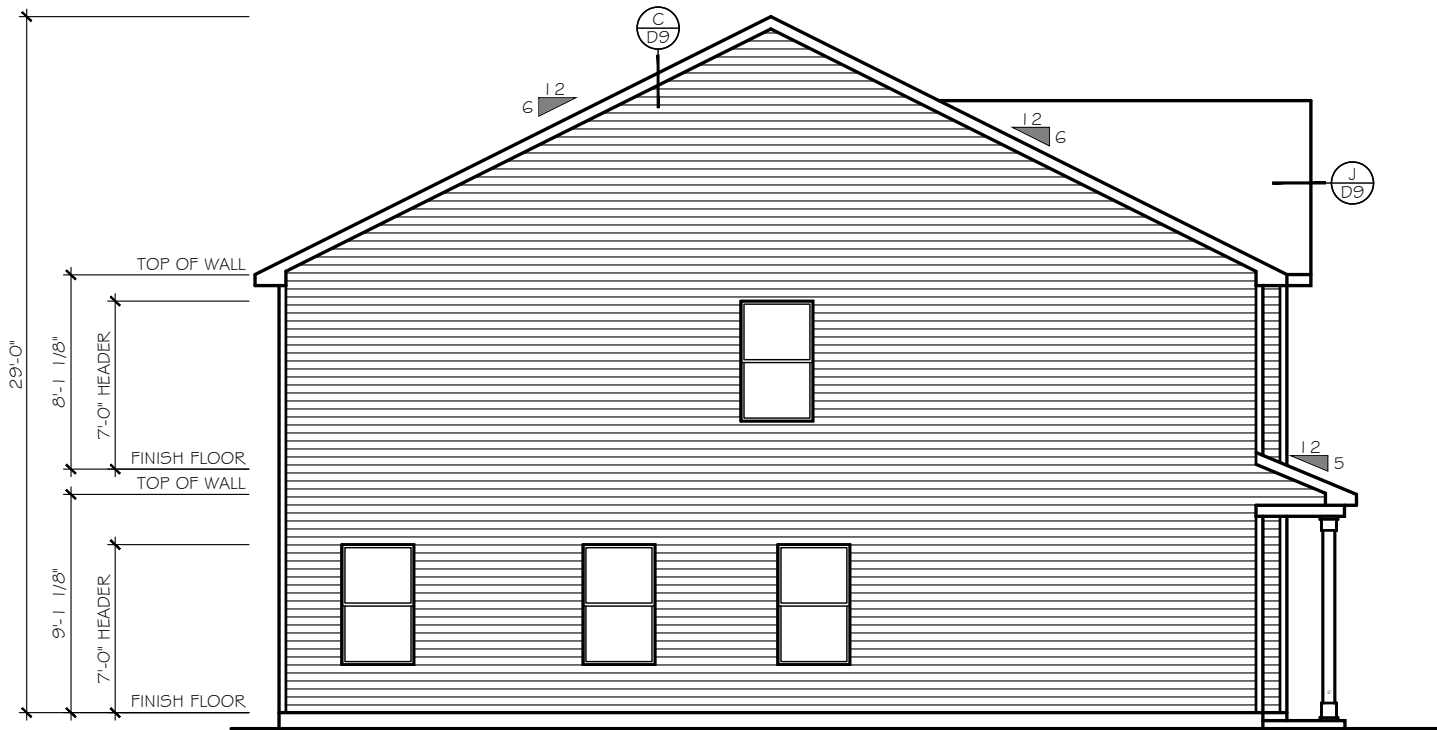
RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION 'E-01 thru E-04'



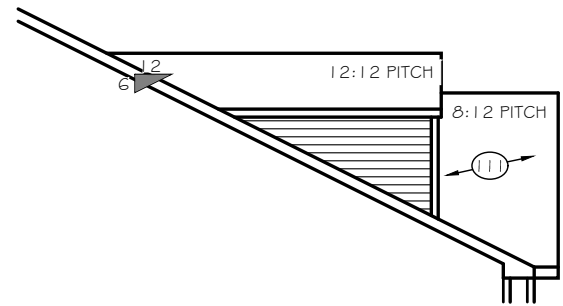
OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



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



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



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

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

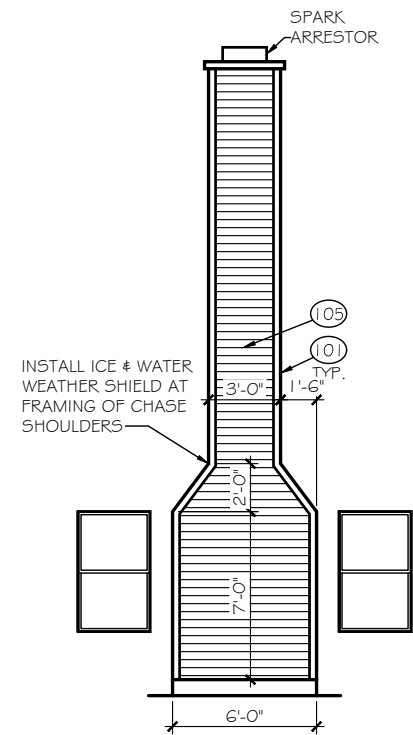
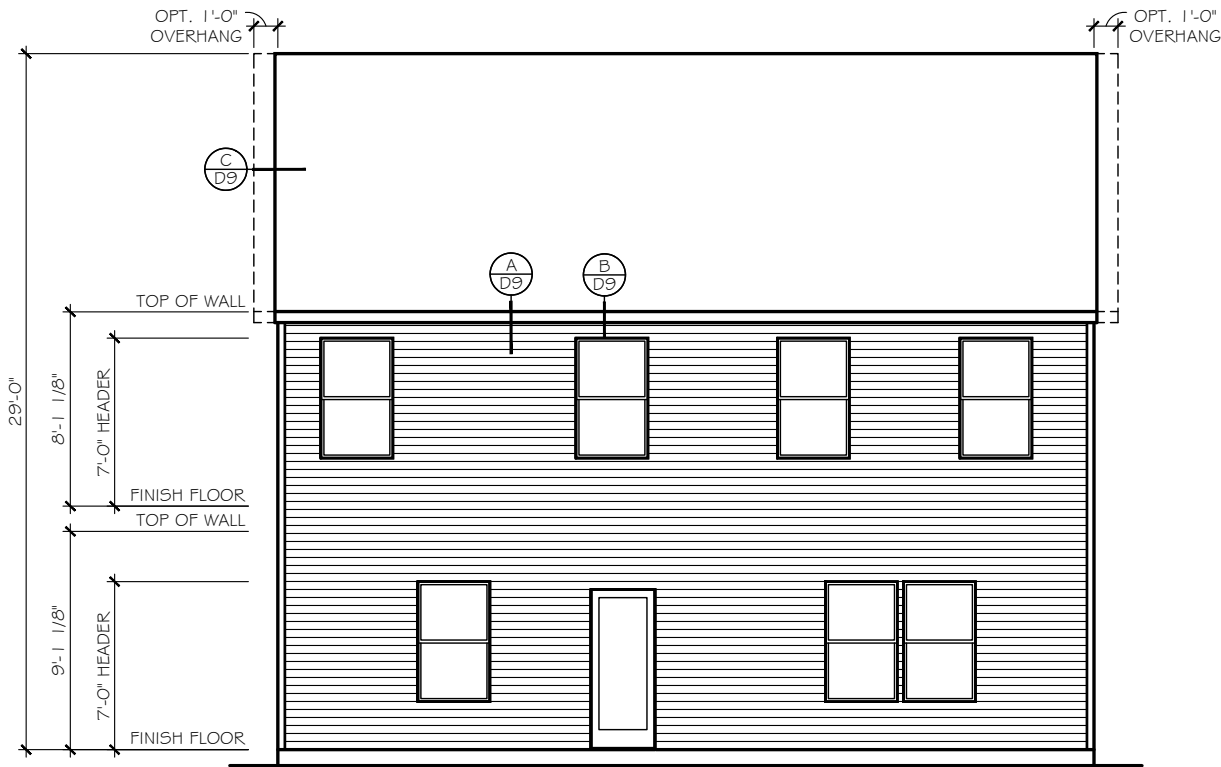
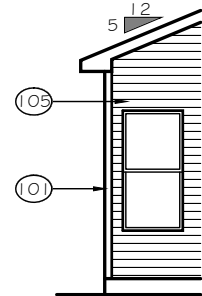
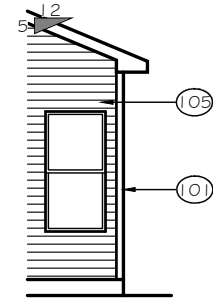
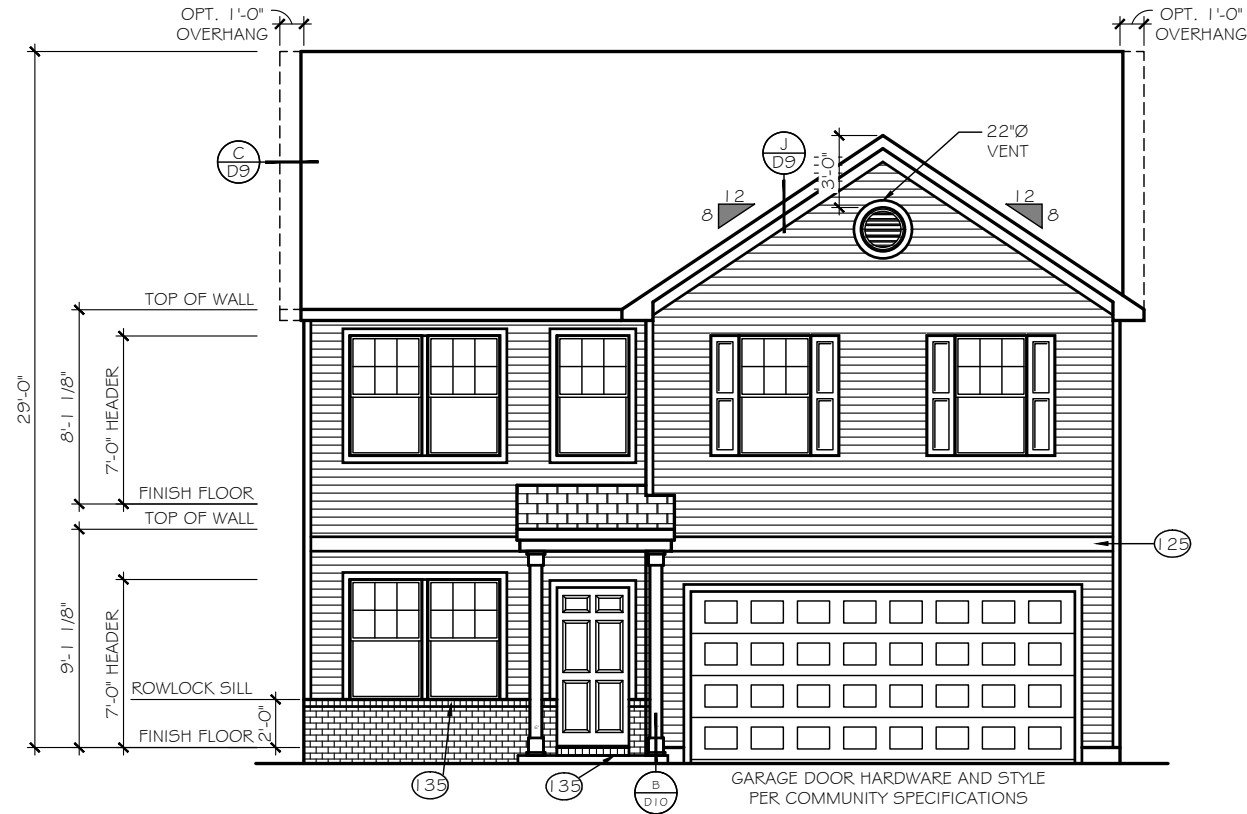
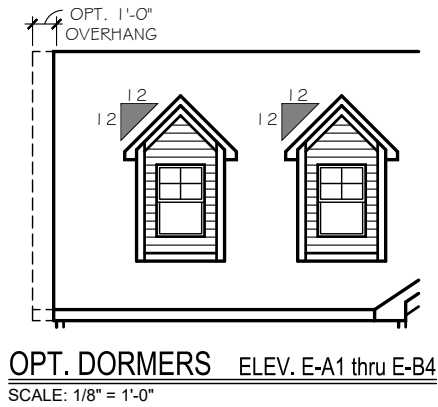
RIGHT & LEFT ELEVATIONS
ELEVATION E-01-04

THE LENOX - OPEN

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

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

SHEET:
A4.01a
v. 5.4

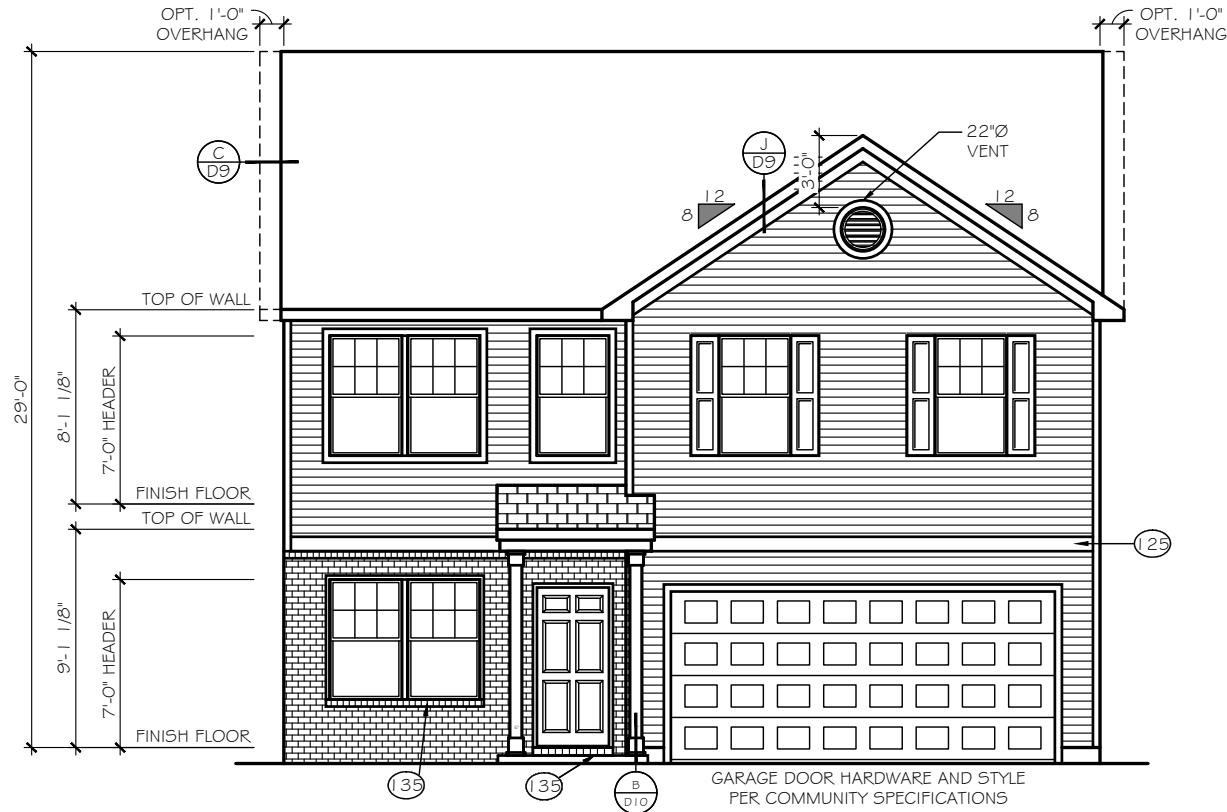
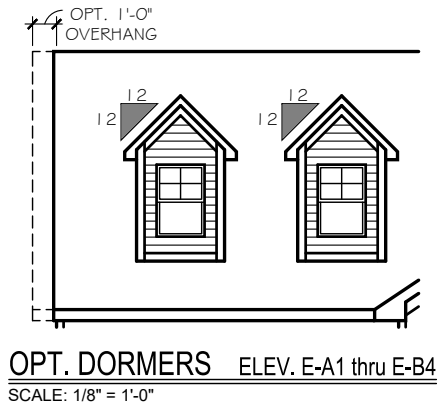


TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

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

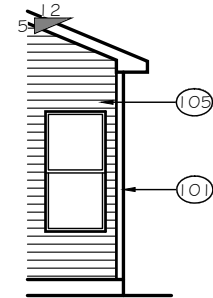
Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.
DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: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

SHEET:
A4.02
v. 5.4

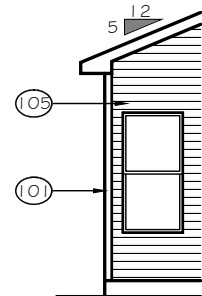


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

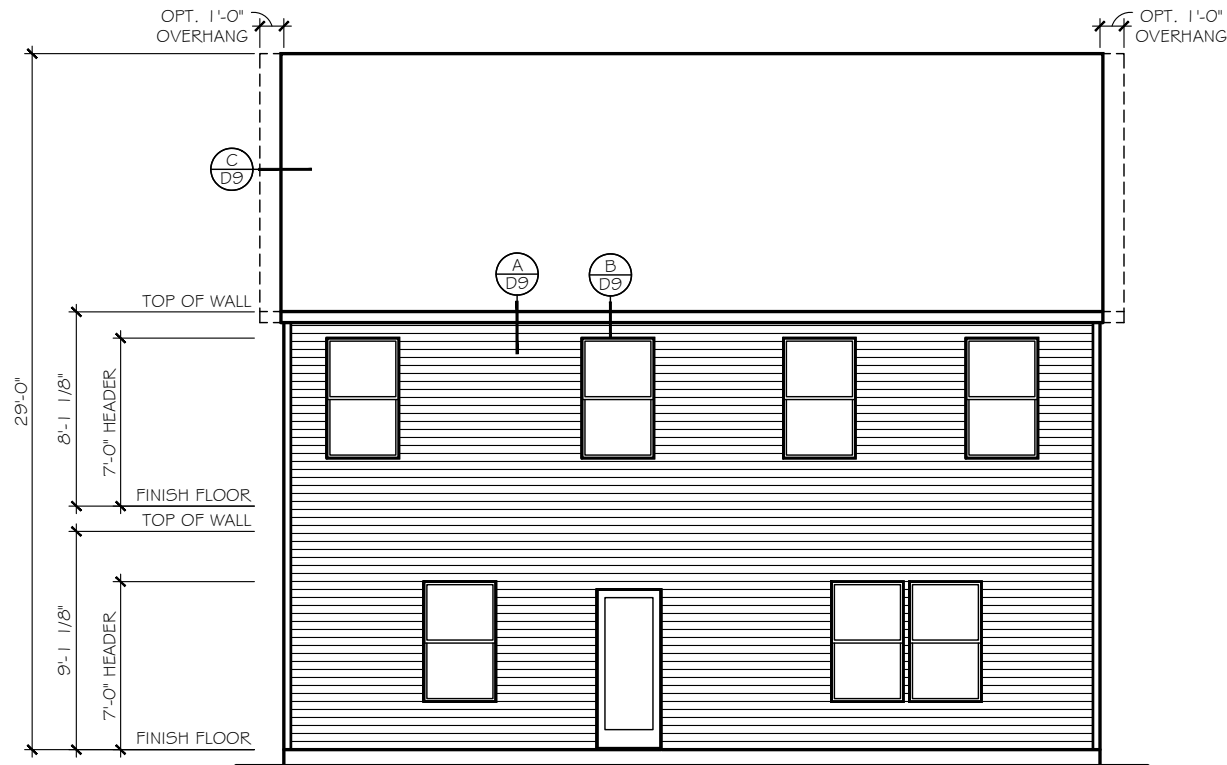
ELEVATION 'E-03'
3'-5" DEEP PORCH



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

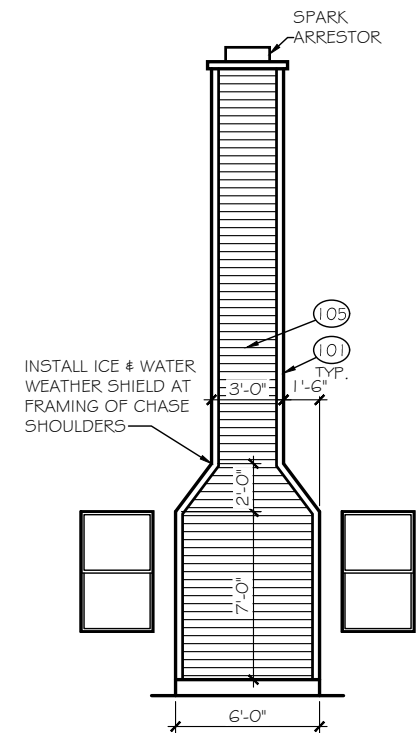


NOOK OPT. ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



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

ELEVATION 'E-01 thru E-04'



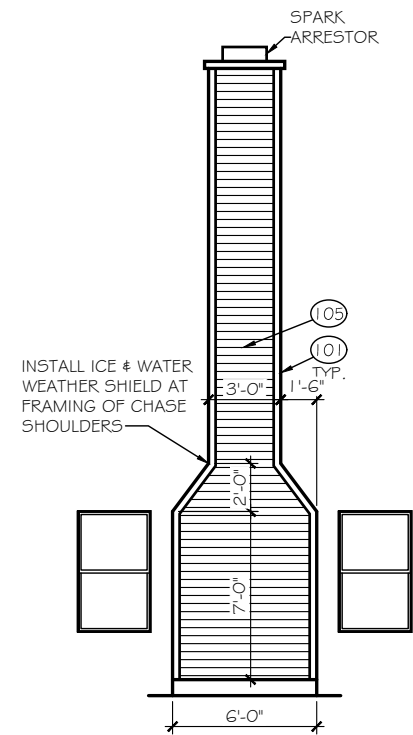
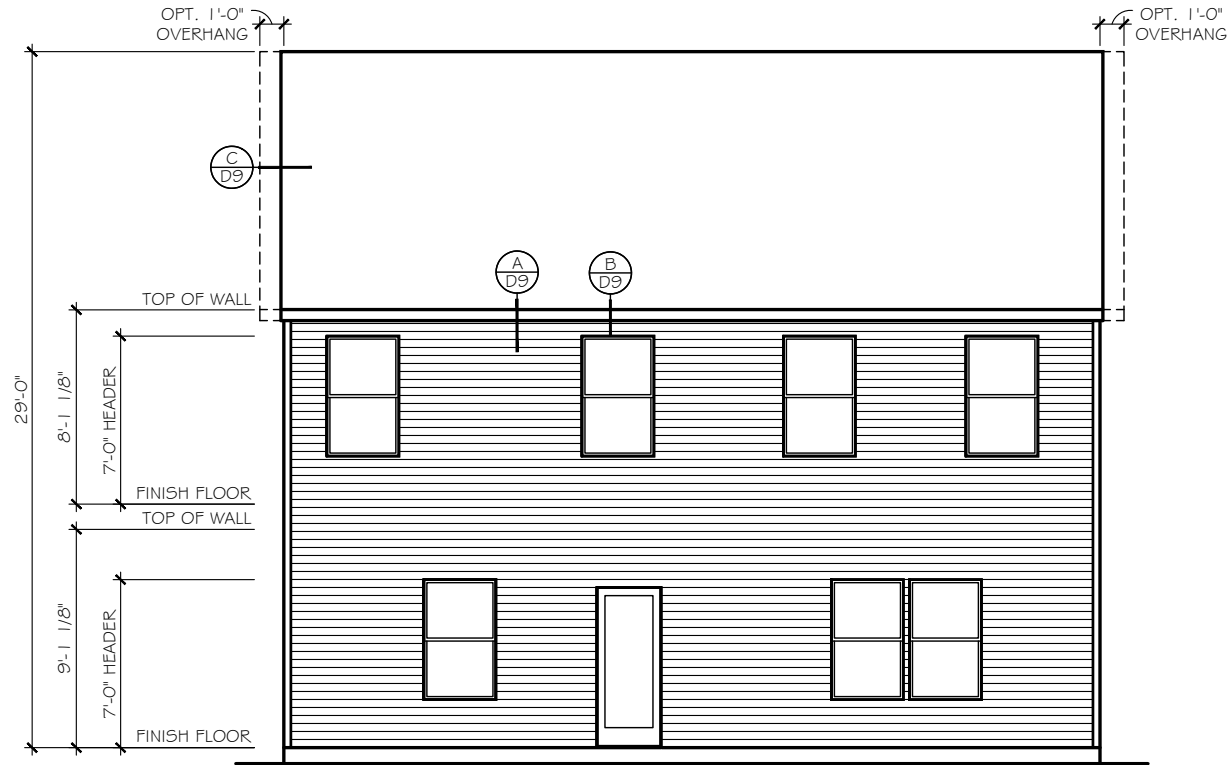
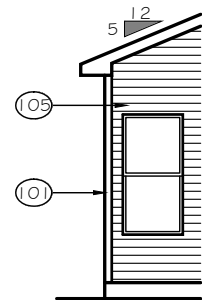
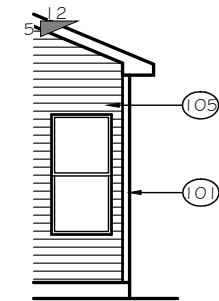
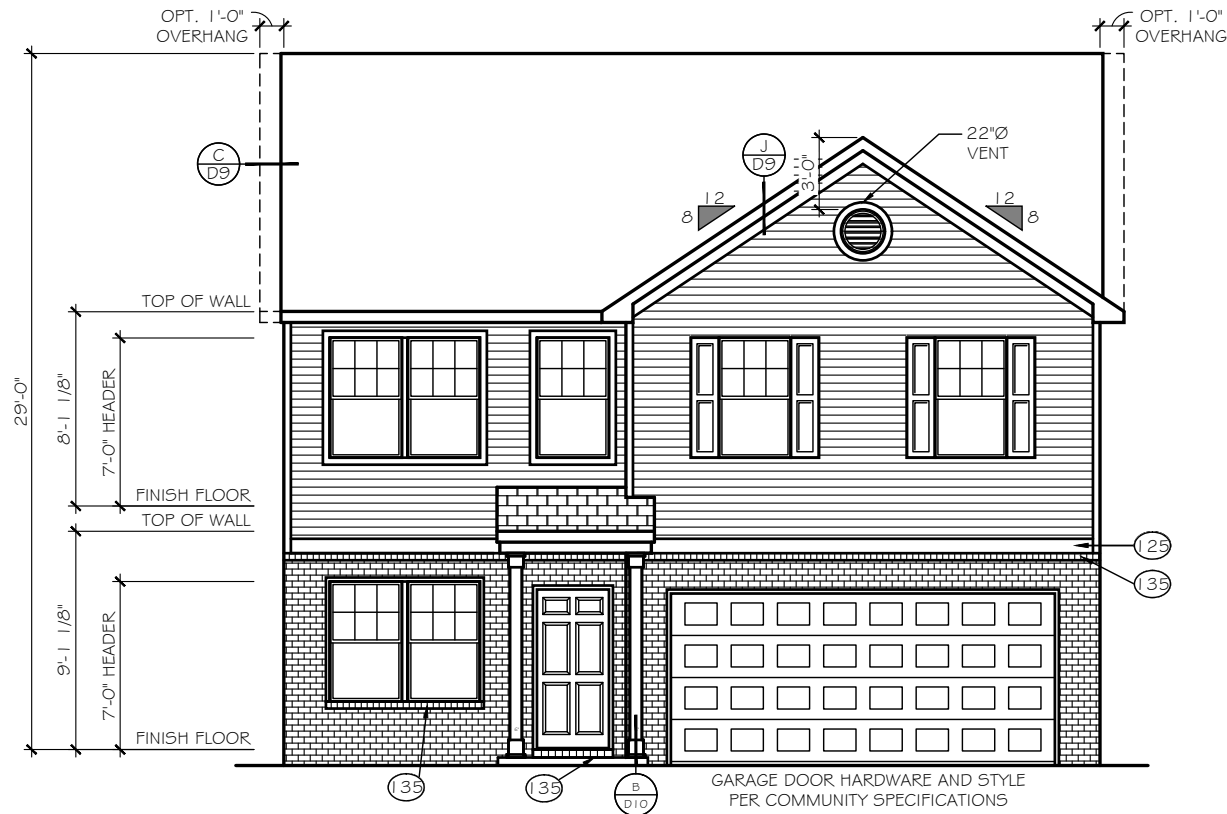
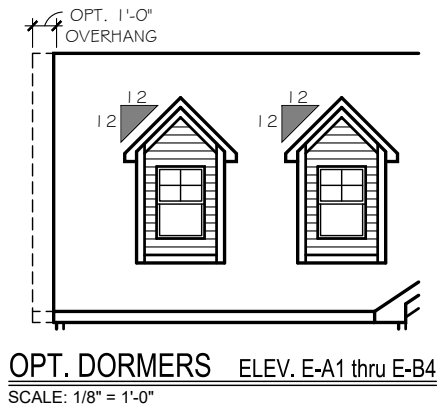
OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

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

FRONT & REAR ELEVATIONS
ELEVATION E-03
THE LENOX - OPEN

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

SHEET:
A4.03
v. 5.4



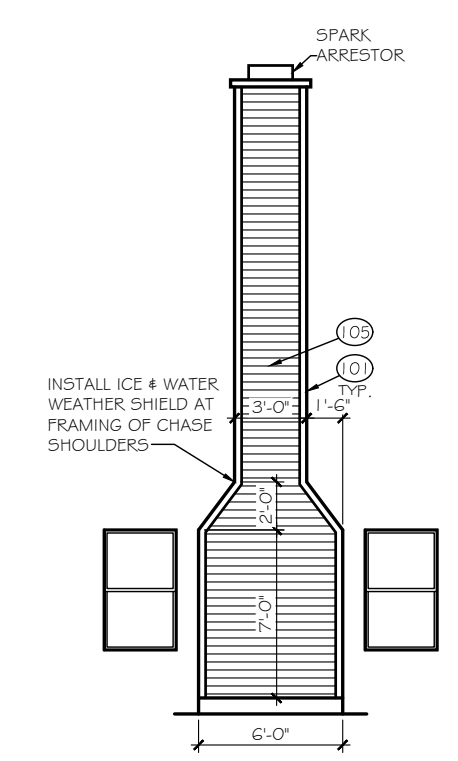
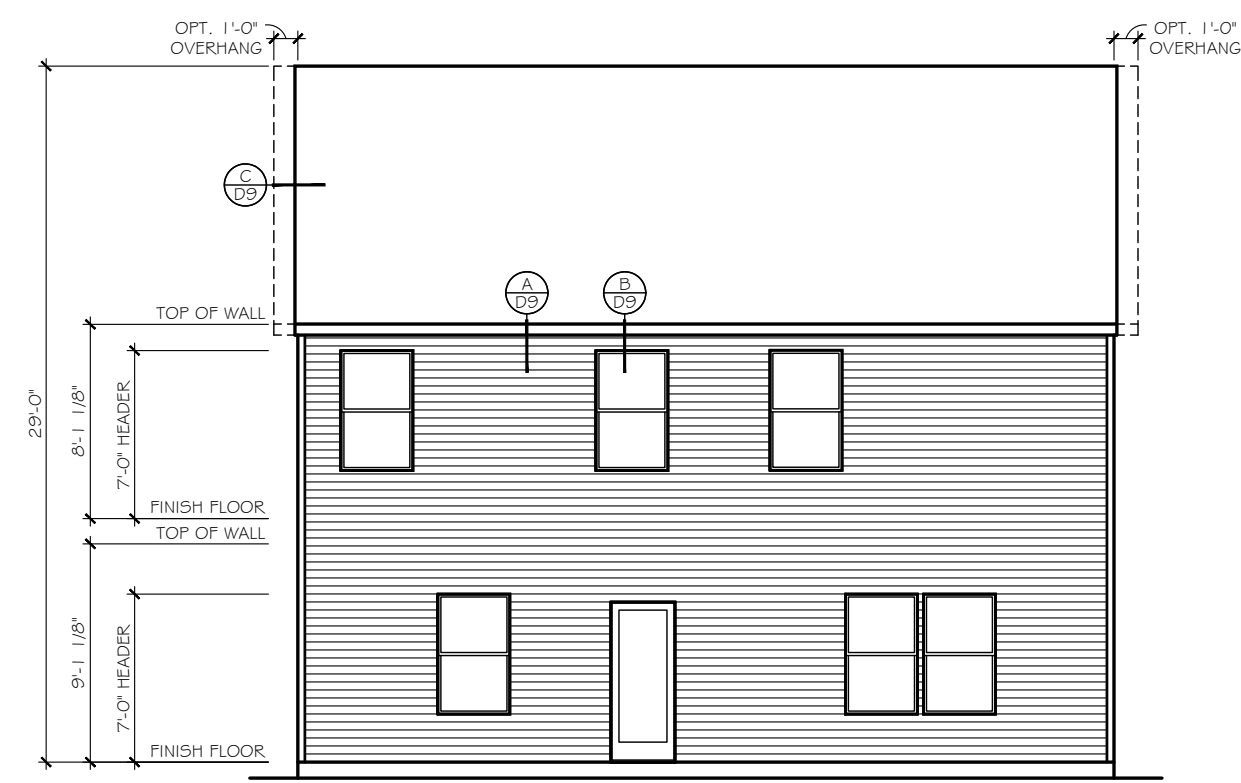
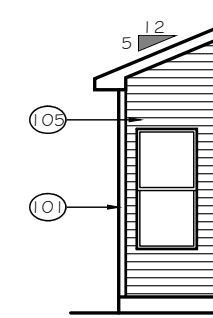
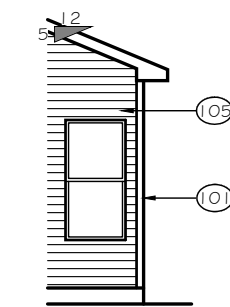
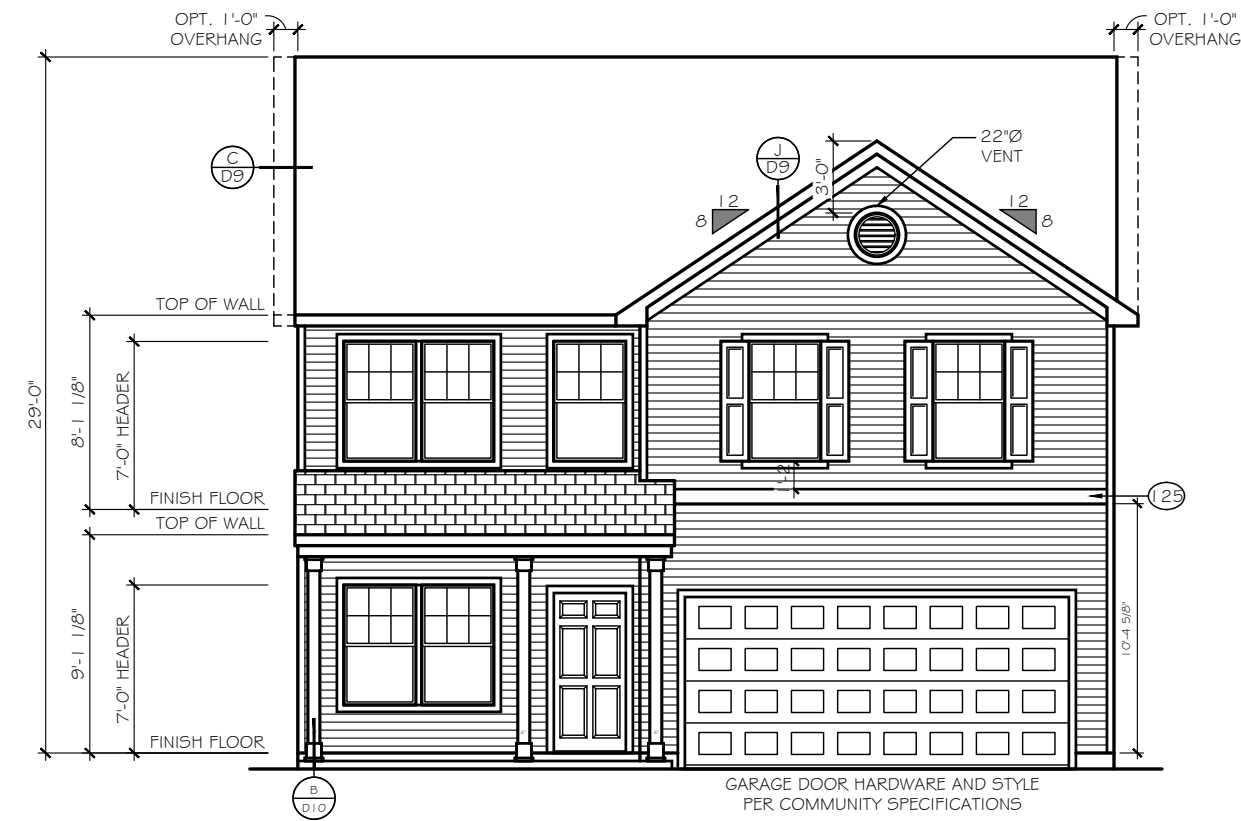
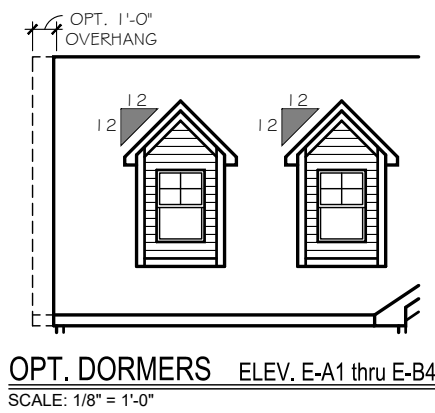
TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-04
THE LENOX - OPEN

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

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

SHEET:
A4.04
v. 5.4

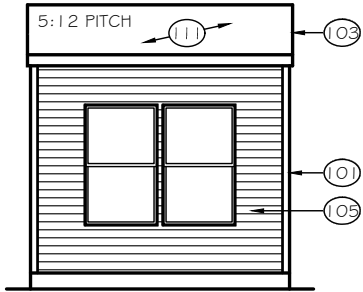


TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

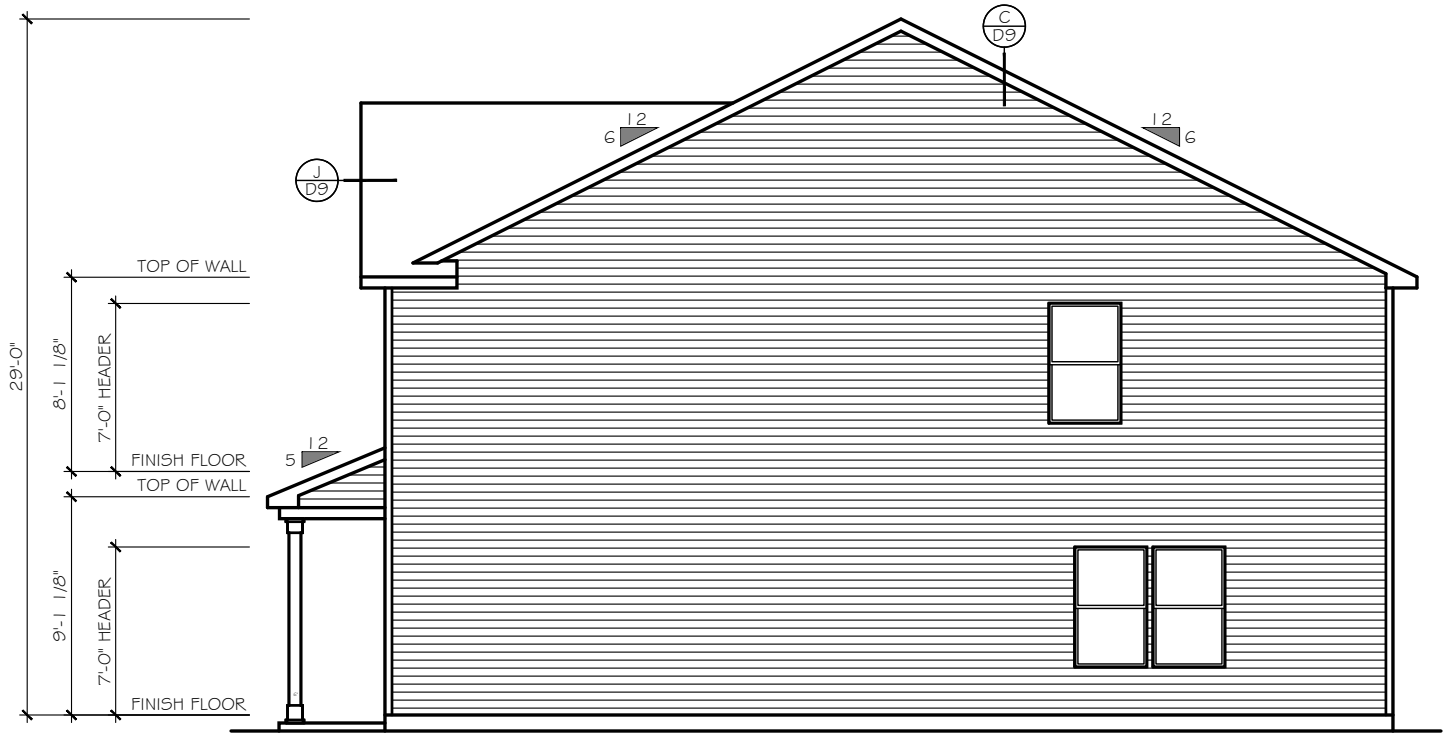
FRONT & REAR ELEVATIONS
ELEVATION E-A1
THE LENOX - OPEN

