# JETTIE RAE'S

## PARCEL PIN # 9638-88-8040

### TRC SUBMITTAL

MAY 8, 2019

## PROJECT REPRESENTATIVES

**PROPERTY OWNER**
RIVERLINK, INC.
144 RIVERSIDE DRIVE
ASHEVILLE, NORTH CAROLINA

**DEVELOPER CONTACT:**
JIM DIAZ
COVESTAR INVESTMENT REALITY ADVISORS
932 HENDERSONVILLE RD., SUITE 201
ASHEVILLE, NC 28803
828-215-9669
jim@covestar.com

**LANDSCAPE ARCHITECT**
SITE DESIGN STUDIO, PLLC
10-D SOUTH MAIN STREET
WEAVERVILLE, NORTH CAROLINA 28787

CONTACT: JASON GILLILAND, RLA / JULIE GILLILAND, RLA
828-545-5989
jason@sds-la.com
julie@sds-la.com

**CIVIL ENGINEER**
ADVANTAGE CIVIL ENGINEERING, PA
50 SOUTH FRENCH BROAD AVENUE, SUITE 152
ASHEVILLE, NC 28801

CONTACT: MIKE LOVOY, PE
828-545-5393
mlovoy@aceasheville.com

**ARCHITECT**
RED HOUSE ARCHITECTURE, INC.
51 SOUTH FRENCH BROAD AVENUE
ASHEVILLE, NC 28801

CONTACT: ROBERT TODD, AIA
828-231-2851
rt@byredhouse.com

**VICINITY MAP**
NTS

north

SITE DESIGN STUDIO

## SHEET INDEX


| | |
|---|---|
| L000 | EXISTING SITE PHOTOS |
| L100 | SITE PLAN ILLUSTRATIVE |
| L101 | SITE LAYOUT, MATERIALS & ZONING PLAN |
| C1.0 | EROSION CONTROL & GRADING PLAN |
| C2.0 | UTILITIES PLAN |
| L102 | LANDSCAPE PLAN |
| L103 | PLANT SCHEDULE, NOTES & DETAILS |
| A-2 | PERSPECTIVE VIEWS |
| A-3 | MATERIALS |
| A-4 | ELEVATIONS |
| A-103 | FLOOR PLANS |
| A-104 | PAVILION & RESTROOM PLANS |

VIEW LOOKING N.W. FROM RIVERSIDE DR.

VIEW LOOKING WEST FROM RIVERSIDE DR.

VIEW LOOKING S.W. FROM RIVERSIDE DR.

VIEW LOOKING WEST AT NORTHERN PROPERTY LINE

VIEW LOOKING SOUTH ALONG RIVERSIDE DR.

VIEW LOOKING WEST AT SOUTHERN PROPERTY LINE

VIEW LOOKING NORTH ALONG RIVERSIDE DR.

VIEW LOOKING NORTH AT NEW RIVERSIDE DRIVE ALIGNMENT

VIEW LOOKING S.W. FROM PROPOSED RESTAURANT LOCATION

GREENWAY LOOKING SOUTH FROM PROPOSED PARKING LOT / BIKE RACK ACCESS

GREENWAY LOOKING NORTH FROM PROPOSED PARKING LOT / BIKE RACK ACCESS

GREENWAY LOOKING NORTH FROM OPEN LAWN

EXISTING RIVER ACCESS LOCATION

VIEW LOOKING S.E. FROM RIVER ACCESS

VIEW LOOKING EAST FROM RIVER ACCESS

VIEW LOOKING N.E. FROM RIVER ACCESS


SITE DESIGN STUDIO
*landscape architecture*
*planning*
*project management*
*construction observation*

www.sds-la.com
828.484.8225


JETTIE RAES
ASHEVILLE, NORTH CAROLINA

| | |
|---|---|
| DATE: | MAY 8, 2018 |
| DESIGNED BY: | JNG |
| CHECKED BY: | JTG |
| SCALE: | |
| PROJECT #: | 17-054 |

REVISIONS:

SHEET TITLE

EXISTING SITE PHOTOS

SHEET NUMBER

L000

## DEVELOPMENT DATA

| | |
|---|---|
| PROJECT NAME: | JETTIE RAES |
| PROPERTY OWNER: | RIVERLINK, INC |
| ADDRESS: | 144 RIVERSIDE DRIVE |
| PHONE: | 828-215-9669 |
| CONTACT PERSON: | JIM DIAZ |
| PIN NUMBER: | 9638-88-8040 |
| PROPERTY SIZE: | 1.29 ACRES |
| ZONING DISTRICT: | CURRENT = RAD-OSP<br>PROPOSED = RAD-RIV |

SETBACKS:

| | |
|---|---|
| FRONT: | 5 FEET |
| SIDE: | 0 FEET |
| REAR: | 20% LOT DEPTH FROM TOP OF BANK |

DISTURBANCE CALCULATIONS: PIN # 9638-88-8040

| | |
|---|---|
| PROPERTY SIZE: | 1.29 ACRES |
| DISTURBANCE AREA PRECONSTRUCTION: | 10,033 SF OR 0.230 AC |
| DISTURBANCE AREA POST CONSTRUCTION: | 24,235 SF OR 0.556 AC |
| IMPERVIOUS AREA PRECONSTRUCTION: | 10,033 SF OR 0.230 AC |
| IMPERVIOUS AREA POST CONSTRUCTION: | 21,170 SF OR 0.486 AC |

PARKING REQUIREMENTS:

USE: RESTAURANT

| | |
|---|---|
| RESTAURANT | 5,500 SF |
| RESTROOMS | 400 SF |
| STORAGE CONTAINER | 320 SF |
| AIRSTREAM | 200 SF |
| PAVILION | 1,100 SF |
| TOTAL: | 7,520 SF |

1 PKG SPACE / 250 SF — 30 SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED: 36 SPACES

LANDSCAPE REQUIREMENTS:

SEE LANDSCAPE SHEET L102

BASE FLOOD ELEVATION (BFE) = 1982.50

SITE DESIGN STUDIO
*landscape architecture*
*planning*
*project management*
*construction observation*

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828.484.8225

# JETTIE RAES
ASHEVILLE, NORTH CAROLINA

| | |
|---|---|
| DATE: | MAY 8, 2018 |
| DESIGNED BY: | JNG |
| CHECKED BY: | JTG |
| SCALE: | 1" = 20' |
| PROJECT #: | 17-054 |

REVISIONS:

SHEET TITLE

SITE PLAN ILLUSTRATIVE

SHEET NUMBER

L100

## DEVELOPMENT DATA

| | |
|---|---|
| PROJECT NAME: | JETTIE RAES |
| PROPERTY OWNER: | RIVERLINK, INC |
| ADDRESS: | 144 RIVERSIDE DRIVE |
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*landscape architecture*
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# JETTIE RAES
ASHEVILLE, NORTH CAROLINA

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|---|---|
| DATE: | MAY 8, 2018 |
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| SCALE: | 1" = 20' |
| PROJECT #: | 17-054 |

REVISIONS:

SHEET TITLE

SITE LAYOUT, MATERIALS & ZONING PLAN

SHEET NUMBER

L101

## DEVELOPMENT DATA

| | |
|---|---|
| OWNER/DEVELOPER: | RIVERLINK, INC<br>43 LAKEVIEW ROAD<br>ASHEVILLE, NORTH CAROLINA 28804 |
| CONTACT: | JIM DIAZ<br>(828) 215-9669 |
| CIVIL ENGINEER: | ADVANTAGE CIVIL ENGINEERING, P.A.<br>340 BIG BEAR TRAIL<br>ASHEVILLE, NORTH CAROLINA 28805 |
| CONTACT: | MIKE LOVOY, P.E.<br>(828) 545-5393 |

NORTH
N.C. GRID (NAD 83)

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

VICINITY MAP
(NOT TO SCALE)


A.C.E.
Advantage Civil Engineering, PA
NORTH CAROLINA FIRM NUMBER C-2849
MICHAEL LOVOY, P.E.
34 BIG BEAR TRAIL
ASHEVILLE, NC 28805
(828) 545-5393
mlovoy@acesheville.com


[redacted]

