

PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, October 20, 2016 at 5:30 p.m.

- I. Chairman Johnson will call the meeting to order.
- II. Design Review Board Presentations
 1. Mr. Rich Wyde and Ms. Angela Branch, 6 Deerfield Road, are presenting plans for a fence to be located in the rear and eastern side yard.
 2. Mr. George and Mrs. Tara Off, 7 Forest Road, are presenting plans for adding windows to the top and side of the home, changing the front columns on the entry to square ones from round, and covering the door exit on the side.
 3. Mr. Norwood and Mrs. Sidney Thornton, 6 Southwood Road, are presenting plans for a detached garage.
 4. Mrs. Jilliana Ellen Hulsing, 12 Forest Road, is presenting plans for two additions on the home, as well as plans for a detached garage and covered breezeway to the home.
- III. Adjourn



MEMORANDUM
OCTOBER 17, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 3 – 6 Deerfield Road
Date: October 12, 2016

Case 3

Property Owner: Edith Moubray
Applicant: Rich Wyde and Angela Branch
Property Address: 6 Deerfield Road
Zoning District: R-1
Lot Size: 0.84 +/- acres
Application Request: Conditional Use Permit and Variance Request for Construction of Fence in Rear Yard

The applicants request permission from the Board to construct a fence in the rear yard and side yard setbacks. This will require a conditional use permit as well as a variance from the Board for approval. The fence itself is proposed to be a black metal picket fence that is five (5) feet in height.

The applicants note in their variance application that the proposed location of the fence is necessary due to existing evergreen screening and large trees. The applicant indicates that the location of the fence takes advantage of an opening in the screening while minimizing damage to tree root zones.

The Town has received an emailed letter of concern from a neighboring property owner which is attached to this memorandum. A second neighbor has reviewed the plans and did not express an objection to the project.

Conditional Use Permit Application

I hereby petition the Board of Adjustment to issue a Conditional Use Permit for:

Name

Steven Lee Johnson / Sitework Studios

Property Address

6 Deerfield Road

Phone

(828) 231-9988

Email

sljohnson@siteworkstudios.com

Type of Conditional Use

802.07 Accessory Buildings

Email-Submission Verification

sljohnson@siteworkstudios.com

Description of Project

Plans indicate a proposed black metal (high-quality steel, picket) 4' height fence to enclose the rear garden.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:

The proposed fencing will not be visible from the street. It is carefully located to maximize the existing evergreen screen plantings and to minimize any views from adjacent properties. Additional large evergreen plantings are included to screen any potential views from adjacent properties. The fence alignment also takes the location of existing large trees into careful consideration.

I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Signature

Date

10/3/2016



Variance Application

I hereby petition the Board of Adjustment for a variance(s) from the provisions of the Zoning Ordinance for the real property stated below.

Name

Steven Lee Johnson

Property Address

6 Deerfield Road

Email

sljohnson@siteworkstudios.com

Phone

(828) 231-9988

Email-Submission Verification

sljohnson@siteworkstudios.com

Variance to Zoning Ordinance Section(s) (Select all that apply)

1104 Accessory Structures & Accessory Buildings

1103 Required Yards & Other Spaces

N.C.G.S. 160A-388(D) requires that the Board of Adjustments shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

State specific hardship that results in variance request to not comply with the Zoning Ordinance

An enclosed (fenced) rear garden area is needed for the safety and protection of two elderly dogs. The existing garden contains large trees and mature evergreen screening. A portion of the proposed fence is located inside the rear setback and one side setback. Locating the entire fence outside the setbacks would create an awkward and undesirable situation damaging existing evergreen screening and potentially damage existing tree root zones.

State what conditions are peculiar to the property that require a variance.

The existing site contains large trees and mature evergreen screening. The proposed fence layout takes advantage of a small opening in the screening while minimizing damage to tree root zones.

Did the hardship result from actions taken by the applicant or property owner?

No.

State how the requested variance is consistent with the spirit, purpose, and intent of the ordinance.

The carefully planned location of the fence helps preserve existing mature evergreen screening as well as large tree root zones, thereby preserving the wooded character of the property. The proposed fence

construction project includes additional large evergreens to screen any potential view of the fence from neighboring properties and increases back yard privacy for all.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of the provisions of the variance granted including any conditions or safeguards which are part of the granting of the variance, shall be deemed a violation of the Zoning Ordinance. I hereby certify that the information set forth above is true and accurate to the best of my knowledge.

Signature

Date

10/3/2016



October 3, 2016

Mr. Jonathan Kanipe
Town Manager
Town of Biltmore Forest, NC

RE: Conditional Use Permit and Variance Request
6 Deerfield Road

Dear Mr. Kanipe:

Applications have been submitted for a Conditional Use Permit and Variance Request at 6 Deerfield Road. Our clients, Rich Wyde and Angela Branch are scheduled to close on the property October 20, 2016.

Installation of the fence needs to be complete by the time Rich and Angela move to Biltmore Forest given their pet situation. The current property owner, Edith Moubray, is aware the requests have been submitted to the Town of Biltmore Forest. Please see the attached document stating her understanding.

Sincerely,



Steven Lee Johnson, PLA, ASLA
Principal

Edith Moubray

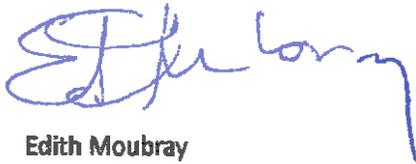
6 Deerfield Rd.

