To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners

From: Jonathan B. Kanipe, Town Manager

Date: October 15, 2026

Re: **Board of Adjustment Meeting – October 26th, 2026**

Applicants:

You or a representative MUST attend the meeting to have the matter considered.

Abutting Property Owners:
You are receiving this notice because your property abuts an application on this agenda.

You may review applications & plans for the projects on this agenda at https://www.biltmoreforest.org/board-adjustment

You are invited to attend the scheduled meeting at the Town Hall and make comment when called upon.

Additional information regarding the meeting will be provided on the Town's website no later than October 22nd, 2026.

BOA Information

For detailed information on the Board of Adjustment and the quasi-judicial process, please visit: https://www.biltmoreforest.org/board-adjustment

AGENDA

The following items of business will be considered by the Biltmore Forest Board of Adjustment on Monday, October 26th, 2026 at 4:00 p.m. at the Biltmore Forest Town Hall at 355 Vanderbilt Road, Biltmore Forest, NC 28803.

1. The meeting will be called to order and roll call taken.

2. The minutes of the September 28, 2026 regular meeting will be considered.

3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

Case 1: 1 Amherst Road- Variance request for roof coverage and structure located within the setback as part of a home rebuild.

Case 2: 1081 Hendersonville Road- Rehearing for a Special Use request for a new medical facility and Variance for maximum roof coverage.

https://us02web.zoom.us/j/82405586759?pwd=VlFaQ0JMUXFCaGRRYUNoTHVHU2tmZz09
Meeting ID: 824 0558 6759
Passcode: 804985

Board of Adjustment & Quasi-Judicial Hearings: A Quick Guide

1. **What is the Board of Adjustment (BOA)?**
   The BOA is a "quasi-judicial" body—meaning it acts like a specialized court. Unlike a Town Board of Commissioners that makes new laws (legislative), the BOA applies existing laws to specific cases. It serves as a neutral panel to ensure land-use rules are applied fairly.

2. **What is a Quasi-Judicial Hearing?**
   Because these hearings affect a person's legal property rights, they are more formal than a typical public meeting.
   - No Outside Discussion: Board members cannot talk to anyone about a case before the hearing (ex parte communication).
   - Sworn Testimony: Everyone who speaks must be sworn in, just like in a courtroom.
   - Evidence, Not Opinion: Decisions must be based on facts and expert testimony, not on how many people like or dislike a project.

3. **Who has "Standing"?**
   "Standing" is the legal right to participate as a primary party in the case.
   - The Applicant: The person or developer making the request.
   - The Town: Represented by staff providing the technical review.
   - Any other person who will suffer special damages as a result of the Board of Adjustment's decision. Neighbors or property owners who can prove they will suffer a specific, unique damage other than that suffered by the general public. e.g. a specific drainage issue or diminution in property value different from the general public.
     Note: Simply living in the same neighborhood usually does not automatically grant standing.

4. **The Verdict**
   The Board is bound by the "Four Findings" or similar standards in the local Zoning Ordinance. If an applicant provides competent, material evidence that it meets the conditions for a Special Use Permit or variance, the Board must approve the request. If the applicant does not provide competent material evidence demonstrating it meets the conditions for a special use or variance, the Board must deny it. For variance requests, 4 out of 5 voting members must approve the request. If there are only 4 members present, all 4 must approve the request for it to pass. A special use permit may pass with 3 of 5 members, or if only 4 members present, 3 of 4 members voting yes.

MINUTES OF THE BOARD OF ADJUSTMENT
MEETING HELD MONDAY, SEPTEMBER 28, 2026

The Board of Adjustment met at 4:00 p.m. on Monday, September 28, 2026

Board Members Present: Ms. Lynn Kieffer, Vice Chair, Ms. Rhoda Groce, Ms. Martha Barnes, Mr. Robert Chandler, Mr. Oby Morgan, Mr. Fred Koon.

Board Members Absent: Chairman Greg Goosmann, Ms. Janet Whitworth.

Town Staff and Town Attorney: Mr. Tony Williams, Town Planner, Ms. Laura Jacobs, Town Clerk, Mr. Billy Clarke, Town Attorney.

In the absence of Chairman Goosmann, Vice Chair Lynn Kieffer called the meeting to order at 4:00pm.

The minutes of the August 2026 regular meeting were reviewed. Mr. Oby Morgan made a motion to approve the minutes and seconded by Ms. Rhoda Groce. The minutes were unanimously approved.

Vice Chair Kieffer swore in the following:

Mr. Tony Williams (Town Planner)
Mr. Harry Buckner (Public Works Director)
Mr. Preston Mayfield (Applicant, 1 Ridgefield Place)
Ms. Anna Irwin (Applicant, 7 Park Road)
Mr. Steven Scott (Applicant & Witness 15 Stuyvesant Rd)
Mr. Rob Carlton (Architect, Carlton Edwards)

Mr. Paul Saenger (Neighbor, 15 Stuyvesant Road)

Dr. Joseph Roberson (Applicant, 1081 Hendersonville Rd.)

Mr. John Shirley (Project Engineer, 1081 Hendersonville Rd)

Mr. David Primo (Adjacent property owner)

Ms. Karen Teel (Adjacent property owner)

Ms. Angela Weilbaecher (Adjacent property owner)

Mr. Blair Bishop (Registered Forester)

Mr. Duane Ensor (1081 Hendersonville Rd)

Mr. Andrew Stephens (Adjacent property owner)

Dr. Stewart Harley (Adjacent property owner)

Mr. Tom Holman (Attorney representing the Biltmore Forest Country Club)

HEARING (Evidentiary):

Case 1: The first matter is a Special Use Request and Variance for a privacy fence within the setback at 1 Ridgefield Place. Applicant Preston Mayfield presented the details of the privacy fence placement. Town Planner Tony Williams noted the technical specifications.

The Board accepted comments from adjacent neighbors, including Drew Stephens, who spoke in support of the installation, and Dr. Stewart Harley, who indicated he had no objections to the proposed privacy fence layout.

DELIBERATION AND DETERMINATION

Ms. Rhoda Groce moved to grant the requested Variance and Special Use Permit to Mr. Preston Mayfield at 1 Ridgefield Place and that the facts as recited by Town Planner, Tony Williams, in his summation be accepted as findings of fact to support this grant. The Board found that granting the Special Use Permit would not materially endanger public health or safety; that all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance had been met; that the permit would not substantially injure the value of adjoining or abutting property; and that it would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110(c)(2) and (3) of the Ordinance. The Board further found that granting the Variance satisfied the applicable sections of 153.110(d), paragraphs 1 through 4, and would not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance would result in practical difficulty or unnecessary hardship, and that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. The applicant is required to report to the Zoning Administrator within 7 days of project completion. The motion was seconded by Ms. Martha Barnes and carried out by a unanimous vote of all members present.

HEARING (Evidentiary):

Case 2: The second matter is for a Special Use Request and Variance for an accessory structure located within the setback at 7 Park Road. Ms. Anna Irwin testified that the proposed accessory structure stands at a height of 7 feet 4 inches. She noted that it will stand slightly taller than the property's previous playhouse structure, but it will be thoroughly screened from view by existing mature trees. In response to inquiries from the Board:

- Mr. Robert Chandler confirmed the height layout (7'4") and verified tree concealment.
- Mr. Oby Morgan confirmed that the structure will occupy the exact footprint where the previous playhouse stood.
- Mr. Fred Koon questioned whether the structure would sit directly on the ground or be structurally elevated. Ms. Irwin clarified that it would sit on the ground, emphasizing that her primary ecological and structural objective was to preserve all existing trees and avoid disrupting surrounding vegetation.
- Ms. Martha Barnes requested a formal agreement that supplementary landscaping buffers be added if the existing canopy proved insufficient to block visibility. Ms. Irwin agreed to this buffer condition.

DELIBERATION AND DETERMINATION

Ms. Martha Barnes moved that a Special Use Permit and Variance be granted to Anna Irwin at 7 Park Road subject to the condition of maintaining and adding landscape buffers as discussed and that the facts as recited by Town Planner, Tony Williams, in his summation be accepted as findings of fact to support this grant. The Board found that granting the Special Use Permit would not materially endanger public health or safety; that all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance had been met; that the permit would not substantially injure the value of adjoining or abutting property; and that it would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110(c)(2) and (3) of the Ordinance. The Board further found that granting the Variance satisfied the applicable sections of 153.110(d), paragraphs 1 through 4, and would not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance would result in practical difficulty or unnecessary hardship, and that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. The applicant is required to report to the Zoning Administrator within 7 days of project completion. The motion was seconded by Ms. Rhoda Groce and carried out by a unanimous vote of all members present.

HEARING (Evidentiary):

Case 3: The third matter is for multiple Variance requests for maximum allowable roof coverage and structure located in adjusted setbacks as part of a new home construction at 15 Stuyvesant Road. The Board opened an evidentiary hearing regarding a petition filed by Mr. Brian Gulden and Ms. Taylor Osborne, on behalf of property owner Stuyvesant Road, LLC (represented by Rob and Leslie Scott), seeking Variances from maximum roof coverage and the rear adjusted setback for a new residential build at 15 Stuyvesant Road.

Prior to offering testimony, Mr. Gulden questioned the members of the Board of Adjustment as to any ex-parte communication by or among members of the board about this project. Vice Chair Lynn Kieffer disclosed that she encountered neighbor Leslie Scott at the Biltmore Forest Country Club but maintained that no in-depth project conversation occurred. Mr. Fred Koon reported a brief inquiry from his dentist (a neighborhood resident) asking if he would be present at the hearing. Mr. Robert Chandler, Ms. Martha Barnes, and Ms. Rhoda Groce declared they had no outside communications. Attorney Gulden requested that Vice Chair Kieffer recuse herself due to the appearance of conflict. Vice Chair Kieffer recused herself but remained seated at the table with the other council members, and Ms. Rhoda Groce assumed the role of Acting Chair for this case.

Pursuant to N.C.G.S. § 160D-405, the Board asked if any attendees would like to seek standing. No applications for standing were made.

Applicant Testimony & Expert Evidence: The applicant requested a roof coverage Variance and a Variance regarding a rear setback requirement that dictates an adjusted increase in the setback based on the building height. The building layout required a 13'6" setback increase due to a 34- foot structural roof height, which expanded the total code setback area to 36,461 sq ft (52.1% of the lot). The applicant aimed to cover an outdoor patio structure and trash receptacle.

The following exhibits and expert reports were offered into evidence and accepted by the Board:

Exhibit 1: Applicant's Application, with the inclusion of Comprehensive architectural documentation, plot layout, and zoning summaries from Carlton Edwards Construction.

Exhibit 2 / Exhibit 3: Survey of neighboring property, Topographic maps and Landscape Site Plans detailing tree protection rings, grading, and a planned driveway loop.

Exhibit 4 / Exhibit 6: Site plan comparison spreadsheets showing a previous December 2025 design (40-foot height, 22'6" setback increase, 529 sq ft roof overage) versus the current September 2026 design (34-foot height, 13'6" setback increase, 580 sq ft or 9.9% roof overage). Exhibit 7: A formal Tree Preservation and Construction Impact Assessment submitted by Mr. Blair Bishop, a North Carolina Registered Forester (#1575) with Bishop Forestry & Land, PLLC.

Exhibit 5: This site plan shows the main entrance. On page two, it shows the back of the house as seen from the adjacent golf course tee box. On page three, this is a side rendering which is a view from the neighboring property owner, Ms. Coleman.

Exhibit 7: Tree preservation report from Mr. Blair Bishop.

Mr. Rob Scott testified that shifting the house further inward to meet standard setback lines would crowd the center of the 1.583-acre lot and force the destruction of an ecologically significant grove of mature white oak trees. Mr. Scott indicated that he made additional

changes since his December 2025 application, which included significant design revisions, reducing the peak height of the house from 40 feet to 34 feet and shifting the house 8 feet away from the shared property line with Biltmore Forest Country Club. Mr. Scott further elaborated on the need for first floor living and the steps he has taken to reduce the impact of the project on his neighbors. Mr. Scott emphasized that the hardships are not a result of any action he has taken.

Project architect Rob Carlton was qualified as an expert by Mr. Gulden in architecture and site design. Mr. Carlton elaborated on the plans, explaining that the site's unique, gradual slope inclined and tree topography left landscaping and shifting the building envelope 8 feet toward Stuyvesant Road as the only logical solution to protect the mature oak grove located in the center of the Property. He added that driveway construction near a 32-inch white oak and a 48-inch multi-stem yellow-poplar would be deferred to a later phase to gauge field root conditions. Mr. Carlton explained how the size and style of the house are intended to fit the character of the neighborhood. He explained that the additional 580 square feet of roof area, was needed to enclose the trash receptacle and protect it from bears and provide a roof over the patio area for privacy from surrounding neighbors who have existing structures within the setback area. Mr. Carlton relied on a survey to show that structures on neighbor Paul Saenger's lot were located as close as 4.24 feet from the common boundary line. He also testified that the increased setback resulting from the height of the structure was limited only to the first floor. Mr. Carlton testified that to strictly comply with the requirements of the Ordinance would require relocating the garage from the side to the front of the house, which would necessitate the removal of a portion of the White Oak Grove and would create steeper driveway slopes with higher retaining walls. Mr. Carlton also testified that based on the requirements of Biltmore Forest, without a variance, it would not be possible to build this house on the Lot, consistent in character to the remainder of the neighborhood and with the owner's desire for first floor living. Mr. Carlton opined that the Variance is consistent with the spirit, purpose and intent of the Ordinance.

Mr. Blair Bishop, registered Forester, after having been qualified as an expert witness as an arborist and forester by Mr. Gulden, emphasized that the requested Variance creates a better environment to conserve the mature white oak grove located in the center of the property

(including trees ranging from 18 to 34 inches DBH) compared to a strict no-Variance plan, which would crush root zones. He described the grove as an indispensable landscape feature consistent with Biltmore Forest's traditional character and Frederick Law Olmsted's historic design principles. Mr. Bishop further testified that granting the variance will preserve the mature oak grove that contributes to stormwater management, privacy screening, and aesthetic continuity and will allow for safer slopes for the driveway and lower retaining walls. Otherwise, the reduction of that buildable area, requiring the relocation of the garage from the side to the front of the house, would necessitate the removal of several mature white oak trees that contribute to the established landscape character providing mature canopy, shade, wildlife habitation, hard-mast production, stormwater interception, soil stabilization, and screening, among other benefits.

Neighbor Paul Saenger testified that a long wall for the outdoor patio would sit across from his southern end property line. He expressed concern regarding local canopy changes, noting several trees had recently come down, and voiced safety anxieties regarding a remaining tree potentially falling toward his home. He asked if the tree be removed if the project continues, to which Mr. Scott agreed to discuss a solution.

Mr. Gulden objected to the testimony of Paul Saenger, arguing that even though he was a neighbor, he did not have standing as the impacts to his property were not special or distinct from others in the neighborhood.

Opposition Testimony: Mr. Tom Holman, attorney for the Biltmore Forest Country Club, voiced strict opposition to the rear setback Variance. He argued that while the Biltmore Forest Country Club appreciated the architectural aesthetics of the home, the request failed to satisfy the statutory threshold for an 'unnecessary hardship.' He emphasized that the Variance directly altered the rear setback affecting the Biltmore Forest Country Club adjacent boundary and that the hardship was self- created rather than a unique property limitation.

Mr. Gulden also objected to the testimony of Mr. Holman pointing out that it was not necessary evidence but rather legal argument. Mr. Gulden argued that his client presented substantial, competent material evidence in support of the requested Variances and asked that the Board issue the requested Variances.

Board Discussion & Vote:

The Board discussed decreasing the square footage of the proposed home in order to meet the Variance requirements. The homeowners do not wish to reduce the square footage of the home. To make the house conform to the setback guidelines, they would have to push the house inward which would eliminate a grove of mature White Oak trees. Town Planner Tony Williams restated the facts. Board members reviewed the hardship criteria for a Variance. Mr. Robert Chandler questioned whether or not there was a hardship justifying the Variance and suggested alternate architectural avenues should be considered. Board members agreed that the lot could still be used for residential purposes without a variance. Ms. Martha Barnes stated that the Town's strict setback ordinances were enacted for vital public protective reasons and must be upheld.

Following discussion, Ms. Martha Barnes moved that the two Variances requested for 15 Stuyvesant Road be granted, Mr. Oby Morgan seconded the motion to bring it to a floor vote. The motion failed on a 0-5 vote against the request.

Votes of the Members of the Board of Adjustment were as follows:

Mr. Robert Chandler — NO
Mr. Fred Koon — NO
Mr. Oby Morgan—NO
Ms. Martha Barnes — NO
Acting Chair Rhoda Groce — NO

Determination: The Variances and Special Use permits for 15 Stuyvesant Road were officially denied.

HEARING (Evidentiary):

Case 4: 1081 Hendersonville Road-Special Use Request for a new medical facility and Variances for maximum impervious surface as well as maximum roof coverages.

The Board opened an evidentiary hearing regarding a Special Use Permit request from Dr. Joseph Roberson to construct a new medical facility at 1081 Hendersonville Road, along with Variances to exceed maximum impervious surface limits and maximum roof coverages.

Evidentiary Summary:

Applicant Dr. Joseph Roberson testified that he owns and operates three specialized surgical centers across the United States. He presented evidence regarding the unique nature of the operations, stating he is currently the only surgeon globally capable of executing this specific 6-to-7-hour procedure, which creates a substantial regional demand for the facility. Vice Chair Lynn Kieffer expressed profound concern that the project requested a 59% overage above standard zoning thresholds, noting that the Board is legally bound to enforce municipal guidelines. Project Engineer Mr. John Shirley presented comprehensive stormwater control measures under Ordinance Section 153.004 to provide a reasonable design solution. Public comments were received from neighbor Ms. Karen Teel and an individual identified as Harry,

who raised critical technical questions regarding the 10-year storm safety limits and total impervious footprint calculations.

DELIBERATION AND DETERMINATION

Legal Guidance & Board Directives:

Town Attorney Billy Clarke formally advised the Board that a final vote could not legally occur during the current session due to unresolved structural non-compliance issues. Specifically, Attorney Clarke cited major outstanding discrepancies in the parking lot configurations, total required spacing allocations, and stormwater infrastructure layout. He recommended that the applicant eliminate a planned chapel from the blueprint scope to directly lower the impervious surface calculations. The applicant agreed to modify the design, remove the chapel structure, reconfigure parking lot layouts, and return with a revised application.

Determination: No action was taken. The case was tabled to allow the submission of a revised application.

The next meeting is scheduled for Monday, October 26th, 2026

Vice Chair Kieffer adjourned the meeting at 8:15 pm.

ATTEST:

_____ _____

Greg Goosmann, Chairman Laura Jacobs, Town Clerk

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

October 26, 2026

Property Address: **1 Amherst Rd**
Property Owner: **Brian and Hope Turner**
Request: **Variances for Roof Coverage and Addition into Front Setback as Part of a Home Rebuild.**

Background

The property owners are presenting plans for a home rebuild project. As part of this project, the home would extend further into the front setback, as the home is currently located within said setback. The application also does not meet the requirements set forth in the ordinance for max roof coverage. A .62 acre lot has a max roof coverage requirement of 3067 sqft and their plan calls for a total of 3440 sqft, and therefore both will require a variance.

Variance

The proposed structure as designed is over on max roof coverage at 3440 sqft. The ordinance has a max roof coverage of 3067 sqft for a .62-acre lot. The plan also has the home expanding into the front setback. Neither the roof coverage nor the addition in the front meet the requirements of the ordinance and therefore require a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance. Section 153.043 Maximum Roof Coverage attached also.

Zoning Compliance Application

Town of Biltmore Forest

Name
Rob Dull

Property Address
1 Amherst

Phone
(828) 674-5592

Email
rob@findthelinestudios.com

Parcel ID/PIN Number
964699408900000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
.62 acres

Proposed Roof Coverage Total
280 sf roof + 640 sf vegetated roof deck

Proposed Impervious Surface Coverage
7,620 sf

Front Yard Setback
60 feet (R-1 District)

Side Yard Setback
20 feet (R-1 District)

Rear Yard Setback
25 feet (R-1 District)

Building Height
22'6"

Description of the Proposed Project
New home construction on old foundation

Estimated Start Date
12/1/2026

Estimated Completion Date
12/1/2027

Estimated Cost of Project
$1,600,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
26-09-30_1 AMHERST RD-SPR.pdf

Signature



Date
10/6/2026

Have you paid your $100 fee for a Special Use or your $300 fee for a Variance? Your application will not be reviewed until payment has been received. If you do not require a special use or variance, no payment is due up front, but zoning permit fees will be calculated when the permit is issued. You can visit the link below to pay. Copy & paste the link in your browser.
Not yet, I plan to pay in person or mail a check

Important Notice: The Town will never mail your application and/or permit information to your home. The Town will also never ask you for a wire transfer, giftcards, or any other forms of payment.
Yes, I understand that the Town will NOT reach out via mail or ask for wire transfers. If something seems off, please reach out to the Town immediately.

VARIANCE APPLICATION

Town of Biltmore Forest

Name
Laura Hudson

Address
1 Amherst Rd

Phone
(626) 676-0569

Email
laura@lharch.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 application submittal to the Board of Adjustment.

What would you like to do with your property?
On behalf of Brian and Hope Turner, we would like to submit plans to completely reconstruct the existing house at 1 Amherst Rd. After demolition of the building interior, it was found that the existing wood framed structure had numerous deficiencies and sustained serious damage over the last 60 years making it structurally unsound. We propose to demolish the existing wood framing while retaining the existing foundation walls and concrete slab and building a new 2-story house on the existing foundation. The new design will utilize the existing 1535 SF footprint and add the following: 3,070 SF 2-story house on the existing foundation walls, new 750 SF 2-story addition to the north, 518 SF of new covered outdoor space, 640 SF carport with vegetative green roof deck above, and 415 SF of rear deck.

What does the ordinance require?
The ordinance requires BOA approval for site walls, hardscape, and driveway paving in the front setback. One variance will be required for exceeding the roof coverage by 12% and a second will be required because the addition will encroach into the frontsetback. The house/ site is considered a legal non-compliant condition because the existing building does not conform to the setbacks.

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

REQUIRED FINDINGS: Please provide a thorough response to each.

Unnecessary hardship would result from the strict application of the ordinance.
If strict application of the ordinace were applied with the 60' front setback from Amherst instead of Browntown, the buildable area would be 40' x 150' or only 22% of the site. The existing house is currently encroaches between 7-11 feet into the front setback, so that any new construction in line with the existing house will also encroach into the setback. The portion of the house rebuilt on the existing foundation walls will be located in the setback. The new addition will be constructed behind the setback, but the front porch tying the new and existing together will also be located in the front setback. Reconstruction or addition to

the house would not be feasible because the existing house is non-compliant.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The property is considered legal non-conforming because it was not built according to the Biltmore Forest's required setbacks. The lot was designed to "front" on Browntown, but the house was constructed to front Amherst. The survey shows a 30' side setback from Amherst because the lot is oriented toward Browntown, but Biltmore Forest interprets Amherst as the "front" and the setback should be 60' at this boundary. Because the existing house does not comply, any reasonable addition to the side of the house will also encroach into the setback. In addition, because the front setback occurs on the long, "side" portion of the parcel, there is less room to construct the building

The hardship did not result from actions taken by the applicant or the property owner.
The house was constructed in 1961 and has been legally non-conforming for the past 65 years. The applicant would like to expand the the house along the front facade in line with the existing footprint and will not encroach into the side or rear setbacks with the new construction at the main structure. The structural damage was only discovered when demoltion commenced making reconstruction of the wood framing necessary.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
The requested variance is consistent with spirit, purpose, and intent of the ordinance in that it allows the owner's to reconstruct and expand the footprint of the house in a reasonable fashion. If the existing house did not encroach into
the front setback, then neither would the reconstruction. The new house will have a roof area coverage of 2,800 SF, well below the 3,067 maximun allowed. The new carport will have a vegetative roof deck that will be used as outdoor space, not a tyipcal roof. In addition, the vegetative roof deck will significantly reduce both the timing and magnitude of stormwater run-off relative to a typical impervious roof.

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

Signature

Date
10/2/2026



Have you paid the $300 varience application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.
I plan to pay in person or mail a check

TREE TO BE REMOVED	PROTECTED / NOT PROTECTED	IN SETBACK	REPLACEMENT TREE REQUIRED	NOTES
18" Poplar by driveway	Protected	Yes	(2) 2" caliper trees required	To be selected from the RPL
12" Redbud at front left corner of house	Protected	Yes	(1) 2" caliper tree required	To be selected from the RPL
6" Multistemmed deciduous magnolia	Protected	Yes	(1) 2" caliper tree required	To be selected from the RPL
18" Maple (left side of southern driveway)	Protected	Yes	(2) 2" caliper trees required	To be selected from the RPL
18" White Pine (left side of southern driveway)	Protected	Yes	(2) 2" caliper trees required	To be selected from the RPL
16" White Pine (left side of southern driveway)	Protected	Yes	(2) 2" caliper trees required	To be selected from the RPL
10" Maple (left side of southern driveway)	Protected	Yes	(1) 2" caliper tree required	To be selected from the RPL
18" Hickory (left side of southern driveway)	Protected	No	(2) 2" caliper trees required	To be selected from the RPL
30" Poplar (left side of southern driveway)	Protected	No	(2) 3" caliper trees required	To be selected from the RPL
30" Oak (left side of southern driveway)	Protected	No	(2) 3" caliper trees required	To be selected from the RPL
6" Maple (left side of southern driveway)	Protected	No	(1) 2" caliper tree required	To be selected from the RPL
8" Oak (left side of southern driveway)	Protected	No	(1) 2" caliper tree required	To be selected from the RPL

DRAINAGE NOTES:

* All area drains shall be NDS products.
* All horizontal drain pipes to be Sch.40 PVC or HDPE unless otherwise noted. Pipe sizes indicated on plan.
* All drainage pipe shall maintain a min. 2% slope and minimum 12" cover.

AD1 - 12"x12" Area Drain
TG = 2253.95
AD2 - 12"x12" Area Drain
TG = 2252.04
AD3 - 12"x12" Area Drain
TG = 2246.75
AD4 - 12"x12" Area Drain
TG = 2253.85
AD5 - 12"x12" Area Drain
TG = 2249.25

AREA OF SURVEY
0.63 ACRES
27,421.7 SQ. FT.
DB 6453 PG 1053
(REF.: DB 826 PG 393)
PB 28 PG 82
PIN 9646-99-4089

3' SIDE/REAR SETBACK INCREASE DUE TO PROPOSED BUILDING HEIGHT

BROWNTOWN ROAD
MAINTAINED BY TOWN OF BILTMORE FOREST
30' R/W PER PB 28 PG 82
(PUBLIC - ASPHALT)

AMHERST ROAD
MAINTAINED BY TOWN OF BILTMORE FOREST
30' R/W PER PB 28 PG 82
(PUBLIC - ASPHALT)

FONDA C. HAIGHT
IAN A. POOLE
SAVANNA POOLE
DB 6260 PG 65
PB 28 PG 82, LOT 27
PIN 9646-99-6108

VINCENT D. CHILDRESS JR.
JANE C. CHILDRESS
DB 5428 PG 1777
PB 28 PG 82, LOT 29
PIN 9646-99-3073

WIELER FAMILY TRUST
BARRY KEMPSON, TRUSTEE
DB 5783 PG 192
PB 28 PG 82, LOT 38
PIN 9646-98-5921

20' DUKE ENERGY EASEMENT
PER DB 6241 PG 1175 (TYPICAL)

SEWER LINE SUBJECT TO EASEMENT PER DB 826 PG 393

SILT FENCE / LIMITS OF DISTURBANCE (TYP.)
PAVER PARKING PAD; 1,015 SF
HVAC/STORAGE BIN
EXISTING BUILDING ENVELOPE PER SURVEY; (GREEN OVERLAY)
BOULDER RETAINING WALL; MAX HT 2'-6", LENGTH 20' LF
STEEL EDGING TO DIVERT WATER FROM ADJACENT PROPERTY *12" REVEAL TO GRADE
FIRE PIT DRAIN; 6" DRAIN

8' PAVER APRON; 140 SF
*MATCH EXISTING DRIVEWAY GRADE TO ALLOW WATER TO FLOW OVER APRON
GUEST PARKING SPACE
6" WIDE STONE CURBING (3" REVEAL TO GRAVEL DRIVE)
TREE PROTECTION FENCING (TYP.)
8'-8" ENCROACHMENT INTO FRONT SETBACK
PLANTER, TYP.
8' PAVER APRON; 155 SF
*MATCH EXISTING DRIVEWAY GRADE TO ALLOW WATER TO FLOW OVER APRON
SET STONE CURBING FLUSH WITH GRADE WHERE PATHS CONNECT (TYP.)

MAIN LEVEL
+/- 2256.42
LOWER LEVEL
+/- 2247.00
DECK
CARPORT
PAVER DRIVE
ASPHALT DRIVE
EXISTING ANGLE IRON

NIR
NC GRID COORDINATES
N: 669,037.35 NAD 83/11
E: 949,588.31' NAD 83/11
BEARS S 30°50'42" E 105.43' (GRID DISTANCE)
FROM LOCALIZED POINT

1" EIP 0.8' AG @BASE (NOT HELD)
BEARS S 58°29'24" W 0.81' FROM 3/4" EIP
3/4" EIP 1.3' AG
(LEANING)

X = TREE TO BE REMOVED (TYP.)

0 8' 16' 24' 32' 40'

PIN NUMBER: 964699408900000

PROPERTY OWNER:
BRIAN MILLS TURNER IRREVOCABLE TRUST

PROPERTY ADDRESS:
1 AMHERST LANE
BILTMORE FOREST, NC 28803

JURISDICTION:
TOWN OF BILTMORE FOREST

TOTAL SIZE OF PROPERTY:
.63 ACRES

NEW DISTURBED AREA:
12,520 SF (.29 ACRE)

BUILDING HEIGHT:
MAX ROOF RIDGE = 2278.92

AVERAGE BUILDING HEIGHT = 28.26'

STRUCTURE SIZE = 1,920 SF

ROOF COVERAGE :
2,800 SF ROOF
640 SF VEGETATED ROOF DECK

IMPERVIOUS COVERAGE:
ALLOWED = 9,708 SF
PROPOSED = 7,620 SF

FIND THE LINE STUDIOS
LANDSCAPE ARCHITECTURE AND PLANNING

CONSULTANTS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J. DULL

TURNER RESIDENCE

1 AMHERST LANE
BILTMORE FOREST, NC

PREPARED FOR:
HOPE & BRIAN TURNER

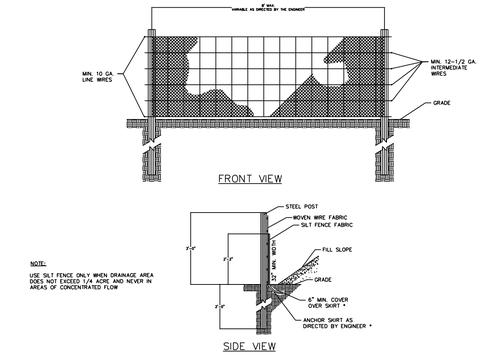
OVERALL SITE PLAN

PLAN SET

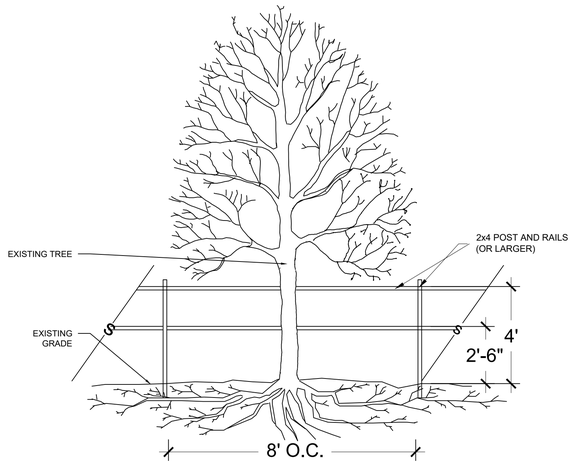
#	DATE	DESCRIPTION
1	09.30.26	1ST SUBMITTAL
2	10.22.26	2ND SUBMITTAL

SHEET NO.
L-100

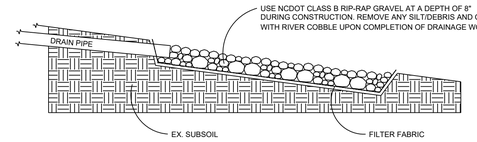
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SILT FENCE
NOT TO SCALE



TREE PROTECTION FENCE
NOT TO SCALE



NOTE: DIMENSIONS VARY- SEE SITE PLAN

DRAINAGE APRON
NOT TO SCALE

General Notes

1. DO NOT SCALE FROM DRAWING. LAYOUT TO BE DONE BY SURVEYOR USING AUTOCAD GENERATED COORDINATE DATA.
2. LAYOUT SITE ELEMENTS IN THE FIELD PRIOR TO CONSTRUCTION AND OBTAIN ARCHITECT'S APPROVAL PRIOR TO PROCEEDING.
3. CONTACT ARCHITECT IMMEDIATELY IF LAYOUT CONFLICTS OR AMBIGUITIES ARISE.
4. GRADING CONTRACTOR SHALL MEET WITH ARCHITECT ON SITE TO REVIEW CLEARING, DEMOLITION AND GRADING PRIOR TO STARTING WORK.
5. ANY EXCESS MATERIAL REMAINING FROM PROJECT EXCAVATION SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
6. ANY IMPORTED FILL MATERIAL SHALL BE EVALUATED AND APPROVED BY A GEOTECHNICAL ENGINEER FOR IT'S INTENDED PURPOSE. PLACE FILL MATERIAL IN 8 INCH LIFTS AND COMPACT TO 95% STANDARD PROCTOR MINIMUM.
7. HVAC UNIT LOCATION IS CONCEPTUAL. CONFIRM WITH BUILDER/INSTALLER.
8. MATCH PROPOSED GRADES SMOOTHLY WITH EXISTING GRADES.
9. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING DURING ALL PHASES OF CONSTRUCTION.
10. ALL HORIZONTAL DRAINAGE PIPE TO BE SCH. 40 PVC UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 2% SLOPE ON ALL PIPES.
11. COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECT/BUILDER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES AND STRUCTURES UNTIL ALL CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES MADE TO EXISTING FACILITIES AND STRUCTURES.
13. THE CONTRACTOR SHALL EXTEND ALL REQUIRED UTILITIES (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.) IN COORDINATION WITH UTILITY COMPANIES AND ARCHITECT.
14. CALL ARCHITECT IMMEDIATELY IF ANY PROPOSED OR EXISTING CONDITIONS CONFLICT WITH UTILITIES.
15. EROSION CONTROL MEASURES ARE GENERAL IN NATURE. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL MEASURES AS REQUIRED TO PREVENT ON- OR OFF-SITE RUNOFF AND EROSION.
16. ALL INLETS SHALL HAVE TEMPORARY INLET PROTECTION INSTALLED IMMEDIATELY AFTER INLET HAS BEEN CONSTRUCTED.
17. LANDSCAPE CONTRACTOR SHALL BE NOTIFIED TWO WEEKS IN ADVANCE OF ANY GRADING WORK TO SCHEDULE PLANT RESCUE AND STAGING OF EXISTING MATERIAL (FLAME AZALEAS, MTN LAUREL, RHODI, ETC...)
18. CONTRACTOR IS RESPONSIBLE FOR WEEKLY INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES. COMPLETE NEEDED REPAIRS IMMEDIATELY. MAINTAIN SEDIMENT FENCE BY CLEANING OUT SEDIMENT BEFORE IT REACHES HALF FULL. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES FOLLOWING ALL RAIN EVENTS.
19. ALL DIMENSIONS ARE TO FACE OF CURB, WALL OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
20. REMOVE ALL TEMPORARY EROSION CONTROLS AFTER DISTURBED AREAS HAVE BEEN STABILIZED AND COMPLETED. REPAIR AREAS DISTURBED BY REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.
21. ALL PROPOSED STORM DRAIN LINES SHALL HAVE A MIN. OF 12" COVER UNLESS NOTED OTHERWISE.
22. THE CONTRACTOR SHALL PROVIDE FINISHED GRADES AS SHOWN ON THE PLAN WITHIN A 1/2" TOLERANCE.
23. ALL TREES, UNDERSTORY AND OTHER VEGETATION TO REMAIN SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING AND CONSTRUCTION PROCESS.
24. 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.
25. THE CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR THE STORAGE OR DISPOSAL OF MATERIALS SUCH AS PAINTS, SOLVENTS, ASPHALT, CONCRETE, OR ANY OTHER MATERIAL THAT MAY DAMAGE THE HEALTH OF VEGETATION WITHIN THE DRIPLINE OF ANY PROTECTED VEGETATION.
26. A TEMPORARY TREE PROTECTION BARRIER FENCE SHALL BE INSTALLED AS SHOWN ON PLAN. TREE BARRIERS SHALL REMAIN THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
27. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
28. ALL DISTURBED SOILS NOT COVERED BY STONE OR MULCH SHALL BE TEMPORARILY SEEDED WITH CREEPING RED FESCUE AT 6 LBS. PER 1000SF.
29. WHEN FEASIBLE, TOPSOIL SHALL BE HARVESTED AND STORED ON-SITE FOR USE BY LANDSCAPE CONTRACTOR.
30. CONTRACTOR SHALL PROVIDE EROSION CONTROL FABRIC IN SWALE ALONG ENTRY DRIVE IMMEDIATELY AFTER GRADING IS COMPLETE.
31. ANY TEMPORARY ROADS OR CONSTRUCTION PATHS AROUND STRUCTURE SHALL BE COVERED WITH 4" SHREDDED MULCH IMMEDIATELY AFTER GRADING.
32. INSTALL EROSION CONTROL FABRIC EQUIVALENT TO NAGREEN SC150 ON ALL CUT AND FILL SLOPES THAT EXCEED 4:1 RATIO.
33. CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEBRIS.
34. TRASH AND RECYCLING BINS TO BE KEPT IN THE GARAGE.

EROSION CONTROL CONSTRUCTION SEQUENCE:

1. STAKE ALL EROSION CONTROL/BARRIER FENCING PARAMETERS FOR APPROVAL FROM ARCHITECT/LANDSCAPE ARCHITECT.
2. INSTALL SILT FENCE, BARRIER FENCE, AND TREE PROTECTION FENCING BEFORE ANY GRADING ACTIVITY BEGINS.
3. INSTALL TEMPORARY CONSTRUCTION ENTRY IMMEDIATELY FOLLOWING ROUCH GRADING OF DRIVEWAY IF REQUIRED.
4. ALL DOWNSPOUT PIPING AND SURFACE DRAINAGE ELEMENTS SHALL BE INSTALLED IMMEDIATELY PRIOR TO FINAL SURFACING OF DRIVEWAY TO ENSURE THAT ONLY CLEAN WATER IS CARRIED TO THE PROPOSED DRAINAGE APRONS.
5. ONCE ALL DISTURBED SOILS HAVE BEEN MULCHED OR HAVE SIGNIFICANT COVERAGE FROM FINAL SEEDING, SILT FENCING SHALL BE REMOVED BY G.C.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES AS SPECIFIED ON THE SITE PLAN.

FIND THE LINE STUDIOS
LANDSCAPE ARCHITECTURE AND PLANNING

CONSULTANTS



TURNER RESIDENCE

1 AMHERST LANE
BILTMORE FOREST, NC

PREPARED FOR:
HOPE & BRIAN TURNER

DETAILS

PLAN SET

#	DATE	DESCRIPTION
1	09.30.26	1ST SUBMITTAL
2	10.22.26	2ND SUBMITTAL

SHEET NO.

L-101

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HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.

9. SEE ORIGINAL DEED (BACK REFERENCE), DB 826 PG 393 FOR RESTRICTIONS, EASEMENTS, & COVENANTS. THERE EXISTS A RIGHT OF WAY STRIP, 10 FEET WIDE ALONG THE STREET OR ROAD LINES. (NOT PLOTTED)
10. PLAT IS NOT PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.

