AGENDA
KERNERSVILLE PLANNING BOARD
KERNERSVILLE MUNICIPAL COUNCIL CHAMBERS
MONDAY, JUNE 8, 2026
6:30 PM

1 APPROVAL OF MINUTES

A Approval of Minutes for May 11, 2026 Planning Board Meeting.

2 PUBLIC SESSION

A FINAL DEVELOPMENT PLAN:
Brent Sievers, Agent for Owner**, PM Development, LLC**.,for properties located North of Ogden School Road and approximately 340+/- feet southeast of the intersection of Ogden School Road and Blooming Maple Drive and containing all or a portion of PINs 6884-13-1872, 6884-13-5179, and 6884-22-2653. Petitioner requests a **Final Development Plan** approval of Site Plan titled **OGDEN SCHOOL ROAD SUBDIVISION** within the TND-S *(Traditional Neighborhood Development – Special)* and TND-C *(Traditional Neighborhood Development – Conditional)* zoning districts. **Zoning Docket K-641FDP TR13.A1.**

Requested Use: Residential Building, Single-Family

1. ***Action Required: Site Plan Approval***

3 PUBLIC HEARINGS

A REZONING:
MOC Kernersville 2, LLC, Owner**,** for property located on the northeast corner of Glennview Drive and Rosewater Avenue, being all of PIN 6874-27-2164 and containing 2.59 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GB-C (General Business - Conditional) to GB-C. **Zoning Docket K-654.A2**.

Requested Use(s): Child Daycare Center; Medical & Surgical Office

1. ***Action Required: Rezoning Recommendation***
   Action Required: Site Plan Recommendation

B TEXT AMENDMENT:
Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to

Article 6 of the Unified Development Ordinance removing time limits on resubmittals of denied legislative and quasi-judicial applications per S.L. 2025-94, clarify notice requirements for neighborhood meetings, and clarify language regarding submittals for Board of Adjustment. **KT-283**

1. ***Action Required: Text Amendment Recommendation***

C TEXT AMENDMENT:
Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to Article 3 of the Unified Development Ordinance adding language about on-street parking within the TND zoning district. **KT-284**

1. ***Action Required: Text Amendment Recommendation***

D TEXT AMENDMENT:
Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to Article 9 of the Unified Development Ordinance to reflect updates to the adopted North Carolina Flood Insurance Rate Maps. **KT-285**

1. ***Action Required: Text Amendment Recommendation***

4 PUBLIC COMMENTS

5 PLANNING BOARD COMMENTS

6 STAFF UPDATES

7 ADJOURNMENT

STAFF REPORT
REQUEST FOR FINAL DEVELOPMENT PLAN (FDP)

ZONING DOCKET: K-641FDP TR13.A1

PLANNING BOARD: June 8, 2026

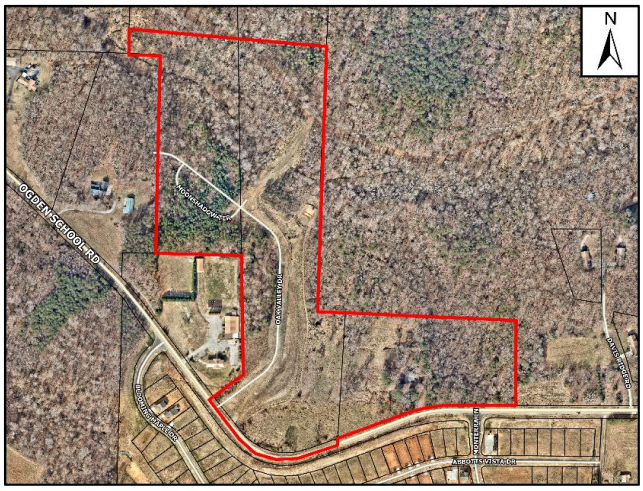
ZONING:
Traditional Neighborhood District – Special (TND-S), *Traditional Neighborhood District – Conditional* (TND-C)

PETITIONER:
Brent Sievers, Agent for Owners

OWNER(S)/ DEVELOPER:
PM Development, LLC.

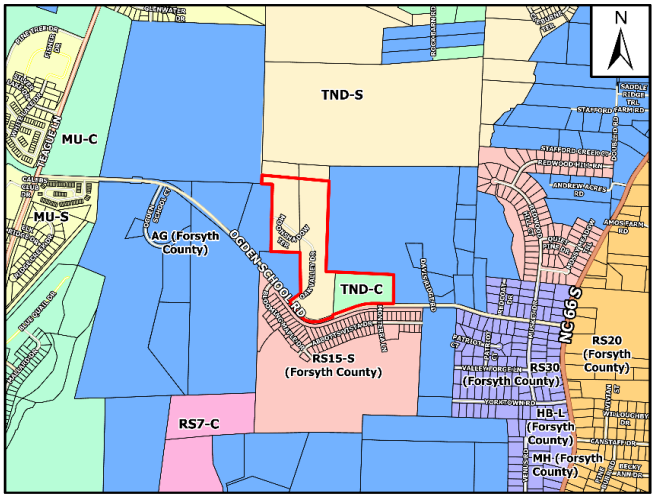
USES:
Residential Building, Single-Family

ACRES: 37.02±



LOCATION OF PROPERTY AND RELATION TO EXISTING ZONING DISTRICTS
The properties in question are located North of Ogden School Road and approximately 340+/- feet southeast of the intersection of Ogden School Road and Blooming Maple Drive and containing all or a portion of PINs 6884-13-1872, 6884-13-5179, and 6884-22-2653. The surrounding parcels are zoned as follows:

- North: TND-S, *Forsyth County - Agricultural* (FC-AG)
- East: FC-AG
- South (adjacent): FC-AG
- South (across Ogden School Rd.): FC-AG, *Forsyth County – Single Family Residential 15,000 Square Foot Minimum Lot Size – Special* (FC-RS15-S)
- West (adjacent): FC-AG
- West (across Ogden School Rd.): FC-RS15-S



PURPOSE OF FINAL DEVELOPMENT PLAN AND SITE PLAN
The purpose of this Final Development Plan (FDP) is to replace the previously approved FDP from June 2022 known as K-641FDP TR13 and incorporate the area rezoned in case K-641.A11 in July 2024. The applicant is proposing to develop 74 single-family lots and 5 common area lots with this project.

FINDINGS:

USES
The proposed use for this site is *Residential Building, Single-Family* which is defined by Article 11 of the Unified Development Ordinance (UDO) as:

> **Residential Building, Single-Family.** A residential building which contains one dwelling unit and which occupies its own zoning lot. This term includes modular housing units.

SITE HISTORY
The portion of this plan located on PINs 6884-13-1872 and 6884-13-5179 originally rezoned as a part of the K-641.A4 rezoning approved in January 2010. An FDP was approved for these parcels in June 2022 for 54 single-family lots and 1 common area lot.

The portion of this plan located on PIN 6884-22-2653 was rezoned in case K-641.A11 in July 2024. No FDPs have been approved for this location at this time.

SITE PLAN
The proposal is for 74 single-family lots and 5 common area lots. All of the proposed lots are provided access from one of three internal streets. Access to the site as a whole is provided via an entrance from Ogden School Rd. located across from Monterra Ln. The western extent of Oak Valley Dr. and Moonshadow Terrace end in cul-de-sacs designed to Town Design and Construction specification standards. The eastern terminus of Oak Valley Dr. ends at the entrances to Lots 72 and 73. As this stretch of road is not longer than 150' a turnaround is not required by the Kernersville Design and Construction Specifications.

Sidewalks are provided throughout the development to facilitate pedestrian traffic. These sidewalks are extended down Entrance Rd. to the NCDOT right-of-way for future connection. A 30' future pedestrian connection is shown running between Lots 45 and 46 that is to be built at a future point when the area across the wetlands is developed and a connection point is established. All lots are located within a 3-minute walk of a park as required by a condition located on the site plan adopted with O-2024-36. This is shown in the exhibit included as Appendix E.

TRANSPORATION
The *ITE Trip Generation Manual* divides land uses into specified categories. The Manual categorizes residential uses as "single-family detached housing," or "multi-family (low, medium, or high rise)" before jumping to more campus style uses, such as "congregate care facilities" and "assisted living". The proposed development would be considered "single-family detached housing." Using the data from the *ITE Manual* the average weekday daily trips is estimated at 698 trips per day.

The *ITE Manual* also provides guidance on determining the volume of trips at the highest hour within

specific windows of time for a given site. Morning (7 – 9 am window) and evening (4 – 6 pm window) peak hour trips based on "single-family detached housing" are estimated as:

- AM peak hour: 56 trips (0.76 trips per residential dwelling)
- PM peak hour: 73 trips (0.99 trips per residential dwelling)

NCDOT conducts average annual daily trip (AADT) traffic counts at specified points on NCDOT-maintained roads. The location on Ogden School Rd. is east of the intersection with Teague Ln. Traffic counts at this location have increased to 600 in 2024 from a low of 350 in 2009.

Primary access to this site is provided off of Ogden School Rd. where NCDOT is requiring roadway improvements: a deceleration lane for right turns to remove exiting vehicles from the westbound lane and a center left-turn lane for traffic heading east. This improvement will allow for traffic exiting Ogden School Rd. to clear the through lanes and better accommodate the flow of traffic in the area.

Due to topographical issues, there is no vehicular cross access provided between this subdivision and the rest of Welden to the north. A future pedestrian path has been identified and will be constructed with the development of the land north of this development.

BUILDING MATERIAL AND DESIGN:
The conditions of K-641.A9 and K-641.A7 require conformance with a number of design standards that work to activate and enhance the development through integration of sidewalks, porches, and small blocks. The list of buildings as presented in Appendix B have been reviewed for reviewed and found to be in conformance with the requirements of O-2024-36 and O-2015-08.

WATERSHED AND STORMWATER
The proposed site is located in the Lower Abbotts Creek watershed. The property has a stream flowing from west to east on the north side of the property. The stream has a 50-foot riparian buffer that limits development near the stream. There are no regulated flood zones on the property.
The proposed development will be utilizing the low-density stormwater development option. Low-density stormwater development is development that has added less than 24% regulated built-upon area (BUA) and/or has a density of two lots or less per acre.

The proposed regulated and constructed BUA is 22.31%. The proposed density is two lots per acre. A detailed stormwater management plan showing compliance with low-density drainage design will be required by the Town's Watershed and Stormwater Regulations.

CURRENT ZONING CONDITIONS
The following approved conditions are applicable to this development:

O-2024-36

- *Condition #4: Density of the development is limited to no more than 3 residential units per acre.*
  - **Staff finding:** The density for this site plan is 2.00 residential units per acre and in conformance with the condition.

O-2015-08

- *Condition #21: During each Final Development Plan submittal, a landscape plan shall be submitted that is designed to complement other phases. As part of the landscape plan elevations and view sheds shall be shown. Adequate landscaping and open space along NC 66 and Old Salem Road shall be provided to soften urban design characteristics. The preservation of large healthy trees and woodlands shall be considered.*
    - **Staff finding:** Street trees as required have been shown on the FDP. A 30' streetyard and a 15' Type II bufferyard have been dimensioned and shown on the FDP. Content of the streetyard and bufferyards will be reviewed in detail at time of civil construction plan. Residential landscaping requirements are reviewed at time of Building Permit.
- *Condition #22: The "Welden Vision Book" dated October, 2014 shall establish the architectural and site plan design standards during the Final Development Plan and building permit submittals for review and approval.*
    - **Staff finding:** Site plan design and architectural elevations as provided in Appendixes A and B meet Welden Vision Book standards through the use of pedestrian scale elements, use of connectivity through sidewalks, traditional design elements, and amenity areas.
- *Condition #23: Garage doors shall be paneled and framed with decorative trim for front loading garages.*
    - **Staff finding:** Garage doors are paneled and framed with decorative trim for front loading garages as presented.
- *Condition #24: The front of the garage, for front-loading garages, shall not extend more than 5' from the front entrance wall or if adjacent to the porch shall not extend 3' from the porch front without prior staff approval.*
    - **Staff finding:** The front of garages do not extend more than 5' from the front entrance wall.
- *Condition #25: Usable porches and stoops shall form a predominate motif of the building design and be located on the front and/or side of the home. The porch must be at least 36 square feet in area and have a minimum depth of 5'.*
    - **Staff finding:** Front porches for elevations as presented conform to requirements in regards to square footage and minimum depth while being located on the front and/or side of the home.
- *Condition #28: The historic design features shall apply to all sides of the structure.*
    - **Staff finding:** Historic design features are implemented on all sides of the structure through the use of useable porches, variation in roofline, and prominently framed windows with sills and panes.
- *Condition #29: Residential building elevations along a block shall create a rhythm and continuity of window, doors and porches. Residential homes with front loading garage shall have no two elevations with identical windows and door design on the same single-family residential block. (A block is defined as the area between intersecting streets).*
    - **Staff finding:** This requirement shall be verified at time of building permit.
- *Condition #30: The front and rear yards shall include a distinctly designed landscaped and/or fenced feature. The minimum planting shall meet of the UDO multifamily and or single family planting requirements.*
    - **Staff finding:** This requirement shall be verified at time of building permit.
- *Condition #31: Within all residential areas streetyard trees shall be placed either within*

20' of the right-of-way or easement, or within the right-of-way of a Community Development approved utility corridor plan. The minimum planting intervals shall be on tree per lot or 50' on center whichever is less, or as established in master landscape plan submitted at the time of a Final Development Permit.

- **Staff finding:** The street trees as shown on the site plan presented as Exhibit A meet the requirements of being one tree per lot.

- *Condition #32: All neighborhoods shall have an identifiable center and edge.*
  - **Staff finding:** A center park acting as the neighborhood center has been identified on the plan which also serves as the location for the USPS CBU. Edges for this neighborhood are defined through a lack vehicular connectivity with other portions of Welden.
- *Condition #33: Where possible street networks are interconnected and blocks as small.*
  - **Staff finding:** The street network between the Ogden Subdivision and the rest of Welden have not been interconnected due to complications arising from the adjacent wetlands, unnamed tributary, and topographical constraints. As a result of these topographical constrictions in conjunction with the shape of the parcels a small block system is not feasible.
- *Condition #34: Civic buildings and public spaces are given prominent sites throughout the neighborhood.*
  - **Staff finding:** A central park has been proposed close to the geographic center of the site and accessible by sidewalks. Other smaller public spaces can be found throughout the site resulting in no lot being more than a 3-minute walk from a public space.
- *Condition #35: Housing structures shall not be set back excessively from the street, but rather pulled up to the street; so as to create a human scaled streetspace.*
  - **Staff finding:** This requirement shall be verified at time of building permits.
- *Condition #36: Functional front porches and rear porches, decks or patios shall be an integral part of the housing unit to allow for outside activities in both a public setting (front yard/street space) or private setting (rear yard).*
  - **Staff finding:** The elevations as presented are in conformance with provision of functional porches.
- *Condition #37: Homes with the front door located in the middle of the unit shall have a walk leading from the front porch to the sidewalk.*
  - **Staff finding:** This requirement shall be verified at time of building permit.
- *Condition #44: The lighting for the project shall be "cut-off lighting fixtures". Cut off lighting fixtures are lights that cast light downward. Pedestrian scale lighting should illuminate so that lighting dissolves at the rooflines of buildings or the top of the light pole. During the review for building permits the petitioner shall submit the outdoor lighting plan. Individual fixtures and lighting systems shall be designed, constructed and installed to control glare and light trespass, minimize obtrusive light while maintain safety, security and productivity, and curtail the degradation of the night time visual environment by reducing light pollution.*
  - **Staff finding:** This requirement shall be verified at time of building permit.

STAFF SUMMARY

This FDP proposal includes 37.02± acres to be developed for a *Residential Building, Single-Family*

use. Access to the site is from Ogden School Rd. across from Monterra Ln. Transportation improvements have been shown on the plan and include a deceleration lane and center turn lane to facilitate the continued flow of traffic along Ogden School Rd. as required by NCDOT. The density serves to act as a transition between the lower density agricultural zoning designations surrounding the site to the denser portions of the TND to the north. The proposal has been reviewed for conformance with conditions of O-2024-36, O-2015-08, and UDO requirements.

RECOMMENDATION
Approval of the site plan as submitted with the following recommendations:

Land Uses

1. *Residential Building, Single-Family*

Building and Site Design

2. At time of building permitting, elevations shall be submitted for review and match one of the adopted elevations listed in Appendix B, prepared by Builders Plan Source.

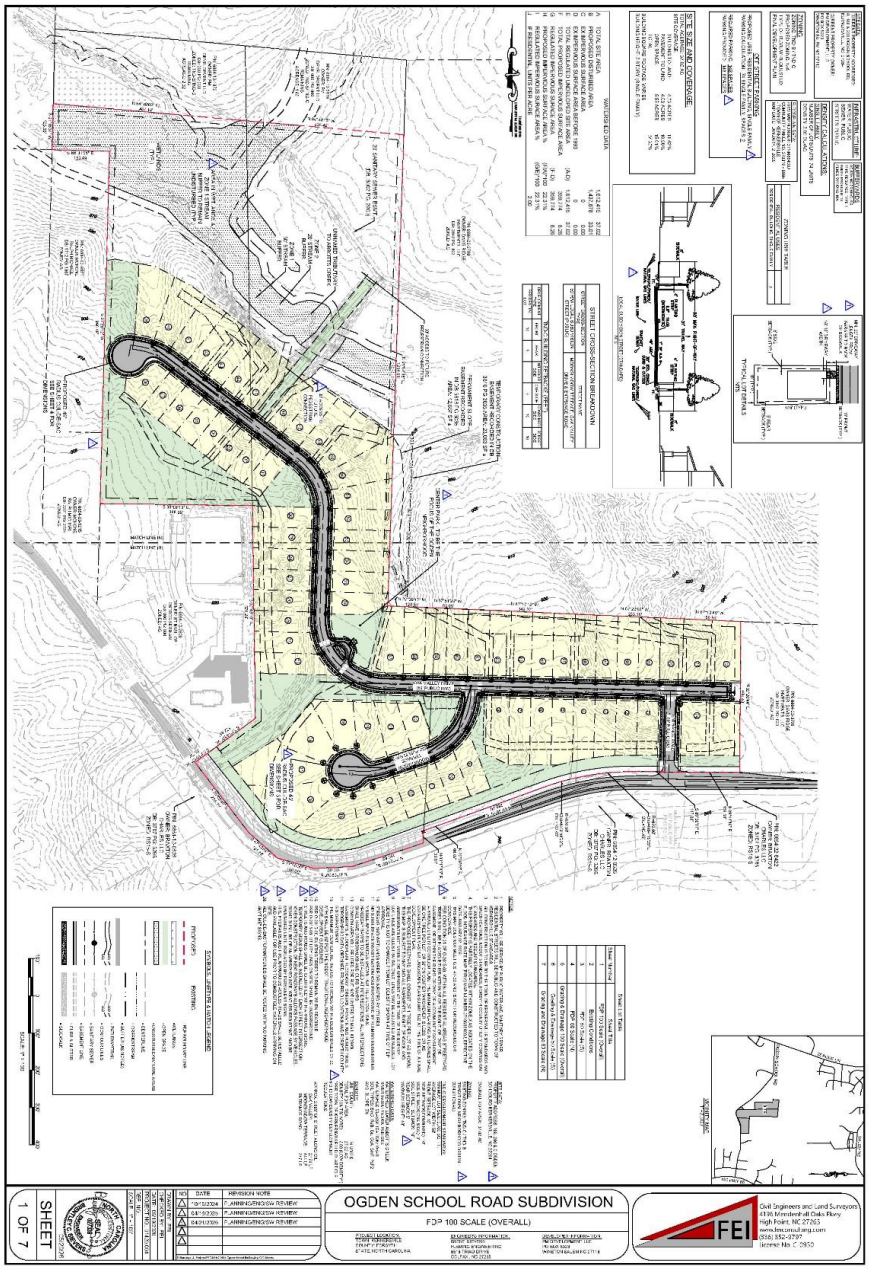
Welden Original Rezoning Conditions

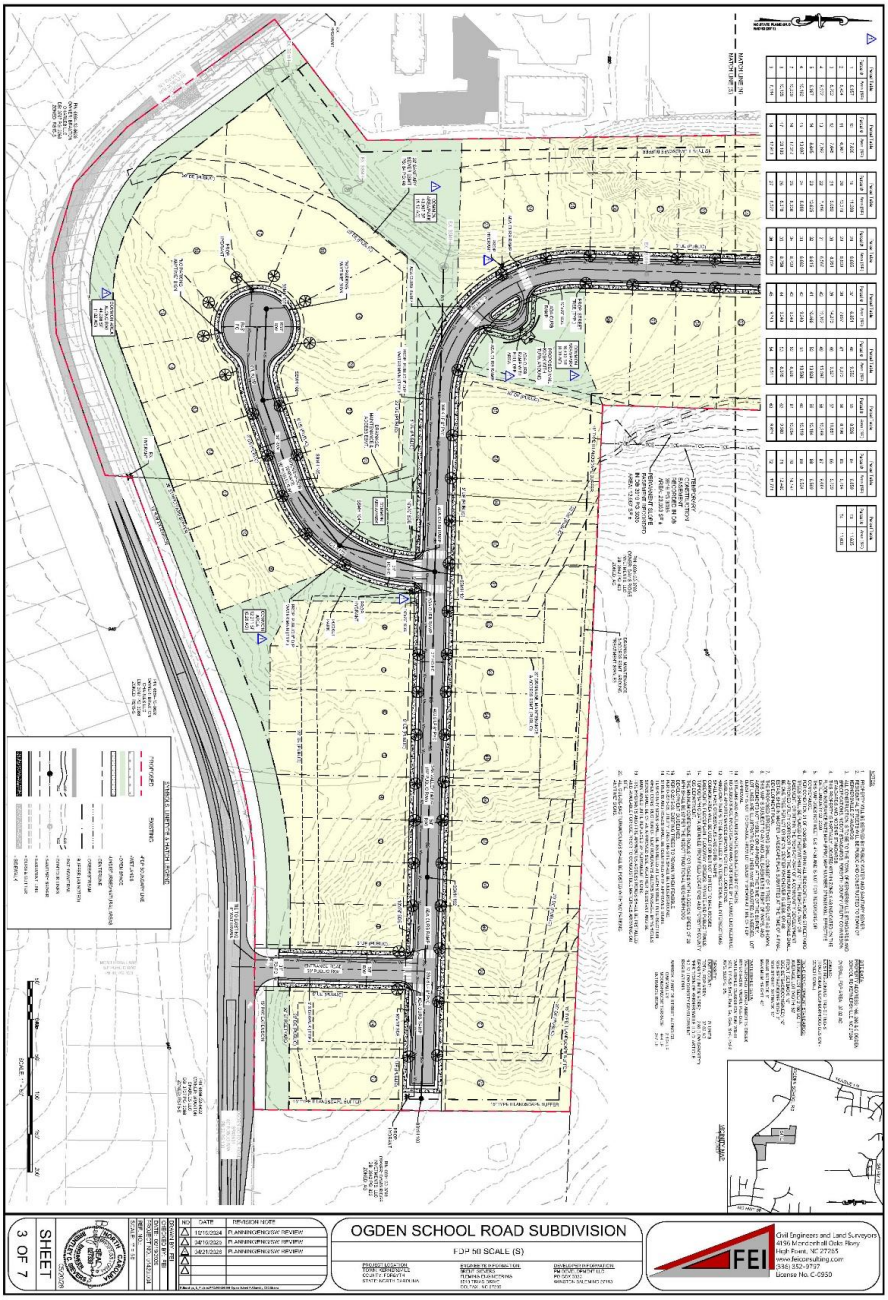
3. Welden Original Rezoning K-641.A7 conditions as well as those adopted in K-641.A9 shall apply (see Appendix F).

Site Plan

4. A civil construction plan shall be submitted for review matching the Final Development Plan prepared by Fleming Engineering Inc. entitled "OGDEN SCHOOL ROAD SUBDIVISION", dated March 23, 2026, as shown in Appendix A.

Appendix A – Site Plan




OGDEN SCHOOL ROAD SUBDIVISION
FOR 50 SCALE (S)
SHEET
3 OF 7
Civil Engineers and Land Surveyors
4196 Mendenhall Oaks Pkwy
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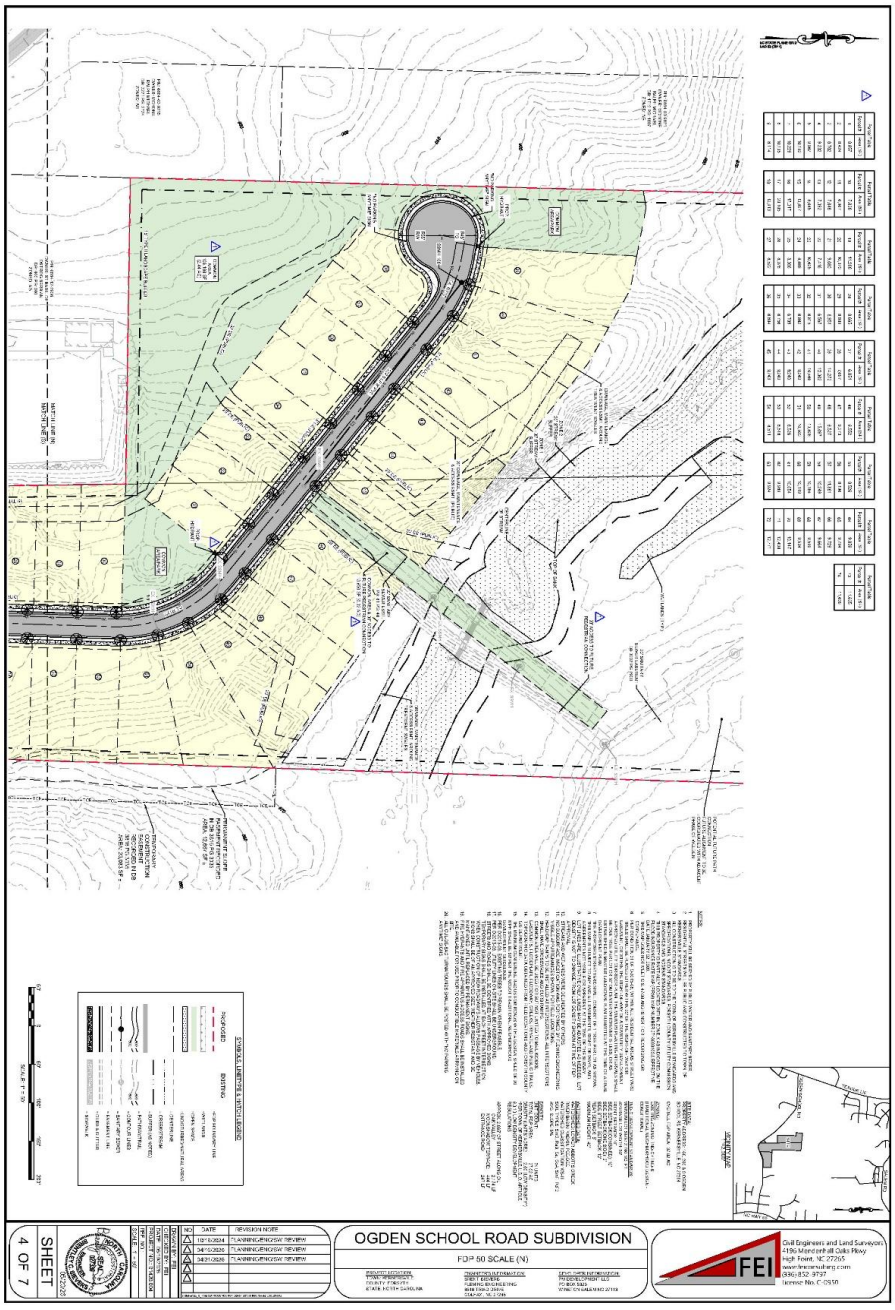
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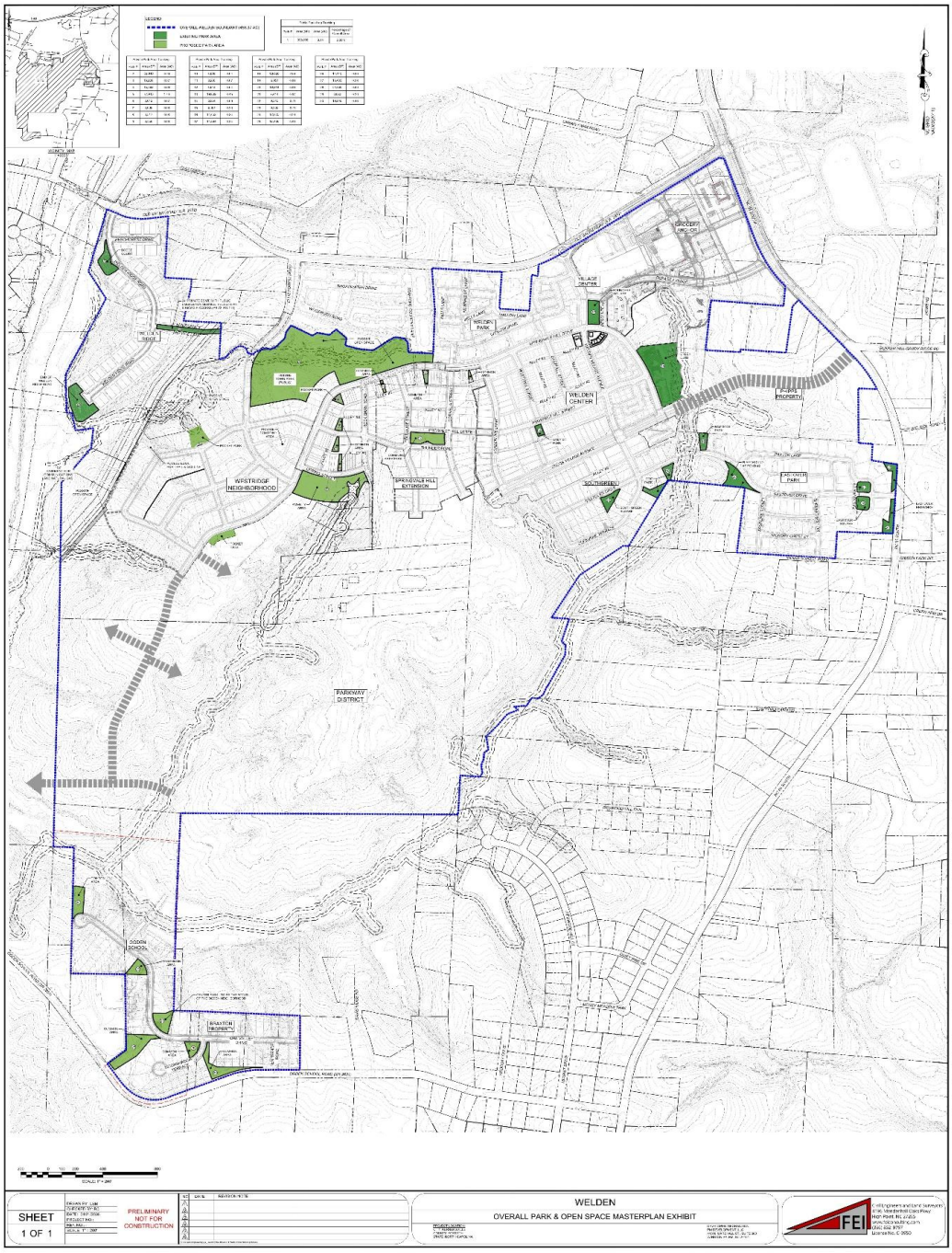
Appendix B- Elevations

The following house plan elevations have been reviewed for compliance with ordinance requirements:

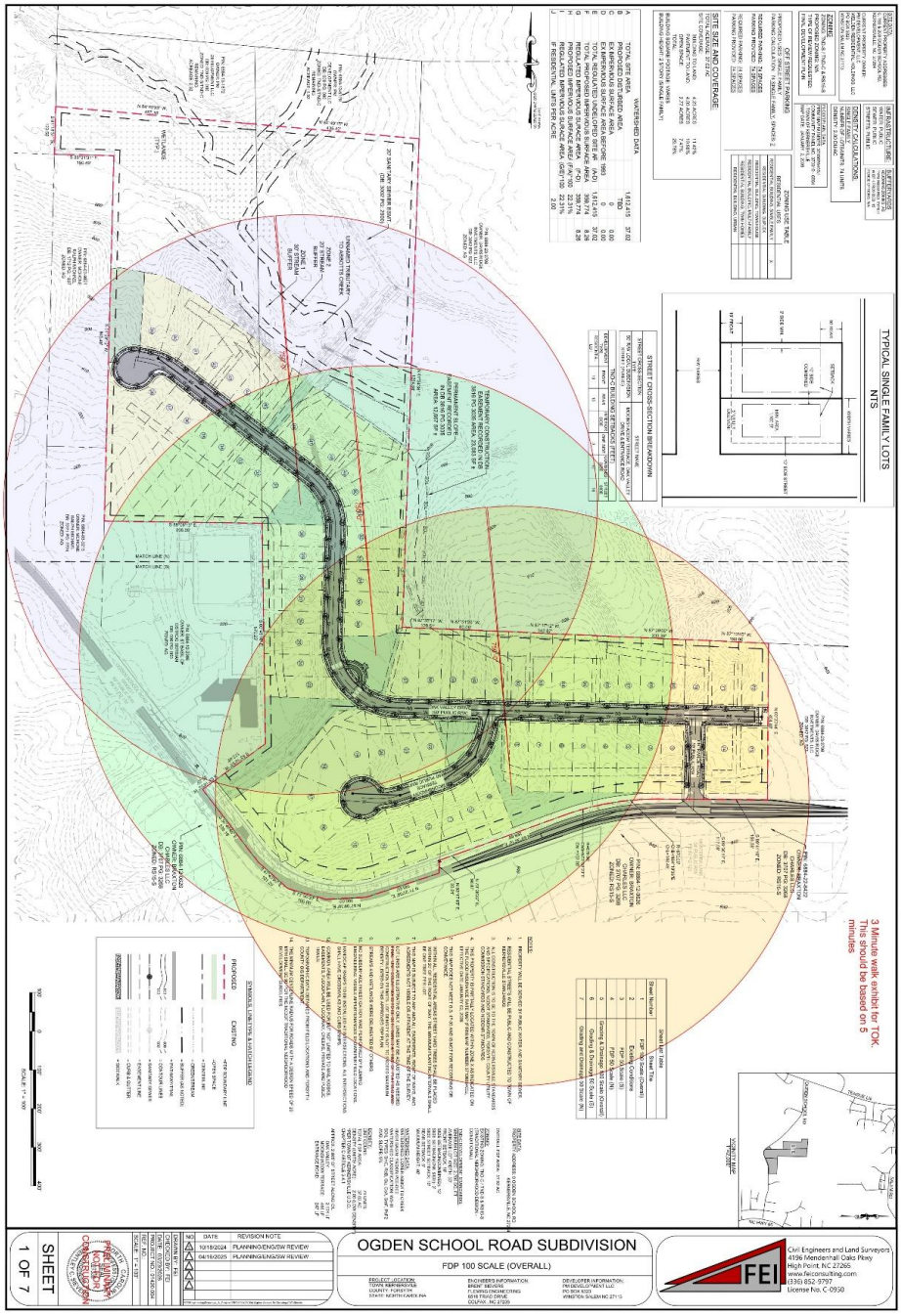
- Ardmore II
- Baker
- Brandt
- Cridland
- Farris
- Fisher II
- Fisher
- Florence
- Idlewood
- Rosewood
- Woodcrest

APPENDIX C – View Shed Exhibits

APPENDIX D – Overall Park Master Plan



APPENDIX E – 3 Minute Walk Exhibit



Appendix F – K-641.A9 Rezoning Conditions

Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
Zoning Docket K-641.A9

CONDITIONAL USE DISTRICT
Issued by
Board of Aldermen of the Town of Kernersville

The Board of Aldermen of the Town of Kernersville has issued a Conditional Use District for the site shown on the site plan map included in this zoning petition of Milt Rhodes, Agent for Owner. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Appendix C" for Milt Rhodes approved by the Board of Aldermen the 27th day of September, 2023 and signed, provided the property is developed in accordance with requirements of the TND-C zoning district of Chapter 19 of the Town Code and all other applicable laws permitted.

Site Plan: Approval of the site plan with the following conditions:

Uses

1. Uses as shown on Appendix A.

Cross Village Parkway

2. Cross Village Parkway shall be shown on each Final Development Plan (FDP) submitted for areas numbered 4-7 on the FEI Civil Engineers and Land Surveyors plan, entitled "Welden Village" and dated 04/21/2023, as applicable, and consistent with the Town of Kernersville Transportation Plan.
3. Cross Village Parkway segments shall be constructed as part of the construction schedule of each approved FDP for areas numbered 4-7 on the FEI plan as referenced in Condition #2, and each approved FDP's subsequent civil plans.
4. Each applicable road segment of the Cross Village Parkway in areas numbered 4-7 on the FEI plan as referenced in Condition #2 shall be completed or bonded prior to the final Certificate of Occupancy of each adjacent project along the Cross Village Parkway right-of-way.
5. The eastern connection across Stafford Creek shall be completed or bonded before the issuance of building permits in area 5 on the FEI plan as referenced in Condition #2, subject to environmental permitting with the US Army Corps of Engineers.
6. All portions of the Cross Village Parkway shall be designed to match the existing 90' cross section as existing in Welden Center and shown in K-641 FDP TR12.
7. The final design of the road and stream crossing shall be approved as part of the civil construction plan review and shall conform to US Army Corps of Engineers requirements and permitting.

Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
Zoning Docket K-641.A9

Site Plan

8. Development is subject to Conditions as approved in K-641.A7 (O-2015-08) as shown in Appendix D.
9. Final development plans submitted for review shall be consistent with the two-phase rezoning plan prepared by FEI Civil Engineers and Land Surveyors, entitled "Welden Village", dated 04/21/2023, as shown in Appendix B and Appendix C.

Catherine Garner
Catherine Garner, Community Development Director

10/31/2023
Date

Written Consent to Conditions

Milt Rhodes
Agent for Owner

10.31.23
Date

Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
Zoning Docket K-641.A9

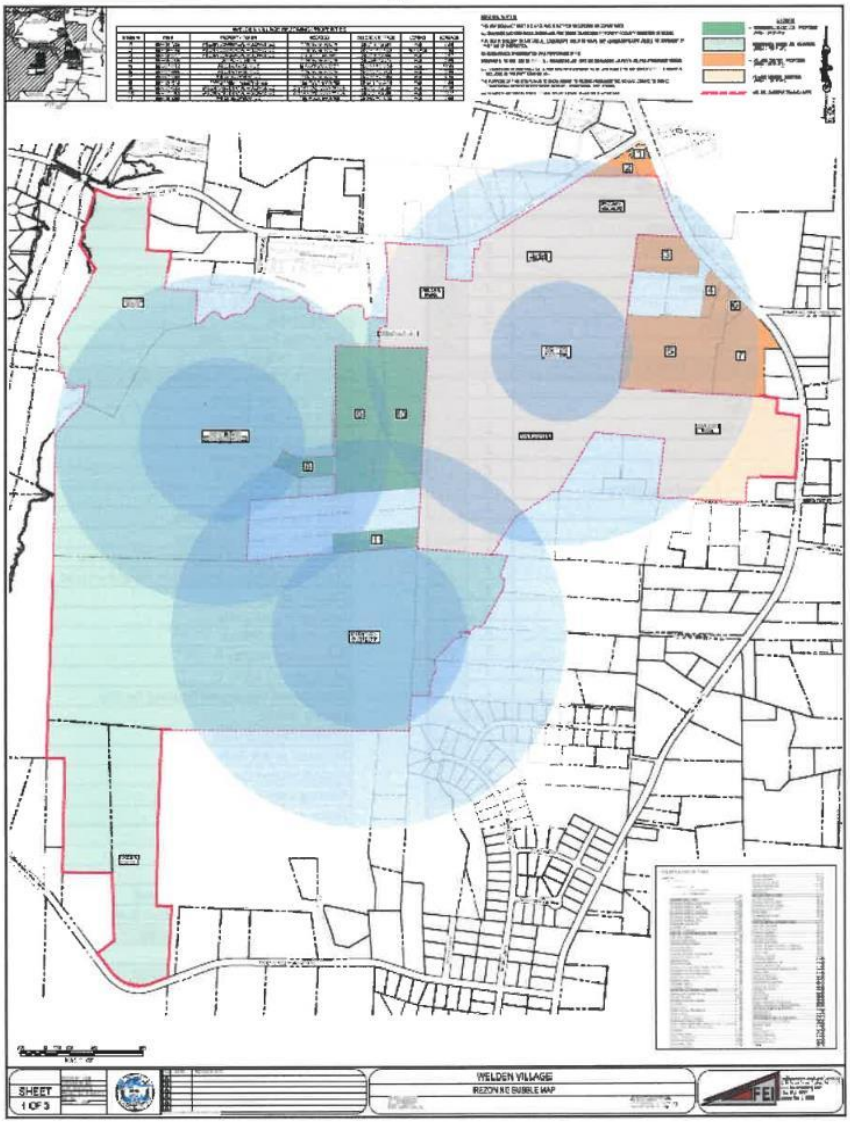
APPENDIX A

TND-C PROPOSED USES:

USE TYPE Note: See Overlay Zoning Districts for prohibited uses within specified districts.	TND-C	CONDS
RESIDENTIAL USES		
Residential Building, Single Family	Z	
Residential Building, Duplex	Z	60
Residential Building, Twin Home	Z	60
Residential Building, Multifamily	Z	60
Residential Building, Townhouse	Z	60
Residential Building, Urban	Z	61
Combined Use	Z	22
Congregate Care Facility	Z	23
Live Care Community		40
RETAIL AND WHOLESALE TRADE		
ABC Store (Liquor)	Z	
Arts & Crafts Studio	Z	
Building Materials Supply	Z	
Convenience Store	Z	
Food or Drug Store	Z	
Furniture and Home Furnishings Store	Z	
General Merchandise Store	Z	
Hardware Store	Z	
Motorcycle Dealer	Z	
Nursery, Lawn and Garden Supply Store	Z	
Restaurant (without drive-through service)	Z	
Restaurant (with drive-through service)	Z	
Retail Store, Specialty or Miscellaneous	Z	
Shopping Center	Z	65
Wholesale Trade A	Z	
Wholesale Trade B	Z	
BUSINESS AND PERSONAL SERVICES		
Banking and Financial Services	Z	
Bed and Breakfast	Z	7
Building Contractors, General	Z	
Car Wash	Z	10
Funeral Home	Z	
Health Services, Miscellaneous	Z	
Hotel or Motel	Z	
Medical or Dental Laboratory	Z	
Medical and Surgical Offices	Z	
Motor Vehicle, Rental and Leasing	Z	
Motor Vehicle, Repair and Maintenance	Z	49
Nightclub	Z	51
Non-Store Retailer	Z	
Offices, Miscellaneous	Z	
Pet Daycare Services	Z	55.1
Professional Office	Z	
Services, Business A	Z	
Services, Personal	Z	
Storage Services, Retail	Z	67.1
Testing and Research Lab	Z	
Veterinary Services	Z	72
RECREATIONAL USES		
Golf Driving Range	Z	31
Recreation Services, Indoor	Z	58
Recreation Services, Outdoor	Z	58
Recreation Facility, Public	Z	
Riding Stable	Z	62
Swimming Pool, Private	Z	68
Theater, Indoor	Z	
INSTITUTIONAL AND PUBLIC USES		
Adult Day Care Home	Z	3
Adult Day Care Center	Z	2
Cemetery, Licensed	Z	11
Cemetery, Unlicensed	Z	12
Child Care Institution	Z	15
Child Day Care Center	Z	16
Child Day Care, Large Home	Z	17
Child Day Care, Small Home	Z	18
Church or Religious Institution, Community	Z	19
Church or Religious Institution, Neighborhood	Z	20
Club or Lodge	Z	21
College or University	Z	
Government Offices	Z	
Habilitation Facility B	Z	33
Habilitation Facility C	Z	33
Institutional Vocational Training Facility	Z	
Library, Public	Z	39
Limited Campus Uses	Z	41
Museum or Art Gallery	Z	
Neighborhood Organization	Z	
Nursing Care Institution	Z	52
Police or Fire Station	Z	57
Post Office	Z	
School, Private	Z	63
School, Public	Z	64
School, Vocational or Professional	Z	
Stadium, Coliseum, or Exhibition Building	Z	
MANUFACTURING AND MINING		
Manufacturing A	Z	45.1
TRANSPORTATION AND UTILITIES		
Access Easement, Private Off-Site	Z	1
Broadcast Studio	Z	

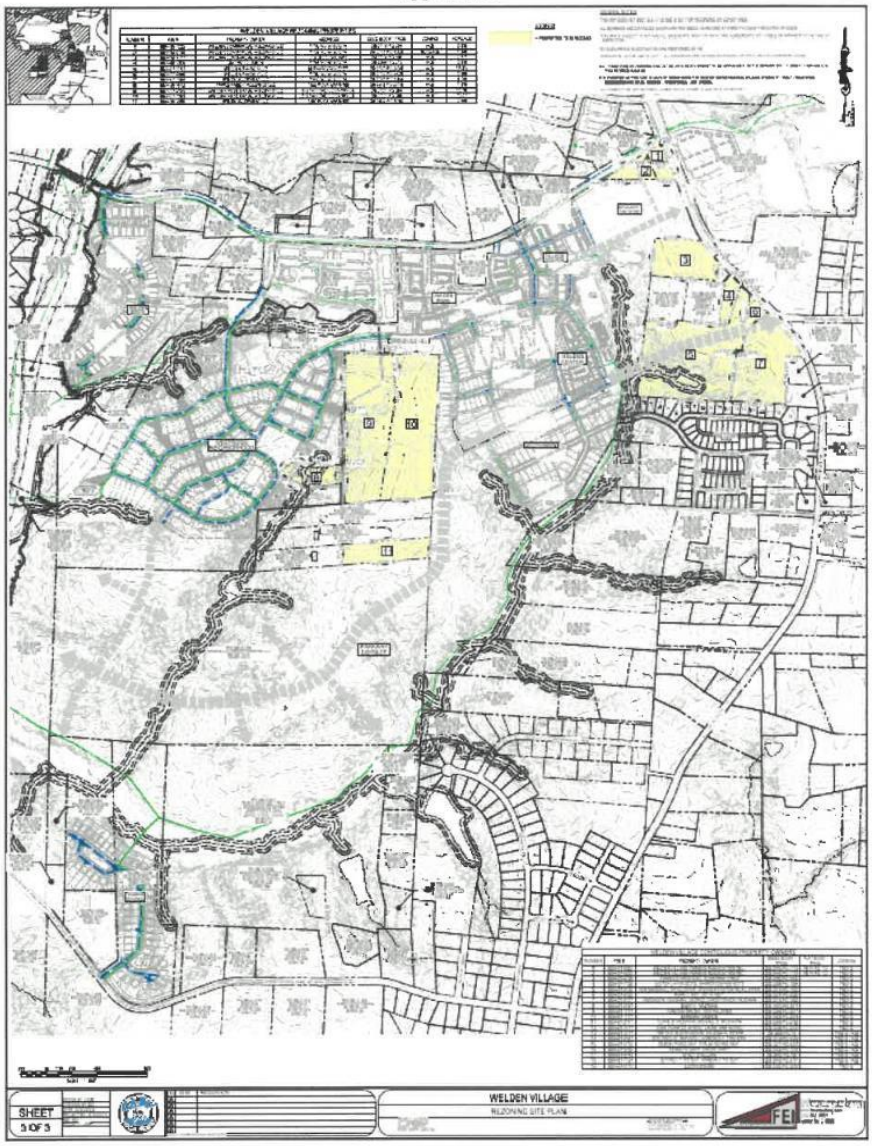
Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
Zoning Docket K-641.A9

Appendix B



Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
Zoning Docket K-641.A9

Appendix C



Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
Zoning Docket K-641.A9

Appendix D

Town Ordinance
Zoning Petition of The Arden Group
Zoning Docket K-641.A7

ORDINANCE O-2015-08
AN ORDINANCE AMENDING THE
KERNERSVILLE ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
TOWN OF KERNERSVILLE, NC

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville as follows:

SECTION 1. The Kernersville Zoning Ordinance and the Official Zoning Map of the Town of Kernersville, NC are hereby amended by changing from MU-S (Mixed Use – Special Use District) and AG (Agricultural) to TND-S (Traditional Neighborhood Development – Special Use District) being all of PIN(s) # 6884-58-5212, 6884-47-2915, 6884-57-0231, 6884-47-2166, 6884-46-6633, 6884-67-3002, 6884-66-6626, 6884-66-0575, 6884-46-2186, 6884-45-2743, 6884-45-1344, 6884-34-9844, 6884-27-8837, 6884-27-6069, 6884-37-0455, 6884-37-0147, 6884-36-0718, 6884-17-6391, 6884-18-5099, 6884-16-7301, 6884-15-3166, 6884-25-8653, 6884-25-8144, 6884-24-8655, 6884-13-1872, 6884-13-5179, 6884-58-2814, 6884-66-4493, 6884-36-0496, and 6884-59-2218 containing 386.61 acres more or less as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina and being further described as follows:

BEING KNOWN AND DESIGNATED as property bordered within the 1300 block of Old Salem Road/1800 block of NC Hwy. 66 South/100 block of Ogden School Road, being all of PIN #(s) 6884-58-5212, 6884-47-2915, 6884-57-0231, 6884-47-2166, 6884-46-6633, 6884-67-3002, 6884-66-6626, 6884-66-0575, 6884-46-2186, 6884-45-2743, 6884-45-1344, 6884-34-9844, 6884-27-8837, 6884-27-6069, 6884-37-0455, 6884-37-0147, 6884-36-0718, 6884-17-6391, 6884-18-5099, 6884-16-7301, 6884-15-3166, 6884-25-8653, 6884-25-8144, 6884-24-8655, 6884-13-1872, 6884-13-5179, 6884-58-2814, 6884-66-4493, 6884-36-0496, and 6884-59-2218 containing 386.61 more or less as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina.

SECTION 2. This ordinance is adopted after approval of and upon condition of compliance with the site plan entitled *Welden Subdivision*, identified as "Attachment A of the Special Use District Permit" issued by the Board of Aldermen the 3rd day of February, 2015 to The Arden Group.

SECTION 3. The Board of Aldermen hereby directs the issuance of a Special Use District Permit pursuant to Chapter 19 of the Town code for *Welden Subdivision*. Said Special Use District Permit and site plan with associated documents attached hereto and incorporated herein.

SECTION 4. This Ordinance shall be effective from and after its adoption.

Adopted this the 3rd day of February, 2015.

Dawn H. Morgan
Mayor

ATTEST:
Dale L. Martin
Town Clerk

Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
Zoning Docket K-641.A9

SPECIAL USE DISTRICT PERMIT
Issued by
Board of Aldermen of the Town of Kernersville

The Board of Aldermen of the Town of Kernersville has issued a Special Use District Permit for the site shown on the site plan map included in this zoning petition of The Arden Group. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use Permit" for The Arden Group approved by the Board of Aldermen the 3rd day of February, 2015 and signed, provided the property is developed in accordance with requirements of the zoning district to TND-S (Traditional Neighborhood Development – Special Use District) Chapter 19 of the Town Code, the Erosion Control Ordinance, and other applicable laws permitted with the uses of: ABC Store (liquor); Access Easement, Private Off-Site; Adult Day Care Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Broadcast Studio; Building Contractors, General; Building Material Supplies; Car Wash; Cemetery, Licensed; Cemetery, Unlicensed; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combine Use; Congregate Care Facility; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; General Merchandise Store; Golf Driving Range; Government Offices; Hardware Store; Health Services, Miscellaneous; Helistop; Hospice and Palliative Care; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Life Care Community; Limited Campus Uses; Manufacturing A; Manufacturing B; Medical and Surgical Offices; Medical or Dental Laboratory; Motor Vehicle, Rental and Leasing (less than 12 vehicles); Motor Vehicle, Repair & Maintenance; Motorcycle Dealer; Museum or Art Gallery; Neighborhood Organization; Nightclub; Non-Store Retailer; Nursery, Lawn and Garden Supply Store, Retail; Nursing Care Institution; Offices, Miscellaneous; Park & Shuttle Lot; Parking Commercial; Pet Daycare Services; Police or Fire Station; Post Office; Professional Office; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Urban; Restaurant (w/o drive-thru service); Restaurant (with drive-thru service); Retail Store, Specialty or Misc.; Riding Stable; School, Private; School, Public; School, Vocational or Professional; Services, Business A Services, Business B; Services, Personal; Shopping Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing & Research Lab; Theater, Indoor; Transmission Tower; Utilities; Veterinary Services; Warehousing Wholesale Trade A; Wholesale Trade B

Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
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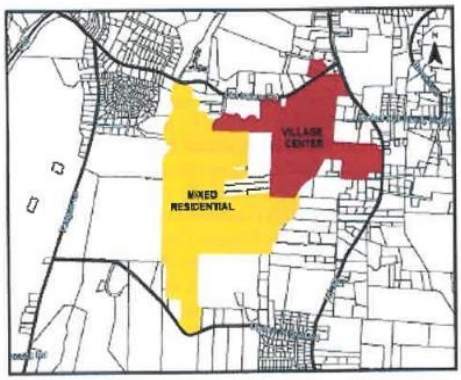
Site Plan: Approval of the site plan and street cross sections with the following amendments to the current development conditions.



Village Center

1. ~~**Developments shall comply with the *Central Kernersville Zoning Overlay District* "store front", "office" or "residential" style standards and *General Site Plan Requirements*, unless at the time of submittal the approving board accepts an alternative historic architectural design. The alternative design shall take into consideration the historic building designs of the central Piedmont**~~ **The "Welden Vision Book" dated October, 2014 shall establish the architectural and site plan design standards during the Final Development Plan and building permit submittals for review and approval.**
2. **Residential rental housing buildings shall have the same rhythm and continuity of window, doors and porches as the other owner occupied residential buildings.**
3. Office building design may follow the following standards:
   a. Building Standards: The facades of any building within the development using the standard site plan design standards shall comply with the following standards.
      (1) Architecture The construction of any building shall be restricted by use of the following minimum architectural standards:
         1. Façade Composition of Base, Middle, and Top
            a. Shall have a horizontal separation of the base.
            b. On a two or more story building, the base shall be distinct from facades above.
            c. Base shall be in proportion to overall building.
            d. Entrances shall be clearly identifiable.
            e. Front wall shall have at a minimum thirty percent (30%) of the vertical façade as window and door features and thirty (30) linear feet of a wall shall be the maximum length without such a feature.
            f. All walls facing the primary street shall incorporate at a minimum, three architectural accent elements of doors, windows, columns, color changes, texture change, recesses,

and/or material changes. Fifty (50) linear feet of a wall shall be the maximum length without an architectural accent element.

2. Middle-Expression
   a. The middle sections shall be in proportion to overall building.
   b. Building elements shall have a rhythmic recurrence.
   c. Surface variation shall be provided with fenestration and material changes.
   d. Windows and trim shall be incorporated that provide a consistent proportional harmony within the facades composition and details.
3. Top-Unique Formal Identity
   - Rooflines and/or cornice shall form a distinctive upper band.
   - All mechanical equipment shall be screened using a parapet wall or screened using material visually consistent with the building design aesthetics.

(2) Building Materials & Colors

1. Building Materials. The construction of any new building shall be restricted by use of the following:
   a. Building Façade. The primary facade material shall consist of brick and/or architectural precast or architectural cast stone, but may contain facade accent elements of drainable stucco, textured tinted concrete block, tile, native stone, columns, pre-cast trim, and/or canvas canopies. The primary facade material used in construction shall compose at a minimum seventy five percent (75%) of the non-glass wall surface. Quik Brik™ or similar product may be used as a substitute to brick. **Architectural metal panels and columns, such as aluminum compost panels, copper, zinc or stainless steel, used to enhance the entrance(s), middle expression, or create a unique formal identity shall be allowed.**
   b. Colors. All facade colors shall be of low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors, excluding white, are prohibited. Building trim and accent areas may feature brighter colors and black, including primary colors; however, neon tubing shall not be an acceptable feature for building trim or accent elements.
   c. Expansion Walls. If, at the time of building permit submittal, an expansion plan is submitted illustrating the need for temporary expansion walls, the wall may be vinyl siding, metal façade covering, or other synthetic veneer materials. Expansion walls are allowed only on two sides and shall not be the front wall facing the primary street.

4. Double face buildings shall be used along all thoroughfares and collector roads. Along other roads parking shall be to the side, rear, or if to the front, parking rooms shall be created **that break up the bulk of large parking lots**. The parking rooms shall be established by enhanced

landscaped islands that break up the bulk of the parking lot

5. All facades visible from adjoining properties and/or streets shall contribute to the pleasing scale of features of the building and encourage community integration by featuring characteristics similar to the front façade.
6. All sides of a principal building directly facing abutting streets shall include a least one customer entrance. The entrance(s) shall be clearly defined and highly visible with distinguishing features such as canopies or porticos.
7. Loading docks, trash collection and other outdoor storage and activity areas shall be incorporated into the overall pedestrian scale of the building and landscaping.
8. Outdoor display areas shall be planned in the overall design of the site plan. The area shall contribute to the pedestrian scale and use of the development.
9. Retail space stores that are a part of a larger principal building shall have display windows and separate entrances.
10. Fuel pumps and drive-throughs shall be placed either to the side and/or rear of a main building.
11. Variation in roofline required.
12. Building bulk shall be softened with pedestrian scale elements.
13. Scale of structures and site plan to have proportions in rhythm, heights and setbacks in order to create a walkable atmosphere.
14. Sidewalks shall be provided along any side of any building where parking or a driveway is provided. Any such required sidewalk shall be parallel to the building, but located at least five feet (5') from the building in order to provide an area for planting beds for foundation and entranceway landscaping, unless it is a covered walkway or a sidewalk with a minimum width of 8' along the façade with an entrance or window display area, **or be designed within a planned pedestrian walkway network.**
15. Public pedestrian walkways throughout the developments linking all areas.
16. One or more useable and functional plazas or courtyards with benches, and/or seating areas.
17. Outdoor spaces and site amenities shall be included in the design. The outdoor spaces and site amenities are intended to enhance the vehicular and pedestrian entryways to the site and the buildings on the site and shall have direct access to the public pedestrian walkways.
18. An "outdoor space" or "site amenity" shall include, but is not limited to, the following:
    a. a landscaped median for the driveway(s) leading into the site and landscaped pedestrian areas;
    b. a public square, park, or outdoor playground area on the site, or on adjacent land;
    c. window shopping walkways; or
    d. kiosk area, water feature, or clock tower, or other such deliberately shaped area and/or focal feature or amenity that adequately enhances such community and public spaces.
19. **Developer shall utilize the 3-3.5 Alternatives and Incentives provision in UDO parking standards to reduce the amount of impervious surface cover needed for parking by providing a variety of alternative and incentives.**

Landscaping, Screening and Open Space

20. The *Highway Corridor Overlay Districts* and *General Site Plan Requirements* standards shall apply.
21. During each Final Development Plan submittal a landscape plan shall be submitted that is designed to complement other phases. As part of the landscape plan elevations and view sheds shall be shown. Adequate landscaping and open space along NC 66 and Old Salem Road shall be provided to soften urban design characteristics. The preservation of large healthy

trees and woodlands shall be considered.

Mixed Residential

22. ~~**Residential developments shall comply with the *Central Kernersville Zoning Overlay District* residential standards, unless at the time of submittal the approving board accepts an alternative historic architectural design. The alternative design shall take into consideration the historic building designs of the central Piedmont**~~ **The "Welden Vision Book" dated October, 2014 shall establish the architectural and site plan design standards during the Final Development Plan and building permit submittals for review and approval.**
23. Garage doors shall be paneled and framed with decorative trim **for front loading garages**.
24. The front of the garage, for front-loading garages, shall not extend more than 5' from the front entrance wall or if adjacent to the porch shall not extend 3' from the porch front without prior staff approval.
25. Usable porches and stoops shall form a predominate motif of the building design and be located on the front and/or side of the home. The porch must be at least 36 square feet in area and have minimum depth of 5'.
26. ~~**The porch must have a solid roof.**~~
27. ~~**The roof may not be more than 12 feet above the floor of the porch.**~~
28. The historic design features shall apply to all sides of the structure.
29. **Residential building elevations along a block shall create a rhythm and continuity of window, doors and porches. Residential homes with front loading garage shall have** no two elevations with identical windows and door design ~~**are to be used**~~ on the same single-family residential block. (*A block is defined as the area between intersecting streets*).
30. The front and rear yards shall include a distinctly designed landscaped and/or fenced feature. The minimum planting shall meet of the UDO multifamily and **or single family** planting requirements.

Residential Outdoor Design Features

31. Within all residential areas streetyard trees shall be placed either within 20' of the right-of-way or easement, or within the right-of-way of a ~~**Public Works**~~ **Community Development** approved utility corridor plan. The minimum planting intervals shall be one tree per lot or 50' on center whichever is less, **or as established in master landscape plan submitted at the time of a Final Development Plan**.
32. All neighborhoods shall have an identifiable center and edge.
33. Where possible street networks are interconnected and blocks are small.
34. Civic buildings and public spaces are given prominent sites throughout the neighborhood.
35. Housing structures shall not be set back excessively from the street, but rather pulled up to the street; so as to create a human scaled streetspace.
36. Functional front porches and rear porches, decks or patios shall be an integral part of the housing unit to allow for outside activities in both a public setting (front yard/street space) or private setting (rear yard).
37. Homes with the front door located in the middle of the unit shall have a walk leading from the front porch to the public sidewalk.

~~**Business Park Design Standards**~~

~~38. **The facades of any new building visible from any existing or planned public right-of-way shall comply with either; the building standards set forth in *Industrial Corridor***~~

~~*Overlay District*, unless at the time of submittal the approving board accepts an alternative design. The alternative design shall take into consideration findings of facts that the proposed building designs will create an attractive development that would not distract from the overall quality design elements of the area or adversely impact surrounding properties.~~

Parks

39. Complete connection of the sidewalks and greenways shall be developed.
40. A pedestrian and bikeway shall be provided through the site that connects the proposed gas line greenway.
41. A recreational land fee of $250 per housing unit will be assessed at the time of building permits to cover the cost of future public parks and facilities to serve the area. Public park space(s) shall be a minimum of 5% **of the development** in ~~the Village Center~~. **The public park(s) shall be designed in the context of the surrounding architecture and designed in a passive park style.**
42. Private facilities shall be reviewed during the site plan review and approval process. Each neighborhood shall contain, as its central focus, at least one square or park. The area shall be designed to be visible from the street and numerous units to provide for adequate access and safety.

Freestanding Signage

43. Shall comply with the Highway Corridor Overlay District.

Lighting

44. The lighting for the project shall be "cut-off lighting fixtures". Cut off lighting fixtures are lights that cast light downward. Pedestrian scale lighting should illuminate so that lighting dissolves at the rooflines of buildings or the top of the light pole. During the review for building permits the petitioner shall submit the outdoor lighting plan. Individual fixtures and lighting systems shall be designed, constructed and installed to control glare and light trespass, minimize obtrusive light while maintaining safety, security and productivity, and curtail the degradation of the night time visual environment by reducing light pollution.

Design Review

45. A Community Development staff person shall be a ex-officio member of any architectural review committee established by developer(s) to provide interpretation of special use district conditions and Unified Development Ordinance standards.
46. At time of submittal the applicant may request a departure from the standards provided that the applicant presents at the time proposed findings of facts that the proposed development would implement the *NC 66/Old Salem Road Metro Activity Center Guidelines* more adequately than development which would meet the strict requirements of the adopted design elements.

Streets and Sidewalks

47. **The *Thoroughfare and Street Plan* proposed Bunker Hill Road Extension shall be built to the property line or a cash surety shall be deposited with the Town of Kernersville. At the time of a building permit request for the 1,000th housing unit, the eastern portions of the Bunker Hill Road Extension shall be completed or a cash surety deposited. The western portion shall be completed or a cash surety deposited prior to issuing building**

permits for the final major phase of development.

48. Streets shall be laid out in a grid or modified grid to allow for connectivity.
49. Traffic calming techniques shall be incorporated.
50. Unless prevented by topographical features, internal connections between existing or potential parking lots on adjacent properties shall be provided.
51. All pedestrian walkways and crosswalks in the commercial areas shall be distinguished from driving surfaces through the use of some alternative material differing from that used within the parking lot such as pavers, bricks or scored pavement.
52. Bus stop(s) shall be established that meet PART standards.
53. Developer shall identify the "Pedestrian Access" to the open space with a sign.
54. Sidewalks along all streets. Sidewalks shall be constructed a minimum five feet (5') in width behind a five foot (5') grassy strip parallel to any thoroughfare and behind a three foot (3') grassy strip parallel to any other streets, unless said sidewalk is located within the Village retail area in which case it may be eight foot (8') behind the curb **or be designed within a planned pedestrian walkway network**.
55. Sidewalks shall be installed along the full length of the sides of any building constructed, which features a customer or multi-family unit entrance, and along any side of any building where parking or a driveway is provided. Any such required sidewalk shall be parallel to the building and located at least five feet (5') from the building in order to provide an area for planting beds for foundation and entranceway landscaping, except within the village retail area or where arcades and entranceways are part of the façade of a building **or be designed within a planned pedestrian walkway network.**
56. **The phasing of the road improvements to NC 66 and Old Salem Road shall be determined by NCDOT and the Town of Kernersville during the Final Development Plan reviews and approvals.**

Land Uses

57. Land Uses
    - ~~**a. Village Center minimum percent of land use.**~~
        - ~~**(1) Commercial and Office 40%**~~
        - ~~**(2) Office 25%**~~
        - ~~**(3) Residential 20%**~~
        - ~~**(4) Public Space 5%**~~
    - ~~**b. Residential minimum percent of units.**~~
        - ~~**(1) Single Family 20%**~~
        - ~~**(2) Owner Occupied Multifamily 60%**~~
        - ~~**(3) Rental Multifamily 20%**~~

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Permitted Use Table

1 **Mixed** Residential
2 Village Center
3 ~~**Business Park**~~

	1	2	~~3~~
RESIDENTIAL USES			
Residential Building, Single Family	X	X	
Residential Building, Duplex	X	X	
Residential Building, Twin Home	X	X	
Residential Building, Multifamily	X	X	
Residential Building, Townhouse	X	X	
Residential Building, Urban	X	X	
Congregate Care Facility	X	X	
Combine Use	X	X	
Life Care Community	X	X	
RETAIL AND WHOLESALE TRADE			
ABC Store (liquor)		X	
Arts and Crafts Studio	X	X	
Building Material Supplies		X	
Convenience Store		X	
Food or Drug Store	X	X	
Furniture and Home Furnishings Store		X	
General Merchandise Store	X	X	
Hardware Store		X	
Motorcycle Dealer		X	
Nursery, Lawn and Garden Supply Store, Retail		X	
Restaurant (w/o drive-thru service)	X	X	
Restaurant (with drive-thru service)		X	
Retail Store, Specialty or Misc.		X	
Shopping Center		X	
Wholesale Trade A		X	~~X~~
Wholesale Trade B		X	~~X~~
BUSINESS & PERSONAL SERVICES			
Banking and Financial Services		X	~~X~~
Bed and Breakfast	X	X	
Building Contractors, General		X	~~X~~
Car Wash		X	
Funeral Home		X	
Health Services, Miscellaneous		X	~~X~~
Hotel or Motel		X	~~X~~
Medical or Dental Laboratory		X	~~X~~
Medical and Surgical Offices		X	~~X~~
Motor Vehicle, Rental and Leasing ***(less than 12 vehicles)***		X	
Motor Vehicle, Repair & Maintenance		X	~~X~~
Nightclub		X	
Non-Store Retailer	X	X	~~X~~

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Offices, Miscellaneous	X	X	X
Pet Daycare Services	X	X	
Professional Office	X	X	X
Services, Business A		X	X
Services, Business B			X
Services, Personal	X	X	
Storage Services, Retail		X	
Testing & Research Lab		X	X
Veterinary Services		X	X
Warehousing			X
RECREATIONAL USES			
Golf Driving Range	X	X	X
Recreation Services, Indoor	X	X	X
Recreation Services, Outdoor	X	X	X
Recreation Facility, Public	X	X	X
Riding Stable	X	X	
Swimming Pool, Private	X	X	
Theater, Indoor		X	
INSTITUTIONAL & PUBLIC USES			
Adult Day Care Home	X	X	
Adult Day Care Center	X	X	
Cemetery, Licensed	X	X	
Cemetery, Unlicensed	X	X	
Child Care Institution	X	X	
Child Day Care Center	X	X	
Church or Religious Institution, Community	X	X	
Church or Religious Institution, Neighborhood	X	X	
Club or Lodge	X	X	
College or University	X	X	
Government Offices		X	X
Hospice and Palliative Care		X	
Hospital or Health Center		X	X
Institutional Vocational Training Facility		X	
Library, Public		X	
Limited Campus Uses		X	
Museum or Art Gallery	X	X	
Neighborhood Organization	X	X	
Nursing Care Institution	X	X	
Police or Fire Station	X	X	X
Post Office		X	
School, Private	X	X	
School, Public	X	X	
School, Vocational or Professional	X	X	
Stadium, Coliseum, or Exhibition Building	X	X	
MANUFACTURING & MINING			
Manufacturing A		X	X

Manufacturing B			X
TRANSPORTATION & UTILITIES			
Access Easement, Private Off-Site	X	X	X
Broadcast Studio		X	X
Helistop		X	X
Park & Shuttle Lot	X	X	X
Parking Commercial		X	
Terminal, Bus or Taxi		X	X
Transmission Tower	X	X	
Utilities	X	X	X

- Mixed residential and commercial structures are permitted provided:
  - any residential use is located above the first floor;
  - any residential unit shall be at a minimum ~~five hundred (500)~~ **three hundred (300)** square feet; and
  - each residential dwelling unit is provided with its own bathroom and kitchen facilities;
- **Detached and attached accessory dwellings shall be a minimum of five hundred (500) square feet.**

~~Standard Conditions~~

~~53. NCDOT Driveway permit is required to access all NCDOT roads.~~

~~54. If any streets are developed as private streets, developer shall first prepare and record, in the office of the Register of Deeds of Forsyth County (after approval by the Director of Planning and Town Attorney), recitations either within Restrictive Covenants, or as a separate document, minimally reciting that all streets are private and shall be privately maintained, including snow removal, street lighting is private and shall be privately maintained, sanitary waste collection shall be privately provided, stormwater drainage shall be privately maintained, and that no other non-emergency municipal services shall be provided by the Town of Kernersville.~~

~~55. All streets and utilities within the subdivision shall be designed and constructed to the *Town of Kernersville Design and Construction Specifications Manual*.~~

~~56. Any landscaping within the entrance islands shall be maintained by the property owners association.~~

~~57. All water and sanitary sewer drawings with appropriate easements shall be approved by the City County Utilities Commission.~~

~~58. All storm drainage easements meeting the Town's easement requirements as outlined in the *Design and Construction Specifications Manual* shall be shown on the final plat.~~

~~59. All detailed construction plans must be submitted and approved by the Public Works Department prior to construction.~~

~~60. If any gates are used, the developer shall install technology advanced equipment that would exclude the need for remotes, code pads, card swipes, or keys. Emergency Services, Utilities, and emergency repair will need access by the same universal system.~~

~~61. Properly marked and posted Fire lanes and/ or Tow Away zones to be installed per Fire Department standards.~~

~~62. All Fire Department requirements shall be met during and after the construction process. Fire Hydrant locations shall be submitted to the Kernersville Fire Marshal for review and approval prior to submittal to City County Utility Commission.~~

~~63. Fire hydrants with adequate water main size meeting the standards of the Kernersville Fire Department shall be installed as designated by the Fire Marshal.~~

64. Fire hydrants with adequate water main size meeting the standards WS/FC Utilities shall be submitted to the Fire Department. Minimum water flow from fire hydrants are to be 1,000 gpm @ 20 psi residual.
65. The Town's; (a) Secondary and Cumulative Impact Mitigation Plan, (b) the Environmental Assessment and Environmental Assessment Addendum for the Town's 201 Facilities Plan, and (c) the Town's UDO Ordinance, Chapter C Environmental Ordinance Article V, Watershed Protection (K), Section 5-3.2 Buffer Area Required (D), Lower Abbott's Creek Sewer Service Area Watershed Protection Rules shall be adhered.
66. Wetland delineation is required prior to final plan approval; submit with a US Army Corps of Engineers approved delineation.
67. All water bodies, as defined by the Division of Water Quality delineation form (19 points = intermittent stream), shall be shown on the final plans. The appropriate stream buffers shall extend along all delineated waters and "wrap" around upper origin points.
68. Zone (1) and Zone (2) stream buffers must start at the top of the channel bank.
69. Identify where stream buffer signs will be installed along the outer edge of Zone (1). The signs can be purchased through the Town of Kernersville and shall be installed at an interval not to exceed 500 feet.
70. A stormwater management plan prepared by a professional engineer, submitted for review and approval by the Public Works Department, is required for each phase of development. When final development plan(s) are submitted, the design engineer will include provisions for treatment of stormwater runoff where feasible. Treatment options may include, but are not limited to: curb cuts, grass lined swales and waterways, and natural stormwater conveyance buffers. If the developer has elected to develop under the high density option, impervious surfaces within each phase of development shall be collected and properly treated in an approved stormwater best management practice (BMP). Further, any off site stormwater drainage, which cannot be bypassed, must also be treated in the BMP. Should a watershed protection pond be a BMP of choice, a good faith effort by the designing engineer shall be made to minimize its potential classification as a high hazard dam. All other provisions of the Town's Watershed Protection Ordinance shall be met. All permanent stormwater management devices will be installed prior to issuance of any "Certificate of Occupancy" permits. All stormwater management requirements and regulations that are applicable and adopted by the Town and/or NCDENR and/or other regulatory agencies with jurisdiction over the site at the time of submittal of final development plans shall be adhered to.
71. All street names shall be approved by CCPB prior to final plat. A letter of approval shall be attached to preliminary plat at time of submittal.
72. Property owner's covenants and restrictions shall include language that all private streets, gates, bufferyards, landscaped areas with the public right-of-way and detention ponds are the property of the property owner's association and the maintenance, up-grades and associated costs, shall be the responsibility of the property owner's association. The homeowner's covenants shall be submitted to the Kernersville Planning Staff and Watershed Administrator for review and approval.
73. Lots adjacent to required buffers shall be platted and recorded with clear buffer type identification.
74. Prior to building permit application submittal a final plat shall be recorded with all required right-of-way and easements.

Jeffrey A. Hatling, Community Development Director

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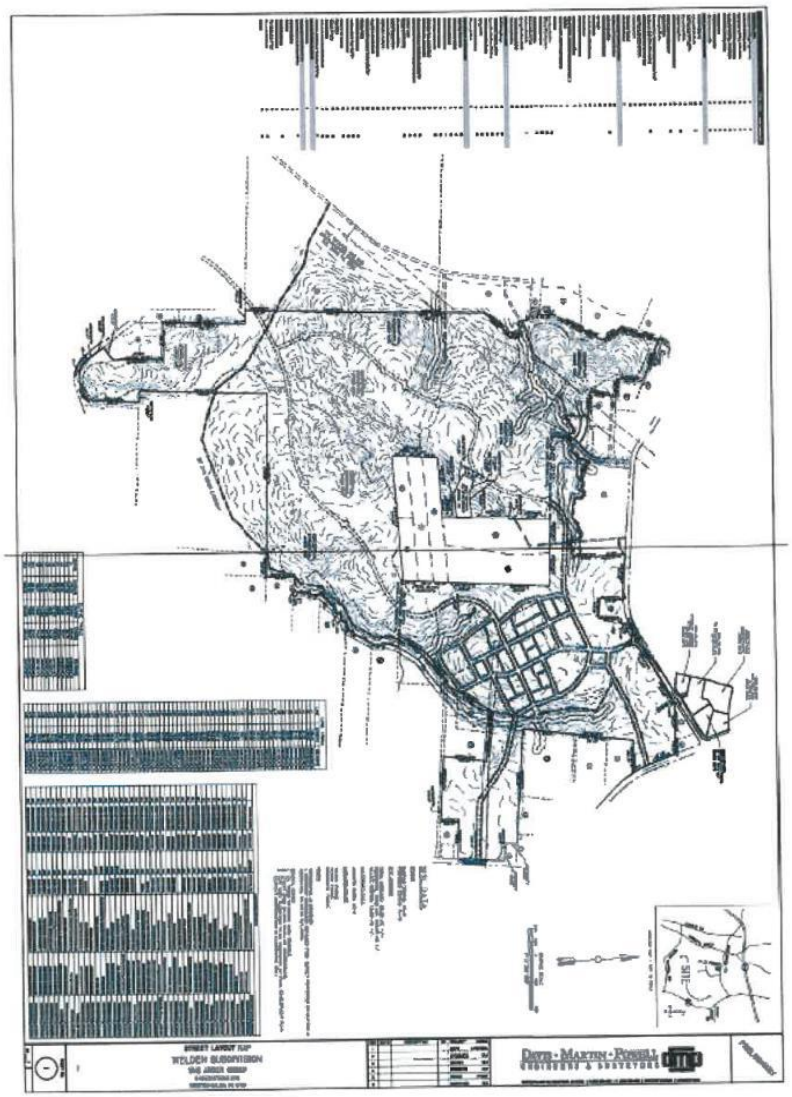
Town Ordinance
Zoning Petition of Milt Rhodes, Agent for Owner
Zoning Docket K-641.A9



13

SITE DATA:
CURRENT PROPERTY ADDRESSES:
0, 166 & 200 OGDEN SCHOOL RD,
KERNERSVILLE, NC 27284

CURRENT PROPERTY OWNER:
PM DEVELOPMENT, LLC
PO BOX 5323
WINSTON SALEM NC 27113

ZONING
ZONING: TND-S / TND-C
PROPOSED ZONING: N/A
TYPE OF REVIEW REQUESTED:
FINAL DEVELOPMENT PLAN

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC

BUFFERYARDS
ADJOINING ZONING: AG
TYPE REQUIRED: TYPE II
WIDTH PROVIDED: 15'
FENCE OPTIONS: N/A

DENSITY CALCULATIONS:
SINGLE FAMILY
NUMBER OF LOTS/UNITS: 74 UNITS
DENSITY: 2.00 DU/AC

FLOODPLAIN DATA:
FIRM MAP NUMBER: 3710688400J
COMMUNITY PANEL NO. 370319 - 6884
- TOWN OF KERNERSVILLE
MAP DATE: JANUARY, 2, 2009

ZONING USE TABLE	
RESIDENTIAL USES	
RESIDENTIAL BUILDING, SINGLE FAMILY	X

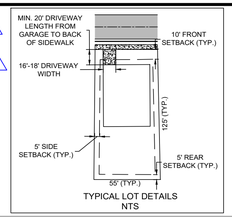
OFF STREET PARKING
PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY
PARKING CALCULATION: 74 SINGLE FAMILY, SPACES: 2

REQUIRED PARKING: 148 SPACES
PARKING PROVIDED: 148 SPACES

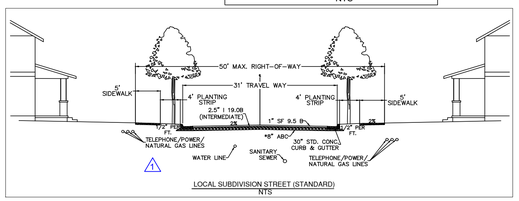
SITE SIZE AND COVERAGE:
TOTAL ACERAGE: 37.02 AC
SITE COVERAGE:

BUILDING TO LAND:	4.23 ACRES	11.42%
PAVEMENT TO LAND:	4.03 ACRES	10.90%
OPEN SPACE:	5.55 ACRES	15.01%
TOTAL:		37.32%

BUILDING SQUARE FOOTAGE: VARIES
BUILDING HEIGHT: 2 STORY (SINGLE FAMILY)



TYPICAL LOT DETAILS
NTS



LOCAL SUBDIVISION STREET (STANDARD)
NTS

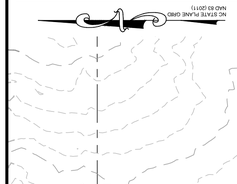
WATERSHED DATA			
A	TOTAL SITE AREA	1,612,415	37.02
B	PROPOSED DISTURBED AREA	1,437,878	33.01
C	EX IMPERVIOUS SURFACE AREA	0	0.00
D	EX IMPERVIOUS SURFACE AREA BEFORE 1993	0	0.00
E	TOTAL REGULATED UNDELOPED SITE AREA (A-D)	1,612,415	37.02
F	TOTAL PROPOSED IMPERVIOUS SURFACE AREA	359,774	8.26
G	REGULATED IMPERVIOUS SURACE AREA (F-D)	359,774	8.26
H	PROPOSED IMPERVIOUS SURFACE AREA % (F/A)*100	22.31%	
I	REGULATED IMPERVIOUS SURACE AREA % (G/E)*100	22.31%	
J	IF RESIDENTIAL, UNITS PER ACRE	2.00	

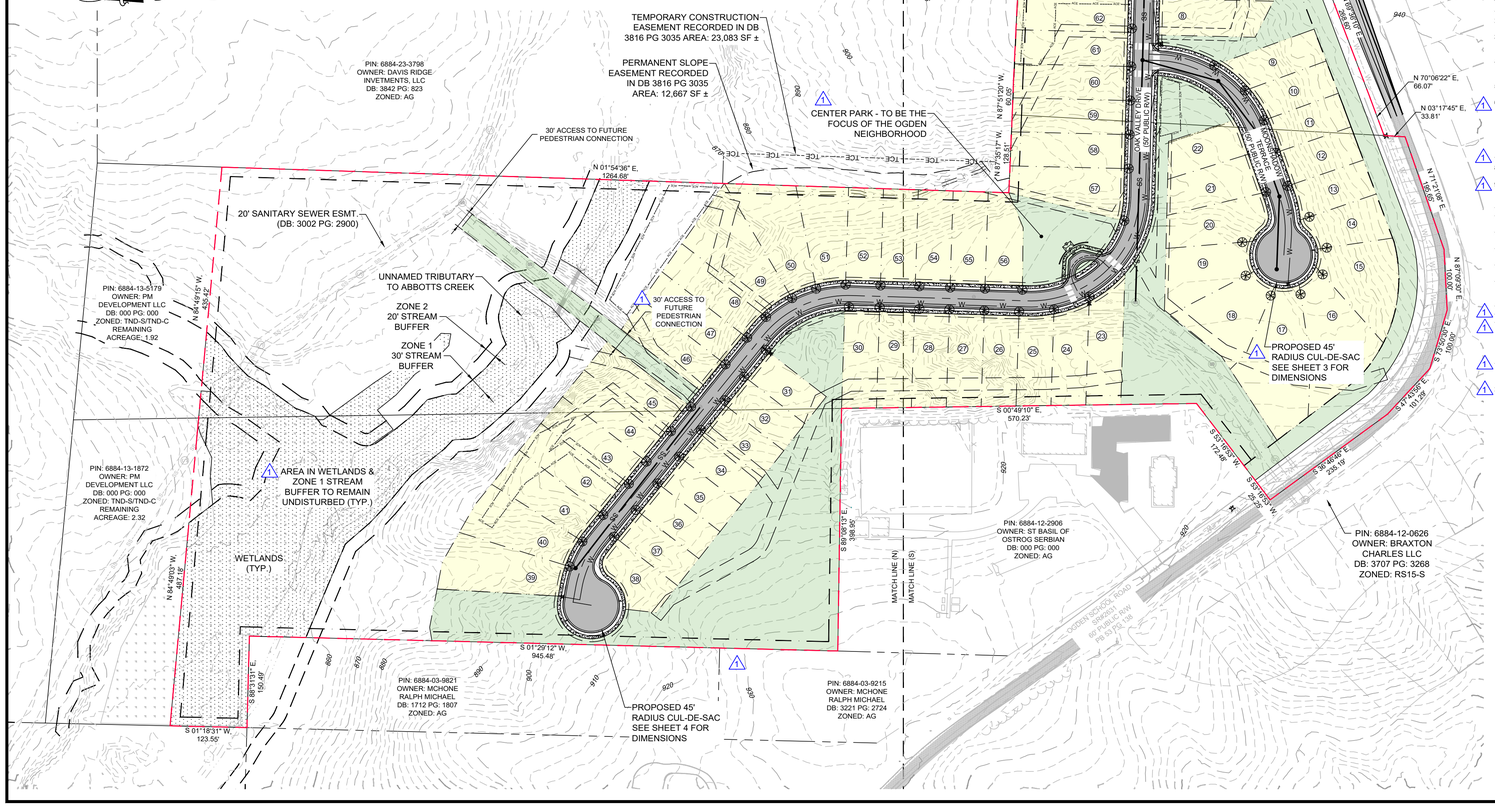
STREET CROSS-SECTION BREAKDOWN

STREET CROSS-SECTION TYPE	STREET NAME
50' R/W LOCAL SUBDIVISION STREET (PUBLIC)	MOONSHADOW TERRACE, OAK VALLEY DRIVE & ENTRANCE ROAD

TND-C BUILDING SETBACKS (FEET)

DEVELOPMENT TYPE	FRONT	REAR	INTERIOR SIDE	ONE SIDE	COMBINED SIDE	STREET SIDE
RESIDENTIAL LOT	10	5	-	3	10	10





Sheet List Table	
Sheet Number	Sheet Title
1	FDP 100 Scale (Overall)
2	Existing Conditions
3	FDP 50 Scale (S)
4	FDP 50 Scale (N)
5	Grading & Drainage 100 Scale (Overall)
6	Grading & Drainage 50 Scale (S)
7	Grading and Drainage 50 Scale (N)

NOTES:
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20. ALL CUL-DE-SAC TURNAROUNDS SHALL BE POSTED WITH "NO PARKING ANYTIME" SIGNS.

SITE DATA:
PROPERTY ADDRESS: 166, 200 & 0 OGDEN SCHOOL RD KERNERSVILLE, NC 27284

OVERALL FDP AREA: 37.02 AC

ZONING:
EXISTING ZONING: TND-C / TND-S (TRADITIONAL NEIGHBORHOOD DESIGN - CONDITIONAL)

TND-C DEVELOPMENT STANDARDS:
MINIMUM LOT SIZE: 2,700 SQ. FT.
AVERAGE LOT WIDTH: 50'
FRONT SETBACK: 10'
SIDE SETBACK(COMBINED): 10'
SIDE SETBACK(ONE SIDE): 3'
SIDE STREET SETBACK: 10'
REAR SETBACK: 5'
MAXIMUM HEIGHT: 40'

WATERSHED DATA:
WATERSHED: LOWER ABBOTTS CREEK
RIVER BASIN: YADKIN PEE-DEE
WATERSHED CLASSIFICATION: WS-III
SOIL TYPES: SmC, RaB, Gu, CoA, SmF, PcF2
AVG. SLOPE: 5%

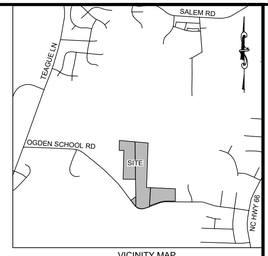
DENSITY:
UNIT COUNT: 74 UNITS
TOTAL FDP AREA: 37.02 AC
DENSITY (UNITS/ ACRE): 2.00 (LOW DENSITY*)
*PER TOWN OF KERNERSVILLE U.D.O. ARTICLE 9.3.13 LOW DENSITY DEVELOPMENT REGULATIONS

APPROX. 2,865' OF STREET ALONG C/L
OAK VALLEY: 2,174 LF
MOONSHADOW TERRACE: 444 LF
ENTRANCE ROAD: 247 LF

SYMBOLS, LINETYPE & HATCH LEGEND

PROPOSED	EXISTING	
		=FDP BOUNDARY LINE
		=WETLANDS
		=OPEN SPACE
		=UNDISTURBED/NATURAL AREAS
		= CENTERLINE
		= CREEK/STREAM
		= BUFFER (AS NOTED)
600	600	= PATHWAY/TRAIL
602	602	= CONTOUR LINES
		= SANITARY SEWER
		= EASEMENT LINE
		= CURB & GUTTER
		= SIDEWALK

100' 0 100' 200' 300' 400'
SCALE: 1" = 100'



VICINITY MAP
1"=2,000'

Civil Engineers and Land Surveyors
4196 Mendenhall Oaks Pkwy
High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950

OGDEN SCHOOL ROAD SUBDIVISION

FDP 100 SCALE (OVERALL)

DEVELOPER INFORMATION:
PM DEVELOPMENT, LLC
PO BOX 5323
WINSTON SALEM NC 27113

ENGINEER'S INFORMATION:
FLEMING ENGINEERING
854 8 ROAD DRIVE
CO2 CA, CO 81521

PROJECT LOCATION:
0, 166 & 200 OGDEN SCHOOL RD
COUNTY: FORSYTH
STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE
1	10/18/2024	PLANNINGENGSW REVIEW
2	04/16/2025	PLANNINGENGSW REVIEW
3	04/21/2026	PLANNINGENGSW REVIEW

Drawings & Specifications as an Instrument of Service Are and Shall Remain the Property of FEI Whether the Project for Which They Are Made Is Executed or Not. They Are Not to Be Used by Any Person, Firm or Corporation for Any Purpose Whatsoever Without the Written Permission of FEI.

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 05/19/2026
PROJECT NO.: 01420.004
REF. NO.:
SCALE: 1" = 100'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027339 BRENTLEY C. SIEVERS
05/20/26

SHEET
1 OF 7

Parcel Table	
Parcel #	Area (SF)
1	8,957
2	8,424
3	8,702
4	9,232
5	9,967
6	10,192
7	10,229
8	10,135
9	8,114

Parcel Table	
Parcel #	Area (SF)
10	7,038
11	6,967
12	7,048
13	7,392
14	8,045
15	13,897
16	17,317
17	20,105
18	12,913

Parcel Table	
Parcel #	Area (SF)
19	11,288
20	10,370
21	9,080
22	7,416
23	10,625
24	8,888
25	8,306
26	8,378
27	8,522

Parcel Table	
Parcel #	Area (SF)
28	8,665
29	8,809
30	8,951
31	6,567
32	6,615
33	6,662
34	6,709
35	6,756
36	6,804

Parcel Table	
Parcel #	Area (SF)
37	6,851
38	7,697
39	14,273
40	12,302
41	10,466
42	9,240
43	9,240
44	9,240
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Parcel Table	
Parcel #	Area (SF)
46	9,552
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49	15,097
50	13,828
51	10,500
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55	8,526
56	8,196
57	11,881
58	10,249
59	10,184
60	10,119
61	10,054
62	9,989
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Parcel Table	
Parcel #	Area (SF)
64	9,859
65	9,794
66	9,729
67	9,664
68	9,599
69	9,534
70	10,147
71	12,400
72	12,771

Parcel Table	
Parcel #	Area (SF)
73	11,635
74	11,639

NC STATE PLANE (FIPS 3200) NAD 83 (2011)

MATCH LINE (N)
MATCH LINE (S)

TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DB 3816 PG 3035 AREA: 23,083 SF ±

PERMANENT SLOPE EASEMENT RECORDED IN DB 3816 PG 3035 AREA: 12,667 SF ±

PIN: 6884-23-3798
OWNER: DAVIS RIDGE INVETMENTS, LLC
DB: 3842 PG: 823
ZONED: AG

DRAINAGE, MAINTENANCE & ACCESS ESMT. AROUND TREATMENT SWALES

15' TYPE II LANDSCAPE BUFFER

20' DE (PUBLIC)

20' DRAINAGE, MAINTENANCE & ACCESS ESMT. (PUBLIC)

PROP. STREET TREE (TYP.)