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

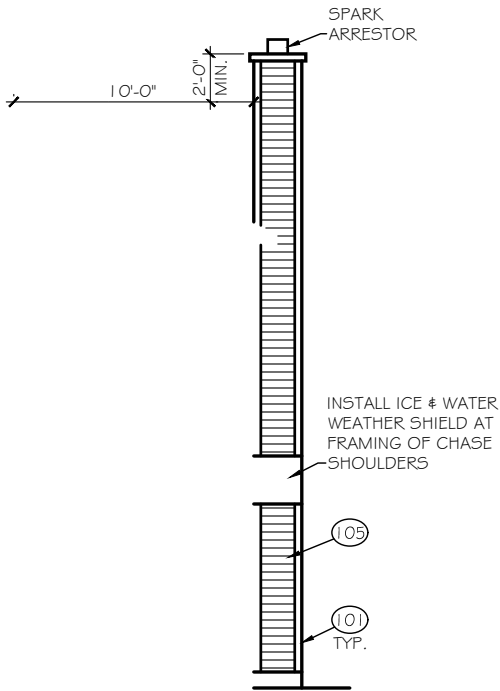
SHEET:
A4.1
v. 5.4



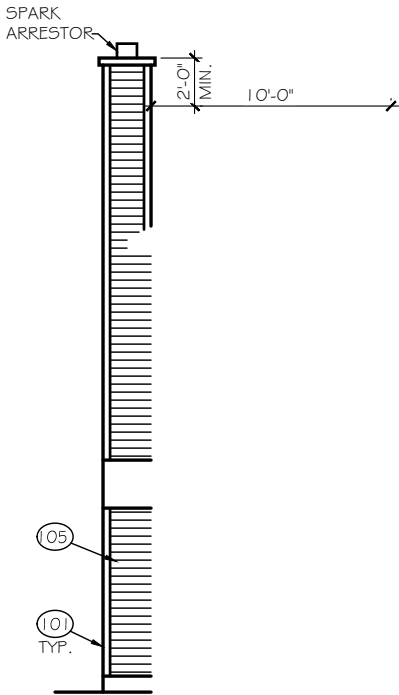
OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



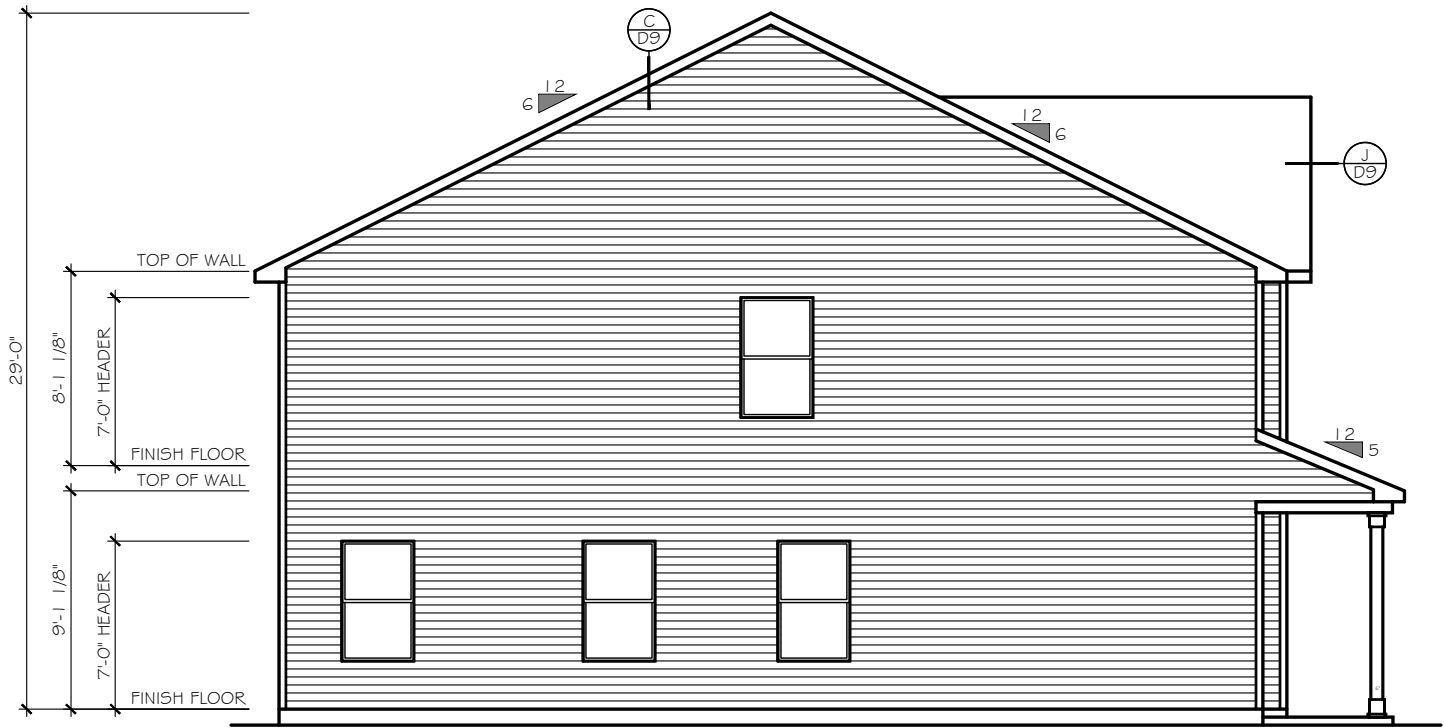
RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



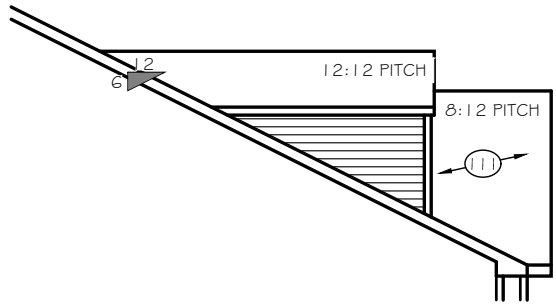
OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



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



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



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

TrueHomes

IT'S ALL ABOUT U

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

RIGHT & LEFT ELEVATIONS
ELEVATION E-A1

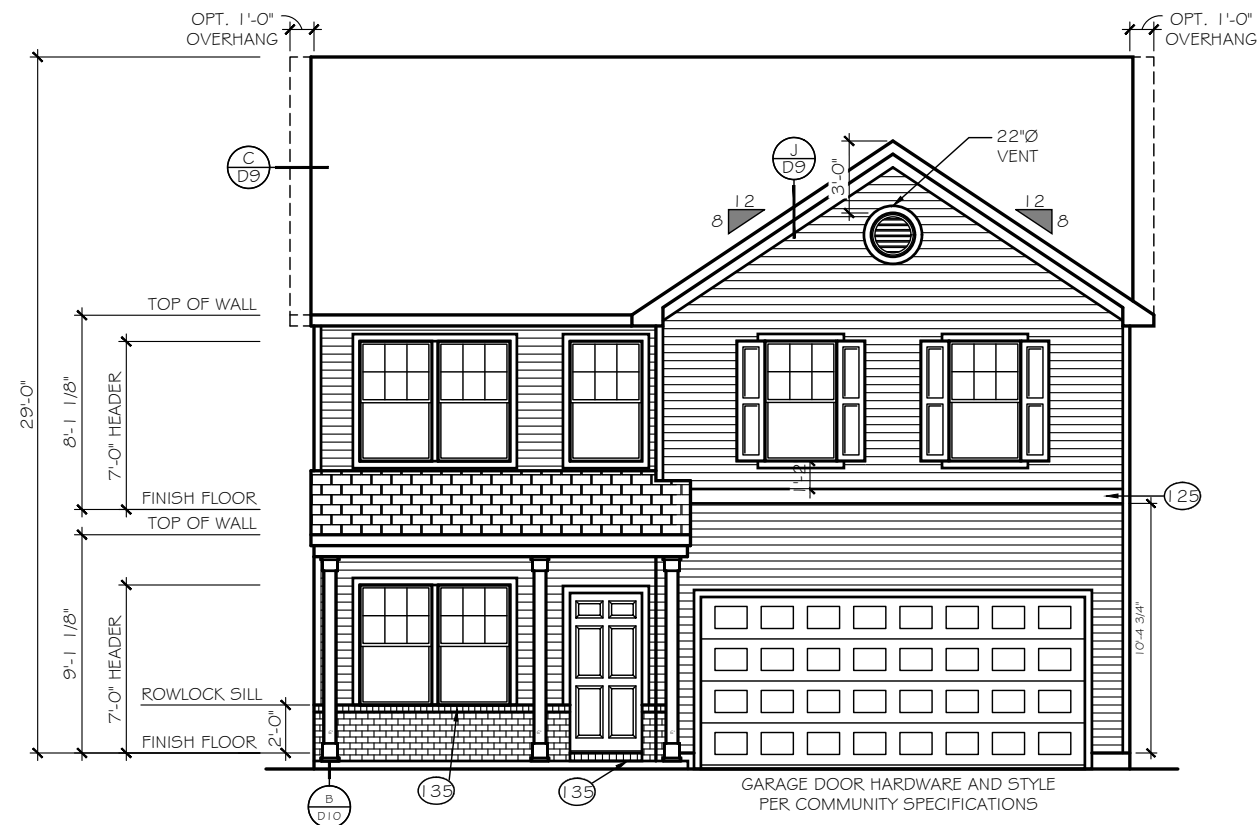
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / B5

SHEET:

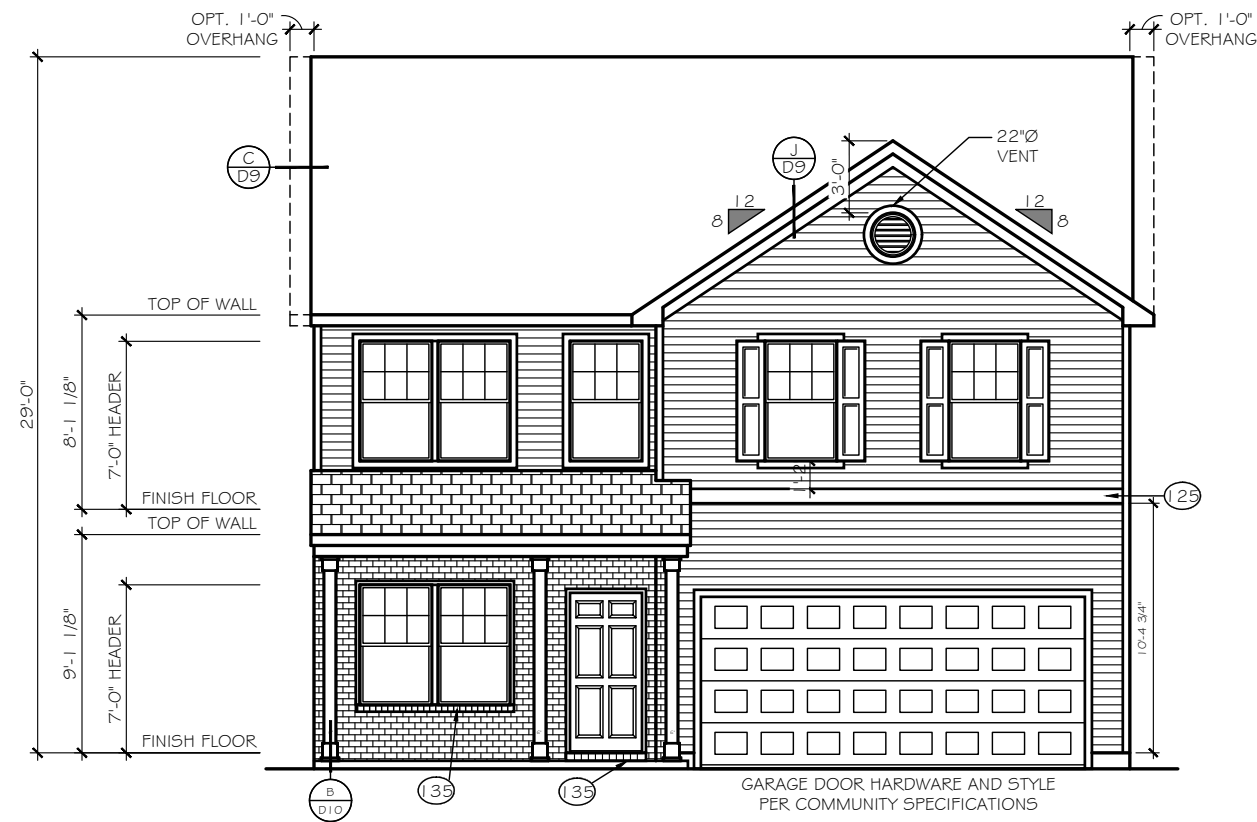
A4.2

v. 5.4



FRONT ELEVATION ELEVATION 'E-A2'

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



FRONT ELEVATION ELEVATION 'E-A3'

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

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

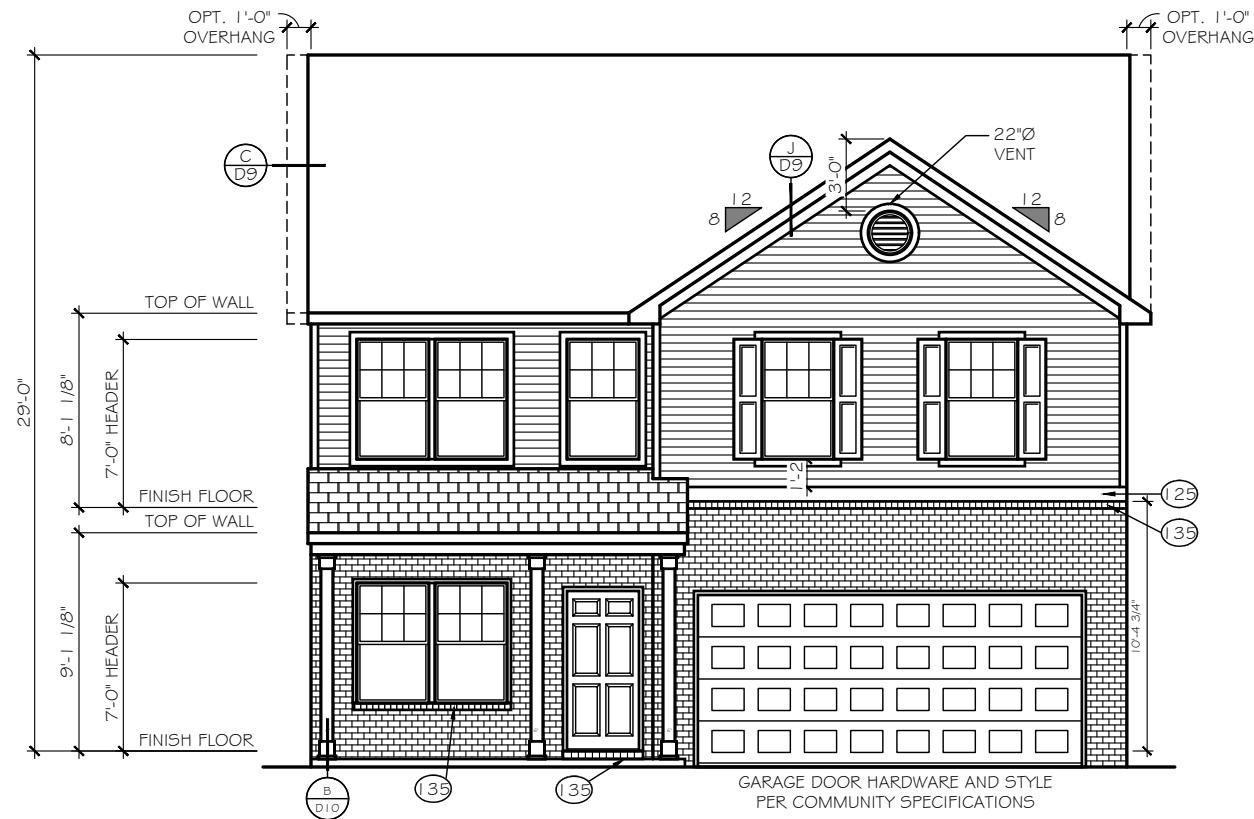
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

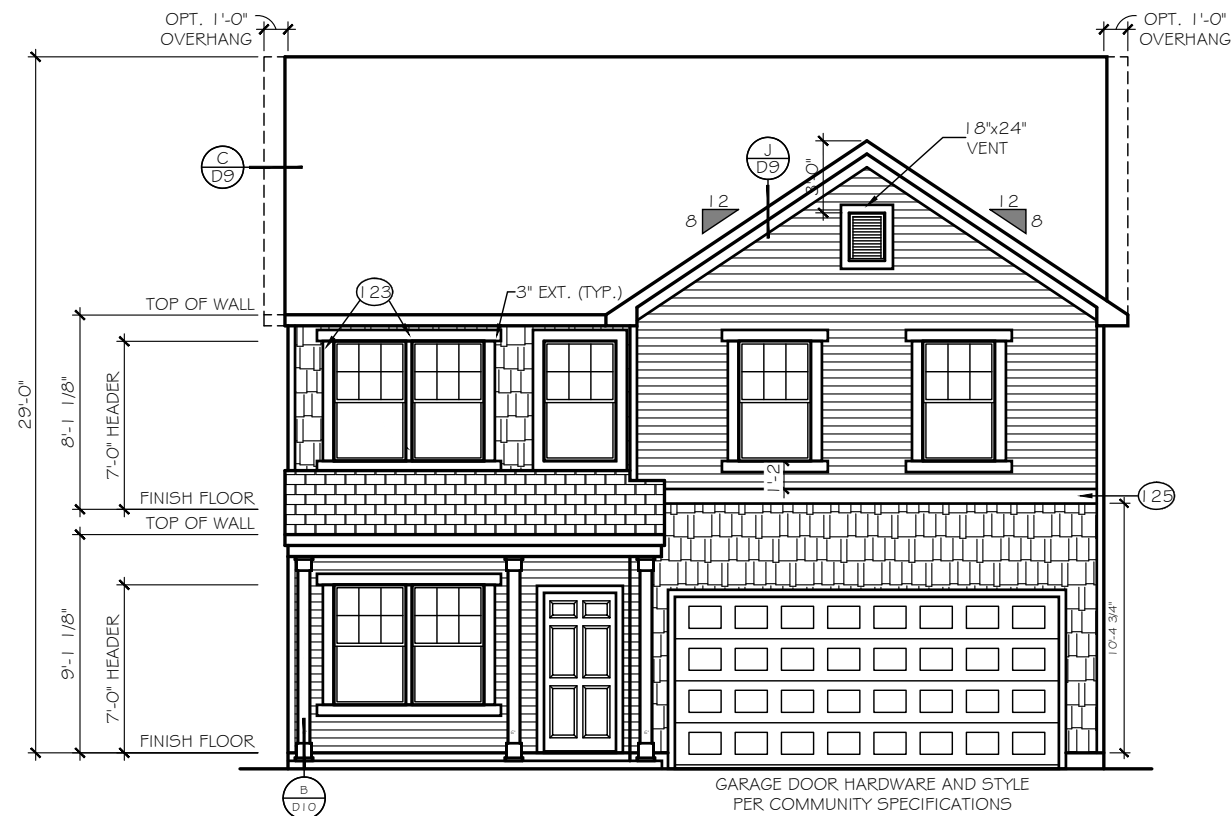
A4.3

v. 5.4



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

ELEVATION 'E-A4'



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

ELEVATION 'E-B1'

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

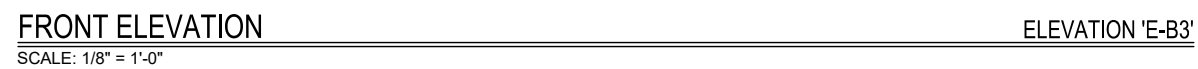
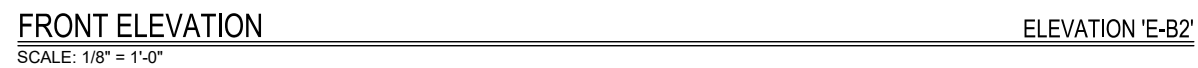
SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / B5

SHEET:

A4.4

v. 5.4



TrueHomes
IT'S ALL ABOUT U

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

ELEVATION OPTIONS FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

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

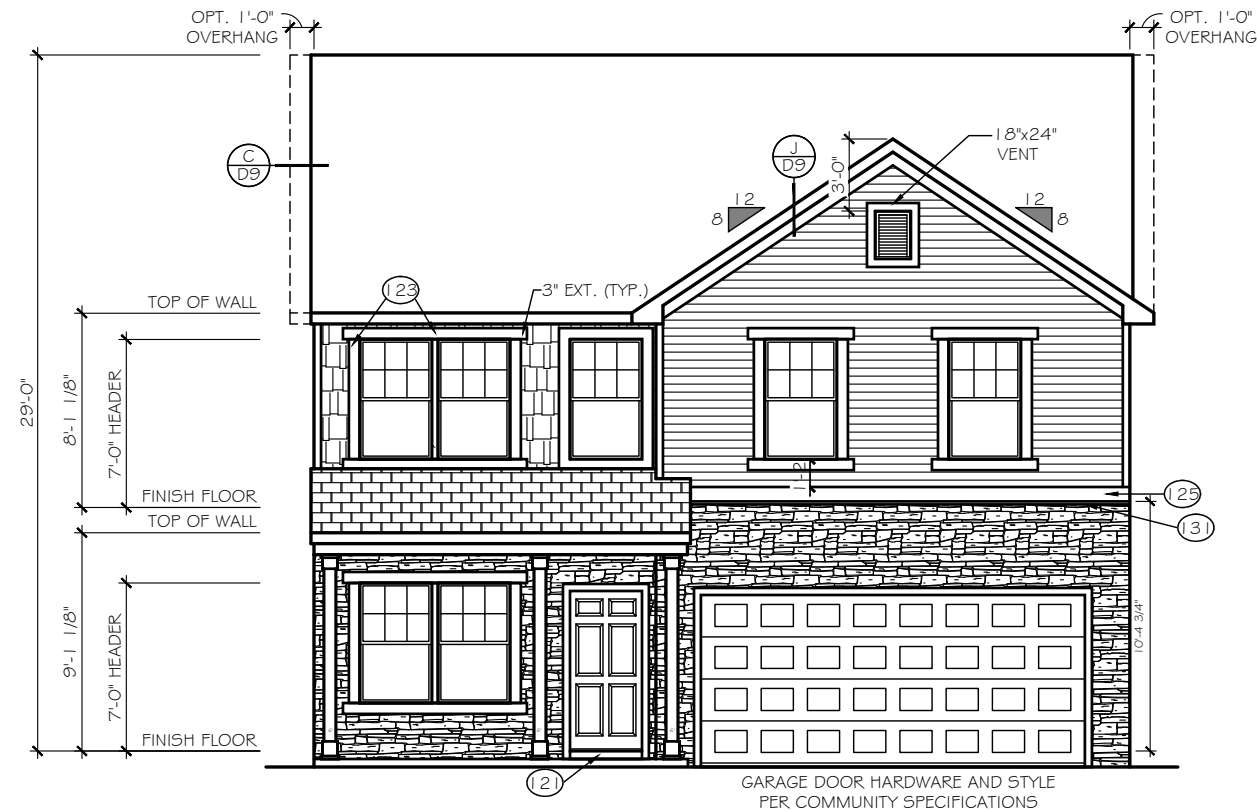
CHECKED BY:

RS / BS

SHEET:

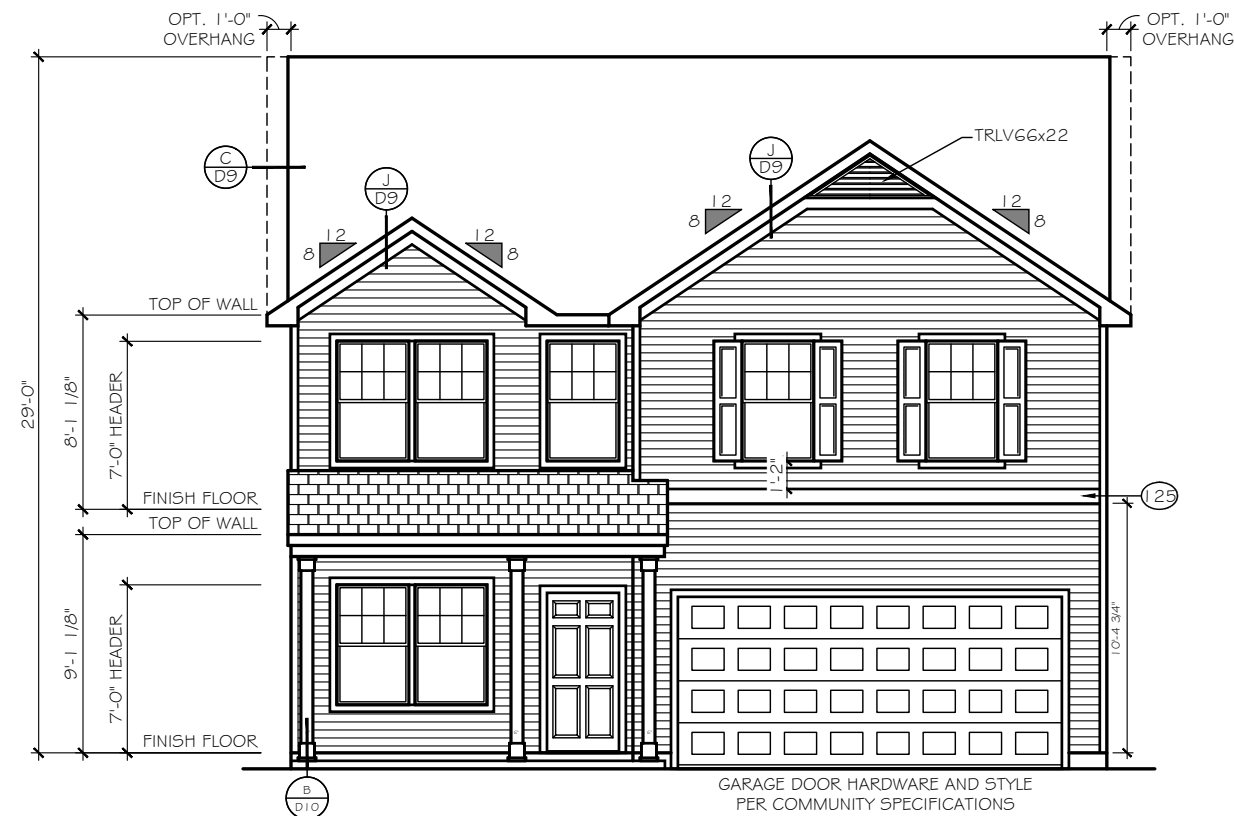
A4.5

v. 5.4



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

ELEVATION 'E-B4'



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

ELEVATION 'E-C1'

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

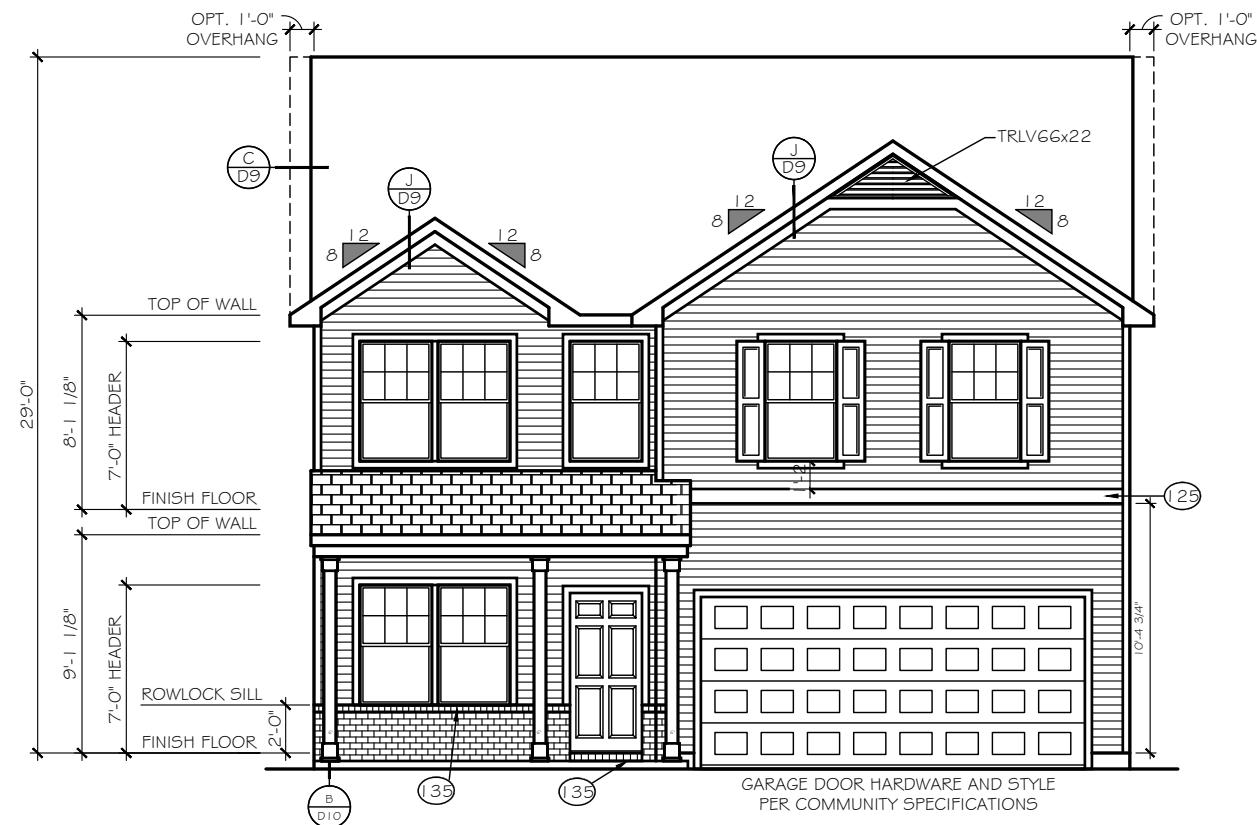
DRAWN BY:
MLM

DATE:
06.22.21

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

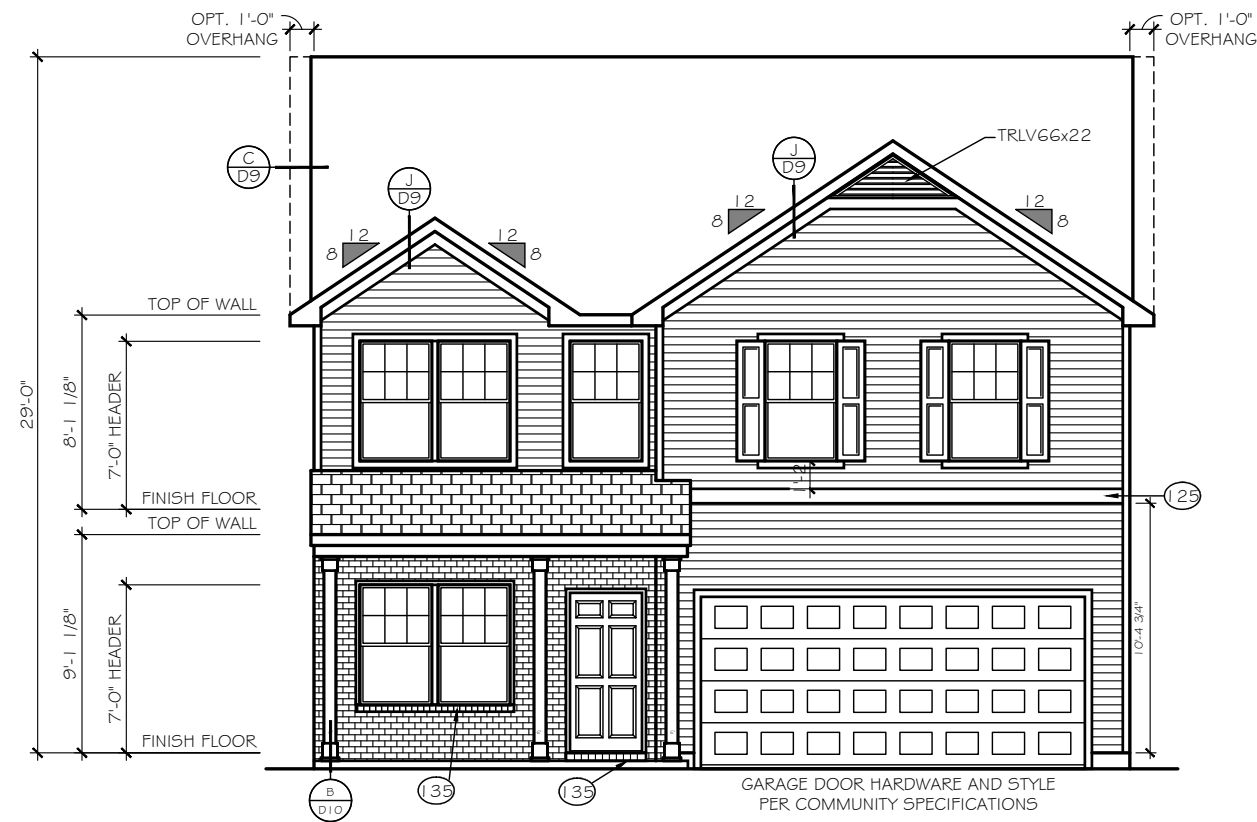
CHECKED BY:
RS / B5

SHEET:
A4.6
v. 5.4



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

ELEVATION 'E-C2'



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

ELEVATION 'E-C3'

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION OPTIONS
FRONT ELEVATIONS

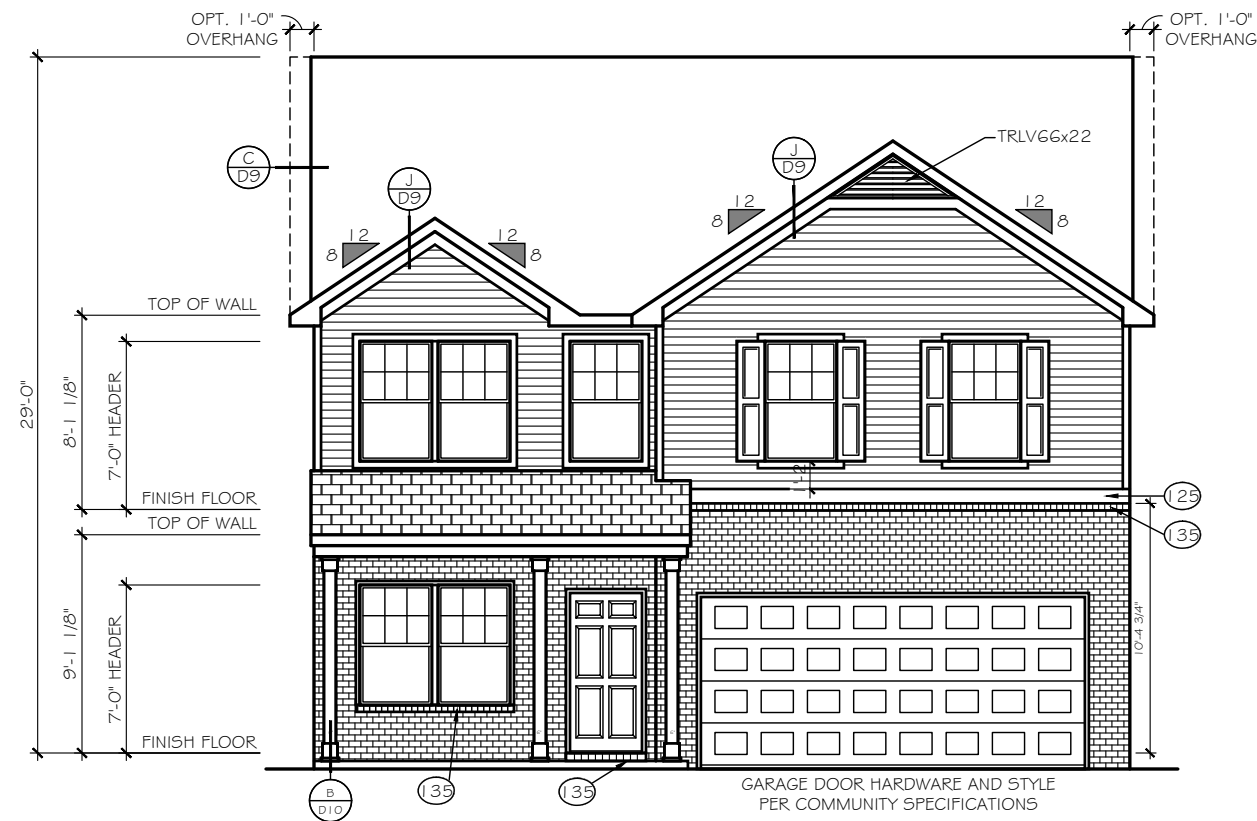
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16" = 1'-0"
CHECKED BY:	RS / B5

SHEET:

