

355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131

www.biltmoreforest.org



George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

MEMORANDUM

To: Board of Adjustment Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustments Case Number 2 (57 Chauncey Circle)
Date: December 9, 2019

Request for Special Use Permit for Construction of a Swimming Pool with Fencing
Request for a Variance for Construction of a Wall in the Front Yard Setback
Request for a Variance for Exceeding the Maximum Allowed Roof Coverage

The property owner has presented plans for construction of a new single-family home with an in-ground pool and a hot tub. The size of the lot is one acre that allows a maximum roof coverage of 4,682 square feet. A variance is requested to exceed the roof coverage allowed by approximately sixteen percent, totaling 5,424.4 square feet. The overage is due to an effort to limit visual impact and decrease height of the house to protect overall view of the site from neighboring property owners. The majority of the house is proposed to be one story, with one small two-story section visible from the road.

A second variance is requested for construction of a 3' to 6' wall to be located in the front yard setback. Accessory structures, including walls, are not allowed in the front yard setback according to the Biltmore Forest zoning ordinance. The wall is required by The Ramble Design Review Committee for screening of a garage.

A special use permit application for accessory structures has been submitted for the pool, hot tub, and fence. The pool will be screened with a continuous barrier consisting of a combination of walls, hedges, and fencing. The pool/hot tub area will not be visible from adjoining properties.

Zoning Compliance Application

Town of Biltmore Forest

Name

Mark Rudolf

Property Address

57 Chauncey Circle

Phone

(970) 618-1889

Email

mark@vellumad.com

Parcel ID/PIN Number

964660915300000

ZONING INFORMATION

Current Zoning

R-3

Lot Size

1 acre

Maximum Roof Coverage

4,682 square feet (Up to 1 acres)

Proposed Roof Coverage Total

5424.4 s.f.

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

25.4%

Front Yard Setback

50 feet (R-2, R-3, R-4, and R-5 Districts)

Side Yard Setback

15 feet (R-2, R-3, R-4, and R-5 Districts)

Rear Yard Setback

20 feet (R-2, R-3, R-4, and R-5 Districts)

Building Height

23'-10"

Description of the Proposed Project

See previous Application

Estimated Start Date

2/15/2020

Estimated Completion Date

6/30/2021

Estimated Cost of Project

\$1,200,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Barlas Residence - Biltmore Design Review 2019-11-25.pdf

2019-11-25- ALA - BARLAS RESIDENCE.pdf

Applicant Signature

A handwritten signature in black ink, appearing to be 'M. R.', written over a horizontal line.

Date

11/25/2019

Special Use Permit Application

Town of Biltmore Forest

Name

Mark Rudolf

Address

57 Chauncey Circle

Phone

(970) 618-1889

Email

mark@vellumad.com

Please select the type of special use you are applying for:

Accessory Structures

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:

The proposed project consists of a single-family home (4157 conditioned s.f.) with an in-ground pool and hot tub. The pool and hot tub will be protected by a continuous barrier (as per state codes) consisting of a combination of walls, hedges, and fences. These features will be built to code standards.

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

The pool and hot tub are well screened and will not be visible from adjoining properties. They will also be secured per state codes as described above.

I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature



Date

11/25/2019

Special Use Permit Application

Town of Biltmore Forest

Name

Mark Rudolf

Address

57 Chauncey Circle

Phone

(970) 618-1889

Email

mark@vellumad.com

Please select the type of special use you are applying for:

Accessory Structures

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:

We are proposing a 4'-0" fence designed per state pool codes to enclose our previously proposed pool and hot tub. This fence will not run continuous but will provide infill between other barriers including hedges and walls. The combination of these elements is part of the overall landscape design. The general goal is to minimize the use of fences and obscure them as much as possible. The fence and other barriers are necessary to meet state pool codes and insurance requirements.

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

As stated above, the design proposal minimizes the use of fences as much as possible and obscures them whenever possible. The largest section of visible fence contains the main gate out of the rear yard to the rest of the property.

I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature



Date

11/25/2019

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Mark Rudolf

Address

57 Chauncey Circle

Phone

(970) 618-1889

Email

mark@vellumad.com

Current Zoning/Use

R

Requested Use

R

APPLICATION REQUIREMENTS: An application to the Board of Adjustment for a variance must be submitted to the Town of Biltmore Forest Town Manager at least 21 days prior to the meeting at which the application will be considered. A pre-application meeting with Town staff is required prior to application submittal to the Board of Adjustment.

What would you like to do with your property?

As part of the proposed single-family home, we are requesting a variance for a proposed low wall in the front setback. This wall varies in height from 3' tall to 6' tall and will be made of brick masonry to match the proposed residence. This wall was required by the Ramble Design Review Committee to help screen the garage of the proposed residence.

What does the ordinance require?

The ordinance does not allow built structures within the setback.

BOARD OF ADJUSTMENT: N.C.G.S. 160A-388(D) requires that the Board of Adjustment shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the items below. The Board of Adjustment must follow strict procedure and all determinations must be decided by a concurring vote of four-fifths of the members of the Board. It is important to provide detailed supporting documentation for the Board of Adjustment to review. If necessary, additional sheets may be attached to this application.

REQUIRED FINDINGS: Please provide a thorough response to each.**Unnecessary hardship would result from the strict application of the ordinance.**

In order to gain approval from the Ramble Design Review Committee, we were required to add this landscape wall to provide visual screening (along with the proposed hedge behind the wall). Without this screening the project would not be approved.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Due to the property location within the community of The Ramble, we were required to add this element. This property must meet both The Ramble design guidelines and the Zoning Ordinance of Biltmore Forest.

The hardship did not result from actions taken by the applicant or the property owner.

It was necessary for community approval of the proposed residence design.

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.

The proposed low wall was designed as part of the larger landscape design of the residential property and consists of the same material palate. The overall design was approved by The Ramble Design Review Committee to insure that it meets the strict guidlines of the community. The proposed design will not impact public safety.

I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

A handwritten signature in black ink, appearing to be 'M. H.', written over a horizontal line.

Date

11/25/2019

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Mark Rudolf

Address

57 Chauncey Circle

Phone

(970) 618-1889

Email

mark@vellumad.com

Current Zoning/Use

R

Requested Use

R

APPLICATION REQUIREMENTS: An application to the Board of Adjustment for a variance must be submitted to the Town of Biltmore Forest Town Manager at least 21 days prior to the meeting at which the application will be considered. A pre-application meeting with Town staff is required prior to application submittal to the Board of Adjustment.

What would you like to do with your property?

We are requesting a variance to allow the proposed residence to exceed the Maximum Roof Coverage dictated in the Zoning Ordinance. Our current roof coverage is 5424.4 s.f.. (4682 s.f. allowed)

The proposed residence is designed to sit low on the property and below the tree canopy. The overall form follows the topography from the east to the west and is meant to reduce the visual impact of the house in the landscape and the community. There is only a small two-story section of the house visible from the road. The modern aesthetic of the design includes flat roofs that reduce the overall height of the project (23'-10" overall height) and overall mass/volume of the house (a pitched roof design would produce a much larger structure).

The flat roofs also provide solar screening and rain protection. The house is also designed to be primarily one-story so that the clients can live on a single level and age in place. The main level of the house is arranged in a way to take maximum advantage of the immediate landscape by creating a series of courtyards, gardens and outdoor spaces. The combination of these factors created a design that is more sprawling but less visually impactful to the surrounding community. Despite the fact that the design exceeds the maximum roof coverage, the overall impervious area (25.4%) is much lower than the maximum allowable (27.5%).

What does the ordinance require?

The Maximum Roof Coverage per the Ordinance for a 1 acre parcel is 4682 s.f..

BOARD OF ADJUSTMENT: N.C.G.S. 160A-388(D) requires that the Board of Adjustment shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the items below. The Board of Adjustment must follow strict procedure and all determinations must be decided by a concurring vote of four-fifths of the members of the Board. It is important to provide detailed supporting documentation for the Board of Adjustment to review. If necessary, additional sheets may be attached to this application.

REQUIRED FINDINGS: Please provide a thorough response to each.

Unnecessary hardship would result from the strict application of the ordinance.

The proposed design is in response to the clients wishes to have single-level living but is also based on the specific site constraints of this particular property. The design is meant to limit overall site disturbance (25.4% impervious area) and visual impact on the community. In order to meet the maximum roof

coverage while still meeting the required building program and design goals, the building would have to grow vertically which would lead to a much taller and more visually massive structure. This would not be an improvement for the community nor to the spirit of the design.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

The design of the house was created in direct response to the site conditions of the property. The roof design includes particular overhangs that respond to the solar orientation and rainfall of the subject property. The roof extends over entrances to provide adequate rain protection and extends to the south to protect from summer sun. These responses increase the overall roof coverage. In addition, the low profile design, that is meant to allow the home to blend into the landscape leads to an increased building footprint and additional roof coverage.

The hardship did not result from actions taken by the applicant or the property owner.

The proposed design is in response to the subject property and its particular attributes and constraints. In order to meet the client's goals of single-level living and an open modern design, we have reduced the overall scale of the structure through lower profile forms and flat roofs. The combination of these elements produced increased roof coverage but less overall visual impact.

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.

I believe it is the intent of the Ordinance to keep structures within the town of Biltmore Forest at a scale that maintains the historic character of the town and reduce the visual impact of the built environment. By reducing the roof coverage of a project it helps to limit the footprint of a structure and in turn minimizes the overall scale. I think the other goal is to reduce the overall impact of the construction on the environment. Our proposed design reduces the visual impact with a more low profile form that stretches along the property. Though this approach raises the roof coverage, it still is in keeping with the spirit of the ordinance. In addition the design limits the environmental impact by reducing the impervious area well below the maximum allowable.

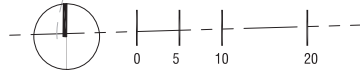
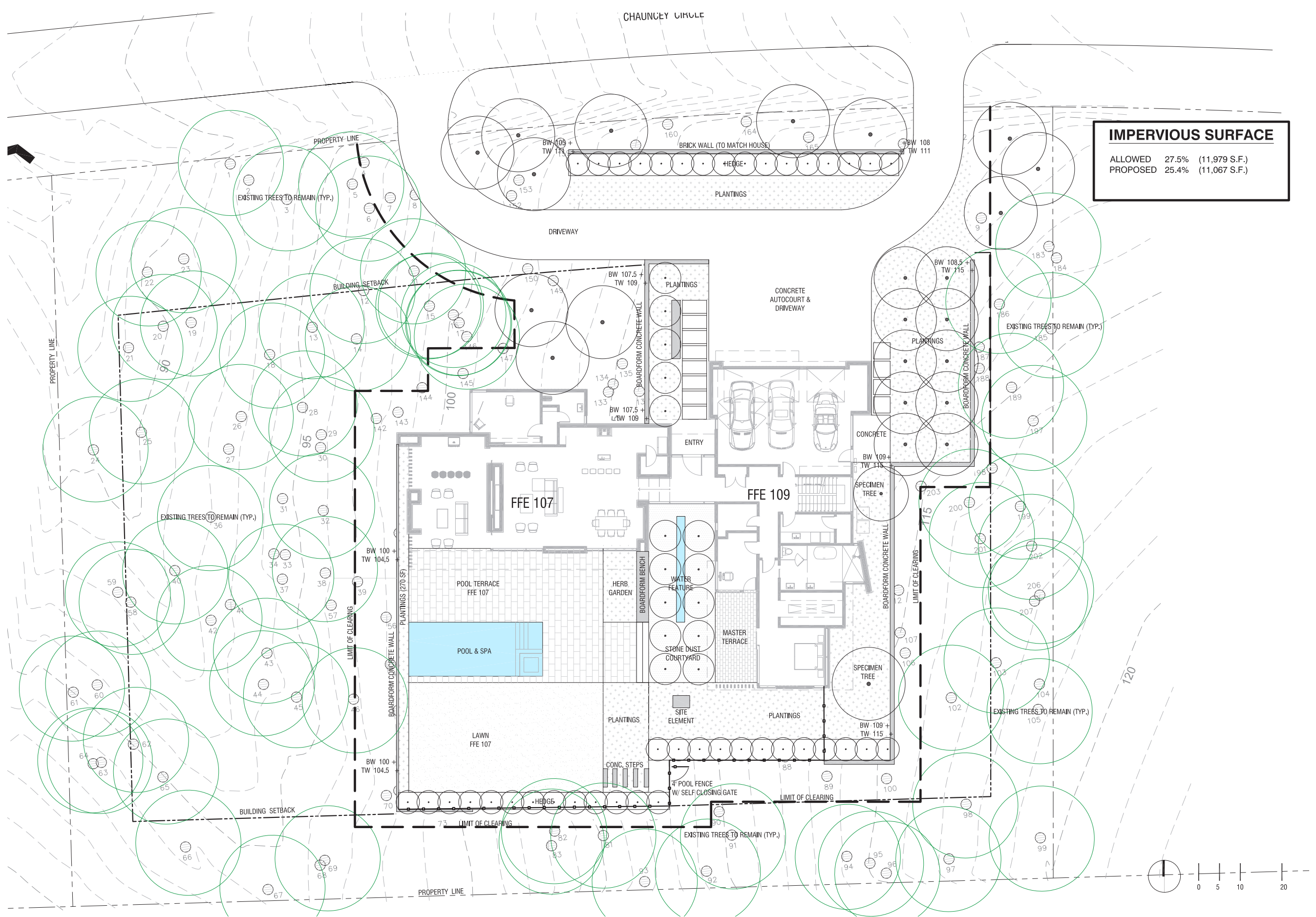
I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

