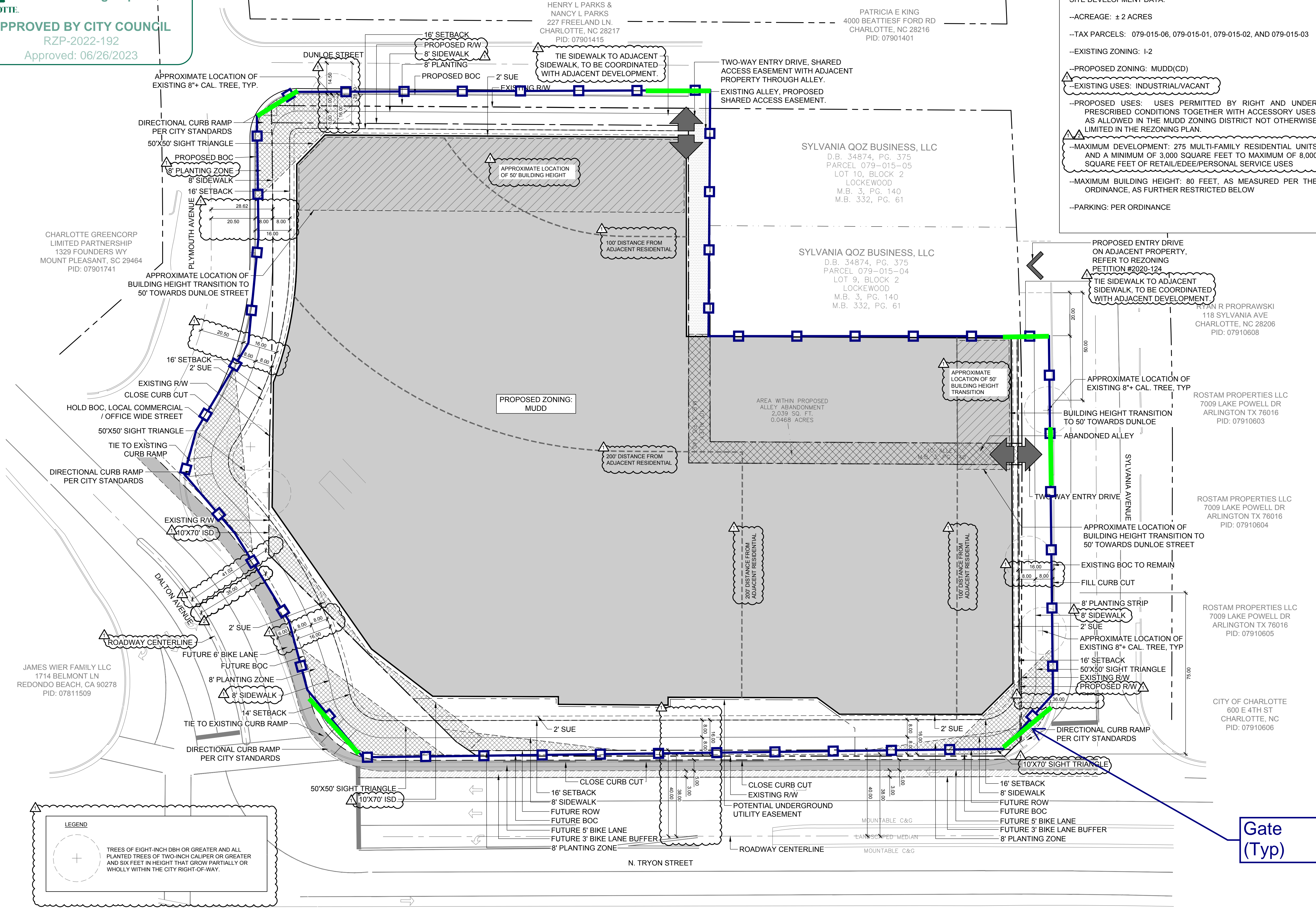


Fencing Plan

SITE DEVELOPMENT DATA:
 -ACREAGE: ± 2 ACRES
 -TAX PARCELS: 079-015-06, 079-015-01, 079-015-02, AND 079-015-03
 -EXISTING ZONING: I-2
 -PROPOSED ZONING: MUDD(CD)
 -EXISTING USES: INDUSTRIAL/VACANT
 -PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
 -MAXIMUM DEVELOPMENT: 275 MULTI-FAMILY RESIDENTIAL UNITS AND A MINIMUM OF 3,000 SQUARE FEET TO MAXIMUM OF 8,000 SQUARE FEET OF RETAIL/EDD/PERSONAL SERVICE USES
 -MAXIMUM BUILDING HEIGHT: 80 FEET, AS MEASURED PER THE ORDINANCE, AS FURTHER RESTRICTED BELOW
 -PARKING: PER ORDINANCE



LEGEND
 TREES OF EIGHT-INCH DBH OR GREATER AND ALL PLANTED TREES OF TWO-INCH CALIPER OR GREATER AND SIX FEET IN HEIGHT THAT GROW PARTIALLY OR WHOLLY WITHIN THE CITY RIGHT-OF-WAY.