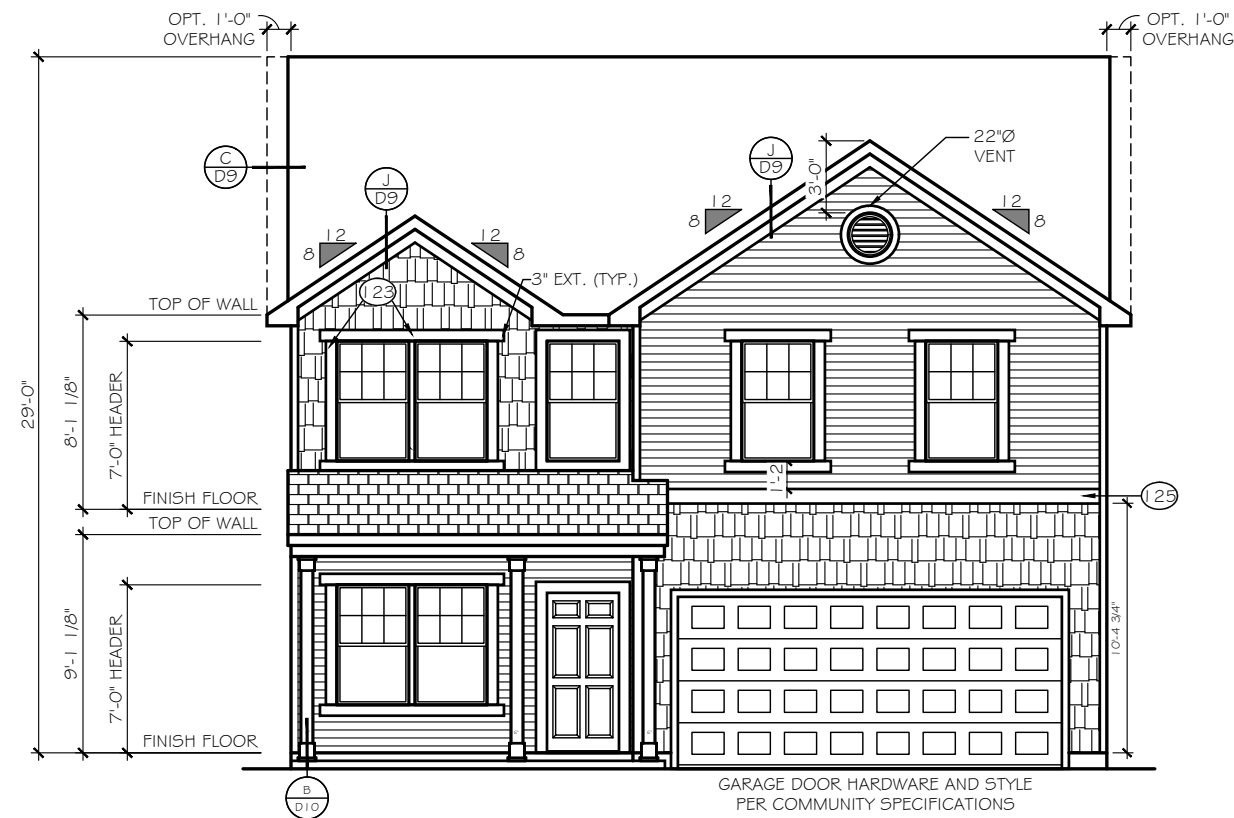
A4.7

v. 5.4



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

ELEVATION 'E-C4'



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

ELEVATION 'E-D1'

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

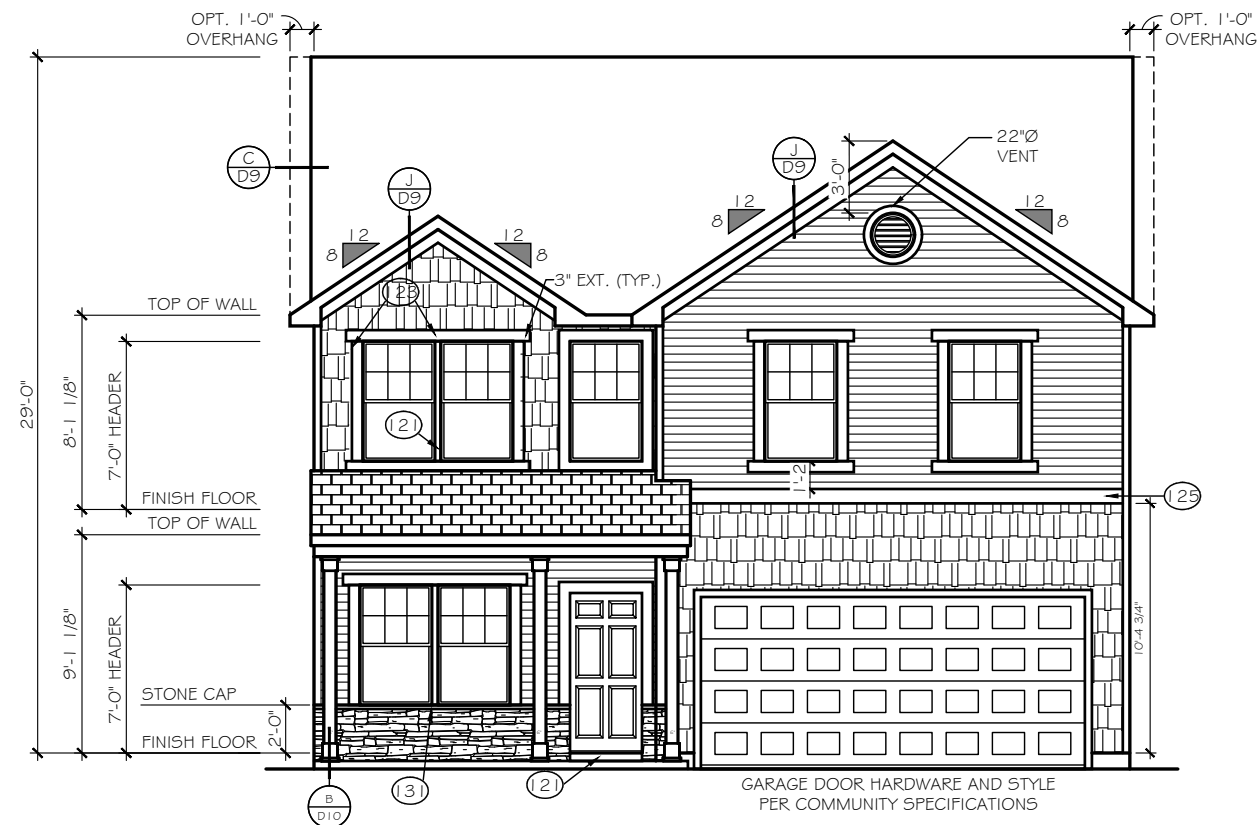
DRAWN BY:
MLM

DATE:
06.22.21

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

CHECKED BY:
RS / B5

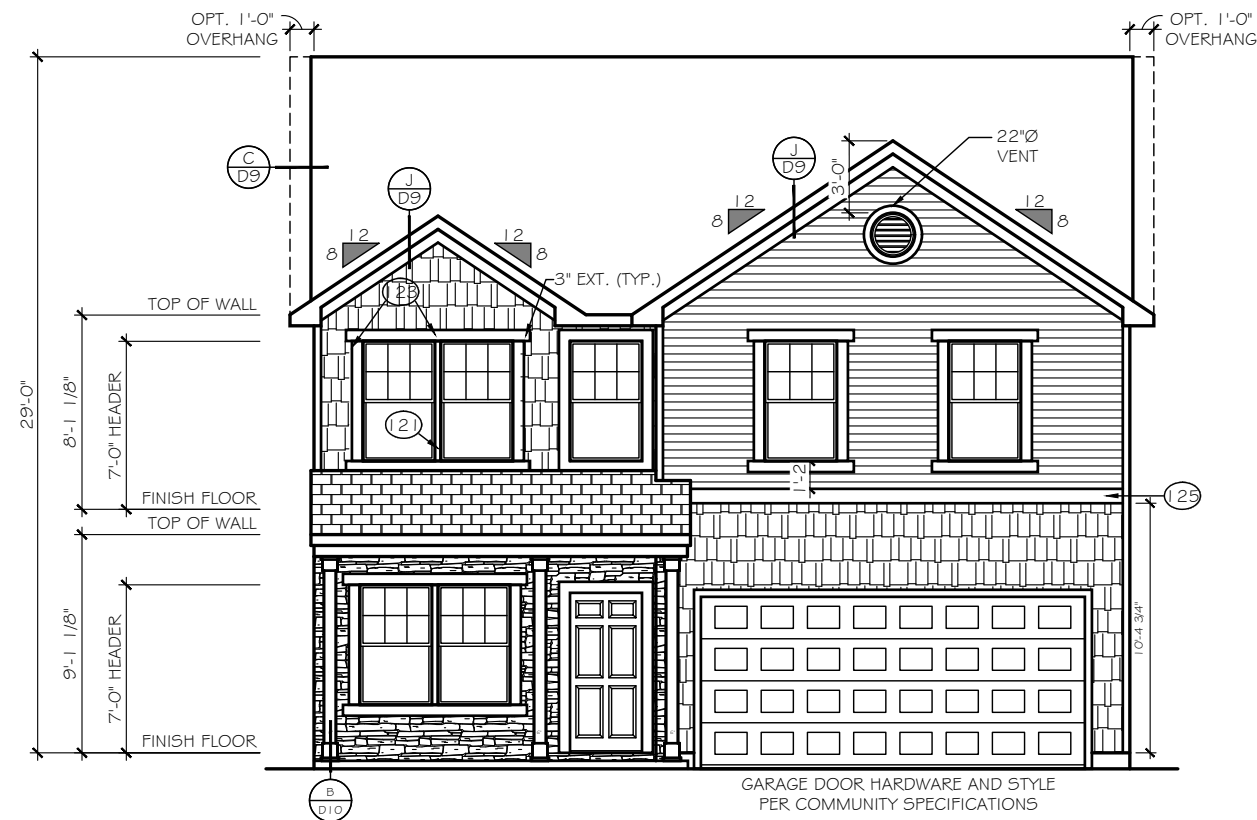
SHEET:
A4.8
v. 5.4



FRONT ELEVATION

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

ELEVATION 'E-D2'



FRONT ELEVATION

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

ELEVATION 'E-D3'

TrueHomes
IT'S ALL ABOUT U

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

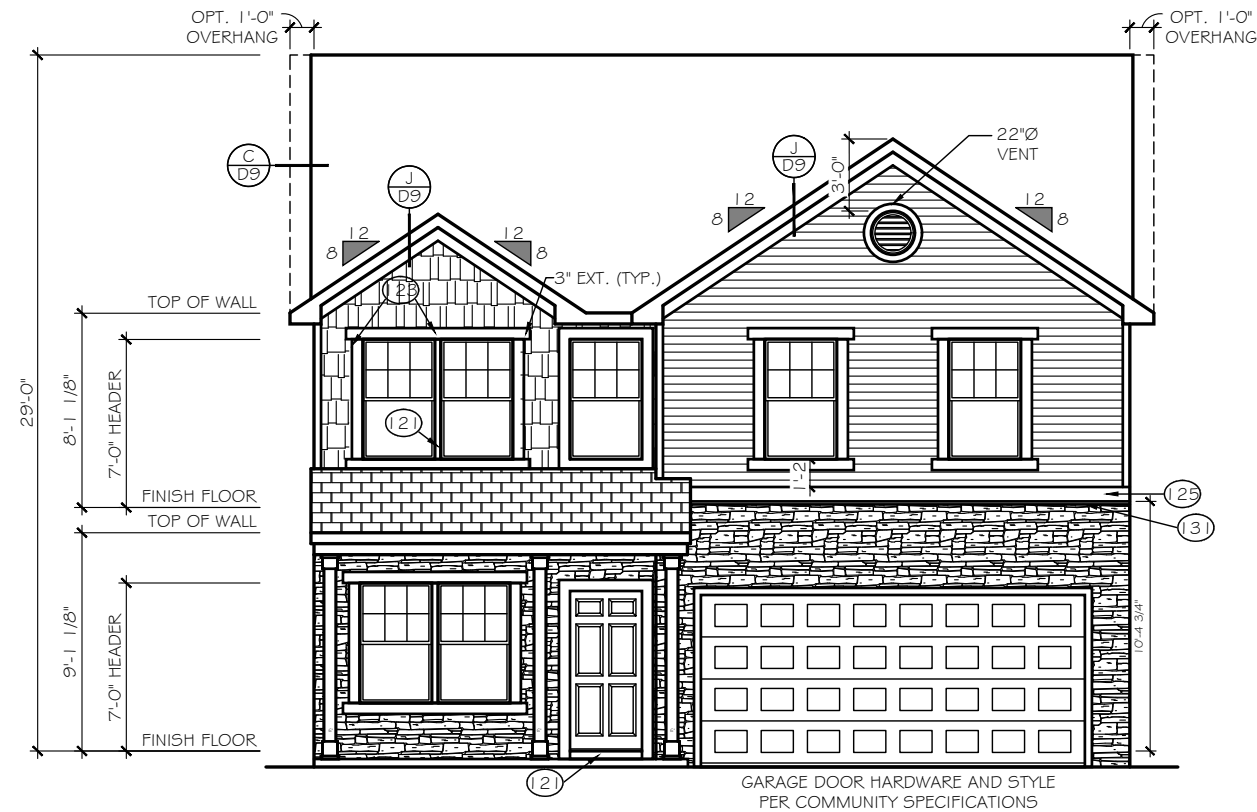
CHECKED BY:

RS / BS

SHEET:

A4.9

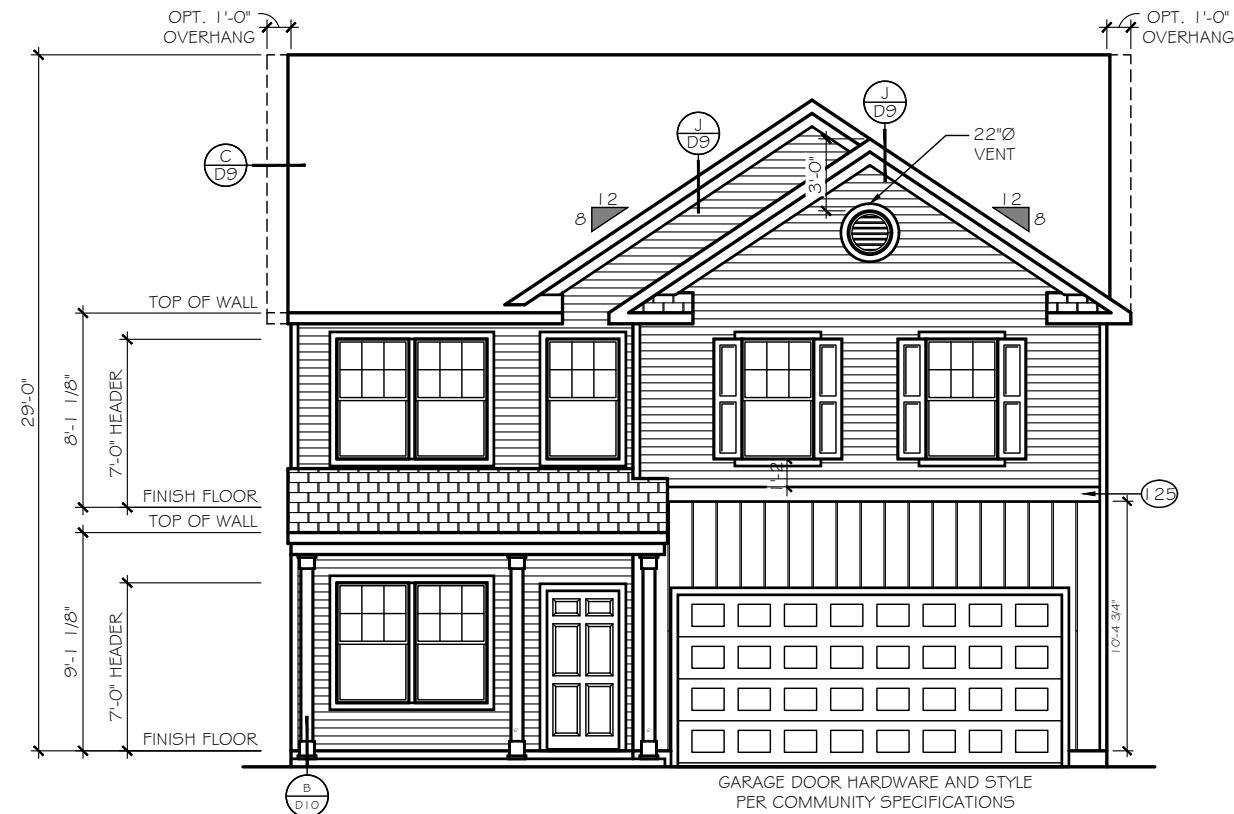
v. 5.4



FRONT ELEVATION

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

ELEVATION 'E-D4'



FRONT ELEVATION

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

ELEVATION 'E-E1'

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

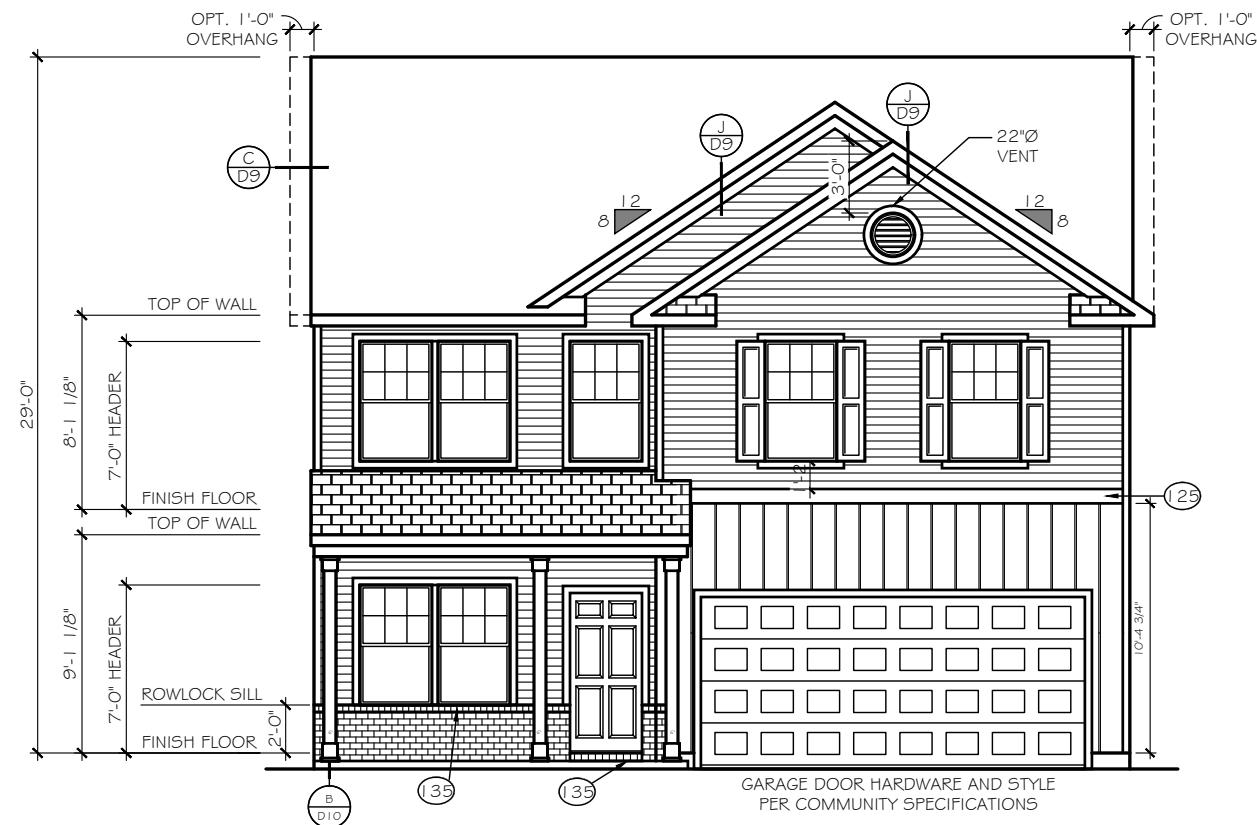
CHECKED BY:

RS / BS

SHEET:

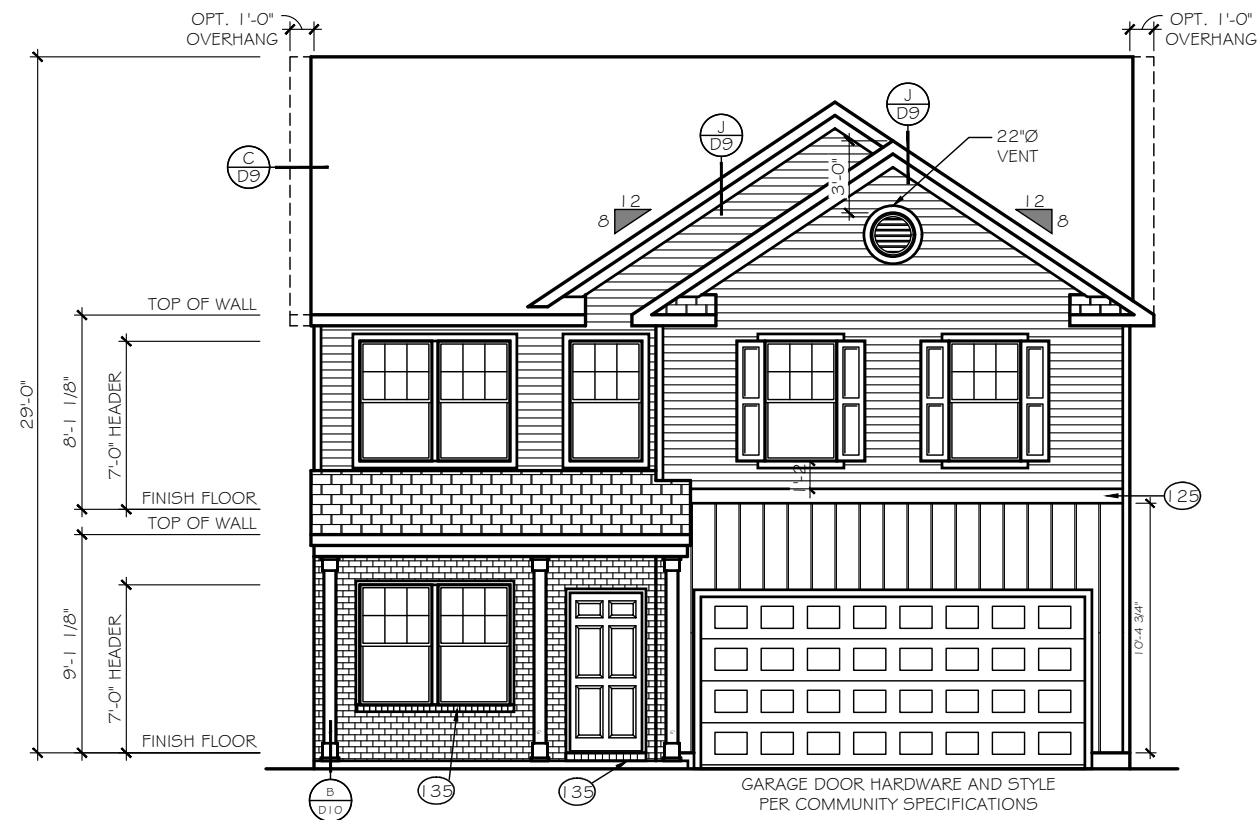
A4.10

v. 5.4



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

ELEVATION 'E-E2'



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

ELEVATION 'E-E3'

TrueHomes
IT'S ALL ABOUT U

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

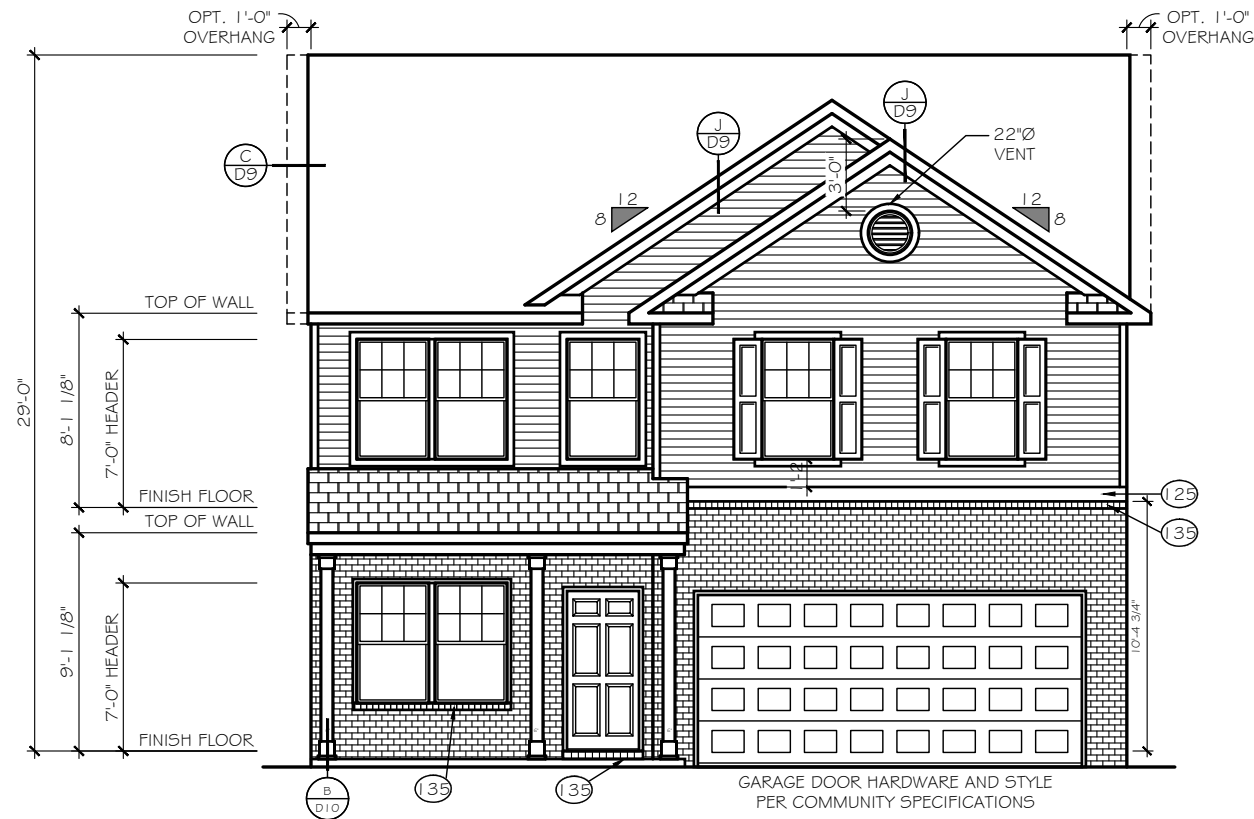
CHECKED BY:

RS / BS

SHEET:

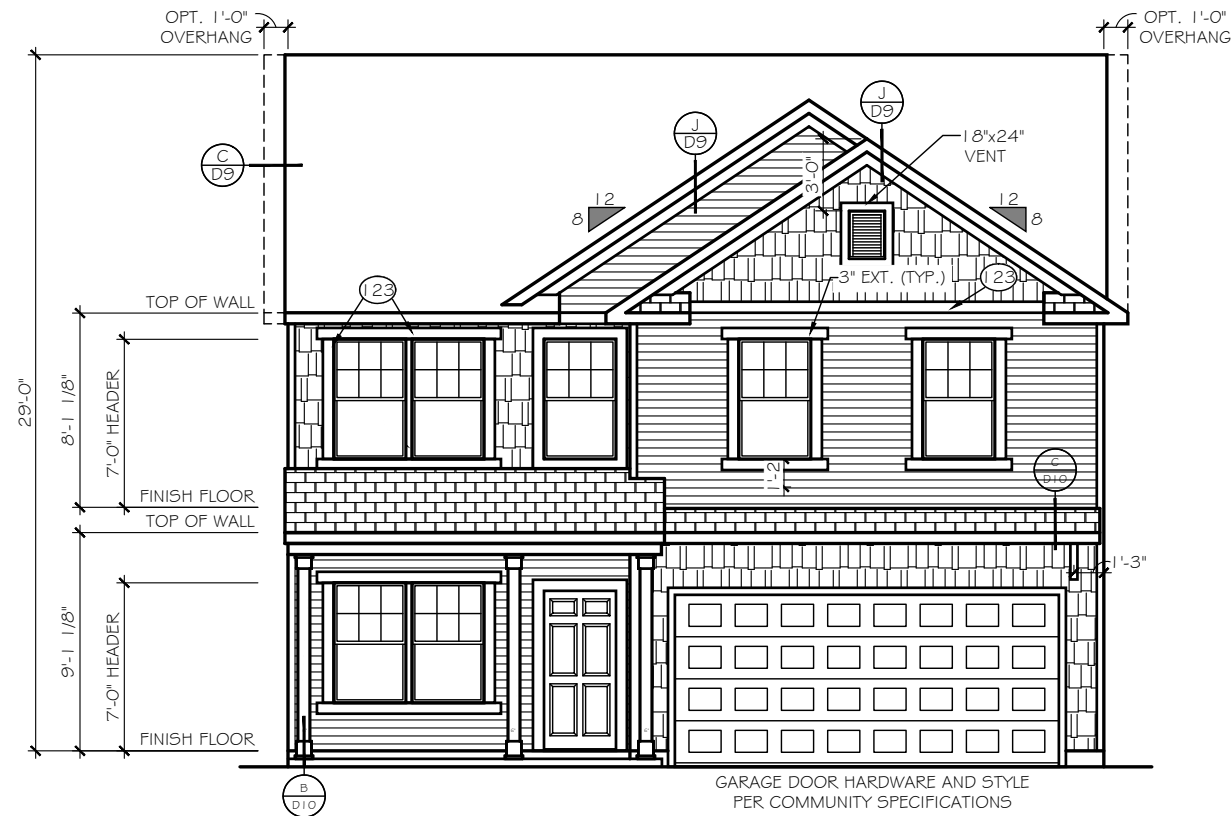
A4.11

v. 5.4



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

ELEVATION 'E-E4'



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

ELEVATION 'E-F1'

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

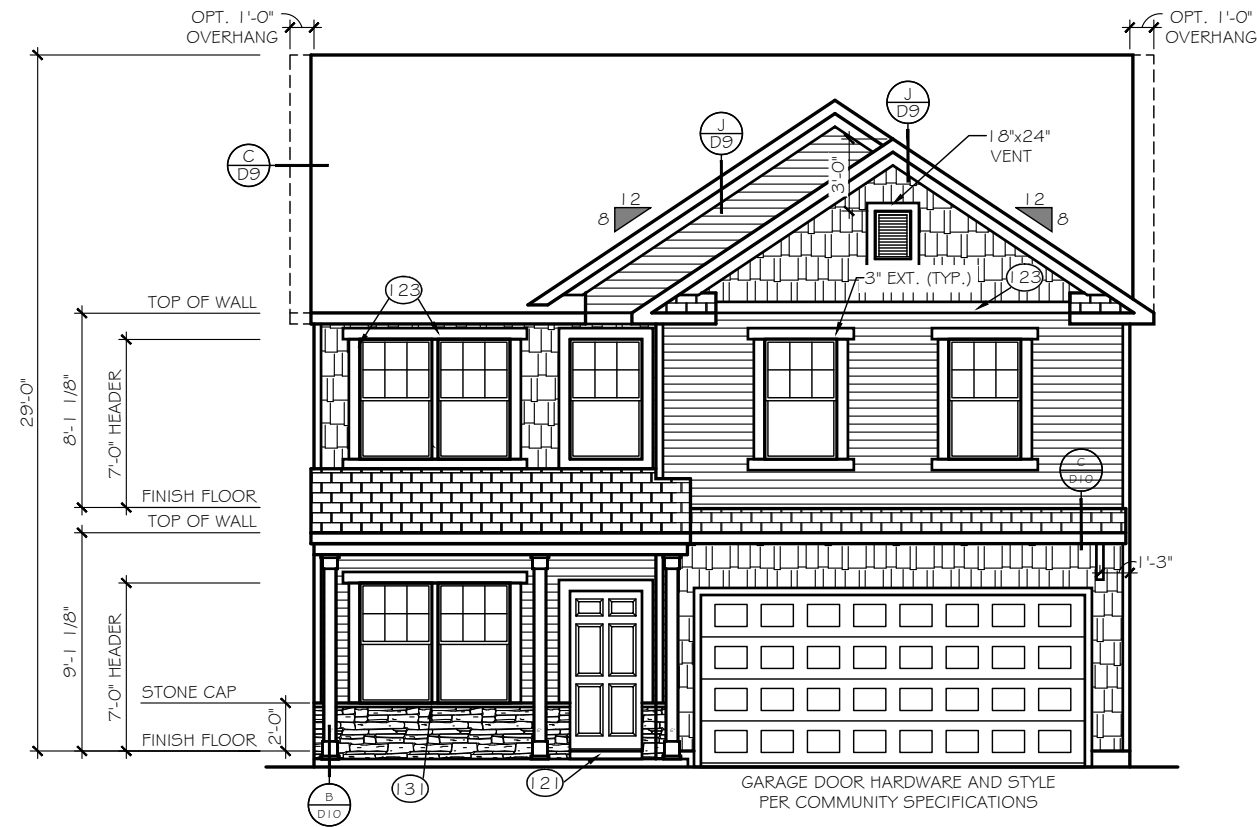
DRAWN BY:
MLM

DATE:
06.22.21

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

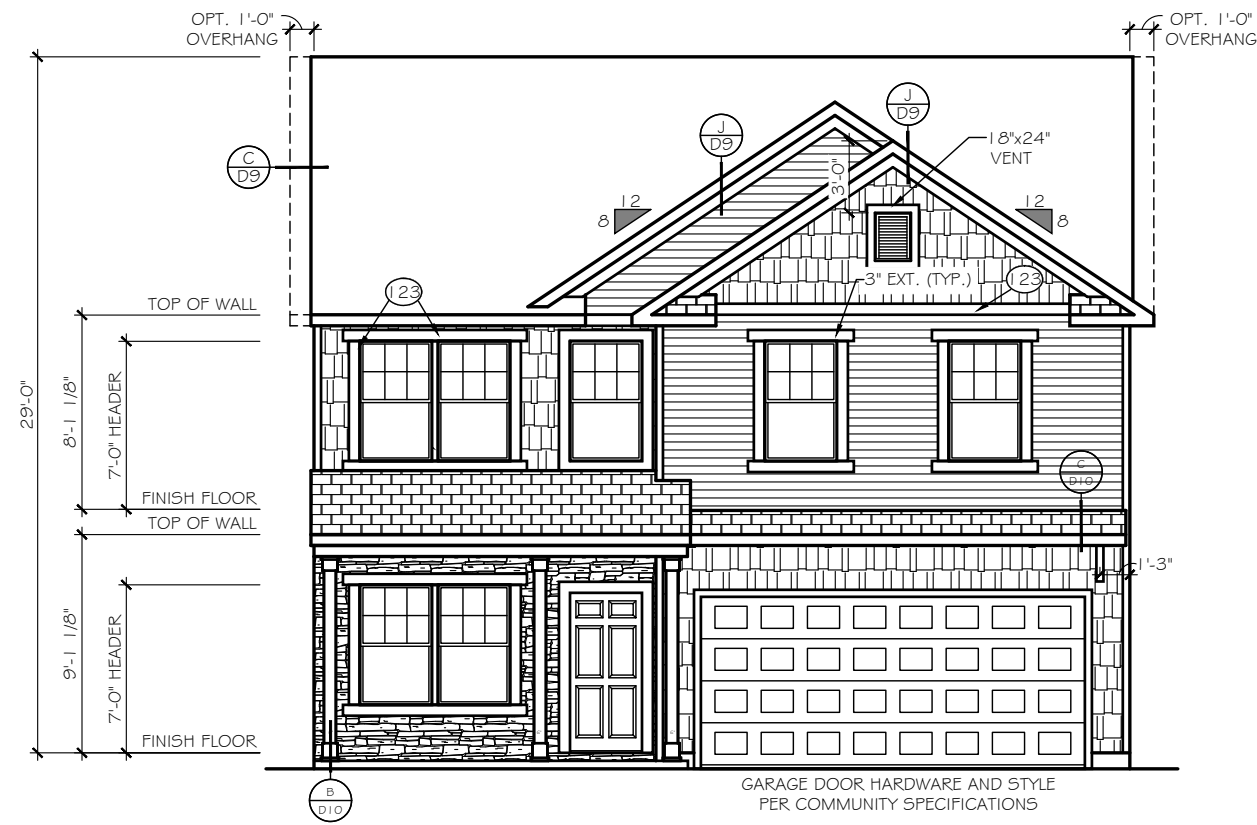
CHECKED BY:
RS / B5

SHEET:
A4.12
v. 5.4



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

ELEVATION 'E-F2'



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

ELEVATION 'E-F3'

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

ELEVATION OPTIONS
FRONT ELEVATIONS
THE LENOX - OPEN

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

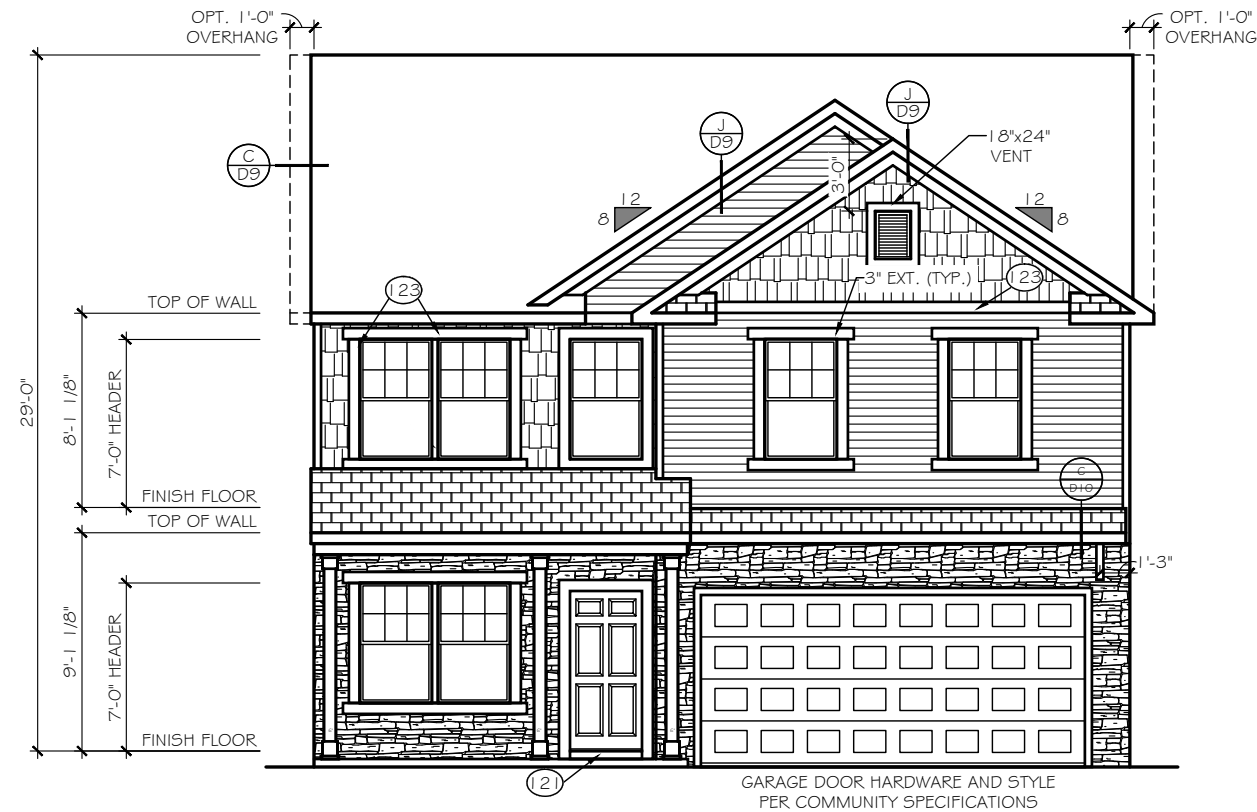
DRAWN BY:
MLM

DATE:
06.22.21

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

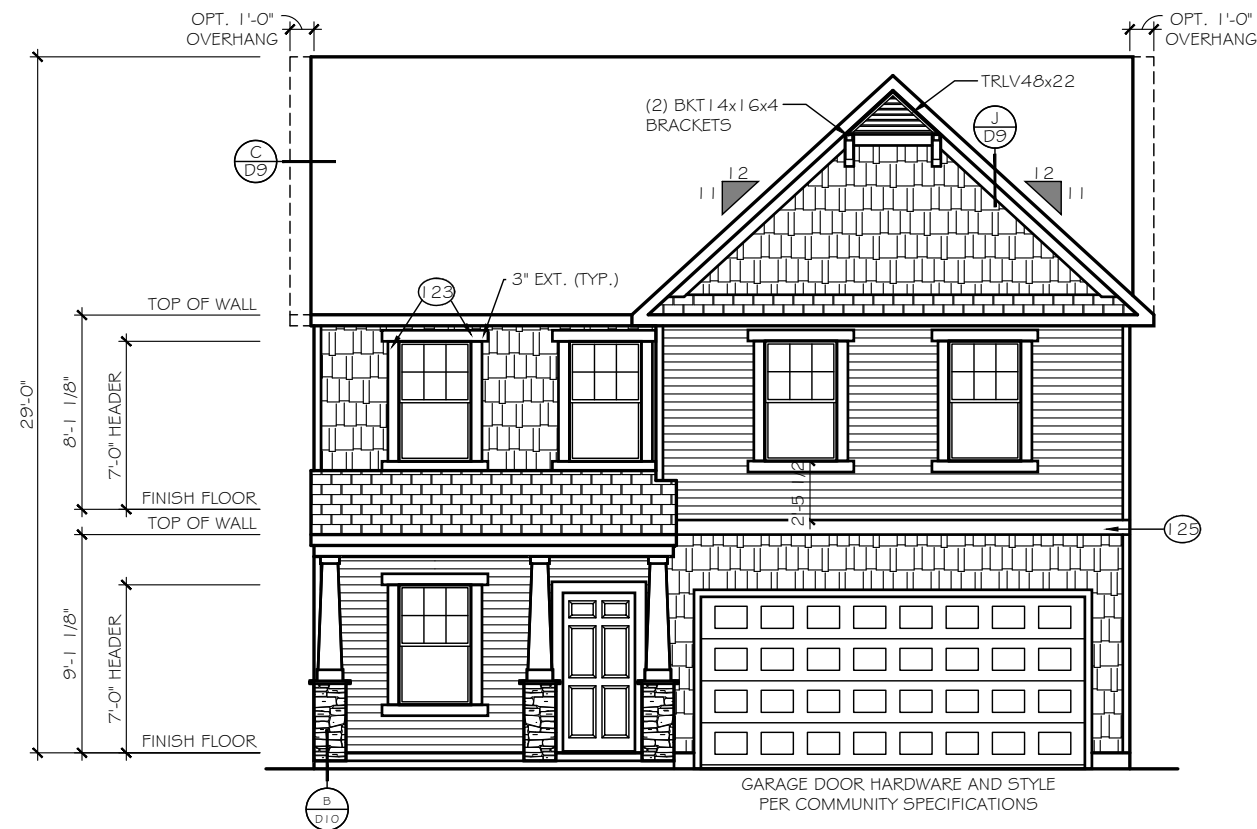
CHECKED BY:
RS / BS

SHEET:
A4.13
v. 5.4



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

ELEVATION 'E-F4'