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Date

11/25/2019













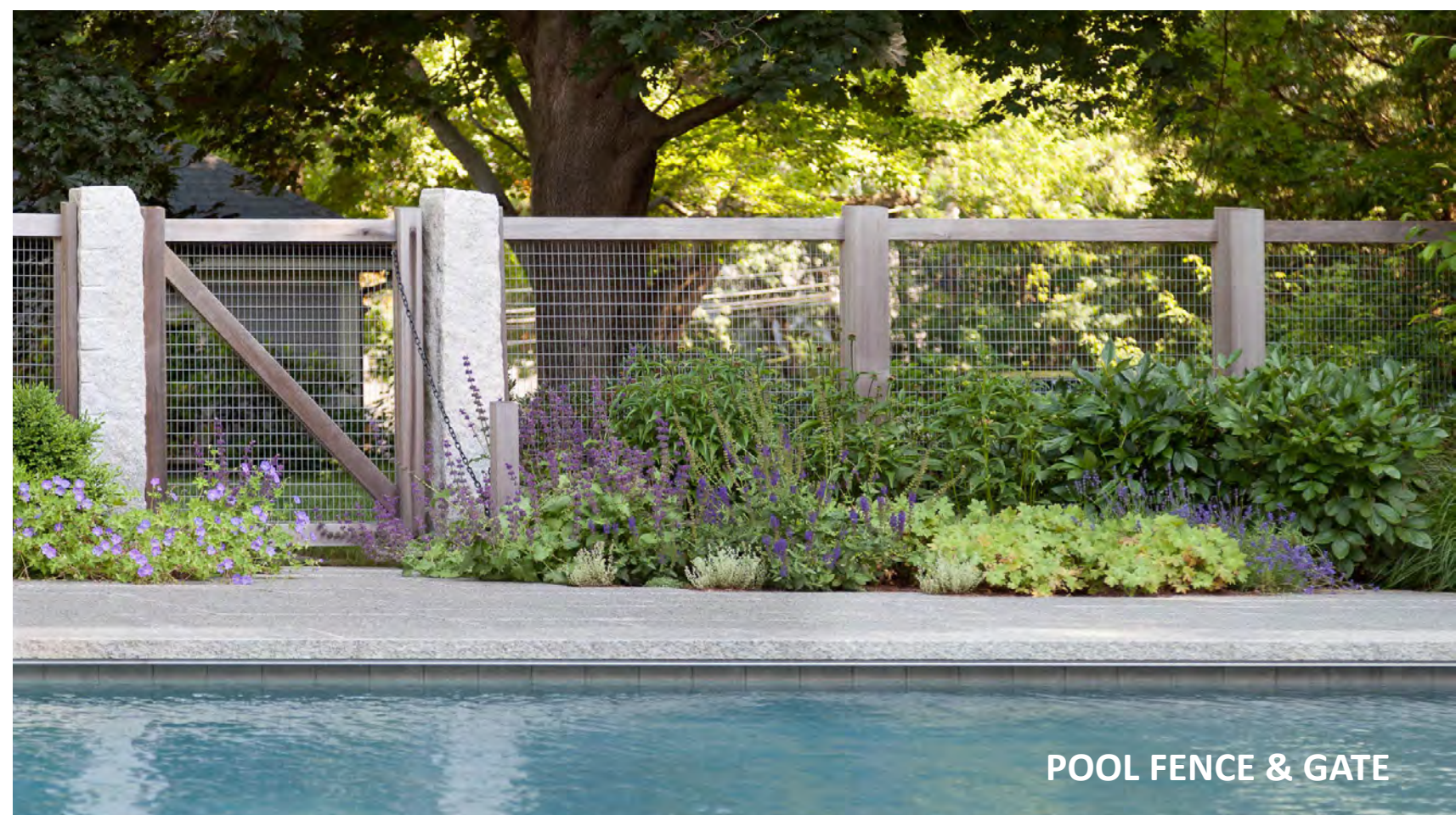
CHARACTER



COURTYARD



HEDGE



POOL FENCE & GATE



POOL CHARACTER



PAVING CHARACTER



PLANTS



COURTYARD

SECTION NO.

BUILDING SECTION CUT

SHEET NO.

DETAIL NO.

DETAIL CUT

SHEET NO.

DETAIL CALLOUT

ELEVATION NO.

EXTERIOR ELEVATION

SHEET NO.

ROOM NAME & NUMBER

LIVING

DOOR MARK

MATCH LINE

REFERENCE GRID LINE

SPOT ELEVATION

DRAWING REVISION

INTERIOR ELEVATION

WINDOW MARK

WALL TYPE MARK

Chris Barlas (OWNER)

767 Caribou Road
Asheville, NC 28803
gurusam@aol.com

CONTACT: Chris Barlas

Vellum Architecture & Design (ARCHITECT)

188 Charlotte Street, Suite 3
Asheville, NC 28801
mark@vellumad.com

CONTACT: Mark Rudolf

(970) 618-1889

Aceto Landscape Architects (LANDSCAPE ARCHITECT)

PO Box 3787
Portland, ME 04101
sk@acetola.com

CONTACT: Seth Kimball

(207) 221-3390



Barlas Residence

Asheville, NC

Biltmore Forest Review - 11/25/19



ABBREVIATIONS

AAD	Altic Access Door	GALV	Galvanized	RW	Roof Window
ADD	Addendum	GC	General Contractor	RO	Rough Opening
ADJ	Adjacent	GL	Glass	SAN	Sanitary
AOR	Area of Refuge	GR	Grade	SECT	Section
AGG	Aggregate	GLB	Laminated Wood Beam	SEW	Sewer
AFF	Above Finished Floor	GYP	Gypsum	SHT	Sheet
ALT	Alternate	QWB	Gypsum Wallboard	SHLV	Shelves
ARCH	Architectural	HDW	Hardware	SIM	Similar
BM	Beam	HD	Head	SL	Sliding
BRG	Bearing	HVAC	Heating, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between	HT	Height	STC	Sound- Transmission Class
BD	Board	HWY	Highway	SPEC	Specification
BS	Both Sides	HOR	Horizontal	SQ	Square
BLDG	Bottom Of Building	ID	Inside Diameter	STD	Standard
CAB	Cabinet	INT	Interior	STL	Steel
CL	Centerline	JT	Joint	STRUCT	Structure (all)
CER	Ceramic	LAM	Laminate	SUB	Substitute
CLR	Clear	LAV	Lavatory	SUPPL	Supplement (all)
CLOS	Closet	MFG	Manufacturer	SUSP	Suspend (ed)
CMU	Concrete Masonry Unit	MO	Masonry Opening	TEL	Telephone
COL	Column	MTL	Material	TV	Television
CONC	Concrete	MAX	Maximum	TEMP	Tempered
CJ	Construction Joint	MC	Medicine Cabinet	IE	That Is
CONT	Continuous	MECH	Mechanical	THK	Thick
DP	Dampproofing	MIN	Minimum	TPH	Toilet Paper Holder
DET	Detail	MISC	Miscellaneous	T&G	Tounge and Groove
DIA	Diameter	NIC	Not in Contract	T&B	Top and Bottom
DIM	Dimension	NA	Not Applicable	TO	Top Of
DW	Dishwasher	NTS	Not to Scale	T	Tread
DN	Down	OC	On Center	TS	Tube Steel
DRG	Drain	OPG	Opening	TYP	Typical
DS	Downspout	OPP	Opposite	UG	Underground
DRWG	Drawing	OPH	Opposite Hand	U.N.O.	Unless Noted Otherwise
EA	Each	OD	Outside Diameter	UNFN	Unfinished
EL	Elevation	UBC	Uniform Building Code	USG	United States Gage
EQ	Equal	d	Perry (halls, etc.)	VAR	Variable
EXIST	Existing	PERF	Perforated (g)	VENT	Ventilate
EJ	Expansion Joint	PFSM	Prefinished Sheet Metal	VF	Verify In Field
EXT	Exterior	PLY	Plywood	VERT	Vertical
FEC	Fire Extinguisher Cabinet	PROD	Product	VAT	Vinyl Asbestos Tile
FOC	Face Of Concrete	PROJ	Project	V	Voltage
FOS	Face Of Stud	PROP	Property	WC	Water Closet
FIN	Finish	R	Radius or Riser	WP	Waterproof
FP	Fireproof	REF	Refrigerator	W	Weight
FTG	Footing	REFR	Refrigerant (d)	WIN	Window
FTD	Floor Drain	REQD	Required	W/	With (comb. form)
FTG	Footing	REQD	Required	W/O	Without
FDN	Foundation	RHSM	Round Head Sheet Metal Screw	WD	Wood
GA	Gauge	RM	Room		

GENERAL NOTES

A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.

B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.

C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES

D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.

E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT. AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

F. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS. SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.

G. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED, NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS

J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

DRAWING INDEX

ARCHITECTURAL

A000

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A100

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3D VIEWS

3D VIEWS

Barlas Residence

TBD Chauncey Circle
Asheville, NC 28803

NOT FOR CONSTRUCTION

ISSUE

DATE

DRC Submittal

09/12/2019

Schematic Design

09/26/2019

Design Review

11/25/2019

Print Date: 11/25/19

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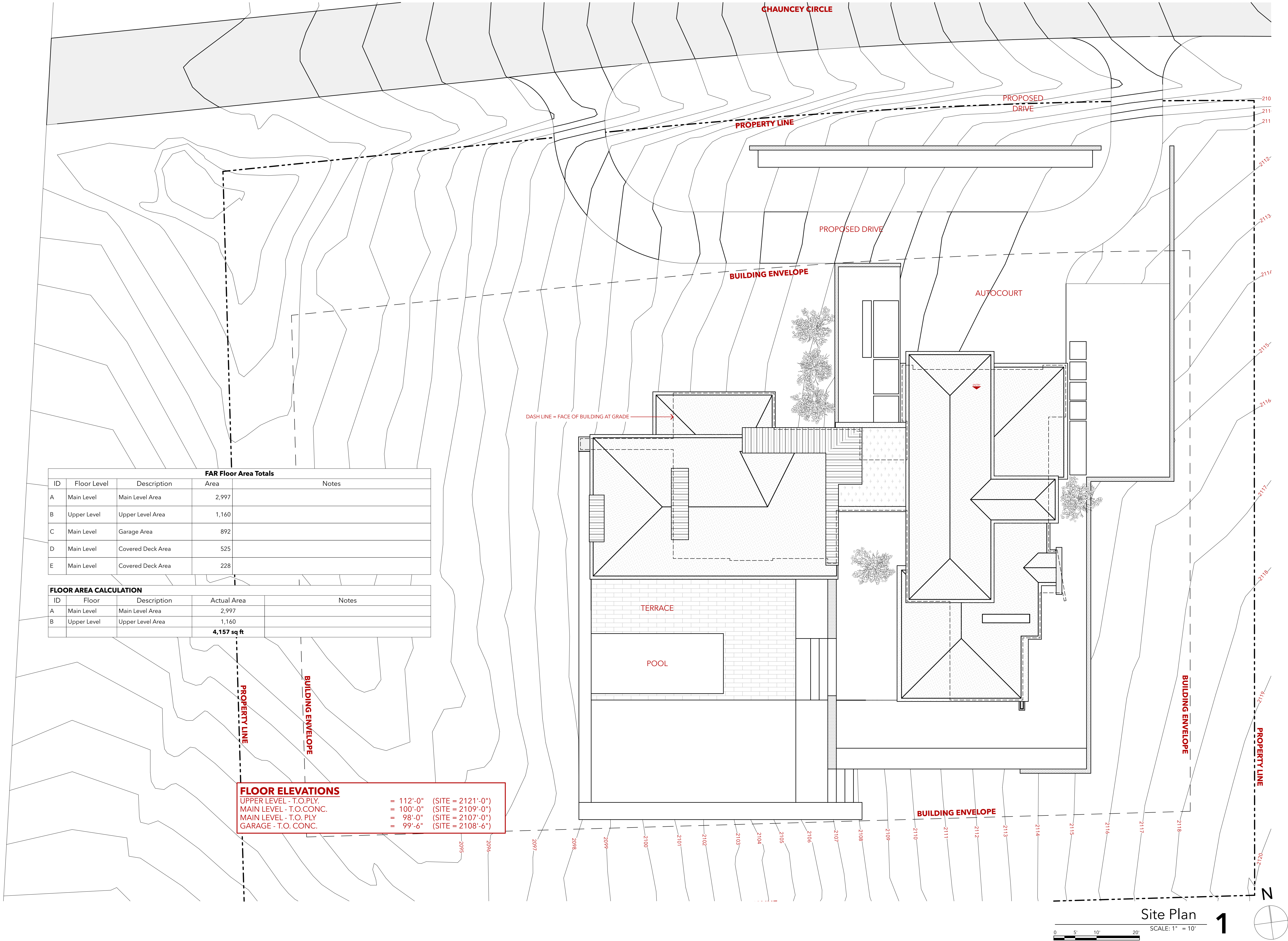
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SHEET TITLE

