

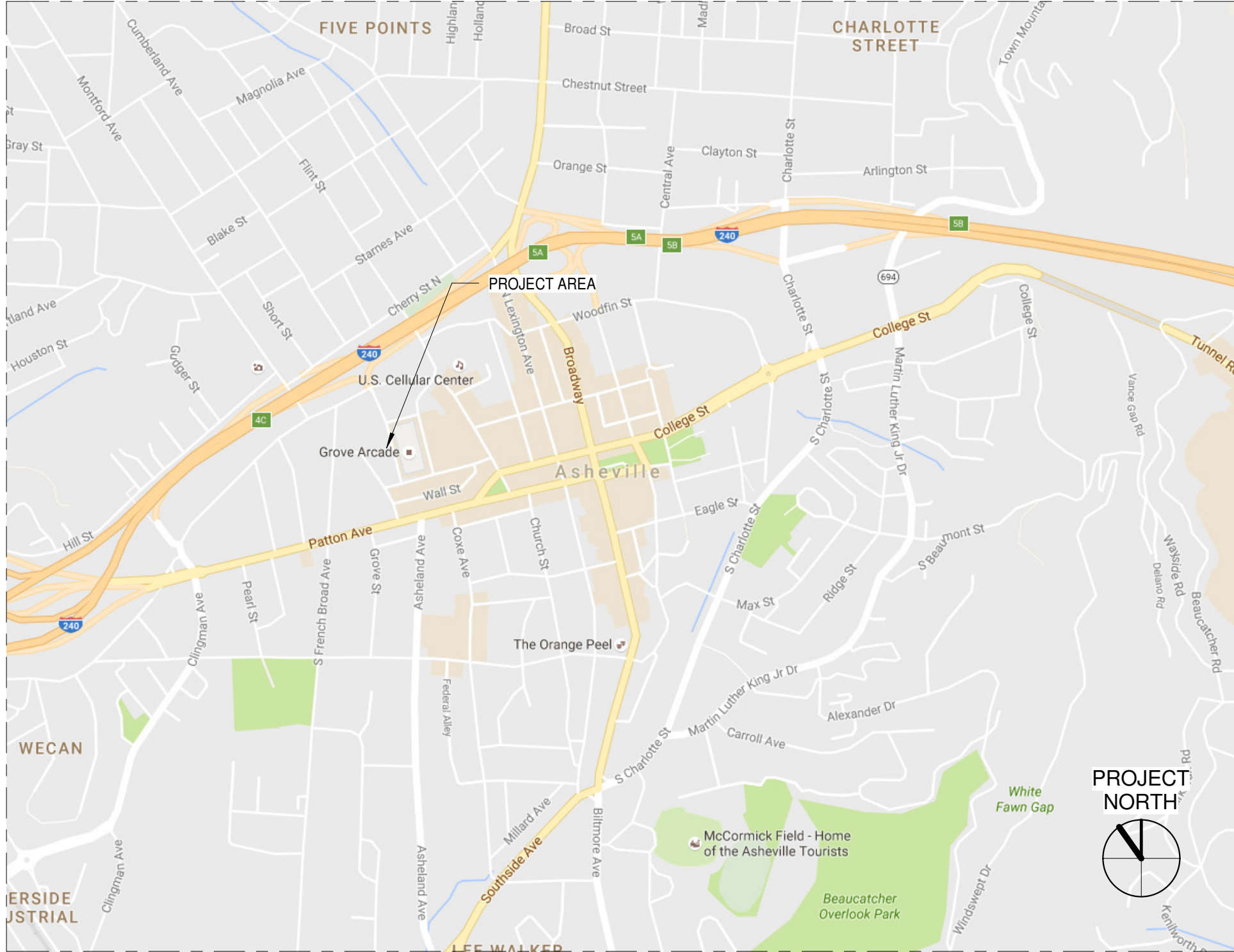
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VIEW LOOKING SOUTH-WEST FROM HAYWOOD & MONTFORD AVE. INTERSECTION



VICINITY MAP AND EXISTING BUILDINGS WITH MATERIALS



SITE MAP

SHEET NO	SHEET NAME
DD 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
A4.01	VISTAS

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:
182 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'
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

PARKS HOSPITALITY GROUP

HAYWOOD STREET HOTEL

SHEET TITLE:
COVER SHEET (LARGE PROJECT)

SHEET NO. PROJ. NO.
015397.00

A0.00

mcmillan | pazdan | smith
ARCHITECTURE

asheville atlanta charleston charlotte greenville spartanburg
1307 west morehead street suite 102 charlotte, nc 28208 o: 980.201.3035
www.mcmillanpazdan.com

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PROPOSED VARIANCE REQUEST FORMS

PROPOSED VARIANCE REQUEST

Applicable UDO Section: 7-8-18 (f) (11)

UDO Requirement: Curb Cuts are limited to a single standard driveway per 200 ft. along a block face per development.

Variance Requested: Allowance of additional curb cuts to create a drop off zone at the required primary pedestrian entrance.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate, that, in the absence of the variance, no reasonable use can be made of the property.

Per 7-8-18 (f) (13) a. (4) we are required to provide a Primary Pedestrian Entrance on a frontage line. Our required entrance is provided on Haywood Street as a building type, hotel guests typically expect to have an area of covered drop off. Additionally most guests arrive after dark. We believe the required pedestrian entrance will lead guests to believe that is the primary entrance. As such they are likely to be looking for the drop-off and will stop along Haywood Street causing a hazard to themselves and others.

2. The Hardship of which the applicant complains results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

The unusual shape of the site, and its narrowness, did not allow us to locate the prime drop-off zone in a visible location. Absent an obvious drop-off area, we believe many guests will be confused into thinking the pedestrian entry on Haywood Street is the entry/drop-off zone and will stop in the road creating the hazard mentioned above.

3. The hardship is not the result of the applicant's own actions.

The parcel shape and size do not allow for the expected or typical hotel design with a drop-off zone surrounded by surface parking. The zoning restriction of a single curb cut does not allow us to have the drop-off zone on Haywood Street.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

We believe this variance request actually results in the benefit of the safety and welfare of the general public. In preventing the hazardous condition of hotel guests stopping their cars on Haywood Street thinking the required pedestrian entrance is the primary entrance.

PROPOSED VARIANCE REQUEST

Applicable UDO Section: 7-8-18 (f) 13 (a)

UDO Requirement: Street wall and step back requirements as set forth in UDO.

Variance Requested: Relief from the strict requirements of street wall height due to the nature of the building type.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate, that, in the absence of the variance, no reasonable use can be made of the property.

A hotel is comprised of two main components, the public and back of house spaces and the Guestroom Tower. The Public and Back of House spaces typically arrive on the ground floor and the guestroom tower is above. In our case the Public and Back of House spaces take up two levels in order to fill the site as it slopes away from the entry point on Haywood. It is impractical to step the Guestroom Tower so if a step is to occur, the logical spot is at the transition from the two major areas. Doing otherwise would create impractical inefficient and expensive construction.