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

ELEVATION 'E-G1'

TrueHomes
IT'S ALL ABOUT U

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

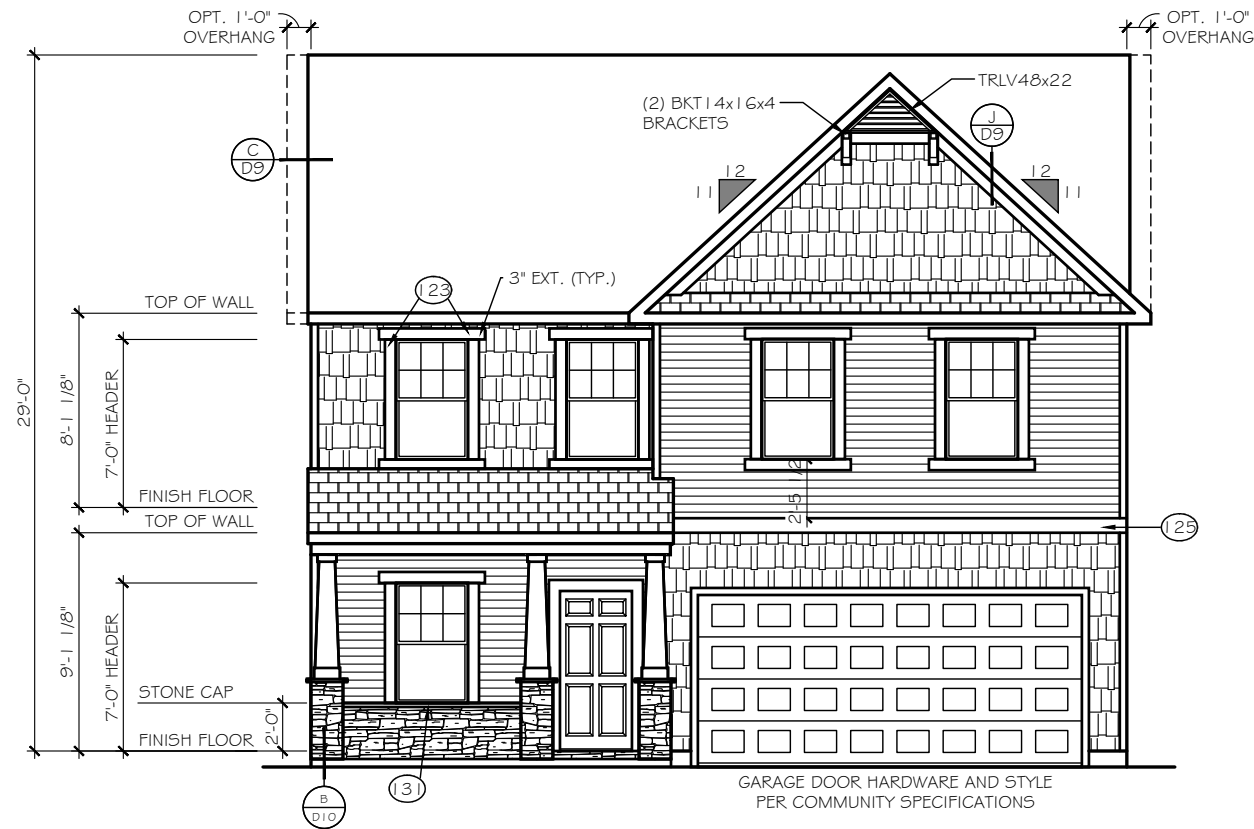
ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

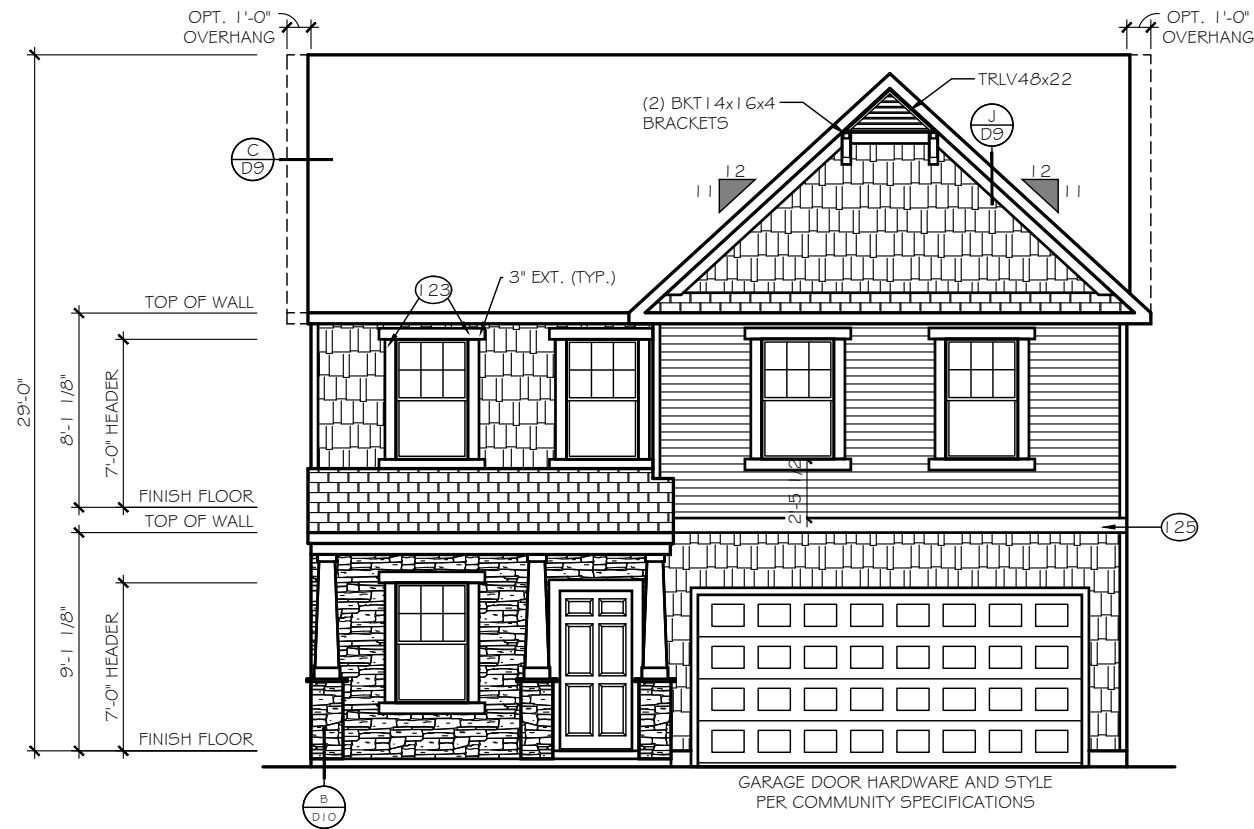
DRAWN BY:
MLM
DATE:
06.22.21
SCALE:
3/16" = 1'-0"
CHECKED BY:
RS / BS

SHEET:
A4.14
v. 5.4



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

ELEVATION 'E-G2'



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

ELEVATION 'E-G3'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

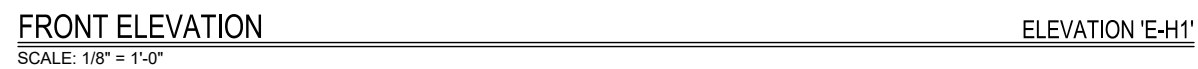
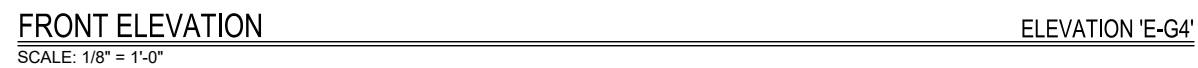
CHECKED BY:

RS / BS

SHEET:

A4.15

v. 5.4



TrueHomes
IT'S ALL ABOUT U

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

ELEVATION OPTIONS FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

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

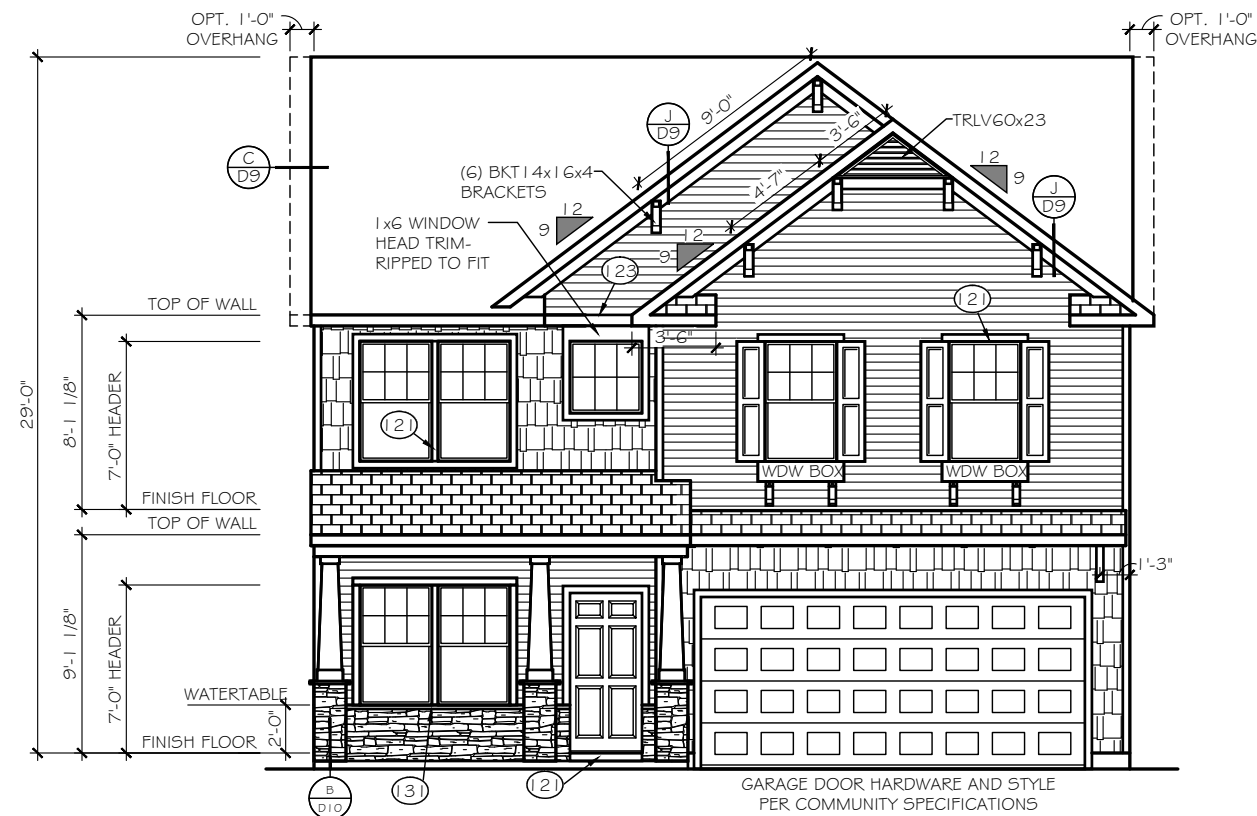
CHECKED BY:

RS / BS

SHEET:

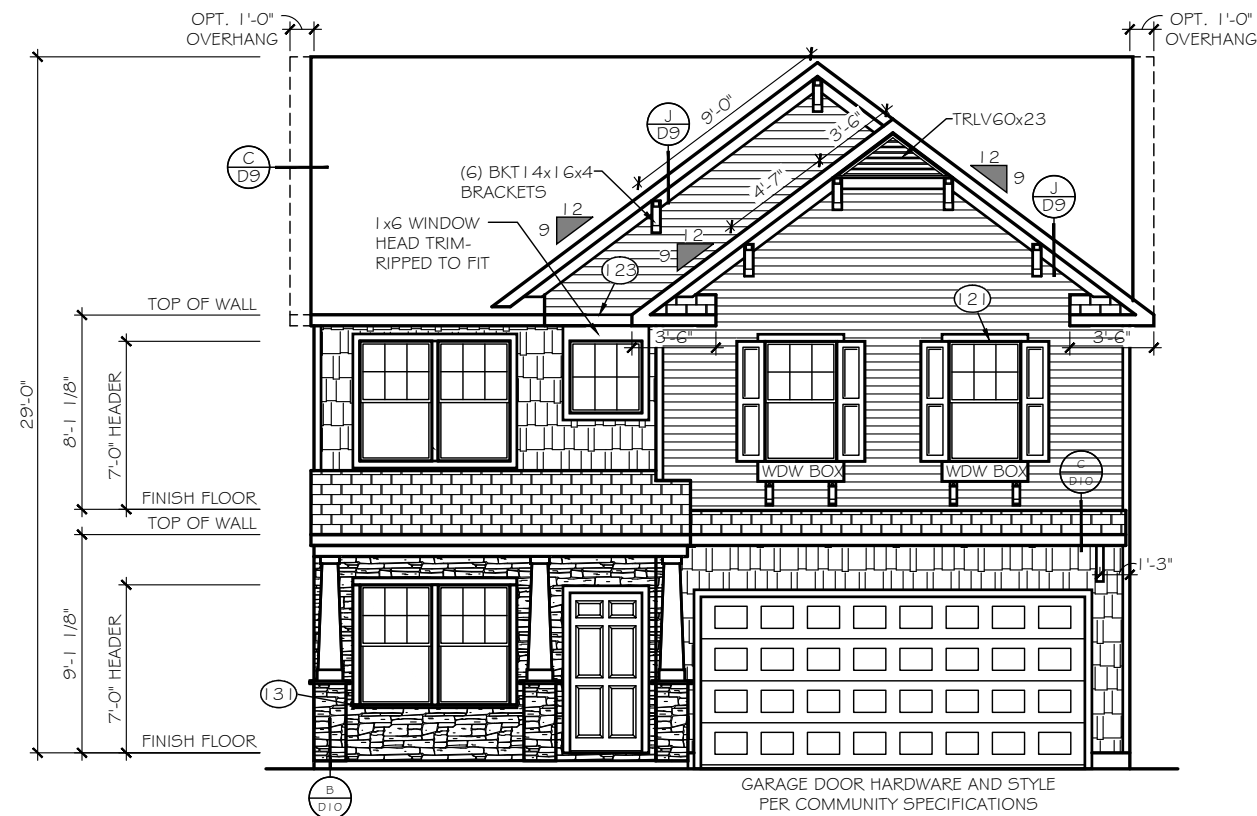
A4.16

v. 5.4



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

ELEVATION 'E-H2'



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

ELEVATION 'E-H3'

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

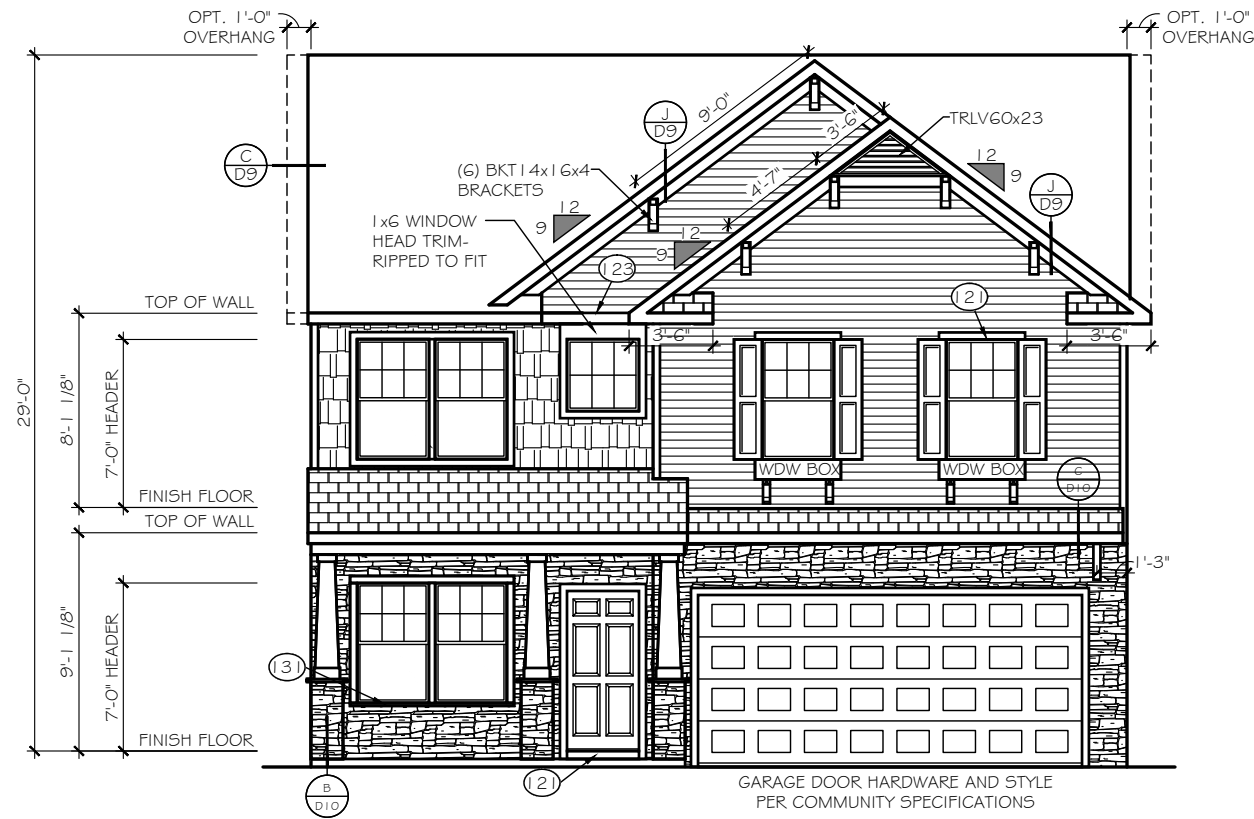
ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

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

SHEET:
A4.17
v. 5.4



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

ELEVATION 'E-H4'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

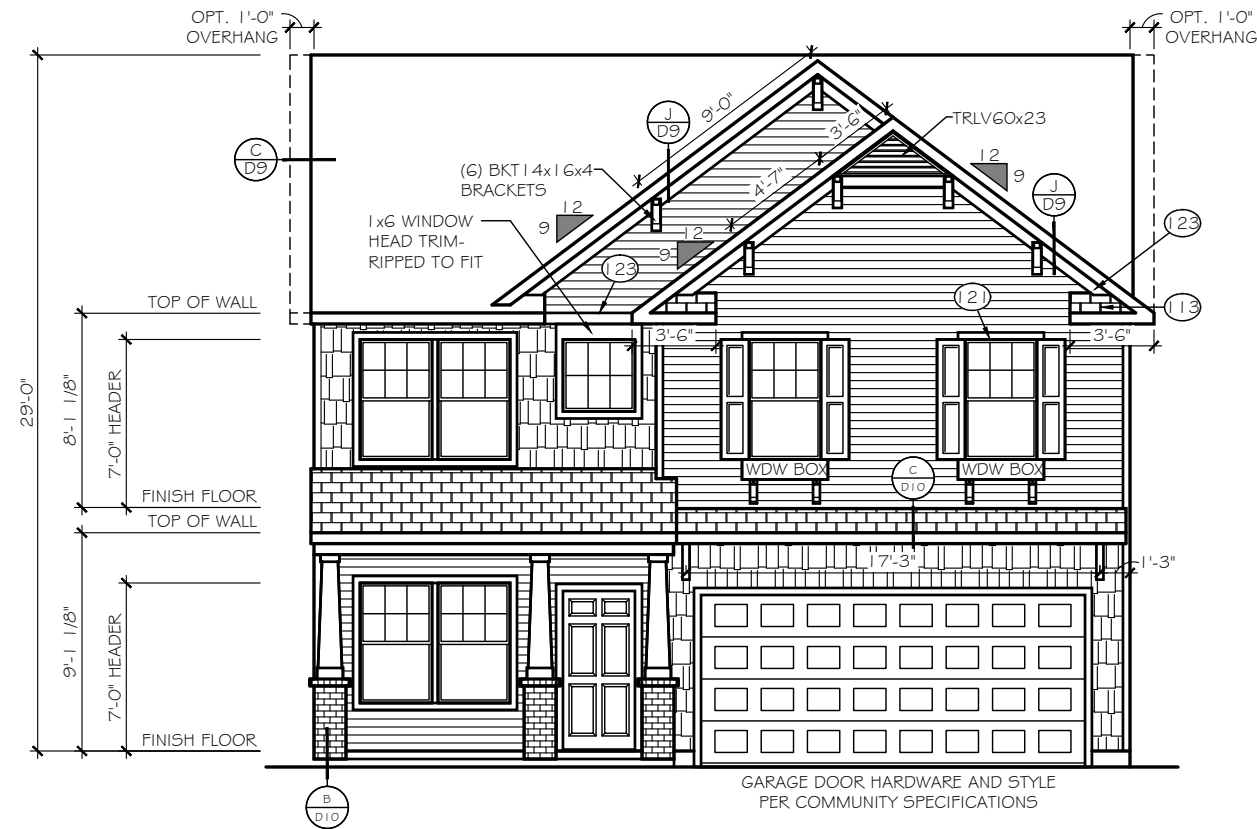
CHECKED BY:

RS / BS

SHEET:

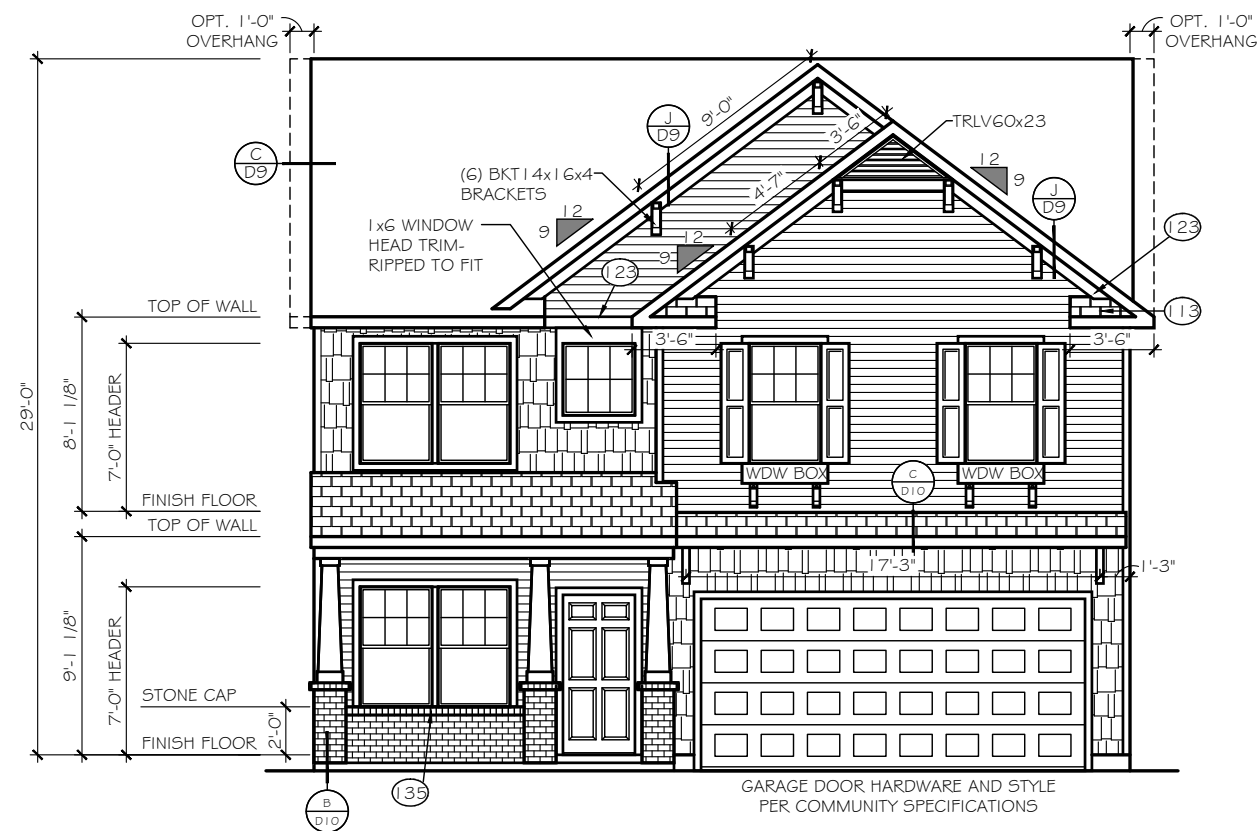
A4.18

v. 5.4



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

ELEVATION E-H5'



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

ELEVATION E-H6'

TrueHomes
IT'S ALL ABOUT U

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

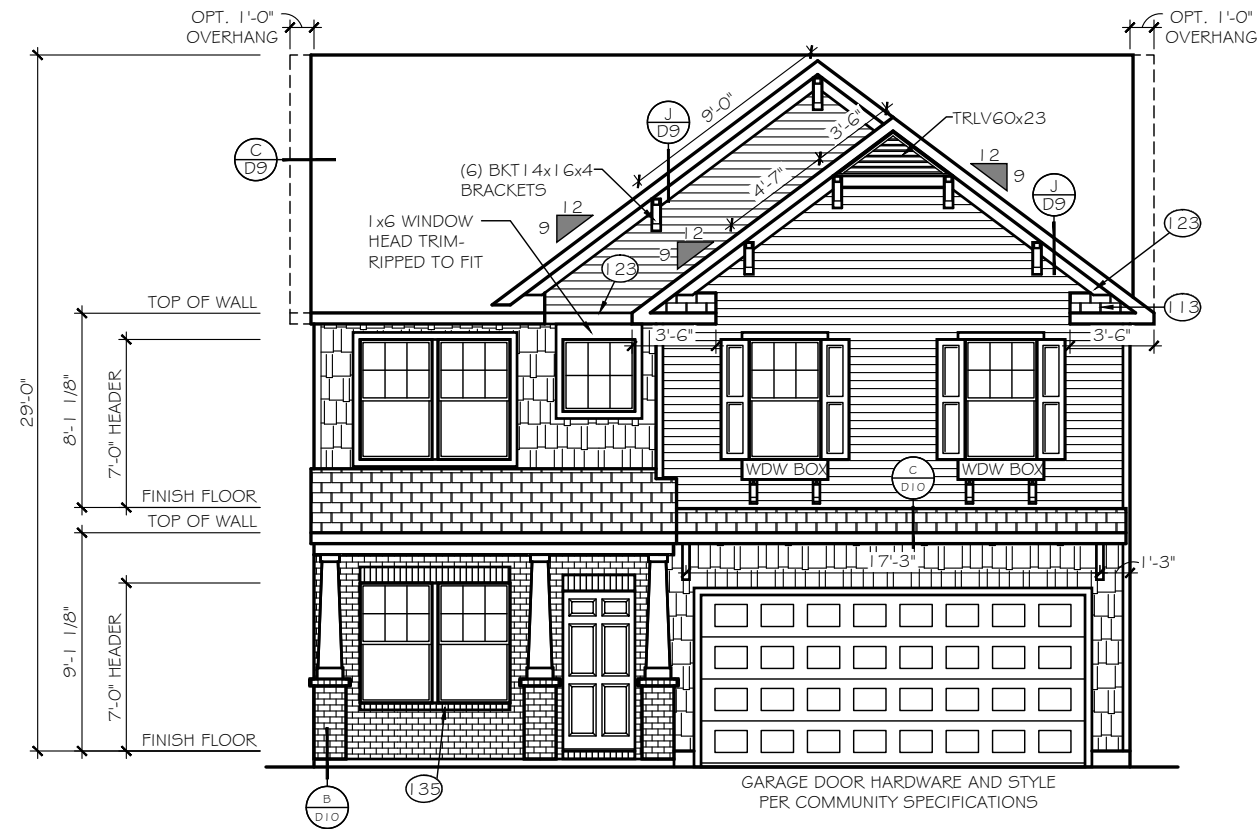
CHECKED BY:

RS / BS

SHEET:

A4.19

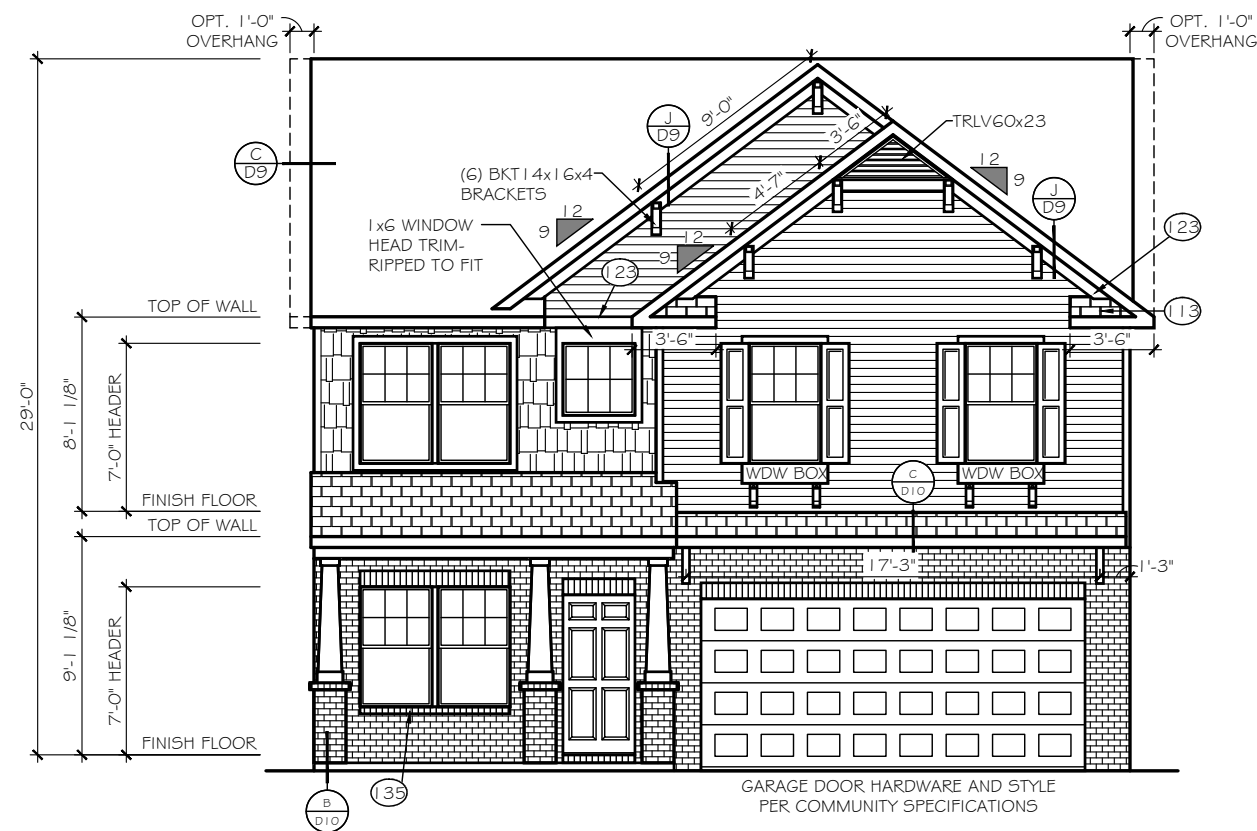
v. 5.4



FRONT ELEVATION

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

ELEVATION 'E-H7'



FRONT ELEVATION

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

ELEVATION 'E-H8'

TrueHomes
IT'S ALL ABOUT U

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

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

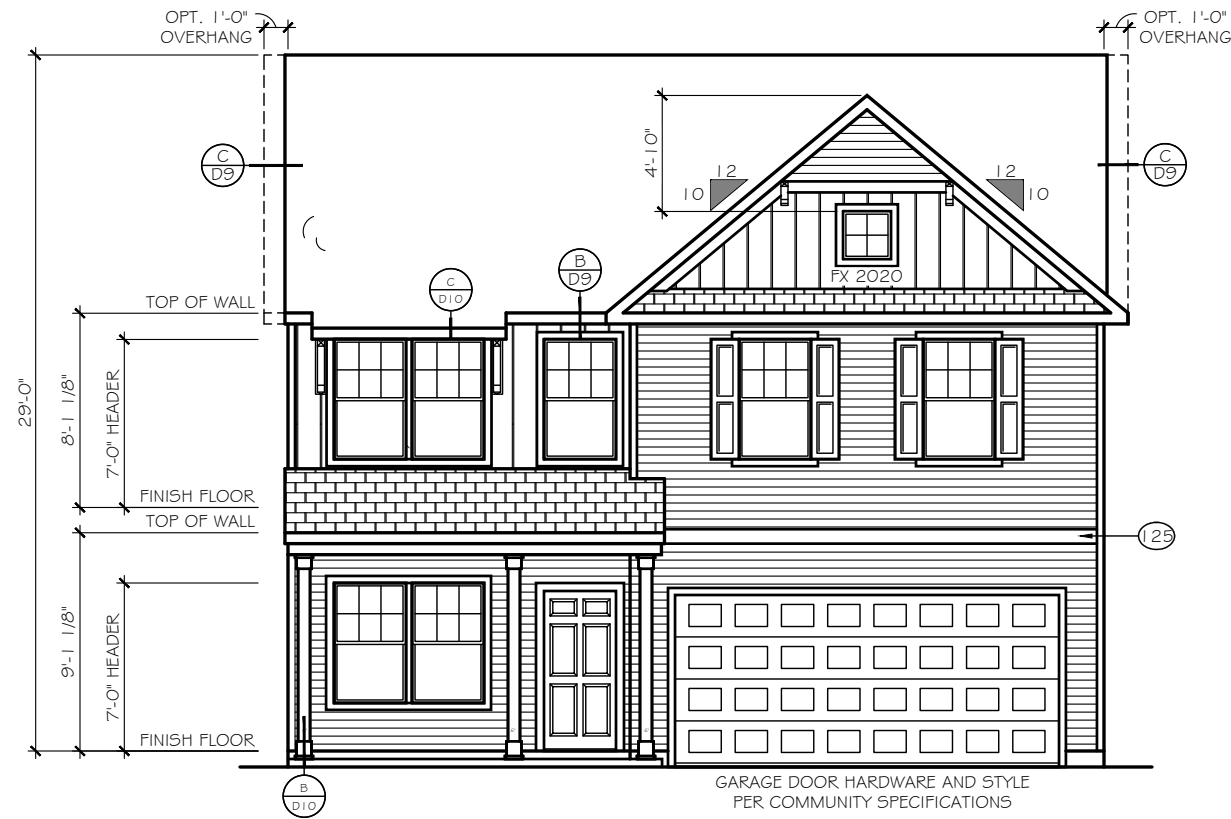
CHECKED BY:

RS / B5

SHEET:

A4.20

v. 5.4



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

ELEVATION 'E-J1'

EXTERIOR MATERIAL
LEGEND

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

KEY NOTES

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

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

ELEVATION 'J'
FRONT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.21

v. 5.4

TrueHomes

IT'S ALL ABOUT U

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



EXTERIOR MATERIAL
LEGEND

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

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

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

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'J'
RIGHT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

