Fairhaven Summit Apartments

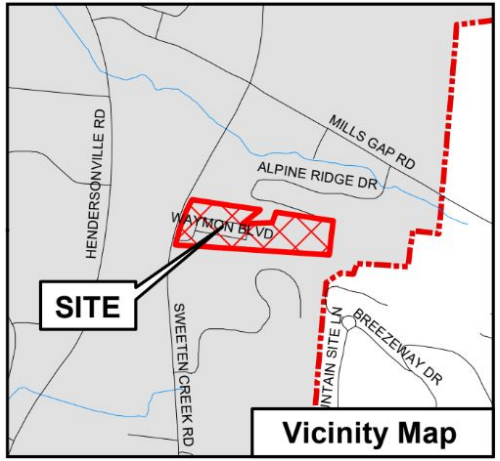
Conditional Zoning Petition

Asheville City Council
April 25, 2023

THE CITY OF ASHEVILLE

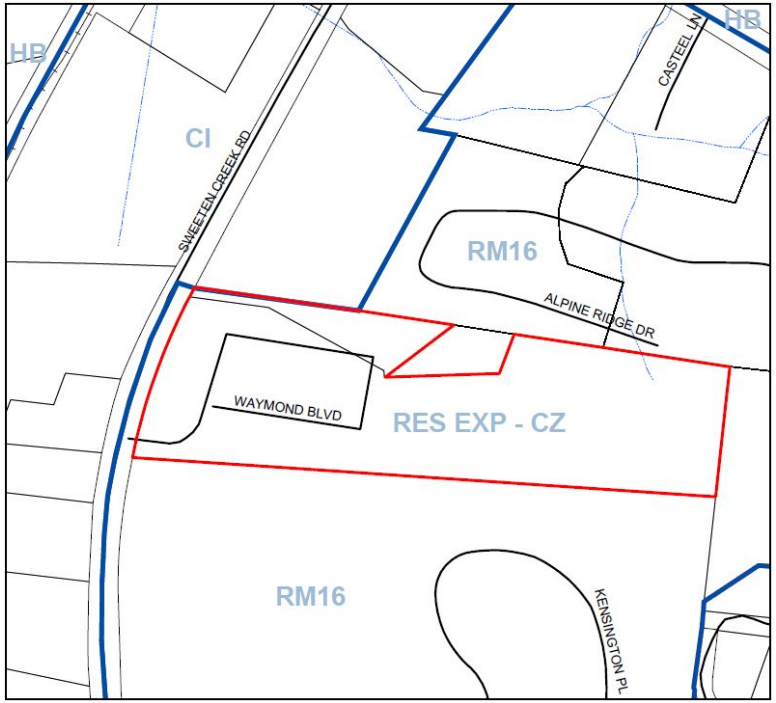
Exhibit B - Aerial Imagery





THE CITY OF ASHEVILLE

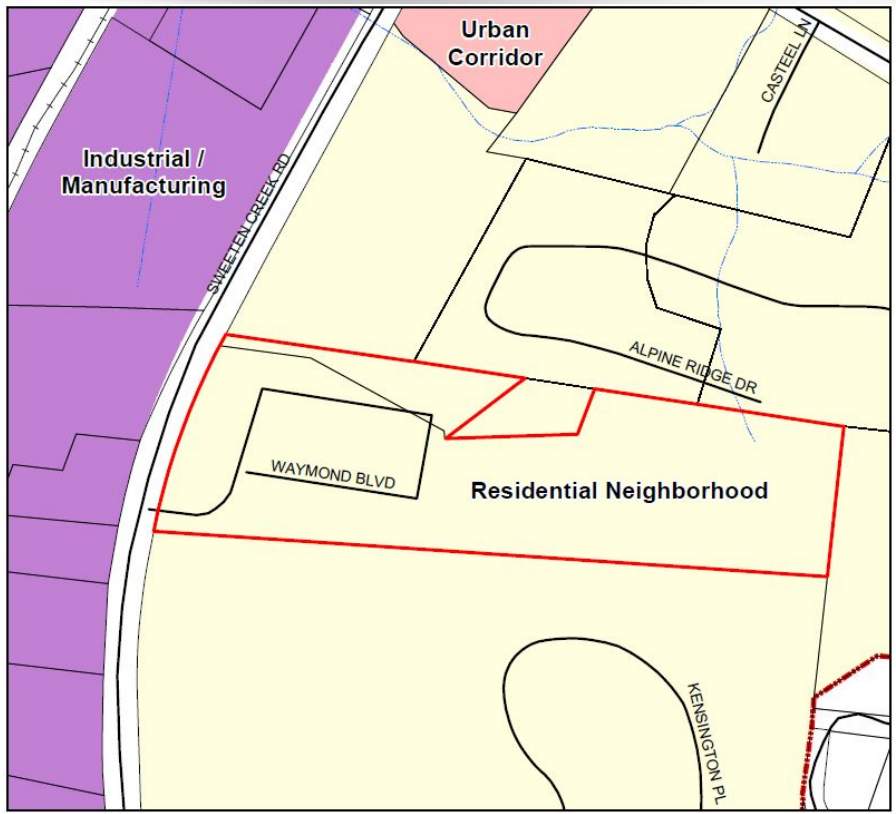
