

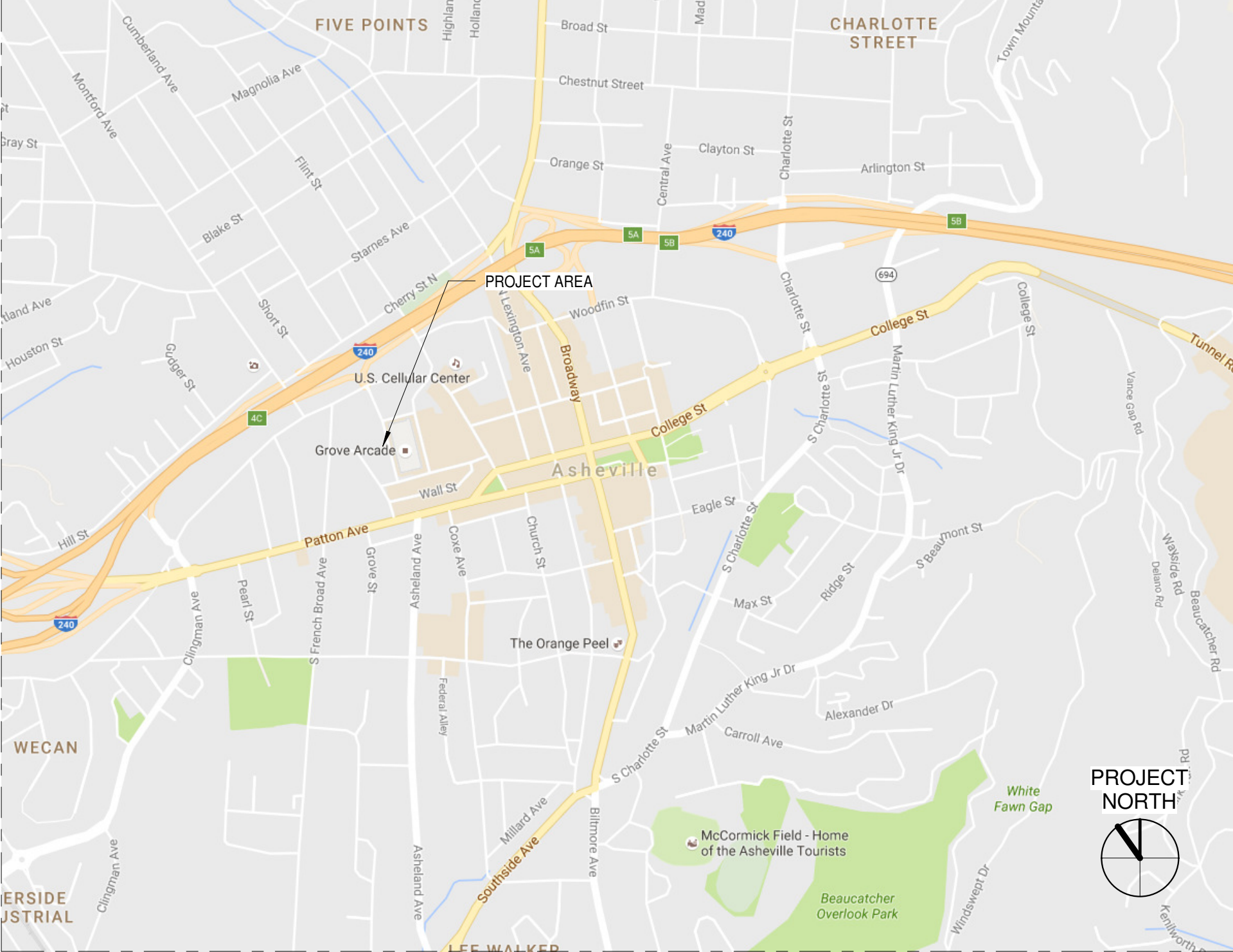
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VIEW LOOKING SOUTH-WEST FROM HAYWOOD



VICINITY MAP AND EXISTING BUILDINGS WITH MATERIALS



SITE MAP

SHEET NO	SHEET NAME
00	Review Submittal
A0.00	COVER SHEET (LARGE PROJECT)
A0.01	VARIANCE REQUEST
A1.00	BASEMENT LEVEL FLOOR PLAN
A1.01	FIRST LEVEL FLOOR PLAN
A1.02	SECOND LEVEL FLOOR PLAN
A1.03	LEVELS 3-7
A1.04	LEVEL 8 - ROOF TOP BAR
A1.05	ROOF PLAN
A3.00	BUILDING ELEVATIONS
A3.01	BUILDING ELEVATIONS
A3.02	PARKING DECK ELEVATIONS
A3.05a	3D PERSPECTIVES
A3.05b	3D PERSPECTIVES
A3.05c	3D PERSPECTIVES
A3.06a	SITE SECTIONS
A3.06b	SITE SECTIONS
A4.00	VISTAS
A4.04	EXTERIOR FINISH BOARD

