

PROPOSED AGENDA

Meeting of the Design Review Board
Review Conducted Electronically
March 2020

Due to the prohibition on advisory board meetings, the Design Review Board may consider the items attached electronically. Please let me know your thoughts on these applications.

1 Cedar Chine
14 Hilltop Road

Zoning Compliance Application

Town of Biltmore Forest

Name

Noah Illes

Property Address

1 cedar chine drive

Phone

(828) 274-5979

Email

noah@griffinarchitectspa.com

Parcel ID/PIN Number

964651984400000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.27 acre

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

4,199 SF

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

11,372 SF

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

Building Height

± 40'-0" (EXISTING)

Description of the Proposed Project

Renovation and expansion of front porch, replacement of siding, replacement of all windows to similar size, addition of dormer on front facade

Estimated Start Date

7/1/2020

Estimated Completion Date

1/1/2021

Estimated Cost of Project

\$75,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

YELVERTON_DRB CHECK SET_2020.02.25.pdf

Applicant Signature



A handwritten signature in black ink, appearing to be 'N. A. [unclear]', written over a horizontal line.

Date

2/25/2020

YELVERTON RESIDENCE RENOVATION

1 CEDAR CHINE DRIVE BILTMORE FOREST NC 28803

DESIGN REVIEW SUBMITTAL

OWNER:
MRS. KATHLEEN M. YELVERTON

PROJECT DESCRIPTION:
RENOVATION TO A 2 STORY RESIDENCE TO INCLUDE WINDOW AND EXTERIOR SIDING REPLACEMENT, AND RENOVATION OF FRONT PORCH

ARCHITECT:
GRIFFIN ARCHITECTS, P.A.
ONE VILLAGE LANE, SUITE ONE
ASHEVILLE, N.C. 28803
828-274-5979

CONTRACTOR:
TBD

STRUCTURAL ENGINEER:
TBD

SHEET INDEX	
ID	Name
.G1.1	COVER
.G2.1	RENDERINGS & PHOTOGRAPHS
.A1.1	SITE PLAN & FLOOR PLAN
.A3.1	EXTERIOR ELEVATIONS
.A3.2	EXTERIOR ELEVATIONS
.A3.3	EXTERIOR ELEVATIONS
.A3.4	EXTERIOR ELEVATIONS
.A3.5	EXTERIOR ELEVATIONS

FOR DESIGN REVIEW APPROVAL



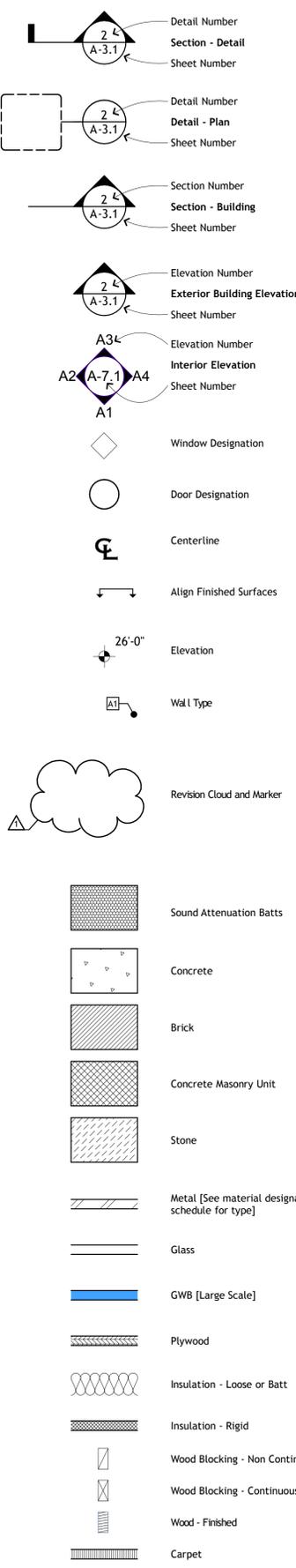
YELVERTON RESIDENCE RENOVATION
1 CEDAR CHINE DRIVE
BILTMORE FOREST NC 28803

COVER
SCHEMATIC DESIGN

PROJECT ARCHITECT:	RSB
DRAWN BY:	NDI
ISSUED FOR:	####
REVISIONS:	
NO. DATE:	

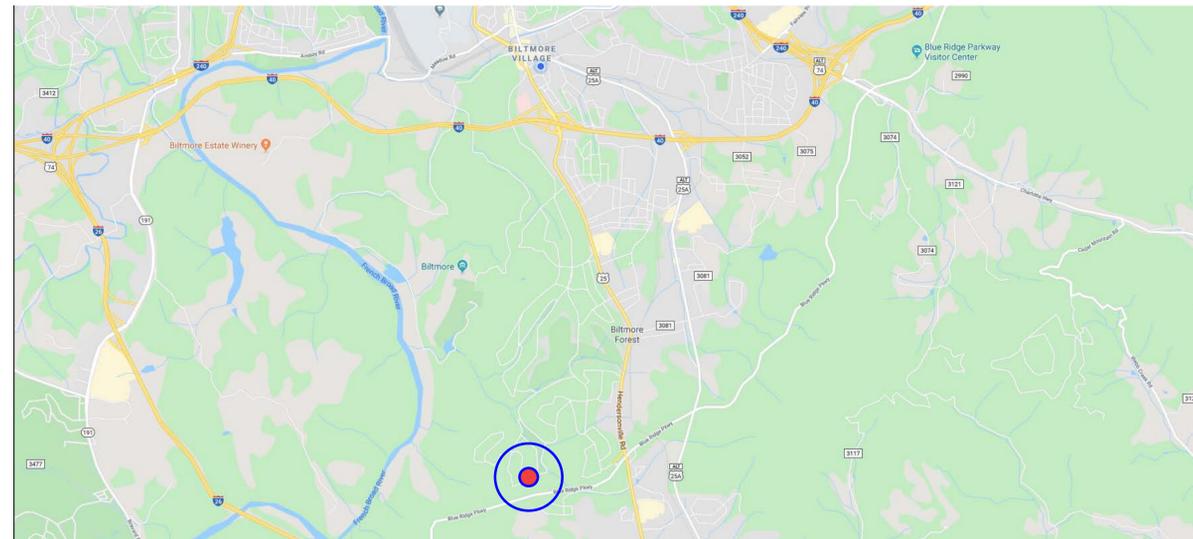
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DATE:	2/25/20

