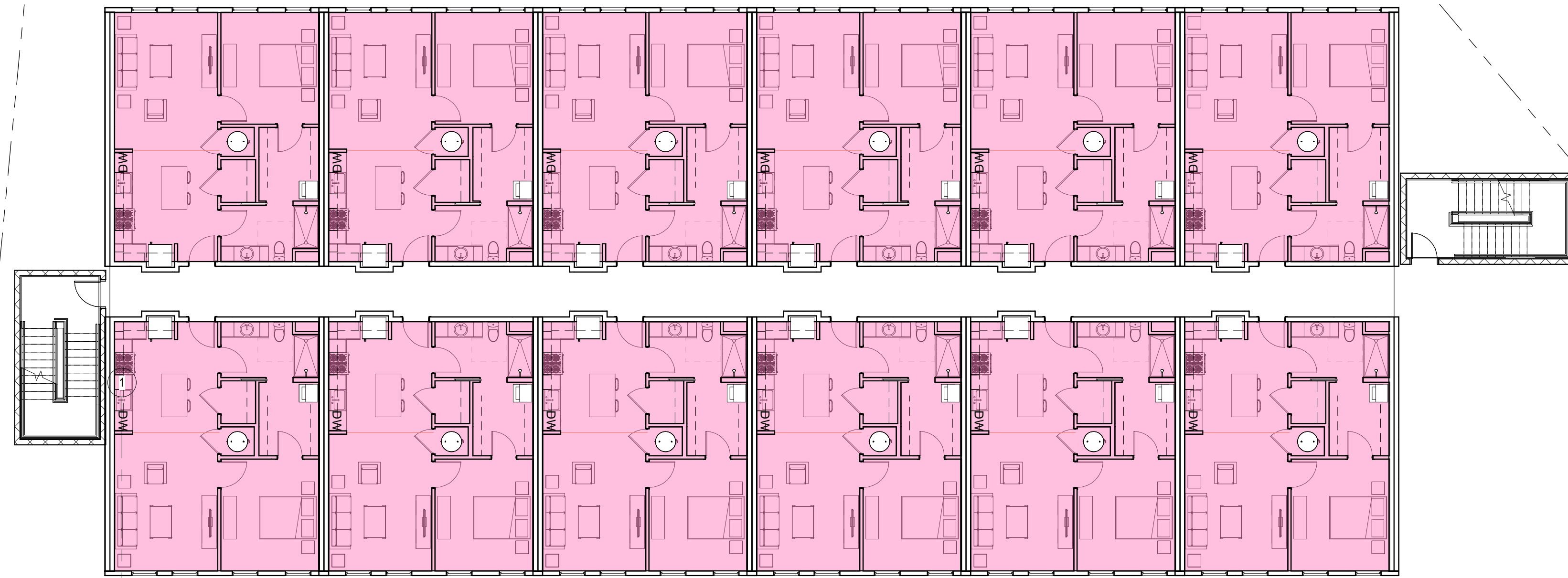
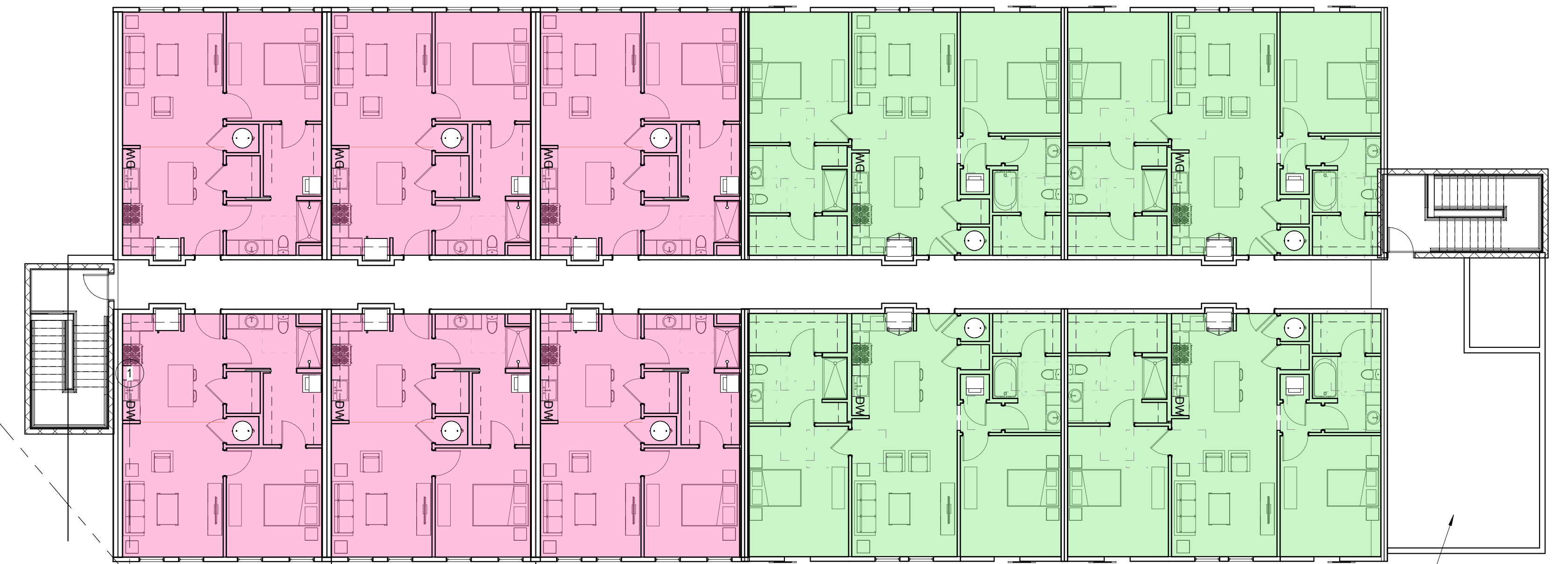


