



**Town of Davidson  
Design Review Board Regular Meeting  
Town Hall and Community Center  
Community Room 120  
251 South Street  
Wednesday, July 16, 2025 at 5:30 PM**

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**I. CALL TO ORDER**

**II. SILENT ROLL CALL**

**III. CHANGES TO THE AGENDA**

**IV. REVIEW/APPROVAL OF MINUTES**

**a. Meeting Minutes**

**Summary:** The Design Review Board will consider approval of May 21, 2025 meeting minutes.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**a. Oak Hill - Formal Review & Recommendation**

**Summary:** The Board will review and make a recommendation on building schematic designs for Oak Hill Family Residences, located at 818 Blackwelder Drive, Davidson, NC 28036.

**VII. INFORMAL FYI REVIEW**

**VIII. ADJOURN**



**Design Review Board  
Meeting Minutes  
May 21, 2025**

A meeting of the Town of Davidson *Design Review Board* was held in Community Room 120 at Davidson Town Hall, 251 South Street, Davidson, NC 28036.

**I. CALL TO ORDER: 5:33 p.m.**

**II. ROLL CALL AND DETERMINATION OF QUORUM:**

Members Present signified by :

<input type="checkbox"/> Andrew Gale	<input checked="" type="checkbox"/> Erica Kennedy	<input checked="" type="checkbox"/> Nicole Perri
<input checked="" type="checkbox"/> Tom Gibbs	<input checked="" type="checkbox"/> Dave Malushizky	
<input checked="" type="checkbox"/> Rachel Johnson (Chair)	<input checked="" type="checkbox"/> Rusty Miller	

**Town Representatives:** Lindsay Laird, Senior Planner

**III. CHANGES TO THE AGENDA: N/A**

**IV. REVIEW/APPROVAL OF THE MINUTES:**

**a. April 16, 2025, Minutes**

*Motion to recommend approval of minutes:*

- **Motion:** Dave Malushizky
- **Second:** Erica Kennedy
- **Vote:** 6-0 (Motion Passed)

**V. OLD BUSINESS: N/A**

**VI. NEW BUSINESS: N/A**

**VII. INFORMAL PRELIMINARY REVIEWS:**

**a. Oak Hill Family Residences**

Project architects from Arnold Design Studio gave an overview of the project. Community Housing Partners proposes a 46-unit income restricted multi-family development project in

two separate 3-story buildings. Building exteriors include a brick base, fiber cement lap siding, and fiber cement vertical siding panels along each apartment façade capped by a shed side gabled roof. Each unit has a balcony/patio constructed with wood columns wrapped in fiber cement trim.

DRB members provided informal feedback on the proposed design.

**VIII. ADJOURNMENT:** The meeting adjourned at 5:52 pm.

***APPROVAL OF MEETING MINUTES:***

Date: \_\_\_\_\_ By: \_\_\_\_\_



## DESIGN REVIEW BOARD: STAFF REPORT

Date: July 16, 2025  
To: Design Review Board  
From: Lindsay Laird, Senior Planner  
Re: Oak Hill – Formal Review & Recommendation

### INTRODUCTION

#### APPLICANT INFO

- **Project:** Oak Hill Family Residences
- **Location:** 818 Blackwelder Drive, Davidson, NC 28036 (Parcel ID 00328260)
- **Applicant:** Community Housing Partners
- **Designer:** Arnold Design Studio
- **Planning Area(s):** Neighborhood Center I

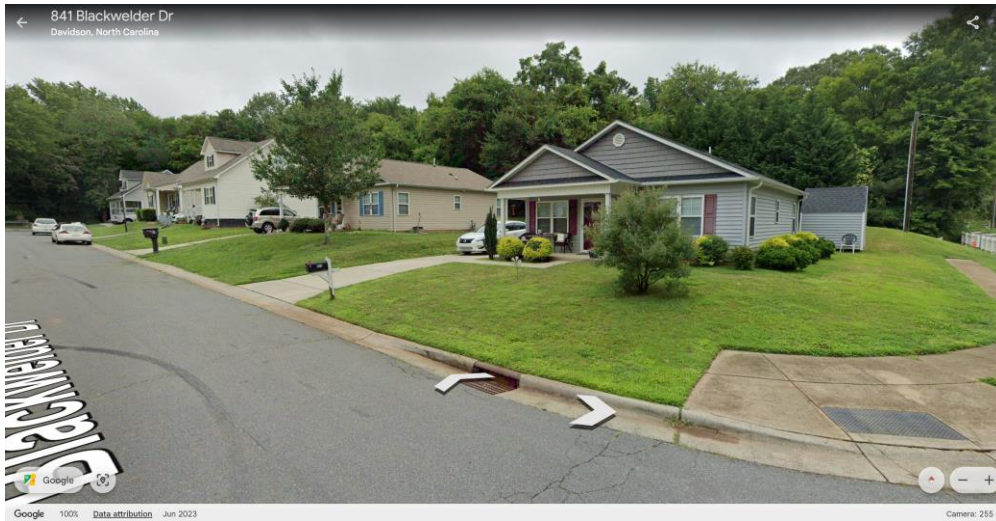
#### PROJECT DESCRIPTION

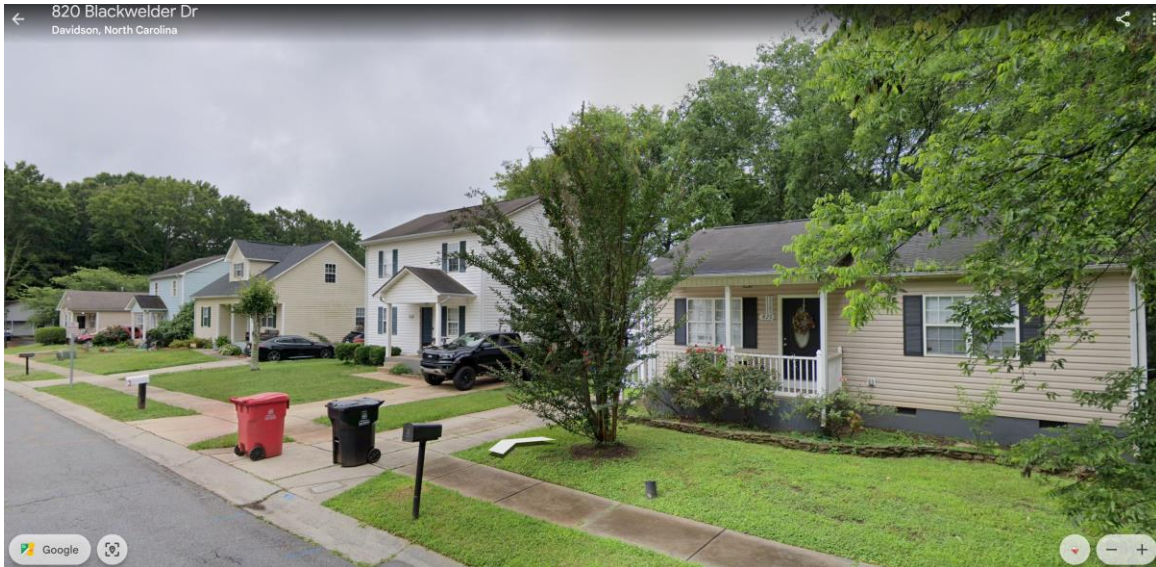
Community Housing Partners proposes a 46-unit multi-family development project in the Neighborhood Center I Planning Area. Oak Hill Residences is intended to be a community oriented multifamily development that incorporates shared spaces, amenity features, and trail connections. This development will be income restricted for low-income residents earning between 30% and 80% of the Area Median Income.

The current project includes two separate 3-story multi-family buildings. Building exteriors include a brick base, fiber cement lap siding, and fiber cement vertical siding panels along each apartment façade capped by a shed side gabled roof. Each unit has a balcony/patio constructed with wood columns wrapped in fiber cement trim.

#### EXISTING CONDITIONS

The following images show existing homes on Blackwelder Drive adjacent to the project site.





## PLANNING STAFF REVIEW

### PLANNING AND DEVELOPMENT STANDARDS

Below is a summary of planning and development standards related to this proposal. Feedback requested is in *red italics*.

#### A. Planning Area Standards

- **2.2.1.B Permitted Uses:** Compliant
- **2.2.1.C Building Types:** Compliant
- **2.2.1.C Height:** Compliant
- **2.2.1.D Setbacks:** Compliant

#### B. General Site Design Standards

- **4.3.1.A Pedestrian & Vehicle Access:** Compliant

- 4.3.1.B Building Location & Orientation: Compliant
  - 4.3.1.C Building Height: Compliant
  - 4.3.1.D Fences, Hedges & Garden Walls: NA
  - 4.3.1.E Loading/Service Areas, Mechanical Equipment and Utilities: *Confirm mechanical units will be adequately screened*
  - 4.3.1.F Encroachments: NA
  - 4.3.1.G Development Plans with Multiple Buildings: Compliant
  - 4.3.1.H Public Spaces: NA
  - 4.3.2 Guidelines for Development in Existing Buildings: N/A
- C. General Building Design Standards
- 4.4.1 General Building Design Standards: Compliant
  - 4.4.1.A Building Height: Compliant
  - 4.4.1.B Form and Massing: Compliant
  - 4.4.1.C Façade Articulation: Compliant
  - 4.4.1.D Façade Transparency: Compliant
  - 4.4.1.E Materials: Compliant
  - 4.4.1.F Architectural Details: Compliant
- D. Specific Building Type Requirements – Multi-Family
- 4.5.5.A First Floor Height: Compliant
  - 4.5.5.B Outdoor Unit Entrances: Compliant
  - 4.5.5.C Building Arrangement: Compliant
  - 4.5.5.D Differentiated Entrances: Compliant
  - 4.5.5.E Mixed-Use Building Storefronts: N/A

## REQUESTED ACTION/MOTION

### FORMAL REVIEW & RECOMMENDATION

Motion to recommend approval of the Oak Hill building schematic designs with the condition that all mechanical units are adequately screened in accordance with Davidson Planning Ordinance Section 4.3.1.E.

