ARY Development LLC

FIRST AVE VILLAS

Hendersonville, NC

OWNER

ARY Development LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

DEVELOPER

ARY Development LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

CONTRACTOR

TBD
ADDRESS

PHONE
CONTACT NAME

ARCHITECT

PEACOCK ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
828.696.4000

SARAH@PEACOCKARCHITECT.COM
SARAH McCORMICK
ARCHITECTURAL DESIGNER

TAMARA@PEACOCKARCHITECT.COM
TAMARA PEACOCK
ARCHITECT

CIVIL ENGINEER

FEI ENGINEERING
7 GLENN BRIDGE RD, STE H
ARDEN, NC 28704
828.696.0807

TYLER WAGNER
TWAGNER@FEICONSULTING.COM
PROJECT MANAGER

BUILDING STATISTICS

BUILDING TYPE:	IIIB
SF:	1ST 4,830 SF
OCCUPANCY TYPE:	R-1
ALLOWABLE AREA (SM)	R-1: 16,000
SPRINKLERED:	NONE
SEPARATED USE:	NA
SEPARATION REQUIRED:	1 HR
INCIDENTAL USE:	NONE
OCCUPANCY LOAD:	R-1:12
PLUMBING REQUIREMENTS:	1 SINK, 1 TOILET, 1 SHOWER PER UNIT
PLUMBING PROPOSED	1 SINK, 1 TOILET, 1 SHOWER PER UNIT
LIFE SAFETY REQUIREMENTS:	SEE A005

SITE STATISTICS

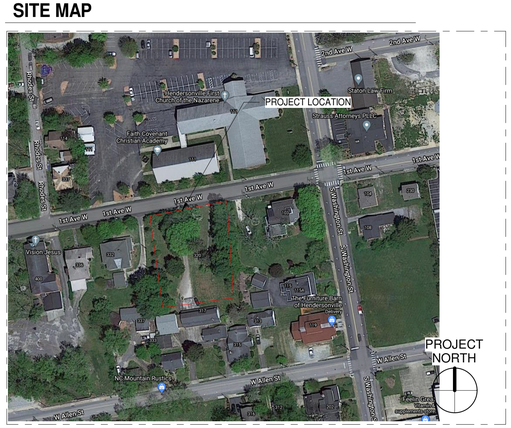
	PROVIDED	REQUIRED
PROP LOC:	**320 FIRST AVE. W.**	
BLOCK:	**--**	
PIN:	**9568771057**	
OWNER:	**ARY Development LLC**	
ZONING:	**CMU-CZD**	
ACREAGE:	**0.57 ACRES**	
IMPERVIOUS %:	**60%**	**80% MAX**
PROPOSED USE:	**16 MULTI-FAMILY UNITS**	
FLOOD DISTRICT:	**N**	
DOMESTIC WASTEWATER:	**PUBLIC SEWER**	
WATER:	**PUBLIC**	
ADA PARKING:	**1 ADA**	**1 ADA**
PARKING:	**18 SPACES**	**16 SPACES**
TREES TO BE REMOVED:	**12**	
NEW TREES TO BE PLANTED:	**25 EVERGREEN**	
TREES IN OPEN SPACE AREA:	**4**	**3**
FRONT SETBACK (FIRST AVE)	**12' 0" FROM CURB**	**12' 0" FROM CURB**
SIDE SETBACK (CMU)	**8' 0"**	**8' 0"**
REAR SETBACK	**5' 0"**	**0' 0"**
SIDE SETBACK (R-6)	**8' 0"**	**8' 0"**
LANDSCAPE BUFFER	**5' 0"**	**5' 0"**
BIKE RACKS	**4**	**0**

1 A001 **3D Cover Sheet View - Large**

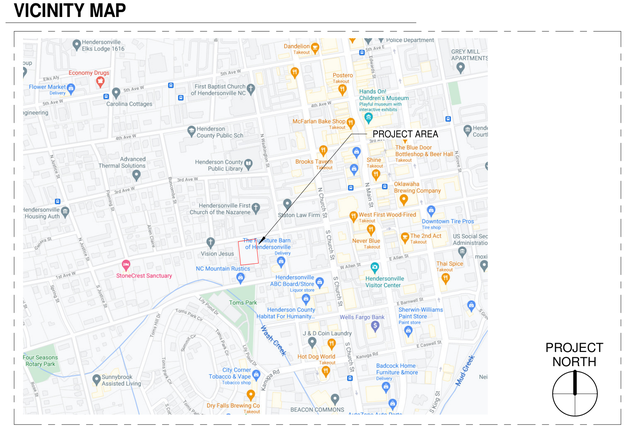
SCOPE OF WORK:

FIRST AVE UNITS:
1. 2 NEW CONDO BUILDINGS WITH 8 NEW UNITS EACH

SITE MAP



VICINITY MAP



Sheet List	
Sheet Number	Sheet Name
A001	COVER SHEET
G-17-300	SITE SURVEY
H4D054	TREE SURVEY
SP 101	OVERALL SITE PLAN
SP102	DETAILS
C-101	LANDSCAPING PLAN
MEP101	WATER AND SEWER PLAN
A104	SECOND LEVEL FLOOR PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:
FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

ARY DEVELOPMENT
DESTINATION LIVING

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:
COVER SHEET

REVISIONS:

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DATE: 8/15/2024 1:33:34 PM	
PROJ. NO.: CHECKER	
DRAWN BY: AUTHOR	PROJ MNGR.: DESIGNER
REVISED BY: CHECKER	CAPT.: APPROVER

SHEET NO.:
A001

NORTH CAROLINA
HENDERSON COUNTY

I, Sharon M. McCall, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sharon M. McCall 2/12/19
REVIEW OFFICER DATE

NORTH CAROLINA
HENDERSON COUNTY

THIS INSTRUMENT WAS FILED FOR REGISTRATION THIS THE 12TH DAY OF FEBRUARY, 2019 AT 2:13 PM O'CLOCK IN PLAT SLIDE NUMBER 11633

William Lee King
REGISTER OF DEEDS

BY: William Lee King ~~DEPUTY~~

BOOK 2019 PAGE 11633 (1)
898307

This document presented and filed:
02/12/2019 02:13:50 PM
WLK
WILLIAM LEE KING, Henderson COUNTY, NC

SLIDE 11633

LEGEND

DB . . DEED BOOK
PG . . PAGE
MNS . . MAG NAIL SET
RBF . . REBAR FOUND
OTF . . OPEN TOP PIPE FOUND
UP . . UTILITY POLE
W . . WATER METER
CO . . CLEAN OUT
S . . SEWER MANHOLE
● . . IRON FOUND OR SET AS NOTED
○ . . CALCULATED POINT - NOT SET

REFERENCES

DB 3131 PG 595
DB 1086 PG 492
DB 1459 PG 198
SLIDE - 6250
SLIDE - 8244
DB 572 PG 589
DB 1068 PG 396
DB 1182 PG 508
DB 874 PG 789

NOTES

SUBJECT PROPERTY TIED TO NC GRID NAD '83 (2011) BY GPS OBSERVATION.