'BASELINE' FLOOR
 9945 SF PER FLOOR PLATE
 12 UNITS



MORE 2 BEDROOMS
 9945 SF PER FLOOR PLATE
 10 UNITS

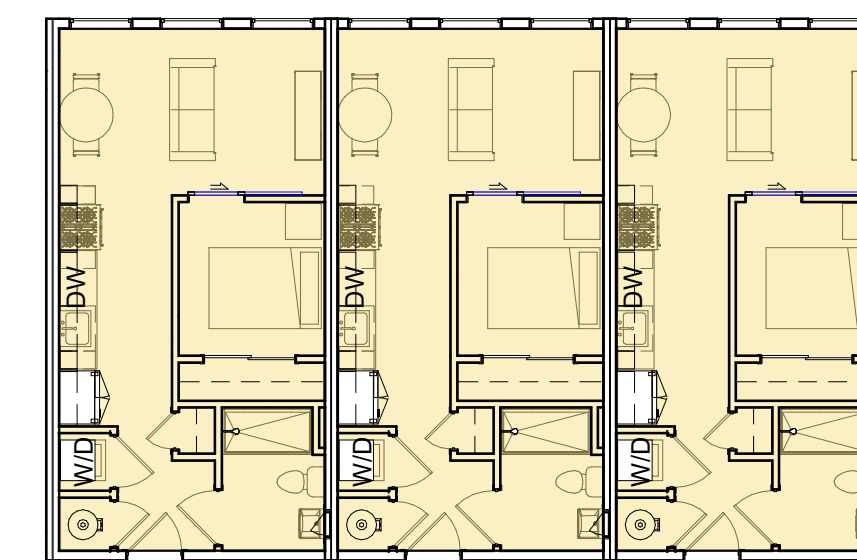


AMENITY SPACE AT FIRST