ARC LENGTH	CHORD BEARING	CHORD LENGTH
40.00'	S 75°53'22" E	35.87'

AREA OF SURVEY
0.63 ACRES
27,421.7 SQ. FT.
DB 6453 PG 1053
(REF.: DB 826 PG 393)
PB 28 PG 82
PIN 9646-99-4089

BROWNTOWN ROAD
MAINTAINED BY TOWN OF BILTMORE FOREST
30' R/W PER PB 28 PG 82
(PUBLIC - ASPHALT)

AMHERST ROAD
MAINTAINED BY TOWN OF BILTMORE FOREST
30' R/W PER PB 28 PG 82
(PUBLIC - ASPHALT)

FONDA C. HAIGHT
IAN A. POOLE
SAVANNA POOLE
DB 6260 PG 65
PB 28 PG 82, LOT 27
PIN 9646-99-6108

VINCENT D. CHILDRESS JR.
JANE C. CHILDRESS
DB 5428 PG 1777
PB 28 PG 82, LOT 29
PIN 9646-99-3073

WIELER FAMILY TRUST
BARRY KEMPSON, TRUSTEE
DB 5763 PG 192
PB 28 PG 82, LOT 38
PIN 9646-98-5921

CSD CONTROL - 60D NAIL
NC GRID COORDINATES
N: 669,127.85' NAD 83/11
E: 949,534.27' NAD 83/11
-LOCALIZED POINT-

NIR
NC GRID COORDINATES
N: 669,037.35' NAD 83/11
E: 949,588.31' NAD 83/11
BEARS S 30°50'42" E 105.43' (GRID DISTANCE)
FROM LOCALIZED POINT

EXISTING NAIL
SLAB-TOP STORM INLET
SMH MSD #7-11147
SLAB-TOP STORM INLET
SLAB-TOP STORM INLET
4" HDPE PIPE
#5 EIR
WM
TRAN.
SMH MSD #7-112564
ANGLE IRON
SEWER LINE SUBJECT TO EASEMENT PER DB 826 PG 393
30' R/W
50'
60'-0"
30'
N 59°06'57" E 99.45'
S 58°57'20" W 125.76' (TIE)
S 30°42'46" W 220.41'
S 59°06'40" W 124.80' (TIE)
S 30°45'20" E 195.04'
SIDE AND REAR SETBACKS INCREASED BY 3' PER 153.007 DIMENSIONAL REQUIREMENTS
60' BUILDING LINE PER PB 28 PG 82
30' BUILDING LINE PER PB 28 PG 82
375 SF NEW ADDITION FOOTPRINT
1535 SF EXISTING FOOTPRINT
380 SF EXISTING AREA IN SETBACK
518 SF NEW COVERED OUTDOOR FOOTPRINT
650 SF PLANTED DECK SPACE OVER CARPORT
ASPHALT DRIVE
PAVER DRIVE
STEPS
DN
UP
5'-6"
6'-1 1/2"
52.3'
43.1'
67.2'
2.5'
20' DUKE ENERGY EASEMENT PER DB 6241 PG 1175 (TYPICAL)
1" EIP 0.8' AG @BASE (NOT HELD)
BEARS S 58°29'24" W 0.81' FROM 3/4" EIP
3/4" EIP 1.3' AG
(LEANING)

1 SITE PLAN VARIANCE
1/16" = 1'-0"

GENERAL NOTES

1. TOTAL LOT AREA = .63 ACRE
2. ALLOWABLE ROOF COVERAGE = 3067 SF

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING FOOTPRINT
- EXISTING FOOTPRINT IN SETBACK
- NEW ADDITION FOOTPRINT
- COVERED EXTERIOR AREA
- GREEN ROOF DECK

LHA
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323 Broadway St.
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626.676.0569
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PROGRESS DRAWING
NOT FOR CONSTRUCTION
5/15/2026

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TURNER RESIDENCE 2.5

1 AMHERST RD.
ASHEVILLE, NC
28803

REVISIONS

No.	Date	Description

Project Number:	250703
Date:	10/2/2026
Drawn by:	Author

SITE PLAN-VARIANCE

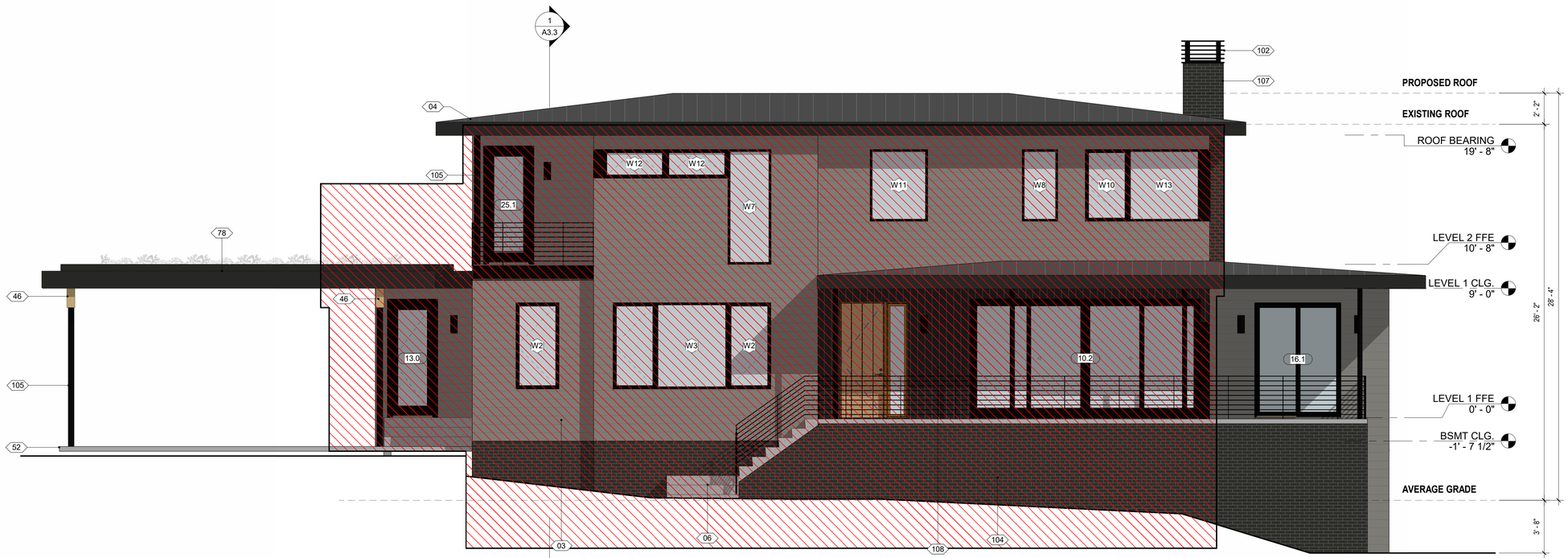
A0.2

SCALE As indicated

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



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

KEYNOTE

03	FIBER CEMENT LAP SIDING
04	STANDING SEAM METAL ROOF
06	CAST IN PLACE CONCRETE STEPS
35	6X6 WOOD COLUMN
46	6.75 X 16.5 WOOD BEAM
52	CIP 4" CONCRETE SLAB
78	NEW GREEN ROOF
102	CHIMNEY CAP
103	FLAT BAR HANDRAIL
104	IRON ORE CMU BRICK WALL
105	ROUND HSS COLUMN
106	BRAKE METAL
107	EXTERIOR BRICK VENEER
108	CEDAR T&G VERTICAL SIDING

MATERIAL LEGEND

- 11 — WINDOW TAG, SEE WINDOW SCHEDULE
- 101 — DOOR TAG, SEE DOOR SCHEDULE
- ? — KEYNOTE TAG
- WT-1 — MATERIAL TAG

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ASHEVILLE, NC
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REVISIONS

No.	Date	Description

Project Number:	250703
Date:	10/2/2026
Drawn by:	LHA

EXTERIOR ELEVATIONS

A2.1

SCALE As indicated

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TURNER RESIDENCE 2.5



SHEET LIST

SHEET #	SHEET NAME
00 COVER	
G.0	COVER SHEET
05 ARCHITECTURE	
A0.1	SITE PLAN
A0.2	SITE PLAN- VARIANCE
A0.3	SITE PLAN- ROOF COVERAGE
A1.0a	FLOOR PLAN - BASEMENT LEVEL
A1.0aa	DIMENSION PLAN - BASEMENT LEVEL
A1.0b	RCP - BASEMENT LEVEL
A1.1a	FLOOR PLAN - LEVEL 1
A1.1aa	DIMENSION PLAN - LEVEL 1
A1.1c	RCP - LEVEL 1
A1.2a	FLOOR PLAN - LEVEL 2
A1.2aa	DIMENSION PLAN - LEVEL 2
A1.2c	RCP - LEVEL 2
A1.3	ROOF PLAN
A1.4	WALL TYPES
AD1.0	DEMO PLAN - BASEMENT
AD1.1	DEMO PLAN - LEVEL 1
AD1.2	DEMO PLAN - LEVEL 2
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR PERSPECTIVES
A2.4	EXTERIOR PERSPECTIVES
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	WALL SECTIONS
A3.4	WALL SECTIONS
A3.5	WALL SECTIONS
A4.0	ENLARGED KITCHEN
A4.1	ENLARGED PLANS & INTERIOR ELEVATIONS
A4.2	ENLARGED PRIMARY BATH
A4.3	ENLARGED PLANS & INTERIOR ELEVATIONS
A4.4	ENLARGED PLANS & INTERIOR ELEVATIONS
A5.0	INTERIOR & EXTERIOR DETAILS
A5.1	INTERIOR & EXTERIOR DETAILS
A5.2	INTERIOR & EXTERIOR DETAILS
A7.0	SCHEDULES
A7.2	DOOR SCHEDULE
A7.3	WINDOW SCHEDULE & DETAILS

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5/15/2026

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28803

REVISIONS

No.	Date	Description

Project Number:	250703
Date:	10/2/2026
Drawn by:	LHA

COVER SHEET

G.0

SCALE 1/8" = 1'-0"

GENERAL NOTES

DRAWINGS / SPECIFICATIONS NOTES:

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2. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE BUILDING CODE, LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.
4. DIMENSIONS ON DRAWINGS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
5. FLOOR ELEVATIONS ARE TO TOP OF FINISH FLOOR.
6. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN AND LARGE SCALE DETAILS SHALL GOVERN OVER SMALLER SCALE DRAWINGS.
7. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. SPECIFIC NOTES ON DETAILS APPLY TO SIMILAR CONDITIONS.
8. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH A DRAWING OR DETAIL.
9. ALL DETAILS ARE TYPICAL UNLESS OTHERWISE NOTED OR REFERENCED ON ARCHITECTURAL DRAWINGS.
10. THE CONTRACT DOCUMENTS INDICATE THE CONCEPT AND POTENTIAL METHOD OF EXECUTING THE WORK. FIELD MODIFICATIONS MAY BE REQUIRED AND SHALL BE PART OF THE SCOPE OF WORK. NO MODIFICATIONS FROM THE DOCUMENTS SHALL BE CONDUCTED PRIOR TO THE APPROVAL OF THE ARCHITECT AND THE OWNER.

FIELD CONDITION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING ANY WORK TO ENSURE PROPER FITTING OF WORK AND THE PROPER FITTING OF THE WORK OF OTHER TRADES.
2. PROVIDE CONTINUOUS INSPECTION IN ACCORDANCE WITH THE BUILDING CODE FOR REINFORCED CONCRETE, PLACEMENT OF REINFORCING STEEL, STRUCTURAL STEEL WELDING, STRUCTURAL MASONRY, FIELD WELDING AND HIGH STRENGTH BOLTS.
3. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

GENERAL:

1. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS: 24" CLEAR HEIGHT MIN., 20" CLEAR WIDTH MIN., 5.7 SF MIN. AREA.
2. PROVIDE CORROSION RESISTANT WEEP BELOW STUCCO A MIN. OF 4" ABOVE GRADE OR 2" ABOVE PAVED AREA.
3. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
4. ALL GUARDRAILS TO BE 36" AFF WITH MAX. 4" SPACING.
5. PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
6. BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND THE ADJACENT WALL. PROVIDE CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER BOARD IN COMPLIANCE WITH ASTM C 1178, C 1288, OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
7. WATER-RESISTANT GYPSUM BOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840.
8. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. INGRESS AND EGRESS DOORS, PANELS IN SLIDING OR SWINGING DOORS. GLASS TUB OR SHOWER ENCLOSURES.
9. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL WOOD SHALL BE A MINIMUM OF 8" ABOVE FINISH GRADE.

FIRE PROTECTION:

1. DRAFT STOPS SHALL BE PROVIDED WITHIN CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION.DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF OR A HORIZONTAL DIMENSION OF 60'.
2. DRAFT STOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. ANY OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

ELECTRICAL NOTES:

1. SMOKE DETECTORS SHALL BE STATE FIRE MARSHALL APPROVED AND SHALL BE HARD WIRED TO THE HOUSE.
2. PROVIDE SEPARATE CIRCUIT FOR INDIVIDUAL KITCHEN APPLIANCES: DISHWASHER, RANGE, DISPOSAL, ETC.
3. EXTERIOR LIGHTING FOR WALKWAYS AND YARD AREAS SHALL BE WEATHER PROOF TYPES.
4. ALL BASE OUTLETS SHALL BE VERTICAL, 15" AFF UNLESS OTHERWISE NOTED.
5. ALL FLOOR OUTLETS SHALL BE FLUSH UNSCREW TYPE- BRASS FINISH.
6. ALL SWITCHES AND RECEPTACLES TO BE "DEKORA" PADDLE TYPE.
7. EXHAUST FANS SHALL PROVIDE A MIN. OF 5 COMPETE AIR CHANGES PER HOUR.
8. PROVIDE GFI PROTECTED ELECTRICAL OUTLETS WITHIN 36" OF THE EDGE OF EACH SINK BASIN. THE BATHROOM OUTLETS SHALL BE FED FROM A DEDICATED 20 AMP CIRCUIT AT THE PANEL.
9. LIGHT SWITCHES TO BE VERTICAL, 48" AFF UNLESS OTHERWISE NOTED.
10. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR HOUSES WITH MORE THAN ONE STORY.

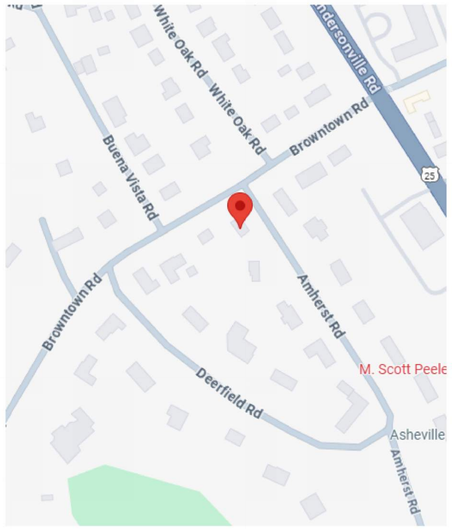
MECHANICAL NOTES:

1. ROOMS CONTAINING BATHTUBS, SHOWERS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE NORTH CAROLINA MECHANICAL CODE.
2. CLOTHES DRYERS SHALL BE EXHAUSTED TO THE OUTSIDE.

PLUMBING NOTES:

1. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
2. PROVIDE 70 INCH HIGH, NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURES.
3. COPPER WATER LINES SHALL BE TYPE "L" MINIMUM.
4. SHOWER AND SHOWER/ TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
5. WATER-SAVING SHOWER HEADS SHALL HAVE A MAX. FLOW OF 3.0 GPM.
6. WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAX. FLOW OF 2.75 GPM.
7. SEWAGE EJECTOR REQUIRES AN APPROVED BACKWATER VALVE.

VICINITY MAP



PROJECT INFO

PROJECT NAME:	TURNER RESIDENCE
PROPERTY OWNER: OWNER CONTACT:	BRIAN & HOPE TURNER TBD-000-0000 TBD@gmail.com TBD@shipmolo.com
PROJECT ADDRESS:	1 AMHERST RD ASHEVILLE, NC 28803
DESIGNER CONTACT:	LAURA HUDSON, AIA LAURA HUDSON ARCHITECTURE 626-676-0569
PIN NUMBER:	9646-99-4089
PROPERTY SIZE:	0.63 ACRES
ZONING DISTRICT:	R-1
REQUIRED SETBACKS:	FRONT: 30' SIDE: 20' REAR: 25'

BUILDING INFORMATION:

BUILDING AREA

Name	HEATED	Area
CARPORT	No	616.75 SF
SCREEN PORCH	No	213.67 SF
FRONT PORCH	No	288.45 SF
DECK	No	447.22 SF
SMALL DECK	No	78.06 SF
UPPER PORCH	No	116.39 SF
GREEN ROOF	No	736.46 SF
		2496.98 SF
GARAGE	Yes	777.72 SF
BASEMENT	Yes	1041.09 SF
LEVEL 1	Yes	1916.40 SF
LEVEL 2	Yes	1347.44 SF
		5082.65 SF
		7579.64 SF

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HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.

9. SEE ORIGINAL DEED (BACK REFERENCE), DB 826 PG 393 FOR RESTRICTIONS, EASEMENTS, & COVENANTS. THERE EXISTS A RIGHT OF WAY STRIP, 10 FEET WIDE ALONG THE STREET OR ROAD LINES. (NOT PLOTTED)
10. PLAT IS NOT PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.

ARC LENGTH	CHORD BEARING	CHORD LENGTH
40.00'	S 75°53'22" E	35.87'

AREA OF SURVEY
0.63 ACRES
27,421.7 SQ. FT.
DB 6453 PG 1053
(REF.: DB 826 PG 393)
PB 28 PG 82
PIN 9646-99-4089

BROWNTOWN ROAD
MAINTAINED BY TOWN OF BILTMORE FOREST
30' R/W PER PB 28 PG 82
(PUBLIC - ASPHALT)

AMHERST ROAD
MAINTAINED BY TOWN OF BILTMORE FOREST
30' R/W PER PB 28 PG 82
(PUBLIC - ASPHALT)

EXISTING NAIL
SLAB-TOP STORM INLET
SMH MSD #7-11147
SLAB-TOP STORM INLET
SLAB-TOP STORM INLET
SMH MSD #7-112564
#5 EIR
4" HDPE PIPE
WM
TRAN.
30' R/W
50'
60'-0"
30'
N 59°06'57" E 99.45'
SEWER LINE SUBJECT TO EASEMENT PER DB 826 PG 393
60' BUILDING LINE PER PB 28 PG 82
S 58°57'20" W 125.76' (TIE)
ANGLE IRON
S 30°45'20" E 195.04'
52.3'
43.1'
67.2'
2.5'
220.41'
N 30°42'46" W
S 59°06'40" W 125.20'
S 59°06'40" W 124.80' (TIE)
ASPHALT DRIVE
PAVER DRIVE
STEPS
DN
UP
OHU
SS

375 SF NEW ADDITION FOOTPRINT
1535 SF EXISTING FOOTPRINT
380 SF EXISTING AREA IN SETBACK
518 SF NEW COVERED OUTDOOR FOOTPRINT
650 SF PLANTED DECK SPACE OVER CARPORT

FONDA C. HAIGHT
IAN A. POOLE
SAVANNA POOLE
DB 6260 PG 65
PB 28 PG 82, LOT 27
PIN 9646-99-6108

CSD CONTROL - 60D NAIL
NC GRID COORDINATES
N: 669,127.85' NAD 83/11
E: 949,534.27' NAD 83/11
-LOCALIZED POINT-

NIR
NC GRID COORDINATES
N: 669,037.35' NAD 83/11
E: 949,588.31' NAD 83/11
BEARS S 30°50'42" E 105.43' (GRID DISTANCE)
FROM LOCALIZED POINT

VINCENT D. CHILDRESS JR.
JANE C. CHILDRESS
DB 5428 PG 1777
PB 28 PG 82, LOT 29
PIN 9646-99-3073

WIELER FAMILY TRUST
BARRY KEMPSON, TRUSTEE
DB 5763 PG 192
PB 28 PG 82, LOT 38
PIN 9646-98-5921

20' DUKE ENERGY EASEMENT PER DB 6241 PG 1175 (TYPICAL)

1" EIP 0.8' AG @BASE (NOT HELD)
BEARS S 58°29'24" W 0.81' FROM 3/4" EIP
3/4" EIP 1.3' AG
(LEANING)

1 SITE PLAN VARIANCE
1/16" = 1'-0"

GENERAL NOTES

1. TOTAL LOT AREA = .63 ACRE
2. ALLOWABLE ROOF COVERAGE = 3067 SF

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING FOOTPRINT
- EXISTING FOOTPRINT IN SETBACK
- NEW ADDITION FOOTPRINT
- COVERED EXTERIOR AREA
- GREEN ROOF DECK

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5/15/2026

SCHEMATIC DESIGN

TURNER RESIDENCE 2.5

1 AMHERST RD.
ASHEVILLE, NC
28803

REVISIONS

No.	Date	Description

Project Number:	250703
Date:	10/2/2026
Drawn by:	Author

SITE PLAN-VARIANCE

A0.2

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2800 SF ROOF COVERAGE
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BUILDING LINE PER PB 28 PG 82
20' DUKE ENERGY EASEMENT PER DB 6241 PG 1175 (TYPICAL)
125.20'
S 59°06'40" W
S 59°06'40" W 124.80' (TIE)
1" EIP 0.8' AG @BASE (NOT HELD)
BEARS S 58°29'24" W 0.81' FROM 3/4" EIP
3/4" EIP 1.3' AG
(LEANING)
JB

1 SITE PLAN ROOF COVERAGE
1/16" = 1'-0"

GENERAL NOTES

1. TOTAL LOT AREA = .63 ACRE
2. ALLOWABLE ROOF COVERAGE FOR .6 ACRE LOT = 3,067 SF
3. ROOF COVERAGE = 2,800 SF + 640 SF VEGETATIVE ROOF DECK = 3,440 SF (+373 SF) OR 12% OVERAGE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- ROOF COVERAGE
- VEGETATIVE ROOF DECK

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SCHEMATIC DESIGN

TURNER RESIDENCE 2.5

1 AMHERST RD.
ASHEVILLE, NC
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REVISIONS

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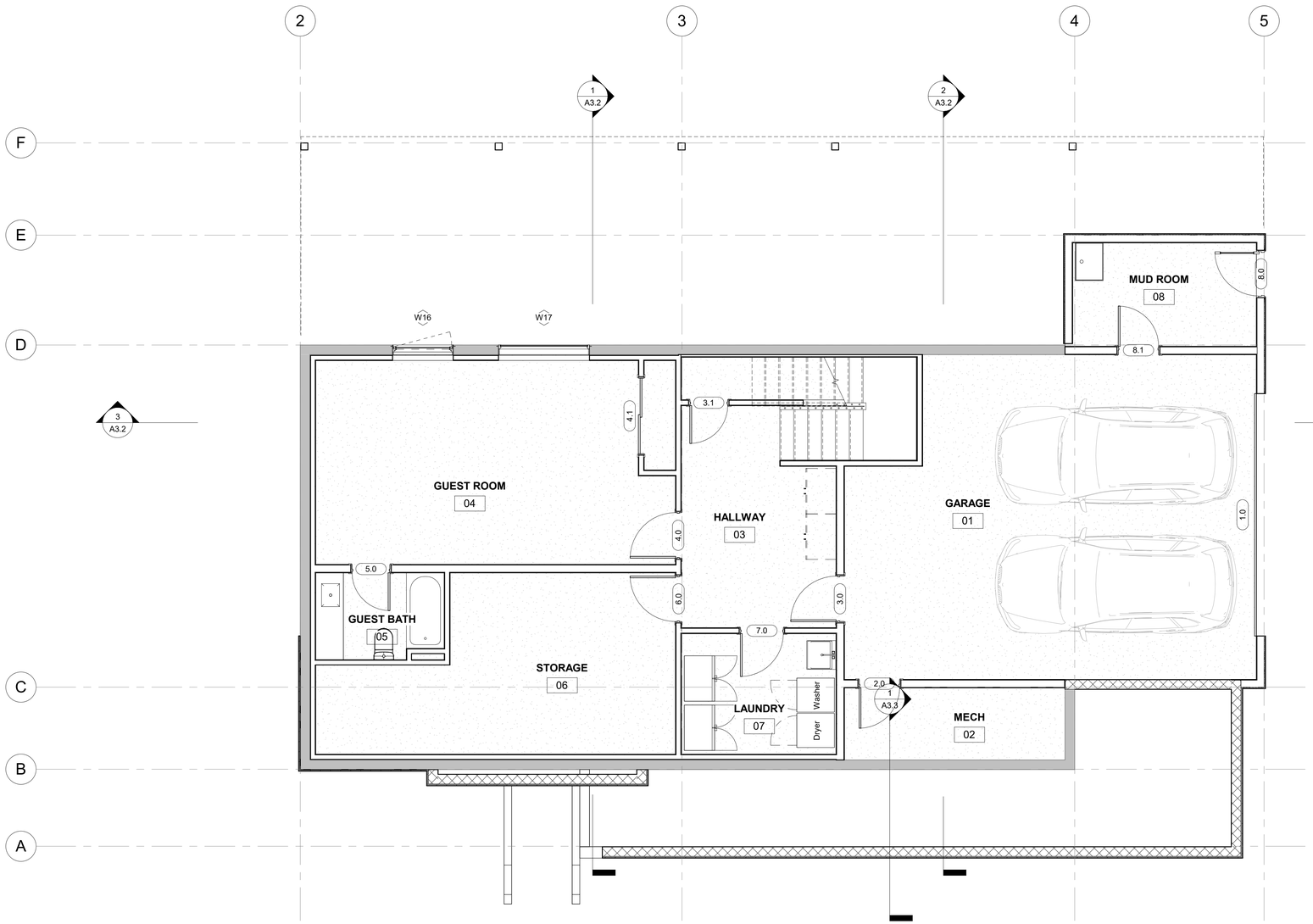
Project Number:	250703
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Drawn by:	Author

SITE PLAN-ROOF COVERAGE

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1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

KEYNOTE

LEGEND

EXISTING WALL

NEW WOOD STUD WALL

NEW CONCRETE WALL

NEW CMU WALL

1i — INTERIOR PARITION TAG
SEE WALL TYPE SCHEDULE

1i — EXTERIOR WALL TAG
SEE WALL TYPE SCHEDULE

1t — WINDOW TAG
SEE WINDOW SCHEDULE

101 — DOOR TAG
SEE DOOR SCHEDULE

? — KEYNOTE TAG

WT-1 — MATERIAL TAG

GENERAL NOTES

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3. SEE ENLARGED PLANS FOR INTERIOR WALL DIMENSIONS AND ADDITIONAL DETAILS.
4. SOUND BATT INSULATION WHERE SCHEDULED SHALL COMPLY WITH ASTM C 665, TYPE I, GLASS FIBER COMPOSITION, UNFACED. NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM E 136.
5. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
6. ALL BEAM AND HEADER STUDS SHALL HAVE FULL AND CONTINUOUS BEARING DOWN TO FOUNDATION.
7. ALL PERIMETER BEARING WALLS SHALL CONSIST OF 2x6 SYP #2 MEMBERS @ 16" O.C. WITH DOUBLE TOP PLATE. PROVIDE SOLID HORIZONTAL BLOCKING EVERY 1/2 HEIGHT OF WALL.
8. ALL INTERIOR BEARING WALLS SHALL CONSIST OF (MIN.) 2x4 SYP #2 MEMBERS @ 16" O.C. WITH DOUBLE TOP PLATE. PROVIDE SOLID HORIZONTAL BLOCKING EVERY 1/2 HEIGHT OF WALL.
9. ANCHOR P.T. WALL PLATES TO FOUNDATION WITH 5/8"∅ F1554, GRADE 36, HEADED ANCHOR BOLTS @ 32" O.C. & 6" MIN. FROM CORNERS; TYPICAL, U.O.N. SMOOTH "J" BOLTS ARE NOT AN ACCEPTABLE ANCHORING SYSTEM. EMBED 8" MINIMUM INTO FOUNDATION WALL. SIMPSON PAB5 ANCHOR BOLTS ARE AN ACCEPTABLE ALTERNATE. FURNISH ADDITIONAL SIMPSON BPS5/8-3 PLATE WASHER AT PLYWOOD SHEAR WALL SILL BOLTS. ATTACH BEARING WALL PLATES TO SILL PLATES AND BLOCKING W/ (2) 16d NAILS @ 8" O.C.; TYP. U.O.N.
10. ALL EXTERIOR SIMPSON STRONG-TIE CONNECTORS SHALL HAVE A MEDIUM LEVEL OF CORROSION RESISTANCE AT MINIMUM (E.G. "Z-MAX" OR "HDG" HOT DIPPED GALVANIZED). THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE COMPATIBILITY OF CORROSION RESISTANT COATED CONNECTORS WITH ALL FASTENERS AND PRESERVATIVE-TREATED WOOD MEMBERS IN CONTACT WITH CONNECTOR.
11. ALL EXTERIOR WOOD POSTS SHALL BE PRESSURE TREATED.
12. PROVIDE 3" MIN. BEARING FOR ALL STRUCTURAL WOOD BEAMS AND HEADERS UNLESS OTHERWISE NOTED OR SHOWN ON THE PLANS.
13. ALL SUB-FLOOR SHEATHING SHALL BE T & G 3.4" THICK APA RATED SHEATHING EXPOSURE 1 GLUED & NAILED W/ 10d NAILS @ 6" o.c. AT EDGE OF SHEATHING AND 10d NAILS @ 12" o.c. AT INTERMEDIATE MEMBERS.
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FLOOR PLAN - BASEMENT LEVEL

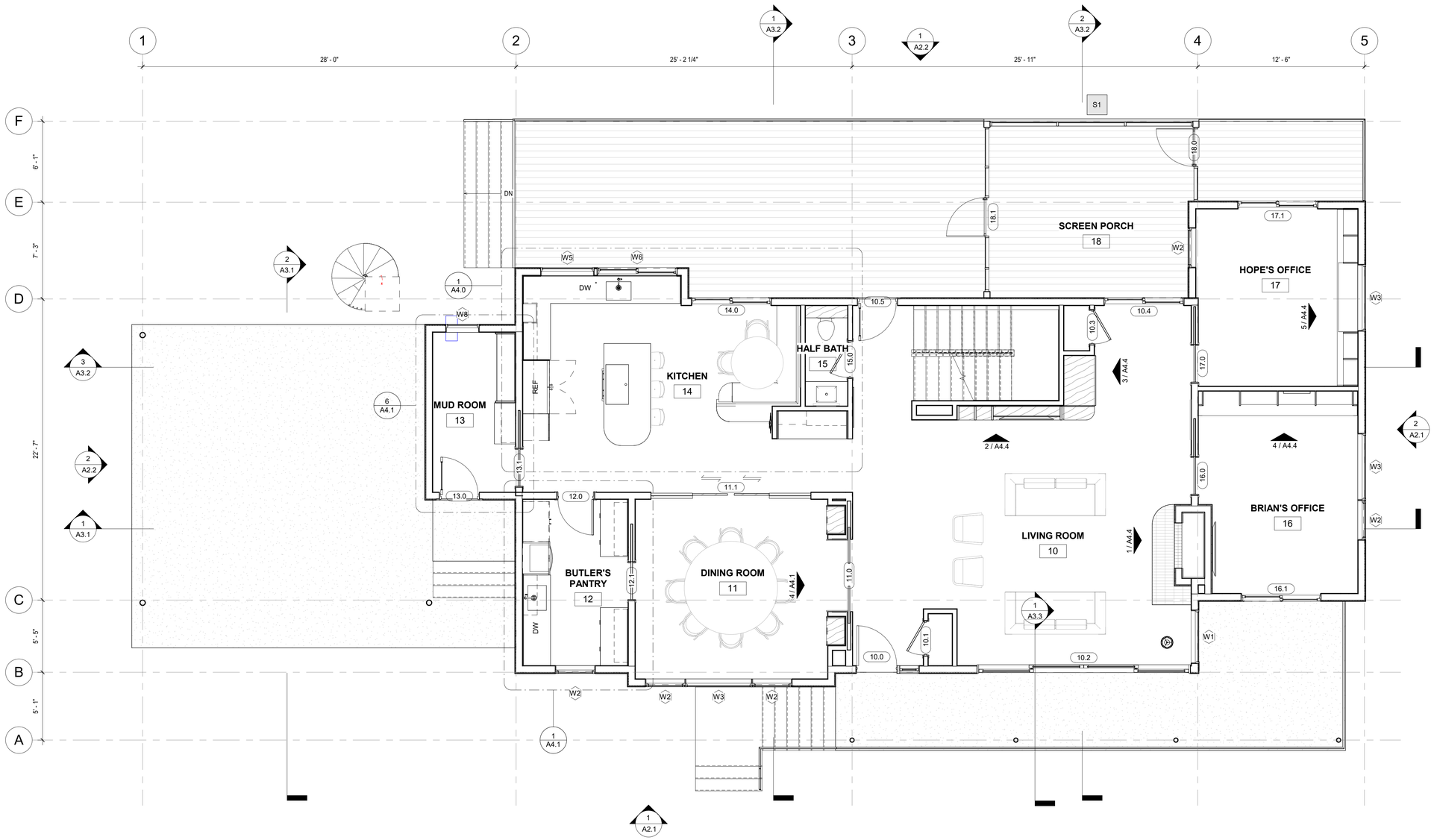
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ROOM FINISH SCHEDULE LEVEL 1

ROOM NAME	RM #	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	NOTES
LEVEL 1 FFE						
BRIAN'S OFFICE	16					
HOPE'S OFFICE	17					
SCREEN PORCH	18					
DINING ROOM	11					
BUTLER'S PANTRY	12					
MUD ROOM	13					
HALF BATH	15					
KITCHEN	14					
LIVING ROOM	10					



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

KEYNOTE

LEGEND

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NEW WOOD STUD WALL

NEW CONCRETE WALL

NEW CMU WALL

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SEE WALL TYPE SCHEDULE

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5. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
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7. ALL PERIMETER BEARING WALLS SHALL CONSIST OF 2x6 SYP #2 MEMBERS @ 16" O.C. WITH DOUBLE TOP PLATE. PROVIDE SOLID HORIZONTAL BLOCKING EVERY 1/2 HEIGHT OF WALL.
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FLOOR PLAN - LEVEL 1

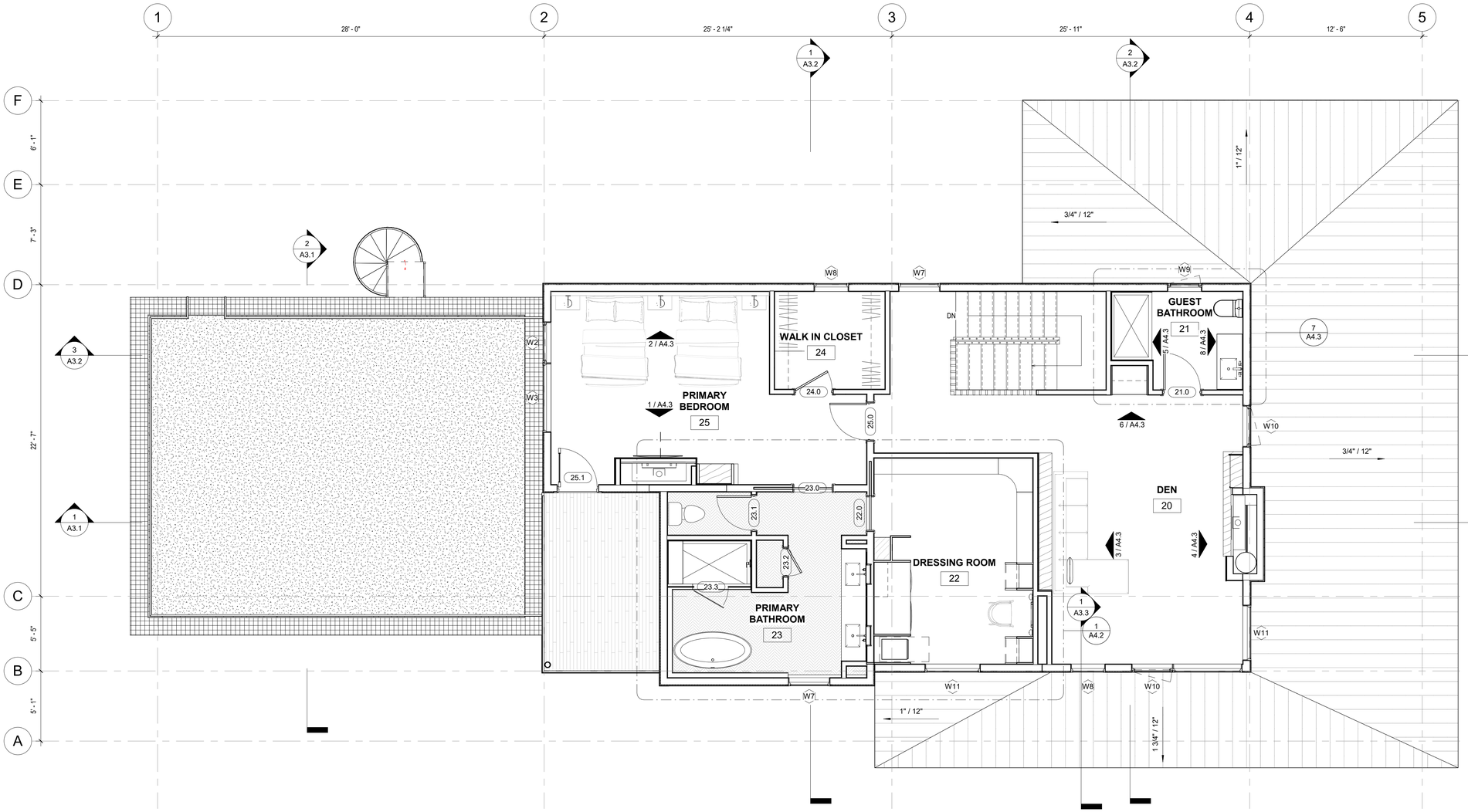
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ROOM FINISH SCHEDULE LEVEL 2

ROOM NAME	RM #	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	NOTES
LEVEL 2 FFE						
PRIMARY BEDROOM	25					
PRIMARY BATHROOM	23					
DRESSING ROOM	22					
DEN	20					
GUEST BATHROOM	21					
WALK IN CLOSET	24					



1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

KEYNOTE

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7. ALL PERIMETER BEARING WALLS SHALL CONSIST OF 2x6 SYP #2 MEMBERS @ 16" O.C. WITH DOUBLE TOP PLATE. PROVIDE SOLID HORIZONTAL BLOCKING EVERY 1/2 HEIGHT OF WALL.
8. ALL INTERIOR BEARING WALLS SHALL CONSIST OF (MIN.) 2x4 SYP #2 MEMBERS @ 16" O.C. WITH DOUBLE TOP PLATE. PROVIDE SOLID HORIZONTAL BLOCKING EVERY 1/2 HEIGHT OF WALL.
9. ANCHOR P.T. WALL PLATES TO FOUNDATION WITH 5/8"∅ F1554, GRADE 36, HEADED ANCHOR BOLTS @ 32" O.C. & 6" MIN. FROM CORNERS; TYPICAL, U.O.N. SMOOTH "J" BOLTS ARE NOT AN ACCEPTABLE ANCHORING SYSTEM. EMBED 8" MINIMUM INTO FOUNDATION WALL. SIMPSON PABS ANCHOR BOLTS ARE AN ACCEPTABLE ALTERNATE. FURNISH ADDITIONAL SIMPSON BPS5/8-3 PLATE WASHER AT PLYWOOD SHEAR WALL SILL BOLTS. ATTACH BEARING WALL PLATES TO SILL PLATES AND BLOCKING W/ (2) 16d NAILS @ 8" O.C., TYP, U.O.N.
10. ALL EXTERIOR SIMPSON STRONG-TIE CONNECTORS SHALL HAVE A MEDIUM LEVEL OF CORROSION RESISTANCE AT MINIMUM (E.G. "Z-MAX" OR "HDG" HOT DIPPED GALVANIZED). THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE COMPATIBILITY OF CORROSION-RESISTANT COATED CONNECTORS WITH ALL FASTENERS AND PRESERVATIVE-TREATED WOOD MEMBERS IN CONTACT WITH CONNECTOR.
11. ALL EXTERIOR WOOD POSTS SHALL BE PRESSURE TREATED.
12. PROVIDE 3" MIN. BEARING FOR ALL STRUCTURAL WOOD BEAMS AND HEADERS UNLESS OTHERWISE NOTED OR SHOWN ON THE PLANS.
13. ALL SUB-FLOOR SHEATHING SHALL BE T & G 3.4" THICK APA RATED SHEATHING EXPOSURE 1 GLUED & NAILED W/ 10d NAILS @ 6" o.c. AT EDGE OF SHEATHING AND 10d NAILS @ 12" o.c. AT INTERMEDIATE MEMBERS.
14. ALL ROOF SHEATHING SHALL BE 5/8" THICK APA RATED SHEATHING EXPOSURE 1 WITH 10d NAILS @ 3" O.C. AT EDGE OF SHEATHING AND 10d NAILS @ 12" O.C. AT INTERMEDIATE MEMBERS.
15. ALL EXTERIOR WALLS SHEATHING (EXCEPT SHEAR WALLS) SHALL BE 15/32" THICK APA RATED SHEATHING EXPOSURE 1 ATTACHED TO 2x STUD WALLS WITH 8d NAILS @ 6" O.C. AT EDGE OF SHEATHING INCLUDING TOP AND BOTTOM PLATE AND 8d NAILS @ 12" O.C. AT INTERMEDIATE MEMBERS.
16. ALL SHEAR WALL SHEATHING SHALL BE 15/32" THICK APA STRUCTURAL 1 RATED SHEATHING EXPOSURE 1 ATTACHED TO 2x STUD WALL WITH 8d NAILS @ 3" O.C. AT EDGE OF SHEATHING INCLUDING TOP AND BOTTOM PLATE AND 8d NAILS @ 12" O.C. AT INTERMEDIATE MEMBERS.
17. CONNECTORS - PER SIMPSON STRONG-TIE COMPANY

LHA
Laura Hudson Architecture
323 Broadway St.
Suite 120
Asheville, NC 28801
626.676.0569
lharch.com

PROGRESS DRAWING
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5/15/2026

SCHEMATIC DESIGN

TURNER RESIDENCE 2.5
1 AMHERST RD.
ASHEVILLE, NC
28803

REVISIONS

No.	Date	Description

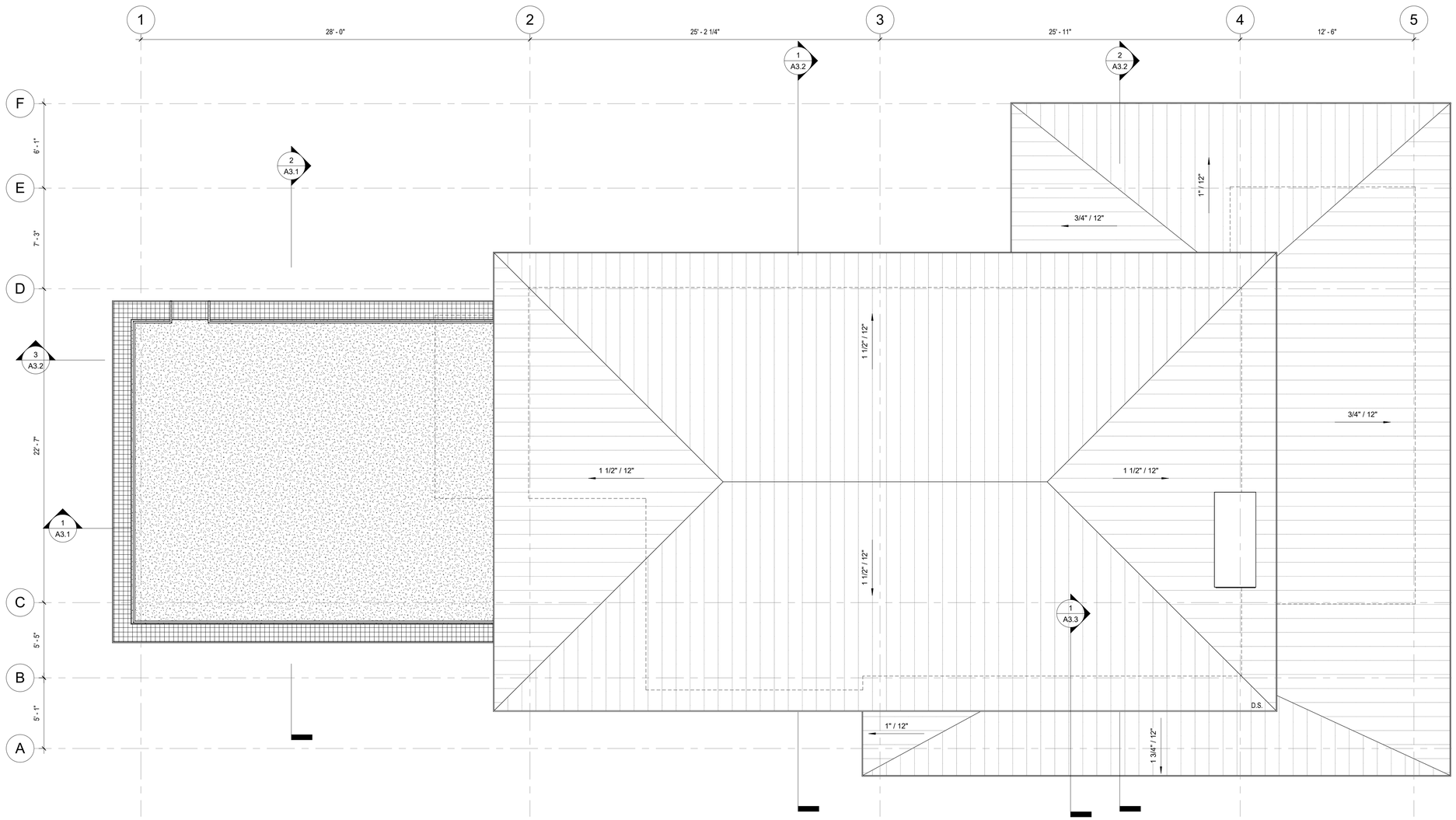
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Date: 10/2/2026
Drawn by: Author

FLOOR PLAN - LEVEL 2

A1.2a

SCALE As indicated

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1 ROOF PLAN
1/4" = 1'-0"

KEYNOTE

LEGEND

EXISTING WALL

NEW WOOD STUD WALL

NEW CONCRETE WALL

NEW CMU WALL

1i — INTERIOR PARITION TAG
SEE WALL TYPE SCHEDULE

1i — EXTERIOR WALL TAG
SEE WALL TYPE SCHEDULE

1t — WINDOW TAG
SEE WINDOW SCHEDULE

101 — DOOR TAG
SEE DOOR SCHEDULE

? — KEYNOTE TAG

WT-1 — MATERIAL TAG

ROOF PLAN NOTES

1. ARROW INDICATES ROOF SLOPE AND PITCH.
2. ALL ROOF PENETRATIONS TO BE FLASHED AND CAULKED PRIOR TO ROOFING INSTALLATION.
3. **TYPICAL SLOPED ROOF CONSTRUCTION:** ASPHALT SHINGLES ON SYNTHETIC UNDERLAYMENT BY SHINGLE MANUF. ON ¾" PLYWOOD ROOF SHEATHING ON PRE-ENGINEERED SLOPED ROOF TRUSSES (SEE STRUCT.)
4. **TYPICAL METAL ROOF CONSTRUCTION:** PRE-FINISHED SNAP STANDING SEAM METAL ROOF PANELS WITHOUT OFFSETS (METAL SALES-VERTICAL SEAM OR EQUIVALENT) ON CONTINUOUS HIGH-TEMP ICE & WATER SHIELD MEMBRANE ON ½" PLYWOOD ROOF SHEATHING ON PRE-ENGINEERED ROOF TRUSSES (SEE STRUCT. DWGS.)
5. THE USE OF PITCH PANS AT PENETRATIONS IS FORBIDDEN. ALL PENETRATIONS TO BE DETAILED AND FLASHED AS SEPARATELY ACCEPTABLE AND WARRANTABLE BY ROOF MANUFACTURER.