2. The Hardship of which the applicant complains results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.

Having a street wall height equal to the row width would cause us to step back from one floor of guestrooms to another which is impractical and very costly.

3. The hardship is not the result of the applicant's own actions.

The hardship is really a result of a "Step Back" being and higher then we show it being inconsistent with this building type.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

We are trying to comply with the spirit of requirement of the ordinance by providing a step back where possible. From a functional standpoint of hotel design, the other option would be to request no step-back at all like they did at the Hyatt across the street. Our belief and hope is that, although our street wall isn't as high as required, having the step back deeper than required because of the height of our building, meets the intent of ensuring adequate air and light at sidewalk level and neighboring properties.

PROPOSED VARIANCE REQUEST

Applicable UDO Section: 7-8-18 (f) (13) b. (2)

UDO Requirement: The maximum horizontal wall dimension in any direction is limited to 145 feet for floors above 75:

Variance Requested: Allowance of floors above 75' to exceed the 145' length.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate, that, in the absence of the variance, no reasonable use can be made of the property.

Reducing the building length would require the elimination of guestroom which is the revenue generator for the Hotel. Reducing the number of room challenges the economic viability of the project.

2. The Hardship of which the applicant complains results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.

The size and shape of the site dictate the layout of the guestroom tower of the project. Although not required. Providing on-site parking limits the amount of available land to build on. The costs associated with building on the sloping, odd shaped site dictated a specific number of revenue generating guestrooms to justify the cost. Going as high as we did was the only way to achieve that number of guestrooms.

3. The hardship is not the result of the applicant's own actions.

The configuration of the site leaves very few options as to how the building cost can be configured. Additionally the attempt to provide on-site parking, in an attempt to add a burden to existing off-site parking. Further limits building configuration options.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

If measured from the Haywood Street entry point to the site, no floor level is more than 75' above that grade level. The condition only occurs because the site slopes away from that point. To help offset this issue we have already nearly tripled the required step back along Haywood Street and we had already voluntarily cut back the top floor of the wing along Carter Street to avoid this condition there when measured from the average site grade level.

SUMMARY OF COMPLIANCE - DESIGN GUIDELINES

STREET ORIENTATION AND LOT LAYOUT

REQUIREMENT 1: FRONT SETBACK OPTION 1

REQUIREMENT 2: PEDESTRIAN STREETS
-MINIMUM OF 80 PERCENT FRONTAGE

REQUIREMENT 3: PEDESTRIAN STREETS-LOADING
-LOADING/SERVICE & WASTE COLLECTION NOT ON KEY PEDESTRIAN STREET

REQUIREMENT 4: OFFSTREET PARKING (N/A)

REQUIREMENT 5: PARKING GARAGE ON KEY PEDESTRIAN STREET
- COMPLIES WITH DESIGN AND OPERATIONS STANDARDS FOR OPENING AND DESIGN ORAGANIZATIONS REQUIREMENTS
- NOT REQUIRED TO PROVIDE HABITABLE STORY DUE TO PREVIOUS COMPLIANCE LINE ITEM ABOVE

REQUIREMENT 6: LANDSCAPING
REFER CIVIL DRAWINGS

REQUIREMENT 7: DUMPSTER AND MECHANICALS
-WASTE & LOADING/SERVICE AREA SCREENED WITH GATES ALONG CARTER STREET
-DESIGN WILL BE COMPLIMENTARY TO OTHER METAL DETAILING ON THE PROJECT
-NOT ON PRIMARY FACADE

REQUIREMENT 8: SIDEWALKS
-REFER CIVIL DRAWINGS

REQUIREMENT 9: STREET FURNISHING (N/A)

REQUIREMENT 10: VEHICULAR ACCESS
-REFER CIVIL DRAWINGS

REQUIREMENT 11: PRIMARY PEDESTRIAN ENTRANCE
-LOCATED ON PRIMARY FRONTAGE OF KEY PEDESTRIAN STREET
-ENTRANCE RECESSED TO HELP IDENTIFY THE ENTRANCE AND PROVIDE SHELTER
-LARGE EXPANSE OF GLASS FOR INVITING ENTRY

HEIGHT AND MASSING

REQUIREMENT 1: MEETS MINIMUM HEIGHT OF TWO STORIES

REQUIREMENT 2: CONTEXT TRANSITION (N/A)

REQUIREMENT 3: HEIGHT AND ZONE COMPLIANCE (N/A)

REQUIREMENT 9: FLOOR PLATE SIZE (OPTION 1)
-FLOOR LEVEL 8 WHICH IS AT 77' HIGH IS 21% OF THE LOT AREA

REQUIREMENT 11: EXTERNAL VISTA POINTS
-REFER SHEET A4.01

REQUIREMENT 12: PUBLIC VIEW CORRIDORS (N/A)

REQUIREMENT 13: DESIGN ORGANIZATION AND BUILDING CAPS
-THE FOUR GUEST SUITE TOWERS PROVIDE A SIGNIFICANT HORIZONTALLY PROJECTED CAP
-THE ENTIRE TOP GUEST LEVEL FLOOR IS INTENDED TO READ AS AN "ATTIC" OR INTERPOLATED AS AN ENTIRE FLOOR ACTING AS THE "CAP"
-THERE IS A CLEAR DISTINCTION BETWEEN BASE / MIDDLE / CAP THROUGHOUT THE PROJECT ELEVATIONS

REQUIREMENT 14: ROOTTOP SCREENING
-PROPOSED AND ASSUMED MECHANICAL SCREENING IS LOCATED ON PLANS / ELEVATIONS
-TYPICAL DETAIL IS PROVIDED ON SUBMITTED DRAWINGS

FACADE RELATIONSHIPS AND PROPORTIONS (WE FEEL THAT INTENT AND RECOMMENDATIONS ARE MET)

FACADE MATERIALS AND FENESTRATION DETAILS

REQUIREMENT 1: FENESTRATION DETAILS
-MINIMUM 70% OPENESS ALONG HAYWOOD STREET AT STREET LEVEL
-MINIMUM 50% OPENESS ALONG CARTER STREET AT STREET LEVEL
-MINIMUM 20% OPENESS AT UPPER STORIES, ALL FACADES
-OPAQUE SECTIONS OF WALL DOES NOT EXCEED 20'

