

UNIT SUMMARY					
	1BR	2BR	3BR		
REQUIRED SQUARE FOOTAGE (NET)	660	900	1100		
PROVIDED SQUARE FOOTAGE (NET)	670	950	1185		
NUMBER OF UNITS PROVIDED	1BR	2BR	3BR		TOTAL
BUILDING A	4	4	0		8
BUILDING B	4	4	0		8
BUILDING C	4	4	0		8
BUILDING D	4	4	0		8
BUILDING E	0	0	8		8
BUILDING F	4	4	0		8
BUILDING G	0	0	8		8
BUILDING H	4	4	0		8
TOTAL	24	24	16		64

ACCESSIBILITY REQUIREMENTS					
	1BR	2BR	3BR	REQUIRED	PROVIDED
NUMBER OF UNITS PROVIDED	24	24	16		
NUMBER OF TYPE A UNITS REQUIRED BY NCBC (5%)	1	1	1	4	4
ADDITIONAL TYPE A UNITS REQUIRED BY NCHFA (5%)	1	1	1	3	3
TOTAL REQUIRED TYPE A UNITS	2	2	2	7	8
	1BR	2BR	3BR		TOTAL
SITE AND HEARING UNITS REQUIRED (2%)	1	1	1	3	3

PARKING REQUIREMENTS					
TOTAL REQUIRED SPACES PER UNIT (NCHFA)	1 BR	# OF SPACES	# OF UNITS	REQUIRED	PROVIDED
	1 BR	1.75	24	42	
	2BR	1.75	24	42	
	3BR	2	16	32	
	TOTAL		64	116	156
REQUIRED ACCESSIBLE SPACES PER TYPE A UNIT			# OF UNITS	TOTAL	
			1	7	7
REQUIRED ACCESSIBLE SPACES FOR OFFICE		# OF SPACES	SPACE/UNIT	TOTAL	
		1	1	1	1
REQUIRED ACCESSIBLE SPACES FOR COMMUNITY ROOM		# OF SPACES	SPACE/UNIT	TOTAL	
		1	1	1	1
TOTAL ACCESSIBLE SPACES REQUIRED				9	9

ZONING NOTES:

SITE ADDRESS: 3078 SIDES ROAD, WINSTON-SALEM, NC
PIN NUMBER: 6823-75-8215 (APPROX. 8.8 ACRES)

CURRENT ZONING:
RS9 (RES-ACREAGE)

PROPOSED USE:
RM-8 - MULTI-FAMILY HOUSING (100% AFFORDABLE)

REQUIRED BUILDING SITE SETBACKS:
FRONT: 25FT
SIDE: 7FT
REAR: 25FT

DENSITY:
PROPOSED = 64 UNITS/8.8 ACRE = 7.27 UNITS/ACRE
REQUIRED SITE AREA PER ZONING = 8,000 SF MIN WIDTH = 70FT MIN

BUILDING HEIGHT:
ZONING MAX: 48FT
PROPOSED = 35FT (MAX), 2 STORIES

DEVELOPER:

BUCKEYE HOPE FOUNDATION

ADDRESS: 3021 E DUBLIN GRANVILLE RD,
COLUMBUS, OH 43231

POINT OF CONTACT:
STEVE SCERANKA
EMAIL: SSCERANKA@BUCKEYEHOP.ORG
PHONE: 440-567-6069

CODE SUMMARY:

2024 NORTH CAROLINA BUILDING CODE
2023 NORTH CAROLINA ELECTRICAL CODE (2023 NFPA 70
NATIONAL ELECTRICAL CODE WITH NC AMENDMENTS)
2018 NORTH CAROLINA ENERGY CONSERVATION CODE (NCECC)
2024 NORTH CAROLINA FIRE CODE
2024 NORTH CAROLINA FUEL GAS CODE
2024 NORTH CAROLINA MECHANICAL CODE
2024 NORTH CAROLINA PLUMBING CODE

PROVIDED AMENITIES:

1. CONNECTED SIDEWALKS THROUGHOUT ENTIRE PROJECT
2. ON SITE COMMUNITY LAUNDRY ROOM
3. PATIO/BALCONY FOR EACH UNIT
4. COMMUNITY ROOM
5. CRAFT ROOM

SHEET NOTES

1. ACCESSIBLE DUMPSTER ENCLOSURE
2. 9' X 18' PARKING STALLS TYP.
3. 26' WIDE AERIAL APPARATUS ACCESS ROAD
4. 60" CONTINUOUS WALKING PATH
5. MONUMENTAL SIGN AT ENTRANCE
6. ACCESSIBLE PLAYGROUND (4) STATIONS MIN. & TOT LOT
7. PICNIC SHELTER WITH (2) TABLES & GRILL
8. OUTDOOR SEATING AREA (3 TOTAL)
9. PRIVACY FENCE
10. 10' STREET YARD
11. PROPERTY LINE
12. 25' REAR AND FRONT YARD SETBACKS, 7' SIDE YARD SETBACKS

TORGERSON
DESIGN PARTNERS

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ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427

NEW FAMILY DEVELOPMENT
WISTON MANOR

3078 SIDES ROAD

ARCHITECT OF RECORD:
NAME: JOHN TORGERSON
LICENSE NO. 13595

PROJECT NUMBER: 24033

REVISION:

PRELIMINARY
NOT FOR CONSTRUCTION

G0.1
SITE PLAN