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TURNER RESIDENCE 2.5

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Project Number:	250703
Date:	10/2/2026
Drawn by:	Author

ROOF PLAN

A1.3

SCALE As indicated

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



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

KEYNOTE

03	FIBER CEMENT LAP SIDING
04	STANDING SEAM METAL ROOF
06	CAST IN PLACE CONCRETE STEPS
35	6X6 WOOD COLUMN
46	6.75 X 16.5 WOOD BEAM
52	CIP 4" CONCRETE SLAB
78	NEW GREEN ROOF
102	CHIMNEY CAP
103	FLAT BAR HANDRAIL
104	IRON ORE CMU BRICK WALL
105	ROUND HSS COLUMN
106	BRAKE METAL
107	EXTERIOR BRICK VENEER
108	CEDAR T&G VERTICAL SIDING

MATERIAL LEGEND

- 11 — WINDOW TAG, SEE WINDOW SCHEDULE
- 101 — DOOR TAG, SEE DOOR SCHEDULE
- ? — KEYNOTE TAG
- WT-1 — MATERIAL TAG

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SCHEMATIC DESIGN

TURNER RESIDENCE 2.5

1 AMHERST RD.
ASHEVILLE, NC
28803

REVISIONS

No.	Date	Description

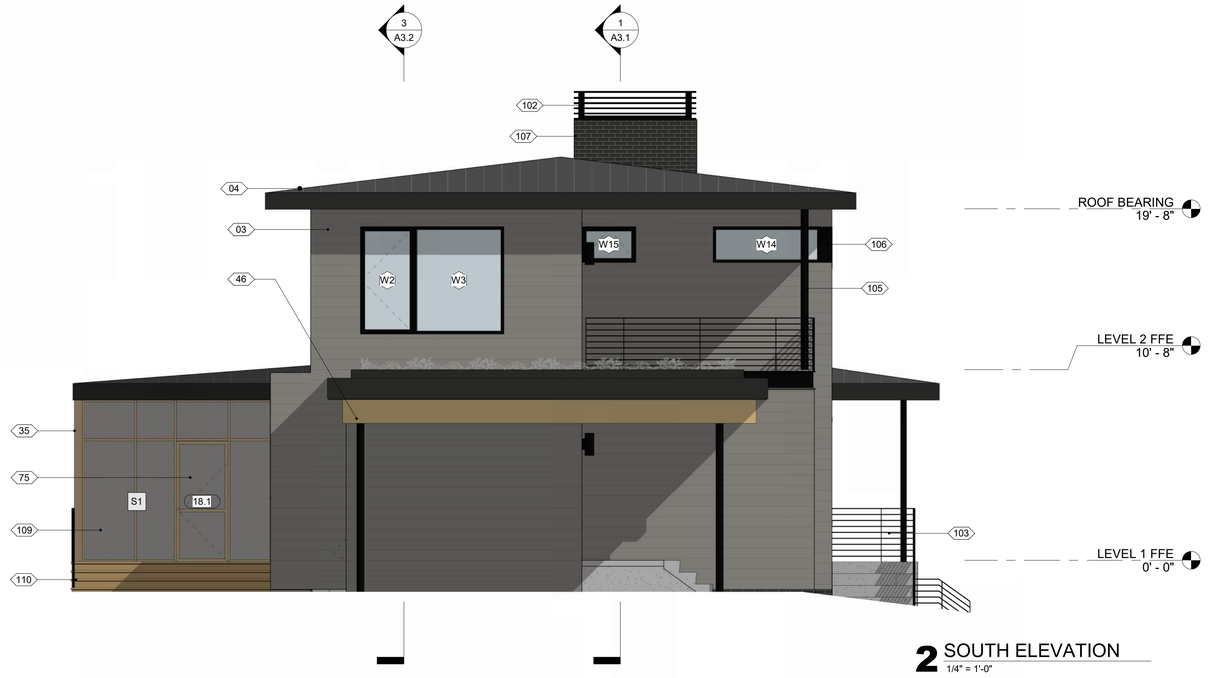
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Drawn by:	LHA

EXTERIOR ELEVATIONS

A2.1

SCALE As indicated

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



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

KEYNOTE

03	FIBER CEMENT LAP SIDING
04	STANDING SEAM METAL ROOF
35	6X6 WOOD COLUMN
46	6.75 X 16.5 WOOD BEAM
75	SCREEN DOOR
78	NEW GREEN ROOF
102	CHIMNEY CAP
103	FLAT BAR HANDRAIL
104	IRON ORE CMU BRICK WALL
105	ROUND HSS COLUMN
106	BRAKE METAL
107	EXTERIOR BRICK VENEER
109	SCREEN WALL
110	ASSEMBLED WOOD STAIRS

MATERIAL LEGEND

- 11 — WINDOW TAG, SEE WINDOW SCHEDULE
- 101 — DOOR TAG, SEE DOOR SCHEDULE
- ? — KEYNOTE TAG
- WT-1 — MATERIAL TAG

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SCHEMATIC DESIGN

TURNER RESIDENCE 2.5

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ASHEVILLE, NC
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REVISIONS

No.	Date	Description

Project Number:	250703
Date:	10/2/2026
Drawn by:	LHA

EXTERIOR ELEVATIONS

A2.2

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EXISTING HOUSE



NEW DESIGN



EXISTING HOUSE OVERLAYED ON NEW DESIGN



FRONT ELEVATION RENDERING



FRONT ELEVATION RENDERING EVENING

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5/15/2026

SCHEMATIC DESIGN

TURNER RESIDENCE 2.5

1 AMHERST RD.
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REVISIONS

No.	Date	Description

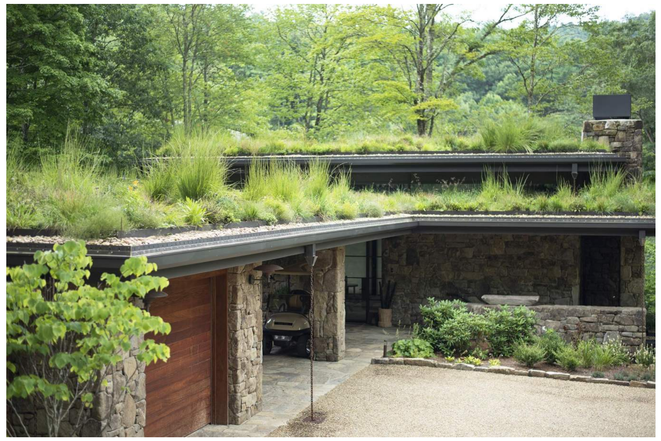
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Date:	10/2/2026
Drawn by:	LHA

EXTERIOR PERSPECTIVES

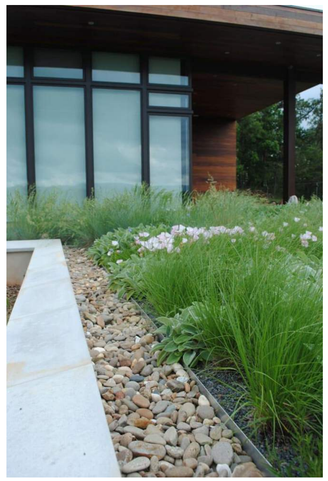
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VEGETATIVE ROOF IMAGES



REAR ELEVATION RENDERING



VEGETATIVE ROOF DECK OVER CARPORT RENDERING

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SCHEMATIC DESIGN

TURNER RESIDENCE 2.5

1 AMHERST RD.
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28803

REVISIONS

No.	Date	Description

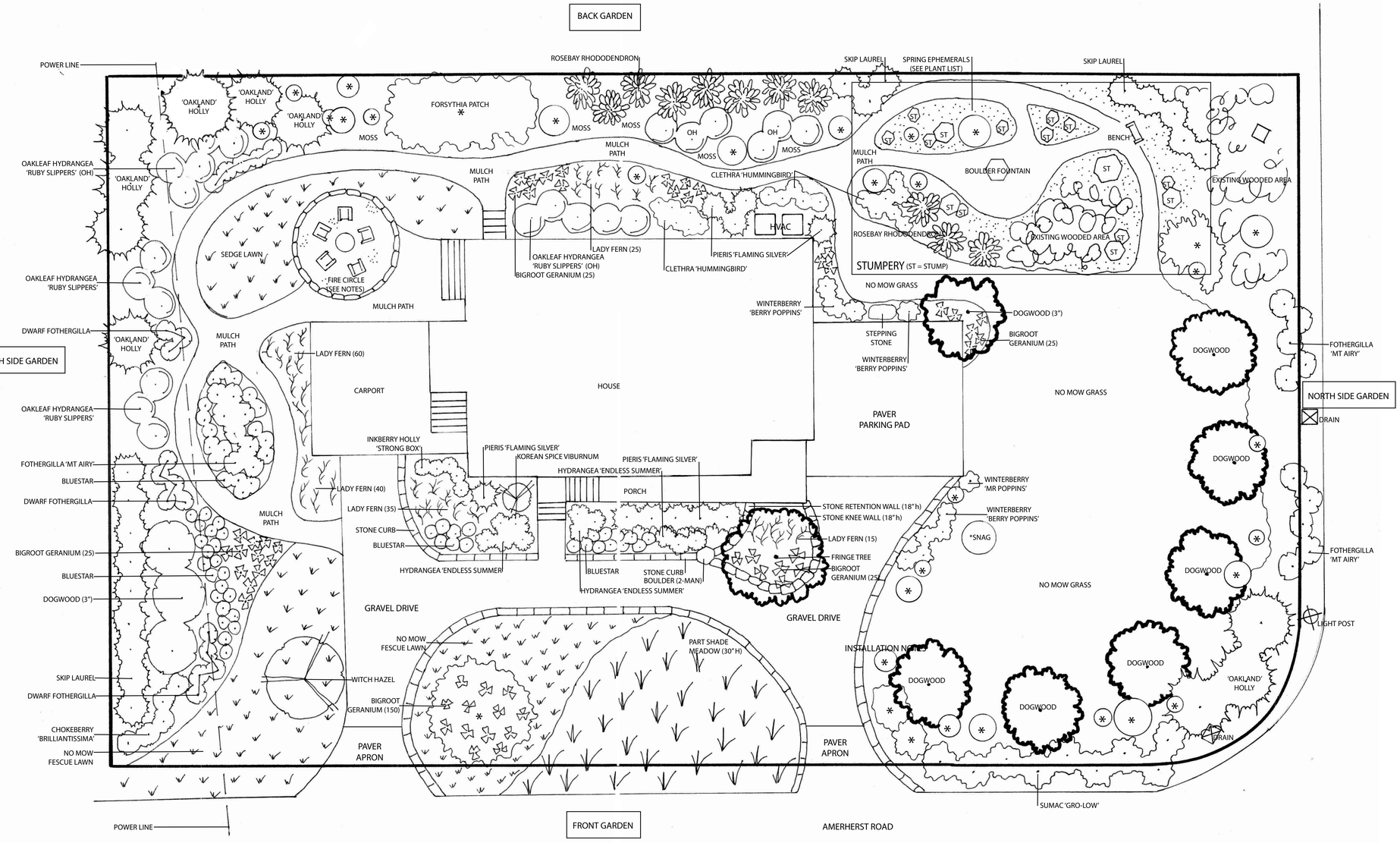
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Date:	10/2/2026
Drawn by:	LHA

EXTERIOR PERSPECTIVES

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PLANT LIST

Front Garden Woody Plants			Installed
Common Name	Botanical Name	Quantity	Size
Fringe Tree	Chionanthus virginicus	1	15 gal
Hydrangea 'Endless Summer'	Hydrangea macrophylla 'Endless Summer'	11	3 gal
Inkberry 'Strong Box'	Ilex glabra 'Strong Box'	5	3 gal
Korean Spice Viburnum	Viburnum carlesii	1	7 gal
Pieris 'Flaming Silver'	Pieris japonica 'Flaming Silver'	6	3 gal
Total		**24**	

Front Garden Herbaceous Plants			Installed
Common Name	Botanical Name	Quantity	Size
Big-root Geranium	Geranium Macrorrhizum	200	landscape plug
Bluestar	Amsonia heubrectii	18	1 gal
Lady Fern	Athyrium filix-femina	50	landscape plug
Total		**268**	

Front Garden Part Shade Meadow (1,050 sq ft)			Installed
Common Name	Botanical Name	Quantity	Size
Bottlebrush Grass	Elymus histrix	100	landscape plug
Cardinal Flower	Lobelia cardinalis	100	landscape plug
Mountain Mint	Pycnanthemum muticum	100	landscape plug
Tall Thimbleweed	Anemone virginiana	100	landscape plug
White Wood Aster	Eurybia divaricata	100	landscape plug
Total		**500**	

No Mow Lawn			Installed
Common Name	Botanical Name	Quantity	Size
Links Mix	Fine Fescue + Red Fescue Mix	850 sq ft	seed

South Garden Woody Plants			Installed
Common Name	Botanical Name	Quantity	Size
Dogwood	Cornus florida 'Cherokee Princess'	3	3" caliper
Chokeberry 'Brilliantissima'	Aronia arbutifolia 'Brilliantissima'	5	3 gal
Dwarf Fothergilla	Fothergilla gardenii	18	3 gal
Fothergilla 'Mt. Airy'	Fothergilla major 'Mt Airy'	8	3 gal
Holly 'Oakland'	Ilex 'Oakland'	7	6' - 8'
Oakleaf Hydrangea 'Ruby Slippers'	Hydrangea quercifolia 'Ruby Slippers'	11	3 gal
Skip Laurel	Prunus laurocerasis	9	7 gal
Witch Hazel	Hamamelis virginiana	1	15 gal
Total		**62**	

South Garden Herbaceous Plants			Installed
Common Name	Botanical Name	Quantity	Size
Big-root Geranium	Geranium Macrorrhizum	50	landscape plug
Bluestar	Amsonia heubrectii	37	1 gal
Lady Fern	Athyrium filix-femina	100	landscape plug
Total		**187**	

No Mow Lawn			Installed
Common Name	Botanical Name	Quantity	Size
Links Mix	Fine Fescue + Red Fescue Mix	920 sq ft	seed
Sedge Lawn	Carex appalachica	1000	landscape plug

Back Garden Woody Plants			Installed
Common Name	Botanical Name	Quantity	Size
Clethra 'Hummingbird'	Clethra alnifolia 'Hummingbird'	12	3 gal
Oakleaf Hydrangea 'Ruby Slippers'	Hydrangea quercifolia 'Ruby Slippers'	11	3 gal
Rosebay Rhododendron	Rhododendron maximum	8	4' H B&B
Total		**31**	

Back Garden Herbaceous Plants			Installed
Common Name	Botanical Name	Quantity	Size
Big-root Geranium	Geranium Macrorrhizum	25	landscape plug
Lady Fern	Athyrium filix-femina	25	landscape plug
Moss	Hypnum iponens	100 sq ft	sheet
Total		**50**	

Stumpery Garden Plants			Installed
Common Name	Botanical Name	Quantity	Size
WOODY			
Skip Laurel	Prunus laurocerasis	8	3 gal
Clethra 'Hummingbird'	Clethra alnifolia 'Hummingbird'	7	3 gal
Pieris 'Flaming Silver'	Pieris japonica 'Flaming Silver'	4	3 gal
Rosebay Rhododendron	Rhododendron maximum	3	4' H B&B
HERBACEOUS			
Bloodroot	Sanguinaria canadensis	25	installer to source
Cinnamon Fern	Osmunda cinamomea	25 (groups of 5)	1 gal
Foam Flower	Tiarella cordifolia	50	landscape plug
Jack-in-the-Pulpit	Arisaema triphyllum (male &female)	25	installer to source
Moss	Hypnum iponens	100 sf ft	sheet
Shooting Star	Dodecatheon meadia	25	installer to source
Spring Beauty	Claytonia virginica	50	installer to source
Trillium	Trillium grandiflorum	50	landscape plug
Trout Lily	Erythonium americanum	25	installer to source
Wild Ginger	Asarum canadensis	50	landscape plug

North Side Garden Plants			Installed
Common Name	Botanical Name	Quantity	Size
Dogwood	Cornus florida 'Cherokee Princess'	6	2" caliper
Dogwood	Cornus florida 'Cherokee Princess'	1	3" caliper
Fothergilla 'Mt. Airy'	Fothergilla major 'Mt Airy'	10	3 gal
Holly 'Oakland'	Ilex 'Oakland'	3	6' - 8'
Sumac 'Gro Low'	Rhus aromatica 'Gro Low'	9	3 gal
Winterberry 'Berry Poppins'	Ilex verticillata 'Berry Poppins'	9	3 gal
Winterberry 'Mr. Poppins'	Ilex verticillata 'Mr. Poppins'	1	3 gal
Total		**39**	

No Mow Lawn			Installed
Common Name	Botanical Name	Quantity	Size
Links Mix	Fine Fescue + Red Fescue Mix	5,500 sq ft	seed

✲ INDICATES EXISTING PLANT

INSTALLATION NOTES

Installation Notes: General	
Utilities	Utilities will be marked prior to work commencing. Homeowner to call 811
Drainage	Drainage to be adressed by Registered Landscape Architect (RLA)
Driveway	Driveway design to be adressed by RLA
Grade handling	The NW corner of the house currently has timber grade handling. RLA to address grade handling in this area with stone.
Hardscape	Stepping stones to be TN Fieldstone Steppers, 2' D x 3' w (nominal)
Hardscape	Stone sitting / retaining walls will be TN Fieldstone.
Pathways	All pathways will be Double Ground Hardwood Mulch, 3' wide.
Amendment	Amendment will be mainly pine fines with some compost. The purpose is primarily to add air pockets into soil.
Plant removals/transplants	All plant removals will be flagged by designer with red tape.
Plant layout	Designer will approve woody plant layout and will direct herbaceous plant layout.
Mulch	Planting beds will be covered with Double Ground Pine Bark mulch.
Watering	Installer will ensure that new plantings are well-watered in. Homeowner and Installer will agree on plan for establishment watering.
Planting time	Woody plants may be planted in spring - early summer and fall - early winter
Planting time	Herbaceous plants may be planted in spring - early summer

Installation Notes: Front Garden	
Plant Removal	Existing woody plants and grass / weeds to be removed and hauled off. Magnolia to remail.
Stone Walls	Two stone walls will be constucted on the north end of the front garden. Lower to be 18" high and suitable for sitting; upper to be approx. 12" for grade retention.
Stone Walls	Transition from walls to driveway curb to get a 2-man boulder.
Planting	Woody plants will be pocket planted with extra-wide pits and backfill amended with 25% planting mix
Amendment	Herbaceous planting areas will be spread with 2" AMY's planting mix or comparable, and dug in at the time of perennial planting.
Planting	Meadow will be laid out in a matrix planting - designer to direct.
Planting	No Mow Grass will area will be prep'd for seeding, seeded at directed rate, covered with pine straw. Installer to specify watering regime.
Planting	All plantings will be mulched and well-watered in.

Installation Notes: South Side Garden	
Plant Removal	Entire area to be cleared of invasive plants and weeds. Designer will direct further editing of existing plants. Extraneous plants and debris to be hauled off.
Fire Circle	A 20' circle (OD) will be excavated, filled with 3" washed stone and topped with fabric (felt), 2" granite fines compacted, 1" decorative gravel. Edge w/TN Fieldstone medium long.
Planting	Woody plants will be pocket planted with extra-wide pits and backfill amended with 25% planting mix
Amendment	Herbaceous planting areas will be spread with 2" AMY's planting mix or comparable, and dug in at the time of perennial planting.
Planting	All plantings will be mulched and well-watered in.

Installation Notes: Back Garden	
Plant Removal	Entire area to be cleared of invasive plants and weeds. Designer will direct further editing of existing plants. Extraneous plants and debris to be hauled off.
Planting	Woody plants will be pocket planted with extra-wide pits and backfill amended with 25% planting mix
Amendment	Herbaceous planting areas will be spread with 2" AMY's planting mix or comparable, and dug in at the time of perennial planting.
Planting	All plantings will be mulched and well-watered in.

Installation Notes: North Side Garden	
Plant Removal	Entire area to be cleared of invasive plants and weeds. Designer will direct further editing of existing plants. Extraneous plants and debris to be hauled off.
Planting	Woody plants will be pocket planted with extra-wide pits and backfill amended with 25% planting mix
Amendment	Herbaceous planting areas will be spread with 2" AMY's planting mix or comparable, and dug in at the time of perennial planting.
Planting	No Mow Grass will area will be prep'd for seeding, seeded at directed rate, covered with pine straw. Installer to specify watering regime.
Planting	All plantings will be mulched and well-watered in.
Stumpery	Designer will direct editing of trees / shrubs in this area.
Stumpery	A 4' bench will be set per plan.
Stumpery	15 stumps of varying sizes will be selected with homeowner and placed at designers direction.
Stumpery	A 3-man boulder will be selected with homeowner, and prepared for use as a recirculating fountain. Boulder will be drilled with a hole. A basin, pump and screen will make the fountain.
Stumpery	Woody plants will be pocket planted with extra-wide pits and backfill amended with 25% planting mix
Stumpery	Designer will layout all herbaceous plant material once stumps are set.
Stumpery	Herbaceous planting areas will be spread with 2" AMY's planting mix or comparable, and dug in at the time of perennial planting.
Stumpery	All plantings will be mulched and well-watered in.

N

Scale: 1' 0" = 10'
Date: October 2, 2026
Page: 1 of 1

TURNER RESIDENCE
1 Amherst Rd. Biltmore Forest. NC 28803
New House Revised Landscape Plan

3 Chestnut Mountain Ridge
Asheville, NC 28803
828.628.4922
Muddy Boots™ GARDEN DESIGN

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

October 26, 2026

Property Address: **1081 Hendersonville Rd**
Property Owner: **William Ensor for Dr. Roberson**
Request: **Rehearing for a Special Use request for a New Medical Facility and Variance for Max Roof Coverage**

Background

This is a rehearing from last month for a new medical facility at 1081 Hendersonville Rd and is allowable within the R-4 district with a special use approval. As part of the project, they are requesting a variance for the max amount of allowed roof coverage. The ordinance allows a max of 4,509 square feet, they are requesting 6,138 total square feet. The roof coverage does not meet the ordinance requirements and would therefore require a variance. As part of the updated plan a reduction of roof coverage has been applied, impervious surface coverage meets the ordinance requirements, and a new water runoff plan has been shown. Reviews were completed by both the planning and public works departments.

Ordinance information

Some specific sections to reference but not all inclusive would be the following: Commercial site design in 153.046 and 153.047. Impervious surface is in 153.048. Roof coverage in 153.043. Signage is covered in 153.033 of the zoning ordinance as well as 93.05 of the Town Ordinance.

Special Use Request

A new medical facility is allowed within the R-4 district with a special use approval from the Board of Adjustment. The Town's Zoning Ordinance regulates special uses in section 153.008 and section 153.008(C) (6) for all commercial services, professional office uses, consumer services, and retail businesses.

Variance

The ordinance shows the max allowed roof coverage of 4,509 square feet, they are requesting 6,138 total square feet. The roof coverage does not meet the ordinance requirements and therefore both would require a variance for approval. Variances are covered in section 153.110 (D) of the Towns Zoning Ordinance.

Zoning Compliance Application

Town of Biltmore Forest

Name
William Ensor

Property Address
1081 Hendersonville Road

Phone
(843) 693-2335

Email
densor@pharoslanddesign.com

Parcel ID/PIN Number
9656082664

ZONING INFORMATION

Current Zoning
R-4

Lot Size
.94

Proposed Roof Coverage Total
6884

Proposed Impervious Surface Coverage
17888

Front Yard Setback
50 feet (R-2, R-3, R-4, and R-5 Districts)

Side Yard Setback
15 feet (R-2, R-3, R-4, and R-5 Districts)

Rear Yard Setback
20 feet (R-2, R-3, R-4, and R-5 Districts)

Building Height
27'-7 7/8"

Description of the Proposed Project
Proposed Medical Building with 16 parking spaces

Estimated Start Date
9/14/2026

Estimated Completion Date
8/16/2027

Estimated Cost of Project
$1,500,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
2026 0420_100_ Review Set.pdf

Roberson Legacy Clinic Civil 2026-04-29.pdf

Signature



Date
5/11/2026

Have you paid your $100 fee for a Special Use or your $300 fee for a Variance? Your application will not be reviewed until payment has been received. If you do not require a special use or variance, no payment is due up front, but zoning permit fees will be calculated when the permit is issued. You can visit the link below to pay. Copy & paste the link in your browser.
Not yet, I plan to pay in person or mail a check

Important Notice: The Town will never mail your application and/or permit information to your home. The Town will also never ask you for a wire transfer, giftcards, or any other forms of payment.
Yes, I understand that the Town will NOT reach out via mail or ask for wire transfers. If something seems off, please reach out to the Town immediately.

Special Use Permit Application

Town of Biltmore Forest

Name
William Ensor

Address
1081 Hendersonville Rd

Phone
(843) 693-2335

Email
densor@pharoslanddesign.com

Please select the type of special use you are applying for:
Commercial Services, Professional Office Uses, Consumer Services and Retail Businesses

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:
The project will consist of a Doctor's Clinic and 16 parking spaces. The development will have a single access to Hendersonville Road.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The project will provide the minimum number of parking spaces and meet Town required setbacks. The development will also acquire an NCDOT driveway encroachment. This permit application has already been submitted to NCDOT.

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

Signature



Date
5/18/2026

Have you paid the $100 special use permit application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.
I plan to pay in person or mail a check

VARIANCE APPLICATION

Town of Biltmore Forest

Name
William Ensor

Address
1081 Hendersonville Rd

Phone
(843) 693-2335

Email
densor@pharoslanddesign.com

Current Zoning/Use
Vacant

Requested Use
Doctor's Clinic

APPLICATION REQUIREMENTS: An application to the Board of Adjustment for a variance must be submitted to the Town of Biltmore Forest Town Manager at least 21 days prior to the meeting at which the application will be considered. A pre-application meeting with Town staff is required prior to application submittal to the Board of Adjustment.

What would you like to do with your property?
Construct a Doctor's Clinic with 16 parking spaces and a small chapel for patients and patient's families.

What does the ordinance require?
Max Roof Coverage: 4,331 sf (Proposed: 6,884 sf)
Max Impervious Surface Coverage:13,693 sf (Proposed: 17,888 sf)

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

REQUIRED FINDINGS: Please provide a thorough response to each.

Unnecessary hardship would result from the strict application of the ordinance.
With a small lot of 0.94-acres, the strict application of the ordinance would severely impact the type of use that could feasibly meet the ordinance.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The size of the property is what is driving the need for a variance.

The hardship did not result from actions taken by the applicant or the property owner.
The applicant and property owner have worked to reduce building coverage and maximum impervious coverage to the greatest extent possible. The loading space required is also pushing the proposed impervious coverage further over the maximum.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
Yes, the request is consistent with the spirit, purpose, and intent of the ordinance. Public safety would not

be impacted by the granting of this variance.

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

Signature



Date
5/18/2026

Have you paid the $300 varience application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.
I plan to pay in person or mail a check

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

July 13, 2026

Roberson Legacy Clinic
Developer: Cooper Construction Company, Inc.
761 S. Allen Road, Flat Rock, NC 2873

Engineer: WIlliam Ensor, PE- Pharos Land Design

Subject: **Driveway Permit Approval – (D132-011-26-00029) Buncombe County Access to:** US-25 for a proposed 4medical clinic.

Drive #1: **Access to US Hwy 25- (Right in, Right out)** 150 feet south from the intersection of US-25 and Caribou Road.

Dear Applicant:

The Department is providing an approved Driveway Permit for the subject driveway. This permit is for the site plans signed and sealed by William Ensor on 7/13/2026. This permit is an approval for one full access driveway.

Please notify this office of the start date of construction so NCDOT personnel can conduct inspections periodically to ensure compliance with the approved plan set and special provisions that are included with this packet. *Failure to notify the District Office of the start of construction and failure to keep a copy of this permit onsite during construction will result in this permit being* ***revoked.***

Permit approved subject to the attached special provisions and the following conditions:

- **Contractors shall notify the NCDOT District Office 72 hours prior to performing work within the NCDOT Right-of-Way and provide the attached Notification Form accordingly.**
- **Any work requiring lane closures shall be performed between the hours of 9:00 AM to 3:00 PM only. All lane closures shall be performed by a certified traffic control contractor. Traffic shall always be maintained during construction. A Traffic Control plan shall be submitted to NCDOT for approval.**

NC DEPARTMENT OF TRANSPORTATION
DIVISION 13 DISTRICT II OFFICE
ASHEVILLE, NC 28802

Telephone: (828) 250-3200
Fax: (828) 299-3747
Customer Service: 1-877-368-4968

11 OLD CHARLOTTE HWY.
ASHEVILLE, NC 28803

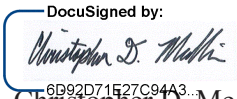
Website: www.ncdot.gov

- **All proposed work within the NCDOT R/W shall be constructed to NCDOT Standards and Specifications.**
- **No parking, storage, fencing, etc. allowed on NCDOT Right of Way.**
- **Parking lot and vehicles shall be outside of NCDOT Right of Way.**
- **Gravel Construction Entrance shall be installed prior to any grading activities and maintained during construction of the project (NCDOT Std. 1607.01).**
- **A paved turnout is required for the access point (NCDOT Std. 848.02).**
- **All asphalt work shall be performed by a QMS Certified Asphalt Contractor.**
- **Work shall be guaranteed for a period of one year after completion of the project.**
- **NCDOT 10' x 70' Sight triangle shall always be enforced from the NCDOT R/W boundary line at all access points.**
- **The developer is required to ensure adequate sight distance on both approaches to the driveway meets minimum AASHTO requirements for stopping sight distance.**
- **The driveway shall be graded with a low point that is located directly over the driveway pipe to prevent water from being shed on to the NCDOT maintained roadway. Driveways not requiring a pipe shall be graded in a manner that does not shed water on to the NCDOT roadway.**
- **The developer shall provide and install all signs and pavement markings within this project.**
- **All signs and pavement markings provided and installed by the developer on State maintained roadways, within State maintained intersections, and on any private driveway approach to a State maintained roadway shall be manufactured and installed in accordance with the Department's standard specifications. This includes the Manual on Uniform Traffic Control Devices, traffic signal plans, roadway plans, and approved developer plans.**
- **The developer's pavement marking contractor shall be pre-approved to perform work for the Department.**
- **The developer's signing contractor shall be pre-approved to perform work for the Department.**
- **The Developer's signal contractor shall be pre-approved to perform traffic signal work for the Department.**
- **The developer shall ensure all temporary traffic control devices installed on the State Highway System meet MUTCD requirements.**
- **All OSHA regulations and guidelines shall be performed during construction.**

- **The relocation of any overhead or underground fiber optic components within NCDOT's fiber optic system will be the responsibility of the developer when they are impacted by the development. This relocation shall be completed by a contractor that is qualified with the NCDOT to complete this work. Materials for this work must be approved by NCDOT prior to installation. When fiber splicing occurs, any splicing would need to be completed the same day to ensure that NCDOT retains communication with the traffic signal system, traffic cameras, overhead message signs, and dynamic trailblazing signs. At no time can the fiber be disconnected/cut and left. Once any cut has been made, the re-splicing should occur immediately. When splicing is necessary, fusion splices will be required and the OTDR report will need to be provided to the Department. No mechanical splices will be permitted. Where extra fiber is required, it will be the responsibility of the Developer to provide the extra fiber. NCDOT's current splice enclosures/cans must be maintained and cannot be impacted by the Development. If they are impacted, they must be moved and replaced. Any costs associated with NCDOT's fiber relocation will be the responsibility of the development. The Developer shall contact the Deputy Division Traffic Engineer at (828)250-3000 to coordinate any fiber optic relocations prior to construction.**

If you have any questions concerning this permit, please call the District Engineer's Office at (828) 250-3200.

Sincerely,

DocuSigned by:

6D92D71527C94A3...

Christopher D. Medlin, P.E.
District Engineer

CDM: arr
Attachments

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. D132-011-26-00029	Date of Application 04/27/2026	
County: Buncombe County		
Development Name: Roberson Legacy Clinic		

LOCATION OF PROPERTY:

Route/Road: Hendersonville Road

Exact Distance 150 ☐ Miles ☒ Feet N ☐ S ☒ E ☐ W ☐

From the Intersection of Route No. Caribou Road and Route No. _____ Toward Rock Hill Road

Property Will Be Used For: ☐ Residential /Subdivision ☒ Commercial ☐ Educational Facilities ☐ TND ☐ Emergency Services ☐ Other

Property: ☒ is ☐ is not within Town of Biltmore ~~Village~~ Forest City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a $50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY		NAME	John F. May II
SIGNATURE		SIGNATURE	
ADDRESS	104 Nine Bark Way	ADDRESS	761 South Allen Road
	Sunset, SC Phone No. 650-804-9458		Flat Rock, NC 28731

AUTHORIZED AGENT		WITNESS	
COMPANY		NAME	
SIGNATURE		SIGNATURE	
ADDRESS		ADDRESS	
	Phone No.		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

DocuSigned by: Christopher D. Mullis 6D92D71E27C94A3...

SIGNATURE		DATE
		07/13/2026

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE	TITLE	DATE
	Town Manager	5/27/26

APPLICATION APPROVED BY NCDOT

DocuSigned by: Christopher D. Mullis 6D92D71E27C94A3...

SIGNATURE	TITLE	DATE
	District Engineeer	07/13/2026

INSPECTION BY NCDOT

SIGNATURE	TITLE	DATE

COMMENTS:

NOTIFICATION FORM

NOTIFICATION FOR UTILITY / NON-UTILITY ENCROACHMENT WITHIN NCDOT R/W AND DRIVEWAY ACCESS CONSTRUCTION

Instructions for use:
This form must be completed in its entirety and submitted directly to the designated personnel in the District Engineer's office via email a minimum of 72 hours prior to construction for the encroachment/driveway access.

Date: _____ Submitted by Name: _____

To: District Personnel Name: Austin Rice
District Personnel Email: arrice@ncdot.gov
District Office #: 828-250-3208

This notification is to inform you that we (encroaching party or their contractor) will begin construction work on the following project in a minimum of one week.

Encroachment/Driveway Permit Number
(assigned by NCDOT) for the project: _____

Construction start date: _____

Approximate ending date: _____

Contact NCDOT inspector a minimum of 72 hrs. in advance to set-up Preconstruction meeting in the District Engineer's office or other location as directed by the District Engineer

Preconstruction meeting date & time: _____

Preconstruction meeting address: _____
_____

Type of project: _____
[Examples: power, telecommunication, water, sewer, gas, petroleum, access, roadway improvements other (describe)]

Contact Info for this project:

Contractor Company Name:
_____
Contractor Contact Name:
_____
Contractor Phone Number:
_____
Contractor Email:
_____

NCDOT Utility Inspector Name:
_____
NCDOT Utility Inspector Phone:
_____
NCDOT Utility Inspector Email:
_____
NCDOT Utility Project Manager Name:
_____
NCDOT Utility Project Manager Phone:
_____
NCDOT Utility Project Manager Email:
_____

District II Engineer's Office
(Division 13-Buncombe, Madison, & Yancey County)
828-250-3200
11 Old Charlotte Hwy, Asheville NC 28803

STANDARD SPECIAL PROVISIONS FOR DRIVEWAYS
Rev. September 2023

The following provisions are considered part of the approved Street and Driveway Access Permit and are considered to be conditions of approval:

1. All driveways requiring a driveway pipe shall be graded with a low point that is located directly over the driveway pipe to prevent water from being shed on to the NCDOT maintained roadway.
    A. The driveway pipe shall be placed in line with the ditch that existed prior to construction.
    B. The driveway pipe shall have a minimum 12.0" of cover and be made of a material that is in compliance with NCDOT standards.
2. Driveways not requiring a driveway pipe shall be graded in a manner that does not shed water on to the NCDOT maintained roadway.
3. Any work requiring equipment or personnel closer than 5.0' from the outside edge of the travel lane shall require a lane closure in accordance with the latest edition of the MUTCD. No lane closures will be allowed before 8:30 AM or after 4:30 PM or on weekends or State observed holidays.
4. Absolutely no materials or equipment storage will be allowed on NCDOT right of way.
5. Any changes to the permit drawing must be submitted in writing to the Engineer for review and comment. Failure to request changes may result in cancellation of the permit and removal of the driveway connection at the property owner's expense.
6. Failure to construct the driveway in accordance with the Street and Driveway Access Permit drawings and the current Policy on Street and Driveway Access to NC Highways manual may result in cancellation of the permit and removal of the driveway connection at the property owner's expense.
7. All disturbed right of way monuments shall be reset by a NC licensed Surveyor in accordance with NCDOT Roadway Standard Drawings and Standard Specifications for Roads and Structures manuals.
8. Permit expirations:
    A. Regular Commercial and Residential/Subdivision Permits expire one year from the approval date.
    B. Special Commercial Permits expire one year from the approval date.

9. Traffic control shall be coordinated with the District Engineer, Mr. Chris Medlin at telephone (828)250-3200, prior to construction.

10. WORK ZONE TRAFFIC CONTROL QUALIFICATIONS AND TRAINING PROGRAM

All personnel performing any activity inside the highway right of way are required to be familiar with the NCDOT Maintenance / Utility Traffic Control Guidelines (MUTCG). No specific training course or test is required for qualification in the Maintenance /Utility Traffic Control Guidelines (MUTCG). All flagging, spotting, or operating Automated Flagger Assist Devices (AFAD) inside the highway right of way requires qualified and trained Work Zone Flaggers. Training for this certification is provided by NCDOT approved training resources and by private entities that have been pre-approved to train themselves. All personnel involved with the installation of Work Zone Traffic Control devices inside the highway right of way are required to be qualified and trained Work Zone Installers. Training for this certification is provided by NCDOT approved training resources and by private entities that have been pre-approved to train themselves. All personnel in charge of overseeing work zone Temporary Traffic Control operations and installations inside the highway right of way are required to be qualified and trained Work Zone Supervisors. Training for this certification is provided by NCDOT approved training resources and by private entities that have been pre-approved to train themselves. For questions and/or additional information regarding this training program please refer to https://connect.ncdot.gov/projects/WZTC/Pages/Training.aspx or call the NCDOT Work Zone Traffic Control Section (919) 814-5000.

12. The Applicant shall employ traffic control measures that are in accordance with the prevailing federal, state, local, and NCDOT policies, standards, and procedures. These policies, standards, and procedures include, but are not limited to the following:

STANDARD SPECIAL PROVISIONS FOR DRIVEWAYS
Rev. September 2020

a. Manual on Uniform Traffic Control Devices (MUTCD) – North Carolina has adopted the MUTCD to provide basic principles and guidelines for traffic control device design, application, installation, and maintenance. North Carolina uses the MUTCD as a minimum requirement where higher supplemental standards specific to North Carolina are not established. Use fundamental principles and best practices of MUTCD (Part 6, Temporary Traffic Control).

b. NCDOT Maintenance / Utility Traffic Control Guidelines – This document enhances the fundamental principles and best practices established in MUTCD Part 6, Temporary Traffic Control, incorporating NCDOT-specific standards and details. It also covers important safety knowledge for a wide range of work zone job responsibilities.

PROJECT SPECIAL PROVISIONS

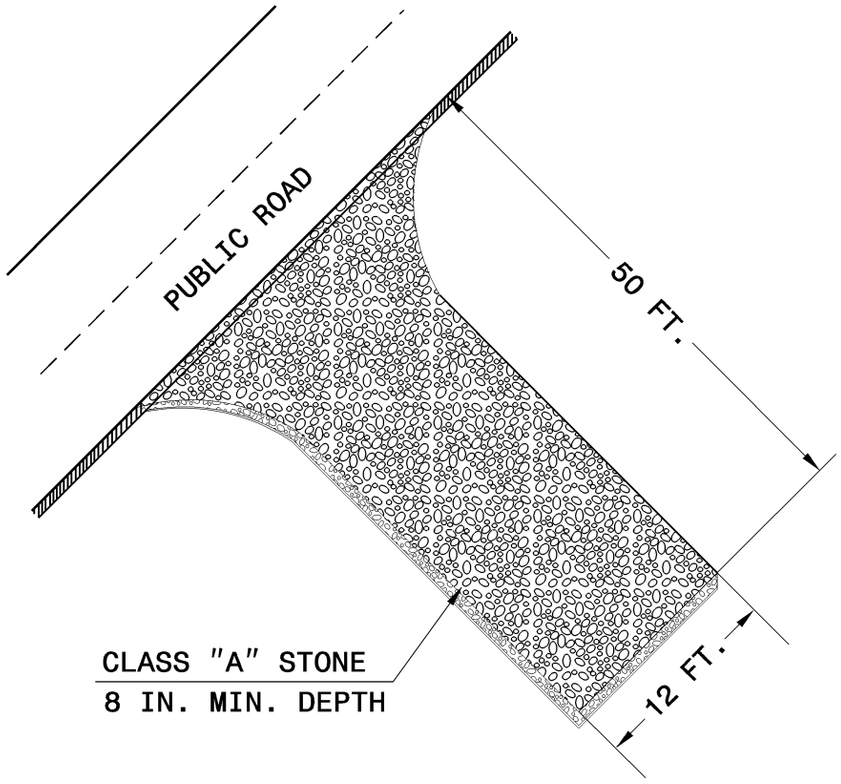
1. No signs or other obstructions shall be erected or maintained on existing or proposed NCDOT right of way.
2. Notify NCDOT prior to beginning any work.
3. The developer shall be required to ensure adequate sight distance of both approaches to the driveway meets minimum MUTCD requirements for stopping distances.
4. The developer shall provide and install all signs and pavement markings within this project.
5. All signs and pavement markings provided and installed by the developer on State maintained roadways, within State maintained intersections, and on any private driveway approach to a State maintained roadway shall be manufactured and installed in accordance to the Department's standard specifications. This includes the Manual on Uniform Traffic Control Devices, traffic signal plans, roadway plans, and approved developer plans.
6. The developer's pavement marking contractor shall be pre-approved to perform work for the Department and must submit a copy of their certification card to the District office.
7. The developer's signing contractor shall be pre-approved to perform work for the Department.
8. The developer's traffic signal designer and contractor shall be pre-approved to perform work for the Department.
9. Traffic Impact Analyses (TIA) shall be performed by private engineering firms pre-approved to perform work for the Department. TIAs shall be performed in accordance with NCDOT guidelines found on the NCDOT website.
10. The developer will be responsible for all costs associated with required traffic signal upgrades and will be required to enter into a reimbursable agreement with the Department to accomplish the necessary work. The reimbursable agreement will also allow NCDOT to review the design and inspect the work.
11. Please contact the Division Traffic Engineer at 250-3000 to facilitate this agreement.
12. All auxiliary-turning lanes required shall have tapers designed and built in accordance with the MUTCD and NCDOT standards.
13. The driveway pipe shall be graded with a low point that is located directly over the driveway pipe to prevent water from being shed on to the NCDOT maintained roadway if required.
14. Road shall be resurfaced full width of roadway after completion of turn lanes and any other construction which the Engineer deems necessary.
15. Any damages to the roadway during construction shall be the responsibility of the owner/developer. Repairs shall be performed to the satisfactory of the Department of Transportation. The Engineer will decide all questions which may arise as to the quality and acceptability of work performed and as to the rate of progress of the work; all questions which may arise as to the interpretation of the permit; and all questions as to the acceptable fulfillment of the permit on the part of the developer.
16. The relocation of any overhead or underground fiber optic components within NCDOT's fiber optic system will be the responsibility of the developer when they are impacted by the development. This relocation shall be completed by a contractor that is qualified with the NCDOT to complete this work. Materials for this work must be approved by NCDOT prior to installation. When fiber splicing occurs, any splicing would need to be completed the same day to ensure that NCDOT retains communication with the traffic signal system, traffic cameras, overhead message signs, and dynamic trailblazing signs. At no time can the fiber be disconnected/cut and left. Once any cut has been made, the re-splicing should occur immediately. When splicing is necessary, fusion splices will be required and the OTDR report will need to be provided to the Department. No mechanical splices will be permitted. Where extra fiber is required, it will be the responsibility of the Developer to provide the extra fiber. NCDOT's current splice enclosures/cans must be maintained and cannot be impacted by the Development. If they are impacted, they must be moved and replaced. Any costs associated with NCDOT's fiber relocation will be the responsibility of the development. The Developer shall contact the Deputy Division Traffic Engineer at (828)298-3300 to coordinate any fiber optic relocations prior to construction.

STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

7-06

ENGLISH STANDARD DRAWING FOR

GRAVEL CONSTRUCTION ENTRANCE



NOTES:
1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
2. LOCATE ENTRANCE(S) TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.
6. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.
7. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.

