

LOT 424

The Ramble
Biltmore Village
Asheville
North Carolina

DESIGNED & BUILT BY



Dillard-Jones Custom

APPROVAL

To subcontractors: Drawings are not for construction unless initials below are present.

CLIENT
BUILDER

CONSTRUCTION DOCUMENT APPROVAL STATEMENT

The owner has a duty to read and understand the agreement and construction documents as provided before approving the builder to do work. These agreement and construction documents form the binding description of the work being purchased from the builder and supersede all previous discussions and versions. By affixing their signature(s) above, the owner affirms that they have read and understand the agreement and construction documents and approve the full scope of work herein. All federal, state, and local codes, ordinances, regulations, etc., shall be considered as part of specifications for this residence and take precedence over anything shown, described, or implied where same at variance.

REVISIONS

No.	Description	Date
A	BANK SET	5-12-25
0	CONSTRUCTION	8-28-25

2021-27

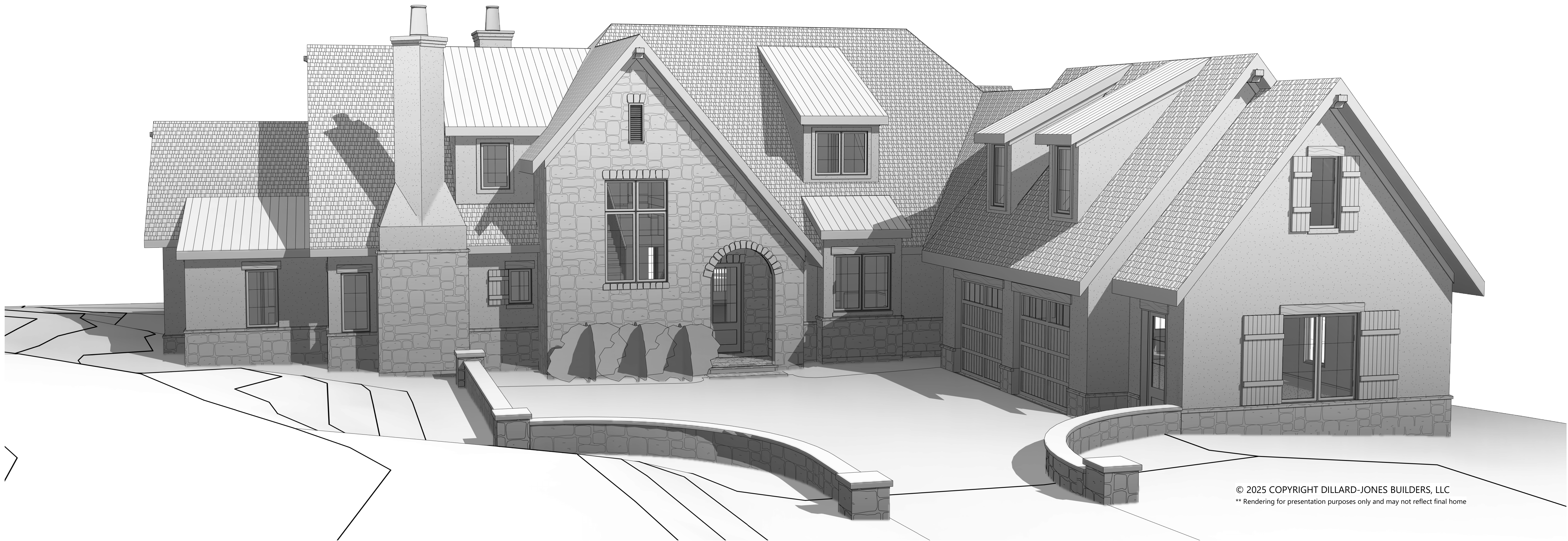
A0.01

COVER SHEET

BUILDING AREA TABULATION							
	FINISHED	UNFINISHED	GARAGES	ROOFED PORCHES	FRAMED	COVERED PATIOS	OPEN PATIOS/ DECKS
MAIN (ABOVE GRADE)	3,011	-	702	614	4,327	-	371
UPPER (ABOVE GRADE)	1,540	-	-	-	1,540	-	-
TOTALS	4,551	-	702	614	5,867	-	371

Finished square footage calculations provided are made based on measured dimensions only and may vary from the finished square footage of the house as-built. All finished square footage calculations are based on dimensions from the exterior face (or outside face) of finished space walls as set forth in ANSI Z765-2003.

SHEET LIST	
SHEET NO.	SHEET NAME
A0.01	COVER SHEET
A0.02	SITE PLAN
A0.03	SURVEY
A0.04	LANDSCAPE PLAN
A0.05	SPECIFICATIONS
A0.06	SPECIFICATIONS
A0.07	SPECIFICATIONS
A0.08	SPECIFICATIONS
A0.10	SCHEDULES
A1.00	FOUNDATION PLAN
A1.00.1	GARAGE FOUNDATION & DETAILS
A1.01	MAIN LEVEL PLAN
A1.02	UPPER LEVEL PLAN
A1.03	GARAGE LEVEL & COURTYARD PLANS
A1.04	ROOF PLAN
A1.05	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.03	EXTERIOR ELEVATIONS
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A3.03	BUILDING SECTIONS
A3.04	BUILDING SECTIONS
A4.01	WALL SECTIONS
A5.01	DETAILS
A5.02	DETAILS
A5.03	DETAILS
A6.01	MAIN LEVEL & GARAGE CEILING PLANS
A6.02	UPPER LEVEL CEILING PLAN



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** Rendering for presentation purposes only and may not reflect final home

**CUSTOM HOME, LOT 424
THE RAMBLE**



Dillard-Jones Custom

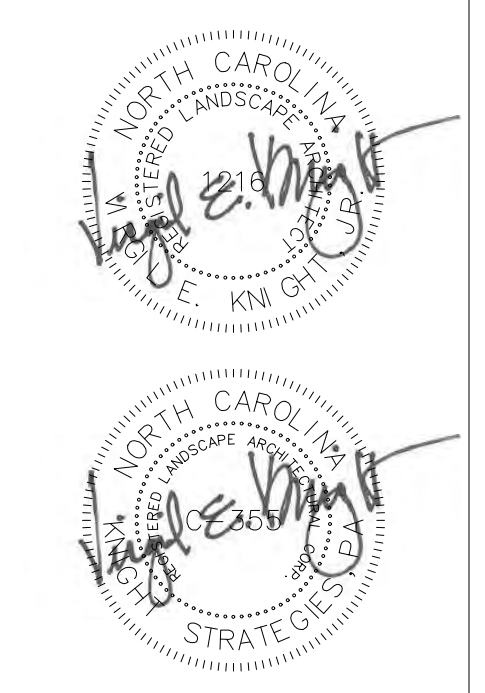
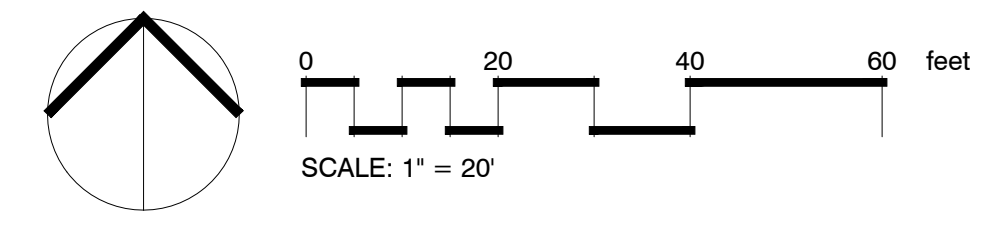
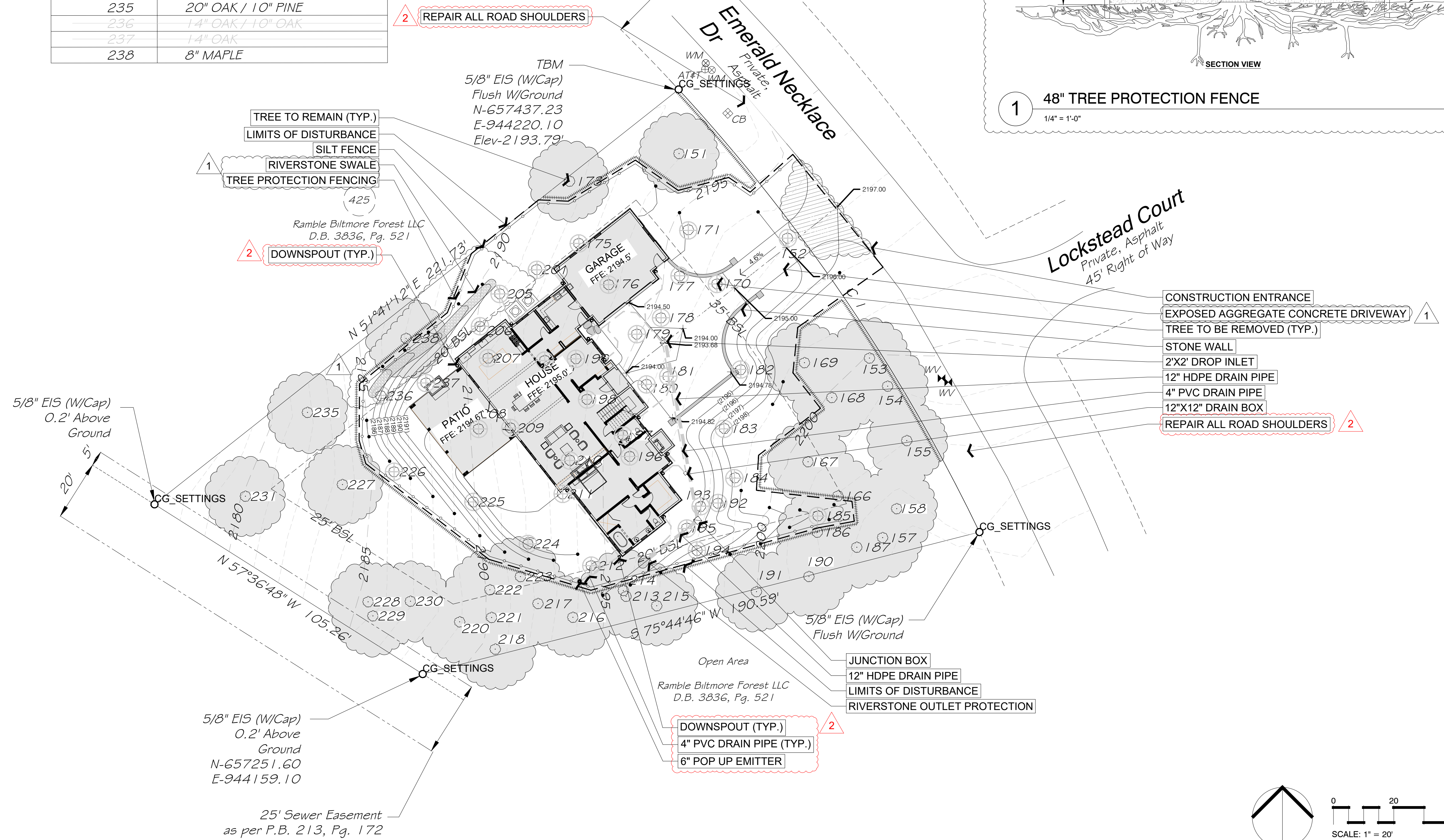
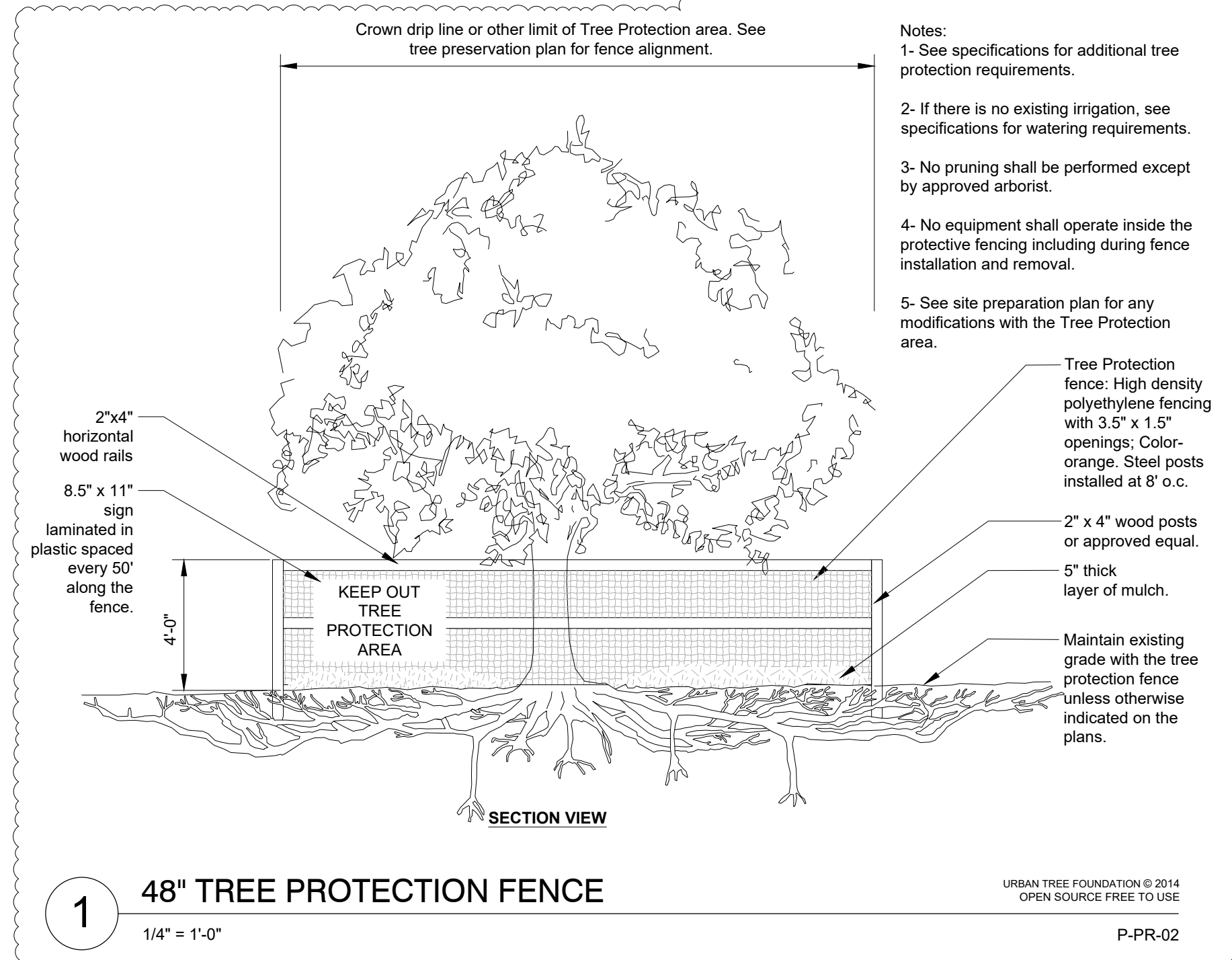
Point	Description
151	20" OAK
152	14" OAK
153	10" SOURWOOD
154	14" OAK
155	8" OAK
157	8" OAK
158	10" HICKORY
166	12" OAK / 14" OAK
167	10" OAK
168	12" OAK
169	8" SOURWOOD
170	16" OAK
171	20" OAK
173	6" SOURWOOD
175	16" OAK
176	8" SOURWOOD / 8" SOURWOOD
177	12" PINE / 8" PINE
178	10" POPLAR
179	8" OAK
180	3 X 10" SOURWOOD
181	8" OAK
182	30" PINE
183	8" OAK
184	8" OAK / 12" OAK
185	8" SOURWOOD
186	2 X 10" MAPLE
187	12" OAK
190	12" MAPLE
191	8" OAK
192	10" OAK
193	14" OAK
194	20" PINE
195	10" PINE
196	2 X 20" OAK
197	10" OAK

