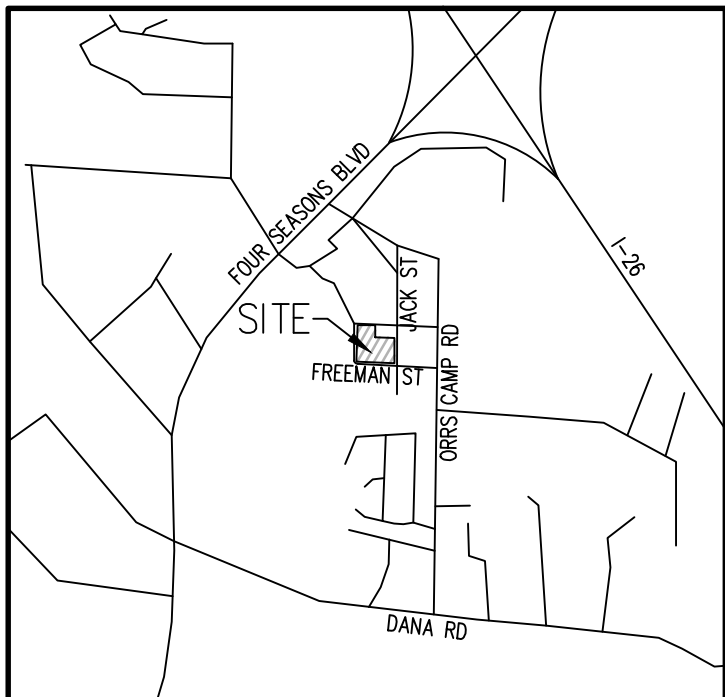




BEARWALLOW LOFTS

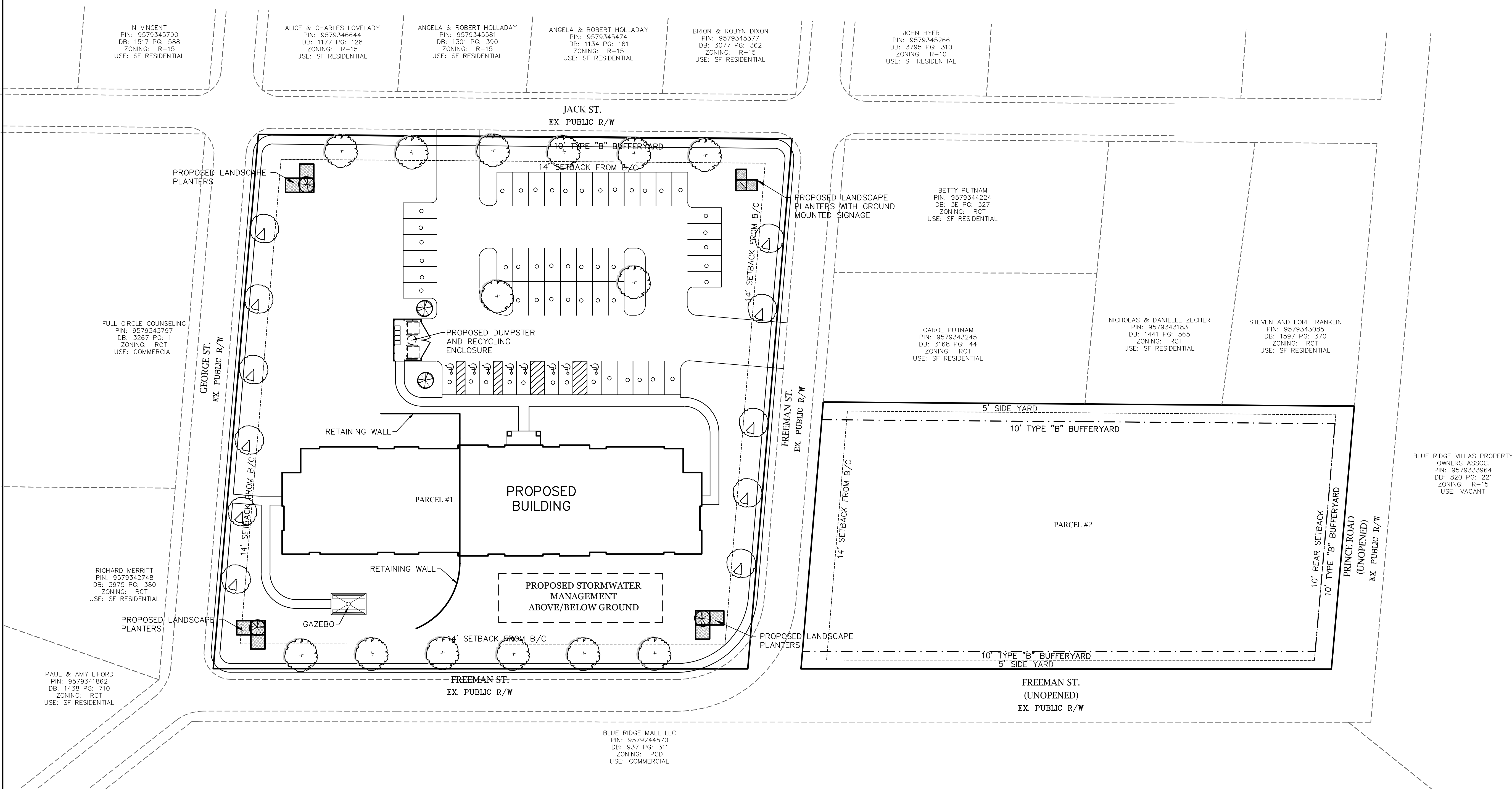
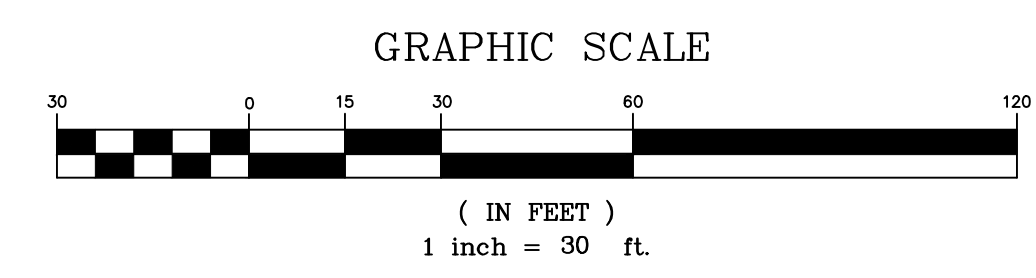
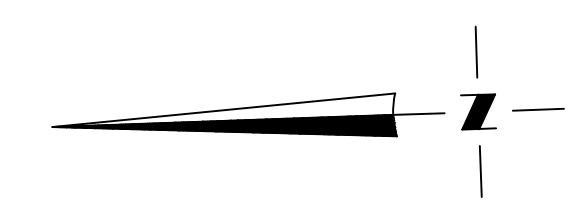
<u>UNIT MIX</u>				
<u>QUANTITY</u>	<u>UNIT</u>	<u>BEDROOMS</u>	<u>AREA</u>	<u>DESCRIPTION</u>
2	1A-S	One Bedroom	660 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
1	2A-S	Two Bedrooms	901 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars; Also Includes Audio & Visual Impaired Accommodations)
1	1A	One Bedroom	660 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
1	1LA	One Bedroom	672 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
1	2LA END	Two Bedrooms	936 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
9	1B-C	One Bedroom	660 sf	Accessible Type 'B' Unit w/ Curb Shower
8	1LB-C	One Bedroom	672 sf	Accessible Type 'B' Unit w/ Curb Shower
3	2B-C	Two Bedrooms	901 sf	Accessible Type 'B' Unit w/ Curb Shower
9	1B	One Bedroom	660 sf	Accessible Type 'B' Unit w/ Bathtub
3	1LB	One Bedroom	672 sf	Accessible Type 'B' Unit w/ Bathtub
2	2B	Two Bedrooms	901 sf	Accessible Type 'B' Unit w/ Bathtub
