

SHEET LIST			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
A001	COVER SHEET	2	4/29/2025
A002	OVERALL SITE PLAN, MAPS, SCHEDULES	2	4/29/2025
A003	SITE - EXISTING LANDSCAPE LAYOUT	2	4/29/2025
A201	BUILDING #1 - EXTERIOR ELEVATIONS	1	4/18/2025
A202	BUILDING #2 - EXTERIOR ELEVATIONS	1	4/18/2025
A301	MAIN BUILDING PICTURE ELEVATIONS	1	4/18/2025
A302	REAR BUILDING PICTURE ELEVATIONS AND AERIAL VIEWS	1	4/18/2025
A303	AERIAL VIEWS	1	4/18/2025

PROJECT REVISION SCHEDULE		
REVISION NUMBER	DATE	REVISION DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS
2	4/29/2025	RESPONSE TO CITY COMMENTS 2ND ROUND

CONDITIONS (DEVELOPER)

5-25-5.8 ARCHITECTURAL DETAILS
THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING ARCHITECTURAL DETAILS AND THE 30% REFLECTIVITY VALUE REQUIREMENT ON THE EXTERIOR WALLS FOR THE FOLLOWING BUILDING ELEVATIONS:

- BUILDING #1, MAIN BUILDING
- EAST ELEVATION
 - SOUTH ELEVATION
- BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
 - SOUTH ELEVATION
 - EAST ELEVATION
 - WEST ELEVATION

5-25-5.9 BUILDING WALLS

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING 'LONG, MONOTONOUS, UNINTERRUPTED WALLS' FOR THE FOLLOWING BUILDING ELEVATIONS:

- BUILDING #1, MAIN BUILDING
- EAST ELEVATION
 - SOUTH ELEVATION
- BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
 - SOUTH ELEVATION
 - EAST ELEVATION
 - WEST ELEVATION

5-25-5.10 BUILDING ENTRANCES

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING BUILDING ENTRANCES FOR THE FOLLOWING BUILDING

- BUILDING #2, REAR RESIDENTIAL ONLY BUILDING

5-25-5.12b BUILDING SCALE

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING BUILDING SCALE FOR THE FOLLOWING BUILDING ELEVATIONS:

- BUILDING #1, MAIN BUILDING
- EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
 - SOUTH ELEVATION
 - EAST ELEVATION
 - WEST ELEVATION

5-25-5.13 INTERNAL ACCESS AND CONNECTIVITY

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION, CURRENT EXISTING LAYOUT OF THE SITE DOES NOT COMPLY.

5-25-5.15 PEDESTRIAN ZONE AND SIDEWALKS

THE DEVELOPER AGREES TO PAY FEE IN LIEU OF THE REQUIRED 7'-0" SIDEWALK IN ACCORDANCE WITH SECTION 6-12.3 AND SECTION 5-25-5.15 OF THE ZONING CODE.

GENERAL DEVELOPMENT NOTES

UTILITIES

THE DEVELOPMENT WILL USE EXISTING UTILITIES CONNECTED TO THE TWO BUILDINGS.

