PROPOSED AGENDA

Thursday, January 26, 2023
Meeting of the Design Review Board

I. Design Review Board Submissions

1. 58 Forest Road – New Porch Addition ***(NOTE: DRIVEWAY LOOP IS NOT PART OF REQUEST – THIS WILL BE CONSIDERED BY BOARD OF COMMISSIONERS ON FEBRUARY 14, 2023)***

2. 57 Chauncey Circle – Roof-top Solar Panel Installation
3. 5 Eastwood Road – Replacement of Existing Deck; Replacement of Lower Deck with Retaining Wall and Fire Pit Area
4. 44 Eastwood Road – Hardscape Replacements within Rear Yard and Fire Pit Installation
5. 30 Cedarcliff Road – Addition to Home for Outdoor Living Space, Connected Breezeway, and Addition to Existing Detached Garage

Projects 2-5 above approved by BOA on January 23, 2023. Project 1 did not require BOA approval.

II. Next Meeting – February 23, 2023

Zoning Compliance Application

Town of Biltmore Forest

Name
Scott Slechter

Property Address
58 Forest Road

Phone
(828) 712-6363

Email
skslechter@gmail.com

Parcel ID/PIN Number
964669208200000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.228

Maximum Roof Coverage
5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total
5384

Maximum Impervious Surface Coverage
1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage
11263

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
30

Description of the Proposed Project
Installation of driveway loop and new entry porch.

Proposed dwelling addition.

Estimated Start Date
3/1/2023

Estimated Completion Date
2/29/2024

Estimated Cost of Project
$527,800.00

Supporting Documentation (Site Plan, Drawings, Other Information)
Slechter - BOA Packet - Initial Review.pdf

Applicant Signature

Date
12/19/2022

EXISTING BOUNDRY / TREE SURVEY

NOTES:

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.#3700964600J, DATED 1/06/2010.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS.

7) NO NCGS CONTROL MONUMENTS WERE RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.

8) SUBJECT PROPERTY IS ZONED "R-1" PER THE TOWN OF BILTMORE FOREST ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

BUILDING SETBACKS (PER R-1 CLASSIFICATION):
FRONT = 60' (75' PER PLAT BOOK 10 PAGE 12)
SIDE= 20'
REAR= 25'

9) THE RIGHT OF WAY SHOWN OVER FOREST ROAD IN PLAT BOOK 10 PAGE 12 IS NOT FORMALLY DIMENSIONED. THE RIGHT OF WAY SCALES 30' IN WIDTH, AS SHOWN HEREON.

10) A RECORDED EASEMENT OVER THIS SANITARY SEWER LINE WAS NOT RECOVERED BY THE SURVEYOR DURING THE LEGAL RESEARCH CONDUCTED AS A PART OF THIS SURVEY. IT IS ADVISED THAT AN EASEMENT, PRESCRIPTIVE IN NATURE, MAY APPLY TO THIS LINE. PRESCRIPTIVE SANITARY SEWER EASEMENTS ARE GENERALLY 20' IN TOTAL WIDTH (AS SHOWN HEREON); HOWEVER THE ASSOCIATED WIDTH IS MORE SPECIFICALLY DEFINED AS THE WIDTH NECESSARY TO REPAIR AND MAINTAIN THE SAID SANITARY SEWER LINE.

11) THE ORIGINAL LOCATION OF THE NOTED CONCRETE FILLED IRON PIPE APPEARS TO HAVE BEEN LOST DUE TO THE RECENT INSTALLATION OF THE 60" HDPE CULVERT PIPE SHOWN HEREON. THIS FINDING IS BASED ON THE CURRENT LOCATION OF THE PIPE IN RELATION TO ADJACENT UNDISTURBED BOUNDARY MONUMENTS AS COMPARED TO THE CALLINGS SHOWN ON PLAT BOOK 10 PAGE 12. THERE IS ALSO READILY APPARENT AND OBSERVABLE EVIDENCE OF RECENT EARTHWORK ASSOCIATED WITH THE CULVERT PIPE INSTALLATION IN THE IMMEDIATE AREA WHERE THE PIPE WAS FOUND TO BE CURRENTLY LOCATED. IT IS THE SURVEYOR'S OPINION THIS ORIGINAL MONUMENT WAS LIKELY REPLACED ERRONEOUSLY BY A PERSON OR PARTY NOT DULY QUALIFIED AND LICENSED AS A LAND SURVEYOR.

REFERENCES:
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- DB 1998 PG 618
- PB 10 PG 12

LEGEND & ABBREVIATIONS:

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DB= DEED BOOK
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○ CALCULATED POINT (NOT MARKED IN FIELD)
◉ RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
● BOUNDARY MONUMENT SET BY MCABEE (RBS= #4 REBAR W. MCABEE ID CAP SET)
BOUNDARY LINE (FIELD SURVEYED)
BOUNDARY LINE (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
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GUY WIRE
HDPE= HIGH DENSITY POLY. PIPE
HVAC UNIT
MB= MAIL BOX
OHU OVERHEAD UTILITY LINE
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VCP= VITRIFIED CLAY PIPE
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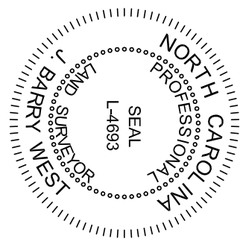

I, J. BARRY WEST, CERTIFY THE FOLLOWING:

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 5621 PAGE 1054; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 FOR (I.) (C.) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 22nd DAY OF OCTOBER, 2019.

J. Barry West

L-4693

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	612.42'	N 44°18'31" E	12.29'	12.29'

FOREST ROAD
(PUBLIC - ASPHALT)
N 44°53'00" E 217.11'
30' R/W PER THE SCALING OF PG 10 PG 12 (SEE NOTE #9)
N 44°53'00" E 141.68' - TIE
Ø3" CONCRETE FILLED IRON PIPE W. TACK, FLUSH - N.WEST CORNER OF LOT 22, PB 10 PG 12
Ø3" CONCRETE FILLED IRON PIPE W. TACK, O.I.A.G. (NOT HELD - S 27°35'11" W 2.23' FROM RBS) SEE NOTE #11 REGARDING THIS CORNER
#5 REBAR, O.I'A.G. - N.WEST CORNER OF LOT 21, PB 10 PG 12
MB
C1
ASPHALT DRIVE
CONC. HEAD WALL
Ø60" HDPE
RBS
Ø3" CONCRETE FILLED IRON PIPE W. TACK, O.I'A.G. (NOT HELD - S 27°35'11" W 2.23' FROM RBS) SEE NOTE #11 REGARDING THIS CORNER
STREAM (+/- 2' - 3' WIDE)
D/L
Ø8" VCP (S.D.)
BRICK PLANTER
CONC.
BRICK R.W.
CONC. PORCH
COV. PORCH (MAIN LEVEL) + BASEMENT
ASPHALT DRIVE
C5W
STONE STOOP
ONE STORY BRICK DWELLING WITH BASEMENT
PAVER STONE PATIO
SETBACK LINE (PER R-1 ZONING)
BUILDING LINE (PER PB 10 PG. 12)
75'
60'
20'
25'
N 56°45'23" W 333.75'
S 34°10'02" E 329.79'
S 43°01'46" W 99.47'
2.7' (APP., ENC.)
0.9' (APP., ENC.)
1.0' (APP., ENC.)
STONE WALL (+/- 2' TALL)
Ø6" VCP (TOP OF PIPE EXPOSED AT STREAM) - DIRECTION FROM STREAM UNKNOWN - SEE NOTE #10 REGARDING POSSIBLE SEWER EASEMENT
Ø3" CONCRETE FILLED IRON PIPE W. TACK, O.I'A.G. ON STREAM BANK - N.EAST CORNER OF LOT 21, PB 10 PG 12
TOTAL AREA OF SURVEY: 1.228 ACRES
OHU

Katherine L. Dixon
PIN: 9646-68-1885
DB 1298 PG 370
PB 10 PG 12, LOT 20

Donald R. Schmitt, III
Rachel M. Schmitt
PIN: 9646-68-4721
DB 5446 PG 1386
PB 10 PG 12, LOT 7

Michael Dean Wrenn
Laura Faye Wrenn
PIN: 9646-68-5881
DB 5357 PG 784
PB 10 PG 12, LOT 6

Paul J. Zimmerman, Jr.
Diane E. Zimmerman
PIN: 9646-69-4035
DB 5009 PG 1067
PB 10 PG 12, LOT 22

TREE #	SPECIES / SIZE (")
400	MAPLE 8
401	POPLAR 18, 18 (DOUBLE)
402	POPLAR 14
403	POPLAR 10
404	HOLLY 4, 4, 4 (TRIPLE)
405	HOLLY 4
406	POPLAR 10
407	LOCUST 8
408	DOGWOOD 6
409	POPLAR 14
410	POPLAR 16
411	DOGWOOD 4
412	POPLAR 24
413	CHERRY 24 (WEEPING)
414	HOLLY 4
415	POPLAR 12
416	SUMAC 4
417	POPLAR 22
418	POPLAR 16
419	HOLLY 6
420	HOLLY 4
421	POPLAR 8
424	HEMLOCK 14
425	POPLAR 18
426	POPLAR 18
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428	DOGWOOD 6
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435	POPLAR 18
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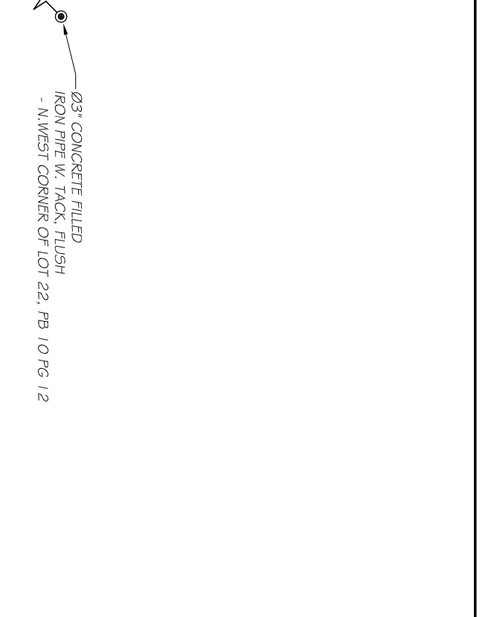
PLAT BOOK 10 PAGE 12
NORTH

VICINITY MAP
NOT TO SCALE



McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www. mcabeesurvey.com Firm License Number: C-694
Fax (828) 628-1294
Telephone (828) 628-1295

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

BOUNDARY & IMPROVEMENTS & PARTIAL TREE SURVEY FOR :

SCOTT K. SLECHTER & JENNIFER S. SLECHTER

(BEING ALL OF LOT 21 OF BILTMORE FOREST - BLOCK N RECORDED IN PLAT BOOK 10 PAGE 12)

ADDRESS: 58 FOREST RD.
PIN: 9646-69-2082

TOWN OF BILTMORE FOREST
BUNCOMBE COUNTY, N.C.

DATE: 10/22/19
DRAWING #: C-17-1588
DRAWN BY: JBW
SCALE: 1" = 30'

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J. Barry West
L-4693

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4693 J. BARRY WEST

#5 REBAR, O.1' A.G.
- N.WEST CORNER OF LOT 21, PB 10 PG 12

MB

Ø3" CONCRETE FILLED IRON PIPE W. TACK, O.1' A.G. (NOT HELD - S 27°35'11" W 2.23' FROM RBS) SEE NOTE #11 REGARDING THIS CORNER

RBS

Ø3" CONCRETE FILLED IRON PIPE W. TACK, FLUSH - N.WEST CORNER OF LOT 22, PB 10 PG 12

N 44°53'00" E 141.68' - TIE

30' R/W PER THE SCALING OF PG 10 PG 12 (SEE NOTE #9)

FOREST ROAD (PUBLIC - ASPHALT)

N 44°53'00" E 217.11'

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CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
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7 - TREES TO BE REMOVED

17 - TREES TO BE PLANTED, PER REQUIREMENTS § 153.070

ASPHALT DRIVE

C1

75'

SETBACK LINE (PER R-1 ZONING)

BUILDING LINE (PER PB 10 PG 12)

STONE STOOP

ONE STORY BRICK DWELLING WITH BASEMENT

COV. PORCH (MAIN LEVEL) + BASEMENT

CONC.

BRICK R.W.

PAVER STONE PATIO

CONC. HEAD WALL

Ø60" HDPE

C5W

ASPHALT DRIVE

BRICK PLANTER

Ø8" VCP (S.D.)

D/L

STREAM (+/- 2' - 3' WIDE)

20'

S 34°10'02" E 329.79'

N 56°45'23" W 333.75'

20'

2.7' (APP., ENC.)

0.9' (APP., ENC.)

1.0' (APP., ENC.)

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25'

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Ø6" VCP (TOP OF PIPE EXPOSED AT STREAM) - DIRECTION FROM STREAM UNKNOWN - SEE NOTE #10 REGARDING POSSIBLE SEWER EASEMENT

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TOTAL AREA OF SURVEY: 1.228 ACRES

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NORTH

PLAT BOOK 10 PAGE 12

SCALE: 1" = 30'

30' 15' 0 30' 60' 90'

REMOVAL
8" MAPLE
18" POPLAR
24" CHERRY (DISEASED)
14" HEMLOCK
10" HEMLOCK
10" MAPLE
6" POPLAR

7 TREES, LARGER THAN 4" TO BE REMOVED, AS SHOWN

REPLACEMENT
2 TREES
3 TREES
4 TREES
3 TREES
2 TREES
2 TREES
1 TREE

17 TREES TO BE PLANTED

TREE #	SPECIES / SIZE (")
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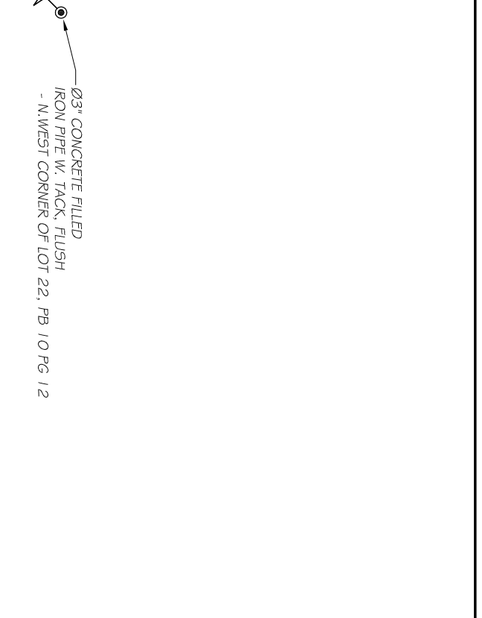

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PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
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REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

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SCOTT K. SLECHTER & JENNIFER S. SLECHTER

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BUNCOMBE COUNTY, N.C.

DATE: 10/22/19
DRAWING #: C-17-1588
DRAWN BY: JBW
SCALE: 1" = 30'

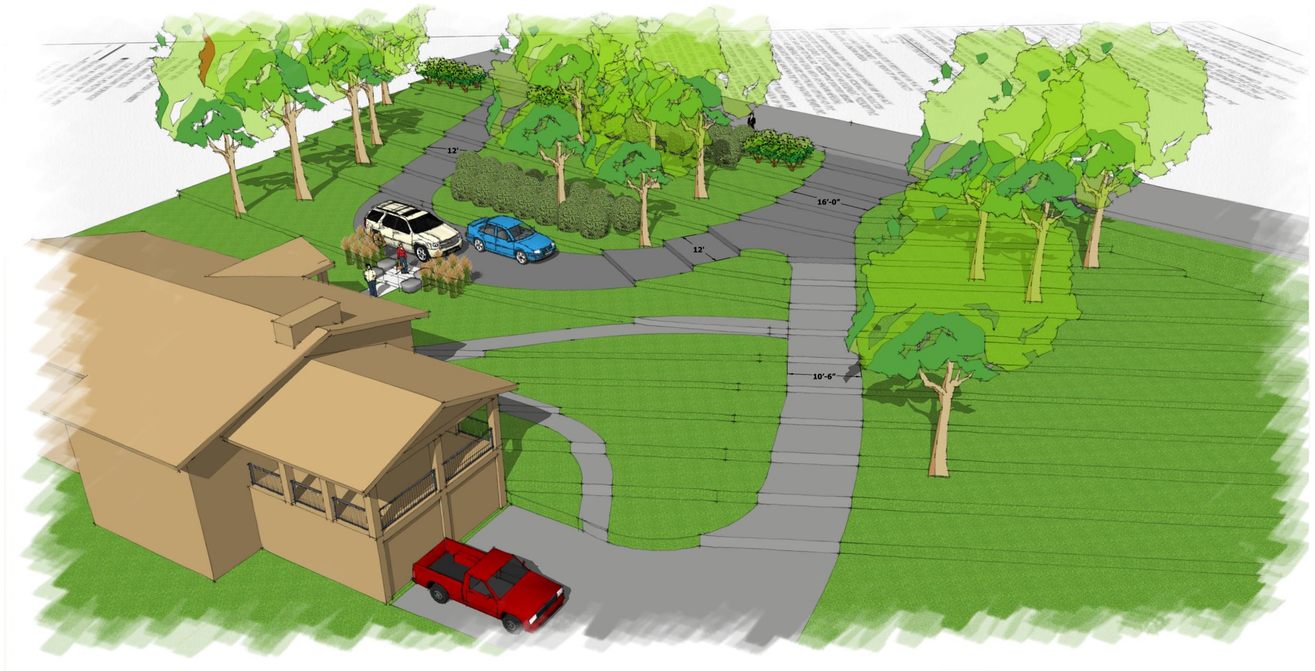
Slechter Residence Impervious Areas

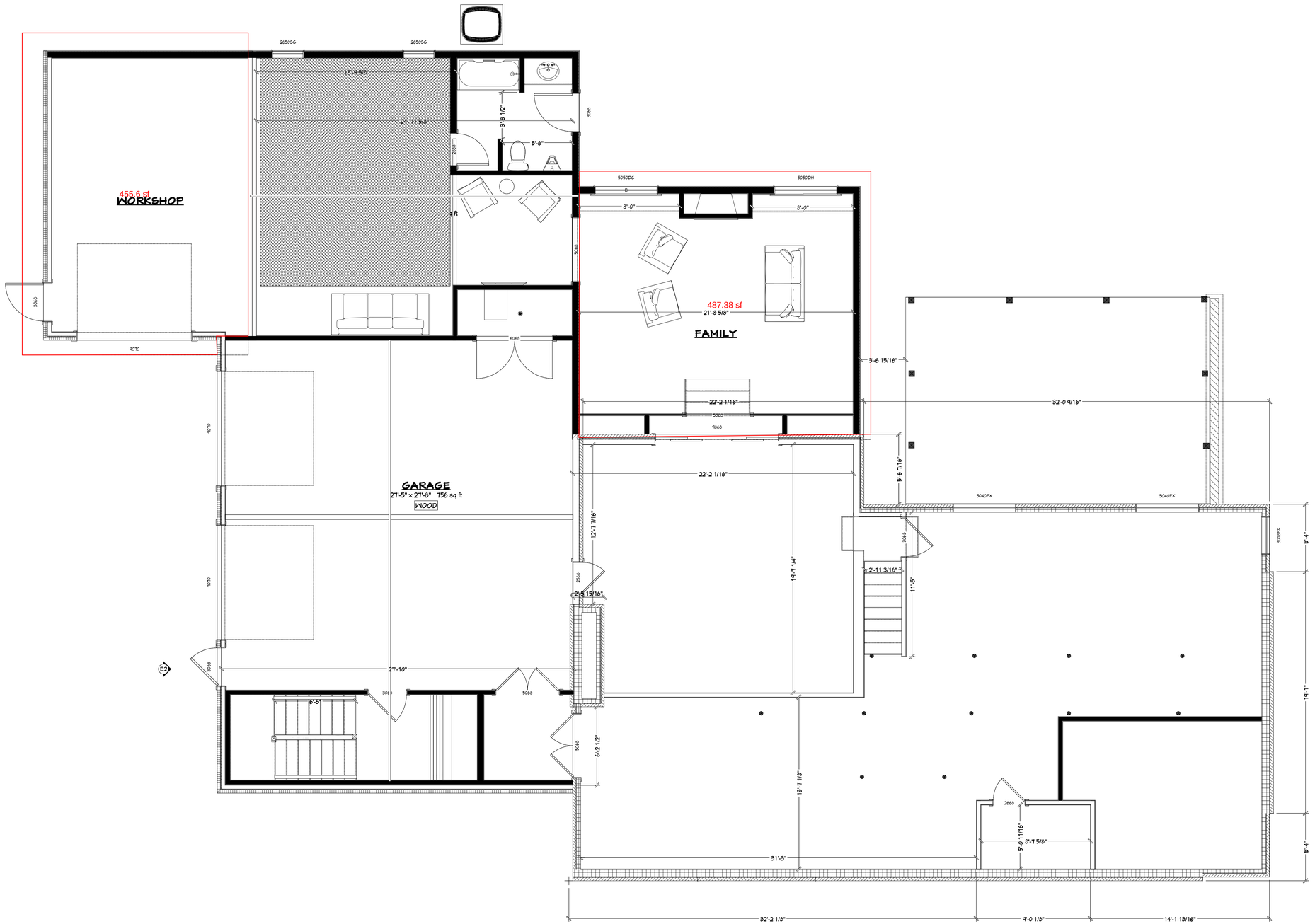
Existing Conditions:		
Home	2,223 sf	
Driveway	2,315 sf	
Back Patio	501 sf	
Front Porch	100 sf	
Front Sidewalks	450 sf	
Total Impervious Area	5,589 sf	
Existing Lot Size	55,492 sf	(1.228 acres)
Percentage of Lot	10.07%	

Proposed Conditions:		
Home	~~2,223 sf~~	PROPOSED HOME INCL. ADDITION - 5384 SF
Driveway	4,718 sf	
Back Patio	501 sf	
Front Porch	100 sf	
Front Sidewalks	560 sf	
Total Impervious Area	~~8,102 sf~~	11,263 SF
Existing Lot Size	55,492 sf	(1.228 acres)

ALLOWABLE IMPERVIOUS AREA, PER TABLE 153.048 (55,492 X 25%) - 13,873 SF

PROPOSED DRIVEWAY LOOP





Floor Plan

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Project Overview

DRAWINGS PROVIDED BY:

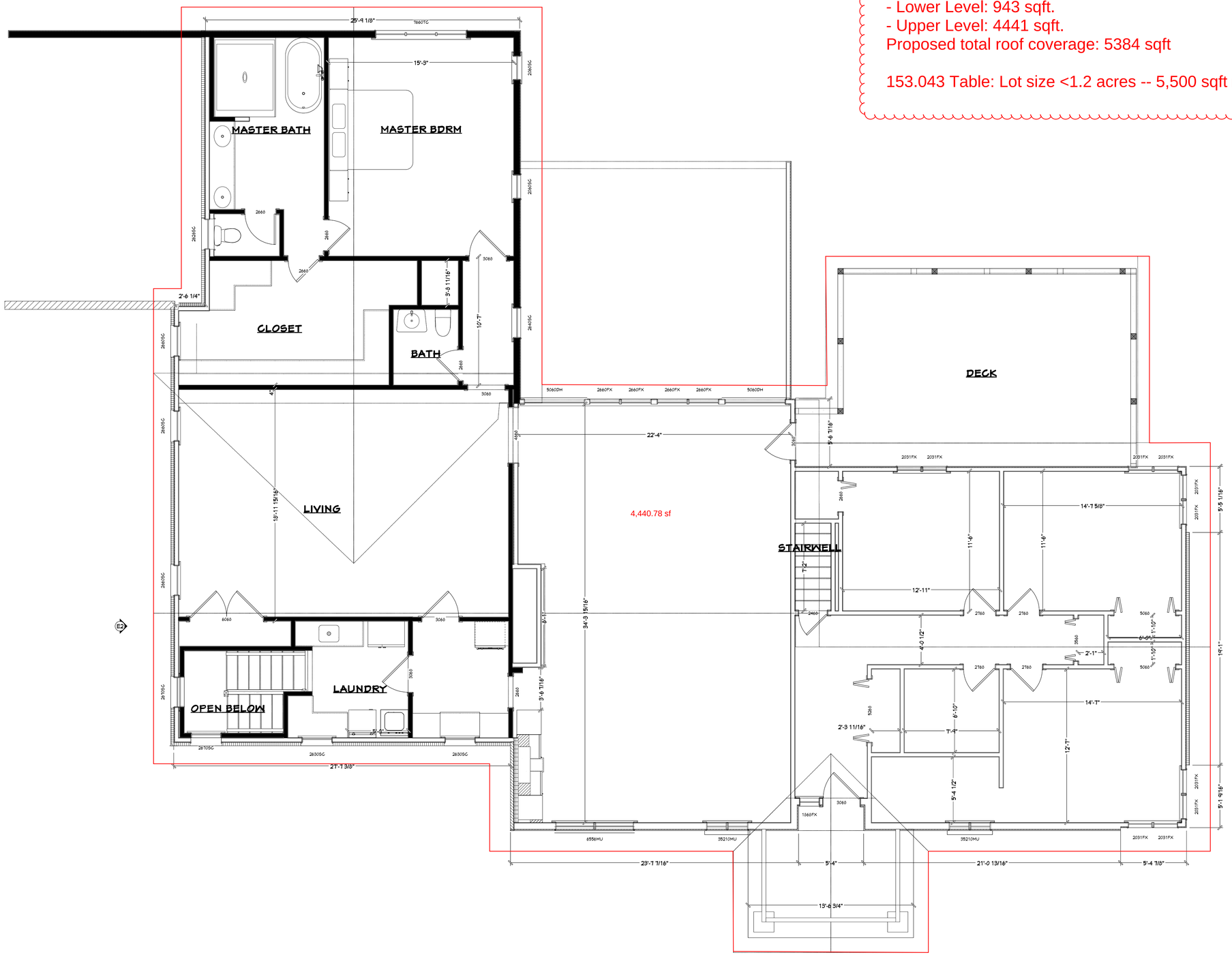
DATE:
12/19/2022

SCALE:

SHEET:
P-1

Roof coverage calculation:
- Lower Level: 943 sqft.
- Upper Level: 4441 sqft.
Proposed total roof coverage: 5384 sqft

153.043 Table: Lot size <1.2 acres -- 5,500 sqft maximum



Floor Plan

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:
12/19/2022

SCALE:

SHEET:

Zoning Compliance Application

Town of Biltmore Forest

Name
Jonathan Bowen

Property Address
57 Chauncey Circle Asheville, NC 28803

Phone
(828) 777-4148

Email
jbowen@sugarhollowsolar.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
4000

Maximum Impervious Surface Coverage
Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage
0

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
TBD

Description of the Proposed Project
Roof mount solar PV with battery back up

Estimated Start Date
2/15/2023

Estimated Completion Date
2/22/2023

Estimated Cost of Project
$66,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
Barlas.Permit.Pack.pdf

Applicant Signature

Date
1/4/2023

Special Use Permit Application

Town of Biltmore Forest

Name
Chris Barlas

Address
57 Chauncey Circle Biltmore Forest, NC 28803

Phone
(330) 304-2957

Email
jbowen@sugarhollowsolar.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:
Roof mount solar PV

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
Panels are going on the top of the house where they will be barely visible. Also, clean energy

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

Signature

Date
1/10/2023

Gravitt Engineering, PLLC.