Gate (Typ)

KEY MAP
 SEAL

NOT FOR CONSTRUCTION

100 DALTON AVENUE

ASCENT
 100 DALTON AVENUE
 CHARLOTTE, NC

LANDDESIGN PROJ.# 10122262

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
△	REVISIONS PER STAFF COMMENTS	04-10-2023
△	REVISIONS PER STAFF COMMENTS	05-17-2023

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD

SCALE: NORTH

VERT: N/A
 HORZ: 1" = 20'

0 10 20 40

TECHNICAL DATA SHEET

SHEET NUMBER
RZ-1.0

Section A

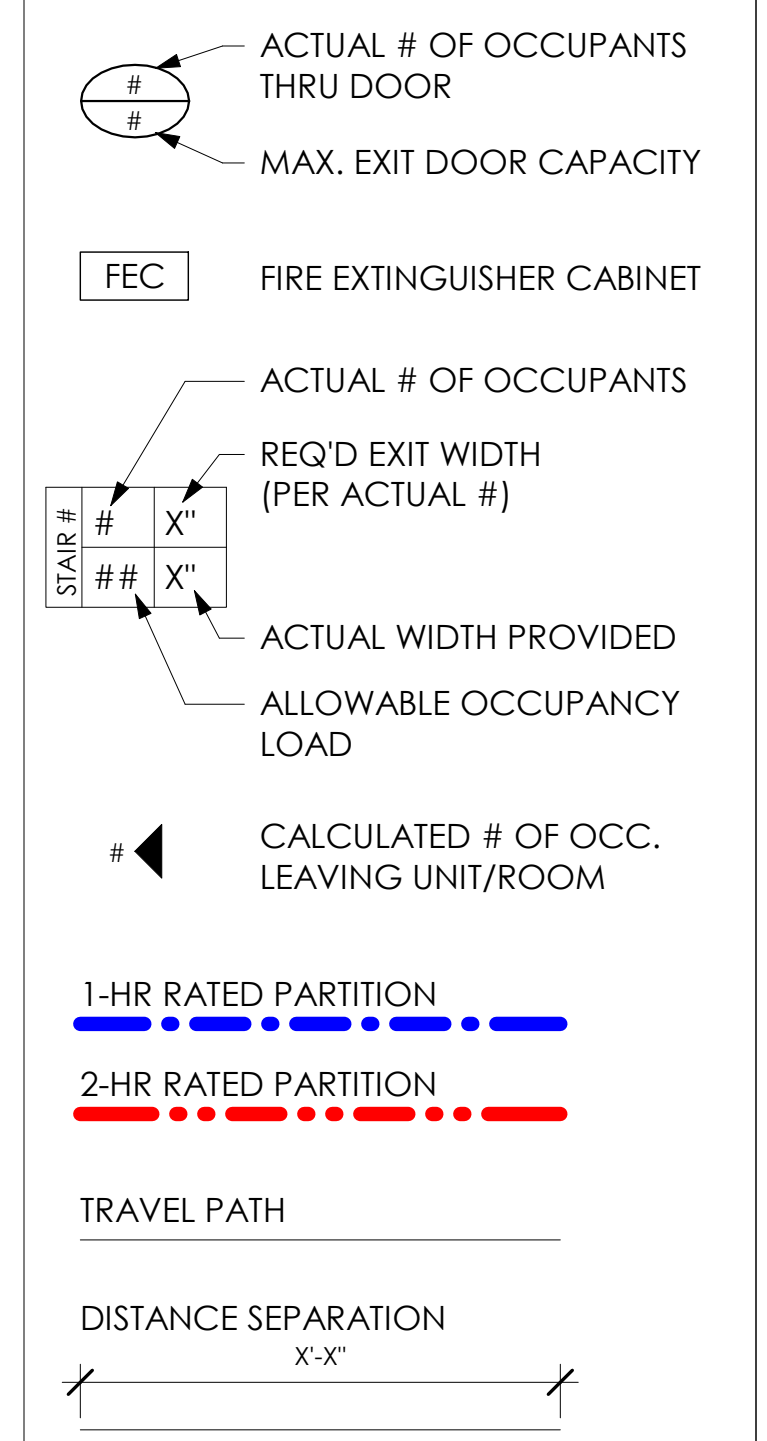
LEVEL 1/ GARAGE

STORAGE (S)	2,320sf / 300sf = 8 OCC.
RESIDENTIAL (R-2)	22,210sf / 200sf = 112 OCC.
FITNESS (A-2)	936sf / 50sf = 19 OCC.
ASSEMBLY (A-3)	4,176sf / 15sf = 279 OCC.
BUSINESS (B)	919sf / 150sf = 7 OCC.
MERCANTILE (M)	3,638sf / 60sf = 61 OCC.
TOTAL	= 486 OCC.

LIFE SAFETY NOTES

- ALL UNIT SEPARATION WALLS ARE 1-HOUR RATED PER UL DESIGN NO. U341. U.N.O.
- ALL FLOOR/CEILING ASSEMBLIES ARE 1-HOUR RATED PER UL DESIGN NO. L574. U.N.O.
- ALL ROOF/CEILING ASSEMBLIES ARE 1-HOUR RATED PER UL DESIGN NO. P522. U.N.O.
- REFER TO SHEETS G3 AND G4 SERIES SHEETS FOR RATED ASSEMBLIES.
- ALL EXTERIOR WALLS ARE 1-HOUR RATED. NO LINETYPE DESIGNATION SHOWN FOR CLARITY (REFER TO SHEET G501).
- AREA SEPARATION IS 2-HOUR RATED PER NBC. SEE SECTION/DETAILS FOR UL & WALL TYPES.
- VERTICAL EXIT SHAFT WALLS ARE 2-HOUR RATED PER UL DESIGN NO. U904.
- ALL CORRIDOR SEPARATION WALLS ARE 1-HOUR RATED PER UL DESIGN NO. U327. U.N.O.

