To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners  
From: Jonathan B. Kanipe, Town Manager  
Date: January 11, 2021  
Re: Board of Adjustment Meeting – January 25, 2021

The following items of business are scheduled to be addressed by the Biltmore Forest Board of Adjustment on Monday, January 25, 2021 at 4:00 pm in the Town Hall Board Room via Zoom. The format for the meeting and instructions for attending the meeting via Zoom can be found on the second page of this agenda. The link for the Zoom meeting can be found at the bottom of the second page.

1. The meeting will be called to order and roll call taken.
2. The minutes of the December 14, 2020 regular meeting will be considered.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).
   Case 1: 24 Busbee Road – A variance is requested for the installation of a driveway in the side setback in conjunction with the construction of a new residence. A landscaping plan is included for review and consideration by the Board of Adjustment.

4. Adjourn

Applicants:
You or a representative MUST attend the Zoom meeting in order to have the matter considered.
Members of the Board of Adjustment & staff may visit each property prior to the meeting. If this occurs, the property owner will be notified beforehand and asked if they approve the visit. If so, the visit will be conducted in a socially distant manner consistent with North Carolina state orders related to preventing the spread of Covid-19.

Neighbors:
You are receiving this notice because your property is adjacent to an applicant on this month’s agenda.
You may review applications & plans for the projects on this agenda at http://www.biltmoreforest.org/board-of-adjustments.
You are invited to attend the scheduled meeting via Zoom and make comment when called upon. Any additional information regarding the Zoom meeting will be provided on the Town’s website no later than January 19, 2021.
Process and Procedure for January 25, 2021 Board of Adjustment Meeting held on Zoom

- All participants attending will be held in the “waiting room” prior to admittance by Town staff. Once admitted into the meeting, please mute audio until called upon by the Board chair.
- The meeting will be called to order at 4:00 p.m. by the Chair. All interested parties and applicants will be virtually sworn-in at this time.
- Each matter will be called forward and Town staff will authorize video and audio for the applicants and any person with standing for that particular case. If an applicant would like to present visual evidence, they must provide this evidence to Town staff no later than Friday, January 22, 2021.
- The Board chair, or other Board of Adjustment member, will specifically ask questions to the applicant and ask for any evidence that they would like to present.
- The Board chair, or other Board of Adjustment member, will then specifically ask for any person with standing for that specific matter to provide comment. Town staff will moderate this comment period but will ensure each person who wishes to speak or provide evidence is able to do so.
- When all evidence and testimony has been provided, the Board will deliberate and render a decision, then move on to the next matter where the process will be repeated.

How to Access the January 25, 2021 Board of Adjustment Meeting via Zoom

In order to access the Board of Adjustment meeting, please visit http://zoom.us to sign up, for free, for a Zoom account. This will enable you to participate with your desktop or laptop computer as you see fit. The Zoom link and log-in credentials are at the bottom of this page.

You may also download the free Zoom app from the Apple Store or Google Play on your mobile iOS or Android device. This app will walk you through setting up a free account.

If you are unable to access the meeting through a web or app based format, but would still like to listen and participate in the meeting, you may do so by calling one of the phone numbers listed below and entering the meeting ID and password.

https://us02web.zoom.us/j/81083058295?pwd=Y2poN0FxUlhVcXAvZXVvK3M3T0tOdz09  Meeting ID: 810 8305 8295
Passcode: 518954
Find your local number: https://us02web.zoom.us/u/kSp5AXAwk
The Board of Adjustment met at 4:00 p.m. on Monday, December 14, 2020. The meeting was held virtually via Zoom.

Members present: Mr. Greg Goosmann, Ms. Rhoda Groce, Ms. Lynn Kieffer, Mr. Robert Chandler, and Mr. Lowell Pearlman. Ms. Martha Barnes, alternate member, was also present. Mr. Jonathan Kanipe, Town Manager, Mr. Harry Buckner, Public Works Director, and Mr. William Clarke, Town Attorney were also present.

Chairman Greg Goosmann called the meeting to order at 4:00 p.m.

Mr. Goosmann swore in the following:

Mr. Jonathan Kanipe
Mr. Harry Buckner
Mr. Ryan Cecil
Ms. Rebecca Cecil
Mr. Brad Fuhrman
Mr. Scott Alexander
Ms. Jenny Whitt
Mr. Raymond Russell
Ms. Elizabeth Russell
Mr. Clay Mooney
Mr. Joshua Shores
Ms. Mary Tepper

A motion was made by Ms. Lynn Kieffer to approve the minutes from November 16, 2020. Ms. Rhoda Groce seconded the motion and was unanimously approved. Roll call was taken.