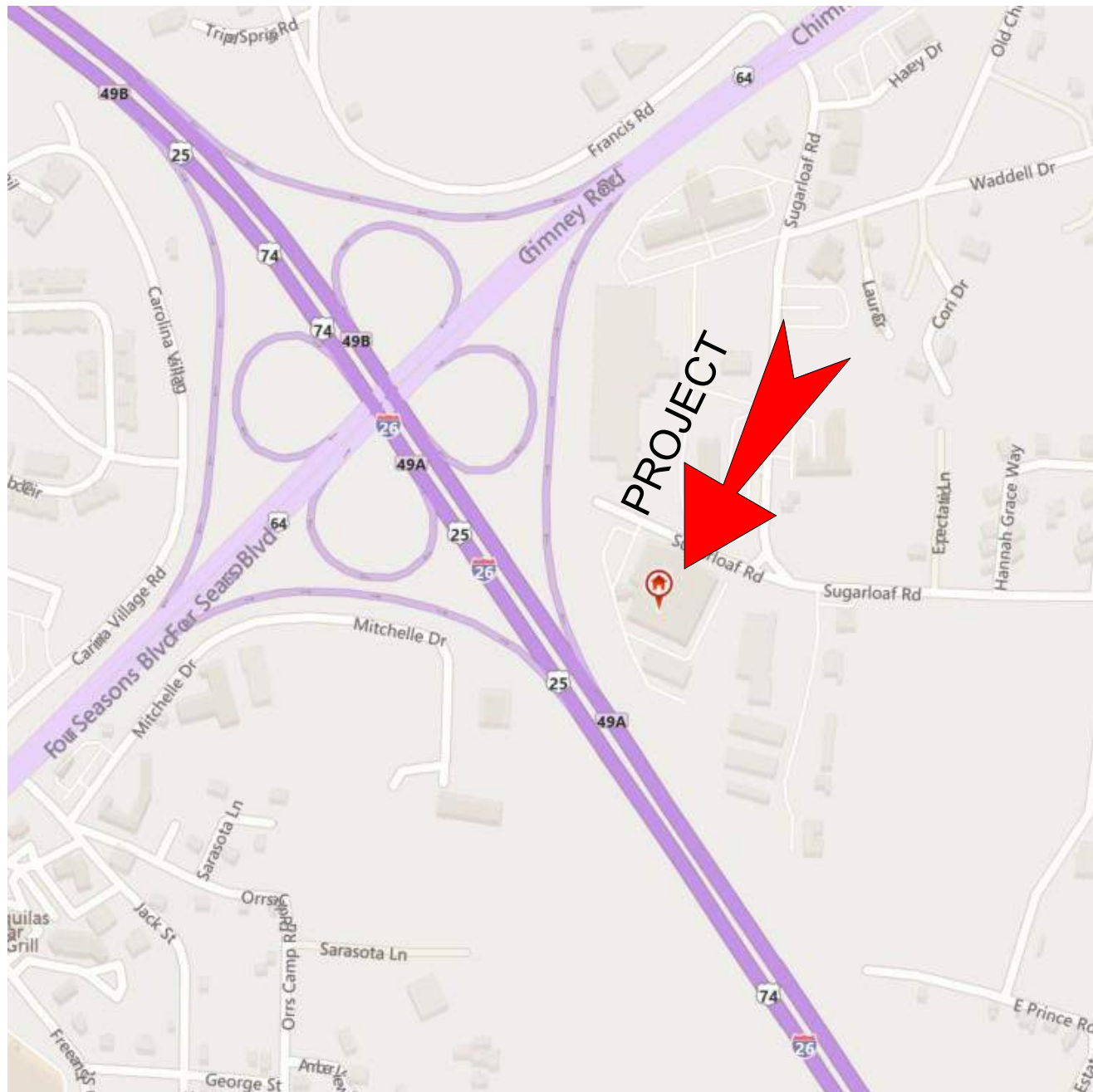
FIRE SAFETY

THE CURRENT MAIN BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM. BUILDING # 2, LOCATED AT THE REAR OF THE PROPERTY WILL BE EQUIPPED WITH A NEW FIRE SPRINKLER AND FIRE ALARM SYSTEM.

IT IS THE INTENTION OF THE DEVELOPER TO ADDRESS THE CONCERNS PREVIOUSLY RAISED AND BRING THE PROJECT INTO FULL COMPLIANCE WITH THE CURRENTLY ADOPTED FIRE CODES.

LANDSCAPE REQUIREMENTS

FOR THIS EXISTING PROJECT, IT IS THE INTENTION OF THE DEVELOPER TO COMPLY, WHERE POSSIBLE, WITH THE LATEST LANDSCAPE ORDINANCE SET BY THE CITY OF HENDERSONVILLE, NORTH CAROLINA.



1 VICINITY MAP
SCALE N.T.S.



CLIENT

NHD CAPITAL
3532 W PALMETTO ST, FLORENCE, SC , 29501
CONTACT: ROY ASSAF
(646) 287-4403
ROY@NHD CAPITAL.COM

ARCHITECT

ARCHIE BOLDEN
949 W MARIETTA ST NW, ATLANTA GA, 30318
+1 (404) 769-6828
design@archiebolden.com

SCOPE OF WORK

RENOVATION OF EXISTING HOTEL DEVELOPMENT.
DEVELOPMENT CURRENTLY CONSISTS OF A 2 STORY MAIN BUILDING WITH AMENITY AREAS AND 3 STORY RESIDENTIAL BUILDING.
ALL HOTEL UNITS TO BE CONVERTED INTO APARTMENT UNITS.
TOTAL APARTMENT UNITS PROPOSED - 120.
100 STUDIO APARTMENT UNITS
10 ONE BEDROOM APARTMENT UNITS
10 TWO BEDROOM APARTMENT UNITS
PROPOSED ZONING OF PROPERTY TO BE UR URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

Archie Bolden
0143 - PACE HENDERSONVILLE
201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

AB
Archie Bolden
www.archiebolden.com

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

SEAL AND SIGNATURE

NOT FOR
CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS
2	4/29/2025	RESPONSE TO CITY COMMENTS 2ND ROUND

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COVER SHEET

ISSUE DATE:

4/4/2025

A001

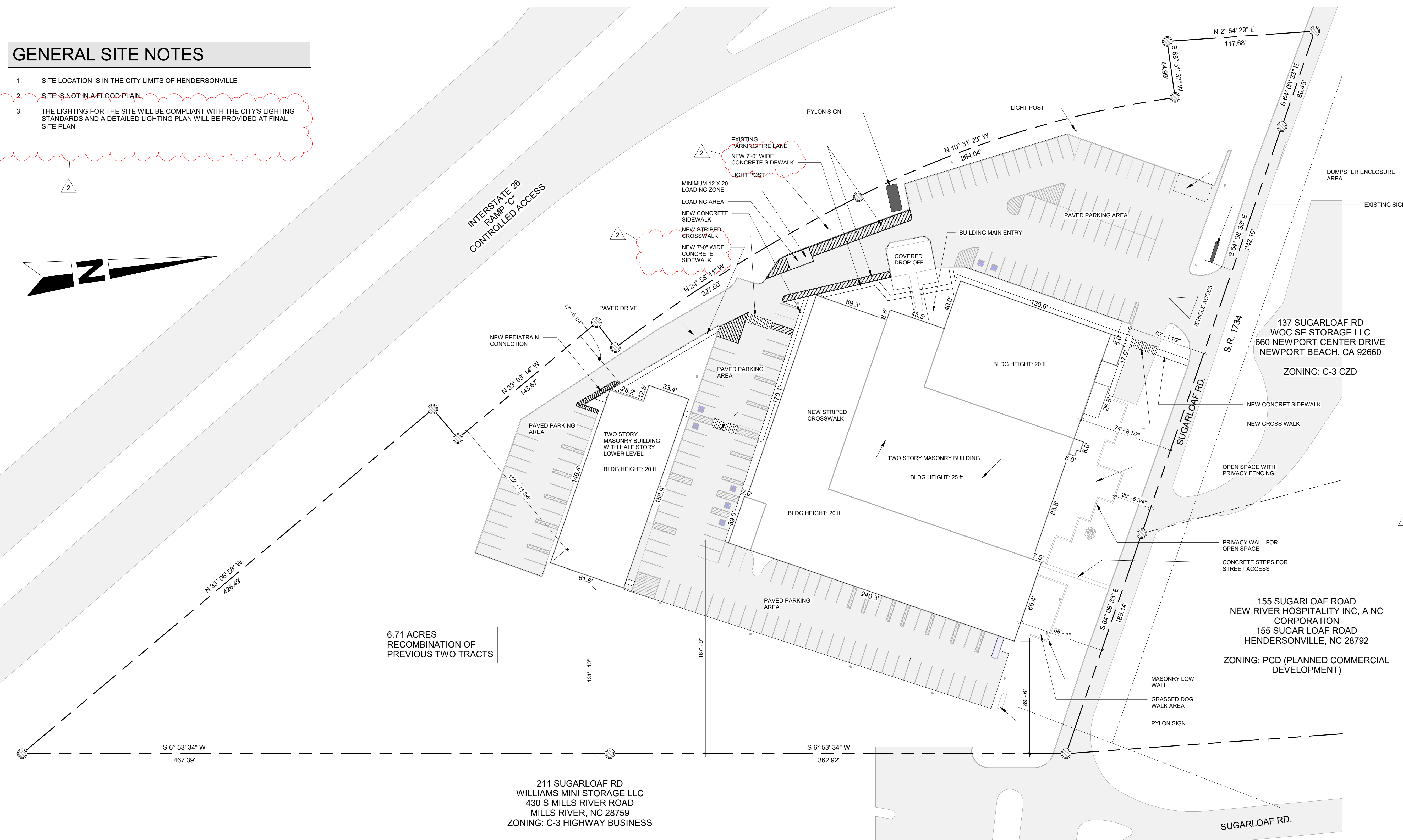
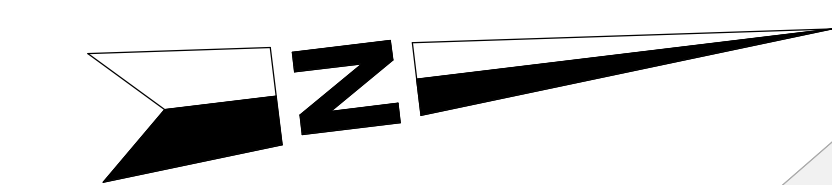
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2 GIS MAP OUTLINE AND AERIAL VIEW
SCALE 1" = 60'-0"

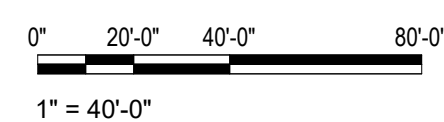
GENERAL SITE NOTES

- SITE LOCATION IS IN THE CITY LIMITS OF HENDERSONVILLE
- SITE IS NOT IN A FLOOD PLAIN
- THE LIGHTING FOR THE SITE WILL BE COMPLIANT WITH THE CITY'S LIGHTING STANDARDS AND A DETAILED LIGHTING PLAN WILL BE PROVIDED AT FINAL SITE PLAN



