

RONAN AT HENDERSONVILLE

HENDERSONVILLE, NORTH CAROLINA

PREPARED FOR:
GRAYCLIFF CAPITAL DEVELOPMENT, LLC
200 EAST BROAD STREET, SUITE 220
GREENVILLE, SC 29601
JAY LEE
(864) 679-4799

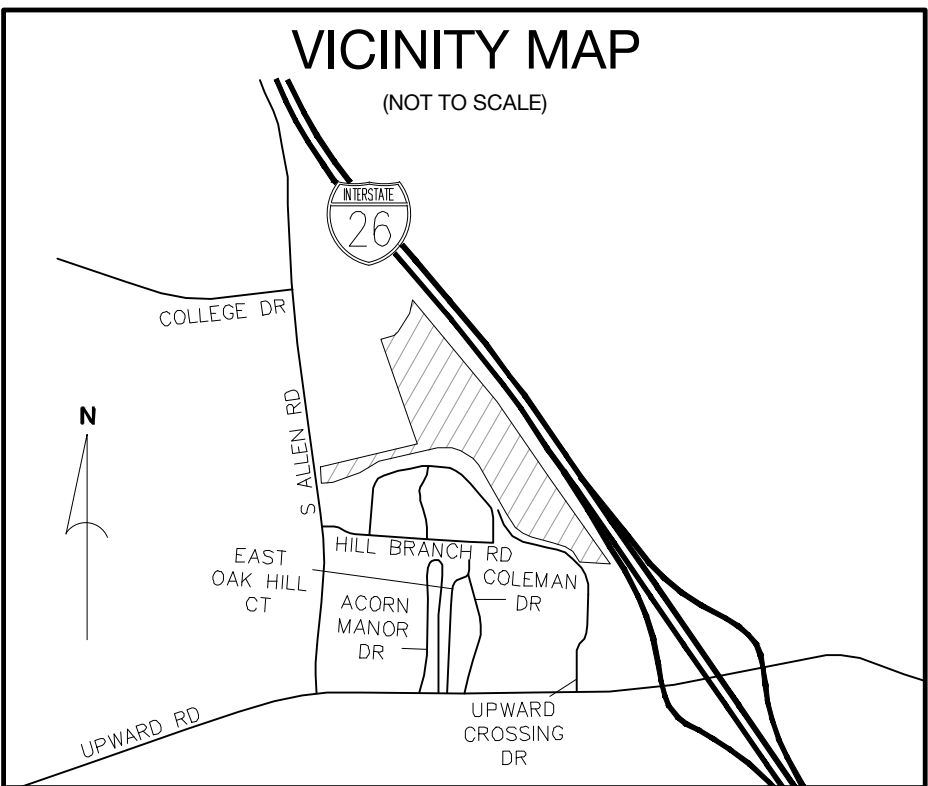
DEVELOPER PROPOSED CONDITIONS:

1. REQUEST CONDITION TO REMOVE THE REQUIREMENT OF STREET CONNECTIVITY & STUB-OUTS PER SECTION 5-27-5.2.4 AS THE PROPOSED PROJECT AREA IS SURROUNDED BY NEW DEVELOPMENT THAT LIKEWISE DO NOT HAVE RECIPROCATED STUB OUTS.
2. AN UPDATED BOUNDARY SURVEY WILL BE PROVIDED FOR FINAL DESIGN.
3. JURISDICTIONAL LETTER CONFIRMED BY ARMY CORP OF ENGINEERS WILL BE PROVIDED FOR FINAL DESIGN.
4. ACKNOWLEDGE THAT CHMU REQUIRES OFF STREET PARKING TO BE LOCATED TO THE SIDE OR REAR, BUT DUE TO TRAFFIC AND NOISE LEVELS ASSOCIATED WITH THE INTERSTATE, REQUESTING PARKING BE LOCATED ADJACENT TO THE INTERSTATE AS SHOWN IN CURRENT DESIGN TO ALLOW RESIDENTS TO BE FURTHER FROM INTERSTATE.

CITY PROPOSED CONDITIONS:

1. THE DEVELOPER SHALL RECORD A 24' WIDE CROSS ACCESS EASEMENT AS SHOWN ON SHEET C200 BETWEEN THE RONAN AT HENDERSONVILLE PROJECT (WATERLEAF PHASE 2) AND THE SUMMIT AT HENDERSONVILLE PROJECT (WATERLEAF PHASE 1). THUS PROVIDING PERMANENT ACCESS FROM THE RONAN AT HENDERSONVILLE DEVELOPMENT TO S. ALLEN ROAD.

INDEX OF SHEETS		
SHEET NO	TITLE	REV.
C000	COVER	1
C101	EXISTING CONDITIONS & DEMOLITION PLAN	1
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C201	SITE PLAN	1
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C601	UTILITY PLAN	1
L101	LANDSCAPE & RESOURCE LAYOUT	1
L102	TREE CANOPY PRESERVATION PLAN	1



Know what's below.
Call before you dig.

DEVELOPMENT DATA

OWNER/DEVELOPER: GRAYCLIFF CAPITAL DEVELOPMENT, LLC
200 EAST BROAD STREET, SUITE 220
GREENVILLE, SC 29601
CONTACT: JAY LEE
(864) 679-4799
CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: WARREN SUGG, P.E.
(828) 252-5388

FOR REVIEW ONLY



COVER FOR:

RONAN AT HENDERSONVILLE

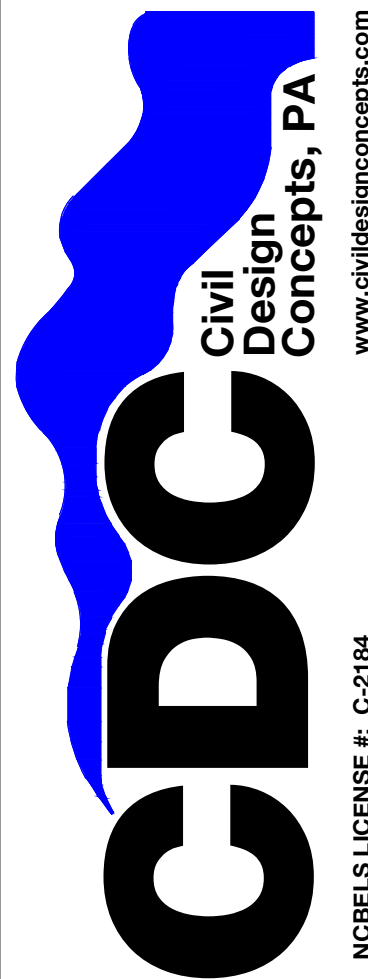
THE BROADWAY GROUP — CLEVELAND COUNTY, NORTH CAROLINA

DRAWN BY: KWN
CDC PROJECT NO.: 121.35
XXX PERMIT NO.: xxx

SHEET

C000

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388



52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 455-5455
FAX (828) 455-5455

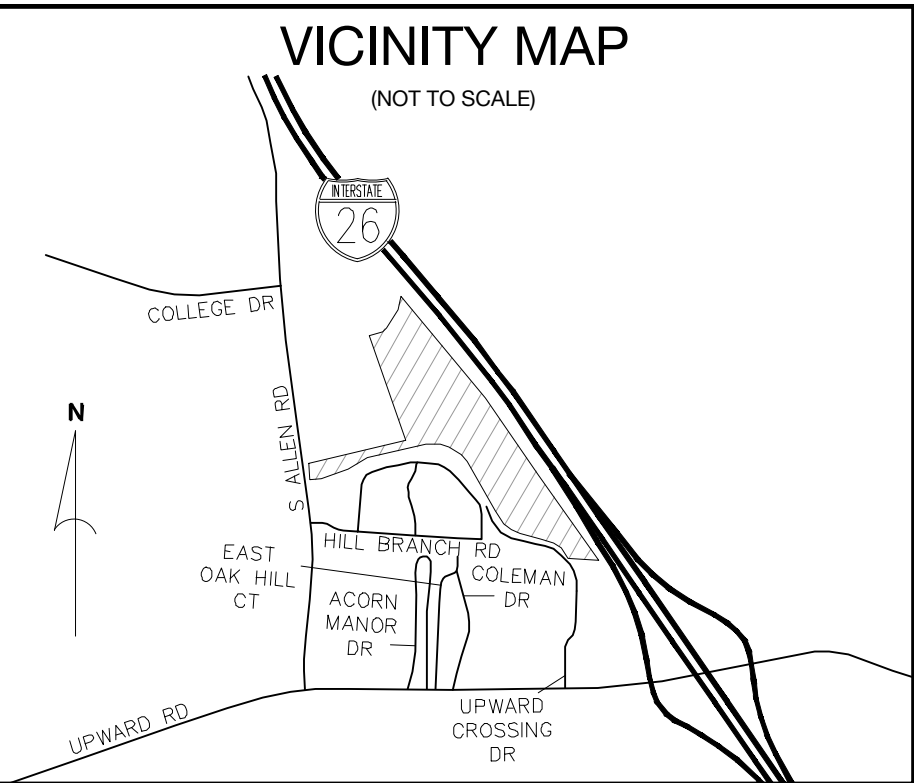
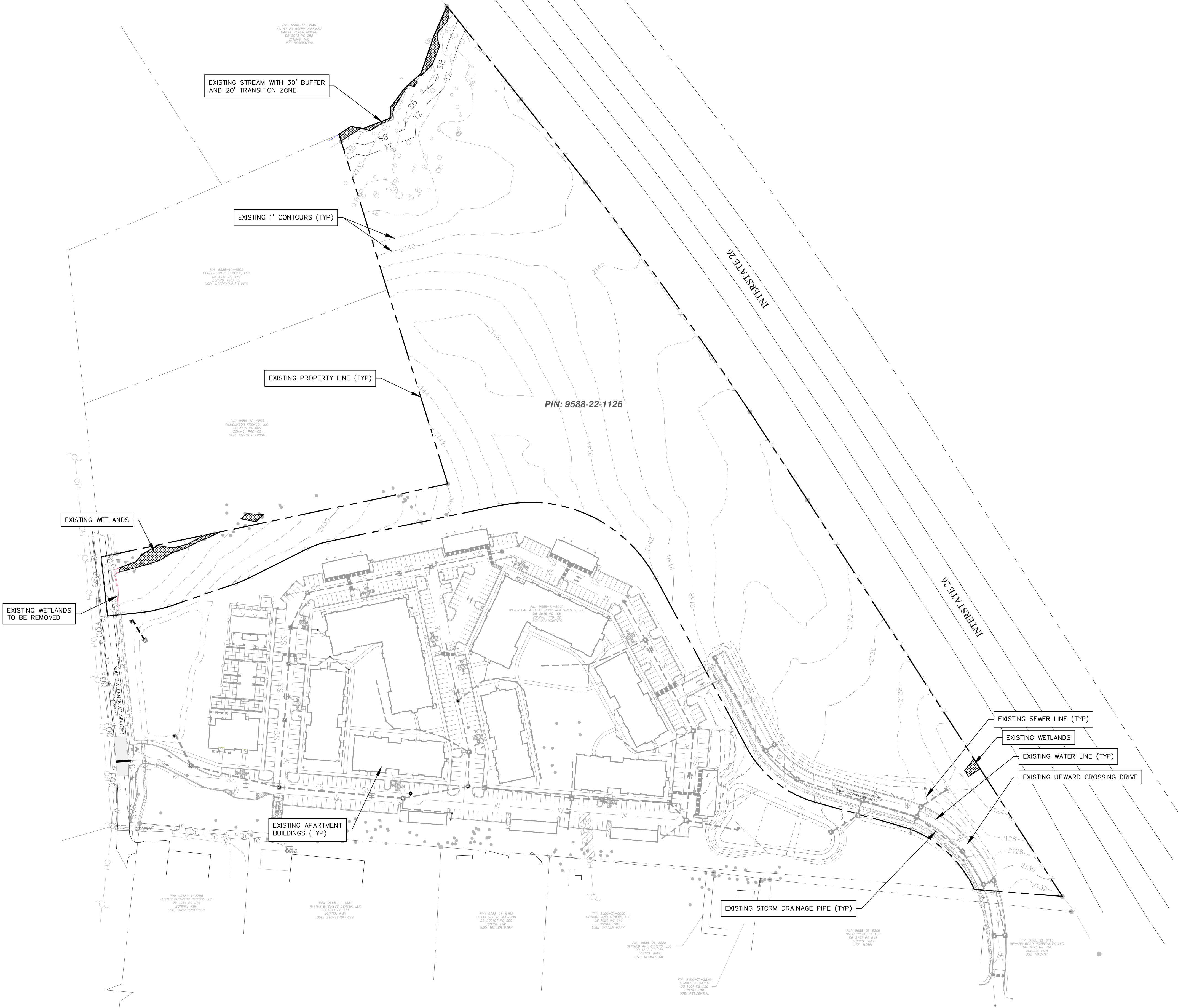
www.civildesignconcepts.com

NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1	04/04/2025	CITY OF HENDERSONVILLE CZ SUBMITTAL	MAD
2	04/21/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD
3	04/25/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD
4	04/28/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD
5	05/16/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD

CITY OF HENDERSONVILLE NOTES

1. DEVELOPER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE OPEN SPACE.
2. ALL UTILITIES SERVICE LINES AND CONNECTIONS WILL BE UNDERGROUND.
3. ALL PROPOSED BUILDINGS TO BE SPRINKLED.