	ASSEMBLY (A-3) 15sf / occ.
	ASSEMBLY (A-2) 50sf / occ.
	BUSINESS (B) 100sf / occ.
	STORAGE (S) 300sf / occ.
	RESIDENTIAL (R-2) 200sf / occ.
	MERCANTILE (M) 60sf / occ.



31 Units Leasing
2 Retails

PG Phase 1

PG Phase 2

Section C

Section B

D1 00_GARAGE/RETAIL LEVEL 0 PLAN LIFE SAFETY
3/32" = 1'-0"



CONCRETE SEQUENCING

CONCRETE SEQUENCING

REVISION RECORD

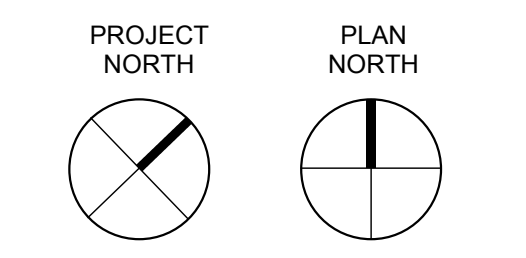
DATE	DESCRIPTION

PROGRESS DRAWINGS

Not for Pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

PROFESSIONAL IN CHARGE
Approver
PROJECT MANAGER
Designer
QUALITY CONTROL
Checker
DRAWN BY
Author
PROJECT NAME

Dalton Ave / NoDa Apartments
100 Dalton Ave.
Charlotte NC 28206



ISSUE DATE:
PROJECT NUMBER
SHEET TITLE
GROUND FLOOR - LIFE SAFETY

SHEET NUMBER
G201
NOT ISSUED FOR CONSTRUCTION

LxH Modif: 11/6/2025 9:03:26 AM Drawing Name: subdeck.docx / 710246207A_Egde 1 - NoDa_CENTRAL_B24.rvt
 Date: 11/6/2025 9:03:26 AM Drawing Name: subdeck.docx / 710246207A_Egde 1 - NoDa_CENTRAL_B24.rvt



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Charlotte, NC 28208

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Parking Garage Erection Plan

REVISION RECORD

DATE	DESCRIPTION

PROFESSIONAL SEAL

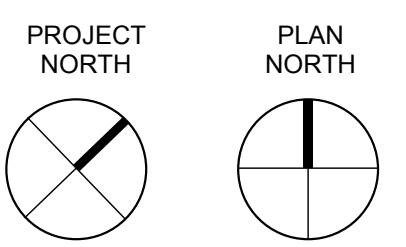
Progress Drawings

Not for Pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

PROFESSIONAL IN CHARGE

Approver: **PROJECT MANAGER**
Designer: **QUALITY CONTROL**
Checker: **DRAWN BY**
Author: **PROJECT NAME**

Dalton Ave / NoDa Apartments
100 Dalton Ave.
Charlotte NC 28206



ISSUE DATE:

PROJECT NUMBER

SHEET TITLE
GROUND FLOOR - LIFE SAFETY

SHEET NUMBER

G201

NOT ISSUED FOR CONSTRUCTION

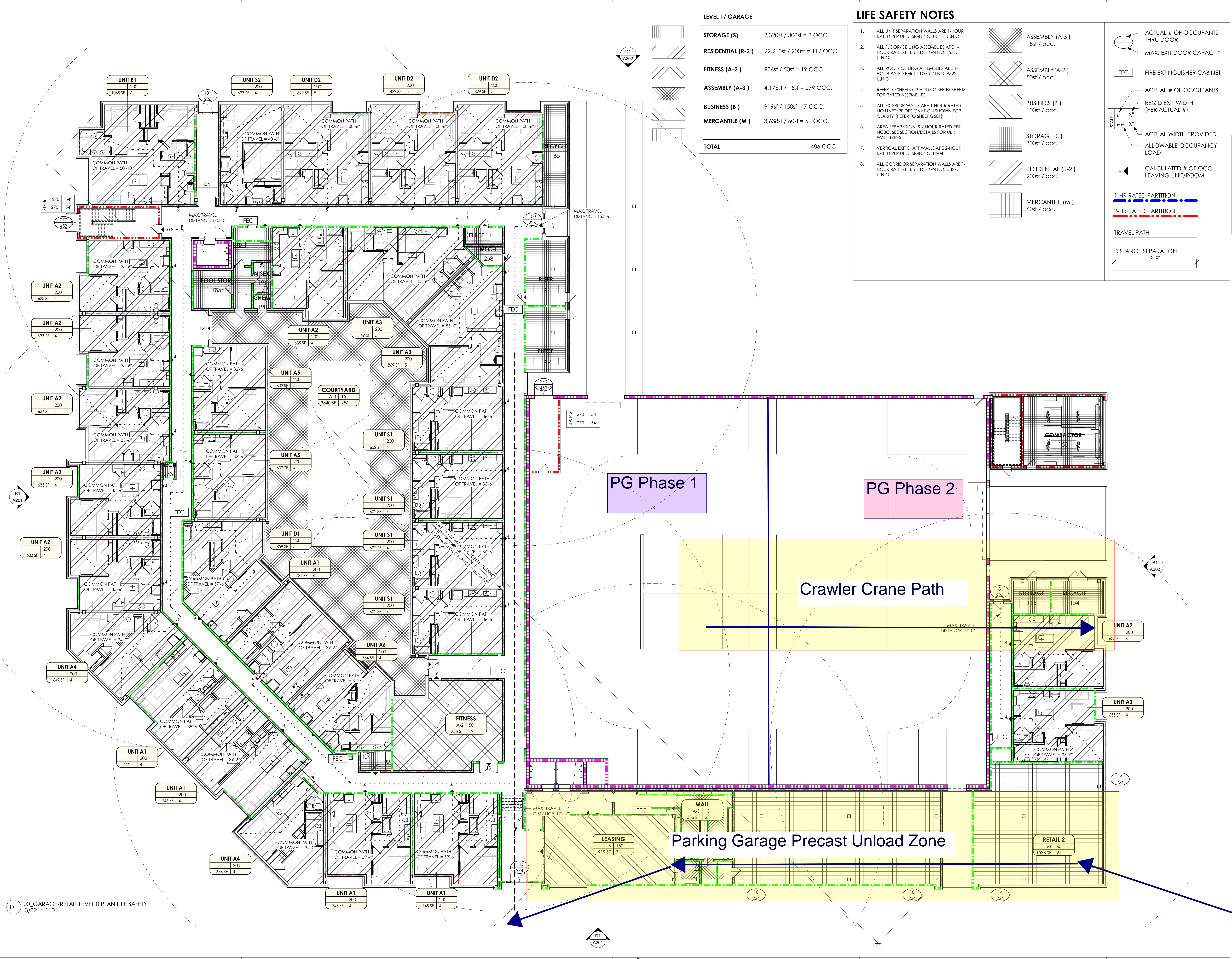
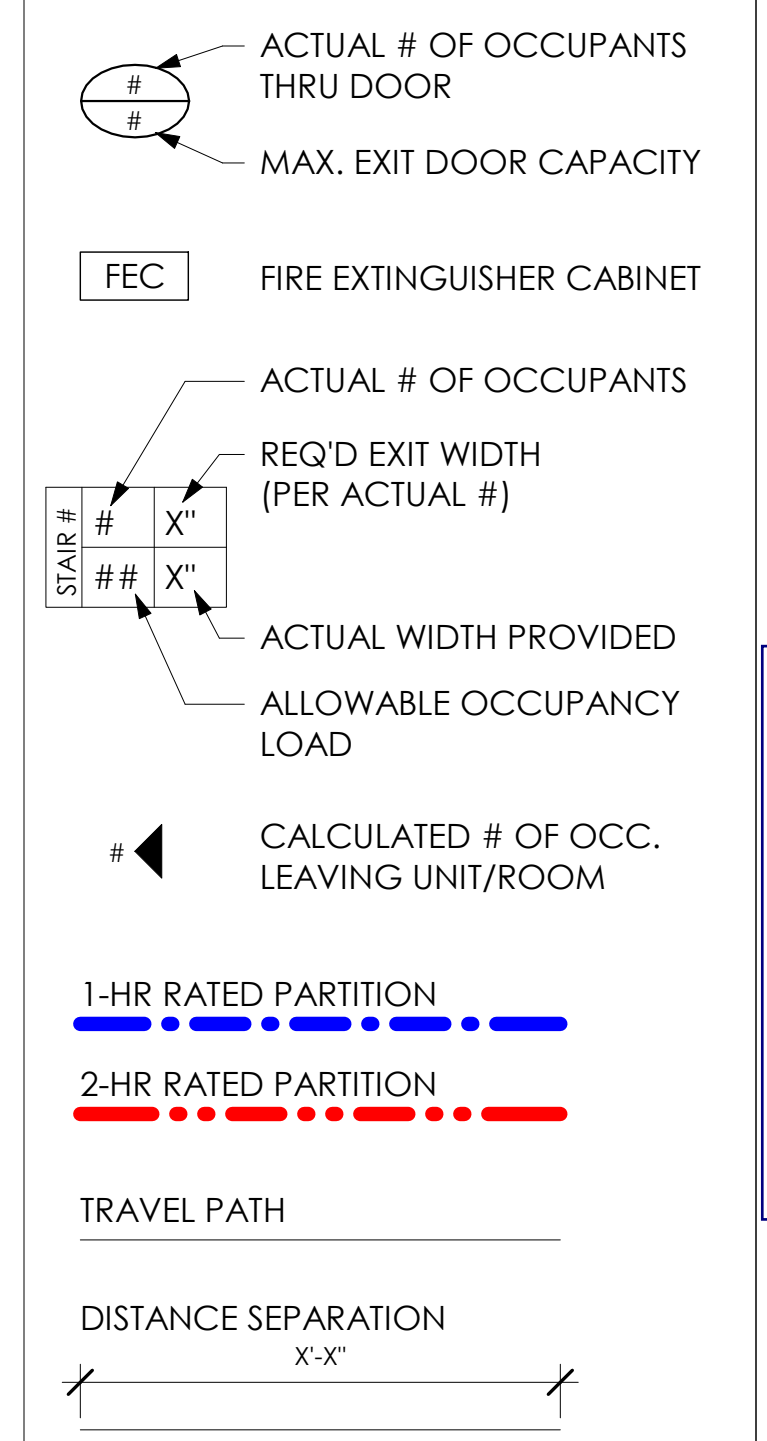
LEVEL 1/ GARAGE

STORAGE (S)	2,320sf / 300sf = 8 OCC.
RESIDENTIAL (R-2)	22,210sf / 200sf = 112 OCC.
FITNESS (A-2)	936sf / 50sf = 19 OCC.
ASSEMBLY (A-3)	4,176sf / 15sf = 279 OCC.
BUSINESS (B)	919sf / 150sf = 7 OCC.
MERCANTILE (M)	3,638sf / 60sf = 61 OCC.
TOTAL	= 486 OCC.