Exhibit A - Existing Zoning



Current zoning: RES EXP - CZ

THE CITY OF ASHEVILLE

Exhibit C - Existing Future Land Use

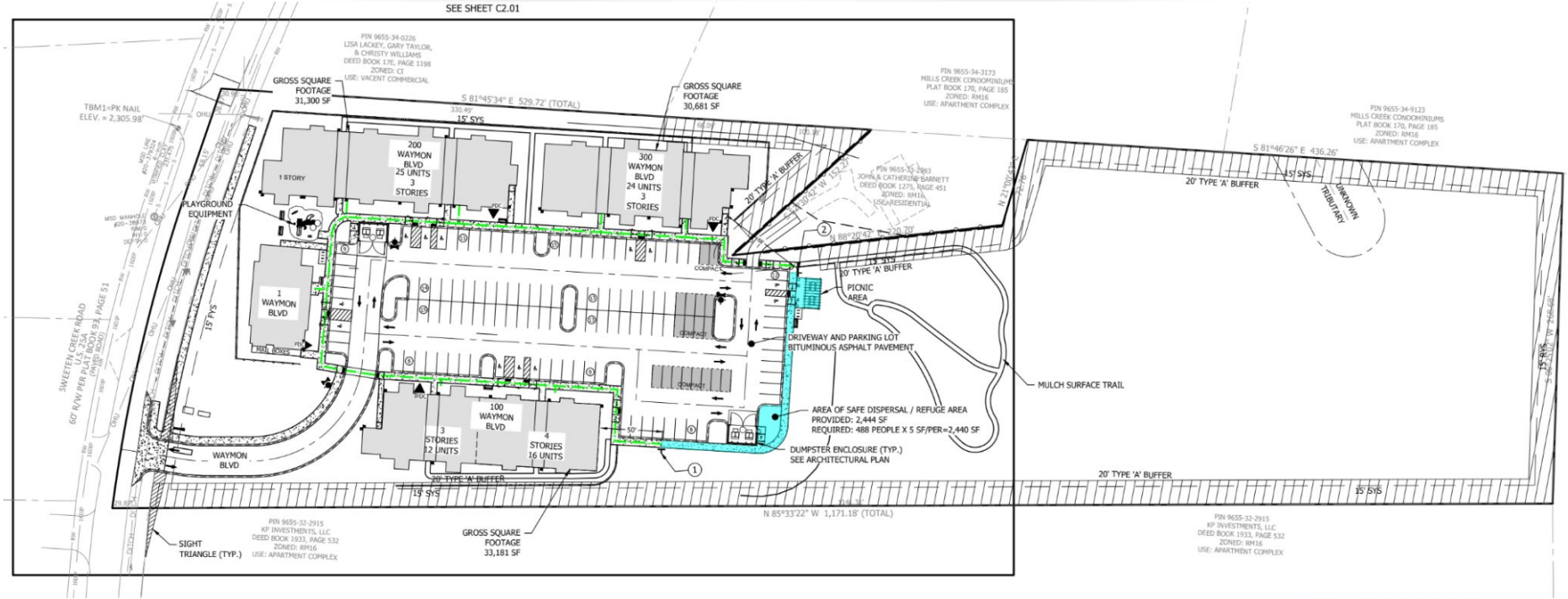


Ex. FLU designation: Residential Neighborhood

No change in the FLU designation is required.

