

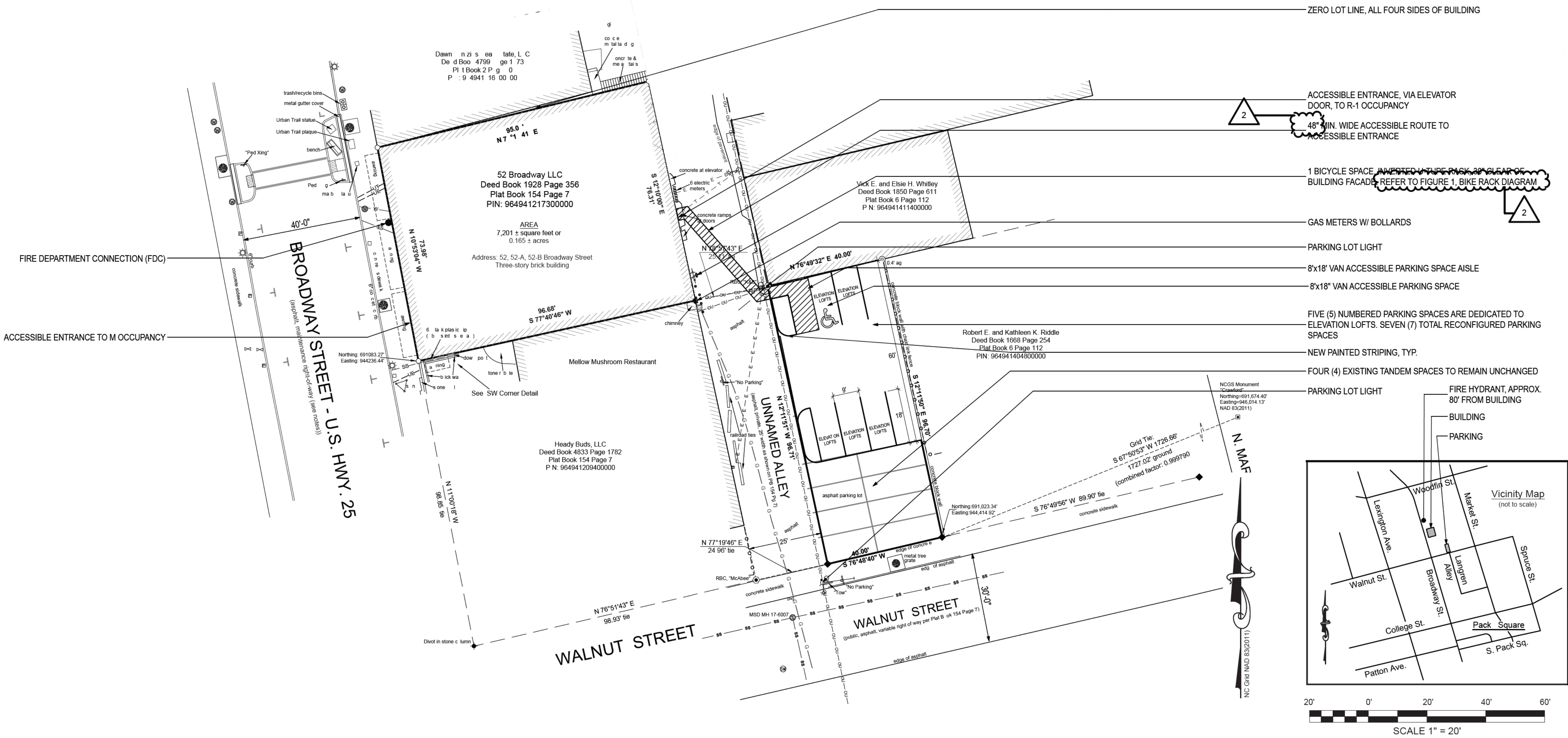
Appendix 7-A

Public Benefits Table

Hotel Location & Size		Points Requirement	Hotel Location & Size		Points Requirement
Urban (CBD/Biltmore Village/RAD)			Suburban (outside CBD/Biltmore Village/RAD)		
35 rooms and under		140 points	35 rooms and under		100 points
36-80 rooms		180 points	36-80 rooms		130 points
81+ rooms		220 points	81+ rooms		160 points