NOT FOR CONSTRUCTION



ABV	ABOVE	NA	NOT APPLICABLE
AC	AIR CONDITIONING	NC	NO CHANGE
ACT	ACUSTICAL CEILING TILE	NO	NOT IN CONTRACT
ACU/CI	AIR CONDENSING UNIT	NUM	NUMBER
AD	AREA DRAIN	NOM	NOMINAL
ADJ	ADJUSTABLE	NSF	NET SQUARE FEET
AFF	ABOVE FINISHED FLOOR	NTS	NOT TO SCALE
AHU/AH	AIR HANDLING UNIT	OA	OVERALL
AT	ALTERNATE	OC	ON CENTER
ALUM	ALUMINUM	OCUP	OCCUPANT LOAD/OCCUPANCY
APPROX	APPROXIMATELY	OD	OUTSIDE DIAMETER
ARCH	ARCHITECTURAL	OH	OVERHEAD
ASPT	ASPHALT	OP	OPERABLE
AT	ACUSTICAL TILE	OPN	OPENING
		ORIG	ORIGINAL
		OV	OVER
B	BATHROOM	P/C	PAINT/COLOR
BD	BOARD	PAN	PANTRY
BDM	BEDROOM	PART	PARTITION
BEL	BELOW	PASS	PASSAGE
BLDG	BUILDING	PC	PLUMBING CONTRACTOR
BLK	BLOCKING	PC	PERSONAL COMPUTER
BM	BEAM	PCL	PERCELAIN TILE
BMK	BENCHMARK	PH	PAPER HOLDER
BO	BOTTOM OF	PL	PLATE
ROD	BASES OF DESIGN	PL	PROPERTY LINE
BRG	BEARING	PLAM	PLASTIC LAMINATE
BRK	BRICK	PLSTR	PLASTER
BS	BAR SINK	PNL	PANEL
BSMT	BASEMENT	PNT	PAINT
BTH	BETWEEN	PNTD	PAINTED
BTHN		POB	POINT OF BEGINNING
C	CHANNEL	PR	PAIR
CBU	CEMENTIOUS BACKER UNIT	PRIV	PRIVACY
CCTV	CLOSED CIRCUIT TELEVISION	PT	PRESSURE TREATED
CD	CONDENSATE DRAIN	PWD	PLYWOOD
CH	CEILING HEIGHT	Q	QUARRY TILE
CJ	CONTROL JOINT	R	RADIUS
CL	CENTERLINE	RA	RETURN AIR
CLG	CEILING	RAD	RADIATOR
CLS	CLEAR	RB	RUBBER BASE
CLM	CLOSET	RC	REFLECTED CEILING PLANK
CM	CABINET MAKER	RD	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	RDG	RIDGE
CO	CLEAN OUT	REC	RECESSED
COL	COLUMN	RECP	RECEPTACLE
COMP	COMPONENTS	REF	REFRIGERATOR
CONC	CONCRETE	REFL	REFLECTED
COND	CONDENSATE	REIN	REINFORCEMENT
CONST	CONSTRUCTION	REL	RELOCATED
CONTR	CONTRACTOR	REM	REMOVE(D)
CONTR	CONTINUOUS	REQD	REQUIRED
CORR	CORRIDOR	RES	RESULANT
CPT	CARPET	REV	REVISION
CR	CHAIR RAIL	RFC	ROOFING
CS	CAST STONE	RFP	RECESSED FRAMING PROJECT
CT	CERAMIC TILE	RH	ROBE HOOK
CTV	CABLE TELEVISION	RL	ROOF LEADER
CW	COLD WATER	RM	ROOM
D	DRYER	RNG	RANGE
DBL ACT	DOUBLE ACTION	RO	ROUGH OPENING
DBS	DOUBLE BOWL SINK	RP	RAMP
DCT	DIAPER CHANGING TABLE	RS	ROUGH SAWN
DF	DRINKING FOUNTAIN	S	SINK/STAIN
DIAM	DIAMENSION	SBR	SHELF & ROD
DR	DOOR	S/S	STAINLESS STEEL
DS	DOWN SPOUT	SA	SUPPLY AIR
DTL	DETAIL	SALV	SALVAGE(D)
DW	DISHWASHER	SBS	SINGLE BOWL SINK
DWG	DRAWING	SC	SOLID CORE
DWR	DRAWER	SCFD	SELF CLOSING FIRE DOOR
Ø	DIAMETER/ROUND	SCHD	SCHEDULE
E/EX/EXIST	EXISTING	SD	SMOKE DETECTOR
EA	EACH	SEC	SECURITY
EC	ELECTRICAL CONTRACTOR	SECT	SECTION
EJ	EXPANSION JOINT	SEP	SEPARATE
EL	ELEVATION	SF	SQUARE FEET
ELEC	ELECTRICAL	SH	SHOWER
ELEV	ELEVATOR	SHL	SHELVING
EMERG	EMERGENCY	SHT	SHEET
EP	ELECTRICAL PANEL	SHTG	SHEATHING
EPS	EXPANDED POLYSTYRENE	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFIED
EQUIP	EQUIPMENT	SPP	SERVICE PINE/FIR
EXHAUST	EXHAUST	SS	SLOPE TO ALLOW DRAIN
EXH	EXPOSED/EXPANSION	STD	STANDARD
EXT	EXTERIOR	STL	STEEL
F	FEMALE	STND	STANDARD
FAI	FRESH AIR INTAKE	STOR	STORAGE
FC	FIRE CODE	STURCT	STRUCTURAL
FD	FLOOR DRAIN	SUSP	SUSPENDED
FDM	FOUNDATION	SV	SERVICE DOOR
FE	FIRE EXTINGUISHER	SW	SUBMIT
FFGE	FURNITURE, FURNISHINGS & FINISHES	SYP	SOUTHERN YELLOW PINE
FFE	FRESH FLOOR ELEVATION	T	TOILET ROOM
FH	FIRE HYDRANT	T/S	TUB/SHOWER
FIN	FINISH	TB	TOWEL BAR
FIXT	FIXTURE	TBS	TRIPLE BOWL SINK
FL	FLOOR LINE	TC	TRASH COMPACTOR
FLOR	FLOOR	TC	TERRA COTTA
FLSG	FLASHING	TEL	TELEPHONE
FLOS	FLUORESCENT	TEMP	TEMPERED
FOS	FACE OF STUD	TERZ	TERRAZZO
FP	FIREPLACE	THK	THICKNESS
FPHB	FROST PROOF HASE BIB	THR	THRESHOLD
FR	FIRE RATED	TI	TENANT IMPROVEMENT
FRM	FRAME	TME	TO MATCH EXISTING
FRT	FIRE RETARDANT TREATED	TOB	TOP OF BEARING
FRZ	FREEZER	TOP	TOP OF FOOTING
FT	FOOT/FEET	TOS	TOP OF SLAB
FTG	FOOTING	TOW	TOP OF WALL
FUT	FUTURE	TRANS	TRANSFER
GAL	GALLON	TV	TELEVISION
GALV	GALVANIZED	TYP	TYPICAL
GC	GENERAL CONTRACTOR	U	UP
GD	GARBAGE DISPOSAL	UC	UNDER CABINET
GEN	GENERATOR	UCR	UNDER COUNTER REFRIGERATOR
GLS	GLASS	UGND	UNDERGROUND
GSF	GROSS SQUARE FEET	UH	UNIT HEATER
GWB	GYPSON WALL BOARD	UL	UNDERWRITERS LABORATORY
GA	GARAGE	UNEX	UNEXCAVATED
GAR	GARAGE	UNFIN	UNFINISHED
GRD	GRADE	UNLN	UNLESS OTHERWISE NOTED
GL	GRADE LINE	URNL	URNAL UTILITY
GVL	GRAVEL	V	VENT
GSB	GYPSON SHEATHING BOARD	V/L	VENT LIGHT
GYP	GYPSON	VAC	VACUUM
HB	HOSE BIB	VAL	VALLEY
HC	HANDICAPPED	VAT	VINYL ASBESTOS TILE
HD	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
HDR	HEADER	VERT	VERTICAL
HDW	HARDWARE	VEST	VESTIBULE
HGT	HEIGHT	VIF	VERIFY IN FIELD
HML	HOLLOW METAL	VIS	VENT STACK
HORIZ	HORIZONTAL	VST	VINYL SHEET TILE
HR	HANDRAIL	VTR	VENT THROUGH ROOF PLUMBING
HR	HOUR	VWC	VINYL WALL COVERING
HWAC	HEATING, VENTILATION & AIR CONDITIONING	W	WASHING MACHINE
HW	HOT WATER	W/	WITH
HWD	HOT WATER DISPENSER	W/O	WITHOUT
HWH	HOT WATER HEATER	WC	WATER CLOSET
ID	INSIDE DIAMETER	WCG	WALL COVERING
IE	INTERIOR ELEVATION	WD	WOOD
INCH	INCH	WGL	WIRE GLASS
INCAN	INCANDESCENT	WH	WATER HEATER
INCL	INCLUDED	WIC	WALK IN CLOSET
INST	INSTALLED	WM	WATER METER
INSUL	INSULATION	WMD	WINDOW
INT	INTERIOR	WPR	WEATHERPROOF
JAN	JANITOR	WRC	WEATHERPROOF
JT	JOINT	WRS	WESTERN RED CEDAR
JB	JUNCTION BOX	WT	WEIGHT
KITCH	KITCHEN	WVF	WELDED WIRE FABRIC
L	ANGLE	XPS	EXTRUDED POLYSTYRENE
LAU	LAUNDRY		
LAW	LAUNDRY		
LG	LENGTH		
LGT	LIGHT(LING)		
LIB	LIBRARY		
LIN	LINEN		
LIV	LIVING ROOM		
LOC	LIMIT OF CONTRACT		
LSD	LINEAR SLOT DIFFUSER		
LST	LINOLEUM SHEET TILE		
LT	LIGHT		
LVS	LEAVES		
M	MALLE		
MACH	MACHINE		
MAS	MASONRY		
MATL	MATERIAL		
MAX	MAXIMUM		
MBL	MARBLE		
MBRN	MEMBRANE		
MC	MECHANICAL CONTRACT		
MC	MEDICINE CABINET		
MECH	MECHANICAL		
MED	MEDIUM		
MEZZ	MEZZANINE		
MFR	MANUFACTURER		
MH	MANHOLE		
MISUM	MISUM		
MIR	MIRROR		
MISC	MISCELLANEOUS		
MLDG	MOLDING		
MNTD	MOUNTED		
MO	MASONRY OPENING		
MTL	METAL		
MW	MICROWAVE OVEN		