828-606-6963 jkgravit@gmail.com

January 2, 2023

Mr. Harrison Sytz
Sugar Hollow Solar
2 Miller Rd East
Asheville, NC 28805

Re: Solar PV System at the
BARLAS Residence
57 Chauncey Circle
Asheville, NC 28803

Dear Mr. Sytz,

Pursuant to your request, I have examined the structure at the address listed above regarding its suitability for the solar photovoltaic (PV) system specifically proposed by Sugar Hollow Solar.

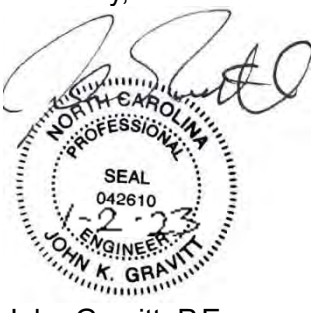
It is my opinion that the existing roof structure will safely support the additional loading incurred by the (33) solar panels and racking system and that the structure will continue to meet the minimum live loading standards defined by the **2018 North Carolina Residential Building Code**.

My opinion-supporting data are as follows:

Elevation		2217 ft
ASCE 7-10 values:	wind speed	115 mph
	exposure category	D
Ground snow load		15 psf
(33) Solar panels:		Tesla 395H (74.5”x41.2”x1.57”)
Ballast blocks		(90) total, 32 lb (ea.) ‘cap blocks’
Array 1, (12) panels, (28) blocks, (2) anchors		1650 lb, 4.6 psf
Array 2, (8) panels, (30) blocks, (4) anchors		1460 lb, 4.9 psf
Array 3, (13) panels, (32) blocks, (0) anchors		1040 lb, 4.2 psf

Please refer to the (4) attached drawings for rooftop equipment-placement layouts and details. The flat-roof attachment anchors shall be secured to framing or blocking by (4 ea.) #14 wood screws with length sufficient to provide 1.5-inch embedment into the framing or blocking. Blocking, if necessary, shall be secured to the top plate of roof trusses by (4ea.) framing nails or screws; blocks shall be oriented similar to the top plate (ie ‘flat’ on the underside of the roof deck). The modules, ballast chasis, strut, L-feet, ballast blocks, flat-roof attachment anchors and associated hardware shall be installed in accordance with the manufacturer's instructions.

Sincerely,

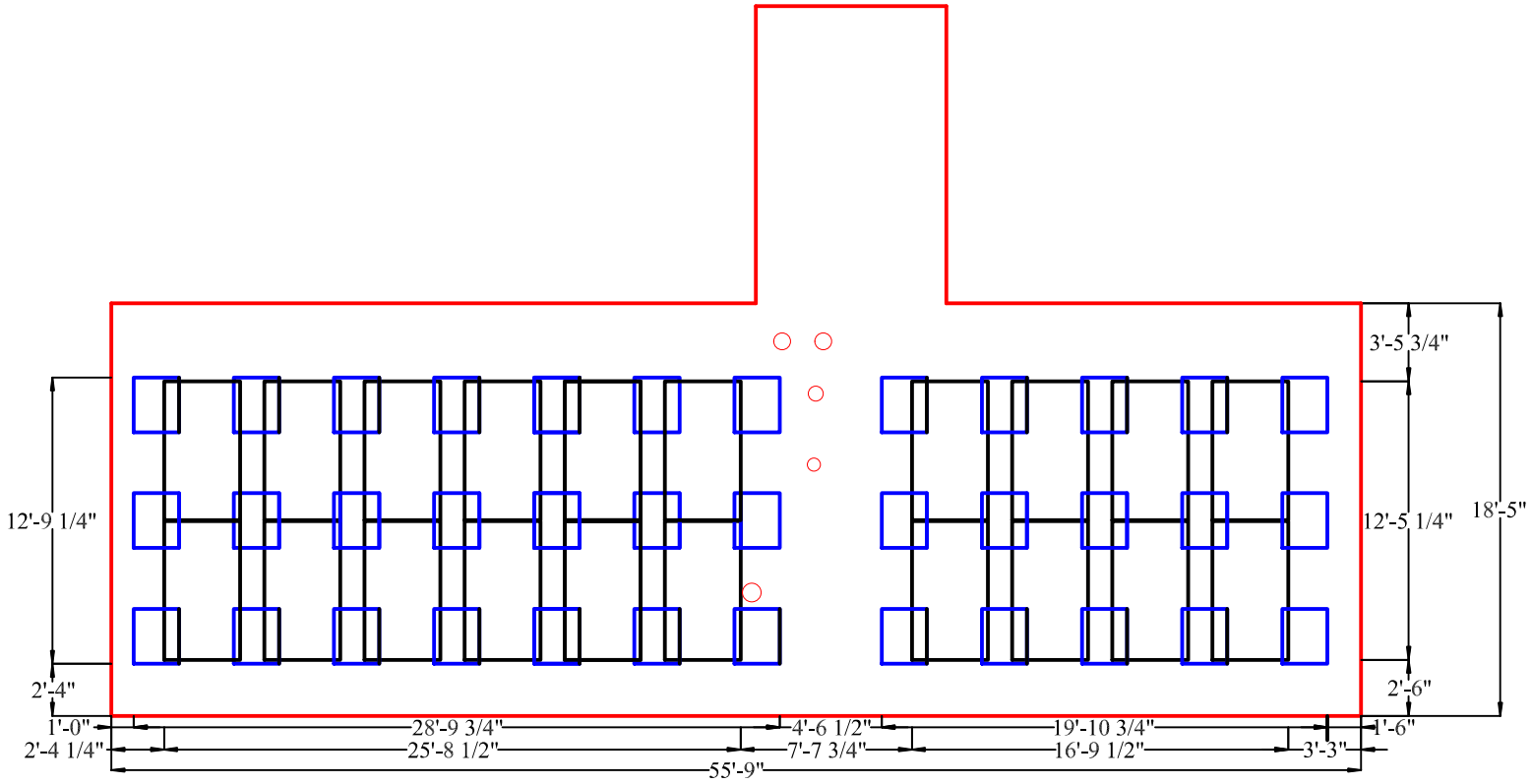


John Gravitt, P.E.

ROOF INFO			FRAMING INFO		ATTACHMENT INFORMATION			
Name	Type	Height	Type	OC Spacing	Detail	Max Landscape OC Spacing	Max Portrait OC Spacing	Configuration
AR-1	TPO	2-STORY	2x4 TRUSSES	24"	IRON RIDGE BX BALLASTED SYSTEM	-	-	BALLASTED

AR-1

PITCH: 0°
AZIMUTH: 185°



DESIGN CRITERIA

MAX DISTRIBUTED LOAD: 3 PSF
SNOW LOAD: 15 PSF
WIND SPEED: 115 MPH
TESLA 395: 41.2" X 74.4"

SUGAR HOLLOW SOLAR
Sweetening the current
2 Miller Rd. E
Asheville, N.C. 28805
Phone: 828.776.9161

SITE ADDRESS:
57 CHAUNCEY CIR.
ASHEVILLE, N.C. 28803

PHONE: 828.777.4148.

PROJECT MANAGER:
CAMERON HATFIELD

DRAWN BY:
HARRISON SYTZ

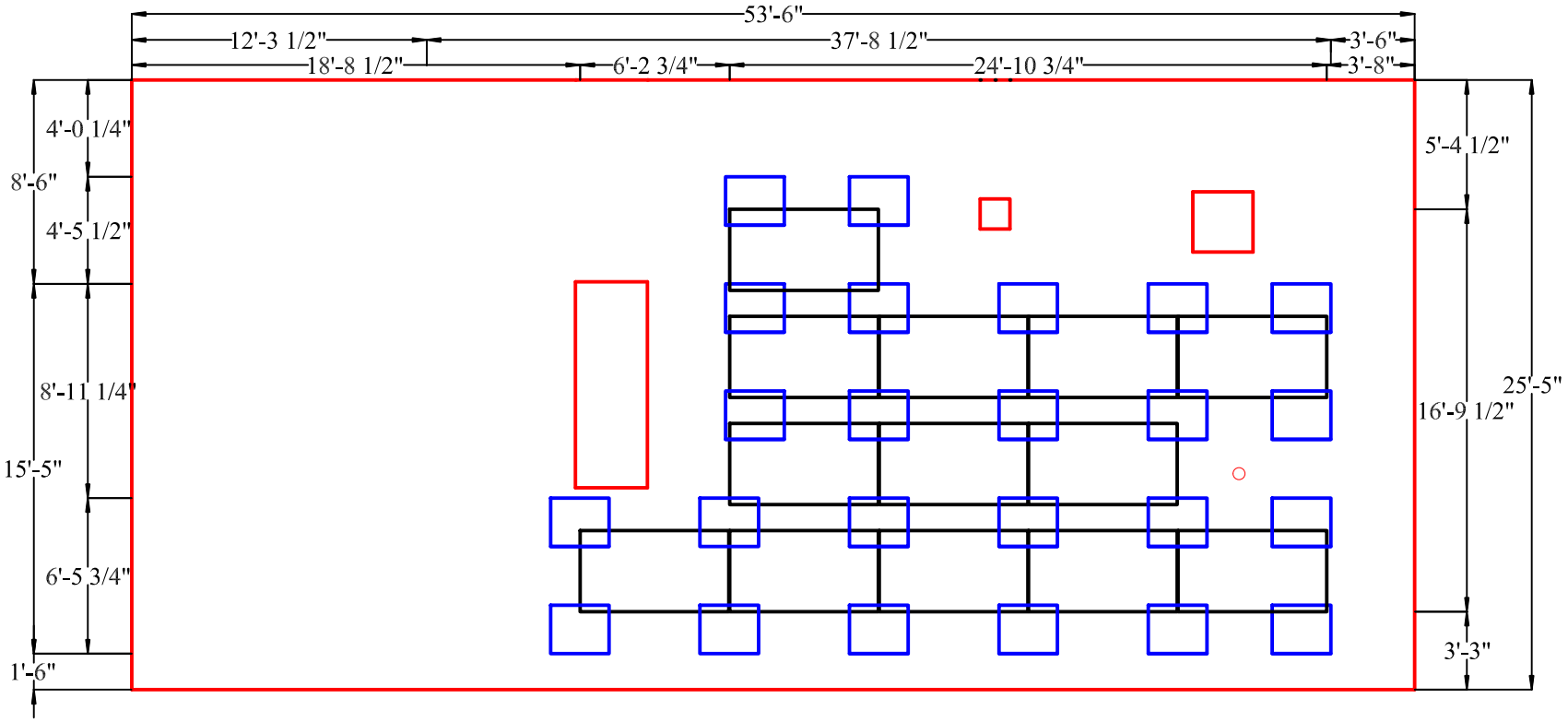
SHEET
LAYOUT

PROJECT:
BARLAS

ROOF INFO			FRAMING INFO		ATTACHMENT INFORMATION			
Name	Type	Height	Type	OC Spacing	Detail	Max Landscape OC Spacing	Max Portrait OC Spacing	Configuration
AR-2	TPO	1-STORY	2x4 TRUSSES	24"	IRONRIDGE BX BALLASTED SYSTEM	-	-	BALLASTED

AR-2

PITCH: 0°
AZIMUTH: 185°



DESIGN CRITERIA

MAX DISTRIBUTED LOAD: 3 PSF
SNOW LOAD: 15 PSF
WIND SPEED: 115 MPH
TESLA 395: 41.2" X 74.4"

SUGAR HOLLOW SOLAR
Sweetening the current
2 Miller Rd. E
Asheville, N.C. 28805
Phone: 828.776.9161

SITE ADDRESS:
57 CHAUNCEY CIR.
BILTMORE FOREST, N.C.
28803

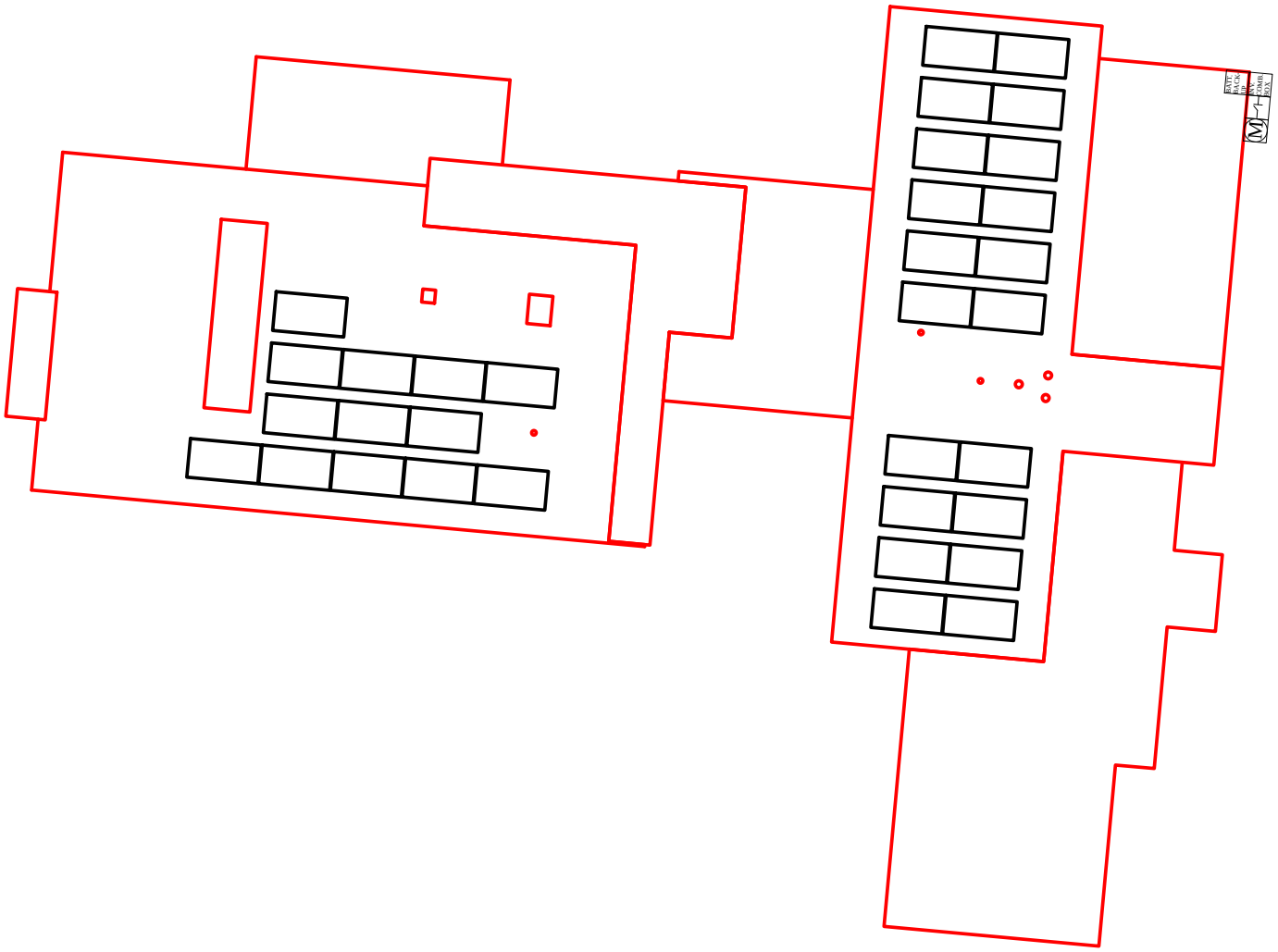
PHONE: 828.577.7280.

PROJECT MANAGER:
CAMERON HATFIELD

DRAWN BY:
HARRISON SYTZ

SHEET
LAYOUT

PROJECT:
BARLAS



N

SUGAR HOLLOW SOLAR

Sweetening the current

2 Miller Rd. E
Asheville, N.C. 28805
Phone: 828.776.9161

SITE ADDRESS:
57 CHAUNCEY CIRCLE.
ASHEVILLE, N.C. 28803

PHONE: 828.777.4148.

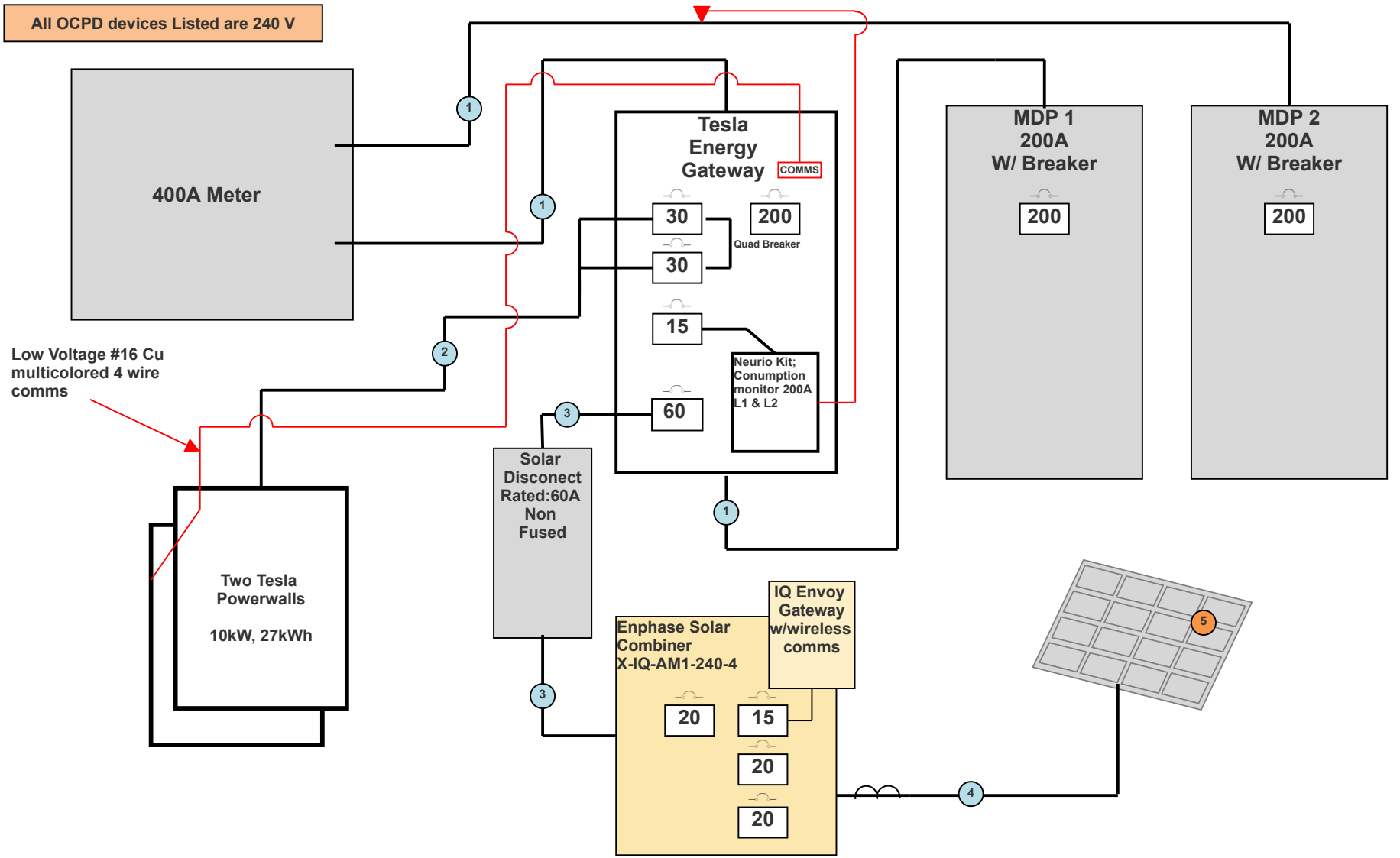
PROJECT MANAGER:
CAMERON HATFIELD

DRAWN BY:
HARRISON SYTZ

SHEET

SITE PLAN

PROJECT:
CHRIS BARLAS



1. #4/0 AL L1, L2, N #2/0 AL G
2. #10 THHN L1,L2,N, & G IN CONDUIT
3. #6 THHN L1,L2,N, #10 G IN 1" EMT OR PVC
4. (6) #12 THHN + (1)#10 AWG THHN-2 EGC DR. IN 3/4" EMT OR ROMEX
5. Solar Array: 13.04 kW - 33 Tesla 395's w/ IQ8A Microinverters. Run In 3 Strings of 11.