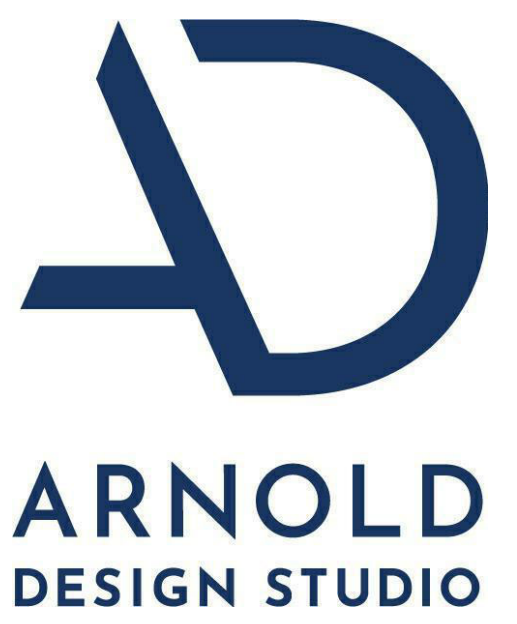
*\*Note: The board may include additional conditions as needed.*

## RESOURCES & ATTACHMENTS

- Davidson Planning Ordinance (DPO): [www.townofdavidson.org/planningordinance](http://www.townofdavidson.org/planningordinance)
- Oak Hill Ph II Master Plan Project Webpage: <https://townofdavidson.org/1733/Oak-Hill-Ph-2>

# OAK HILL RESIDENCES

DAVIDSON, NORTH CAROLINA



INDEX OF DRAWINGS		
SHEET NO.	SHEET ISSUE	SHEET NAME
A01	06/25/2025	TITLE SHEET
A02	06/25/2025	ARCHITECTURAL SITE PLAN
A03	06/25/2025	DRB BUILDING A PLANS
A04	06/25/2025	DRB BUILDING A PLAN
A05	06/25/2025	DRB BUILDING B PLAN
A06	06/25/2025	DRB BUILDING B PLANS
A07	06/25/2025	DRB BUILDING A RENDERED ELEVATIONS
A08	06/25/2025	DRB BUILDING A RENDERED ELEVATIONS
A09	06/25/2025	DRB BUILDING B RENDERED ELEVATIONS
A10	06/25/2025	DRB BUILDING B RENDERED ELEVATIONS
A11	06/25/2025	BUILDING A BUILDING SECTIONS
A12	06/25/2025	DRB BUILDING B BUILDING SECTIONS
A13	06/25/2025	BUILDING PERSPECTIVES AND MATERIALS
A14	06/25/2025	DETAILS

**OWNER:** OAK HILL FAMILY, LLC

**CONTRACTOR:** HARKINS BUILDERS, INC.  
1300 BAXTER STREET  
SUITE 114  
CHARLOTTE, NORTH CAROLINA 28204  
(704)280-5280  
HARKINSBUILDERS.COM

**ARCHITECT:** ARNOLD DESIGN STUDIO, LLC  
930 CAMBRIA ST, N.E.  
CHRISTIANSBURG, VIRGINIA 24073  
(540) 239-2671  
WWW.ARNOLDDDESIGNSTUDIO.COM

**STRUCTURAL:** SPEIGHT MARSHALL FRANCIS  
1228 PERIMETER PARKWAY  
SUITE 201  
VIRGINIA BEACH, VIRGINIA 23454  
VIRGINIA BEACH: 757-427-1020  
RICHMOND: 804-464-4111  
WWW.SMAMDF.COM

**PLUMBING,  
MECHANICAL,  
ELECTRICAL:** PACE COLLABORATIVE  
7814 CAROUSEL LANE  
SUITE 200  
RICHMOND, VIRGINIA 23294  
(804)270-7222  
PACE-PME.COM

**PROJECT DESCRIPTION**

THE PROJECT IS NEW CONSTRUCTION OF TWO (2) APARTMENT BUILDINGS COMPRISED OF FORTY-SIX (46) APARTMENT UNITS, ONE (1) MULTIPURPOSE ROOM, AND SITE IMPROVEMENTS. EIGHT (8) ONE BEDROOM UNITS, TWENTY-SIX (26) TWO-BEDROOM UNITS, AND TWELVE (12) THREE BEDROOM UNITS

THIS PROJECT WILL COMPLY WITH THE CURRENT ENERGY STAR MULTIFAMILY NEW CONSTRUCTION PROGRAM.

THIS PROJECT WILL BE CONSTRUCTED TO MEET THE NCHFA APPENDIX B 2024 DESIGN QUALITY STANDARDS AND REQUIREMENTS.

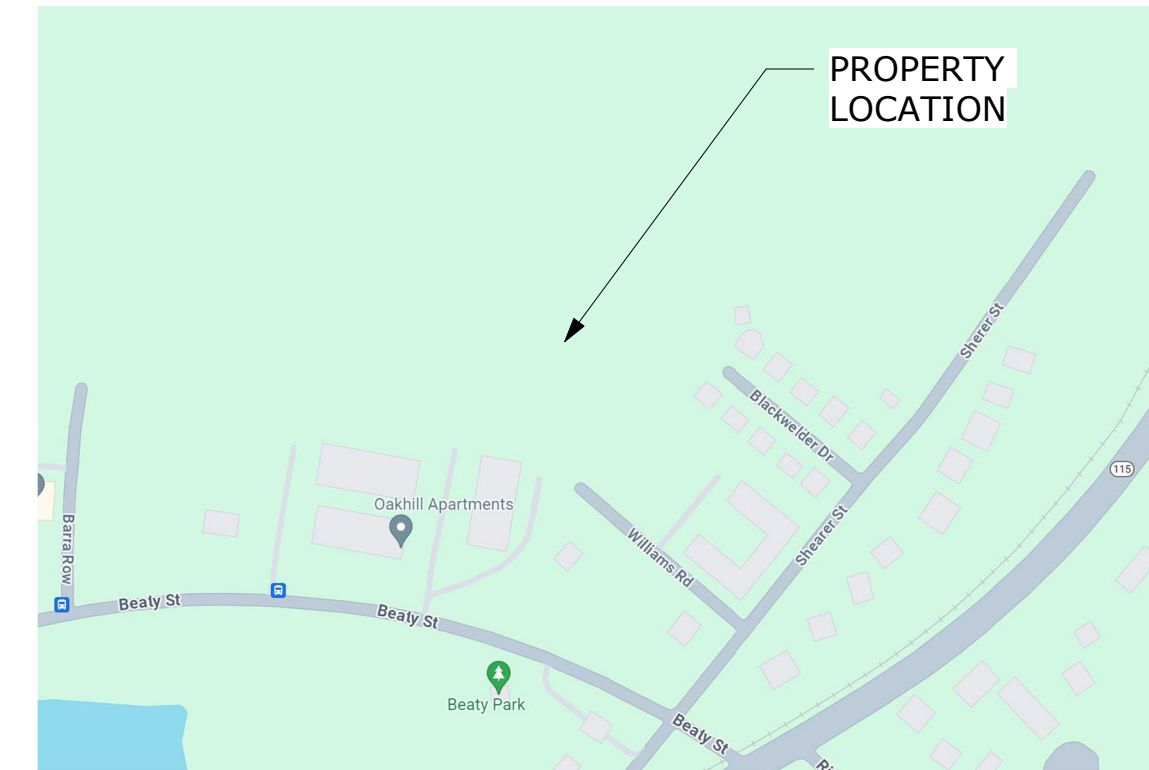
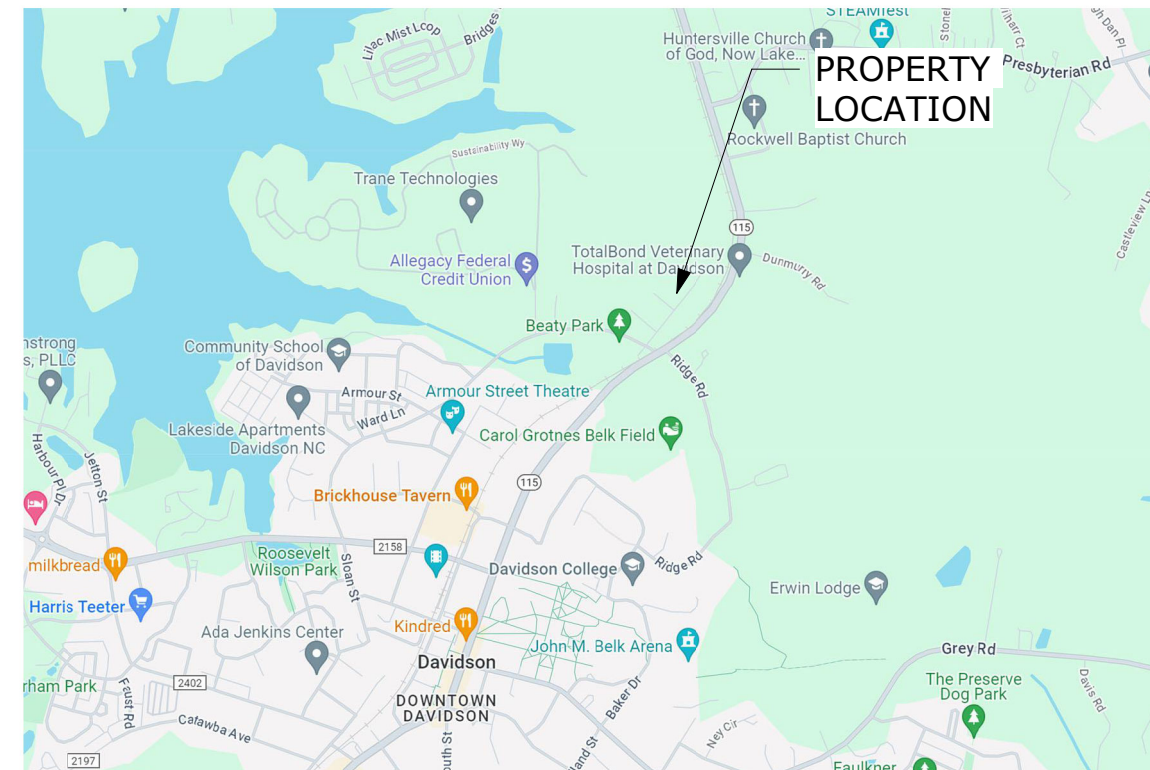
**HEATED SQUARE FOOTAGE PER UNIT TYPE:**

UNIT TYPE	COUNT	HEATED SF	TOTAL
ONE BEDROOM	8	806	6,451
TWO BEDROOM	26	1,107	28,786
THREE BEDROOM	12	1,205	14,463
COMMON AREAS		2,214	2,214
MAINTENANCE BLDG		600	600
<b>TOTAL</b>	<b>46</b>		

**ACCESSIBLE AND SITE AND HEARING IMPAIRED UNITS**

SIX (6) UNITS WILL MEET ANSI A117.1 TYPE A AND HAVE FULLY ACCESSIBLE ROLL-IN SHOWERS. 1 ONE-BEDROOM UNIT, 4 TWO-BEDROOM UNITS, AND 1 THREE-BEDROOM UNIT

WITHIN THE ABOVE SIX UNITS, UNIT 109 WILL BE DESIGNATED A SIGHT AND HEARING IMPAIRED UNIT.