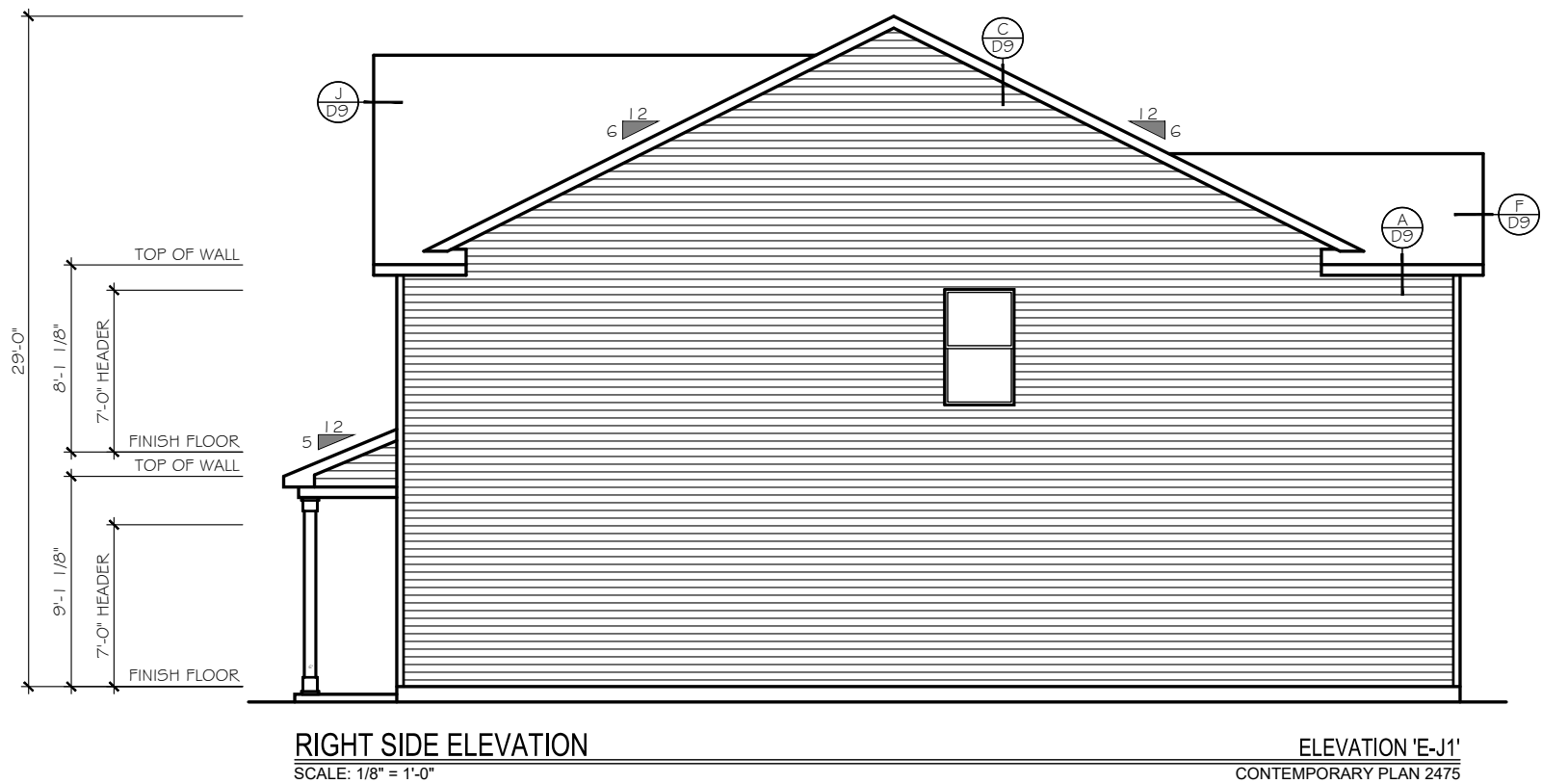
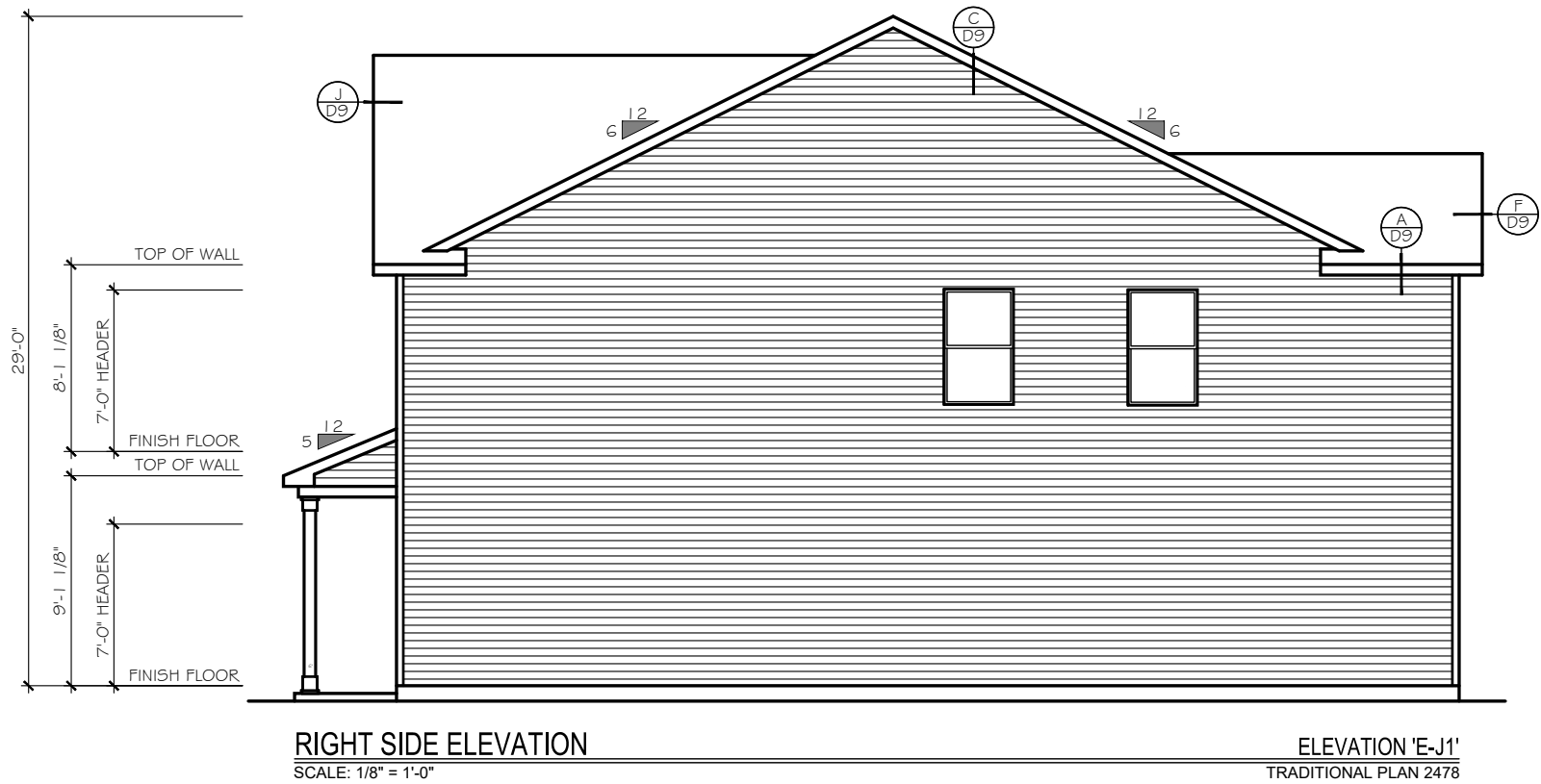
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.22

v. 5.4



TrueHomes
IT'S ALL ABOUT U

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

ELEVATION 'J'
RIGHT ELEVATION

THE LENOX - OPEN

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

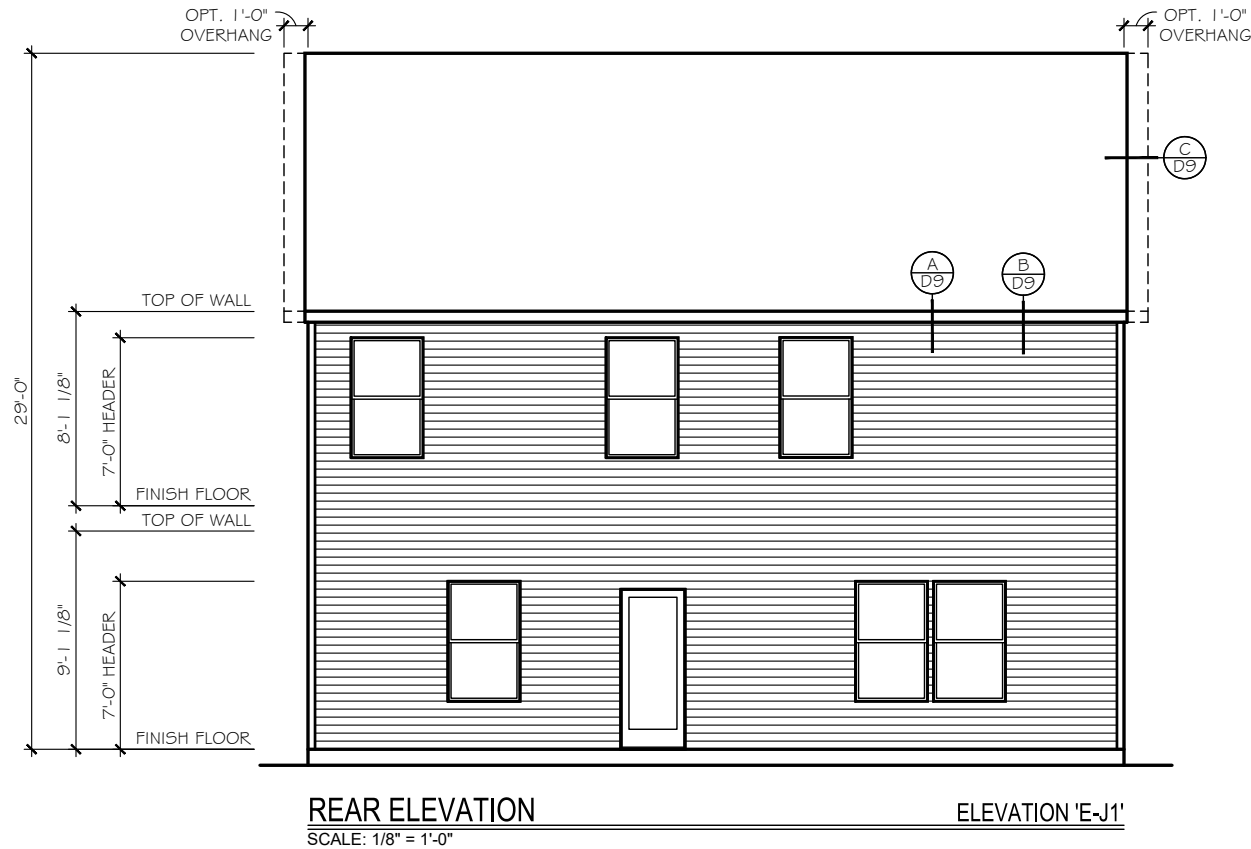
DRAWN BY:
MLM

DATE:
06.22.21

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

CHECKED BY:
RS / BS

SHEET:
A4.23
v. 5.4



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

ELEVATION 'J'
REAR ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

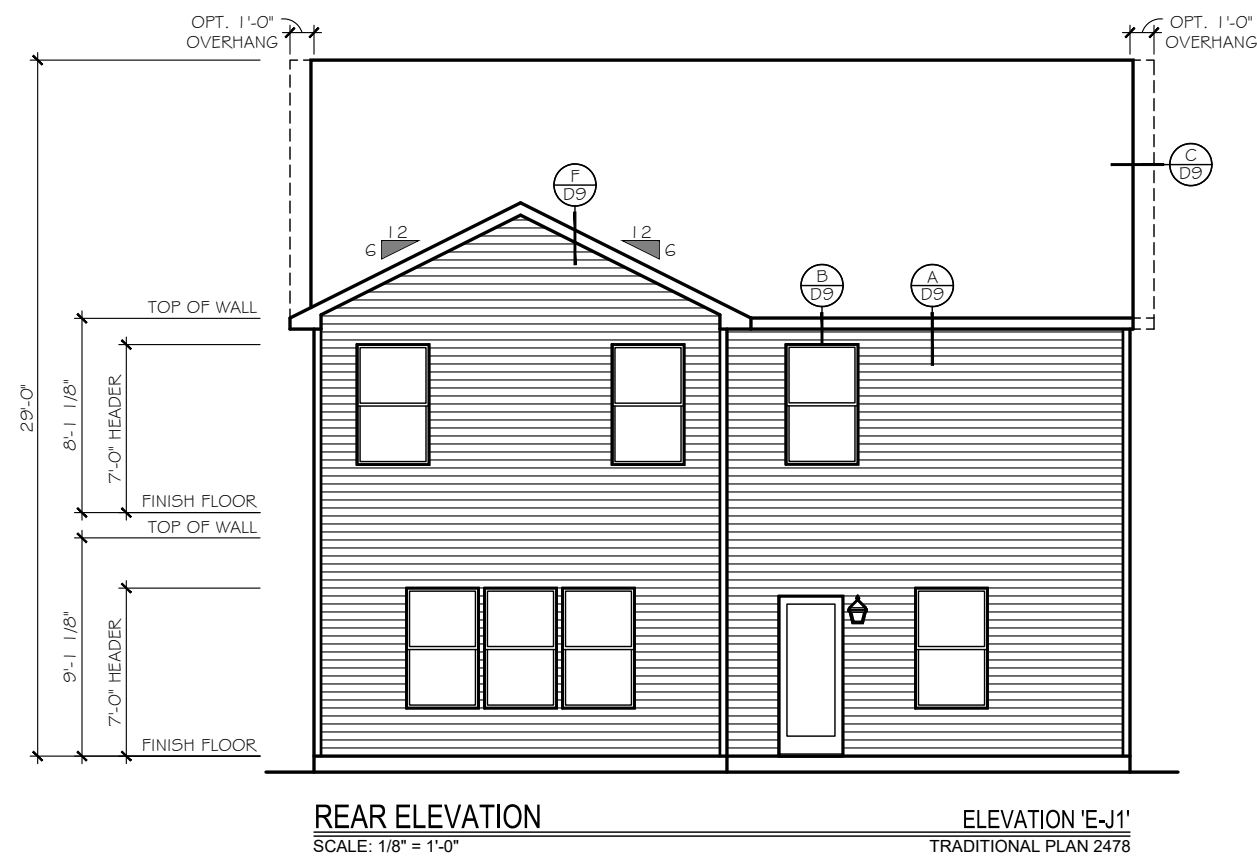
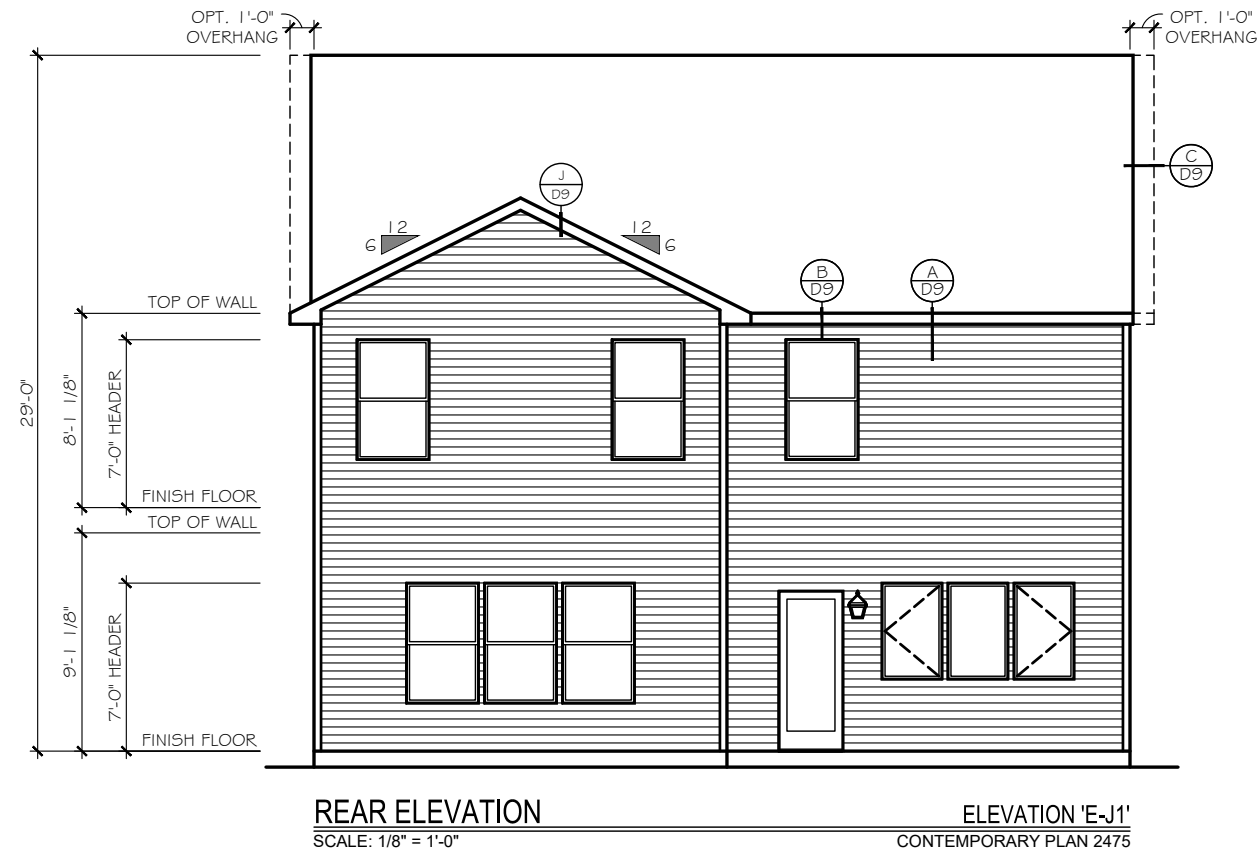
CHECKED BY:

RS / BS

SHEET:

A4.24

v. 5.4



TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'J'
REAR ELEVATION

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

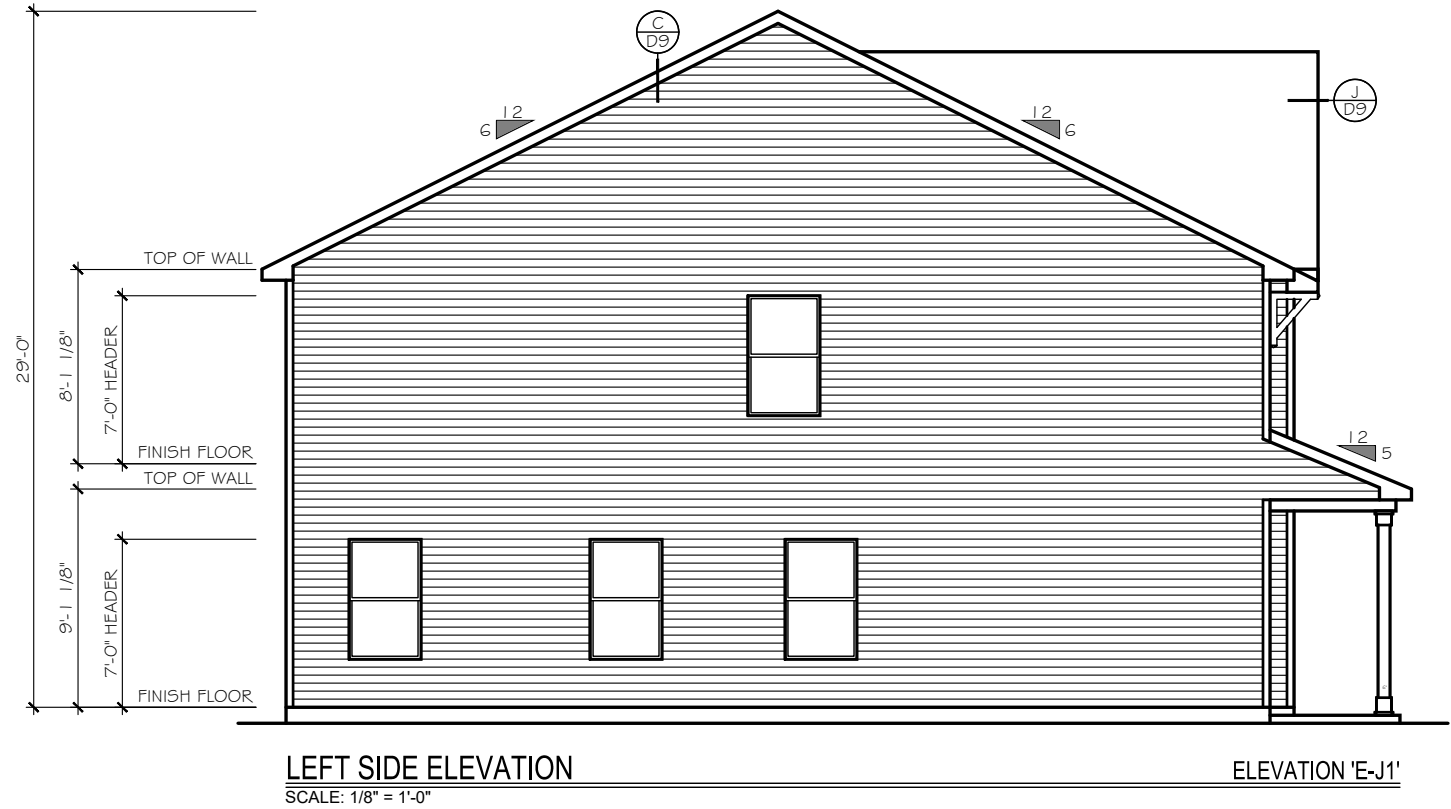
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.25

v. 5.4



TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'J'
LEFT ELEVATION

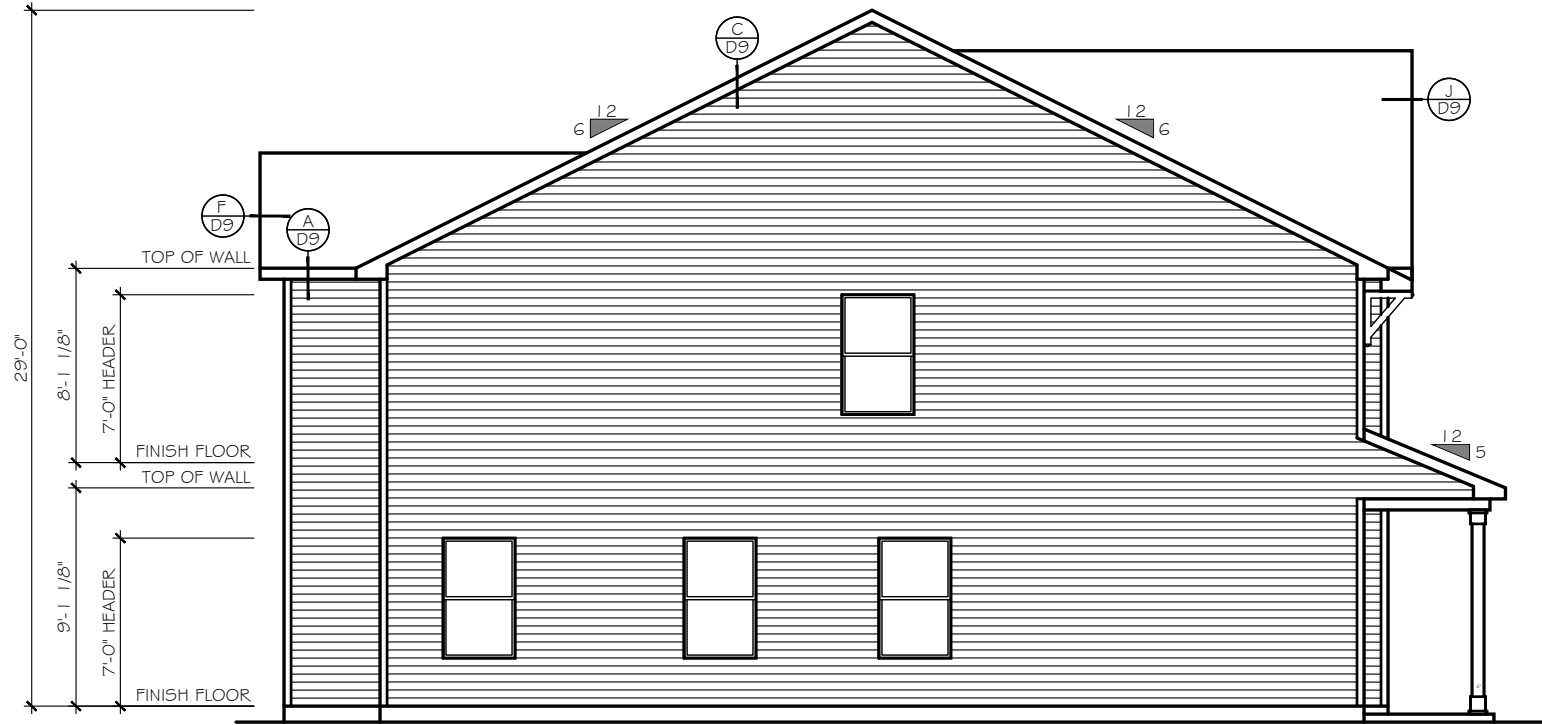
THE LENOX - OPEN

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

SHEET:

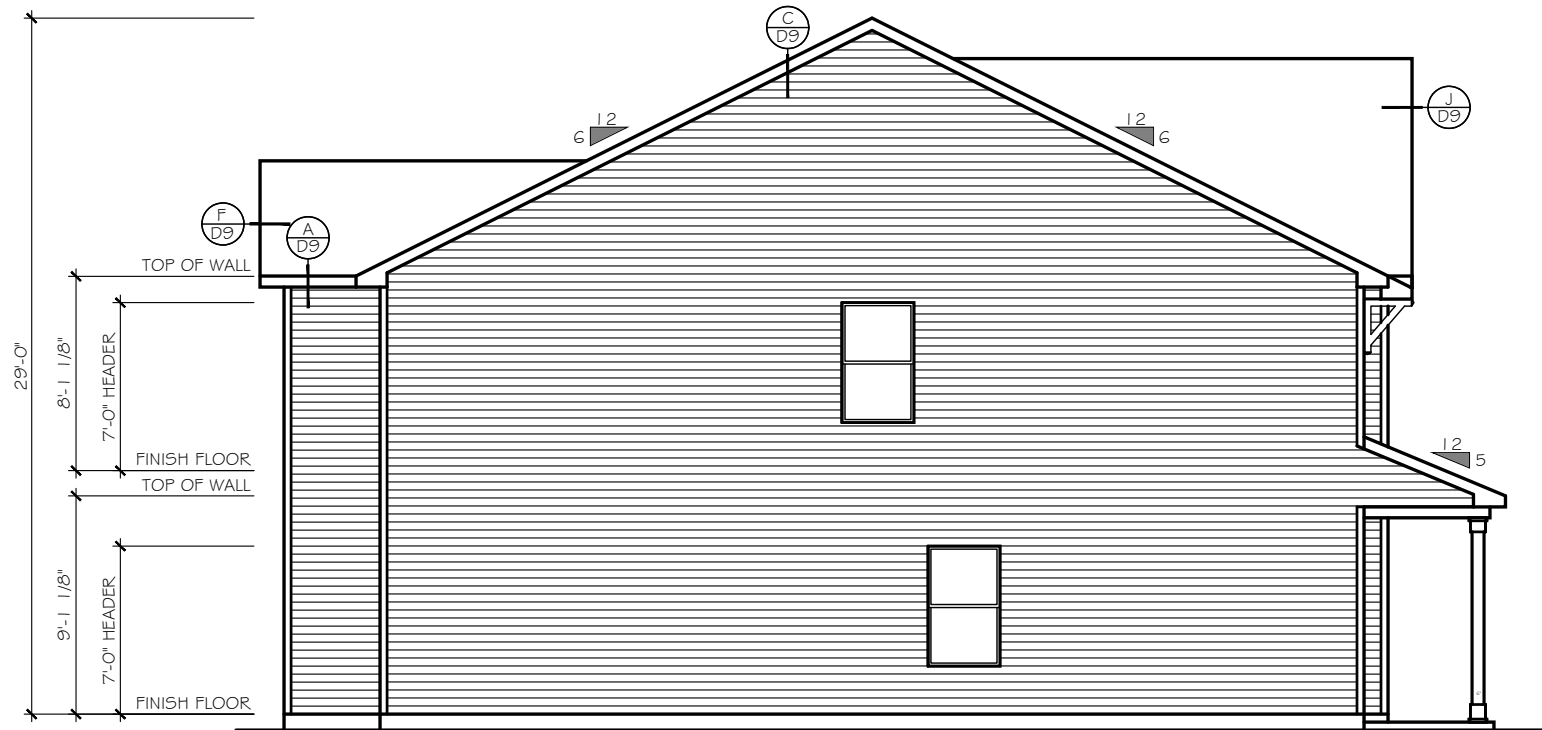
A4.26

v. 5.4



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

ELEVATION 'E-J1'
CONTEMPORARY PLAN 2475



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

ELEVATION 'E-J1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Montroe, North Carolina 28110

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

ELEVATION 'J'
LEFT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

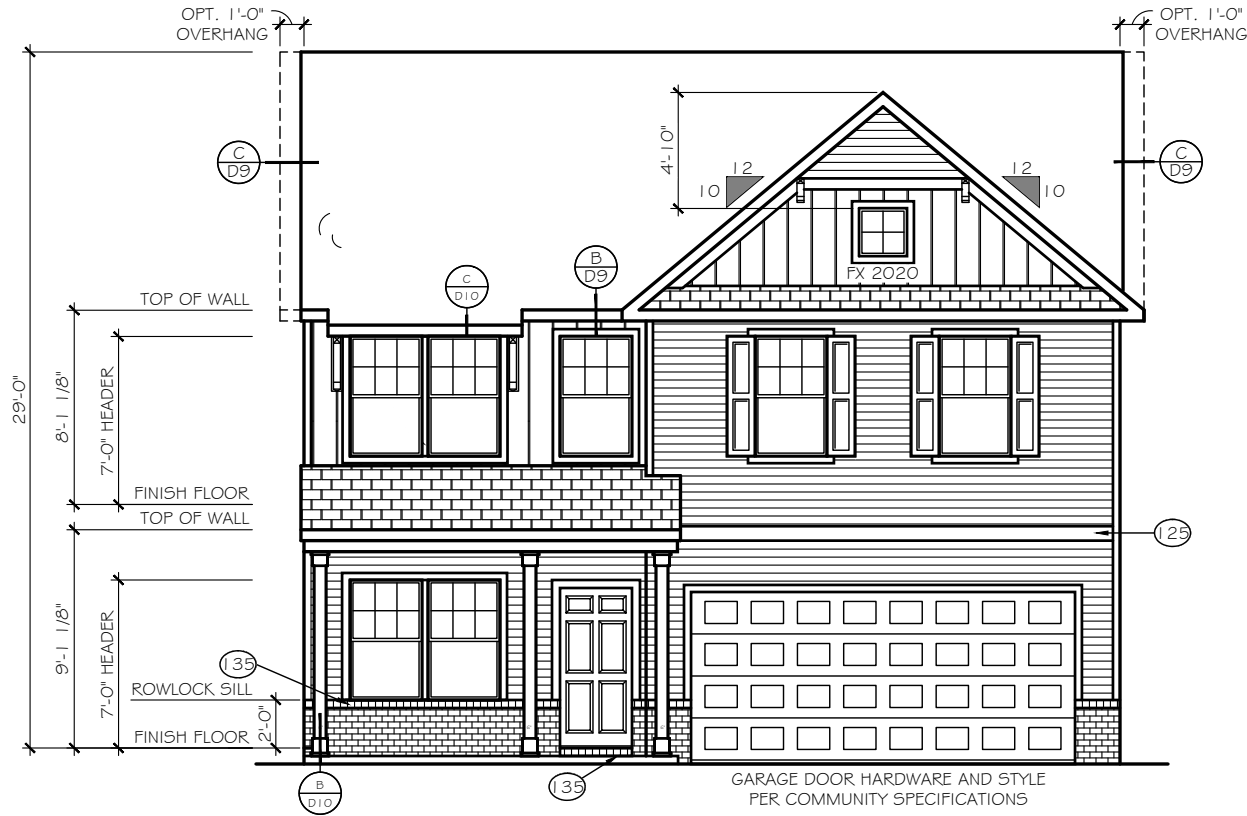
CHECKED BY:

RS / BS

SHEET:

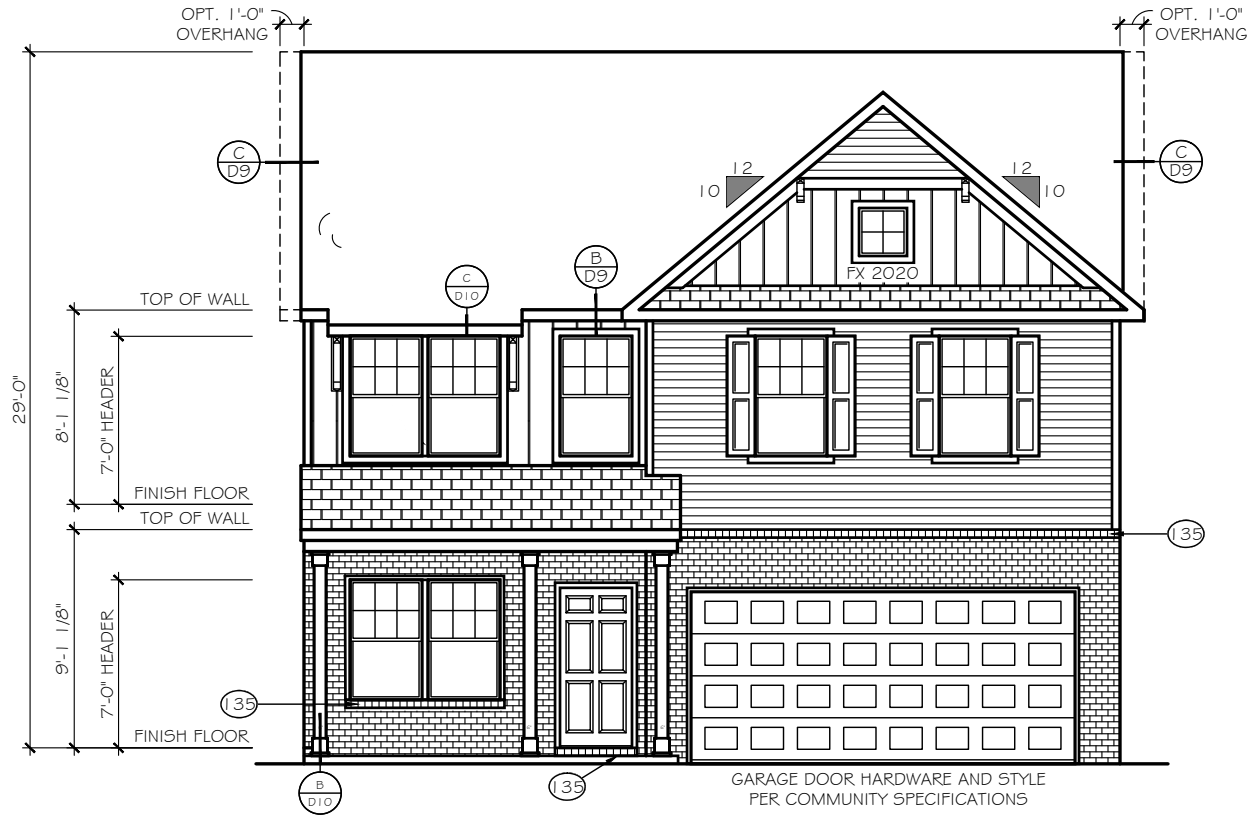
A4.27

v. 5.4



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

ELEVATION 'E-J2'



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

ELEVATION 'E-J3'

EXTERIOR MATERIAL
LEGEND

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

KEY NOTES

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

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

ELEVATION 'J'
FRONT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

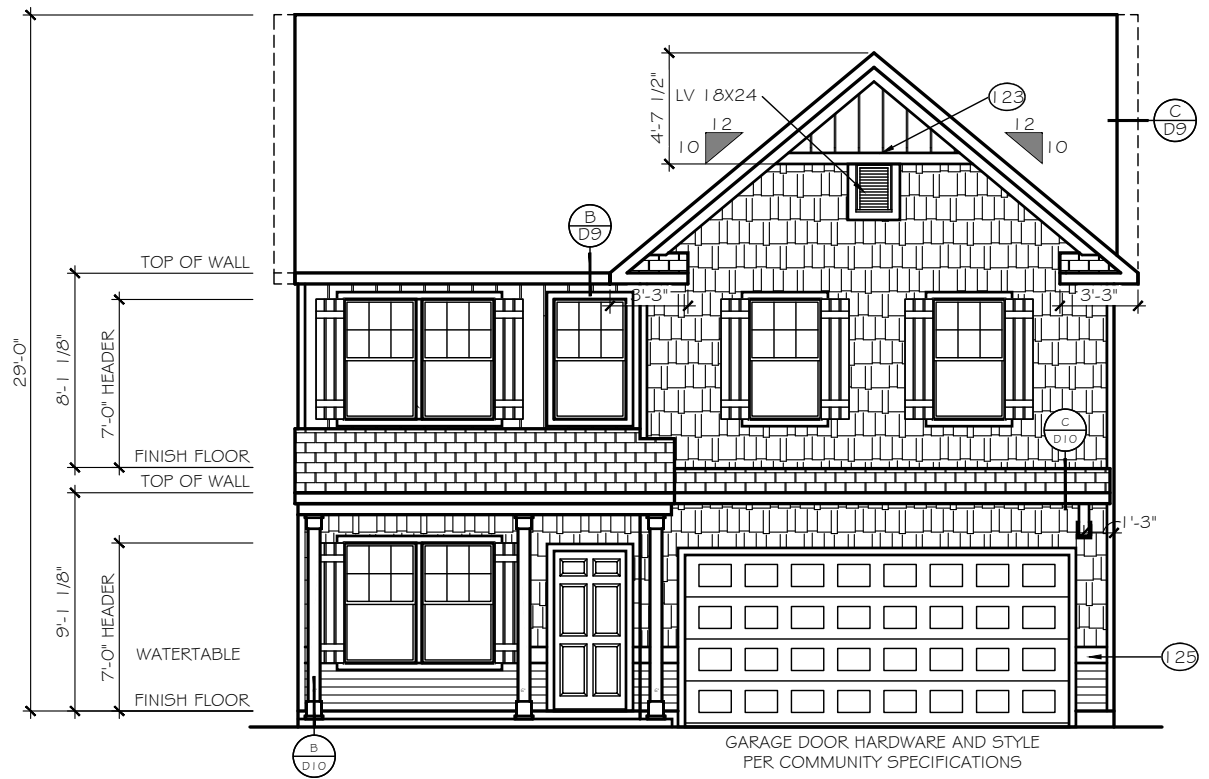
CHECKED BY:

RS / BS

SHEET:

A4.28

v. 5.4



FRONT ELEVATION

ELEVATION 'E-K1'

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

EXTERIOR MATERIAL
LEGEND

B-N-B SIDING

SHAKE SIDING

HORIZONTAL SIDING

BRICK

STONE

METAL ROOF

ROOF SHINGLE

SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

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

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

ELEVATION 'K'

FRONT ELEVATION

THE LENOX - OPEN

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

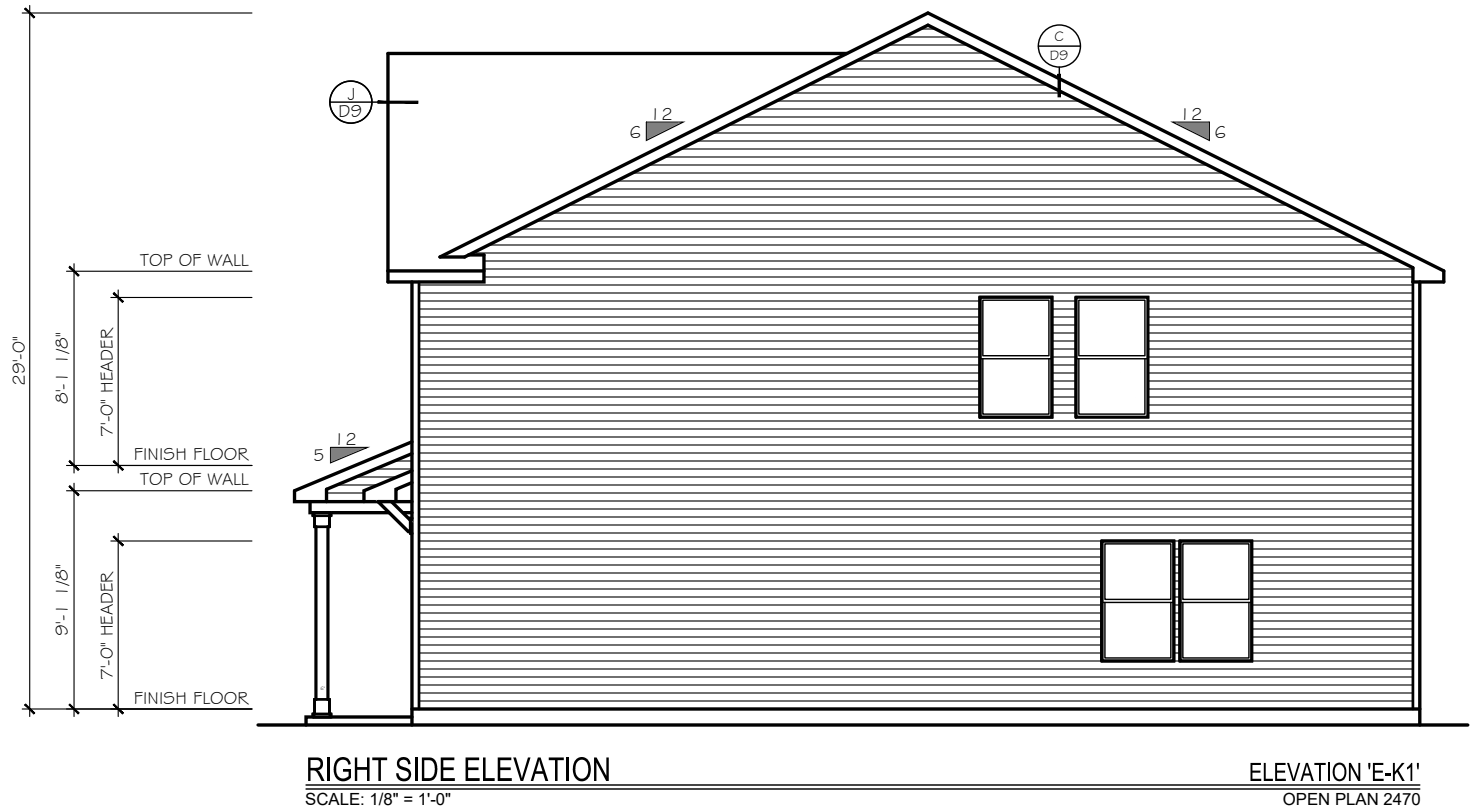
CHECKED BY:

RS / BS

SHEET:

A4.29

v. 5.4



EXTERIOR MATERIAL
LEGEND

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

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

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

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'K'
RIGHT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

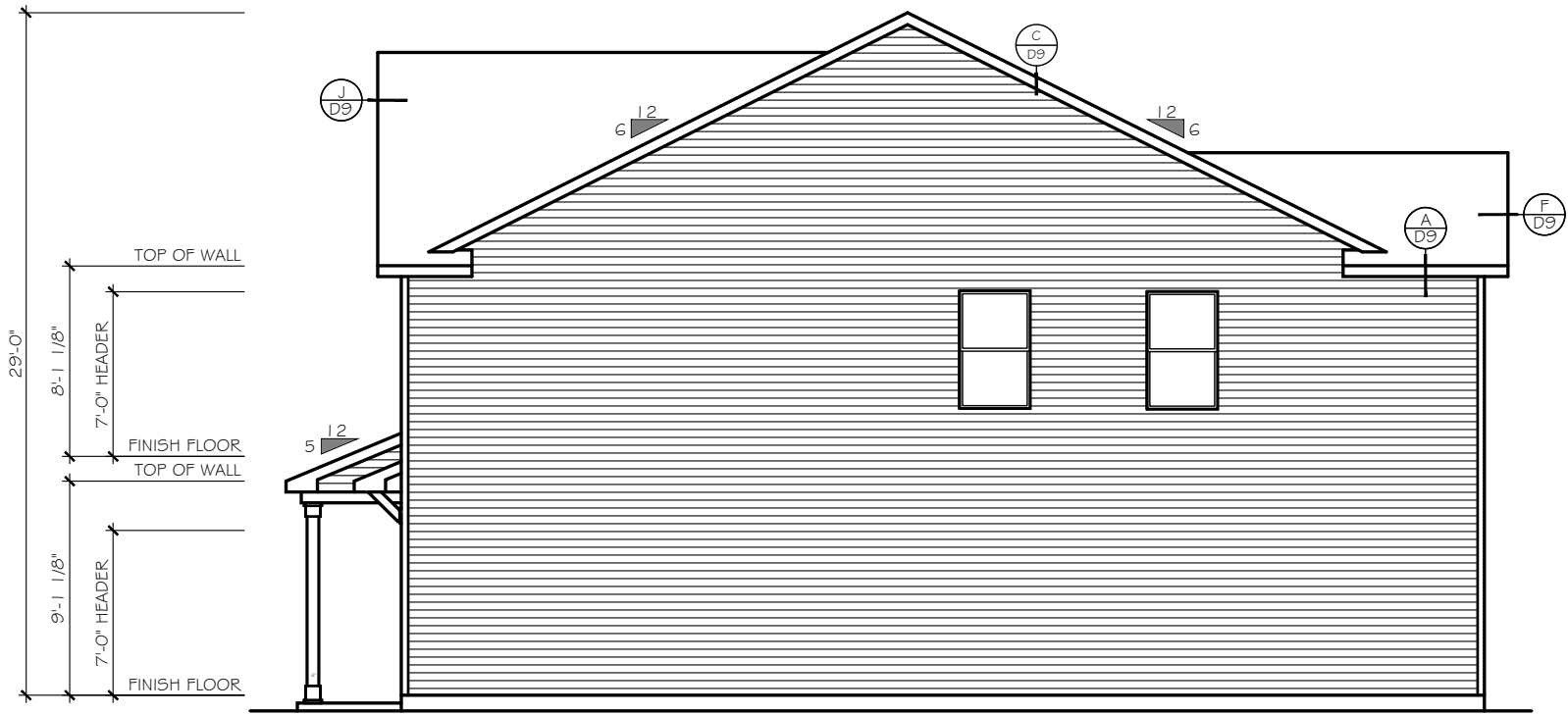
CHECKED BY:

RS / BS

SHEET:

A4.30

v. 5.4



RIGHT SIDE ELEVATION

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

ELEVATION 'E-K1'

TRADITIONAL PLAN 2478
CONTEMPORARY 2475

ELEVATION 'K'
RIGHT ELEVATION

THE LENOX - OPEN

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

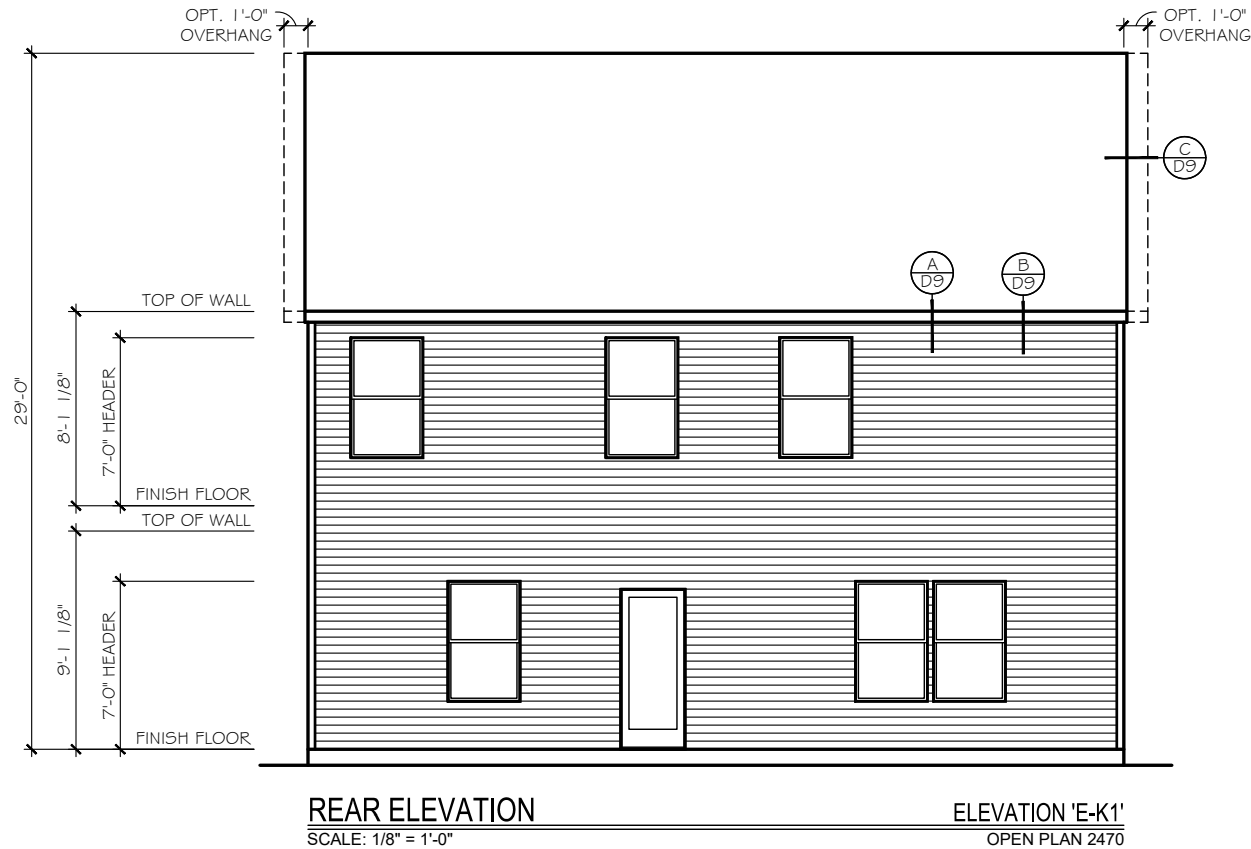
CHECKED BY:

RS / BS

SHEET:

A4.31

v. 5.4



ELEVATION 'K'
REAR ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.32

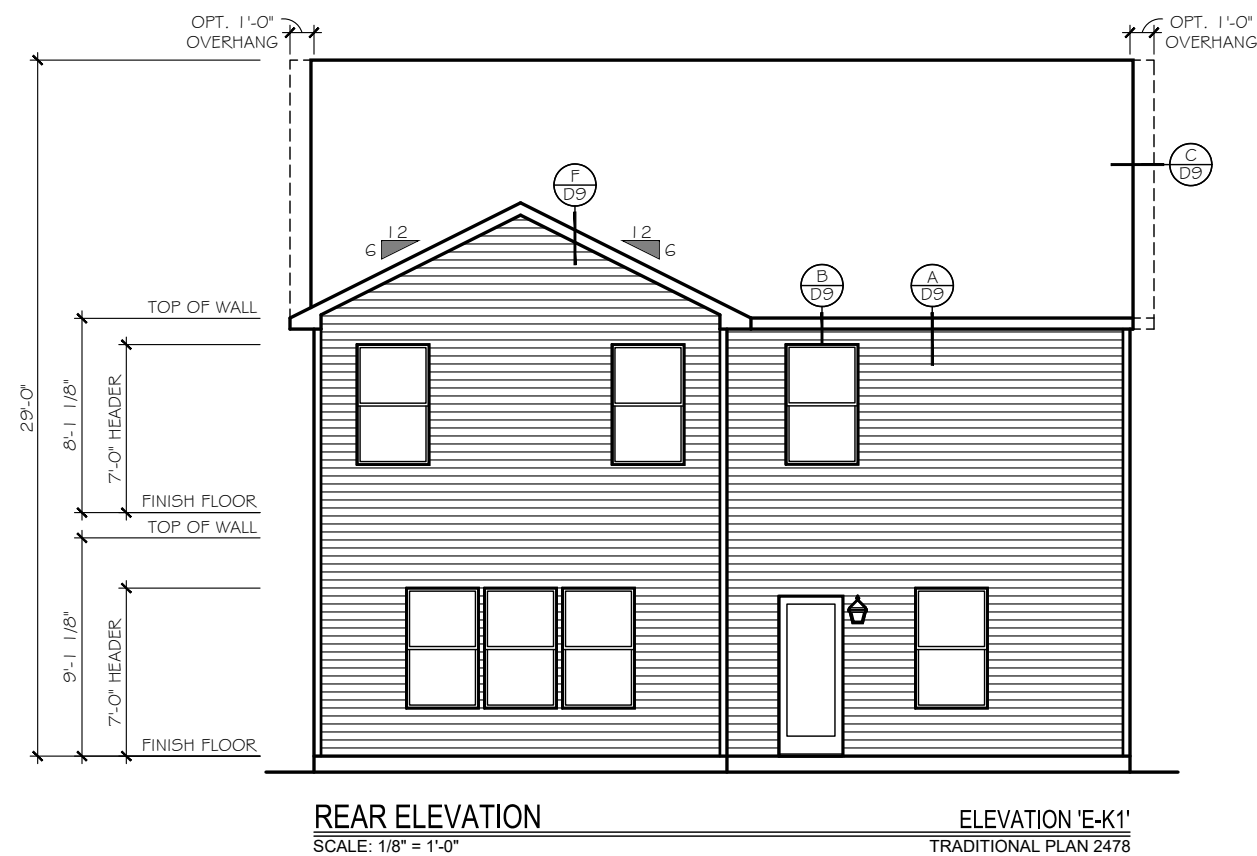
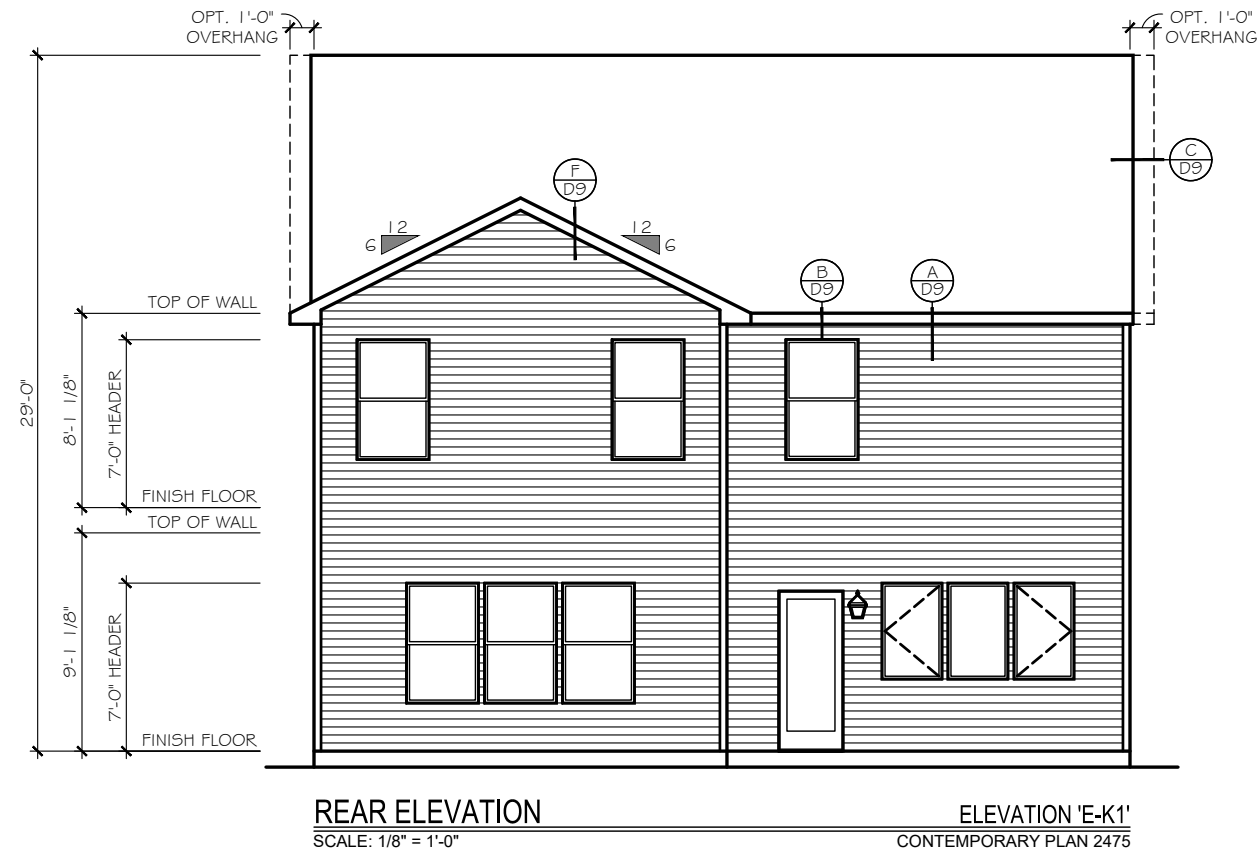
v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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



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

ELEVATION 'K'
REAR ELEVATION
THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

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

CHECKED BY:
RS / BS

SHEET:
A4.33
v. 5.4



ELEVATION 'K'
LEFT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

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

CHECKED BY:
RS / BS

SHEET:

A4.34

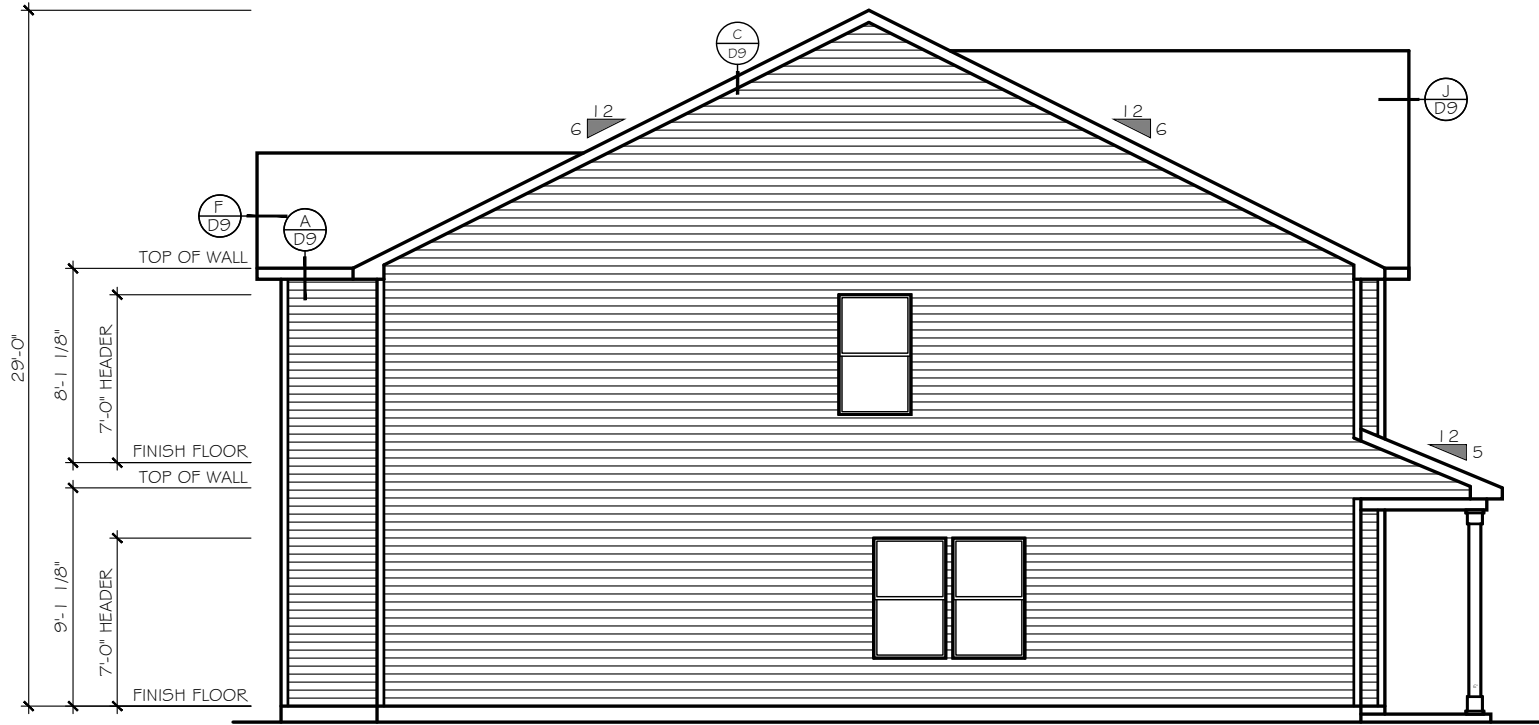
v. 5.4

TrueHomes

IT'S ALL ABOUT U

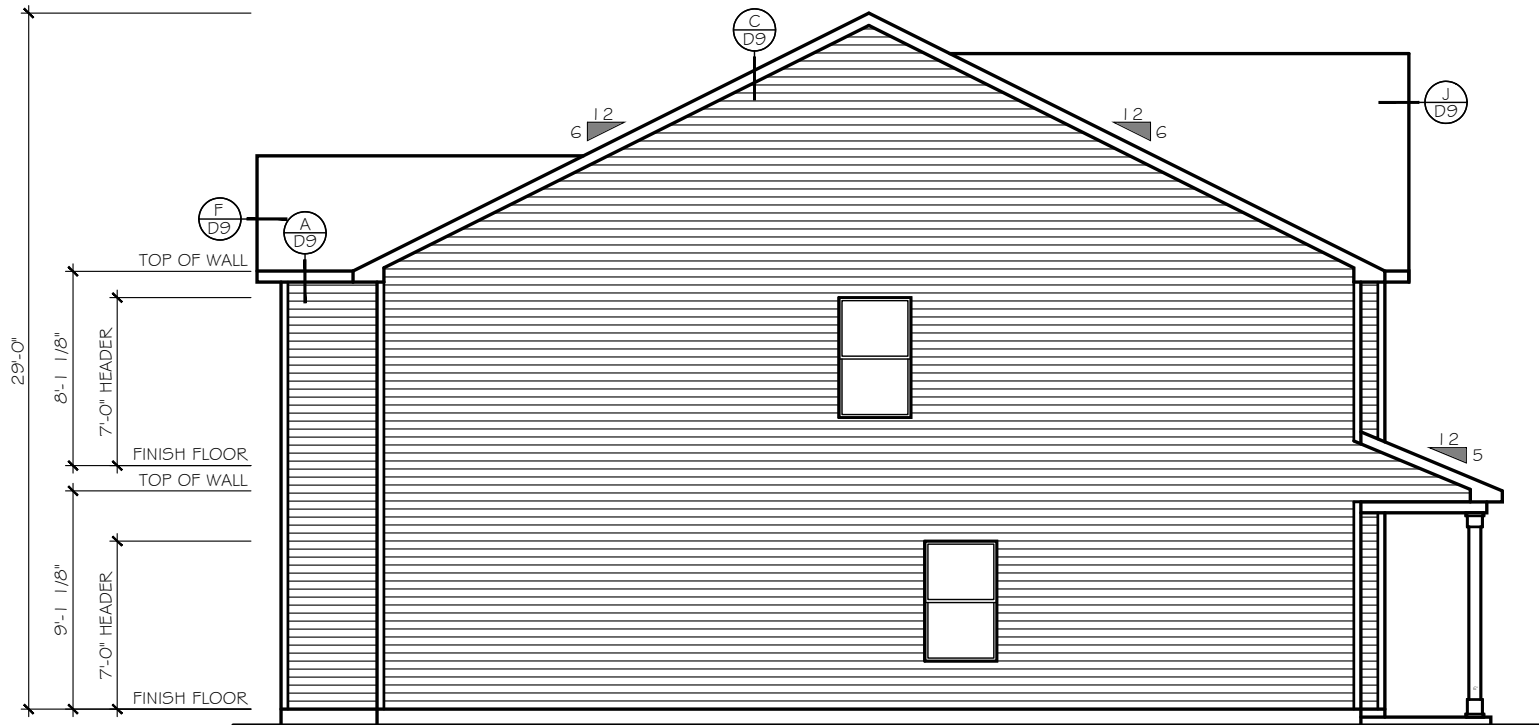
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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



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

ELEVATION 'E-K1'
CONTEMPORARY PLAN 2475



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

ELEVATION 'E-K1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

ELEVATION 'K'
LEFT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

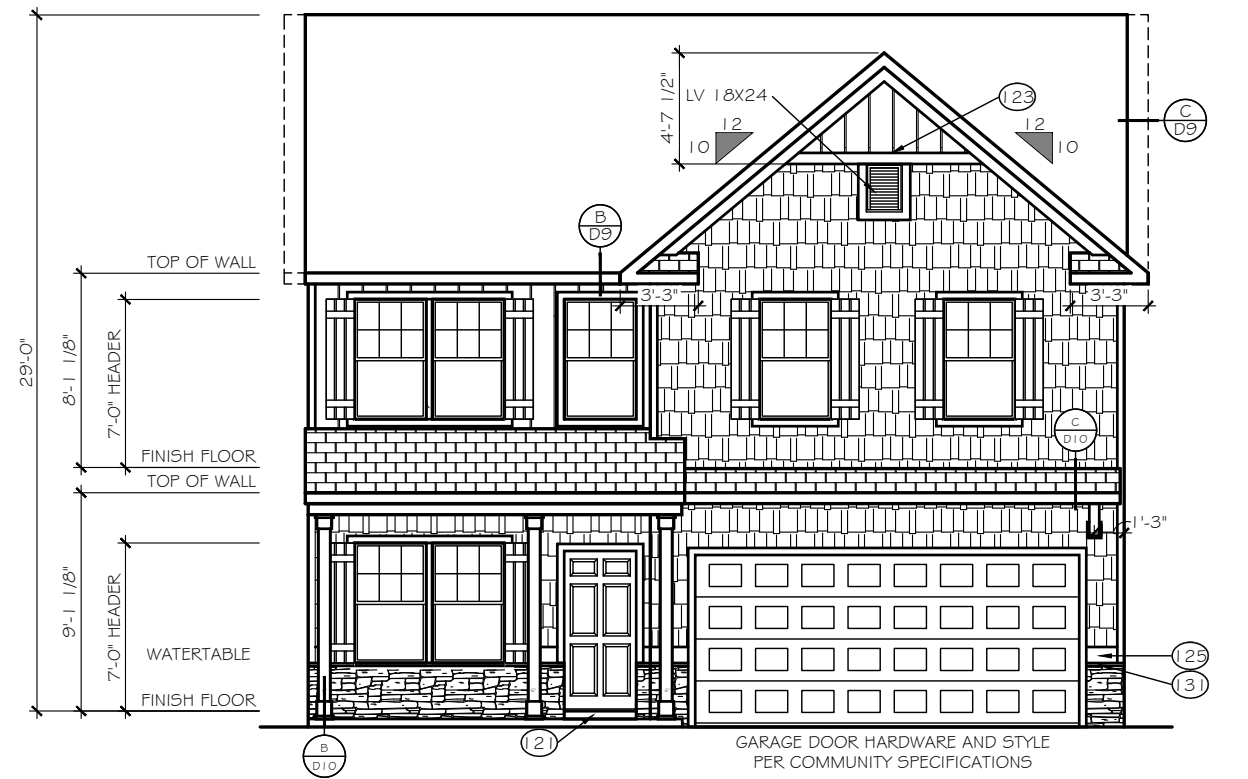
CHECKED BY:

RS / BS

SHEET:

A4.35

v. 5.4



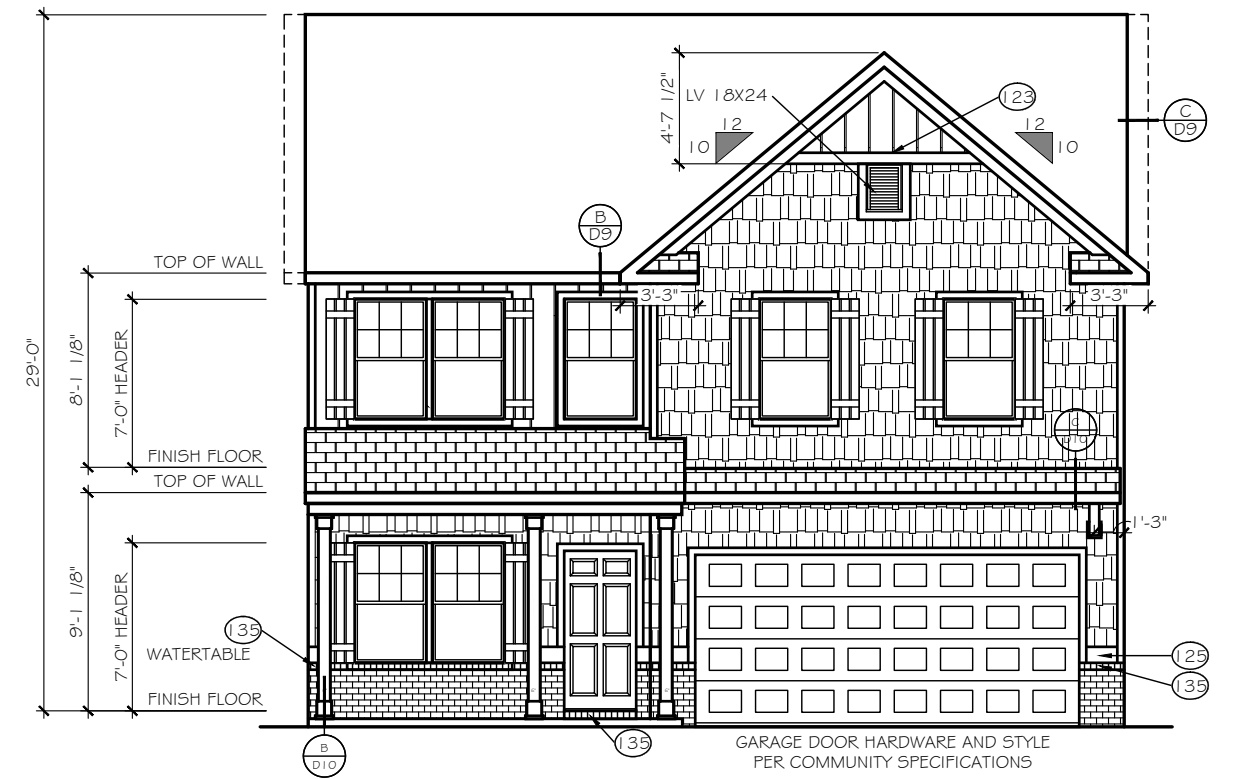
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K2'



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

ELEVATION 'E-K3'



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

ELEVATION 'E-K4'



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

ELEVATION 'E-K5'

TrueHomes
IT'S ALL ABOUT U

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

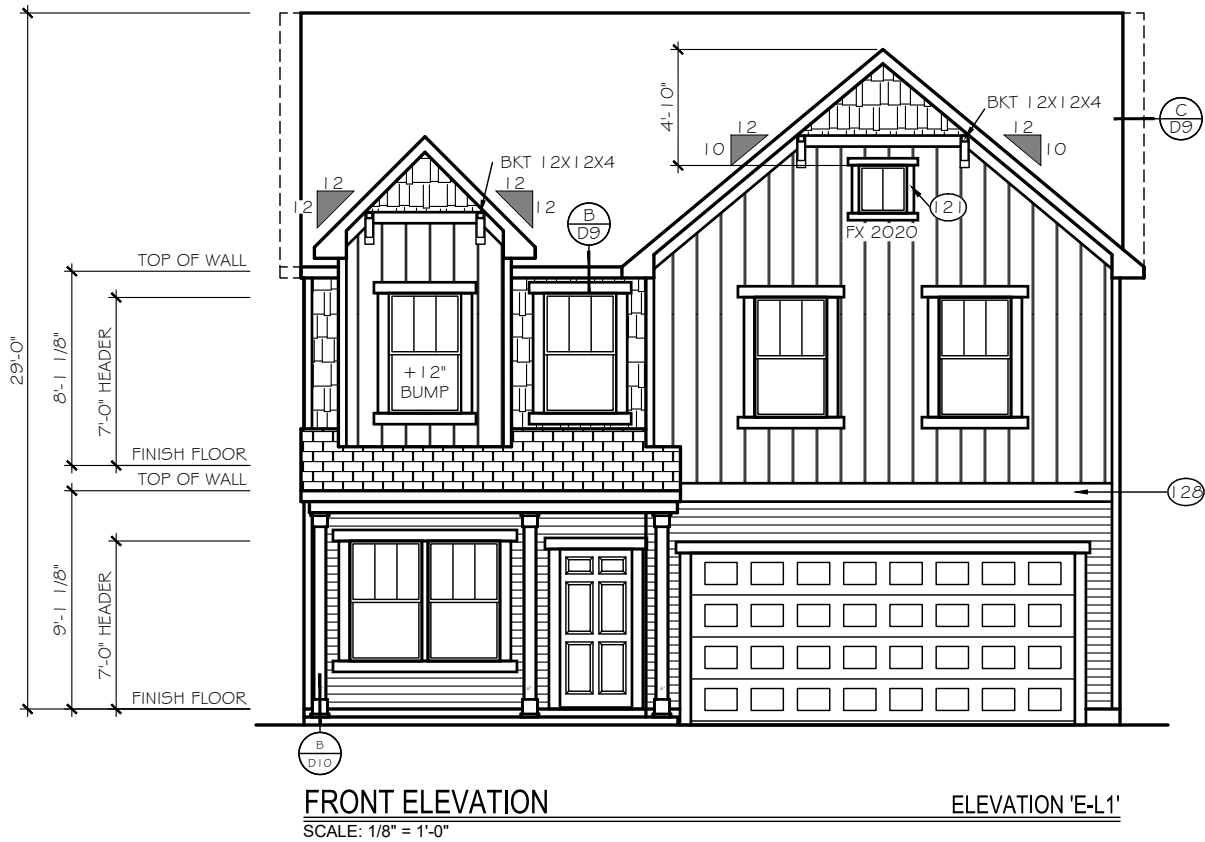
ELEVATION 'K'
FRONT ELEVATION

THE LENOX - OPEN

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

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

SHEET:
A4.36
v. 5.4



EXTERIOR MATERIAL
LEGEND

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

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

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

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

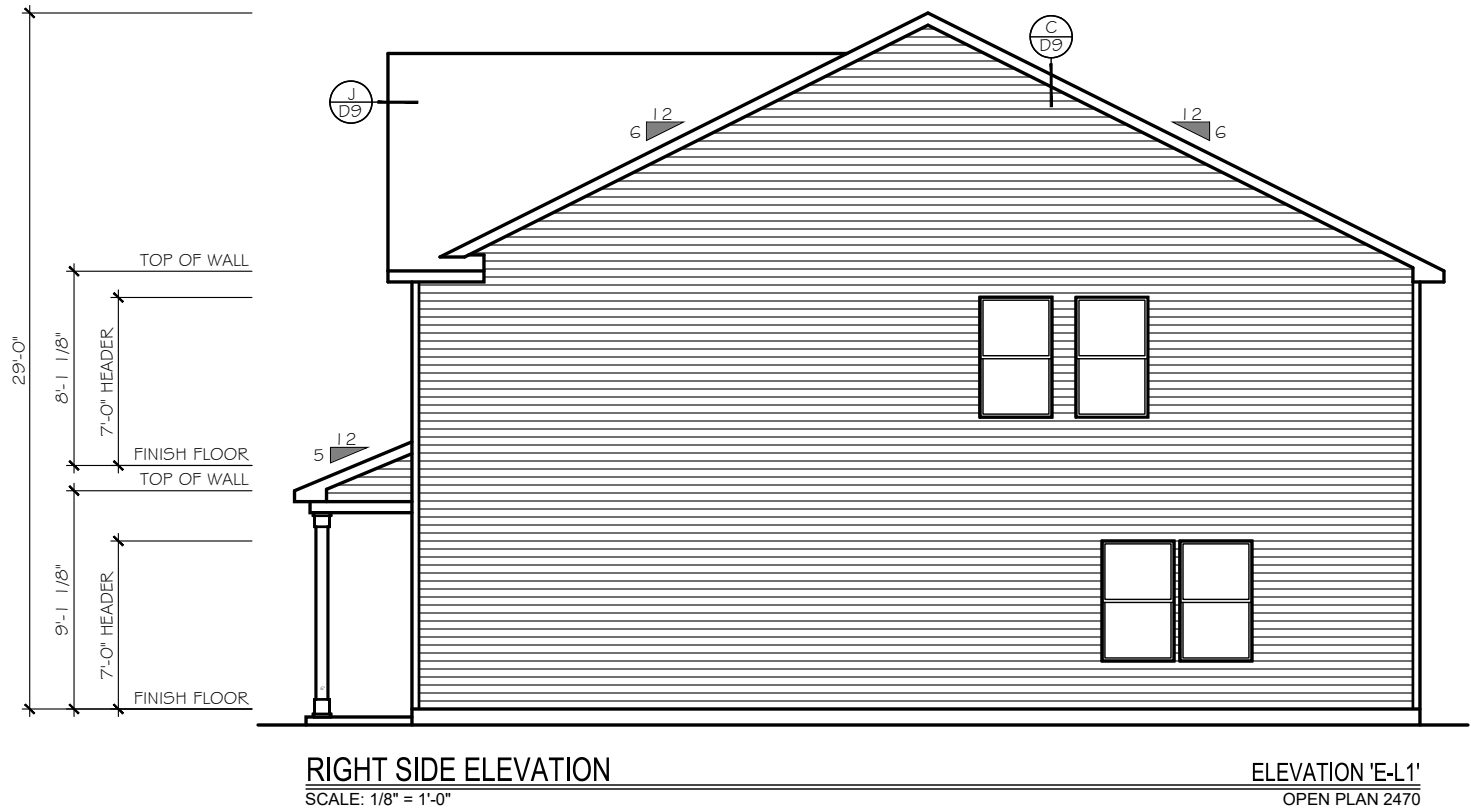
CHECKED BY:

RS / BS

SHEET:

A4.37

v. 5.4



EXTERIOR MATERIAL
LEGEND

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

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

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

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'L'
RIGHT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