 LEVEL AND/OR STACKED ABOVE

'EXTRA' STUDIO
 9945 SF PER FLOOR PLATE
 13 UNITS

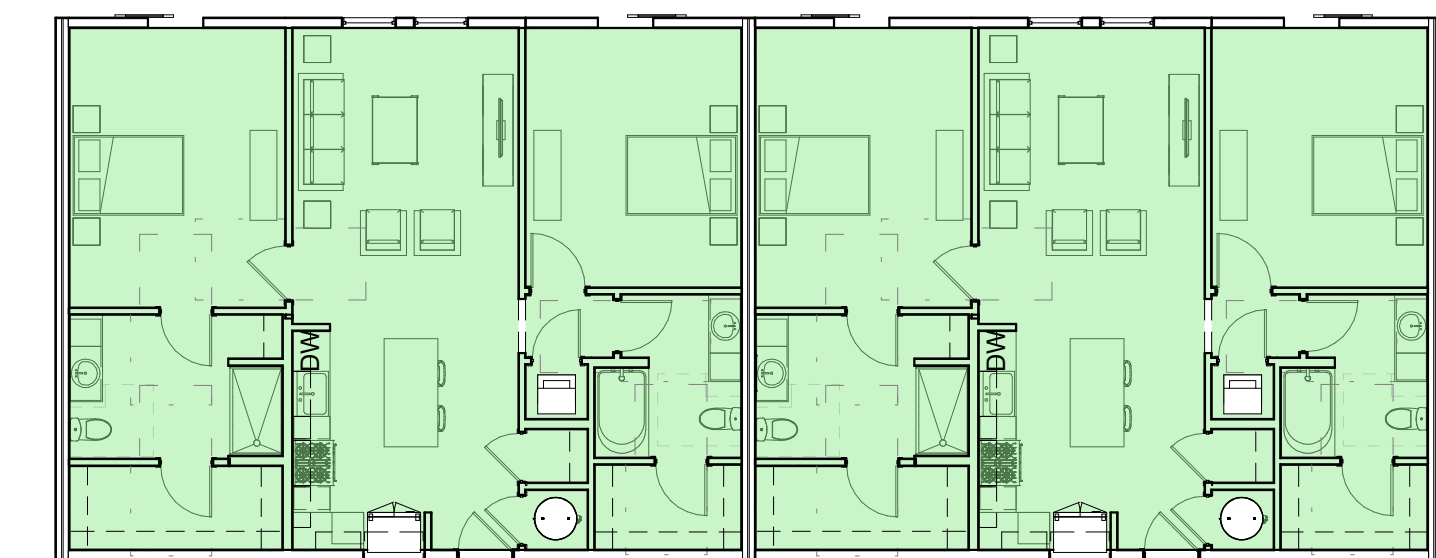


(1) 1BR = (3) STUDIO

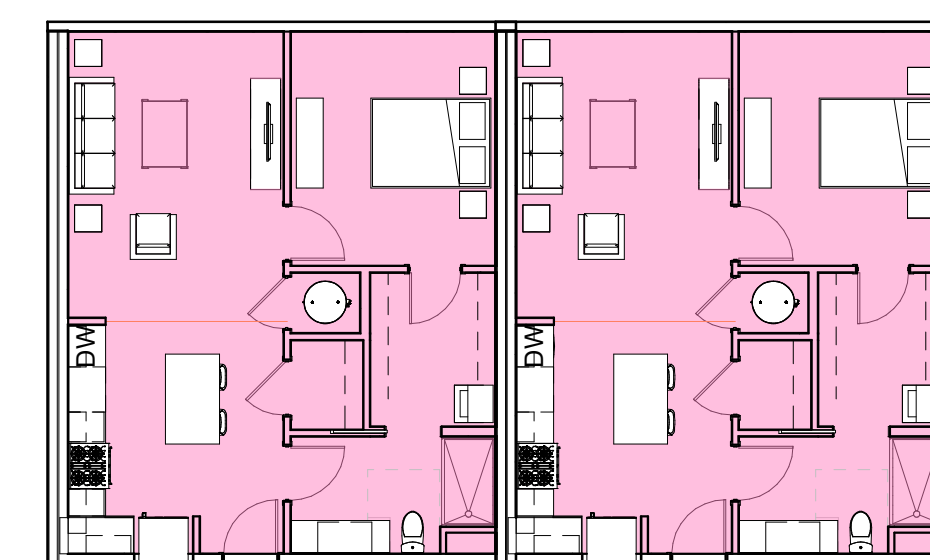