DATA BLOCK
PROPERTY OWNER:
PHG ASHEVILLE, LLC
1255 CRESCENT GREEN SUITE 110
CHAPEL HILL, NC 27518
CONTACT PERSON:
SHAUNAK PATEL
4242 SIX FORKS ROAD, SUITE 1600
RALEIGH NC 27609
919-854-2797
DESIGN PROFESSIONAL:
ALTAMONT ENVIRONMENTAL, INC.
231 HAYWOOD STREET
ASHEVILLE, NC 28801
CONTACT: (828) 281-3350
PROJECT NAME:
HAYWOOD STREET HOTEL
PROJECT LOCATION:
192 HAYWOOD STREET
ASHEVILLE, NC 28801
PIN #: 9649-20-1616
ZONING DISTRICT:
CBD (CENTRAL BUSINESS DISTRICT)
PROPOSED USE:
HOTEL
PROPERTY SIZE: 2.05 ACRES (89,298 SF)
TOTAL DISTURBED AREA: ~2 ACRES
ESTIMATED EARTH WORK VOLUMES:
OPEN SPACE REQUIREMENTS:
NONE REQUIRED IN CBD
AVERAGE NATURAL SLOPE:
10.64% (ON-LINE STEEP SLOPE TOOL)
BUILDING SETBACKS:
FRONT: ZERO FEET FROM ROW
SIDE: ZERO FEET FROM ROW
REAR: ZERO FEET FROM ROW
PROPOSED BUILDINGS:
BUILDING HEIGHT: 105'
NUMBER OF STORIES: 9
FOOTPRINT AREA: 35,655 SF
TOTAL GROSS FLOOR AREA: 178,412 SF
NUMBER OF ROOMS: 185
IMPERVIOUS SURFACE CALCULATIONS:
EXISTING: 72,589 SF (1.67 AC)
PROPOSED: 78,432 SF (1.80 AC)
NET INCREASE: 5,843 SF (0.09%)

DATA BLOCK
NUMBERS OF EMPLOYEES ON GREATEST SHIFT: 50
NO ONSITE PARKING REQUIRED IN CBD
PARKING DECK WILL PROVIDE 200 SPACES FOR AUTOMOBILES
ACCESSIBLE SPACES: 6
BICYCLE PARKING: 10
TOTAL AUTOMOBILE SPACES: 200

10/10/2016 1:17:54 PM
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CONTRIBUTION TO MEET OFF



DESIGN PROFESSIONAL:
ALTAMONT ENVIRONMENTAL, INC.
231 HAYWOOD STREET
ASHEVILLE, NC 28801
CONTACT: (828) 281-3350

PROPOSED USE:
HOTEL

PROPOSED BUILDINGS:
BUILDING HEIGHT: 105'
NUMBER OF STORIES: 9
FOOTPRINT AREA: 35,655 SF
TOTAL GROSS FLOOR AREA: 178,412 SF
NUMBER OF ROOMS: 185

IMPERVIOUS SURFACE CALCULATIONS:
EXISTING: 72,589 SF (1.67 AC)
PROPOSED: 78,432 SF (1.80 AC)
NET INCREASE: 5,843 SF (0.0%)