Asheville, NC 28803

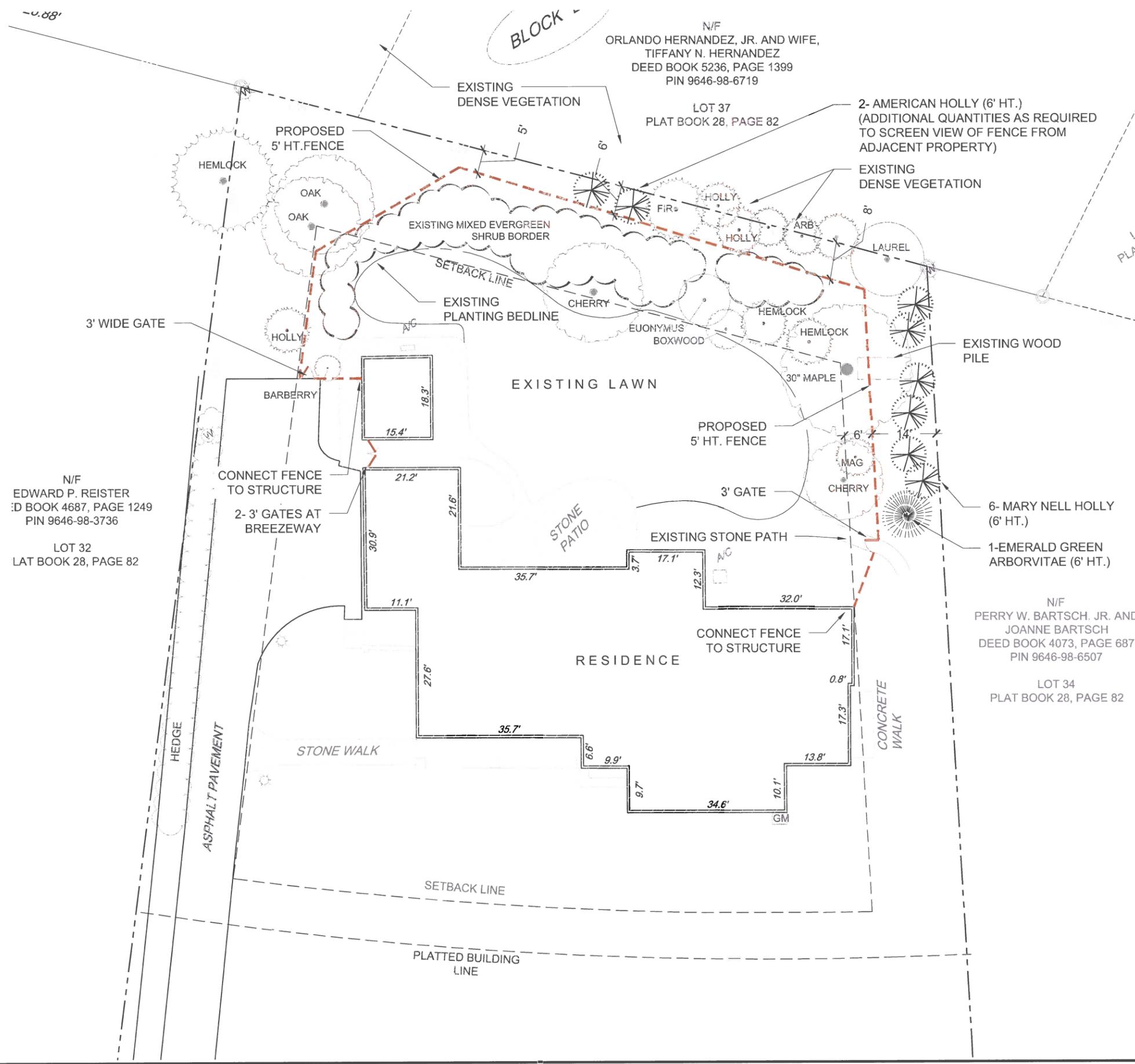
To Whom It May Concern,

I am writing this letter to state that I am aware that the buyers for my home at 6 Deerfield Rd, Angela Branch and Rich Wyde, are submitting plans to the Biltmore Forest Board of Adjustment for construction of a fence in the back yard.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edith Moubray", with a long, sweeping tail on the final letter.

Edith Moubray



N/F
EDWARD P. REISTER
DEED BOOK 4687, PAGE 1249
PIN 9646-98-3736

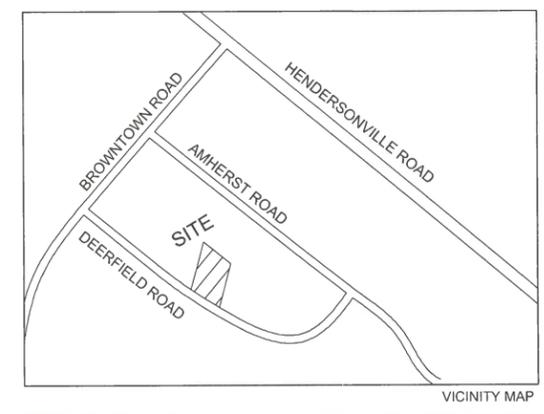
LOT 32
LAT BOOK 28, PAGE 82

N/F
ORLANDO HERNANDEZ, JR. AND WIFE,
TIFFANY N. HERNANDEZ
DEED BOOK 5236, PAGE 1399
PIN 9646-98-6719

LOT 37
PLAT BOOK 28, PAGE 82

N/F
PERRY W. BARTSCH, JR. AND
JOANNE BARTSCH
DEED BOOK 4073, PAGE 687
PIN 9646-98-6507

LOT 34
PLAT BOOK 28, PAGE 82



PROPOSED BLACK METAL PICKET FENCE (5' HT.)
Ameristar 'Montage' Steel Fence with Black E-Coat Finish

sitework STUDIOS

LANDSCAPE ARCHITECTURE
352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225-0445

CONSULTANT

6 DEERFIELD ROAD

PREPARED FOR:
ANGELA BRANCH & RICH WYDE
BILTMORE FOREST, NC

NO.	REVISIONS	REMARKS	DATE



DATE:
10.3.2016

SHEET TITLE:

PROPOSED
GARDEN FENCING
LAYOUT

SHEET NO.
L-100



From: [Ed Riester](#)
To: [Jonathan Kanipe](#)
Subject: Fence variance at 6 Deerfield
Date: Sunday, October 09, 2016 4:31:49 PM

Dear Mr. Kanipe,

I would have one of three (or more) shared lot lines with 6 Deerfield. I do not support the variance that my new neighbors at 6 Deerfield Rd are requesting. The back of my lot is wooded and provides a nice buffer for several properties. 6 Deerfield also has a significant amount wooded. If they are wanting to build a privacy fence I find it unnecessary and anti-neighbor. If it is for pets I will say that I have an invisible fence and 6 Deerfield has an existing invisible fence as well. I assume I don't have to be at the meeting to voice my objection. Thank you.

Ed Riester
4 Deerfield Rd
828-230-1162

Sent from my iPad

Zoning Application

Property Identification

Name

George Off

Address

7 Forest Road, Biltmore Forest, North Carolina 28803

Phone

(610) 570-3933

Email

georgewoff@gmail.com

Zoning

R-1

Lot Size (Acres)

1.24

Email -Submission Verification

georgewoff@gmail.com

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?

Yes

What is the proposed roof coverage?

35

Is the proposed roof coverage greater than the permitted maximum roof coverage?

No

Scope of Project-Impervious Surface

Does the project include increasing the impervious surface coverage?

No

Scope of Project-Setbacks

Does any part of the project fall within the front yard?

No

Does any part of the project fall within the side/rear yard setback(s)s?

No

Scope of Project-Accessory Structures

Does the project include a detached structure or building?

No

Will there be more than the approved number of

accessory structures/buildings?

No

Project Description

Brief Description of Project

Enhance the existing roof line on the left end of the house, add windows on side elevation. Change front entry columns from round to square. Add small roof cover over side entrance door (additional 35sf).

Existing roof cover per Tad Dotson, our architect, is 4945sf. New total roof cover after adding cover over side entrance door will be 4980sf. The allowable limit for property up to 1.5 acres is 5500sf.

Estimated Cost of Project

75,000

Estimated Completion Date

3/31/2017

Please attach any drawings, renderings, photographs or other supporting documentation.