LIFE SAFETY NOTES

- ALL UNIT SEPARATION WALLS ARE 1-HOUR RATED PER UL DESIGN NO. U341, U.N.O.
- ALL FLOOR/CEILING ASSEMBLIES ARE 1-HOUR RATED PER UL DESIGN NO. L574, U.N.O.
- ALL ROOF/CEILING ASSEMBLIES ARE 1-HOUR RATED PER UL DESIGN NO. P522, U.N.O.
- REFER TO SHEETS G3 AND G4 SERIES SHEETS FOR RATED ASSEMBLIES.
- ALL EXTERIOR WALLS ARE 1-HOUR RATED, NO LINETYPE DESIGNATION SHOWN FOR CLARITY (REFER TO SHEET G501).
- AREA SEPARATION IS 2-HOUR RATED PER NBCB, SEE SECTION/DETAILS FOR UL & WALL TYPES.
- VERTICAL EXIT SHAFT WALLS ARE 2-HOUR RATED PER UL DESIGN NO. U904.
- ALL CORRIDOR SEPARATION WALLS ARE 1-HOUR RATED PER UL DESIGN NO. U327, U.N.O.

	ASSEMBLY (A-3)	15sf / occ.
	ASSEMBLY (A-2)	50sf / occ.
	BUSINESS (B)	100sf / occ.
	STORAGE (S)	300sf / occ.
	RESIDENTIAL (R-2)	200sf / occ.
	MERCANTILE (M)	60sf / occ.

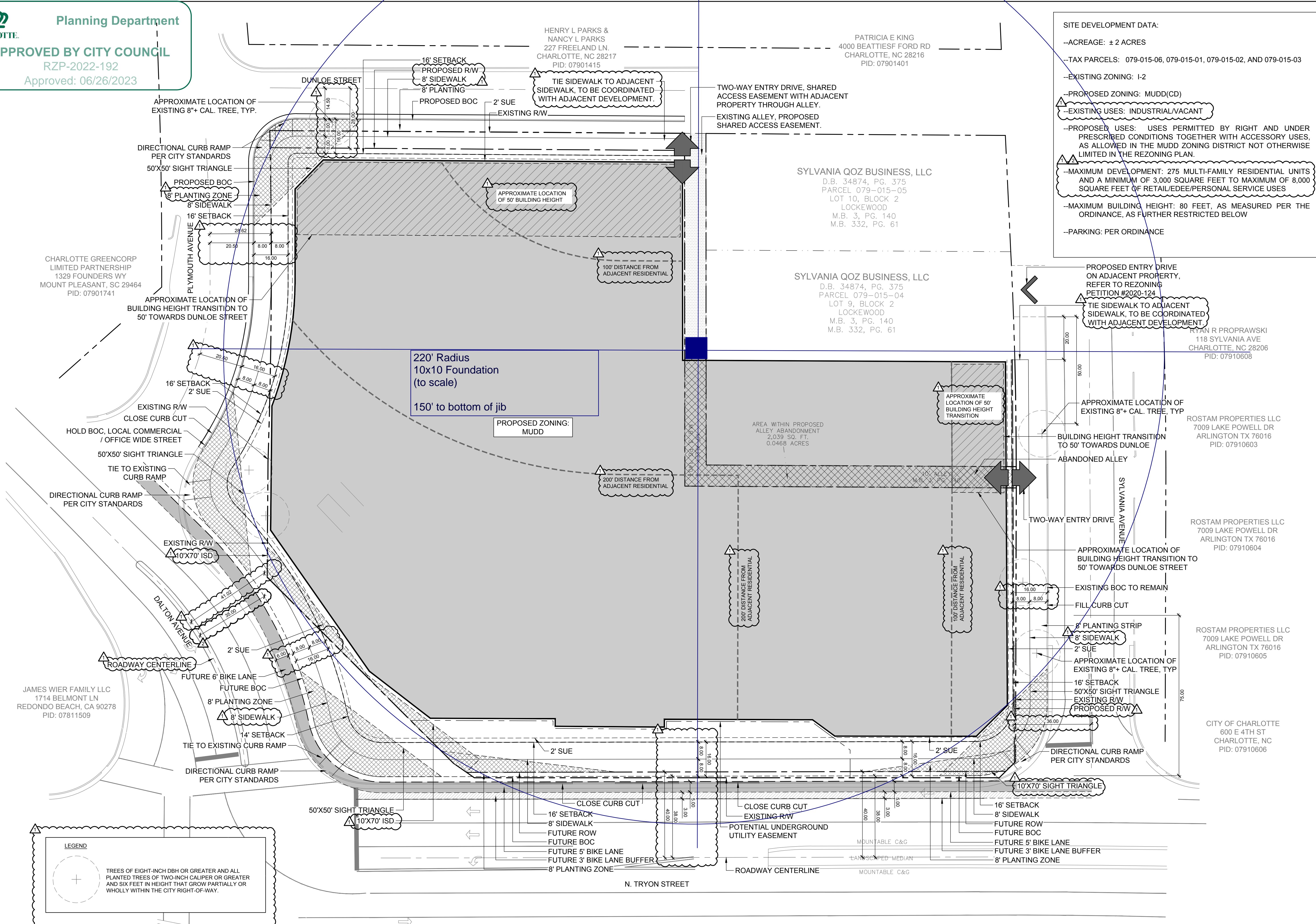


D1 00_GARAGE/RETAIL LEVEL 0 PLAN LIFE SAFETY
3/32" = 1'-0"

