

TRIBUTE COMPANIES

COLLIER AVENUE APARTMENTS

ASHEVILLE, NC

Issue Date/ Description: 09.20.19 DTC APPLICATION

MPS Project No:

Agency Review ID:



DEVELOPMENT DATA

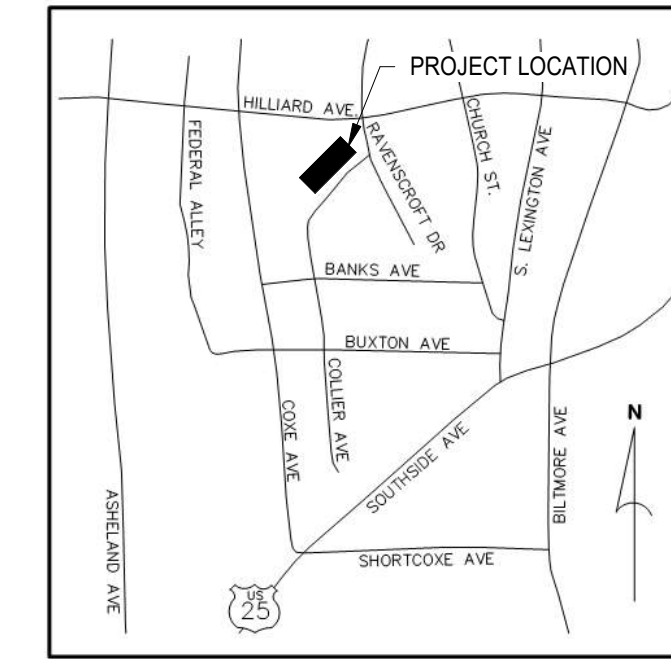
OWNER/DEVELOPER: TRIBUTE INVESTMENT & DEVELOPMENT, INC.
10 SOUTH CARDINAL DRIVE
WILMINGTON, NC 28403
CONTACT: MATT MAYNARD
(910) 251-2388

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT #301
ASHEVILLE, NC 28806
PHILLIP B. WHITE, P.L.S.
(828) 225-6562

ARCHITECT: McMILLAN PAZDAN SMITH ARCHITECTURE
47 RANKIN AVENUE, SUITE 141
ASHEVILLE, NC 28801
BRIAN T.H. COOK, A.L.A.
(828) 398-5016

LANDSCAPE ARCHITECT: SITework STUDIOS
352 DEPOT STREET, SUITE 120
ASHEVILLE, NC 28801
MATTHEW SPROUSE, P.L.A.
(828) 225-4945



VICINITY MAP
(NOT TO SCALE)

PROJECT DATA

PIN: 9648-38-5770
ADDRESS: 11 COLLIER AVENUE
DEED BOOK/PAGE: 5166/0063
SITE ACREAGE: 0.55 ± ACRES
ZONING: CBD

SETBACKS: N/A (CBD)
DISTURBED AREA: 0.68 ± AC

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: N/A (CBD)
SPACES PROVIDED: 0

BICYCLE:
MINIMUM REQUIRED: 0 AMOUNT PROVIDED: 4 EXTERNAL
ADDITIONAL BIKE PARKING LOCATED INTERNALLY

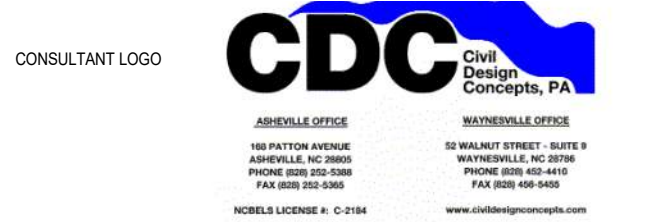
BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	5 STORIES	54'	34,712 SF

PROPOSED UNITS: 54 MULTI-FAMILY UNITS

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.03 ACRES (05%)	0.52 ACRES (95%)
POST-DEVELOPMENT:	0.27 ACRES (49%)	0.28 ACRES (51%)



LANDSCAPE ARCHITECTURE
352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225.4945

SEALS

TRIBUTE COMPANIES

COLLIER AVENUE APARTMENTS

ASHEVILLE, NC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
B	08.28.19	TRC APPLICATION REV.	
C	09.20.19	DTC APPLICATION	

NOT FOR CONSTRUCTION

DTC APPLICATION 09.20.19

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

SHEET TITLE:
TRC COVER SHEET

SHEET NO. PROJ. NO.