ORIGINAL BOUNDARY SURVEY COMPLETED ON MARCH 6, 2017. THIS SURVEY IS TO SUBDIVIDE PARENT TRACT.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF OTHER UNDERGROUND UTILITIES/STRUCTURES MAY BE PRESENT AND NOT SHOWN. PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

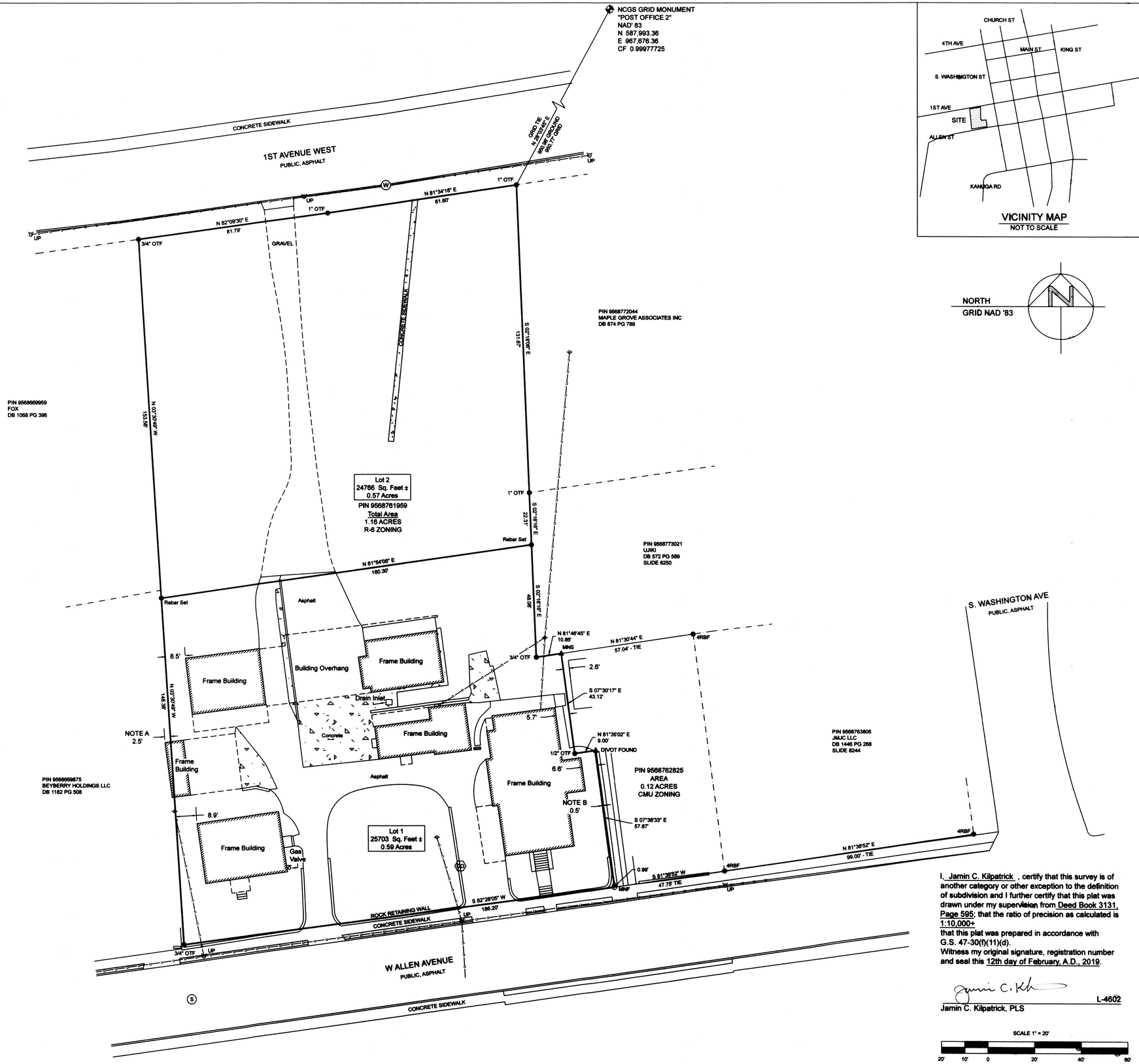
AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWED AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

THERE IS A POSSIBLE 2.5' BUILDING ENCROACHMENT, SHOWN HEREIN AS "NOTE A."
THERE IS A POSSIBLE 0.5' DRIVEWAY ENCROACHMENT, SHOWN HEREIN AS "NOTE B."

PIN 9568761959 CURRENTLY ZONED R-6 BY THE CITY OF HENDERSONVILLE.
SETBACKS: FRONT - 20' REAR - 10' SIDE - 8'.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.



VICINITY MAP
NOT TO SCALE

NORTH
GRID NAD '83

SCALE 1" = 20'
20' 10' 0 20' 40' 60'

I, Jamin C. Kilpatrick, certify that this survey is of another category or other exception to the definition of subdivision and I further certify that this plat was drawn under my supervision from Deed Book 3131, Page 595; that the ratio of precision as calculated is 1:10,000+
that this plat was prepared in accordance with G.S. 47-30(f)(11)(d).
Witness my original signature, registration number and seal this 12th day of February, A.D., 2019.

Jamin C. Kilpatrick L-4602
Jamin C. Kilpatrick, PLS

NORTH CAROLINA PROFESSIONAL SEAL L-4602 LAND SURVEYOR JAMIN C. KILPATRICK

KILPATRICK LAND SURVEYING PLLC
PO BOX 2705, HENDERSONVILLE, NC 28793
828-606-4797 www.klspllc.com P-0508

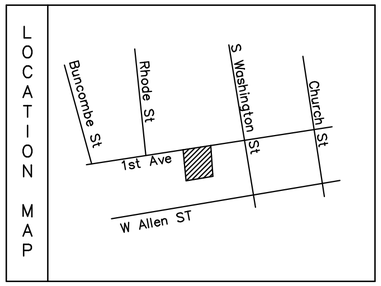
SUBDIVISION OF PROPERTY FOR:
RIDDLE DEVELOPMENT, LLC

