



## THE LOFTS AT CHADWICK

### UNIT MIX:

<u>QUANTITY</u>	<u>UNIT</u>	<u>BEDROOMS</u>	<u>AREA</u>	<u>DESCRIPTION</u>
1	1A-S	One Bedroom	660 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars; Also Includes Audio & Visual Impaired Accommodations in Designated Unit)
1	1A-S END	One Bedroom	905 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
1	2A-S	Two Bedrooms	921 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars; Also Includes Audio & Visual Impaired Accommodations in Designated Unit)
1	1A	One Bedroom	660 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
2	2A	Two Bedrooms	921 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
12	1B	One Bedroom	660 sf	Accessible Type 'B' Unit w/ Bathtub
2	1B END	One Bedroom	905 sf	Accessible Type 'B' Unit w/ Bathtub
14	2B	Two Bedrooms	921 sf	Accessible Type 'B' Unit w/ Bathtub
13	1B-C	One Bedroom	660 sf	Accessible Type 'B' Unit w/ Curb Shower
13	2B-C	Two Bedrooms	921 sf	Accessible Type 'B' Unit w/ Curb Shower

60 Total Units

### AREAS:

<u>STORY</u>	<u>BUILDING GROSS AREA</u>	<u>BUILDING NET AREA</u>
First Floor	24,193 sf	22,259 sf
Second Floor	24,119 sf	22,259 sf
Third Floor	23,902 sf	22,259 sf
	<b>72,214 sf</b>	<b>66,777 sf</b>

