ORDINANCE NO. 5081

ORDINANCE ESTABLISHING CONDITIONAL ZONING FOR PROPERTY LOCATED AT 21 LONDON ROAD

WHEREAS, the City of Asheville has the authority pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, a comprehensive amendment to the City's zoning regulations was adopted on May 27, 1997, (Ordinance No. 2369) and is codified in Chapter 7 of the Asheville City Code (herein "Zoning Ordinance"), and maps dividing and classifying the property within the City's zoning jurisdiction were adopted on May 27, 1997 (Ordinance No. 2370) and are on file and maintained in the Offices of the Asheville City Planning and Development Department (herein "Official Zoning Map"); and

WHEREAS, this proposed amendment is consistent with the *Living Asheville - A Comprehensive Plan for our Future* and is determined to be reasonable, and in the public interest for the following reasons:

a) Encourages responsible growth by providing infill development in targeted growth areas;
b) Makes streets more walkable, comfortable and connected by eliminating gaps in the city-wide sidewalk network; and,
c) Improve the multimodal transportation system by enhancing transit-supportive infrastructure such as bus shelters.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

Section 1. The Official Zoning Map be, and the same is hereby, amended as follows:

The zoning classification of that certain real property described in Exhibit A and identified on Buncombe County tax maps as all portions of PIN 9647-89-2135, recorded in Deed Book 6323, Page 1350, and currently owned by London Asheville LLC from Commercial Industrial (CI) to Residential Expansion - Conditional Zone (RES EXP-CZ). A copy of the official zoning map showing said lot is attached hereto as Exhibit "A.1" and made a part hereof. In addition, a copy of the Proposed Future Land Use is attached hereto as Exhibit "C1" which proposes a change in designation from "Industrial/Manufacturing" to "Urban Corridor". Said rezoning is subject to the conditions set out in Exhibit "E", and

substantially compliant with the site plan(s) and elevations as shown on Exhibit "D" attached hereto and made a part hereof.

Section 2. That the Office of the Zoning Administrator is hereby authorized and directed to make the changes as herein before enacted in said zoning map.

Section 3. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declared that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4. The ordinances shall be enforced as provided in Article XVIII of Chapter 7, Section 1-5 of the Asheville City Code.

Section 5. That this ordinance shall be in full force and effect on the date of adoption.

Read, approved and adopted the 28th day of May, 2024.

