

LOCATION MAP

© GOOGLE

RENOVATION DUNCAN VILLAGE

100 DUNCAN STREET, SC, 29334 (BLDG A-L)

AMERICAN COMMUNITY DEVELOPERS, INC.

Copyright © 2024 HDJ Inc. All Rights Reserved



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

SHEET INDEX

NO	SHEET NAME
CS0.1	COVERSHEET
C001	SITE SURVEY
C101	SITE PLAN
C401	SITE DETAILS
AS1.1	LANDSCAPE PLAN
A1.1	BUILDING A & B FLOOR PLANS
A1.2	BUILDING C FLOOR PLANS AND ELEVATIONS
A1.3	BUILDING D FLOOR PLANS
A1.4	BUILDINGS E AND F FLOOR PLANS
A2.1	ENLARGED UNIT PLANS - 1BR-1 AND 1BR-2 TYPE A / UFAS
A2.2	ENLARGED UNIT PLANS - 2BR-1
A2.3	ENLARGED UNIT PLANS - 3BR-1
A4.1	EXTERIOR ELEVATIONS BUILDING A, B, AND D
A4.2	EXTERIOR ELEVATIONS BUILDING E AND F
SHEET TOTAL: 14	

BUILDING CODE

CONSTRUCTION CODE	REMARKS
2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL BUILDING CODE	1
2021 INTERNATIONAL PLUMBING CODE	1
2021 INTERNATIONAL MECHANICAL CODE	1
2021 INTERNATIONAL FUEL GAS CODE	1
2021 INTERNATIONAL FIRE CODE	1
2020 NATIONAL ELECTRICAL CODE	1
2009 INTERNATIONAL ENERGY CONSERVATION CODE	
CURRENT EDITION OF THE NFPA CODES AND STANDARDS	
2012 NFPA 101 LIFE SAFETY CODE	
2017 ANSI 117.1	
AMERICANS WITH DISABILITIES ACT	
FAIR HOUSING ACT	
SECTION 504	
BUILDING CODE REMARKS : 1. INCLUDE SOUTH CAROLINA BUILDING CODE COUNCIL MODIFICATIONS	

PROJECT TEAM

ARCH:	HOOKE DEJONG, INC. 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P: 231-722-3407
MEP:	HOOKE DEJONG, INC. 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P: 231-722-3407
DEVELOPER:	AMERICAN COMMUNITY DEVELOPERS, INC. 20250 HARPER AVENUE DETROIT, MI 48225 P: 313-881-8150

PROJECT INFORMATION

SITE ADDRESS:	100 DUNCAN STREET, SC, 29334 (BLDG A-L)
SITE AREA:	9.50 ACRES
ZONING:	MFR- MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF BUILDING:	12
TOTAL NO. OF UNITS:	50 UNITS + 1 COMMUNITY BLDG., INCLUDING 3 HANDICAP UNITS
PARKING:	86 TOTAL SPACES INCLUDING HC

UNIT SUMMARY

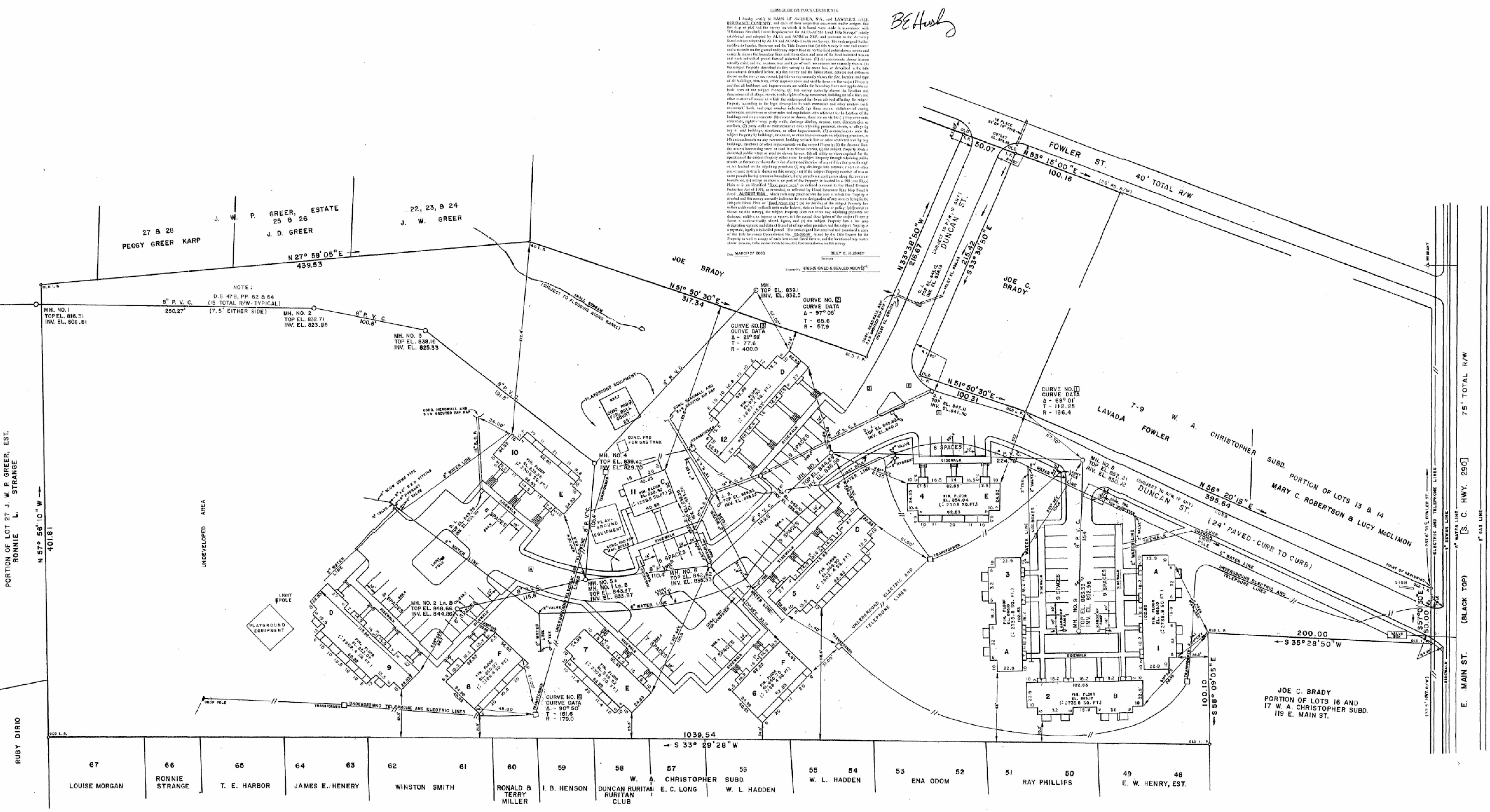
UNIT TYPE	TOTAL AREA (GROSS SF)	HEATED AREA (NET SF)	BEDROOM AREA (NET SF)	TOTAL UNITS
1BR-1	699.25	617.69	123.58	15
1BR-2 TYPE A/UFAS	699.25	617.69	123.58	3
2BR-1	1009.16	852.83	145.92 108.38	26
3BR-1	1261.59	1087.1	123.05 146.95 108.38	6
TOTAL:				50

*INCLUDES 2% OF UNITS (1 UNIT) AS A SENSORY
UNIT FOR HEARING AND VISUALLY IMPAIRED

BUILDING TYPE SUMMARY

BUILDING	NO OF BUILDINGS	UNIT/BLDG	BEDROOM TYPE	TOTAL UNITS			
				# NO OF 1BR UNITS	# NO OF 1BR TYPEA/UFAS UNITS	# NO OF 2BR UNITS	# NO OF 3BR UNITS
BUILDING A	2	4	4 - 1BR	6	2	-	-
BUILDING B	1	4	4 - 1BR	3	1	-	-
BUILDING C	1	COMMUNITY BLDG	-	-	-	-	-
BUILDING D	3	6	2 - 1BR & 4 -2BR	6	-	12	-
BUILDING E	3	4	2 - 2BR & 2 -3BR	-	-	6	6
BUILDING F	2	4	4 - 2BR	-	-	8	-
TOTAL	12			15	3	26	6
50 UNITS*							

DUNCAN VILLAGE
APPLICATION PLANS : MAY 24, 2024
2023.0005



NOTE:
NO EASEMENT/R/W INFORMATION FOR THE FOLLOWING:
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- DUNCAN STREET

(SQUARE FOOTAGE OF EACH BUILDING IS APPROXIMATE AND CALCULATED FOR MAIN BUILDING AREA)

BLDG. TYPE	NO. BLDG.	UNIT/BLDG.	BEDROOM TYPE	TOTALS 1 BR. 2 BR. 3 BR.
A	2	4	4 - 1 BR.	8 - - -
B	1	4	4 - 1 BR.	4 - - -
C	1	COMMUNITY BLDG.	-	- - -
D	3	6	2 - 1 BR., 4 - 2 BR.	6 - 12 -
E	3	4	2 - 2 BR., 2 - 3 BR.	- - 6 6
F	2	4	4 - 2 BR.	- - 8 -

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
THIS IS TO CERTIFY THAT THE SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT; THAT THE PROJECT IS INSTALLED AND ERECTED ENTIRELY ON THE LAND COVERED BY THE INSURED MORTGAGE AND WITHIN THE BUILDING RESTRICTION LINES, IF ANY, ON THE LAND; THAT THE PROJECT DOES NOT OVERHANG OR ENCRUSCH UPON ANY EASEMENTS OR RIGHTS-OF-WAY OF OTHERS AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

MARCH 27, 2006
DATE
B. E. HUSKEY, REG. LAND SURVEYOR NO. 4785

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH THE IMPROVEMENTS, IF ANY, THEREON, SITUATE, LYING AND BEING IN DUNCAN, SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA, AND BEING MORE PARTICULARLY SHOWN AND DELINEATED AS 9.63 ACRES, MORE OR LESS, ON AN ALTAZULY SURVEY PREPARED FOR DUNCAN VILLAGE, LLC BY B. E. HUSKEY, REGISTERED LAND SURVEYOR NO. 4785, DATED DECEMBER 9, 1982, AND REVISED MARCH 27, 2006, AND ACCORDING TO SAID SURVEY HAVING THE FOLLOWING BOUNDARIES AND MEASUREMENTS, TO-WIT:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF S. C. HWY. 290 AND FOWLER STREET, PROCEEDING THENCE S57°00'30"E ALONG THE WESTERN BOUNDARY OF SAID S. C. HWY. 290 FOR A DISTANCE OF 257.8 FEET TO AN IRON PIN SHOWN ON SAID SURVEY AS POINT OF BEGINNING; THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG THE RIGHT OF WAY OF S. C. HWY. 290 S57°00'30"E FOR A DISTANCE OF 50.0 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING S35°28'50"W ALONG PROPERTY DESIGNATED ON SAID SURVEY AS JOE C. BRADY FOR A DISTANCE OF 200.0 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING S58°09'05"E ALONG PROPERTY DESIGNATED ON SAID SURVEY AS JOE C. BRADY FOR A DISTANCE OF 100.0 FEET TO AN OLD IRON PIN; THENCE TURNING AND RUNNING S35°28'50"W ALONG PROPERTY DESIGNATED ON SAID SURVEY AS LOT 48 THROUGH 67 OF THE W. A. CHRISTOPHER SUBDIVISION FOR A DISTANCE OF 1039.54 FEET TO AN OLD IRON PIN; THENCE TURNING AND RUNNING N57°56'10"W ALONG PROPERTY DESIGNATED ON SAID SURVEY AS A PORTION OF PROPERTY OF RUBY DORIO AND RONNIE L. STRANGE, PORTION OF LOT 27 J. W. P. GREER, ESTATE FOR A DISTANCE OF 401.81 FEET TO AN OLD IRON PIN; THENCE TURNING AND RUNNING N127°58'05"E ALONG PROPERTY DESIGNATED ON SAID SURVEY AS LOTS 27 AND 28, LOTS 25 AND 26 AND LOTS 22, 23 AND 24 J. W. P. GREER, ESTATE FOR A DISTANCE OF 439.53 FEET TO AN OLD IRON PIN; THENCE TURNING AND RUNNING N 51°50'30"E ALONG PROPERTY DESIGNATED ON SAID SURVEY AS JOE C. BRADY FOR A DISTANCE OF 317.34 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING N35°38'50"W ALONG PROPERTY DESIGNATED ON SAID SURVEY AS JOE C. BRADY FOR A DISTANCE OF 216.67 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING N53°55'00"E ALONG FOWLER STREET RIGHT-OF-WAY AS SHOWN ON SAID SURVEY FOR A DISTANCE OF 50.07 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING S 35°38'50"E ALONG PROPERTY DESIGNATED ON SAID SURVEY AS JOE C. BRADY FOR A DISTANCE OF 215.42 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING N 51°50'30"E ALONG PROPERTY DESIGNATED ON SAID SURVEY AS JOE C. BRADY FOR A DISTANCE OF 100.31 FEET TO AN OLD IRON PIN; THENCE TURNING AND RUNNING N56°20'15"E ALONG PROPERTY DESIGNATED ON SAID SURVEY AS LOTS 13 AND 14 W. A. CHRISTOPHER SUBDIVISION AND A PORTION OF LOTS 13 AND 14 W. A. CHRISTOPHER SUBDIVISION FOR A DISTANCE OF 395.64 FEET TO THE IRON PIN AT THE POINT OF BEGINNING.



SCOPE OF WORK	
2.002	EXISTING SPEEDBUMP
2.003	EXISTING FIRE HYDRANT
10.001	CONVERT 5% UNITS TO SEC. 504/UFAS MOBILITY IMPAIRED UNITS
10.002	NEW SITE SIGNAGE
10.003	BARRIER FREE PARKING SIGNS FOR SEC. 504/UFAS UNITS
31.001	ASPHALT OVERLAY
32.001	REPLACE BUILDING EXTERIOR LIGHTS (LED E-STAR)
32.002	ADD 24-HOUR LIGHTING AT MAILBOX KIOSK
32.004	INSTALL CURB CUT RAMPS FROM PARKING TO SIDEWALKS FOR SEC. 504/UFAS MOBILITY IMPAIRED UNITS

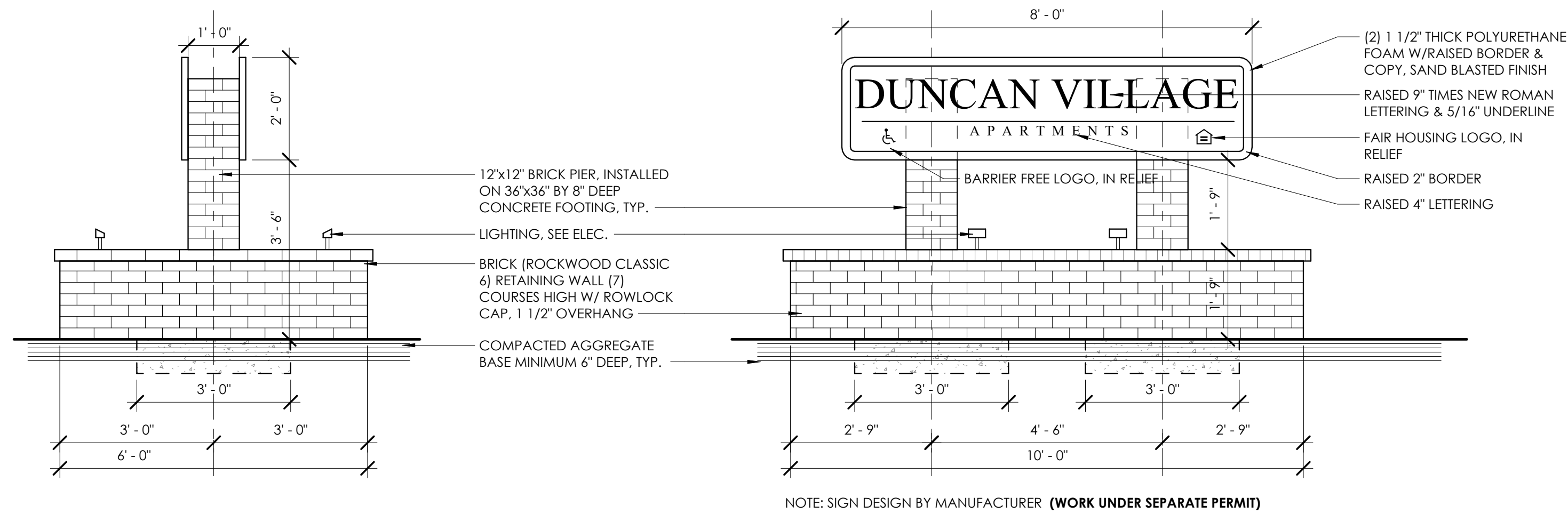
- SITE PLAN NOTES**
1. DO NOT SCALE DRAWINGS
 2. EXISTING CONCRETE WALKS SHALL BE REPAIRED:
 - A. WHERE CROSS SLOPE EXCEEDS 2%
 - B. WHERE GREATER THAN 1/2" VERTICAL CHANGES EXIST BETWEEN FLAGS OF CONCRETE
 - C. WHERE FLAGS ARE CRACKED/SPAWLED
 3. NEW CONCRETE WALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% ALONG THE PATH OF TRAVEL
 4. NEW CONCRETE CURB RAMPS SHALL NOT EXCEED 1:10 SLOPE OR 6" VERTICAL
 5. ALL CROSSWALKS SHALL HAVE DETECTABLE WARNING PLATES PLACED PERPENDICULAR TO THE WALKING PATH AT THE EDGE OF WALK AND CROSSWALK SHALL BE CLEARLY MARKED. SEE PLAN
 6. ACCESSIBLE FREE PARKING SHALL FOLLOW ACCESSIBLE PARKING DETAIL (1)
 7. ACCESSIBLE PARKING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AND PAVEMENT SHALL BE CONCRETE
 8. ALL STRIPING TO BE 4" WHITE STRIPES FOR ALL LOCATIONS EXCEPT ACCESSIBLE PARKING
 9. STANDARD PARKING STALL DIMENSIONS SHALL BE 10' X 18' PER LOCAL ORDINANCE
 10. SCOPE INCLUDES MINIMAL MAINTENANCE OF EXISTING LANDSCAPING BEDS AND TRIMMING OF TREES

