

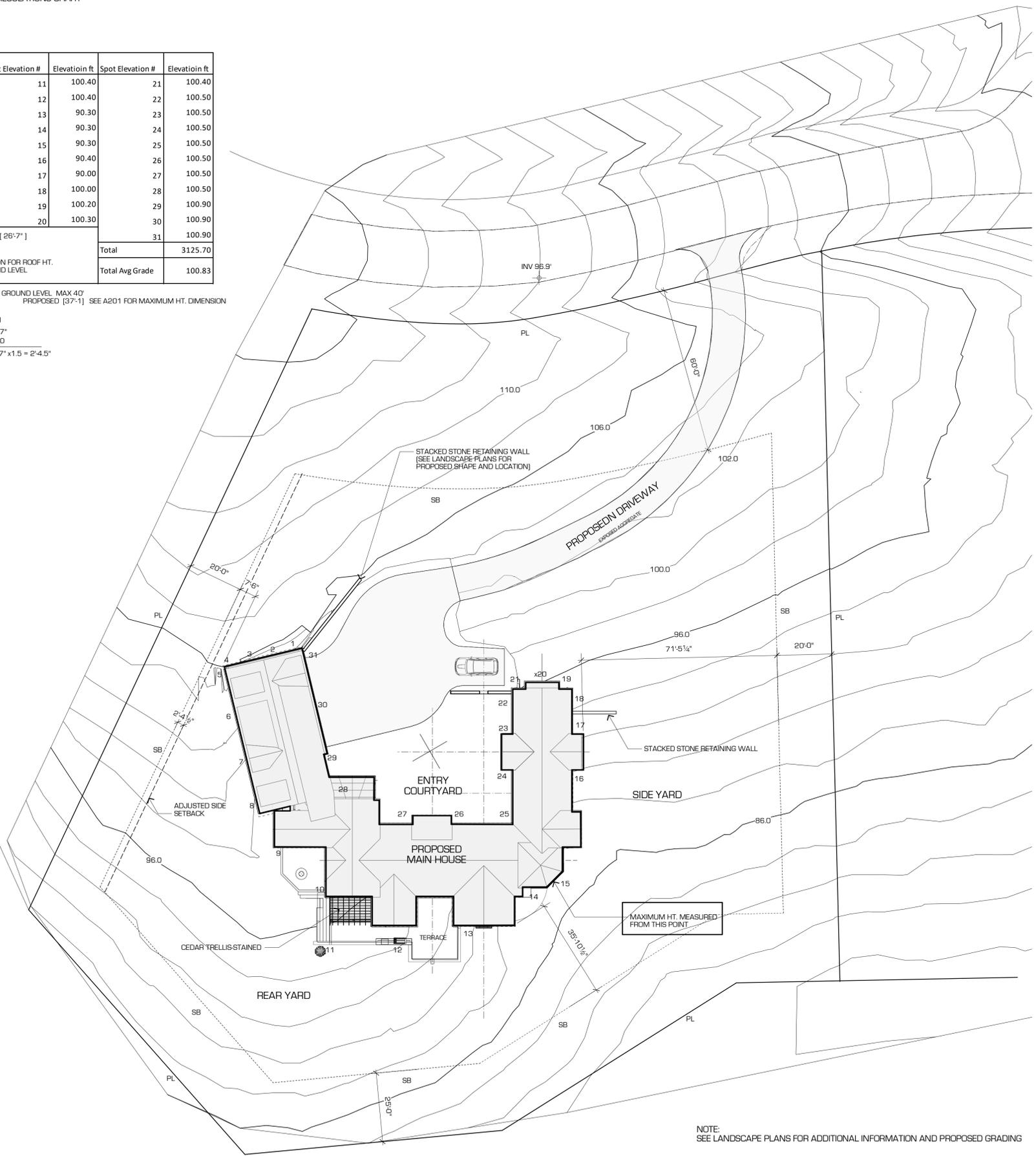
AVERAGE GROUND ELEVATION CALCULATIONS CHART

Spot Elevation #	Elevation in ft	Spot Elevation #	Elevation in ft	Spot Elevation #	Elevation in ft	
1	109.00	11	100.40	21	100.40	
2	109.00	12	100.40	22	100.50	
3	109.00	13	90.30	23	100.50	
4	109.00	14	90.30	24	100.50	
5	109.00	15	90.30	25	100.50	
6	108.50	16	90.40	26	100.50	
7	108.00	17	90.00	27	100.50	
8	104.00	18	100.00	28	100.50	
9	100.50	19	100.20	29	100.90	
10	100.50	20	100.30	30	100.90	
ROOF HT ABOVE AVG GR. LEVEL [26'-7"]					31	100.90
SEE SHT. A201 SOUTH ELEVATION FOR ROOF HT. ABOVE AVERAGE GROUND LEVEL					Total	3125.70
					Total Avg Grade	100.83

MAXIMUM HT OF ROOF ABOVE LOWEST GROUND LEVEL MAX 40' PROPOSED [37'-1"] SEE A201 FOR MAXIMUM HT. DIMENSION

ADJUSTED SIDE SETBACK CALCULATION

ROOF HT ABOVE AVG GR. LEVEL 26'-7"
 MAX. HT REQUIRED FOR SETBACK 25'-0"
 INCREASED SIDE SET BACK 1'-7" x 1.5 = 2'-4.5"



NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND PROPOSED GRADING

1 SITE PLAN SCALE: 1" = 20'-0"

GLEASON RESIDENCE



Location:
 Cedar Hill Drive,
 Town of Bitmore, NC 28803
 Lot: 2
 PIN: 9646-32-8444