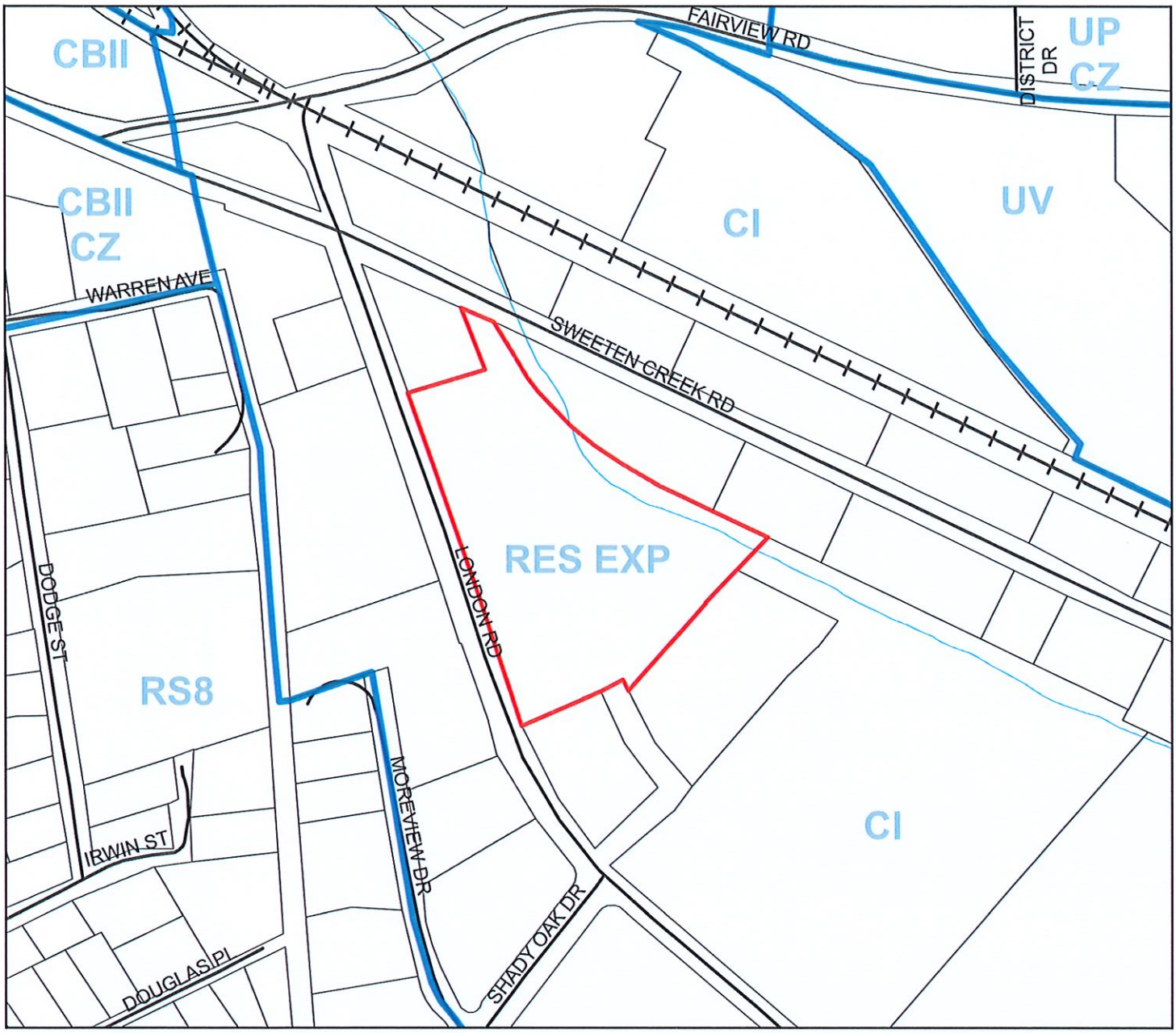
Magdalen Bellamy
City Clerk

Esther G. Manheimer
Mayor

Approved as to form:

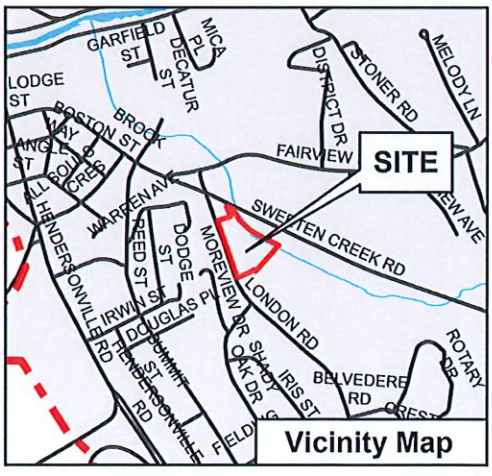
City Attorney

City of Asheville
Exhibit A1 - Proposed Zoning Map
Conditional Zoning Petition - London Road Apartments



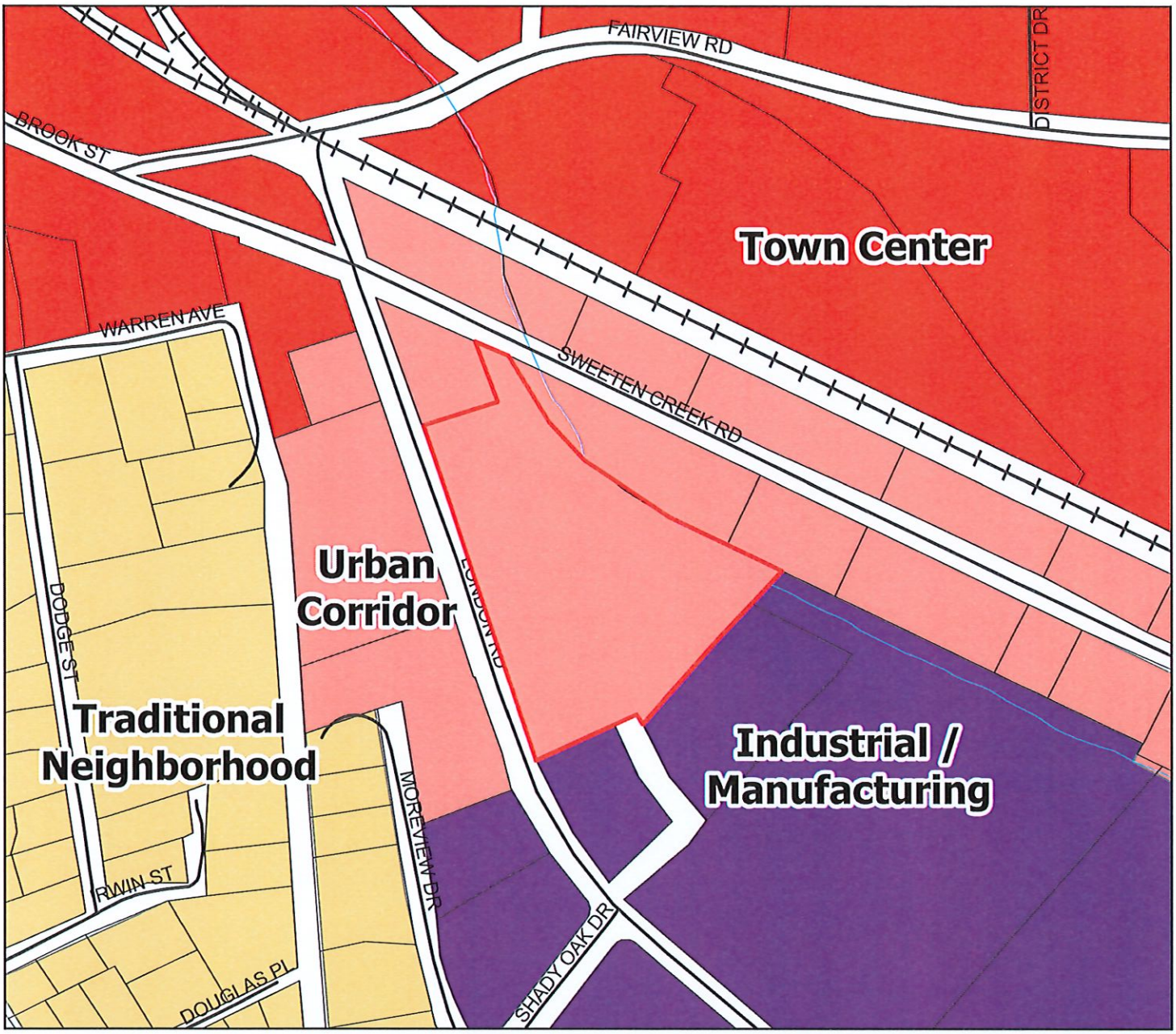
Project Name:	London Road Apartments
Project Number:	23 - 08062 PZ
Project Description:	CZ from CI to RES-EXP CZ
Petitioner(s):	Warren Sugg
Parcel ID Number(s):	9647-89-2135
Location/Address:	21 London Rd