LEGEND	
	CONVERTED MOBILITY IMPAIRED ACCESSIBLE UNIT
	CONVERTED AUDIO/VISUAL IMPAIRED ACCESSIBLE UNIT
	ASPHALT RESTORATION
	ASPHALT, EXISTING TO REMAIN
	NEW CONCRETE
	ACCESSIBLE PATH
	CROSSWALK
	EX. CONC. WALK
	NEW CONC. WALK



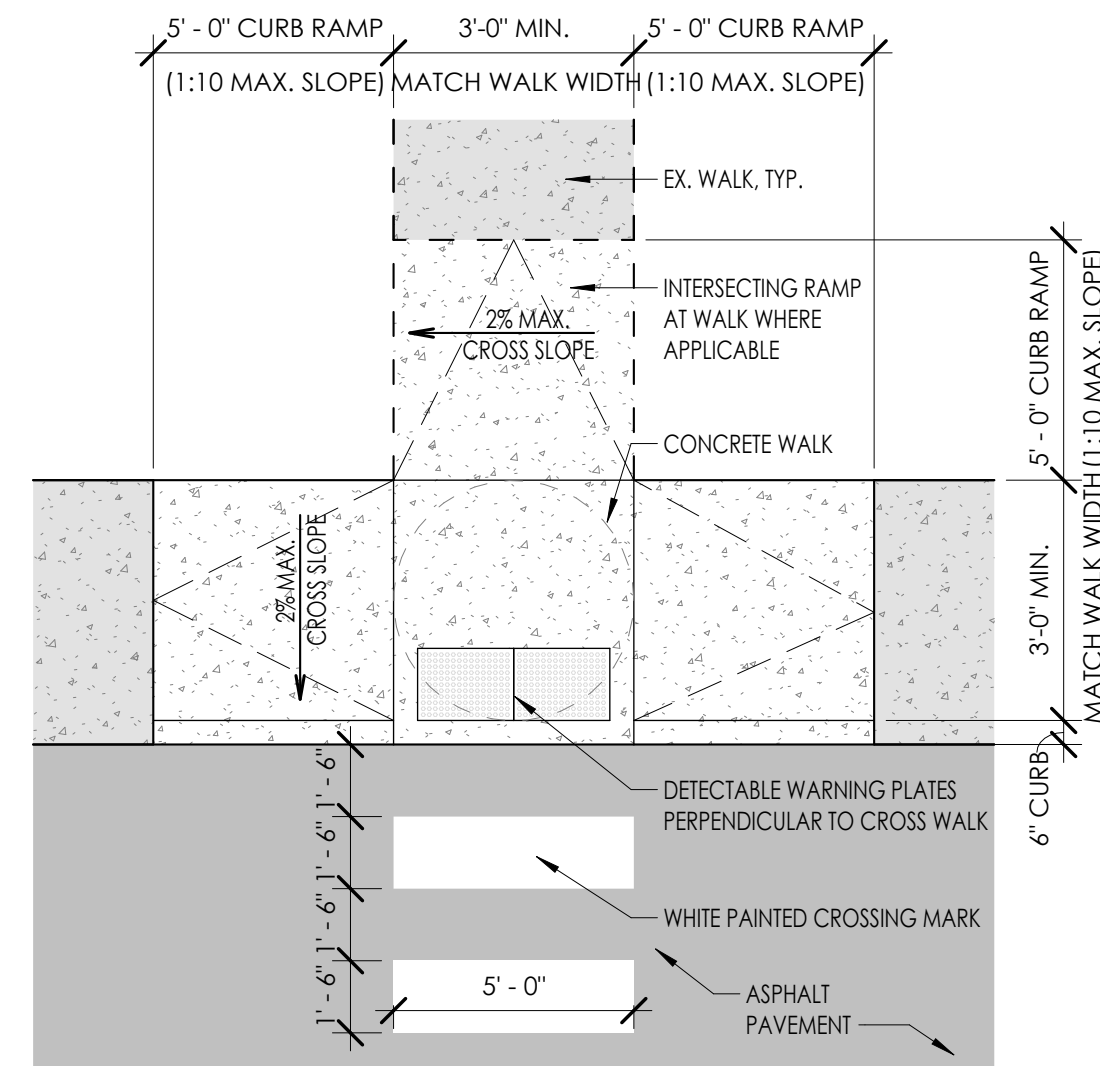
20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule
Description
Date
No.



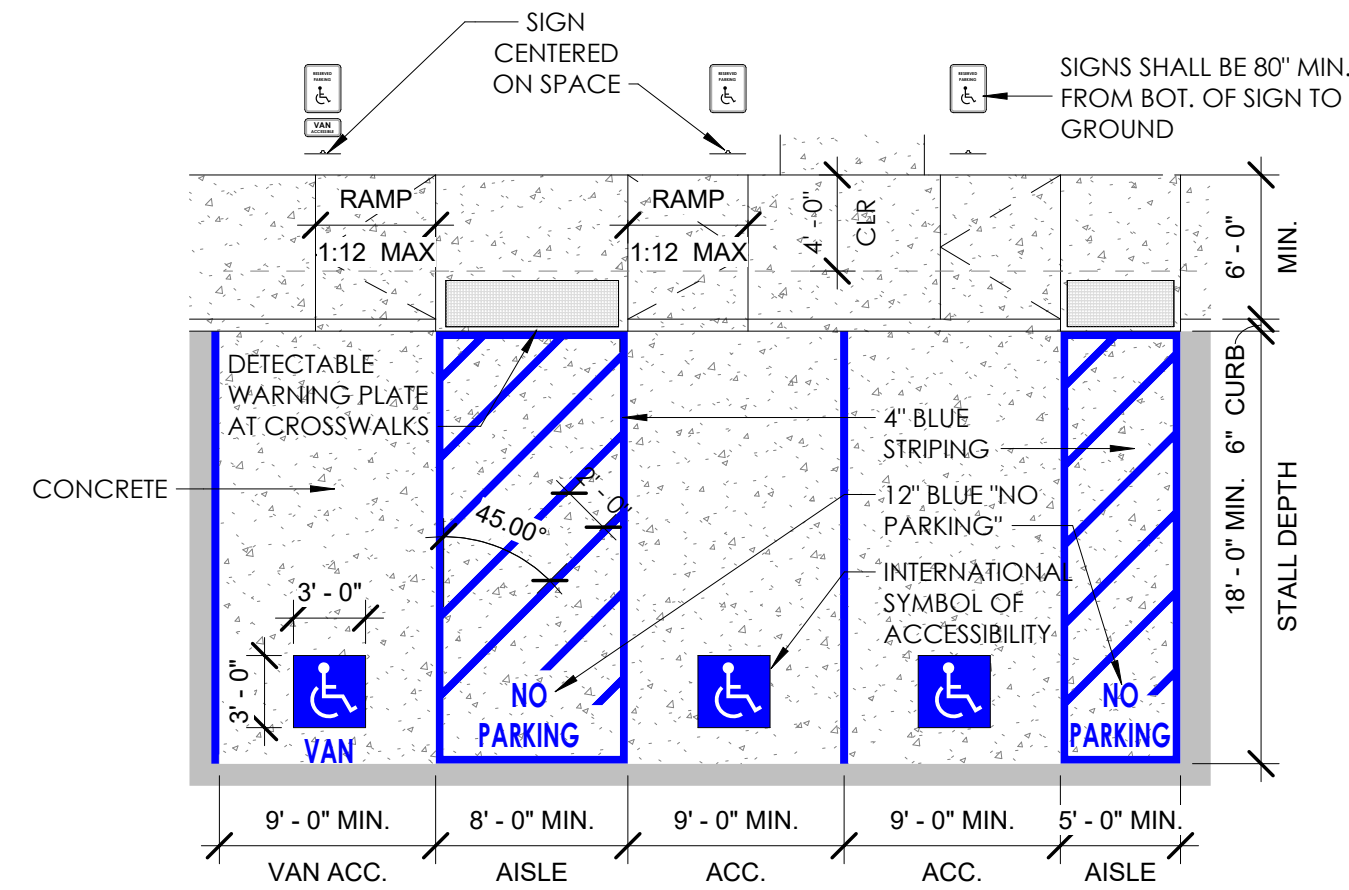
3 DUNCAN SITE ENTRY SIGN

1/2" = 1'-0"



2 CURB RAMP DETAIL

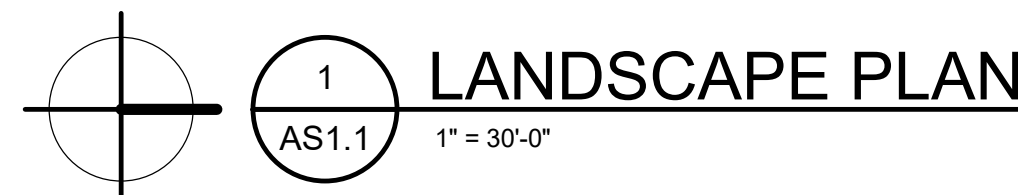
1/4" = 1'-0"

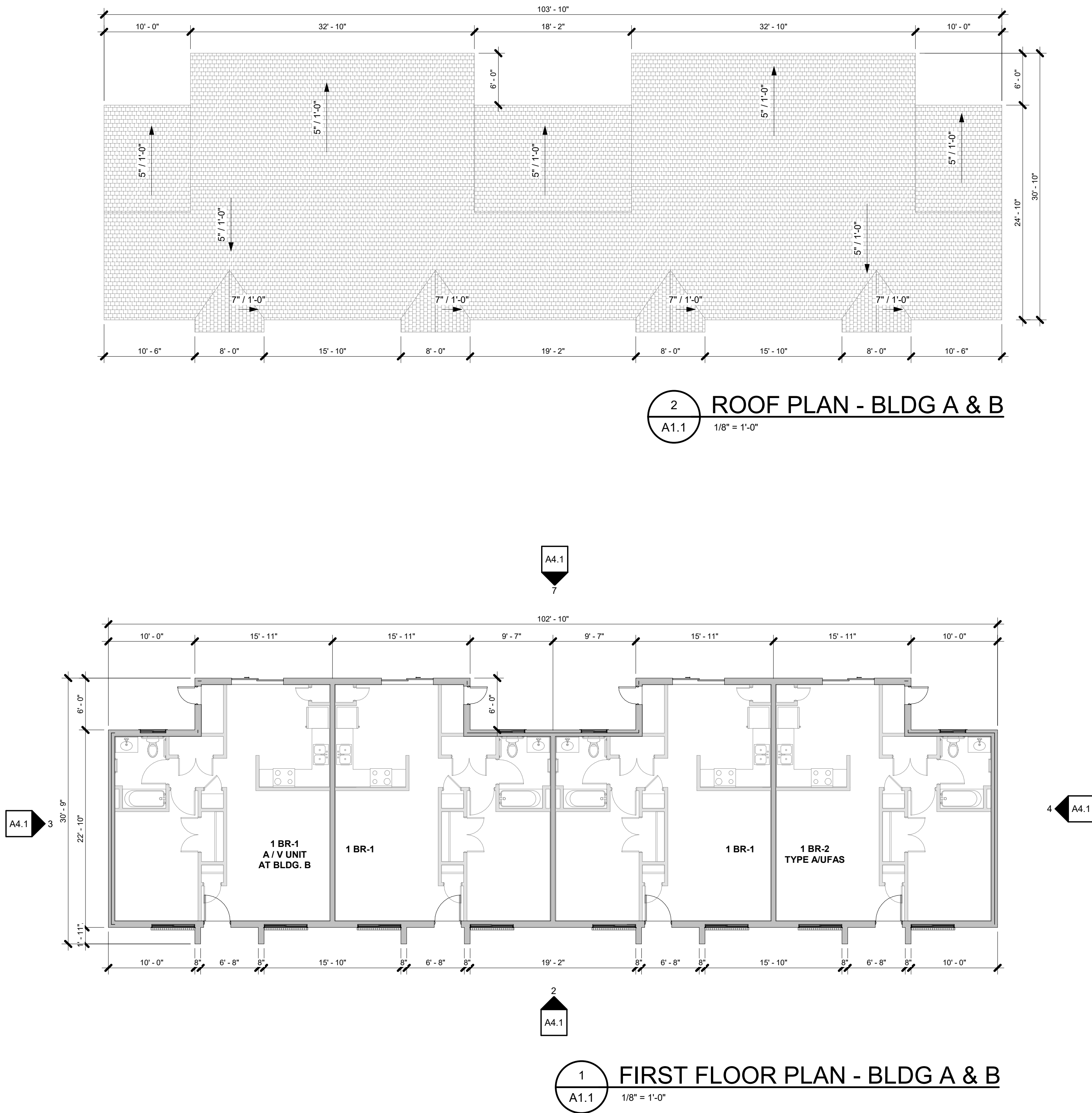


1 ACCESSIBLE PARKING

1/8" = 1'-0"

- REMOVE AND REPLACE MONUMENT SIGNAGE
- PROVIDE PAINT AT CONCRETE PIPE BOLLARDS
- REMOVE AND REPLACE DAMAGED CONCRETE AND ASPHALT
- PROVIDE ACCESSIBLE PATH TO ALL ADA PARKING STALLS AND COMMUNITY AMMENITIES
- REMOVE AND REPLACE DUMPSTER ENCLOSURE WITH ACCESSIBLE CONFIGURATION
- REMOVE AND REPLACE DAMAGED OR MALFUNCTIONING SITE LIGHTING
- REMOVE AND REPLACE SEWER LINES AS NEEDED
- RESTRIPE PARKING STALLS AS NEEDED





SCOPE OF WORK (OVERALL BUILDING)

- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT
- PROVIDE SHOE MOLDING IN AREAS WITH VINYL FLOORING
- REMOVE AND REPLACE WINDOW BLINDS WITH NON-METAL COVERINGS
- REMOVE AND REPLACE WINDOWS WITH ENERGY STAR WINDOWS
- REMOVE AND REPLACE DAMAGED UNIT ENTRY AND EXTERIOR DOORS
- PROVIDE ATTIC INSULATION TO MEET R-30 REQUIREMENTS
- MAINTAIN CONTINUOUS EXISTING FIRE WALLS
- REMOVE AND REPLACE ATTIC ACCESS PANELS WITH LOCKING FEATURE

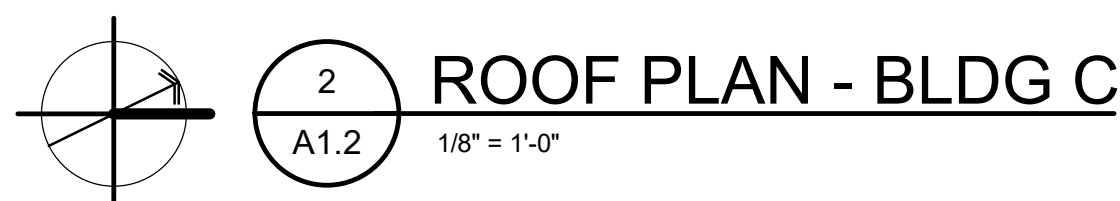
PROJECT NUMBER 2023.0005		
ISSUANCE		
NO.	DATE	DESCRIPTION
1	2024.05.24	APPLICATION PLANS