Chris Barlas
PV+ESS system
One Line Diagram
57 Chauncey Cir.
Biltmore Forest, N.C.
28803

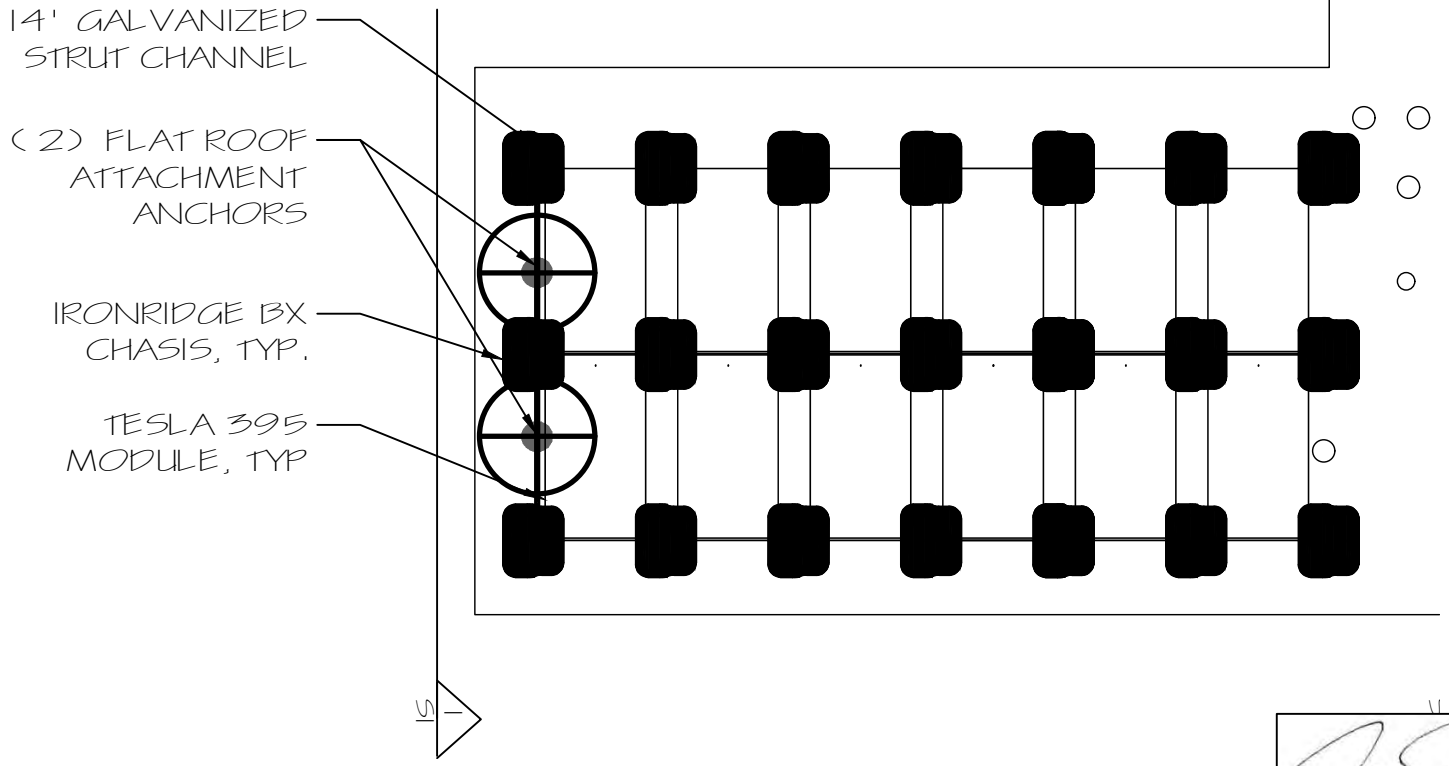
Sugar Hollow Solar
Designed By: Harrison Sytz

2 Miller Rd E, Asheville, NC, 28805

SUGAR HOLLOW SOLAR

ARRAY 1

12 - MODULES
28 - BLOCKS
21 - CHASIS
2 - FLAT ROOF ATTACHMENT ANCHORS
1 - 14' GALVANIZED STRUT CHANNEL
4.6 PSF



NORTH CAROLINA PROFESSIONAL SEAL 042610 ENGINEER JOHN K. GRAVITT
1-2-23

0	LAYOUT		1/2/23
DES	JG		
DFT	JG		1/2/23

BARLAS
57 CHAUNCEY CIRCLE
BILTMORE FOREST, NC

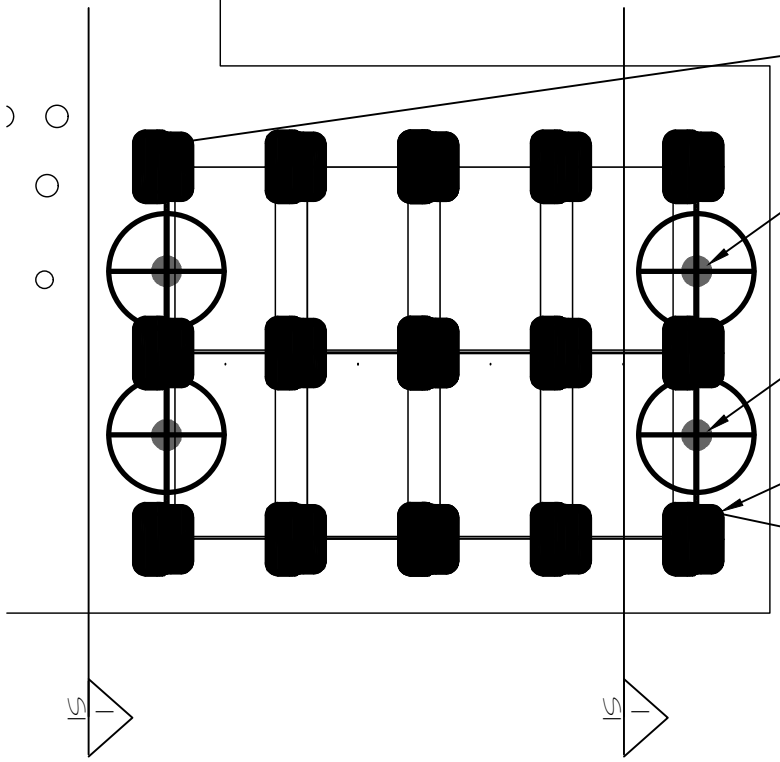
2023011

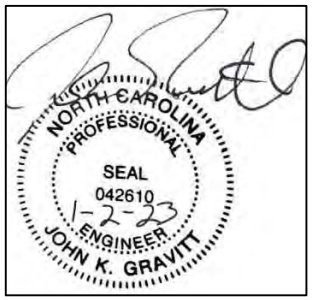
LAYOUT

S01

ARRAY 2

8 - MODULES
30 - BLOCKS -- 2 BLOCKS @ EA. CHASIS
15 - CHASIS
4 - FLAT ROOF ATTACHMENT ANCHORS
2 - 14' GALVANIZED STRUT CHANNEL
4.9 PSF





0	LAYOUT	1/2/23					
DES	JG						
DFT	JG						
		1/2/23					

BARLAS
57 CHALINCEY CIRCLE
BILTMORE FOREST, NC

2023011

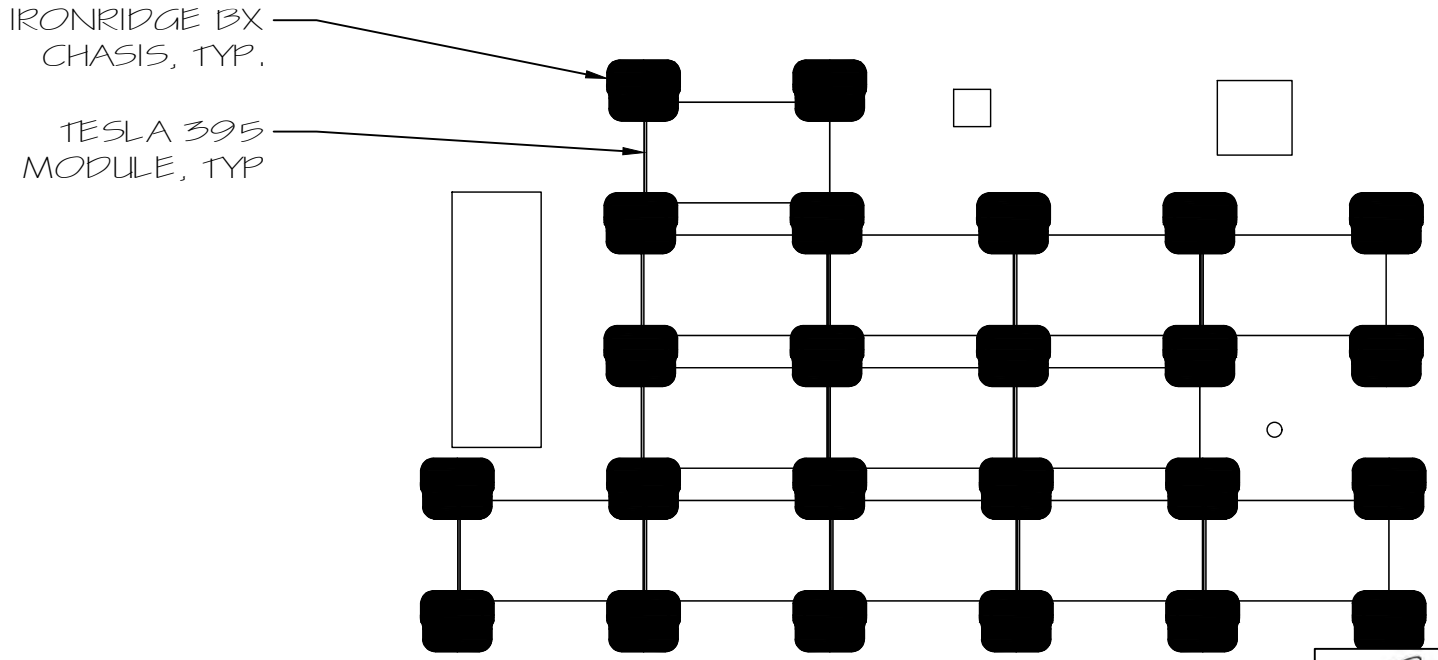
LAYOUT

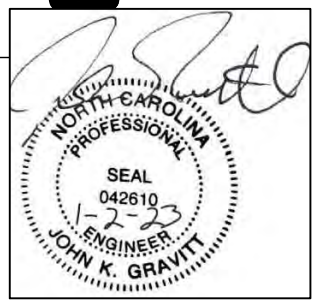
S02

ARRAY 3

13 - MODULES
32 - BLOCKS
24 - CHASIS

4.2 PSF





0	LAYOUT		1/2/23
DES	JG		
DFT	JG		1/2/23

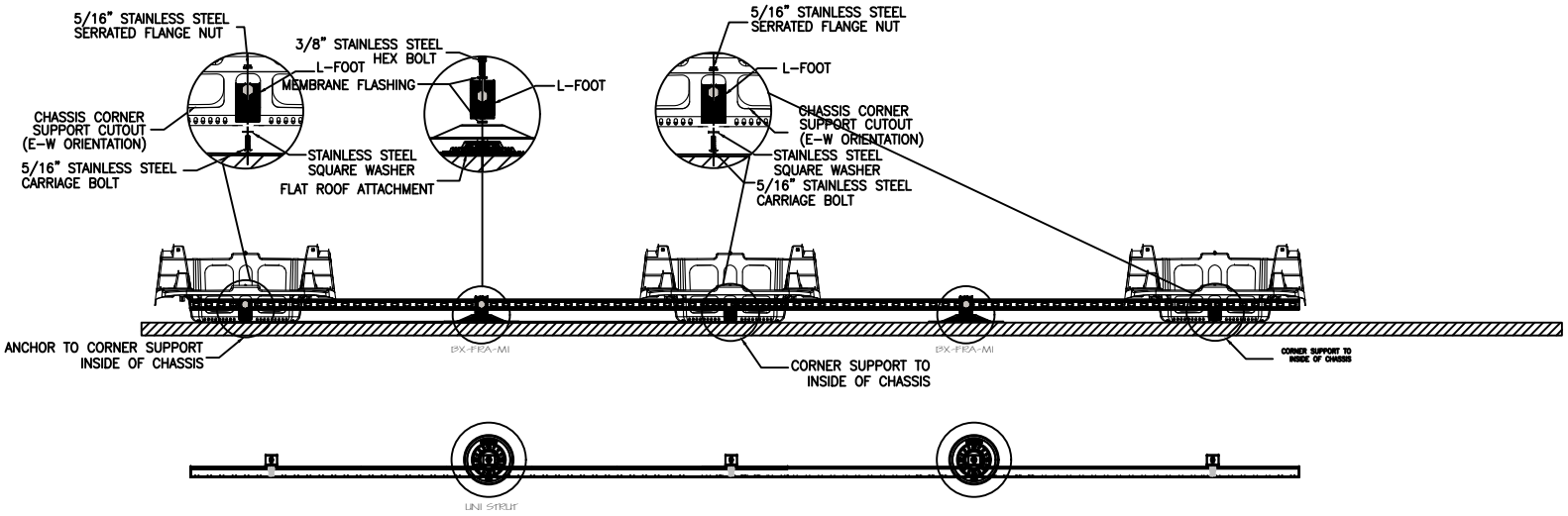
BARLAS
57 CHALINCEY CIRCLE
BILTMORE FOREST, NC

2023011

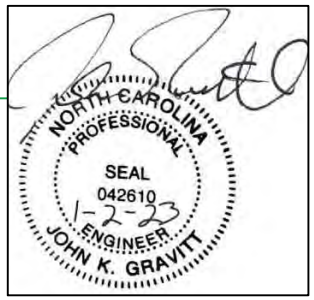
LAYOUT

S03

ANCHOR SUPPORT RUNNING EAST–WEST FRONT VIEW



ANCHOR SUPPORT TOP VIEW



0	LAYOUT		1/2/23
DES	JG		
DFT	JG		1/2/23

BARLAS
57 CHAUNCEY CIRCLE
BILTMORE FOREST, NC

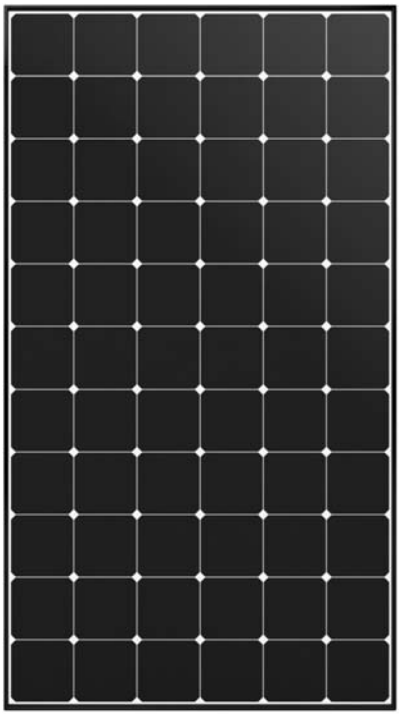
2023011

LAYOUT

S04

A SERIES

SUNPOWER®



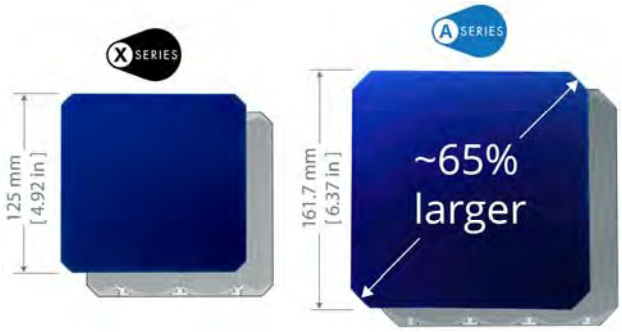
390–420 W Residential A-Series Panels

SunPower® Maxeon® Technology

SunPower® Maxeon® cell-based panels maximize energy production and savings by combining industry-leading power, efficiency, and durability with the most comprehensive power, product, and service warranty in the industry.[1,2]

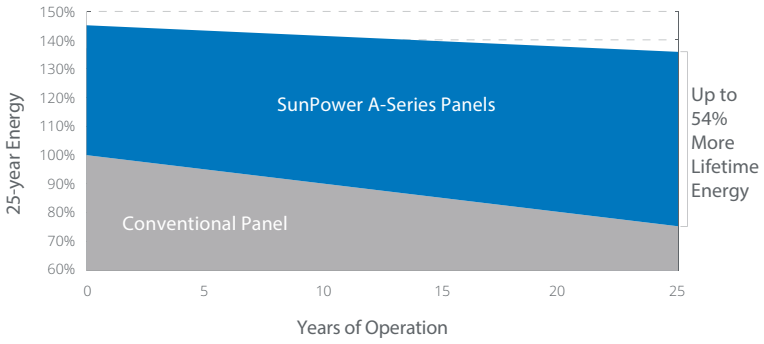
Highest Power Density Available

SunPower's new Maxeon Gen 5 cell is 65% larger than prior generations, delivering the most powerful cell and highest efficiency panel in residential solar.[2] The result is more power per square meter than any commercially available solar.[1]



Maximum Lifetime Energy and Savings

Designed to deliver up to 54% more energy from the same space over the first 25 years in real-world conditions like partial shade and high temperatures.[1]



Best Reliability, Best Warranty

SunPower technology is proven to last and we stand behind our panels with the industry's most comprehensive 25-year Combined Power, Product and Service Warranty.

BETTER PRODUCT · BETTER WARRANTY
25-yr SunPower Complete Confidence

SunPower Maxeon Solar Cell Technology

Fundamentally Different. And Better.

- Cell efficiencies of over 25%
- Delivers leading reliability[3]
- Patented solid metal foundation prevents breakage and corrosion

As sustainable as the energy it produces.

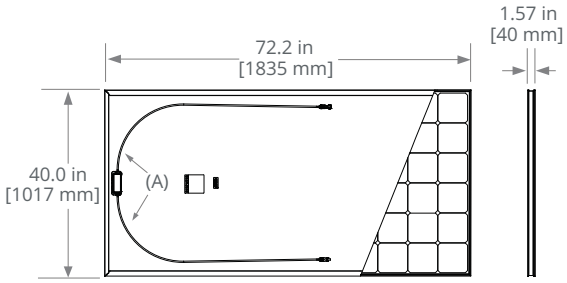
- Achieved the #1 ranking on the Silicon Valley Toxics Coalition's Solar Scorecard for 3 years running
- SunPower modules can contribute to your business's LEED certification[4]

390–420 W Residential A-Series Panels

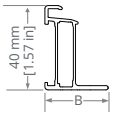
Electrical Data					
	SPR-A420	SPR-A415	SPR-A410	SPR-A400	SPR-A390
Nominal Power (Pnom)[5]	420 W	415 W	410 W	400 W	390 W
Power Tolerance	+5/0%	+5/0%	+5/0%	+5/0%	+5/0%
Panel Efficiency	22.5%	22.2%	22.0%	21.4%	20.9%
Rated Voltage (Vmpp)	40.5 V	40.3 V	40.0 V	39.5 V	39.0 V
Rated Current (Impp)	10.4 A	10.3 A	10.2 A	10.1 A	9.99 A
Open-Circuit Voltage (Voc)	48.2 V	48.2 V	48.2 V	48.1 V	48.0 V
Short-Circuit Current (Isc)	10.9 A	10.9 A	10.9 A	10.9 A	10.8 A
Max. System Voltage	1000 V UL				
Maximum Series Fuse	20 A				
Power Temp Coef.	−0.29% / ° C				
Voltage Temp Coef.	−136 mV / ° C				
Current Temp Coef.	4.1 mA / ° C				

Operating Condition And Mechanical Data	
Temperature	−40° F to +185° F (−40° C to +85° C)
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)
Appearance	Class A+
Solar Cells	66 Monocrystalline Maxeon Gen 5
Tempered Glass	High-transmission tempered anti-reflective
Junction Box	IP-68, TE (PV4S)
Weight	44 lbs (20 kg)
Max. Test Load[6]	Wind: 125 psf, 6000 Pa, 611 kg/m² back Snow: 187 psf, 9000 Pa, 917 kg/m² front
Design Load	Wind: 75 psf, 3600 Pa, 367 kg/m² back Snow: 125 psf, 6000 Pa, 611 kg/m² front
Frame	Class 1 black anodized (highest AAMA rating)

Tests And Certifications	
Standard Tests	UL1703
Quality Management Certs	ISO 9001:2015, ISO 14001:2015
EHS Compliance	RoHS, OHSAS 18001:2007, lead free, Recycle Scheme, REACH SVHC-163
Available Listings	UL



FRAME PROFILE



(A) Cable Length: 52 in +/-0.4 in [1320 mm +/-10 mm]
(B) Long Side: 1.3 in [32 mm]
Short Side: 0.9 in [24 mm]

1 SunPower 420 W, 22.5% efficient, compared to a Conventional Panel on same-sized arrays (280 W p-multi, 17% efficient, approx. 1.64 m²), 8% more energy per watt (based on PVSyst pan files for avg US climate), 0.5%/yr slower degradation rate (Jordan, et. al. "Robust PV Degradation Methodology and Application." PVSC 2018).
2 Based on search of datasheet values from websites of top 20 manufacturers per IHS, as of December 2019.
3 Jordan, et. al. Robust PV Degradation Methodology and Application. PVSC 2018.
4 Maxeon panels can contribute to LEED Materials and Resources credit categories.
5 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C). NREL calibration Standard: SOMS current, LACCS FF and Voltage.
6 Please read the safety and installation guide for more information regarding load ratings and mounting configurations.

See www.sunpower.com/company for more reference information.
For more details, see extended datasheet: www.sunpower.com/solar-resources.
Specifications included in this datasheet are subject to change without notice.

SUNPOWER®

c UL US LISTED
PHOTOVOLTAIC MODULE
OVER 600 VOLTS
E331841
Module Fire Performance: Type 2
1500 V max. system voltage

533065 Rev C / LTR_US
Publication Date: May 2020

1-800-SUNPOWER

ENPHASE

DATA SHEET

IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.

Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.

Enphase 25 year limited warranty

IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.

Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.

UL CERTIFIED SAFETY

IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

IQ8SP-DS-0002-01-EN-US-2022-03-17

* Only when installed with IQ System Controller 2, meets UL 1741.

** IQ8 and IQ8Plus supports split phase, 240V installations only.

IQ8 and IQ8+ Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings[1]	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current[2] [module Isc]	A	15	
Overvoltage class DC port		II	
DC port backfeed current	mA	0	
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	

OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range[3]	V	240 / 211 – 264	
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	50 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max units per 20 A (L-L) branch circuit[4]		16	13
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW	60	

MECHANICAL DATA	
Ambient temperature range	-40°C to +60°C (-40°F to +140°F)
Relative humidity range	4% to 100% (condensing)
DC Connector type	MC4
Dimensions (HxWxD)	212 mm (8.3”) x 175 mm (6.9”) x 30.2 mm (1.2”)
Weight	1.08 kg (2.38 lbs)
Cooling	Natural convection – no fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environ. category / UV exposure rating	NEMA Type 6 / outdoor

COMPLIANCE	
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer’s instructions.

(1) No enforced DC/AC ratio. See the compatibility calculator at https://link.enphase.com/module-compatibility
(2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Enphase IQ Combiner 4/4C

X-IQ-AM1-240-4
X-IQ-AM1-240-4C

X-IQ-AM1-240-4C

X-IQ-AM1-240-4

The **Enphase IQ Combiner 4/4C** with IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure and streamlines IQ microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

Simple

- Centered mounting brackets support single stud mounting
- Supports bottom, back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed

UL LISTED

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE.

Enphase IQ Combiner 4/4C

MODEL NUMBER	
IQ Combiner 4 (X-IQ-AM1-240-4)	IQ Combiner 4 with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes a silver solar shield to match the IQ Battery system and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C (X-IQ-AM1-240-4C)	IQ Combiner 4C with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.

MICROINVERTERS, ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)	
Supported Microinverters	IQ6, IQ7, IQ8. Do not mix IQ6/7 Micro-inverters with IQ8
Ensemble Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	- Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan for Ensemble sites - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
EPLC-01	Power line carrier (communication bridge pair), quantity - one pair
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Gateway printed circuit board (PCB) for Combiner 4/4C
X-IQ-NA-HD-125A	Hold down kit for Eaton circuit breaker with screws.