Project Site | Parcels | Asheville City Limits
Zoning Districts | Streets | River Areas



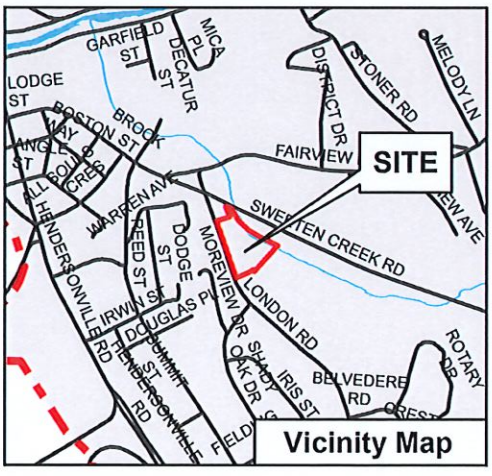
City of Asheville Planning and Urban Design Department - January 2024

City of Asheville
Exhibit C1 - Proposed Future Land Use Map
Conditional Zoning Petition - London Road Apartments



Project Name:	London Road Apartments
Project Number:	23 - 08062 PZ
Project Description:	CZ from CI to RES-EXP CZ
Petitioner(s):	Warren Sugg
Parcel ID Number(s):	9647-89-2135
Location/Address:	21 London Rd

Project Site | Parcels | Asheville City Limits
Zoning Districts | Streets | River Areas



City of Asheville Planning and Urban Design Department - January 2024

EXHIBIT E - PROJECT CONDITIONS
London Road Apartments

1. The property included in the rezoning is shown on the site plan and is identified on the Buncombe County tax map as PIN 9647-89-2135 and is 2.63 acres.

2. Pursuant to this ordinance, the entire subject property is rezoned to Residential Expansion - Conditional Zone (RES EXP - CZ), and approval is limited to the proposed project ("Project") described herein.

3. The Project will include a new multi-family building with a maximum of 208 residential units.

4. The new building will be a maximum of six stories. Building heights will not exceed 75 feet, as measured from the primary level of fire department access to the ceiling of the highest occupied floor.

5. Vehicular access to the Project will be provided by two parking garage entrances on London Rd.

6. The Project will include a maximum of approximately 223 parking spaces.

7. A new bus stop and shelter, designed to standard city specifications, will be installed adjacent to the project with the final location to be determined in coordination with City staff.

8. The applicant will make good faith efforts to follow (and will expect its subcontractors to follow) the principles set forth in the Federal Procurement Regulations of 24 CFR 85.36(e) regarding contracting with small and minority firms and women's business enterprises, as modified as followed:
    a. Applicant will take affirmative steps to assure that minority firms and women's business enterprises are used when possible.
    b. Affirmative steps will include:
        i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
        ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
        iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
        iv. Conducting job fairs in minority neighborhoods;
        v. Working with the YMI, Mountain BizWorks and other local non-profit agencies that serve the minority communities in Asheville; and,

vi. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in this section.

9. The Project's post-impervious area will not exceed 70%.

10. A minimum of 1.35 acres will be set aside as open space.

11. Landscaping will be provided on the site according to standards required by Section 7-11-3 of the UDO and as shown on site plans.

12. Tree canopy preservation requirements will be satisfied as required by UDO Article XIX.

13. Except as modified herein, the Project shall comply with all conditions outlined in the December 18, 2023 TRC Staff Report.

14. The Project includes technical modifications:
    1) Maximum building height of 75' instead of the 60' maximum.
    2) Maximum residential density of 80 units/acre instead of the 20 units/acre maximum.
    3) Setbacks of 0' for the front yard, 5' for the side yards, and 10' for the rear yard, instead of the required 15' setback for all yards.
    4) 5'-wide sidewalks internal to the site instead of the required 10'-wide standard,
    5) No sidewalk as required on Sweeten Creek Rd.
    6) No street tree (1) as required on Sweeten Creek Rd.
    7) Street trees to be located in tree grates along London Road where a planting strip is required.
    8) No bike lanes into the development.

15. The Project will undergo final review by the TRC prior to issuance of any permits. Compliance with the items listed above will be required at that time except as provided for elsewhere in these conditions.