PIN: 9646-51-9844-00000
ADDRESS: 1 CEDAR CHINE DRIVE
BILTMORE FOREST, NC
ZONING: R1
ACREAGE: 1.27 ACRE



VICINITY MAP
SCALE: NTS



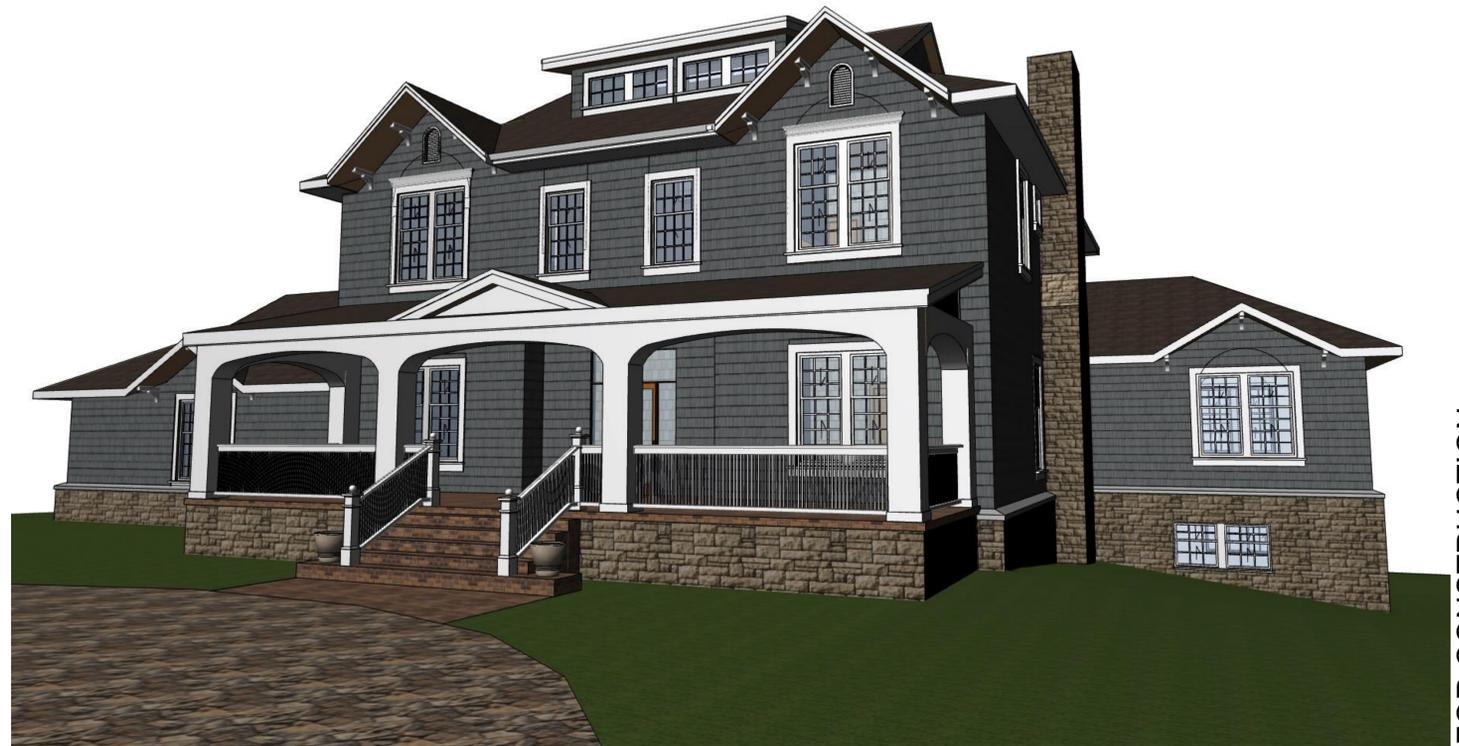
EXISTING VIEW FROM SOUTHWEST G2.1



PROPOSED VIEW FROM SOUTHWEST 2
G2.1
NOT TO SCALE



EXISTING VIEW FROM WEST G2.1



PROPOSED VIEW FROM SOUTH 1
G2.1
NOT TO SCALE

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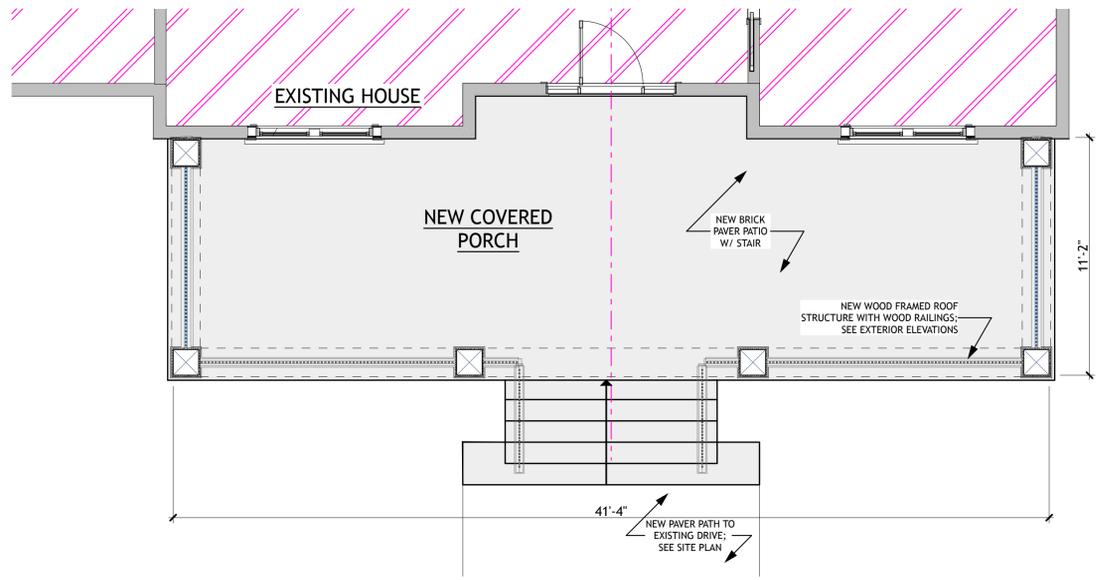
YELVERTON RESIDENCE
RENOVATION
1 CEDAR CHINE DRIVE
BILTMORE FOREST NC 28803

RENDERINGS &
PHOTOGRAPHS
SCHEMATIC DESIGN

PROJECT ARCHITECT:	RSG
DRAWN BY:	NDI
ISSUED FOR:	###
REVISIONS:	
NO. DATE:	