10'x70' SDE

COMMON AREA/PARK 16,433 SF (0.38 AC)

PROPOSED MAIL KIOSK WITH TURN AROUND

ADA CURB RAMP WITH PULL OFF AREA

ADA CURB RAMP

PROP HYDRANT

5' UE (PUBLIC)

SSMH 101

398.4 LF 8" PVC

SSMH 102

400.0 LF 8" PVC

289.8 LF 8" PVC

SSMH 103

OAK VALLEY DRIVE (50' PUBLIC R/W)

50' R/W

31' FC-FC

10'x70' SDE

5' UE (PUBLIC)

PROP. PUBLIC 8" DIP WATER MAIN (TYP.)

20' DE (PUBLIC)

COMMON AREA/PARK

SSMH 104

SSMH 105

SSMH 106

SSMH 107

R55' R/W

R45' FC

CA R175'

MOONSHADOW TERRACE (50' PUBLIC R/W)

POCKET PARK

ENTRANCE ROAD (50' PUBLIC R/W)

5' SIDEWALK (TYP.)

30' STREETYARD

15' R/W EXTENSION

15' TYPE II LANDSCAPE BUFFER

TIE TO EXISTING 8" WATERMAIN

COMMON AREA 12,211 SF (0.28 AC)

COMMON AREA/PARK 48,907 SF (1.12 AC)

30' SANITARY SEWER ESMT PB: 84 PG: 46

"NO PARKING ANYTIME" SIGN

EX. HYDRANT

EX. SSMH

COMMON AREA ALONG R/W 44,266 SF (1.02 AC)

30' STREETYARD BUFFER

PIN: 6884-12-0626
OWNER: BRAXTON CHARLES LLC
DB: 3707 PG: 3268
ZONED: RS15-S

PIN: 6884-22-8422
OWNER: BRAXTON CHARLES LLC
DB: 3707 PG: 3268
ZONED: RS15-S

OGDEN SCHOOL RD
SR#2631
60' PUBLIC R/W
PB 83 PG 136

MOONSHADOW TERRACE
50' PUBLIC R/W
PB 80 PG 123

NORTH SCHOOL ROAD
SR#2631
60' PUBLIC R/W
PB 83 PG 136

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		= CENTERLINE
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600 / 602	600 / 602	= CONTOUR LINES
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50' 0 50' 100' 150' 200'
SCALE: 1" = 50'

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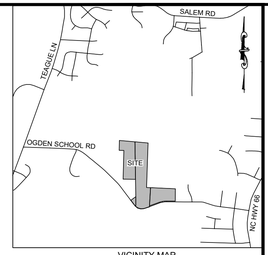

VICINITY MAP
1"=2,000

Civil Engineers and Land Surveyors
4196 Mendenhall Oaks Pkwy
High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950

OGDEN SCHOOL ROAD SUBDIVISION

FDP 50 SCALE (S)

ENGINEER'S INFORMATION:
BRENT SIEVERS, PE
FLEMING ENGINEERING
854 B TRIAD DRIVE
COLFAX, NC 27235

DEVELOPER INFORMATION:
BRAXTON HOMES, LLC
PO BOX 5323
WINSTON-SALEM NC 27113

PROJECT LOCATION:
TOWNSHIP: KERNERSVILLE
COUNTY: FORSYTH
STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE
1	10/18/2024	PLANNING/ENG/SW REVIEW
2	04/16/2025	PLANNING/ENG/SW REVIEW
3	04/21/2026	PLANNING/ENG/SW REVIEW

P:\Projects_A_Current\01420 Ogden School Rd\Design_CD\Sheets

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 05/19/2026
PROJECT NO.: 01420.004
REF. NO.:
SCALE: 1" = 50'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027339 BRENT C. SIEVERS

05/20/26

SHEET
3 OF 7

NC STATE PLANE GRID NAD 83 (2011)

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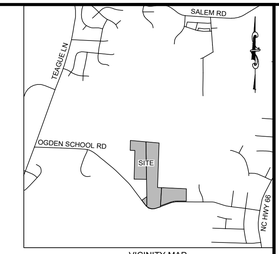
71	12,400
72	12,771

Parcel Table	
Parcel #	Area (SF)
73	11,635
74	11,639



VICINITY MAP
1"=2,000

PIN: 6884-03-9821
OWNER: MCHONE RALPH MICHAEL
DB: 1712 PG: 1807
ZONED: AG

PIN: 6884-03-9215
OWNER: MCHONE RALPH MICHAEL
DB: 3221 PG: 2724
ZONED: AG

PIN: 6884-12-2906
OWNER: ST BASIL OF OSTROG SERBIAN
DB: 000 PG: 000
ZONED: AG

MATCH LINE (N)
MATCH LINE (S)

POTENTIAL FUTURE PATH CONNECTION
FUTURE ALIGNMENT TO BE COORDINATED WITH ADJACENT PHASE OF WELDEN

WETLANDS (TYP.)

20' SANITARY SEWER EASEMENT DB 3002 PG 2900

DRAINAGE, MAINTENANCE & ACCESS ESMT. AROUND TREATMENT SWALES

30' ACCESS TO FUTURE PEDESTRIAN CONNECTION

ZONE 2 20' STREAM BUFFER

ZONE 1 30' STREAM BUFFER

TOP OF BANK

CENTERLINE OF STREAM

COMMON AREA/PARK

PROP. HYDRANT

"NO PARKING ANYTIME" SIGN

R45' F/C

R50' R/W

CA R/S

SSMH 108

5' UE (PUBLIC)

20' DRAINAGE, MAINTENANCE & ACCESS ESMT. (PUBLIC)

20' DE (PUBLIC)

30' DE (PUBLIC)

EX. SSMH

20' SANITARY SEWER ESMT. PB: 81 PG: 46

COMMON AREA & 30' ACCESS TO FUTURE PEDESTRIAN CONNECTION 13,950 SF (0.32 AC)

COMMON AREA 106,180 SF (2.44 AC)

15' TYPE II LANDSCAPE BUFFER

PERMANENT SLOPE EASEMENT RECORDED IN DB 3816 PG 3035 AREA: 12,667 SF ±

TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DB 3816 PG 3035 AREA: 23,083 SF ±

TOE

NOTES:

1. PROPERTY WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
2. RESIDENTIAL STREETS WILL BE PUBLIC AND CONSTRUCTED TO TOWN OF KERNERSVILLE STANDARDS.
3. ALL CONSTRUCTION IS TO BE TO THE TOWN OF KERNERSVILLE STANDARDS AND SPECIFICATIONS, NCDOT STANDARDS, FORSYTH COUNTY UTILITY COMMISSION STANDARDS AND NCDENR STANDARDS.
4. THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3710684400J, EFFECTIVE DATE JANUARY 02, 2009.
5. THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE.
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11. NO SUBSURFACE INVESTIGATION WAS PERFORMED BY FLEMING ENGINEERING. VISIBLE APPURTENANCES SHOWN PER FIELD LOCATIONS.
12. HANDICAP RAMPS TO BE INSTALLED AT INTERSECTIONS. ALL INTERSECTIONS SHALL HAVE CROSSWALKS AND CURB RAMPS.
13. COMMON AREA WILL BE USED FOR BUT NOT LIMITED TO MAIL KIOSKS, EASEMENTS, FLOODPLAIN, FLOODWAY, CREEKS, PRIVATE AND PUBLIC TRAILS.
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19. FIRE HYDRANTS AND FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND AVAILABLE FOR USE PRIOR TO COMBUSTIBLE MATERIALS ARRIVING ON SITE.
20. ALL CUL-DE-SAC TURNAROUNDS SHALL BE POSTED WITH "NO PARKING ANYTIME" SIGNS.

SITE DATA:
PROPERTY ADDRESS: 166, 200 & 0 OGDEN SCHOOL RD KERNERSVILLE, NC 27284

OVERALL FDP AREA: 37.02 AC

ZONING:
EXISTING ZONING: TND-C / TND-S (TRADITIONAL NEIGHBORHOOD DESIGN - CONDITIONAL)

TND-C DEVELOPMENT STANDARDS:
MINIMUM LOT SIZE: 2,700 SQ. FT.
AVERAGE LOT WIDTH: 50'
FRONT SETBACK: 10'
SIDE SETBACK(COMBINED): 10'
SIDE SETBACK(ONE SIDE): 3'
SIDE STREET SETBACK: 10'
REAR SETBACK: 5'
MAXIMUM HEIGHT: 40'

WATERSHED DATA:
WATERSHED: LOWER ABBOTTS CREEK
RIVER BASIN: YADKIN PEE-DEE
WATERSHED CLASSIFICATION: WS-III
SOIL TYPES: SmC, RaB, Gu, CoA, SmF, PcF2
AVG. SLOPE: 5%

DENSITY:
UNIT COUNT: 74 UNITS
TOTAL FDP AREA: 37.02 AC
DENSITY (UNITS/ ACRE): 2.00 (LOW DENSITY*)
*PER TOWN OF KERNERSVILLE U.D.O. ARTICLE 9.3.13 LOW DENSITY DEVELOPMENT REGULATIONS

APPROX. 2,865' OF STREET ALONG C/L
OAK VALLEY: 2,174 LF
MOONSHADOW TERRACE: 444 LF
ENTRANCE ROAD: 247 LF

SYMBOLS, LINETYPE & HATCH LEGEND

PROPOSED	EXISTING	
		=FDP BOUNDARY LINE
		=WETLANDS
		=OPEN SPACE
		=UNDISTURBED/NATURAL AREAS
		= CENTERLINE
		= CREEK/STREAM
		= BUFFER (AS NOTED)
		= PATHWAY/TRAIL
600 602	600 602	= CONTOUR LINES
		= SANITARY SEWER
		= EASEMENT LINE
		= CURB & GUTTER
		= SIDEWALK

50' 0 50' 100' 150' 200'
SCALE: 1" = 50'

Civil Engineers and Land Surveyors
4196 Mendenhall Oaks Pkwy
High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950

OGDEN SCHOOL ROAD SUBDIVISION

FDP 50 SCALE (N)

DEVELOPER INFORMATION:
TOWN & COUNTRY DEVELOPMENT, LLC
PO BOX 5323
WINSTON-SALEM NC 27113

ENGINEER'S INFORMATION:
TODD A. FLEMING, PE
FLEMING ENGINEERING
818 TRIAD DRIVE
CLEMMONS, NC 27012

PROJECT LOCATION:
TOWNSHIP: KERNERSVILLE
COUNTY: FORSYTH
STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE
1	10/18/2024	PLANNING/ENG/SW REVIEW
2	04/16/2025	PLANNING/ENG/SW REVIEW
3	04/21/2026	PLANNING/ENG/SW REVIEW

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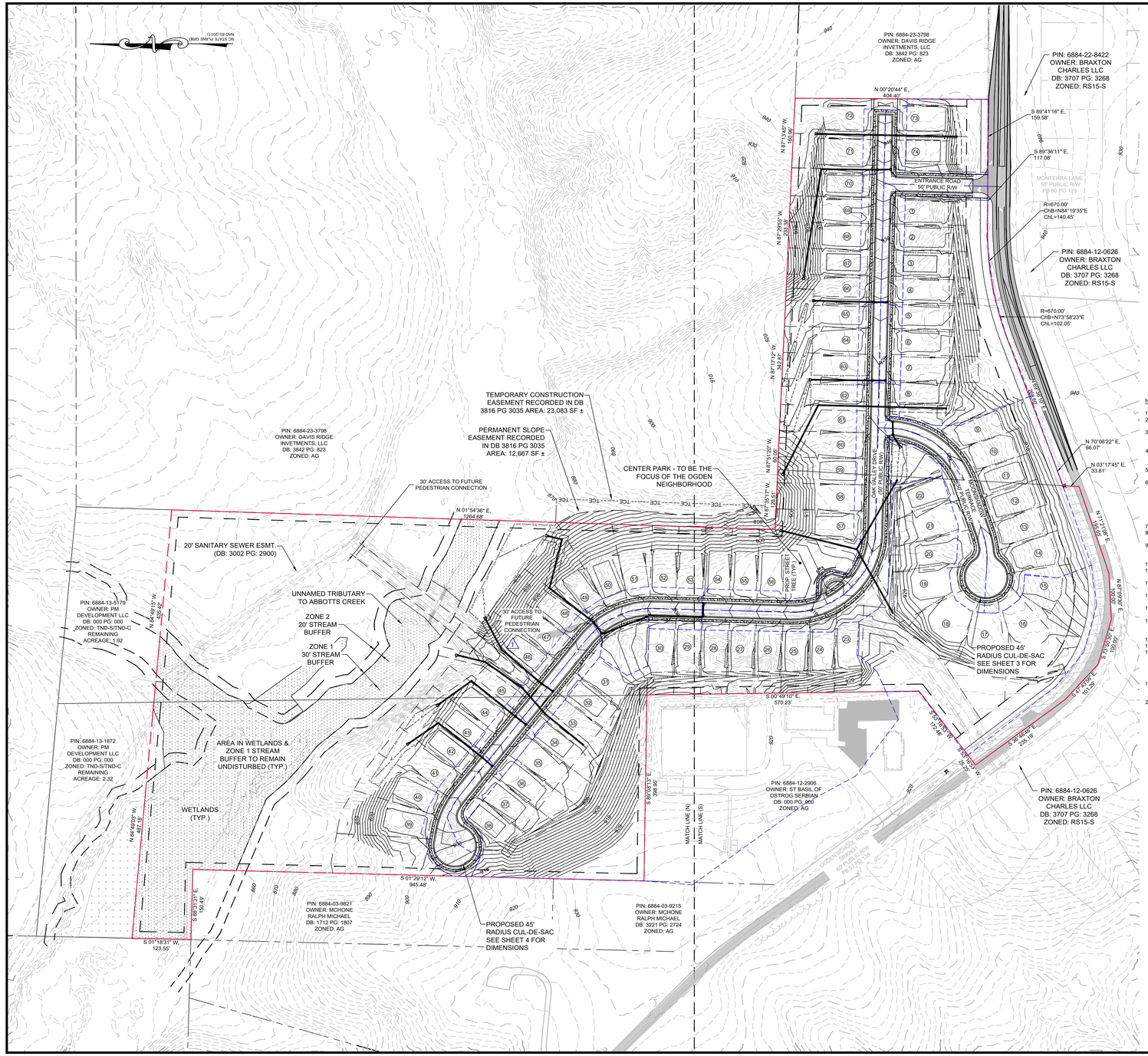
DRAWN BY: FEI
CHECKED BY: FEI
DATE: 05/19/2026
PROJECT NO.: 01420.004
REF. NO.:
SCALE: 1" = 50'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027339 BRENTLEY C. SIEVERS
05/20/26

SHEET
4 OF 7



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		=UNDISTURBED/NATURAL AREAS
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SOIL TYPES: SnC, RaB, Gu, CoA, SmF, PcF2
AVG. SLOPE: 5%

DENSITY:

UNIT COUNT:	74 UNITS
TOTAL FDP AREA:	37.02 AC
DENSITY (UNITS/ ACRE):	2.00 (LOW DENSITY*)

*PER TOWN OF KERNERSVILLE U.D.O. ARTICLE 9.3.13 LOW DENSITY DEVELOPMENT REGULATIONS

APPROX. 2,865' OF STREET ALONG C/L

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High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950

OGDEN SCHOOL ROAD SUBDIVISION

GRADING & DRAINAGE 100 SCALE (OVERALL)

ENGINEER'S INFORMATION:
BRENTLEY SIEVERS
FLEMING ENGINEERING
4516 TRIAD DRIVE
COLFAX, NC 27235

DEVELOPER INFORMATION:
PM DEVELOPMENT LLC
PO BOX 5323
WINSTON-SALEM NC 27113

PROJECT LOCATION:
FLEMING ENGINEERING
COUNTY: FORSYTH
STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE
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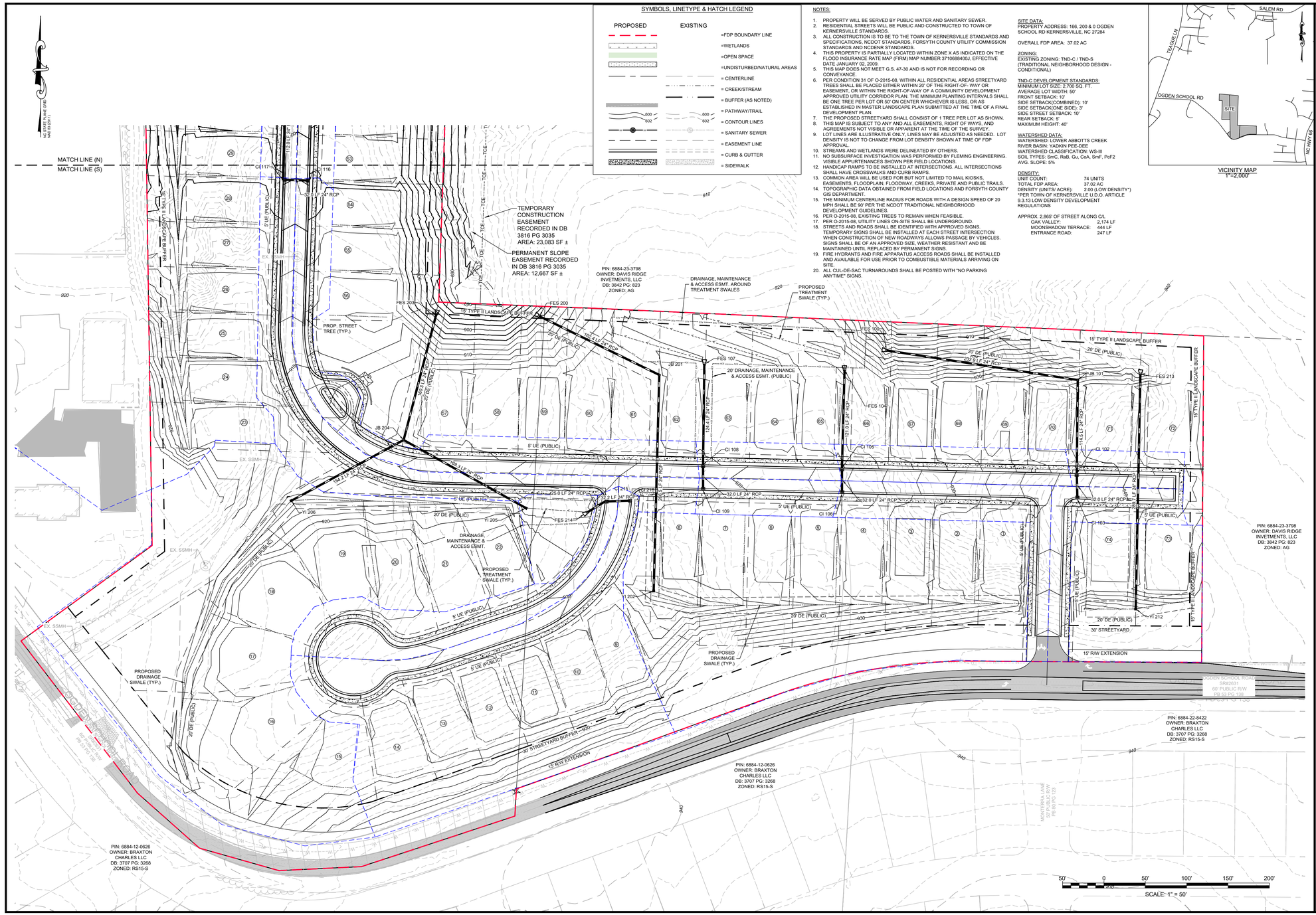
2	04/18/2025	PLANNING/ENG/SW REVIEW
3	04/21/2026	PLANNING/ENG/SW REVIEW

S:\Projects_A-Z Projects\0001-0500\0420.004 Ogden School Road\Drawings\GDR\Ogden...

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 05/19/2026
PROJECT NO.: 01420.004
REF. NO.:
SCALE: 1" = 100'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027339 BRENTLEY C. SIEVERS
05/20/26

SHEET
5 OF 7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APPROX. 2,865' OF STREET ALONG C/L
OAK VALLEY: 2,174 LF
MOONSHADOW TERRACE: 444 LF
ENTRANCE ROAD: 247 LF
VICINITY MAP
1"=2,000
SALEM RD
TEAGUE LN
OGDEN SCHOOL RD
SITE
NC HWY 66
MATCH LINE (N)
MATCH LINE (S)
NC STATE PLANE GRID NAD 83 (2011)
TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DB 3816 PG 3035 AREA: 23,083 SF ±
PERMANENT SLOPE EASEMENT RECORDED IN DB 3816 PG 3035 AREA: 12,667 SF ±
PIN: 6884-23-3798
OWNER: DAVIS RIDGE INVETMENTS, LLC
DB: 3842 PG: 823
ZONED: AG
DRAINAGE, MAINTENANCE & ACCESS ESMT. AROUND TREATMENT SWALES
PROPOSED TREATMENT SWALE (TYP.)
15' TYPE II LANDSCAPE BUFFER
PROP. STREET TREE (TYP.)
20' DRAINAGE, MAINTENANCE & ACCESS ESMT. (PUBLIC)
DRAINAGE, MAINTENANCE & ACCESS ESMT.
PROPOSED DRAINAGE SWALE (TYP.)
30' STREETYARD BUFFER
15' R/W EXTENSION
OGDEN SCHOOL ROAD SR#2633 60' PUBLIC R/W PB 83 PG 138
PIN: 6884-22-8422
OWNER: BRAXTON CHARLES LLC
DB: 3707 PG: 3268
ZONED: RS15-S
PIN: 6884-12-0626
OWNER: BRAXTON CHARLES LLC
DB: 3707 PG: 3268
ZONED: RS15-S
HONEYSUCKLE LANE 50' PUBLIC R/W PB 80 PG 125
5' UE (PUBLIC)
20' DE (PUBLIC)
30' STREETYARD
FES 200
FES 201
FES 203
FES 204
FES 205
FES 206
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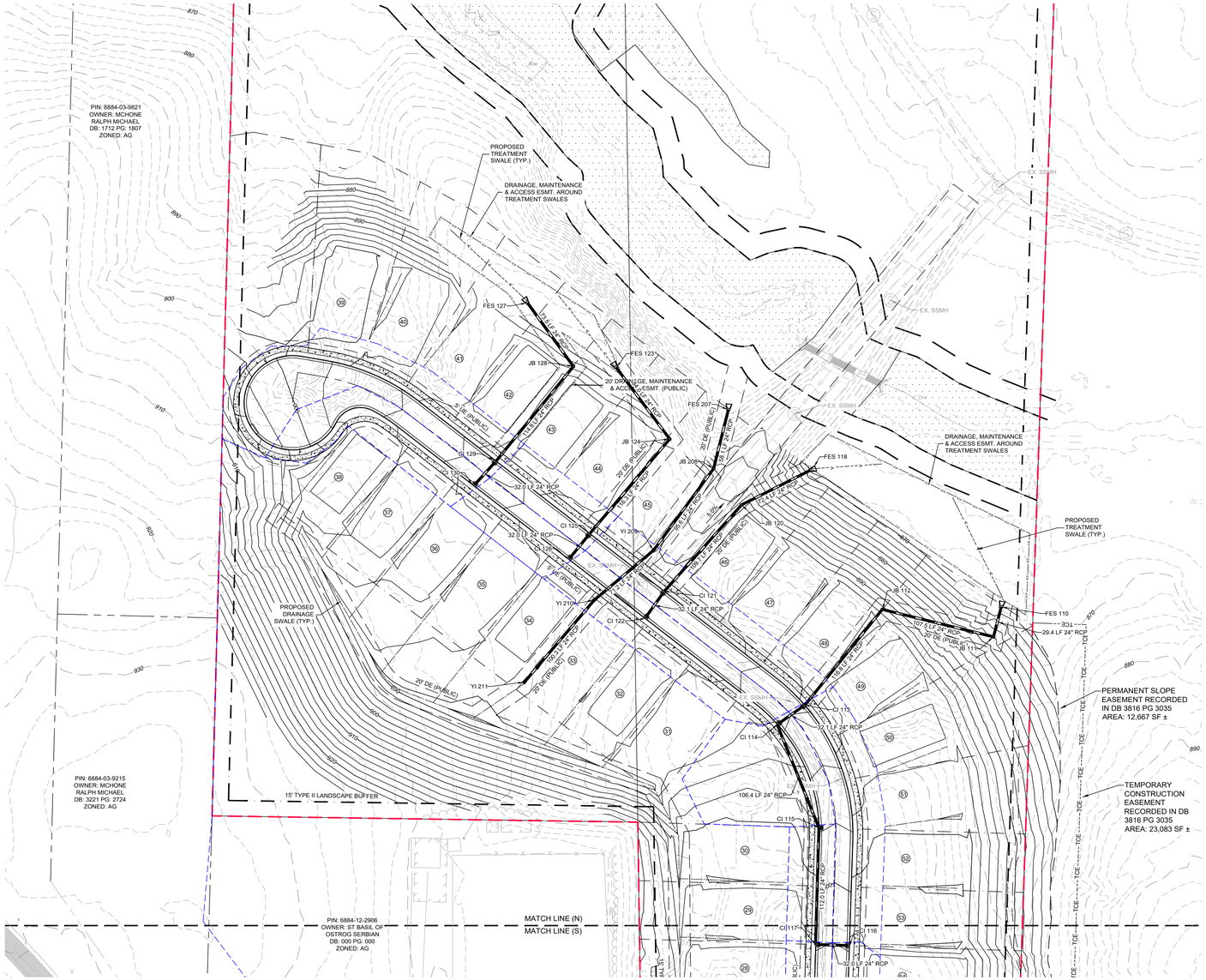
PIN: 6884-03-9821
OWNER: MCHONE RALPH MICHAEL
DB: 1712 PG: 1807
ZONED: AG
PROPOSED TREATMENT SWALE (TYP.)
DRAINAGE, MAINTENANCE & ACCESS ESMT. AROUND TREATMENT SWALES
FES 127
FES 123
JB 128
20' DRAINAGE, MAINTENANCE & ACCESS ESMT. (PUBLIC)
FES 207
JB 124
JB 208
FES 118
DRAINAGE, MAINTENANCE & ACCESS ESMT. AROUND TREATMENT SWALES
PROPOSED TREATMENT SWALE (TYP.)
JB 120
JB 112
FES 110
JB 111
PROPOSED DRAINAGE SWALE (TYP.)
PIN: 6884-03-9215
OWNER: MCHONE RALPH MICHAEL
DB: 3221 PG: 2724
ZONED: AG
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PERMANENT SLOPE EASEMENT RECORDED IN DB 3816 PG 3035 AREA: 12,667 SF ±
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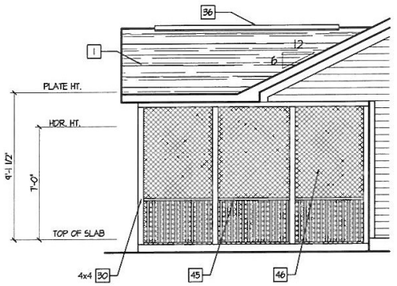
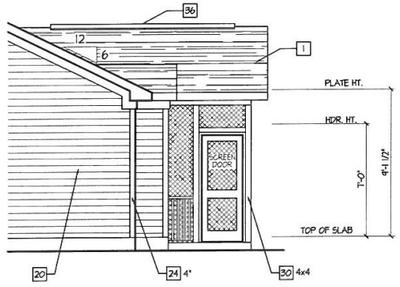
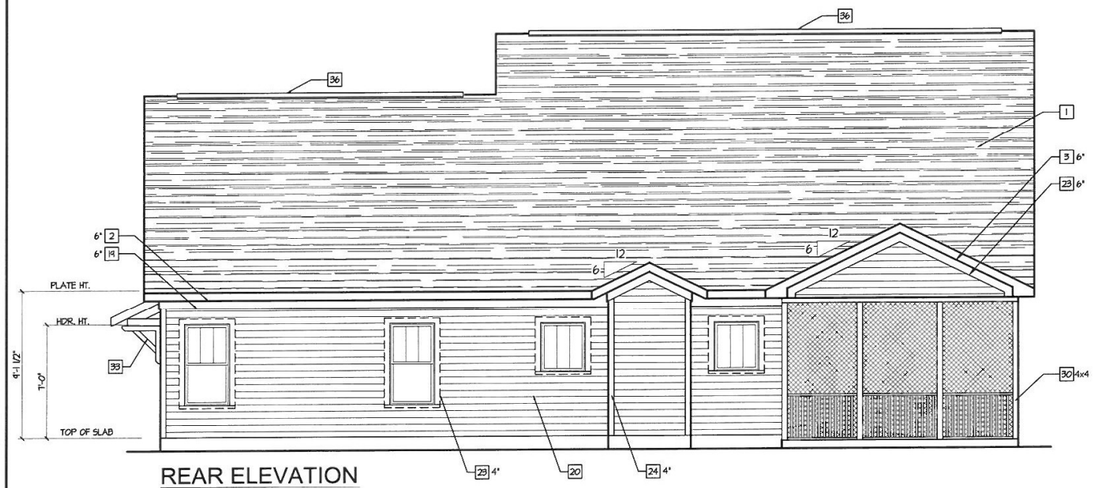
MATCH LINE (N)
MATCH LINE (S)
EX. SSMH
EX. SSMH
EX. SSMH



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES 2012 NCRBC

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PURGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST (6 SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
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WINSTON-SALEM, NORTH CAROLINA 27106

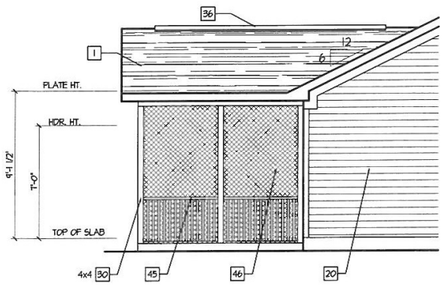
ORG. DATE: 2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

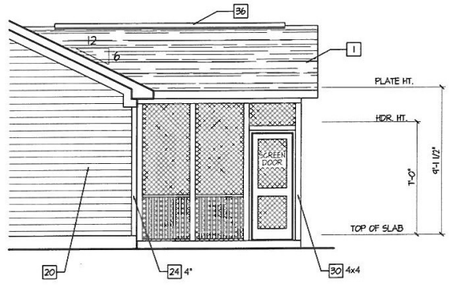
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 2516
PLAN NAME: ARDMORE II
DRAWING: OPT. SCREEN PORCH EXT. ELEVATIONS

SHEET #: 6.12



LEFT ELEVATION



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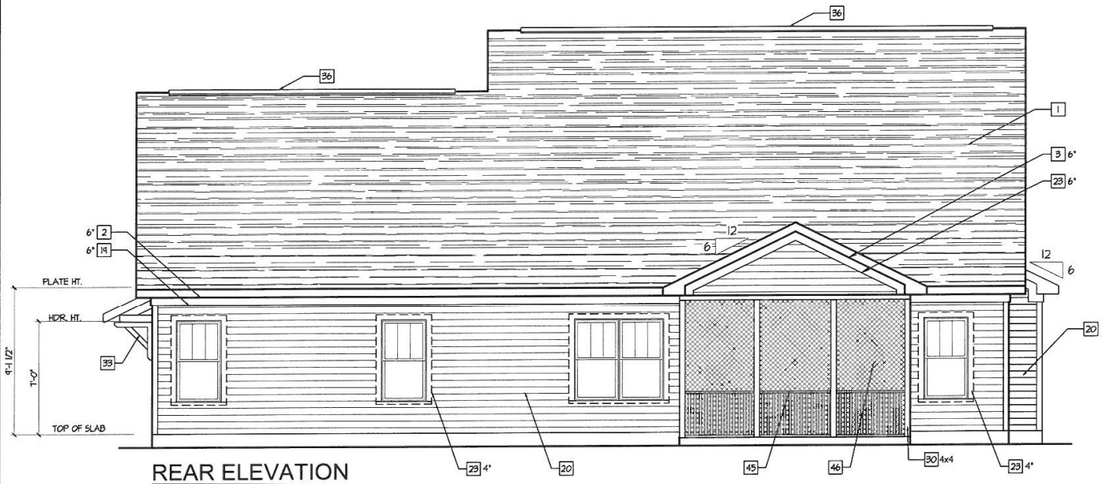

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2. 12" OVER HANGS U.N.O.

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2017-09-20

DRAWN BY:
JAH

APPROVED BY:
JJT

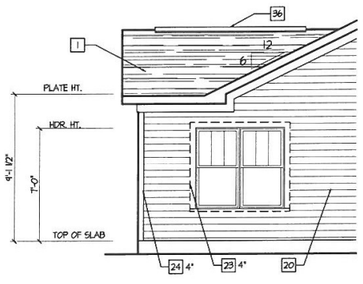
SAVED: AMCBRIDE

PLAN #
2516

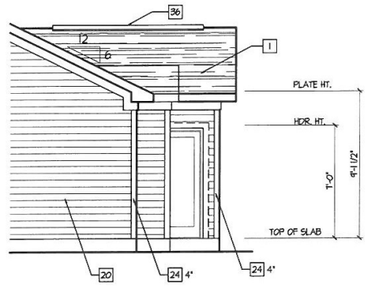
PLAN NAME:
ARDMORE II

DRAWING
OPT. SCREEN PORCH ELEVATIONS
ALTERNATE

SHEET #
6.13



LEFT ELEVATION



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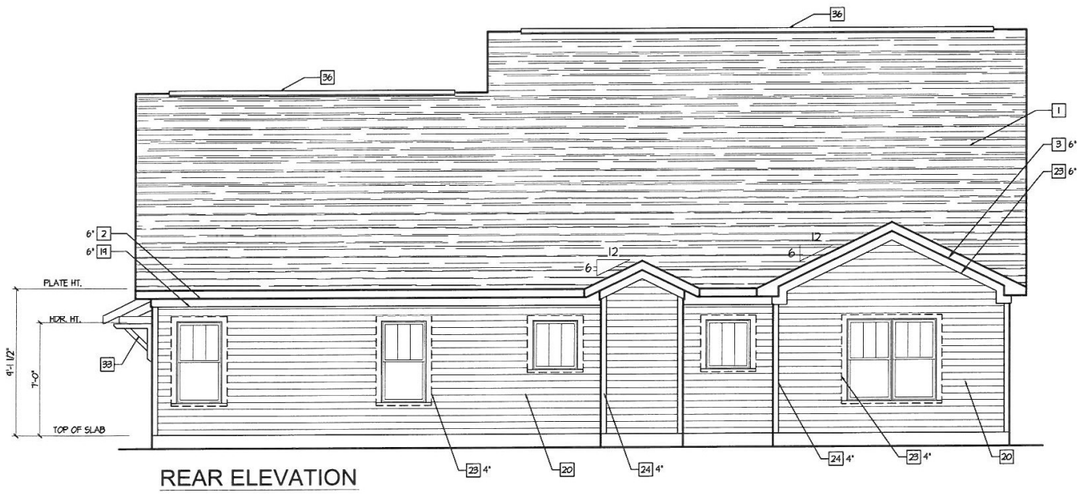

REAR ELEVATION

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2. 12" OVER HANGS U.N.O.

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SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

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ORG. DATE:
2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-04-20

DRAWN BY:
JAH

APPROVED BY:
JJT

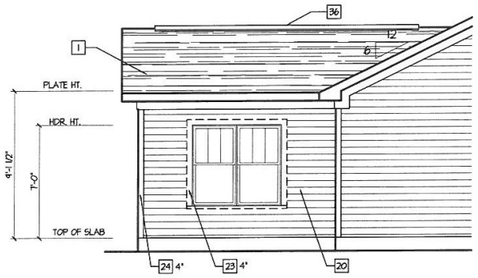
SAVED: AMCBRIDE

PLAN NAME:
ARDMORE II

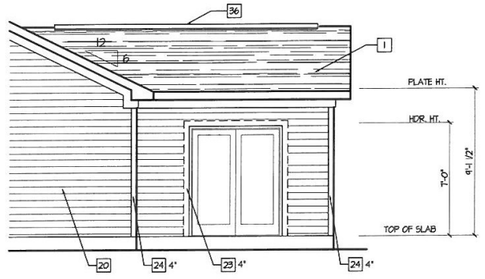
PLAN #:
2516

DRAWING:
OPT. SUNROOM ELEVATIONS

SHEET #
6.21



LEFT ELEVATION



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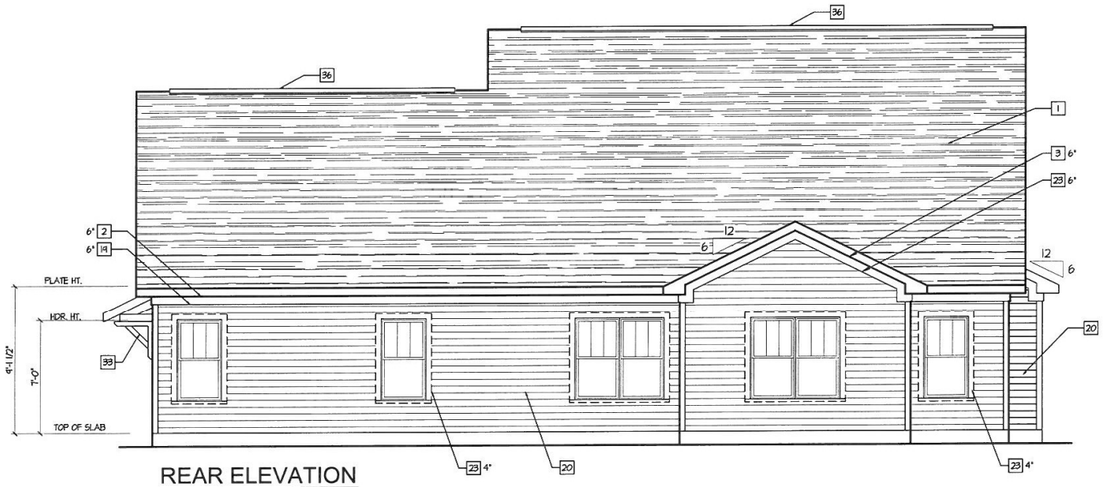

REAR ELEVATION

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2. 12" OVER HANGS U.N.O.

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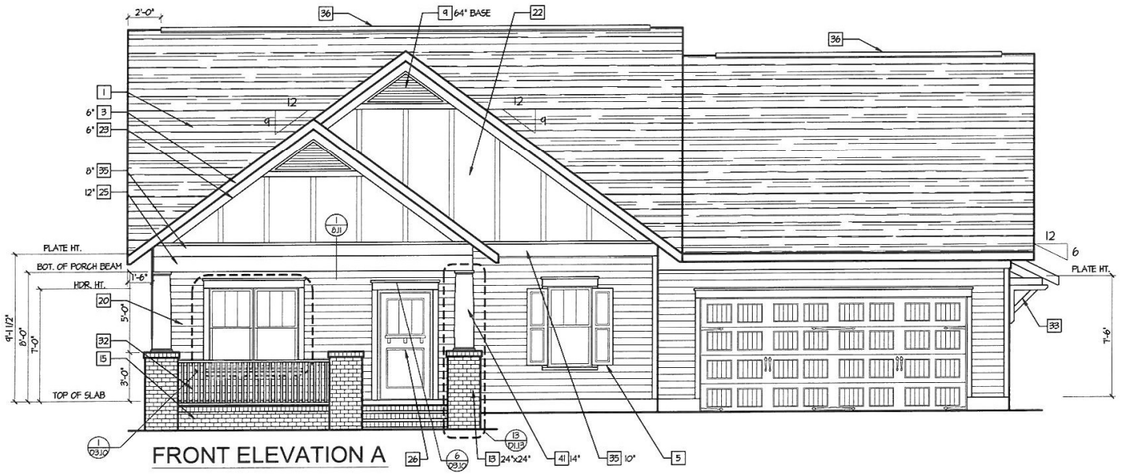
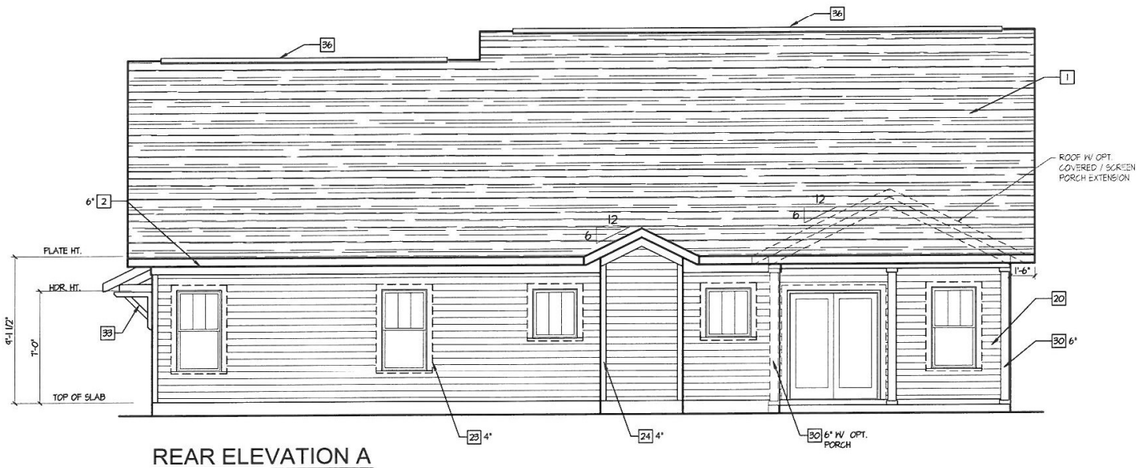
DRAWN BY:
JAH
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
2516
PLAN NAME
ARDMORE II
DRAWING
OPT. SUNROOM ELEVATIONS ALTERNATE

SHEET #
6.22



FRONT ELEVATION A



REAR ELEVATION A

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BPS (www.plansinc.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.

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ORIG DATE:
2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

DRAWN BY:
JAH

APPROVED BY:
JJT

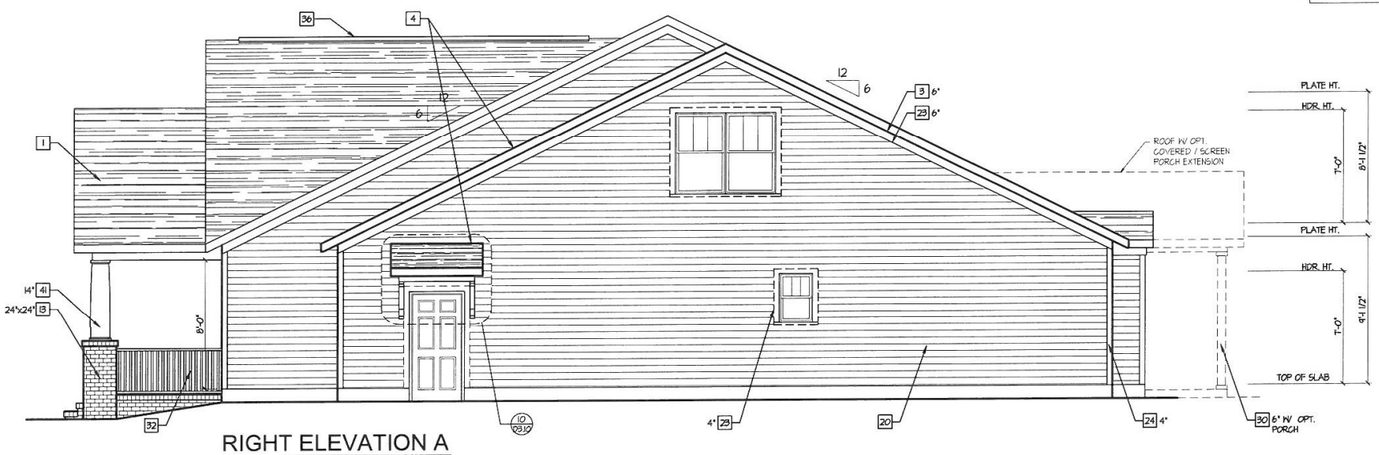
SAVED: AMCBRIDE

PLAN #
2516

PLAN NAME:
ARDMORE II

DRAWING:
FRONT & REAR ELEVATION A

SHEET #
7.10



RIGHT ELEVATION A

TRIM APPLICATION

1. ALL WINDOWS AND DOORS TO HAVE 4" TRIM UNLESS OTHERWISE NOTED. TRIM TO BE 4/4 FLAT STOCK WITH BEVELED EDGES AND RAKE BOARDS TO BE 6/4 WITH ONE BEVELED EDGE. SEE ELEVATIONS AND DETAILS FOR ADDITIONAL TRIM INFORMATION. REFER TO ELEVATIONS AND DETAILS FOR SIDING, SOFFIT AND FASCIA TRIM. CORNER TRIM TO BE STREET FACING FASCIA BOARDS ARE INCLUDED AS SHOWN
2. 12" OVER HANGS U.N.O.
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ELEVATION NOTES 2012 NCRBC

NOTE: NOT ALL KEY NOTES APPLY.

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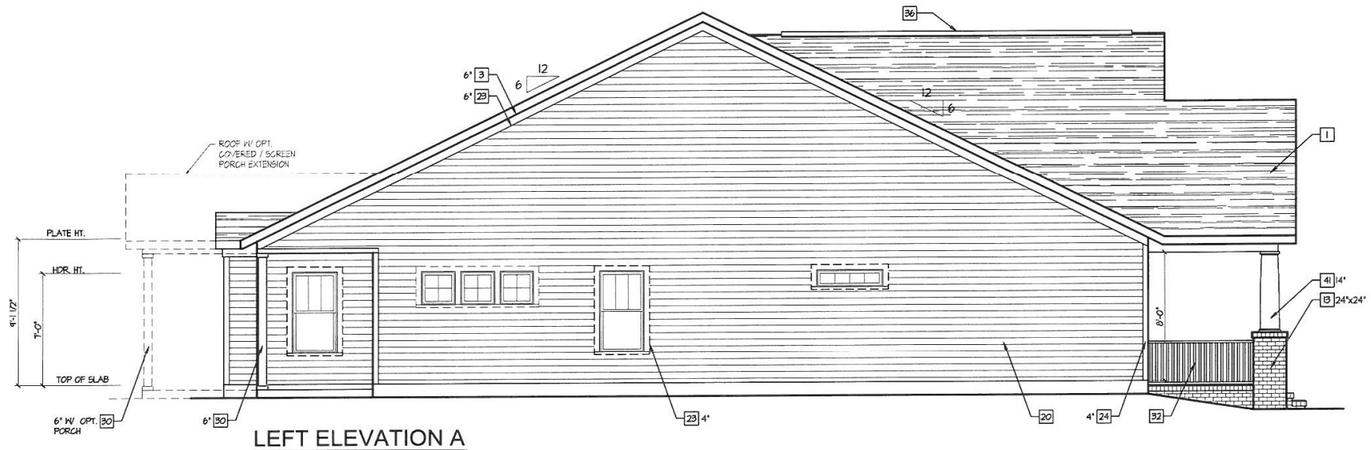

LEFT ELEVATION A

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
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2017-01-23
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DRAWN BY:
JAH

APPROVED BY:
JJT

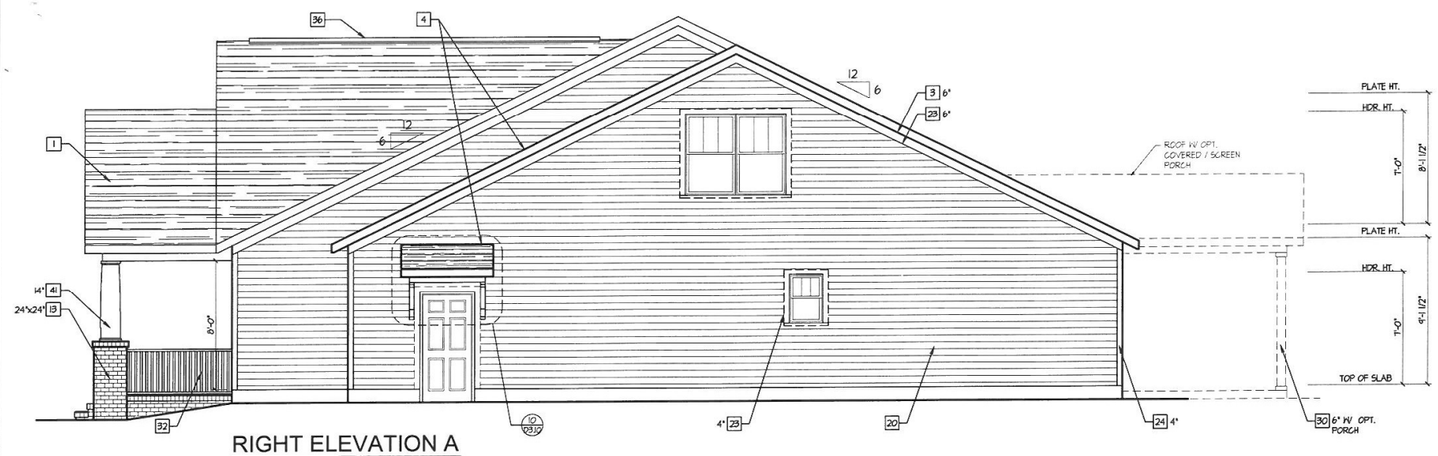
SAVED: AMCBRIDE

PLAN #
2516

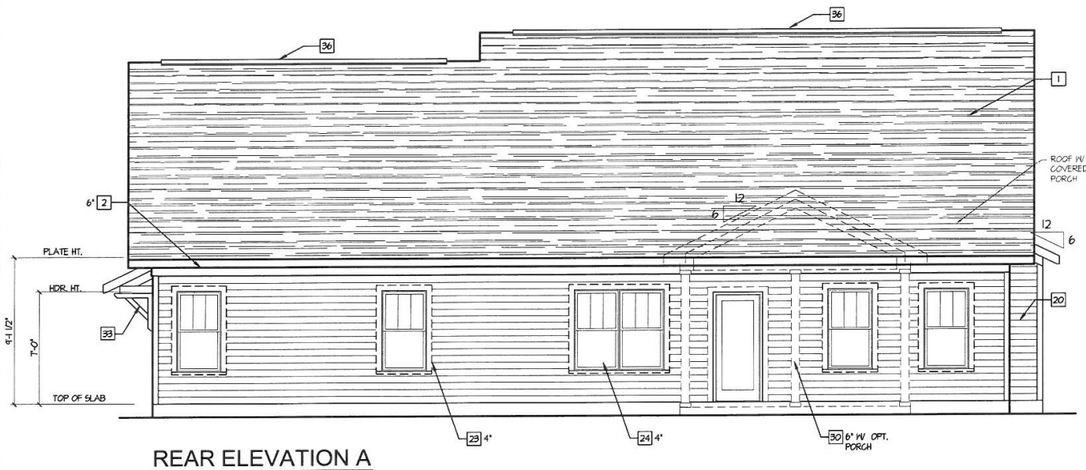
PLAN NAME
ARDMORE II

DRAWING:
LEFT & RIGHT ELEVATION A

SHEET #
7.11



RIGHT ELEVATION A
ALTERNATE



REAR ELEVATION A
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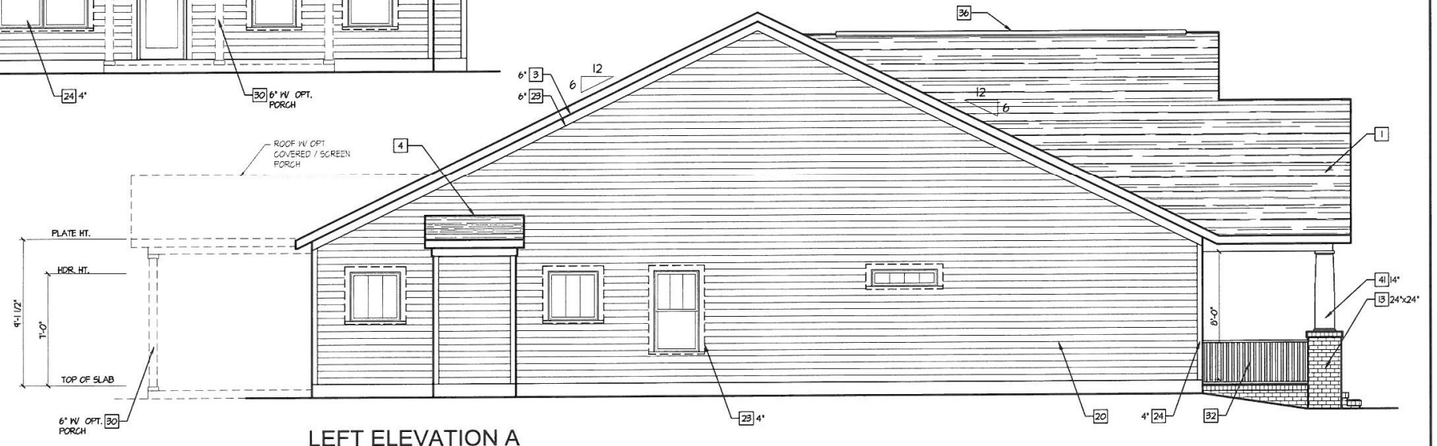

LEFT ELEVATION A
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SCALE: 1/8" = 1'-0" U.N.O. (11x17)
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2. 12" OVER HANGS U.N.O.

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SAVED: AMCBRIDE

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DRAWING:
ALTERNATE ELEVATION A

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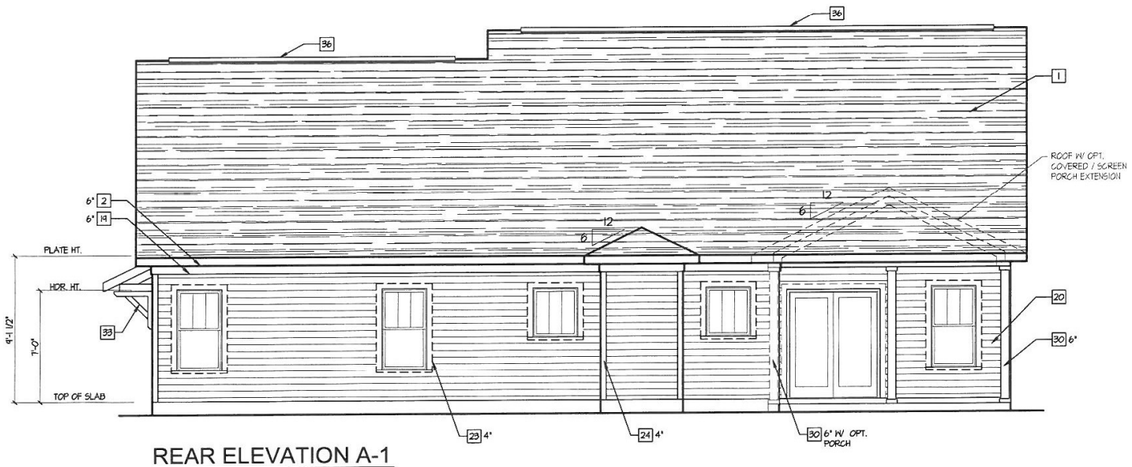
FRONT ELEVATION A-1



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DRAWING:
FRONT & REAR ELEVATION A-1

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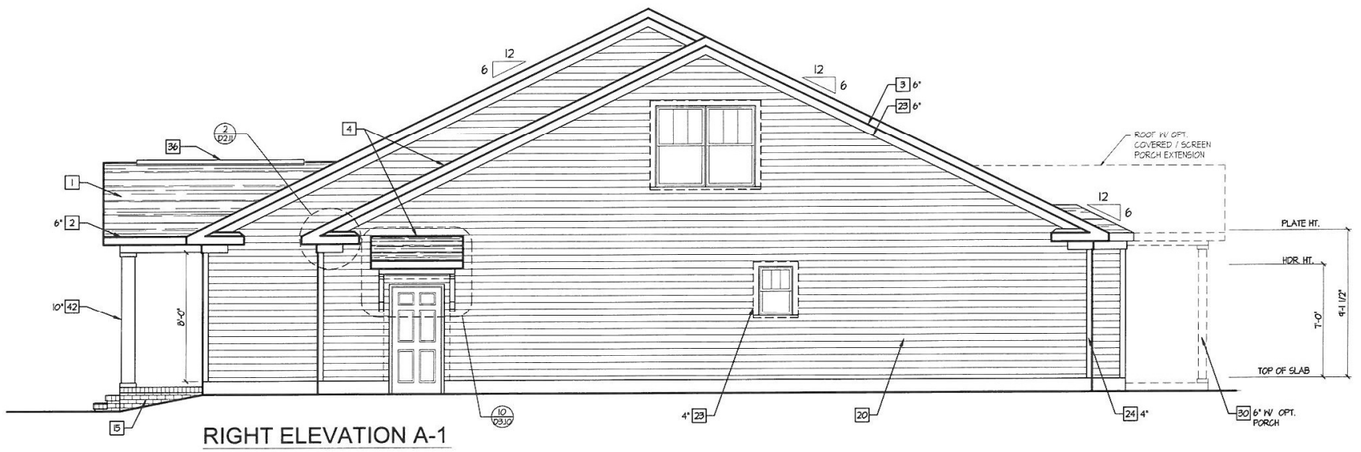
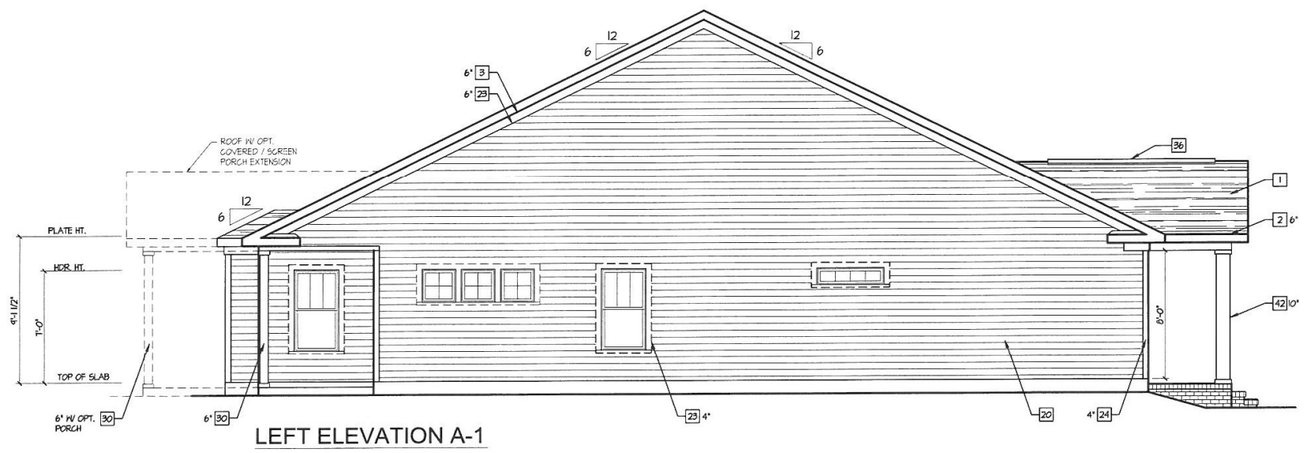


RIGHT ELEVATION A-1



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35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

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ORG. DATE:
2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

DRAWN BY:
JAH

APPROVED BY:
JJT

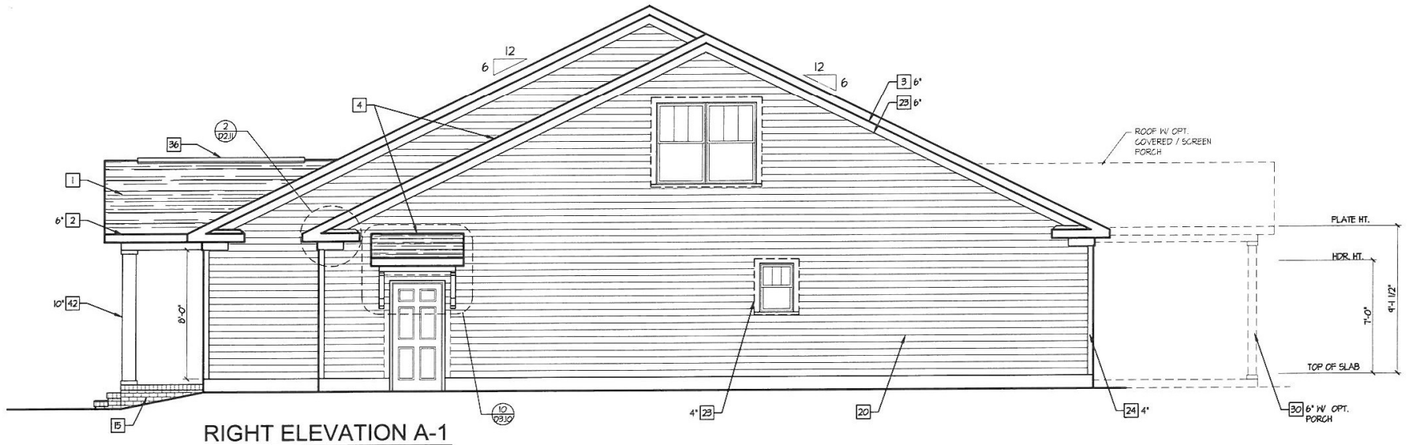
SAVED: AMCBRIDE

PLAN #
2576

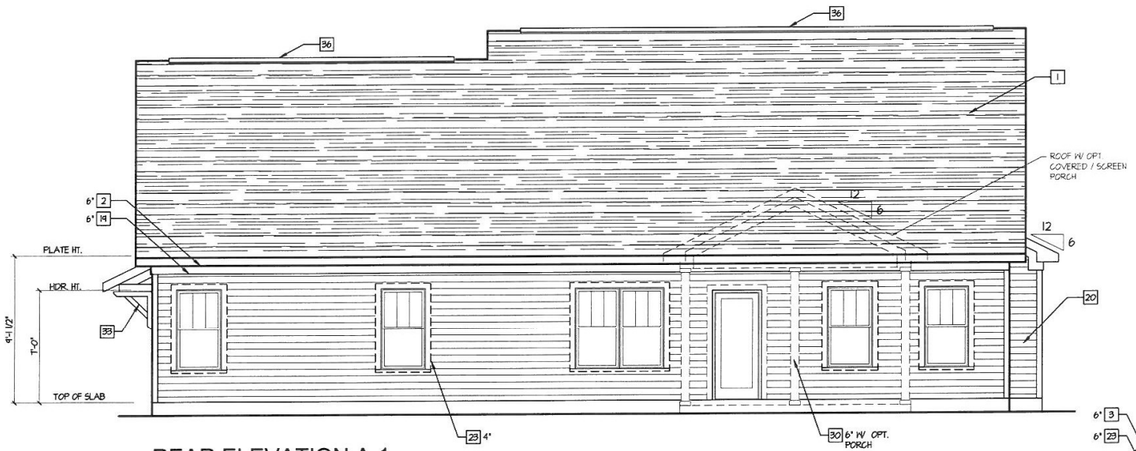
PLAN NAME
ARDMORE II

DRAWING
LEFT & RIGHT ELEVATION A-1

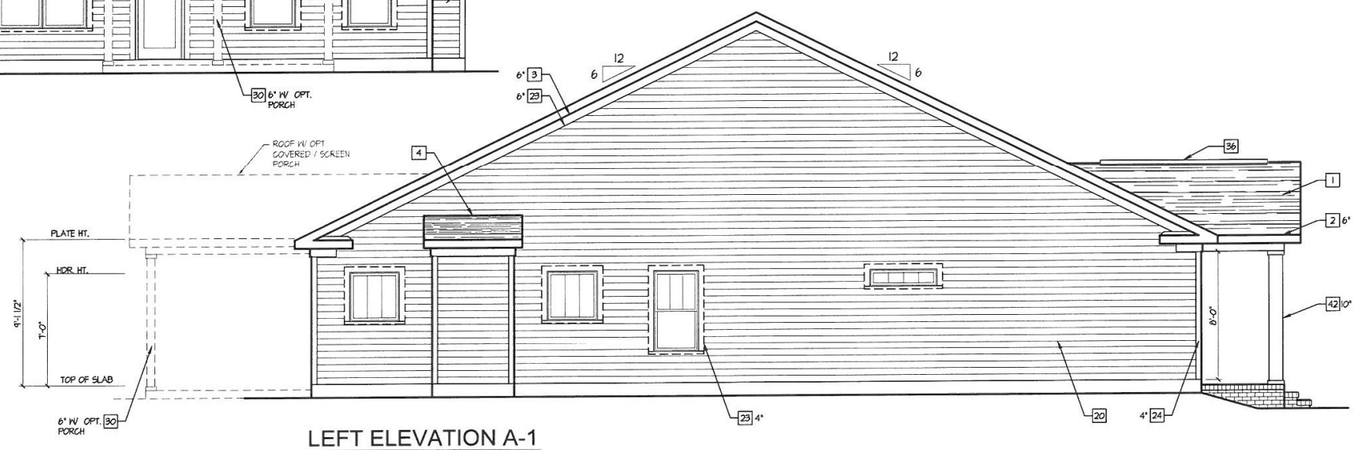
SHEET #
7.21



RIGHT ELEVATION A-1
ALTERNATE



REAR ELEVATION A-1
ALTERNATE



LEFT ELEVATION A-1
ALTERNATE

ELEVATION NOTES 2012 NCRC

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPECS
15. BRICK VENEER PER SPECS
16. STONE / BRICK VENEER WAINSCOT PER SPECS (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPECS
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
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46. SCREEN AS SPECIFIED

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

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ORIG. DATE:
2016-09-02
REVISIONS:
2016-11-08
2017-01-23
2017-04-20

DRAWN BY:
JAH
APPROVED BY:
JJT
SAVED: AMSBRIDE

PLAN #
2516
PLAN NAME:
ARDMORE II
DRAWING
ALTERNATE ELEVATION A-1

SHEET #
7.22

FRONT ELEVATION B

REAR ELEVATION B

TRIM APPLICATION:

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7. LOUVER SHUTTERS, 12" TYPICAL U.N.O.
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9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
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FAX: 336-461-0804

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NORTH CAROLINA 27103

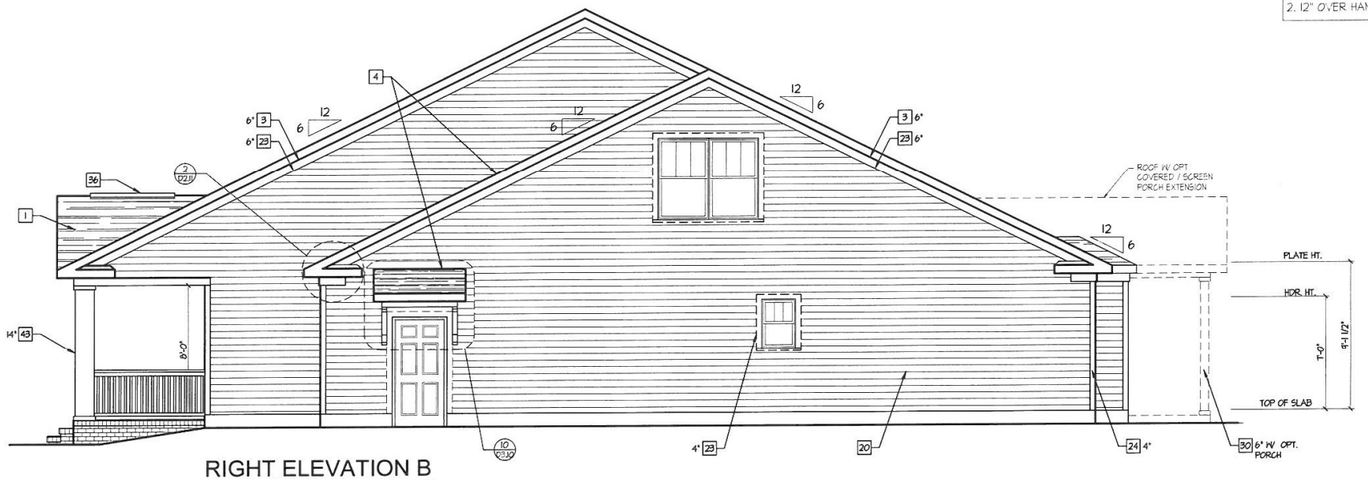
ORG. DATE: 2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

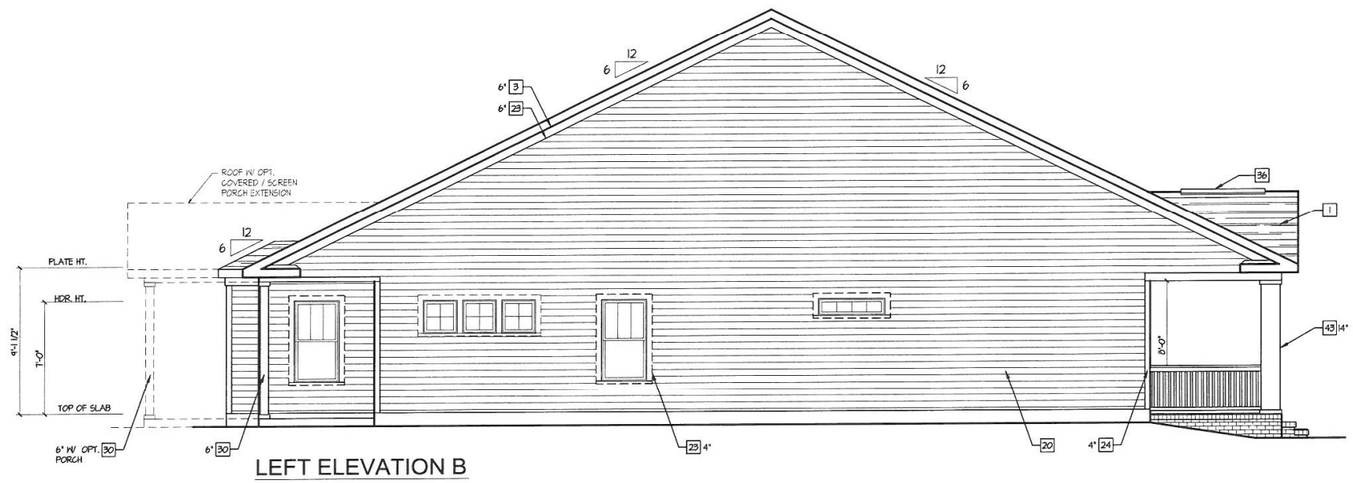
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 2516
PLAN NAME: ARDMORE II
DRAWING: FRONT & REAR ELEVATION B

SHEET #: 7.30



RIGHT ELEVATION B



LEFT ELEVATION B

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REVISIONS:
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2017-01-23
2017-09-20

DRAWN BY:
JAH

APPROVED BY:
JJT

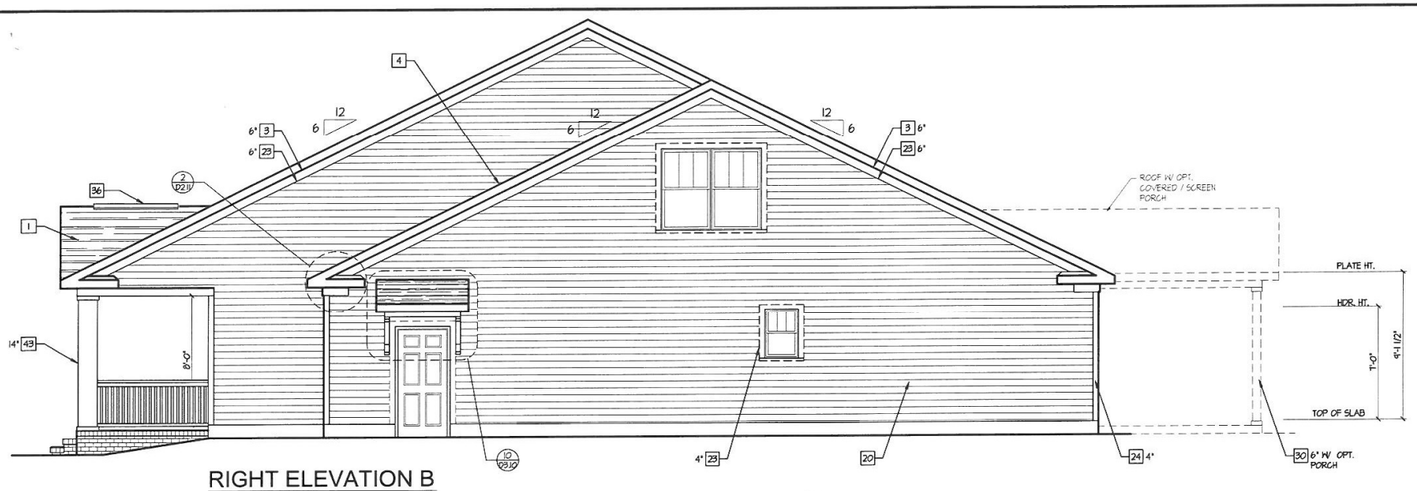
SAVED: AMCBRIDE

PLAN #
2516

PLAN NAME
ARDMORE II

DRAWING:
LEFT & RIGHT ELEVATION B

SHEET #
7.31



RIGHT ELEVATION B
ALTERNATE

REAR ELEVATION B
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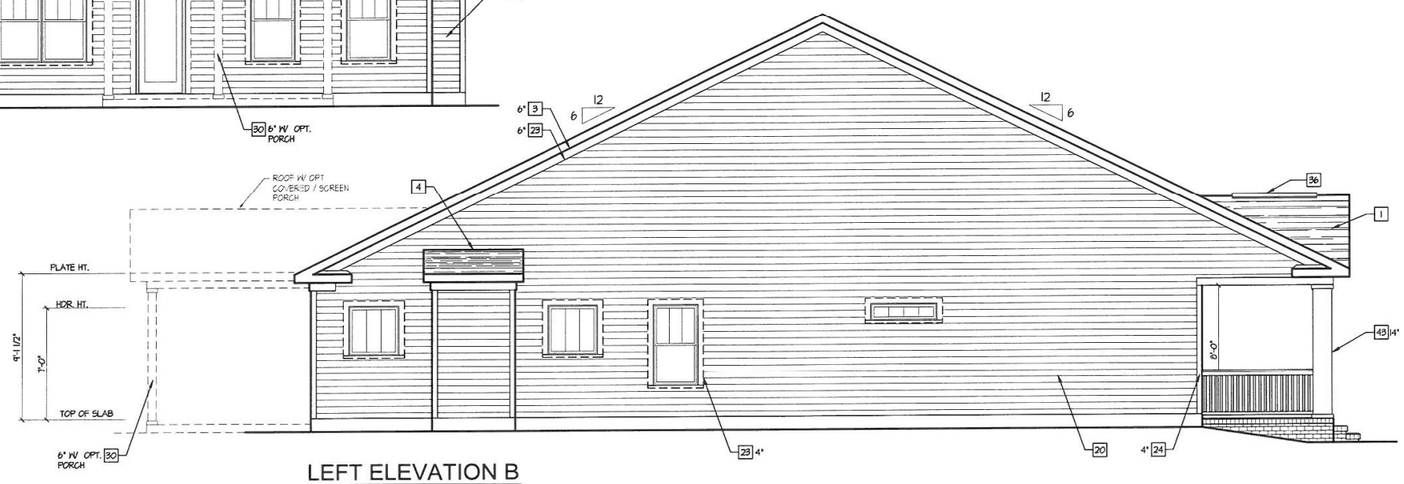

LEFT ELEVATION B
ALTERNATE

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33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. GLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
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45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE
ADDRESS:
BUILDERS PLANSOURCE INC.
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THE ARDEN GROUP
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WINSTON-SALEM, NORTH CAROLINA 27103

ORG DATE:
2016-09-02
REVISIONS
2016-11-03
2017-01-23
2017-04-20

DRAWN BY:
JAH
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
2516
PLAN NAME
ARDMORE II
DRAWING
ALTERNATE ELEVATION B

SHEET #
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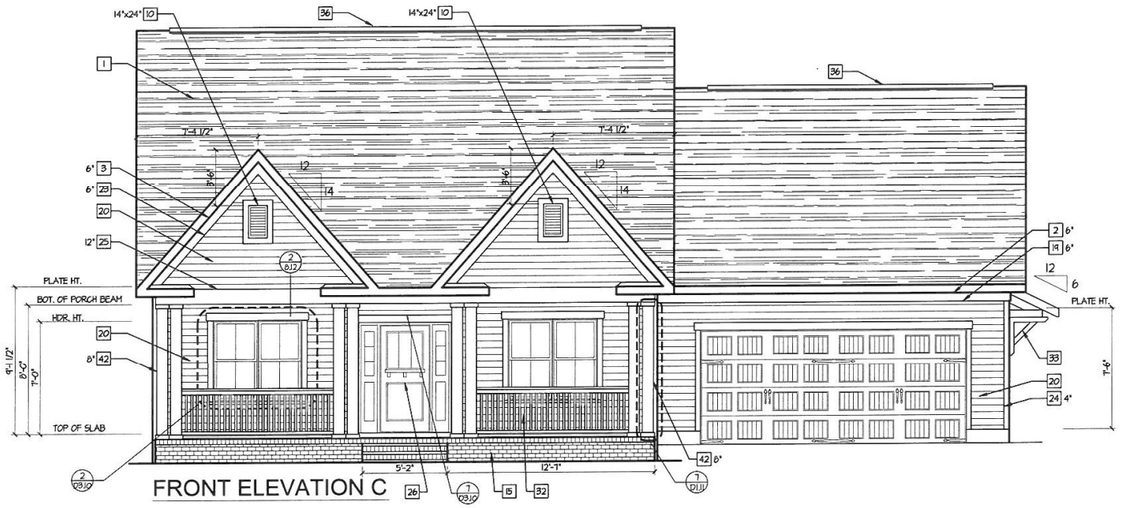

FRONT ELEVATION C

REAR ELEVATION C

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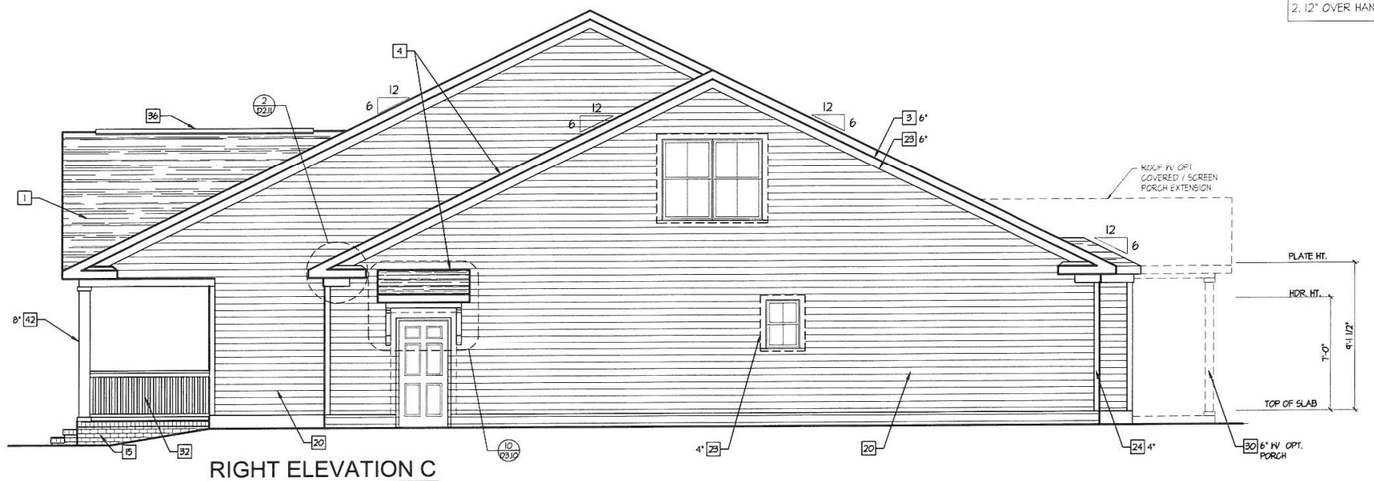
DRAWN BY:
JAH

APPROVED BY:
JJT

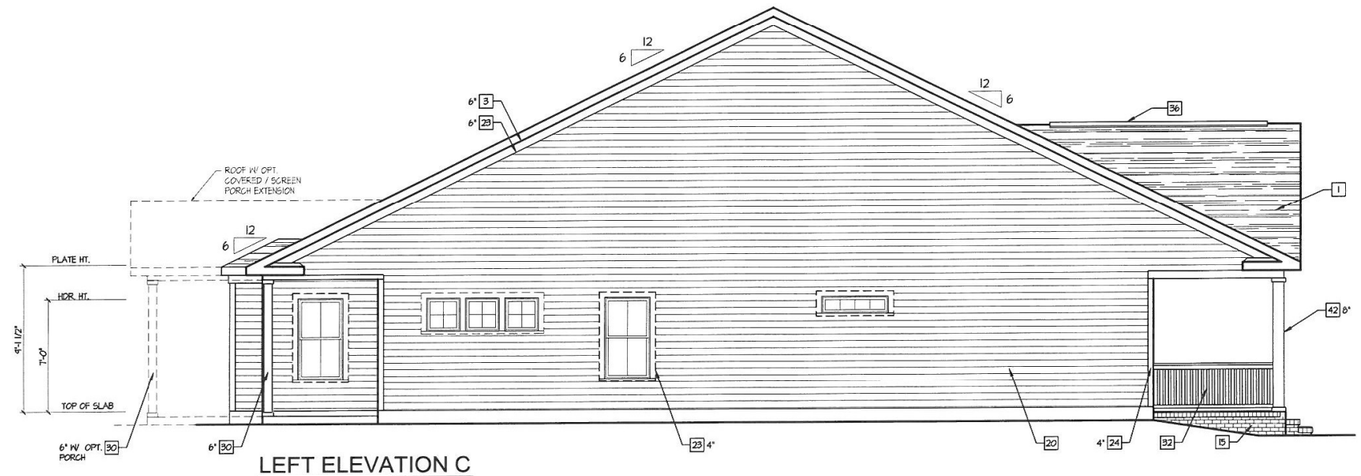
SAVED: AMCBRIDE

PLAN NAME: ARDMORE II
PLAN #: 2516
DRAWING: FRONT & REAR ELEVATION C

SHEET #
7.40



RIGHT ELEVATION C



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ORG. DATE:
2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

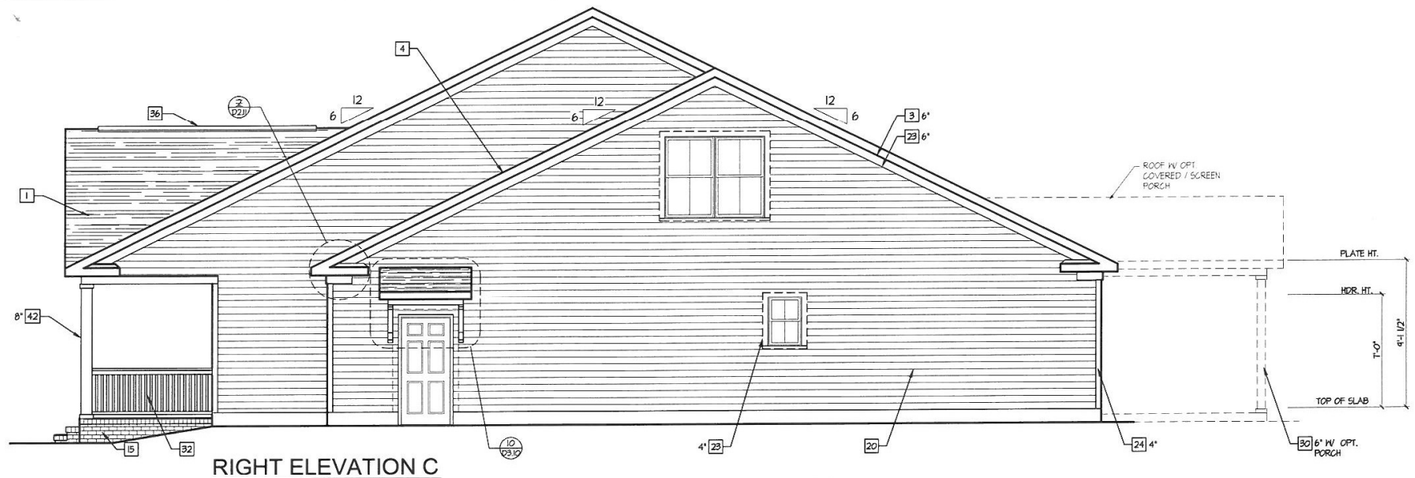
DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: AMGBRIDE

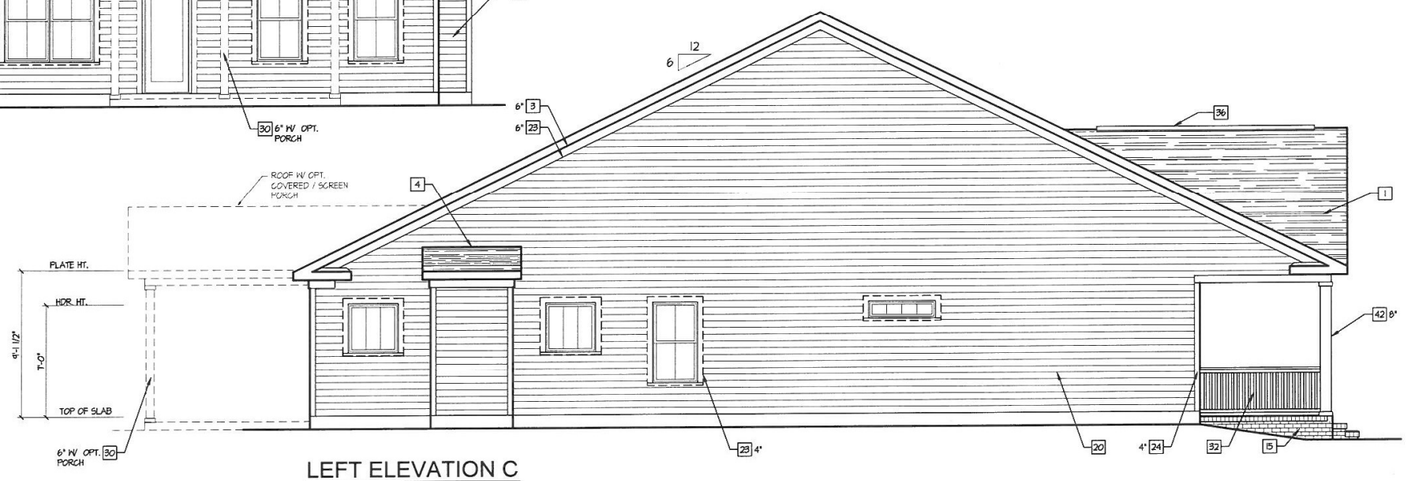
PLAN NAME: ARDMORE II
PLAN #: 2516
DRAWING: LEFT & RIGHT ELEVATION C

SHEET #
7.41



RIGHT ELEVATION C
ALTERNATE

REAR ELEVATION C
ALTERNATE



LEFT ELEVATION C
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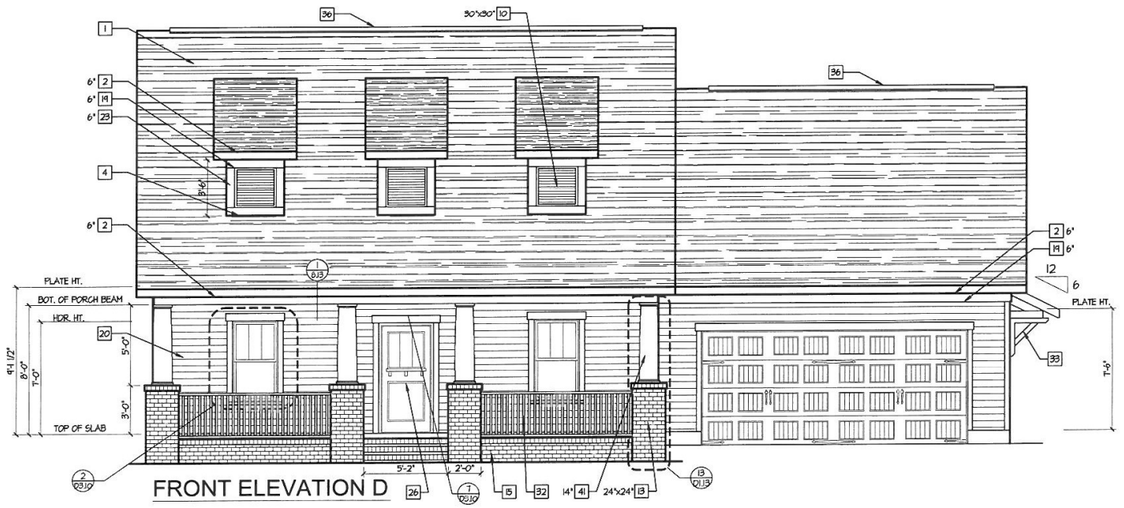
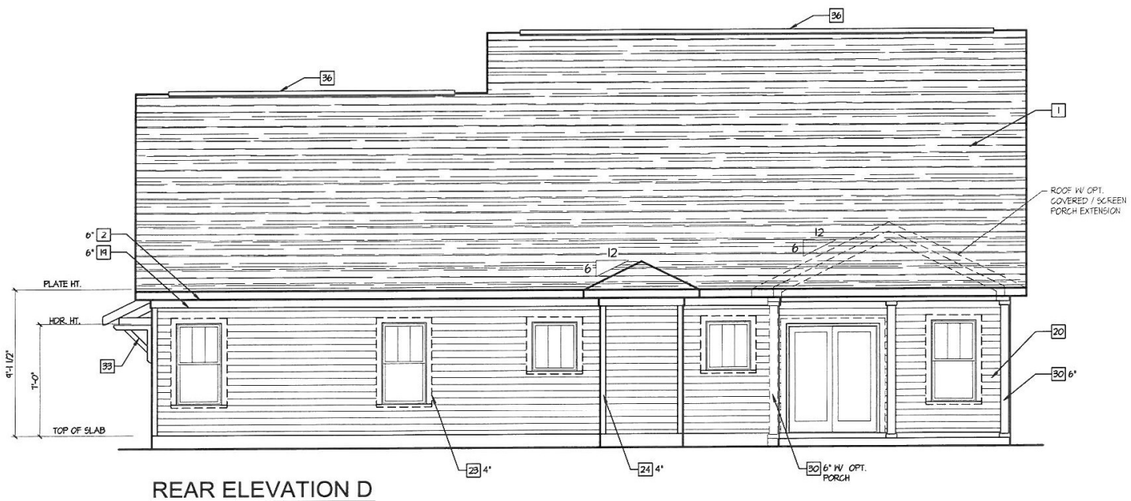


FRONT ELEVATION D



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BUILDERS PLANSOURCE

ADDRESS: BUILDERS PLANSOURCE, INC. POST OFFICE BOX 1 KING, NORTH CAROLINA 27021

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FAX: 336-403-0834

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NORTH CAROLINA 27104

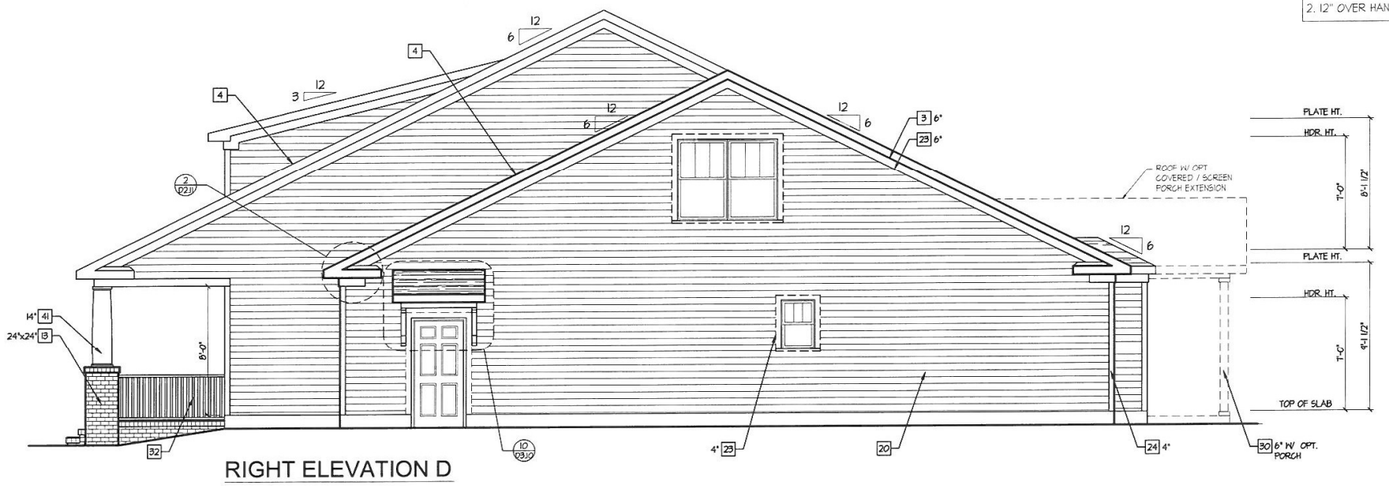
ORIG. DATE: 2016-09-02

REVISIONS
2016-11-08
2017-01-23
2017-09-20

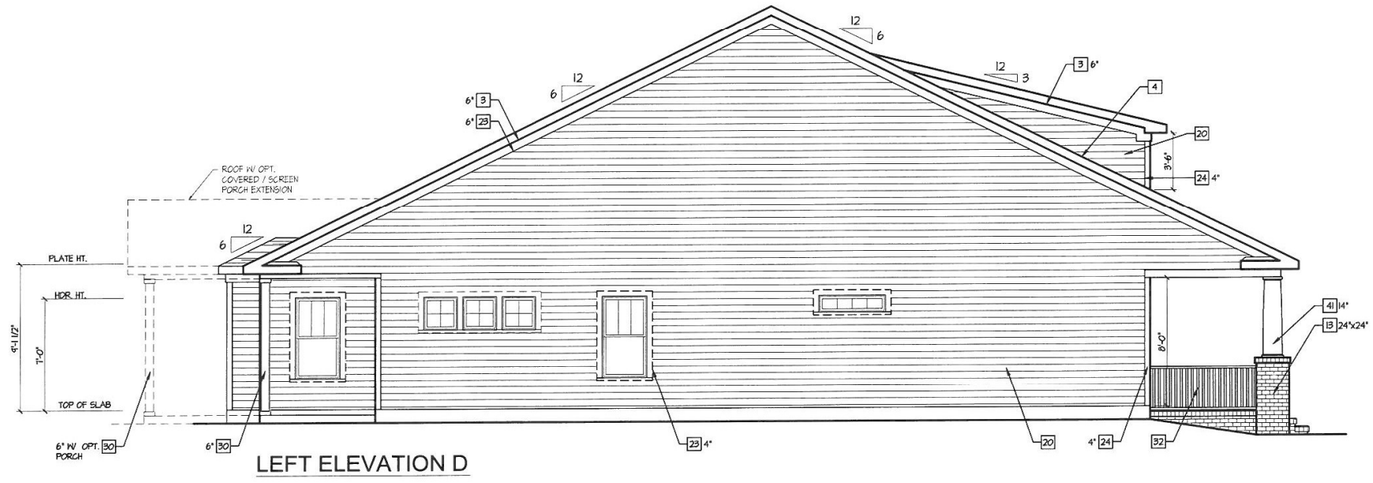
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 2576
PLAN NAME: ARDMORE II
DRAWING: FRONT & REAR ELEVATION D

SHEET # 7.50



RIGHT ELEVATION D



LEFT ELEVATION D

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2. 12" OVER HANGS U.N.O.