16. All proposed site and exterior building lighting must meet the outdoor lighting requirements found in UDO Sec. 7-11-10.

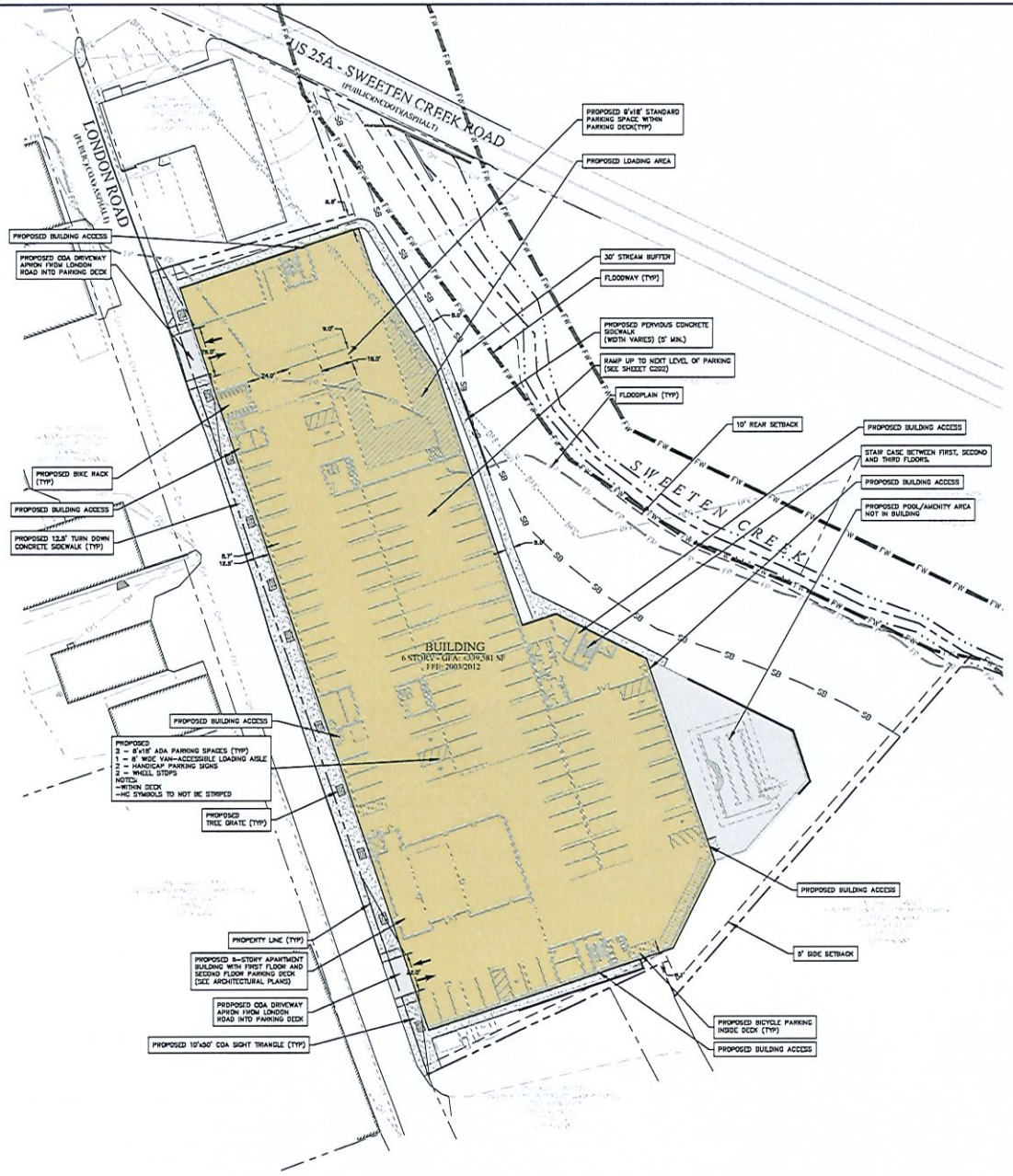
17. The building design, site design and orientation on site must substantially comply with the approved site plan and elevations which are incorporated herein by reference.

18. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.

19. The conditional zoning will be valid for five years from the date of approval by City Council with action taken to obtain building permits within this 60-month period. At the end of this approved term, if action has not been taken to obtain requisite permits, the Planning and Urban Design Director may initiate appropriate action to rezone the affected property to any other classification. Nothing herein shall be construed to extend any time limitations prescribed by statute or by other ordinances in this chapter.