1 RENOVATED SITE PLAN

SCALE 1" = 40'-0"



I. DATE

APRIL 4TH, 2025

II. TITLE OF PROJECT

PACE HENDERSONVILLE

III. PROJECT DESIGNER AND PROPERTY OWNER

CLIENT INFORMATION

PACE LIVING
237 SOUTH DIXIE HWY, MIAMI, FL, 33133
CONTACT: ROY ASSAF
(646) 287-4403
roy@rtdcapital.com

PROJECT DESIGNER

ARCHIE BOLDEN
949 W MARIETTA ST NW, ATLANTA GA, 30318
+1 (404) 769-6828
design@archiebolden.com

IV. PROJECT AND ZONING INFORMATION

REID: 10007200
PIN: 9579561085
RECOMBINATION: 6.71 ACRES

ZONING: C-3 HIGHWAY BUSINESS & CHMU
(COMMERCIAL HIGHWAY MIXED USE)

PROPOSED ZONING: UR URBAN RESIDENTIAL CONDITIONAL
ZONING DISTRICT

V. PARKING REQUIREMENTS:

TOTAL EXISTING PARKING SPACES = 181

PER THE ZONING ORDINANCE FOR RESIDENTIAL, 1 PER EA. DWELLING = 120

TOTAL REQUIRED PARKING = 166

*THE EXISTING RESTAURANT SPACE WILL BE REMOVED AND REPLACED WITH A
SHARED AMENITY SPACE, TYPE OF SPACE TO BE DETERMINED AT A LATER DATE.

TOTAL NUMBER OF APARTMENT UNITS = 120

1 SPACE PER UNIT = 120 REQUIRED PARKING SPACES.

TOTAL AREA OF FUTURE AMENITY AND MEETING SPACE = 9,500 SQ. FT. 9500 / 600

= 15 PARKING SPACES.

TOTAL REQUIRED = 136

VI. PROJECT SQUARED FOOTAGE / ACREAGE & PERCENTAGE OF TOTAL SITE

LOT DESCRIPTION	LOT AREA	
	ACRES	SQUARE FEET
TRACT 1	3.74	162,938.52
TRACT 2	2.98	129,810.58
TOTAL AREA:	6.72	292,749.10

SITE COVERAGE			
AREA DESCRIPTION	AREA	REQ'D %	PROVIDED %
BUILDING FOOTPRINTS	64,713 R ²	-	22.1%
COMMON SPACE	30,000 R ²	10.0%	10.3% MIN.
OPEN SPACE	116,836 R ²	30.0%	39.9%
STREETS & PARKING	77,321 R ²	26.4%	26.4%
TOTAL PROJECT AREA	292,703 R ²	-	100%

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SITE - EXISTING
LANDSCAPE LAYOUT

ISSUE DATE:

4/4/2025

A003

LANDSCAPE NOTES

5-25-5.17 STREET TREES

THE DEVELOPER WILL SEEK 'ALTERNATIVE COMPLIANCE' FOR THIS STREET TREE REQUIREMENT.

EXISTING TREES, PLANTS, SHRUBS, & HEDGES ARE EXISTING ON THE ACCESS ROAD. THE DEVELOPER PROPOSES ADDING ADDITIONAL LARGE MATURING TREES TO THE NORTH SIDE OF THE PROPERTY. DUE TO THE AMOUNT OF EXISTING LANDSCAPING, DRIVES, AND ROCK FORMATIONS, THE DEVELOPER IS NOT ABLE TO ACHIEVE 1 CANOPY TREE PER EVERY 40'-0".

5-25-5.18 LANDSCAPE/BUFFERING STANDARDS

THE CURRENT DEVELOPMENT IS NOT IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION OF THE ZONING ORDINANCE, PARTICULARLY WITH RESPECT TO THE REQUIRED TREE PLANTINGS IN PARKING LOT AREAS.

HOWEVER, THE DEVELOPER INTENDS TO ADHERE TO THESE LANDSCAPING AND BUFFERING STANDARDS TO THE FULLEST EXTENT POSSIBLE. TO THAT END, A COMPREHENSIVE LANDSCAPE DESIGN PREPARED BY A QUALIFIED LANDSCAPE PROFESSIONAL WILL EVENTUALLY BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

5-25-5.20 COMMON SPACE STANDARDS

THE DEVELOPER INTENDS TO ADHERE TO THESE COMMON SPACE REQUIREMENTS.

A COMPREHENSIVE LANDSCAPE DESIGN PREPARED BY A QUALIFIED LANDSCAPE PROFESSIONAL WILL EVENTUALLY BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.