NOT FOR
CONSTRUCTION

Copyright © 2024 HDJ Inc. All Rights Reserved

BUILDING A & B
FLOOR PLANS

A1.1



- NOTE : ALL NOTED MATERIALS IN ELEVATIONS ARE EXISTING



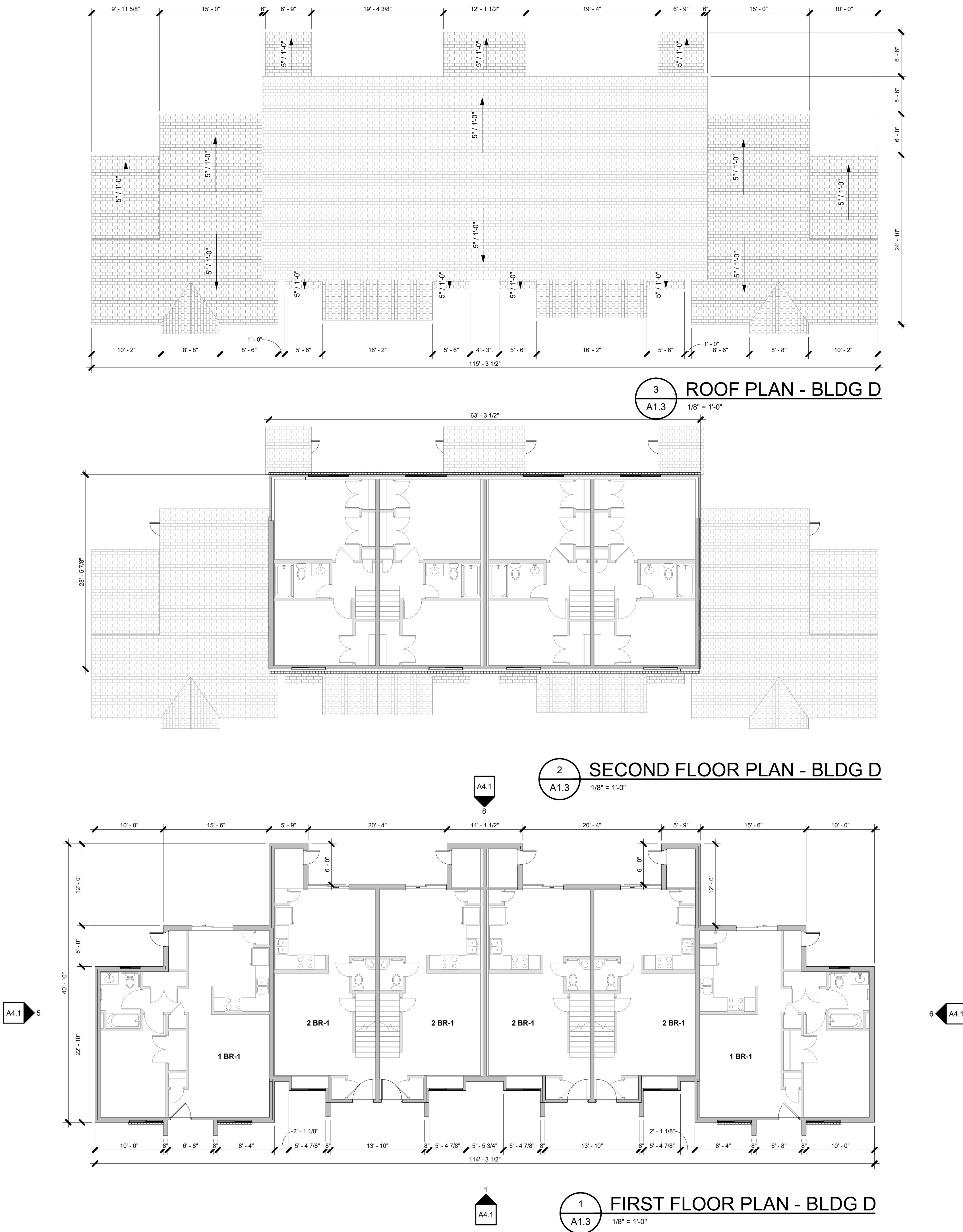
RENOVATION
DUNCAN VILLAGE
100 DUNCAN STREET, SC, 29334 (BLDG A-L)

**NOT FOR
CONSTRUCTION**

Copyright © 2024 HDJ Inc. All Rights Reserved

BUILDING C FLOOR PLANS AND ELEVATIONS

A1.2



- SCOPE OF WORK (OVERALL BUILDING)**
- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT
 - PROVIDE SHOE MOLDING IN AREAS WITH VINYL FLOORING
 - REMOVE AND REPLACE WINDOW BLINDS WITH NON-METAL COVERINGS
 - REMOVE AND REPLACE WINDOWS WITH ENERGY STAR WINDOWS
 - REMOVE AND REPLACE DAMAGED UNIT ENTRY AND EXTERIOR DOORS
 - PROVIDE ATTIC INSULATION TO MEET R-30 REQUIREMENTS
 - MAINTAIN CONTINUOUS EXISTING FIRE WALLS
 - REMOVE AND REPLACE ATTIC ACCESS PANELS WITH LOCKING FEATURE



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

RENOVATION
DUNCAN VILLAGE
100 DUNCAN STREET, SC, 29334 (BLDG A-L)
AMERICAN COMMUNITY DEVELOPERS, INC.

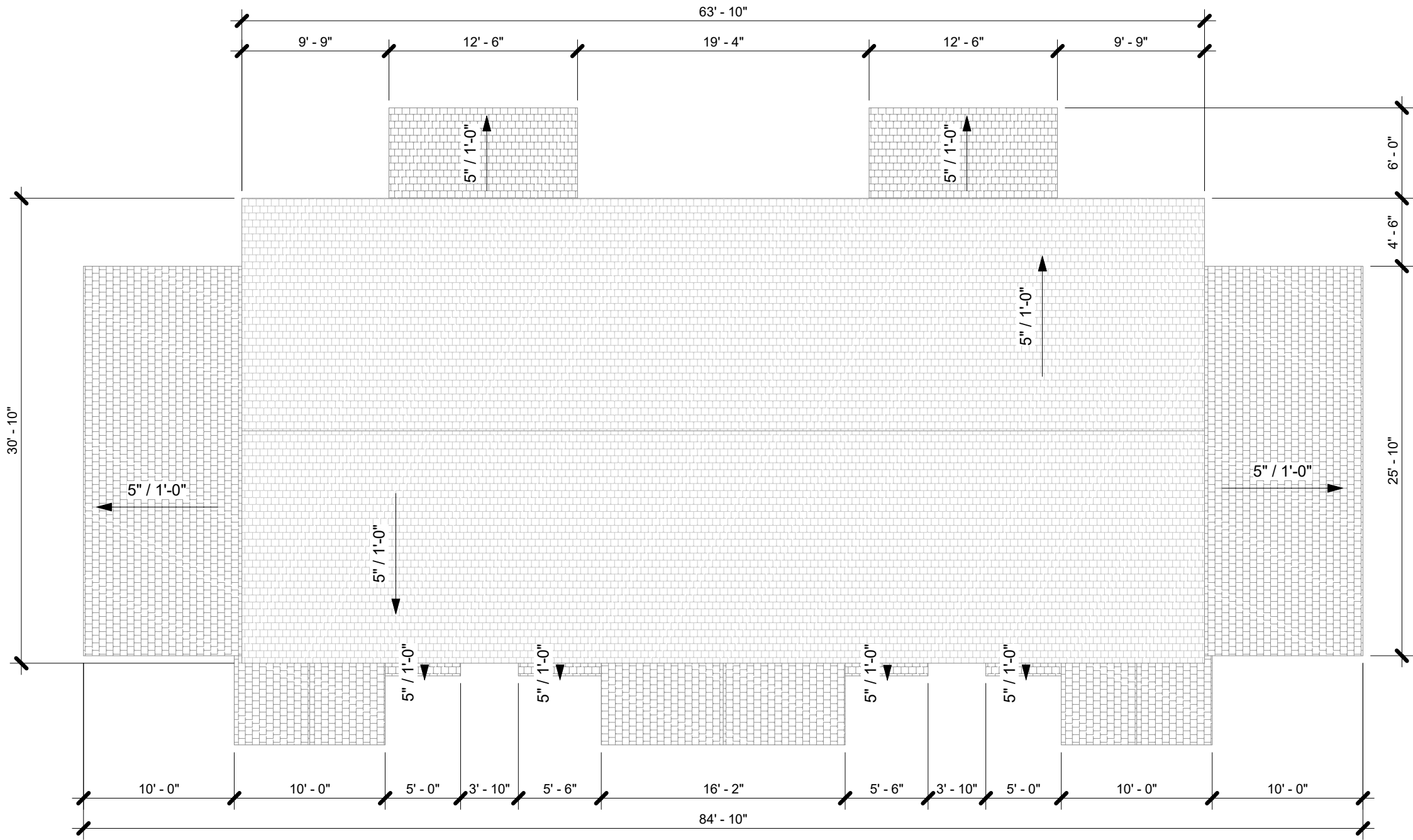
PROJECT NUMBER			2023.0005
ISSUANCE			
NO.	DATE	DESCRIPTION	
1	2024.05.24	APPLICATION PLANS	

**NOT FOR
CONSTRUCTION**

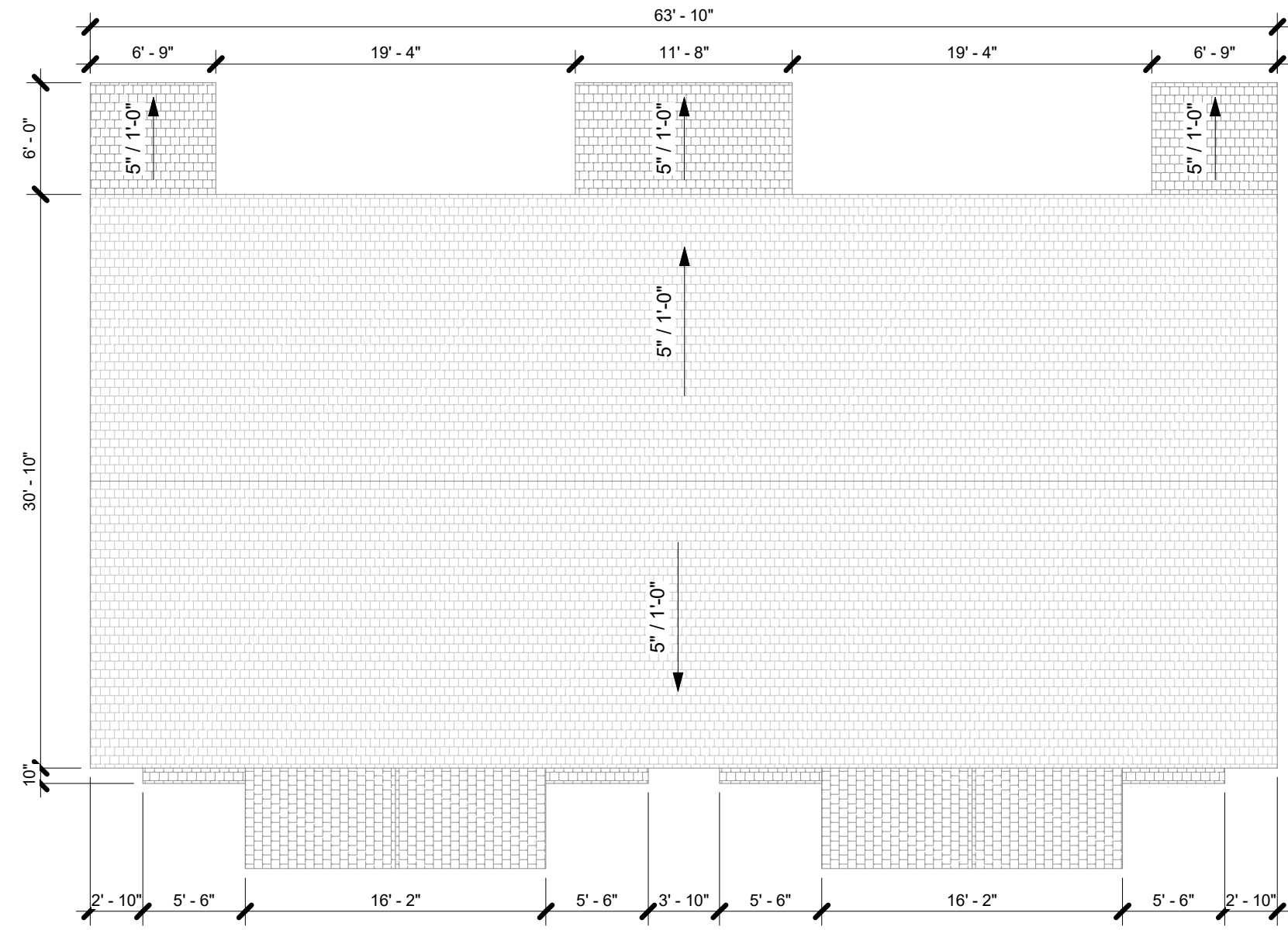
Copyright © 2024 HDJ Inc. All Rights Reserved