Owner:
 Tom and Cecilia Gleason
 88 FOREST RD,
 Asheville, NC 28803

Designer:
 Siegman Associates, Inc
 Design+Construction Management
 PO Box 18385
 Asheville, NC 28814
 C: 347.678.6963
<http://www.saidesign.net>

DRAWING LIST

NO.	DATE:	CONSULTANTS:	Submtl ToB
SP100			3.27.23
A100			
A110			
A120			
A130			
A200			
A201			
A300			
A301			
A400			
A401			
A402			
A500			
A501			
A600			
A601			
A602			
A603			
A700			
A701			
A702			
S100			
S110			
S120			
S130			
M100			
M110			
M120			
P100			
P110			
S120			
E100			
E110			
E120			
L-100			
L-200			
L-300			
L-400			
L-500			
L-501			

TOTAL ROOF COVERAGE 6030 S.FT

FINISH FLOOR ELEVATION(FFE)
 LOWER LEVEL: 90.50'
 MAIN LEVEL: 101.00'
 UPPER LEVEL: 111.00'

GENERAL NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. (THIS INCLUDES DIGGING HOLES FOR PORCH, DECK, FENCE PIERS, ETC. FOOTINGS)
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND CONSTRUCTION MANAGER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ALL CONSTRUCTION, DIMENSIONS, AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
- ALL MATERIALS, ASSEMBLIES, FORMS, AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C. ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION C26-106.2.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES, AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.
- ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
- EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE C.M.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF 2018 NC RESIDENTIAL BUILDING CODE AND TOWN OF BILTMORE ZONING ORDINANCE.

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05.17.23 REVISED ELEVATIONS

NO. DATE: CONSULTANTS:

CLIENT:
LOT 2-CEDAR HILL DR.
TOWN OF BILTMORE
ASHEVILLE, NC

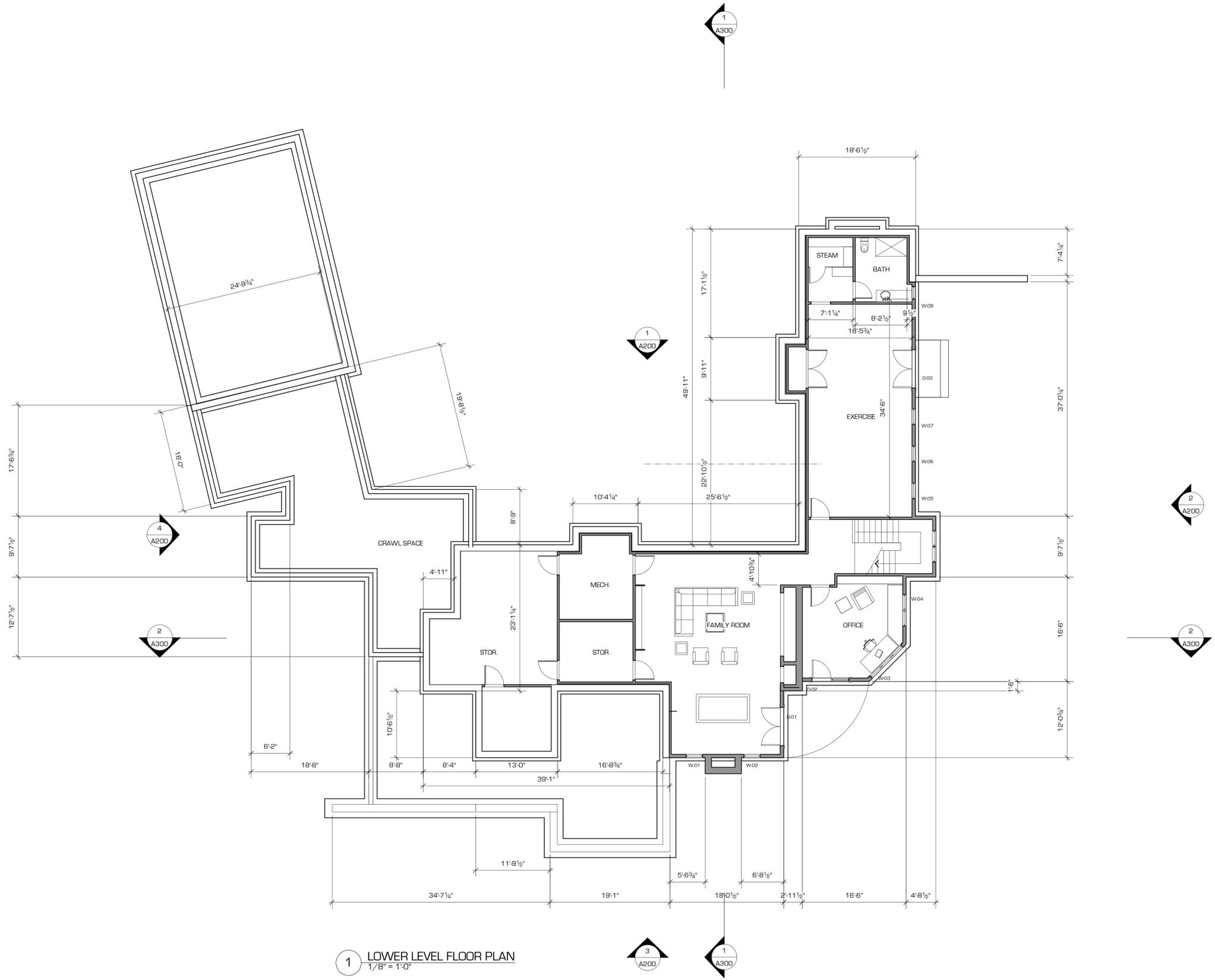
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DATE: 05.10.22
 SCALE: AS NOTED

DRWG. NO.