STUDIO
 450 sf

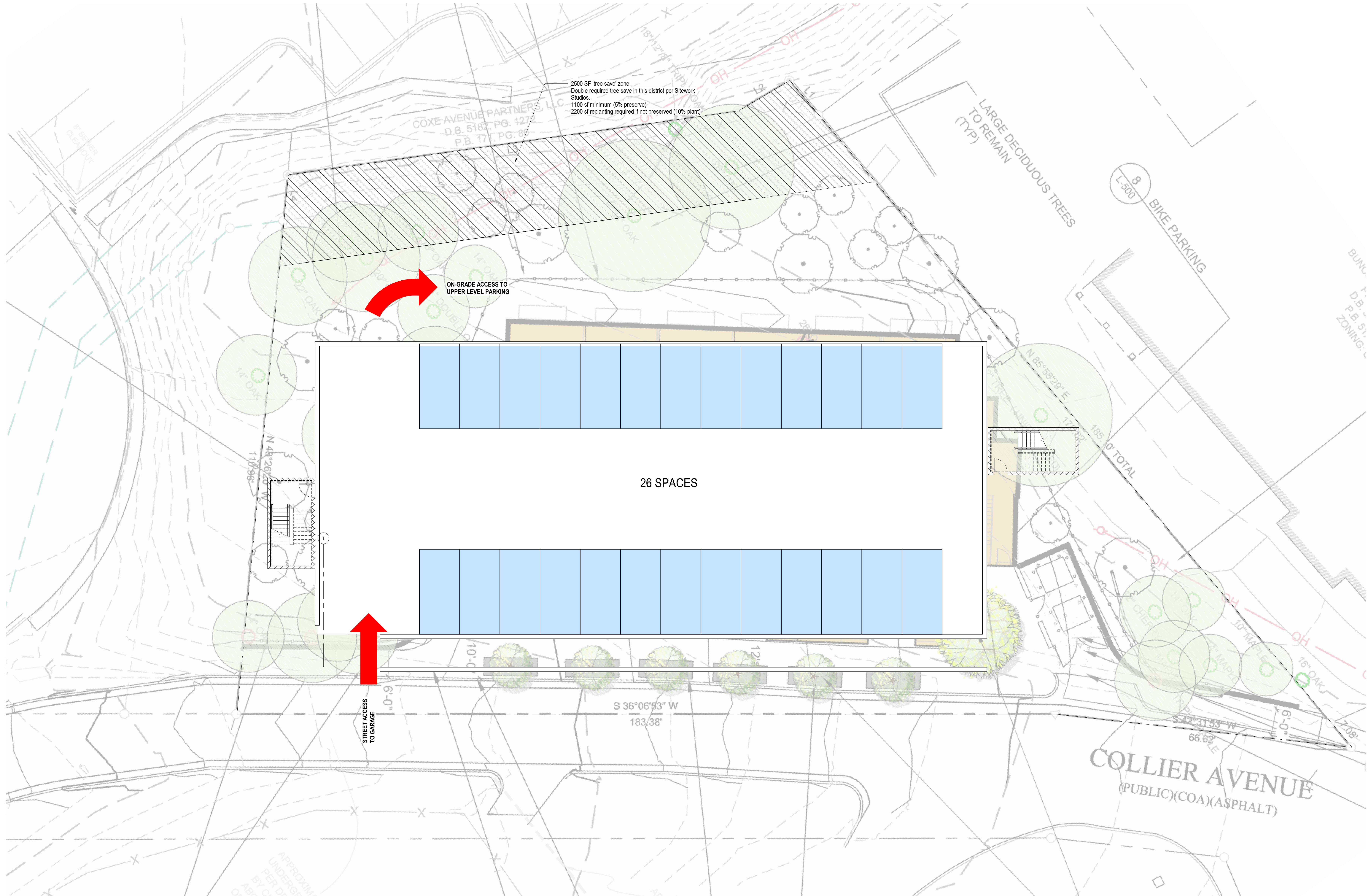
(2) 2 BR = (3) 1 BR

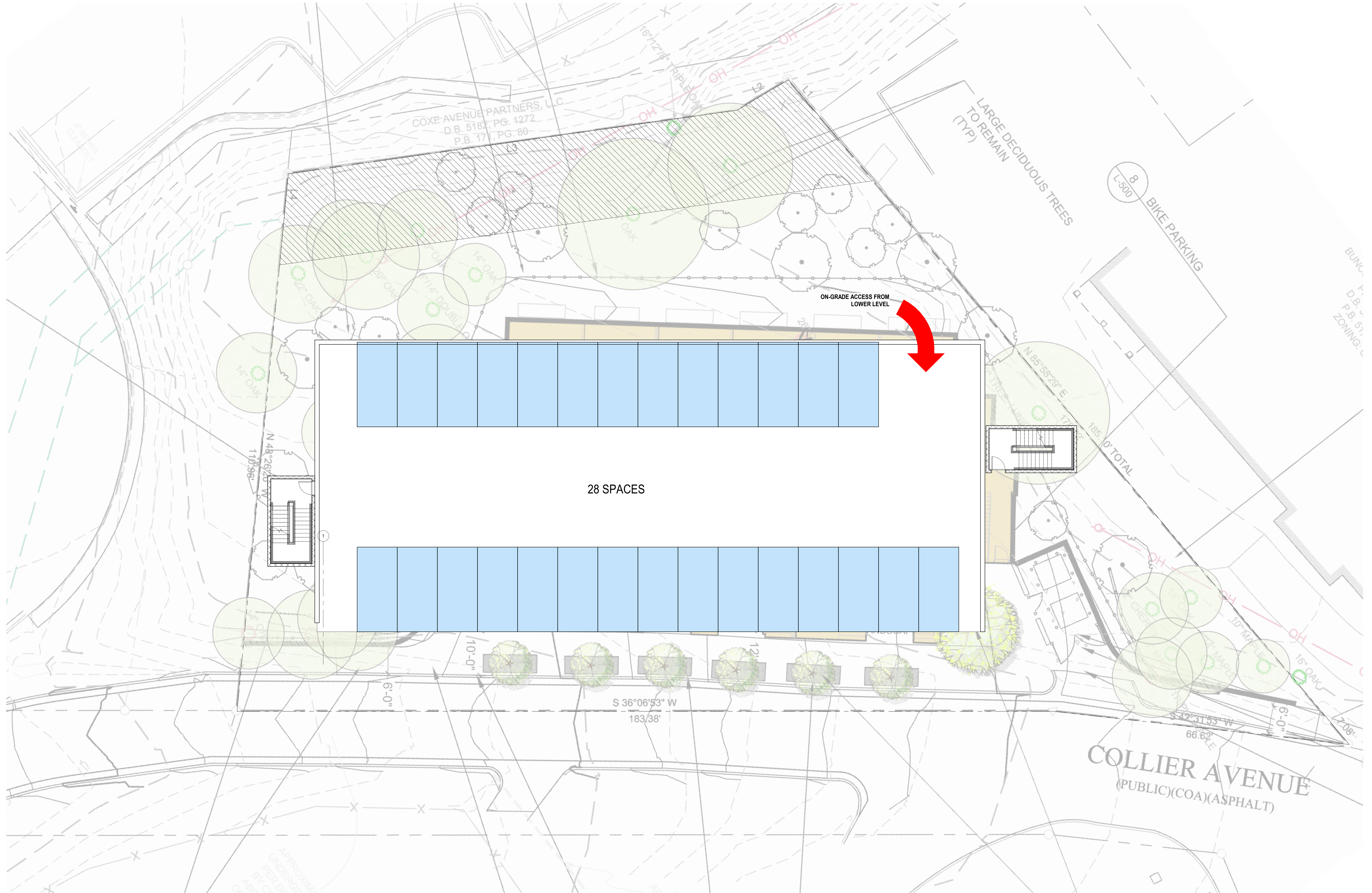


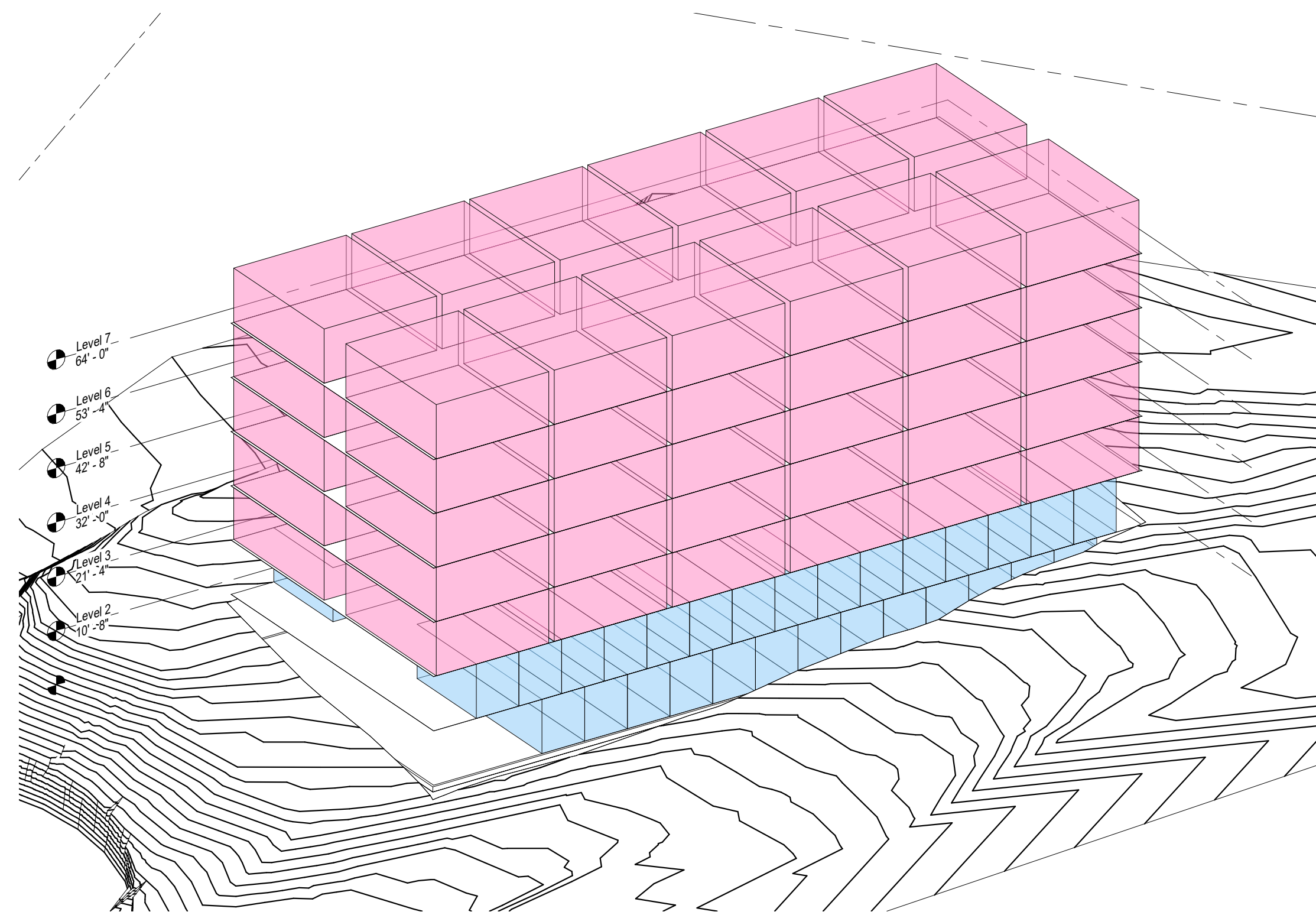
2 BR
 1150 sf



1 BR