NOTE: PLACE FILTER FABRIC BENEATH STONE

SHEET 1 OF 1

1607.01

STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

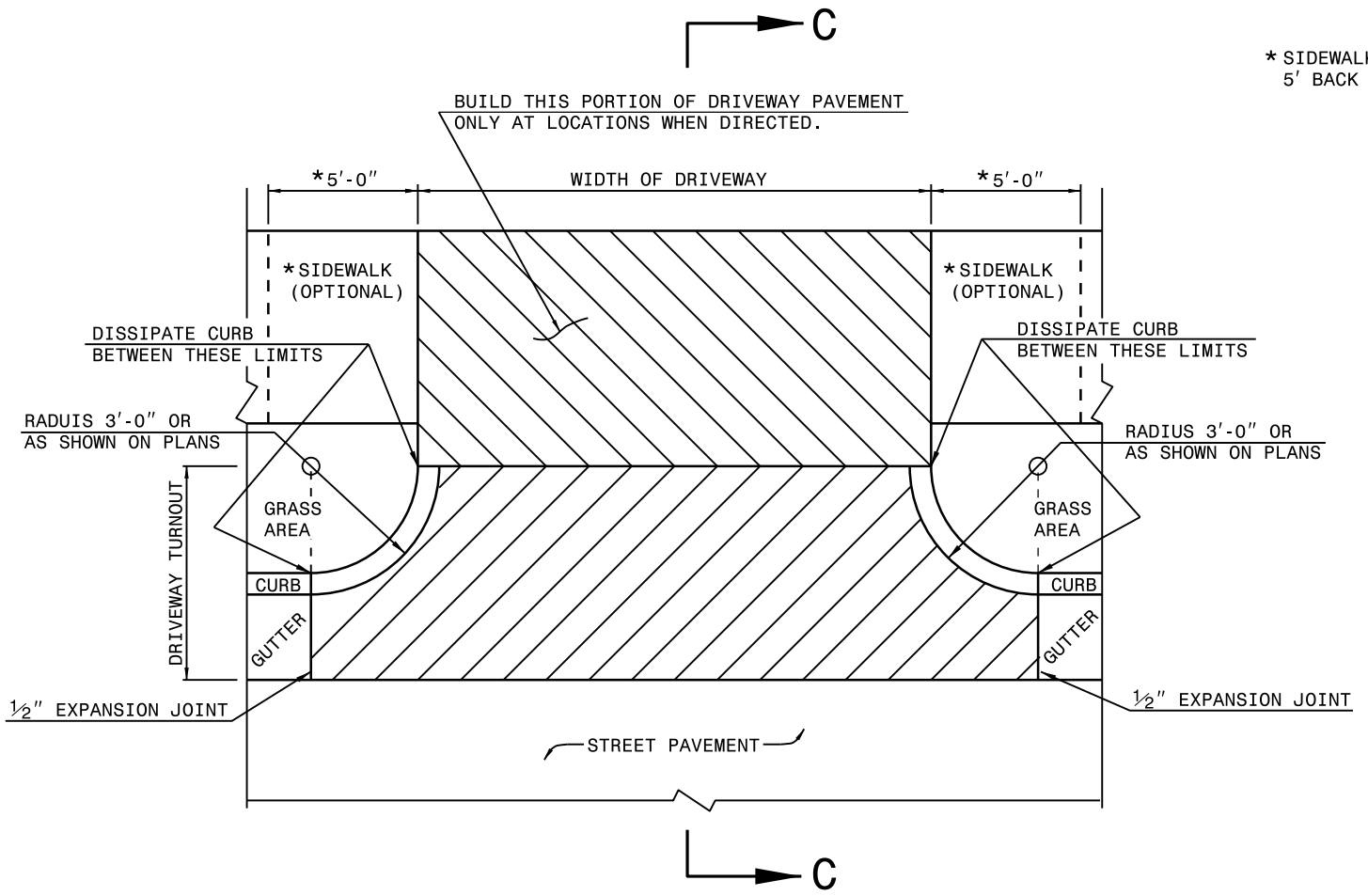
7-06

ENGLISH STANDARD DRAWING FOR

GRAVEL CONSTRUCTION ENTRANCE

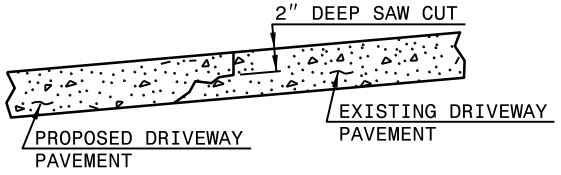
SHEET 1 OF 1

1607.01



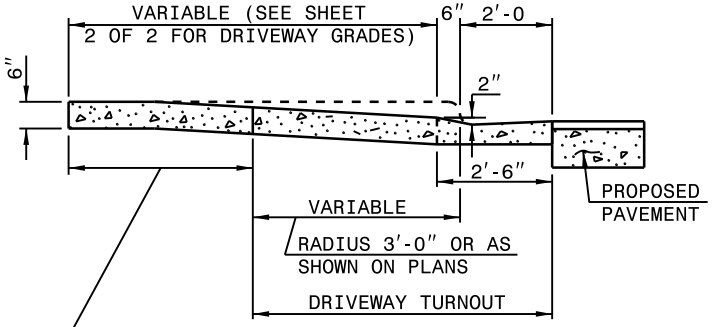
*SIDEWALK TAPERS DOWN
5′ BACK FROM DRIVEWAY.

PLAN
DETAIL OF DRIVEWAY



METHOD OF TIE IN

WHEN EXISTING DRIVEWAY PAVEMENT IS CONCRETE, SAW CUT 2″ DEEP JOINT AT THE POINT OF TIE-IN. SAW JOINT PERPENDICULAR TO EDGE OF EXISTING DRIVEWAY PAVEMENT.



SECTION C-C

STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR

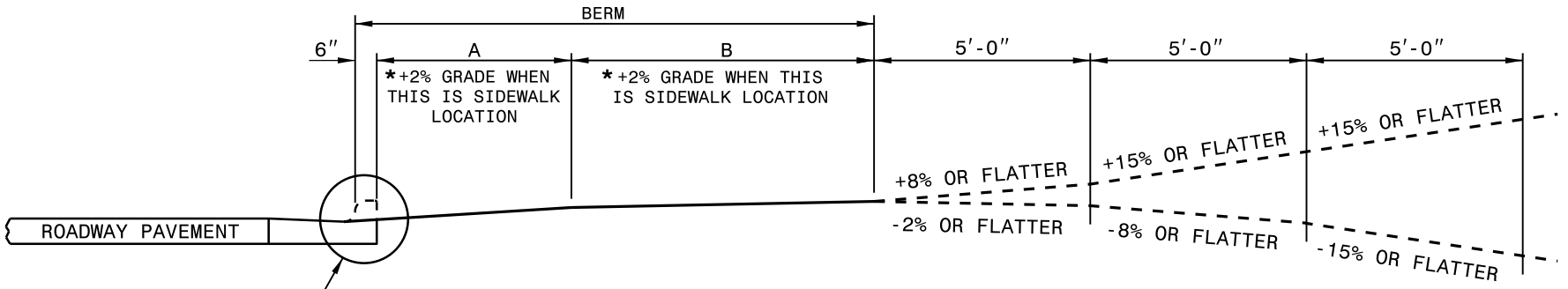
DRIVEWAY TURNOUT

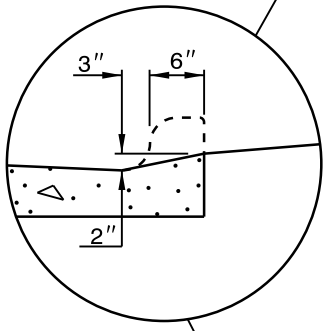
RADIUS TYPE

SHEET 1 OF 2

848.02

DESIRABLE DRIVEWAY GRADES

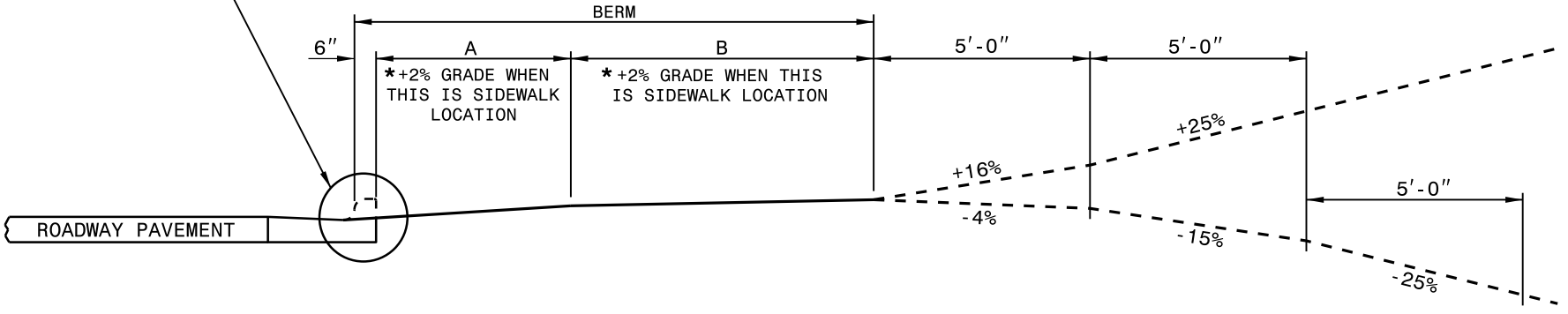




*SIDEWALK LOCATION
(DO NOT PLACE SIDEWALK ON BERMS LESS THAN 6′ WIDE.)

DESIRABLE OR MAXIMUM DRIVEWAY GRADES				
BERM WIDTH	A		B	
	DIST.	GRADE	DIST.	GRADE
8′ OR LESS	5′-0″	+2%*	2′-6″	+5%
8′ OR LESS	2′-0″	+6%	5′-6″	+2%*
10′	4′-0″	+4%	5′-6″	+2%*
12′ & OVER	4′-6″	+4%	7′-0″	+2%*

MAXIMUM DRIVEWAY GRADES



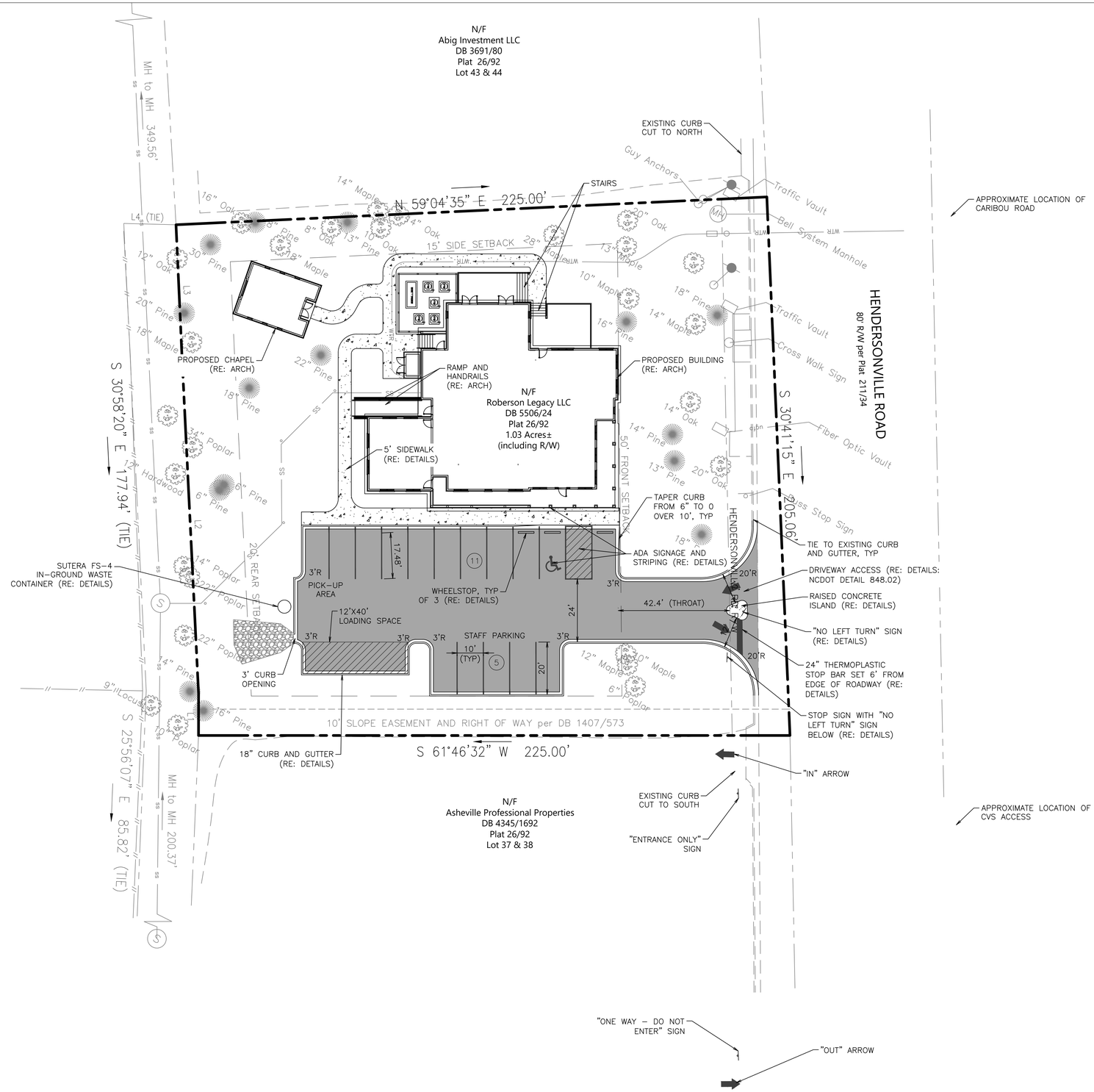
STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DRIVEWAY GRADES

SHEET 2 OF 2

848.02



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- (7) PARKING SPACE INDICATOR
- ASPHALT PAVING (RE: DETAILS)
- SIDEWALK (RE: DETAILS)
- HEAVY DUTY CONCRETE (RE: DETAILS)
- CITY CONCRETE (RE: DETAILS)

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE WEST

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Site USER:duane SAVED:7/10/2026 12:20 PM PLOTTED:7/10/2026 12:24 PM

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

SITE PLAN

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 05.19.2026	5 OF 16

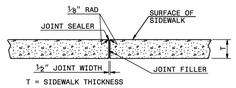
FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Site Details USER:duane SAVED:7/10/2026 12:20 PM PLOTTED:7/10/2026 12:24 PM

NOTES:

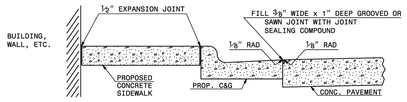
CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.

PLACE A GROOVE JOINT 1" DEEP WITH ⅛" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE ½" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A ½" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.



TRANSVERSE EXPANSION JOINT IN SIDEWALK



DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **CONCRETE SIDEWALK**

SHEET 1 OF 1

848.01

SUTERA in-ground waste containment

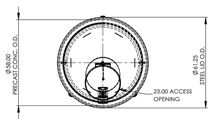
PRODUCT SPECIFICATION SHEET

FS-4

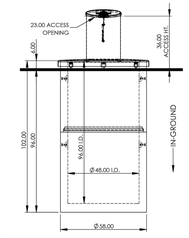
Sutera USA LLC - 55 Commerce Center, Greenville SC, 29615 USA
Sutera Canada Inc. - 700 Rupert Street, Waterloo ON, N2V 2B5 CANADA

Top View

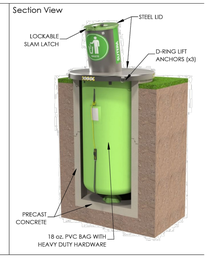
NOTE: ALL DIMENSIONS SHOWN ARE IN INCHES UNLESS OTHERWISE SPECIFIED



Front View



Section View



For more information about this product visit www.sutera-inground.com or email contact@sutera-inground.com

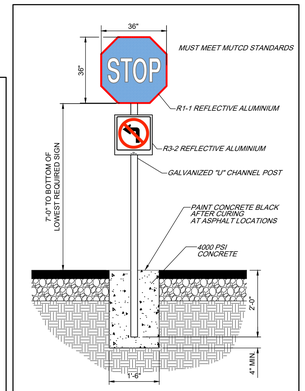
pg. 2 of 2

www.sutera-inground.com

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 2 OF 3

846.01

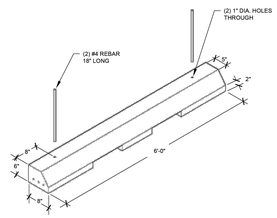


STOP SIGN DETAIL

(N.T.S.)

REV	DATE	BY	DESCRIPTION	QTY	WGT	PC
A	12/13/13	MR	ADD WELDED SCRAPBOX	1	200	1

6' WHEEL STOP W/ UNDER DRAINS (BUMPER BLOCK)



NOTES:
- WEIGHT: 2628#
- CLASS "A" CONCRETE
- REINFORCED WITH (3) #5 RODS

CROMWELL CONCRETE PRODUCTS INC.

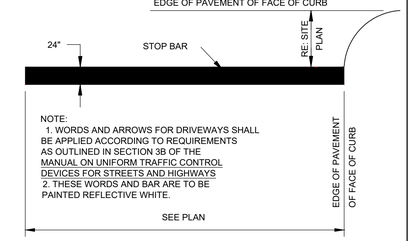
PROJECT:

TITLE: **6' SINGLE SLOPE WHEEL STOP (BUMPER BLOCK)**

DRAWN	MR	12/13/13	73.2 lbs.	
CHECKED	JC	12/13/13	1 PC. W. REBAR	
SCALE	1" =	06/13/14	ORIG.	0
WEIGHT	lbs.			

DRAWING: CONC-6-BUMPER BLOCK

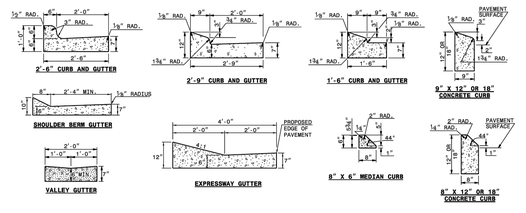
EDGE OF PAVEMENT OF FACE OF CURB



NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

STOP BAR

N.T.S.



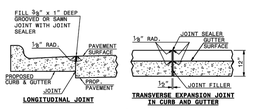
2'-6" CURB AND GUTTER | 2'-9" CURB AND GUTTER | 1'-6" CURB AND GUTTER | 9" X 12" OR 18" CONCRETE CURB

SHOULDER BERM GUTTER | EXPRESSWAY GUTTER | 8" X 6" MEDIAN CURB | 8" X 12" OR 18" CONCRETE CURB

VALLEY GUTTER

SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:
-PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A DIFFERENT SPACING MAY BE USED WHEN CURB IS USED OR WHEN A TEMPLATE ACCEPTABLE TO BOTH THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
-JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
-CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS.
-CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1½" DEEP.
-FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x8" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
-SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



LONGITUDINAL JOINT | TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER

SECTION VIEW OF JOINTS

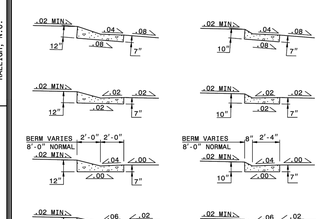
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

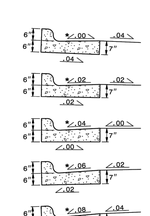
ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 3 OF 3

846.01



EXPRESSWAY GUTTER | SHOULDER BERM GUTTER



* THE GUTTER SLOPE FOR 1'-6" CURB AND GUTTER SHALL MATCH THE SLOPE OF THE ADJOINING PAVEMENT.

SECTION VIEWS OF EXPRESSWAY GUTTER AND SHOULDER BERM GUTTER SUPERELEVATION RATES

SECTION VIEWS OF 1'-6", 2'-6" (DEPICTED) AND 2'-9" CURB AND GUTTER SUPERELEVATION RATES

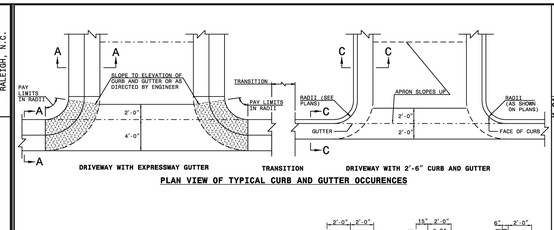
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

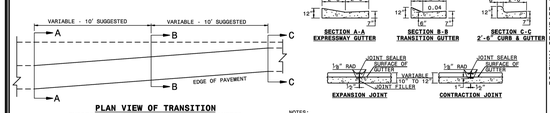
SHEET 2 OF 3

846.01



DRIVEWAY WITH EXPRESSWAY GUTTER | TRANSITION | DRIVEWAY WITH 2'-6" CURB AND GUTTER

PLAN VIEW OF TYPICAL CURB AND GUTTER OCCURENCES



PLAN VIEW OF TRANSITION
EXPRESSWAY GUTTER TO 2'-6" CURB AND GUTTER

SECTION A-A EXPRESSWAY GUTTER | SECTION B-B TRANSITION GUTTER | SECTION C-C 2'-6" CURB & GUTTER

EXPANSION JOINT | CONTRACTION JOINT

NOTES:
-IN THE TRANSITION FROM 4'-0" CONCRETE EXPRESSWAY GUTTER TO 2'-6" CONCRETE CURB AND GUTTER, PLACE ½" EXPANSION JOINTS AT 25' INTERVALS.
-PLACE GROOVE JOINTS 1" DEEP AT 12'-6" INTERVALS BETWEEN EXPANSION JOINTS.
-FILL AND SEAL THE TOP ½" OF THE EXPANSION JOINTS AND 1" OF CONTRACTION JOINTS WITH APPROVED JOINT SEALING COMPOUND.

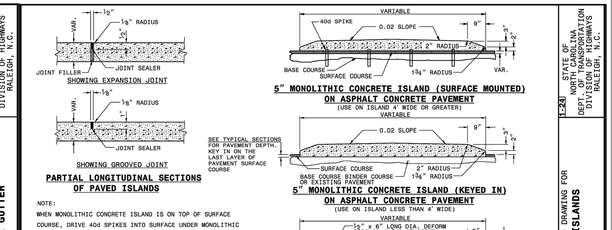
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 3 OF 3

846.01



PARTIAL LONGITUDINAL SECTIONS OF PAVED ISLANDS

NOTE:
WHEN MONOLITHIC CONCRETE ISLAND IS ON TOP OF SURFACE COURSE, DRIVE 40d SPIKES INTO SURFACE UNDER MONOLITHIC CONCRETE ISLAND. STAGGER SPIKES ON 2' CENTERS EACH WAY.

IN THE CONCRETE PAVEMENT (ISLAND) AND CONCRETE ISLAND (MONOLITHIC) PLACE ½" EXPANSION JOINTS AT 30' INTERVALS AND GROOVED JOINTS 1" DEEP AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

LINE UP THE JOINTS IN THE CONCRETE PAVEMENT (ISLAND) WITH THE JOINTS IN THE CURB OR CURB AND GUTTER. FILL AND SEAL THE TOP ½" OF THE EXPANSION JOINTS AND THE ENTIRE DEPTH OF GROOVED JOINTS WITH JOINT SEALER.

FOR JOINTS IN THE CURB AND/OR CURB AND GUTTER, SEE STANDARD NO. 846.01

5" MONOLITHIC CONCRETE ISLAND (SURFACE MOUNTED) ON ASPHALT CONCRETE PAVEMENT
(USE ON ISLAND 4' WIDE OR GREATER)

5" MONOLITHIC CONCRETE ISLAND (KEYED IN) ON ASPHALT CONCRETE PAVEMENT
(USE ON ISLAND LESS THAN 4' WIDE)

5" MONOLITHIC CONCRETE ISLAND (SURFACE MOUNTED) ON CONCRETE PAVEMENT

PAVED CONCRETE ISLAND

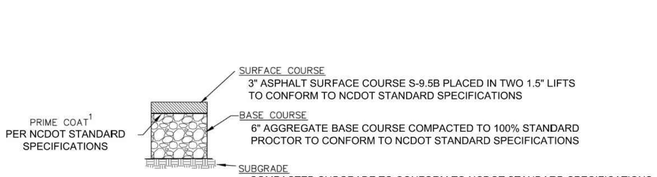
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **CONCRETE ISLANDS**

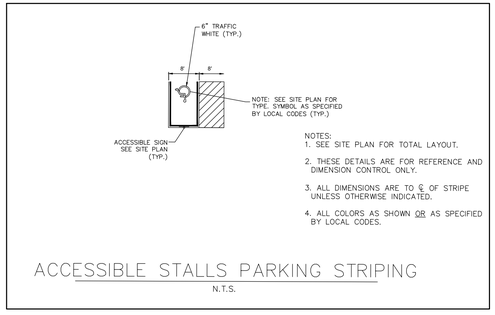
SHEET 1 OF 1

852.01



STANDARD DUTY PAVEMENT SECTION

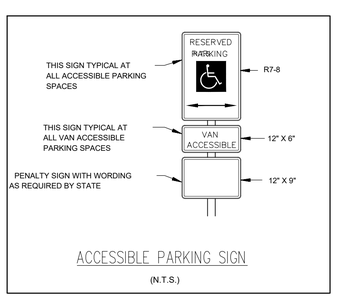
1. APPLICATION RATE FOR MACADAM AND RECYCLED PORTLAND CEMENT BASE COURSE SHALL BE 0.25 – 0.30 GAL PER SQUARE YARD



NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR AS SPECIFIED BY LOCAL CODES.

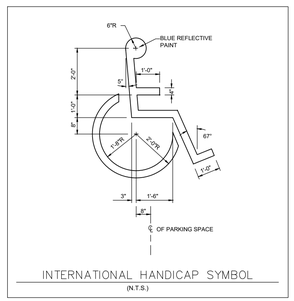
ACCESSIBLE STALLS PARKING STRIPING

N.T.S.



ACCESSIBLE PARKING SIGN

(N.T.S.)



INTERNATIONAL HANDICAP SYMBOL

(N.T.S.)

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE WEST

PREPARED FOR:

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:

PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

SITE DETAILS

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 05.19.2026	6 OF 16

Search by: PIN, Address, Owner or Street Nam

Search By Deed or Plat

-82° 31' 35.99", 35° 32' 10.69"

Sales Report Buffer Export Map Export to Google Map



NEW FACILITY
FOR
ROBERSON LEGACY CLINIC

AMBULATORY SURGICAL FACILITY

OWNER

ROBERSON LEGACY CLINIC

10XX HENDERSONVILLE RD.
ASHEVILLE, NC 28803

OFFICE:
ATTN.:
EMAIL:

ARCHITECT

ADEPTUS ARCHITECTURE, INC.

121 MANLY STREET
GREENVILLE, SC 29601

OFFICE 864-242-2514
ATTN.: BARRY AGNEW
BAGNEW@ADEPTUSARCHITECTURE.COM

GENERAL CONTRACTOR

COOPER CONSTRUCTION CO.

761 S. ALLEN RD.
FLAT ROCK, NC 28731

OFFICE: 828-692-7238
ATTN: JOHN MAY
EMAIL: JMAY@COOPERCONST.COM

CIVIL ENGINEER

PHAROS LAND DESIGN

507 BENNETT STREET
GREENVILLE, SC 29609

OFFICE: 843-693-2335
ATTN.: DUANE ENSOR
DUANEENSOR@GMAIL.COM

STRUCTURAL ENGINEER

PALMETTO STRUCTURAL ENGINEERING, LLC
104 HUNTER HILL CIRCLE
SIX MILE, SC 29682

OFFICE: 864-436--8684
ATTN.: RYAN SUMMEY, P.E.
EMAIL: RYAN@PALMETTOSE.COM

PLUMBING AND MECHANICAL

PERITUS ENGINEERS & ASSOCIATES

P.O BOX 16598
GREENVILLE, SC 29606

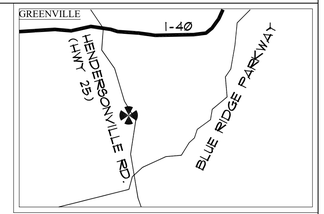
OFFICE: (864) 277-8287
ATTN.: ED MATHIS, P.E.
EMAIL: EMATHIS@PERITUSENGINEERS.COM

ELECTRICAL

MATRIX ENGINEERING, INC.

912 SOUTH PINE STREET
SPARTANBURG, SC 29302

OFFICE: (864) 583-6274
ATTN.: ROBBIE MCDADE, PE
EMAIL: RMCDADE@MATRIXEI.COM



LOCATION MAP: ROBERSON LEGACY CLINIC
11XXHENDERSONVILLE RD. ASHEVILLE, NC 28803



DRAWING LIST

ARCHITECTURAL

A0.01	COVER SHEET/SHEET INDEX/PROJ. TEAM INFO.
A0.02	GENERAL NOTES AND ABBREVIATIONS
A0.11	CODE REVIEW
A0.21	FIRST FLOOR LIFE SAFETY PLAN
A1.11	FIRST FLOOR PLAN
A1.12	FIRST FLOOR REFLECTED CEILING PLAN
A1.13	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A3.01	BUILDING SECTION
A3.02	BUILDING SECTION
A3.11	WALL SECTIONS
A3.12	WALL SECTIONS
A3.13	WALL SECTIONS
A5.01	INTERIOR ELEVATIONS
A5.02	INTERIOR ELEVATIONS
A5.03	HANDRAIL ELEVATIONS
A5.04	CASEWORK SECTIONS
A5.05	CASEWORK SECTIONS
A6.01	DOOR & WINDOW SCHEDULE & TYPES
A1.112	FIRST FLOOR PLAN - CHAPEL
A2.012	EXTERIOR ELEVATIONS - CHAPEL
A6.012	DOOR & WINDOW SCHEDULE & TYPES - CHAPEL

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COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
9656082664000000

Revisions:

100% Review Set

Date:
April 20, 2026

Drawn By:
JDH

Checked By:

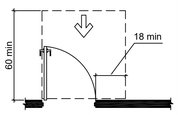
Project no.
2604

Description:
COVER SHEET

Sheet no.
A0.01

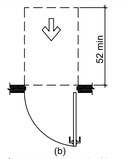
ADA CLEARANCES AND CONDITIONS

(PER ICC ANSI A117.1, 2017 EDITION)



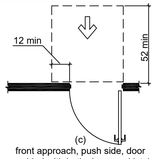
(a)
front approach, pull side

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



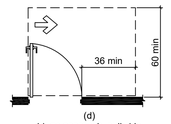
(b)
front approach, push side

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



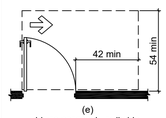
(c)
front approach, push side, door provided with both closer and latch

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



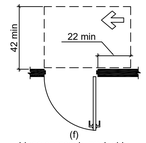
(d)
hinge approach, pull side

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



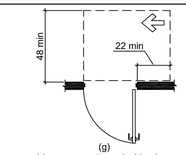
(e)
hinge approach, pull side

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



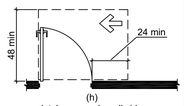
(f)
hinge approach, push side

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



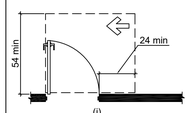
(g)
hinge approach, push side, door provided with both closer and latch

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



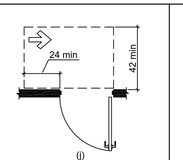
(h)
latch approach, pull side

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



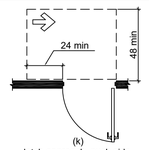
(i)
latch approach, pull side, door provided with closer

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



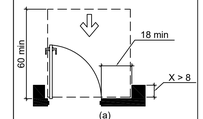
(j)
latch approach, push side

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



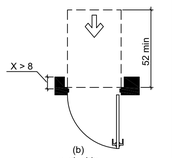
(k)
latch approach, push side, door provided with closer

MANEUVERING CLEARANCE AT MANUAL SWING DOORS



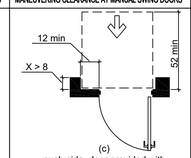
(a)
pull side

MANEUVERING CLEARANCE AT RECESSED DOORS



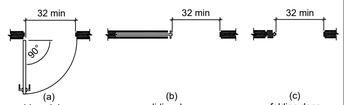
(b)
push side

MANEUVERING CLEARANCE AT RECESSED DOORS



(c)
push side, door provided with both closer and latch

MANEUVERING CLEARANCE AT RECESSED DOORS

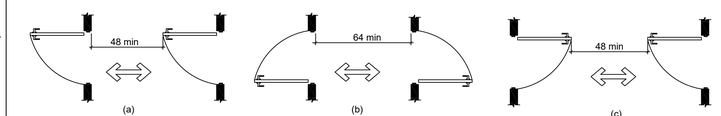


(a)
hinged door

(b)
sliding door

(c)
folding door

CLEAR WIDTH OF DOORWAYS

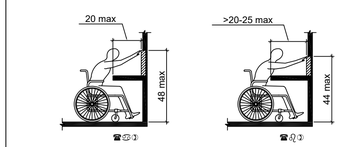


(a)

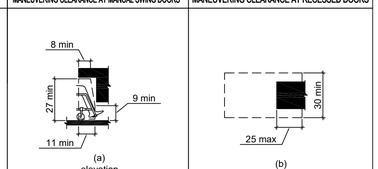
(b)

(c)

TWO DOORS IN A SERIES



OBSTRUCTED HIGH FORWARD REACH

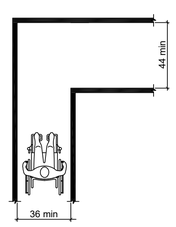


(a)
elevation

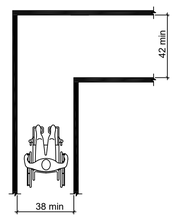
TOE CLEARANCE

(b)
plan

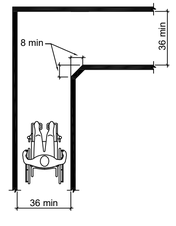
TOE CLEARANCE



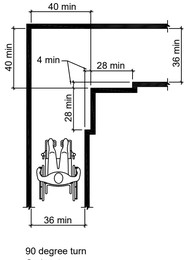
90 degree turn
Option 4



90 degree turn
Option 3

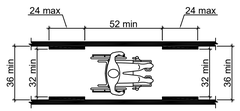


90 degree turn
Option 2

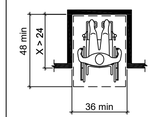


90 degree turn
Option 1

CLEAR WIDTH AT 90 DEGREE TURN OF AN ACCESSIBLE ROUTE

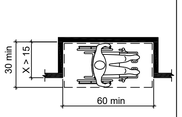


CLEAR WIDTH OF AN ACCESSIBLE ROUTE



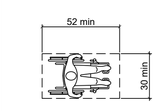
FORWARD APPROACH

MANEUVERING CLEARANCE IN ALCOVE

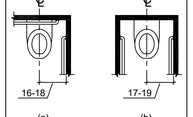


PARALLEL APPROACH

MANEUVERING CLEARANCE IN ALCOVE



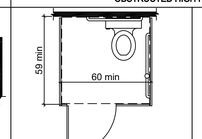
SIZE OF CLEAR FLOOR SPACE



(a)
wheelchair accessible water closets

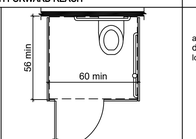
(b)
ambulatory accessible water closets

WATER CLOSET LOCATION



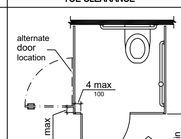
(b)
adult floor mounted water closet and children's water closet

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

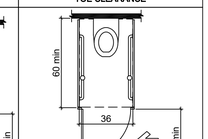


(a)
adult wall hung water closet

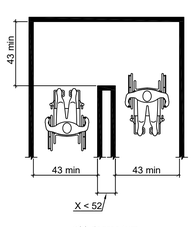
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT



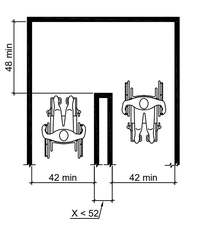
WHEELCHAIR ACCESSIBLE COMPARTMENT DOORS



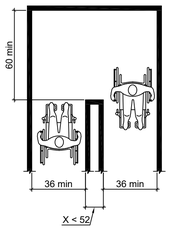
AMBULATORY ACCESSIBLE COMPARTMENT



180 degree turn
Option 3

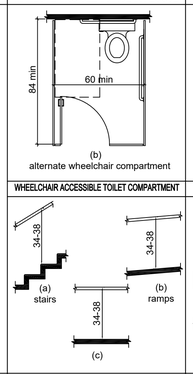


180 degree turn
Option 1



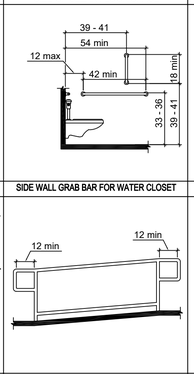
180 degree turn
Option 2

CLEAR WIDTH AT TURN

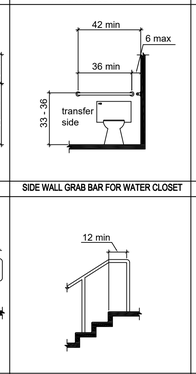


(b)
alternate wheelchair compartment

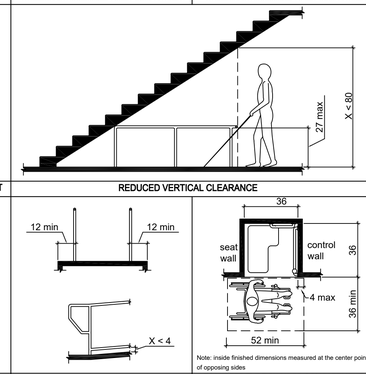
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT



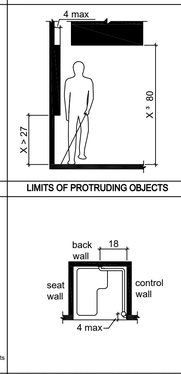
SIDE WALL GRAB BAR FOR WATER CLOSET



SIDE WALL GRAB BAR FOR WATER CLOSET



REDUCED VERTICAL CLEARANCE



LIMITS OF PROTRUDING OBJECTS

STAIR NOSINGS

(a)
stairs

(b)
ramps

(c)

HANDRAIL HEIGHTS

TOP & BOTTOM HANDRAIL EXTENSIONS AT RAMPS

TOP HANDRAIL EXTENSION AT STAIRS

RAMP EDGE PROTECTION

Note: inside finished dimensions measured at the center points of opposing sides

TRANSFER-TYPE SHOWER COMPARTMENT

GRAB BARS IN TRANSFER-TYPE SHOWERS

GRAB BARS IN TRANSFER-TYPE SHOWERS

SYMBOLS

NEW PARTITION SEE PARTITION TYPES

NEW DOOR

ØØ NEW DOOR TAG

A NEW WINDOW TAG

C1 CONSTRUCTION TAG

NEW WALL CONSTRUCTION TAG

XXX / RM# DETAIL NUMBER, ROOM TAG, SHEET NUMBER

A / A3.01 DETAIL NUMBER, DETAIL TAG, SHEET NUMBER

A / A3.01 DETAIL NUMBER, EXTERIOR ELEVATION TAG, SHEET NUMBER

D / A / 4 / A1.03 / C / B DETAIL NUMBER, INTERIOR ELEVATION TAG, SHEET NUMBER, ELEVATION NUMBER

GENERAL NOTES

1) ALL CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF ALL STATE AND LOCAL BUILDING CODES ZONING ORDINANCES, LANDSCAPE ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

2) CONTRACTORS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT FOR ANY ALTERATION TO THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH CONSTRUCTION.

3) CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND COMPLETION OF PROJECT.

4) CONTRACTOR RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS FROM THE SITE IN A TIMELY, AND LEGAL DISPOSAL MANNER.

5) ALL CONSTRUCTION TO MEET OR EXCEED INDUSTRY STANDARDS.

6) CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE MARSHALL.

7) ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED TO BE PROVIDED TO COMPLY WITH ANSI A117.1-2017 EDITION. THRESHOLD TRANSITION SLOPE TO BE FIELD COORDINATED BY CONTRACTOR TO MEET ACCESSIBILITY REQUIREMENTS.

8) CONTRACTOR TO PROVIDE STATE AND LOCAL APPROVED DESIGN/ CONSTRUCTION DOCUMENTS AND INSTALLATION OF SPRINKLER SYSTEM FOR NEW STRUCTURE.

9) THE ARCHITECT WAIVES ANY & ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND / OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OF CONFLICT WHICH ARE ALLEGED.