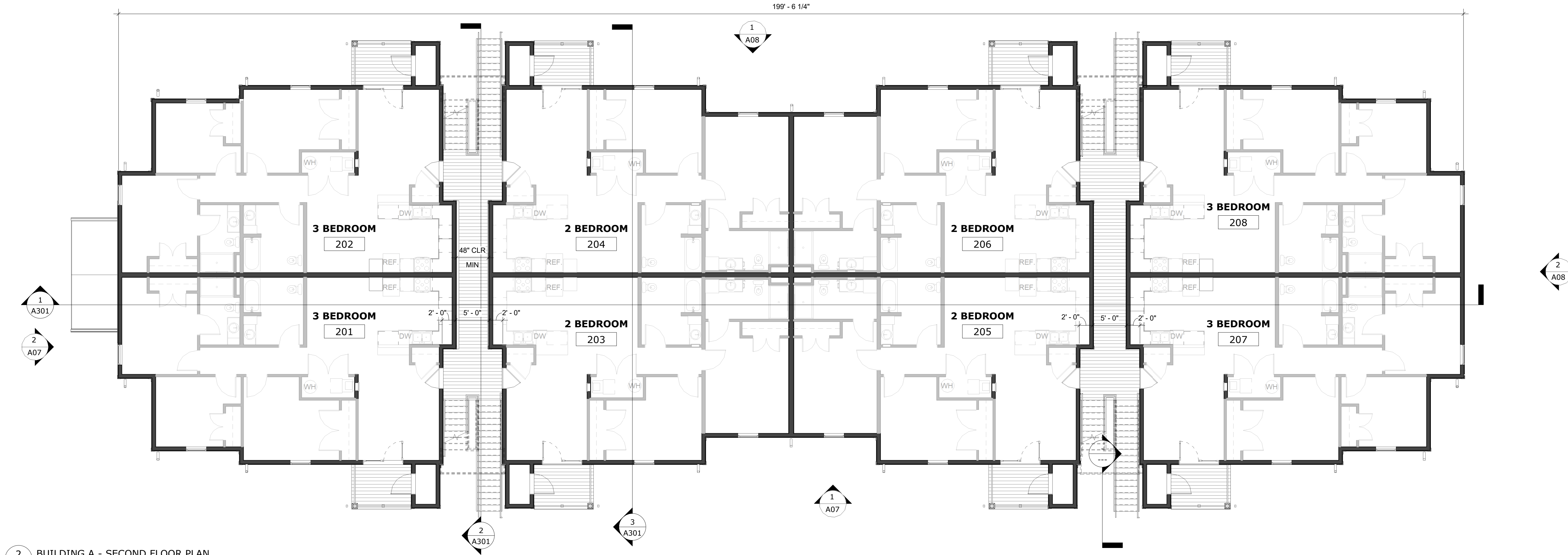
OAK HILL FAMILY RESIDENCES

DAVIDSON, NORTH CAROLINA

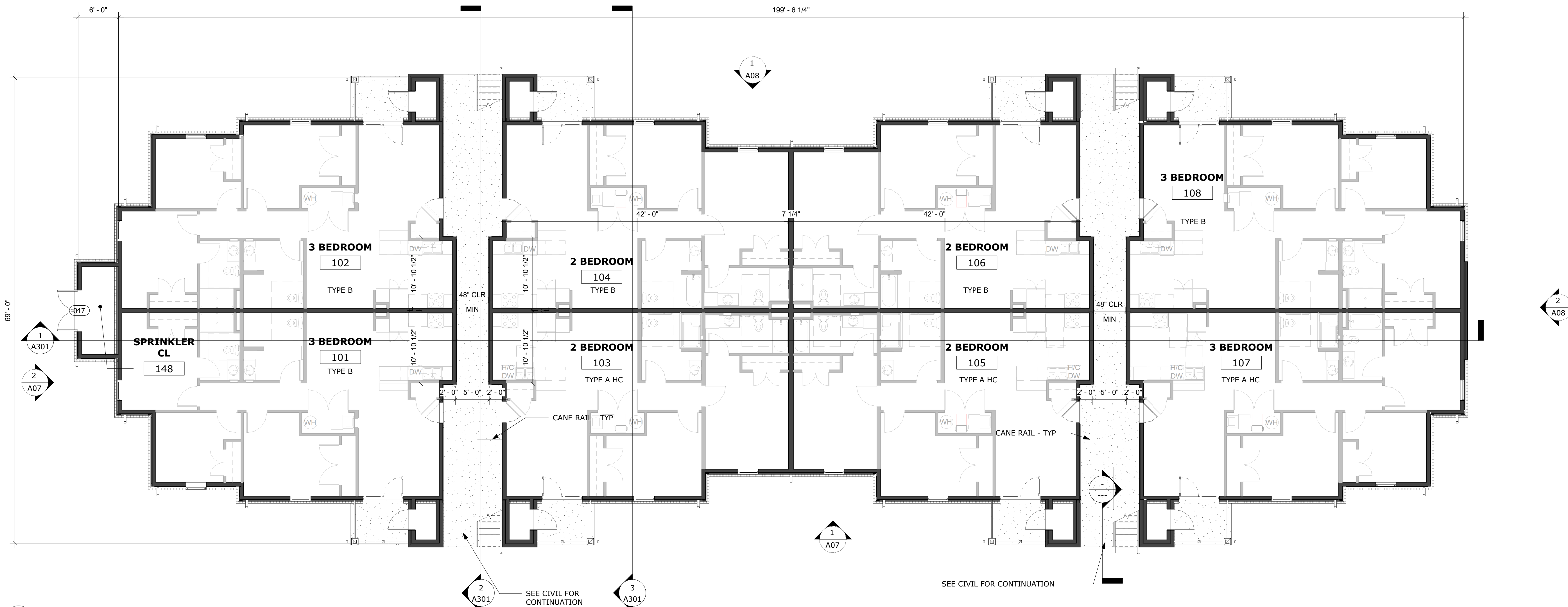
A01 TITLE SHEET

06/25/2025





2 BUILDING A - SECOND FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING A - FIRST FLOOR PLAN  
1/8" = 1'-0"



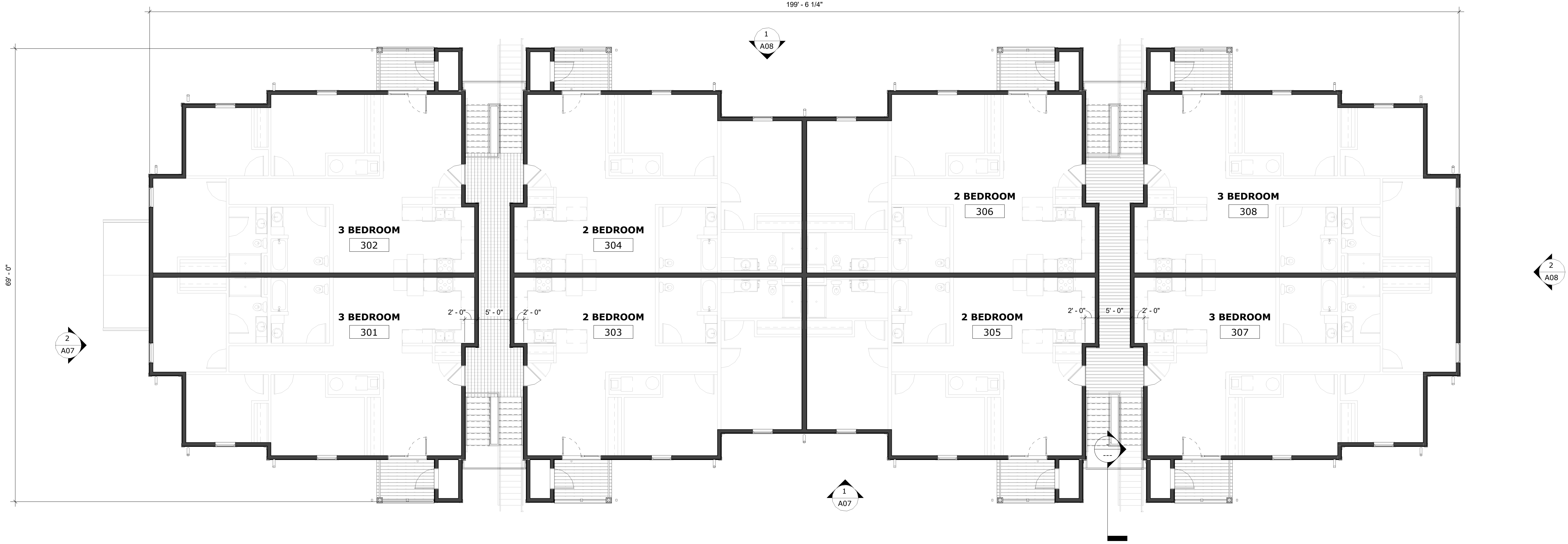
ARNOLD  
DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

DAVIDSON, NORTH CAROLINA

A04 DRB BUILDING A PLAN

06/25/2025



1 BUILDING A - THIRD FLOOR PLAN  
A04 1/8" = 1'-0"



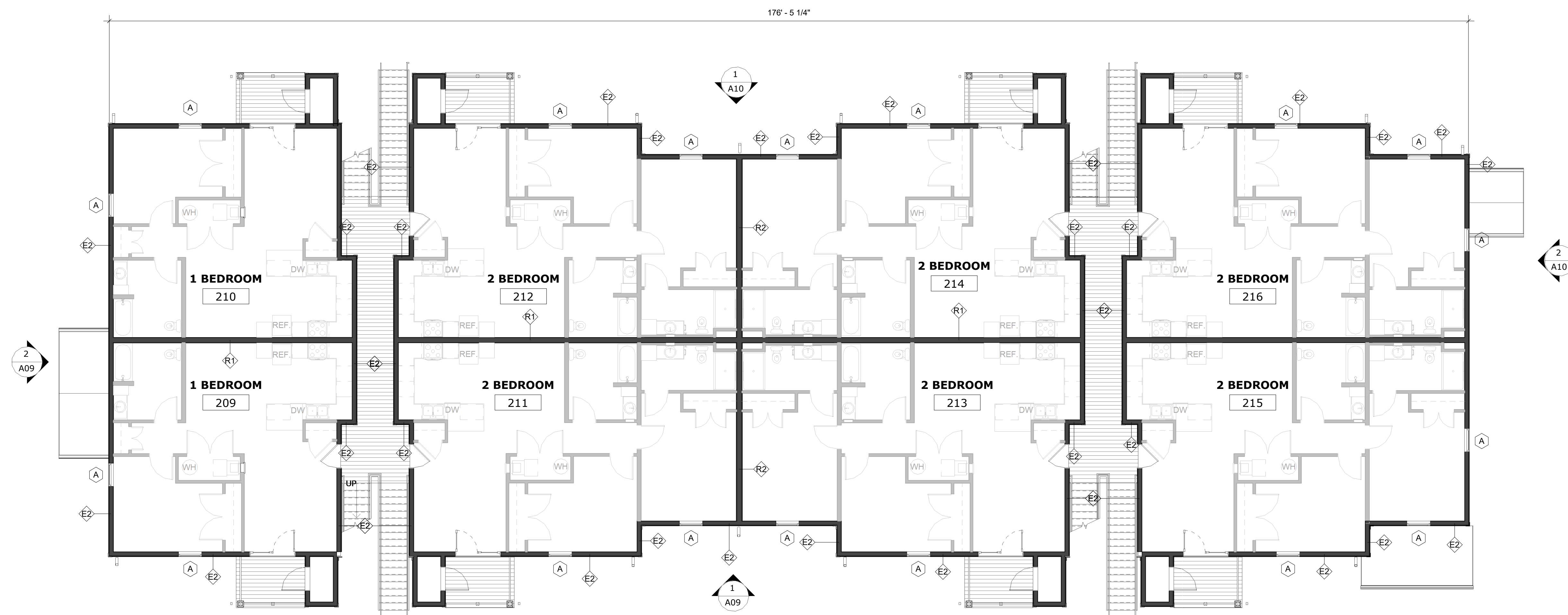
ARNOLD  
DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