ELEVATION NOTES 2012 NCREC

NOTE: NOT ALL KEY NOTES APPLY.

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11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
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31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED
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34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
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40. CHAMFERED GOL AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED GOL AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
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ORIG. DATE:
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REVISIONS
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2017-01-23
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DRAWN BY:
JAH

APPROVED BY:
JJT

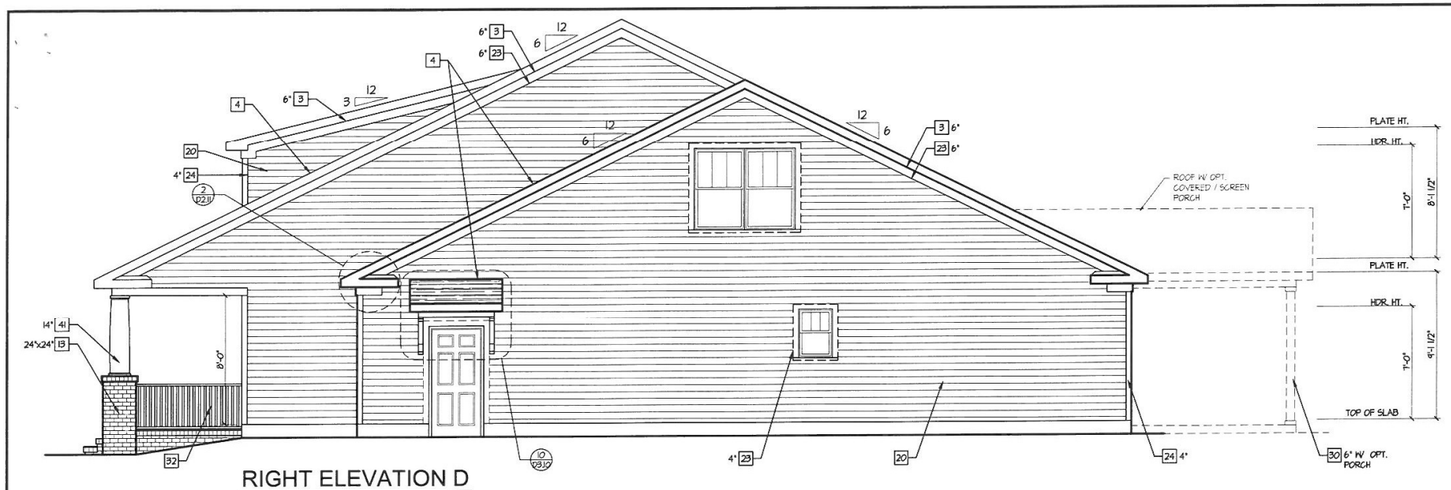
SAVED: AMCBRIDE

PLAN #
2576

PLAN NAME
ARDMORE II

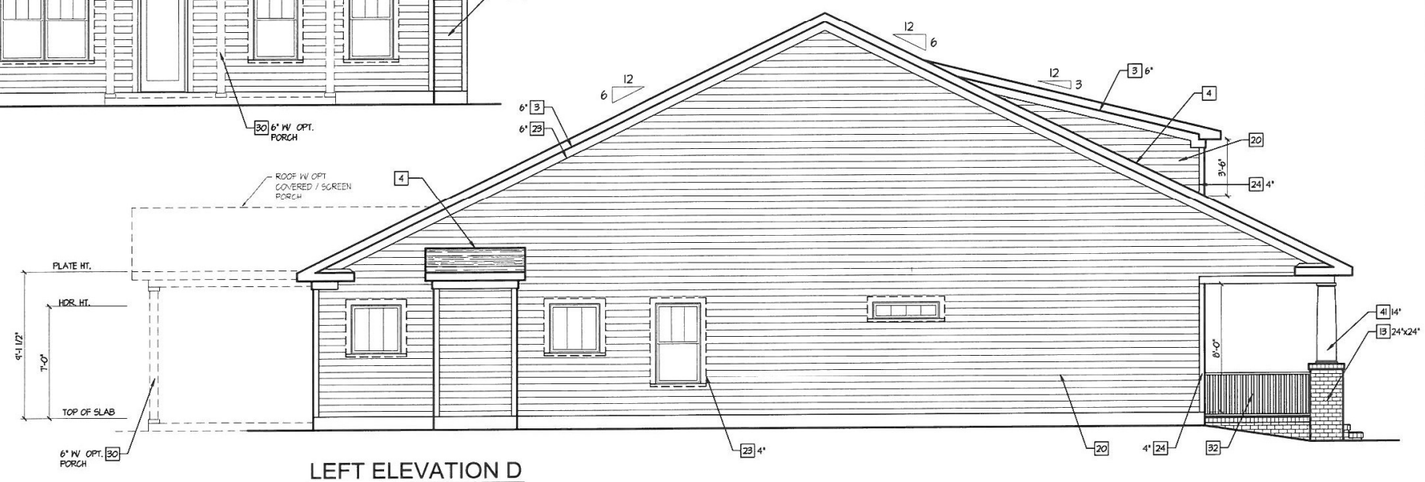
DRAWING
LEFT & RIGHT ELEVATION D

SHEET #
7.51



RIGHT ELEVATION D
ALTERNATE

REAR ELEVATION D
ALTERNATE



LEFT ELEVATION D
ALTERNATE

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
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14. STONE VENEER PER SPECS
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25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
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31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
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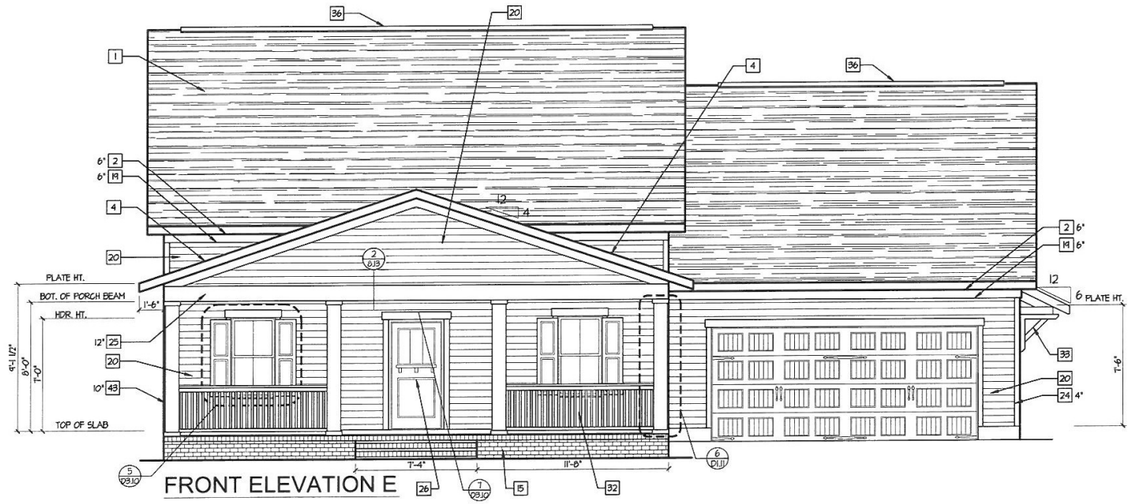
ORG. DATE: 2016-09-02
REVISIONS: 2016-11-08, 2017-01-23, 2017-09-20

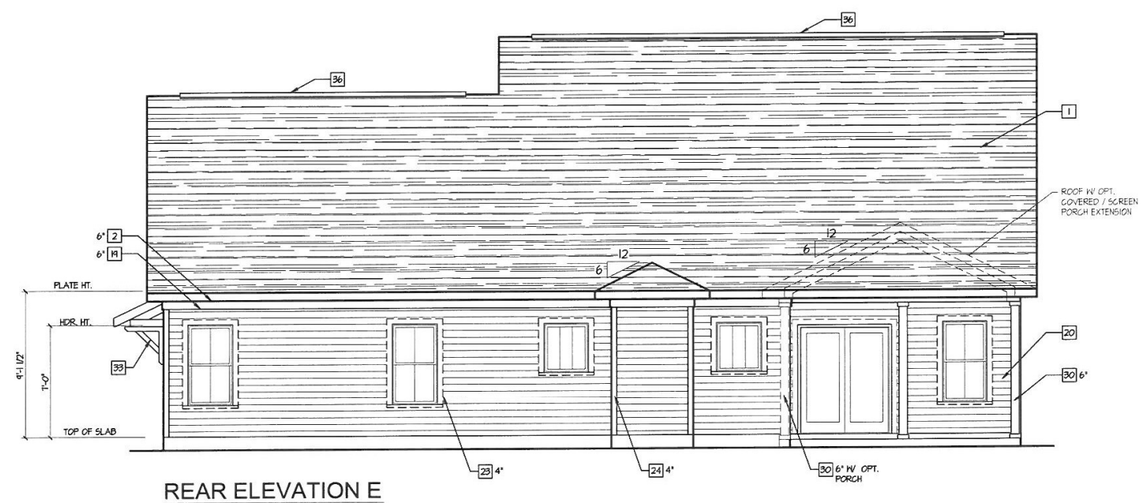
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 2516
PLAN NAME: ARDMORE II
DRAWING: ALTERNATE ELEVATION D

SHEET #: 7.52



FRONT ELEVATION E



REAR ELEVATION E

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ORG. DATE: 2016-09-02

REVISIONS:
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DRAWN BY: JAH
APPROVED BY: JJT
SAVED: ANGBRIDE

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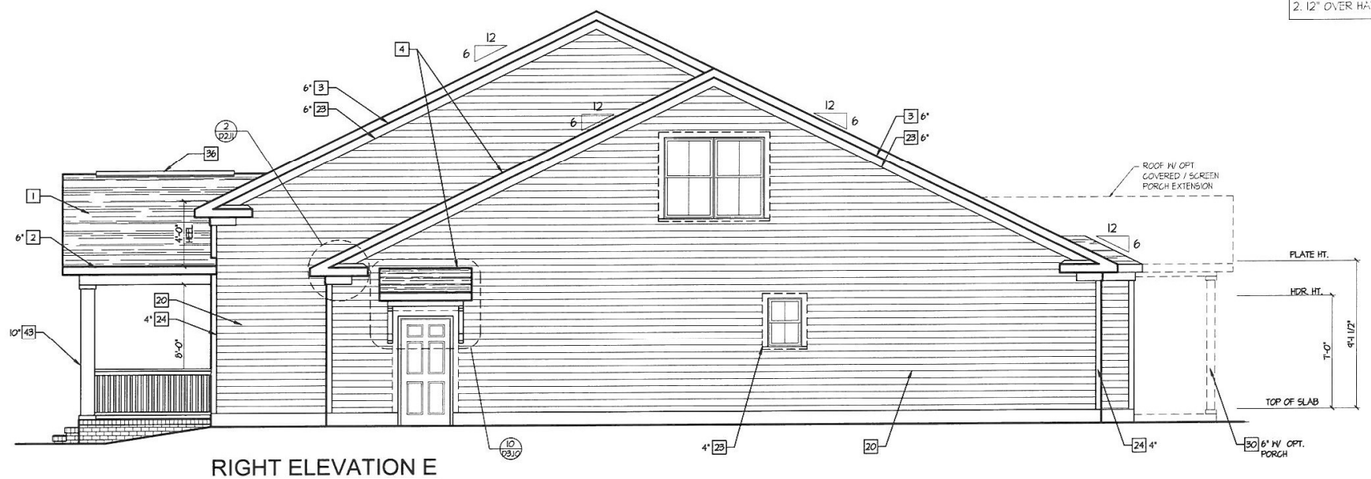
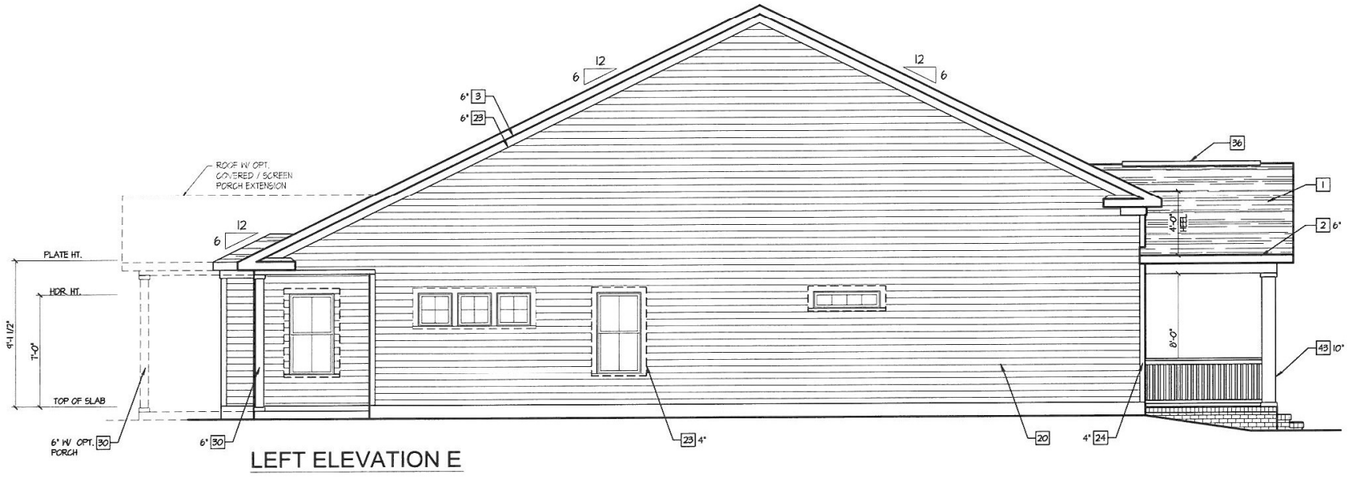
DRAWING: FRONT & REAR ELEVATION E

SHEET # 7.60



RIGHT ELEVATION E



LEFT ELEVATION E

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WINSTON-SALEM, NORTH CAROLINA 27103

ORIG. DATE:
2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

DRAWN BY:
JAH

APPROVED BY:
JJT

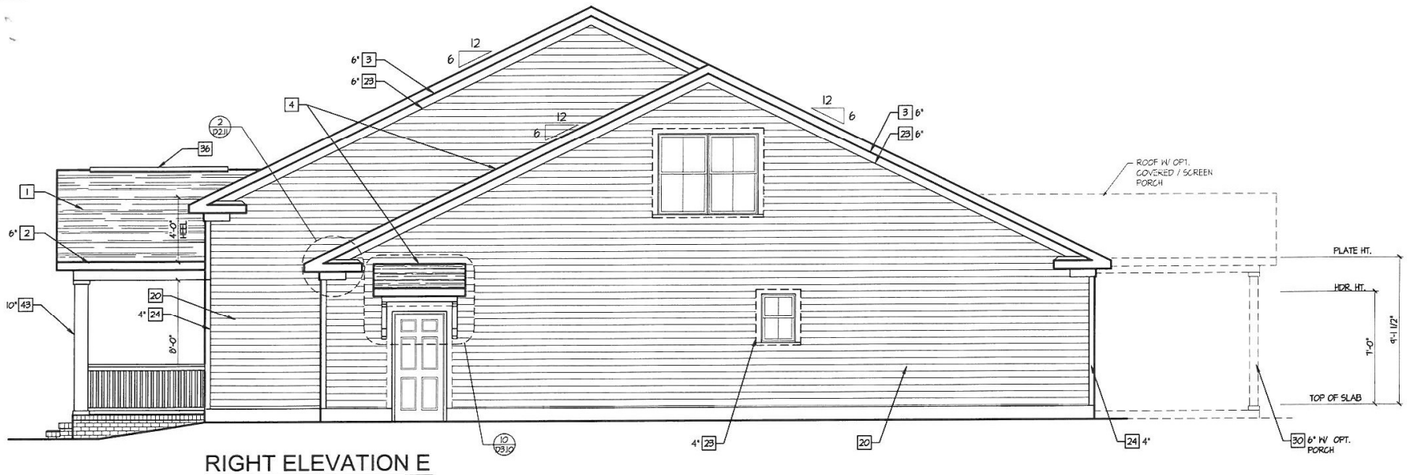
SAVED: AMGBRIDE

PLAN #: 2576

PLAN NAME: ARDMORE II

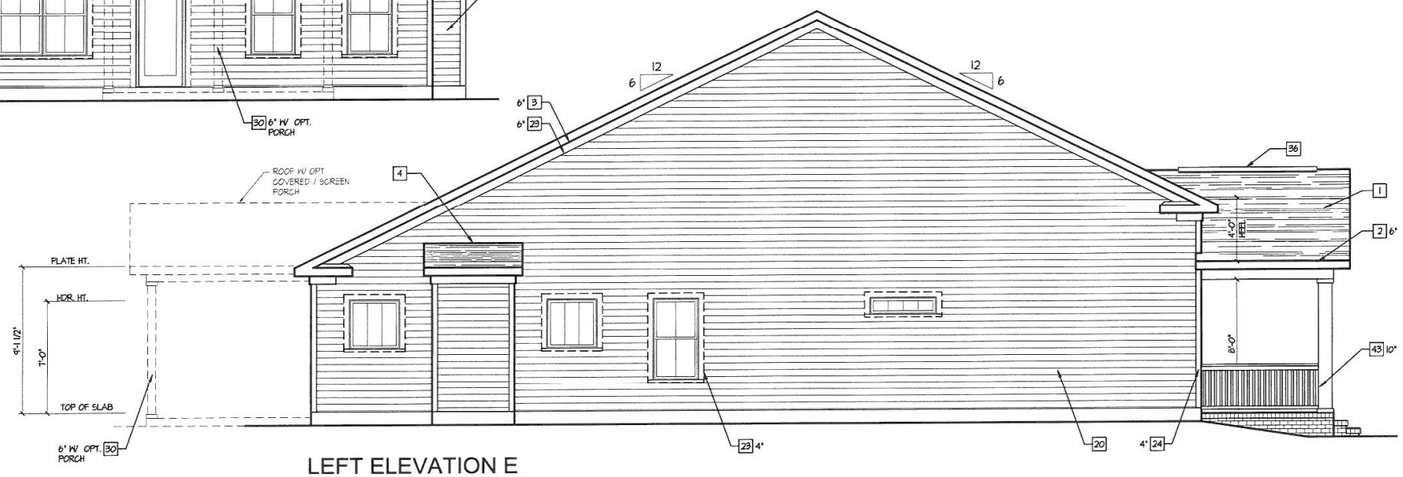
DRAWING: LEFT & RIGHT ELEVATION E

SHEET #
7.61



RIGHT ELEVATION E
ALTERNATE

REAR ELEVATION E
ALTERNATE



LEFT ELEVATION E
ALTERNATE

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2. 12" OVER HANGS U.N.O.

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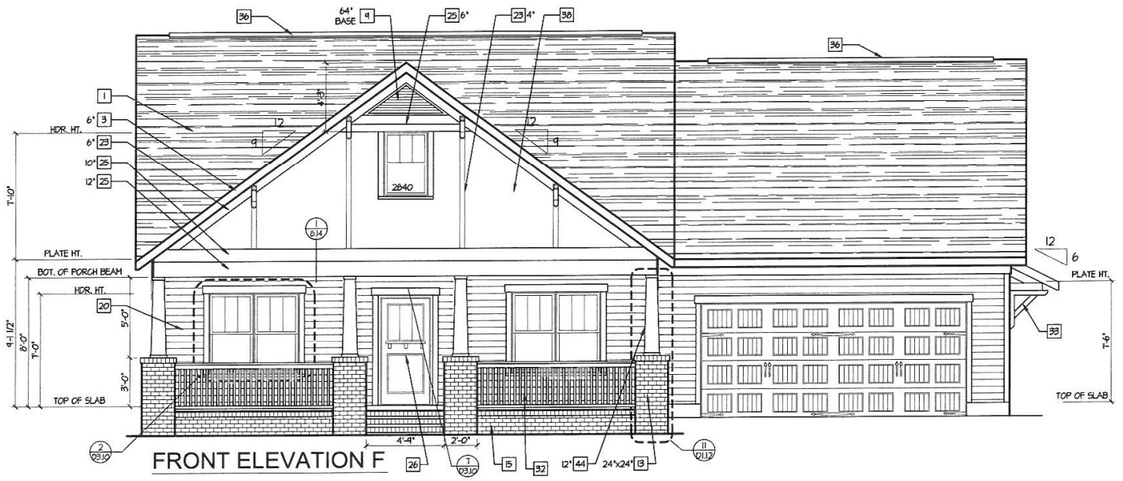
ORG. DATE:
2016-09-02
REVISIONS
2016-11-08
2017-01-23
2017-04-20

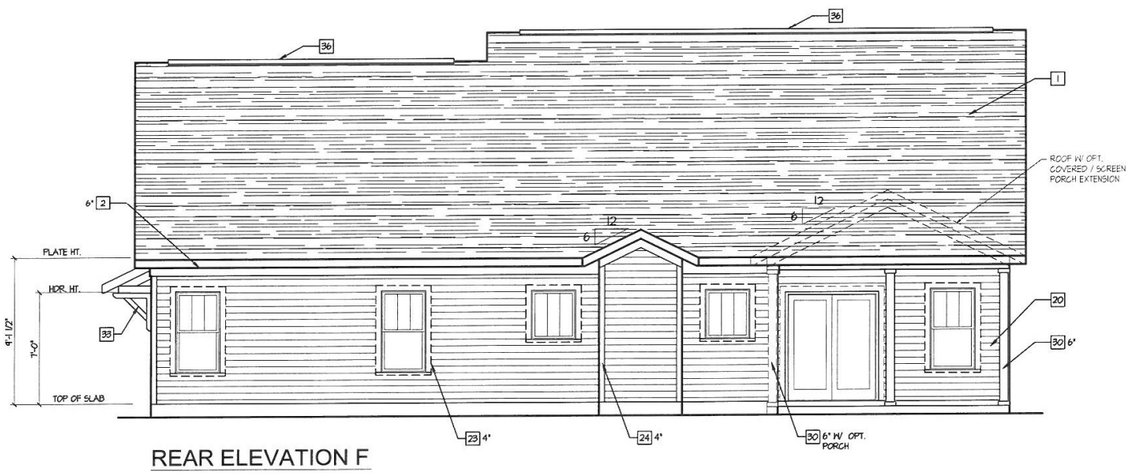
DRAWN BY:
JAH
APPROVED BY:
JJI
SAVED: AMCBRIDE

PLAN #
2516
PLAN NAME:
ARDMORE II
DRAWING:
ALTERNATE ELEVATION E

SHEET #
7.62



FRONT ELEVATION F



REAR ELEVATION F

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FAX: 336.985.0614

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NORTH CAROLINA 27103

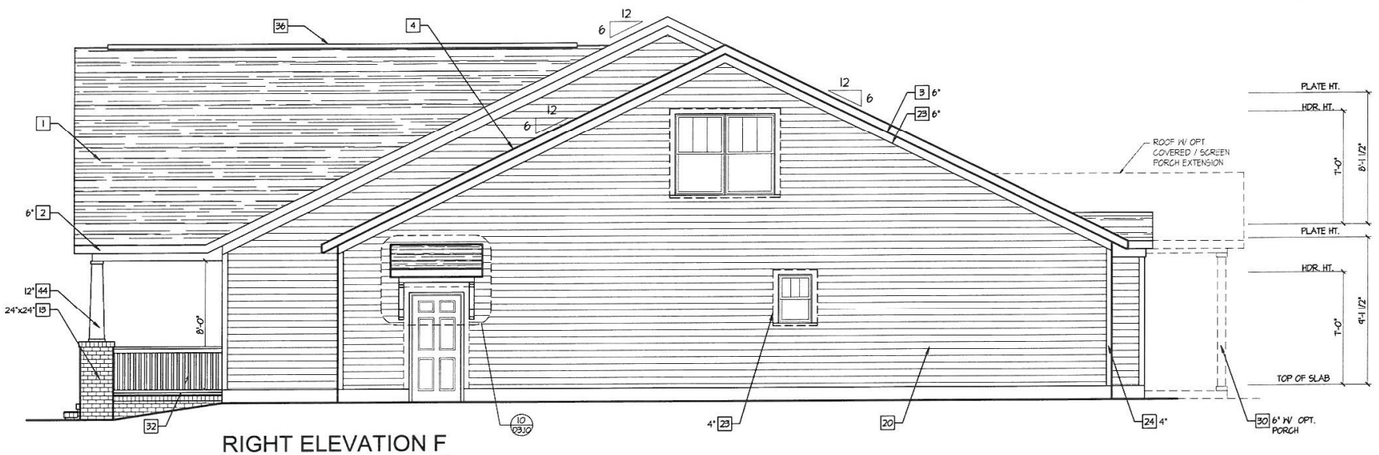
ORG. DATE: 2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

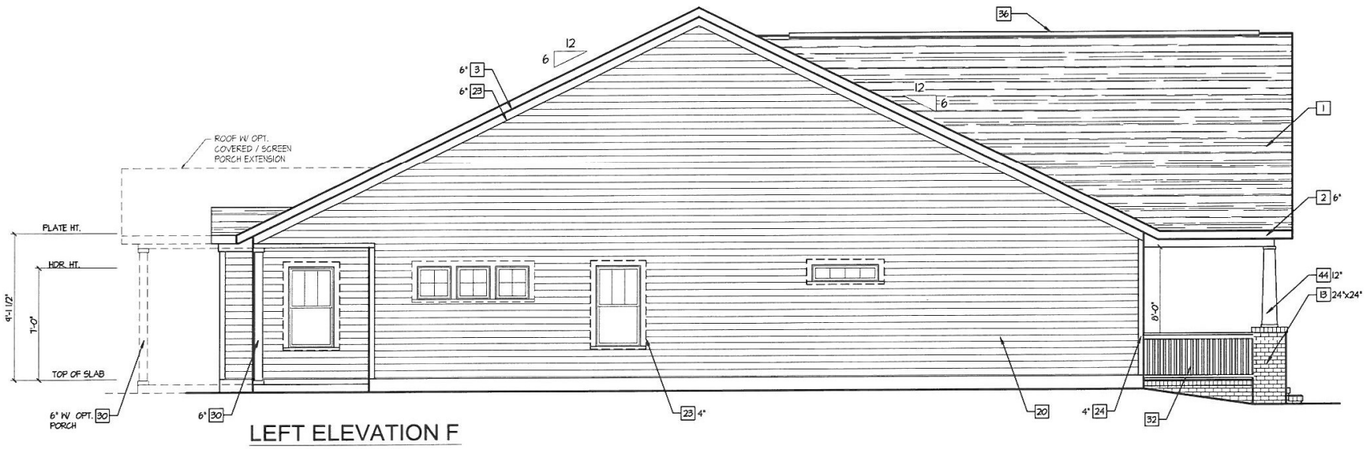
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 2576
PLAN NAME: ARDMORE II
DRAWING: FRONT & REAR ELEVATION F

SHEET #: 7.70



RIGHT ELEVATION F



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336-480-0884

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WINSTON-SALEM, NORTH CAROLINA 27104

ORIG. DATE:
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REVISIONS
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DRAWN BY
JAH
APPROVED BY
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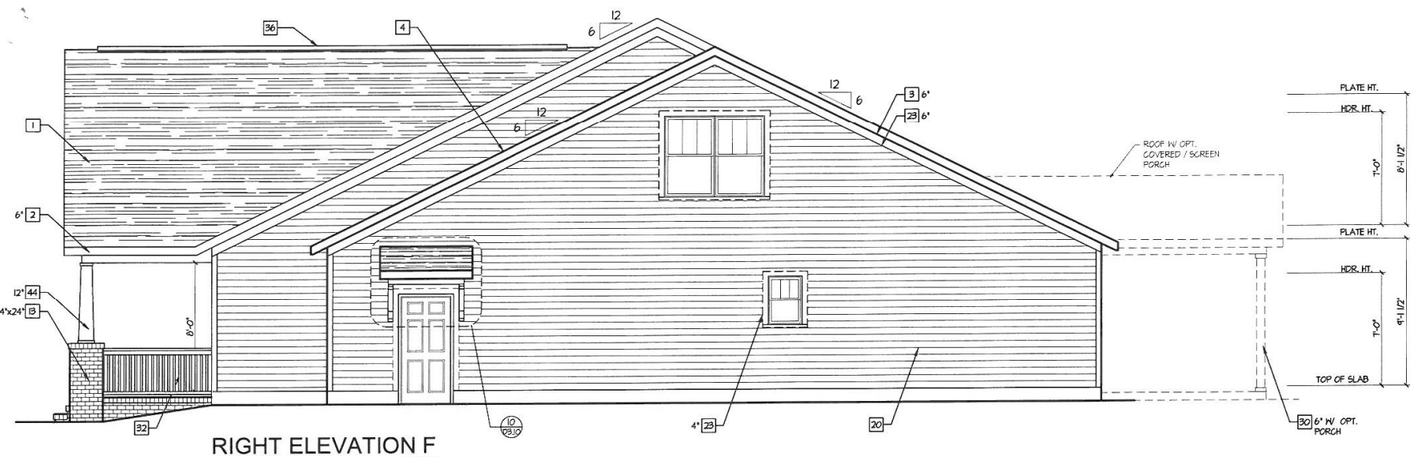
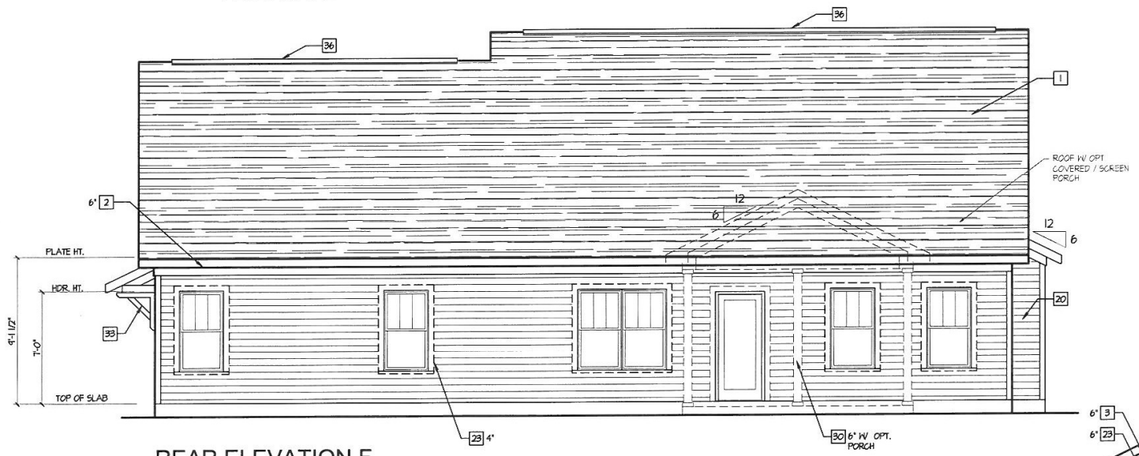
SAVED: AMCBRIDE

PLAN #
2576
PLAN NAME
ARDMORE II
DRAWING
LEFT & RIGHT ELEVATION F

SHEET #
7.71



RIGHT ELEVATION F
ALTERNATE



REAR ELEVATION F
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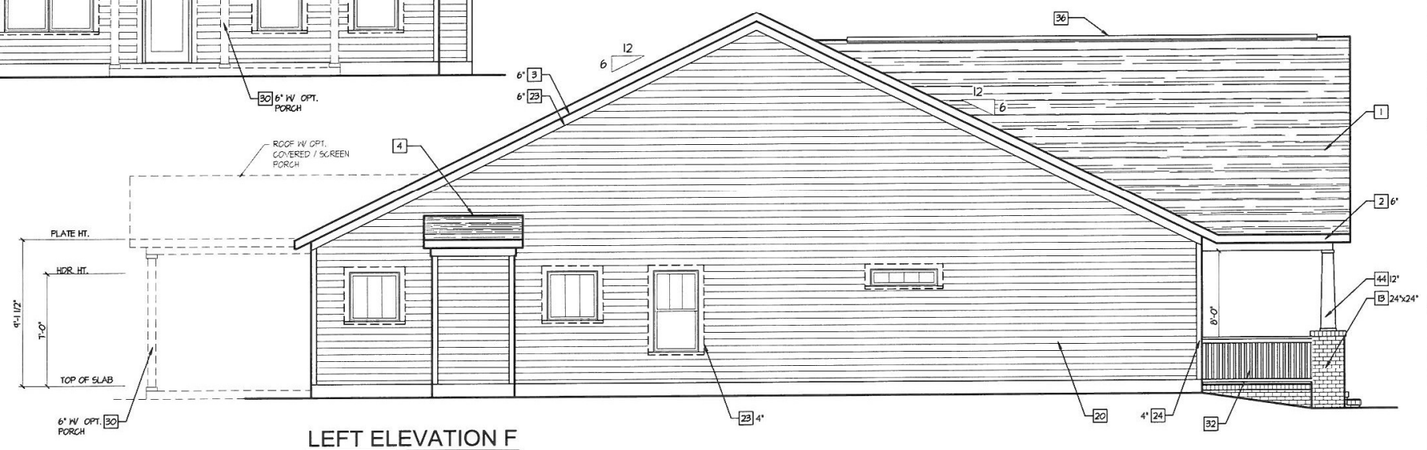

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20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
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22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
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25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
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27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
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31. DECORATIVE HEADER AS SPECIFIED
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33. DECORATIVE BRACKET AS SPECIFIED
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TRIM APPLICATION:

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE
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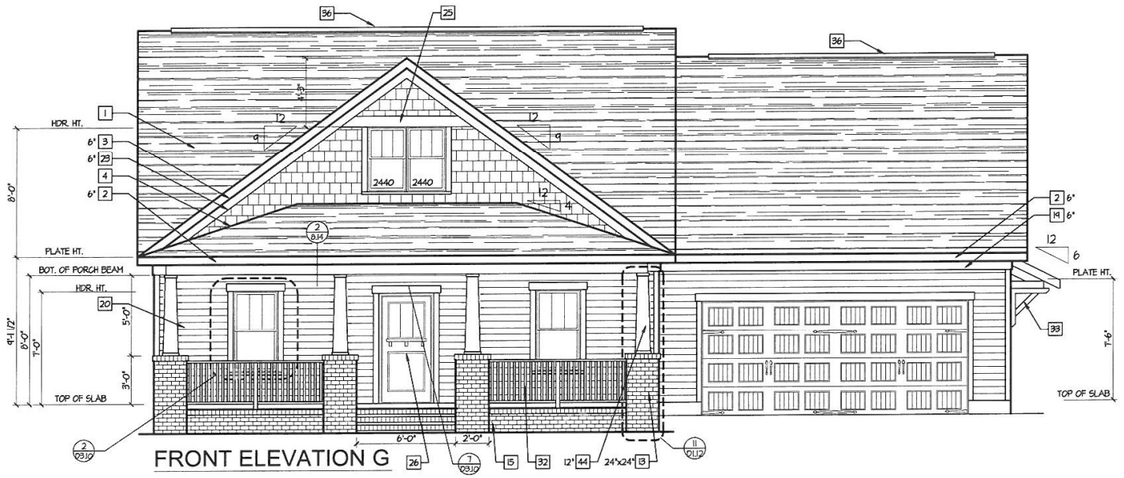
ORIG. DATE:
2016-09-02
REVISIONS:
2016-11-08
2017-01-23
2017-09-20

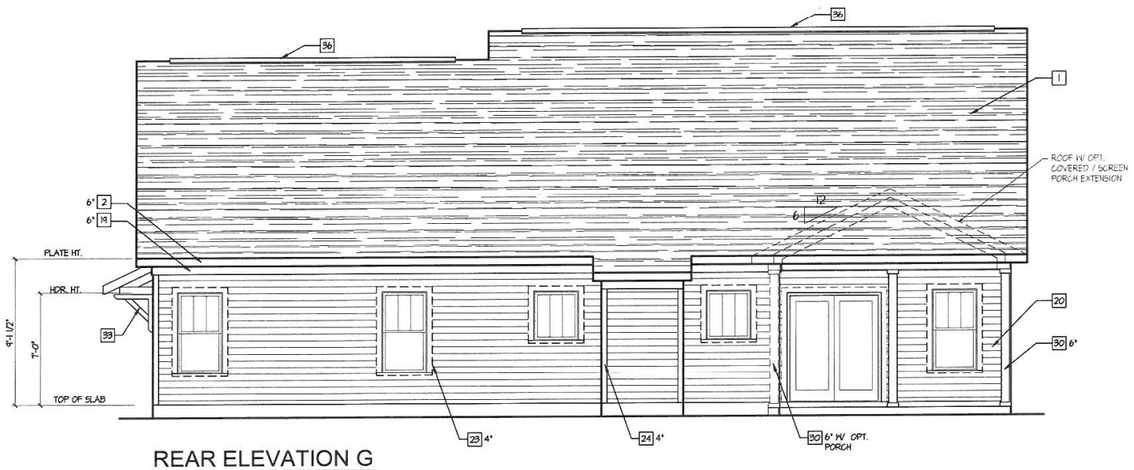
DRAWN BY:
JAH
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
25-16
PLAN NAME
ARDMORE II
DRAWING
ALTERNATE ELEVATION F

SHEET #
7.72



FRONT ELEVATION G



REAR ELEVATION G

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ORIG. DATE:
2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

DRAWN BY:
JAH

APPROVED BY:
JJT

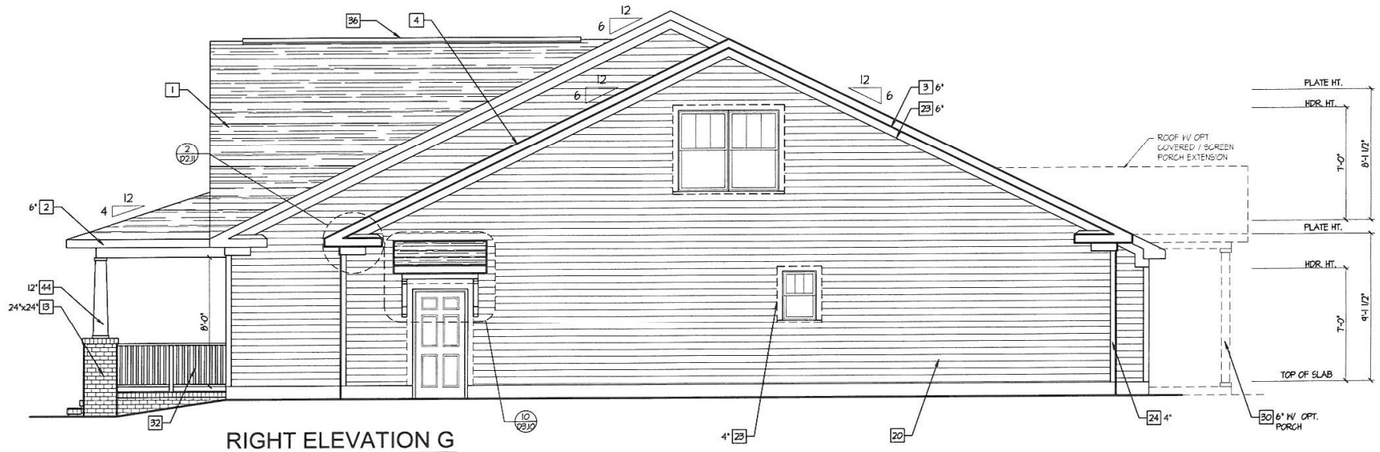
SAVED: AMCBRIDE

PLAN #
2516

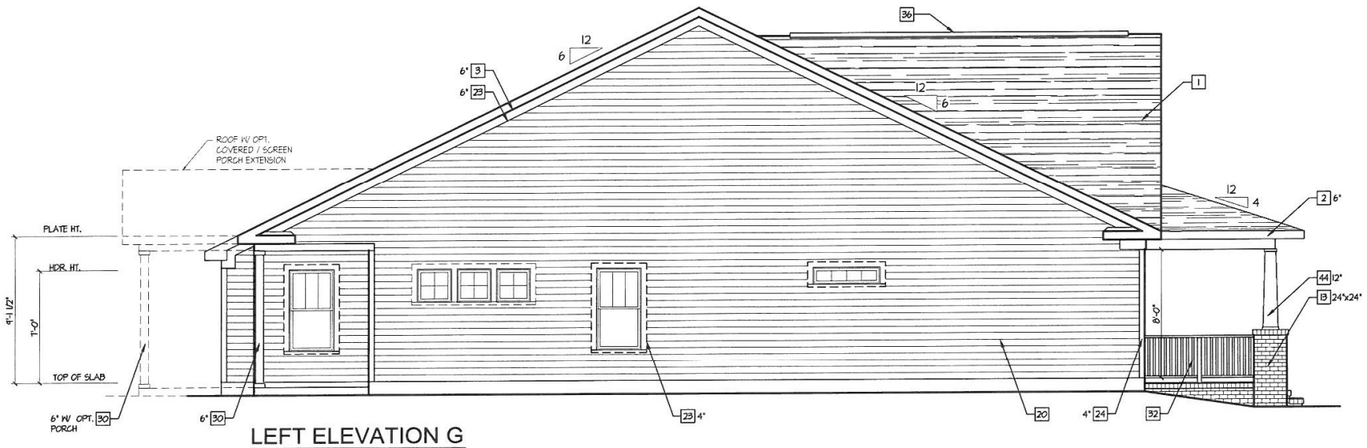
PLAN NAME:
ARDMORE II

DRAWING:
FRONT & REAR ELEVATIONS G

SHEET #
7.80



RIGHT ELEVATION G



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ORG. DATE:
2016-09-02

REVISIONS
2016-11-08
2017-01-23
2017-09-20

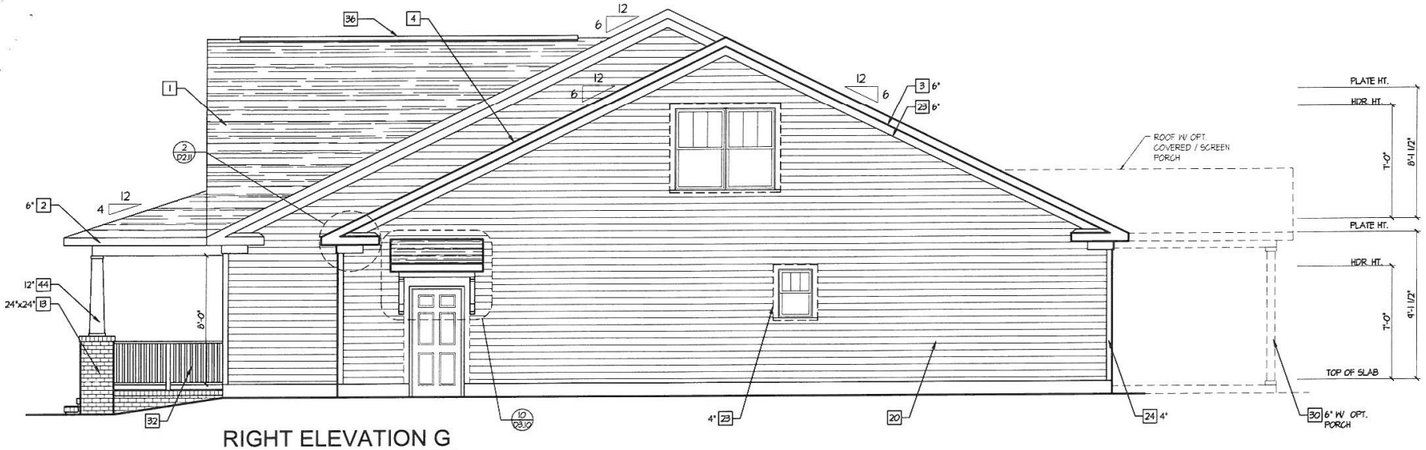
DRAWN BY:
JAH

APPROVED BY:
JJT

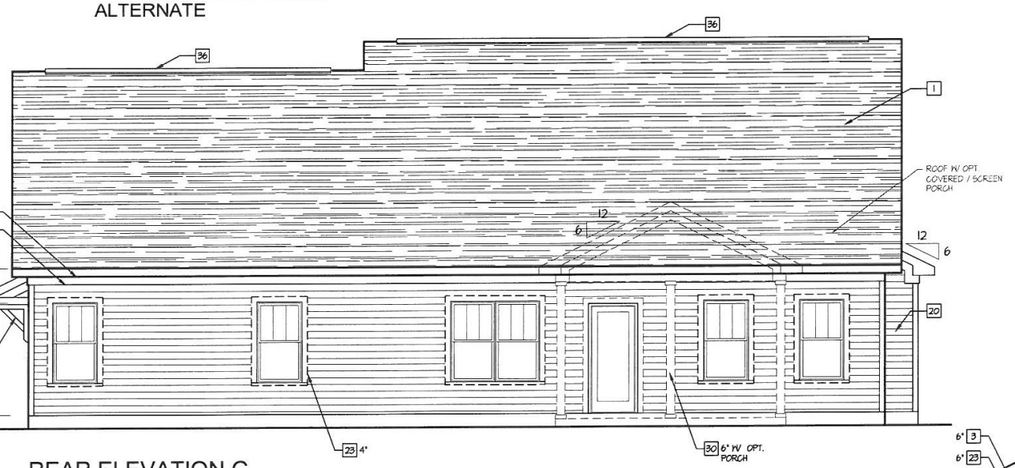
SAVED: AMGBRIDE

PLAN NAME: ARDMORE II
PLAN #: 2576
DRAWING: LEFT & RIGHT ELEVATIONS G

SHEET #
7.81



RIGHT ELEVATION G
ALTERNATE



REAR ELEVATION G
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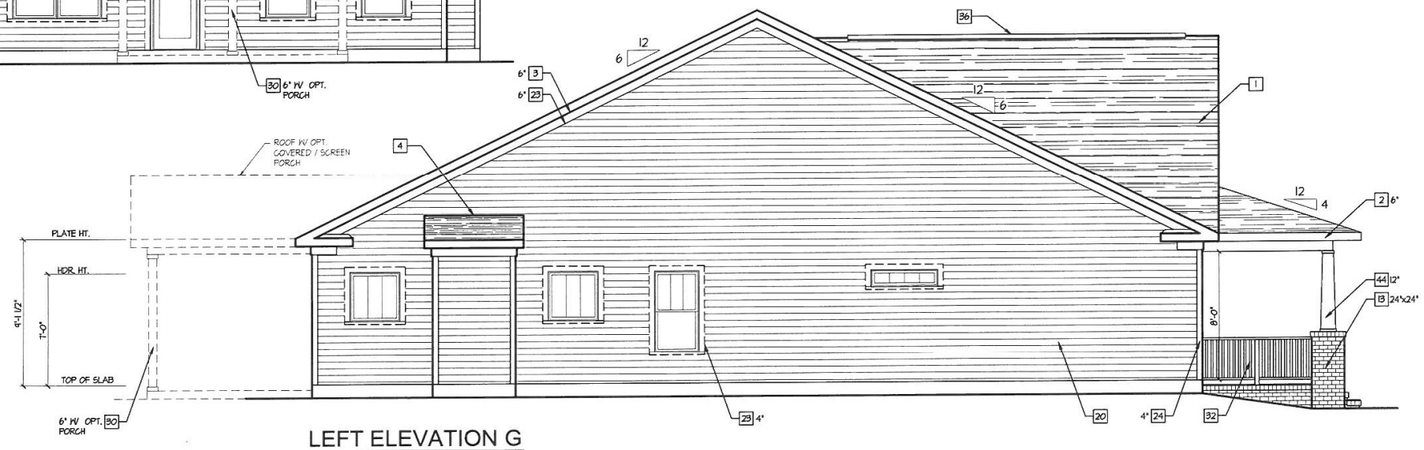

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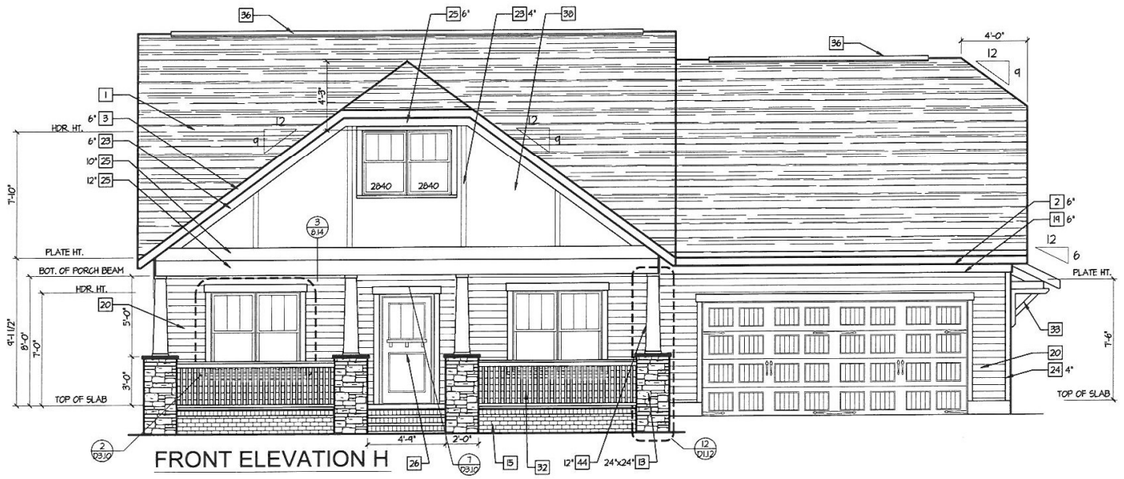
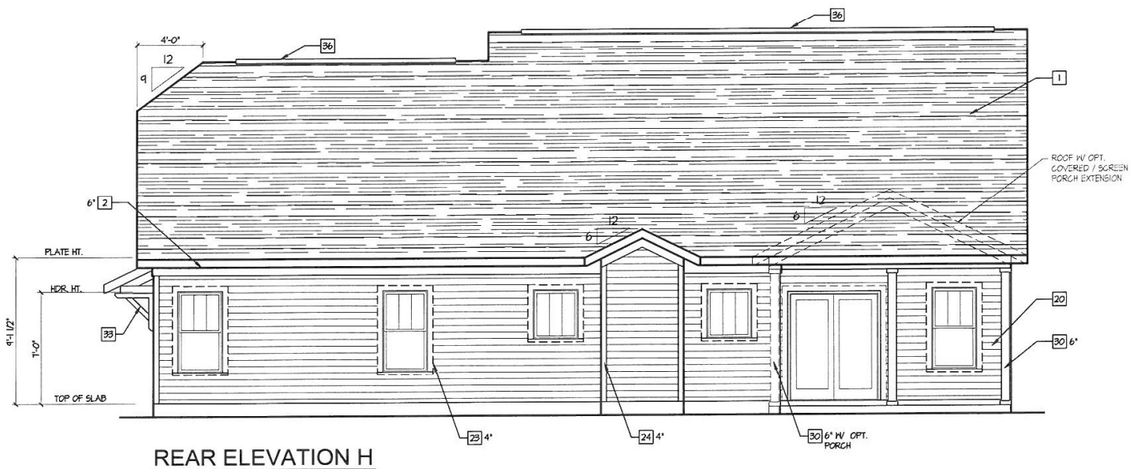
DRAWN BY:
JAH
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
25716
PLAN NAME:
ARDMORE II
DRAWING:
ALTERNATE ELEVATIONS G

SHEET #
7.82



FRONT ELEVATION H



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28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

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SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS:
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336-885-0884

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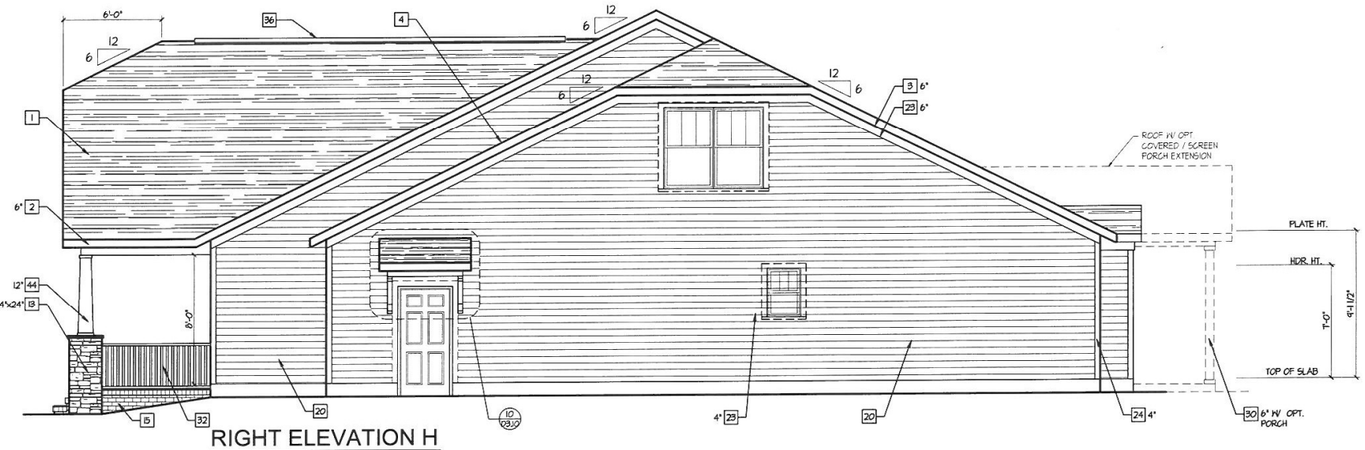
THE ARDEN GROUP
111 BROOKSTOWN AVE.
WINSTON-SALEM, NORTH CAROLINA 27103

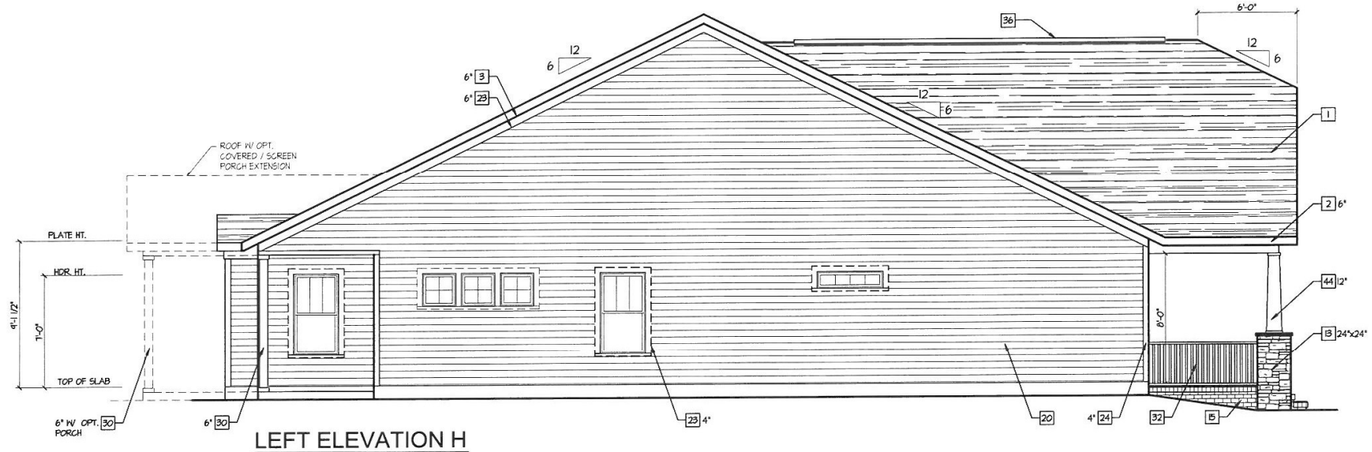
ORIG. DATE:	2016-09-02
REVISIONS:	
	2016-11-08
	2017-01-23
	2017-09-20
	.
	.
	.
	.
DRAWN BY:	JAH
APPROVED BY:	JJT
SAVED:	AMCBRIDE

PLAN #: 2516
PLAN NAME: ARDMORE II
DRAWING: FRONT & REAR ELEVATIONS H

SHEET #
7.90



RIGHT ELEVATION H



LEFT ELEVATION H

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2. 12" OVER HANGS U.N.O.

ELEVATION NOTES 2012 NCRBC

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2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
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BUILDERS PLAN SOURCE

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THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NORTH CAROLINA 27103

ORS DATE:
2016-09-02

REVISIONS:
2016-11-08
2017-01-23
2017-09-20

DRAWN BY:
JAH

APPROVED BY:
JJT

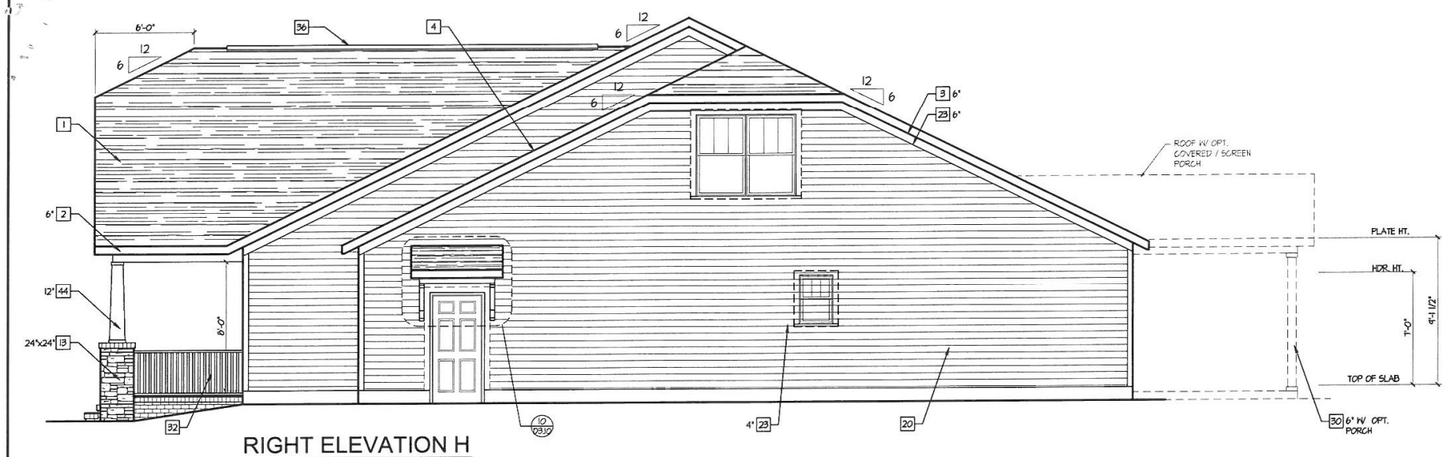
SAVED: AMCBRIDE

PLAN #
2516

PLAN NAME
ARDMORE II

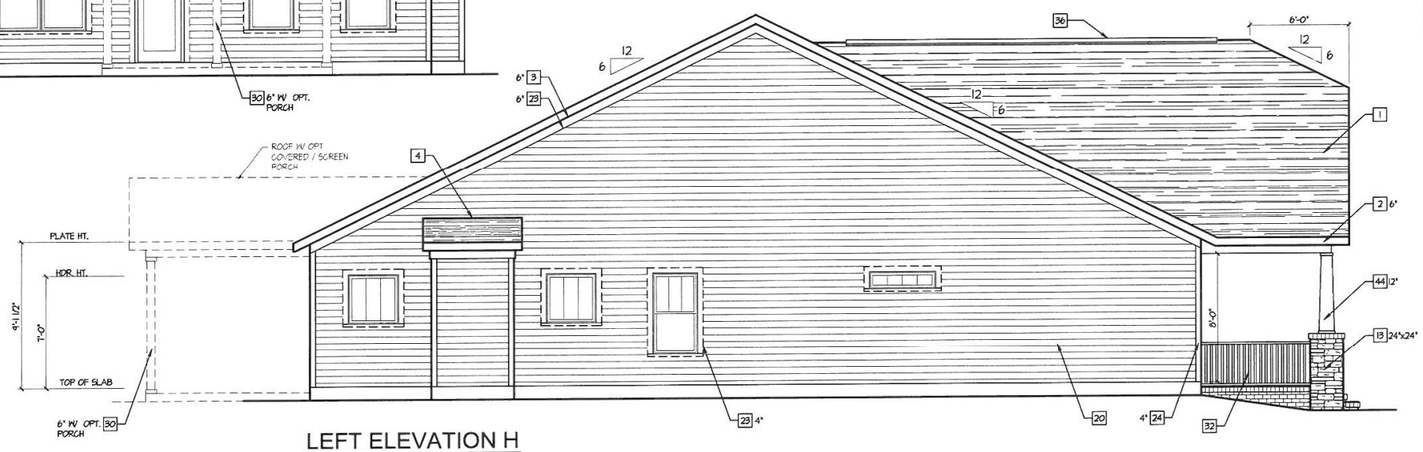
DRAWING
LEFT & RIGHT ELEVATIONS H

SHEET #
7.91



RIGHT ELEVATION H
ALTERNATE

REAR ELEVATION H
ALTERNATE



LEFT ELEVATION H
ALTERNATE

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7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
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18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
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41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

TRIM APPLICATION:

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE
ADDRESS: BUILDERS PLANSOURCE, INC. PO BOX 8591 CARY, NORTH CAROLINA 27021
PHONE: 336-851-0363
FAX: 336-465-0804

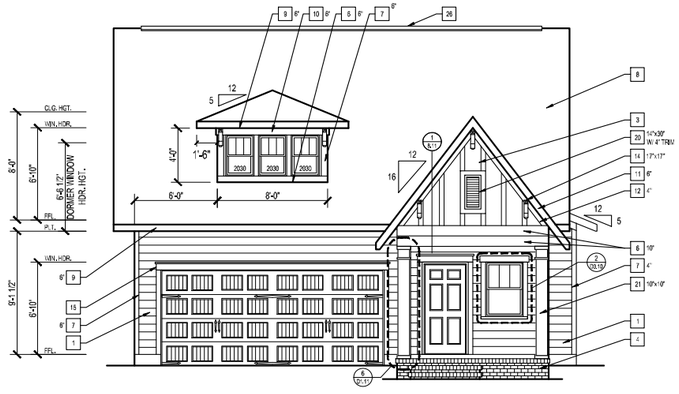
BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NORTH CAROLINA 27105

ORIG. DATE: 2016-09-02
REVISIONS:
2016-11-08
2017-01-23
2017-09-20

DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

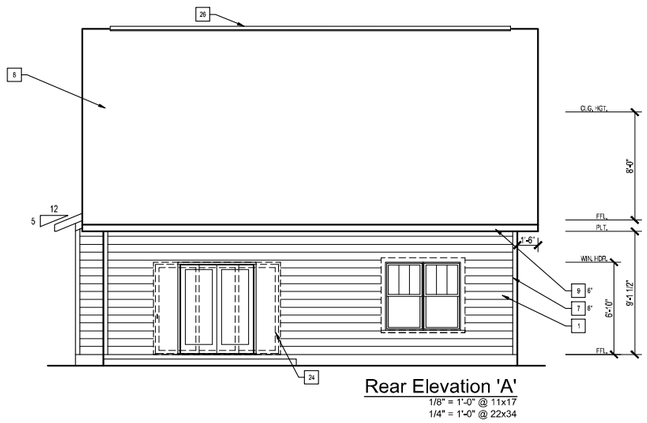
PLAN #: 2516
PLAN NAME: ARDMORE II
DRAWING: ALTERNATE ELEVATIONS H

SHEET #: 7.92



Front Elevation 'A'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34



Rear Elevation 'A'

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2. SHAKE SIDING AS SPECIFIED
3. VERTICAL BOARD & BATT SIDING AS SPECIFIED
4. BRICK / STONE VENEER PER SPEC'S
5. BRICK / STONE VENEER WAINSCOT PER SPECS (19'-2" A.F.F.) U.N.O.
6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
8. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
9. FASCIA BOARD, SEE ELEVATION FOR SIZE
10. FRIEZE BOARD, SEE ELEVATION FOR SIZE
11. RAKE BOARD, SEE ELEVATION FOR SIZE
12. RAKE TRIM., SEE ELEVATION FOR SIZE
13. GI FLASHING
14. DECORATIVE BRACKET (17"x17" U.N.O.)
15. DECORATIVE HEADER (OR COVER SHAPE U.N.O.)
16. SOLDIER COURSE, 8" U.N.O.
17. ROWLOCK COURSE, 4" U.N.O.
18. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
19. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
20. LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
21. COLUMN AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
22. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
23. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
24. OPTIONAL DOOR/WINDOW - REFER TO PLAN
25. RAILS & PICKETS AS SPECIFIED (AS REQUIRED BY CODE)
26. RIDGE VENT
27. P.T. POST AS SPECIFIED
28. SCREEN AS SPECIFIED

TRIM APPLICATION:

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE
ADDRESS: 3010 LEE INDUSTRIAL BLVD. STE. 300
CITY, STATE, ZIP: GREENSBORO, NC 27401
PHONE: 336-665-0553
FAX: 336-665-0551

BUILDER:
ARDEN HOMES
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27101
(336) 659-9503

ORIG. DATE:
2021-09-30

REVISIONS:
-
-
-
-
-
-
-

DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: JHOPKINS

PLAN #: 3300
PLAN NAME: BAKER
DRAWING: FRONT & REAR ELEVATIONS A

SHEET #
7.10

Left Elevation 'A'
1/8" = 1'-0" @ 11x17
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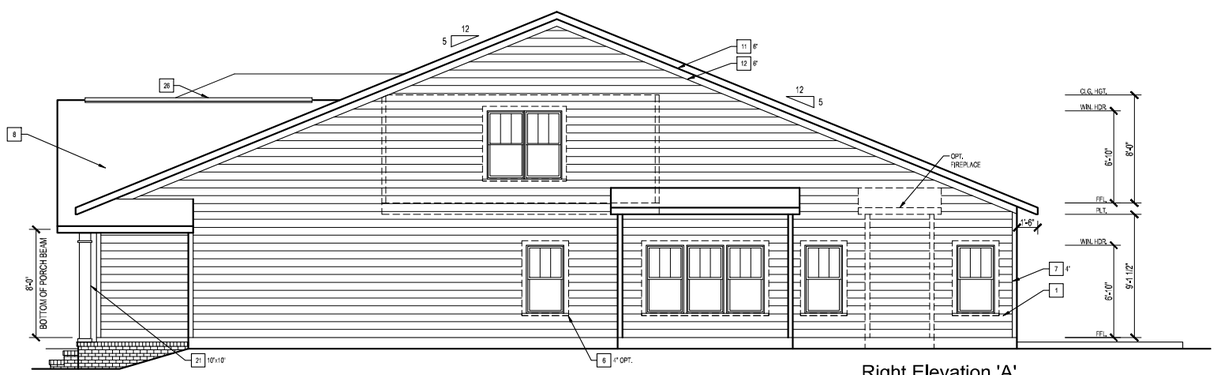

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9. FASCIA BOARD, SEE ELEVATION FOR SIZE
10. FRIEZE BOARD, SEE ELEVATION FOR SIZE
11. RAKE BOARD, SEE ELEVATION FOR SIZE
12. RAKE TRIM, SEE ELEVATION FOR SIZE
13. G.I. FLASHING
14. DECORATIVE BRACKET (17"x17" U.N.O.)
15. DECORATIVE HEADER (2x12 OVER 2x4@ U.N.O.)
16. SOLDIER COURSE, 8" U.N.O.
17. ROWLOCK COURSE, 4" U.N.O.
18. RABBIO PANEL, SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
19. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
20. LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
21. COLUMN AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
22. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
23. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
24. OPTIONAL DOOR/WINDOW - REFER TO PLAN
25. RAILS & PICKETS AS SPECIFIED (AS REQUIRED BY CODE)
26. RIDGE VENT
27. P.T. POST AS SPECIFIED
28. SCREEN AS SPECIFIED

TRIM APPLICATION:

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE
ADDRESS: 3030 BATTLEFORD DR. #350-305
GRAHAM, NORTH CAROLINA 27201
PHONE: 336-880-0303
FAX: 336-880-0291

BUILDER:
ARDEN HOMES
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27101
(336) 659-9503

ORIG. DATE:
2021-09-30

REVISIONS:
-
-
-
-
-
-
-

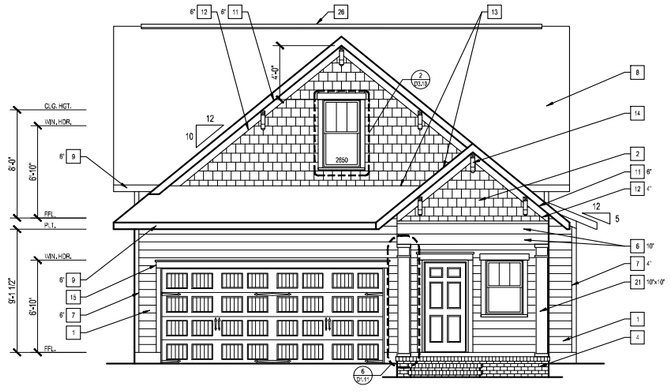
DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: JHOPKINS

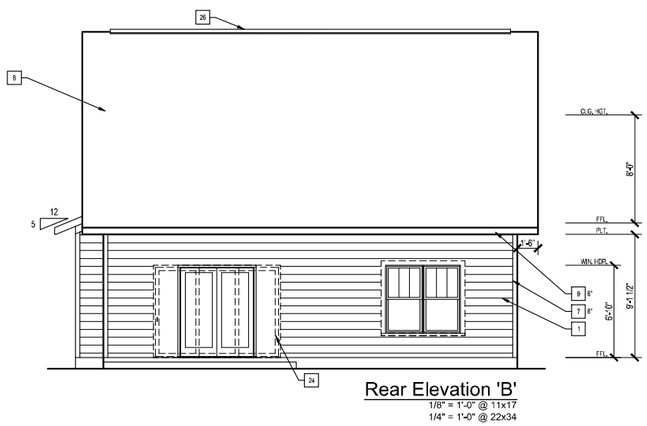
PLAN #: 3300
PLAN NAME: BAKER
DRAWING: LEFT & RIGHT ELEVATIONS A

SHEET #
7.11



Front Elevation 'B'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34



Rear Elevation 'B'

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3. VERTICAL BOARD & BATT SIDING AS SPECIFIED
4. BRICK / STONE VENEER PER SPEC'S
5. BRICK / STONE VENEER WAINSCOT PER SPECS (19'-2" A.F.F.) U.N.O.
6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
8. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
9. FASCIA BOARD, SEE ELEVATION FOR SIZE
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BUILDERS PLAN SOURCE, INC.
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CHO, NORTH CAROLINA 27021
PHONE: 336.480.4383
FAX: 336.480.4384

BUILDERS PLAN SOURCE

BUILDER:
ARDEN HOMES
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27101
(336) 659-9503

ORIG. DATE:
2021-09-30

REVISIONS:
-
-
-
-
-
-
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DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: JHOPKINS

PLAN #: 3300
PLAN NAME: BAKER
DRAWING: FRONT & REAR ELEVATIONS B

SHEET #
7.20

Left Elevation 'B'
1/8" = 1'-0" @ 11x17
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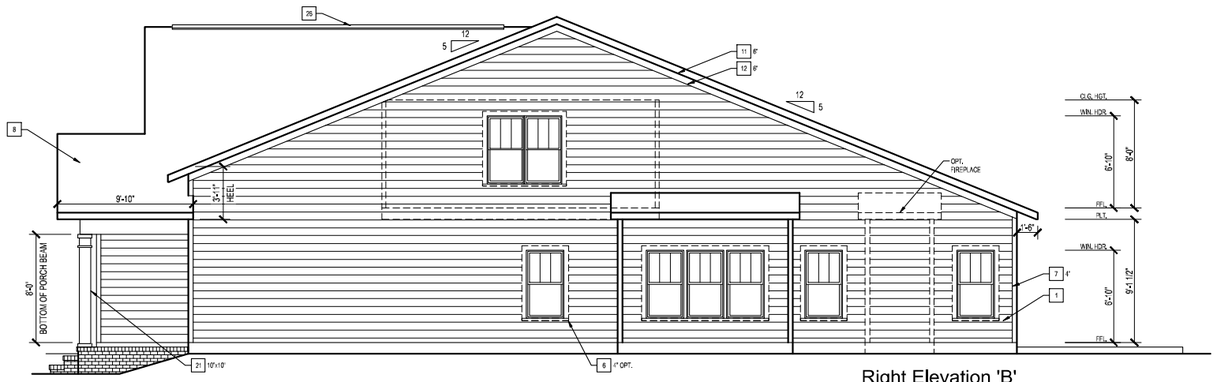

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE
ADDRESS: P.O. BOX 1485
CHG, NORTH CAROLINA 27021
PHONE: 336.880.4383
FAX: 336.880.4384

BUILDER: ARDEN HOMES
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27101
(336) 659-9503

ORIG. DATE: 2021-09-30

REVISIONS:
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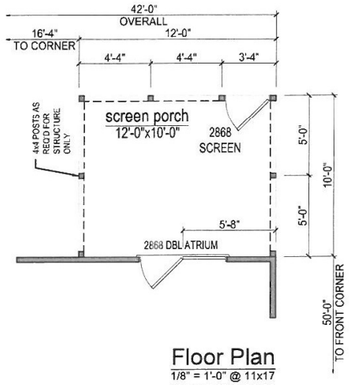
-
-

DRAWN BY: JAH
APPROVED BY: JJT
SAVED: JHOPKINS

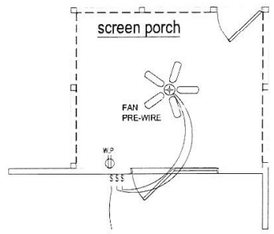
PLAN #: 3300
PLAN NAME: BAKER
DRAWING: LEFT & RIGHT ELEVATIONS B

SHEET #: 7.21



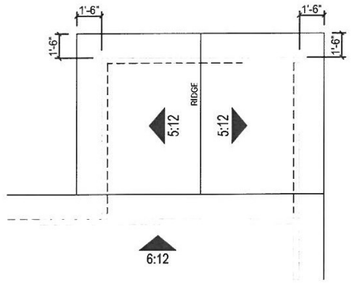
Floor Plan

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



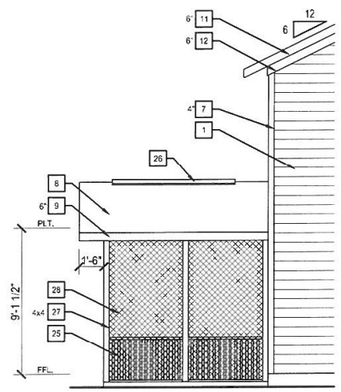
Electrical Plan

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



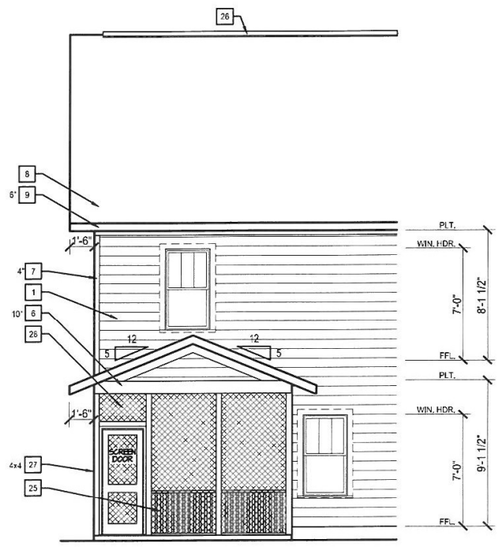
Roof Plan

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



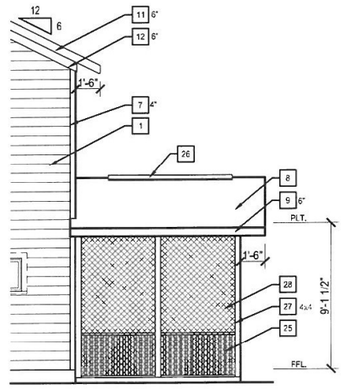
Left Elevation

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Rear Elevation

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Right Elevation

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6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
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BUILDERS PLAN SOURCE

ADDRESS: BUILDERS PLANSOURCE, INC.
PO BOX 836
KING, NORTH CAROLINA 27021

PHONE: 336 985-0063
FAX: 336 985-0084

BUILDER: ARDEN HOMES
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27101
(336) 659-9503

ORG. DATE: 2021-07-13

REVISIONS:
2021-09-03
2024-06-10
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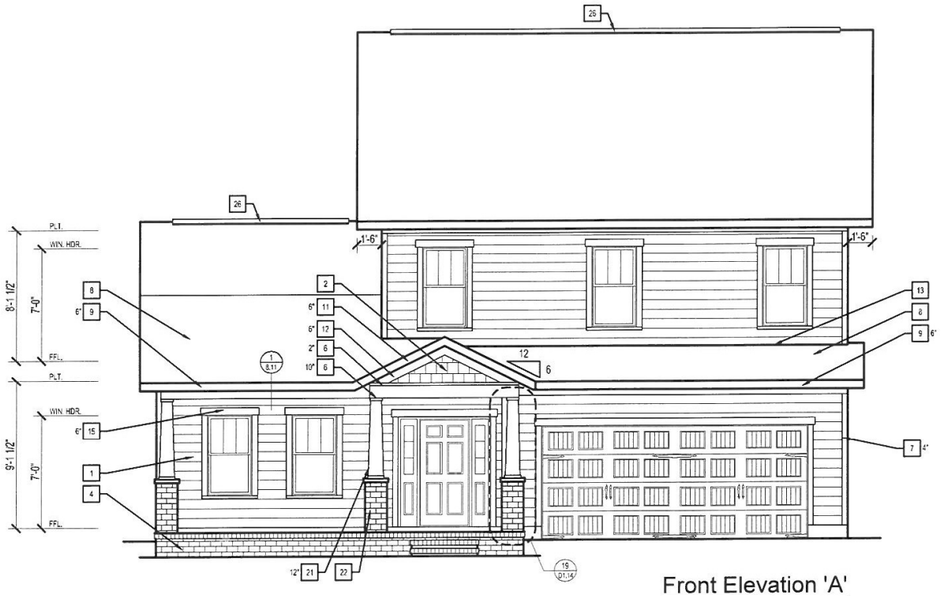
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3330
PLAN NAME: BRANDT
DRAWING: OPT. SCREEN PORCH

SHEET # 4.13



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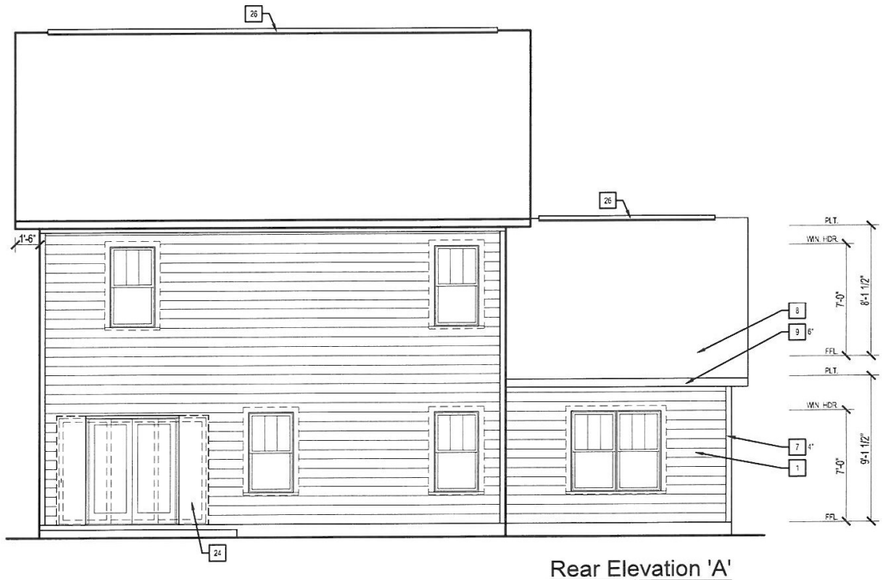

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18. RAISED PANEL SHUTTERS. 16" OR 12" WINDOW WIDTH DIMENSION.
19. BOARD & BATTEN SHUTTERS. 15" TYPICAL. U.N.O.
20. LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
21. COLUMN AS SPECIFIED - SEE ELEVATION FOR SIZE. REFER TO DETAIL
22. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
23. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
24. OPTIONAL DOOR/WINDOW - REFER TO PLAN
25. RAILS & PICKETS AS SPECIFIED (AS REQUIRED BY CODE)
26. RIDGE VENT
27. P.T. POST AS SPECIFIED
28. SCREEN AS SPECIFIED

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE

ADDRESS: BUILDERS PLANSOURCE, INC. 8200 SALEM RD. KING, NORTH CAROLINA 27021

PHONE: 336 515-0563

FAX: 336-595-0884

BUILDER: ARDEN HOMES
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27101
(336) 659-9503

ORG. DATE: 2021-07-13

REVISIONS:
2021-09-03
2024-06-10
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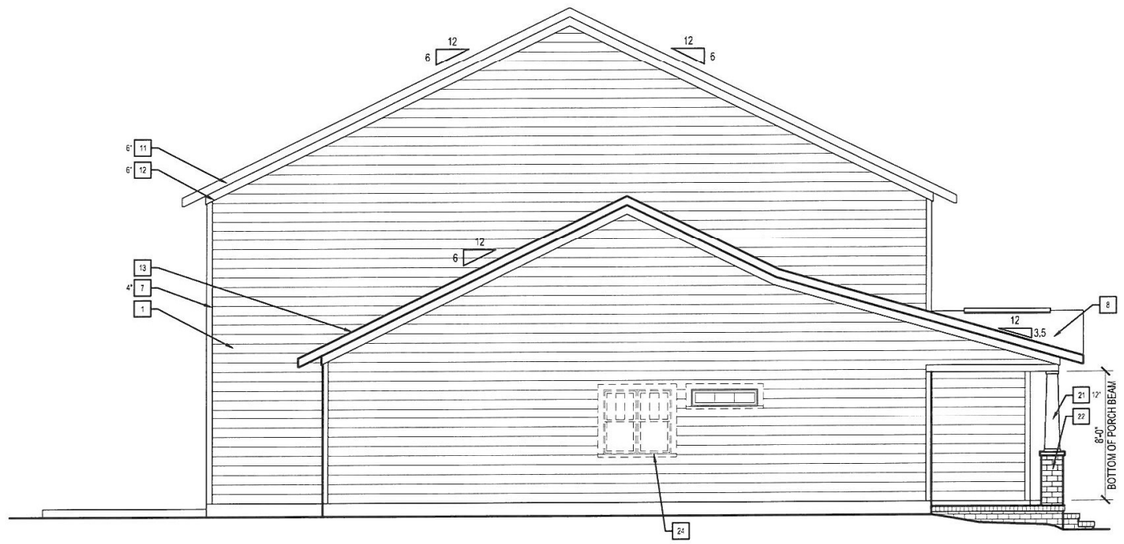
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN NAME: BRANDT
PLAN #: 3330
DRAWING: FRONT & REAR ELEVATIONS 'A'

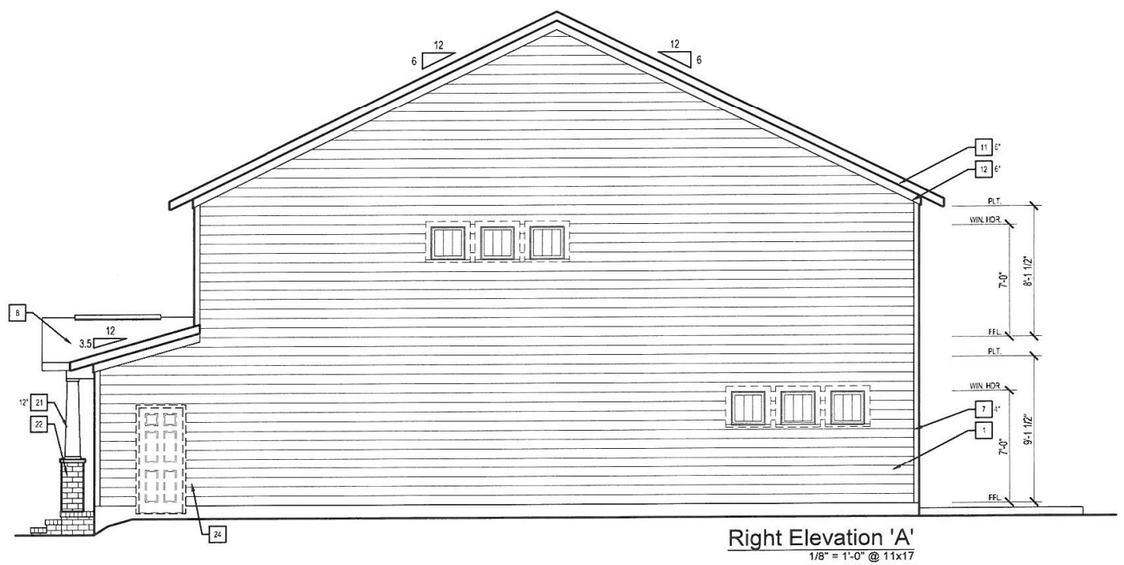
SHEET #
7.10A



Left Elevation 'A'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 24x36



Right Elevation 'A'

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7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
8. ROOF MATERIAL - FIBERGLASS SHINGLES. TYP.
9. FASCIA BOARD. SEE ELEVATION FOR SIZE
10. FRIEZE BOARD. SEE ELEVATION FOR SIZE
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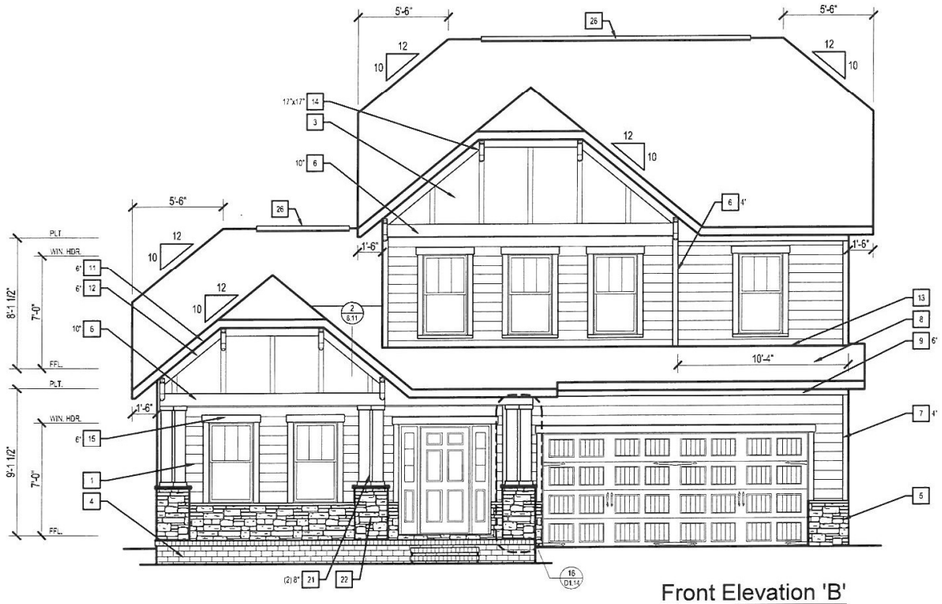
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3330
PLAN NAME: BRANDT
DRAWING: LEFT & RIGHT ELEVATIONS 'A'

SHEET #: 7.11A



Front Elevation 'B'

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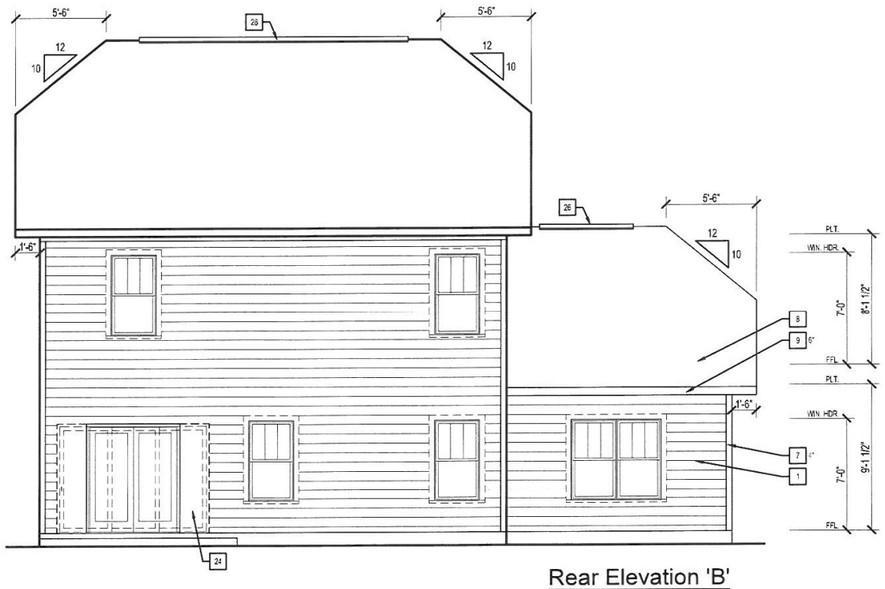

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7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
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9. FASCIA BOARD, SEE ELEVATION FOR SIZE
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2. 12" OVER HANGS U.N.O.

