

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Lorrie Pande

**Property Address**

33 Hilltop Road, Asheville, NC 28803

**Phone**

[REDACTED]

**Email**

[REDACTED]

**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**

5497

**Maximum Impervious Surface Coverage**

1-3 acres (25 percent of lot area)

**Proposed Impervious Surface Coverage**

<25%

**Front Yard Setback**

60 feet (R-1 District)

**Side Yard Setback**

20 feet (R-1 District)

**Rear Yard Setback**

25 feet (R-1 District)

**Building Height**

27' from lowest adjacent grade to highest roof ridge.

**Description of the Proposed Project**

Renovations and remodeling.

**Estimated Start Date**

1/1/2020

**Estimated Completion Date**

12/31/2020

**Estimated Cost of Project**

[REDACTED]

**Supporting Documentation (Site Plan, Drawings, Other Information)**

Pande Cabin - CD - 6-14-19 - 1 of 2 - No Watermark.pdf

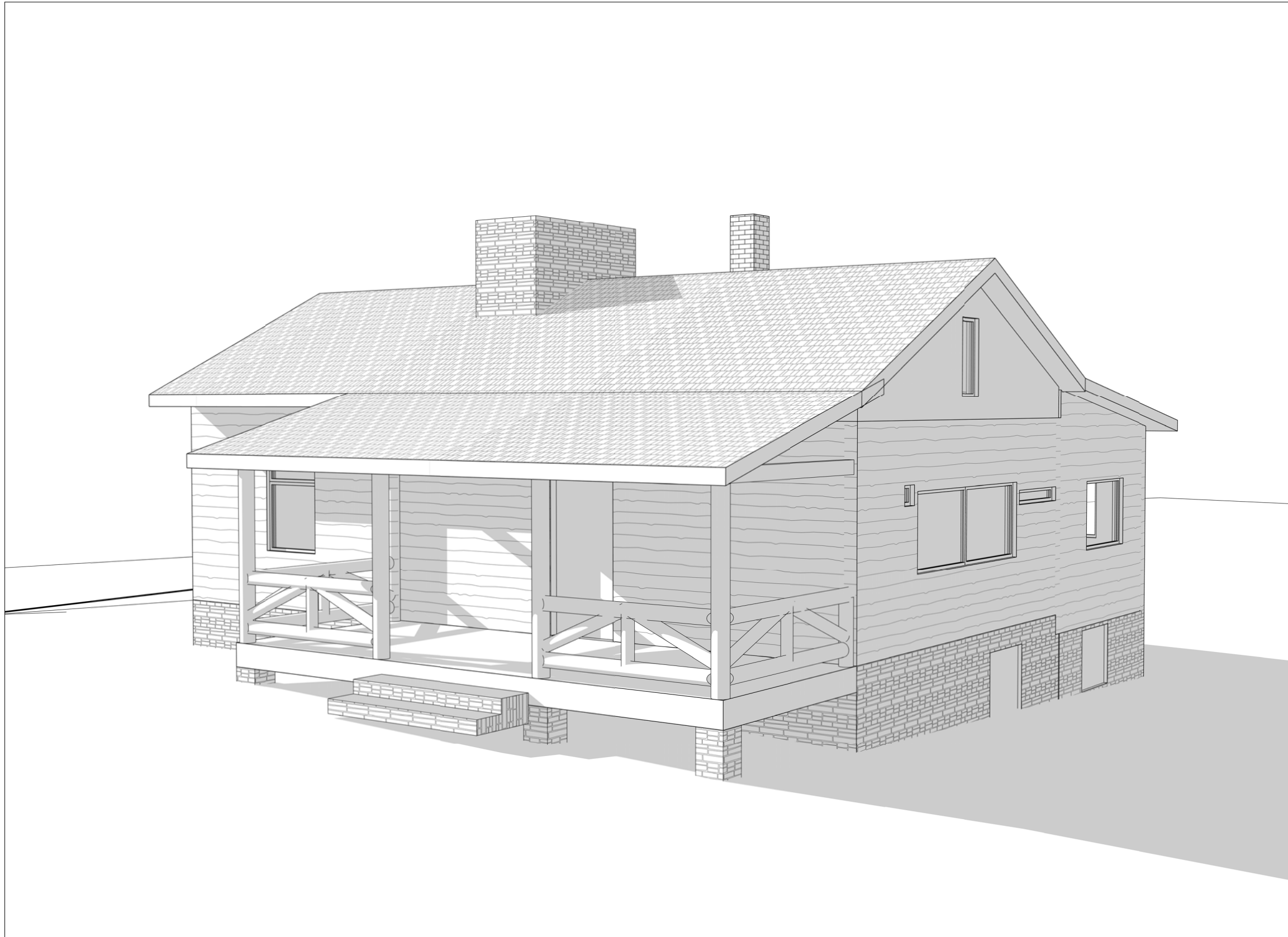
Pande Cabin - CD - 6-14-19 - 2 of 2 - No Watermark.pdf

**Applicant Signature**

**Date**  
12/10/2019

A handwritten signature in black ink, appearing to be "A. J. Smith", written over a horizontal line.





EXISTING CABIN



PHASE 1 RENOVATION



PHASE 2 ADDITION - FRONT



PHASE 2 ADDITION - REAR

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LORRIE PANDE  
CABIN AT BILTMORE FOREST  
33 HILLTOP RD.  
ASHEVILLE, NORTH CAROLINA 28803

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N.C.B.D.C.

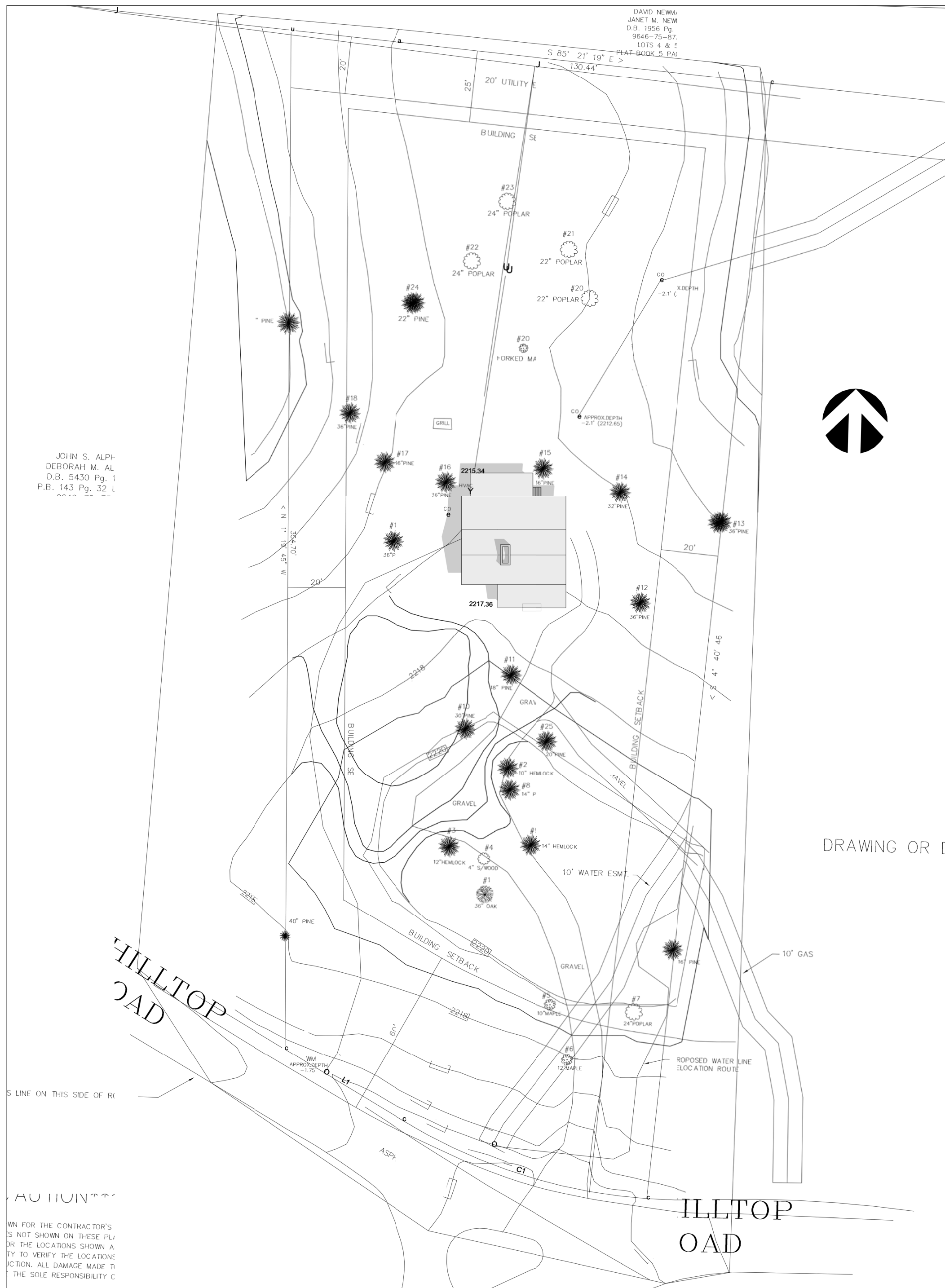


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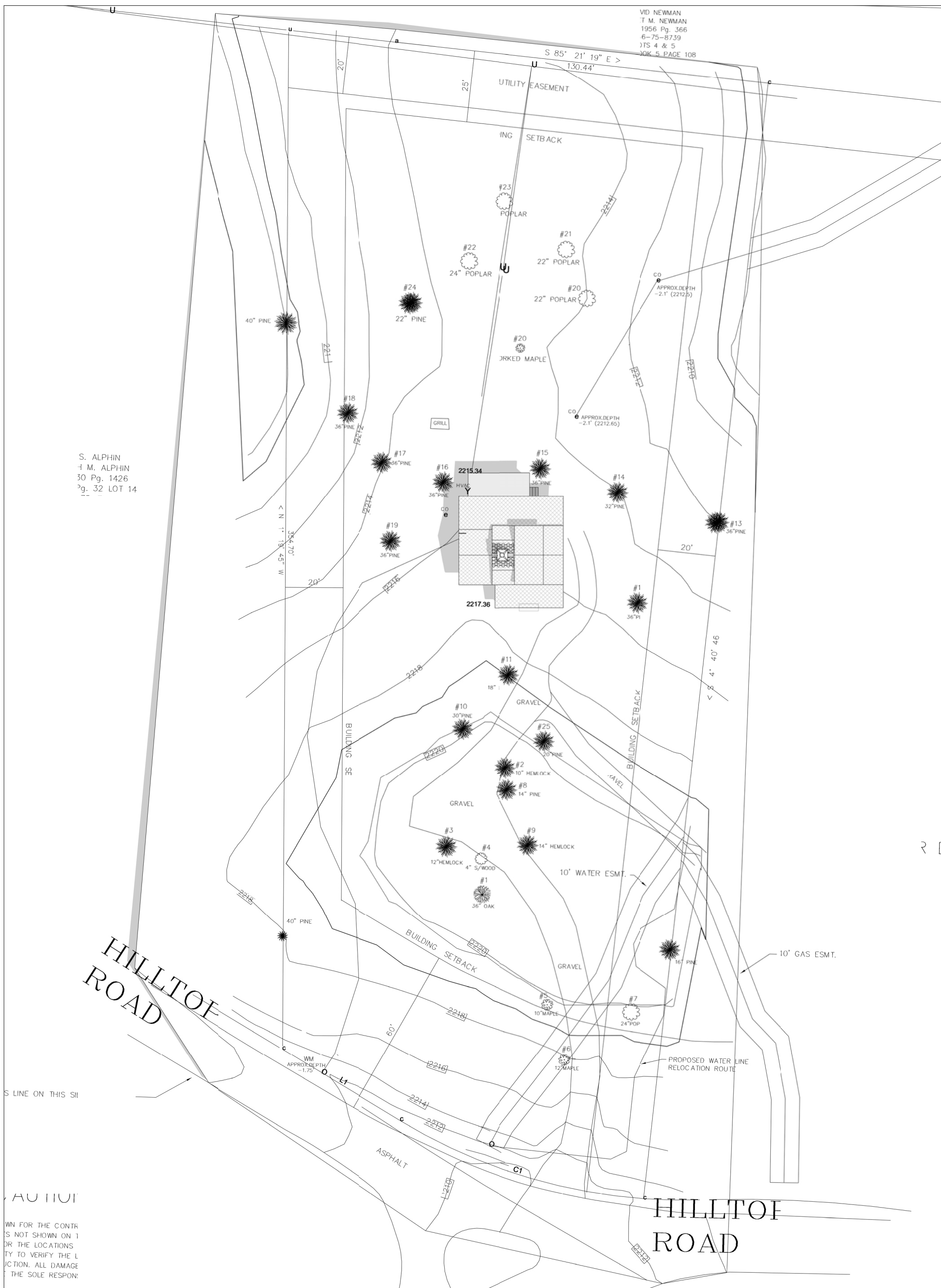
TITLE SHEET

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PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	6-14-19
DRAWN BY	JE
CHECKED BY	RE
SCALE	A001

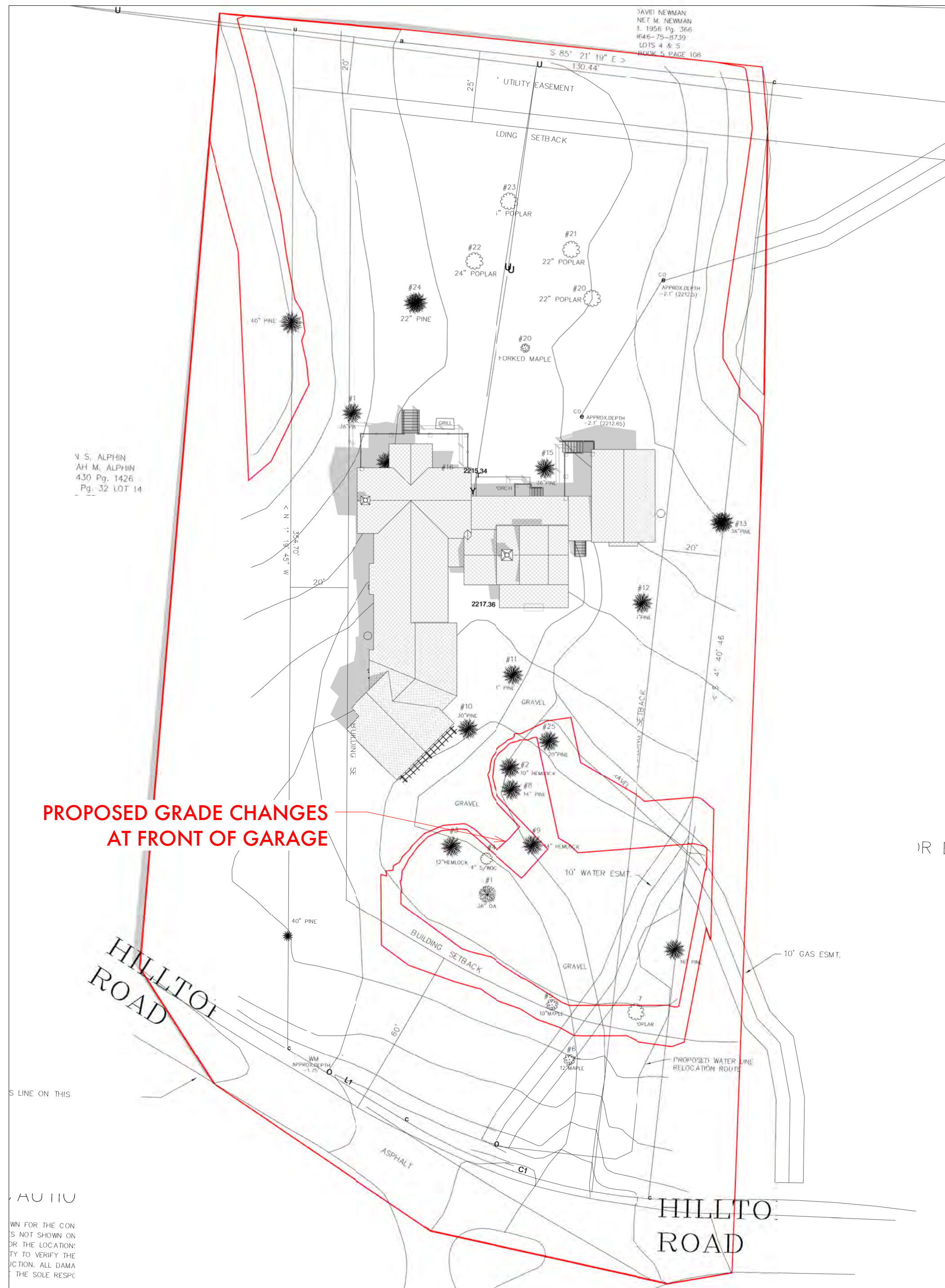




SITE PLAN - EXISTING



SITE PLAN - PHASE 1



SITE PLAN - PHASE 2

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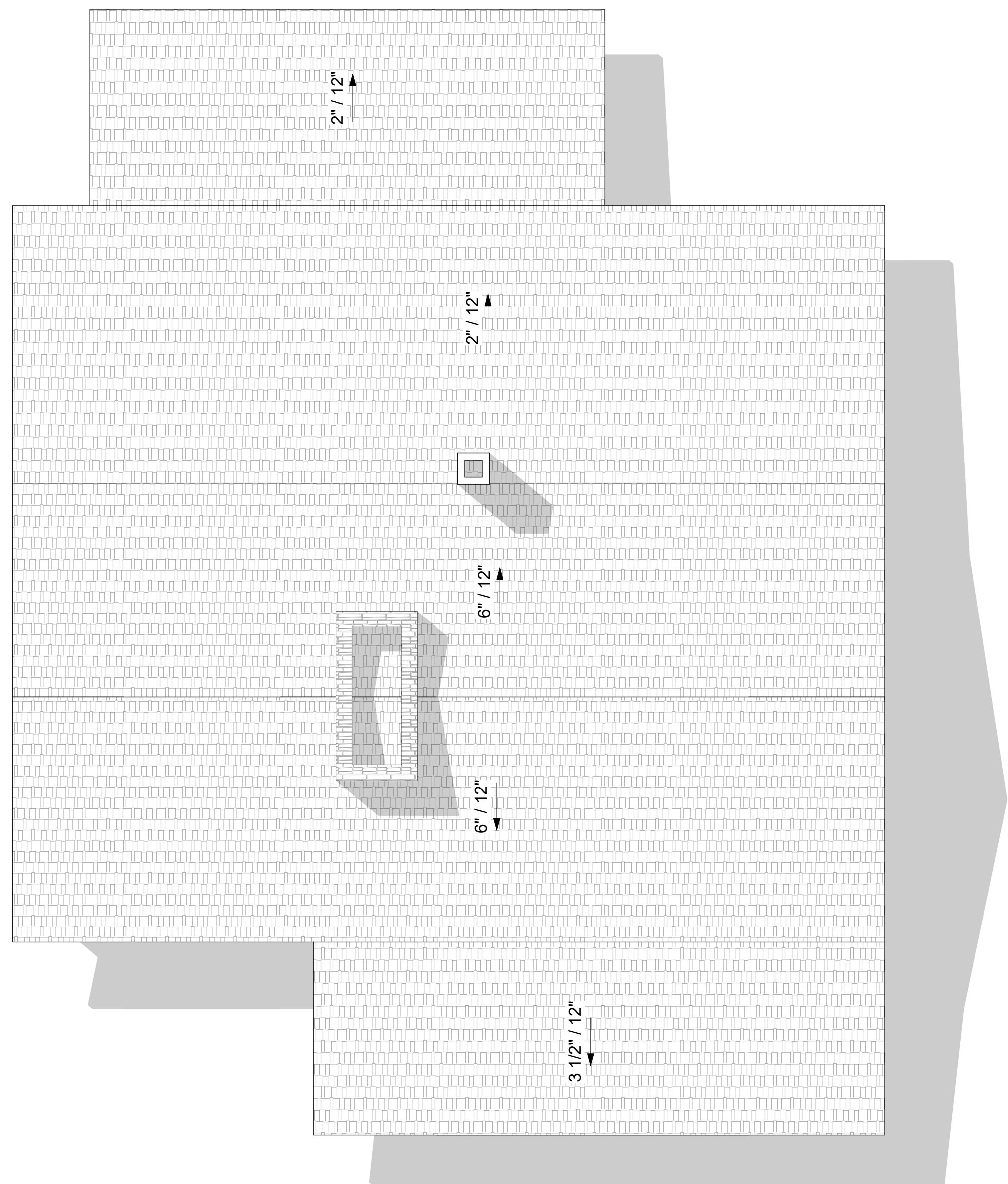
ARCHITECTURAL SITE  
PLAN

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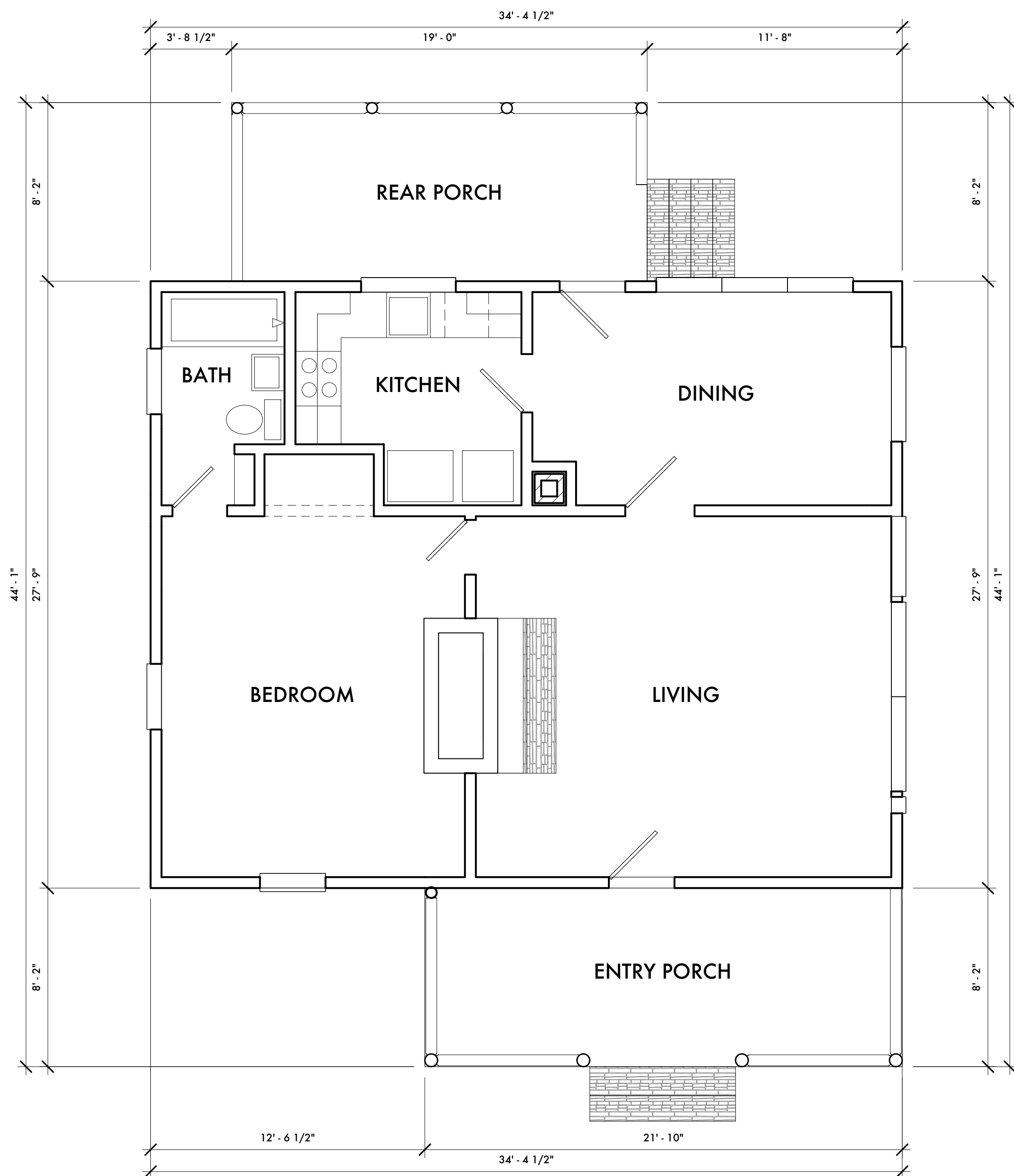
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SCALE 1" = 30'-0"