NUMBERS OF EMPLOYEES ON GREATEST SHIFT: 50

NO ONSITE PARKING REQUIRED IN CBD

PARKING DECK WILL PROVIDE 200 SPACES FOR AUTOMOBILES

ACCESSIBLE SPACES= 6

BICYCLE PARKING= 10

TOTAL AUTOMOBILE SPACES= 200

SEALS

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	10/07/2016		BY

PRINCIPAL IN CHARGE:	Approver
PROJECT ARCHITECT:	Checker
DRAWN BY:	Author

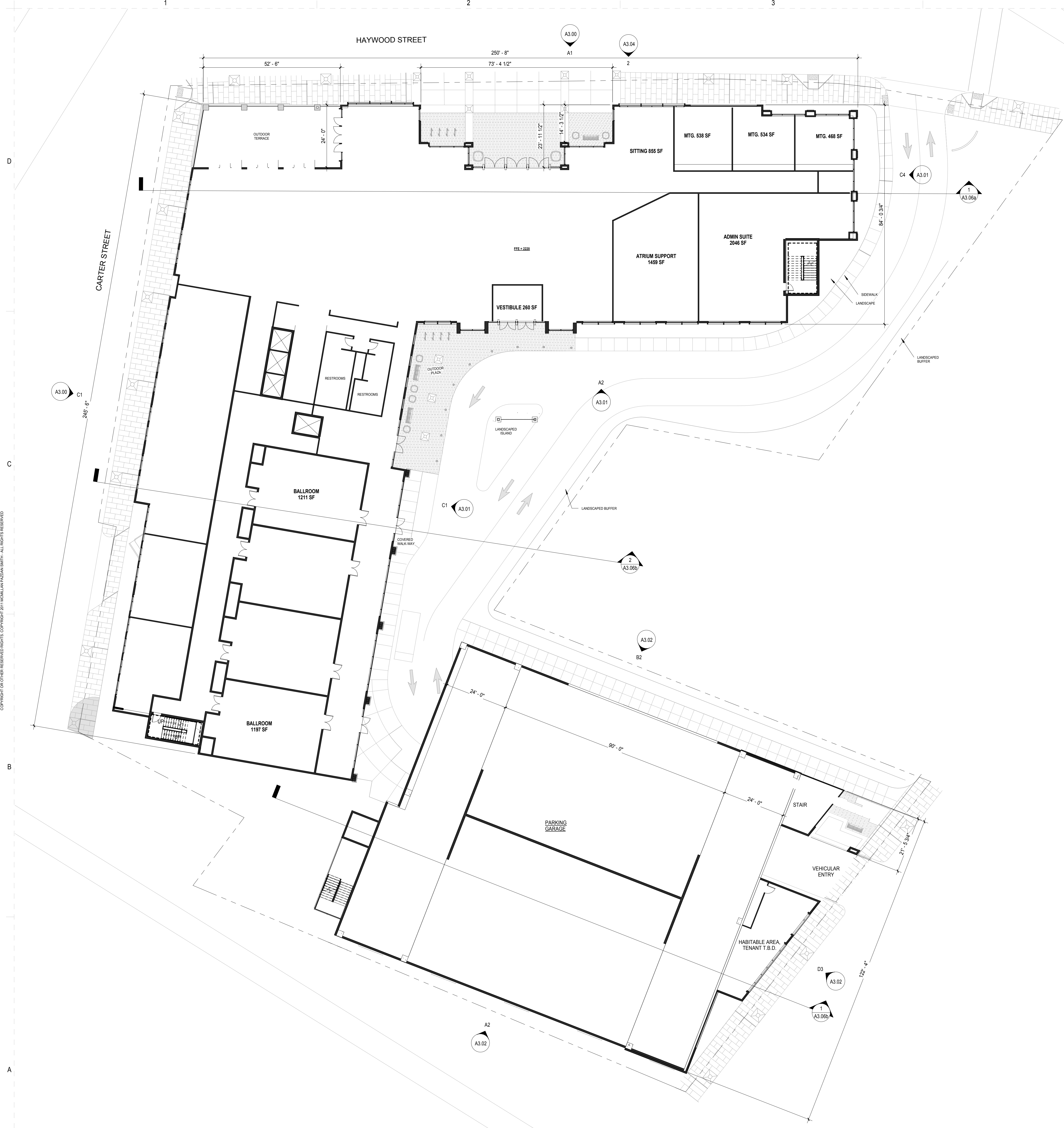
SHEET NO.	PROJ. NO.
	015397.00



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A1.00

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DATA BLOCK
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PHG ASHEVILLE, LLC
1255 CRESCENT GREEN SUITE 110
CHAPEL HILL, NC 27518
CONTACT PERSON:
SHAJNAK PATEL
4242 SIX FORKS ROAD, SUITE 1600
RALEIGH NC 27609
919-854-2797
DESIGN PROFESSIONAL:
ALTAMONT ENVIRONMENTAL, INC.
231 HAYWOOD STREET
ASHEVILLE, NC 28801
CONTACT: (828) 281-3350
PROJECT NAME:
HAYWOOD STREET HOTEL
PROJECT LOCATION:
192 HAYWOOD STREET
ASHEVILLE, NC 28801
PIN #: 964.9-20-1616
ZONING DISTRICT:
CBD (CENTRAL BUSINESS DISTRICT)
PROPOSED USE:
HOTEL
PROPERTY SIZE: 2.05 ACRES (89,298 SF)
TOTAL DISTURBED AREA- 2 ACRES
ESTIMATED EARTH WORK VOLUMES:
OPEN SPACE REQUIREMENTS:
NONE REQUIRED IN CBD
AVERAGE NATURAL SLOPE:
10.64% (ON-LINE STEEP SLOPE TOOL)
BUILDING SETBACKS:
FRONT: ZERO FEET FROM ROW
SIDE: ZERO FEET FROM ROW
REAR: ZERO FEET FROM ROW
PROPOSED BUILDINGS:
BUILDING HEIGHT: 105'
NUMBER OF STORIES: 9
FOOTPRINT AREA: 35,655 SF
TOTAL GROSS FLOOR AREA: 178,112 SF
NUMBER OF ROOMS: 185
IMPERVIOUS SURFACE CALCULATIONS:
EXISTING: 72,589 SF (1.67 AC)
PROPOSED: 78,432 SF (1.80 AC)
NET INCREASE: 5,843 SF (0.0%)

DATA BLOCK
NUMBERS OF EMPLOYEES ON GREATEST SHIFT: 50
NO ONSITE PARKING REQUIRED IN CBD
PARKING DECK WILL PROVIDE 200 SPACES FOR AUTOMOBILES
ACCESSIBLE SPACES= 6
BICYCLE PARKING= 10
TOTAL AUTOMOBILE SPACES= 200