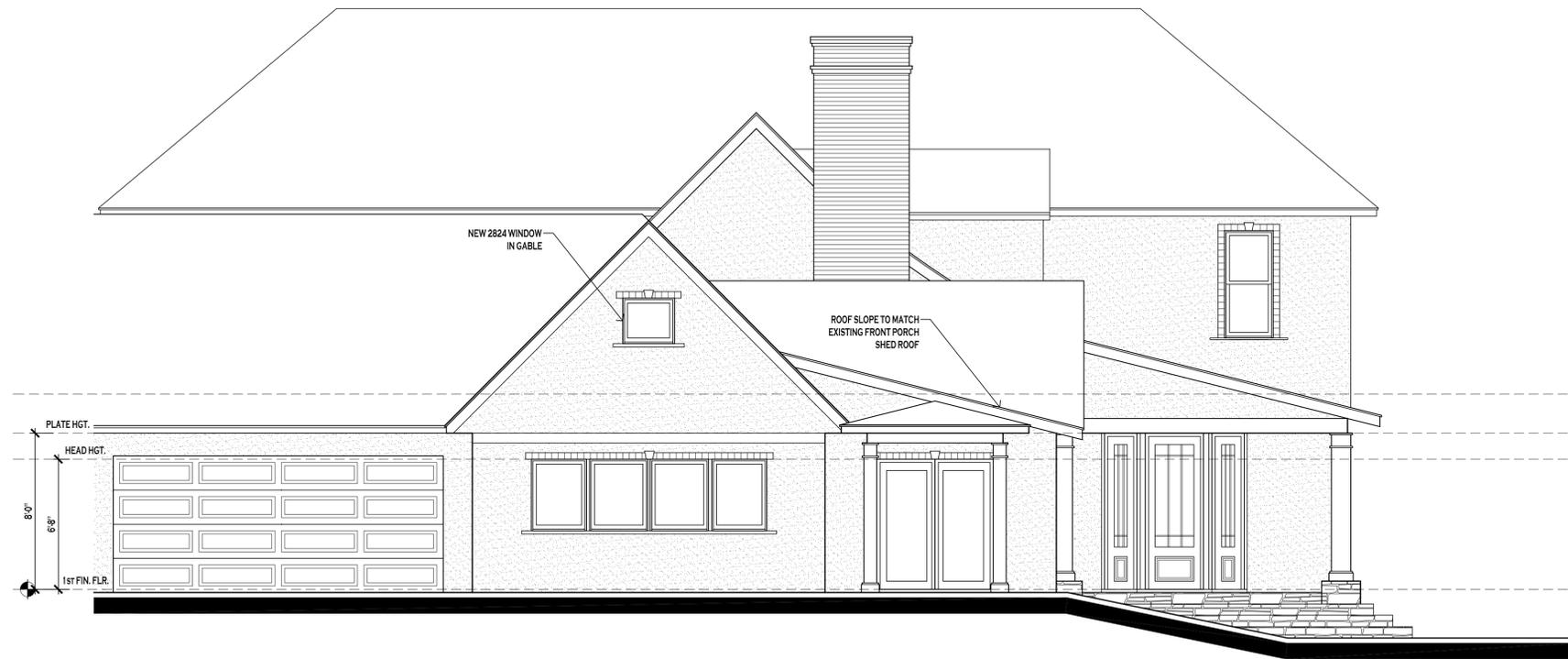
Elevations 10 04 2016.pdf

IMG_8936.jpg

IMG_8951.jpg

IMG_8953.jpg

IMG_8958.jpg



2 LEFT ELEVATION SCALE: 1/4" = 1'-0"



T.A.D. ARCHITECT, PLLC
 4 Maplewood Road
 Asheville, NC 28804
 v. 828.649.PLAN (7526)
 e. tad@tadarchitect.com
 w. www.tadarchitect.com



NOT FOR CONSTRUCTION

DRAWING NOTE:
 Scale as stated herein are valid on the original drawing. The dimensions of which are 24" x 36".

This drawing is the property of T.A.D. Architect, PLLC and is not to be reproduced or copied in whole or in part without express written permission from T.A.D. Architect, PLLC. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.

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CLIENT
 Tara and George Off
 7 Forest Road
 Asheville, NC 28803
 m. 610.716.3757
 m. 610.570.3933
 e. taramoff@gmail.com
 e. georgewoff@gmail.com

PROJECT
 1608.01- Off Residence-
 Renovation
 7 Forest Road

DRAWN BY
 TAD

ISSUE
 10.04.2016- Design
 Development

RE-ISSUE
 00.00.2016 (1)- Amendment #1

SHEET DESCRIPTION
 Floor Plan and Elevations



1 FRONT ELEVATION SCALE: 1/4" = 1'-0"

A1.3











MEMORANDUM
OCTOBER 17, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 2 – 6 Southwood Road
Date: October 12, 2016

Case 2

Property Owner: Norwood and Sidney Thornton
Property Address: 6 Southwood Road
Zoning District: R-1
Lot Size: 1.834 +/- acres
Application Request: Conditional Use Permit Request for Construction of
Detached Garage Accessory Structure

Mr. and Mrs. Thornton request permission from the Board for a conditional use permit to allow construction of a detached garage as an accessory structure. If you recall, the Thorntons presented a plan at the July meeting which included for the detached garage. The Board, at the time, requested more information about the site and design of the main residence. This new application shows the size and footprint of the main residence in relation to the proposed garage.

The garage does not exceed the 750 square foot maximum allowable for accessory structures, and the site complies with both the maximum roof coverage and impervious surface requirements, including the proposed main residence. The proposed garage is in compliance with all setbacks and height requirements, therefore no variances are requested.

Zoning Application

Property Identification

Name

Norwood and Sidney Thornton

Address

6 Southwood Rd, Biltmore Forest, North Carolina 28803

Phone

(828) 231-7781

Email

hchammond@charter.net

Zoning

R-1

Lot Size (Acres)

1.834

Email -Submission Verification

hchammond@charter.net

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?

Yes

What is the proposed roof coverage?

560

Is the proposed roof coverage greater than the permitted maximum roof coverage?

No

Scope of Project-Impervious Surface

Does the project include increasing the impervious surface coverage?

Yes

What is the proposed impervious surface coverage?

1,385

Is the proposed impervious surface coverage greater than the permitted maximum impervious surface coverage?

No

Scope of Project-Setbacks

Does any part of the project fall within the front yard?

No

Does any part of the project fall within the side/rear yard setback(s)s?

No

Scope of Project-Accessory Structures

Does the project include a detached structure or building?

Yes

An application for a conditional use permit will be required in addition to this zoning application.

Will there be more than the approved number of accessory structures/buildings?

No

Project Description

Brief Description of Project

18'x26 garage with flex space and half bath upstairs. peak height is 23'-3" from main level slab.

