PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, June 20, 2019 at 5:30 p.m.

I. Chairman Johnson will call the meeting to order.

II. Approval of Minutes from March 21, 2019; April 25, 2019; May 23, 2019.

III. Design Review Board Presentations

1. 33 Hilltop Road – Renovation and remodel to existing cabin, including raising the roof and dormer addition.
2. 17 Forest Road – Request for screened porch addition, detached garage addition, and renovation of existing driveway.
   (This project included a variance request for the detached garage. This request was approved at the June 17, 2019 Board of Adjustments meeting)
3. 19 Eastwood Road – construction of a new single family residence.
   (This project included a variance request for the motor court to be located within the side yard setback. This request was approved at the June 17, 2019 Board of Adjustments meeting)

IV. Adjourn

MINUTES OF THE TOWN OF BILTMORE FOREST

DESIGN REVIEW BOARD MEETING OF APRIL 25, 2019

The Design Review Board did not have a meeting on May 23, 2019.

The next Design Review Board meeting is scheduled for June 20, 2019 at 5:30 p.m.

Bruce Johnson, Chairman

Jonathan Kanipe, Town Manager

UNAPPROVED

Zoning Compliance Application

Town of Biltmore Forest

Name
Lorrie Pande

Property Address
33 Hilltop Rd., Asheville, North Carolina 28803

Phone
(561) 222-7851

Email
norsewood@aol.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.28 Acres

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

Proposed Roof Coverage Total
1486 (unchanged from existing)

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

Proposed Impervious Surface Coverage
1504 (unchanged from existing)

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
Appx. 22'

Description of the Proposed Project
Renovation/remodel to an existing cabin in the Biltmore Forest. Raised roof and added dormers over core living area of cabin. ESTIMATED START/COMPLETION DATES ARE TENTATIVE. "Estimated Cost of Project" to be finalized by owner/contractor. Signature of owner's agent in applicant signature line (Robert Esposito on behalf of Lorrie Pande).

Estimated Start Date
7/15/2019

Estimated Completion Date
3/15/2020

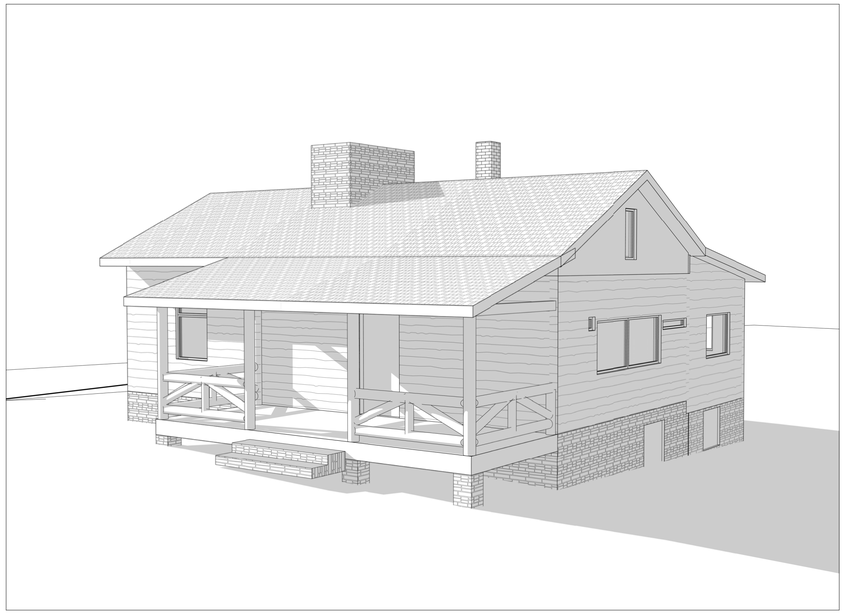
Estimated Cost of Project
[redacted]

Supporting Documentation (Site Plan, Drawings, Other Information)
Pande Cabin - CD - 5-23-19.pdf

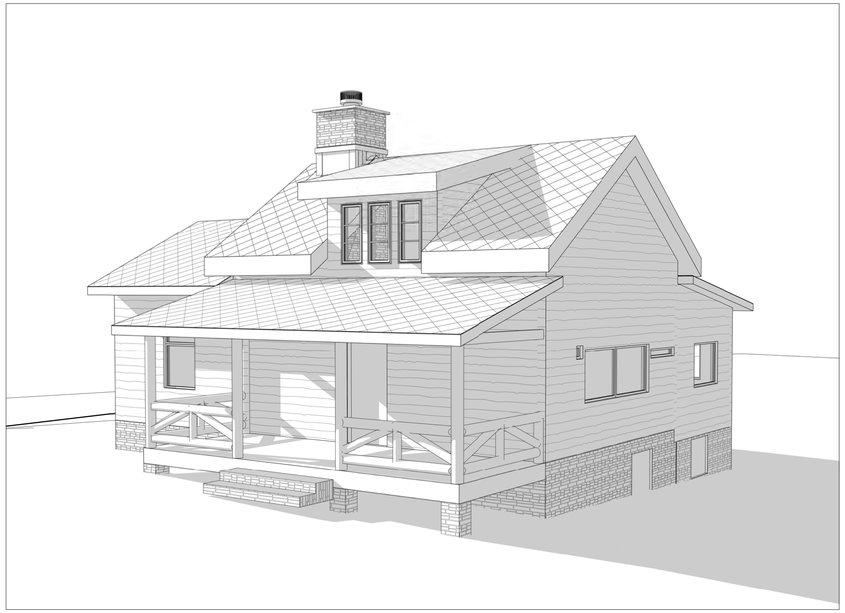
Applicant Signature



Date
5/23/2019



EXISTING CABIN



PROPOSED MODIFICATIONS

INDEX

TITLE SHEET	A001
ARCHITECTURAL SITE PLAN	A010
FLOOR PLAN (EXISTING)	A100
FLOOR PLAN (DEMO)	A101
FLOOR PLAN (PROPOSED)	A102
ELEVATIONS (EXISTING)	A200
ELEVATIONS (DEMO)	A201
ELEVATIONS (PROPOSED)	A202
ROOF PLAN (EXISTING)	A250
ROOF PLAN (PROPOSED)	A251
BUILDING SECTIONS	A300
BUILDING SECTIONS	A301
BUILDING SECTIONS	A302
WALL SECTIONS	A303
WALL SECTIONS	A304
WALL SECTIONS	A305
CHIMNEY WEATHERIZATION DETAIL 1-12	A350
CHIMNEY WEATHERIZATION DETAIL 13-18	A351
WINDOW OPENING WEATHERIZATION	A400

ESPOSITO DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE

CABIN AT BILTMORE FOREST

33 Hilltop Rd.

Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION

Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

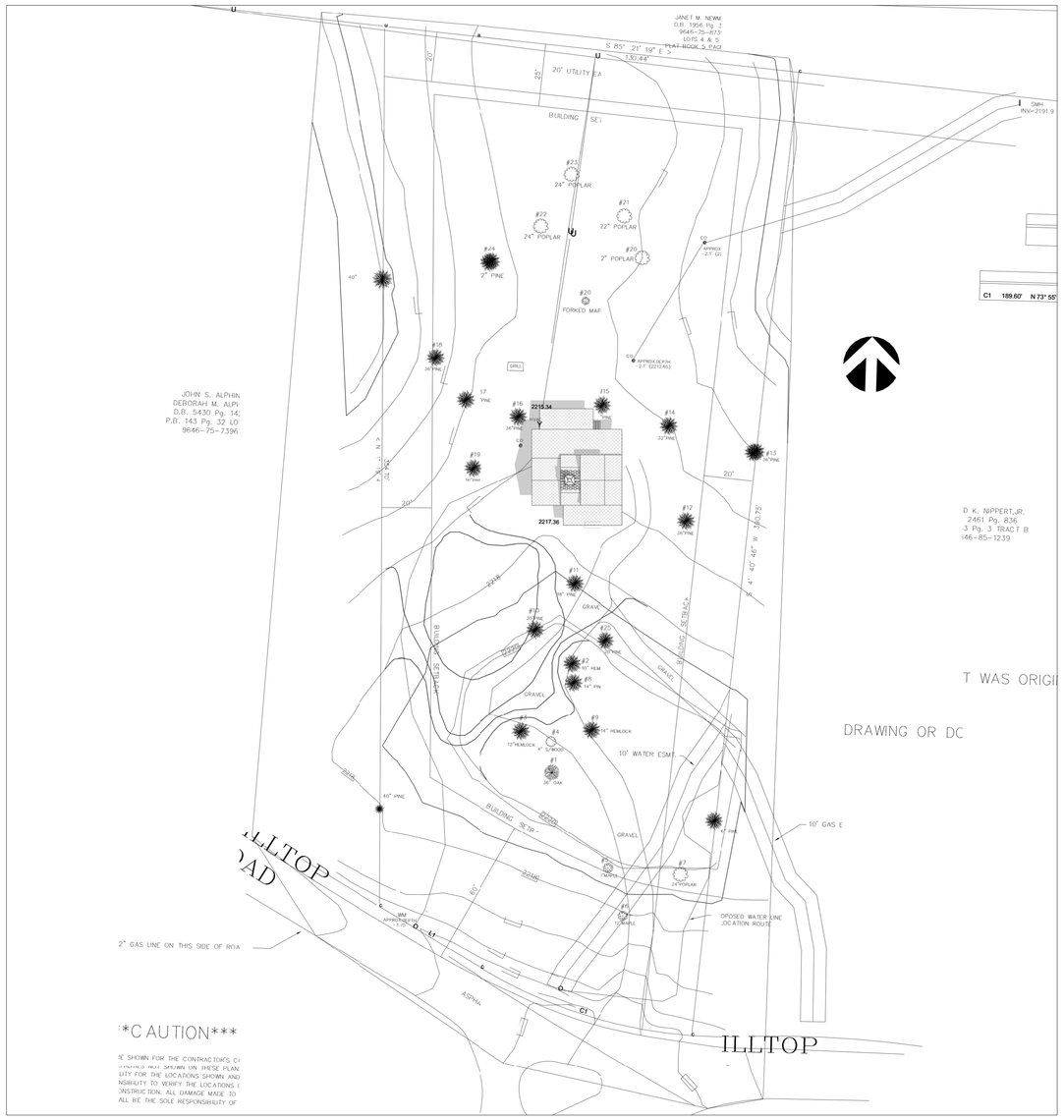
TITLE SHEET

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

A001

SCALE

5/23/2019 3:55:11 PM



ESPOSITO ··· DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE

CABIN AT BILTMORE FOREST

33 Hilltop Rd.

Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATIONS Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

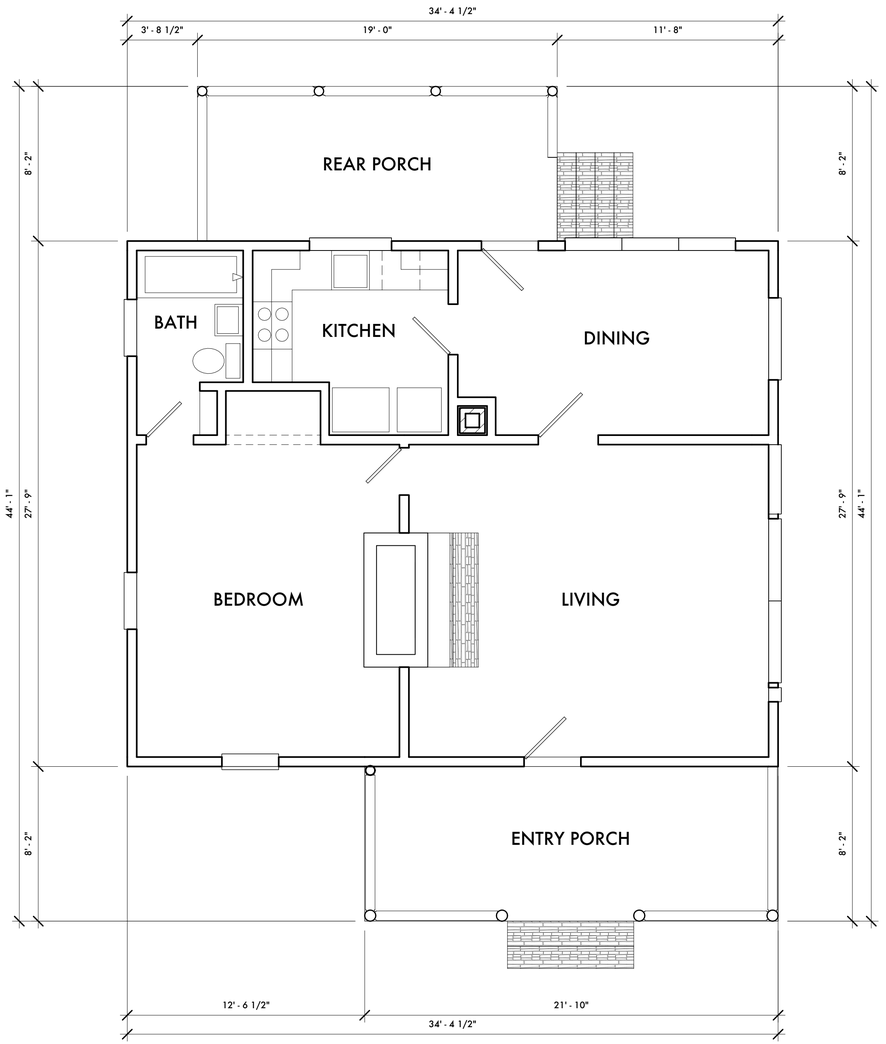
ARCHITECTURAL SITE PLAN

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

A010

SCALE 1" = 30'-0"

5/22/2019 3:55:31 PM



CONTRACTOR AND ALL SUBCONTRACTORS TO FIELD VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

ESPOSITO DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE

CABIN AT BILTMORE FOREST

33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATIONS Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

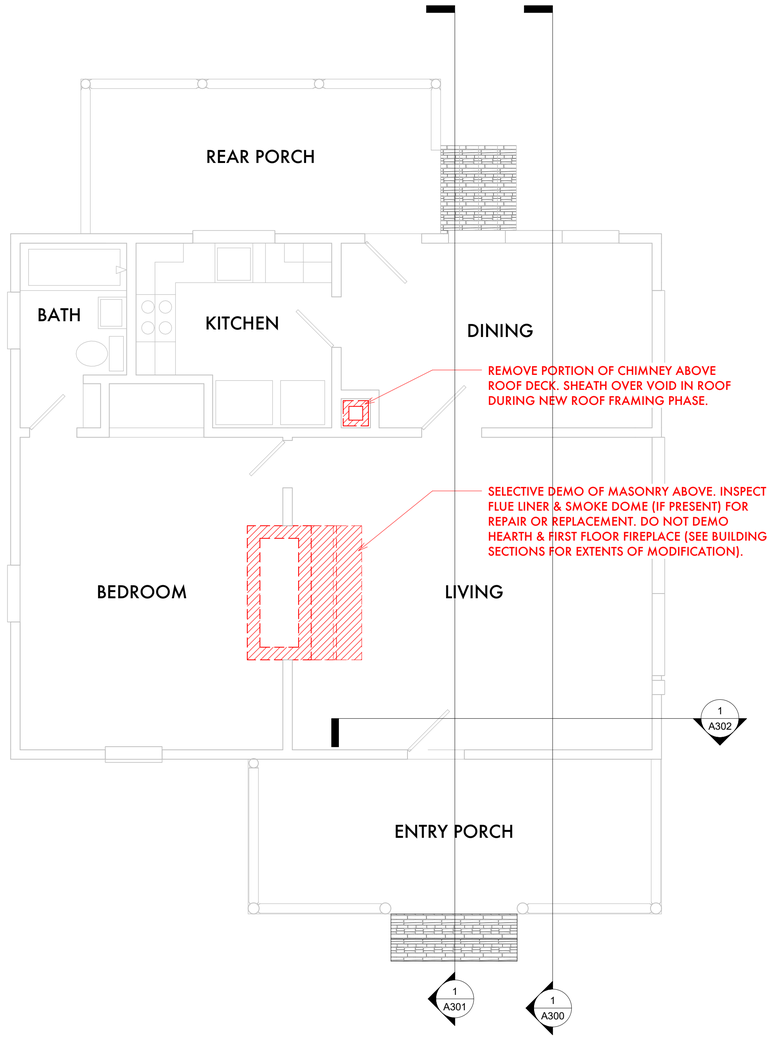
FLOOR PLAN (EXISTING)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	Author
CHECKED BY	Checker

A100

SCALE 1/4" = 1'-0"

5/23/2019 3:55:32 PM



ESPOSITO DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATIONS Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

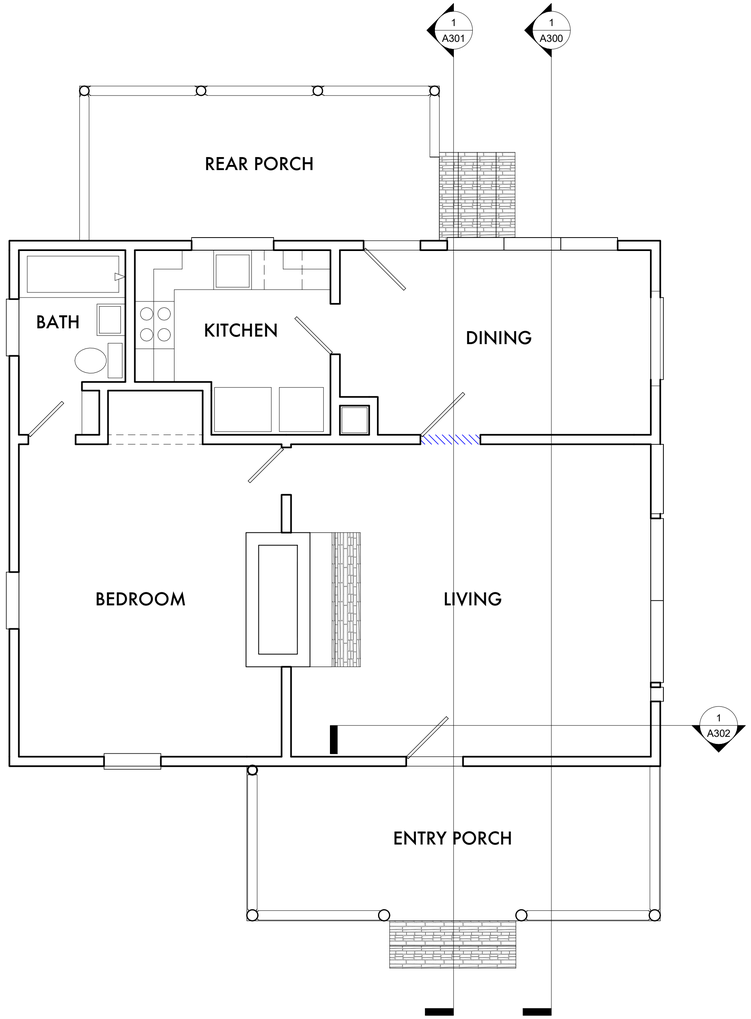
FLOOR PLAN (DEMO)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	Author
CHECKED BY	Checker

A101

SCALE 1/4" = 1'-0"

5/22/2019 3:55:32 PM



AREAS

EXISTING CABIN	954 SQ. FT.
EXISTING PORCHES	334 SQ. FT.
FRONT & REAR STEPS	35 SQ. FT.

ESPOSITO DESIGN
WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

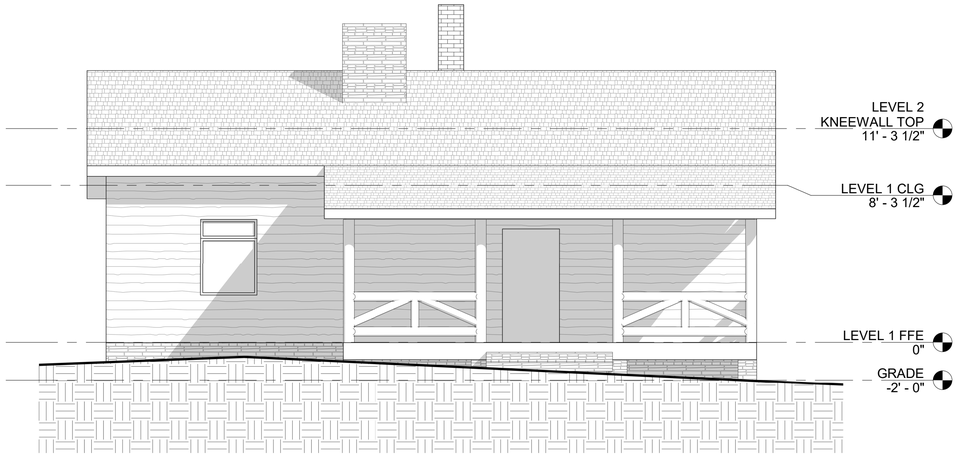
FLOOR PLAN
(PROPOSED)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

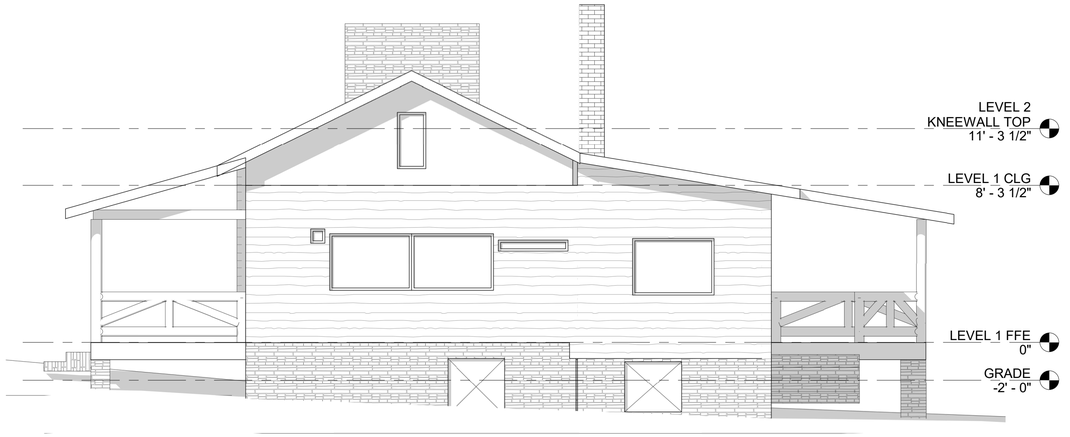
A102

SCALE 1/4" = 1'-0"

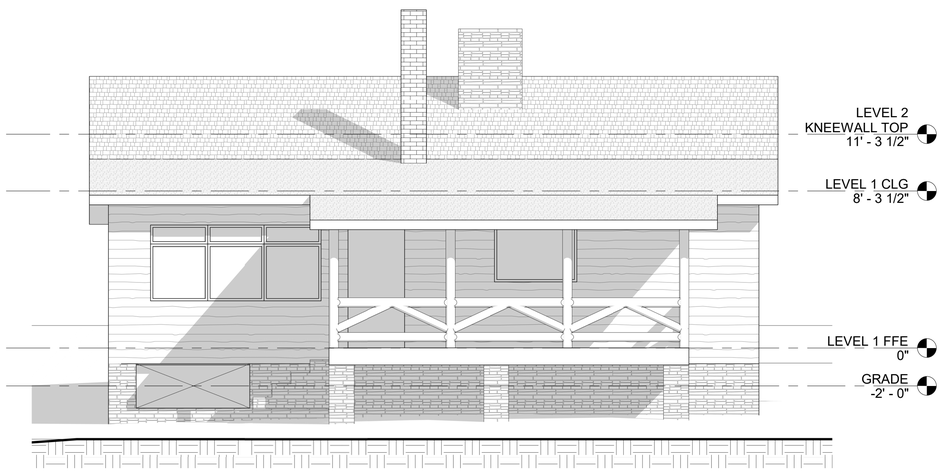
5/23/2019 3:55:33 PM



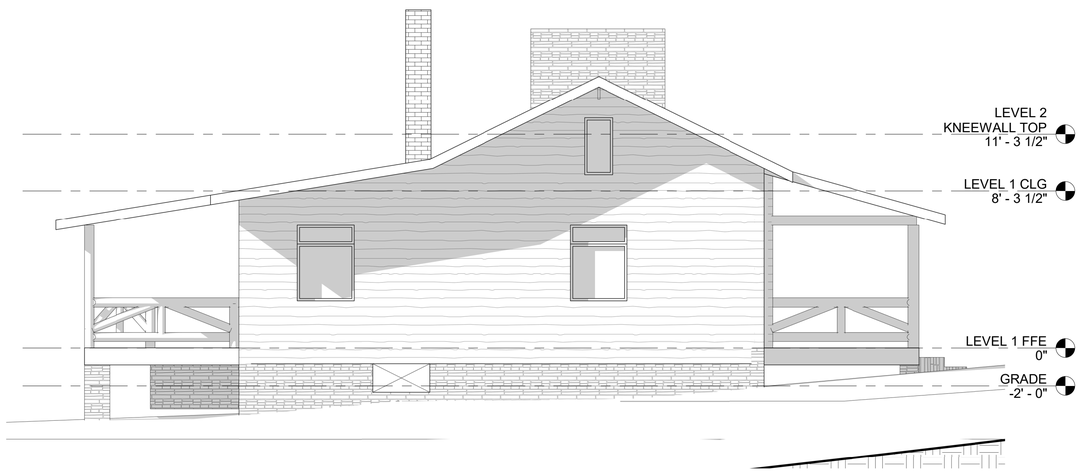
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

ESPOSITO DESIGN
WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATIONS Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

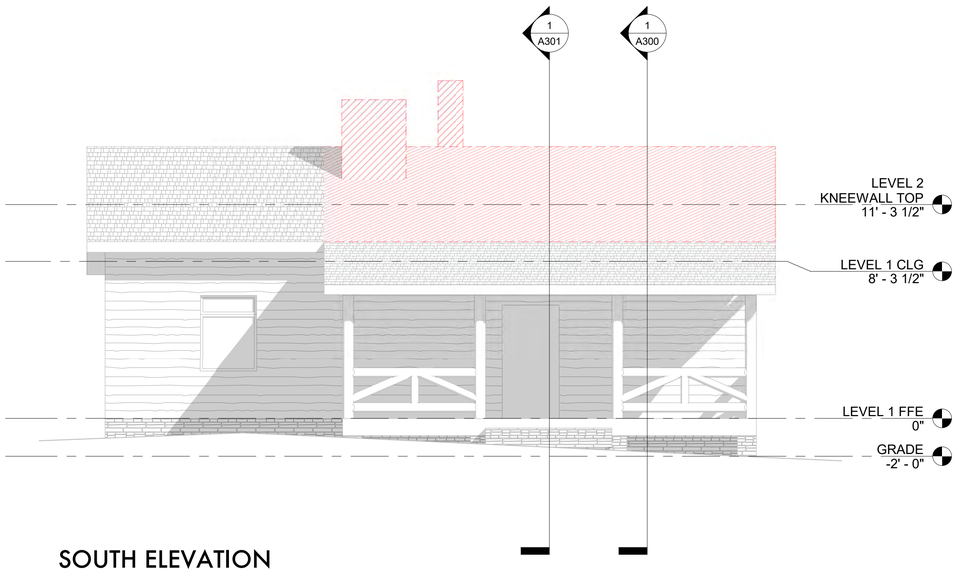
ELEVATIONS
(EXISTING)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

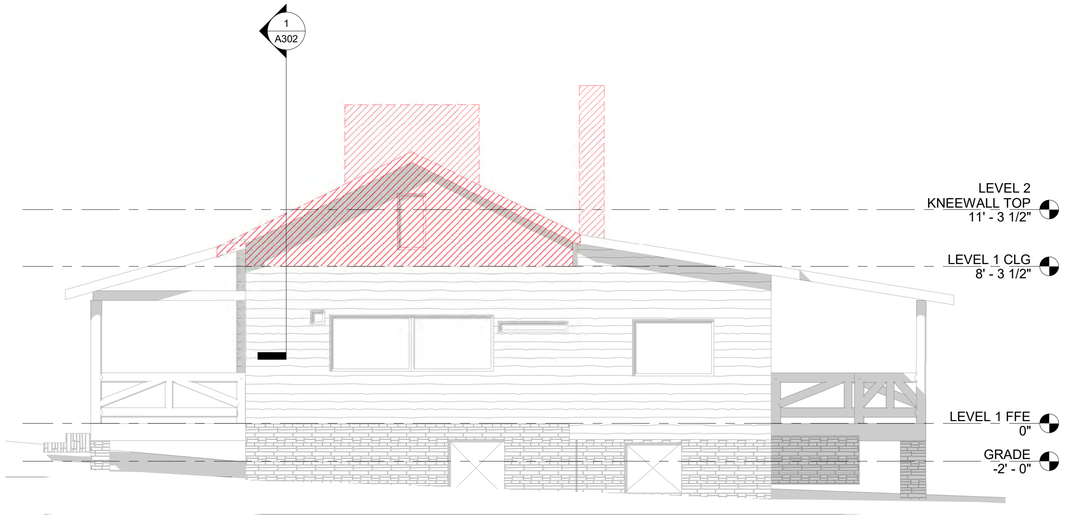
A200

SCALE 1/4" = 1'-0"

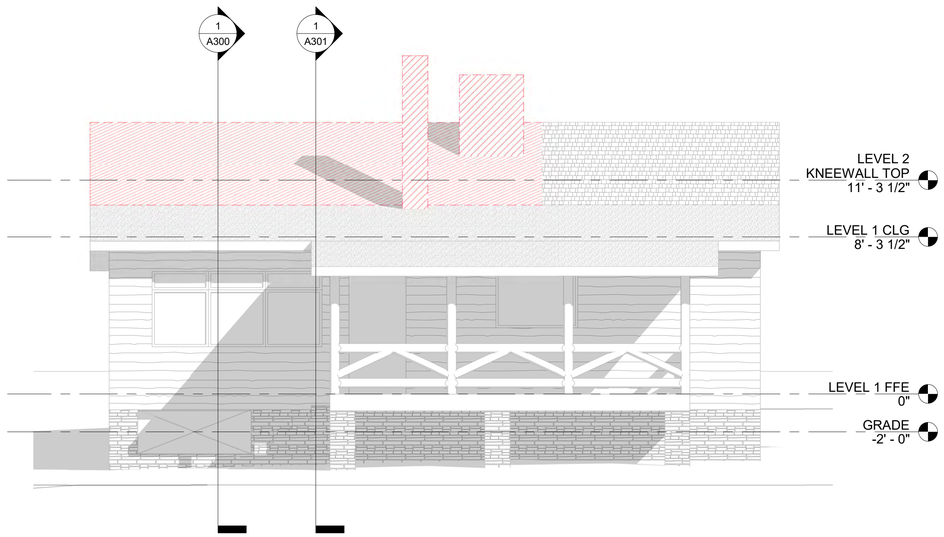
5/23/2019 3:55:50 PM



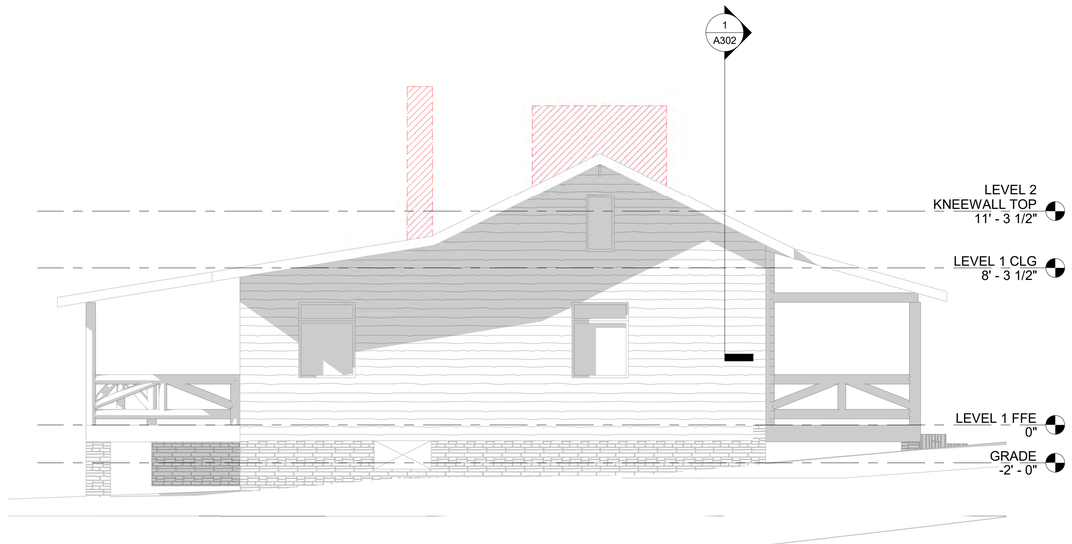
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