**BUILDING D
FLOOR PLANS**

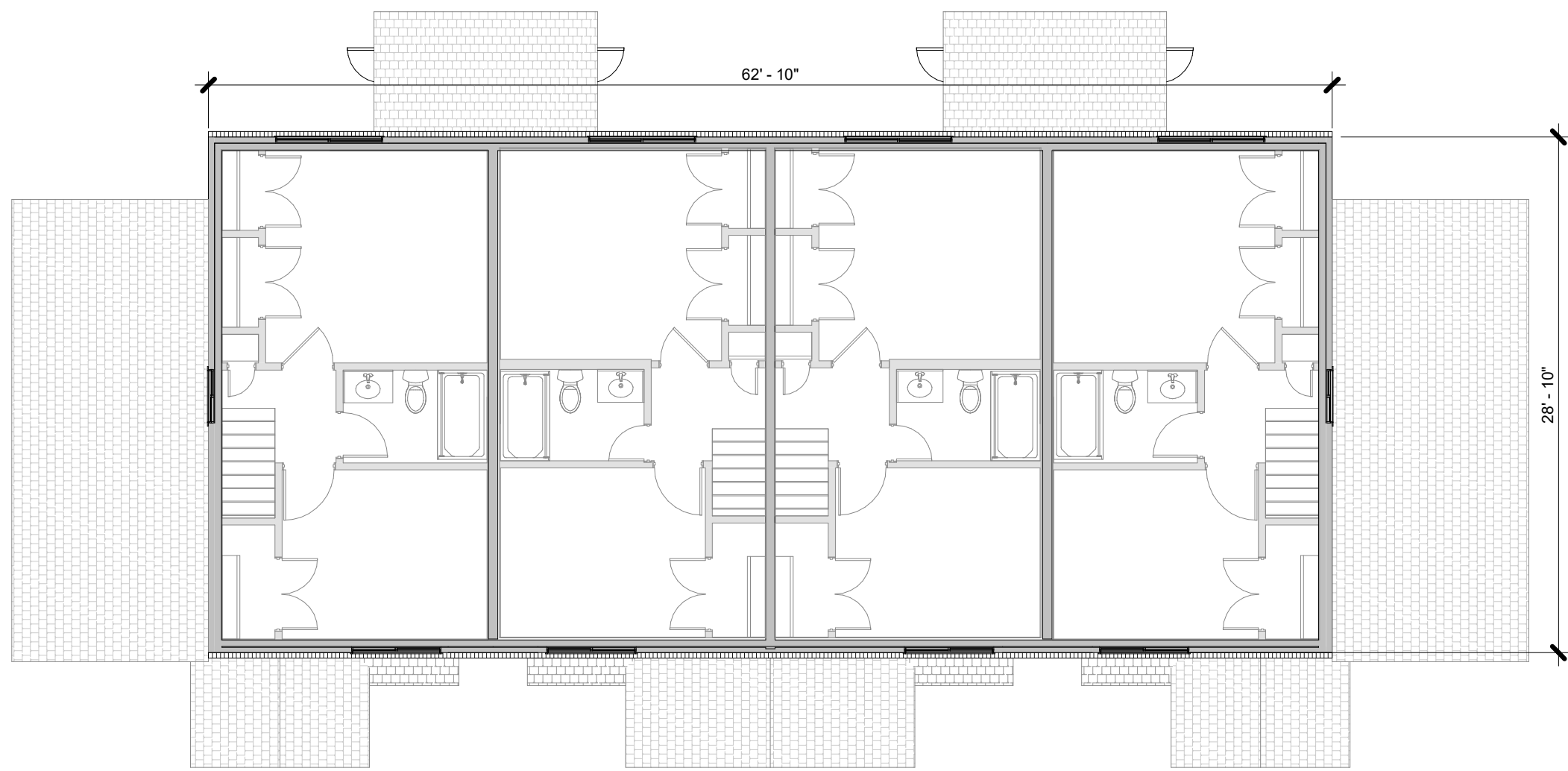
A1.3



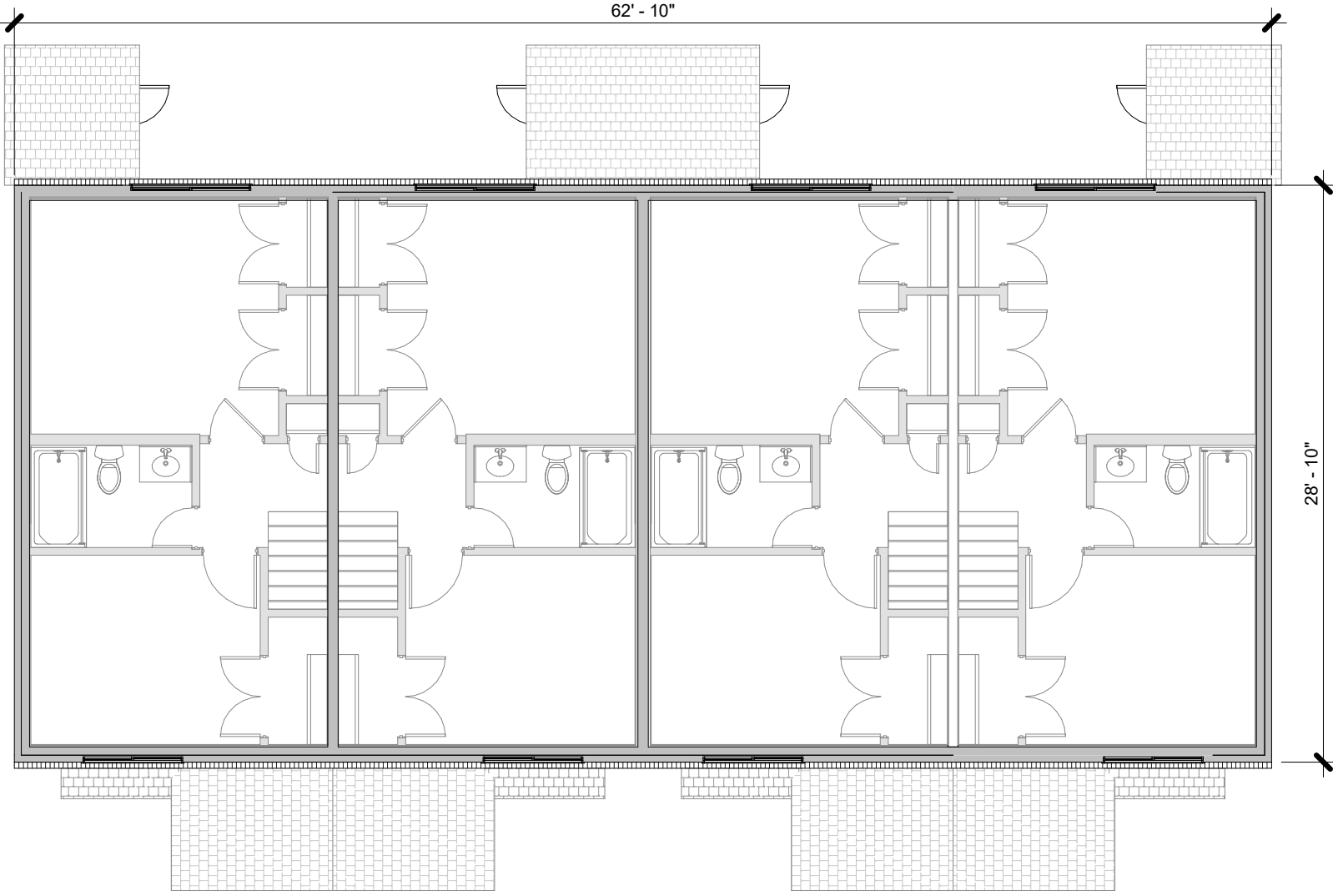
6 ROOF PLAN - BLDG E
A1.4 1/8" = 1'-0"



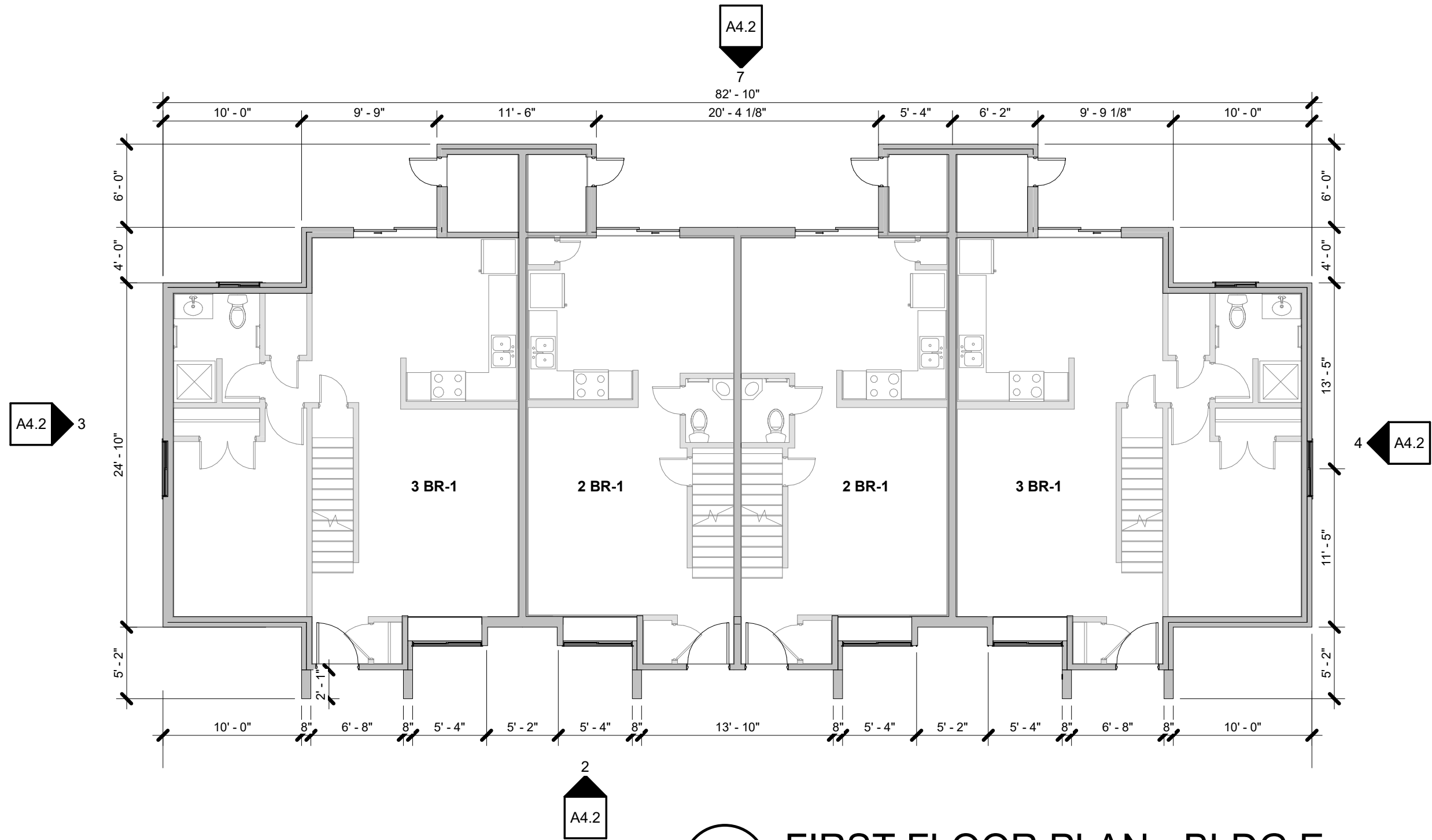
5 ROOF PLAN - BLDG F
A1.4 1/8" = 1'-0"



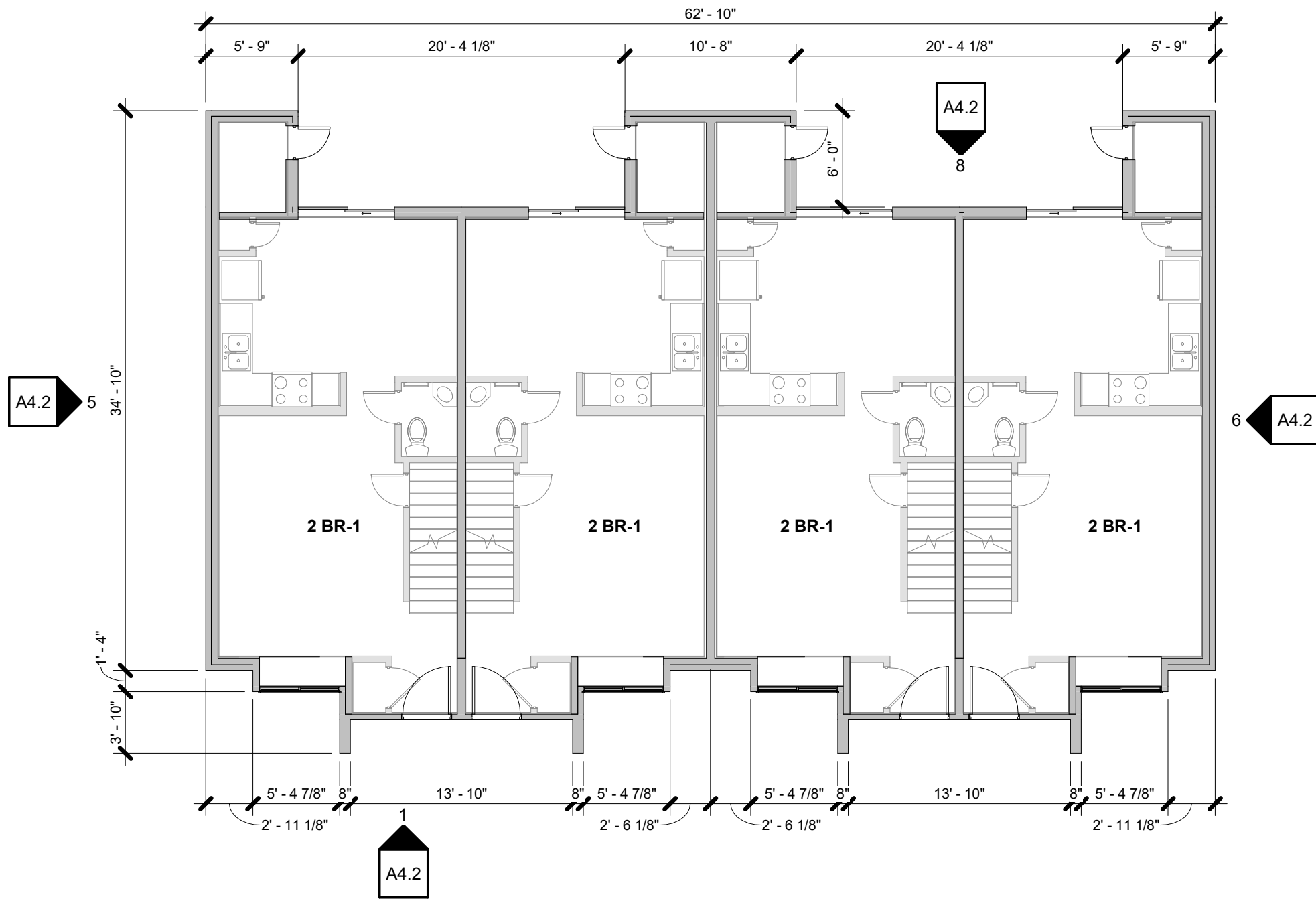
3 SECOND FLOOR PLAN - BLDG E
A1.4 1/8" = 1'-0"



4 SECOND FLOOR PLAN - BLDG F
A1.4 1/8" = 1'-0"



2 FIRST FLOOR PLAN - BLDG E
A1.4 1/8" = 1'-0"



1 FIRST FLOOR PLAN - BLDG F
A1.4 1/8" = 1'-0"

- SCOPE OF WORK (OVERALL BUILDING)**
- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT
 - PROVIDE SHOE MOLDING IN AREAS WITH VINYL FLOORING
 - REMOVE AND REPLACE WINDOW BLINDS WITH NON-METAL COVERINGS
 - REMOVE AND REPLACE WINDOWS WITH ENERGY STAR WINDOWS
 - REMOVE AND REPLACE DAMAGED UNIT ENTRY AND EXTERIOR DOORS
 - PROVIDE ATTIC INSULATION TO MEET R-30 REQUIREMENTS
 - MAINTAIN CONTINUOUS EXISTING FIRE WALLS
 - REMOVE AND REPLACE ATTIC ACCESS PANELS WITH LOCKING FEATURE



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

RENOVATION
DUNCAN VILLAGE
100 DUNCAN STREET, SC 29334 (BLDG A-L)
AMERICAN COMMUNITY DEVELOPERS, INC.

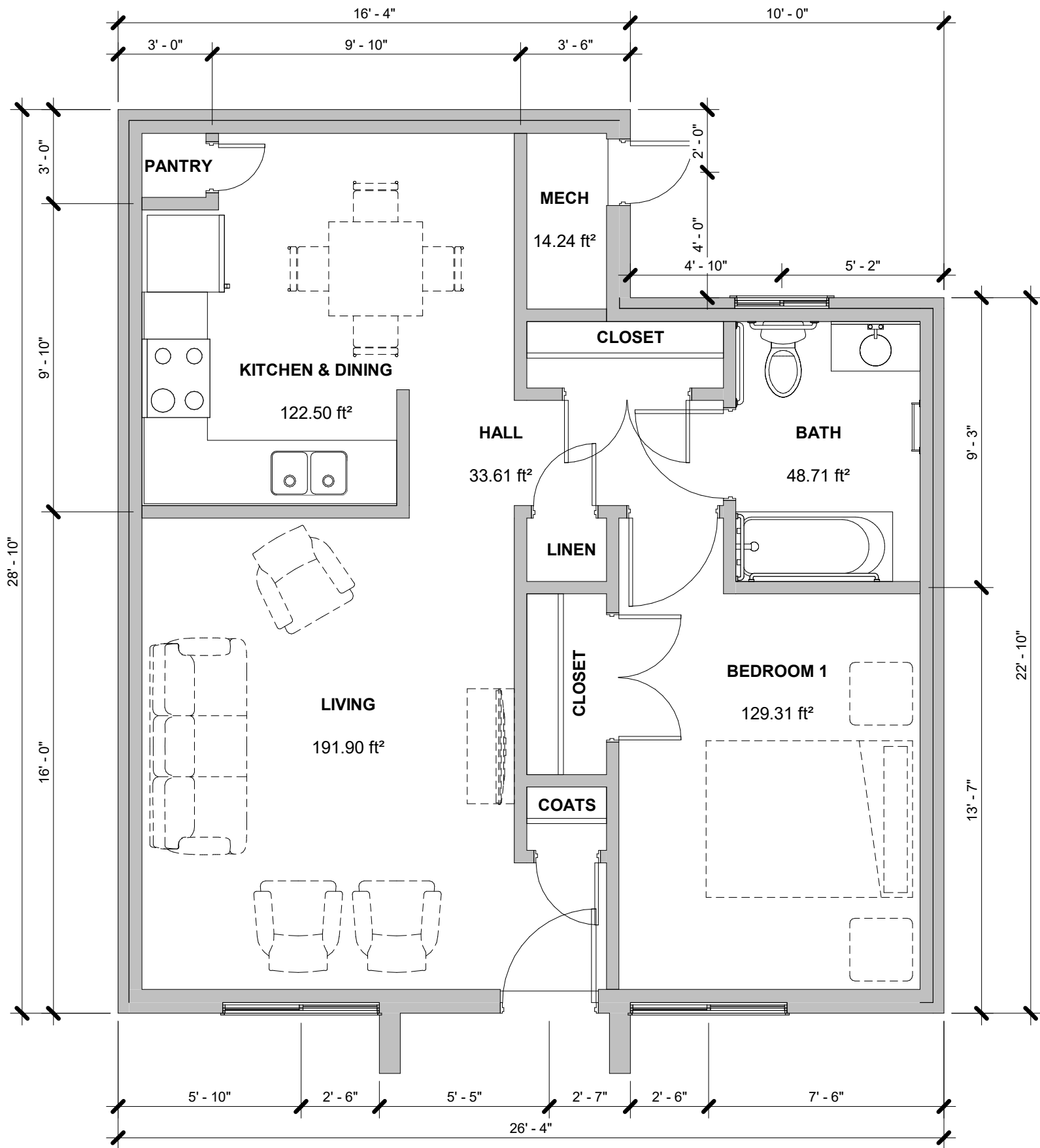
PROJECT NUMBER 2023.0005
ISSUANCE
NO. DATE DESCRIPTION
1 2024.05.24 APPLICATION PLANS