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A3.00
C1

A3.00
A1

A3.01
1
A3.06a

A3.01
A2

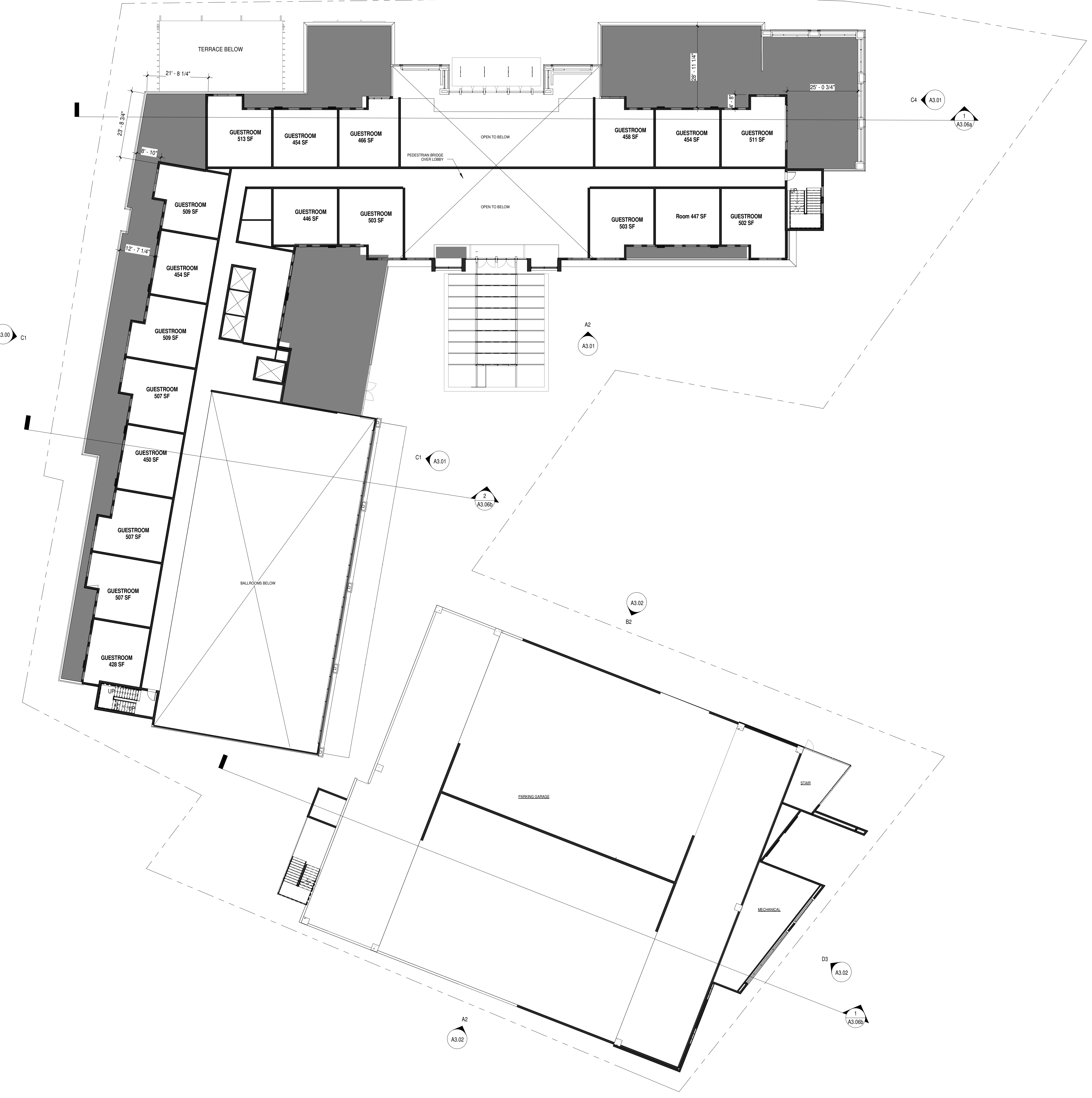
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A3.06b

A3.02
B2

A3.02
D3

A3.06b
1

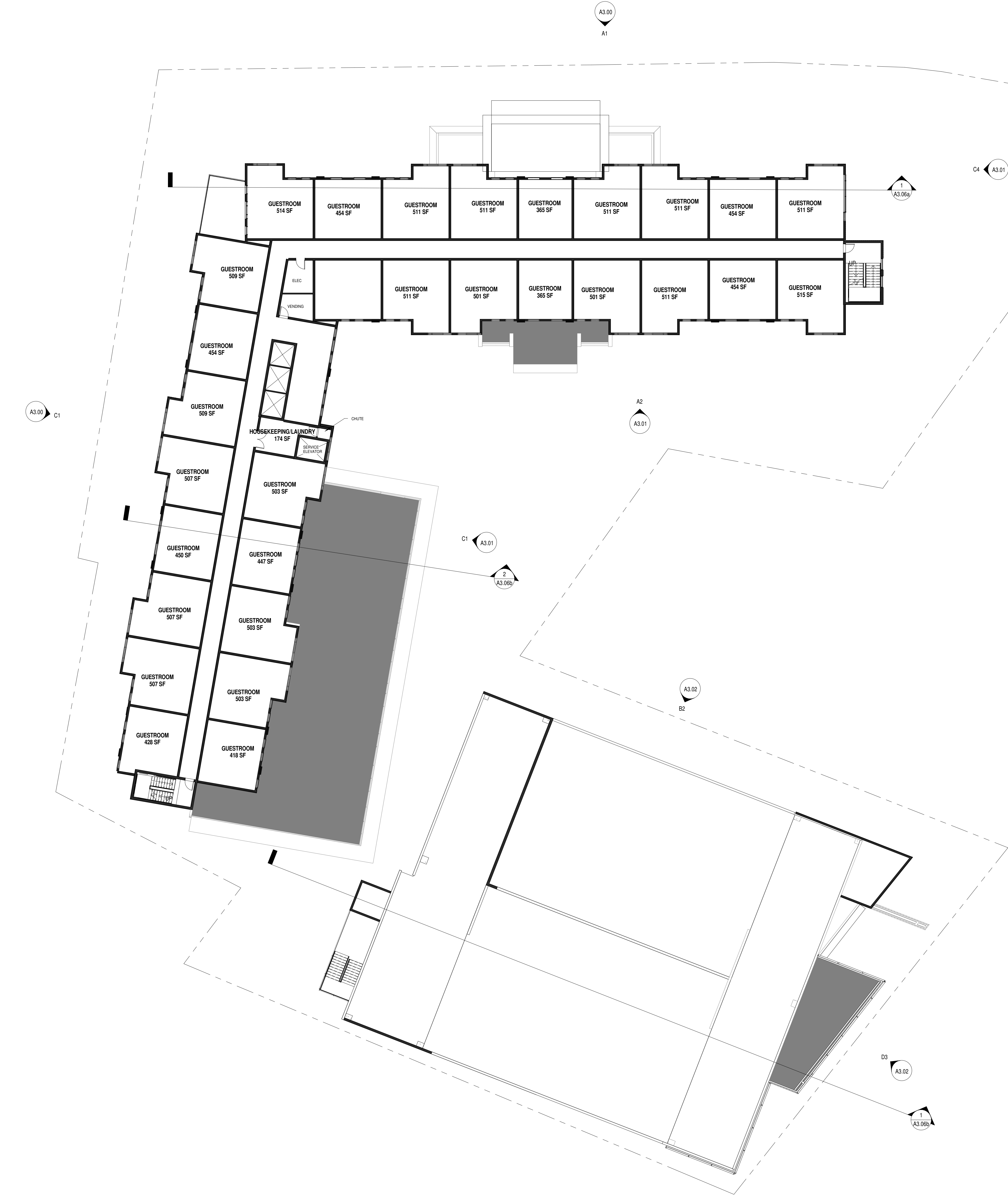
1
A1.02
1/16" = 1'-0"