ESPOSITO DESIGN
WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

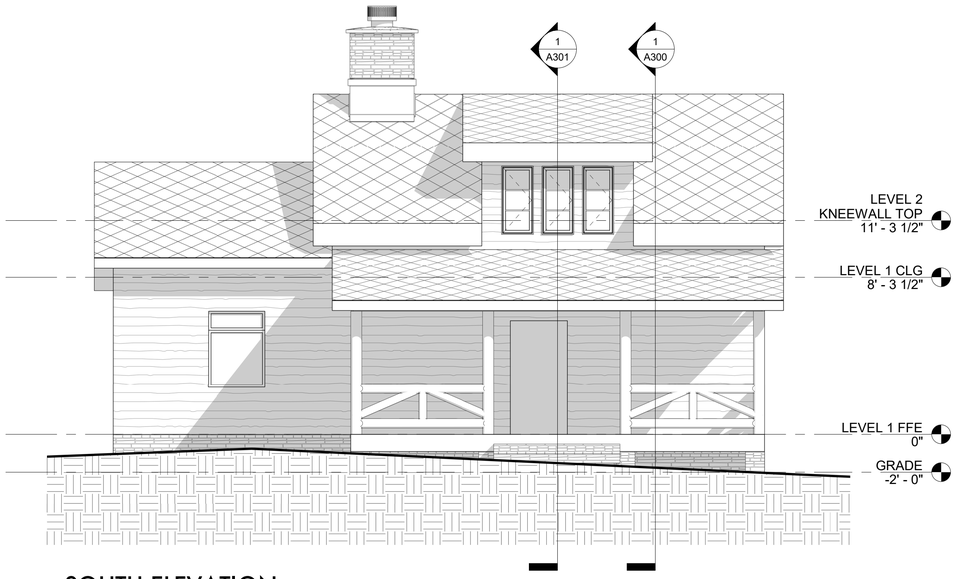
ELEVATIONS (DEMO)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	Author
CHECKED BY	Checker

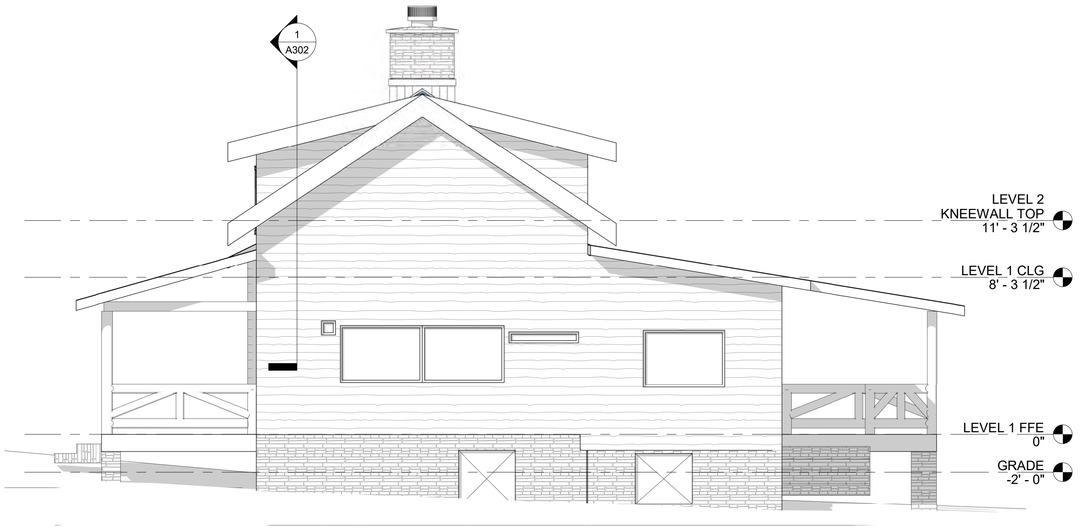
A201

SCALE 1/4" = 1'-0"

5/23/2019 3:56:07 PM



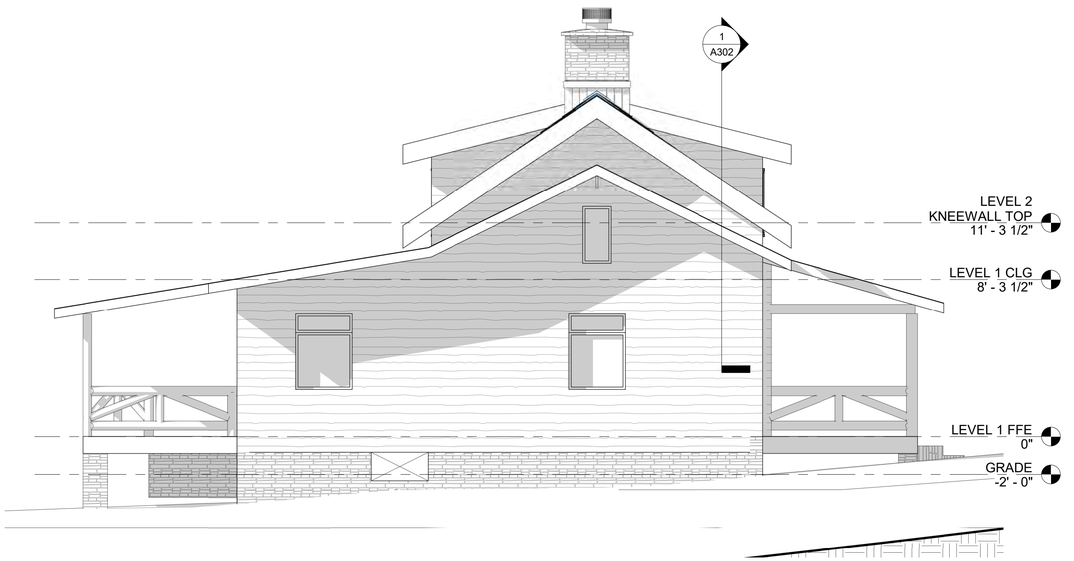
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

ESPOSITO
DESIGN
WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION
Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

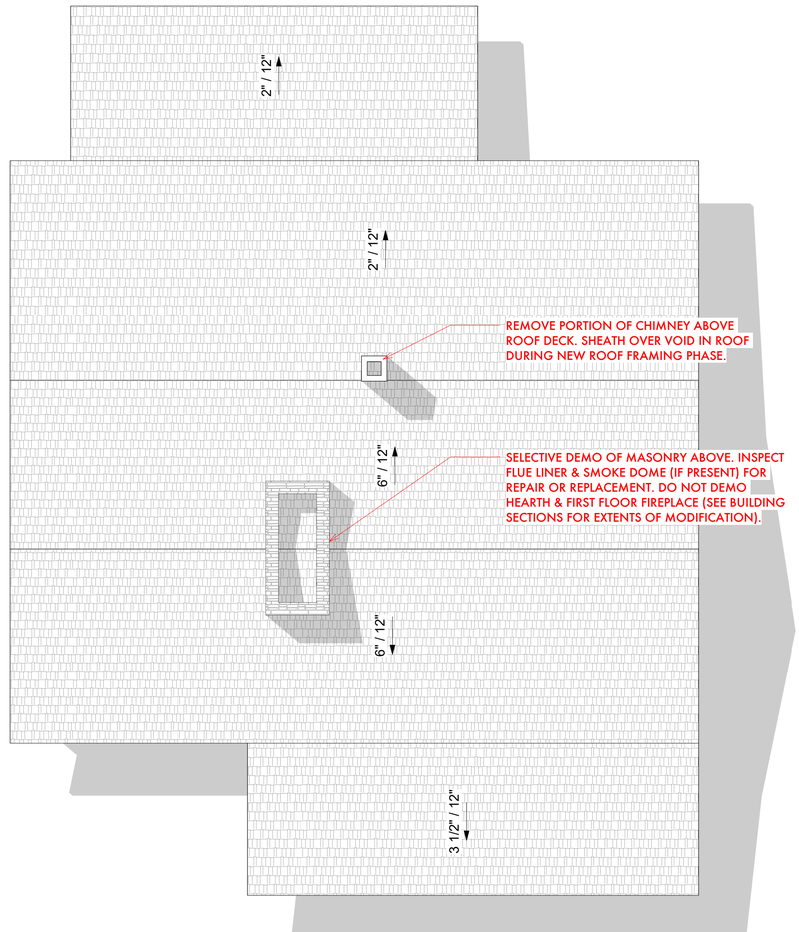
ELEVATIONS
(PROPOSED)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	RE
CHECKED BY	RE

A202

SCALE 1/4" = 1'-0"

5/23/2019 3:56:25 PM



EXISTING ROOF SLOPES ARE APPROXIMATE.
ROOFING CONTRACTOR TO FIELD VERIFY PRIOR TO COMMENCEMENT OF WORK.

ESPOSITO DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION Robert J. Esposito II CERTIFICATION NO. 10-250 TM

NO.	DESCRIPTION	DATE

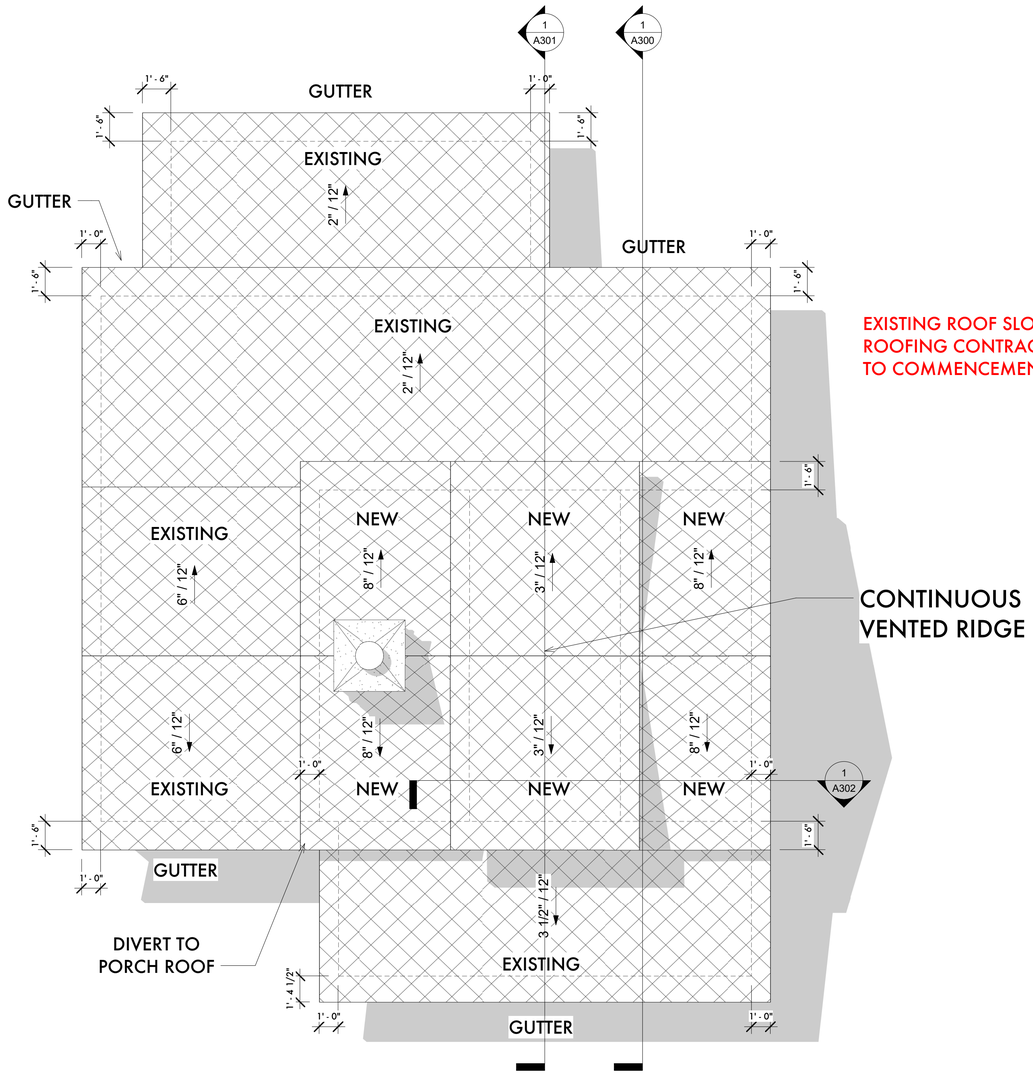
ROOF PLAN
(EXISTING)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	Author
CHECKED BY	Checker

A250

SCALE 1/4" = 1'-0"

5/23/2019 3:56:41 PM



EXISTING ROOF SLOPES ARE APPROXIMATE.
ROOFING CONTRACTOR TO FIELD VERIFY PRIOR
TO COMMENCEMENT OF ALL WORK.

ROOF AREA

TOTAL ROOF IMPERVIOUS INCLUDING OVERHANGS 1486 SQ. FT.

ESPOSITO DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATIONS Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

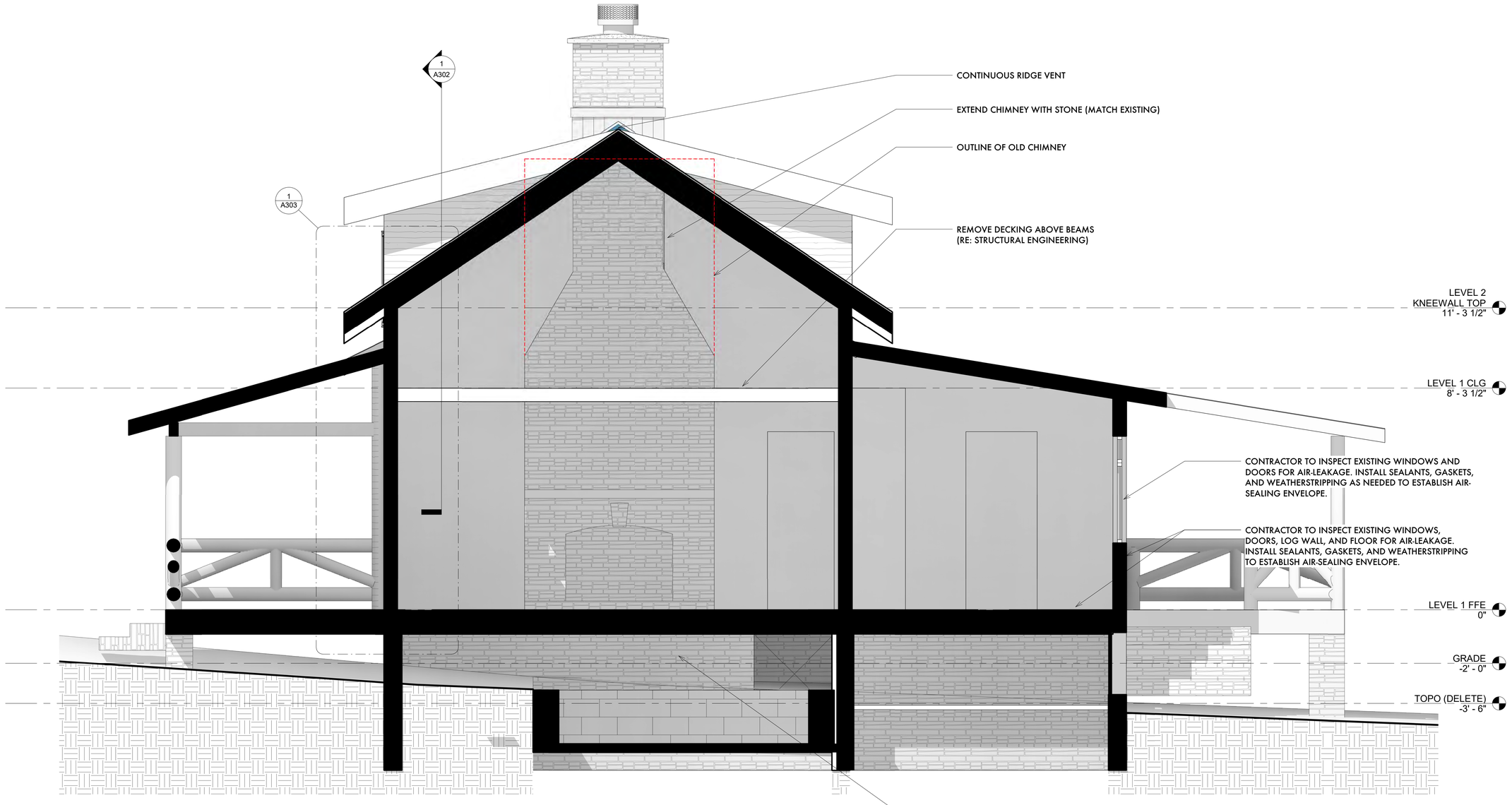
ROOF PLAN
(PROPOSED)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	RE
CHECKED BY	RE

A251

SCALE 1/4" = 1'-0"

5/23/2019 3:56:58 PM



SECTION 1/A300

ESPOSITO ··· DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

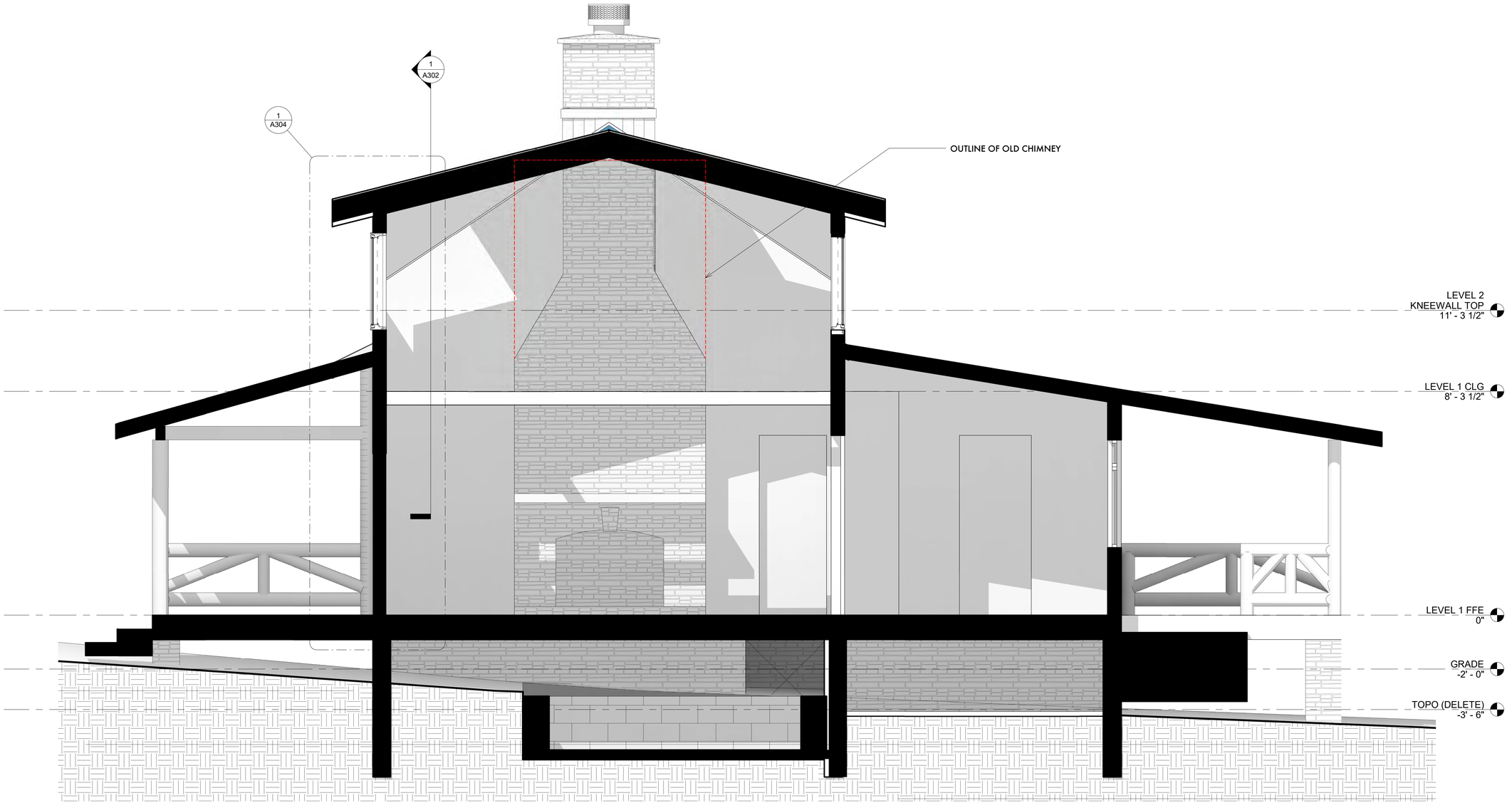
BUILDING SECTIONS

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

A300

SCALE 1/2" = 1'-0"

5/23/2019 3:57:21 PM



SECTION 1/A301

ESPOSITO DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE

CABIN AT BILTMORE FOREST

33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATES
Robert J. Esposito II
CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

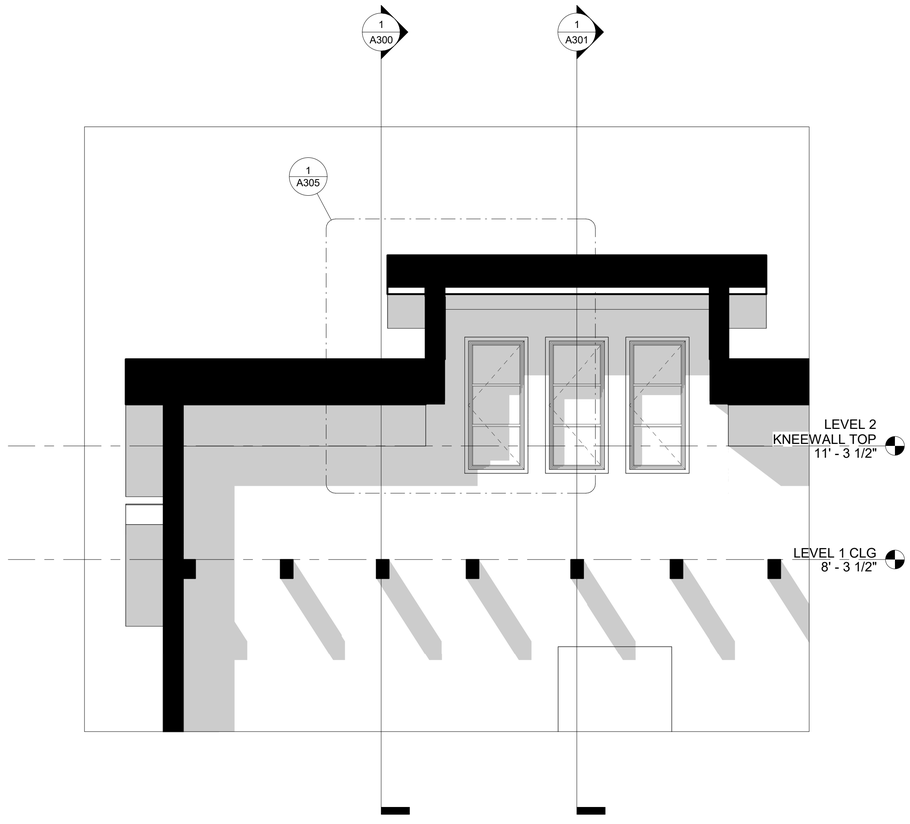
BUILDING SECTIONS

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

A301

SCALE 1/2" = 1'-0"

5/23/2019 3:57:41 PM



SECTION 1/A302

ESPOSITO
DESIGN
WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION
Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

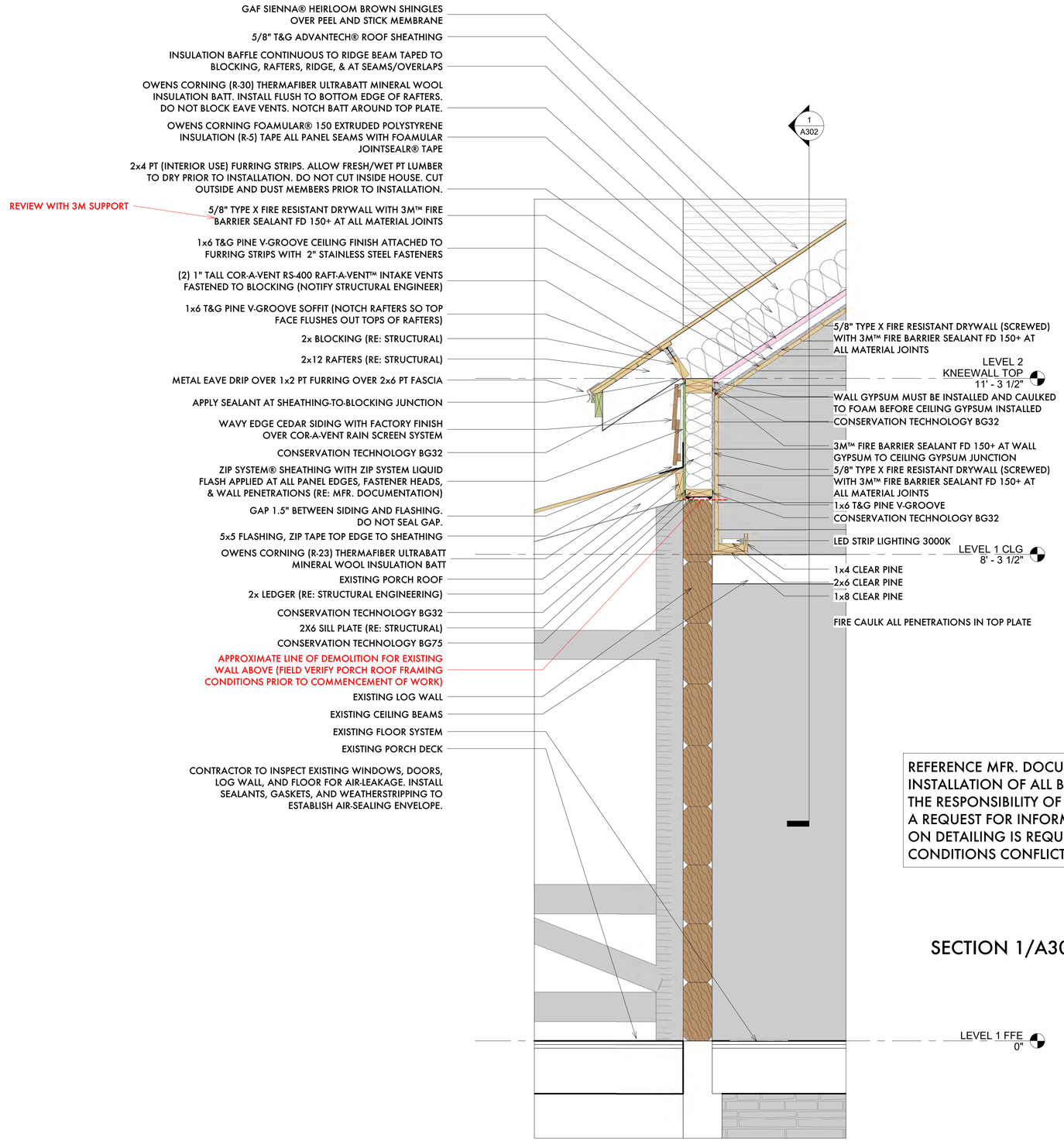
BUILDING SECTIONS

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

A302

SCALE 1/2" = 1'-0"

5/23/2019 3:57:58 PM



REFERENCE MFR. DOCUMENTATION FOR PROPER INSTALLATION OF ALL BUILDING MATERIALS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO SUBMIT A REQUEST FOR INFORMATION IF CLARIFICATION ON DETAILING IS REQUIRED OR IF FIELD CONDITIONS CONFLICT WITH DETAILING.

SECTION 1/A303

ESPOSITO DESIGN
WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATES Robert J. Esposito II CERTIFICATE NO. 10-250

NO.	DESCRIPTION	DATE

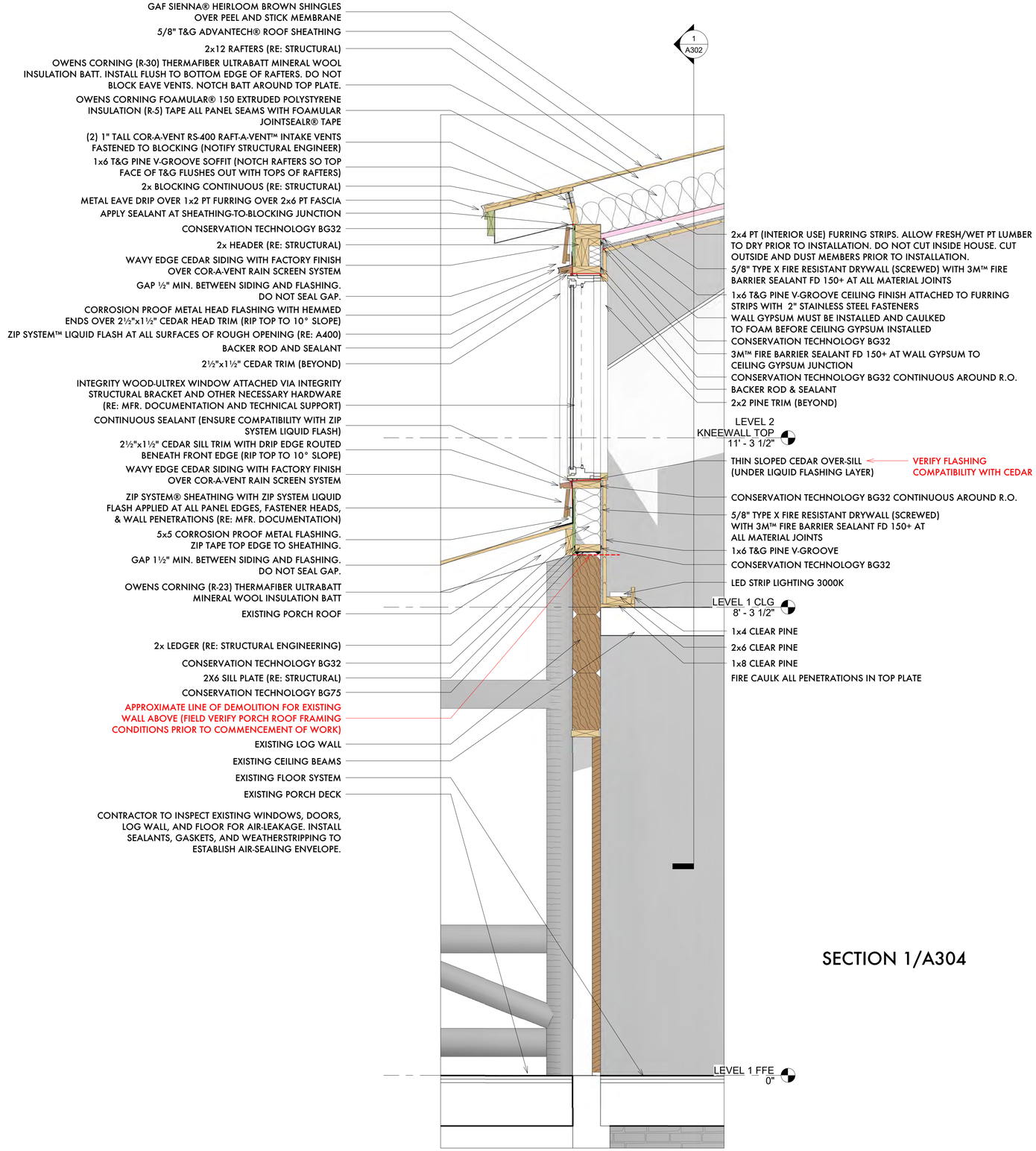
WALL SECTIONS

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

A303

SCALE 1" = 1'-0"

5/23/2019 3:58:14 PM



SECTION 1/A304

ESPOSITO ··· DESIGN
WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATIONS
Robert J. Esposito II
CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

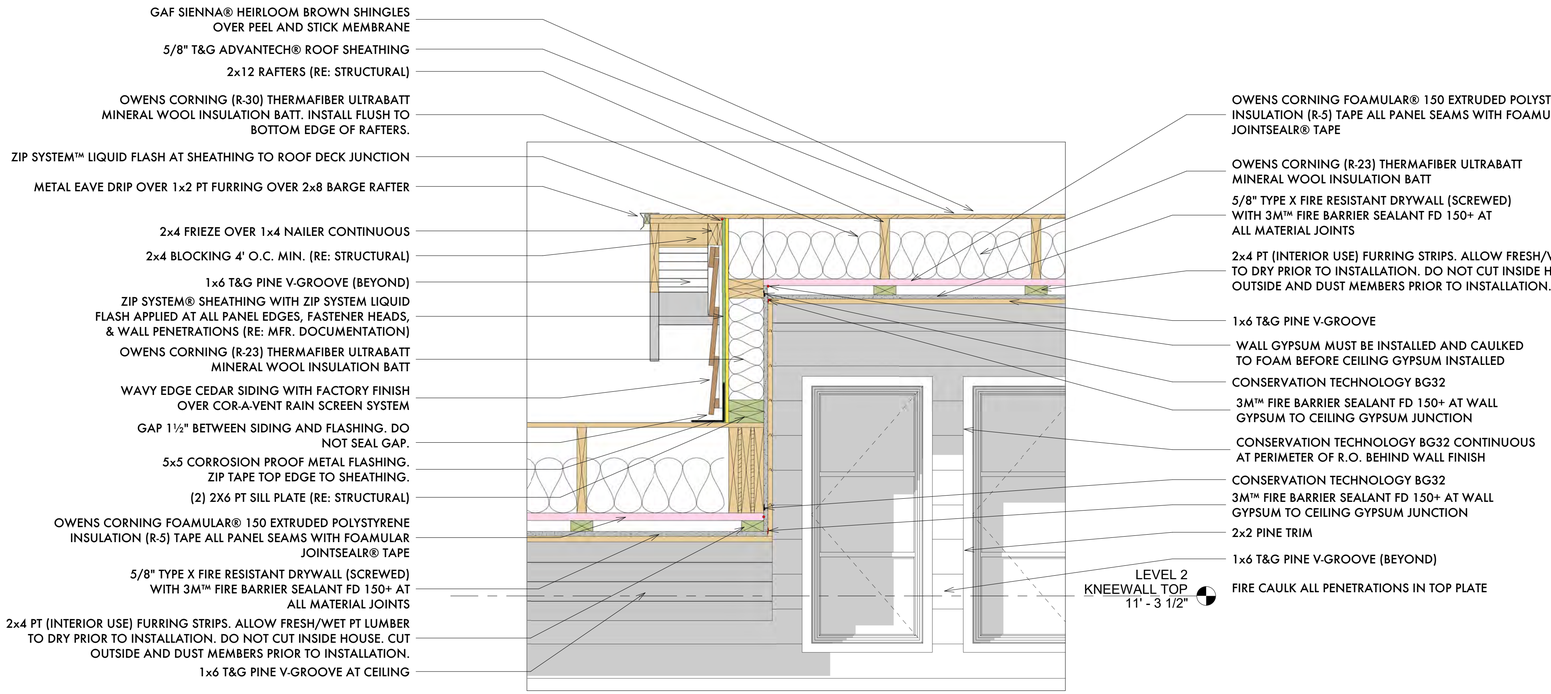
WALL SECTIONS

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

A304

SCALE 1" = 1'-0"

5/23/2019 3:38:31 PM



SECTION 1/A305

ESPOSITO ··· DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE CABIN AT BILTMORE FOREST

33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION Robert J. Esposito II CERTIFICATION NO. 10-250

NO.	DESCRIPTION	DATE

WALL SECTIONS

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

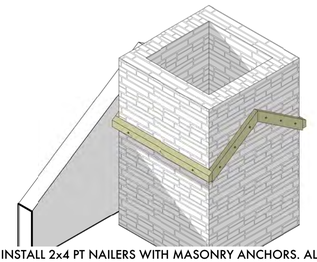
A305

SCALE 1" = 1'-0"

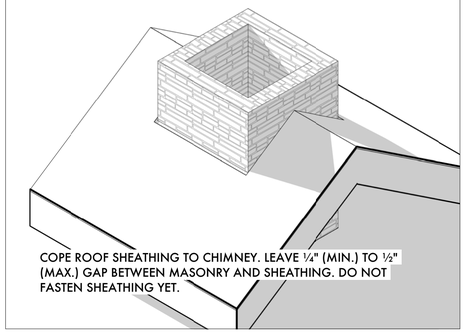
5/23/2019 3:58:47 PM

NOTE: DETAILS MUST BE REVIEWED/APPROVED BY STRUCTURAL ENGINEER.