Last Modified: 11/6/2025 9:03:30 AM Drawing Name: subdeck.dwg / 710246207A_Erge 1 - NoDa_CENTRAL_2024.rvt

Crane Plan

SITE DEVELOPMENT DATA:
 -ACREAGE: ± 2 ACRES
 -TAX PARCELS: 079-015-06, 079-015-01, 079-015-02, AND 079-015-03
 -EXISTING ZONING: I-2
 -PROPOSED ZONING: MUDD(CD)
 -EXISTING USES: INDUSTRIAL/VACANT
 -PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
 -MAXIMUM DEVELOPMENT: 275 MULTI-FAMILY RESIDENTIAL UNITS AND A MINIMUM OF 3,000 SQUARE FEET TO MAXIMUM OF 8,000 SQUARE FEET OF RETAIL/EDD/PERSONAL SERVICE USES
 -MAXIMUM BUILDING HEIGHT: 80 FEET, AS MEASURED PER THE ORDINANCE, AS FURTHER RESTRICTED BELOW
 -PARKING: PER ORDINANCE



KEY MAP
 SCALE

NOT FOR CONSTRUCTION

100 DALTON AVENUE

ASCENT
 100 DALTON AVENUE
 CHARLOTTE, NC

LANDDESIGN PROJ# 10122262

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
△	REVISIONS PER STAFF COMMENTS	04-10-2023
△	REVISIONS PER STAFF COMMENTS	05-17-2023

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD

SCALE: NORTH

VERT: N/A
 HORZ: 1" = 20'