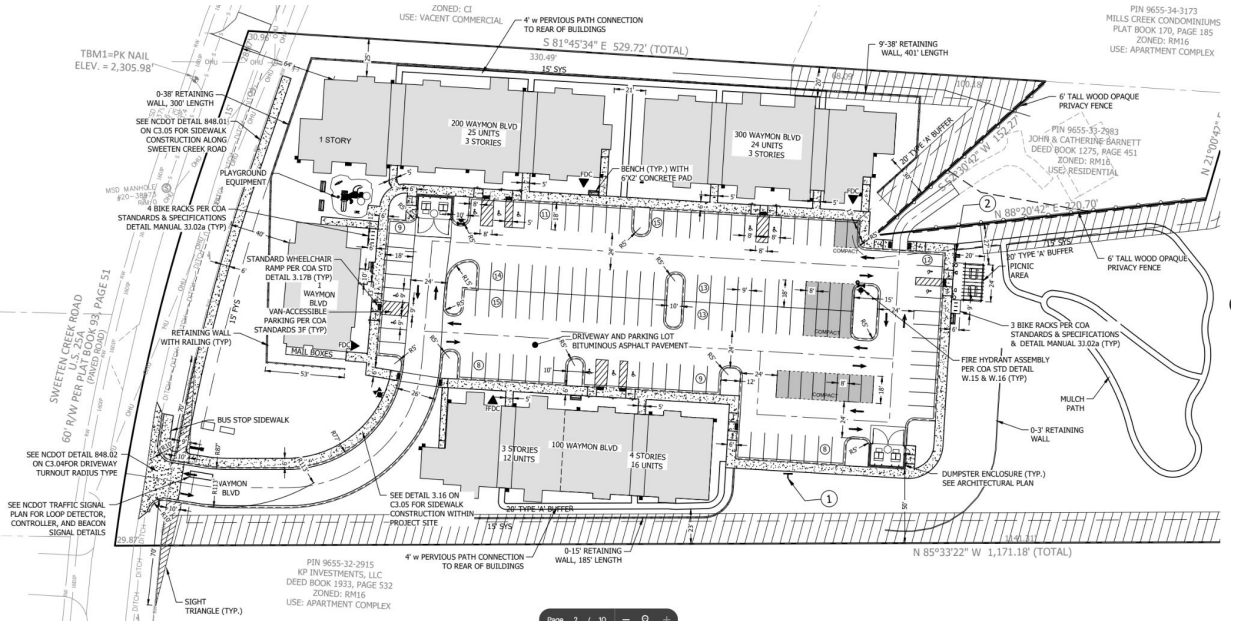
THE CITY OF ASHEVILLE

Master Site Plan



THE CITY OF ASHEVILLE

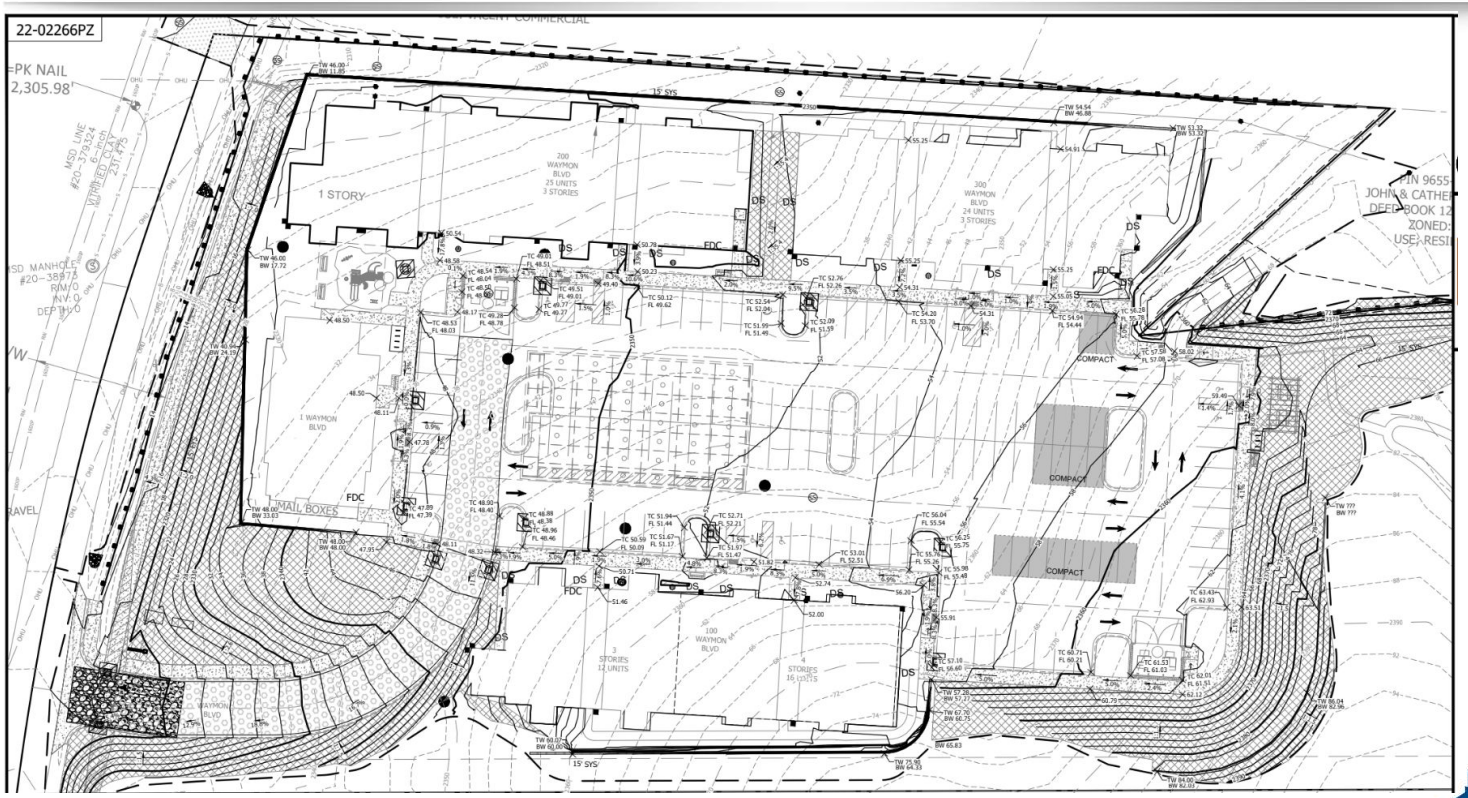
Site Plan



- Three new, multi-family buildings and clubhouse
- 77 affordable housing units
- New driveway on Sweeten Creek Rd
- 135 parking spaces total
- Sidewalks: 6’-wide with 19’-wide planting strip on Sweeten Creek Rd, 6’-wide internal sidewalks
- Landscaping and Open Space Standards
- Tree Canopy Preservation standards met on-site
- Retaining walls 0 to 38’ in height