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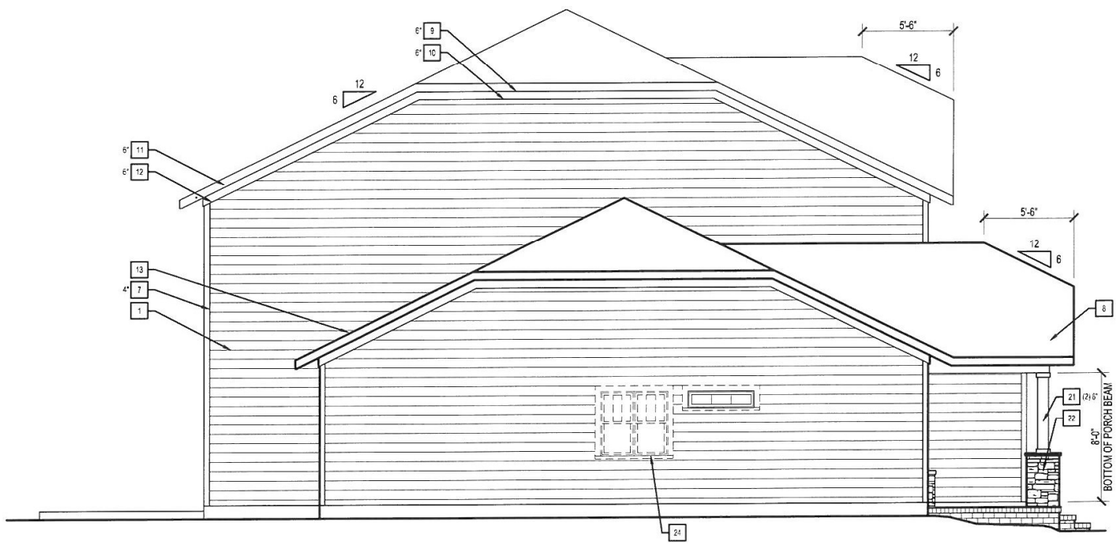
DRAWN BY:	JAH
APPROVED BY:	JJT
SAVED: AMCBRIDE	

PLAN NAME: BRANDT
PLAN #: 3330
DRAWING: FRONT & REAR ELEVATIONS 'B'

SHEET #
7.10B



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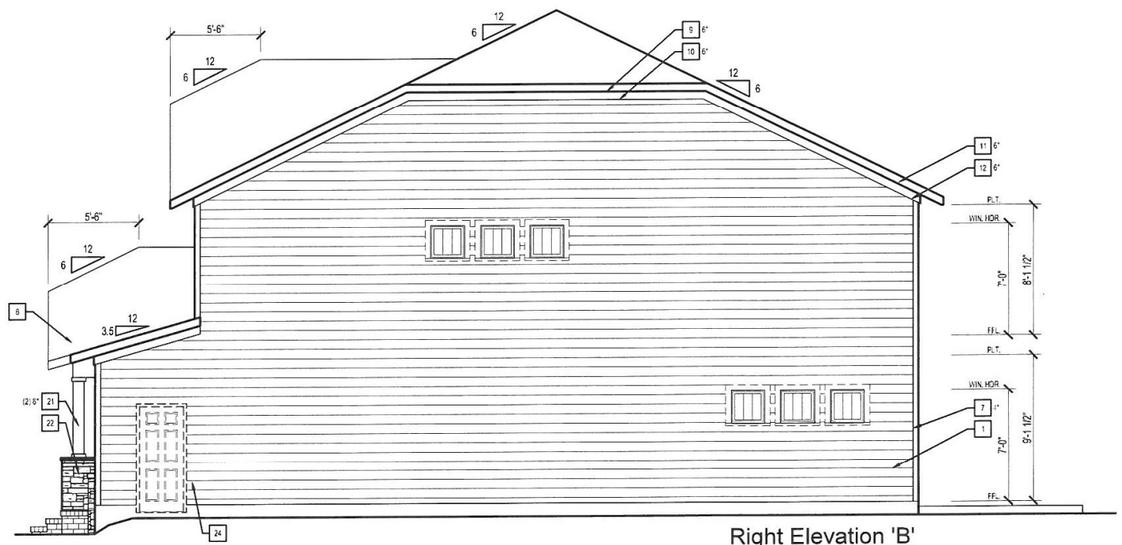

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DRAWING: LEFT & RIGHT ELEVATIONS 'B'

SHEET #
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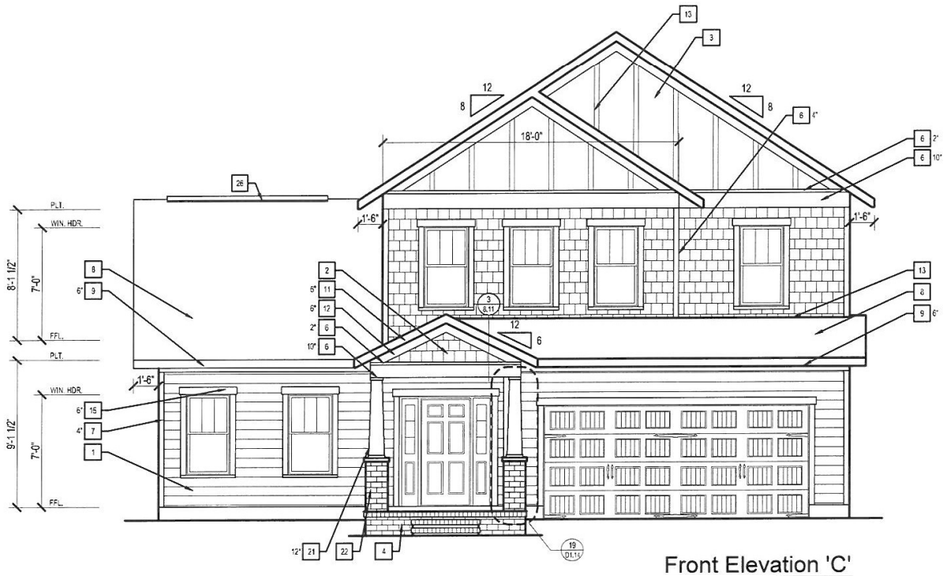

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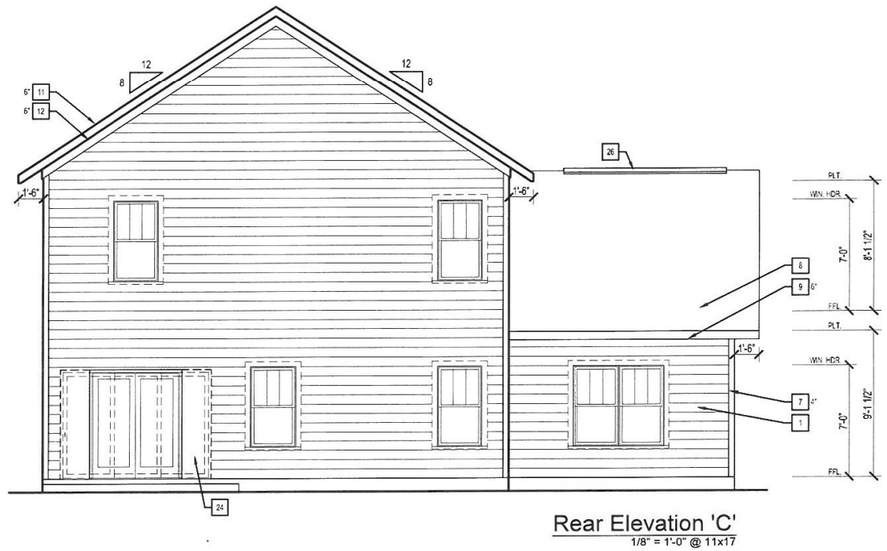

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PLAN NAME: BRANDT
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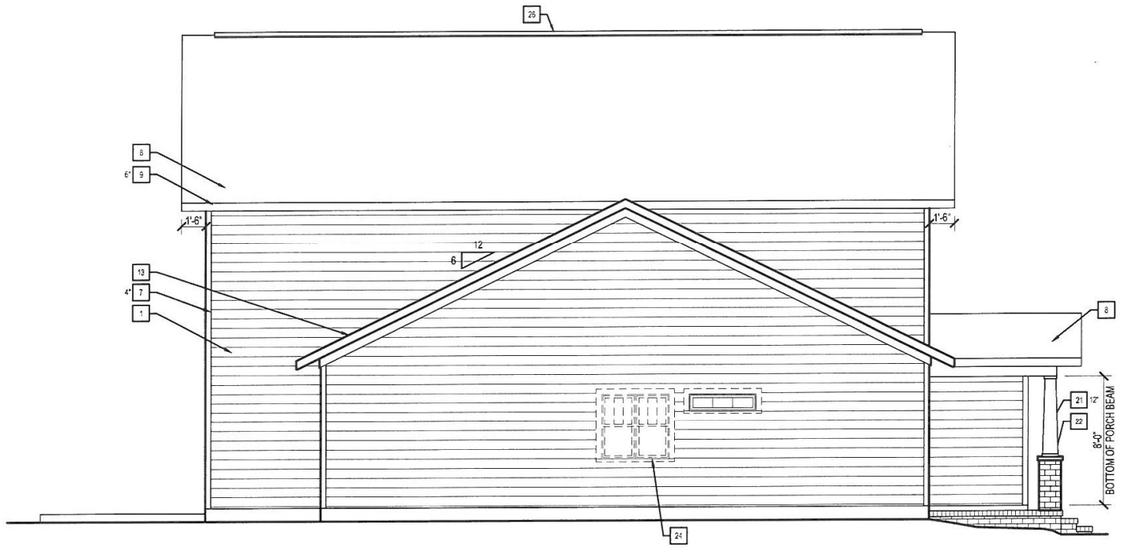
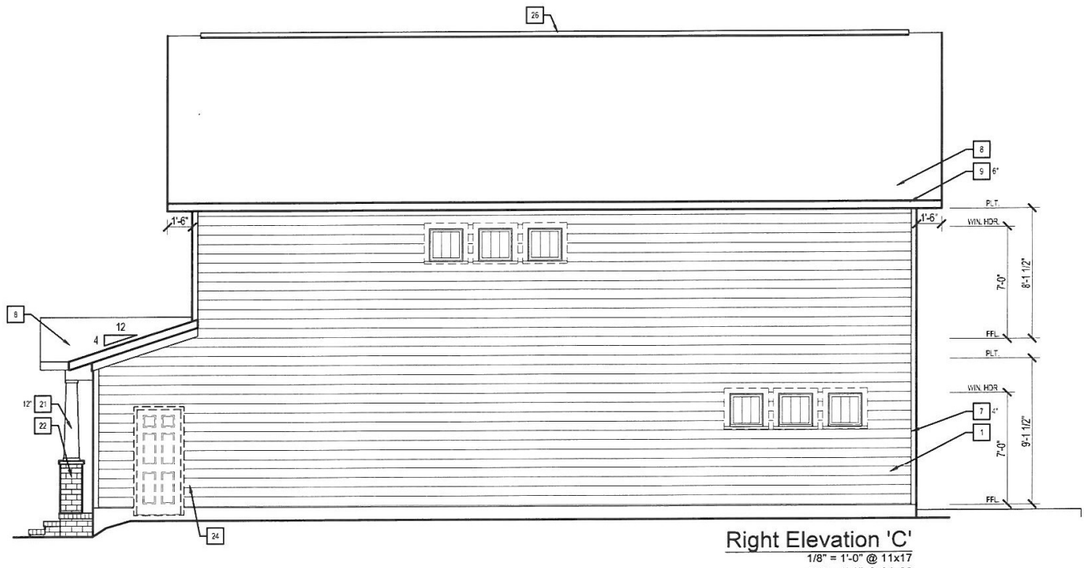
DRAWING: FRONT & REAR ELEVATIONS 'C'

SHEET #
7.10C



Left Elevation 'C'
1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Right Elevation 'C'
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3. VERTICAL BOARD & BATT SIDING AS SPECIFIED
4. BRICK / STONE VENEER PER SPEC'S
5. BRICK / STONE VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.) U.N.O.
6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
8. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
9. FASCIA BOARD, SEE ELEVATION FOR SIZE
10. FRIEZE BOARD, SEE ELEVATION FOR SIZE
11. RAKE BOARD, SEE ELEVATION FOR SIZE
12. RAKE TRIM, SEE ELEVATION FOR SIZE
13. GI. FLASHING
14. DECORATIVE BRACKET (17"x17" U.N.O.)
15. DECORATIVE HEADER (2x2 OVER 5/4x6 U.N.O.)
16. SOLDIER COURSE, 8" U.N.O.
17. ROWLOCK COURSE, 4" U.N.O.
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19. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
20. LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
21. COLUMN AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
22. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
23. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
24. OPTIONAL DOOR/WINDOW - REFER TO PLAN
25. RAILS & PICKETS AS SPECIFIED (AS REQUIRED BY CODE)
26. RIDGE VENT
27. P.T. POST AS SPECIFIED
28. SCREEN AS SPECIFIED

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE

ADDRESS: BUILDERS PLANSOURCE, INC. PO BOX 2028 ADKC, NORTH CAROLINA 27021

PHONE: 336-985-5723

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WINSTON SALEM, NC 27101
(336) 659-9503

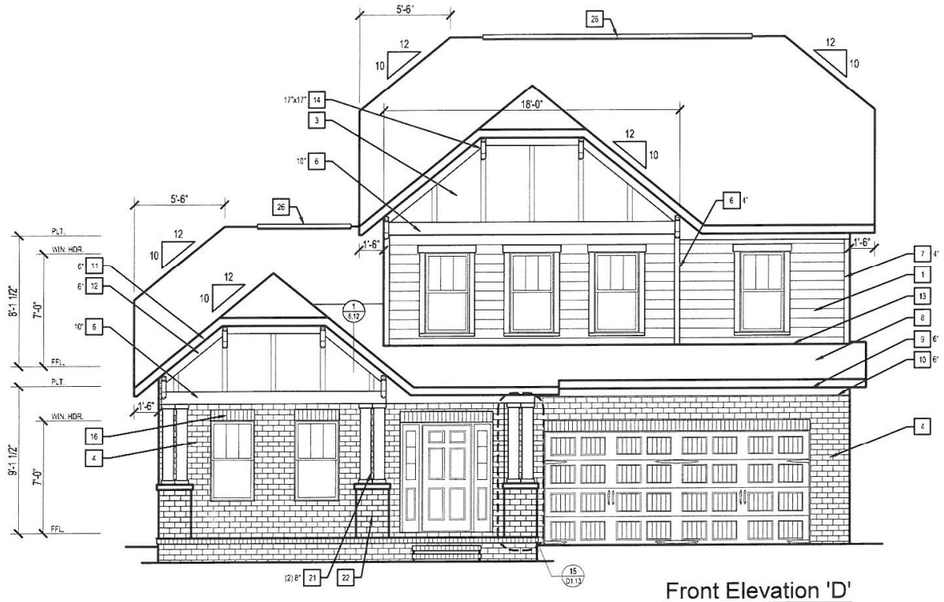
ORG. DATE: 2021-07-13

REVISIONS:
2021-09-03
2024-06-10

DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3330
PLAN NAME: BRANDT
DRAWING: LEFT & RIGHT ELEVATIONS 'C'

SHEET # 7.11C



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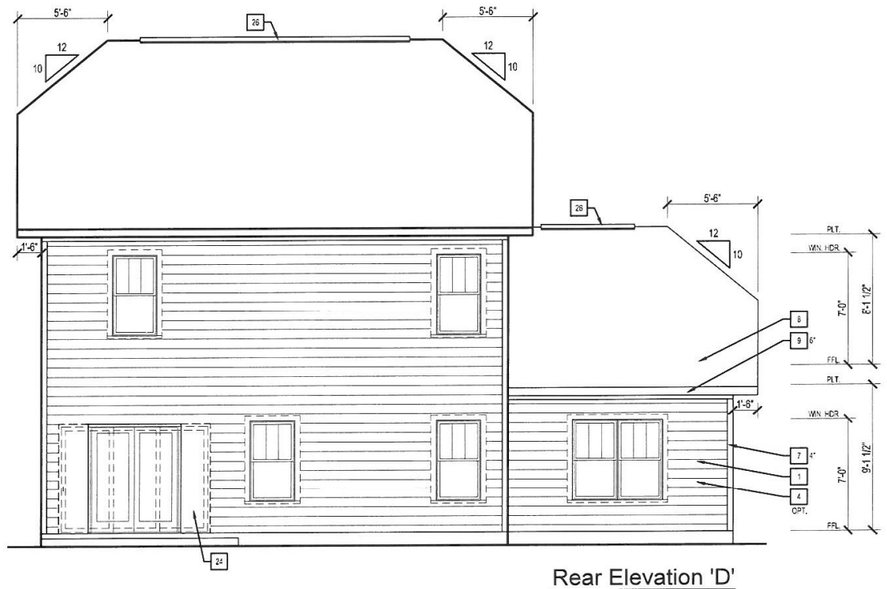

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28. SCREEN AS SPECIFIED

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ORG. DATE: 2021-07-13

REVISIONS:
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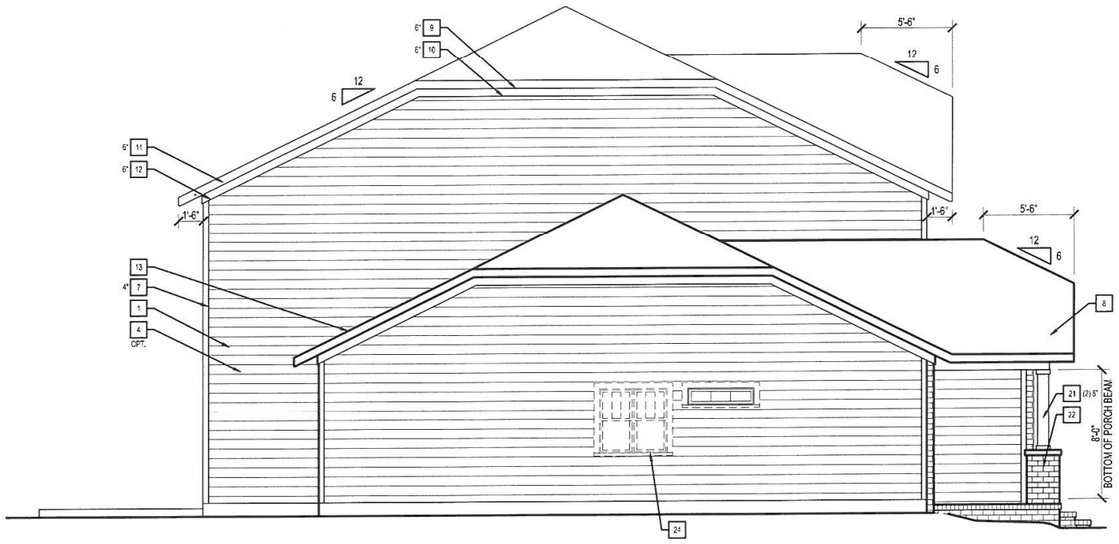
DRAWN BY: JAH
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3330
PLAN NAME: BRANDT
DRAWING: FRONT & REAR ELEVATIONS 'D'

SHEET #: 7.10D



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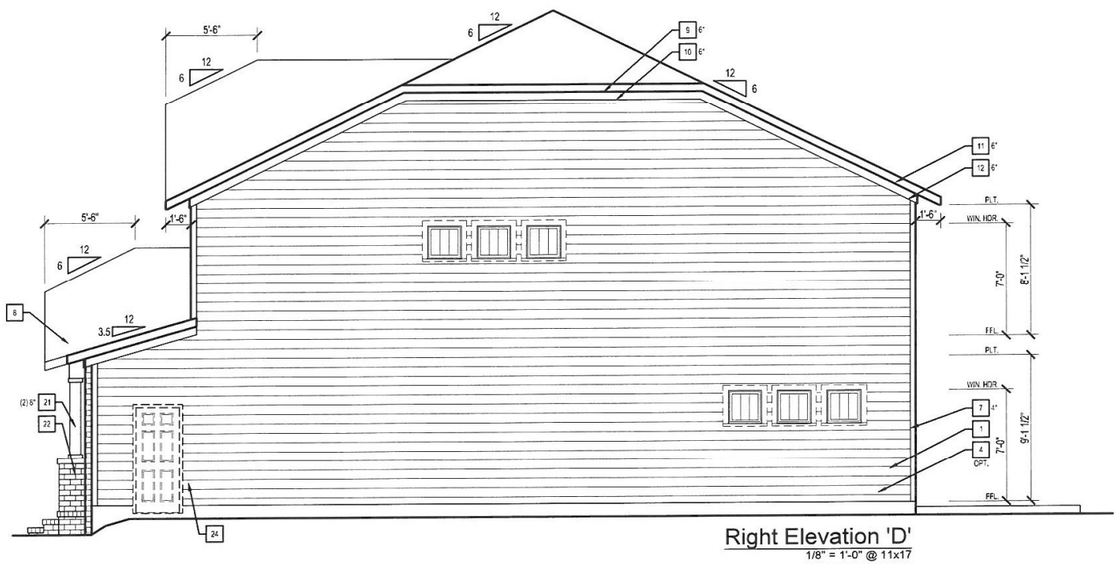

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2. 12" OVER HANGS U.N.O.

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DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: AMCBRIDE

PLAN #
3330

PLAN NAME
BRANDT

DRAWING
LEFT & RIGHT ELEVATIONS 'D'

SHEET #
7.11D

Front Elevation 'A'

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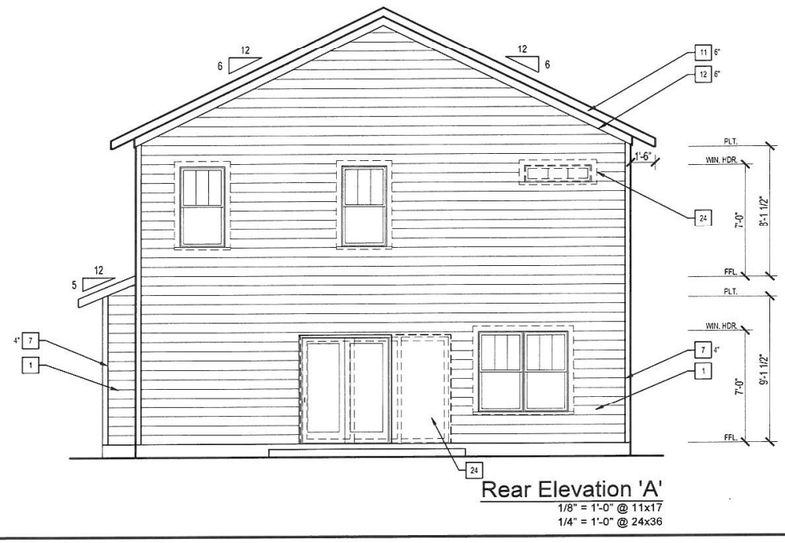

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ORG. DATE:
2021-05-17

REVISIONS:
2021-09-13
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DRAWN BY:
JAH

APPROVED BY:
JJT

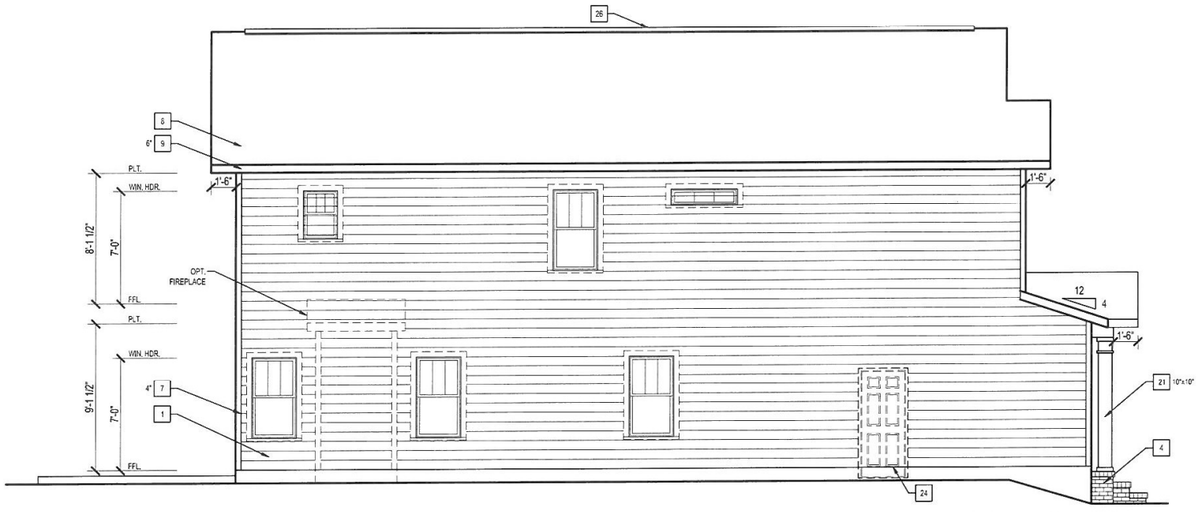
SAVED: JTUTTLE

PLAN #: 3310

PLAN NAME: CRIDLAND

DRAWING: FRONT & REAR ELEVATIONS

SHEET #
7.10A



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- THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

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ELEVATION NOTES

NOTE: NOT ALL KEY NOTES APPLY .

1. HORIZONTAL SIDING AS SPECIFIED - EXPOSURE PER SPEC'S.
2. SHAKE SIDING AS SPECIFIED
3. VERTICAL BOARD & BATT SIDING AS SPECIFIED
4. BRICK / STONE VENEER PER SPEC'S
5. BRICK / STONE VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.) U.N.O.
6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
8. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
9. FASCIA BOARD, SEE ELEVATION FOR SIZE
10. FRIEZE BOARD, SEE ELEVATION FOR SIZE
11. RAKE BOARD, SEE ELEVATION FOR SIZE
12. RAKE TRIM, SEE ELEVATION FOR SIZE
13. G.I. FLASHING
14. DECORATIVE BRACKET (17"x17" U.N.O.)
15. DECORATIVE HEADER (2x2 OVER 5/4x6 U.N.O.)
16. SOLDIER COURSE, 8" U.N.O.
17. ROWLOCK COURSE, 4" U.N.O.
18. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
19. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
20. LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
21. COLUMN AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
22. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
23. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
24. OPTIONAL DOOR/WINDOW - REFER TO PLAN
25. RAILS & PICKETS AS SPECIFIED (AS REQUIRED BY CODE)
26. RIDGE VENT
27. P.T. POST AS SPECIFIED
28. SCREEN AS SPECIFIED

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE

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ORG. DATE:
2021-05-17

REVISIONS:
2021-09-13
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DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: JHOPKINS

PLAN #
3310

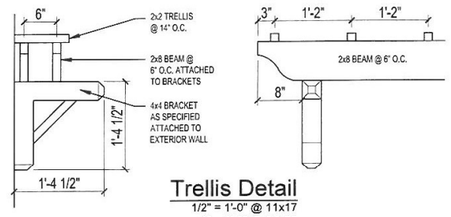
PLAN NAME
CRIDLAND

DRAWING
LEFT & RIGHT ELEVATIONS

SHEET #
7.11A

Front Elevation 'B'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Trellis Detail

1/2" = 1'-0" @ 11x17
1" = 1'-0" @ 24x36

BPS (www.plansinc.com) - GENERAL INFORMATION

- ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.
- ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
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- ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC., SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.
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ELEVATION NOTES

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1. HORIZONTAL SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
2. SHAKE SIDING AS SPECIFIED
3. VERTICAL BOARD & BATT SIDING AS SPECIFIED
4. BRICK / STONE VENEER PER SPEC'S
5. BRICK / STONE VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.) U.N.O.
6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
8. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
9. FASCIA BOARD, SEE ELEVATION FOR SIZE
10. FRIEZE BOARD, SEE ELEVATION FOR SIZE
11. RAKE BOARD, SEE ELEVATION FOR SIZE
12. RAKE TRIM, SEE ELEVATION FOR SIZE
13. G.I. FLASHING
14. DECORATIVE BRACKET (17"x17" U.N.O.)
15. DECORATIVE HEADER (2x2 OVER 5/4x6 U.N.O.)
16. SOLDIER COURSE, 8" U.N.O.
17. ROWLOCK COURSE, 4" U.N.O.
18. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
19. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
20. LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
21. COLUMN AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
22. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
23. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
24. OPTIONAL DOOR/WINDOW - REFER TO PLAN
25. RAILS & PICKETS AS SPECIFIED (AS REQUIRED BY CODE)
26. RIDGE VENT
27. P.T. POST AS SPECIFIED
28. SCREEN AS SPECIFIED

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

Rear Elevation 'B'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36

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(336) 659-9503

ORG. DATE: 2021-05-17

REVISIONS:
2021-09-13
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DRAWN BY: JAH

APPROVED BY: JJT

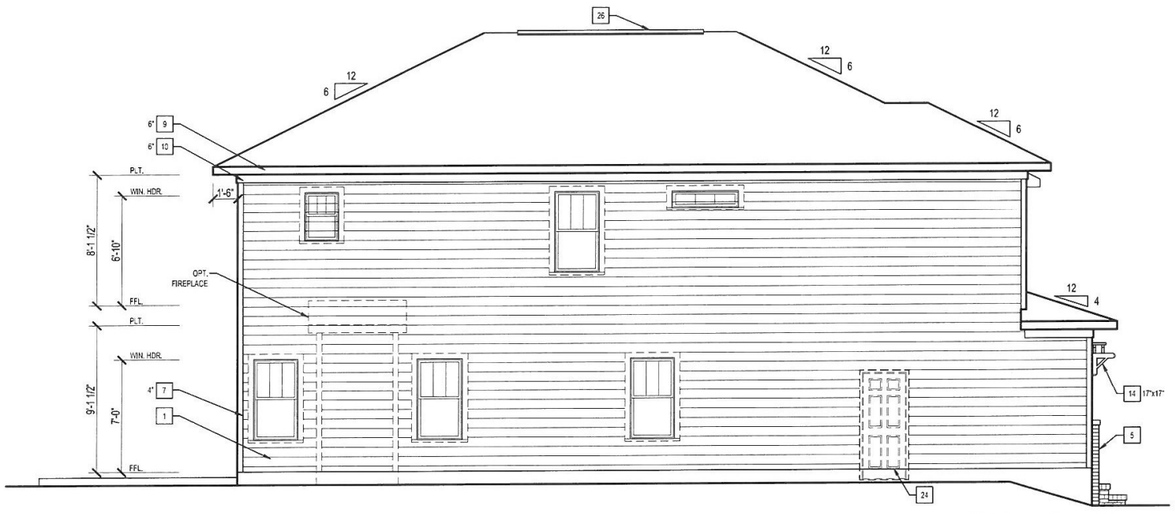
SAVED: JHOPKINS

PLAN #: 3310

PLAN NAME: CRIDLAND

DRAWING: FRONT & REAR ELEVATIONS

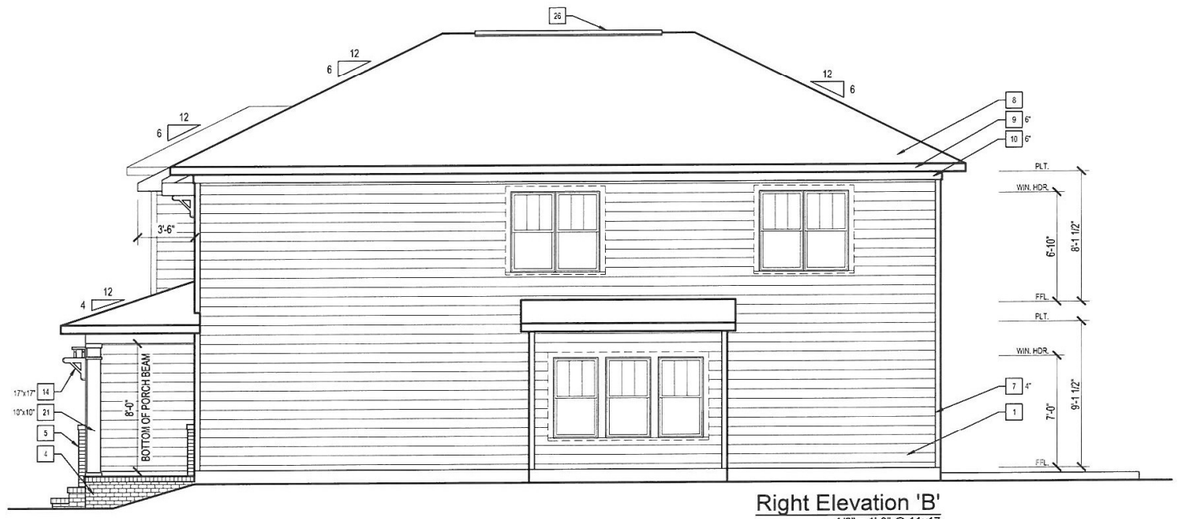
SHEET #: 7.10B



Left Elevation 'B'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 24x36



Right Elevation 'B'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 24x36

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2. SHAKE SIDING AS SPECIFIED
3. VERTICAL BOARD & BATT SIDING AS SPECIFIED
4. BRICK / STONE VENEER PER SPEC'S
5. BRICK / STONE VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.) U.N.O.
6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
8. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
9. FASCIA BOARD, SEE ELEVATION FOR SIZE
10. FRIEZE BOARD, SEE ELEVATION FOR SIZE
11. RAKE BOARD, SEE ELEVATION FOR SIZE
12. RAKE TRIM, SEE ELEVATION FOR SIZE
13. GLI FLASHING
14. DECORATIVE BRACKET (17"x17" U.N.O.)
15. DECORATIVE HEADER (2x2 OVER 5/4x6 U.N.O.)
16. SOLDIER COURSE, 8" U.N.O.
17. ROWLOCK COURSE, 4" U.N.O.
18. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
19. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
20. LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
21. COLUMN AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
22. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
23. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
24. OPTIONAL DOOR/WINDOW - REFER TO PLAN
25. RAILS & PICKETS AS SPECIFIED (AS REQUIRED BY CODE)
26. RIDGE VENT
27. P.T. POST AS SPECIFIED
28. SCREEN AS SPECIFIED

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

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(336) 659-9503

ORG. DATE:
2021-05-17

REVISIONS:
2021-09-13
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DRAWN BY:
JAH

APPROVED BY:
JJT

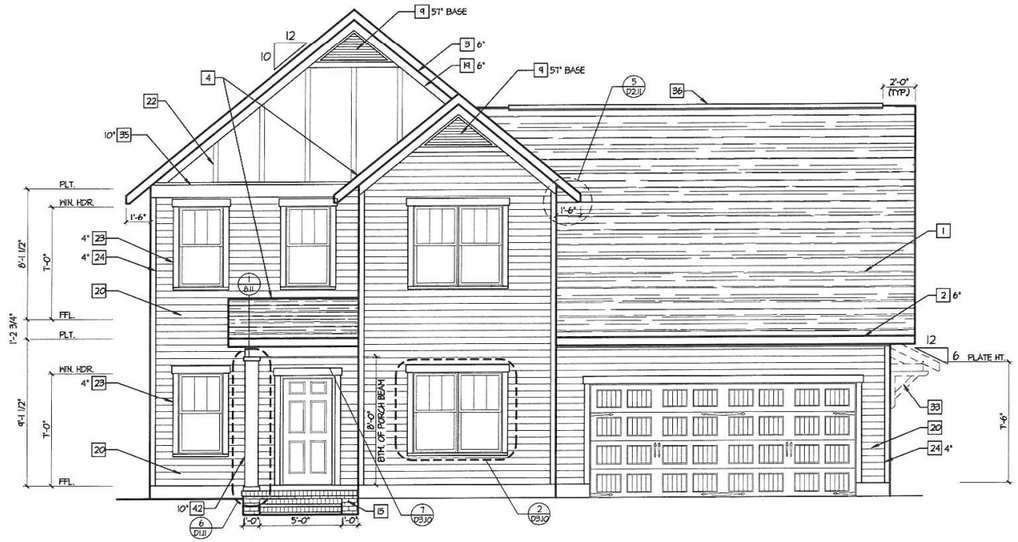
SAVED: JHOPKINS

PLAN #
3310

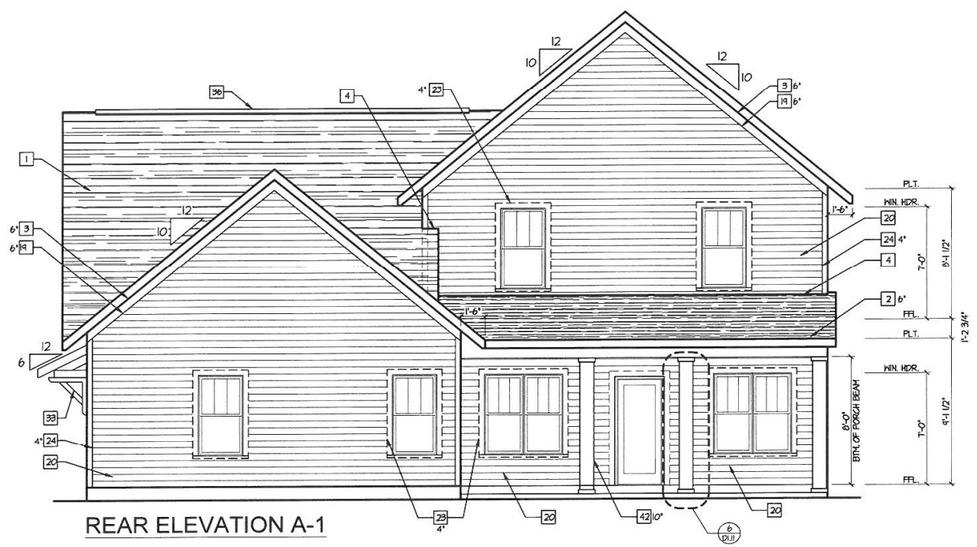
PLAN NAME
CRIDLAND

DRAWING
LEFT & RIGHT ELEVATIONS

SHEET #
7.11B



FRONT ELEVATION A-1



REAR ELEVATION A-1

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN. 2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R3117

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 6" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

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FAX: 336-985-0884

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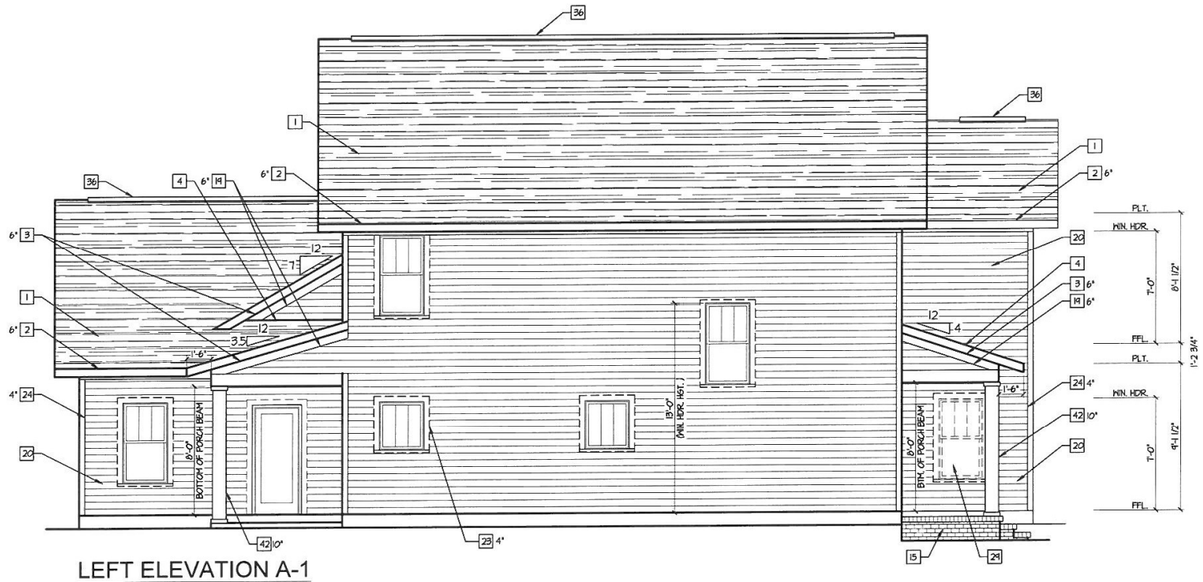
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

ORIG. DATE: 2018-04-24
REVISIONS: 2019-01-16, 2021-09-03

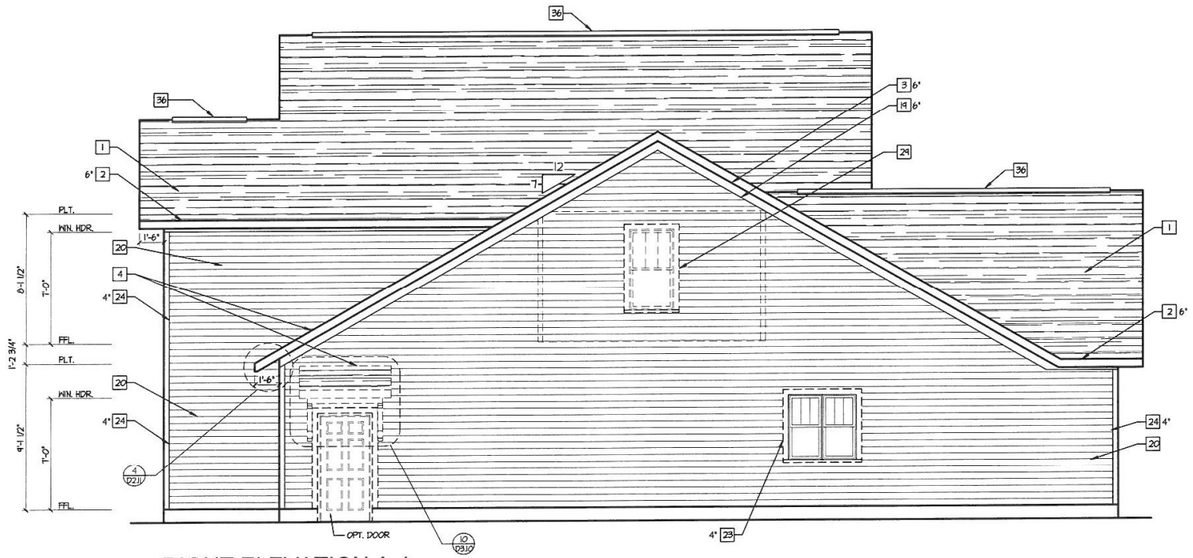
DRAWN BY: .
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN NAME: FARRIS
PLAN #: 3160
DRAWING: FRONT & REAR ELEVATION A-1

SHEET # 7.10



LEFT ELEVATION A-1



RIGHT ELEVATION A-1

TRIM APPLICATION:
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2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RBII.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 15" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (AT 1/2" A.F.F.)
17. SOLDIER COURSE, 9" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
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11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

ORIG. DATE:
2018-04-24

REVISIONS:
2019-01-16
2021-09-03

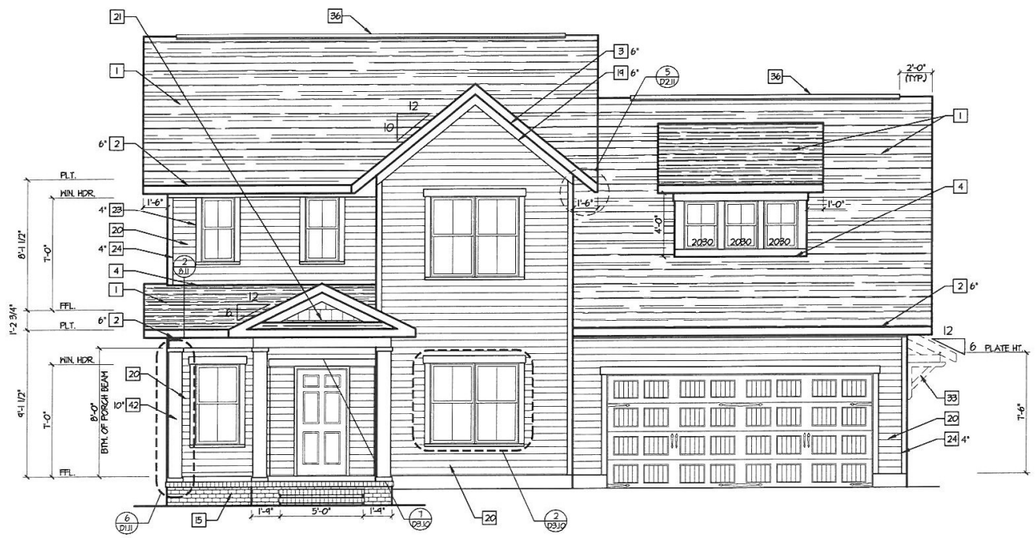
DRAWN BY:

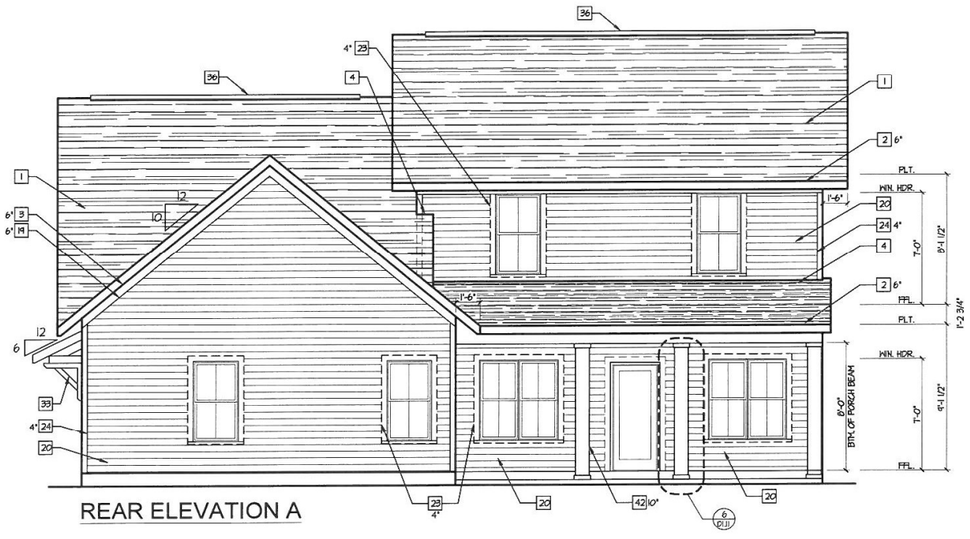
APPROVED BY:
JJT

SAVED: AMCBRIDE

PLAN #: 3160
PLAN NAME: FAR315
DRAWING: LEFT & RIGHT ELEVATION A-1

SHEET #
7.11





REAR ELEVATION A

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

R311.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6.1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (91 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK, AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: BUILDER'S PLAN SOURCE, INC. 1000 KING, NORTH CAROLINA 27021
PHONE: 336-985-0743
FAX: 336-985-0804

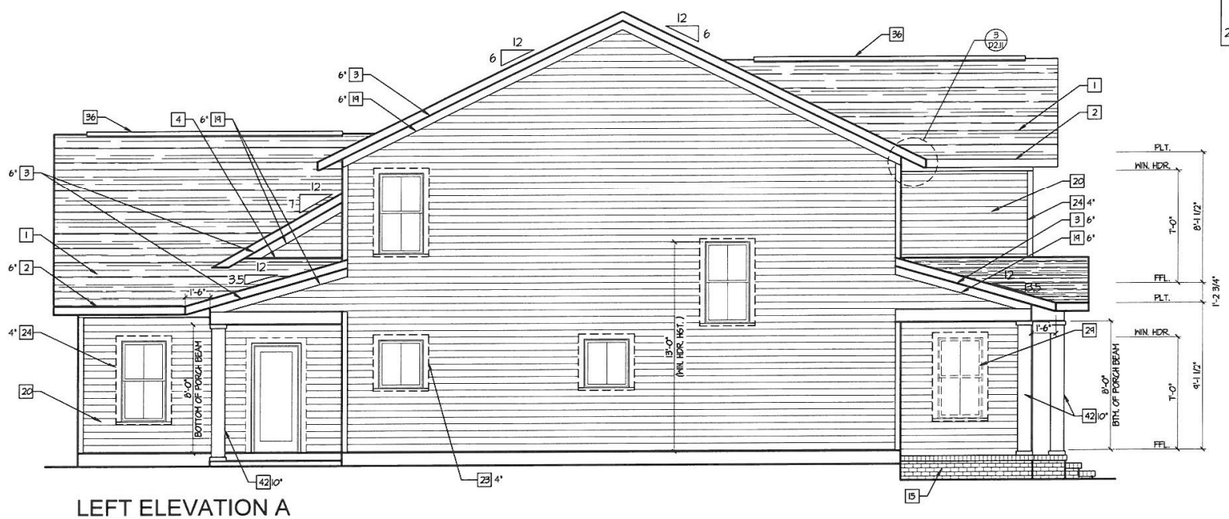
BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

ORG. DATE: 2018-04-24
REVISIONS: 2019-01-16, 2021-09-03

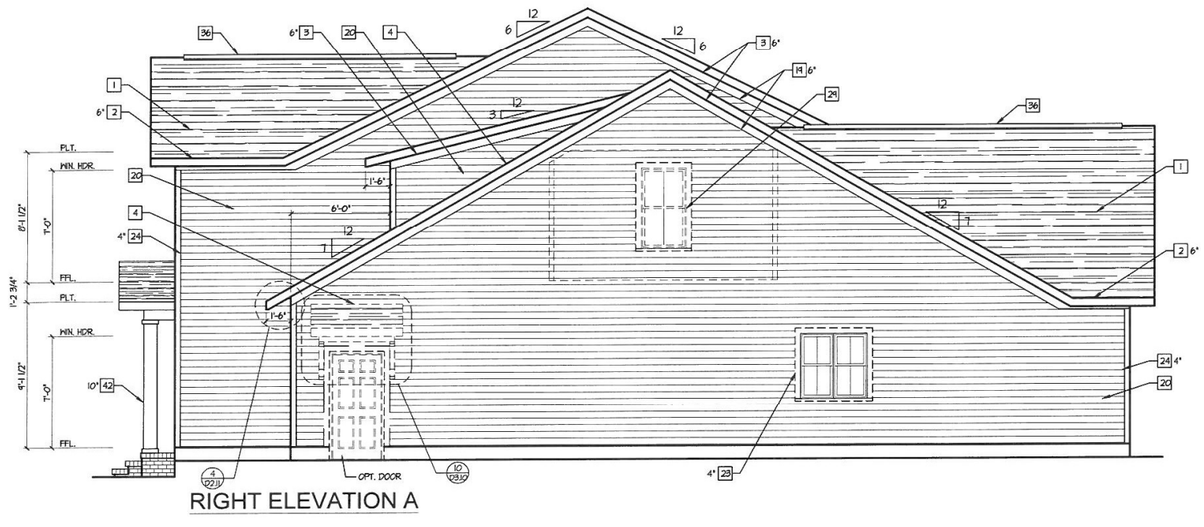
DRAWN BY:
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3160
PLAN NAME: FARRIS
DRAWING: FRONT & REAR ELEVATION A

SHEET #: 7.20



LEFT ELEVATION A



RIGHT ELEVATION A

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN. 2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R311.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (9 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK, AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
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43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ARCHITECTURAL PLANS SOURCE, INC.
PO BOX 696
KING, NORTH CAROLINA 27021
PHONE: 336-703-0743
FAX: 336-135-0184

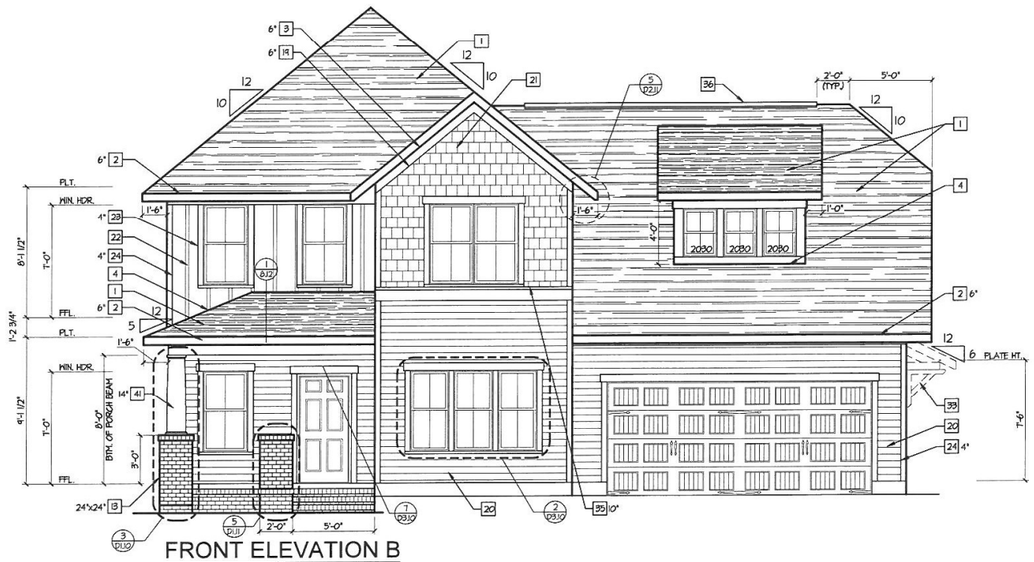
BUILDER:
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

ORG. DATE:
2018-04-24
REVISIONS:
2019-01-16
2021-09-03

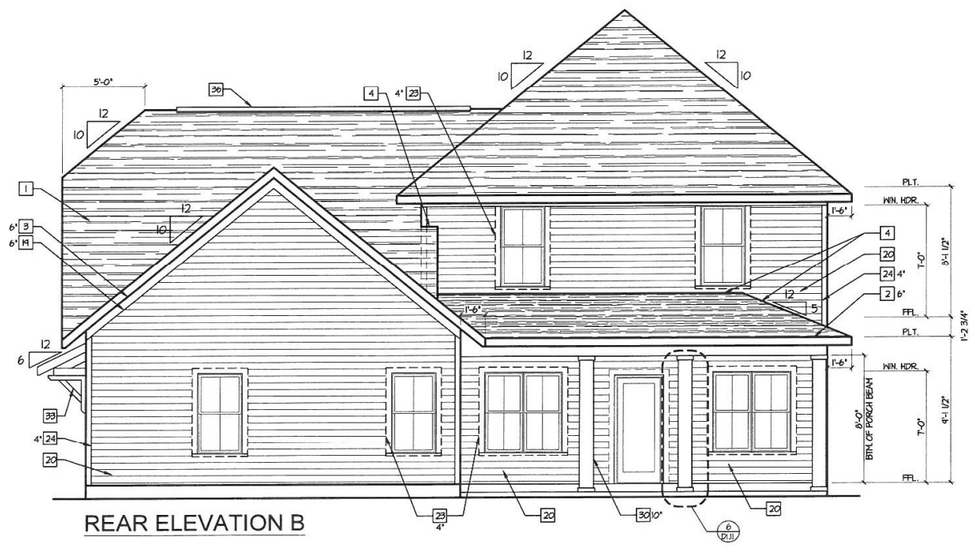
DRAWN BY:
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
360
PLAN NAME
FARRIS
DRAWING:
LEFT & RIGHT ELEVATION A

SHEET #
7.21



FRONT ELEVATION B



REAR ELEVATION B

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RBILT

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
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23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
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25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK, AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
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44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 1205 E. FRANKLIN BLVD. PO BOX 536 GIBSONVILLE, NORTH CAROLINA 27249
PHONE: 336-449-0363
FAX: 336-449-0864

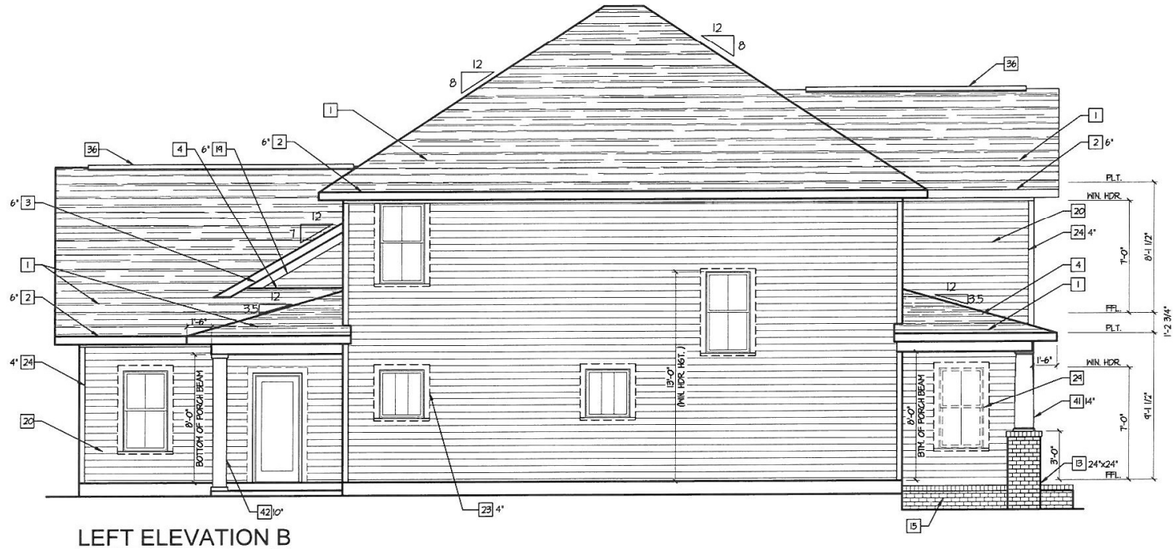
BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

ORG. DATE: 2018-04-24
REVISIONS: 2019-01-16, 2021-09-03

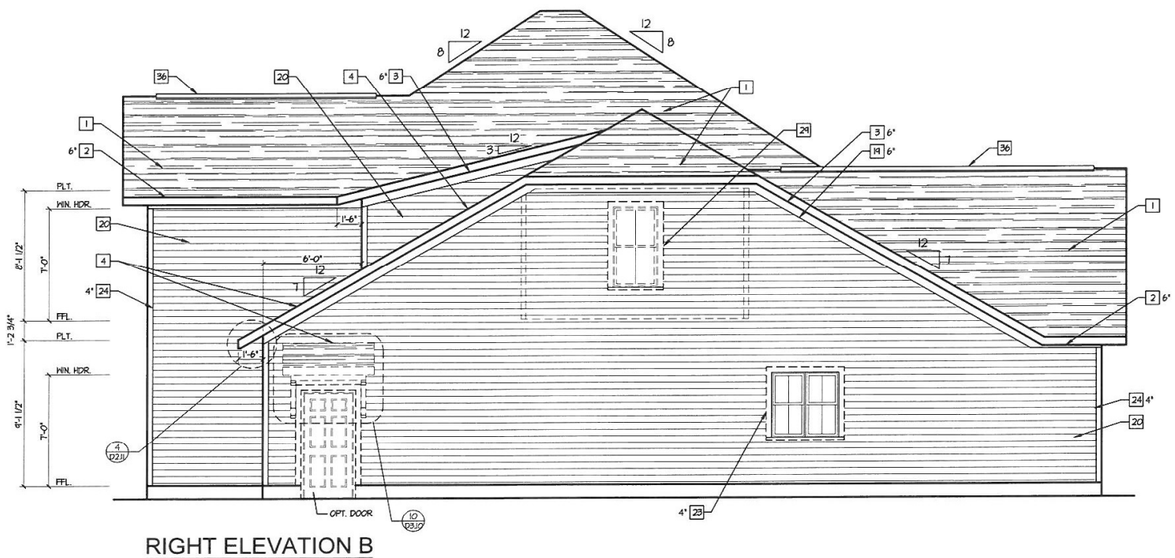
DRAWN BY:
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3160
PLAN NAME: FARRIS
DRAWN: FRONT & REAR ELEVATION B

SHEET #: 7.30



LEFT ELEVATION B



RIGHT ELEVATION B

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RSH.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
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4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
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15. BRICK VENEER PER SPEC'S
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25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. GLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
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44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 1005 FLANSBURGE, INC. PO BOX 836 KING, NORTH CAROLINA 27021
PHONE: 336 413-0363
FAX: 336-015-0884

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

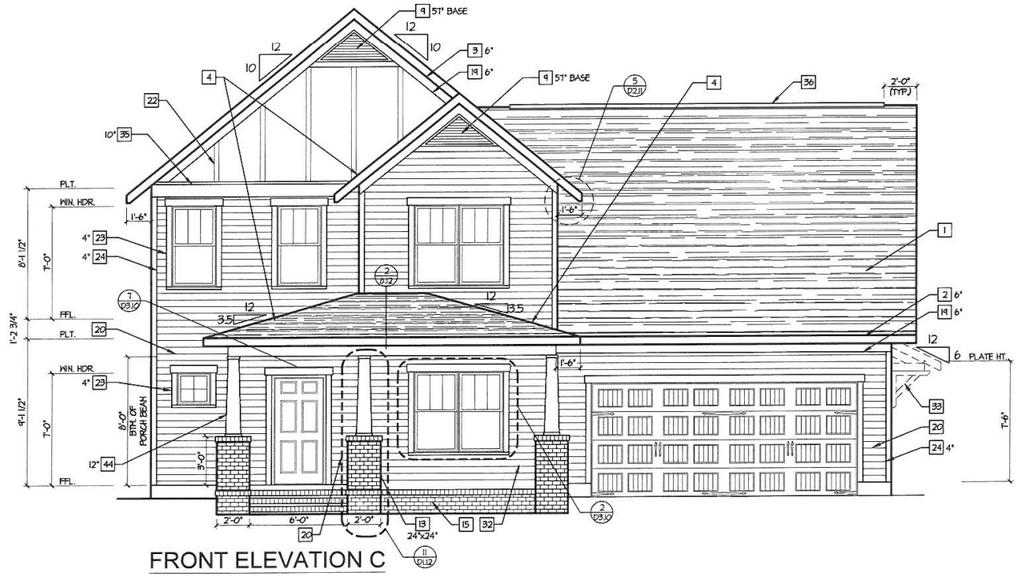
ORG. DATE: 2018-04-24

REVISIONS
2019-01-16
2021-09-03

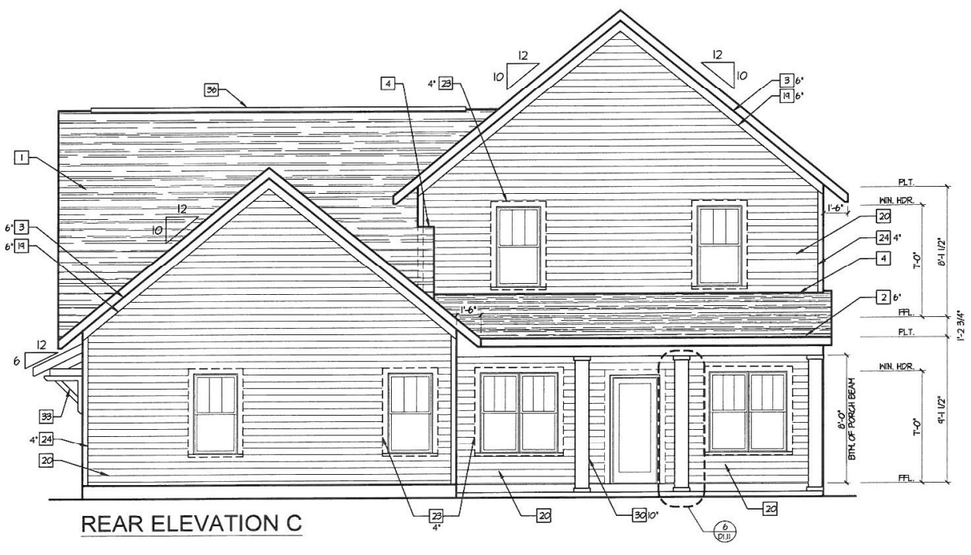
DRAWN BY:
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3160
PLAN NAME: FARRIS
DRAWN: LEFT & RIGHT ELEVATION B

SHEET # 7.31



FRONT ELEVATION C



REAR ELEVATION C

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RB11.7

NOTE: NOT ALL KEY NOTES APPLY.

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2. FASCIA BOARD, SEE ELEVATION FOR SIZE
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4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 15" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
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45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 1 ANSCOMBE, INC. PO BOX 512 KING, NORTH CAROLINA 27021
PHONE: 336-985-0343
FAX: 336-985-0284

BUILDER
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

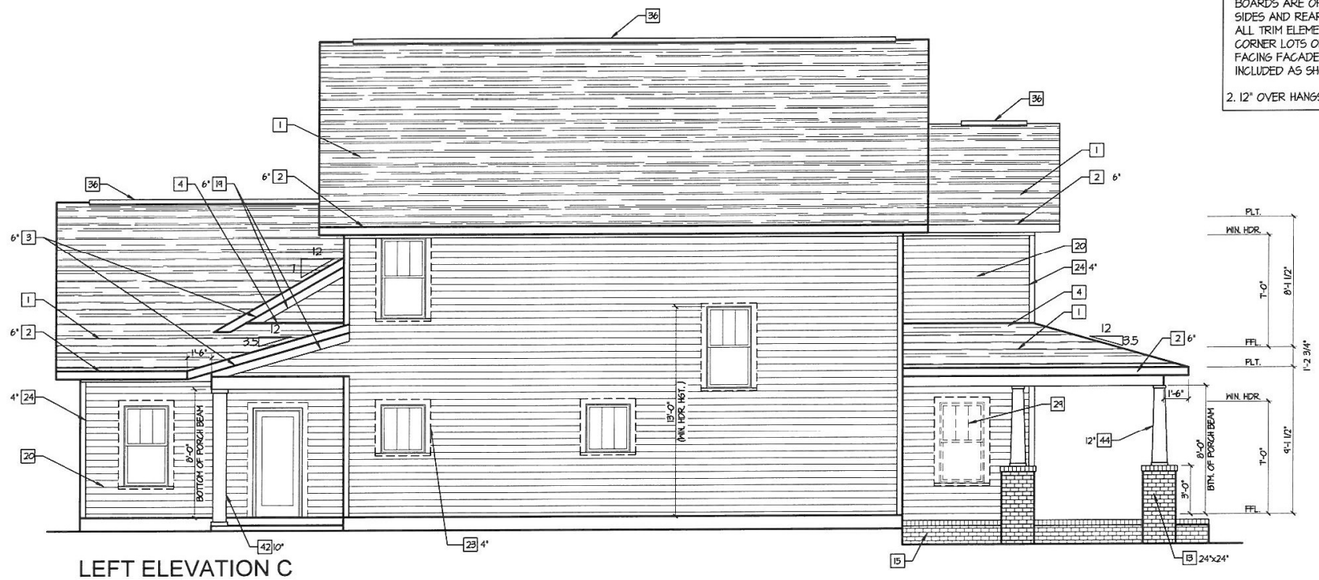
ORG DATE: 2018-04-24

REVISIONS
2019-01-16
2021-09-03

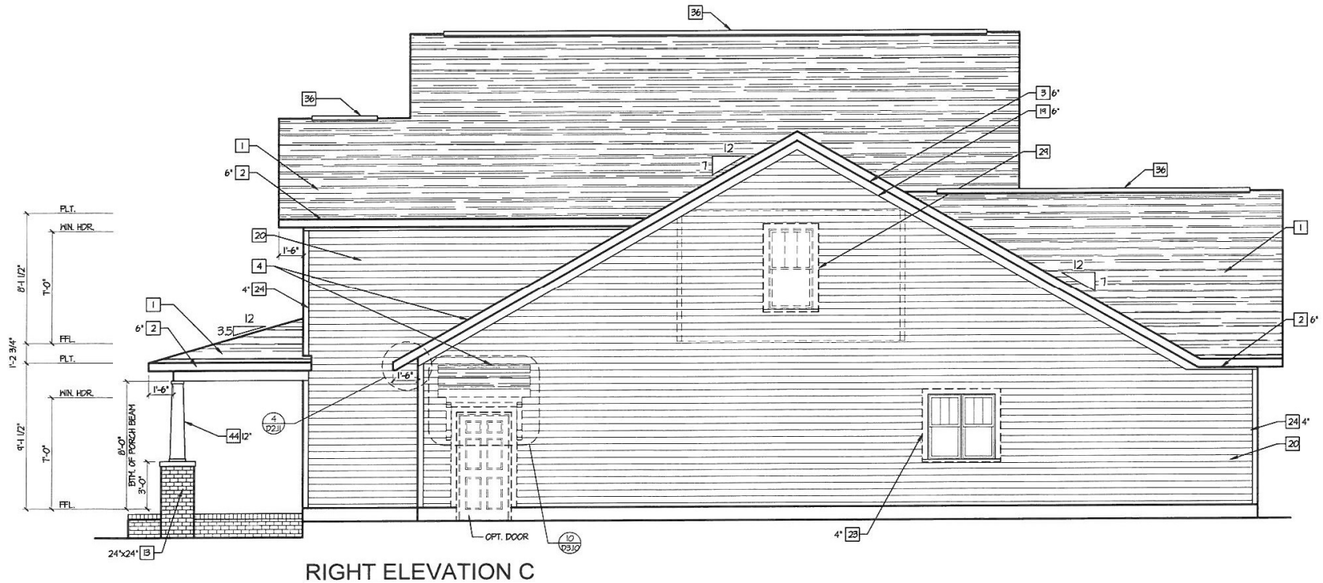
DRAWN BY
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN NAME: FAR315
PLAN #: 3160
DRAWING: FRONT & REAR ELEVATION C

SHEET #: 7.40



LEFT ELEVATION C



RIGHT ELEVATION C

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R311.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6.1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK FARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

BUILDERS PLAN SOURCE
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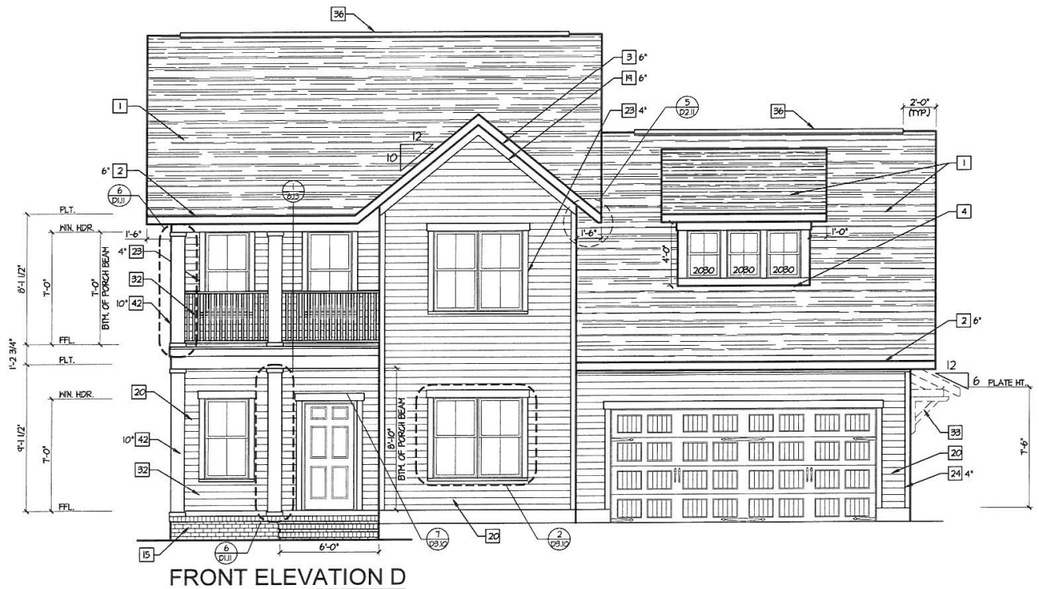
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

ORG DATE: 2018-04-24
REVISIONS: 2019-01-16, 2021-09-03

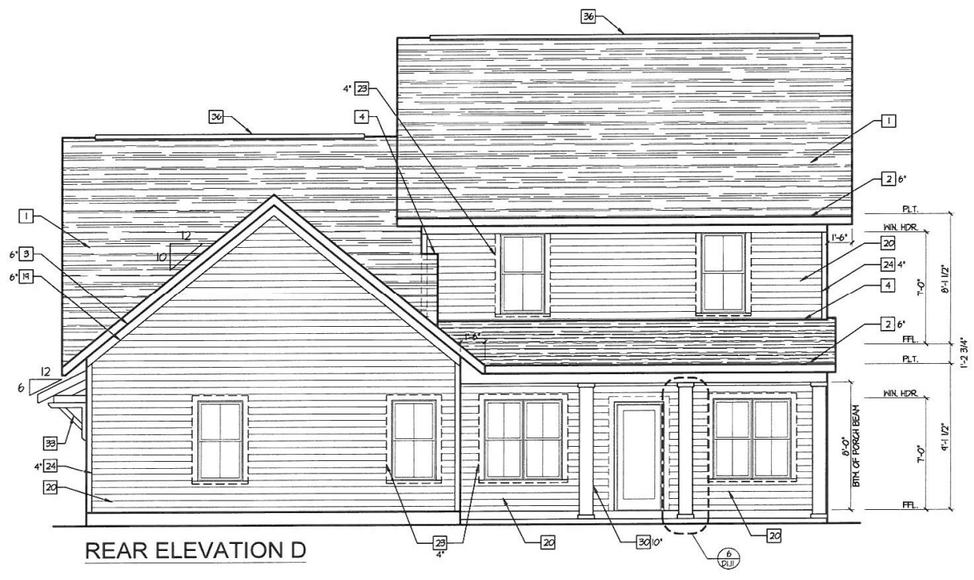
DRAWN BY:
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3160
PLAN NAME: FARRIS
DRAWN: LEFT & RIGHT ELEVATION C

SHEET #: 7.41



FRONT ELEVATION D



REAR ELEVATION D

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RB11.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (91 1/2" A.F.F.)
17. SOLDIER COURSE @ U.N.O.
18. ROWLOCK COURSE @ U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
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21. SHAKE SIDING AS SPECIFIED
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45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

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WINSTON SALEM, NC 27103

ORG DATE:
2018-04-24

REVISIONS:
2019-01-16
2021-09-03

DRAWN BY:

APPROVED BY:
JJT

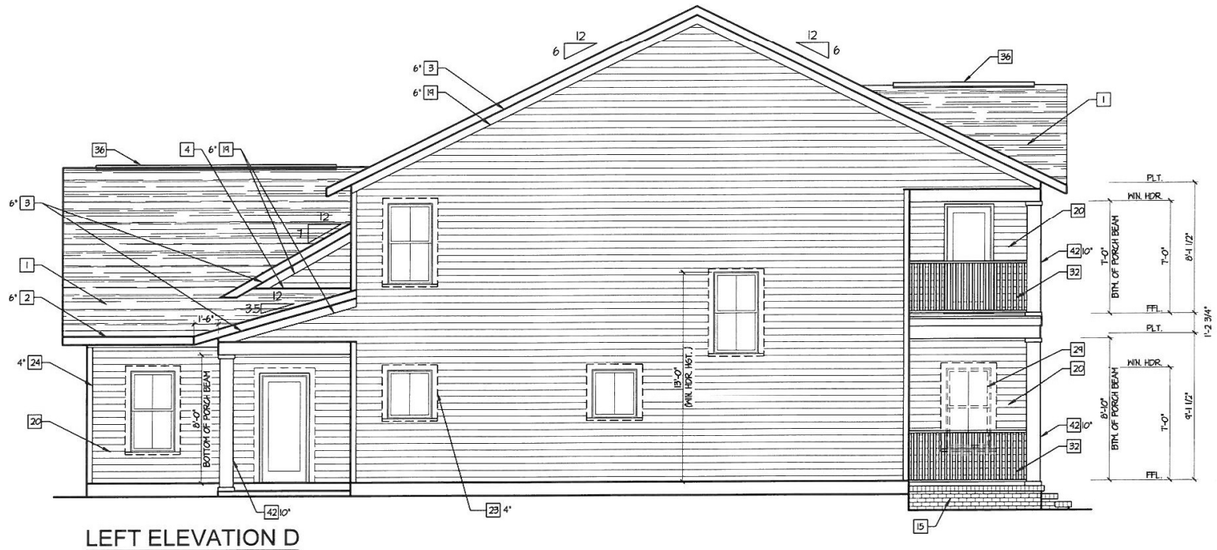
SAVED: H:\DORMET

PLAN #
3160

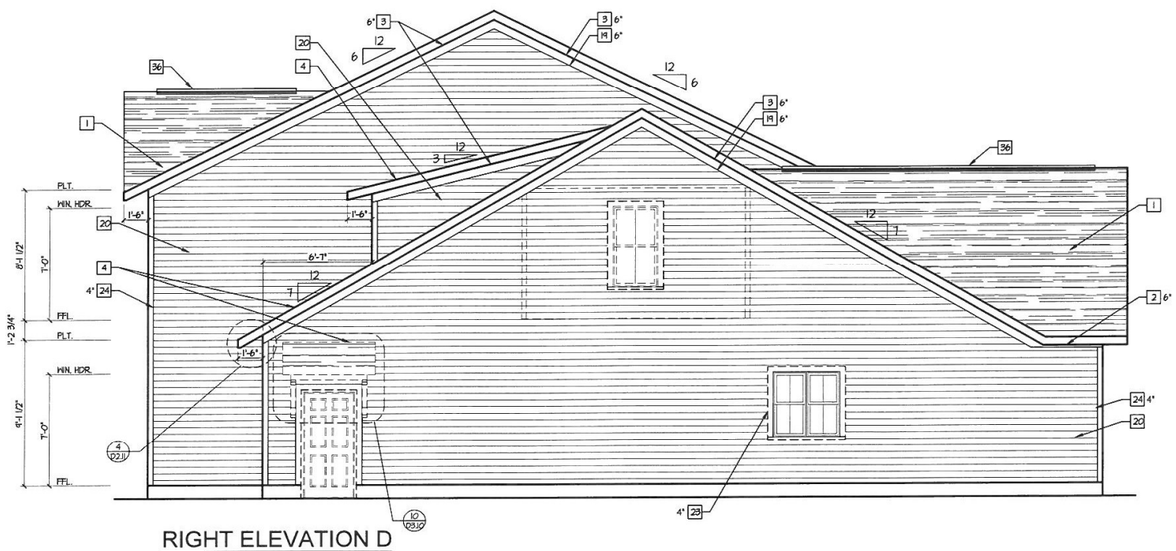
PLAN NAME
FARRIS

DRAWING
FRONT & REAR ELEVATION D

SHEET #
7.50



LEFT ELEVATION D



RIGHT ELEVATION D

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45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
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11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27103

ORIG. DATE: 2018-04-24

REVISIONS:
2019-01-16
2021-09-03

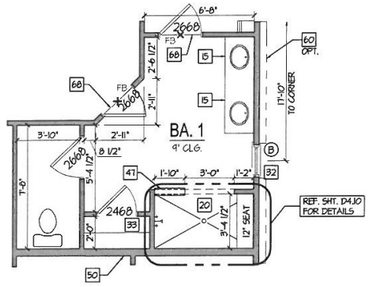
DRAWN BY:

APPROVED BY: JJT

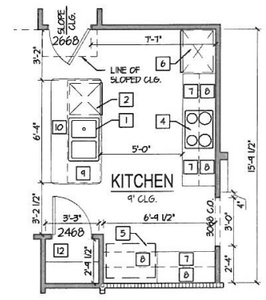
SAVED: AMCBRIDE

PLAN #: 3160
PLAN NAME: FARRIS
DRAWING: LEFT & RIGHT ELEVATION D

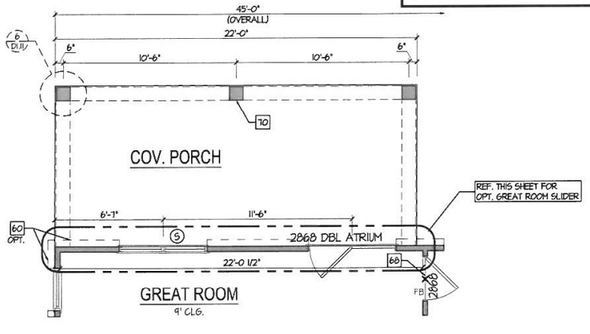
SHEET #: 7.51



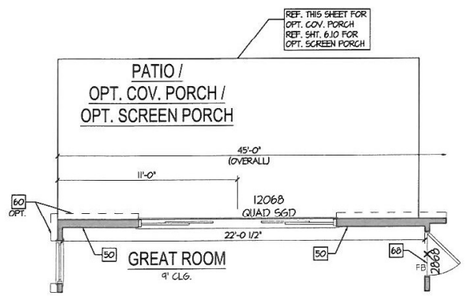
OPT. WALK-IN SHOWER



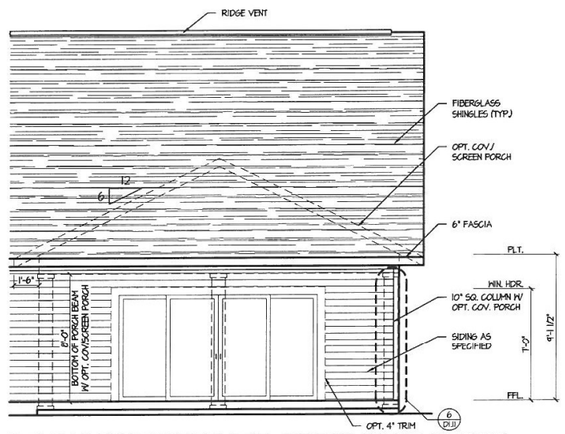
OPT. GOURMET KITCHEN



OPT. COVERED PORCH



OPT. GREAT ROOM SLIDER



REAR ELEVATION W/ OPT. GREAT ROOM SLIDER

SQUARE FOOTAGE

	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF (OPT. BRICK)
FIRST FLOOR	1944 SF.	2011 SF.	2080 SF.
SECOND FLOOR	487 SF.	521 SF.	528 SF.
TOTAL HEATED	2431 SF.	2532 SF.	2608 SF.
GARAGE	450 SF.	464 SF.	482 SF.
FRONT STOOP - ELEV. A		48 SF.	48 SF.
2ND FLOOR UNF. STORAGE	244 SF.	259 SF.	265 SF.
TOTAL UNDER ROOF	3125 SF.	3303 SF.	3403 SF.
PATIO		220 SF.	220 SF.
OPT. COV. / SCREEN PORCH		220 SF.	220 SF.
FRONT PORCH - ELEV. B		66 SF.	66 SF.
FRONT PORCH - ELEV. C		181 SF.	181 SF.
FRONT PORCH - ELEV. D		284 SF.	284 SF.
OPT. BEDROOM 5	+244 SF.	+259 SF.	+265 SF.

*BASE HOUSE

OVERALL WIDTH 45'-0" OVERALL DEPTH 54'-0"

*BASE HOUSE W/ ALL OPTIONS

OVERALL WIDTH 45'-10" OVERALL DEPTH 64'-5"

BPS (www.plansinc.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.

ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSINC.COM) IS NOT RESPONSIBLE FOR FINISHED RESIDENCE MEETING YOUR LOCAL CODES. ANY CONSTRUCTION DETAILS THAT ARE NOT SPECIFICALLY SHOWN IN THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GENERAL FRAMING PRACTICES THAT WOULD BE FOUND IN SIMILAR CONDITIONS AND MATERIALS.

ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC. SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

ALL INTERIOR WALLS ARE TO BE MEASURED AT 3 1/2" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.

THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

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WINDOW SCHEDULE

NO.	SIZE FEET, INCHES	SIZE INCHES	DESCRIPTION
A	2020	2424	VINYL FIXED INSULATED GLASS
B	2030	2436	VINYL SINGLE-HUNG INSULATED GLASS
C	2070 TWIN	2436	VINYL SINGLE-HUNG INSULATED GLASS
D	2040	2448	VINYL SINGLE-HUNG INSULATED GLASS
E	2040 TWIN	2448-2	VINYL SINGLE-HUNG INSULATED GLASS
F	2430	2836	VINYL SINGLE-HUNG INSULATED GLASS
G	2440	2848	VINYL SINGLE-HUNG INSULATED GLASS
H	2440 TWIN	2848	VINYL SINGLE-HUNG INSULATED GLASS
I	2450	2860	VINYL SINGLE-HUNG INSULATED GLASS
J	2450 TWIN	2860-2	VINYL SINGLE-HUNG INSULATED GLASS
K	2450 TRIPLE	2860-3	VINYL SINGLE-HUNG INSULATED GLASS
L	2620	3224	VINYL FIXED INSULATED GLASS
M	2630	3236	VINYL SINGLE-HUNG INSULATED GLASS
N	2030	3236	VINYL FIXED INSULATED GLASS
O	2630 TWIN	3236-2	VINYL FIXED INSULATED GLASS
P	2840	3248	VINYL SINGLE-HUNG INSULATED GLASS
Q	2840 TWIN	3248-2	VINYL SINGLE-HUNG INSULATED GLASS
R	2850	3260	VINYL SINGLE-HUNG INSULATED GLASS
S	2850 TWIN	3260-2	VINYL SINGLE-HUNG INSULATED GLASS
T	2850 TRIPLE	3260-3	VINYL SINGLE-HUNG INSULATED GLASS
U	2860	3272	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
V	2860 TWIN	3272-2	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
W	2860 TRIPLE	3272-3	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
X	3010	3612	VINYL FIXED INSULATED GLASS
Y	4010	4812	VINYL FIXED INSULATED GLASS
Z	5010	6012	VINYL FIXED INSULATED GLASS

FLOOR PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY.

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING AND DIMENSIONS PER MANUFACTURER SPEC'S
3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN. - VERIFY WITH MANUFACTURER SPEC'S
4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S
5. 41" CLEAR REFRIGERATOR SPACE W/ CABINETS ABOVE - PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. BUILT- IN OVEN OR COMBINATION DOUBLE OVEN OR OVEN/MICRO - VERIFY MODEL AND DIMENSIONS WITH SPECS
7. BASE CABINETS - REFER TO MANUF. DRAWINGS
8. UPPER CABINETS - REFER TO MANUF. DRAWINGS
9. ISLAND CABINET - REFER TO MANUF. DRAWINGS
10. 12" O.H. AS SPECIFIED
11. DESK AREA - REFER TO MANUF. DRAWINGS
12. BUILT-IN PANTRY W/ SHELVES PER SPEC'S
13. VANITY SINK CABINET(S) - VSB42
14. VANITY SINK CABINET(S) - VSB30
15. VANITY SINK CABINET(S) - VSB36
16. KNEE SPACE
17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPEC'S
18. 42" GARDEN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
19. PRE-FAB. SHOWER PAN W/ WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPEC'S
20. WALK-IN SHOWER W/ TILE SURROUND AS SPECIFIED
21. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
22. WASHER & DRYER: PROVIDE WATER AND WASTE FOR WASHER
    - RECESS WASHER CONTROL VALVES IN WALL
    - VENT DRYER TO OUTSIDE AIR
    - PROVIDE WASHER DRAIN PAN AT 2ND STORY LAU. LOCATIONS
23. 12" SHELF (SHELVES) PER SPEC'S
24. OPT. LAUNDRY SINK
25. WATER HEATER LOCATION. PROVIDE PAN & DRAIN TO EXT. PER CODE
26. VENT TO OUTSIDE AIR
27. TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
28. P.A.U. LOCATION - 30" x 34" CLR.
29. PEDESTAL SINK
30. PRE-MFR. ELECTRIC APPLIANCE FIREPLACE INSTALLED PER MFR. SPEC'S AND LISTED BY AN APPROVED LISTING AGENCY. PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER CODE AND LISTED BY AN APPROVED LISTING AGENCY.
31. NON-COMBUSTIBLE HEARTH MATERIAL
32. TEMPERED WINDOW - "HAZARDOUS LOCATION"
33. LINEN W/ SHELVES PER SPEC'S
34. COAT CLOSET W/ SHELF & POLE
35. WARDROBE W/ SHELF & POLE
36. 22" x 54" PULL DOWN STAIRS
37. 22" x 30" ATTIC ACCESS
38. RETURN AIR GRILL (R.A.G.)
39. DUCT CHASE
40. LINE OF FLOOR ABOVE
41. LINE OF FLOOR BELOW
42. LINE OF TRAY CEILING
43. LINE OF HIP AT VOLUME CEILING
44. RAIL & PICKETS AS SPECIFIED
45. CEILING BREAK
46. STAIR TREADS AND RISERS - REFER TO STAIR DATA BOX THIS SHEET
47. +42" HIGH (U.N.O.) GUARD WALL W/ 1X8 CAP
48. 36" HIGH CONTINUOUS HANDRAIL
49. 2x4 WALL, +46" HIGH (U.N.O.) WITH 15" COUNTERTOP
50. 2x6 STUD WALL
51. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
52. 2x4 WALL +30" HIGH (U.N.O.) WITH 2x6 CAP
53. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
54. MEDIA NICHE
55. FLAT SOFFIT
56. ARCHED SOFFIT
57. WINDOW LEDGE - REF. PLAN
58. OPT. DOOR/ WINDOW
59. EGRESS WINDOW
60. BRICK / STONE VENEER - REFER TO ELEVATIONS
61. SECTIONAL GARAGE DOOR PER SPEC'S
62. MIN. ½" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR
63. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
64. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF ⅝" TYPE 'X' GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF ½" GYPSUM BOARD
65. ALL HOUSE TO GARAGE DOORS TO BE SELF-CLOSING SOLID CORE 1 3/8" THICK OR 20 MINUTE FIRE RATED - REFER TO PLAN FOR SIZE
66. P.T. POST AS SPECIFIED (REFER TO ELEVATION FOR SIZE)
67. 4'-0"x4'-0" CONCRETE STOOP
68. FLOOR MATERIAL BREAK - FLOORING PER SPEC'S
69. OPT. WAINSCOT REFER TO SHEET D4.10
70. PRE-MANUFACTURED DECORATIVE COLUMN AS SPECIFIED/SIZE, SEE ELEV.)
71. BUILT-IN CUBBIES, REFER TO DETAIL (4/D4.10)
72. STUD POCKET, REFER TO PLAN FOR SIZE
73. DROP ZONE, REFER TO DETAIL (5/D4.10)
74. PANTRY CABINET AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

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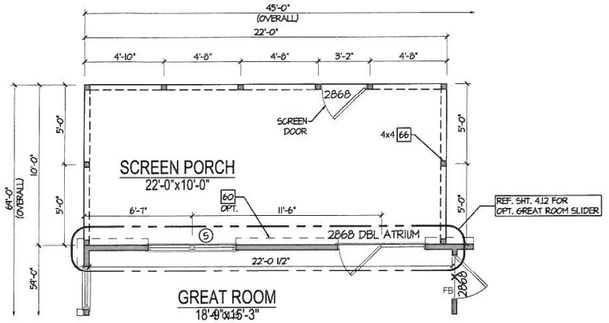
ORS DATE: 2018-07-30

REVISIONS
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

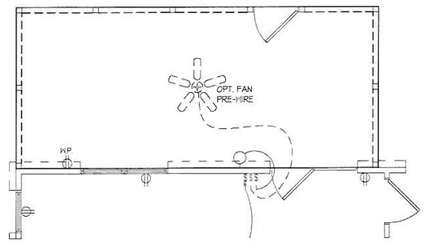
DRAWN BY: ANM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN NAME: FISHER II
PLAN #: 3180
DRAWING: FIRST FLOOR PLAN OPTIONS

SHEET #: 4.12



OPT. SCREEN PORCH



OPT. SCREEN PORCH

BPS (www.plansinc.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.

ALL CONTRACTORS CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSINC.COM) IS NOT RESPONSIBLE FOR FINISHED RESIDENCE MEETING YOUR LOCAL CODES. ANY CONSTRUCTION DETAILS THAT ARE NOT SPECIFICALLY SHOWN IN THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GENERAL FRAMING PRACTICES THAT WOULD BE FOUND IN SIMILAR CONDITIONS AND MATERIALS.

ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC. SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED ITEM WORK MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

ALL INTERIOR WALLS ARE TO BE MEASURED AT 3 1/2" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.

THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

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WINDOW SCHEDULE

NO.	SIZE		DESCRIPTION
	FEET, INCHES	INCHES	
A	2020	2424	VINYL FIXED INSULATED GLASS
B	2030	2436	VINYL SINGLE-HUNG INSULATED GLASS
C	2030 TWIN	2436	VINYL SINGLE-HUNG INSULATED GLASS
D	2040	2448	VINYL SINGLE-HUNG INSULATED GLASS
E	2040 TWIN	2448-2	VINYL SINGLE-HUNG INSULATED GLASS
F	2430	2836	VINYL SINGLE-HUNG INSULATED GLASS
G	2440	2848	VINYL SINGLE-HUNG INSULATED GLASS
H	2440 TWIN	2848	VINYL SINGLE-HUNG INSULATED GLASS
I	2450	2860	VINYL SINGLE-HUNG INSULATED GLASS
J	2450 TWIN	2860-2	VINYL SINGLE-HUNG INSULATED GLASS
K	2450 TRIPLE	2860-3	VINYL SINGLE-HUNG INSULATED GLASS
L	2020	3224	VINYL FIXED INSULATED GLASS
M	2830	3236	VINYL SINGLE-HUNG INSULATED GLASS
N	2830	3236	VINYL FIXED INSULATED GLASS
O	2830 TWIN	3236-2	VINYL FIXED INSULATED GLASS
P	2840	3248	VINYL SINGLE-HUNG INSULATED GLASS
Q	2840 TWIN	3248-2	VINYL SINGLE-HUNG INSULATED GLASS
R	2850	3260	VINYL SINGLE-HUNG INSULATED GLASS
S	2850 TWIN	3260-2	VINYL SINGLE-HUNG INSULATED GLASS
T	2850 TRIPLE	3260-3	VINYL SINGLE-HUNG INSULATED GLASS
U	2860	3272	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
V	2860 TWIN	3272-2	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
W	2860 TRIPLE	3272-3	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
X	3010	3612	VINYL FIXED INSULATED GLASS
Y	4010	4812	VINYL FIXED INSULATED GLASS
Z	5010	6012	VINYL FIXED INSULATED GLASS

ELEVATION NOTES

REV: 7

NOTE: NOT ALL KEY NOTES APPLY .

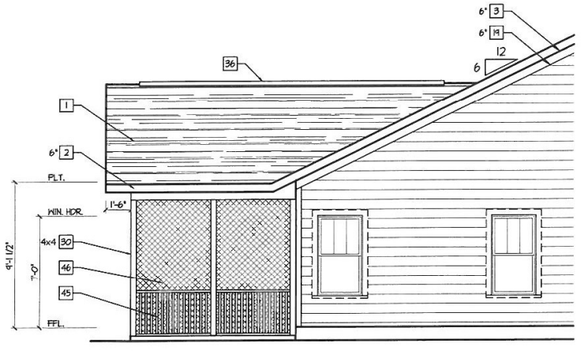
1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK FRIEZE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE. REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE - REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE/BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK, AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. KNEE WALL AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ GAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED SEE ELEV. FOR SIZE, REF TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

FLOOR PLAN NOTES

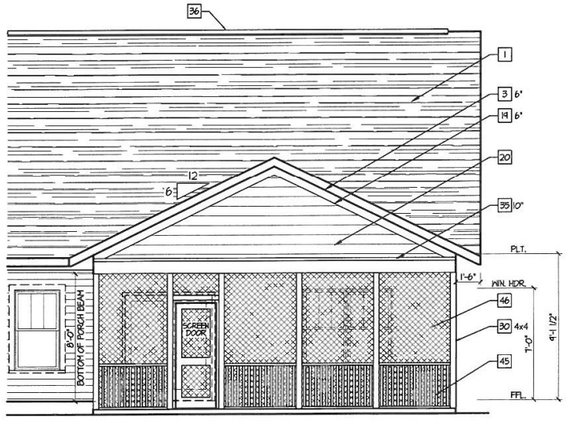
#	FLOOR PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY .

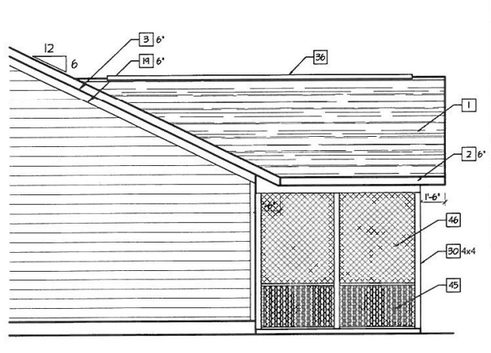
1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING AND DIMENSIONS PER MANUFACTURER SPEC'S
3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN. - VERIFY WITH MANUFACTURER SPEC'S
4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S
5. 41" CLEAR REFRIGERATOR SPACE W/ CABINETS ABOVE - PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. BUILT- IN OVEN OR COMBINATION DOUBLE OVEN OR OVEN/MICRO - VERIFY MODEL AND DIMENSIONS WITH SPECS
7. BASE CABINETS - REFER TO MANUF. DRAWINGS
8. UPPER CABINETS - REFER TO MANUF. DRAWINGS
9. ISLAND CABINET - REFER TO MANUF. DRAWINGS
10. 12" O.H. AS SPECIFIED
11. DESK AREA - REFER TO MANUF. DRAWINGS
12. BUILT-IN PANTRY W/ SHELVES PER SPEC'S
13. VANITY SINK CABINET(S) - VSB42
14. VANITY SINK CABINET(S) - VSB30
15. VANITY SINK CABINET(S) - VSB36
16. KNEE SPACE
17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANU'S SPEC'S
18. 42" GARDEN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
19. PRE-FAB. SHOWER PAN W/ WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANU'S SPEC'S
20. WALK-IN SHOWER W/ TILE SURROUND AS SPECIFIED
21. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
22. WASHER & DRYER: PROVIDE WATER AND WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - PROVIDE WASHER DRAIN PAN AT 2ND STORY LAU. LOCATIONS
23. 12" SHELF (SHELVES) PER SPEC'S
24. OPT. LAUNDRY SINK
25. WATER HEATER LOCATION. PROVIDE PAN & DRAIN TO EXT. PER CODE
26. VENT TO OUTSIDE AIR
27. TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
28. F.A.U. LOCATION - 30" x 34" CLR.
29. PEDESTAL SINK
30. PRE-MFR. ELECTRIC APPLIANCE FIREPLACE INSTALLED PER MFR. SPEC'S AND LISTED BY AN APPROVED LISTING AGENCY. PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER CODE AND LISTED BY AN APPROVED LISTING AGENCY.
31. NON-COMBUSTIBLE HEARTH MATERIAL
32. TEMPERED WINDOW - "HAZARDOUS LOCATION"
33. LINEN W/ SHELVES PER SPEC'S
34. COAT CLOSET W/ SHELF & POLE
35. WARDROBE W/ SHELF & POLE
36. 22" x 54" PULL DOWN STAIRS
37. 22" x 30" ATTIC ACCESS
38. RETURN AIR GRILL (R.A.G.)
39. DUCT CHASE
40. LINE OF FLOOR ABOVE
41. LINE OF FLOOR BELOW
42. LINE OF TRAY CEILING
43. LINE OF HIP AT VOLUME CEILING
44. RAIL & PICKETS AS SPECIFIED
45. CEILING BREAK
46. STAIR TREADS AND RISERS - REFER TO STAIR DATA BOX THIS SHEET
47. +42" HIGH (U.N.O.) GUARD WALL W/ 2X8 CAP
48. 36" HIGH CONTINUOUS HANDRAIL
49. 2x4 WALL, +46" HIGH (U.N.O.) WITH 15" COUNTERTOP
50. 2x6 STUD WALL
51. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
52. 2x4 WALL +30" HIGH (U.N.O.) WITH 2x6 CAP
53. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
54. MEDIA NICHE
55. FLAT SOFFIT
56. ARCHED SOFFIT
57. WINDOW LEDGE - REF. PLAN
58. OPT. DOOR/ WINDOW
59. EGRESS WINDOW
60. BRICK / STONE VENEER - REFER TO ELEVATIONS
61. SECTIONAL GARAGE DOOR PER SPEC'S
62. MIN. 1/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR
63. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
64. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
65. ALL HOUSE TO GARAGE DOORS TO BE SELF-CLOSING SOLID CORE 1 3/8" THICK OR 20 MINUTE FIRE RATED - REFER TO PLAN FOR SIZE
66. P.T. POST AS SPECIFIED (REFER TO ELEVATION FOR SIZE.)
67. 4'-0"x4'-0" CONCRETE STOOP
68. FLOOR MATERIAL BREAK - FLOORING PER SPEC'S
69. OPT. MAINSCOT REFER TO SHEET D4.10
70. PRE-MANUFACTURED DECORATIVE COLUMN AS SPECIFIED/SIZE, SEE ELEV.)
71. BUILT-IN CUBBIES, REFER TO DETAIL (4/D4.10)
72. STUD POCKET, REFER TO PLAN FOR SIZE
73. DROP ZONE, REFER TO DETAIL (5/D4.10)
74. PANTRY CABINET AS SPECIFIED



LEFT ELEVATION - OPT. SCREEN PORCH



REAR ELEVATION - OPT. SCREEN PORCH



RIGHT ELEVATION - OPT. SCREEN PORCH

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

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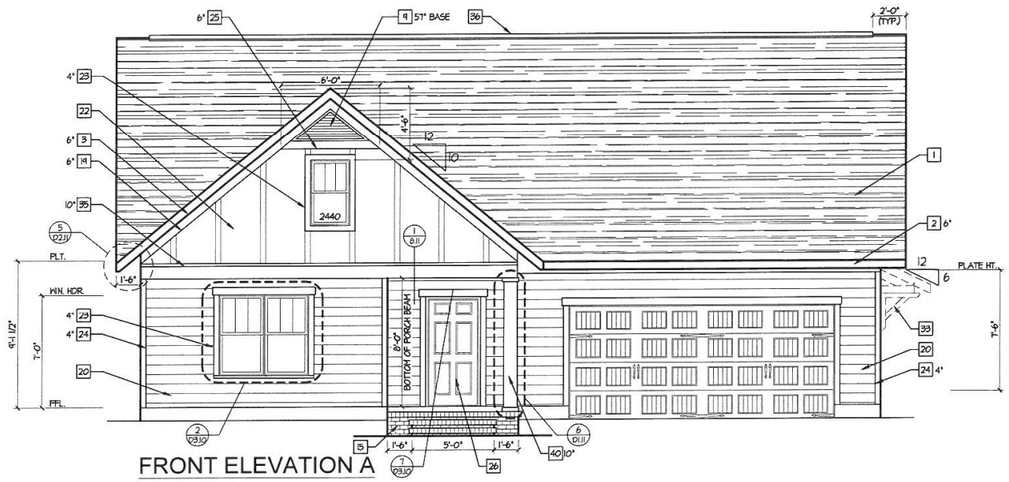
ORG. DATE: 2018-07-30

REVISIONS:
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

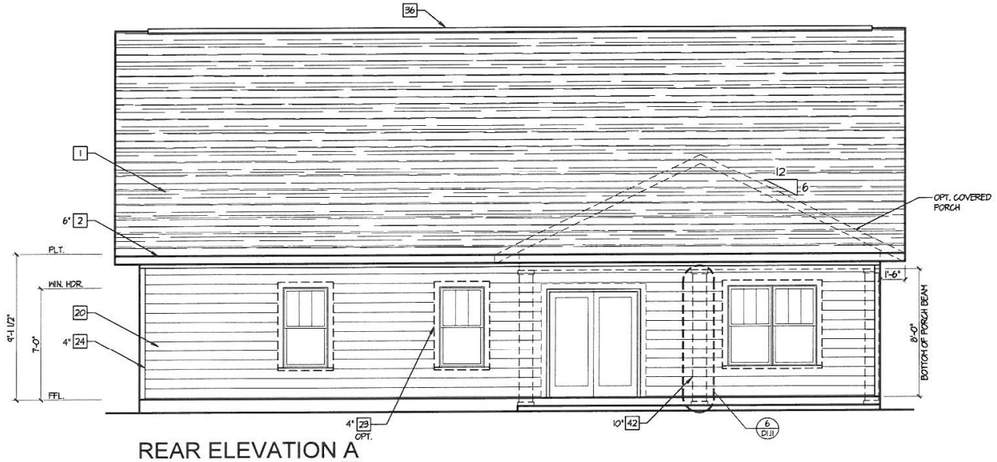
DRAWN BY: ANM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3180
PLAN NAME: FISHER II
DRAWING: OPT. SCREEN PORCH

SHEET #: 4.14



FRONT ELEVATION A



REAR ELEVATION A

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R3II.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK FASCIA AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR PLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. 8"x 8" POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL., AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

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ORIG. DATE: 2018-07-30

REVISIONS
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

DRAWN BY: AWM
APPROVED BY: JJT
SAVED: JTUTTLE

PLAN #: 3180
PLAN NAME: FISHER II
DRAWING: FRONT & REAR ELEVATION A

SHEET #: 7.10

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

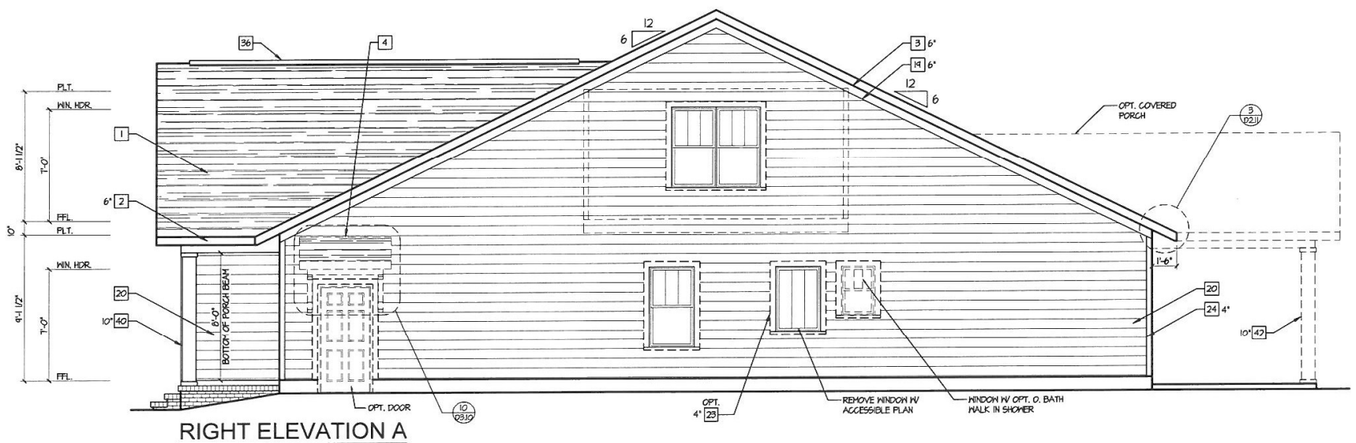
ELEVATION NOTES

RSII.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (AT 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR RAILING AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

LEFT ELEVATION A



RIGHT ELEVATION A

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS:
BUILDERS PLAN SOURCE, INC.
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FAX:
336-407-0224

BUILDER:
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

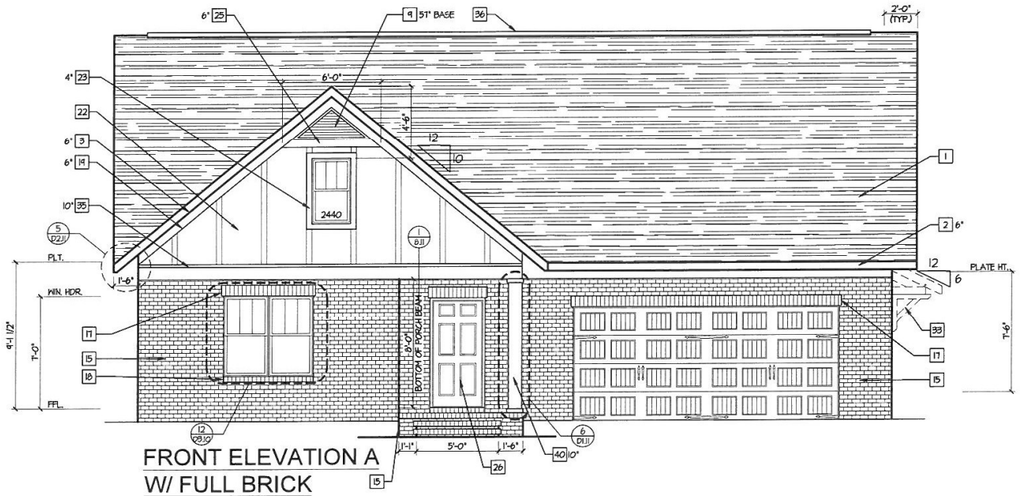
ORIG. DATE:
2018-07-30

REVISIONS:
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

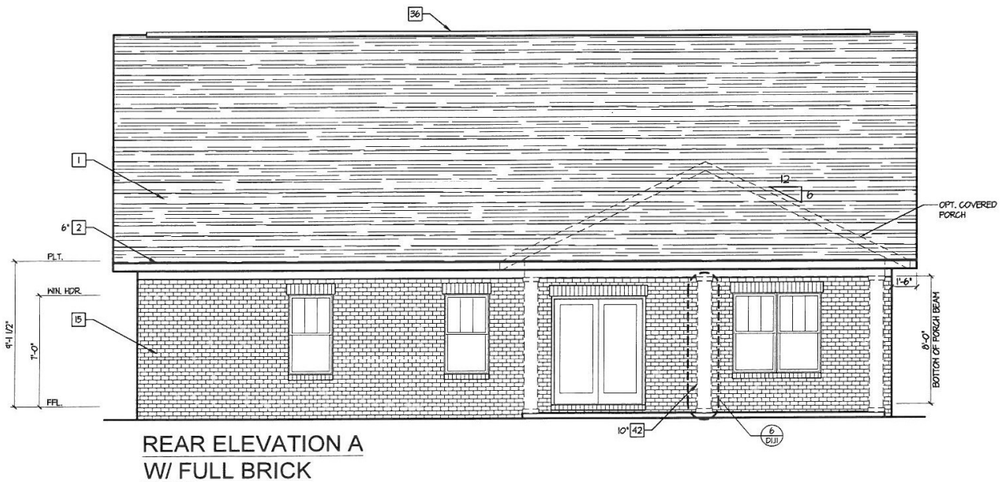
DRAWN BY:
AMM
APPROVED BY:
JJT
SAVED: AMGBRIDE

PLAN NAME:
FISHER II
PLAN #
3180
DRAWING:
LEFT & RIGHT ELEVATION A

SHEET #
7.11



FRONT ELEVATION A
W/ FULL BRICK



REAR ELEVATION A
W/ FULL BRICK

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RB11.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER HAUNCH PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK GOLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

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WINSTON-SALEM, NC. 27103

ORG DATE:
2018-07-30

REVISIONS
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23
.
.

DRAWN BY:
AWM

APPROVED BY:
JJT

SAVED: JEREMY

PLAN #
3180

PLAN NAME
FISHER II

DRAWING
FRONT & REAR ELEVATION A - BRICK

SHEET #
7.12

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

R3117

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER MANGCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 9" U.N.O.
18. RONLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
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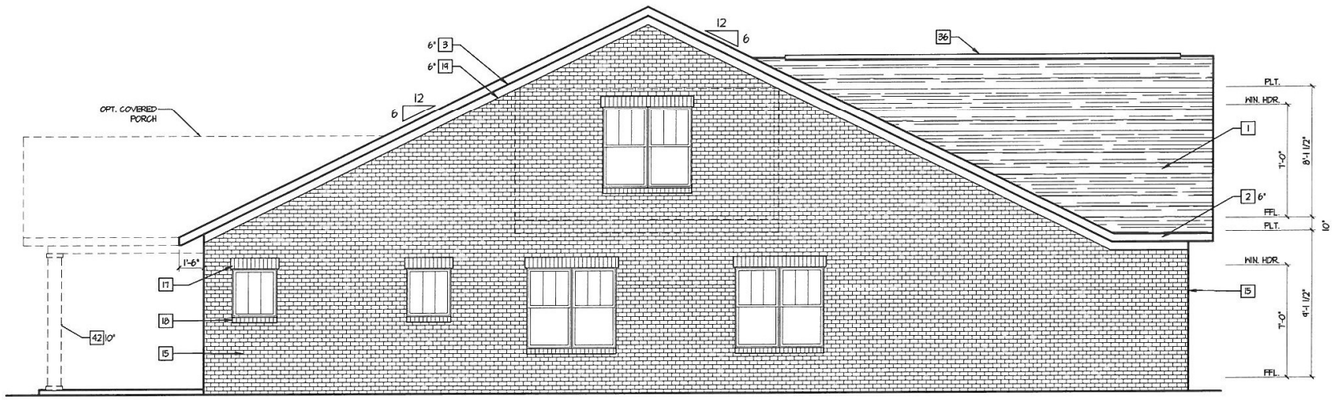
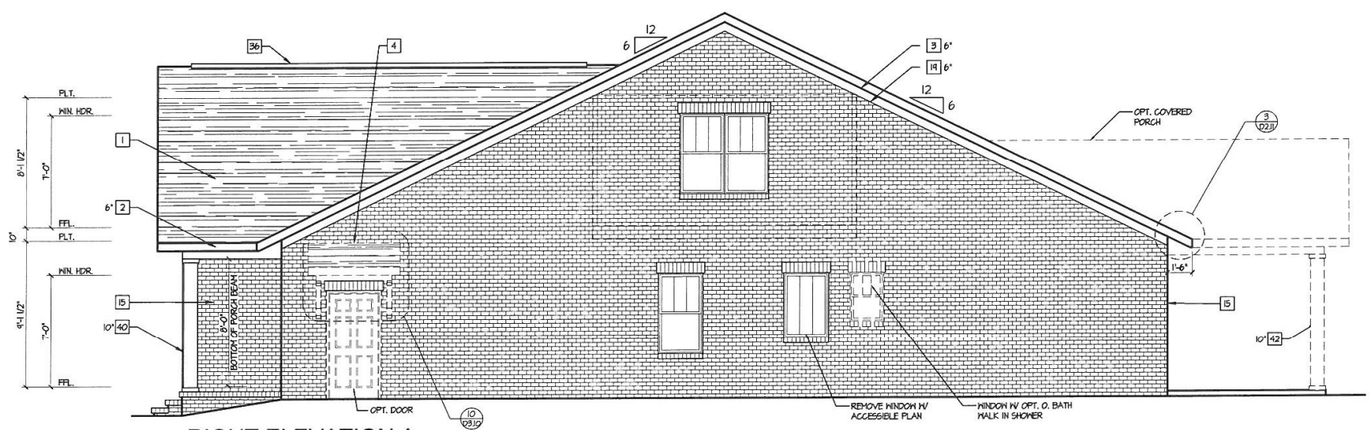
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



LEFT ELEVATION A
W/ FULL BRICK



RIGHT ELEVATION A
W/ FULL BRICK

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

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BUILDER:
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2022-03-23

DRAWN BY:
AWM

APPROVED BY:
JJT

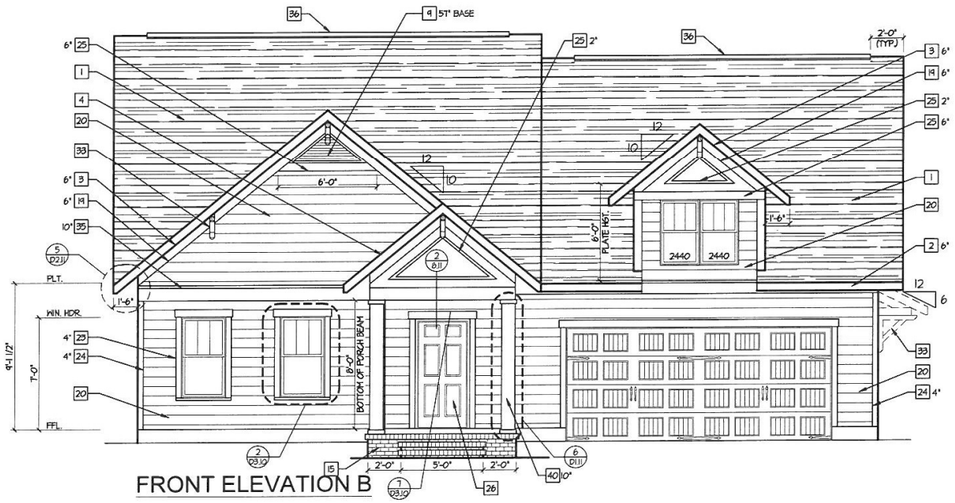
SAVED: JEREMY

PLAN #
3180

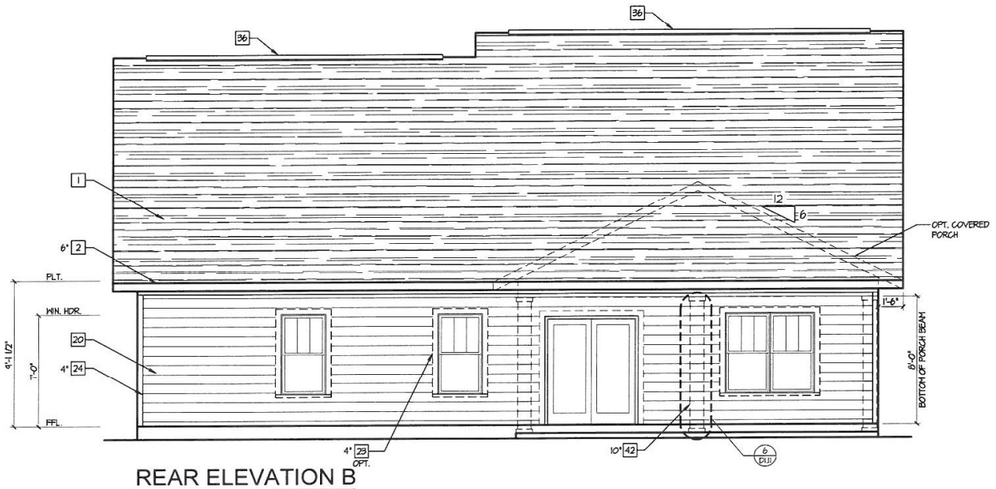
PLAN NAME
FISHER II

DRAWING
LEFT & RIGHT ELEVATION A - BRICK

SHEET #
7.13



FRONT ELEVATION B



REAR ELEVATION B

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RBII.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER HANGCOT PER SPEC'S (9 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLARE AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
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43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: BUILDERS PLANSOURCE, INC.
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FAX: 336-985-0614

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

ORIG. DATE: 2018-07-30
REVISIONS:
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

DRAWN BY: AKM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3180
PLAN NAME: FISHER II
DRAWING: FRONT & REAR ELEVATION B

SHEET #: 7.20

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

RB11.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
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3. RAKE BOARD, SEE ELEVATION FOR SIZE
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5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER HANGOUT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
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22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR PLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
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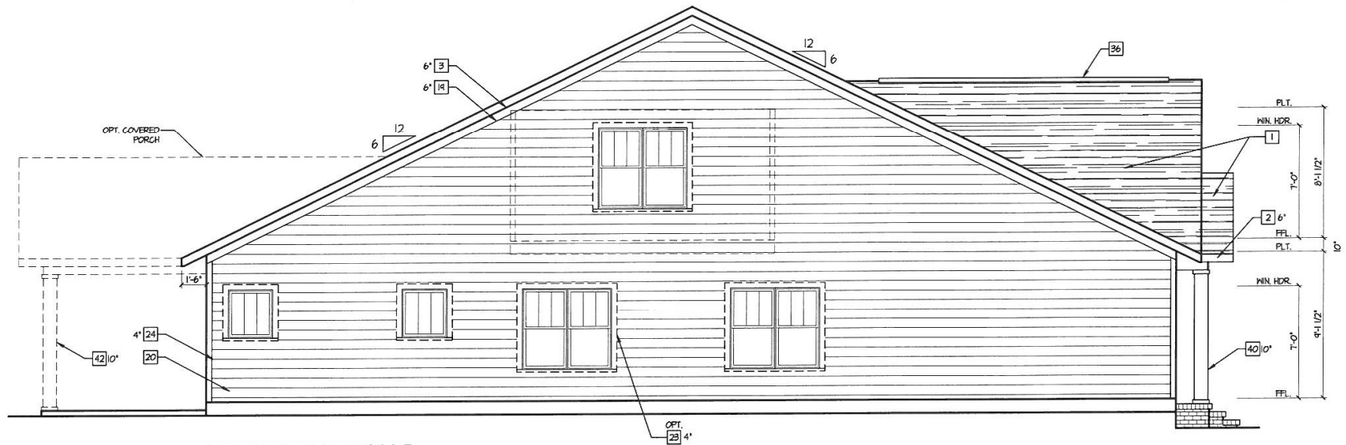
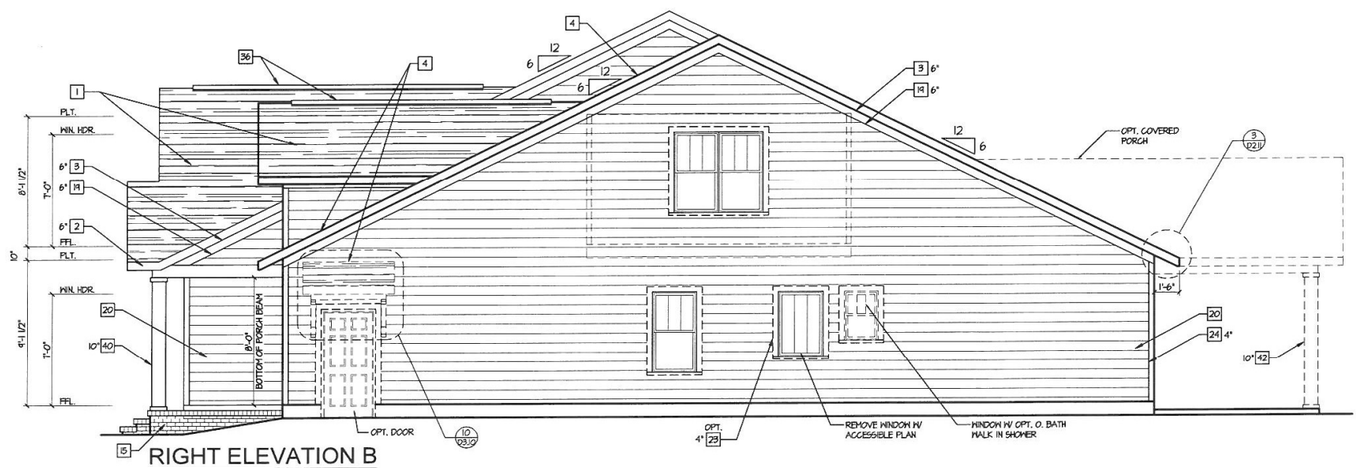
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



LEFT ELEVATION B



RIGHT ELEVATION B

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS: PLANSOURCE, INC.
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FAX: 336-405-6614

BUILDER: THE ARDEN GROUP
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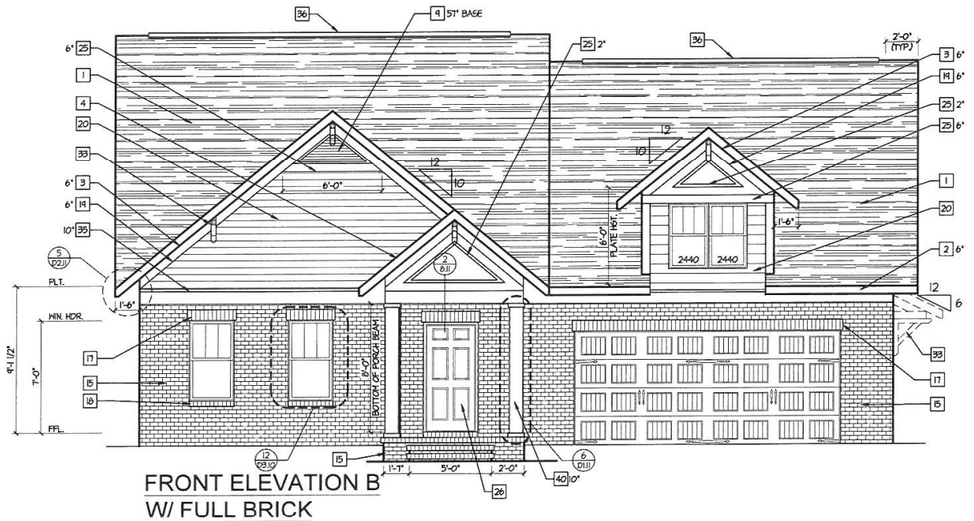
ORIG. DATE: 2018-07-30

REVISIONS
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

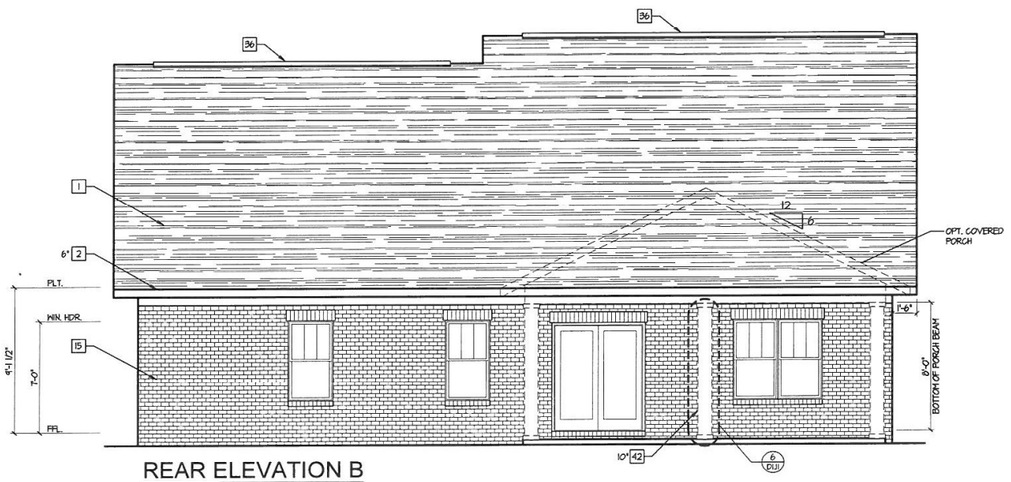
DRAWN BY: ANM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3180
PLAN NAME: FISHER II
DRAWING: LEFT & RIGHT ELEVATION B

SHEET #: 7.21



FRONT ELEVATION B
W/ FULL BRICK



REAR ELEVATION B
W/ FULL BRICK

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RB11.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6lL FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (9 1/2" A.F.F.)
17. SOLDIER COURSE, 0" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. SKIRT FLARE AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF.TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 1 SAWMILL LANDING, INC.
PO BOX 1254
KING, NORTH CAROLINA 27021
PHONE: 336-985-2263
FAX: 336-985-2884

BUILDER:
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORIG. DATE:
2018-07-30

REVISIONS
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23
.
.

DRAWN BY:
AMM
APPROVED BY:
JJT
SAVED: HBORMET

PLAN #
3180

PLAN NAME
FISHER II

DRAWING
FRONT & REAR ELEVATION B - BRICK

SHEET #
7.22

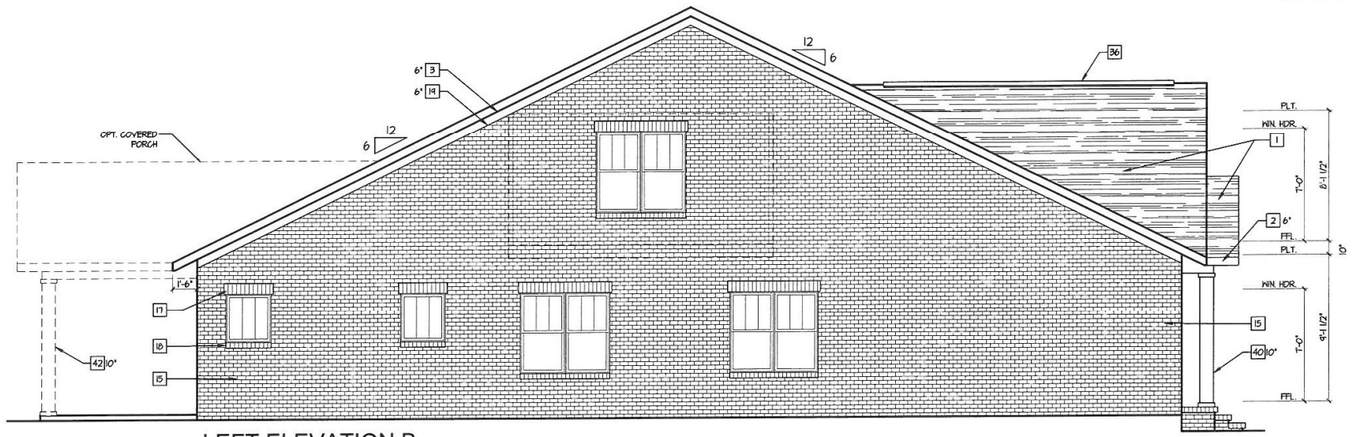
TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN. 2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

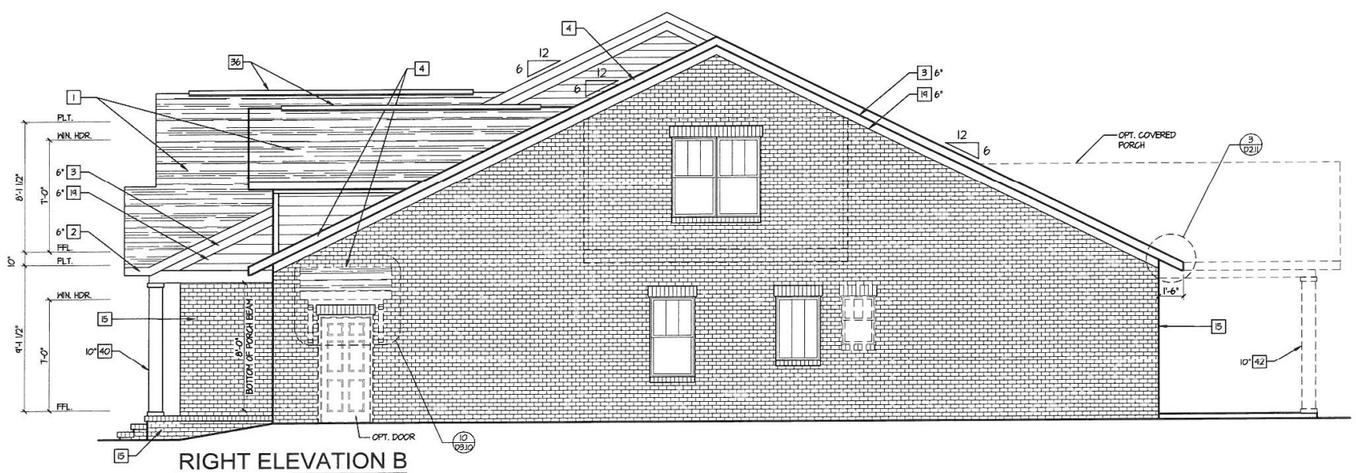
RBII.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE 0" U.N.O.
18. ROWLOCK COURSE 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. GABLE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR RAIL AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



LEFT ELEVATION B
W/ FULL BRICK



RIGHT ELEVATION B
W/ FULL BRICK

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS:
BUILDERS PLANSOURCE, INC.
PO BOX 836
KING, NORTH CAROLINA 27021

PHONE:
336-985-2963

FAX:
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BUILDER:
THE ARDEN GROUP
111 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE:
2018-07-30

REVISIONS
2018-09-10
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2022-03-23

DRAWN BY:
ANM

APPROVED BY:
JJT

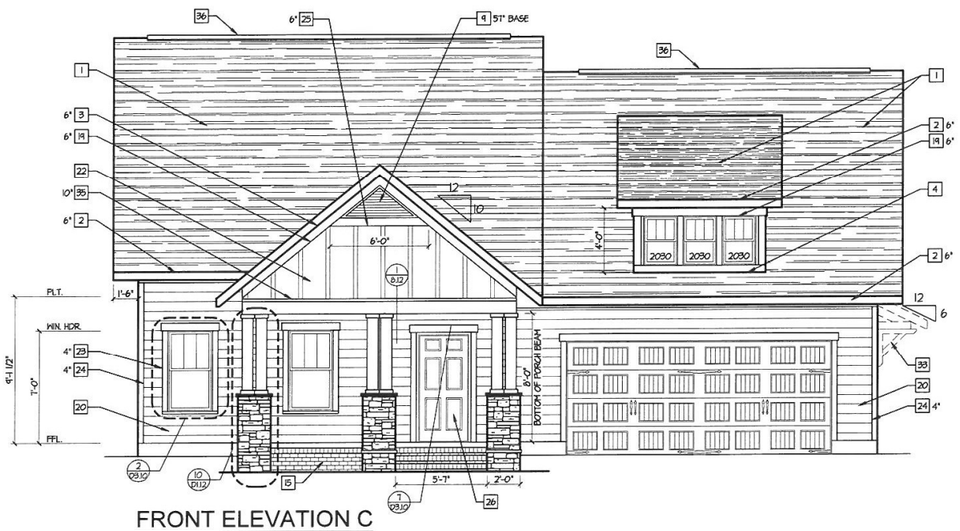
SAVED: JEREMY

PLAN #
3180

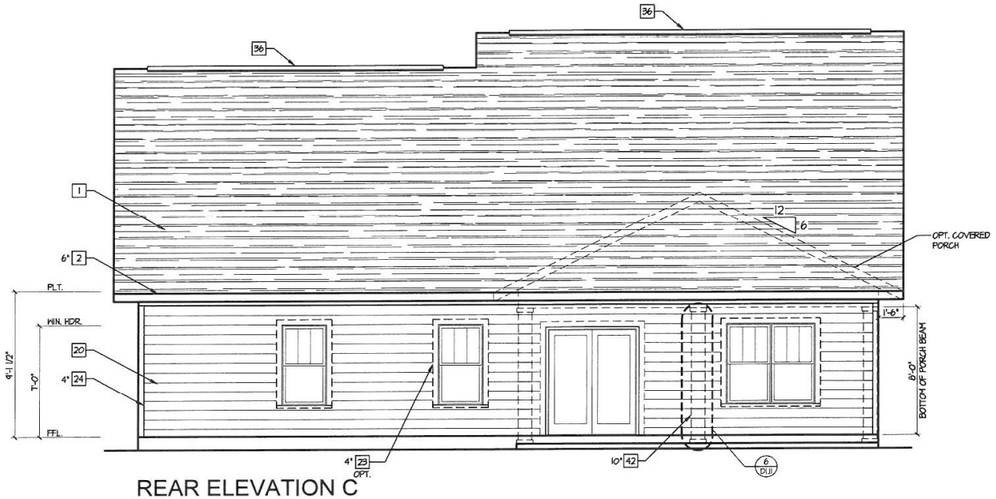
PLAN NAME
FISHER II

DRAWING
LEFT & RIGHT ELEVATION B - BRICK

SHEET #
7.23



FRONT ELEVATION C



REAR ELEVATION C

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R3117

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (9 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
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41. ROUND TAPERED COL. AS SPECIFIED SEE ELEV. FOR SIZE, REF TO DETAIL
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43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS:
1000 N. FL ANSCO RD., INC.
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BUILDER
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

ORG. DATE:
2018-07-30

REVISIONS
2018-09-10
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2019-01-16
2021-09-07
2022-03-23

DRAWN BY:
AKM
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
3180

PLAN NAME
FISHER II

DRAWING
FRONT & REAR ELEVATION C

SHEET #
7.30

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R311.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
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23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
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32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF TO DETAIL
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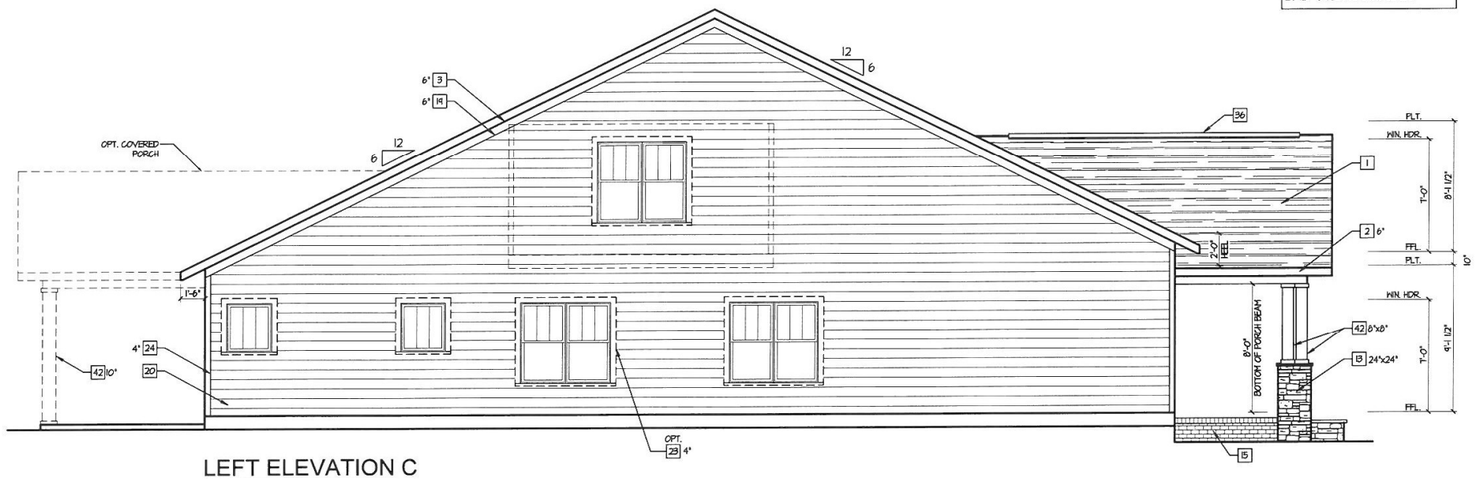
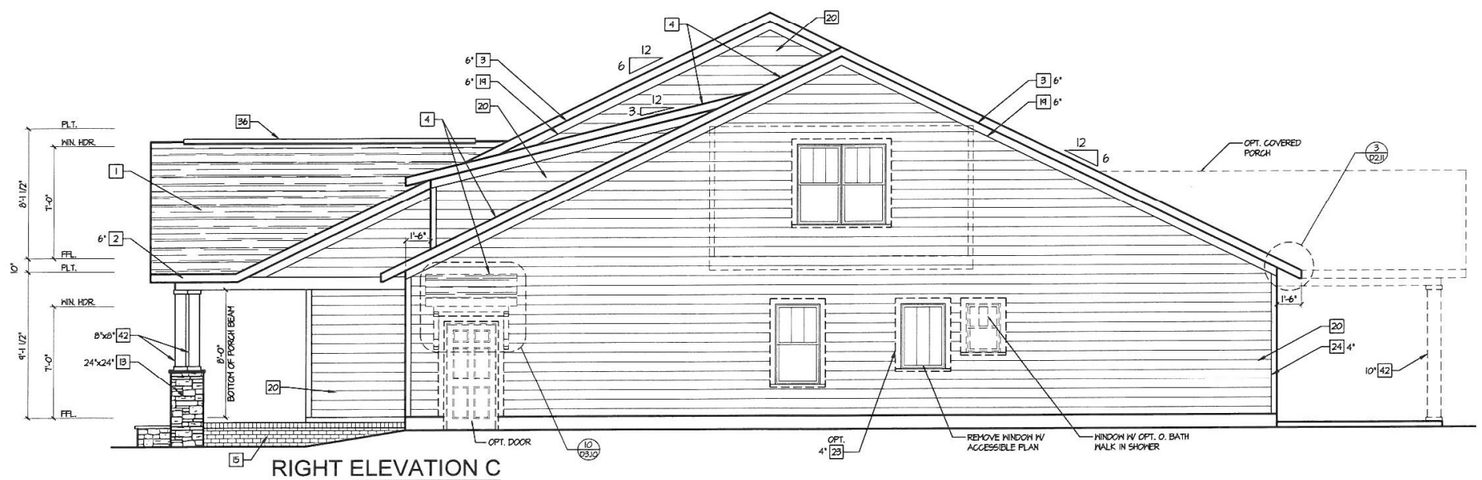
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



LEFT ELEVATION C



RIGHT ELEVATION C

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS:
PO BOX 536
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THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE:
2018-07-30

REVISIONS:
2018-09-10
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2019-01-16
2021-09-07
2022-03-23

DRAWN BY:
AMM

APPROVED BY:
JJT

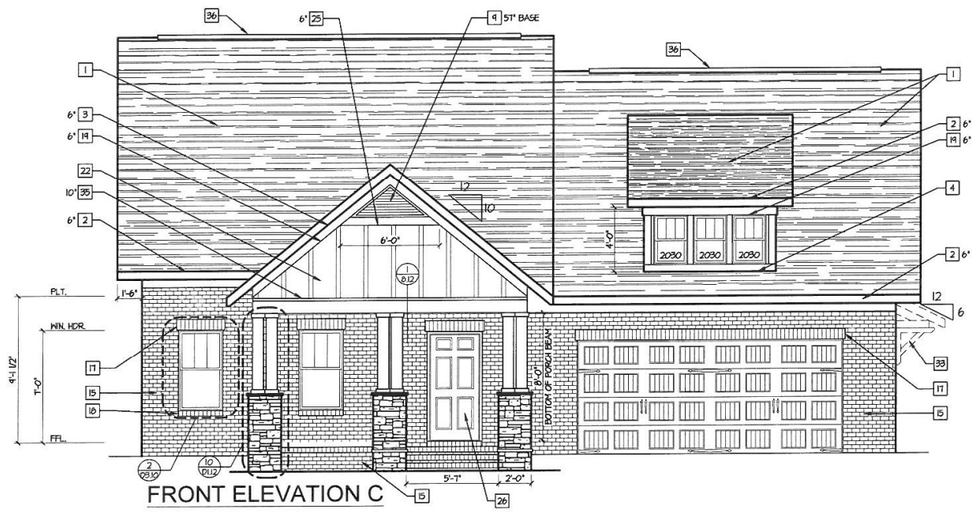
SAVED: AMCBRIDE

PLAN #
3180

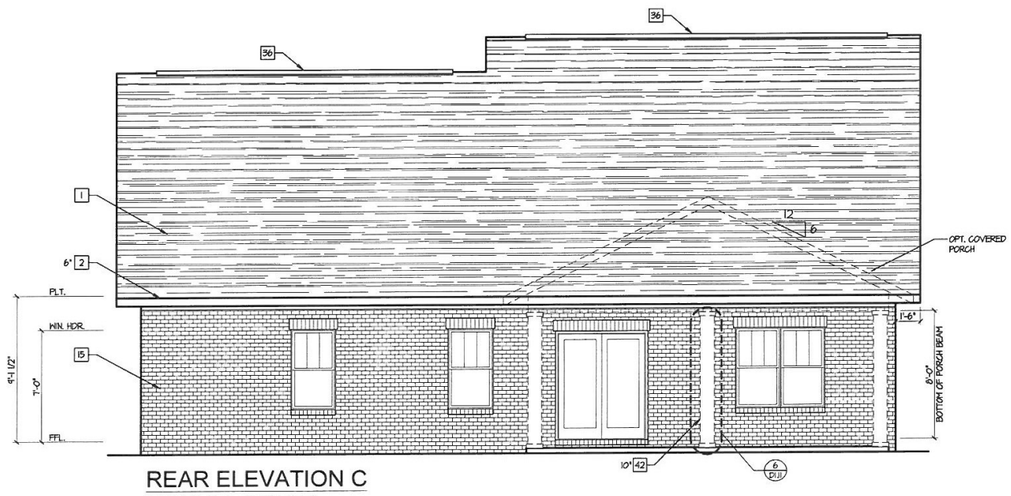
PLAN NAME
FISHER II

DRAWING
LEFT & RIGHT ELEVATION C

SHEET #
7.31



FRONT ELEVATION C
W/ FULL BRICK



REAR ELEVATION C
W/ FULL BRICK

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RBII.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (9 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK, AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. GLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
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41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ARCHITECTS:
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WINSTON-SALEM, NC 27103

ORG. DATE: 2018-07-30

REVISIONS:
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23
.
.

DRAWN BY: ANM
APPROVED BY: JJT
SAVED: JEREMY

PLAN #: 3180
PLAN NAME: FISHER II
DRAWING: FRONT & REAR ELEVATION C - BRICK

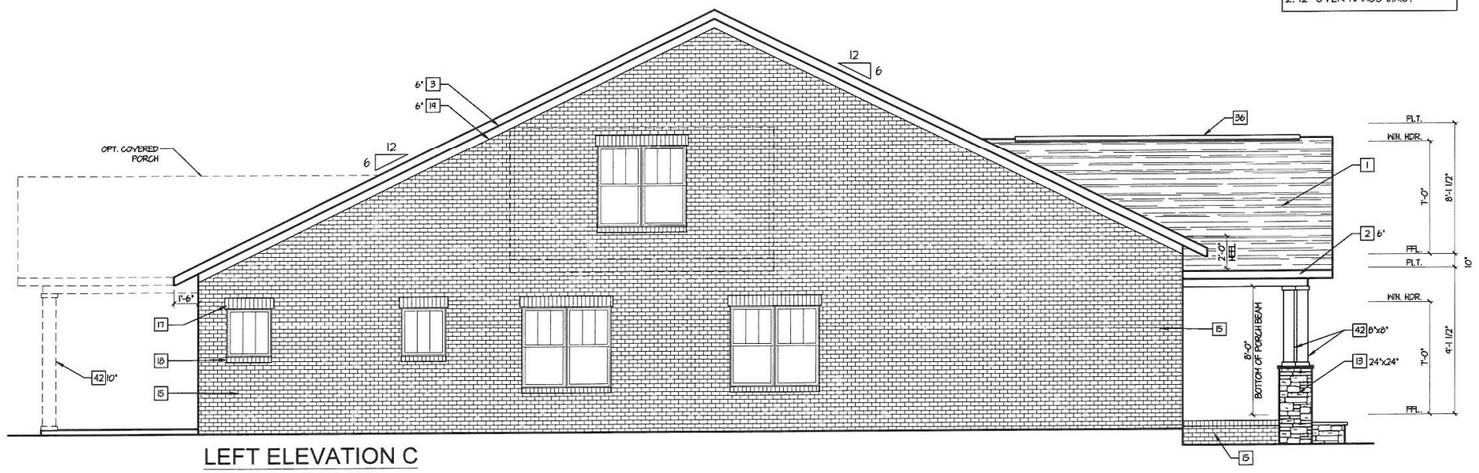
SHEET #: 7.32

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

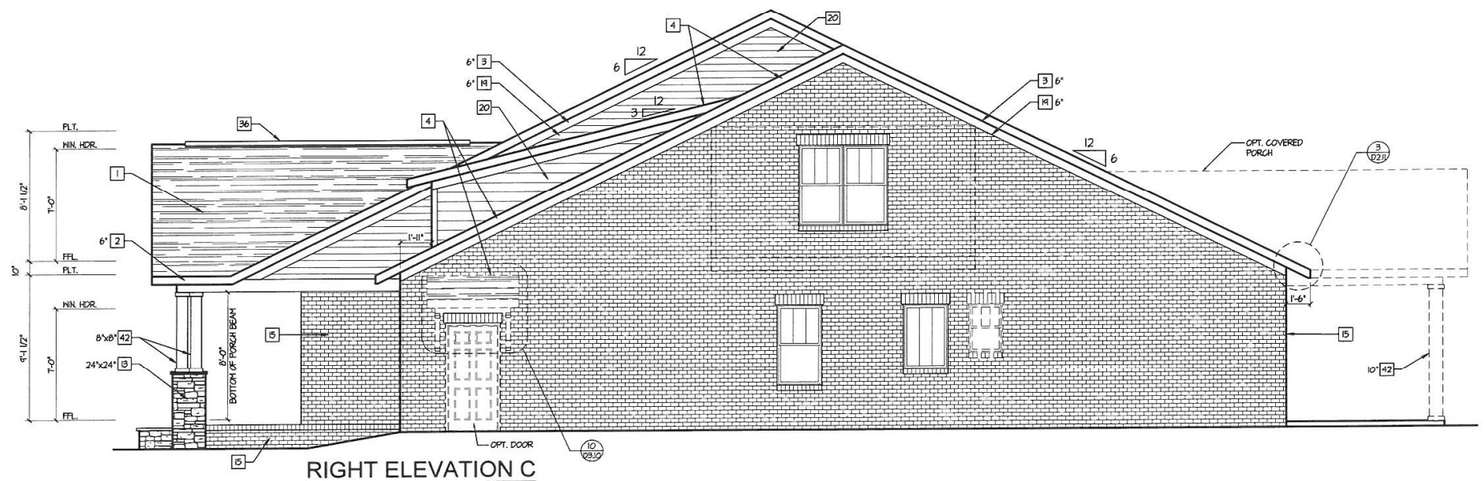
ELEVATION NOTES RB11.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER HANGOFF PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR PLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



LEFT ELEVATION C
W/ FULL BRICK



RIGHT ELEVATION C
W/ FULL BRICK

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS: PLANSOURCE, INC.
P.O. BOX 434
KING, NORTH CAROLINA 27021

PHONE: 336-983-6983

FAX: 336-985-0804

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

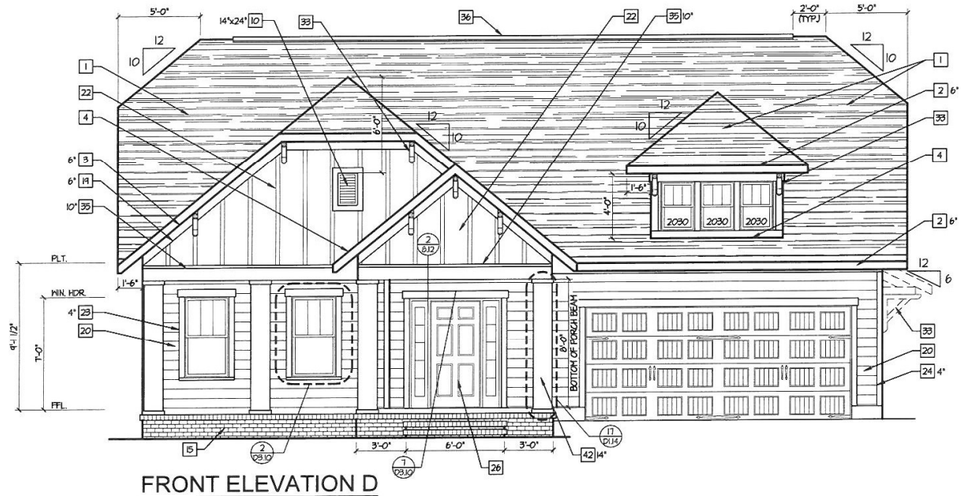
ORIG. DATE: 2018-07-30

REVISIONS
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23
.
.

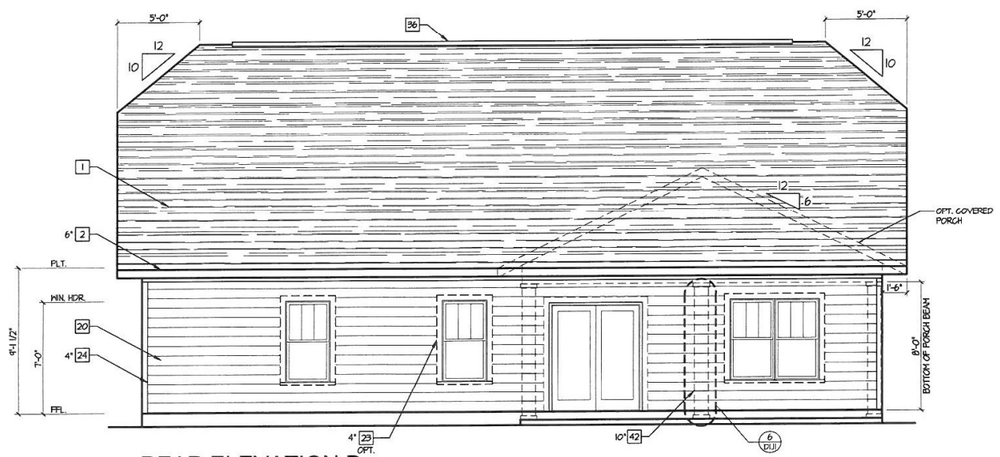
DRAWN BY: AWM
APPROVED BY: JJT
SAVED: JEREMY

PLAN NAME: FISHER II
PLAN #: 3180
DRAWING: LEFT & RIGHT ELEVATION C - BRICK

SHEET #
7.33



FRONT ELEVATION D



REAR ELEVATION D

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RBII.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COUPLYN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (91 1/2" A.F.F.)
17. SOLDIER COURSE, 0" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLAIR, AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 1555 PLANCORE, INC.
PO BOX 835
KING, NORTH CAROLINA 27021
PHONE: 336-983-0363
FAX: 336-703-0884

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORIG. DATE: 2018-07-30

REVISIONS:
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

DRAWN BY: AKM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3180
PLAN NAME: FISHER II
DRAWING: FRONT & REAR ELEVATION D

SHEET #: 7.40

TRIM APPLICATION:

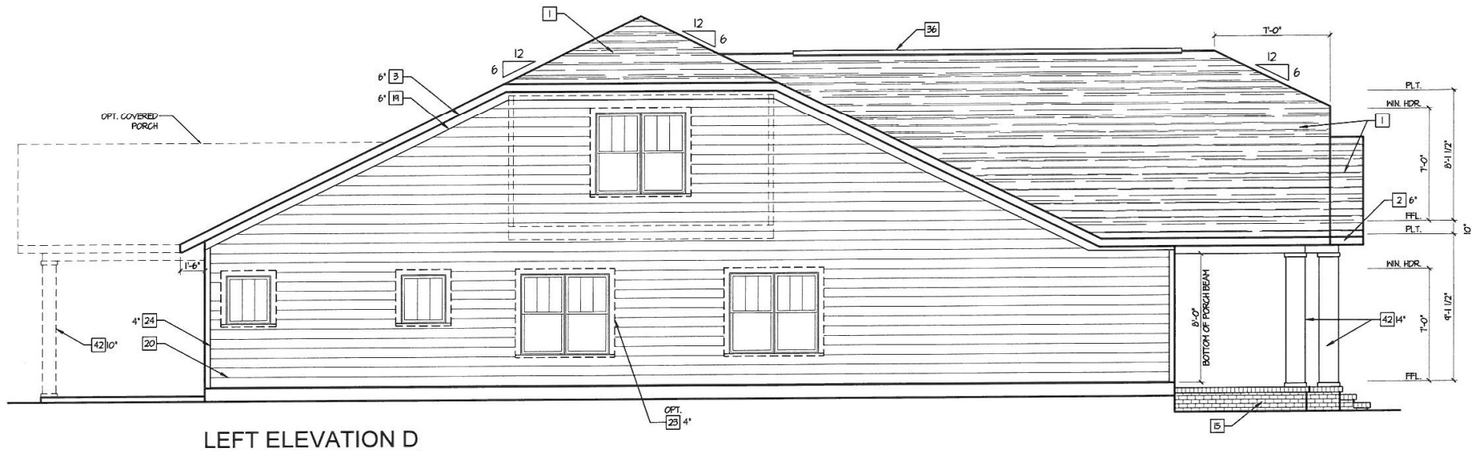
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

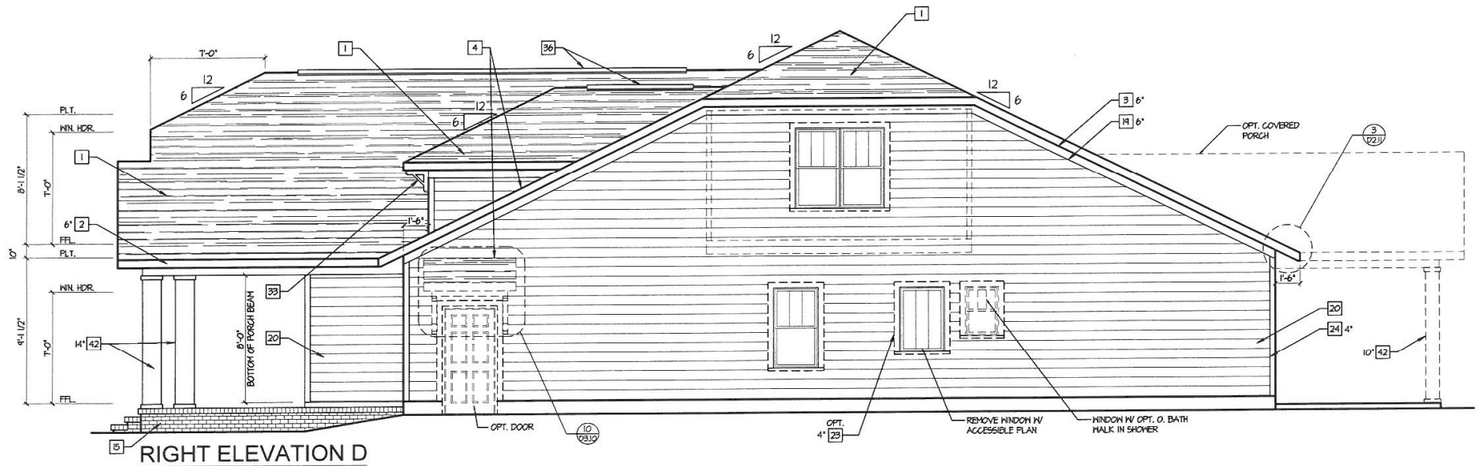
ELEVATION NOTES

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (91 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACES AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFTO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



LEFT ELEVATION D



RIGHT ELEVATION D

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS:
BUILDERS PLANSOURCE, INC.
PO BOX 826
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PHONE:
336-985-0363

FAX:
336-985-0894

BUILDER:
THE ARDEN GROUP
II BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

ORS. DATE:
2018-07-30

REVISIONS
2018-03-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

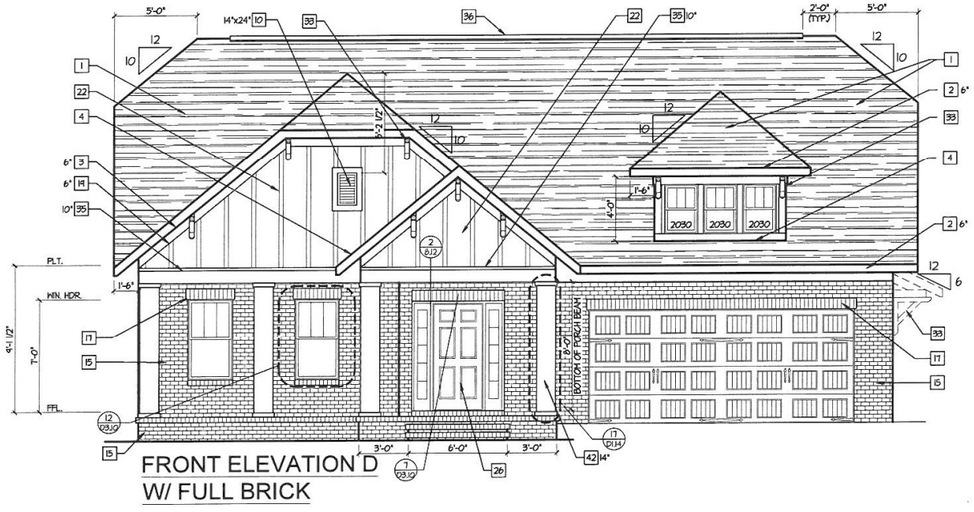
DRAWN BY:
AWM
APPROVED BY:
JJT
SAVED: AMCERIDE

PLAN #
3180

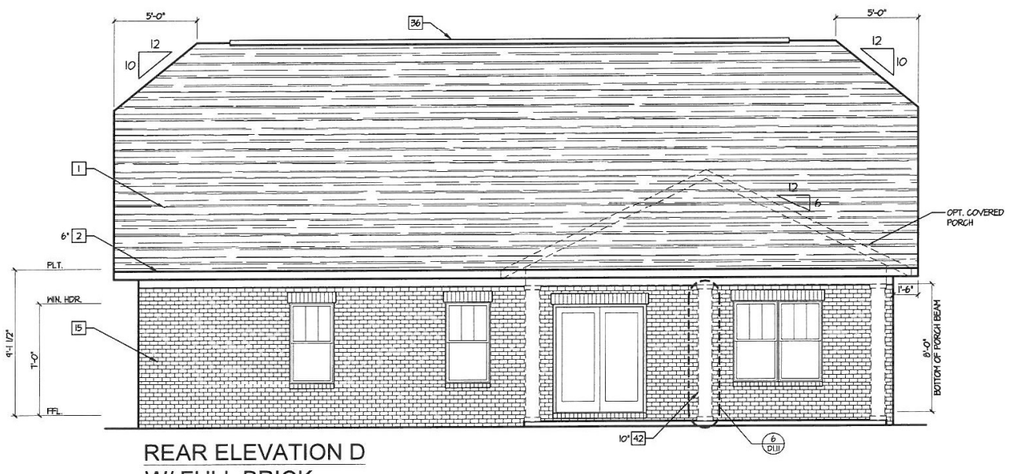
PLAN NAME
FISHER II

DRAWING:
LEFT & RIGHT ELEVATION D

SHEET #
7.41



FRONT ELEVATION D
W/ FULL BRICK



REAR ELEVATION D
W/ FULL BRICK

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R311.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PANEL AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK, AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
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43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS:
BUILDERS PLANSOURCE, INC.
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PHONE:
336-985-0363
FAX
336-985-0864

BUILDER:
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORIG. DATE:
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REVISIONS:
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

DRAWN BY:
AKM
APPROVED BY:
JJT
SAVED: JEREMY

PLAN #
3180
PLAN NAME
FISHER II
DRAWING
FRONT & REAR ELEVATION D - BRICK

SHEET #
7.42

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RSII.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER HANGOFF PER SPEC'S (IN 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK GOLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF.TO DETAIL
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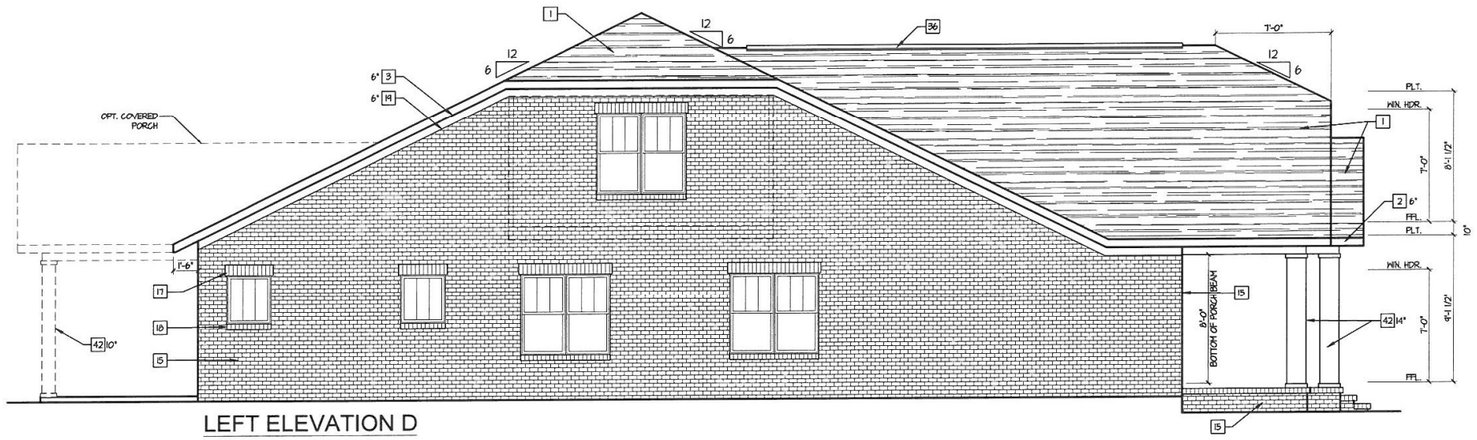
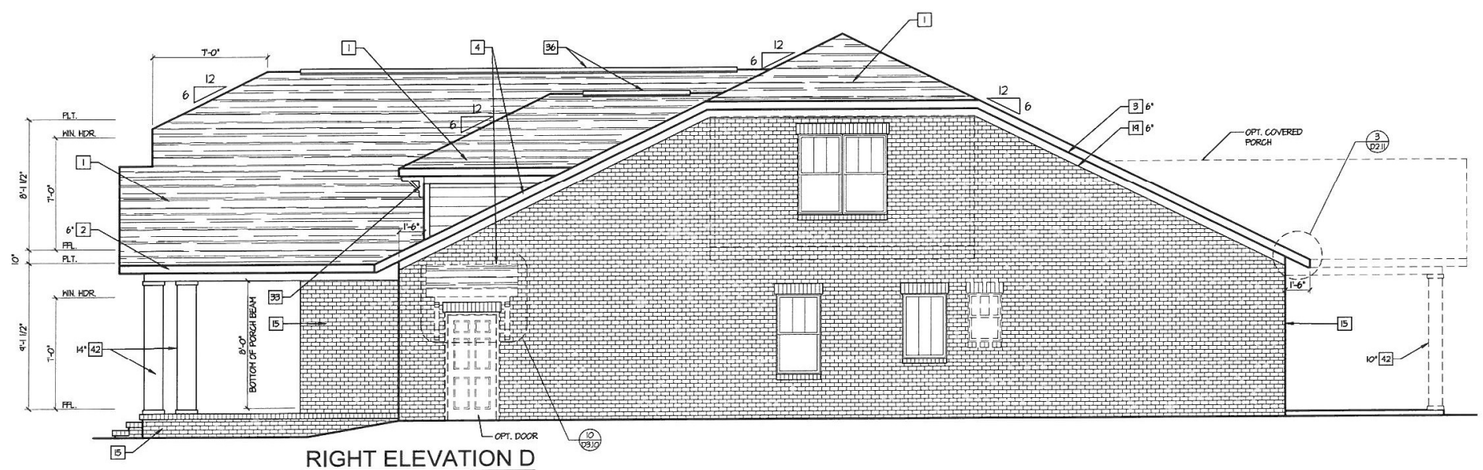
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



LEFT ELEVATION D
W/ FULL BRICK



RIGHT ELEVATION D
W/ FULL BRICK

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

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11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE:
2018-07-30

REVISIONS:
2018-09-10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

DRAWN BY:
ARM

APPROVED BY:
JJT

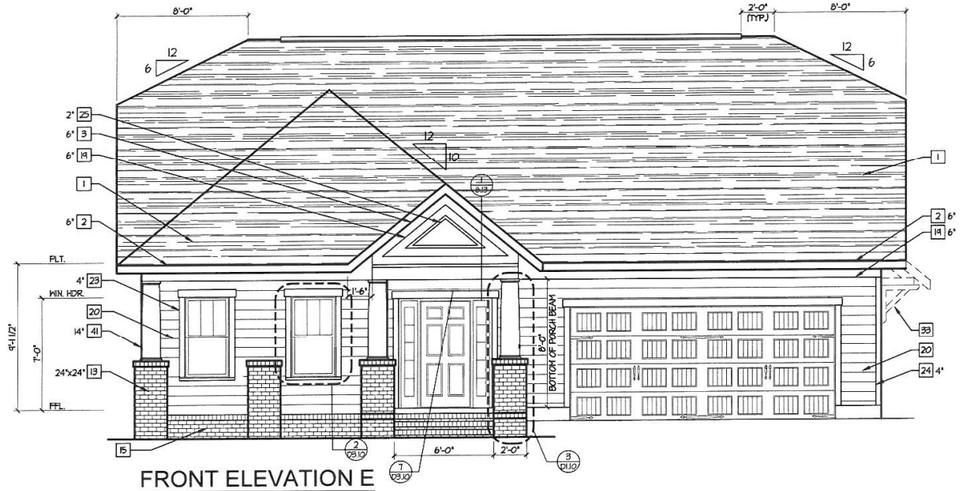
SAVED: JEREMY

PLAN #
3180

PLAN NAME
FISHER II

DRAWING
LEFT & RIGHT ELEVATION D - BRICK

SHEET #
7.43



FRONT ELEVATION E

REAR ELEVATION E

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R3II.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6oz. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (9 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF.TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 1755 TW ALEXANDER, INC.
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GREENSBORO, NORTH CAROLINA 27101
PHONE: 336-605-0363
FAX: 336-855-0884

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

ORG. DATE: 2018-07-30

REVISIONS:
2018-09.10
2018-10-09
2019-01-16
2021-09-07
2022-03-23

DRAWN BY: AMM
APPROVED BY: JJT
SAVED: JEREMY

PLAN # 3180
PLAN NAME: FISHER II
DRAWING: FRONT & REAR ELEVATION E

SHEET # 7.50

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

R311.7

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
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14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER HANGSOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
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25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR PLANK AS SPECIFIED
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45. RAILS & PICKETS AS REQUIRED BY CODE
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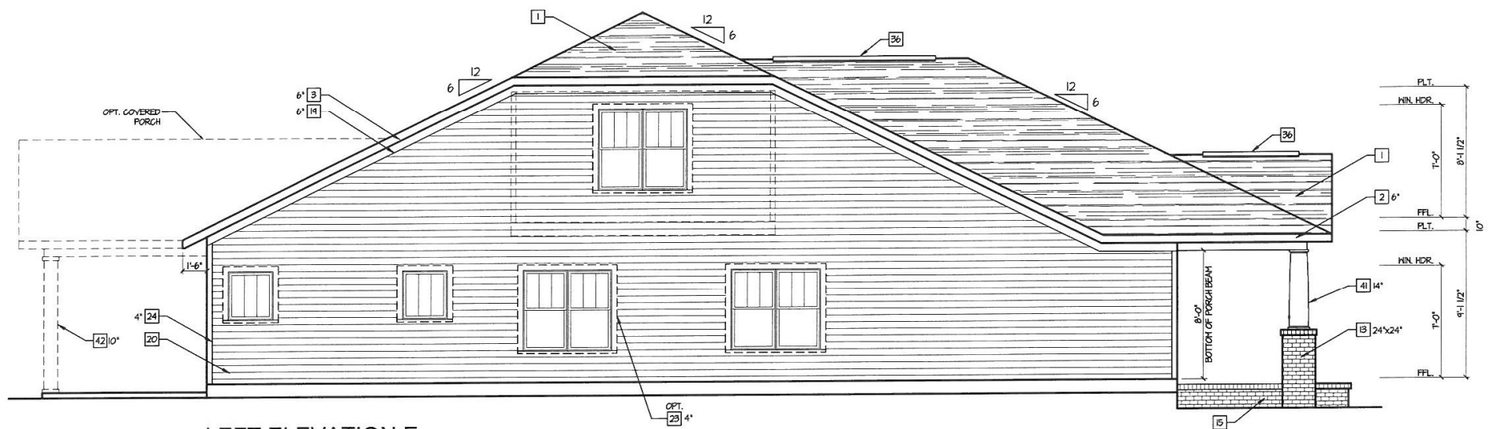
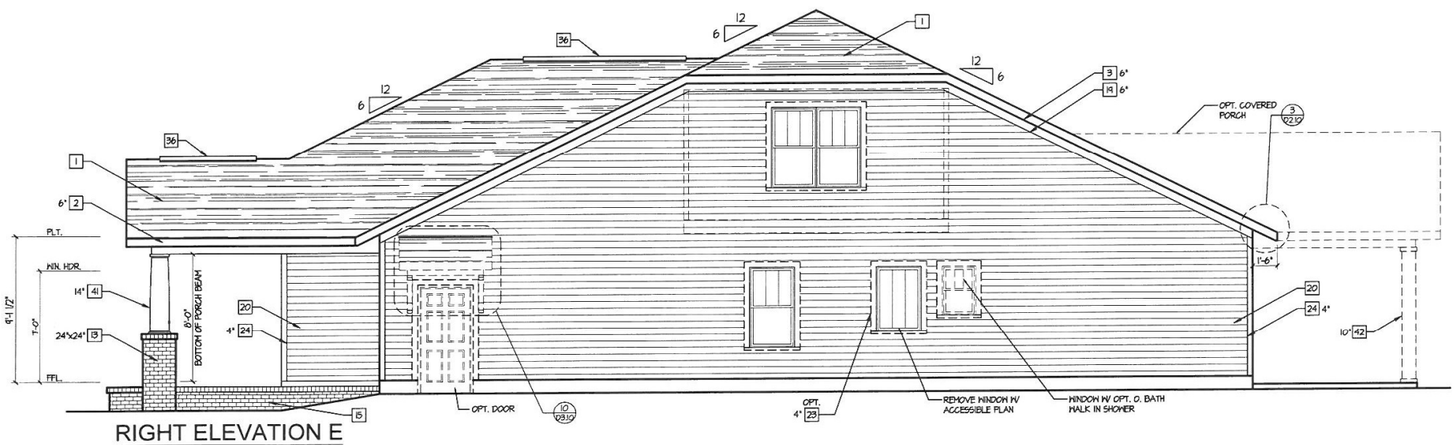


LEFT ELEVATION E



RIGHT ELEVATION E

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

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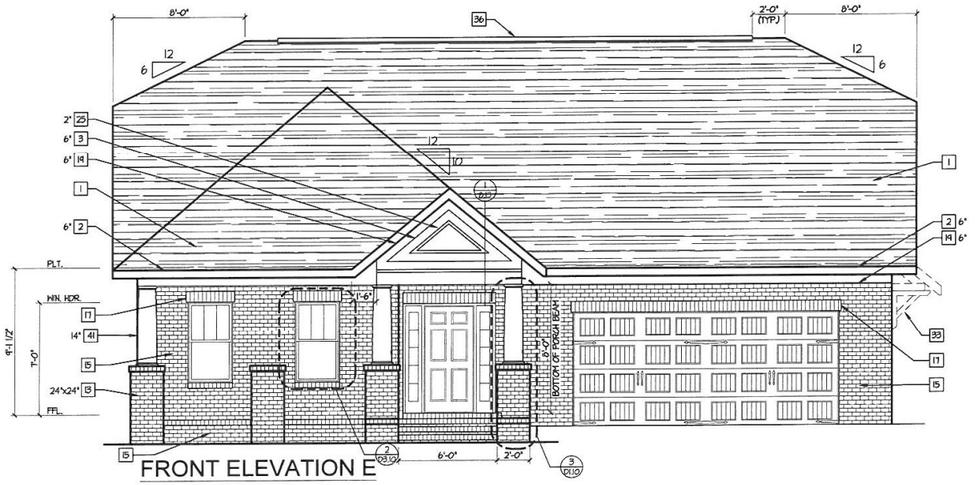
DRAWN BY:
ANM
APPROVED BY:
JJT
SAVED: JEREMY

PLAN #
3180

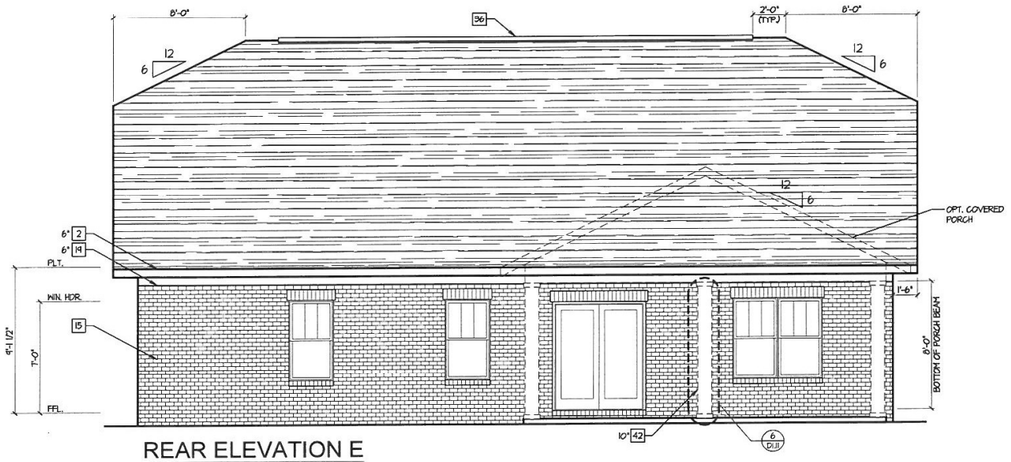
PLAN NAME
FISHER II

DRAWING
LEFT & RIGHT ELEVATION E

SHEET #
7.51



FRONT ELEVATION E
W/ FULL BRICK



REAR ELEVATION E
W/ FULL BRICK

TRIM APPLICATION:
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2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RBU.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
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SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

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PHONE: 336-413-0363
FAX: 336-170-0884

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DRAWN BY: ANM
APPROVED BY: JJT
SAVED: JEREMY

PLAN # 3180
PLAN NAME: FISHER II
DRAWING: FRONT & REAR ELEVATION E - BRICK

SHEET # 7.52

TRIM APPLICATION:
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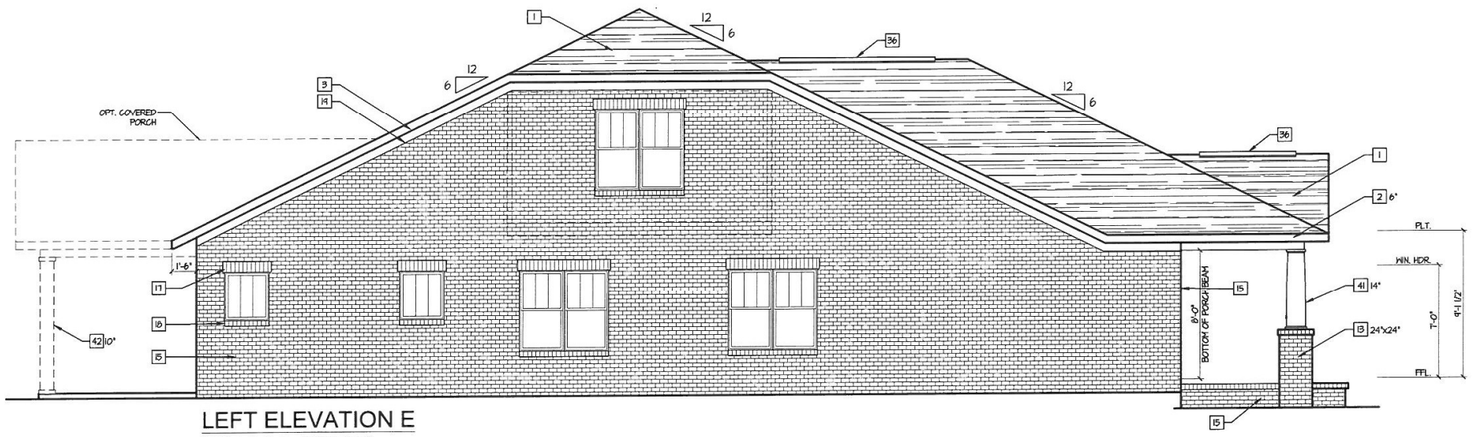
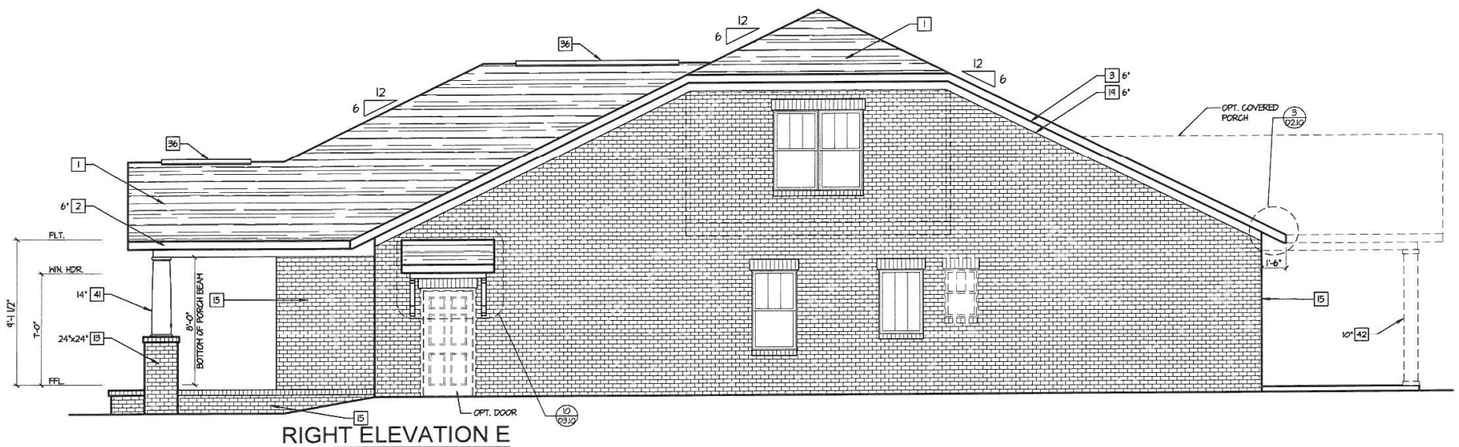


LEFT ELEVATION E
W/ FULL BRICK



RIGHT ELEVATION E
W/ FULL BRICK

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS: BUILDERS PLAN SOURCE, INC.
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BUILDER
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DRAWN BY:
AHM
APPROVED BY:
JJT
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PLAN #
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PLAN NAME
FISHER II

DRAWING
LEFT & RIGHT ELEVATION E - BRICK

SHEET #
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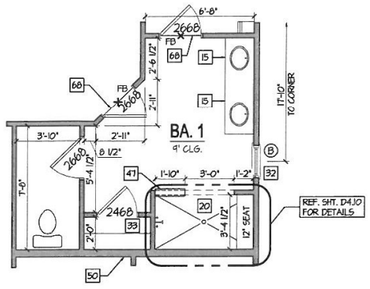
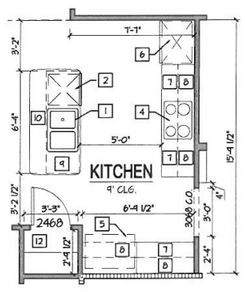
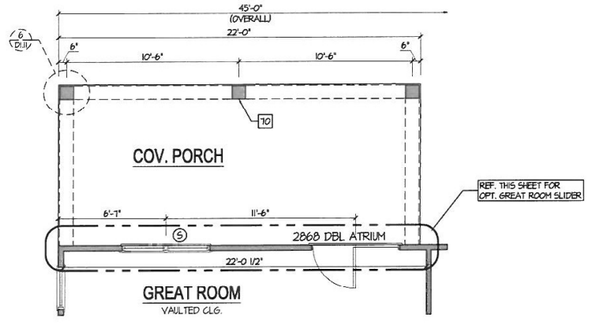


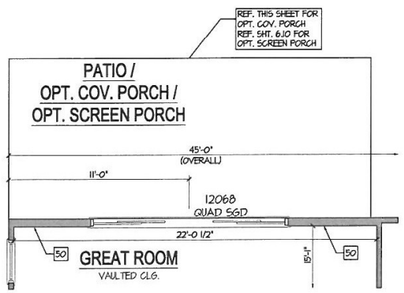
OPT. WALK-IN SHOWER



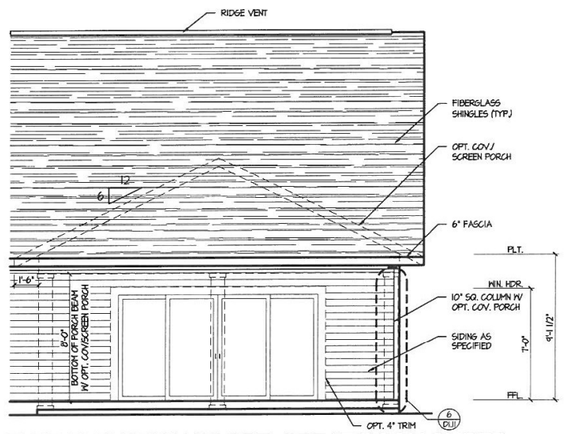
OPT. GOURMET KITCHEN



OPT. COVERED PORCH



OPT. GREAT ROOM SLIDER



REAR ELEVATION W/ OPT. GREAT ROOM SLIDER

PLATE INFORMATION	2012 NCRBC

9'-0" PLATE NOTES

WINDOW HEADER HEIGHT:	6'-8" U.N.O. 1st 1'-2" 2nd U.N.O.
ENTRY DOOR HEIGHT:	6'-8" U.N.O.
INTERIOR SOFFIT HEIGHT:	8" DROP U.N.O.
TRAY CEILING:	12" RAISED U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.