ELECTRICAL SPECIFICATIONS	
Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating	65 A
Max. continuous current rating (input from PV/storage)	64 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation / 95A with IQ Gateway breaker included
IQ Gateway breaker	10A or 15A rating GE/Siemens/Eaton included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-SPLIT)	A pair of 200 A split core current transformers

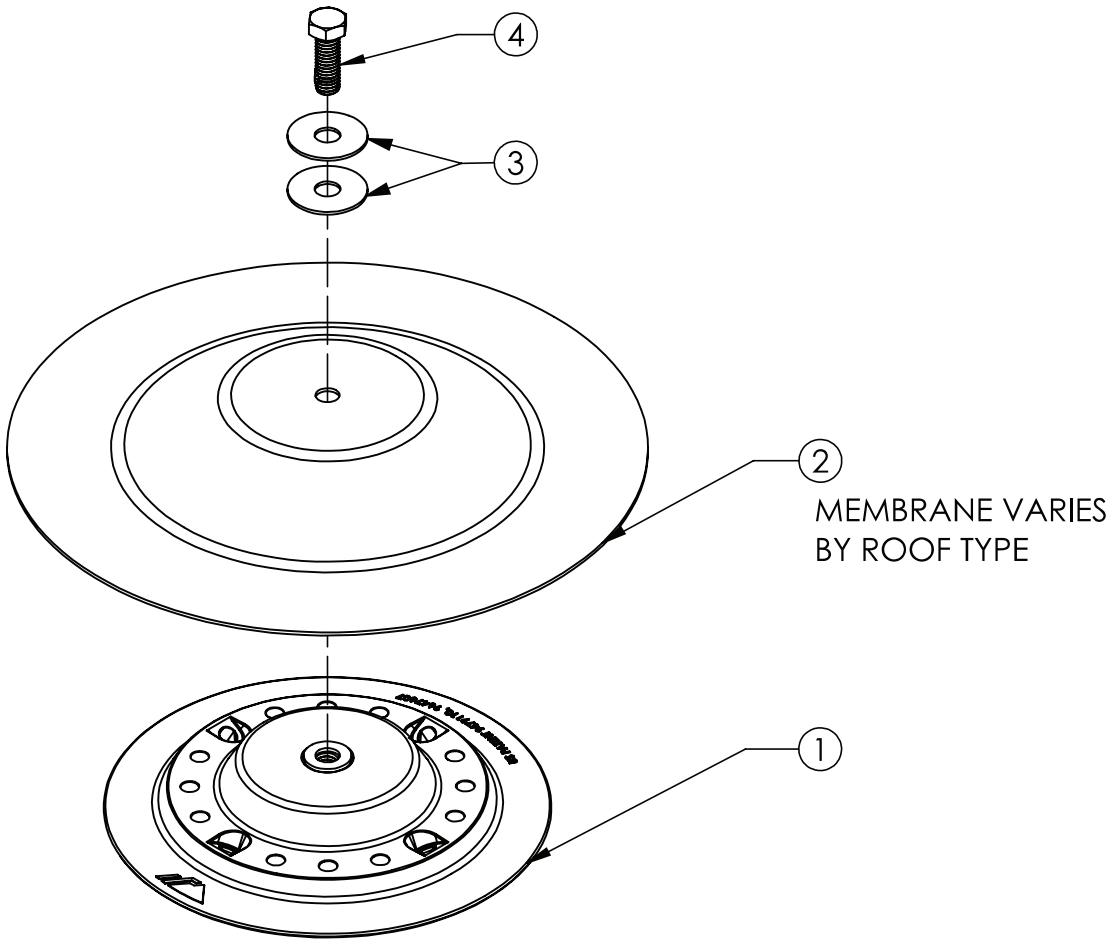
MECHANICAL DATA	
Dimensions (WxHxD)	37.5 x 49.5 x 16.8 cm (14.75” x 19.5” x 6.63”). Height is 21.06" (53.5 cm) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	• 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing.
Altitude	Up to 3000 meters (9,842 feet)

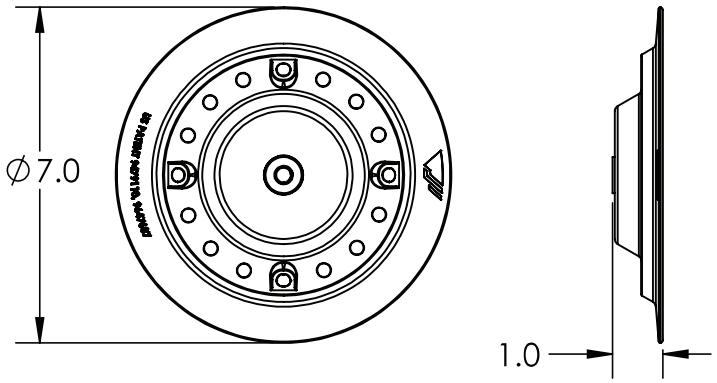
INTERNET CONNECTION OPTIONS	
Integrated Wi-Fi	802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Enphase Mobile Connect cellular modem is required for all Ensemble installations.
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)

COMPLIANCE	
Compliance, IQ Combiner	UL 1741, CAN/CSA C22.2 No. 107.1, 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE.





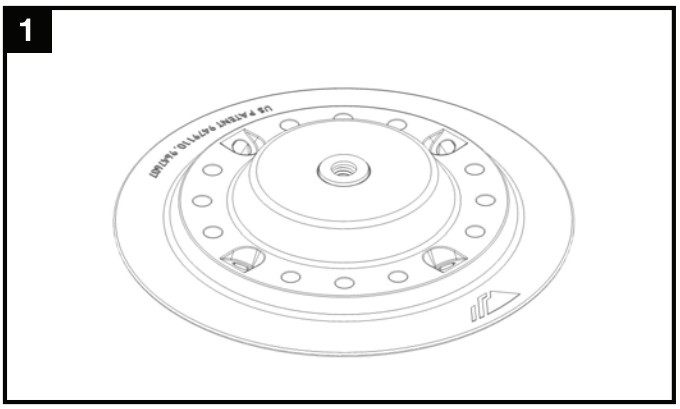
ITEM NO.	DESCRIPTION
1	FLAT ROOF ATTACHMENT, BASE
2	FLAT ROOF ATTACHMENT, MEMBRANE
3	WASHER, FLAT 3/8" X 1.25" OD SS
4	BOLT, 3/8-16 X 1.125" HEX, SS

FLAT ROOF ATTACHMENT		
SIZE A	DO NOT SCALE DRAWING	
SCALE:1:1	WEIGHT: 1.2 LBS	SHEET 1 OF 1

Installation

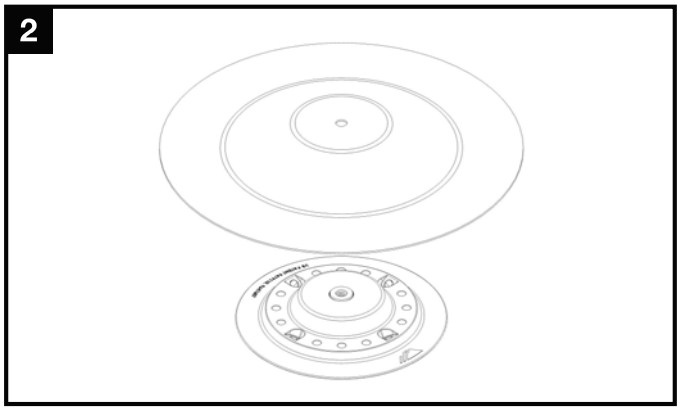
Tools Required: tape measure, chalk, approved sealing materials, roof screws, driver with 9/16” hex socket

1



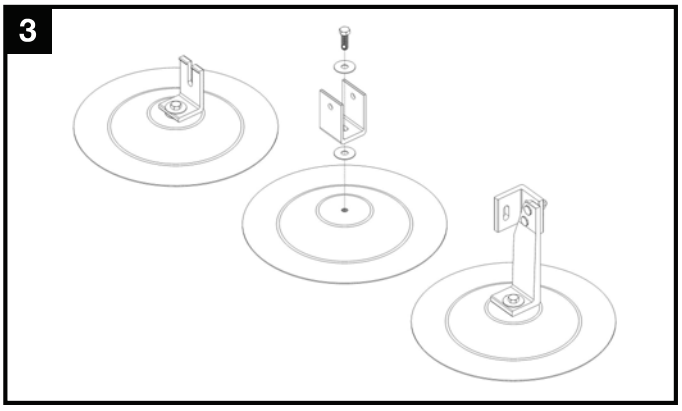
Mark locations for Flat Roof Attachment. Roof screws can be installed before or after racking is installed. Type, size, and quantity of roof screws to be specified by Structural Engineer. Fastener size not to exceed #15. Screws should be installed symmetrically to each other.

2



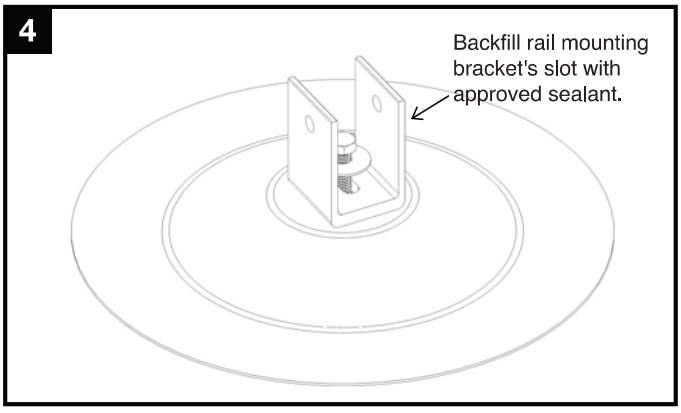
If using a membrane flashing, remove the silicone washer's protective liner prior to attaching the membrane. Thread a bolt into the base to help center the membrane during the welding or adhering process. Ensure membrane flashing is compatible with existing roofing material.

3



Attach rail mounting bracket with washers and 3/8” hardware torqued to 250 in-lbs (21 ft-lbs). Seal attachment and/or membrane per roofing manufacturer’s requirements.

4



For freeze/thaw locations, a roof manufacturer's approved sealant should be applied around the 3/8” bolt and in the bracket’s slot prior to tightening the bolt.

Structural Certification
Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

UL 2703
Conforms to UL 2703 (2015) Mechanical and Bonding requirements. See Ironridge Tilt or Flush Mount Manuals for full ratings.

LA Research Reports (LARR)
Approved for use in City of Los Angeles per LARR #26185

IRONRIDGE

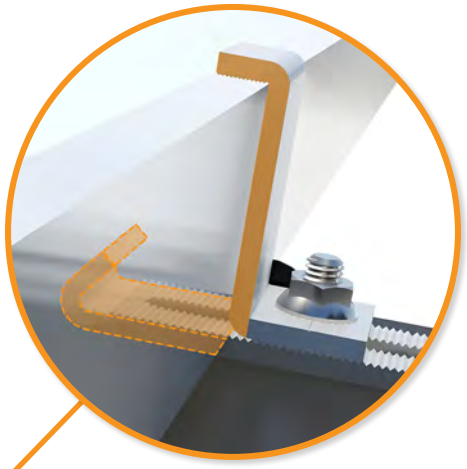
BX Chassis

Strong, Light, and Ready for Anything

The IronRidge BX System is designed to meet the needs of commercial solar—navigating complex roof layouts, while also handling the most extreme environmental conditions.

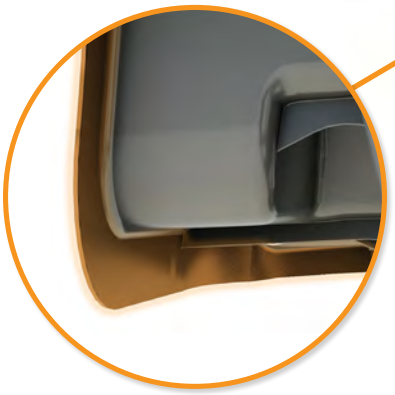
At the core of BX is the Chassis, a ballasted mount made of BASF Ultramid polyamides. They are exceptional for their high mechanical strength, rigidity and thermal stability (also being 100% recyclable).

Moreover, Ultramid polyamides afford good impact resistance even at low temperatures as well as UV protections for long life. Chassis come in 5° and 10° options and are backed by IronRidge's 25-year warranty.



Top & Bottom Clamp

The multi-directional grip on the module from above and below ensures a strong connection regardless of force direction.



360° Reinforcement

A flange around the entire perimeter helps to reinforce and stiffen the Chassis in all directions—alongside wide bends to reduce point loading and braced corners to increase rigidity.

Roof-Friendly Design

Wide base spreads weight and reduces point pressure, while openings along the bottom and corners prevent pooling and reduce ballast weathering.

Inter-Row Spacing & Edge Clearances

5° Chassis

10° Chassis

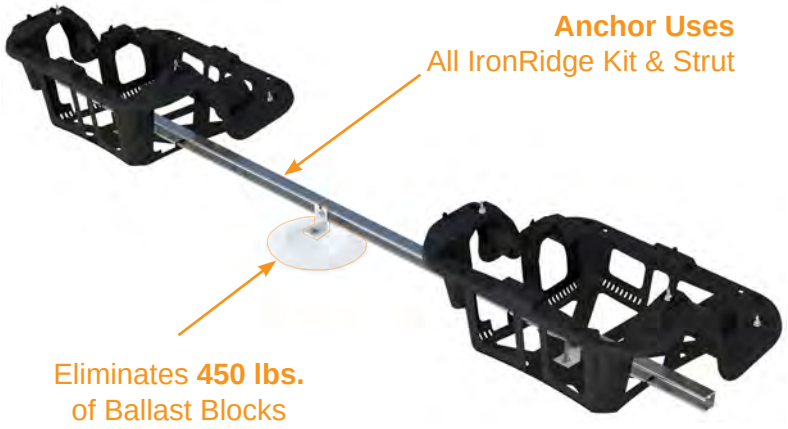
With 10-13” inter-row spacing, BX provides an **8-10% increase** in power density compared with other ballasted systems—that’s a **capacity increase of 20%** in a typical 50kW system. The BX Chassis geometry also offers more than 5” of clearance in the 10-degree configuration and 8” in the 5-degree configuration, enabling the system to avoid drain domes, roof saddles, and conduit supports.

Flat Roof Attachment Anchors

BX Systems can be fully ballasted, fully anchored, or a hybrid optimized for the site.

Combine BX with an IronRidge Flat Roof Attachment Kit to eliminate hundreds of pounds of required ballast weight and achieve configurations as light as 3 PSF.

The placement and fastening method can be optimized for existing roof structures, and pre-approved membranes are offered to maintain membrane roof warranties.



Testing & Certification

Design Assistant

Automated design software provides an accurate bill of materials, using a simple drag-and-draw interface to generate a complete system plan—also generate a ballast map showing the required ballast for each Chassis.

Permit Documentation

Design Assistant project reports are backed with a ASCE/PE stamp and Commercial Services are also available to assist with more complex projects. Visit our website or contact an IronRidge sales represenative.

UL 2703 & 3741 Listed

BX conforms to the latest UL safety standards for PV systems, including mechanical, bonding, hazard control, and Class A Fire Ratings (without wind deflectors). Ninety percent of solar modules are fully supported.

POWERWALL

Tesla Powerwall is a fully-integrated AC battery system for residential or light commercial use. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control, and backup.

Powerwall's electrical interface provides a simple connection to any home or building. Its revolutionary compact design achieves market-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.

PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240 V
Feed-In Type	Split Phase
Grid Frequency	60 Hz
Total Energy	14 kWh
Usable Energy	13.5 kWh
Real Power, max continuous	5 kW (charge and discharge)
Real Power, peak (10 s, off-grid/backup)	7 kW (charge and discharge)
Apparent Power, max continuous	5.8 kVA (charge and discharge)
Apparent Power, peak (10 s, off-grid/backup)	7.2 kVA (charge and discharge)
Maximum Supply Fault Current	10 kA
Maximum Output Fault Current	32 A
Overcurrent Protection Device	30 A
Imbalance for Split-Phase Loads	100%
Power Factor Output Range	+/– 1.0 adjustable
Power Factor Range (full-rated power)	+/– 0.85
Internal Battery DC Voltage	50 V
Round Trip Efficiency[1,3]	90%
Warranty	10 years

[1]Values provided for 25°C (77°F), 3.3 kW charge/discharge power.
[2]In Backup mode, grid charge power is limited to 3.3 kW.
[3]AC to battery to AC, at beginning of life.

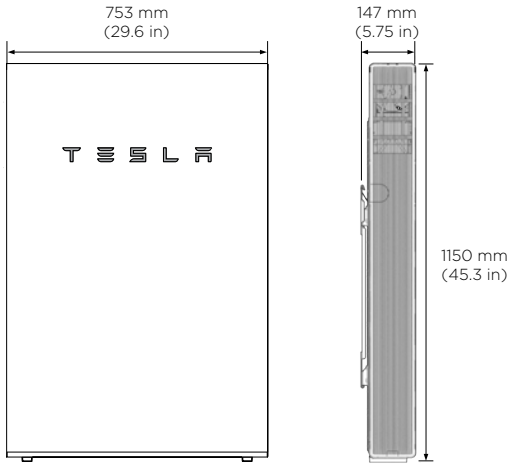
COMPLIANCE INFORMATION

Certifications	UL 1642, UL 1741, UL 1973, UL 9540, IEEE 1547, UN 38.3
Grid Connection	Worldwide Compatibility
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)

MECHANICAL SPECIFICATIONS

Dimensions[1]	1150 mm x 755 mm x 147 mm (45.3 in x 29.6 in x 5.75 in)
Weight[1]	114 kg (251.3 lbs)
Mounting options	Floor or wall mount

[1]Dimensions and weight differ slightly if manufactured before March 2019. Contact Tesla for additional information.

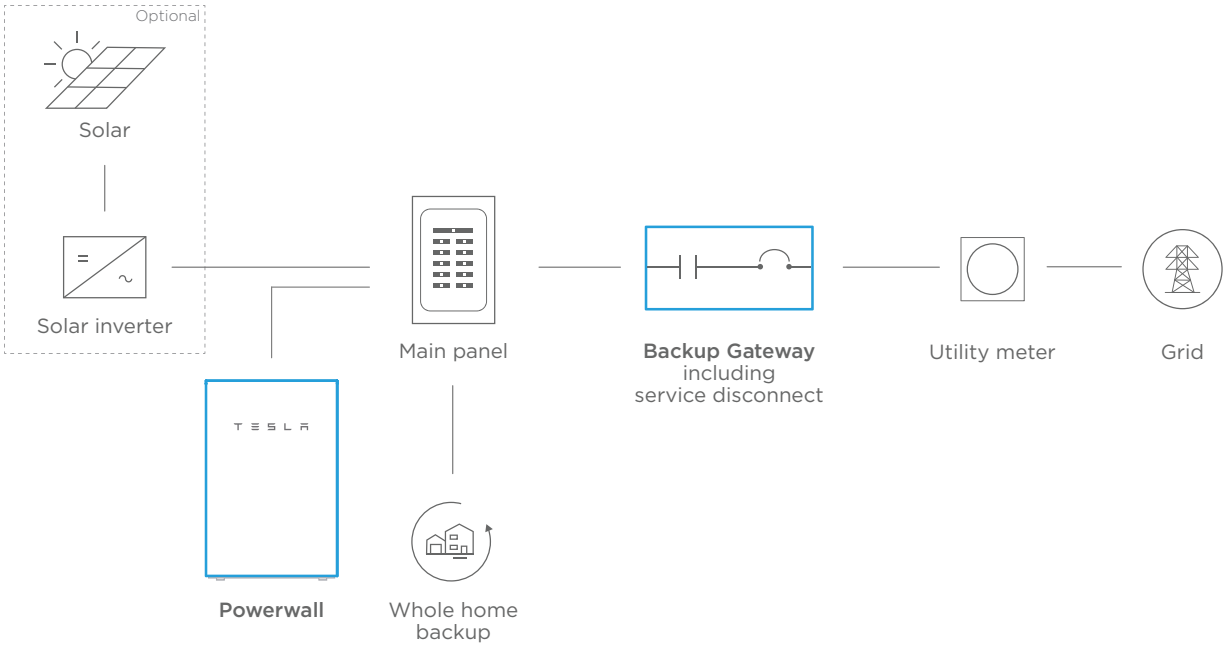


ENVIRONMENTAL SPECIFICATIONS

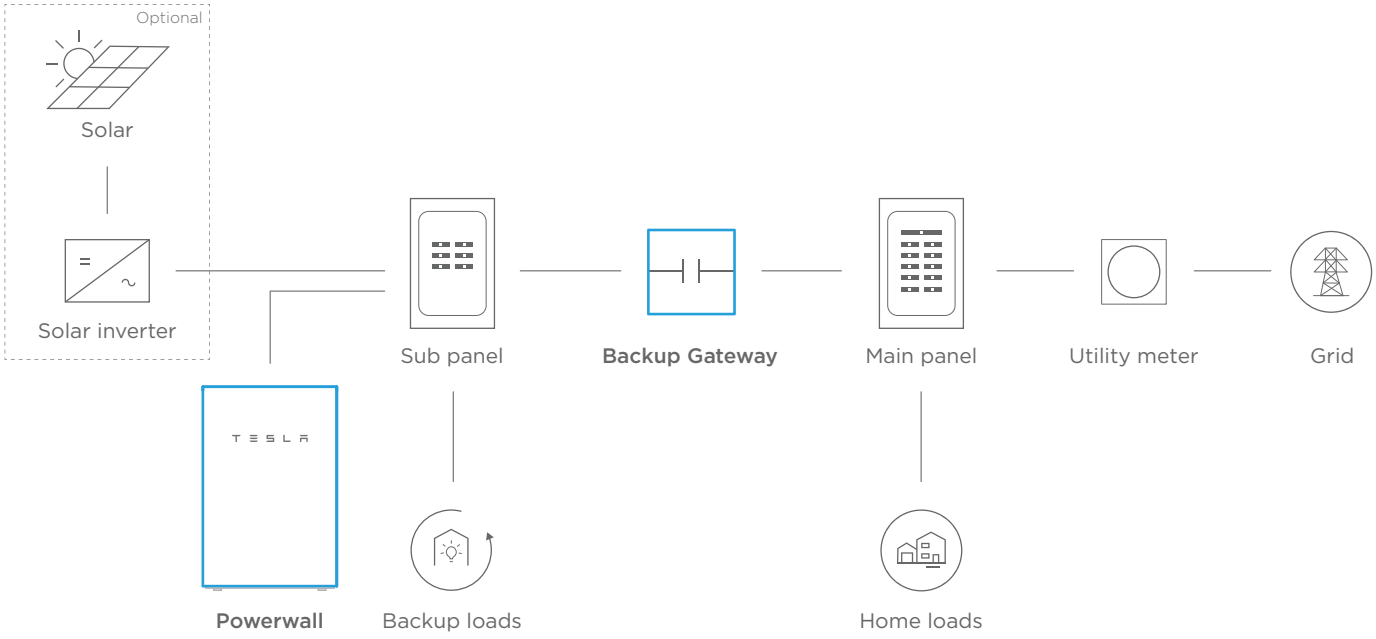
Operating Temperature	–20°C to 50°C (–4°F to 122°F)
Recommended Temperature	0°C to 30°C (32°F to 86°F)
Operating Humidity (RH)	Up to 100%, condensing
Storage Conditions	–20°C to 30°C (–4°F to 86°F) Up to 95% RH, non-condensing State of Energy (SoE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP56 (Wiring Compartment)
Wet Location Rating	Yes
Noise Level @ 1m	< 40 dBA at 30°C (86°F)

TYPICAL SYSTEM LAYOUTS

WHOLE HOME BACKUP



PARTIAL HOME BACKUP



POWERWALL
Backup Gateway 2

The Backup Gateway 2 for Tesla Powerwall provides energy management and monitoring for solar self-consumption, time-based control, and backup.

The Backup Gateway 2 controls connection to the grid, automatically detecting outages and providing a seamless transition to backup power. When equipped with a main circuit breaker, the Backup Gateway 2 can be installed at the service entrance. When the optional internal panelboard is installed, the Backup Gateway 2 can also function as a load center.

The Backup Gateway 2 communicates directly with Powerwall, allowing you to monitor energy use and manage backup energy reserves from any mobile device with the Tesla app.

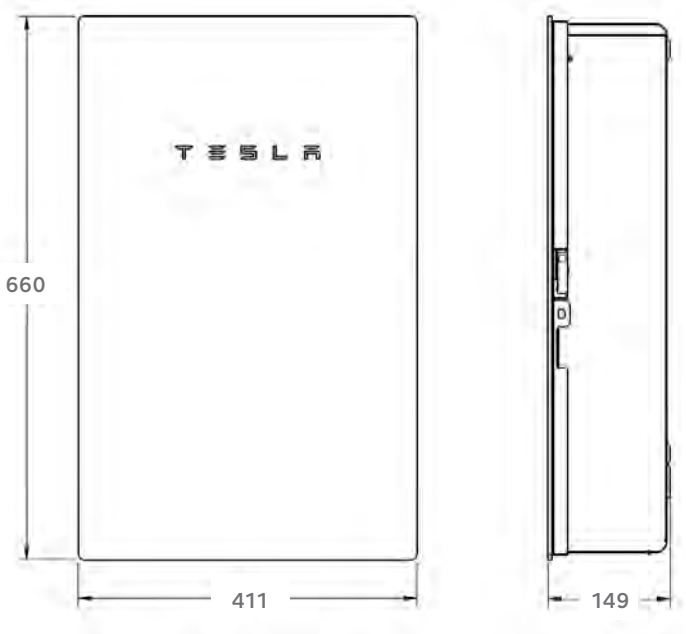
PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240V
Feed-In Type	Split Phase
Grid Frequency	60 Hz
Current Rating	200 A
Maximum Input Short Circuit Current	10 kA[1]
Overcurrent Protection Device	100-200A; Service Entrance Rated[1]
Overvoltage Category	Category IV
AC Meter	Revenue accurate (+/– 0.2 %)
Primary Connectivity	Ethernet, Wi-Fi
Secondary Connectivity	Cellular (3G, LTE/4G)[2]
User Interface	Tesla App
Operating Modes	Support for solar self-consumption, time-based control, and backup
Backup Transition	Automatic disconnect for seamless backup
Modularity	Supports up to 10 AC-coupled Powerwalls
Optional Internal Panelboard	200A 6-space / 12 circuit Eaton BR Circuit Breakers
Warranty	10 years

[1] When protected by Class J fuses, Backup Gateway 2 is suitable for use in circuits capable of delivering not more than 22kA symmetrical amperes.
[2] The customer is expected to provide internet connectivity for Backup Gateway 2; cellular should not be used as the primary mode of connectivity. Cellular connectivity subject to network operator service coverage and signal strength.