REQUIREMENT 1: MATERIALS
-EIFS NOT USED AS BASE MATERIAL

PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL

ASHEVILLE, NC

CONSULTANT LOGO

SEALS

SHEET ISSUE:
NO. DATE DESCRIPTION BY

DOWNTOWN COMMISSION DESIGN REVIEW 8/19/2016

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

SHEET TITLE:
VARIANCE REQUEST

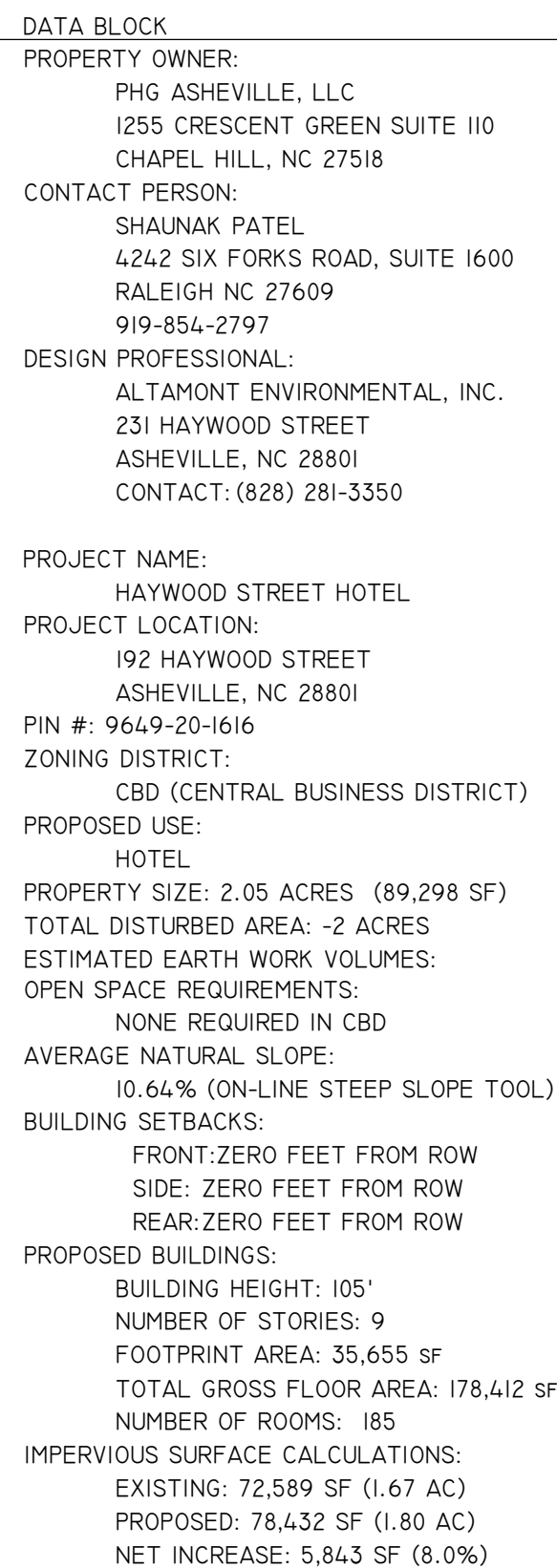
SHEET NO. PROJ. NO.
015397.00

A0.01



asheville atlanta charleston charlotte greenville spartanburg
1307 west morehead street suite 102 charlotte, nc 28208 o: 980 201 3035
www.mcmillanpazdanasmith.com

8/18/2016 7:28:35 PM



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

1
A1.00

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PARKS HOSPITALITY GROUP

HAYWOOD STREET HOTEL

ASHEVILLE, NC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
A	AUGUST 18, 2016		BY

DOWNTOWN COMMISSION DESIGN REVIEW 8/19/2016

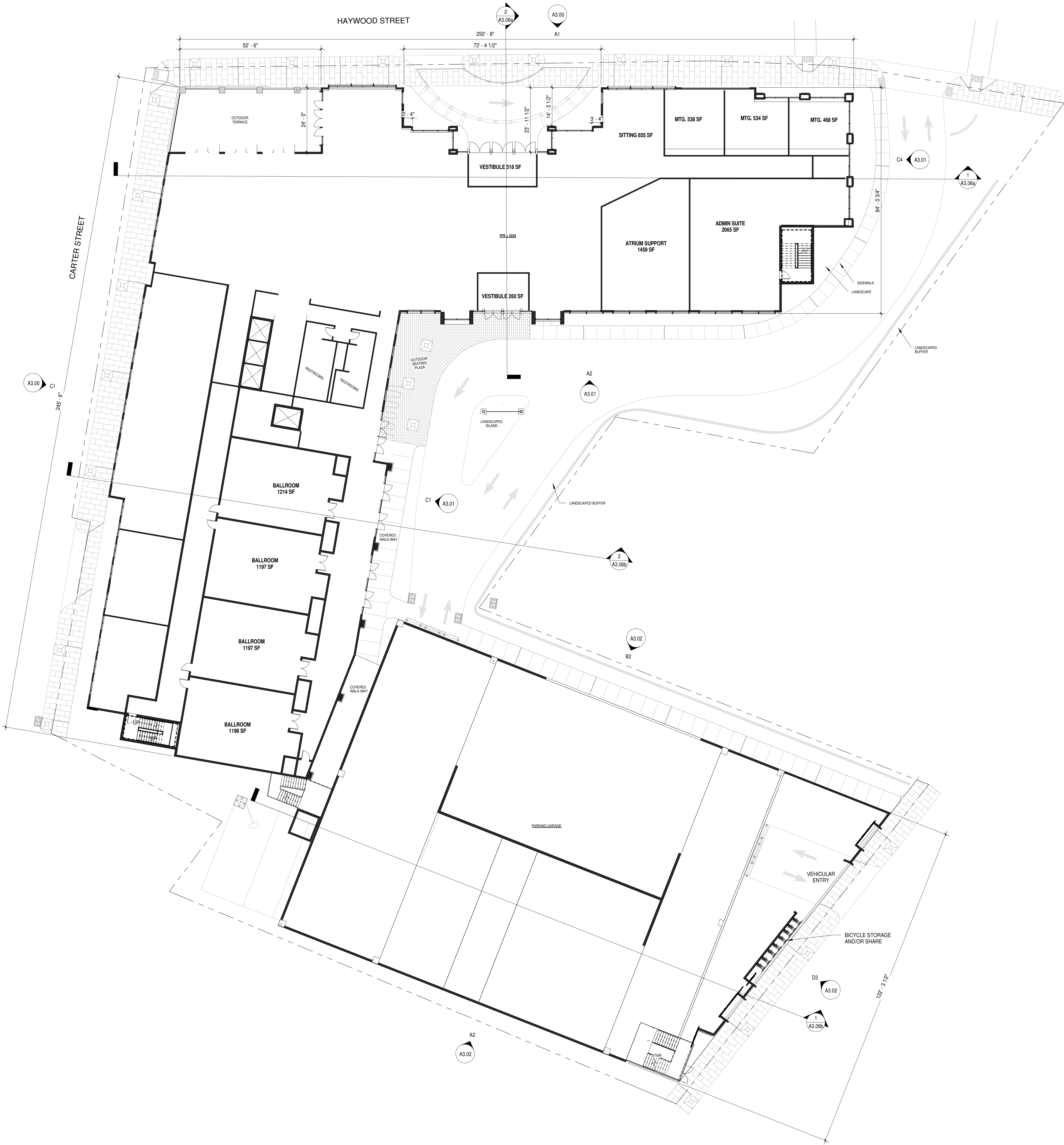
PRINCIPAL IN CHARGE:	Approver
PROJECT ARCHITECT:	Checker
DRAWN BY:	Author