GENERAL ABBREVIATIONS

A.B.	ANCHOR BOLT	CMU	CONCRETE MASONRY UNIT	FACP	FIRE ALARM CONTROL PANEL	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	COL.	COLUMN	FDN.	FOUNDATION	MECH.	MECHANICAL
A.F.G.	ABOVE FINISHED GRADE	CONC.	CONCRETE	FHC	FIRE HOSE CABINET	MFG.	MANUFACTURING
A/C	AIR CONDITIONING	CONST.	CONSTRUCTION	FIN.	FINISH	MFR.	MANUFACTURER
ABC	AGGREGATE BASE COURSE	CONT.	CONTINUOUS	FL	FLOOR	MIN.	MINIMUM
ABV.	ABOVE	CONTR.	CONTRACTOR	FLG.	FLOORING	MISC.	MISCELLANEOUS
ACOU.	ACOUSTIC	D.F.	DRINKING FOUNTAIN	FP	FIRE PROOF	MTL.	METAL
ACT	ACOUSTICAL CEILING TILE	D.S.	DOWN SPOUT	FTG.	FOOTING	MUL	MULLION
ADD.	ADDITION or ADDENDUM	D/W	DISHWASHER	FURN.	FURNISH	N.I.C.	NOT IN CONTRACT
AG	ABOVE GRADE	DBL.	DOUBLE	GA.	GAUGE	N.T.S.	NOT TO SCALE
AHU	AIR HANDLER UNIT	DEMO	DEMOLITION	GALV.	GALVANIZED	NFC	NOT FOR CONSTRUCTION
AL. or ALUM.	ALUMINUM	DIA. or ø	DIAMETER	GAR.	GARAGE	O.C.	ON CENTER
ALT.	ALTERNATE	DIAG.	DIAGONAL	GL	GLASS	O.D.	OUTSIDE DIAMETER
ASPH.	ASPHALT	DIM.	DIMENSION	GLB	GLUE LAMINATED BEAM	O.H.	OVER HANG
AVG	AVERAGE	DL	DEAD LOAD	GM	GRADE MARK	O.I.	ORNAMENTAL IRON
AWG	AMERICAN WIRE GAUGE	DN.	DOWN	GWB	GYPSUM WALL BOARD	O.R.	OUTSIDE RADIUS
B.M.	BENCH MARK	DR	DOOR	H.B.	HOSE BIBB	SQ. IN.	SQUARE INCHES
B.O.	BOTTOM OF	E.A.	EXPANSION ANCHOR	H.C.	HOLLOW CORE	OH	OVER HEAD
B.O.F.	BOTTOM OF FOOTING	E.F.	EXHAUST FAN	H.M.	HOLLOW METAL	OPNG.	OPENING
B.U.	BUILT UP	E.J.	EXPANSION JOINT	H/C	HANDICAPPED	OPPO.	OPPOSITE
B/C	BACK OF CURB	E.W.	EACH WAY	HDBD.	HARDBOARD	P.C.	PRECAST CONCRETE
BD.	BOARD	EA.	EACH	HDW	HARDWARE	P.L. or ℄	PROPERTY LINE
BLDG	BUILDING	EL	ELEVATION	HGT.	HEIGHT	P.LAM.	PLASTIC LAMINATE
BLK.	BLOCK	ELECT.	"ELECTRIC, ELECTRICAL"	HOR.	HORIZONTAL	P.O.C.	POINT OF CONNECTION
BLKG.	BLOCKING	ELEV.	ELEVATOR	HTR	HEATER	PERF.	PERFORATED
BM.	BEAM	EQ.	EQUAL	HW	HOT WATER	PERP. or ⊥	PERPENDICULAR
BRG.	BEARING	EQUIP.	EQUIPMENT	HYD.	HYDRAULIC	PH or ø	PHASE
C.D.	CONSTRUCTION DOCUMENTS	EST.	ESTIMATE	I.D.	INSIDE DIAMETER	PL.	PLASTER
C.I.P.	CAST IN PLACE	EWC	ELECTRIC DRINKING COOLER	I.F.	INSIDE FACE	PL. or ℄	PLATE
C.J.	CONTROL JOINT	EXC	EXCAVATE	INSUL.	INSULATION	PLAS.	PLASTIC
C.O.	CLEAN OUT	EXH.	EXHAUST	INT.	INTERIOR	PLUMB.	PLUMBING
C.T.	CERAMIC TILE	EXIST. or E	EXISTING	JST.	JOIST	PLYWD.	PLYWOOD
CAB	CABINET	EXT.	EXTERIOR	JT.	JOINT	PREFAB.	PREFABRICATED
CAM.	CAMBER	F.A.	FIRE ALARM	L.F.T.	LINEAR FEET	PSF	POUNDS PER SQUARE FOOT
CEM.	CEMENT	F.C.O.	FLOOR CLEAN OUT	LAM	LAMINATE	PSI	POUNDS PER SQUARE INCH
CER	CERAMIC	F.D.	FLOOR DRAIN	LAV	LAVATORY	PTN.	PARTITION
CL or ℄	CENTERLINE	F.E.	FIRE EXTINGUISHER	LIN.	LINEAR	Q.T.	QUARRY TILE
CLG.	CEILING	F.O.	FACE OF	M.H.	MANHOLE	R.D.L.	ROOF DRAIN LEADER
CLKG.	CAULKING	F.S.	FLOOR SINK	M.O.	MASONRY OPENING	R.D.O.	ROOF DRAIN OVERFLOW
CLO.	CLOSET	F/G	FIBERGLASS	MAR.	MARBLE	R.O.	ROUGH OPENING
CLR.	CLEAR	FAB.	FABRICATE	MAS.	MASONRY	REF	REFRIGERATOR
						REF.	REFERENCE
						REINF.	REINFORCED
						REQ'D.	REQUIRED
						REV.	REVISION
						S.C.	SOLID CORE
						S.D.	SMOKE DETECTOR
						S/L	SKYLIGHT
						S/S	STAINLESS STEEL
						SC	SELF CLOSING
						SCHED.	SCHEDULE
						SECT.	SECTION
						SHT'G.	SHEATHING
						SIM.	SIMILAR
						SPECS	SPECIFICATIONS
						SPKR.	SPEAKER
						SQ. FT.	SQUARE FEET
						SQ. IN.	SQUARE INCHES
						STD.	STANDARD
						STL.	STEEL
						T & G	TONGUE AND GROOVE
						T.O.	TOP OF
						T.O.B.	TOP OF BEAM
						T.O.C.	TOP OF CURB
						T.O.F.	TOP OF FOOTING
						T.O.J.	TOP OF JOIST
						T.O.M.	TOP OF MASONRY
						T.O.S.	TOP OF SLAB
						T.O.W.	TOP OF WALL
						T.S.	TUBE STEEL
						TH.	THRESHOLD
						THRU	THROUGH
						TYP.	TYPICAL
						UNF.	UNFINISHED
						V.B.	VAPOR BARRIER
						V.I.F.	VERIFY IN FIELD
						VCT	VINYL COMPOSITION TILE
						VERT.	VERTICAL
						W/C	WATER CLOSET
						WCT	WAINSCOT
						W/	WITH
						W/O	WITHOUT
						WD.	WOOD

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FLAT ROCK, NC 28731
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ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
9656008266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

Project no.
2604

Description:
GENERAL INFO SHEET

Sheet no.
A0.02

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2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

PROJECT INFORMATION:

Name of Project: A NEW FACILITY FOR ROBERSON LEGACY CLINIC
Address: XXXX HERSONVILLE RD., ASHEVILLE, NC 28803
Owner or Authorized Agent: ROBERSON LEGACY CLINIC
Owned By: ☐ City/County ■ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ■ County BUNCOMBE ☐ State

PROJECT SUMMARY

Building Description: AMBULATORY SURGICAL FACILITY

Scope of work details: (If phased construction, please see plan submittal guidelines for submittal requirements.)
A NEW 4,860 FACILTY IN ASHEVILLE, NC

DESIGN PROFESSIONAL INFORMATION

LEAD DESIGN PROFESSIONAL: W. BARRY AGNEW, AIA

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE # Include Ext.	E-MAIL
Architectural	ADEPTUS ARCHITECTURE	W. BARRY AGNEW, AIA	5237	864-242-2514	bagnew@adeptusarchitecture.com
Civil	PHARDS LAND DESIGN	DUANE ENSOR	047666	843-693-2335	duaneensor@gmail.com
Electrical	MATRIX ENGINEERING INC	HUGH P. BUNN	9801	864-583-6274	rncdade@matrixeI.com
Fire Alarm					
Plumbing	PERITUS ENGIN & ASSOC.	JUDY PARKER	25120	864-277-8287	enathis@peritusengineers.com
Mechanical	PERITUS ENGIN & ASSOC.	JUDY PARKER	25120	864-277-8287	enathis@peritusengineers.com
Sprinkler-Standpipe					
Structural	PALMETTO STRUCT. ENG.	RYAN SUMMEY	4761	864-436-8684	ryan@palmettose.com
Retaining Walls > 5' ht.					
Other					

CODE DATA

2018 NC BUILDING CODE: ■ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core, Contact local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core, Contact local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Level I ☐ Change of Use

CONSTRUCTED: (date) _____ CURRENT OCCUPANCY(S) (Ch 3): _____
RENOVATED: (date) _____ PROPOSED OCCUPANCY(S) (Ch 3): _____

RISK CATEGORY:(Table 1604.5) Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BUILDING DATA

BASIC BUILDING DATA:
Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ■ V-B
Sprinklers: ■ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ■ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☐ No ■ Yes Flood Hazard Area: ■ No ☐ Yes
Special Insspections Required: ☐ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements)

Gross Building Area:

Building Levels	Existing (SQ FT)	New (SQ FT)	Sub-Total
1 st FLOOR		4,860	4,860
TOTALS		4,860	4,860

ALLOWABLE AREA / OCCUPANCY CLASSIFICATION

Primary Occupancy:

Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ■
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-1 Condition ☐ 1 ☐ 2
☐ I-1 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-1 Condition
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High Piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy: (< 10%)
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-1 Condition ☐ 1 ☐ 2
☐ I-1 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-1 Condition
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ■ S-1 Moderate ☐ S-2 Low ☐ High Piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Incidental Uses: If Applicable - areas with additional requirements (Table 509):
☐ Furnace room where any piece of equipment is over 400,000 Btu per hour input
☐ Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
☐ Refrigerant machinery room
☐ Hydrogen fuel gas rooms, not classified as Group H
☐ Incinerator rooms
☐ Paint shops, not classifed as Group H, located in occupancies other than Group F
☐ In Group E occupancies, Laboratories and vocational shops, not classified as Group H.
☐ In Group I-2 occupancies, Laboratories not classified as Group H.
☐ In Ambulatory care facilities, Laboratories not classified as Group H.
☐ Laundry rooms over 100 square ft
☐ Group I-2 laundry rooms over 100 sq. ft.
☐ Group I-3 cells and Group I-2 patient rooms equiped with padded surfaces
☐ In Group I-2, physical plant maintenance shops
☐ In ambulutory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater
☐ In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet
☐ In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet
☐ Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons for flooded lead-acid, nickel cadmium or VRLA, or more than 1,000 pounds for lithium-ion metal polymer used for a facility standby power, emergencypower or uninterrupted power supplies

Special Occupancy: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426

Special Provisions: ☐ 510.2 ☐ 510.3 ☐ 510.4 ☐ 510.5 ☐ 510.6 ☐ 510.7 ☐ 510.8 ☐ 510.9

MIXED OCCUPANCY

Mixed Occupancy: ■ No ☐ Yes Separation: _____ Hr. Exception: _____

☐ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Use: (508.4) - See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1. If applicable to this project please provide a key plan with all occupancies identified with square footage.

■ Single Occupancy, One-story building: (506.2.1) Aa= At + (NS x If)
☐ Mixed Occupancy, One-story building: (506.2.2) Aa= At + (NS x If)
☐ Single Occupancy, Multi-story building: (506.2.3) Aa= [At + (NS x If)] x Sa
☐ Mixed Occupancy, Multi-story building: (506.2.4) Aa= [At + (NS x If)]

MIXED OCCUPANCIES RATIO (508.4.2) Actual Area for Occupancy A / Allowable Area of Occupancy A + Actual Area of Occupancy B / Allowable Area of Occupancy B <1
_ / _ + _ / _ + _ / _ + _ / _ <1

ALLOWABLE AREA TABLE

Story No.	Description and Use	(A) Bldg. Area Per Story (actual)	(At) Table 506.2 Area	(NS) Table 506.2 Area (NS)	xIf) x If	+ (C) (C) Area For Frontage Increase	= (D) (D) Allowable Area or Unlimited
1 st Floor	BUSINESS	4,680	9,000	9,000	.75	6,750	15,750

FRONTAGE INCREASE (506.3)
1. Perimeter which fronts a public way or open space having 20 feet minimum width = 351' F If = (F/P - 0.25) W/30
Total Building Perimeter = 351' P If = (351'/351' - 0.25) 30/30 = .75
Width of public way or open space = 30 W I_f = .75
2. Unlimited area applicable under conditions of Sections 507
3. Maximum Building Area = total number of stories in building x D (maximum 3 stories) (506.2)
4. Maximum Area of Open Garages must comply with Table 406.5.4
5. Frontage increase is based on unsprinklered area value in Table 506.2

ALLOWABLE HEIGHT / ALLOWABLE STORES: (504.3, 504.4)

Building is Sprinklered	Allowable (table 504.3, 504.4)	Shown on Plans	Code Reference
Type of Construction	Type VB	Type VB	600
Building Height in Feet	Feet 40'	Feet 28'	504.3
Building Height in Stories	Stories 2	Stories 1	504.4

1. Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4
2. The maximum height of air trafflice controll towers must comply with Table 412.3.1
3. The maximum height of open parking garage must comply with Table 406.5.4

FIRE PROTECTION REQUIREMENTS

FIRE PROTECTION REQUIREMENTS (601)

	Building Element	Fire Separation Distance (Feeet)	Rating Req'd*	Rating Provided w/ Reduction	Detail # and Sheet #	Design # for Rated Assembly	Design # for Rated Penetrations	Design # for Rated Joints
(601)	Bearing Walls Exterior							
	North		0	0				
	East		0	0				
	West		0	0				
	South		0	0				
	Bearing Walls Interior		0	0				
(602)	NonBearing Walls Exterior		0	0				
	North		0	0				
	East		0	0				
	West		0	0				
	South		0	0				
	Interior Walls and Partitions		0	0				
(601)	Floor Construction, including supporting beams and joists.		0	0				
	Floor Ceiling Assembly - (508.4)		0	0				
	Column Supporting Floors		0	0				
	Roof construction, including supporting beams and joists**		0	0				
	Roof Ceiling Assembly		0	0				
	Column Supporting Roof		0	0				
	Shaft Enclosures - Exit (1023.2)		NA	NA				
	Shafts Enclosures (Other) Mechanical - (713)		NA	NA				
	Shafts - (Other) Elevator (713, 3001)		NA	NA				
	Medical Gas Separation - (427)		1HR	1HR		U937		
	Corridor Separation - (1020)		0	0				
	Occupancy Separation - (508.4)		0	0				
	Fire Area Separation - (903)		0	0				
	Party/Fire Wall Separation		NA	NA				
	Smoke Barrier Separation - (709)		NA	NA				
	Smoke Partition Separation		NA	NA				
	Tenant Separation - (402.4.2) for Covered and Open Mall Buildings		NA	NA				
	Dwelling/Sleeping unit Separation - (420, 708, 711)		NA	NA				
	Incidental Use Separation - (509)		0	0				

*Indicate section number permitting reduction
**Indicate if using Table 601 Note C exception

Structural Frame, including columns, girders, trusses

PERCENTAGE OF WALL OPENING CALCULATIONS: (705.8)

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
NORTH	NOT REQUIRED DISTANCE TO PROPERTY LINE EXCEEDS 30'		
EAST	NOT REQUIRED DISTANCE TO PROPERTY LINE EXCEEDS 30'		
SOUTH	NOT REQUIRED DISTANCE TO PROPERTY LINE EXCEEDS 30'		
WEST	NOT REQUIRED DISTANCE TO PROPERTY LINE EXCEEDS 30'		

WALL LEGENDS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATE BY A WALL LEGEND ON ALL PLANS. ☐ No rated walls are present
☐ Fire Walls 706 ■ Fire Barriers 707 ☐ Fire Partitions 708 ☐ Smoke Barriers 709 ☐ Smoke Partitions 710
☐ Shaft Enclosures 713

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: (1008) ☐ No ■ Yes
Exits Sign: (1013) ☐ No ■ Yes
Fire Alarm: (907, NFPA 72-07) ☐ No ■ Yes
Smoke Detection Systems: (907) ■ No ☐ Yes ☐ Partial
Smoke Control System: (909) ■ No ☐ Yes
Panic Hardware: (1010.1.10) ■ No ☐ Yes
FIRE ALARM REQUIRED PER 907.2.2 NOTE 3 (AMBULATORY CARE FACILITIES)

LIFE SAFETY PLAN CHECK LIST FOR COMPLIANCE: (Check all that are applicable)

Life Safety Plan Sheet #, if Provided DRAWING A0.21

☐ Fire and / or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
■ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.2)
■ Occupant loads for each area (Table 1004.5)
■ Exit access travel distances (1017)
■ Common path of travel distances (1006.2.1)
☐ Dead end lengths (1020.4)
■ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
■ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
■ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks (1010.1.9.8)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (903)
☐ The square footage of each smoke compartment (407.5)

☐ Note any code exceptions or table notes that may have been utilized regarding the items above _____

ACCESSIBLE DWELLING UNITS — NOT APPLICABLE

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE "A" UNITS REQUIRED	TYPE "A" UNITS PROVIDED	TYPE "B" UNITS REQUIRED	TYPE "B" UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (1106)

Lot or Parking Area	Total # of Parking Spaces		# of Accessible Spaces Provided			Total # Accessible Provided
	Required	Provided	Regular with 5' access aisle	Van spaces with 132" access aisle	Van spaces with 8'-0" access aisle	
NEW PARKING	16	16	0		1	1
Total		15				1

PLUMBING FIXTURE REQUIREMENTS

If using fixtures one floor above or one floor below, show calculations to justify the count (TABLE 2902.1)

"B" Occupancy	WaterClosets		Lavatories		Shower		Drinking Fountains	Service Sinks
	M	W	M	W	M	W		1 Service Sink
44 / 2 = 22 Men and 22Women	1/30	1/30	1/40	1/40	-	-	1/100	
Total Required	1	1	1	1	NA	NA	1	1
Total Provided	1	1	1	1	NA	NA	2	1

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the North Carolina Energy Conservation Code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

CLIMATE ZONE: (North Carolina Energy Conservation Code NCECC 301.1) ☐ 3 ■ 4 ☐ 5
http://ecodes.biz/ecodes_support/free_resources/2012NorthCarolinaEnergy/PDFs/Chapter%203%20-%20General%20Requirements.pdf

METHOD OF COMPLIANCE:
■ Prescriptive (NCECC 2018) ☐ Prescriptive (ASHRAE 90.1-2010 with addenda 2013 supplement)
☐ Performance (NCECC or COMcheck) ☐ Performance (ASHRAE 90.1-2010)
Report must be reproduced on drawings

THERMAL ENVELOPE: (NCECC Chapter 4 and or 5)

ROOF / CEILING ASSEMBLY: (each assembly)
Description of assembly: ATTIC, WOOD FRAMED
U-Value of total assembly: -
R-Value of insulation: R-42
Skylights in each assembly: 3
U-Value of skylight: SKYLIGHT WINDOW U-0.60
Total percentage of skylights in each assembly: 3% MAXIMUM

EXTERIOR WALLS (each assembly)
Description of assembly: WOOD FRAMED
U-Value of total assembly: -
R-Value of insulation: R-13 + R3.8 CI OR R-20
Openings (windows or doors with glazing): 30% MAXIMUM % of above grade walls
U-Value of assembly: STOREFRONT WINDOW U-0.45 STOREFRONT ENTRANCE DOOR U-0.77
Solar heat gain coefficient: 0.35
Projection factor: 0.84
Door U-Values: OPAQUE DOOR U-0.50

WALLS BELOW GRADE (each assembly)
Description of assembly: NA
U-Value of total assembly: NA
R-Value of insulation: NA

FLOORS OVER UNCONDITIONED SPACE (each assembly)
Description of assembly: WOOD FRAMED
U-Value of total assembly: NA
R-Value of insulation: R-38

FLOORS SLAB ON GRADE
Description of assembly: NA
U-Value of total assembly: NA
R-Value of insulation: NA
Horizontal / vertical requirement: NA
Slab heated: Not Applicable

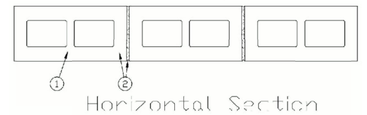
U937 - 2 HOUR RATED FIRE BARRIER

Design No. **U937**

March 17, 2023

Bearing Wall Rating — 2 or 4 Hr. (See Item #1)
Nonbearing Wall Rating — 2 or 4 Hr. (See Item #1)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Horizontal Section

1. **Concrete Blocks* —** Nominal 8 lby 8 by 16 in. or 12 by 8 by 16 in. concrete blocks. Classification 2 hr. and 4 hr. **CAROLINA BLOCK LLC** — 8dBx16 Bottom Ash Fire Block, 12xBx16 Bottom Ash Fire Block

2. **Mortar —** Blocks laid in full bed of Type S mortar, nom. 3/8 in. thick. Vertical joints staggered.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2023-03-17

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121 MANLY STREET GREENVILLE, SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
96560826640000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

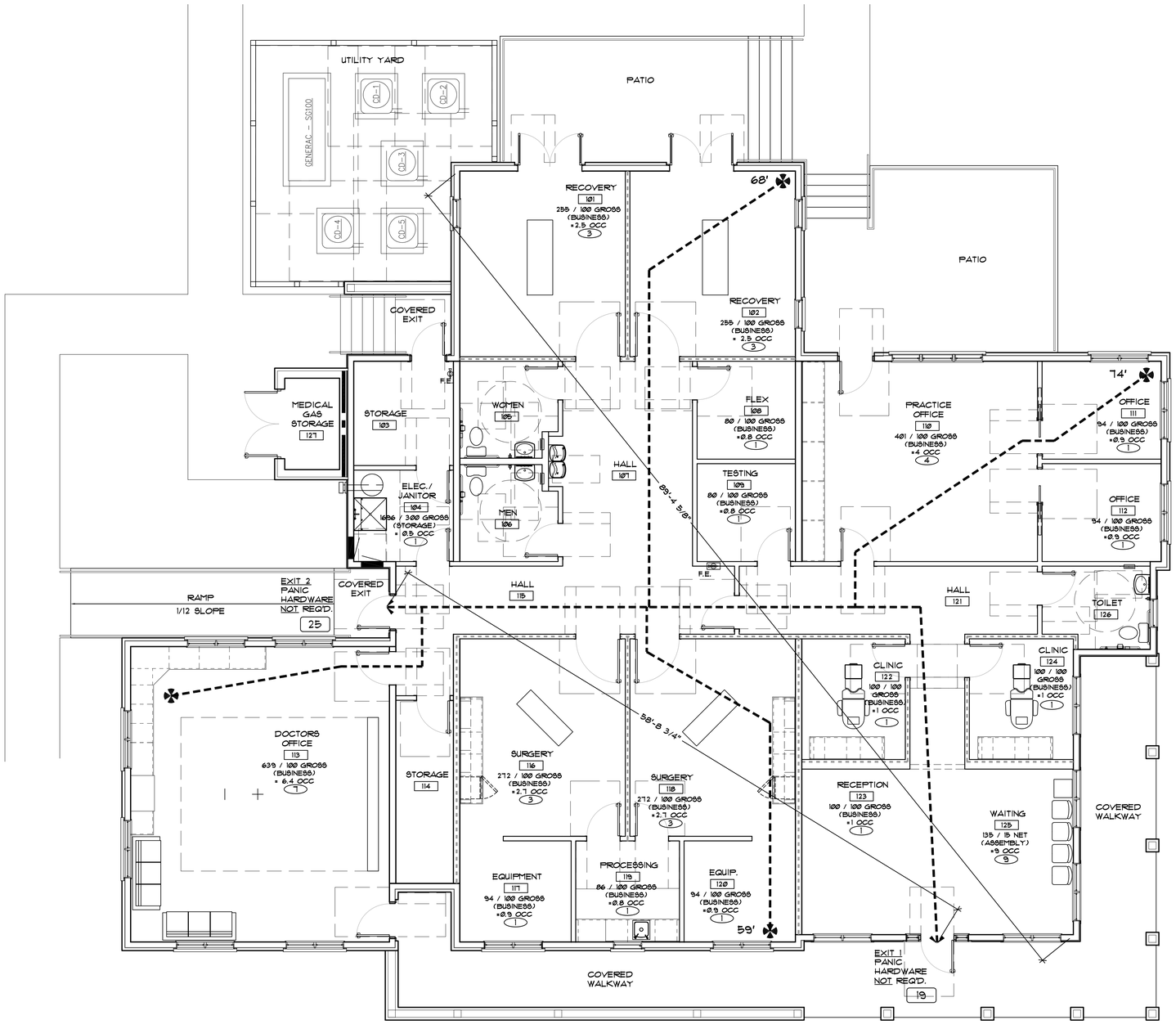
Project no.
2604

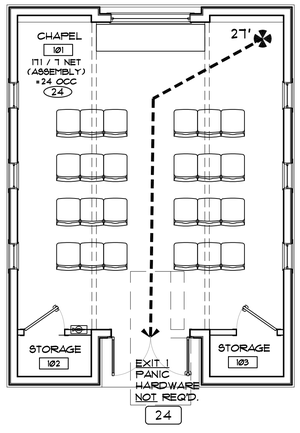
Description:
CODE REVIEW

Sheet no.
A0.11

LIFE SAFETY PLAN LEGEND

- 1 HOUR RATED FIRE BARRIER WALL
- (10) OCCUPANCY
- 35' TRAVEL DISTANCE
- 100 OCCUPANT LOAD AT EXIT
- FIRE EXTINGUISHER W/ CABINET
- FIRE EXTINGUISHER





1 / A0.21 LIFE SAFETY PLAN - CHAPEL

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

1 / A0.21 LIFE SAFETY PLAN

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

TRUE NORTH: PROJECT NORTH:

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ROBERSON
LEGACY CLINIC
96560826640000O

Revisions:

100% Review Set

Date: April 16, 2026

Drawn By: JDH

Checked By:

Project no. 2604

Description: LIFE SAFETY PLAN

Sheet no. A0.21

GENERAL NOTES

1) ALL CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF ALL STATE AND LOCAL BUILDING CODES ZONING ORDINANCES, LANDSCAPE ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

2) CONTRACTORS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT FOR ANY ALTERATION TO THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH CONSTRUCTION.

3) CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND COMPLETION OF PROJECT.

4) CONTRACTOR RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS FROM THE SITE IN A TIMELY, AND LEGAL DISPOSAL MANNER.

5) ALL CONSTRUCTION TO MEET OR EXCEED INDUSTRY STANDARDS.

6) CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE MARSHALL.

7) ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED TO BE PROVIDED TO COMPLY WITH ANSI A117.1-2017 EDITION. THRESHOLD TRANSITION SLOPE TO BE FIELD COORDINATED BY CONTRACTOR TO MEET ACCESSIBILITY REQUIREMENTS.

8) CONTRACTOR TO PROVIDE STATE AND LOCAL APPROVED DESIGN/ CONSTRUCTION DOCUMENTS AND INSTALLATION OF SPRINKLER SYSTEM FOR NEW STRUCTURE.

9) THE ARCHITECT WAIVES ANY & ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND / OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OF CONFLICT WHICH ARE ALLEGED.

WALL LEGEND

WALL TYPE 1 / 1B
NEW 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM WALLBOARD ON BOTH SIDES OF WALL. ATTACH TO JOISTS ABOVE (TYPE B: PROVIDE 2" SOUND ATTENUATION BATT. IN WALL)

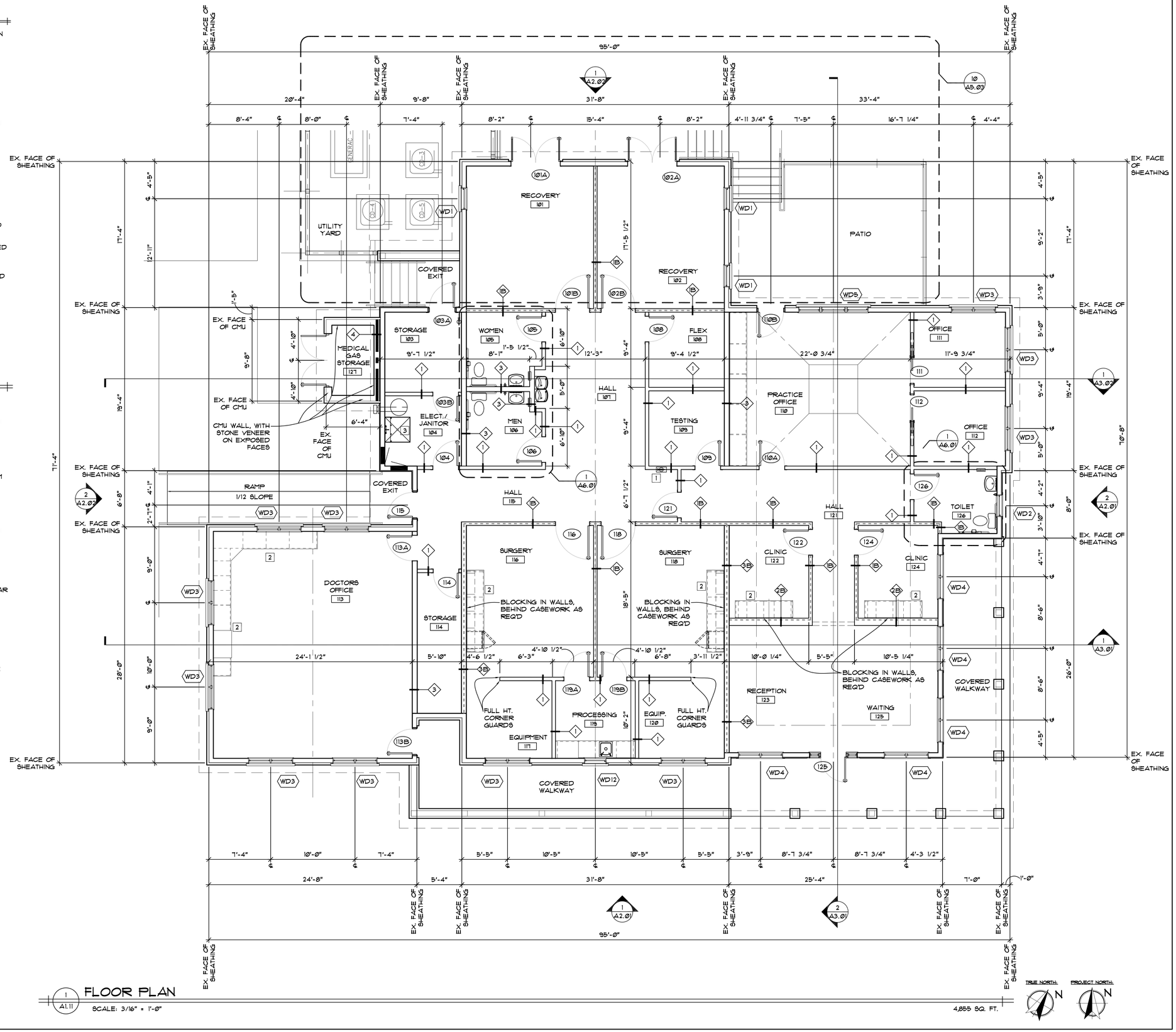
WALL TYPE 2 / 2B
NEW 2X10 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM WALLBOARD ON BOTH SIDE OF WALL. ATTACH TO JOISTS ABOVE (TYPE B: PROVIDE 2" SOUND ATTENUATION BATT. IN WALL)

WALL TYPE 3 / 3B
NEW 2X6 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM WALLBOARD ON BOTH SIDES OF WALL. ATTACH TO JOISTS ABOVE (TYPE B: PROVIDE 2" SOUND ATTENUATION BATT. IN WALL)

WALL TYPE 4
8x8x16 CONCRETE MASONRY UNIT, WITH FULL BED OF MORTAR JOINTS, VERTICAL JOINTS STAGGERED. (SEE U937)

SHEET SPECIFIC NOTES

1. PROVIDE SEMI-RECESSED CABINET AND FIRE EXTINGUISHER
2. MILLWORK, SEE CASEWORK ELEVATION DETAIL
3. JANITOR SINK, PROVIDE 3' STAINLESS STEEL MOP RACK AND SHELF. PROVIDE 5' HIGH CERAMIC TILE WAINSCOT



1 / A1.11 FLOOR PLAN
SCALE: 3/16" = 1'-0"
4,855 SQ. FT.

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NEW FACILITY FOR
ROBERSON LEGACY CLINIC
9656082664000000

Revisions:

100% Review Set

Date: April 16, 2026
Drawn By: JDH
Checked By:
Project no. 2604
Description: FLOOR PLAN
Sheet no. A1.11

CEILING LEGEND

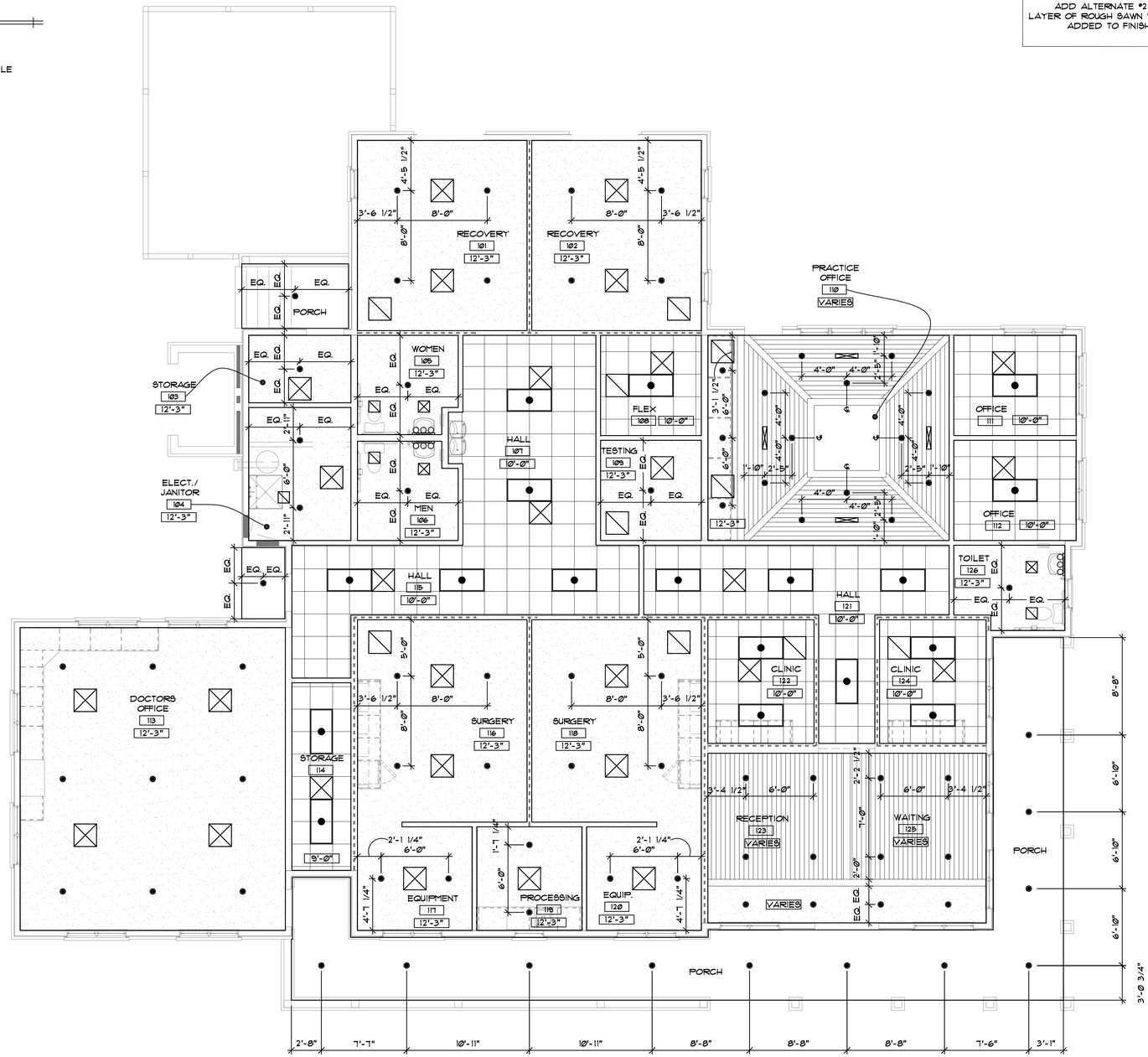
- 2x2 — NEW HVAC RETURN AIR GRILLE - CEILING GRID MOUNTED
- 2x2, 1x1, Ø.5x2 — NEW HVAC SUPPLY AIR DIFFUSER - CEILING GRID MOUNTED
- 1x1 — NEW CEILING EXHAUST GRILLE - CEILING GRID MOUNTED
- 2'x4' L.E.D./FLUORESCENT LIGHT FIXTURE - CEILING MOUNTED
- RECESSED CAN LIGHT FIXTURE
- 2'X2' SUSPENDED ACCOUSTIC TILE CEILING
- GWB CEILING - WITH PAINT FINISH AS SELECTED BY OWNER
- T4G WOOD BOARDS, WITH STAIN FINISH AS SELECTED BY OWNER

GENERAL NOTES

1. U.O.N., CENTER CEILING TILES IN ROOM
2. SEE ELECTRICAL FIXTURE SCHEDULE FOR ALL LIGHT FIXTURE TYPES
3. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALL EXIT LIGHTS AND EMERGENCY LIGHTS
4. SEE ELECTRICAL FOR LOCATIONS OF ALL EXIT SIGNS.
5. SEE MECHANICAL DRAWINGS & SCHEDULES FOR ALL MECHANICAL SUPPLY AND RETURN FIXTURE TYPES.
6. U.O.N. BULKHEADS SHALL BE 6" WOOD STUDS W/ 5/8" GYPSUM BOARD BOTH SIDES. TOTAL THICKNESS OF 6 3/4"

BASE BID - GYP CEILING IN THE PARCTICE OFFICE #110 AND WAITING ROOM # 125/ RECEPTION #123

ADD ALTERNATE #2 - ADDITIONAL LAYER OF ROUGH SAWN WOOD PLANKS ADDED TO FINISH SIDE OF GYP CEILING



1 / A1.11 REFLECTED CEILING PLAN

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

TRUE NORTH: PROJECT NORTH:

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General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

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NEW FACILITY FOR
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Checked By:
Project no. 2604
Description: REFLECTED CEILING PLAN
Sheet no. A1.12

ROOF PLAN GENERAL NOTES

1) REFER TO WALL SECTIONS FOR ROOF DETAILS.
2) PROVIDE RIDGE VENTS AT ALL RIDGE LOCATIONS
3) ALL DOWNSPOUTS SHALL DRAIN TO SPLASH BLOCKS AT GRADE. CONTRACTOR TO PROVIDE SPLASH BLOCKS.

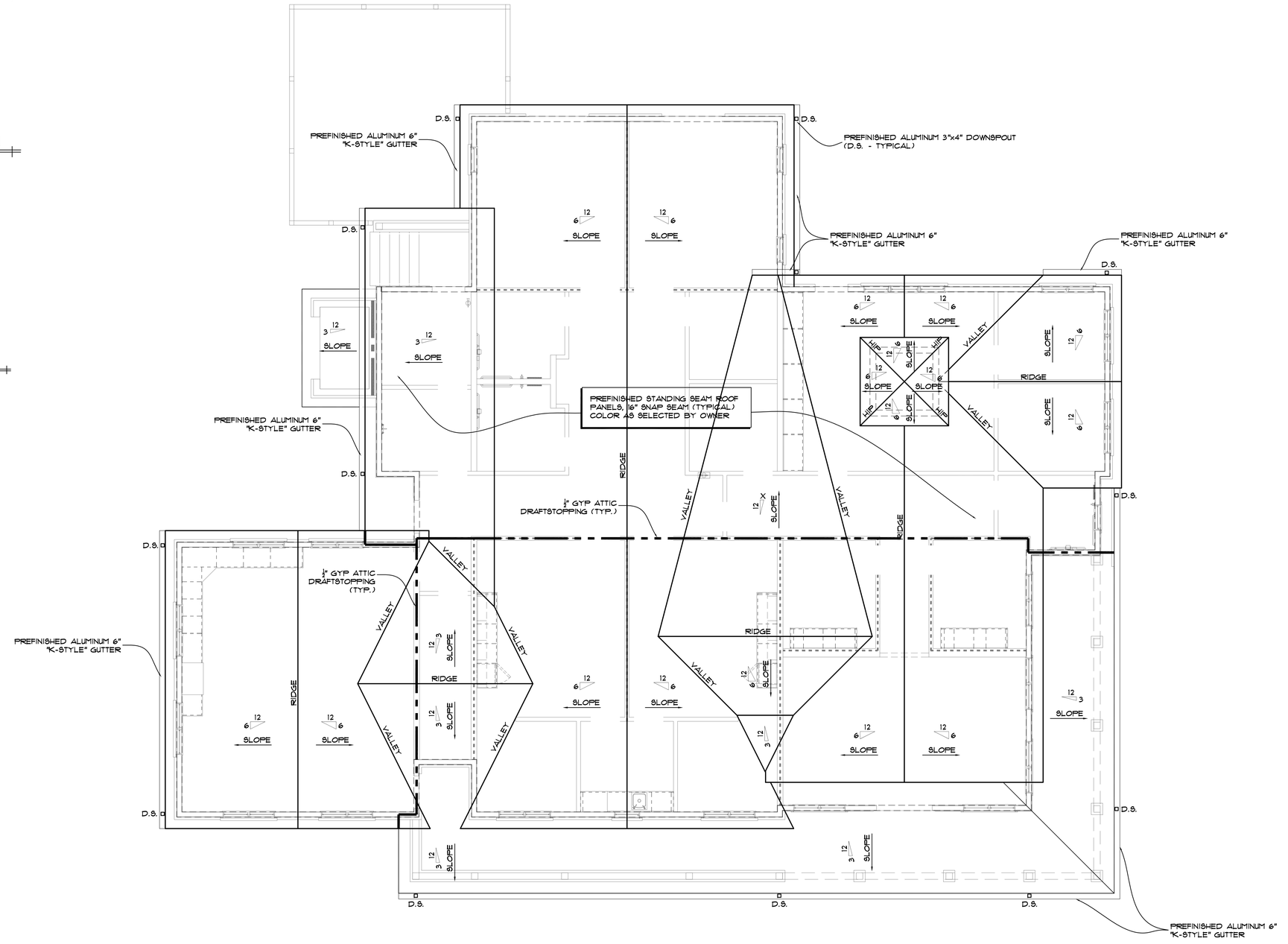
ROOF DRAINAGE CALCULATION

ROOF AREA 6,060 SF
ROOF PITCH FACTOR: 6 INCH PER FOOT

Rainfall Intensity (10yr) = 7.3 in./hr.
Rainfall Intensity (100yr) = 9.8 in./hr.
Drainable Area (10yr) = 160 sq. ft.
Drainable Area (100yr) = 120 sq. ft.
Year Setting = 10 yr.
Plan Area = 6,060 sq. ft.
Gutter length = 214 ft.
Max Gutter Served by Each DS = 20 ft.
Design Area = 6,666 sq. ft.
Minimum Number of DS = 11
Max Roof Area Served by Each DS = 623 sq. ft.
Min. Gutter Width = 4 in.
Min. Gutter Depth = 4 in.
Min. Ds Size = 2 in. x 3 in.
13 DOWNSPOUTS PROVIDED

ROOF PLAN LEGEND

ATTIC DRAFTSTOPPING



1 A1.11 ROOF PLAN
SCALE: 3/16" = 1'-0"

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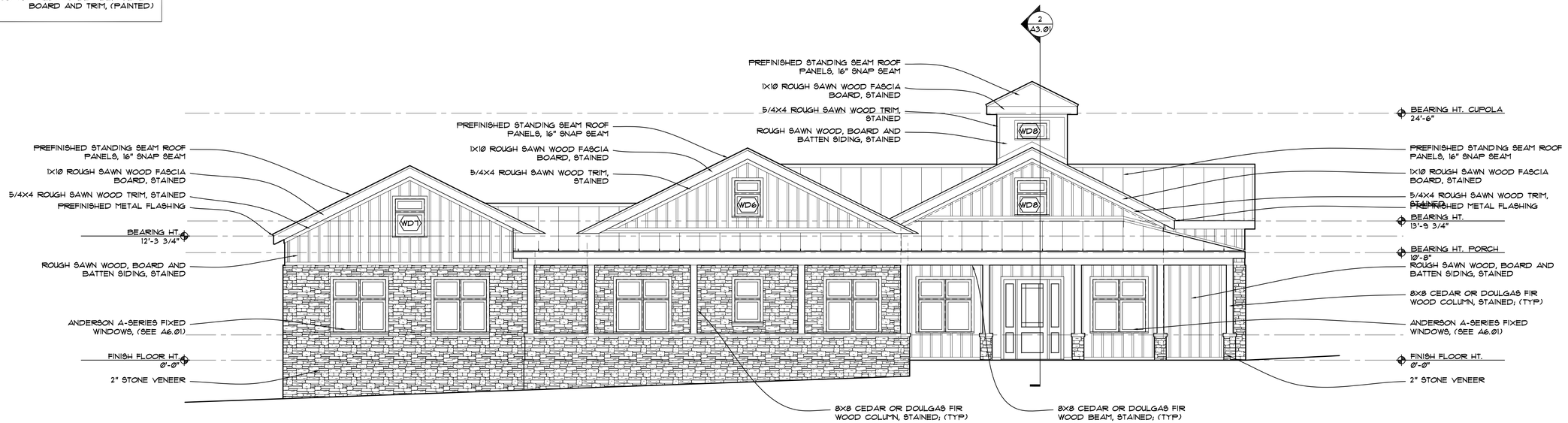
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Revisions:

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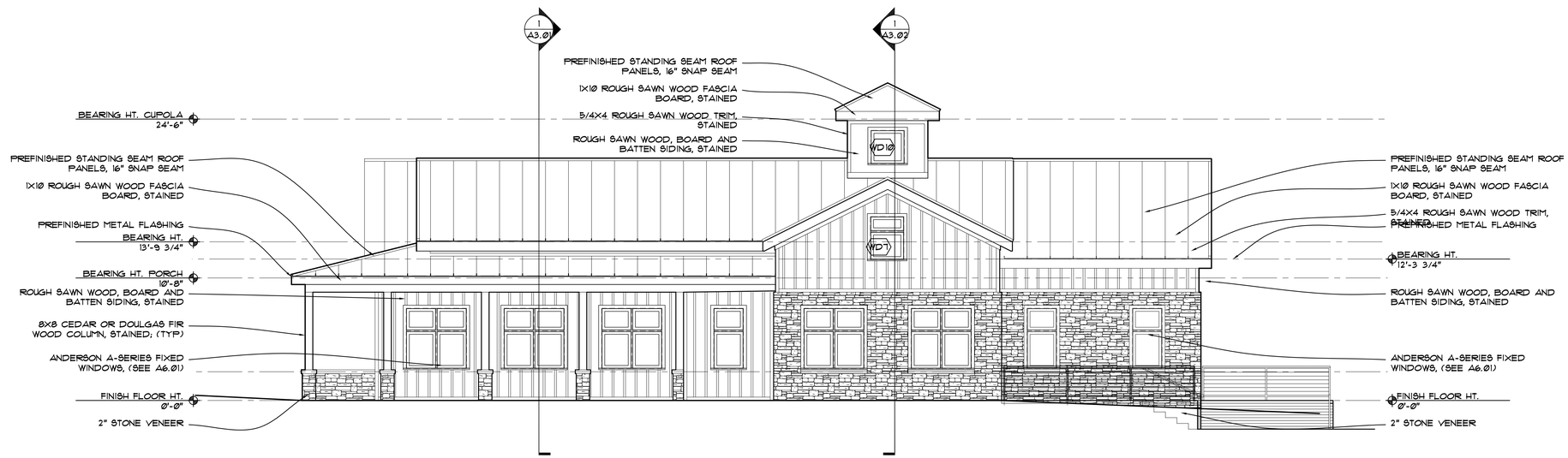
Date: April 16, 2026
Drawn By: JDH
Checked By:
Project no. 2604
Description: ROOF PLAN
Sheet no. A1.13

ADD ALTERNATE #1 - ALL ROUGH SAWN WOOD (STAINED) TO BE FIBER CEMENT BOARD AND TRIM, (PAINTED)