DATA BLOCK
PROPERTY OWNER:
PHG ASHEVILLE, LLC
1255 CRESCENT GREEN SUITE 110
CHAPEL HILL, NC 27518
CONTACT PERSON:
SHAUNAK PATEL
4242 SIX FORKS ROAD, SUITE 1600
RALEIGH NC 27609
919-851-2797
DESIGN PROFESSIONAL:
ALTAMONT ENVIRONMENTAL, INC.
231 HAYWOOD STREET
ASHEVILLE, NC 28801
CONTACT: (828) 281-3350
PROJECT NAME:
HAYWOOD STREET HOTEL
PROJECT LOCATION:
192 HAYWOOD STREET
ASHEVILLE, NC 28801
PIN #: 9649-20-1616
ZONING DISTRICT:
CBD (CENTRAL BUSINESS DISTRICT)
PROPOSED USE:
HOTEL
PROPERTY SIZE: 2.05 ACRES (89,298 SF)
TOTAL DISTURBED AREA: -2 ACRES
ESTIMATED EARTH WORK VOLUMES:
OPEN SPACE REQUIREMENTS:
NONE REQUIRED IN CBD
AVERAGE NATURAL SLOPE:
10.64% (ON-LINE STEEP SLOPE TOOL)
BUILDING SETBACKS:
FRONT: ZERO FEET FROM ROW
SIDE: ZERO FEET FROM ROW
REAR: ZERO FEET FROM ROW
PROPOSED BUILDINGS:
BUILDING HEIGHT: 105'
NUMBER OF STORIES: 9
FOOTPRINT AREA: 35,655 SF
TOTAL GROSS FLOOR AREA: 178,412 SF
NUMBER OF ROOMS: 185
IMPERVIOUS SURFACE CALCULATIONS:
EXISTING: 72,589 SF (1.67 AC)
PROPOSED: 78,432 SF (1.80 AC)
NET INCREASE: 5,843 SF (8.0%)

DATA BLOCK
NUMBERS OF EMPLOYEES ON GREATEST SHIFT: 50
NO ONSITE PARKING REQUIRED IN CBD
PARKING DECK WILL PROVIDE 200 SPACES FOR AUTOMOBILES
ACCESSIBLE SPACES+ 6
BICYCLE PARKING+ 10
TOTAL AUTOMOBILE SPACES+ 200

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1 LEVEL 3
A1.03 1/16" = 1'-0"

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PROPERTY OWNER:
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1255 CRESCENT GREEN SUITE 110
CHAPEL HILL, NC 27518
CONTACT PERSON:
SHALAKH PATEL
4242 SIX FORKS ROAD, SUITE 1600
RALEIGH NC 27609
919-854-2797
DESIGN PROFESSIONAL:
ALTAMONT ENVIRONMENTAL, INC.
231 HAYWOOD STREET
ASHEVILLE, NC 28801
CONTACT: (828) 281-3350
PROJECT NAME:
HAYWOOD STREET HOTEL
PROJECT LOCATION:
192 HAYWOOD STREET
ASHEVILLE, NC 28801
PIN #: 9649-201616
ZONING DISTRICT:
CBD (CENTRAL BUSINESS DISTRICT)
PROPOSED USE:
HOTEL
PROPERTY SIZE: 2.05 ACRES (89,298 SF)
TOTAL DISTURBED AREA: -2 ACRES
ESTIMATED EARTH WORK VOLUMES:
OPEN SPACE REQUIREMENTS:
NONE REQUIRED IN CBD
AVERAGE NATURAL SLOPE:
10.64% (ON-LINE STEEP SLOPE TOOL)
BUILDING SETBACKS:
FRONT: ZERO FEET FROM ROW
SIDE: ZERO FEET FROM ROW
REAR: ZERO FEET FROM ROW
PROPOSED BUILDINGS:
BUILDING HEIGHT: 105'
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EXISTING: 72,589 SF (1.67 AC)
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NET INCREASE: 5,843 SF (8.0%)