SP100



1 LOWER LEVEL FLOOR PLAN
 1/8" = 1'-0"

05.17.23 REVISED ELEVATIONS

NO. DATE:

CONSULTANTS:

CLIENT:
 LOT 2-CEDAR HILL DR.
 TOWN OF BILTMORE
 ASHEVILLE, NC

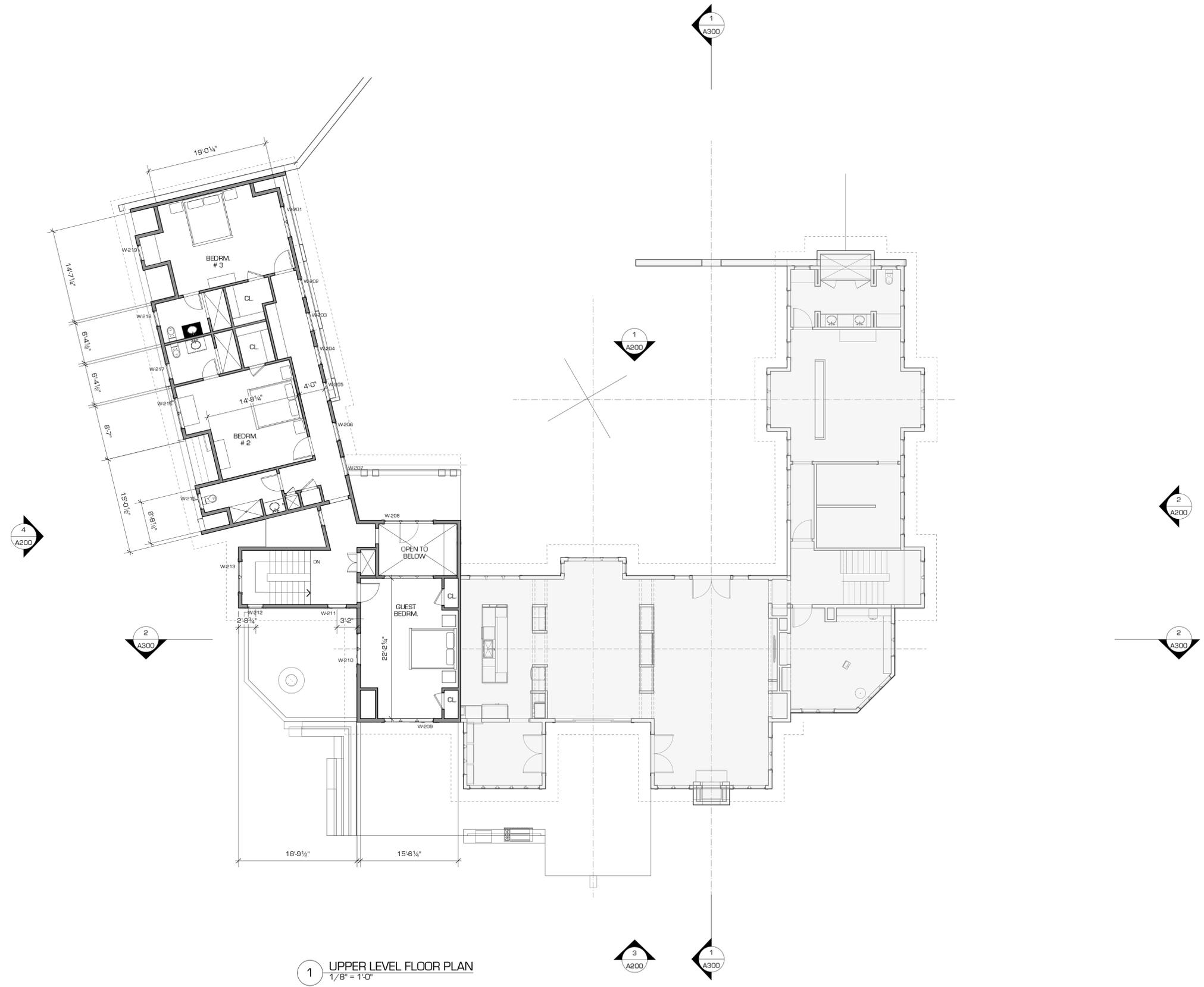
NOT FOR
 CONSTRUCTION

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 File name: Gleason Site Plan_DD 23-0323.vwx

DATE: 05.10.22

SCALE: AS NOTED

DRWG. NO.