SHEET TITLE:
**BASEMENT LEVEL
FLOOR PLAN**

SHEET NO.	PROJ. NO.
	015397.00

A1.00

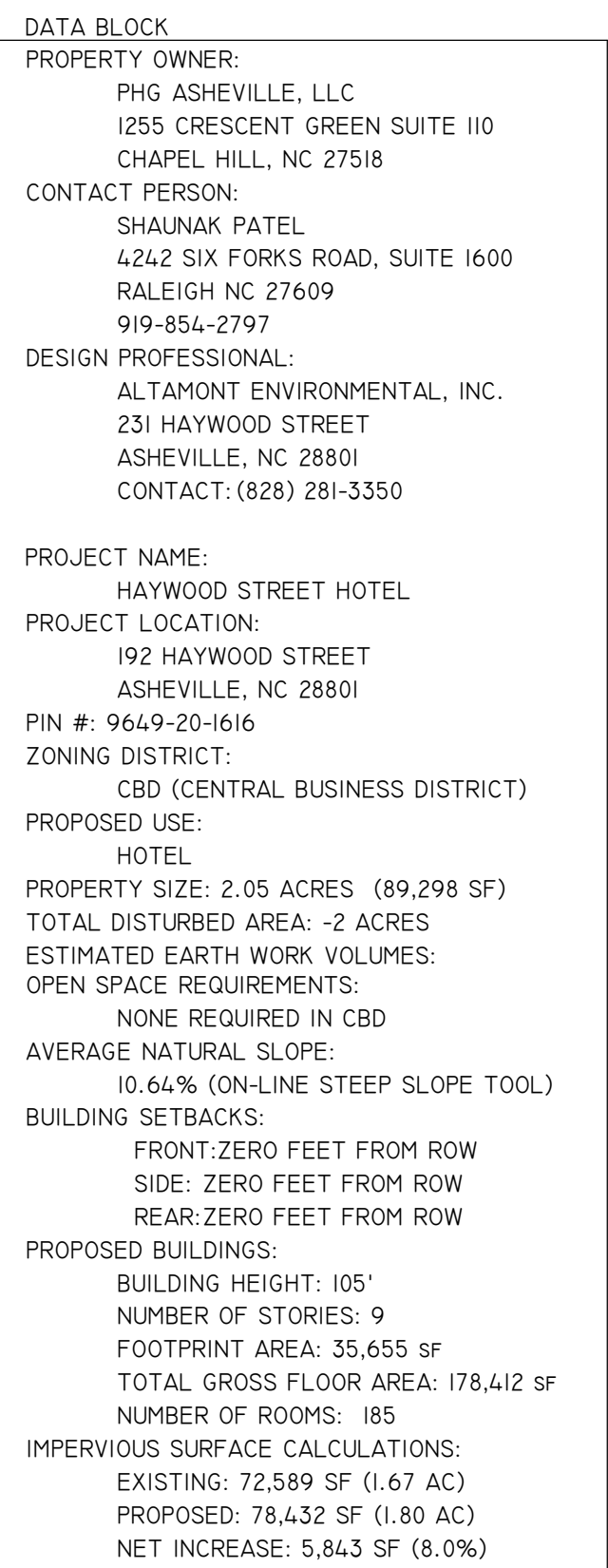
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PROPERTY OWNER:
PHG ASHEVILLE, LLC
1255 CRESCENT GREEN SUITE 110
CHAPEL HILL, NC 27518
CONTACT PERSON:
SHAJANAK PATEL
4242 SIX FORKS ROAD, SUITE 1600
RALEIGH NC 27609
919-854-2797
DESIGN PROFESSIONAL:
ALTAMONT ENVIRONMENTAL, INC.
231 HAYWOOD STREET
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%)

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1
A1.02



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PARKS HOSPITALITY GROUP

HAYWOOD STREET HOTEL

ASHEVILLE, NC



mcmillan | pazdan | smith
ARCHITECTURE

asheville atlanta charleston charlotte greenville spartanburg
1307 west morehead street suite 102 charlotte, nc 28208 o: 980 201 3035
www.mcmillanpazdamsmith.com

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SHEET ISSUE:
NO. DAT
A AUGUST 1

NO.	DATE	DESCRIPTION	BY
A	AUGUST 19, 2016		BY

DOWNTOWN COMMISSION DESIGN REVIEW 8/19/2016

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

Approver
Checker
Author

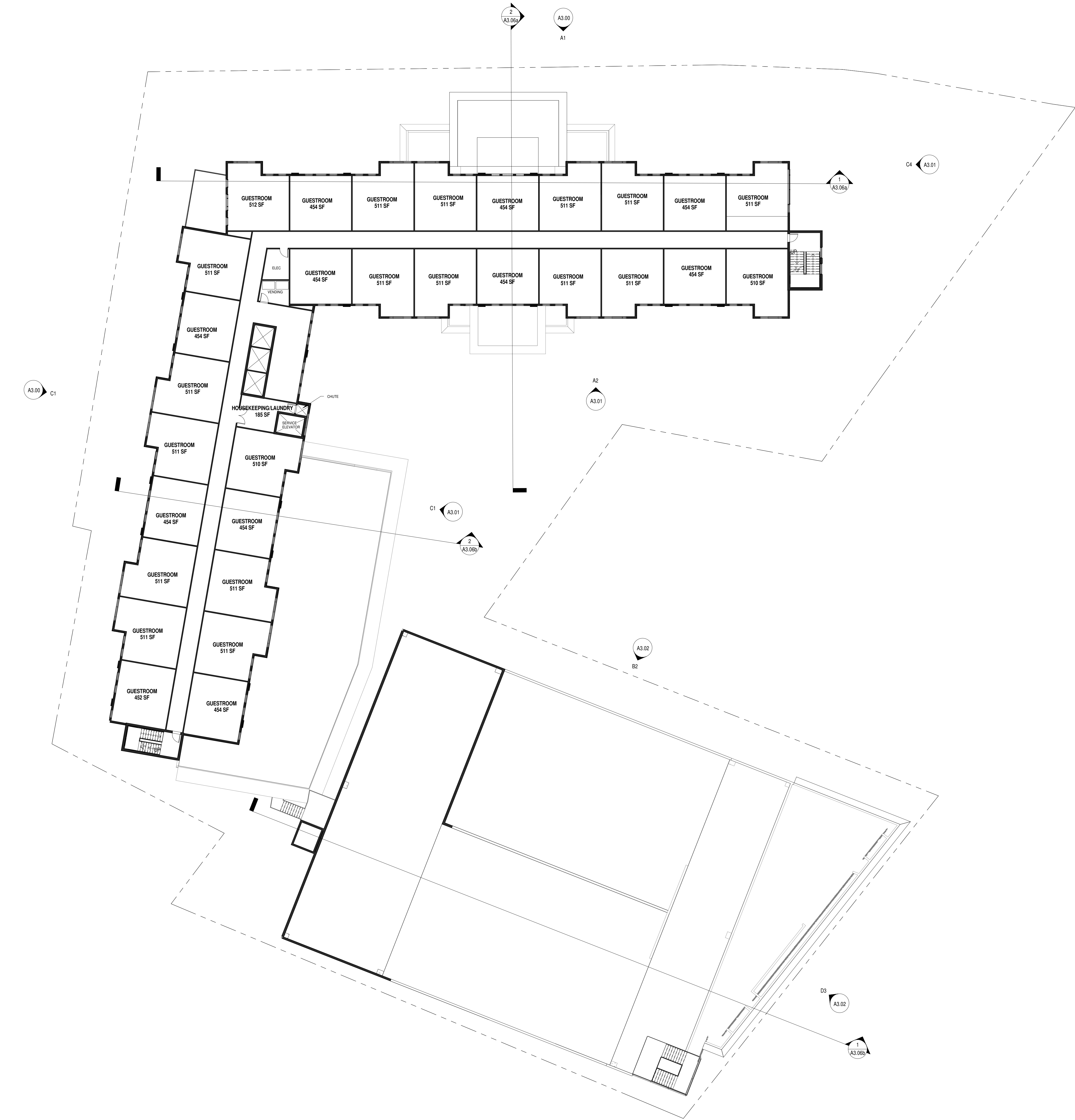
SHEET TITLE:
**SECOND LEVEL FLOOR
PLAN**