 750 sf







OPTION 1

IA+IIIA PODIUM CONSTRUCTION

5 STORIES MAX RESIDENTIAL
TYPE IIIA WOOD CONSTRUCTION
2-HR RATED EXTERIOR WALL CONSTRUCTION

2 STORIES PARKING
TYPE IA CONCRETE CONSTRUCTION

12 UNITS PER FLOOR

60 UNITS TOTAL
54 PARKING SPOTS

NFPA 13 FULLY SPRINKLERED

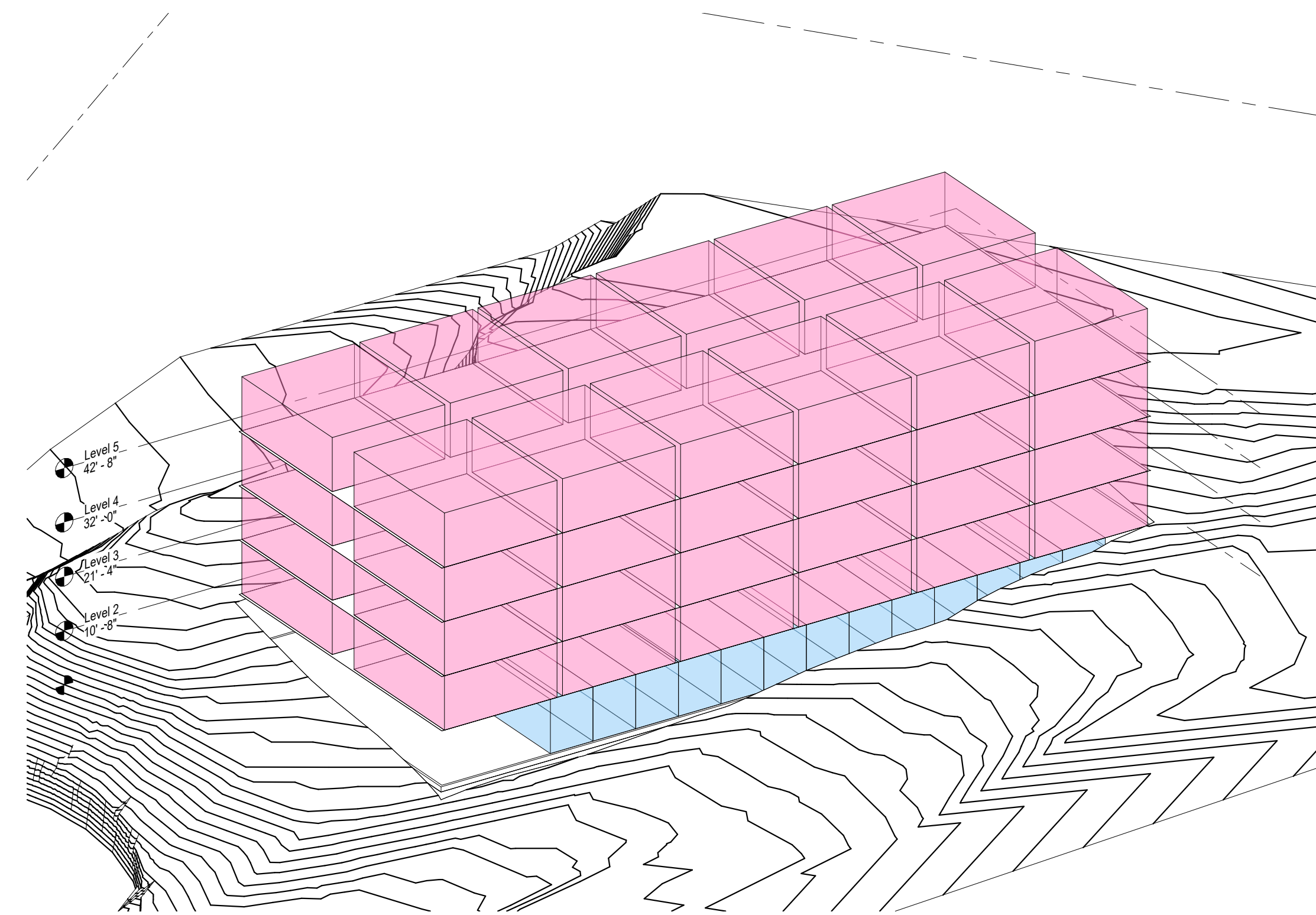
85' MAX TOTAL HEIGHT PER NCBC
-11' PER FLOOR