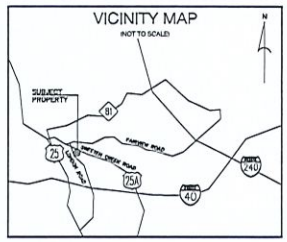
Agreed to and Accepted this the 28th day of May, 2024, by the Property Owner/Applicant:

Owner/Applicant Signature



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27603
CONTACT:	TODD ZAPOLSKI (919) 656-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 184 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730
CONTACT:	J. BARRY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100
CONTACT:	ASHEVILLE, NC 28801 PETER ALDRICH, AIA (828) 293-8108

PROJECT DATA

PIN:	9847-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	5323/1350
PROJECT ACREAGE:	2.74 ACRES
CURRENT ZONING:	CI (COMMERCIAL INDUSTRIAL)
PROPOSED ZONING:	MCS DEP (RESIDENTIAL EXPANSION)

SETBACKS:

FRONT:	40'
SIDES:	8'
REAR:	10'
CORNER:	0'

DISTURBED AREA: 4.2.1 AC

	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
PERVIOUS AREA:	1.0 ACRES (37%)	1.0 ACRES (37%)

* PER APROVED CONDITIONS LIST

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (MIN. 1/UNIT - MAX. 2/UNIT)
UNITS: 208
MIN: 208 MAX: 412
SPACES PROVIDED: 223

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 13

BICYCLE:
MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 88

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	6 STORIES	74'-0"	339,581 SF

DENSITY CALCULATIONS:

ALLOWED: 135 UNITS MAX - 50 UNITS/ACRE
PROJECT UNITS: 208 UNITS - 77 UNITS/ACRE

OPEN SPACE CALCULATIONS:

REQUIRED: 1.35 AC
PROVIDED: 1.35 AC

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

CDC INSPECTIONS HOTLINE:
828-771-4753 OR INSPECTIONS@CDCGO.COM

811 Know what's below. Call before you dig.

NORTH

SITE PLAN-GROUND LEVEL

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5386

52 MAIN ST 2ND FLOOR - SUITE B
WAYNESVILLE, NC 28786
PHONE (828) 456-5388
FAX (828) 456-5403

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1	11/20/23	TRC 2ND SUBMITTAL	AM
2	07/31/24	PAZ SUBMITTAL	AM

SITE PLAN-GROUND LEVEL FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC - ASHEVILLE, NORTH CAROLINA

DRAWN BY: AAM
CDC PROJECT NO. 12307
COA PERMIT NO. 23-01862MZ

SHEET
C201

LANDSCAPE NOTES

1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ALL CITY OF ASHEVILLE REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. CONSULT ENGINEER TO FIELD ADJUST LANDSCAPING AS NECESSARY.
2. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
3. STREET TREE SPECIES WITHIN RIGHT-OF-WAY TO BE COORDINATED WITH CITY OF ASHEVILLE ARBORIST.
4. ALL GROUND COVER TO BE MULCH PER CITY OF ASHEVILLE PERMANENT SEEDING REQUIREMENTS.
5. TREES AND SHRUBS TO COMPLY WITH COA UDO AS FOLLOWS:
   - LARGE-MATURING DECIDUOUS TREE:
     GREATER THAN 35' AT MATURITY, MINIMUM PLANTING SIZE SHALL BE TWO INCHES CALIPER AND 12' TO 14' HEIGHT.
   - SMALL-MATURING DECIDUOUS TREE:
     SMALLER THAN 35' AT MATURITY. MINIMUM PLANTING SIZE SHALL BE AT LEAST 1 1/2 INCH CALIPER OR 8' TO 10' HEIGHT.
   - EVERGREEN TREE:
     MINIMUM HEIGHT OF 8' AT TIME OF PLANTING.
   - LARGE SHRUB:
     MINIMUM 5 GALLON CONTAINER OR TEN-INCH ROOT BALL WITH A HEIGHT OF 24 INCHES AT PLANTING TIME.
   - SMALL SHRUB:
     MINIMUM 3 GALLON CONTAINER OR EIGHT-INCH ROOT BALL WITH A HEIGHT OF 18 INCHES AT PLANTING TIME.
6. DUE TO EXISTING TREES WITHIN THE REQUIRED LANDSCAPE BUFFER AREAS AND THROUGHOUT THE SITE, THE FINAL NUMBER OF TREES AND SHRUBS REQUIRED AND PROVIDED WILL BE BY AGREEMENT WITH THE CITY OF ASHEVILLE PLANNING DEPARTMENT BASED UPON AN ON-SITE INVENTORY.
7. LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWER/WATER LINES AND SEWER/WATER LINE EASEMENTS. NO TREES ARE ALLOWED TO BE PLANTED IN SUCH EASEMENTS.
8. THE OWNER / CONTRACTOR SHALL SELECT ALL PROPOSED PLANTINGS FROM THE RECOMMENDED SPECIES LIST IN THE CITY OF ASHEVILLE'S CURRENT UNIFIED DEVELOPMENT ORDINANCE (UDO). IT IS RECOMMENDED THE OWNER / CONTRACTOR VERIFY SELECTIONS FOR SUITABILITY WITH A QUALIFIED LANDSCAPE ARCHITECT PRIOR TO PLANTING

PLANTING SUMMARY (COA):

STREET TREES (ST)

REQUIREMENTS: (PER 40 LF OF FRONTAGE)
1 LARGE DECIDUOUS TREE

LONDON ROAD:	484 LF
TREES REQUIRED:	12
TREES PROVIDED:	12

REQUIREMENTS: (PER 30 LF OF FRONTAGE)
1 SMALL DECIDUOUS TREE

SWEETEN CREEK ROAD	90 LF
TREES REQUIRED:	3
TREES PROVIDED:	*01 CONDITION REQUEST

PARKING DECK (PD)