SHEET NO.

PROJ. NO.
015397.00

A1.02

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

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1255 CRESCENT GREEN SUITE 110
CHAPEL HILL, NC 27518
CONTACT PERSON:
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ZONING DISTRICT:
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PROPOSED USE:
HOTEL
PROPERTY SIZE: 2.05 ACRES (89,298 SF)
TOTAL DISTURBED AREA: -2 ACRES
ESTIMATED EARTH WORK VOLUMES:
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PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL
ASHEVILLE, NC

SHEET ISSUE:
NO. DATE DESCRIPTION BY

DOWNTOWN COMMISSION DESIGN REVIEW 8/19/2016

PRINCIPAL IN CHARGE: APPROVE
PROJECT ARCHITECT: CHECKER
DRAWN BY: AUTHOR

SHEET TITLE:
LEVELS 3-7

SHEET NO. PROJ. NO.
015397.00

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1
A1.04
LEVELS 4-8
1/16" = 1'-0"



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BICYCLE PARKING= 10
TOTAL AUTOMOBILE SPACES= 200

PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL
ASHEVILLE, NC



SHEET NO. PROJ. NO.
1015397.00

SHEET TITLE:
LEVEL 8- ROOF TOP
BAR

PRINCIPAL IN CHARGE: APPROVE
PROJECT ARCHITECT: CHECKER
DRAWN BY: AUTHOR

DOWNTOWN COMMISSION DESIGN REVIEW 8/19/2016

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A1
A1.05 / 1/16" = 1'-0"

A3.00
C1

A2
A3.01

C4
A3.01

APPROXIMATE LOCATION OF ALUMINUM
ROOFTOP MECHANICAL SCREEN SYSTEM

CANOPY

TOP OF ROOF

CURB

ELEVATION

SECTION

B4
A1.05 / 1/2" = 1'-0"

ROOFTOP MECHANICAL SCREEN SYSTEM

DATA BLOCK

PROPERTY OWNER:
PHG ASHEVILLE, LLC
1255 CRESCENT GREEN SUITE 110
CHAPEL HILL, NC 27518
CONTACT PERSON:
SHALAKA 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 (0.0%)

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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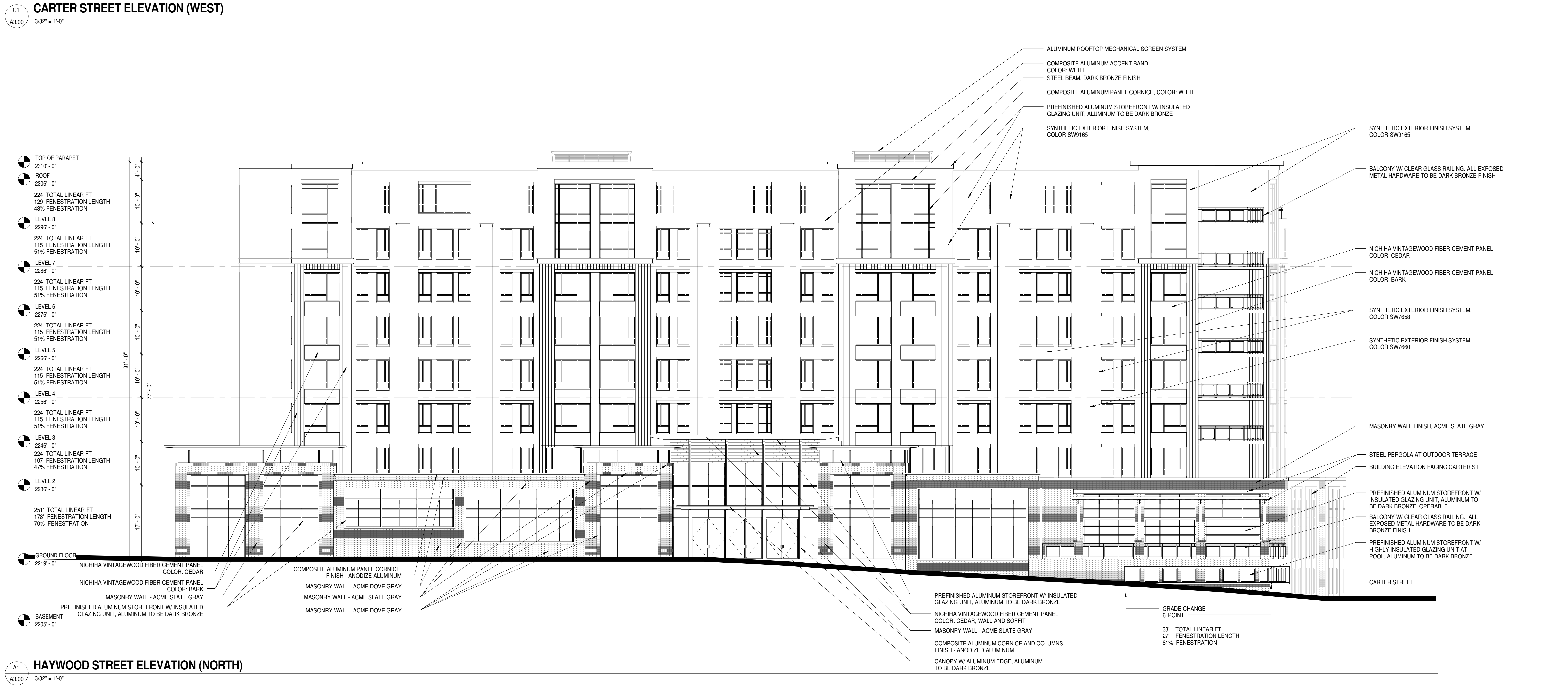
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PROJECT ARCHITECT: CHECKER
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SHEET TITLE:
ROOF PLAN