### AMENITIES:

#### REQUIRED AMENITIES

- INDOOR SITTING AREAS (MIN. 3)
- MULTIPURPOSE ROOM (MIN. 250 SF)
- GAZEBO

#### OTHER AMENITIES

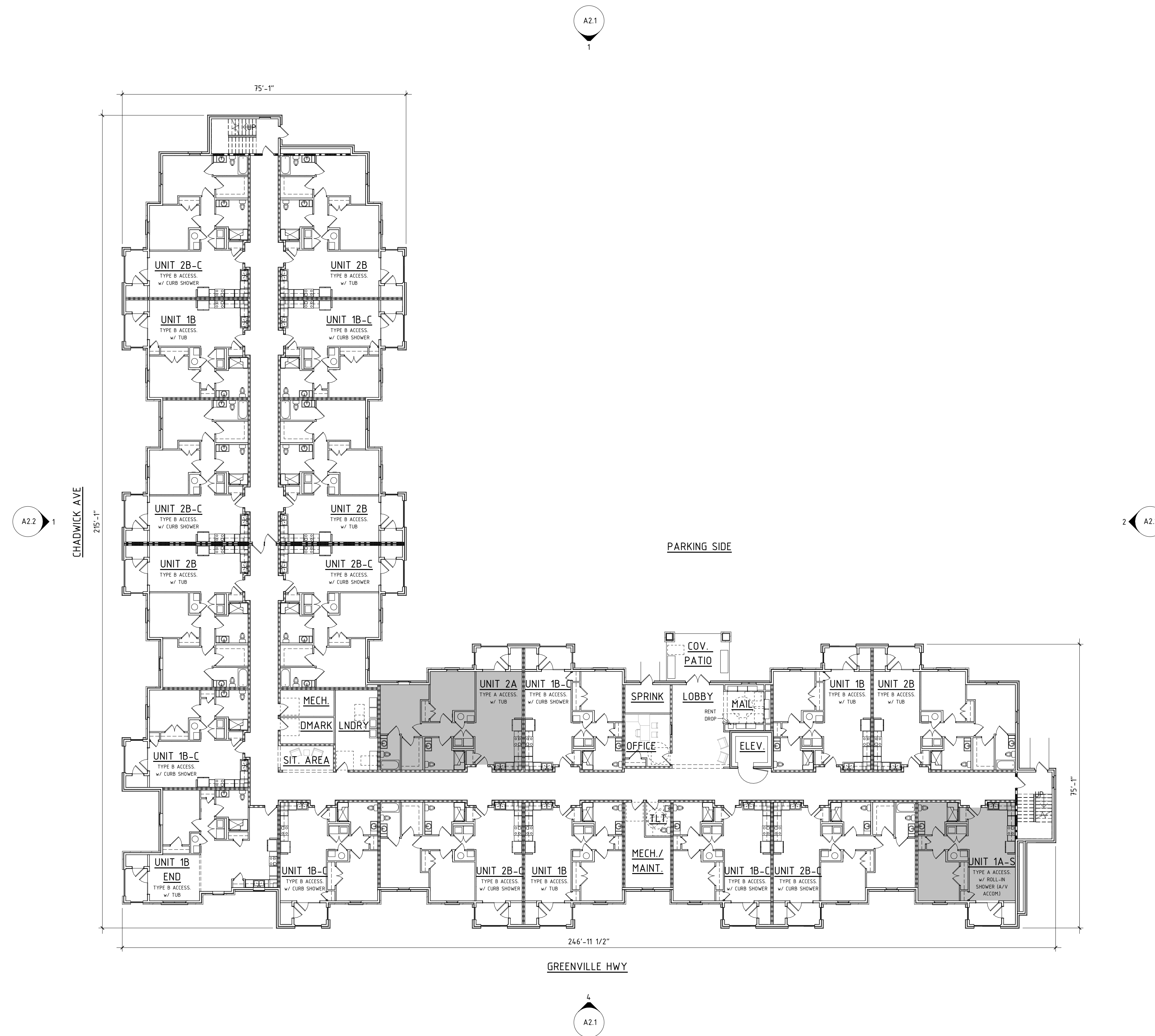
- LAUNDRY ROOM
- MAIL AREA
- OFFICE
- TENANT STORAGE
- LIBRARY
- TV LOUNGE

#### ADDITIONAL REQUIRED AMENITIES (3)

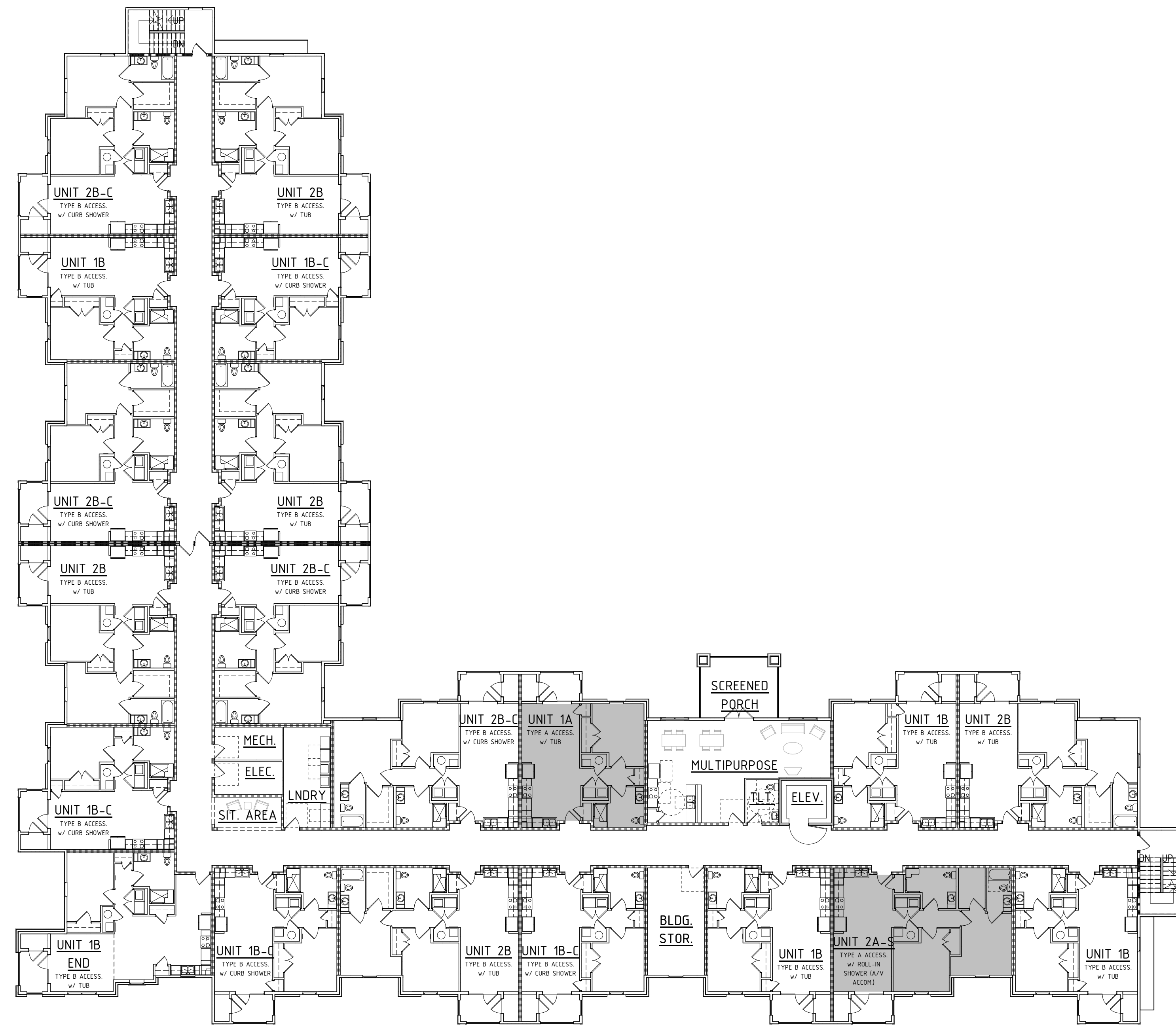
- COMPUTER ROOM
- EXERCISE ROOM
- SCREENED PORCH