1 A2.01 SOUTH EXTERIOR ELEVATION

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



2 A2.01 EAST EXTERIOR ELEVATION

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

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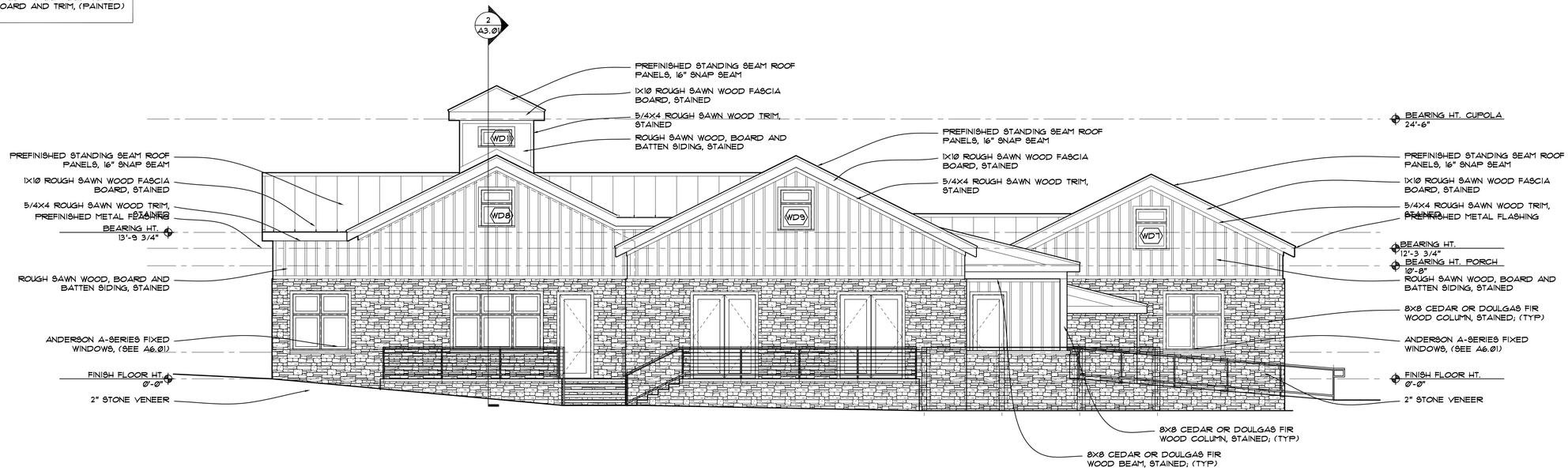
Checked By:

Project no.
2604

Description:
EXTERIOR ELEVATIONS

Sheet no.
A2.01

ADD ALTERNATE #1 - ALL ROUGH SAWN WOOD (STAINED) TO BE FIBER CEMENT BOARD AND TRIM, (PAINTED)



1 A2.02 NORTH EXTERIOR ELEVATION

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



2 A2.02 WEST EXTERIOR ELEVATION

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

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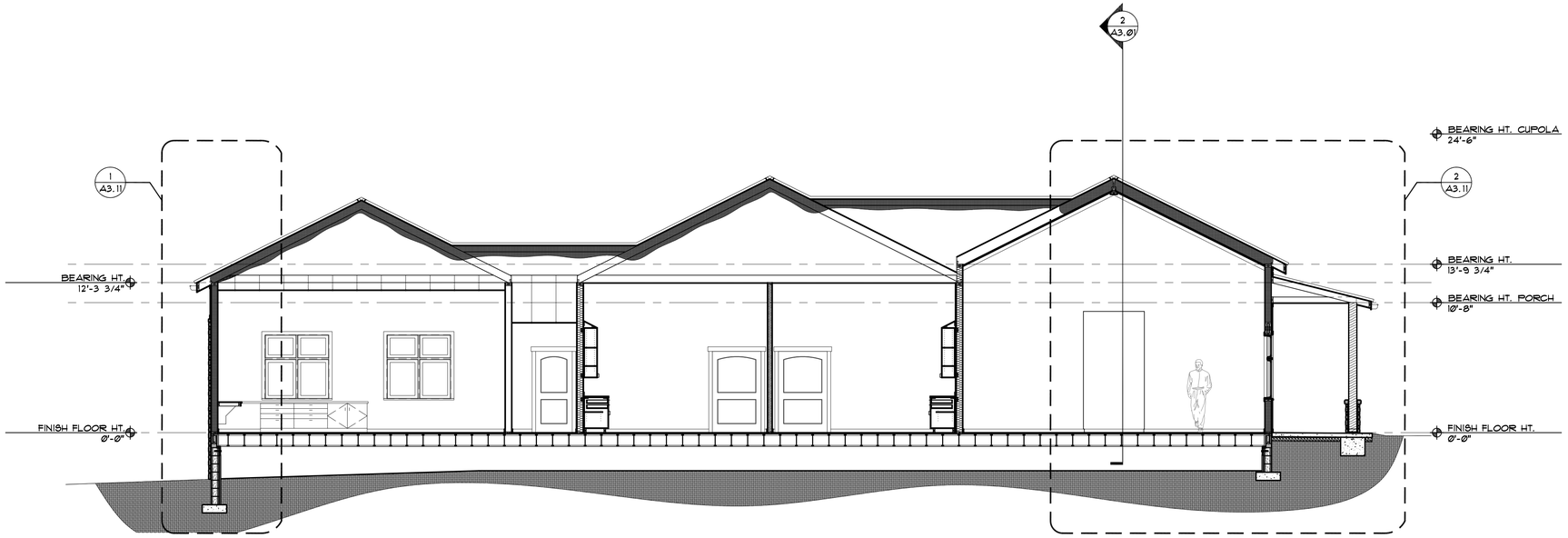
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Project no.
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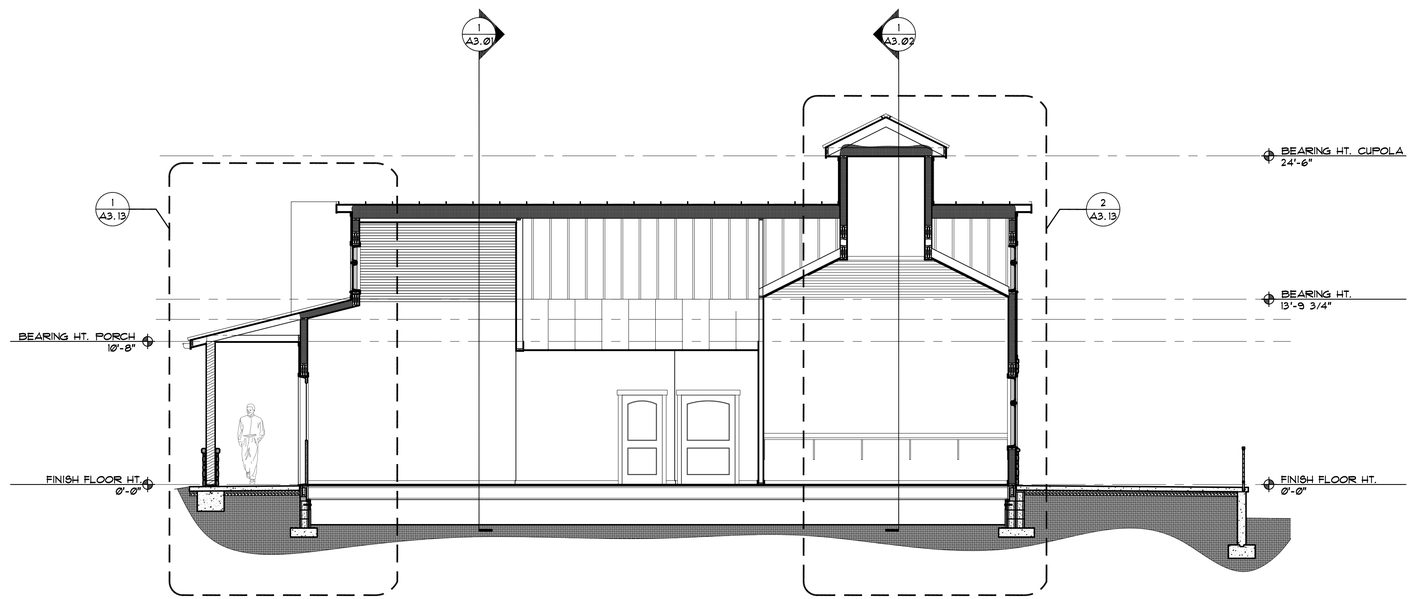
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EXTERIOR ELEVATIONS

Sheet no.
A2.02



1 A3.Ø1 BUILDING SECTION

SCALE: 3/16" = 1'-Ø"



2 A3.Ø1 BUILDING SECTION

SCALE: 3/16" = 1'-Ø"

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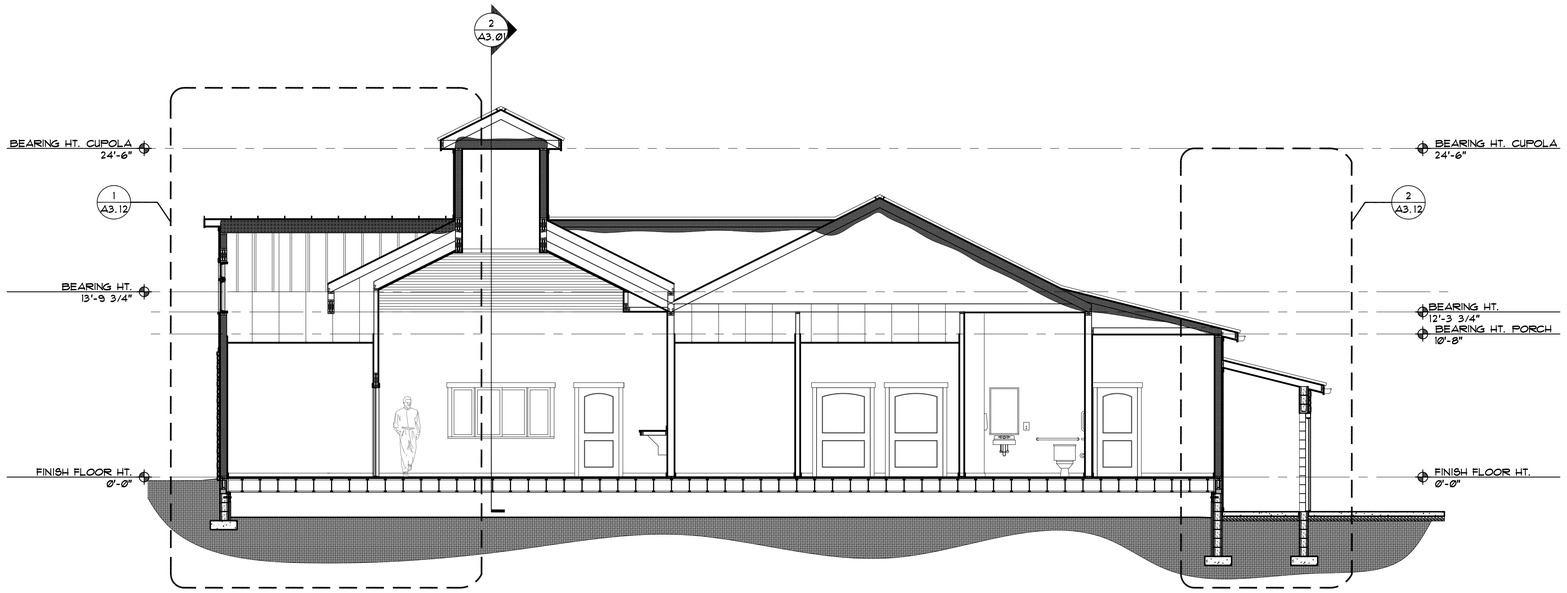
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Project no.
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Description:
BUILDING SECTIONS

Sheet no.
A3.Ø1

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1 A3.02 BUILDING SECTION

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

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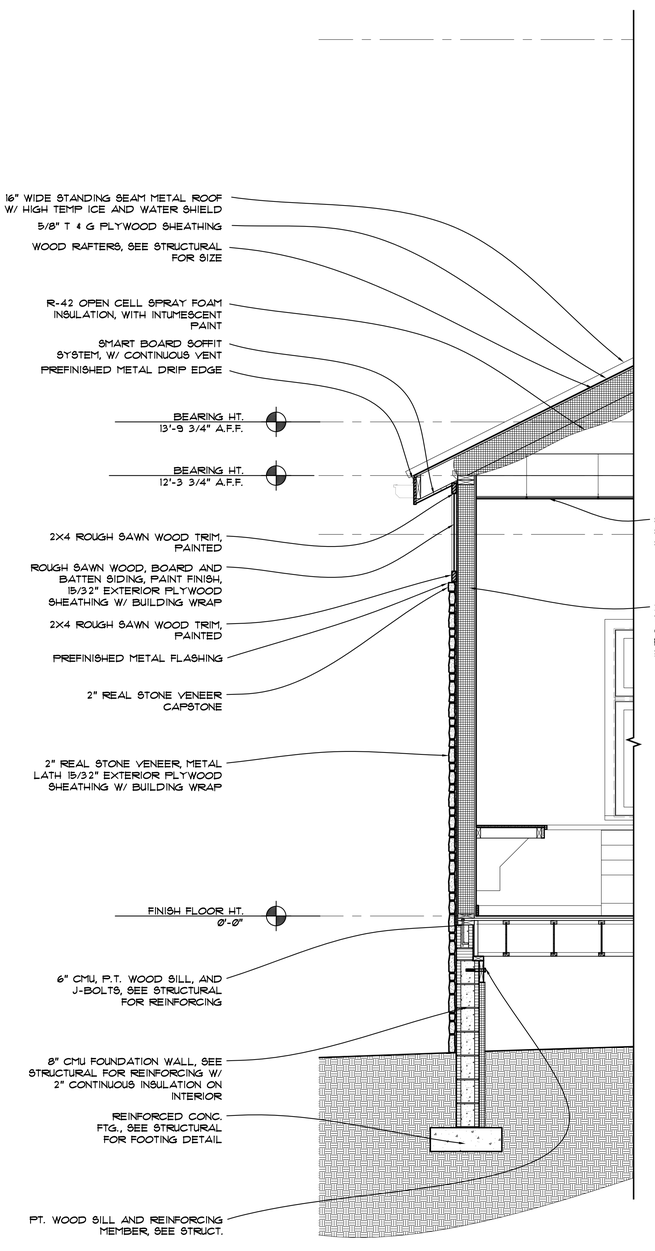
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Description:
BUILDING SECTIONS

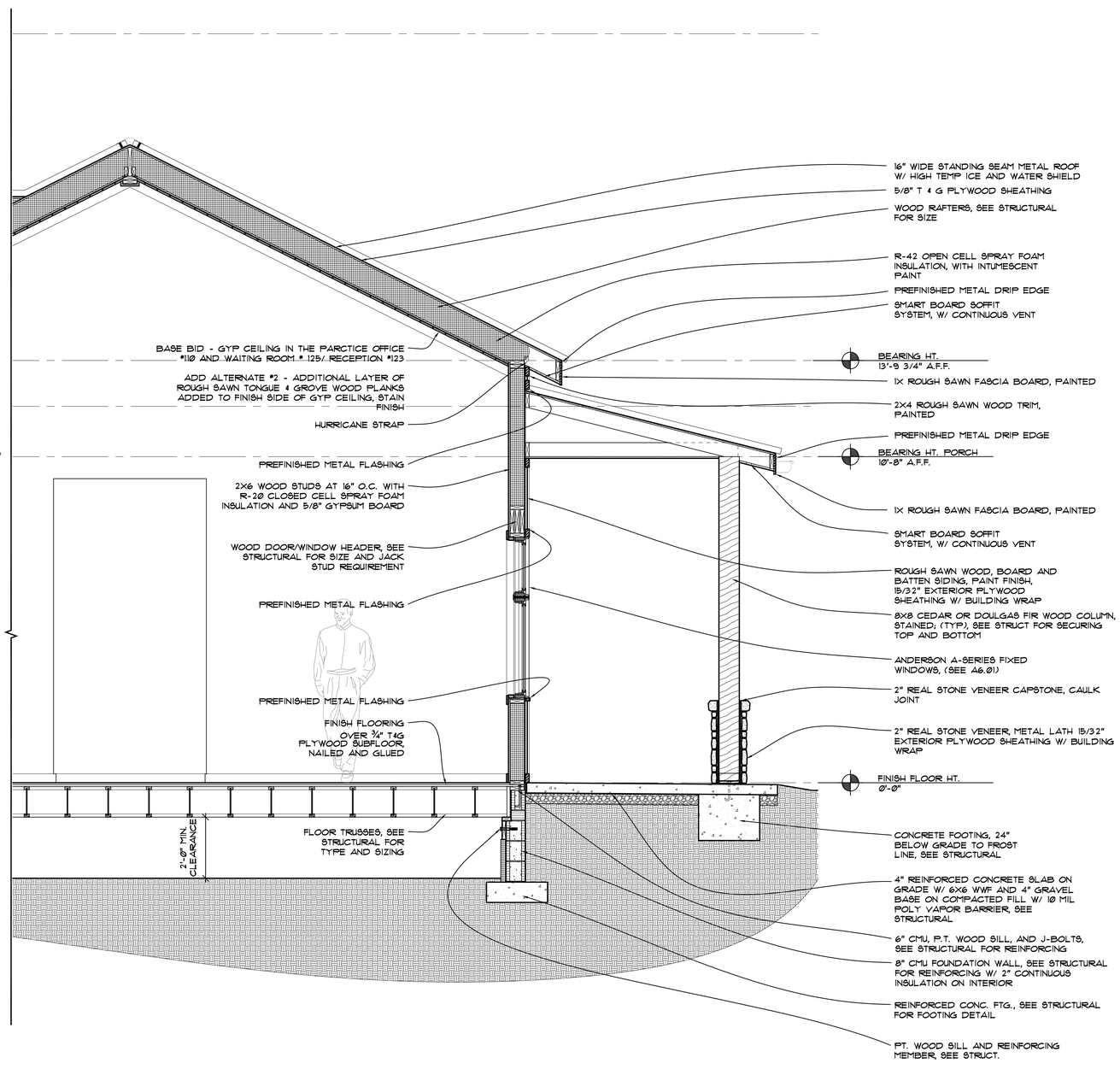
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NOTE:
PROVIDE PREFINISHED METAL FLASHING AT THE TOP OF ALL DOOR & WINDOW TRIM, AND AT ALL ROOF TO WALL INTERSECTIONS



1 A3.11 WALL SECTION
SCALE: 1/2" = 1'-0"



2 A3.11 WALL SECTION
SCALE: 1/2" = 1'-0"

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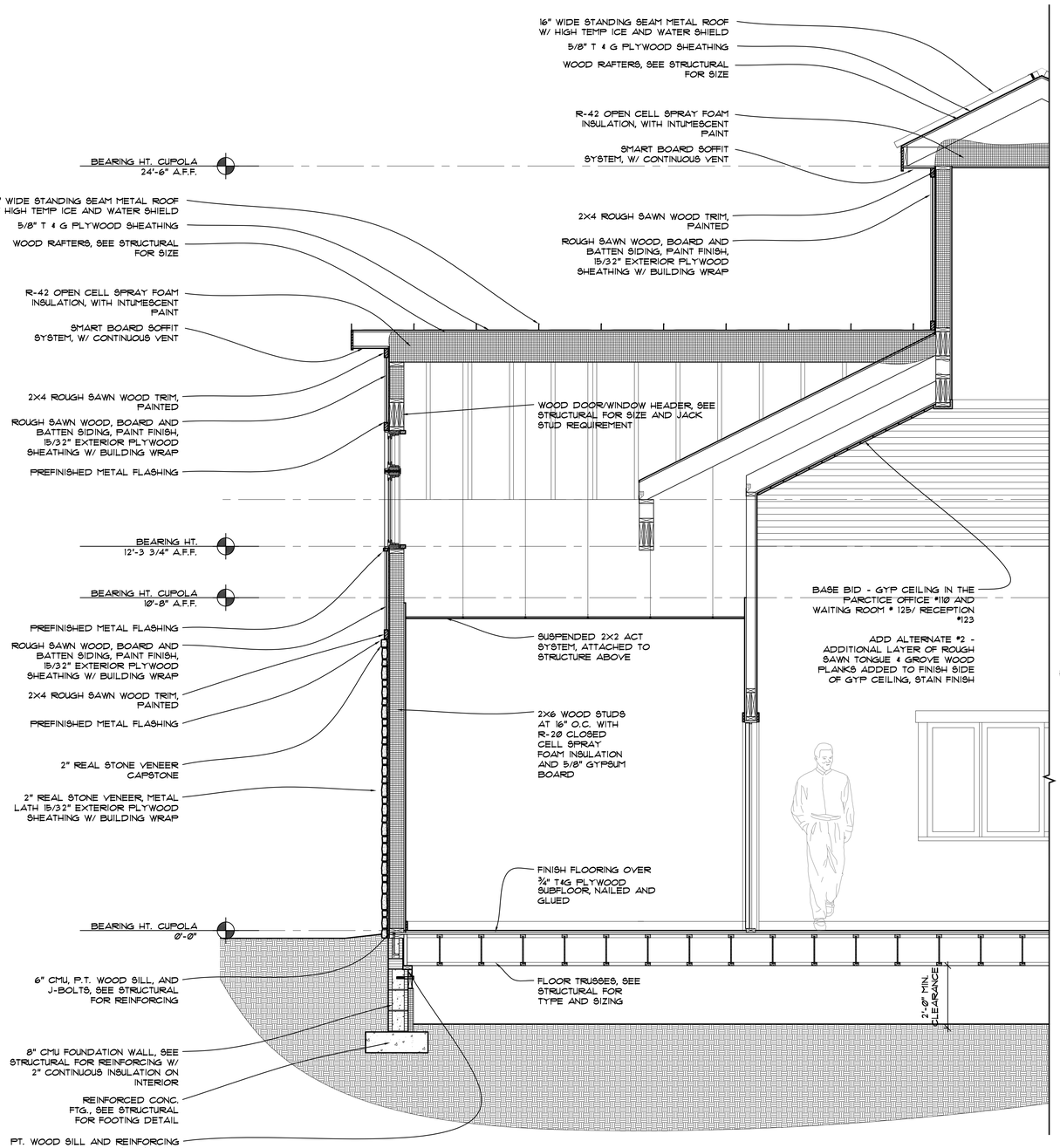
NEW FACILITY FOR
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9656008266400000

Revisions:

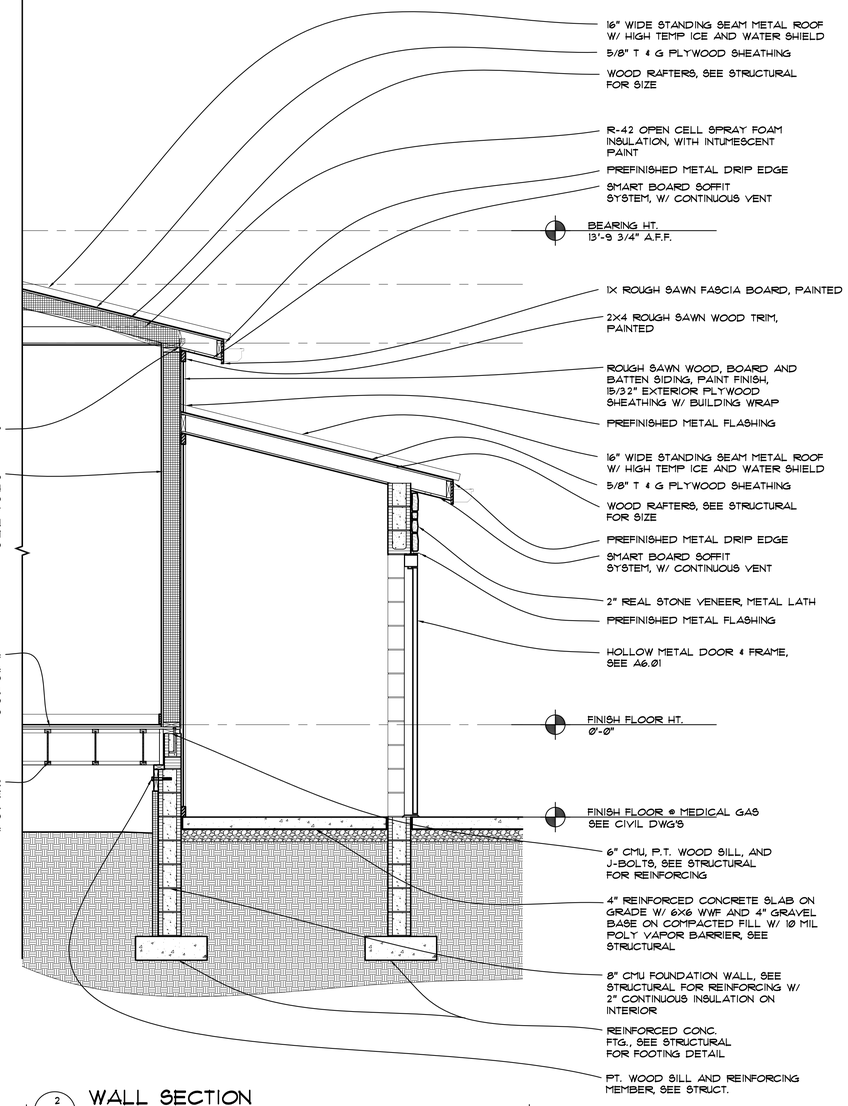
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Date: April 20, 2026
Drawn By: JDH
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Project no. 2604
Description: WALL SECTIONS
Sheet no. A3.11

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1 A3.12 WALL SECTION
SCALE: 1/2" = 1'-0"



2 A3.12 WALL SECTION
SCALE: 1/2" = 1'-0"

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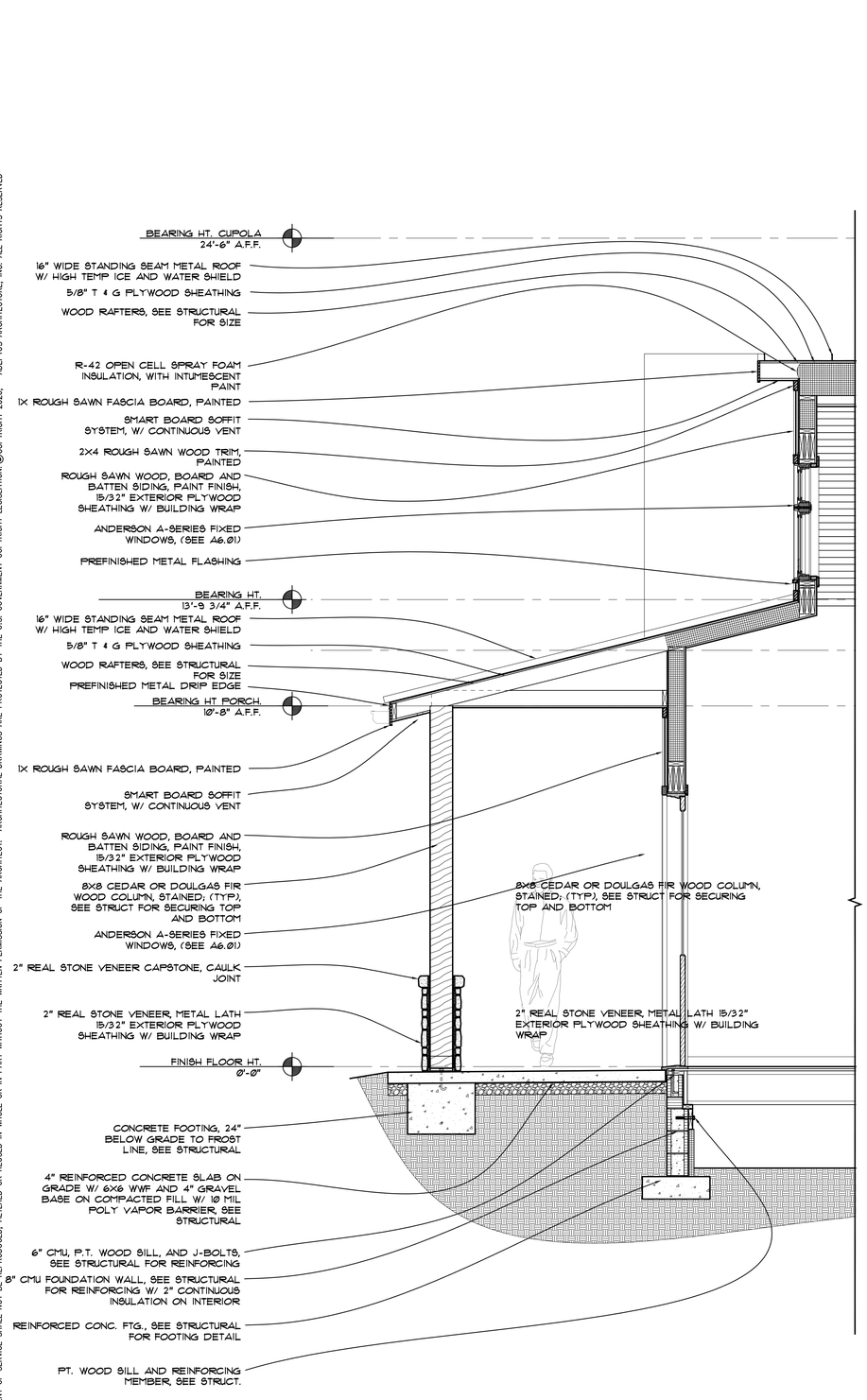
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Project no. 2604

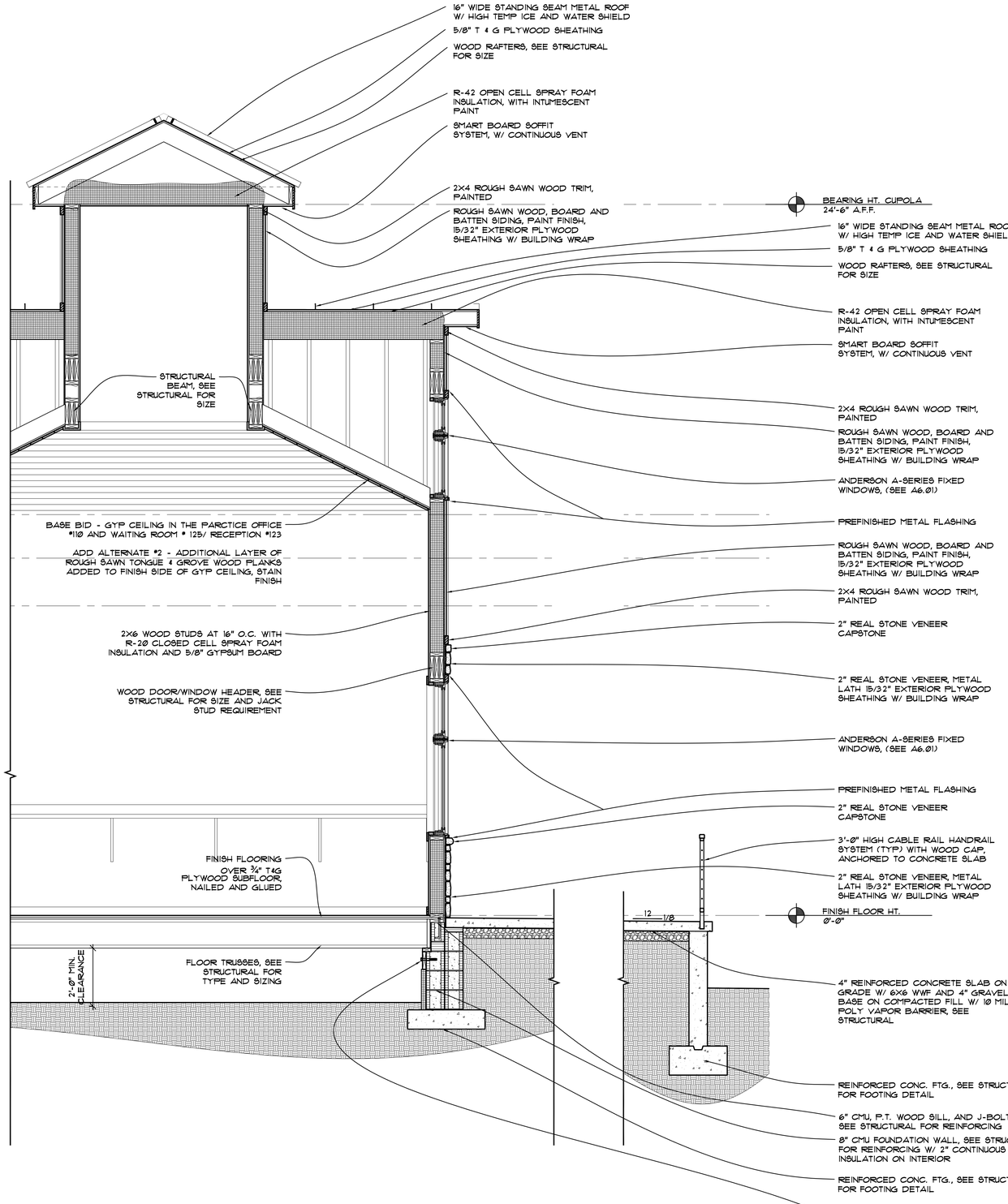
Description: WALL SECTIONS

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1 A3.13 WALL SECTION
SCALE: 1/2" = 1'-0"



2 A3.13 WALL SECTION
SCALE: 1/2" = 1'-0"

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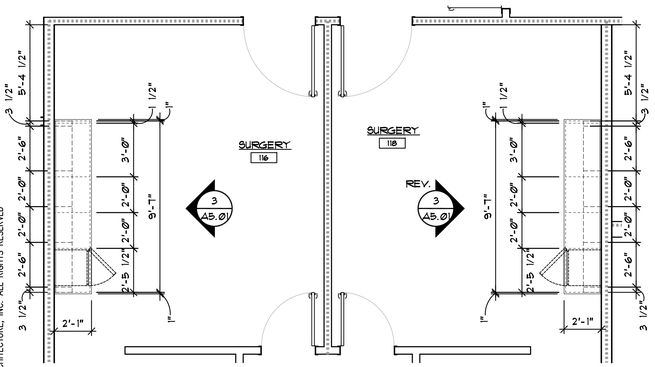
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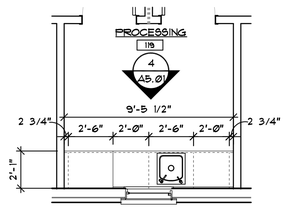
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Sheet no.
A3.13



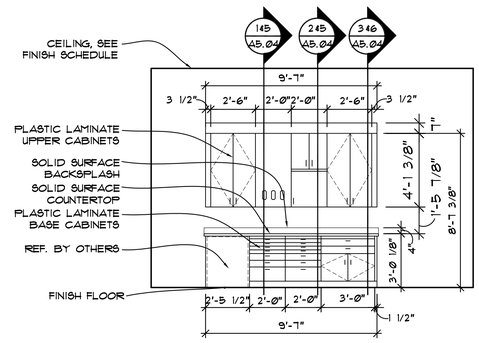
1 A5.01 CASEWORK PLAN

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



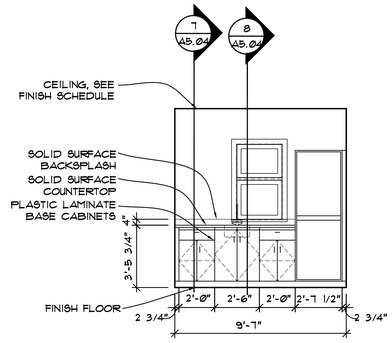
2 A5.01 CASEWORK PLAN

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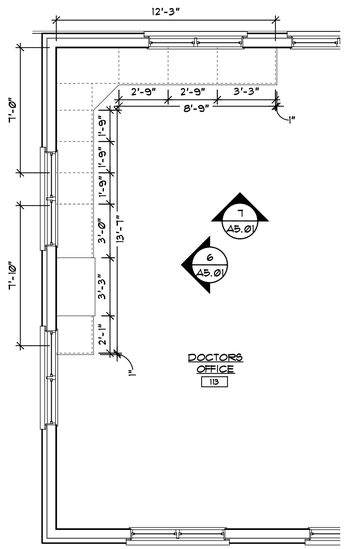
3 A5.01 CASEWORK PLAN

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



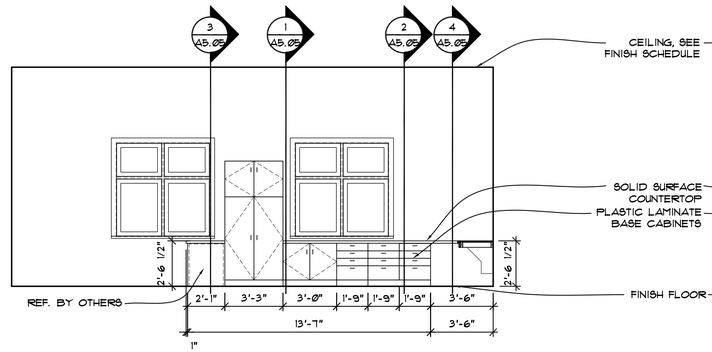
4 A5.01 CASEWORK PLAN

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



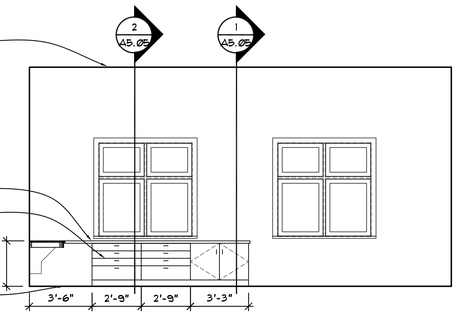
5 A5.01 CASEWORK PLAN

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



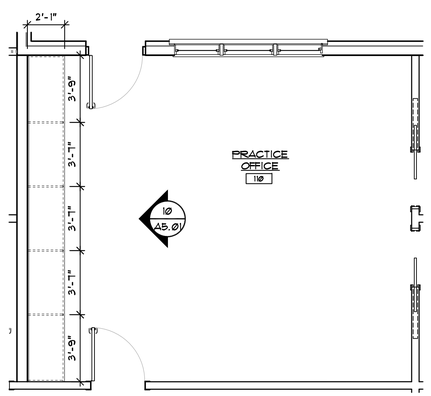
6 A5.01 CASEWORK PLAN

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



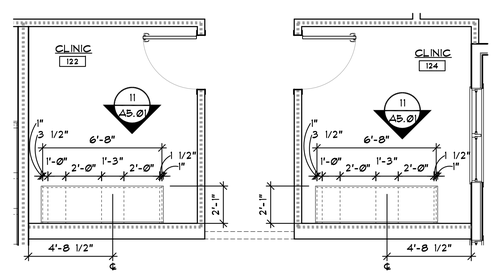
7 A5.01 CASEWORK PLAN

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



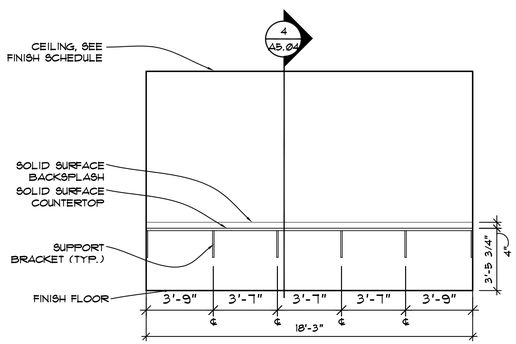
8 A5.01 CASEWORK PLAN

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



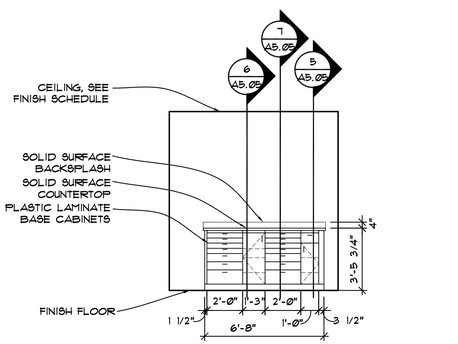
9 A5.01 CASEWORK PLAN

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



10 A5.01 CASEWORK PLAN

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



11 A5.01 CASEWORK PLAN

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

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ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

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NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
96560826640000O

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

Project no.
2604

Description:
INTERIOR ELEVATIONS

Sheet no.
A5.01

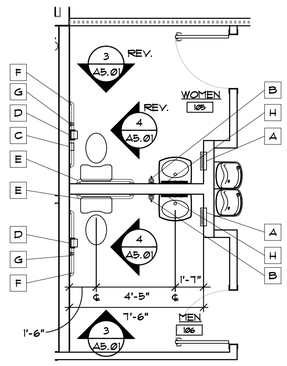
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HANDICAP MOUNTING HEIGHTS:

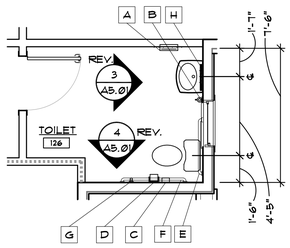
GRAB BAR	36" A.F.F. TO TOP OF BAR
MIRROR	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE
PAPER TOWEL DISPENSER	48" A.F.F. TO DISPENSING SLOT
SOAP DISPENSER	48" A.F.F. TO DISPENSING SLOT
TOILET PAPER DISPENSER	19" A.F.F. TO TOP OF ACCESSORY

TOILET ACCESSORY LEGEND

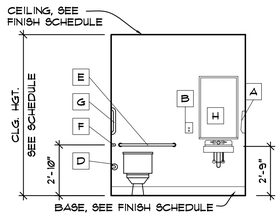
- A WALL MOUNTED PAPER TOWEL DISPENSER PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- B SOAP DISPENSER, PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- C 9NR BOBRICK B-254 SANITARY NAPKIN DISPOSAL
- D DOUBLE ROLL TOILET TISSUE HOLDER PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- E 36" GRAB BAR BOBRICK B-6806 X 36"
- F 42" GRAB BAR BOBRICK B-6806 X 42"
- G 18" GRAB BAR BOBRICK B-6806 X 18"
- H 18" W X 30" HIGH FRAMED MIRROR



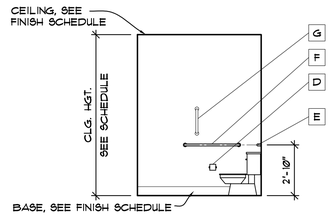
1 A5.Ø2 TOILET PLAN
SCALE: 1/4" = 1'-0"



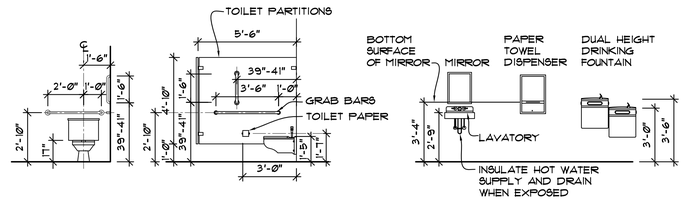
2 A5.Ø2 TOILET PLAN
SCALE: 1/4" = 1'-0"



3 A5.Ø2 TOILET ELEV.
SCALE: 1/4" = 1'-0"

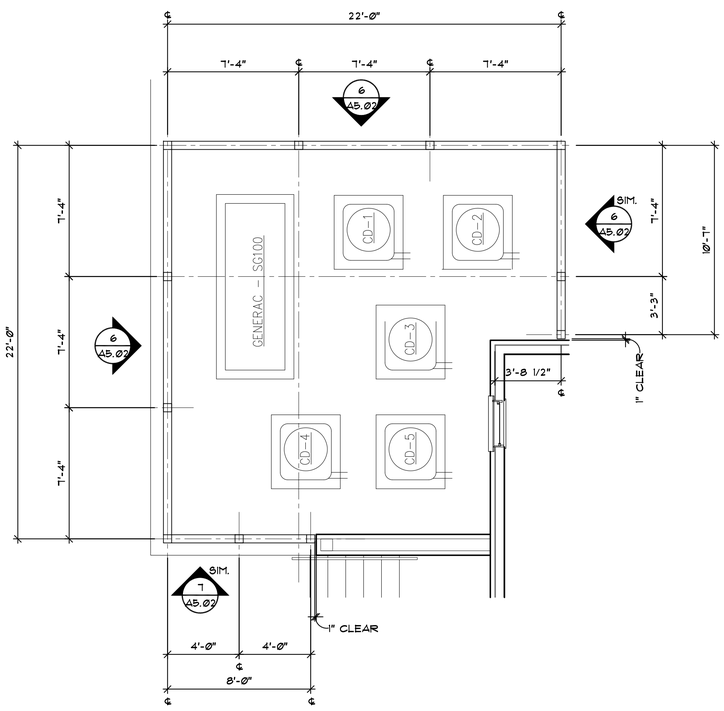


4 A5.Ø2 TOILET ELEV.
SCALE: 1/4" = 1'-0"

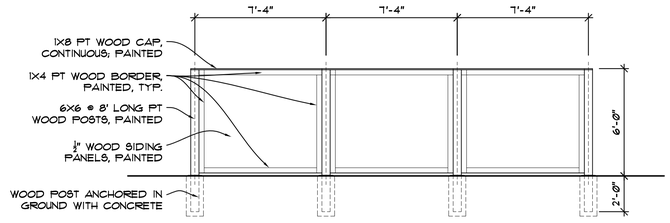


MOUNTING HEIGHTS

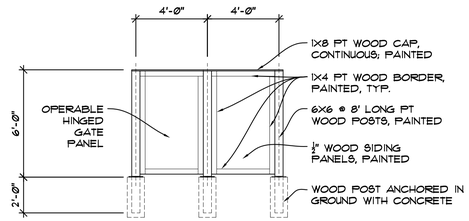
SCALE: 1/4" = 1'-0"