NOT FOR
CONSTRUCTION

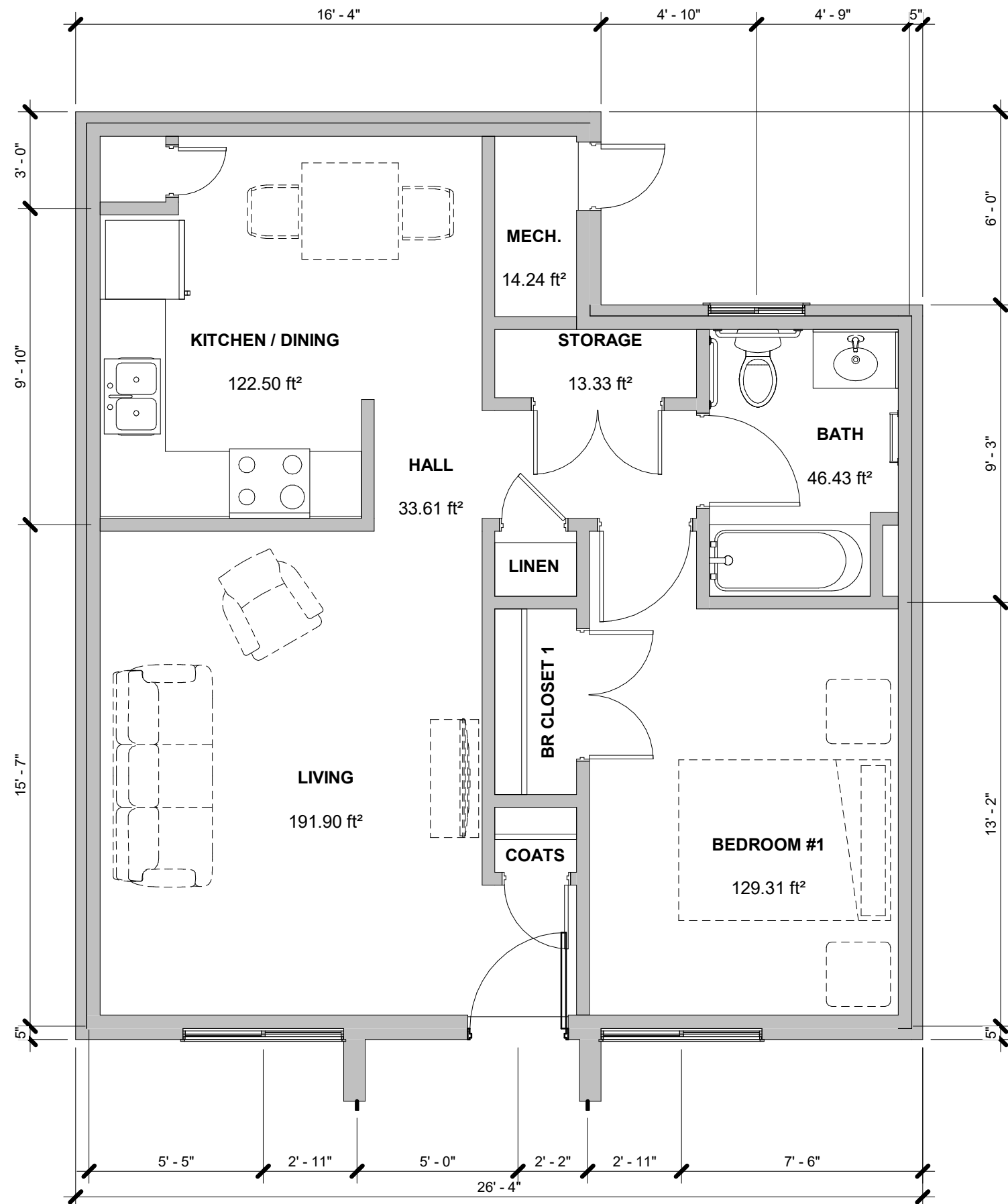
Copyright © 2024 HDJ Inc. All Rights Reserved

BUILDINGS E AND
F FLOOR PLANS

A1.4



2
A2.1
FLOOR PLAN - 1BR-2 TYPE A/UFAS
1/4" = 1'-0"



1
A2.1
FLOOR PLAN - 1BR-1
1/4" = 1'-0"

UNIT SUMMARY				
UNIT TYPE	TOTAL AREA (GROSS SF)	HEATED AREA (NET SF)	BEDROOM AREA (NET SF)	TOTAL UNITS
1BR-1	699.25	617.69	123.58	15
1BR-2 TYPE A/UFAS	699.25	617.69	123.58	3
2BR-1	1009.16	852.83	145.92	26
			108.38	
3BR-1	1261.59	1087.1	123.05	6
			146.95	
			108.38	
TOTAL:				50

- SCOPE OF WORK (ADA UNITS)
- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT UNIT
 - PROVIDE SHOE MOLDING IN AREAS WITH VINYL FLOORING
 - REMOVE AND REPLACE CARPET IN BEDROOMS
 - PROVIDE PAINT THROUGHOUT UNIT
 - REMOVE AND REPLACE ACCESSIBLE RANGE WITH FRONT CONTROLS AND ANTI-TIP DEVICE SECURED TO FLOOR
 - REMOVE AND REPLACE REFRIGERATOR
 - REMOVE AND REPLACE RANGEHOOD. PROVIDE RANGEHOOD WITH FIRE STOP CANISTERS AND BACKSPLASH
 - REMOVE AND REPLACE COUNTERTOP MICROWAVE
 - PROVIDE 30" WORKSPACE NEXT TO RANGE
 - REMOVE AND REPLACE CABINETS AND PROVIDE ADA STYLE HARDWARE
 - REMOVE AND REPLACE COUNTERTOP AND SINK
 - REMOVE AND REPLACE INTERIOR DOORS AND USE LEVER HANDSET DOOR HARDWARE
 - PROVIDE ROLL-IN SHOWER WITH GRAB BARS
 - DEMOLISH WALLS AS NEEDED TO PROVIDE ADA CLEARANCE REQUIREMENTS AT BEDROOMS AND ACCESSIBLE BATHROOMS. PATCH AND REPAIR DRYWALL, FEATHER TO MATCH EXISTING
 - PROVIDE NEW TOILET ACCESSORIES WITHIN ADA MOUNTING HEIGHTS AND WITH SOLID BLOCKING
 - REMOVE AND REPLACE RECEPTACLES, SWITCHES AND COVER PLATES
 - PROVIDE CEILING LIGHT IN BATHROOM WIRED TO SWITCH WITH EXHAUST FAN
 - PROVIDE CENTRALLY LOCATED PORT FOR WIRELESS HIGH SPEED INTERNET
 - REMOVE AND REPLACE WATER HEATER. PROVIDE OVERFLOW PAN AND PIPE TO EXTERIOR
 - PROVIDE WATER SHUT OFF VALVE IN UNIT

- SCOPE OF WORK (STANDARD UNITS)
- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT UNIT
 - PROVIDE SHOE MOLDING IN AREAS WITH VINYL FLOORING
 - REMOVE AND REPLACE CARPET IN BEDROOMS
 - PROVIDE PAINT THROUGHOUT UNIT
 - INSTALL RANGE WITH ANTI-TIP DEVICE SECURED TO FLOOR
 - REMOVE AND REPLACE DAMAGED APPLIANCES
 - REMOVE AND REPLACE RECEPTACLES, SWITCHES AND COVER PLATES
 - PROVIDE CEILING LIGHT IN BATHROOM WIRED TO SWITCH WITH EXHAUST FAN
 - PROVIDE CENTRALLY LOCATED PORT FOR WIRELESS HIGH-SPEED INTERNET
 - REMOVE AND REPLACE WATER HEATER. PROVIDE OVERFLOW PAN AND PIPE TO EXTERIOR
 - PROVIDE WATER SHUT OFF VALVE IN UNIT



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

RENOVATION
DUNCAN VILLAGE
100 DUNCAN STREET, SC, 29334 (BLDG A-L)
AMERICAN COMMUNITY DEVELOPERS, INC.

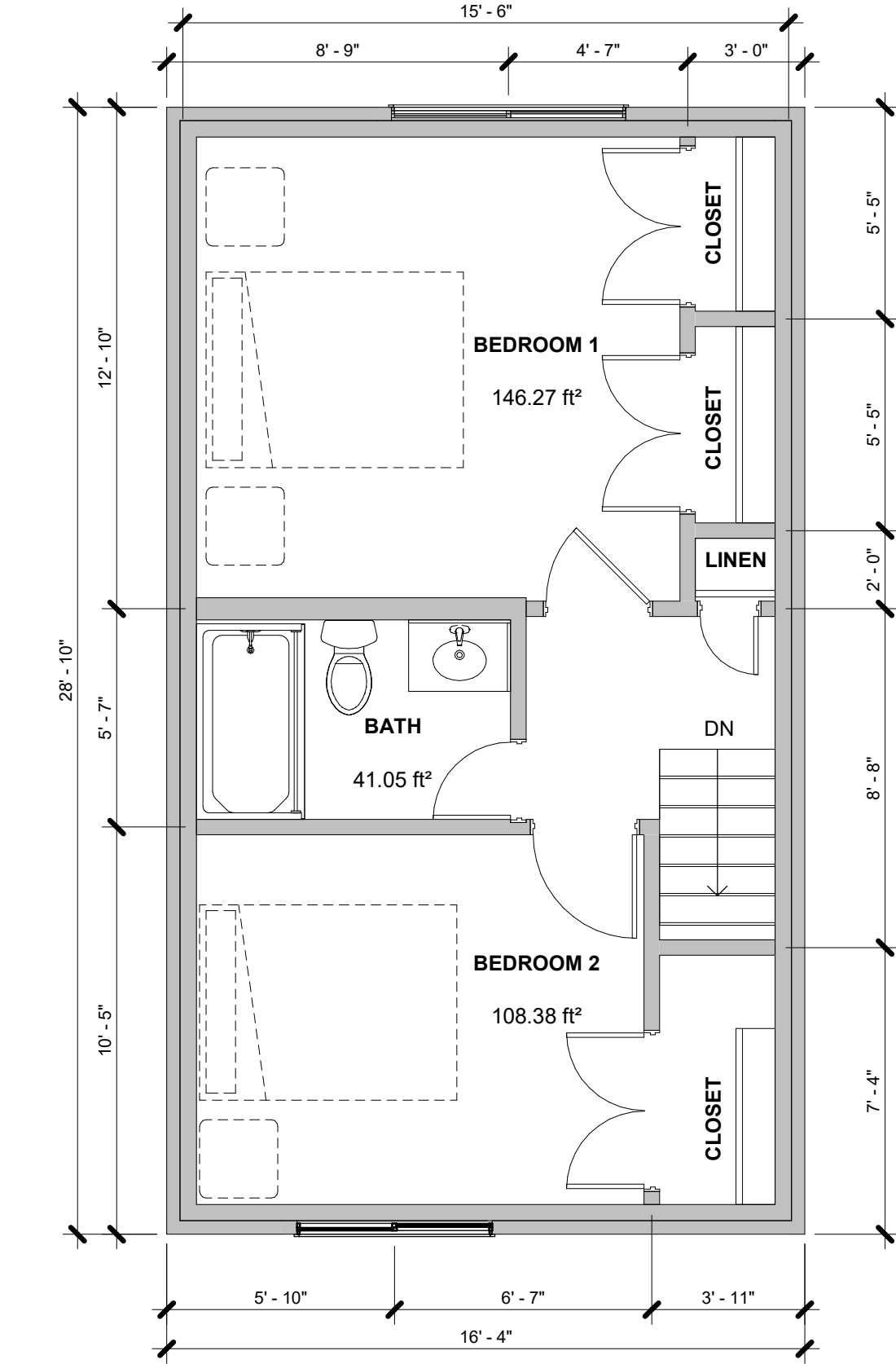
PROJECT NUMBER 2023.0005		
ISSUANCE		
NO.	DATE	DESCRIPTION
1	2024.05.24	APPLICATION PLANS

NOT FOR
CONSTRUCTION

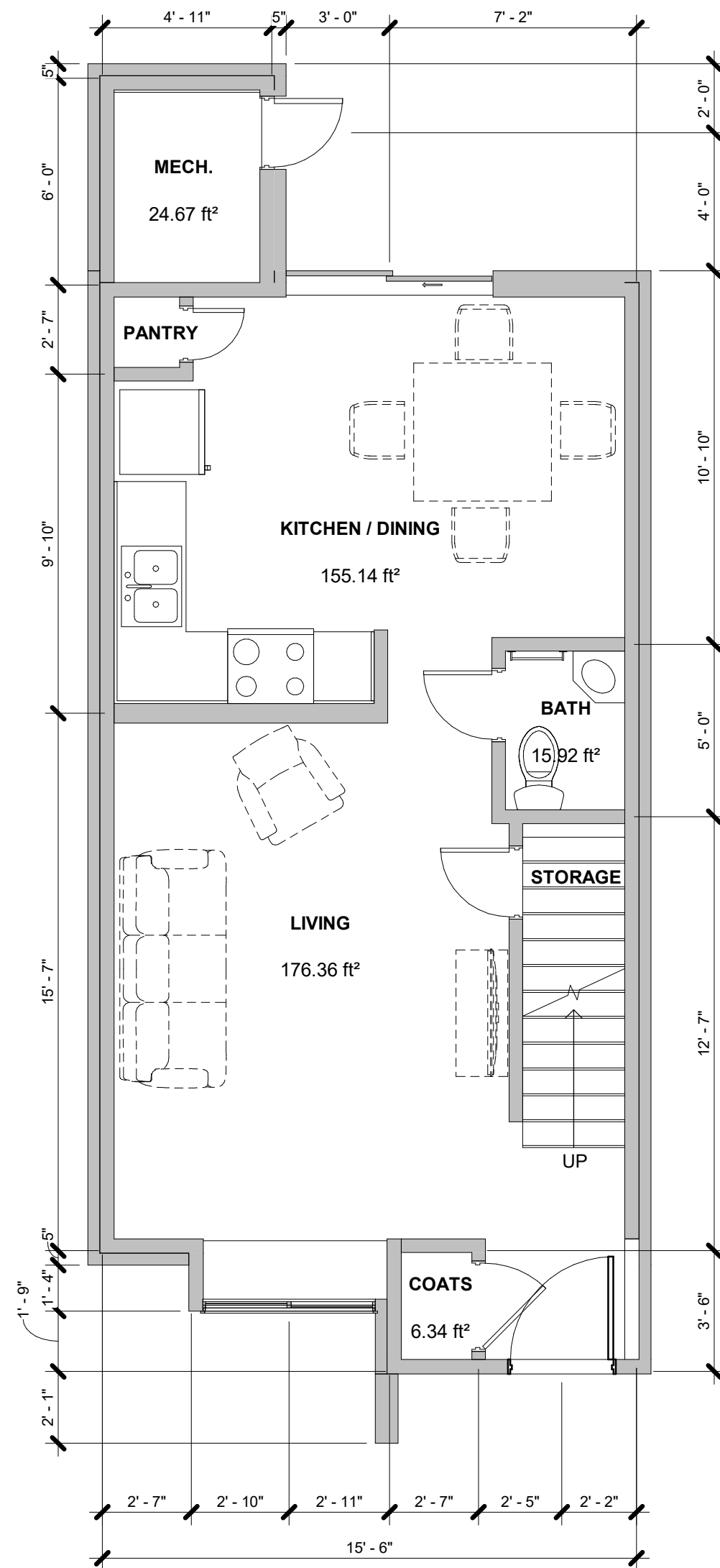
Copyright © 2024 HDJ Inc. All Rights Reserved

ENLARGED UNIT
PLANS - 1BR-1
AND 1BR-2 TYPE A
/ UFAS

A2.1



2
A2.2
SECOND FLOOR PLAN - 2 BR-1
1/4" = 1'-0"



1
A2.2
FIRST FLOOR PLAN - 2 BR-1
1/4" = 1'-0"

UNIT SUMMARY				
UNIT TYPE	TOTAL AREA (GROSS SF)	HEATED AREA (NET SF)	BEDROOM AREA (NET SF)	TOTAL UNITS
1BR-1	699.25	617.69	123.58	15
1BR-2 TYPE A/UFAS	699.25	617.69	123.58	3
2BR-1	1009.16	852.83	145.92	26
			108.38	
3BR-1	1261.59	1087.1	123.05	6
			146.95	
			108.38	
TOTAL:				50

- SCOPE OF WORK (STANDARD UNITS)
- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT UNIT
 - PROVIDE SHOE MOLDING IN AREAS WITH VINYL FLOORING
 - REMOVE AND REPLACE CARPET IN BEDROOMS
 - PROVIDE PAINT THROUGHOUT UNIT
 - INSTALL RANGE WITH ANTI-TIP DEVICE SECURED TO FLOOR
 - REMOVE AND REPLACE DAMAGED APPLIANCES
 - REMOVE AND REPLACE RECEPTACLES, SWITCHES AND COVER PLATES
 - PROVIDE CEILING LIGHT IN BATHROOM WIRED TO SWITCH WITH EXHAUST FAN
 - PROVIDE CENTRALLY LOCATED PORT FOR WIRELESS HIGH-SPEED INTERNET
 - REMOVE AND REPLACE WATER HEATER. PROVIDE OVERFLOW PAN AND PIPE TO EXTERIOR
 - PROVIDE WATER SHUT OFF VALVE IN UNIT



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589



RENOVATION
DUNCAN VILLAGE
100 DUNCAN STREET, SC, 29334 (BLDG A-L)
AMERICAN COMMUNITY DEVELOPERS, INC.