STAIR DATA 2012 NCRBC

FIRST FLOOR W/ 9'-1 1/2" PLATE HEIGHT:
1-2" ENGINEERED FLOOR SYSTEM WITH 3/4" T&G DECKING.
15 TREADS AT 9 1/4" EACH
16 RISERS AT 7 3/4" EACH
(2012 NCRSC - R311.7.4)

GENERAL NOTES

1. ALL EXTERIOR WALLS ARE DRAWN AT 4" U.N.O. W/ STUD SPACING AT 16" O.C.
2. ALL INTERIOR WALLS ARE DRAWN AT 3 1/2" U.N.O. W/ STUD SPACING AT 24" O.C. STUD WALLS AT KITCHEN LOCATIONS TO BE SPACED AT 16" O.C.
3. ALL HORIZONTAL AND VERTICAL ACCESS DOORS TO UNCONDITIONED SPACED MUST BE WEATHER-STRIPPED AND INSULATED PER LOCAL BUILDING CODE.
4. VERIFY LOCATION OF HVAC CONDENSOR WITH FIELD MANAGER

SQUARE FOOTAGE

	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS
FIRST FLOOR	1444 SF.	2011 SF.
TOTAL HEATED	1444 SF.	2011 SF.
GARAGE	450 SF.	464 SF.
FRONT STOOP - ELEV. A		48 SF.
TOTAL UNDER ROOF	2344 SF.	2523 SF.
PATIO		220 SF.
OPT. COV. / SCREEN PORCH		220 SF.
FRONT PORCH - ELEV. B		66 SF.
FRONT PORCH - ELEV. C		181 SF.
FRONT PORCH - ELEV. D		284 SF.
FRONT PORCH - ELEV. E		232 SF.

*BASE HOUSE	
OVERALL WIDTH 45'-0"	OVERALL DEPTH 54'-0"
*BASE HOUSE W/ ALL OPTIONS	
OVERALL WIDTH 45'-0"	OVERALL DEPTH 79'-0"

BPS (www.plansinc.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.

ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSINC.COM) IS NOT RESPONSIBLE FOR FINDING RESIDENCE MEETING YOUR LOCAL CODES. ANY CONSTRUCTION DETAILS THAT ARE NOT SPECIFICALLY SHOWN IN THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GENERAL FRAMING PRACTICES THAT WOULD BE FOUND IN SIMILAR CONDITIONS AND MATERIALS.

ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC. SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK, MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

ALL INTERIOR WALLS ARE TO BE MEASURED AT 3 1/2" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.

THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

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WINDOW SCHEDULE

NO.	SIZE		DESCRIPTION
	FEET, INCHES	INCHES	
A	2020	2424	VINYL FIXED INSULATED GLASS
B	2030	2436	VINYL SINGLE-HUNG INSULATED GLASS
C	2030 THIN	2436	VINYL SINGLE-HUNG INSULATED GLASS
D	2040	2448	VINYL SINGLE-HUNG INSULATED GLASS
E	2040 THIN	2448-2	VINYL SINGLE-HUNG INSULATED GLASS
F	2430	2836	VINYL SINGLE-HUNG INSULATED GLASS
G	2440	2848	VINYL SINGLE-HUNG INSULATED GLASS
H	2440 THIN	2848	VINYL SINGLE-HUNG INSULATED GLASS
I	2450	2860	VINYL SINGLE-HUNG INSULATED GLASS
J	2450 THIN	2860-2	VINYL SINGLE-HUNG INSULATED GLASS
K	2450 TRIPLE	2860-3	VINYL SINGLE-HUNG INSULATED GLASS
L	2820	3224	VINYL FIXED INSULATED GLASS
M	2830	3236	VINYL SINGLE-HUNG INSULATED GLASS
N	2830	3236	VINYL FIXED INSULATED GLASS
O	2830 THIN	3236-2	VINYL FIXED INSULATED GLASS
P	2840	3248	VINYL SINGLE-HUNG INSULATED GLASS
Q	2840 THIN	3248-2	VINYL SINGLE-HUNG INSULATED GLASS
R	2850	3260	VINYL SINGLE-HUNG INSULATED GLASS
S	2850 THIN	3260-2	VINYL SINGLE-HUNG INSULATED GLASS
T	2850 TRIPLE	3260-3	VINYL SINGLE-HUNG INSULATED GLASS
U	2860	3272	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
V	2860 THIN	3272-2	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
W	2860 TRIPLE	3272-3	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
X	3010	3612	VINYL FIXED INSULATED GLASS
Y	4010	4812	VINYL FIXED INSULATED GLASS
Z	5010	6012	VINYL FIXED INSULATED GLASS

FLOOR PLAN NOTES 2012 NCRBC

NOTE: NOT ALL KEY NOTES APPLY.

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING AND DIMENSIONS PER MANUFACTURER SPEC'S
3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN. - VERIFY WITH MANUFACTURER SPEC'S
4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S
5. 41" CLEAR REFRIGERATOR SPACE W/ CABINETS ABOVE - PLUMBING FOR ICEMAKER RECESSED IN WALL)
6. BUILT- IN OVEN OR COMBINATION DOUBLE OVEN OR OVEN/MICRO - VERIFY MODEL AND DIMENSIONS WITH SPECS
7. BASE CABINETS - REFER TO MANUF. DRAWINGS
8. UPPER CABINETS - REFER TO MANUF. DRAWINGS
9. ISLAND CABINET - REFER TO MANUF. DRAWINGS
10. 12" O.H. AS SPECIFIED
11. DESK AREA - REFER TO MANUF. DRAWINGS
12. BUILT-IN PANTRY W/ SHELVES PER SPEC'S
13. VANITY SINK CABINET(S) - VSB42
14. VANITY SINK CABINET(S) - VSB30
15. VANITY SINK CABINET(S) - VSB36
16. KNEE SPACE
17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPEC'S
18. 42" GARDEN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
19. PRE-FAB. SHOWER PAN W/ MAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPEC'S
20. WALK-IN SHOWER W/ TILE SURROUND AS SPECIFIED
21. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
22. WASHER & DRYER; PROVIDE WATER AND WASTE FOR WASHER
    - RECESS WASHER CONTROL VALVES IN WALL
    - VENT DRYER TO OUTSIDE AIR
    - PROVIDE WASHER DRAIN PAN AT 2ND STORY LAU. LOCATIONS
23. 12" SHELF (SHELVES) PER SPEC'S
24. OPT. LAUNDRY SINK
25. WATER HEATER LOCATION: PROVIDE PAN & DRAIN TO EXT. PER CODE
26. VENT TO OUTSIDE AIR
27. TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
28. F.A.U. LOCATION - 30" x 34" CLR.
29. PEDESTAL SINK
30. PRE-MFR. ELECTRIC APPLIANCE FIREPLACE INSTALLED PER MFR. SPEC'S AND LISTED BY AN APPROVED LISTING AGENCY. PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER CODE AND LISTED BY AN APPROVED LISTING AGENCY.
31. NON-COMBUSTIBLE HEARTH MATERIAL
32. TEMPERED WINDOW - "HAZARDOUS LOCATION"
33. LINEN W/ SHELVES PER SPEC'S
34. COAT CLOSET W/ SHELF & POLE
35. WARDROBE W/ SHELF & POLE
36. 22" x 54" PULL DOWN STAIRS
37. 22" x 30" ATTIC ACCESS
38. RETURN AIR GRILL (R.A.G.)
39. DUCT CHASE
40. LINE OF FLOOR ABOVE
41. LINE OF FLOOR BELOW
42. LINE OF TRAY CEILING
43. LINE OF HIP AT VOLUME CEILING
44. RAIL & PICKETS AS SPECIFIED
45. CEILING BREAK
46. STAIR TREADS AND RISERS
    - REFER TO STAIR DATA BOX THIS SHEET
47. +42" HIGH (U.N.O.) GUARD WALL W/ 1X8 CAP
48. 36" HIGH CONTINUOUS HANDRAIL
49. 2x4 WALL +48" HIGH (U.N.O.) WITH 1.5" COUNTERTOP
50. 2x6 STUD WALL
51. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
52. 2x4 WALL +30" HIGH (U.N.O.) WITH 2x6 CAP
53. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
54. MEDIA NICHE
55. FLAT SOFFIT
56. ARCHED SOFFIT
57. WINDOW LEDGE - REF. PLAN
58. OPT. DOOR/ WINDOW
59. EGRESS WINDOW
60. BRICK / STONE VENEER - REFER TO ELEVATIONS
61. SECTIONAL GARAGE DOOR PER SPEC'S
62. MIN. ½" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR
63. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
64. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF ⅝" TYPE "X" GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF ½" GYPSUM BOARD
65. ALL HOUSE TO GARAGE DOORS TO BE SELF-CLOSING SOLID CORE 1 3/8" THICK OR 20 MINUTE FIRE RATED
    - REFER TO PLAN FOR SIZE
66. P.T. POST AS SPECIFIED (REFER TO ELEVATION FOR SIZE)
67. 4'-0"x4'-0" CONCRETE STOOP
68. FLOOR MATERIAL BREAK - FLOORING PER SPEC'S
69. OPT. MAINSCOT REFER TO SHEET D4.10
70. PRE-MANUFACTURED DECORATIVE COLUMN AS SPECIFIED/SIZE, SEE ELEV.)
71. BUILT-IN CUBBIES, REFER TO DETAIL (4/D4.10)
72. STUD POCKET, REFER TO PLAN FOR SIZE
73. DROP ZONE, REFER TO DETAIL (5/D4.10)
74. PANTRY CABINET AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

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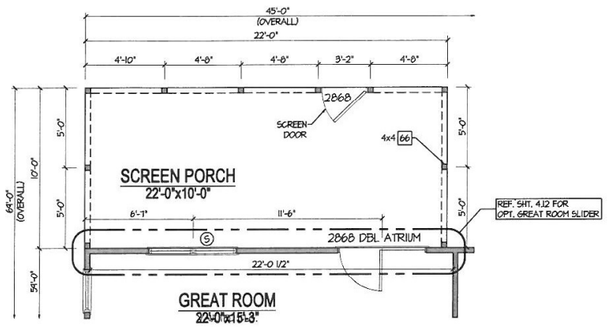
ORG. DATE:
2018-05-11

REVISIONS

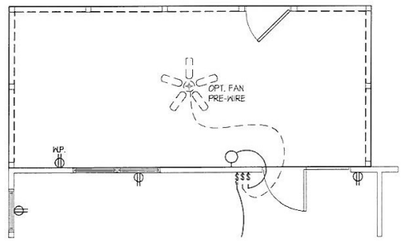
DRAWN BY:
AMM
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #: 2011
PLAN NAME: FISHER
DRAWING: FIRST FLOOR PLAN OPTIONS

SHEET #
4.12



OPT. SCREEN PORCH



OPT. SCREEN PORCH

BPS (www.plansinc.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.

ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSINC.COM) IS NOT RESPONSIBLE FOR FINISHED RESIDENCE MEETING YOUR LOCAL CODES. ANY CONSTRUCTION DETAILS THAT ARE NOT SPECIFICALLY SHOWN IN THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GENERAL FRAMING PRACTICES THAT WOULD BE FOUND IN SIMILAR CONDITIONS AND MATERIALS.

ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC. SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

ALL INTERIOR WALLS ARE TO BE MEASURED AT 3 1/2" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.

THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

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PLATE INFORMATION 2012 NCRBC

9'-0" PLATE NOTES

WINDOW HEADER HEIGHT:	6'-8" U.N.O. (@ 1'-2" 2nd U.N.O.
ENTRY DOOR HEIGHT:	6'-0" U.N.O.
INTERIOR SOFFIT HEIGHT:	8" DROP U.N.O.
TRAY CEILING:	12" RAISED U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.

STAIR DATA 2012 NCRBC

FIRST FLOOR W/ 1'-1 1/2" PLATE HEIGHT;
1'-2" ENGINEERED FLOOR SYSTEM WITH 3/4" T&G DECKING.
10 TREADS AT 9 1/4" EACH
9 RISERS AT 7-3/4" EACH
(2012 NCRBC - R311.7.4)

GENERAL NOTES

1. ALL EXTERIOR WALLS ARE DRAWN AT 4" U.N.O. W/ STUD SPACING AT 16" O.C.
2. ALL INTERIOR WALLS ARE DRAWN AT 3 1/2" U.N.O. W/ STUD SPACING AT 24" O.C. STUD WALLS AT KITCHEN LOCATIONS TO BE SPACED AT 16" O.C.
3. ALL HORIZONTAL AND VERTICAL ACCESS DOORS TO UNCONDITIONED SPACED MUST BE WEATHER-STRIPPED AND INSULATED PER LOCAL BUILDING CODE.
4. VERIFY LOCATION OF HVAC CONDENSOR WITH FIELD MANAGER

WINDOW SCHEDULE

NO.	SIZE		DESCRIPTION
	FEET, INCHES	INCHES	
A	2020	2424	VINYL FIXED INSULATED GLASS
B	2030	2436	VINYL SINGLE-HUNG INSULATED GLASS
C	2030 TWIN	2436	VINYL SINGLE-HUNG INSULATED GLASS
D	2040	2448	VINYL SINGLE-HUNG INSULATED GLASS
E	2040 TWIN	2448-2	VINYL SINGLE-HUNG INSULATED GLASS
F	2430	2836	VINYL SINGLE-HUNG INSULATED GLASS
G	2440	2848	VINYL SINGLE-HUNG INSULATED GLASS
H	2440 TWIN	2848	VINYL SINGLE-HUNG INSULATED GLASS
I	2450	2860	VINYL SINGLE-HUNG INSULATED GLASS
J	2450 TWIN	2860-2	VINYL SINGLE-HUNG INSULATED GLASS
K	2450 TRIPLE	2860-3	VINYL SINGLE-HUNG INSULATED GLASS
L	2820	3224	VINYL FIXED INSULATED GLASS
M	2830	3236	VINYL SINGLE-HUNG INSULATED GLASS
N	2830	3236	VINYL FIXED INSULATED GLASS
O	2830 TWIN	3236-2	VINYL FIXED INSULATED GLASS
P	2840	3248	VINYL SINGLE-HUNG INSULATED GLASS
Q	2840 TWIN	3248-2	VINYL SINGLE-HUNG INSULATED GLASS
R	2850	3260	VINYL SINGLE-HUNG INSULATED GLASS
S	2850 TWIN	3260-2	VINYL SINGLE-HUNG INSULATED GLASS
T	2850 TRIPLE	3260-3	VINYL SINGLE-HUNG INSULATED GLASS
U	2860	3212	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
V	2860 TWIN	3212-2	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
W	2860 TRIPLE	3212-3	VINYL SINGLE-HUNG INSULATED GLASS (TEMPERED)
X	3010	3612	VINYL FIXED INSULATED GLASS
Y	4010	4812	VINYL FIXED INSULATED GLASS
Z	5010	6012	VINYL FIXED INSULATED GLASS

ELEVATION NOTES 2012 NCRBC

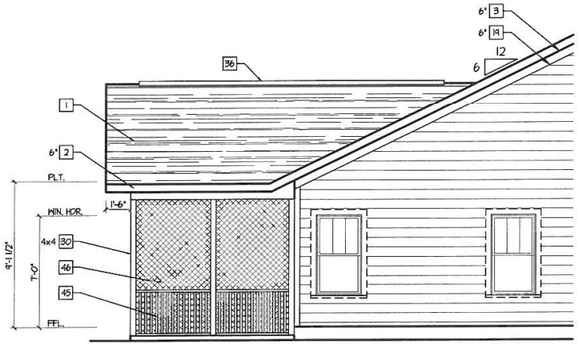
NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. DECORATIVE BRACKET AS SPECIFIED
33. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
34. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. RIDGE VENT
36. HALF ROUND SIDING AS SPECIFIED
37. SMOOTH CEMENT BOARD AS SPECIFIED
38. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
39. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
41. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
42. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. RAILS & PICKETS AS REQUIRED BY CODE
45. SCREEN AS SPECIFIED

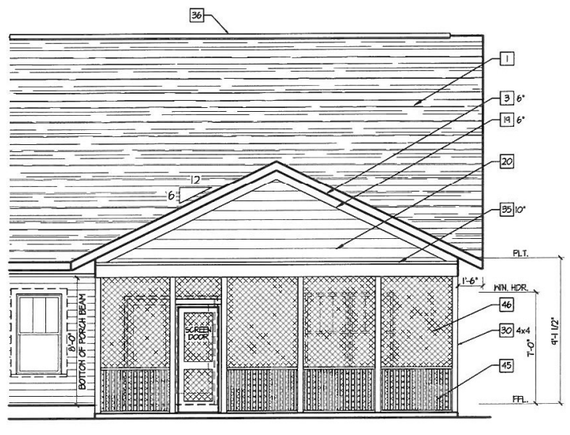
FLOOR PLAN NOTES 2012 NCRBC

NOTE: NOT ALL KEY NOTES APPLY

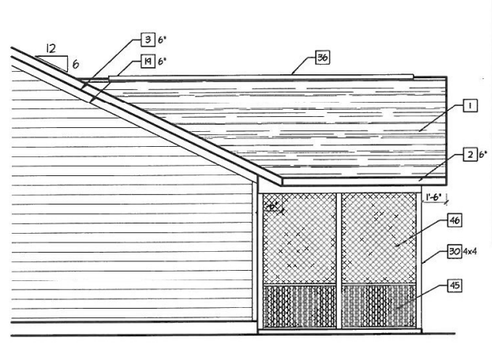
1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING AND DIMENSIONS PER MANUFACTURER SPEC'S
3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN. - VERIFY WITH MANUFACTURER SPEC'S
4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S
5. 41" CLEAR REFRIGERATOR SPACE W/ CABINETS ABOVE - PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. BUILT- IN OVEN OR COMBINATION DOUBLE OVEN OR OVEN/MICRO - VERIFY MODEL AND DIMENSIONS WITH SPECS
7. BASE CABINETS - REFER TO MANUF. DRAWINGS
8. UPPER CABINETS - REFER TO MANUF. DRAWINGS
9. ISLAND CABINET - REFER TO MANUF. DRAWINGS
10. 12" O.H. AS SPECIFIED
11. DESK AREA - REFER TO MANUF. DRAWINGS
12. BUILT-IN PANTRY W/ SHELVES PER SPEC'S
13. VANITY SINK CABINET(S) - VSB42
14. VANITY SINK CABINET(S) - VSB30
15. VANITY SINK CABINET(S) - VSB36
16. KNEE SPACE
17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPEC'S
18. 42" GARDEN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
19. PRE-FAB. SHOWER PAN W/ WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPEC'S
20. WALK-IN SHOWER W/ TILE SURROUND AS SPECIFIED
21. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
22. WASHER & DRYER: PROVIDE WATER AND WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - PROVIDE WASHER DRAIN PAN AT 2ND STORY LAU. LOCATIONS
23. 12" SHELF (SHELVES) PER SPEC'S
24. OPT. LAUNDRY SINK
25. WATER HEATER LOCATION. PROVIDE PAN & DRAIN TO EXT. PER CODE
26. VENT TO OUTSIDE AIR
27. TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
28. F.A.U. LOCATION - 30" x 34" CLR.
29. PEDESTAL SINK
30. PRE-MFR. ELECTRIC APPLIANCE FIREPLACE INSTALLED PER MFR. SPEC'S AND LISTED BY AN APPROVED LISTING AGENCY. PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER CODE AND LISTED BY AN APPROVED LISTING AGENCY.
31. NON-COMBUSTIBLE HEARTH MATERIAL
32. TEMPERED WINDOW - "HAZARDOUS LOCATION"
33. LINEN W/ SHELVES PER SPEC'S
34. COAT CLOSET W/ SHELF & POLE
35. WARDROBE W/ SHELF & POLE
36. 22" x 54" PULL DOWN STAIRS
37. 22" x 30" ATTIC ACCESS
38. RETURN AIR GRILL (R.A.G.)
39. DUCT CHASE
40. LINE OF FLOOR ABOVE
41. LINE OF FLOOR BELOW
42. LINE OF TRAY CEILING
43. LINE OF HIP AT VOLUME CEILING
44. RAIL & PICKETS AS SPECIFIED
45. CEILING BREAK
46. STAIR TREADS AND RISERS - REFER TO STAIR DATA BOX THIS SHEET
47. +42" HIGH (U.N.O.) GUARD WALL W/ 1X8 CAP
48. 36" HIGH CONTINUOS HANDRAIL
49. 2x4 WALL, +46" HIGH (U.N.O.) WITH 5" COUNTERTOP
50. 2x6 STUD WALL
51. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
52. 2x4 WALL +30" HIGH (U.N.O.) WITH 2x6 CAP
53. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
54. MEDIA NICHE
55. FLAT SOFFIT
56. ARCHED SOFFIT
57. WINDOW LEDGE - REF. PLAN
58. OPT. DOOR/ WINDOW
59. EGRESS WINDOW
60. BRICK / STONE VENEER - REFER TO ELEVATIONS
61. SECTIONAL GARAGE DOOR PER SPEC'S
62. MIN. ½" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR
63. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
64. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF ⅝" TYPE "X" GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF ½" GYPSUM BOARD
65. ALL HOUSE TO GARAGE DOORS TO BE SELF-CLOSING SOLID CORE 1 3/8" THICK OR 20 MINUTE FIRE RATED - REFER TO PLAN FOR SIZE
66. P.T. POST AS SPECIFIED (REFER TO ELEVATION FOR SIZE)
67. 4'-0"x4'-0" CONCRETE STOOP
68. FLOOR MATERIAL BREAK - FLOORING PER SPEC'S
69. OPT. WAINSCOT REFER TO SHEET D4.10
70. PRE-MANUFACTURED DECORATIVE COLUMN AS SPECIFIED(SIZE, SEE ELEV.)
71. BUILT-IN CUBBIES, REFER TO DETAIL (4/D4.10)
72. STUD POCKET, REFER TO PLAN FOR SIZE
73. DROP ZONE, REFER TO DETAIL (5/D4.10)
74. PANTRY CABINET AS SPECIFIED



LEFT ELEVATION - OPT. SCREEN PORCH



REAR ELEVATION - OPT. SCREEN PORCH



RIGHT ELEVATION - OPT. SCREEN PORCH

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: BUILDERS PLANSOURCE, INC. 1000 N. ASHLEY DR. SUITE 600 TAMPA, FLORIDA 33602
PHONE: 813-490-0963
FAX: 813-490-0964

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

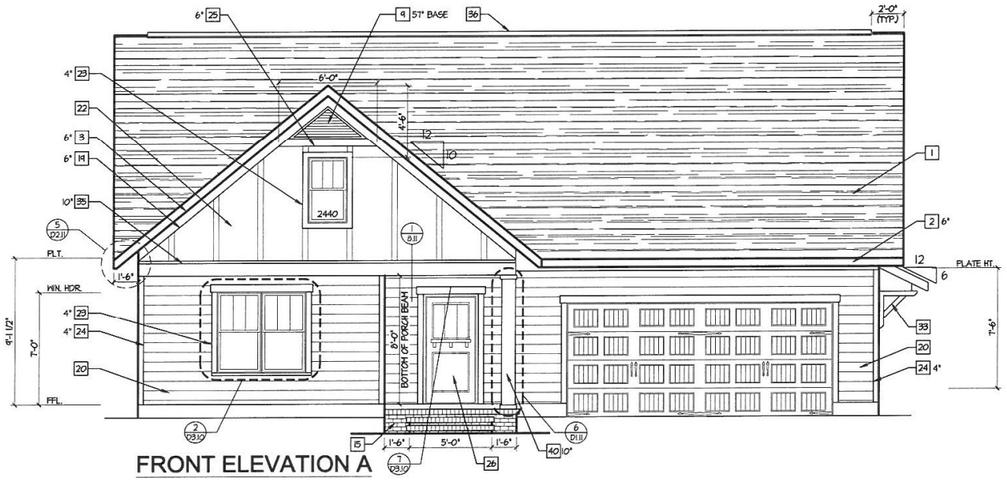
ORG. DATE: 2018-05-11

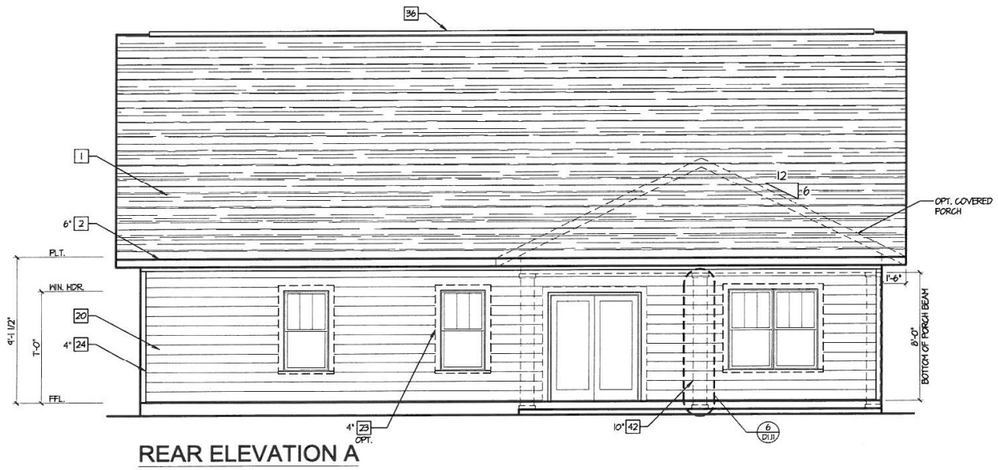
REVISIONS:

DRAWN BY: AMM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN NAME: FISHER
PLAN #: 2011
DRAWING: OPT. SCREEN PORCH

SHEET #: 6.10





TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES 2012 NCRBC

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
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17. SOLDIER COURSE, 8" U.N.O.
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27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
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44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: BUILDERS PLANSOURCE, INC. P.O. BOX 1088 KING, NORTH CAROLINA 27021
PHONE: 336-985-0363
FAX 336-985-0864

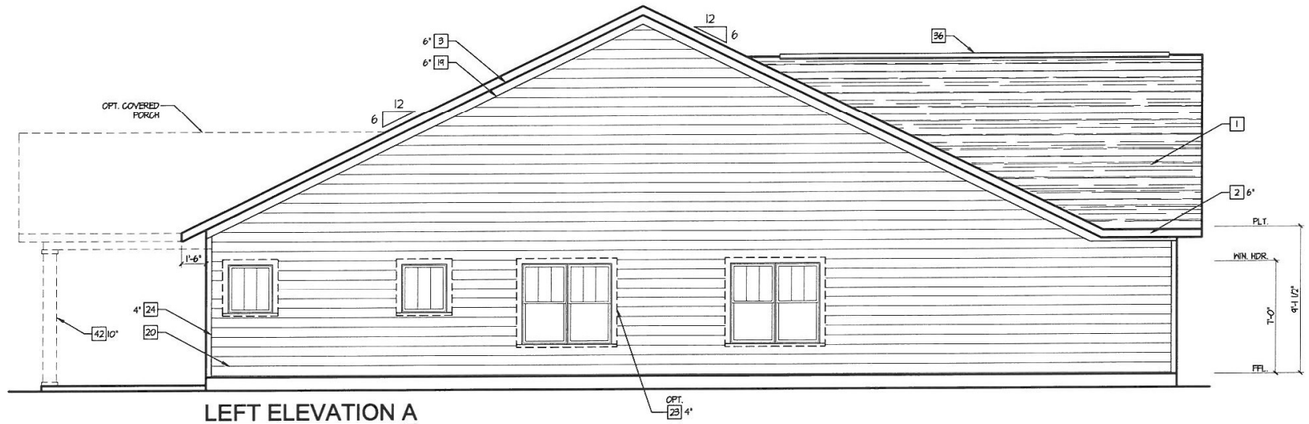
BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE: 2018-05-11
REVISIONS:

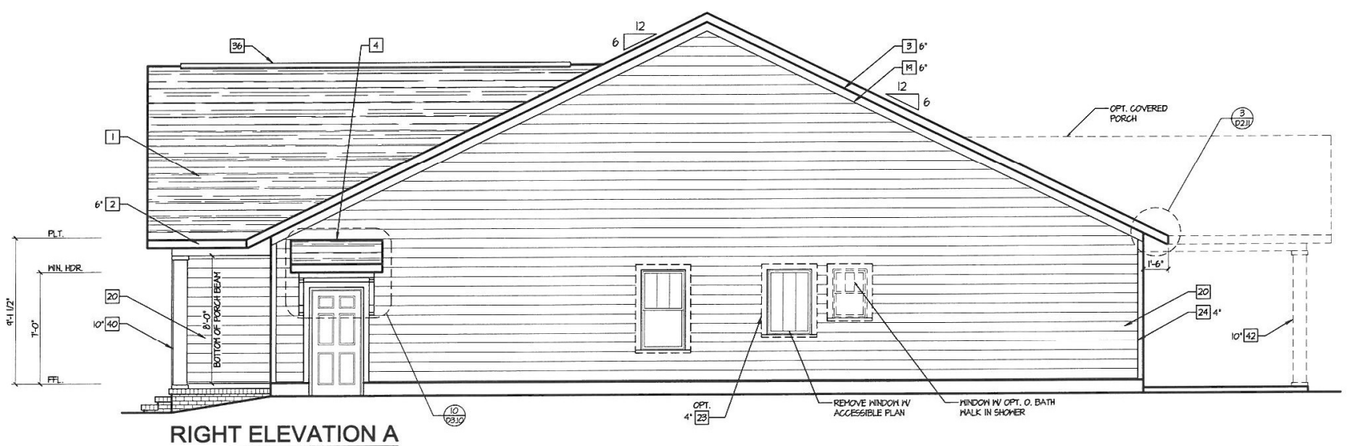
DRAWN BY: AMM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN # 2011
PLAN NAME: FISHER
DRAWING: FRONT & REAR ELEVATION A

SHEET # 7.10



LEFT ELEVATION A



RIGHT ELEVATION A

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45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

BUILDERS PLAN SOURCE

ADDRESS:
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FAX:
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BUILDER:
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE:
2018-05-11

REVISIONS:

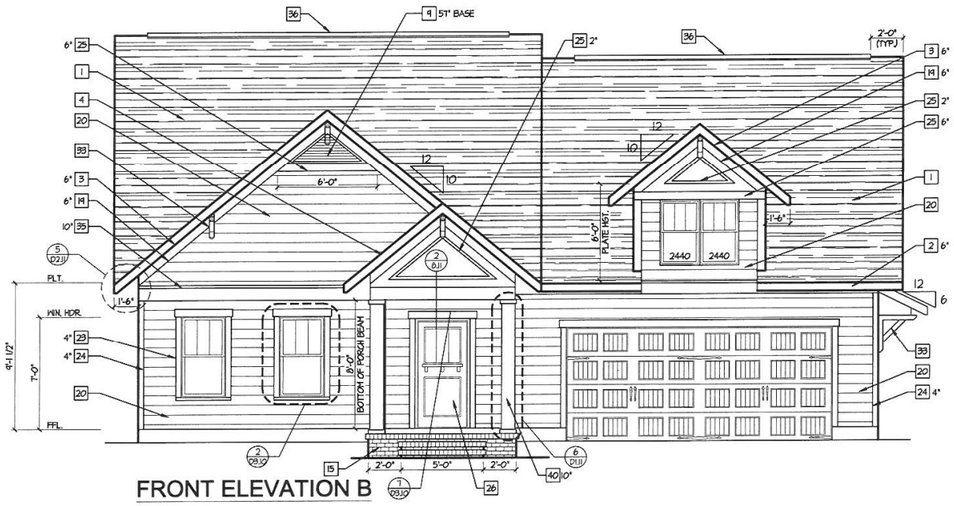
DRAWN BY:
AMM

APPROVED BY:
JJT

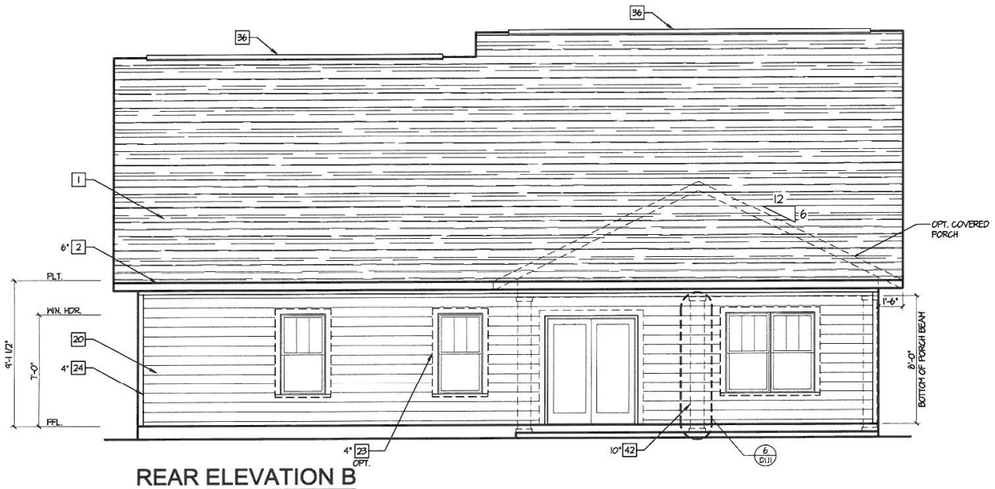
SAVED: AMCBRIDE

PLAN NAME: FISHER
PLAN #: 2011
DRAWING: LEFT & RIGHT ELEVATION A

SHEET #
7.11



FRONT ELEVATION B



REAR ELEVATION B

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SCALE: 1/8" = 1'-0" U.N.O. (11x17)
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BUILDERS PLAN SOURCE
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PHONE: 336-985-0363
FAX: 336-985-0804

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

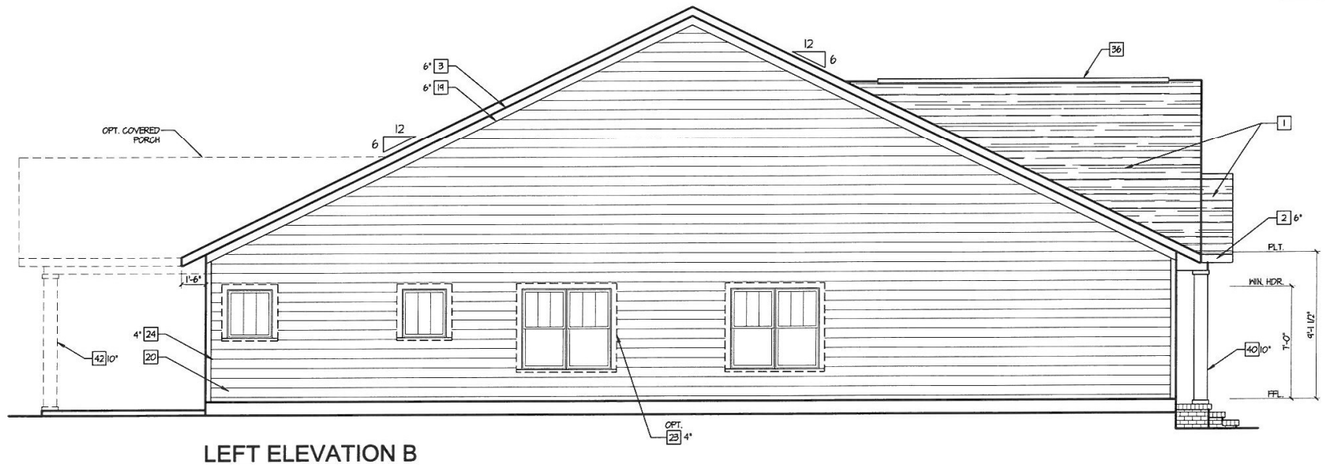
ORG. DATE: 2018-05-11

REVISIONS

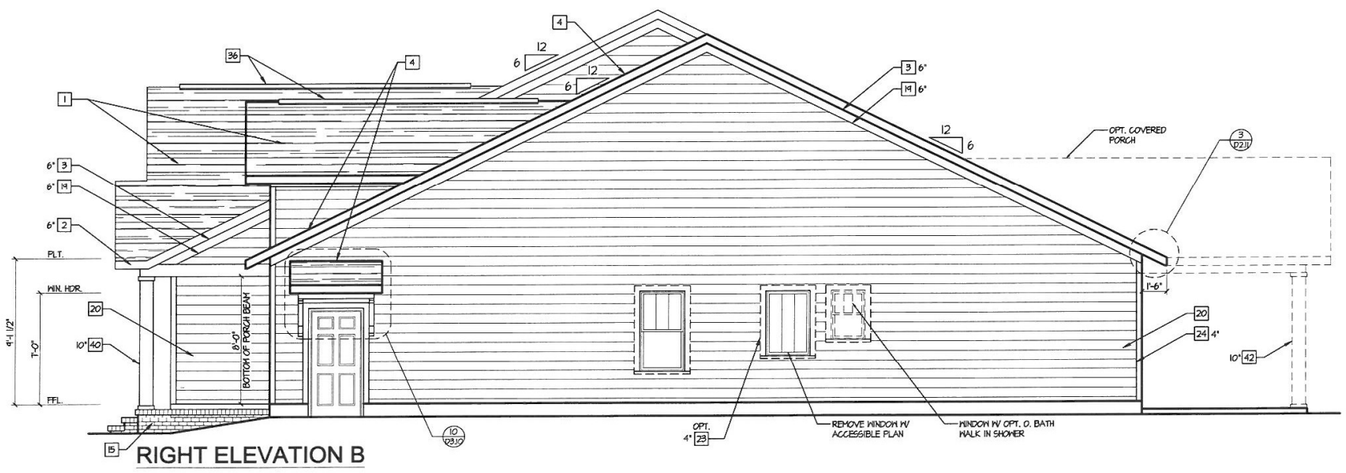
DRAWN BY: ANM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 2011
PLAN NAME: FISHER
DRAWING: FRONT & REAR ELEVATION B

SHEET #: 7.20



LEFT ELEVATION B



RIGHT ELEVATION B

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BUILDERS PLAN SOURCE
ADDRESS: PO BOX 93, ANSONVILLE, INC. 28007
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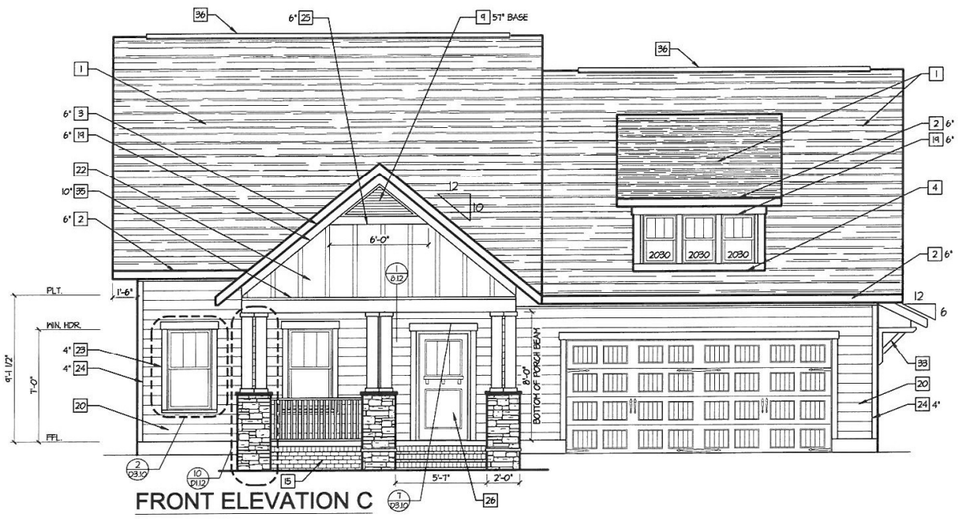
ORG DATE: 2018-05-11

REVISIONS:

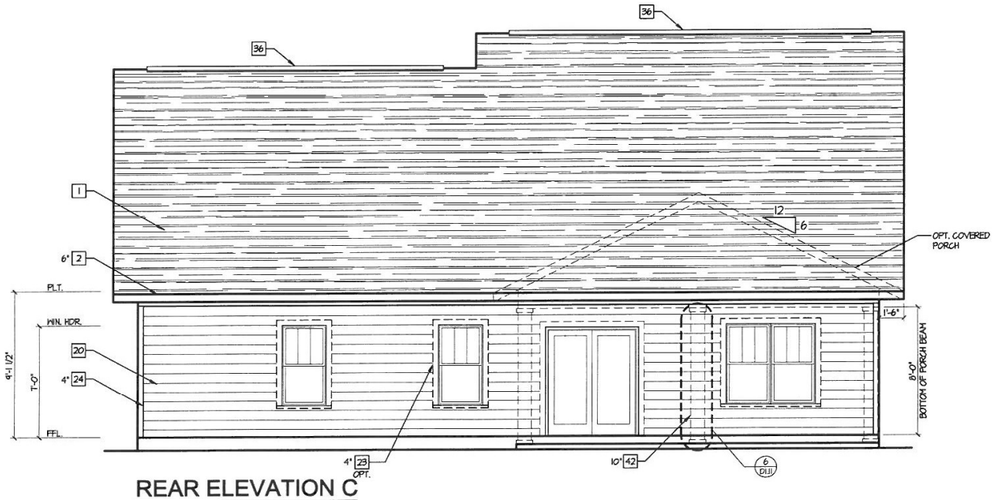
DRAWN BY: AWM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 2011
PLAN NAME: FISHER
DRAWING: LEFT & RIGHT ELEVATION B

SHEET #: 7.21



FRONT ELEVATION C



REAR ELEVATION C

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45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: BUILDERS PLAN SOURCE, INC. PO BOX 370 KING, NORTH CAROLINA 27021
PHONE: 336-985-0363
FAX: 336-985-0864

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

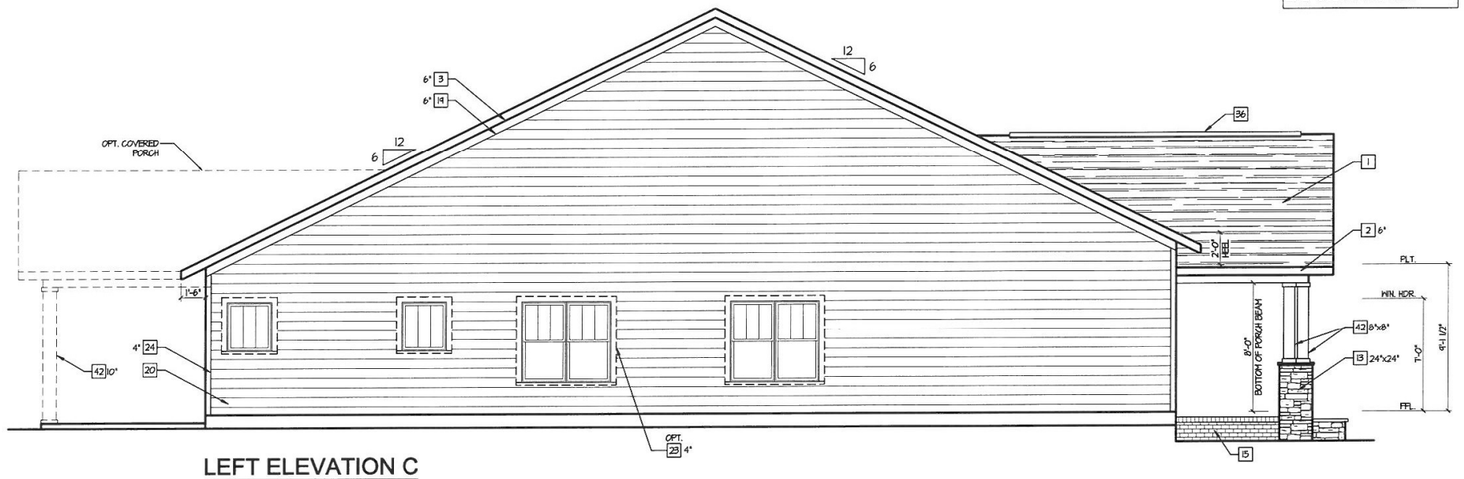
ORG. DATE: 2018-05-11

REVISIONS:

DRAWN BY: AMM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 2011
PLAN NAME: FISHER
DRAWN: FRONT & REAR ELEVATION C

SHEET #: 7.30



LEFT ELEVATION C

TRIM APPLICATION:

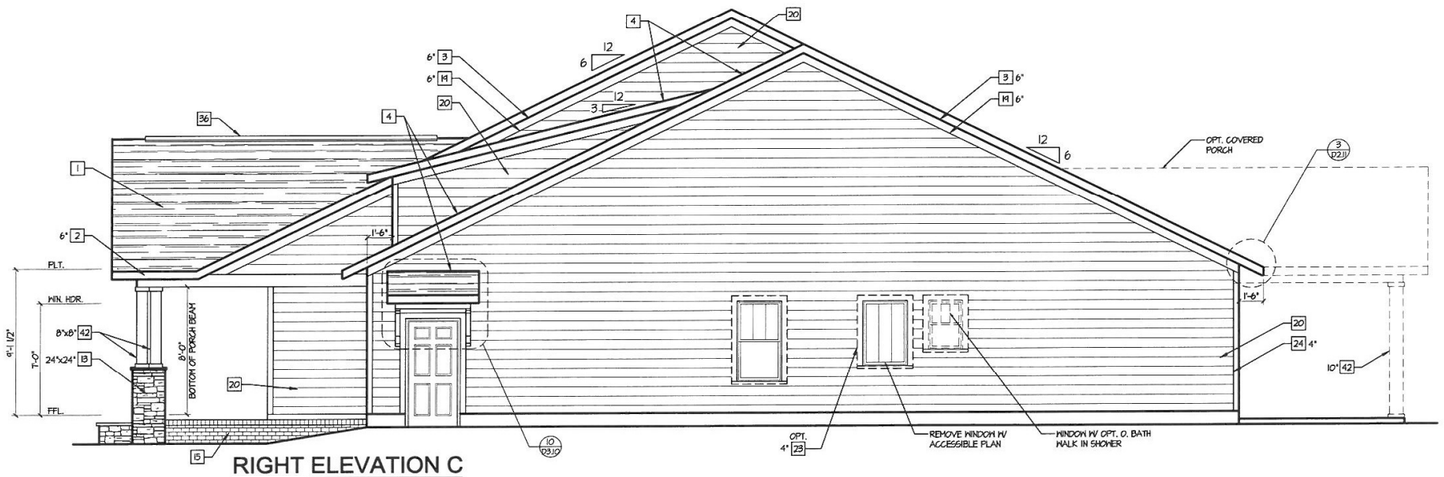
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES 2012 NCRBC

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF.TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



RIGHT ELEVATION C

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: BUILDER'S PLANSOURCE, INC. P.O. BOX 2987 KING, NORTH CAROLINA 27021
PHONE: 336-985-0363
FAX: 336-985-0504

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE: 2018-05-11

REVISIONS:

DRAWN BY: AKM
APPROVED BY: JJT
SAVED: AMCBRIDE

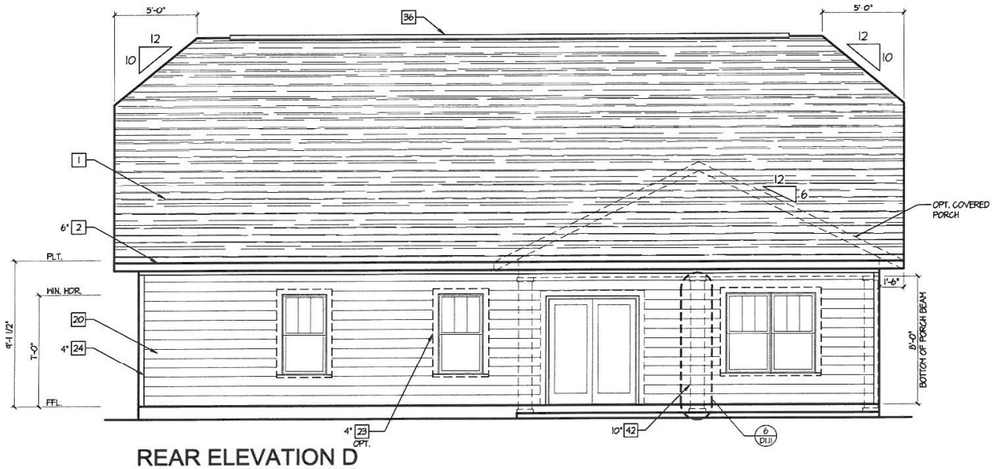
PLAN NAME: FISHER
PLAN #: 2011
DRAWING: LEFT & RIGHT ELEVATION C

SHEET #: 7.31

FRONT ELEVATION D

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES 2012 NCRBC
NOTE: NOT ALL KEY NOTES APPLY .
1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (9 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF.TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



REAR ELEVATION D

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS:
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PO BOX 2536
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PHONE:
336-985-0363
FAX
336-135-0884

BUILDER:
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

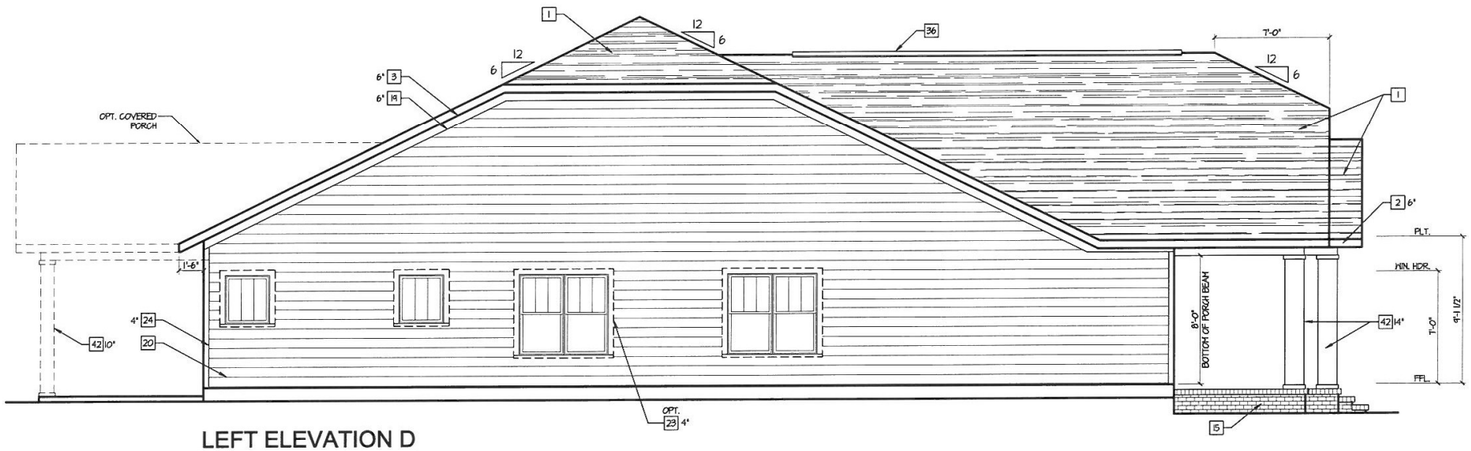
ORIG. DATE:
2018-05-11
REVISIONS

DRAWN BY:
AMM
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
2011
PLAN NAME
FISHER
DRAWING:
FRONT & REAR ELEVATION D

SHEET #
7.40

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN. 2. 12" OVER HANGS U.N.O.



LEFT ELEVATION D

ELEVATION NOTES 2012 NCRBC
NOTE: NOT ALL KEY NOTES APPLY .
1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. GJ. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (AT 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
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23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
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25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
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33. DECORATIVE BRACKET AS SPECIFIED
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35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
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45. RAILS & PICKETS AS REQUIRED BY CODE
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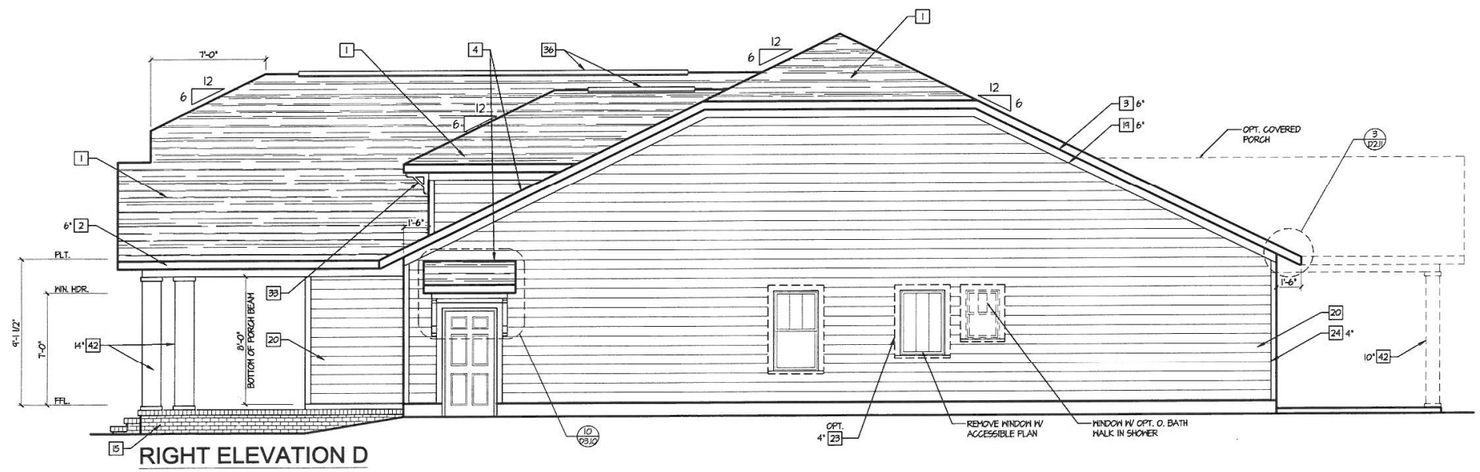

RIGHT ELEVATION D

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

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11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG DATE:
2018-05-11

REVISIONS:

DRAWN BY:
AWM

APPROVED BY:
JJT

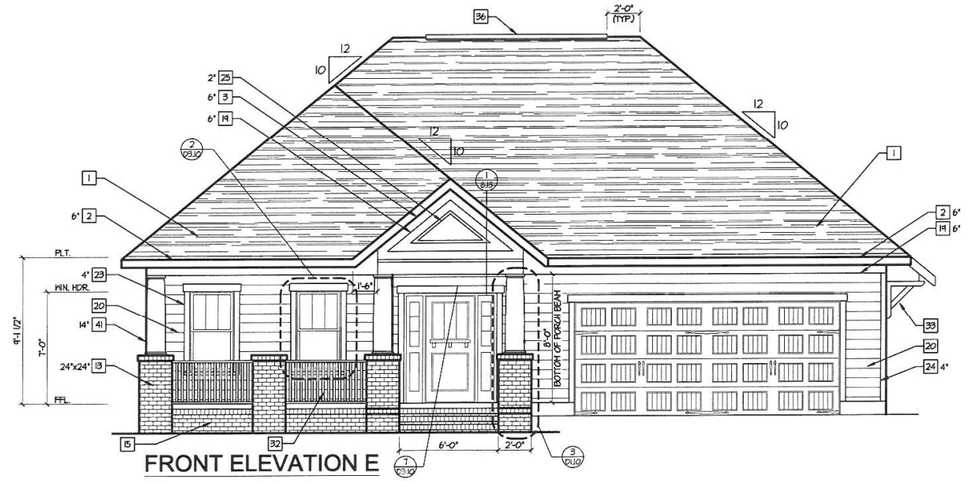
SAVED: AMCBRIDE

PLAN #
2011

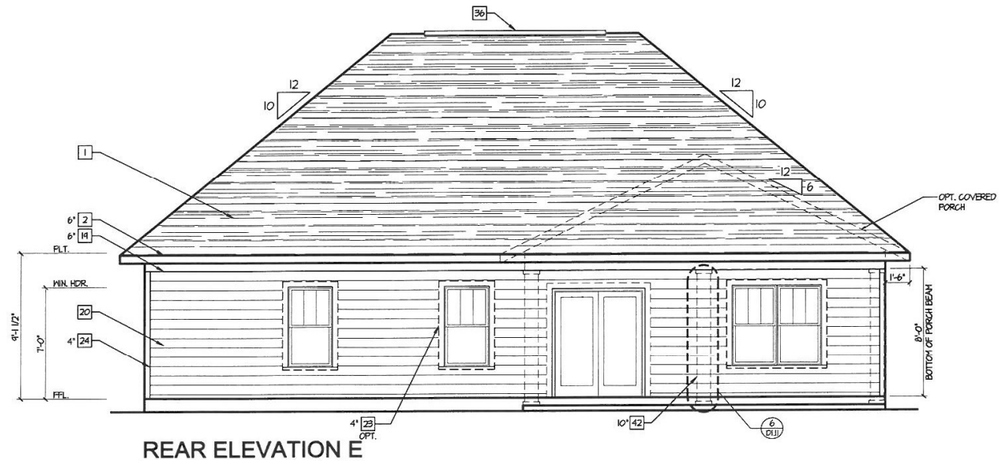
PLAN NAME
FISHER

DRAWING:
LEFT & RIGHT ELEVATION D

SHEET #
7.41



FRONT ELEVATION E



REAR ELEVATION E

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES 2012 NCRBC

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
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13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
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23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
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25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. DUTCH DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
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32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
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45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: PO BOX 96 KING, NORTH CAROLINA 27021
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FAX: 336-985-0364

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WINSTON-SALEM, NC 27103

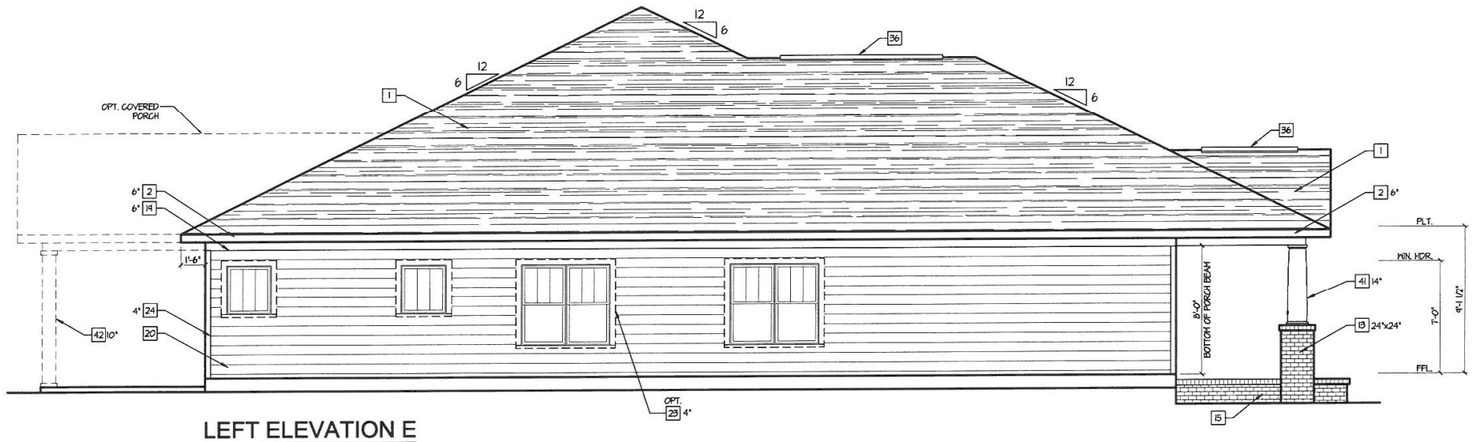
ORG. DATE: 2018-05-11

REVISIONS

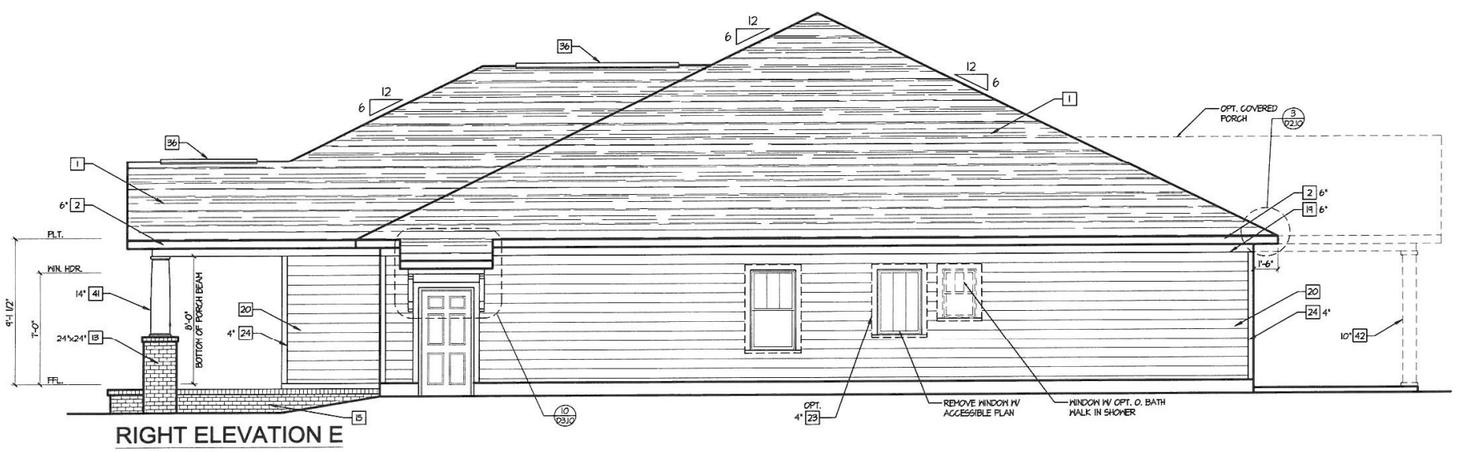
DRAWN BY: AMM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN NAME: FISHER
PLAN #: 2011
DRAWING: FRONT & REAR ELEVATION E

SHEET #: 7.50



LEFT ELEVATION E



RIGHT ELEVATION E

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES 2012 NCRBC

NOTE: NOT ALL KEY NOTES APPLY .

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
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4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
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10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPECS
15. BRICK VENEER PER SPECS
16. STONE / BRICK VENEER WAINSCOT PER SPECS (AT 1'-0" A.F.F.)
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19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPECS
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
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32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
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46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
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DESIGNS FLA,NC&SC, INC.
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PHONE:
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FAX
336-985-0804

BUILDER:
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111 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE:
2018-05-11

REVISIONS:

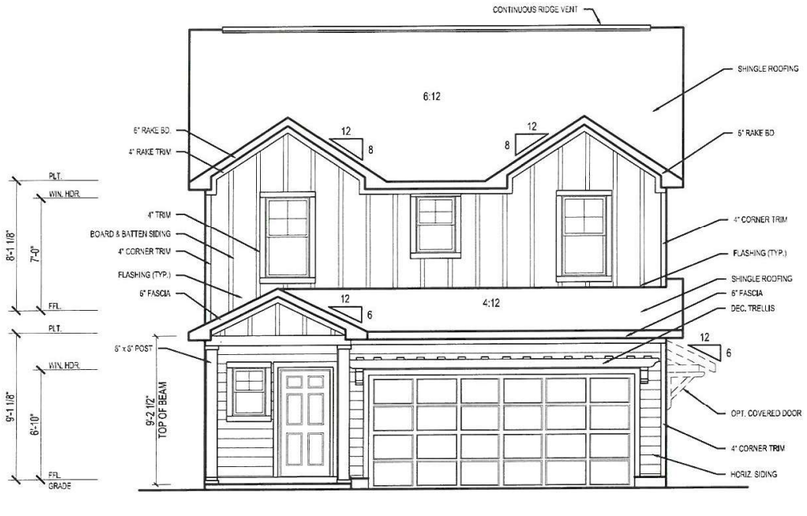
DRAWN BY:
ANM
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
2011

PLAN NAME
FISHER

DRAWING
LEFT & RIGHT ELEVATION E

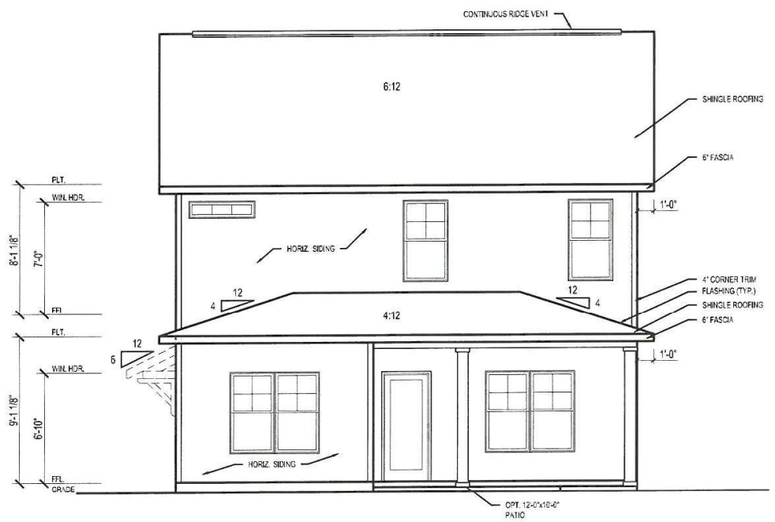
SHEET #
7.51



Front Elevation 'A'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 24x36



Rear Elevation 'A'

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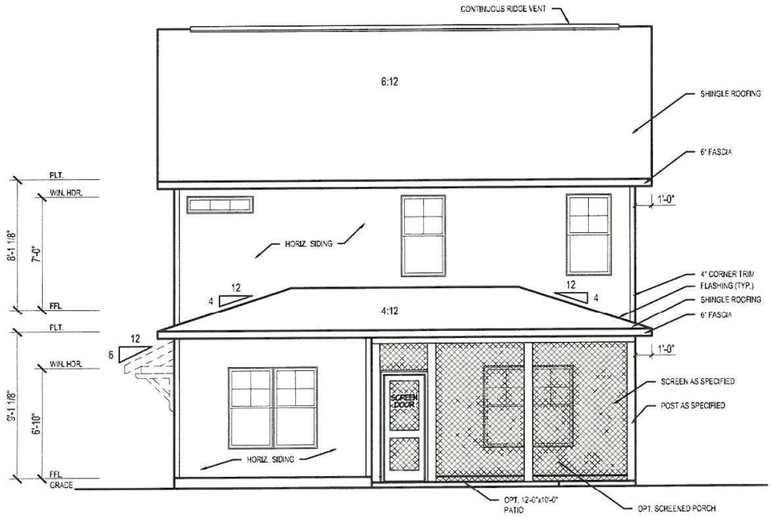
1/4" = 1'-0" @ 24x36



Rear Elevation 'A' w/Opt. Screen Porch

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 24x36

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FAX:
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BUILDER:
ARDEN HOMES
SIMPLY BUILT BETTER

ORG. DATE:
2025-01-24

REVISIONS:

DRAWN BY:
SL

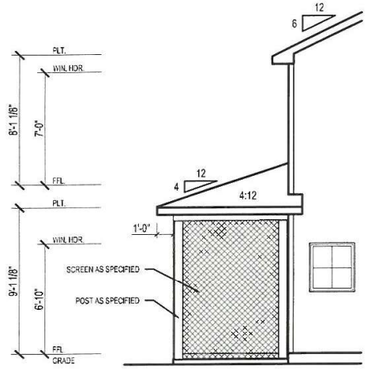
APPROVED BY:
JJT

PLAN NAME:
FLORENCE

PLAN#
3460
RH

DRAWING:
ELEVATIONS

SHEET #
1.10A



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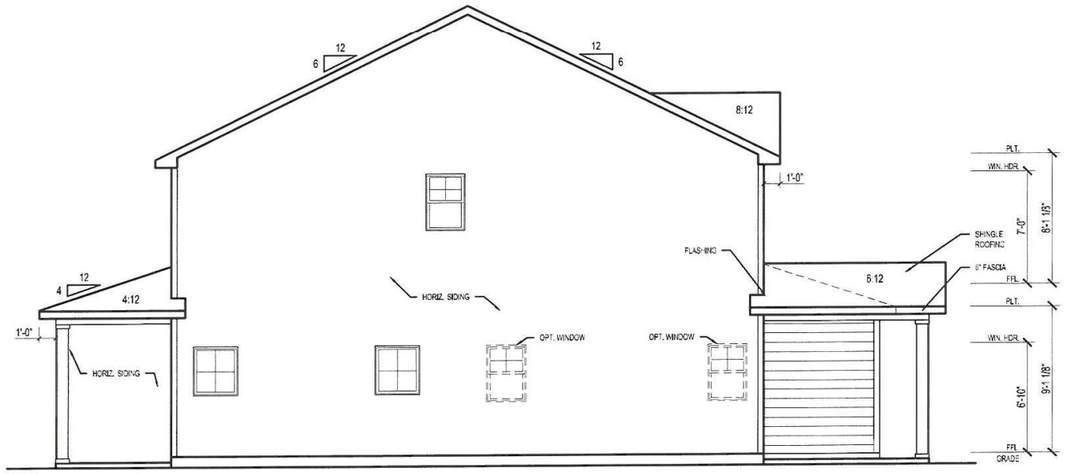

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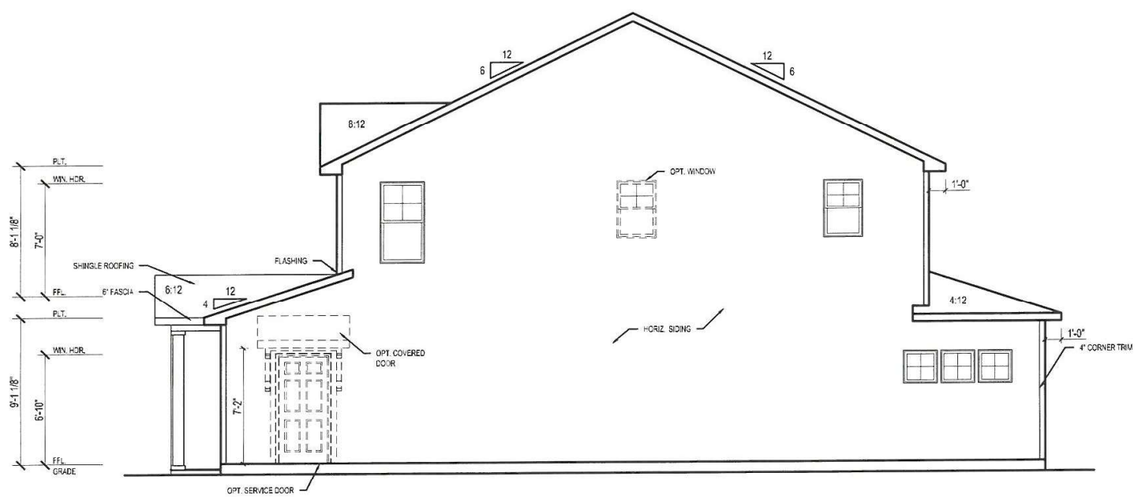

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BUILDER: ARDEN HOMES

ORG. DATE: 2025-01-24

REVISIONS:

DRAWN BY: SL

APPROVED BY: JJT

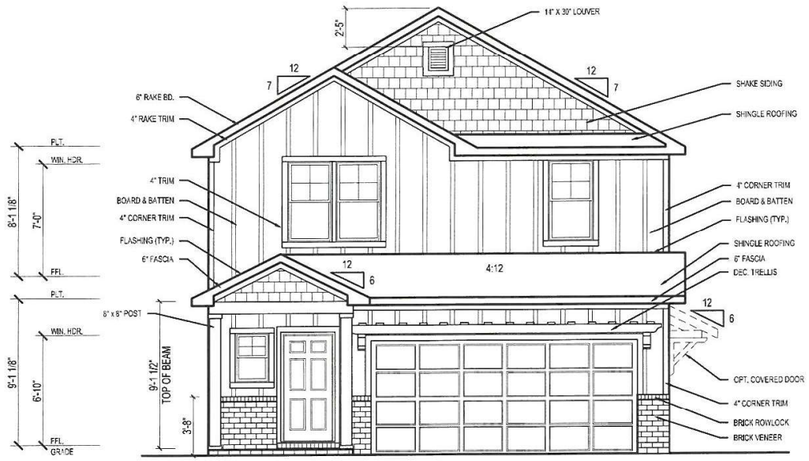
PLAN NAME: FLORENCE

PLAN #: 3460

DRAWING: ELEVATIONS

RH

SHEET #: 1.11A



Front Elevation 'B'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 24x36

Rear Elevation 'B'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 24x36

Rear Elevation 'B' w/Opt. Screened Porch

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ORG. DATE: 2025-01-24

REVISIONS:

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APPROVED BY: JJT

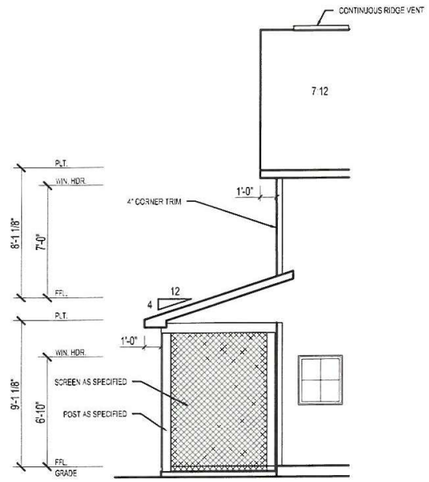
PLAN NAME: FLORENCE

PLAN #: 3460

DRAWING: ELEVATIONS

RH

SHEET # 1.10B



Left Elevation 'B' w/ Opt. Screen Porch

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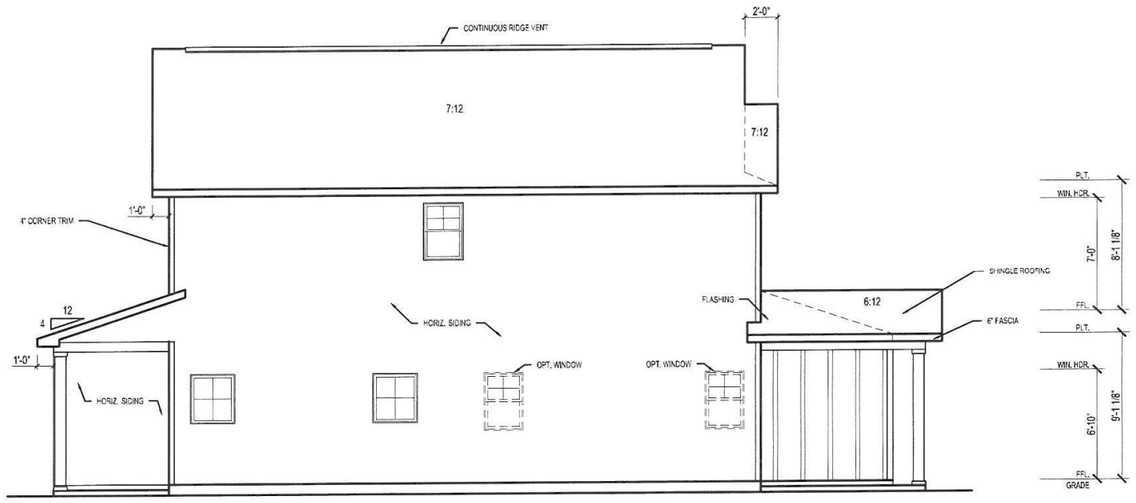

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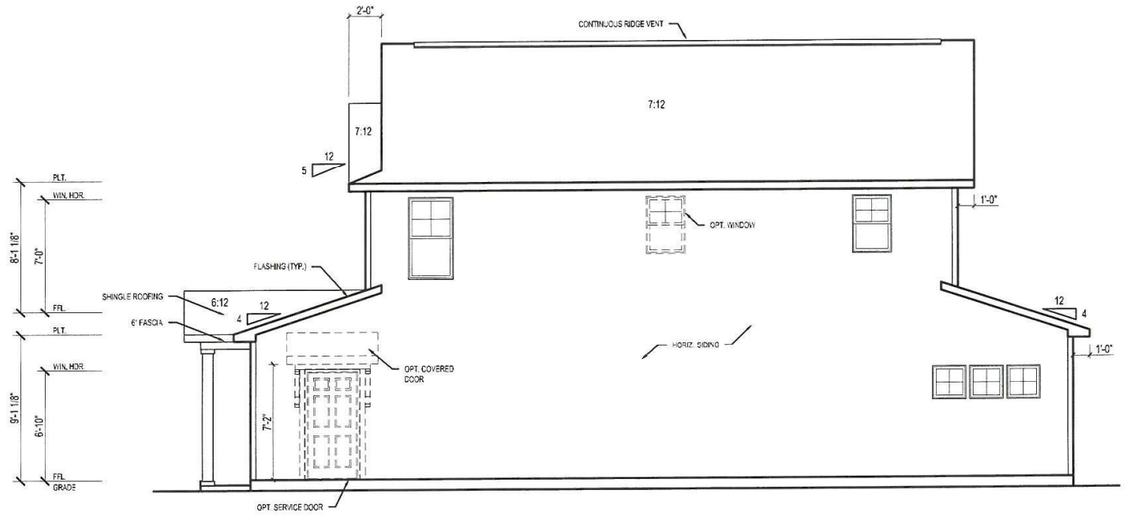

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ORG. DATE: 2025-01-24

REVISIONS:

DRAWN BY: SL

APPROVED BY: JJT

PLAN NAME: FLORENCE RH

PLAN #: 3460

DRAWING: ELEVATIONS

SHEET #: 1.11B

Front Elevation 'C'

1/8" = 1'-0" @ 11x17

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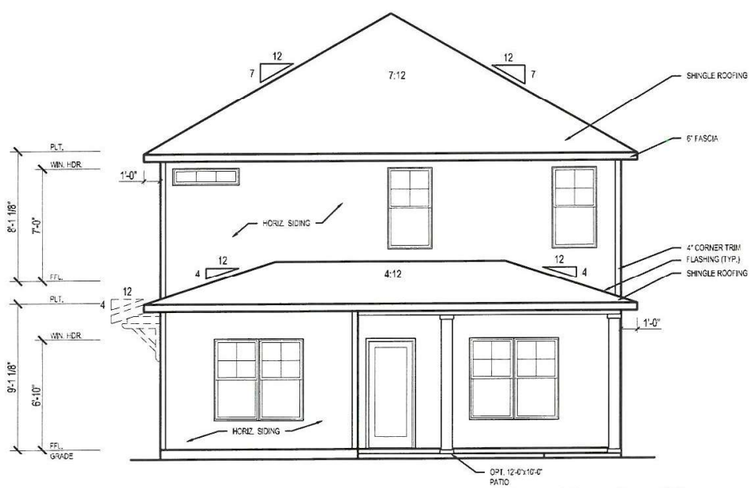

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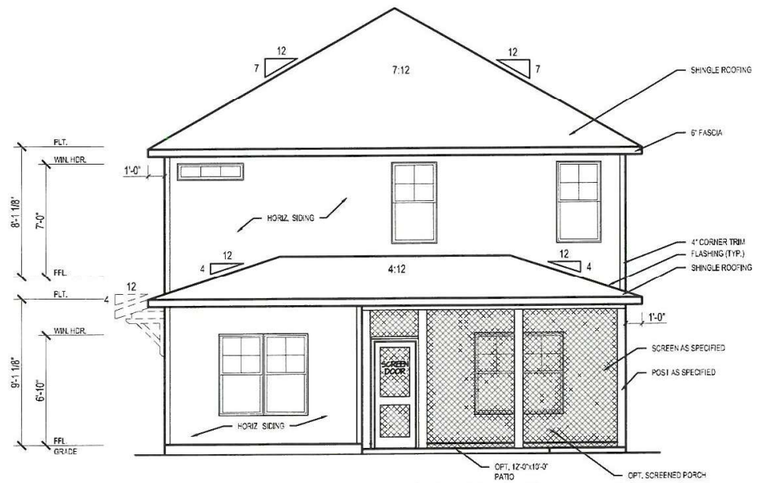

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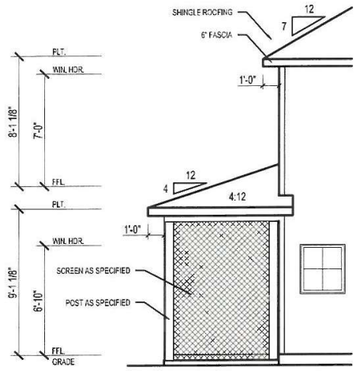
SHEET #: 1.10C



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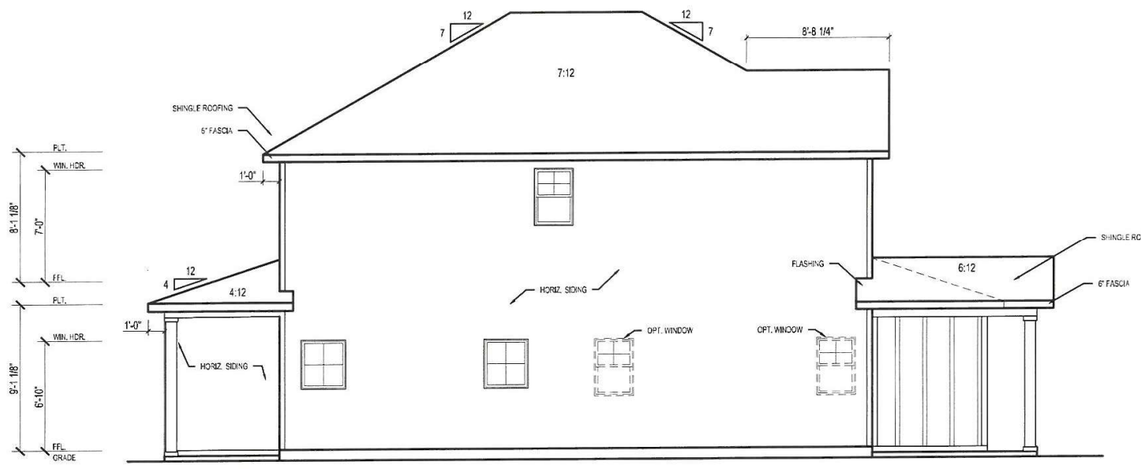

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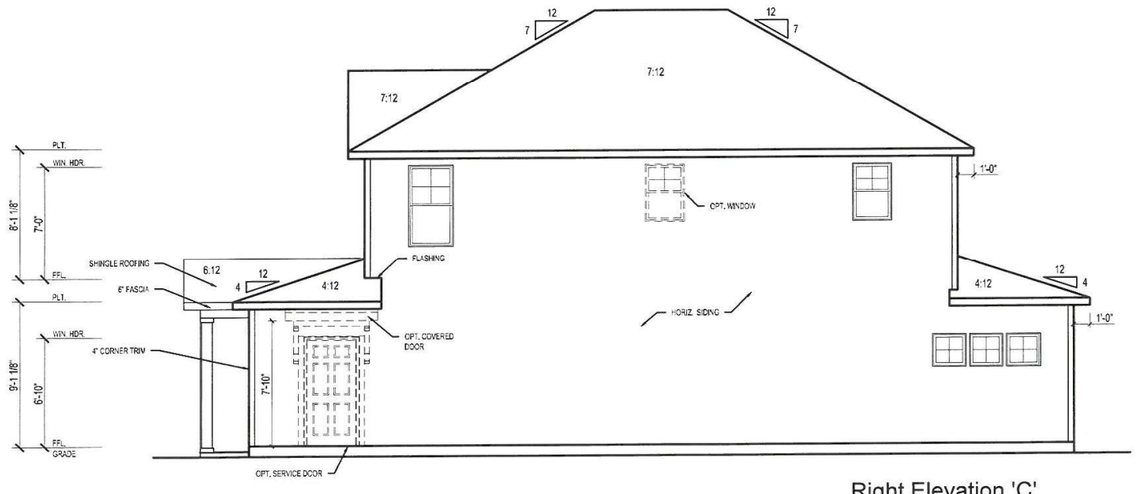

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PLAN #: 3460 RH
DRAWING: ELEVATIONS

SHEET #
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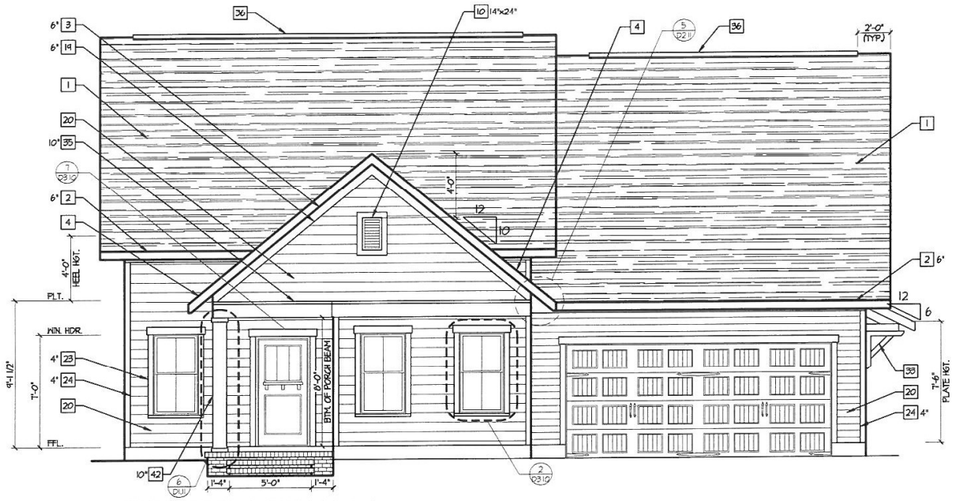

FRONT ELEVATION A-1

REAR ELEVATION A-1

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

R3017

NOTE: NOT ALL KEY NOTES APPLY

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PANEL AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. GABLE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR PLANS AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS:
BUILDERS PLAN SOURCE, INC.
P.O. BOX 1536
KING, NORTH CAROLINA 27021

PHONE:
336-985-0363

FAX:
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BUILDER:
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE:
2018-06-08

REVISIONS:
2019-01-16
2020-04-15

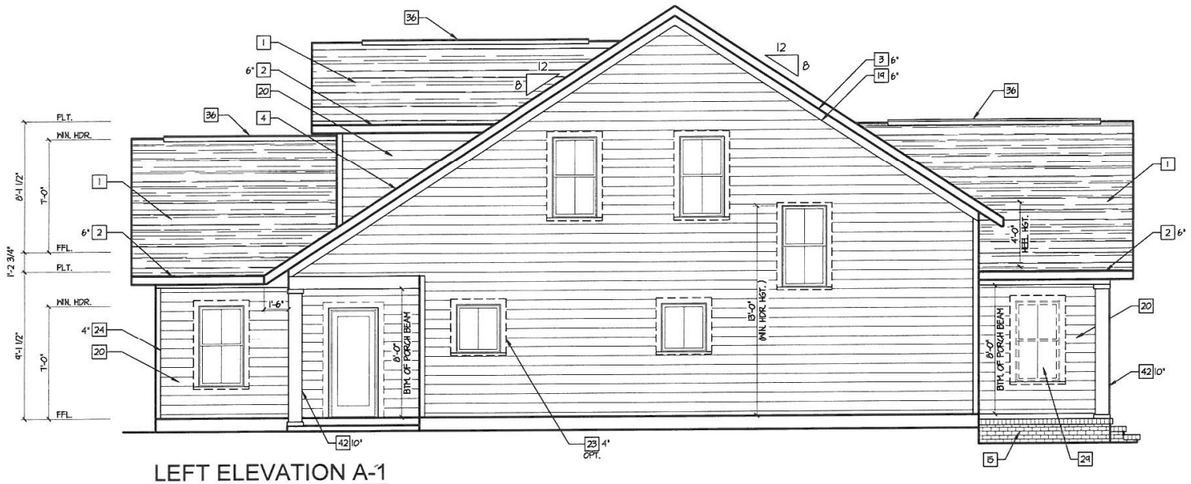
DRAWN BY:
ANM
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
3140

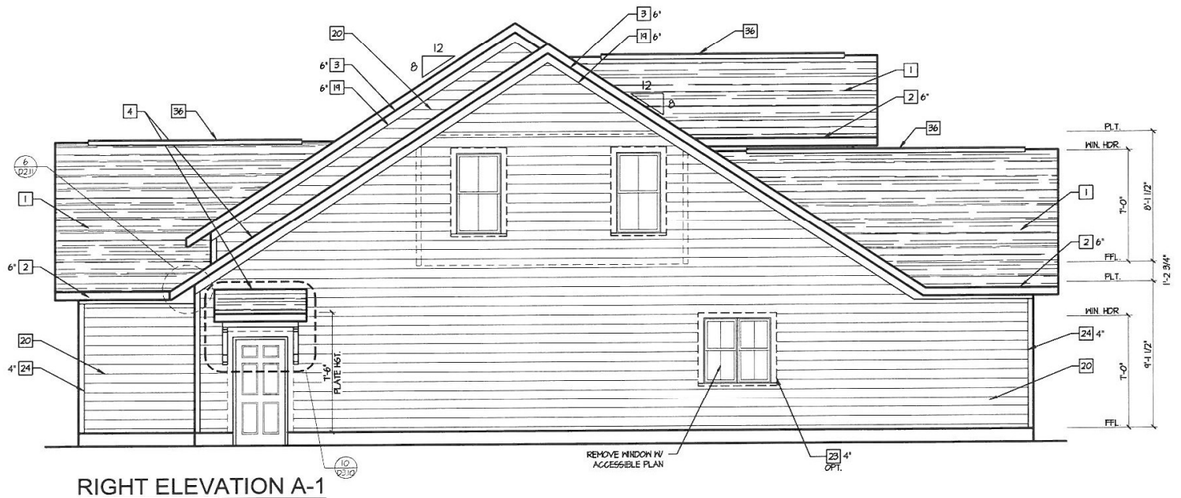
PLAN NAME
IDLEWOOD

DRAWING:
FRONT & REAR ELEVATION A-1

SHEET #
7.10



LEFT ELEVATION A-1



RIGHT ELEVATION A-1

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R3117

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK, PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLARE AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. GLAD TRIM BOARD W GAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: PLANSOURCE, INC.
PO BOX 836
KING, NORTH CAROLINA 27021
PHONE: 336-985-0363
FAX: 336-985-0854

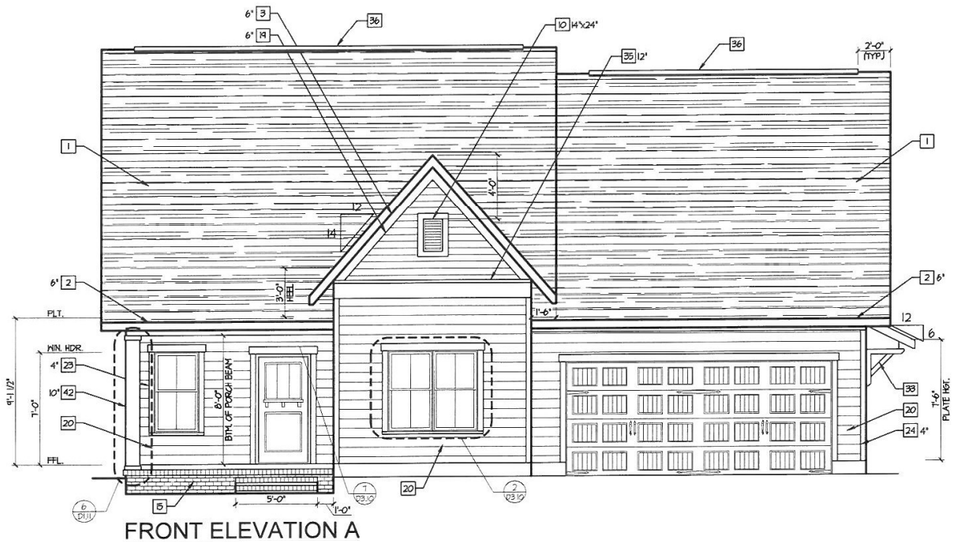
BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