3	2B END	Two Bedrooms	925 sf	Accessible Type 'B' Unit w/ Bathtub
3	2LB END	Two Bedrooms	936 sf	Accessible Type 'B' Unit w/ Bathtub
46 Total Units				
<u>AREAS</u>				
<u>STORY</u>	<u>BUILDING GROSS AREA</u>	<u>BUILDING NET AREA</u>		
Basement	8,242 sf	8,090 sf		
First Floor	13,804 sf	13,804 sf		
Second Floor	13,908 sf	13,908 sf		
Third Floor	13,908 sf	13,908 sf		
	49,862 sf	49,710 sf		
<u>AMENITIES</u>				
SITTING AREAS (MINIMUM 3), MULTIPURPOSE ROOM, GAZEBO COMPUTER ROOM, EXERCISE ROOM, COVERED PATIO w/ SEATING, OFFICE, MAIL AREA AND LAUNDRY				



LOCATION MAP
NTS

PROPERTY OWNERS:	1 HUBERT, SANDRA & MINNIE BURGESS 950 FRUITLAND RD HENDERSONVILLE, NC 28792
	2 HUBERT, SANDRA & MINNIE BURGESS 950 FRUITLAND RD HENDERSONVILLE, NC 28792
	3 KATHY KANUPP 1930 GEORGE ST HENDERSONVILLE, NC 28792
PARCEL #:	9579343520, 9579342139 & 9579344600
DEED BOOK & PAGE:	2003E/704, 2003E/704 & 2017E/276
TOTAL SITE ACREAGE:	±3.12 AC (±2.09 & ±1.03)
CURRENT ZONING:	RCT
PROPOSED ZONING:	UR
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED UNITS:	46
FRONT SETBACK:	14' (FROM EX/PROP BACK OF CURB)
SIDE YARD:	5'
REAR YARD:	10'