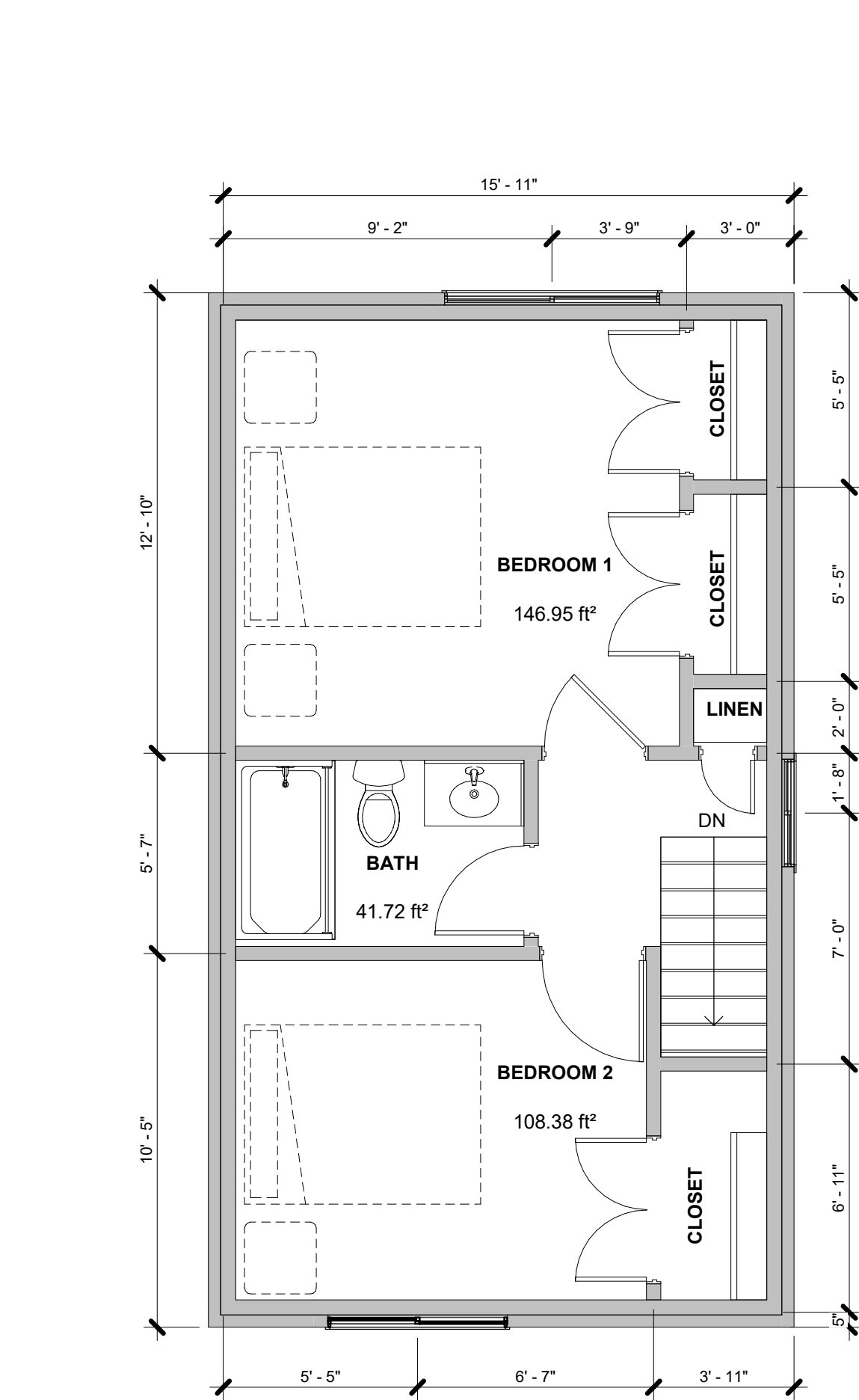
PROJECT NUMBER		2023.0005
ISSUANCE		
NO.	DATE	DESCRIPTION
1	2024.05.24	APPLICATION PLANS

NOT FOR
CONSTRUCTION

Copyright © 2024 HDJ Inc. All Rights Reserved

ENLARGED UNIT
PLANS - 2BR-1

A2.2



2 SECOND FLOOR PLAN - 3BR-1
A2.3 1/4" = 1'-0"

UNIT SUMMARY				
UNIT TYPE	TOTAL AREA (GROSS SF)	HEATED AREA (NET SF)	BEDROOM AREA (NET SF)	TOTAL UNITS
1BR-1	699.25	617.69	123.58	15
1BR-2 TYPE A/UFAS	699.25	617.69	123.58	3
2BR-1	1009.16	852.83	145.92	26
			108.38	
3BR-1	1261.59	1087.1	123.05	6
			146.95	
			108.38	
TOTAL:				50

- SCOPE OF WORK (STANDARD UNITS)
- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT UNIT
 - PROVIDE SHOE MOLDING IN AREAS WITH VINYL FLOORING
 - REMOVE AND REPLACE CARPET IN BEDROOMS
 - PROVIDE PAINT THROUGHOUT UNIT
 - INSTALL RANGE WITH ANTI-TIP DEVICE SECURED TO FLOOR
 - REMOVE AND REPLACE DAMAGED APPLIANCES
 - REMOVE AND REPLACE RECEPTACLES, SWITCHES AND COVER PLATES
 - PROVIDE CEILING LIGHT IN BATHROOM WIRED TO SWITCH WITH EXHAUST FAN
 - PROVIDE CENTRALLY LOCATED PORT FOR WIRELESS HIGH-SPEED INTERNET
 - REMOVE AND REPLACE WATER HEATER. PROVIDE OVERFLOW PAN AND PIPE TO EXTERIOR
 - PROVIDE WATER SHUT OFF VALVE IN UNIT



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

RENOVATION
DUNCAN VILLAGE
100 DUNCAN STREET, SC, 29334 (BLDG A-L)
AMERICAN COMMUNITY DEVELOPERS, INC.

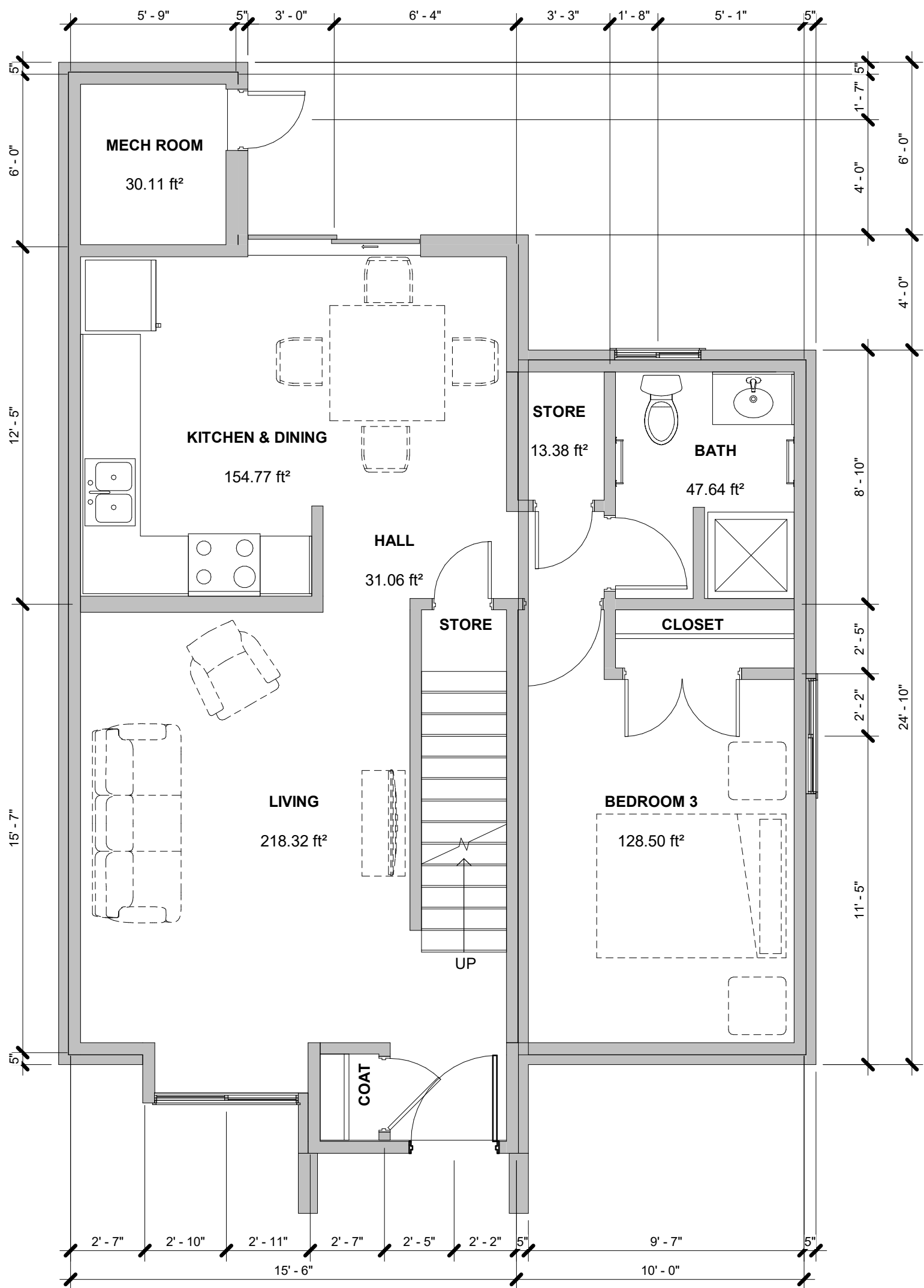
PROJECT NUMBER 2023.0005
ISSUANCE
NO. DATE DESCRIPTION
1 2024.05.24 APPLICATION PLANS

NOT FOR
CONSTRUCTION

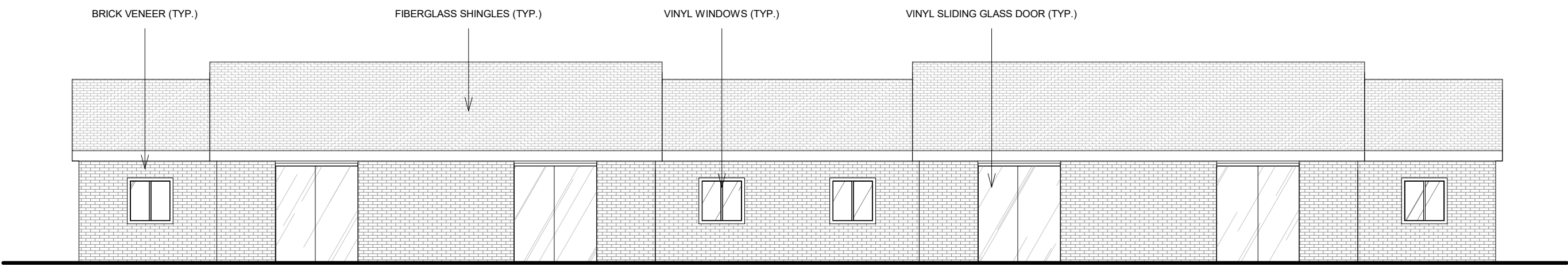
Copyright © 2024 HDJ Inc. All Rights Reserved

ENLARGED UNIT
PLANS - 3BR-1

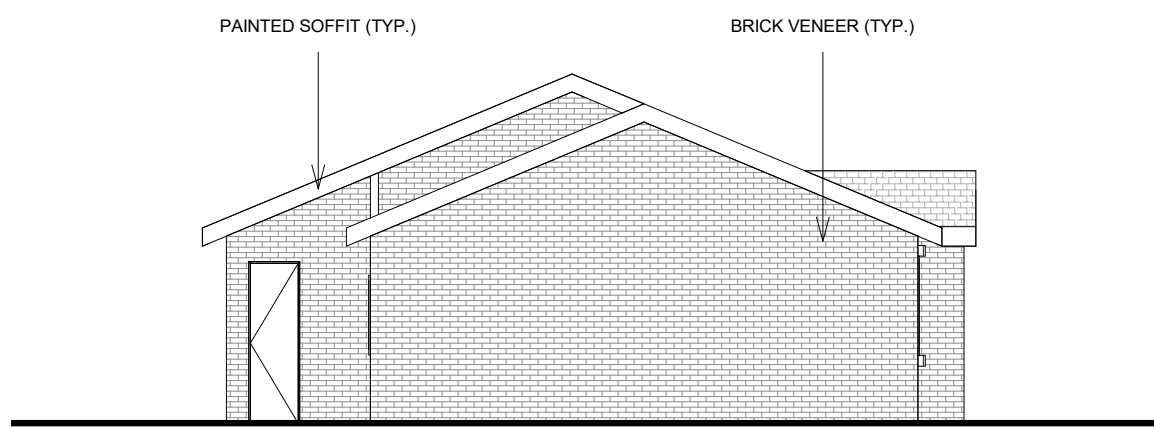
A2.3



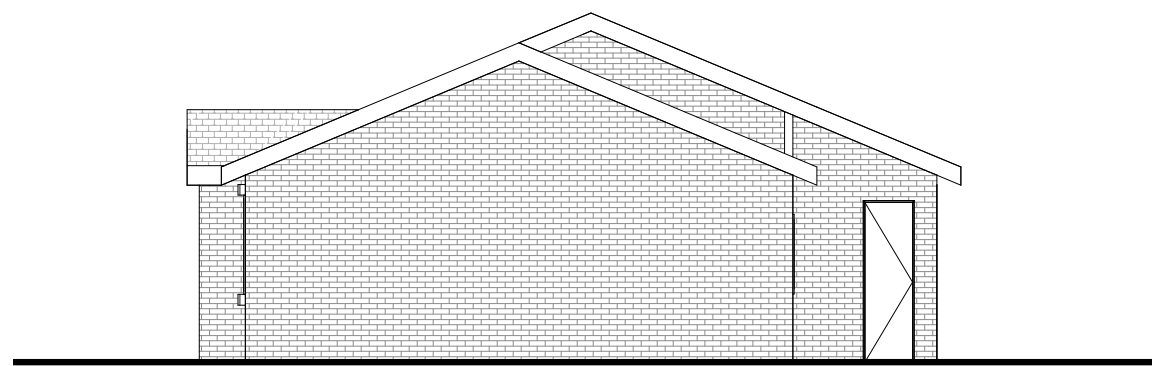
1 FIRST FLOOR PLAN - 3BR-1
A2.3 1/4" = 1'-0"