#### NOTES:

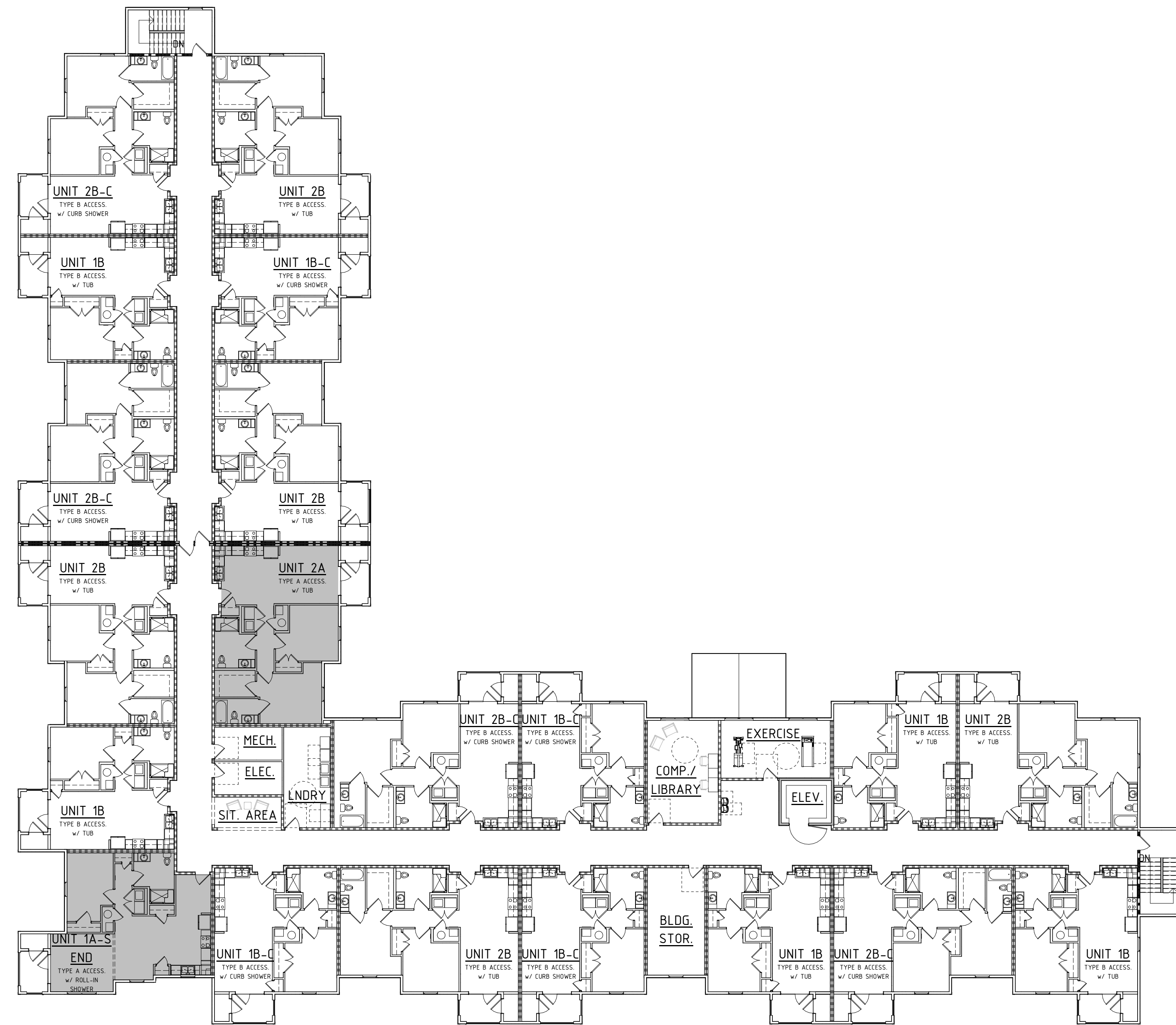
-ALL SITE AMENITY LOCATIONS WILL BE FIELD LOCATED BY DEVELOPER. ALL BENCHES, PICNIC TABLES, AND BIKE RACKS WILL BE INSTALLED ON CONCRETE PADS.