MECHANICAL SPECIFICATIONS

Dimensions	660 mm x 411 mm x 149 mm (26 in x 16 in x 6 in)
Weight	20.4 kg (45 lb)
Mounting options	Wall mount, Semi-flush mount



COMPLIANCE INFORMATION

Certifications	UL 67, UL 869A, UL 916, UL 1741 PCS CSA 22.2 0.19, CSA 22.2 205
Emissions	FCC Part 15, ICES 003

ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	–20°C to 50°C (–4°F to 122°F)
Operating Humidity (RH)	Up to 100%, condensing
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R

Zoning Compliance Application

Town of Biltmore Forest

Name
Christopher Kragel

Property Address
5 Eastwood Rd, Biltmore Forest NC

Phone
(919) 824-0771

Email
christopher.kragel@gmail.com

Parcel ID/PIN Number
964696741500000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.14

Maximum Roof Coverage
5,060 square feet (Up to 1.2 acres)

Proposed Roof Coverage Total
0

Maximum Impervious Surface Coverage
1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage
Less than 25%

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
n/a

Description of the Proposed Project
The project entails repairing and replacing the existing deck. There is will be no significant to change to the foot print/square footage of the existing deck.
1. A portion of the existing wooden deck will be replaced with trex decking
2. Upper tile patio will be replaced/repaired with similar tile
3. Lower wooden deck will be replaced with stone patio (this will require a retaining wall). This will also have a fire pit

Please see attached drawings.

Estimated Start Date
1/30/2023

Estimated Completion Date
5/31/2023

Estimated Cost of Project
$175,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
5 eastwood road deck 1.jpg

5 eastwood road deck 2.jpg

5 eastwood road deck 3.jpg

Applicant Signature

Date
11/30/2022

Special Use Permit Application

Town of Biltmore Forest

Name
Christopher Kragel

Address
5 Eastwood Rd, Biltmore Forest NC, 28803

Phone
(919) 824-0771

Email
christopher.kragel@gmail.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.

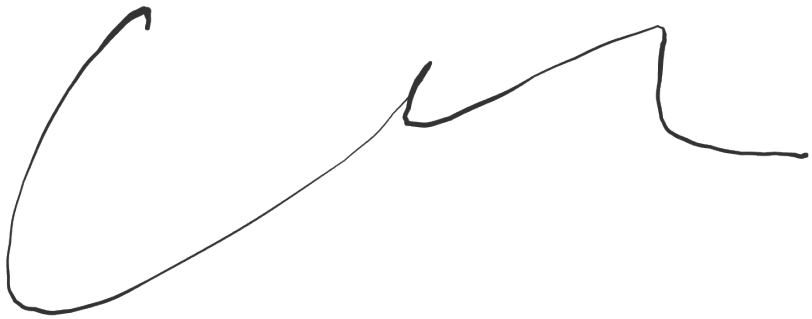
Please provide a description of the proposed project:
The project involves replacing a portion of the wooden deck with trex decking. Repairing/replacing terracata tile on the upper deck. In addition, the lower wooden deck will be replaced with a retaining wall and Pennsylvania blue stone patio. The retaining wall will have a stucco finish and be extensively covered by plants. There will also be a fire pit (approximately 50 inches in diameter and 18 inches high).

The foot print/square footage of the current deck will not significantly change.

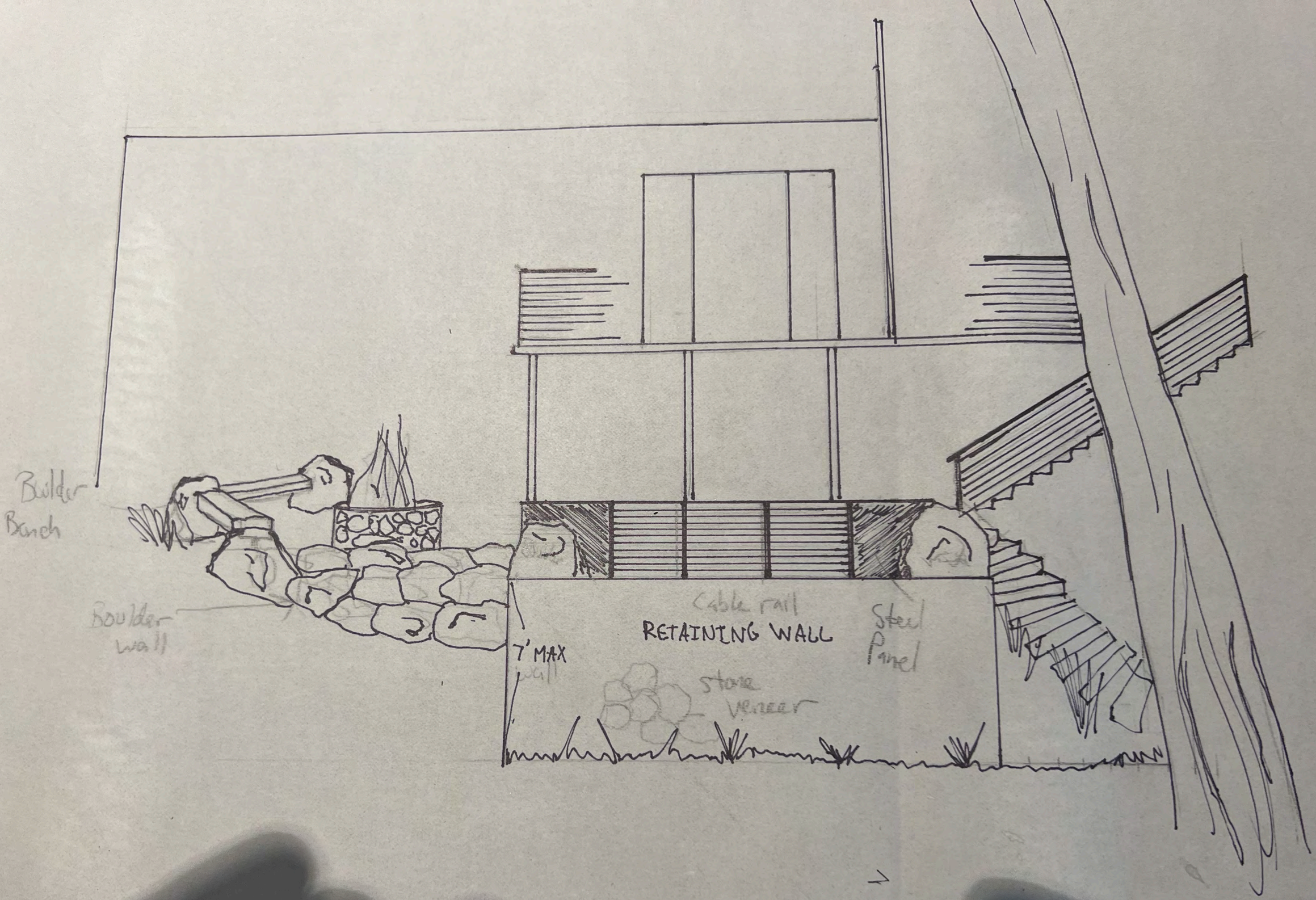
Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The current deck is in disrepair and becoming dangerous. It is in the public interest for this deck to be repaired/replaced. It will be incredibly difficult to see any part of this project from the side or rear 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
12/5/2022


Builder
Bench
Boulder
wall
7' MAX
wall
Cable rail
RETAINING WALL
Steel
Panel
stone
veneer

EX

+-7' — RETAINING WALL

SAVE
RHODODENDRON

TIMBERS

Section A

NEW BLUESTONE
PATIO TO
Replace existing deck

DN

DN

MULCH/ GRASS

Boulder

Granite Benches inlay w/ Pavers

steps

leave Planter

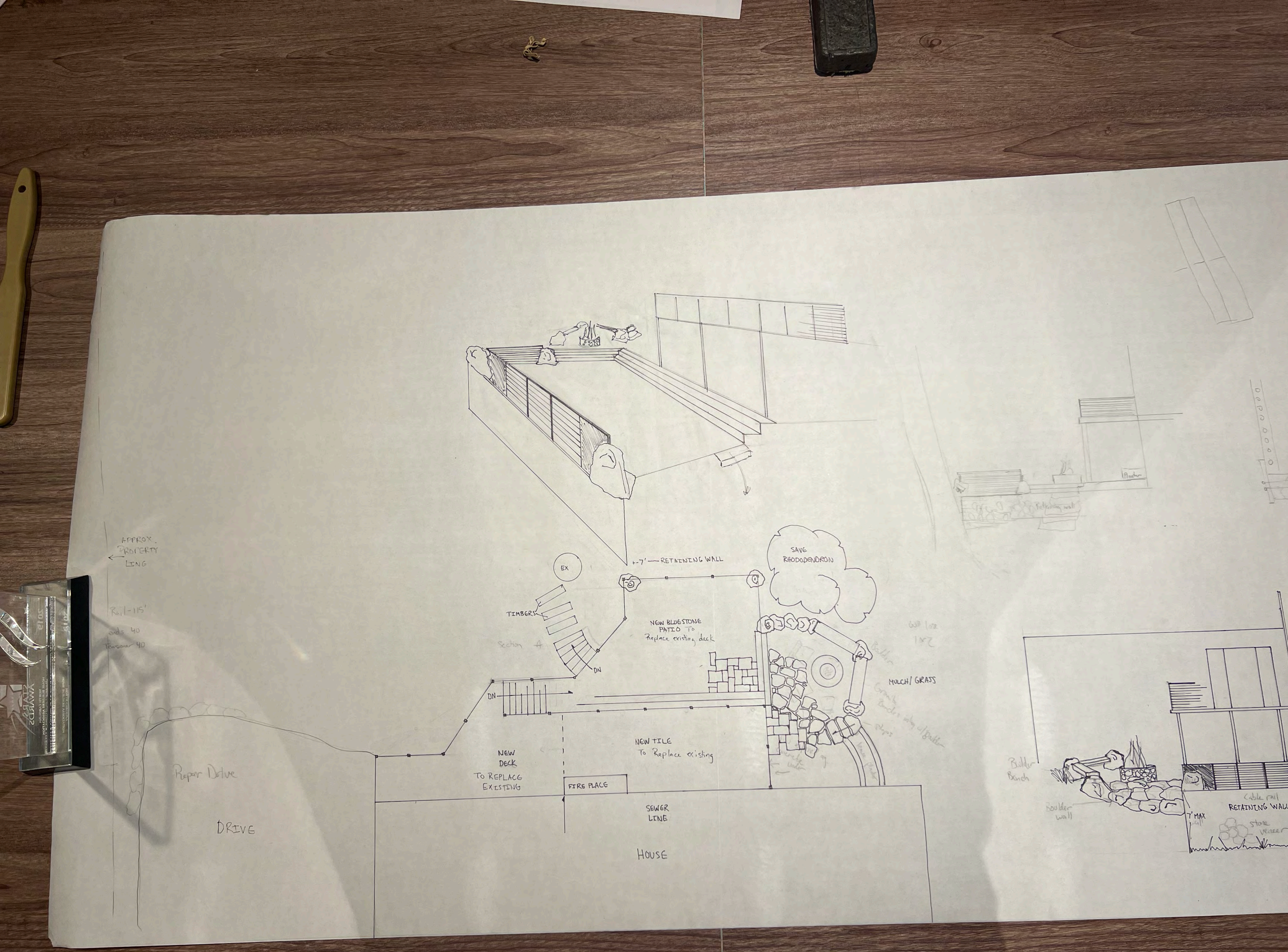
NEW
DECK
TO REPLACE
EXISTING

NEW TILE
To Replace existing

FIRE PLACE

SEWER
LINE

HOUSE


APPROX.
PROPERTY
LINE
Rail-115'
ends 40
Transom 40
Repair Drive
DRIVE
EX
TIMBERS
Section A
DN
DN
+-7' — RETAINING WALL
SAVE
RHODODENDRON
NEW BLUESTONE
PATIO To
Replace existing deck
MULCH/ GRASS
NEW
DECK
TO REPLACE
EXISTING
NEW TILE
To Replace existing
FIRE PLACE
SEWER
LINE
HOUSE
Builder
Bench
Boulder
wall
RETAINING WALL

Zoning Compliance Application

Town of Biltmore Forest

Name
Erik R Simes

Property Address
44 Forest Rd

Phone
(828) 280-3811

Email
ersimes@gmail.com

Parcel ID/PIN Number
964679177300000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
.65

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

Proposed Roof Coverage Total
2874

Maximum Impervious Surface Coverage
Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage
400 sqft

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
N/A

Description of the Proposed Project
We are proposing to remove the old concrete side patio and worn brick retaining wall. The retaining wall is currently a maximum of 22" high and tapers down to about 4 inches. In addition we will remove the old brick walk way to the grass area and to the driveway. We will then replace the retaining wall with natural stone but slightly higher, expanded pavers patio and add a stone walkway to a fire pit. (See attached contractor proposal for a more detailed description). We have not made a final decision on the style of stone wall or pavers but I have included all the photos. Thank you.

Estimated Start Date
3/1/2023

Estimated Completion Date
3/31/2023

Estimated Cost of Project
$40,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
44 Forest Rd Patio Remodel.docx

Paver Patio & Walkways, etc. Proposal for Julie & Erik Simes.pdf

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Applicant Signature

Date
12/28/2022

Erik R Simes

Proposal Submitted To:
Julie and Erik Simes
44 Forest Road
Biltmore Forest NC 28803

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

Removal of your old concrete patio & amateur brick wall & walks and replace with new stone retaining wall & expanded European courtyard style 3-piece pavers.. as shown on attached sketch.

Main Patio & Walkway #1-#3

Add-on Projects #4-#8

1.) New Expanded Stone Retaining Wall:
We will remove the old amateur brick wall (that isn't quite tall enough) and replace it with a new taller & longer mortared rock retaining wall.. located as per attached sketch and similar to ones in pics below.
* First we carefully dismantle the wall and haul away of the rubble.
* Next we carefully excavate out the soil to create the expanded area so that the new patio area can be 3' wider. This soil is likewise hauled away.
* Then we construct the new extended wall.. which will start at approximately 28" high, wrapping around as shown and tapering down gently to terminate at about 6" tall. (Maintaing about 4" above retained grade.) Overall the new wall will be about 40' long +/-.
* Behind the wall we install proper drainage consisting of clean crushed drainage stone wrapped in geotextile filter cloth. This prevents any muddy water from ever coming through the wall and also prevents hydraulic build-up behind the wall.
* Excellent clean-up and repair of any adjacent disturbed areas.

2.) New Expanded Paver Patio:
We will carefully remove the old concrete patio and replace it with a new greatly expanded European courtyard style paver patio.. located as per attached sketch and similar to ones in pics below.
* First we carefully dismantle the concrete and haul away all of the rubble. (A new patio cannot be built on top of this old concrete.)
* Next we carefully excavate out the soil and install professional compacted quarry substrate 4" thick to install the new expanded patio on. New patio will be much larger.. approx. 29' X 16' with rounded-off corners.
* Then we carefully hand-lay the paver patio and cut all of the edges in flowing curved shapes and trim with paver borders around them.. as in pictures below.

* There are about 3-4 paver styles to choose from.
* Excellent clean-up and repair of any adjacent disturbed areas.

3.) New Paver Walkway:
We will dismantle & remove the old amateur brick walkway and replace it with a new European courtyard style paver walkway.. located as per attached sketch and similar to ones in pics below.
* First we carefully dismantle all of the brick walks and haul away all of the rubble.
* Next we carefully excavate out the soil and sand and install professional compacted quarry substrate 4" thick to install the new paver walkways on.
* Then we carefully hand-lay the paver walkway and cut all of the edges in flowing curved shapes and trim with paver borders around them.. as in pictures below.
* New forked paver walkway will total approx. 45' in length X 3 feet wide.
* Excellent clean-up and repair of any adjacent disturbed areas.

4.) Paver Area Under Stairwell Deck:
We will remove the old concrete porch landing area and replace it with new European courtyard style paver landing area.. located as per attached sketch and similar to ones in pics below.
* First we carefully dismantle the concrete landing area (*surgically.. to preserve the integrity of deck footers, etc.*) and haul away all of the rubble. (A new patio cannot be built in top of this old concrete.)
* Next we carefully excavate out the soil and install professional compacted quarry substrate 4" thick to install the new paver landing on.
* Then we carefully hand-lay the paver landing and cut all of the edges to outline the footprint of the deck above.. and trim with paver borders around them.. as in pictures below.
* The new paver area will include the approx. 6' X 8' area connecting the door with the new outer paver walkway.. and also an approx. 3' X 5' area under upper half of staircase for your trash and recycling cans. (Return to mulch bed underneath the lower half of staircase.)
* Excellent clean-up and repair of any adjacent disturbed areas.

5 Rustic Slabstone Steps Down to Back Lawn:
We already will have removed the old amateur brick staircase here.. we will replace them with a simple set of rustic slabstone steps located as per attached sketch and similar to ones in pics below.
* The approx. 5-6 natural irregular flagstone slabs will make a single-file set of steps approx. 24"-30" wide.
* Same excellent clean-up.

6.) Rustic Flagstone Stepping Stones Through Back Lawn:
We will install a simple set of rustic flagstone stepping stones located as per attached sketch and similar to ones in pics below.
* The approx. 12-13 natural irregular flagstone stepping stones will make a single-file walk approx. 24"-30" wide.. to a proposed firepit area.

* Same excellent clean-up.

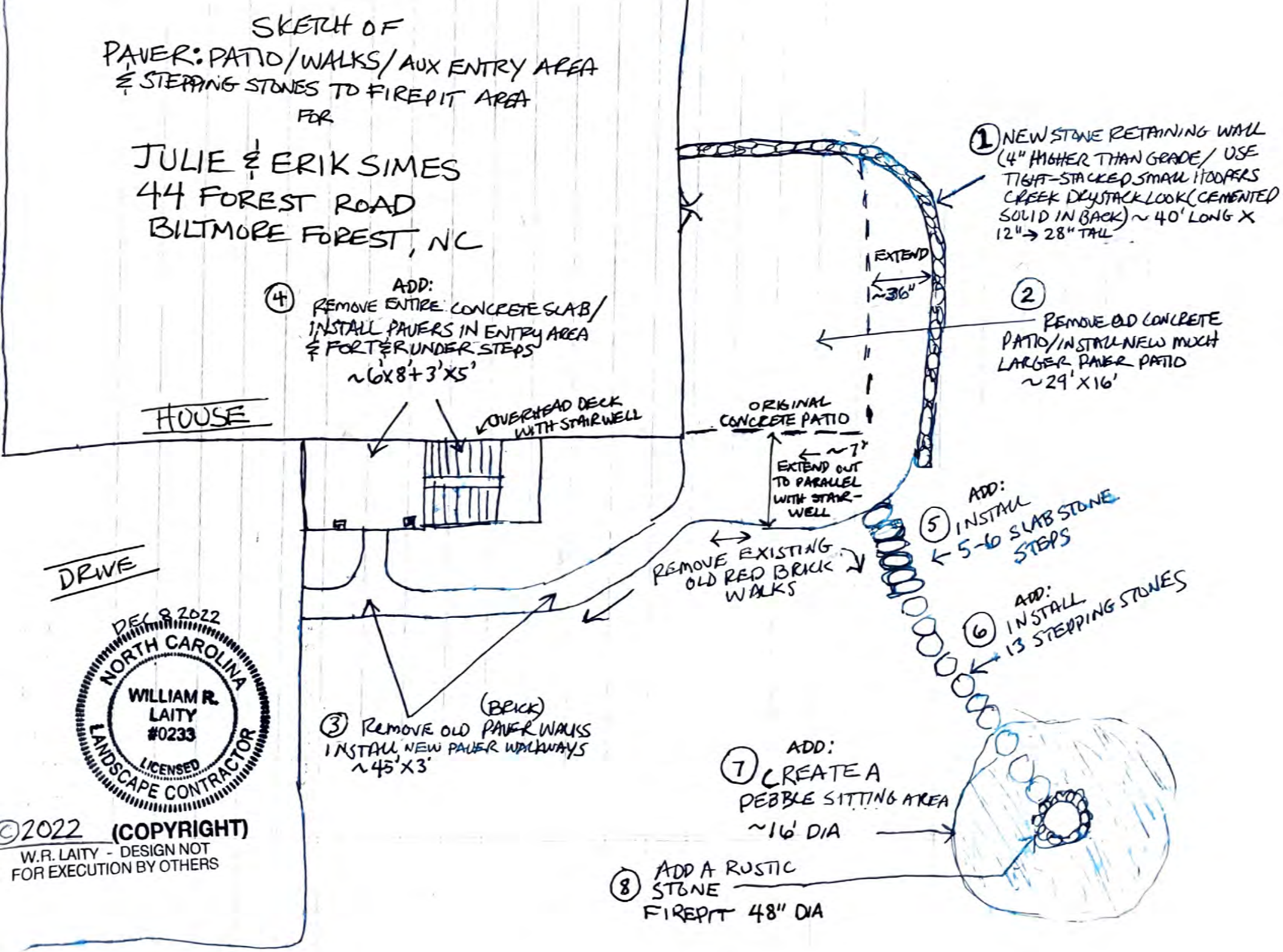
7.) Rustic Pebble Sitting Area:
We will install a simple rustic pebble sitting area located as per attached sketch and similar to ones in pics below.
* The sitting area will be an approx. 16' diameter circle or oval to accomodate a proposed firepit area.
* We first cut out the sod (grass). We then pin down professional grade landscape cloth. We then spread a thin layer of compacted quarry base. We then spread a layer 1.5" - 2" of clean crushed river pebble
* Same excellent clean-up.

7A.) Pebble Area With Dug-in Perimeter Rocks
These dug-in border rocks define and help keep the pebbles in.

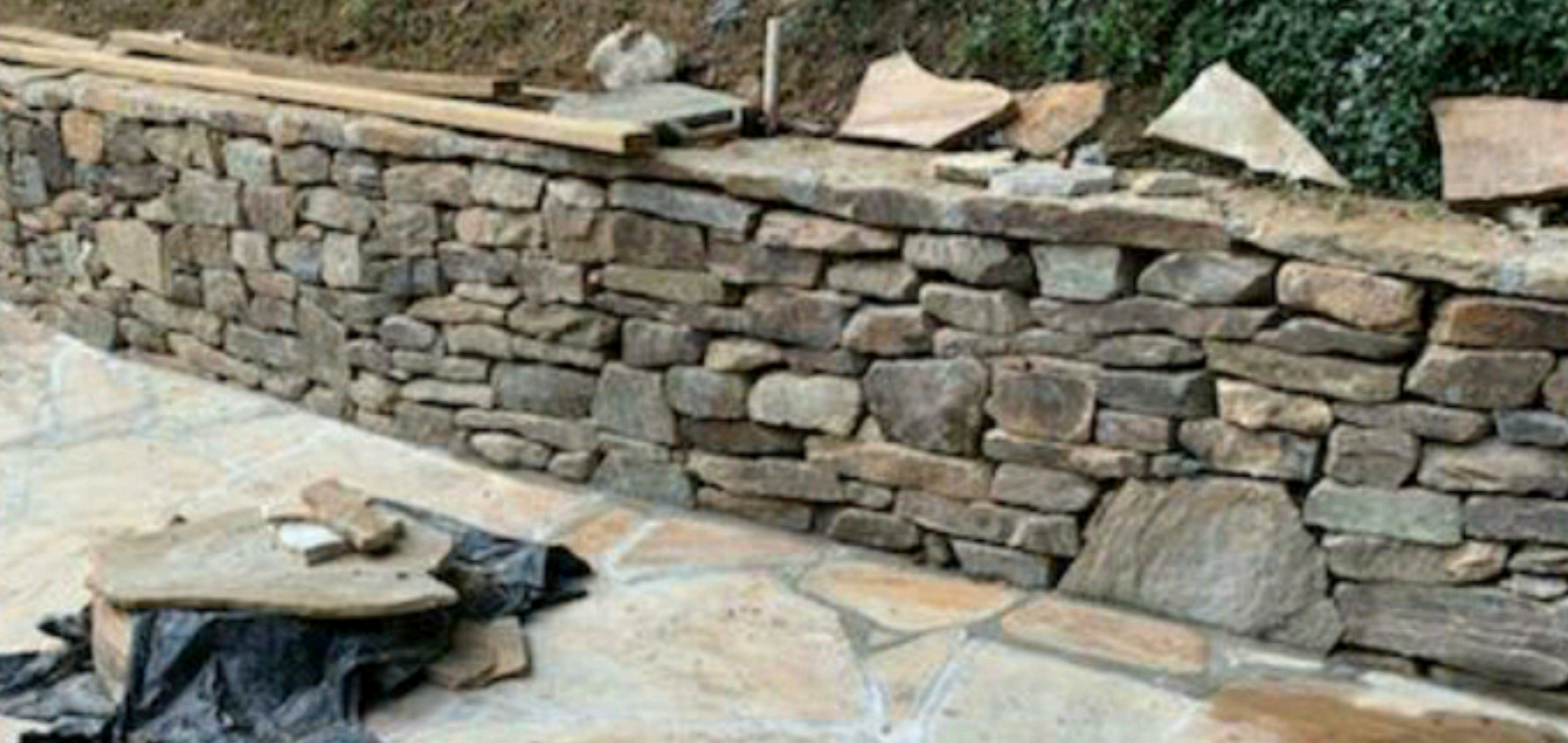
8.) Rustic Rock Firepit:
We will install a simple rustic rock firepit rock ring.. located as per attached sketch and similar to ones in pics below.
* The firepit will be an approx. 48" diameter circle of large field rocks.
* We first excavate out a shallow depression where the fire pit will go. We then install a layer of quarry substrate to line the pit. We then slightly dig-in the large rocks in a ring shape so they will stay stable.
* Same excellent clean-up.