THE CITY OF ASHEVILLE

Grading Plan



THE CITY OF ASHEVILLE

Building Elevations



100 WAYMON BLVD.
SOUTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



100 WAYMON BLVD.
NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



100 WAYMON BLVD.
EAST ELEVATION
SCALE: 1/8" = 1'-0"



100 WAYMON BLVD.
WEST ELEVATION
SCALE: 1/8" = 1'-0"

ADDRESS ASSIGNMENT SCHEME

BUILDING	UNIT NO.	
	FIRST ENTRANCE	EAST ENTRANCE
100 WAYMON BLVD.		
LEVEL 4		165, 166, 407, 408
LEVEL 3	301, 302, 303, 304	305, 306, 307, 308
LEVEL 2	201, 202, 203, 204	205, 206, 207, 208
LEVEL 1	101, 102, 103, 104	105, 106, 107, 108
200 WAYMON BLVD.		
LEVEL 3	310, 311, 312, 313	314, 315, 316, 317
LEVEL 2	210, 211, 212, 213	214, 215, 216, 217
LEVEL 1	110, 111, 111, 112, 113	114, 115, 116, 117
300 WAYMON BLVD.		
LEVEL 3	322, 323, 324, 325	318, 319, 326, 327
LEVEL 2	222, 223, 224, 225	218, 219, 226, 227
LEVEL 1	122, 123, 124, 125	118, 119, 126, 127
1 WAYMON BLVD. - CLUBHOUSE		

SHEET ISSUE:
AUGUST 8, 2022
REVISIONS:
AD1 10/07/2022
AD2 10/07/2022
AD3 3/10/2023

FONT AND COLOR TO BE SELECTED BY ARCHITECT

100 Waymon Boulevard
106-108
205-208
305-308
405-408

BUILDING ADDRESS
UNIT NUMBERS AND STREET NAME

SIGNAGE DETAIL (TYP.)

APARTMENT / WINDOW SCHEDULE

SYM	MAT'L	DESCRIPTION	NOM. UNIT SIZE (W x H)
A	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" X 5'-0"
B	VINYL	SINGLE HUNG / FIXED WINDOW	UNIT: 6'-0" X 5'-0" (3'-4" X 5'-0" / 2'-8" X 5'-0")
C	VINYL	FIXED WINDOW	UNIT: 2'-0" X 2'-0"
D	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" X 5'-0"
E	VINYL	ADA DOUBLE HUNG / FIXED WINDOW	UNIT: 6'-0" X 5'-0" (3'-4" X 5'-0" / 2'-8" X 5'-0")

- ENERGY STAR WINDOWS - INSULATED - DOUBLE PANE
- INSTALL CONT. HEAD OF RE-ICONIC CAULK WHERE ALL WALL TYPE PRIOR TO WINDOW INSTALLATION
- ADDRESS LOCATED ON WINDOW WHERE REQUIRED, MEET MIN. EGRESS SIZE REQUIREMENTS PER LATEST STATE BUILDING CODE SECTION R310 - EMERGENCY AND RESCUE (SECTION R303) PROVIDE SIZE OR DELIVERY CLAYING ADJACENT TO EGRESS DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IRC CHAPTER 24
- ALL WINDOW VENTS TO EXTERIOR INCLUDING DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION
- SEE TYP. UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS
- REFER TO DETAIL 14/A4.1 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LFT HANDLE @ BOTTOM SASH)
- OPENABLE SECTION OF WINDOWS SHALL NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090 AND SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE

	MAT'L	MFR.	COLOR
	VINYL SIDING (FIELD) COLOR	PLY GEM	VICTORIAN GREY
	VINYL SIDING (ACCENT) COLOR	PLY GEM	WHITE
	VINYL SIDING (ACCENT) COLOR	PLY GEM	DEEP GRANITE
	VINYL BOARD & BATTEN (ACCENT) COLOR	PLY GEM	DEEP GRANITE
	BRICK VENEER MODULAN 425 RUSTIC	TRIANGLE BRICK COMPANY	SMOKEHOUSE
	STEEL UNIT ENTRY DOOR	THERMA-TRU	MATCH WHITE
	STEEL UTIL TY DOORS	THERMA-TRU	MATCH ADJACENT COLOR
	STEEL UNIT BALCONY DOOR	THERMA-TRU	MATCH WHITE
	VINYL WINDOWS	PLY GEM	WHITE
	ALUMINUM STOREFRONT & ENTRY DOORS	KAWNEER	CLEAR ANODIZED
	FIBER CEMENT SOFFIT & FASCIA	JAMES HARDIE	WHITE
	VINYL WINDOW & DOOR TRIM, BELLY BAND, FRIEZE BOARD	PLY GEM	WHITE
	ALUMINUM GUTTER & DOWNSPOUT	WILCO	MATCH SNOWSCAPE WHITE
	30 YR. ARCHITECTURAL SHINGLES / RIDGE VENT	TAMKO	ANTIQUE SLATE
	C.M.U. DUMPSTER ENCLOSURE	OLDCASTLE	HONEY
	CAST STONE	ARRICRAFT	TBD
	EXTERIOR ALUMINUM RAILING	KAWNEER	BRONZE
	BALCONY / BREEZEWAY DECKING	WOOD	CREEN TREATED WOOD
	BREEZEWAY STAIR	WOOD	CREEN TREATED WOOD
	HVAC/BATH VENTS	PAINTED	MATCH ADJACENT COLOR