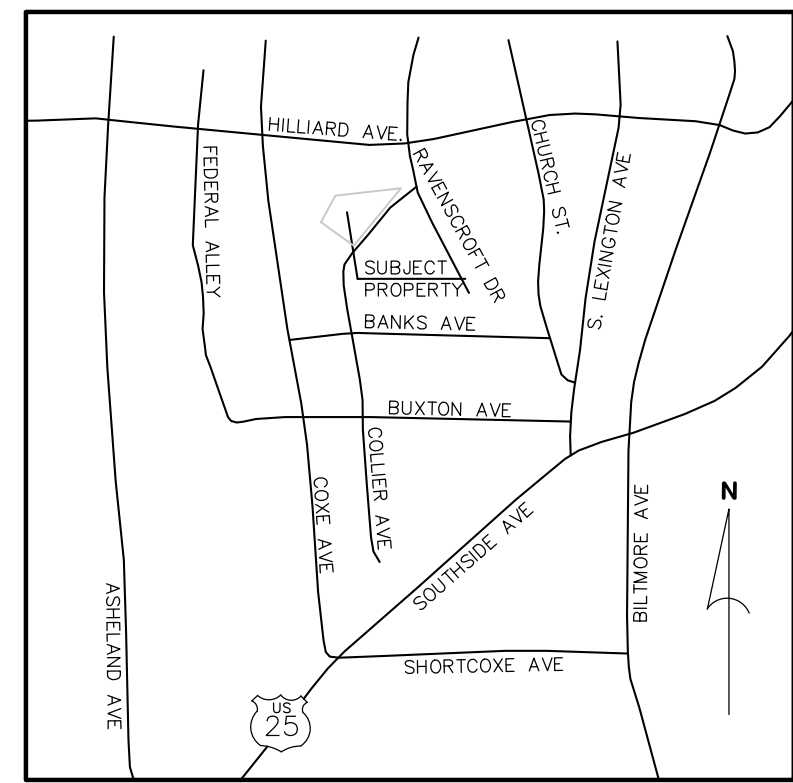
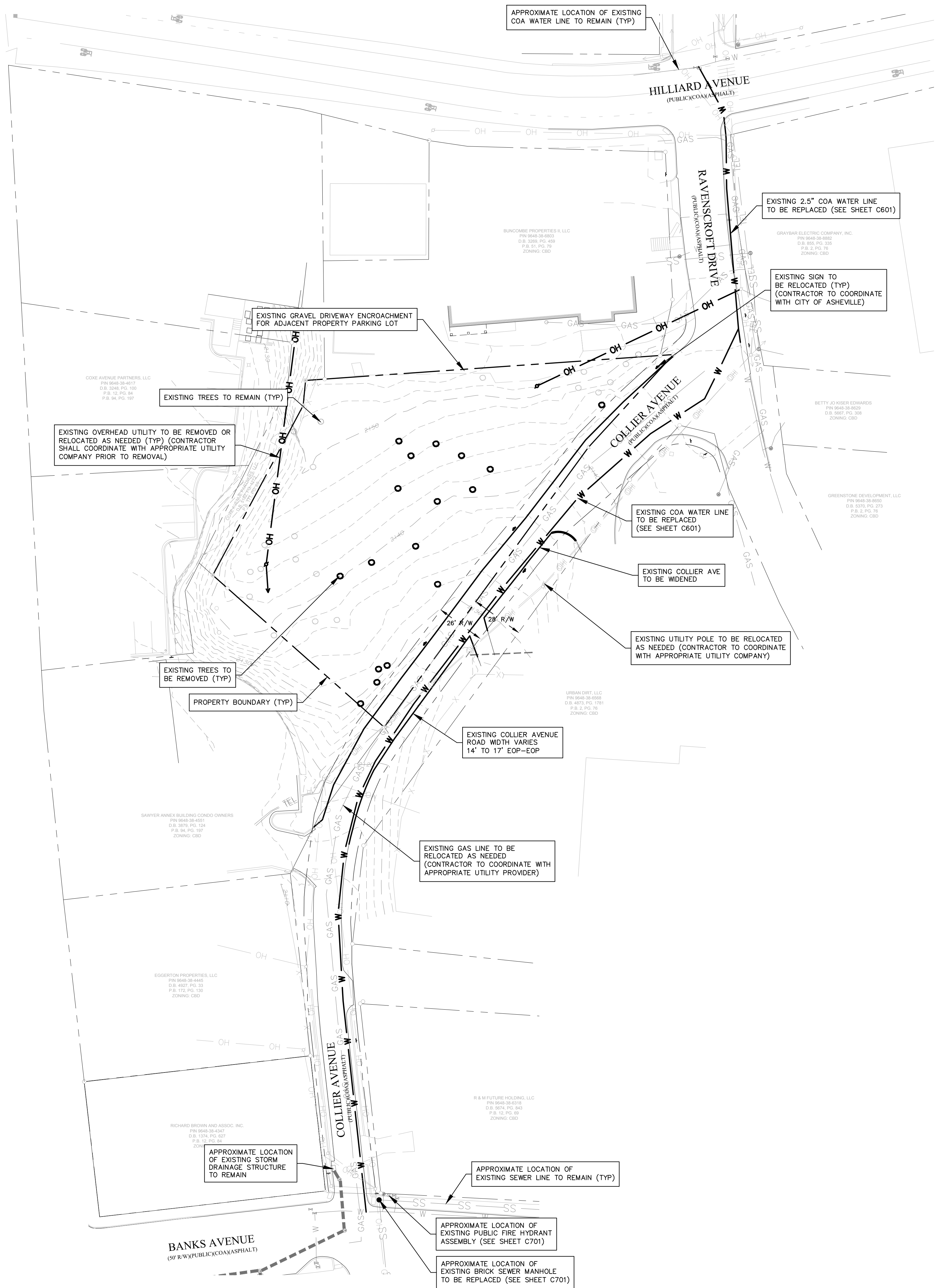
C000

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NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED GRADING/LAND DISTURBANCE AND DRIVEWAY PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES CALLED OUT TO REMAIN DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULCOCA AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
7. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
8. CONTRACTOR TO COORDINATE TIMING OF DEMOLITION AND CONSTRUCTION WITH OWNER TO ENSURE EXISTING FACILITIES REMAIN ACCESSIBLE.
9. ALL DEBRIS, STRUCTURES AND UTILITIES TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE ARE NOT SHOWN ON THIS PLAN. ANY ADDITIONAL DEBRIS, STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHICH IN THE OPINION OF THE ENGINEER SHOULD BE DEMOLISHED AND REMOVED, SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.

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11 COLLIER AVENUE

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ASHEVILLE, NC

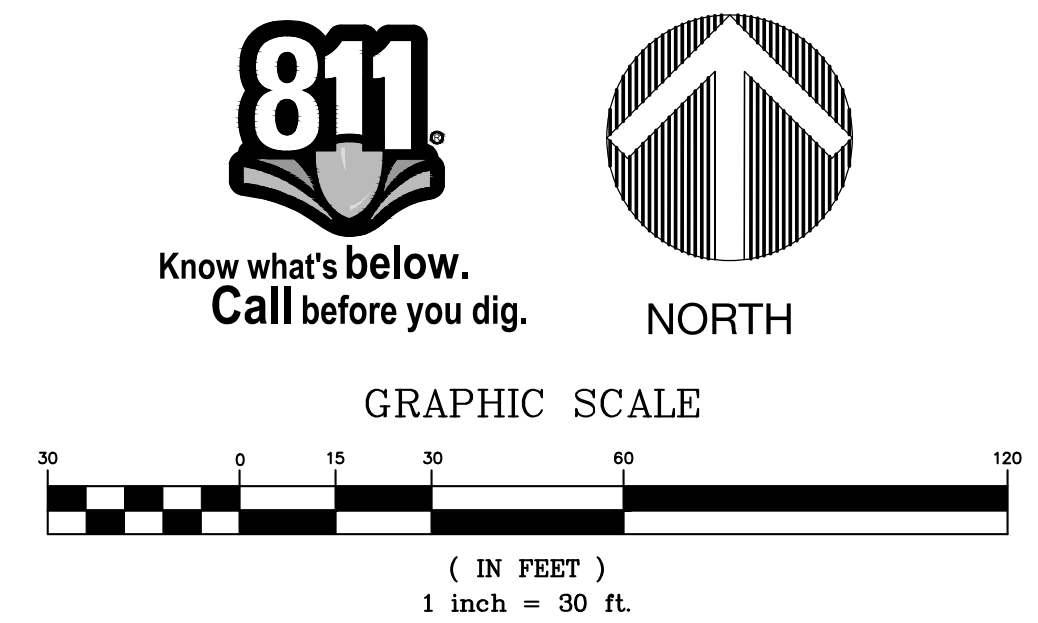
SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
B	08/28/2019	TRC APPLICATION REV.	MAD
C	09/20/2019	DTC APPLICATION	RWW

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

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NO.: C101
PROJ. NO.: CDC # 11943