Estimated Cost of Project

150,000

Estimated Completion Date

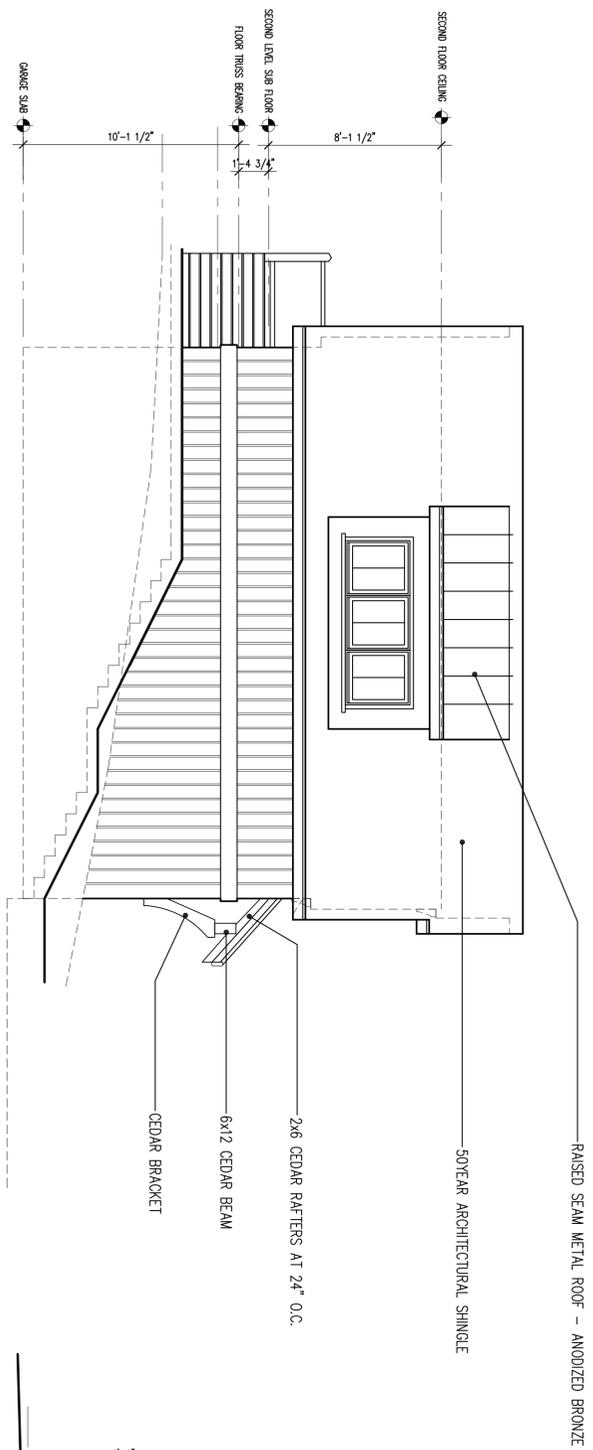
2/15/2017

Please attach any drawings, renderings, photographs or other supporting documentation.

