

PROPOSED AGENDA

Thursday, July 20, 2023
Meeting of the Design Review Board

I. Design Review Board Submissions

1. 2 Amherst Road – New Window Addition
2. 4 Fairway Place – New Sidewalk/Walkway at Rear of Home
3. 31 Cedar Hill Drive – New Driveway Columns
(Approved by Board of Adjustment as Special Use)
4. 7 Brookside Road – Repair to Damaged Roof and New Addition
5. 26 East Forest Road – New Home Construction
(Pool Previously Approved by Board of Adjustment as Special Use)

Zoning Compliance Application

Town of Biltmore Forest

Name

Ian Poole

Property Address

2 Amherst Rd Asheville, NC 28803

Phone

(828) 329-4670

Email

ianpoole90@gmail.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning

R-2

Lot Size

.55 acres

Maximum Roof Coverage

3,520 square feet (Up to .75 acres)

Proposed Roof Coverage Total

3520

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

N/A

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

16ft

Description of the Proposed Project

Installing a larger (wider) window in the side of the house at basement level to allow for more natural light on lower level. This side of the house faces out over the yard facing Browntown road, is covered by trees from road line of sight, and will not expand the boundaries of the current house (not a bay window, it will be flush with the existing wall). Per estimation of cost below, we cannot get a bid from Sean Perry's group until this has been approved by the town.

Estimated Start Date

11/20/2023

Estimated Completion Date

12/1/2023

Estimated Cost of Project

\$8,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Window Expansion.jpg

Window Dimensions.jpg

Applicant Signature

A handwritten signature in black ink, appearing to be "L. B. [unclear]". The signature is written in a cursive style with a large, prominent loop at the beginning.

Date
7/7/2023



Infinity

RO 66 x 47 1/2 Twin Casements, Ebony
Exterior & Interior, Tempered LoE3, Argon,
3W2H GBG, Matte Black Hardware, Screen

Zoning Compliance Application

Town of Biltmore Forest

Name

Michael OBuckley

Property Address

4 Fairway Place

Phone

(704) 363-4101

Email

Mob820@yahoo.com

Parcel ID/PIN Number

9646-88-7166-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.15

Maximum Roof Coverage

3,520 square feet (Up to .75 acres)

Proposed Roof Coverage Total

3520

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

Add 1000 sq ft of pavers

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

Add sidewalk and patio along rear of house

Estimated Start Date

7/5/2023

Estimated Completion Date

7/10/2023

Estimated Cost of Project

\$7,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Applicant Signature

Date
6/13/2023

Michael O Buckley

Tony Williams

From: Michael O'Buckley <mob820@yahoo.com>
Sent: Saturday, July 08, 2023 3:03 PM
To: Tony Williams
Subject: Re: Zoning Permit Available

WARNING:This email originated from outside of the Town of Biltmore Forest Network.

Sorry for such a late response. Facing the golf course to the right it's 50ft to Mr. Ellingtons property line. We have 38ft to rear of property and to the left side it's 82 feet. These measurements are off the new patio area. Let me know if you need anything else.

Thanks again

Mike O'Buckley Jr.
18339-K Old Statesville Rd
Cornelius, NC 28031
704-363-4101 cell

On Jul 7, 2023, at 9:37 AM, Tony Williams <twilliams@biltmoreforest.org> wrote:

Just a reminder about that measurement.

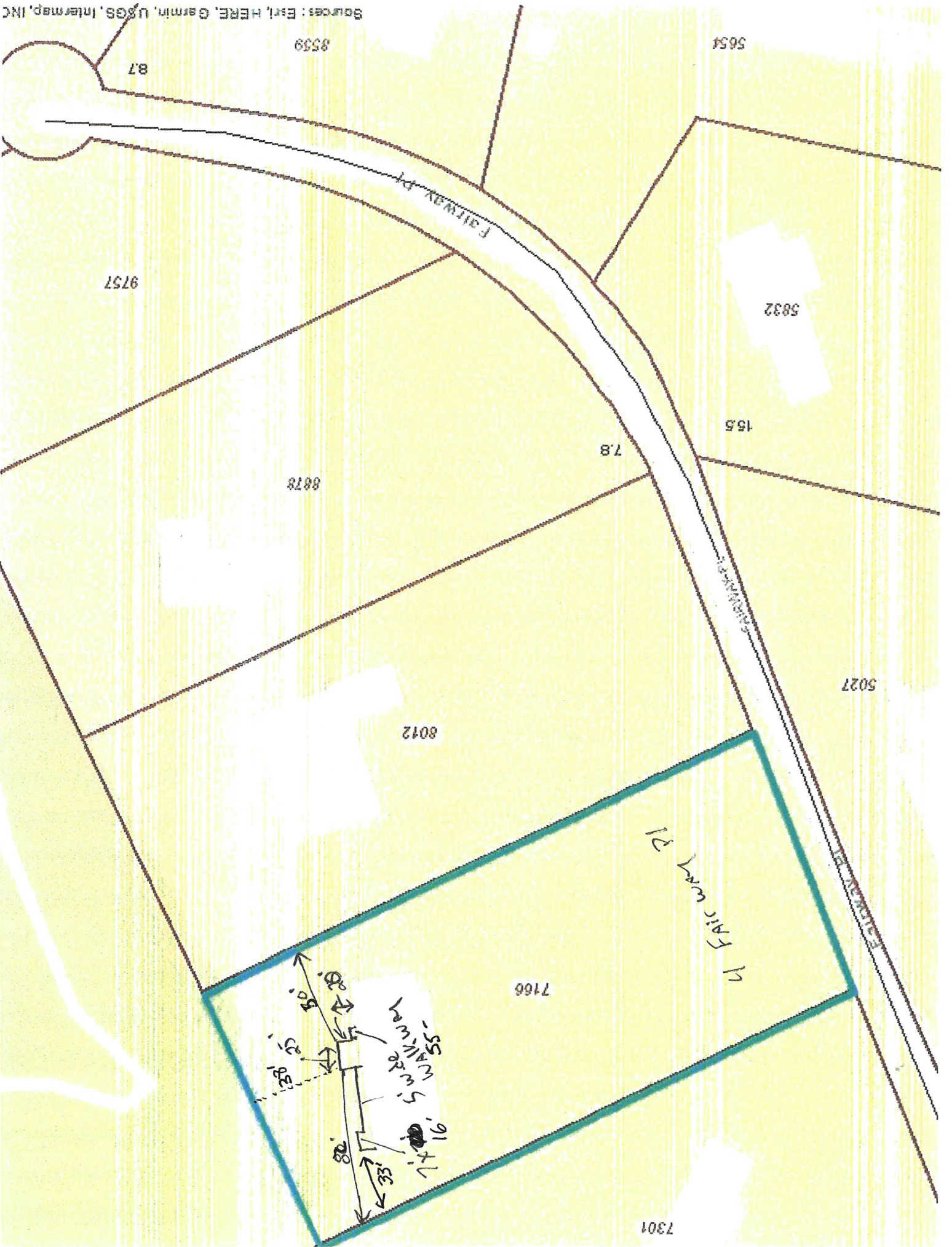
Tony Williams
Town Planner
Town of Biltmore Forest
(828) 274-0824 // twilliams@biltmoreforest.org
<http://www.biltmoreforest.org>
<image001.png>

From: Michael O'Buckley <mob820@yahoo.com>
Sent: Tuesday, June 27, 2023 3:21 PM
To: Tony Williams <twilliams@biltmoreforest.org>
Subject: Re: Zoning Permit Available

WARNING:This email originated from outside of the Town of Biltmore Forest Network.

Just paid online. I'll have that other measurement for you Thursday. Thanks for your help

Mike O'Buckley Jr.
18339-K Old Statesville Rd
Cornelius, NC 28031



9757

8539

87

5654

5832

155

7.8

8878

5027

8012

14 Fairway Pl

7166

7301

55' wide
16' high

35'
33'
30'
30'

Zoning Compliance Application

Town of Biltmore Forest

Name

Larissa Pollack

Property Address

31 Cedar Hill Drive

Phone

(480) 261-7603

Email

larissa.pollack@gmail.com

Parcel ID/PIN Number

964643438900000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.29

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

Less than 5,500 square feet

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

12 square feet

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

5 ft.

Description of the Proposed Project

A 5 foot column (2 ft. wide by 3 ft. long) on each side of driveway entry where plain concrete meets stamped concrete (21 ft. 3 in. from roadway.) Columns will be covered with stone to match house and topped with capstones. This project is in lieu of the masonry columns project proposed and approved last year. The earlier would have involved an excessive removal of existing desirable vegetation.

Estimated Start Date

7/20/2023

Estimated Completion Date

7/31/2023

Estimated Cost of Project

\$1,500.00

Supporting Documentation (Site Plan, Drawings, Other Information)

image.jpg

Applicant Signature

Date
6/5/2023

Larissa Pollack

Special Use Permit Application

Town of Biltmore Forest

Name

Larissa Pollack

Address

31 Cedar Hill Drive

Phone

(480) 261-7603

Email

larissa.pollack@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:

A 5 foot tall by 2 feet wide by 3 feet long column on each side of entry driveway at 21 ft. 3 in. from roadway, where plain concrete changes to stamped concrete.

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

No conceivable impact on those living in neighborhood. Totally consistent with columns as seen throughout the neighborhood.

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

Signature

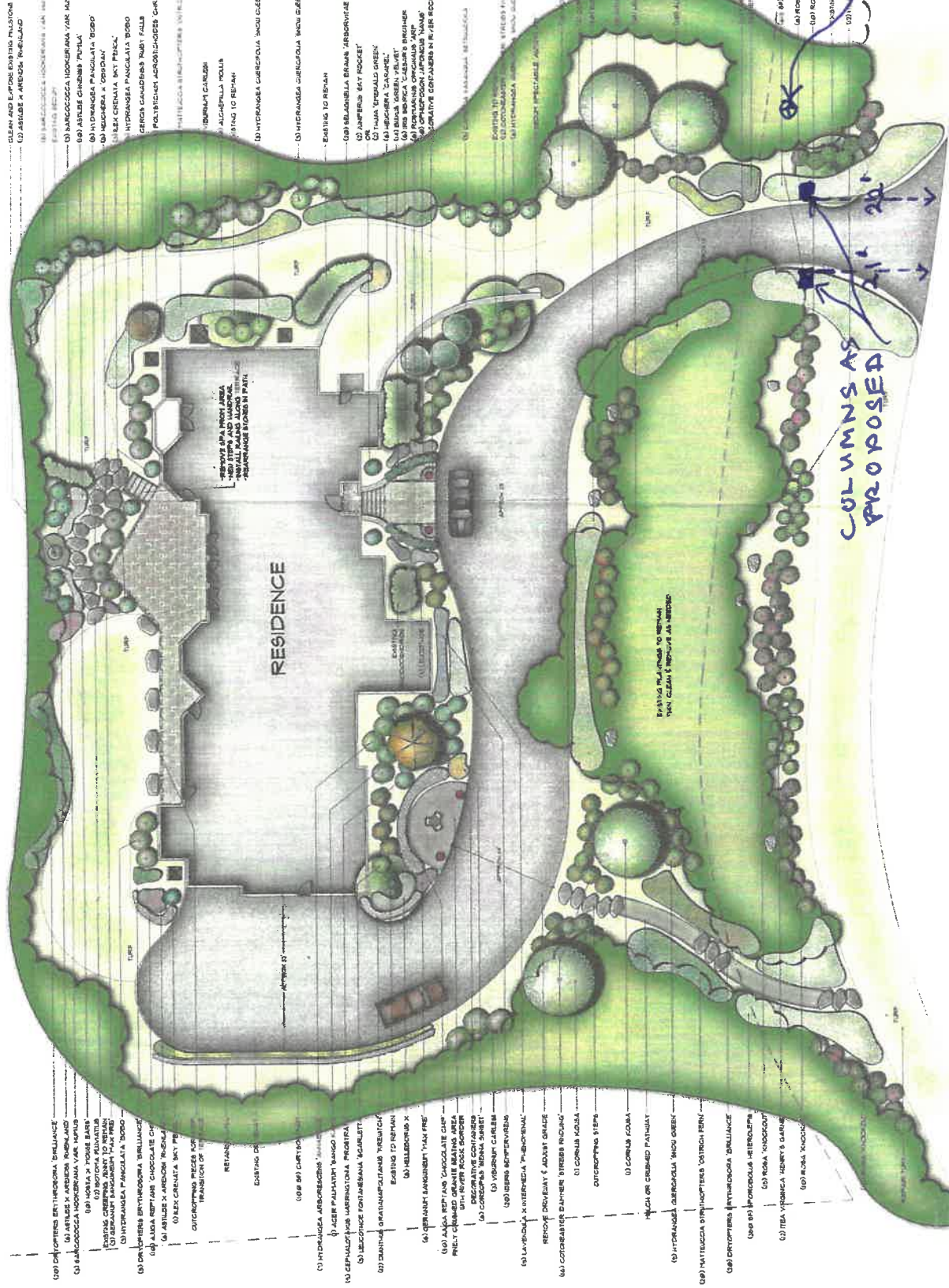
Date

6/5/2023

Larissa Pollack

31 CEDAR HILL DRIVE

300'

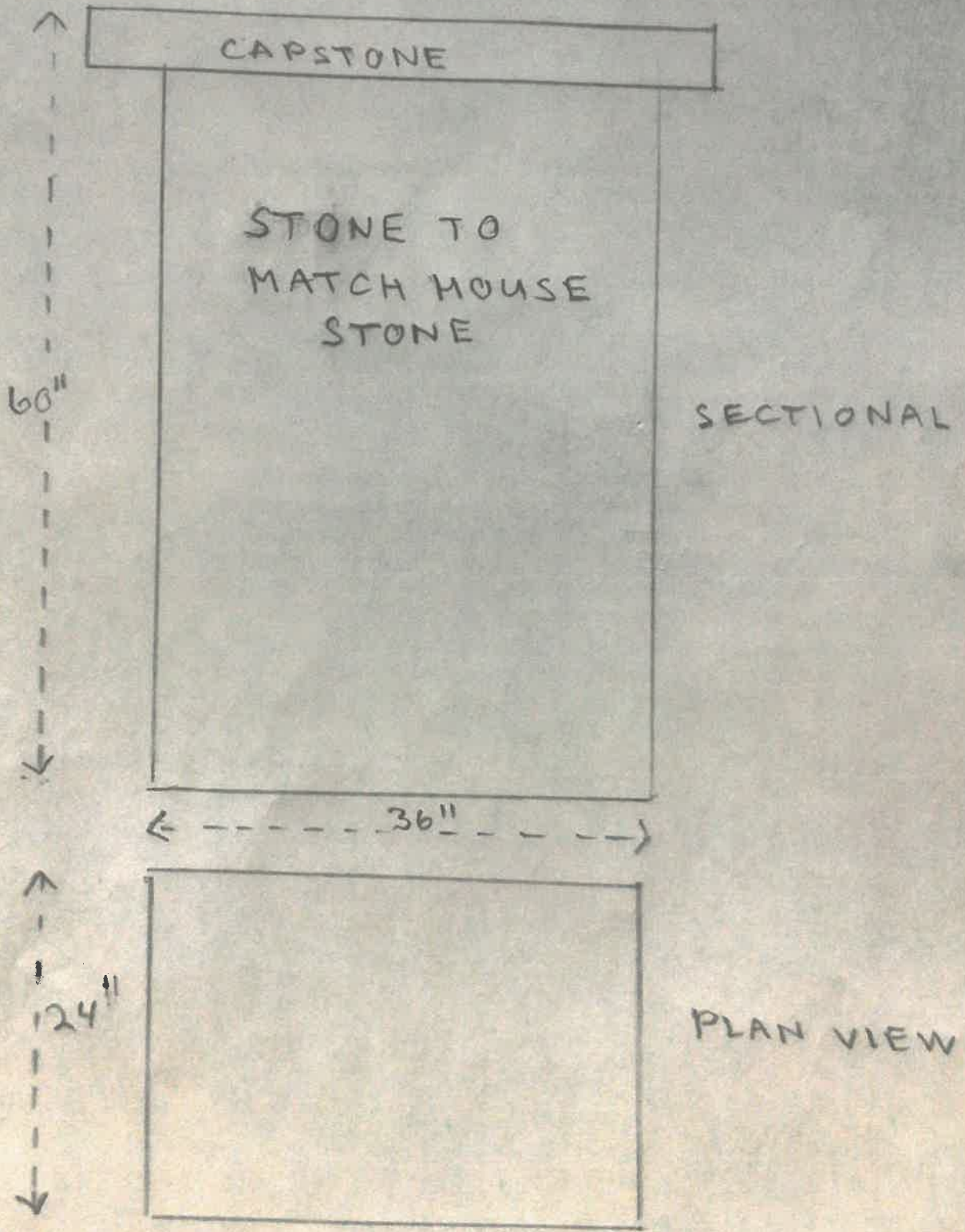


- CLEAN AND EXPOSE EXISTING PAVING
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DATE CREATED: 11.9.17
 REVISIONS:
 DRAWN BY: AKN
 CHECKED BY: JBC
 1.29 ACRES
 SPECIAL NOTE: ALL MEASUREMENTS TAKEN FROM OWNER SUPPLIED PLAN AND GOOGLE EARTH. PLEASE CONFIRM ALL MEASUREMENTS ON SITE.
 PLACEMENT OF NEW PLANTING TO BE DETERMINED ON SITE AS NEEDED.
 210'
 SEWER CLEAN-OUT TEE
 COLUMNS AS PROPOSED
 1' = 10'-0"

Question: "what will be coming out for the project and what will be put back to complete the project?"