HEARING (Evidentiary):
A Special Use Permit was requested for the installation of a playset in the rear yard. Ms. Martha Barnes shepherded the matter. The approximate square footage is 2,500. The playhouse is custom made. The playhouse is out of view so the neighbors will not be able to see it. Mr. Cecil agreed to buffer the playhouse if needed. It is located on the Northwest section of the house and should not be visible to any neighbor. There were no further questions or comments.

**DELIBERATION AND DETERMINATION:**

Ms. Barnes recited the facts. Mr. Ryan and Rebecca Cecil at 7 Frith are requesting to build an accessory structure that is a playground for their children. The playground is not within a setback. It would not be visible to any adjoining property. There is also no issue with impervious surfaces. The playhouse will also keep within the same design as the house. No neighboring property owner has objected.

Ms. Rhoda Groce moved that a Special Use Permit be granted to Ryan and Rebecca Cecil of 7 Frith Drive for the installation of a playset in the rear yard and the facts as recited by Martha Barnes and her summation be accepted as findings and facts to support this grant. The Board has inspected this site and no neighboring property owner has objected. Ms. Groce further moved the Board define that granting this Special Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110 (C)(2-3)of the above ordinance. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Mr. Pearlman seconded the motion. A roll call vote was taken, and the motion was unanimously approved.
HEARING (Evidentiary):

A Special Use Permit is requested for the installation of roof mounted solar collectors at 1345 Hendersonville Road at Carolina Day School. Mr. Lowell Pearlman shepherded the matter. There will be two roof mounted solar array systems installed. This will be similar to the solar installation of the upper school that occurred a few years ago. It will be 100 kilowatts for each installation. It will generate enough power to generate 55% of each facility. Mr. Robert Chandler asked if the sun would reflect on other homes. Mr. Scott Alexander from Eagle Solar said it would be flat so neighboring property owners cannot see the panels. On the lower school, the panels can be seen but only from another part of the school. It would not be visible to a neighboring property owner. It is non-reflective material and the panels will be black. The panels are all identical. It is the same material as the upper school installation. There were no further comments regarding the project.

DELIBERATION AND DETERMINATION:

Mr. Pearlman recited the facts and said a Special Use Permit is requested by Carolina Day School for installation of two 100-kilowatt solar array systems. There have been no objections by neighboring property owners.

Ms. Kieffer moved that a motion be made to grant a Special Use Permit to Carolina Day School at 1345 Hendersonville Road for installation of two 100-kilowatt solar array systems and the facts as recited by Lowell Pearlman and his summation be accepted as findings and facts to support this grant. The Board has inspected this site and no neighboring property owner has objected. Ms. Kieffer further moved the Board define that granting this Special Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110 (C)(2-3)of the above ordinance. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning
Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Ms. Martha Barnes seconded the motion. Roll call was taken by Chairman Goosmann and the motion was unanimously approved by all members.

**HEARING (Evidentiary):**

A variance is requested for the reconstruction of a detached accessory building within the side yard setback at 307 Vanderbilt Road. The matter was shepherded by Mr. Robert Chandler. An existing storage building was located on the concrete pad and has deteriorated and in need of replacement. Ms. Russell said the dimensions are 16’ long and 8’ wide. The height is 12’ on one side and 10’ on the other side. Mr. Russell said no neighbors object to the project. Mr. Clarke suggested the Board review the project based on the easement from an earlier property survey and the fact it is on the property line. It is also very visible from the neighbor’s house. The Russells said they would be willing to buffer the area so it is not visible. The easement has been received and it will be reviewed after the meeting is conducted.

**DELIBERATION AND DETERMINATION:**

Mr. Robert Chandler recited the facts and said Mr. Ray and Elizabeth Russell of 307 Vanderbilt Road are requesting a variance for reconstruction of a detached accessory building within the side yard setback. They will use the existing concrete pad. They also have to make sure it is not on their neighbor’s property and get the proper legal paperwork to allow this. They will also be working with neighbors’ for additional buffering if it needs to be planted. They are applying for a Special Use and a Variance. There were no additional facts or comments.

