

RENOVATION

LANCASTER MANOR

201 CHESTERFIELD AVENUE, LANCASTER, SC 29720

AMERICAN COMMUNITY DEVELOPERS, INC.



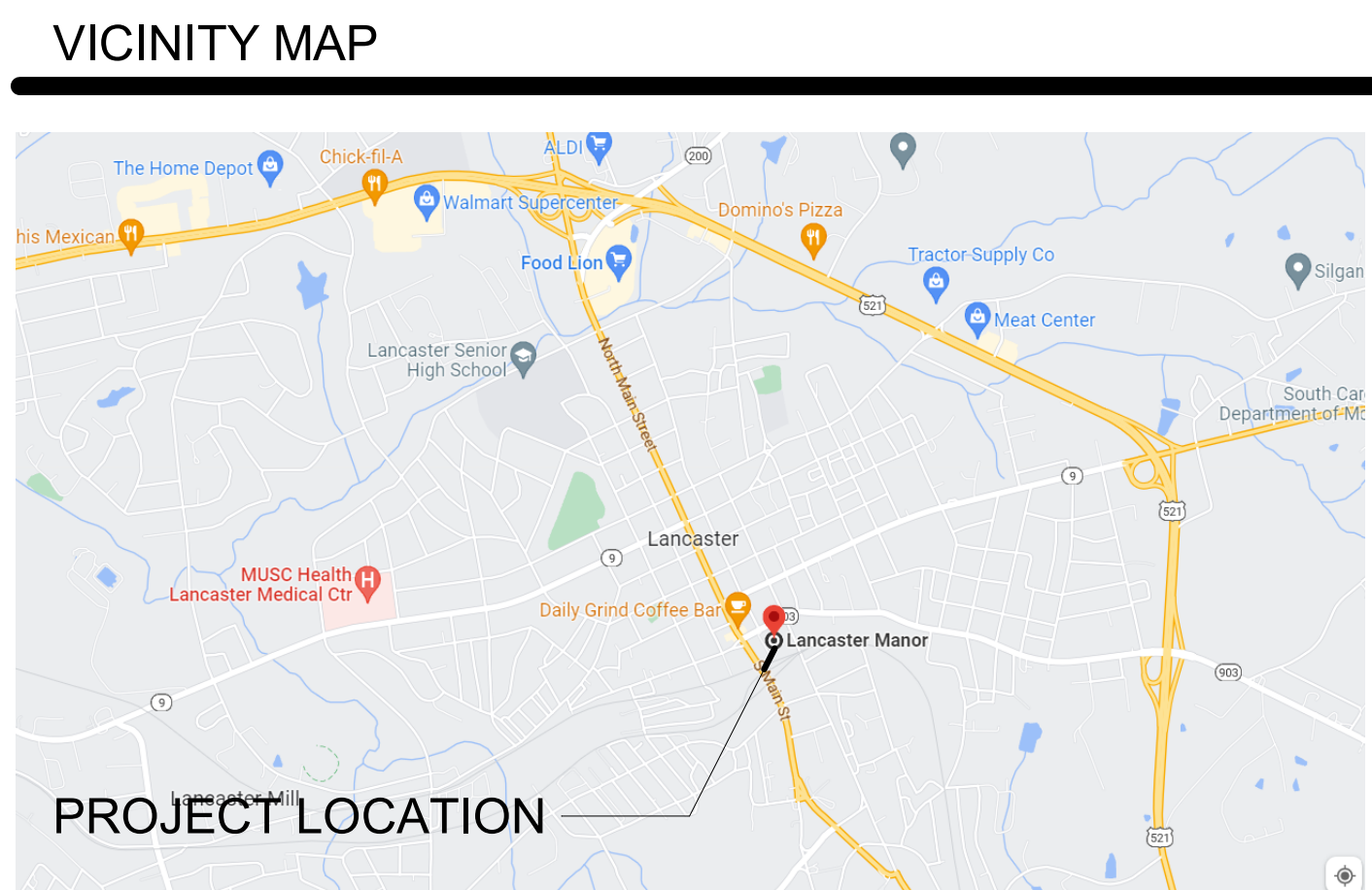
Hooker DeJong Inc.  
ARCHITECTS • ENGINEERS • PLANNERS  
316 Morris Avenue  
Suite 410  
Muskegon, MI 49440  
P 231.722.3407  
F 231.722.2589