COVER SHEET | ARCH

A000



Barlas Residence

TBD Chauncey Circle
Asheville, NC 28803

NOT FOR
CONSTRUCTION

ISSUE	DATE
DRC Submittal	09/12/2019
Schematic Design	09/26/2019
Design Review	11/25/2019

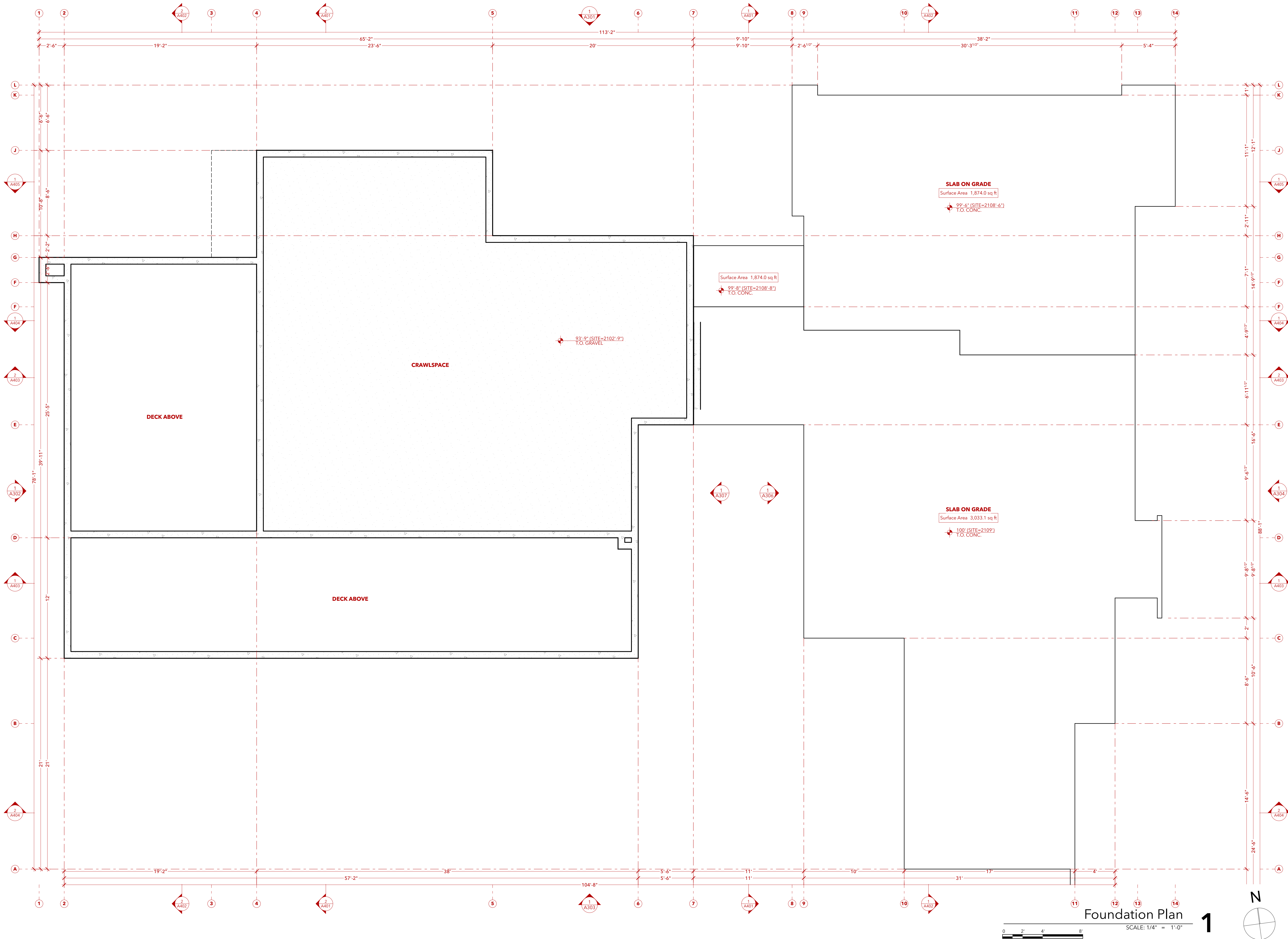
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SHEET TITLE
SITE PLAN

A100



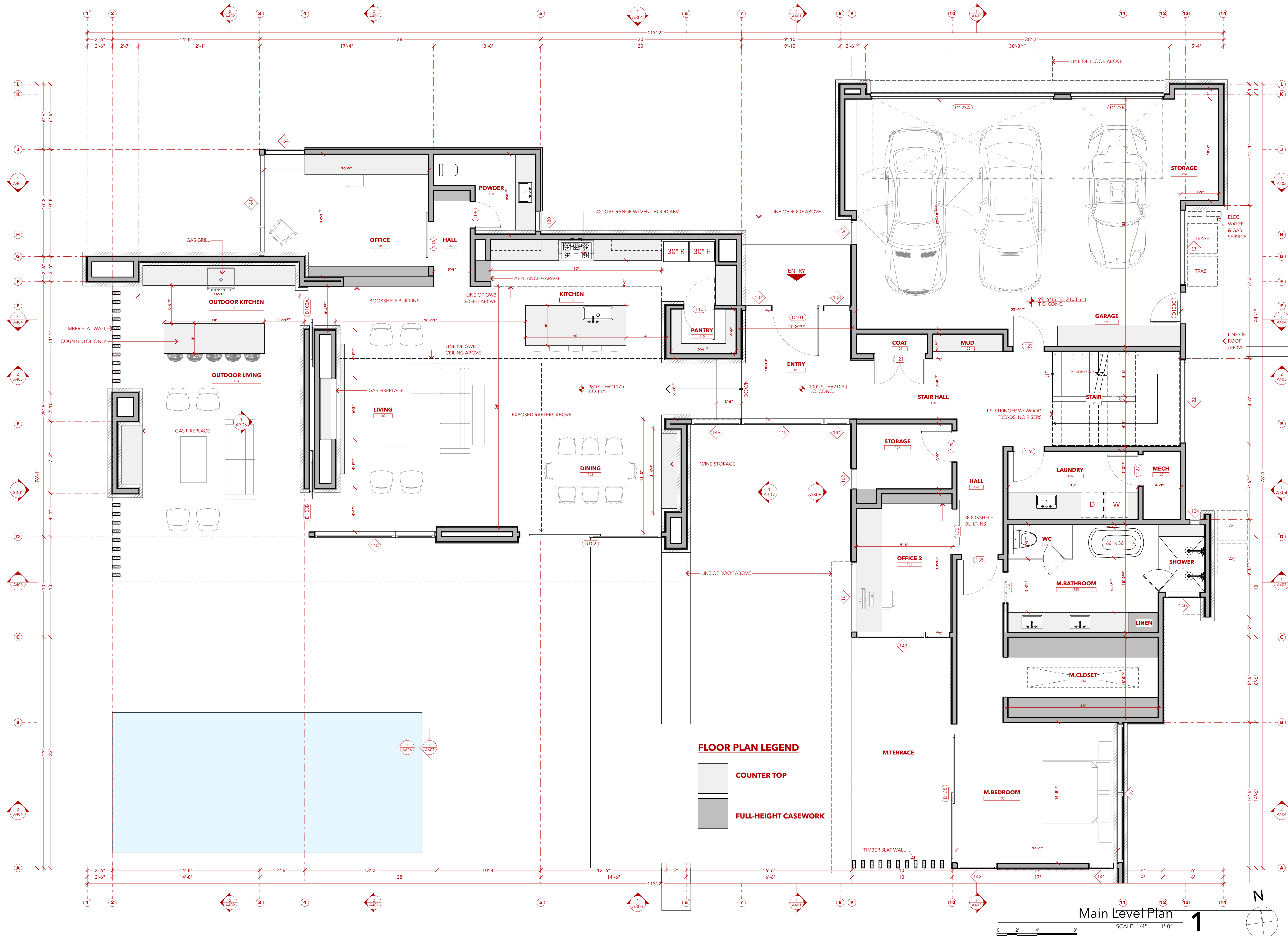
ISSUE	DATE
DRC Submittal	09/12/2019
Schematic Design	09/26/2019
Design Review	11/25/2019

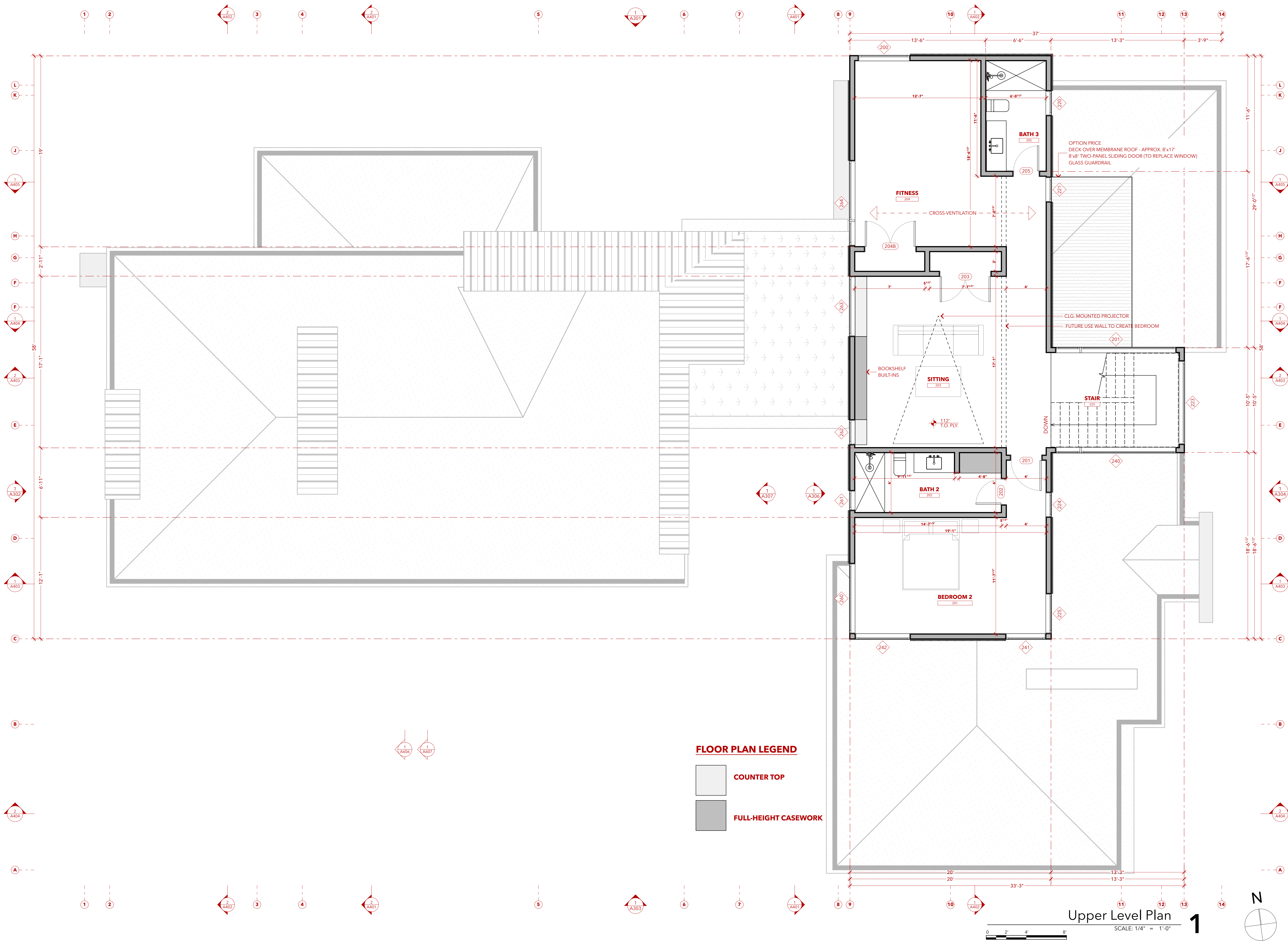
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SHEET TITLE
MAIN LEVEL PLAN