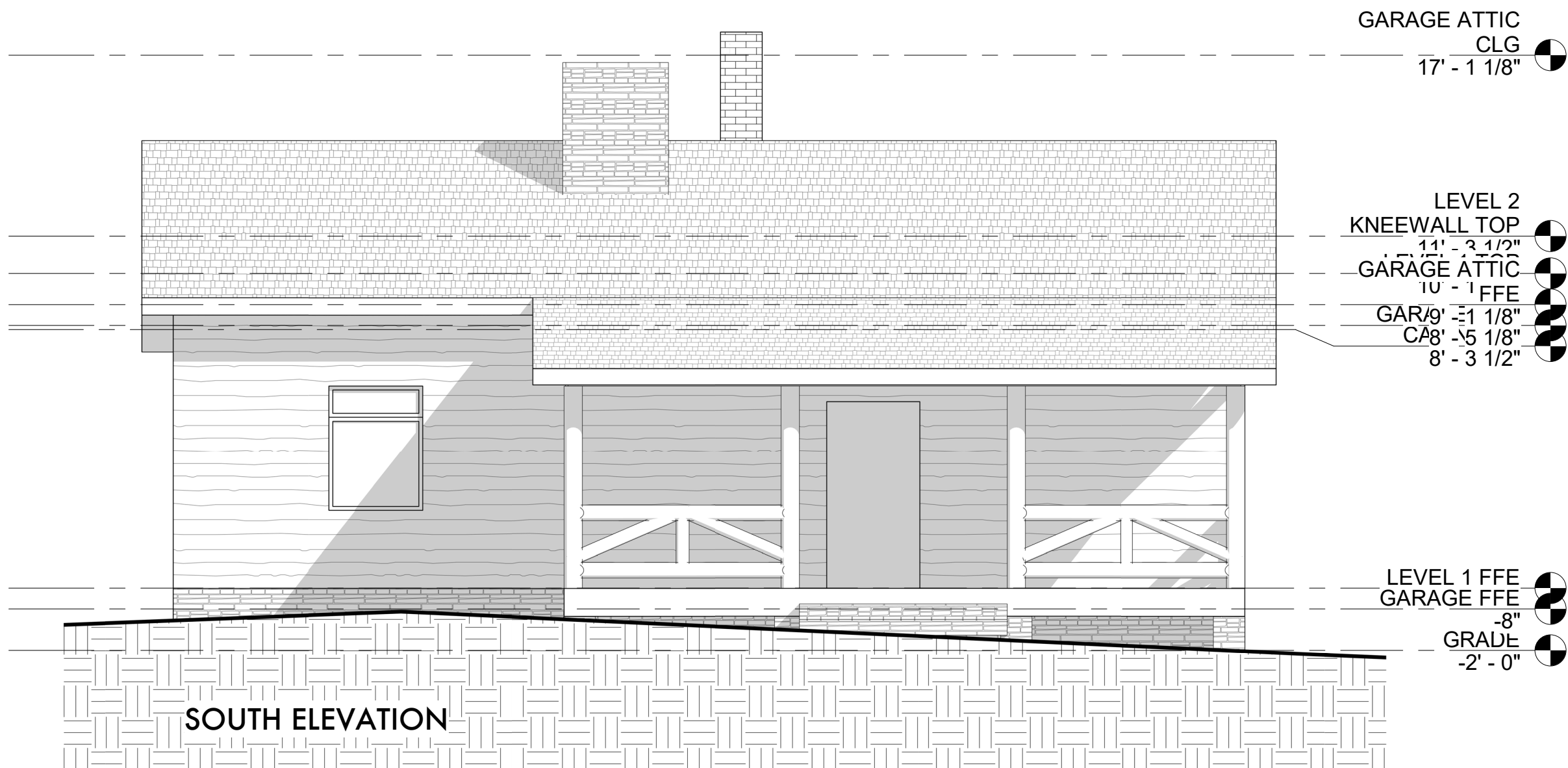




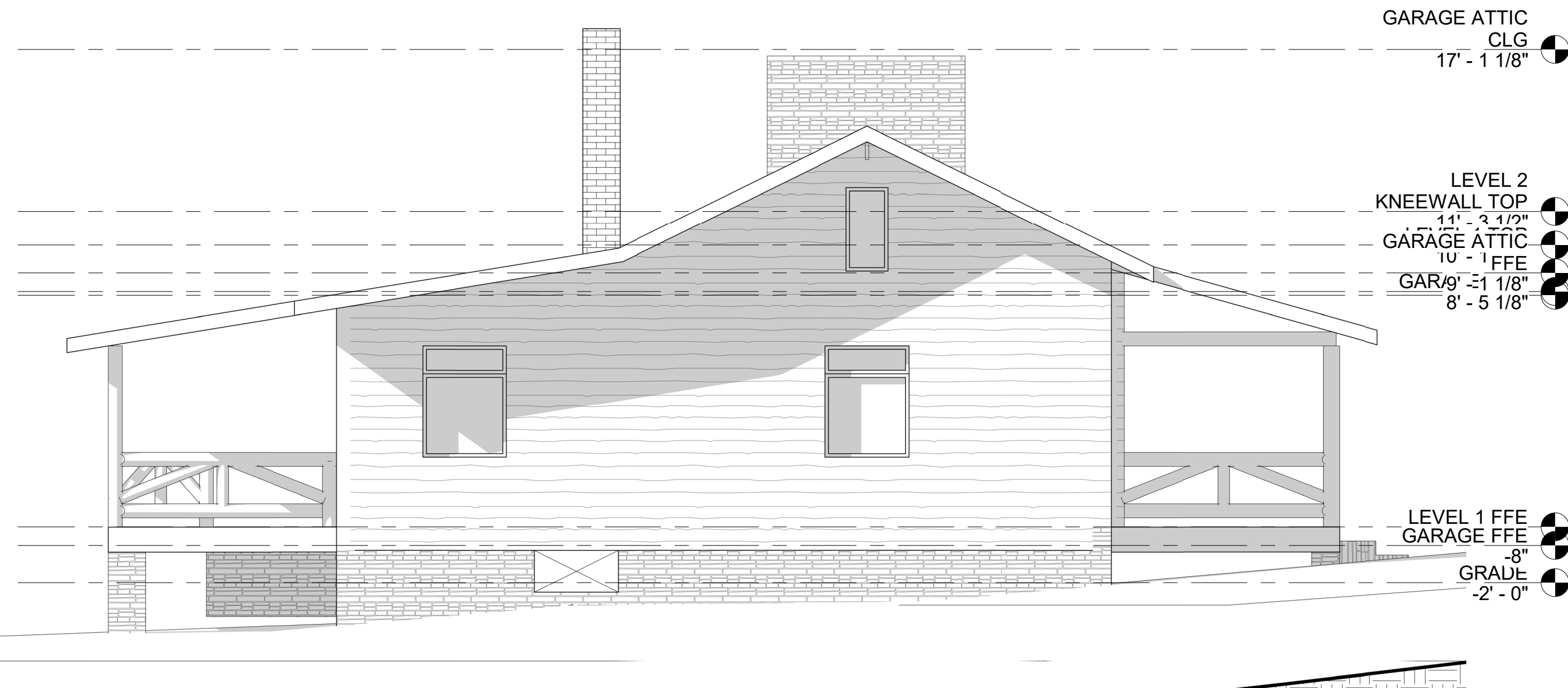
ROOF PLAN



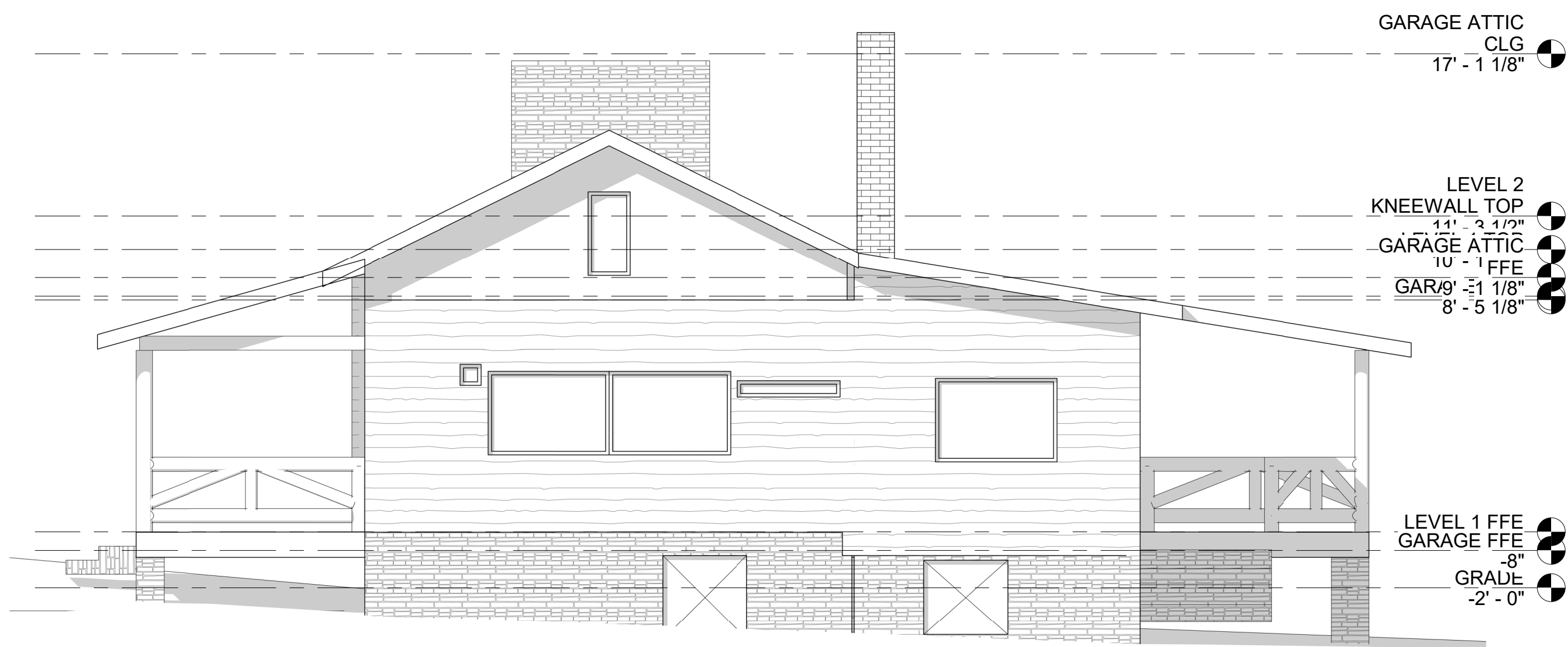
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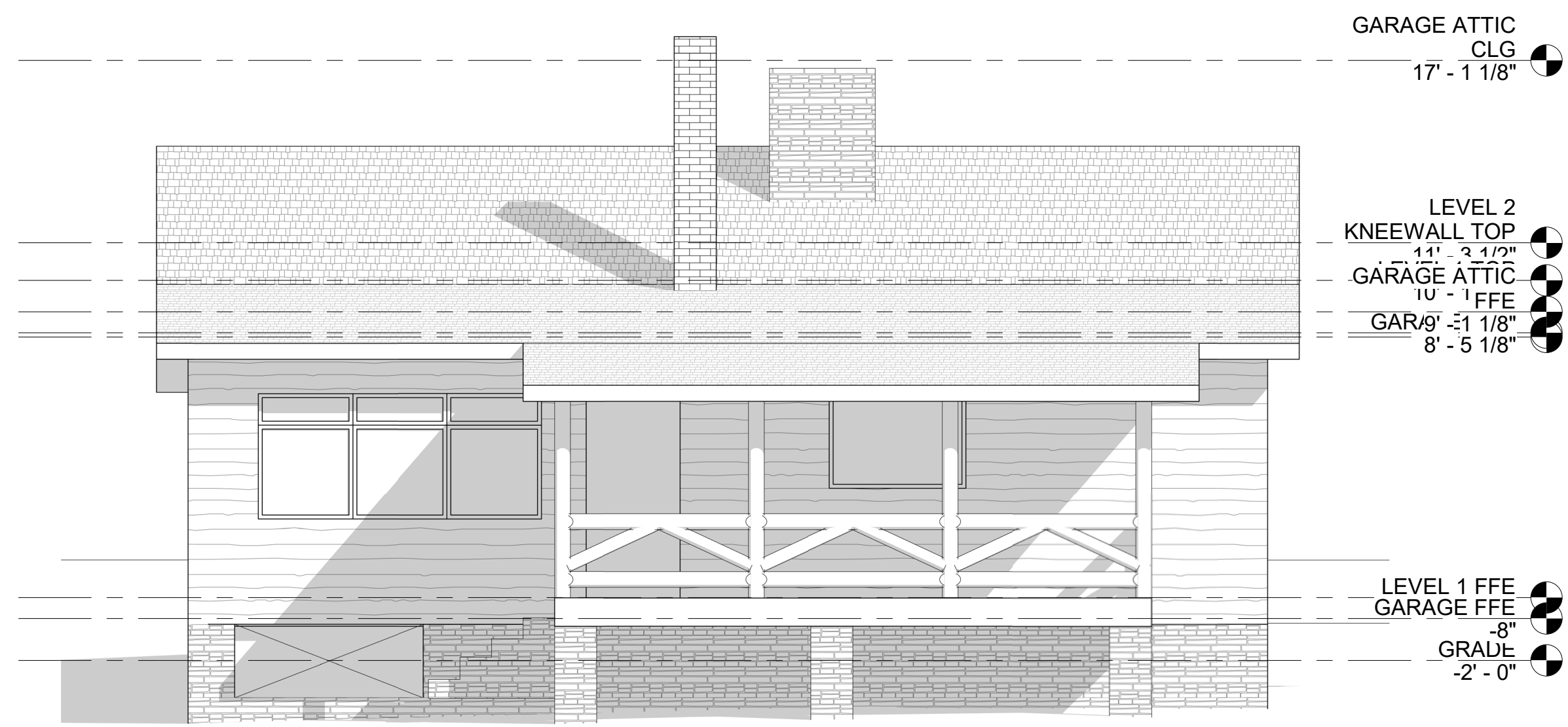
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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CABIN AT BILTMORE FOREST  
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ELEVATIONS, FLOOR & ROOF PLAN (EXISTING)

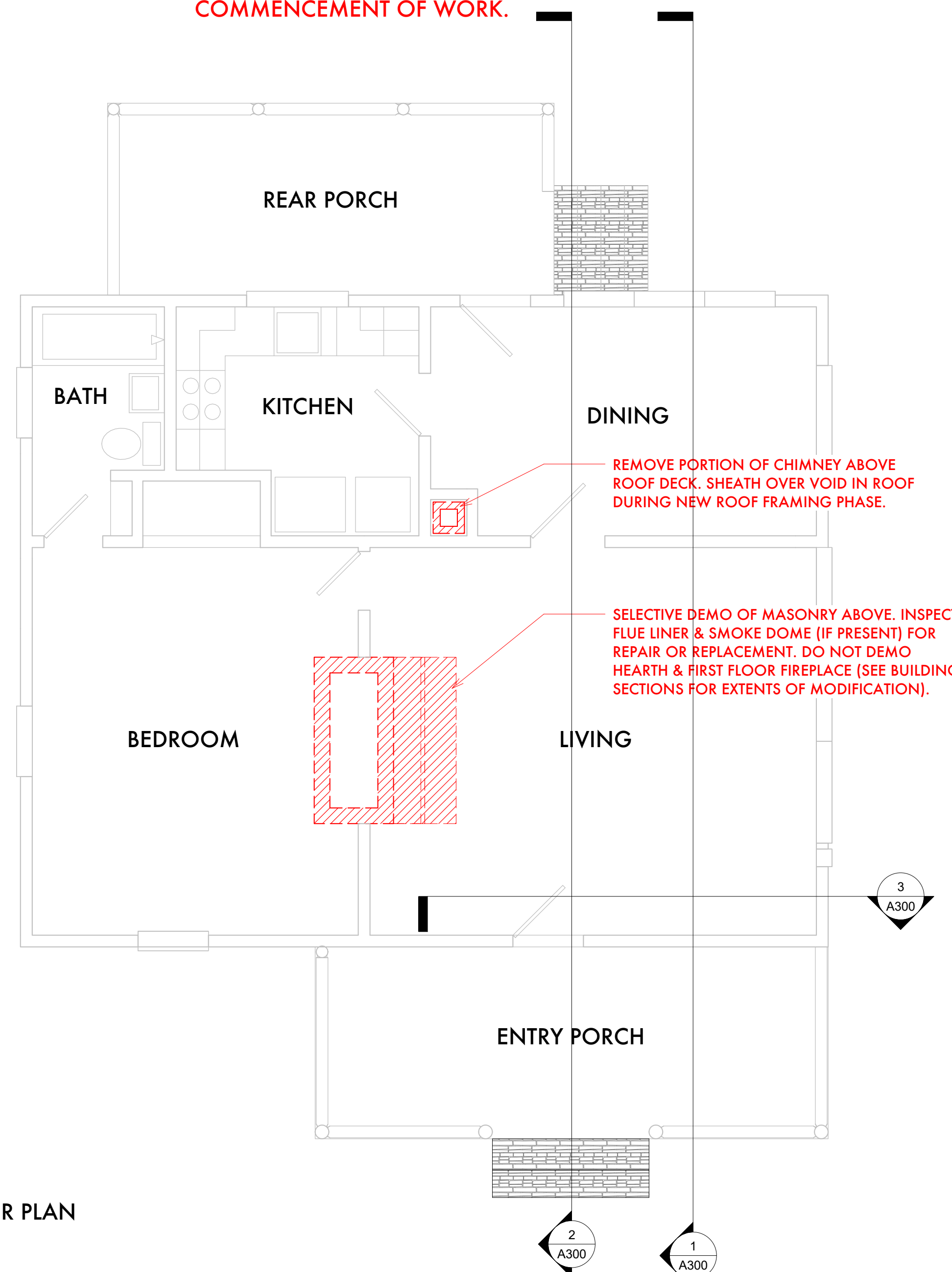
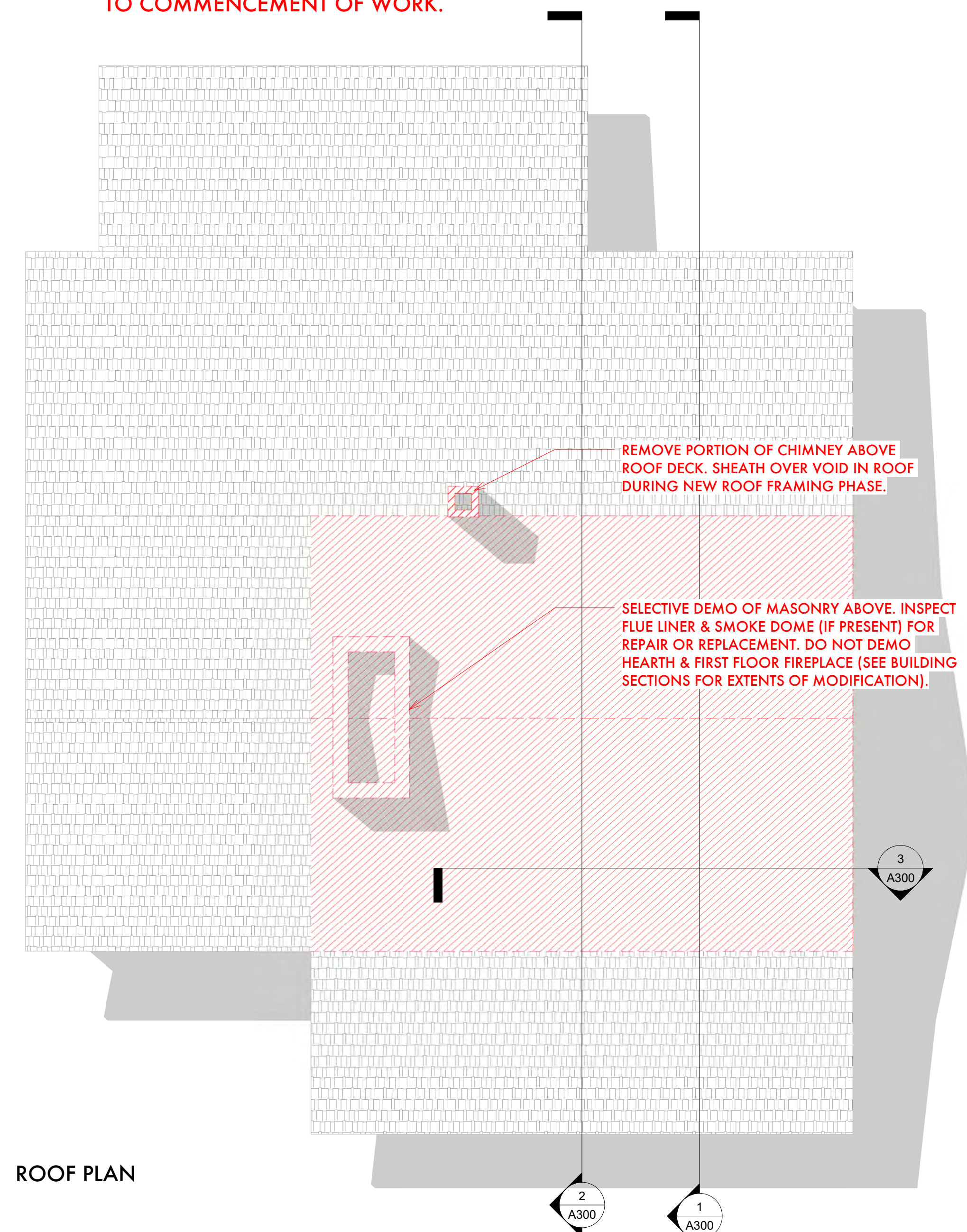
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PROJECT STATUS	CD
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A100