Point	Description
198	6" MAPLE
199	18" OAK
200	22" PINE
201	8" OAK / 10" OAK
205	14" OAK
206	18" SOURWOOD
207	10" OAK / 16" OAK
208	14" OAK
209	2 X 10" OAK
210	18" OAK
211	14" OAK
212	14" OAK
213	8" MAPLE / 10" MAPLE
214	18" OAK
215	18" OAK
216	14" OAK
217	14" OAK
218	12" OAK
220	16" OAK
221	14" MAPLE
222	14" MAPLE
223	10" MAPLE
224	20" PINE
225	24" PINE
226	8" SOURWOOD
227	20" OAK
228	12" SOURWOOD
229	12" POPLAR
230	12" PINE
231	14" OAK
235	20" OAK / 10" PINE
236	14" OAK / 10" OAK
237	14" OAK
238	8" MAPLE

424
0.64 Acres
Area by Coordinate Computation

SITE IMPACT INFORMATION	
TOTAL LOT AREA (SF)	27,878
TOTAL DISTURBANCE (SF)	16,293
IMPERVIOUS SURFACE AREA (SF)	8,456
HEIGHT OF STRUCTURE FROM MAIN LEVEL	29'-11"

NOTE: DECORATIVE COURTYARD WALLS TO BE CONSTRUCTED OF CMU WITH NATURAL THIN CUT STONE AND FLAGSTONE CAP PER A1.03



DILLARD JONES
RAMBLE LOT 424:
ASHEVILLE, NORTH CAROLINA

REVISION	DESCRIPTION	DATE
1	ARB COMMENTS	03-11-2022
2	ARB COMMENTS	04-10-2022

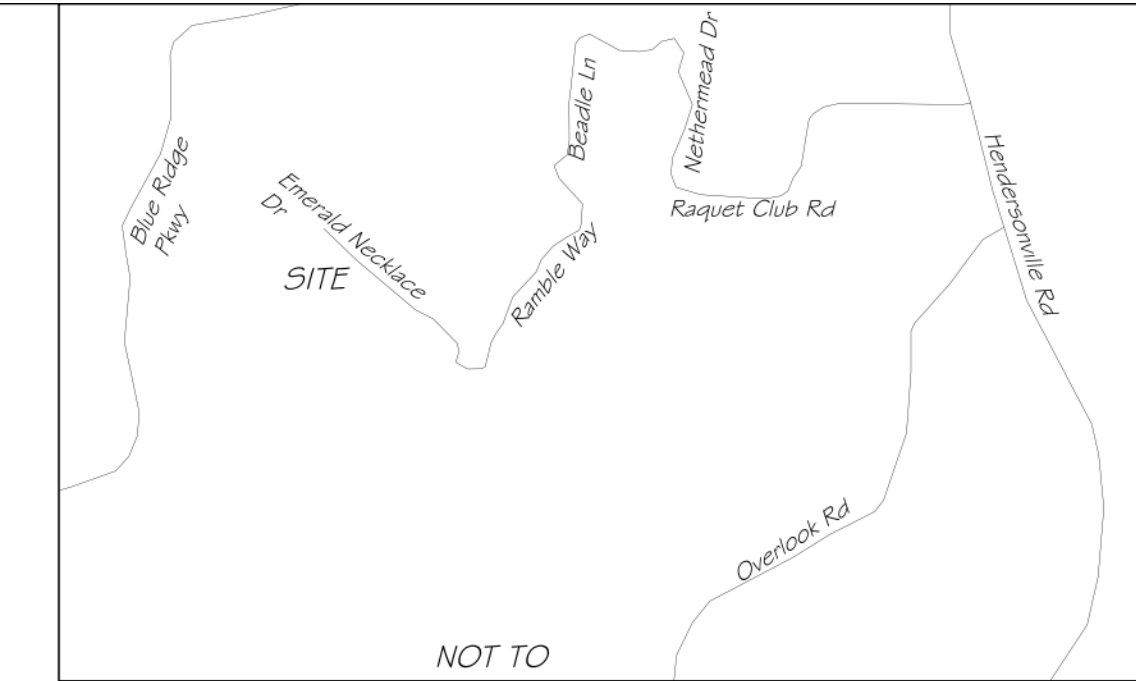
SHEET NUMBER:	L100
PROJECT NUMBER:	21680
DATE:	February 02, 2022

Grid North
NAD 83 (2011)

Point	Description
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152	14" OAK
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154	14" OAK
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157	8" OAK
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0.64 Acres
Area by Coordinate Computation



Vicinity Map

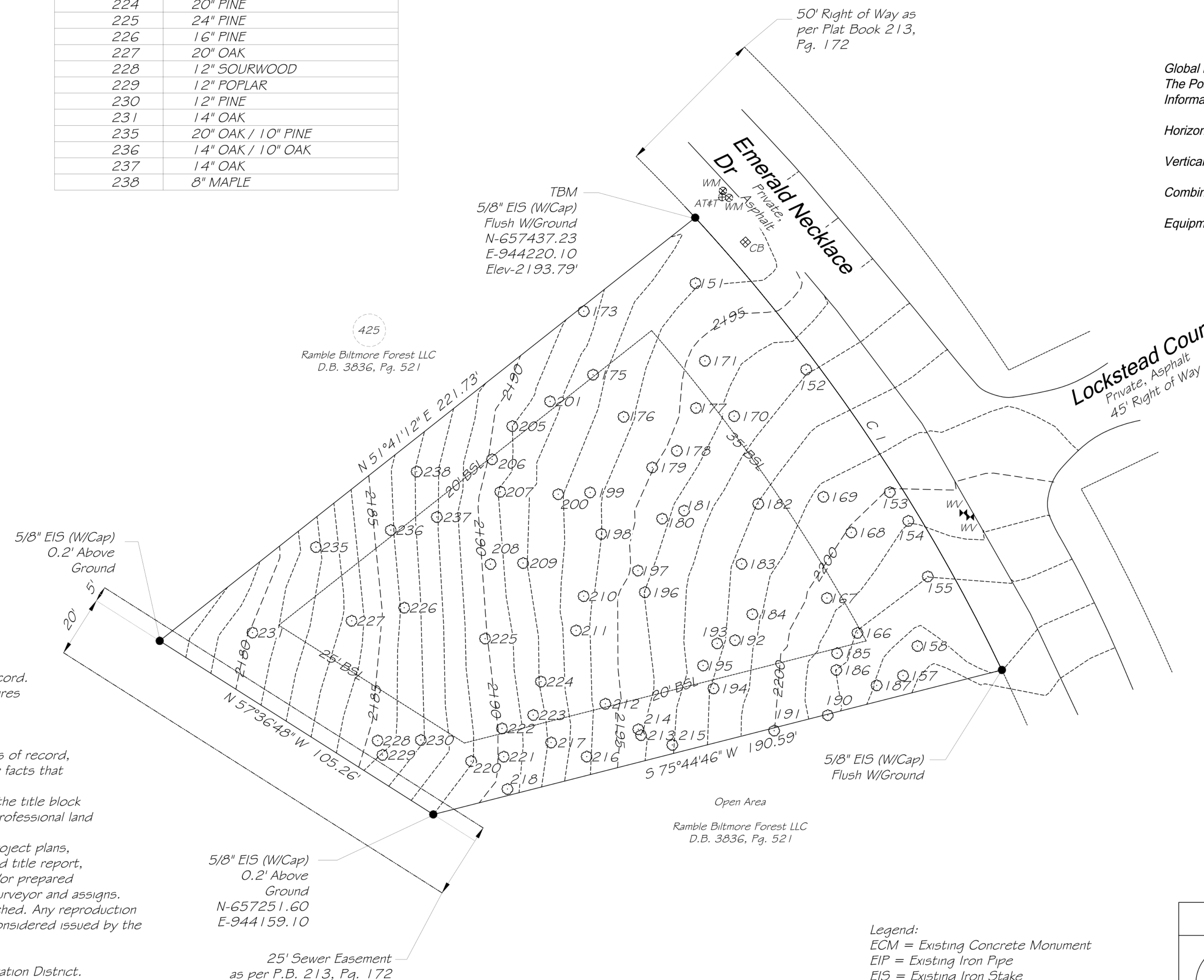
Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional
Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positional Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99978019 (Ground To Grid)

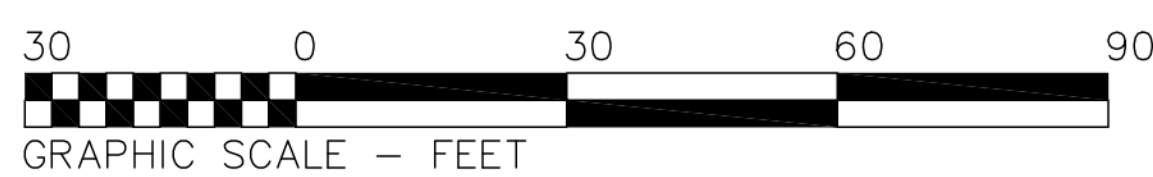
Equipment Used: Carlson GPS-BRx6



Building Setbacks as per Plat Book 213, Pg. 172:
Front: 35'
Side: 20'
Rear: 25'

Notes:

- Property is subject to all easements, restrictions and right of ways of record.
- The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
- The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
- All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
- This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
- Property is not located in a Water Supply Watershed.
- Property is not located within 1/2 mile of a designated Farmland Preservation District.
- Property is located in Zone X (minimal flood risk) as per FRIS Map Panel 9645, Map # 3700964500J effective date 1-6-2010
- Property is currently Zoned R-1
- Contours are at 1' intervals.