A202





ISSUE	DATE
DRC Submittal	09/12/2019
Schematic Design	09/26/2019
Design Review	11/25/2019

Print Date: 11/25/19

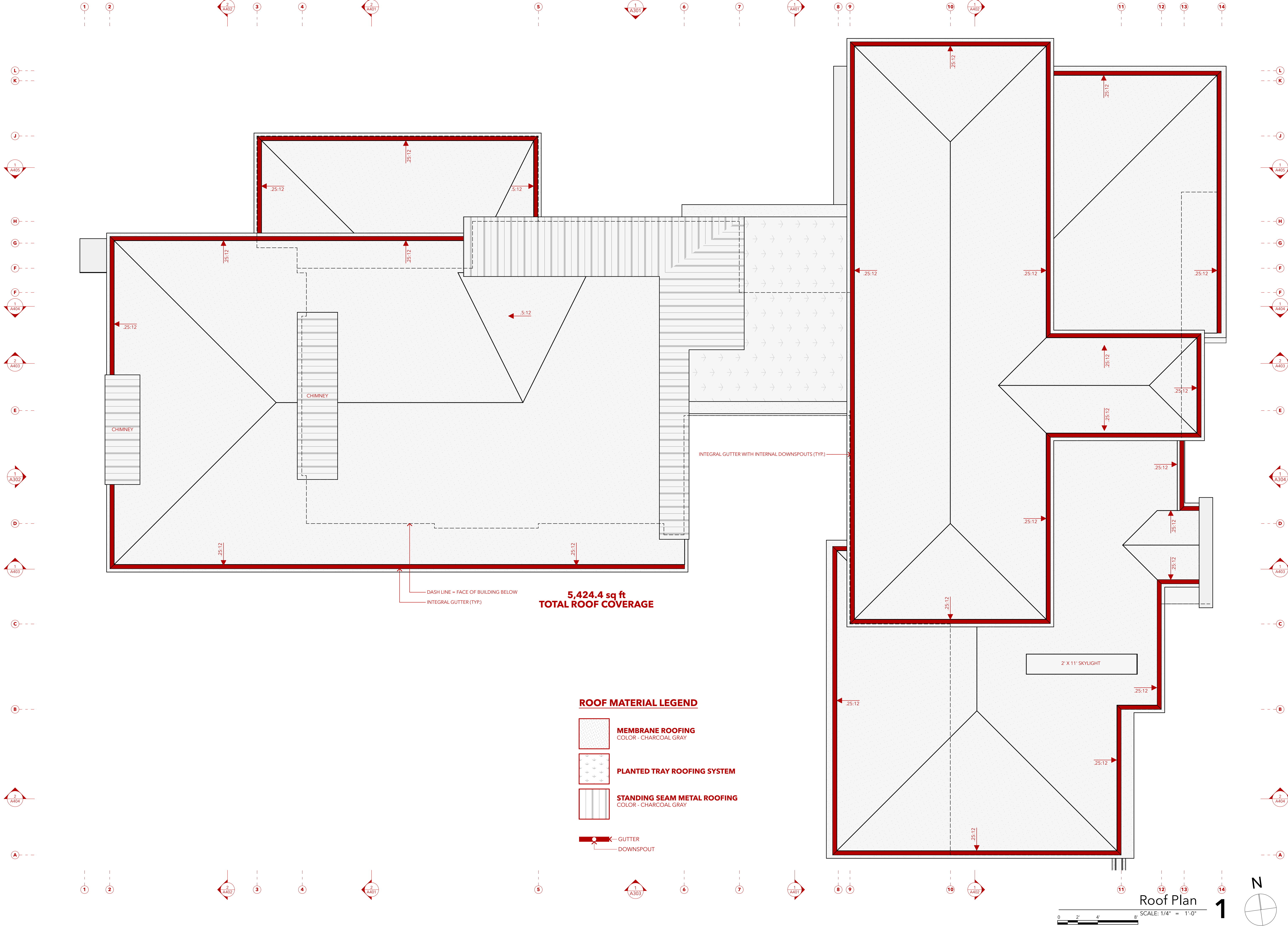
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SHEET TITLE

UPPER LEVEL PLAN



Barlas Residence

TBD Chauncey Circle
Asheville, NC 28803

**NOT FOR
CONSTRUCTION**

ISSUE	DATE
DRC Submittal	09/12/2019
Schematic Design	09/26/2019
Design Review	11/25/2019

Print Date: 11/25/19

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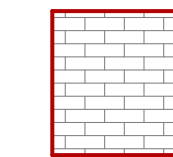
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SHEET TITLE
ROOF PLAN

A204

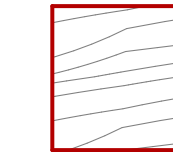
ELEVATIONS MATERIAL LEGEND



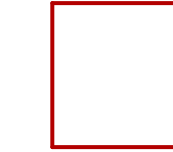
BRICK VENEER
Corso White



HORIZONTAL WOOD RAINSCREEN
Thermory 1x6 Ash





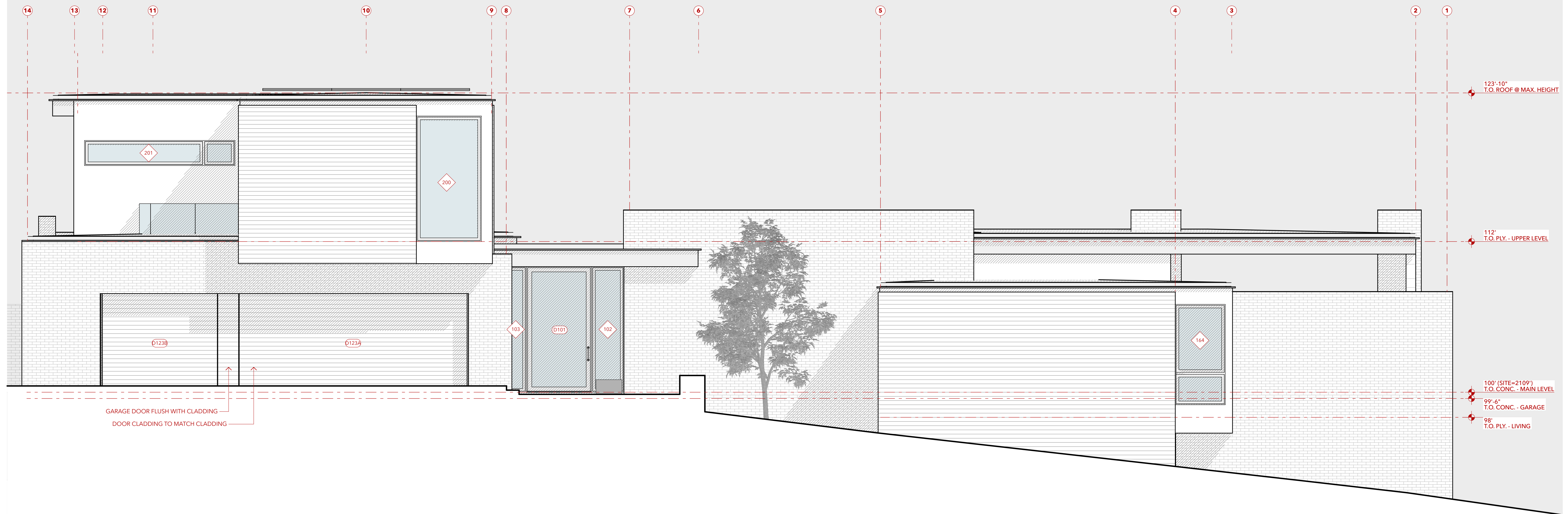
WOOD TIMBERS & TRIM
TBD



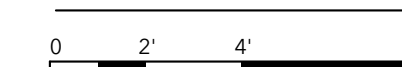
PAPER COMPOSITE PANEL
Richlite Black Diamond

GENERAL NOTES

- 1)  INDICATES WINDOW, SEE WINDOW SCHEDULE ON A701
- 2)  INDICATES DOOR, SEE DOOR SCHEDULE ON A703



North Elevation



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

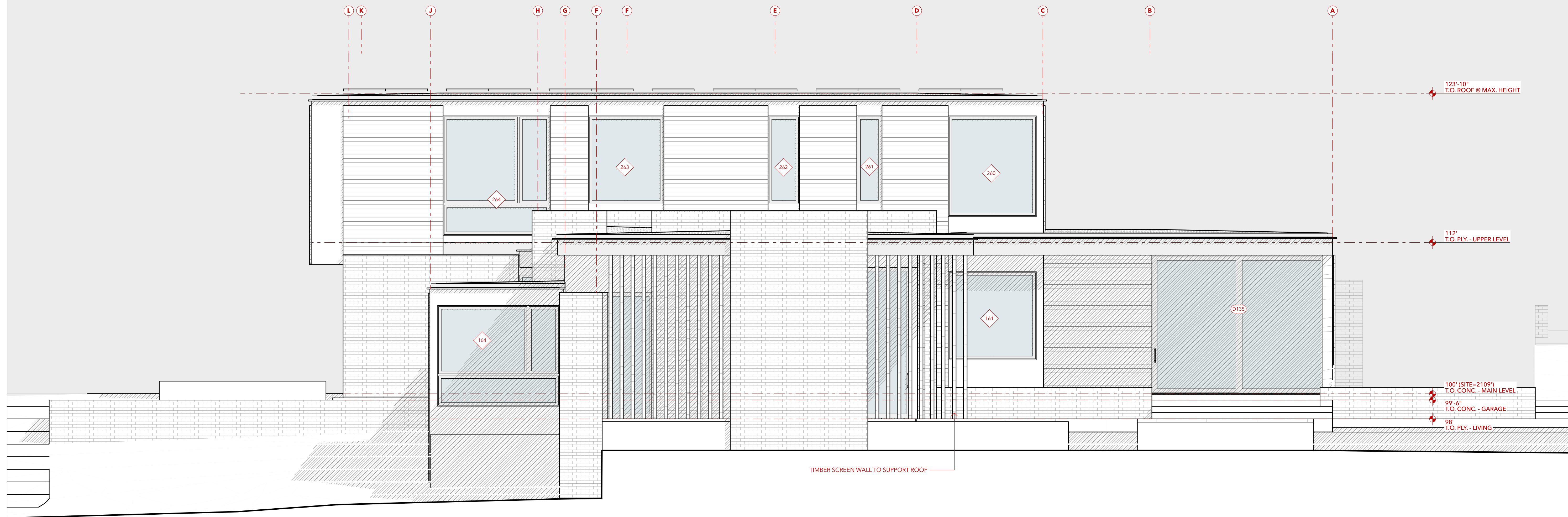
1

ELEVATIONS MATERIAL LEGEND

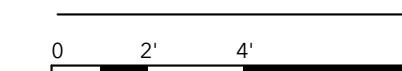
- BRICK VENEER**
Corso White
- HORIZONTAL WOOD RAINSCREEN**
Thermory 1x6 Ash
- WOOD TIMBERS & TRIM**
TBD
- PAPER COMPOSITE PANEL**
Richlite Black Diamond