1 UPPER LEVEL FLOOR PLAN
 1/8" = 1'-0"

05.17.23 REVISED ELEVATIONS

NO.	DATE:

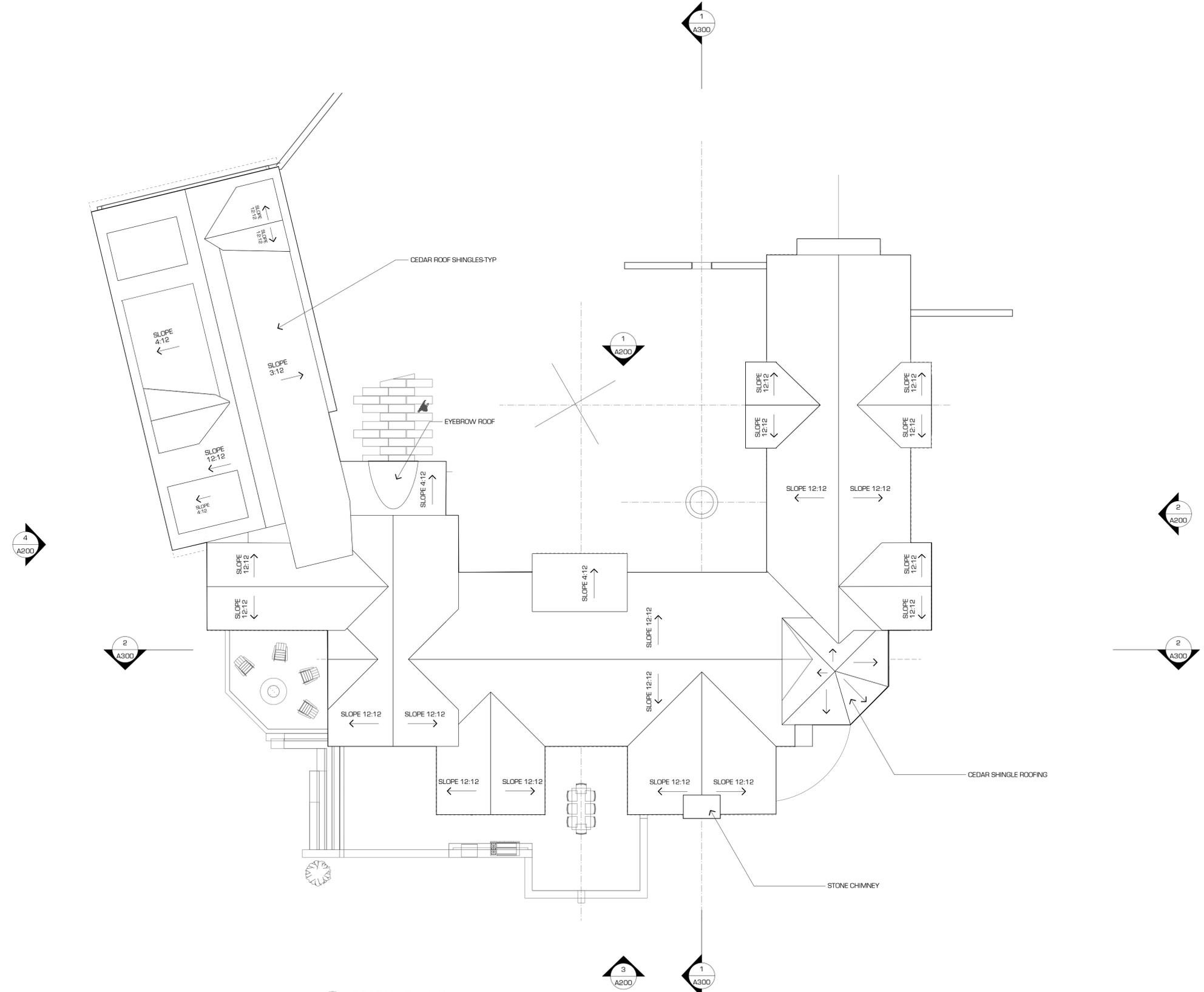
CONSULTANTS:

CLIENT:
LOT 2-CEDAR HILL DR.
TOWN OF BILTMORE
 ASHEVILLE, NC

NOT FOR CONSTRUCTION

PRINTED DATE:
 Date: 5/17/23
 Time: 8:55:24 PM
 File name: Gleason Site Plan_DD 23-0323.vwx

DATE: 05.10.22
 SCALE: AS NOTED
 DRWG. NO.



1 ROOF LEVEL PLAN
 1/8" = 1'-0"

05.17.23 REVISED ELEVATIONS
 NO. DATE:
 CONSULTANTS:

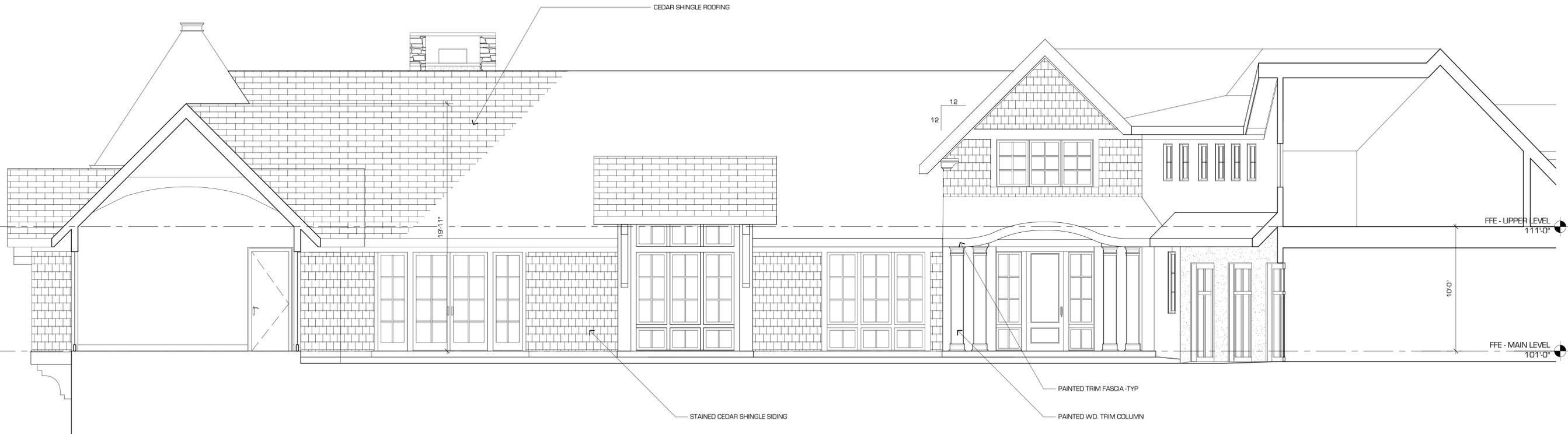
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LOT 2-CEDAR HILL DR.
TOWN OF BILTMORE
 ASHEVILLE, NC