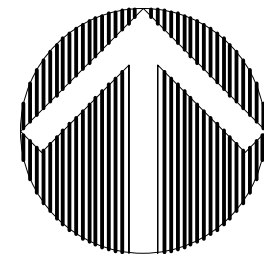


DEVELOPMENT DATA	
OWNER:	THE CAMENZINDS 5133 BOYLSTON HIGHWAY MILLS RIVER, NC 28759 ROBERT CAMENZIND
CONTACT:	
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601 JAY LEE (864) 679-4799
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273 KEITH BURNS, P.L.S. (980) 949-8475
CONTACT:	
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101 MIKE OSMAN, A.I.A. (336) 734-2003
CONTACT:	

PROJECT DATA	
PIN:	9588-22-1126
ADDRESS:	UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE:	4091/552
PROJECT ACREAGE:	17.13+ ACRES
CURRENT ZONING:	CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING:	CHMU-C2D
DENSITY:	11.21 UNITS/ACRE (192 TOTAL UNITS)
SETBACKS:	
FRONT:	10'
SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC

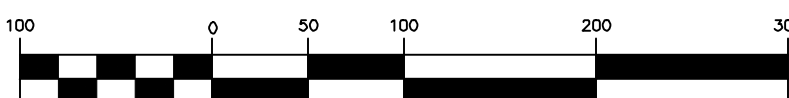
ZONING DATA	
<u>PARKING CALCULATIONS:</u>	
VEHICULAR:	
REQUIRED SPACES:	(1 OR 2 BED UNITS) 1.0 X 168=168 (3+ BED UNITS) 1.5 X 24= 36
TOTAL SPACES REQUIRED:	204
SPACES PROVIDED:	324
HANDICAPPED SPACES:	
SPACES REQUIRED: 7	SPACES PROVIDED: 20
<u>BUILDING DATA:</u>	
<u>BUILDING</u>	<u>DESCRIPTION</u> <u>HEIGHT</u> <u>GFA</u>
1,3-4,6-10	3 STORIES 39'-2 1/2" 27,340 SF
2	CLUBHOUSE 18'-9" 3,500 SF
11-15	GARAGES 8' 1,980 SF
5	CABANA 12' 273 SF
<u>OPEN SPACE CALCULATIONS:</u>	
OPEN SPACE:	
REQUIRED: 10.27 AC (60%)	PROVIDED: 10.27 AC
COMMON SPACE:	
REQUIRED: 1.71 AC (10%)	PROVIDED: 1.71 AC
BUILDINGS:	
REQUIRED: <3.42 AC	PROVIDED: 2.14 AC (12%)
STREETS/PARKING (VUA):	PROVIDED: 2.61 AC (15%)
OTHER:	N/A
LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN	
<u>IMPERVIOUS CALCULATIONS:</u>	
	<u>IMPERVIOUS</u> <u>PERVIOUS</u>
PRE-DEVELOPMENT:	0.00 ACRES (0%) 17.13 ACRES (100%)
POST-DEVELOPMENT:	5.64 ACRES (33%) 11.49 ACRES (67%)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

RONAN AT HENDERSONVILLE

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

DRAWN BY: CDC PROJECT NO.: 12135
XXX PERMIT NO. xxx

SHEET

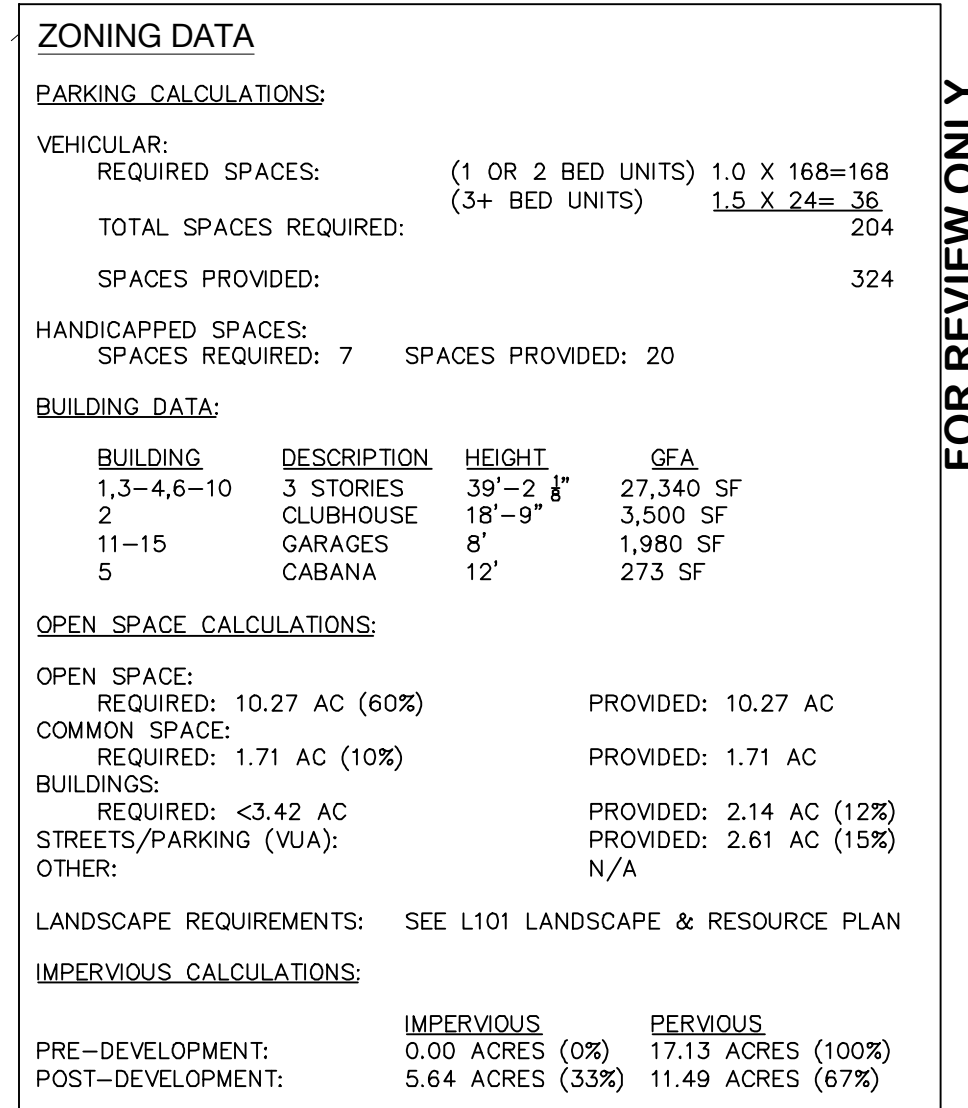
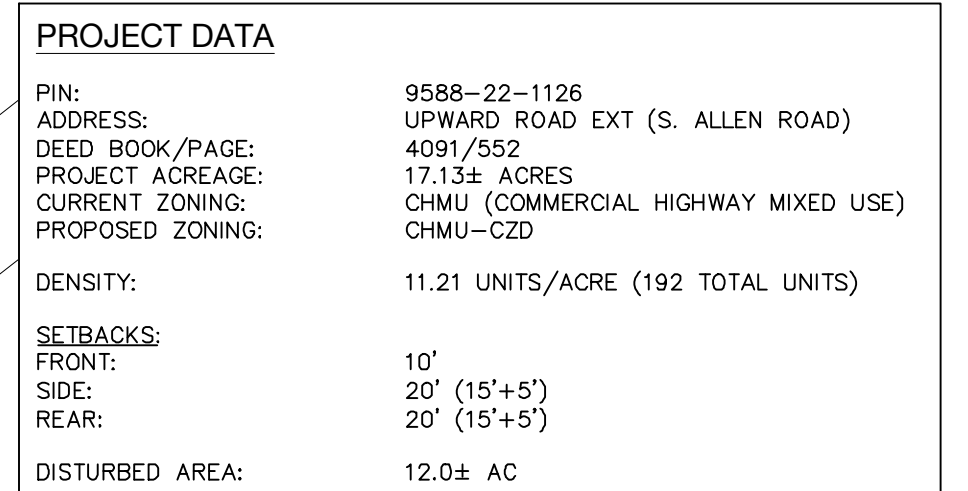
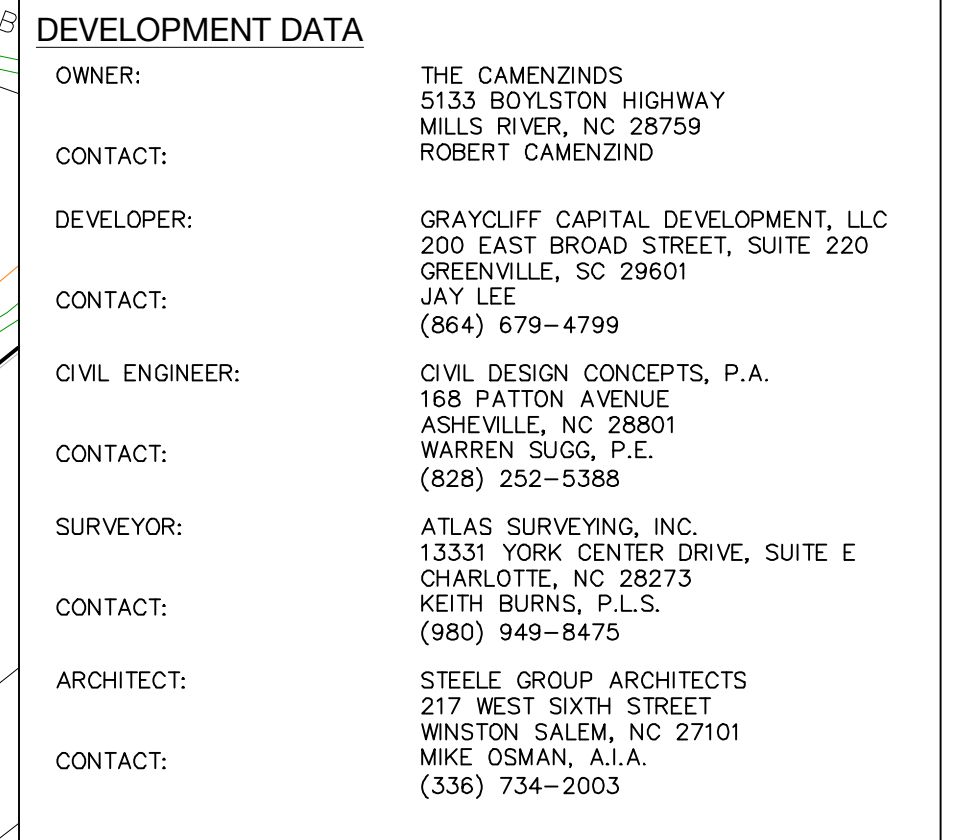
C101

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

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CDC
NCBELS LICENSE # C-2184
www.civildesignconcepts.com

52 WALNUT STREET - SUITE 9
WAYNEVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 455-5455

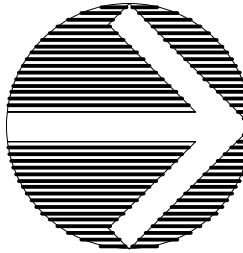
1. DEVELOPER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE OPEN SPACE.
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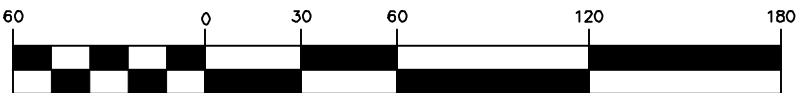
Know what's **below**.
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NORTH

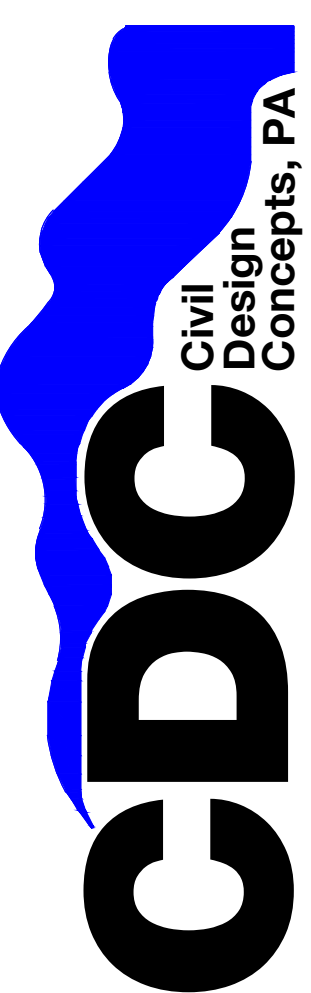
SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5365



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NO.	DATE	DESCRIPTION	BY
1	04/04/2025	CITY OF HENDERSONVILLE CZ SUBMITTAL	WAD
2	04/21/2025	CITY OF HENDERSONVILLE CZ RESUBMITAL	WAD
3	04/25/2025	CITY OF HENDERSONVILLE CZ RESUBMITAL	WAD

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PRELIMINARY
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FOR
CONSTRUCTION

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT LLC - HENDERSONVILLE, NORTH CAROLINA

SITE PLAY FOR:

DRAWN BY: AMP
CDC PROJECT NO.: 12135
XXX PERMIT NO. XXX

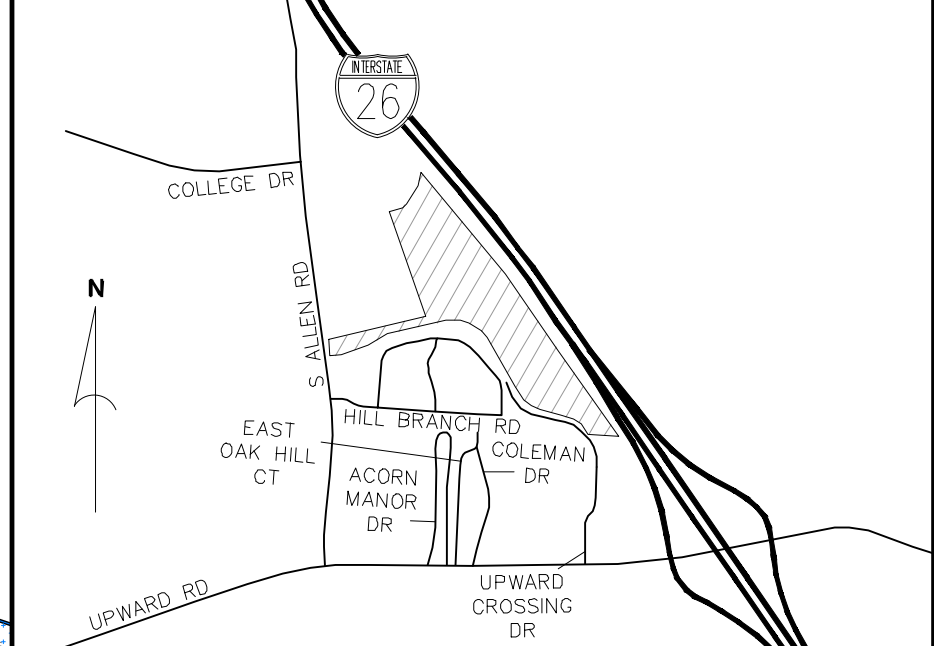
HEET

C201

1. DEVELOPER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE OPEN SPACE.
2. ALL UTILITIES SERVICE LINES AND CONNECTIONS WILL BE UNDERGROUND.
3. ALL PROPOSED BUILDINGS TO BE SPRINKLED.