Curve	Radius	Length	Chord	Chord Bear.
C1	600.00'	178.17'	177.52'	S 34°08'34" E

Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IP5 = Iron Pipe Set
● = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
ROW = Right of Way
RRS = Railroad Spike
BSL = Building Setback Line
WV = Water Valve
WM = Water Meter
TBM = Temporary Benchmark


Lot 424 of Block F Phase 2 of
Ramble Biltmore Forest

Map of Topographical Survey for

Dillard-Jones Builders

-Owners-
Ramble Biltmore Forest LLC
D.B. 3836, Pg. 521

Pin: 9645-47-1392-00000

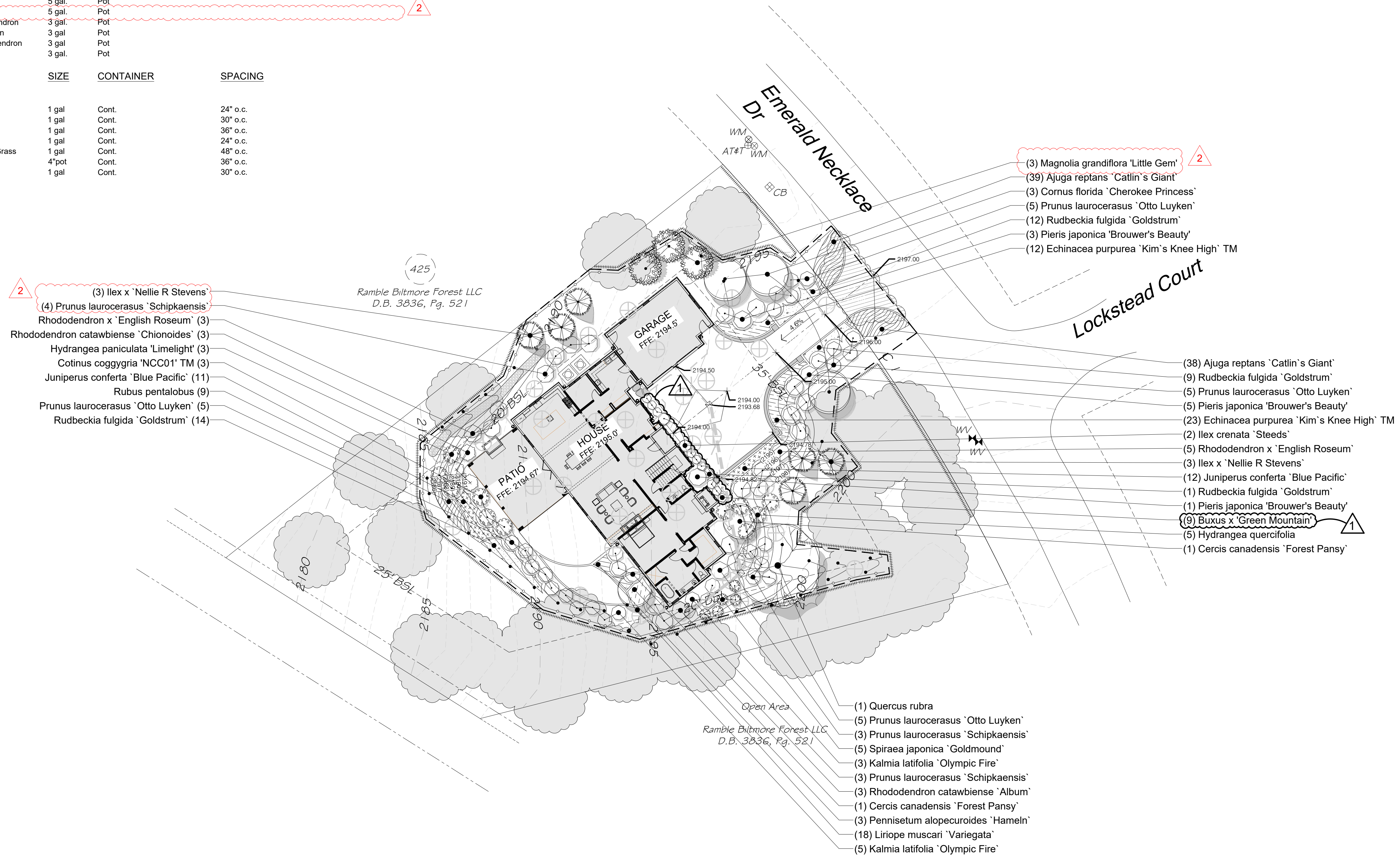
Limestone Township	Buncombe County, NC
 ASSOCIATED LAND SURVEYORS & PLANNERS P.C. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774	
SCALE: 1 Inch = 30 Feet	DATE: April 6, 2021
JOB NO.: S-21-175	DRAWN BY: LDJ/JTB IntellCAD 8.0

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CALIPER
TREES				
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal.	B&B	
Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	3" Cal.	B&B	
Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	8'-10' Ht.	B&B	6" - 8" H
Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	7'-8' Ht.	B&B	
Quercus rubra	Red Oak	3" Cal.	B&B	

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS			
Buxus x 'Green Mountain'	Green Mountain Boxwood	5 gal.	Pot
Min. 36" of Ht. @ Time of Planting			
Cotinus coggygria 'NCC01' TM	Winecraft Black Smoke Tree	3 gal.	Pot
Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	3 gal.	Pot
Hydrangea quercifolia	Oakleaf Hydrangea	3 gal.	Pot
Ilex crenata 'Steeds'	Steeds Japanese Holly	7 gal.	Pot
Kalmia latifolia 'Olympic Fire'	Mountain Laurel	3 gal.	Pot
Pieris japonica 'Brouwer's Beauty'	Brouwer's Beauty Japanese Pieris	3 gal.	Pot
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	5 gal.	Pot
Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	5 gal.	Pot
Rhododendron catawbiense 'Album'	White Catawba Rhododendron	3 gal.	Pot
Rhododendron catawbiense 'Chionoides'	Chionoides Rhododendron	3 gal.	Pot
Rhododendron x 'English Roseum'	English Roseum Rhododendron	3 gal.	Pot
Spiraea japonica 'Goldmound'	Goldmound Spirea	3 gal.	Pot

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS				
Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed	1 gal.	Cont.	24" o.c.
Echinacea purpurea 'Kim's Knee High' TM	Purple Coneflower	1 gal.	Cont.	30" o.c.
Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	1 gal.	Cont.	36" o.c.
Liriope muscari 'Variegata'	Variegated Lily Turf	1 gal.	Cont.	24" o.c.
Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal.	Cont.	48" o.c.
Rubus pentalobus	Creeping Raspberry	4" pot	Cont.	36" o.c.
Rudbeckia fulgida 'Goldstrum'	Coneflower	1 gal.	Cont.	30" o.c.

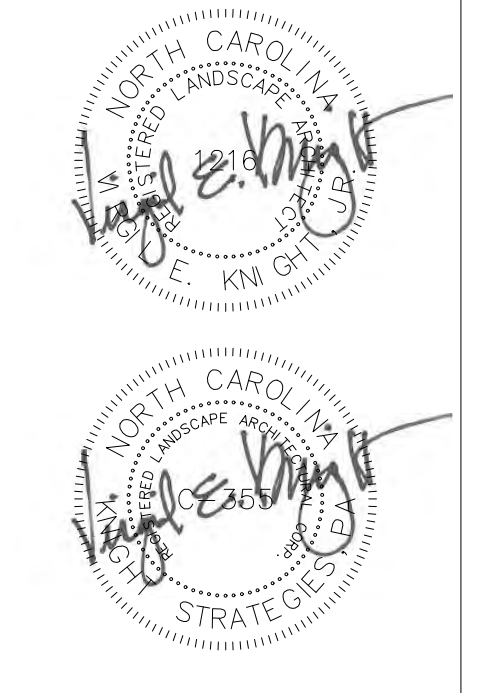


- (3) Ilex x 'Nellie R Stevens'
- (4) Prunus laurocerasus 'Schipkaensis'
- Rhododendron x 'English Roseum' (3)
- Rhododendron catawbiense 'Chionoides' (3)
- Hydrangea paniculata 'Limelight' (3)
- Cotinus coggygria 'NCC01' TM (3)
- Juniperus conferta 'Blue Pacific' (11)
- Rubus pentalobus (9)
- Prunus laurocerasus 'Otto Luyken' (5)
- Rudbeckia fulgida 'Goldstrum' (14)

- (3) Magnolia grandiflora 'Little Gem'
- (39) Ajuga reptans 'Catlin's Giant'
- (3) Cornus florida 'Cherokee Princess'
- (5) Prunus laurocerasus 'Otto Luyken'
- (12) Rudbeckia fulgida 'Goldstrum'
- (3) Pieris japonica 'Brouwer's Beauty'
- (12) Echinacea purpurea 'Kim's Knee High' TM

- (38) Ajuga reptans 'Catlin's Giant'
- (9) Rudbeckia fulgida 'Goldstrum'
- (5) Prunus laurocerasus 'Otto Luyken'
- (5) Pieris japonica 'Brouwer's Beauty'
- (23) Echinacea purpurea 'Kim's Knee High' TM
- (2) Ilex crenata 'Steeds'
- (5) Rhododendron x 'English Roseum'
- (3) Ilex x 'Nellie R Stevens'
- (12) Juniperus conferta 'Blue Pacific'
- (1) Rudbeckia fulgida 'Goldstrum'
- (1) Pieris japonica 'Brouwer's Beauty'
- (9) Buxus x 'Green Mountain'
- (5) Hydrangea quercifolia
- (1) Cercis canadensis 'Forest Pansy'

- (1) Quercus rubra
- (5) Prunus laurocerasus 'Otto Luyken'
- (3) Prunus laurocerasus 'Schipkaensis'
- (5) Spiraea japonica 'Goldmound'
- (3) Kalmia latifolia 'Olympic Fire'
- (3) Prunus laurocerasus 'Schipkaensis'
- (3) Rhododendron catawbiense 'Album'
- (1) Cercis canadensis 'Forest Pansy'
- (3) Pennisetum alopecuroides 'Hameln'
- (18) Liriope muscari 'Variegata'
- (5) Kalmia latifolia 'Olympic Fire'



DILLARD JONES
RAMBLE LOT 424:
ASHEVILLE, NORTH CAROLINA

REVISIONS:

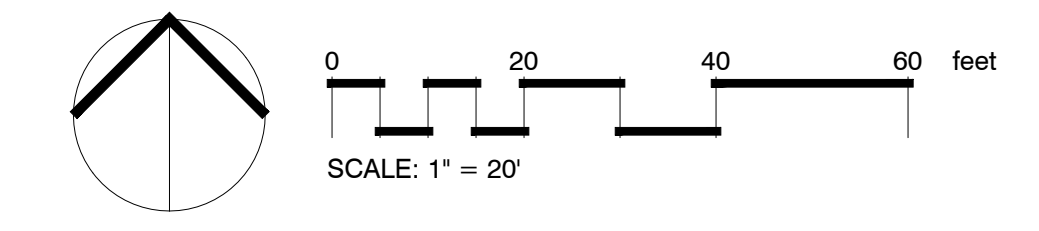
REVISION	DESCRIPTION	DATE
1	ACC COMMENTS	03-03-2022
2	ARB COMMENTS	04-10-2025