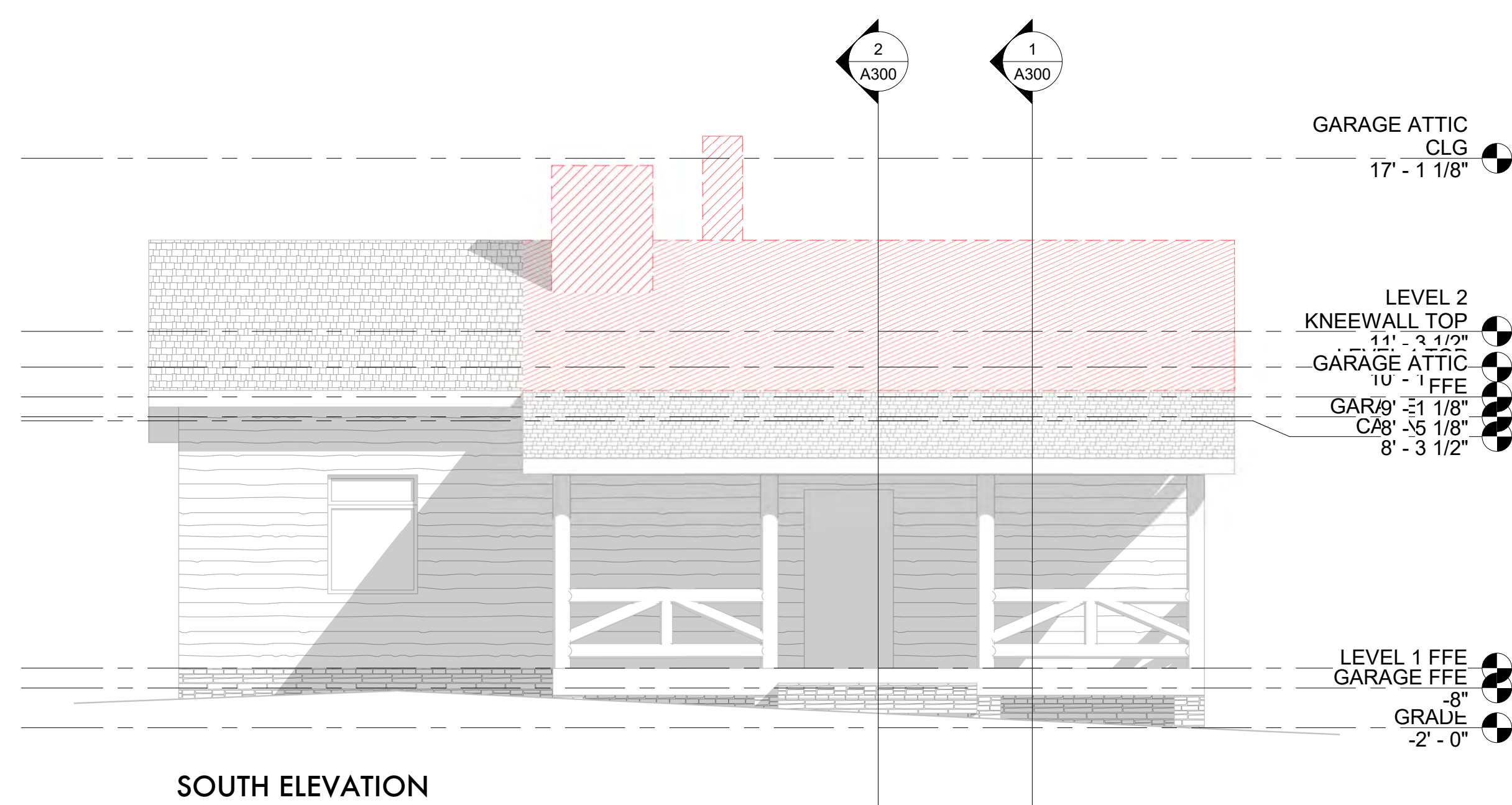
EXISTING ROOF SLOPES ARE APPROXIMATE.  
ROOFING CONTRACTOR TO FIELD VERIFY PRIOR  
TO COMMENCEMENT OF WORK.

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

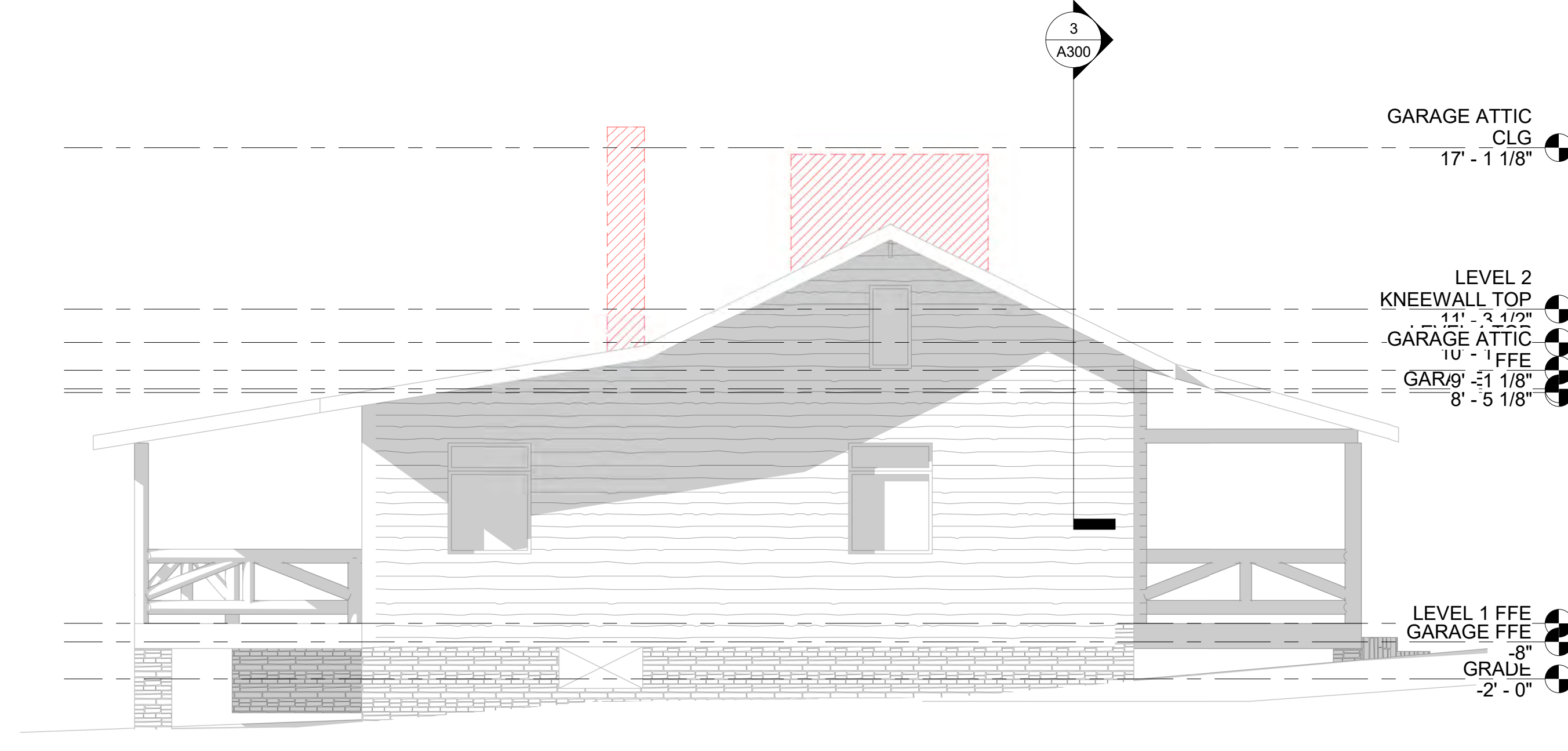


ROOF PLAN

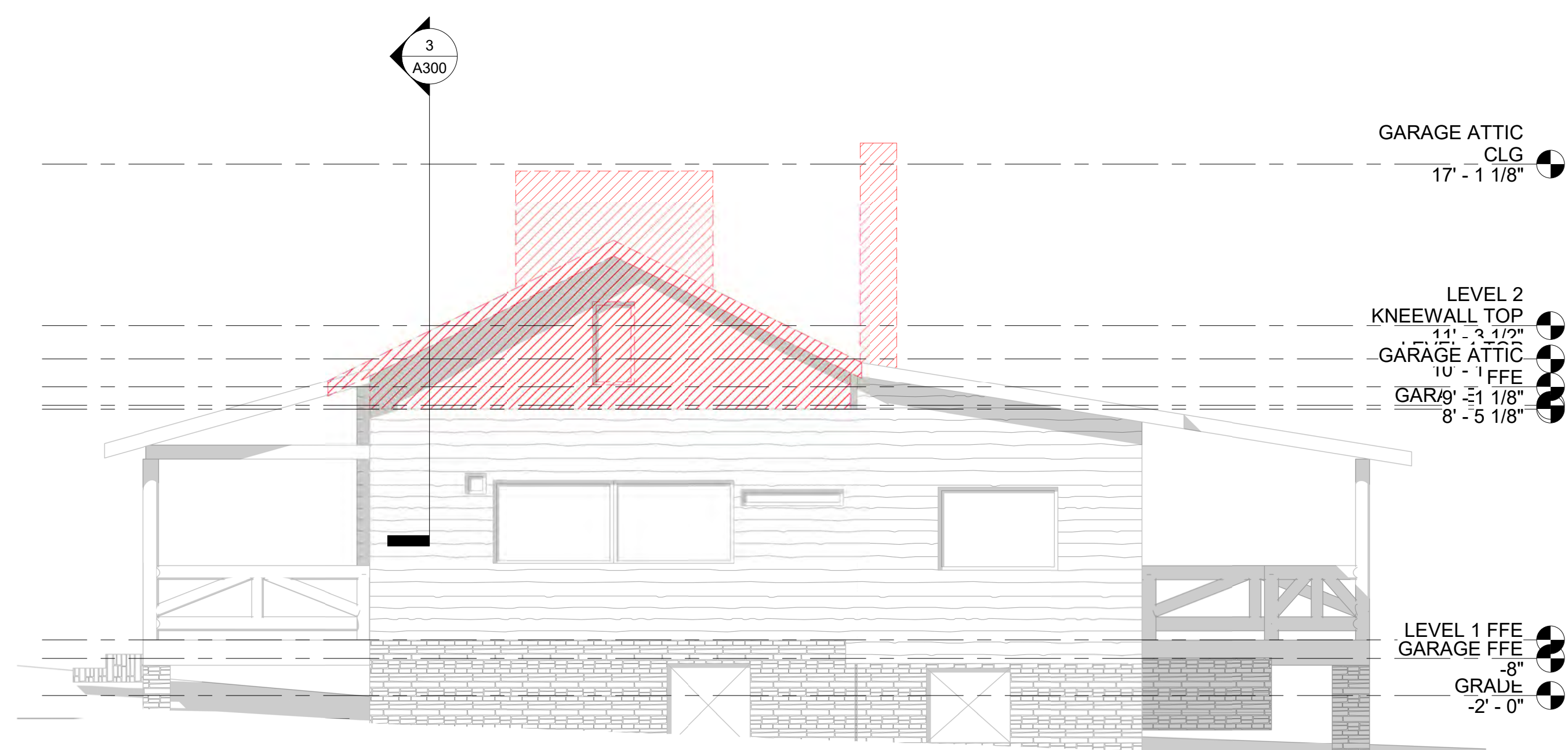
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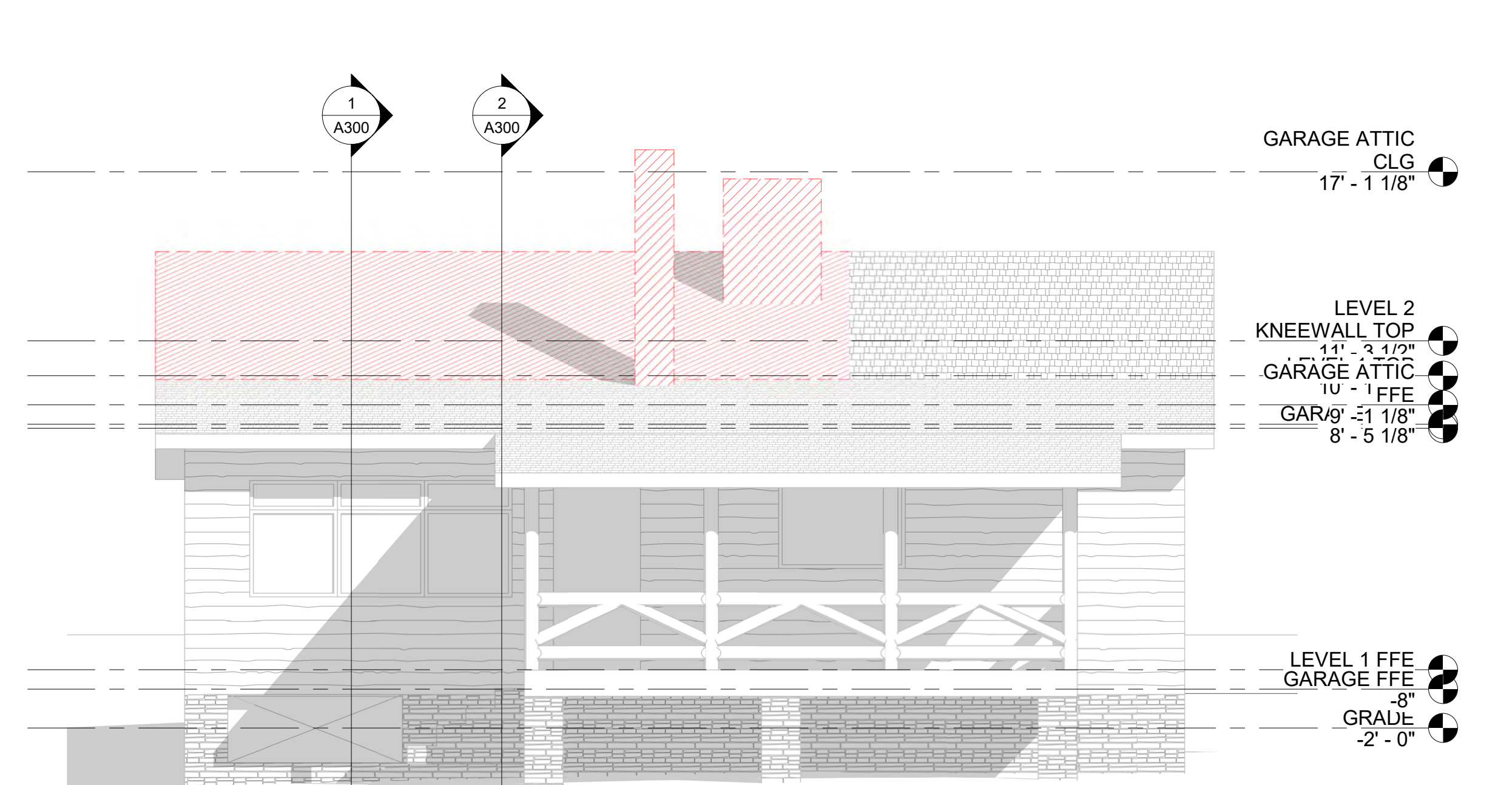
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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### ELEVATIONS, FLOOR & ROOF PLAN (DEMO)

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A101

SCALE 1/4" = 1'-0"



### ROOF PLAN

## FLOOR PLAN

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

SOUTH ELEVATION

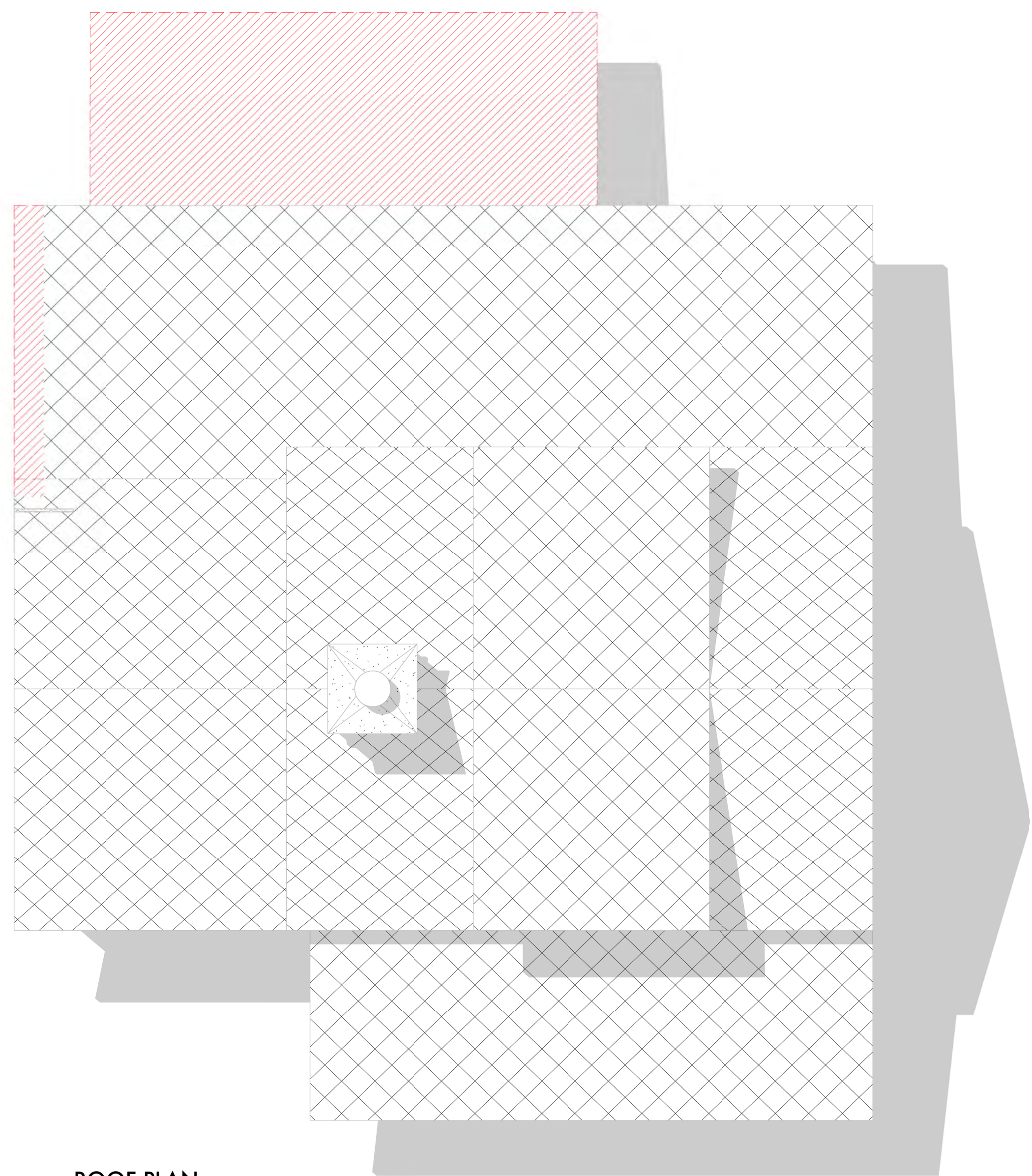
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EAST ELEVATION