(NOT TO SCALE)



OWNER:	THE CAMENZINDS 5133 BOYLSTON HIGHWAY MILLS RIVER, NC 28759
CONTACT:	ROBERT CAMENZIND
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601
CONTACT:	JAY LEE (864) 679-4799
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUIGO, P.E. (828) 252-5388
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273
CONTACT:	KEITH BURNS, P.L.L.C. (980) 949-8475
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON-SALEM, NC 27101
CONTACT:	MIKE OSMAN, AIA (336) 734-2003

PIN:	9588-22-1126
ADDRESS:	UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE:	4091/552
PROJECT ACREAGE:	17.13± ACRES
CURRENT ZONING:	CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING:	CHMU-CZD
DENSITY:	11.21 UNITS/ACRE (192 TOTAL UNITS)
SETBACKS:	
FRONT:	10'
SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 OR 2 BED UNITS) 1.0 X 168=168
(3+ BED UNITS) 1.5 X 24= 36
TOTAL SPACES REQUIRED: 204
SPACES PROVIDED: 324

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 20

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
1,3-4-6-10	3 STORIES	39'-2 8"	27,340 SF
2	CLUBHOUSE	18'-9"	3,500 SF
11-15	GARAGES	8'	1,980 SF
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OPEN SPACE:
REQUIRED: 10.27 AC (60%) PROVIDED: 10.27 AC
COMMON SPACE:
REQUIRED: 1.71 AC (10%) PROVIDED: 1.71 AC
BUILDINGS:
REQUIRED: <3.42 AC PROVIDED: 2.61 AC (12%)
STREETS/PARKING (VUA): PROVIDED: 2.14 AC (15%)
OTHER: N/A

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN

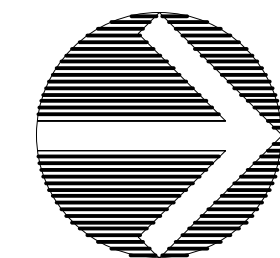
IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.00 ACRES (0%)	17.13 ACRES (100%)
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



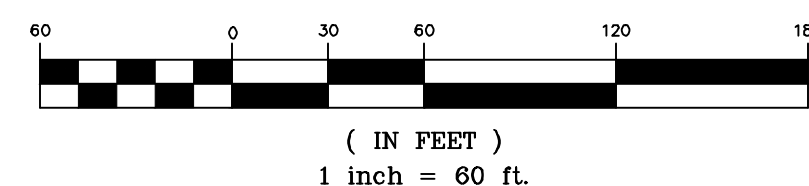
Know what's **below**.
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NORTH

GRADING & STORM DRAINAGE PLAN

GRAPHIC SCALE



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FOR CONSTRUCTION

GRADING & STORM DRAINAGE PLAN FOR:

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:	AMP
CDC PROJECT NO.:	12135
XXX PERMIT NO.	xxx

SHEET

C301

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CIVIL ENGINEER'S LICENSE # C-2184

168 ANTON AVENUE
ASHEVILLE, NC 28601
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 452-4455
FAX (828) 452-4455

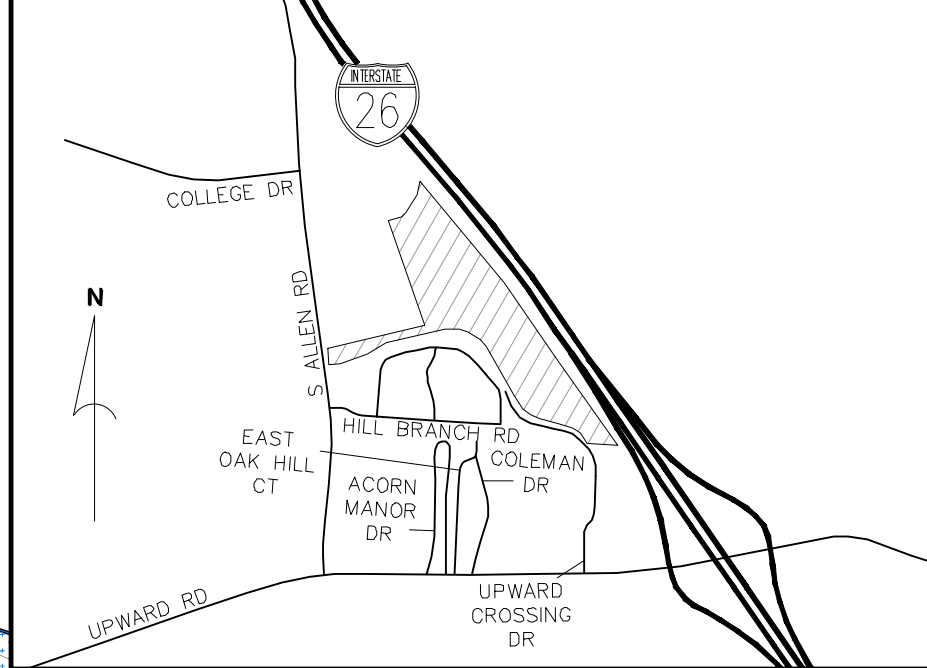
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CITY OF HENDERSONVILLE NOTES

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2. ALL UTILITIES SERVICE LINES AND CONNECTIONS WILL BE UNDERGROUND.
3. ALL PROPOSED BUILDINGS TO BE SPRINKLED.

VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER: THE CAMENZINDS
5133 BOYLSTON HIGHWAY
MILLS RIVER, NC 28759
ROBERT CAMENZIND

CONTACT:

DEVELOPER: GRAYCLIFF CAPITAL DEVELOPMENT, LLC
200 EAST BROAD STREET, SUITE 220
GREENVILLE, SC 29601
JAY LEE
(864) 679-4799

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

SURVEYOR: ATLAS SURVEYING, INC.
13331 YORK CENTER DRIVE, SUITE E
CHARLOTTE, NC 28273
KEITH BURNS, P.L.S.
(980) 949-8475

ARCHITECT: STEELE GROUP ARCHITECTS
217 WEST SIXTH STREET
WINSTON SALEM, NC 27101
MIKE OSMAN, A.I.A.
(336) 734-2003

CONTACT:

PROJECT DATA

PIN: 9588-22-1126
ADDRESS: UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE: 4091/552
PROJECT ACREAGE: 17.13+ ACRES
CURRENT ZONING: CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING: CHMU-CZD

DENSITY: 11.21 UNITS/ACRE (192 TOTAL UNITS)

SETBACKS:
FRONT: 10'
SIDE: 20' (15'+5')
REAR: 20' (15'+5')

DISTURBED AREA: 12.0± AC

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 OR 2 BED UNITS) 1.0 X 168=168
(3+ BED UNITS) 1.5 X 24= 36
TOTAL SPACES REQUIRED: 204
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2	CLUBHOUSE	18'-9"	3,500 SF
11-15	GARAGES	8'	1,980 SF
5	CABANA	12'	273 SF

OPEN SPACE CALCULATIONS:

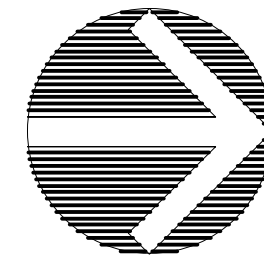
OPEN SPACE: REQUIRED: 10.27 AC (60%) PROVIDED: 10.27 AC
COMMON SPACE: REQUIRED: 1.71 AC (10%) PROVIDED: 1.71 AC
BUILDINGS: REQUIRED: <3.42 AC PROVIDED: 2.14 AC (12%)
STREETS/PARKING (VUA): PROVIDED: 2.61 AC (15%)
OTHER: N/A

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN

IMPERVIOUS CALCULATIONS:

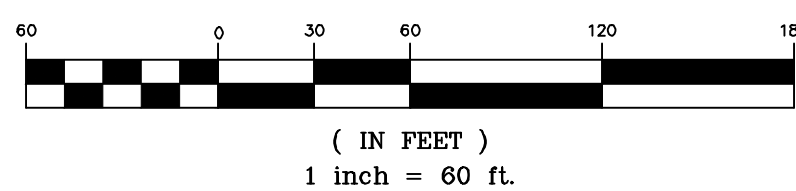
	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.00 ACRES (0%)	17.13 ACRES (100%)
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)

CDC INSPECTIONS HOTLINE:
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UTILITY PLAN

GRAPHIC SCALE



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RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC - HENDERSONVILLE, NORTH CAROLINA

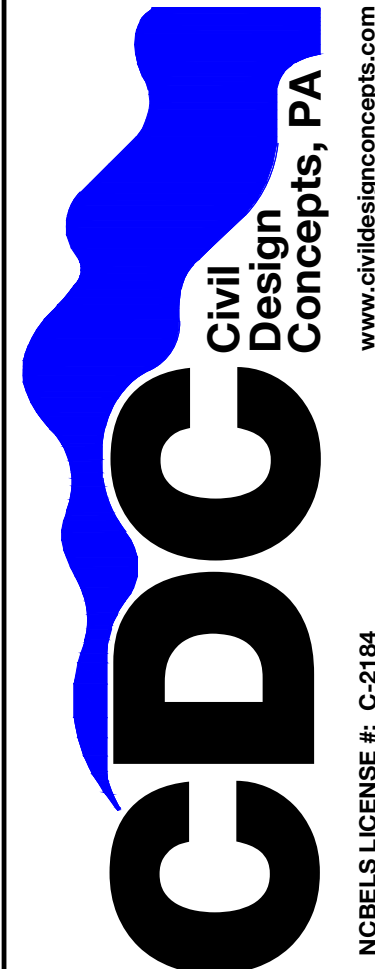
UTILITY PLAN FOR:

DRAWN BY: CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12135
xxx

SHEET

C601



NCBLS LICENSE # C-2184

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WYOMING, NC 28406
PHONE (828) 252-5388
FAX (828) 252-5385



STATUS: Conceptual
Not for Construction

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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[illegible]

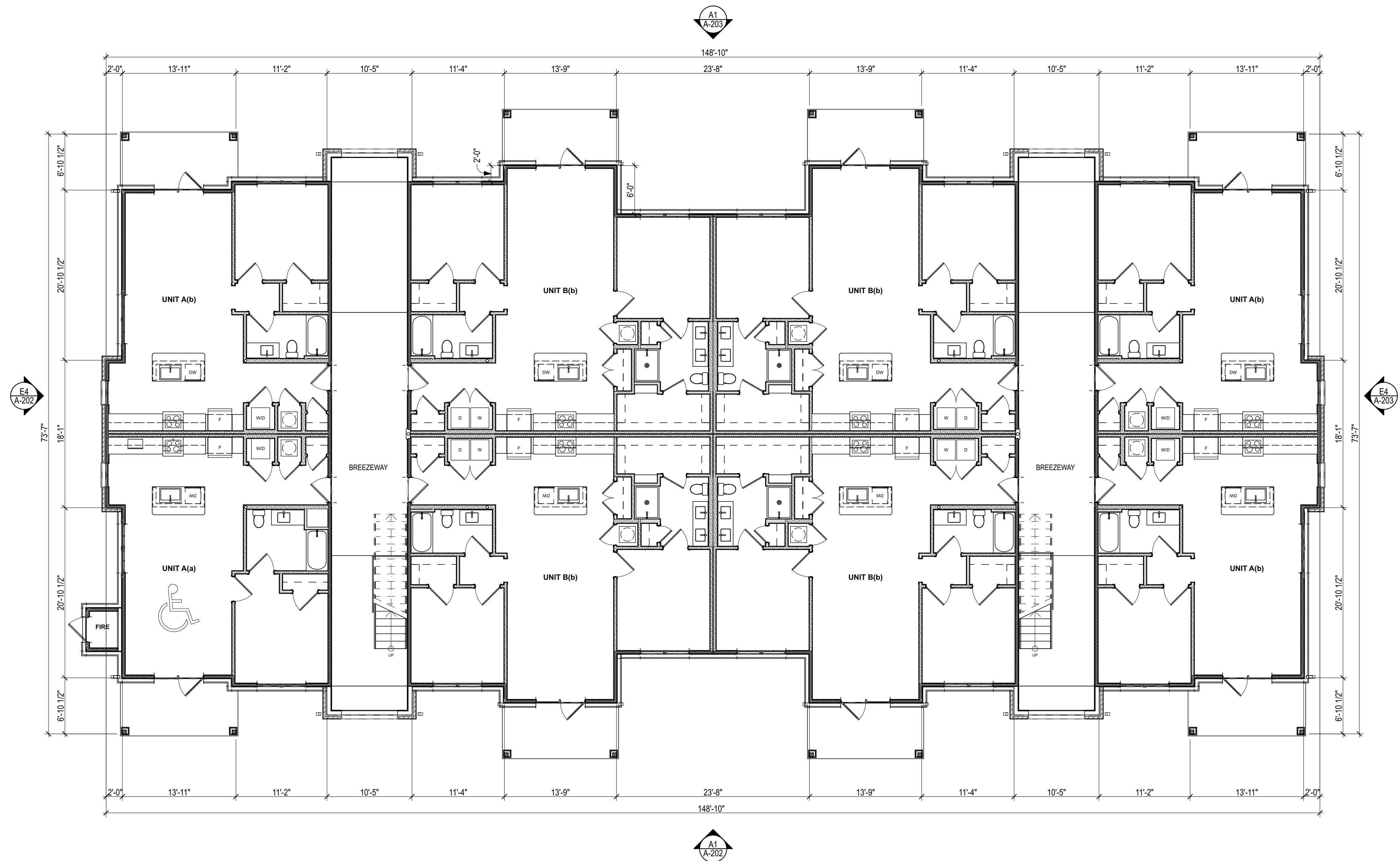
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE A,
GROUND FLOOR