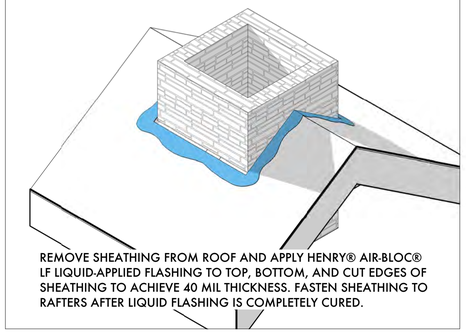
NOTE: ROOF FRAMING MEMBERS (RAFTERS, BEAMS, LEDGERS, ETC.) NOT SHOWN. (RE: STRUCTURAL ENGINEERING)



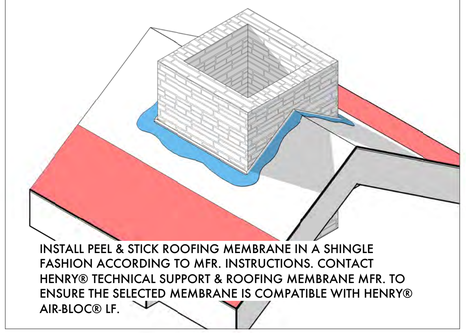
INSTALL 2x4 PT NAILERS WITH MASONRY ANCHORS. ALIGN TOP EDGES OF RAKE NAILERS TO TOP EDGES OF RAFTERS (BOTTOM FACE OF ROOF SHEATHING). RIP FRONT AND REAR NAILER TO PLANE OUT WITH TOPS OF RAFTERS.



COPE ROOF SHEATHING TO CHIMNEY. LEAVE ¼" (MIN.) TO ½" (MAX.) GAP BETWEEN MASONRY AND SHEATHING. DO NOT FASTEN SHEATHING YET.

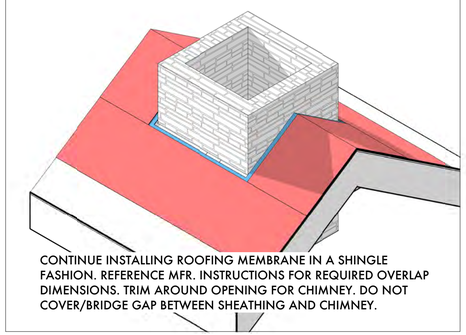


REMOVE SHEATHING FROM ROOF AND APPLY HENRY® AIR-BLOC® LF LIQUID-APPLIED FLASHING TO TOP, BOTTOM, AND CUT EDGES OF SHEATHING TO ACHIEVE 40 MIL THICKNESS. FASTEN SHEATHING TO RAFTERS AFTER LIQUID FLASHING IS COMPLETELY CURED.

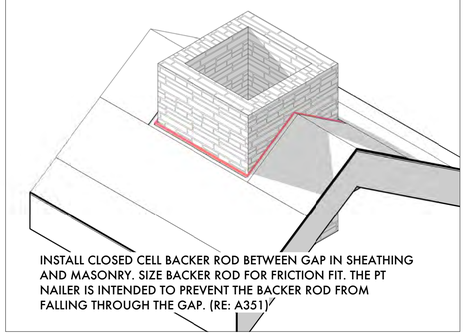


INSTALL PEEL & STICK ROOFING MEMBRANE IN A SHINGLE FASHION ACCORDING TO MFR. INSTRUCTIONS. CONTACT HENRY® TECHNICAL SUPPORT & ROOFING MEMBRANE MFR. TO ENSURE THE SELECTED MEMBRANE IS COMPATIBLE WITH HENRY® AIR-BLOC® LF.

ENSURE RIDGE SHEATHING IS CUT APPROPRIATELY FOR VENTING (NOT SHOWN, RE: VENT MFR. INSTRUCTIONS & STRUCTURAL ENGINEERING)

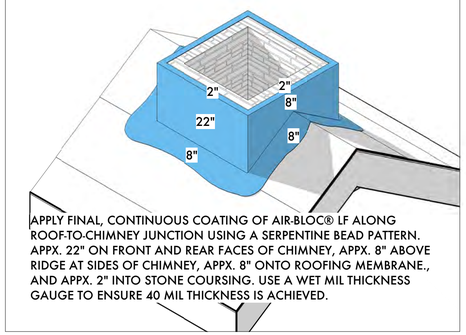


CONTINUE INSTALLING ROOFING MEMBRANE IN A SHINGLE FASHION. REFERENCE MFR. INSTRUCTIONS FOR REQUIRED OVERLAP DIMENSIONS. TRIM AROUND OPENING FOR CHIMNEY. DO NOT COVER/BRIDGE GAP BETWEEN SHEATHING AND CHIMNEY.

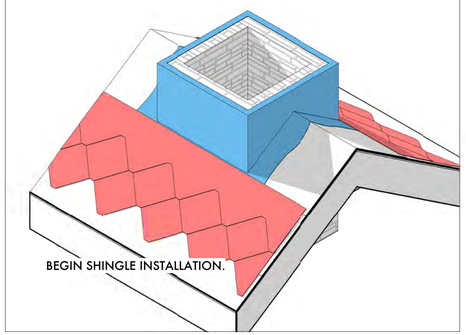


INSTALL CLOSED CELL BACKER ROD BETWEEN GAP IN SHEATHING AND MASONRY. SIZE BACKER ROD FOR FRICTION FIT. THE PT NAILER IS INTENDED TO PREVENT THE BACKER ROD FROM FALLING THROUGH THE GAP. (RE: A351)

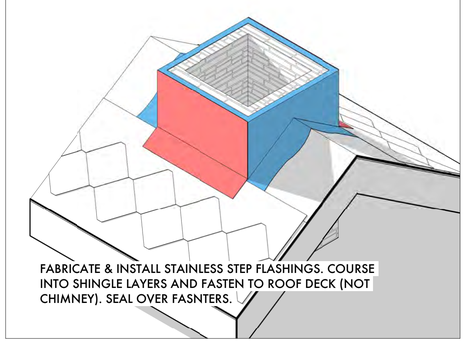
APPLY CONTINUOUS BEAD OF AIR-BLOC® LF OVER BACKER ROD. TOOL JOINT WITH SPATULA AND ALLOW IT TO FULLY CURE (RE: A351). USE A WIDE SPATULA TO APPLY A "SKIM COAT" OF AIR-BLOC® LF TO MASONRY, FILLING ALL GAPS, CRACKS, AND MORTAR JOINTS. ALLOW FULL CURE. STONE MORTAR MUST BE CURED FOR 14 DAYS PRIOR TO APPLICATION TO AIR-BLOC LF.



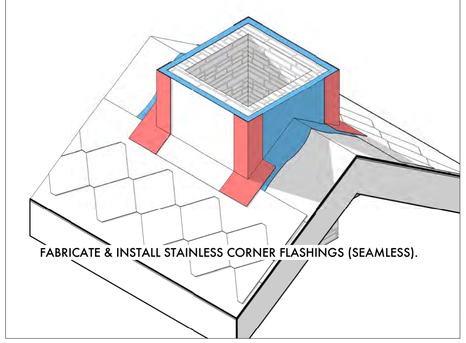
APPLY FINAL, CONTINUOUS COATING OF AIR-BLOC® LF ALONG ROOF-TO-CHIMNEY JUNCTION USING A SERPENTINE BEAD PATTERN. APPX. 22" ON FRONT AND REAR FACES OF CHIMNEY, APPX. 8" ABOVE RIDGE AT SIDES OF CHIMNEY, APPX. 8" ONTO ROOFING MEMBRANE., AND APPX. 2" INTO STONE COURSING. USE A WET MIL THICKNESS GAUGE TO ENSURE 40 MIL THICKNESS IS ACHIEVED.



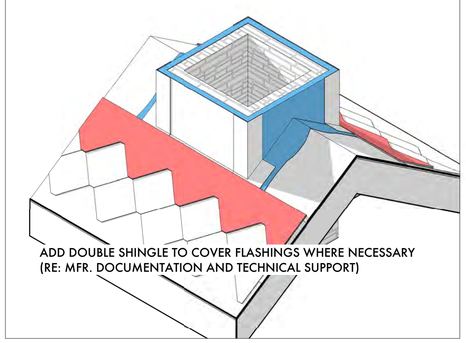
BEGIN SHINGLE INSTALLATION.



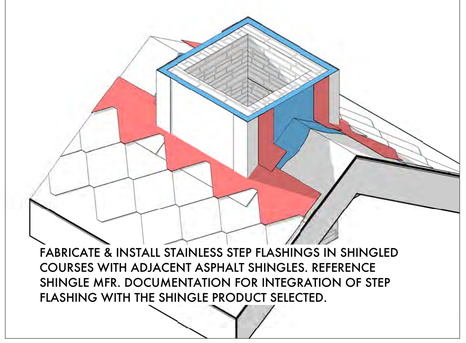
FABRICATE & INSTALL STAINLESS STEP FLASHINGS. COURSE INTO SHINGLE LAYERS AND FASTEN TO ROOF DECK (NOT CHIMNEY). SEAL OVER FASNTERS.



FABRICATE & INSTALL STAINLESS CORNER FLASHINGS (SEAMLESS).



ADD DOUBLE SHINGLE TO COVER FLASHINGS WHERE NECESSARY (RE: MFR. DOCUMENTATION AND TECHNICAL SUPPORT)



FABRICATE & INSTALL STAINLESS STEP FLASHINGS IN SHINGLED COURSES WITH ADJACENT ASPHALT SHINGLES. REFERENCE SHINGLE MFR. DOCUMENTATION FOR INTEGRATION OF STEP FLASHING WITH THE SHINGLE PRODUCT SELECTED.

ESPOSITO ··· DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE

CABIN AT BILTMORE FOREST

33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION Robert J. Esposito II CERTIFICATION NO. 10-250 TM

NO.	DESCRIPTION	DATE

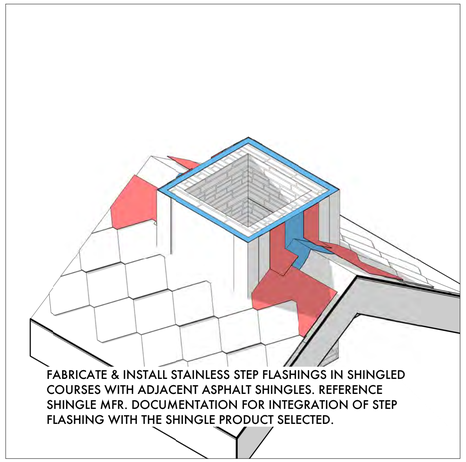
CHIMNEY WEATHERIZATION DETAIL 1-12

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

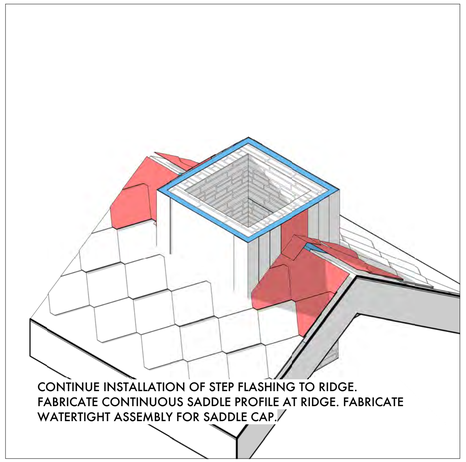
A350

SCALE

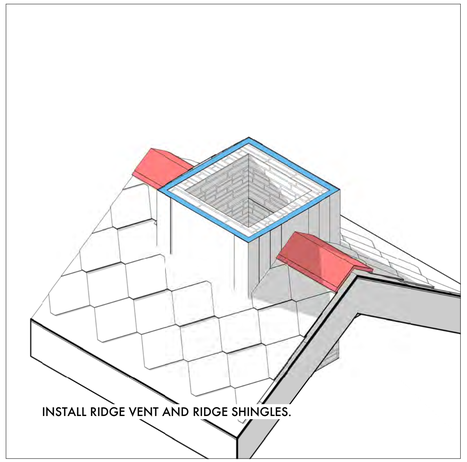
5/23/2019 3:59:06 PM



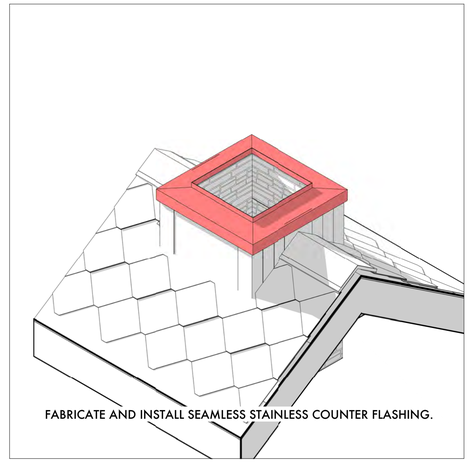
FABRICATE & INSTALL STAINLESS STEP FLASHINGS IN SHINGLED COURSES WITH ADJACENT ASPHALT SHINGLES. REFERENCE SHINGLE MFR. DOCUMENTATION FOR INTEGRATION OF STEP FLASHING WITH THE SHINGLE PRODUCT SELECTED.



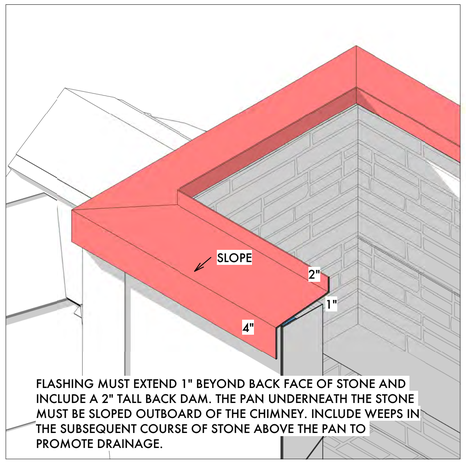
CONTINUE INSTALLATION OF STEP FLASHING TO RIDGE. FABRICATE CONTINUOUS SADDLE PROFILE AT RIDGE. FABRICATE WATERTIGHT ASSEMBLY FOR SADDLE CAP.



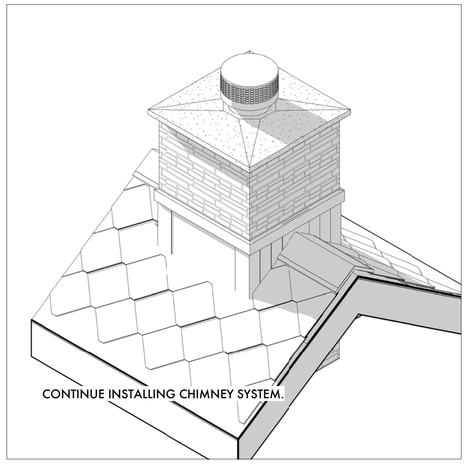
INSTALL RIDGE VENT AND RIDGE SHINGLES.



FABRICATE AND INSTALL SEAMLESS STAINLESS COUNTER FLASHING.

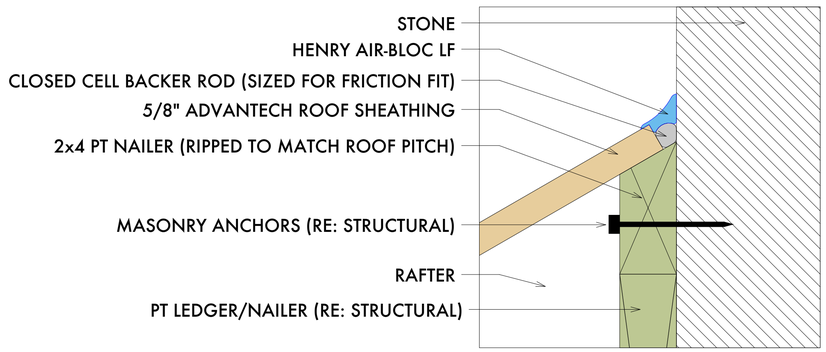


FLASHING MUST EXTEND 1" BEYOND BACK FACE OF STONE AND INCLUDE A 2" TALL BACK DAM. THE PAN UNDERNEATH THE STONE MUST BE SLOPED OUTBOARD OF THE CHIMNEY. INCLUDE WEEPS IN THE SUBSEQUENT COURSE OF STONE ABOVE THE PAN TO PROMOTE DRAINAGE.



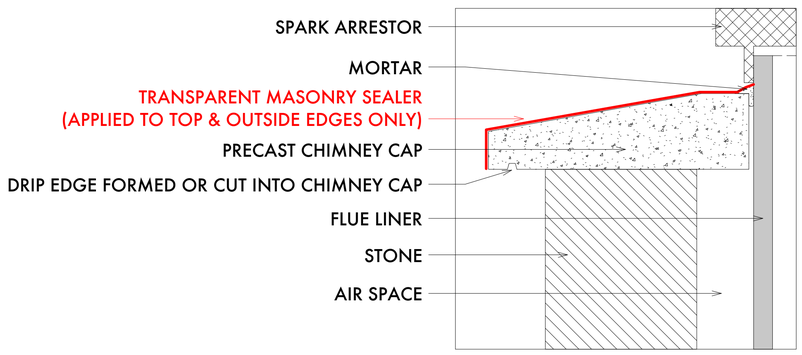
CONTINUE INSTALLING CHIMNEY SYSTEM.

AIR SEAL CONTROL JOINT BLOW-UP



THE BACKER ROD IS INSTALLED TO HELP ENSURE THAT THE AIR-BLOC LF ONLY BONDS TO TWO FIXED SURFACES, ALLOWING MOVEMENT BETWEEN DISSIMILAR MATERIALS AND THUS DISCOURAGING PREMATURE CRACKING OF THE JOINT.

CHIMNEY CAP BLOW-UP



THE FLUE LINER MUST EXTEND BEYOND THE CHIMNEY CAP TO ESTABLISH A BACK DAM/CURB FOR WIND-DRIVEN RAIN. MORTAR THE JOINT SOLID ALL THE WAY AROUND AND AFTER IT HAS CURED FOR 14 DAYS, APPLY A CONTINUOUS LAYER OF MASONRY SEALER FROM THE LINER JUNCTION TOWARDS THE OUTSIDE EDGE OF THE CHIMNEY CAP.

ESPOSITO DESIGN
WWW.ESPOSITODESIGN.NET

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION Robert J. Esposito II CERTIFICATION NO. 10-250 TM

NO.	DESCRIPTION	DATE

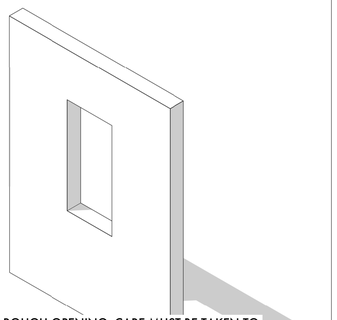
CHIMNEY WEATHERIZATION DETAIL 13-18

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-22-19
DRAWN BY	JE
CHECKED BY	RE

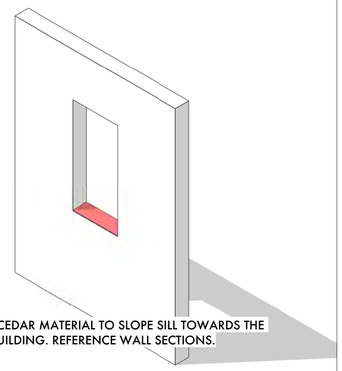
A351

SCALE 6" = 1'-0"

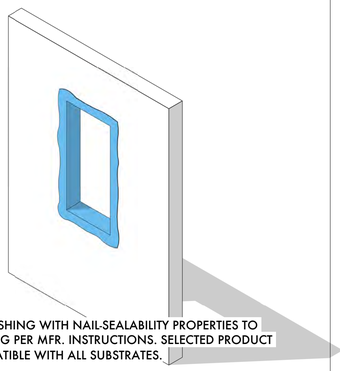
5/23/2019 3:59:24 PM



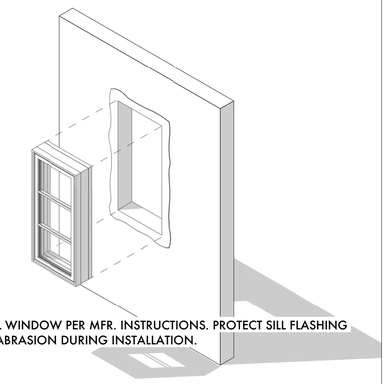
WHEN FRAMING ROUGH OPENING, CARE MUST BE TAKEN TO ENSURE THE SILL PLATE IS LEVEL AND THE OPENING IS SQUARE, STRAIGHT AND PLUMB. PLAN YOUR ROUGH OPENING CAREFULLY. THE USE OF PANNINGS/BEVELED SILL MATERIAL WILL AFFECT THE ROUGH OPENING HEIGHT CLEARANCE. PREPARE THE ROUGH OPENING. IT MUST BE FREE OF DUST AND OBSTRUCTIONS (PROUD NAILS, ETC.).



INSTALL BEVEL CEDAR MATERIAL TO SLOPE SILL TOWARDS THE EXTERIOR OF BUILDING. REFERENCE WALL SECTIONS.

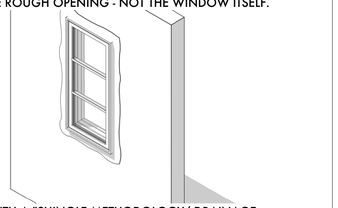


APPLY FLUID FLASHING WITH NAIL-SEALABILITY PROPERTIES TO ROUGH OPENING PER MFR. INSTRUCTIONS. SELECTED PRODUCT MUST BE COMPATIBLE WITH ALL SUBSTRATES.



INSTALL WINDOW PER MFR. INSTRUCTIONS. PROTECT SILL FLASHING FROM ABRASION DURING INSTALLATION.

CONTINUE FLASHING WINDOW TO SUBSTRATE PER MFR. INSTRUCTIONS AND WALL SECTION DETAILS. LAP FLASHING TAPES OR AN APPROPRIATE, FLEXIBLE FLUID APPLIED SEALANT/FLASHING FROM THE WATER RESISTIVE BARRIER ONTO WINDOW FRAME PER WINDOW MFR. INSTRUCTIONS AND ENSURE COMPATIBILITY WITH WINDOW MATERIALS AND ZIP SYSTEM SHEATHING. THIS DETAIL ONLY ILLUSTRATES THE FLASHING OF THE ROUGH OPENING - NOT THE WINDOW ITSELF.



FLASH WINDOW WITH A "SHINGLE METHODOLOGY/ DRAINAGE PLANE/WEATHER BOARD" FASHION. INSTALL BACKER ROD AND SEALANT AROUND INTERIOR OF ROUGH OPENING PER MFR. INSTRUCTIONS. RECOMMEND INSTALLING CLOSED CELL BACKER ROD AT EXTERIOR OF OPENING (SIDES AND TOP ONLY; DO NOT OBSTRUCT SILL DRAINAGE) AS A SUBSTRATE FOR FLASHINGS. DO NOT SEAL OR TAPE BOTTOM OF WINDOW OPENING. WINDOW SYSTEM MUST BE INSTALLED IN A MANNER THAT ENSURES DRAINAGE OUTBOARD OF THE SYSTEM.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A REQUEST FOR INFORMATION IF CLARIFICATION ON DETAILING IS NEEDED, OR IF EXISTING CONDITIONS CONFLICT WITH DETAILING. ALTERNATIVELY, CONTACT THE RESPECTIVE MANUFACTURERS TECHNICAL SUPPORT DEPARTMENTS FOR GUIDANCE ON PROPER APPLCIATION OF BUILDING MATERIALS.

ESPOSITO DESIGN

WWW.ESPOSITODESIGN.NET

LORRIE PANDE

CABIN AT BILTMORE FOREST

33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION Robert J. Esposito II CERTIFICATION NO. 10-250 TM

NO.	DESCRIPTION	DATE

WINDOW OPENING WEATHERIZATION

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	5-23-19
DRAWN BY	JE
CHECKED BY	RE

A400

SCALE

5/23/2019 3:48:05 PM

Zoning Compliance Application

Town of Biltmore Forest

Name
William Wharton

Property Address
17 Forest Road, Biltmore Forest, NC 28803

Phone
(828) 545-5808

Email
wwwharton@gmail.com

Parcel ID/PIN Number
964771464800000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
2.32 Acres

Maximum Roof Coverage
6,700 square feet (Up to 2.5 acres)

Proposed Roof Coverage Total
5,490 SF

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

Proposed Impervious Surface Coverage
13,734

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
26' Existing, 18' proposed addition

Description of the Proposed Project
Project consists of partial interior remodeling including family room and rear entrance area, addition of screened rear porch, addition of garage attached by 10' by 6' covered porch/breezeway, renovation of existing driveway, and updates to landscaping.

Estimated Start Date
8/1/2019

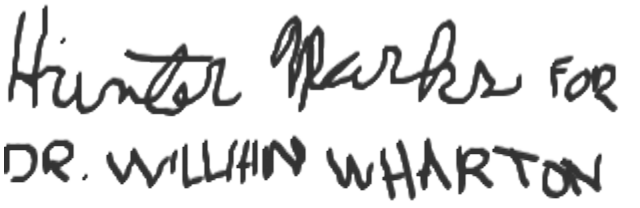
Estimated Completion Date
7/31/2020

Estimated Cost of Project
$550,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
190528 Wharton-WatermarkLandscapeArchitecture.pdf

190528 Wharton-Scott Keels.pdf

Applicant Signature



Date
5/28/2019

VARIANCE APPLICATION

Town of Biltmore Forest

Name
William Wharton

Address
17 Forest Road

Phone
(828) 545-5808

Email
wwwharton@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 applicaiton submittal to the Board of Adjustment.

What would you like to do with your property?
This project consists of partial interior remodeling including multi-use room and rear entrance area, the addition of a screened rear porch, the addition of a garage attached to the house with a 10' long by 6' wide open porch/breezeway, renovation of existing driveway, and updates to landscaping.

What does the ordinance require?
The town ordinance allows one detached structure on site. An existing garden shed, original to the house (1956), is located in a secluded wooded area to the rear of the property, and is to remain. While the new garage is attached to the house with a 10' long, 6' wide porch/breezeway, the town ordinance considers the new garage to be detached, as the connection is not fully enclosed and conditioned space.

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 determiniations 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.

Unnessary hardship would result from the strict application of the ordinance.
Allowing the proposed open porch/breezeway provides reasonable pedestrian access and flow to the rear of the property and the existing garden shed. It also allows for the passage of typical garden items such as wheelbarrows, lawn mowers, trimmers, large garden tools, etc. Enclosing the space would require a new path on the north end of the proposed garage, necessitating additional grading and removal of vegetation. We also believe this additional site disturbance and building expense result in unnecessary costs to the applicant.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The original location of the proposed garage was on the far side, or north, side of the existing parking area, which would necessitate additional site grading and vegetation removal. The proposed garage footprint

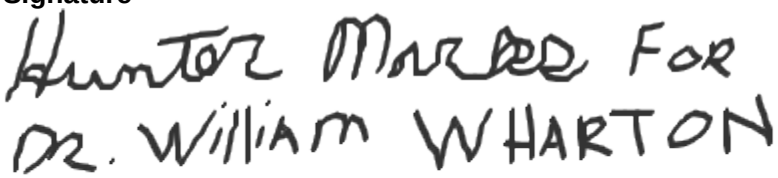
was reduced, and the location changed to minimize grading and disturbance to existing vegetation.

The hardship did not result from actions taken by the applicant or the property owner.
The hardship results from existing topography. The final proposed garage location is an effort by the applicant to minimize changes to the existing topography and vegetation.

The requested variance is consisent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and subtaintial justice is achieved.
We believe the requested variance is in keeping with the spirit of the town ordinance, which we feel was intended to prevent multiple detached structures from proliferating on one property. Public safety is not negatively affected by this request, and we believe this request is fair to both the town and the applicant. It is also noted that the connection between the residence and the garage will not be visible from the street, and much of the property is wooded, including the areas surrounding the proposed garage, connection, and existing garden shed.