GENERAL NOTES

- 1)  INDICATES WINDOW, SEE WINDOW SCHEDULE ON A701
- 2)  INDICATES DOOR, SEE DOOR SCHEDULE ON A703



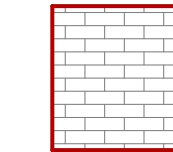
West Elevation



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

1

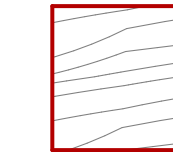
ELEVATIONS MATERIAL LEGEND



BRICK VENEER
Corso White



HORIZONTAL WOOD RAINSCREEN
Thermory 1x6 Ash



WOOD TIMBERS & TRIM
TBD



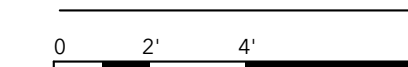
PAPER COMPOSITE PANEL
Richlite Black Diamond

GENERAL NOTES

- 1) <A> INDICATES WINDOW, SEE WINDOW SCHEDULE ON A701
- 2) (03) INDICATES DOOR, SEE DOOR SCHEDULE ON A703



South Elevation



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

1

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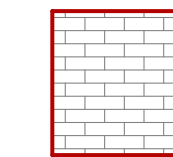
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SHEET TITLE
ELEVATION

A304

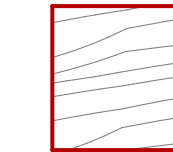
ELEVATIONS MATERIAL LEGEND



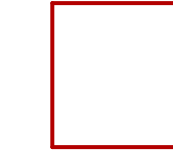
BRICK VENEER
Corso White



HORIZONTAL WOOD RAINSCREEN
Thermory 1x6 Ash



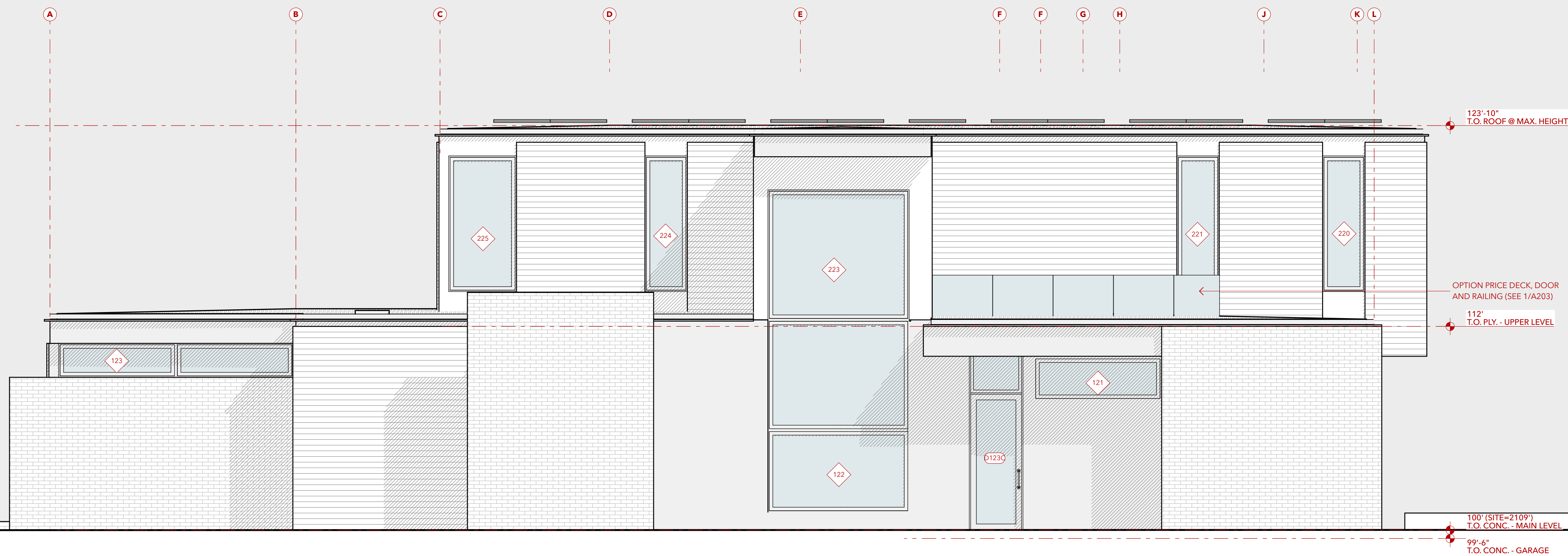
WOOD TIMBERS & TRIM
TBD



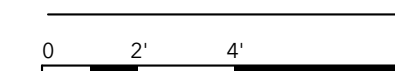
PAPER COMPOSITE PANEL
Richlite Black Diamond

GENERAL NOTES

- 1) <A> INDICATES WINDOW, SEE WINDOW SCHEDULE ON A701
- 2) (03) INDICATES DOOR, SEE DOOR SCHEDULE ON A703



East Elevation



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

1

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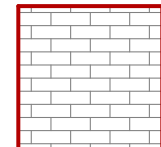
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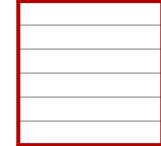
SHEET TITLE
ELEVATION

A305

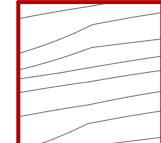
ELEVATIONS MATERIAL LEGEND



BRICK VENEER
Corso White



HORIZONTAL WOOD RAINSCREEN
Thermory 1x6 Ash





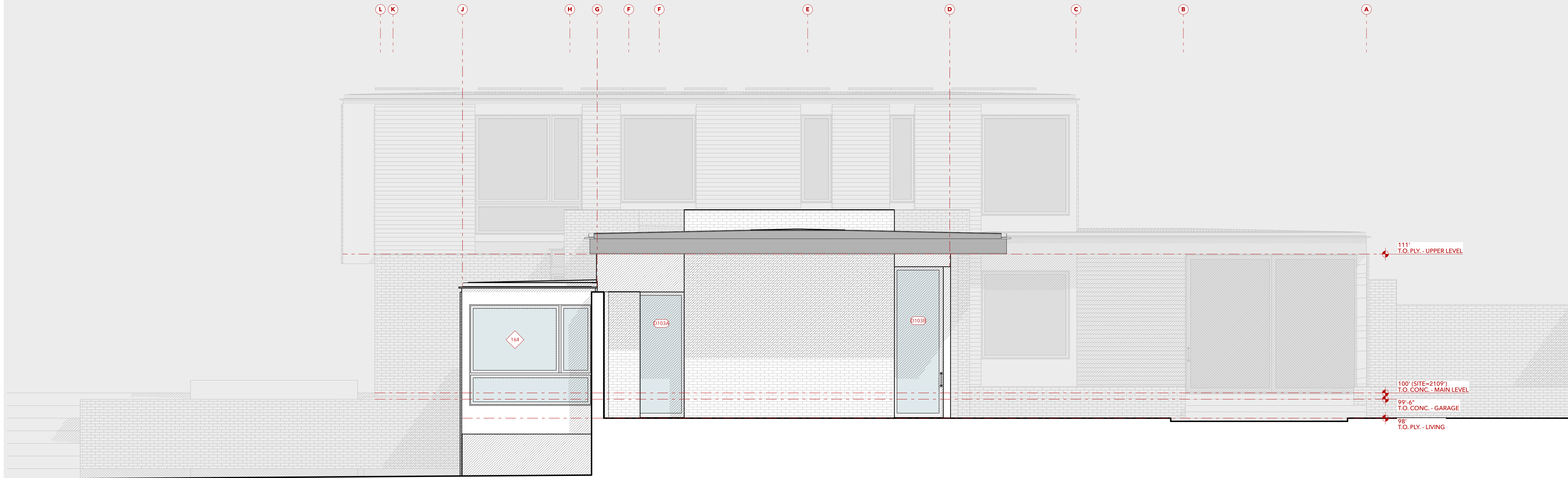
WOOD TIMBERS & TRIM
TBD



PAPER COMPOSITE PANEL
Richlite Black Diamond

GENERAL NOTES

- 1)  INDICATES WINDOW, SEE WINDOW SCHEDULE ON A701
- 2)  INDICATES DOOR, SEE DOOR SCHEDULE ON A703



Partial West Elevation @ Outdoor Living

0 2' 4' 8'

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

1

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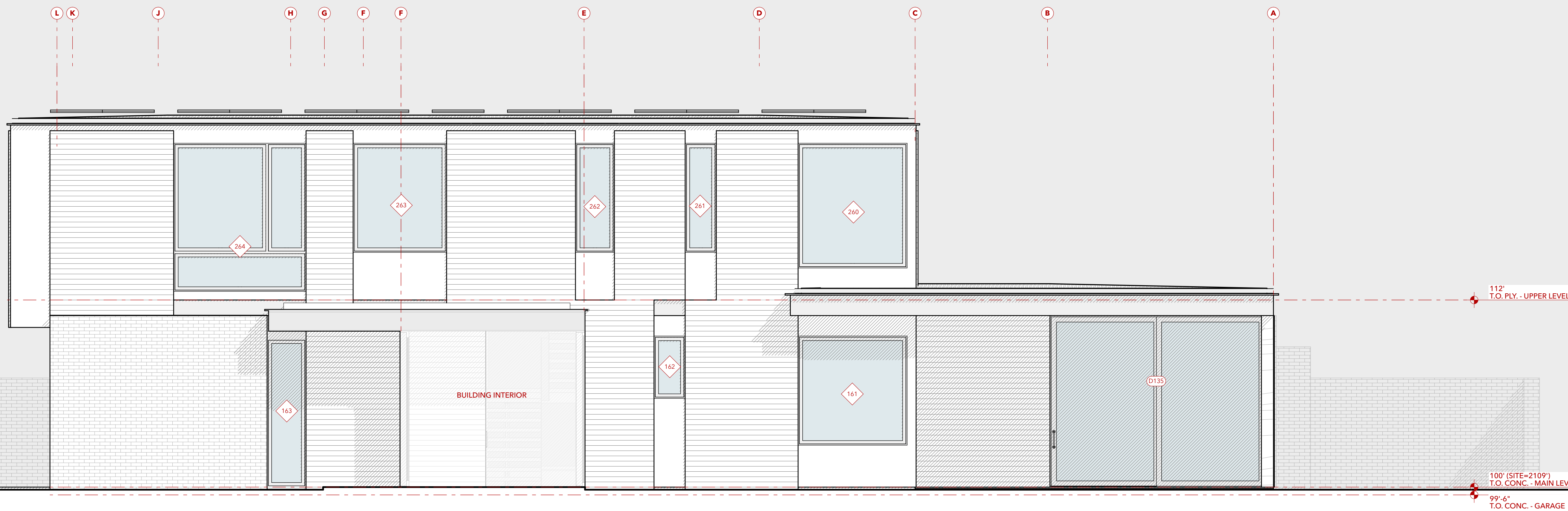
SHEET TITLE
ELEVATION

ELEVATIONS MATERIAL LEGEND

- BRICK VENEER**
Corso White
- HORIZONTAL WOOD RAINSCREEN**
Thermory 1x6 Ash
- WOOD TIMBERS & TRIM**
TBD
- PAPER COMPOSITE PANEL**
Richlite Black Diamond

GENERAL NOTES

- 1)  INDICATES WINDOW, SEE WINDOW SCHEDULE ON A701
- 2)  INDICATES DOOR, SEE DOOR SCHEDULE ON A703



Partial West Elevation @ Entry

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

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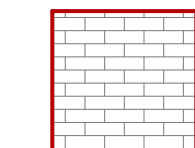