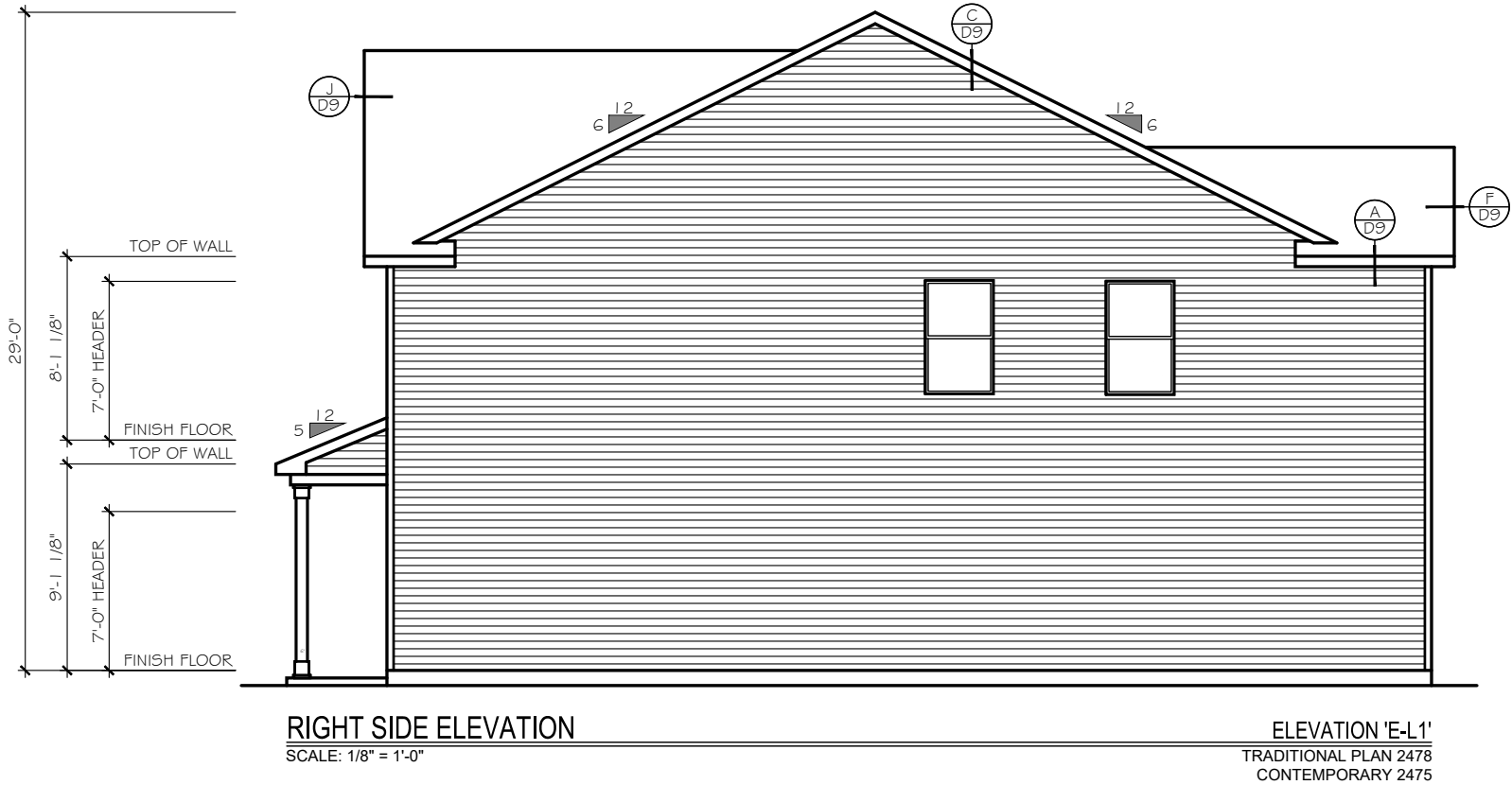
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.38

v. 5.4



ELEVATION 'L'
RIGHT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.39

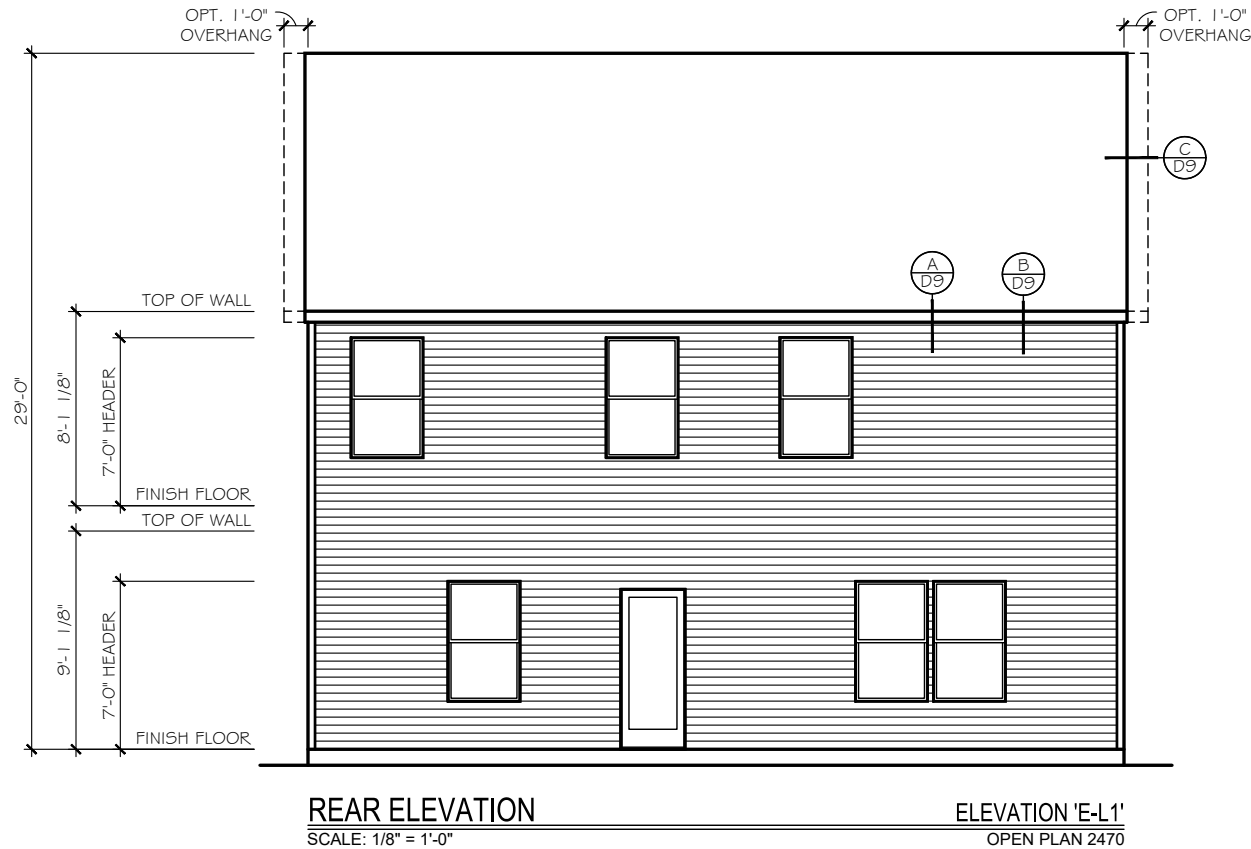
v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Breckonridge Centre Drive Suite 104
Montroe, North Carolina 28110

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



ELEVATION 'L'
REAR ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.40

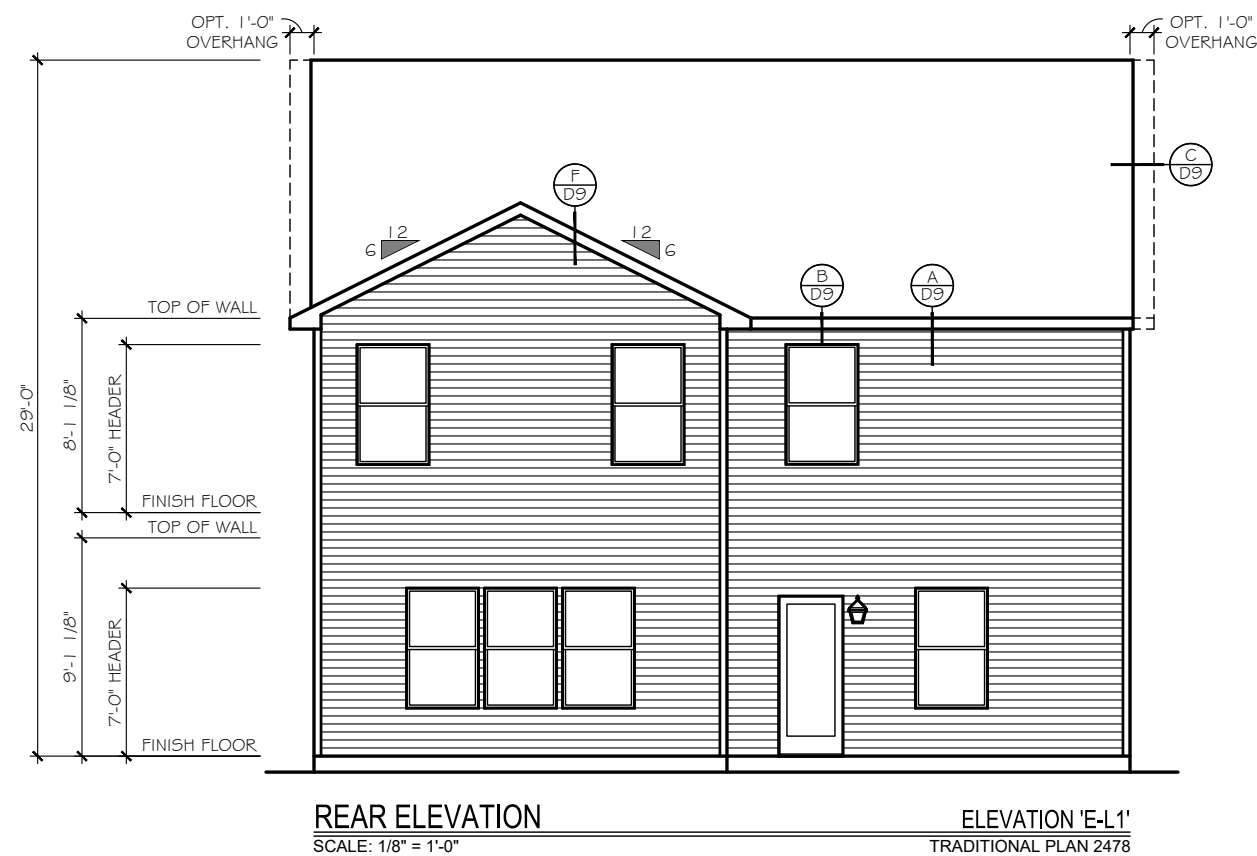
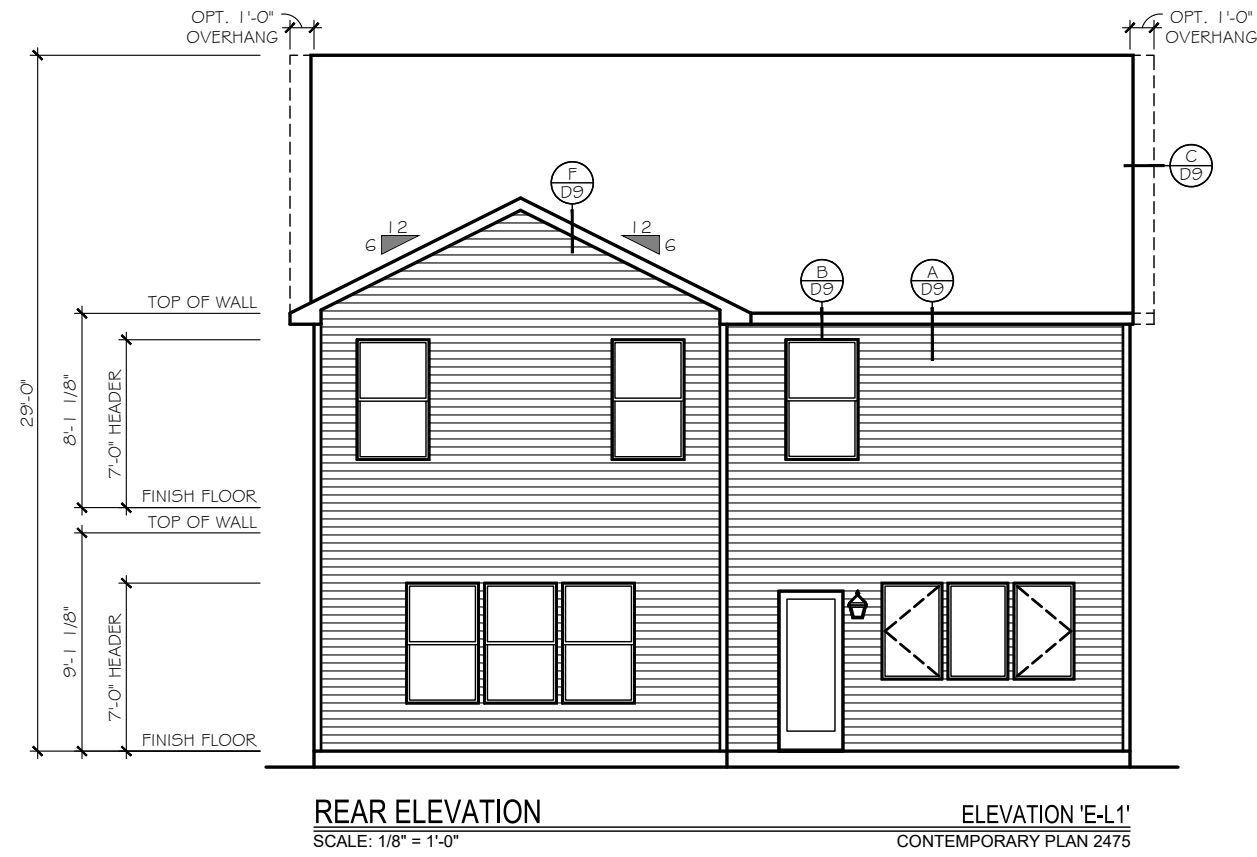
v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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



TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'L'
REAR ELEVATION

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

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

CHECKED BY:
RS / BS

SHEET:

A4.41

v. 5.4



TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'L'
LEFT ELEVATION

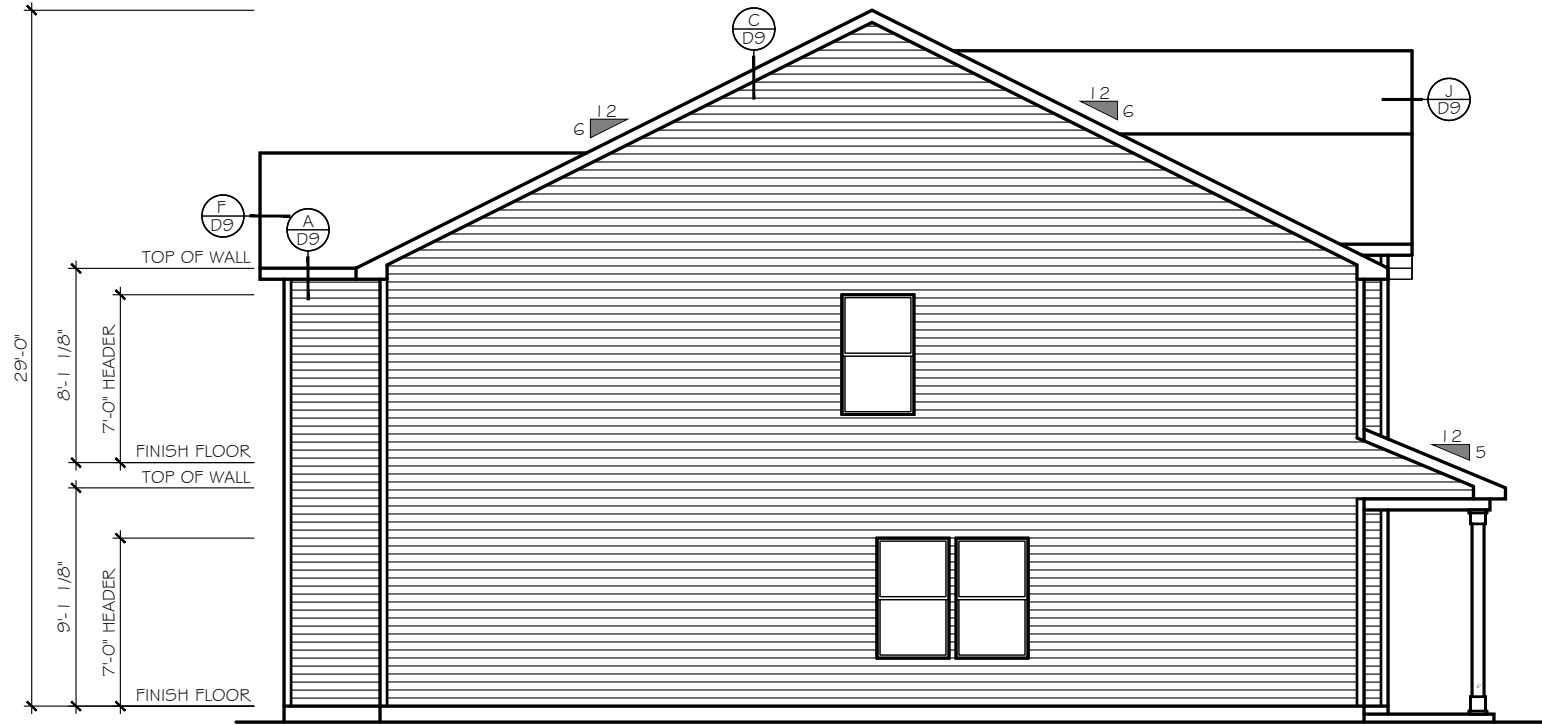
THE LENOX - OPEN

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

SHEET:

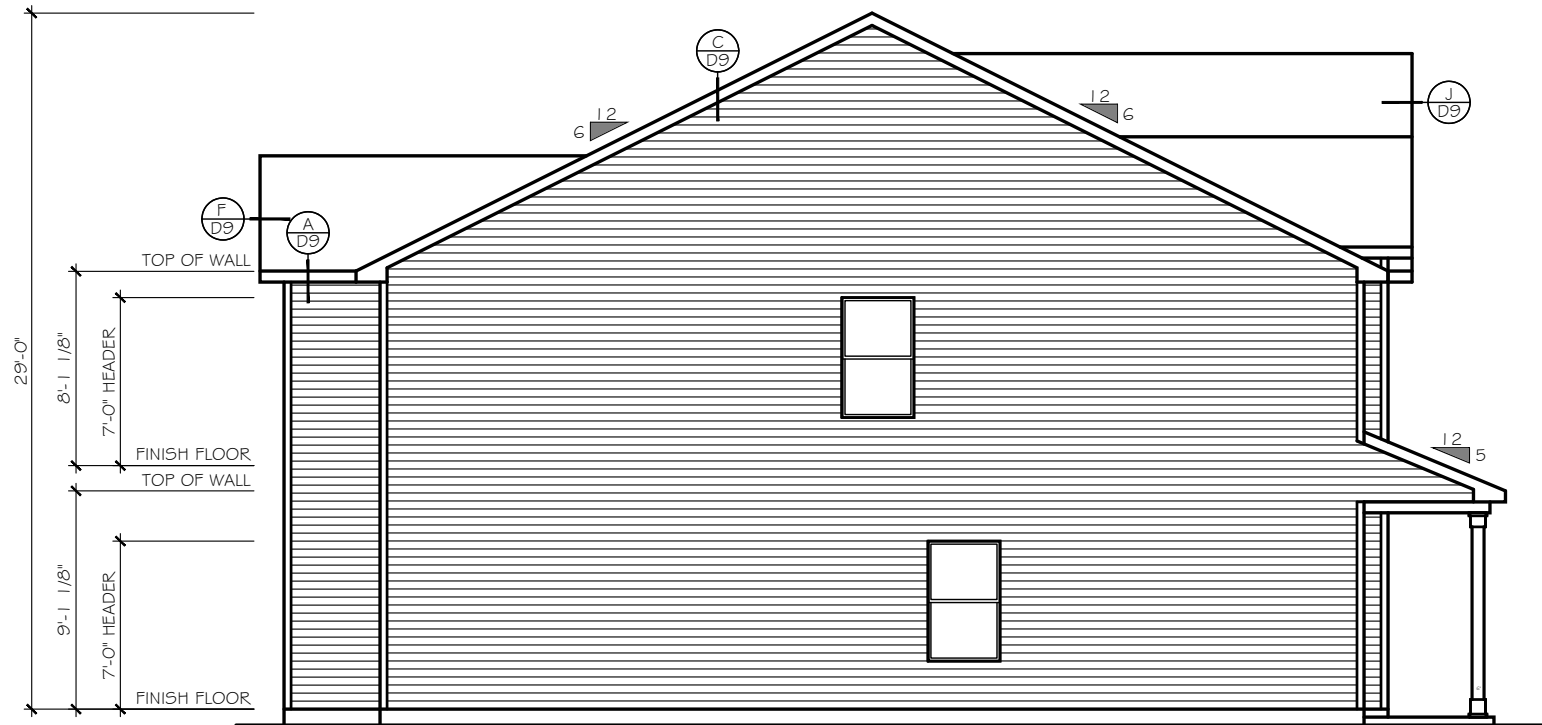
A4.42

v. 5.4



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

ELEVATION 'E-L1'
CONTEMPORARY PLAN 2475



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

ELEVATION 'E-L1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

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

ELEVATION 'L'
LEFT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

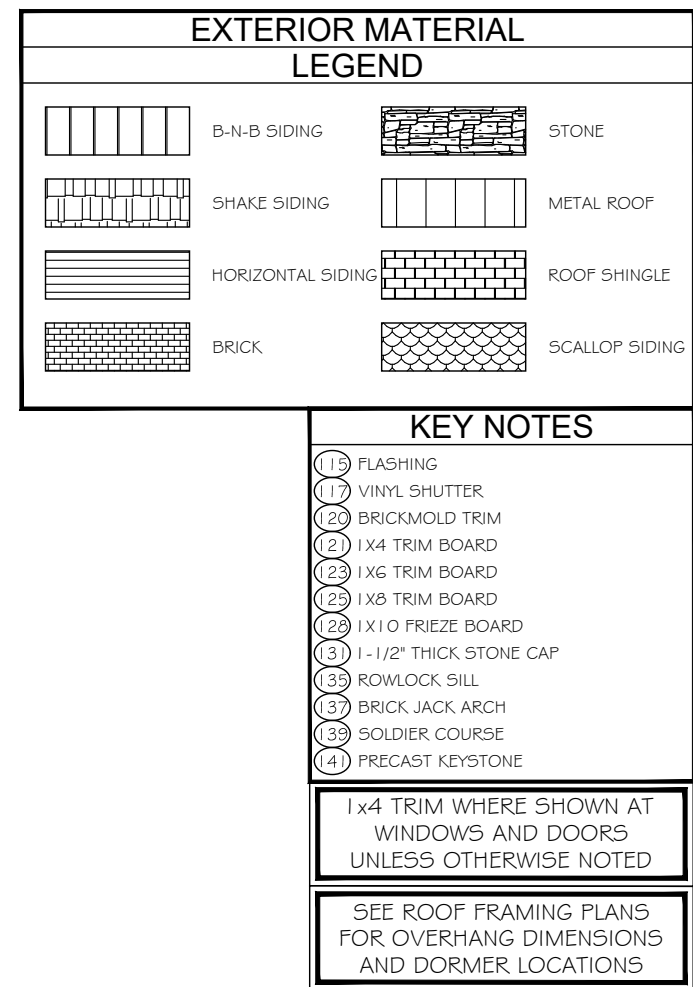
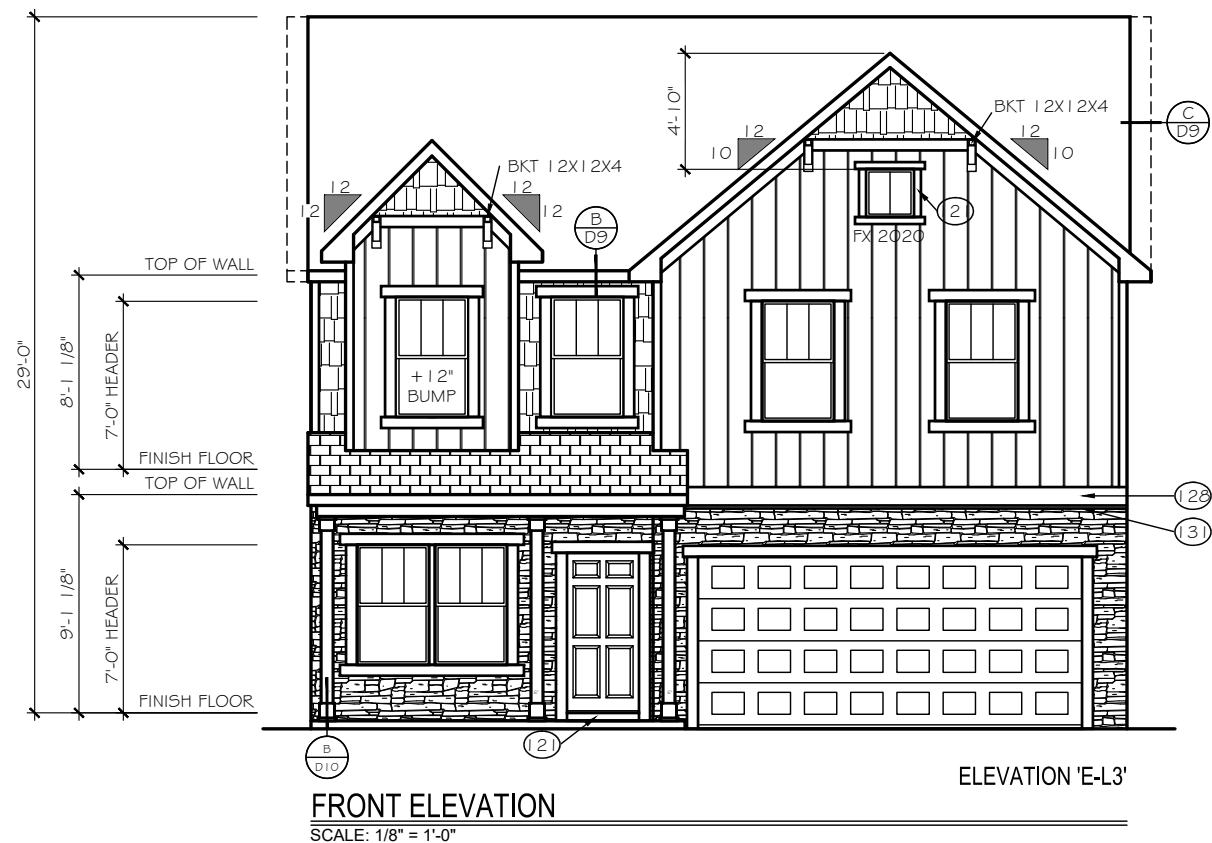
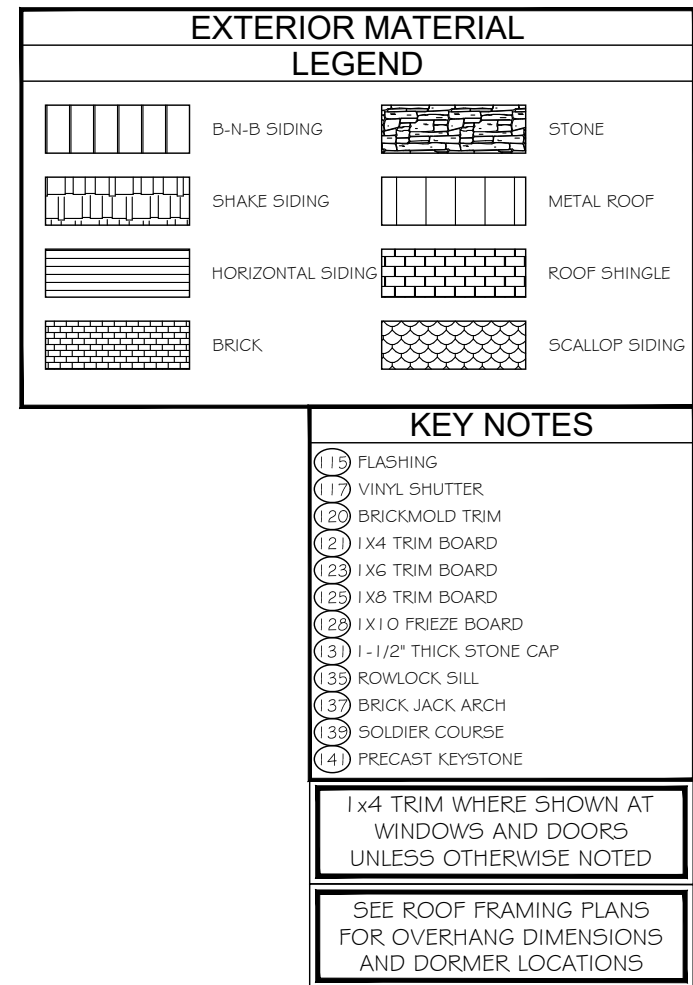
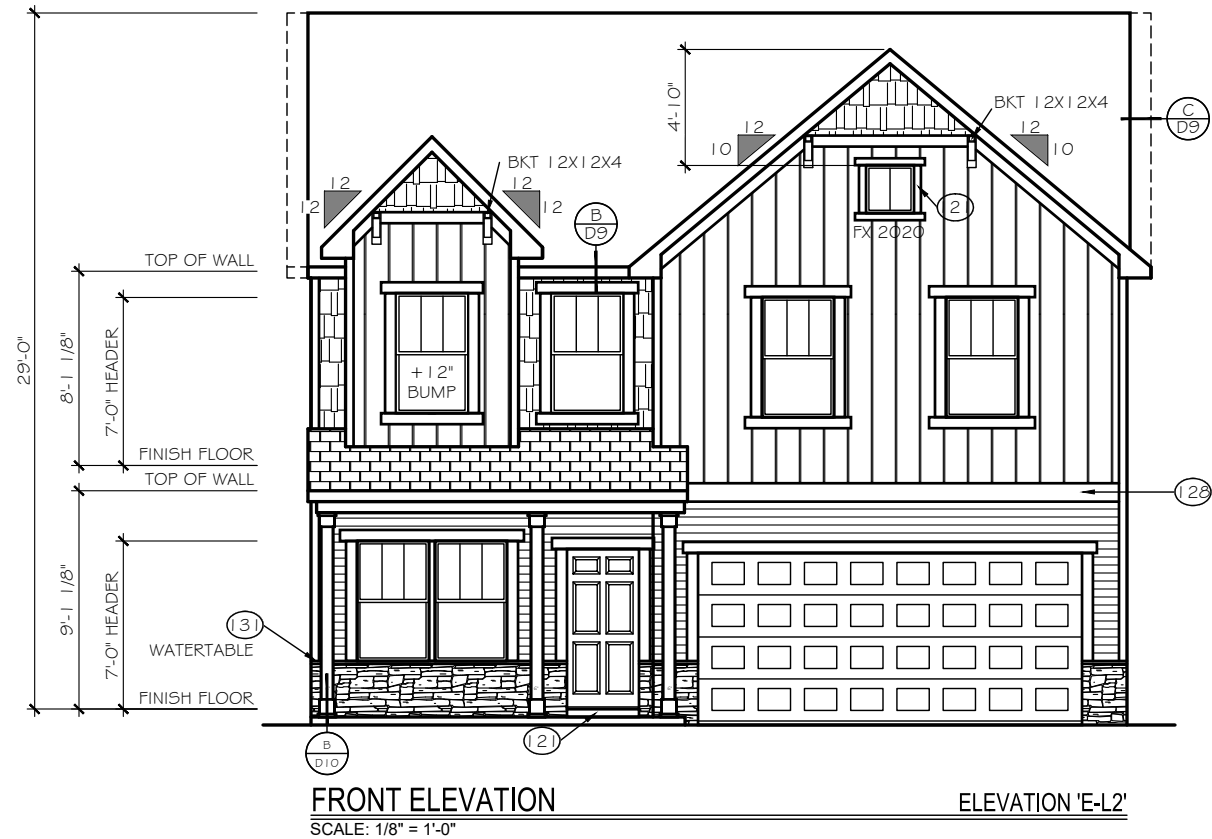
CHECKED BY:

RS / BS

SHEET:

A4.43

v. 5.4



TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

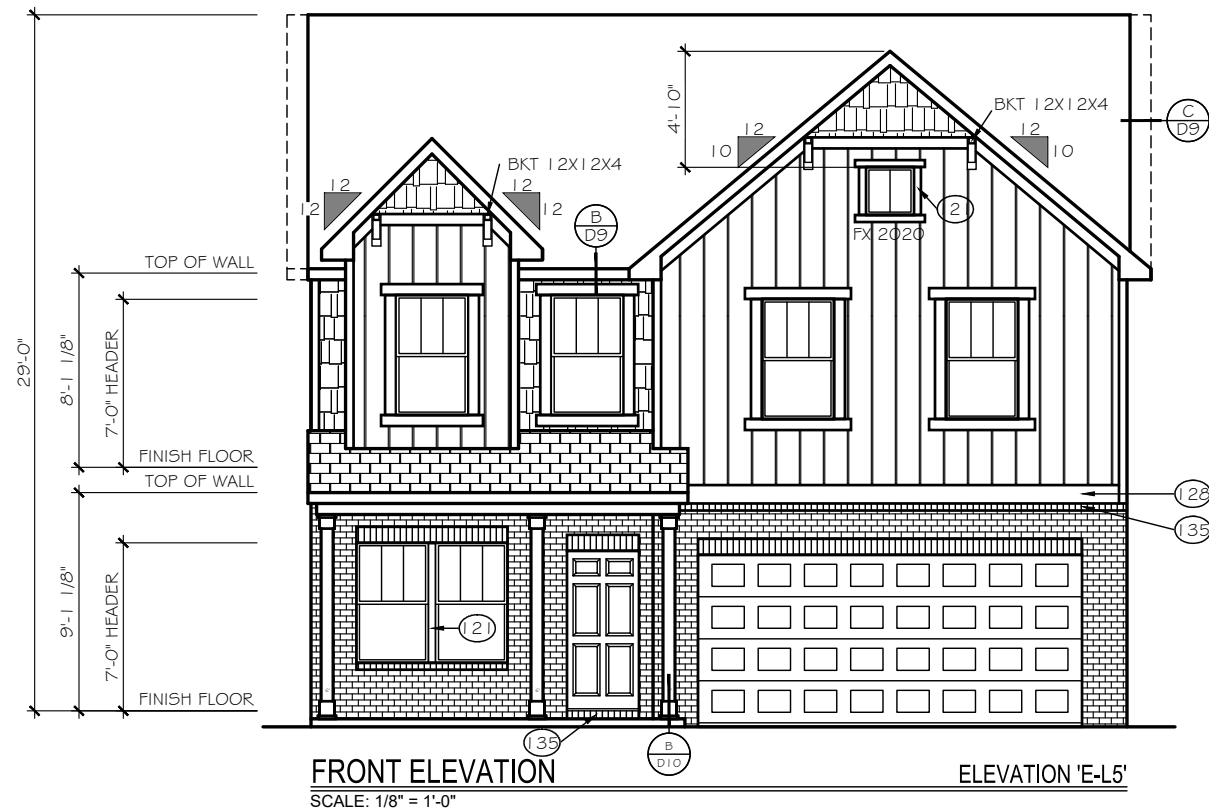
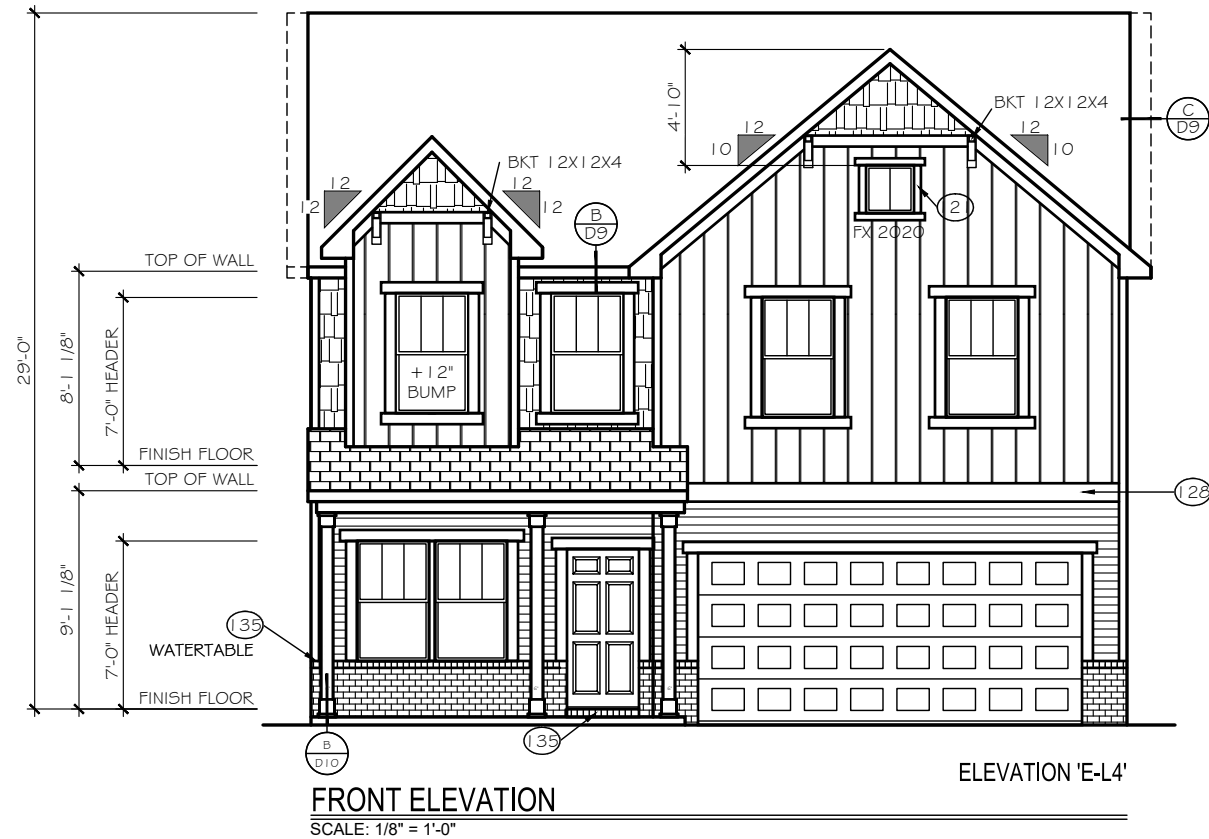
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.44

v. 5.4



EXTERIOR MATERIAL
LEGEND

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

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

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

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

EXTERIOR MATERIAL
LEGEND

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

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

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

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

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

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

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

DRAWN BY:
MLM

DATE:
06.22.21

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

CHECKED BY:
RS / B5

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

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.

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 Anastopoulos <AA Anastopoulos@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 Anastopoulos <AA Anastopoulos@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

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,

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

From: AJ Anastopoulos
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 Anastopoulos, 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 Anastopoulos <AA Anastopoulos@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 Anastopoulos <AA Anastopoulos@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

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.

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 Anastopoulos, 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 Anastopoulos <AA Anastopoulos@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 Anastopoulos <AAnastopoulos@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 maintenance of a public road.
- (29) To establish policies and adopt rules about the size, location, direction of traffic flow, and the construction of public dedication of acceleration and deceleration lanes, and traffic storage lanes and medians by ordinance or resolution.
- (29a) To coordinate with all public and private entities planning schools to provide written recommendations and private entities shall, upon acquiring land for a new school or prior to beginning construction of a school, submit a site plan to the local government for review and approval.

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 Anastopoulos, 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.

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

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

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

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

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

Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if different from Applicant)

Owner Address

Drew Boggs

Position/Relationship of Authorized Signatory to Applicant

Telephone Number

Member Manager

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.

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

Applicant Signature

Drew Boggs

**Printed Name of Authorized Signatory (if
different from Applicant)**

**Position/Relationship of Authorized
Signatory to Applicant**

HILLCREST FARMS ESTATES, LLC

Owner Signature (if different than Applicant)

Charles C. Chandler

Robert G. Chandler

charles C. Chandler: Member-Manager

Owner Address

Robert G. Chandler

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-

1036 - North Asheboro Greenway Design and Engineering

Application Details

Funding Opportunity: 230-Great Trails State Program (GTSP)
Funding Opportunity Due Date: Sep 3, 2024 5:00 PM
Program Area: Great Trails State Program
Status: Editing
Stage: Final Application

Initial Submit Date:
Initially Submitted By:
Last Submit Date:
Last Submitted By:

Contact Information

Primary Contact Information

Name*: Mr. Justin Middle Name Luck
Salutation First Name Last Name
Title*: Planning & Zoning Director
Email*: jluck@ci.asheboro.nc.us
Address*: 146 N. Church St.

Phone*: Asheboro North Carolina 27203
City State/Province Postal Code/Zip
(336) 626-1201 2392
Phone Ext.

Fax: #### #### ####

Organization Information

Name*: Asheboro, City of
Organization Type*: City Government
Tax Id:
County*: Randolph
Organization Website: <https://asheboronc.gov/>
Address*: 146 N. Church St.

Asheboro North Carolina 27203-
City State/Province Postal Code/Zip

Phone*:

(336) 626-1201 2392
###-###-#### Ext.

Fax:

###-###-####

GTSP Application Information

Applicant Information

Contact Information

Is the person from the partner organization who will administer the grant contract, if awarded, the same as the Primary Contact listed on the application?

Grant Administrator*: Yes

Is the Project Manager the same as the Primary Contact listed on the application?

Project Manager*: Yes

If awarded, will the person who signs the grant contract be the same as the Primary Contact listed on the application?

Person Signing Contract*: No

Please list contact information.

Contact Information: John Ogburn
First Name Last Name

Title: City Manager
Title

Email: jogburn@ci.asheboro.nc.us

Project Overview

Project Name*: North Asheboro Greenway Design and Engineering This project title will be used internally and externally.

Describe your project, including how this project would advance your trail network and state your project objectives.

This description will be used to determine your project's overall sustainability as compared to other projects submitted. This statement should be suitable for public review. The text provided in this box will be published internally and externally without editing by Division of Parks & Recreation (DPR) staff. Be concise and discerning with information, covering key components and background, if needed. Narratives are limited in word length as noted below the text box.

Project Description*:

The North Asheboro Greenway is a proposed 1.8-mile corridor that starts at Vision Drive and extends northward along Hasketts Creek until it reaches West Central Avenue. The initial alignment prioritizes using existing sewer line easements and traversing floodplain areas. The potential route will pass through various landscapes, including commercial properties, large undeveloped residentially zoned lots, a multi-family housing development, and an existing public park. This project would advance the construction of the trail by providing the following services:

Surveying:

Identify the exact boundaries of properties the greenway will traverse. This is crucial for acquiring necessary easements and ensuring the trail does not encroach on private properties without permission.

Identify sensitive environmental areas, such as wetlands, floodplains, and habitats for protected species. This is essential for minimizing environmental impacts and obtaining necessary permits.