No vegetation [or anything else] will be disturbed or removed by this project except for approximately 12-24 cu feet of soil, and this will be replaced by concrete footings for the columns and, of course, the columns themselves.



Search input field

Search By Deed or Plat

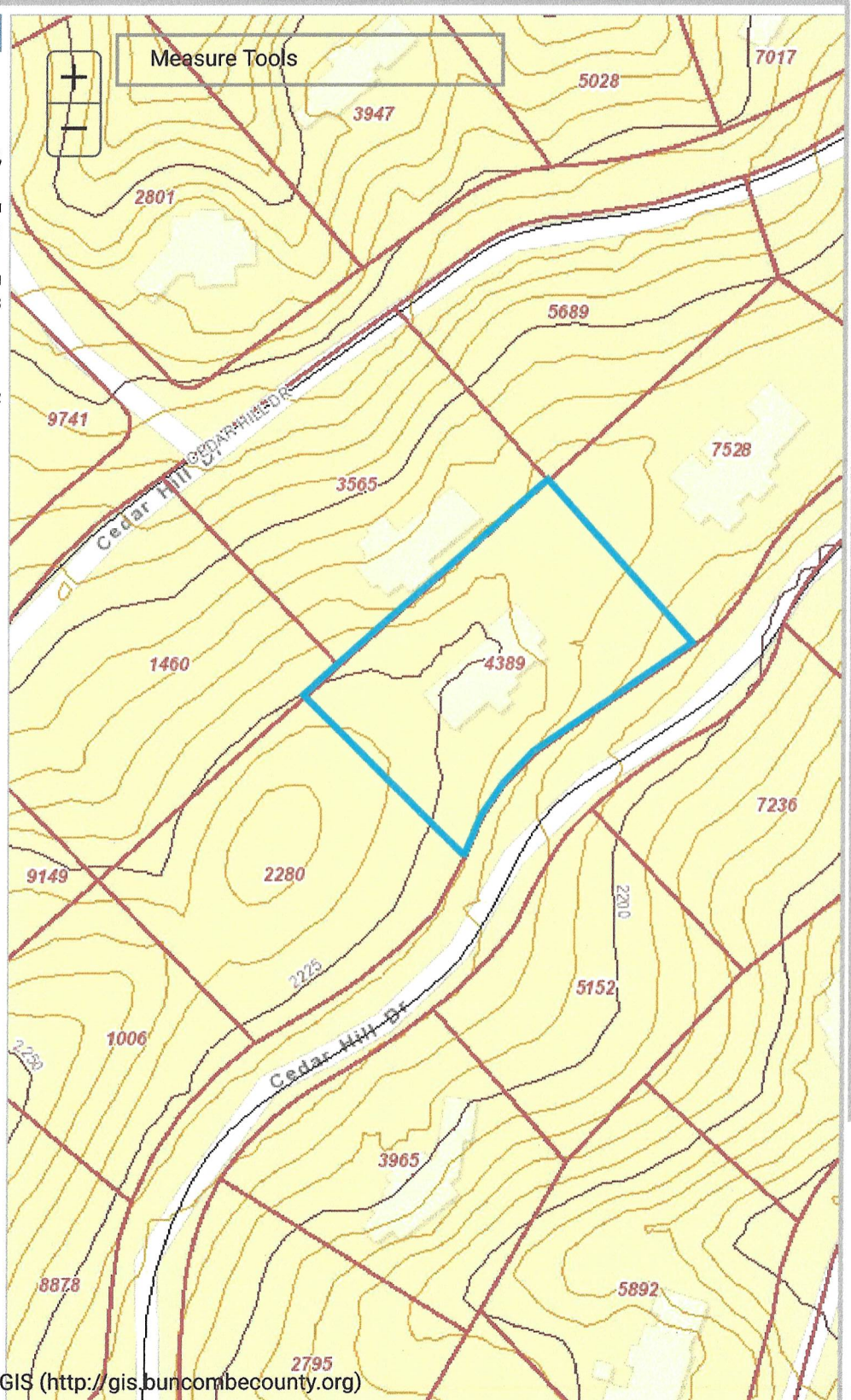
Sales Report Buffer Export Map Export to Google Map

Search Results

Export to Excel Print Results

PropCard PROPERTY CARD (<https://6147/1063>)
 DEEDBOOK/DEEDPAGE: (<http://registerofdeeds.buncombecounty.org/bAutoSearch=true&bk=610078/0077>)
 PLATBOOK/PLATPAGE: (<http://registerofdeeds.buncombecounty.org/bAutoSearch=true&bk=78>)

Sales Report: Sales Report
 OBJECTID: 59655
 PINNUM: 964643438900000
 OWNER: POLLACK JOSEPH;POLLACK JOSEPH
 CONDOUNIT:
 CONDOBUILDING:
 SUBNAME: BILTMORE FOREST
 SUBLOT: 8
 SUBBLOCK: W
 SUBSECT:
 HOUSENUMBER: 31
 NUMBERSUFFIX:
 DIRECTION:
 STREETNAME: CEDAR HILL
 STREETTYPE: DR
 TOWNSHIP: 19
 ACREAGE: 1.28999996
 DEEDDATE: 20211112
 COUNTY: BUN
 CITY: CBF
 FIREDISTRICT:
 SCHOOLDISTRICT:
 CAREOF:
 ADDRESS: 31 CEDAR HILL DR
 CITYNAME: ASHEVILLE
 STATE: NC
 ZIPCODE: 28803
 CLASS: 100 (<https://gis.buncombecounty.org/>)
 TOTALMARKETVALUE: 2099400
 APPRAISEDVALUE: 2099400
 TAXVALUE: 2099400
 LANDUSE:
 NEIGHBORHOODCODE: BMFL
 LANDVALUE: 398500
 BUILDINGVALUE: 1700900
 shape_STArea_: 0
 shape_STLength_: 0



Zoning Compliance Application

Town of Biltmore Forest

Name

Nick Anagnostopoulos

Property Address

7 Brookside Rd

Phone

(828) 273-3389

Email

na89@charter.net

Parcel ID/PIN Number

9646-63-6655-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.2 acre

Maximum Roof Coverage

6,700 square feet (Up to 2.5 acres)

Proposed Roof Coverage Total

4221sf

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

7291 sf

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

Building Height

18'-6"

Description of the Proposed Project

Rebuild damage roof add addition to house add front door and rear door gables

Estimated Start Date

7/1/2023

Estimated Completion Date

11/1/2023

Estimated Cost of Project

\$175,000.00

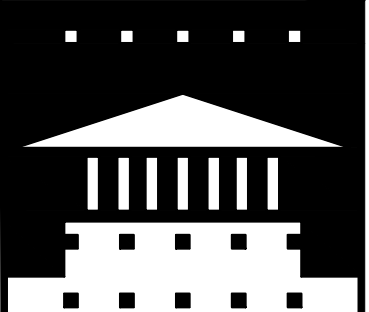
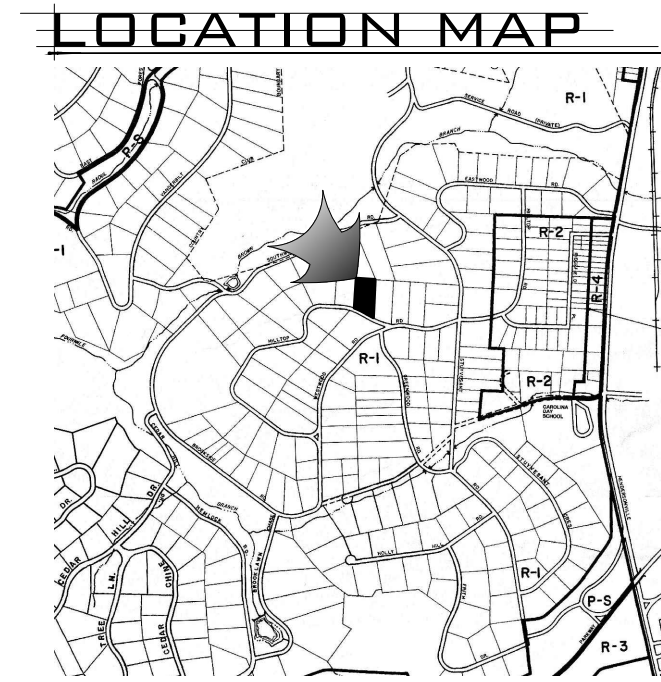
Supporting Documentation (Site Plan, Drawings, Other Information)

Anagnostopoulos_6-6.pdf

Applicant Signature

Date
6/14/2023

Nick Anagnostopoulos



**SHAMBURGER
ARCHITECTURAL
GROUP**

Wayland Shamburger, AIA
Architect

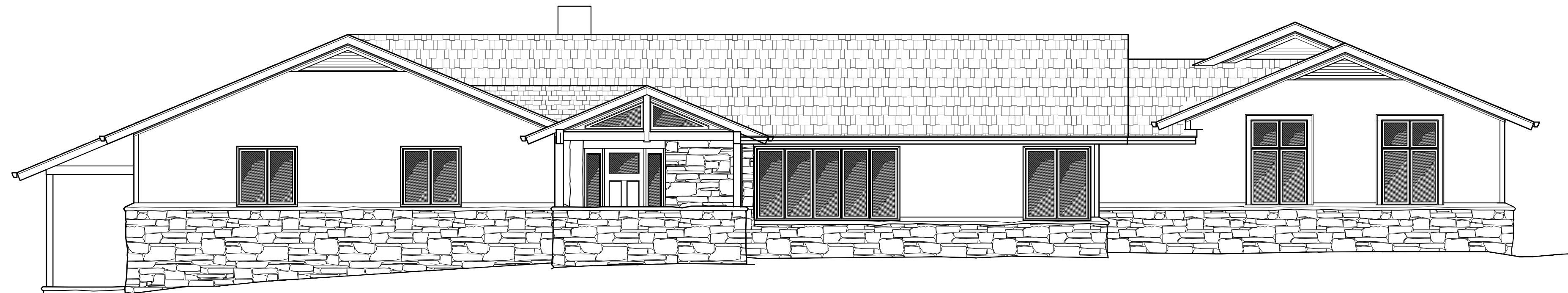
421 Fifth Avenue West

Hendersonville, NC, 28739

(P) 828-692-2737

(F) 828-694-0737

wayland@sdsaia.com



**A RESIDENTIAL RENOVATION OF THE
ANAGNOSTOPOLOUS FAMILY**

A Custom Renovation Design for The Karolyi Family in Henderson County, North Carolina By The Shamburger Architecture Group.

A Renovation For The
**AGNOSTOPOLOUS
FAMILY**
7 Brookside Road
Asheville NC 28803

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assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM
BLUEPRINT

Scale:
 $\frac{1}{4}'' = 1' - 0''$

Date:
September 25, 2021

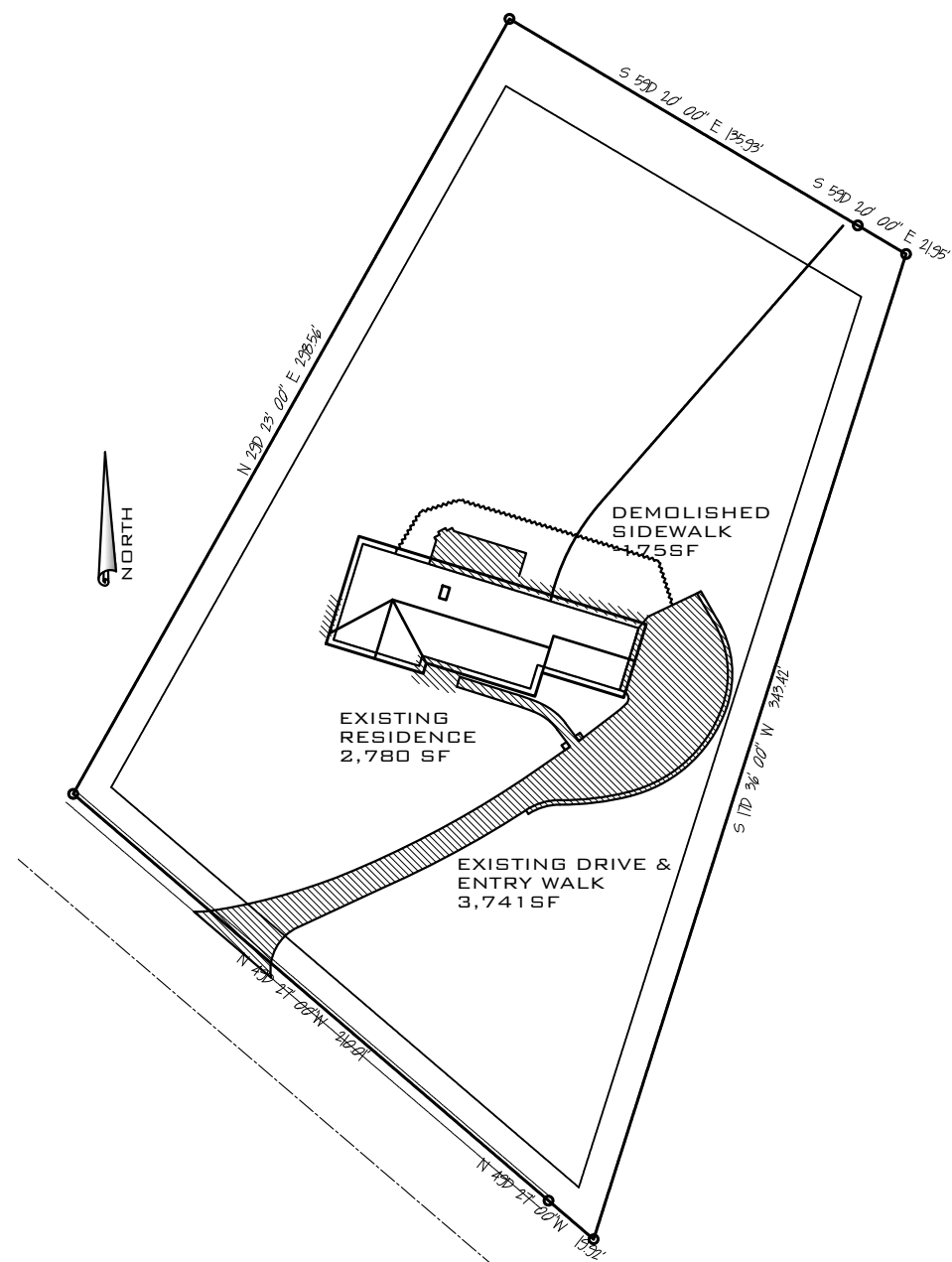
Drawn By:
John Beaumont

Checked By:
Wayland Shamburger

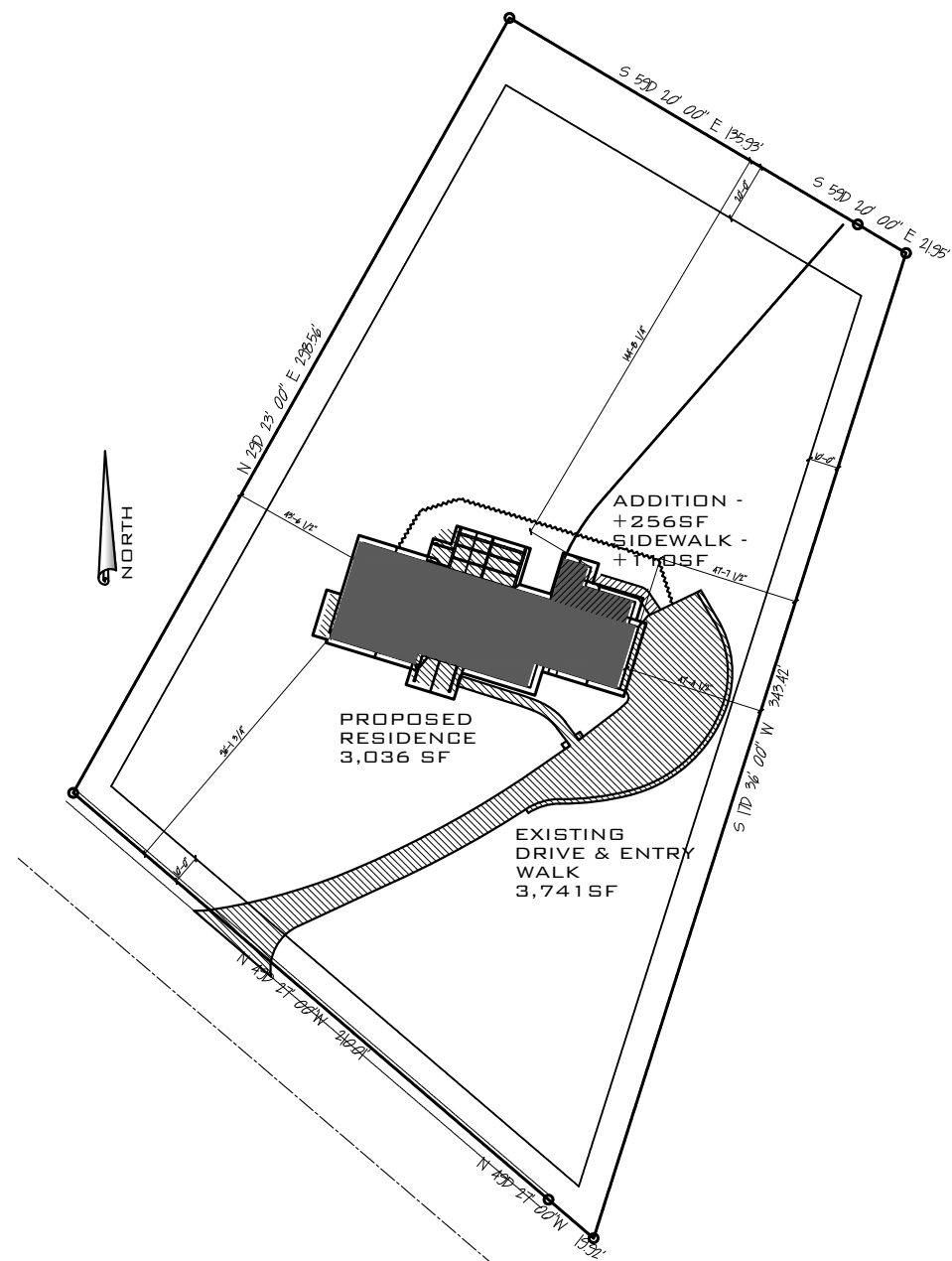
Project no.