LANDSCAPE PLAN

SHEET TITLE: L200

PROJECT NUMBER: 21680
DATE: February 02, 2022

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Biltmore Village
Asheville
North Carolina

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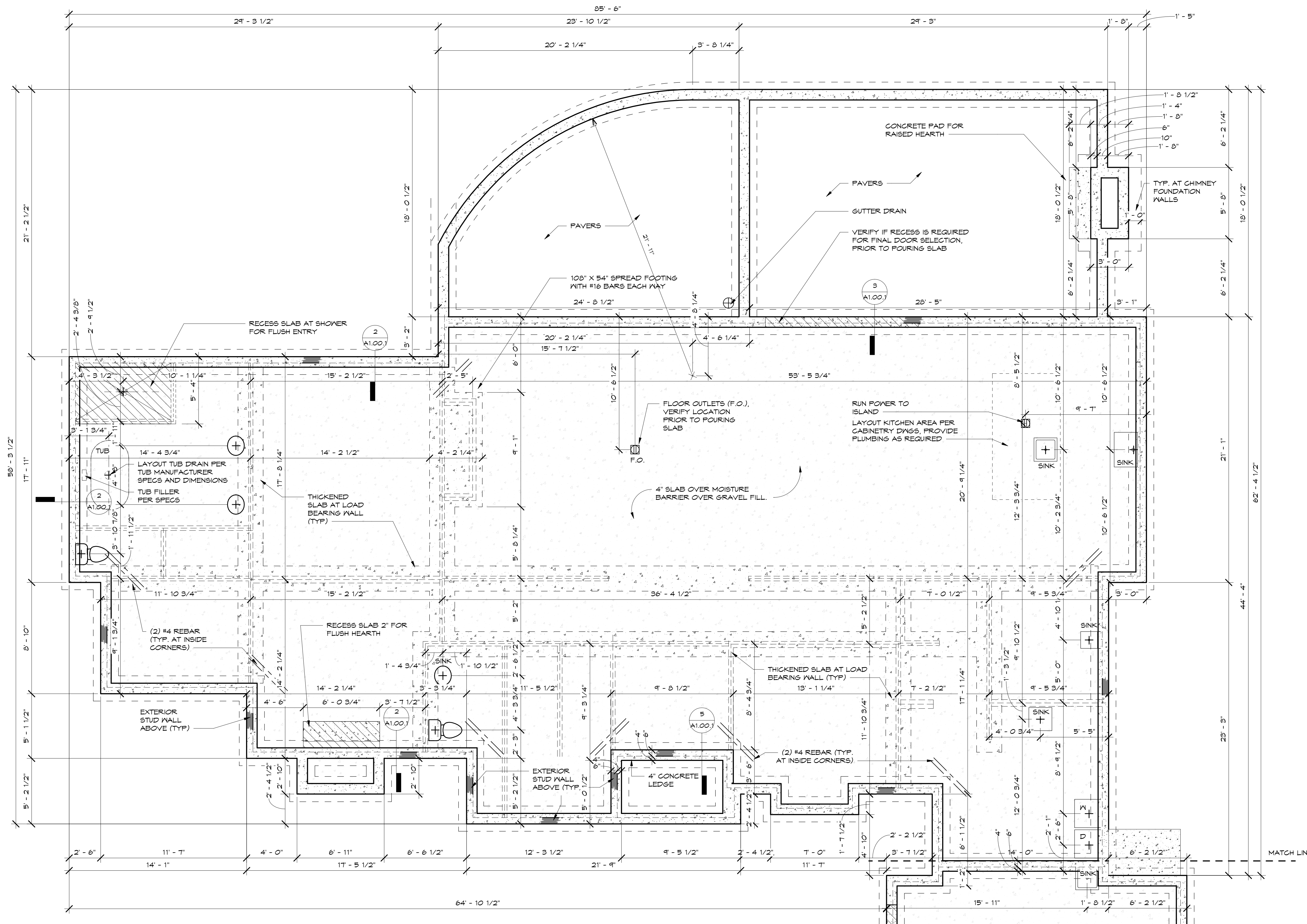
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0	CONSTRUCTION	8-28-25



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

2021-27

A1.00

FOUNDATION PLAN

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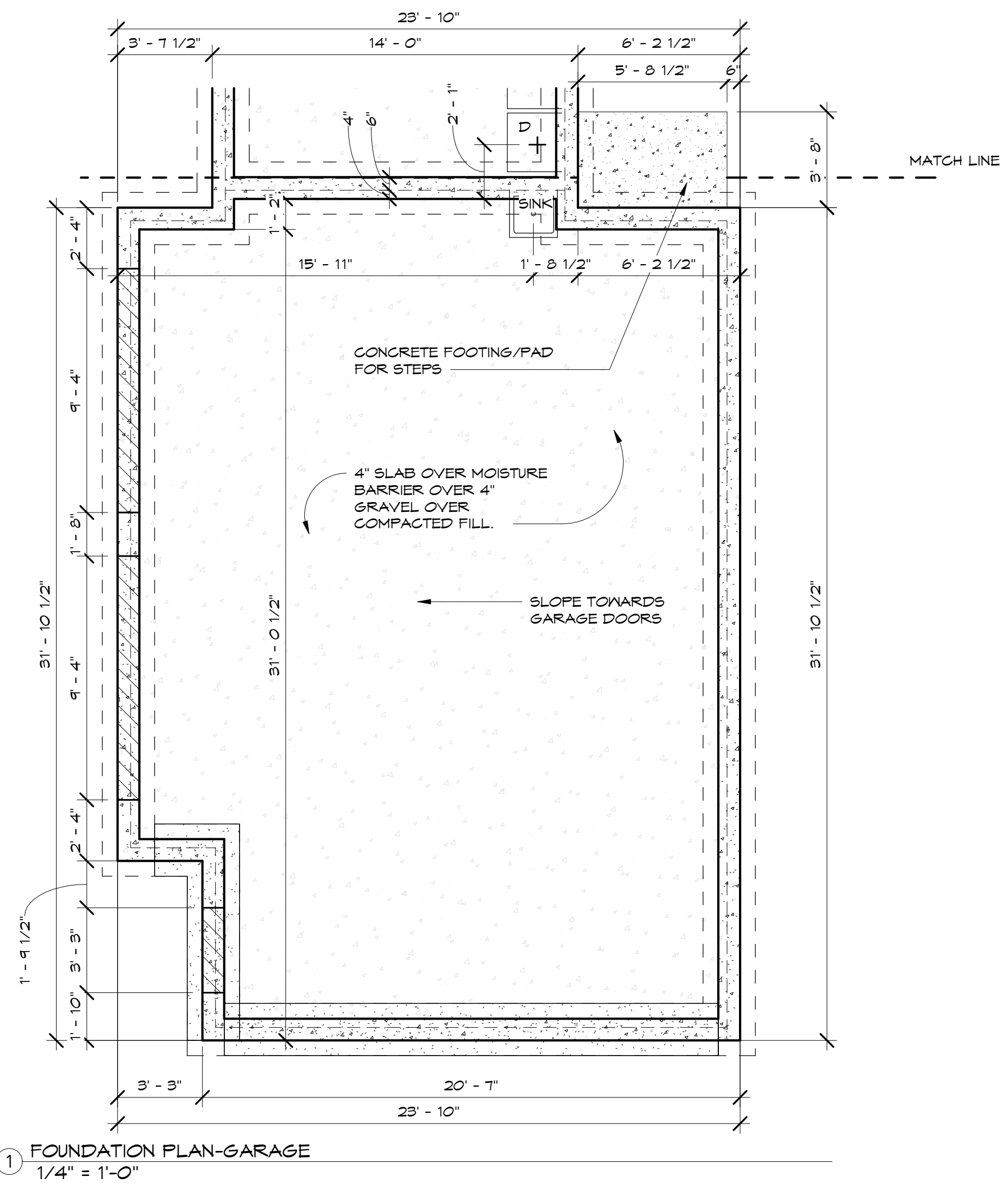
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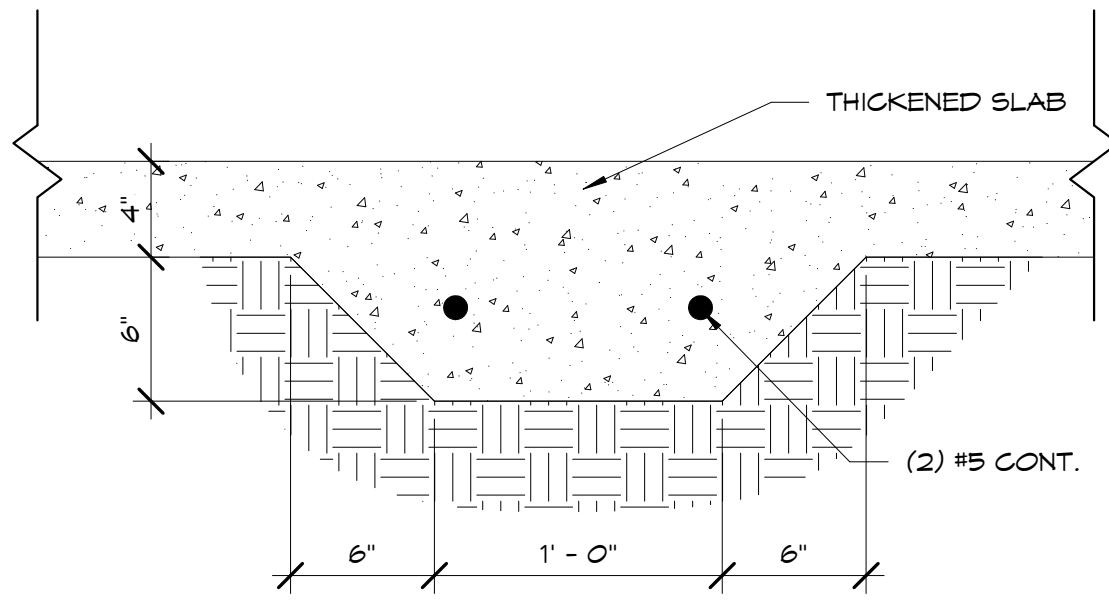
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GARAGE FOUNDATION & DETAILS