SHEET

A-101



A3

GF Ground Floor - Type A

SCALE: 1/8" = 1'-0"

025-04-28, 1:46 PM BIMcloud: steelbarr - BIMcloud Software as a Service/24 0130 The Roan at Hendersonville



The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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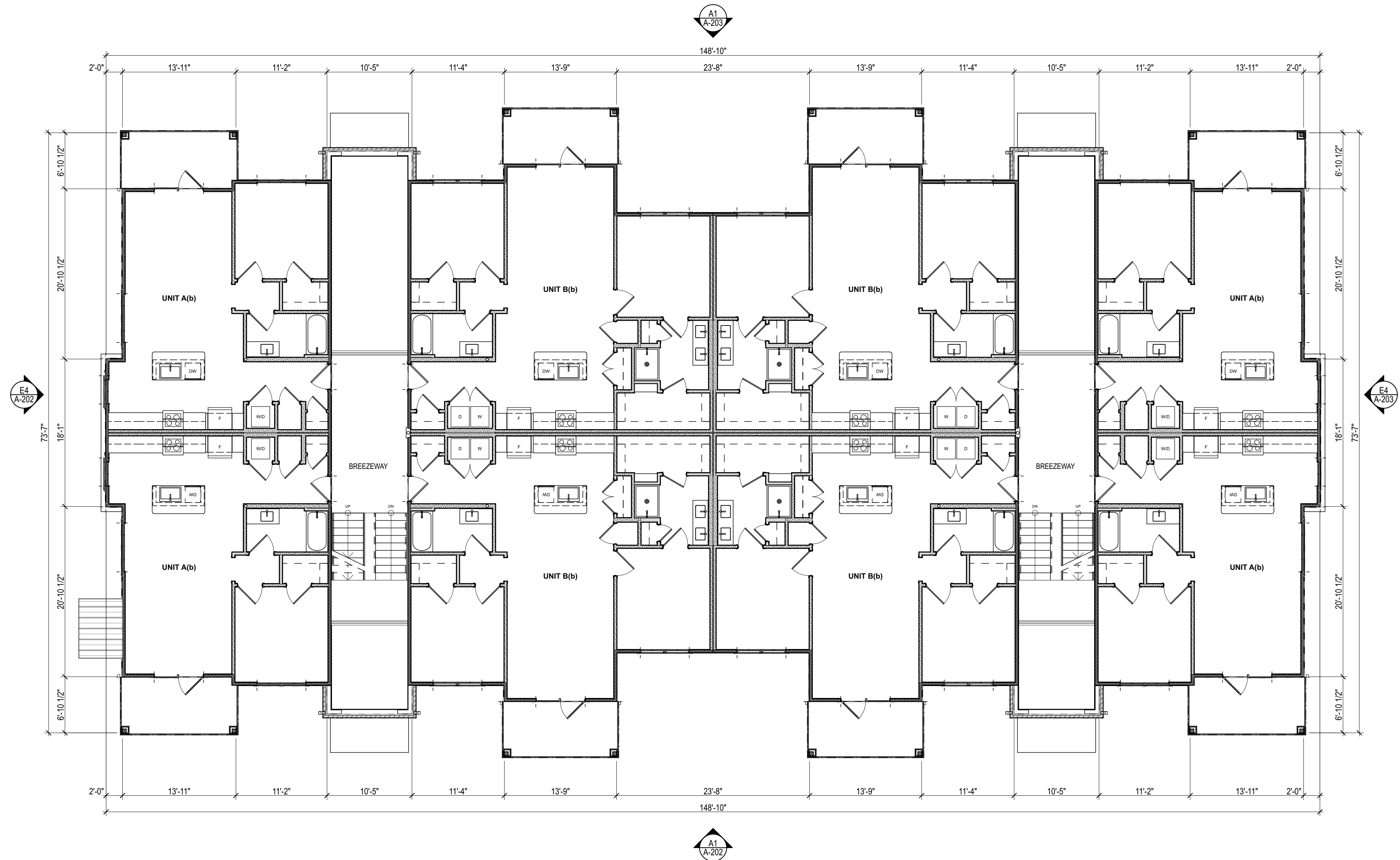
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE A,
SECOND FLOOR

SHEET

A-102



A3 2F Second Floor - Type A
SCALE: 1/8" = 1'-0"

025-04-28, 1:46 PM BIMcloud - BIMcloud Software as a Service 24 0130 The Roan at Hendersonsville 24 0130 The Roan at Hendersonsville



STATUS: Conceptual
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Upward Crossing Drive
Flat Rock, NC 28731

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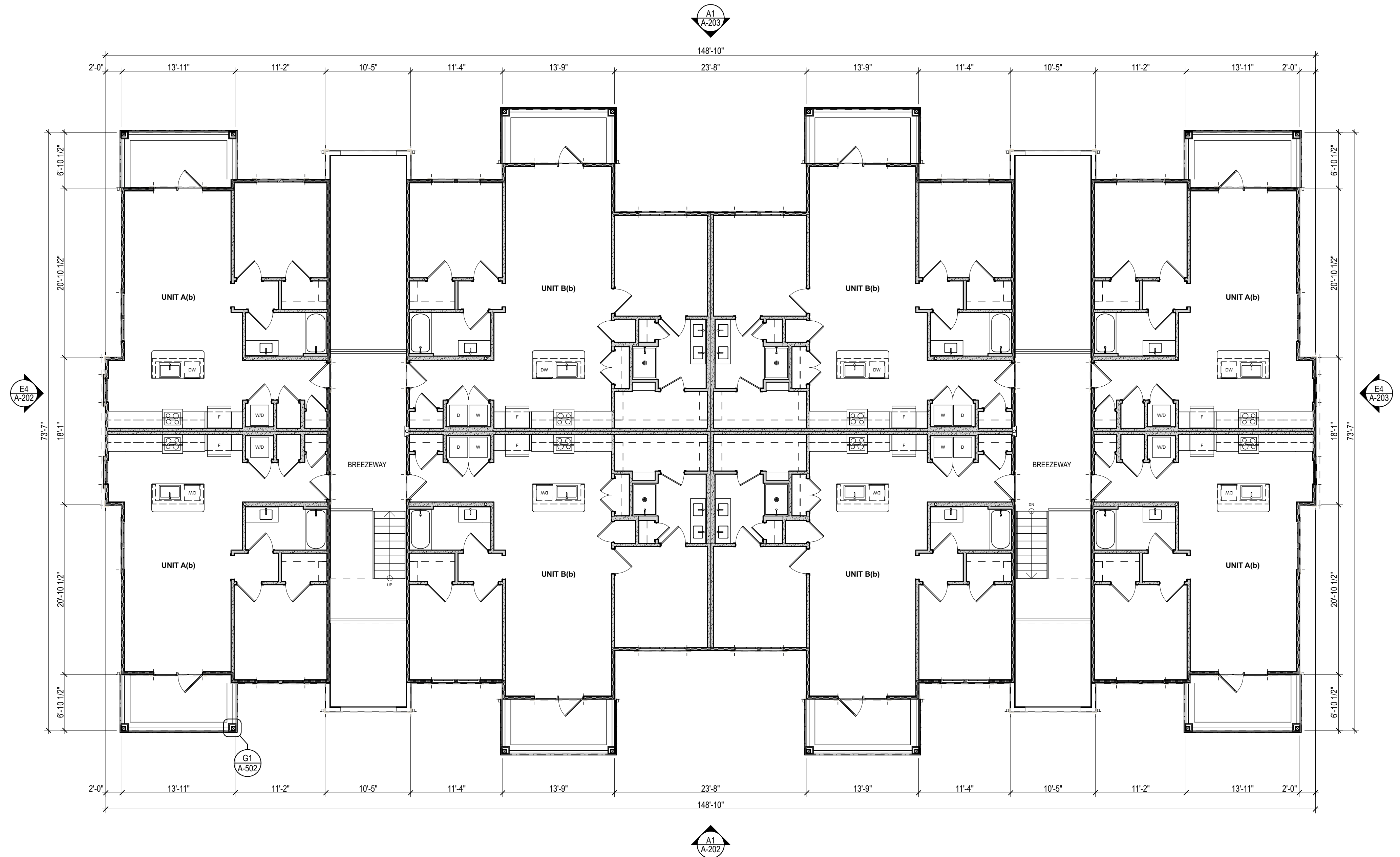
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE A,
THIRD FLOOR

SHEET:

A-103



A3 3F Third Floor - Type A
SCALE: 1/8" = 1'-0"

2025-04-28, 1:46 PM BIMcloud: steelbarn - BIMcloud Software as a Service/24 0130 The Roan at Hendersonville



STATUS: Conceptual
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The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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[illegible]

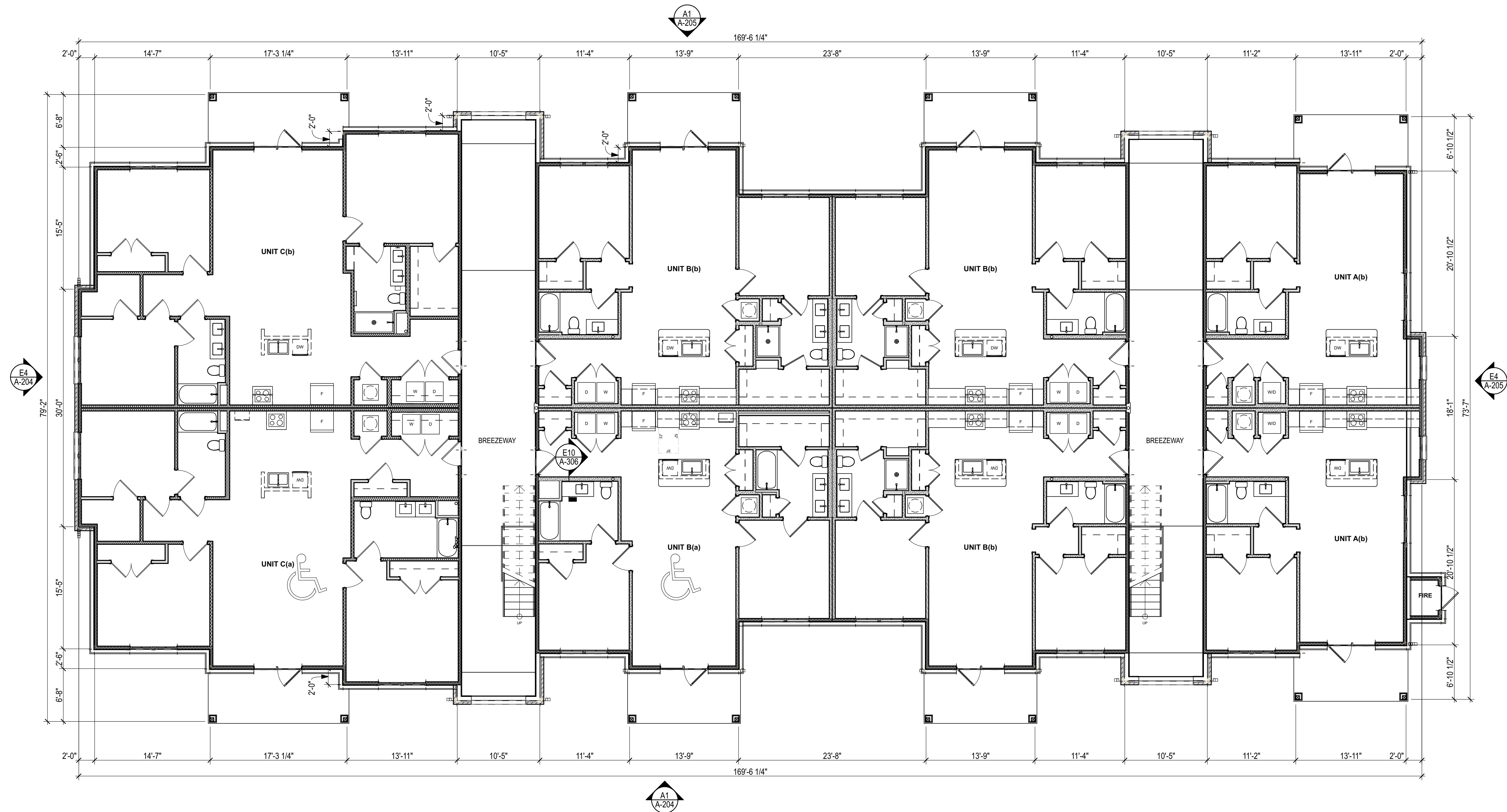
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE B,
GROUND FLOOR

SHEET:

A-104



A1 GF Ground Floor - Type B
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