EXISTING TREE LEGEND		
	Description	Count
LARGE MATURING TREE		
LS-01	LARGE MATURING TREE	2
MEDIUM MATURING TREE		
LS-02	MEDIUM MATURING TREE	12
LS-03	MEDIUM MATURING TREE	12
TOTAL EXISTING STREET TREES		26

1 EXISTING DIAGRAMMATIC LANDSCAPE LAYOUT

SCALE 1" = 40'-0"

SEAL AND SIGNATURE

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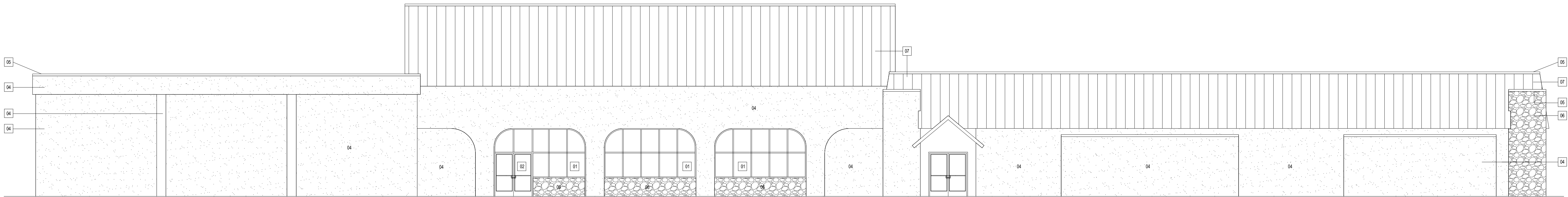
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BUILDING #1 - EXTERIOR
ELEVATIONS

ISSUE DATE:
4/4/2025

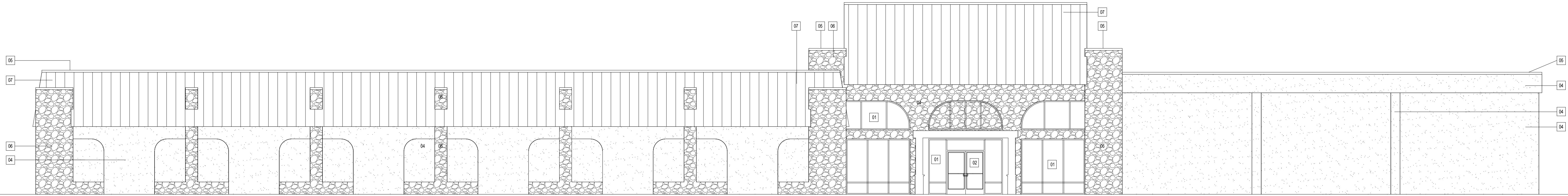
A201



1 BLDG 1 - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

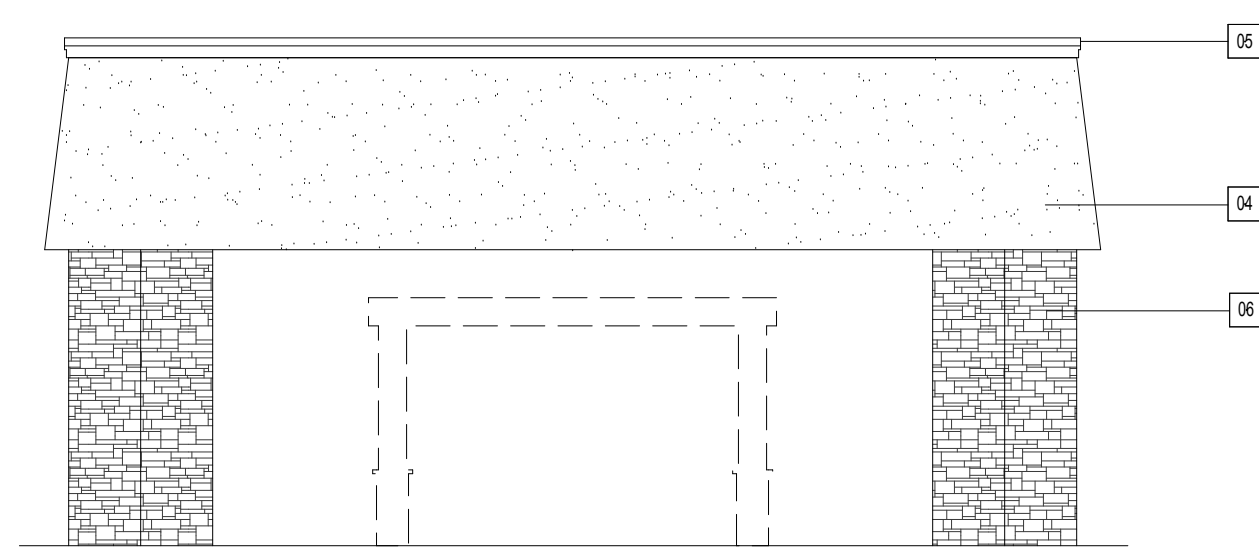
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