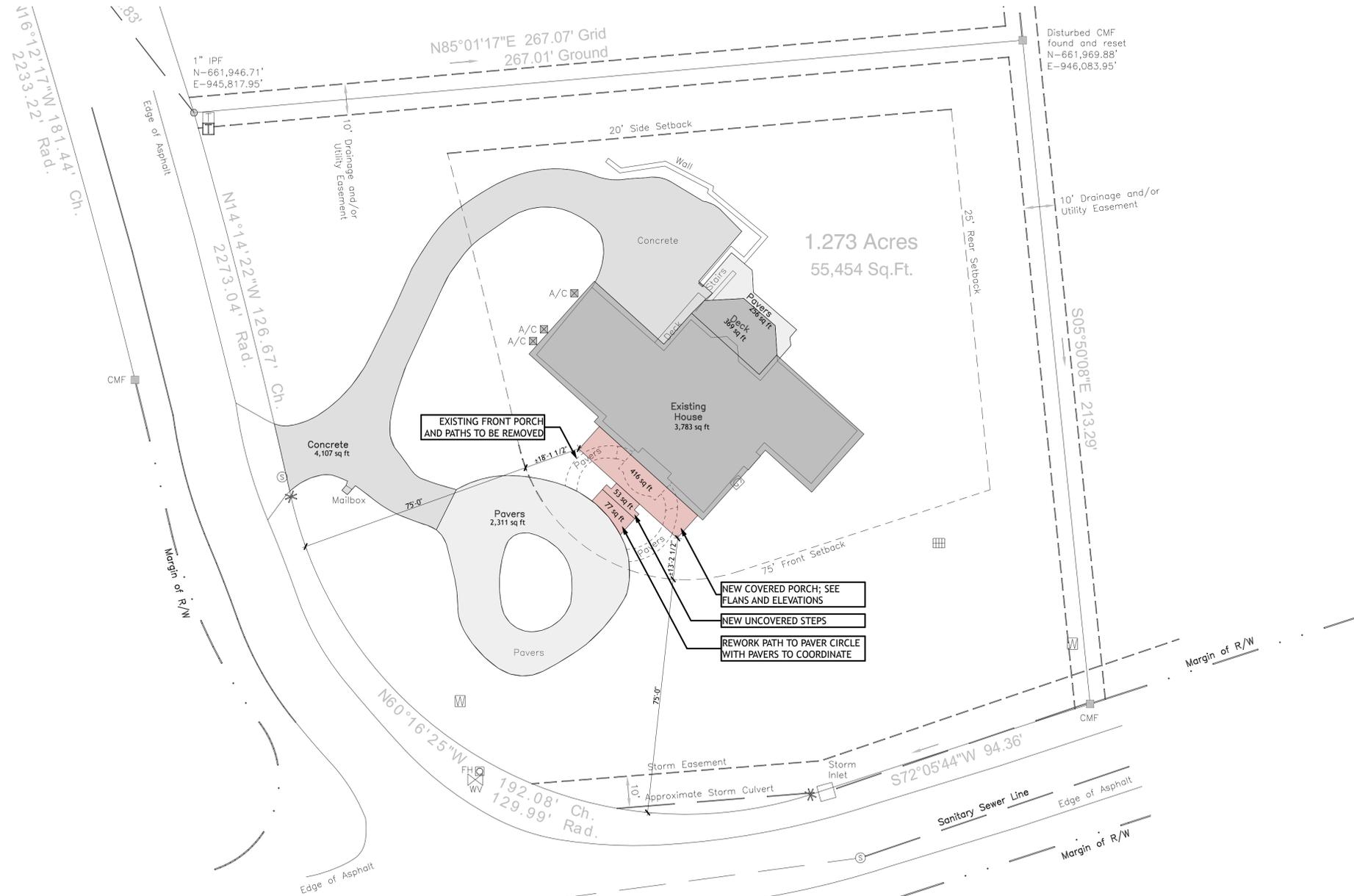
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.G2.1
DATE:
2/25/20



MAIN LEVEL 2
SCALE: 1/4" = 1'-0" A1.1

GENERAL SITE PLAN NOTES:
A. SEE G1.1 FOR ADDITIONAL GENERAL NOTES
B. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED



SITE & SURVEY 1
SCALE: 1" = 20' A1.1

SITE AREA CALCULATIONS				
MAX ROOF COVERAGE PER 153.043 TOWN OF BILTMORE FOREST ZONING ORDINANCE: LOT SIZE UP TO 2 ACRES ALLOWS UP TO 6,100 SQ FT ROOF AREA				
MAX IMPERVIOUS SITE AREA PER 153.048 TOWN OF BILTMORE FOREST ZONING ORDINANCE: LOT SIZE UP TO 3 ACRES ALLOWS UP TO 25% LOT AREA TO BE IMPERVIOUS				
DESCRIPTION	ROOF AREA 6,100 SF ALLOWED		IMPERVIOUS 13,864 SF ALLOWED	
	EXIST	NEW	EXIST	NEW
LANDSCAPE/OTHER	-- SF	-- SF	2,567 SF	77 SF
DRIVE	-- SF	-- SF	4,107 SF	-- SF
BUILDING	3,783 SF	416 SF	4,152 SF	469 SF
TOTAL	3,783 SF	4,199 SF	10,826 SF	11,372 SF

FOR DESIGN REVIEW APPROVAL



YELVERTON RESIDENCE RENOVATION
1 CEDAR CHINE DRIVE
BILTMORE FOREST NC 28803

SITE PLAN & FLOOR PLAN
SCHEMATIC DESIGN

PROJECT ARCHITECT:
RSG
DRAWN BY:
NDI
ISSUED FOR:

REVISIONS:
NO. DATE:
NO. DATE:
NO. DATE:
NO. DATE:
NO. DATE:
NO. DATE:

NOT FOR CONSTRUCTION

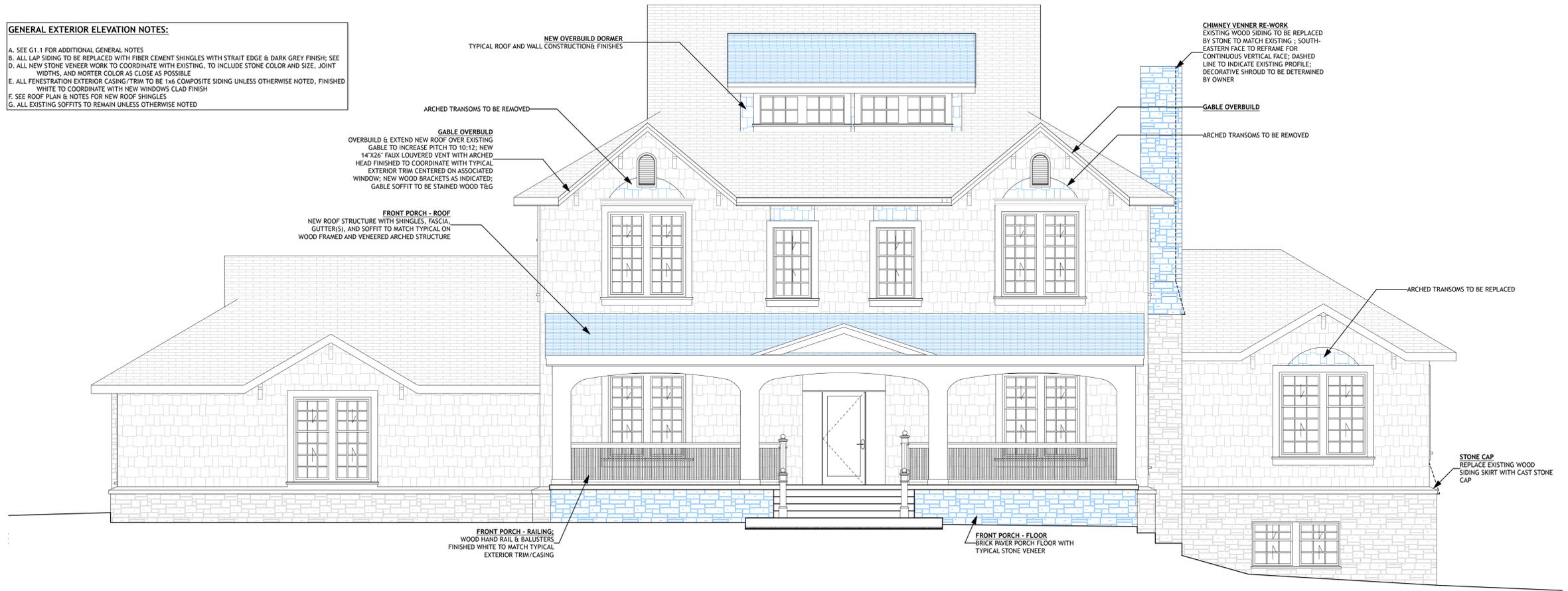
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.A1.1
DATE:
2/25/20