STATUS: Conceptual
Not for Construction

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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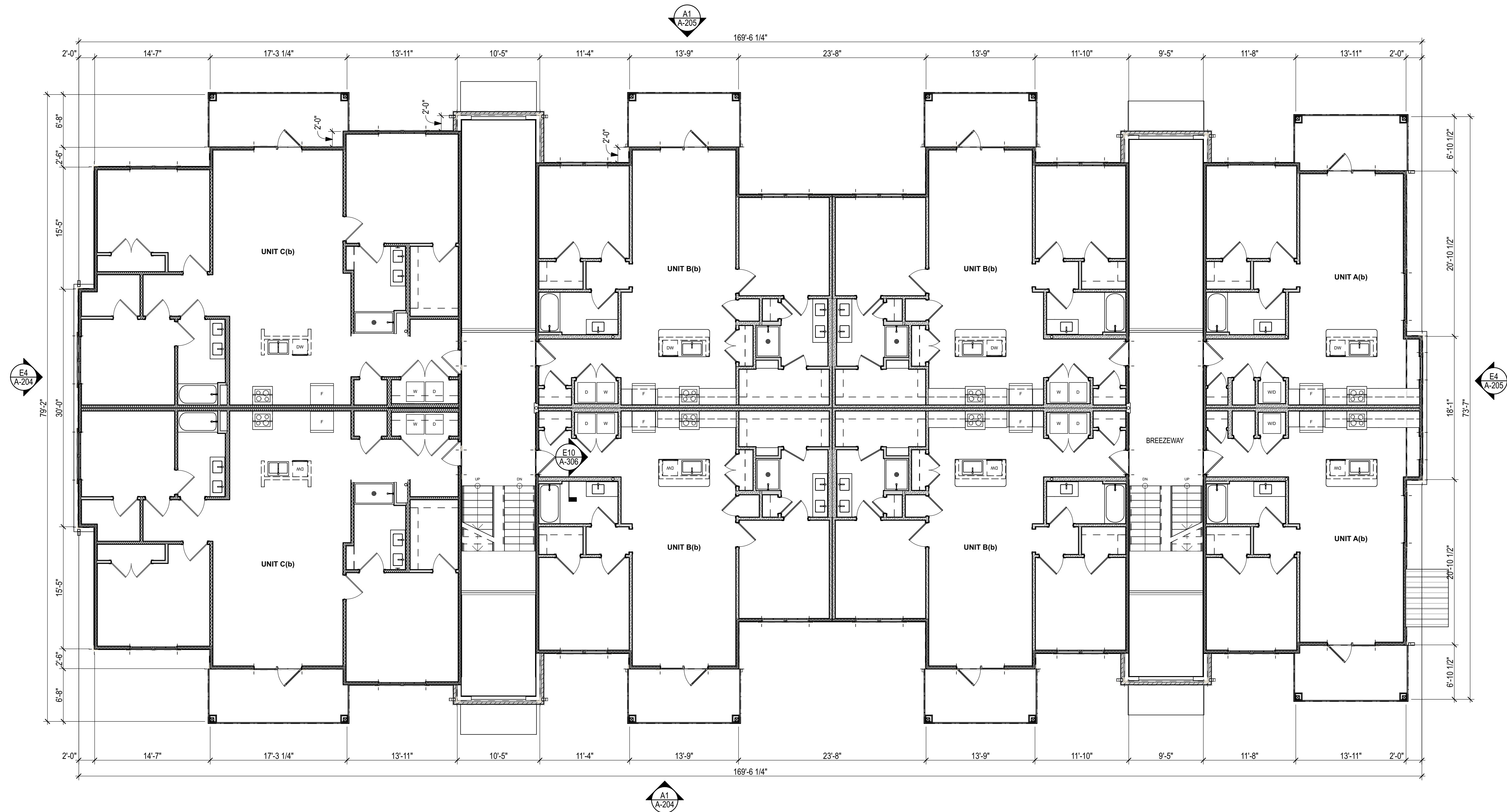
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE B,
SECOND FLOOR

SHEET:

A-105



A1

2F Second Floor - Type B

SCALE: 1/8" = 1'-0"

025-04-28, 1:46 PM BIMcloud - BIMcloud Software as a Service/24.0130 The Roan at Hendersonville



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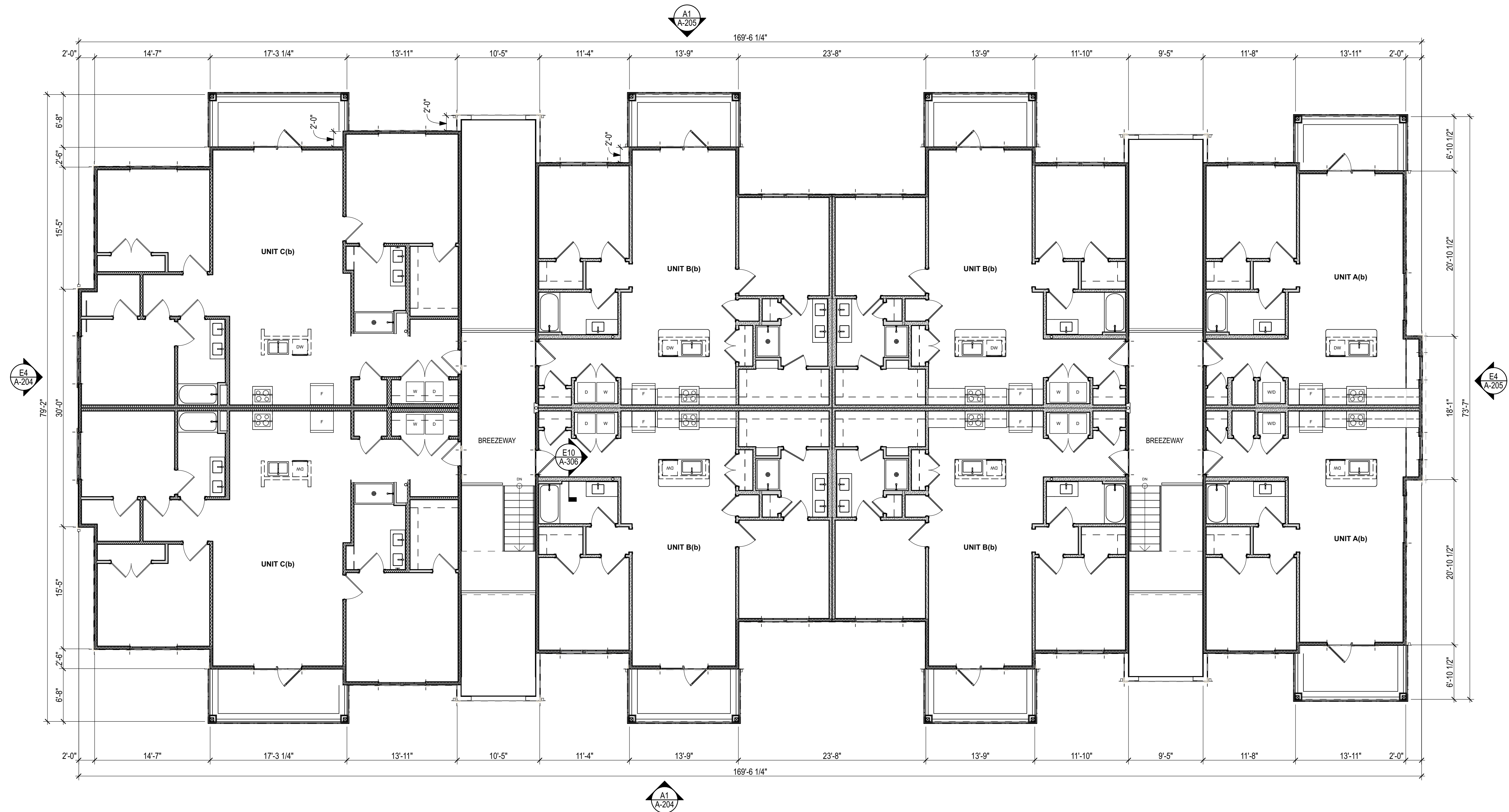
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE B
THIRD FLOOR

SHEET

A-106



A1

3F Third Floor - Type B

SCALE: 1/8" = 1'-0"



STATUS: Conceptual
Not for Construction

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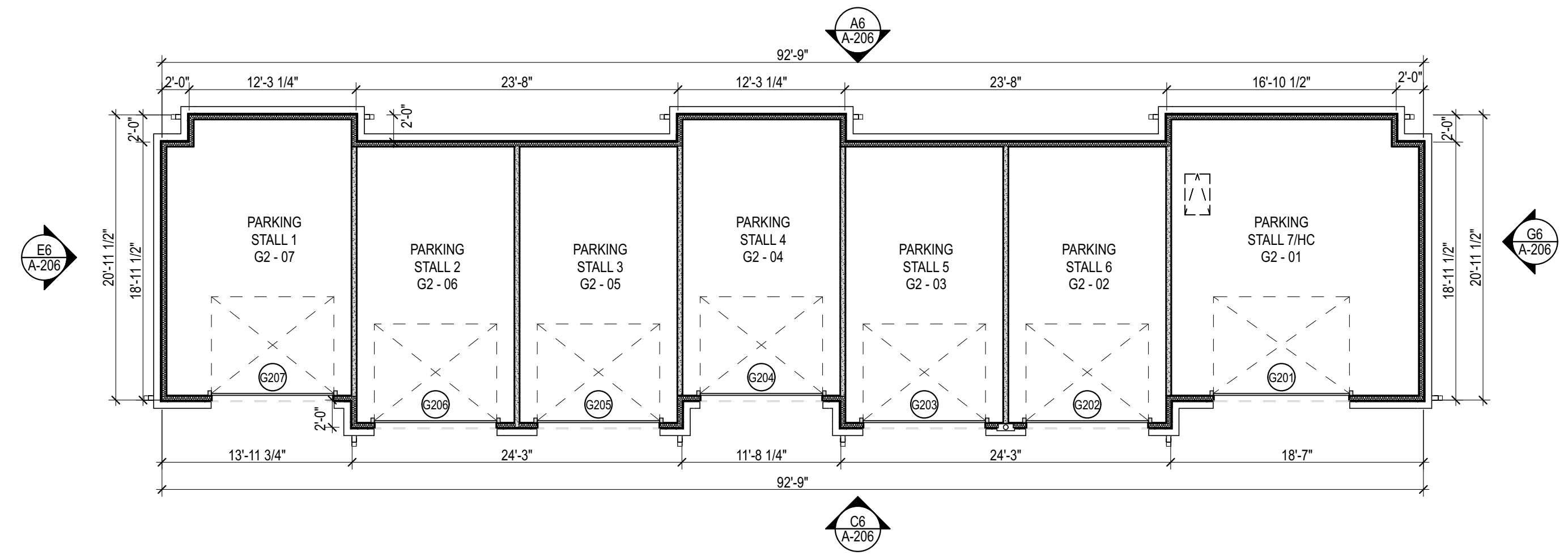
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLANS - CLUBHOUSE &
GARAGES

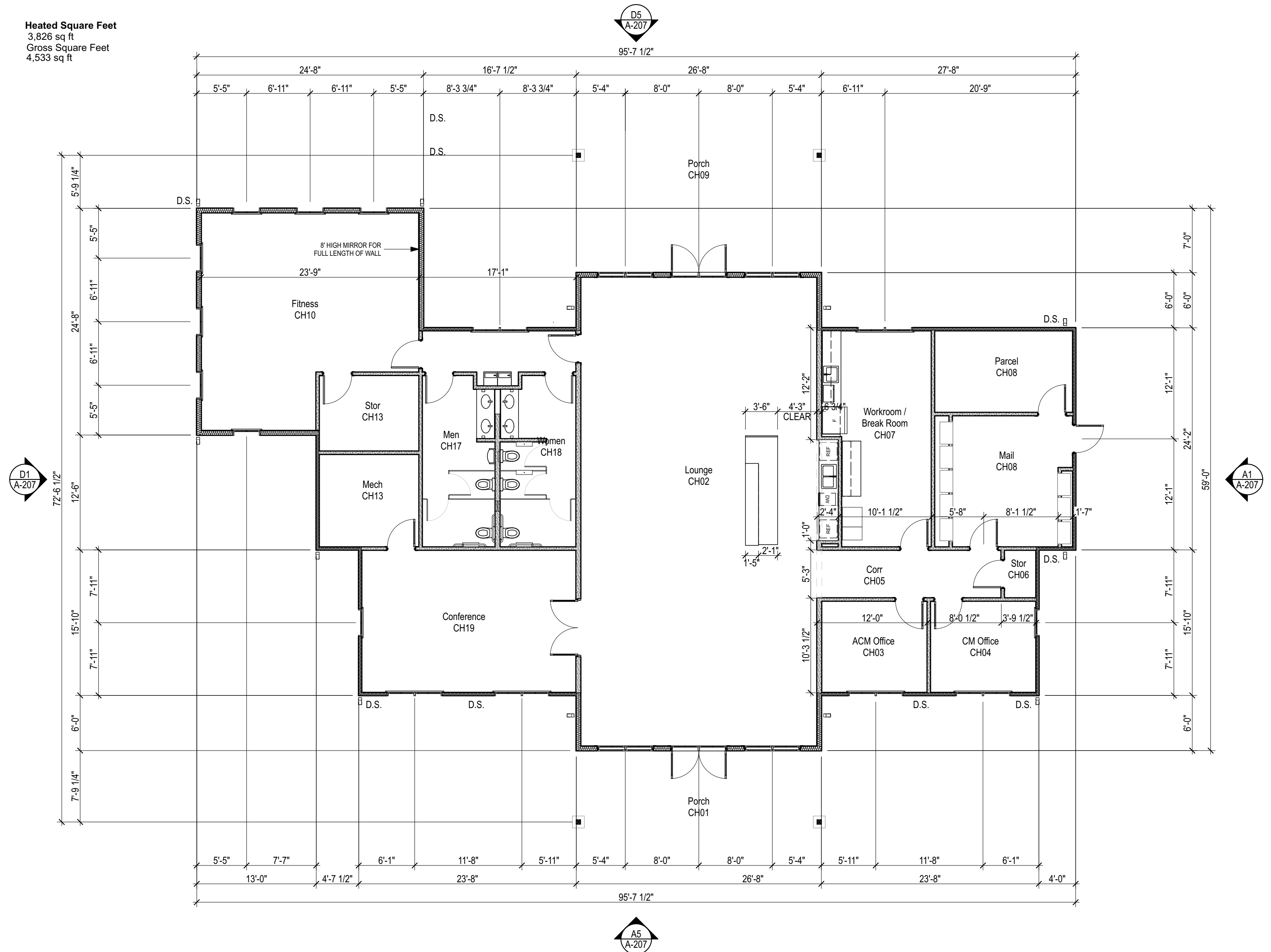
SHEET:

A-107



F6 GF Ground Floor - Garages
SCALE: 1/8" = 1'-0"

Heated Square Feet
3,826 sq ft
Gross Square Feet
4,533 sq ft



A5 GF Ground Floor
SCALE: 1/8" = 1'-0"

2025-04-28, 1:46 PM BIMcloud: steelbarn - BIMcloud Software as a Service/24 0130 The Roan at Hendersonville



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Version	Transmittal Set Name	Date

DATE: 2024-06-20
PROJECT NUMBER: 24 0130
SHEET TITLE: EXTERIOR RENDERING

SHEET: A-201



A1 CONCEPTUAL RENDERING



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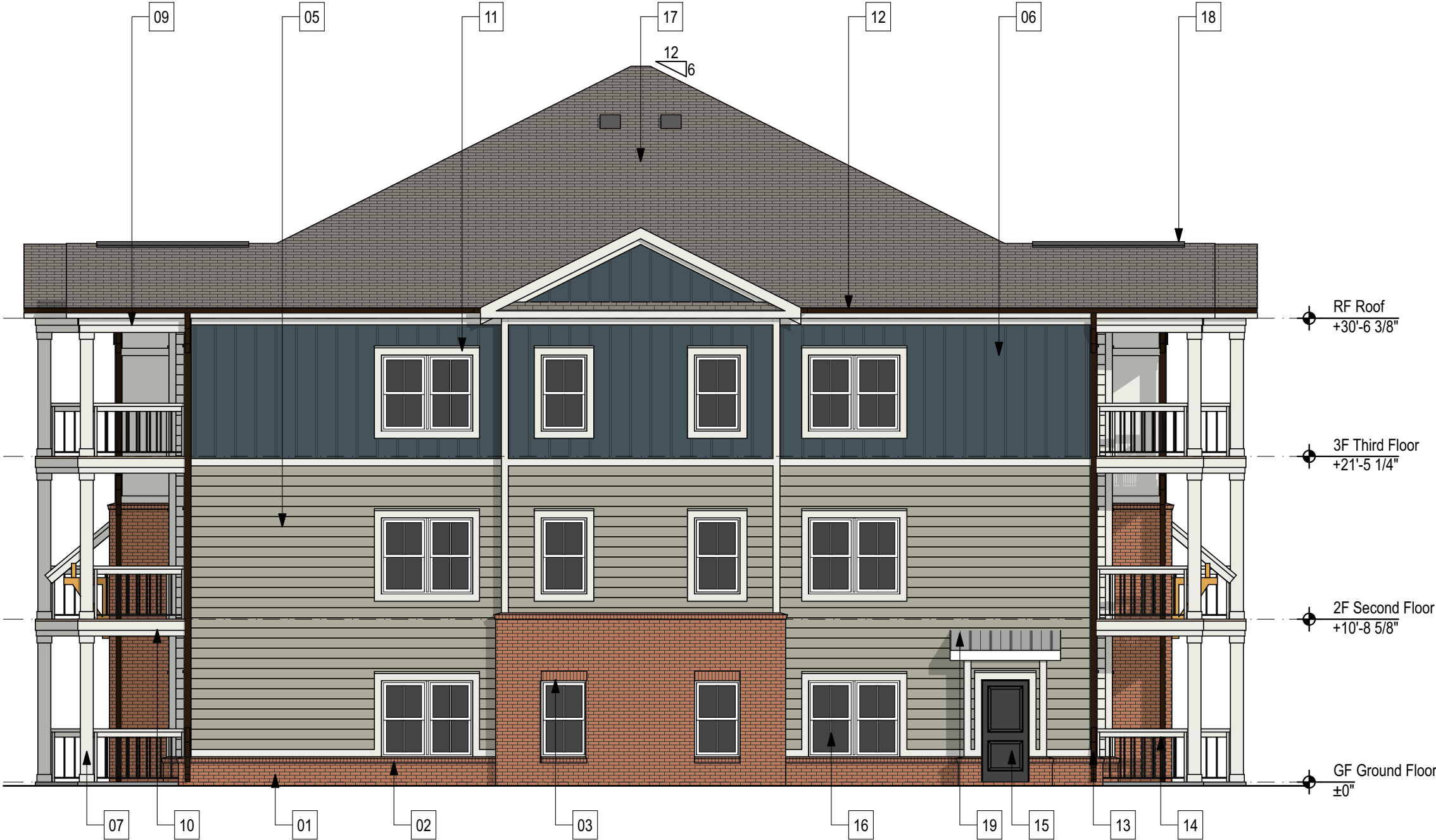
Version	Transmittal Set Name	Date

DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
EXTERIOR ELEVATIONS - APT.
BLDG. TYPE A

SHEET:

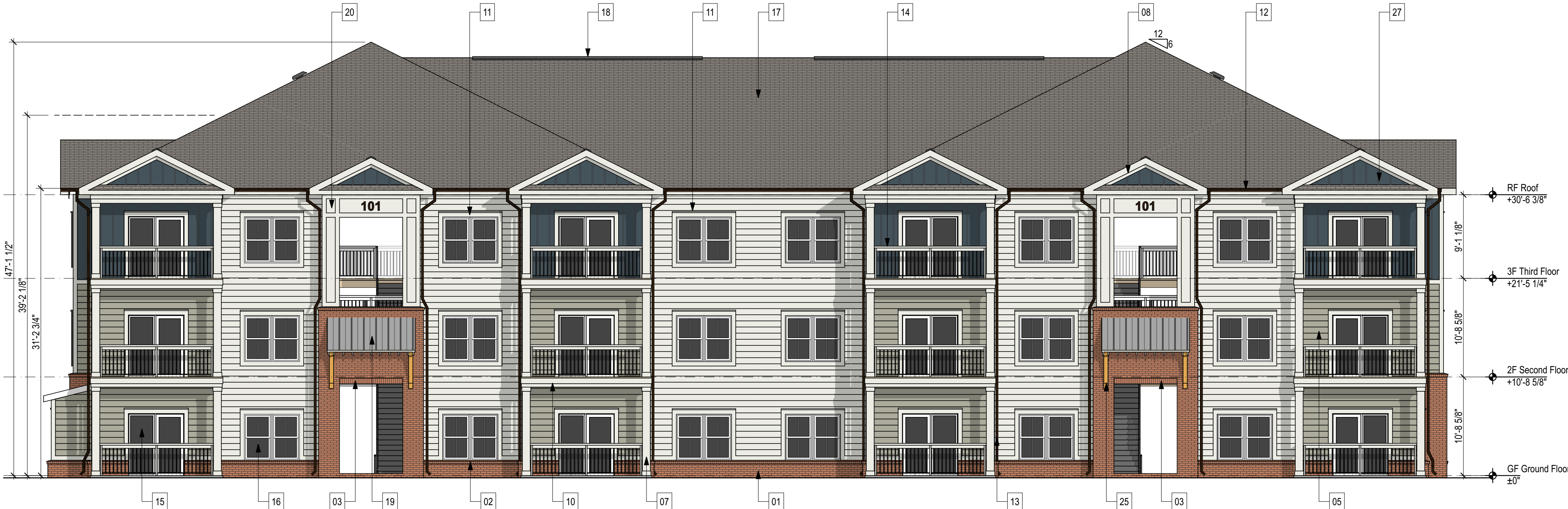
A-202

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



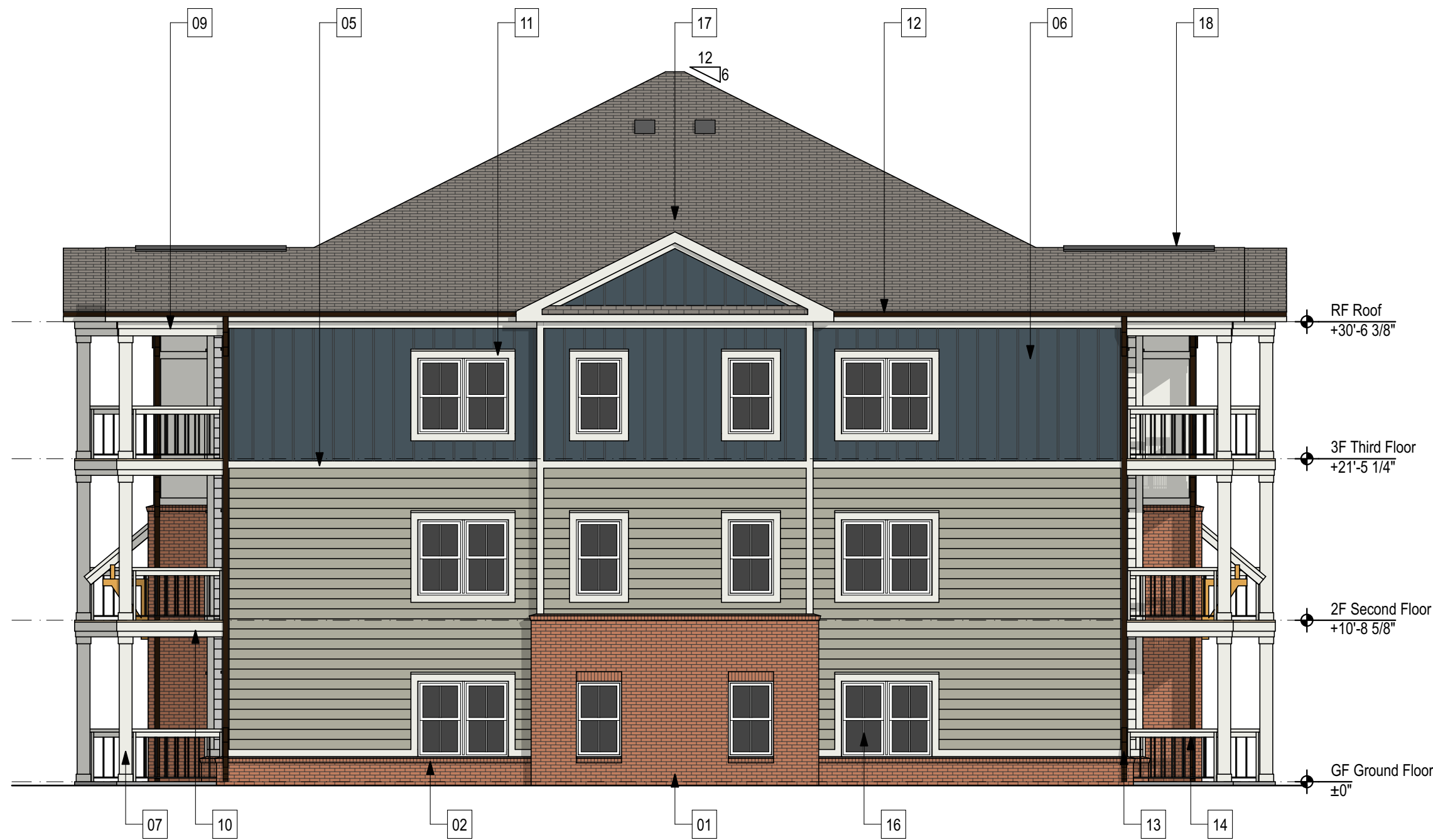
NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 17.2%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (PROVIDED ON BALCONIES)
- BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 LEFT ELEVATION - APARTMENT BUILDING, TYPE A
SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.2%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (PROVIDED ON BALCONIES)
- BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 FRONT ELEVATION - APARTMENT BUILDING, TYPE A
SCALE: 1/8" = 1'-0"



- NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.7%
 2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
 3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 RIGHT ELEVATION - APARTMENT BUILDING, TYPE A
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



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STATUS: **Conceptual**
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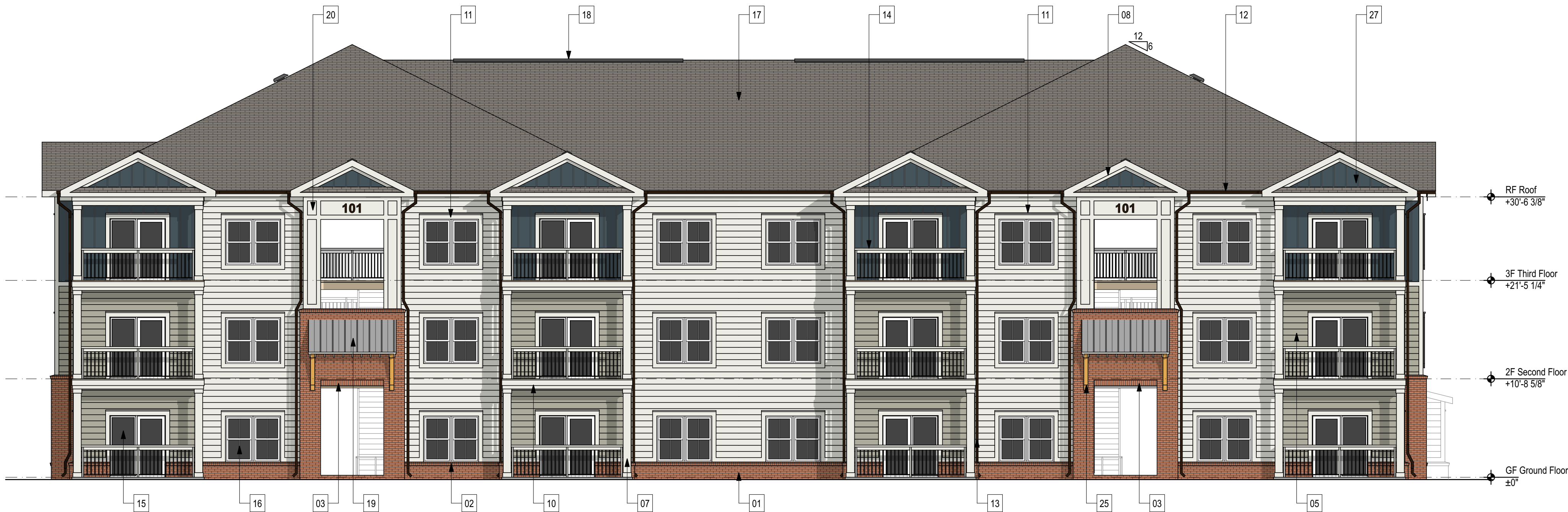
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Version	Transmittal Set Name	Date