SHEET NO. PROJ. NO.
A1.05 015397.00

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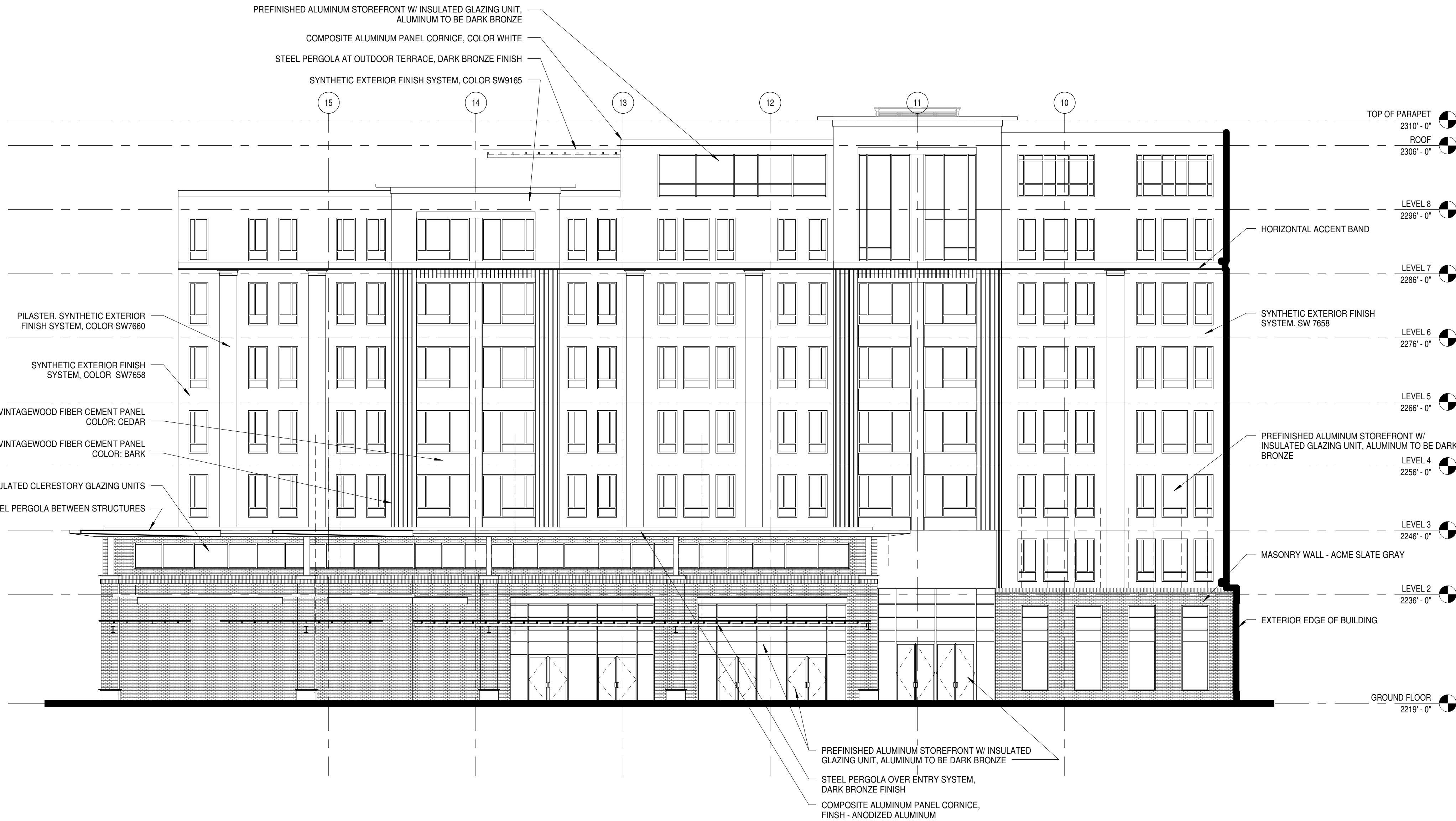
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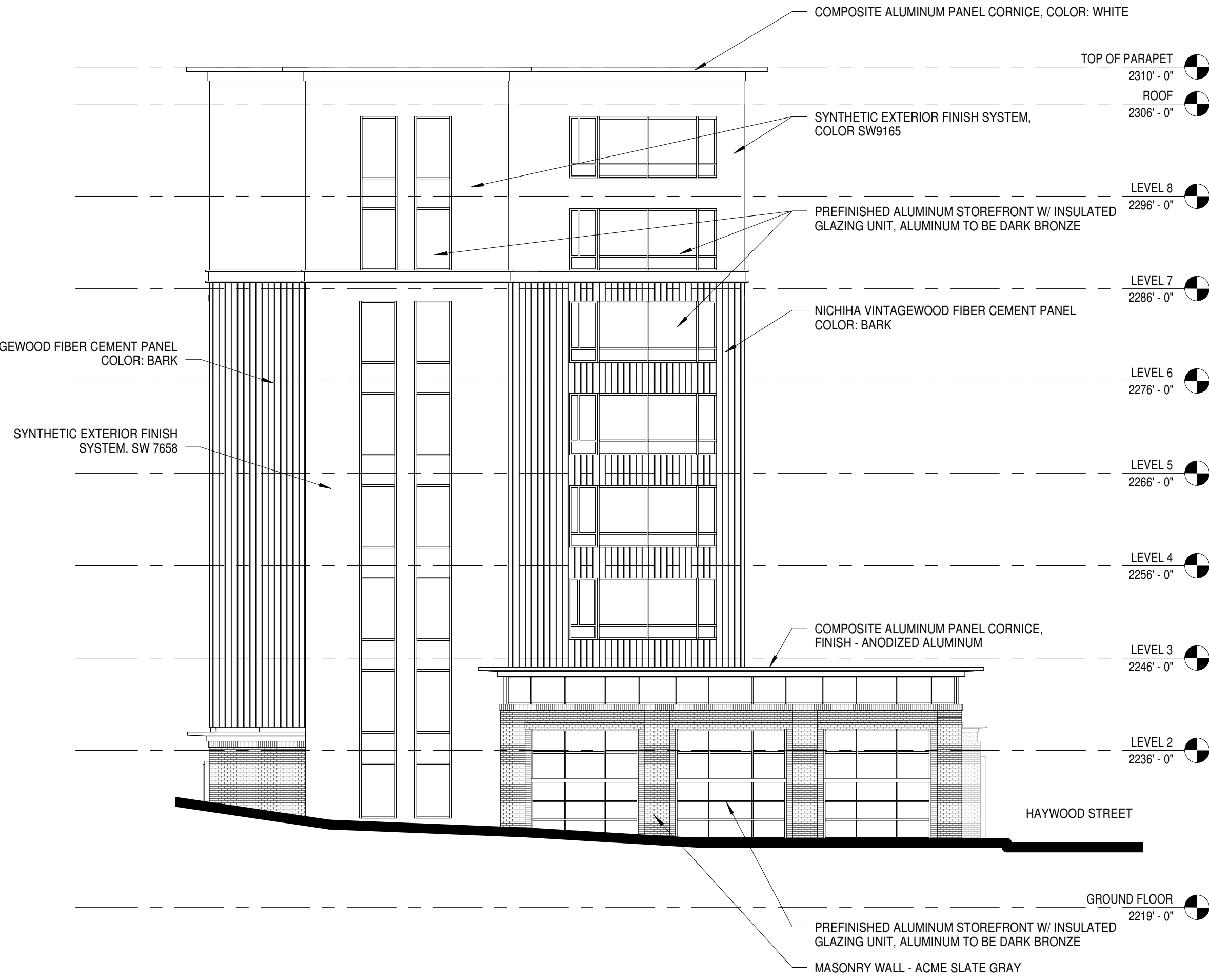
C