5 A5.Ø2 UTILITY YARD PLAN
SCALE: 1/4" = 1'-0"



6 A5.Ø2 WOOD FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"



7 A5.Ø2 WOOD FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"

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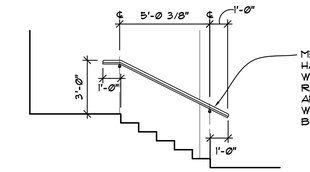
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NEW FACILITY FOR
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9656082664000000

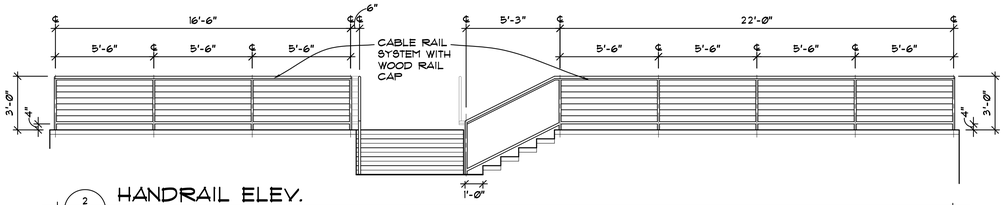
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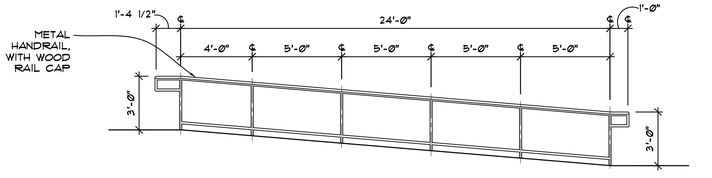
Date: April 16, 2026
Drawn By: JDH
Checked By:
Project no. 2604
Description: INTERIOR ELEVATIONS
Sheet no. A5.Ø2



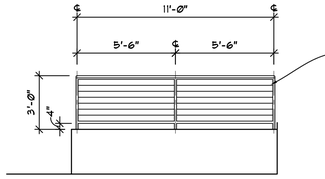
1 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-Ø"



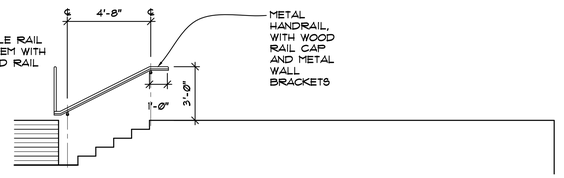
2 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-Ø"



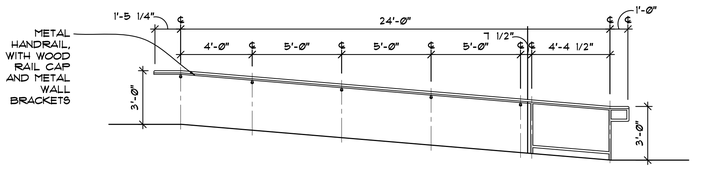
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SCALE: 1/4" = 1'-Ø"



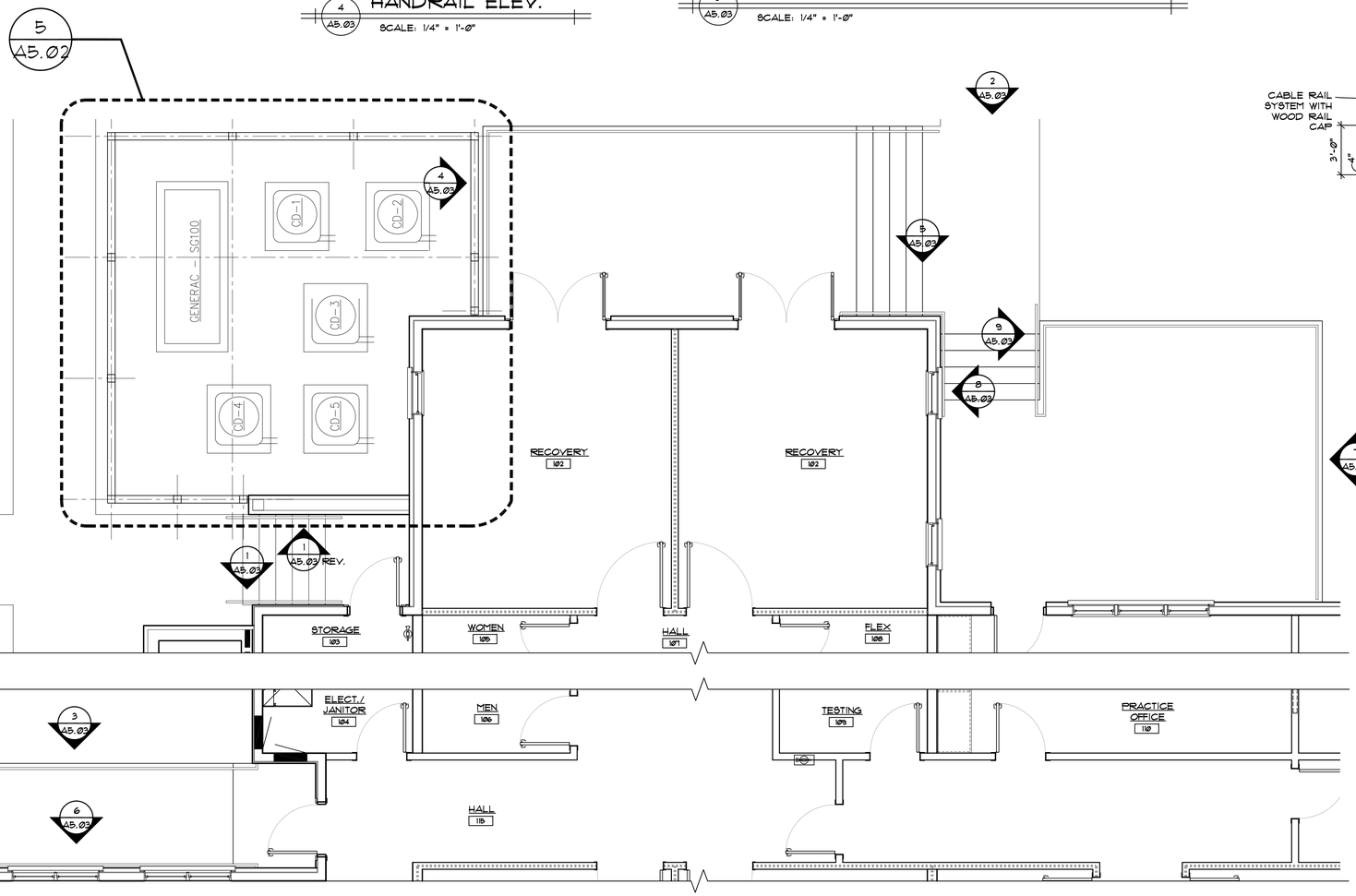
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SCALE: 1/4" = 1'-Ø"



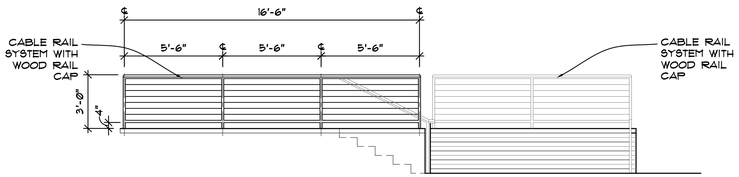
5 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-Ø"



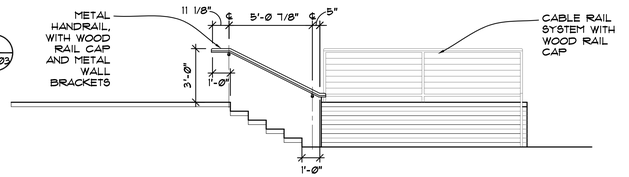
6 A5.03 HANDRAIL ELEV.
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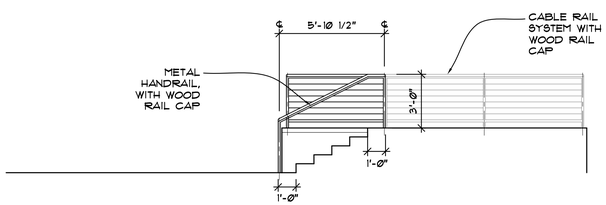
10 A5.03 PATIO AND STAIR PLAN
SCALE: 1/4" = 1'-Ø"



7 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-Ø"



8 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-Ø"



9 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-Ø"

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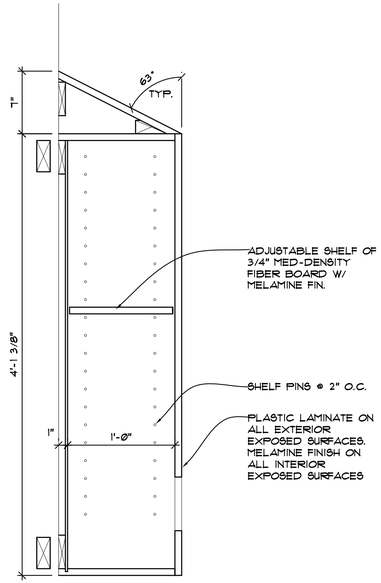
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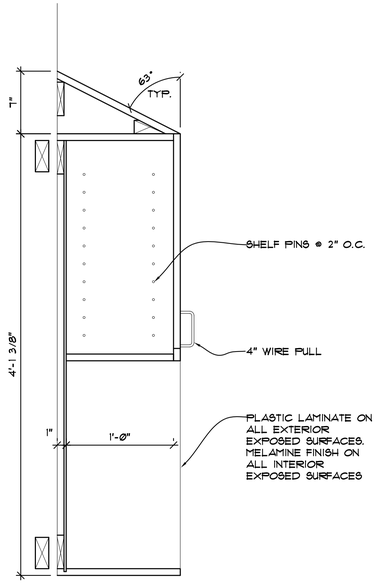
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Checked By:
Project no. 2604
Description: HANDRAIL ELEVATIONS
Sheet no. A5.03

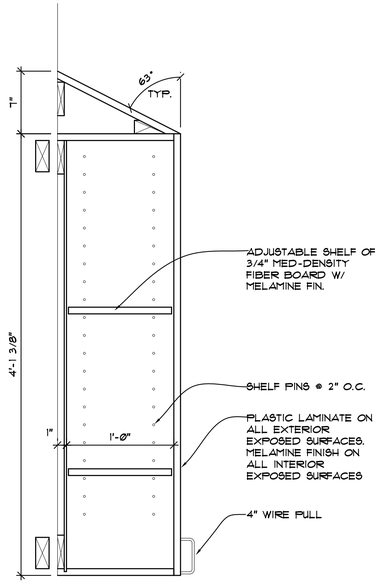
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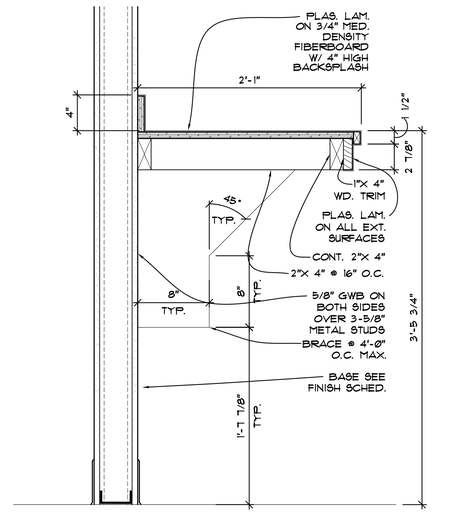
1 A5.04 **CASEWORK**
SCALE: 1 1/2" = 1'-0"



2 A5.04 **CASEWORK**
SCALE: 1 1/2" = 1'-0"

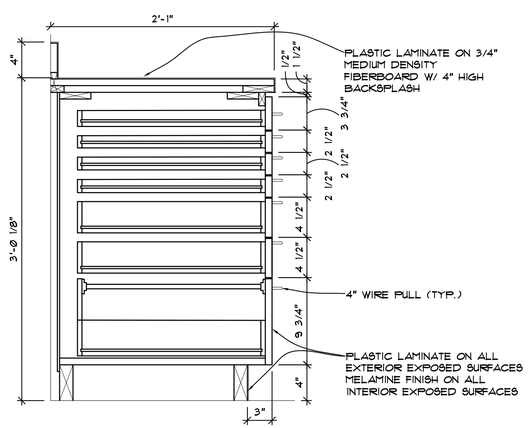


3 A5.04 **CASEWORK**
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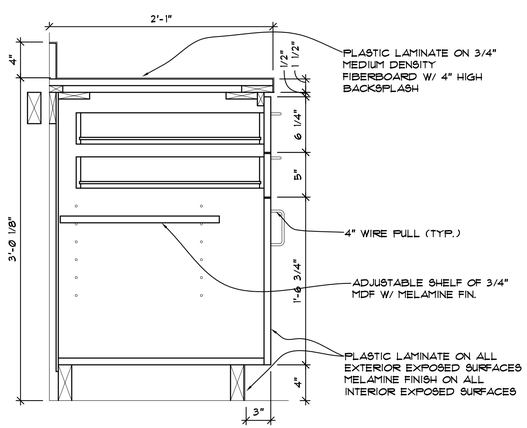


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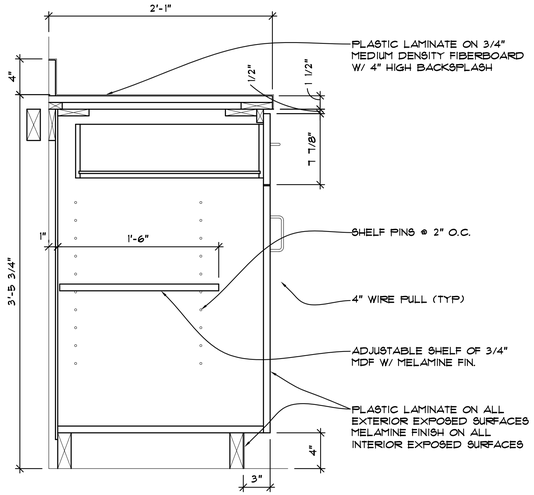
CASEWORK NOTES
- WOOD BLOCKING IN WOOD STUD WALL BEHIND ALL CASEWORK AS REQUIRED



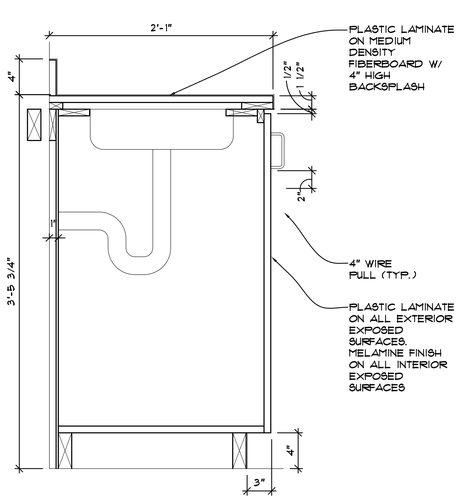
5 A5.04 **CASEWORK**
SCALE: 1 1/2" = 1'-0"



6 A5.04 **CASEWORK**
SCALE: 1 1/2" = 1'-0"



7 A5.04 **CASEWORK**
SCALE: 1 1/2" = 1'-0"



8 A5.04 **CASEWORK**
SCALE: 1 1/2" = 1'-0"

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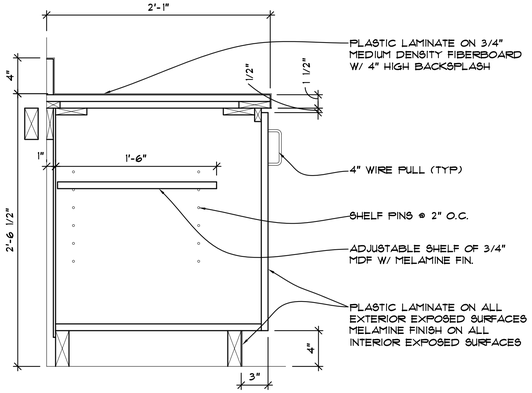
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Project no.
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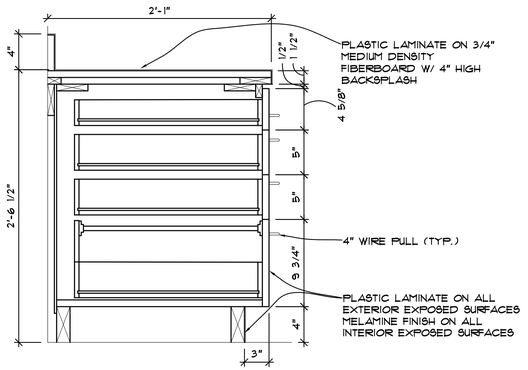
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CASEWORK SECTIONS

Sheet no.
A5.04

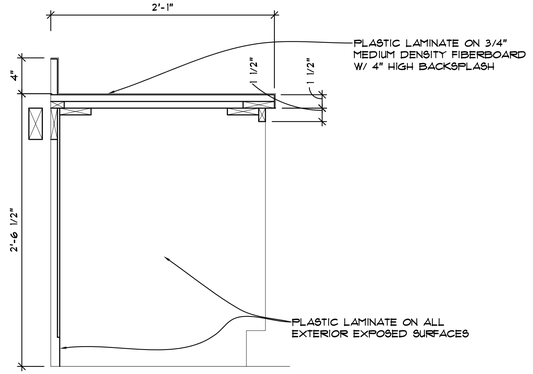
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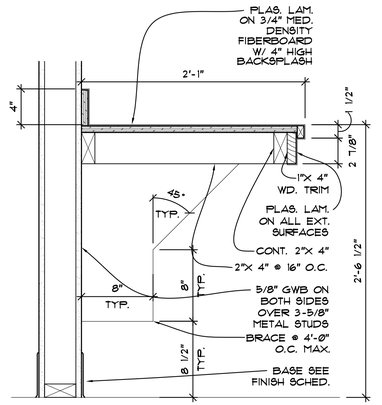
1 A5.05 **CASEWORK**
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2 A5.05 **CASEWORK**
SCALE: 1 1/2" = 1'-0"

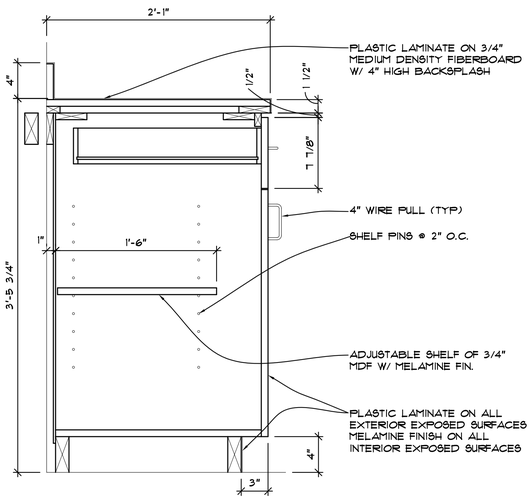


3 A5.05 **CASEWORK**
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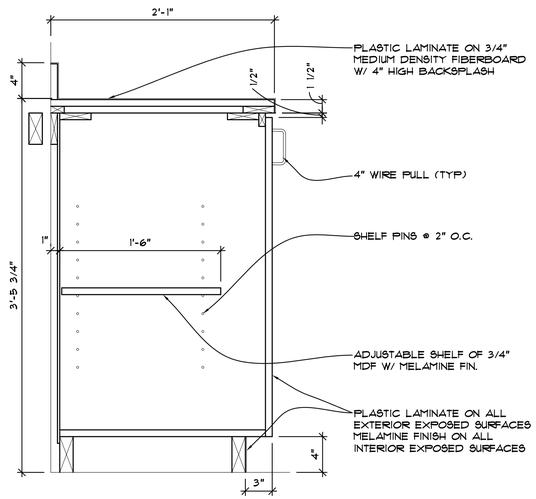


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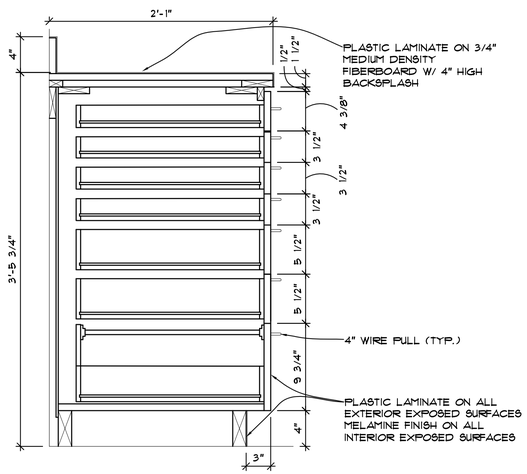
CASEWORK NOTES
- WOOD BLOCKING IN WOOD STUD WALL BEHIND ALL CASEWORK AS REQUIRED



5 A5.05 **CASEWORK**
SCALE: 1 1/2" = 1'-0"



6 A5.05 **CASEWORK**
SCALE: 1 1/2" = 1'-0"



7 A5.05 **CASEWORK**
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Description:
CASEWORK SECTIONS

Sheet no.
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ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLR	BASE	WALLS			CEILING			NOTES
				MAT.	FIN.	TRIM	MAT.	FIN.	HGT.	
	FIRST FLOOR									
101	RECOVERY	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
102	RECOVERY	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
103	STORAGE	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
104	ELECT. / JANITOR	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
105	WOMEN	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
106	MEN	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
107	HALL	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
108	FLEX	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
109	TESTING	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
110	PRACTICE OFFICE	LVP	WD	GWB	PT	PT	WD/GB	STAIN	VARIES	
111	OFFICE	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
112	OFFICE	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
113	DOCTORS OFFICE	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
114	STORAGE	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
115	HALL	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
116	SURGERY	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
117	EQUIPMENT	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
118	SURGERY	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
119	PROCESSING	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
120	EQUIPMENT	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
121	HALL	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
122	CLINIC	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
123	RECEPTION	LVP	WD	GWB	PT	PT	WD/GB	STAIN	VARIES	
124	CLINIC	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
125	WAITING	LVP	WD	GWB	PT	PT	WD/GB	STAIN	VARIES	
126	TOILET	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	

SCHEDULE ABBREVIATIONS

ACT——ACOUSTICAL CEILING TILE
ALUM——ALUMINUM
CONC——CONCRETE
CPT——CARPET
CT——CERAMIC TILE
EXP——EXPOSED
GB——GYPSUM BOARD
GWB——GYPSUM WALLBOARD
HM——HOLLOW METAL
HCS——HOLLOW CORE SLAB
PT——PAINT
QT——QUARRY TILE
RF——RESILIENT FLOORING
SCW——SOLID CORE WOOD
S. CONC——SEALED CONCRETE
STL——STEEL
TPT——TEXTURED PAINT FINISH
VB——VINYL BASE
VCT——VINYL COMPOSTION TILE
WD——WOOD

FINISH NOTES

1. LAMINATE/LVP:

   LUXURY VINYL TILE TO BE "COMMERCIAL GRADE", STYLE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE BUDGET ALLOWANCE.

2. PAINT:

   ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL AS APPROVED BY OWNER/ARCHITECT. COMPUTER COLOR TO MATCH ALL PAINT COLORS TO SAME MANUFACTURER.

A) GYPSUM WALL BOARD - ALL INTERIOR SHEETROCK WALLS TO BE PRIMED WITH ONE (1) COAT PROMAR LATEX WALL PRIMER B28W200 THEN TWO (2) COATS PROMAR 200 LATEX B31 SERIES. THIS APPLICATION TO BE APPLIED IN ALL AREAS EXCEPT TOILETS, KITCHENS, CLASSROOMS, STORAGE, STAIRS AND CORRIDORS.

B) INTERIOR WALLS IN AREAS NOT RECEIVING APPLICATION "A" SHALL RECEIVE THE SAME PRIME COAT AS IN "A" AND TWO (2) FINISH COATS OF SEMI-GLOSS LATEX IN SIMILAR COMPATABLE SERIES

C) INTERIOR METAL - PRIMED WITH (1) COAT PROMAR 200 INTERIOR ENAMEL UNDERCOATER AND PAINTED WITH TWO (2) COATS PROMAR 200 INTERIOR ALKYD SEMI-GLOSS PAINT.

D) INTERIOR DOORS TO BE STAINED. ALL INTERIOR STAINING TO BE PROVIDED BY CONTRACTOR.

3. BASE:

   1X4 SELECT GRADE PINE, FINISH FOUR SIDES, STAIN FINISH, (OWNER TO SELECT COLOR)

4. SUSPENDED ACOUSTICAL TILE CEILING. ACT-1: SUSPENDED ACOUSTICAL TILE CEILINGS TO BE EQUAL TO 24" X 24" REVEAL EDGE LAY-IN TILE "ECLIPSE, CLIMA PLUS" BY USG, WITH EXPOSED "T" GRID.FINE FISSURED VINYL FACE

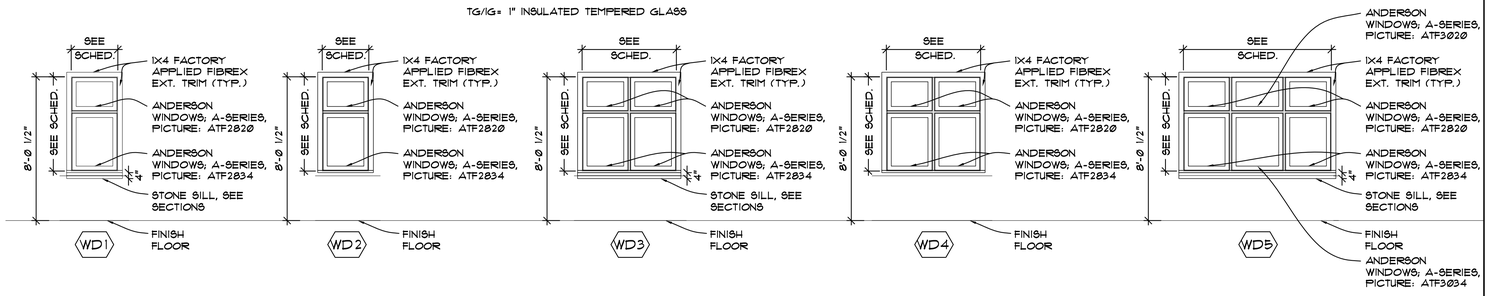
5. INTERIOR WOOD TRIM:
   ALL INTERIOR WOOD TRIM TO BE PROVIDED AND INSTALLED BY CONTRACTOR

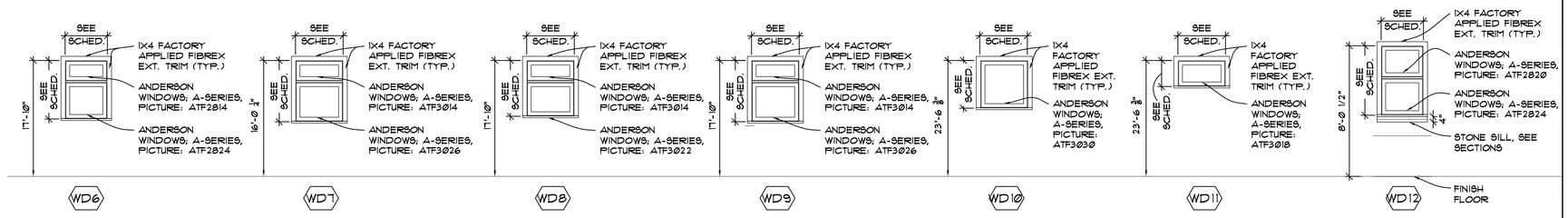
DOOR AND FRAME SCHEDULE

NO.	DOOR SIZE WTH	DOOR SIZE HGT	DOOR SIZE THICK	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	FRAME SIZE HEAD	FRAME SIZE JAMB	FRAME SIZE DEPTH	FRAME TYPE	HDWE SET NO.	GLASS	LABEL	REMARKS
FIRST FLOOR									(DEPTH 18 WALL THROAT SIZE)					
101A	6'-0"	8'-0"	1 3/4"	D3	SCW	WOOD	-	-	6 1/2"	D3	-	1" TG/IG	-	EXTERIOR DOOR
101B	4'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
102A	6'-0"	8'-0"	1 3/4"	D3	SCW	WOOD	-	-	6 1/2"	D3	-	1" TG/IG	-	EXTERIOR DOOR
102B	4'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
103A	3'-0"	8'-0"	1 3/4"	D2	SCW	WOOD	-	-	6 1/2"	D2	-	1" TG/IG	-	EXTERIOR DOOR
103B	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
104	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
105	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
106	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
108	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
109	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
110A	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
110B	3'-0"	8'-0"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
111	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
112	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
113A	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	6 3/4"	W1	-	-	-	
113B	3'-0"	8'-0"	1 3/4"	D2	SCW	WOOD	-	-	6 1/2"	D2	-	1" TG/IG	-	EXTERIOR DOOR
114	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
115	3'-0"	8'-0"	1 3/4"	D2	SCW	WOOD	-	-	6 1/2"	D2	-	1" TG/IG	-	EXTERIOR DOOR ACCESS CONTROL
116	4'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
118	4'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
119A	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
119B	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
121	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	ACCESS CONTROL
122	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
124	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
125	3'-0"	8'-0"	1 3/4"	D1	SCW	WOOD	-	-	6 1/2"	D1	-	1" TG/IG	-	EXTERIOR DOOR
126	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
127	PR 3'-0"	7'-0"	1 3/4"	F	HM	HM	-	-	4"	F1	-	-	-	EXTERIOR DOOR

GLAZING

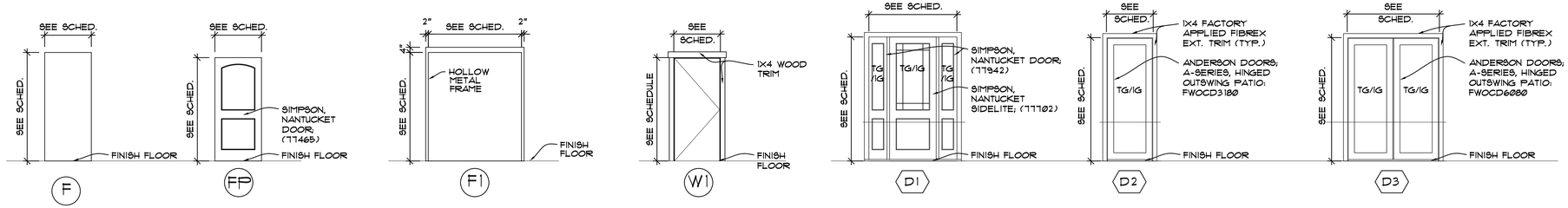
TG= TEMPERED GLASS
WG= 1/4" WIRED GLASS
TG/IG= 1" INSULATED TEMPERED GLASS





WINDOW TYPES - FIXED

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



DOOR TYPES - INTERIOR

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

FRAME TYPES - EXTERIOR

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

FRAME TYPES - INTERIOR

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

DOOR TYPES - EXTERIOR

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

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NEW FACILITY FOR
ROBERSON LEGACY CLINIC
9656082640000

Revisions:

100% Review Set

Date: April 16, 2026
Drawn By: JDH
Checked By:
Project no. 2604
Description: DOOR SCHEDULES
Sheet no. A6.01

GENERAL NOTES

1) ALL CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF ALL STATE AND LOCAL BUILDING CODES ZONING ORDINANCES, LANDSCAPE ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

2) CONTRACTORS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT FOR ANY ALTERATION TO THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH CONSTRUCTION.

3) CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND COMPLETION OF PROJECT.

4) CONTRACTOR RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS FROM THE SITE IN A TIMELY, AND LEGAL DISPOSAL MANNER.

5) ALL CONSTRUCTION TO MEET OR EXCEED INDUSTRY STANDARDS.

6) CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE MARSHALL.

7) ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED TO BE PROVIDED TO COMPLY WITH ANSI A117.1-2017 EDITION. THRESHOLD TRANSITION SLOPE TO BE FIELD COORDINATED BY CONTRACTOR TO MEET ACCESSIBILITY REQUIREMENTS.

8) CONTRACTOR TO PROVIDE STATE AND LOCAL APPROVED DESIGN/ CONSTRUCTION DOCUMENTS AND INSTALLATION OF SPRINKLER SYSTEM FOR NEW STRUCTURE.

9) THE ARCHITECT WAIVES ANY & ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND / OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OF CONFLICT WHICH ARE ALLEGED.

WALL LEGEND

WALL TYPE (1) (E)

NEW 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM WALLBOARD ON BOTH SIDES OF WALL. ATTACH TO JOISTS ABOVE (TYPE B: PROVIDE 2" SOUND ATTENUATION BATT. IN WALL)

SHEET SPECIFIC NOTES

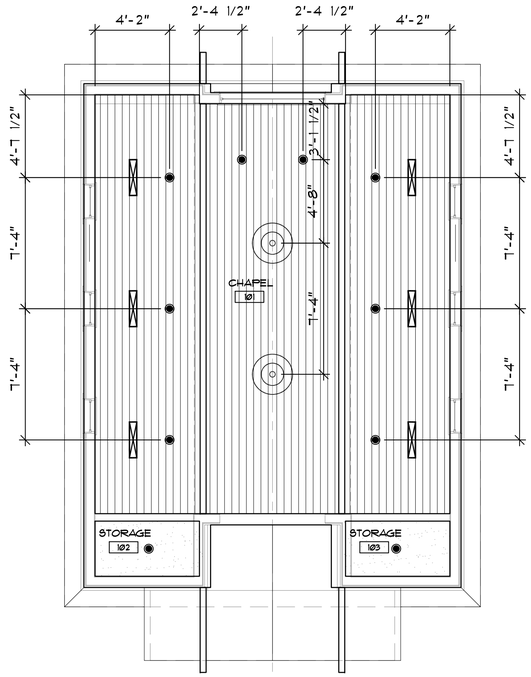
1. PROVIDE SEMI-RECESSED CABINET AND FIRE EXTINGUISHER
2. MILLWORK, SEE CASEWORK ELEVATION DETAIL

CEILING LEGEND

- Ø.5x2 — NEW HVAC SUPPLY AIR DIFFUSER - CEILING GRID MOUNTED
- RECESSED CAN LIGHT FIXTURE
- PENDENT CHANDELIER, CEILING MOUNTED
- 2'X2' SUSPENDED ACCOUSTIC TILE CEILING
- GWB DROP SOFFIT/CEILING CURB - WITH PAINT FINISH AS SELECTED BY OWNER
- T&G WOOD BOARDS, WITH STAIN FINISH AS SELECTED BY OWNER

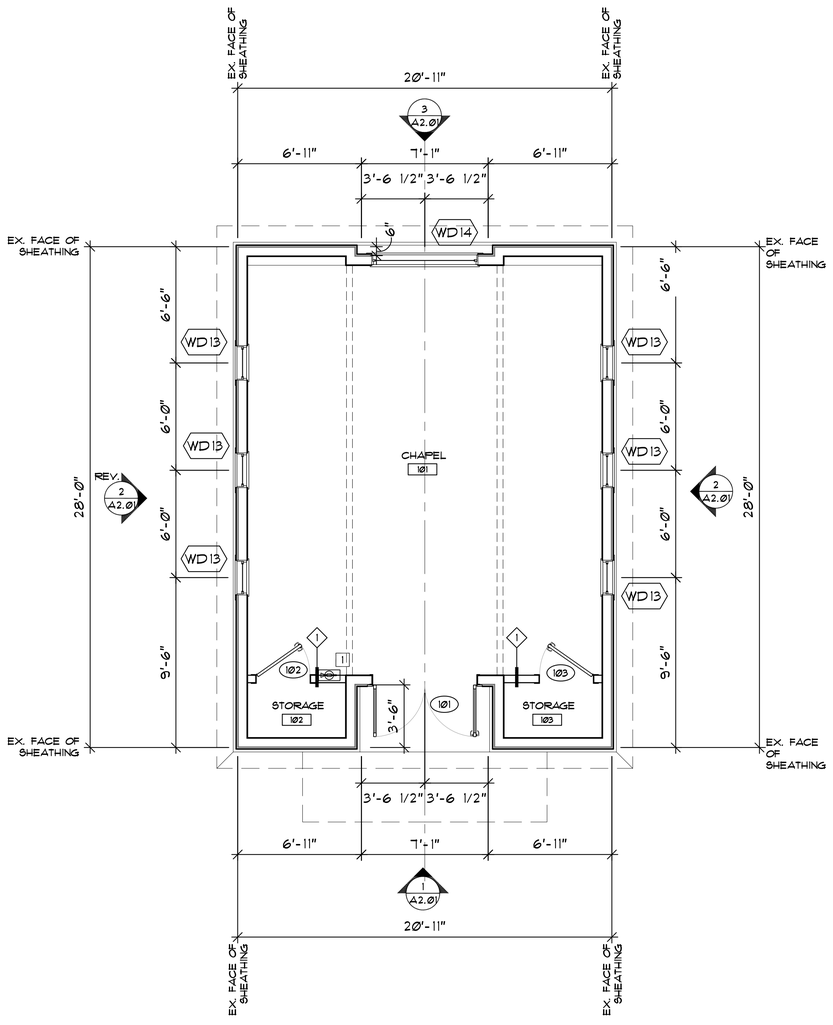
GENERAL NOTES

1. U.O.N., CENTER CEILING TILES IN ROOM
2. SEE ELECTRICAL FIXTURE SCHEDULE FOR ALL LIGHT FIXTURE TYPES
3. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALL EXIT LIGHTS AND EMERGENCY LIGHTS
4. SEE ELECTRICAL FOR LOCATIONS OF ALL EXIT SIGNS.
5. SEE MECHANICAL DRAWINGS & SCHEDULES FOR ALL MECHANICAL SUPPLY AND RETURN FIXTURE TYPES.



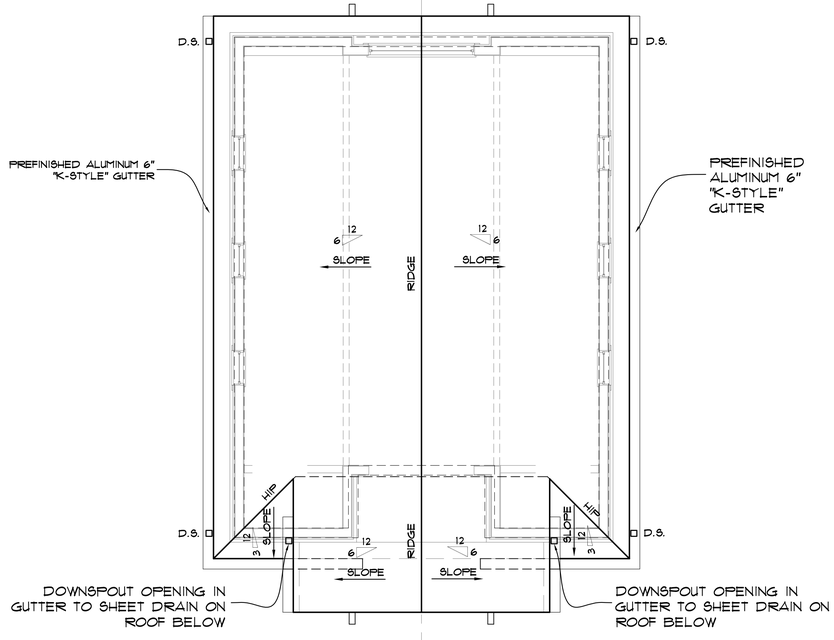
1 A1.112 REFLECTED CEILING PLAN - CHAPEL

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



2 A1.112 FLOOR PLAN - CHAPEL

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



3 A1.112 ROOF PLAN - CHAPEL

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

TRUE NORTH. PROJECT NORTH.

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NEW FACILITY FOR
ROBERSON LEGACY CLINIC
9656082664000000

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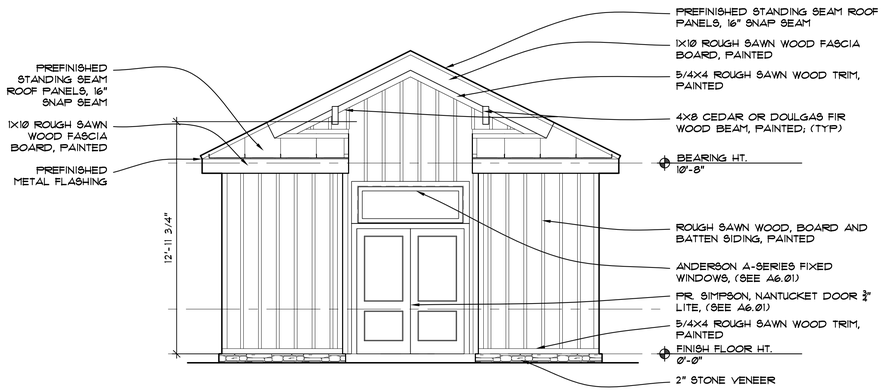
Project no. 2604

Description: FLOOR PLAN, RCP

Sheet no. A1.112

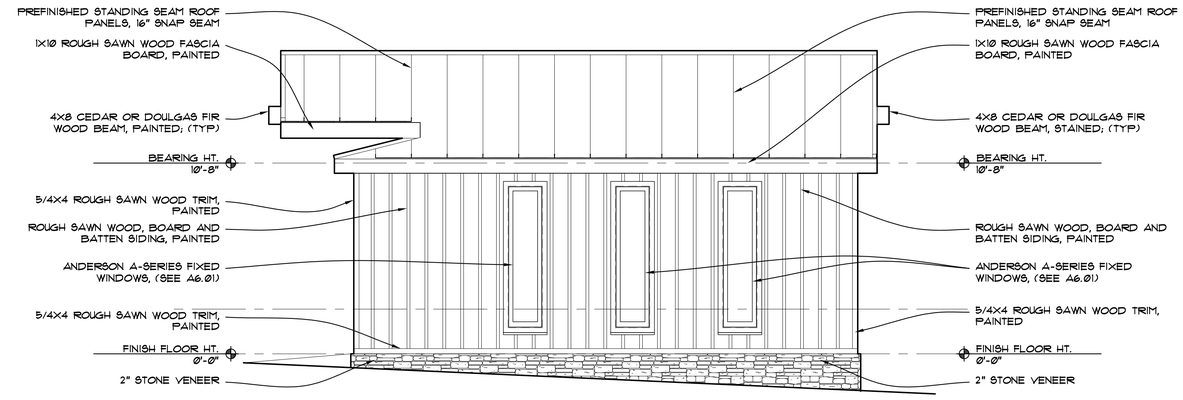
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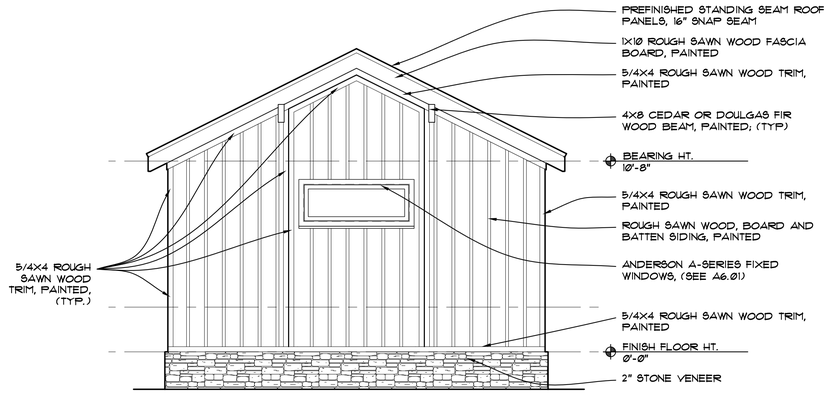
1 A2.012 **FRONT ELEVATION - CHAPEL**

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



2 A2.012 **SIDE ELEVATION - CHAPEL**

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



3 A2.012 **REAR ELEVATION - CHAPEL**

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

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Drawn By:
JDH

Checked By:

Project no.
2604

Description:
EXTERIOR ELEVATIONS

Sheet no.
A2.012

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLR	BASE	WALLS			CEILING			NOTES
				MAT.	FIN.	TRIM	MAT.	FIN.	HGT.	
	FIRST FLOOR									
101	CHAPEL	LVP	WD	GWB	PT	PT	GB	PT	VARIES	
102	STORAGE	LVP	WD	GWB	PT	PT	GB	PT	10'-0"	
103	STORAGE	LVP	WD	GWB	PT	PT	GB	PT	10'-0"	

DOOR AND FRAME SCHEDULE

NO.	DOOR SIZE WTH	DOOR SIZE HGT	DOOR SIZE THICK	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	FRAME SIZE HEAD	FRAME SIZE JAMB	FRAME SIZE DEPTH	FRAME TYPE	HDWE SET NO.	GLASS	LABEL	REMARKS
FIRST FLOOR							(DEPTH 18 WALL THROAT SIZE)							
101	3'-0"	8'-0"	1 3/4"	D1	SCW	WOOD	-	-	6 1/2"	D1	-	1" TG/IG	-	EXTERIOR DOOR
102	3'-0"	6'-8"	1 3/4"	F	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
103	3'-0"	6'-8"	1 3/4"	F	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	

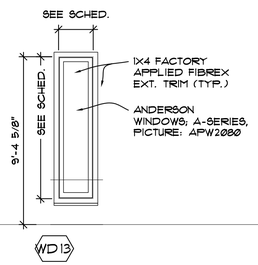
SCHEDULE ABBREVIATIONS

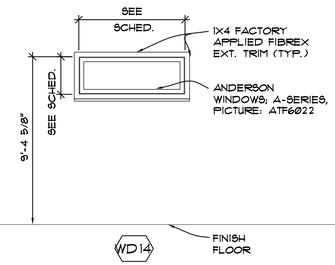
ACT——ACOUSTICAL CEILING TILE
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STL——STEEL
TPT——TEXTURED PAINT FINISH
VB——VINYL BASE
VCT——VINYL COMPOSTION TILE
WD——WOOD

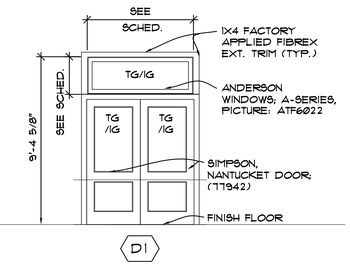
GLAZING

TG= TEMPERED GLASS

WG= 1/4" WIRED GLASS







WINDOW TYPES - FIXED

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

DOOR TYPES - EXTERIOR

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

FINISH NOTES

1. LAMINATE/LVP:

   A) FLOORING TO BE PROVIDED AND INSTALLED BY OWNER.