## PROJECT DATA

| | |
|---|---|
| PIN: | 9638-88-8040 |
| ADDRESS: | 114 RIVERSIDE DRIVE |
| DEED BOOK/PAGE: | 4458 / 1799 |
| SITE ACREAGE: | 1.29 ACRES |
| ZONING: | RAD-OSP |
| ZONINH: | |
| DISTURBED AREA: | 0.55 ACRES |
| IMPERVIOUS CALCULATIONS: | |
| PRE-DEVELOPMENT: | 0.23 ACRES |
| POST-DEVELOPMENT: | 0.48 ACRES |

# JETTIE RAES
## EROSION CONTROL & GRADING PLAN

114 RIVERSIDE DRIVE
ASHEVILLE, NC 28801

BUNCOMBE COUNTY

| REVISION # | DESCRIPTION | DATE |
|---|---|---|
| 1 | CITY OF ASHEVILLE TRC SUBMITTAL | 05-07-19 |

| | |
|---|---|
| PROJECT NO.: | 10925 |
| DRAWN BY: | MDL |
| DATE: | 05/08/19 |
| COA PROJECT NO.: | WPFY-18-19-091 |
| MSD PROJECT NO.: | 2019100 |

C1.0
SHEET

## EROSION CONTROL & GRADING PLAN

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## DEVELOPMENT DATA

| | |
|---|---|
| OWNER/DEVELOPER: | RIVERLINK, INC<br>43 LAKEVIEW ROAD<br>ASHEVILLE, NORTH CAROLINA 28804 |
| CONTACT: | JIM DIAZ<br>(828) 215-9669 |
| CIVIL ENGINEER: | ADVANTAGE CIVIL ENGINEERING, P.A.<br>340 BIG BEAR TRAIL<br>ASHEVILLE, NORTH CAROLINA 28805 |
| CONTACT: | MIKE LOVOY, P.E.<br>(828) 545-5393 |

VICINITY MAP
(NOT TO SCALE)

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

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| ZONINH: | |
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| IMPERVIOUS CALCULATIONS: | |
| PRE-DEVELOPMENT: | 0.23 ACRES |
| POST-DEVELOPMENT: | 0.48 ACRES |

UTILITIES PLAN

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.


A.C.E.
Advantage Civil Engineering, PA
NORTH CAROLINA FIRM NUMBER C-2849
MICHAEL LOVOY, P.E.
34 BIG BEAR TRAIL
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(828) 545-5393
mlovoy@aceasheville.com


[redacted]

# JETTIE RAES
## UTILITIES PLAN

114 RIVERSIDE DRIVE
ASHEVILLE, NC 28801

BUNCOMBE COUNTY

| REVISION # | DESCRIPTION | DATE |
|---|---|---|
| 1 | CITY OF ASHEVILLE TRC SUBMITTAL | 05-08-19 |

| | |
|---|---|
| PROJECT NO.: | 10925 |
| DRAWN BY: | MDL |
| DATE: | 05/08/19 |
| COA PROJECT NO.: | WPFY-18-19-091 |
| MSD PROJECT NO.: | 2019100 |

C2.0
SHEET

## LEGEND

| | |
|---|---|
| | RADTIP LARGE STREET TREE - PER RADTIP DWGS |
| | RADTIP SMALL STREET TREE - PER RADTIP DWGS |
| | BUILDING IMPACT - LARGE DECIDUOUS TREE |
| | VEHICULAR USE - LARGE DECIDUOUS TREE |
| | VEHICULAR USE - SMALL DECIDUOUS TREE |
| | BUILDING IMPACT - LARGE EVERGREEN SHRUB |
| | VEHICULAR USE - SMALL EVERGREEN SHRUB |
| | VEHICULAR USE - LARGE DECIDUOUS SHRUB |
| | VEHICULAR USE - SMALL DECIDUOUS SHRUB |
| | STREET BUFFER - LARGE EVERGREEN SHRUB |
| | STREET BUFFER - LARGE DECIDUOUS SHRUB |
| | DUMPSTER SCREENING - LARGE EVERGREEN SHRUB |
| | NOT REQUIRED - LARGE DECIDUOUS TREE |
| | NOT REQUIRED - SMALL DECIDUOUS TREE |

north

0 10 20 40 60

SITE DESIGN STUDIO
*landscape architecture*
*planning*
*project management*
*construction observation*