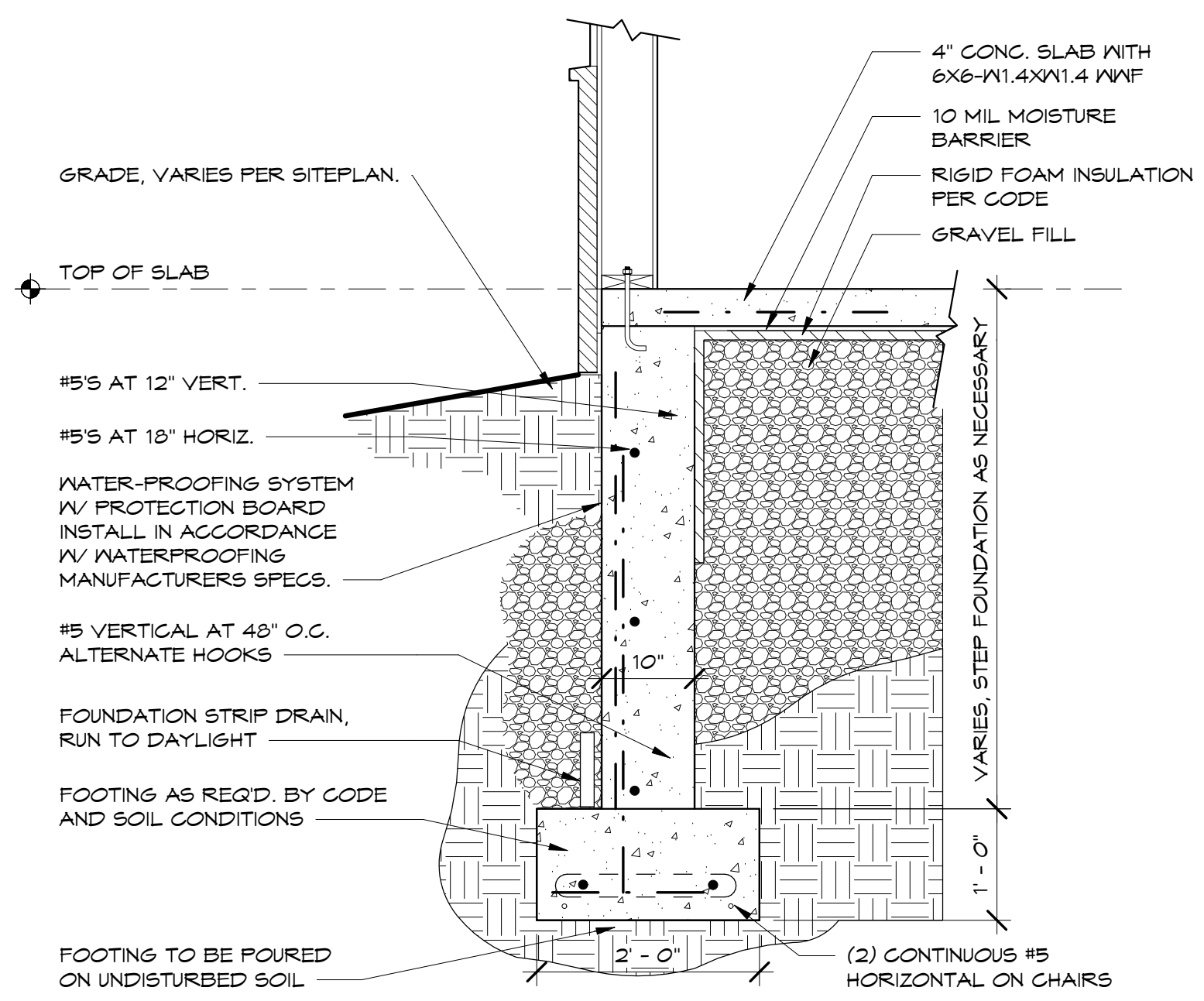
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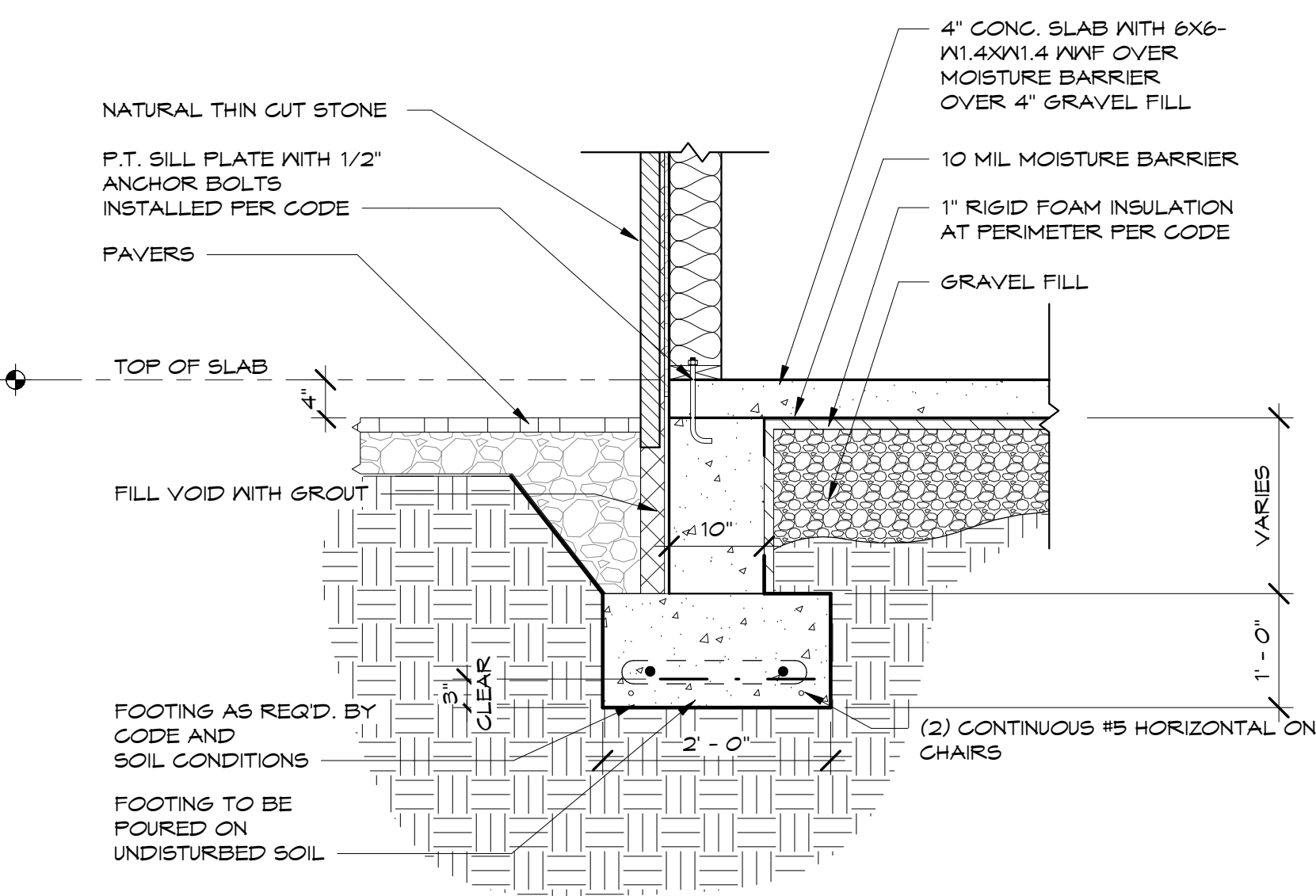
① FOUNDATION PLAN-GARAGE
1/4" = 1'-0"



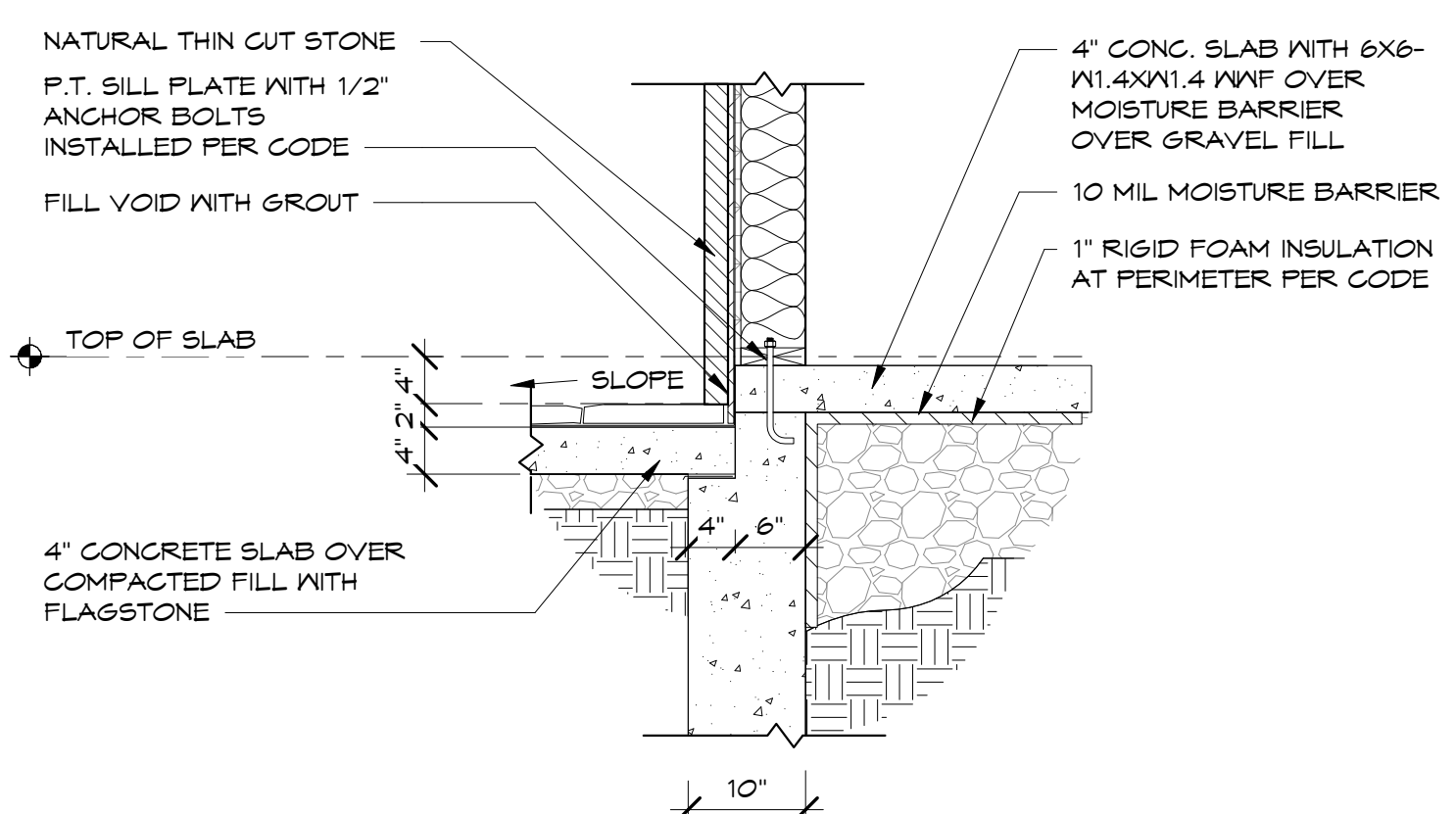
④ DETAIL_TYPICAL THICKENED FOOTING
1 1/2" = 1'-0"



② DETAIL_TYPICAL FOOTING DETAIL 2
3/4" = 1'-0"



③ FOOTING DETAIL AT REAR FOUNDATION STEM WALL
3/4" = 1'-0"



⑤ DETAIL_FRONT PORCH FOUNDATION WALL
3/4" = 1'-0"