B

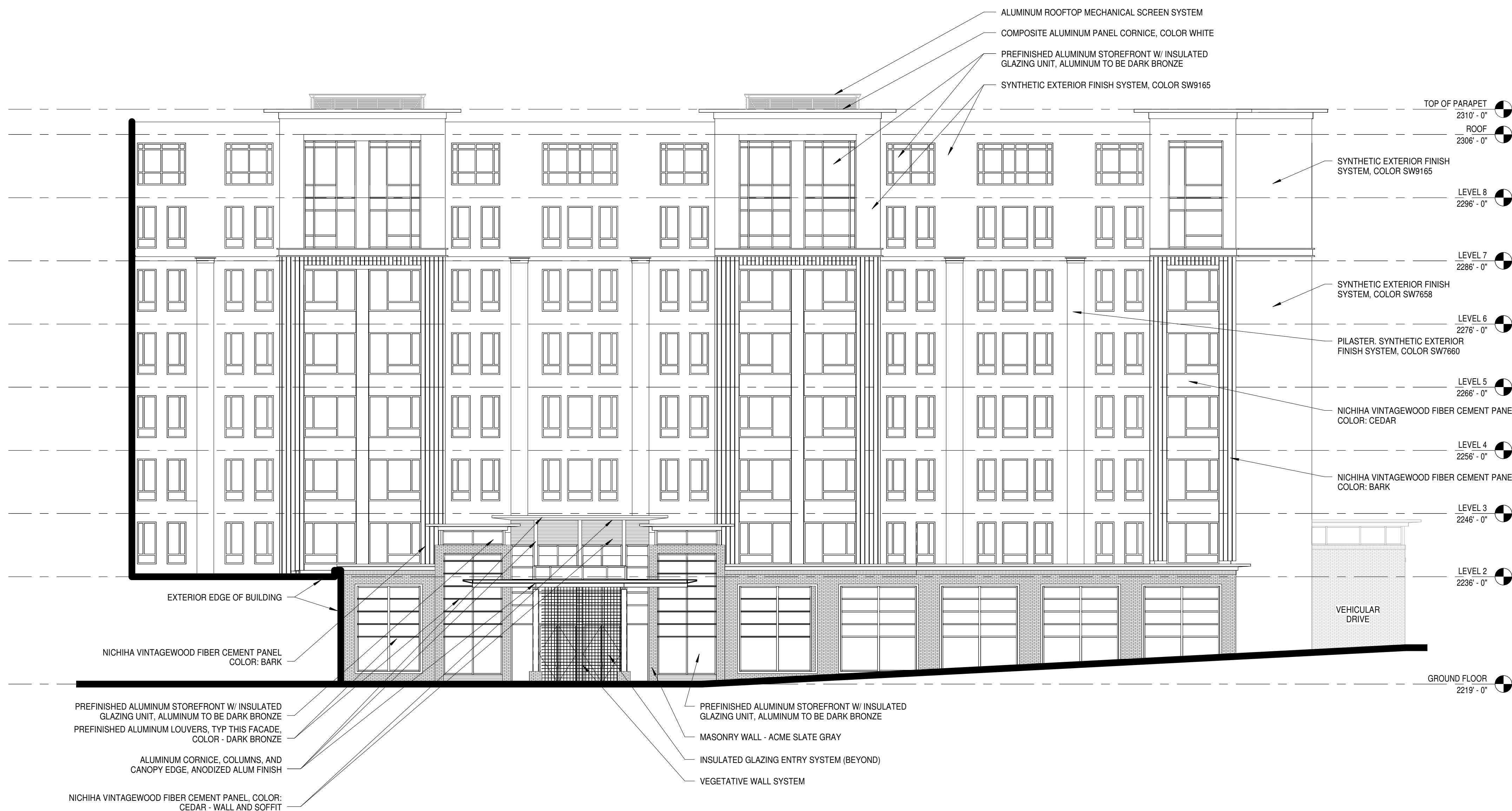
A



C1
A3.01 EAST ELEVATION
3/32" = 1'-0"



C4
A3.01 PARTIAL EAST ELEVATION
3/32" = 1'-0"



A2
A3.01 SOUTH ELEVATION
3/32" = 1'-0"

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HAYWOOD STREET HOTEL

ASHEVILLE, NC

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SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO. PROJ. NO.
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A3.01

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asheville atlanta charleston charlotte greenville spartanburg
1307 west morehead street suite 102 charlotte, nc 28208 o: 980.301.3035
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A



asheville atlanta charleston charlotte greenville spartanburg
1307 west morehead street suite 102 charlotte, nc 28208 o: 980 201 3035
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PRINCIPAL IN CHARGE:	Approver
PROJECT ARCHITECT:	Checker
DRAWN BY:	Author

SHEET TITLE:
3D PERSPECTIVES

SHEET NO.	PROJ. NO.
	015397.00

A3.05a

An architectural rendering of a modern multi-story building. The ground floor is constructed of brick with large, dark-framed windows. Above this, several upper floors are cantilevered out, featuring glass railings and some with horizontal wooden slats. The building has a stepped, asymmetrical profile. To the left, a large, leafy tree partially obscures the view. In the foreground, a white SUV is parked on a dark, paved area. Two small figures of people are walking near the base of the building. The sky is bright blue with scattered white clouds.