NOT FOR CONSTRUCTION

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 File name: Gleason Site Plan_DD 23-0323.vwx

DATE: 05.10.22
 SCALE: AS NOTED

DRWG. NO.



1 ELEVATION - NORTH ENTRY
 1/8" = 1'-0"



2 ELEVATION - EAST
 1/8" = 1'-0"

05.12.23 REVISED ELEVATIONS

NO. DATE:

CONSULTANTS:

CLIENT:
LOT 2-CEDAR HILL DR.
TOWN OF BILTMORE
ASHEVILLE, NC

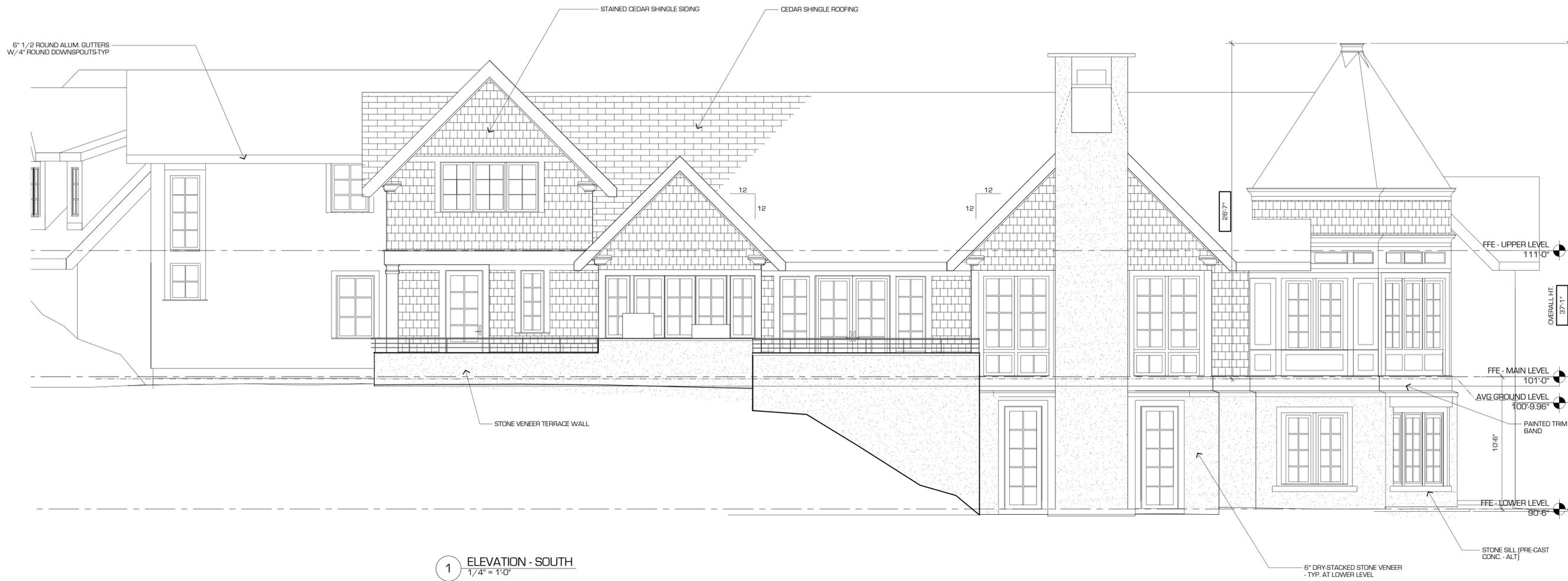
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 File name: Gleason Site Plan_DD 23-0108.vwx

DATE: 05.10.22
 SCALE: AS NOTED

DRWG. NO.

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1 ELEVATION - SOUTH
 1/4" = 1'-0"



2 ELEVATION - WEST
 1/4" = 1'-0"

05.17.22 REVISED ELEVATIONS

NO. DATE:

CONSULTANTS:

CLIENT:
**LOT 2-CEDAR HILL DR.
 TOWN OF BILTMORE
 ASHEVILLE, NC**

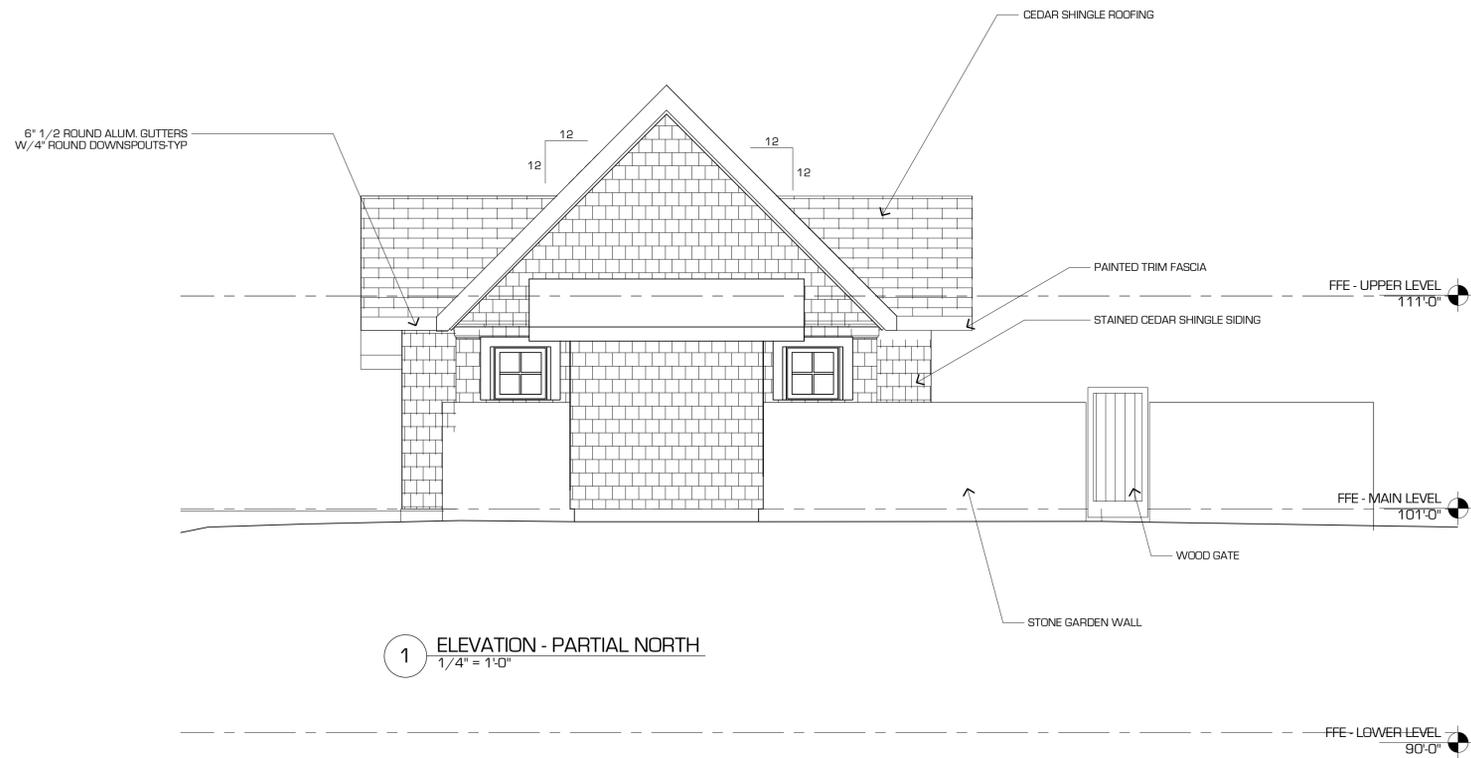
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PRINTED DATE:
 Date: 1/18/23
 Time: 2:38:50 PM
 File name: Gleason Site Plan_DD 23-0108.vwx

DATE: 05.10.22

SCALE: AS NOTED

DRWG. NO.