Ms. Martha Barnes made a motion to approve a Special Use Permit and Variance and that it be granted to Mr. Ray and Elizabeth Russell of 307 Vanderbilt Road with the condition that the Town Attorney review the easement for compliance before the permit is valid. This is for reconstruction of a detached accessory building which is a storage shed and for a Variance of the
accessory structure and the facts as recited by Robert Chandler and his summation be accepted as findings and facts to support this grant. The Board has inspected this site and no neighboring property owner has objected. Ms. Barnes further moved the Board define that granting this Special Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110 (C)(2-3) of the above ordinance. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Ms. Barnes further moved that granting this Variance satisfies the applicable Sections of 153.110(D) and paragraphs one through four, and would not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would, in this case, result in a practical difficulty or unnecessary hardship. She further moved the Board to find the spirit of the ordinance would be observed, public safety and welfare secured and substantial justice done. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town. The Town Attorney, Mr. Billy Clarke, will review this Variance. Ms. Kieffer, Mr. Chandler, Ms. Barnes, Mr. Pearlman, and Ms. Rhoda Groce seconded the motion contingent upon the review of the easement.

HEARING (Evidentiary):

A Special Use Permit is requested at 26 Ridgefield Place for installation of a 12’x12’ concrete slab for a hot tub with associated 6’ tall privacy fence. Ms. Lynn Kieffer shepherded the matter. Ms. Jenny Whitt said she would like to install a 12’x12’ concrete pad where a hot tub will be placed and connect to the existing deck for a privacy fence around the hot tub. The neighbors are aware of the potential project and have no objection.
DELIBERATION AND DETERMINATION:

Ms. Kieffer recited the facts and said Ms. Jenny Whitt would like to install a 12’x12’ concrete pad where a hot tub will be placed. Ms. Whitt would also like to install a privacy fence around this area. Mr. Chandler asked if Ms. Whitt would be willing to buffer if needed. Ms. Whitt said yes. There were no further questions or comments.

Mr. Pearlman made a motion to move that a Special Use Permit be granted to Ms. Jenny Whitt at 26 Ridgefield Place for installation of a concrete pad, hot tub, and surrounding fence and the facts as recited by Ms. Lynn Kieffer and her summation be accepted as findings and facts to support this grant. The Board has inspected this site and no neighboring property owner has objected. Mr. Pearlman further moved the Board define that granting this Special Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110 (C)(2-3) of the above ordinance. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Mr. Robert Chandler seconded the motion. A roll call vote was taken and unanimously approved by all board members.

HEARING (Evidentiary):

A variance is requested at 32 Cedarcliff Road to exceed the maximum roof allowance associated with the construction of a new residence. Special use permits are requested for the
installation of a swimming pool and pickleball court (accessory structures) as part of the construction. Ms. Groce shepherded the matter. Mr. Clay Mooney, landscape architect, discussed with Mr. Shores the limited options of the reduced roof area. Mr. Shores and his family decided to move back to North Carolina a few months ago. Mr. Shores thought Biltmore Forest would be a great place to live and thought they would purchase this lot. Mr. Shores thought the builder was familiar with the roof limitations.

Ms. Groce said they have to uphold the ordinance as written and asked Mr. Shores what the hardship is for the variance. Ms. Groce said for new construction, a Variance has not been granted in the past. Mr. Shores asked what the definition of a hardship is. Mr. Clarke said there is a statute. The lot size at 32 Cedarcliff is 2.5 acres and typically, this happens for lot sizes of 1-1.5 acres or less. Other hardships are allowing people to replace existing structures that are in the side and rear yard setbacks. Mr. Clarke said he has been doing this job for approximately eight years and there have been a number of houses torn down in the Town and rebuilt on the property. All of these have complied with the roof limitations.

Mr. Pearlman suggested to Chairman Goosmann to explain the statutory rules to Mr. Shores of withdrawing an application or delaying a motion. Chairman Goosmann told Mr. Shores, in the event a motion is carried out and it fails, then this request cannot be brought back to the Board for one year. Mr. Clarke said the application could be withdrawn or have the board table it, then Mr. Shores could come back with a modified application. As long as the Board takes no action, Mr. Shores can come back every month. Mr. Mooney discussed with Mr. Kanipe about the porte cochere and if it were to become separated from the house, it would be considered an accessory structure. Mr. Mooney asked Mr. Kanipe if that square footage would still be added to the roof area if it were separate. Mr. Kanipe said the maximum roof coverage is defined as the total roof area of all structures.