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

Signature



Date
5/28/2019

Conditional Use Permit Application

Town of Biltmore Forest

Name
William Wharton

Address
17 Forest Road

Phone
(828) 545-5808

Email
wwwharton@gmail.com

Please select the type of conditional use you are applying for:
Accessory Buildings

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:
Project consists of partial interior remodeling including family room and rear entrance area, addition of screened rear porch,
addition of garage attached by 10' by 6' covered porch/breezeway, renovation of existing driveway, and updates to
landscaping.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The project is in keeping with typical residential standards in Biltmore Forest, and are improvements to the existing house and grounds. We feel it fits well with the existing scale, bulk, height, coverage, density, and character of the neighborhood. It will have no adverse affect on public safety.

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

Signature
Hunter Marks for
Dr. William Wharton

Date
5/28/2019

WHARTON RESIDENCE

BILTMORE FOREST, NORTH CAROLINA

TABLE OF CONTENTS

SHEET C-1	COVER SHEET	1 OF 8
SHEET S-1	SITE SURVEY	2 OF 8
SHEET S-2	LAYOUT & GRADING PLAN	3 OF 8
SHEET S-3	SITE PLAN	4 OF 8
SHEET S-4	SITE DETAILS	5 OF 8
SHEET L-1	LANDSCAPE PLAN	6 OF 8
SHEET L-2	LANDSCAPE NOTES & DETAILS	7 OF 8
SHEET L-3	TREE REMOVAL & PROTECTION PLAN	8 OF 8

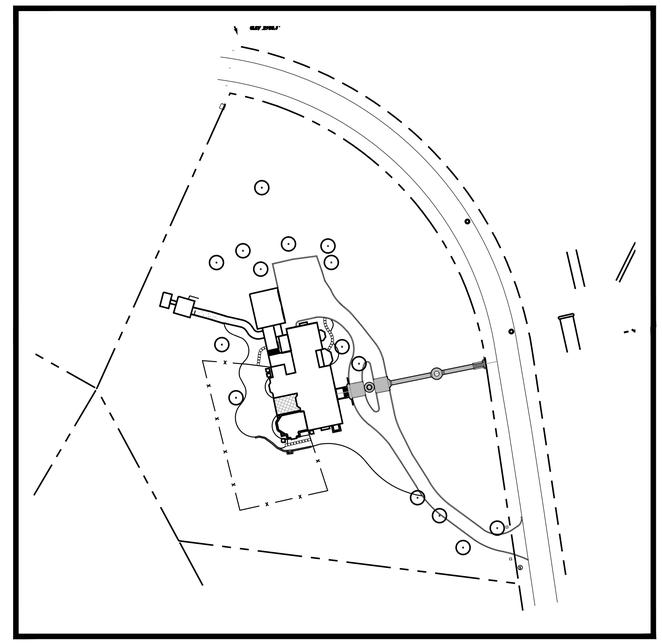
OWNER
WILLIAM AND LISA WHARTON
17 FOREST ROAD
BILTMORE FOREST, NC 28803
TEL. (828) 545-5808 (WILLIAM)
TEL. (828) 778-4369 (LISA)

LANDSCAPE ARCHITECT
HUNTER MARKS, RLA, ASLA, LEED AP
WATERMARK LANDSCAPE ARCHITECTURE
511 EAST CROOKED CREEK LANE
HENDERSONVILLE, NORTH CAROLINA 28732
TEL. (828) 595-2327

SURVEYOR
STEVE WAGGONER, PLS
WAGGONER & RHODES LAND SURVEYORS, INC.
545 S. GROVE STREET
HENDERSONVILLE, NC 28792
(828) 693-1022



VICINITY MAP
(NOT TO SCALE)



PROJECT MAP
SCALE: 1"= 60'-0"

811
Know what's below.
Call before you dig.

SPECIAL NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE BEGINNING EXCAVATION

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE JOHNSON, RLA
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE | LAND PLANNING | CONSULTING

WHARTON RESIDENCE
BILTMORE FOREST, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
HUNTER MARKS III
PRELIMINARY

Date:	Drawn By:
05-28-2019	RBJ
Job No:	Checked By:
180802RE	AHM

Revisions

COVER SHEET

C-1

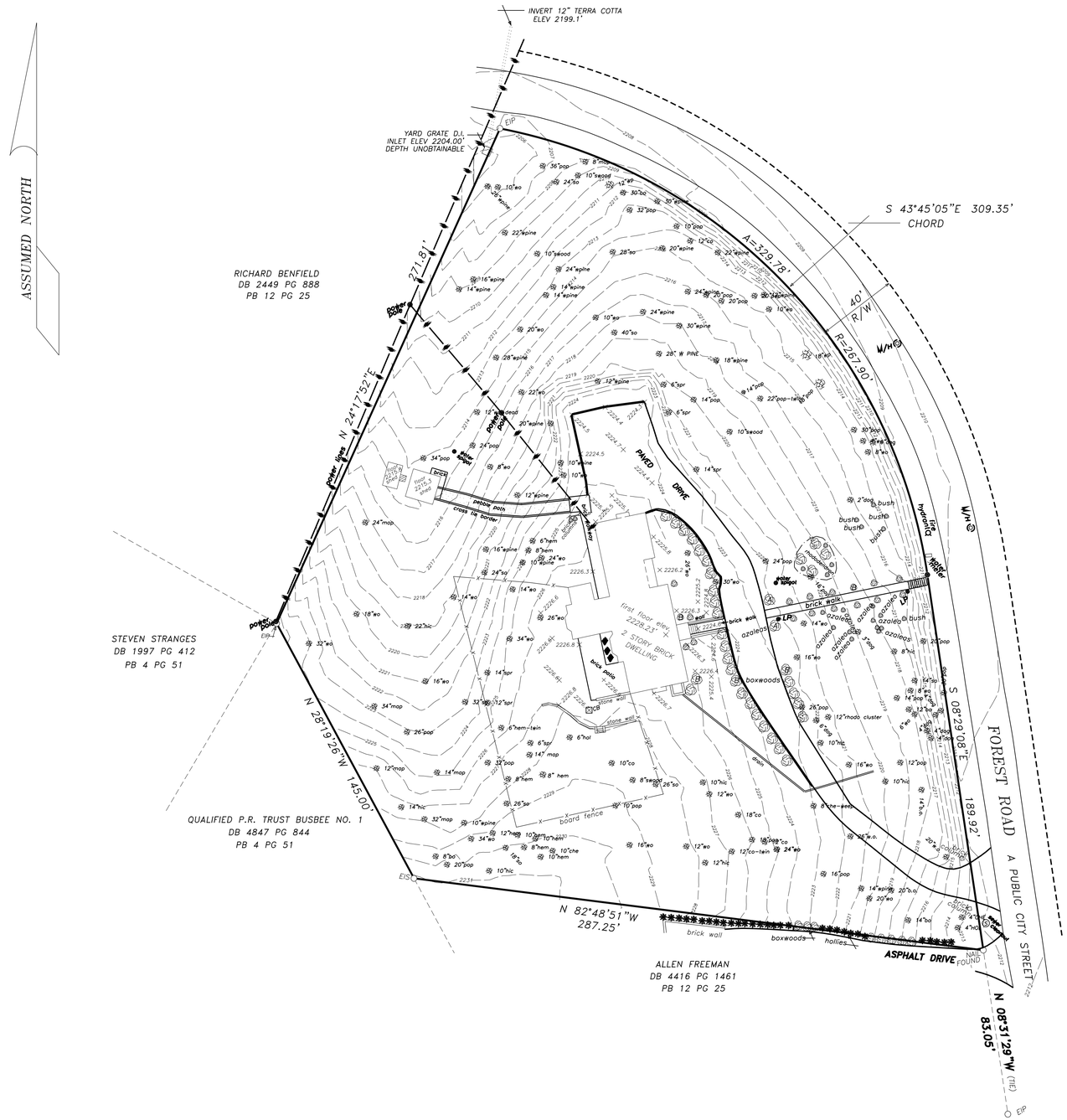
1 OF 8

P:\Watermark\Projects\180802RE-WHARTON-Biltmore Forest-Church\Planning-Construction\Conceptual Planning\180515 WhartonReference.dwg 5/28/2019 11:58 AM

PROPERTY OF

WILLIAM & ELIZABETH WHARTON

BEING LOT 51 BLOCK "B"
BILTMORE FOREST SUBDIVISION
TOWN OF BILTMORE FOREST
BUNCOMBE COUNTY
NORTH CAROLINA
SCALE 1"= 30'
OCTOBER 17th, 2018



KEY TO TREE SPECIES

SWOOD – SOURWOOD
DOG – DOGWOOD
HOL – HOLLY
HIC – HICKORY
CHE – CHERRY
MAP – MAPLE
POP – POPLAR
HEM – HEMLOCK
W PINE – WHITE PINE
SPR – SPRUCE
SO – SPANISH OAK
CO – CHESTNUT OAK
WO – WHITE OAK
BO – BLACK OAK

NOTES:

1) 2.23 ACRES – AREA DETERMINED BY COORDINATE COMPUTATION
2) ELEVATION DATUM APPROXIMATES SEA LEVEL DATUM, AND TAKEN FROM BUNCOMBE COUNTY GIS SITE

30 0 30 60 90
GRAPHIC SCALE – FEET

REFERENCES:
DEED: D.B.4953 PG.1155
PLAT: PLAT BK.12 PG.25
TAX ID REFERENCE: 9647-71-4648-00000
SCRN FILE 18-067
DWG FILE:
REVISIONS:

DATE: 10/17/2018

SURVEY BY
STEVEN LLOYD WAGGONER
NC PLS 2874

WAGGONER & RHODES
LAND SURVEYORS, PLLC.
N.C.FIRM #C-1129
545 SOUTH GROVE STREET
HENDERSONVILLE, NORTH CAROLINA 28792
PHONE: 828-693-1022
FAX: 828-693-4019

DRAWN BY: SLW/DKS JOB NUMBER: 18-067

P:\Waggoner\Projects\18067SURV-BWharton_Forest Creek\Planning-Construction\Conveyance Plan\dwg\18067S BWharton Reference.dwg 9/20/2018 11:41 AM

YARD GRATE D.I.
INLET ELEV. 2204.00'
DEPTH UNOBTAINABLE

EX. TREE(TYP)

POWER POLE(TYP)

POWER LINE(TYP)

REMOVE EX. CONCRETE /BRICK PAD AND COLUMNS, COORDINATE WITH BUILDING CONTRACTOR

RICHARD BENFIELD
DB 2449 PG 888
PB 12 PG 25

STEVEN STRANGES
DB 1997 PG 412
PB 4 PG 51

QUALIFIED P.R. TRUST BUSBEE NO. 1
DB 4847 PG 844
PB 4 PG 51

ALLEN FREEMAN
DB 4416 PG 1461
PB 12 PG 25

RESIDENCE
FFE: 2228.23'

DEMO EX. BRICK WALK, COORDINATE WITH BUILDING CONTRACTOR

EX. BOARD FENCE

POSSIBLE CONCRETE SLAB TO BE REMOVED UNDER ENTIRE WALK

ALL STEPS 7"(TYP)

EX. DRAINAGE TO BE REPAIRED/ REPLACED AS REQUIRED

6"X20' PVC CONDUIT (TYP)

2:1 MAX. SLOPE, MINIMIZE DISTURBANCE TO EX. TREE ROOTS AND VEGETATION

FOREST ROAD (PUBLIC)

EX. HOLLIES(TYP)

EX. BOXWOODS(TYP)

N

LAYOUT & GRADING PLAN

Scale 1"=20'-0"

0 10 20 40 80

811
Know what's below.
Call before you dig.

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE JOHNSON, RLA
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE | LAND PLANNING | CONSULTING

WHARTON RESIDENCE

BILTMORE FOREST, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2311 HUNTER MARKS III

PRELIMINARY

Date:	Drawn By:
05-28-2019	RBJ
Job No:	Checked By:
180802RE	AHM

Revisions

LAYOUT & GRADING PLAN

S-2

3 OF 8

P:\Watermark Projects\180802RE WHARTON Biltmore Forest Owner\Planning-Construction\Construction Planning\180802 WhartonResidence.dwg 5/28/2019 11:41 AM

RICHARD BENFIELD
DB 2449 PG 888
PB 12 PG 25

STEVEN STRANGES
DB 1997 PG 412
PB 4 PG 51

QUALIFIED P.R. TRUST BUSBEE NO. 1
DB 4847 PG 844
PB 4 PG 51

ALLEN FREEMAN
DB 4416 PG 1461
PB 12 PG 25

EX. TREE(TYP)
POWER POLE(TYP)
POWER LINE(TYP)
EX. UTILITY LINE TO BE RELOCATED AS REQUIRED
WATER SPIGOT
EX. SHED
EX. PEBBLE WALK
PROPOSED GARAGE, SEE ARCHITECT'S PLANS
RELOCATED PATH
LAWN
EX. GATE
RESIDENCE
PROPOSED BED EDGE
EX. BOARD FENCE
15'
PROPOSED SCREENED PORCH, SEE ARCHITECTS PLANS
EX. STONE WALL
CHIP & TAR MOTORCOURT
EX. & PROPOSED EOP
STONE STEPPERS(TYP), BY LANDSCAPE CONTRACTOR
ALL OVERGROWN BOXWOODS ALONG DRIVE AND FRONT OF HOUSE TO BE REMOVED BY LANDSCAPE CONTRACTOR
DRIVE RECONFIGURED TO MEET FRONT STOOP
BRICK DETAILING ON DRIVE, BY LANDSCAPE CONTRACTOR, SEE DETAIL
PROPOSED ADDITION, SEE ARCHITECT'S PLANS
BLUESTONE PATIO, BY OTHERS
PROPOSED FEATURE AT GRADE, TO BE DETERMINED
6" PVC CONDUIT(TYP)
EX. HOLLIES(TYP)
EX. BOXWOODS(TYP)
EX. SHRUB, TO REMAIN(TYP)
LANDSCAPED ISLAND FEATURE
EX. WATER SPIGOT
BRICK EDGE DETAIL (1/S-4)
ALTERNATE BRICK PATTERN, TO BE DETERMINED
STEPS(TYP)
REBUILT BRICK SIDEWALK
EX. LIGHT POLE, TO REMAIN
BRICK DRIVEWAY EDGE, SEE (2/S-4) DETAIL
EX. DRAINAGE PIPE
PROPOSED CHIP & TAR DRIVE, SEE (3/S-4) DETAIL
ASPHALT DRIVE
FIRE HYDRANT
MANHOLE
WATER METER
BRICK RETAINING WALLS APPROX. 3' HIGH, FINAL DESIGN TO BE DETERMINED
EX. LIGHT POLE, TO REMAIN
LAWN
FOREST ROAD (PUBLIC)
BRICK COLUMNS REBUILT, BOTH SIDES OF DRIVE, INCLUDE LIGHTING AND MAILBOX INSERT. FINAL MASONRY DESIGN TO BE DETERMINED.

N

SITE PLAN
Scale 1"=20'-0"

0 10 20 40 80

811
Know what's below.
Call before you dig.

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE JOHNSON, RLA
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE | LAND PLANNING | CONSULTING

WHARTON RESIDENCE

BILTMORE FOREST, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
HUNTER MARKS III
PRELIMINARY

Date:	Drawn By:
05-28-2019	RBJ
Job No:	Checked By:
180802RE	AHM

Revisions

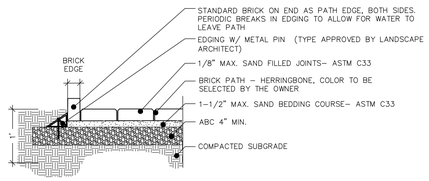
SITE PLAN

S-3

4 OF 8

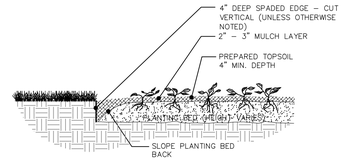
P:\Watermark Projects\180802RE-WHARTON- Biltmore Forest Owners\Planning-Construction\Conceptual Planning\180815 WhartonResidence.dwg 5/28/2019 11:43 AM

811
Know what's below.
Call before you dig.

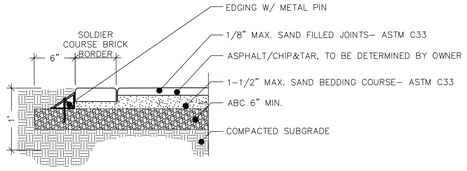


1 S-4 BRICK PATH DETAIL
NOT TO SCALE

DETAIL INTENTIONALLY OMITTED. FINAL DESIGN TO BE DETERMINED AND TO BE SUBMITTED TO TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.



7 S-4 PLANTING EDGE DETAIL
NOT TO SCALE



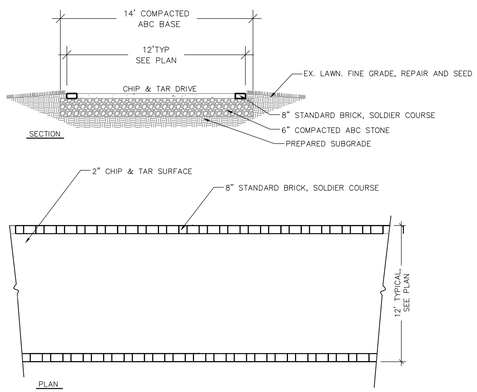
NOTE: REVIEW MANUFACTURES SPECIFICATION BEFORE INSTALLING

2 S-4 BRICK EDGE ON DRIVE
NOT TO SCALE

4 S-4 BRICK COLUMNS AT DRIVE ENTRANCE
NOT TO SCALE

DETAIL INTENTIONALLY OMITTED. FINAL DESIGN TO BE DETERMINED AND TO BE SUBMITTED TO TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.

DETAIL INTENTIONALLY OMITTED. FINAL DESIGN TO BE DETERMINED AND TO BE SUBMITTED TO TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.



3 S-4 DRIVE SECTION
NOT TO SCALE

5 S-4 CHEEK WALLS AT END OF PATH
NOT TO SCALE

DETAIL INTENTIONALLY OMITTED. FINAL DESIGN TO BE DETERMINED AND TO BE SUBMITTED TO TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.

6 S-4 BRICK PATTERN DETAIL
NOT TO SCALE

8 S-4 LIGHTING SPECIFICATION
NOT TO SCALE

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE JOHNSON, RLA
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE | LAND PLANNING | CONSULTING

WHARTON RESIDENCE

BILTMORE FOREST, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1231 HUNTER MARKS III
PRELIMINARY

Date:	Drawn By:
05-28-2019	RBJ
Job No:	Checked By:
180802RE	AHM

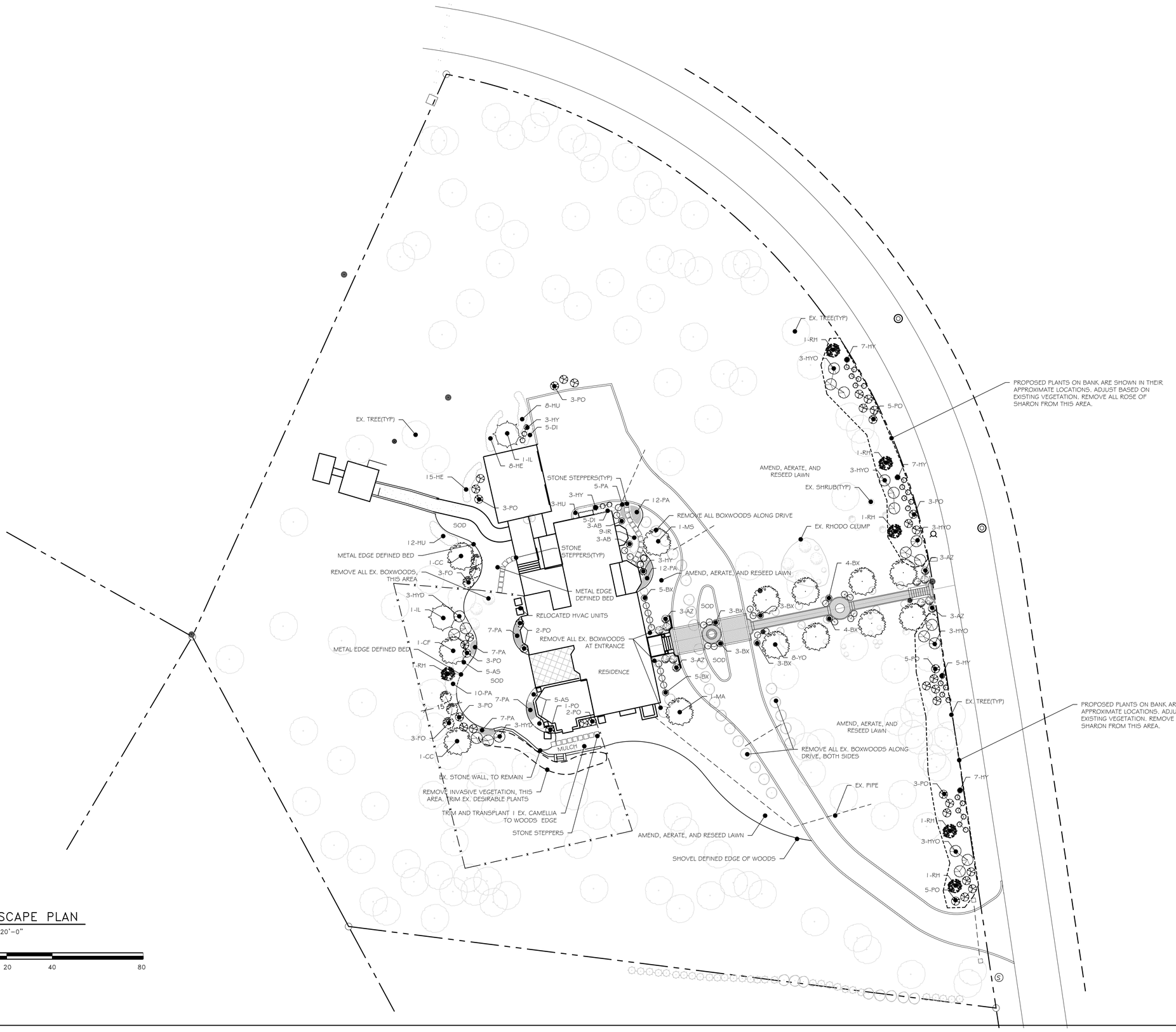
Revisions

SITE DETAILS

S-4

P:\Watermark Projects\180802RE WHARTON- Biltmore Forest-Owen\Planning-Construction\Conceptual Planning\180819 WhartonResidence.dwg 5/28/2019 11:44 AM

811
Know what's below.
Call before you dig.



WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE JOHNSON, RLA
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE | LAND PLANNING | CONSULTING

WHARTON RESIDENCE

BILTMORE FOREST, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2319 A PREMIER MARK(S)!!!

PRELIMINARY NOT FOR CONSTRUCTION

Date:	Drawn By:
05-28-2019	RBJ
Job No:	Checked By:
180802RE	AHM

Revisions

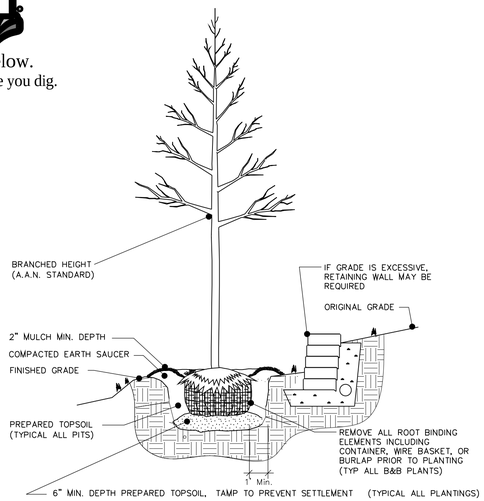
LANDSCAPE PLAN

L-1

6 OF 8

J:\Watermark\Projects\2018\180802RE Wharton, Biltmore Forest, Owen\Planning\Construction\Conceptual Planning\180818 WhartonResidence.dwg 5/28/2019 11:45 AM

811
Know what's below.
Call before you dig.

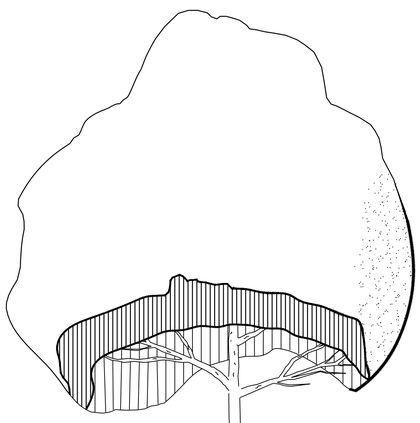


1 L-2 TREE PLANTING ON SLOPE
Not to Scale

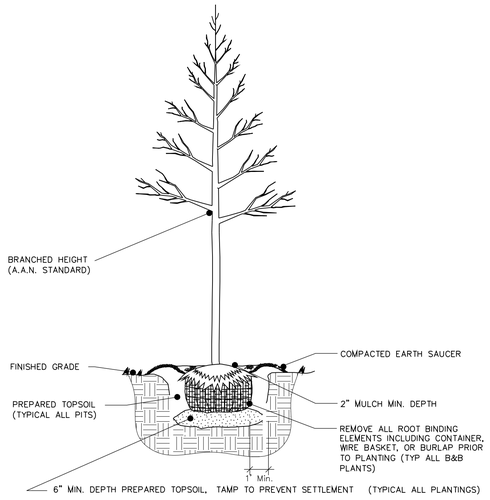
-PLANT LIST-

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE CALIPER	SIZE HEIGHT	SIZE SPREAD	PLANT METHOD	QUAN.	REMARKS
TREES								
CC	Cercis canadensis 'Forest Pansy'	Eastern Redbud	3"	10'-12'		#1	2	SPECIMEN, WELL BRANCHED
CF	Cornus florida	Dogwood	3"	10'-12'		#1	1	SPECIMEN, WELL BRANCHED
IL	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4"	12'-14'		#1	2	FULL, WELL BRANCHED
MA	Magnolia grandiflora 'Little Gem'	Large Flowered Magnolia	2.5"	12-14'		#1	1	TO 40-60'H, 25-45'W
MS	Magnolia x soulangiana	Saucer Magnolia		10-12'		#1	1	TO 40-70'H, 40-60'W
YO	Prunus x 'yedoensis'	Yoshino Cherry		8-10'		#1	8	TO 20-25'H, 15-20'W
SHRUBS								
AB	Abelia x 'Rose Creek'	Rose Creek Abelia		3-5 Gal.		#4	6	FULL, MATCHED
AZ	Rhododendron 'Delaware Valley White'	Delaware Valley White Azalea		3-5 Gal.		#4	12	FULL, MATCHED
BX	Buxus x 'Green Gem'	Green Gem Boxwood		3-5 Gal.		#4	30	EX. SMALL BUXUS MAY BE USED, SEE LA
FO	Fothergilla gardenia	Dwarf Fothergilla		3-5 Gal.		#4	6	FULL, MATCHED
HYD	Hydrangea macrophylla	Big Leaf Hydrangea		3-5 Gal.		#3	6	DARK PURPLE, FULL, MATCHED
HYQ	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea		3-5 Gal.		#3	15	FULL, MATCHED
RH	Rhododendron catawbiense	Catawba Rhododendron		5 Gal. or B&B		#3	6	FULL, MATCHED
PERENNIALS, GROUNDCOVERS, GRASSES, OTHER								
AS	Astilbe x arendsii 'Fanal'	Astilbe		1 Gal.		#5	10	FULL, MATCHED, PLANT 1' O.C.
DI	Digitalis purpurea	Foxglove		1 Gal.		#5	10	FULL, MATCHED, PLANT 1' O.C.
HE	Helleborus orientalis	Hellebores		1 Gal.		#5	23	FULL, MATCHED, PLANT 1' O.C.
HU	Heuchera micrantha 'Palace Purple'	Coral Bells		1 Gal.		#5	23	FULL, MATCHED, PLANT 15" O.C.
HY	Hypericum calycinum	Shrubby St. John's Wort		1 Gal.		#4	35	FULL, MATCHED, PLANT 2-3' O.C.
IR	Iris cristata	Japanese Iris		1 Gal.		#5	9	FULL, MATCHED, PLANT 18" O.C.
PA	Pachysandra terminalis	Pachysandra		1 Gal.		#5	67	FULL, MATCHED, PLANT 1' O.C.
PO	Polystichum acrostichoides	Christmas Fern		1 Gal.		#5	38	FULL, MATCHED, PLANT 2' O.C.

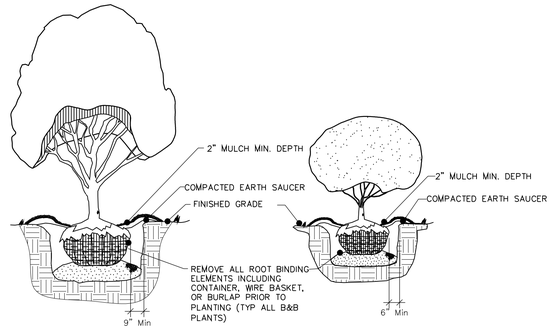
2 L-2 PLANT LIST



METHOD 1: TREES OVER 10' TALL
N.T.S.

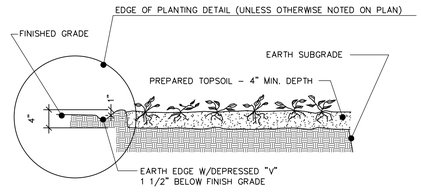


METHOD 2: TREES LESS THAN 10' TALL
N.T.S.



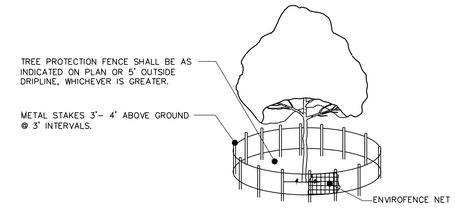
METHOD 3: SHRUBS OVER 36" TALL
N.T.S.

METHOD 4: SHRUBS UNDER 36" TALL
N.T.S.



METHOD 5: GROUND COVER, AND/OR HERBACEOUS MATERIAL
N.T.S.

4 L-2 PLANTING METHOD DETAILS
Not to Scale



1. NO MATERIAL MAY BE STACKED OR STORED WITHIN PROTECTED AREA.
2. BOARDS OR WIRES OF A NONPROTECTIVE NATURE SHALL NOT BE ATTACHED TO TREES DESIGNATED TO REMAIN.

3 L-2 TREE PROTECTION DETAIL
Not to Scale

GENERAL NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A WORKMAN LIKE MANNER USING ACCEPTED NURSERY PRACTICES AND STANDARDS, AND SHALL COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
2. PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD. TREE BALLS SHALL HAVE A DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF TREE.
3. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TRUNK IS TO BE REMOVED AT PLANTING. CUT AND REMOVE BURLAP FROM TOP ½ OF BALL, AT A MINIMUM. CUT OR LOOSEN ANY GIRDLING OR CIRCLING ROOTS.
4. THE BALLS OF B&B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH OR SIMILAR PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY LANDSCAPE CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
5. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE IN SUCH A MANNER THAT WILL DAMAGE THE BARK, BREAK BRANCHES, OR DESTROY THE PLANTS NATURAL SHAPE. NO B&B PLANT MATERIAL SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING PLANTING, INCLUDING WHEN BURLAP, STAVES, ROPES, ETC. IS REMOVED DURING PLANTING.
6. ALL PLANTS SHALL BE HANDLED SO THAT THE ROOTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT PLANTS SHALL BE PROTECTED BY TARPAULINS OR SIMILAR COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE
7. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL CONDITIONS. ADDITIONAL UTILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES BEFORE BEGINNING WORK. EXCAVATION NEAR EXISTING UTILITIES SHALL BE CAREFULLY DONE BY HAND. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO HIS ACTIVITIES ON THE SITE.
8. ALL PLANTS SHALL BE PLANTED SO TOP OF ROOT BALL IS SLIGHTLY ABOVE EXISTING GRADE UNLESS CONDITIONS INDICATE POOR DRAINAGE, IN WHICH CASE PLANTS SHALL BE PLANTED SO TOP OF ROOT BALL IS 3" ABOVE EXISTING GRADE.
9. ANY SERIES OF PLANTS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE CONTRACTOR, AND ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED. FINAL LOCATIONS OF ALL PLANTS MATERIAL TO BE APPROVED ON-SITE BY LANDSCAPE ARCHITECT.
10. PRUNE NEWLY PLANTED TREES AS NECESSARY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
11. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE ELEVATIONS, OBSERVE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND PROVIDE PERCOLATION TESTS AND ALL OTHER TESTS AS MAY BE NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR PLANTS. IF PERCOLATION TESTS OR OTHER SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE OF UNDERGROUND WATER, NOTIFY LANDSCAPE ARCHITECT IN WRITING OF THIS FACT OR ANY OTHER UNSATISFACTORY CONDITIONS BEFORE BACK-FILLING. A CHANGE ORDER MAY BE ISSUED TO DIRECT INSTALLATION OF DRAIN TILE OR OTHER MEASURES BEYOND DRAINAGE REQUIREMENTS INDICATED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES THAT SITES CONDITIONS HAVE BEEN ACCEPTED "AS IS".
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL, BOTH BEFORE AND AFTER PLANTING, UNTIL ACCEPTANCE BY LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF SUBSTANTIAL COMPLETION.
14. QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND NOTIFYING LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. COMMENCEMENT OF PLANTING WORK INDICATES THAT QUANTITIES HAVE BEEN ACCEPTED BY THE LANDSCAPE CONTRACTOR, AND LANDSCAPE CONTRACTOR ACCEPTS LIABILITY FOR ANY LATER DISCREPANCY.
15. DIMENSIONS FOR PLANT CALIPERS, HEIGHTS AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE/PLANT LIST ARE GENERAL GUIDES FOR THE MINIMUM DESIRED SIZE FOR EACH PLANT. AT A MINIMUM, ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE LANDSCAPE ARCHITECT OR OTHER OWNERS REPRESENTATIVE RETAINS THE RIGHT TO REJECT ANY PLANTS NOT MEETING THESE REQUIREMENTS.
16. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK TO EVALUATE SITE CONDITIONS AND AREAS TO BE SEEDED AND PLANTED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SIDEWALKS, CURBS, PAVEMENT, LAWNS, EXISTING PLANTINGS, ETC. AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITIES.
18. LANDSCAPE CONTRACTOR SHALL SHALL BE RESPONSIBLE FOR CLEAN UP OF TRASH, DEBRIS, ETC. ON A DAILY BASIS.
19. MULCH SHALL BE CLEAN PINE STRAW, PARTIALLY DECOMPOSED HARDWOOD BARK, OR APPROVED EQUIVALENT. MULCH SHALL BE OF SUFFICIENT CHARACTER SO AS NOT TO BE EASILY BLOWN OR WASHED AWAY. LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 4" OF MULCH TO ALL PLANTING BEDS, TREE PLANTINGS, AND OTHER DISTURBED AREAS.