Sheet no.

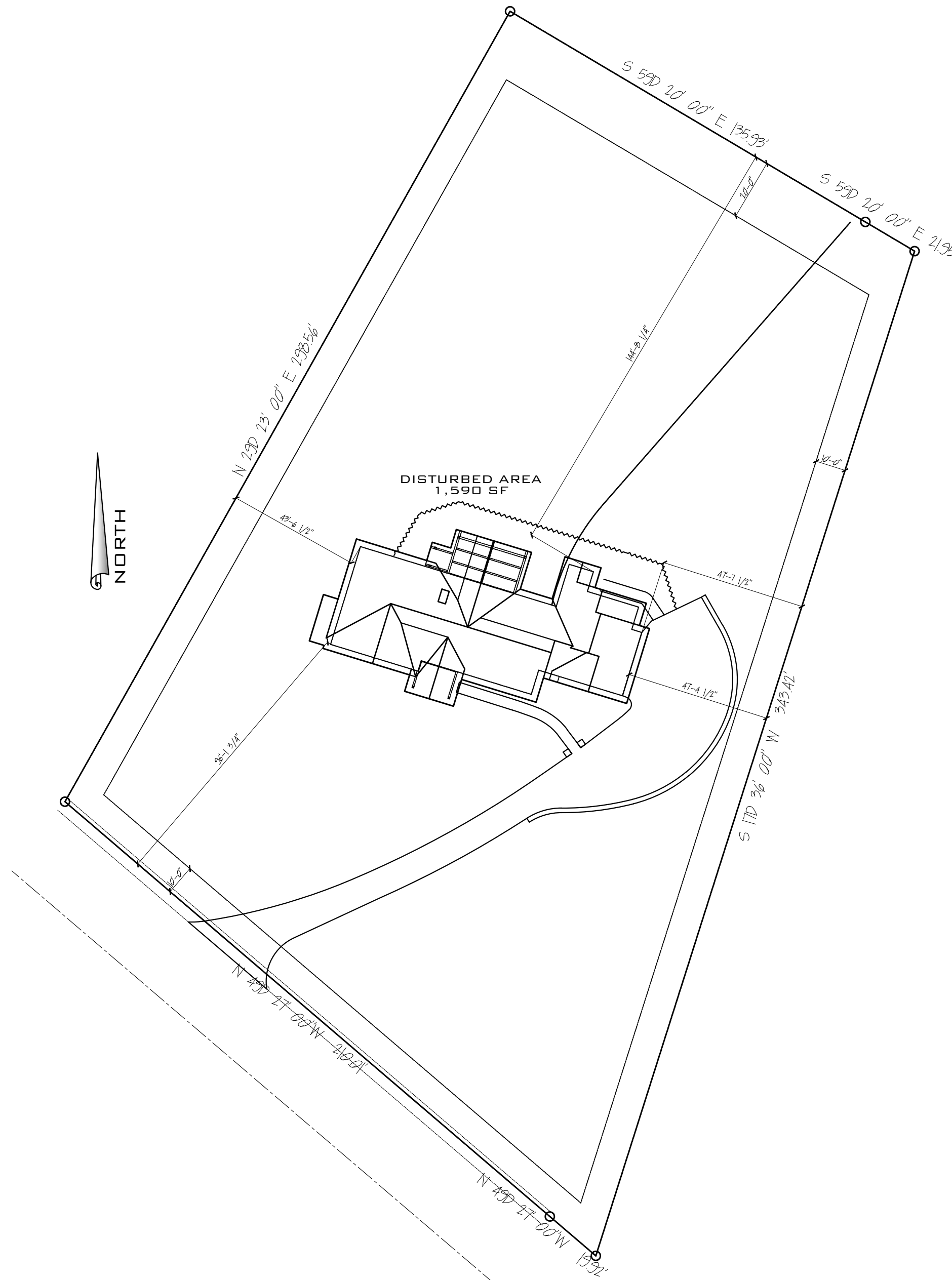
CS1



EXISTING IMPERMEABLE
6,287 SF TOTAL



PROPOSED IMPERMEABLE
6,887 SF TOTAL



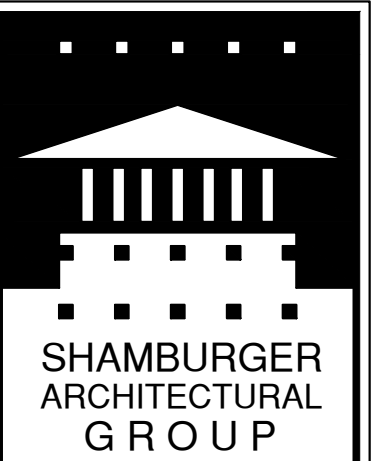
1 SITE PLAN

NO TREES TO BE REMOVED

SCALE 1/32" = 1'-0"

AREA CALCS

LOT SIZE:	59,826 SF
HEATED MAIN:	XX
HEATED LOFT:	XX
TOTAL HEATED:	XX
TOTAL UNCONDITIONED:	XX
COVERED FRONT PORCH:	XX
COVERED DECK:	XX
TOTAL COVERED EXTERIOR:	XX
TOTAL UNDER ROOF:	XX
TOTAL DECK:	XX



**SHAMBURGER
ARCHITECTURAL
GROUP**

Wayland Shamburger, AIA
Architect

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Hendersonville, NC, 28739

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(F) 828-694-0737

wayland@sdsaia.com

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7 Brookside Road
Asheville NC 28803

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Date:
September 25, 2021

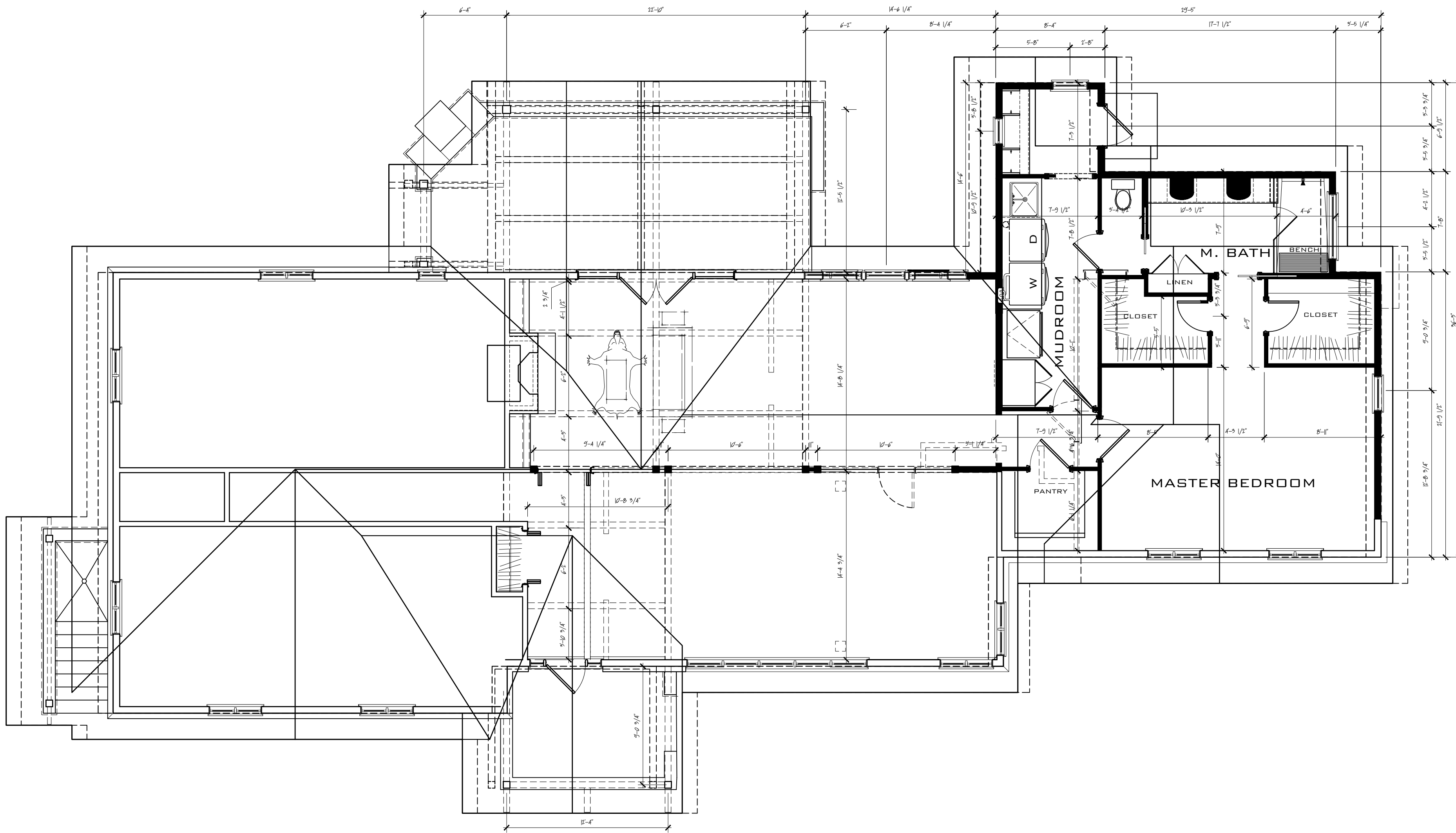
Drawn By:
John Beaumont

Checked By:
Wayland Shamburger

Project no.

Sheet no.

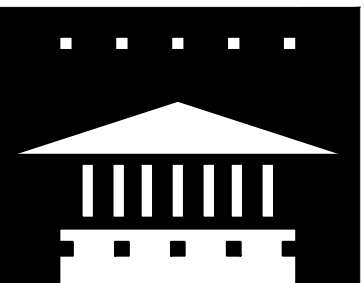
SP



1
A2

PROPOSED FLOOR PLAN

SCALE 3/16" = 1'-0"



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Architect

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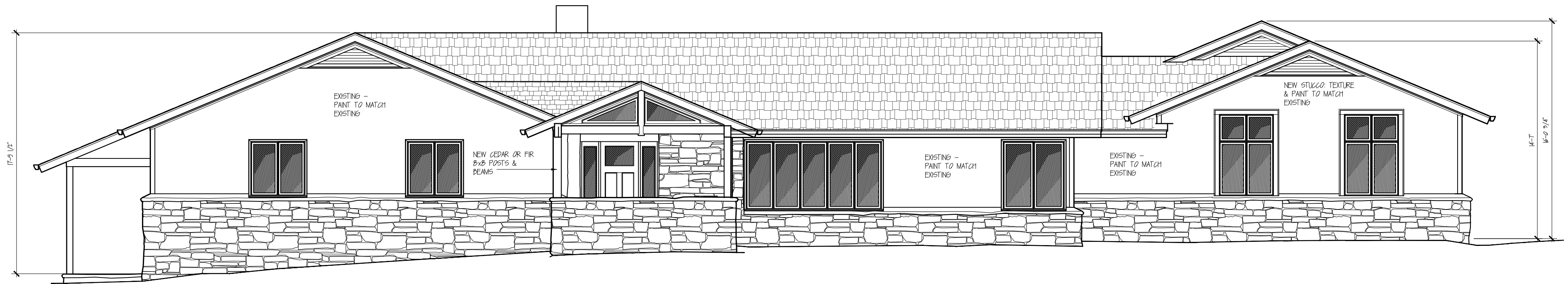
Drawn By:
John Beaumont

Checked By:
Wayland Shamburger

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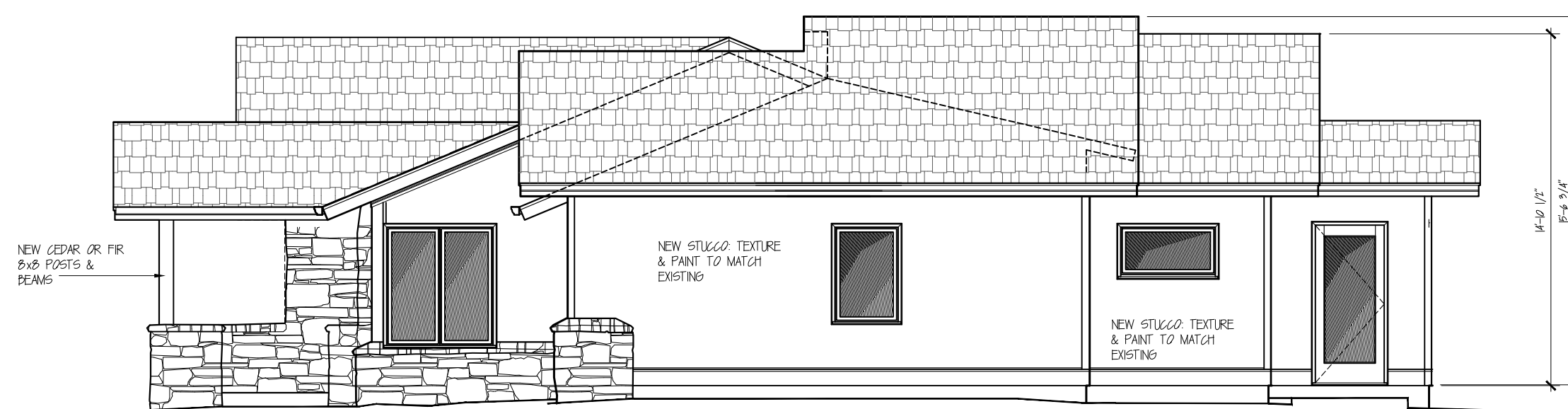
Sheet no.

A2



1 FRONT ELEVATION

SCALE 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION

SCALE 3/16" = 1'-0"



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Architect

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Scale:
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Date:
September 25, 2021

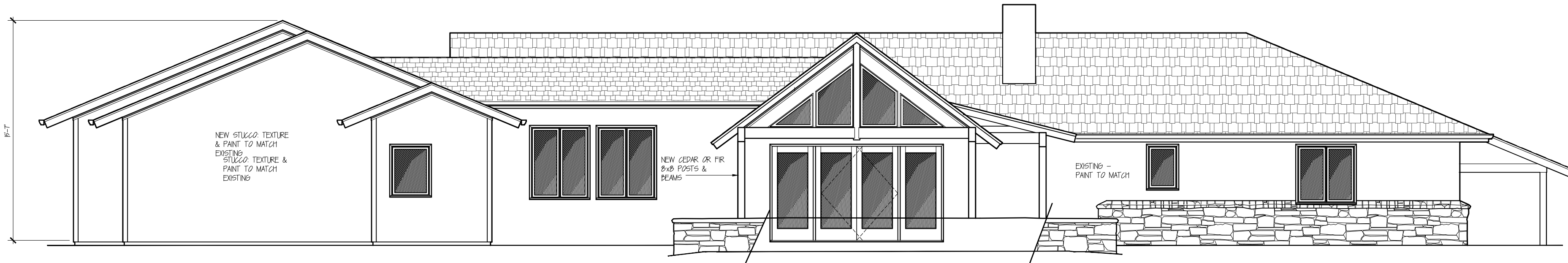
Drawn By:
John Beaumont

Checked By:
Wayland Shamburger

Project no.

Sheet no.

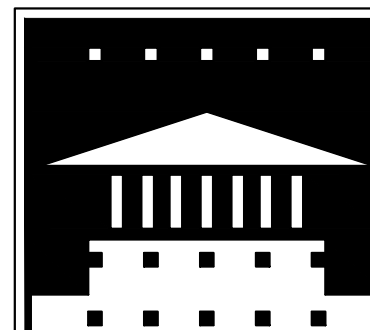
A3



1
A4

REAR ELEVATION

SCALE 3/16" = 1'-0"



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Architect

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BLUEPRINT

Scale:
3/16" = 1' - 0"

Date:
September 25, 2021

Drawn By:
John Beaumont

Checked By:
Wayland Shamburger

Project no.

Sheet no.