CURRENT OWNER:
RIDDLE DEVELOPMENT LLC

City of Hendersonville, Hendersonville Township
Henderson County, North Carolina

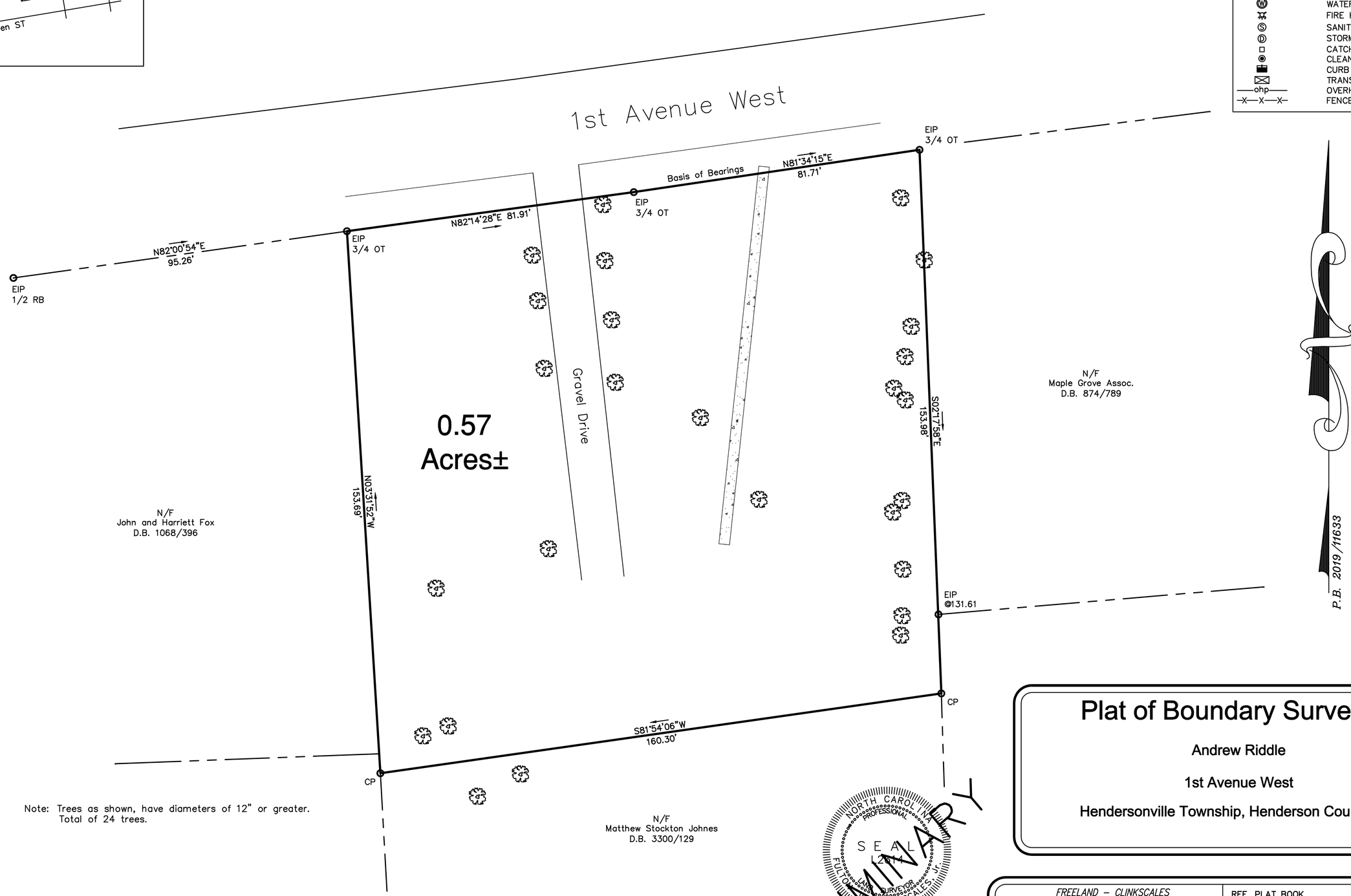
PIN 9568761959

Date	6 MARCH 2017
Drawn By	JCK
Scale	1" = 20'
Revision	02-12-19
Dwg No.	G-17-300



LEGEND:

	NIP	NEW IRON PIN
	EIP	EXISTING IRON PIN
	CP	CALCULATED POINT ONLY
		POWER POLE
		LIGHT POLE
		WATER VALVE
		GAS VALVE
		WATER METER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		CLEANOUT
		CURB INLET
		TRANSFORMER
—ohp—		OVERHEAD POWER
—X—X—X—		FENCE LINE



Note: Trees as shown, have diameters of 12" or greater.
Total of 24 trees.

Plat of Boundary Survey for

Andrew Riddle

1st Avenue West

Hendersonville Township, Henderson County, N.C.

NORTH CAROLINA PROFESSIONAL SEAL L2614 LAND SURVEYOR CLINKSCALES, JR. FULTON

LB C-1562

PRELIMINARY

Not valid without the signature
and the original seal of a North Carolina
licensed land surveyor.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Not For Recordation

The original drawing and/or all copies of it are not transferable to any future owner(s) of the platted property and shall not be used or relied upon by future owner(s) and/or their representatives for any reason without written release by the professional surveyor.

This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements are located correctly and that no visible encroachments exist unless otherwise shown.

FREELAND – CLINKSCALES
&ASSOCIATES, INC. OF N.C.
*ENGINEERS * LAND SURVEYORS*
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
fcaofnc@outlook.com
(828) 697-6539
Fax (828)-697-4195
Firm No. C-1562

REF. PLAT BOOK	2019/11633
REF. DEED. BOOK	3131/595
TAX MAP	9568-77-1057
PARTY CHIEF	FVC
DRAWN	BLB
DATE	January 27, 2020
DWG.NO.	H40054

SITE STATISTICS CONT.

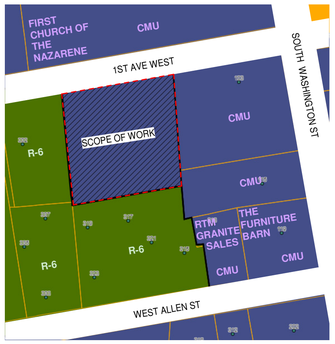
SITE COVERAGE :	
BUILDING FOOTPRINT	**BUILDING 1) 2,432 SF**
	BUILDING 2) 2,432 SF
STREETS AND PARKING	**6,491 SF**
GROSS FLOOR AREA	**18,832 SF**
COMMON OPEN SPACE	**1,362 SF (1032.3 SF REQ'D - 5%)**
PHASING	**TO BE COMPLETED IN ONE PHASE**
PROPOSED AREA OF LAND DISTURBANCE	**19,127 SF**

SITE STATISTICS

	PROVIDED	REQUIRED
PROP LOC:	**320 FIRST AVE. W.**	
BLOCK:	**--**	
PIN:	**9568771057**	
OWNER:	**ARY Development LLC**	
ZONING:	**CMU-CZD**	
ACREAGE:	**0.57 ACRES**	
IMPERVIOUS %:	**60%**	**80% MAX**
PROPOSED USE:	**16 MULTI-FAMILY UNITS**	
FLOOD DISTRICT:	**N**	
DOMESTIC WASTEWATER:	**PUBLIC SEWER**	
WATER:	**PUBLIC**	
ADA PARKING:	**1 ADA**	**1 ADA**
PARKING:	**18 SPACES**	**16 SPACES**
TREES TO BE REMOVED:	**12**	
NEW TREES TO BE PLANTED:	**25 EVERGREEN**	
TREES IN OPEN SPACE AREA:	**4**	**3**
FRONT SETBACK (FIRST AVE)	**12' 0" FROM CURB**	**12' 0" FROM CURB**
SIDE SETBACK (CMU)	**8' 0"**	**8' 0"**
REAR SETBACK	**5' 0"**	**0' 0"**
SIDE SETBACK (R-6)	**8' 0"**	**8' 0"**
LANDSCAPE BUFFER	**5' 0"**	**5' 0"**
BIKE RACKS	**4**	**0**

NOTES:

- **SITE LIGHTING WILL BE ADDRESSED AT FINAL SITE PLAN AND WILL BE COMPLIANT WITH SECTION 6-19 OF THE ZONING CODE**
- **HOA WILL BE RESPONSIBLE FOR MAINTENENCE OF URBAN OPEN SPACE AND COMMON AREAS**
- **SEE PRELIMINARY LANDSCAPING PLAN ATTACHED. DETAILS ON TREE PRESERVATION TO BE PROVIDED BY AN ARBORIST AT A LATER DATE**
- **DUMPSTER AND RECYCLING AREA TO MEET THE SCREENING REQUIREMENTS OF 15-19-3.3c**



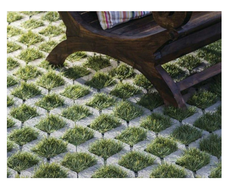
ZONING MAP

1" = 100'-0"