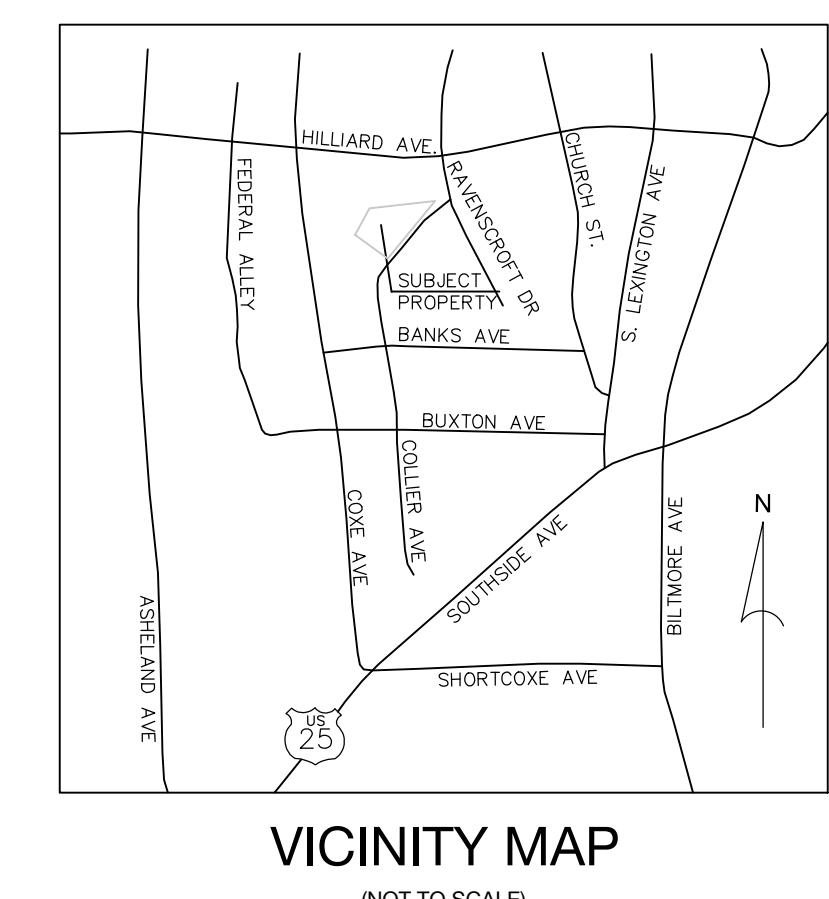
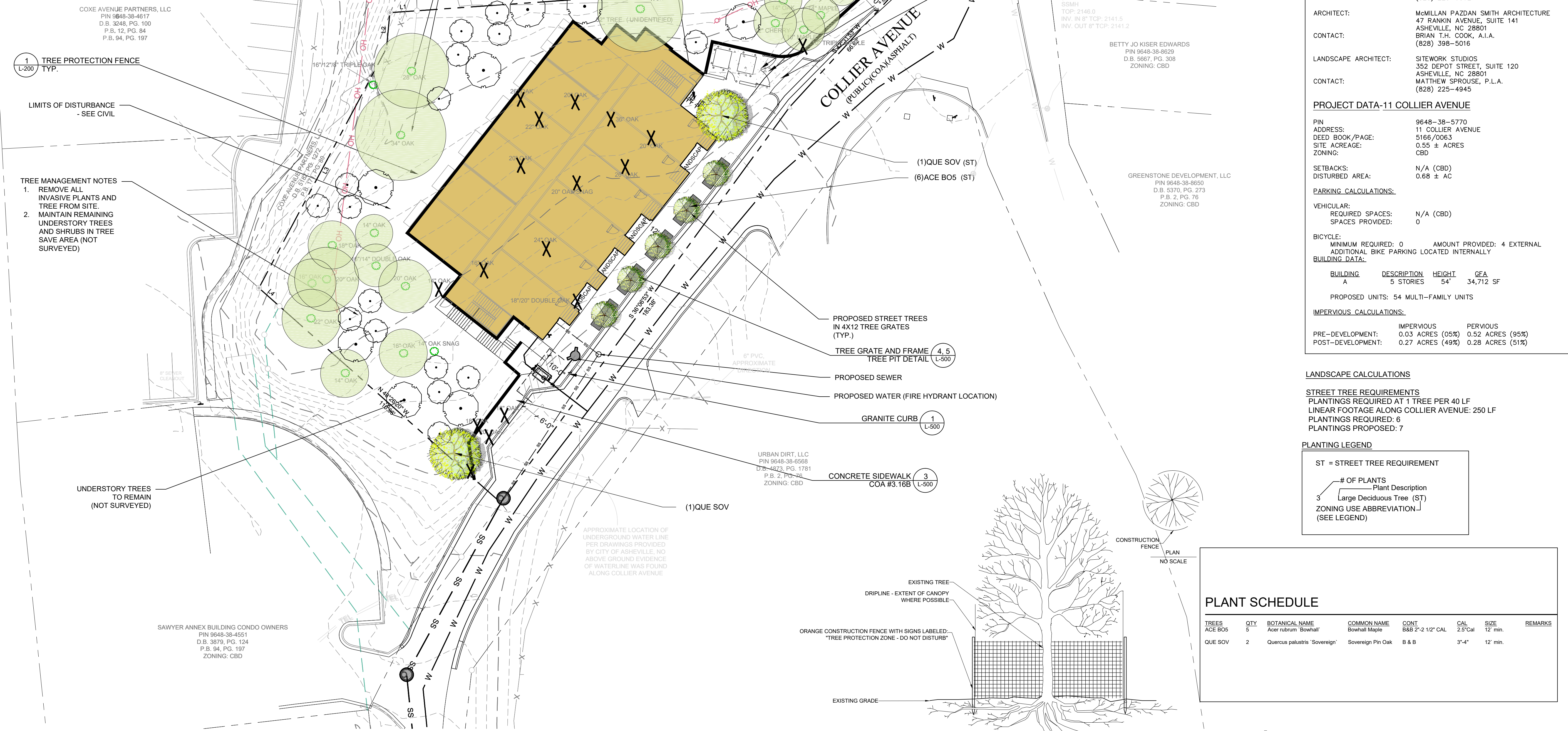


C101

TREE SAVE AND REMOVAL

Trees Saved	Size (Inch DBH)	Trees Removed	DBH (inches)
Oak	18.00	Oak	14.00
Oak	18.00	Oak	16.00
Oak	14.00	Oak	24.00
Oak	20.00	Oak	18.00
Oak	16.00	Oak	20.00
Oak (Snag)		Oak	26.00
Oak	20.00	Oak	20.00
Oak	22.00	Oak	22.00
Oak	18.00	Oak	26.00
Oak	14.00	Oak	36.00
Oak (dbl)	16.00	Oak	20.00
Oak	20.00		262.00
Oak	18.00		
Oak	20.00		
Oak	34.00		
Oak	28.00		
Maple	10.00		
Maple	14.00		
Oak	14.00		
Cherry	12.00		
Maple	10.00		
Maple	10.00		
UniD	32.00		
	400.00		

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PROJECT DATA-11 COLLIER AVENUE

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 ADDRESS: 11 COLLIER AVENUE
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VEHICULAR: REQUIRED SPACES: N/A (CBD)
 SPACES PROVIDED: 0

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 ADDITIONAL BIKE PARKING LOCATED INTERNALLY

BUILDING	DESCRIPTION	HEIGHT	SEA
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LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS

PLANTINGS REQUIRED AT 1 TREE PER 40 LF
 LINEAR FOOTAGE ALONG COLLIER AVENUE: 250 LF
 PLANTINGS REQUIRED: 6
 PLANTINGS PROPOSED: 7

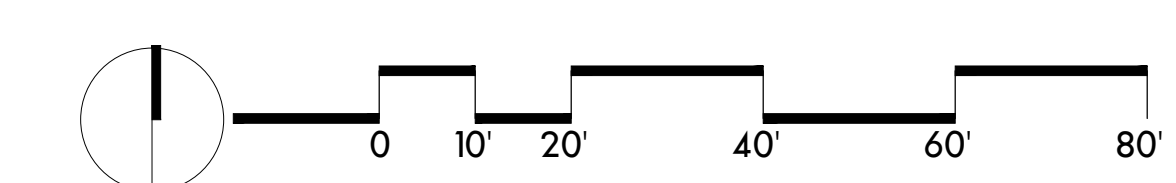
PLANTING LEGEND

ST = STREET TREE REQUIREMENT

OF PLANTS
 Plant Description
 3 Large Deciduous Tree (ST)
 ZONING USE ABBREVIATION (SEE LEGEND)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
ACE B05	5	Acer rubrum 'Bowhall'	Bowhall Maple	B&B 2'-2 1/2" CAL	25" Cal	12 min.	
QUE SOV	2	Quercus palustris 'Sovereign'	Sovereign Pin Oak	B & B	3'-4"	12 min.	



LANDSCAPE ARCHITECTURE
 352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225.4945



TRIBUTE COMPANIES
COLLIER AVENUE APARTMENTS
 ASHEVILLE, NC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	07.10.19	TRC APPLICATION	SVG
2	08.28.19	TRC APPLICATION REV	MBS

NOT FOR CONSTRUCTION

TRC APPLICATION REV. 08.28.19
 PRINCIPAL IN CHARGE: MBS
 PROJECT LANDSCAPE ARCHITECT: SVG
 DRAWN BY: SVG

SHEET TITLE:
SITE LAYOUT, MATERIALS, ZONING & LANDSCAPE PLAN

SHEET NO. PROJ. NO.

L-200

1 TREE PROTECTION FENCE
 NTS

NOTES

- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
- NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
- SOILS: Ux.
- RETAINING WALLS:

ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN, WALL DESIGN TO ALSO ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.

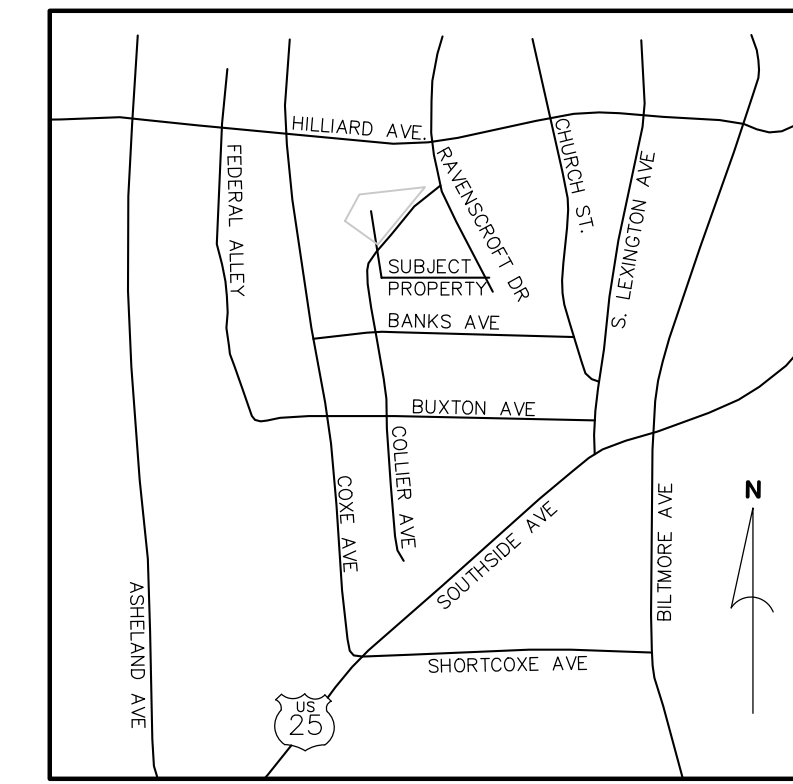
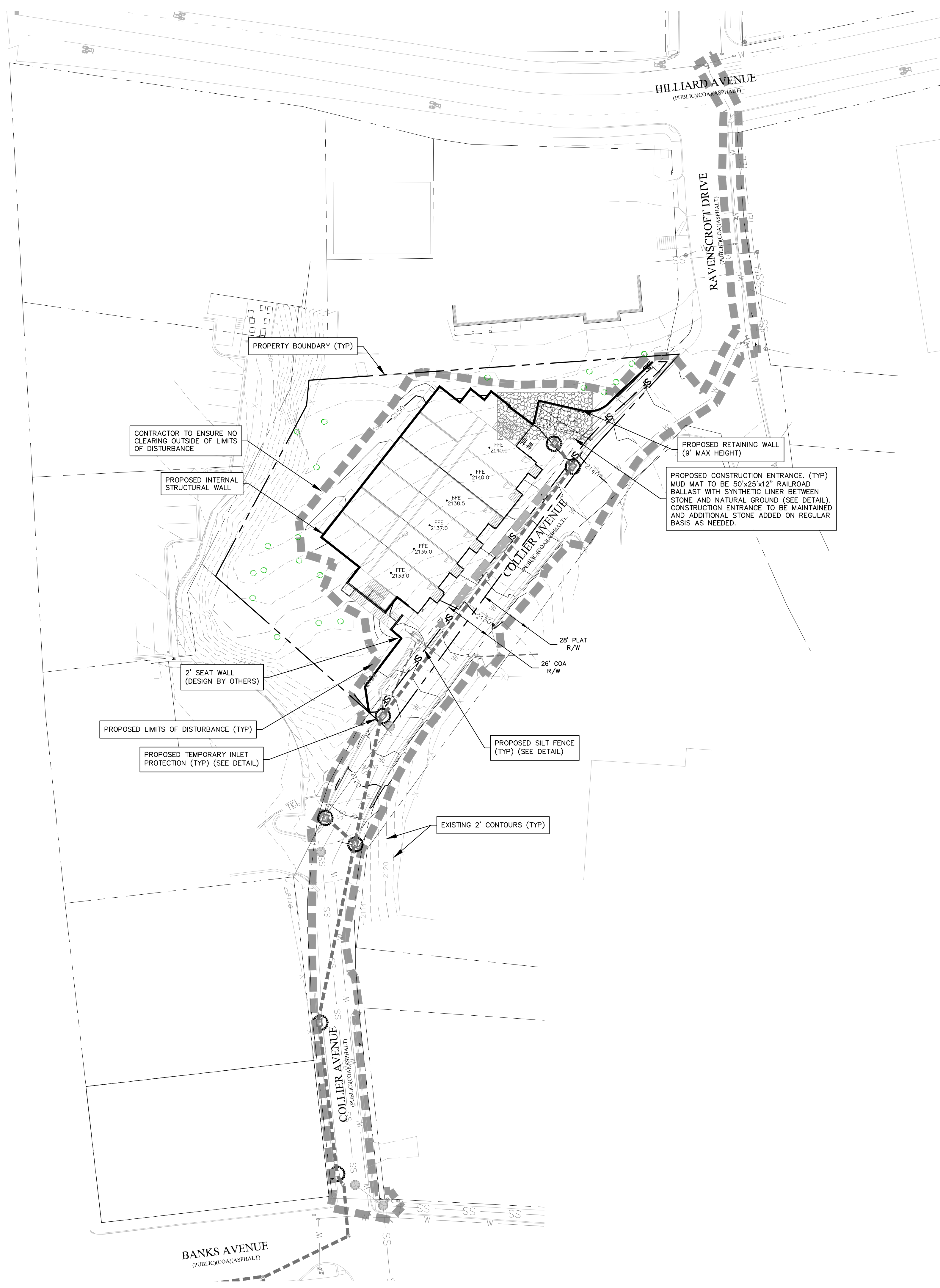
WALL DESIGN TO INCLUDE FOOTING DRAIN WITH #57 WASHED STONE BEHIND WALL IN THE ENTIRE GEOGRID ZONE, OR 12" WIDTH IF NO GEOGRID, FROM BOTTOM TO TOP OF WALL.