2 BLDG 1 - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

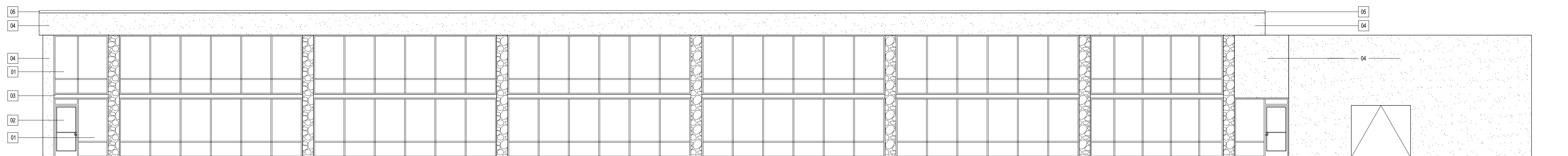
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



5 COVERED ENTRY
SCALE 1/8" = 1'-0"

EXISTING EXTERIOR FINISHES

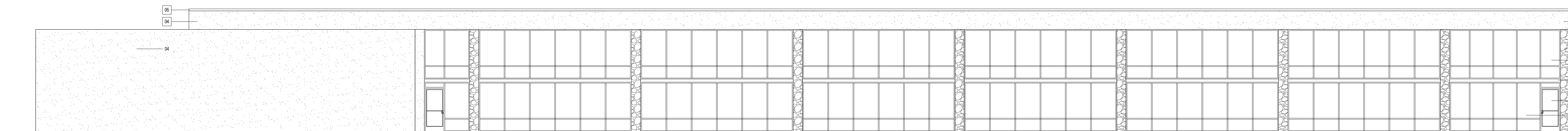
KEY	DESCRIPTION	COLOR
01	ALUMINUM STOREFRONT WINDOW SYSTEM.	BRONZE
02	ALUMINUM STOREFRONT ENTRY DOOR.	BRONZE
03	PAINTED CONCRETE SLAB EDGE.	WHITE
04	STUCCO FINISH.	TAN
05	PARAPET COPING.	TAN
06	STONE VENEER	WHITE
07	STANDING SEAM METAL ROOFING	BRONZE



3 BLDG 1 - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

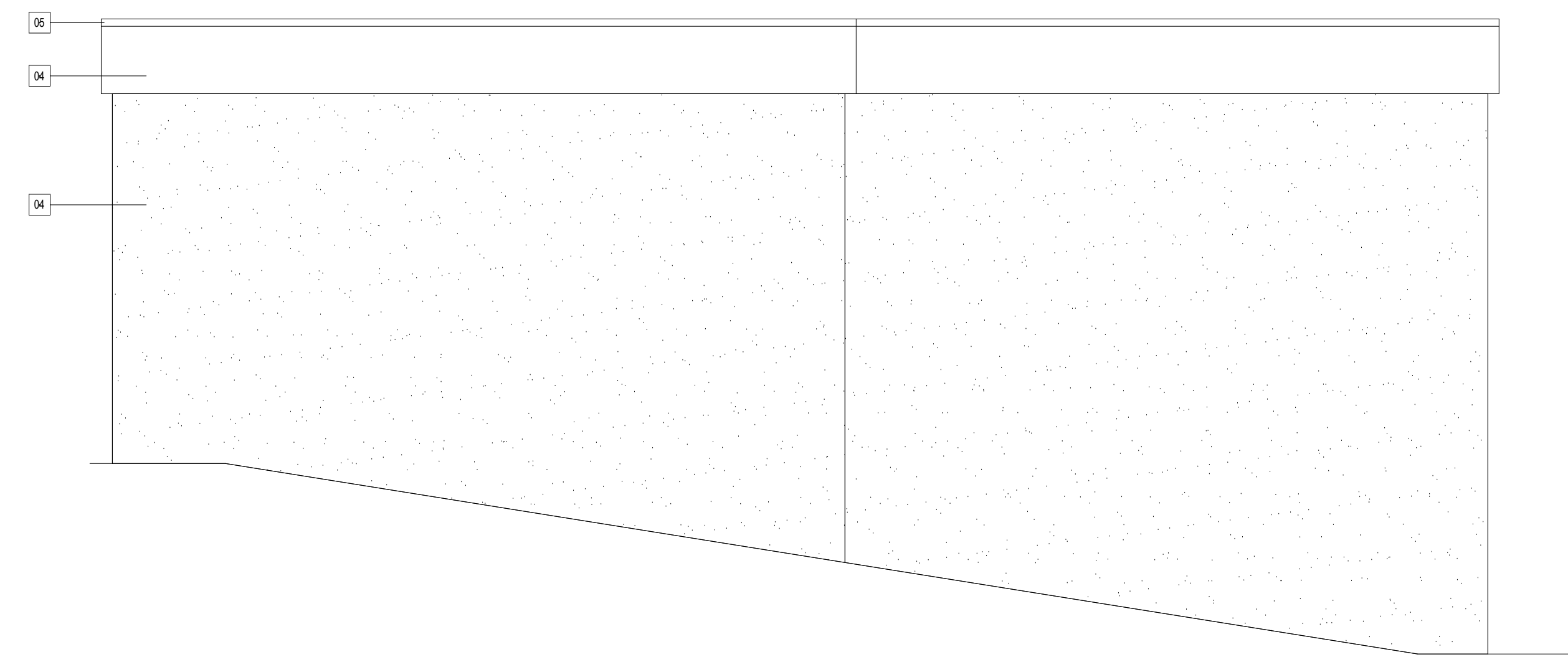
5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