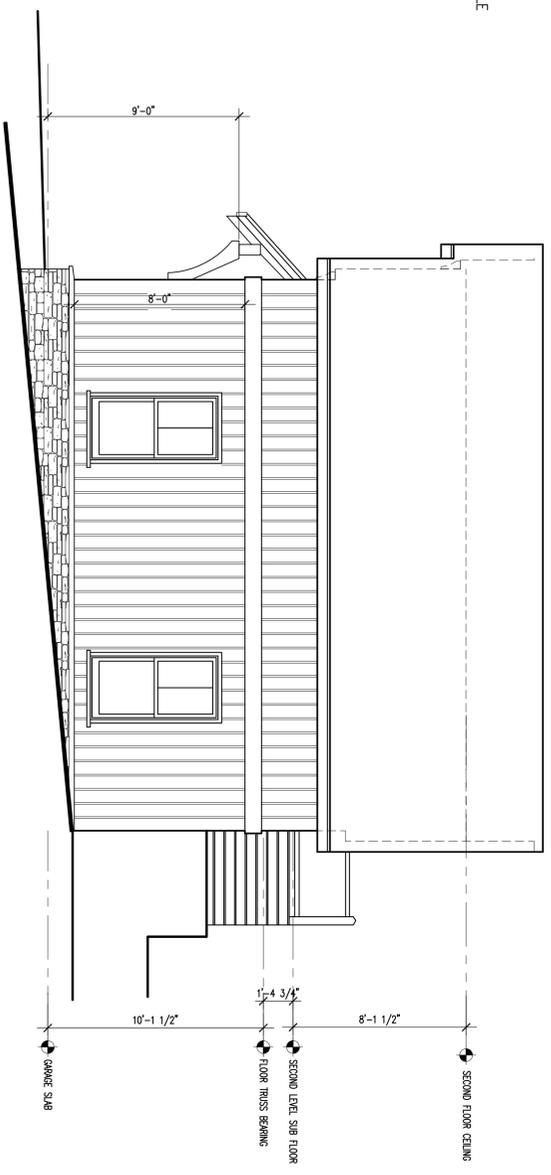
10.3.2016 Thornton Garage A1.1.pdf

Thornton Phase 1 Site Plan 10-3-16.pdf

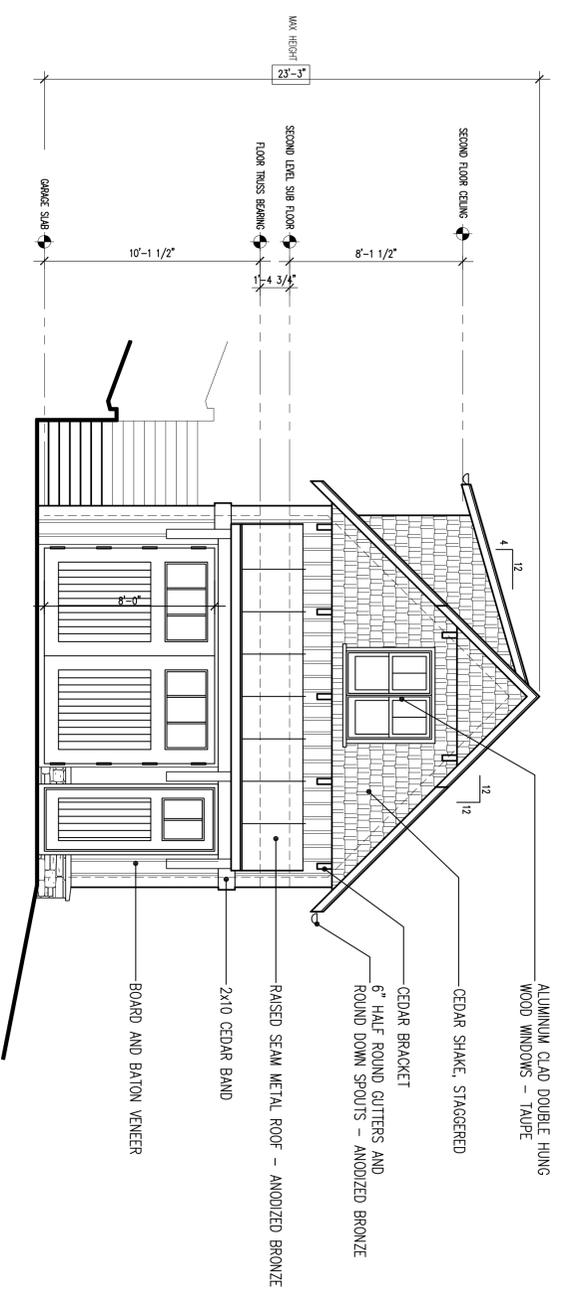
10.3.2016 Thornton Garage A2.1.pdf



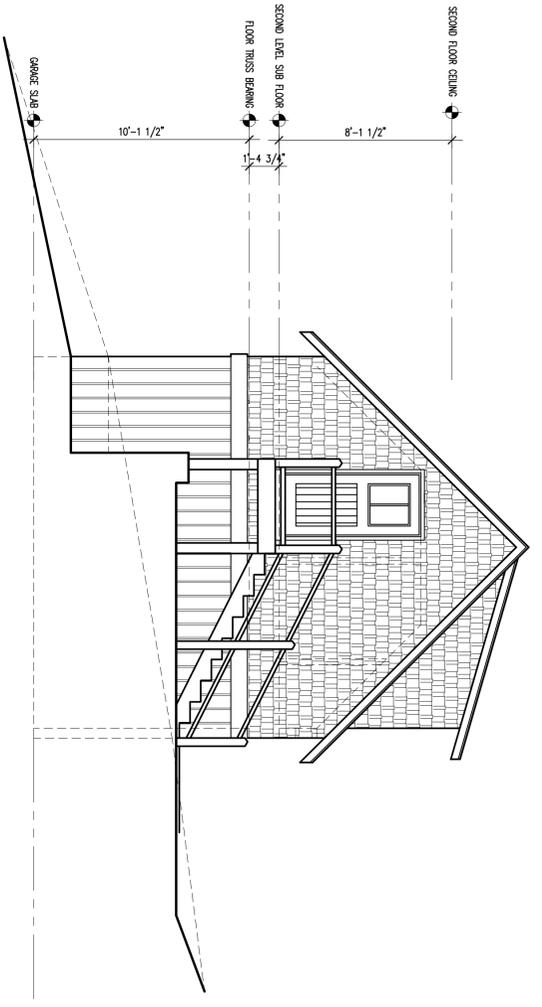
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



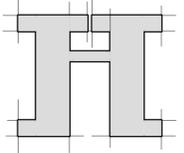
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

A Residence For:
 Norwood and Sidney Thornton
 Lot 6 Biltmore Forest, Block "GCS"
 Biltmore Forest TWP.
 Buncombe County, North Carolina

Home Design by
**HOUSTON
 HAMMOND**
 22 Weston Heights Dr.
 Asheville, NC 28803
 (0) (828)505-7565
 homedesignbyhh.com



SCALE: n/a	FIRST
DATE: 10.3.2016	SECOND
DRAWN BY: h.c.h.	THIRD
REVISIONS:	

Elevations

A2.1

A2.1



MEMORANDUM
OCTOBER 17, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 4 – 12 Forest Road
Date: October 12, 2016

Case 4

Property Owner: Jilliana Ellen Hulsing
Property Address: 12 Forest Road
Zoning District: R-1
Lot Size: 2.00 +/- acres
Application Request: Conditional Use Permit and Variance Request for Construction of a Detached Garage in the Front Yard

The applicants request permission from the Board to construct a two-car detached garage as an accessory structure within the front yard of the property. This request will require a conditional use permit and variance from the Board of Adjustments.

The proposed garage is 576 square feet. This proposed size complies with the Town's accessory building requirements for maximum square footage of an accessory structure. Further, the additional square footage of the proposed garage and proposed additions are all in compliance with the maximum roof coverage and impervious surface requirements of the Town. The review for the additions will be done by the Design Review Board (in addition to anything approved by the Board of Adjustments) and is not subject to a conditional use permit or variance.

The proposed location of the garage complies with all setbacks, but is located in the front yard which requires the variance approval. The applicant notes that the existing placement of the home (built in 1937) does not allow for construction of the detached garage in the rear yard due to the proximity to the rear setback and back wall of the home. The applicant argues that the existing, mature screening will block the proposed garage from the road. The breezeway that will connect the proposed garage to the proposed addition is not enclosed or finished square footage, therefore the garage cannot be considered an attached structure.

Zoning Application

Property Identification

Name

Jillanna Ellen (Jill) Hulsing

Address

12 Forest Road, Biltmore Forest, North Carolina 28803

Phone

(828) 713-0900

Email

jim@palladiumbuilders.com

Zoning

R-1

Lot Size (Acres)

2.00

Email -Submission Verification

mhurt@hurtarchitects.com

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?

Yes

What is the proposed roof coverage?

2,889

Is the proposed roof coverage greater than the permitted maximum roof coverage?

No

Scope of Project-Impervious Surface

Does the project include increasing the impervious surface coverage?

Yes

What is the proposed impervious surface coverage?

11,261

Is the proposed impervious surface coverage greater than the permitted maximum impervious surface coverage?

No

Scope of Project-Setbacks

Does any part of the project fall within the front yard?

Yes

Does any part of the project fall within the side/rear yard setback(s)s?

No

Scope of Project-Accessory Structures

Does the project include a detached structure or building?

Yes

An application for a conditional use permit will be required in addition to this zoning application.

Will there be more than the approved number of accessory structures/buildings?

No

Project Description

Brief Description of Project

The proposed project includes new additions to the original 1937 home of a master bedroom suite, covered porch, and 2-car garage (with unfinished storage space above). The garage, an accessory building, is proposed to be located in the front yard, as there is not enough distance between the original home and the rear setback to locate it in the back yard. The proposed location for the garage would allow the garage to be accessible from the driveway, but the doors would not face toward, nor be visible from the street. Also, the existing thick foliage between the proposed garage location and the street would serve to largely screen the garage itself from view from the road.

Estimated Cost of Project

200,000

Estimated Completion Date

7/1/2017

Please attach any drawings, renderings, photographs or other supporting documentation.

Hulsing Residence Preliminary Drawings - Zoning Compliance 09-01-16.pdf

12 Forest Rd - View from street.jpg

Conditional Use Permit Application

I hereby petition the Board of Adjustment to issue a Conditional Use Permit for:

Name

Jillanna Ellen (Jill) Hulsing

Property Address

12 Forest Road

Phone

(828) 713-0900

Email

jim@palladiumbuilders.com

Type of Conditional Use

802.07 Accessory Buildings

Email-Submission Verification

mhurt@hurtarchitects.com

Description of Project

The proposed project includes new additions to the original 1937 home of a master bedroom suite, covered porch, and 2-car garage (with unfinished storage space above). The garage, an accessory building, is proposed to be located in the front yard, as there is not enough distance between the original home and the rear setback to locate a 2-car garage in the back yard.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:

The proposed location for the garage would provide for the garage doors not to face toward, nor be visible from the street. In addition, the existing tall, thick foliage between the proposed garage location and the street would largely screen the garage itself from view from the road.

I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Signature

Date

9/1/2016



Variance Application

I hereby petition the Board of Adjustment for a variance(s) from the provisions of the Zoning Ordinance for the real property stated below.

Name

Jillanna Ellen (Jill) Hulsing

Property Address

12 Forest Road

Email

jim@palladiumbuilders.com

Phone

(828) 713-0900

Email-Submission Verification

mhurt@hurtarchitects.com

Variance to Zoning Ordinance Section(s) (Select all that apply)

1104 Accessory Structures & Accessory Buildings

1103 Required Yards & Other Spaces

1120 Site Design and Building Form & Mass for Residential Dwelling Units

N.C.G.S. 160A-388(D) requires that the Board of Adjustments shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

State specific hardship that results in variance request to not comply with the Zoning Ordinance

The owner needs a garage, which the original home does not have, in order to cover and protect vehicles, particularly during inclement weather. The hardship is that it is not possible to locate an accessory building (the proposed garage structure) in the rear yard of the home in accordance with the requirements of the zoning ordinance.