SKETCH OF
PAVER: PATIO/WALKS/AUX ENTRY AREA
& STEPPING STONES TO FIREPIT AREA
FOR

JULIE & ERIK SIMES
44 FOREST ROAD
BILTMORE FOREST, NC



DEC 8 2022
NORTH CAROLINA
WILLIAM R. LAITY #0233
LICENSED LANDSCAPE CONTRACTOR



Zoning Compliance Application

Town of Biltmore Forest

Name
Tal & Paige Frankfurt

Property Address
30 Cedarcliff Road, Asheville, NC 28803

Phone
(901) 848-1024

Email
paige.magdovitz@gmail.com

Parcel ID/PIN Number
9647-62-3148

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.63 ac

Maximum Roof Coverage
6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total
5095

Maximum Impervious Surface Coverage
1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage
14008

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
28'-0"

Description of the Proposed Project
The scope of this expansion is to build a year-round outdoor living and dining space as an attached pavilion on the back of the house. An additional element of the project is to enlarge the existing garage to accommodate two average sized cars. This project will incorporate landscape design and planting for a rear lawn area, and to improve drainage of the rear lawn, which will serve as a play area for the children. There will also be revisions to the driveway to facilitate the garage addition and grading changes.

Estimated Start Date
6/1/2023

Estimated Completion Date
5/31/2024

Estimated Cost of Project
$500,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
30 Cedarcliff - BOA submittal - 2022-12-20.pdf

VARIANCE APPLICATION

Town of Biltmore Forest

Name
Tal & Paige Frankfurt

Address
30 Cedarcliff Road, Asheville, NC 28803

Phone
(901) 848-1024

Email
paige.magdovitz@gmail.com

Current Zoning/Use
Residential

Requested Use
Residential

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 would like to start by introducing ourselves to you all. We are the Frankfurt Family: Tal, Paige, Naomi (7yo), and Julienne, (5.5 yo). We moved to Biltmore Forest in 2015. Our house at 30 Cedarcliff Road, built in 1926, is one of the original houses in Biltmore Forest. We believe in the importance of preserving the historical fabric of the neighborhood. While renovating and modernizing various parts, we have made an effort to stay true to the original design and materials.

The scope of this expansion is to build a year-round outdoor living and dining space as an attached pavilion on the back of the house. An additional element of the project is to enlarge the existing garage to accommodate two average sized cars. This project will incorporate landscape design and planting for a rear lawn area, and to improve drainage of the rear lawn, which will serve as a play area for the children. There will also be revisions to the driveway to facilitate the garage addition and grading changes.

What does the ordinance require?
Attached Outdoor Living Room: The current zoning of the property requires a 20' side yard setback. The enclosed portion of the proposed addition is within this setback, but does include a covered walkway connecting it to the house, which encroaches into the side yard by 8 1/2 feet, a total of 110 square feet.

Garage: The zoning restricts the size of the accessory structure to 750 square feet. We are proposing to increase the existing garage building by 225 square feet, from 832 s.f. to 1053 s.f. to accommodate two average sized vehicles.

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.
Attached Outdoor Living Room: The proposed addition is designed on the axis of the existing kitchen, with

the breezeway and patios aligning with the existing doorways leading from the house, and in line with the orientation of the existing house. The positioning and orientation of the addition continue the lines of the house, making a clean transition of the roof lines, and keeping the house architecturally and visually intact. If the new addition were to follow the angle of the property line, it would create an architecturally unwieldy and complicated connection that would not be in keeping with the architecture of the historic home. Were the addition to remain perpendicular to the house, but closer to the center of the property, it would obstruct daylight entering the house, as well as block much of the back yard from use.

Garage: The existing accessory structure - built as a stable by the home's original builder - houses a garage and a small dwelling unit. The garage is undersized for two of today's average sized vehicles. It is our desire to be able to store two vehicles under cover from the trees on the property, protected from the elements. Parking the vehicles exposed to the elements and tree sap has proved to be very damaging to the cars. However, to replace the existing structure with a new two-car garage within the parameters of the ordinance would require tearing down the historic structure. The proposed expansion of the existing garage will be in keeping with the architectural style and materials of the original stable and home, and will keep the major portion of the existing historic structure intact.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
Attached Outdoor Living Room: The lot tapers significantly towards the rear of the property. Rather than centered on the lot, the existing home is sited very close to the right side of the property, and at a sharp angle relative to the side property line.
Garage: The accessory structure is pre-existing, and original to the era of the neighborhood. There is a step up in the foundation between the garage and dwelling portion of the accessory structure that prevents expansion of the garage within the existing footprint.

The hardship did not result from actions taken by the applicant or the property owner.
The lot tapering toward the rear, as well as the siting of the house to the right (southern) edge of the property, the angle of the existing house relative to the property line, are pre-existing conditions. The size and structural limitations of the accessory structure are pre-existing as well.

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 requested variance allows the addition of the attached outdoor room to be aligned with the existing historic home.
- The materials and architectural detailing of the additions are in keeping with the language of the historic home and neighborhood.
- The enlargement of the accessory structure allows for the benefit and use of a modern-day 2-vehicle garage, without removing or diminishing the historic structure.
- The location of the house on the neighboring lot is to the farther side of their property, further minimizing the effects of the side yard encroachment. Our landscaping plan shows buffer planting around the encroachment area.
- All of these additions and modifications, including the variances, are located in the rear of the house, and are not visible from the street and public view.

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

To the members of the Biltmore Forest Board of Adjustments:

I reviewed the proposed plans for 30 Cedarcliff Road with the homeowners, Paige and Tal Frankfurt, with regard to their request for variance for the construction of a 2 and a half-car garage and an outdoor living space. In reviewing the plans, I have no objections to the proposed locations of the structures or requested variance.

Sincerely,

Derek and Angela Welibaecher
Name (print)

28 Cedarcliff Rd.
Asheville, NC 28803
Address

August 7th, 2021
Date

To the members of the Biltmore Forest Board of Adjustments:

We reviewed the proposed plans for 30 Cedarcliff Road with the homeowners, Paige and Tal Frankfurt, with regard to their request for variance for the construction of a 2 and a half-car garage and an outdoor living space; and after discussing the plans with the Frankfurts, we have no objections to the requested variance for the proposed locations of the new structures and related improvements.

Sincerely,

Philip R. Manz and Susan S. Manz
Name (print)

32 Cedarcliff Rd.
Asheville, NC 28803
Address

704-571-7155

January 11,2023

JOEL KELLY DESIGN

FRANKFURT/MAGDOVITZ RESIDENCE

30 CEDARCLIFF ROAD
ASEVILLE, NC 28803

PROJECT INFORMATION

APPLICABLE CODES

RESIDENTIAL

2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

2017 NFPA NATIONAL ELECTRIC CODE

ZONING ANALYSIS

ZONING DISTRICT:	TOWN OF BILTMORE FOREST
PIN(s):	9647-62-3148
PLAT:	BOOK 4, PAGE 9
DEED REFERENCE:	BOOK 5667, PAGE 330
ZONING:	R-1
ADJOINER ZONING:	R-1
FRONT SETBACK:	60'
SIDE SETBACK:	20'
REAR SETBACK:	25'
RIVER BASIN:	FRENCH BROAD
TOTAL ACREAGE:	1.63 AC
DISTURBED AREA:	SEE LANDSCAPING PLANS
EXISTING IMPERVIOUS AREA:	SEE LANDSCAPING PLANS
PROPOSED IMPERVIOUS AREA:	SEE LANDSCAPING PLANS
IMPERVIOUS AREA CHANGE:	SEE LANDSCAPING PLANS
ALLOWABLE IMPERVIOUS (20%):	SEE LANDSCAPING PLANS

BUILDING ANALYSIS

ROOF AREA CALCULATIONS

MAXIMUM ALLOWED ROOF COVERAGE: 1.63 AC = 6100 S.F.

EXISTING TOTAL ROOF COVERAGE: 3694 S.F.
PROPOSED ROOF ADD: 1401 S.F.
PROPOSED TOTAL ROOF COVERAGE: 5095 S.F.

HOME AREA CALCULATIONS

	EXISTING	PROPOSED	ADDITION
LEVEL 1	2,175	2,175	
LEVEL 2	1,917	1,917	
LEVEL 3	726	726	
GARAGE	832	974	225
STUDIO	232	232	
BREEZEWAY		425	425
OUTDOOR LIVING RM		608	608
TOTALS	5,882	7,140	1,258

PROJECT SCOPE

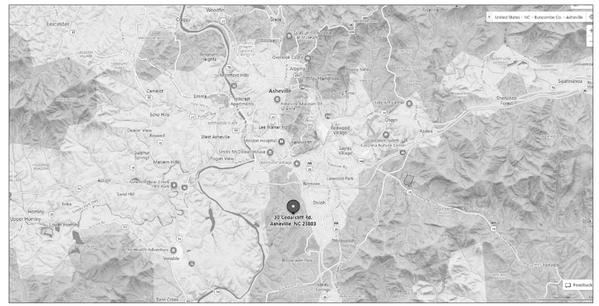
THE SCOPE OF WORK SHALL INCLUDE THE CONSTRUCTION OF AN ENCLOSED PAVILION CONNECTED TO THE MAIN HOUSE WITH A BREEZEWAY, AND THE EXPANSION AND RENOVATION OF THE EXISTING GARAGE AS OUTLINED IN THE FOLLOWING DOCUMENTS

PRICING PACKAGE

TABLE OF CONTENTS

LOCATION

REGION



VICINITY

STREET

New Construction

Frankfurt/Magdovitz Residence

30 Cedarcliff Road
Asheville, NC 28803

Prepared for

Tal Frankfurt &
Paige Magdovitz

Designer

JOEL KELLY DESIGN

400 Plasters Ave. NE
Suite 110
Atlanta, Georgia 30324

404-221-0422

www.joelkelly.com

No.	Issue Description	Date
0.1	PRELIM. PRICING	10/04/2021
0.2	BOA / DRB SUBMITTAL	12/20/2022

SHEET NAME

COVER SHEET

SHEET NUMBER

COMMENTS

NOT ISSUED FOR CONSTRUCTION

PLAT NORTH
PLAT BOOK 4, PAGE 9

CEDARCLIFF ROAD
40' RIGHT-OF-WAY
AS SCALED
PLAT BOOK 4, PAGE 9

NOTE:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA; REFERENCE F.I.R.M. PANEL 3700964700J, EFFECTIVE 1/6/10.

NOTE:
ASSUMED ELEVATIONS APPROXIMATING CONTOUR ELEVATIONS FROM BUNCOMBE COUNTY G.I.S.

NOTES:
SURVEY IS BASED ON DEEDS AND EXISTING MONUMENTS AS SHOWN.

PARCEL MAY BE SUBJECT TO EASEMENTS, SETBACKS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

ALL AREAS ARE COMPUTED BY COORDINATE METHOD.

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

NO NCGS MONUMENTS LOCATED WITHIN 2000 FT. OF SURVEY UNLESS OTHERWISE INDICATED ON THIS PLAT.

UNDERGROUND UTILITIES AND BUILDING FOOTERS, EAVE OVERHANG NOT LOCATED OR SHOWN.

THIS PLAT IS PREPARED FOR THE PERSON, PERSONS, OR CORPORATION, NOTED UPON THE TITLE BLOCK OF THIS PAGE AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY UNLESS PERMISSION IS GIVEN BY SAID PERSON OR CORPORATION.

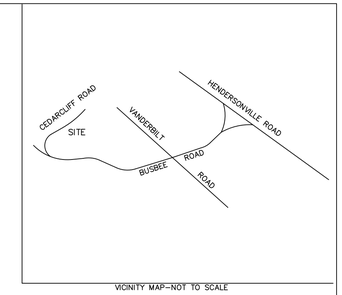
LEGEND
======
——— - - ——— = LINE NOT SURVEYED UNLESS DIMENSIONED
o = CORNER NOT MONUMENTED
● EIP = EXISTING IRON PIN (PIPE)
○ NIP = NEW IRON PIN (5/8" REBAR)
■ CMF = CONCRETE MONUMENT FOUND
⊕ PK OR MAG = SURVEYORS NAIL SET
⊛ PK OR MAG = SURVEYORS NAIL FOUND
R/W = RIGHT-OF-WAY
RRS = RAILROAD SPIKE
DB = DEED BOOK
PB = PLAT BOOK
UG = UNDERGROUND
X-X-X-X-X = FENCE LINE
E-E-E-E-E = ELECTRIC LINE
W-W-W-W-W = WATER LINE
S-S-S-S-S- = SEWER LINE
Ⓢ MH = SEWER MANHOLE
Ⓒ CO = CLEAN-OUT
Ⓦ WM = WATER METER
Ⓦ = WELL
Ⓣ TELE = TELEPHONE PEDESTAL
Ⓒ CATV = CABLE TV PEDESTAL
Ⓔ EL = ELECTRICAL SERVICE
Ⓖ = GAS METER/TANK
PP = POWER POLE
LP = LIGHT POLE/LAMP POST
FH = FIRE HYDRANT
= TREE (SIZE AND TYPE AS NOTED)

◔1 = FINISHED FLOOR ELEVATION= 2222.20'
◔2 = FINISHED FLOOR ELEVATION= 2224.29'
◔3 = FINISHED FLOOR ELEVATION= 2225.40'

LINE	BEARING	DISTANCE
L1	N 04°33'31" W	127.99'
L2	N 03°22'00" W	27.40'
L3	N 02°24'00" E	60.90'

TREE TABLE

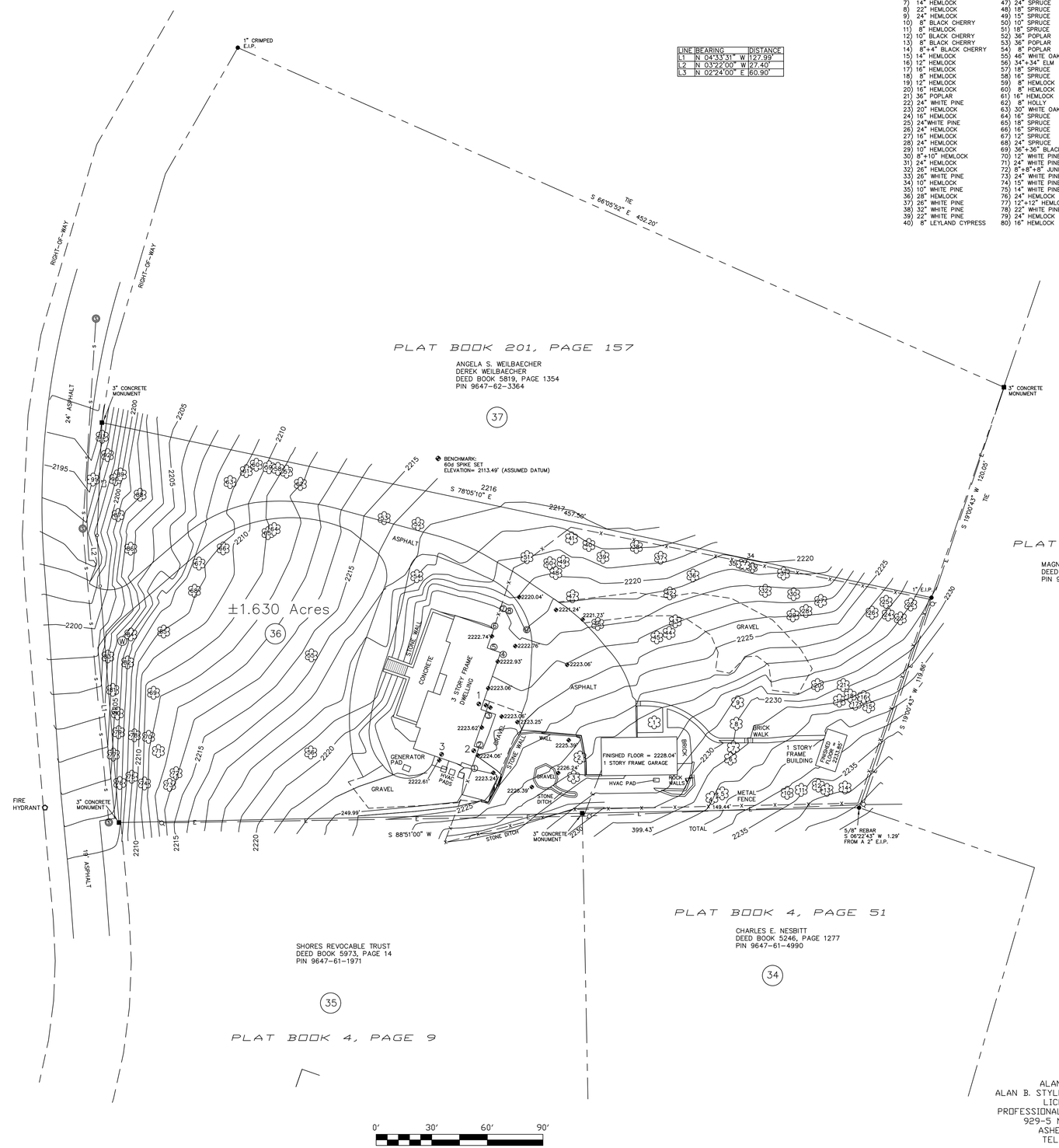
1) 24" HEMLOCK
2) 34" WHITE OAK
3) 5"+4" HOLLY
4) 10" HEMLOCK
5) 6" HEMLOCK
6) 20" HEMLOCK
7) 14" HEMLOCK
8) 22" HEMLOCK
9) 24" HEMLOCK
10) 8" BLACK CHERRY
11) 8" HEMLOCK
12) 10" BLACK CHERRY
13) 8" BLACK CHERRY
14) 8"+4" BLACK CHERRY
15) 14" HEMLOCK
16) 12" HEMLOCK
17) 16" HEMLOCK
18) 8" HEMLOCK
19) 12" HEMLOCK
20) 16" HEMLOCK
21) 36" POPLAR
22) 24" WHITE PINE
23) 20" HEMLOCK
24) 16" HEMLOCK
25) 24"WHITE PINE
26) 24" HEMLOCK
27) 16" HEMLOCK
28) 24" HEMLOCK
29) 10" HEMLOCK
30) 8"+10" HEMLOCK
31) 24" HEMLOCK
32) 26" HEMLOCK
33) 26" WHITE PINE
34) 10" HEMLOCK
35) 10" WHITE PINE
36) 28" HEMLOCK
37) 26" WHITE PINE
38) 32" WHITE PINE
39) 22" WHITE PINE
40) 8" LEYLAND CYPRESS
41) 24" WHITE PINE
42) 10"+10"+20" HEMLOCK
43) 20"+20" HEMLOCK
44) 16" HEMLOCK
45) 16"+24" HEMLOCK
46) 12" HOLLY
47) 24" SPRUCE
48) 18" SPRUCE
49) 15" SPRUCE
50) 10" SPRUCE
51) 18" SPRUCE
52) 36" POPLAR
53) 36" POPLAR
54) 8" POPLAR
55) 46" WHITE OAK
56) 34"+34" ELM
57) 18" SPRUCE
58) 16" SPRUCE
59) 8" HEMLOCK
60) 8" HEMLOCK
61) 16" HEMLOCK
62) 8" HOLLY
63) 30" WHITE OAK
64) 16" SPRUCE
65) 18" SPRUCE
66) 16" SPRUCE
67) 12" SPRUCE
68) 24" SPRUCE
69) 36"+36" BLACK OAK
70) 12" WHITE PINE
71) 24" WHITE PINE
72) 8"+8"+8" JUNIPER
73) 24" WHITE PINE
74) 15" WHITE PINE
75) 14" WHITE PINE
76) 24" HEMLOCK
77) 12"+12" HEMLOCK
78) 22" WHITE PINE
79) 24" HEMLOCK
80) 16" HEMLOCK
81) 16" HEMLOCK
82) 30" WHITE PINE
83) 16" HEMLOCK
84) 12" WHITE PINE
85) 12"+20" RED MAPLE
86) 24" SPRUCE
87) 18" WHITE PINE
88) 12" WHITE PINE
89) 10" HEMLOCK
90) 10" WHITE PINE
91) 24" WHITE PINE
92) 16" POPLAR
93) 30" WHITE PINE



VICINITY MAP-NOT TO SCALE

BUNCOMBE COUNTY ZONING R1

① = 5" DOWNSPOUT/ELEVATION = 2223.29'(INVERT OUT)
② = 5" DOWNSPOUT/ELEVATION = 2223.35'(INVERT OUT)
③ = 5" DOWNSPOUT/ELEVATION = 2223.31'(INVERT OUT)
④ = 5" DOWNSPOUT/ELEVATION = 2222.84'(INVERT OUT)
⑤ = CENTER OF 2 VENT PIPES/ELEVATION = 2222.85'(INVERT OUT)
⑥ = 5" DOWNSPOUT/ELEVATION = 2222.95'(INVERT OUT)
⑦ = 5" CPP/ELEVATION = 2221.76'(TOP OF PIPE)
⑧ = CENTER OF 2-4" PVC PIPES/ELEVATION = 2221.70'(TOP OF PIPE)
⑨ = TOP OF 5" PVC PIPE/ELEVATION = 2220.84'(TOP OF PIPE)



I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5667, PAGE 330 OR OTHER REFERENCE SOURCE); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN ADJACENT DEEDS AND PLATS AS SHOWN; THAT THE ERROR OF PRECISION OF THE CONTROL SURVEY DOES NOT EXCEED 1 PART IN 10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS _____

_____
ALAN B. STYLES, PLS
N.C. NO. L-2985

NORTH CAROLINA PROFESSIONAL SEAL L-2985 LAND SURVEYOR ALAN B. STYLES

REFERENCE
DEED BOOK 5667, PAGE 330
PIN 9647-62-3148
PLAT BOOK 4, PAGE 9

TOPOGRAPHICAL SURVEY FOR

TAL FRANKFURT LIVING TRUST AND PAIGE ALYSE FRANKFURT LIVING TRUST DATED MARCH 29, 2018, TRUSTEES

DRAWN RG	DATE 6/22/21	BILTMORE TOWNSHIP
		BUNCOMBE COUNTY
REVISED 7/13/21		STATE OF NORTH CAROLINA
		ALAN B. STYLES, PLS
SHEET 1 OF 1	SCALE 1" = 30'	PROJECT NO. 21-F-12

ALAN B. STYLES, PLS
ALAN B. STYLES LAND SURVEYING, PLLC
LICENSE NO. P-0195
PROFESSIONAL LAND SURVEYOR L-2985
929-5 NEW LEICESTER HWY.
ASHEVILLE, NC 28806
TEL.# 828-236-3050

7/13/21: REVISED TOPO

PLAT BOOK 201, PAGE 157

452.20'

CEDARCLIFF ROAD

2195

L3

L1

L2

PROPERTY LINE

SETBACK LINE

EXISTING DRIVEWAY

S 78°05'10" E

2217

457.50'

EXISTING DRIVEWAY

SETBACK LINE

NEW DRIVEWAY

EXISTING GRAVEL AREA

EXISTING DRIVEWAY

LAWN

EXISTING HOUSE

NEW DRIVEWAY

NEW OUTDOOR LIVING ROOM

GARAGE EXPANSION

EXISTING STUDIO

NEW TURNAROUND

SETBACK LINE

EXISTING GRAVEL AREA

249.99'

S 88°51'00" W

149.44'

PROPERTY LINE

399.43'

TOTAL

S 19°00'43" W 120.05'

TIE

5/8" REBAR
S 06°22'43" W 1.29'
FROM A 2" E.I.P.