4 BLDG 1 - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

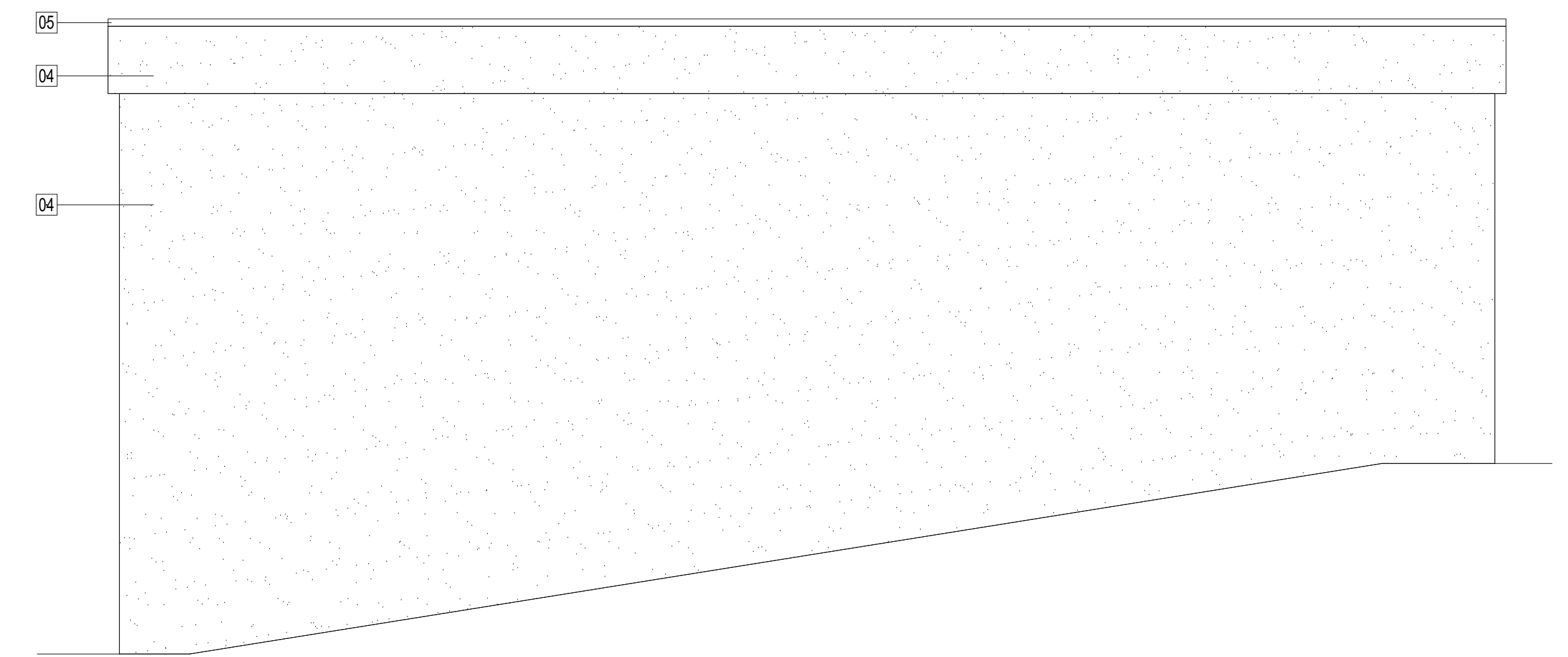
5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