EXTERIOR COLOR NOTES:
- VERIFY COLORS AND MATERIALS WITH OWNER & ARCHITECT PRIOR TO ORDERING
- ALL SOFFIT, FASCIA, & TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED EXHAUST HOOD VENTS, DRYER VENTS, AND BATHROOM VENTS TO EXTERIOR SHALL BE PAINTED TO MATCH ADJACENT MATERIAL COLOR AS APPROVED BY ARCHITECT. ENSURE SYMMETRICAL THOUGHTFUL LOCATION TO STACK EXHAUST VENTS IN ORDER TO INTEGRATE WITH OVERALL ELEVATIONS.

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mamarkt@marketingarc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 SOUTH BROOM STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

FAMILY APARTMENTS FOR:
FAIRHAVEN SUMMIT
1 WAYMON BLVD.
ASHEVILLE, NC 28803

JOB NUMBER:
2020.53

SHEET NO.
A2.10

Building Elevations



200 WAYMON BLVD.
SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



200 WAYMON BLVD.
NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



200 WAYMON BLVD.
EAST ELEVATION
SCALE: 1/8" = 1'-0"



200 WAYMON BLVD.
WEST ELEVATION
SCALE: 1/8" = 1'-0"

REFER TO NOTES OR ALT FOR MORE INFORMATION

ADDRESS ASSIGNMENT SCHEME

BUILDING	UNIT NO.	
	WEST ENTRANCE	EAST ENTRANCE
100 WAYMON BLVD.		
LEVEL 4		405, 406, 407, 408
LEVEL 3	301, 302, 303, 304	305, 306, 307, 308
LEVEL 2	201, 202, 203, 204	205, 206, 207, 208
LEVEL 1	101, 102, 103, 104	105, 106, 107, 108
200 WAYMON BLVD.		
LEVEL 3	310, 311, 312, 313	314, 315, 316, 317
LEVEL 2	210, 211, 212, 213	214, 215, 216, 217
LEVEL 1	110, 111, 112, 113	114, 115, 116, 117
300 WAYMON BLVD.		
LEVEL 3	320, 325, 324, 323	318, 319, 326, 321
LEVEL 2	222, 223, 224, 225	226, 219, 220, 221
LEVEL 1	122, 123, 124, 125	118, 119, 126, 121
1 WAYMON BLVD. - CLUBHOUSE		

FONT AND COLOR TO BE SELECTED BY ARCHITECT

100 Waymon Boulevard
106-108
205-208
305-308
405-408

SIGNAGE DETAIL (TYP.)

APARTMENT / WINDOW SCHEDULE

SYM	MAT'L	DESCRIPTION	ROW / UNIT ROW SYM
A	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" X 5'-0"
B	VINYL	SINGLE HUNG / FIXED WINDOW	UNIT: 6'-8" X 5'-0" / 3'-4" X 5'-0" / 2'-8" X 5'-0"
C	VINYL	FIXED WINDOW	UNIT: (2) 2'-8" X 3'-4"
D	VINYL	ADA SINGLE HUNG W/ INSERT	UNIT: 3'-4" X 5'-0"
E	VINYL	ADA SINGLE HUNG / FIXED WINDOW	UNIT: 6'-0" X 5'-0" / 2'-4" X 5'-0" / 2'-8" X 5'-0"

- ENERGY STAR WINDOWS - INSULATED, DOUBLE PANE INSTALL CONT. BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS PRIOR TO WINDOW INSTALLATION
- ASTHERM (1) INDICATES WINDOW UNIT SHALL MEET 50% MIN. ASTHERM REQUIREMENT PER IECC 2018 TABLE R402.1.3
- DOOR EMERGENCY ESCAPE AND RESCUE (SECTION 1030) ANY SPECIFIC (S) (SEMI-FIT GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED PER IRC SECTION R308
- ALL WINDOWS, INCLUDING SLIDING DOOR, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION
- SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS
- REFER TO DETAIL 14/A8.1 FOR ADA WINDOW SASH NEIGHBORHOOD. OPERATION: ADA LIFT HANDLE @ BOTTOM SASH
- ENTRANCE DOORS OF WINDOWS SHALL NOT PROJECT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090 AND SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED.
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE

MATL	MFR	COLOR
VINYL SIDING (FIELD) COLOR	PLY GEM	VICTORIAN GREY
VINYL SIDING ACCENT COLOR	PLY GEM	WHITE
VINYL SIDING ACCENT COLOR	PLY GEM	DEEP GRANITE
VINYL BOARD & BATTEN ACCENT COLOR	PLY GEM	DEEP GRANITE
BRICK VENEER MODULAR SIZE	TRIANGLE BRICK COMPANY	SMOKEHOUSE
STEEL UNIT ENTRY DOOR	THERMA-TRU	MATCH WHITE
STEEL UTILITY DOORS	THERMA-TRU	MATCH ADJACENT COLOR
STEEL UNIT BALCONY DOOR	THERMA-TRU	MATCH WHITE
VINYL WINDOWS	PLY GEM	WHITE
ALUMINUM STOREFRONT & ENTRY DOORS	KAWNEER	CLEAR ANODIZED
FASCIA CEMENT BOARD & FASCIA	JAMES HARDIE	WHITE
VINYL WINDOW & DOOR TRIM, BELLY BAND, FRIEZE BOARD	PLY GEM	WHITE
ALUMINUM GUTTER & DOWNSPOUT	MILCO	MATCH SNOWSCAPE WHITE
30 YR. ARCHITECTURAL SHINGLES / RIDGE VENT	TAMKO	ANTIQUE SLATE
C.M.U. DUMPSTER ENCLOSURE	GLOCA STILE	HONEY
CAST STONE	ARRISCRAFT	TBD
EXTERIOR ALUM HAND RAILING	KAWEN	BRONZE
BALCONY / BREEZEWAY DECKING	WOOD	GREEN TREATED WOOD
BREEZEWAY STAIR	WOOD	GREEN TREATED WOOD
PHINTHRU EN VENTS	PAINTED	MATCH ADJACENT COLOR

EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER & ARCHITECT PRIOR TO ORDERING
- ALL SOFFIT, FASCIA, & TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED IN WARDS, HOOD VENTS, DRYER VENTS, AND BATHROOM VENTS TO EXTERIOR SHALL BE PAINTED TO MATCH ADJACENT MATERIAL COLOR AS APPROVED BY ARCHITECT. ENSURE SYMMETRICAL & THOUGHTFUL DESIGN TO STACK EXHAUST VENTS IN ORDER TO INTEGRATE WITH OVERALL ELEVATIONS.

SHEET ISSUE:
AUGUST 8, 2022
REVISIONS:
AD1 10/07/2022
AD2 10/07/2022
AD3 3/10/2023

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FAMILY APARTMENTS FOR:
FAIRHAVEN SUMMIT
1 WAYMON BLVD.
ASHEVILLE, NC 28803

JOB NUMBER:
2020.53

SHEET NO.
A2.20

Building Elevations



300 WAYMON BLVD.
SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



300 WAYMON BLVD.
NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



300 WAYMON BLVD.
WEST ELEVATION
SCALE: 1/8" = 1'-0"

REFER TO NOTES ON A2.10 FOR MORE INFORMATION



300 WAYMON BLVD.
EAST ELEVATION
SCALE: 1/8" = 1'-0"

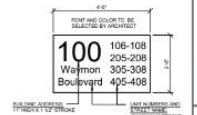
ADDRESS ASSIGNMENT SCHEME

BUILDING	UNIT NO. WEST ENTRANCE	UNIT NO. EAST ENTRANCE
100 WAYMON BLVD.		
LEVEL 4	401, 402, 403, 404	405, 406, 407, 408
LEVEL 3	301, 302, 303, 304	305, 306, 307, 308
LEVEL 2	201, 202, 203, 204	205, 206, 207, 208
LEVEL 1	101, 102, 103, 104	105, 106, 107, 108
200 WAYMON BLVD.		
LEVEL 3	310, 311, 312, 313	314, 315, 316, 317
LEVEL 2	210, 211, 212, 213	214, 215, 216, 217
LEVEL 1	110, 111, 112, 113	114, 115, 116, 117
300 WAYMON BLVD.		
LEVEL 3	320, 321, 322, 323	324, 325, 326, 327
LEVEL 2	220, 221, 222, 223	224, 225, 226, 227
LEVEL 1	122, 123, 124, 125	118, 119, 120, 121
1 WAYMON BLVD. - CLUBHOUSE		

SHEET ISSUE:
AUGUST 8, 2022

REVISIONS:

AD1	10/07/2022
AD2	10/07/2022
AD3	3/1/2023



SIGNAGE DETAIL (TYP.)

APARTMENT / WINDOW SCHEDULE

SYM	MAT'L	DESCRIPTION	NOM UNIT SIZE (U.N.O.)
1	VINYL	SINGLE HUNG W/ MUNTIN	UNIT: 3'-0" X 5'-0"
2	VINYL	SINGLE HUNG / FIXED WINDOW	UNIT: 6'-0" X 5'-0" (3'-0" X 5'-0" / 3'-0" X 5'-0")
3	VINYL	FIXED WINDOW	UNIT: 3'-0" X 5'-0"
4	VINYL	ADA SINGLE HUNG W/ MUNTIN	UNIT: 3'-0" X 5'-0"
5	VINYL	ADA SINGLE HUNG / FIXED WINDOW	UNIT: 6'-0" X 5'-0" (3'-0" X 5'-0" / 3'-0" X 5'-0")