ALL RETAINING WALLS PROVIDING A CHANGE OF GRADE OF 30" OR MORE SHALL BE PROTECTED WITH A GUARDRAIL. THE GUARDRAIL SHALL BE 42" MINIMUM IN HEIGHT, AND PREVENT THE PASSAGE OF A 21" SPHERE UNLESS ADJACENT TO A WALKING SURFACE. COORDINATE BARRIER STYLE AND COLOR WITH ARCHITECT AND ENGINEER. SEE SITE PLAN FOR APPROXIMATE LOCATION OF FENCING/BARRIERS.

CONTRACTOR TO SUBMIT TO OWNER AND ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.

RETAINING WALL DESIGN IS CONSIDERED DELEGATED DESIGN. CONTRACTOR RESPONSIBLE FOR OBTAINING APPROVAL FOR ALL RETAINING WALLS FROM STATE CONSTRUCTION OFFICE PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS STANDARDS AND SPECIFICATIONS.

ALL RETAINING WALLS 4' OR GREATER TO BE SUBMITTED TO CITY OF ASHEVILLE BUILDING SAFETY DIVISION FOR REVIEW AND APPROVAL AND CERTIFIED BY THE WALL ENGINEER UPON COMPLETION. RETAINING WALLS SUBJECT TO ADDITIONAL LANDSCAPING DEPENDING ON HEIGHT AND MATERIAL.



VICINITY MAP
(NOT TO SCALE)

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ZONING: CBD

SETBACKS: N/A (CBD)
DISTURBED AREA: 0.68 ± AC

PARKING CALCULATIONS:

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mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

CDC CONSULTING

sitework STUDIOS

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

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NO. PROJ. NO. CDC # 11943

C301

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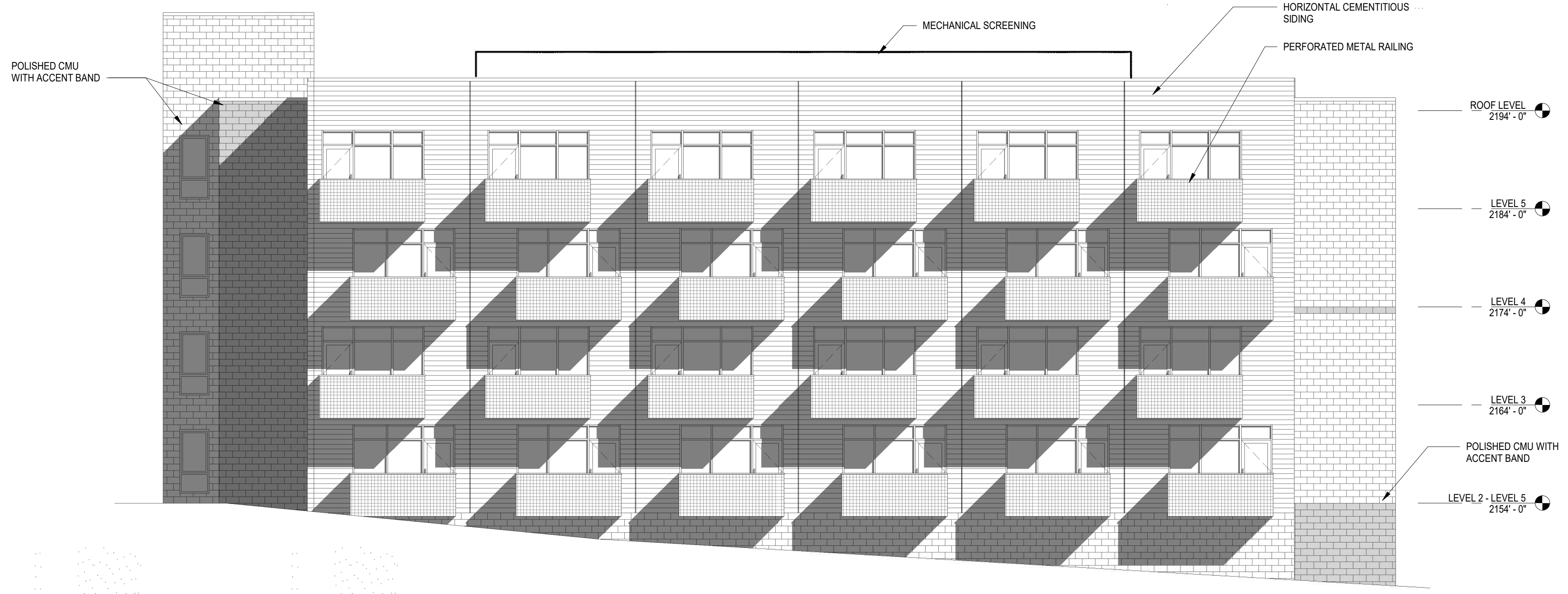
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3 SE ELEVATION (COLLIER STREET)
A100 1/8" = 1'-0"



1 NW ELEVATION
A100 1/8" = 1'-0"

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ASHEVILLE, NC

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DTC APPLICATION: 09.20.19
PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

ELEVATIONS

SHEET NO. PROJ. NO.