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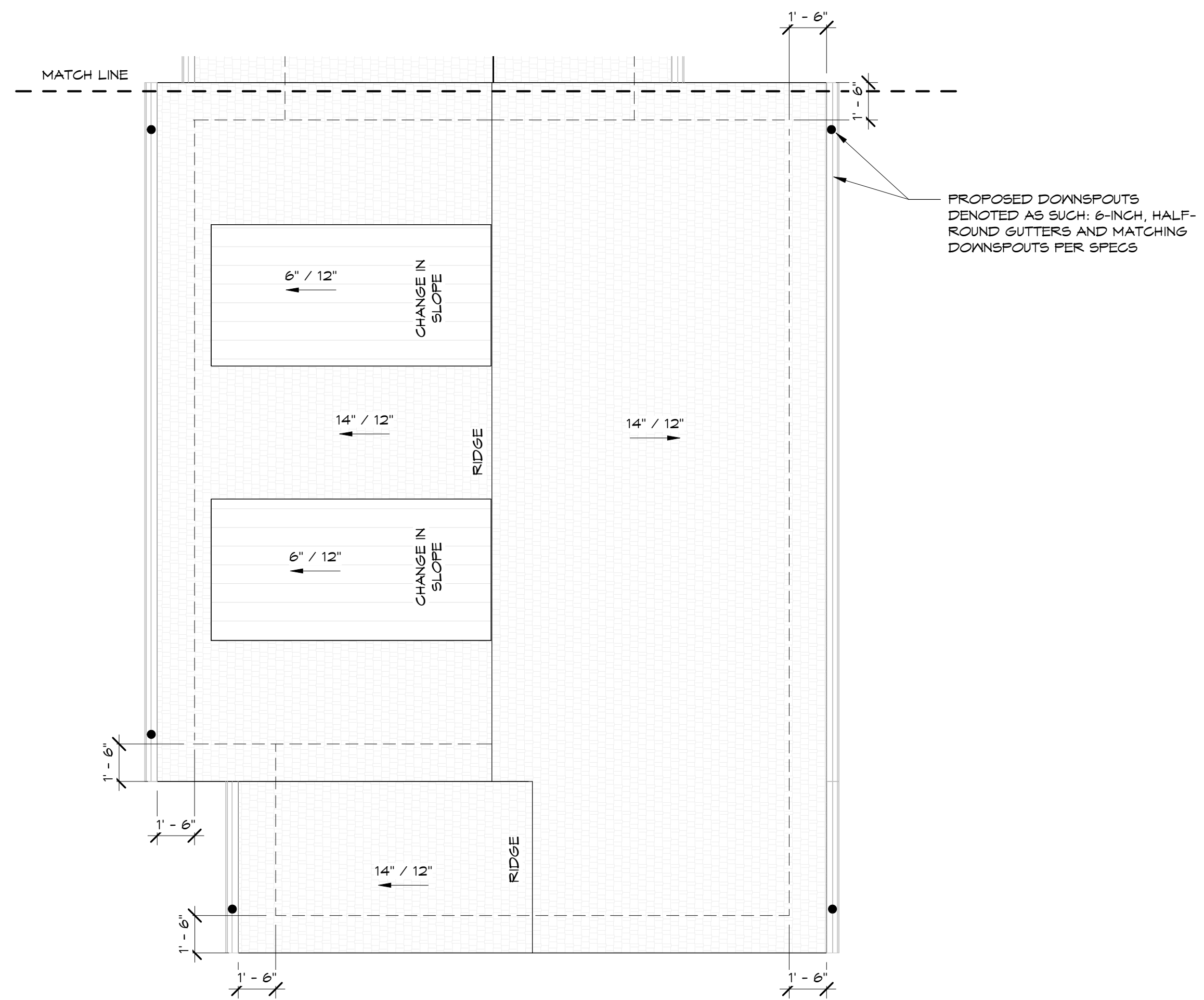
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A1.05

ROOF PLAN

8/28/2025 4:46:40 PM



① **ROOF PLAN - GARAGE**
1/4" = 1'-0"

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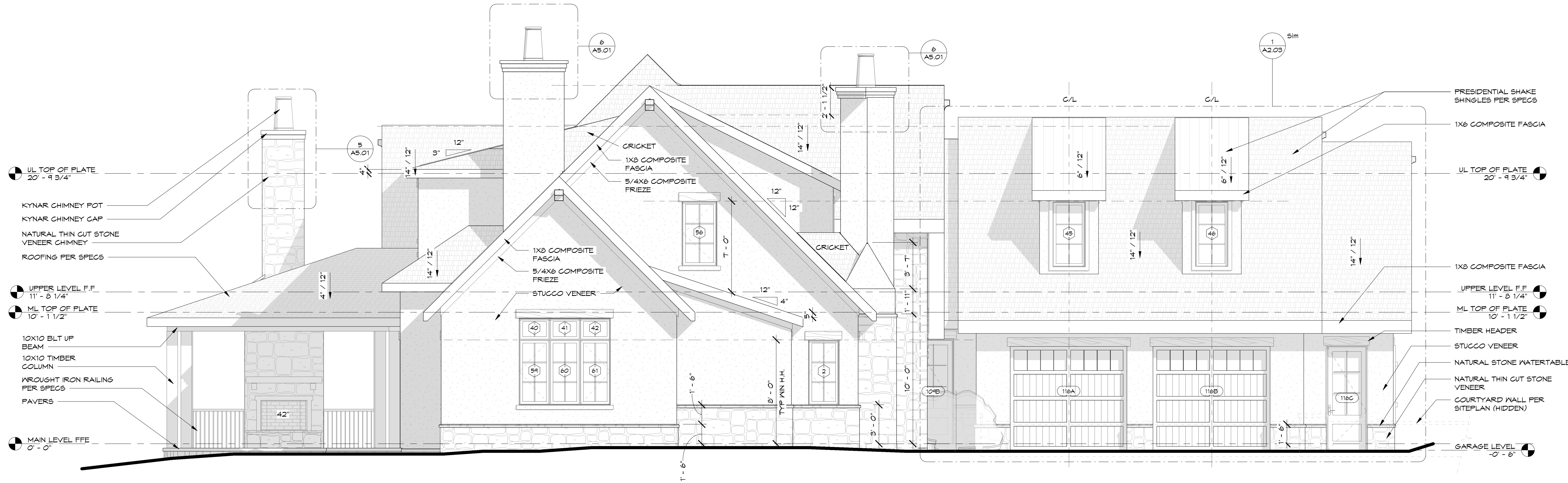
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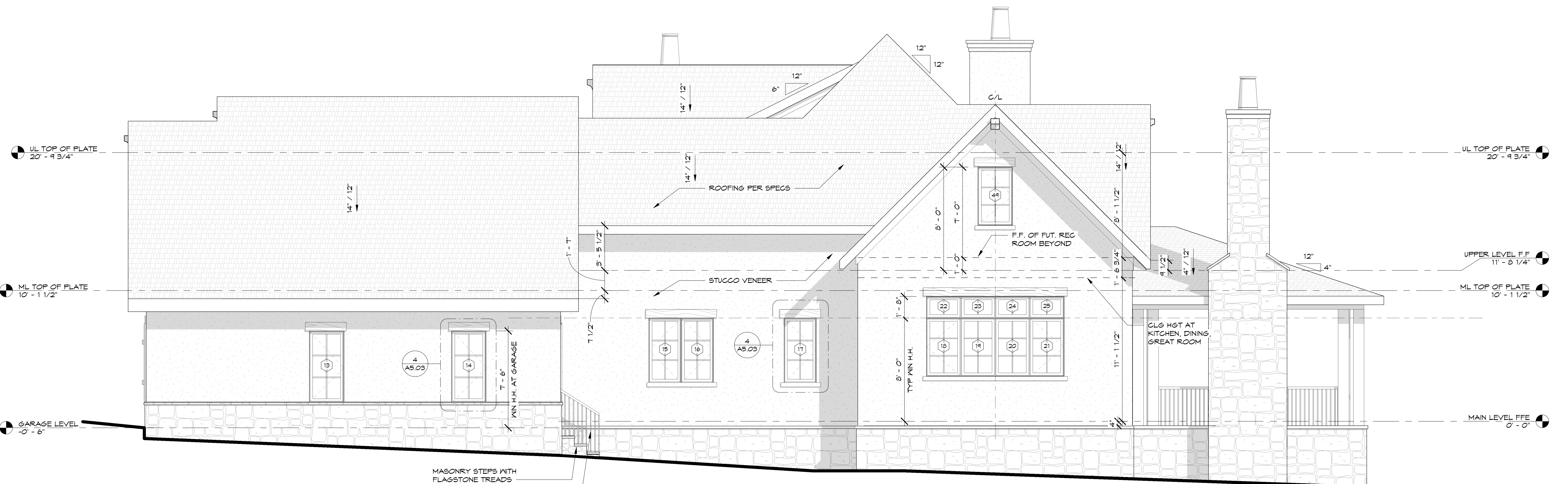
A2.02

EXTERIOR ELEVATIONS

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



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

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LOT 424

The Ramble
Biltmore Village
Asheville
North Carolina

DESIGNED & BUILT BY



Dillard-Jones Custom

APPROVAL

To subcontractors: Drawings are not for construction unless initials below are present.

CLIENT
BUILDER

CONSTRUCTION DOCUMENT APPROVAL STATEMENT

The owner has a duty to read and understand the agreement and construction documents as provided before approving the builder to do work. These agreement and construction documents form the binding description of the work being purchased from the builder and supersede all previous discussions and versions. By affixing their signature(s) above, the owner affirms that they have read and understand the agreement and construction documents and approve the full scope of work herein. All federal, state, and local codes, ordinances, regulations, etc., shall be considered as part of specifications for this residence and take precedence over anything shown, described, or implied where same at variance.

REVISIONS

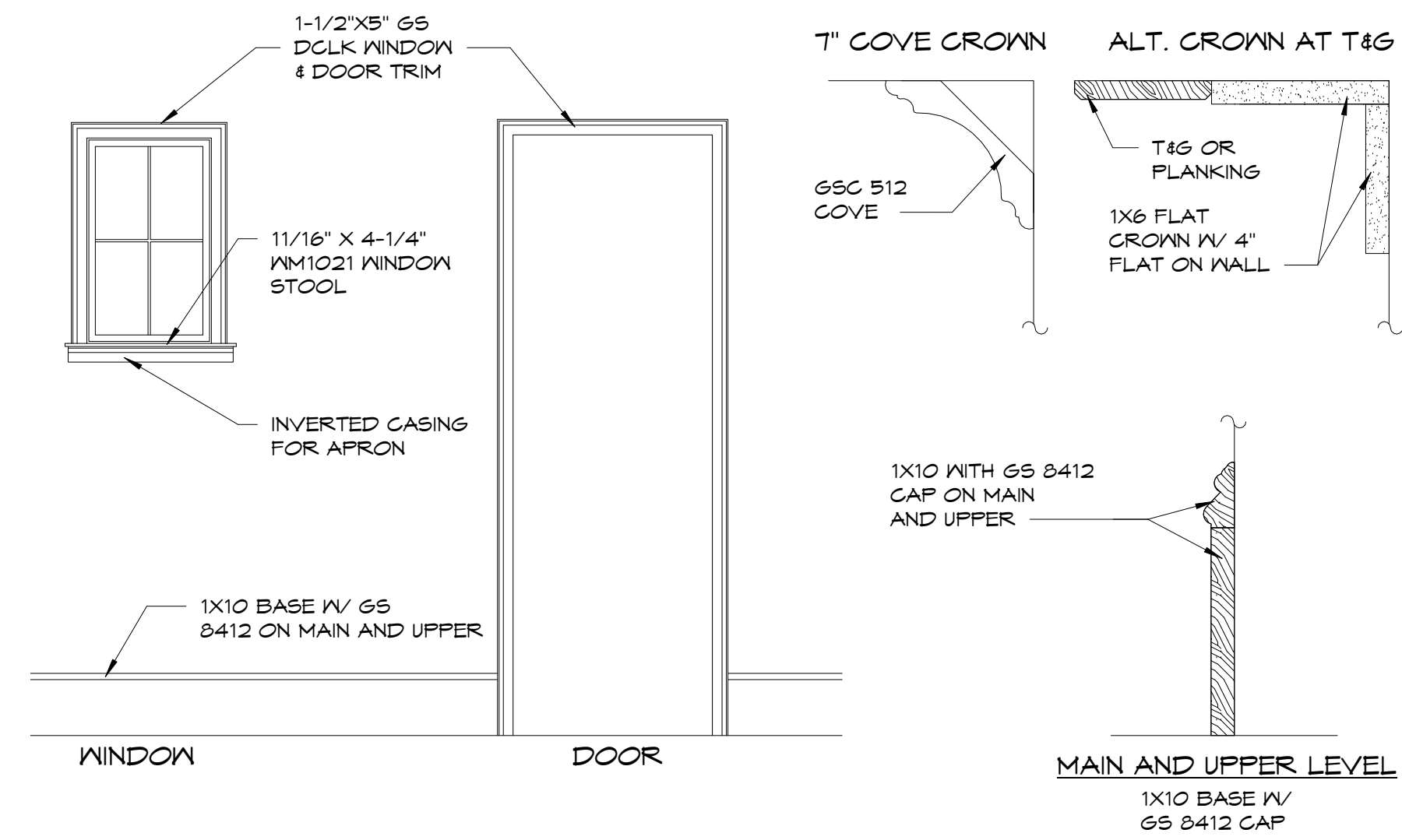
No.	Description	Date
A	BANK SET	5-12-25
0	CONSTRUCTION	8-28-25