VIEW LOOKING NORTH-WEST FROM CARTER STREET

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asheville atlanta charleston charlotte greenville spartanburg
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HAYWOOD STREET HOTEL

ASHEVILLE, NC

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DOWNTOWN COMMISSION DESIGN REVIEW 8/19/20

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

SHEET TITLE:
3D PERSPECTIVES

SHEET NO. PROJ. NO.
015397.00

A3.05b

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ENTRY VIEW LOOKING FROM HAYWOOD STREET

PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL
ASHEVILLE, NC

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DRAWN BY: AUTHOR

SHEET TITLE:
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SHEET NO. PROJ. NO.
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ARCHITECTURE
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

A3.05c

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VIEW LOOKING WEST FROM NORTH FRENCH BROAD



VIEW LOOKING NORTH-WEST FROM NORTH FRENCH BROAD

PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL
ASHEVILLE, NC

SHEET ISSUE:
NO. DATE DESCRIPTION BY

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

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Checker
Author

SHEET TITLE:
3D PERSPECTIVES

SHEET NO. PROJ. NO.
015397.00

A3.05d

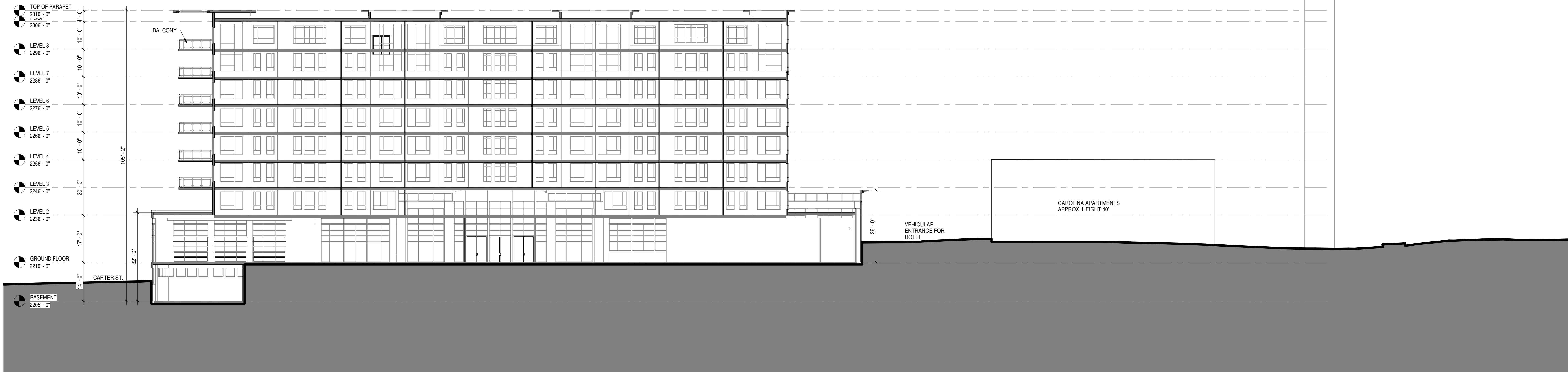
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asheville atlanta charleston charlotte greenville spartanburg
po box 8922 greenville, sc 29604 or 864 242 2033 f: 864 242 2034
www.mcmillanpazdan.com

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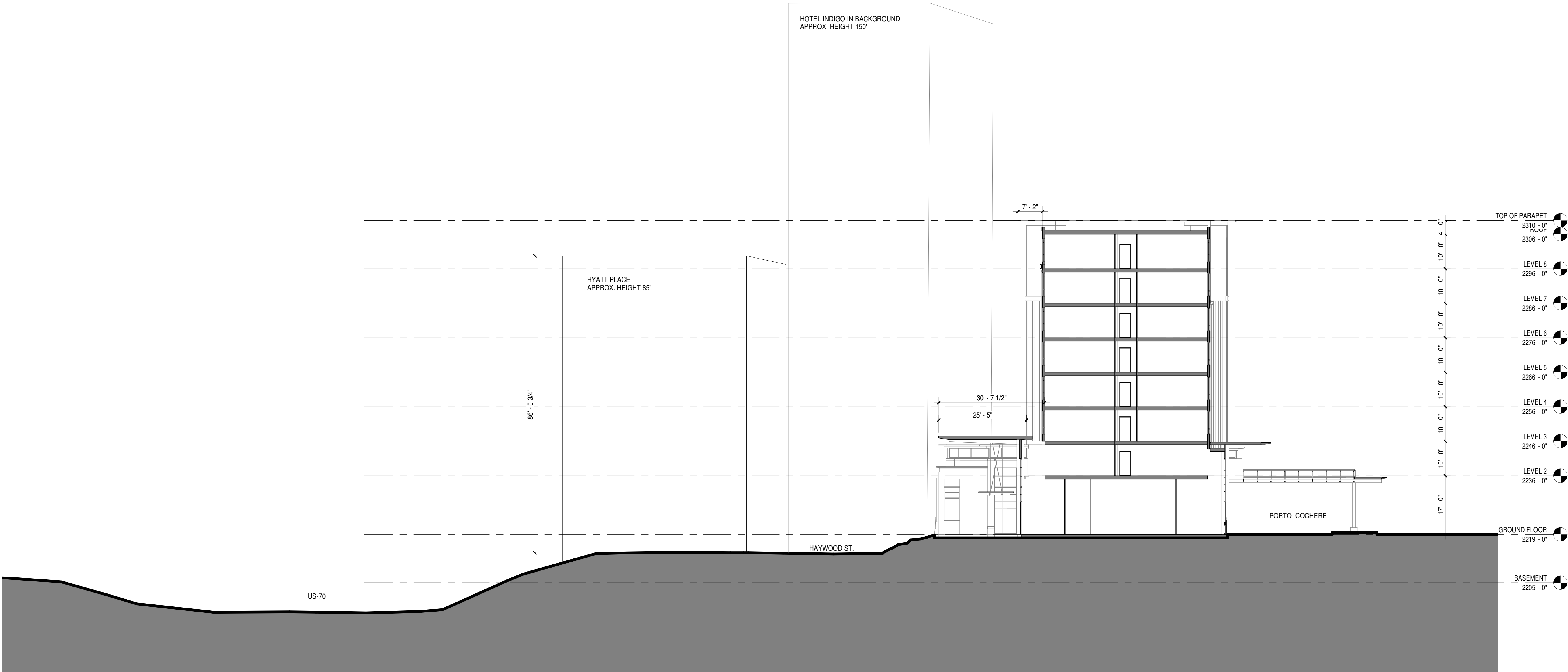


SITE CONTEXT SECTION 2

1/16" = 1'-0"

SITE CONTEXT SECTION 1

1/16" = 1'-0"



PARKS HOSPITALITY GROUP
HAYWOOD STREET HOTEL
ASHEVILLE, NC

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DRAWN BY: AUTHOR

SHEET TITLE:
SITE SECTIONS

SHEET NO. PROJ. NO.
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SALVATION ARMY
APPROX. HEIGHT 20'

13' - 3 3/4"

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'

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"

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

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A3.06b

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