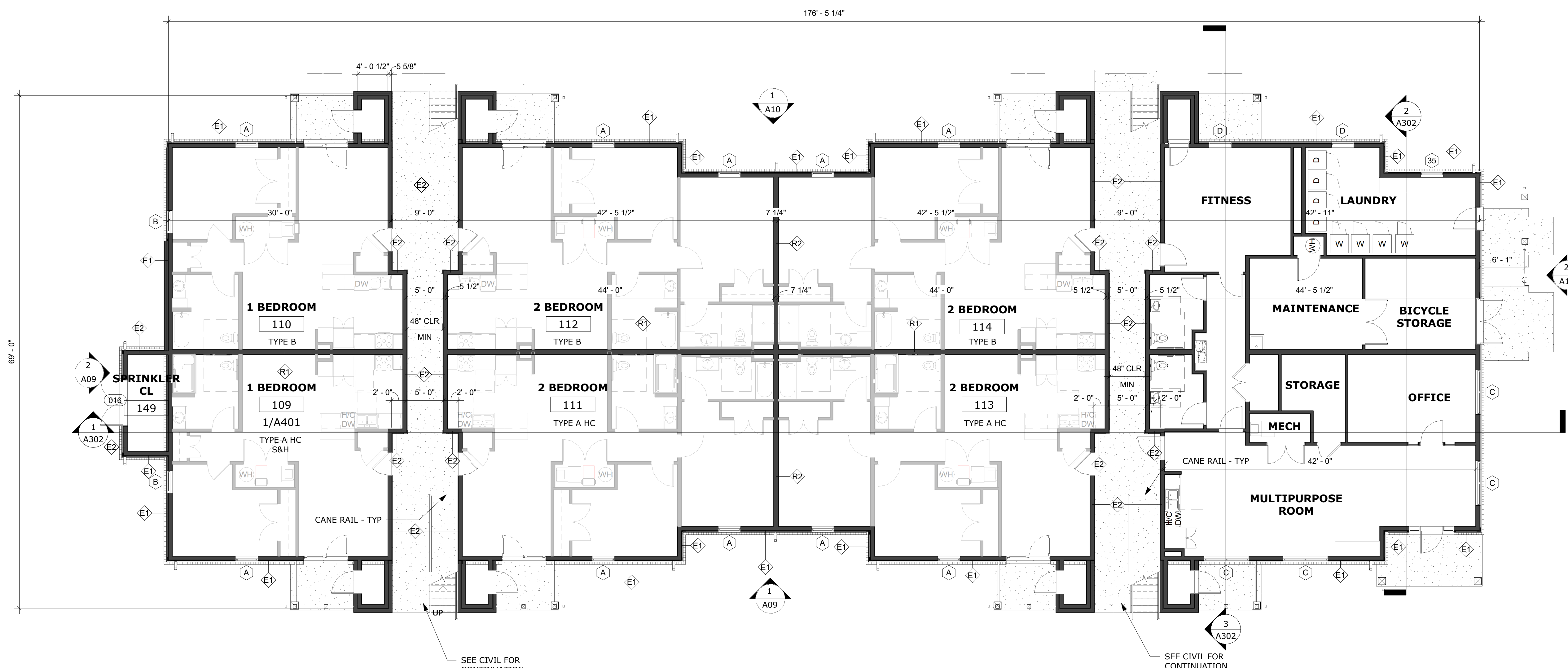
DAVIDSON, NORTH CAROLINA

A05 DRB BUILDING B PLANS

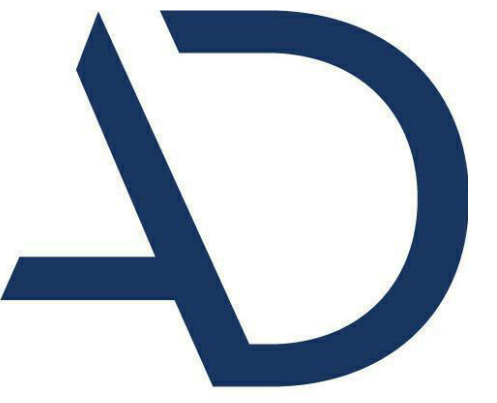
6/25/2025



2 BUILDING B - SECOND FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING B - FIRST FLOOR PLAN  
1/8" = 1'-0"



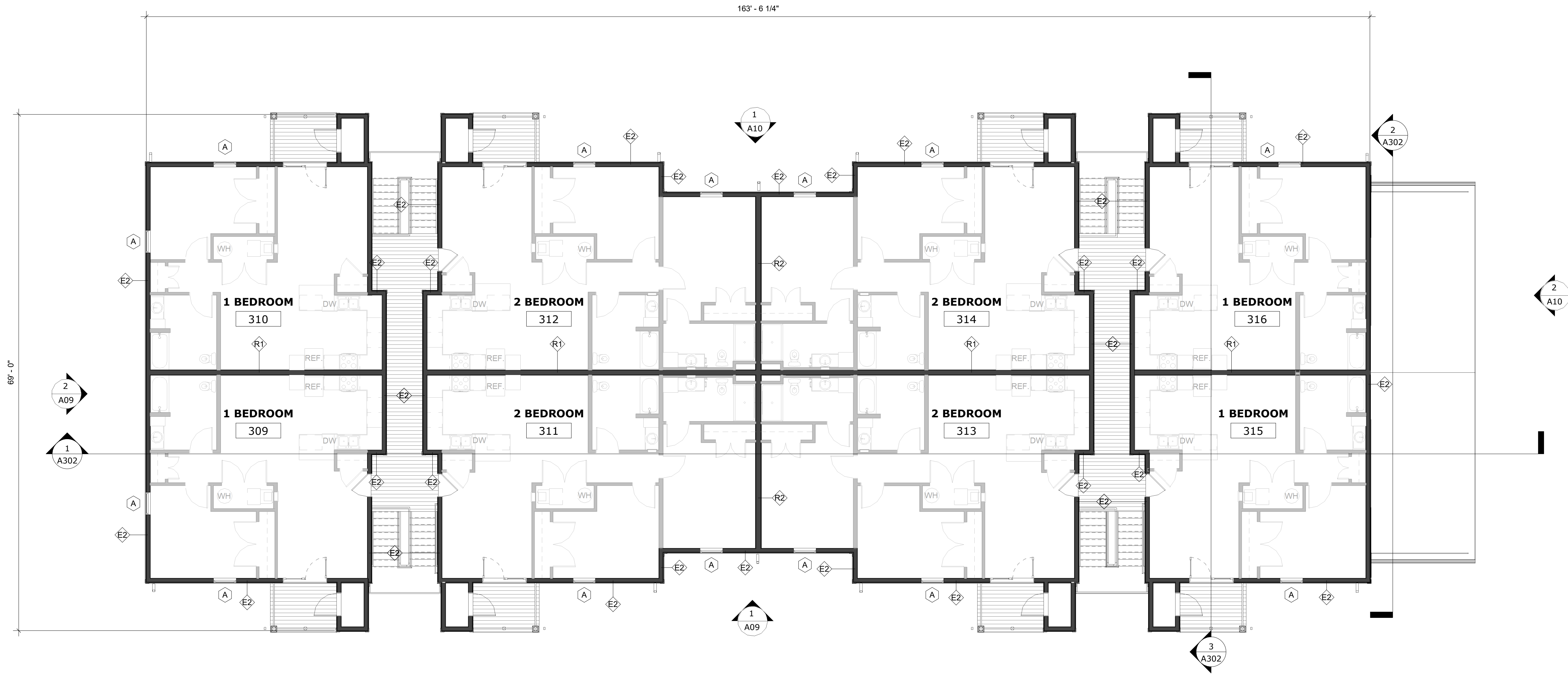
ARNOLD  
DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

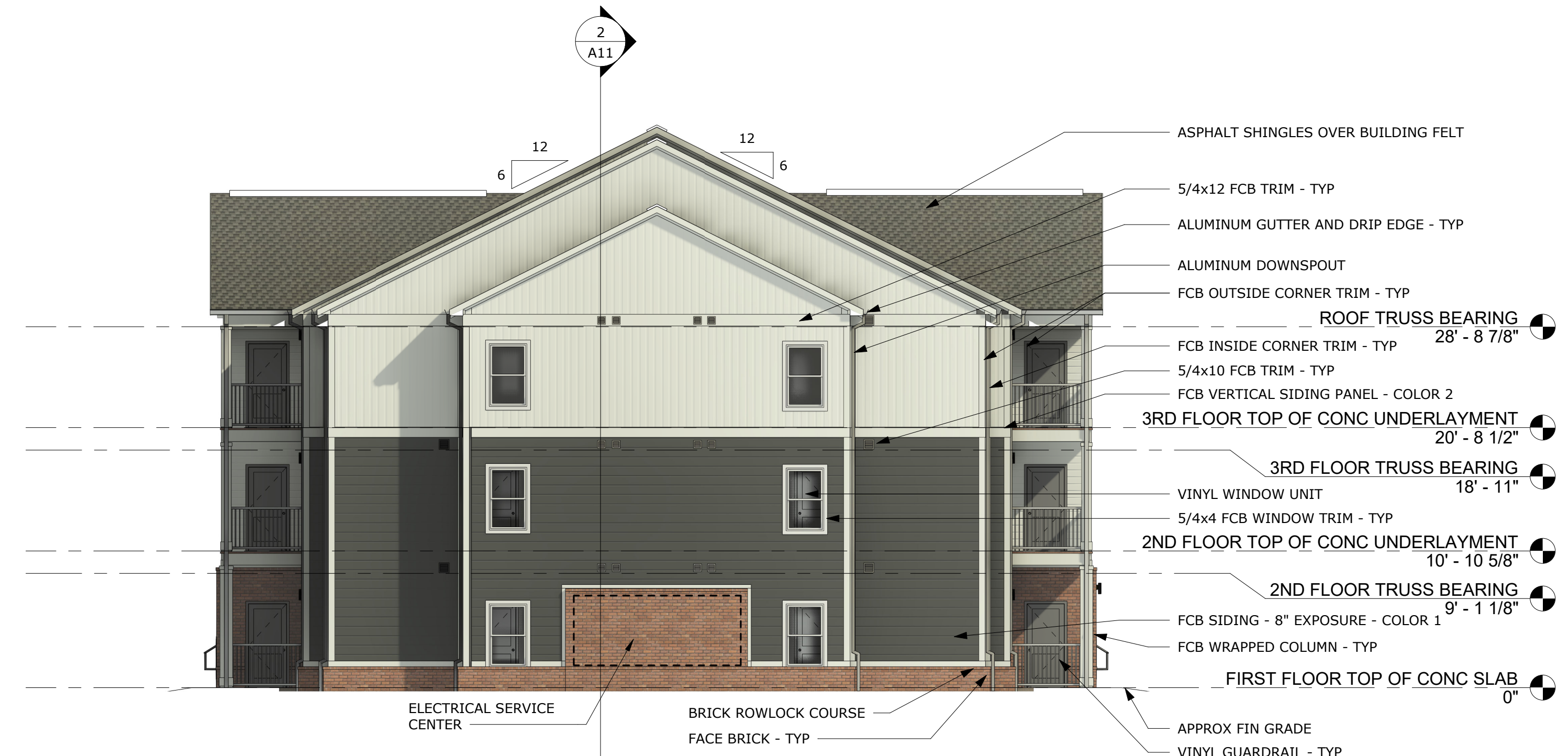
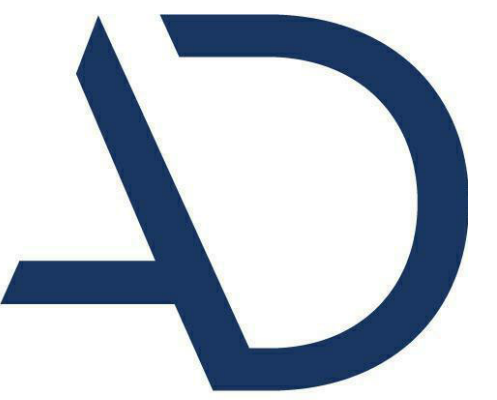
DAVIDSON, NORTH CAROLINA