A4

Zoning Compliance Application

Town of Biltmore Forest

Name

Jason and Jennifer Marks

Property Address

26 E Forest Road, Biltmore Forest, NC

Phone

(828) 545-7408

Email

jasonmarkssf@yahoo.com

Parcel ID/PIN Number

9646-46-9582

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.558 acres

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

4,910 sf

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

11,132

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

29'-8"

Description of the Proposed Project

4,200sf two story, four bedroom family home on 1.588 acre lot set back in the property to allow the existing forest frontage to remain. A high quality architectural and landscape design with traditional scale and proportion respectfully appropriate to the Biltmore Forest context, rendered and detailed in an interpretive and transitional manner. The home has a 3 car garage turned away from the street and a lap pool and terrace contained in the rear yard and architectural landscape, unseen from adjacent properties. Architectural questions may be directed to Con Dameron, AIA; The Architectural Practice, apractice@mindspring.com, 828-258-9118, Site questions to Peter Stebbing @ SiteWork Studios, pstebbing@siteworkstudios.com, 828-225-4945. Thanks for your consideration.

Estimated Start Date

9/15/2023

Estimated Completion Date

3/7/2025

Estimated Cost of Project

\$2,500,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

L-200 Site Plan-2.pdf

Marks 4-18.pdf

Similar Archetype.JPG

Applicant Signature

Date

4/24/2023

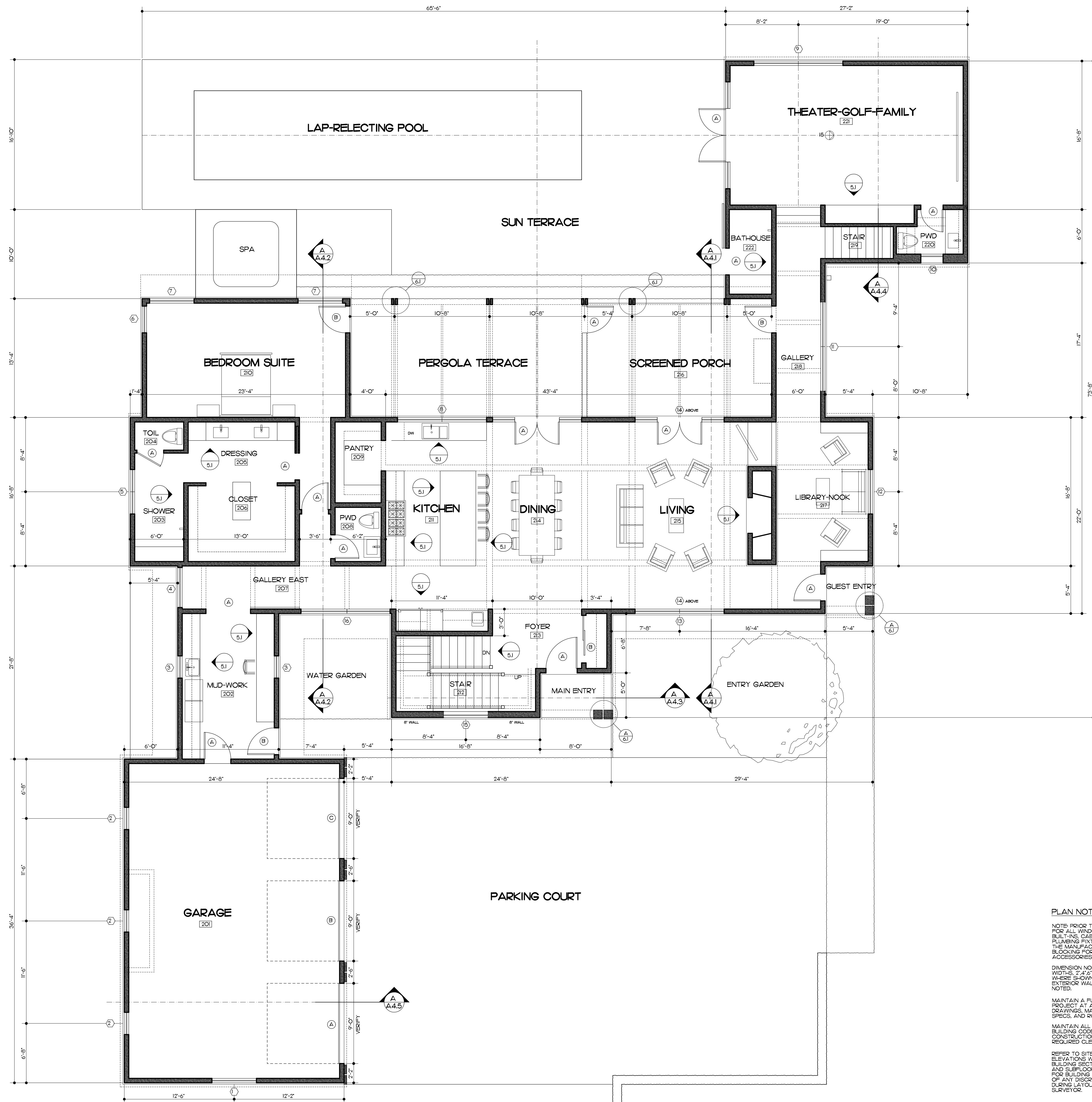
Jason Marks

Project Description:

4,200sf two story, four bedroom family home on 1.588 acre lot set back in the property to allow the existing forest frontage to remain. A high quality architectural and landscape design with traditional scale and proportion respectfully appropriate to the Biltmore Forest context, rendered and detailed in an interpretive and transitional manner. The home has a 3 car garage turned away from the street and a lap pool and terrace contained in the rear yard and architectural landscape, unseen from adjacent properties.

Architectural questions may be directed to Con Dameron, AIA;

The Architectural Practice, apractice@mindspring.com, 828-258-9118, Site questions to Peter Stebbing @ SiteWork Studios, pstebbing@siteworkstudios.com, 828-225-4945. Thanks for your consideration.



THE ARCHITECTURAL PRACTICE
 56 COLLEGE STREET
 SUITE 202
 ASHEVILLE, NC 28801
 828.258.9118

BROUN CONWAY DAMERON, AIA
 ARCHITECT

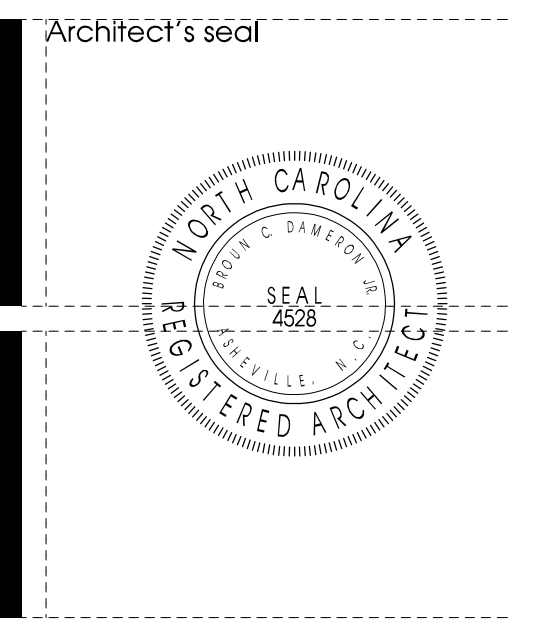
NORTH CAROLINA 4528
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 OFFICE PLANNING
 RESIDENTIAL DESIGN
 MOUNTAIN SITES
 COMMERCIAL DESIGN
 COASTAL ARCHITECTURE
 INTERIOR RENOVATIONS

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MARKS RESIDENCE
 26 EAST FOREST ROAD
 BILTMORE FOREST
 LOT 56
 BUNCOMBE COUNTY, NC

DRAWING REVISIONS:

MAIN LEVEL PLAN
 CONSTRUCTION DRAWINGS

SCALE: 3/16"=1'-0"
 MAY 31, 2023

ARCHITECTURAL DRAWINGS
 Sheet Number

A1.1

PLAN NOTES:

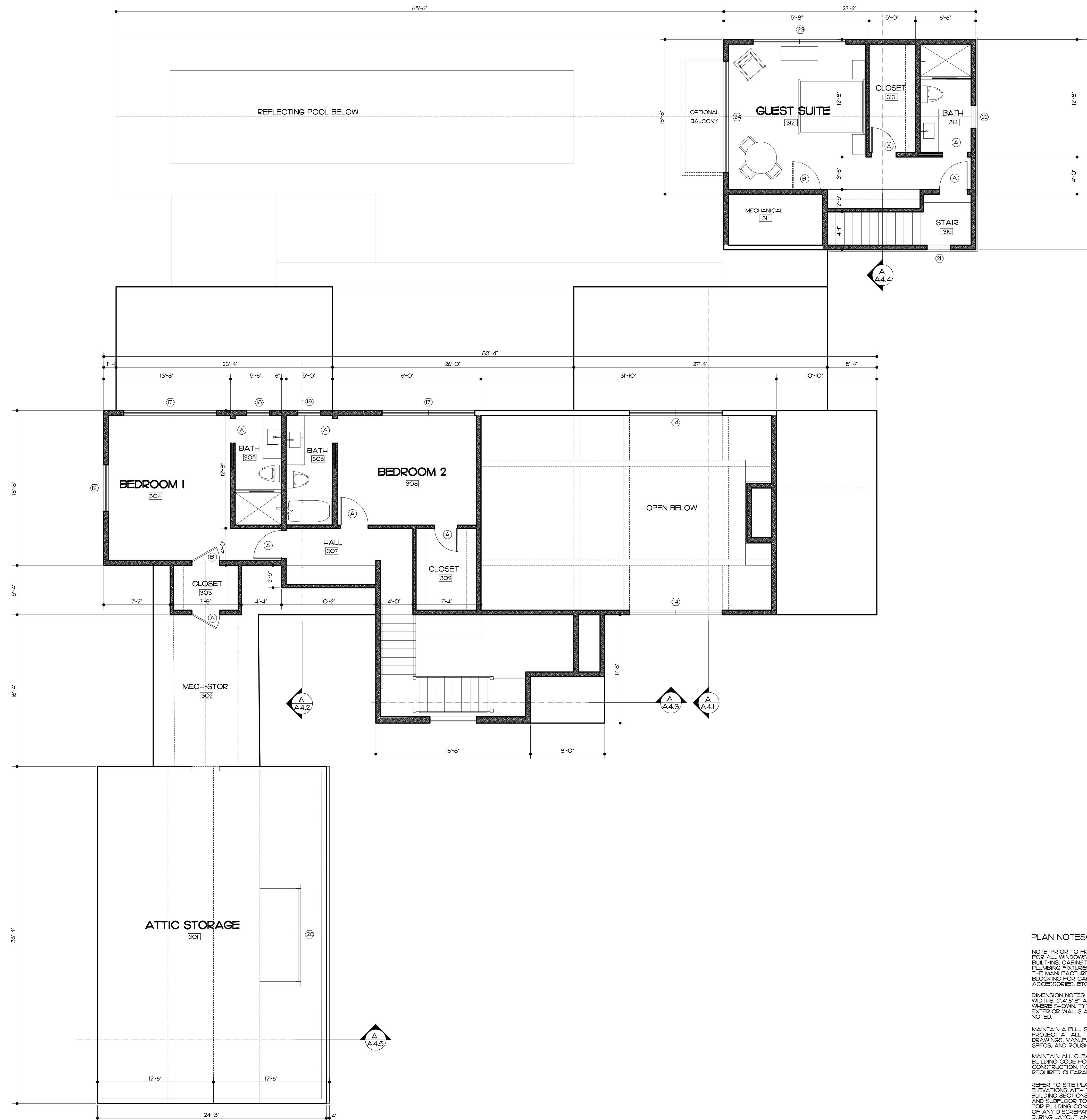
NOTE: PRIOR TO FRAMING, ROUGH-IN DIMENSIONS FOR ALL WINDOWS, DOORS, FIREPLACE INSERTS, BUILDINGS, CABINETS, GRILLS, APPLIANCES, AND PLUMBING FIXTURES SHALL BE OBTAINED FROM THE MANUFACTURERS AND VERIFIED. COORDINATE BLOCKING FOR CABINETS, RAILINGS, PANELING, ACCESSORIES, ETC.

DIMENSION NOTES: ALL DIMENSIONS ARE NOMINAL STUD WIDTHS 7/8" AND TO FACE OF STUD. ALIGN WALLS WHERE SHOWN. TYPICAL WALL FRAMING 2x6, 6" NOMINAL EXTERIOR WALLS AND 4" OR 6" INTERIOR WALLS AS NOTED.

MAINTAIN A FULL SET OF PLAN AND ADDENDA ON THE PROJECT AT ALL TIMES INCLUDING THE LATEST SHOP DRAWINGS, MANUFACTURER'S CATALOGUE CUTS AND SPECS, AND ROUGH OPENING GUIDES.

MAINTAIN ALL CLEARANCES REQUIRED BY THE NC BUILDING CODE FOR FIREPLACE, HEARTH, AND CHIMNEY CONSTRUCTION, INCLUDING UL AND MANUFACTURER'S REQUIRED CLEARANCES.

REFER TO SITE PLAN FOR COORDINATION OF SPOT ELEVATIONS WITH THOSE SHOWN ON PLAN. SEE BUILDING SECTIONS FOR EXACT FLOOR TO FLOOR AND SUBFLOOR TO SLAB DIMENSIONS TO BE USED FOR BUILDING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND OR FIELD VARIATIONS DURING LAYOUT AND INITIAL SITE STAKING BY SURVEYOR.



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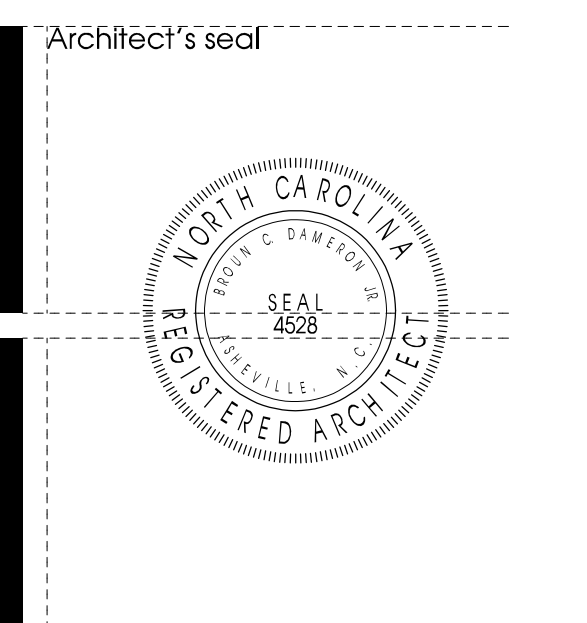
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 BILTMORE FOREST
 LOT 56
 BUNCOMBE COUNTY, NC

DRAWING REVISIONS:

PLAN NOTES:

NOTE PRIOR TO FRAMING, ROUGH-IN DIMENSIONS FOR ALL WINDOWS, DOORS, FIREPLACE INSERTS, BUILDING CABINETS, GRILLS, APPLIANCES, AND PLUMBING FIXTURES SHALL BE OBTAINED FROM THE MANUFACTURERS AND VERIFIED. COORDINATE BLOCKING FOR CABINETS, RAILINGS, PANELING, ACCESSORIES, ETC.

DIMENSION NOTES: ALL DIMENSIONS ARE NOMINAL. STUD WIDTHS: 2" x 4" x 6" AND TO FACE OF STUD. ALIGN WALLS WHERE SHOWN. TYPICAL WALL FRAMING 2X6, 6" NOMINAL EXTERIOR WALLS AND 4" OR 6" INTERIOR WALLS AS NOTED.

MAINTAIN A FULL SET OF PLAN AND APPENDIX ON THE PROJECT AT ALL TIMES, INCLUDING THE LATEST SHOP DRAWINGS, MANUFACTURER'S CATALOGUE CUTS AND SPECS, AND ROUGH OPENING GUIDES.