9945 SF PER FLOOR PLATE

x 5 FLOOR RESIDENTIAL
x 2 FLOORS PARKING

49,725 sf
19,890 sf

69,615 sf TOTAL



OPTION 2

TYPE IIIA CONSTRUCTION

5 STORIES TOTAL
4 STORIES MAX RESIDENTIAL
1 STORY PARKING

12 UNITS PER FLOOR

48 UNITS TOTAL
30 PARKING SPOTS

NFPA 13 FULLY SPRINKLERED

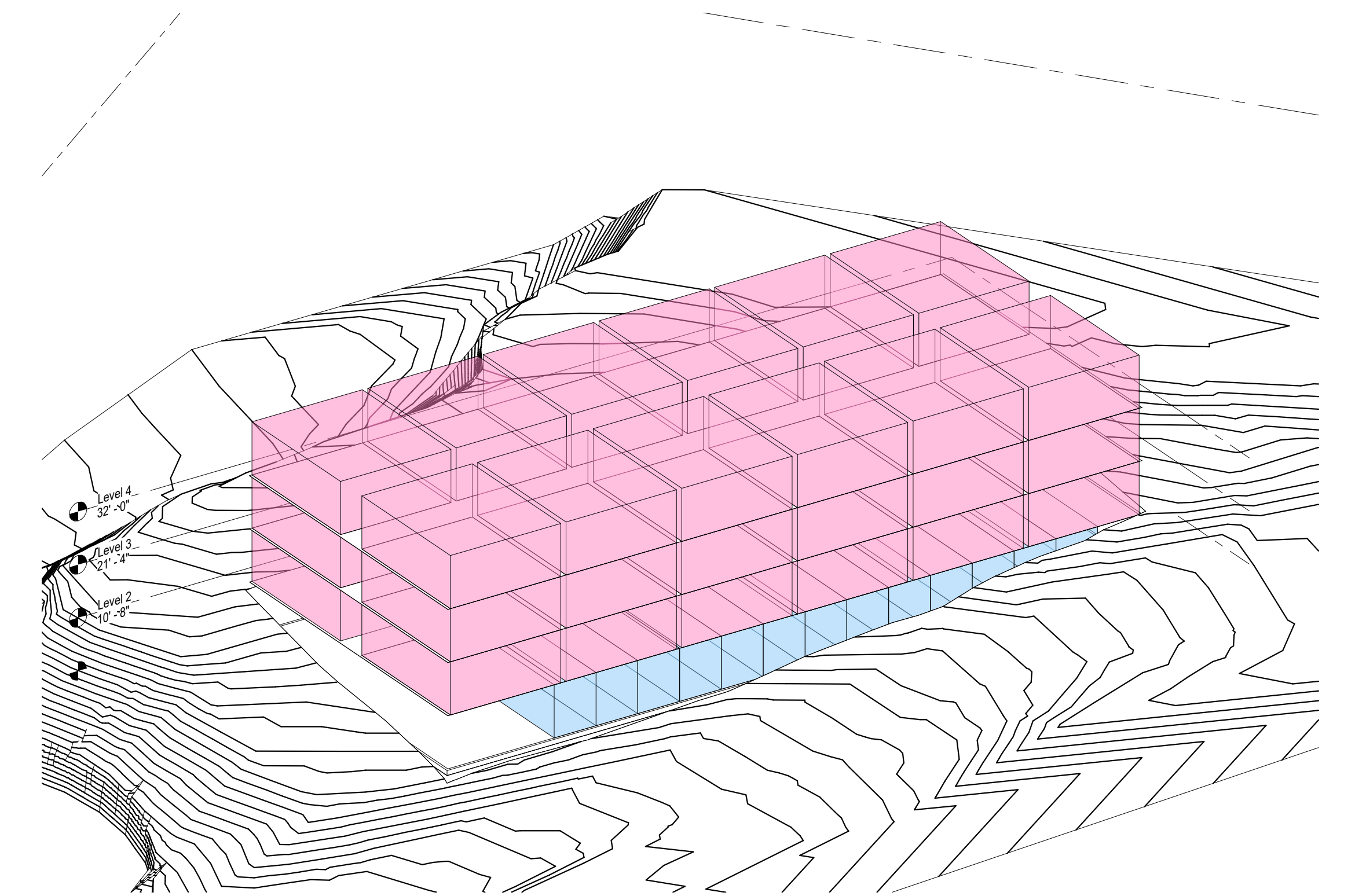
85 ft MAX HEIGHT
-11' FLOOR TO FLOOR

9945 SF PER FLOOR PLATE

x 4 FLOOR RESIDENTIAL
x 1 FLOORS PARKING

39,780 sf
9,945 sf

49,725 sf TOTAL



OPTION 3

TYPE VA WOOD CONSTRUCTION

4 STORIES TOTAL
3 STORIES MAX RESIDENTIAL
1 STORY PARKING

1 HR RATED EXTERIOR CONSTRUCTION

12 UNITS PER FLOOR

36 UNITS TOTAL
30 PARKING SPOTS

NFPA 13R SPRINKLER ALLOWED
(LESS STRINGENT THAN NFPA 13)

60 ft MAX HEIGHT
-11' FLOOR TO FLOOR

9945 SF PER FLOOR PLATE

x 3 FLOOR RESIDENTIAL
x 1 FLOORS PARKING

29,835 sf
9,945 sf

39,780 sf TOTAL

ZONING REQUIREMENT SUMMARY:
Asheville Code of Ordinances
Section 7-18-18

ALLOWABLE USES:

All uses allowed.