DATE: 2024-06-20
PROJECT NUMBER: 24 0130
SHEET TITLE: EXTERIOR ELEVATIONS - APT. BLDG. TYPE A

SHEET:

A-203



- NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.2%
 2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
 3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 REAR ELEVATION - APARTMENT BUILDING, TYPE A
SCALE: 1/8" = 1'-0"



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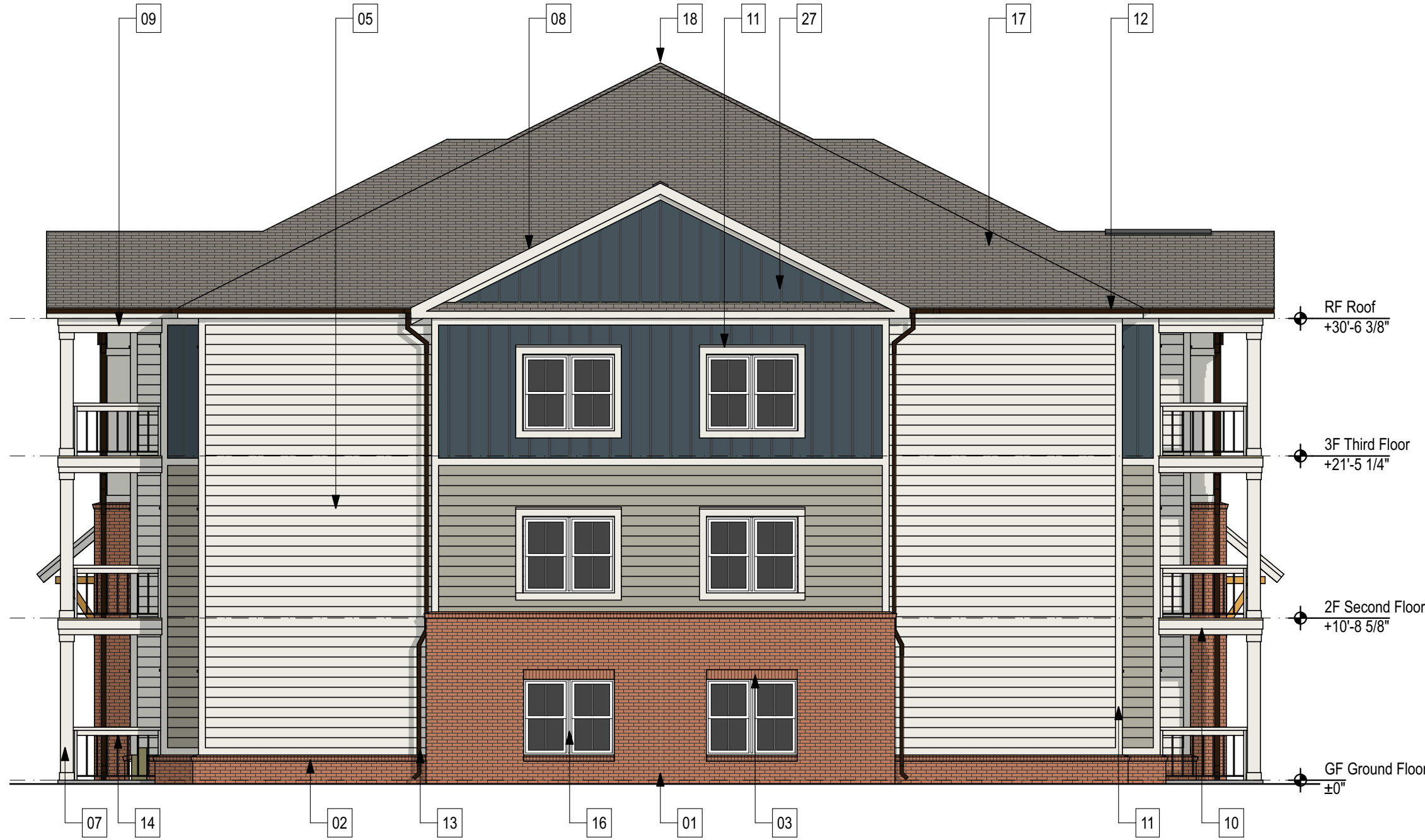
Version	Transmittal Set Name	Date

DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
EXTERIOR ELEVATIONS - APT.
BLDG. TYPE B

SHEET:

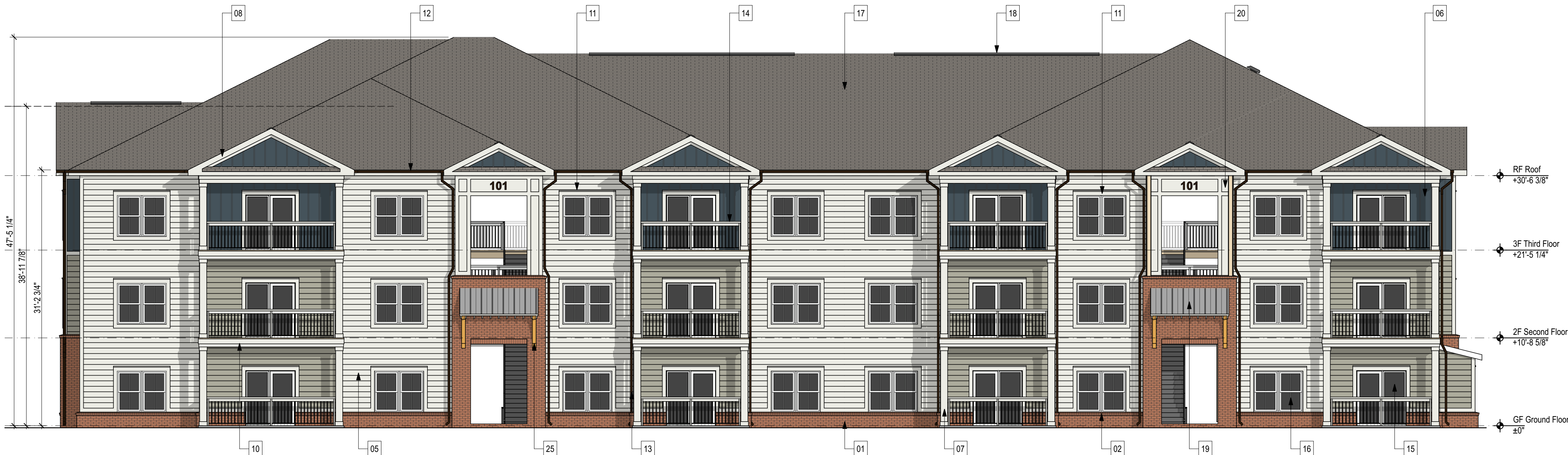
A-204

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
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06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



- NOTE:
- PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 20.6%
 - DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
 - BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 LEFT ELEVATION - APARTMENT BUILDING, TYPE B
SCALE: 1/8" = 1'-0"



- NOTE:
- PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 15.0%
 - DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
 - BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 FRONT ELEVATION - APARTMENT BUILDING, TYPE B
SCALE: 1/8" = 1'-0"

2024-06-20 1:48 PM \\NAEServer\dwg\dwg\24\0130\The Ronan at Hendersonville\A1.dwg The Ronan at Hendersonville



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STATUS: Conceptual
Not for Construction

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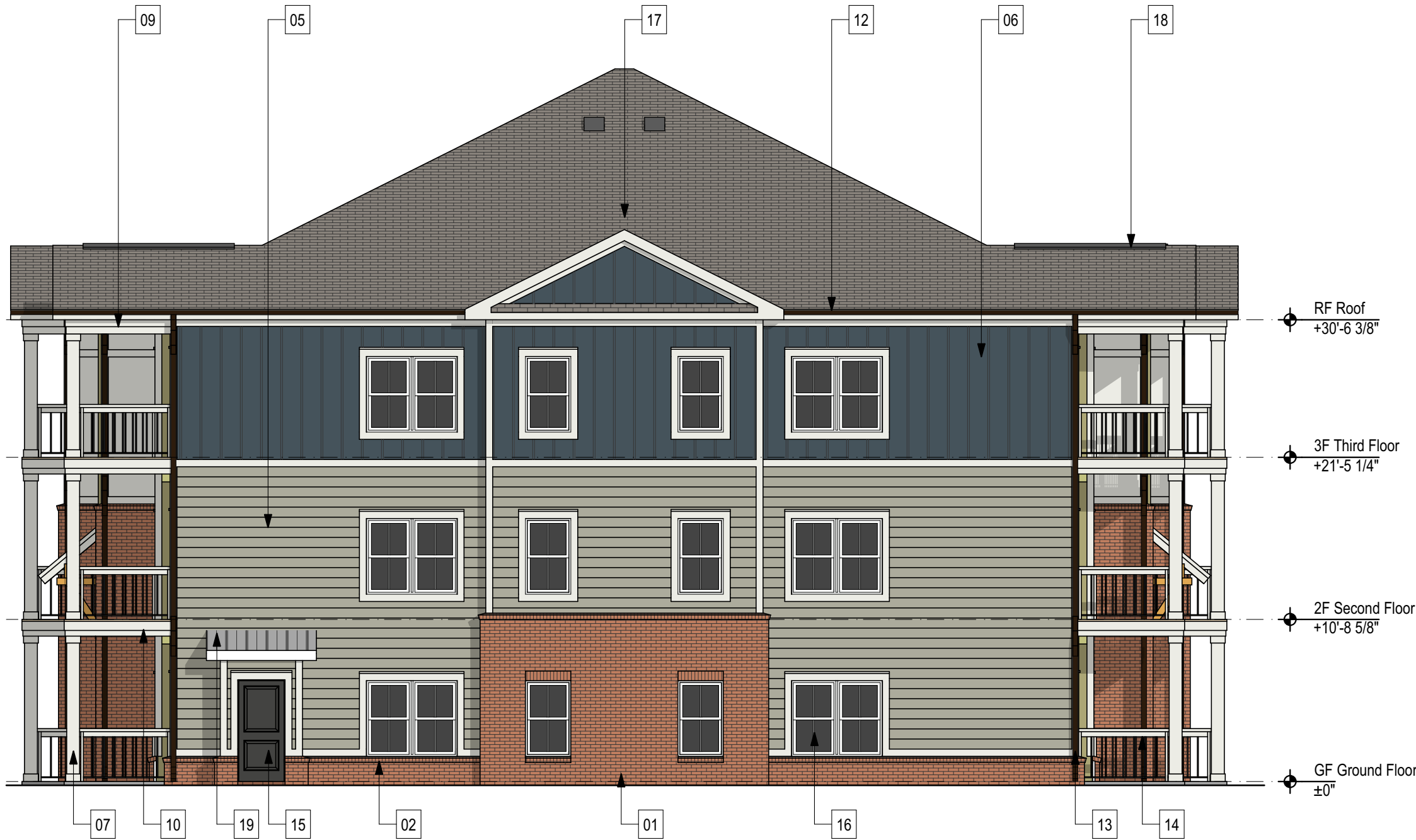
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Version	Transmittal Set Name	Date

DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
EXTERIOR ELEVATIONS - APT.
BDLG. TYPE B

SHEET:

A-205



- NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.7%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (PROVIDED ON BALCONIES)
- BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 RIGHT ELEVATION - APARTMENT BUILDING, TYPE B
SCALE: 1/8" = 1'-0"



- NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 15.0%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (PROVIDED ON BALCONIES)
- BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 REAR ELEVATION - APARTMENT BUILDING, TYPE B
SCALE: 1/8" = 1'-0"

2024-06-20 1:48 PM Michael_Mahoney - External Schema as a Spreadsheet for The Ronan at Hendersonville.dwg 11/30 The Ronan at Hendersonville



STATUS:	Conceptual Not for Construction
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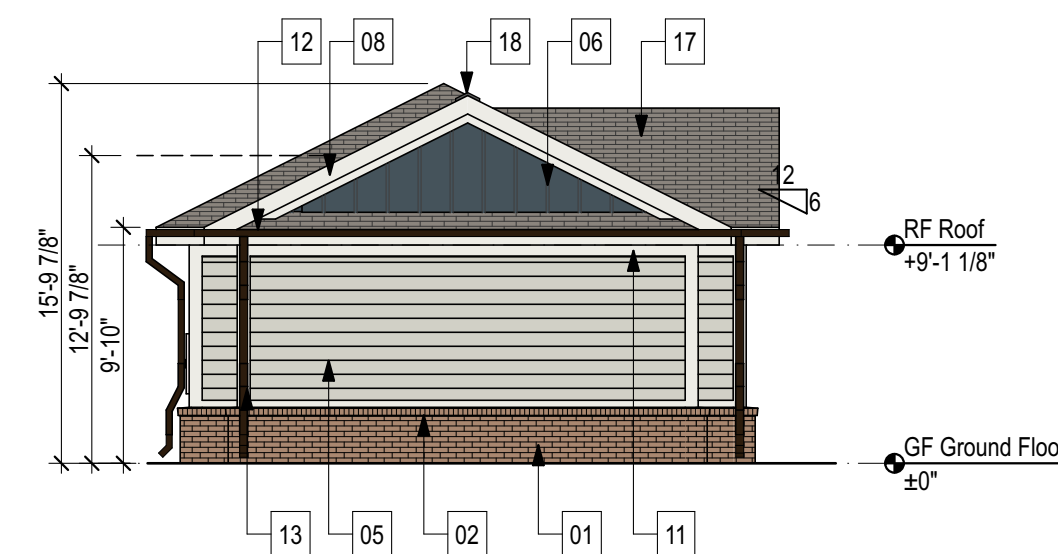
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR ELEVATIONS -
GARAGES