1 BLDG 2 - EXTERIOR ELEVATION - WEST
3/16" = 1'-0"

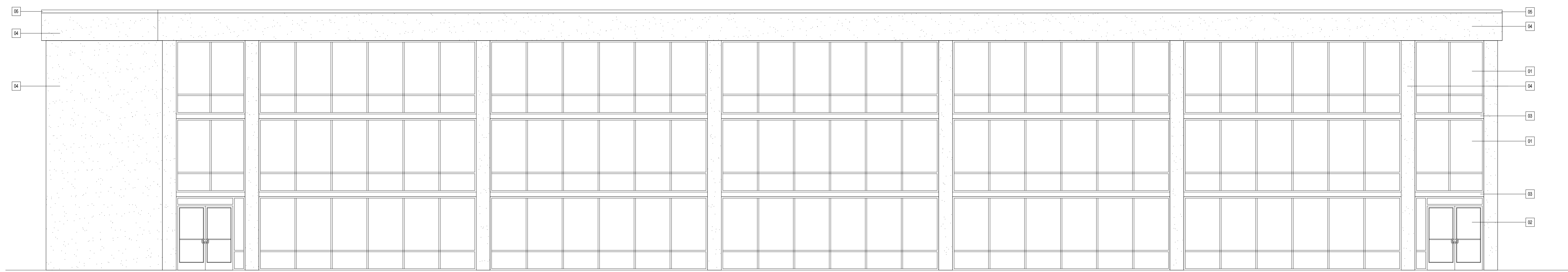
CONDITIONAL USE ELEVATION REQUESTS
5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE

EXISTING EXTERIOR FINISHES		
KEY	DESCRIPTION	COLOR
01	ALUMINUM STOREFRONT WINDOW SYSTEM.	BRONZE
02	ALUMINUM STOREFRONT ENTRY DOOR.	BRONZE
03	PAINTED CONCRETE SLAB EDGE.	WHITE
04	STUCCO FINISH.	TAN
05	PARAPET COPING.	TAN
06	STONE VENEER	WHITE
07	STANDING SEAM METAL ROOFING	BRONZE



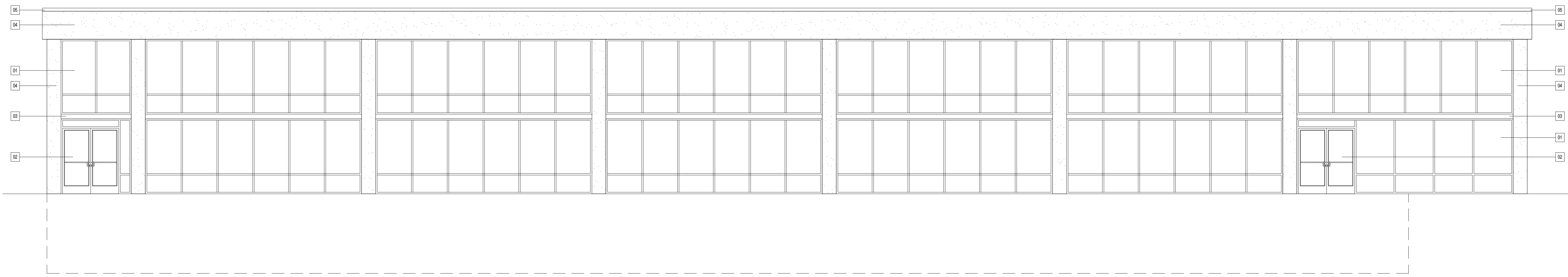
2 BLDG 2 - EXTERIOR ELEVATION - EAST
3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS
5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



3 BLDG 2 - EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS
5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.10 BUILDING ENTRANCES
5-25-5.12b BUILDING SCALE



4 BLDG 2 - EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS
5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.10 BUILDING ENTRANCES
5-25-5.12b BUILDING SCALE



1 MAIN BUILDING_WEST ELEVATION
SCALE N.T.S.



2 MAIN BUILDING_WEST COVERED ENTRY
SCALE N.T.S.



3 MAIN BUILDING_WEST COVERED WALK
SCALE N.T.S.



4 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



5 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



6 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



7 MAIN BUILDING_EAST VIEW
SCALE N.T.S.



8 MAIN BUILDING_NORTH VIEW
SCALE N.T.S.

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MAIN BUILDING PICTURE
ELEVATIONS

ISSUE DATE:
4/4/2025



1 REAR BUILDING_NORTH VIEW
SCALE N.T.S.



5 REAR BUILDING_SOUTH VIEW
SCALE N.T.S.



3 REAR BUILDING_NORTH VIEW
SCALE N.T.S.

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REAR BUILDING PICTURE
ELEVATIONS AND AERIAL
VIEWS

ISSUE DATE:
4/4/2025



2 AERIAL VIEW_NORTH SIDE
SCALE N.T.S.



6 AERIAL VIEW_EAST SIDE
SCALE N.T.S.



3 AERIAL VIEW_SOUTH SIDE
SCALE N.T.S.



1 AERIAL VIEW_OVERALL
SCALE N.T.S.

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AERIAL VIEWS

ISSUE DATE:
4/4/2025

A303