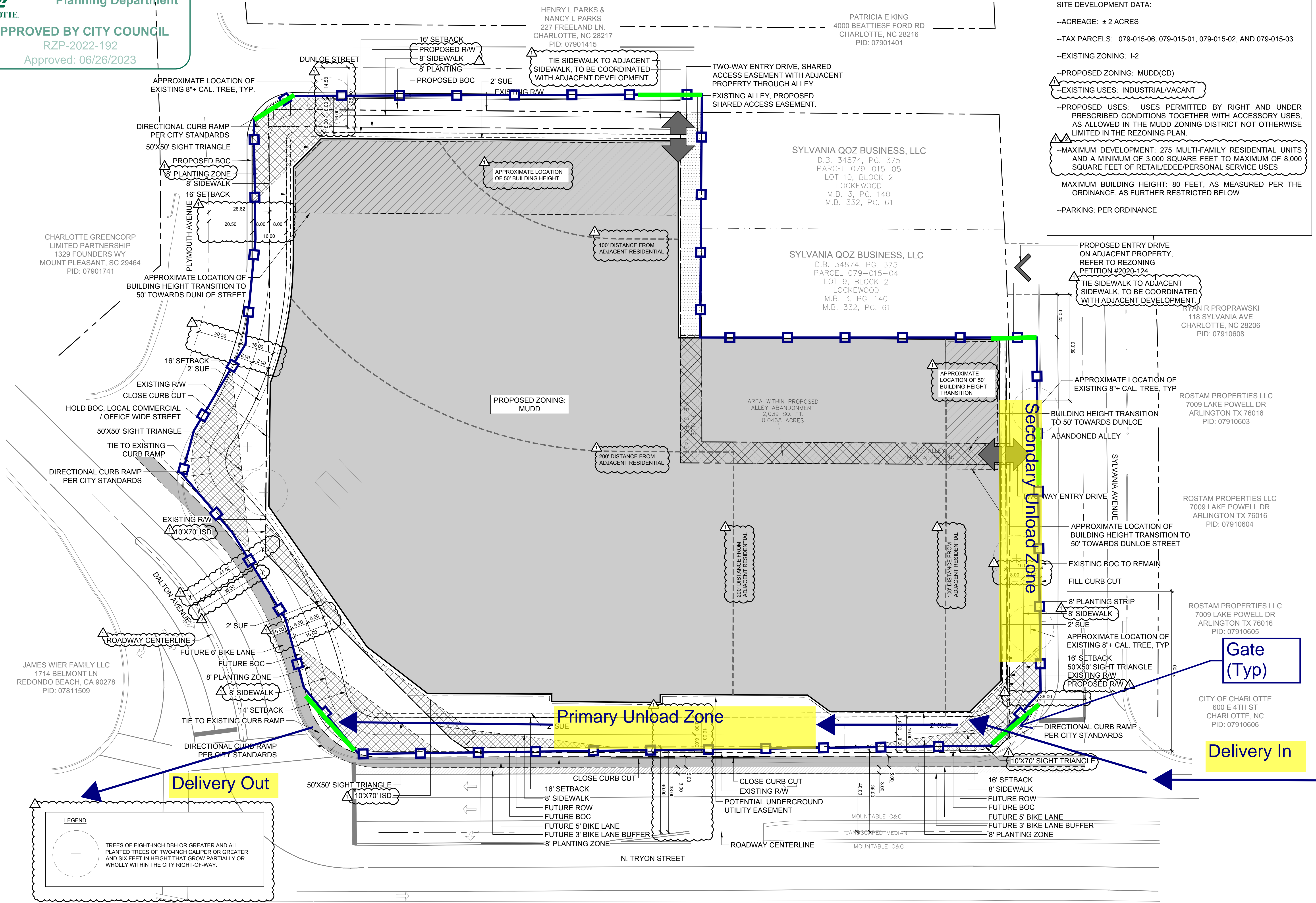
0 10 20 40

TECHNICAL DATA SHEET

SHEET NUMBER
RZ-1.0

Delivery Plan

SITE DEVELOPMENT DATA:
 -ACREAGE: ± 2 ACRES
 -TAX PARCELS: 079-015-06, 079-015-01, 079-015-02, AND 079-015-03
 -EXISTING ZONING: I-2
 -PROPOSED ZONING: MUDD(CD)
 -EXISTING USES: INDUSTRIAL/VACANT
 -PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
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 -MAXIMUM BUILDING HEIGHT: 80 FEET, AS MEASURED PER THE ORDINANCE, AS FURTHER RESTRICTED BELOW
 -PARKING: PER ORDINANCE



Delivery Out

Primary Unload Zone

Secondary Unload Zone

Gate (Typ)

Delivery In

LEGEND
 TREES OF EIGHT-INCH DBH OR GREATER AND ALL PLANTED TREES OF TWO-INCH CALIPER OR GREATER AND SIX FEET IN HEIGHT THAT GROW PARTIALLY OR WHOLLY WITHIN THE CITY RIGHT-OF-WAY.

KEY MAP
 SEAL

NOT FOR CONSTRUCTION
 PROJECT
100 DALTON AVENUE
 ASCENT
 100 DALTON AVENUE
 CHARLOTTE, NC

LANDDESIGN PROJ# 10122262

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
△	REVISIONS PER STAFF COMMENTS	04-10-2023
△	REVISIONS PER STAFF COMMENTS	05-17-2023

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD
 SCALE: NORTH
 VERT: N/A
 HORZ: 1" = 20'
 SHEET TITLE

TECHNICAL DATA SHEET
 SHEET NUMBER
RZ-1.0

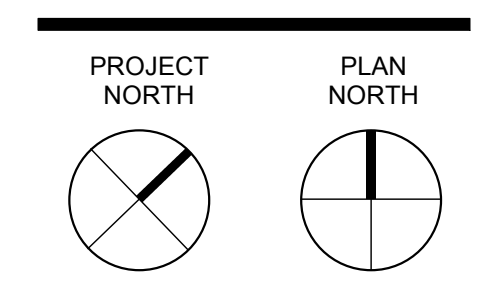
Exterior Sequencing

REVISION RECORD	DATE	DESCRIPTION

Progress Drawings
Not for Pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

PROFESSIONAL IN CHARGE
Approver: _____
PROJECT MANAGER
Designer: _____
QUALITY CONTROL
Checker: _____
DRAWN BY
Author: _____
PROJECT NAME

Dalton Ave / NoDa Apartments
100 Dalton Ave.
Charlotte NC 28206



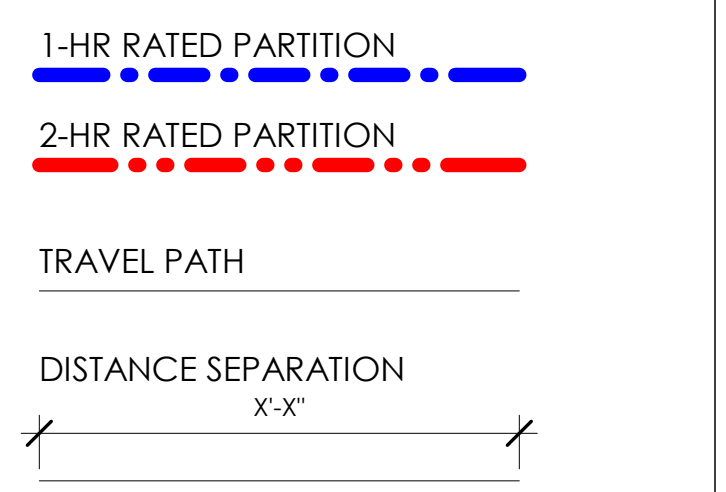
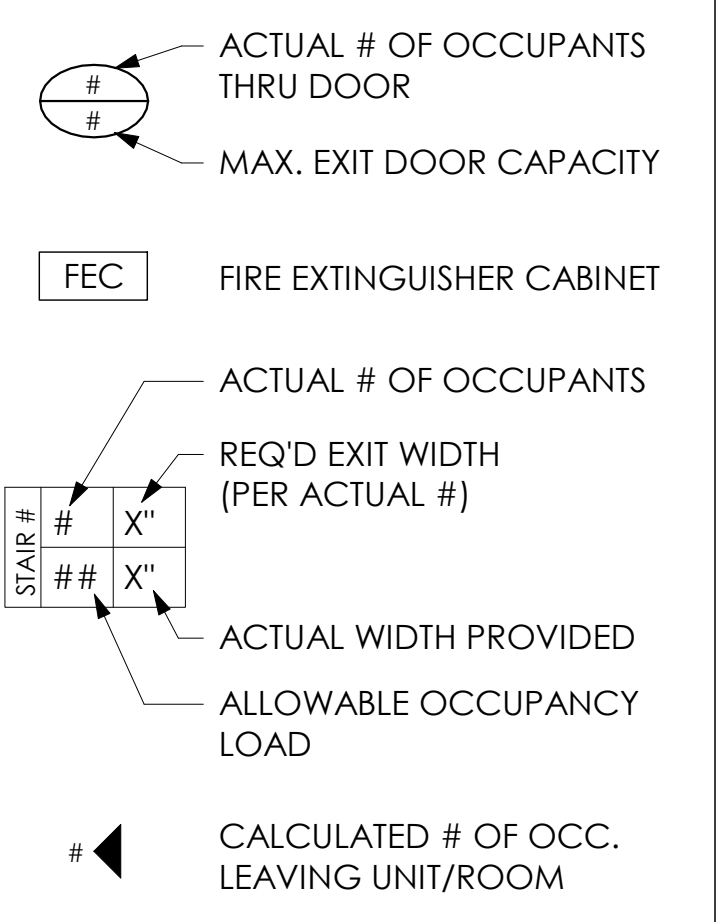
ISSUE DATE: _____
PROJECT NUMBER _____
SHEET TITLE
GROUND FLOOR - LIFE SAFETY