ORIG. DATE: 2018-06-08
REVISIONS: 2019-01-16, 2020-04-15

DRAWN BY: AJM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3140
PLAN NAME: IDLEWOOD
DRAWING: LEFT & RIGHT ELEVATION A-1

SHEET # 7.11



FRONT ELEVATION A

REAR ELEVATION A

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R3II.7
NOTE: NOT ALL KEY NOTES APPLY .
1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROW SOL COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS: BUILDERS PLAN SOURCE, INC.
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KING, NORTH CAROLINA 27021

PHONE: 336-985-0363
FAX: 336-985-0834

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WINSTON-SALEM, NC. 27103

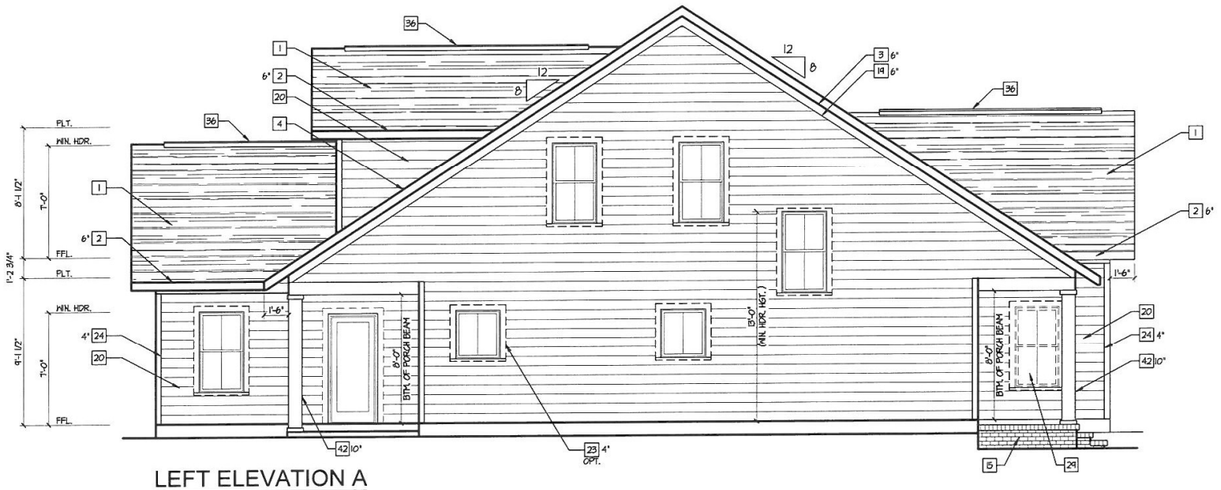
ORG. DATE: 2018-06-08

REVISIONS:
2019-01-16
2020-04-15

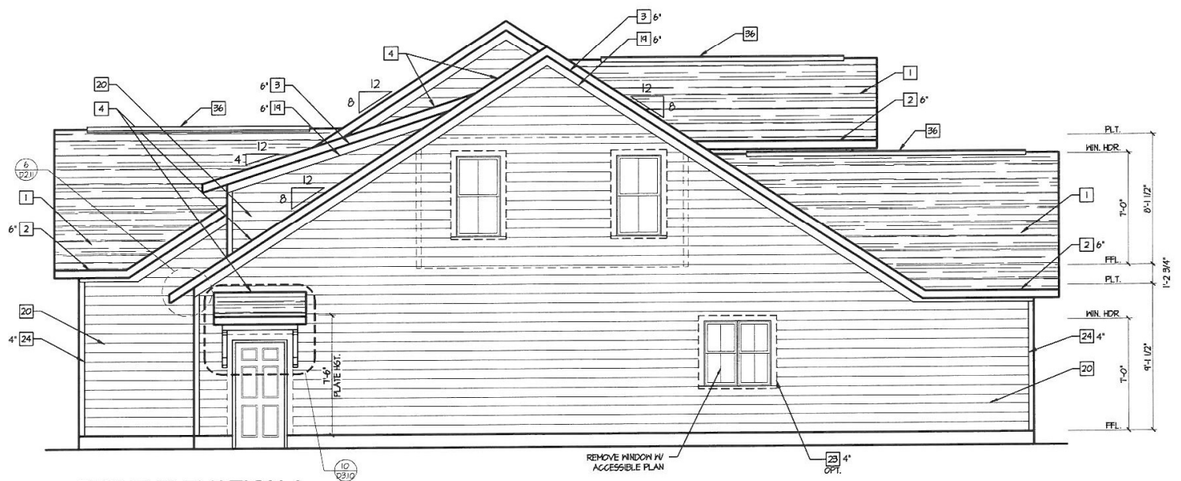
DRAWN BY: AMM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3140
PLAN NAME: LIDLEWOOD
DRAWING: FRONT & REAR ELEVATION A

SHEET #: 7.20



LEFT ELEVATION A



RIGHT ELEVATION A

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RB11.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 18" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLDGS. PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ GAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE PT. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 1000 TECHNOLOGY DR. STE. 1150 PO BOX 1536 KING, NORTH CAROLINA 27021
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FAX: 336-985-0354

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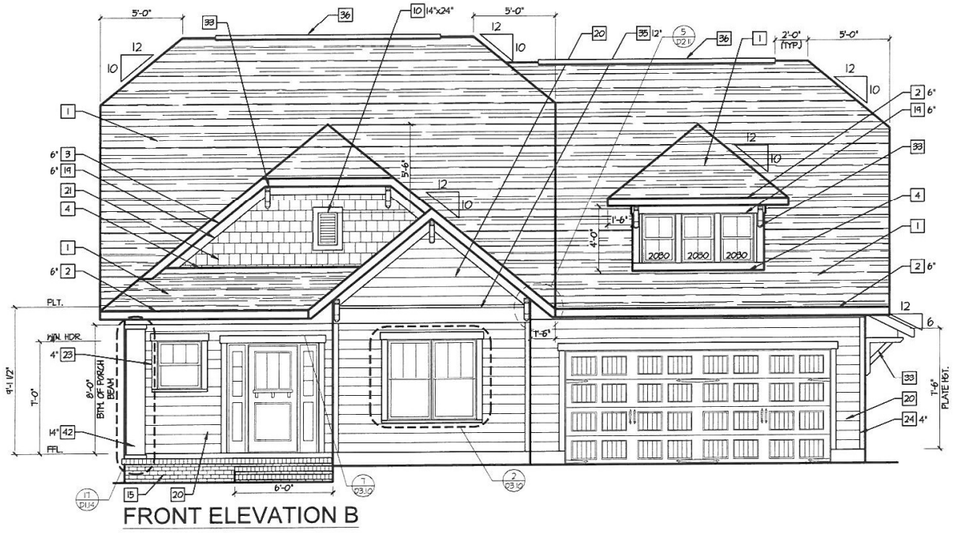
WINSTON-SALEM, NC. 27103

ORIG. DATE: 2018-06-08
REVISIONS: 2019-01-16, 2020-04-15

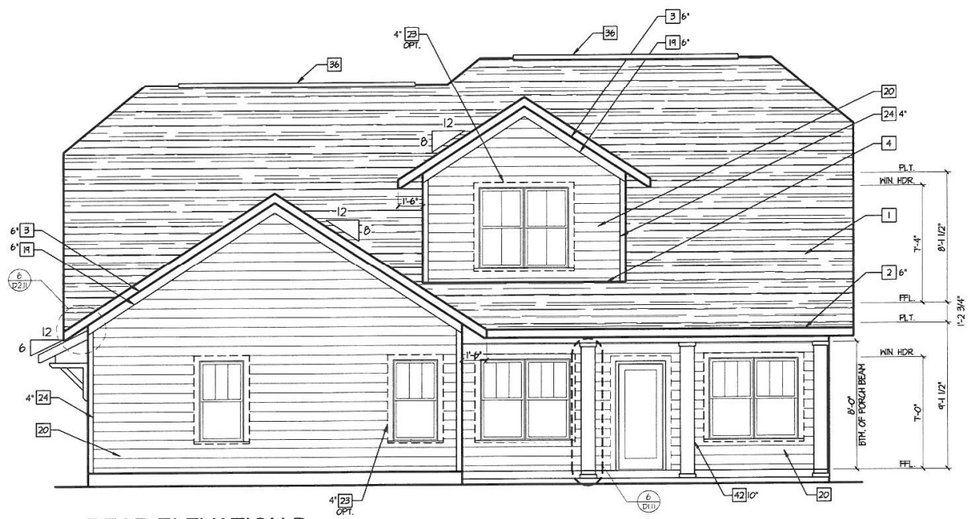
DRAWN BY: AMM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3140
PLAN NAME: IDLEWOOD
DRAWING: LEFT & RIGHT ELEVATION A

SHEET #: 7.21



FRONT ELEVATION B



REAR ELEVATION B

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES R311.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6.1. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE @ U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. SLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: BUILDERS PLANSOURCE, INC.
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BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

ORG. DATE: 2018-06-08
REVISIONS:
2019-01-16
2020-04-15

DRAWN BY: AKM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3140
PLAN NAME: IDLEWOOD
DRAWING: FRONT & REAR ELEVATION B

SHEET #: 7.30

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

RB11.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK BASE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (91 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FREIZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
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23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
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34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
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38. SMOOTH CEMENT BOARD AS SPECIFIED
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40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
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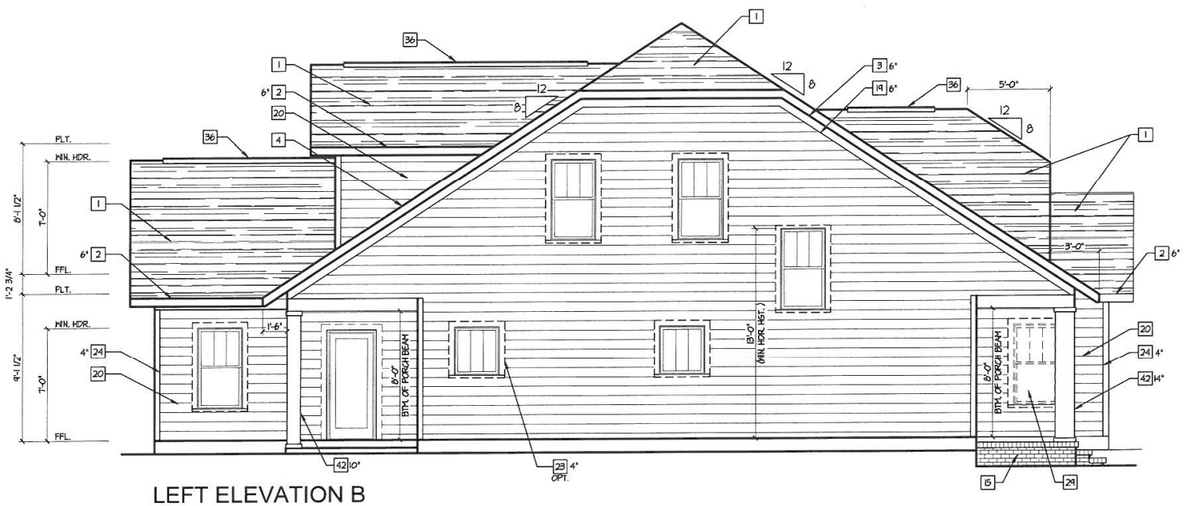
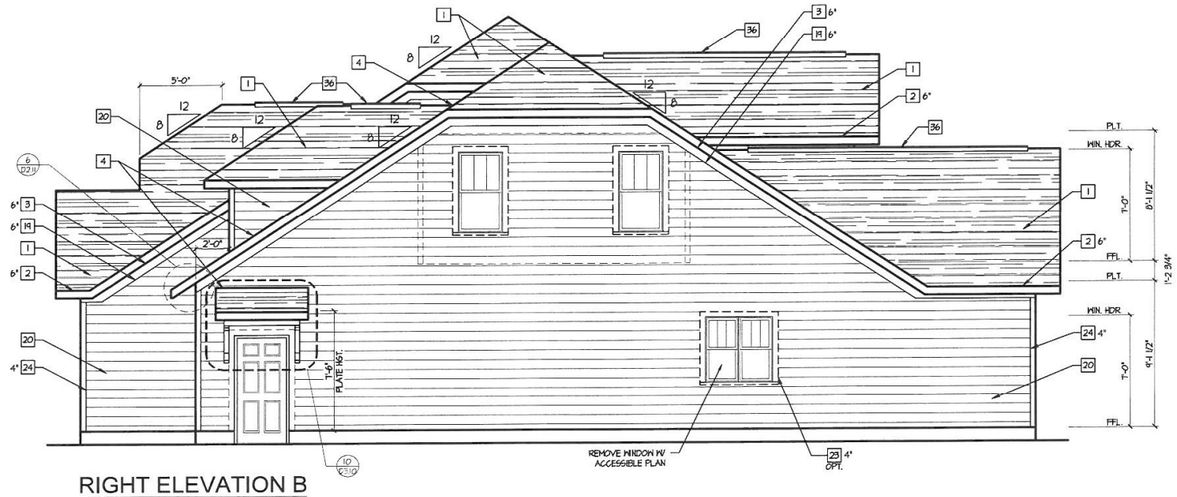
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED



LEFT ELEVATION B



RIGHT ELEVATION B

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS: 2815 S. PLANCARE, INC.
P.O. BOX 836
KING, NORTH CAROLINA 27021

PHONE: 336-985-0363
FAX: 336-985-0394

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORIG. DATE: 2018-06-08

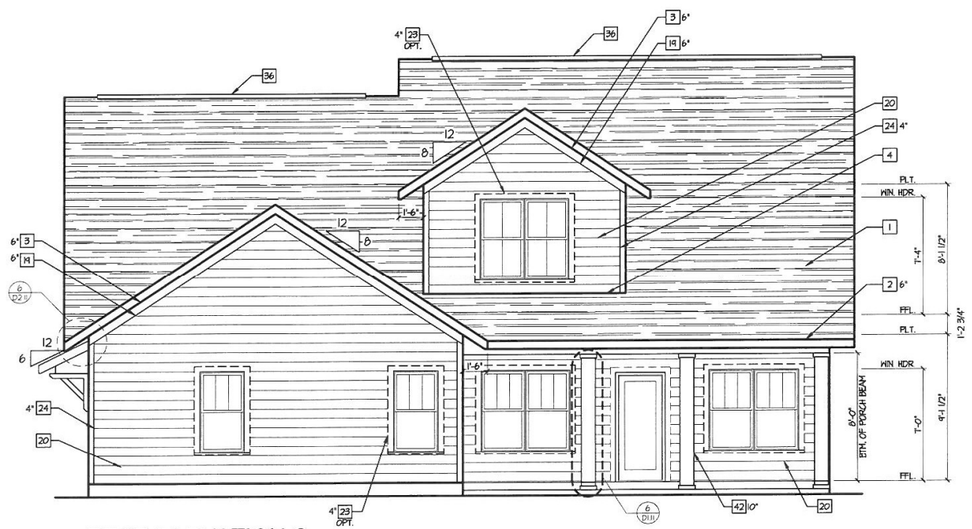
REVISIONS:
2019-01-16
2020-04-15

DRAWN BY: AMM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3140
PLAN NAME: IDLEWOOD
DRAWING: LEFT & RIGHT ELEVATION B

SHEET #: 7.31

FRONT ELEVATION C



REAR ELEVATION C

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RB11.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 18" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK FIASCIA AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 1351 TRADE DRIVE, INC. PO BOX 836 KING, NORTH CAROLINA 27021
PHONE: 336-985-0363
FAX: 336-985-0364

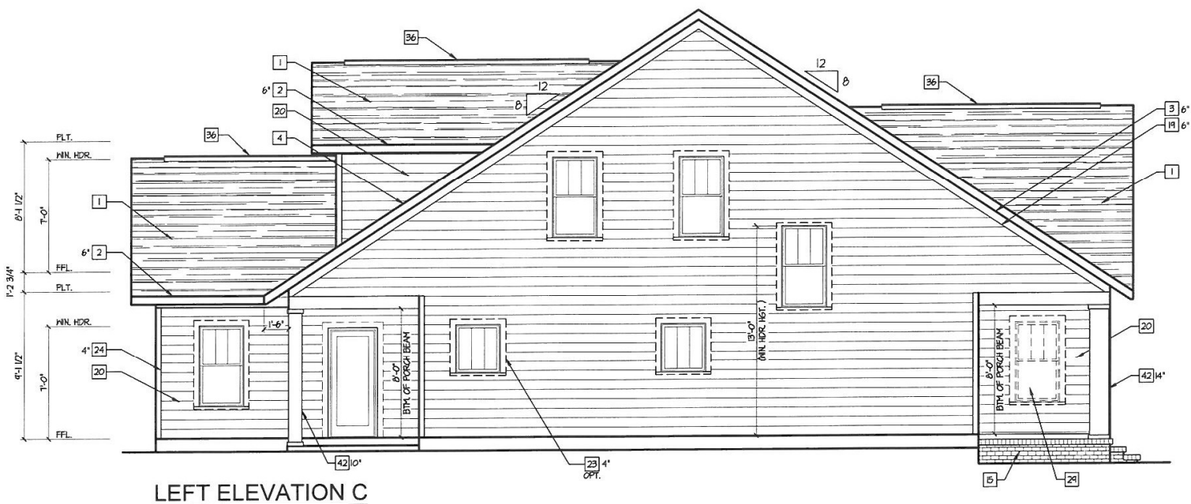
BUILDER: THE ARDEN GROUP
111 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

ORIG. DATE: 2018-06-08
REVISIONS: 2019-01-16, 2020-04-15

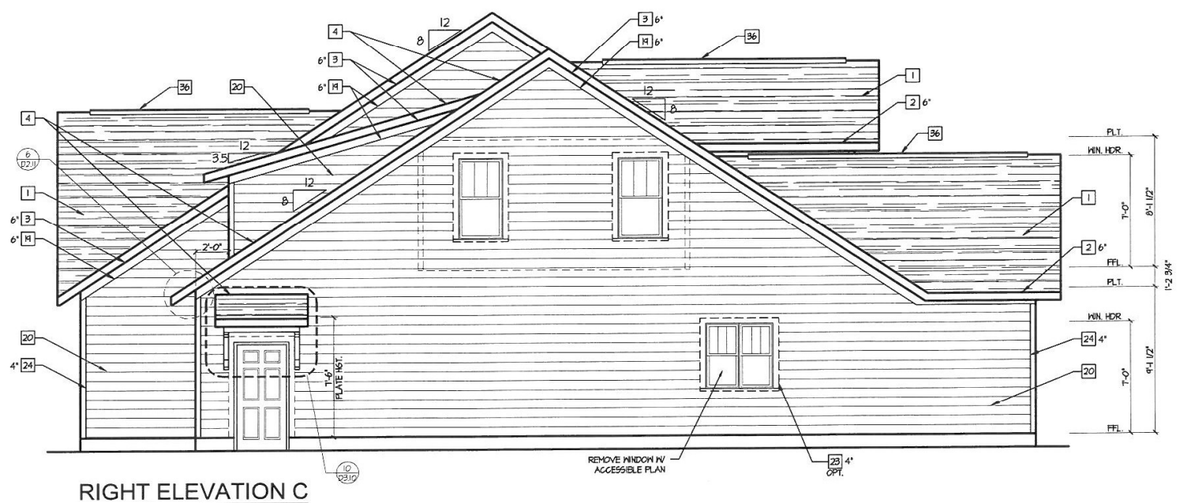
DRAWN BY: AWM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3140
PLAN NAME: 112 ELMWOOD
DRAWING: FRONT & REAR ELEVATION C

SHEET #: 7.40



LEFT ELEVATION C



RIGHT ELEVATION C

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

R311.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PARGE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER HANGCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 8" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 11 BROOKSTOWN AVE., PO BOX 7434, KING, NORTH CAROLINA 27021
PHONE: 336-985-0363
FAX: 336-985-0394

BUILDER: THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

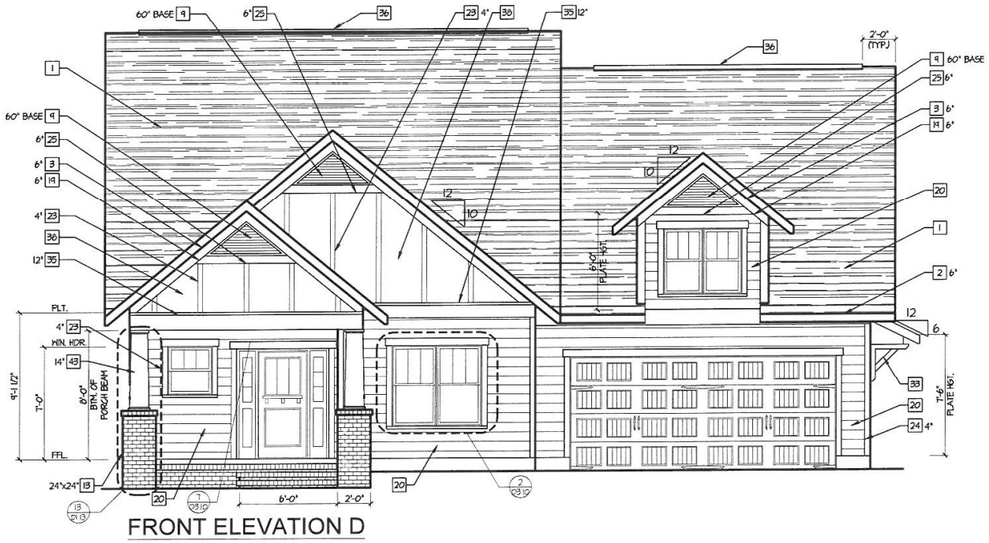
ORIG. DATE: 2018-06-08

REVISIONS:
2019-01-16
2020-04-15

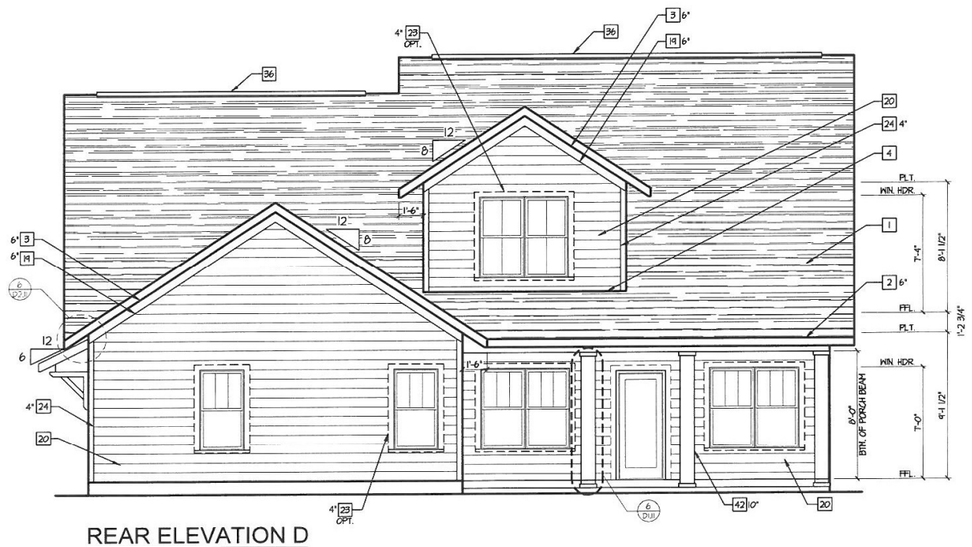
DRAWN BY: AMM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 3140
PLAN NAME: IDLEWOOD
DRAWING: LEFT & RIGHT ELEVATION C

SHEET #: 7.41



FRONT ELEVATION D



REAR ELEVATION D

TRIM APPLICATION:
1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.
2. 12" OVER HANGS U.N.O.

ELEVATION NOTES RB11.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. 6:1 FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK PIERS AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (14 1/2" A.F.F.)
17. SOLDIER COURSE, 9" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR PLANK AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ CAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE
ADDRESS: 115 AMCBRIDE, INC.
PO BOX 1334
KING, NORTH CAROLINA 27021
PHONE: 336-985-0365
FAX: 336-985-0384

BUILDER:
THE ARDEN GROUP
111 BROOKSTOWN AVE.
WINSTON-SALEM, NC. 27103

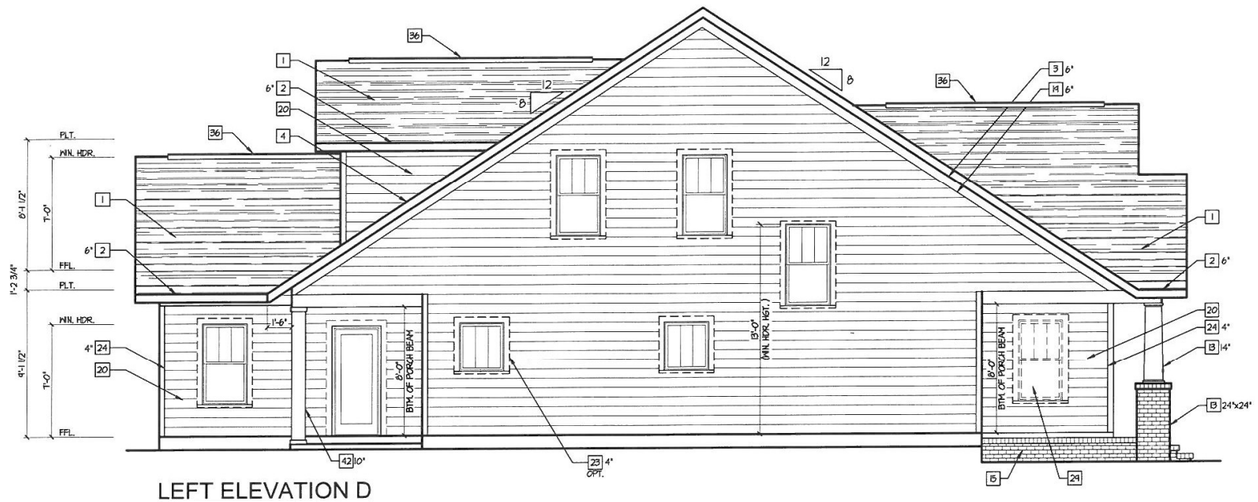
ORG. DATE: 2018-06-08

REVISIONS:
2019-01-16
2020-04-15

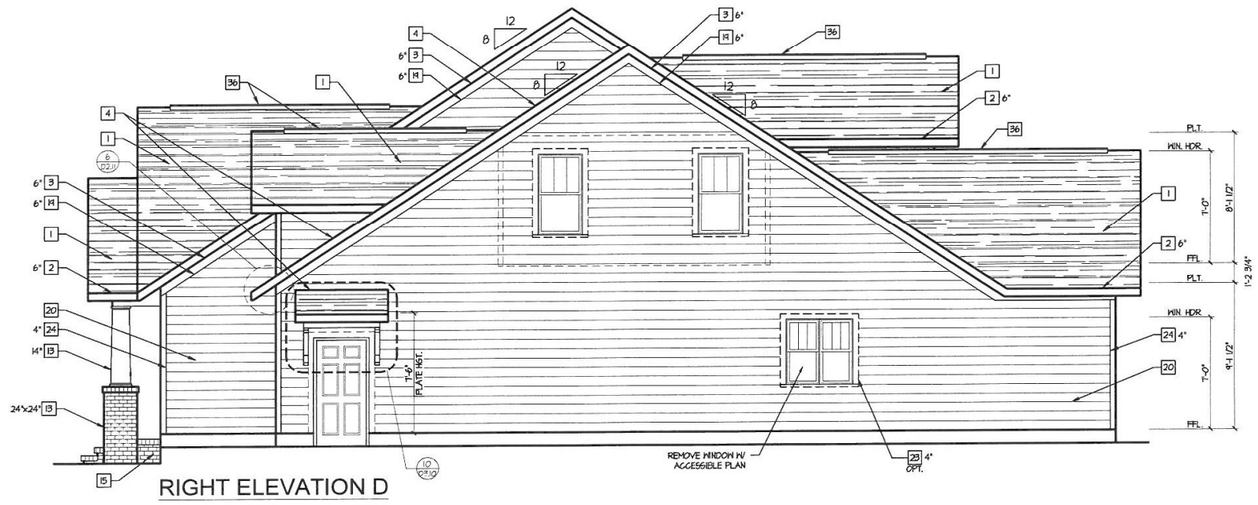
DRAWN BY: AWM
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN #: 314C
PLAN NAME: IDLEWOOD
DRAWING: FRONT & REAR ELEVATION D

SHEET #: 7.50



LEFT ELEVATION D



RIGHT ELEVATION D

TRIM APPLICATION:

1. ALL WINDOW / DOOR TRIM, FRIEZE BOARDS AND RAKE BOARDS ARE OPTIONAL ON SIDES AND REAR ELEVATIONS. ALL TRIM ELEMENTS ON CORNER LOTS OR STREET FACING FACADES ARE INCLUDED AS SHOWN.

2. 12" OVER HANGS U.N.O.

ELEVATION NOTES

RBII.7

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
2. FASCIA BOARD, SEE ELEVATION FOR SIZE
3. RAKE BOARD, SEE ELEVATION FOR SIZE
4. G.I. FLASHING
5. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIMENSION.
6. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
7. LOUVER SHUTTERS, 15" TYPICAL U.N.O.
8. ROUND LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
9. GABLE LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
10. RECTANGULAR LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
11. BLOCK MASSE AS SPECIFIED
12. DECORATIVE COLUMN WITH STRUCTURAL INSERT AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
13. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
14. STONE VENEER PER SPEC'S
15. BRICK VENEER PER SPEC'S
16. STONE / BRICK VENEER WAINSCOT PER SPEC'S (9 1/2" A.F.F.)
17. SOLDIER COURSE, 6" U.N.O.
18. ROWLOCK COURSE, 4" U.N.O.
19. FRIEZE BOARD, SEE ELEVATION FOR SIZE
20. SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
21. SHAKE SIDING AS SPECIFIED
22. VERTICAL BOARD & BATT SIDING AS SPECIFIED
23. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
24. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
25. TRIM BOARD - SEE ELEVATION FOR TRIM SIZE
26. ENTRY DOOR
27. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
28. STAIR FLAGS AS SPECIFIED
29. OPTIONAL DOOR/WINDOW - REFER TO PLAN
30. P.T. POST AS SPECIFIED
31. DECORATIVE HEADER AS SPECIFIED
32. RAILS & PICKETS AS SPECIFIED (AS REQUIRED)
33. DECORATIVE BRACKET AS SPECIFIED
34. BRICK COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
35. CLAD TRIM BOARD W/ GAP, SEE ELEV. FOR SIZE, REFER TO DETAIL
36. RIDGE VENT
37. HALF ROUND SIDING AS SPECIFIED
38. SMOOTH CEMENT BOARD AS SPECIFIED
39. SQUARE P.T. POST AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
40. CHAMFERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
41. ROUND TAPERED COL. AS SPECIFIED, SEE ELEV. FOR SIZE, REF. TO DETAIL
42. SQUARE COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
43. ROUND COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
44. TAPERED COLUMN AS SPECIFIED, SEE ELEV. FOR SIZE, REFER TO DETAIL
45. RAILS & PICKETS AS REQUIRED BY CODE
46. SCREEN AS SPECIFIED

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

BUILDERS PLAN SOURCE

ADDRESS:
ARCHITECTURAL PLANSOURCE, INC.
PO BOX 836
KING, NORTH CAROLINA 27021

PHONE:
336-985-0363

FAX
336-985-0881

BUILDER:
THE ARDEN GROUP
11 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27103

ORG. DATE:
2018-06-08

REVISIONS:
2019-01-16
2020-04-15

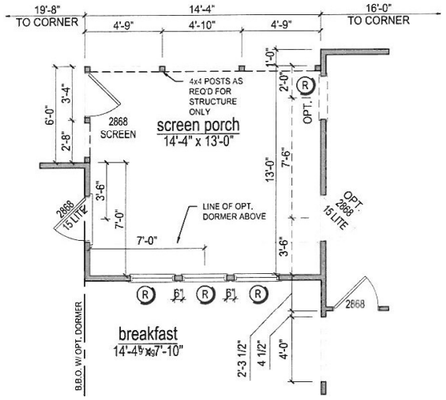
DRAWN BY:
AKM
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN #
3140

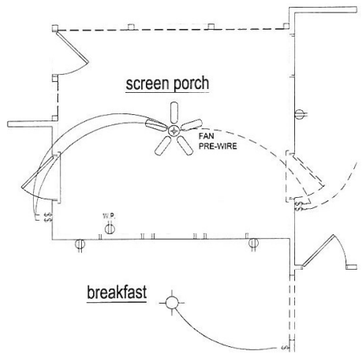
PLAN NAME
IDLEWOOD

DRAWING:
LEFT & RIGHT ELEVATION D

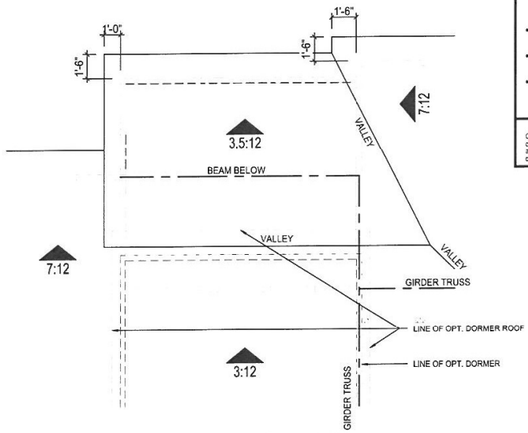
SHEET #
7.51



Floor Plan
1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Electrical Plan
1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Roof Plan
1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36

BPS (www.plansinc.com) - GENERAL INFORMATION

- ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.
- ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- BUILDERS PLANSOURCE, INC. (WWW.PLANSINC.COM) IS NOT RESPONSIBLE FOR FINISHED RESIDENCE MEETING YOUR LOCAL CODES. ANY CONSTRUCTION DETAILS THAT ARE NOT SPECIFICALLY SHOWN IN THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GENERAL FRAMING PRACTICES THAT WOULD BE FOUND IN SIMILAR CONDITIONS AND MATERIALS.
- ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC. SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.
- SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS. THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.
- ALL INTERIOR WALLS ARE TO BE MEASURED AT 3 1/2" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
- THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

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ELEVATION NOTES

NOTE: NOT ALL KEY NOTES APPLY.

1. HORIZONTAL SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
2. SHAKE SIDING AS SPECIFIED
3. VERTICAL BOARD & BATT SIDING AS SPECIFIED
4. BRICK / STONE VENEER PER SPEC'S
5. BRICK / STONE VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.) U.N.O.
6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
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27. P.T. POST AS SPECIFIED
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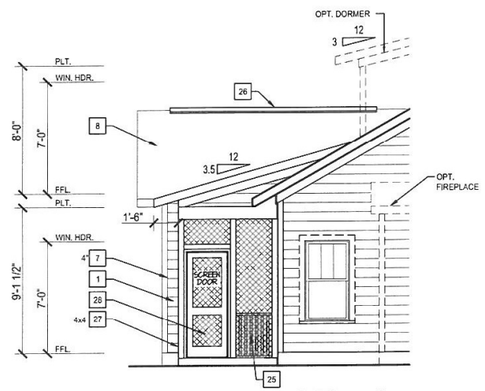

Left Elevation
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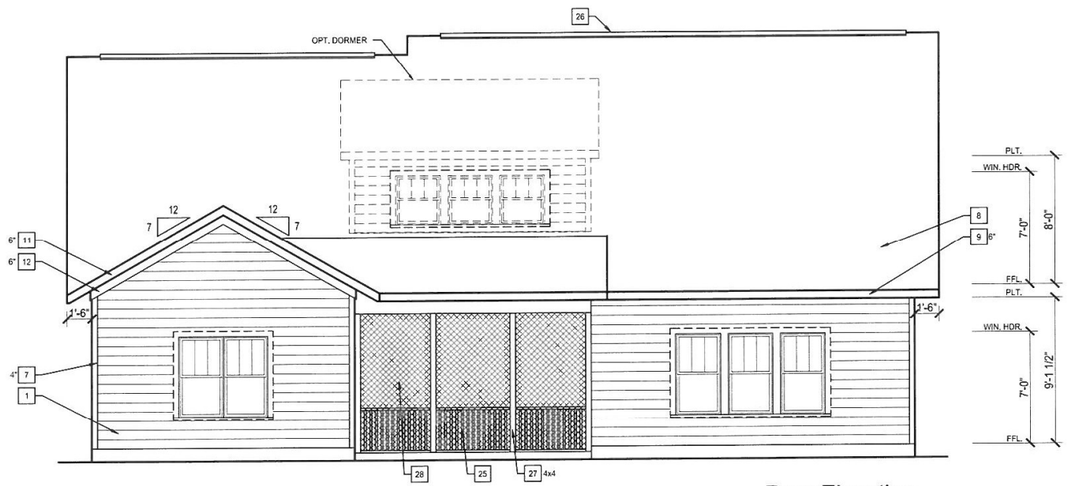

Rear Elevation
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336/985-5894

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WINSTON SALEM, NC 27101
(336) 659-9503

ORG. DATE:
2021.08.13

REVISIONS:
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.
.
.
.

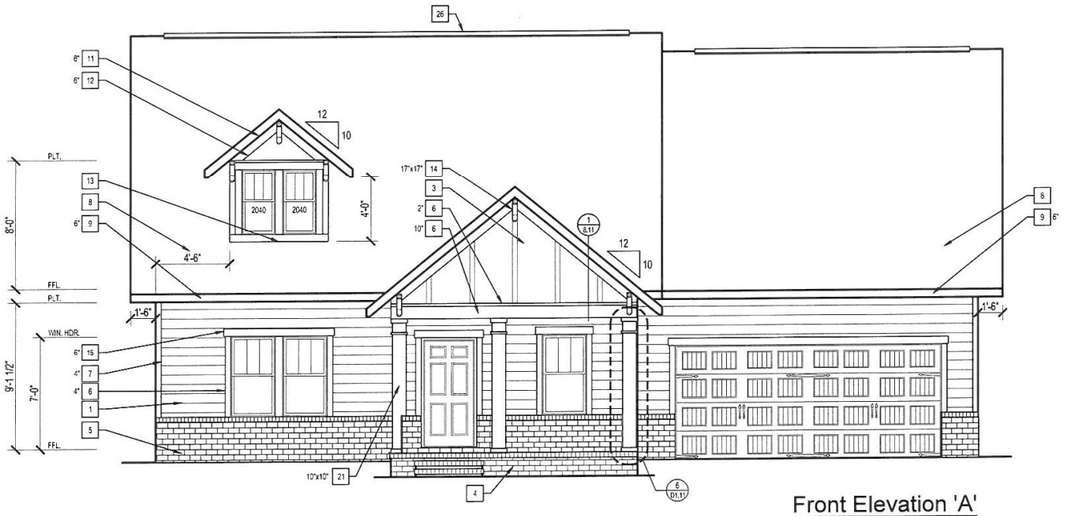
DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: JHOPKINS

PLAN NAME: ROSEWOOD
PLAN #: 3320
DRAWING: OPT. SCREEN PORCH

SHEET #
4.12



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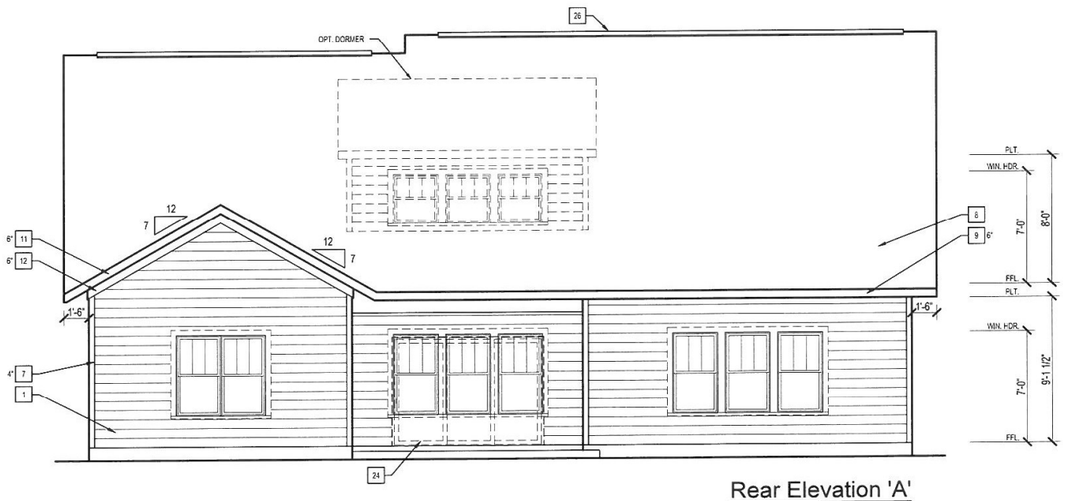

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WINSTON SALEM, NC 27101
(336) 659-9503

ORG. DATE: 2021.08.13

REVISIONS

DRAWN BY: JAH

APPROVED BY: JJT

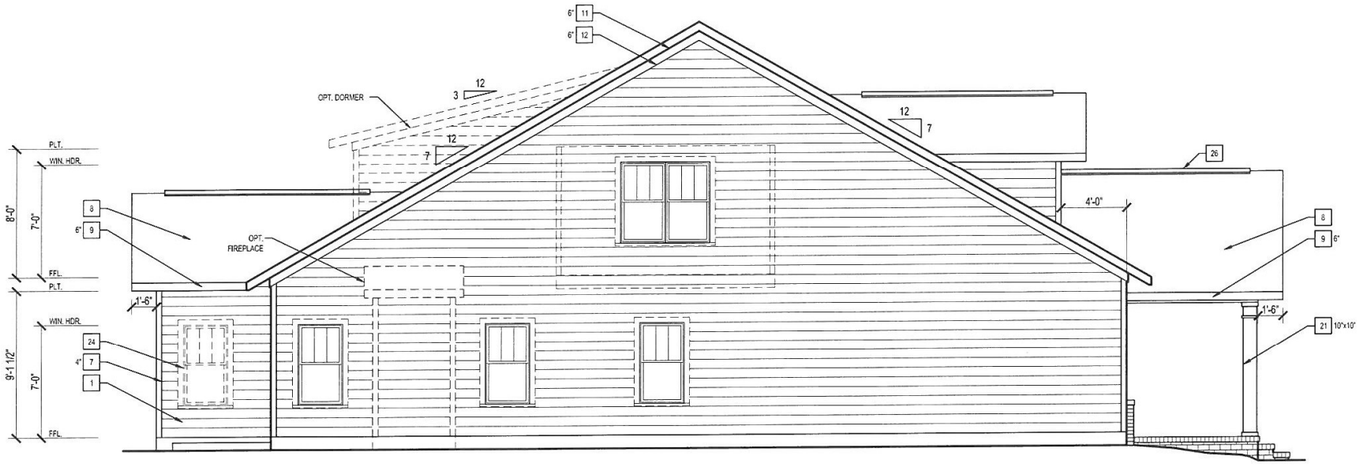
SAVED: JHOPKINS

PLAN #: 3320

PLAN NAME: ROSEWOOD

DRAWING: FRONT & REAR ELEVATIONS

SHEET #: 7.10A



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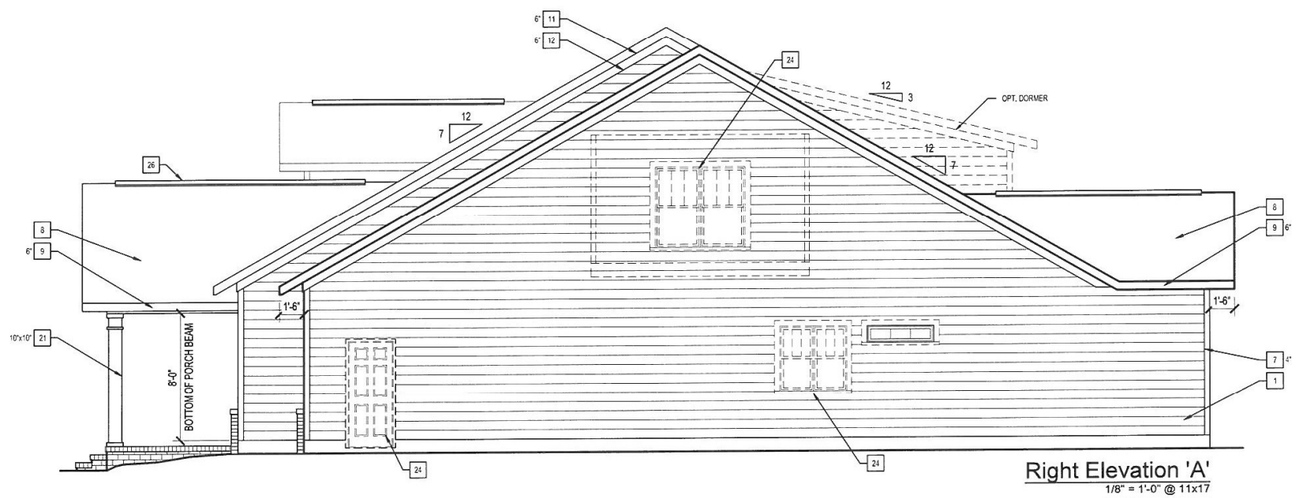

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2. 12" OVER HANGS U.N.O.

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PHONE: 336-983-0353

FAX: 336-785-0104

BUILDER: ARDEN HOMES

11 BROOKSTOWN AVE.

WINSTON SALEM, NC 27101

(336) 659-9503

ORG. DATE: 2021.08.13

REVISIONS:

DRAWN BY: JAH

APPROVED BY: JJT

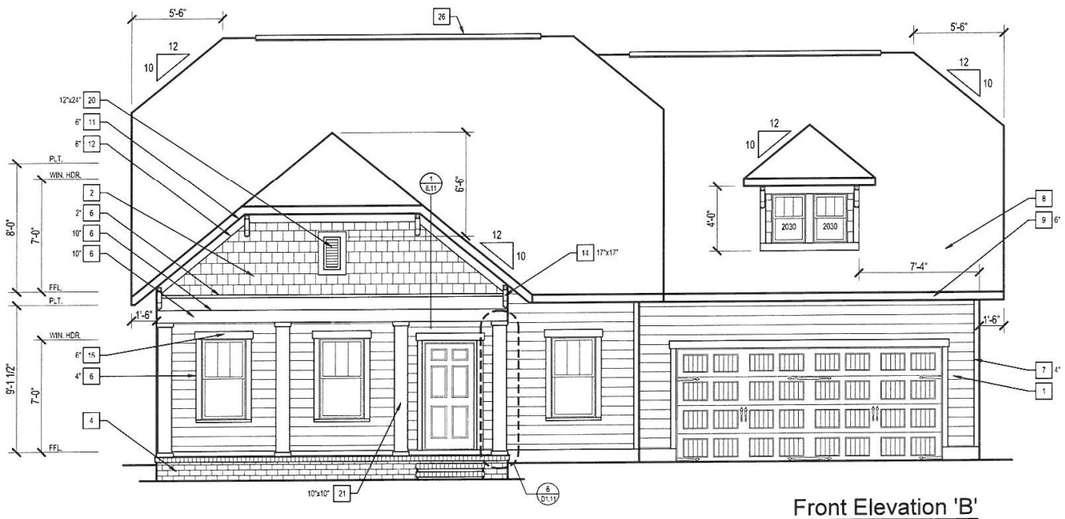
SAVED: JHOPKINS

PLAN # 3320

PLAN NAME: ROSEWOOD

DRAWING: LEFT & RIGHT ELEVATIONS

SHEET # 7.11A



Front Elevation 'B'

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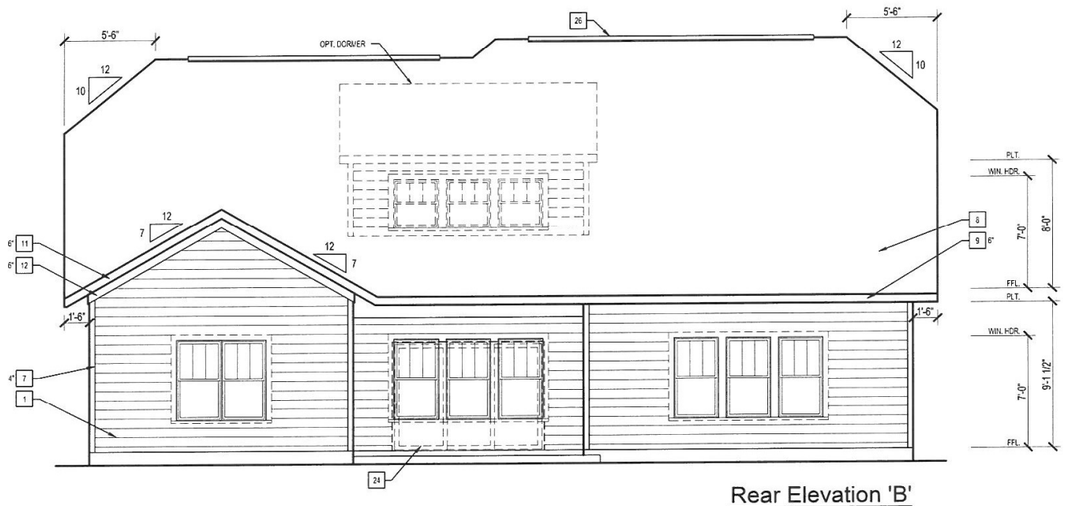

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REVISIONS:

DRAWN BY: JAH

APPROVED BY: JJT

SAVED: JHOPKINS

PLAN NAME: ROSEWOOD

PLAN #: 3320

DRAWING: FRONT & REAR ELEVATIONS

SHEET # 7.10B

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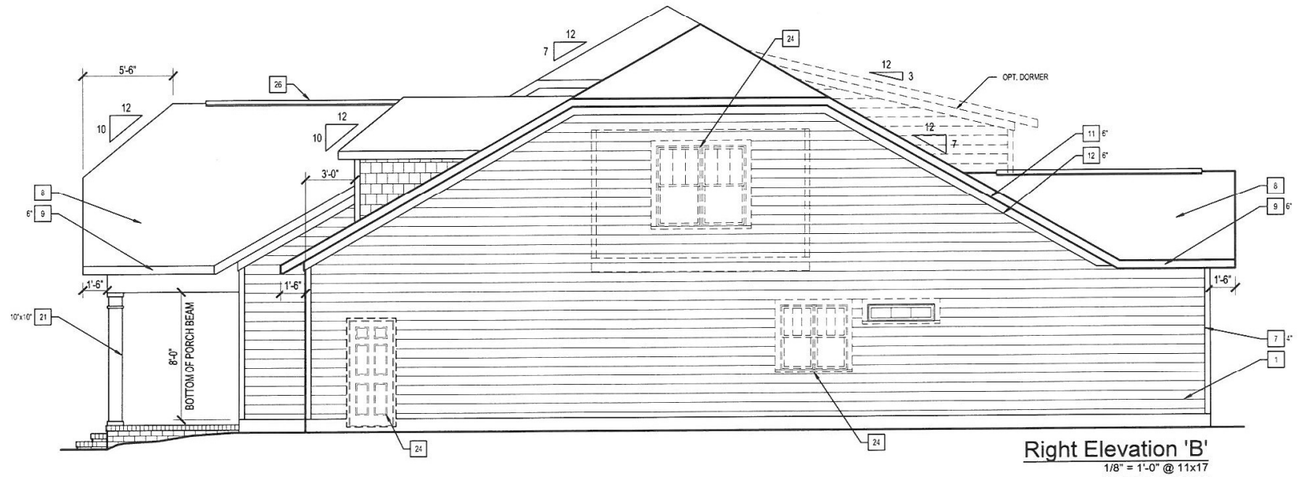

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28. SCREEN AS SPECIFIED

TRIM APPLICATION:

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2. 12" OVER HANGS U.N.O.

BUILDERS PLAN SOURCE

ADDRESS: BUILDERS PLANSOURCE, INC. PO BOX 638 KING, NORTH CAROLINA 27021

PHONE: 336-985-0503

FAX: 336-985-0104

BUILDER: ARDEN HOMES

11 BROOKSTOWN AVE.

WINSTON SALEM, NC 27101

(336) 659-9503

ORG. DATE: 2021.08.13

REVISIONS

DRAWN BY: JAH

APPROVED BY: JJT

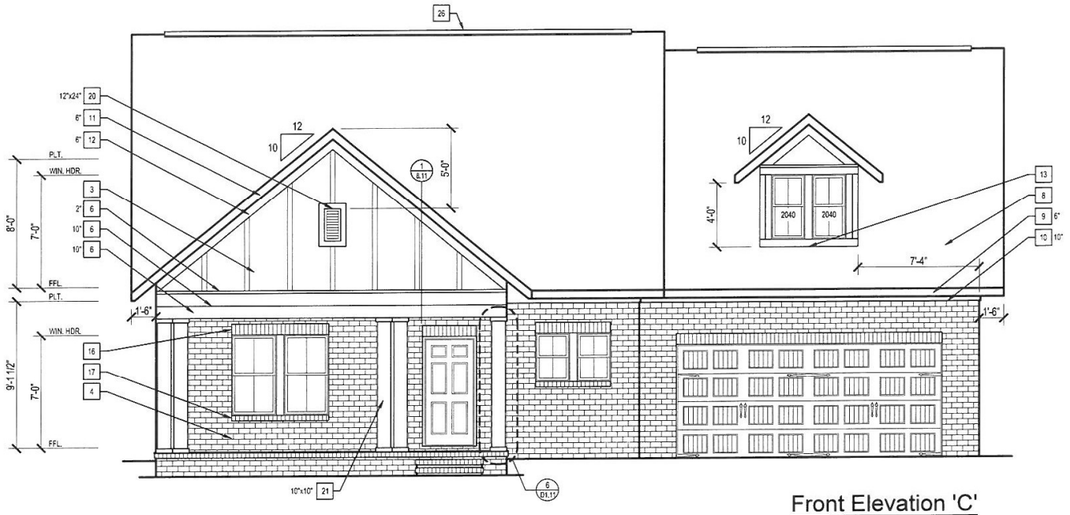
SAVED: JHOPKINS

PLAN NAME: ROSEWOOD

PLAN #: 3320

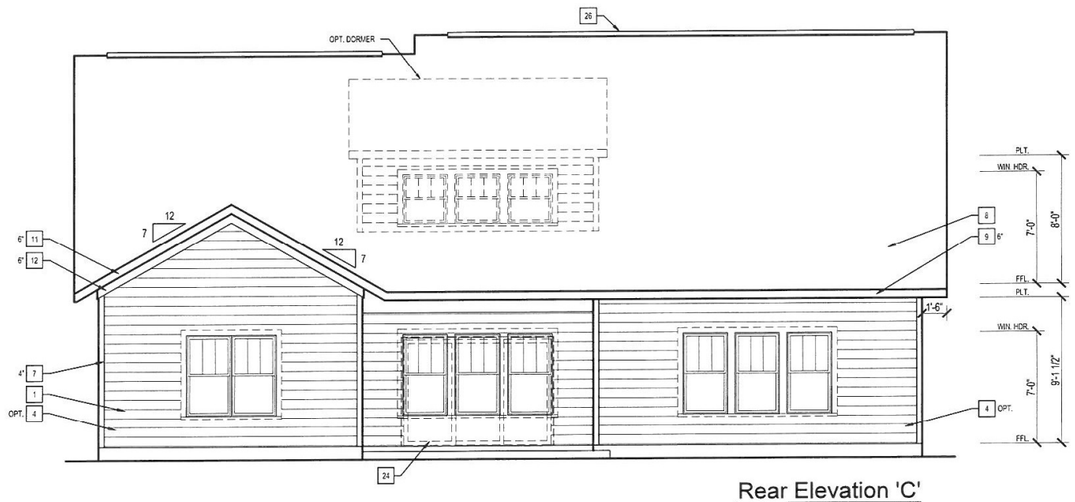
DRAWING: LEFT & RIGHT ELEVATIONS

SHEET # 7.11B



Front Elevation 'C'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Rear Elevation 'C'

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1/4" = 1'-0" @ 24x36

BPS (www.plansinc.com) - GENERAL INFORMATION

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ELEVATION NOTES

NOTE: NOT ALL KEY NOTES APPLY.

1. HORIZONTAL SIDING AS SPECIFIED - EXPOSURE PER SPEC'S
2. SHAKE SIDING AS SPECIFIED
3. VERTICAL BOARD & BATT SIDING AS SPECIFIED
4. BRICK / STONE VENEER PER SPEC'S
5. BRICK / STONE VENEER WAINSCOT PER SPEC'S (19 1/2" A.F.F.) U.N.O.
6. TRIM AS SPECIFIED - SEE ELEVATION FOR TRIM SIZE
7. CORNER TRIM - SEE ELEVATION FOR TRIM SIZE
8. ROOF MATERIAL - FIBERGLASS SHINGLES, TYP.
9. FASCIA BOARD, SEE ELEVATION FOR SIZE
10. FRIEZE BOARD, SEE ELEVATION FOR SIZE
11. RAKE BOARD, SEE ELEVATION FOR SIZE
12. RAKE TRIM, SEE ELEVATION FOR SIZE
13. G.I. FLASHING
14. DECORATIVE BRACKET (17"x17" U.N.O.)
15. DECORATIVE HEADER (2x2 OVER 5/4x6 U.N.O.)
16. SOLDIER COURSE, 8" U.N.O.
17. ROWLOCK COURSE, 4" U.N.O.
18. RAISED PANEL SHUTTERS, 16" OR 1/2 WINDOW WIDTH DIVENSION.
19. BOARD & BATTEN SHUTTERS, 15" TYPICAL U.N.O.
20. LOUVER VENT AS SPECIFIED - SEE ELEVATION FOR SIZE
21. COLUMN AS SPECIFIED - SEE ELEVATION FOR SIZE, REFER TO DETAIL
22. BRICK OR STONE BASE AS SPECIFIED - SEE ELEVATION FOR SIZE REFER TO DETAIL
23. CONCRETE STOOP/ PORCH - SEE SLAB FOUNDATION
24. OPTIONAL DOOR/WINDOW - REFER TO PLAN
25. RAILS & PICKETS AS SPECIFIED (AS REQUIRED BY CODE)
26. RIDGE VENT
27. P.T. POST AS SPECIFIED
28. SCREEN AS SPECIFIED

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WINSTON SALEM, NC 27101
(336) 659-9503

ORG. DATE:
2021.08.13

REVISIONS:
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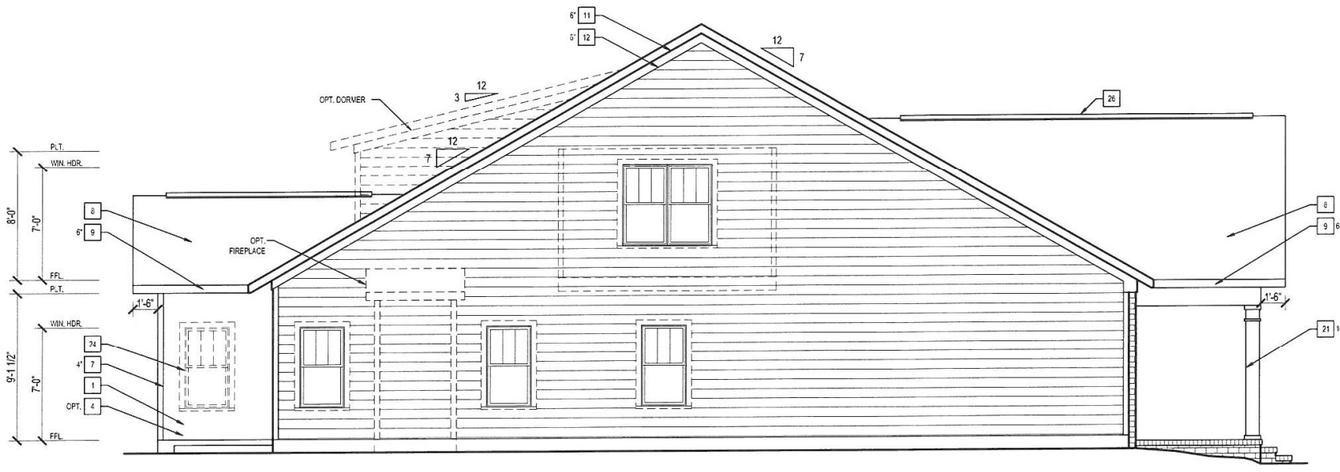
DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: JHOPKINS

PLAN NAME: ROSEWOOD
PLAN #: 3320
DRAWING: FRONT & REAR ELEVATIONS

SHEET #
7.10C



Left Elevation 'C'

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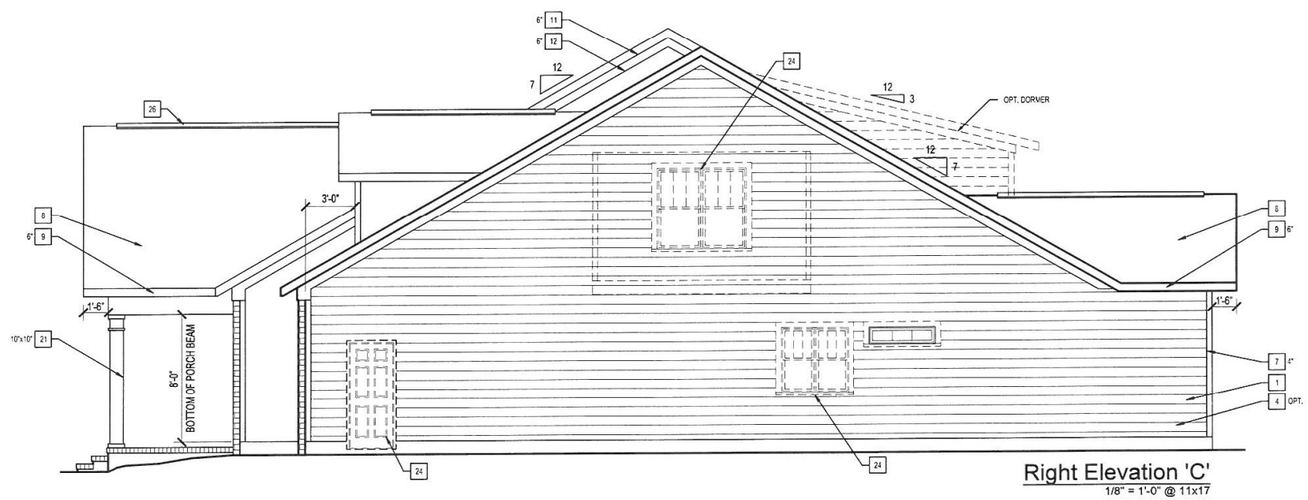

Right Elevation 'C'

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P.O. BOX 65
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PHONE:
336-985-3053

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BUILDER:
ARDEN HOMES
11 BROOKSTOWN AVE.
WINSTON SALEM, NC 27101
(336) 659-9503

ORG. DATE:
2021.08.13

REVISIONS:
-
-
-
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-

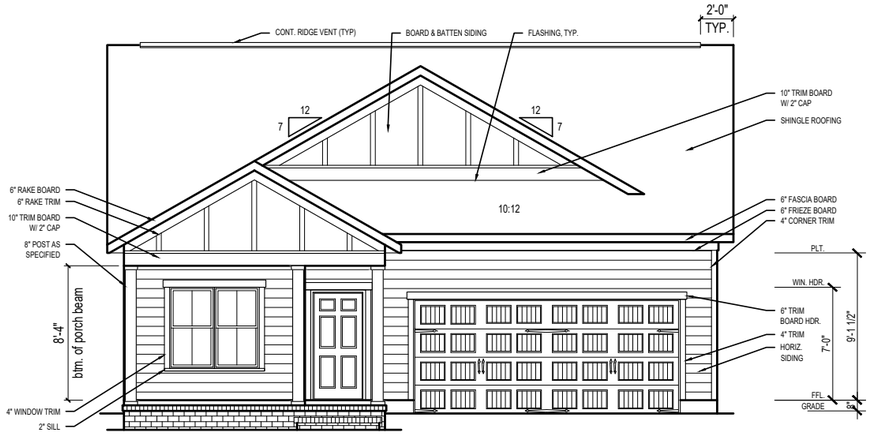
DRAWN BY:
JAH

APPROVED BY:
JJT

SAVED: JHOPKINS

PLAN NAME: ROSEWOOD
PLAN #: 3320
DRAWING: LEFT & RIGHT ELEVATIONS

SHEET #
7.11C



Front Elevation 'A'

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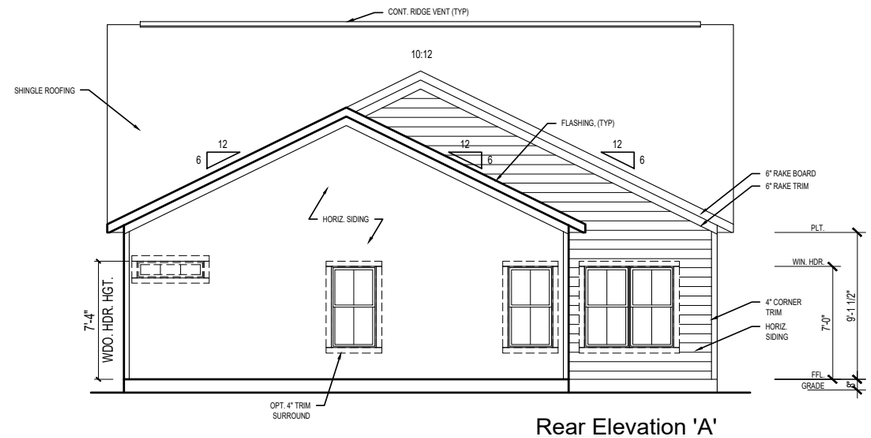

Rear Elevation 'A'

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KING, NC 27021
PO BOX 836
336.985.0363

BUILDER: ARDEN HOMES

ORG. DATE: 2025-08-22

REVISIONS:

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DRAWN BY: JAH

APPROVED BY: JJT

PLAN NAME: WOODCREST

PLAN #: 3470

ELEVATION: RH

DRAWING: ELEVATIONS

SHEET # 1.1A

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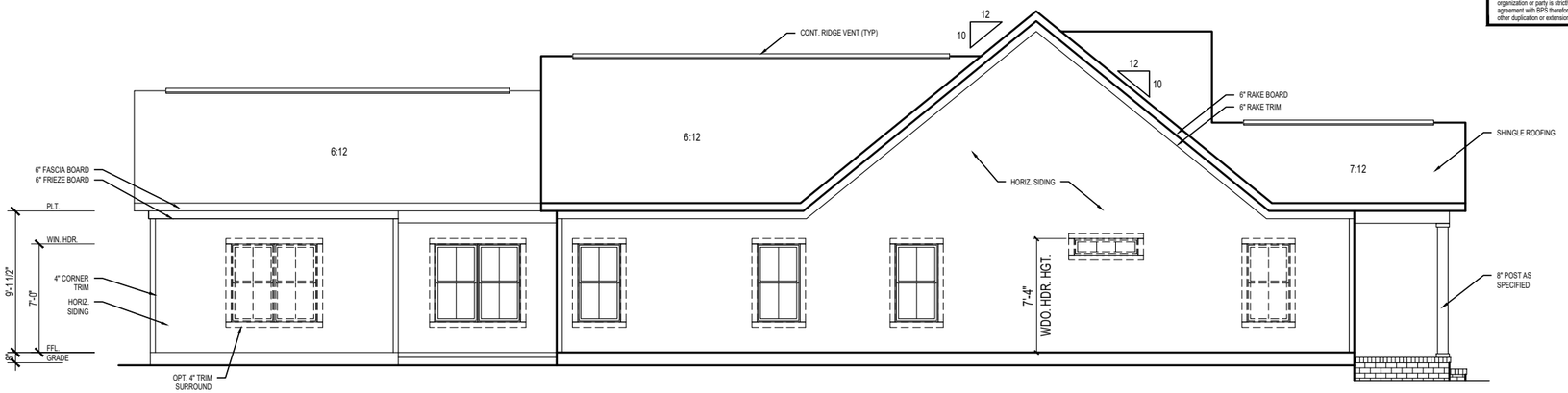

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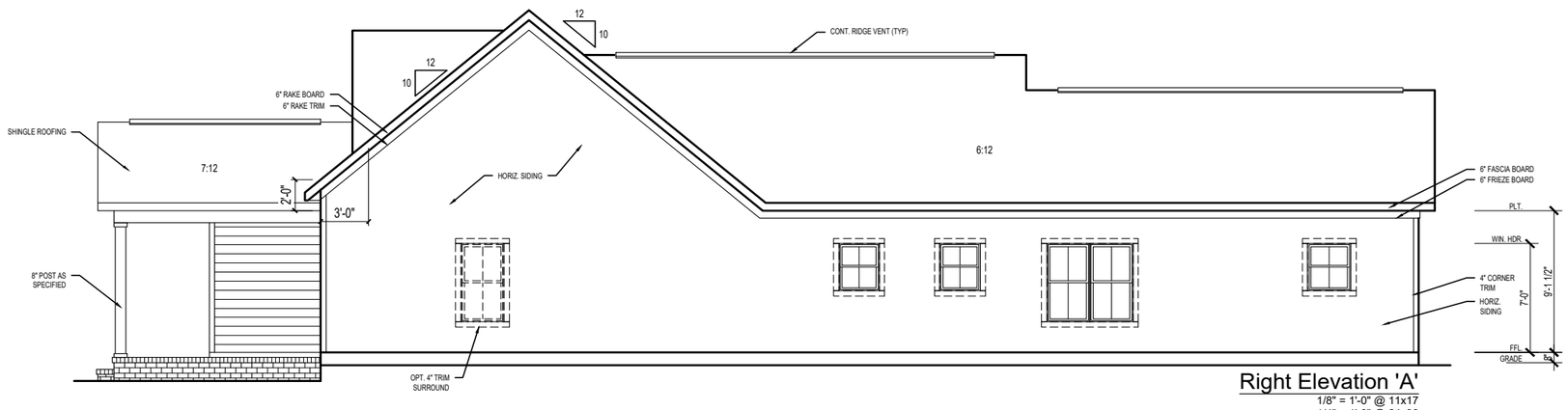

Right Elevation 'A'

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BUILDERS PLANSOURCE
KING, NC 27021
PO BOX 836
336.985.0363

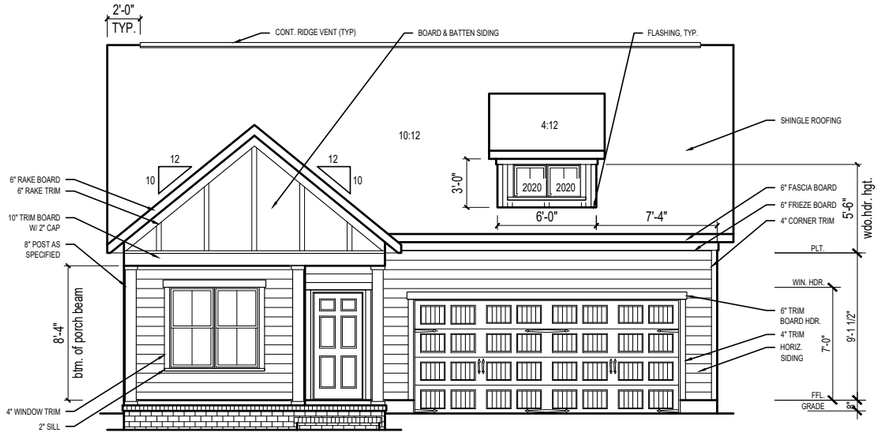
BUILDER: ARDEN HOMES

ORG. DATE:	2025-08-22
REVISIONS:	

DRAWN BY:	JAH
APPROVED BY:	JJT

PLAN NAME	WOODCREST
PLAN #	3470
	RH
DRAWING:	ELEVATIONS

SHEET # 1.2A



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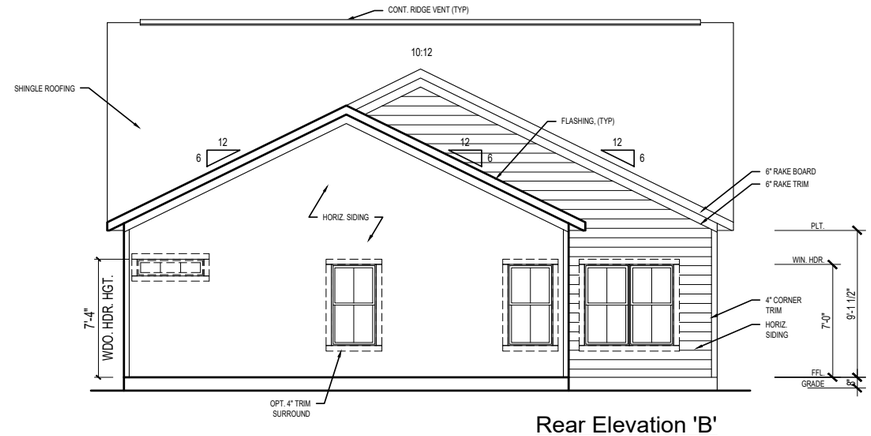

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BUILDER: ARDEN HOMES

ORG. DATE: 2025-08-22

REVISIONS:

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DRAWN BY: JAH

APPROVED BY: JJT

PLAN NAME: WOODCREST

PLAN #: 3470

RH

DRAWING: ELEVATIONS

SHEET # 1.1B

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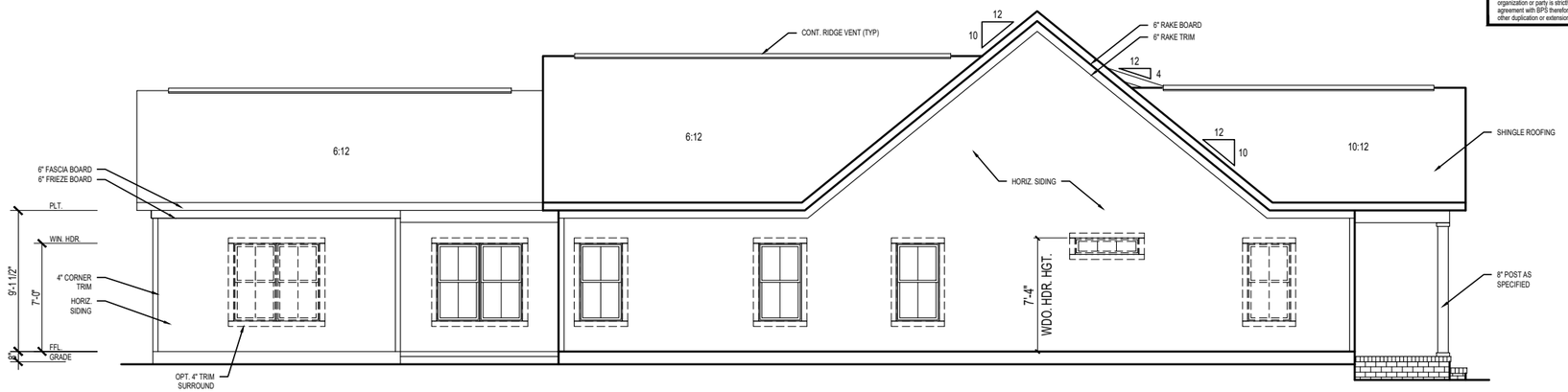
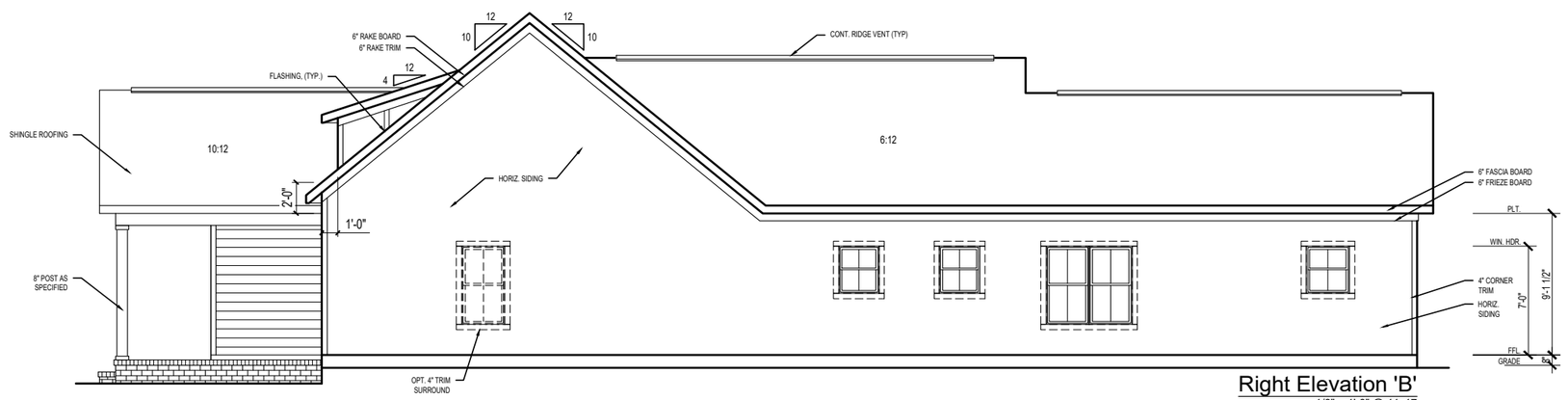


Left Elevation 'B'
1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Right Elevation 'B'
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1/4" = 1'-0" @ 24x36

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PO BOX 836
336.985.0363

BUILDER: ARDEN HOMES SIMPLY BUILT BETTER

ORG. DATE: 2025-08-22
REVISIONS:

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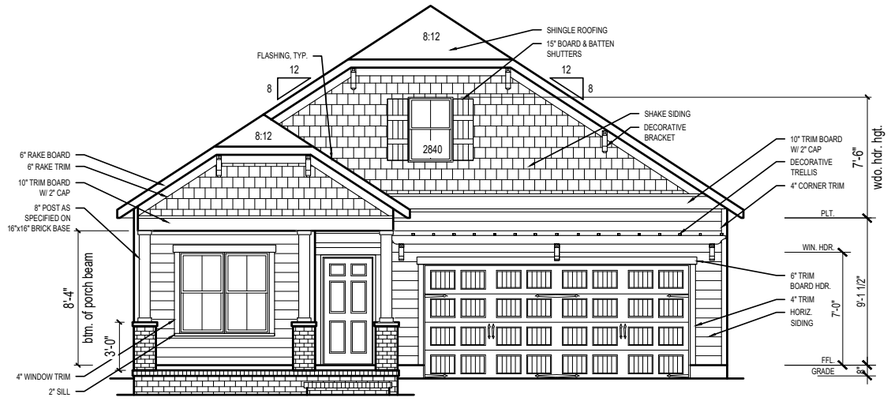
DRAWN BY: JAH
APPROVED BY: JJT

PLAN NAME: WOODCREST
PLAN #: 3470
DRAWING: ELEVATIONS
RH

SHEET # 1.2B



Front Elevation 'C'

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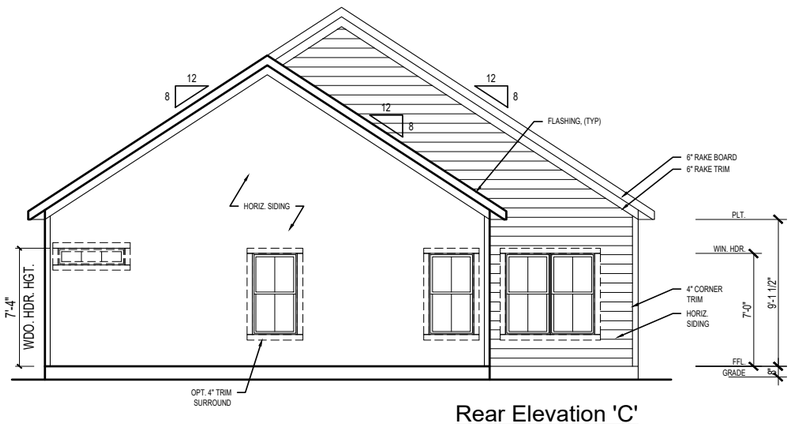

Rear Elevation 'C'

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BUILDER: ARDEN HOMES

ORG. DATE: 2025-08-22

REVISIONS:

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DRAWN BY: JAH

APPROVED BY: JJT

PLAN NAME: WOODCREST

PLAN #: 3470

DRAWING: ELEVATIONS

RH

SHEET # 1.1C

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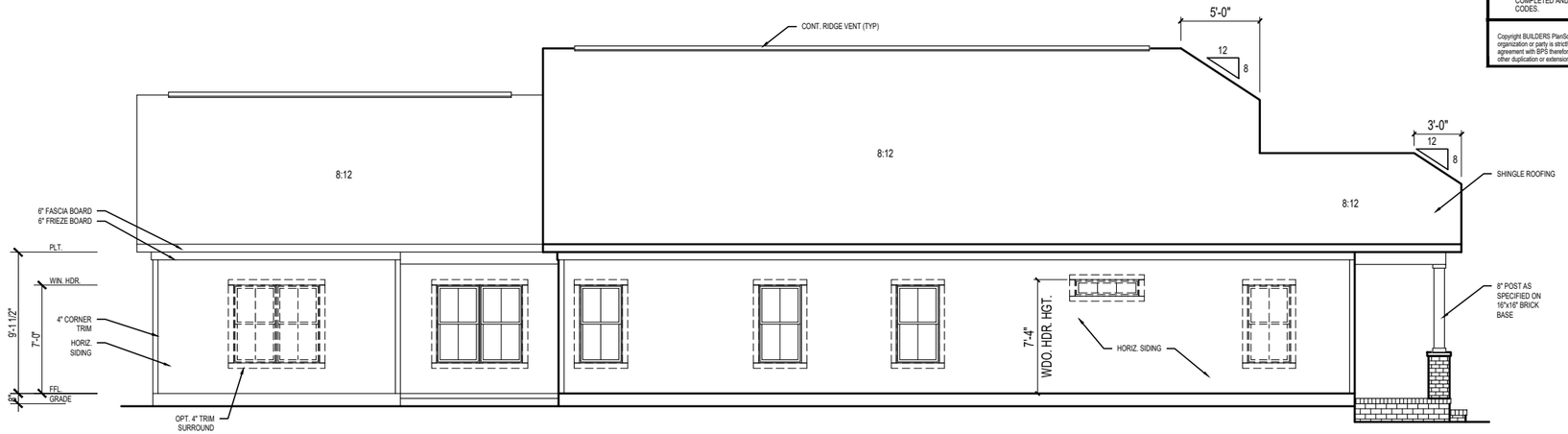

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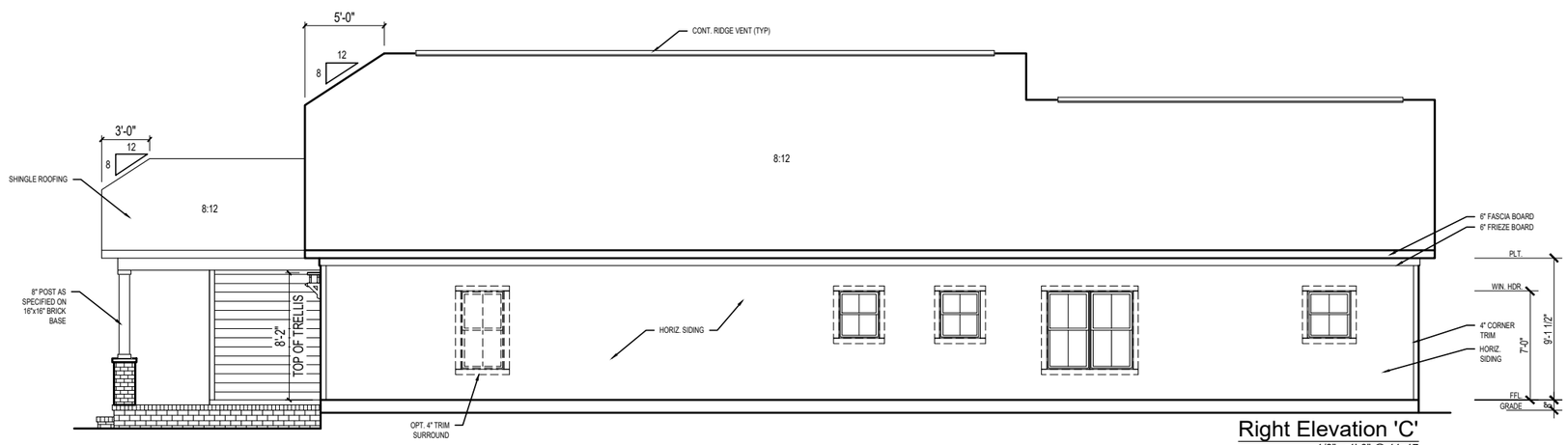

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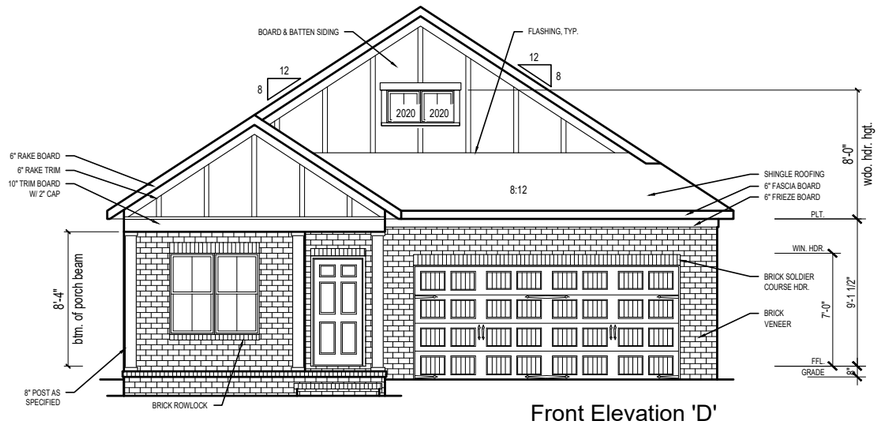

Front Elevation 'D'

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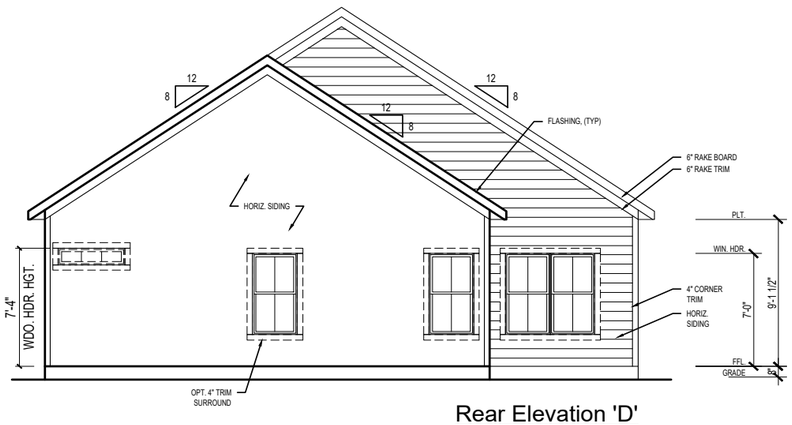
1/4" = 1'-0" @ 24x36



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BUILDER: ARDEN HOMES

ORG. DATE: 2025-08-22

REVISIONS:

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DRAWN BY: JAH

APPROVED BY: JJT

PLAN NAME: WOODCREST

PLAN #: 3470

RH

DRAWING: ELEVATIONS

SHEET # 1.1D

STAFF REPORT
CONDITIONAL USE DISTRICT REZONING

ZONING DOCKET:
K-654.A2

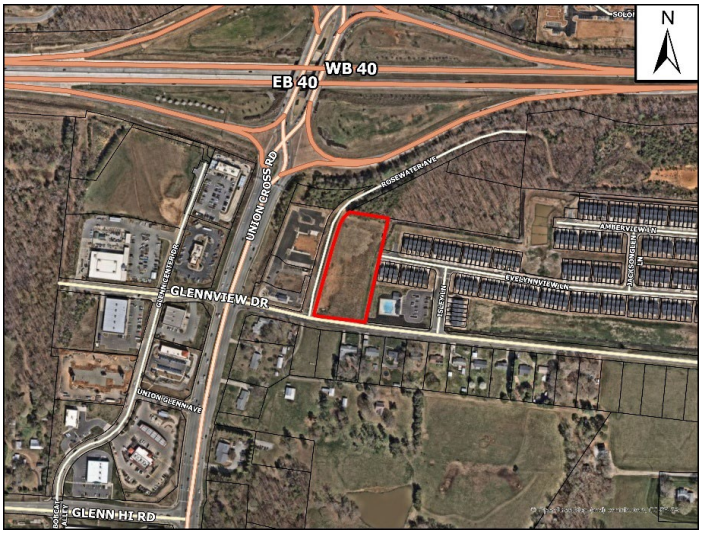
PLANNING BOARD:
June 8, 2026

PETITIONER/OWNER:
MOC Kernersville 2, LLC

PROPOSED ZONING AMENDMENT:
From: *General Business – Conditional* (GB-C)
To: GB-C

PROPOSED USES:
Child Day Care Center, Medical & Surgical Offices

ACREAGE:
2.59 ±

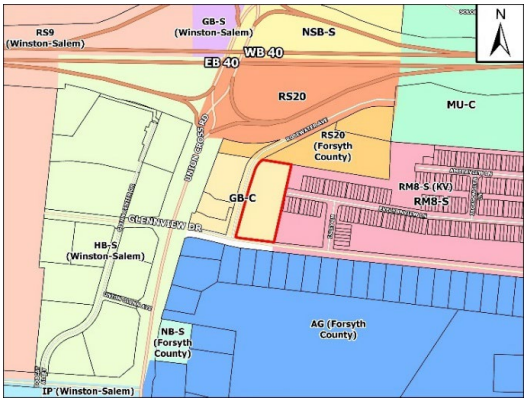


LOCATION OF PROPERTY AND RELATION TO EXISTING ZONING DISTRICTS:

The property to be rezoned is located on the northeast corner of Glennview Dr. and Rosewater Ave. The property consists of all of PIN 6874-27-2164.

Surrounding properties are zoned as follows:

- North: *Forsyth County Residential Single Family 20,000 Square Foot Minimum Lot Size* (RS-20)
- East: *Residential Multi-Family Eight (8) Units per Acre Maximum-Special* (RM8-S)
- West (across Rosewater Ave.): GB-C
- South (across Glennview Dr.): *Forsyth County Agricultural* (AG)



PURPOSE OF REZONING:
The purpose of this request is to allow the *Child Day Care Center* and *Medical & Surgical Offices* uses at this site and to adopt an associate site plan and elevations. If approved, this petition would replace the previously approved *Hotel or Motel* use, site plan, and elevations approved through K-

635.A1. The newly proposed site plan can be found as Appendix A of this staff report and the associated elevations can be found as Appendix B.

ZONING DISTRICT REQUIREMENTS:
Section 3.6.1 – General Dimension Requirements for Commercial Districts

Zoning District	Min. Zoning Lot		Min. Contiguous Site Area (ac)	Minimum Setbacks[1, 4]				Max. Impervious Surface Cover (%)	Max. Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
GB[2]	10,000	175	--	20	--	--	20	--	60/unlimited[34]

1. Minimum area and width requirements may be reduced for the CPO, NSB, and CPI districts under Articles 3.5 through 3.9.
2. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater, unless the development conforms to the Land Use Plan and is a conditional zoning district, then a minimum setback of the Bufferyard (3-5 Bufferyard Standards) shall be considered for a setback.
3. There is no height limit unless adjacent to property zoned RS, RM (except RM-U), AG, or H.
4. Height of the structure above sixty (60) feet may be increased by one foot for each foot of additional setback above the minimum required, if adjacent to property zoned RS, RM (except RM-U), AG, or H.