Design + Engineering:

Develop detailed plans for the trail alignment, width, surface materials, and grading. The design must ensure accessibility, safety, and user comfort.

Design bridges, boardwalks, retaining walls, and other structural elements.

Create systems to manage stormwater runoff and prevent erosion.

Integrate the trail into the surrounding landscape through plantings, natural features, and aesthetic enhancements

Identify and plan for the relocation or protection of existing utilities

Create a plan for long term maintenance

Cost Estimates and Phasing Plans:

Provide detailed cost estimates for all aspects of the project, including construction, materials, labor, and contingency funds.

Develop plans to implement the project in phases, if necessary, to align with funding availability and minimize disruption to the community.

These services are critical to ensure the North Asheboro Greenway is well-planned, environmentally responsible, cost-effective, and meets the desires of the community.

What process will be used for selecting the person or the organization to complete the project? :

The City of Asheboro will use a Request for Qualifications (RFQ) process to select a qualified firm to complete the design and engineering project. All firms that submit responsive letters of interest will be considered. In selecting a firm/team, a selection committee comprised of city staff will take into consideration qualification information including such factors as:

25% - Firm's experience, knowledge, familiarity and past performance with work described herein.

25% - The experience of the firm's proposed staff to perform the type of work required.

50% - Firm's understanding of the project specific issues and their responsibility in delivering services for the advertised project.

City of Asheboro staff have experience utilizing the RFQ process to execute projects successfully. Recent projects include the Trade Street Improvement Project, Phase I and Phase II Environmental Site Assessment for Acme-McCrary Property, and Central Business District Parking Study and Strategy.

Can this project be completed within 3 years of the contract? *

Yes Please attach a detailed timeline below.

Previous Grant or Similar Project Experience

Previous Grant / Similar Project Name	Amount of Project	Project Objective	Was your grant or project successful?
2023 Paved Trails, Sidewalk, and Sidepath Feasibility Studies Grant Program	\$75,000.00	Examine the viability of a transportation project, complete initial stages of design and environmental review, and develop implementation strategies	Yes, the feasibility study has been completed and adopted by the Asheboro City Council.

Project Justification

What are the expected outcomes and benefits from this project? Please include:

- How the trail provides or would provide connectivity to daily destinations?

- How the trail is designed or would be designed to increase access to trails (first trail in a community, fills a trail-type need, etc.)?

- How the proposed project would eliminate a gap in an existing trail or in funding?

All acquisition applications should include urgency of acquisition.

- What is the approximate length, width, and surface type?

Maintenance applications should include when the trail was originally built and previous maintenance (what was done and when it was completed).

Project Justification*:

The North Asheboro Greenway would provide connectivity to the following destinations:

Randolph Hospice Center: Starting near Vision Drive.

West Bailey Street: A connector trail along this street provides access to a parcel suitable for a trailhead and parking lot.

Balfour Elementary School and North Asheboro Middle School: Providing educational linkages.

Asheboro Park and Ride: Access is provided through a side path on West Balfour Avenue.

North Asheboro Park: Terminating at this location, with plans for future extensions north past West Central Avenue.

Successful implementation of the North Asheboro Greenway, the first greenway in the city, will set a positive example for future greenway projects and potentially attract further development aligned with the following greenway objectives:

1. Enhanced Connectivity and Equity: The greenway will improve connections between various parts of Asheboro, including linking residential areas with the above-listed key destinations, and aligns with the USDOT's Justice40 initiative by serving census tracts

that have higher than median Transportation Disadvantage Index (TDI) scores and provide connectivity for tracts identified as disadvantaged by the Climate and Economic Justice Screening Tool (CEJST).

2. **Environmental Benefits:** The greenway will promote environmental protection by utilizing existing easements and minimizing impacts on natural habitats. It will also provide opportunities for ecological preservation along Hasketts Creek.

3. **Health and Wellness:** The greenway will offer a recreational space for walking, biking, and outdoor activities, contributing to the overall health and well-being of residents.

4. **Safety and Accessibility:** By improving pedestrian and cyclist infrastructure, the greenway will enhance safety and accessibility for non-motorized transportation modes.

5. **Economic Impact:** The greenway could stimulate local economic development by attracting residents and businesses interested in proximity to recreational amenities.

6. **Educational Opportunities:** Connections to schools like Balfour Elementary and North Asheboro Middle School will promote educational engagement through active transportation options.

The City of Asheboro received a grant from NCDOT's 2023 Paved Trails, Sidewalk, and Sidepath Feasibility Studies Grant Program to fully fund and complete a feasibility study. Funding from the GTSP program will allow the city to take the next step in making the public-desired greenway a reality.

Certification and Approval by Governing Body

A signed copy of the certification and approval by the governing board must be attached at the bottom of this section.

I hereby certify the information contained in this application is true and correct and the required matching funds will be available during the project period. This application has been approved by the governing body. *

No

Applicant Attachments

Named Attachment	Required	Description	File Name	Type	Size	Upload Date
If application has multiple sponsoring agencies, please attached a W-9 for each organization in a single combined file.						
Organization W-9	✓					
Please provide a detailed project timeline. Be sure to include when any pending or unsecured matches will be available.						
Detailed Project Timeline	✓					
Please upload the signed certification and approval by the governing board. A template of this certification is included in the application guide. Electronic signatures are acceptable.						
Signed Certification & Approval by Governing Board	✓					

Project Information

Project Details

Enter decimal degrees only.

(Example: 35.774596, -78.843835)

Project Location: 35.742047 -79.81435744
Latitude (00.00000) Longitude (-00.00000)

Select the county or counties in which the project will take place.

County/Countries*: Randolph

Enter the [Center for Disease Control/Agency for Toxic Substances and Disease Registry Social Vulnerability Index](#) level of vulnerability for the census tract in which the majority of the proposed project will take place.

In order to view census tract level of vulnerability for a proposed project location, toggle the Geographic Comparison to Statewide, select North Carolina, zoom into the County in which the proposed project will take place, and toggle the Geographic Unit to Census Tracts. Click on the census tract containing the proposed project.

Project Census Tract Social Vulnerability Index*: High

Please attach the attorney's certification of site control below. A template is provided in the application guide.

Site Control*: Not Applicable (Planning & Feasibility, Design & Engineering Applications, & Acquisition Only)
Select all that apply.

If Other Site Control, please explain: :

Please indicate all permissible uses of this project*:

Select all that apply.

If other, please list:

Has the trail design been completed?*: No

Why was this trail design standard chosen?
:

Obtained approved waiver for land acquisition?*: No

Trail Facilities Provided by the Project

The applicant will be building its first trail project.*: N/A

The project will provide new trail facilities*: N/A

The project will add trail facilities on an existing trail *: N/A

The project will provide major renovation of an existing trail*: N/A

The project will provide a trail connection to existing recreation area(s), school(s), downtown businesses, and/or communities.*: N/A

Suitability of the Site for the Proposed Project

The site is suited for the proposed development with minimal adverse impact to the environment.*: N/A

The project enhances public?s access to a trail. *: N/A

The project is enhanced by the adjacent property uses*: N/A

The site is free from limitations, conditions, encumbrances, or other intrusions. *: N/A

Management and Maintenance

Site Operation and Maintenance.

Please choose from the following:

*The applicant has a full-time parks and recreation department that will manage the project site to provide programming and ensure adequate operation and maintenance.

*The applicant has a full-time staff, such as public works, who will manage the project site and ensure adequate operation and maintenance.

*The applicant will manage the project site with part-time staff or by contractual agreement to ensure adequate operation and maintenance.

*An organized volunteer group, such as a civic group or youth sports association will operate and maintain the site.

Site Operations & Maintenance*:

Unknown or N/A

*must be owned / managed by a public entity or land conservation partner. If the applicant is not going to operate the site with full-time staff, describe how and when the site will be open to the public.

Who will maintain this trail? *:

Design and Engineering only project

What is your emergency management plan?:

For Maintenance Applications only, is this trail considered high use? : N/A

For Maintenance Applications only, please explain high use and how use is documented: :

Project Information Attachments

Named Attachment	Required	Description	File Name	Type	Size	Upload Date
<i>This certification MUST be attached for all construction and maintenance applications to be eligible for consideration.</i>						
Attorney's Certification of Site Control						
Trail Design Documentation						
Land Acquisition Waiver						
<i>Optional if additional explanation is needed.</i>						
Site Suitability Supporting Documentation						
<i>Please attach additional information regarding the emergency management plan if necessary.</i>						
Emergency Management Plan						
Maintenance Applications - Documentation of Trail Use						
Maintenance Applications - Previous Trail Maintenance Records						

Site Information

Plans & Maps

Named Attachment	Required	Description	File Name	Type	Size	Upload Date
------------------	----------	-------------	-----------	------	------	-------------

Include the following items on the site plan:

- Title: Name of project and applicant
- Acreage
- Address and Start/Finish Longitude/Latitude in decimal degrees
- Date the map was prepared
- Connection to state trail
- Existing trail
- Planned trail
- Existing facilities
- Future facilities
- Legend
- North arrow
- Scale

Site Plan	✓	North Asheboro Greenway Site Plan/Site Vicinity Map	AltB_maponly_FinalStudy_edited.pdf	pdf	1	07/25/2024	MB	02:53 PM
-----------	---	---	--	-----	---	------------	----	----------

Include the following items on the site vicinity map:

- Title of the project
- The name of the road or trail a visitor uses to get to the trail entrance.
- The closest major highway/road
- Legible street names
- North arrow
- Physical address (such as a street address)
- Latitude/longitude coordinates of the central point in the site

Site Vicinity Map

Provide a detailed map of the proposed trail project with topographic lines or basemap. Bodies of water and other natural features should be visible on this map as well.

Topo Map		North Asheboro Greenway Wetland + Flooding and Topography maps	NAsheboroGreenway_TopoWater_Flood.pdf	pdf	1	07/25/2024	MB	02:51 PM
----------	--	--	---	-----	---	------------	----	----------

In addition to the legal description, acquisition-only projects must submit a copy of a conceptual plan showing the property to be acquired and future development for public recreation. See Application Guide for an example

Conceptual Plan for Acquisition Only Applications

Land Acquisition

Does your project involve land acquisition?*: No

List of Properties to be Acquired (if applicable)

Description	Will the property be	Current Owner	Number	Acreage	Land	Improvements for Trail Purposes	Proposed Purchase Price
No Data for Table							

Legal Description of Property to be Acquired

Description	File Name	Type	Size	Upload Date
No files attached.				

Budget

Project Type

Type of Project*: Design + Engineering

Project Costs

Project Element	Unit Quantity	Unit	Unit Cost	Total Item Cost
Design and Engineering Services	1	Lump Sum	\$201,000.00	\$201,000.00
				\$201,000.00
				\$201,000.00

Planning, Feasibility, Design, and Engineering Costs

Project Element	Cost
Design/Engineering Services (prof. fees, design/construct. drawings, maintenance, cost estimates)	\$201,000.00
	\$201,000.00

Acquisition Costs

Parcel Number	Acres Acquired	Land Acquisition Cost
No Data for Table		

Non-State Match

Type of Match	Amount of Match Source of Match	Availability
In-Kind Services or Labor	\$32,000.00 City Staff Hours	Secured
Non-State Grant or Private Funding	\$35,000.00 City of Asheboro General Fund	Secured

Budget Summary

Total Project Cost:	\$0.00
Total Non-State Match:	\$67,000.00
Total Grant Request*:	\$134,000.00 May not exceed \$500,000

Match Summary

What county or counties will the project be located in? *: Randolph

What is the Tier designation of the county? Tier 2
If the project is in multiple counties, the match shall be based on the lowest wealth county. Tier designation can be verified [here](#).*:

The Match Requirement is as follows:
- Tier 1 counties must match 1:4, or 25%
- Tier 2 counties must match 1:2, or 50%
- Tier 3 counties must match 1:1, or 100%

Incomplete or insufficient matches could result in an ineligible applicant.

Match Percentage: 0%

Partners & Community Support

Partnerships & Community Support Attachments

Description	File Name	Type	Size	Upload Date
-------------	-----------	------	------	-------------

No files attached.

Partnerships & Community Support

Is the trail supported by the community where it will be built?* Yes

Please explain*:

The North Asheboro Greenway garnered substantial public support throughout the feasibility study process, with community members, landowners, and the Asheboro City Council recognizing its multifaceted benefits. The community survey and public meetings respondents showed a high level of interest in using the greenway for various activities such as walking, biking, and other recreational purposes. Other local stakeholders, such as Asheboro City Schools, also showed interest and support.

Has the applicant held a public meeting within the last 24 months to discuss the trail project and obtained comments? Is the public supportive of the project?* Yes

Please explain:

A drop-in-style public meeting was hosted at the City of Asheboro Public Works building on December 12, 2023. Maps and information boards were provided for attendees to review at their own pace, and project team staff from the City, NCDOT, and consultants were available to guide attendees through the materials and answer questions. The meeting was advertised on the City's website and social media pages, through emails to local advocacy organizations, and through letters to nearby property owners. The final feasibility study was received and adopted by the Asheboro City Council at its regular meeting on July 11, 2024. The Council allowed the public to make comments during the meeting, supporting the Council's decision to adopt the study.

Is the trail supported by other organizations or partners?* Yes

Please explain*:

The feasibility study project team engaged with key stakeholders and private landowners in the study area to gauge support for the project. Meetings were held with Asheboro City Schools, NCDOT, Piedmont Triad Rural Planning Organization (RPO), and City of Asheboro staff, as well as private landowners. A "Working Group," comprised of local officials, City of Asheboro staff, citizen wellness groups, and Randolph County Trails, played a crucial role in the development of the feasibility study.

Has the applicant used another way to gain & document support of the trail project?*

All community engagement efforts are summarized in full by the adopted North Asheboro Greenway Feasibility Study and are available for review on the City's website. City staff have also documented emails and phone calls received throughout the feasibility study process.

Environmental Review

Impact

Describe in detail the existing or proposed property including the acreage (for land and water), topography, streams, lakes, and any significant natural resources that are on or adjacent to the site.

Site Description*:

N/A

What are the past and/or current uses of the property?

Examples: Urban/developed, forest, agricultural, industrial site, landfill, water, or wetland.

Important: If the property has been contaminated (examples: brownfield sites), all cleanup actions must be completed before a GTSP contract is executed and the project can begin. Use this space to describe any cleanup actions that are in progress or proposed. The GTSP program recommends that local governments wait until cleanup is completed before applying.

Past/Current Property Use*:

N/A

Describe any wetland areas on the site including the acreage. Describe any disturbance of wetlands needed to develop the proposed project. Please state if no wetlands exist on the site.

Wetlands*:

N/A

Describe any floodplain areas within or adjacent to the site and delineate floodways.

Floodplains*:

N/A

Describe the predominant tree and wildlife species on or adjacent to the site.

Tree and Wildlife Species*:

N/A

List any known archaeological or historical sites within the project site or in the vicinity of the site. Has the area been surveyed by an archaeologist? If so, when and by whom? Please note additional review will be required if ground disturbance will occur within study list or historic district (per HPOWEB), if federal funds will also be used, or if a 404 permit is needed.

Archaeological or Historical Sites*:

N/A

List all existing recreational facilities and other structures on the site, regardless of their age. Indicate if any structure is more than 50 years old. Provide a photograph and pertinent historical information about the structure(s) which are 50 years or greater. Indicate whether any existing structure(s), regardless of age, will either be demolished or renovated for recreational use by the proposed project?

Existing Structures*:

N/A

Describe any existing utility easements within the site; including the width and length. Also, describe the existing water, sewer, and road systems at the site. Describe any water, sewer, or road systems included in the proposed project.

Utilities*:

N/A

How many acres are to be disturbed and/or cleared for the proposed development?

Ground Disturbance / Site Clearing*: 0.00
acres

Is a new trail support indoor facility being proposed? Examples include restroom facilities, bathhouses, or equipment rental facilities.

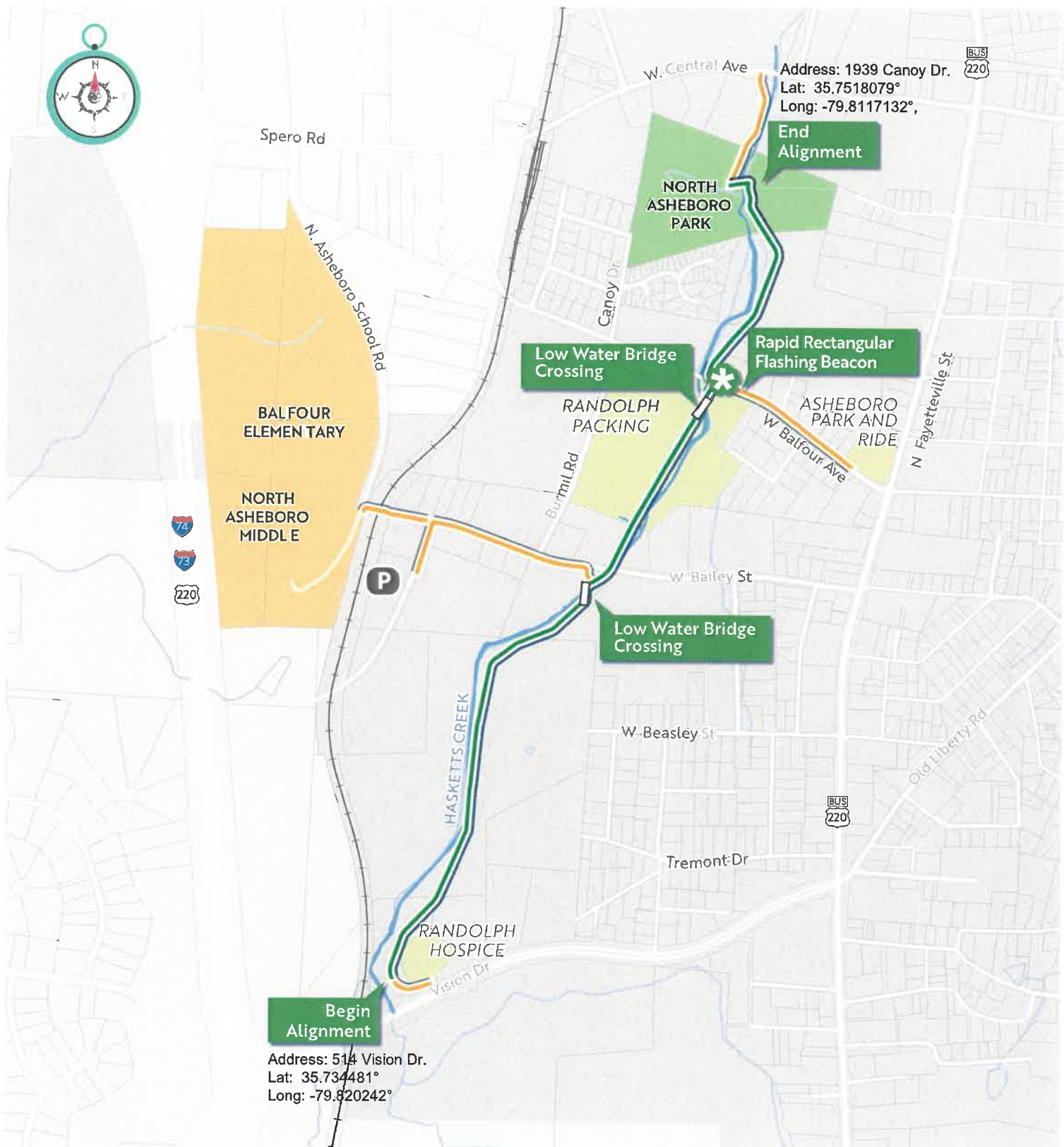
New Trail Support Facility*: N/A

Environmental Review

Review Requirement	Attachment
Wetlands National Wetlands Inventory Attach a copy of the map of the trail corridor from the National Wetlands Inventory.	
Streams on Site NC Surface Water Classifications Attach a copy of the map of the trail corridor from this NC DEQ Surface Water Classifications resource.	
Floodplains NC Flood Risk Information System Attach a copy of the map of the trail corridor from the NC Flood Risk Information System.	
Archaeological or Historic Sites NC HPOWEB 2.0 Attach a copy of the map of the trail corridor from the North Carolina State Historic Preservation Office GIS Web Service. Note: Any project with federal funding component requires review regardless of HPOWEB results.	

Comments

Comments:



NORTH ASHEBORO GREENWAY

Applicant: City of Asheboro
 Approx. Acreage: 3.44
 Date: July 25, 2024

0' 1,000' 2,000'

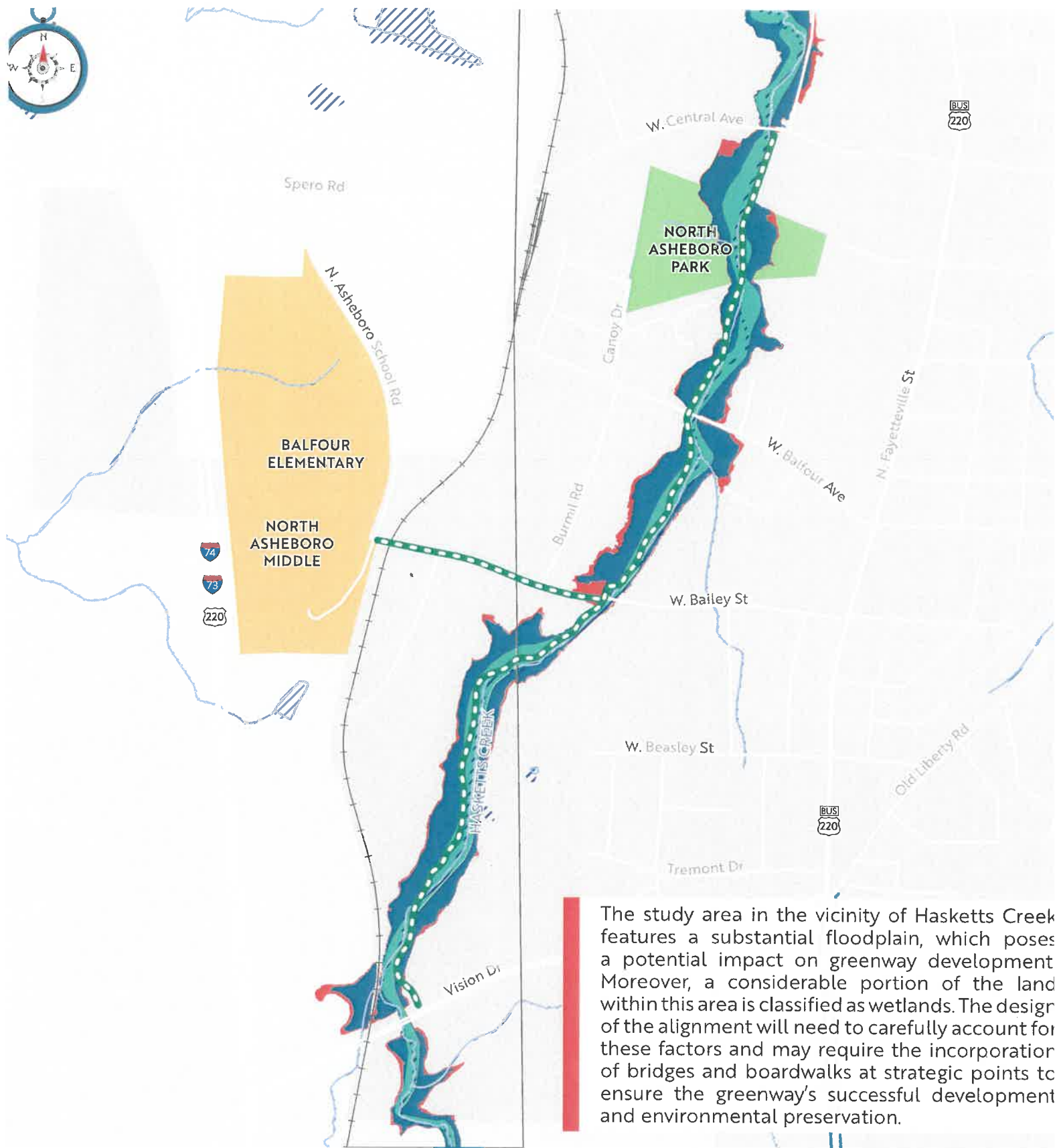
LEGEND

Existing Conditions

- Railroad
- Roadway
- School
- Park/Conserved Land
- Water
- Asheboro City Limits
- Randolph County
- Parcel of Interest

Greenway Alternatives (Color Varies)

- Alignment Alternative
- Connector Alternative
- Potential Trailhead
- Pedestrian Bridge
- Pedestrian Signal



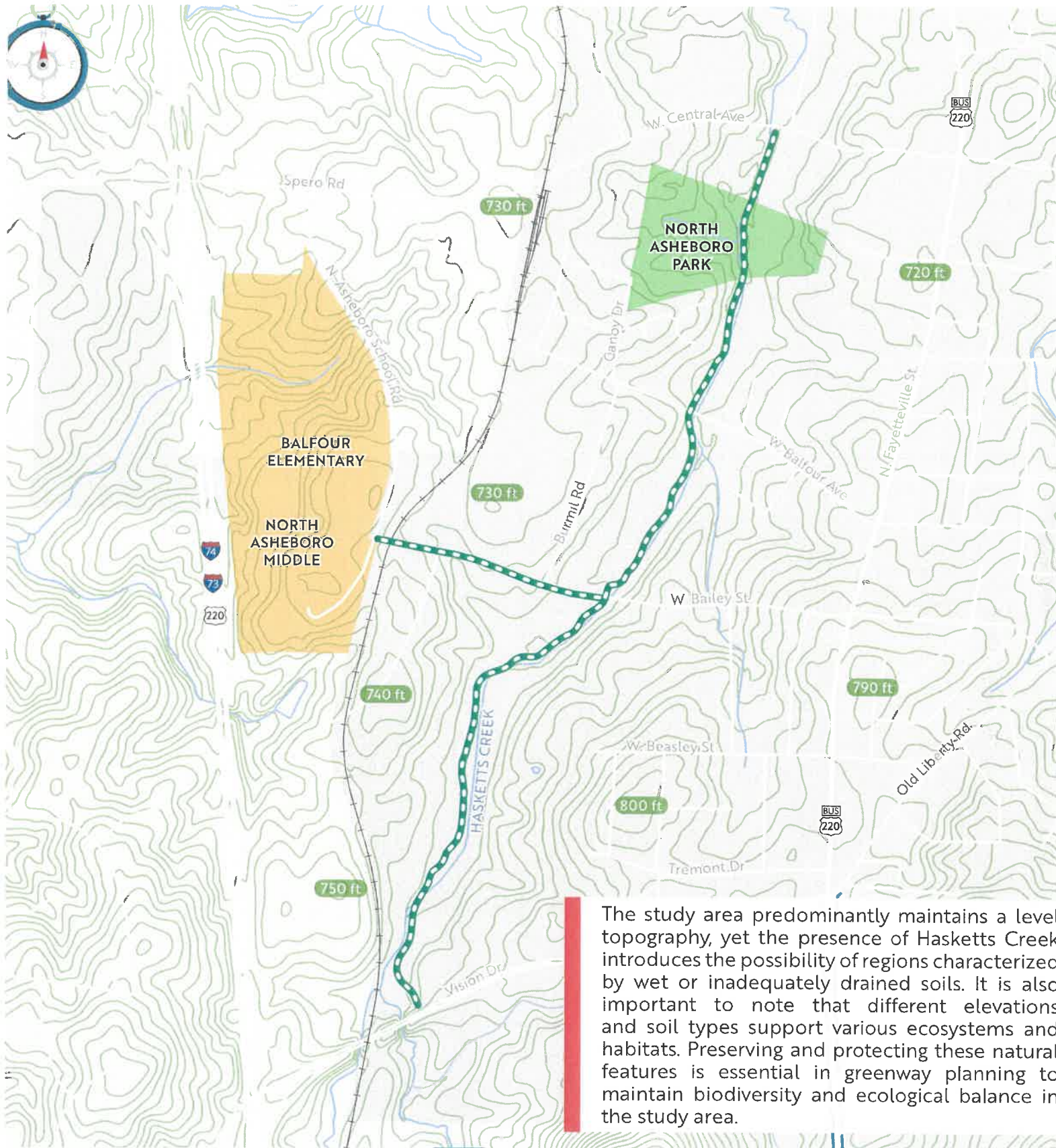
The study area in the vicinity of Hasketts Creek features a substantial floodplain, which poses a potential impact on greenway development. Moreover, a considerable portion of the land within this area is classified as wetlands. The design of the alignment will need to carefully account for these factors and may require the incorporation of bridges and boardwalks at strategic points to ensure the greenway's successful development and environmental preservation.

NORTH ASHEBORO GREENWAY FEASIBILITY STUDY Wetlands + Flooding

LEGEND

- | | |
|----------------------------|----------------------|
| Preliminary Study Corridor | Railroad |
| Existing Sidewalk | Roadway |
| Wetlands | School |
| Floodway | Park/Conserved Land |
| 100-Year Floodplain | Water |
| 500-Year Floodplain | Asheboro City Limits |
| | Randolph County |

0 0.25 0.5 Mile



The study area predominantly maintains a level topography, yet the presence of Hasketts Creek introduces the possibility of regions characterized by wet or inadequately drained soils. It is also important to note that different elevations and soil types support various ecosystems and habitats. Preserving and protecting these natural features is essential in greenway planning to maintain biodiversity and ecological balance in the study area.

NORTH ASHEBORO **GREENWAY FEASIBILITY STUDY** **Topography**

LEGEND

- Preliminary Study Corridor
- Existing Sidewalk
- 10-ft Contour
- Railroad
- Roadway
- School
- Park/Conserved Land
- Water
- Asheboro City Limits
- Randolph County



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106
Office of the City Manager



To: Chairman Holt and members of the Redevelopment Commission
Mayor Smith and members of the City Council

Re: Letter of Commitment for Permanent Financing for Memorial Square

From: John Ogburn, City Manager

Date: July 31, 2024

A handwritten signature in blue ink, likely belonging to John Ogburn, the City Manager.

Wynnefield Forward, LLC has asked for the Redevelopment Commission to provide additional funding to induce the North Carolina Housing Finance Agency to reserve Applicant Low-Income Housing Tax Credits for the development of Memorial Square.

The Redevelopment Commission with Council approval has provided this type of funding to these existing Developments:

Asheboro Mill Lofts LLC

Loan balance \$297,648.49

Rate 2%

Maturity Date 12/31/2032

At maturity, all monies are due.

Sunset Place

Loan Balance \$561,100

Rate 2%

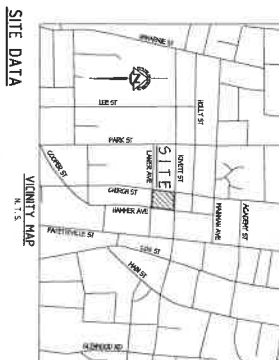
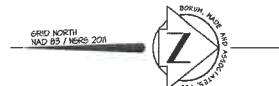
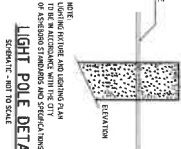
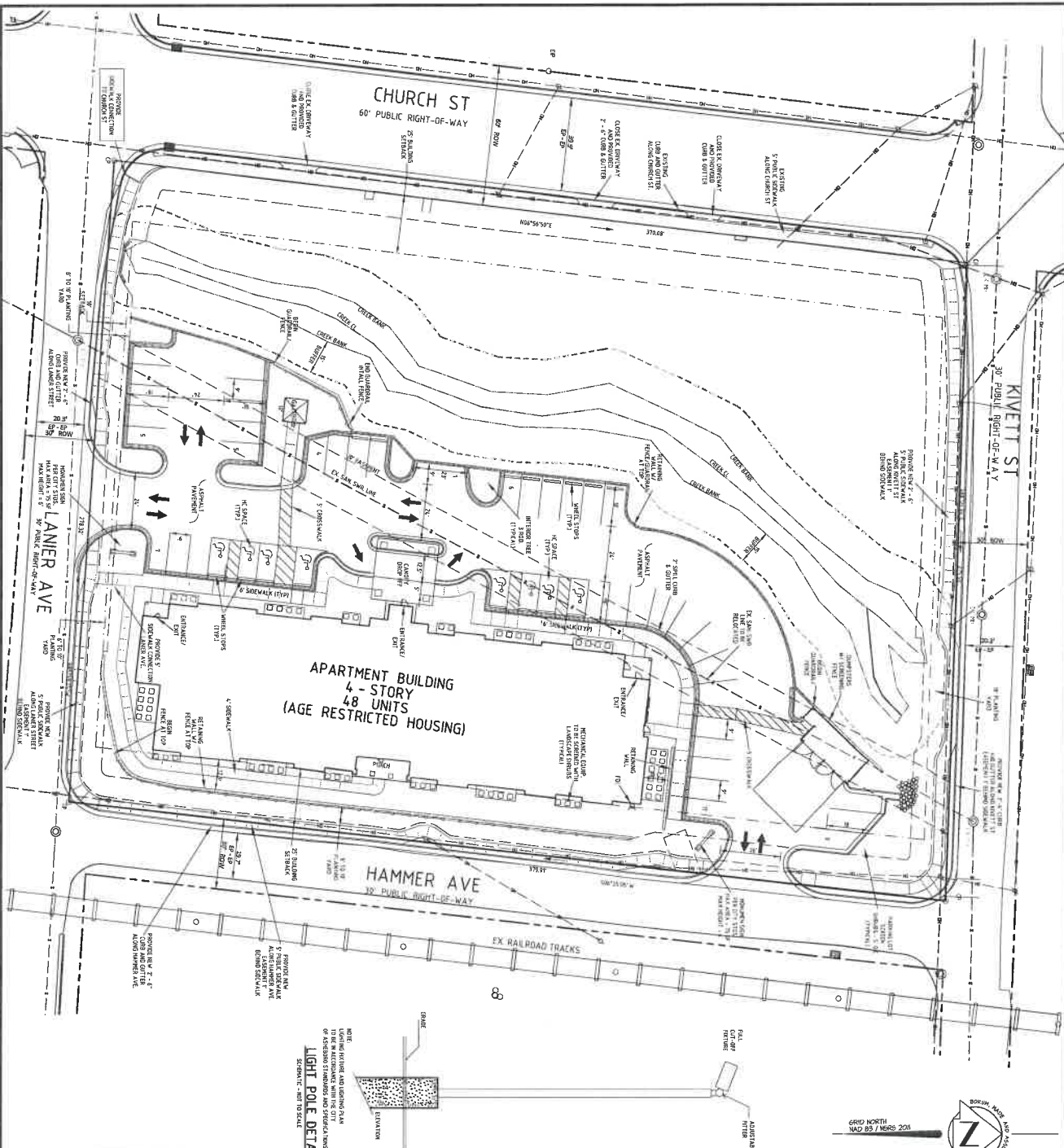
Maturity Date 6/01/2032

At maturity, all monies are due.

A draft **Letter of Commitment** detailing the loan requirements is attached for your review. The language of the letter is the typical language used in NC Housing Finance Agency local Letters of Commitment.

The Community Development Department will present the request to the Redevelopment Commission on its August 5, 2024 agenda.

The Commission will review the request and forward its recommendation to the City Council for action on its August 8, 2024 agenda.



SITE DATA

PROJECT AREA	0.11 ACRES
TOTAL AREA	2.21 ACRES
DEVELOPABLE AREA	0.11 ACRES
EXISTING ZONING	P-1.1 (P-1.1)
EXISTING USE	RESIDENTIAL
PROPOSED USE	APARTMENT BUILDING
PROPOSED SETBACKS	30' FRONT, 10' SIDE, 10' REAR

PARKING SUMMARY

TYPE	QUANTITY
STREET	10
LANDSCAPE	10
TOTAL	20

RECREATIONAL AREA SUMMARY

TYPE	QUANTITY
STREET	10
LANDSCAPE	10
TOTAL	20

BUILT UPON AREA SUMMARY

TYPE	QUANTITY
STREET	10
LANDSCAPE	10
TOTAL	20

STORM WATER MANAGEMENT

TYPE	QUANTITY
STREET	10
LANDSCAPE	10
TOTAL	20

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LANDSCAPE SYMBOLS

SYMBOL	DESCRIPTION
1	PLANTING
2	PLANTING
3	PLANTING
4	PLANTING
5	PLANTING

LANDSCAPE REQUIREMENTS

TYPE	QUANTITY
STREET	10
LANDSCAPE	10
TOTAL	20

GRAPHIC SCALE



MEMORIAL SQUARE, LLC
210 LANIER AVENUE
ASHEBORO, NORTH CAROLINA 27802
PHONE: 336-422-2155

MEMORIAL SQUARE, LLC
210 LANIER AVENUE
ASHEBORO, NORTH CAROLINA 27802
PHONE: 336-422-2155

MEMORIAL SQUARE APARTMENTS
210 LANIER AVENUE
ASHEBORO TOWNSHIP, RANDOLPH COUNTY
ASHEBORO, NORTH CAROLINA

Engineer
B. A. BRYAN
B. A. BRYAN & ASSOCIATES, P.A.
1000 W. HARRIS STREET, SUITE 200
ASHEBORO, NC 27802
PHONE: 336-422-2155
FAX: 336-422-2156

DATE: SEPTEMBER 10, 2020
DESIGNED BY: B. A. BRYAN
PROJECT: 210 LANIER AVENUE
SCALE: 1"=20'

PROJECT: 210 LANIER AVENUE
SCALE: 1"=20'

DATE: SEPTEMBER 10, 2020
DESIGNED BY: B. A. BRYAN
PROJECT: 210 LANIER AVENUE
SCALE: 1"=20'



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



~~DRAFT~~

DATE

Memorial Square, LLC.
C/O Craig Stone
Post Office Box 566
Jamestown, North Carolina 27282

Re: Letter of Commitment for Permanent Financing for Memorial Square

Dear Mr. Stone:

The City of Asheboro ("Lender") is pleased to commit a loan (the "Loan") for the development of a 48-unit multifamily affordable housing development to be located at 615 South Church Street, Asheboro, North Carolina, to be known as Memorial Square (the "Development"). The Development will be developed by Wynnefield Forward, LLC, a North Carolina limited liability company ("Applicant"), and the Development will be owned by Memorial Square, LLC, a North Carolina limited liability company ("Borrower").

Our loan conditions are described below. Furthermore, Lender hereby makes the following representations to induce the North Carolina Housing Finance Agency ("Agency") to reserve to Applicant Low-Income Housing Tax Credits for the Development:

1. The loan shall be in the amount of \$650,000.00.
2. The source of the funding of the loan will be Funds from the Cash Reserves. Lender shall have discretion to supplement or replace this source with additional outside funding which may become available to the Lender for the purposes of assisting in the development of affordable housing.
3. The loan shall have a term of 20 years from the date of the closing of the loan and shall mature on the date that is 20 years from the date of the closing of the loan (the "Maturity Date").
4. Payments shall be due and payable as follows: Commencing on December 31st of the year following conversion of the Development to its permanent financing phase, and continuing annually thereafter until the Maturity Date, Borrower shall make annual installments of principal and interest in the amount of Ten Thousand Dollars (\$10,000.00). All outstanding principal and interest shall be due in a balloon payment on the Maturity Date.



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



5. The loan will close at the time of closing of the first lien construction loan for the Development. The loan funds will be disbursed to the Borrower in a single draw at the time of the loan closing.
6. Borrower may elect to prepay all or part of the loan without prepayment premium or penalty.
7. The anticipated security interest of the Lender shall be a **second** lien deed of trust on Borrower's fee simple interest in the real property and improvements comprising the Development.
8. This letter of commitment shall be valid until December 31, 2025.
9. All costs pertaining to closing the loan will be borne by Borrower, including recording fees and attorney's fees. There are no origination fees associated with the loan.

We look forward to working with you as you develop affordable housing for families in the City of Asheboro and Randolph County.

Sincerely,

THE CITY OF ASHEBORO, NORTH CAROLINA

By: _____
Name: _____
Title: _____