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, R.L.A., ASLA, LEED AP / BROOKE JOHNSON, R.L.A.
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE | LAND PLANNING | CONSULTING

WHARTON RESIDENCE

BILTMORE FOREST, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
ANDREW MARK III
PRELIMINARY
NOT FOR CONSTRUCTION

Date:	Drawn By:
05-28-2019	RBJ
Job No:	Checked By:
180802RE	AHM

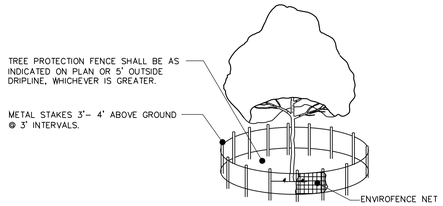
Revisions

LANDSCAPE NOTES & DETAILS

L-2

7 OF 8

P:\Watermark Projects\180802RE-WHARTON Blltmore Forest-Overall\Planning Construction\Construction Planning\180815 Whartondetails.dwg 5/29/2019 11:45 AM



1. NO MATERIAL MAY BE STACKED OR STORED WITHIN PROTECTED AREA.

2. BOARDS OR WIRES OF A NONPROTECTIVE NATURE SHALL NOT BE ATTACHED TO TREES DESIGNATED TO REMAIN.

3 / L–2 TREE PROTECTION DETAIL

Not to Scale

TREE PROTECTION NOTES

1. PRIOR TO ANY SITE GRADING, INSTALL TREE PROTECTION FENCE AT DRIP EDGE OF ALL TREES ADJACENT TO GRADING. FENCE MAY BE TEMPORARILY REMOVED ONLY AS NECESSARY. DO NOT STORE MATERIALS OR PARK VEHICLES INSIDE FENCE. USE ENVIROFENCE NET OR APPROVED EQUIVALENT.
2. ALL GRADING, UNLESS OTHERWISE APPROVED, SHALL NOT DISTURB EXSITING TREES AND VEGETATION. DURING CONSTRUCTION, BUILDING CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTION OF ALL TREES TO BE RETAINED ON THE SITE, INCLUDING ROOT ZONES, TRUNKS, LIMBS, AND CANOPIES.
3. TREES MARKED WITH AN 'X' ON PLAN ARE TO BE REMOVED.
4. ALL OTHER EXISTING TREES ARE TO BE PRESERVED UNLESS DISEASED, DANGEROUS, OR OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

TREE REMOVAL PLAN

Scale 1"=20'–0"

0 10 20 40 80

811 Know what's below. Call before you dig.

WHARTON RESIDENCE

OWNERS & DEVELOPERS	WILLIAM AND LISA WHARTON 17 FOREST ROAD BILTMORE FOREST, NC 28803 (828) 545-5808 (WILLIAM) (828) 778-4369 (LISA)
LANDSCAPE ARCHITECT/ LAND PLANNER	HUNTER MARKS, RLA, ASLA, LEED AP WATERMARK LANDSCAPE ARCHITECTURE 511 EAST CROOKED CREEK LANE HENDERSONVILLE, NC 28739 (828) 595-2327
SURVEYOR	WAGGONER & RHODES LAND SURVEYORS 545 S. GROVE STREET HENDERSONVILLE, NC 28792 (828) 693-1022

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE JOHNSON, RLA
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE | LAND PLANNING | CONSULTING

WHARTON RESIDENCE

BILTMORE FOREST, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2318 HUNTER MARKS III

PRELIMINARY NOT FOR CONSTRUCTION

Date:	Drawn By:
05–28–2019	RBJ
Job No:	Checked By:
180802RE	AHM

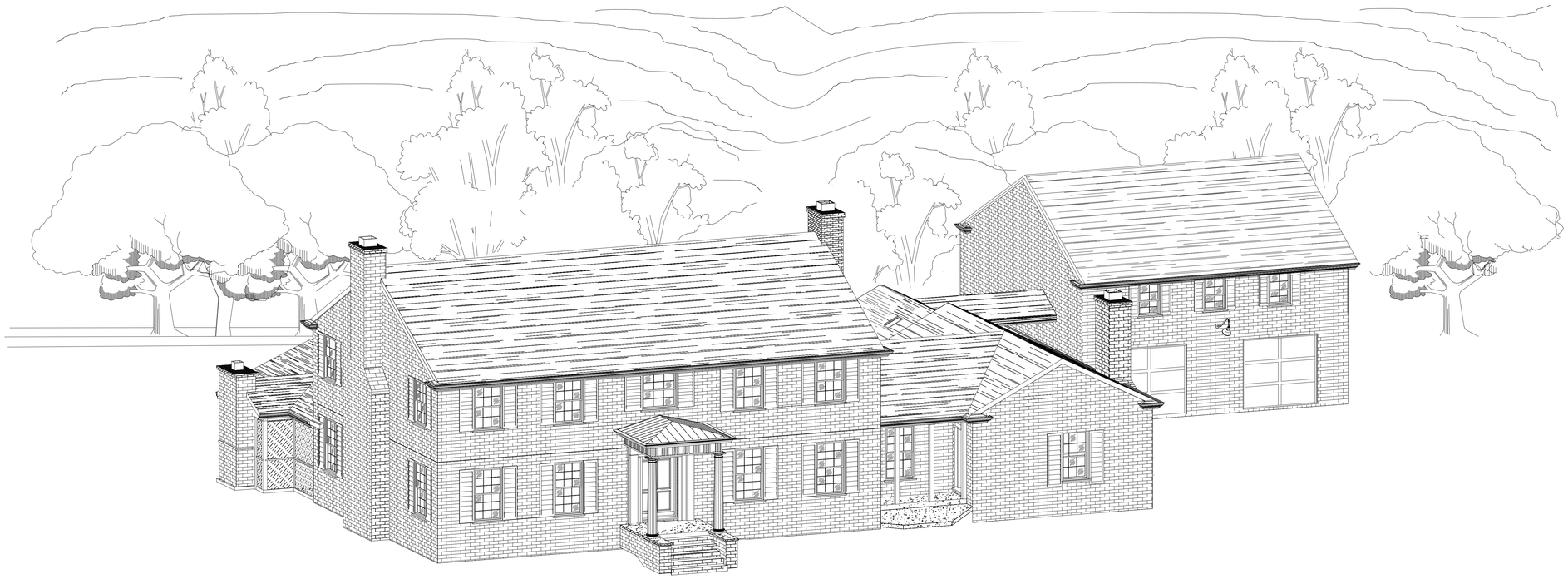
Revisions

TREE REMOVAL & PROTECTION PLAN

L–3

8 OF 8

J:\Watermark\Projects\180802RE Wharton, Biltmore Forest, Owen\Planning\Construction\Conceptual Planning\180818 WhartonResidence.dwg 5/28/2019 11:45 AM



Dr. William Wharton & Mrs. Lisa Wharton Residence

Plan Ledger

Sht. # C/S	Cover Sheet
Sht. # A 1	Floor Plan, Framing Details Cross Sections
Sht. # A 2	Foundation Plan, Footing Details, Cross Sections
Sht # A 3	Elevations
Sht # S 1	Site Plan

No.	Revision/Issue	Date
1	ENTRY@GARAGE / PERGOLA	5/10/19

GARAGE SQ. FT.	720
STORAGE SQ. FT.	648
BATH & DEN	583
ENTRY PORCH	130
FRONT PORCH	58
SCREENED PATIO	383

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

SCOTT KEELS
scottkeels@yahoo.com
828 674-2581

Project Name and Address:

DR WILLIAM & LISA WHARTON
17 FOREST ROAD, BILTMORE FOREST 28801

Client:

DR WILLIAM WHARTON

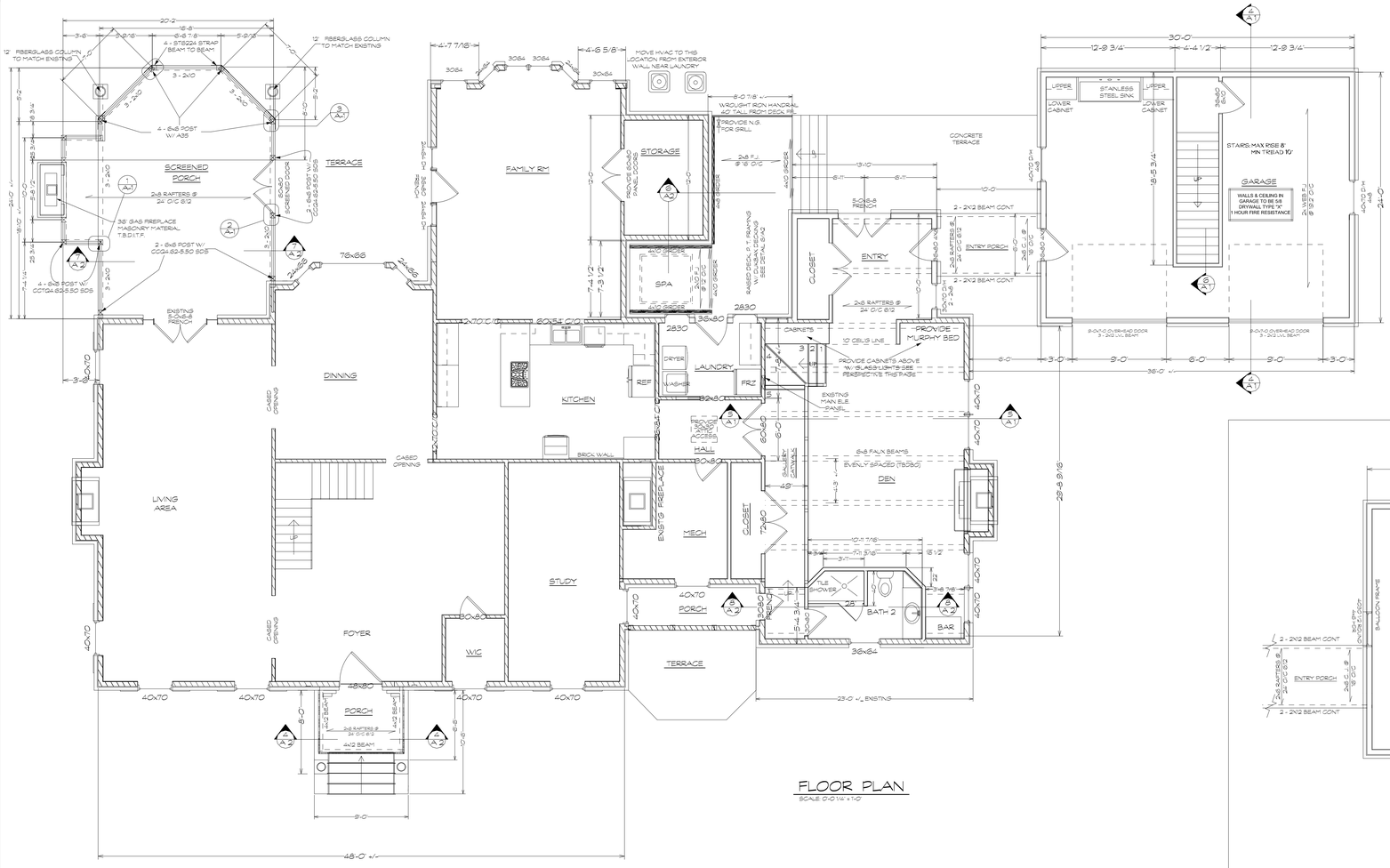
Drawing: COVER SHEET

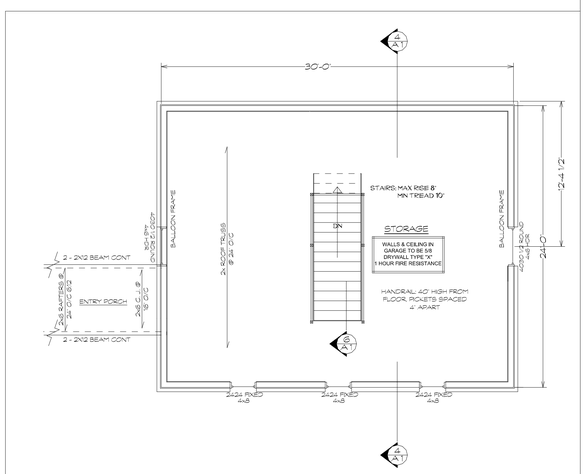
Scale: 1/4" = 1' - 0"

Date: 01/22/2019

Drawn By:
JOHN MAYFIELD
EMAIL:
JRDwellings@msn.com
Telephone:
661 733-9610

Sheet: C/S





ATTENTION

1. EXTERIOR DIMENSIONS EXTERIOR SURFACE OF STUD. ALL APPLIED FINISHES (BRICK, EIFS, SIDING, ETC.) ARE IN EXCESS OF DIMENSIONS SHOWN.
2. ALL INTERIOR PARTIONS ARE SHOWN FINISHED WIDTH (STUD + DRYWALL). INTERIOR DIMENSIONS ARE TO FINISH FACE OF DRYWALL. ALL APPLIED FINISHED (TILE, ETC) ARE IN EXCSE OF DIMENSIONS SHOWN
3. ALL DIMENSIONS ARE +/-.
4. = EXISTING STRUCTURE
5. = PROPOSED NEW CONSTRICTION

No.	Revision/Issue	Date

GARAGE SQ. FT.	720
STORAGE SQ. FT.	648
BATH & DEN	593
ENTRY PORCH	130
FRONT PORCH	58
SCREENED PATIO	383

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

SCOTT KEELS
scottkeels@yahoo.com
828 674-2581

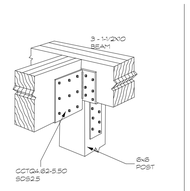
Project Name and Address:
DR WILLIAM & LISA WHARTON
17 FOREST ROAD, BILTMORE FOREST 28801

Client:
DR WILLIAM WHARTON

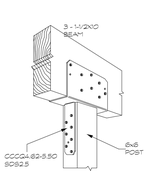
Drawing: FLOOR PLAN
Scale: 1/4" = 1' - 0" Date: 01/22/2019

Drawn By: JOHN MAYFIELD
EMAIL: JRDwellings@msn.com
Telephone: 661 733-9610

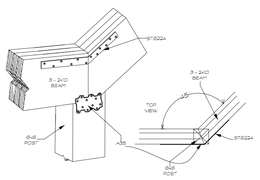
Sheet: A1



1 A1 FRAMING DETAIL
SCALE: NONE



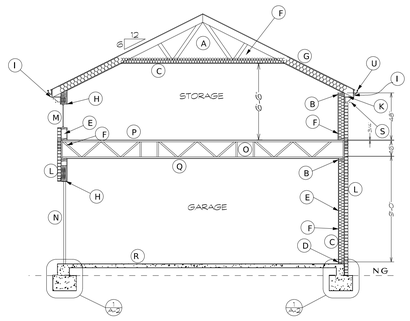
2 A1 FRAMING DETAIL
SCALE: NONE



3 A1 FRAMING DETAIL
SCALE: NONE

LEDGEN

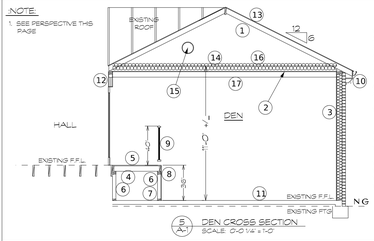
A 2x TRUSS @ 24" O/C.
B 2x8 TOP PLATE CONTINUOUS
C 1/2" DRYWALL INTERIOR FINISH TYP
D 2x PRESSURE TREATED BOTTOM PLATE
E 2x8 STUDS @ 16" O/C TYP EXTERIOR WALLS
F R-21 BATT INSULATION
G DESIGNER SERIES ROOF SHINGLES OVER UNDERLAYMENT OVER 1/2" PLYWOOD INDEX 15/32 CDX NAILED W/ 8d @ 6/12 (OBS W/ SAME SPEC'S) MATCH ENSTING
H HEADER PER PLAN
I FASCIA BOARD
J HARDIE BOARD & BAT SIDING W/ UNDERLAYMENT
K OVERHANG SOFFIT TO MATCH EXISTING VENTED HARDIE BOARD OR EQUAL
L BRICK MASONRY MATCH ENISTING
M WINDOW PER PLAN
N GARAGE DOOR PER PLAN
O WEB FLOOR JOIST TRUSS 20" HIGH @ 19.2 O/C.
P 3/4" PLYWOOD TEG INDEX 42/20 RNISH ONE SIDE EXTERIOR GRADE, GLUED AND NAILED WITH 8d @ 8/12
Q 5/8" DRYWALL TYPE 'X' 1 HOUR FIRE RESISTANT, FLOOR TO CEILING
R 4" THICK CONCRETE SLABS REBAR MAT @ 24" O/C.
S PROVIDE FREEZE BOARD W/ EXTERIOR MOLDING MATCHING ENISTING
T PROVIDE 1/2" EXTERIOR PLYWOOD W/ HOUSE WRAP
U PROVIDE GUTTERS



4 A1 GARAGE CROSS SECTION
SCALE: 0'-0 1/4" = 1'-0"

NOTE

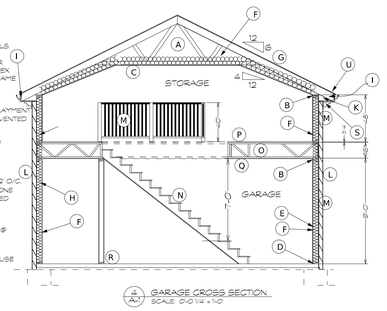
1. SEE PERSPECTIVE THIS PAGE



5 A1 DEN CROSS SECTION
SCALE: 0'-0 1/4" = 1'-0"

LEDGEN

A 2x TRUSS @ 24" O/C.
B 2x8 TOP PLATE CONTINUOUS
C 1/2" DRYWALL INTERIOR FINISH TYP
D 2x PRESSURE TREATED BOTTOM PLATE
E 2x8 STUDS @ 16" O/C TYP EXTERIOR WALLS
F R-21 BATT INSULATION
G DESIGNER SERIES ROOF SHINGLES OVER UNDERLAYMENT OVER 1/2" PLYWOOD INDEX 15/32 CDX NAILED W/ 8d @ 6/12 (OBS W/ SAME SPEC'S) MATCH ENSTING
H HEADER PER PLAN
I FASCIA BOARD
J HARDIE BOARD & BAT SIDING W/ UNDERLAYMENT
K OVERHANG SOFFIT TO MATCH EXISTING VENTED HARDIE BOARD OR EQUAL
L BRICK MASONRY MATCH ENISTING
M 42" HIGH HANDRAIL W/ PICKETS SPACED @ APART
N STAIRS: MAX. RISE 8", MIN. TREAD 10" PROVIDE HANDRAIL 36" HIGH FROM TREAD
O WEB FLOOR JOIST TRUSS 20" HIGH @ 19.2 O/C.
P 3/4" PLYWOOD TEG INDEX 42/20 RNISH ONE SIDE EXTERIOR GRADE, GLUED AND NAILED WITH 8d @ 8/12
Q 5/8" DRYWALL TYPE 'X' 1 HOUR FIRE RESISTANT, FLOOR TO CEILING
R 4" THICK CONCRETE SLABS REBAR MAT @ 24" O/C.
S PROVIDE FREEZE BOARD W/ EXTERIOR MOLDING MATCHING ENISTING
T PROVIDE 1/2" EXTERIOR PLYWOOD W/ HOUSE WRAP
U PROVIDE GUTTERS



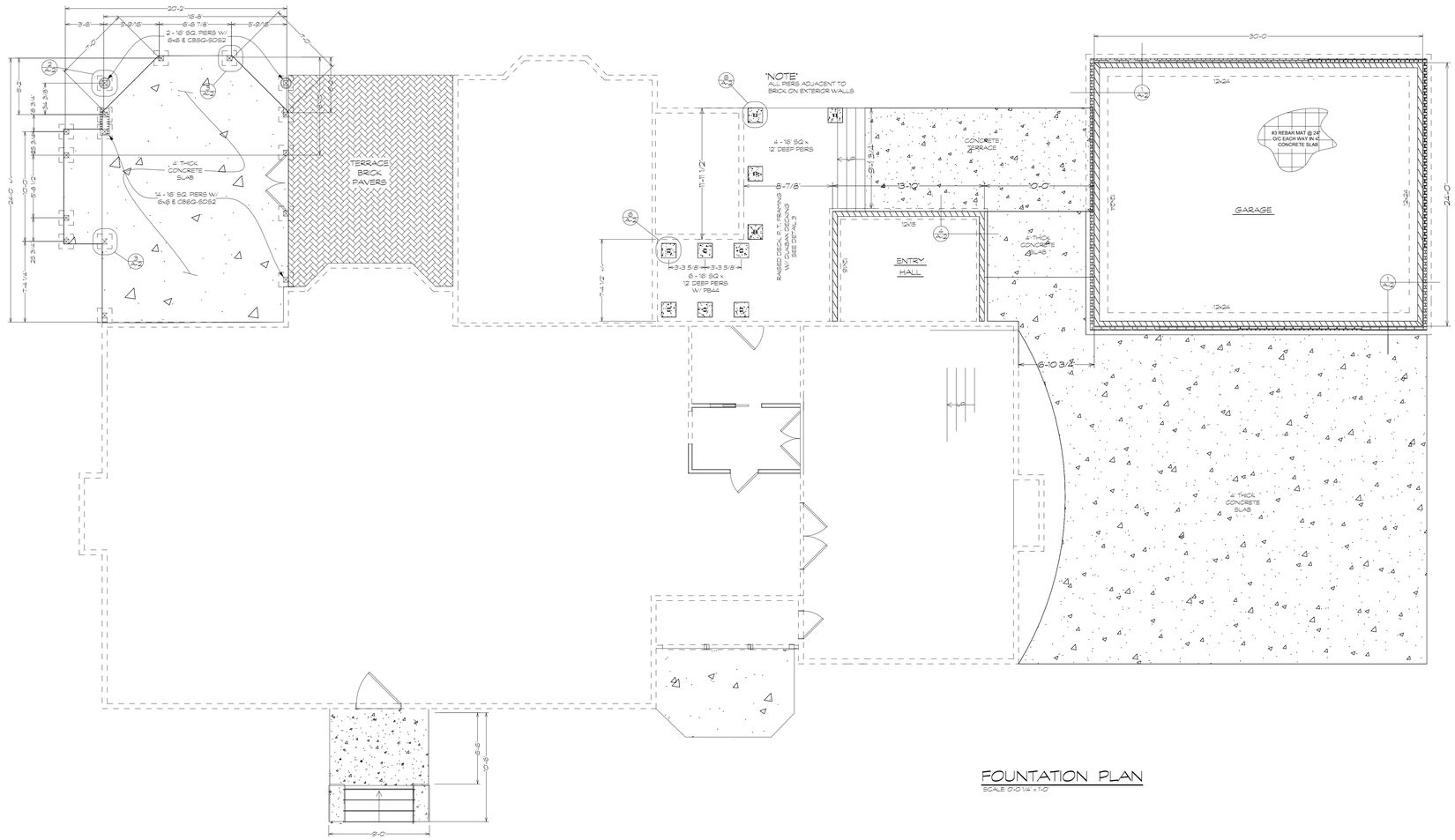
4 A1 GARAGE CROSS SECTION
SCALE: 0'-0 1/4" = 1'-0"

LEGEND

1. EXISTING RAFTERS AND CEILING JOIST
2. BEAD BOARD (TBDBO) OVER 1/2" DRYWALL
3. ENISTING EXTERIOR WALL
4. 2x8 @ 16" O/C F.J.
5. 3/4" TEG PLYWOOD INDEX 42/20
6. 2x8 @ 16" O/C
7. 2x4 P.T. SILL
8. DBL. 2x4 T.P.
9. HANDRAIL 40" HIGH FROM F.F.L. BALUSTERS SPACED 4" APART BOTTOM RAIL 4" FROM F.F.L.
10. MATCH ENISTING FREEZE BOARD AND MOLDING TO ENISTING
11. ENISTING CONCRETE SLAB
12. ENISTING INTERIOR WALL
13. SHINGLES DISGNER SERIES TO MATCH ENISTING
14. PROVIDE R-21 INSULATION
15. PROVIDE FOR HVAC
16. ENISTING 2x CEILING JOIST
17. @ FAUX BEAM T.B.D.B.O.



DEN PERSPECTIVE



FOUNTATION PLAN

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

ATTENTION

1. EXTERIOR DIMENSIONS EXTERIOR SURFACE OF STUD. ALL APPLIED FINISHES (BRICK, EIFS, SIDING, ETC.) ARE IN EXCESS OF DIMENSIONS SHOWN.
2. ALL INTERIOR PARTIONS ARE SHOWN FINISHED WIDTH (STUD + DRYWALL). INTERIOR DIMENSIONS ARE TO FINISH FACE OF DRYWALL. ALL APPLIED FINISHED (TILE, ETC) ARE IN EXCESE OF DIMENSIONS SHOWN
3. ALL DIMENSIONS ARE + / -
4. _____ = EXISTING STRUCTURE
5. _____ = PROPOSED NEW CONSTRICTION
6. _____ = PROPOSED NEW CONSTRICTION

No.	Revision/Issue	Date

GARAGE SQ. FT.	720
STORAGE SQ. FT.	648
BATH & DEN	583
ENTRY PORCH	130
FRONT PORCH	56
SCREENED PATIO	393

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

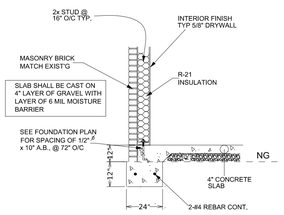
SCOTT KEELS
scottkeels@yahoo.com
828 674-2581

Project Name and Address:
DR WILLIAM & LISA WHARTON
17 FOREST ROAD, BILTMORE FOREST 28801

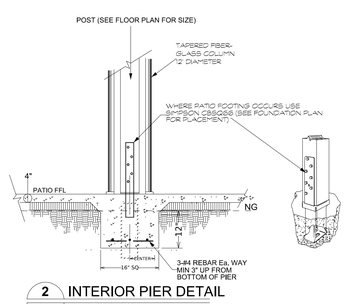
Client:
DR WILLIAM WHARTON

Drawing: Foundation Details
Scale: 1/4" = 1' - 0"
Date: 01/22/2019

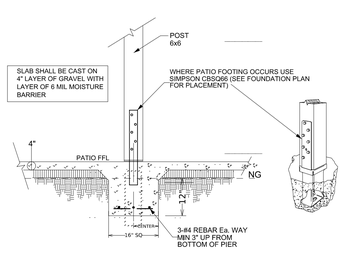
Drawn By: JOHN MAYFIELD
EMAIL: JRDwellings@msn.com
Telephone: 661 733-9610
Sheet: A2



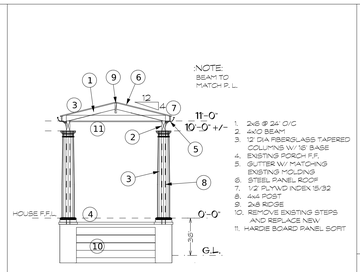
1 A 2 GARAGE FOOTING DETAIL
1/2" = 1'-0"



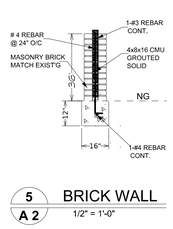
2 A 2 INTERIOR PIER DETAIL
1/2" = 1'-0"



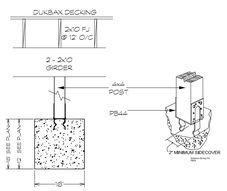
3 A2 PERGOLA/SCREEN PATIO PIER
1/2" = 1'-0"



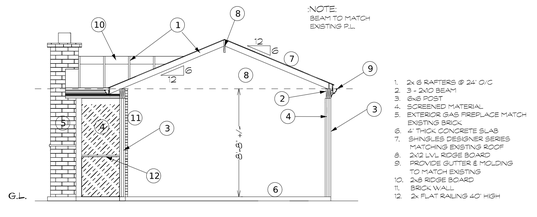
4 A2 PORCH CROSS SECTION
SCALE: 0'-0 1/4" = 1'-0"



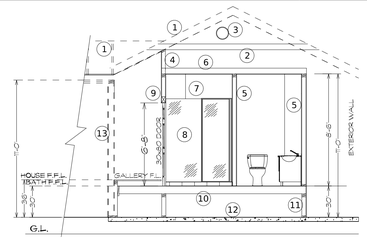
5 A 2 BRICK WALL
1/2" = 1'-0"