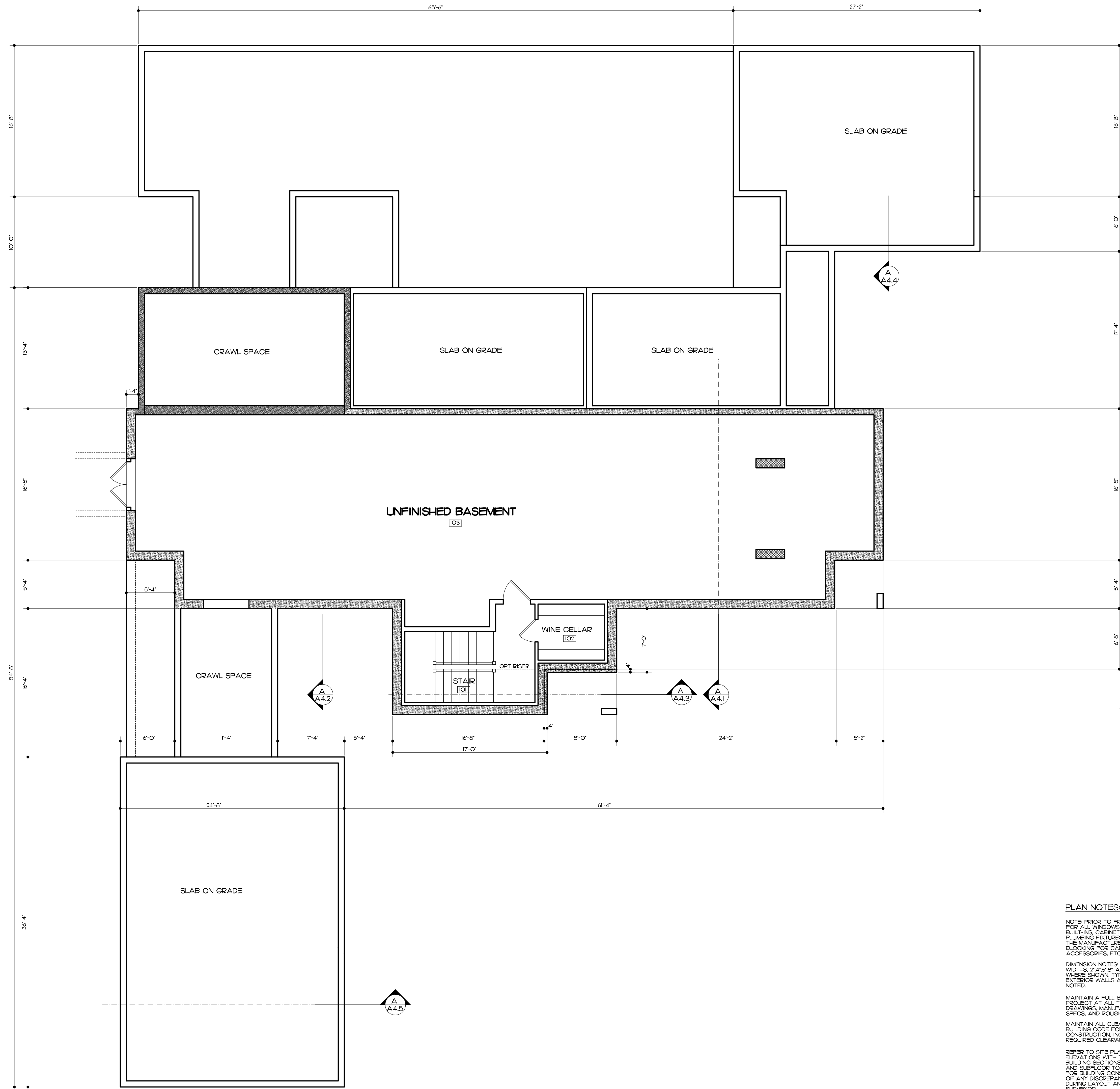
MAINTAIN ALL CLEARANCES REQUIRED BY THE NC BUILDING CODE FOR FIREPLACE, HEARTH, AND CHIMNEY CONSTRUCTION, INCLUDING U.I. AND MANUFACTURER'S REQUIRED CLEARANCES.

REFER TO SITE PLAN FOR COORDINATION OF SPOT ELEVATIONS WITH THOSE SHOWN ON PLAN. SEE BUILDING SECTIONS FOR EXACT FLOOR TO FLOOR AND SUBFLOOR TO SUB DIMENSIONS TO BE USED FOR BUILDING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND OR FIELD VARIATIONS DURING LAYOUT AND INITIAL SITE STAKING BY SURVEYOR.

LEVEL TWO PLAN
 CONSTRUCTION DRAWINGS
 SCALE: 3/16"=1'-0"
 APRIL 31, 2023

ARCHITECTURAL DRAWINGS
 Sheet Number

A1.2



PLAN NOTES:

NOTE PRIOR TO FRAMING, ROUGH-IN DIMENSIONS FOR ALL WINDOWS, DOORS, FIREPLACE INSERTS, BUILTINS, CABINETS, GRILLES, APPLIANCES, AND PLUMBING FIXTURES SHALL BE OBTAINED FROM THE MANUFACTURERS AND VERIFIED. COORDINATE BLOCKING FOR CABINETS, RAILINGS, PANELING, ACCESSORIES, ETC.

DIMENSION NOTES: ALL DIMENSIONS ARE NOMINAL STUD WIDTHS, 2'-1/2" 8" AND TO FACE OF STUD. ALIGN WALLS WHERE SHOWN. TYPICAL WALL FRAMING 2X6, 6" NOMINAL EXTERIOR WALLS AND 4" OR 6" INTERIOR WALLS AS NOTED.

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THE ARCHITECTURAL PRACTICE
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 ASHEVILLE, NC 28801
 828.258.9118

BROWN CONWAY DAMERON, AIA
 ARCHITECT

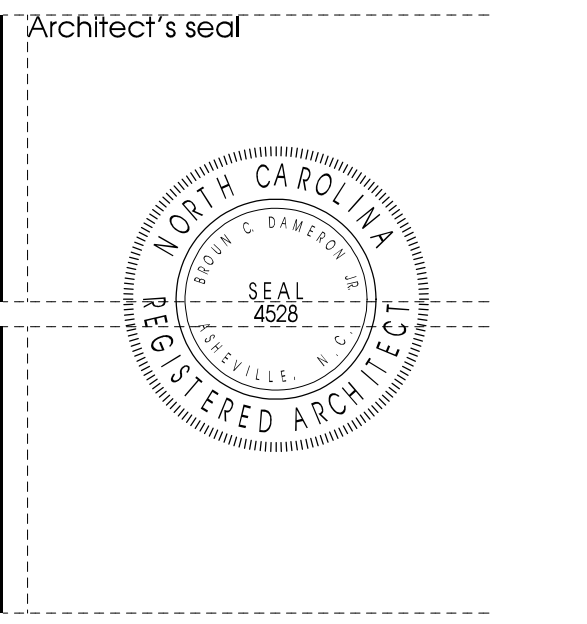
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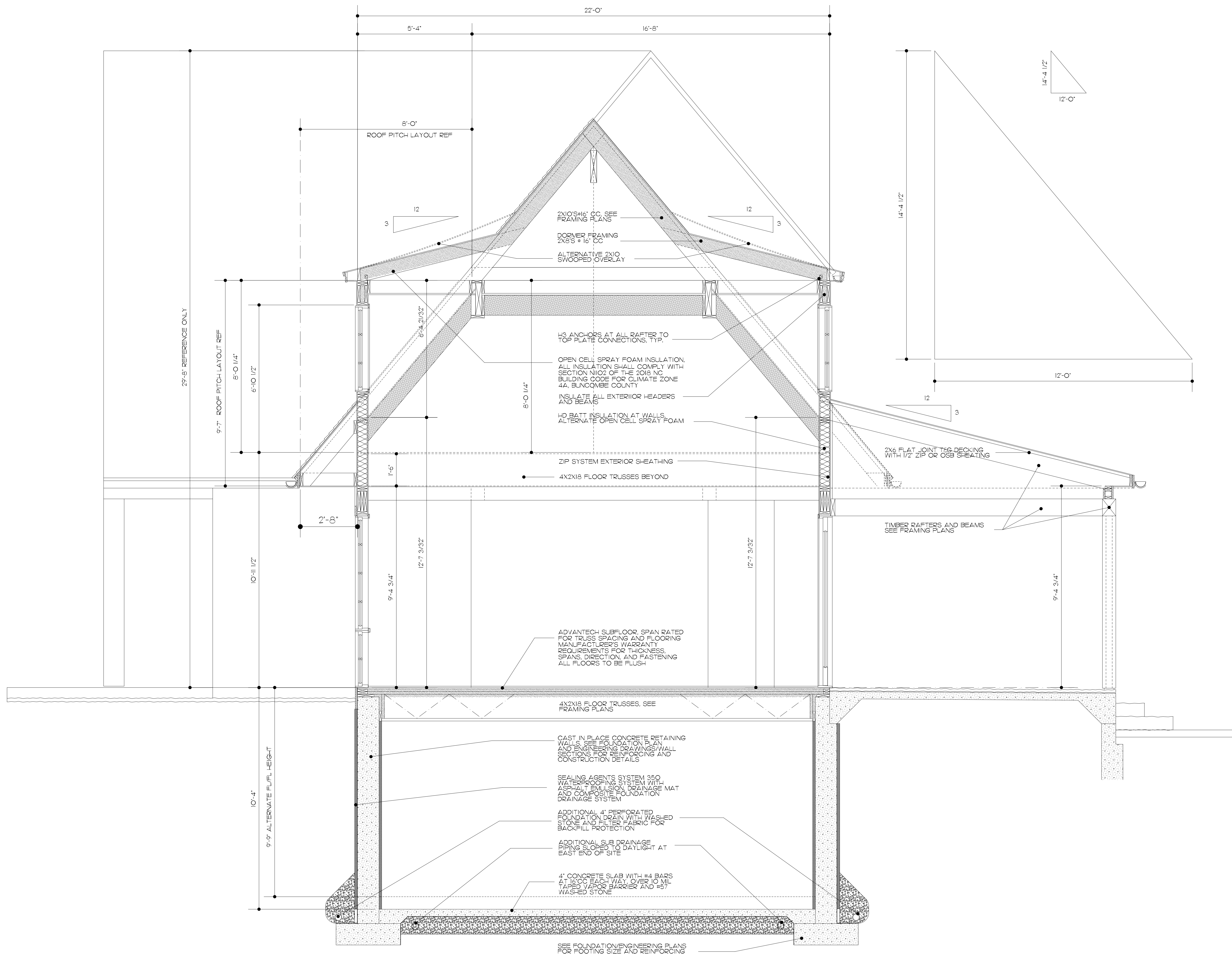
DRAWING REVISIONS:

CELLAR LEVEL PLAN
 CONSTRUCTION DRAWINGS

SCALE: 3/16"=1'-0"
 MAY 31, 2023

ARCHITECTURAL DRAWINGS
 Sheet Number

A1.3



THE ARCHITECTURAL PRACTICE
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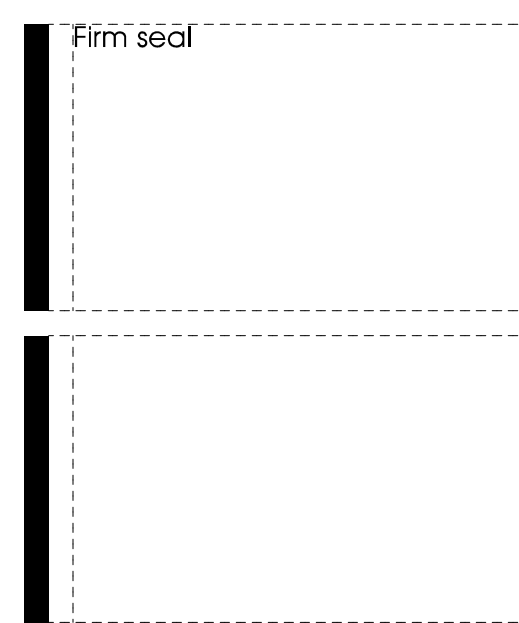
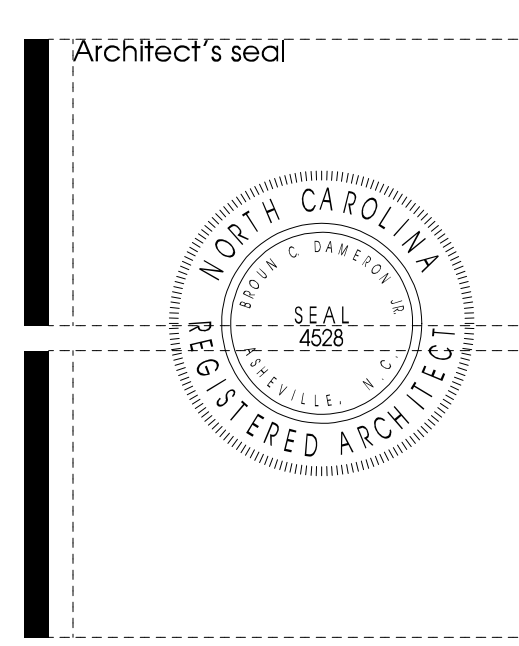
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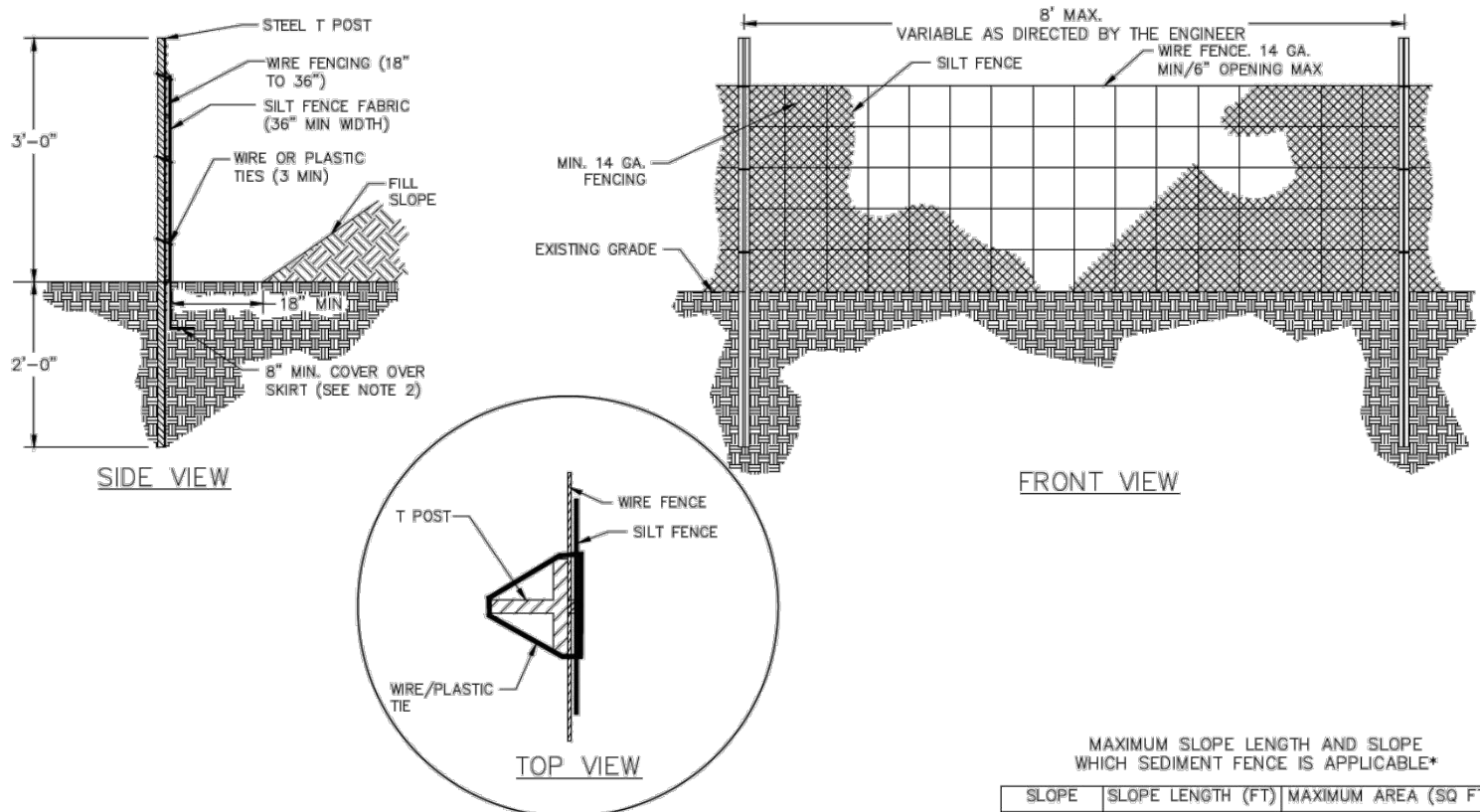
DRAWING REVISIONS:

BUILDING SECTION
 CONSTRUCTION DRAWINGS

SCALE: 1/2"=1'-0"
 JUNE 10, 2023

ARCHITECTURAL DRAWINGS
 Sheet Number

A4.1



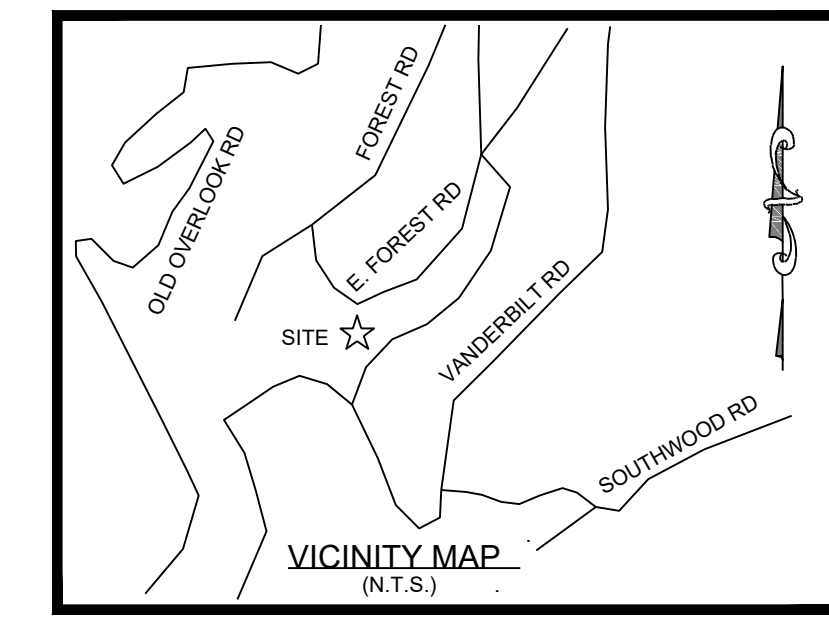
- NOTES:
- SILT FENCE MUST BE PLACED 18" (MIN) FROM TOE OF SLOPE. IT CAN NOT BE USED TO HOLD BACK FILL MATERIALS.
 - BOTTOM 12 INCHES OF SILT FENCE MUST BE BURIED. PLACE IT IN A TRENCH 8" DEEP AND 4" WIDE.
 - USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW OR IN A STREAM BED.