DEVELOPMENT SUMMARY



Mc²
ENGINEERING

Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
BEARWALLOW LOFTS APTS.
FREEMAN ST.
HENDERSONVILLE, NC

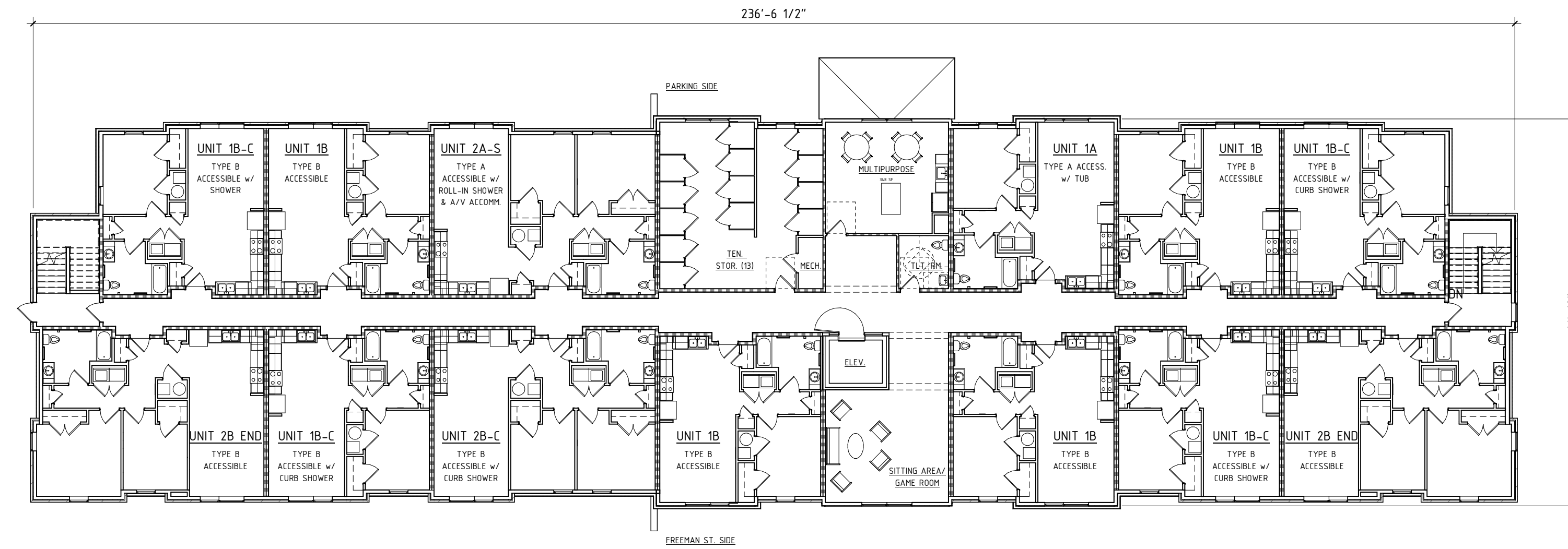
DEVELOPED BY:
**WODA COOPER
DEVELOPMENT, INC**
500 SOUTH FRONT STREET, 10th FLOOR
COLUMBUS, OH 43215