S 19°00'43" W 119.86'

PROPERTY LINE

SETBACK LINE

PLAT B

PLAT BOOK 4, PAGE 51

PLAT BOOK 4, PAGE 9

NORTH

0 10' 20' 40'

1"=20'

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FRANKFURT RESIDENCE

30 CEDARCLIFF DRIVE
BILTMORE FOREST

FOR REVIEW ONLY

ISSUE DATE: DECEMBER 19, 2022

REVISIONS

DATE	DESCRIPTION

DRAWN: SJW REVIEWED: RTB

NOT FOR CONSTRUCTION

SHEET TITLE

SCHEMATIC OVERALL SITE PLAN

SHEET NUMBER

L1.0

PRELIMINARY SITE MATERIAL SCHEDULE

NOVEMBER 15, 2022

SYM.	SITE ELEMENT	DESCRIPTION AND MATERIAL ASSUMPTIONS (PRELIMINARY)
A	DRIVEWAY (VEHICULAR)	ASPHALT 2.5" THICKNESS (AFTER COMPACTION). COMPACTED GRAVEL BASE
B	TURN OUT AREA (VEHICULAR)	ASPHALT 2.5" THICKNESS (AFTER COMPACTION). COMPACTED GRAVEL BASE
C	PATIO / WALKWAY	1.5" THICK PENNSYLVANIA BLUESTONE. MORTARED ON 4" THICK CONCRETE BASE ON 4" COMPACTED GRAVEL. PATTERN TO MATCH FRONT PATIO
D	STEPS	1.5" THICK PENNSYLVANIA BLUESTONE TREADS AND RISER FACE. MORTARED ON CONCRETE FOOTING ON COMPACTED GRAVEL. TO MATCH FRONT PATIO STAIRS
E	PATH	3" OF DECORATIVE CRUSHED STONE COMPACTED BASE WITH FILTER FABRIC BLACK STEEL LANDSCAPE EDGING ALONG PERIMETER
F	COURTYARD WALL	1'-3" WIDE WALL. NATURAL STONE VENEER (TYPE TO MATCH EX. FRONT PATIO WALL) ON 12" CMU BLOCK WALL WITH REBAR REINFORCEMENT. 1' THICK X 2' WIDE REINFORCED CONCRETE FOOTER. STONE TO WRAP TOP OF WALL. 2'-6" SQUARE COLUMNS AT WALKWAY ENTRANCES. HEIGHT - SEE GRADING PLAN
G	COLUMN	2'-6" SQUARE STONE VENEER COLUMNS WITH NATURAL STONE CAP. HEIGHT - SEE GRADING PLAN
H	FENCE	BLACK ALUMINUM METAL FENCE. 4' TALL. STYLE TBD
I	GATE(S)	BLACK ALUMINUM METAL GATE WITH LATCH. 4' TALL. STYLE TBD TO MATCH FENCE. SEE PLANS FOR WIDTH, ETC.
J	ARBOR	ARBOR. 6X6 WOOD POSTS SET INTO COLUMNS. WOOD JOISTS AND SLATS. EXTERIOR STAIN. COLOR TO MATCH BRACKETS ON ARCHITECTURE
K	OUTDOOR KITCHEN	2" THICK GRANITE COUNTERTOP. 36" HIGH BASE CABINETS. GAS GRILL. SINK & UNDER CABINET MINI FRIDGE. ARCHITECT TO DESIGN
L	EX. WINDOW WELLS	8" THICK X 8" WIDE MONOLITHIC BLUESTONE MORTARED TO TOP OF EX. CONCRETE WINDOW WELL WALLS. STEEL 2"X2" MESH GRATE TO BE INSTALLED OVERTOP OF WINDOW WELLS.
M	BUFFER PLANTING	SUPPLEMENTAL PLANTINGS (EVERGREEN TREES AND SHRUBS) IN THIS AREA TO ENHANCE VISUAL BARRIER
N	DRIVEWAY ENTRY COLUMNS	2'-6" SQUARE STONE VENEER COLUMNS WITH NATURAL STONE CAP. HEIGHT APPROX. 6' - RE-USE EXISTING GATE

SITE IMPERVIOUS CALCULATIONS

ALLOWABLE IMPERVIOUS SURFACE CALCULATION:

1.63 AC X 43,560 = 71,003 SF

71,003 SF X 25% = 17,751 SF ALLOWABLE IMPERVIOUS SURFACE

(CURRENT) TOTAL SITE IMPERVIOUS SURFACE = 13,105 SF

(PROPOSED) TOTAL SITE IMPERVIOUS SURFACE = 14,008 SF

ROOF AREA CALCULATIONS

MAXIMUM ALLOWABLE ROOF COVERAGE: 1.63 AC = 6,100 SF

EXISTING TOTAL ROOF COVERAGE: 3,694 SF
PROPOSED ROOF ADD: 1,401 SF
PROPOSED TOTAL ROOF COVERAGE: 5,095 SF

HOME AREA CALCULATIONS

	EXISTING AREA	PROPOSED	ADD
LEVEL 1	2,175	2,175	0
LEVEL 2	1,917	1,917	0
LEVEL 3	726	726	0
GARAGE	832	974	225
STUDIO	232	232	0
BREEZEWAY	0	425	425
OUTDOOR LIVING ROOM	0	608	608
TOTALS	5,882	7,140	1,258

EXISTING TREES

EXISTING TREE (TO REMAIN)

EXISTING TREE (TO BE REMOVED)

TOTAL TREES REMOVED	TOTAL CALIPER SIZE
4	75"

REQUIRED TREE REPLACEMENT - TOTAL CALIPER SIZE - 37.5"

LEGEND

- LANDSCAPE DRAIN BASIN (NDS - 12" SQUARE BASIN WITH BLACK GRATE)
- FRENCH DRAIN SYSTEM 6" PERFORATED PIPE WRAPPED IN DRAINAGE GRAVEL & FILTER FABRIC
- SUBSURFACE STORMWATER DRAIN PIPE 6" SCHEDULE 40 PVC PIPE
- STORMWATER LEVEL SPREADER DISSIPATOR
- RIPRAP STORMWATER DISSIPATOR
- PATH LIGHT LOW VOLTAGE LED
- WALL LIGHT LOW VOLTAGE LED
- PROPOSED DOWNSPOUT (PRELIMINARY LOCATION)
- EXISTING DOWNSPOUT
- TEMPORARY SILT FENCING
- APPROXIMATE LIMITS OF DISTURBANCE (APPROX. 11,000 SF OF DISTURBANCE)
- TREE TRUNK PROTECTION (2x4 wrap around trunks)
- PROPOSED EXPANSIONS

S 78°05'10" E

2217457.50'

PROPERTY LINE

EX. METAL FENCE (TO REMAIN IN THIS AREA)

EX. ASPHALT DRIVEWAY

SIDE SETBACK

20'

EX. METAL FENCE (TO REMAIN IN THIS AREA)

EX. STORMWATER PIPE OUTFALL AND DRYER VENT OUTLET

EX. STORMWATER PIPE OUTFALL

EX. DRYER PIPES

24" SPRUCE

12" HOLLY

HEDGE

HEDGE

EX. GRAVEL PERVIOUS SURFACE (TO BE REMAIN)

EX. ASPHALT DRIVEWAY

EX. UNCOVERED PATIO

LAWN

EX. BRICK WALKWAY (BRICKS TO BE RESET)

NEW OUTDOOR LIVING ROOM

NEW GARAGE EXPANSION

34" HOLLY

5"-43" HOLLY

EX. GARAGE

EX. STUDIO APARTMENT

EX. BRICK PATIO

GENERATOR

EX. AC CONDENSORS

EX. AC CONDENSOR

SIDE SETBACK

EX. GRAVEL PERVIOUS SURFACE (TO BE REMAIN)

20'

20'

11'-9"

249.99'

X 149.44'

PROPERTY LINE

EX. STORMWATER DRAINAGE CHANNEL (TO BE REMAIN)

S 88°51'00" W

399.43'

TOTAL

NORTH

0 5' 10' 20'

1"=10'

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SHEET TITLE

SCHEMATIC SITE PLAN ENLARGEMENT

SHEET NUMBER

L2.0

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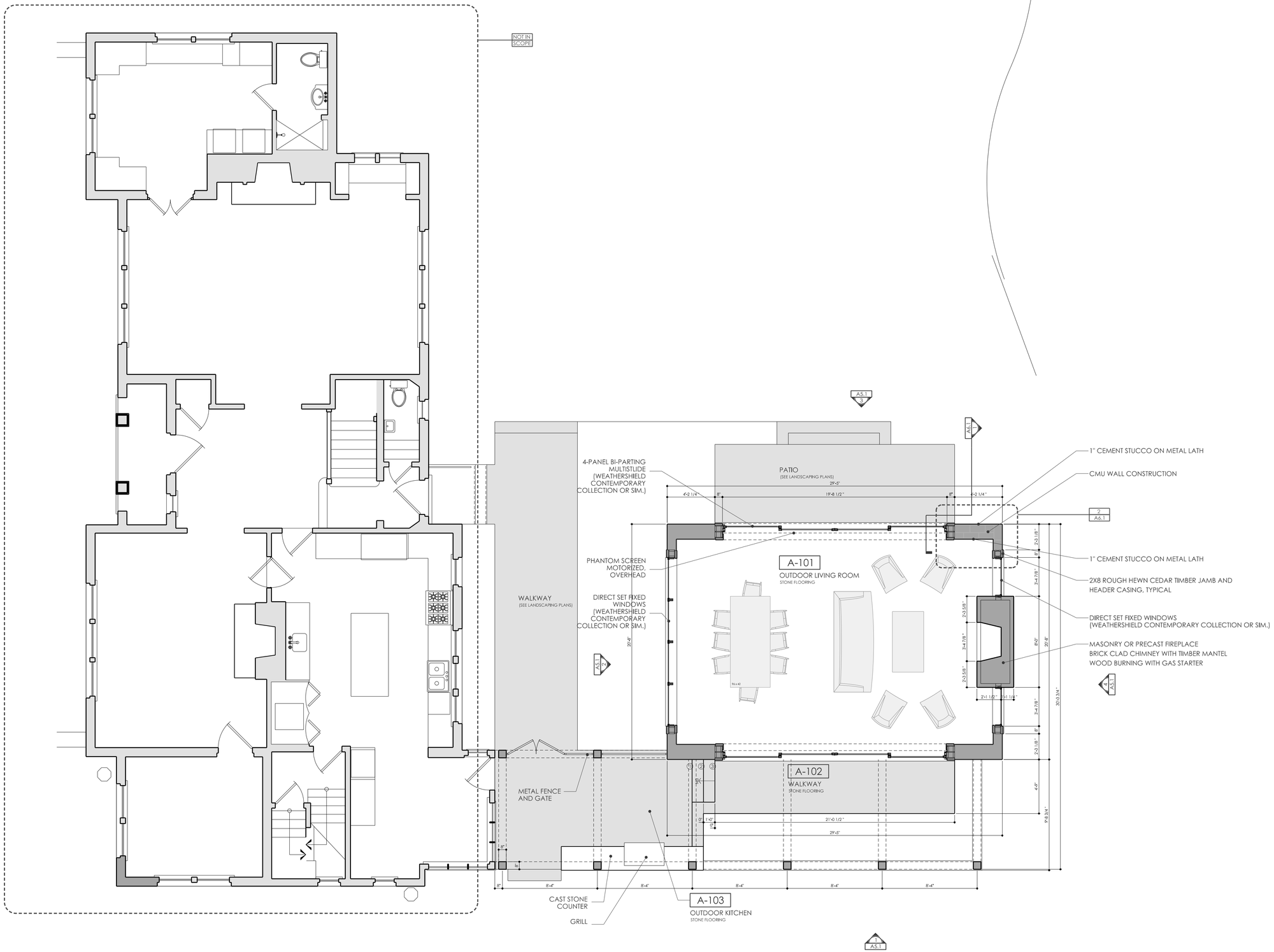
SHEET TITLE

SCHEMATIC GRADING PLAN

SHEET NUMBER

L3.0

NORTH 0 1"=10' 5' 10' 20'



1 A1.1 FLOOR PLAN - OUTDOOR ROOM

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

New Construction

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Prepared for

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Paige Magdovitz

Designer

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No.	Issue Description	Date
0.1	PRELIM. PRICING	10/04/2021
0.2	BOA / DRB SUBMITTAL	12/20/2022

SHEET NAME

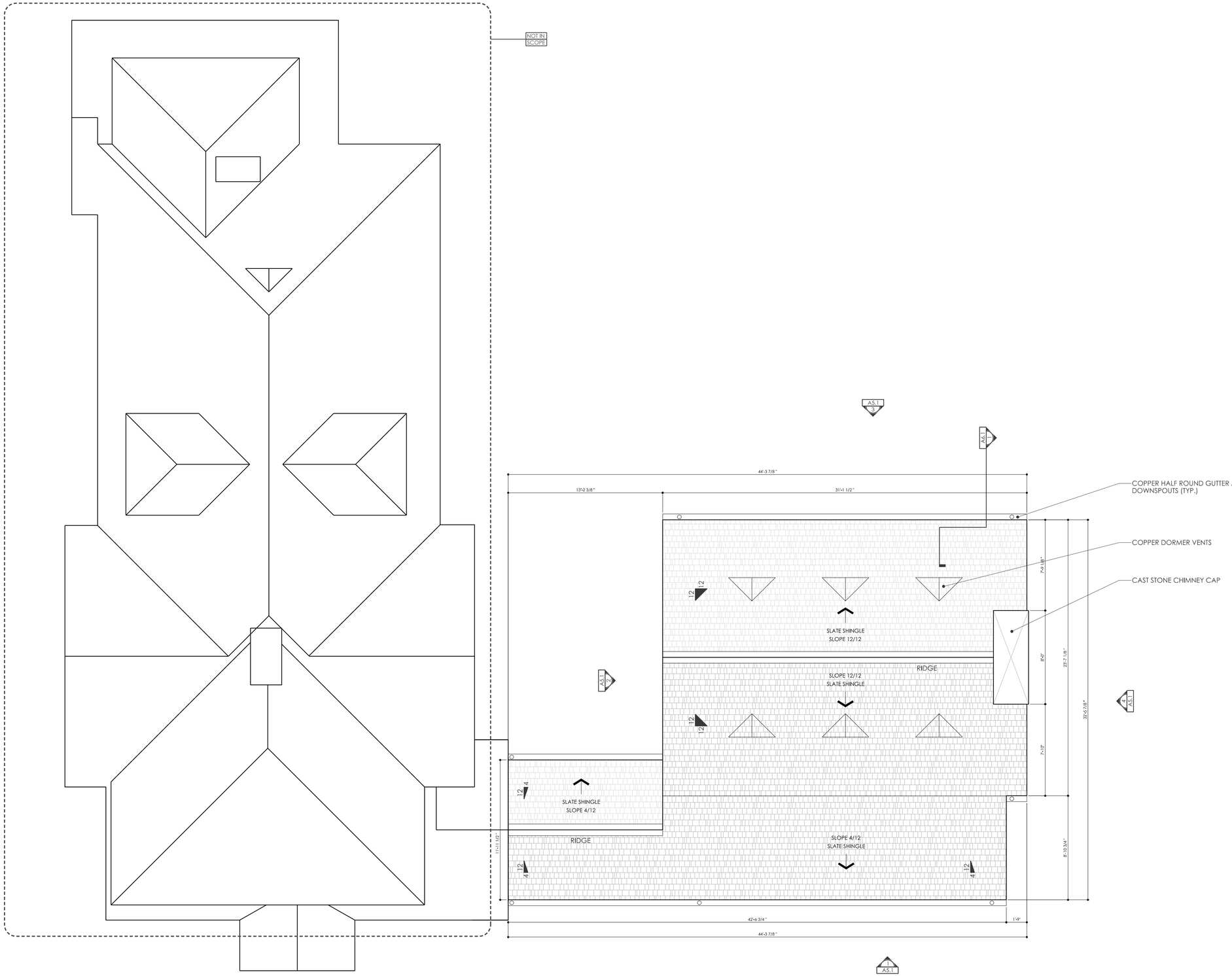
ROOF PLAN

SHEET NUMBER

A1.1

COMMENTS

NOT ISSUED FOR CONSTRUCTION



1 A1.2 ROOF PLAN - OUTDOOR ROOM

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

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SHEET NAME

ROOF PLAN

SHEET NUMBER

A1.2

COMMENTS

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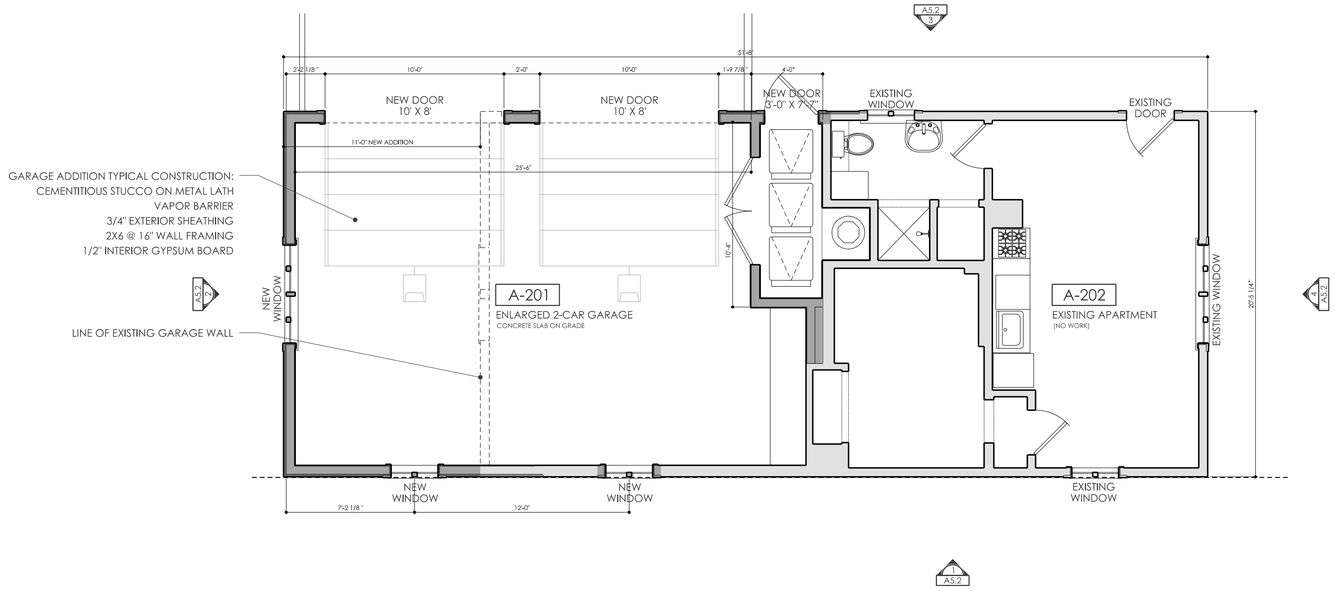
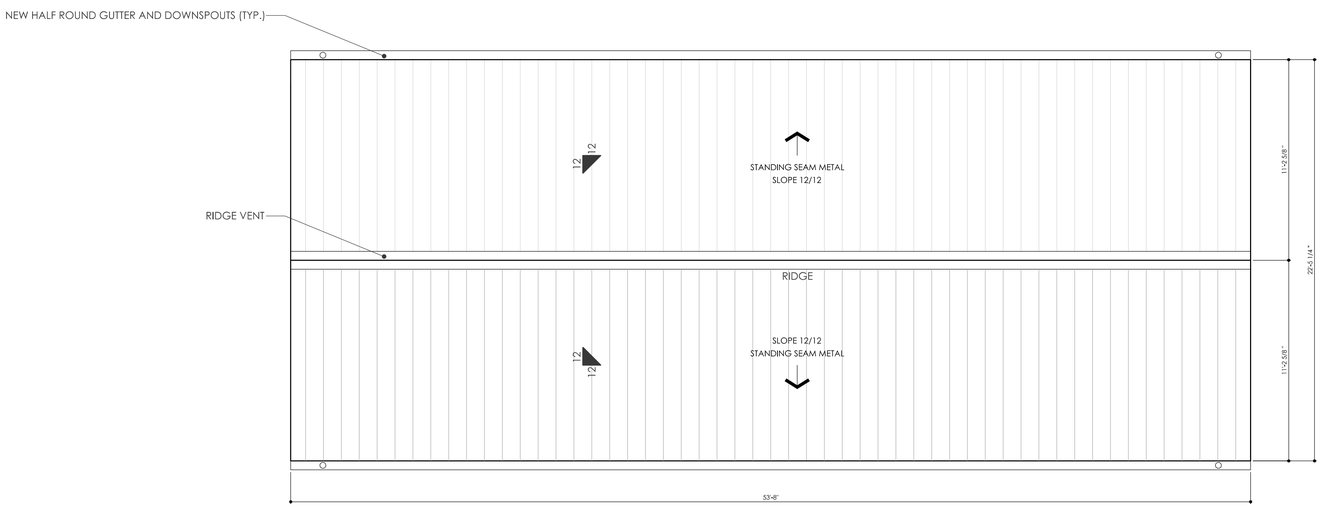