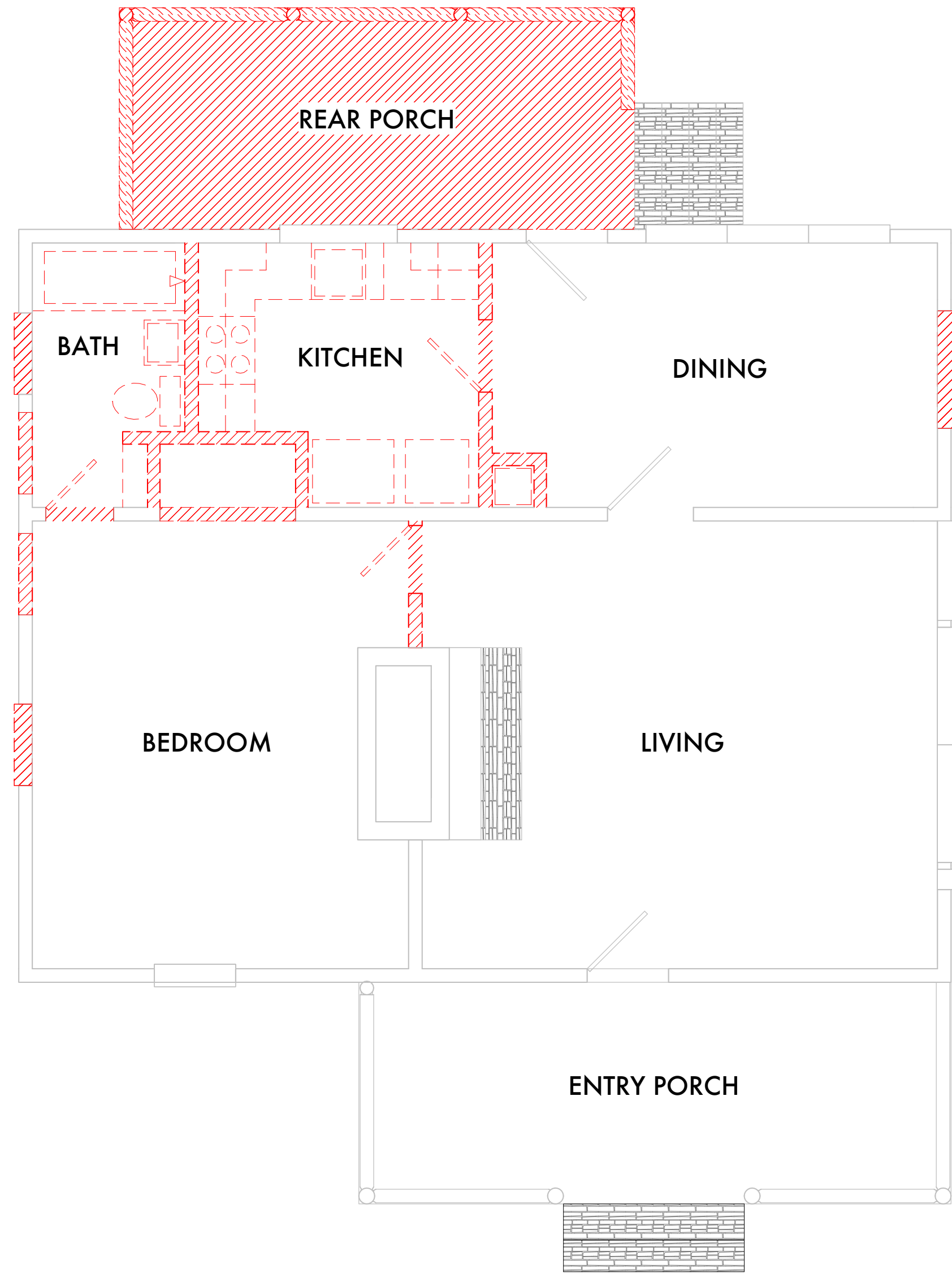
**NORTH ELEVATION**

SCALE	1/4" = 1'
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ROOF PLAN



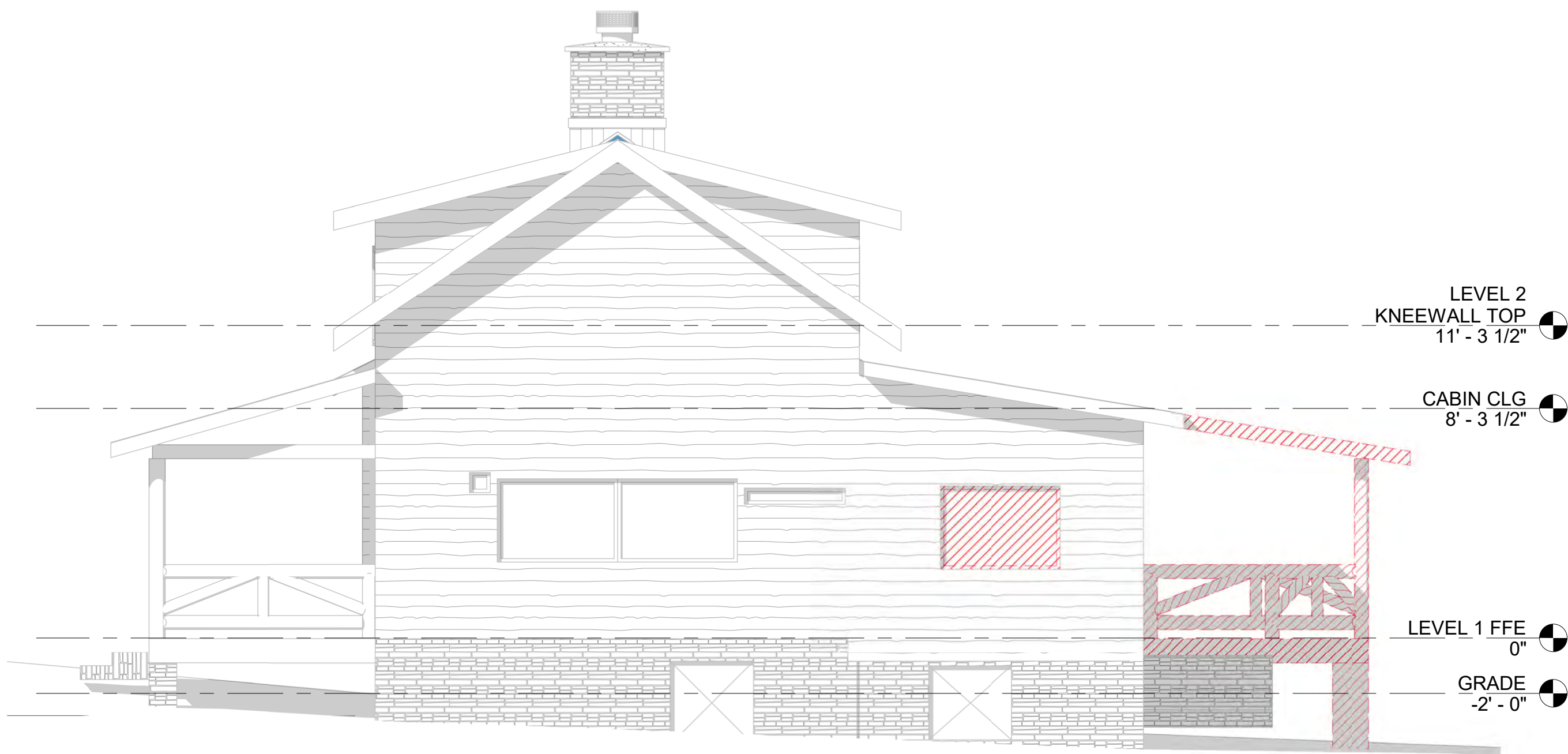
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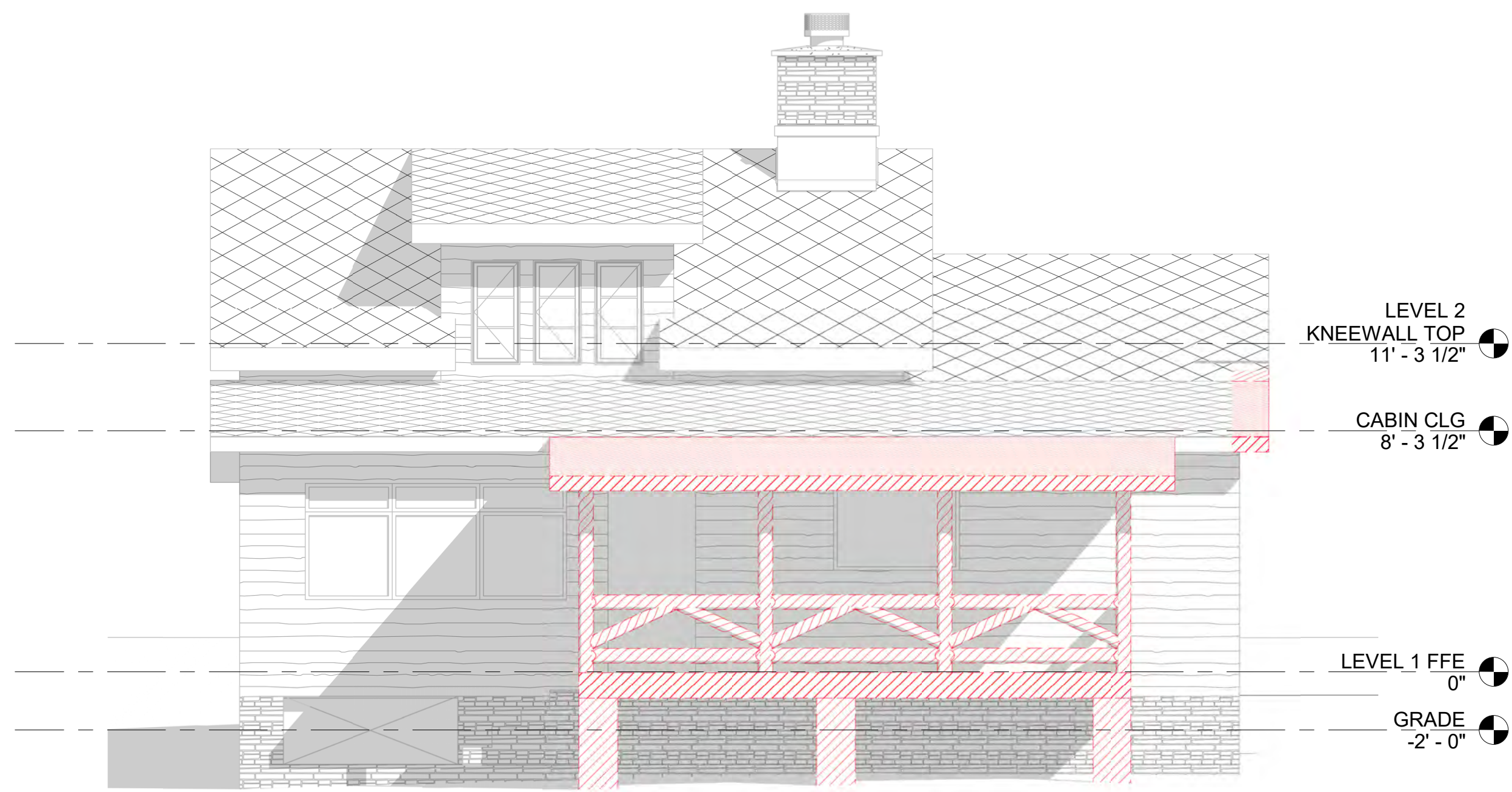
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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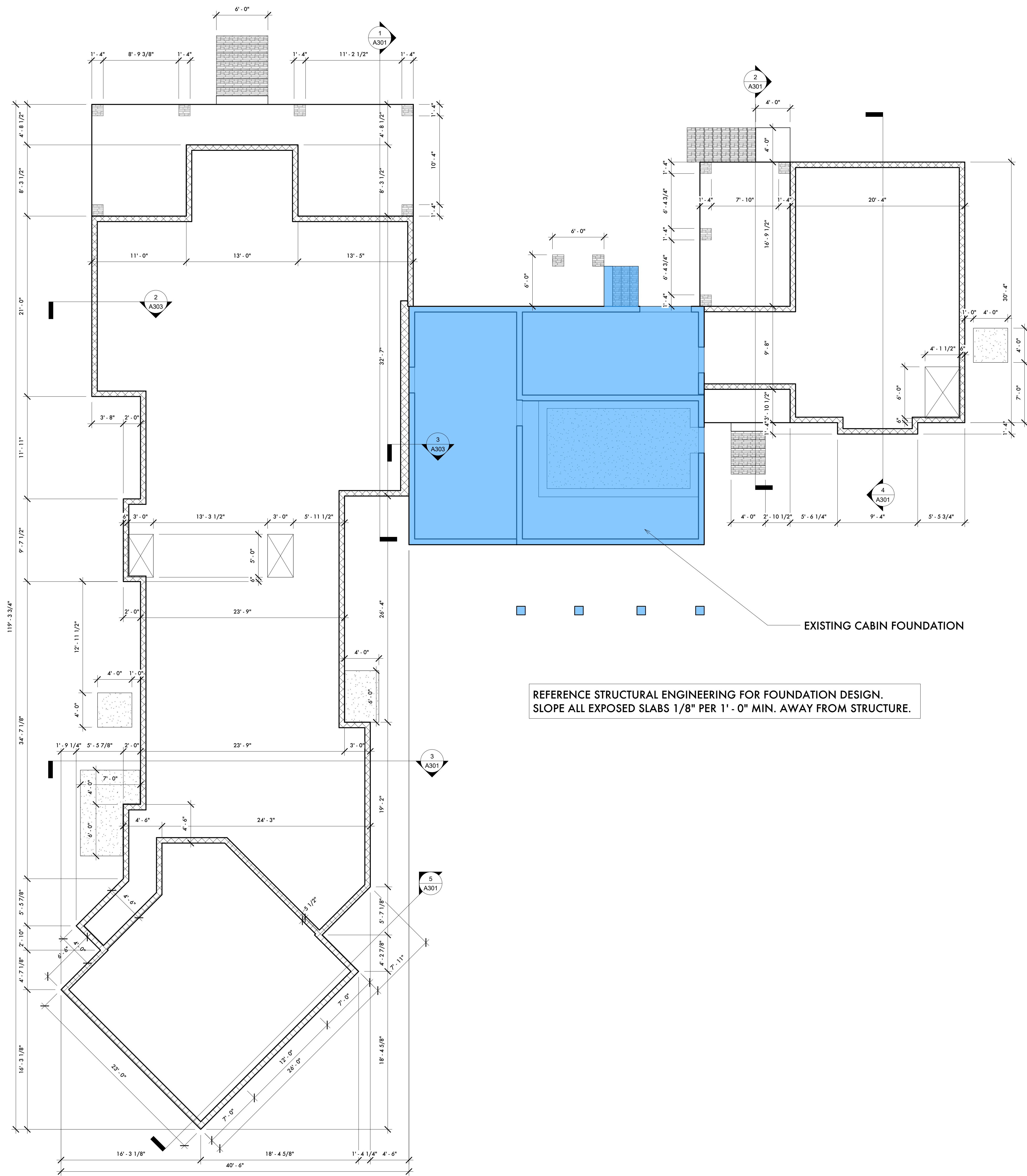
ELEVATIONS, FLOOR &  
ROOF PLAN (DEMO 2)

PROJECT NUMBER	LP-18-001
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A103

SCALE 1/4" = 1'-0"





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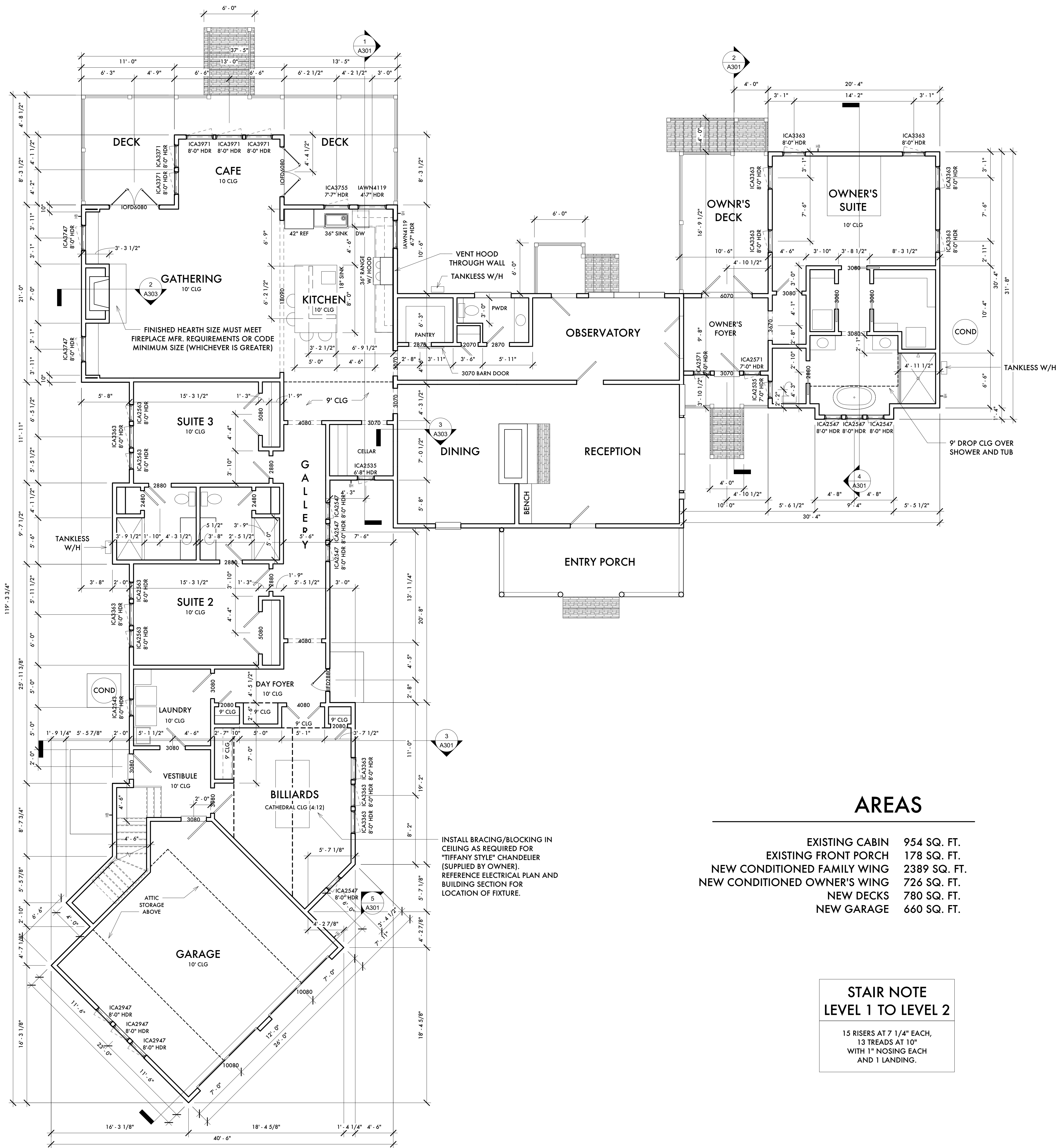
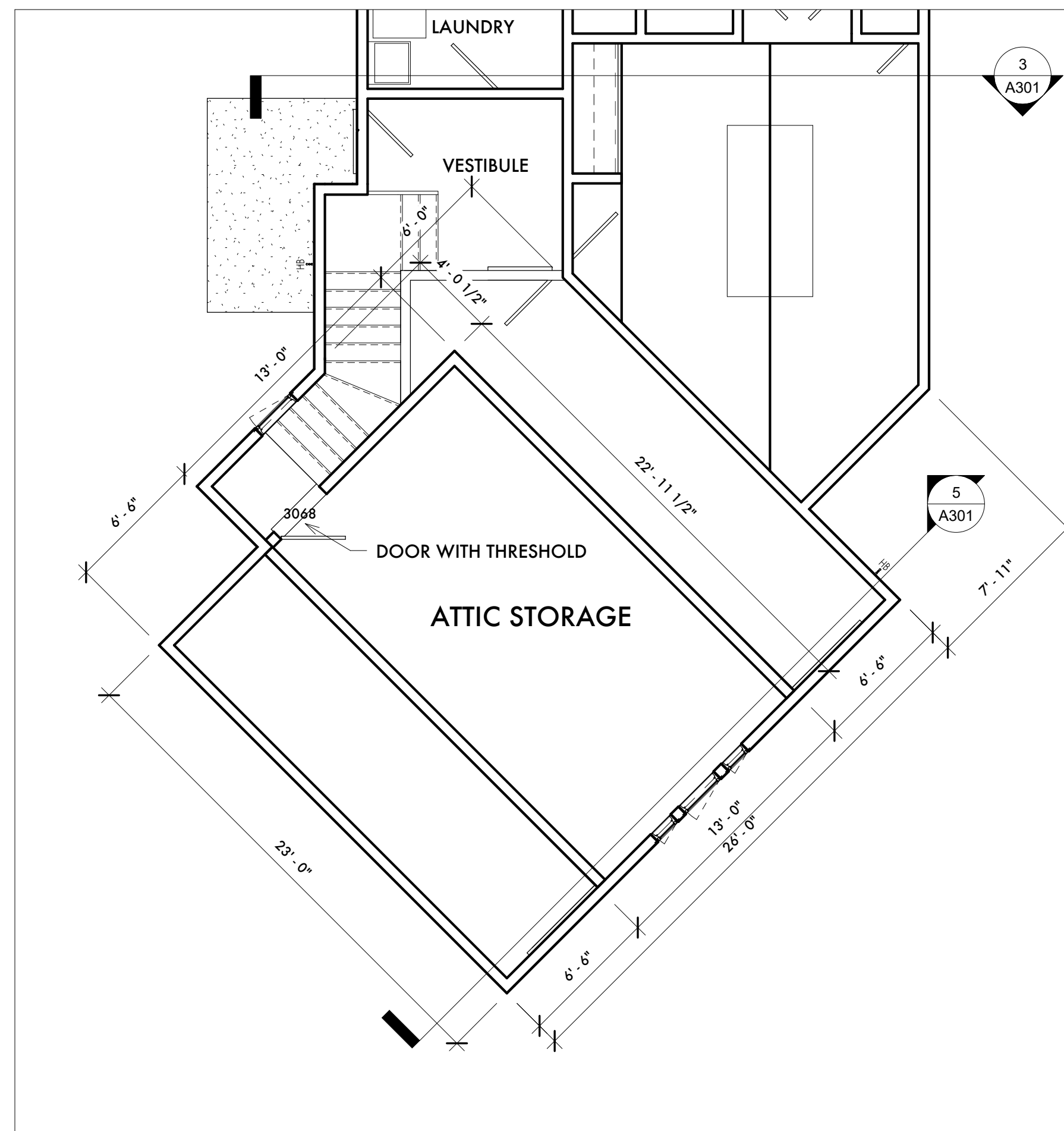
ARCHITECTURAL  
FOUNDATION PLAN  
(PHASE 2)

PROJECT NUMBER	LP-18-001
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A104

SCALE 3/16" = 1'-0"





## AREAS

EXISTING CABIN	954 SQ. FT.
EXISTING FRONT PORCH	178 SQ. FT.
NEW CONDITIONED FAMILY WING	2389 SQ. FT.
NEW CONDITIONED OWNER'S WING	726 SQ. FT.
NEW DECKS	780 SQ. FT.
NEW GARAGE	660 SQ. FT.