6 A 2 DECK PIER DETAIL
NO SCALE



7 A 2 SCREEN PORCH CROSS SECTION
NO SCALE

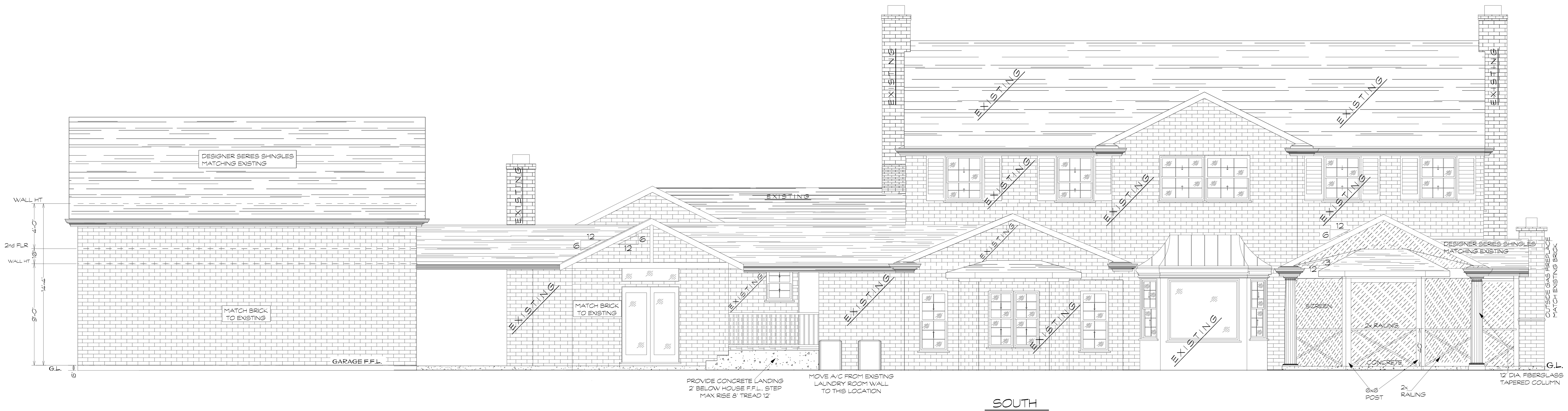


8 A2 BATH 2 CROSS SECTION
SCALE: 0'-0 1/4" = 1'-0"



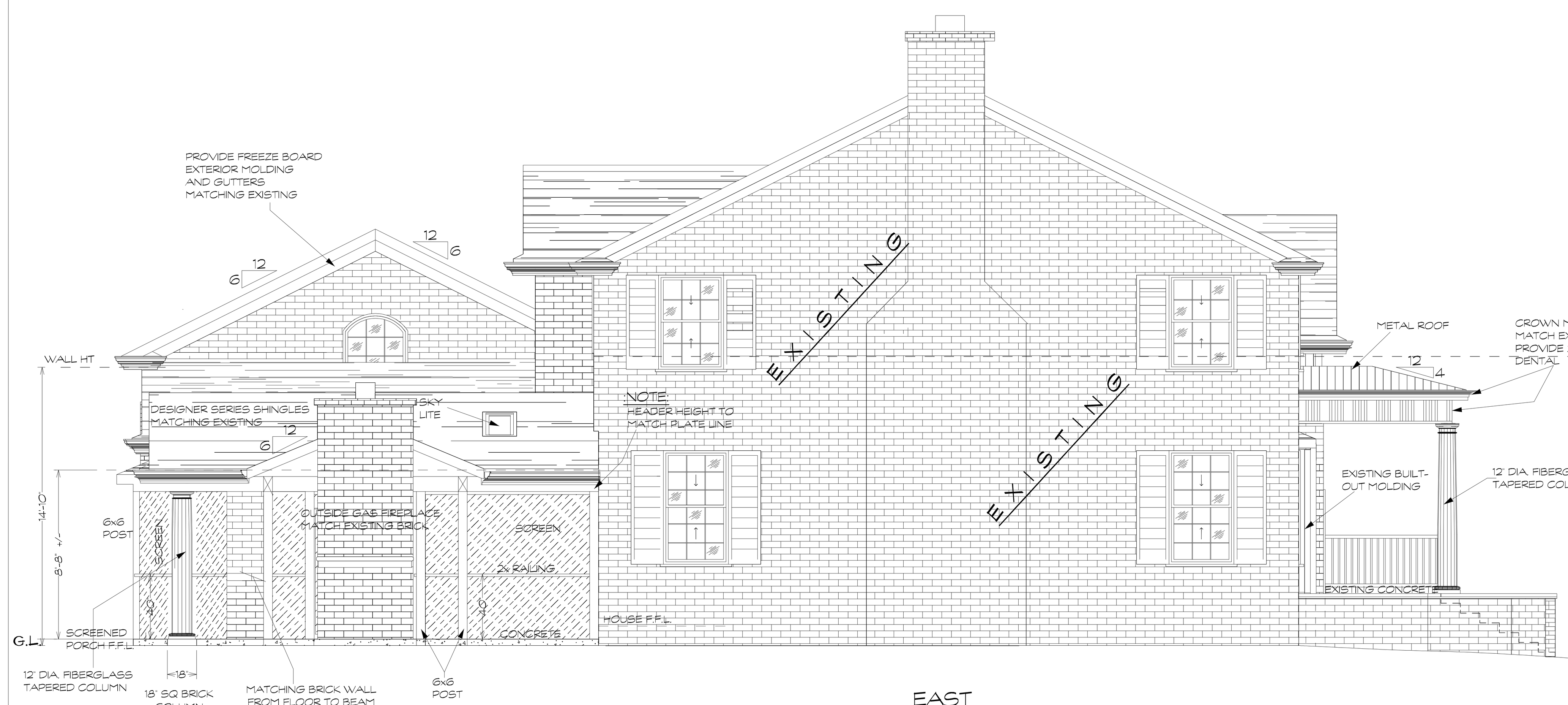
NORTH

SCALE 1/4" = 1'-0"



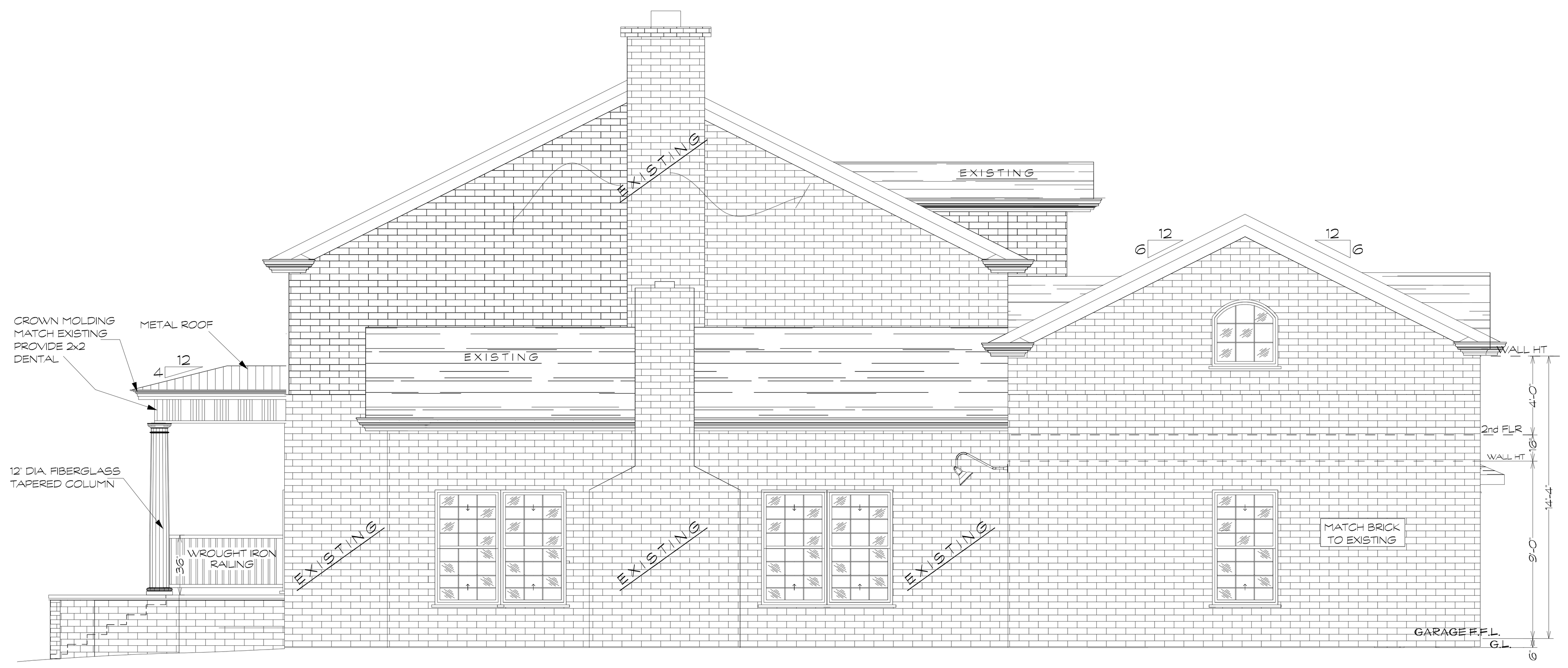
SOUTH

SCALE 1/4" = 1'-0"



EAST

SCALE 1/4" = 1'-0"



WEST

SCALE 1/4" = 1'-0"

ATTENTION

1. EXTERIOR DIMENSIONS EXTERIOR SURFACE OF STUD. ALL APPLIED FINISHES (BRICK, EIFS, SIDING, ETC.) ARE IN EXCESS OF DIMENSIONS SHOWN.
2. ALL INTERIOR PARTIONS ARE SHOWN FINISHED WIDTH (STUD + DRYWALL). INTERIOR DIMENSIONS ARE TO FINISH FACE OF DRYWALL. ALL APPLIED FINISHED (TILE, ETC) ARE IN EXCSEE OF DIMENSIONS SHOWN
3. ALL DIMENSIONS ARE + / -

No.	Revision/Issue	Date

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

SCOTT KEELS
scottkeels@yahoo.com
828 674-2581

Project Name and Address:
DR WILLIAM & LISA WHARTON
17 FOREST ROAD, BILTMORE FOREST 28801

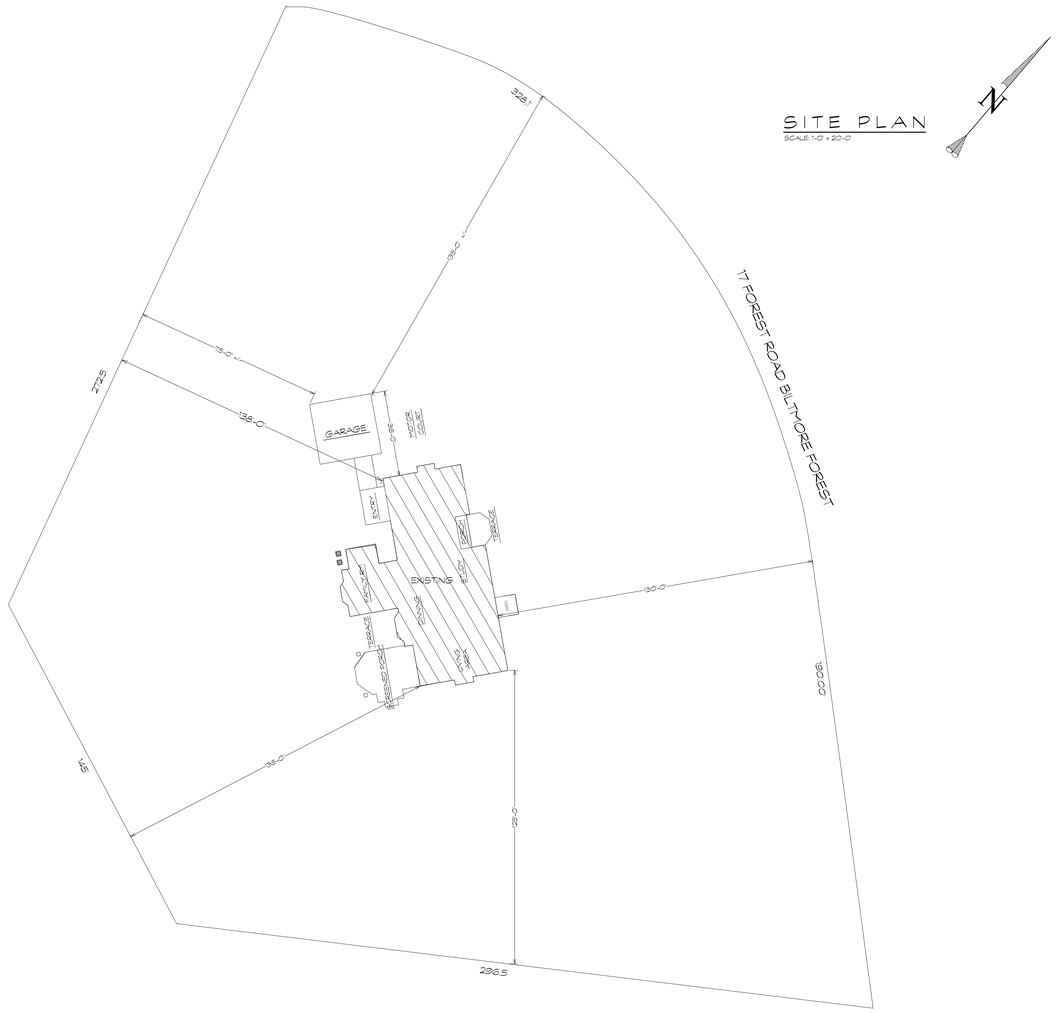
Client:
DR WILLIAM WHARTON

Drawing:
ELEVATION

Scale: 1/4" = 1' - 0"
Date: 05/09/19

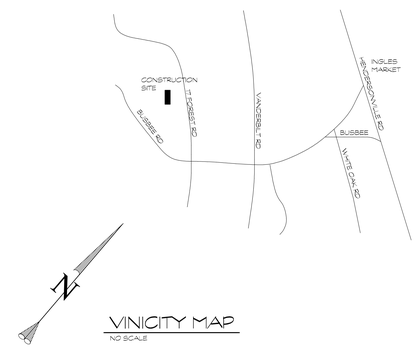
Drawn By:
JOHN MAYFIELD
EMAIL:
JRDwellings@msn.com
Telephone:
661 733-9610

Sheet:
A3



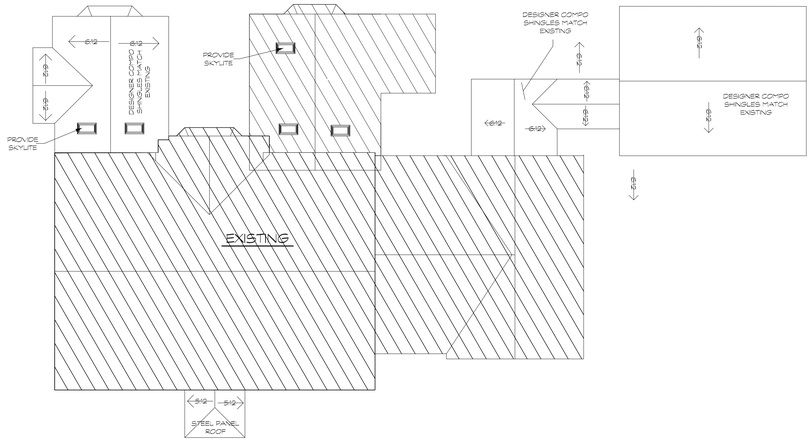
SITE PLAN

SCALE 1'-0" = 20'-0"



VINICITY MAP

NO SCALE



ROOF PLAN

SCALE 1/8 = 1'-0

Plan Ledger

Sht. # C/S	Cover Sheet
Sht. # A 1	Floor Plan, Framing Details Cross Sections
Sht. # A 2	Foundation Plan, Footing Details, Cross Sections
Sht # A 3	Elevations
Sht # S 1	Site Plan

No.	Revision/Issue	Date

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

SCOTT KEELS
scottkeels@yahoo.com
828 674-2581

Project Name and Address:

DR WILLIAM & LISA WHARTON
17 FOREST ROAD, BILTMORE FOREST 28801

Client:

DR WILLIAM WHARTON

Drawing: SITE PLAN

Scale: SEE PLAN

Date: 02/06/2019

Drawn By:
JOHN MAYFIELD
EMAIL:
JRDwellings@msn.com
Telephone:
661 733-9610

Sheet: S 1

Zoning Compliance Application

Town of Biltmore Forest

Name
Dick and Joyce Funk

Property Address
Eastwood Drive, Biltmore Forest

Phone
(727) 641-8770

Email
funk@bradleyconstruction.com

Parcel ID/PIN Number
9646-86-6649

ZONING INFORMATION

Current Zoning
R-1

Lot Size
2.001

Maximum Roof Coverage
6,700 square feet (Up to 2.5 acres)

Proposed Roof Coverage Total
6697 square feet

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

Proposed Impervious Surface Coverage
14,015 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
40 feet (at highest consistent grade)

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

Estimated Start Date
7/15/2019

Estimated Completion Date
9/15/2020

Estimated Cost of Project
$2,200,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
01-Front Elevation Rendering.pdf

02-Right Side Elevation Rendering.pdf

03-Left Side Elevation Rendering.pdf

04-Rear Elevation Rendering.pdf

05-First Floor Plan.pdf

06-Second Floor Plan.pdf

07-Lower Level Floor Plan.pdf

08-Roof Plan.pdf

09-Site Plan.pdf

10-Grading Plan.pdf

11-Landscape Plan.pdf

12-Details 1.pdf

13-Details 2.pdf

14-Lighting Plan.pdf

Applicant Signature



Date
5/30/2019

VARIANCE APPLICATION

Town of Biltmore Forest

Name
Dick and Joyce Funk

Address
19 Eastwood

Phone
(727) 641-8770

Email
funk@Bradleyconstruction.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 applicaiton submittal to the Board of Adjustment.

What would you like to do with your property?
Locate the driveway motor court/turnaround approximately 8 feet into the 20 foot side setback.

What does the ordinance require?
The zoning ordinance requires that no driveways be allowed in the side setback.

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 determiniations 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.

Unnessary hardship would result from the strict application of the ordinance.
The hardship that will occur is that the new single family residence that we are proposing to build on the existing property located at 19 Eastwood in Biltmore Forest, will be forced to move to the right of the property, placing the new structure further into a deep ravine that exist on the property. The hardship is a financial higher cost in foundation cost, retaining walls, and fill soil to accommodate the placement in this deep ravine area. Trhe house will have a much better site orientation and massing if allowed to remain positioned on the property as we have shown on our site plan and landscape plan. Also, the existing natural site drainage on this property in this ravine will remain in effect and undisturbed if the variance is allowed.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The hardship occurs due to the topographical existence of a rather steep ravine located along the right hand side of the property.

The hardship did not result from actions taken by the applicant or the property owner.
The hardship of the deep ravine on the property is an exiting topographical hardship that is a detraction of

the existing property.

The requested variance is consisent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and subtaintial justice is achieved.
It is our feeling that the new home to be built will fit into the character and general intent of Biltmore Forest if the driveway motor court is allowed to be positioned over the left side setback approximately 8 feet.

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

Signature



Date
6/3/2019

Site Calculations

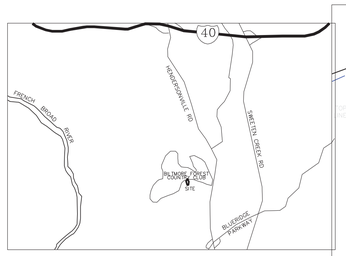
Total Property = 2.001 acres

Total Proposed Disturbed Area = .75 acres

Percentage of Lot Disturbed = 37.5%

Total Proposed Impervious Area = 14,015 s.f = .321 acres

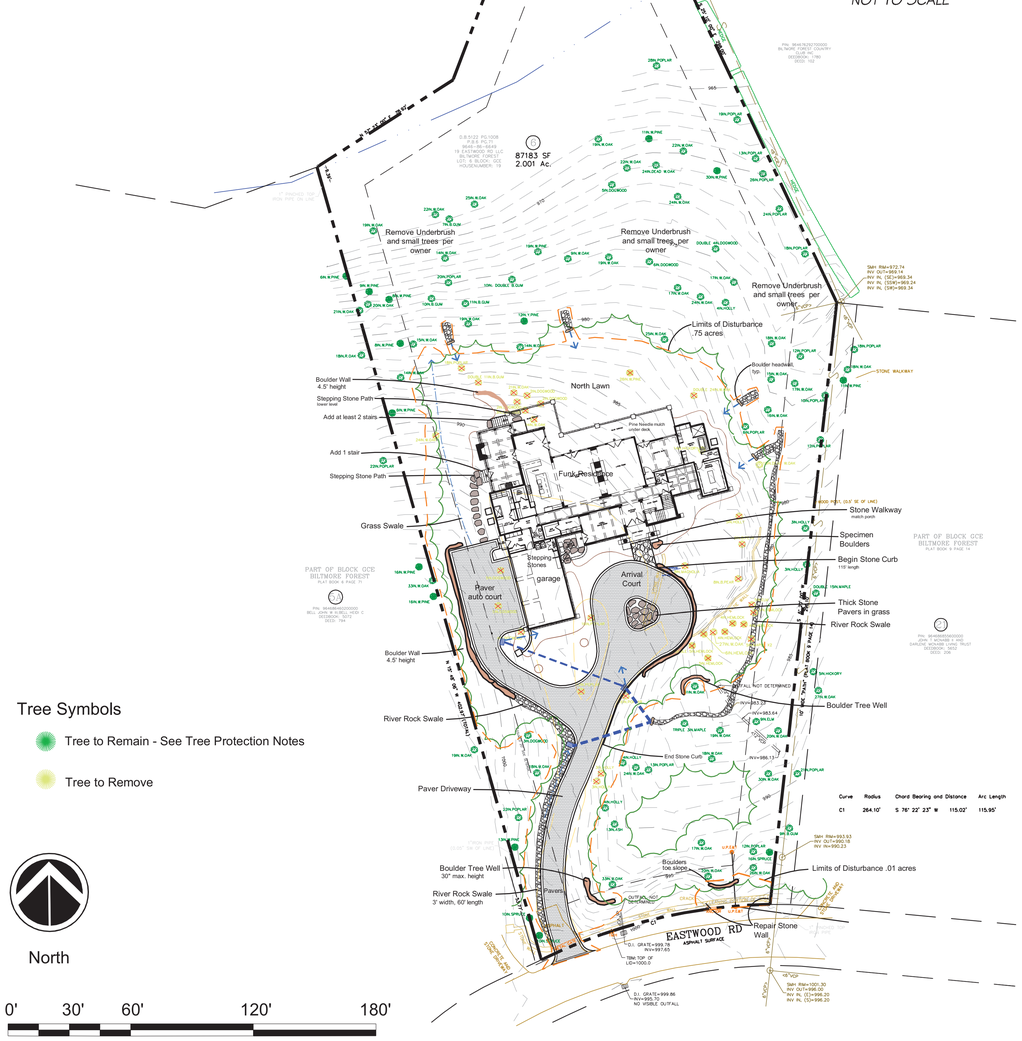
Percentage of Lot Impervious Area = 16%

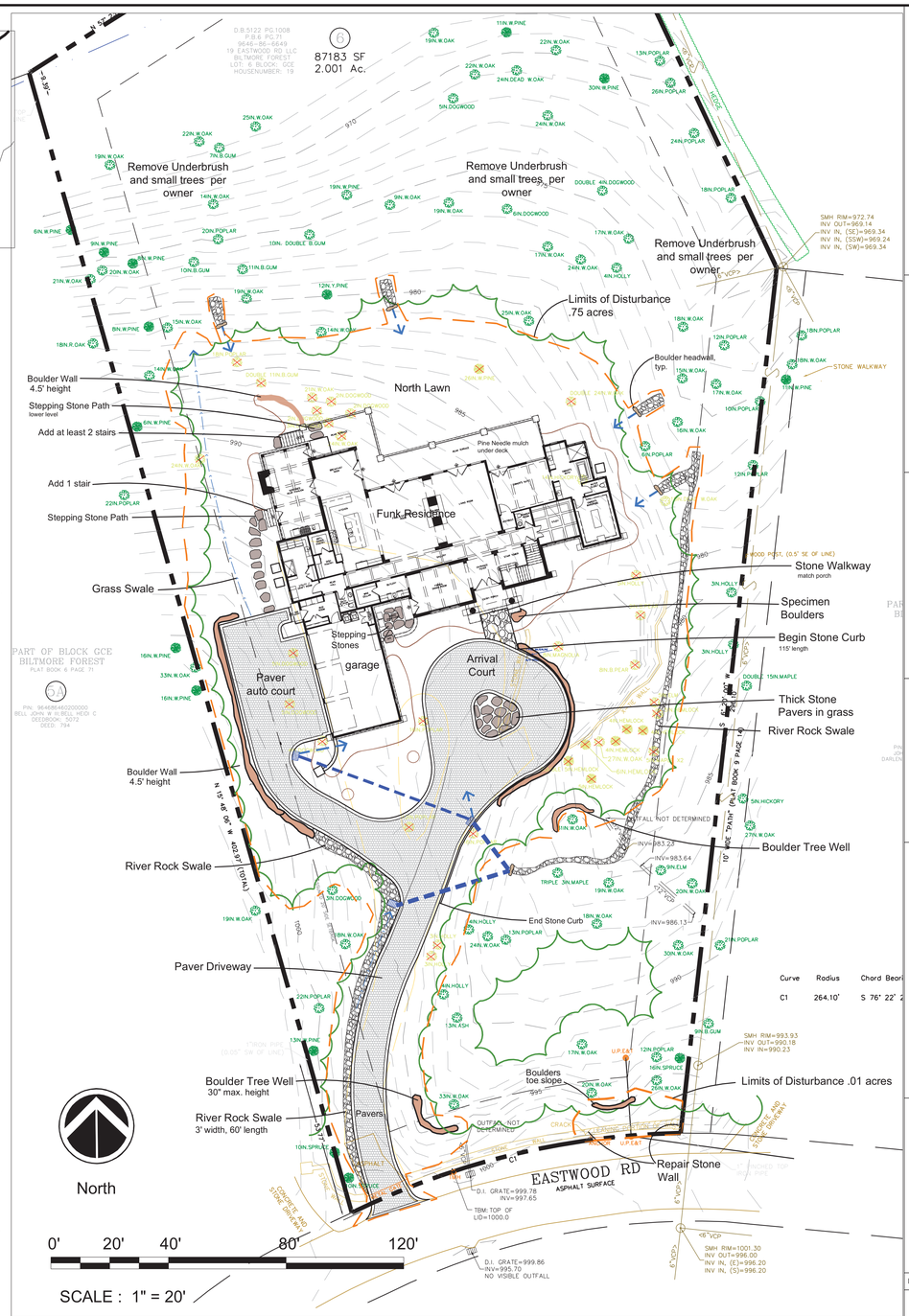


VICINITY MAP
NOT TO SCALE

Tree Symbols

- Tree to Remain - See Tree Protection Notes
- Tree to Remove





North

Copyright © 2019, Creative Development Solutions, PA

Other Consultants:

Architect - The Studio od Christopher Phelps

Surveyor - NC Survey

Owner
Richard and Joyce Funk
19 Eastwood RD LLC
P.B. 6 PG. 71
PIN: 964868666490000

Project:
Funk Residence
Lot 6 of Block GCE of Biltmore Forest
Limestone Township Buncombe County, N.C.

Sheet:
Site Plan

Designed By:
cds Creative Development Solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE: May 20, 2019
REVISIONS:

DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB

Project Number:

SHEET NUMBER:
L1



Review Notes

1. This plan is for general landscape concepts and areas only. A complete landscape plan will be provided by owner at 50% completion of the house construction.

Landscape Legend

- Large Deciduous Trees
- Small Flowering Trees
- Evergreen Tree
- Evergreen Shrubs
- Deciduous Shrubs
- Flowers, Grasses, Ferns, Groundcovers
- Sod or Low Mow Fescue Lawn

Landscape Notes

1. ALL AREAS SHOWN AS LARGE TREES, SMALL FLOWERING TREES, AND SHRUB AND PERENNIAL LANDSCAPING ON THE LANDSCAPE PLAN IS TO BE MULCHED AND SHALL RECEIVE A 3" DEPTH OF SHREDDED PINE BARK MULCH.

2. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT CONTRACTORS' EXPENSE.

3. PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT REMOVE THE CENTRAL LEADER OF ANY TREE OR PLANT. PLANTS SHALL NOT HAVE A SHEARED APPEARANCE AND MUST MEET MINIMUM SIZES AS INDICATED ON THE PLANT LIST.

4. ALL PLANT MATERIAL IS TO CONFORM TO THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. SEE PLANT LIST FOR SPECIFICATIONS AND SIZES. (NOTE: SIZE TO BE 'DBH' MEASURED 6" ABOVE GROUND)

5. LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, ESPECIALLY DUE TO UNDERSIZED OR DAMAGED MATERIALS.

6. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND IDENTIFICATION OF ALL UTILITIES. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S COST.

7. ALL DEMOLISHED MATERIALS AND TRASH ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

8. ALL PLANTINGS HOLES AND BEDS ARE TO BE CLEANED OF ROCKS AND DEBRIS >1". EACH PLANT OR TREE IS TO BE HOLE AMENDED AND THE EXISTING NATIVE SOIL IS TO BE AMENDED WITH 25% OF NATURES HELPER AND 25% OF ORGANIC COMPOST (OR APPROVED EQUAL), THEN THOROUGHLY MIXED TOGETHER TO CREATE A PLANTING SOIL MIX.

9. ALL EXISTING AND PROPOSED TREES NOT CONTAINED WITHIN A MULCHED BED ARE TO RECEIVE A 3" DEPTH OF A 4' DIAMETER CIRCLE OF ABOVE SPECIFIED MULCH AROUND EACH TREE. EXCEPT WHERE TREES OCCUR IN SWALES, DITCHES, OR DRAINAGE PATTERNS, THEN ONLY USE 1' DIAMETER CIRCLES.

10. REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS. PROPER PLANT DRAINAGE IS DEFINED BY FLOODING PLANTING HOLE TO SURROUNDING SOIL LEVEL WITH WATER AND COMPLETE PERCOLATION OF THE WATER WITHIN THE HOLE IN A 24 HOUR PERIOD.

11. LANDSCAPE ARCHITECT OR OWNER TO FIELD APPROVE THE PLACEMENT OF ALL PLANT MATERIALS.

12. FINE GRADE ALL PLANTING AREAS TO INSURE PROPER DRAINAGE. AREAS TO BE SEEDED ARE TO BE FREE OF DEBRIS AND ROCKS >1" PRIOR TO LAYING SOD OR APPLYING SEED.

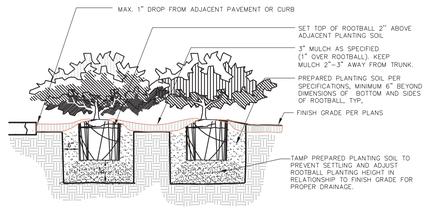
13. PRIOR TO INSTALLATION, CONTRACTOR SHALL REVIEW PLANT AND LIGHT LOCATIONS WITH LANDSCAPE ARCHITECT OR OWNER TO ELIMINATE CONFLICTS.

14. PROVIDE LABOR, EQUIPMENT, MATERIALS, AND SERVICE NECCESSARY TO COMPLETE THE LANDSCAPE WORK.

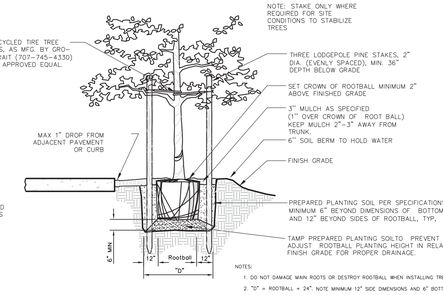
165 INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.

16. MAINTAIN ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE OR SUBSTANTIAL COMPLETION OF WORK. MAINTENANCE TO INCLUDE: WATERING, MULCHING, WEEDING, SPRAYING, MOWING, STRAIGHTENING, FERTLIZING, CLEANUP, ECT.)

NOTES:
1. DETAIL APPLIES TO MATERIALS PLANTED AT GREATER THAN 18" O.C.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION AND INSURE POSITIVE DRAINAGE OF ALL PLANTING AREAS, SEE NOTES AND SPECIFICATIONS.



1 / L4 Shrub Planting Detail
Scale: NTS



NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOTBALL WHEN INSTALLING TREE STAKES.
2. "D" = ROOTBALL + 24". NOTE MINIMUM 12" SIDE DIMENSIONS AND 6" BOTTOM DIMENSION.
3. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.
4. STAKES TO BE A MINIMUM OF 4' & MAX. OF 8' ABOVE FINISH GRADE DEPENDING UPON HEIGHT OF TREE. CUT TOP OF POSTS CLEAN. STAKES TO BE A MINIMUM OF 36" BELOW GRADE.
5. THIS DETAIL INCLUDES TREES WITH 3 ½" CALIPER AND BELOW.

2 / L4 Tree Planting Detail
Scale: NTS

Other Consultants:
Architect - The Studio od Christopher Phelps
Surveyor - NC Survey

Owner
Richard and Joyce Funk
19 Eastwood RD LLC
P.B. 6 PG. 71
PIN: 964686664900000

Project:
Funk Residence
Lot 6 of Block GCE of Biltmore Forest
Limestone Township Buncombe County, N.C.