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# JETTIE RAES
ASHEVILLE, NORTH CAROLINA

| | |
|---|---|
| DATE: | MAY 8, 2018 |
| DESIGNED BY: | JNG |
| CHECKED BY: | JTG |
| SCALE: | 1" = 20' |
| PROJECT #: | 17-054 |

REVISIONS:

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L102

## LANDSCAPE REQUIREMENTS

| STREET TREES - RIVERSIDE DRIVE | REQUIREMENT | TOTAL REQUIRED | TOTAL PROVIDED |
|---|---|---|---|
| LINEAR FEET OF ROW = ±408 LF | 1 TREE PER 40 LF | 0 - UNDER RADTIP * | 0 TREES |

* STREET TREES ARE UNDER THE RIVER ARTS DISTRICT TRANSPORTATION IMPROVEMENT PROJECT - CAPITAL PROJECTS

| VEHICULAR USE | REQUIREMENT | TOTAL REQUIRED | TOTAL PROVIDED |
|---|---|---|---|
| TOTAL VEHICULAR USE = ±13,200 SF | 1 DEC TREE PER 1,500 SF | 9 TREES | 9 TREES |
| | 4 SHRUBS PER 1,500 SF | 36 SHRUBS | 36 SHRUBS |

DUMPSTER WILL BE SCREENED BY A FENCE WITH MINIMUM HEIGHT OF 6' WITH THE FINISHED SIDE FACING OUT.

| STREET BUFFER - RIVERSIDE DRIVE | REQUIREMENT | TOTAL REQUIRED | TOTAL PROVIDED |
|---|---|---|---|
| LINEAR FEET OF ROW = ±135 LF | 1 SHRUB PER 5 LF | 27 SHRUBS | 27 SHRUBS |

| BUILDING IMPACT | REQUIREMENT | TOTAL REQUIRED | TOTAL PROVIDED |
|---|---|---|---|
| TOTAL BUILDING SF = 7,220 SF | 1 DEC TREE PER 1,000 SF | 7 TREES | 10 TREES |
| | 2 SHRUBS PER 1,000 SF | 14 SHRUBS | 14 SHRUBS |

| PROPERTY LINE BUFFER | REQUIREMENT | TOTAL REQUIRED | TOTAL PROVIDED |
|---|---|---|---|
| NORTH PROPERTY LINE BUFFER | N/A | N/A | N/A |
| EAST PROPERTY LINE BUFFER | N/A | N/A | N/A |
| SOUTH PROPERTY LINE BUFFER | N/A | N/A | N/A |
| WEST PROPERTY LINE BUFFER | NONE - RIVER | N/A | N/A |

## PLANT SCHEDULE

| Key | Qty. | Large Deciduous Trees | Size |
|---|---|---|---|
| BN | 6 | Betula nigra<br>River Birch | 2" cal. 12-14' high at planting. B&B, Single straight leader; well branched |
| CC | 3 | Carpinus caroliniana<br>Musclewood | 2" cal. 12-14' high at planting. B&B, Single straight leader; well branched |
| PA | 5 | Plantanus occindentalis<br>Sycamore | 2" cal. 12-14' high at planting. B&B, Single straight leader; well branched |
| QP | 2 | Quercus phellos<br>Willow Oak | 2" cal. 12-14' high at planting. B&B, Single straight leader; well branched |

| Key | Qty. | Small Maturing Trees | Size |
|---|---|---|---|
| AP | 3 | Aesculus pavia<br>Red Buckeye | 1.5" cal. 12-14' high at planting. B&B, Single straight leader; well branched |

| Key | Qty. | Large Deciduous Shrubs | Size |
|---|---|---|---|
| HQ | 21 | Hydrangea quercifolia<br>Oakleaf Hydrangea | 24" high at planting. 5 gal. or 10" root ball, Full Plant |

| Key | Qty. | Small Evergreen Shrubs | Size |
|---|---|---|---|
| PO | 42 | Prunus laurocerasus 'Otto Luyken'<br>Otto Luyken Laurel | 18" high at planting. 3 gal. or 10" root ball, Full Plant |

| Key | Qty. | Small Deciduous Shrubs | Size |
|---|---|---|---|
| CA | 10 | Clethra alnifolia<br>Summersweet | 18" high at planting. 3 gal. or 10" root ball, Full Plant |
| IV | 9 | Itea virginica<br>Virginia Sweetspire | 18" high at planting. 3 gal. or 10" root ball, Full Plant |