State what conditions are peculiar to the property that require a variance.

The rear building setback line is located too close to the back wall of the original home to allow for an accessory building (i.e. the proposed 2-car garage with unfinished storage space above) to be located behind the home as described in the zoning ordinance requirements. We believe the best way to locate such a structure so that the garage doors are not visible from the street, as also required by the zoning ordinance, is to position it as proposed.

Did the hardship result from actions taken by the applicant or property owner?

No, the hardship is a result of the positioning of the home on the property when it was originally constructed in 1937.

State how the requested variance is consistent with the spirit, purpose, and intent of the ordinance.

The proposed accessory building / garage would be located such that the garage doors do not face toward, nor are visible from the street, which is consistent with the intent of the zoning ordinance. In addition, though the proposed garage would be located in the front yard, tall, dense foliage already exists between this proposed garage location and the street. This existing foliage would serve well to largely screen the garage itself from view from the road, which is likewise consistent with the intent of the ordinance.

Given the pre-existing hardship on this particular property, we believe the proposed garage location is, to the greatest extent possible and practicable, therefore consistent with the spirit and purpose of the zoning ordinance.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of the provisions of the variance granted including any conditions or safeguards which are part of the granting of the variance, shall be deemed a violation of the Zoning Ordinance. I hereby certify that the information set forth above is true and accurate to the best of my knowledge.

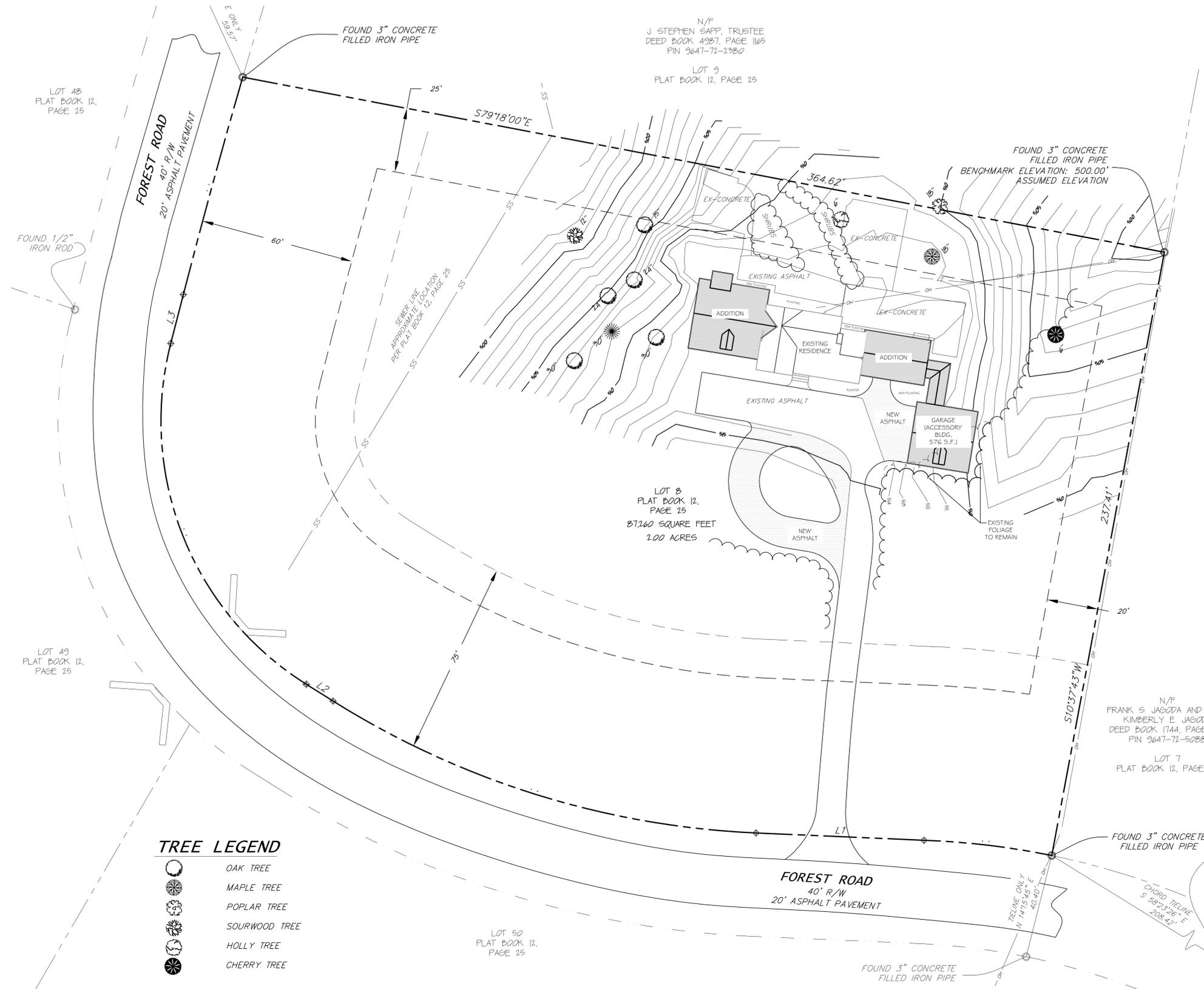
Signature

Date

9/1/2016

A handwritten signature in black ink, appearing to read "J. G. ...", written over a horizontal line.

PRELIMINARY- NOT FOR CONSTRUCTION



TREE LEGEND

	OAK TREE
	MAPLE TREE
	POPLAR TREE
	SOURWOOD TREE
	HOLLY TREE
	CHERRY TREE

1 Proposed Site Plan
 A-1 Scale: 1" = 20'-0"

TOTAL ROOF AREA = 2,889 SF
 TOTAL IMPERVIOUS SURFACE
 COVERAGE AREA = 11,261 SF



101
 MIDLAND
 AVENUE
 BLACK
 MOUNTAIN
 NC 28711
 PHONE
 828.669.1750
 FAX
 828.669.1762
 INFO@HURTARCHITECTS.COM
 WWW.HURTARCHITECTS.COM