## STAIR NOTE LEVEL 1 TO LEVEL 2

15 RISERS AT 7 1/4" EACH,  
13 TREADS AT 10"  
WITH 1" NOSING EACH  
AND 1 LANDING.

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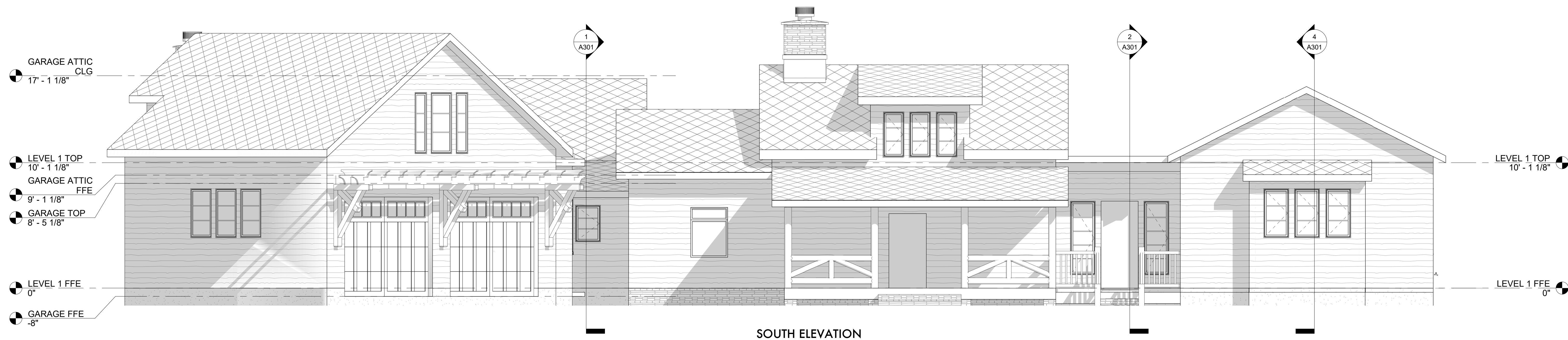
## FLOOR PLAN (PHASE 2)

PROJECT NUMBER	LP-18-001
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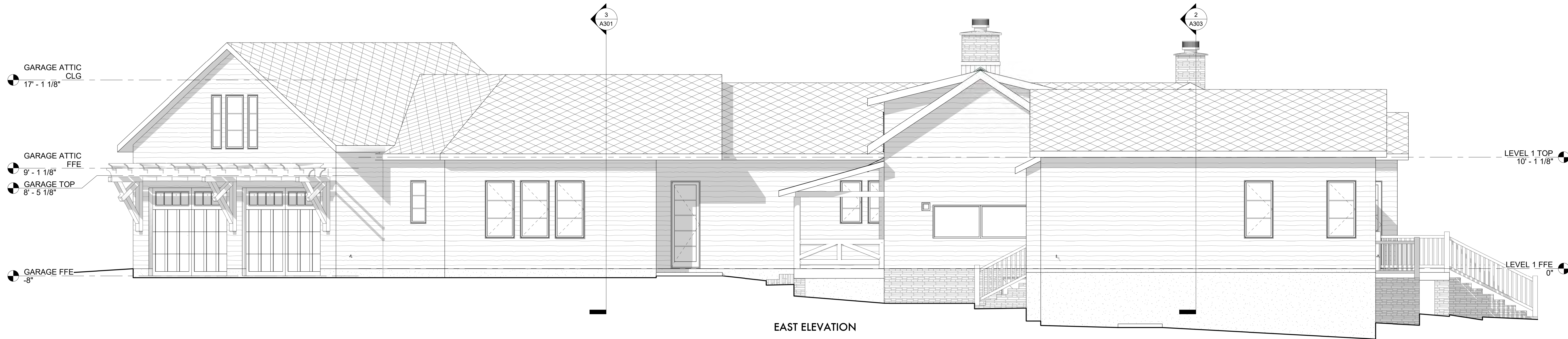
**A105**

SCALE 3/16" = 1'-0"

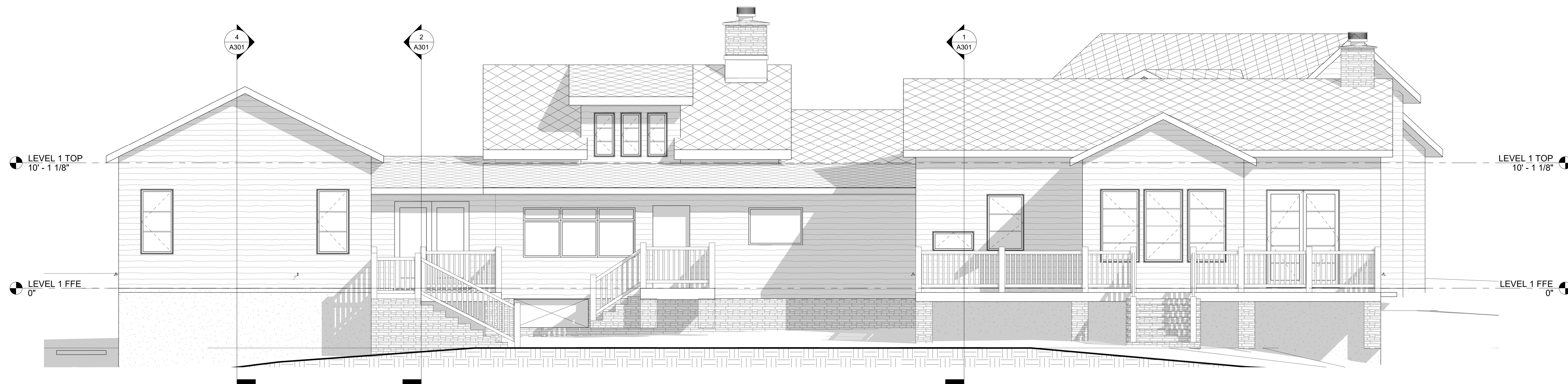




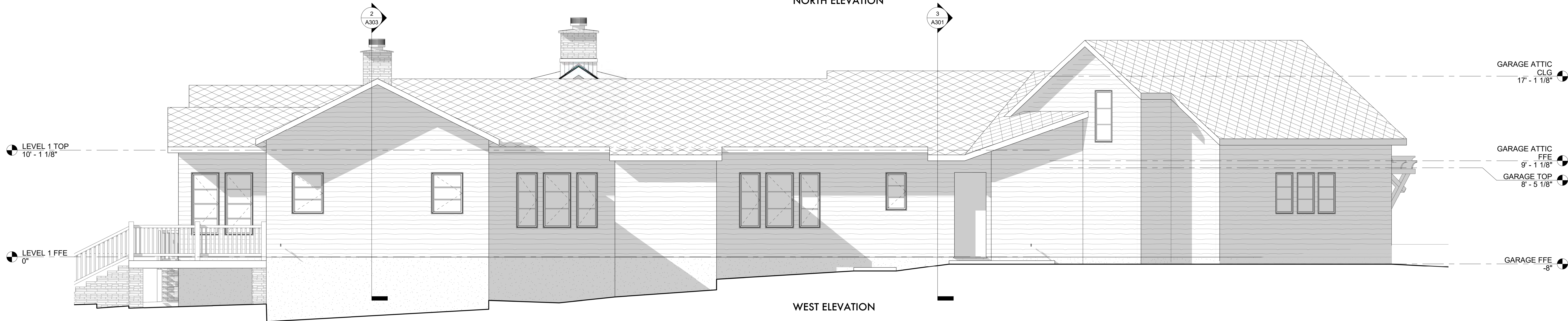
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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ELEVATIONS (PHASE 2)

PROJECT NUMBER	LP-18-001
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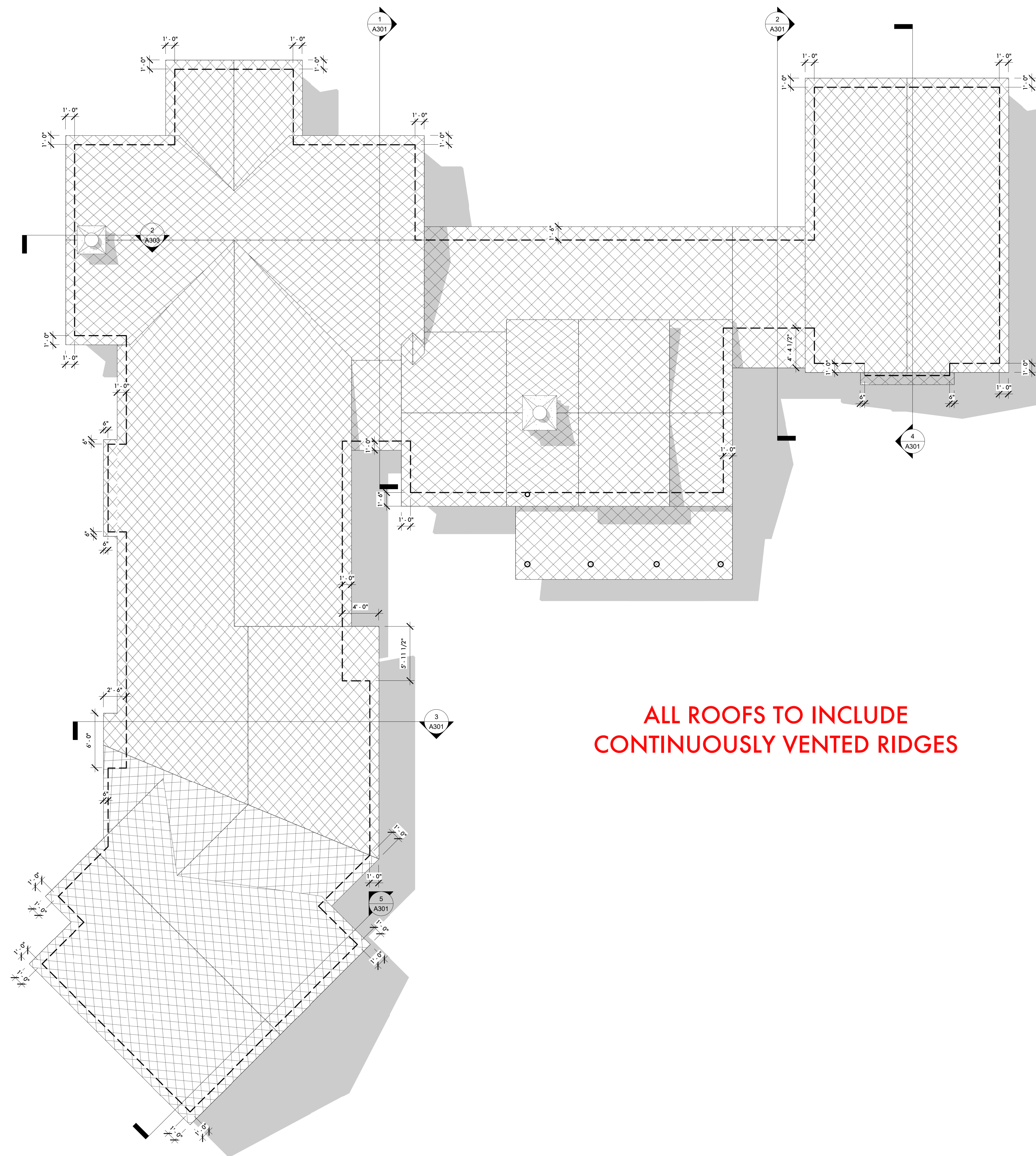
A201

SCALE 1/4" = 1'-0"





WWW.ESPOSITODESIGN.NET



ALL ROOFS TO INCLUDE  
CONTINUOUSLY VENTED RIDGES

## AREAS

TOTAL ROOF IMPERVIOUS 5497 SQ. FT.  
INCLUDING OVERHANGS

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ROOF PLAN (PHASE 2)

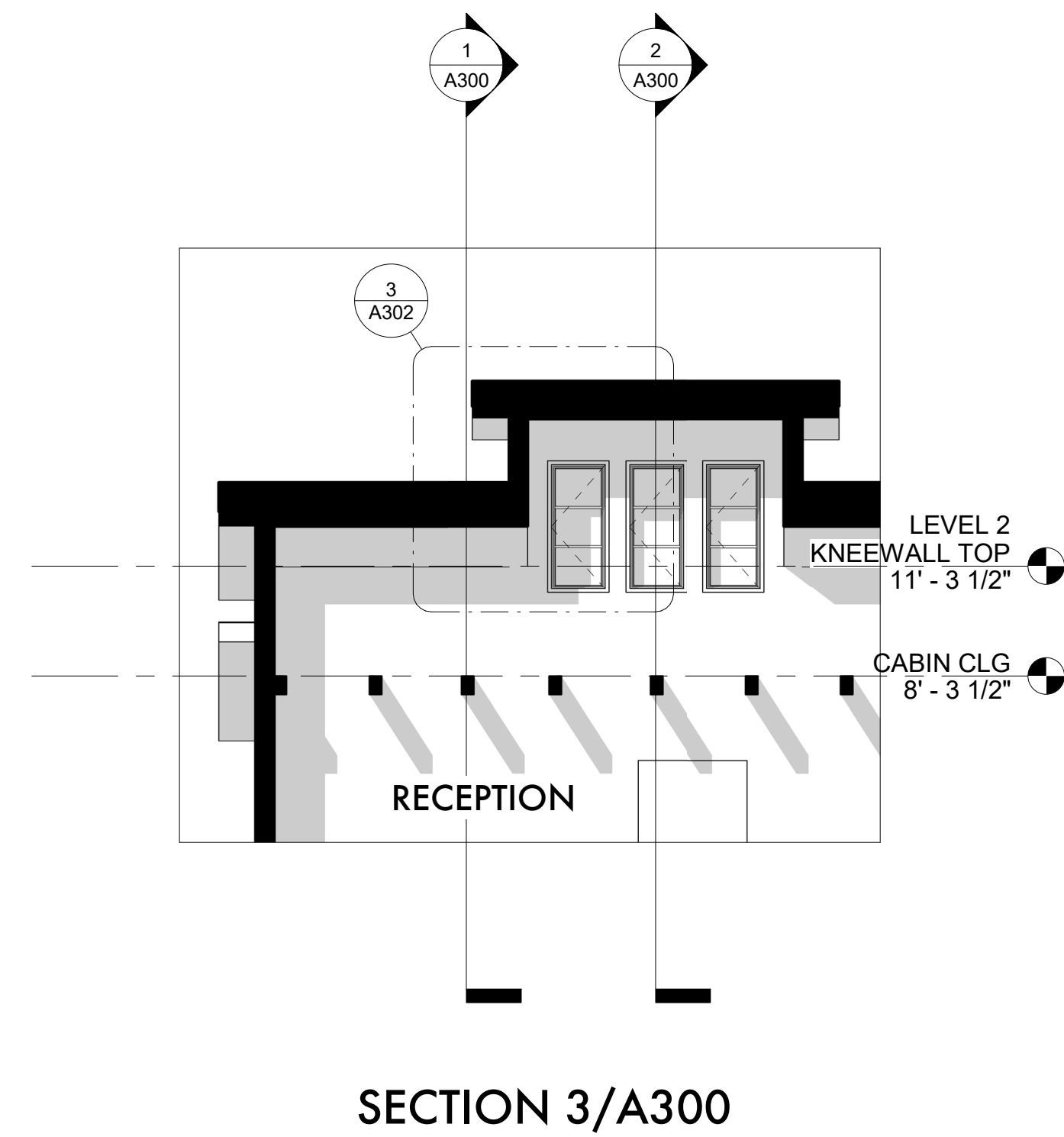
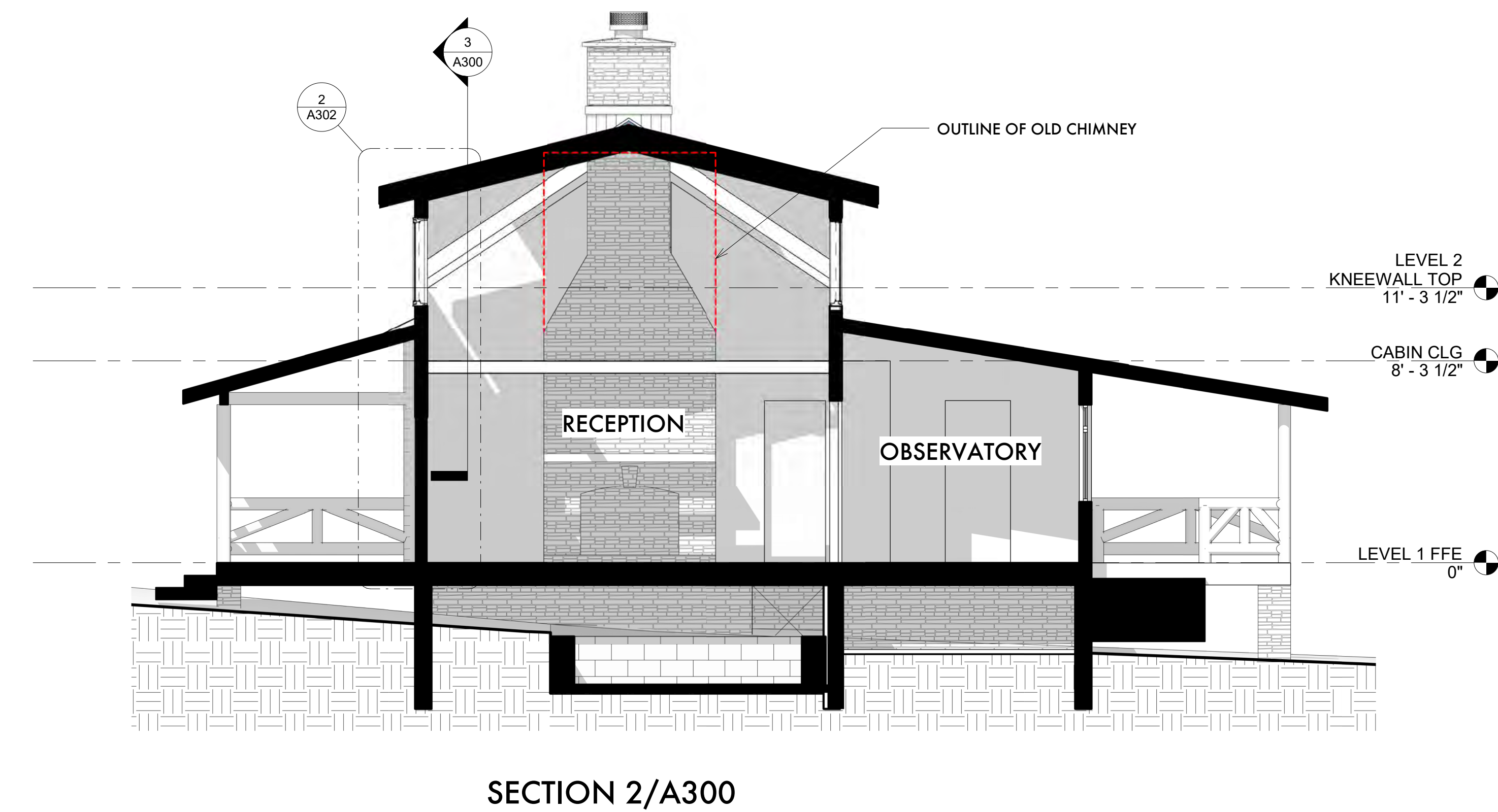
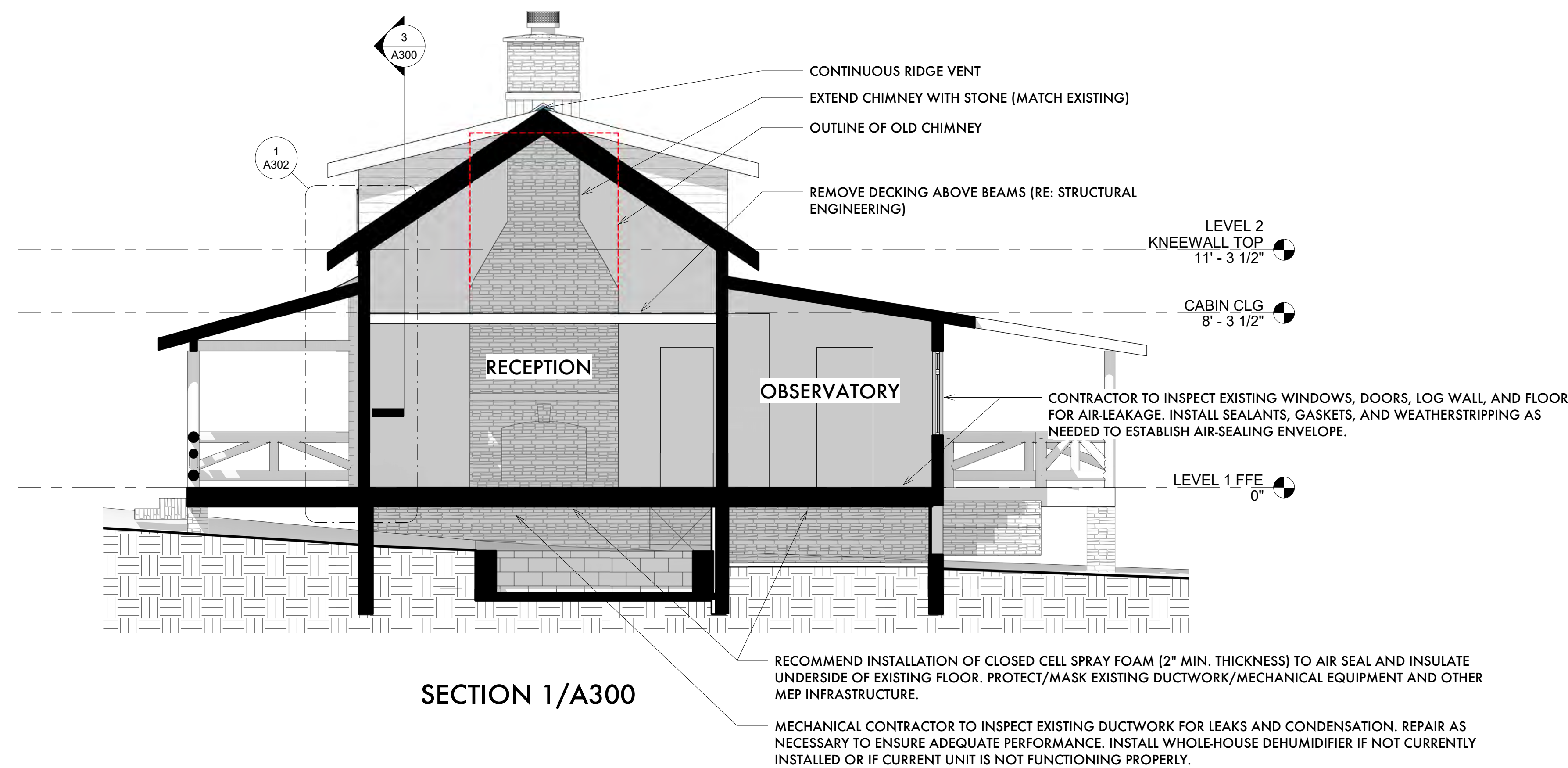
PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
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A250

SCALE  $3/16" = 1'-0"$

6/21/2019 3:52:35 PM





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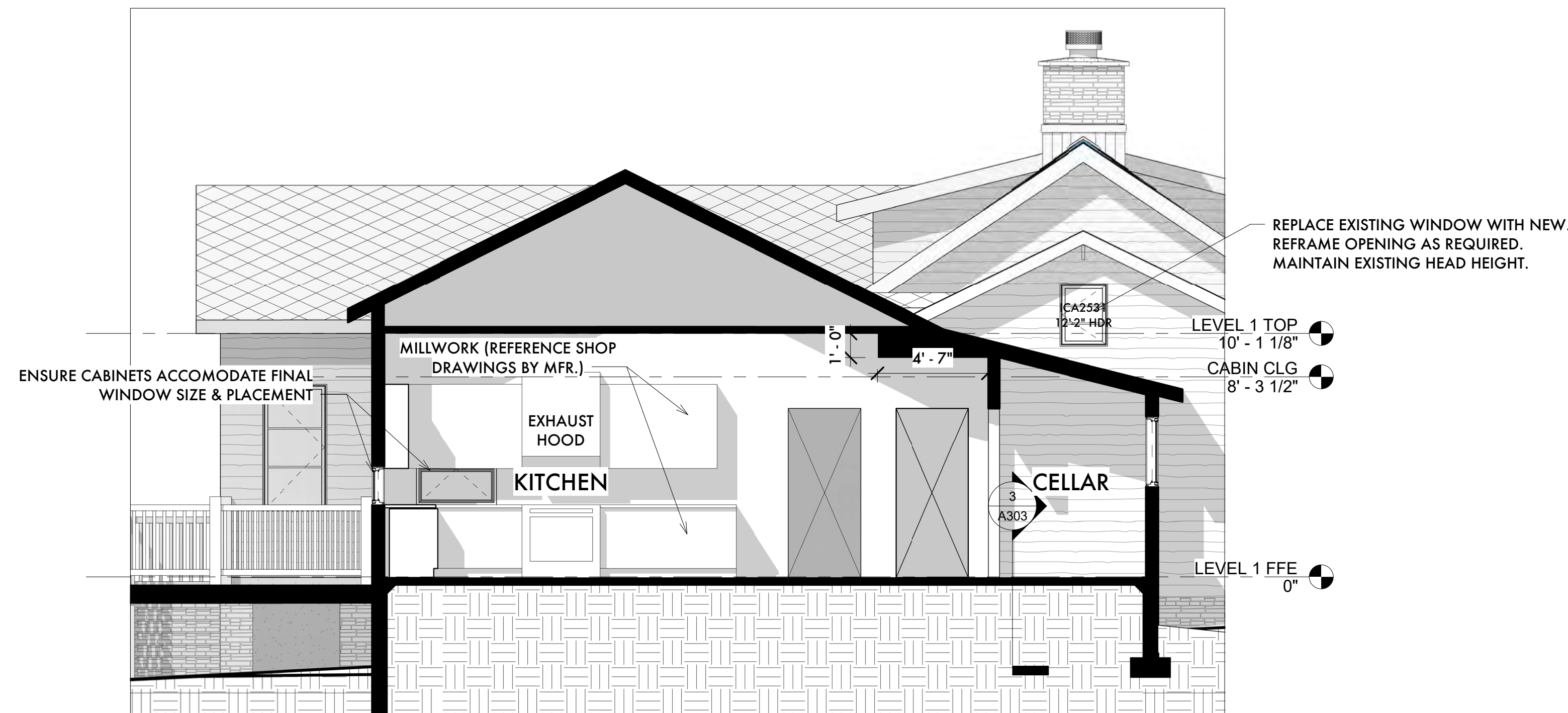
BUILDING SECTIONS  
(PHASE 1)