N

MATERIAL LEGEND

TURFSTONE PERMEABLE PAVERS WITH ARTIFICAL TURF



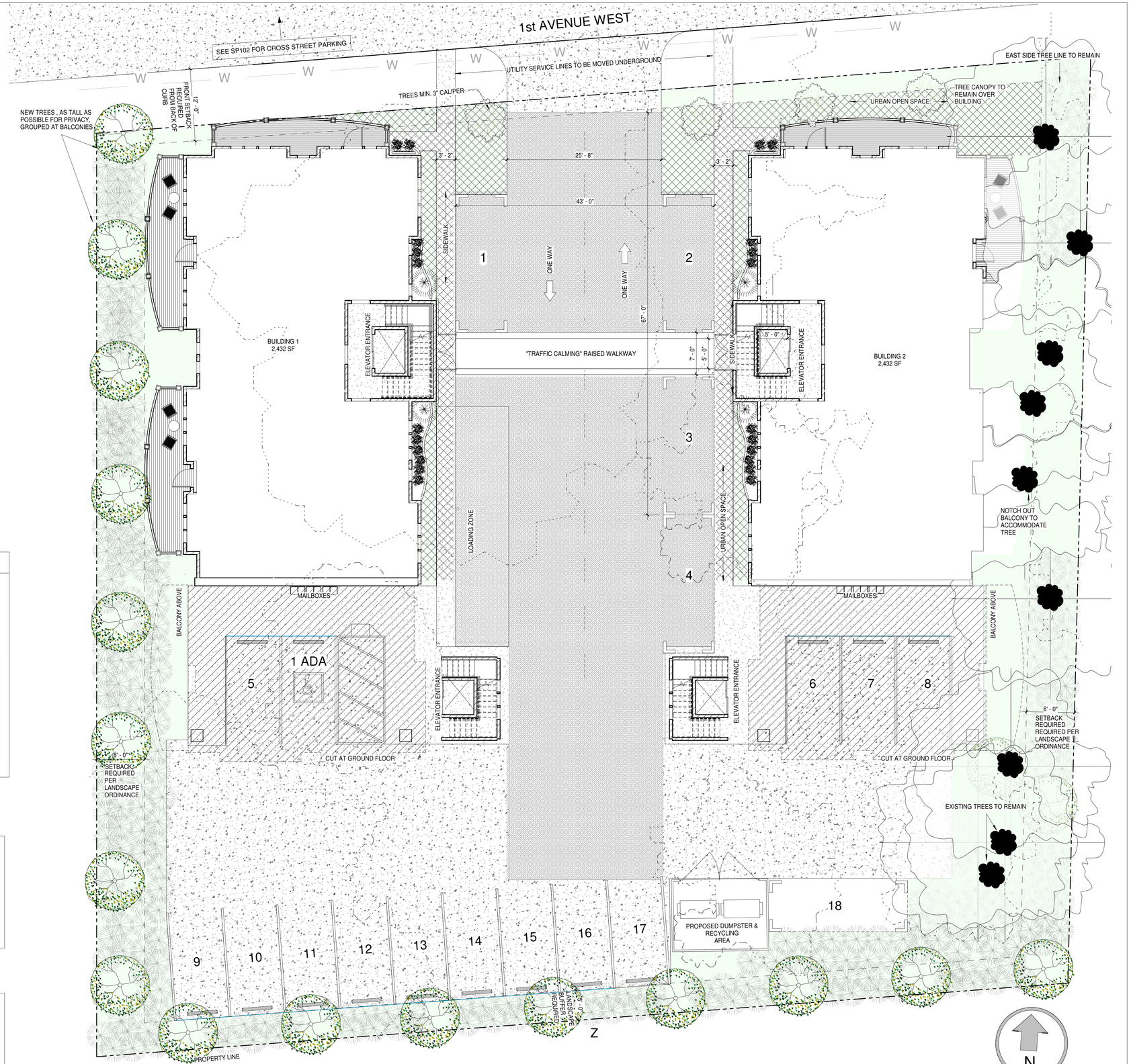
ADJACENT PROPERTIES:

ADJACENCY	ADDRESS	ZONING	PROPERTY OWNER
NORTH	111 N WASHINGTON ST	CMU	FIRST CHURCH OF THE NAZARENE
EAST	103 S WASHINGTON ST	CMU	MAPLE GROVE ASSOC INC
EAST	115 S WASHINGTON ST	CMU	NENON L. UJIKI
SOUTHEAST	119 S WASHINGTON ST	CMU	JMJC, LLC
SOUTHEAST	313 W ALLEN ST	CMU	MATT JOHNES, LLC
SOUTH	315 W ALLEN ST	R-6	MATT JOHNES, LLC
SOUTHWEST	337 W ALLEN ST	R-6	BEYBERRY HOLDINGS, LLC
WEST	332 1ST AVE W	R-6	JOHN E. FOX, HARRIETT W. FOX

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE CANOPY (13,932.8 SF)



1 SP 101 **SITE PLAN**

1/8" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

ARY DEVELOPMENT
DESTINATION LIVING

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

OVERALL SITE PLAN

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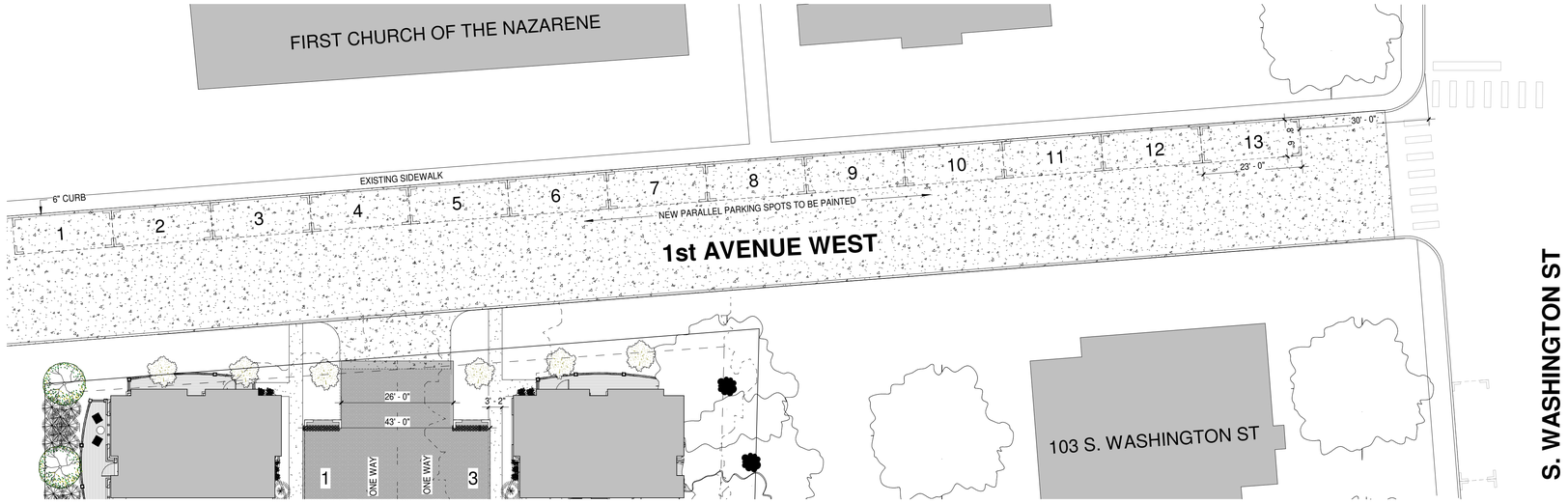
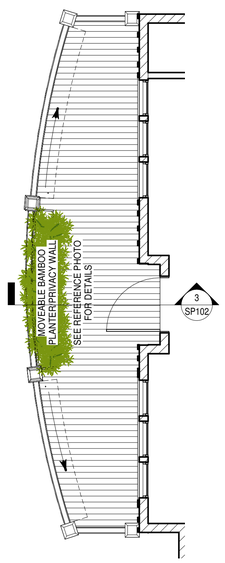
DATE: 8/15/2024 1:40:17 PM	
PROJ. NO.: CHECKER	
DRAWN BY: AUTHOR	PROJ MNGR.: DESIGNER
REVISED BY: CHECKER	CAPT.: APPROVER