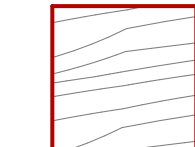

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SHEET TITLE



ELEVATION

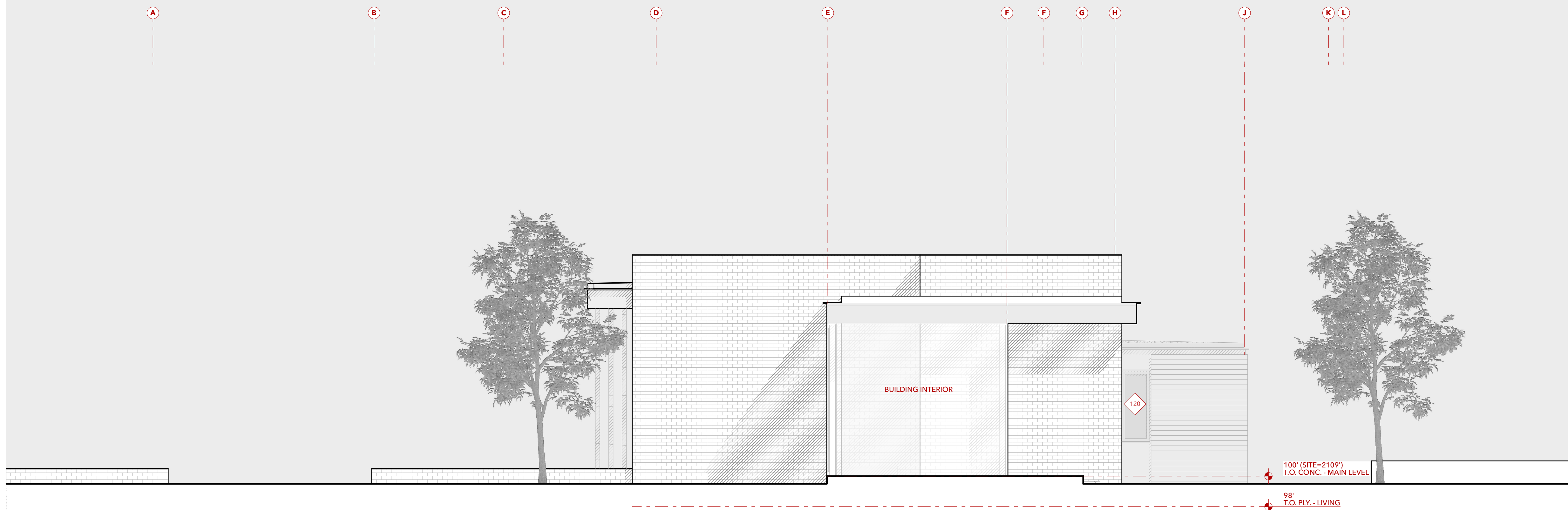
A307

ELEVATIONS MATERIAL LEGEND

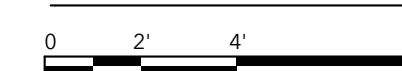
	BRICK VENEER Corso White
	HORIZONTAL WOOD RAINSCREEN Thermory 1x6 Ash
	WOOD TIMBERS & TRIM TBD
	PAPER COMPOSITE PANEL Richlite Black Diamond

GENERAL NOTES

- 1)  INDICATES WINDOW, SEE WINDOW SCHEDULE ON A701
- 2)  INDICATES DOOR, SEE DOOR SCHEDULE ON A703



Partial East Elevation @ Entry



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

1

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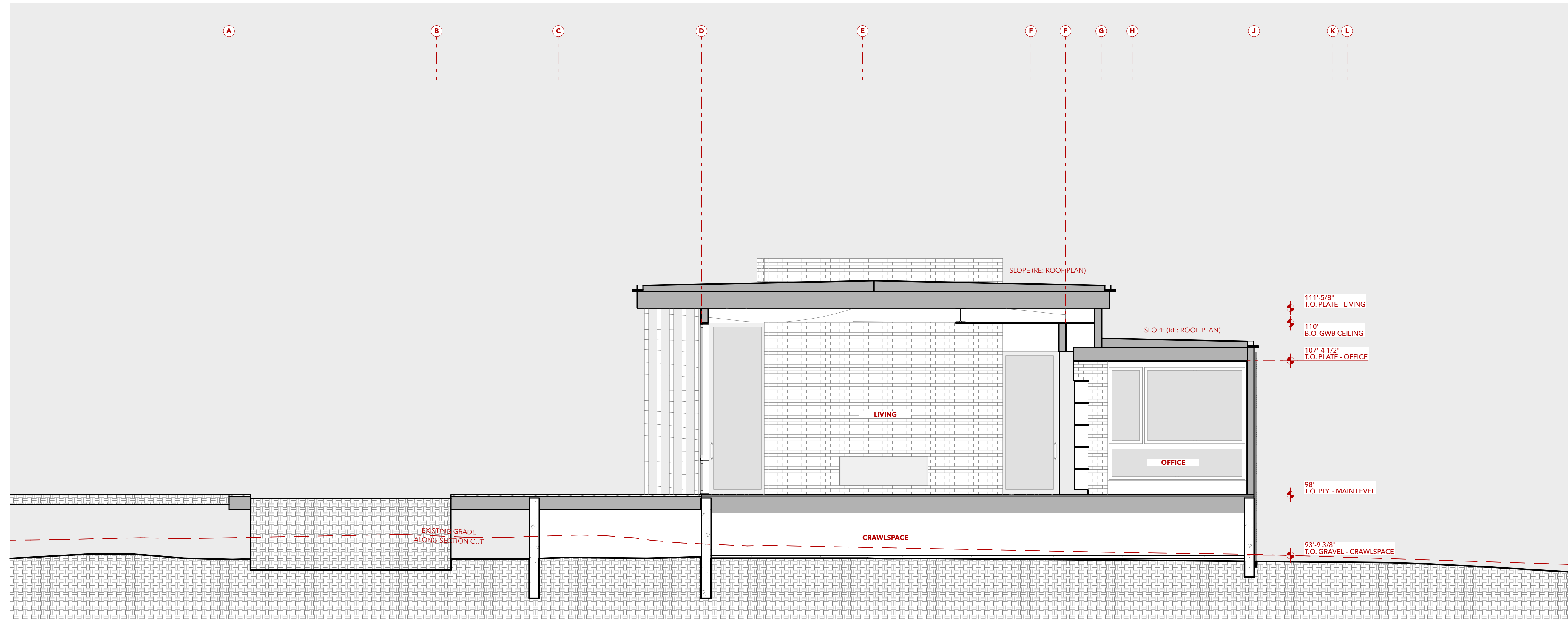
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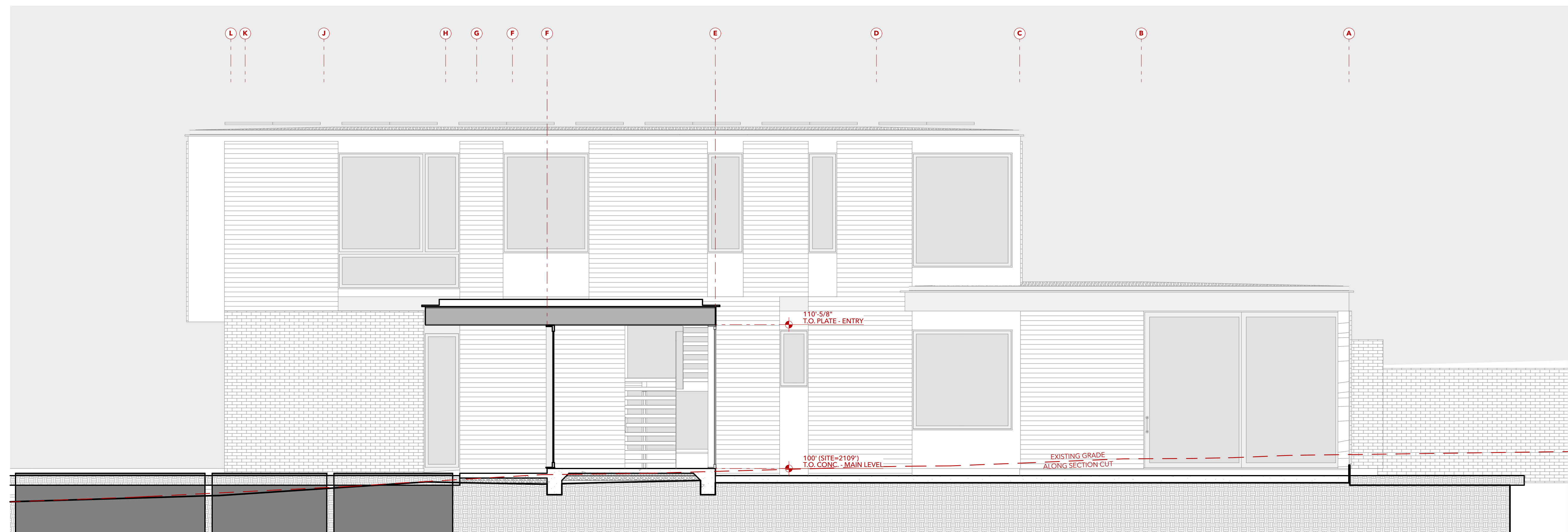
A401



N-S Section @ Living

2

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



N-S Section @ Entry

1

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

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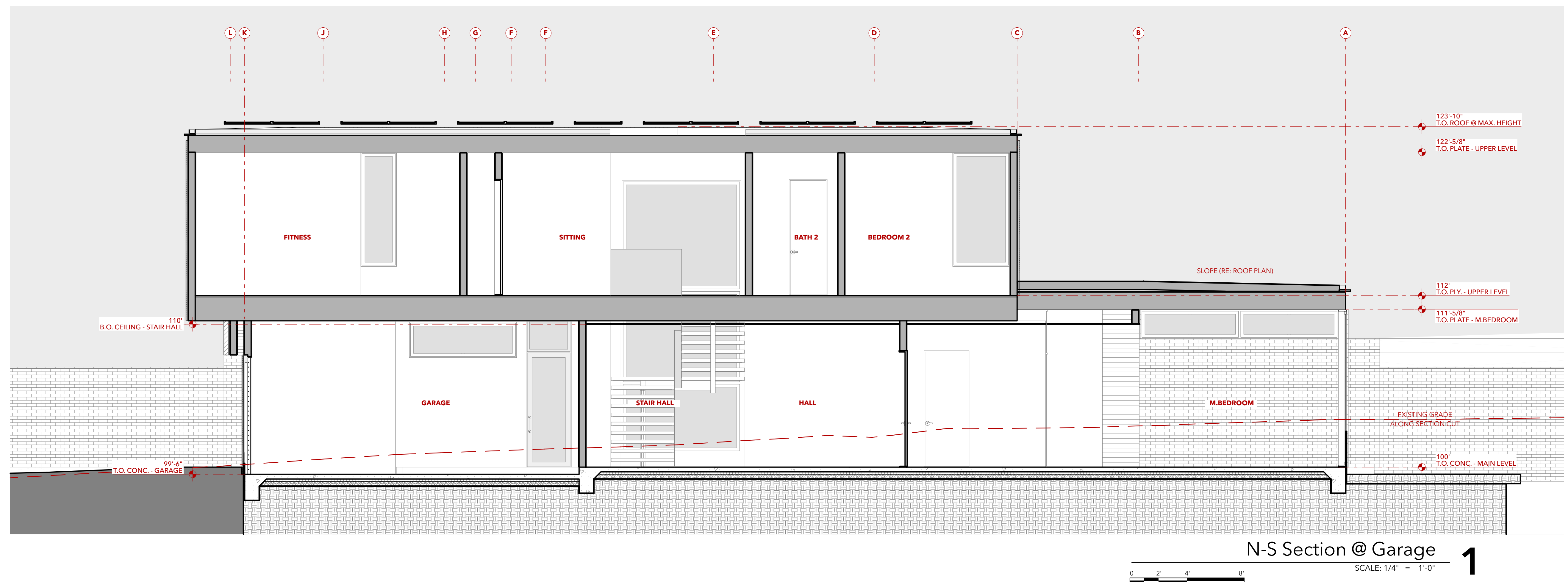
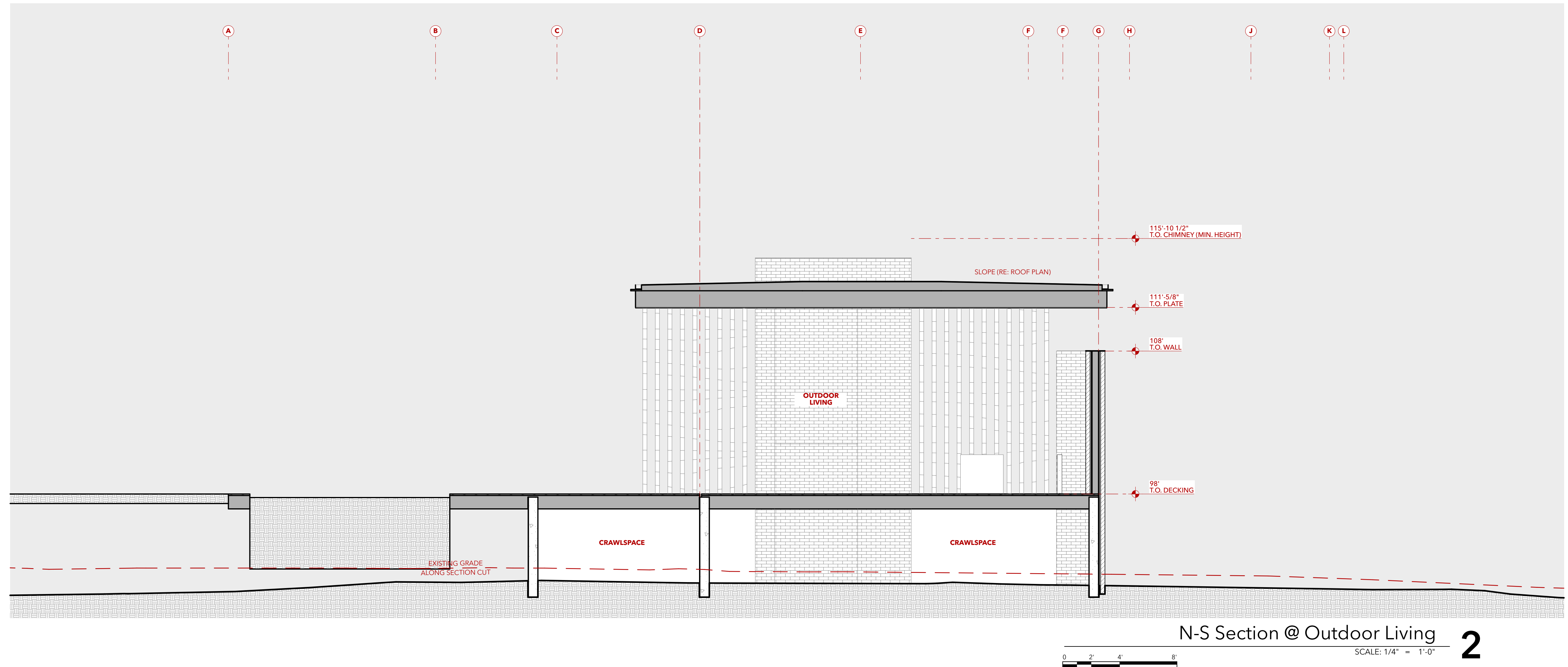
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A402