PROJECT NUMBER	LP-18-001
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DRAWN BY	JE
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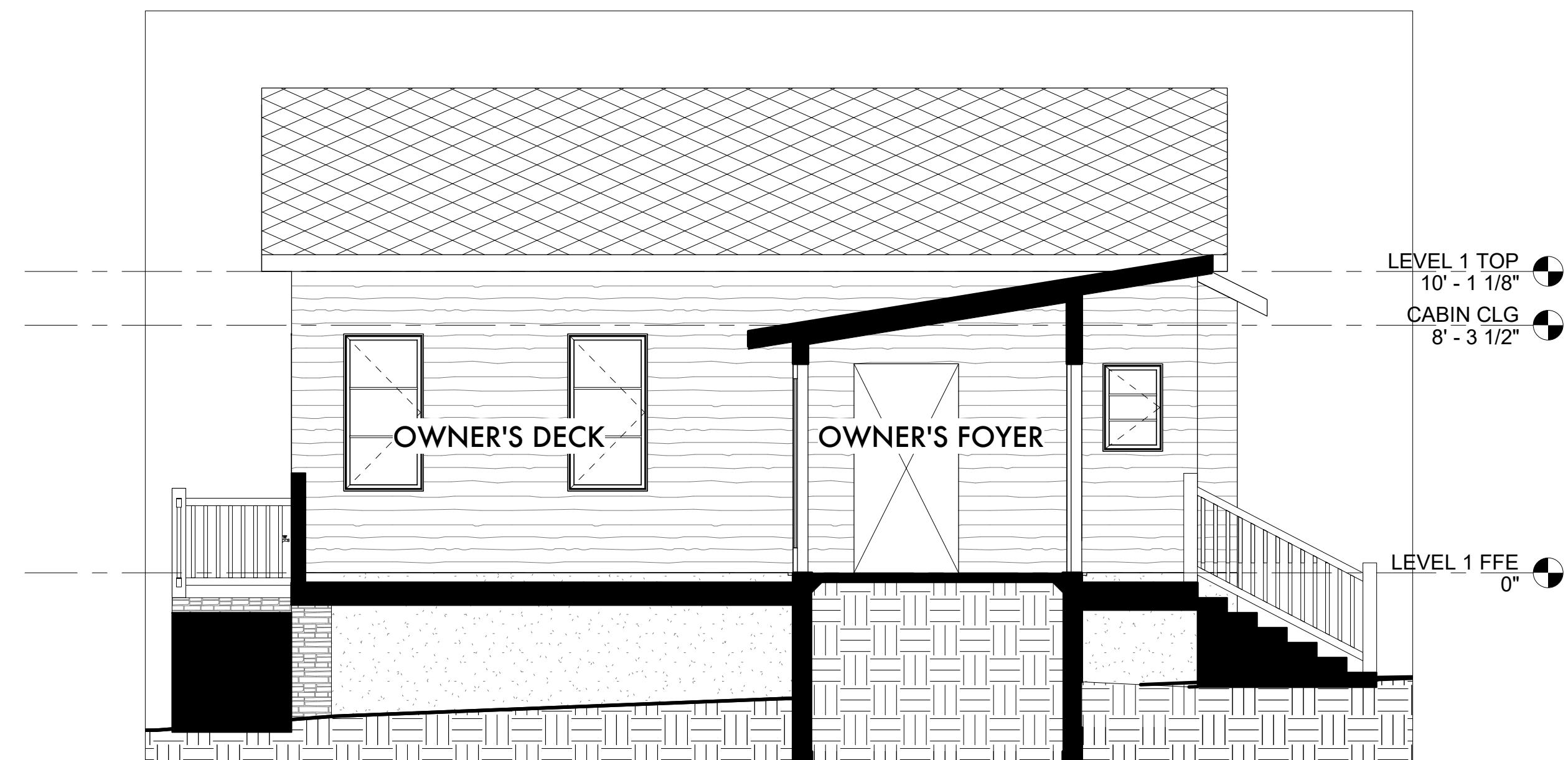
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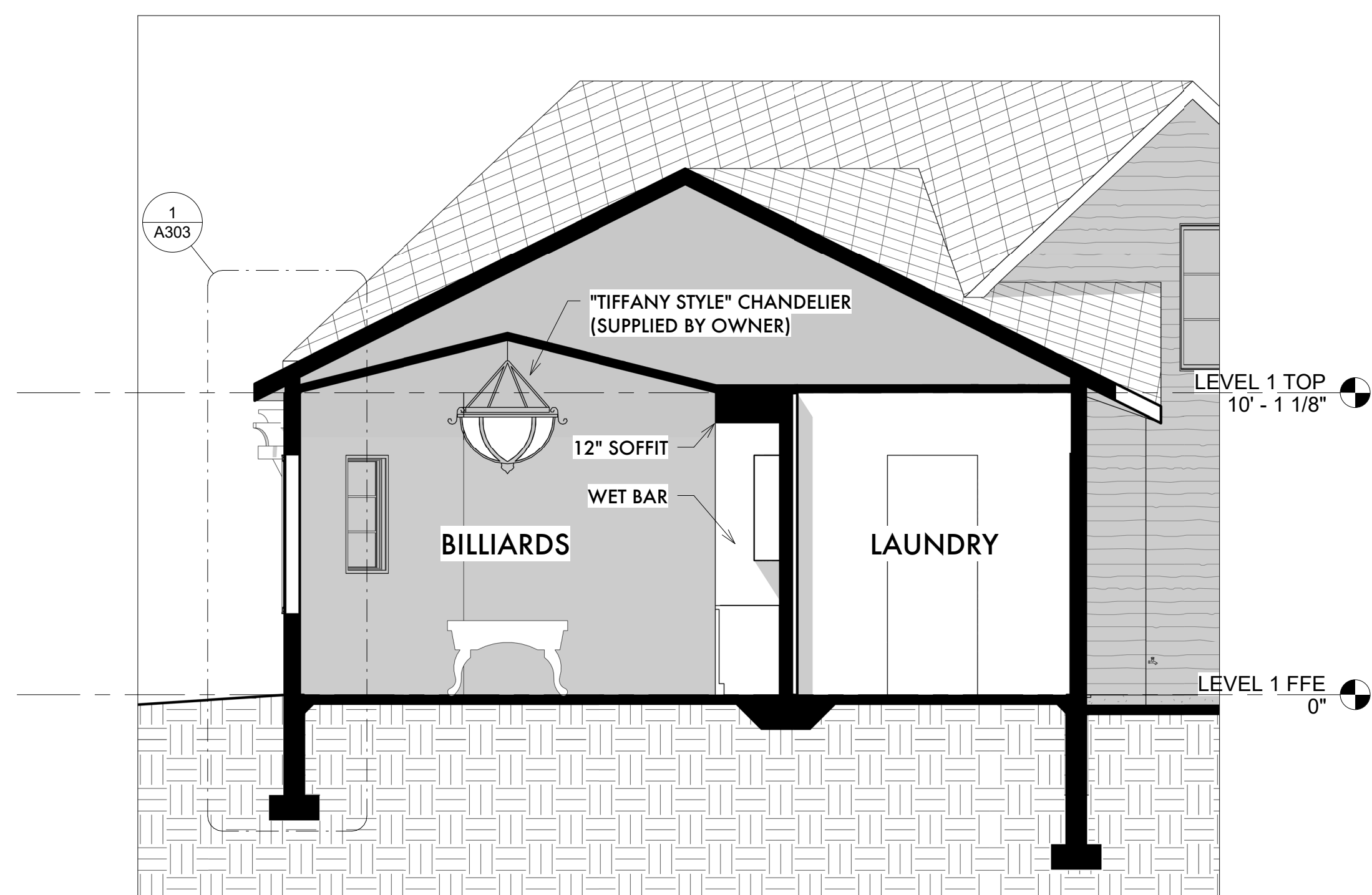




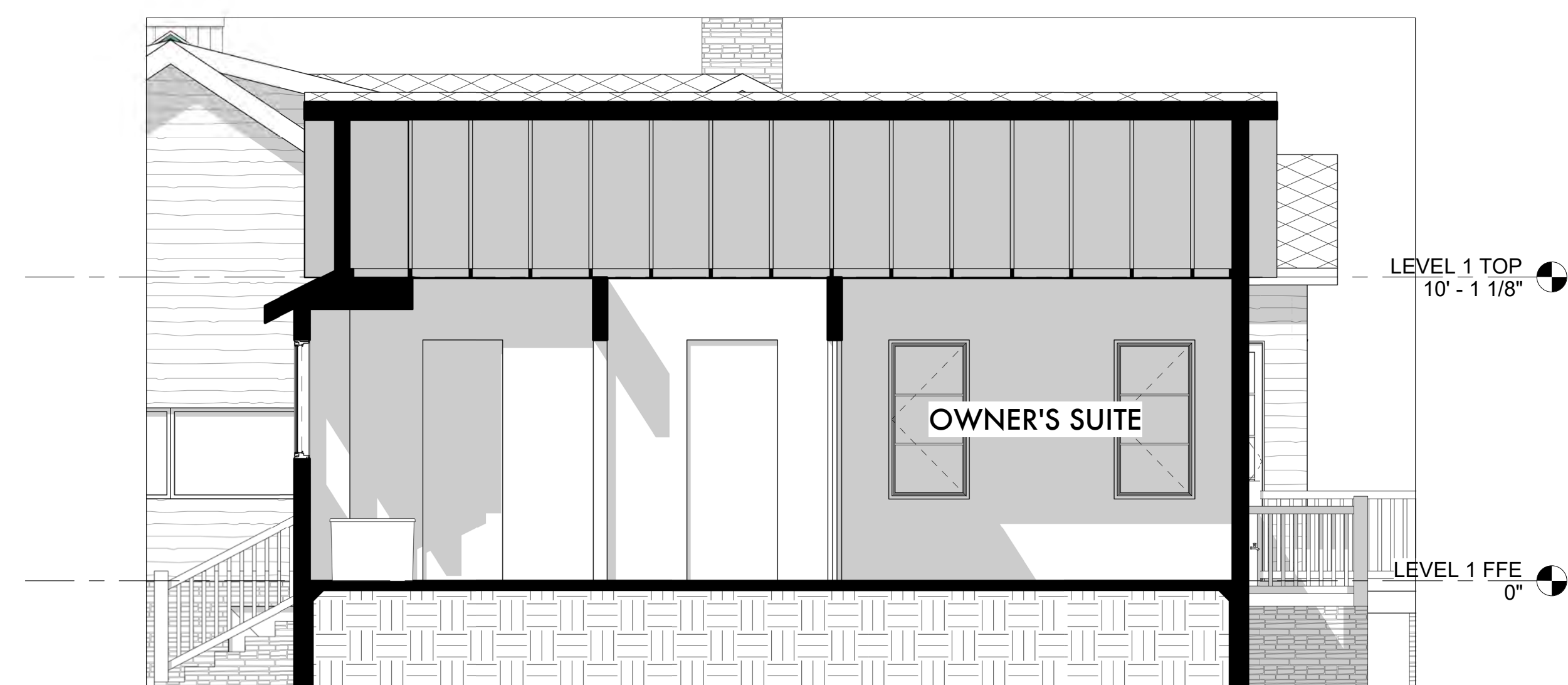
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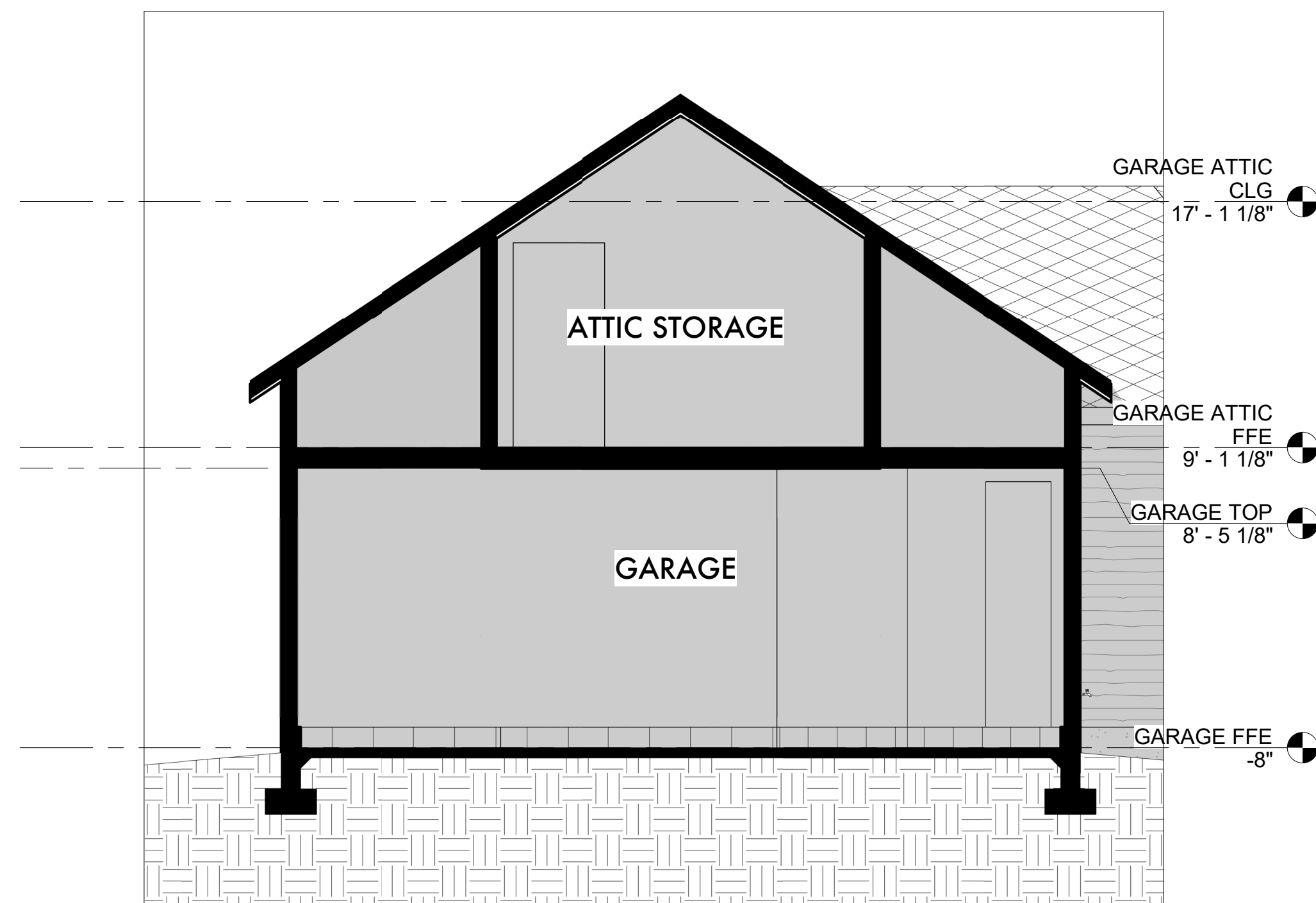
SECTION 2/A301



SECTION 3/A301



SECTION 4/A301



SECTION 5/A301

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DESIGNER  
Robert F. Esposito II  
License Number: 12345  
6/12

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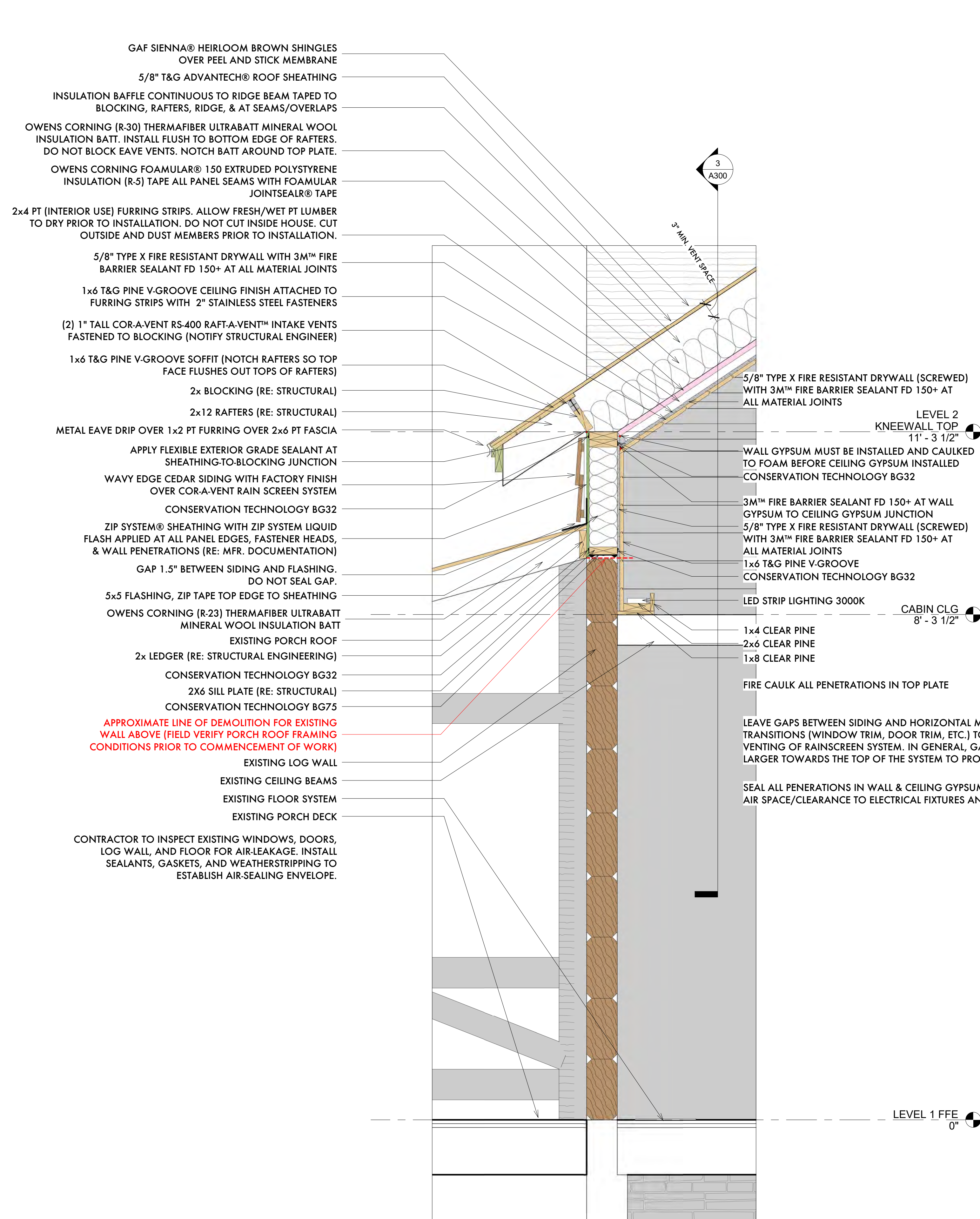
BUILDING SECTIONS  
(PHASE 2)

PROJECT NUMBER	LP-18-001
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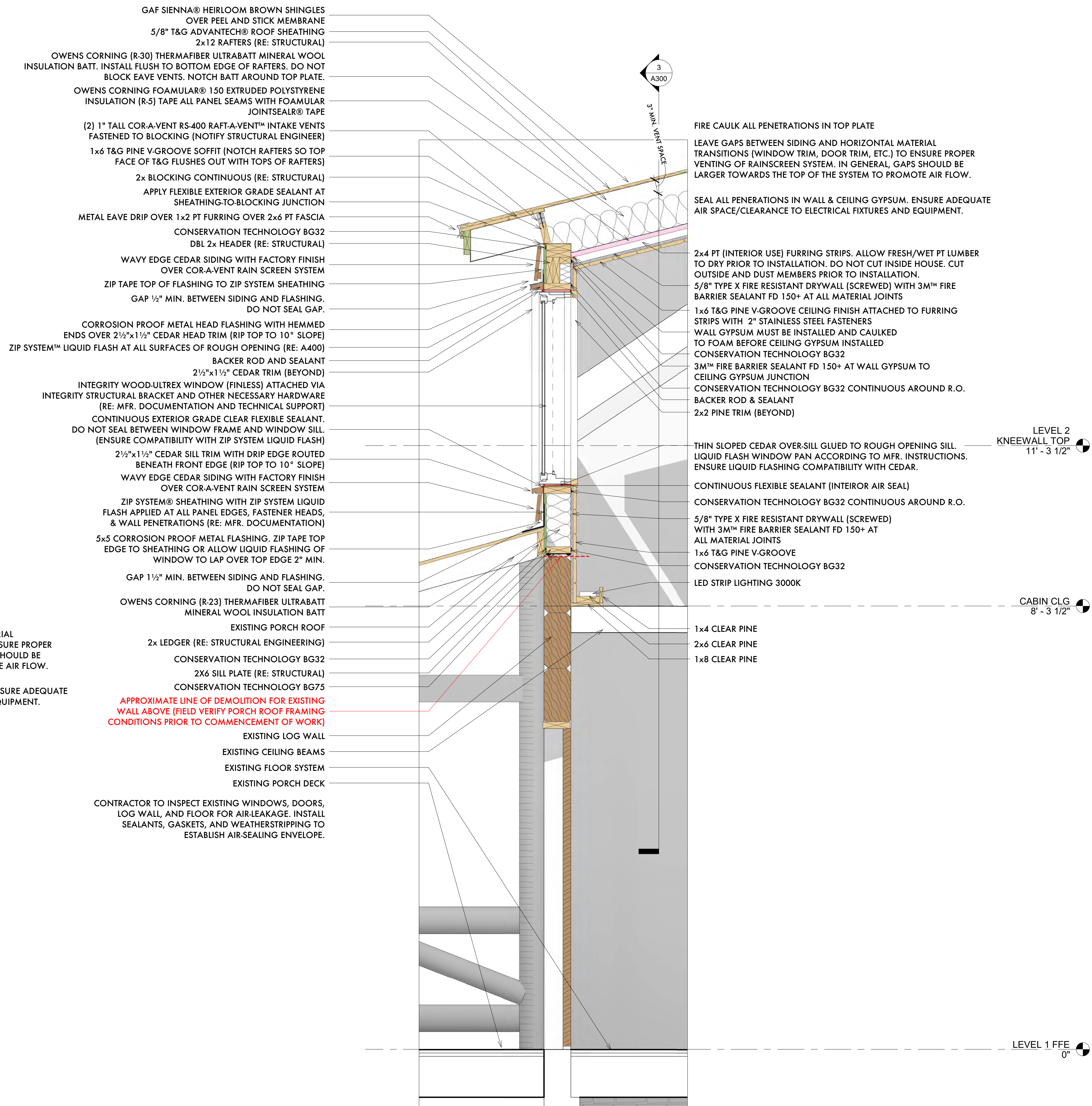
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SCALE 1/4" = 1'-0"