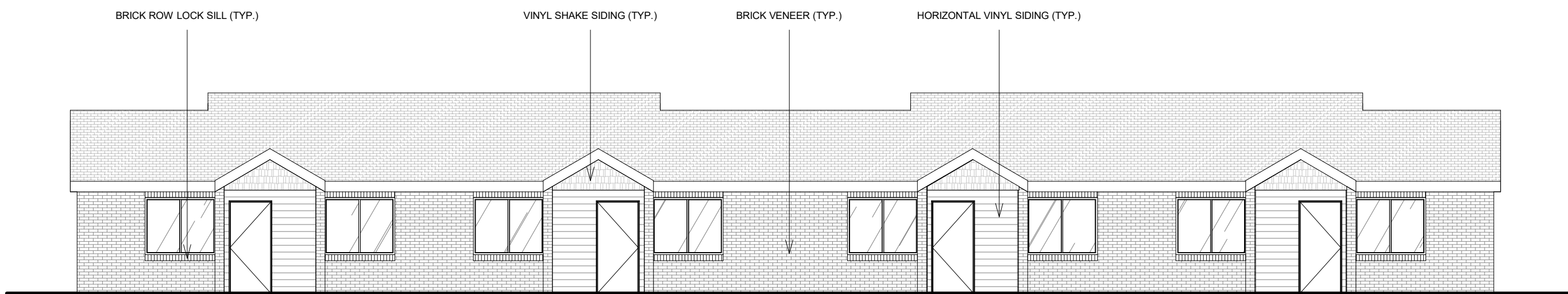
7 BUILDING A & B REAR
A4.1 1/8" = 1'-0"



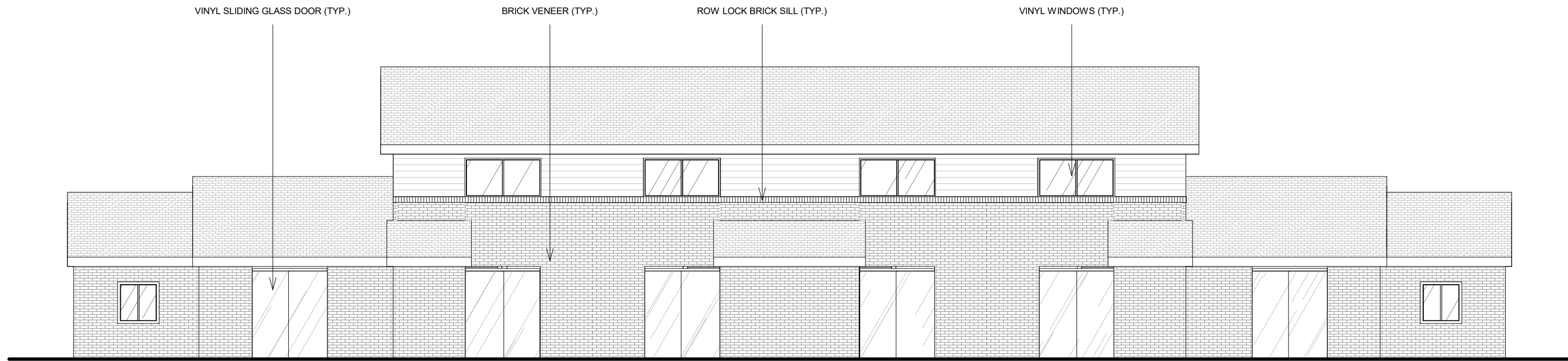
3 BUILDING A & B LEFT
A4.1 1/8" = 1'-0"



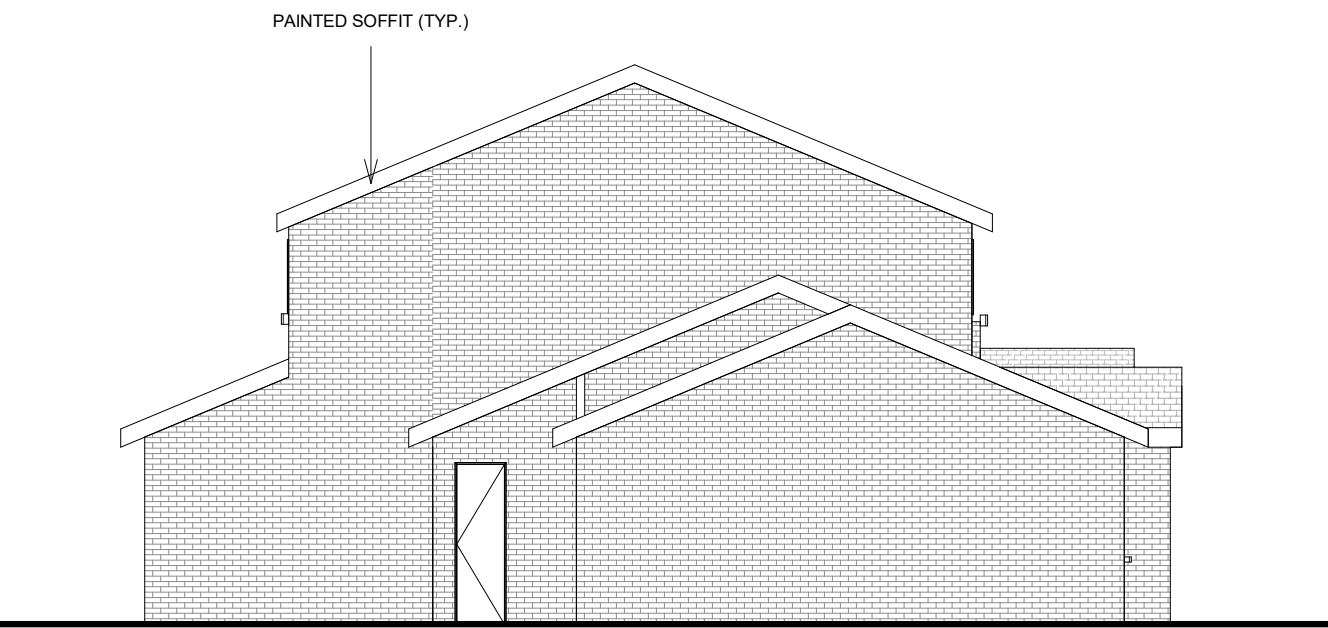
4 BUILDING A & B RIGHT
A4.1 1/8" = 1'-0"



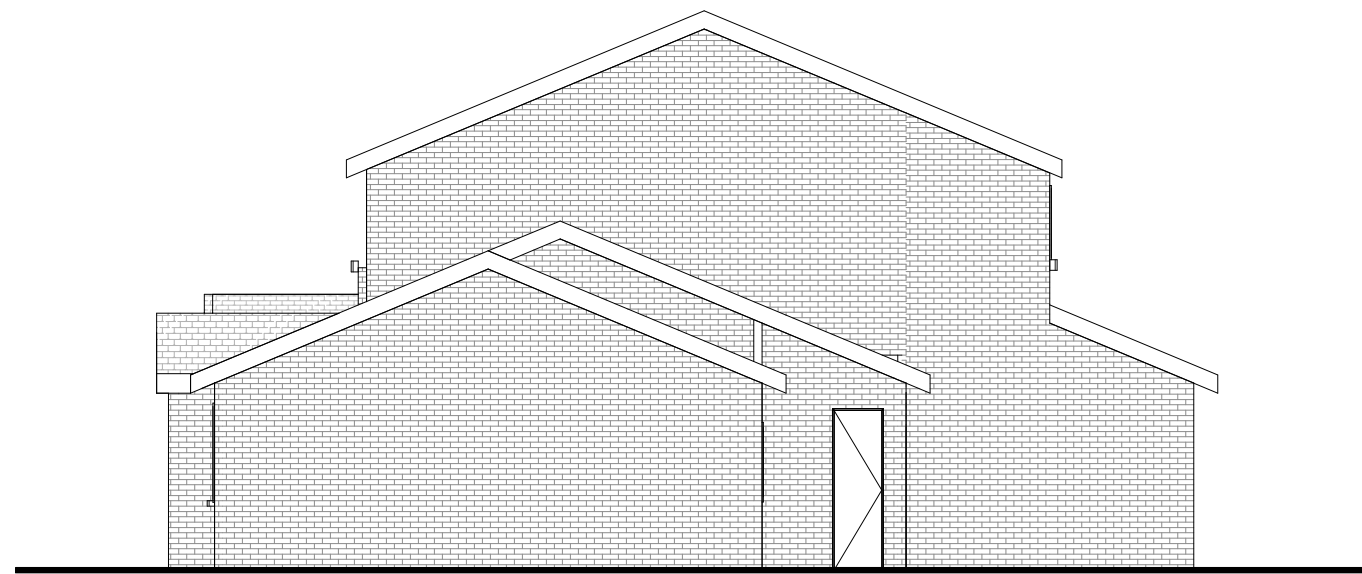
2 BUILDING A & B FRONT
A4.1 1/8" = 1'-0"



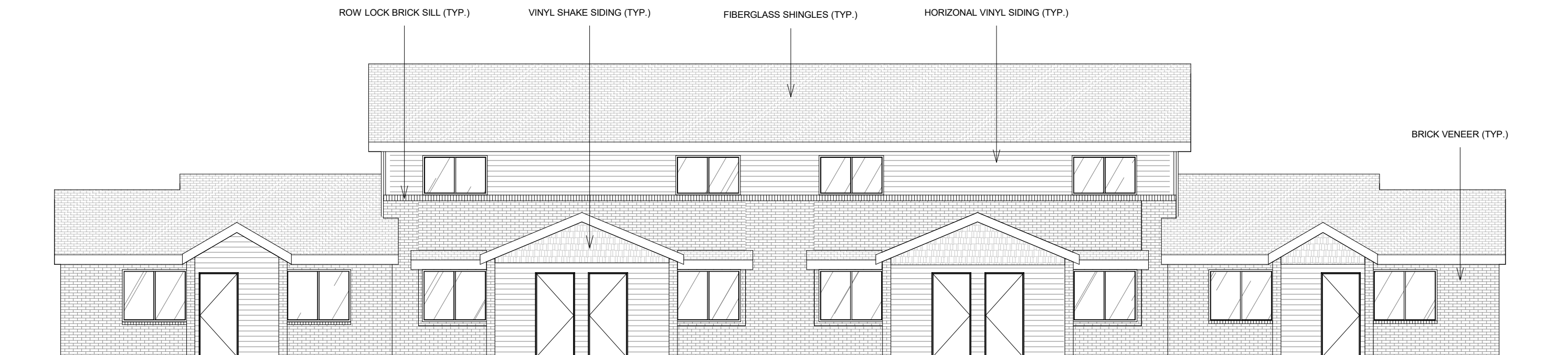
8 BUILDING D REAR
A4.1 1/8" = 1'-0"



5 BUILDING D LEFT
A4.1 1/8" = 1'-0"



6 BUILDING D RIGHT
A4.1 1/8" = 1'-0"

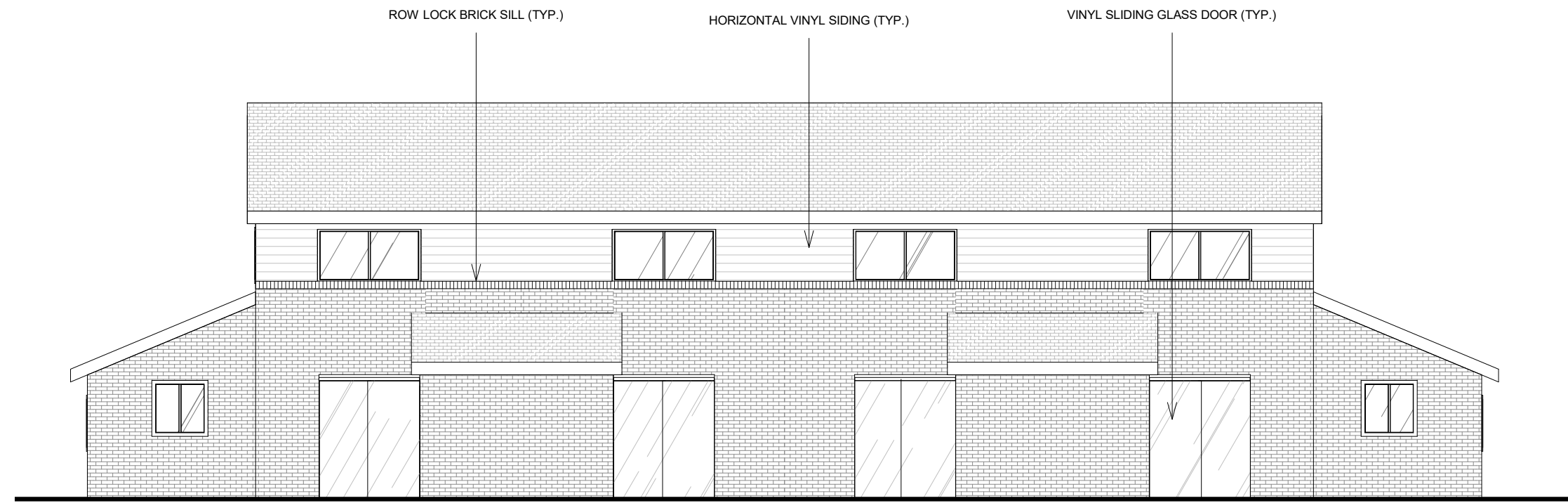


1 BUILDING D FRONT
A4.1 1/8" = 1'-0"

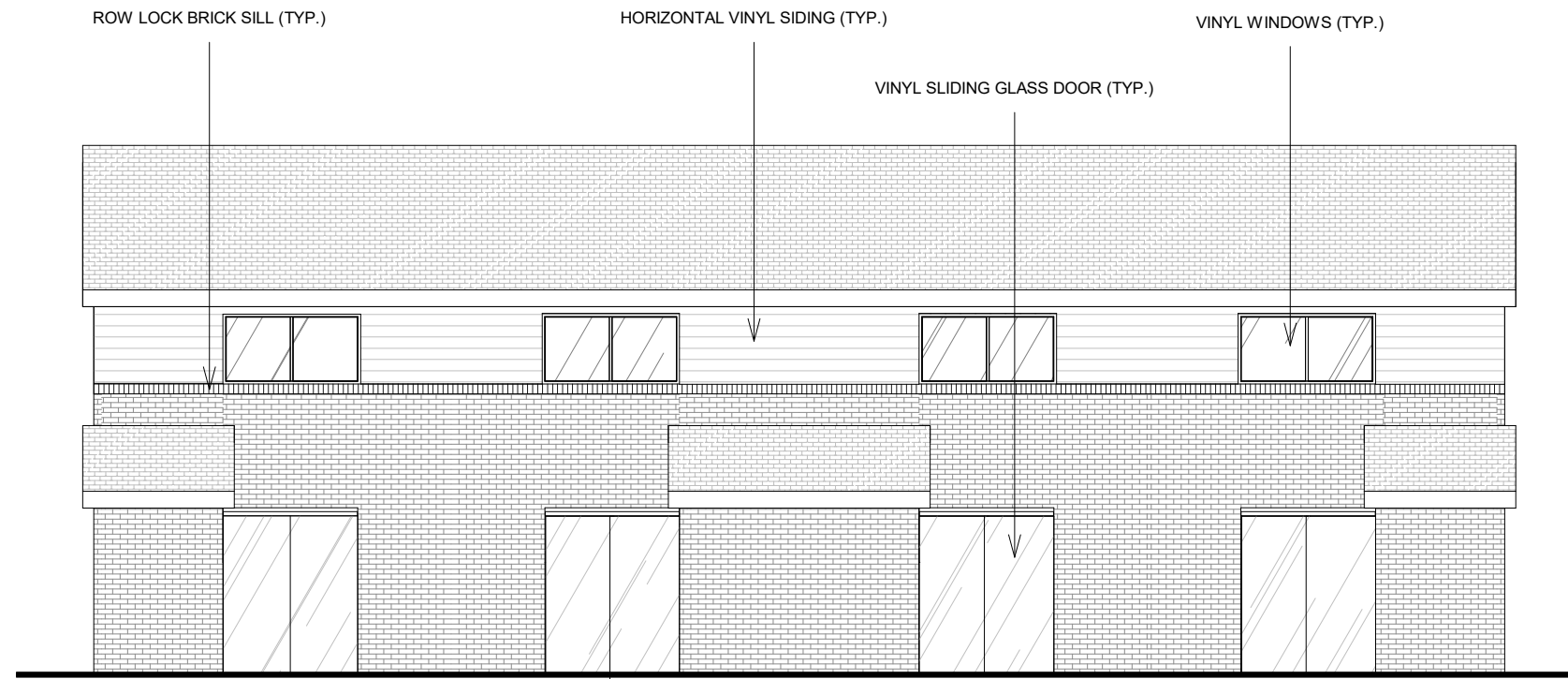
SCOPE OF WORK (ELEVATIONS)