DATA BLOCK
NUMBERS OF EMPLOYEES ON GREATEST SHIFT: 50
NO ONSITE PARKING REQUIRED IN CBD
PARKING DECK WILL PROVIDE 200 SPACES FOR AUTOMOBILES
ACCESSIBLE SPACES= 6
BICYCLE PARKING= 10
TOTAL AUTOMOBILE SPACES= 200

PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL
ASHEVILLE, NC

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ARCHITECTURE
asheville atlanta charleston charlotte greenville spartanburg
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SHEET ISSUE:		
NO.	DATE	DESCRIPTION BY
DOWNTOWN COMMISSION DESIGN REVIEW		
10/07/2016		
PRINCIPAL IN CHARGE:		
PROJECT ARCHITECT:		
DRAWN BY:		
SHEET TITLE:		
LEVELS 3-7		
SHEET NO.		
PROJ. NO.		
015397.00		

A1.03

A



DATA BLOCK

NUMBERS OF EMPLOYEES ON GREATEST SHIFT: 50

NO ONSITE PARKING REQUIRED IN CBD

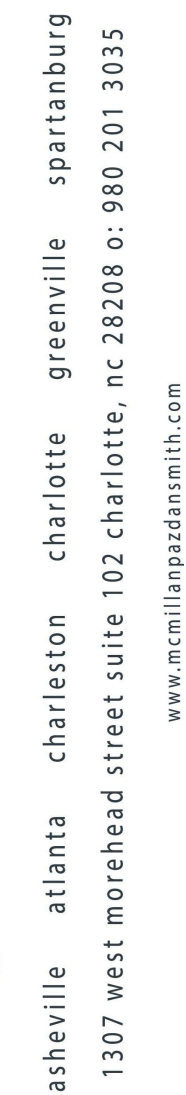
PARKING DECK WILL PROVIDE 200 SPACES FOR AUTOMOBILES