1 FIRST FLOOR PLAN  
1/16" = 1'-0"



① SECOND FLOOR PLAN  
1/16" = 1'-0"



① THIRD FLOOR PLAN  
1/16" = 1'-0"



④ WEST ELEVATION (GREENVILLE HWY)  
1/8" = 1'-0"

- BUILDING MATERIALS:**
- A. 30 YEAR ANTIFUNGAL DIMENSIONAL ASPHALT ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
  - B. ALUMINUM GUTTERS & DOWNSPOUTS (WHITE)
  - C. DECORATIVE GABLE VENTS & BRACKETS (WHITE)
  - D. AWNINGS WITH STANDING SEAM METAL ROOF & BRACKETS (WHITE)
  - E. FIBER CEMENT LAP SIDING (TYP)
  - F. ACCENT FIBER CEMENT SHAKE SIDING
  - G. PORCHES & BALCONIES WITH ACCENT FIBER CEMENT PANELING & BATTENS AND METAL RAILINGS (WHITE)
  - H. VINYL WINDOWS
  - I. 4" FIBER CEMENT WINDOW & DOOR TRIM (WHITE)
  - J. BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
  - K. FIBER CEMENT CLAD COLUMNS w/ BRICK BASE
- NOT SHOWN:**
- MECHANICAL UNITS: ON GROUND WITH LANDSCAPE SCREENING
  - BUILDING SIGNAGE: MONUMENT SIGN WITH SAND BLASTED PVC & BRICK
  - LIGHTING: TO BE TO CITY OF HENDERSONVILLE STANDARDS WITH PLAN SUBMITTED AT LATER DATE FOR APPROVAL