Ms. Mary Tepper said as a neighbor, what Mr. Shores is proposing would be an improvement of the property. Ms. Rebecca Cecil also agreed that what Mr. Shores is proposing would be a great improvement to the existing property.

Mr. Mooney reiterated the drawings that were submitted reflected a 6.9% overage. Mr. Mooney said this proposal could be reduced down to 4.3%. Mr. Mooney said he might be able to
get it down to 3.5%. Mr. Clarke said the Board is currently considered a proposal with 6.9%
overage.

**DELIBERATION AND DETERMINATION:**

Ms. Rhoda Groce restated the facts and said a Variance has been requested for Mr. Joshua
Shores 32 Cedarcliff Road to exceed the maximum roof allowance associated with the construction
of a new residence. Special use permits are requested for the installation of a swimming pool and
pickleball court (accessory structures) as part of the construction. Chairman Goosmann added that
6.9% additional roof coverage is proposed. Mr. Shores chose to withdrawal the application.

Chairman Goosmann adjourned the meeting at 5:15 pm. The next Board of Adjustment
meeting is scheduled for Monday, January 25, 2021 at 4:00 pm.

**ATTEST:**

_________________________________      _______________________________
Greg Goosmann     Laura Jacobs
Chairman      Town Clerk
MEMORANDUM

To: Board of Adjustment Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustment Case Number 2 (24 Busbee Road)
Date: January 20, 2021

Variance Request to Extend Driveway into Rear Setback
Preliminary Landscaping Plan Approval for New Residence

The applicant requests a variance for the location of the driveway associated with the construction of a new residence at 24 Busbee Road. The new home is on an undeveloped lot and the applicants state that the topography, slope, tree preservation, and neighbor privacy requires them to locate a portion of the driveway in the rear yard setback. The Town’s ordinance regarding driveways and setbacks is found within Section 153.007 Dimensional Requirements where the setback from the rear property line is defined as 25 feet. The retaining wall at the rear of the home (in compliance with setbacks) does not require a special use permit since it is considered a portion of the driveway structure itself.

The proposed landscaping plan indicates significant buffering from trees in the area where the driveway encroaches into the rear setback. This buffering plan is included as part of the overall preliminary landscaping plan that is also presented for the Board’s review and approval as the site disturbs more than 20 percent of the lot area.

Please let me know if you have additional questions regarding this plan or proposal.
Zoning Compliance Application
Town of Biltmore Forest

Name
Thomas and Theresa Davis

Property Address
24 Busbee Road

Phone
(828) 775-4643

Email
tzdavis38@gmail.com

Parcel ID/PIN Number
964770272200000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
3 Acres

Maximum Roof Coverage
7,500 square feet (Up to 3 acres)

Proposed Roof Coverage Total
5340 square feet

Maximum Impervious Surface Coverage
3-6 acres (20 percent of lot area)

Proposed Impervious Surface Coverage
15,707 Square Feet or 12% Impervious

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
25’ Max. on the front elevation, 35’ Max on the rear elevation

Description of the Proposed Project
Construction of a new single family residence home

Estimated Start Date
3/1/2021

Estimated Completion Date
6/30/2022

Estimated Cost of Project
$1,750,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
2021-01-04 Davis DRB Review set.pdf
2021-01-04_Davis Site Plan_Biltmore Forest L1-MSTR.pdf
2021-01-04_Davis Site Plan_Biltmore Forest L2-SITE.pdf
2021-01-04_Davis Site Plan_Biltmore Forest L3-DETL.pdf
Applicant Signature

Theresa Davis

Date
1/4/2021
VARIANCE APPLICATION
Town of Biltmore Forest

Name
Thomas & Theresa (Jim & Terry) Davis

Address
24 Busbee Road

Phone          Email
(828) 775-4643  tzdavis38@gmail.com

Current Zoning/Use    Requested Use
Residential          Residential Building Lot

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 build a new construction single family home on our Lot on Busbee Road. In order to overcome challenges in sighting the house, we would like to have a small portion of our driveway (only) constructed into the rear setback line. Taking into consideration the best for all parties: tree conservation, neighbors privacy, driveway slope, & our view. The proposed house is NOT within the setback requirements.