PLAN NORTH

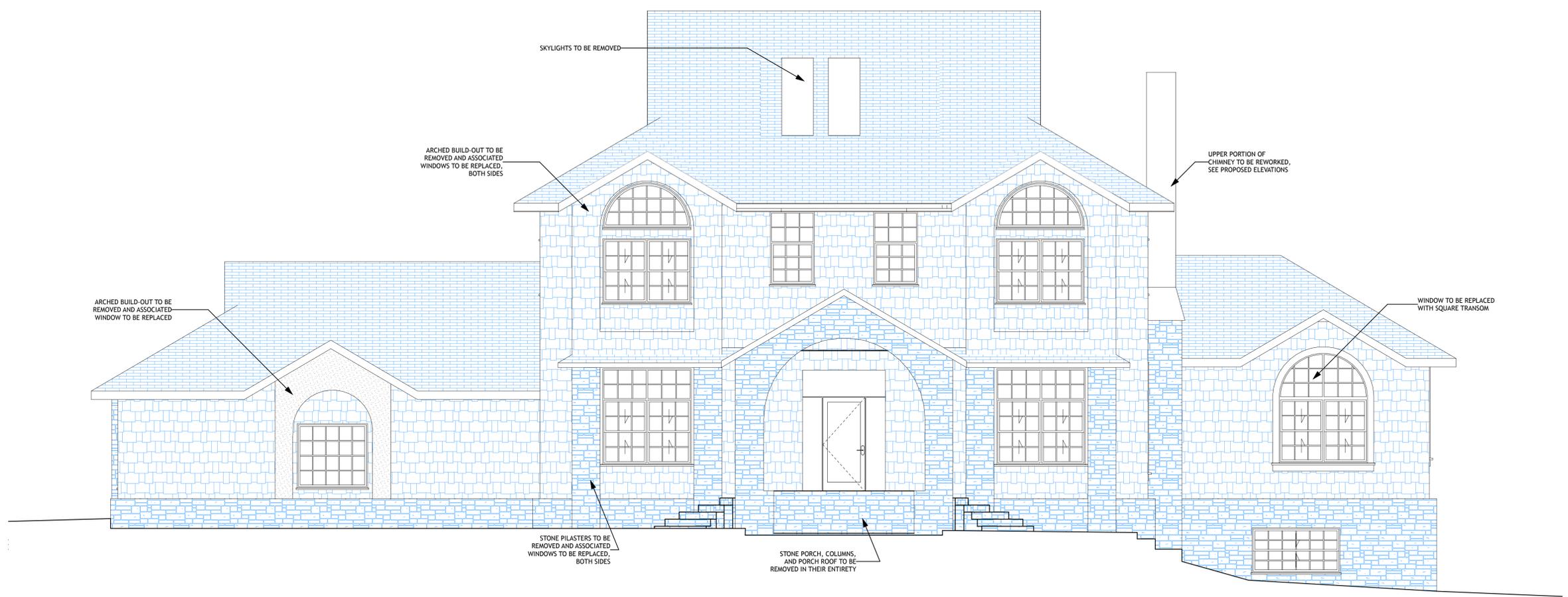


GENERAL EXTERIOR ELEVATION NOTES:

A. SEE G1.1 FOR ADDITIONAL GENERAL NOTES
 B. ALL LAP SIDING TO BE REPLACED WITH FIBER CEMENT SHINGLES WITH STRAIT EDGE & DARK GREY FINISH; SEE
 D. ALL NEW STONE VENEER WORK TO COORDINATE WITH EXISTING, TO INCLUDE STONE COLOR AND SIZE, JOINT
 WIDTHS, AND MORTAR COLOR AS CLOSE AS POSSIBLE
 E. ALL FENESTRATION EXTERIOR CASING/TRIM TO BE 1x6 COMPOSITE SIDING UNLESS OTHERWISE NOTED, FINISHED
 WHITE TO COORDINATE WITH NEW WINDOWS CLAD FINISH
 F. SEE ROOF PLAN & NOTES FOR NEW ROOF SHINGLES
 G. ALL EXISTING SOFFITS TO REMAIN UNLESS OTHERWISE NOTED



PROPOSED SOUTH ELEVATION 2
 SCALE: 1/4" = 1'-0" A3.1



EXISTING SOUTH ELEVATION 1
 SCALE: 1/4" = 1'-0" A3.1

FOR DESIGN REVIEW APPROVAL



YELVERTON RESIDENCE
 RENOVATION
 1 CEDAR CHINE DRIVE
 BILTMORE FOREST NC 28803

EXTERIOR ELEVATIONS
 SCHEMATIC DESIGN

PROJECT ARCHITECT:	RSG
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SHEET NO.	.A3.1
DATE:	2/25/20



EXISTING NORTH ELEVATION

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

1
A3.2

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PROJECT ARCHITECT:	RSG
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ISSUED FOR:	###
REVISIONS:	
NO. DATE:	

EXTERIOR ELEVATIONS
SCHEMATIC DESIGN

YELVERTON RESIDENCE
RENOVATION
1 CEDAR CHINE DRIVE
BILTMORE FOREST NC 28803

FOR DESIGN REVIEW APPROVAL
GRIFFIN
ARCHITECTS, P.A.
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.A3.2
DATE:
2/25/20



PROPOSED NORTH ELEVATION

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

1
A3.3

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DRAWN BY:	NDI
ISSUED FOR:	###
REVISIONS:	
NO. DATE:	