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NO.	SHEET NAME
ARCHITECTURAL	
CS0.1	COVERSHEET
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A4.2	EXTERIOR ELEVATIONS
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SHEET TOTAL: 18	

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

PROJECT INFORMATION	
SITE ADDRESS:	201 CHESTERFIELD AVENUE, LANCASTER, SC 29720
SITE AREA:	2.27 ACRES ( 000 SF)
ZONING:	MFR- MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS:	66 UNITS, INCLUDING 4 ADA UNITS
PARKING:	63 TOTAL SPACES INCLUDING HC



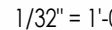
UNIT SUMMARY				
UNIT TYPE	TOTAL AREA (GROSS SF)	HEATED AREA (NET SF)	BEDROOM AREA(S) (NET SF)	TOTAL UNITS
1BR-1	564 SF	521 SF	141 SF	3
1BR-2	564 SF	521 SF	121 SF	57
2BR-1	844 SF	770 SF	109 SF, 146 SF.	5
2BR-2	844 SF	770 SF	99 SF, 131 SF.	1
TOTAL :				66

LANCASTER MANOR

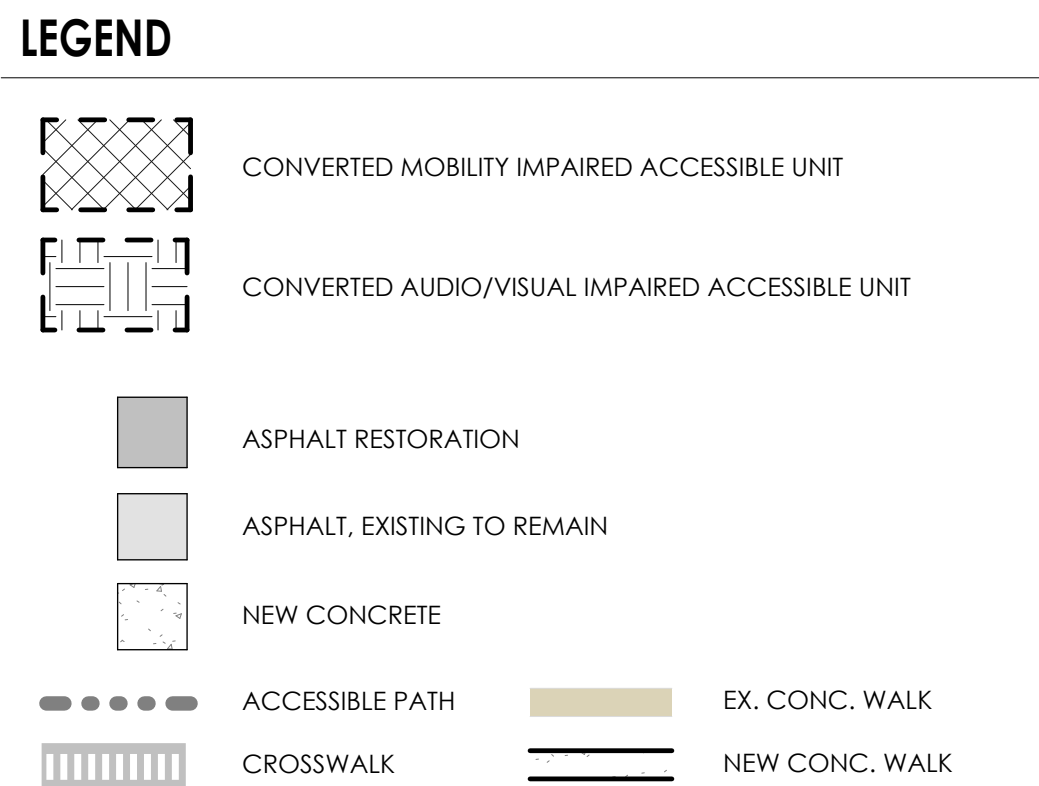
APPLICATION PLANS : MAY 24, 2024

2023.0006





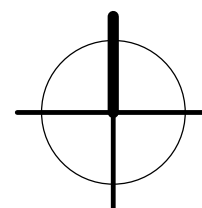
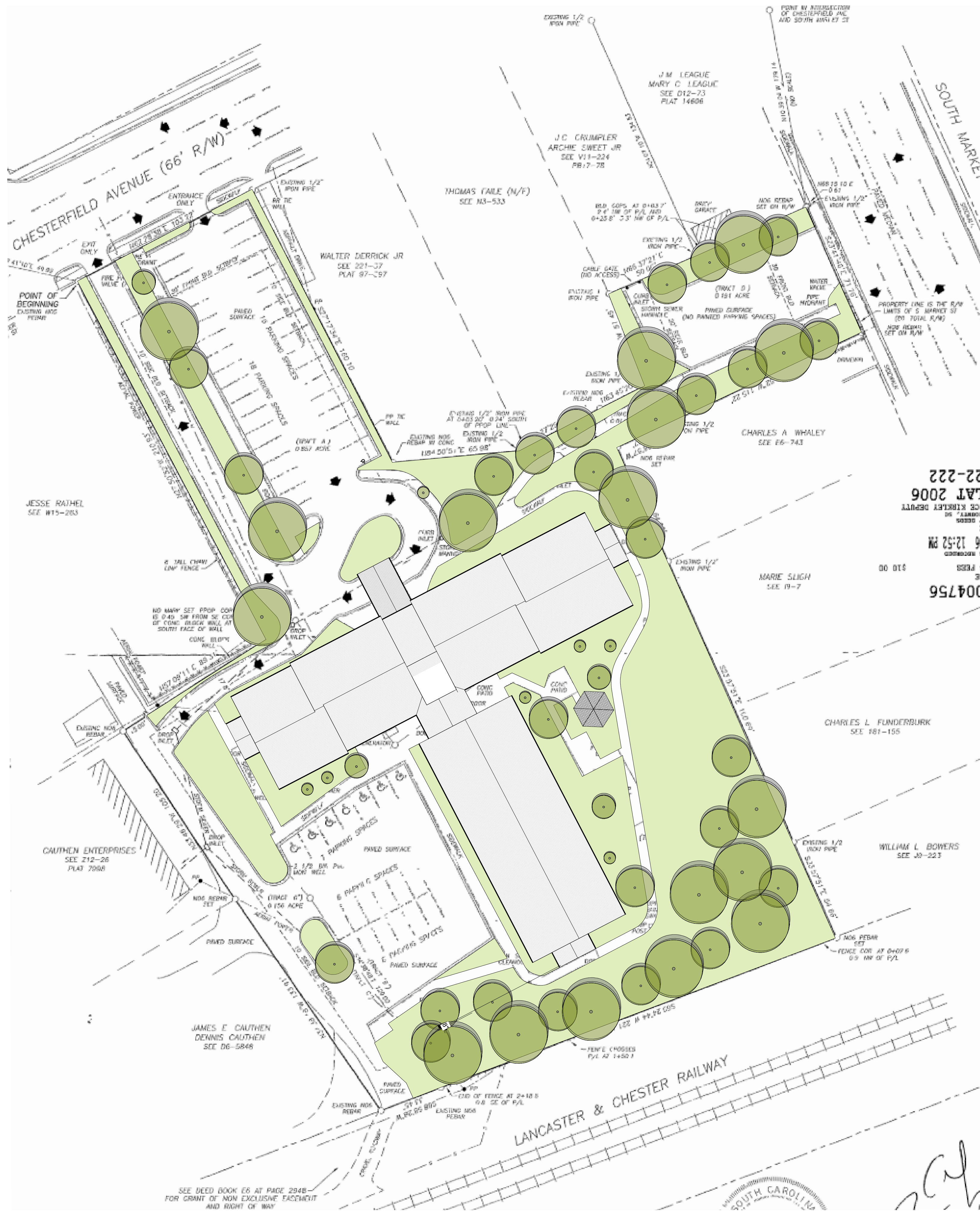












1  
AS1.1

## LANDSCAPE PLAN

1" = 30'-0"

### SCOPE OF WORK (SITE WORK)

- 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



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## RENOVATION LANCASTER MANOR 201 CHESTERFIELD AVENUE, LANCASTER, SC 29720 AMERICAN COMMUNITY DEVELOPERS, INC.