2021-27

A5.03

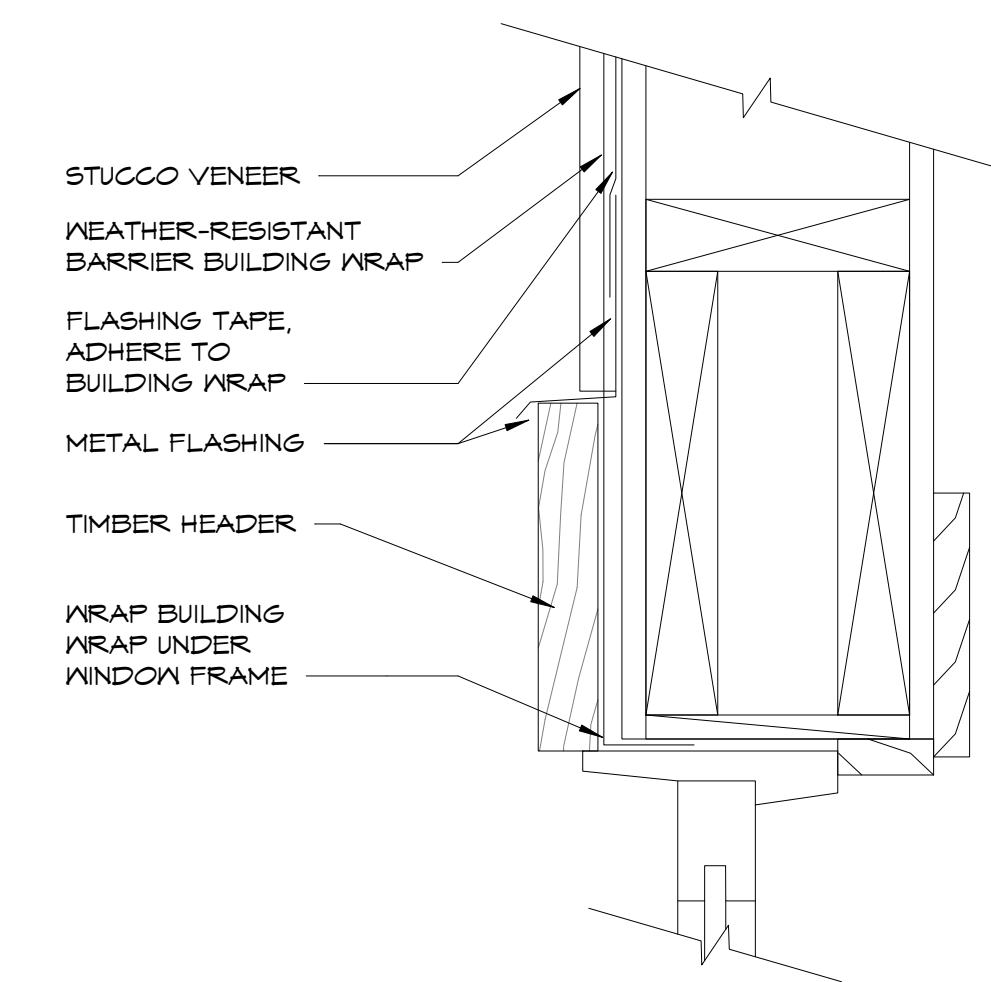
DETAILS

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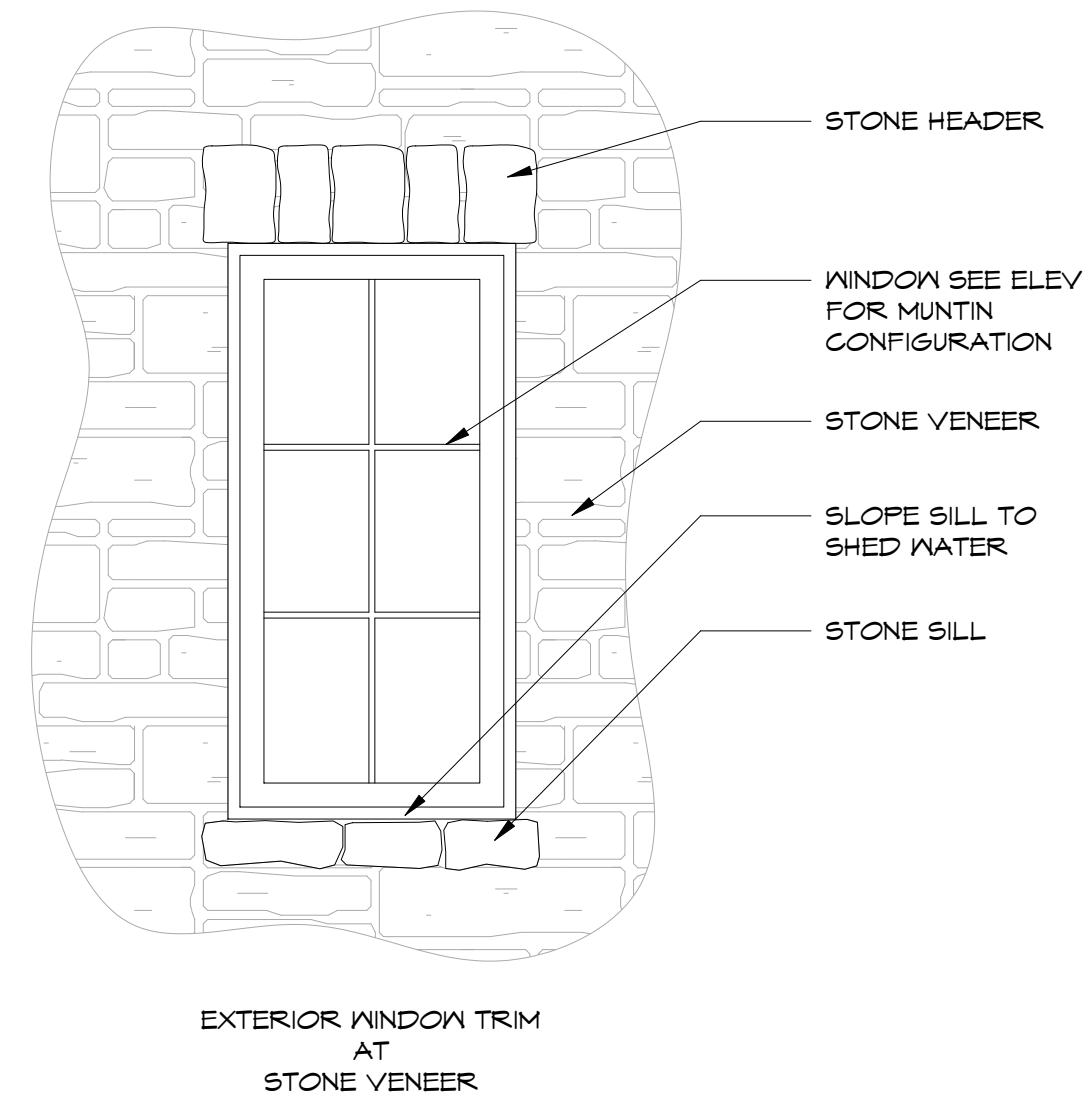


CREATE MOCK-UP FOR OWNER REVIEW PRIOR TO INSTALLATION OMIT CROWN AT SECONDARY CLOSETS.

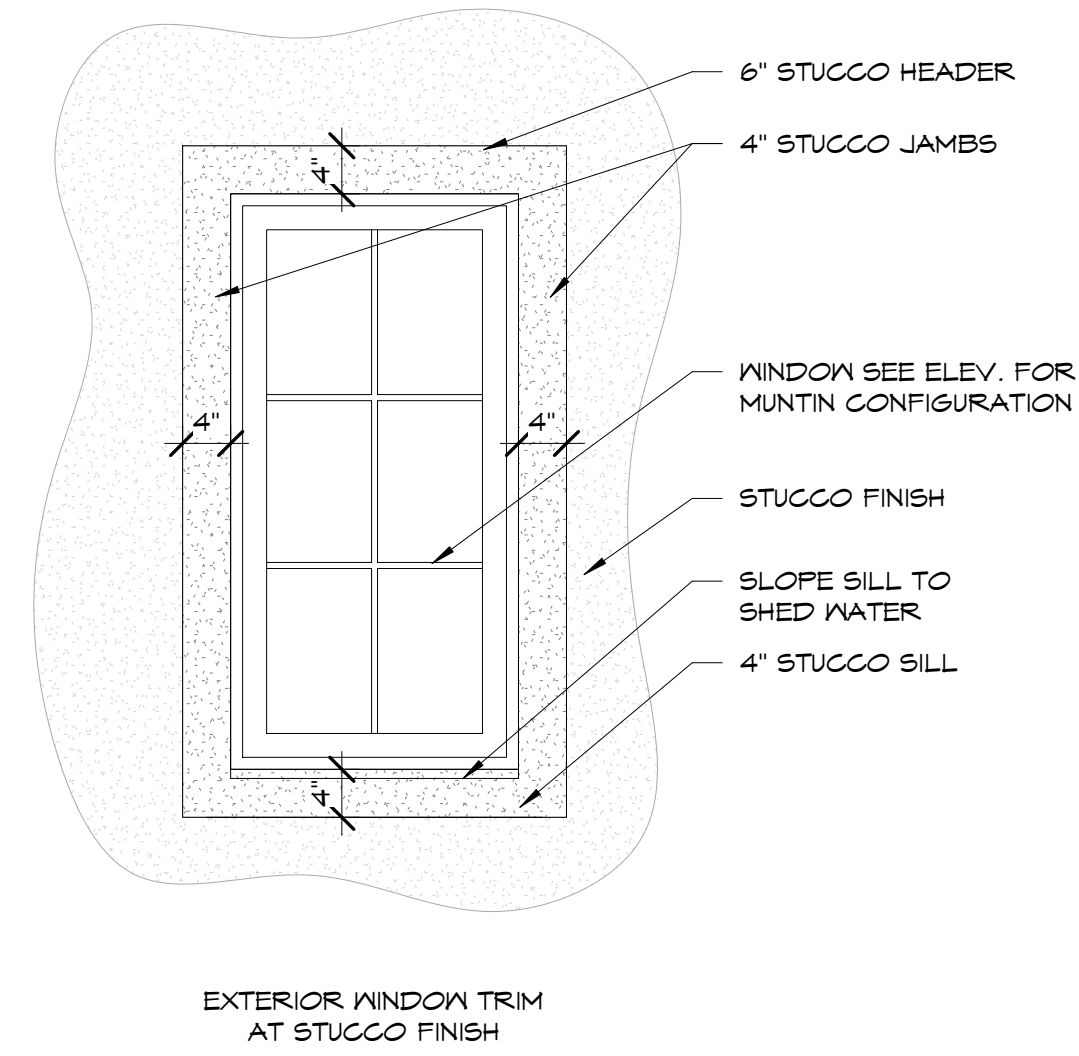
3 DETAIL TYPICAL INTERIOR TRIM1
1/4" = 1'-0"