Topic	Action	-50	-20	10	20	30	40	50	60	70	80	90	100	110	120	140	180	210	Notes
Group 1	Adaptive reuse of historic building							X											As per the Secretary of Interior standards.
	One Green Globe							X											
	LEED Certified								X										
	LEED Silver/Two Green Globes									X									
	LEED Gold/Three Green Globes										X								
Group 2 - AT LEAST 50% OF REQUIRED POINTS MUST COME FROM THIS GROUP	LEED Platinum/Four Green Globes																		
	Net Zero Building																		
	Affordable Housing/Repairs - Option #1																		
	Affordable Housing/Repairs - Option #2																		
	Affordable Housing/Repairs - Option #3																		
Group 3	Affordable Housing - Option #4																		
	Affordable Housing - Option #5																		
	Employee Owned Business																		
	Living Wages with Inclusive Hiring																		
	B Corp Certification																		
Group 4	Transportation benefit *																		
	Supporting MWBE																		
	Contracting with MWBE																		
	Neighborhood improvement																		
	Public art																		
Urban only	Outdoor public plaza - Option #1																		
	Outdoor public plaza - Option #2																		
	Structured public parking - Option #1																		
	Structured public parking - Option #2																		
	Demolition of historic structure																		
Group 4	Displacement of business/housing																		

One (1) Housing Unit was displaced as part of this renovation: prior to renovation of the building there were two (2) third floor R-2 residential apartments; upon completion of the renovation of the building there is one (1) third floor R-1 residential apartment and five (5) third floor R-1 extended-stay hotel rooms



DATE: 28 MAY 2021

PROJECT: 52 BROADWAY EXTENDED STAY HOTEL PERMIT SET

PROJECT ADDRESS: 52 BROADWAY ST ASHEVILLE, NC 28801

PIN: BUILDING: 964941217300000
PARKING: 964941308600000

PROPERTY OWNER: 52 FOR GOOD, LLC

CONTACT PERSON: CHUCK KREKELBERG; 828.253.1124

CONTACT EMAIL: CHUCK@SAMSELARCHITECTS.COM

ZONING DISTRICT: CBD

PROPOSED USE: EXTENDED STAY HOTEL, 5 EXTENDED STAY HOTEL RESIDENTIAL UNITS

PROPERTY SIZE: BUILDING: .165 ACRES
PARKING: .089 ACRES

TOTAL BUILDING AREA: 21,540 SQ.FT. THREE STORIES, 7,180 SQ.FT. PER STORY

IMPERVIOUS SURFACE AREA: BUILDING: 7,180 SQ.FT.
PARKING: 3,868 SQ.FT.

OPEN SPACE: NONE REQUIRED PER 7-11-4c: IS NOT INITIAL DEVELOPMENT, NOR REDEVELOPMENT ADDING FLOOR AREA

ACCESSIBILITY COMPLIANCE: 52 BROADWAY IS A CERTIFIED HISTORIC BUILDING. AN ACCESSIBLE ENTRANCE TO THE MAIN LEVEL MERCANTILE OCCUPANCY IS PROVIDED ON BROADWAY. AN ACCESSIBLE ENTRANCE TO THE THIRD FLOOR R-1 RESIDENTIAL OCCUPANCY IS PROVIDED VIA THE ELEVATOR WHICH OPENS TO THE ALLEY.