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TBD Chauncey Circle
Asheville, NC 28803

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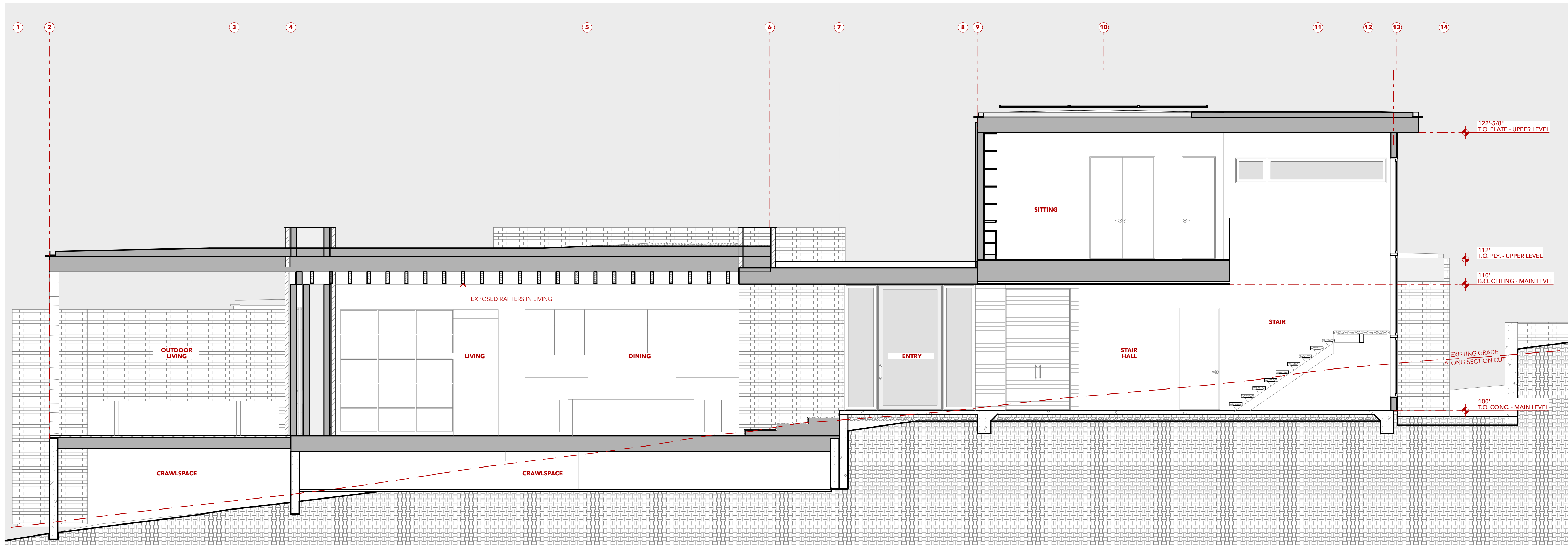
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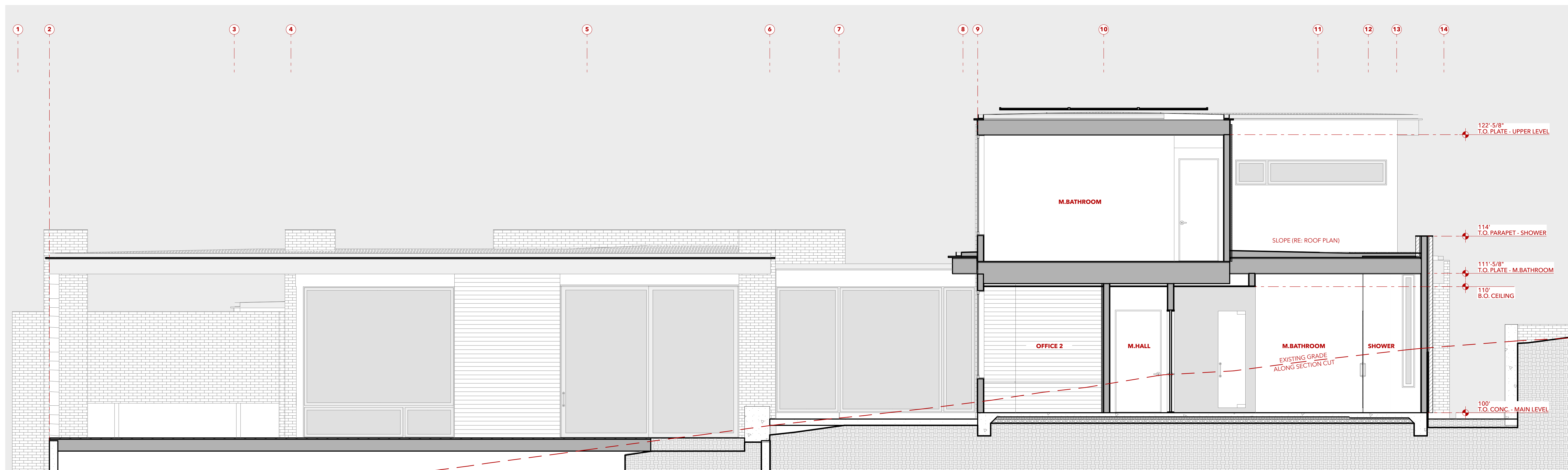
A403



W-E Section @ Stair

2

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



W-E Section @ M.Bathroom

1

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

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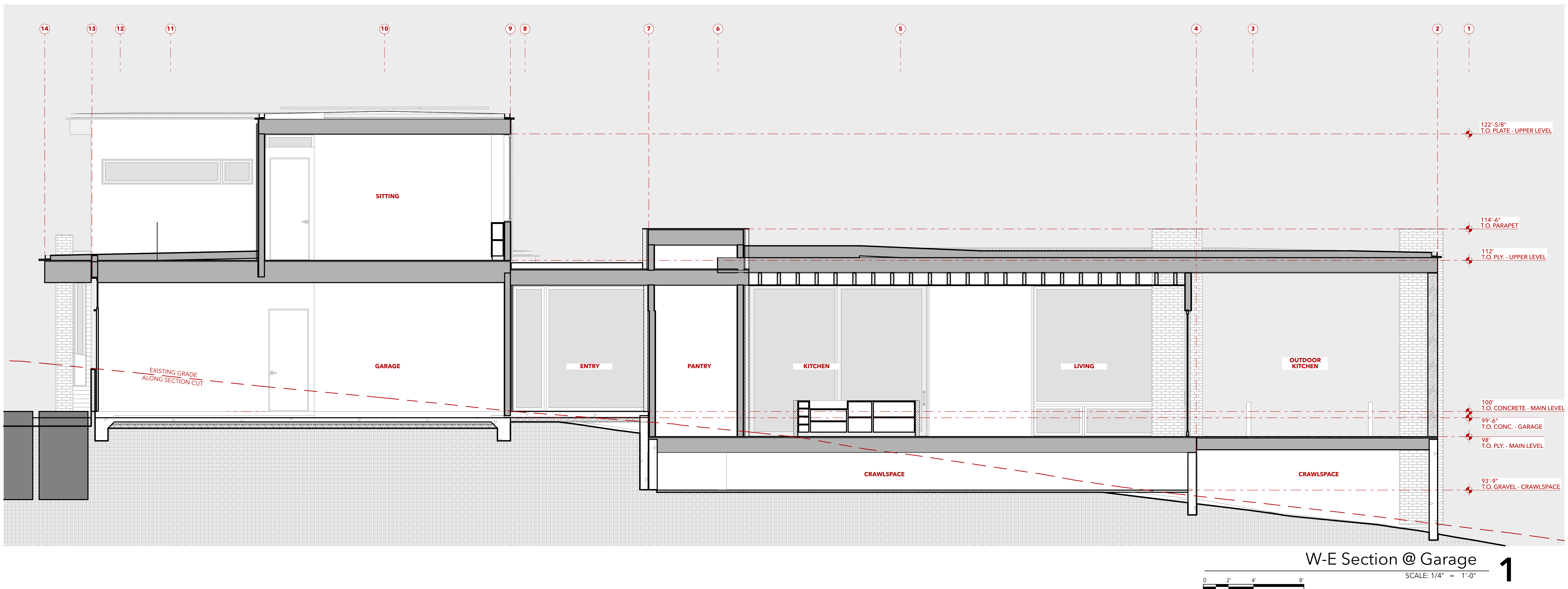
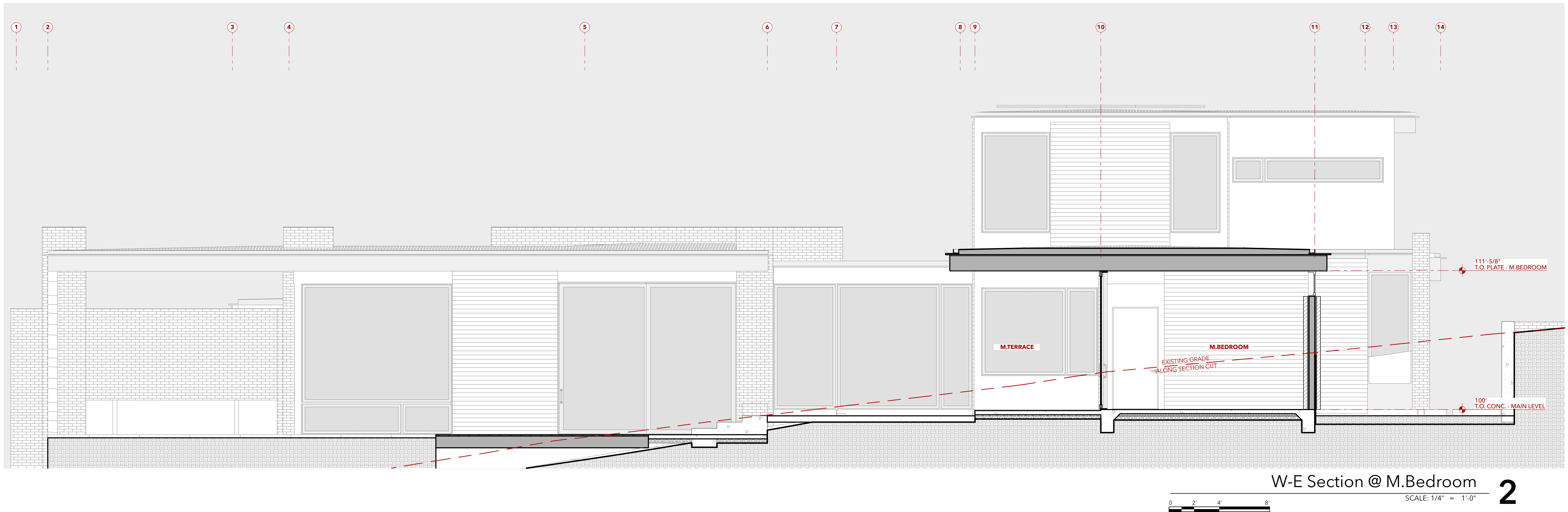
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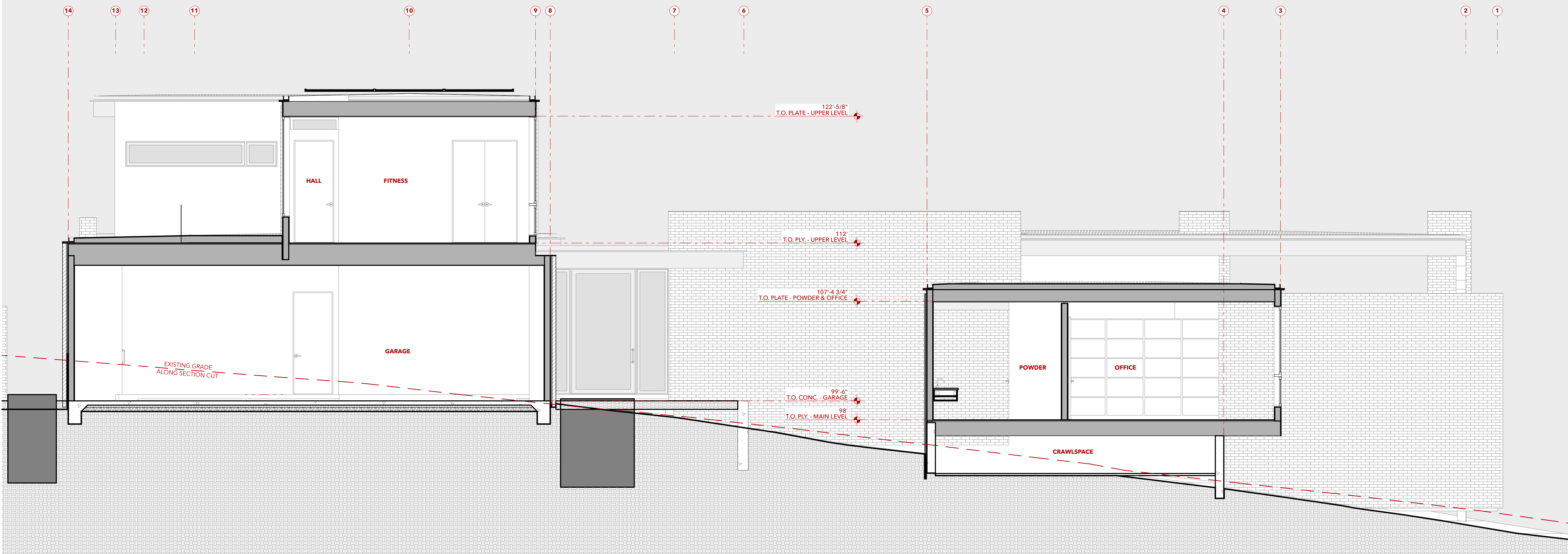
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SHEET TITLE
SECTION