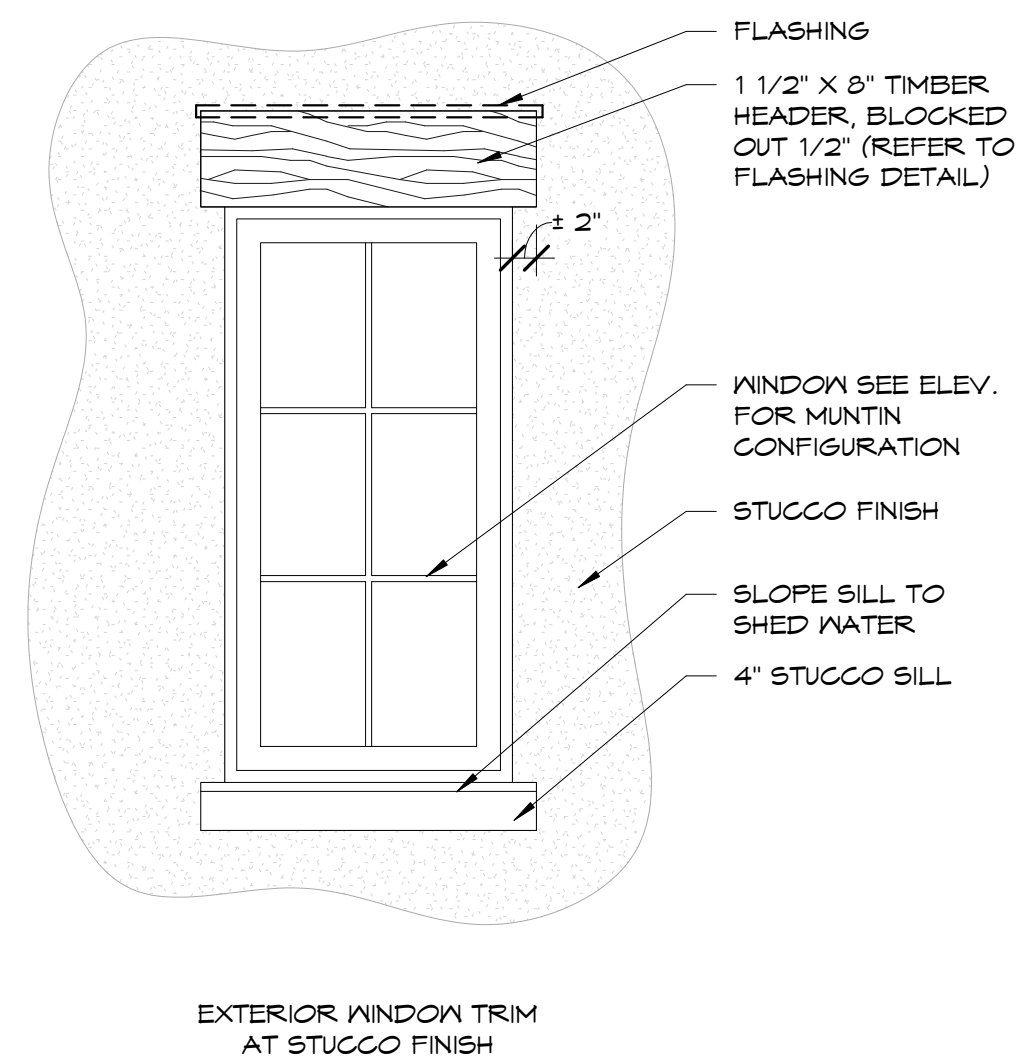
5 DETAIL HEAD FLASHING AT STUCCO VENEER
3" = 1'-0"



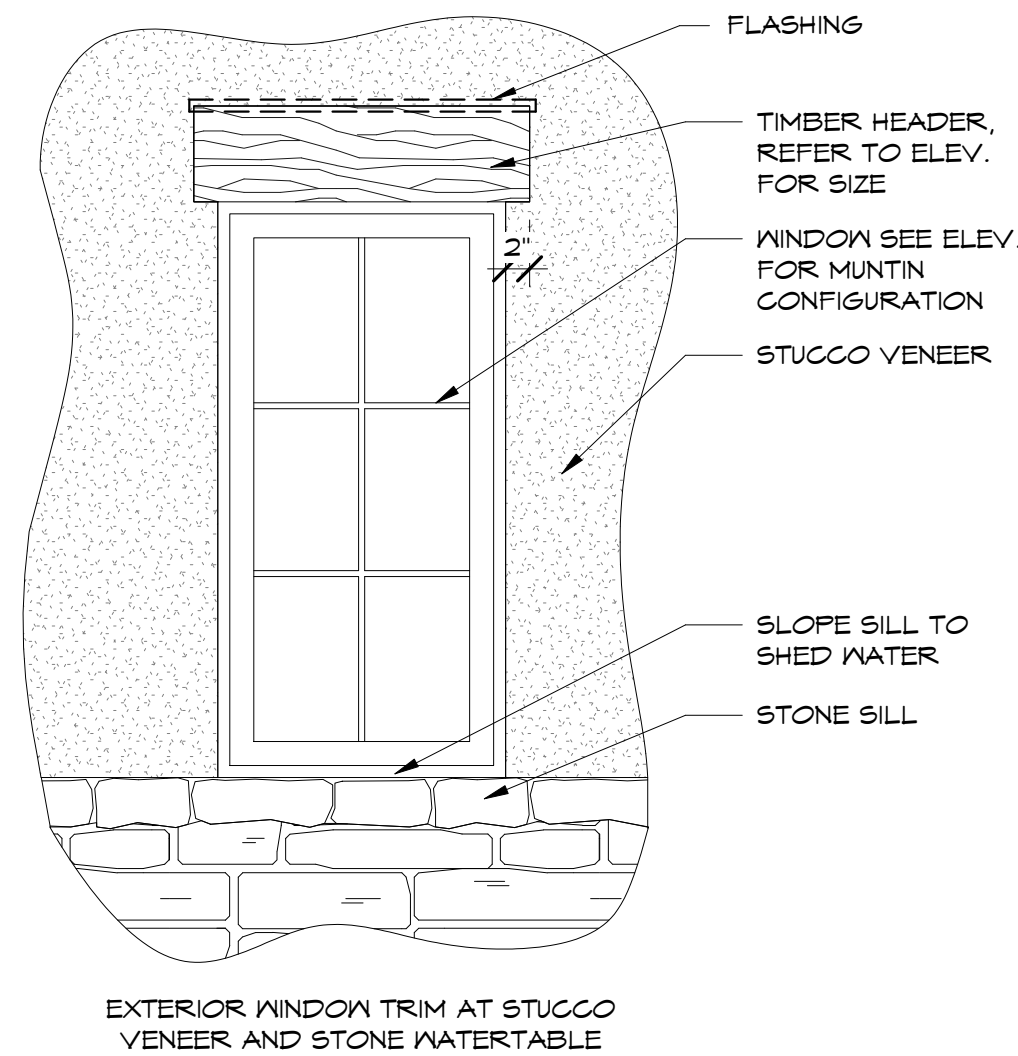
1 EXTERIOR TRIM AT STONE W/ STONE HEADER
3/4" = 1'-0"



2 EXTERIOR TRIM AT STUCCO
3/4" = 1'-0"



4 EXTERIOR TRIM AT STUCCO W/ TIMBER HEADER
3/4" = 1'-0"



EXTERIOR WINDOW TRIM AT STUCCO VENEER AND STONE WATER TABLE

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REVISIONS

No.	Description	Date
0	CONSTRUCTION	8-28-25

2021-27

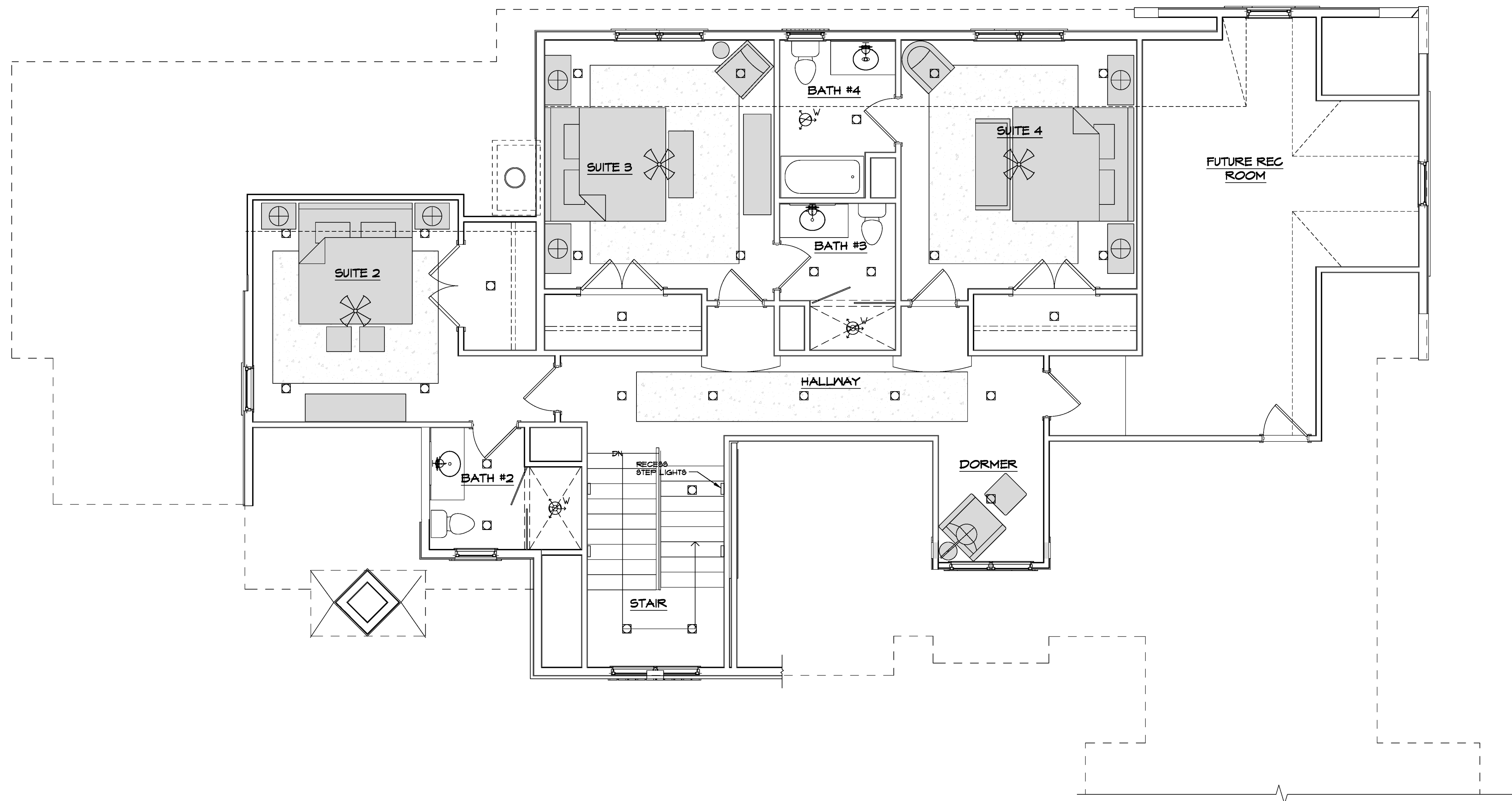
A6.02

UPPER LEVEL CEILING PLAN

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ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
FIXTURES, FANS, ETC.	
	FLUSH/SEMI-FLUSH CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED PENDANT LIGHT
	RECESSED LIGHT FIXTURE, FLUSH AND SEALED
	RECESSED DIRECTIONAL ART LIGHT
	48" LED LIGHT FIXTURE
	24" LED LIGHT FIXTURE
	WALL MOUNTED LED CLOUD
	LED CLOSET LIGHT MOUNTED ABOVE DOOR
	RECESSED FLOOR/GROUND UP LIGHT
	CEILING OR WALL MOUNTED TRACK LIGHT
	EXTERIOR FLOOD LIGHTS
	UNDER CAB. SMART STRIP LIGHT
	UNDER CABINET LED LIGHT
	CEILING MOUNTED PADDLE FAN
	CEILING MOUNTED EXHAUST FAN w/ LIGHT
	CEILING MOUNTED EXHAUST FAN w/ LIGHT FOR PET AREA
MISC. ITEMS	
	JUNCTION BOX
	FLOOR OUTLET
	SMART SWITCH/ DIMMER WITH NEUTRAL WIRE
	MOTION SENSOR

- NOTES:**
- PROVIDE POWER WIRING FOR HVAC EQUIP.
 - ALL MULTIPLE SWITCHES TO BE GANGED AND LOCATED AS CLOSE TO DOOR AS POSSIBLE
 - ABOVE COUNTER OUTLETS TO BE MOUNTED HORIZONTAL
 - ALL APPLIANCES TO BE ON INDIVIDUAL CIRCUIT
 - SUB-CONTRACTOR TO VERIFY LOCATION OF DIMMER AND 3/4 WAY SWITCHES
 - PROVIDE S.F.I. OUTLETS AS REQUIRED BY CODE
 - PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE
 - ANY WIRE SUB-CONTRACTOR TO VERIFY EXTENT AND LOCATIONS OF WIRING FOR COMPUTER, AUDIO/VIDEO, ETC. WITH OWNER PRIOR TO INSTALLATION



UPPER LEVEL FURNITURE PLAN AND RCP

1/4" = 1'-0"

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