REQUIRED PARKING: 1 SPACE PER 2 BEDROOMS
10 BEDROOMS
5 SPACES REQUIRED
1 OF THE 5 SPACES IS REQUIRED TO BE HANDICAPPED ACCESSIBLE
1 BICYCLE SPACE REQUIRED

PROVIDED PARKING: 5 SPACES PROVIDED: (4) STANDARD SPACES + (1) HANDICAPPED ACCESSIBLE SPACE
1 BICYCLE SPACE PROVIDED

APPROXIMATE LOCATION OF ADJACENT PARKING LOT LIGHT

ZERO LOT LINE, ALL FOUR SIDES OF BUILDING

ACCESSIBLE ENTRANCE, VIA ELEVATOR DOOR, TO R-1 OCCUPANCY
48" MIN. WIDE ACCESSIBLE ROUTE TO ACCESSIBLE ENTRANCE

1 BICYCLE SPACE, INVERTED CURVE PARKING, CLEAR OF BUILDING FACADES, REFER TO FIGURE 1, BIKE RACK DIAGRAM

GAS METERS W/ BOLLARDS

PARKING LOT LIGHT

8'x18" VAN ACCESSIBLE PARKING SPACE AISLE

8'x18" VAN ACCESSIBLE PARKING SPACE

FIVE (5) NUMBERED PARKING SPACES ARE DEDICATED TO ELEVATION LOFTS. SEVEN (7) TOTAL RECONFIGURED PARKING SPACES

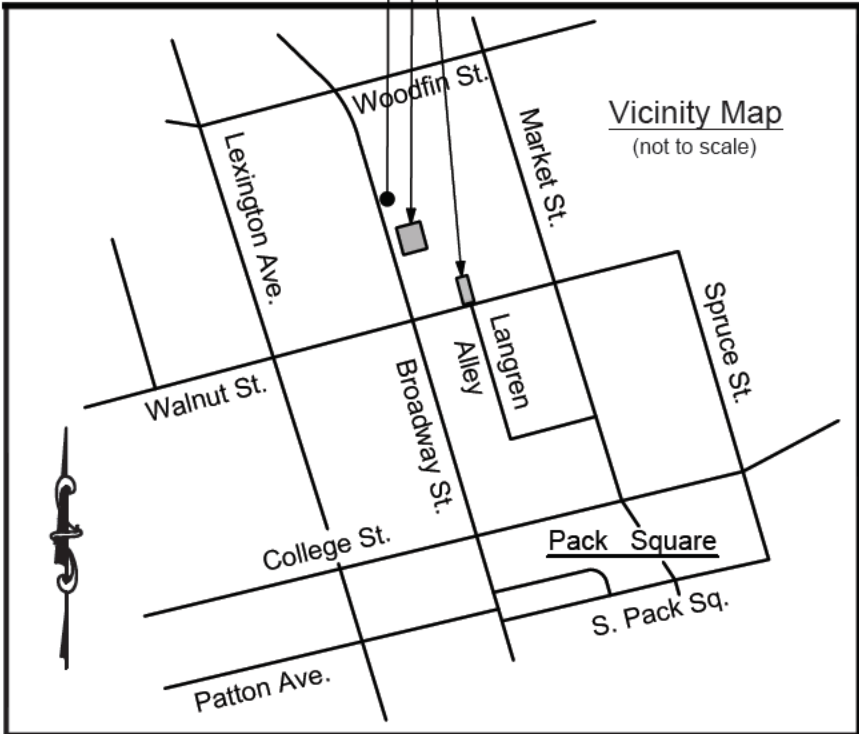
NEW PAINTED STRIPING, TYP.

FOUR (4) EXISTING TANDEM SPACES TO REMAIN UNCHANGED

PARKING LOT LIGHT FIRE HYDRANT, APPROX. 80' FROM BUILDING

BUILDING

PARKING



20' 0' 20' 40' 60'
SCALE 1" = 20'

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PROJECT:

52 BROADWAY
Shell Set + Apartments
(Commercial: Landlord Improvements)

52 BROADWAY ST
ASHEVILLE, NC
28801

SHEET TITLE:

LEVEL 1
SKETCH PLAN

DATE:	DESCRIPTION:
05.28.21	FOR PERMIT
06.24.21	REVISION 1
07.09.21	REVISION 2

PROJECT #: 18.20
DRAWN BY: MC
CHECKED BY: CK
SHEET #:

ES-005

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