NOTE:
1. BEDS TO HAVE SMOOTHLY CONTOURED AND CLEANLY DEFINED EDGES. BEDS SHALL BE CURVILINEAR EXCEPT AS NOTED ON PLAN.
2. PROPOSED BEDS MUST BE LAID OUT ON SITE AND APPROVED BY OWNER'S REPRESENTATIVE
3. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL REMOVE ALL WIRE, ROPE, ETC.
4. COMPLETELY REMOVE ALL STRINGS, RIBBONS, AND TAGS FROM THE PLANT.
5. TEASE OUT ROOTS ON POT BOUND PLANTS
6. PLANT SPACING VARIES - (SEE PLAN)
7. ALL SHRUBS TO BE PLANTED IN MULCHED BEDS
8. PRUNE ALL BROKEN, DISEASED, AND WEAK IN ACCORDANCE OF STANDARD NURSERY PRACTICE

1 L103 SHRUB PLANTING DETAIL

N.T.S.

NOTE: DIAGRAM REFERS TO ALL PLANT SPACING UNLESS OTHERWISE NOTED, TYPICAL.

NOTES:

"X" = SPACE PLANTS ACCORDING TO THE ON-CENTER (OC) PLANT SPACING AS NOTED IN THE PLANTING PLANS, TYPICAL.

"X/2" = SPACE PLANTS ACCORDING TO ½ THE ON-CENTER PLANT SPACING AS NOTED IN THE PLANTING PLANS, TYPICAL.

2 L103 SHRUB PLANTING PLAN

N.T.S.

NOTE:

CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.

UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.

1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
DO NOT COVER ROOT CROWN

NOTE: CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF GUY STAKES AND WIRE AT END OF 1 YR. PERIOD WARRANTY.

3 L103 TREE PLANTING DETAIL

N.T.S.

NOTE:

CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.

UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.

1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE

DO NOT COVER ROOT CROWN

REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL

NOTE: CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF GUY STAKES AND WIRE AT END OF 1 YR. PERIOD WARRANTY.

4 L103 TREE PLANTING ON A SLOPE DETAIL

N.T.S.

LANDSCAPE NOTES:

1. IF INSTALLED OR EXISTING SITE WORK VARIES FROM CONDITIONS SHOWN IN THIS PLAN, CONTRACTOR IS TO NOTIFY PROJECT COORDINATOR PRIOR TO BEGINNING WORK IN THOSE AREAS.

2. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR ANY OTHER CONSTRUCTION DOES NOT CONFLICT WITH, NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

3. THE CONTRACTOR SHALL NOTIFY UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

4. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

5. NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE
ARCHITECT AND CITY REVIEW AGENCY. REQUESTS SHALL BE IN WRITING AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGE IN COST.

6. ALL TREES SHALL BE BE PLANTED A MINIMUM OF 5 FEET AWAY FROM UTILITY LINES.

7. ALL TREES ARE TO BE SECURELY STAKED OR GUYED FOR ONE YEAR PER THE TREE PLANTING DETAILS AND INSTALLED WITH A 3' DIAMETER, ± 3" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.

8. ALL SHRUB BEDS ARE TO BE MULCHED WITH ± 3" DEPTH, WOOD CHIP MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN THESE AREAS.

9. SOIL PREPARATION UNDER ALL AREAS TO BE SEEDED, SODDED OR PLANTED SHALL RECEIVE AN APPROVED COMPOST SOIL AMENDMENT AND SHALL BE APPLIED AT A RATE THREE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED INTO THE SOIL.

10. THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

11. ALL DISTURBED AREAS NOT LOCATED IN PLANTER BEDS SHALL BE FINE GRADED AND SEEDED PER CIVIL PLANS.

12. PER UDO SECTIONS 7-11-3(f)2 AND (f)3, ALL REQUIRED LANDSCAPING SHALL MEET PRESCRIBED SPECIFICATIONS WHEN PLANTED AND SHALL BE PROTECTED AND MAINTAINED TO BE KEPT IN GOOD CONDITION AND FREE OF DEBRIS OR DAMAGE.


SITE DESIGN STUDIO
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JETTIE RAES
ASHEVILLE, NORTH CAROLINA

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| DATE: | MAY 8, 2018 |
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| SCALE: | |
| PROJECT #: | 17-054 |

REVISIONS:

SHEET TITLE

PLANT SCHEDULE, NOTES & DETAILS

SHEET NUMBER

L103

AERIAL VIEW

VIEW FROM THE RIVER

VIEW FROM RIVERSIDE DRIVE

VIEW FROM THE RIVER

ARCHITECTURE BY:

RED HOUSE

[redacted]

RED HOUSE ARCHITECTURE INC.
51 SOUTH FRENCH BROAD AVE, #101
ASHEVILLE, NC 28801
828.231.2851
rt@byredhouse.com
© 2019 red house architecture, inc

JETTIE RAE'S

ASHEVILLE, NORTH CAROLINA 28801

REVISIONS:

08 May, 2019

PERSPECTIVE VIEWS

A- 2

VIEW FROM THE RIVER

O. HOOD EXHAUST SCREENED AS METAL CHIMNEY ELEMENT

I. METAL ROOF

J. OVERHEAD DOORS

K. WOOD SLAT SCREEN AT PAVILION AND TRASH ENCLOSURE

L. CYPRESS DECKING

A. CONTAINER COMPONENTS

B. RECLAIMED TIN SIDING

C. METAL ROD RAILING

P. STEEL STAIRCASE

D. WEATHERED SIDING

M. FOLDING SLIDING WINDOWS

E. PAVERS

F. SUPERIOR WALL

G. FOOD TRAILERS

H. EXTERIOR BENCHES

Q. GREEN ROOF

N. FOLK ART MURAL AND SIGNAGE

ARCHITECTURE BY:
RED HOUSE

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ASHEVILLE, NC 28801
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rt@byredhouse.com
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JETTIE RAE'S
ASHEVILLE, NORTH CAROLINA 28801

REVISIONS:
08 May, 2019

MATERIALS

A-3

WEST ELEVATION - RESTAURANT

SOUTH ELEVATION - RESTAURANT

EAST ELEVATION - RESTAURANT

NORTH ELEVATION - RESTAURANT

SOUTH ELEVATION - PAVILLION AND RESTROOMS

EAST ELEVATION - PAVILLION AND RESTROOMS

NORTH ELEVATION - PAVILLION AND RESTROOMS

WEST ELEVATION - PAVILLION AND RESTROOMS

ARCHITECTURE BY:

RED HOUSE

[redacted]

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JETTIE RAE'S

ASHEVILLE, NORTH CAROLINA 28801

REVISIONS:

08 May, 2019

ELEVATIONS

A-4

1 / A-103 — 1O PLAN
1/4" = 1'-0"

0 1 2 4 8

2 / A-103 — 2O PLAN
1/4" = 1'-0"

0 1 2 4 8

## PROPOSED BUILDING SUMMARY

UPPER LEVEL - APPROX 2' ABOVE B.F.E.
MAIN LEVEL - APPROX. 2' +/- ABOVE EXISTING GRADE

WET FLOODPROOFING W/ FLOOD VENTS

DINING & ENTRY PORCHES
UTILITY
RESTROOM/BAR CONTAINER
STORAGE CONTAINER

DRY FLOODPROOFING

KITCHEN/SERVICE AREA
COOLER

COVERED PAVILION IS NOT TRACKED AS A BUILDING FOR FEMA, OPEN ON ALL 4 SIDES. WILL HAVE FLOOD NO RISE LETTER

ARCHITECTURE BY:

RED HOUSE

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REVISIONS:
8 MAY 2019

FLOOR PLANS

A-103

1
A-104
PAVILION, RESTROOM
& STORAGE CONTAINERS
1/4" = 1'-0"

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PAVILION
& RESTROOM PLANS

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