MAXIMUM SLOPE LENGTH AND SLOPE WHICH SEDIMENT FENCE IS APPLICABLE*		
SLOPE	SLOPE LENGTH (FT)	MAXIMUM AREA (SQ FT)
2% TO 5%	100	10,000
5% TO 10%	75	7,500
10% TO 20%	50	5,000
20% TO 30%	30	3,000
30% TO 40%	15	1,500

* TABLE INFORMATION TAKEN FROM THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, DETAIL 8.823.

1 SILT FENCE

NTS



sitework STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.226.4945



PROPERTY ADDRESS:
26 E. FOREST RD., BILTMORE FOREST

PIN: 9646-46-9582

ZONING: R-1

LOT SIZE: 1.558 AC (67,866 SF)

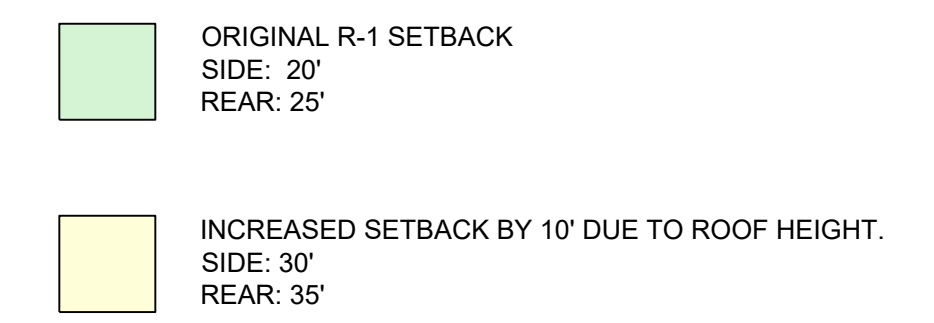
SETBACKS:
FRONT SETBACK: 60'
REAR SETBACK: 25"
SIDE SETBACK: 20"
*ADDITIONAL 7'-6" FOR SIDE AND REAR SETBACKS DUE TO PROPOSED ROOF HEIGHT

IMPERVIOUS SURFACE COVERAGE:
MAX ALLOWED: 1-3 AC - 25% = 16,966 SF
PROPOSED: 11,132 SF (16%)

ROOF COVERAGE:
MAX ALLOWED: UP TO 2 AC: 6,100 SF
PROPOSED: 4,910 SF

ROOF HEIGHT:
MAX ROOF HEIGHT: 29'-8" (FROM MAIN LEVEL FINISHED FLOOR)

LAND DISTURBANCE:
PROPOSED: 18,048 SF (27% OF SITE)



CONSULTANT

MARKS REDISENCE

PREPARED FOR:
JASON & JENNIFER MARKS
26 E. FOREST RD.
BILTMORE FOREST, NC

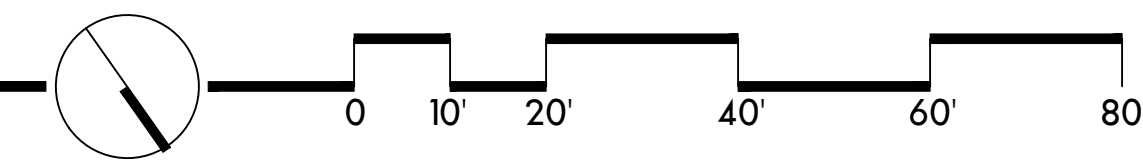
REVISIONS		
NO.	REMARKS	DATE

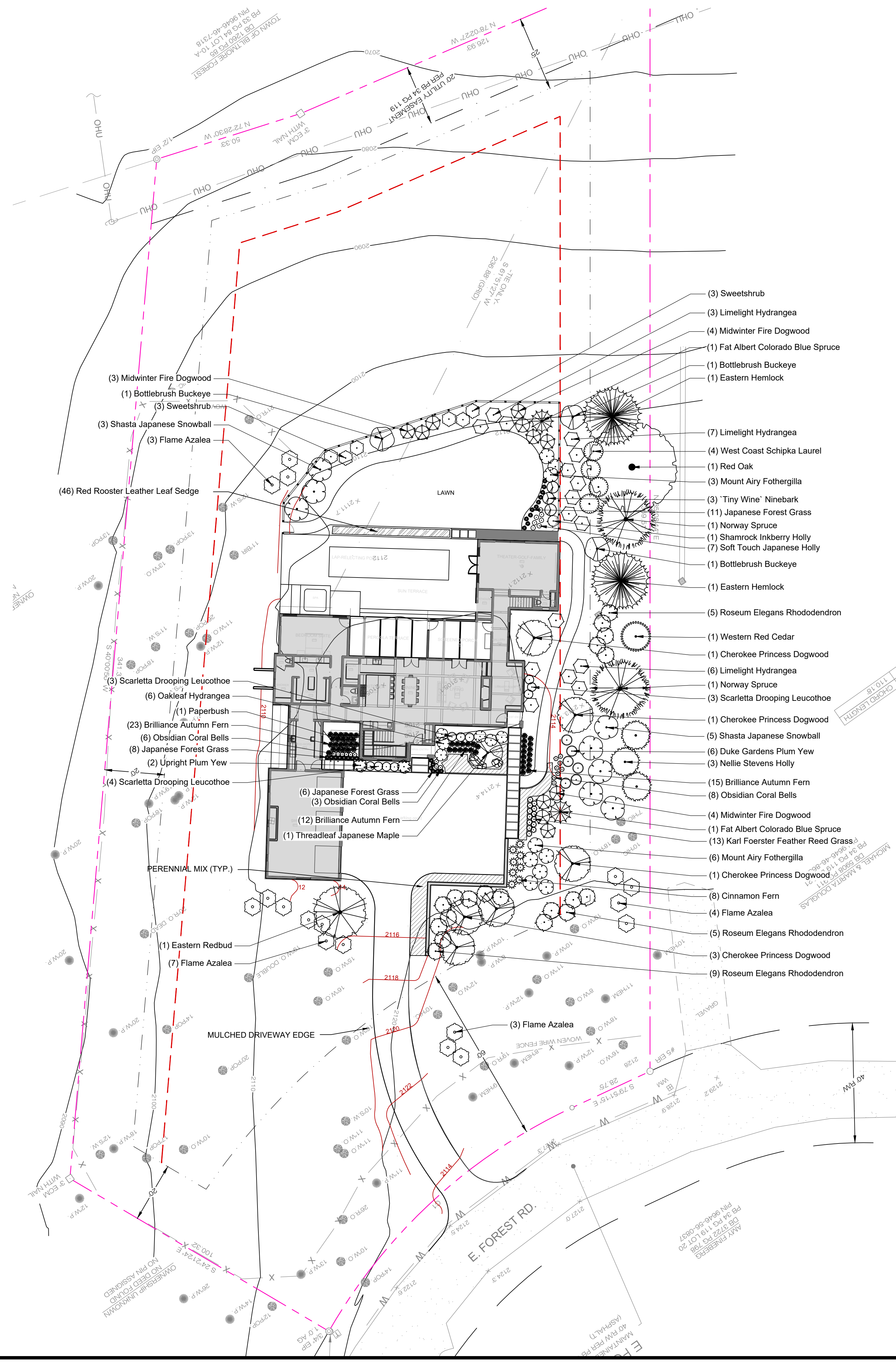


DATE: 6.22.2023
SHEET TITLE:

SITE PLAN

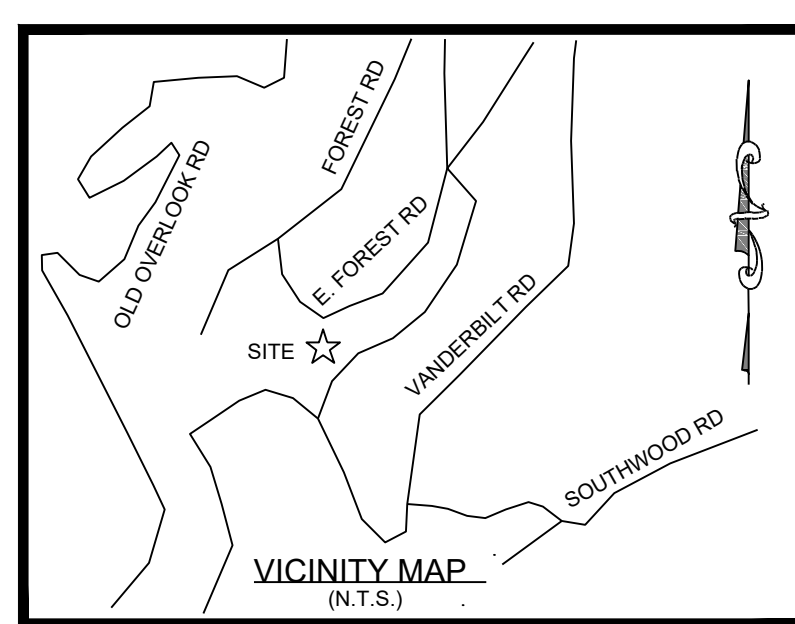
SHEET NO.
L-200





PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
1	Acer palmatum 'Dissectum'	Threadleaf Japanese Maple	7 gal			Specimen, to be tagged
1	Cercis canadensis	Eastern Redbud	B & B		8' HT	
6	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	B & B		6'-8' HT	
3	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B		8'-10' HT	
2	Picea abies	Norway Spruce	B & B		8'-10' HT	
2	Picea pungens glauca 'Fat Albert'	Fat Albert Colorado Blue Spruce	B&B 5'-6' HT			
1	Quercus rubra	Red Oak	B&B	2"Cal		
1	Thuja plicata 'Green Giant'	Western Red Cedar	B & B		10'-12' ht	
2	Tsuga canadensis	Eastern Hemlock	B & B		8'-10' HT	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT			
3	Aesculus parviflora	Bottlebrush Buckeye	7 gal		96" o.c.	
6	Calycanthus floridus	Sweetshrub	5 gal		60" o.c.	
6	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew	3 gal		42" o.c.	
2	Cephalotaxus harringtonia 'Fastigiata'	Upright Plum Yew	1 gal		54" o.c.	
11	Cornus sericea 'Midwinter Fire'	Midwinter Fire Dogwood	5 gal		60" o.c.	
1	Edgeworthia chrysantha	Paperbush	3 gal		60" o.c.	
9	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	3 gal		60" o.c.	
16	Hydrangea paniculata 'Limelight' TM	Limelight Hydrangea	3 gal		60" o.c.	
6	Hydrangea quercifolia 'Sikes Dwarf'	Oakleaf Hydrangea	3 gal		48" o.c.	
7	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	5 gal		18" o.c.	Full and vigorous. Prune
1	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	5 gal		48" o.c.	
10	Leucothoe fontanesiana 'Zelblid' TM	Scarletta Drooping Leucothoe	3 gal		36" o.c.	15" high min @ install Full & vigorous
3	Physocarpus opulifolius 'Tiny Wine'	'Tiny Wine' Ninebark	3gal		48" o.c.	
4	Prunus laurocerasus 'West Coast Schipkaensis'	West Coast Schipka Laurel	5 gal		78" o.c.	
17	Rhododendron calendulaceum	Flame Azalea	3 gal		72" o.c.	
19	Rhododendron x 'Roseum Elegans'	Roseum Elegans Rhododendron	7 gal		72" o.c.	
8	Viburnum plicatum tomentosum 'Shasta'	Shasta Japanese Snowball	B&B 4'-5' HT		96" o.c.	
FERNS	BOTANICAL NAME	COMMON NAME	CONT			
50	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal		24" o.c.	
8	Osmunda cinnamomea	Cinnamon Fern	1 gal		36" o.c.	
GRASSES	BOTANICAL NAME	COMMON NAME	CONT			
13	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		24" o.c.	
25	Hakonechloa macra	Japanese Forest Grass	1 gal		18" o.c.	
PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT			
17	Heuchera x 'Obsidian'	Obsidian Coral Bells	SOD		18" o.c.	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	46	Carex buchananii 'Red Rooster'	Red Rooster Leather Leaf Sedge	SOD		18" o.c.



REVISIONS
 NO. REMARKS DATE

NOT FOR CONSTRUCTION

DATE: 6.22.2023
 SHEET TITLE: PLANTING PLAN
 SHEET NO. L-300



Acer palmatum 'Dissectum'
Threadleaf Japanese Maple



Cercis canadensis
Eastern Redbud



Cornus florida 'Cherokee Princess'
Flowering Dogwood



Ilex x 'Nellie R Stevens'
Nelly Stevens Holly



Picea abies
Norway Spruce



Quercus rubra
Red Oak



Thuja plicata 'Green Giant'
Green Giant Arborvitae



Tsuga canadensis
Eastern Hemlock



Aesculus parviflora
Bottlebrush buckeye



Calycanthus floridus
Carolina allspice



Cephalotaxus harringtonia 'Duke Gardens'
Duke Gardens Plum Yew



Cephalotaxus harringtonia 'Fastigiata'
Upright Plum Yew



Cornus sericea 'Midwinter Fire'
Midwinter Fire Dogwood



Edgeworthia chrysantha
Paperbush



Fothergilla major 'Mount Airy'
Mount Airy Fothergilla



Hydrangea paniculata 'Limelight' TM
Limelight Hydrangea



Hydrangea quercifolia 'Sikes Dwarf'
Oakleaf Hydrangea



Ilex crenata 'Soft Touch'
Soft Touch Japanese Holly



Ilex glabra 'Shamrock'
Shamrock Inkberry Holly



Leucothoe fontanesiana 'Zebld' TM
Scarletta Drooping Leucothoe



Physocarpus opulifolius 'Tiny Wine'
'Tiny Wine' Ninebark



Prunus laurocerasus 'West Coast Schipkaensis'
West Coast Schipka Laurel



Rhododendron calendulaceum
Flame Azalea



Rhododendron x 'Roseum Elegans'
Roseum Elegans Rhododendron



Viburnum plicatum tomentosum 'Shasta'
Shasta Japanese Snowball



Carex buchananii 'Red Rooster'
Red Rooster Leather Leaf Sedge



Dryopteris erythrosora 'Brilliance'
Brilliance Autumn Fern



Osmunda cinnamomea
Cinnamon Fern



Calamagrostis x *acutiflora* 'Karl Foerster'
Karl Foerster Feather Reed Grass



Hakonechloa macra
Japanese Forest Grass



Heuchera x 'Obsidian'
Obsidian Coral Bells

CONSULTANT

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PREPARED FOR:
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BILTMORE FOREST, NC

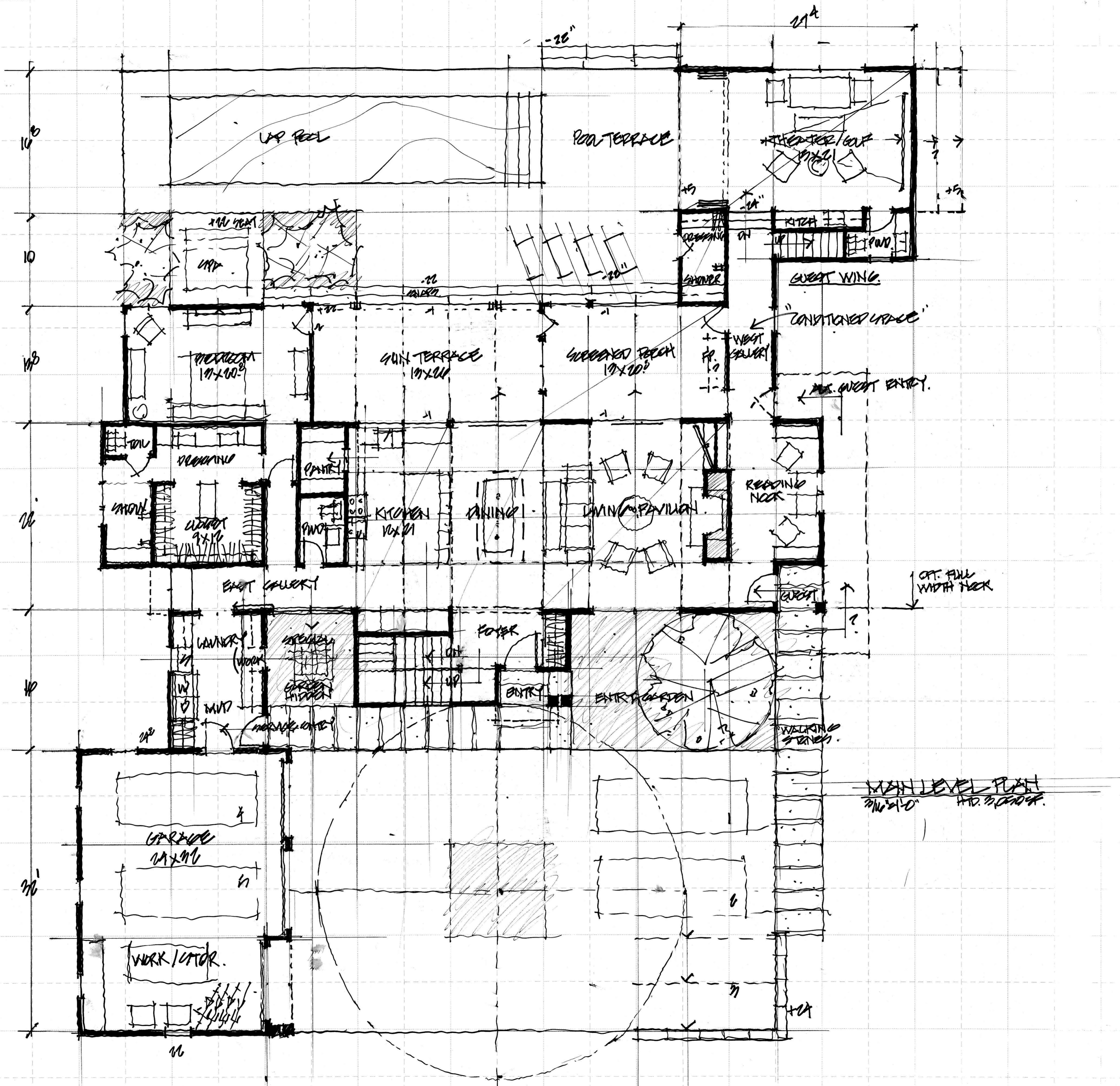
REVISIONS		
NO.	REMARKS	DATE



DATE:
6.22.2023
SHEET TITLE:

PLANT IMAGES

SHEET NO.
L-301



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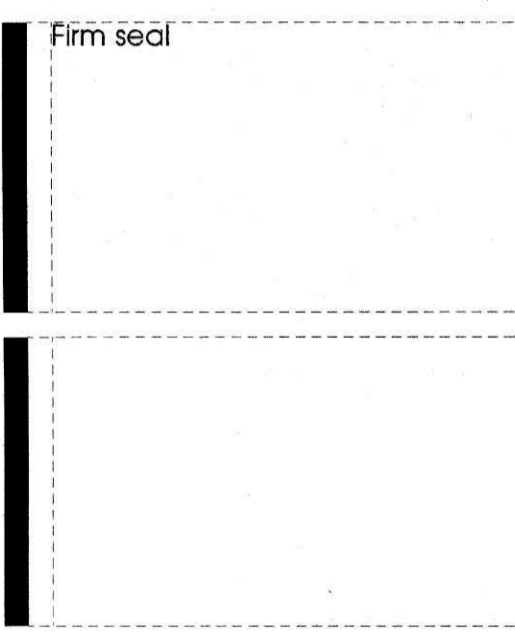
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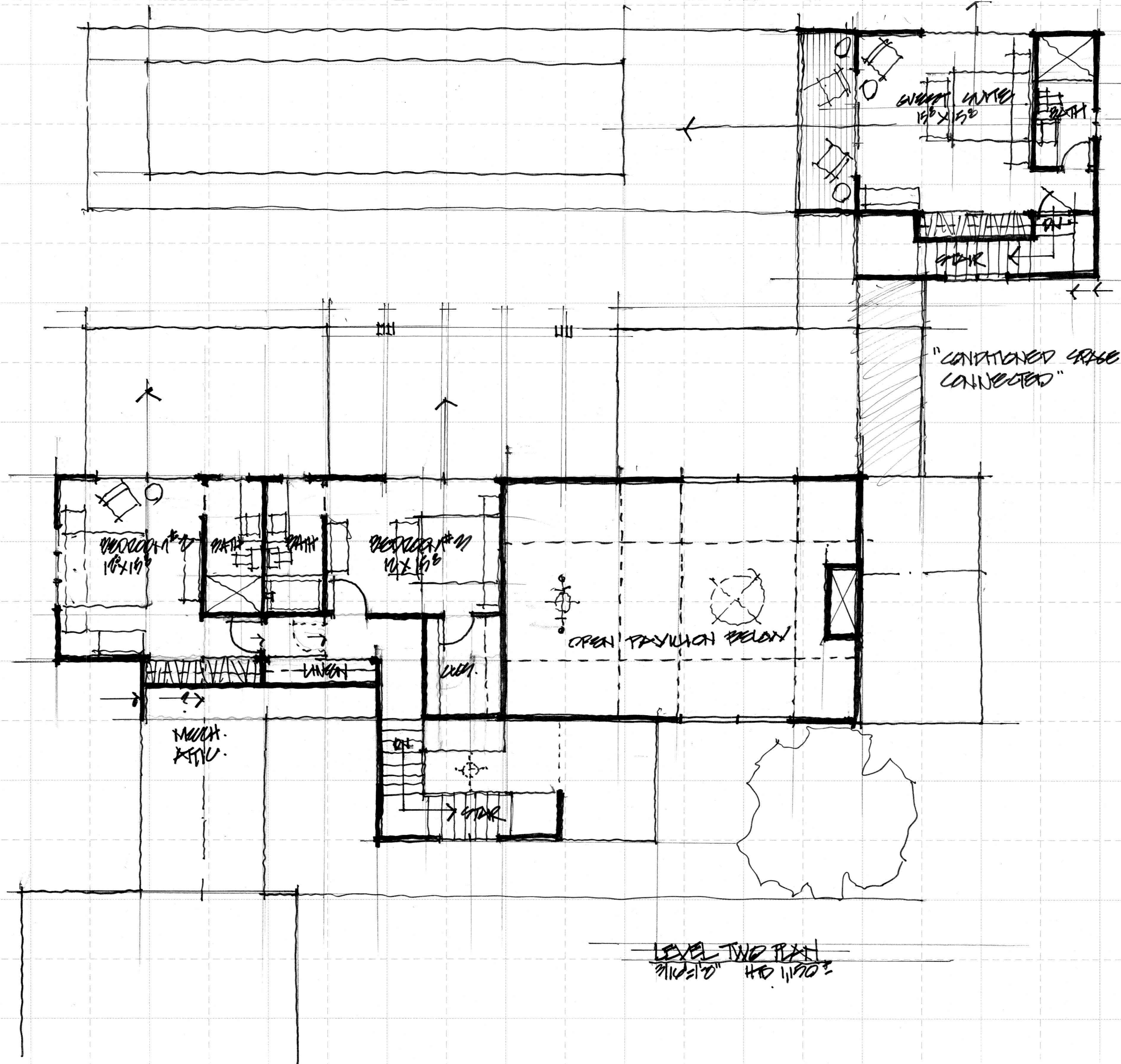
DRAWING REVISIONS:

1-28-24

PLAN STUDY SCHEMATICS
 SCHEMATIC DESIGN
 SCALE: 3/16"=1'-0"
 DECEMBER 27, 2022

ARCHITECTURAL DRAWINGS
 Sheet Number

A1.1



LEVEL TWO PLAN
 3/16" = 1'-0"
 HD 11/20/22

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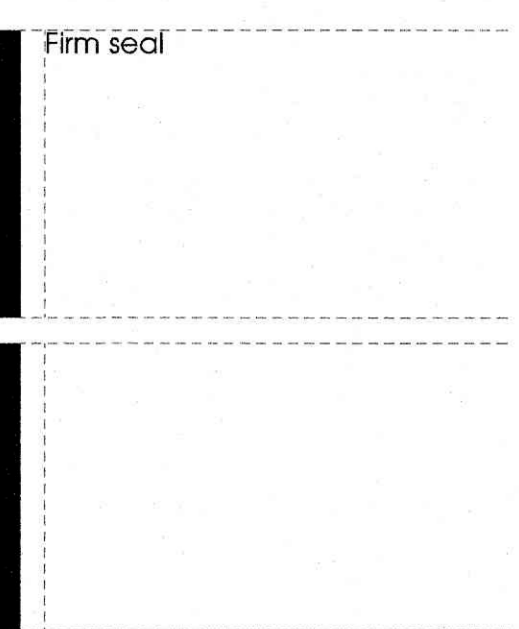
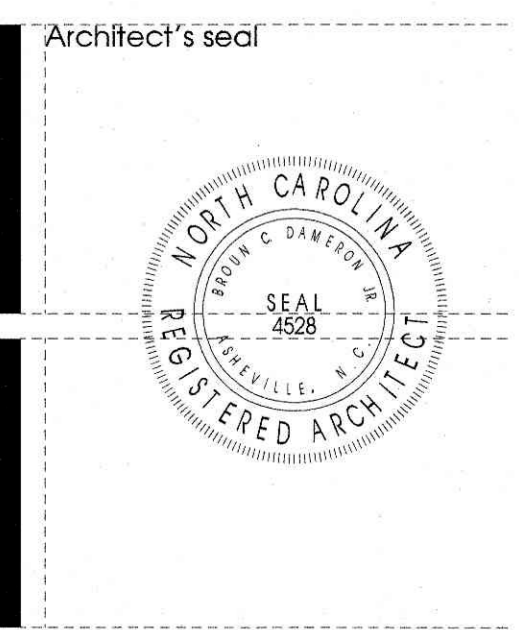
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 BILTMORE FOREST
 LOT 56
 BUNCOMBE COUNTY, NC

DRAWING REVISIONS:

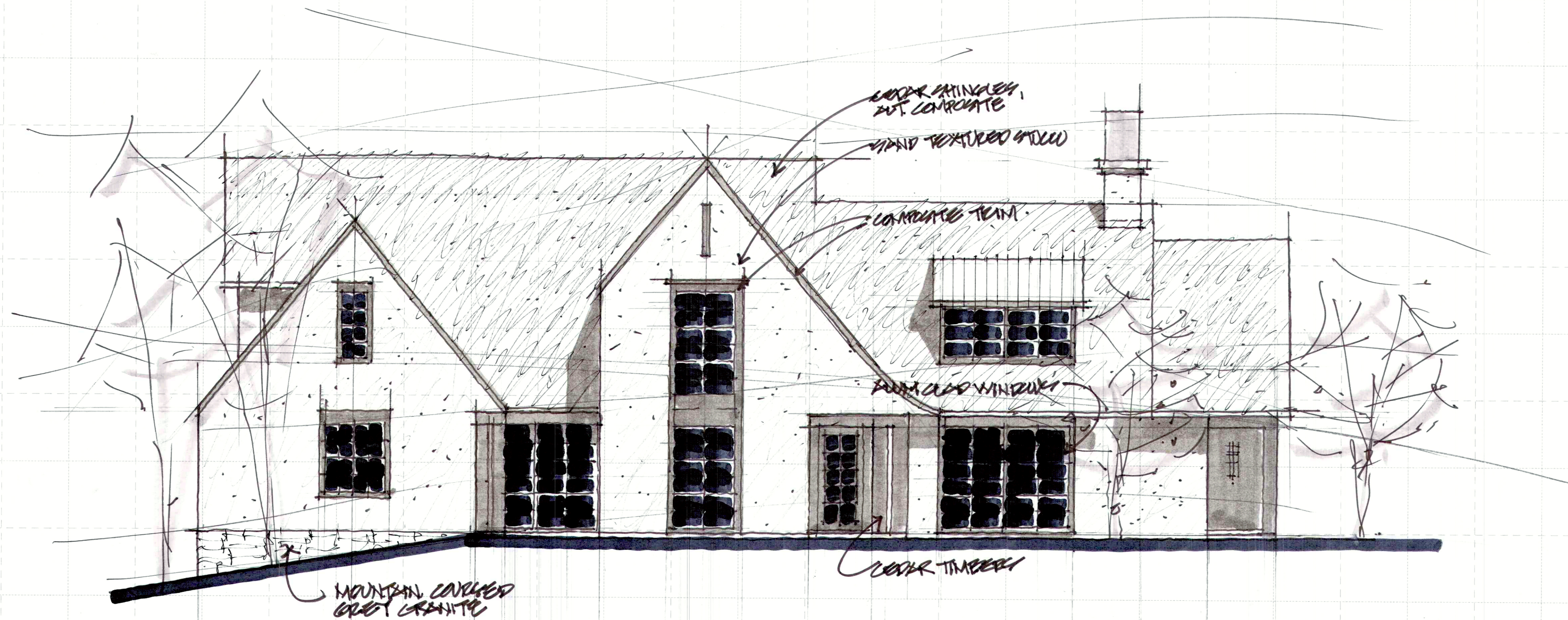
1	12.22
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PLAN STUDY SCHEMATICS
 SCHEMATIC DESIGN

SCALE: 3/16"=1'-0"
 DECEMBER 27, 2022

ARCHITECTURAL DRAWINGS
 Sheet Number

A1.2



ENTRY-COURTYARD ELEVATION

THE ARCHITECTURAL PRACTICE

56 COLLEGE STREET
SUITE 202
ASHEVILLE, NC 28801
828.258.9118

BROUN CONWAY DAMERON, AIA
ARCHITECT

NORTH CAROLINA 4528
SOUTH CAROLINA 6457

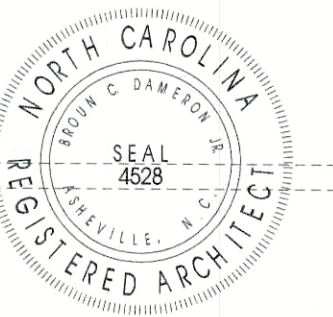
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HISTORIC ADAPTATION
LONG RANGE PLANNING
OFFICE PLANNING
RESIDENTIAL DESIGN
MOUNTAIN SITES
COMMERCIAL DESIGN
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INTERIOR RENOVATIONS

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MARKS RESIDENCE

26 EAST FOREST ROAD
BILTMORE FOREST
LOT 56
BUNCOMBE COUNTY, NC

DRAWING REVISIONS:

1-28-23

EXTERIOR ELEVATIONS

SCHEMATIC DESIGN

SCALE: 3/16"=1'-0"
FEBRUARY 17, 2023

ARCHITECTURAL DRAWINGS
Sheet Number

A2.1

THE ARCHITECTURAL PRACTICE

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BALTIMORE FOREST
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DRAWING REVISIONS:

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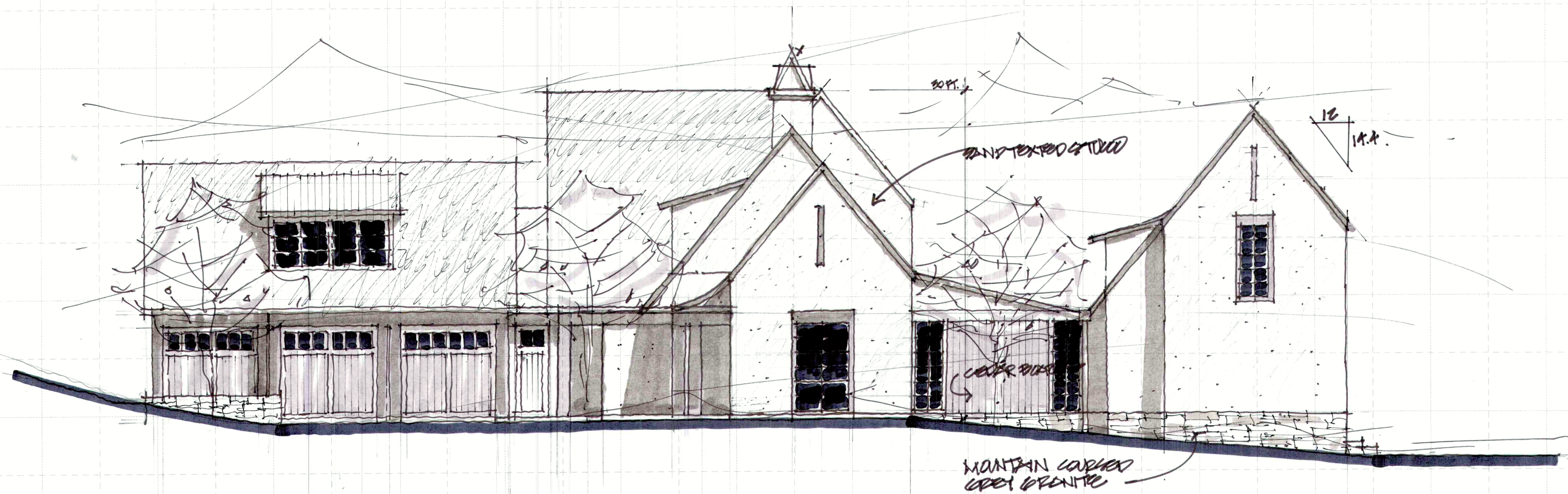
EXTERIOR ELEVATIONS