A06 DRB BUILDING B PLAN

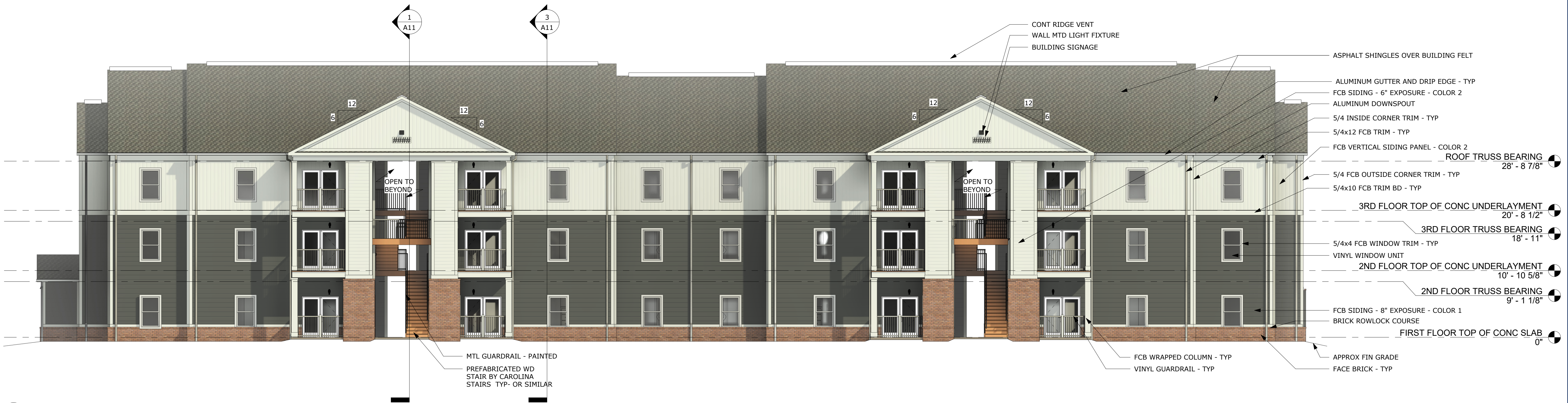
6/25/2025



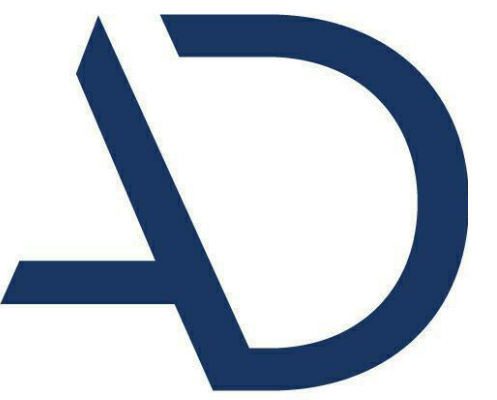
1 BUILDING B - THIRD FLOOR PLAN  
 A06 1/8" = 1'-0"



2 BUILDING A - EAST ELEVATION  
A07 1/8" = 1'-0"



1 BUILDING A - SOUTH ELEVATION  
A07 1/8" = 1'-0"



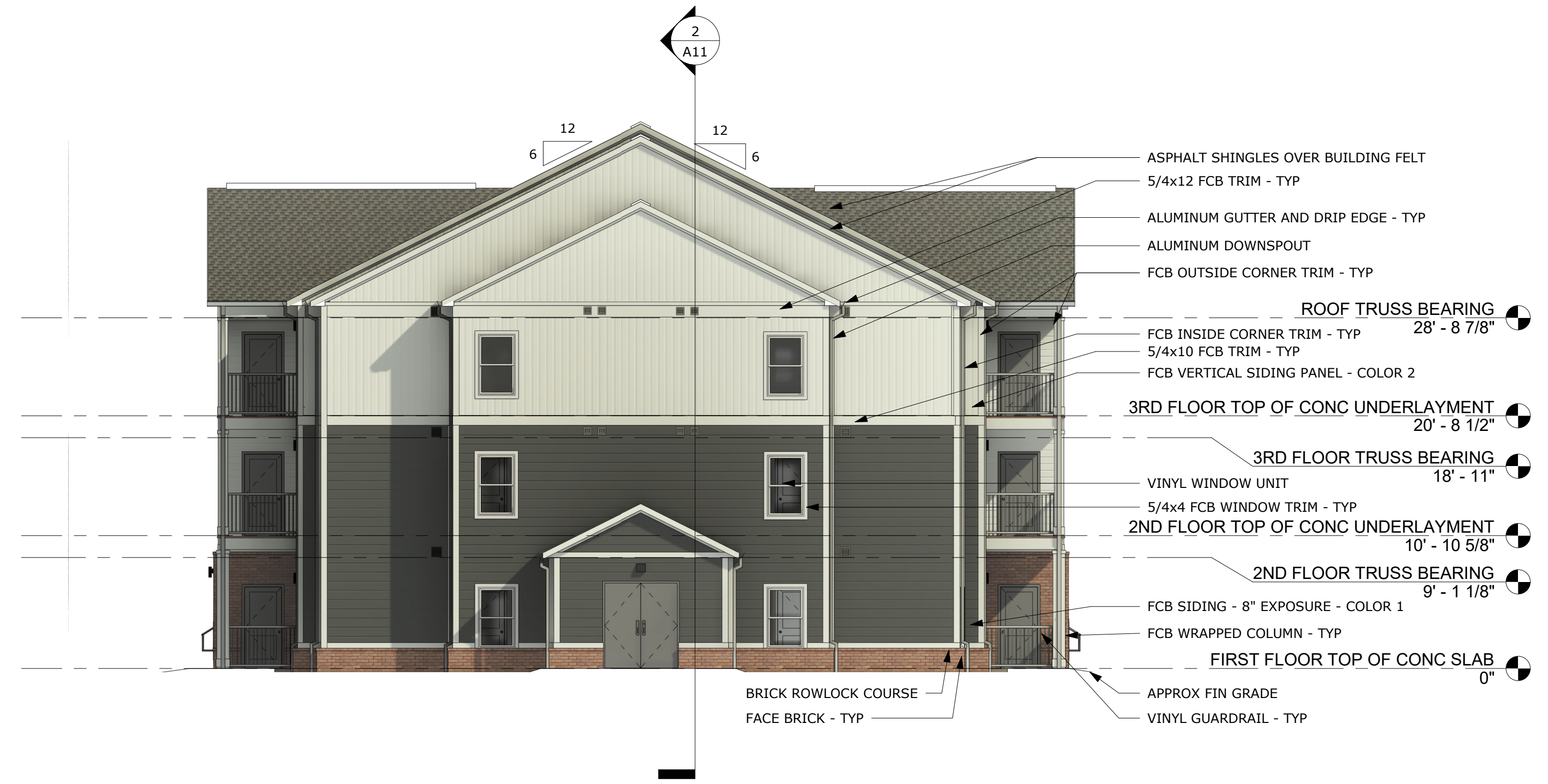
ARNOLD  
DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

DAVIDSON, NORTH CAROLINA

A08 DRB BUILDING A RENDERED  
ELEVATIONS

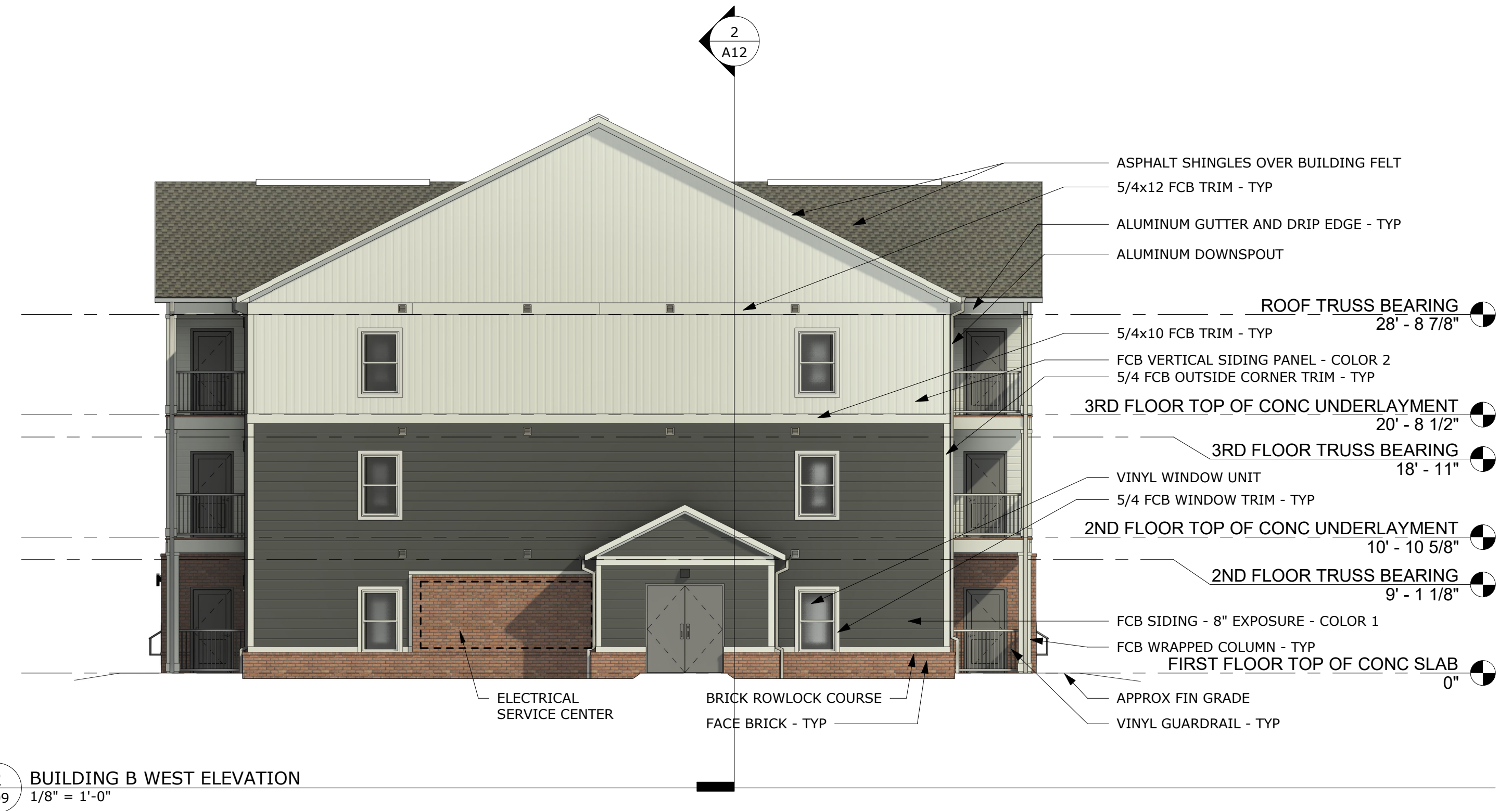
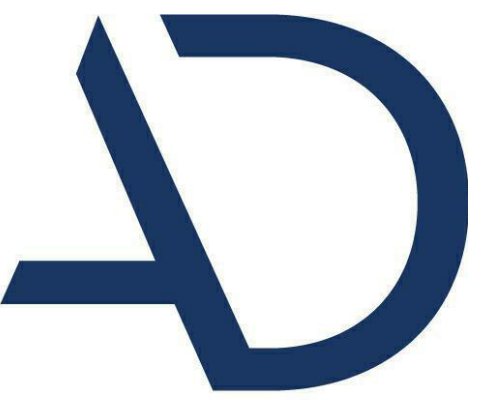
06/25/2025