All options with 20+ units or between 35,000 - 99,999 trigger Level II Zoning Review

SETBACKS:

- Front:
- Min setback: 0 ft from ROW line.
 - Max setback: 0 ft from ROW line
 - 50 ft if providing public space like a courtyard or plaza
- Additional reqs apply

Side:

None

Rear:

None

HEIGHT REQUIREMENTS:

- Minimum - two story / 24'
- Maximum - determined by other standards as follows:
Context transition edge: N/A, not adjacent to edge
Height zone map: Tallest Height Zone - 265' max

BUILDABLE AREA:

- No maximum
- No minimum frontage
- Following applies for stories > 75' only:
• Site sf = 22,673 (per survey) (23,864 per CAD file - verify)
- Floor plate limited to 40% of lot area
- 4 * 22,673 = 9,069sf

DESIGN STANDARDS: f(13)

- Step backs/Street Walls
- Visual demarcation required at "street wall height" = to ROW width max (~20' ROW here)
 - Step back at street wall height required (10' min), either on front or side of building
 - *Option to provide min 10' plaza (in addition to 10' sidewalk) so as not to establish a street wall/avoid step back

SIDEWALKS:

- Min 10' width

MISCELLANEOUS:

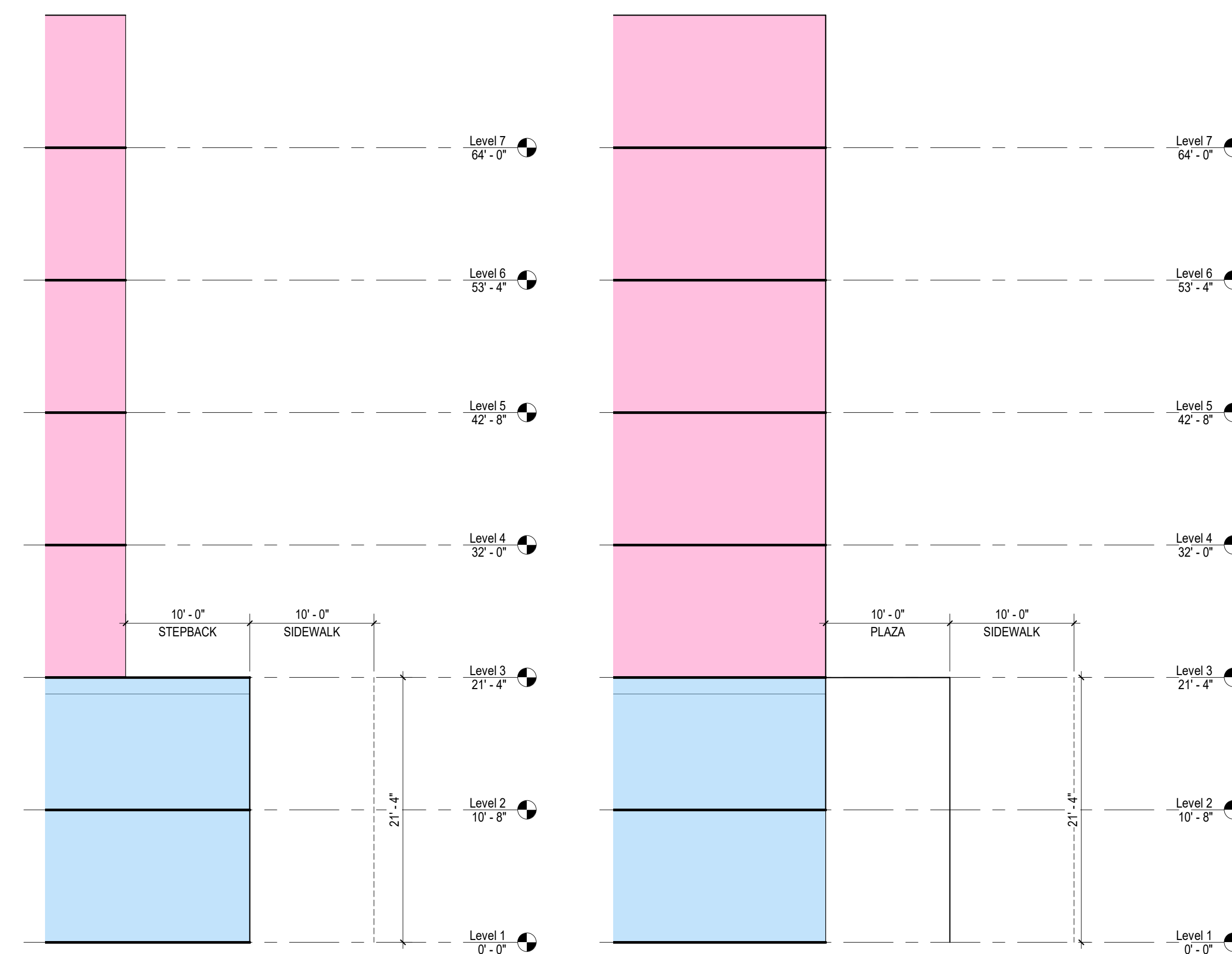
- NOT a Key Pedestrian Street:
50% street level facade composed of windows, doors and other openings
"Street level" follows grade (req (5.) g)
Req for full habitable story not required

TREE CANOPY STANDARDS

- 1100 sf minimum (5% preserve)
- 2200 sf replanting required if not preserved (10% plant)
- See sheet P3.

PARKING

- Max 24' entry - limited to singly curb cut every 200'



STEPBACK OPTIONS