Sheet:
Landscape Concept

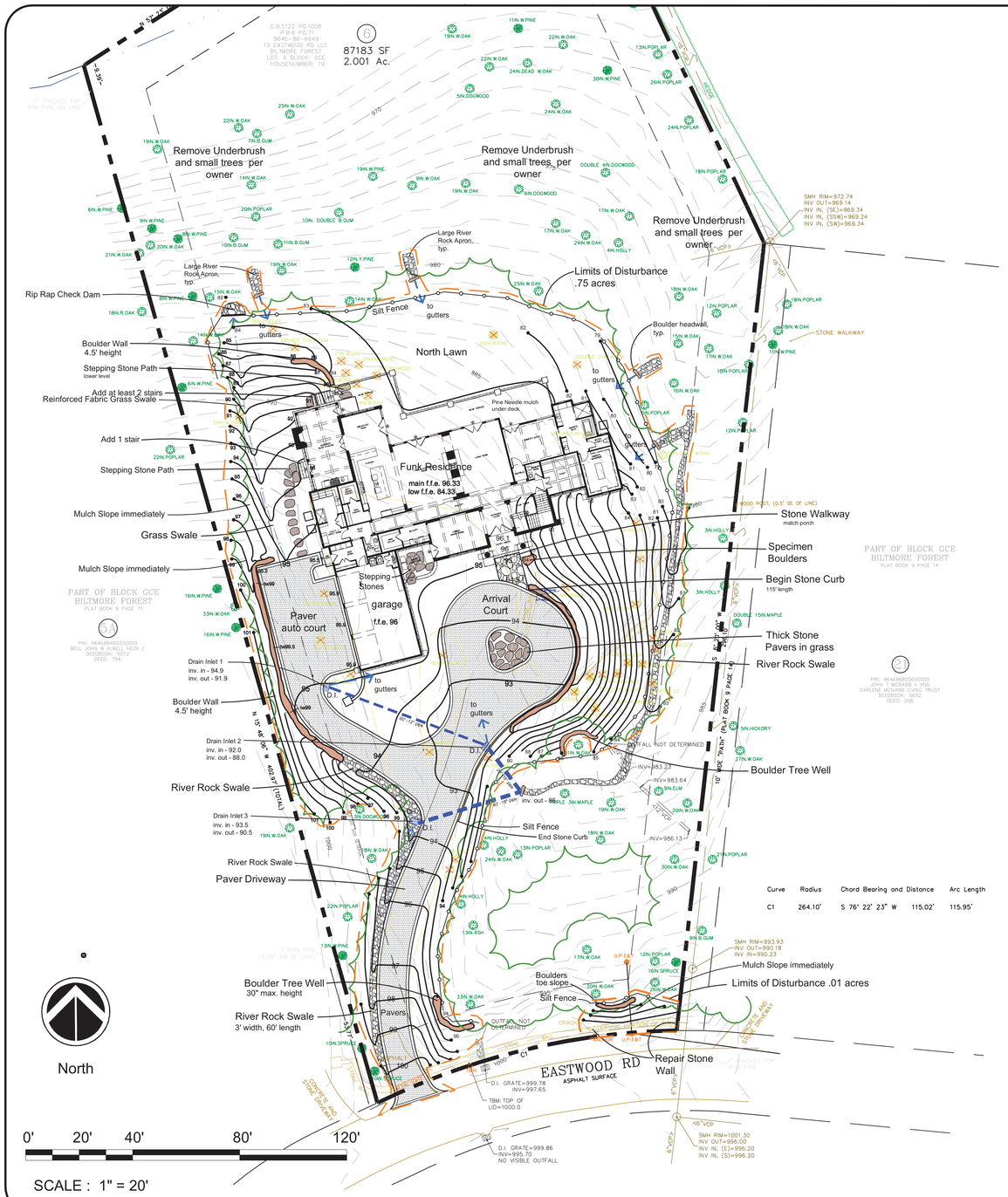
Designed By:
cds | Creative Development Solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992, f f 828 696 9954

ISSUE DATE: May 20, 2019
REVISIONS:
DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB

Project Number:

SHEET NUMBER: L3

Copyright © 2019, Creative Development Solutions, PA



GENERAL PLAN NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING NORTH CAROLINA 811 AT 1-800-632-4949 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. ALL WORKMANSHIP WILL CONFORM TO ALL CODES AND STANDARDS.
4. THE CONTRACTOR SHALL VERIFY INVERT ELEVATIONS FOR EXISTING/PROPOSED PIPES AND EXISTING ROADWAY ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. SILT BARRIERS/FENCES MUST BE IN PLACE PRIOR TO BEGINNING GRUBBING/CLEARING. NO GRADING MAY BEGIN UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
6. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD LAYOUT OF PROPOSED IMPROVEMENTS.
7. CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON COUNTY AND STATE MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE TO REMOVE OR CLEAN-OUT ANY SILT, DIRT, OR MUD, OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND AND IS DEPOSITED OFF PROPERTY. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY OF THE ITEMS MENTIONED THAT ARE DEPOSITED ONTO PRIVATE OR COUNTY OWNED PROPERTY, INCLUDING RIGHT-OF-WAY AREA AND ROADWAYS.
9. BACKFILL TRENCHES IN AREAS SUBJECT TO VEHICULAR TRAFFIC SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AT +/-3% OF OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698 (STD. PROCTOR).
10. EARTHWORK GRADES AND SLOPES AS SHOWN ARE APPROXIMATE. ADJUST DRIVEWAY LOCATION AND ELEVATIONS AS REQUIRED TO FIELD CONDITIONS. PROOF ROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST ALL AREAS AS REQUIRED BY OWNER. INITIAL COMPACTION TESTS WILL BE CONDUCTED AT OWNER'S EXPENSE. RETESTING REQUIRED DUE TO POOR COMPACTION SHALL BE CONDUCTED AT CONTRACTOR'S EXPENSE.
11. THE GRADING CONTRACTOR SHALL PROOF ROLL THE DRIVEWAY AREA WITH A SHEEPS FOOT ROLLER. ALL SOFT SPOTS SHALL BE STABILIZED BY FURTHER COMPACTIVE EFFORT OR UNDERCUT AND BACK FILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
12. ALL NEW ELEVATIONS SHOWN ARE APPROXIMATE FINISH ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT THE APPROPRIATE AMOUNT FOR THE SUBGRADE.
13. CONTRACTOR SHALL REMOVE TOPSOIL AS NECESSARY (MINIMUM OF 4") TO PROVIDE ADEQUATE SUBGRADE FOR ROADWAYS.
14. GRAVEL TO BE INSTALLED IN DRIVEWAY AREA AS SOON AS POSSIBLE AND ADDED TO AS REQUIRED TO CONTROL MUD.
15. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
16. CONTOUR INTERVALS 2' - SEE PLANS
17. ALL EROSION CONTROL MEASURES SHOWN AND STATED ON THIS PLAN ARE TO BE IMPLEMENTED THROUGH COMPLETION.
20. STANDING GRASS OR MULCH OR FABRIC MUST BE PROVIDED FOR ALL DISTURBED AREAS BEFORE FINAL APPROVAL.

TREE PROTECTION NOTES

TREES TO REMAIN NOT IN LIMITS OF DISTURBANCE

1. ALL TREES, UNDERSTORY AND OTHER VEGETATION TO REMAIN SHALL BE FLAGGED BY THE OWNER/SURVEYOR AND PROTECTED FROM INJURY DURING ANY LAND CLEARING AND CONSTRUCTION PROCESS.
2. THE CONTRACTOR SHALL NOT PARK VEHICLES, STORE MATERIALS OR TRENCH WITHIN THE DRIPLINE OF TREES TO REMAIN, OR WITHIN BARRIERS PROTECTING ANY VEGETATION TO REMAIN.
3. THE CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT, STORAGE OR DISPOSAL OF MATERIALS SUCH AS PAINTS, SOLVENTS, ASPHALT, CONCRETE, OR ANY MATERIAL THAT CAN DAMAGE THE HEALTH OF VEGETATION WITHIN THE DRIPLINE OF PROTECTED VEGETATION.
4. NO ATTACHMENT OF WIRES (EXCLUSIVE OF PROTECTIVE GUIDE WIRES) SIGNS, OR PERMITS SHALL BE FASTENED TO PROTECTED VEGETATION.
5. AN ORANGE HIGH VISIBILITY CONSTRUCTION FENCE OR TEMPORARY SILT BARRIER FENCE SHALL BE INSTALLED AROUND ALL TREES WITHIN 10' OF THE CONSTRUCTION OR AS DIRECTED BY THE OWNER. THE BARRIERS SHALL REMAIN THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
6. ALL CLEARING AND GRUBBING WITHIN AREAS OF VEGETATION TO REMAIN SHALL BE DONE WITH HAND TOOLS ONLY AND UNDER THE DIRECTION OF THE OWNER.

Tree Symbols

- Tree to Remain - See Tree Protection Notes
- Tree to Remove

SEEDING SPECIFICATIONS

PERMANET SEEDING SPECIFICATIONS

LOW MOW LAWN, ROAD BANKS, SHOULDERS, AND DITCHLINE SEEDING MIXTURES:

RATE 150 LB. PER ACRE. - Approximately .33 acres TOTAL for entire project

SPECIES Mix per 150 lbs.

SHEEPS FESCUE -20%

NAVIGATOR II CREEPING RED FESCUE - 50%

SR5130 CHEWINGS FESCUE - 15%

ANNUAL RYE GRAIN - 15%

SEEDING DATES:

	BEST	POSSIBLE
EARLY SPRING:	FEB. 15 - MAR. 20	FEB. 15 - APR. 30
FALL:	SEPT. 1 - SEPT. 30	SEPT. 1 - OCT. 31

SOIL AMENDMENTS:
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST, OR APPLY 3,000 - 5,000 LB./ACRE GROUND AGRICULTURAL LIMESTONE (USE THE LOWER RATE ON SANDY SOILS) AND 1,000 LB./ACRE 10-10-10 FERTILIZER.

MULCH:
APPLY 4,000 LB./ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE:
IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR, ACCORDING TO THE SOIL TESTS OR TOP DRESS WITH 50 LB./ACRE 10-10-10 FERTILIZER. MOW AS NEEDED TO A 6" MINIMUM HEIGHT. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

ADDITIONAL SEEDING NOTES:

1. GRADING CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL DISTURBED AREAS OF THE PROJECT.

2. LOOSEN COMPACTED SUBGRADE AND UNCHANGED SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. RAKE OR OTHERWISE LIGHTLY SCARIFY SOIL SURFACE TO ENSURE SEED-TO-SOIL CONTACT. AREAS TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDBED PREPARED DEPTH SHALL BE 4" TO 6" DEEP. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.

3. APPLY SEED BY HYDRO-SEEDING WERE POSSIBLE. ALLOW SEED APPLICATION TO DRY PRIOR TO MULCH APPLICATION TO PREVENT RUN-OFF.

4. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN. IF NO SOIL TEST IS TAKEN, FERTILIZE AND LIME ACCORDING TO SEEDING SCHEDULE IF SOIL TEST IS TAKEN PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT. LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, USDA, & U.S. SCS.

GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE SEXCEPT FOR PERMITERS AND HQW ZONES)

Ground STABILIZATION = mulch, wheat straw and grass seeding or fabric and rip rap to cover all dirt and disturbed areas

Site Calculations

Total Property = 2.001 acres

Total Proposed Disturbed Area = .75 acres

Percentage of Lot Disturbed = 37.5%

Total Proposed Impervious Area = 14,015 s.f = .321 acres

Percentage of Lot Impervious Area = 16%

Other Consultants:
Architect - The Studio od Christopher Phelps
Surveyor - NC Survey

Owner
Richard and Joyce Funk
19 Eastwood RD LLC
P.B. 6 PG. 71
PIN: 9644866664900000

Project:
Funk Residence
Lot 6 of Block GCE of Biltmore Forest
Limestone Township Buncombe County, N.C.

Sheet:
Grading and Drainage Plan

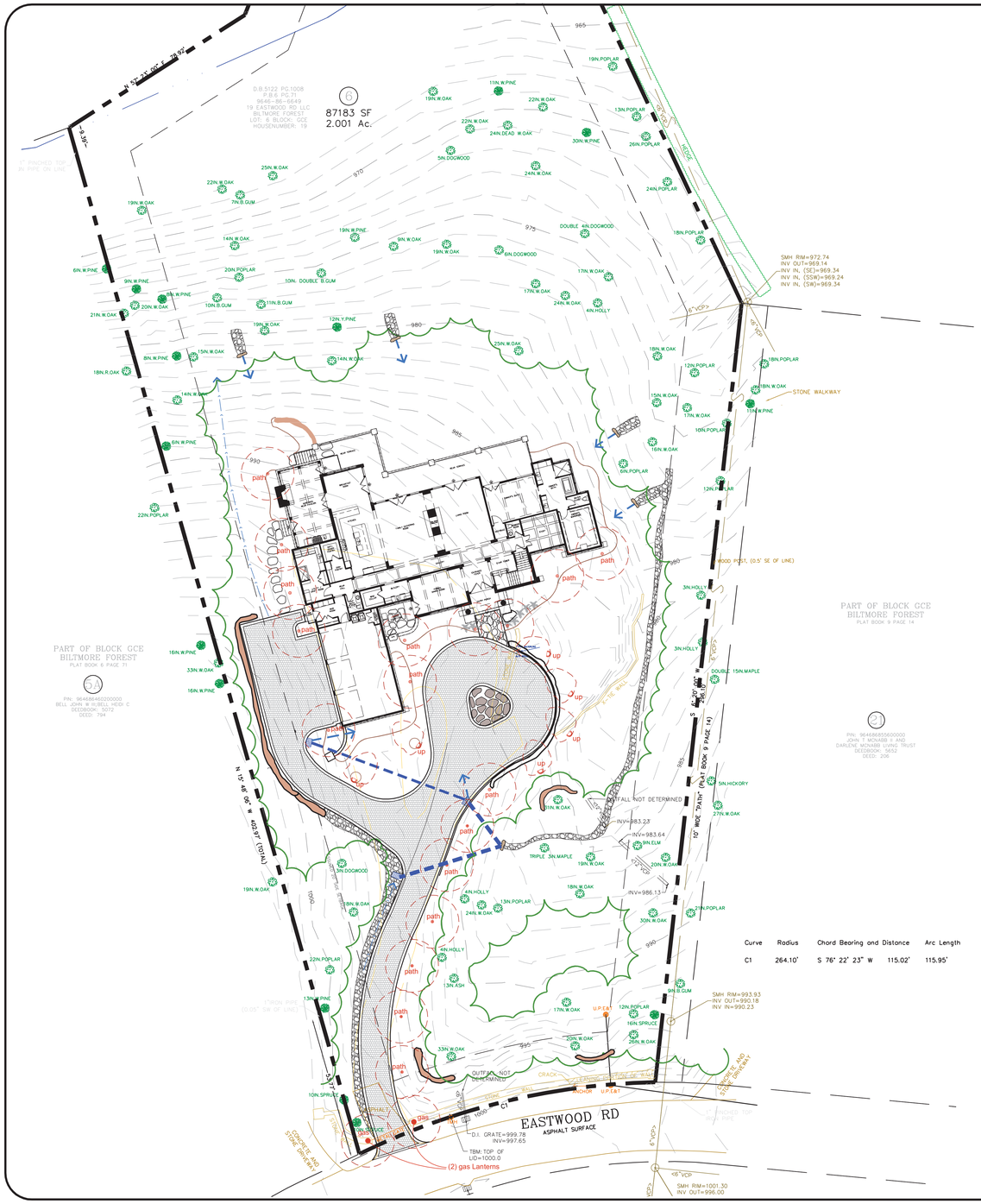
Designed By:
cds | Creative Development Solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE : May 20, 2019
REVISIONS:
DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB

Project Number:

SHEET NUMBER :
L2

Copyright © 2019, Creative Development Solutions, PA



Review Notes

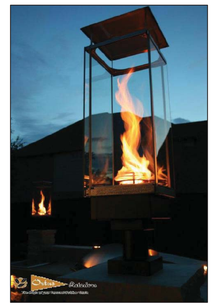
1. This plan is for general lighting concepts and areas only. A complete landscape lighting plan will be provided by owner at 50% completion of the house construction.

Landscape Legend

up	Small LED tree Uplight	Quantity - 6
path	LED Path Light	Quantity - 18
gas	Gas Lantern	Quantity - 2



Small LED tree Uplight
Kichler Accent Light



Gas Lantern
Warisan Lighting

LED Path Light - Options 1 and 2



Custom Pole with Mushroom Light



Kichler Vintage Park

Other Consultants:
Architect - The Studio od Christopher Phelps
Surveyor - NC Survey

Owner
Richard and Joyce Funk
19 Eastwood RD LLC
P.B. 6 PG. 71
PIN: 9648686664900000

Project:
Funk Residence
Lot 6 of Block GCE of
Biltmore Forest
Limestone Township Buncombe County, N.C.

Sheet:
Landscape Concept

Designed By:
cds | Creative Development Solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE: May 20, 2019
REVISIONS:
DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB

Project Number:

SHEET NUMBER:
L6

Copyright © 2019, Creative Development Solutions, PA

©copyright The Studio of Christopher Phelps, LLC. 2019

Front Elevation Rendering
(South)

THE FUNK RESIDENCE

19 EASTWOOD ROAD

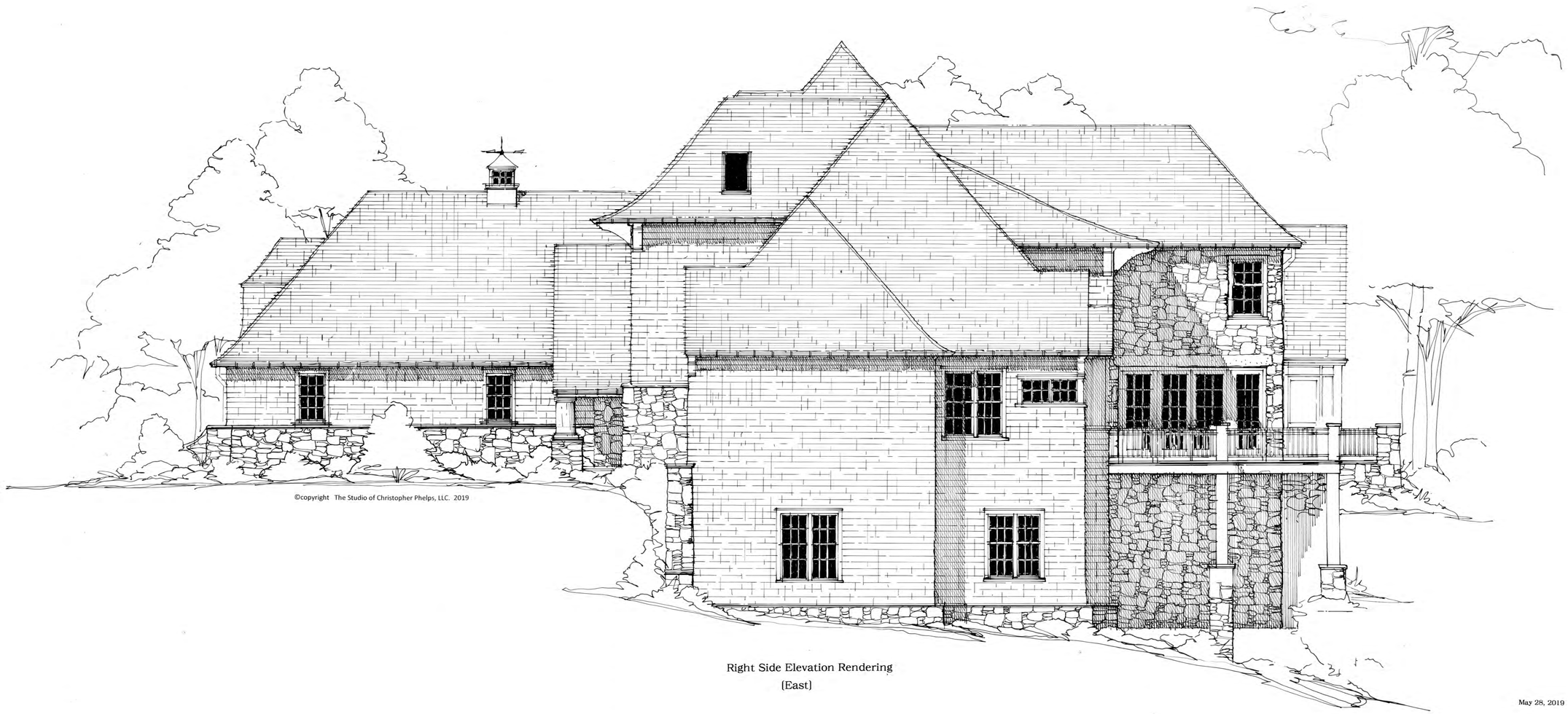
BILTMORE FOREST

ASHEVILLE NORTH CAROLINA

May 28, 2019

Christopher PHELPS™
Inspiring Homes for Life

1230 W. Morehead Street • Suite 202 • Charlotte • NC • 28208
2 Wall Street • Suite 108 • Asheville • NC • 28801
P: (704) 377-5569 • Christopherphelps.com



©copyright The Studio of Christopher Phelps, LLC. 2019

Right Side Elevation Rendering
(East)

May 28, 2019

THE FUNK RESIDENCE

19 EASTWOOD ROAD

BILTMORE FOREST

ASHEVILLE NORTH CAROLINA

Christopher PHELPS™
Inspiring Homes for Life

1230 W. Morehead Street • Suite 202 • Charlotte • NC • 28208
2 Wall Street • Suite 108 • Asheville • NC • 28801
P: (704) 377-5569 • Christopherphelps.com



©copyright The Studio of Christopher Phelps, LLC. 2019

Left Side Elevation Rendering
(West)

May 28, 2019

THE FUNK RESIDENCE

19 EASTWOOD ROAD

BILTMORE FOREST

ASHEVILLE NORTH CAROLINA

Christopher PHELPS™
Inspiring Homes for Life

1230 W. Morehead Street • Suite 202 • Charlotte • NC • 28208
2 Wall Street • Suite 108 • Asheville • NC • 28801
P: (704) 377-5569 • Christopherphelps.com



©copyright The Studio of Christopher Phelps, LLC. 2019

Rear Elevation Rendering
[North]

May 28, 2019

THE FUNK RESIDENCE

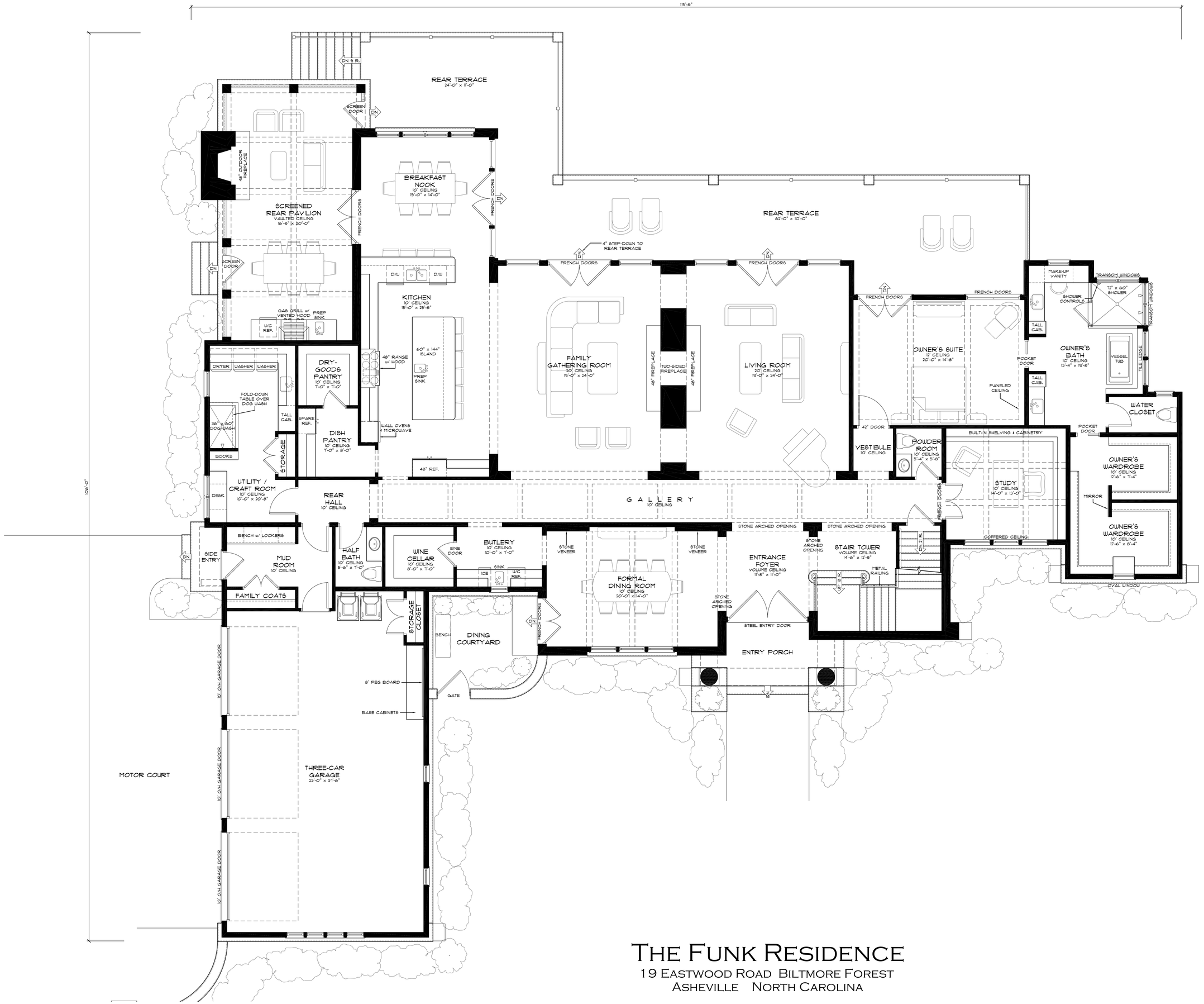
19 EASTWOOD ROAD

BILTMORE FOREST

ASHEVILLE NORTH CAROLINA

Christopher PHELPS™
Inspiring Homes for Life

1230 W. Morehead Street • Suite 202 • Charlotte • NC • 28208
2 Wall Street • Suite 108 • Asheville • NC • 28801
P: (704) 377-5569 • Christopherphelps.com



THE FUNK RESIDENCE

19 EASTWOOD ROAD BILTMORE FOREST
ASHEVILLE NORTH CAROLINA

SQUARE FOOTAGE (TO OUTSIDE OF STUD WALL)	s.f./s.
FIRST FLOOR HEATED	4,493
SECOND FLOOR HEATED	2,575
CONDITIONED SECOND FLOOR STORAGE	314
TOTAL HEATED SQ. FT.	*7,382*
ENTRY PORCH	105
THREE-CAR GARAGE	937
SIDE ENTRY	78
SCREENED REAR PAVILION	476
UNFINISHED BASEMENT	3,562
TOTAL UNHEATED SQ. FT.	*5,499*
TOTAL UNDER ROOF SQ. FT.	*12,881*

All square footage calculations have been derived from preliminary design sketches. Without exact dimensions that do not exist on preliminary design sketches, these square footage calculations are considered approximate.

FIRST FLOOR PLAN

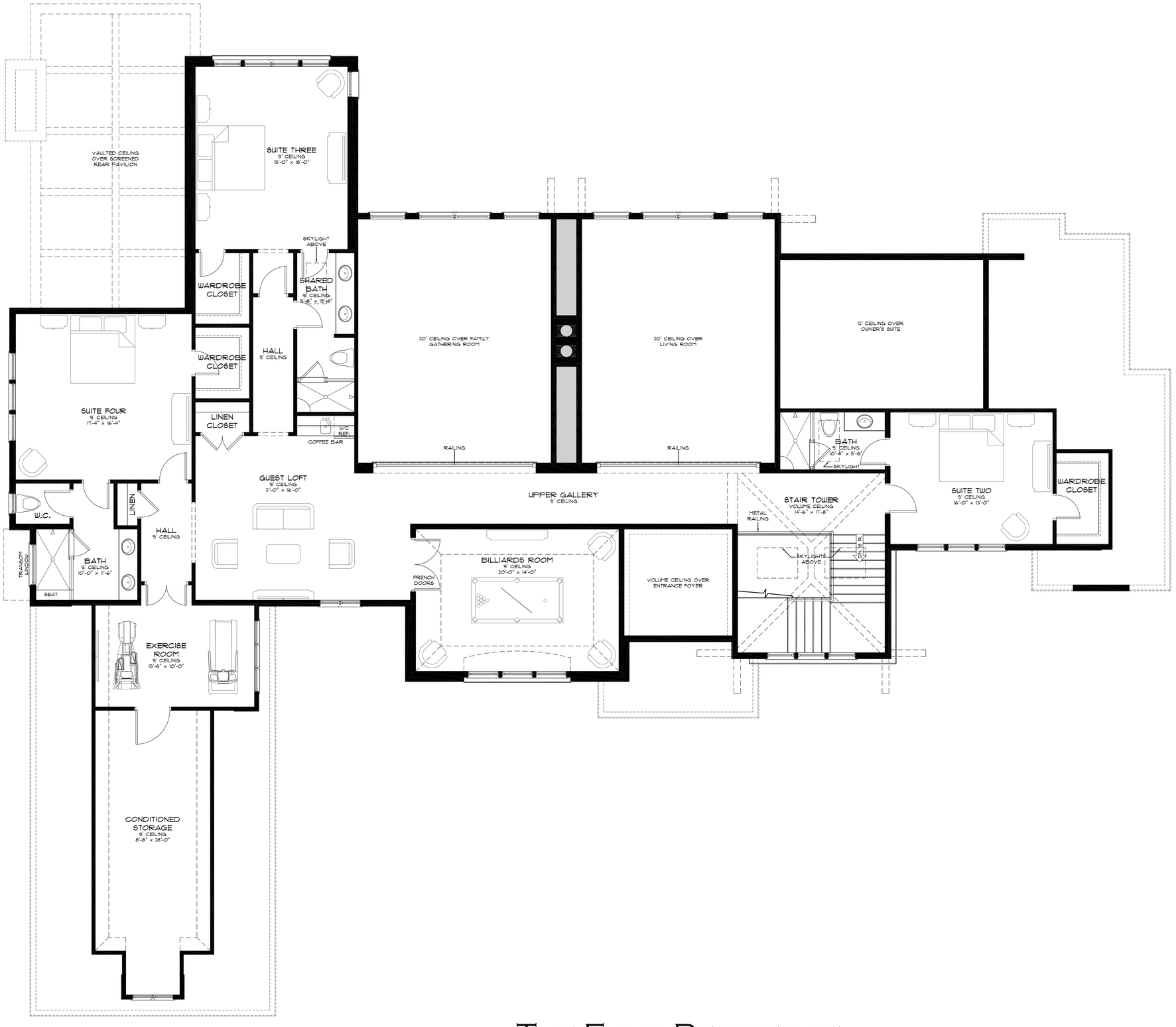
SCALE: 1/4" = 1'-0"

© 2019 COPYRIGHT - THE STUDIO OF CHRISTOPHER PHELPS Tm. THESE PLANS ARE PROTECTED UNDER THE FEDERAL COPYRIGHT LAWS. THE ORIGINAL PURCHASER OF THIS PLAN IS AUTHORIZED TO CONSTRUCT ONE AND ONLY ONE HOME USING THIS PLAN. MODIFICATION OR REUSE OF THIS PLAN IS PROHIBITED.

MAY 28, 2019 RDW

Christopher PHELPS™
Inspiring Homes for Life
1230 West Morehead St., Suite 202, Charlotte, NC 28208
Tel. 704.377.5569, Fax. 704.377.6909

2018-034 FUNK RESIDENCE



The Funk Residence

19 Eastwood Road Biltmore Forest
Asheville North Carolina

SQUARE FOOTAGE (TO OUTSIDE OF STUD WALL)	s/f
FIRST FLOOR HEATED	4,493
SECOND FLOOR HEATED	2,575
CONDITIONED SECOND FLOOR STORAGE	314
TOTAL HEATED SQ. FT.	*7,382*
ENTRY PORCH	105
THREE-CAR GARAGE	937
SIDE ENTRY	19
SCREENED REAR PAVILION	476
UNFINISHED BASEMENT	3,562
TOTAL UNHEATED SQ. FT.	*5,499*
TOTAL UNDER ROOF SQ. FT.	*12,881*

All square footage calculations have been derived from preliminary design sketches. Without exact dimensions that do not exist on preliminary design sketches, these square footage calculations are considered approximate.