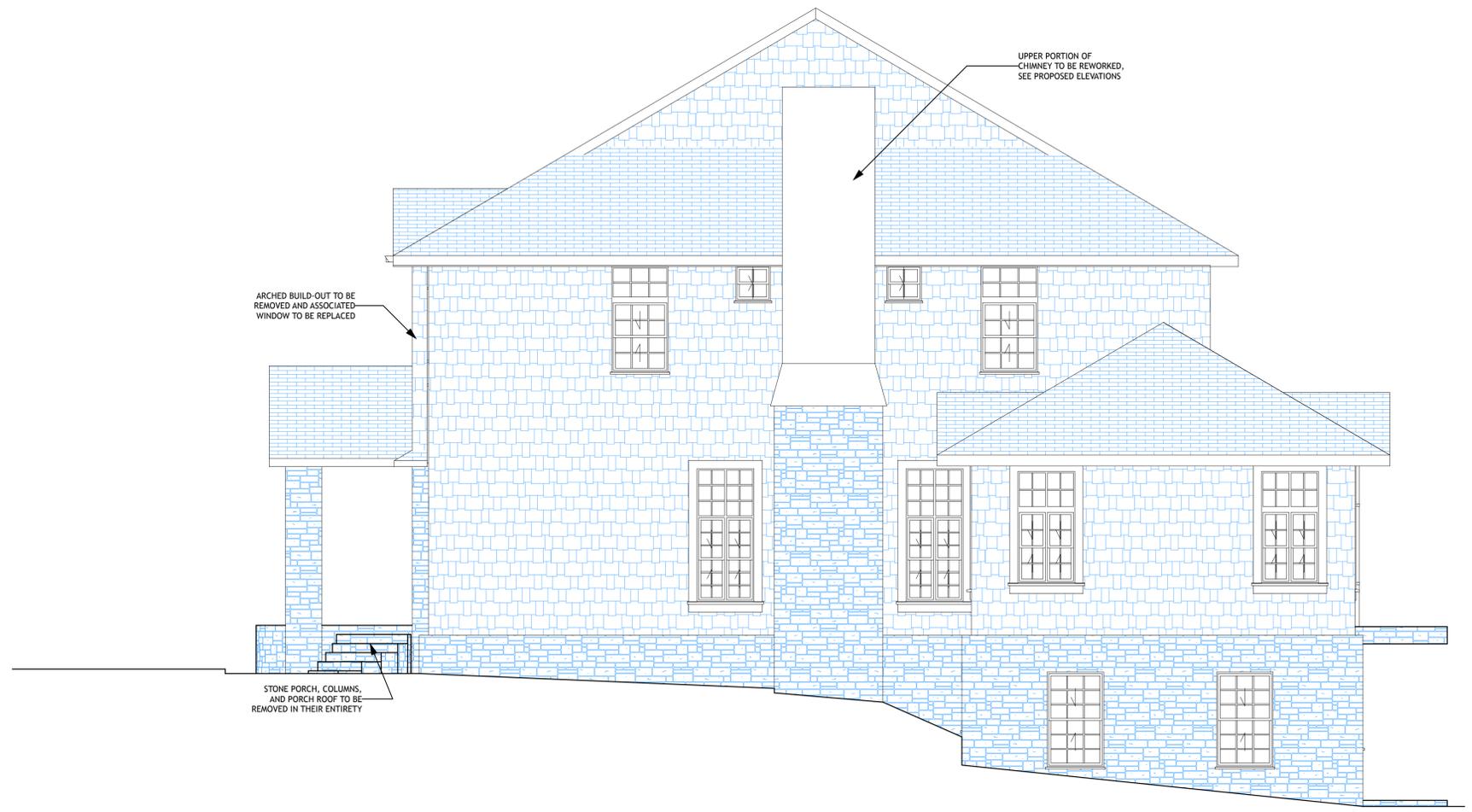
EXTERIOR ELEVATIONS
SCHEMATIC DESIGN

YELVERTON RESIDENCE
RENOVATION
1 CEDAR CHINE DRIVE
BILTMORE FOREST NC 28803

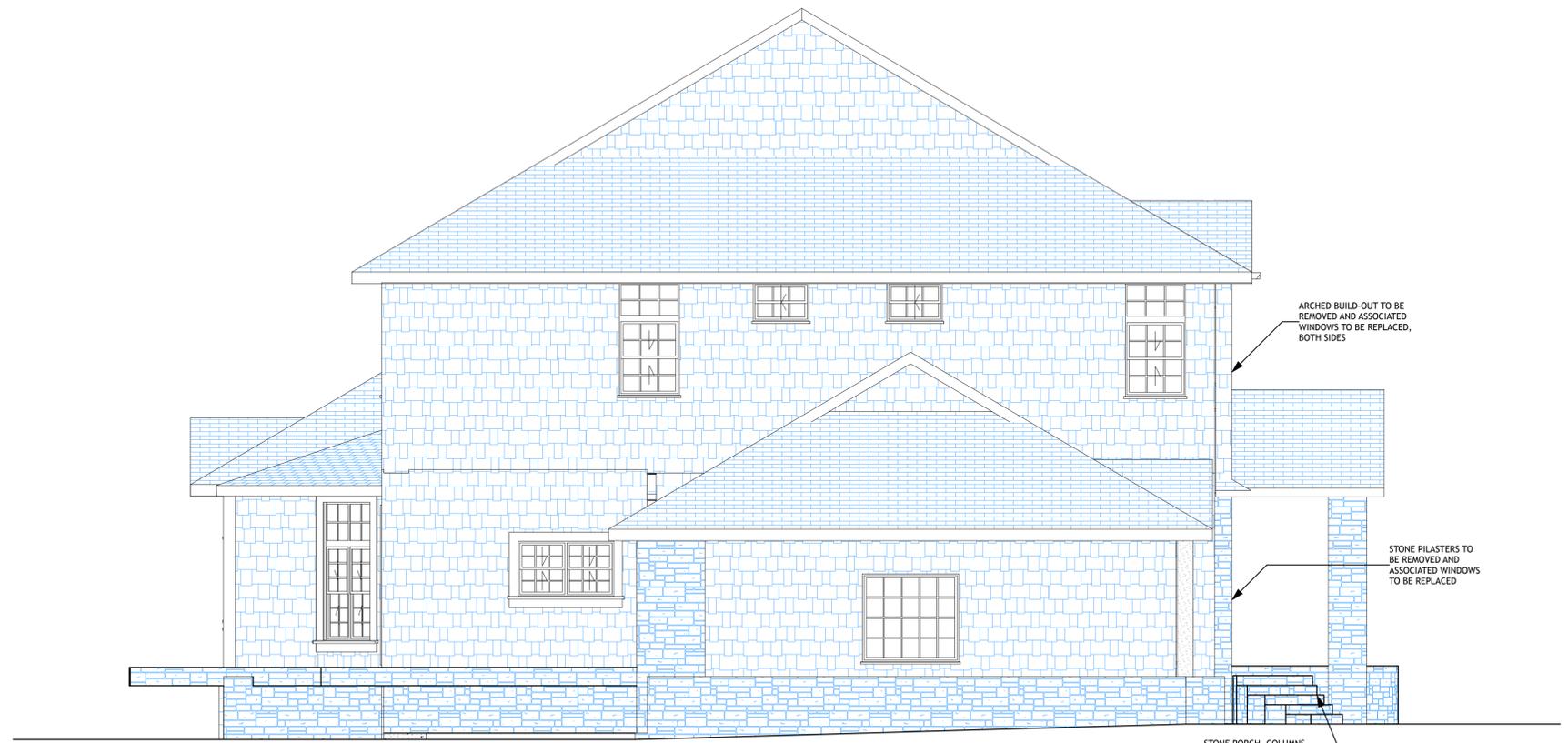
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DATE:
2/25/20