- ENERGY STAR WINDOWS - INSULATED, DOUBLE PANE.
- INSTALL CONT. BEAD OF SILICONE CAULK BEHIND ALL WALL FINS PRIOR TO WINDOW INSTALLATION.
- ASTERIK (*) INDICATES WINDOW UNIT SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER NC STATE BUILDING CODE EMERGENCY ESCAPE AND RESCUE (SECTION 1030)
- PER SPS 321.03 (2) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY: BC CHAPTER 24
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION
- SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS.
- REFER TO DETAIL 14/A4.1 FOR ADA WINDOW SASH REQUIREMENTS. PROVIDE ADA LIFT HANDLE @ BOTTOM SASH.
- OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090 AND SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED.
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE

MAT'L	MFR	COLOR
VINYL SIDING (FIELD) COLOR - 1	PLY GEM	VICTORIAN GREY
VINYL SIDING (ACCENT) COLOR - 2	PLY GEM	WHITE
VINYL SIDING (ACCENT) COLOR - 3	PLY GEM	DEEP GRANITE
VINYL BOARD & BATTEN (ACCENT) COLOR - 4	PLY GEM	DEEP GRANITE
BRICK VENEER MODULAR SIZE	TRIANGLE BRICK COMPANY	SMOKEHOUSE
STEEL UNIT ENTRY DOOR	THERMA-TRU	MATCH WHITE
STEEL UTILITY DOORS	THERMA-TRU	MATCH ADJACENT COLOR
STEEL UNIT BALCONY DOOR	THERMA-TRU	MATCH WHITE
VINYL WINDOWS	PLY GEM	WHITE
ALUMINUM STOREFRONT & ENTRY DOORS	KAWNEER	CLEAR ANODIZED
FIBER CEMENT SOFFIT & FASCIA	JAMES HARDIE	WHITE
VINYL WINDOW & DOOR TRIM, SILLS & BAND / FRIEZE BOARD	PLY GEM	WHITE
ALUMINUM GUTTER & DOWNSPOUT	MILCO	MATCH SNOWSCAPE WHITE
30 YR. ARCHITECTURAL SHINGLES / RIDGE VENT	TAMKO	ANTIQUE SLATE
C.M.U. (DUMPSTER ENCLOSURE)	GLICK STYLE	HONEY
CAST STONE	ARRISCRAFT	TBD
EXTERIOR ALUMINUM RAILING	HAWSEN	BRONZE
BALCONY / BREEZEWAY DECKING	WOOD	GREEN TREATED WOOD
BREEZEWAY STAIR	WOOD	GREEN TREATED WOOD
PAINT TREAD ON VENTS	PAINTED	MATCH ADJACENT COLOR

EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER & ARCHITECT PRIOR TO ORDERING
- ALL SOFFITS, FASCIA, & TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENTS, DRYER VENTS, AND BATHROOM VENTS TO EXTERIOR SHALL BE PAINTED TO MATCH ADJACENT MATERIAL COLOR AS APPROVED BY ARCHITECT. ENSURE SYMMETRICAL & THOUGHTFUL DESIGN TO STACK EXHAUST VENTS IN ORDER TO INTEGRATE WITH OVERALL ELEVATIONS.

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FAMILY APARTMENTS FOR:
FAIRHAVEN SUMMIT
1 WAYMON BLVD.
ASHEVILLE, NC 28803

JOB NUMBER:
2020.53

SHEET NO.
A2.30

Building Elevations



1 WAYMON BLVD.
(CLUBHOUSE) WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 WAYMON BLVD.
(CLUBHOUSE) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WAYMON BLVD.
(CLUBHOUSE) NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WAYMON BLVD.
(CLUBHOUSE) EAST ELEVATION
SCALE: 1/8" = 1'-0"



FONT AND COLOR TO BE SELECTED BY ARCHITECT

CLUBHOUSE SIGNAGE DETAIL

APARTMENT / WINDOW SCHEDULE

UNIT	MAT'L	DESCRIPTION	NOM. UNIT SIZE W x H
A	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" X 5'-0"
B1	VINYL	SINGLE HUNG / FIXED WINDOW	UNIT: 6'-8" X 5'-0" (3'-4" X 5'-0" / 3'-4" X 5'-0")
C	VINYL	FIXED WINDOW	UNIT: (2) 2'-0" X 3'-0"
D	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" X 5'-0"
E	VINYL	ADA SINGLE HUNG / FIXED WINDOW	UNIT: 6'-8" X 5'-0" (3'-4" X 5'-0" / 2'-8" X 5'-0")

- ENERGY STAR WINDOWS - (NO U-FACTOR, SOUN-T PANE)
- INSTALL CONT. BEAD OF SILICONE CAULK BEHIND ALL WALL FLNG PRIOR TO WINDOW INSTALLATION.
- ASTERIK (*) INDICATES WINDOW UNIT SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER NC STATE BUILDING CODE EMERGENCY ESCAPE AND RESCUE (SECTION 1030) PER SFS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- SEE TYP. UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS.
- SEE DETAIL 14/A4.1 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LFT HANDLE @ BOTTOM SASH)
- OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090 AND SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED.
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE

MAT'L	MFR.	COLOR
VINYL SIDING (FIELD) COLOR -	PLY GEM	VICTORIAN GREY
VINYL SIDING (ACCENT) COLOR -	PLY GEM	WHITE
VINYL SIDING (ACCENT) COLOR -	PLY GEM	DEEP GRANITE
VINYL BOARD & BATTEN (ACCENT) COLOR -	PLY GEM	DEEP GRANITE
BRICK VENEER - MODULAR SIZE	TRI ANGLE BRICK COMPANY	SMOKEHOUSE
STEEL UNIT ENTRY DOOR	THERMA-TRU	MATCH WHITE
STEEL LITE FLY DOORS	THERMA-TRU	MATCH ADJACENT COLOR
STEEL UNIT PATIO DOOR	THERMA-TRU	MATCH WHITE
VINYL WINDOWS	PLY GEM	WHITE
ALUMINUM STOREFRONT & ENTRY DOORS	KAWNEER	CLEAR ANODIZED
FIBER CEMENT SOFFIT & FASCIA	JAMES HARDIE	WHITE
VINYL WINDOW & DOOR TRIM, BELLY BAND, FRIEZE BOARD	PLY GEM	WHITE
ALUMINUM GUTTER & DOWNSPOUT	MILCO	MATCH SNOWSCAPE WHITE
30 YR. ARCHITECTURAL SHINGLES / R-DGE VENT	TAMKO	ANTIQUE SLATE
C.M.U. DUMPSTER ENCLOSURE	GLOCASTLE	HONEY
CAST STONE	ARRISCRAFT	TBD
EXTERIOR ALUM HAND RAILING	HANSEN	BRONZE
BALCONY / BREEZEWAY DECKING	WOOD	GREEN TREATED WOOD
BREEZEWAY STAIR	WOOD	GREEN TREATED WOOD
PAINTING ON VENTS	PAINTED	MATCH ADJACENT COLOR

EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER & ARCHITECT PRIOR TO ORDERING
- ALL SIDING, SOFFIT, FASCIA, & TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENTS, DRYER VENTS, AND BATHROOM VENTS TO EXTERIOR SHALL BE PAINTED TO MATCH ADJACENT MATERIAL COLOR AS APPROVED BY ARCHITECT. ENSURE SYMMETRICAL & THOUGHTFUL DESIGN TO STACK EXHAUST VENTS IN ORDER TO INTEGRATE WITH OVERALL ELEVATIONS.

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SHEET ISSUE:
AUGUST 8, 2022
REVISIONS:
AD1 10/07/2022
AD2 10/07/2022
AD3 3/10/2023

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FAMILY APARTMENTS FOR :
FAIRHAVEN SUMMIT
1 WAYMON BLVD.
ASHEVILLE, NC 28803

JOB NUMBER:
2020.53

SHEET NO.
A2.40

Conditions

- All 77 units (100%) will be designated affordable for a minimum of 31 years to those earning an average of 60% AMI.
- Technical modifications:
  - 6’-wide sidewalks instead of the required 10’-wide standard.
  - No bike lanes into the development.
  - Reduction of Type A landscape buffer to allow access to adjacent property.
  - Building stories in excess of the maximum allowed in steep slope areas (2 stories on uphill side and 3 stories on the downhill side allowed by-right):
    - Building 1 - Proposed 3/4 stories
    - Building 2 - Proposed 3 stories
    - Building 3 - Proposed 3 stories
  - Building height in excess of the maximum allowed in steep slope areas (30’ on uphill side and 40’ on downhill) as defined in UDO Sec. 7-12-4(g) and not to exceed 50’ as measured from existing grade to the midpoint of the peak and eave for structures with pitched roofs.
  - Residential density in excess of the maximum allowed in steep slope areas:
    - 77 total units proposed (73 total units allowed by-right)
    - 39 units proposed in the “Zone A” steep slope area (25 units allowed by-right)

THE CITY OF ASHEVILLE

Review Process

- Technical Review Committee (TRC) - March 20, 2023
  - Approved with conditions.

- Planning & Zoning Commission (PZC) - April 5, 2023
  - Approved (Vote 3:2) with the following conditions: 1) That the applicant will conduct a traffic study and implement any required improvements identified in the study; and, 2) That the applicant work with City Transportation staff and the NCDOT to study the feasibility of installing crosswalks at the intersection of Sweeten Creek and Mills Gap Roads.
  - The main concern expressed by the dissenting Commissioners is the proposed height of the retaining wall, especially the portion that faces Sweeten Creek Rd.

Comprehensive plan goals

Living Asheville Comprehensive Plan

- Consistent with the Future Land Use map (“Residential Neighborhood”) by providing residential uses and a diversity in housing type;
- Supports a number of goals in the Plan:
  - Prioritizes greater densities of development overall;
  - Increases the supply of affordable housing in proximity to transit, schools and parks;
  - Utilizes creative design solutions which minimize impacts to the natural environment such as natural open space and steep topography.

Recommendation

- Staff concurs with the Planning & Zoning Commission and recommends **approval** of the proposed conditional zoning.

THE CITY OF ASHEVILLE