1 A1.2 FLOOR PLAN - GARAGE

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



2 A1.2 ROOF PLAN - GARAGE

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

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SHEET NAME

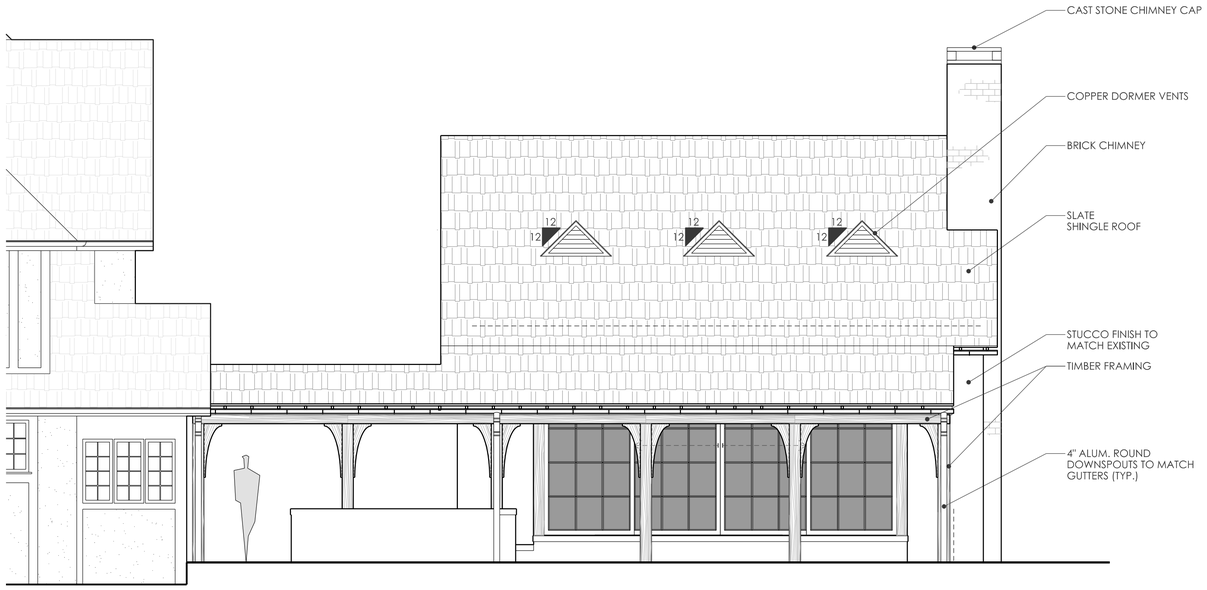
FLOOR PLAN
ROOF PLAN

SHEET NUMBER

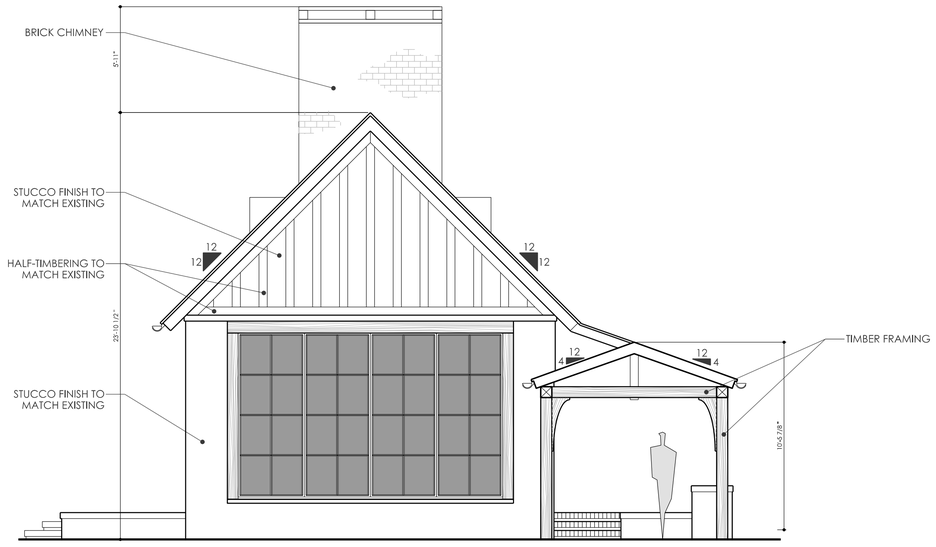
A1.3

COMMENTS

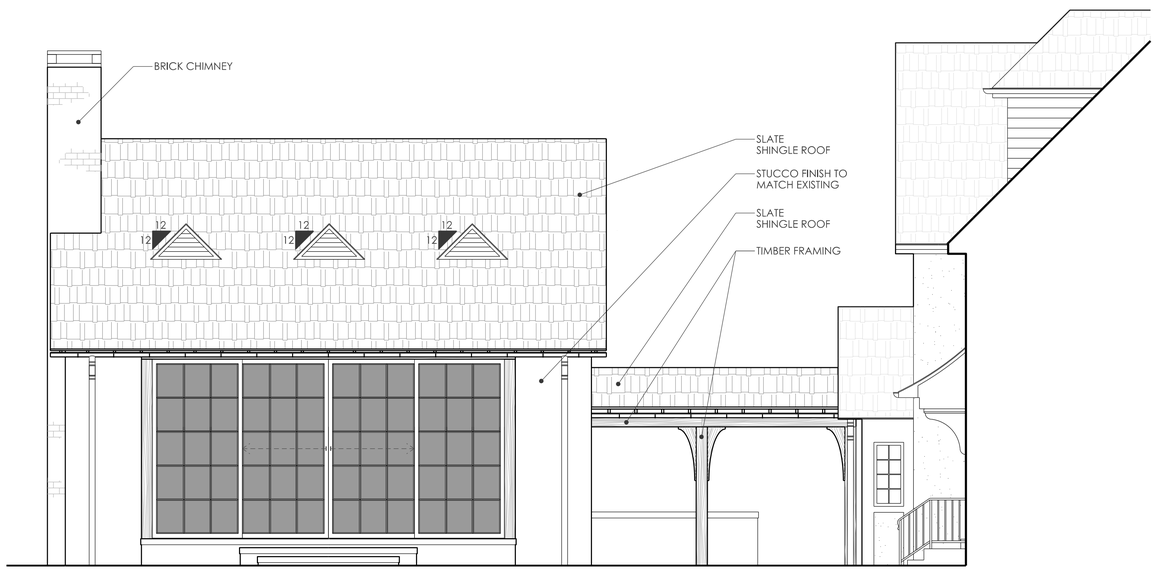
NOT ISSUED FOR CONSTRUCTION



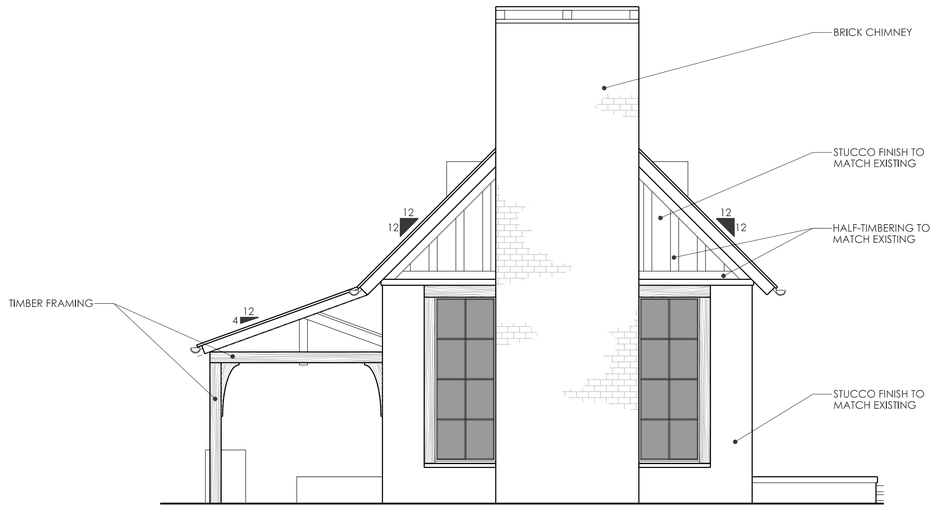
1 ELEVATION - SOUTH
A5.1
SCALE : 1/4" = 1'-0"



2 ELEVATION - WEST
A5.1
SCALE : 1/4" = 1'-0"



3 ELEVATION - NORTH
A5.1
SCALE : 1/4" = 1'-0"



4 ELEVATION - EAST
A5.1
SCALE : 1/4" = 1'-0"

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No.	Issue Description	Date
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SHEET NAME

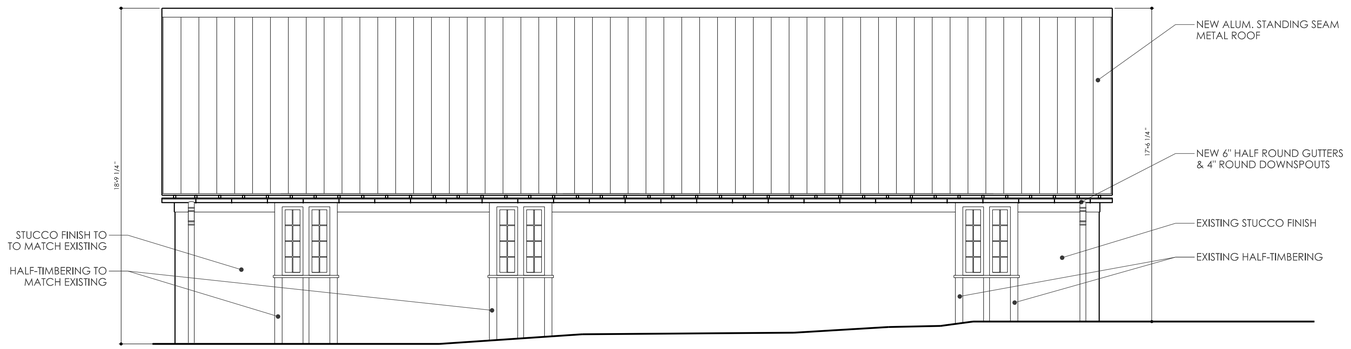
EXTERIOR ELEVATIONS

SHEET NUMBER

A5.1

COMMENTS

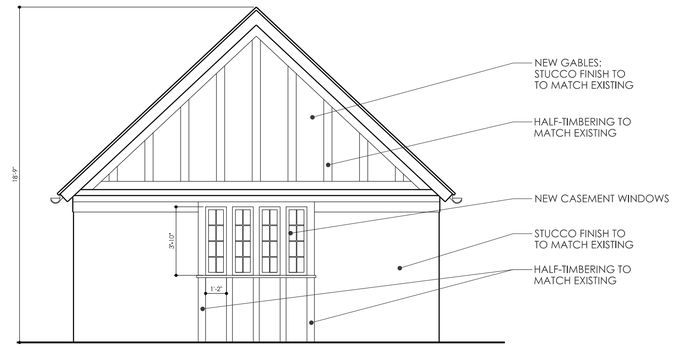
NOT ISSUED FOR CONSTRUCTION



1 ELEVATION - SOUTH

A5.2

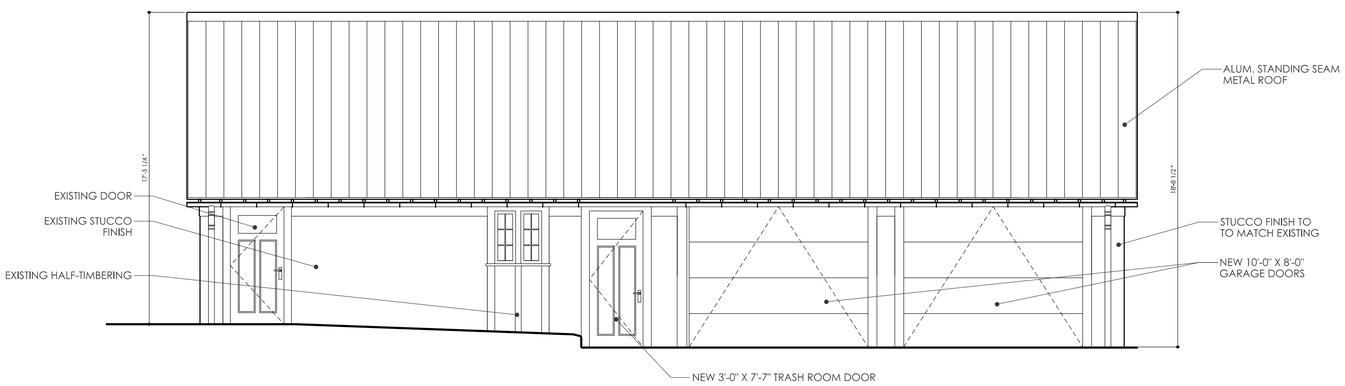
SCALE : 1/4" = 1'-0"



2 ELEVATION - WEST

A5.2

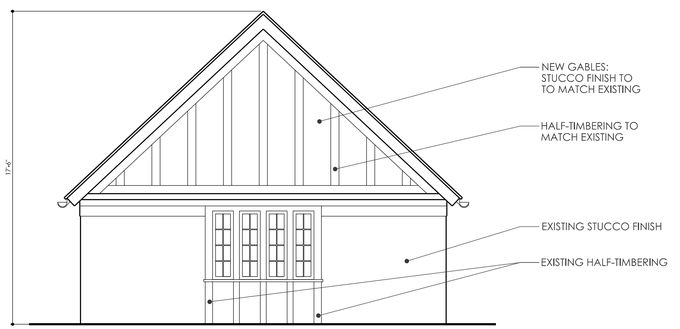
SCALE : 1/4" = 1'-0"



3 ELEVATION - NORTH

A5.2

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



4 ELEVATION - EAST

A5.2

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

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EXTERIOR ELEVATIONS

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A5.2

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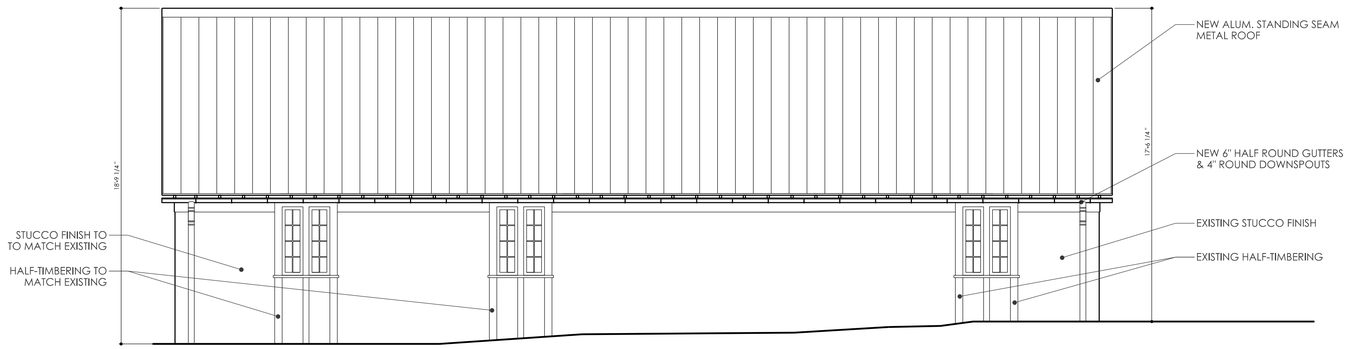
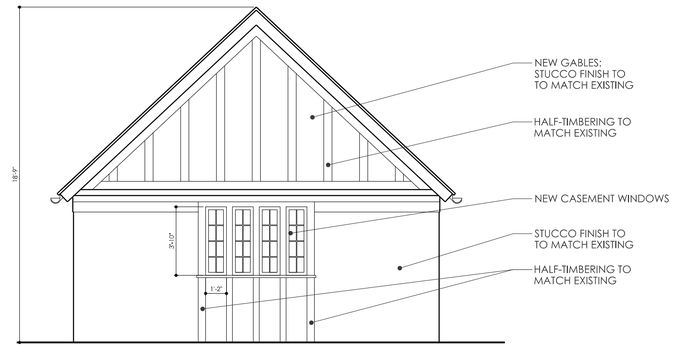


1 ELEVATION - SOUTH

A5.2

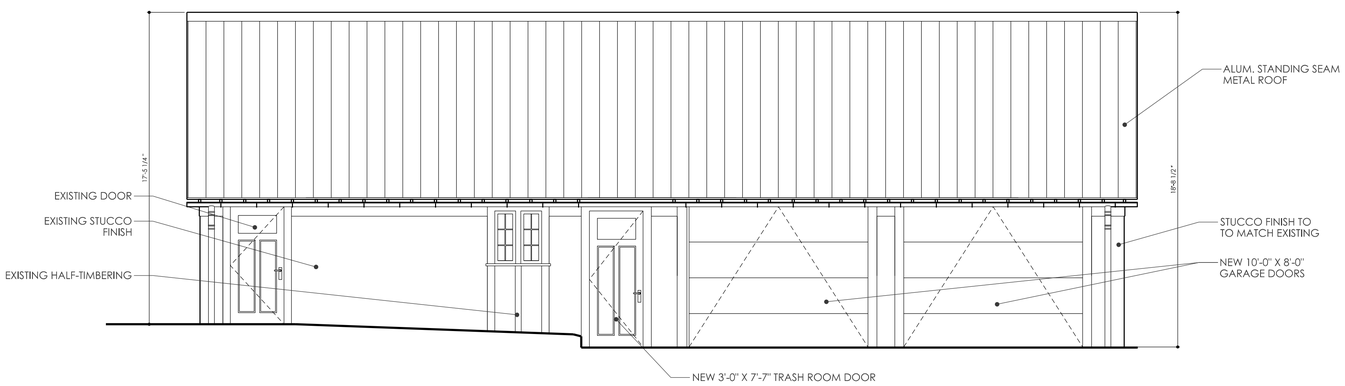
SCALE : 1/4" = 1'-0"



2 ELEVATION - WEST

A5.2

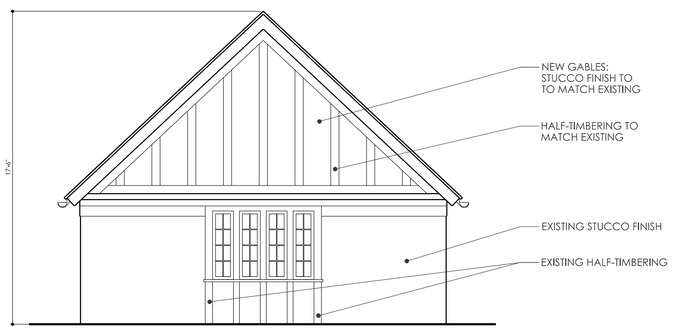
SCALE : 1/4" = 1'-0"



3 ELEVATION - NORTH

A5.2

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



4 ELEVATION - EAST

A5.2

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

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SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A5.2

COMMENTS

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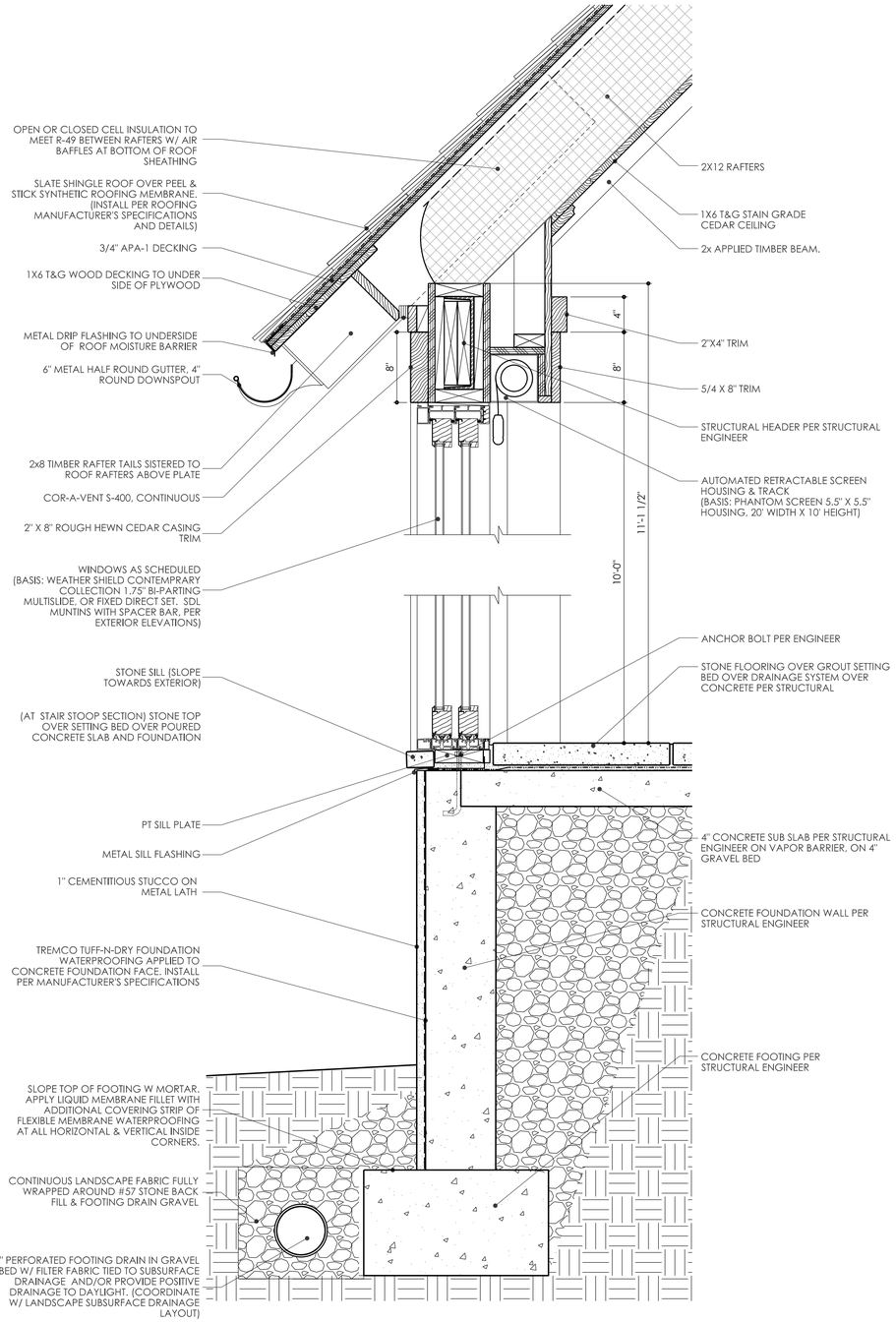
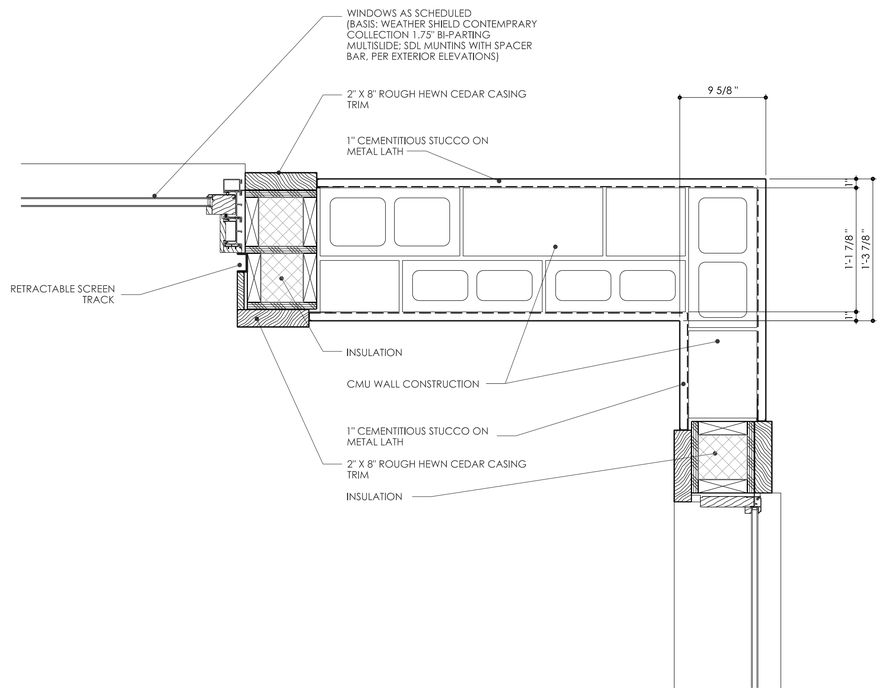


1 A6.1 SECTION AT OUTDOOR ROOM

SCALE : 1 1/2" = 1'-0"



2 A6.1 PLAN DETAIL -

SCALE : 1 1/2" = 1'-0"

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SHEET NAME

DETAILS

SHEET NUMBER

A6.1

COMMENTS

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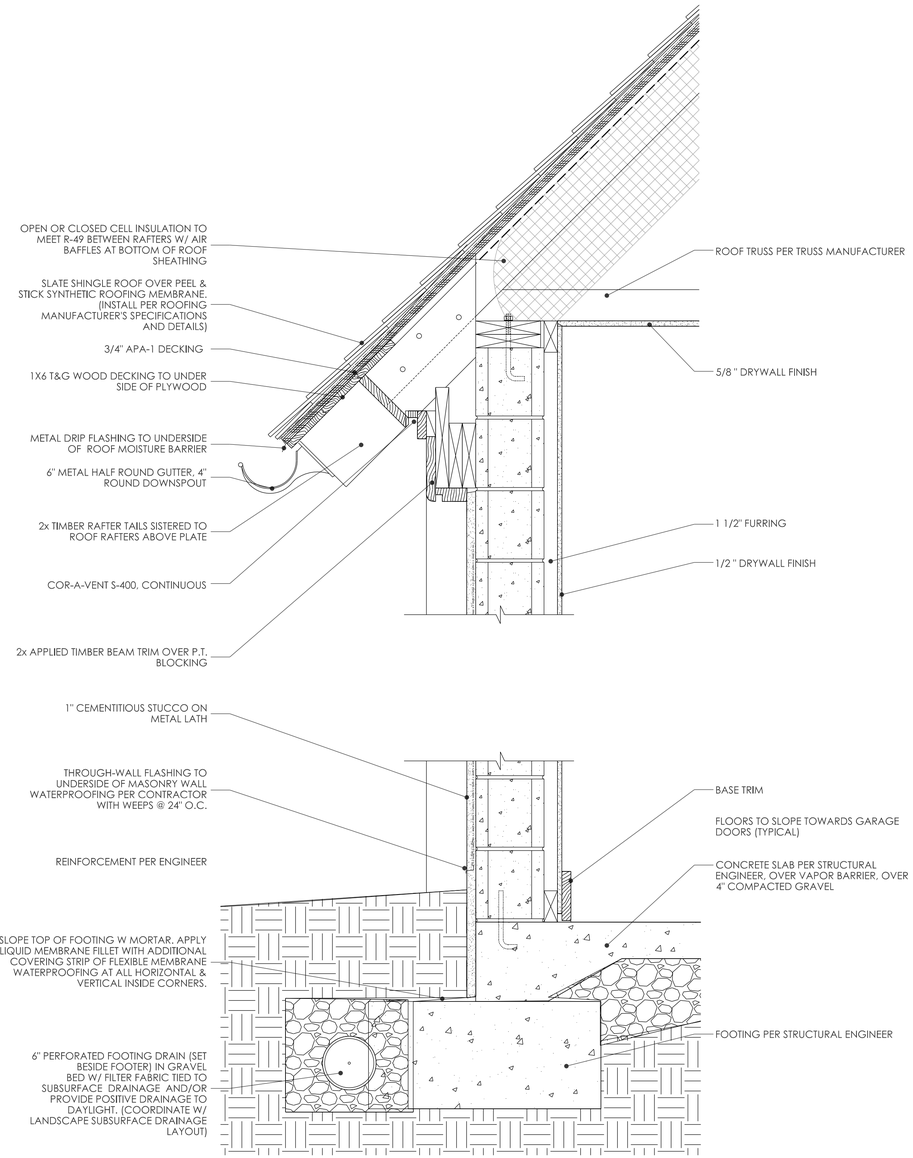

1 / A6.2 SECTION AT NEW GARAGE

SCALE : 1 1/2" = 1'-0"

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SHEET NAME

DETAILS

SHEET NUMBER

A6.2

COMMENTS

NOT ISSUED FOR CONSTRUCTION