EXISTING EAST ELEVATION 2
SCALE: 1/4" = 1'-0" A3.4



EXISTING WEST ELEVATION 1
SCALE: 1/4" = 1'-0" A3.4

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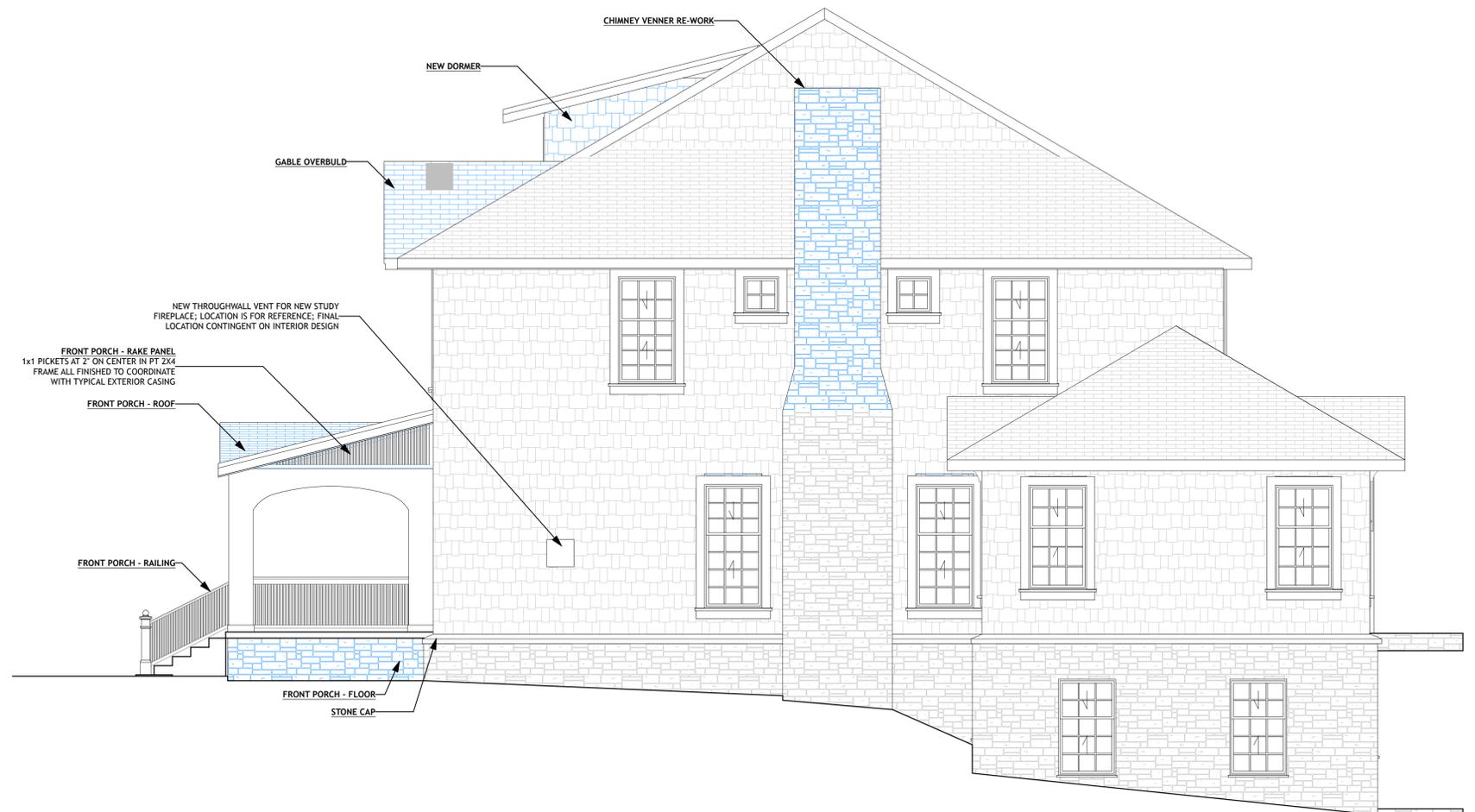
YELVERTON RESIDENCE
 RENOVATION
 1 CEDAR CHINE DRIVE
 BILTMORE FOREST NC 28803

EXTERIOR ELEVATIONS
 SCHEMATIC DESIGN

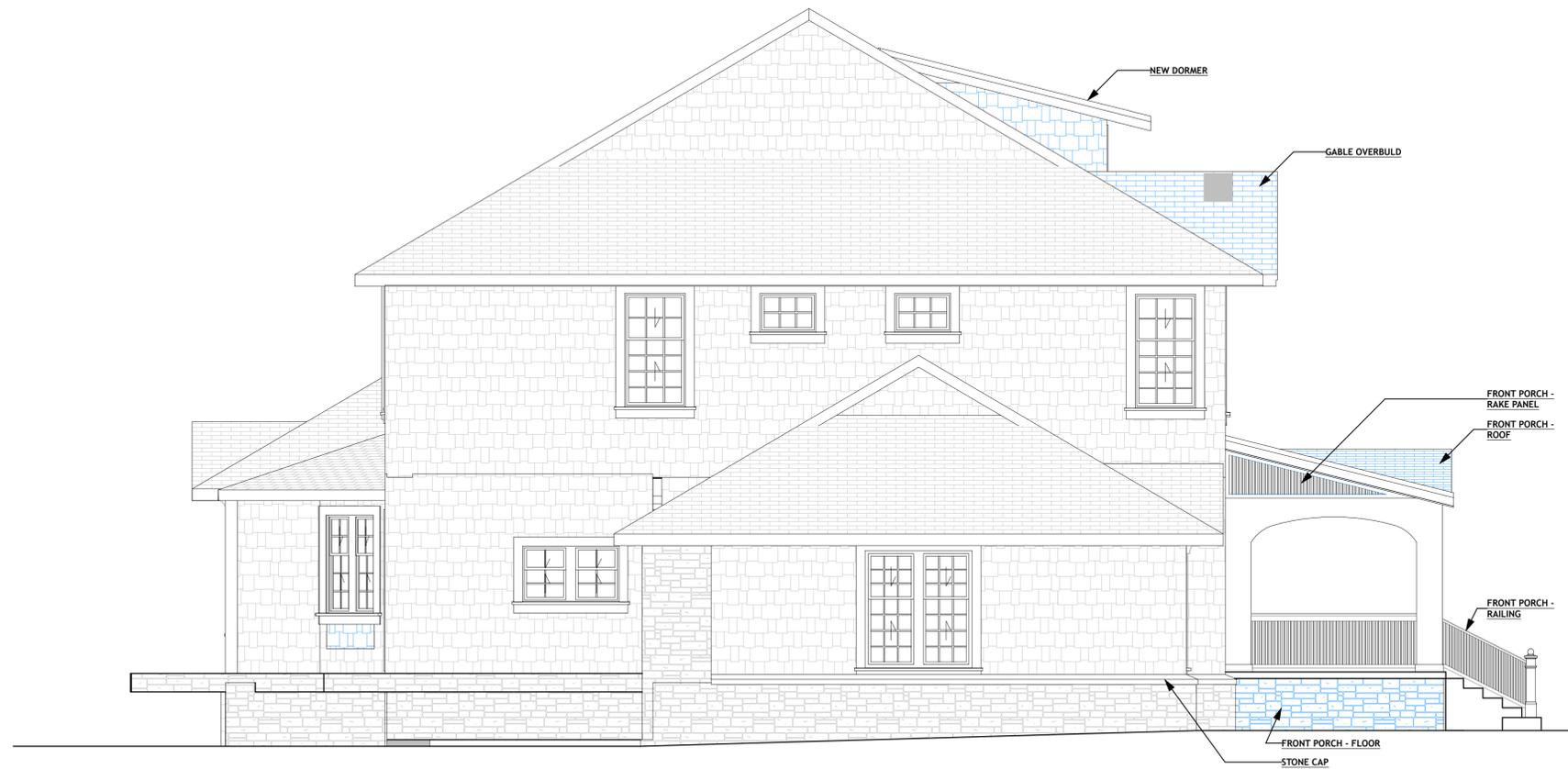
PROJECT ARCHITECT: RSG	
DRAWN BY: NDI	
ISSUED FOR: ###	
REVISIONS:	NO. DATE
	NO. DATE

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SHEET NO. .A3.4
DATE: 2/25/20



PROPOSED EAST ELEVATION 2
SCALE: 1/4" = 1'-0" A3.5



PROPOSED WEST ELEVATION 1
SCALE: 1/4" = 1'-0" A3.5

FOR DESIGN REVIEW APPROVAL



YELVERTON RESIDENCE
 RENOVATION
 1 CEDAR CHINE DRIVE
 BILTMORE FOREST NC 28803

EXTERIOR ELEVATIONS
 SCHEMATIC DESIGN

PROJECT ARCHITECT: RSG	
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ISSUED FOR: ###	
REVISIONS:	
NO. _____	DATE: _____

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SHEET NO: .A3.5
DATE: 2/25/20

Zoning Compliance Application

Town of Biltmore Forest

Name

Leigh Jackson

Property Address

14 Hilltop Road, Biltmore Forest 28803

Phone

(919) 265-3961

Email

lajchapelhill@me.com

Parcel ID/PIN Number

964695442900000

ZONING INFORMATION

Current Zoning

R-2

Lot Size

.54

Maximum Roof Coverage

2,874 square feet (Up to .5 acres)

Proposed Roof Coverage Total

2,550

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

15.5

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

12 feet

Description of the Proposed Project

Converting the existing garage into an in-law suite. Attach is proposed floor plan and photo of existing and then completion of the project.