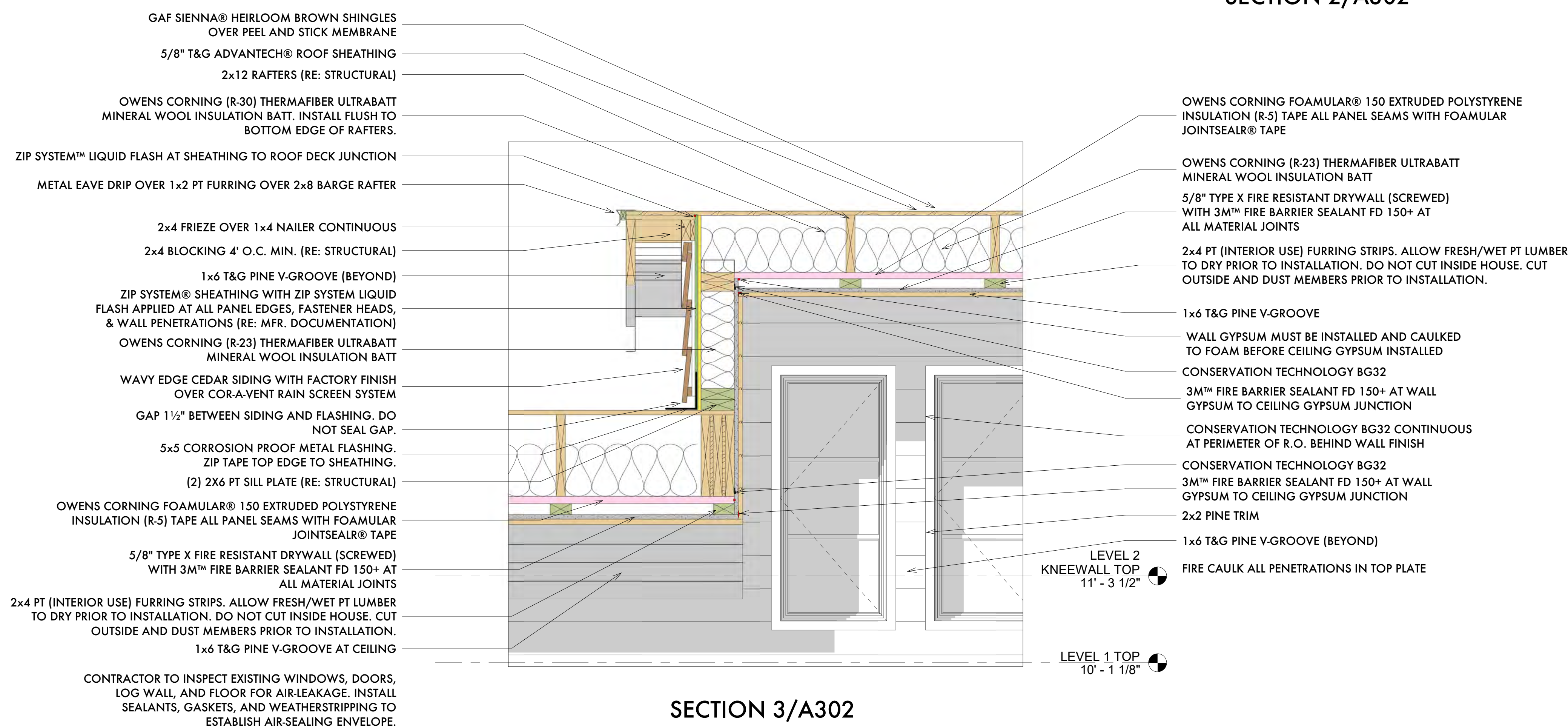




SECTION 1/A302



SECTION 2/A302



SECTION 3/A302

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.

USE OF 3M™ FIRE BARRIER SEALANT FD 150+ AT  
TYPE X FIRE RESISTANT DRYWALL MATERIAL JOINTS  
AS A THERMAL AND IGNITION BARRIER IS SUBJECT  
TO APPROVAL BY 3M TECHNICAL SUPPORT AND  
JURISDICTIONAL REVIEW/APPROVAL.

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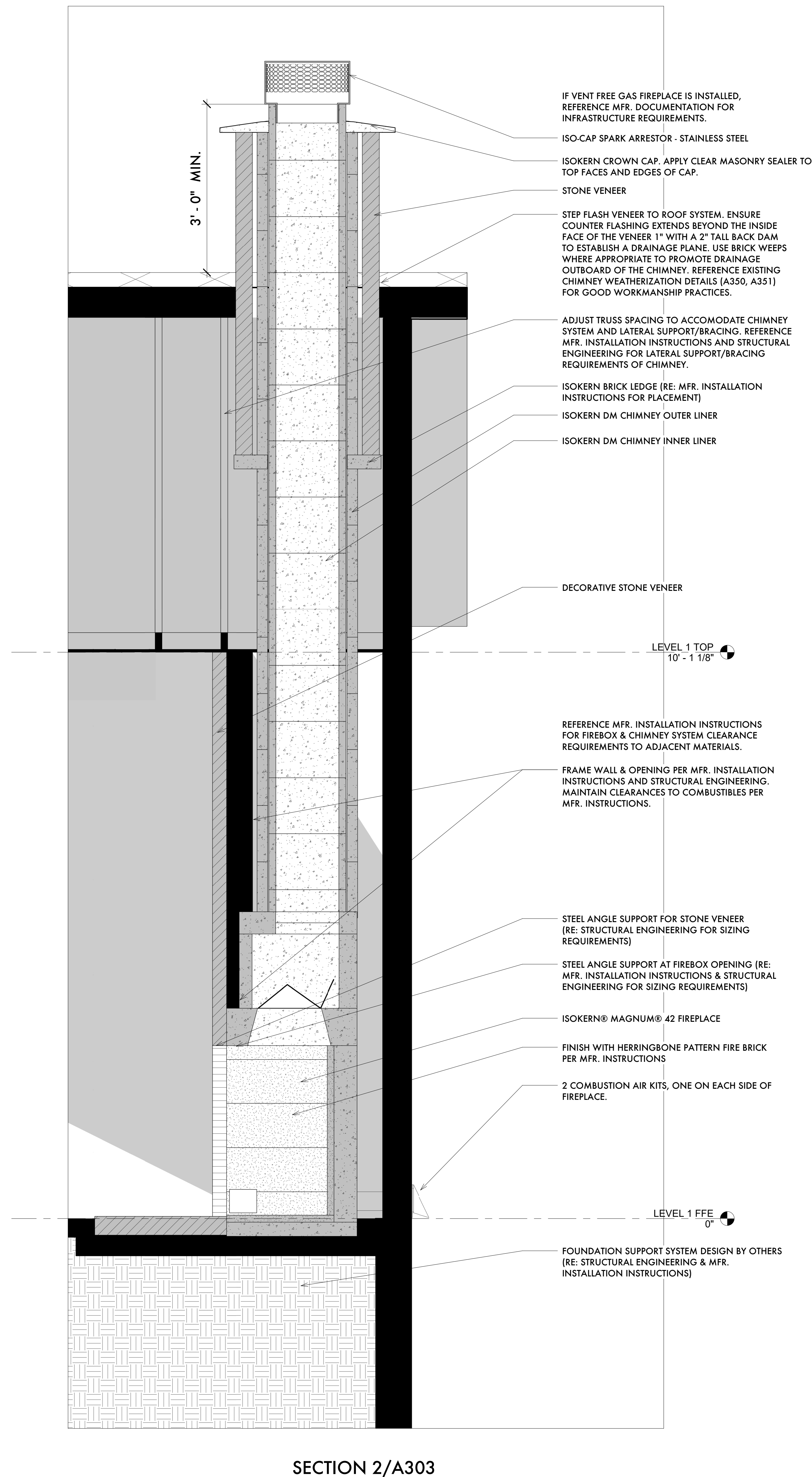
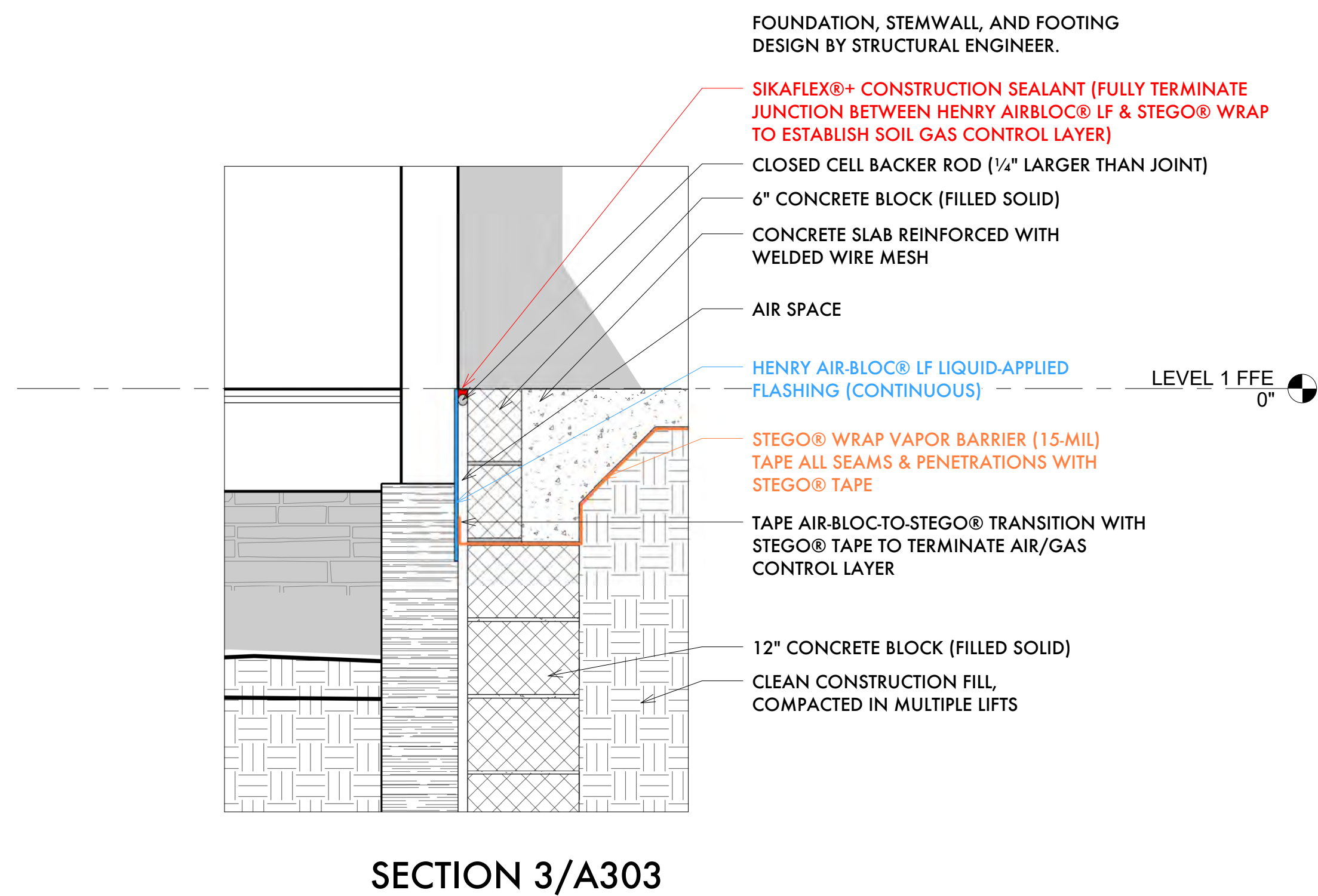
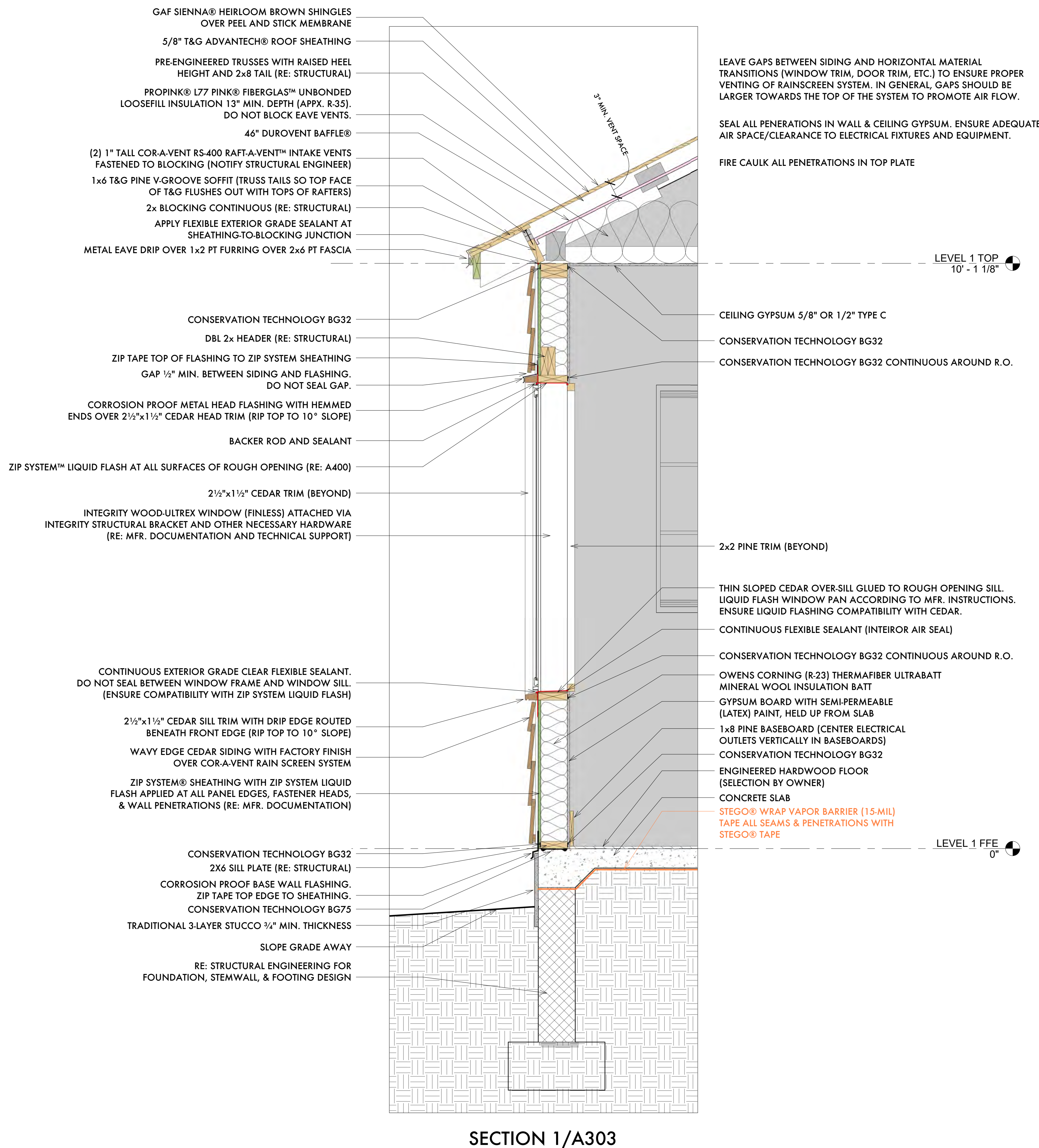
## WALL SECTIONS (PHASE 1)

PROJECT NUMBER	LP-18-001
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A302

SCALE 1" = 1'-0"





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NO.	DESCRIPTION	DATE

WALL SECTIONS  
(PHASE 2)

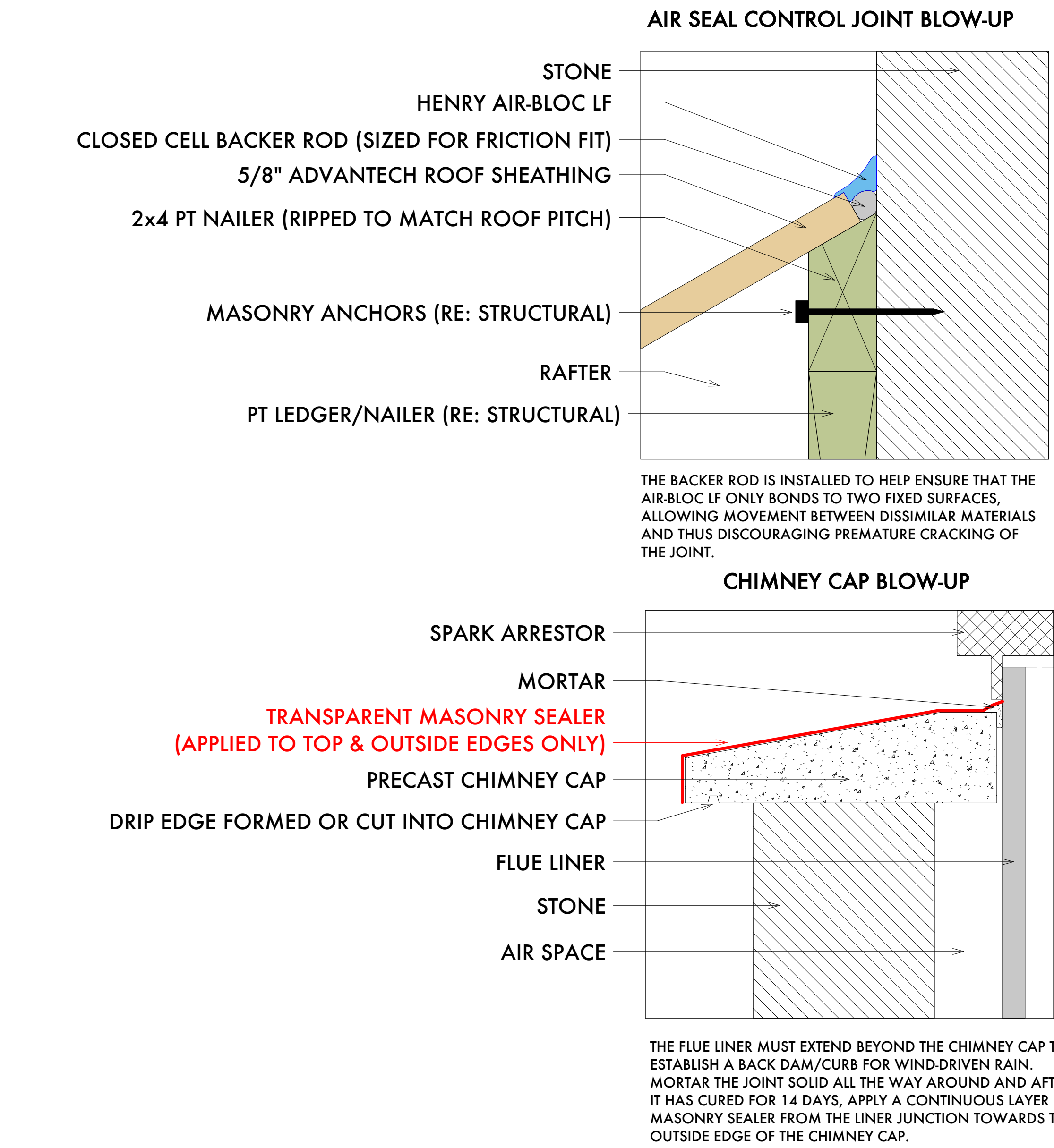
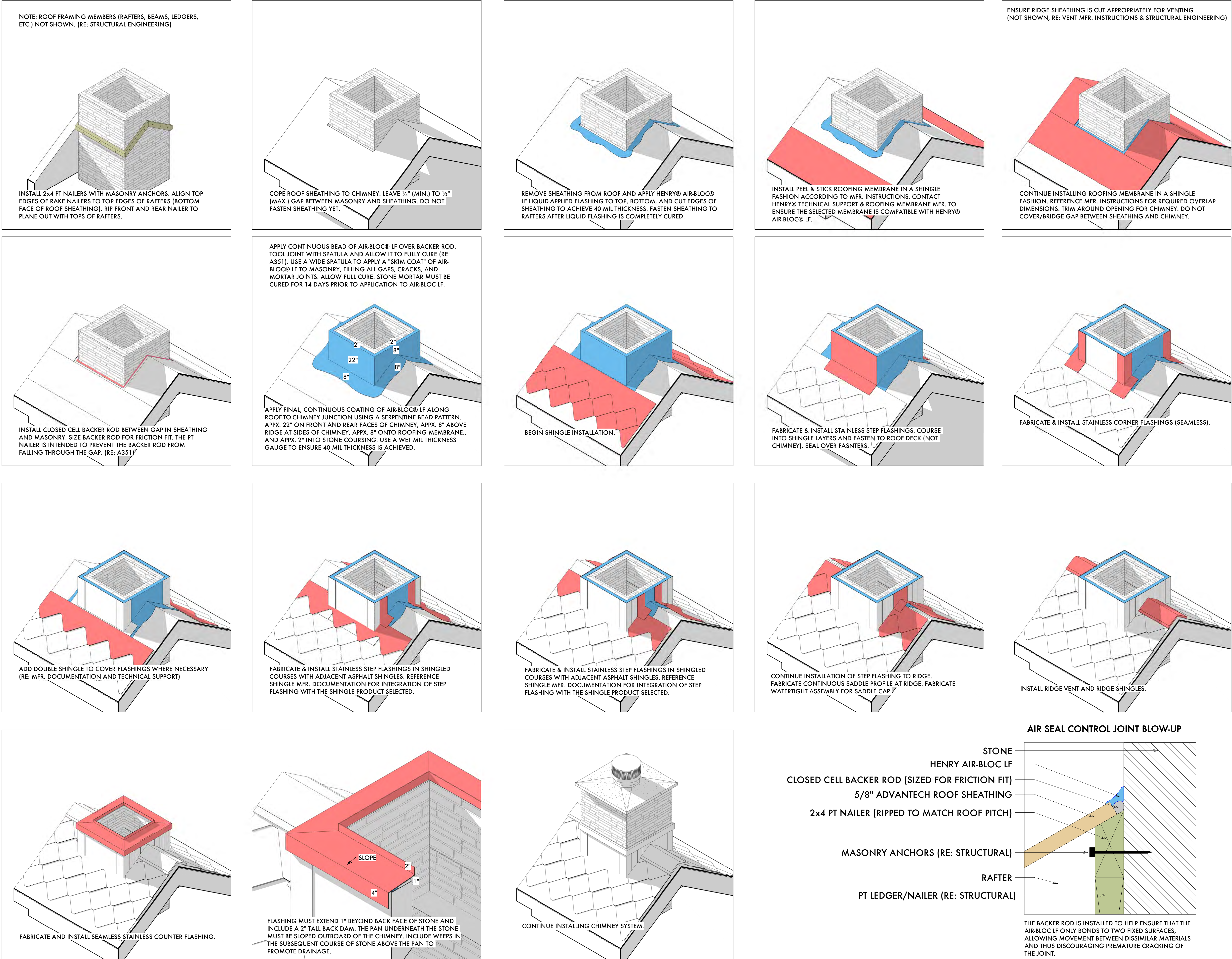
PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	6-14-19
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CHECKED BY	RE