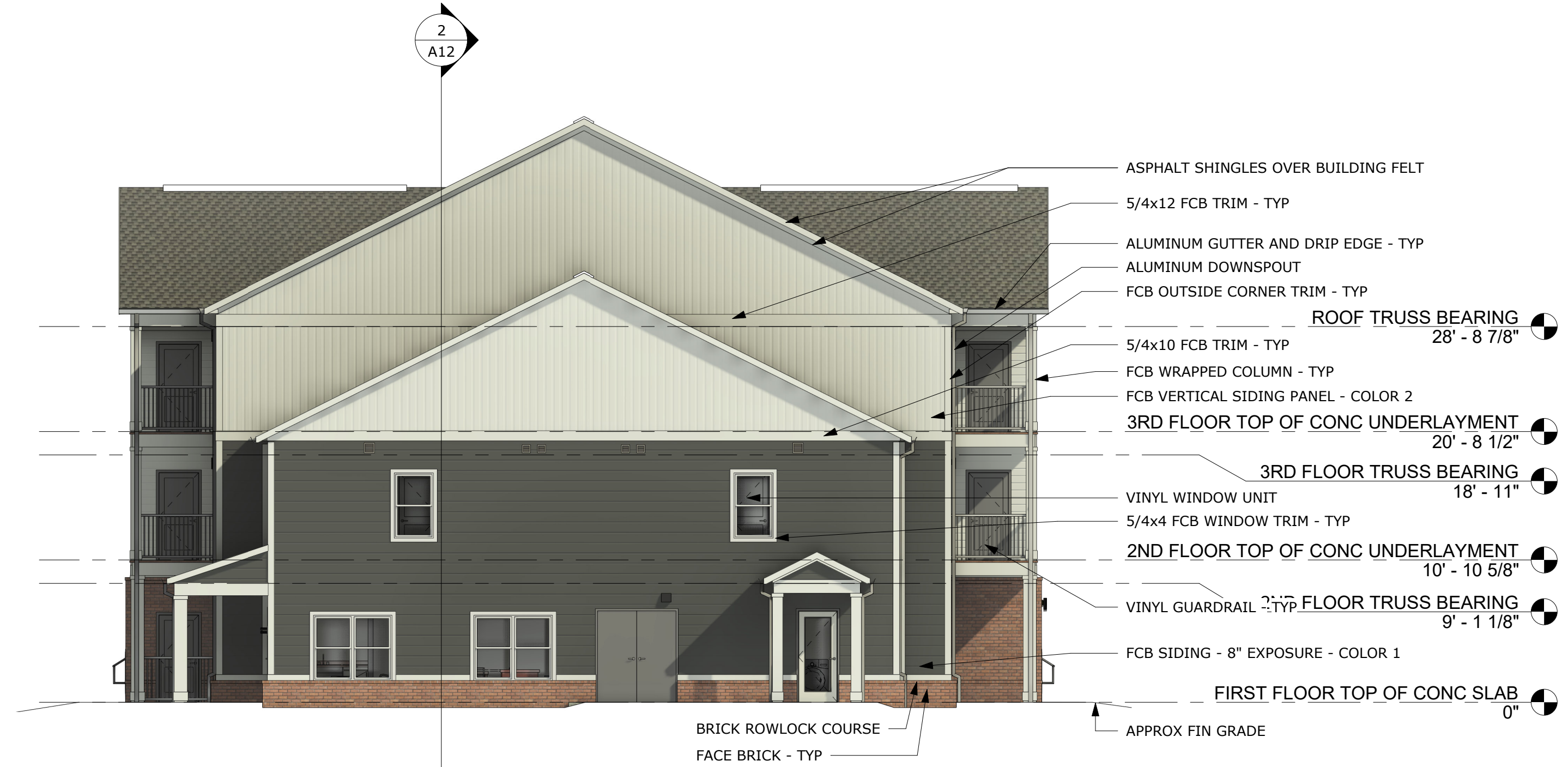
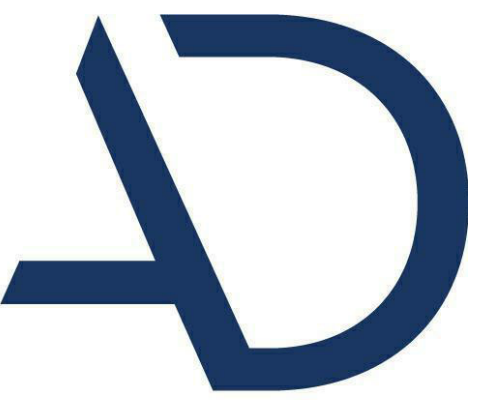


2 BUILDING A - WEST ELEVATION  
A08 1/8" = 1'-0"



1 BUILDING A - NORTH ELEVATION  
A08 1/8" = 1'-0"

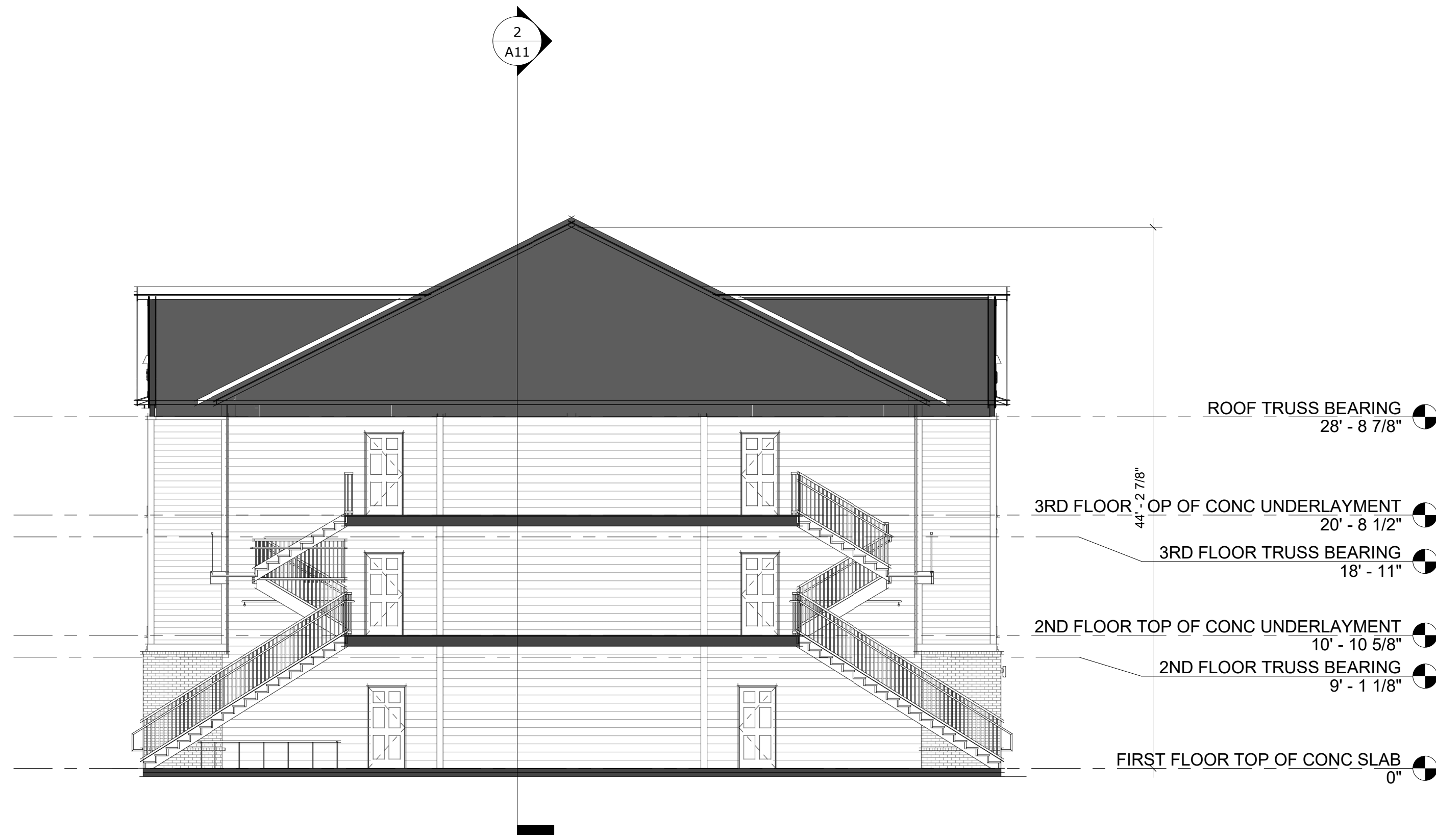
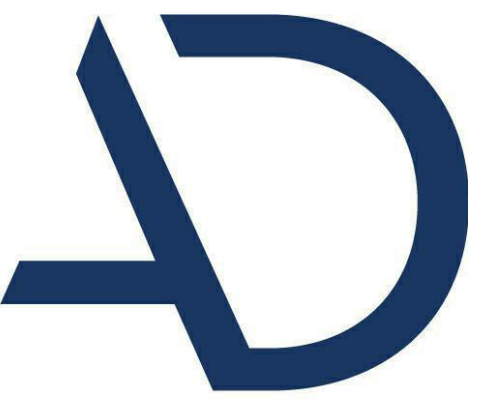




2 BUILDING B - EAST ELEVATION RENDERED  
A10 1/8" = 1'-0"



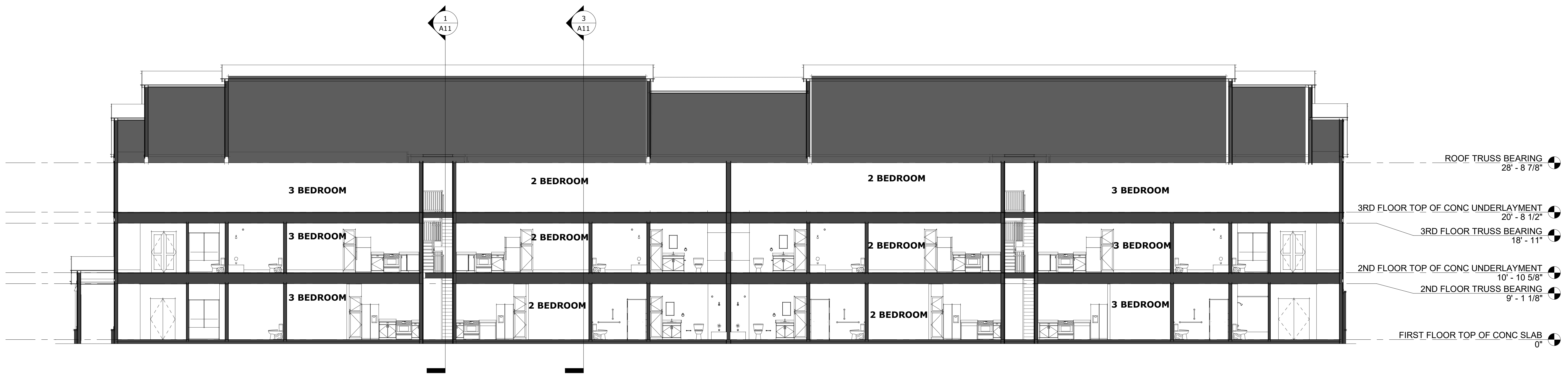
1 BUILDING B - NORTH ELEVATION RENDERED  
A10 1/8" = 1'-0"