ACCESSIBLE SPACES= 6

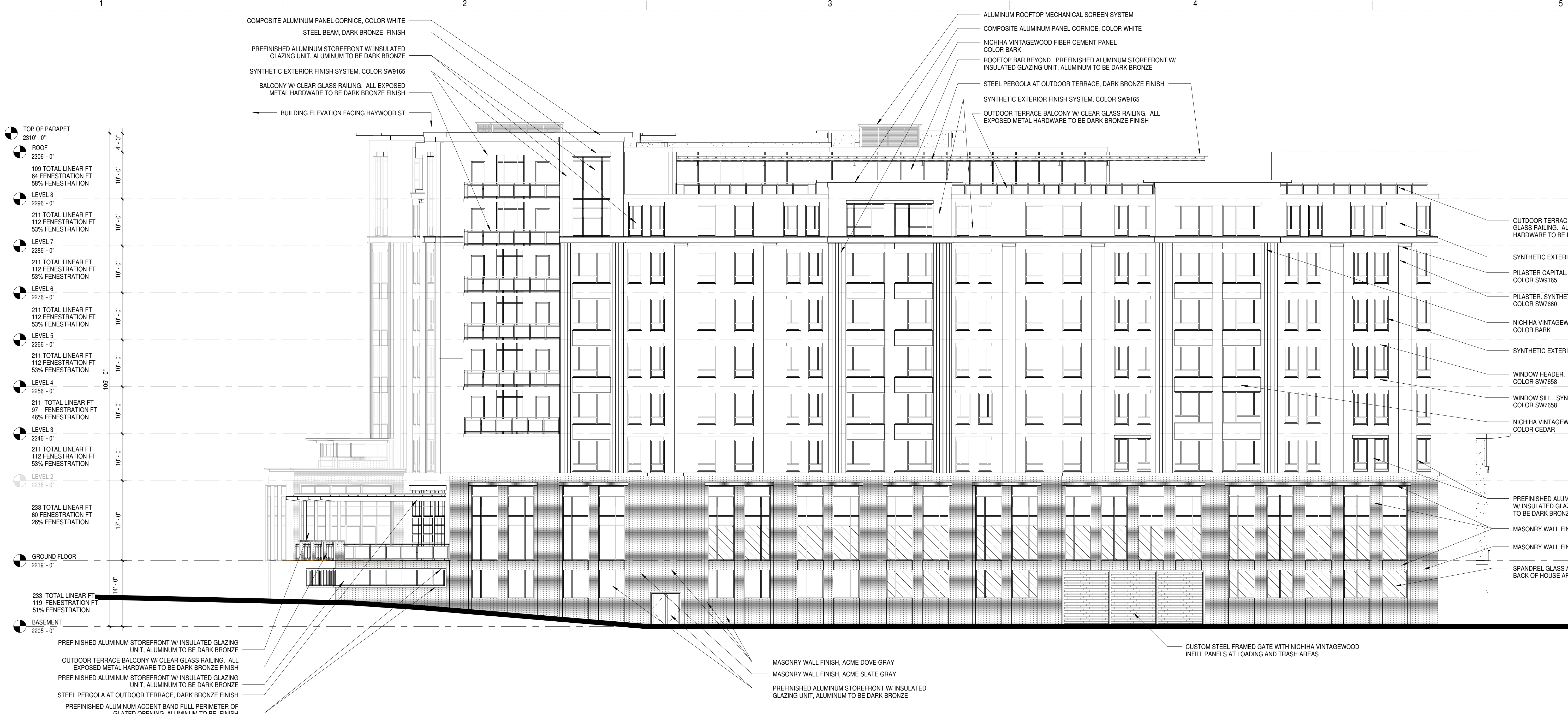
BICYCLE PARKING= 10

TOTAL AUTOMOBILE SPACES= 200

SHEET NO.	PROJ. NO.
	015397.00



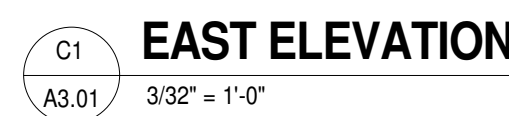
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C1 CARTER STREET ELEVATION (WEST)
3/32" = 1'-0"



A1 HAYWOOD STREET ELEVATION (NORTH)
3/32" = 1'-0"



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VIEW LOOKING SOUTH-WEST FROM HAYWOOD & MONTFORD AVE. INTERSECTION



VIEW LOOKING NORTH-EAST FROM HAYWOOD

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PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL
ASHEVILLE, NC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY

DOWNTOWN COMMISSION DESIGN REVIEW 10/07/2016

PRINCIPAL IN CHARGE: APPROVED
PROJECT ARCHITECT: CHECKED
DRAWN BY: AUTHOR

SHEET TITLE:
3D PERSPECTIVES

SHEET NO. PROJ. NO.
015397.00

A3.05a

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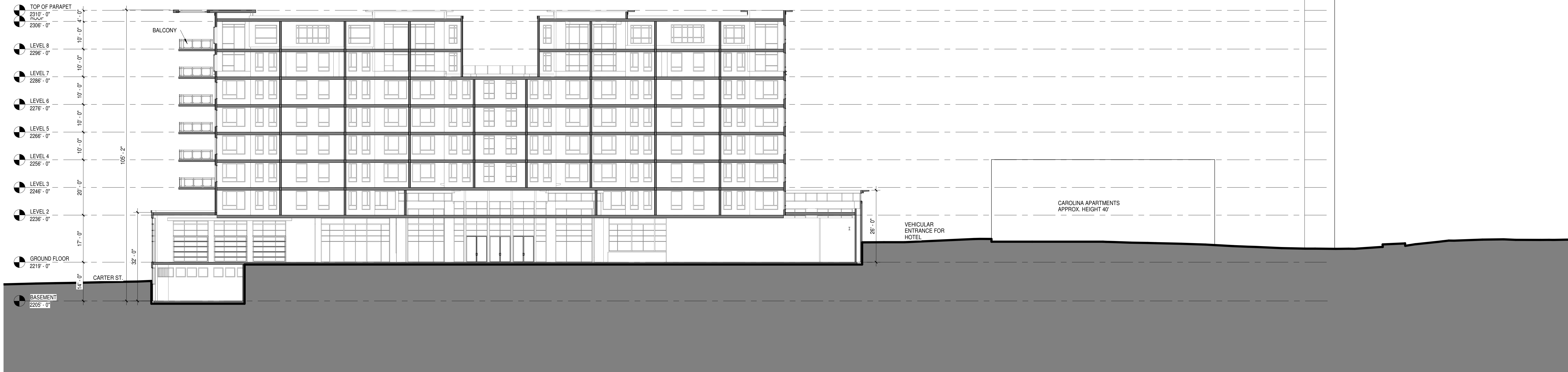


VIEW LOOKING TOWARDS CARTER STREET



VIEW LOOKING NORTH-WEST FROM CARTER STREET

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SITE CONTEXT SECTION 2
A3.06a 1/16" = 1'-0"

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SALVATION ARMY
APPROX. HEIGHT 20'

FIRST CHURCH CHRIST SCIENTIST
APPROX. HEIGHT 25'

CAROLINA APARTMENTS
APPROX. HEIGHT 40'

HOTEL INDIGO
APPROX. HEIGHT 150'

- TOP OF PARAPET
2310' - 0"
2306' - 0"
- LEVEL 8
2296' - 0"
- LEVEL 7
2286' - 0"
- LEVEL 6
2276' - 0"
- LEVEL 5
2266' - 0"
- LEVEL 4
2256' - 0"
- LEVEL 3
2246' - 0"
- LEVEL 2
2236' - 0"
- GROUND FLOOR
2219' - 0"
- BASEMENT
2205' - 0"

2 SITE CONTEXT SECTION 3
A3.06b 1/16" = 1'-0"

HYATT PLACE
APPROX. HEIGHT 85'

SALVATION ARMY
APPROX. HEIGHT 20'

HOTEL INDIGO
APPROX. HEIGHT 150'

- TOP OF PARAPET
2310' - 0"
2306' - 0"
- LEVEL 8
2296' - 0"
- LEVEL 7
2286' - 0"
- LEVEL 6
2276' - 0"
- LEVEL 5
2266' - 0"
- LEVEL 4
2256' - 0"
- LEVEL 3
2246' - 0"
- LEVEL 2
2236' - 0"
- GROUND FLOOR
2219' - 0"
- BASEMENT
2205' - 0"