A100

DEVELOPMENT DATA

OWNER/DEVELOPER: TRIBUTE INVESTMENT & DEVELOPMENT, INC.
 10 SOUTH CARDINAL DRIVE
 WILMINGTON, NC 28403
 MATT MAYNARD
 (910) 251-2388

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 WARREN SUGG, P.E.
 (828) 252-5388

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
 300 RIDGEFIELD COURT #301
 ASHEVILLE, NC 28806
 PHILLIP B. WHITE, P.L.S.
 (828) 225-6562

ARCHITECT: McMILLAN PAZZAN SMITH ARCHITECTURE
 47 RANKIN AVENUE, SUITE 141
 ASHEVILLE, NC 28801
 BRIAN T.H. COOK, A.I.A.
 (828) 398-5016

LANDSCAPE ARCHITECT: SITework STUDIOS
 352 DEPOT STREET, SUITE 120
 ASHEVILLE, NC 28801
 MATTHEW SPROUSE, P.L.A.
 (828) 225-4945

PROJECT DATA

PIN: 9648-38-5770
 ADDRESS: 11 COLLIER AVENUE
 DEED BOOK/PAGE: 5166/0063
 SITE ACREAGE: 0.55 ± ACRES
 ZONING: CBD

SETBACKS: N/A (CBD)
 DISTURBED AREA: 0.68 ± AC

PARKING CALCULATIONS:

VEHICULAR:
 REQUIRED SPACES: N/A (CBD)
 SPACES PROVIDED: 0

BICYCLE:
 MINIMUM REQUIRED: 0 AMOUNT PROVIDED: 4 EXTERNAL
 ADDITIONAL BIKE PARKING LOCATED INTERNALLY

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	5 STORIES	54'	34,712 SF

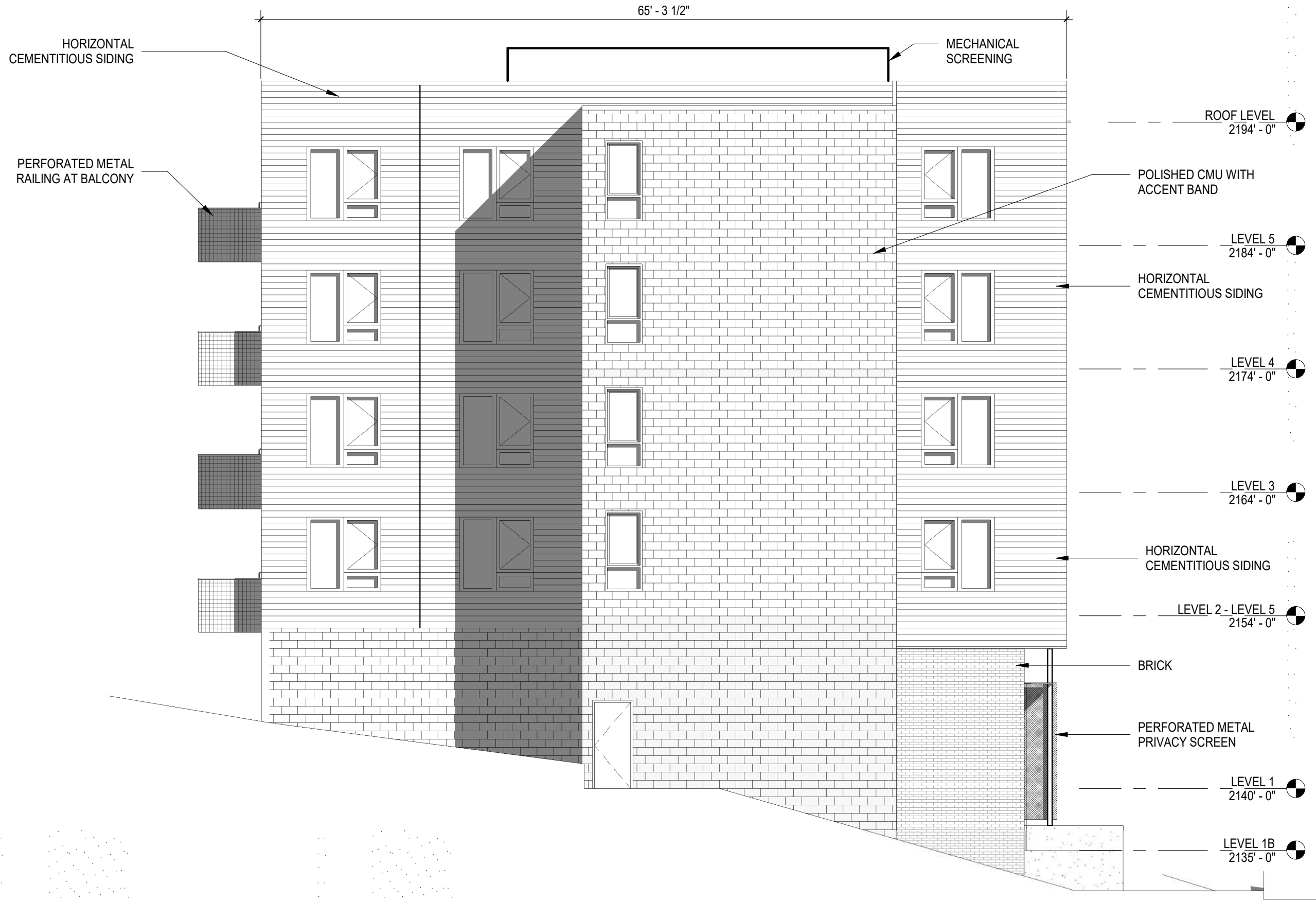
PROPOSED UNITS: 54 MULTI-FAMILY UNITS

IMPERVIOUS CALCULATIONS:

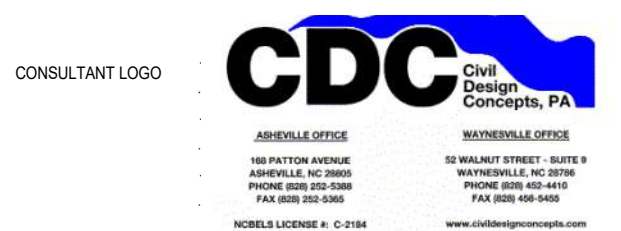
	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.03 ACRES (05%)	0.52 ACRES (95%)
POST-DEVELOPMENT:	0.27 ACRES (49%)	0.28 ACRES (51%)



1
 A101 1/8" = 1'-0"



2
 A101 1/8" = 1'-0"



LANDSCAPE ARCHITECTURE
 352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225.4945

SEALS

TRIBUTE COMPANIES
 COLLIER AVENUE APARTMENTS
 ASHEVILLE, NC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	REV.	BY
B	08.28.19	TRC APPLICATION	REV.	
C	09.20.19	DTC APPLICATION		

NOT FOR CONSTRUCTION

DTC APPLICATION 09.20.19
 PRINCIPAL IN CHARGE: Approver
 PROJECT ARCHITECT: Checker
 DRAWN BY: Author

SHEET TITLE:
ELEVATIONS

SHEET NO. PROJ. NO.