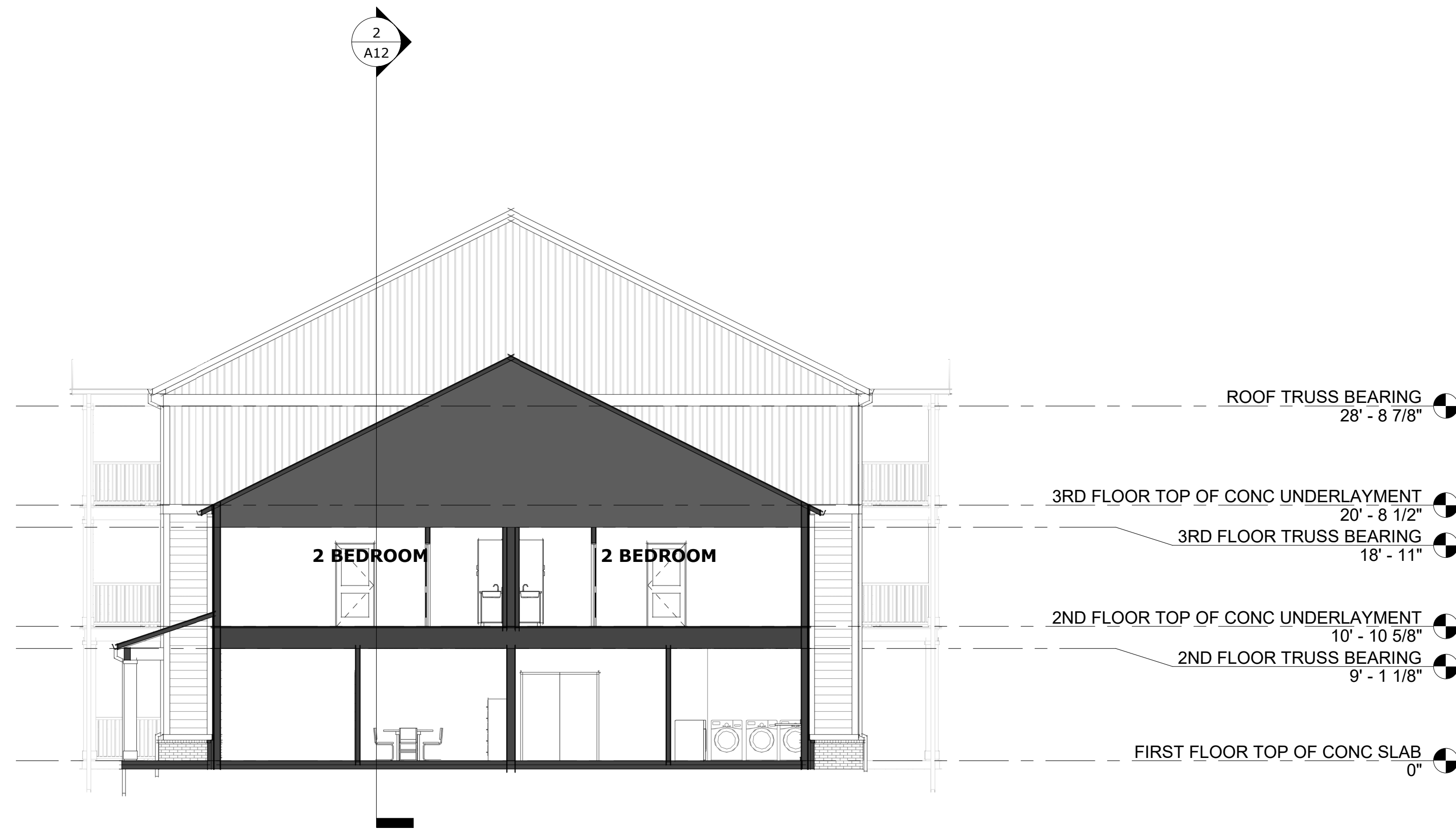
1 BUILDING 'A' - BREEZEWAY SECTION  
A11 1/8" = 1'-0"



3 BUILDING 'A' - TRANSVERSE SECTION  
A11 1/8" = 1'-0"



2 BUILDING 'A' - LONGITUDINAL SECTION  
A11 1/8" = 1'-0"



1 BUILDING 'B' 2-STORY TRANSVERSE SECTION Copy 1  
1/8" = 1'-0"



3 BUILDING 'B' 3-STORY BUILDING SECTION Copy 1  
1/8" = 1'-0"



2 BUILDING 'B' LONGITUDINAL SECTION Copy 1  
1/8" = 1'-0"

Hardie® Plank Lap Siding

Submittal Form **01**

Submitted to: .....  HZ5® Product Zone  HZ10® Product Zone  
 Project Name: ..... Product Width:  5-1/4in  6-1/4in  7-1/4in  8in  8-1/4in  9-1/4in  12in  
 Submitted by: ..... Product Finish:  Primed  ColorPlus® Technology  
 Date: ..... Product Texture:  Smooth  Select Cedarmill®  Colonial Roughsawn®  Colonial Smooth®  Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet **01**

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

**HARDIE® PLANK LAP SIDING**

**Manufacturer**  
James Hardie Building Products, Inc.  
The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Wauahatcha, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summersville, South Carolina

**Compliance with the following codes**

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

**Features**

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

**Use**  
Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

**Description**  
Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

**Available Sizes**

Product	Width (in)	Length (feet)	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12	5/16

\*HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.  
Weight: 2.31 lbs. per square foot

**Texture & Finish**  
Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth, wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

**Engineered for Climate®**  
Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Hardie® Panel vertical siding

Submittal Form **02**

Submitted to: .....  HZ5® Product Zone  HZ10® Product Zone  
 Project Name: ..... Product Width:  4x8ft  4x9ft  4x10ft  16inx12ft  
 Submitted by: ..... Product Finish:  Primed  ColorPlus® Technology  
 Date: ..... Product Texture:  Smooth  Select Cedarmill®  Sierra 8  Stucco

Hardie® Panel vertical siding

Specification Sheet **02**

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

**HARDIE® PANEL VERTICAL SIDING**

**Manufacturer**  
James Hardie Building Products, Inc.  
The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Wauahatcha, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summersville, South Carolina

**Compliance with the following codes**

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to the ESR-1844

**Features**

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

**Use**  
James Hardie fiber-cement panels are used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

**Description**  
Hardie® Panel vertical siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Panel vertical siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

**Available Sizes**

Product	Width (inches)	Length (feet)	Thickness (inches)
Hardie® Panel vertical siding	48	8, 9*, 10	5/16

\*Size not available in ColorPlus® Technology, primed only.  
Weight: 2.40 lbs. per square foot

**Texture & Finish**  
Hardie® Panel vertical siding comes in a variety of textures and finishes. The product is available in smooth, wood grain, Sierra 8, or stucco. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

**Engineered for Climate®**  
Hardie® Panel vertical siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



**Everly LED Outdoor Sconce**  
EVVW Series

**Features**  
This outdoor LED light is ideal for security and general lighting. Available in 1-light and 2-light. Provides lighting in residential, commercial, and hospitality applications. Fixture mounts to standard junction box (not included).

**Construction**  
Die-cast aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

**Finish**  
Black or White\* powder coated finish.

**Diffuser**  
Clear acrylic diffuser.

**Electrical**  
Input: 120-277 VAC 60 / HZ.  
Minimum starting temp: 4° F / -20°C

**Lamping**  
Fixture includes a LED module capable of producing:  
12W = 1200 source lumens, 1038 delivered lumens  
25W = 2500 source lumens, 2021 delivered lumens  
3000K (CCT). Rated for 50,000 Hrs. 90 CRI.

**Certification**  
All fixtures are cETLus listed for wet locations. Title 24/JAB Compliant ENERGY STAR® Qualified

**Warranty**  
Limited warranty. This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions subject to change without notice.

**Ordering Information:**

Black	White*	LED Source Lumens	Delivered Lumens	CCT	H	W	D
EVVW070410L30MVBK (1-Light)	EVVW070410L30MVBK (1-Light)	32W	1000	3000K	8"	4-1/4"	7"
EVVW070410L30MVBK (2-Light)	EVVW070410L30MVBK (2-Light)	24W	2500	3000K	12"	4-1/4"	7"

\*Special Order - consult factory for MOQ and lead time.

LOCATION	BALCONY/ENTRANCE	DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

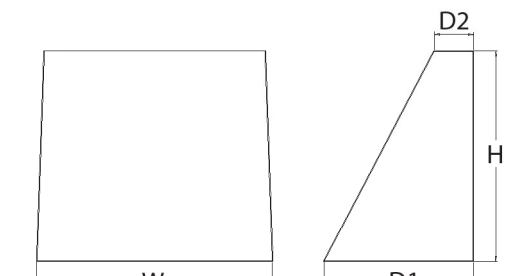


**WDGE1 LED**  
Architectural Wall Sconce



**Specifications**

Depth (D1): 5.5"  
Depth (D2): 1.5"  
Height: 8"  
Width: 9"  
Weight: 9 lbs (without options)



Catalog Number  
Notes  
Type  
Oak Hill Family Residences  
Bldg Mtd Lighting

**Introduction**  
The WDGE1 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.  
WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

**WDGE1 LED Family Overview**

Luminaire	Optics	Standard EM, 0°	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 90CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standard / night	—	3,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Reflective	10W	18W	Standard / night	700	3,200	2,000	3,200	4,200	—	—
WDGE3 LED	Precision Reflective	15W	18W	Standard / night	6,000	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	Precision Reflective	—	—	Standard / night	—	12,000	16,000	18,000	20,000	22,000	25,000

**Ordering Information** EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBX

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K / 2700K	80CR	VF	Visual comfort forward throw	MVOLT
	P1	30K / 3000K	90CR	VW	Visual comfort wide	347*
	P2	35K / 3500K	—	—	—	—
		40K / 4000K	—	—	—	—
		50K / 5000K	—	—	—	—