SCHEMATIC DESIGN

SCALE: 3/16"=1'-0"
FEBRUARY 17, 2023

ARCHITECTURAL DRAWINGS
Sheet Number

A2.2

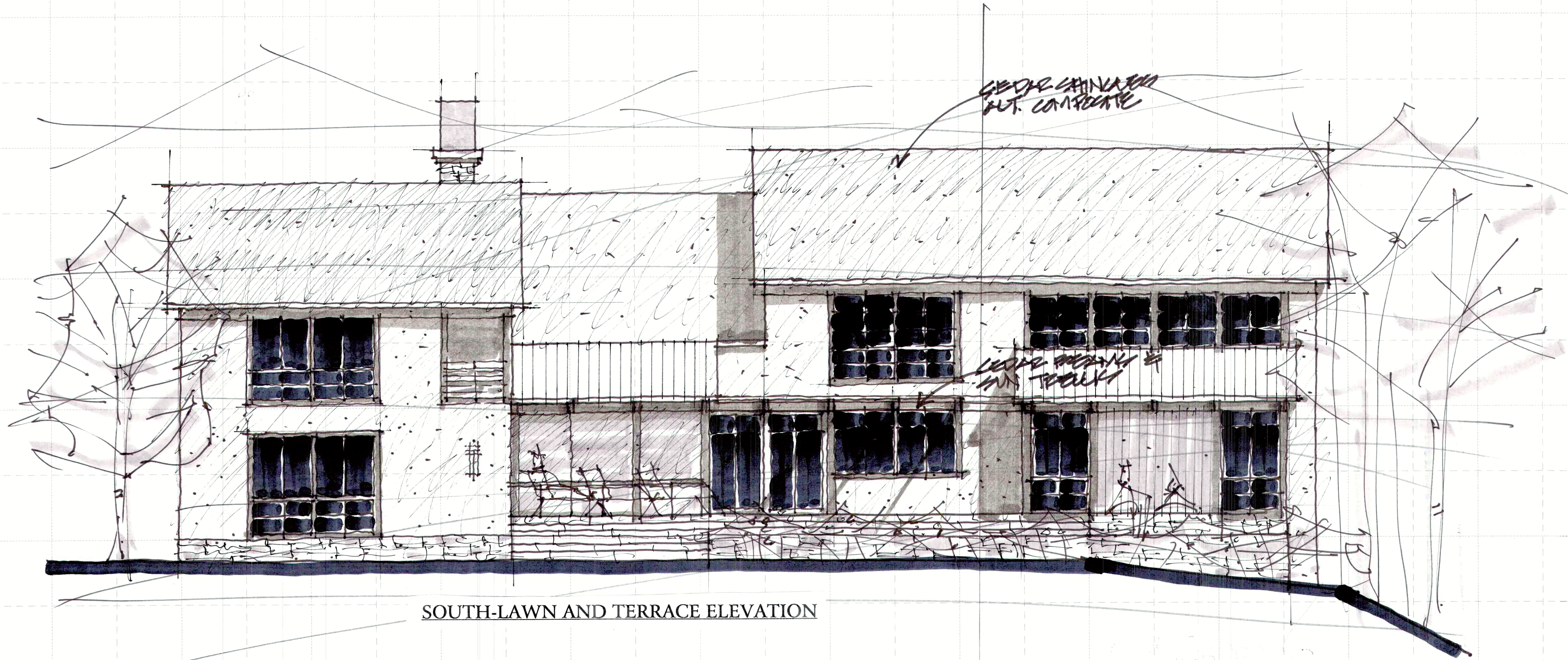


WEST-SIDEYARD ELEVATION

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LONG RANGE PLANNING
OFFICE PLANNING
RESIDENTIAL DESIGN
MOUNTAIN SITES
COMMERCIAL DESIGN
COASTAL ARCHITECTURE
INTERIOR RENOVATIONS

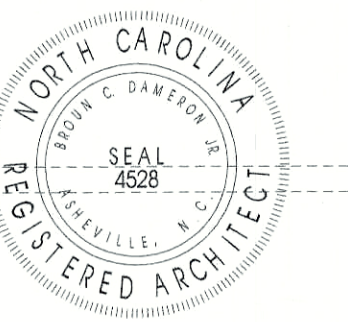
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SOUTH-LAWN AND TERRACE ELEVATION

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BLTMORE FOREST
LOT 56
BUNCOMBE COUNTY, NC

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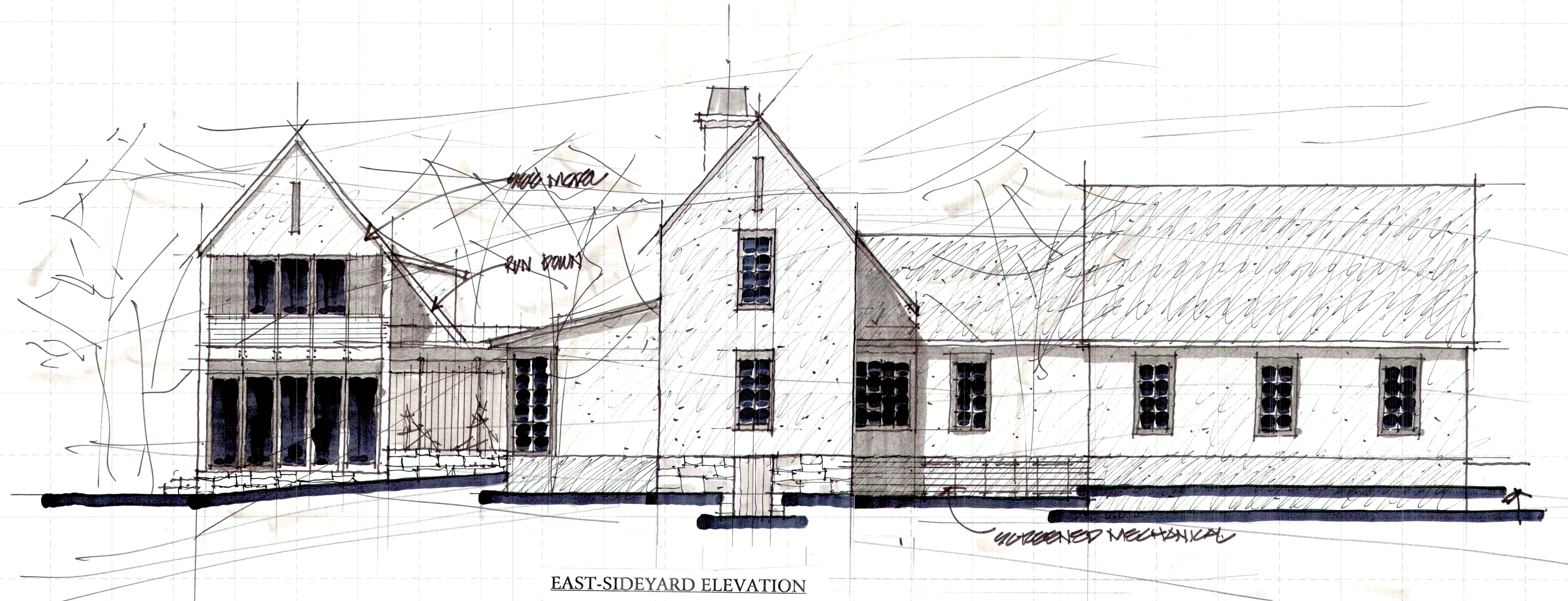
EXTERIOR
ELEVATIONS

SCHEMATIC DESIGN

SCALE: 3/16"=1'-0"
FEBRUARY 17, 2023

ARCHITECTURAL DRAWINGS
Sheet Number

A2.3



EAST-SIDEYARD ELEVATION

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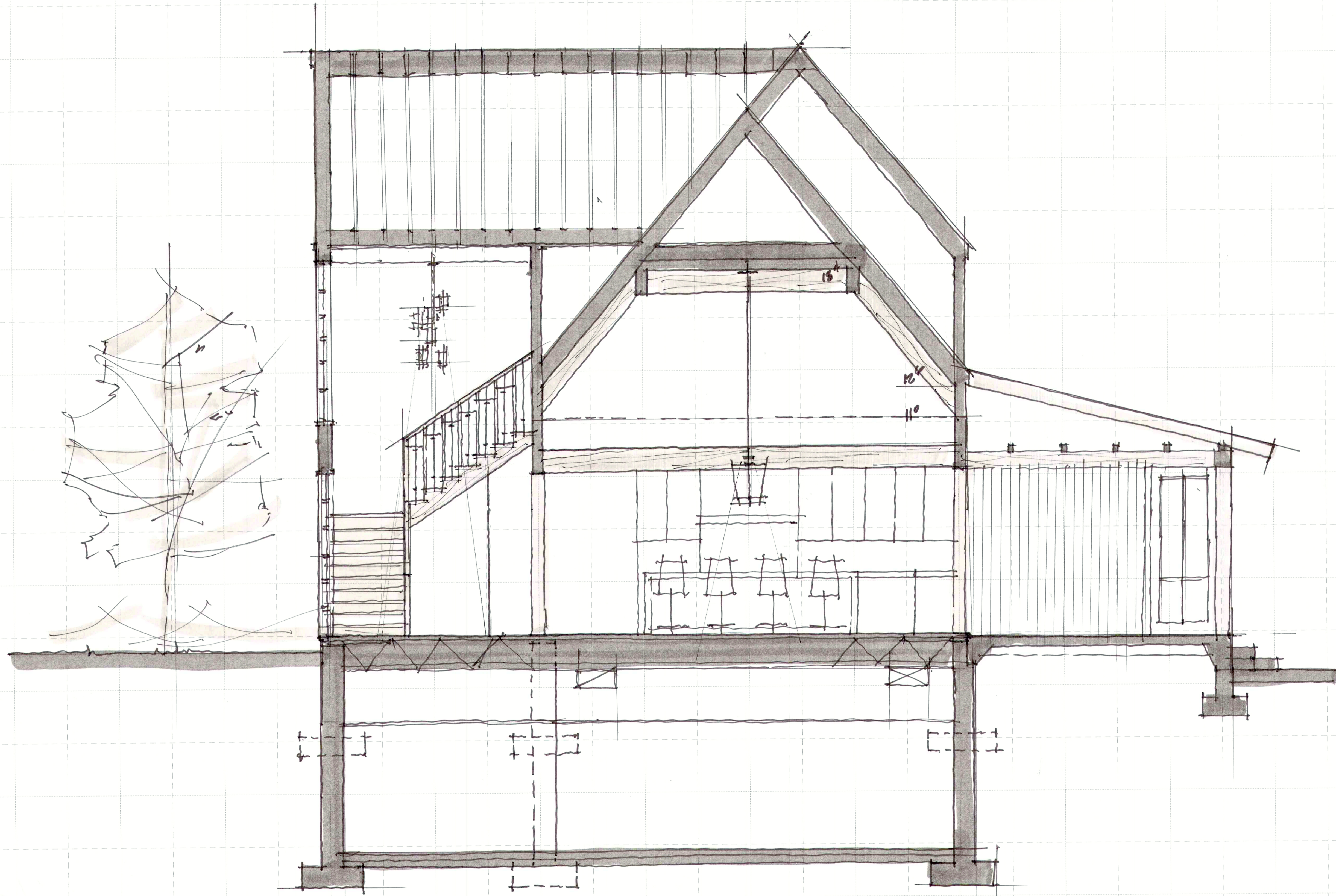
EXTERIOR ELEVATIONS

SCHEMATIC DESIGN

SCALE: 3/16"=1'-0"
FEBRUARY 17, 2023

ARCHITECTURAL DRAWINGS
Sheet Number

A2.4



SECTION @ FOYER-DINING-TERRACE

THE ARCHITECTURAL PRACTICE

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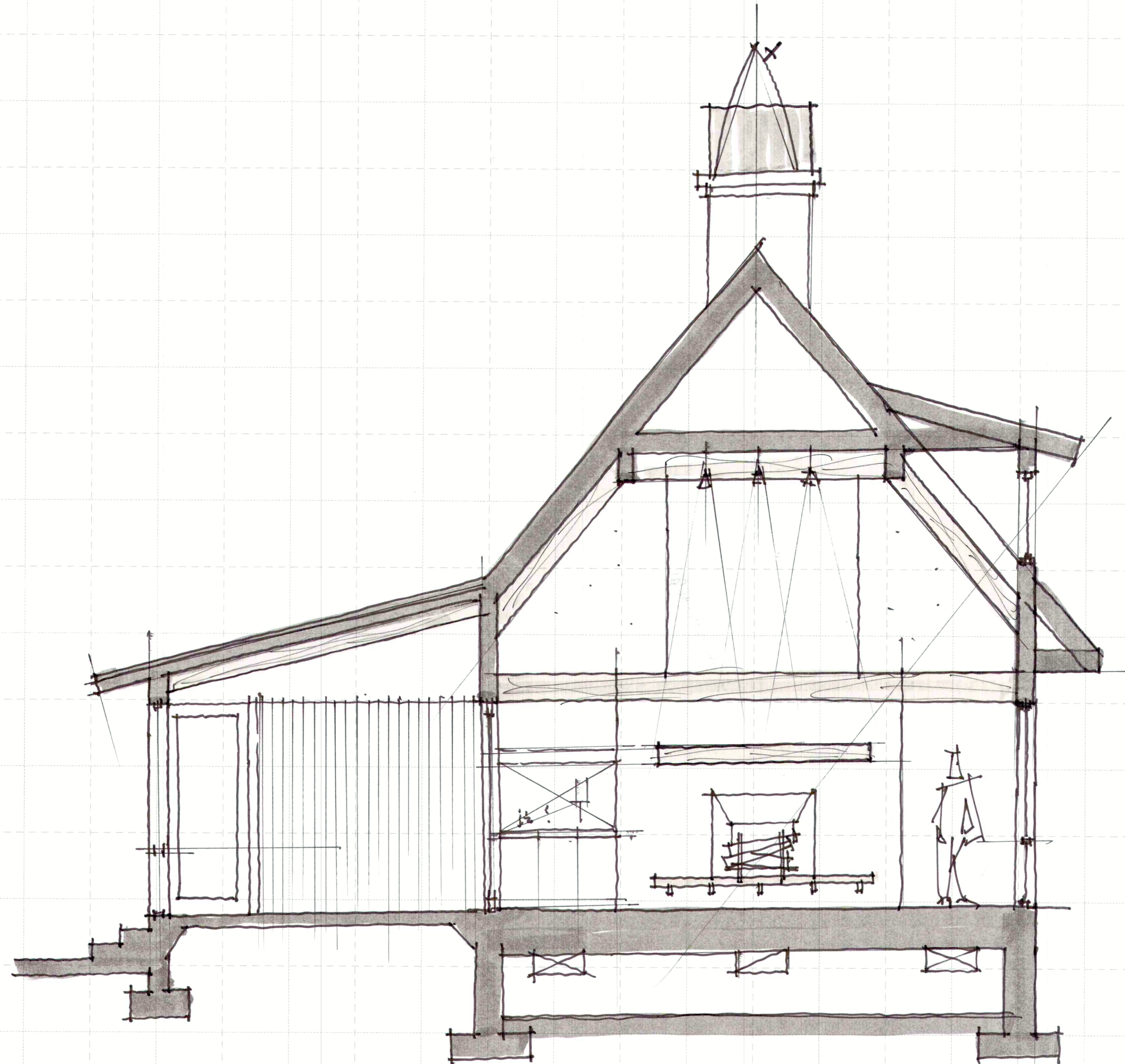
BUILDING SECTIONS

SCHEMATIC DESIGN

SCALE: 3/8"=1'-0"
FEBRUARY 28, 2023

ARCHITECTURAL DRAWINGS
Sheet Number

A3.1



SECTION @ LIVING-PORCH

THE ARCHITECTURAL PRACTICE

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SUITE 202
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MARKS RESIDENCE

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DRAWING REVISIONS:

1-28-23

BUILDING SECTIONS

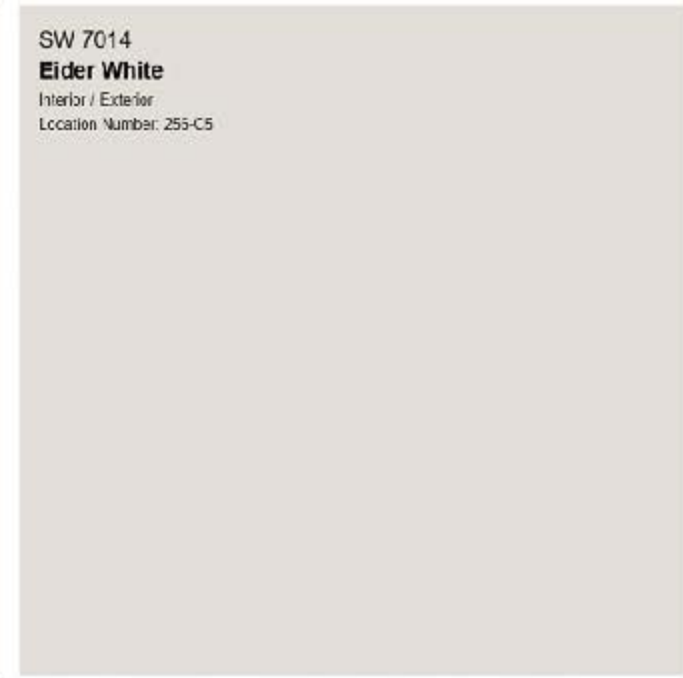
SCHEMATIC DESIGN

SCALE: 3/8"=1'-0"
FEBRUARY 28, 2023

ARCHITECTURAL DRAWINGS
Sheet Number

A3.2





Straight Line premium cedar shakes, alternative: Composite Shakes; Building prototype above

Exterior Beams and Timber Columns, Sherwin Williams SW7020 Black Fox

Exterior Sand Texture Finish Stucco, Sherwin Williams SW7014 Eider White



Exterior Vertical Wood Siding Accents: Sherwin Williams SW3533 Leeward Semi-Transparent

Window and Door Cladding Preliminary: Kolbe Coal Black Aluminum Cladd

Stone Walls and Watertables: Field Samples to be provided, coursed NC Mountain Granite



Exterior Sconces: Preliminary Selection, Final to be provided: Dark Sky compliant wall mounted Other lighting: recessed downlighting at egress.

Similar Color Scheme and roofing texture

Garage Doors TBD: Likely matching vertical wood paneling or trim color; lower left; wood grain impressions.