A405



W-E Section @ Office

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



ID	102	103	104	120	121	122	123
ELEV							
W x H	2'-7"×10'	2'-7"×10'	1'×9'	2'×4'-9 1/2"	7'-6"×2'-6"	8'-4"×11'-4"	13'-10"×2'
TYPE	Fixed	Fixed	Fixed	Tilt-Turn	Awning	Fixed	Fixed
NOTES							
ID	140	141	142	143	144	145	146
ELEV							
W x H	3'-6"×9'	2'-6"×11'	4'×10'-11 1/4"	9'-3"×7'	2'-7"×10'	8'-2 1/4"×10'	5'×10'
TYPE	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
NOTES							
ID	148	161	162	163	164	164	164
ELEV							
W x H	12'×12'	7'×7'	2'×4'	2'-6"×9'-6"	4'×8'	4'×8'	9'-8"×8'
TYPE	Fixed; Awning	Fixed	Tilt-Turn	Fixed	Awning; Tilt-Turn	Awning; Tilt-Turn	Fixed; Tilt-Turn
NOTES							

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Schematic Design	09/26/2019
Design Review	11/25/2019

DOOR & WINDOW NOTES

1) SEE PLAN & ELEVATIONS FOR DOOR/ WINDOW UNIT OPERATION & SWINGS

2) ALL NEW GLAZING TO BE LOW E- GLASS. MINIMUM INSULATION VALUE OF U= .32 PER 20XX IECC REQUIREMENTS FOR CLIMATE ZONE 4A. (OR AS SPECIFIED IN HERS ENERGY REPORT) ↑ VERIFY

3) SAFETY GLAZING TO BE INSTALLED PER IRC R308.4. SEE ELEVATIONS FOR SAFETY GLAZING (SG) LOCATIONS.

4) WINDOW MANUFACTURER TO PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. DOOR MANUFACTURER TO PROVIDED SCREENS FOR ALL PROVIDED EXTERIOR DOORS.

5) WINDOW/ DOOR MULLIONS PER ELEVATIONS/ SCHEDULE.

6) ALUMINUM CLAD DOOR & WINDOW UNITS FINISH COLOR TO BE DARK BRONZE ← VERIFY

ID	200	201	220	221	223	224	225
ELEV							
W x H	5'-2"×10'	12'×2'	2'-6"×8'	2'-6"×8'	8'-4"×7'-8"	2'-6"×8'	4'×8'
TYPE	Fixed	Fixed; Awning	Tilt-Turn	Tilt-Turn	Fixed	Tilt-Turn	Fixed
NOTES							
ID	240	241	242	260	261	262	263
ELEV							
W x H	12'×2'	4'×8'	5'-6"×8'	7'×8'	2'×7'	2'-6"×7'	6'×7'
TYPE	Fixed; Awning	Fixed	Fixed	Fixed	Tilt-Turn	Tilt-Turn	Fixed
NOTES							
ID	264						
ELEV							
W x H	8'-6"×9'-6"						
TYPE	Tilt-Turn						
NOTES							

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SHEET TITLE

WINDOW SCHEDULE

DOOR & WINDOW NOTES

- 1) SEE PLAN & ELEVATIONS FOR DOOR/ WINDOW UNIT OPERATION & SWINGS
- 2) ALL NEW GLAZING TO BE LOW E- GLASS. MINIMUM INSULATION VALUE OF $U= .32$ PER 20XX IECC REQUIREMENTS FOR CLIMATE ZONE 4A. (OR AS SPECIFIED IN HERS ENERGY REPORT) VERIFY
- 3) SAFETY GLAZING TO BE INSTALLED PER IRC R308.4. SEE ELEVATIONS FOR SAFETY GLAZING (SG) LOCATIONS.
- 4) WINDOW MANUFACTURER TO PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. DOOR MANUFACTURER TO PROVIDED SCREENS FOR ALL PROVIDED EXTERIOR DOORS.
- 5) WINDOW/ DOOR MULLIONS PER ELEVATIONS/ SCHEDULE.
- 6) ALUMINUM CLAD DOOR & WINDOW UNITS FINISH COLOR TO BE DARK BRONZE VERIFY

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SHEET TITLE
DOOR SCHEDULE -
EXTERIOR

A703

ID	D101	D102	D103A	D103B	D123A
ELEV					
W x H	5'×9'-10 ^{1/4} "	14'×12'	4'×10'	4'×12'	18'×8'-2"
MATERIAL					
TYPE					
NOTES					Cladding to match siding

ID	D123B	D123C	D135
ELEV			
W x H	9'×8'-2"	3'×8'	13'-8"×10'-10 ^{1/4} "
MATERIAL			
TYPE			
NOTES	Cladding to match siding		

DOOR & WINDOW NOTES

1) SEE PLAN & ELEVATIONS FOR DOOR/ WINDOW UNIT OPERATION & SWINGS

2) ALL NEW GLAZING TO BE LOW E- GLASS. MINIMUM INSULATION VALUE OF U=.32 PER 20XX IECC REQUIREMENTS FOR CLIMATE ZONE 4A. (OR AS SPECIFIED IN HERS ENERGY REPORT) VERIFY

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6) ALUMINUM CLAD DOOR & WINDOW UNITS FINISH COLOR TO BE DARK BRONZE VERIFY

Barlas Residence

TBD Chauncey Circle
Asheville, NC 28803

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SHEET TITLE
DOOR SCHEDULE -
INTERIOR

A704

ID	106	108	110	121	123	126	127	129
ELEV								
W x H	4'-4"×8'	2'-6"×8'	3'×8'	5'×9'-6 1/2"	3'×8'	3'×8'	3'×8'	3'×8'
MATERIAL								
TYPE								
NOTES								
ID	130	133	135	201	202	203	204B	205
ELEV								
W x H	4'-4"×8'	3'×8'	3'-6"×8'	3'×8'	2'-6"×8'	5'×8'	5'×8'	2'-6"×8'
MATERIAL								
TYPE								
NOTES								

DOOR & WINDOW NOTES

1) SEE PLAN & ELEVATIONS FOR DOOR/ WINDOW UNIT OPERATION & SWINGS

2) ALL NEW GLAZING TO BE LOW E- GLASS. MINIMUM INSULATION VALUE OF $U= .32$ PER 20XX IECC REQUIREMENTS FOR CLIMATE ZONE 4A. (OR AS SPECIFIED IN HERS ENERGY REPORT) ↑ VERIFY

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5) WINDOW/ DOOR MULLIONS PER ELEVATIONS/ SCHEDULE.

6) ALUMINUM CLAD DOOR & WINDOW UNITS FINISH COLOR TO BE DARK BRONZE ← VERIFY



North Perspective



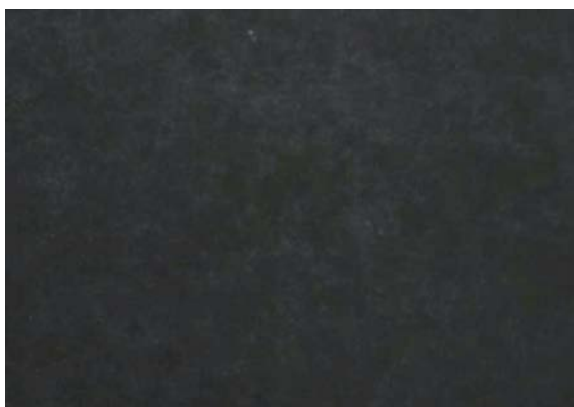
West Perspective



South Perspective



East Perspective



PAPER COMPOSITE PANEL
Richlite Black Diamond



HORIZONTAL WOOD CLADDING
Thermory 1x6 Ash



BRICK VENEER
Corso White

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3D VIEWS



Interior



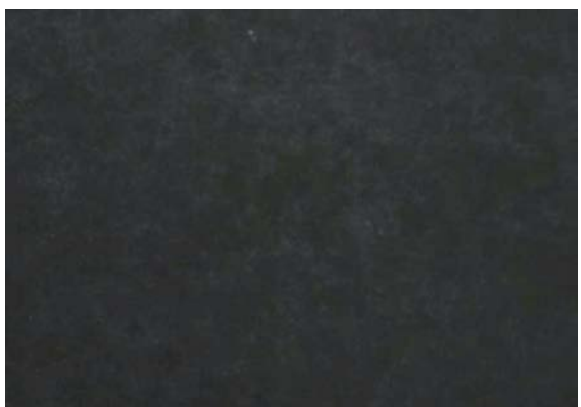
Interior



Stair



Interior



PAPER COMPOSITE PANEL
Richlite Black Diamond



HORIZONTAL WOOD CLADDING
Thermony 1x6 Ash



BRICK VENEER
Corso White

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3D VIEWS