**SCHEMATIC
SITE PLAN**

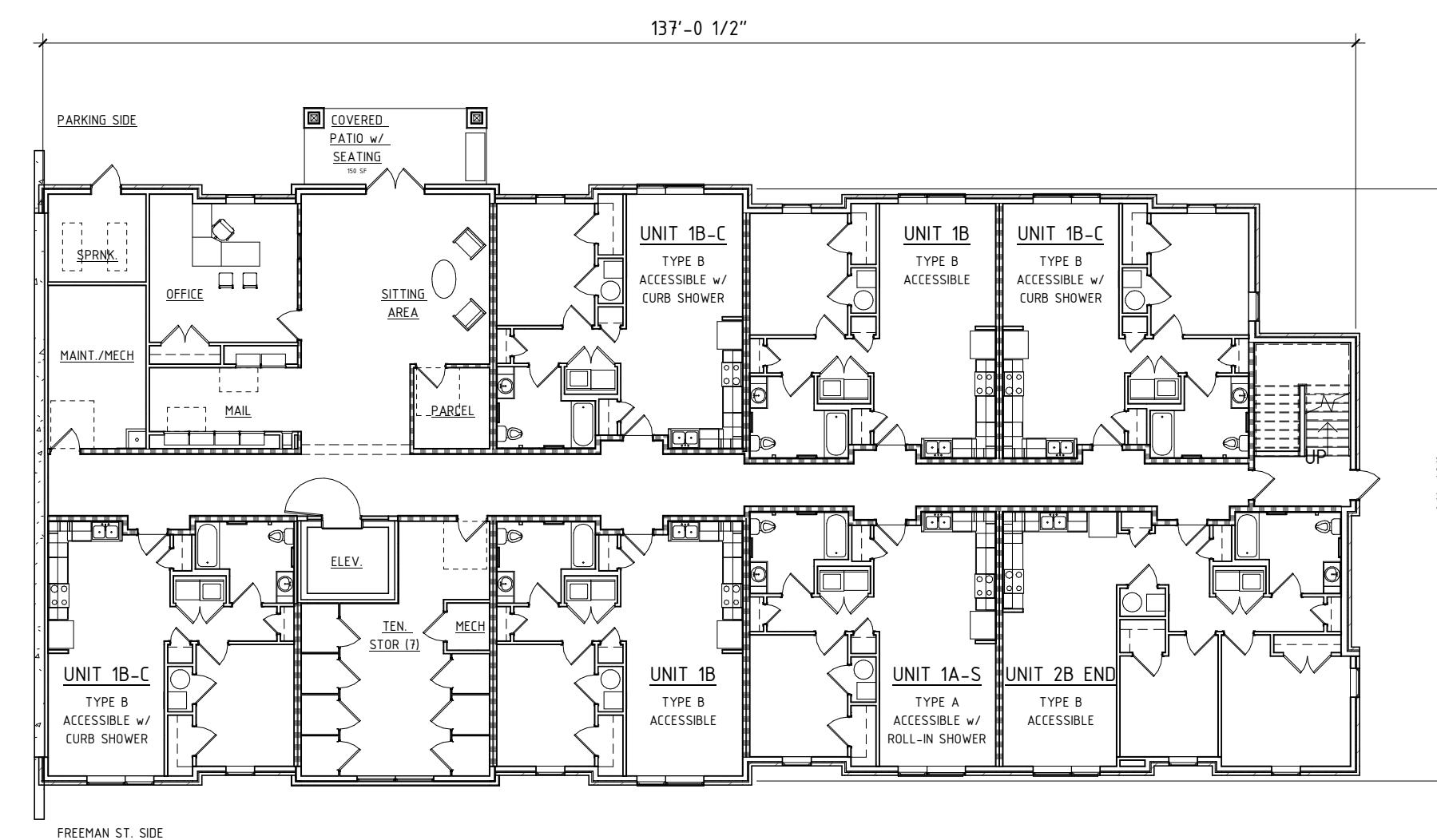
REVISIONS	

CAD FILE: 22-028 BASE.DWG
PROJECT NO.: 22-028
DESIGNED BY: JDM
DATE: DECEMBER 20, 2022

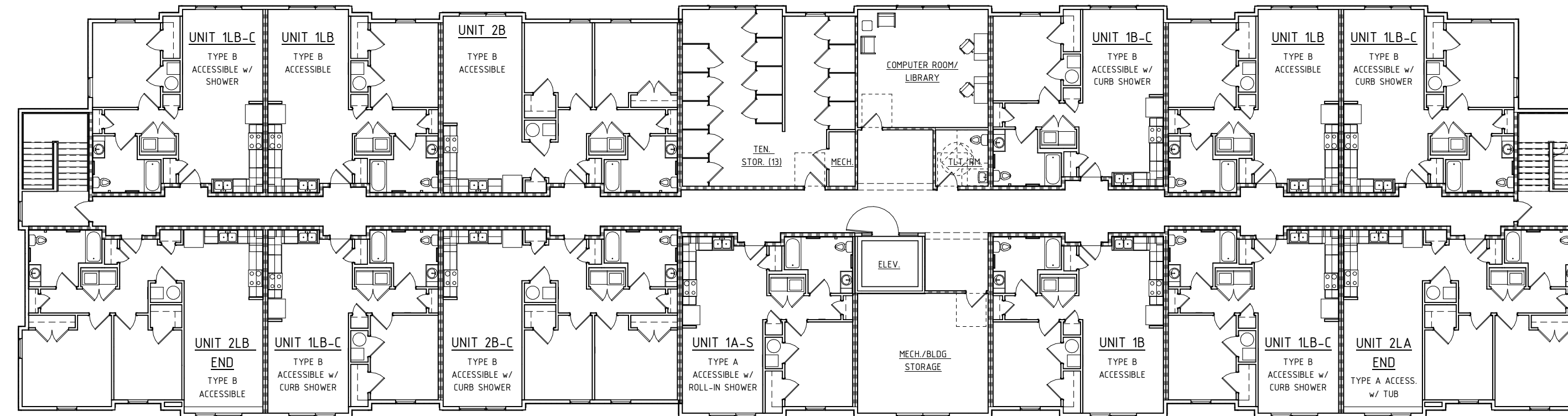
RZ1.0