Section 3.6.2.J GB General Business District Intent
The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district accommodates destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in activity centers.

Uses
The proposed rezoning requests *Child Day Care Center* and *Medical & Surgical Offices* as the only uses for this development. These uses are defined by Article 11 of the *Unified Development Ordinance* as:

> **CHILD DAY CARE CENTER.** A day care facility in which day care is provided for thirteen (13) or more children when any child is preschool-age, or sixteen (16) or more children when all children are school-age.
>
> **MEDICAL AND SURGICAL OFFICES.** An establishment primarily engaged in furnishing medical and surgical services to individuals and licensed for such practice by the State. This definition includes all uses in the following SIC groups:
> 801 Offices and Clinics of Medical Doctors
> 802 Offices and Clinics of Dentists
> 803 Offices of Osteopathic Physicians
> 804 Offices of Other Health Practitioners.

Site Plan
The applicant is proposing one 7,000 ± square foot building to be utilized as a *Medical & Surgical Offices* on the southern side of the property and a 12,595 ± square foot building to be utilized as a *Child Day Care Center* to the north. The overall lot is proposed to be subdivided upon final plat, and the parking lot will contain a public access and maintenance easement for public use of the entire lot for either establishment. The site provides 69 parking spaces, including four (4) ADA spaces and an additional 11 loading/unloading spaces which satisfy the requirements for both requested uses. The parking calculation breakdown can be seen in Appendix A of this staff report.

Vehicular and pedestrian primary access to the site is provided from Rosewater Ave. and an additional pedestrian access is provided along Glennview Dr. to connect the nearby Glennview residential community. The sidewalks will be provided on private property and will thus be included within a public access easement. A NCDOT driveway permit along Rosewater Ave. will be required prior to approval of civil construction drawings.

The development proposes streetyards along Glennview Dr. and Rosewater Ave. to meet requirements of UDO Section 5.3 and bufferyards along the northern and eastern property lines to meet requirements of UDO Section 5.4.

One stormwater control measure is proposed to help control the flow rate for the water collected on site and is shown to the south and east of the rezoning area and will be designed to provide sufficient level of service to accommodate the site at build out.

Overlay Districts
This site is not subject to any overlay requirements.

Building Design
The petitioner has proposed adoption of architectural elevations as a part of their submittal. These can be found as Appendix B of this staff report. There are no specific design requirements at this location as this site is not within an overlay district. However, the provided elevations present high-quality design proposals that will complement each other through the use of consistent material types and will pair well with the buildings across Rosewater Ave. which do meet the Highway Corridor Overlay District standards. The submitted elevations provide ample architectural design elements such as designed windows, arcades, and prominent entry ways and utilize multiple material types to break up the length of long walls.

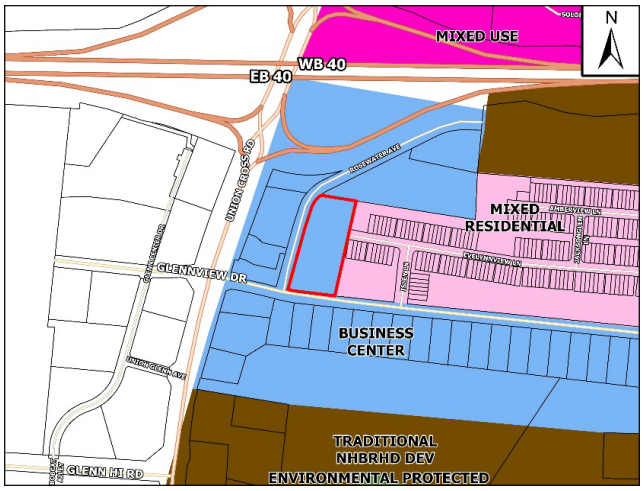
UDO Use-Specific Requirements
UDO Section 4.4.16 provides use specific requirements for the use *Child Day Care Center*. The proposal as submitted by the petitioner meets or exceeds all of the requirements, including: providing at least 25 square feet of inside space for each child enrolled, outdoor play area provided at a rate of at least 100 square feet per child enrolled, the play area being enclosed by a minimum four (4) foot tall security fence and at least one off-street passenger loading/unloading space separate from parking has been provided for each 20 children enrolled. The provisions of UDO Section 4.4.16 request of staff and the approving authorities to give special consideration to

internal traffic circulation and safety of children on-site. Staff has reviewed this plan to meet minimum requirements of the Town of Kernersville UDO and finds that the site plan meets all requirements.

Kernersville Development Plan

Thoroughfare & Street Plan

No road improvements are proposed or required with this development. Additionally, the adopted *Thoroughfare Plan* shows that eventually Rosewater Ave., formally known as State Road 4312, will connect to Teague Ln. through a connection with a future road through Caleb's Creek.



Land Use Plan

The current *Land Use Plan* designation for this site is Business Center. Business Center is defined in the Kernersville *Land Use Plan* as:

> *"Intended to accommodate a wide variety of employment uses such as office, research, corporate park, and institutional and related uses. It requires a unified design scheme, including enhanced facades on the buildings, substantial surrounding landscaping, restrictive lighting and signage, full screening of loading areas, and permits no outdoor storage ."*

The uses proposed for this site meet the intent of the Business Center district by providing an office and institutional use. The proposed site plan shows screening elements that will reduce possible adverse effects such as noise or light from adjacent properties. Staff has proposed a condition to further limit any negative effects of site lighting on adjacent properties by requiring that lighting for the project be designed to dissipate at the property line and that light fixtures shall be downward directed fully shielded. The requested uses and proposed elevations meets the intention of the *Land Use Plan* designation Business Center by providing institutional and office employment opportunities which restrict lighting and provide screening to reduce adverse effects on neighboring properties.

This site is also within the I-40/Union Cross Interchange Southeast Quadrant small area plan as detailed in the *Land Use Plan*. This small area plan describes the recent history of this area as a high-quality development supporting the nearby residential areas through commercial, institutional and office park style areas. The plan states, "To promote the business park and to protect current residential property owners, the area is designated for high quality business park or institutional uses and supporting commercial services." The proposed *Child Day Care Center* and *Medical & Surgical Offices* uses embody the goal of the small area plan by providing commercial and institutional uses in a manner which protect nearby residential areas through screening devices.

The proposed architectural elevations ensure a high-quality design will be implemented to further encourage the intent of the small area plan.

Watershed and Floodplain

The property is located within the Lower Abbots Creek Watershed.

The proposed development will be utilizing the high-density development option. High-density development is development that has added greater than 24% built-upon area (BUA) and must install engineered stormwater control measures (SCMs) to treat stormwater prior to discharging from the site. A bioretention basin is proposed to treat stormwater. Stormwater discharge to the NCDOT right of way for Glennview Drive.

Because Lower Abbotts Creek Watershed regulations allow up to 50% regulated BUA, the applicant has also applied for a Special Intensive Development Allocation (SIDA) which would allow up to 70% BUA on this parcel and the parcel located on the west side of Rosewater Avenue. The total proposed constructed BUAs for the western and eastern parcels are 69.86 and 49.59%, respectively. A detailed stormwater management plan will be required by the Town's Watershed and Stormwater Regulations.

STAFF SUMMARY

The request is to change the zoning from GB-C to GB-C for 2.59± acres and to adopt a site plan and elevations to allow for the development of two buildings for the uses of *Child Day Care Center* and *Medical & Surgical Offices*. Site access will be provided from Rosewater Ave. for vehicular and pedestrian traffic with an additional pedestrian connection provided on Glennview Dr.

The goals of the I-40/Union Cross Interchange Southeast Quadrant small area plan are achieved through high-quality design of commercial and institutional uses established near residential developments. The utilization of screening to shield any adverse effects of the development further meet the goals of this small area plan. The *LUP* designation of Business Center is satisfied through the requested use types, as the designation is "Intended to accommodate a wide variety of employment uses such as office, research, corporate park, and institutional and related uses."

RECOMMENDATION

Rezoning: Approval of the following motion:

Move to recommend amending the Unified Development Ordinance of the Town by rezoning the property in case K-654.A2 from GB-C to GB-C. The said rezoning being consistent with the Town's Comprehensive Plan, *Kernersville Development Plan*, and further being both reasonable and in the public interest because of the following facts.

1. The proposal is consistent with the *Land Use Plan* designation; and
2. The proposal is consistent with the goals and objectives of the I-40/Union Cross Interchange Southeast Quadrant small area plan; and
3. The petition proposes adoption of elevations that ensure high quality development that will

not cause adverse impacts on neighboring properties.

Site Plan: Approval with the following conditions:

Land Uses

1. *Child Day Care Center; Medical & Surgical Offices*

Environmental

2. Developer shall adhere to all State, Federal and Local Government environmental regulations.

Lighting

3. Lighting plans shall be required at the time of civil construction review. The lighting for the project shall be designed to provide adequate pedestrian lighting and dissipate at the property line. Light fixtures shall be downward directed and fully shielded.

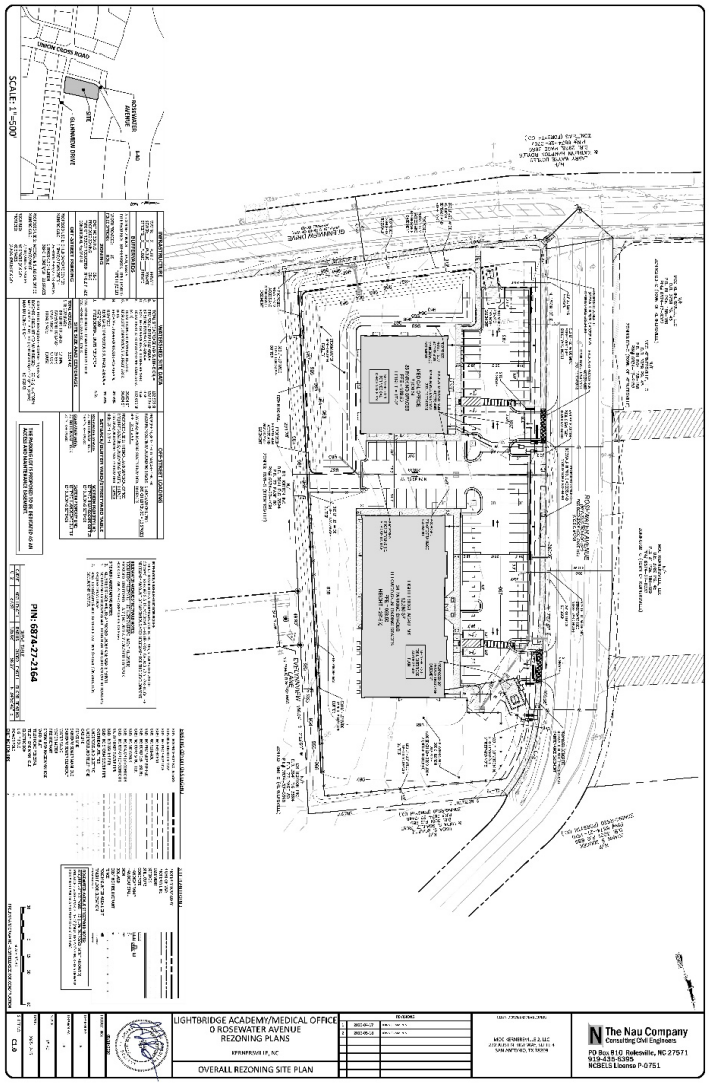
Landscaping, Bufferyards, and Streetyards

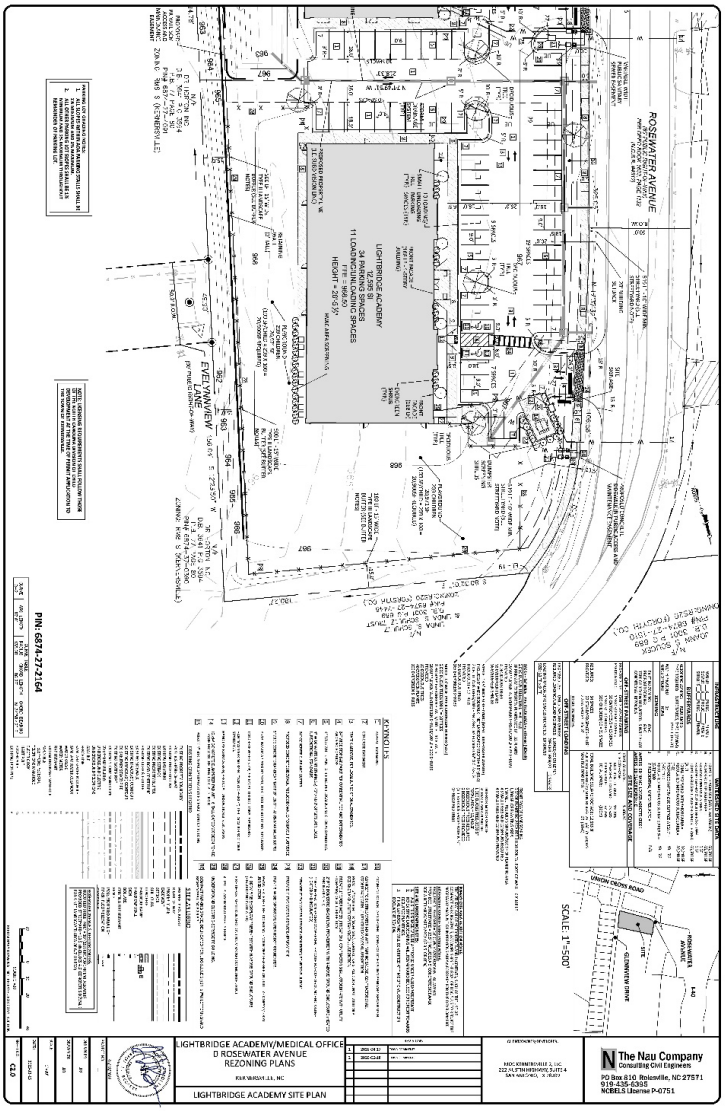
4. A full landscaping plan shall be provided and planting requirements verified at the time of civil construction document submittal.

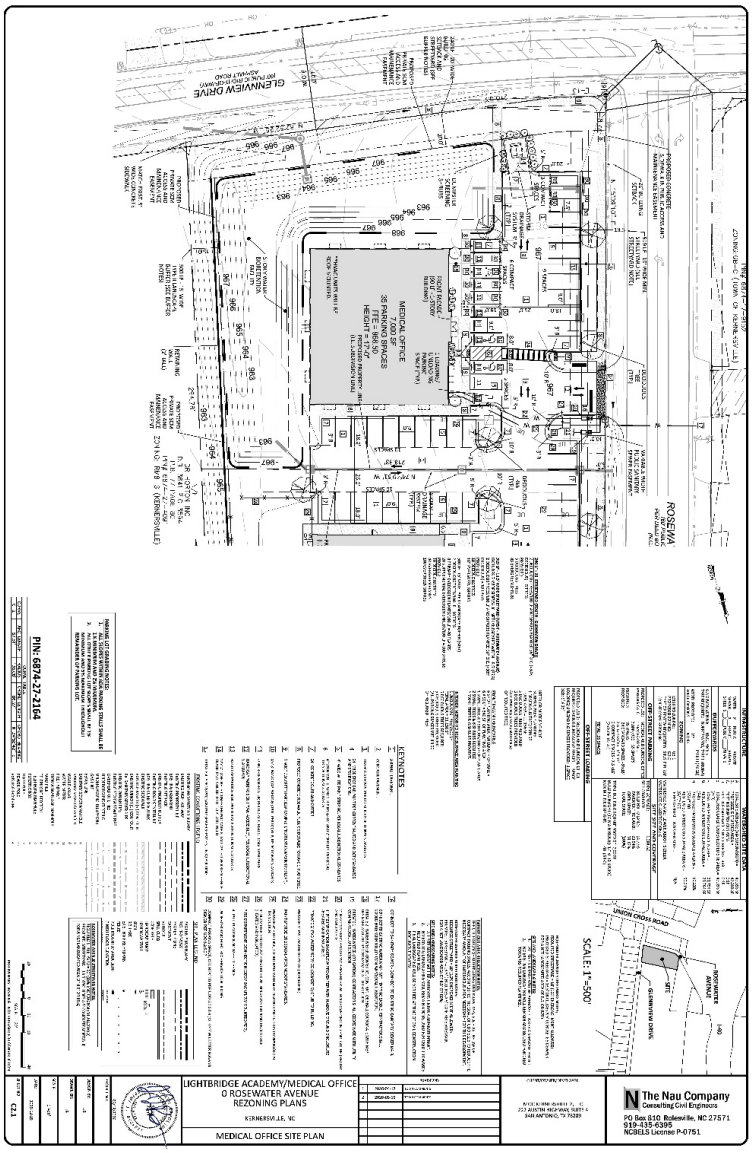
Site Plan

5. A civil construction plan shall be submitted for review and approval matching the zoning plan prepared by The Nau Company, entitled "Lightbridge Academy/Medical Office", dated December 15, 2025, as shown in Appendix A.
6. Buildings shall be constructed in conformance with elevations prepared by J.A. Malik, titled LIGHTBRIDGE ACADEMY and by FRANZ architects, titled PROJECT as shown in Appendix B.

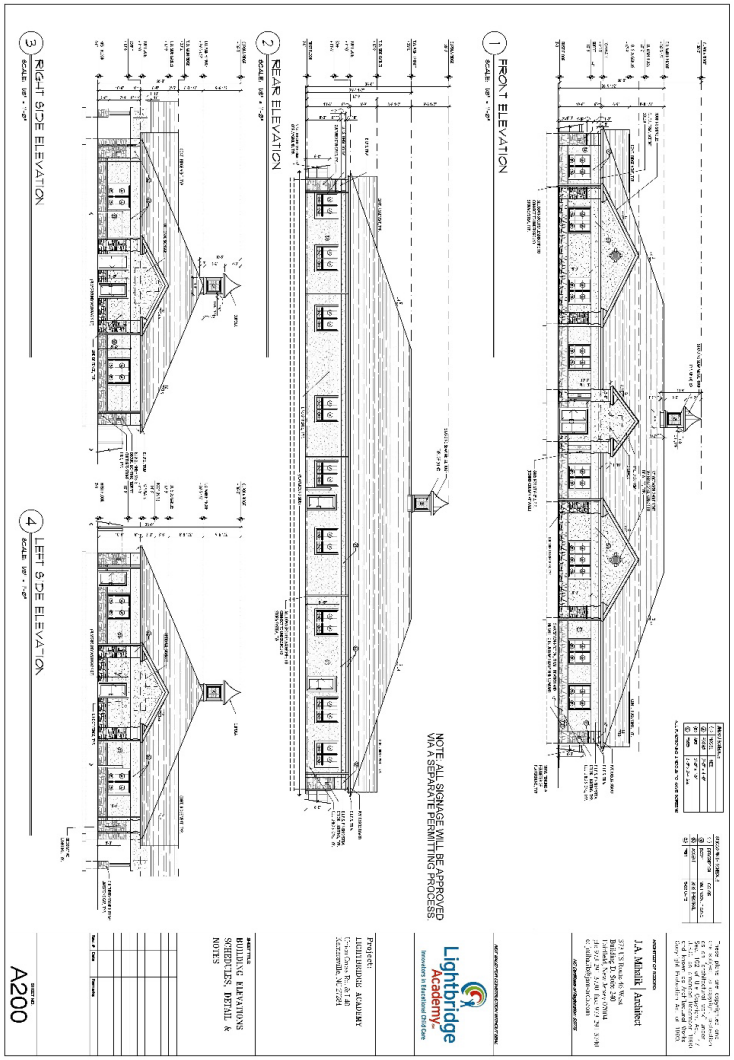
Appendix A - Site Plan

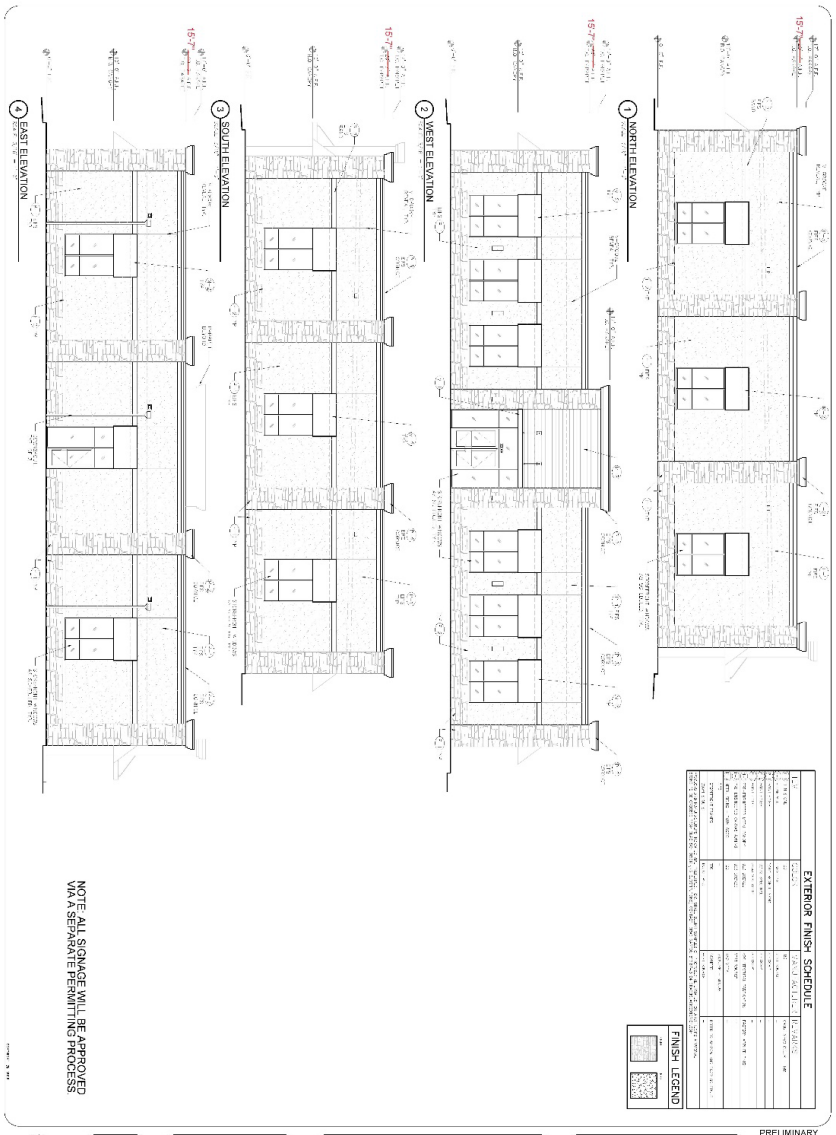


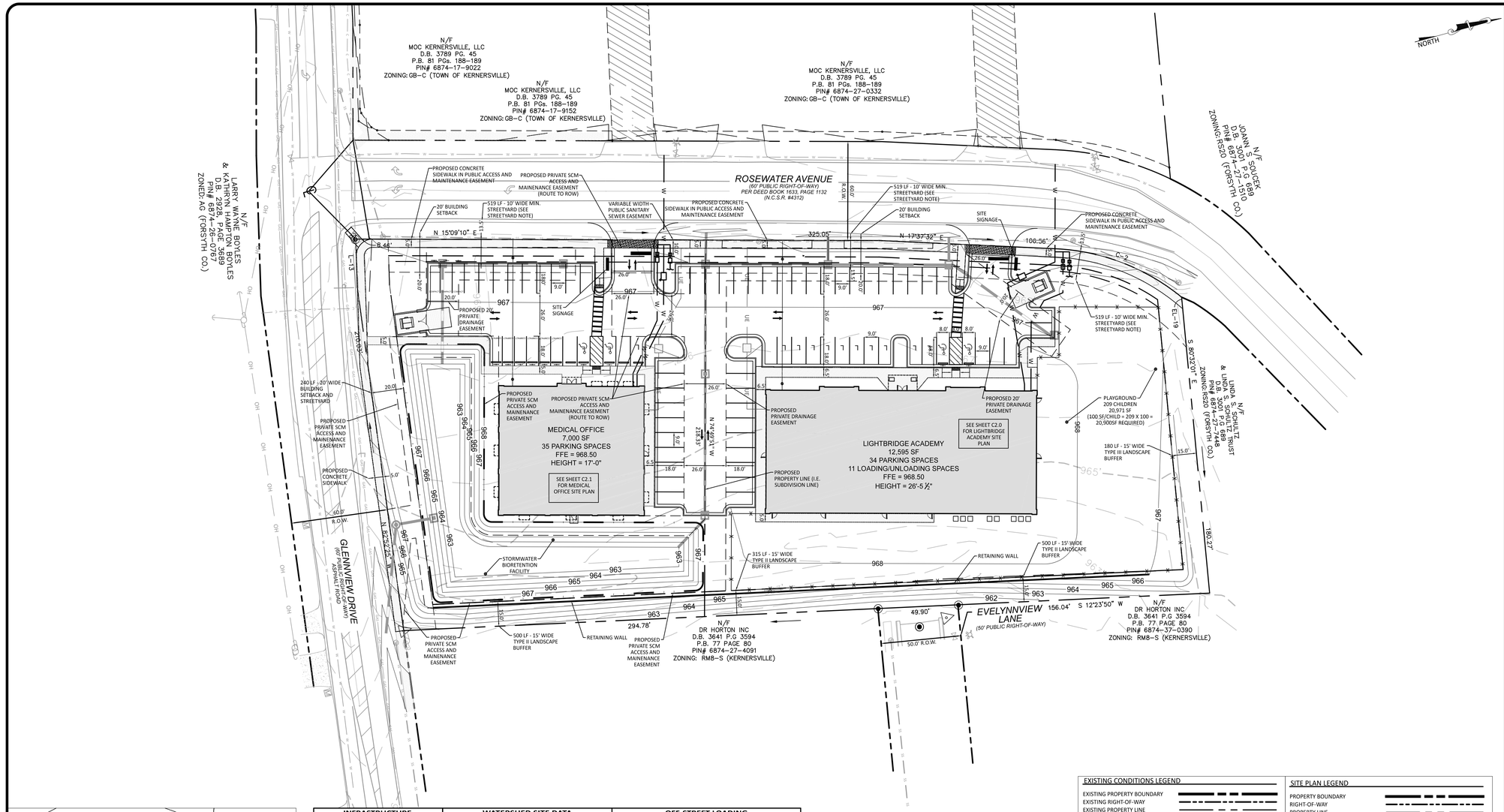

LIGHTBRIDGE ACADEMY
34 PARKING SPACES
11 LOADING/UNLOADING SPACES
HEIGHT = 39'-5"
ROSEWATER AVENUE
EVELYN AVE LANE
PIN: 6874-27-2164
SCALE 1"=500'
LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
LIGHTBRIDGE ACADEMY SITE PLAN
The Nau Company
Consulting Civil Engineers
PO Box 816 Rolesville, NC 27571
919-435-0358
NCBELS License P-0751

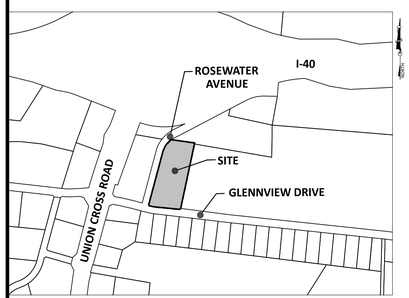

LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
KERNERSVILLE, NC
MEDICAL OFFICE SITE PLAN
The Nau Company
Consulting Civil Engineers
PO Box 810 Robbinsville, NC 27571
919-435-6395
NCBELS License P-0751
SCALE: 1"=50'
PIN: 6874-27-2164
MEDICAL OFFICE
7,000 SF
35 FOOT MAX
HEIGHT = 17'-0"
GLENVIEW DRIVE
ROSEWATER AVENUE
SOUTH CROSS ROAD
LEGEND/NOTES

Appendix B – Elevations




4 EAST ELEVATION
3 SOUTH ELEVATION
2 WEST ELEVATION
1 NORTH ELEVATION
FINISH LEGEND
EXTERIOR FINISH SCHEDULE
NOTE: ALL SIGNAGE WILL BE APPROVED VIA A SEPARATE PERMITTING PROCESS
A2.0
PROJECT
TBD ROSEWATER AVENUE
KERNERSVILLE, TX
FRANZ architects
PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION





SCALE: 1"=500'

INFRASTRUCTURE

WATER:___X___PUBLIC_____PRIVATE
SEWER:___X___PUBLIC_____PRIVATE
STREETS:___X___PUBLIC_____PRIVATE

BUFFERYARDS

ADJOINING ZONING: RS20, RM8-S
TYPE REQUIRED: BUFFERYARDS, TYPE II (RM8-S) TYPE III (RS-20)
WIDTH PROVIDED: 15'
FENCE OPTIONS: NONE

ZONING

EXISTING ZONING: GB-C
PROPOSED ZONING: GB-C
TYPE OF REVIEW REQUESTED: SINGLE PHASE CONDITIONAL REZONING

OFF-STREET PARKING

PROPOSED USE 1: CHILD DAYCARE CENTER
PARKING CALC: 1 SPACE/2 EMPLOYEES = 26 EMPLOYEES/2 = 13 SPACES
1 SPACE/10 CHILDREN
209 CHILDREN/10 = 21 SPACES

PROPOSED USE 2: MEDICAL & SURGICAL OFFICE
PARKING CALC: 1 SPACE/200 SF = 7,000 /200 = 35 SPACES

REQUIRED: 69 SPACES (9' X 18')
PROVIDED: 69 SPACES (4 ADA SPACES 8' X 18')

WATERSHED SITE DATA

A.	TOTAL SITE ACREAGE (VIA SUBDIVISION) =	112,995 SF
B.	PROPOSED DISTURBED AREA =	112,995 SF
C.	EXISTING IMPERVIOUS AREA =	0 SF
D.	EXISTING IMPERVIOUS BUILT BEFORE 1993 =	0 SF
E.	TOTAL REGULATED UNDEVELOPED SITE AREA = (A-D)	112,995 SF
F.	TOTAL PROPOSED IMPERVIOUS AREA =	56,034 SF
G.	REGULATED IMPERVIOUS SURFACE AREA = (F-D)	56,034 SF
H.	PROPOSED IMPERVIOUS SURFACE AREA % = (F/A)*100	49.59%
I.	REGULATED IMPERVIOUS SURFACE AREA % = (G/E)*100	49.59%
J.	IF RESIDENTIAL, UNITS PER ACRE =	N/A

WATERSHED NAME: LOWER ABBOTTS CREEK
WATERSHED CLASSIFICATION: C

SITE SIZE AND COVERAGE

TOTAL ACREAGE: 2.594 AC
SITE COVERAGE:
BUILDING TO LAND: 17.34%
PAVEMENT TO LAND: 25.65%
OPEN SPACE: 57.01%
TOTAL SPACE: (100%)

TOTAL BUILDING SQUARE FOOTAGE: 19,595 SF
DAYCARE - BLDG. HT. (TO MAIN RIDGE): 20'-5 ½" (1-STORY)
MED. OFFICE - BLDG. HT. (TO MAIN RIDGE): 17'-0" (1-STORY)
MAX BUILDING HEIGHT: 60' (GB-C)

OFF-STREET LOADING

PROPOSED USE 1: CHILD DAYCARE CENTER
REQUIRED LOADING/UNLOADING SPACES: 1 SPACE/20 CHILDREN
209 CHILDREN/20 = 10 SPACES
LOADING/UNLOADING SPACES PROVIDED: 10 SPACES
SIZE: 18 FT. x 9 FT.

PROPOSED USE 2: MEDICAL AND SURGICAL OFFICE
REQUIRED LOADING/UNLOADING SPACES: 1 SPACE
LOADING/UNLOADING SPACES PROVIDED: 1 SPACE
SIZE: 18 FT. X 9 FT.

SETBACK/BUFFER YARD/STREETYARD TABLE

ROSEWATER AVENUE:
20' BUILDING SETBACK
13.5' STREETYARD

GLENNVIEW DRIVE:
20' BUILDING SETBACK
20' STREETYARD

NORTHERN PROPERTY LINE:
15' TYPE III LANDSCAPE BUFFER
15' BUILDING SETBACK

EASTERN PROPERTY LINE:
15' TYPE II LANDSCAPE BUFFER
15' BUILDING SETBACK

THE PARKING LOT IS PROPOSED TO BE DEDICATED AS AN ACCESS AND MAINTENANCE EASEMENT.

IMPERVIOUS AREA REDUCTION NOTES:
THE UTILIZATION OF ALTERNATIVES AND INCENTIVES, SUCH AS THE USE OF COMPACT PARKING STALLS, ACCOMPLISHES THE GOAL OF UDO 5.2.5 TO REDUCE THE NECESSARY AMOUNT OF IMPERVIOUS AREA NECESSARY FOR THIS DEVELOPMENT.

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

SITE AND LANDSCAPING NOTES:
1. ALL SITE SIGNAGE WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. NO EXISTING LANDSCAPING WILL REMAIN AND BE USED FOR CREDIT TOWARDS REQUIRED PLANTINGS.
3. FINAL LANDSCAPING WILL BE VERIFIED AT TIME OF CIVIL CONSTRUCTION DOCUMENT REVIEW.

PIN: 6874-27-2164

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–2	87.81'	135.08'	86.27'	N 34°58'42" E

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING SETBACK
EXISTING PROPERTY BUFFER
EXISTING ROAD CENTERLINE
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING MAJOR (5') CONTOUR
EXISTING MINOR (1') CONTOUR
EX. SANITARY SEWER PIPE
EXISTING WATER PIPE
EXISTING STORM SEWER PIPE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
GAS LINE
FENCE LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
STORM DRAINAGE MANHOLE
YARD INLET
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
EXISTING IRON PIPE

SITE PLAN LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
PROPERTY LINE
EASEMENT
SETBACK
SPILL CURB
CONCRETE
HANDICAP RAMP
HANDICAP STALL
SIGN
BOLLARD
EXISTING FIRE HYDRANT
FENCE
POLE MOUNTED AREA LIGHT
FINISH FLOOR ELEVATION

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

30 0 15 30 60
SCALE: 1"=30'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT/OWNER/DEVELOPER:
MOCK KERNERSVILLE 2, LLC
222 AUSTIN HIGHWAY, SUITE 4
SAN ANTONIO, TX 78209

REVISIONS		
1	2026-04-17	TOWN COMMENTS
2	2026-05-18	TOWN COMMENTS

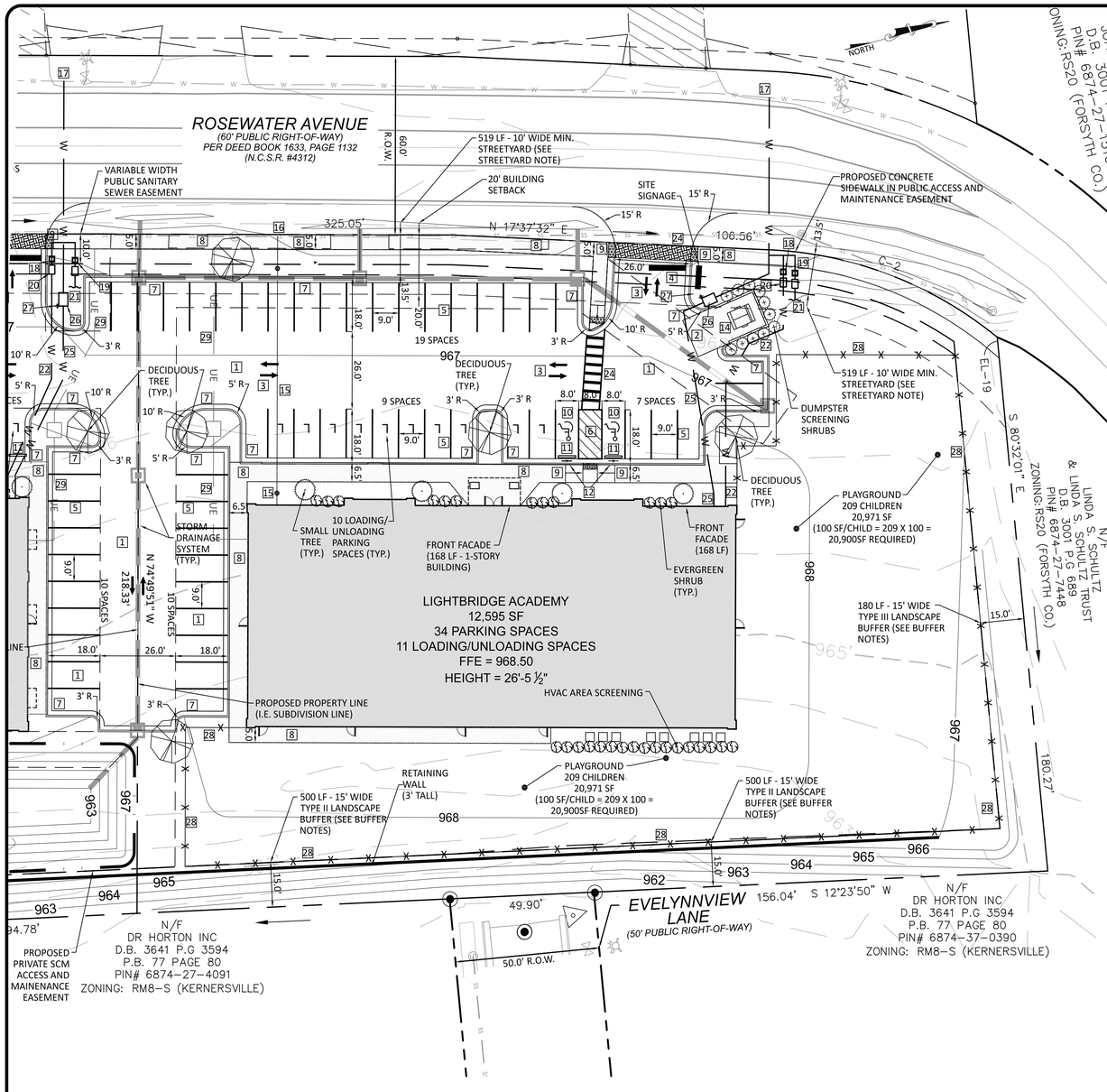
LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
KERNERSVILLE, NC

OVERALL REZONING SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047141 BRENT T. BECKETT

05/18/2026

PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: JJB
SCALE: 1"=30'
DATE: 2025-12-15
SHEET NO: C1.0



INFRASTRUCTURE

WATER: ___X___ PUBLIC _____PRIVATE
SEWER: ___X___ PUBLIC _____PRIVATE
STREETS: ___X___ PUBLIC _____PRIVATE

BUFFERYARDS

ADJOINING ZONING: RS20, RM8-S
TYPE REQUIRED: BUFFERYARDS, TYPE II (RM8-S) TYPE III (RS-20)
WIDTH PROVIDED: 15'
FENCE OPTIONS: NONE

ZONING

EXISTING ZONING: GB-C
PROPOSED ZONING: GB-C
TYPE OF REVIEW REQUESTED: SINGLE PHASE CONDITIONAL REZONING

OFF-STREET PARKING

PROPOSED USE: CHILD DAYCARE CENTER
PARKING CALC: 1 SPACE/2 EMPLOYEES = 26 EMPLOYEES/2 = 13 SPACES
1 SPACE/10 CHILDREN 209 CHILDREN/10 = 21 SPACES

REQUIRED: 34 SPACES
PROVIDED: 32 STANDARD SPACES - 9'x18'
2 ADA SPACES - 8'x18'

TOTAL: 24 SPACES

OFF-STREET LOADING

PROPOSED USE: CHILD DAYCARE CENTER
REQUIRED LOADING/UNLOADING SPACES: 1 SPACE/20 CHILDREN 209 CHILDREN/20 = 10 SPACES

LOADING/UNLOADING SPACES PROVIDED: 10 SPACES
SIZE: 18 FT. x 9 FT.

WATERSHED SITE DATA

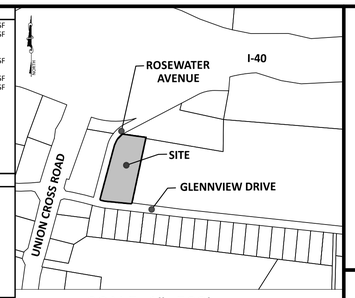
A.	TOTAL SITE ACREAGE (VIA SUBDIVISION) =	65,601 SF
B.	PROPOSED DISTURBED AREA =	65,601 SF
C.	EXISTING IMPERVIOUS AREA =	0 SF
D.	EXISTING IMPERVIOUS BUILT BEFORE 1993 =	0 SF
E.	TOTAL REGULATED UNDEVELOPED SITE AREA = (A-D)	65,601 SF
F.	TOTAL PROPOSED IMPERVIOUS AREA =	32,240 SF
G.	REGULATED IMPERVIOUS SURFACE AREA = (F-D)	32,240 SF
H.	PROPOSED IMPERVIOUS SURFACE AREA % = (F/A)*100	49.15%
I.	REGULATED IMPERVIOUS SURFACE AREA % = (G/E)*100	49.15%
J.	IF RESIDENTIAL, UNITS PER ACRE =	N/A

WATERSHED NAME: LOWER ABBOTTS CREEK
WATERSHED CLASSIFICATION: C

SITE SIZE AND COVERAGE

TOTAL ACREAGE: 1.506 AC
SITE COVERAGE:
BUILDING TO LAND: 19.20%
PAVEMENT TO LAND: 23.54%
OPEN SPACE: 57.26%
TOTAL SPACE: (100%)

TOTAL BUILDING SQUARE FOOTAGE: 12,595 SF
BUILDING HEIGHT (TO MAIN RIDGE): 26'-5 ½" (1-STORY)
MAX BUILDING HEIGHT: 60' (GB-C)



SCALE: 1"=500'

180 LF - 15' WIDE TYPE III LANDSCAPE BUFFER (NORTH)
2 DECIDUOUS TREES/100 LF = 4 TREES
18 PRIMARY EVERGREEN PLANTS/100 LF = 33 PLANTS
20 SUPPLEMENTAL EVERGREEN SHRUBS/100 LF = 36 SHRUBS PROVIDED -
4 DECIDUOUS TREES
33 EVERGREEN PLANTS
36 EVERGREEN SHRUBS

519 LF - 13.5' WIDE STREETYARD (WEST - ROSEWATER AVENUE)
INCLUDES 5' WIDE SIDEWALK - NET LANDSCAPED WIDTH = 8.5' (85%)
2 DECIDUOUS TREES/100 LF AND SHRUBS PLANTED 36" O.C. (<30% DECIDUOUS) = 10 TREES
PROVIDED
10 DECIDUOUS TREES
165 EVERGREEN SHRUBS

500 LF - 15' WIDE TYPE II LANDSCAPE BUFFER (EAST)
2 DECIDUOUS TREES/100 LF = 10 TREES
8 PRIMARY EVERGREEN PLANTS/100 LF = 40 PLANTS
20 SUPPLEMENTAL EVERGREEN SHRUBS/100 LF = 100 SHRUBS PROVIDED
10 DECIDUOUS TREES
40 EVERGREEN PLANTS
100 EVERGREEN SHRUBS

FRONT FACADE LANDSCAPING
6 SF OF PLANTING AREA PER 1 HORIZONTAL FOOT OF WALL = 6 X 168 LF = 1,008 SF OF PLANTING AREA
1 SMALL TREE AND 3 SHRUBS/300 SF OF PLANTING AREA
4 SMALL TREES AND 12 SHRUBS REQUIRED
4 SMALL TREES AND 12 SHRUBS PROVIDED

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTING
1 DECIDUOUS TREE/2500 SF
TOTAL AREA = 15,443 SF
6 DECIDUOUS TREES REQUIRED
6 DECIDUOUS TREES PROVIDED
(ALL PARKING SPACES WITHIN 50' OF REQUIRED TREE)

IMPERVIOUS AREA REDUCTION NOTES:
THE UTILIZATION OF ALTERNATIVES AND INCENTIVES, SUCH AS THE USE OF COMPACT PARKING STALLS, ACCOMPLISHES THE GOAL OF UDO 5.2.5 TO REDUCE THE NECESSARY AMOUNT OF IMPERVIOUS AREA NECESSARY FOR THIS DEVELOPMENT.

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

SITE AND LANDSCAPING NOTES:
1. ALL SITE SIGNAGE WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. NO EXISTING LANDSCAPING WILL REMAIN AND BE USED FOR CREDIT TOWARDS REQUIRED PLANTINGS.
3. FINAL LANDSCAPING WILL BE VERIFIED AT TIME OF CIVIL CONSTRUCTION DOCUMENT REVIEW.

KEYNOTES

1. ASPHALT PAVEMENT.
2. CONCRETE PAVEMENT.
3. TRAFFIC ARROWS, PER LOCAL JURISDICTIONAL STANDARDS.
4. 24" WIDE STOP BAR PAINT PER CURRENT MUTCD AND DOT STANDARDS AND SPECIFICATIONS.
5. 4" WIDE WHITE PAINT STRIPING, PER LOCAL JURISDICTIONAL STANDARDS.
6. 4" WIDE WHITE PAINT STRIPING @ 45° AND 2' OFFSETS, PER LOCAL JURISDICTIONAL STANDARDS.
7. 24" CONCRETE CURB AND GUTTER.
8. PROPOSED CONCRETE SIDEWALK. PUBLIC SIDEWALKS TO HAVE 1' FLAT VERGE.
9. 5' WIDE CONCRETE HANDICAP RAMP (6' LENGTH AT 8% MAXIMUM SLOPE).
10. 8'x18' HANDICAP PARKING STALL, PER LOCAL JURISDICTIONAL STANDARDS.
11. CONCRETE WHEEL STOP, PER LOCAL JURISDICTIONAL STANDARDS.
12. HANDICAP PARKING SIGN ("VAN ACCESSIBLE"), PER LOCAL JURISDICTIONAL STANDARDS.
13. HANDICAP PARKING SIGN, PER LOCAL JURISDICTIONAL STANDARDS.
14. 12'x14' CONCRETE DUMPSTER PAD WITH 8' TALL GATED WOODEN FENCE TRASH ENCLOSURE. PER T.O.K. STD. 900-B.
15. PRIVATE 4" SDR 26 PVC SANITARY SEWER SERVICE STUB TO BUILDING.
16. CONNECT TO SANITARY SEWER - CONNECT TO EXISTING SANITARY SEWER MAIN.
17. CONNECT TO EXISTING WATER MAIN WITH TAPPING SADDLE, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY/LOCAL JURISDICTION.
18. PRIVATE 2" WATER METER (DOMESTIC), CONTRACTOR SHALL COORDINATE WITH MEP DESIGNER AND UTILITY COMPANY/LOCAL JURISDICTION.
19. PRIVATE 1" WATER METER (IRRIGATION), CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY/LOCAL JURISDICTION.
20. 2" RPZ DOMESTIC BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
21. 1" RPZ IRRIGATION BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
22. PRIVATE 2" PVC WATER SERVICE (DOMESTIC) STUB TO BUILDING.
23. PRIVATE 1" PVC WATER SERVICE (IRRIGATION).
24. PAINT 6' WIDE CROSSWALK PER NCDOT STANDARDS.
25. PRIVATE 4" FIRE LINE, COORDINATE WITH MEP DESIGNER AND UTILITY COMPANY/LOCAL JURISDICTION.
26. 4" DDCV FIRE BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
27. FIRE DEPARTMENT CONNECTION (DDCV BACKFLOW MOUNTED FDC).
28. 4' TALL PLAYGROUND SAFETY FENCE.
29. UNDERGROUND ELECTRIC SERVICE TO BUILDING.
30. COMPACT PARKING SPACE, DELINEATED PER UDO 5.2.5.E.6 (12"H x 7"W LETTERING) AND SIGNED PER UDO 5.2.5.E.7.

PARKING LOT GRADING NOTES:
1. **ALL SLOPES WITHIN ADA PARKING STALLS SHALL BE 1% MINIMUM AND 2% MAXIMUM.**
2. **ALL OTHER PARKING LOT SLOPES SHALL BE 1% MINIMUM AND 5% MAXIMUM THROUGHOUT REMAINDER OF PARKING LOT.**

NOTE: LICENSING REQUIREMENTS SHALL FOLLOW THOSE OF THE NORTH CAROLINA DIVISION OF CHILD DEVELOPMENT AT THE TIME OF PERMIT APPLICATION TO THE TOWN OF KERNERSVILLE.

PIN: 6874-27-2164

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-2	87.81'	135.08'	86.27'	N 34°58'42" E

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING SETBACK
EXISTING PROPERTY BUFFER
EXISTING ROAD CENTERLINE
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING MAJOR (5') CONTOUR
EXISTING MINOR (1') CONTOUR
EX. SANITARY SEWER PIPE
EXISTING WATER PIPE
EXISTING STORM SEWER PIPE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
GAS LINE
FENCE LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
STORM DRAINAGE MANHOLE
YARD INLET
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
EXISTING IRON PIPE

SITE PLAN LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
PROPERTY LINE
EASEMENT
SETBACK
SPILL CURB
CONCRETE
HANDICAP RAMP
HANDICAP STALL
SIGN
BOLLARD
EXISTING FIRE HYDRANT
FENCE
POLE MOUNTED AREA LIGHT
FINISH FLOOR ELEVATION
XXX.X = XXX.XX

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

20 0 10 20 40
SCALE: 1"=20'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT/OWNER/DEVELOPER:
MOCK KERNERSVILLE 2, LLC
222 AUSTIN HIGHWAY, SUITE 4
SAN ANTONIO, TX 78209

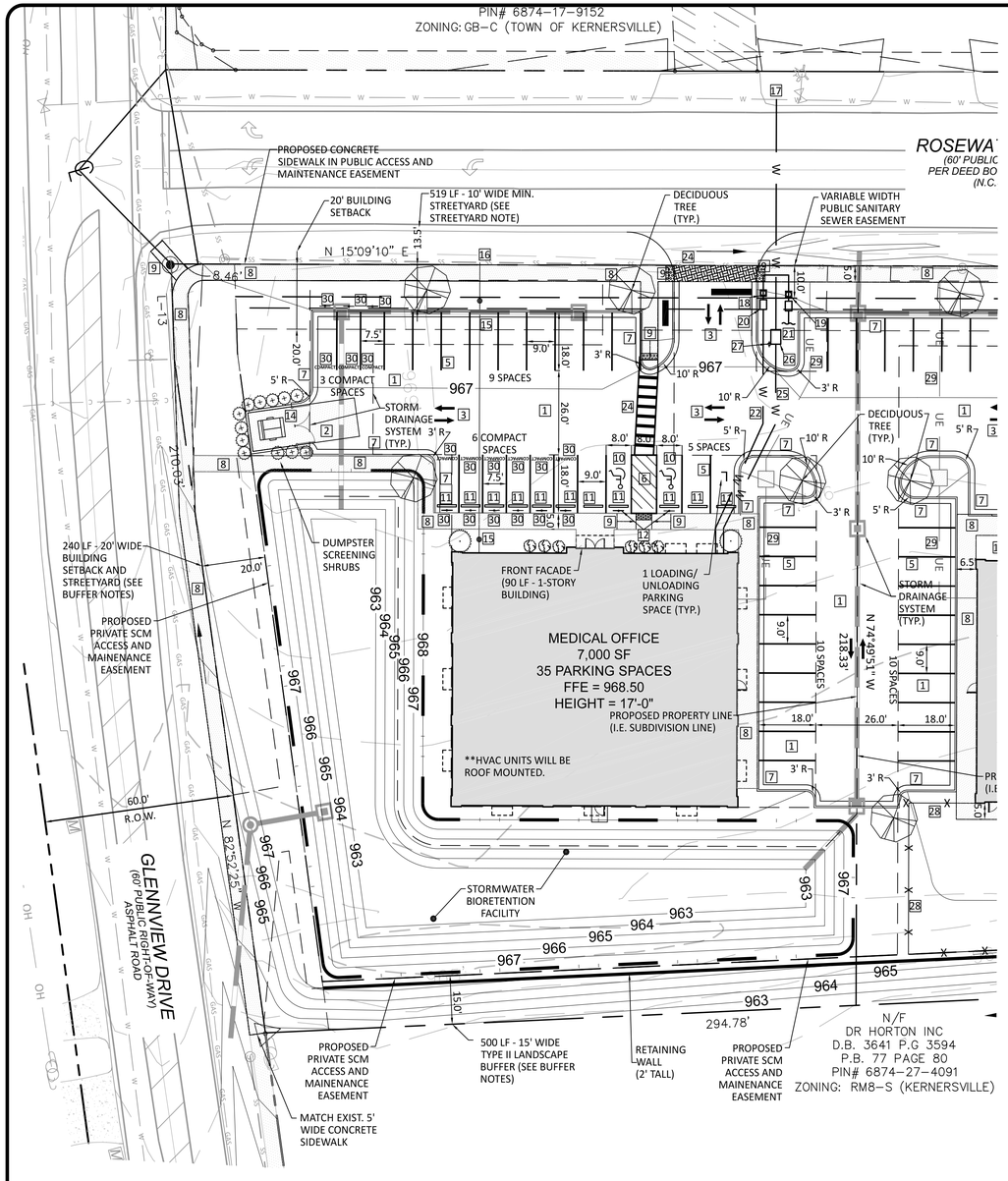
REVISIONS		
1	2026-04-17	TOWN COMMENTS
2	2026-05-18	TOWN COMMENTS

LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
KERNERSVILLE, NC

LIGHTBRIDGE ACADEMY SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049141 JAMES JOSEPH BECKETT
05/18/2026

PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: JJB
SCALE: 1"=20'
DATE: 2025-12-15
SHEET NO: C2.0



INFRASTRUCTURE		
WATER:	X PUBLIC	PRIVATE
SEWER:	X PUBLIC	PRIVATE
STREETS:	X PUBLIC	PRIVATE

BUFFERYARDS	
ADJOINING ZONING:	RS20, RM8-S
TYPE REQUIRED:	BUFFERYARDS, TYPE II (RM8-S) TYPE III (RS-20)
WIDTH PROVIDED:	15'
FENCE OPTIONS:	NONE

ZONING	
EXISTING ZONING:	GB-C
PROPOSED ZONING:	GB-C
TYPE OF REVIEW REQUESTED:	SINGLE PHASE CONDITIONAL REZONING

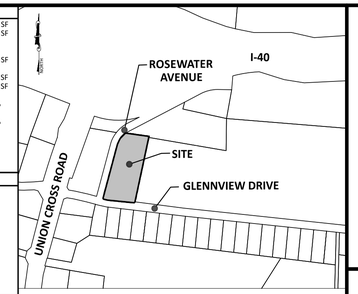
OFF-STREET PARKING	
PROPOSED USE:	MEDICAL AND SURGICAL OFFICE
PARKING CALC:	1 SPACE/200 SF = 7,000 /200 = 35 SPACES
REQUIRED:	35 SPACES
PROVIDED:	24 STANDARD SPACES - 9'x18' 2 ADA SPACES - 8' X 18' 9 COMPACT SPACES - 7.5'x18' (25% OF TOTAL)
	TOTAL: 35 SPACES

OFF-STREET LOADING
PROPOSED USE 2: MEDICAL AND SURGICAL OFFICE
REQUIRED LOADING/UNLOADING SPACES: 1 SPACE
LOADING/UNLOADING SPACES PROVIDED: 1 SPACE
SIZE: 9' X 18'

WATERSHED SITE DATA		
A.	TOTAL SITE ACREAGE (VIA SUBDIVISION) =	47,393 SF
B.	PROPOSED DISTURBED AREA =	47,393 SF
C.	EXISTING IMPERVIOUS AREA =	0 SF
D.	EXISTING IMPERVIOUS BUILT BEFORE 1993 =	0 SF
E.	TOTAL REGULATED UNDEVELOPED SITE AREA = (A-D)	47,393 SF
F.	TOTAL PROPOSED IMPERVIOUS AREA =	23,794 SF
G.	REGULATED IMPERVIOUS SURFACE AREA = (F-D)	23,794 SF
H.	PROPOSED IMPERVIOUS SURFACE AREA % = (F/A)*100	50.21%
I.	REGULATED IMPERVIOUS SURFACE AREA % = (G/E)*100	50.21%
J.	IF RESIDENTIAL, UNITS PER ACRE =	N/A

WATERSHED NAME: LOWER ABBOTTS CREEK
WATERSHED CLASSIFICATION: C

SITE SIZE AND COVERAGE	
TOTAL ACREAGE:	1.088 AC
SITE COVERAGE:	
BUILDING TO LAND:	14.77%
PAVEMENT TO LAND:	23.54%
OPEN SPACE:	59.12%
TOTAL SPACE:	(100%)
TOTAL BUILDING SQUARE FOOTAGE:	7,00 SF
BUILDING HEIGHT (TO MAIN RIDGE):	17'-0" (1-STORY)
MAX BUILDING HEIGHT:	60' (GB-C)



SCALE: 1"=500'

240 LF - 20' STREETYARD (SOUTH - GLENNVIEW DRIVE))
2 DECIDUOUS TREES/100 LF AND SHRUBS PLANTED 36" O.C. (<30% DECIDUOUS) = 5 TREES
PROVIDED
5 DECIDUOUS TREES
85 EVERGREEN SHRUBS

519 LF - 13.5' WIDE STREETYARD (WEST - ROSEWATER AVENUE)
INCLUDES 5' WIDE SIDEWALK - NET LANDSCAPED WIDTH = 8.5' (85%)
2 DECIDUOUS TREES/100 LF AND SHRUBS PLANTED 36" O.C. (<30% DECIDUOUS) = 10 TREES
PROVIDED
10 DECIDUOUS TREES
165 EVERGREEN SHRUBS

500 LF - 15' WIDE TYPE II LANDSCAPE BUFFER (EAST)
2 DECIDUOUS TREES/100 LF = 10 TREES
8 PRIMARY EVERGREEN PLANTS/100 LF = 40 PLANTS
20 SUPPLEMENTAL EVERGREEN SHRUBS/100 LF = 100 SHRUBS
PROVIDED
10 DECIDUOUS TREES
40 EVERGREEN PLANTS
100 EVERGREEN SHRUBS

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTING
1 DECIDUOUS TREE/2500 SF
TOTAL AREA = 11,156 SF
5 DECIDUOUS TREES REQUIRED
5 DECIDUOUS TREES PROVIDED
(ALL PARKING SPACES WITHIN 50' OF REQUIRED TREE)

FRONT FACADE LANDSCAPING
6 SF OF PLANTING AREA PER LENGTH OF WALL =
6 X 90 LF = 540 SF OF PLANTING AREA
1 SMALL TREE & 3 SHRUBS/300 SF OF PLANT. AREA
2 SMALL TREES & 6 SHRUBS REQUIRED
2 SMALL TREES & 6 SHRUBS PROVIDED

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTING
1 DECIDUOUS TREE/2500 SF
TOTAL AREA = 11,156 SF
5 DECIDUOUS TREES REQUIRED
5 DECIDUOUS TREES PROVIDED
(ALL PARKING SPACES WITHIN 50' OF REQUIRED TREE)

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

SITE AND LANDSCAPING NOTES:
1. ALL SITE SIGNAGE WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. NO EXISTING LANDSCAPING WILL REMAIN AND BE USED FOR CREDIT TOWARDS REQUIRED PLANTINGS.

IMPERVIOUS AREA REDUCTION NOTES:
THE UTILIZATION OF ALTERNATIVES AND INCENTIVES, SUCH AS THE USE OF COMPACT PARKING STALLS, ACCOMPLISHES THE GOAL OF UDO 5.2.5 TO REDUCE THE NECESSARY AMOUNT OF IMPERVIOUS AREA NECESSARY FOR THIS DEVELOPMENT.

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

SITE AND LANDSCAPING NOTES:
1. ALL SITE SIGNAGE WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. NO EXISTING LANDSCAPING WILL REMAIN AND BE USED FOR CREDIT TOWARDS REQUIRED PLANTINGS.
3. FINAL LANDSCAPING WILL BE VERIFIED AT TIME OF CIVIL CONSTRUCTION DOCUMENT REVIEW.

KEYNOTES

1	ASPHALT PAVEMENT.
2	CONCRETE PAVEMENT.
3	TRAFFIC ARROWS, PER LOCAL JURISDICTIONAL STANDARDS.
4	24" WIDE STOP BAR PAINT PER CURRENT MUTCD AND DOT STANDARDS AND SPECIFICATIONS.
5	4" WIDE WHITE PAINT STRIPING, PER LOCAL JURISDICTIONAL STANDARDS.
6	4" WIDE WHITE PAINT STRIPING @ 45° AND 2' OFFSETS, PER LOCAL JURISDICTIONAL STANDARDS.
7	24" CONCRETE CURB AND GUTTER.
8	PROPOSED CONCRETE SIDEWALK. PUBLIC SIDEWALKS TO HAVE 1' FLAT VERGE.
9	5' WIDE CONCRETE HANDICAP RAMP (6' LENGTH AT 8% MAXIMUM SLOPE).
10	8'x18' HANDICAP PARKING STALL, PER LOCAL JURISDICTIONAL STANDARDS.
11	CONCRETE WHEEL STOP, PER LOCAL JURISDICTIONAL STANDARDS.
12	HANDICAP PARKING SIGN ("VAN ACCESSIBLE"), PER LOCAL JURISDICTIONAL STANDARDS.
13	HANDICAP PARKING SIGN, PER LOCAL JURISDICTIONAL STANDARDS.
14	12'x14' CONCRETE DUMPSTER PAD WITH 8' TALL GATED WOODEN FENCE TRASH ENCLOSURE, PER T.O.K. STD. 900-B.
15	PRIVATE 4" SDR 26 PVC SANITARY SEWER SERVICE STUB TO BUILDING.
16	CONNECT TO SANITARY SEWER - CONNECT TO EXISTING SANITARY SEWER MAIN.
17	CONNECT TO EXISTING WATER MAIN WITH TAPPING SADDLE, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY/LOCAL JURISDICTION.
18	PRIVATE 2" WATER METER (DOMESTIC), CONTRACTOR SHALL COORDINATE WITH MEP DESIGNER AND UTILITY COMPANY/LOCAL JURISDICTION.
19	PRIVATE 1" WATER METER (IRRIGATION), CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY/LOCAL JURISDICTION.
20	2" RPZ DOMESTIC BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
21	1" RPZ IRRIGATION BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
22	PRIVATE 2" PVC WATER SERVICE (DOMESTIC) STUB TO BUILDING.
23	PRIVATE 1" PVC WATER SERVICE (IRRIGATION).
24	PAINT 6' WIDE CROSSWALK PER NCDOT STANDARDS.
25	PRIVATE 4" FIRE LINE, COORDINATE WITH MEP DESIGNER AND UTILITY COMPANY/LOCAL JURISDICTION.
26	4" DDCV FIRE BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
27	FIRE DEPARTMENT CONNECTION (DDCV BACKFLOW MOUNTED FDC).
28	4' TALL PLAYGROUND SAFETY FENCE.
29	UNDERGROUND ELECTRIC SERVICE TO BUILDING.
30	COMPACT PARKING SPACE. DELINEATED PER UDO 5.2.5.E.6 (12"H x 7"W LETTERING) AND SIGNED PER UDO 5.2.5.E.7.

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING SETBACK
EXISTING PROPERTY BUFFER
EXISTING ROAD CENTERLINE
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING MAJOR (5') CONTOUR
EXISTING MINOR (1') CONTOUR
EX. SANITARY SEWER PIPE
EXISTING WATER PIPE
EXISTING STORM SEWER PIPE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
GAS LINE
FENCE LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
STORM DRAINAGE MANHOLE
YARD INLET
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
EXISTING IRON PIPE

SITE PLAN LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
PROPERTY LINE
EASEMENT
SETBACK
SPILL CURB
CONCRETE
HANDICAP RAMP
HANDICAP STALL
SIGN
BOLLARD
EXISTING FIRE HYDRANT
FENCE
POLE MOUNTED AREA LIGHT
FINISH FLOOR ELEVATION
CROSSWALK

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

PARKING LOT GRADING NOTES:
1. **ALL SLOPES WITHIN ADA PARKING STALLS SHALL BE 1% MINIMUM AND 2% MAXIMUM.**
2. **ALL OTHER PARKING LOT SLOPES SHALL BE 1% MINIMUM AND 5% MAXIMUM THROUGHOUT REMAINDER OF PARKING LOT.**

PIN: 6874-27-2164

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-2	87.81'	135.08'	86.27'	N 34°58'42" E

20 0 10 20 40
SCALE: 1"=20'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT/OWNER/DEVELOPER:
MOCK KERNERSVILLE 2, LLC
222 AUSTIN HIGHWAY, SUITE 4
SAN ANTONIO, TX 78209

REVISIONS		
1	2026-04-17	TOWN COMMENTS
2	2026-05-18	TOWN COMMENTS

LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
KERNERSVILLE, NC

MEDICAL OFFICE SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049111 JAMES J. BECKETT

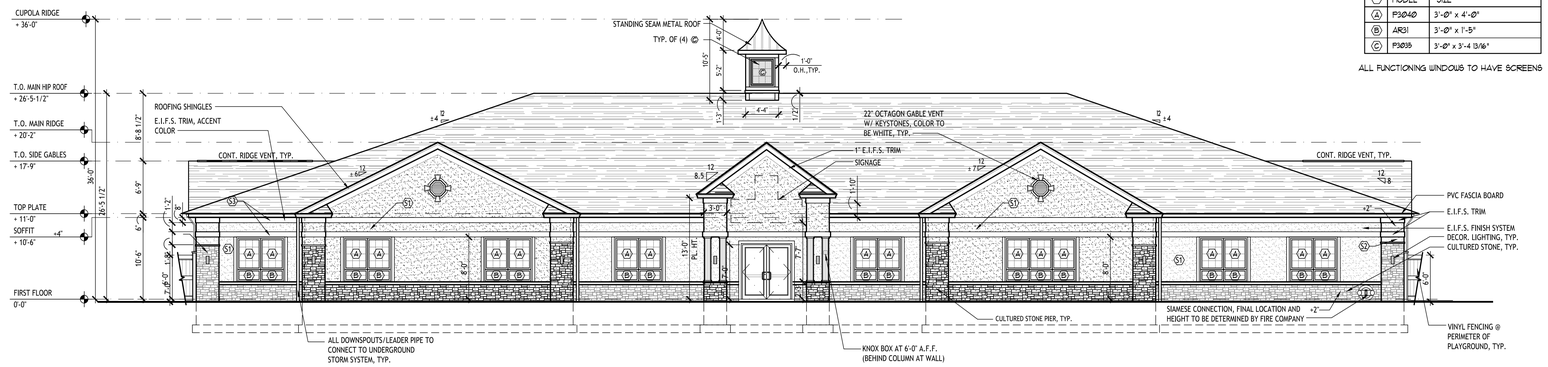
05/18/2026

PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: JJB
SCALE: 1"=20'
DATE: 2025-12-15
SHEET NO: C2.1

WINDOW SCHEDULE		
	MODEL	SIZE
A	P3040	3'-0" x 4'-0"
B	AR31	3'-0" x 1'-5"
C	P3039	3'-0" x 3'-4 13/16"

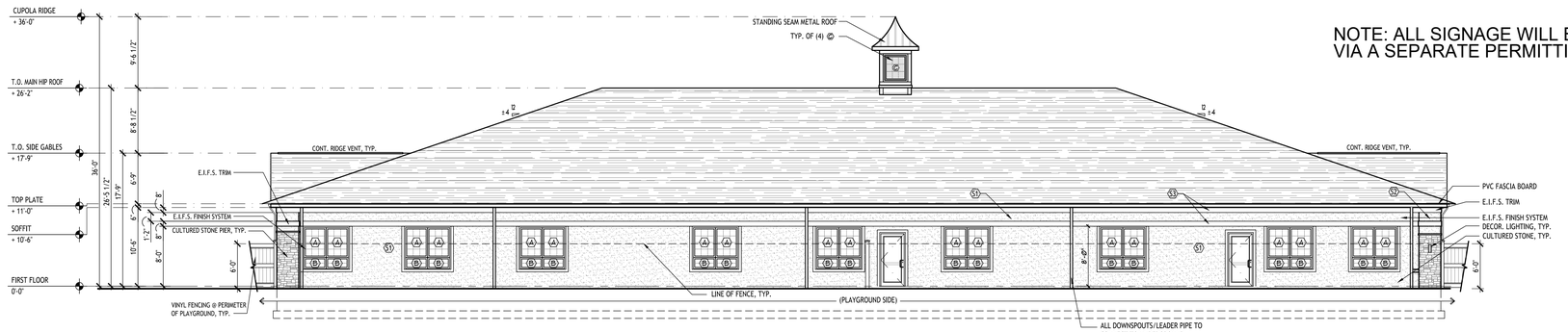
ALL FUNCTIONING WINDOWS TO HAVE SCREENS

STUCCO FINISH SCHEDULE		
	DESCRIPTION	COLOR
51	BODY	1061 MOONLIT SAND
52	ACCENT	3213 SPECTRAL
53	TRIM	9433 WHITE



1 FRONT ELEVATION

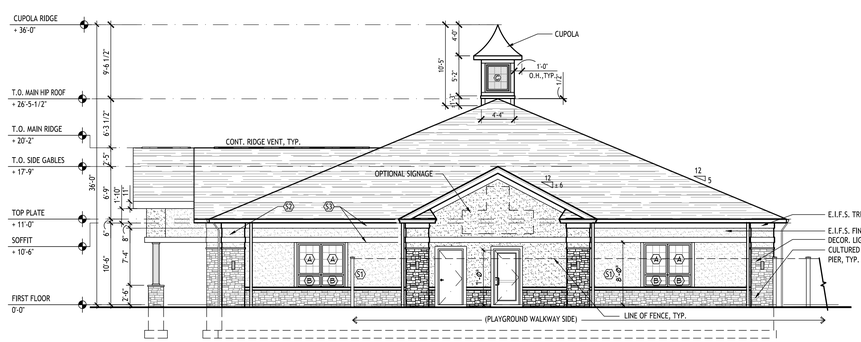
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION

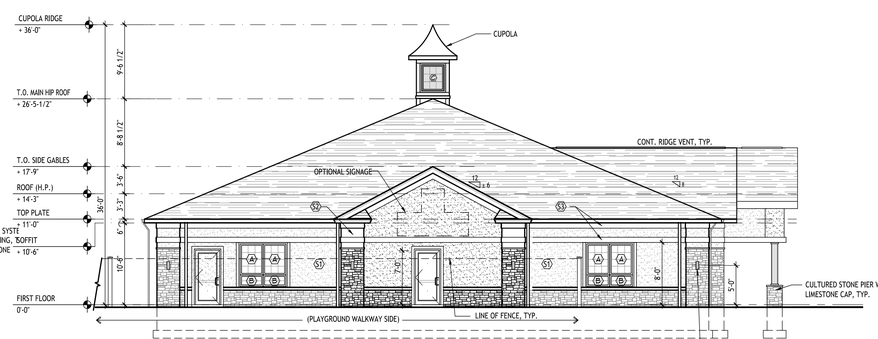
SCALE: 1/8" = 1'-0"

NOTE: ALL SIGNAGE WILL BE APPROVED VIA A SEPARATE PERMITTING PROCESS.



3 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990.

ARCHITECT OF RECORD:

J.A. Mihalik | Architect

373 US Route 46 West
Building D, Suite 240
Fairfield, New Jersey 07004
ph: 973-291-3730 fax: 973-291-3740
e: jmihalik@jam-arch.com

NC Certificate of Registration: 13775

NOT VALID FOR CONSTRUCTION WITHOUT SEAL

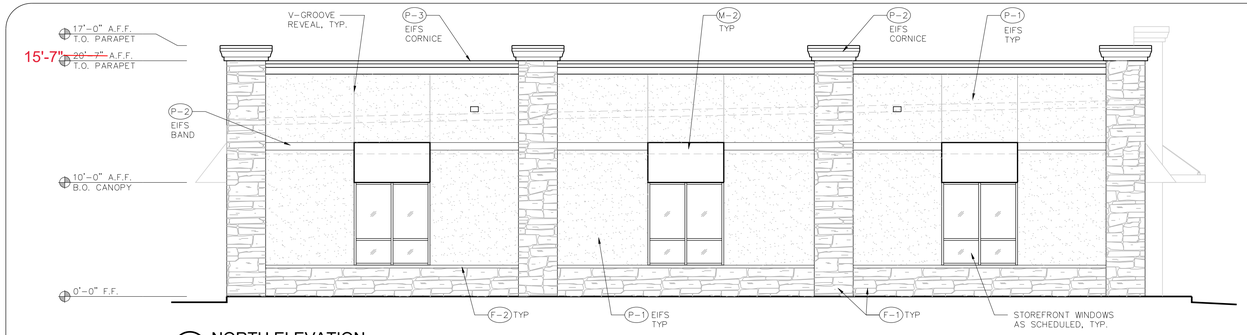
Lightbridge Academy℠
Innovators in Educational Child Care

Project:
LIGHTBRIDGE ACADEMY
Union Cross Rd. & I-40
Kernersville, NC 27284

SHEET TITLE:
BUILDING ELEVATIONS SCHEDULES, DETAIL & NOTES

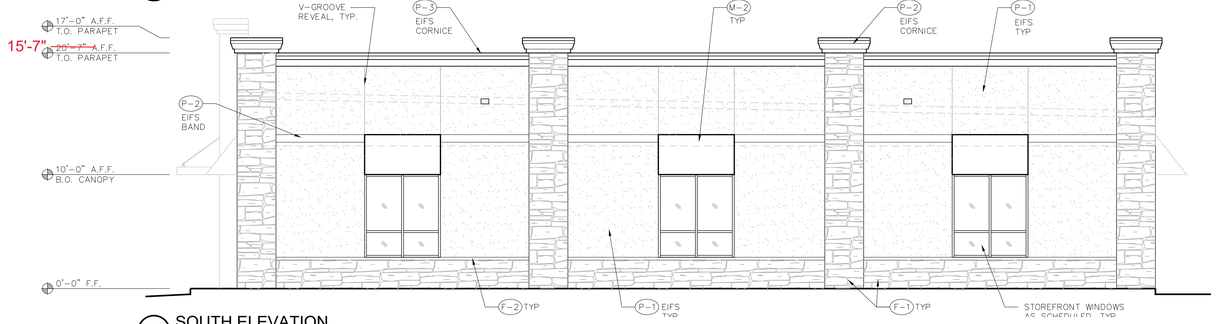
Rev. #	Date	Remarks

SHEET NO.
A200

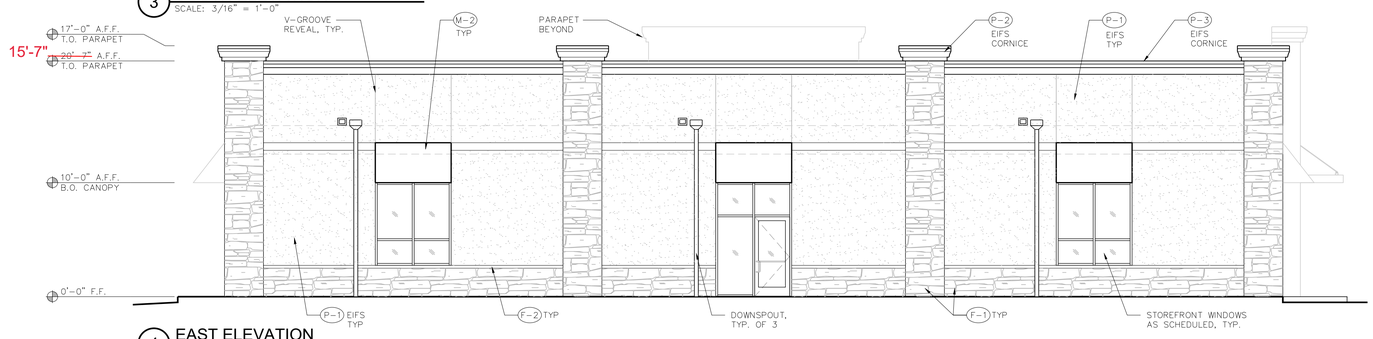


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
(P-1) THIN STONE	TBD	TBD	GROUT SPEC COLOR - TBD
(P-2) STONE SILL	LIMESTONE	BEST SOURCE	-
(P-1) PAINT FINISH	10611 MOONLIT SAND	STOCORP	-
(P-2) PAINT FINISH	32132 SPECTRAL	STOCORP	-
(P-3) PAINT FINISH	9433 STO WHITE	STOCORP	-
(M-1) PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
(M-2) PRE-ENGINEERED CANVAS AWNING	MED BRONZE	BEST SOURCE	-
(M-3) METAL SIDING - FAUX WOOD	TBD	MAC METAL	-
EIFS	-	STOCORP - MEDIUM	-
STOREFRONT FRAMES	TBD	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	MATCH P-3	BEST SOURCE	-

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL
STONE TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM

FINISH LEGEND

NOTE: ALL SIGNAGE WILL BE APPROVED VIA A SEPARATE PERMITTING PROCESS.

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NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING OR
CONSTRUCTION

FRANZ architects
7608 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-9922
www.Franzarchitects.com

PROJECT
TBD ROSEWATER AVENUE
KERNERSVILLE, TX

Revisions:

File Name: 26092- A2.0
Project No: 26092
Date: 03/19/26
Drawn By: JLB
Checked By: TI

SHEET
A2.0
EXTERIOR ELEVATIONS

STAFF REPORT
UNIFIED DEVELOPMENT ORDINANCE
TEXT AMENDMENT

DOCKET: KT-283

PLANNING BOARD: June 8, 2026

PETITIONER: Curtis Swisher, Agent for the Town of Kernersville

REQUEST: Staff requests a text amendment to Article 6 of the Unified Development Ordinance removing time limits on resubmittals of denied legislative and quasi-judicial applications per S.L. 2025-94, clarify notice requirements for neighborhood meetings, and clarify language regarding submittals for Board of Adjustment.

BACKGROUND:
There are three main changes to Article 6 of the UDO as follows:

Change #1: Modify the language of UDO Article 6, Section 6.3.1.B.4 regarding neighborhood meetings.

When the requirement for a neighborhood meeting was first introduced, the intent was to mimic the mailed notice schedule that the Town uses in notifying neighbors of public hearings as adopted in NCGS. While we do not want to be that proscriptive, we do want to ensure that neighbors are getting as much notice as possible. There have been instances where applicants challenged the meaning of the language and when counting for the ten days began; therefore, staff proposes a modification to bring the notice requirements in line with those utilized by the Town to mail notice for public hearings.

Change #2: Eliminate UDO Article 6, Section 6.3.1.H.1 regarding limits on resubmittals in response to a change in NC General Statutes.

Adopted in 2025, S.L. 2025-94 prohibits an ordinance from "include[ing] waiting periods" preventing resubmittal of a "zoning map amendment, text amendment, development application, or request for developmental approval" after being withdrawn or denied. This change must be made to be in conformance with current adopted laws. The language will be retained so that it could be resubmitted for inclusion in the UDO if S.L. 2025-94 is repealed in the future. UDO Article 6, Section 6.3.1.H.2 will become the new Section H.

Change #3: Modify the language of UDO Article 6, Section 6.4.4.B.1 regarding timeframes for submittal of applications for appeals and interpretations.

For clarity and consistency across all quasi-judicial application processes, staff is proposing that the language of UDO Article 6.4.1.A be utilized for applications for appeals and interpretations. As proposed, all applications for the Board of Adjustment would follow the adopted submittal schedule that is published online.

ANALYSIS:
Staff finds these modifications seek to bring the UDO into conformance with adopted State Law as well as provide clarity of intention to other users of the UDO such that everyone understands the expectations of a timely application or neighborhood meeting and can plan accordingly. This will prevent unnecessary delays in processing applications by providing more clear instructions.

RECOMMENDATION: Staff recommends approval of the following ordinance.

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinance* (UDO) is hereby amended as follows:

Section 1. **Article 6; Section 6.3**

6.3.1 Procedures for all Map and Text Amendments

B. Required Neighborhood Meeting. Prior to an application for a rezoning petition, the applicant shall host a neighborhood meeting in which the applicant provides information about the rezoning. The purpose of the meeting is to gather input and address concerns of surrounding property owners before submitting a rezoning application. The applicant must comply with the following requirements:

1. The meeting shall not be held during the standard work day (M-F, 8-5) nor shall it be held on a holiday, holiday weekend, or the day immediately before or after a holiday.

2. The meeting shall be held within the Town limits, in reasonable proximity to the applicant's property.

3. The meeting shall be held within 3 months of application submission.

4. Notice of meeting shall be sent by first class mail to all property owners within a two hundred feet (200') radius of the subject parcel(s). Mailed notice shall be postmarked at least ten (10) but no more than twenty-five (25) days before the hearing. This calculation does not include the day of the meeting. ~~Notice of meeting shall be sent by first class mail no less than 10 days before the date of proposed meeting to all those within a two hundred feet (200') radius of the subject parcel(s).~~

5. Notice shall include contact information of the applicant, a stated purpose for the meeting including what will be discussed and what the applicant is proposing, a time for the meeting to be held, location of the meeting and an explanation why they are being given notice.

6. If a mobile home park falls within required radius, each tenant of the park shall be notified of meeting.

7. In addition to item (4), a sign announcing the neighborhood meeting shall be posted by applicant on the subject parcel(s) no less than 10 days before neighborhood meeting. Sign shall meet all of the following requirements:

a. Sign shall be made of sturdy material such as metal or wood.

b. Sign shall be between the dimensions of 22"-36" x 34"-36".

c. Sign shall be easily read by drivers in passing cars, using large font and easily seen coloring.

d. Sign shall include developer/company name, purpose, date of meeting, time, location, and a way to contact the developer for further information.

e. Sign shall be removed after the required neighborhood meeting has been concluded.

Following the required neighborhood meeting, the applicant shall include a Neighborhood Meeting Report with their application for rezoning. The Neighborhood Meeting Report shall include a list of meeting attendees and their

contact information, summary of issues raised, how applicant will address concerns discussed at the meeting, copy of meeting notification, complete list of those notified, and copies of any materials distributed at the meeting.

Section 2. **Article 6; Section 6.3**

6.3.1 Procedures for all Map and Text Amendments

~~**H. Limits on Resubmittal**~~

~~**1. Previous Denial**. In the event that a petition to amend the text or the zoning maps is denied by the Board of Aldermen, a period of two (2) years must elapse before another petition for the same kind of change in the regulations or for the same zoning classification of land previously involved may be submitted. Further, a period of one year must elapse before a new petition for any change in zoning classification of land previously involved may be submitted. The one (1) or two (2) year period shall be measured from the date of recommendation of the previous petition for the change in regulations or in the classification of the land. The limitations on the filing of new petitions in this subparagraph shall not preclude the filing by a property owner or the acceptance of a new petition from a property owner within the one year or two (2) year waiting periods following the filing of a petition by a petitioner other than the owner of the property affected, if the owner of the property opposed rezoning at a public hearing before the Planning Board or expressed opposition to the proposed rezoning in writing to the Planning Board prior to the public hearing.~~

~~2.~~**H.** **Board of Aldermen Authority**. Nothing in this Section shall constitute a limitation upon the authority of the Board of Aldermen or the Planning Board to consider or reconsider, upon their own motion, any changes to the regulations or district boundaries of the Ordinance, or any zoning or rezoning of property. Further, nothing in this Article shall affect the validity or effectiveness of any recommendation made by the Planning Board prior to the effective date of this amendment, and the Board of Aldermen may lawfully act on the recommendation as if it had been made by the Planning Board subsequent to the effective date of this amendment. Any such consideration, reconsideration or act by the Board of Aldermen shall comply with the notice requirements for ordinance amendments contained in this Ordinance.

Section 3. **Article 6; Section 6.3**

6.4.4 Appeals and Interpretations

B. **Procedure.**

1. ~~Applications for appeals of legislative decisions, determinations or interpretations to be considered in any month by the Board of Adjustment shall be made by the property owner or the owner's authorized agent or any other party with standing to the Town Clerk not less than twenty (20) days prior to the established meeting date of that month.~~ Applications for appeals of legislative decisions, determinations or interpretations to be considered in any month by the Board of Adjustment shall be made by the property owner or the owner's authorized agent to the Community Development Director or designee according to the Submittal Calendar in the *Town of Kernersville Land Development Manual*. Each petition shall be accompanied by:

a. A fee as authorized in Section 6.1.3 of this Article Fees.

b. The written decision of the official that is the subject of the requested appeal or interpretation.

1. Decisions on appeals and interpretations shall be made according to a duly advertised public hearing the in the manner outlined in Section 6.4.1 of this Article Quasi-Judicial Procedures.

Section 4. This Ordinance shall be effective upon adoption.

Adopted this the _____ day of July, 2026.

_____
Dawn H. Morgan, Mayor

ATTEST:

_____
Keith Hooker, Town Clerk

STAFF REPORT
UNIFIED DEVELOPMENT ORDINANCE
TEXT AMENDMENT

DOCKET: KT-284

PLANNING BOARD: June 8, 2026

PETITIONER: Curtis Swisher, Agent for the Town of Kernersville

REQUEST: Staff requests a text amendment to Article 3 of the Unified Development Ordinance adding language about on-street parking within the TND zoning district.

BACKGROUND:

Welden is zoned Traditional Neighborhood Design (TND), with a master plan outlining development pattern, architectural style, amenity types and distribution, and the other elements that are intended to give Welden a pedestrian friendly, traditional urban style and feel. Over the years, during Final Development Plan (FDP) reviews, on-street parking has been utilized toward the off-street parking requirements of UDO Section 5.2. The UDO does not list on-street parking as an acceptable alternative to providing the required spaces off-street. The developer and previous staff have stated that it was allowed per Condition #46 of the adopted rezoning ordinance (O-2015-08). Condition #46 states: "At the time of submittal the applicant may request a departure from the standards provided that the applicant presents at the time proposed findings of facts that the proposed development would implement the *NC 66/Old Salem Road Metro Activity Center Guidelines* more adequately than development which would meet the strict requirements of the adopted design elements."

We have obtained a copy of the *Metro Activity Center Guidelines* and do not find that it is very proscriptive regarding parking, and does not negate a zoning ordinance's requirement for off-street parking to serve the use(s) being established. Further, there is concern with taking a broad brush approach to this condition as it could be considered arbitrary and capricious. For these reasons, staff has researched alternatives that can be incorporated into the UDO for specific clarity on how on-street parking can be utilized for required off-street parking minimums for commercial development within the TND zoning district.

The research involved reaching out to other municipalities through the NCPlan Listserv. We received responses from more than 10 municipalities. A few community planners made comments like "off-street parking means off-street," though planners from 7 municipalities provided references in their Ordinances or Ordinances of communities they are aware of that allow for on-street parking to be counted for parking minimums. These 7 communities ranged in size and geography from Hendersonville to Charlotte to Leland.

With these other examples, staff has crafted draft Ordinance language that would allow for the parking minimums to consist of both off-street parking and adjacent on-street parking in commercial portions of TND zoning district only. This will not be available to single family residential properties, whether attached or detached. Consideration was given to ensure that these standards will not prevent the roads from becoming impassable; we are cognizant of the issues related to refuse collection in the existing neighborhood. The on-street parking spaces must also be marked so that there is adequate and consistent

spacing along the curb. Further, not every commercial development in Kernersville is suited for this kind of parking arrangement; thus, it has been recommended for the TND zoning regulations. If it is successful and then desired by other developers in other commercial districts, this would be looked at again and a new text amendment would be put forth.

As planners, staff understands that on-street parking serves an important purpose in creating a different urban feel rather than a suburban one, it creates safety for pedestrians by serving as an informal barrier from traffic, it dampens the perception of sound, and can be a means to slow through-traffic. We also recognize that by keeping off-street parking areas smaller, we're improving the visual aesthetics of our community, off-setting an urban heat island effect in this area, and putting less impervious surface on the ground that must be maintained. We hope that many residents will walk to these shops and amenities, and we know that practically, as Welden becomes a commercial destination, people from outside of Welden will drive and need a place to park. This text amendment is an attempt to thread a delicate balance between the need to provide for the vehicles that are still necessary for transportation in and around Welden and the greater area and creation of a built environment that mimics a robust central business district.

RECOMMENDATION: Staff recommends approval of the following ordinance.

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinance* (UDO) is hereby amended as follows:

Section 1. **Article 3; Section 3.9.2.B.2**

3.9 Special Purpose Zoning Districts – Intent and Regulations

B. TND-C Traditional Neighborhood Development – Conditional Zoning District

2. Additional Requirements Specific to TND-C Districts

h) **Alternative Parking**. On-street parking spaces may be counted toward the off-street parking requirements of Table 5.2 for commercial and multi-family uses subject to the following standards. On-street and off-street parking must be calculated and shown on all Final Development Plans and civil construction plans to verify that parking minimums are met.

The alternative parking approval shall be based on the following:

i. On-street parking must be accounted for in the roadway cross section on the street frontage(s) where on-street parking is to be utilized in lieu of the provision of additional off-street parking spaces;

ii. Layout and spacing of the on-street parking shall follow all applicable Town Ordinances in addition to the dimensional requirements established in the UDO;

iii. The on-street parking spaces shall be permanently marked following MUTCD standards. It is the developer's responsibility to install the on-street parking spaces prior to the issuance of any Certificates of Occupancy.

iv. Only those spaces directly adjacent to the parcel to be developed may be counted toward the total off-street parking requirement per Table 5.2. If a parking space is adjacent to more than one parcel, at least 50% of the length must be abutting the parcel to be counted toward the off-street parking requirements of the use(s) on the parcel. Parking spaces shall not be counted for more than one parcel, and may not be located across the street.

v. Each on-street parking space shall be counted as one (1) space. The cumulative total of on-street and off-street parking spaces must meet or exceed the minimum parking requirement of the use(s) on the parcel per Table 5.2. No additional reductions shall be given for utilizing on-street parking; however, the parking alternatives and incentives of Section 5.2.5 may be utilized.

vi. Spaces shall be available to the public 24 hours a day.

vii. On-street parking may not be utilized in lieu of off-street parking for single family detached and attached dwellings.

Section 4. This Ordinance shall be effective upon adoption.

Adopted this the _____ day of July, 2026.

_____
Dawn H. Morgan, Mayor

ATTEST:

_____
Keith Hooker, Town Clerk

STAFF REPORT
UNIFIED DEVELOPMENT ORDINANCE
TEXT AMENDMENT

DOCKET: KT-285

PLANNING BOARD: June 8, 2026

PETITIONER: Curtis Swisher, Agent for the Town of Kernersville

REQUEST: Staff requests a text amendment to Article 9 of the Unified Development Ordinance to reflect updates to the adopted North Carolina Flood Insurance Rate Map (FIRM).

BACKGROUND:
To participate in the National Flood Insurance Program (NFIP) and in order to best regulate the land within flood zones, this update to the UDO clarifies that the Town recognizes the most recently adopted NC FIRM for both Forsyth and Guilford Counties. Language was added to indicate that we also adopt any future amendments to these maps, as they are updated periodically. The Town's participation in the NFIP is dependent on our adoption of these maps; therefore, adding the language reflecting future amendments ensures we are in compliance.

ANALYSIS:
These modifications are necessary for regulatory purposes in order to protect the health, safety, and welfare of the community in flood zone areas.

RECOMMENDATION: Staff recommends approval of the following ordinance.

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinance* (UDO) is hereby amended as follows:

Section 1. **Article 9**

9.2.1 General Provisions

9.2.4 Basis For Establishing the Special Flood Hazard Areas. The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its Flood Insurance Study (FIS) and its accompanying Flood Insurance Rate Maps (FIRM), for Forsyth ~~County~~ and Guilford Counties dated August 21, 2026, and any revisions thereto ~~January 2, 2009~~, which are adopted by reference and declared to be a part of this Section.

The initial dates of the Flood Insurance Rate Maps for the jurisdictional areas are Town of Kernersville dated October 20, 1998, Forsyth County Unincorporated Area, dated September 1, 1972.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this the _____ day of July, 2026.

_____
Dawn H. Morgan, Mayor

ATTEST:

_____
Keith Hooker, Town Clerk