CEDAR SHAKE ROOFING



CEDAR SHAKE ROOFING



CEDAR SHAKE SIDING - SEMI TRANSPARENT STAINED



STONE VENEER - HOOPERS CREEK



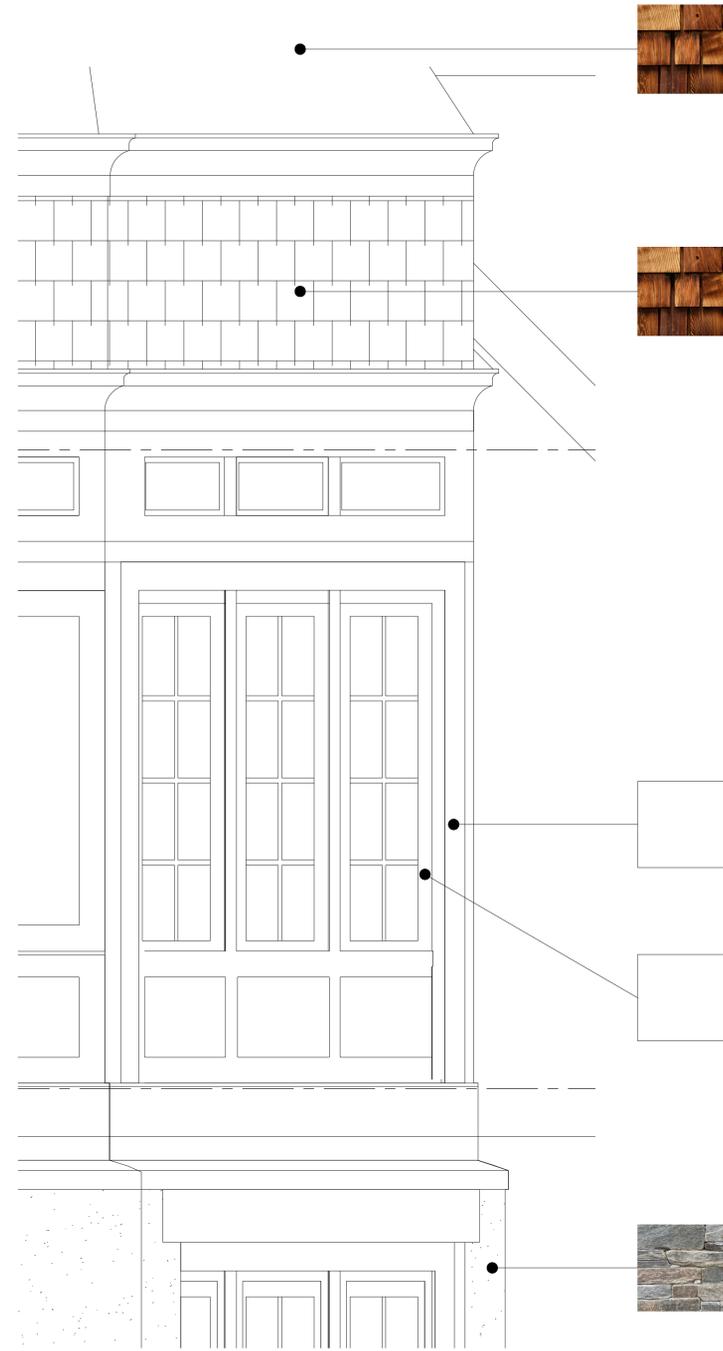
TRIM COLOR - TBD



TRIM COLOR - TBD



WINDOW COLOR - TBD



2 PRELIMINARY MATERIAL PALETTE

3 PRELIMINARY MATERIAL PALETTE

05.12.22 REVISED ELEVATIONS

NO. DATE:

CONSULTANTS:

CLIENT:

LOT 2-CEDAR HILL DR.
TOWN OF BILTMORE
ASHEVILLE, NC

NOT FOR
CONSTRUCTION

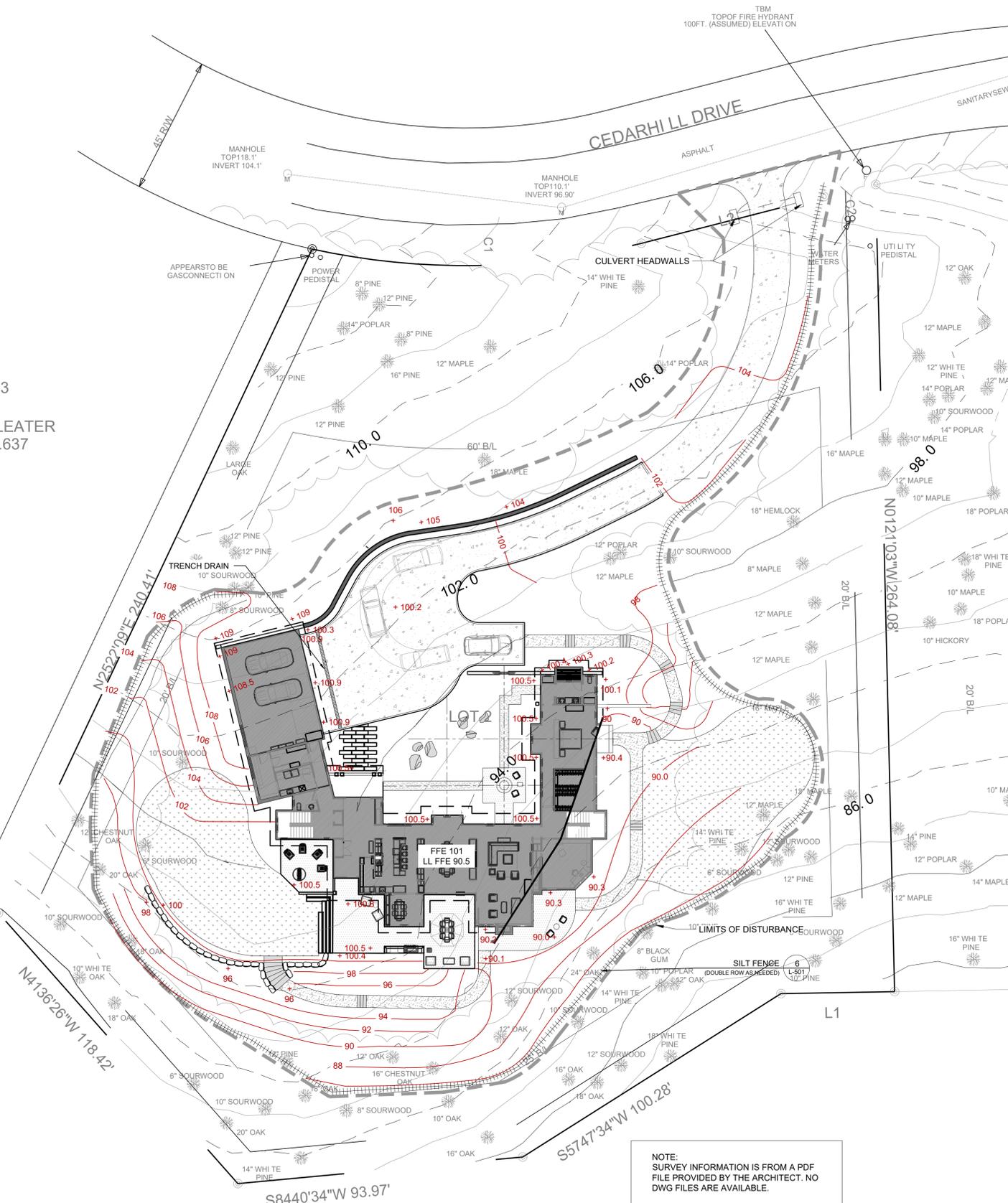
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DATE: 05.10.22

SCALE: AS NOTED

DRWG. NO.