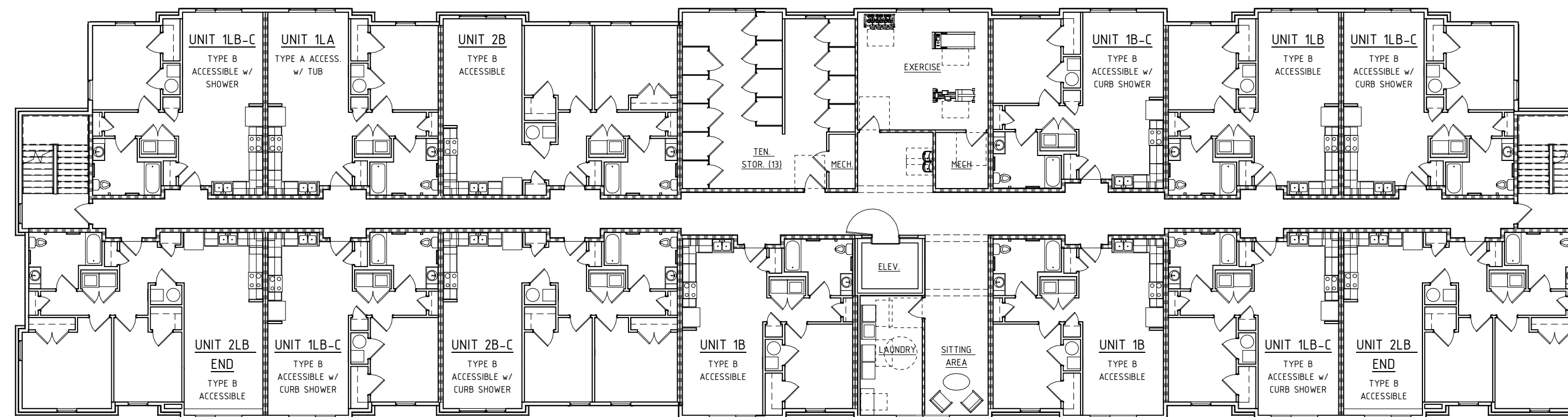
② FIRST FLOOR PLAN
1/16" = 1'-0"



① BASEMENT
1/16" = 1'-0"



② THIRD FLOOR PLAN
1/16" = 1'-0"



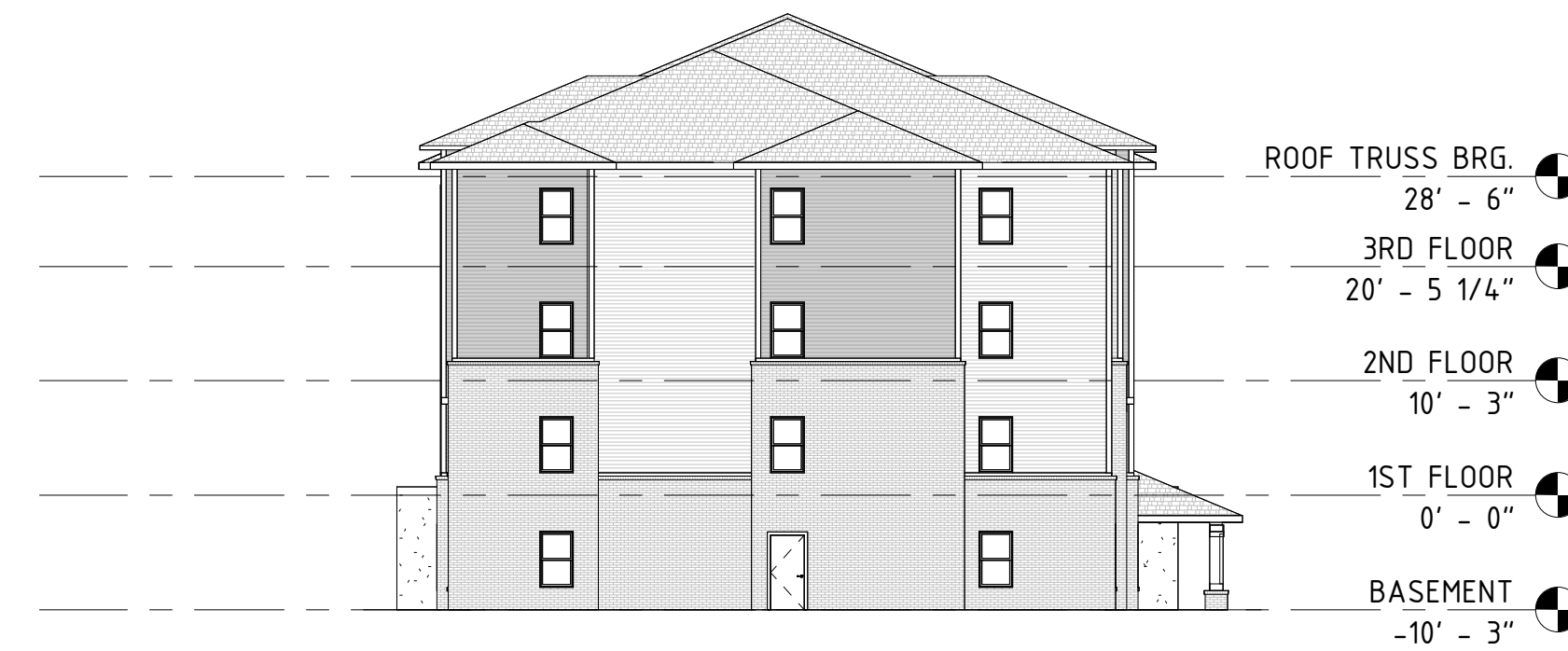
① SECOND FLOOR PLAN
1/16" = 1'-0"