SHEET NUMBER
G201
NOT ISSUED FOR CONSTRUCTION

LIFE SAFETY NOTES

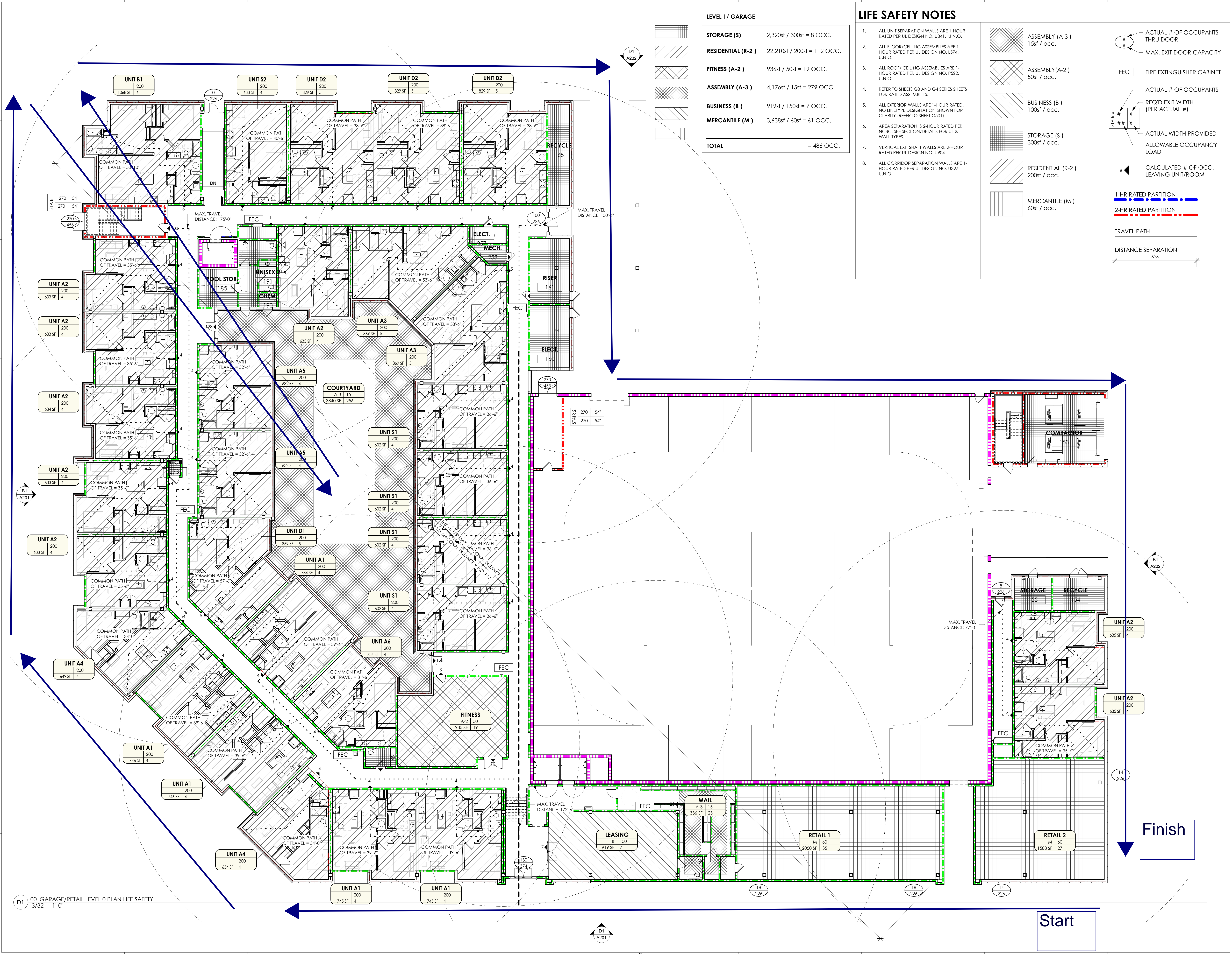
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	ASSEMBLY (A-2) 50sf / occ.
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	STORAGE (S) 300sf / occ.
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D1 00_GARAGE/RETAIL LEVEL 0 PLAN LIFE SAFETY
3/32" = 1'-0"

LxH Modif: 11/6/2025, 9:03:30 AM Drawing Name: subdeck.docx / 7/2024/20240207A_Eng 1 - NoDa_CENTRAL_B24.v4