REQUIREMENTS: (PER 30 LF OF EXPOSED PARKING STRUCTURE PERIMETER)
1 TREE AND 2 SHRUBS

EXPOSED PD PERIMETER:	250 LF
TREES REQUIRED:	8
TREES PROVIDED:	8
SHRUBS REQUIRED:	16
SHRUBS PROVIDED:	16

BUILDING IMPACT LANDSCAPE AREA (BI)

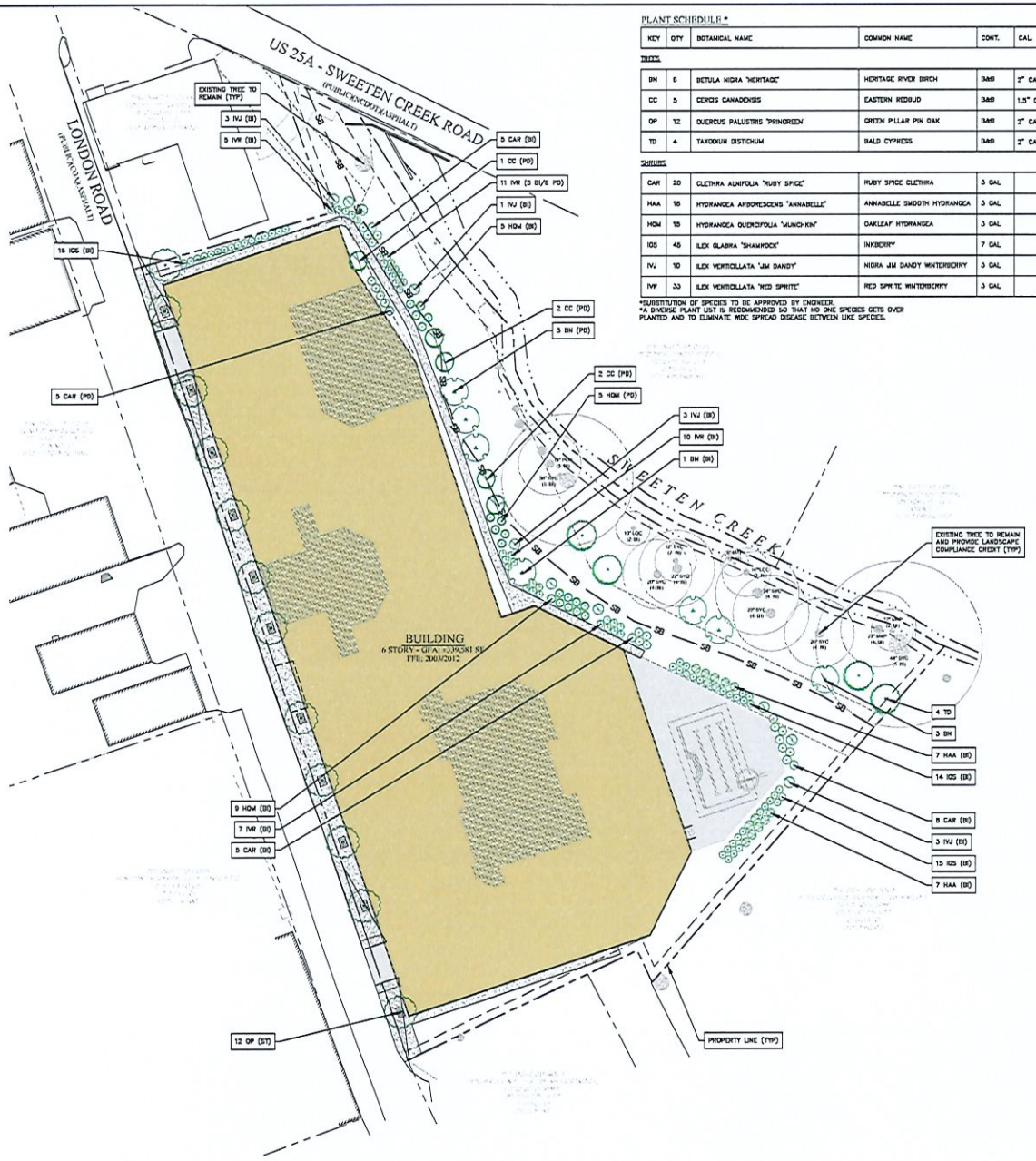
REQUIREMENTS: (PER 1000 SF OF BI)
1 DECIDUOUS TREE AND 2 SHRUBS