Estimated Start Date

4/15/2020

Estimated Completion Date

7/15/2020

Estimated Cost of Project

\$75,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

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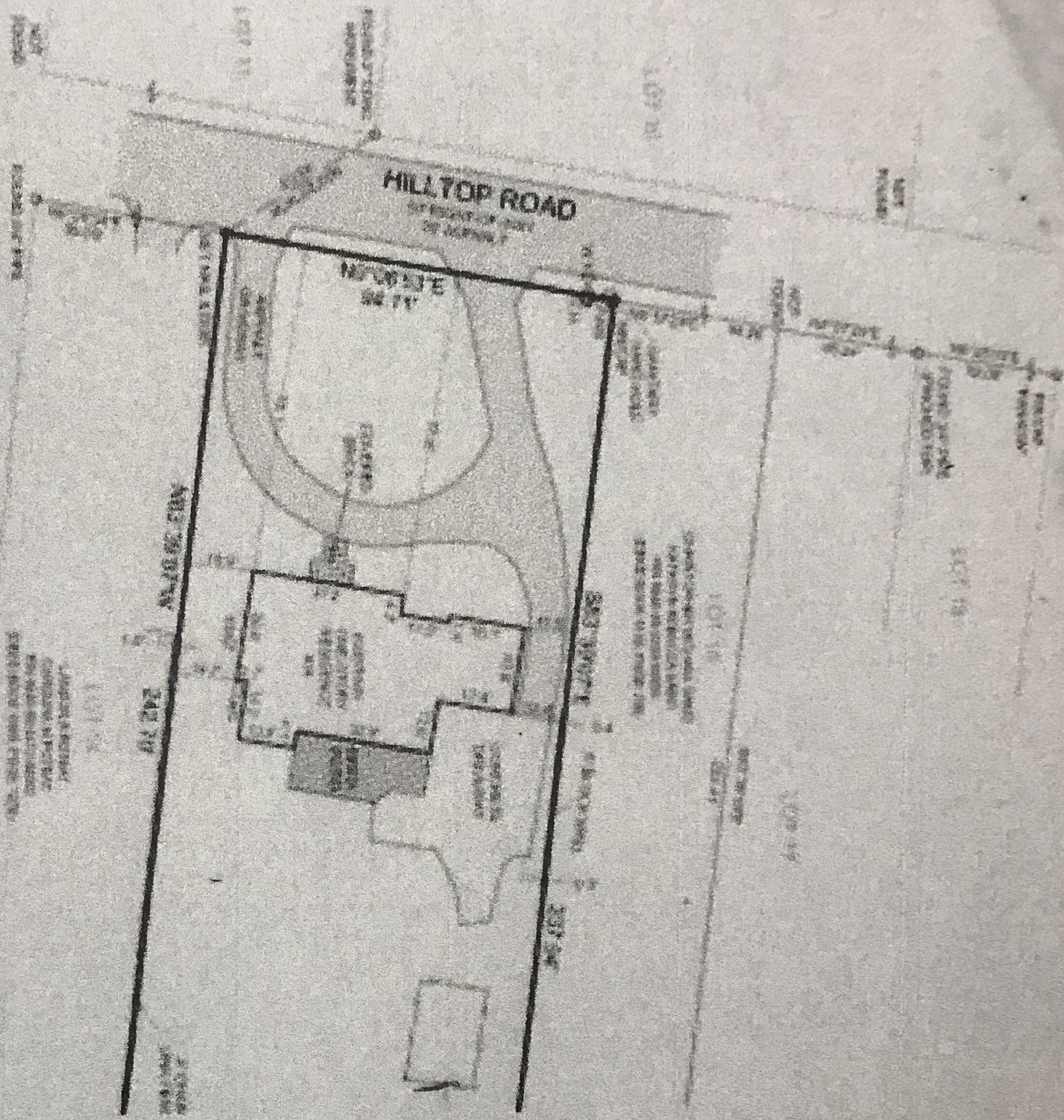
Applicant Signature



Leigh Jackson

Date

3/10/2020

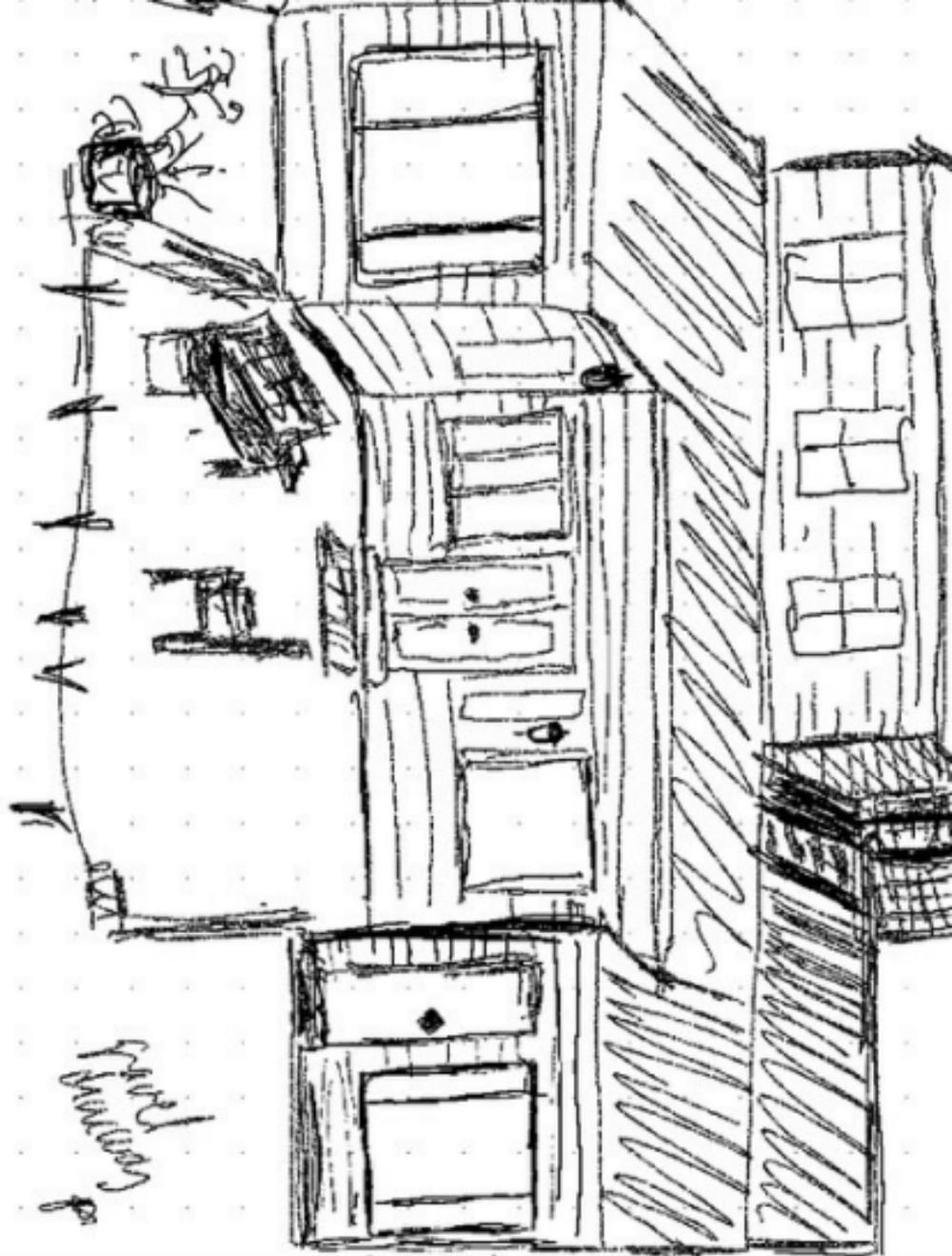


LANDSCAPE ARCHITECT
 CONSULTANT
 1111 1st St.
 1111 1st St.
 1111 1st St.

2.0000
 1111 1st St.

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14 Hilltop Road

$\frac{1}{4}'' = 1'$