What does the ordinance require?
Rear setbacks for R-1 are 25 feet:

§ 153.007 DIMENSIONAL REQUIREMENTS.
(A) Table. As Set forth in Ordinance with setbacks of 20’Sides, 25’ Rear, 60’Front setbacks

(B) General provisions. The following are footnotes applicable to the table in division (A).
1. Footnote 1. The minimum lot area for lots not served by public water and/or sewer shall be subject to approval by the County Health Department to ensure the proper operation of septic tanks and wells. In no case, however, shall minimum lot area be less than those specified in the table in division (A).
2. Footnote 3. The minimum lot width at the street line shall be 125 feet in the R-1 District, and 80 feet in the R-2, R-3, and R-4 Districts.
3. Footnote 4. On all corner lots, a 30-foot side yard setback is required.
4. Footnote 5. Accessory structures, including driveways, shall meet all setback requirements. Notwithstanding the foregoing, setback requirements for driveway entrance columns or driveway entrance walls may be waived or modified by the Board of Adjustment with the granting of a conditional use permit in accordance with § 153.110(C), without the need for a variance pursuant to § 153.110(D).
5. Footnote 6. Height requirements may be varied upon approval of the Board of Adjustment.
6. Footnote 7. Whichever is greater, 20,000 square feet, or twice the gross floor area of the building.
7. Footnote 8. An increase in the side and rear yard setbacks is required for homes (structures) that exceed 25 feet in height. Homes (structures) greater than 25 feet in height shall be setback from the side and rear property lines an additional one and one-half feet for each one foot, or portion thereof, that the home (structure) exceeds 25 feet in height.
8. Footnote 9. Structures exceeding a roof coverage area of 7,000 square feet shall be set back from side and rear property lines an additional 20% of the required setback for each 500 square feet, or
increment thereof, that the roof coverage areas exceeds 7,000 square feet.

Example: The rear setback for a single story 8,200 square foot house in the R-1 District would be calculated as follows:

8,200 - 7,000 = 1,200
1,200/500 = 2.4 (round to 3 to account for increment of change)
3 x 20% = 60%
60% x 20 = 12
25 + 12 = 37
Rear setback will be 37 feet

(Ord. passed 10-19-1983; Ord. passed 8-12-2013)

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

REQUIRED FINDINGS: Please provide a thorough response to each.

Unnecessary hardship would result from the strict application of the ordinance.
The hardship of sighting our proposed new construction home without placement of driveway in the rear setbacks are as follows:
- Neighbors privacy: Proposed location places the home as high as possible on the lot, which in turn provides better privacy for each of the neighboring homes.
- The location of the requested driveway variance is sited along border with adjacent property to create the least amount of encroachment and impact on privacy of the homesite.
- Tree conservation: by allowing the driveway in the rear setback, several trees located to the opposite side of the proposed home site will be preserved. If the home were to shift on its axis the northwest (right), additional large diameter poplar trees & a 32” diameter White oak would need to be removed.
- Driveway slope: Our current proposed driveway does not exceed 15% grade at any point which helps improve drainage, allows for more attractive aesthetics and safety.
- View: If the driveway is removed from the rear setback, the home would potentially need to be located further down the hill, which in turn would greatly effect our view, which is was one of the primary draws

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The lot lines on the upper portion of the lot area are a bit narrower than that of the rest of the lot. Reasons for placement of house on the upper portion as stated above. The unique shape of lot creates 2 rear borders which both have 25 foot setbacks vs. 1 rear setback.

The hardship did not result from actions taken by the applicant or the property owner.
Proposed only at this point in time

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 safety of all those using the driveway, including service personnel, Biltmore Forest Town Hall Service personnel, US Postal personnel, etc. will be ensured by having the lowest slope possible.

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

Thomas J. Davis
Theresa Davis

Date
1/4/2021
### Window Install Sequence

**Trapezoid Window Units:**

- Units 215 & 216
- Units 217 & 218
- Units 107, 108 & 109
- Units 207 & 208
- Units 211 & 212
- Units 213 & 214
- Units 201 & 202
- Units 203 & 204
- Units 205 & 206

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#### Window Schedule

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#### Door and Frame Schedule

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**Reproduction or for the construction of any building, these drawings are the property of Woods Dendy Architects, LLC.**

**Date: 1/8/2021**

**Drawn By:** HD

**Checked By:** HD

**New Construction For:**

**Davis Residence**

211 Biltmore Road

Biltmore Forest, NC 28803

**Architectural Index of Drawings**

**20011**

**Schedule of Drawings**

**Schedules/WSD/Drawings**

**A8.01**