① REAR ELEVATION
1/16" = 1'-0"



③ LEFT ELEVATION
1/16" = 1'-0"

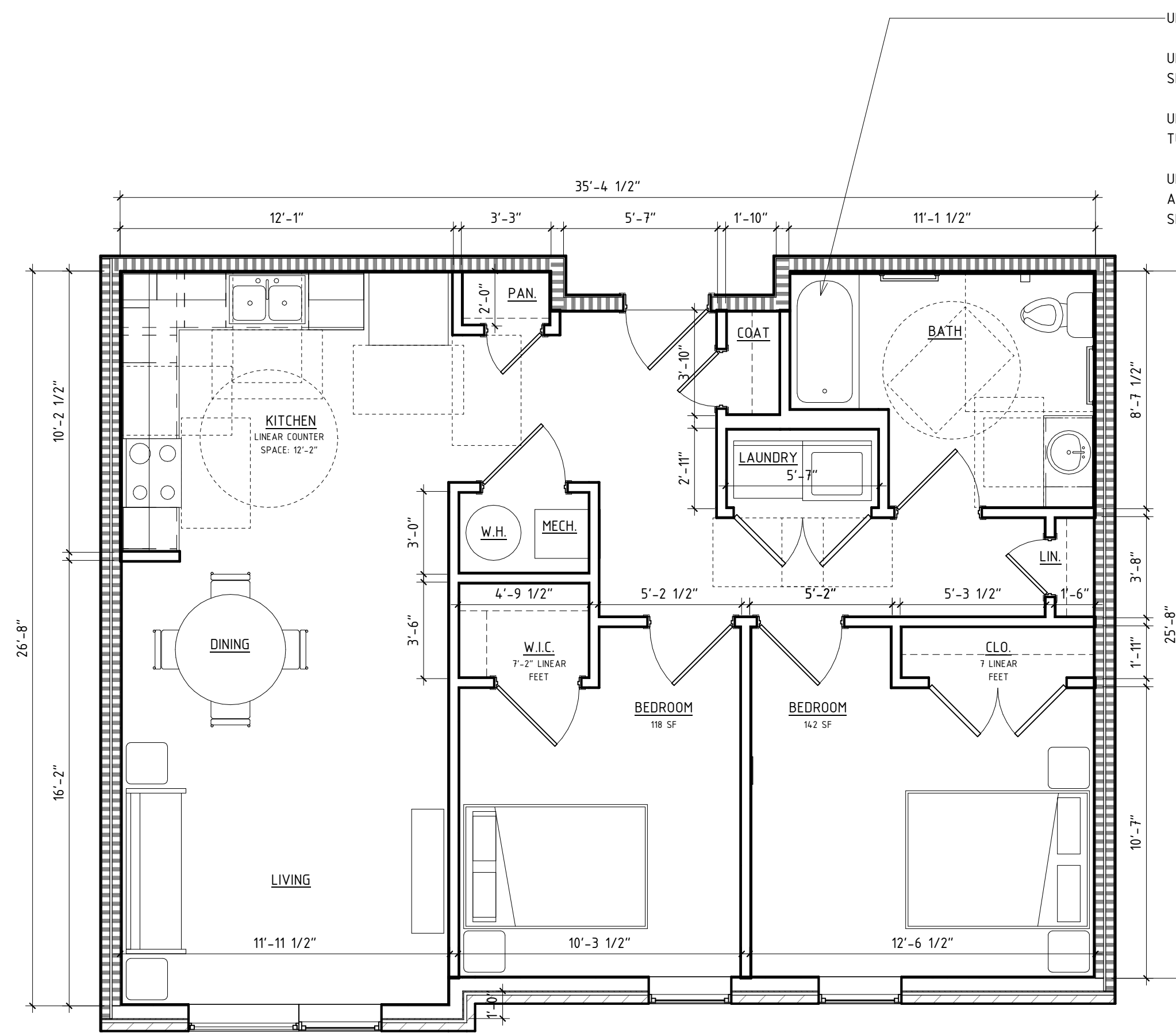


④ RIGHT ELEVATION
1/16" = 1'-0"