TOTAL BI:	84,134 SF
TREES REQUIRED:	84
TREE CREDITS APPLIED:	63 (21 TREES)
SHRUBS REQUIRED:	126
SHRUBS PROVIDED:	126

LEGEND

SPECIES (CREDITS CATEGORY) — TREE CREDIT TREE

EXISTING SPECIES ABBREVIATIONS	
ASH	ASH
LOC	LOCUST
MAP	MAPLE
POP	POPLAR
SYC	SYCAMORE



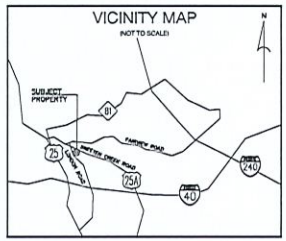
PLANT SCHEDULE *

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
TREES						
BN	5	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	2" CAL.	12' HT.
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	B&B	1.5" CAL.	8'-10' HT.
OP	12	QUERCUS PALUSTRIS 'PRINCREEN'	GREEN PILLAR PIN OAK	B&B	2" CAL.	12' HT.
TD	4	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	2" CAL.	12' HT.
SHRUBS						
CAR	20	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	3 GAL		24" HT. MIN.
HAA	18	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	3 GAL		24" HT. MIN.
HOM	18	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	OAKLEAF HYDRANGEA	3 GAL		24" HT. MIN.
IOS	45	ILEX GLABRA 'SHAMROCK'	INKBERRY	7 GAL		
IVJ	10	ILEX VERTICILLATA 'JIM DANDY'	NIGRA JIM DANDY WINTERBERRY	3 GAL		
IVR	33	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	3 GAL		

*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER.
*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.

VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27603
CONTACT:	TODD ZAPOLSKI (919) 996-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 232-9388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730
CONTACT:	J. DANNY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LOMGSTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALDRICH, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	5323/1350
PROJECT ACREAGE:	2.76 ACRES
CURRENT ZONING:	CI (COMMERCIAL INDUSTRIAL)
PROPOSED ZONING:	MCS DEP (RESIDENTIAL EXPANSION)
SETBACKS:	
FRONT:	*0'
SIDES:	0'
REAR:	10'
CORNER:	0'
DISTURBED AREA:	±2.1 AC

	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
PERVIOUS AREA:	1.0 ACRES (37%)	1.0 ACRES (37%)

* PER APROVED CONDITIONS LIST

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
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SPACES PROVIDED: 223

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 13

BICYCLE:
MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 88

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PROVIDED: 1.35 AC

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

CDC INSPECTIONS HOTLINE:
828-771-4753 OR INSPECTIONS@CDCGO.COM

811 Know what's below. Call before you dig.

NORTH

LANDSCAPE COMPLIANCE PLAN

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

COURTESY REVIEW

NO.	DATE	DESCRIPTION	BY
1	11/22/23	TAC 1st SUBMITTAL	AM
2	01/15/24	PAZ SUBMITTAL	AM

LANDSCAPE COMPLIANCE PLAN FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – ASHEVILLE, NORTH CAROLINA

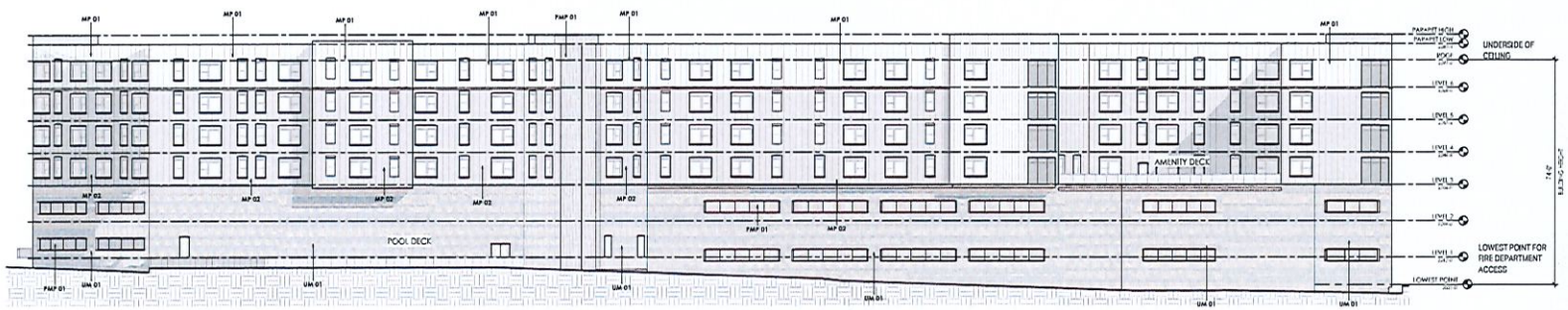
DRAWN BY: SS
CDC PROJECT NO.: 12307
COA PERMIT NO.: 23-01062PZ

SHEET
L101

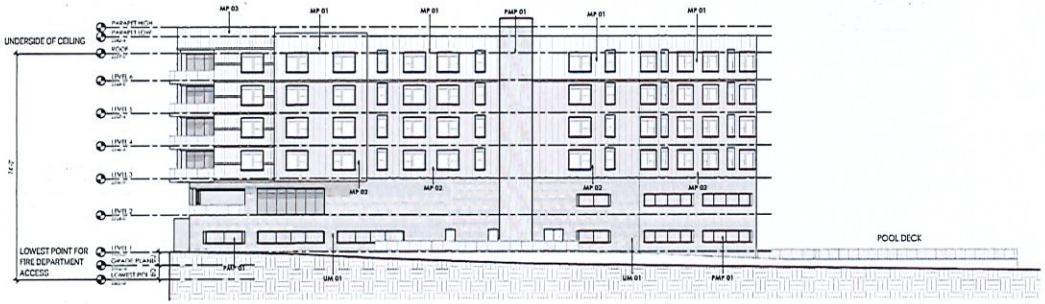
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 253-3331
FAX (828) 253-3330