PRELIMINARY- NOT FOR CONSTRUCTION

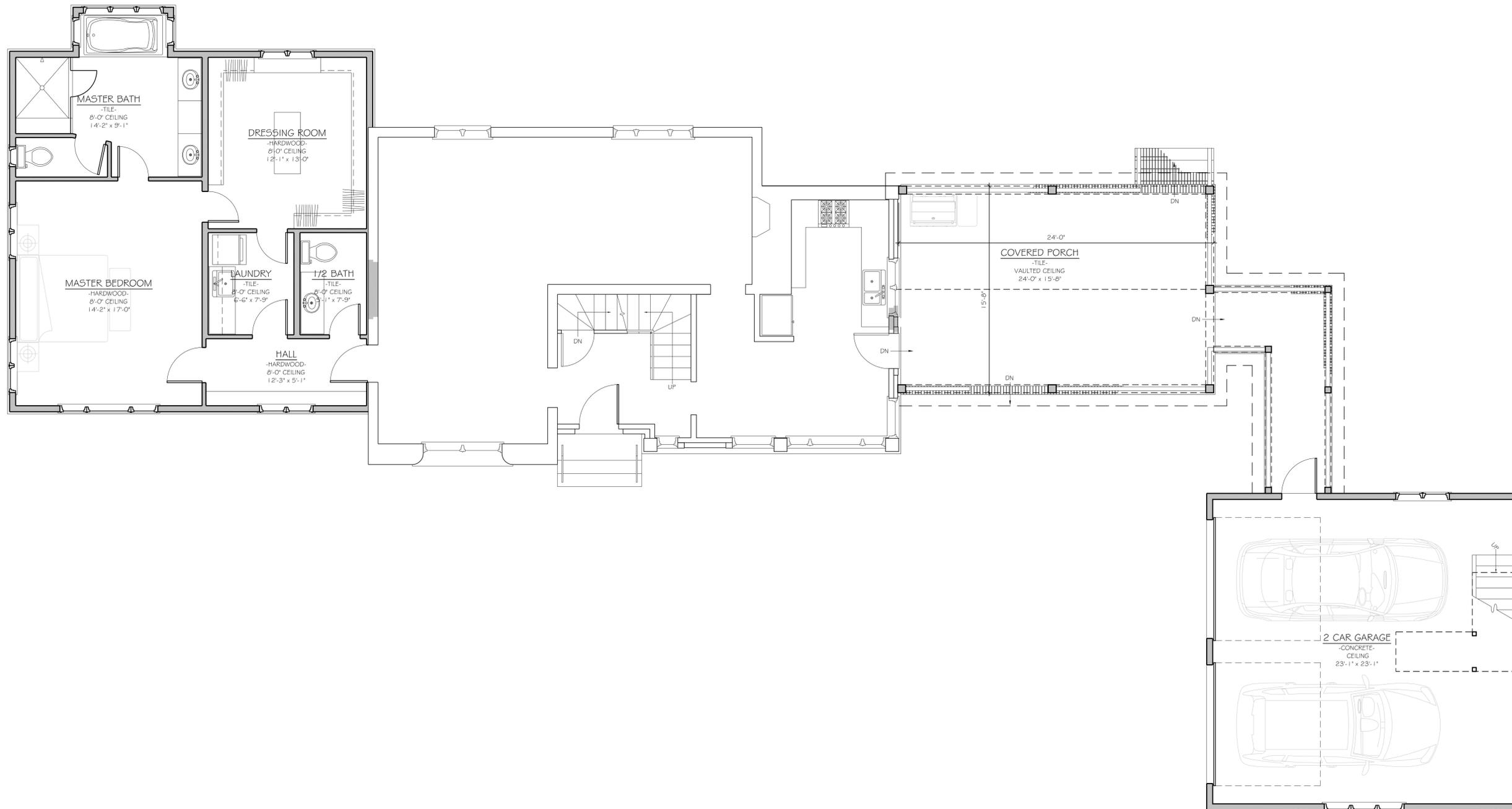
A RENOVATION AND ADDITION TO THE
HULSING RESIDENCE
 12 FOREST ROAD
 ASHEVILLE, NORTH CAROLINA

DRAWING NAME:
 Site Plan
 DATE: September 2, 2016

A-1
 SCALE: 1"=20'-0"

PRELIMINARY- NOT FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION



1 Main Level Plan
 A-2 Scale: 1/4" = 1'-0"



101
 MIDLAND
 AVENUE
 BLACK
 MOUNTAIN
 NC 28711
 PHONE
 828.669.1750
 FAX
 828.669.1762

INFO@HURTARCHITECTS.COM
 WWW.HURTARCHITECTS.COM

HURT ARCHITECTURE & PLANNING, P.A. HEREBY RESERVES ITS COMMON LAW, STATUTE, COPYRIGHT AND OTHER PROTECTIVE RIGHTS IN THESE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES OR CORRECTIONS TO ANY PART OF THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY A WRITTEN INSTRUMENT SIGNED BY ALL PARTIES WHOSE INTERESTS ARE AFFECTED BY SUCH CHANGES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.

PRELIMINARY- NOT FOR CONSTRUCTION

A RENOVATION AND ADDITION TO THE
HULSING RESIDENCE
 12 FOREST ROAD
 ASHEVILLE, NORTH CAROLINA

DRAWING NAME:
 Main Level Plan

DATE: September 2, 2016

A-2

SCALE: 1/4" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION



1 Existing Front Elevation
A-3 Scale: 1/4" = 1'-0"



2 Proposed Front Elevation
A-3 Scale: 1/4" = 1'-0"

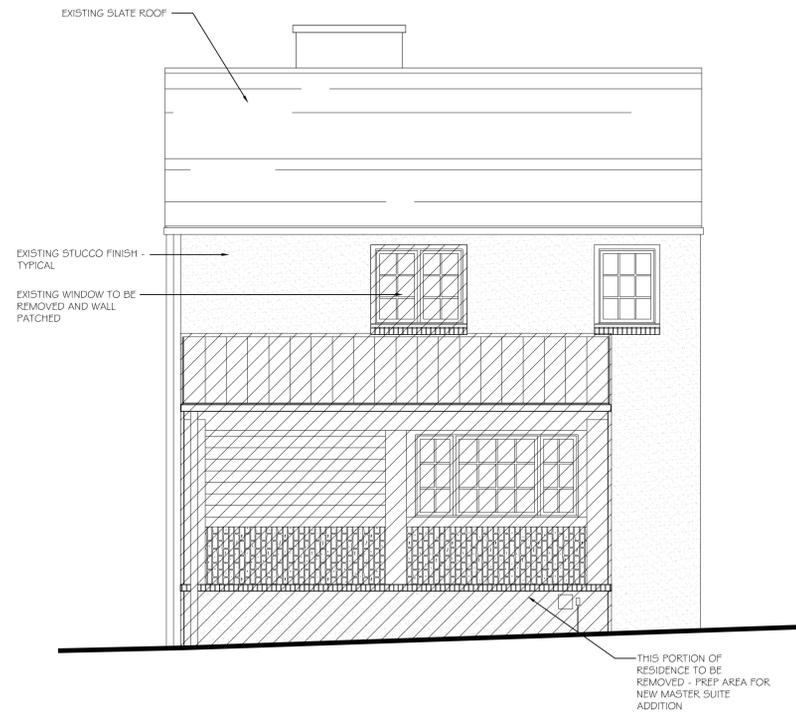
PRELIMINARY- NOT FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION

A RENOVATION AND ADDITION TO THE
HULSING RESIDENCE
12 FOREST ROAD
ASHEVILLE, NORTH CAROLINA

DRAWING NAME:
Front Elevation
DATE: September 2, 2016
A-3
SCALE: 1/4" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION



1 Existing Left Elevation
A-4 Scale: 1/4" = 1'-0"



2 Proposed Left Elevation
A-4 Scale: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

A RENOVATION AND ADDITION TO THE
HULSING RESIDENCE
12 FOREST ROAD
ASHEVILLE, NORTH CAROLINA

DRAWING NAME:
Left Elevation

DATE: September 2, 2016

A-4

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



1 Existing Rear Elevation
A-5 Scale: 1/4" = 1'-0"



2 Proposed Rear Elevation
A-5 Scale: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

A RENOVATION AND ADDITION TO THE
HULSING RESIDENCE
12 FOREST ROAD
ASHEVILLE, NORTH CAROLINA

DRAWING NAME:
Rear Elevation

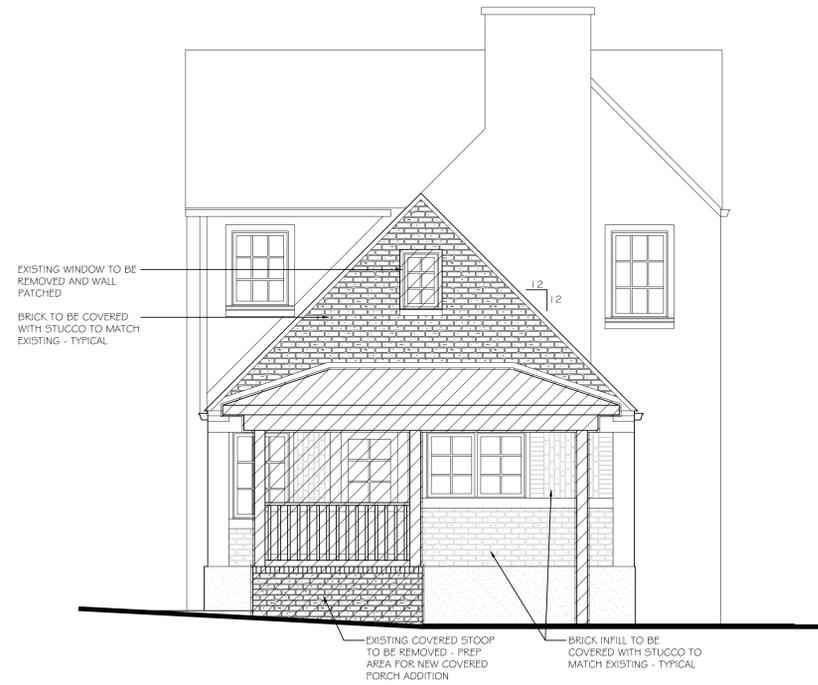
DATE: September 2, 2016

A-5

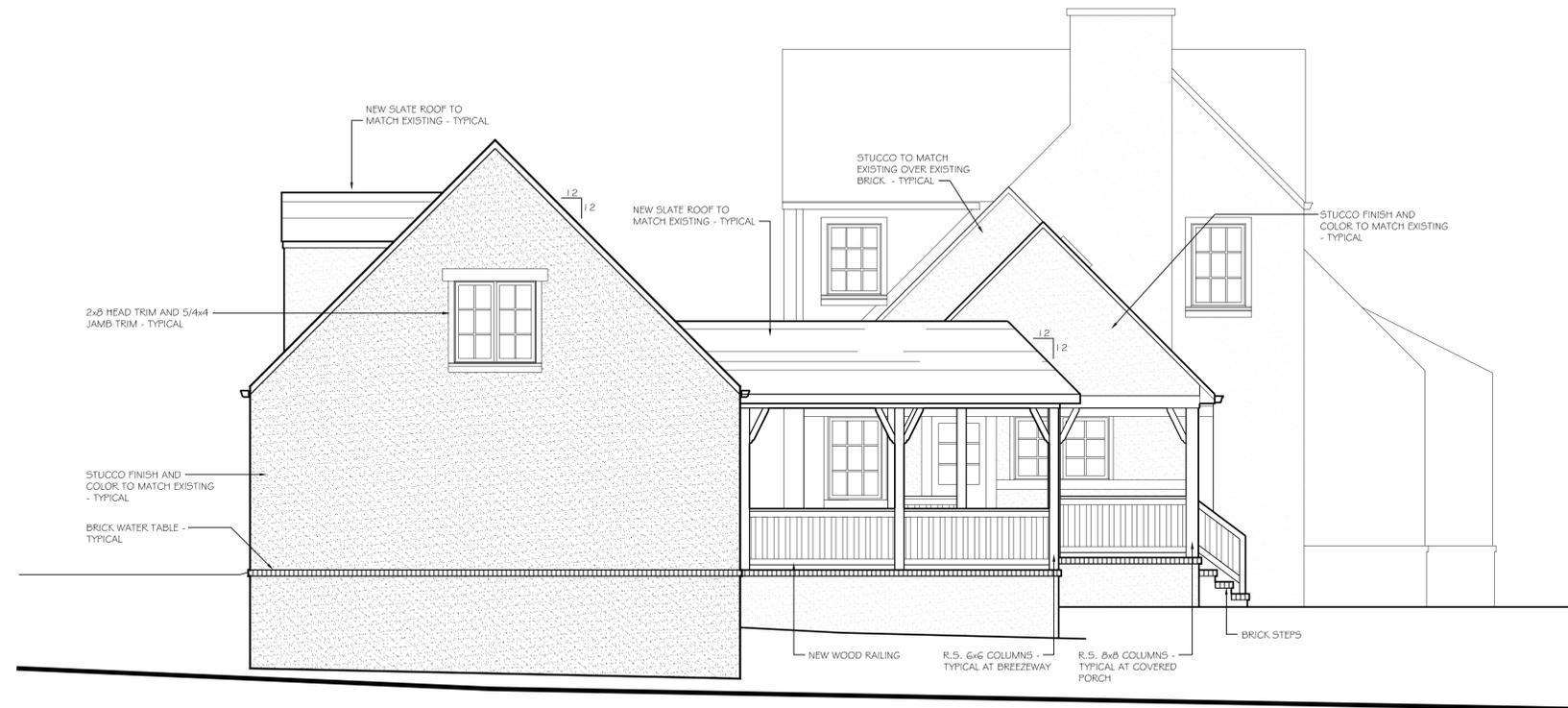
SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION



1 Existing Right Elevation
A-6 Scale: 1/4" = 1'-0"



2 Proposed Right Elevation
A-6 Scale: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



1 0 1
M I D L A N D
A V E N U E
B L A C K
M O U N T A I N
N C 2 8 7 1 1
P H O N E
8 2 8 . 6 6 9 . 1 7 5 0
F A X
8 2 8 . 6 6 9 . 1 7 6 2

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PRELIMINARY - NOT FOR CONSTRUCTION

A RENOVATION AND ADDITION TO THE
HULSING RESIDENCE
12 FOREST ROAD
ASHEVILLE, NORTH CAROLINA

DRAWING NAME:
Right Elevation

DATE: September 2, 2016

A-6

SCALE: 1/4" = 1'-0"



12 Forest Road - View from street showing existing driveway & adjacent foliage