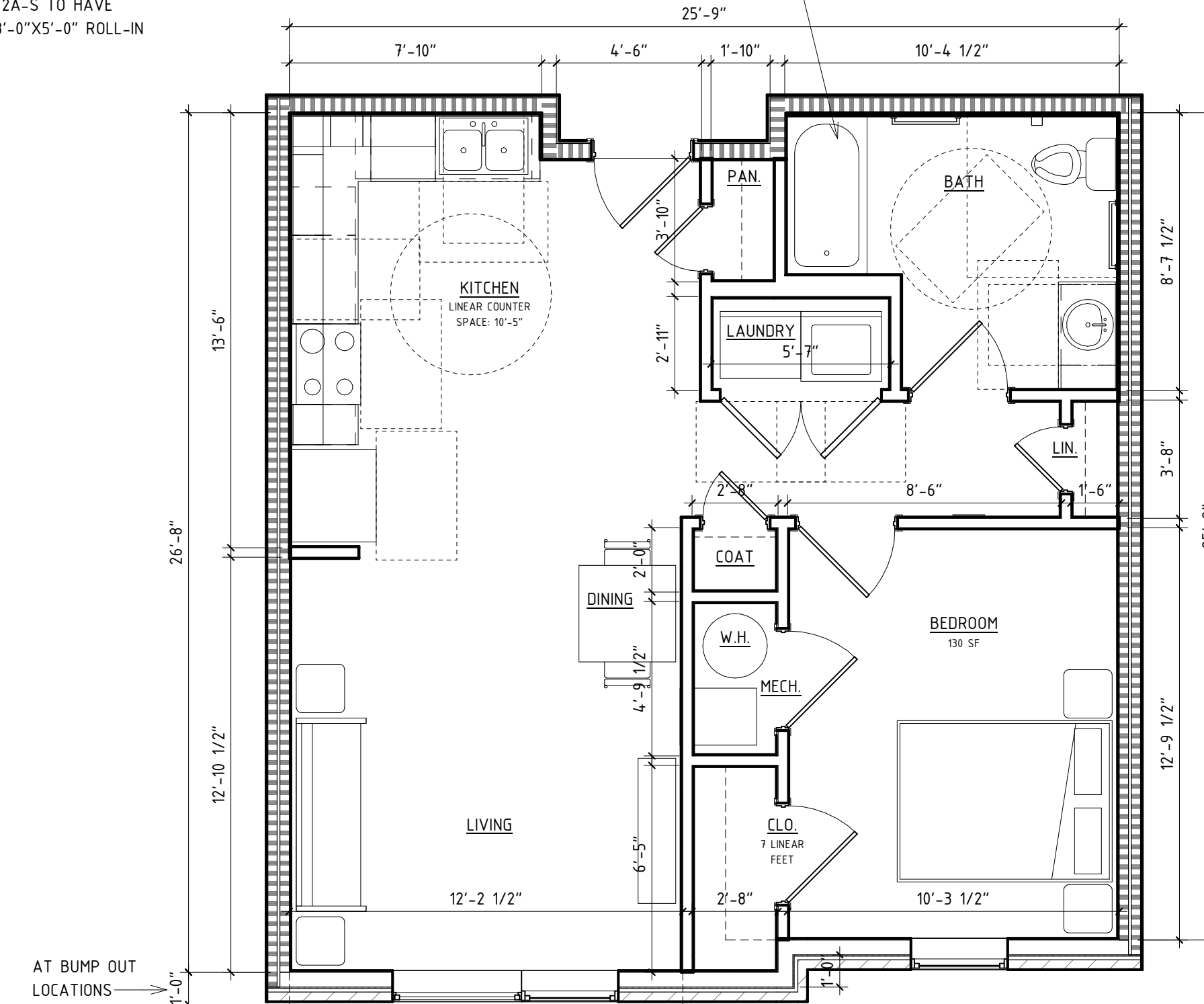
② FRONT ELEVATION
1/16" = 1'-0"

- BUILDING MATERIALS:**
- 30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
 - ALUMINUM GUTTERS & DOWNSPOUTS
 - VINYL LAP SIDING (TWO COLORS) AND TRIM (TYP)
 - ACCENT VERTICAL VINYL SIDING (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
 - VINYL WINDOWS
 - WIDE WINDOW & DOOR TRIM
 - BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 - FIBER CEMENT CLAD COLUMNS w/ BRICK BASE