52 REVOLT STREET - SUITE B
ROCKINGHAM, NC 28379
PHONE (910) 997-1113
FAX (910) 456-5455

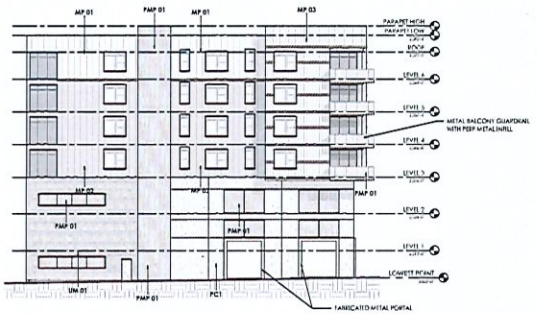
CDC Civil Design Concepts, PA
NCBELS LICENSE #: C-1284
www.cdcdesignconcepts.com



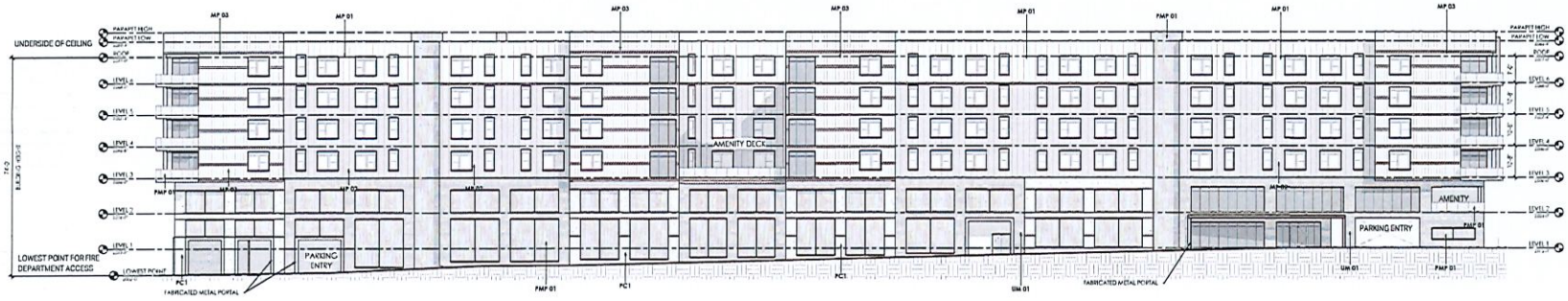
4 EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION - FROM LONDON RD
1/16" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

EXTERIOR ELEVATIONS LEGEND

UM01
04 2000 UNIT MASONRY
MATERIAL: CLAY MASONRY UNIT
SIZE: MODULAR UNIT
COLOR: GRAY
NOTE: PRIMARY FIELD BRICK

UM02
04 2000 UNIT MASONRY
MATERIAL: CLAY MASONRY UNIT
SIZE: MODULAR UNIT
LOCATION: MASONRY ACCENTS
NOTE: DARK GRAY

MP01
07 4213 METAL PANEL
DESCRIPTION: VERTICAL METAL PANEL
MANUFACTURER: CENTRIA
MATERIAL: ALUMINUM
TYPE: 1W-144
SIZE: Refer to Sections and Elevations
COLOR: CHROMIUM GRAY
THICKNESS: 0.04" Material, 1.0" Panel
STYLE: CONCEALED FASTENER

MP01
07 4213 METAL PANEL
DESCRIPTION: VERTICAL METAL PANEL
MANUFACTURER: CENTRIA
MATERIAL: ALUMINUM
TYPE: 1W-144
SIZE: Refer to Sections and Elevations
COLOR: DOVE GRAY
THICKNESS: 0.04" Material, 1.0" Panel
STYLE: CONCEALED FASTENER

MP01
07 4213 METAL PANEL
DESCRIPTION: VERTICAL METAL PANEL
MANUFACTURER: CENTRIA
MATERIAL: ALUMINUM
TYPE: CS-240
SIZE: Refer to Sections and Elevations
COLOR: REGAL WHITE
THICKNESS: 0.04" Material, 7/8" Panel
STYLE: CONCEALED FASTENER

PMP01
07 4213 PERFORATED METAL PANEL
DESCRIPTION: PERFORATED METAL PANEL
MANUFACTURER: HENDRICK
MATERIAL: ALUMINUM
SIZE: Refer to Sections and Elevations
COLOR: COPPER
FINISH: ANODIZED
PATTERN NAME: 6/8 DIAMETER .125" O.C.

PC01
07 4213 ARCHITECTURAL CONCRETE
MATERIAL: CONCRETE
SIZE: Refer to Sections and Elevations

MHA WORKS
Together, we create.

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NOT FOR CONSTRUCTION

21 LONDON RD

21 London Road Asheville, NC
28803

REVISION

#	DESCRIPTION:	DATE

SHEET NAME:
OVERALL BUILDING ELEVATIONS
PHASE:
SCHEMATIC DESIGN

ISSUE DATE: 01/16/24
PROJECT #: 22100
DRAWN BY: Author

SHEET NUMBER
A201

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