- REMOVE AND REPLACE DAMAGED EXTERIOR DOORS
- REMOVE AND REPLACE WINDOWS WITH ENERGY STAR WINDOWS
- REMOVE AND REPLACE DAMAGED SIDING
- REMOVE AND REPLACE DAMAGED ROOFING

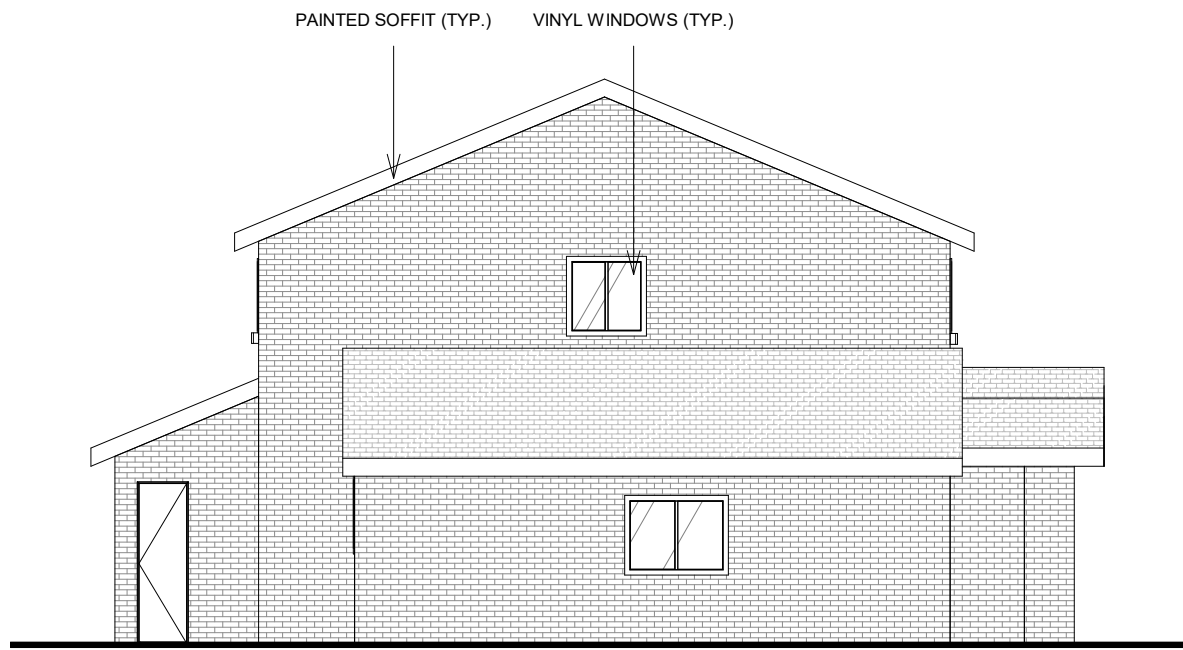
NOTE : ALL NOTED MATERIALS IN ELEVATIONS ARE EXISTING



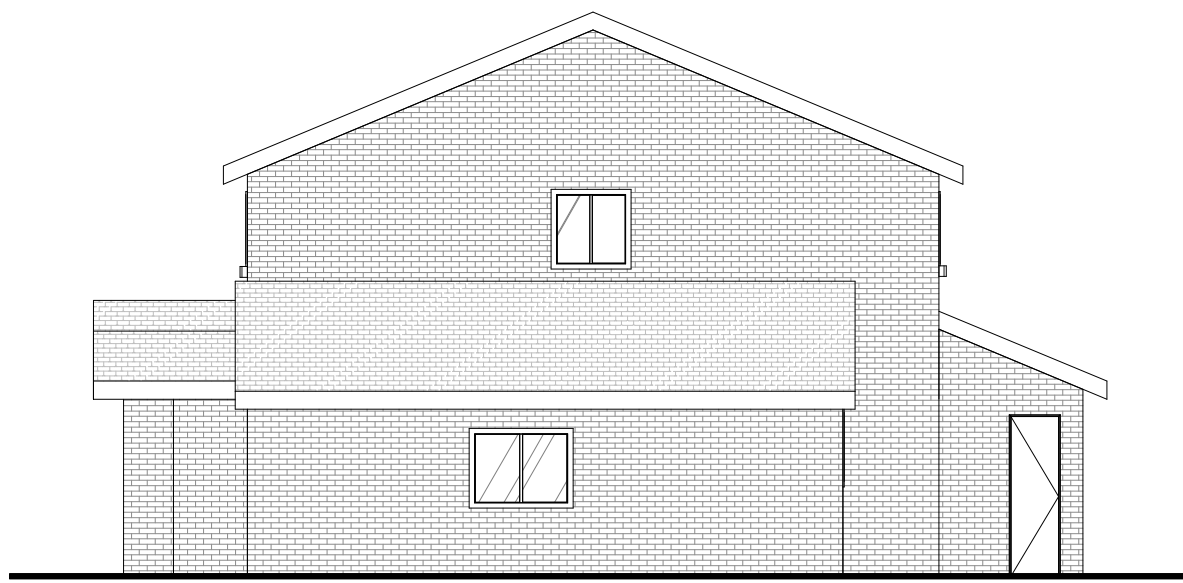
7 BUILDING E REAR
A4.2 1/8" = 1'-0"



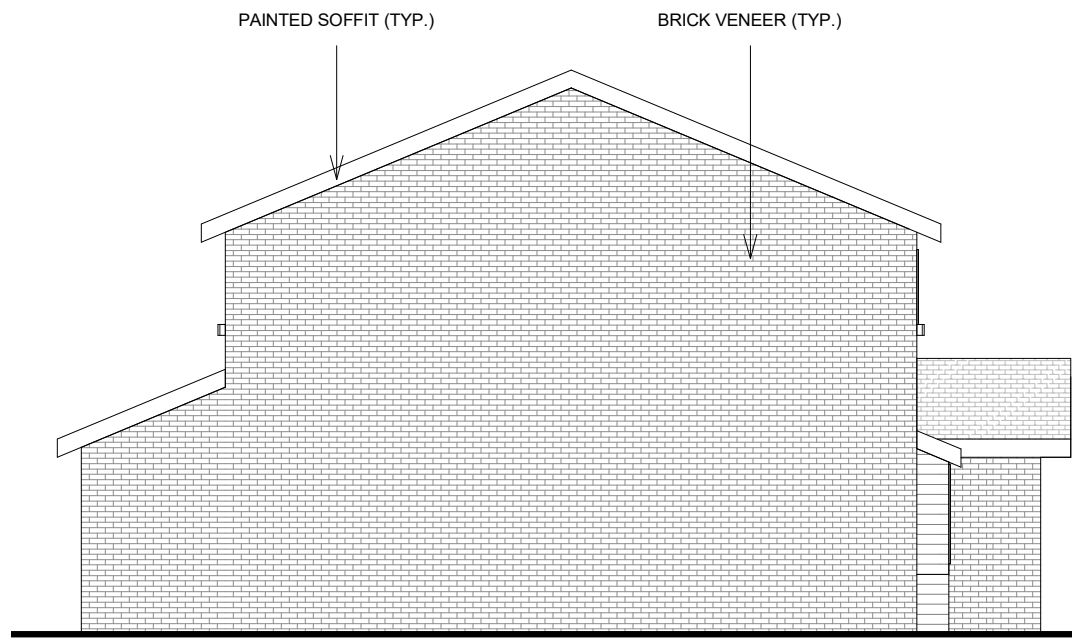
8 BUILDING F REAR
A4.2 1/8" = 1'-0"



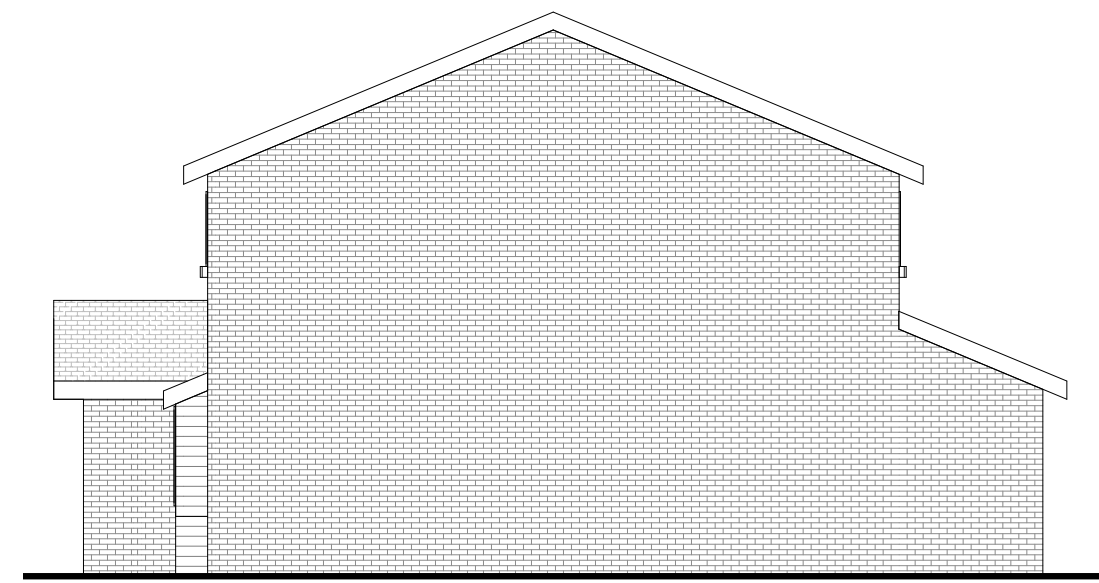
3 BUILDING E LEFT
A4.2 1/8" = 1'-0"



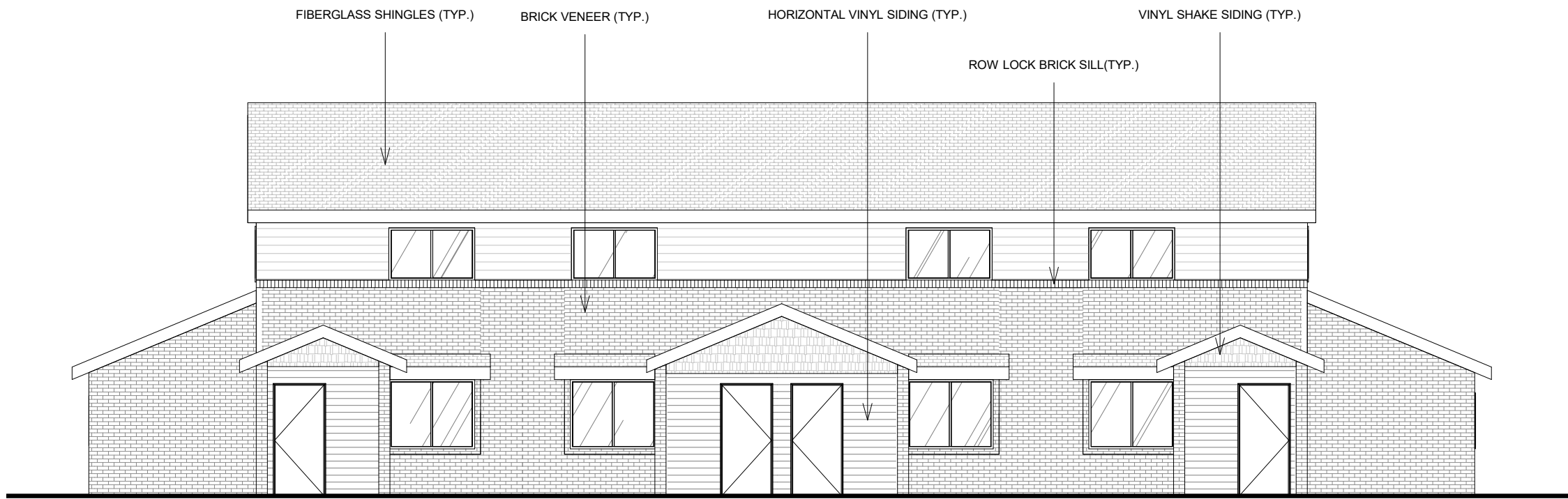
4 BUILDING E RIGHT
A4.2 1/8" = 1'-0"



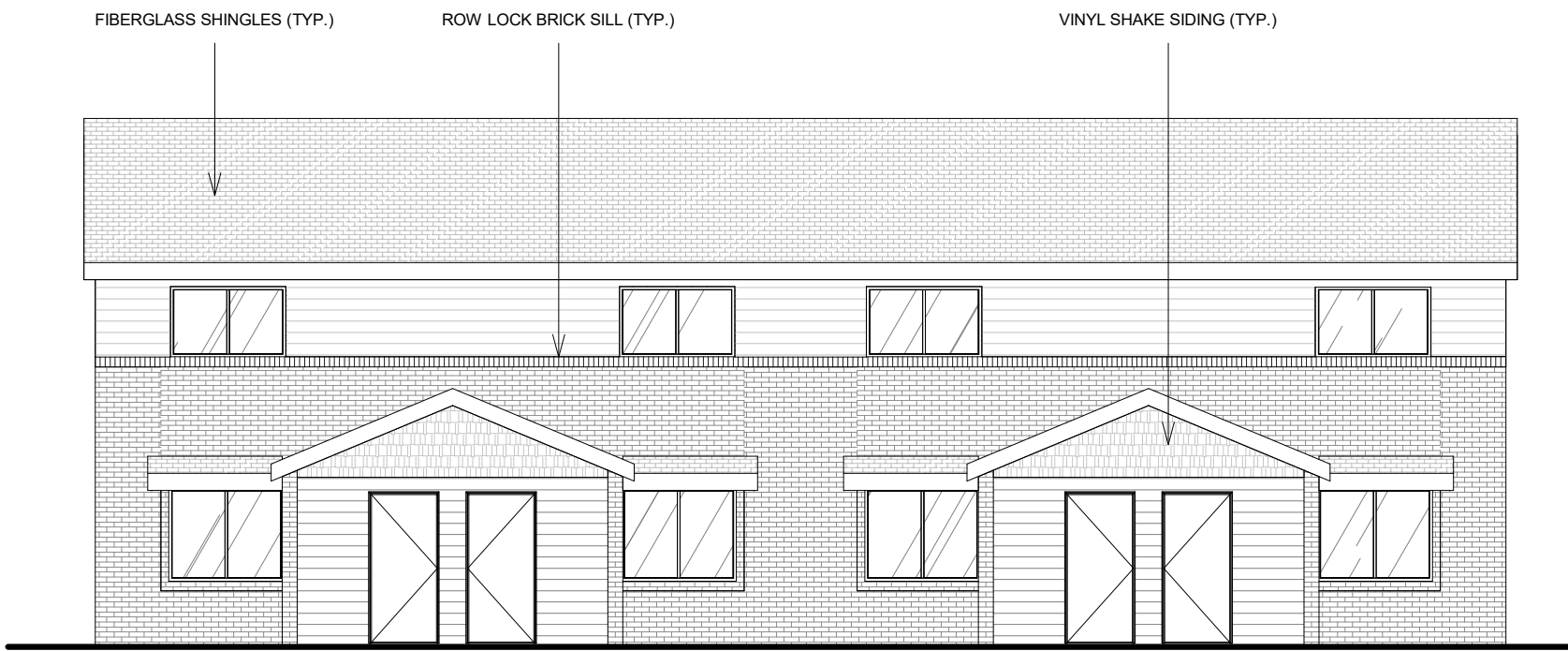
5 BUILDING F LEFT
A4.2 1/8" = 1'-0"



6 BUILDING F RIGHT
A4.2 1/8" = 1'-0"



2 BUILDING E FRONT
A4.2 1/8" = 1'-0"



1 BUILDING F FRONT
A4.2 1/8" = 1'-0"

SCOPE OF WORK (ELEVATIONS)

- REMOVE AND REPLACE DAMAGED EXTERIOR DOORS
- REMOVE AND REPLACE WINDOWS WITH ENERGY STAR WINDOWS
- REMOVE AND REPLACE DAMAGED SIDING
- REMOVE AND REPLACE DAMAGED ROOFING

NOTE : ALL NOTED MATERIALS IN ELEVATIONS ARE EXISTING

PROJECT NUMBER 2023.0005

ISSUANCE
NO. DATE DESCRIPTION
1 2024.05.24 APPLICATION PLANS

NOT FOR
CONSTRUCTION

Copyright © 2024 HDJ Inc. All Rights Reserved

EXTERIOR
ELEVATIONS
BUILDING E AND F

A4.2