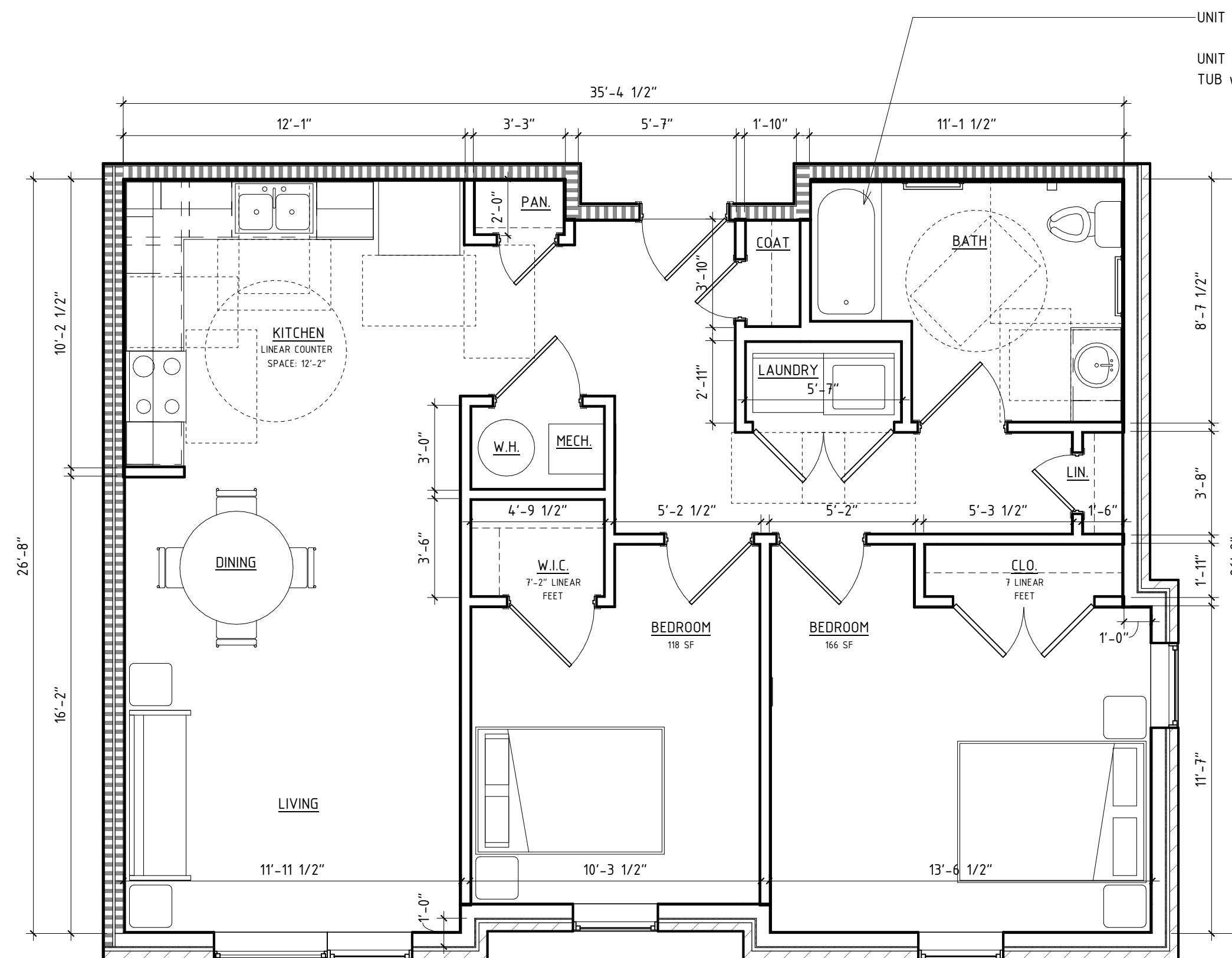


UNIT 2B, 2B-C & 2A-S - TWO BEDROOM UNIT PLAN
 1/4" = 1'-0" 901 HEATED SF (P-1-P)

UNIT 1B & 2B TO HAVE TUB
 UNIT 1B-C & 2B-C TO HAVE CURB SHOWER
 UNIT 1A & 2A TO HAVE ACCESSIBLE TUB w/ REMOVABLE SEAT
 UNIT 1A-S & 2A-S TO HAVE ACCESSIBLE 3'-0"X5'-0" ROLL-IN SHOWER



UNIT 1B, 1B-C, 1A & 1A-S - ONE BEDROOM UNIT PLAN
 1/4" = 1'-0" 660/672 HEATED SF (P-1-P)



UNIT 2B END & 2A END - TWO BEDROOM UNIT PLAN
 1/4" = 1'-0" 925/936 HEATED SF (P-1-P)

UNIT 2B END TO HAVE TUB
 UNIT 2A END TO HAVE ACCESSIBLE TUB w/ REMOVABLE SEAT