- RESPONSE TO DRC COMMENTS V1:**
- 5-22-4.1.5 ARCHITECTURAL DETAILS PROVIDED (MINIMUM 3 REQUIRED PER FACADE):
    - GABLES
    - EAVES (MINIMUM 12")
    - OFF-SETS IN BUILDING FACE & ROOF
    - WINDOW TRIM (4" WIDE NOMINAL)
    - BALCONIES
    - DECORATIVE PATTERNS (SHINGLE SIDING; AWNINGS W/ BRACKETS)
  - BRICK PERCENTAGES (MINIMUM 15% REQUIRED PER FACADE):
    - EAST ELEVATION (PARKING) = 16%
    - NORTH ELEVATION (CHADWICK AVE) = 18%
    - SOUTH ELEVATION = 16%
    - WEST ELEVATION (GREENVILLE HWY) = 20%
  - 5-22-4.1.7 WINDOWS:
    - ALL WINDOWS, DOORS AND CORNERS TO BE TRIMMED WITH MINIMUM 4" WIDE TRIM, NOMINAL
  - 5-22-4.3.4 GROUND FLOOR FRONTAGE (MINIMUM 20% WINDOWS & DOORWAYS WITHIN 20FT OF SIDEWALK):
    - NORTH ELEVATION (CHADWICK AVE) = 20%
    - WEST ELEVATION (GREENVILLE HWY) = 21%
  - 18-6-4.5 ARCHITECTURAL DETAILING:
    - CORNER OF BUILDING IS DISTINCTIVE, WITH WINDOWS, DOORS, EAVES & BALCONIES AND A SEPARATE ROOF



① EAST ELEVATION (PARKING)  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"

- BUILDING MATERIALS:**
- A. 30 YEAR ANTIFUNGAL DIMENSIONAL ASPHALT ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
  - B. ALUMINUM GUTTERS & DOWNSPOUTS (WHITE)
  - C. DECORATIVE GABLE VENTS & BRACKETS (WHITE)
  - D. AWNINGS WITH STANDING SEAM METAL ROOF & BRACKETS (WHITE)
  - E. FIBER CEMENT LAP SIDING (TYP)
  - F. ACCENT FIBER CEMENT SHAKE SIDING
  - G. PORCHES & BALCONIES WITH ACCENT FIBER CEMENT PANELING & BATTENS AND METAL RAILINGS (WHITE)
  - H. VINYL WINDOWS
  - I. 4" FIBER CEMENT WINDOW & DOOR TRIM (WHITE)
  - J. BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
  - K. FIBER CEMENT CLAD COLUMNS w/ BRICK BASE
- NOT SHOWN:**
- MECHANICAL UNITS: ON GROUND WITH LANDSCAPE SCREENING
  - BUILDING SIGNAGE: MONUMENT SIGN WITH SAND BLASTED PVC & BRICK
  - LIGHTING: TO BE TO CITY OF HENDERSONVILLE STANDARDS WITH PLAN SUBMITTED AT LATER DATE FOR APPROVAL

- RESPONSE TO DRC COMMENTS V1:**
- 5-22-4.15 ARCHITECTURAL DETAILS PROVIDED (MINIMUM 3 REQUIRED PER FACADE):
    - GABLES
    - EAVES (MINIMUM 12")
    - OFF-SETS IN BUILDING FACE & ROOF
    - WINDOW TRIM (4" WIDE NOMINAL)
    - BALCONIES
    - DECORATIVE PATTERNS (SHINGLE SIDING; AWNINGS W/ BRACKETS)
  - BRICK PERCENTAGES (MINIMUM 15% REQUIRED PER FACADE):
    - EAST ELEVATION (PARKING) = 16%
    - NORTH ELEVATION (CHADWICK AVE) = 18%
    - SOUTH ELEVATION = 16%
    - WEST ELEVATION (GREENVILLE HWY) = 20%
  - 5-22-4.17 WINDOWS:
    - ALL WINDOWS, DOORS AND CORNERS TO BE TRIMMED WITH MINIMUM 4" WIDE TRIM, NOMINAL
  - 5-22-4.3.4 GROUND FLOOR FRONTAGE (MINIMUM 20% WINDOWS & DOORWAYS WITHIN 20FT OF SIDEWALK):
    - NORTH ELEVATION (CHADWICK AVE) = 20%
    - WEST ELEVATION (GREENVILLE HWY) = 21%
  - 18-6-4.5 ARCHITECTURAL DETAILING:
    - CORNER OF BUILDING IS DISTINCTIVE, WITH WINDOWS, DOORS, EAVES & BALCONIES AND A SEPARATE ROOF



1 NORTH ELEVATION (CHADWICK AVE)  
1/8" = 1'-0"