1 SITE CONTEXT SECTION 4
A3.06b 1/16" = 1'-0"



asheville atlanta charleston charlotte greenville spartanburg
1307 west morehead street suite 102 charlotte, nc 28208 o: 980.201.3035
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CONSULTANT LOGO

SEALS

PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL
ASHEVILLE, NC

SHEET ISSUE:
NO. DATE DESCRIPTION BY

DOWNTOWN COMMISSION DESIGN REVIEW 10/07/2016

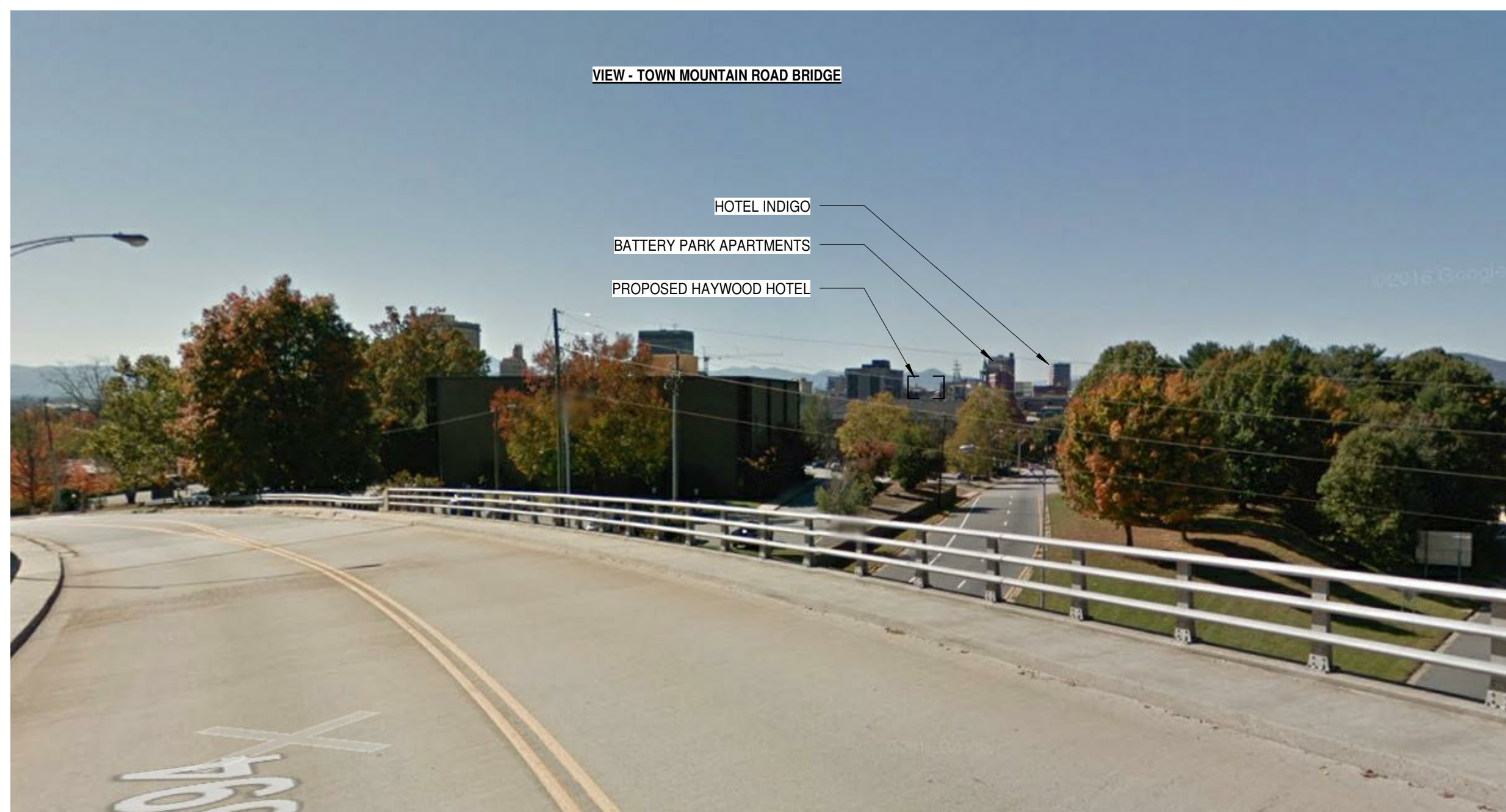
PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
SITE SECTIONS

SHEET NO. PROJ. NO.
015397.00

A3.06b

NOTE: ALL OTHER VISTAS
DETERMINED NOT APPLICABLE
(PROJECT NOT VISIBLE)



PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL

ASHEVILLE, NC

CONSULTANT LOGO

SEALS



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ARCHITECTURE

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www.mcmillanpadansmith.com

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY

DOWNTOWN COMMISSION DESIGN REVIEW 10/07/2016

PRINCIPAL IN CHARGE:	Approver
PROJECT ARCHITECT:	Checker
DRAWN BY:	Author

SHEET TITLE:
VISTAS

SHEET NO.	PROJ. NO.
	015397.00

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