2. PAINT:

   ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL AS APPROVED BY OWNER/ARCHITECT. COMPUTER COLOR TO MATCH ALL PAINT COLORS TO SAME MANUFACTURER.

   A) GYPSUM WALL BOARD - ALL INTERIOR SHEETROCK WALLS TO BE PRIMED WITH ONE (1) COAT PROMAR LATEX WALL PRIMER B28W200 THEN TWO (2) COATS PROMAR 200 LATEX B31 SERIES. THIS APPLICATION TO BE APPLIED IN ALL AREAS EXCEPT TOILETS, KITCHENS, CLASSROOMS, STORAGE, STAIRS AND CORRIDORS.

   B) INTERIOR WALLS IN AREAS NOT RECEIVING APPLICATION "A" SHALL RECEIVE THE SAME PRIME COAT AS IN "A" AND TWO (2) FINISH COATS OF SEMI-GLOSS LATEX IN SIMILAR COMPATABLE SERIES

   C) INTERIOR METAL - PRIMED WITH (1) COAT PROMAR 200 INTERIOR ENAMEL UNDERCOATER AND PAINTED WITH TWO (2) COATS PROMAR 200 INTERIOR ALKYD SEMI-GLOSS PAINT.

   D) INTERIOR DOORS TO BE STAINED. ALL INTERIOR STAINING TO BE PROVIDED BY CONTRACTOR.

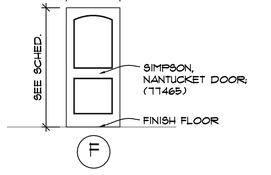
3. BASE:

   A) 4" X .125" VINYL COVE WALL BASE BY ROPPE OR EQUAL, COLOR SELECTED BY ARCHITECT.

   B) 4" X .125" VINYL COVE WALL BASE BY ROPPE OR EQUAL, COLOR SELECTED BY ARCHITECT.

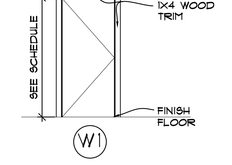
4. SUSPENDED ACOUSTICAL TILE CEILING. ACT-1: SUSPENDED ACOUSTICAL TILE CEILINGS TO BE EQUAL TO 24" X 24" REVEAL EDGE LAY-IN TILE "ECLIPSE, CLIMA PLUS" BY USG, WITH EXPOSED "T" GRID.

5. INTERIOR WOOD TRIM:
   A) ALL INTERIOR WOOD TRIM TO BE PROVIDED AND INSTALLED BY CONTRACTOR



DOOR TYPES - INTERIOR

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



FRAME TYPES - INTERIOR

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

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Date:
April 16, 2026

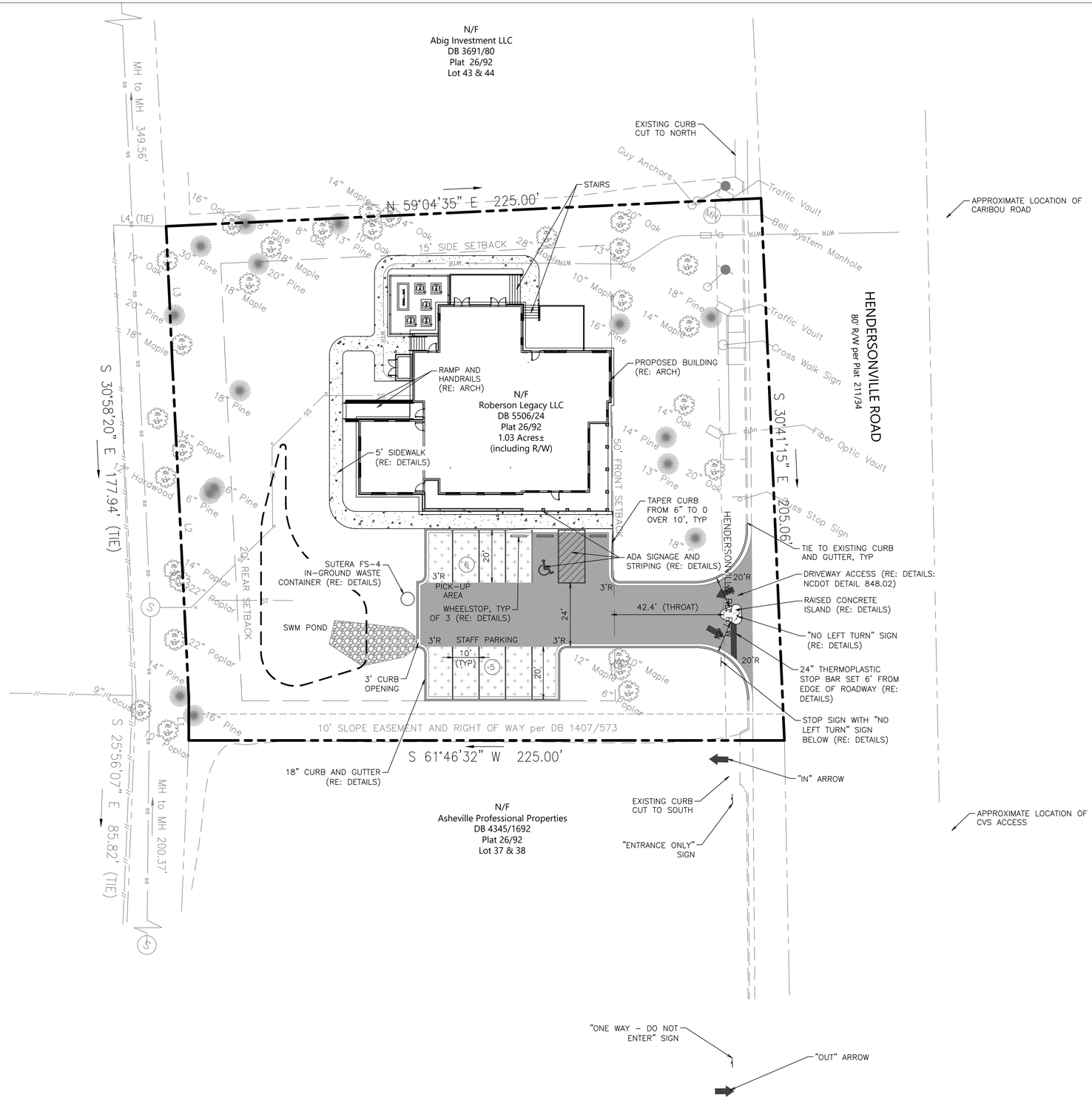
Drawn By:
JDH

Checked By:

Project no.
2604

Description:
DOOR SCHEDULES

Sheet no.
A6.012



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- (7) PARKING SPACE INDICATOR
- ASPHALT PAVING (RE: DETAILS)
- SIDEWALK (RE: DETAILS)
- PERVIOUS PAVEMENT (RE: DETAILS)
- CITY CONCRETE (RE: DETAILS)

SITE CHART	
TOTAL PROJECT AREA	±1.03 ACRES (INCL R/W)
ROOF COVERAGE	6,138 SF
IMPERVIOUS COVERAGE	13,331 SF

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUNE BRIGGS

20 10 0 20 40

FILE LOCATION:C:\Users\dsune\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Site USER:dsune SAVED:10/7/2026 9:40 AM PLOTTED:10/7/2026 9:40 AM

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
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PREPARED BY:
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Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

SITE PLAN

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 10.05.2026	5 OF 17

153.008 SPECIAL USES.

(A) *Purpose*. The following special uses might not be appropriate without specific standards and requirements to assure that such uses are compatible with the other uses permitted in the designated districts. Such uses may be permitted in a zoning district as special uses if the provisions of this and all other sections of this chapter have been met.

(B) *Development plan/site plan requirement.*

(1) All applications for special use permits shall include a development plan or site plan.

(2) If the special use request is for a subdivision or planned unit development, the development plan shall contain a map or maps drawn to scale, with the date of preparation, and shall contain, where applicable, the following information:

(a) Existing site conditions, including contours, watercourses, identified flood hazard areas, any unique natural or human-made features;

(b) Boundary lines of the proposed development, proposed lot lines, and plot designs;

(c) Proposed location and use of all existing and proposed structures;

(d) Location and size of all areas to be conveyed dedicated or reserved as common open space, parks, recreational areas, school sites, and similar public or semi-public uses;

(e) The existing and proposed street system, including location and number of off-street parking spaces, service areas, loading areas, and major points of access to public right-of-way. Notations of proposed ownership of the street system (public or private);

(f) Approximate location of proposed utility systems, including documentation approving the proposed water and sewer systems from the appropriate local and state agencies. Documentation of an approved sedimentation and erosion control plan shall also be submitted where required. Provisions for stormwater drainage shall be shown;

(g) Location and/or notation of existing and proposed easements and rights-of-way;

(h) The proposed treatment of the perimeter of the development, including materials and/or techniques such as screens, fences, and walls;

(i) Information on adjacent land areas, including land use, zoning classifications, public facilities, and any unique natural features;

(j) Where applicable, the following written documentation shall be submitted:

1. A legal description of the total site proposed for development, including a statement of present and proposed ownership;

2. The zoning district or districts in which the project is located;

3. A development schedule indicating approximate beginning and completion dates of the development, including any proposed stages;

4. A statement of the applicant's intentions with regard to the future selling and/or leasing of all or portions of the development;

5. Quantitative data for the following: proposed total number and type of residential dwelling units; parcel size; residential densities (dwelling units per acre); and total amount of open space; and

6. Plan for maintenance of common areas, recreation areas, open spaces, streets, and utilities.

(k) Any additional information required by the Board of Adjustment in order to evaluate the impact of the proposed development. The Board of Adjustment may waive a particular requirement if, in its opinion, the inclusion is not essential to a proper decision of the project.

(C) *Special use standards.*

(1) Generally, the following standards are applied to specific special uses. Before issuing a special use permit, the Board of Adjustment shall find that all standards for specific uses listed in these sections as well as all standards or requirements listed in division (B) above and § 153.110(C)(1) have been met.

(2) *Planned unit developments.*

(a) *Purpose.* The purpose of this division is to encourage and provide for flexibility and innovation in the design and location of structures and land development, to provide for mixtures of housing types, to provide for the most efficient use of land resources, and to provide an opportunity to develop land areas in a manner different from the standard arrangement of one principal building on one lot. Residential densities are calculated on a project basis, thus allowing the clustering of buildings in each proposed planned unit development project in order to create useful open spaces and preserve natural site features. It is further intended that a planned unit development will be in harmony with the character of the district in which it is located.

(b) *Planned unit development defined.* In this chapter, a ***PLANNED UNIT DEVELOPMENT*** means a development where more than one principal building is proposed to be constructed on a single tract or a clustered housing development or any residential complex containing at least six or more units or any building with a gross floor area of 50,000 square feet or more, shall be deemed a ***PLANNED UNIT DEVELOPMENT (PUD)***. Multi-family structures shall have no less than three dwelling units per structure. Residential units within a planned unit development may include single-family detached or attached units, townhouse developments, condominiums, and other multi- family type residential units, excluding time sharing units, mobile homes, and mobile home parks.

(c) *Land development standards.*

1. The following land development standards shall apply for all planned unit developments.

2. These planned unit developments may be located only in certain specified districts as special uses, subject to a finding by the Board of Adjustment that the following conditions be met.

a. *Ownership control.* The land in a planned unit development shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.

b. *Land uses permitted and location of PUDs.* The uses permitted within a planned unit development are limited to residential uses, including multi-family residential units, and those land uses normally allowed (as either permitted or special) in the zoning district within which the PUD is located. PUDs shall be permitted in the R-

3, R-4, and R-5 Districts. All PUDs must be compatible with and not violate the intent of the zoning districts.

c. *Density requirements.* The proposed residential density of a planned unit development (dwelling units per acre as shown in § 153.007) shall conform to that permitted in the district in which the development is located. If the planned unit development lies in more than one district, the number of allowable dwelling units must be separately calculated for each portion of the planned unit development that is in a separate district and must be combined to determine the number of dwelling units allowable in the entire planned unit development.

d. *Frontage requirements.* Planned unit developments shall have access to a highway or road suitable for the scale and density of development being proposed.

e. *Minimum requirements.*

i. *Waiver.* The normal minimum lot size, setbacks, and frontage requirements are hereby waived for the planned unit development; provided, that the spirit and intent of this section are complied with in the total development plan, as determined by the Board of Adjustment. The Board of Adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section.

ii. *Height limitations.* No building or structure shall exceed the height limitations of the district in which it is located, except as approved by the Board of Adjustment.

iii. *Required distance between buildings.* The minimum distance between buildings shall be 20 feet or as otherwise specified by the Board of Adjustment to ensure adequate air, light, privacy, and space for emergency vehicles.

iv. *Streets.* Every dwelling unit shall have access to a public or private street, walkway, or other area dedicated to common use, and there shall be provision for adequate vehicular circulation to all development properties, in order to ensure acceptable levels of access for emergency vehicles.

f. *Privacy.* Each development shall provide reasonable visual and acoustical privacy for all dwelling units. Fences, insulation, walks, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants and adjacent properties for screening of objectionable views or uses, and for reduction of noise. Multi-level buildings shall be located in such a way as to dissipate any adverse impact on adjoining low- rise buildings and shall not invade the privacy of the occupants of such low-rise buildings.

g. *Perimeter requirements.*

i. Structures located on the perimeter of the development must be set back from property lines and right-of-way of abutting streets in accordance with the provisions of the zoning ordinance controlling the district within which the property is situated.

ii. Structures other than single-family detached units, located on the perimeter of the development, may require buffer strip or screening in a manner which is approved by the Board of Adjustment.

h. *Plans and documentation.* Plans and accompanying documentation shall ensure that the water and sewer systems proposed for the planned unit development have been approved by the appropriate local and state agencies, and submitted as part of the application.

i. *Preliminary plans.* Preliminary plans shall include parking provisions for all proposed uses within the planned unit development in accordance with § 153.038.

j. *Pedestrian and bicycle path circulation system.* Any pedestrian and bicycle path circulation system and its related walkways shall be designed to minimize conflicts between vehicle and pedestrian traffic.

k. *Parking areas, service areas, and the like.* Layout of parking areas, service areas, entrances, exits, yards, courts, and landscaping, and control of signs, lighting, noise, or other potentially adverse influences shall be such as to protect the character of the district and desirable character in any adjoining district.

l. *Open spaces, recreational areas, and the like.* Where applicable, conveyance and maintenance of open space, recreational areas, and communally owned facilities shall be in accordance with the Unit Ownership Act (G.S. Ch. 47A) and/or any other appropriate mechanisms acceptable to the Board of Adjustment.

(3) *Country, athletic and social clubs.*

(a) Off-street parking shall be sufficient to meet the requirements found in § 153.038.

(b) The Board of Adjustment may require buffering along the side and rear lot lines that meet the requirements as outlined in § 153.063, "Buffer Strip and Screen Requirements." This planting requirement may be modified by the Board of Adjustment where adequate buffering exists in the form of vegetation and/or terrain.

(c) The proposed hours of operation shall not be detrimental to the surrounding property due to noise, lights, traffic, and the like.

(d) All developments shall be compatible with surrounding residential uses, therefore, no signs with flashing lights shall be allowed. The design of all proposed signs shall be submitted with the site plan, and all non-flashing illuminated signs shall be placed so as not to cast light on nearby residential uses.

(4) *Public utility stations and substations.*

(a) Structures shall be enclosed by a woven wire fence at least eight feet high.

(b) The lot shall be suitably landscaped along the side and rear property lines with vegetation that meets the requirements as outlined in § 153.063, "Buffer Strip and Screen Requirements." This planting requirement may be modified by the Board of Adjustment where adequate buffering exists in the form of vegetation and/or terrain.

(c) Entrances and exits shall be designated and designed accordingly to promote public safety.

(5) *Home occupation.* An occupation providing a service carried on by the occupants of a dwelling; provided, that:

(a) The occupation is conducted entirely within the dwelling and not in an accessory building or out of doors;

(b) The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes;

(c) There shall be no display, no outside storage, no change in outside appearance of the building or premises, or other visible evidence of the conduct of such home occupations;

(d) Any need for parking generated by the conduct of such home occupation shall be met off the street and not in the front yard;

(e) No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses;

(f) In the case of electrical interference, no equipment or process shall be used which creates a visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises; and

(g) No retail sales shall be conducted as part of the home occupation.

(6) *All commercial services, professional office uses, consumer services, and retail businesses.*

(a) Off-street parking shall be sufficient to meet the requirements found in § 153.038.

(b) A driveway permit as required by the State Department of Transportation shall be submitted along with the site plan, where applicable.

(c) Front setbacks along Hendersonville Road shall be considered on a case-by-case basis by the Board of Adjustment with input from the Zoning Administrator. The Board of Adjustment shall determine the setback upon consideration of the most suitable location for parking. Required parking shall be provided at either the side, rear, or front of the proposed development, based upon the location of adjacent and/or nearby residential dwellings, topography, existing or proposed screening, or other factors that may include noise or glare. When parking is designated to be at the rear of the proposed building, the front setback shall be determined on a case-by-case basis by the Board of Adjustment; when parking is designated to be at the front of the proposed building, then the front setback shall be 50 feet.

(7) *Libraries, schools, and churches.* Libraries, schools and churches shall provide a buffer that meets the requirements as outlined in § 153.063, "Buffer Strip and Screen Requirements".

(8) *Accessory buildings.*

(a) All accessory buildings shall meet the standards of the State Building Code where applicable.

(b) All accessory buildings shall be of a design compatible with the principal building on the lot and with the structures in the neighborhood.

(c) An additional parking space shall be required when an accessory building is permitted for use as a dwelling by a family member.

(d) Accessory buildings shall comply with the district's setback requirements. (Ord. passed 10-19-1983; Ord. passed 6-8-2021)

153.034 LANDSCAPING AND GRADING PLANS, LAND DISTURBANCE, AND SEDIMENTATION CONTROL.

(A) *Plans required*. A landscaping and grading plan, as defined in the town's zoning application process, are required for any or all of the following activities.

(1) Any land-disturbing activity, such as grading projects or removal of natural vegetation, that involves the disturbance of 20% or more of the land area of any lot. Prior to commencing such activity in a public service district, any land-disturbing activity, such as grading projects or removal of natural vegetation other than routine maintenance, shall be subject to approval by the Town Board of Adjustment regardless of the area to be disturbed.

(2) Any residential construction activity that results in an addition of greater than 500 square feet of roof coverage.

(3) Any non-residential construction activity as defined in § 153.061.

(B) All landscape and grading plans shall demonstrate compliance with the town's tree protection and preservation regulations as found in §§ 153.050 through 153.059 and § 153.061(C) for existing residential and non-residential tree maintenance and new construction activities, respectively.

(C) *Pre-construction conference and supervision*.

(1) Prior to the commencement of any pre-construction land-clearing or soil disturbance, a pre-construction conference will take place between a representative of the town and the applicant to review procedures for protection and management of protected trees and other landscape elements identified in the approved landscape plan. The applicant will designate one or more persons responsible for ensuring the protection of new or existing landscaping elements to be preserved. The responsible person shall be present on site whenever activity is taking place that could damage or disturb such landscape elements, and will notify the Ordinance Administrator that such activity is taking place.

(2) The applicant shall provide the following at least seven days prior to the pre-construction conference.

(a) Approved landscaping plan, showing all protected and unprotected trees to be removed, and all replacement trees to be planted.

(b) Chart showing the quantity of trees, scientific species name, and tree designation (protected, unprotected, or tree of preference) and replacement quantities required.

(c) Final grading plan showing tree preservation limits and limits of disturbance.

(D) *Construction supervision and additional compliance requirements*.

(1) The town shall have developed sites inspected periodically to ensure work is conforming to the approved landscape plan and the applicable sections of this subchapter. Prior to the commencement of any pre-construction land-clearing or soil disturbance, the developer/contractor shall be required to sign a document agreeing to abide by the conditions stipulated in this subchapter. At the option of the town, a compliance bond may be required.

(2) Compliance with G.S. § 113A-54. Where applicable, all proposed development projects or land-disturbing activities shall comply with G.S. § 113A-54, and *Rules and Regulations for Erosion and Sediment Control* as established by the State

Sedimentation Control Commission, State Department of Natural Resources and Community Development.
(Ord. passed 10-19-1983; Ord. passed 6-8-2021; Ord. 2023-05, passed 10-9-2023)

§ 153.043 MAXIMUM ROOF COVERAGE.

(A) (1) (a) The ***MAXIMUM ROOF COVERAGE*** is defined as the total area under roof, of all primary and accessory structures and buildings, on the lot. This is measured from the outside edge of the gutter, if any, vertically to the ground.

(b) The maximum roof coverage assures the total size of buildings and structures is proportional to the size of the lot.

(2) The maximum roof coverage permitted is as follows:

The below table can also be used by simply rounding up or down to the nearest lot acreage. For lots larger than five and one-half acres or for exact MRC allowances for lots falling between points in the below table, the below equation shall be used as the definitive allowance.

Lot Size (Acres)	*Max. Roof Coverage ($Ft.^2$)*	*Lot Size (Acres)*	*Max. Roof Coverage ($Ft.^2$)*	*Lot Size (Acres)*	*Max. Roof Coverage ($Ft.^2$)*
Lot Size (Acres)	*Max. Roof Coverage ($Ft.^2$)*	*Lot Size (Acres)*	*Max. Roof Coverage ($Ft.^2$)*	*Lot Size (Acres)*	*Max. Roof Coverage ($Ft.^2$)*
0.50	2,552	1.60	5,836	3.25	7,837
0.60	3,067	1.70	6,008	3.50	8,047
0.70	3,502	1.80	6,169	3.75	8,241
0.80	3,879	1.90	6,322	4.00	8,424
0.90	4,212	2.00	6.467	4.25	8,595
1.00	4,509	2.20	6,736	4.50	8,756
1.10	4,779	2.40	6,981	4.75	8,921
1.20	5,024	2.60	7,207	5.00	9,054
1.30	5,250	2.80	7,417	5.25	9,191
1.40	5,459	3.00	7,611	5.50	9,325
1.50	5,654				

(B) (1) *Lots exceeding six acres in size.* Multiply the lot size by 43,560; multiply this number by 3.25% (0.0325); provided, that the result is less than 9,647, structures on the lot may have maximum roof coverage of 9,647 square feet.

(2) If the result is greater than 9,647, structures on the lot may have maximum roof coverage equal to the result produced by the multiplication.

(C) All structures exceeding the maximum roof coverage for the lot on which they are located shall require approval of a variance by the Board of Adjustment in accordance with the procedures and standards set forth in § 153.110(D).

(D) The equation which may also be used to calculate MRC is: MRC = 2823.5 LN (Acreage), where 'LN' is the natural logarithm mathematical function. This may be calculated using Excel, if needed.

(Ord. 2023-04, passed 7-1-2023)

153.046 MATERIAL AND COLOR REQUIREMENTS FOR COMMERCIAL BUILDINGS.

(A) The town is a unique community which is dependent on historic continuity with its past. It is within the public interest and general welfare of the town to regulate the exterior appearance of commercial structures, including the exterior materials and color used in constructing and reconstructing and painting buildings.

(B) Regulation of exterior materials and colors of these structures will provide protection of the aesthetic and historic character and preserve the economic stability of the town.

(1) *Materials*. The intent of these provisions is to promote the use of exterior building materials that will blend with the existing commercial structures and natural features of the town. As required in § 153.087(B)(1), the application for the zoning compliance certificate shall be accompanied by the description of the materials to be used for the exterior siding and roofing materials.

(a) *Siding*.

1. *Permitted exterior materials*. Painted or stained wood shingles or clapboards, stone and/or brick masonry, stucco, exterior insulation and finish system (EIFS), pre-painted aluminum, or heavy gauge vinyl to resemble clapboards, precast concrete panels or siding, cultured/cast stone, or as approved by the Design Review Board; and

2. *Prohibited exterior materials*. Exposed or painted concrete masonry units, light gauge vinyl siding, unpainted aluminum siding, exposed or painted cast-in-place concrete, paper or wood composition board, permastone or faux stone masonry, plywood, (unless board and batten), asphalt shingles, ceramic tile, (glazed wall tile, ceramic mosaic tile, natural clay tile, and the like), glazed brick, unpainted, or pre-painted ferrous or aluminum metal siding.

(b) *Roofing visible from on-site location or adjacent property*.

1. *Permitted roofing materials*. Asphalt/fiberglass shingles, cedar shakes or shingles, clay or concrete tile, slate, copper, factory painted metal shingles or standing seam with concealed fasteners or roofing as approved by the Design Review Board; and

2. *Prohibited roofing materials*. Tin, unpainted aluminum, galvanized steel, asphaltic roll roofing, composition rubber, EPDM or PVC single ply roofing fabric, tar and gravel, asphalt and gravel, solar panels (unless integrated into new construction). Note that for commercial buildings, flat roofs not visible from residential dwellings may use the above-mentioned roofing materials.

(2) *Color*. The intent of these provisions is to promote colors that blend with the existing structures and preserve the existing visual environment. It is further the intent of these regulations to prevent exterior paints or stains that are distracting and present inappropriate color contrast to the surrounding natural and built environment.

(a) *Permitted exterior colors*. Natural and weathered stone and wood, earth tones (subdued colors and stains), including bleached tones and stains or other colors which conform to the intent expressed in this division (B)(2).

(b) *Prohibited exterior colors.* Day-glow or fluorescent.

(3) *Mechanical/electrical equipment.*

(a) All electric service equipment and sub-panels and all mechanical equipment, including, but not limited to, air-conditioning, pool equipment, fans and vents, utility transformers (except those owned and maintained by public utility companies), and solar panels, shall be painted to match the surrounding wall or roof color or painted or screened to blend with the surrounding natural terrain. Roof-mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.

(b) Roof-mounted equipment, including ventilators and satellite dishes, shall be completely screened from view (100% opacity) or isolated so as not to be visible from any public right-of-way or residential zoning district. Roof screens when used shall be coordinated with the building to maintain a unified appearance.

(c) 1. All electrical and mechanical equipment located at ground level shall be screened from view (100% opacity) or isolated so as not to be visible from the right-of-way of an arterial street or residential zoning district. Such screens and enclosures, when used, shall be coordinated with the buildings to maintain a unified appearance.

2. Acoustical buffering is required for all emergency generators to reduce the noise level as audible from the nearest residential dwelling to that of the standard commercial air conditioning compressor.

(Ord. passed 10-19-1983; Ord. passed 6-8-2021)

§ 153.047 SITE DESIGN AND BUILDING FORM AND MASS COMMERCIAL BUILDINGS.

(A) The town is a unique community and it is within the public interest and general welfare of the town to regulate the site design and building form and mass encompassing all commercial structures.

(B) Site design shall include grading, surface water drainage, preservation and restoration of existing flora, all landscape features, including drives, walks, patios, freestanding walls, fencing, and plantings. Of particular concern is preservation of the streetscape; signs, lighting, trees and bushes alongside the public thoroughfare. Form and mass shall refer to size and shape of the commercial structures.

(1) *Site materials and features*. The intent of these provisions is to encourage site materials and features which blend with the existing visual environment, (e.g., native flora and curvilinear roadways).

(a) *Built or planted landscape elements*.

1. *Permitted.* All native flora and materials, (e.g., trees, bushes, flowers, stone, asphalt or concrete pavement, concrete or brick masonry paving units). Refer to §§ 93.30 through 93.40 for tree removal regulations.

2. *Prohibited*. Final grades that result in slopes greater than 1:1; retaining walls that exceed seven feet in height for property zoned (R-4) and exceed 12 feet in height for property zoned (R-5).

(b) *Site lighting/exterior lighting*. With the exception of Americans with Disabilities Act, being 42 U.S.C. § 12101, lighting requirements and street lighting, the following design standards shall apply when exterior lighting is proposed and/or required:

1. *Shielding*.

a. Exterior lighting shall be shielded and directed downward so that the light source (the actual bulb) is not visible from beyond the property line on which the structure is located.

b. Exterior lighting shall not project above the horizontal plane of the building.

2. *Color*. Warm lighting colors are required.

a. The blue-white colors of florescent and mercury vapor lamps are prohibited.

b. Lamps emitting a color temperature in excess of 5,000 degrees Kelvin are prohibited.

3. *Parking area lighting*. In parking lots, a foot candle as approved by the town's lighting consultant at the perimeter, and between light sources, and a maximum of 5.0 foot candles under light fixtures as required.

4. *Light fixtures*.

a. The height of light fixtures shall be in proportion to the building mass and no more than 14 feet high.

b. When all businesses are closed, only a minimum of security lighting shall be maintained. Shielded spotlights may be used when highlighting trees, artwork, or other special landscape features. Lighting fixtures affixed to structures for the purposes of lighting parking areas shall be prohibited.

5. *Advertising*. The operation of searchlights or similar sources for advertising, display or any other commercial purpose is prohibited.

(2) *Building forms and mass*.

(a) *Intent*. The intent of these provisions is to encourage exterior building forms which blend with the majority of existing commercial structures and natural features of the town.

(b) *Roof form*.

1. *Permitted*. Gable, mansard, hip, gambrel, shed, pyramidal, salt box, barrel, vault, arch, and flat; and

2. *Prohibited*. Trapezoidal, butterfly, complex curvilinear (screw, bullet, mushroom shape), conical, polygonal (except as roof of minor tower), A-frame, Quonset huts, geodesic domes, and roundettes.

(Ord. passed 10-19-1983; Ord. passed 6-8-2021)

153.048 IMPERVIOUS SURFACE COVERAGE.

(A) (1) The maximum percentage of a residential lot that can be devoted to impervious surfaces, as defined in § 153.004, is established to assure that the character of the town is preserved and to control stormwater and runoff directed to the streets and adjacent properties.

(2) The maximum impervious coverage is proportional to the lot size. The maximum area permitted is as follows:

Lot Size (Acres)	*Max. Impervious Surface ($Ft.^2$)*	*Lot Size (Acres)*	*Max. Impervious Surface ($Ft.^2$)*	*Lot Size (Acres)*	*Max. Impervious S ($Ft.^2$)*
Lot Size (Acres)	*Max. Impervious Surface ($Ft.^2$)*	*Lot Size (Acres)*	*Max. Impervious Surface ($Ft.^2$)*	*Lot Size (Acres)*	*Max. Imper Surfac ($Ft.^2$)*
0.50	8,102	1.60	18,352	3.25	24,597
0.60	9,708	1.70	18,886	3.50	25,250
0.70	11,067	1.80	19,390	3.75	25,858
0.80	12,244	1.90	19,886	4.00	26,427
0.90	13,282	2.00	20,318	4.25	26,961
1.00	14,310	2.20	21,158	4.50	27,465
1.10	15,050	2.40	21,925	4.75	27,941
1.20	15,817	2.60	22,630	5.00	28,393
1.30	16,522	2.80	23,284	5.25	29,233
1.40	17,175	3.00	23,892	5.50	29,625
1.50	17,783				

(B) Lots on which new construction and/or development activity could cause the amount of impervious surface on the lot to exceed the amounts set forth above shall proceed with the proposed construction and/or development activity only if a variance for the increased impervious surface coverage is granted by the Board of Adjustment in accordance with the procedures set forth in § 153.110(D).

(C) The Board of Adjustment reserves the right to limit impervious surface coverage to prevent the unreasonable diversion of stormwater or surface water onto another property or properties or to the town streets.

(D) The equation which may also be used to calculate maximum impervious coverage (MIC) is: MIC= 8812.5 LN (Acreage), where ‘LN’ is the natural logarithm mathematical function. This may be calculated using Excel, if necessary.

(Ord. 2023-04, passed 7-1-2023)

153.110 (D) *Variances*. Upon application, when unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the public may not be the basis for granting a variance;

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship; and

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. (Ord. passed 10-19-1983; Ord. passed 6-8-2021)

§ 153.033 SIGNS IN RESIDENTIAL DISTRICTS, R-1, R-2, R-3, R-4, AND R-5.

(A) A small sign showing the name of the owner or occupant or the street number of a lot shall be permitted on any lot. Additional sign requirements, including real estate and construction company signs, are found in § 93.02.

(B) The design or layout of signs proposed for any special use shall be presented along with the development plan as specified in § 153.008(B).

(Ord. passed 10-19-1983; Ord. passed 6-8-2021)

93.05 SIGNS AND POSTERS; REQUIREMENTS.

(A) *Real estate signs.* No person, either as owner or real estate agent, shall post any sign except as follows:

(1) One sign per lot, not to exceed six square feet in size, not to contain any electrical component and not to be lighted in any way;

(2) If the sign is posted by a real estate agency, the wording shall be limited appropriately to indicate that the property is for sale or rent, the name and telephone number of the agency, the listing firm website, and the multiple listing service number, texting code, or individual website assigned to the home for sale;

(3) If the sign is posted by an owner, the wording shall be limited to appropriately indicate that the property is for sale or rent, the name of seller, if so desired, a telephone number, and individual website assigned to the home for sale;

(4) Wording shall be the same on both sides of the sign if both sides are exposed to the roadway;

(5) The sign shall be set back at least 20 feet from the nearest edge of the pavement of the public road on which the house fronts or faces and in no event shall the sign be located within any public road right-of-way;

(6) No portion of the sign shall extend more than four feet above the ground;

(7) The sign shall be removed no later than three days after the closing of the sale of the property;

(8) If a sign is for commercial use in the R-4 or R-5 Residential Zoning District and does not comply with the limitations herein, application must be made to the Board of Commissioners for approval; and

(9) The owner of a residential lot and the real estate agent placing a real estate sign on the residential lot shall each be responsible for any violation of this section.

(B) *Construction signs.* Signs advertising the name of an individual or company constructing or renovating a house or other building on a property are allowed as follows:

(1) On any residential lot on which construction or renovation has begun, neither the general contractor nor the owner of the residential lot shall post or permit to be posted more than one sign in addition to any sign required by law to be posted (e.g. building permits and the like);

(2) The general contractor may place one sign on the residential lot on which construction or renovation has begun, which sign shall not exceed six square feet in size and shall be limited in wording to the street number or address of the property and the name, address, and telephone number of the general contractor. The general contractor's sign shall also be subject to divisions (A)(1), (A)(4), (A)(5), and (A)(6) above. The general contractor's sign shall be removed from the property not later than

three days from the completion of construction by the general contractor or occupancy by the owner of the property being constructed, whichever comes first; and

(3) The sign shall be set back at least 20 feet from the nearest edge of pavement of the public road on which the house fronts or faces. The sign shall not be posted in the public right-of-way.

(4) The owner of the residential lot and the general contractor shall be responsible for any violation of this section.

(C) *No trespassing signs.* No trespassing signs are allowed on private property provided the signs are erected as follows:

(1) The sign(s) shall be posted in a manner reasonably likely to come to the attention of intruders and include notice not to enter the premises, with verbiage limited to the following, or some combination thereof:

(a) No Trespassing

(b) Do Not Enter

(c) Private Property

(2) The sign(s) shall not exceed two square feet in size, not contain electrical components, and not be lighted in any way, including reflective, luminous, or "glow in the dark" components.

(3) The sign(s) must be set back at least ten feet from the nearest edge of the pavement on the public road or street, and in no event shall the sign be located within any public road or right-of-way.

(4) If a property has multiple driveways, a sign may be allowed at each driveway entrance.

(5) There may be no more than one sign every 50 feet. There may be no more than four signs on a single parcel.

(6) Signs may not be placed within a side yard or rear yard setback, according to the setbacks in place for that specific zoning district. The only exception to this provision is found in division (C)(7) below.

(7) Properties that abut non-residential property may place no trespassing signs on the property line, but only on the property line where these properties abut non-residential property.

(8) No portion of the sign(s) shall extend more than two feet above the ground.

(9) Signs may not include neon, "day-glow", or fluorescent colors.

(10) The owner of a residential property placing a no trespassing sign on the property shall be responsible for any violation of this section.

(D) *Political and ideological signs.* Political and ideological signs are allowed on private property provided the signs are erected as follows:

(1) Each sign shall not exceed four square feet in size and not contain any electrical component or be lighted in any way;

(2) The sign shall not be located within the town owned public right-of-way or on town property and must be set back at least 20 feet from the nearest edge of the paved road on which the house fronts or faces and shall not encroach on the public right-of-way;

(3) No portion of the sign is to extend more than four feet above the ground;

(4) A sign located on private property requires the owner's approval;

(5) Up to four political signs may be placed on private property beginning 30 days before the beginning of early voting for a primary or general election. Political signs should be removed within five days after the primary, general or special election; and

(6) Political and ideological signs are not allowed on town property.

(E) *Security company signs.* Security company signs are allowed on private property as follows:

(1) On any residential or business property with a commercial security system, up to two signs bearing the name of the security company and appropriate contact information, may be posted;

(2) The signs shall not exceed one square foot in size, not contain electrical components and not be lighted in any way;

(3) The signs shall be set back at least ten feet from the nearest edge of the pavement on the public road or street.

(F) *Invisible fencing signs.* Signs indicating the presence and location of underground fencing are allowed as follows:

(1) On any property with an underground "invisible fence," up to two signs noting the presence of the invisible fence and the name of the company providing the fence may be posted on the property;

(2) The signs shall not exceed one square foot in size, not contain electrical components and not be lighted in any way;

(3) The signs shall be set back at least ten feet from the nearest edge of the pavement on the public road or street.

(4) For the purpose of this subchapter, temporary flags indicating the installation of underground (invisible) fencing shall be removed no later than 45 days after installation.

(G) *Flags for underground utilities.* Flags for underground utilities are allowed on a temporary basis to indicate the presence and location of underground utilities.

(H) *Signs located in the R-4 and R-5 Zoning Districts.*

(1) On any lot occupied by a business in the R-4 and R-5 Districts, on-premises signs are allowed provided the following definitions and permit requirements are met.

(2) For the purpose of this division (H), the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ATTACHED SIGN. Any sign attached to, applied on, or supported by the front wall or wall facing street of a building.

CLEARANCE. The vertical distance from the established finished grade to the lowest edge of the sign.

DEVELOPMENT IDENTIFICATION SIGN. A sign bearing only the name of the multiple tenant development.

ERECT. To construct, build, raise, assemble, install, place, replace, locate, affix, attach, display, alter, use, create, paint, draw, illuminate, or in any other way bring into being or establish.

FREESTANDING POLE SIGN. A sign which is permanently affixed to the ground by a
pole or other structure and which is not part of the building.

GRADE. The lowest point at which a sign is attached to the ground.

GROUND SIGN. A freestanding sign flush to the ground and not elevated upon poles or

stanchions and not attached to the building.

HEIGHT. The vertical distance between the highest part of the sign or its supporting structure, whichever is highest, and the base of the sign at grade.

INTERNALLY ILLUMINATED. Any sign designed to provide artificial light either through exposed lighting on the sign face or through transparent or translucent material, from a light source within the sign.

LOT. A parcel of land occupied or capable of being occupied by a building or group of buildings devoted to a common use.

MULTIPLE TENANT DEVELOPMENT. A development in which there exists a number of individual or separate activities and in which there are appurtenant-shared facilities (such as parking areas).

NONCONFORMING SIGN. Any sign which was allowed when erected or displayed but which does not conform with the standards of this subchapter, and any sign which was not allowed but was nonetheless impermissibly created or displayed before the effective date of this subchapter and any amendments thereto.

ON-PREMISES SIGN. Any sign used for the purpose of displaying, advertising, identifying, or directing attention to a business, products, operations, or services sold or offered on the lots where the sign is located.

SETBACK. The horizontal distance between the leading face of the curb of a street and the closest point of a sign or sign structure on such lot. Where there is not a curb, the measurement shall be made from the edge of the pavement.

SIGN. Any words, lettering, numerals, parts of letters or numerals, figure, phrases, sentences, emblems, devices, designs, trade names, or trademarks by which anything is known, made of any material, except live vegetation, including any surface, fabric, or other material background structure designed to carry such devices, as are used to designate or attract attention.

SIGN STRUCTURE. Any structure which supports, has supported or is capable of supporting a sign.

SINGLE TENANT. A single business establishment, activity or use.

WALL SIGN. Any sign painted or attached flat against and parceled to the exterior wall or surface of a building or other structure and/or which projects from the wall or surface.

(3) *On-premises single-tenant signs.*

(a) Allowed within the R-4 and R-5 Zoning District may be either:

1. Freestanding. Pole or ground; or
2. Attached. Wall.

(b) Two business identification signs are allowed per lot, only one of which shall be a freestanding or ground sign. For freestanding or attached signs, the total allowable area per face of selected sign(s) shall not exceed 40 square feet per face, with two faces per freestanding or ground sign allowed. In the event the freestanding sign is less than the 40 square feet per face allowed, the size of the attached sign erected may be increased by that difference. Signs may be internally or externally illuminated.

(c) Additionally, the following requirements must be met based on the type of sign selected:

1. If freestanding pole or ground, then the sign shall be a maximum of eight feet in height with a minimum setback of ten feet; and

2. If wall, then the maximum projection from a wall shall be six inches.

(4) *On-premises multiple-tenant development signs.*

(a) On-premises multiple-tenant development signs allowed within the R-4 and R-5 Zoning District may be either:

1. Freestanding; pole or ground attached; or
2. Wall.

(b) For a multiple-tenant development, the development itself is allowed one identification sign. For a freestanding sign, the total allowable area per face of selected sign shall not exceed 60 square feet with two faces per freestanding or ground sign allowed. If freestanding pole or ground, the sign shall be a maximum of 20 feet in height and minimum setback of 15 feet. Individual tenants within the development shall be allowed one attached wall sign not to exceed ten square feet, and at the due discretion of the Board of Commissioners, not more than two, not to exceed ten square feet. The maximum projection from a wall shall be six inches.

(I) The owner of the business establishment erecting a sign shall be responsible for any violation of this subchapter.

(J) Any sign removed by the town for violation of division (A) or (B) of this section shall be disposed of by the town within five days from the date the sign is removed from the residential lot unless the residential lot owner, real estate agent or general contractor, as the case may be, claims said sign within the five-day period.

(2013 Code, § 15-2) (Ord. passed 9-15-1987; Ord. passed 12-8-1990; Ord. passed 9- -2002; Ord. 2021-02, passed 2-9-2021; Ord. 2022-03, passed 3-8-2022)