A101

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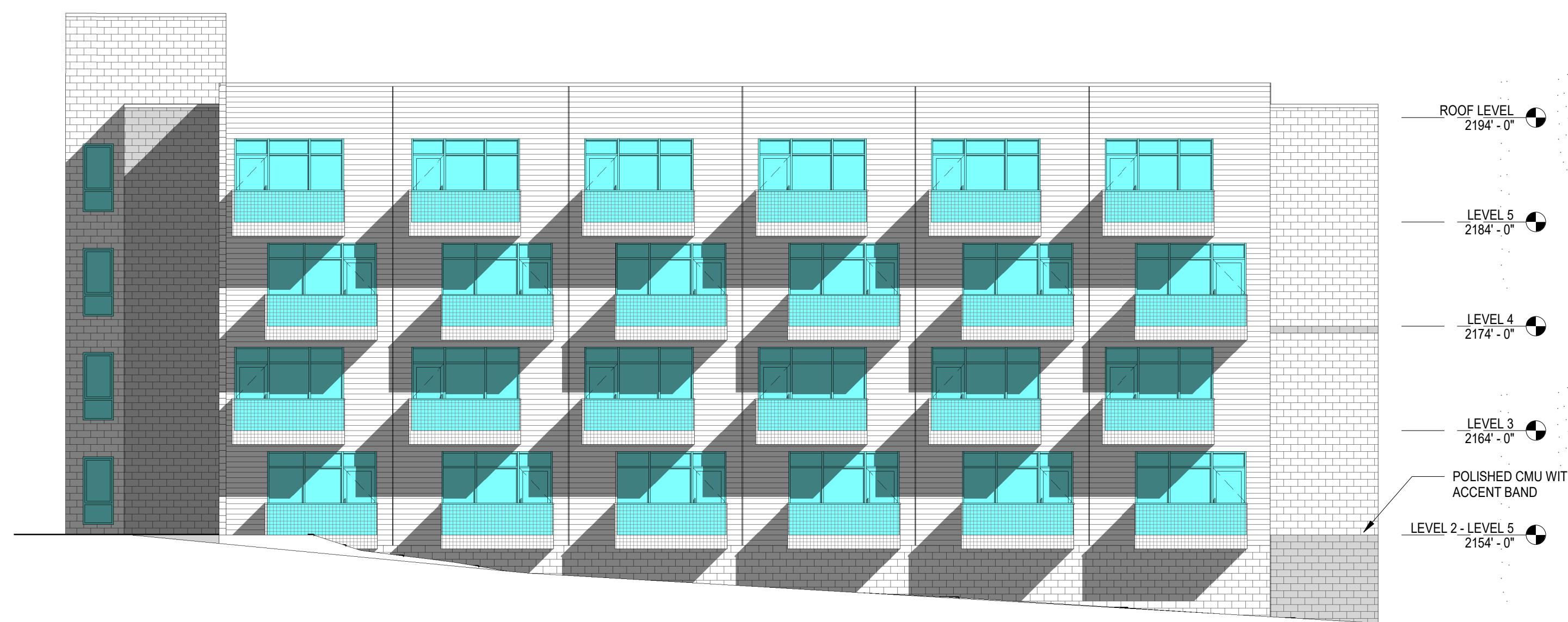


1 NE ELEVATION Fenestration

A102A 1" = 10'-0"

UPPER STORY AREA TO PROVIDE MIN. 20% OPENINGS

UPPER STORY WALL AREA	= 3,018 SF
UPPER STORY FENESTRATION	= 909 SF
PERCENTAGE OF OPENINGS	= 30%



2 NW ELEVATION fenestration

A102A 1" = 10'-0"

UPPER STORY AREA TO PROVIDE MIN. 20% OPENINGS

UPPER STORY WALL AREA	= 5,529 SF
UPPER STORY FENESTRATION	= 2,090 SF
PERCENTAGE OF OPENINGS	= 38%



4 SW ELEVATION fenestration

A102A 1" = 10'-0"

UPPER STORY AREA TO PROVIDE MIN. 20% OPENINGS

UPPER STORY WALL AREA	= 2,545 SF
UPPER STORY FENESTRATION	= 510 SF
PERCENTAGE OF OPENINGS	= 20%



3 SE ELEVATION (COLLIER STREET) fenestration

A102A 1" = 10'-0"

STREET LEVEL AREA TO PROVIDE MIN. 30% OPENINGS (RESIDENTIAL)

STREET LEVEL WALL AREA	= 2,439 SF
AREA OF OPENINGS	= 1,040 SF
PERCENTAGE OF OPENINGS	= 43%

UPPER STORY AREA TO PROVIDE MIN. 20% OPENINGS

UPPER STORY WALL AREA	= 5,485 SF
UPPER STORY FENESTRATION	= 1,761 SF
PERCENTAGE OF OPENINGS	= 32%

TRIBUTE COMPANIES

COLLIER AVENUE APARTMENTS

ASHEVILLE, NC

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DRAWN BY:	Author

FENESTRATION CALCULATIONS

SHEET NO. PROJ. NO.

A102A

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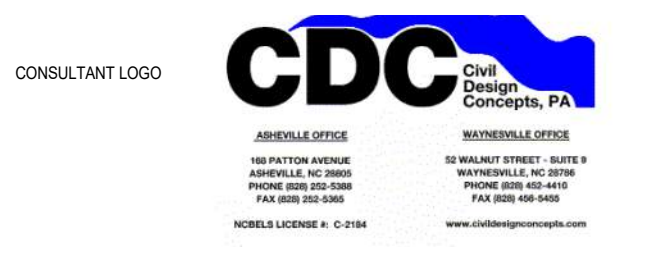
PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
FLOORPLAN LEVEL 1

SHEET NO. PROJ. NO.