LOT 3
JOSEPH P. SLEATER
DB.2390PG.637



NOTE:
SURVEY INFORMATION IS FROM A PDF
FILE PROVIDED BY THE ARCHITECT. NO
DWG FILES ARE AVAILABLE.

- LEGEND:**
- LIMITS OF DISTURBANCE
 - ++++ SILT FENCE
 - 12" HDPE

PROPOSED LIMITS OF DISTURBANCE:
35,597 sq ft
0.82 acres

PROPOSED IMPERVIOUS AREA:
15,089 sq ft
0.34 acres

- GRADING NOTES**
- VERIFY GRADES, DIMENSIONS & BUILDING LOCATION IN FIELD. NOTIFY LANDSCAPE ARCHITECT OR ARCHITECT IF ANY GRADE CONFLICTS OR AMBIGUITIES ARISE.
 - CONTRACTOR IS TO MAINTAIN EXISTING ROAD DRAINAGE SYSTEM IN WORKING CONDITION.
 - MATCH EXISTING GRADES SMOOTHLY WHERE PROPOSED FEATURES MEET EXISTING FEATURES.
 - THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING DURING ALL PHASES OF CONSTRUCTION.
 - EROSION CONTROL MEASURES ARE GENERAL IN NATURE. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL MEASURES AS REQUIRED TO PREVENT ON- OR OFF-SITE RUNOFF AND EROSION.
 - ALL INLETS TO HAVE TEMPORARY INLET PROTECTION INSTALLED IMMEDIATELY AFTER INLET HAS BEEN CONSTRUCTED.
 - CONTRACTOR IS RESPONSIBLE FOR WEEKLY INSPECTION OF ALL EROSION CONTROL AND SEDIMENT PRACTICES. NEEDED REPAIRS ARE TO BE COMPLETED IMMEDIATELY. MAINTAIN SILT FENCE BY CLEARING OUT WHEN HALF-FULL. INSPECTION IS REQUIRED AFTER ALL RAIN EVENTS.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER DISTURBED AREAS HAVE BEEN STABILIZED AND COMPLETED.
 - ALL PROPOSED INLET STRUCTURES SHALL CONNECT TO PROPOSED STORM DRAIN LINES AND SHALL OUTFALL ON THE PROPERTY WITH ADEQUATE EROSION CONTROL MEASURES AT THE OUTFALL.
 - ALL PROPOSED STORM DRAIN LINES SHALL HAVE A MINIMUM OF 18" OF COVER.
 - THE CONTRACTOR SHALL PROVIDE FINISHED GRADES AS SHOWN ON THE PLAN WITHIN A 1/2" TOLERANCE.
 - ALL TREES AND VEGETATION TO REMAIN SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING AND CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PARK VEHICLES, STORE MATERIALS OR TRENCH WITHIN DRIPLINE OF TREES TO REMAIN, OR WITHIN BARRIERS PROTECTING ANY VEGETATION TO REMAIN.
 - THE CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT, STORAGE OR DISPOSAL OF MATERIALS SUCH AS PAINTS, SOLVENTS, ASPHALT OR CONCRETE, OR ANY MATERIAL THAT CAN DAMAGE THE HEALTH OF VEGETATION WITHIN THE DRIPLINE OF PROTECTED VEGETATION.

- EROSION CONTROL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCE AND LOCAL STANDARD SPECIFICATIONS AND DETAILS.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED NORTH CAROLINA CONTRACTOR.
 - EROSION CONTROL IS A FIELD BASED ACTIVITY. ADDITIONAL SILT FENCE, DIVERSION DITCHES AND OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN AS NECESSARY. MEASURES SHOWN CAN AND SHOULD BE ADJUSTED TO ASSURE MAXIMUM PROTECTION ON SITE WITH APPROVAL OF EROSION CONTROL OFFICER AND SITWORK STUDIOS.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
 - ADD MEASURES AS NEEDED FOR ENVIRONMENTALLY SENSITIVE AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING ACCURATE LOG OF SITE CONDITIONS IN ACCORDANCE WITH APPLICABLE PERMITS.
 - EXISTING DRAINAGE PATTERNS AND CONTOURS TO REMAIN INTACT EXCEPT WHERE SHOWN.

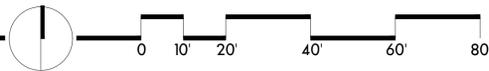
PROPERTY ADDRESS: LOT 2 CEDAR HILL DRIVE
PIN: 96463284440000
ZONING: R1 RESIDENTIAL
LOT SIZE: 1.594 AC
FRONT SETBACK: 60'
REAR SETBACK: 25'
SIDE SETBACK: 20'

MAXIMUM IMPERVIOUS SURFACE COVERAGE:

- UP TO 1 AC - 27.5%
- 1-3 AC - 25%
- 3-6 AC - 20%

PROPOSED IMPERVIOUS SURFACE COVERAGE:
0.34 AC - 21%

THE BILTMORE COMPANY



CONSULTANT

GLEASON RESIDENCE

PREPARED FOR:
TOM AND CECILIA GLEASON
LOT 2 CEDAR HILL DRIVE
TOWN OF BILTMORE, ASHEVILLE, NC 28803

REVISIONS		
NO.	REMARKS	DATE



DATE:
3.17.2023
SHEET TITLE:
GRADING,
DRAINAGE AND
EROSION
CONTROL PLAN

SHEET NO.
L-300