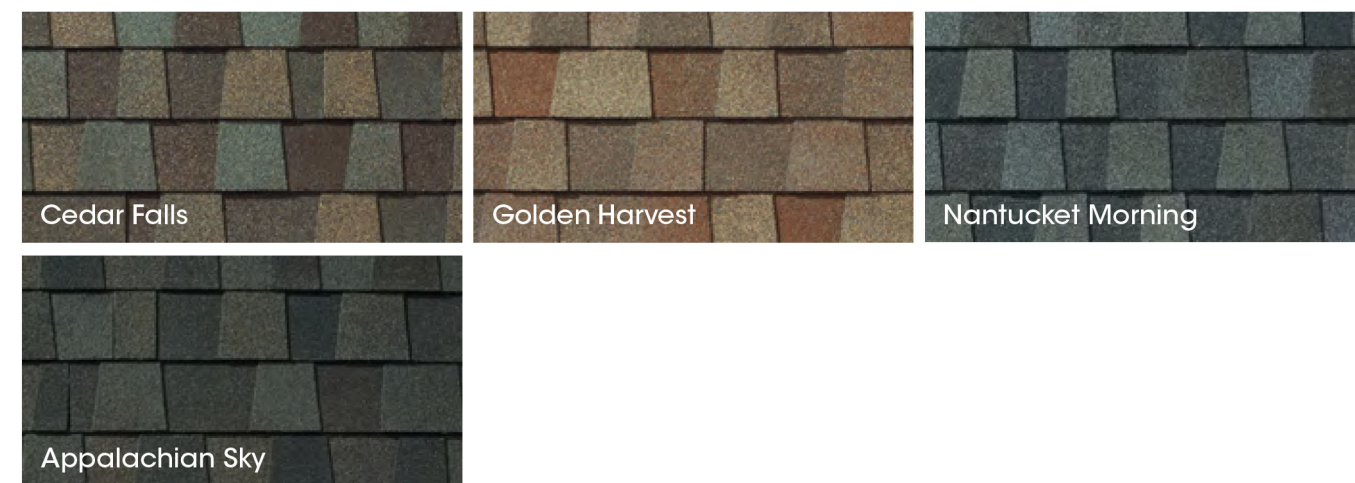
Options	Finish
E4WH	Emergency battery backup, Certified in CA Title 20 MANSER (4W, 2°C max)
PE	PhotoEye, Button type*
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America/Act Compliant
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CE	Castal Construction*
	DDBX Dark bronze
	DBLX Black
	DNAL Natural aluminum
	DWHD White
	DSXD Sandstone
	DSRFD Textured dark bronze
	DBLBD Textured black
	DNATRD Textured natural aluminum
	DWHGD Textured white
	DSXSD Textured sandstone

Timberline HDZ® Shingles

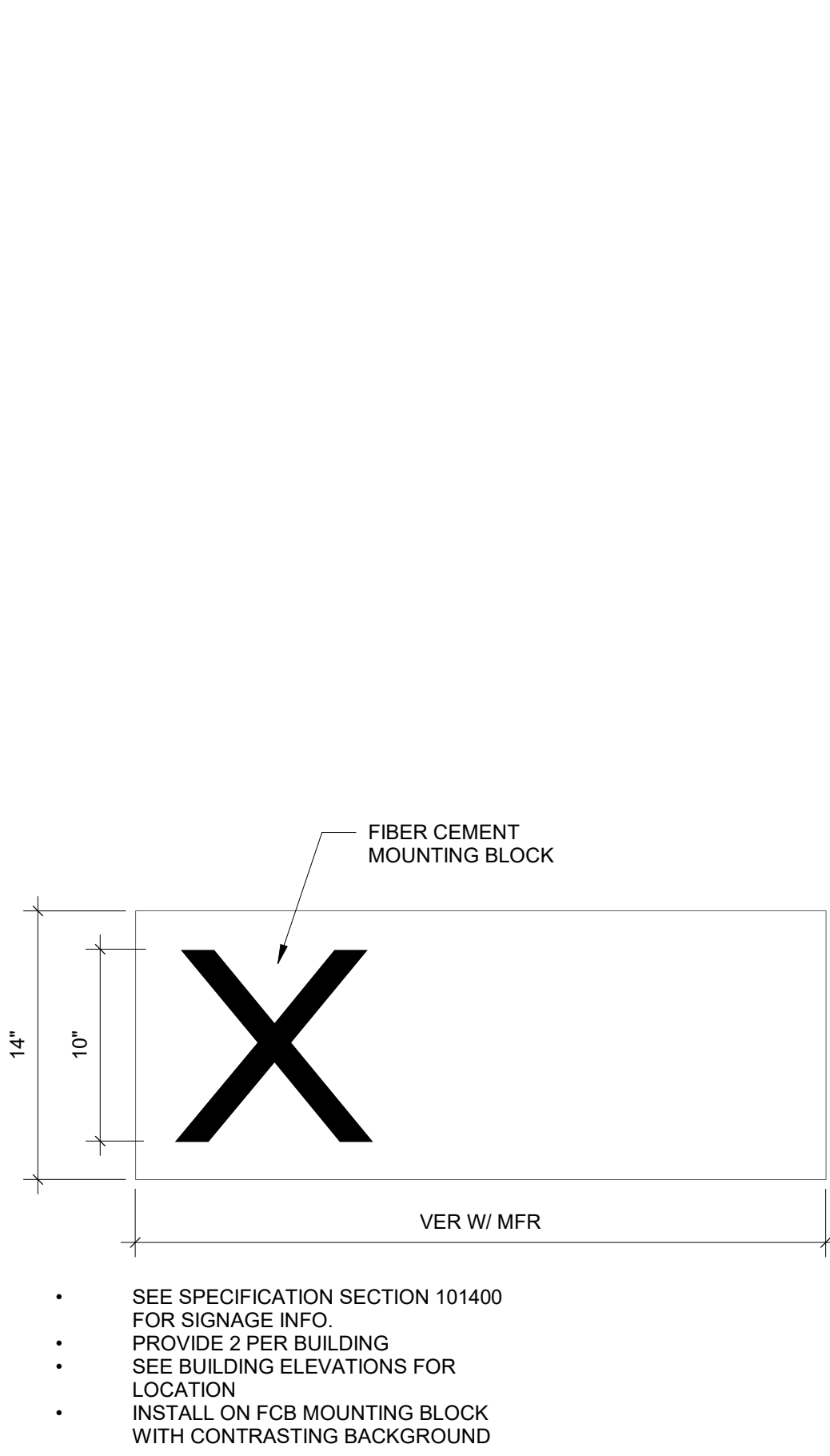
America's #1-selling shingle go even better. Timberline HDZ® Shingles feature LayerLock® Technology, which powers the industry's widest nail zone. When installed with the required combination of four qualifying GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation! And now, with a 25-year StainGuard Plus® Algae Protection Limited Warranty! Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more. [gaf.com/TimberlineHDZ](http://gaf.com/TimberlineHDZ)



Harvest Blend Colors



\*15-year WindProven® limited wind warranty on Timberline HDZ® Shingles requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit [gaf.com/LS](http://gaf.com/LS) for qualifying GAF products. For installations not eligible for the WindProven® limited wind warranty, see GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.  
 \*\*25-year StainGuard Plus® Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions, and qualifying products.  
 Note: It is difficult to reproduce the color clearly and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



2  
A14

BUILDING NUMBERING DETAIL  
1 1/2" = 1'-0"

1  
A14

COLUMN ELEVATION DETAIL  
1 1/2" = 1'-0"



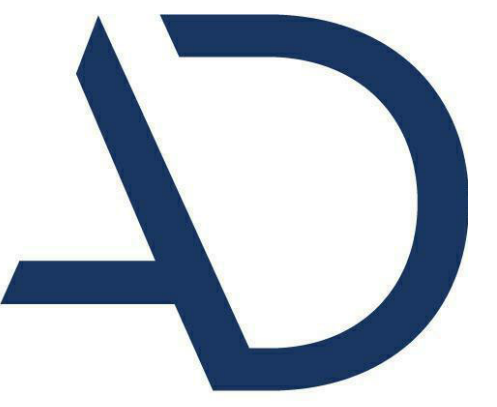
**ARNOLD**  
DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

DAVIDSON, NORTH CAROLINA

A14 DETAILS

06/25/2025



**ARNOLD**  
DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

DAVIDSON, NORTH CAROLINA

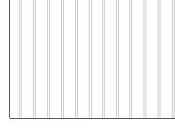
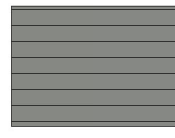





BUILDING A PERSPECTIVES



BUILDING B PERSPECTIVES



-  FIBER CEMENT PANEL SIDING WITH VERTICAL PATTERN, JAMES HARDIE PANEL, SIERRA 8 TEXTURE OR SIMILAR
-  FIBER CEMENT LAP SIDING, JAMES HARDIE PLANK, SMOOTH FINISH, OR SIMILAR
-  FACE BRICK
-  WINDOWS AND PATIO DOORS
-  ARCHITECTURAL ASPHALT SHINGLES - GRAY, TIMBERLINE PEWTER, SLATE, MANTUCKET MORNING, APPALACHIAN SKY, OR SIMILAR

PROPOSED MATERIALS

A13 BUILDING PERSPECTIVES AND MATERIALS

06/25/2025

April 29, 2025

Design Review Board  
Town of Davidson  
251 South St.  
PB Box 579  
Davidson, North Carolina 28036



**Re: Design Review Board Application  
Statement of Compliance**

To whom it may concern,  
Davidson Planning Ordinance:

Section 2: Planning Areas:

- Per the Master Plan Process and the civil engineering team at Dewberry, the planning area assigned to the property is Neighborhood Center 1, which allows residential uses. The height of the buildings will not exceed 3 stories, and the current Master Plan proposal meets the setbacks, open space, tree save, and other requirements of the Planning Ordinance Section 2.

Section 3: Additional Requirements

- The Oak Hill Family Residences does not include any of the uses requiring additional requirements listed in Section 3.

Section 4: Design Standards

4.4 General Building Design Criteria

- A. Building Height, the building is 3 occupiable stories tall.
- B. The form and massing of the buildings includes repetitive bays along the front and rear facades created by unit balconies, breezeways, and stepped apartment facades. The buildings are not used as advertising, do not lie on a street corner, does not include structured parking, and lies on a relatively flat parcel of land not requiring major grading.
- C. Façade Articulation. Each building includes an easily discernable brick base, an easily discernable top with gabled roofs with overhangs, and repetitive bays as previously articulated.
- D. Section 4.5 does not have a specific façade transparency percentage listed for Multi-Family Residential building types, but all first floor windows and patio doors are clear glazing that provides unimpeded views between the interior and exterior of the apartments.
- E. Materials include brick base, fiber cement siding, and asphalt shingles. Existing Homes along Blackwelder drive include asphalt shingles and vinyl siding in grey, cream, beige, and blue. Materials are equitably distributed on each façade of each building.

- F. Windows and door openings are proportioned so that vertical dimensions dominate horizontal dimensions and windows and doors are aligned with those above to the extent possible. All apartment entrances along the Blackwelder Drive are framed by the balcony construction, columns and brick storage closet wall.

#### 4.5 Specific Building Type Requirements

- 4.5.5 Multi-Family Building Type. The first floor of each building is set at a 9'-0" ceiling height, and the remaining floors above are set to an 8'-0" ceiling height. Unit entrances have been provided along the new extension of Blackwelder Dr. Both buildings are arranged along the drive extension and entrances are framed within the balcony construction. There are no storefront facades.

Sincerely,

Kristin Moye, AIA

Architect

Arnold Design Studio

930 Cambria Street, NE

Christiansburg, Virginia 24073