A104

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 SEALS

TRIBUTE COMPANIES
COLLIER AVENUE APARTMENTS
 ASHEVILLE, NC

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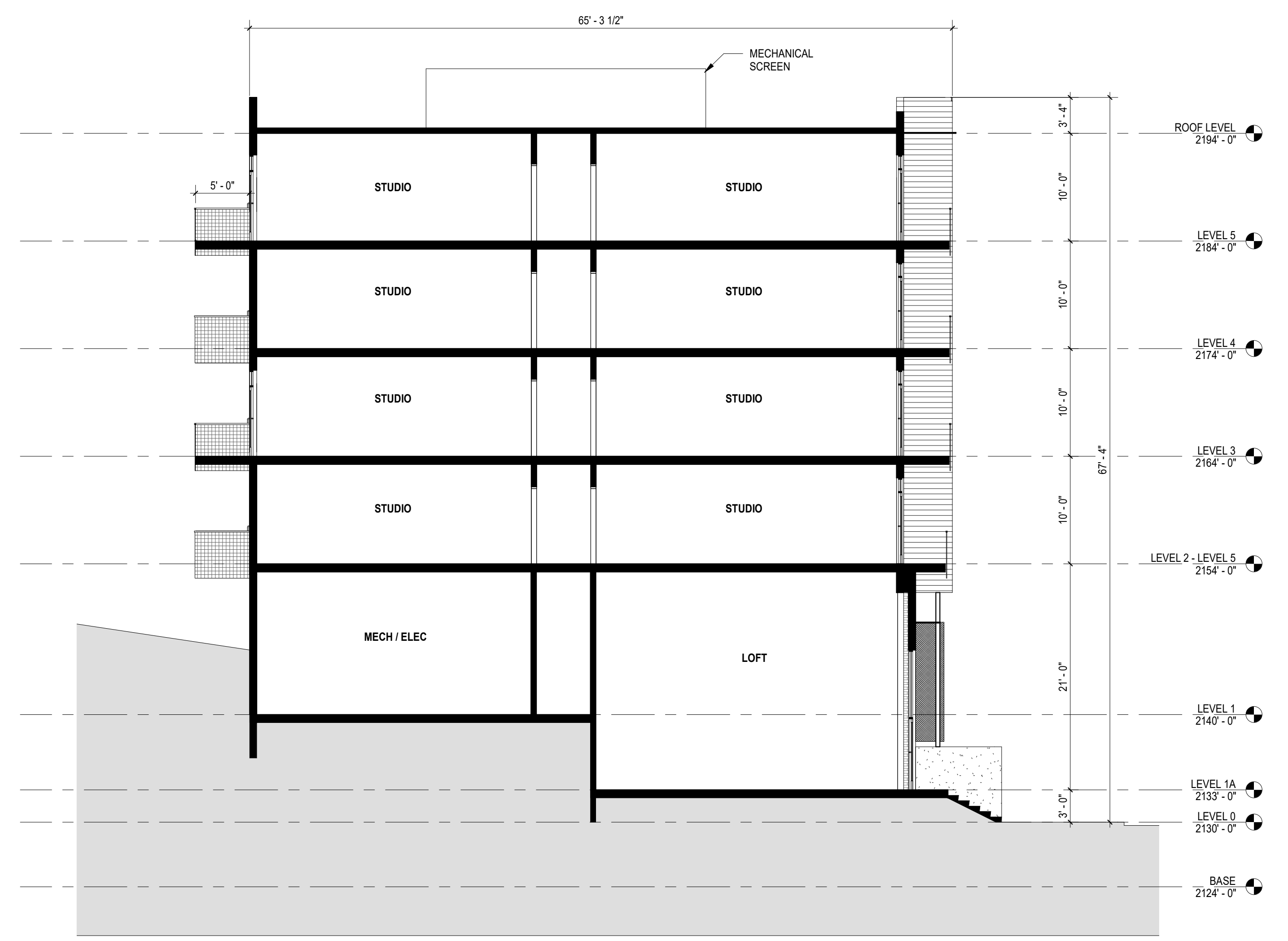
DTC APPLICATION 09.20.19
 PRINCIPAL IN CHARGE: Approver
 PROJECT ARCHITECT: Checker
 DRAWN BY: Author

SHEET TITLE:
**FLOORPLAN LEVEL
 2-5**

SHEET NO. PROJ. NO.

A110

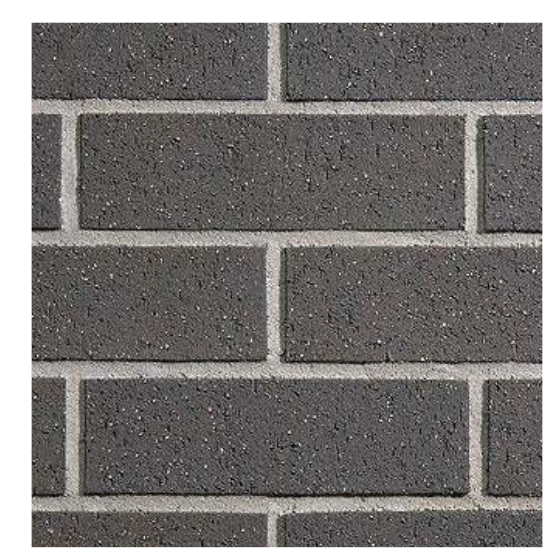
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1 BUILDING SECTION
A300 1/8" = 1'-0"



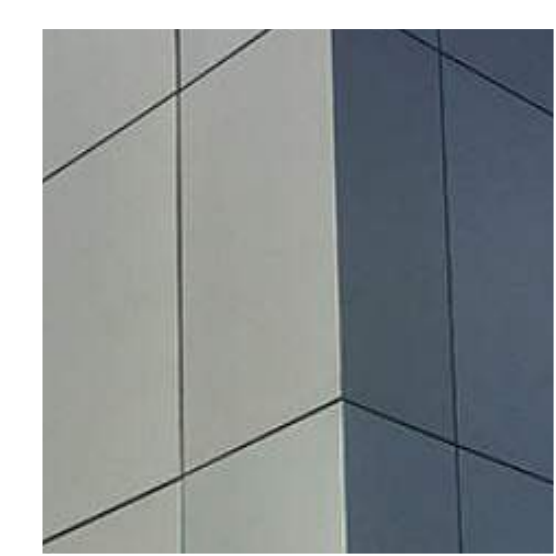
2 EXTERIOR MATERIALS
A300 NTS



BRICK 1



CEMENTITIOUS SIDING



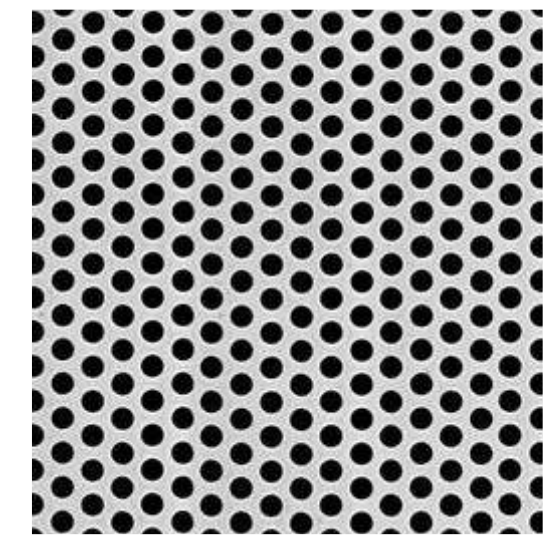
METAL PANEL



CAST IN PLACE CONCRETE



POLISHED CMU



PERFORATED METAL PANEL

TRIBUTE COMPANIES
COLLIER AVENUE APARTMENTS
ASHEVILLE, NC

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SHEET TITLE:
**BUILDING SECTION
AND MATERIALS**

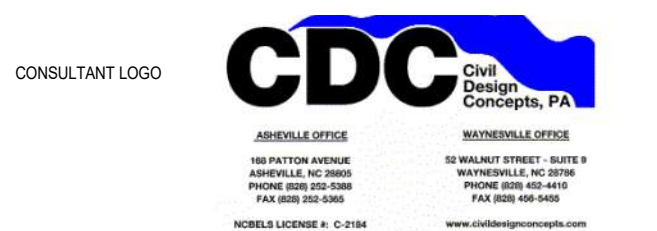
SHEET NO. PROJECT NO.

A300

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1 RENDERINGS
A400 NTS



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SEALS

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RENDERINGS

SHEET NO. PROJ. NO.

A400