SHEET NO.:

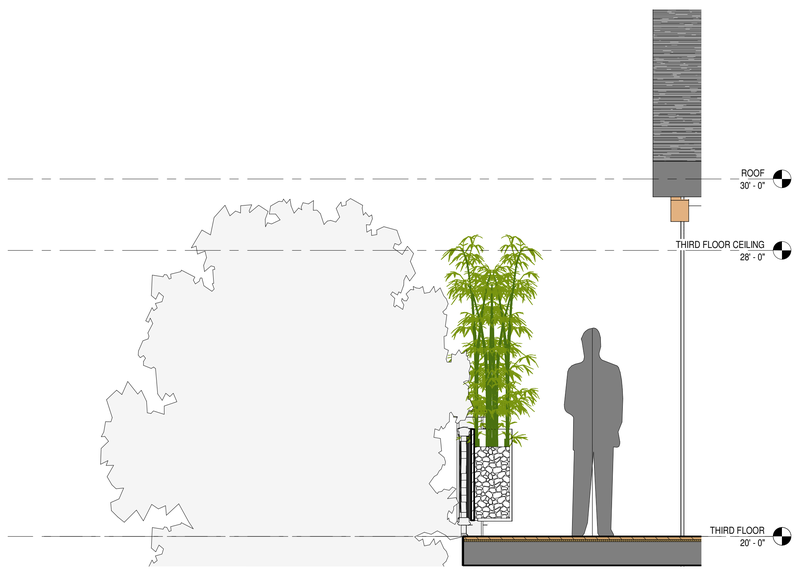
SP 101



1 SP102 **STREET PARKING**
1/16" = 1'-0"



2 SP102 **THIRD FLOOR BALCONY**
1/4" = 1'-0"



3 SP102 **THIRD FLOOR BALCONY - WEST FACING**
1/2" = 1'-0"

BAMBOO PRIVACY SCREEN
12" = 1'-0"

PEACOCK ARCHITECTS

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129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

ARY DEVELOPMENT
DESTINATION LIVING

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

DETAILS

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DATE: 8/15/2024 1:38:53 PM
PROJ. NO.: CHECKER
DRAWN BY: AUTHOR
PROJ MNGR.: DESIGNER
REVISED BY: CHECKER
CAPT.: APPROVER

SHEET NO.:

SP102

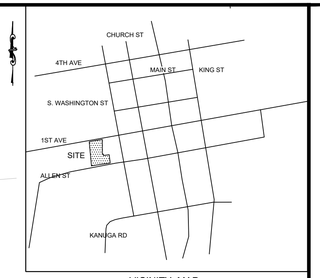
LARGE EVERGREEN TREES - TOTAL COUNT: 25					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
SO	25	Gleditsia triacanthos	Honey Locust	2" CALIPER, 12' HEIGHT	B&B, SINGLE STRAIGHT LEADER

EVERGREEN SHRUBS - TOTAL COUNT: 143					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
LB	143	Ilex crenata 'Convexa'	Convexa Japanese Holly	3 GALLON, 18" HEIGHT	FULL PLANT

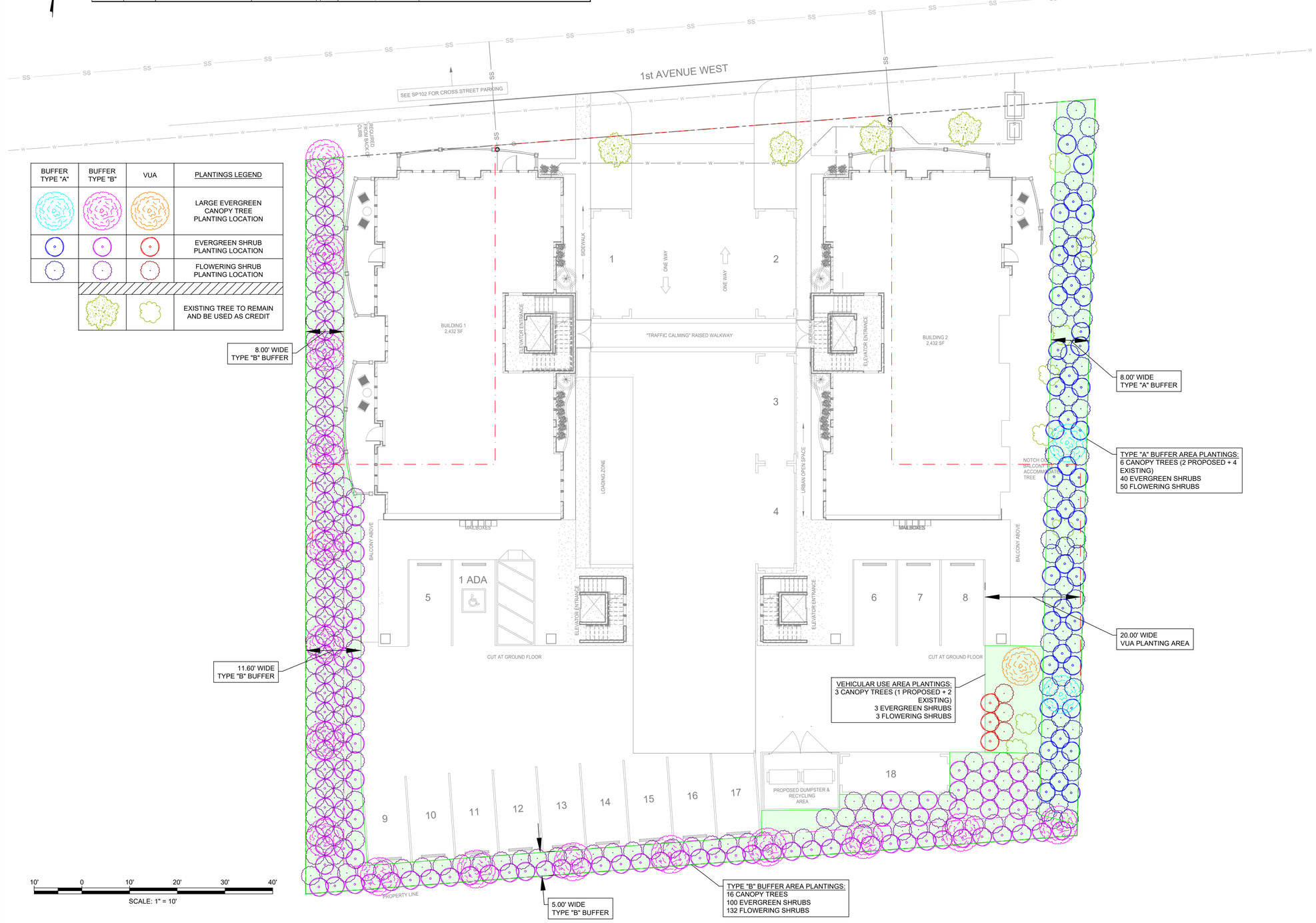
FLOWERING SHRUBS - TOTAL COUNT: 185					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
WS	185	Rhododendrons	Rhododendron spp.	3 GALLON, 18" HEIGHT	FULL PLANT