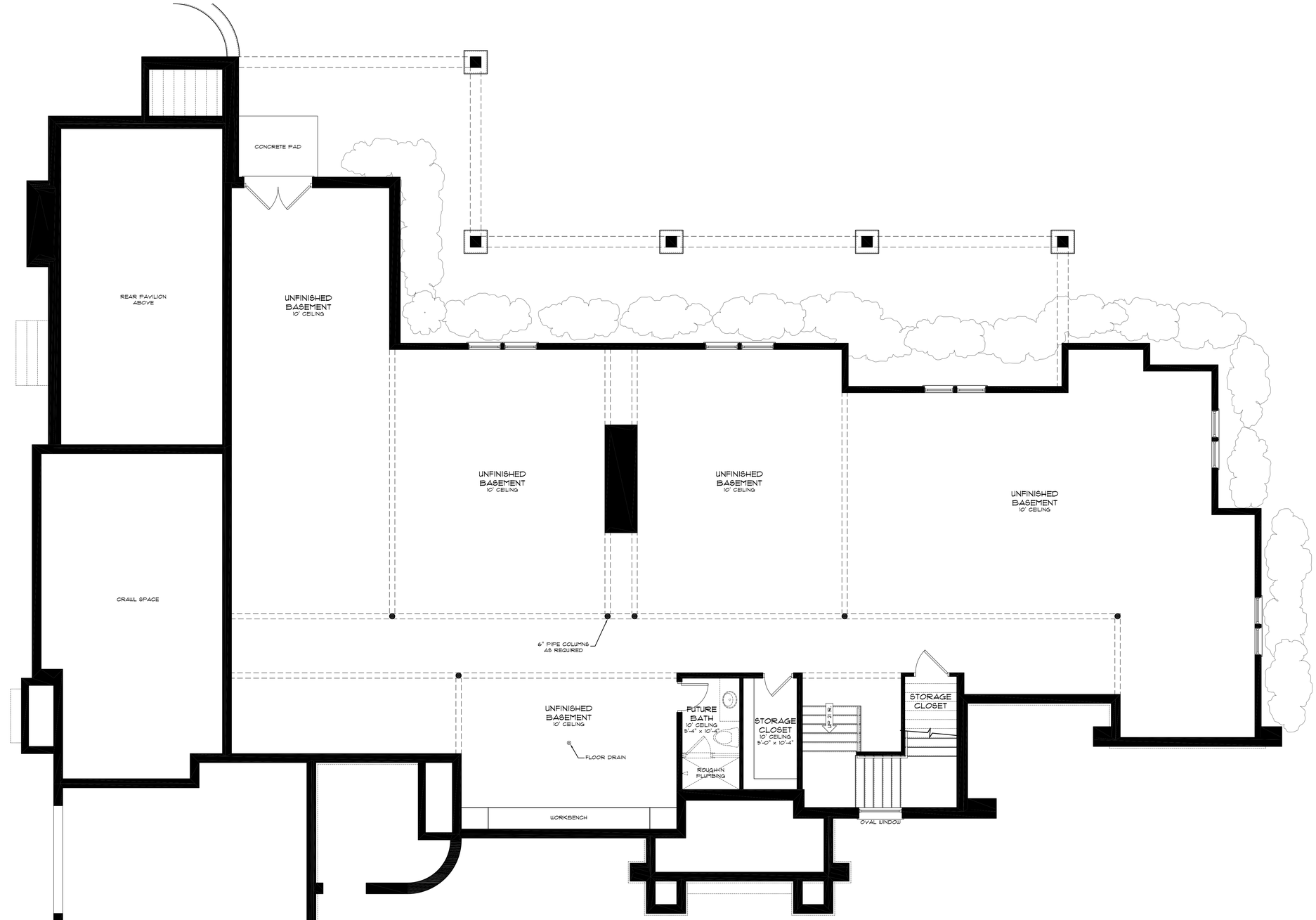
SECOND FLOOR PLAN

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

© 2019 COPYRIGHT - THE STUDIO OF CHRISTOPHER PHELPS Tm. THESE PLANS ARE PROTECTED UNDER THE FEDERAL COPYRIGHT LAWS. THE ORIGINAL PURCHASER OF THIS PLAN IS AUTHORIZED TO CONSTRUCT ONE AND ONLY ONE HOME USING THIS PLAN. MODIFICATION OR REUSE OF THIS PLAN IS PROHIBITED.

MAY 28, 2019 RDW

Christopher PHELPS™
Inspiring Homes for Life
1230 West Morehead St., Suite 202, Charlotte, NC 28208
Tel. 704.377.5569, Fax. 704.377.6909
2018-034 FUNK RESIDENCE



SQUARE FOOTAGE (TO OUTSIDE OF STUD WALL)	S.F.
FIRST FLOOR HEATED	4,493
SECOND FLOOR HEATED	2,575
CONDITIONED SECOND FLOOR STORAGE	314
TOTAL HEATED SQ. FT.	*7,382*
ENTRY PORCH	105
THREE-CAR GARAGE	937
SIDE ENTRY	78
SCREENED REAR PAVILION	476
UNFINISHED BASEMENT	3,562
TOTAL UNHEATED SQ. FT.	*5,499*
TOTAL UNDER ROOF SQ. FT.	*12,881*

All square footage calculations have been derived from preliminary design sketches. Without exact dimensions that do not exist on preliminary design sketches, these square footage calculations are considered approximate.

LOWER LEVEL FLOOR PLAN

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

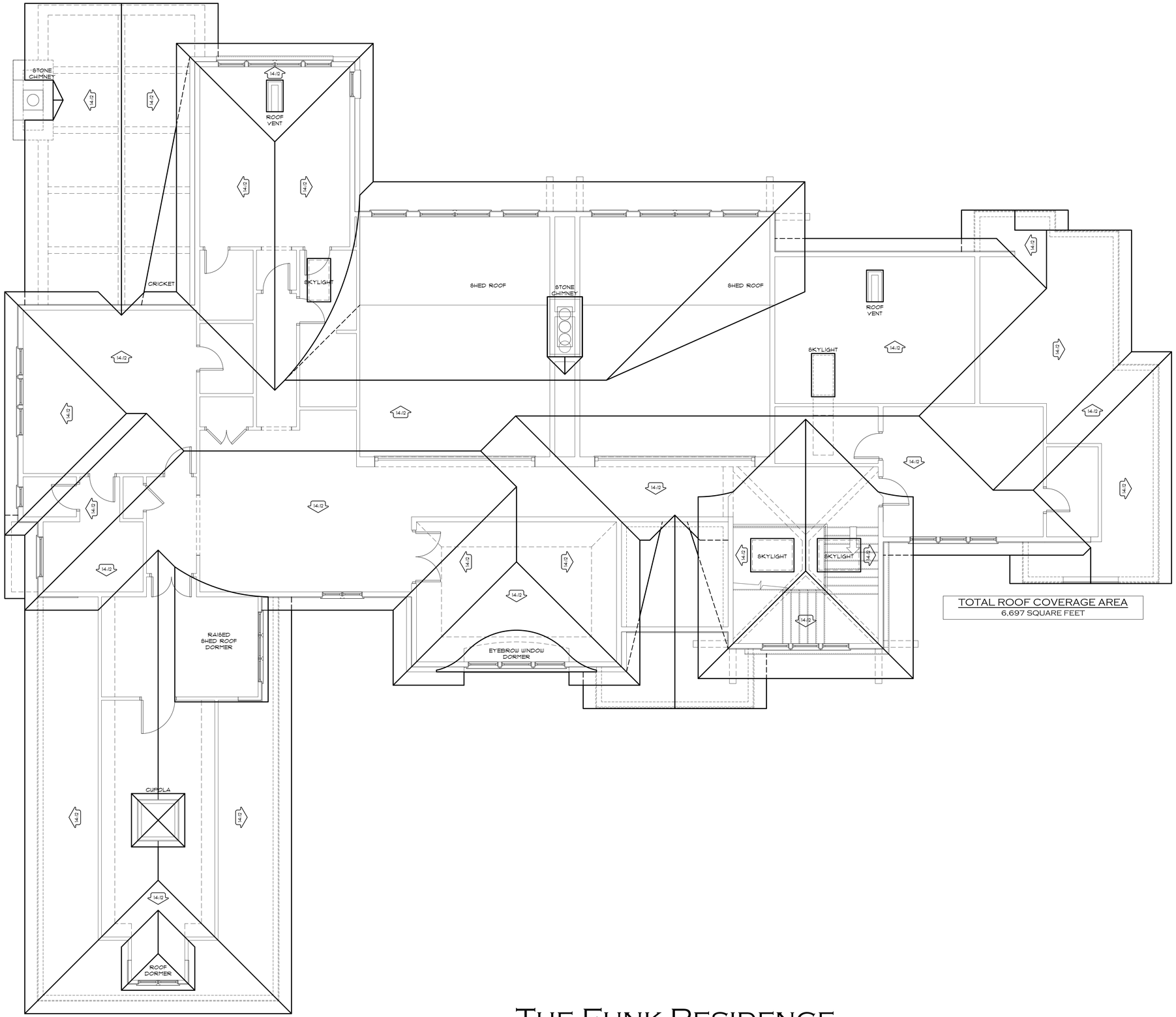
© 2019 COPYRIGHT - THE STUDIO OF CHRISTOPHER PHELPS Tm. THESE PLANS ARE PROTECTED UNDER THE FEDERAL COPYRIGHT LAWS. THE ORIGINAL PURCHASER OF THIS PLAN IS AUTHORIZED TO CONSTRUCT ONE AND ONLY ONE HOME USING THIS PLAN. MODIFICATION OR REUSE OF THIS PLAN IS PROHIBITED.

MAY 28, 2019 RDW

THE FUNK RESIDENCE

19 EASTWOOD ROAD BILTMORE FOREST
ASHEVILLE NORTH CAROLINA

Christopher PHELPS™
Inspiring Homes for Life
1230 West Morehead St., Suite 202, Charlotte, NC 28208
Tel. 704.377.5569, Fax. 704.377.6909
2018-034 FUNK RESIDENCE



TOTAL ROOF COVERAGE AREA
6,697 SQUARE FEET

THE FUNK RESIDENCE

19 EASTWOOD ROAD BILTMORE FOREST
ASHEVILLE NORTH CAROLINA

PRELIMINARY ROOF PLAN

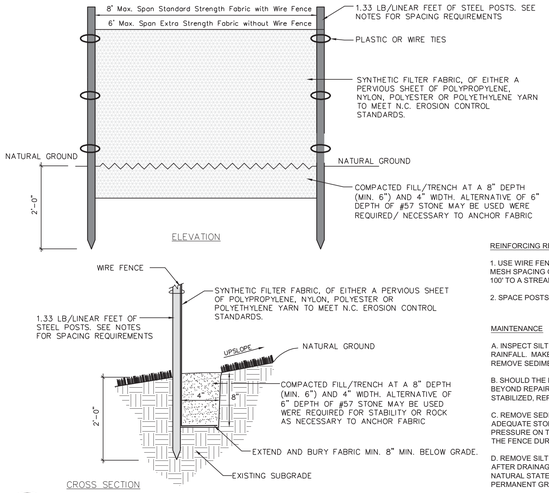
SCALE: 1/4" = 1'-0"

© 2019 COPYRIGHT - THE STUDIO OF CHRISTOPHER PHELPS PA. THESE PLANS ARE PROTECTED UNDER THE FEDERAL COPYRIGHT LAWS. THE ORIGINAL PURCHASER OF THIS PLAN IS AUTHORIZED TO CONSTRUCT ONE AND ONLY ONE HOME USING THIS PLAN. MODIFICATION OR REUSE OF THIS PLAN IS PROHIBITED.

MAY 28, 2019 RDW

Christopher PHELPS™
Inspiring Homes for Life
1230 West Morehead St., Suite 202, Charlotte, NC 28208
Tel. 704.377.5569, Fax. 704.377.6909

2018-034 FUNK RESIDENCE



GENERAL NOTES:

1. WOVEN FILTER FABRIC TO BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.

2. STEEL POSTS SHALL BE OF THE SELF-FASTENER ANGLE STEEL ATTACH FABRIC WITH PLASTIC OR WIRE TIES AS REQUIRED FOR SECURE FIT.

3. WASHED STONE SHALL BE USED TO BURY SKIRT WHEN SILT FENCE IS USED ADJACENT TO A CHANNEL, CREEK OR POND.

4. TURN SILT FENCE UP SLOPE AT ENDS.

5. MAXIMUM SPACING FOR POSTS AS SHOWN DEPENDENT OF FABRIC AND WIRE REINFORCING.

REINFORCING REQUIREMENTS

1. USE WIRE FENCE WITH A MINIMUM OF 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES ANYTIME SILT FENCE OCCURS WITHIN 100' TO A STREAM OR SLOPES OVER 20% EXCEED 15' IN LENGTH.

2. SPACE POSTS ON REINFORCED SILT FENCE A MAXIMUM OF 8'-0"

MAINTENANCE

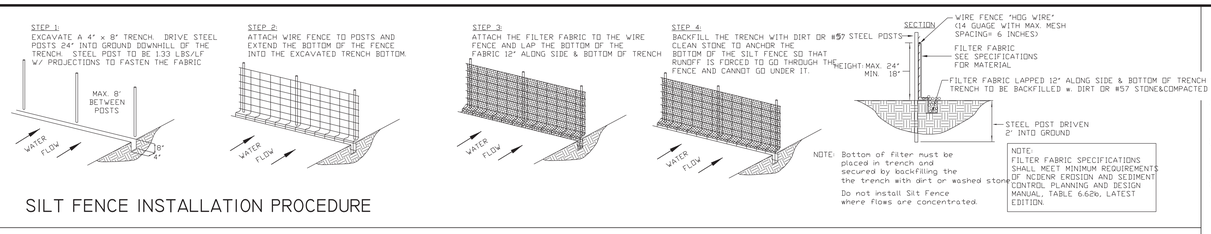
A. INSPECT SILT FENCES ONCE A WEEK AND AFTER ANY RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM FENCE WHEN HALF FULL.

B. SHOULD THE FABRIC DECOMPOSE OR BECOME DAMAGED BEYOND REPAIR, PRIOR TO THE DRAINAGE AREA BEING STABILIZED, REPLACE THE SILT FENCE IMMEDIATELY.

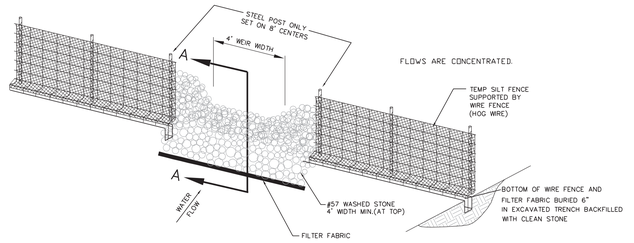
C. REMOVE SEDIMENT DEPOSITS AS REQUIRED TO PROVIDE ADEQUATE STORAGE FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

D. REMOVE SILT FENCE AND UNSTABLE SEDIMENT DEPOSITS AFTER DRAINAGE AREA IS STABILIZED, REGRADE AREA TO A NATURAL STATE, REMOVE UNSUITABLE MATERIAL AND APPLY PERMANENT GROUND COVER TO ALL DISTURBED AREAS.

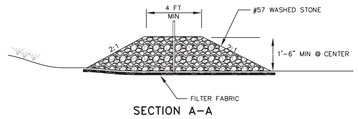
1 / L4 SILT FENCE
NOT TO SCALE



SILT FENCE INSTALLATION PROCEDURE

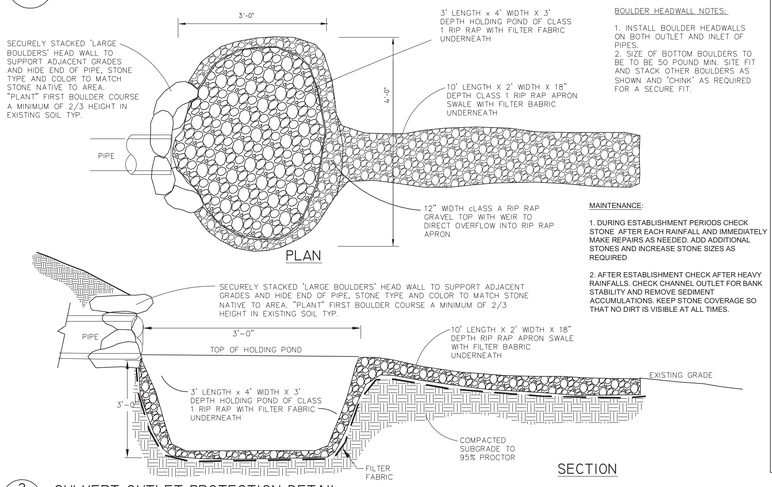


GRAVEL WEIR IN SILT FENCE (INSTALL ONLY AS REQUIRED ON SITE IN LOW AREAS OF CONCENTRATED FLOW)



SECTION A-A

NOTE: INSTALL GRAVEL WEIR IN THE LOW POINTS OF ALL SILT FENCES WHERE PONDING OF RUNOFF WATER OCCURS.



BOULDER HEADWALL NOTES:

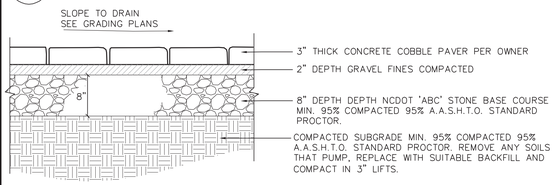
1. INSTALL BOULDER HEADWALLS ON BOTH OUTLET AND INLET OF PIPES.
2. SIZE OF BOTTOM BOULDERS TO BE TO BE 50 POUND MIN. SITE FIT AND STACK OTHER BOULDERS AS SHOWN AND "CHINK" AS REQUIRED FOR A SECURE FIT.

MAINTENANCE:

1. DURING ESTABLISHMENT PERIODS CHECK STONE AFTER EACH RAINFALL AND IMMEDIATELY MAKE REPAIRS AS NEEDED. ADD ADDITIONAL STONES AND INCREASE STONE SIZES AS REQUIRED

2. AFTER ESTABLISHMENT CHECK AFTER HEAVY RAINFALLS. CHECK CHANNEL OUTLET FOR BANK STABILITY AND REMOVE SEDIMENT ACCUMULATIONS. KEEP STONE COVERAGE SO THAT NO DIRT IS VISIBLE AT ALL TIMES.

2 / L4 CULVERT OUTLET PROTECTION DETAIL
NOT TO SCALE



NOTE: ALL WORKMANSHIP, MATERIALS, SPECIFICATIONS, AND CONSTRUCTION METHODS TO MEET CURRENT NCDOT STANDARDS.

PAVER NOTES:

1. PRIOR TO INSTALLING PAVERS, CONTRACTOR IS RESPONSIBLE IN VERIFYING THAT ALL PAVED AREAS HAVE POSITIVE DRAINAGE TO ELIMINATE ANY POTENTIAL PONDING OF RUNOFF AND TO INCORPORATE ALL DRAINAGE SYSTEMS AS REQUIRED TO ACHIEVE, SEE GRADING PLANS.

2. CONTRACTOR RESPONSIBLE FOR ADJUSTING SUBGRADES AS NECCESSARY TO ALLOW FOR BASE COURSE, SAND LEVELING COURSE AND DEPTH OF PAVERS.

3. ESTABLISH AND MAINTAIN REQUIRED LINES AND GRADE ELEVATIONS.

4. CONCRETE TO BE RATED FOR VEHICULAR TRAFFIC.

5. CONTRACTOR RESPONSIBLE FOR PROTECTION OF WORK FROM DAMAGE, SHALL PROVIDE NECESSARY TEMPORARY BARRICADES, PROTECT ADJACENT SURFACES FROM DAMAGE AND STAINING, AND PROTECTION FROM GRAFFITI UNTIL FINAL ACCEPTANCE.

6. CONTRACTOR RESPONSIBLE FOR NECESSARY REPAIRS OF ALL ADJACENT PAVINGS AND DAMAGE FROM CONSTRUCTION AND SHALL BE REPAIRED IN A NON-DISCERNIBLE FASHION.

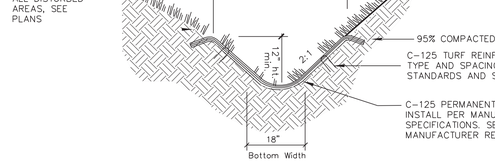
3 / L4 CONCRETE PAVERS - DRIVEWAY AND MOTOR COURT
NOT TO SCALE

SEE EROSION CONTROL PLAN FOR CHART EXPLAING THE DESIGN AND CONSTRUCTION PARAMETERS

MAINTENANCE:

1. DURING ESTABLISHMENT PERIODS CHECK GRASS DITCHES AFTER EACH RAINFALL AND IMMEDIATELY MAKE REPAIRS AS NEEDED.

2. AFTER ESTABLISHMENT CHECK AFTER HEAVY RAINFALLS. CHECK CHANNEL OUTLET FOR BANK STABILITY AND REMOVE SEDIMENT ACCUMULATIONS. KEEP GRASS IN A HEALTHY VIGOROUS STATE AT ALL TIMES.



NOTE:
1. CONTRACTOR TO PROVIDE C125BN PERMANENT TURF REINFORCEMENT MAT AND STAPLES AS AVAILABLE FROM NORTH AMERICAN GREEN, www. nagreen.com OR APPROVED EQUAL.

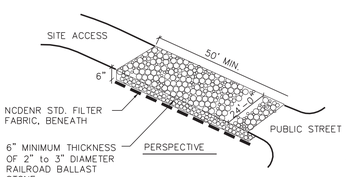
2. ALL EROSION CONTROL REINFORCING MATS AND STAPLES FOR SWALE SECTIONS TO BE INSTALLED PER MANUFACTURERS STANDARDS AND SPECIFICATIONS.

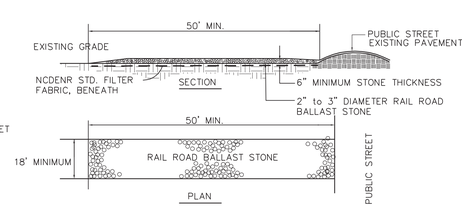
3. CONTRACTOR TO INSURE A FULL COVERAGE OF GRASS COVER IN ALL DITCH SECTIONS.

4 / L4 REINFORCED SWALE
NOT TO SCALE

MAINTENANCE:

APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED. INSPECT AFTER EACH RAINFALL. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS.





NOTES:

A. GRAVEL PAD TO BE 50' LENGTH X 18' WIDTH X 6" THICK MINIMUM

B. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. SEE EROSION CONTROL PLAN.

C. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOP DRESSING WITH 2" STONE AS NECESSARY.

D. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.

E. USE GEO TEXTILE FABRIC TO IMPROVE STABILITY OF STONE BASE IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

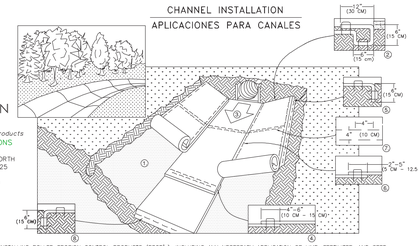
F. IF CONDITIONS ARE SUCH AS MOST OF THE MUD AND SEDIMENT ARE NOT REMOVED BY VEHICLES TRAVELING OVER THE GRAVEL, THE TIRES SHOULD BE WASHED. WASHING IS TO BE DONE ON STABILIZED AREAS WITH CRUSHED STONE THAT DRAINS INTO A SEDIMENT TRAP OR OTHER SUITABLE DISPOSAL AREA. A WASH RACK MAY BE USED FOR CONVENIENCE.

5 / L4 TEMPORARY CONSTRUCTION ENTRANCE

North American Green C125 or Approved Equal

NORTH AMERICAN GREEN
EROSION CONTROL Products Guaranteed SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

CHANNEL INSTALLATION
APLICACIONES PARA CANALES



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM®, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM -12.5 CM) (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

PUNTOS CRITICOS
A. TRASLAPES Y JUNTAS
B. LINEAS DE AGUA PROYECTADA
C. FONDO DEL CANAL/VERTICES DE LAS PENDIENTES LATERALES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

NOTA:
* LA SEPARACION HORIZONTAL DE LAS GRAPAS SE DEBE ALTERAR SI SE NECESITA, PARA PERMITIR QUE LAS GRAPAS ASEGUREN LOS PUNTOS CRITICOS A LO LARGO DE LA SUPERFICIE DEL CANAL.

** EN CONDICIONES DE SUELO SUELTO, PUEDE QUE SE NECESITEN GRAPAS O ESTACAS DE MAS DE 6" (15 CM) DE LARGO PARA ASEGURAR LAS MANTAS CORRECTAMENTE.

Other Consultants:
Architect - The Studio od Christopher Phelps
Surveyor - NC Survey

Owner
Richard and Joyce Funk
19 Eastwood RD LLC
P.B. 6 PG. 71
PIN: 9648686649000

Project:
Funk Residence
Lot 6 of Block GCE of Biltmore Forest
Limestone Township Buncombe County, N.C.

Sheet:
Erosion Details

Designed By:
cds | Creative Development Solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

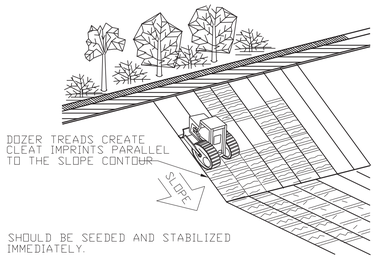
ISSUE DATE: May 20, 2019
REVISIONS:
DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB

Project Number:

SHEET NUMBER: L4

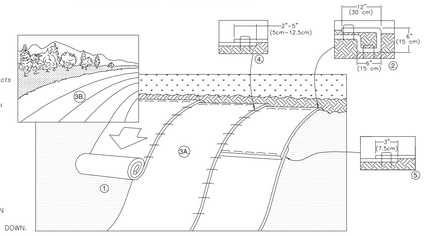
Copyright © 2019, Creative Development Solutions, PA

North American Green sc150 BN or Approved Equal



NORTH AMERICAN GREEN
EROSION CONTROL *Products* *Guaranteed* SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

SLOPE INSTALLATION
APLICACIONES PARA TALUDES

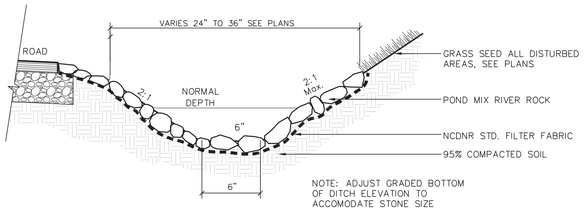


1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NOTE: INSTALL REINFORCED SLOPE BLANKET ON ALL AREAS SHOWN ON PLANS AND ADDITIONALLY AS NEEDED TO ACHEIVE FULL VEGETATION AND GRASS GROWTH..

1 L5 FABRIC REINFORCED SLOPES GREATER THAN 10'IN HEIGHT

NOT TO SCALE



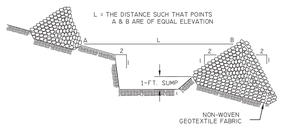
MAINTENANCE:

1. DURING ESTABLISHMENT PERIODS CHECK STONE DITCHES AFTER EACH RAINFALL AND IMMEDIATELY MAKE REPAIRS AS NEEDED. ADD ADDITIONAL STONES AND INCREASE STONE SIZES AS REQUIRED

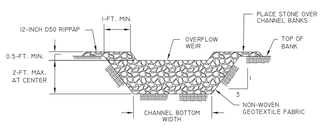
2. AFTER ESTABLISHMENT CHECK AFTER HEAVY RAINFALLS. CHECK CHANNEL OUTLET FOR BANK STABILITY AND REMOVE SEDIMENT ACCUMULATIONS. KEEP STONE COVERAGE SO THAT NO DIRT IS VISIBLE AT ALL TIMES.

3 L5 STONE DITCH

NOT TO SCALE



SPACING BETWEEN DITCH CHECK



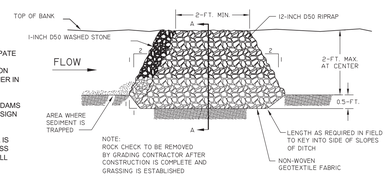
CROSS SECTION A-A THRU STONE DITCH CHECK

MAINTENANCE:

1. INSPECT CHECK DAMS AND CHANNELS FOR DAMAGE AFTER EACH RUNOFF EVENT. ANTICIPATE SEDIMENT ABOVE CHECK DAM. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, INSTALL RIP RAP LINER IN THAT PORTION OF CHANNEL.

2. REMOVE SEDIMENT ACCUMULATED BEHIND DAMS AND ADD STONES AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.

3. REMOVE CHECK DAM WHEN DITCH CHANNEL IS ESTABLISHED WITH A HEALTHY STAND OF GRASS AND APPLY PERMANENT GROUND COVER TO ALL DISTURBED AREAS.



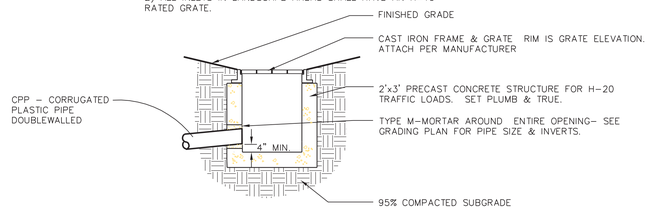
TYPICAL DITCH CHECK SECTION

5 L5 TYPICAL CHECK DAM DETAIL

NOT TO SCALE

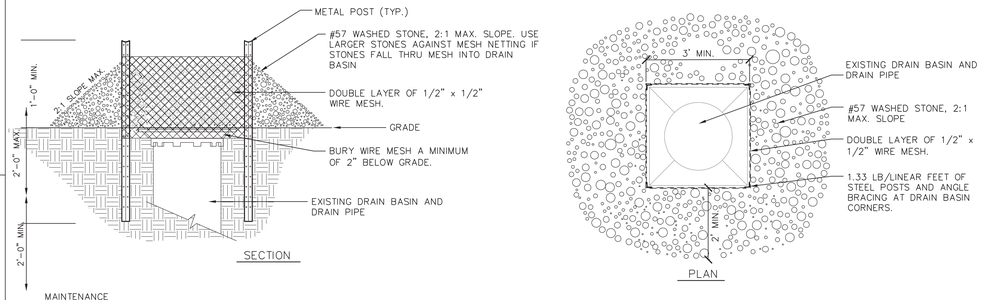
NOTES:

1) ALL INLETS IN PAVEMENT SHALL HAVE AN H-20 RATED GRATE.
2) ALL INLETS IN LANDSCAPE AREAS SHALL HAVE AN H-10 RATED GRATE.



2 L5 DRAIN INLET

NOT TO SCALE



MAINTENANCE

1. INSPECT INLET PROTECTION AFTER EACH PERIOD OF SIGNIFICANT RAINFALL. REMOVE SEDIMENT AND RESTORE STONE TO ITS ORIGINAL DIMENSIONS. PLACE THE SEDIMENT THAT IS REMOVED IN A DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.

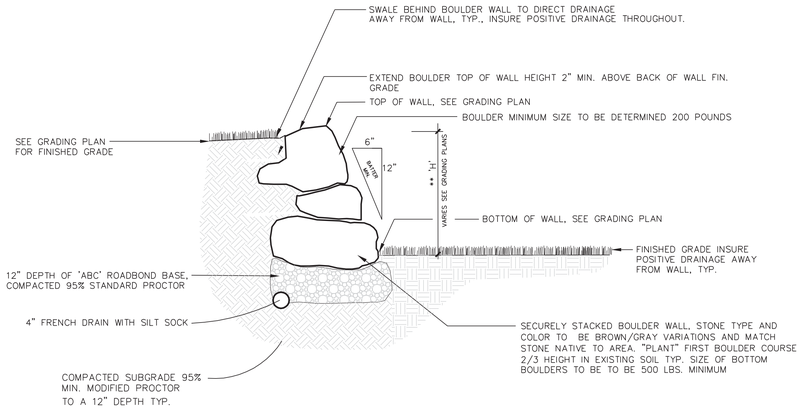
2. CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING.

3. PERIODICALLY CHECK THE STURDINESS OF THE METAL POSTS AND MESH NETTING. IMMEDIATELY REPLACE AND FAILING MEMBERS.

4. THE INLET PROTECTION METAL POSTS, MESH NETTING, STONE, AND ACCUMULATED SEDIMENT O BE REMOVED ONE DRAINAGE AREA IS STABILIZED AND FREE OF SEDIMENT EROSION.

4 L5 DRAIN INLET PROTECTION

NOT TO SCALE



6 L5 BOULDER WALL (HEIGHT LESS THAN 5 FEET)

SCALE: NTS

Other Consultants:
Architect - The Studio od Christopher Phelps
Surveyor - NC Survey

Owner
Richard and Joyce Funk
19 Eastwood RD LLC
P.B. 6 PG. 71
PIN: 964986666490000

Project:
Funk Residence
Lot 6 of Block GCE of Biltmore Forest
Limestone Township Buncombe County, N.C.

Sheet:
Erosion Details

Designed By:
cds | Creative Development Solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9994

ISSUE DATE: May 20, 2019
REVISIONS:
DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSH

Project Number:

SHEET NUMBER:
L5

Copyright © 2019, Creative Development Solutions, PA