A303

SCALE 1" = 1'-0"



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



NO.	DESCRIPTION	DATE

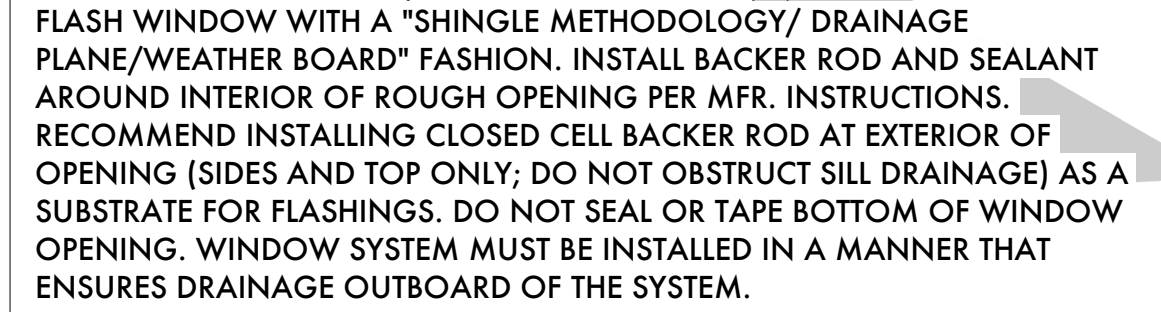
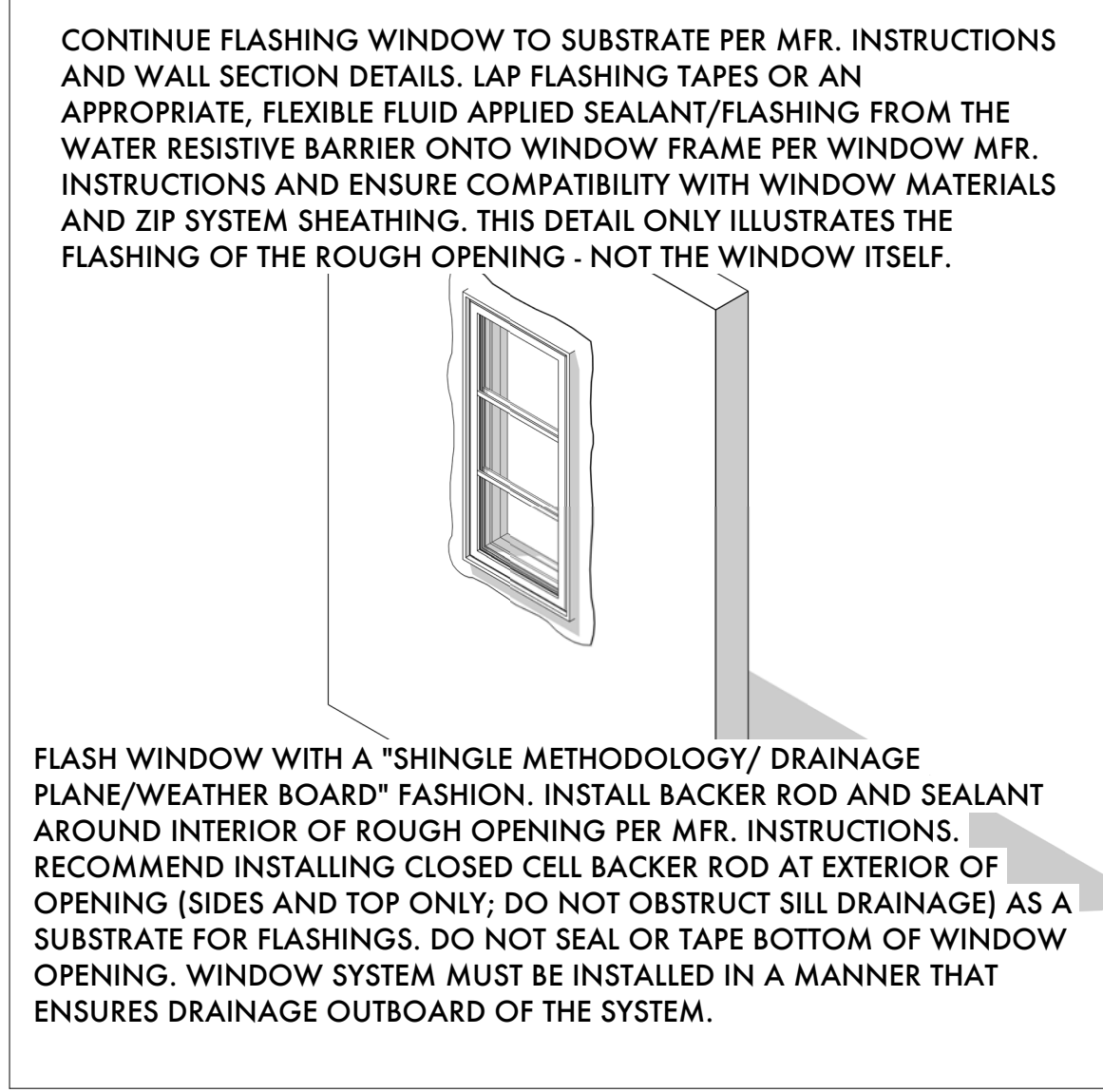
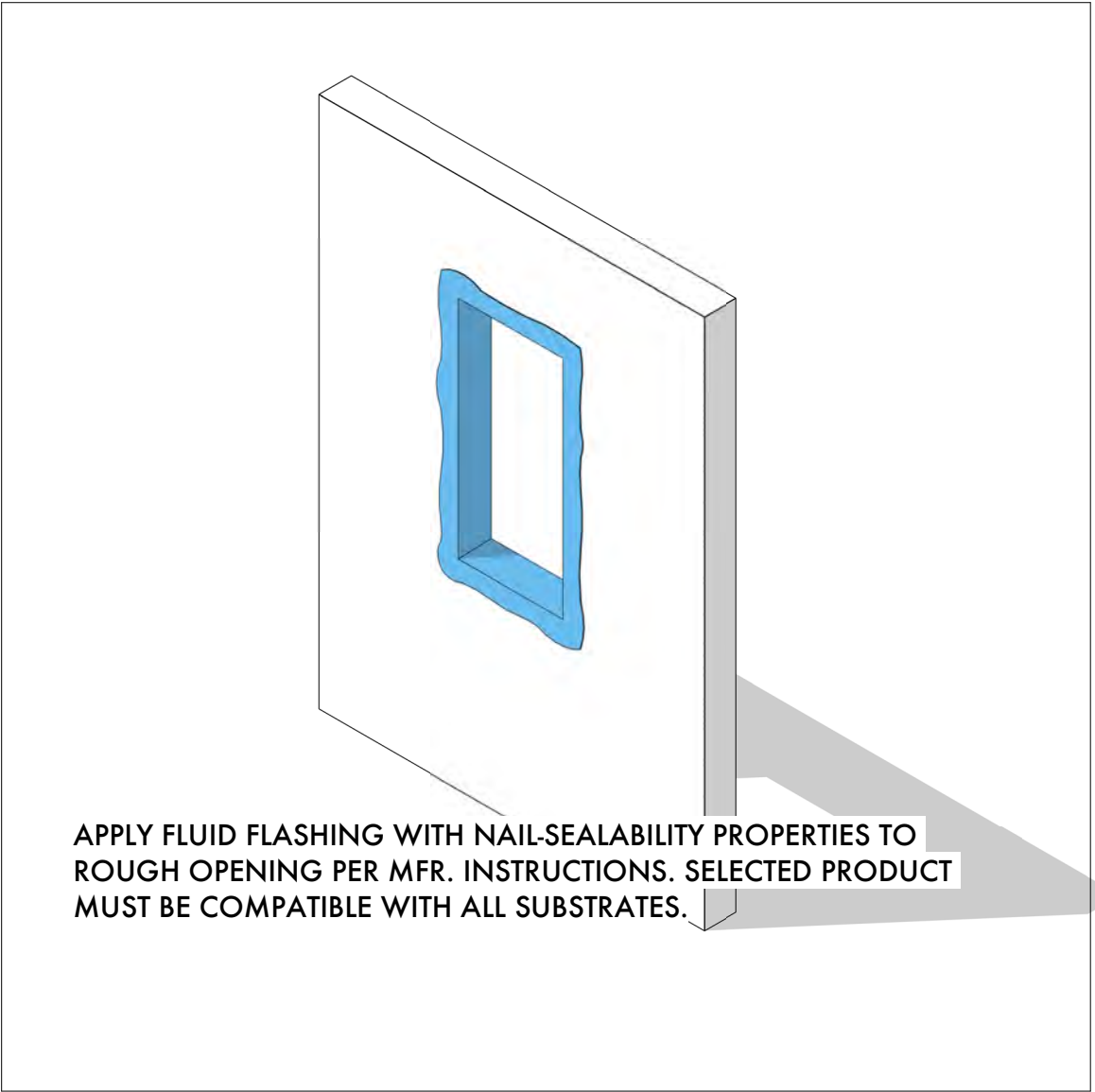
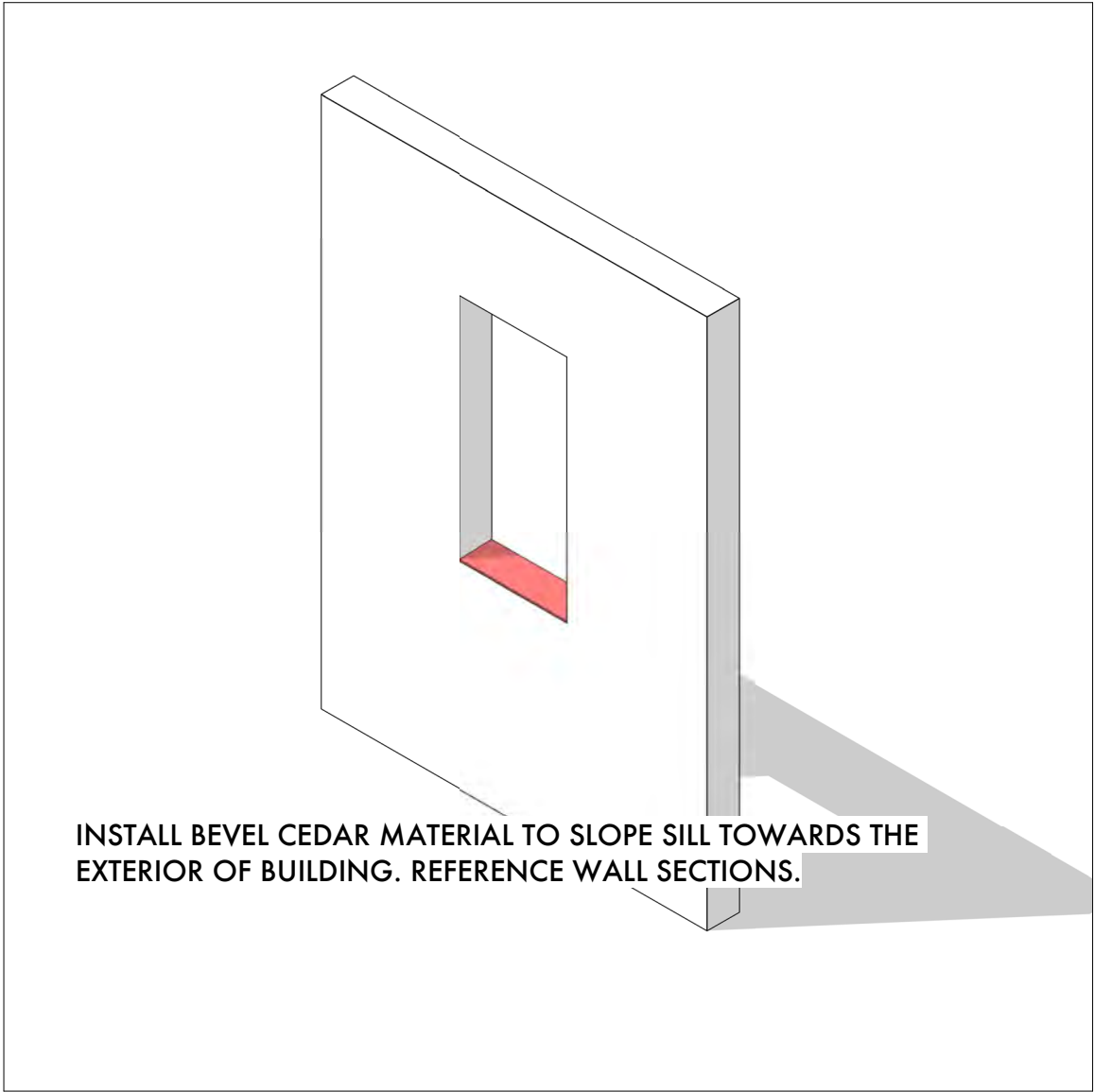
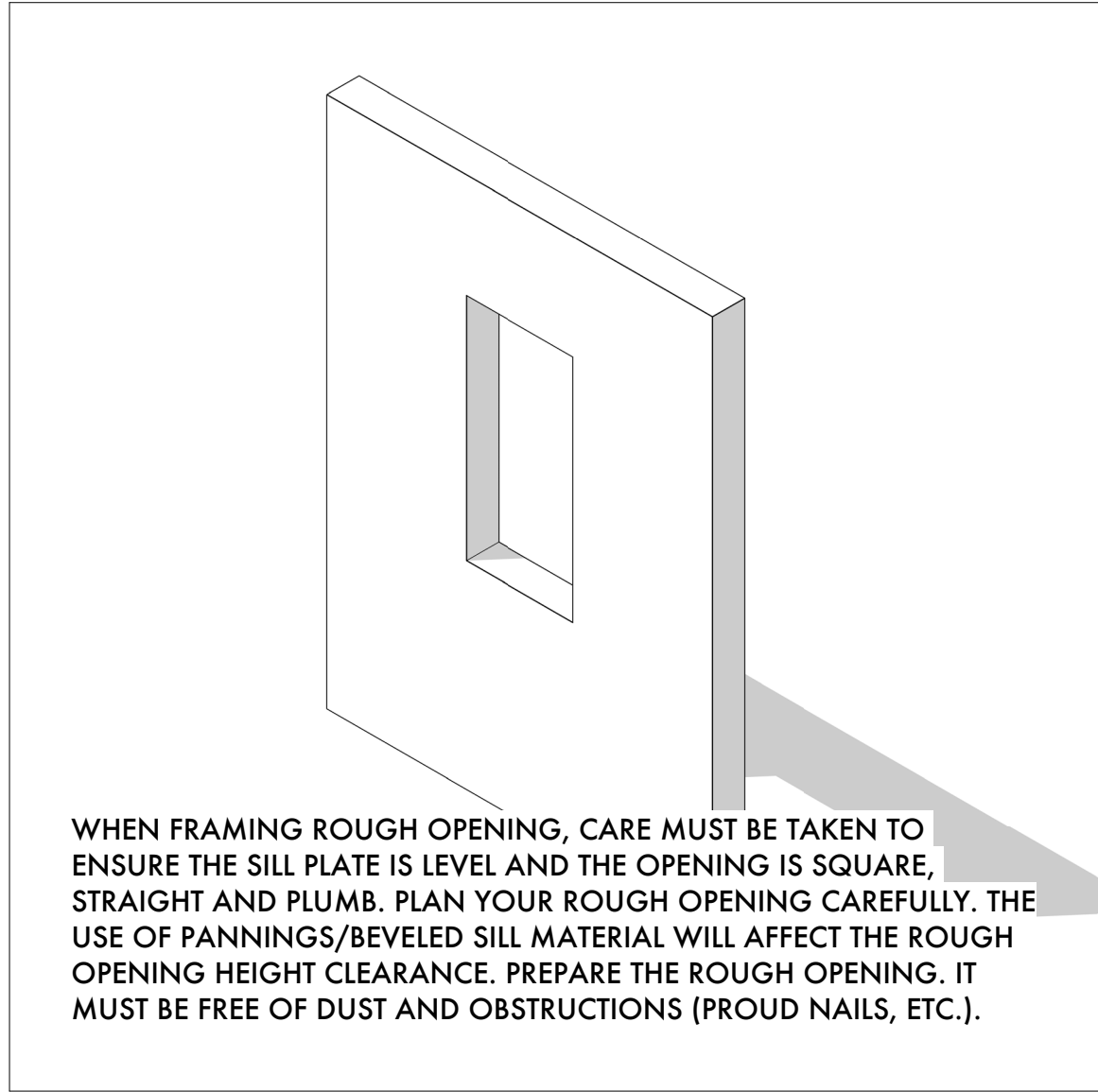
CHIMNEY  
WEATHERIZATION  
DETAILS (PHASE 1)

PROJECT NUMBER	LP-18-001
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A350

SCALE	6" = 1'-0"
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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.

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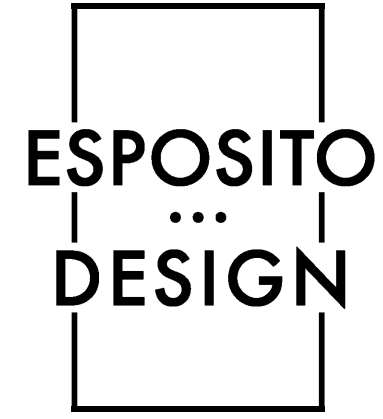


NO.	DESCRIPTION	DATE

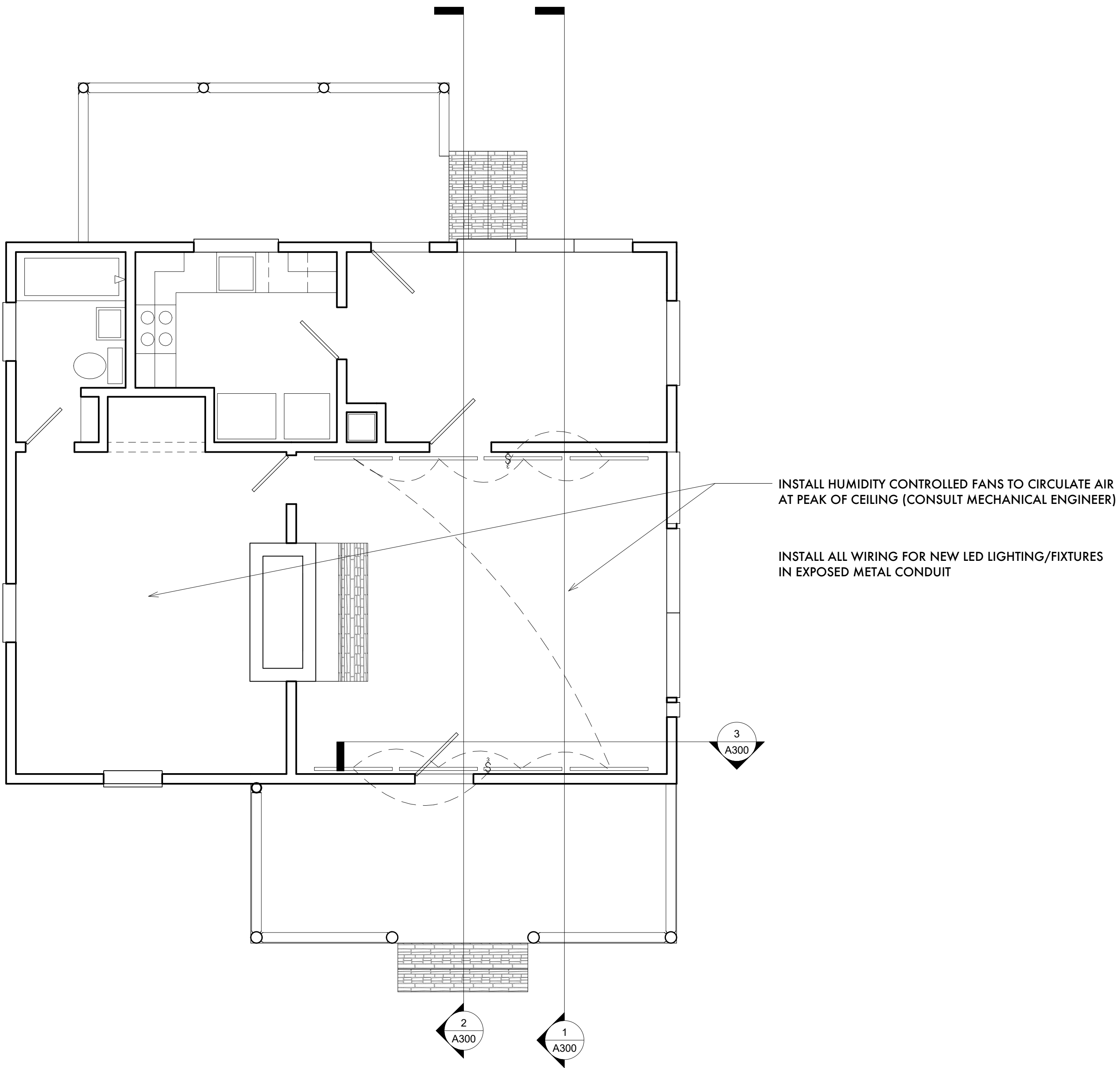
WINDOW ROUGH  
OPENING  
WEATHERIZATION

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	6-14-19
DRAWN BY	JE
CHECKED BY	RE
SCALE	A400





WWW.ESPOSITODESIGN.NET



LORRIE PANDE  
CABIN AT BILTMORE FOREST  
33 HILLTOP RD.  
ASHEVILLE, NORTH CAROLINA 28803



NO.	DESCRIPTION	DATE

ELECTRICAL PLAN  
(PHASE 1)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	6-14-19
DRAWN BY	JE
CHECKED BY	RE

E100

SCALE 1/4" = 1'-0"



LORRIE PANDE  
CABIN AT BILTMORE FOREST  
33 HILLTOP RD.  
ASHEVILLE, NORTH CAROLINA 28803



NO.	DESCRIPTION	DATE

ELECTRICAL PLAN  
(PHASE 2)

PROJECT NUMBER	LP-18-001
PROJECT STATUS	CD
ISSUED FOR CONSTRUCTION	6-14-19
DRAWN BY	JE
CHECKED BY	RE

E101

SCALE 3/16" = 1'-0"