TOTAL LANDSCAPING CALCULATIONS:

- VEHICULAR USE AREA → 1 TREE & 2 SHRUBS PER 4,000 SF
  10,175.38 SF / 4,000 SF = 2.55 → x3 = 3 TREES & 6 SHRUBS REQUIRED
  3 TREES (1 PROPOSED & 2 EXISTING), 3 EVERGREEN SHRUBS & 3 FLOWERING SHRUBS PROVIDED
- TYPE "A" BUFFER AREA → 3 CANOPY TREES, 20 EVERGREEN SHRUBS AND 25 FLOWERING SHRUBS PER 100 LF
  154.37 LF / 100 LF = 1.54 → x2 = 6 TREES, 40 EVERGREEN SHRUBS & 50 FLOWERING SHRUBS REQUIRED
  6 (2 PROPOSED & 4 EXISTING) TREES, 40 EVERGREEN SHRUBS & 50 FLOWERING SHRUBS PROVIDED
- TYPE "B" BUFFER AREA → 4 CANOPY TREES, 25 EVERGREEN SHRUBS AND 33 FLOWERING SHRUBS PER 100 LF
  315.98 LF / 100 LF = 3.16 → x4 = 16 TREES, 100 EVERGREEN SHRUBS & 132 FLOWERING SHRUBS REQUIRED
  16 TREES, 100 EVERGREEN SHRUBS & 132 FLOWERING SHRUBS PROVIDED



VICINITY MAP
1"=2000'



SITE DATA:
OWNER: ARY DEVELOPMENT LLC
SITE ADDRESS: 320 FIRST AVE. W.
SITE PIN: 9568771057

NOTES:
1. THE SITE LAYOUT HAS BEEN PREPARED BY PEACOCK ARCHITECTS AND HAS BEEN UTILIZED AS A DESIGN BASIS FOR THE PROPOSED LANDSCAPING IMPROVEMENTS.

2.THIS PLAN IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

Civil Engineers and Land Surveyors
7 Glenn Bridge Rd. Suite H
Arden, NC 28704
(828) 676-0807
www.feiconsulting.com
License No. C-0950

FEI

FIRST AVE VILLAS

LANDSCAPING PLAN

DEVELOPER INFORMATION:
ARY DEVELOPMENT LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

PROJECT LOCATION:
CITY: HENDERSONVILLE
COUNTY: HENDERSON
STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE
1	6-21-2024	REVISED PER CITY COMMENTS
2	8-14-2024	REVISED PER CITY COMMENTS
3		
4		
5		

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DRAWN BY: LBC/MRP
CHECKED BY: TJW
DATE: 06/13/2024
PROJECT NO.: 01039.001
REF. NO.:
SCALE: 1"=10'

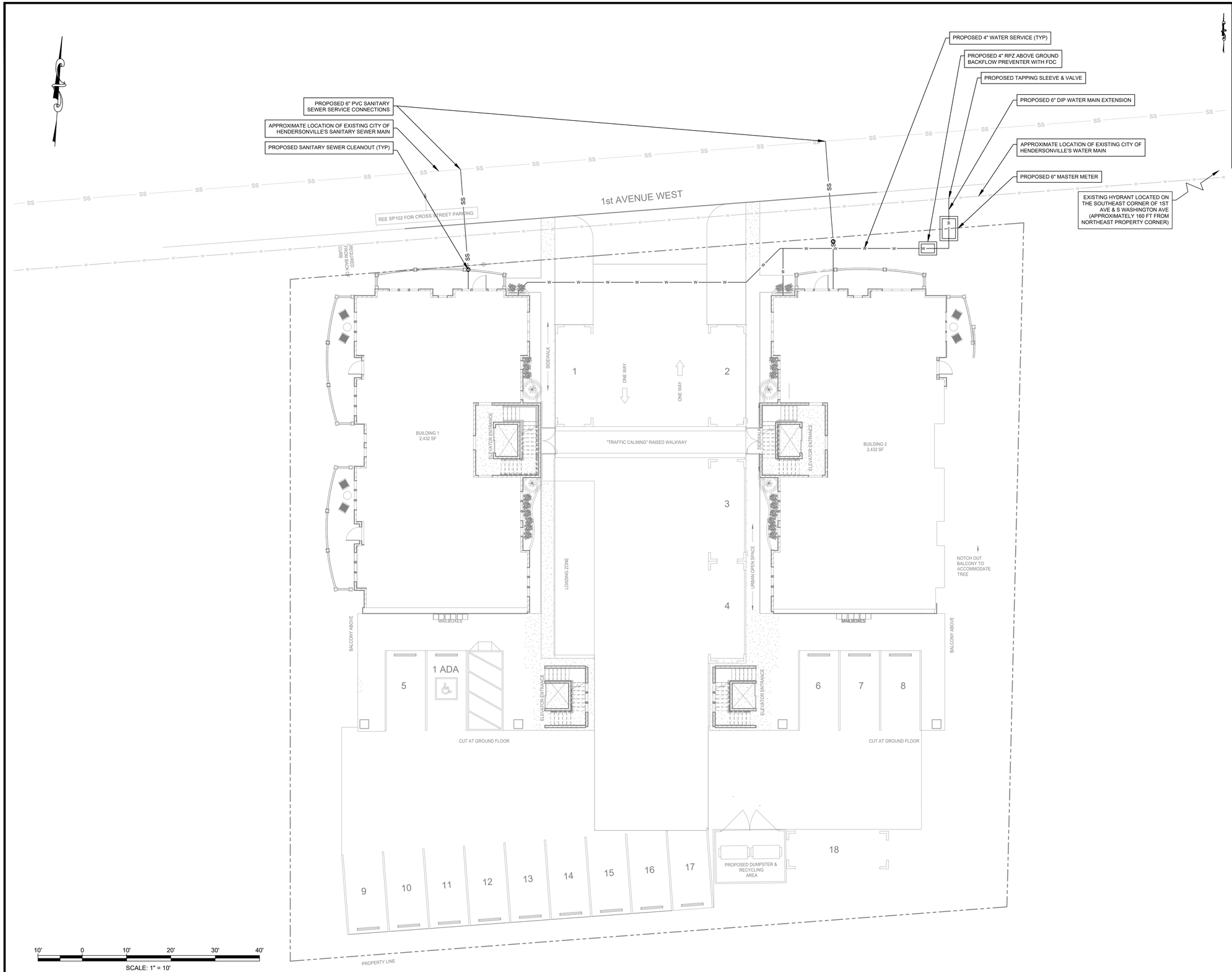
NORTH CAROLINA PROFESSIONAL SEAL 052211 ENGINEER TYLER J. WAGNER

PRELIMINARY NOT FOR CONSTRUCTION

SHEET

C-101

PRELIMINARY-NOT FOR CONSTRUCTION



SITE DATA:
OWNER: ARY DEVELOPMENT LLC
SITE ADDRESS: 320 FIRST AVE. W.
SITE PIN: 9568771057

NOTES:
1. THE PROPOSED DEVELOPMENT IS ANTICIPATED TO BE SERVED BY CITY OF HENDERSONVILLE'S SEWER & WATER.

2. THE SITE LAYOUT HAS BEEN PREPARED BY PEACOCK ARCHITECTS AND HAS BEEN UTILIZED AS A DESIGN BASIS FOR THE PROPOSED UTILITY IMPROVEMENTS.