SHEET

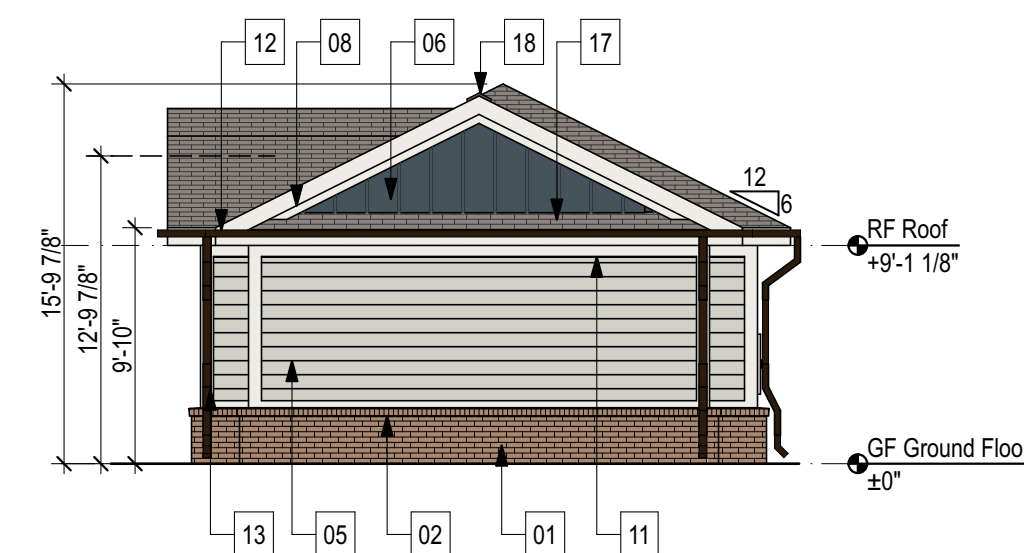
A-206



NOTE:

1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 26.3%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - OFFSETS IN BUILDING FACE AND ROOF

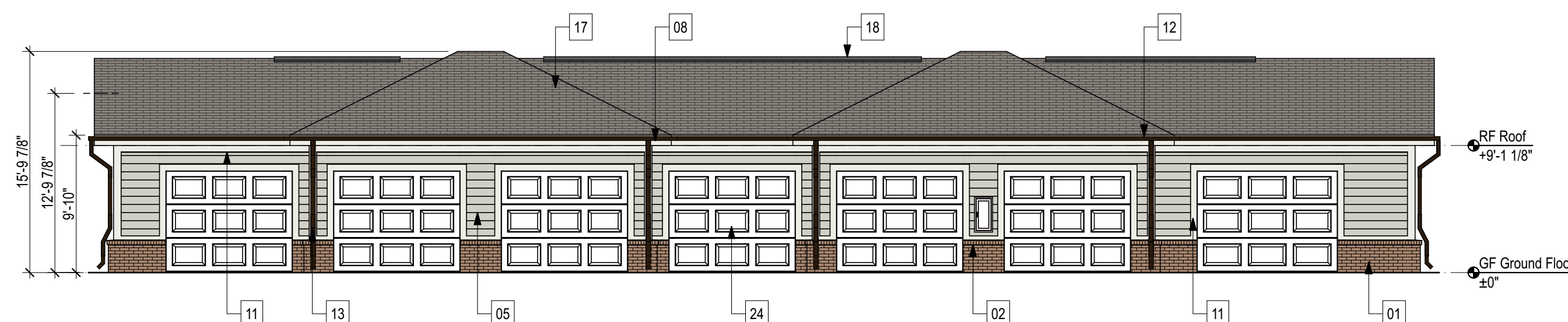
G6 RIGHT ELEVATION - GARAGES
SCALE: 1/8" = 1'-0"



NOTE:

1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 25.8%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - OFFSETS IN BUILDING FACE AND ROOF

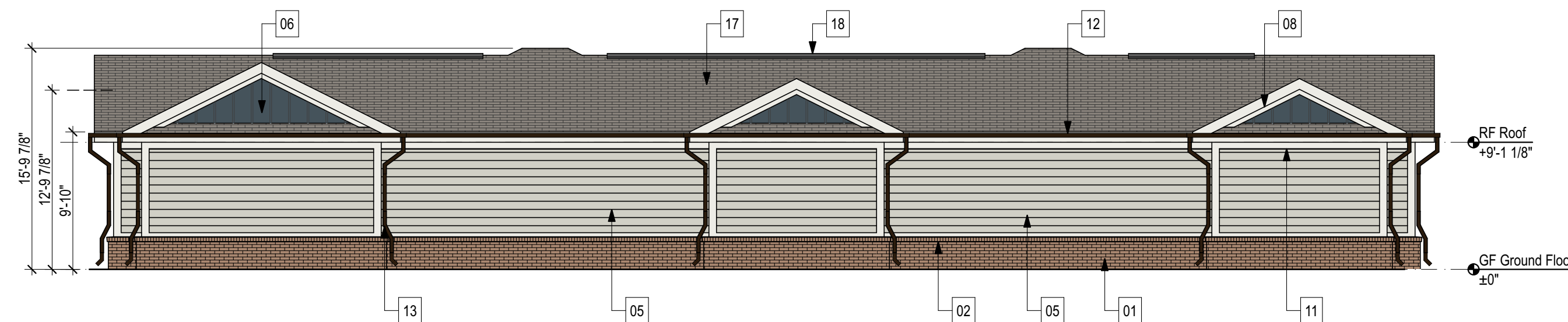
E6 LEFT ELEVATION - GARAGES
SCALE: 1/8" = 1'-0"



NOTE:

1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 18.4%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - EAVES (1'-6" PROJECTION)
 - OFFSETS IN BUILDING FACE AND ROOF
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)

C6 FRONT ELEVATION - GARAGES
SCALE: 1/8" = 1'-0"



NOTE:

1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 25.8%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - OFFSETS IN BUILDING FACE AND ROOF

A6 REAR ELEVATION - GARAGES
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

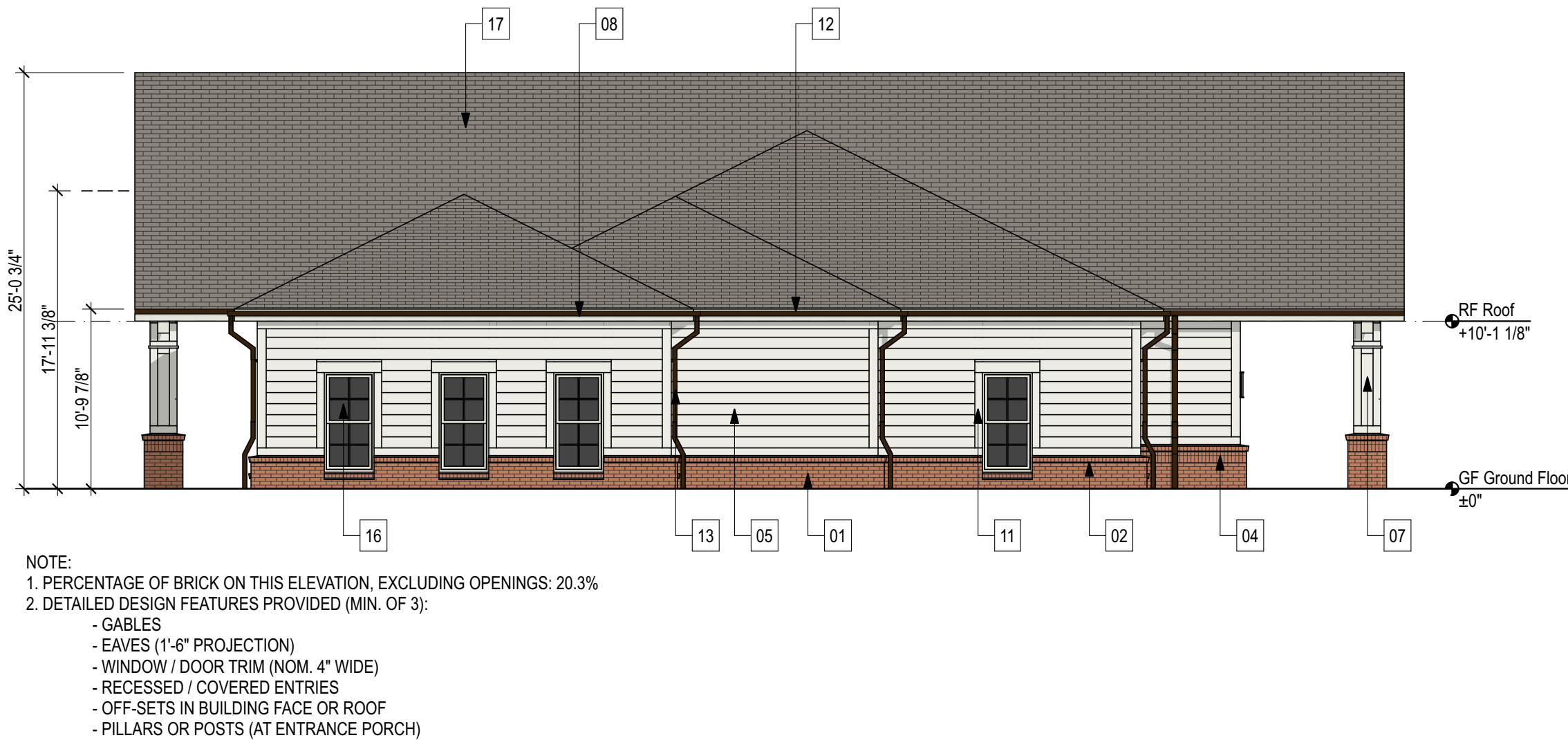
ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
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07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES

18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
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STEELE GROUP
ARCHITECTS

STATUS: Conceptual
Not for Construction



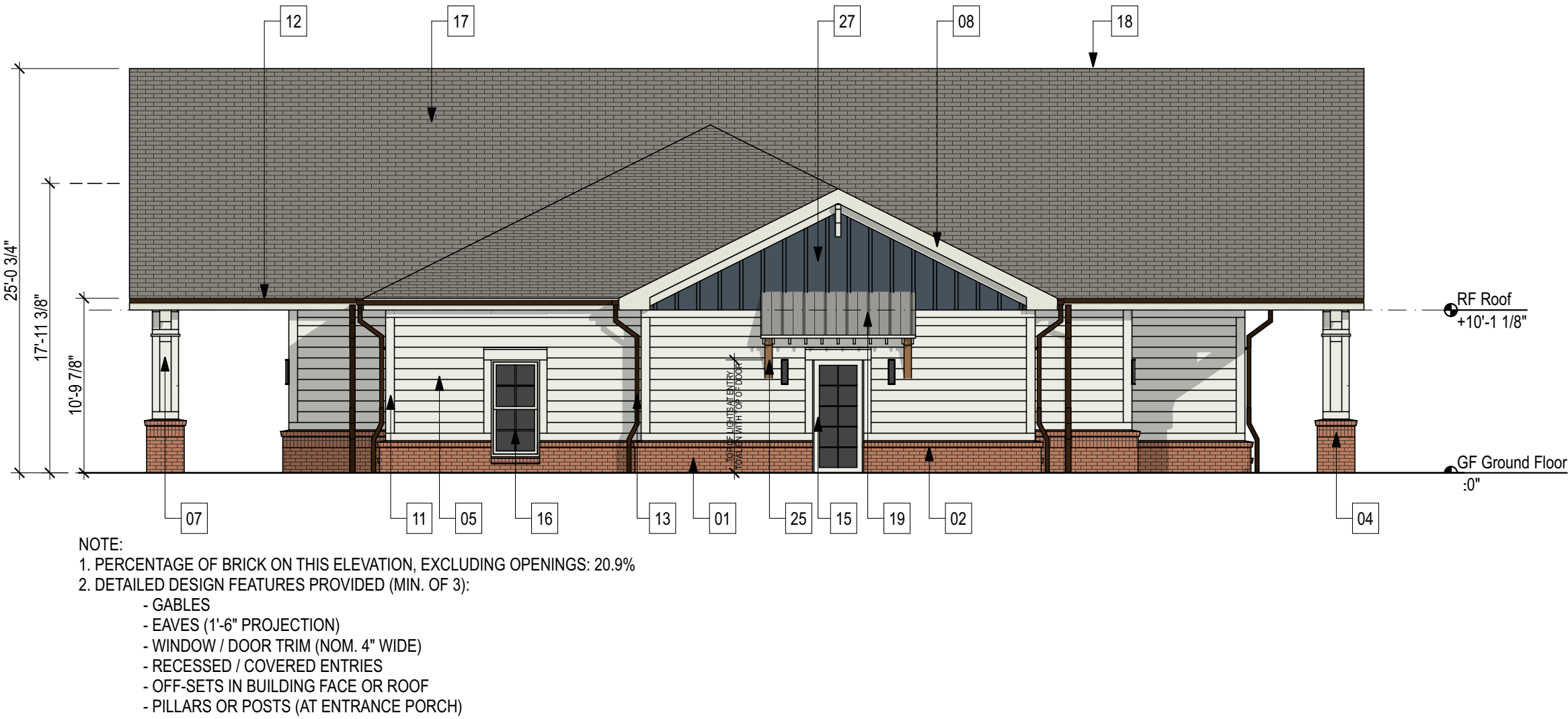
D1 CLUBHOUSE - LEFT ELEVATION

SCALE: 1/8" = 1'-0"



D5 CLUBHOUSE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



A1 CLUBHOUSE - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



A5 CLUBHOUSE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
EXTERIOR ELEVATIONS -
CLUBHOUSE

SHEET:

A-207