3. UTILITY INFORMATION SHOWN HEREIN HAS BEEN PREPARED BY FEI AND IS SUBJECT TO CHANGE. ALL LOCATIONS ARE APPROXIMATE.

4. ALL PROPOSED UTILITY SERVICE LINES WILL BE LOCATED UNDERGROUND.

5.THIS PLAN IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

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FIRST AVE VILLAS

UTILITY PLAN

DEVELOPER INFORMATION:
ARY DEVELOPMENT LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

PROJECT LOCATION:
CITY: HENDERSONVILLE
COUNTY: HENDERSON
STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE
1	6-21-2024	REVISED PER CITY COMMENTS
2	8-14-2024	REVISED PER CITY COMMENTS
3		
4		
5		

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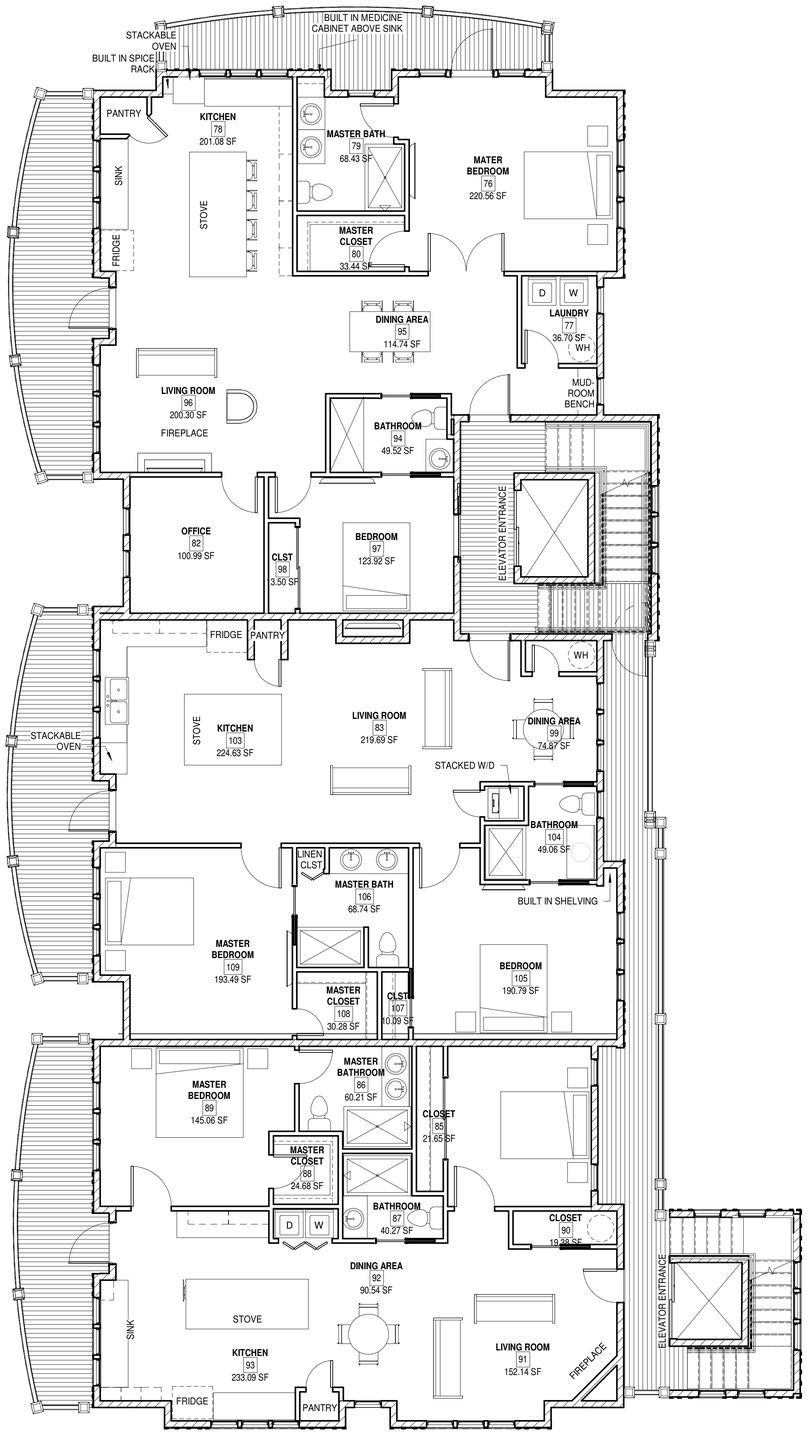
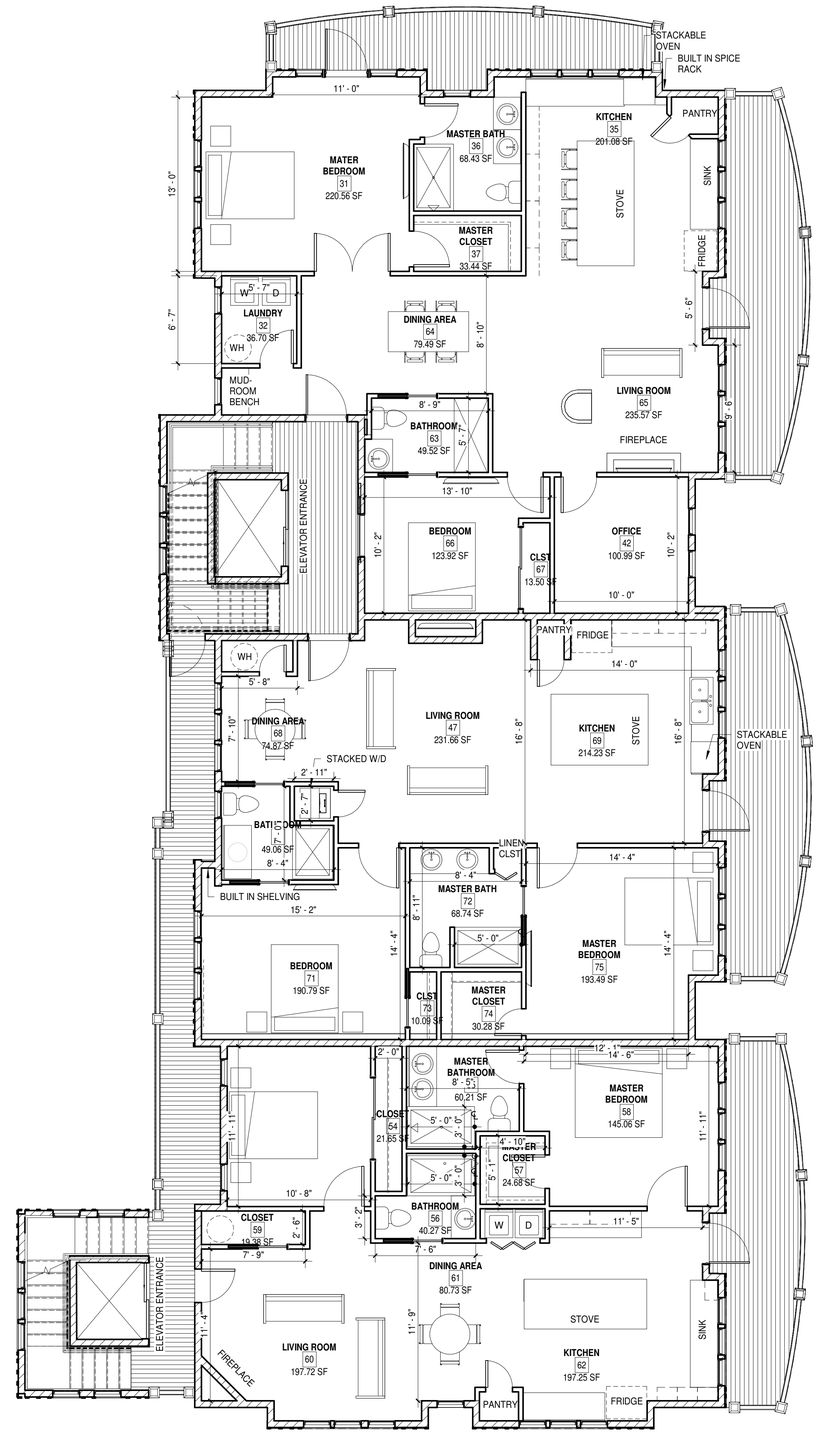
DRAWN BY: LBC/MRP
CHECKED BY: TJW
DATE: 06/13/2024
PROJECT NO.: 01039.001
REF. NO.:
SCALE: 1"=10'

NORTH CAROLINA PROFESSIONAL SEAL 032211 ENGINEER TYLER J. WAGNER
PRELIMINARY NOT FOR CONSTRUCTION

SHEET
C-100

PRELIMINARY-NOT FOR CONSTRUCTION





1
A104

Second Floor 2 BED UNITS

3/16" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS

129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

ARY DEVELOPMENT
DESTINATION LIVING

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

SECOND LEVEL FLOOR PLAN

REVISIONS:

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DATE: 8/15/2024 1:33:37 PM	
PROJ. NO.: CHECKER	
DRAWN BY: AUTHOR	PROJ MNGR.: DESIGNER
REVISED BY: CHECKER	CAPT.: APPROVER

SHEET NO.:

A104

1 A401 **NORTH ELEVATION**
1/8" = 1'-0"

2 A401 **EAST ELEVATION**
1/8" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

ARY DEVELOPMENT
DESTINATION LIVING

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

EXTERIOR ELEVATIONS

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DATE: 8/15/2024 1:49:41 PM
PROJ. NO.: CHECKER

DRAWN BY: AUTHOR	PROJ MNGR.: DESIGNER
REVISED BY: CHECKER	CAPT.: APPROVER

SHEET NO.:

A401

1 / A402 **SOUTH ELEVATION**
1/8" = 1'-0"

2 / A402 **COURTYARD ELEVATION**
1/8" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

ARY DEVELOPMENT
DESTINATION LIVING

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

EXTERIOR ELEVATIONS

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DATE: 8/15/2024 2:36:40 PM	
PROJ. NO.: CHECKER	
DRAWN BY: AUTHOR	PROJ MNGR.: DESIGNER
REVISED BY: CHECKER	CAPT.: APPROVER

SHEET NO.:

A402

FIRST AVENUE

PEACOCK ARCHITECTS

129 3rd Ave W
Hendersonville, North Carolina 28792
Office: 828.696.4000
Peacockarchitect.com

UNRESOLVED COMMENTS:

- Update Land Disturbance delineation. Appears to encompass entire parcel. [Unresolved] The proposed area of land disturbance is 19,127 SF. This is provided on the site plan. The area that is not to be disturbed is highlighted in green on the site plan.
- Provide calculations for landscaping requirements. In table form, provide the area or length of required buffers, vehicular use area, urban space, etc, and provide the planting calculations required based on the zoning standards, provide the total plantings for each planting requirement. Consider separate preliminary landscaping plan on separate sheet [Unresolved] This has been provided on the preliminary landscaping plan.
- Type A Buffer Plantings as depicted are insufficient on west side property boundary. Alternative Compliance may be achieved on east property boundary at Final Site Plan. [Unresolved] Alternative compliance is achieved by maintaining all the trees on the east side property line.
- Placement of 38' tall buildings located 8' from the property lines of adjacent single-family homes, could be considered "unreasonable loss of privacy" as is referenced in Section 18-6-1 and revisited under Sec 18-6-4.4. Further, it would have impacts to the existing neighborhood as is given consideration under Chapter 8 of the 2030 Comprehensive Plan under LU-3.5 "Minimize negative impacts from growth and land use changes on existing land uses" [Unresolved] We propose new tall trees and shrubs clustered around the balconies to create privacy on the first and second levels. On the third floor balcony we provided a movable green wall which acts as a privacy partition.
- Clarity is needed on potential discrepancies between footprint square footage and gross floor area [Unresolved] The footprint square foot age on the first level is 2,432 sf per building. Total gross floor area is 18,832 SF. This is provided on the site plan.
- Provide canopy area and indicate trees to be removed vs trees to be preserved on the "tree survey". [Unresolved] Trees from the tree survey to remain as well as their canopies are highlighted in black on the site plan. Previous tree canopy area provided on the site plan.
- Parking Spot 11 is encumbered by a proposed tree to be preserved [Unresolved] This tree has been removed. A new tree is being proposed in its place which does not collide with the parking spots.
- Loading Zone appears difficult to access / limited in use [Unresolved] We propose moving the loading zone to the center drive aisle so that it is easier to access. This is shown in the site plan.
- Improve clarity of building footprint where surface level parking is provided under the 2nd floor [Unresolved] This has been resolved in the site plan. The area above the parking is hatched with a diagonal line pattern. In addition, the footprint above is noted with a dashed line.
- Dumpster location appears difficult to access for trash removal [Unresolved] The 24' wide T-shaped turnaround provided for the fire trucks in the back of the building will provide plenty of room for the trash truck to reach the dumpster. The dumpster is located as close to the center drive aisle as possible without being visible from the street.

PEACOCK ARCHITECTS

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Hendersonville, North Carolina 28792
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CONDITIONS:

- In order to reduce unreasonable loss of privacy, the existing vegetation on the east property edge should be fully preserved. [Need details on how this will be achieved] Details to be provided at a later point from an arborist/final landscaping plan.
- Provide solution to loss of privacy on the west side [Need solution] We propose new trees to be planted and clustered around the balconies to block the view into the neighboring houses. We also propose a movable privacy screen on the third floor balconies. The type of trees/height are detailed on the preliminary landscaping plan.
- Provide fully functioning upper-floor balconies and first-floor patios on front façade with front entrances connected to right-of-way. [We are not sure 4' depth will cut it. Hardly room for a chair and a walking route with 4' depth] We cannot extend the balconies further than 4'. The edge of the balcony on the western building is currently past the setback line and directly on the property line.
- Provide sidewalk connection to street edge from first-floor units and from sidewalks which flank center-drive aisle. [Developer has agreed] This has been addressed on the site plan.
- Provide fenestration on front facing façade of rear elevator/stairwell [Developer has agreed] This has been addressed by adding windows. See elevations/renderings.
- Enclose the rear and front stairwells in order to better blend with surrounding neighborhood. At a minimum use fenestration on street-facing sides to provide light and design consistency. Fenestration on front, street-facing façades should align horizontally throughout the development - i.e. windows on elevator/stairwell should align with windows on residential units. [Developer has agreed - we may need to take closer look at the window placement/size] Rear and front stairwells are now enclosed. See elevations/renderings
- Provide delineated on-street parking on north side of 1st Ave to address parking concerns expressed at NCM, to help buffer the sidewalks and to help achieve Strategy LU-6.4 and Action PH-3.1.1 of the 2030 Comp Plan and Sec. 5-19-3.3 of the Zoning Code - [Developer Agreed] This has been addressed. See details sheet for cross street parking.