PROJECT NUMBER 2023.0006

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1	2024.05.24	APPLICATION PLANS

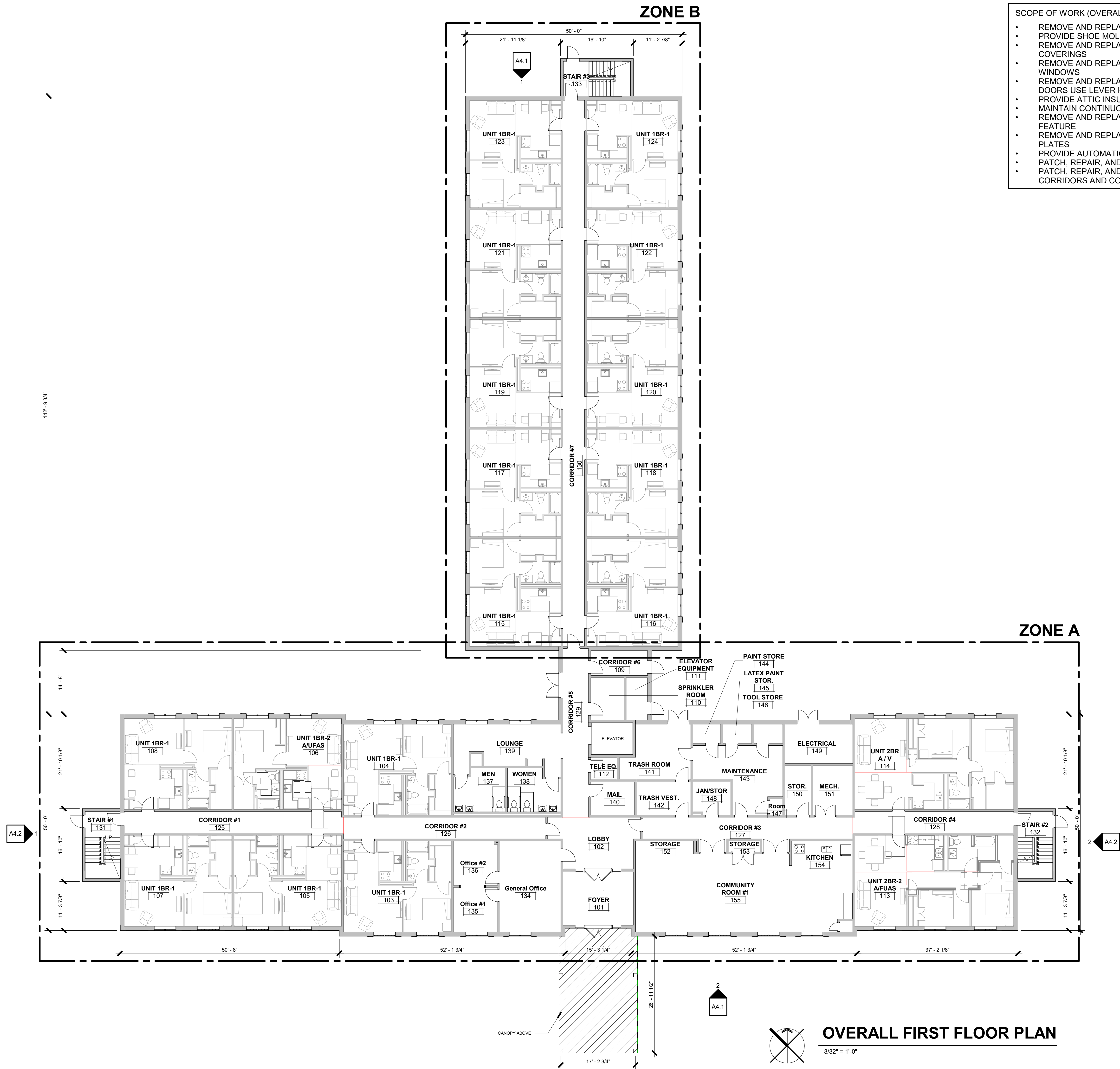
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LANDSCAPE PLAN

AS1.1





SCOPE OF WORK (OVERALL BUILDING)

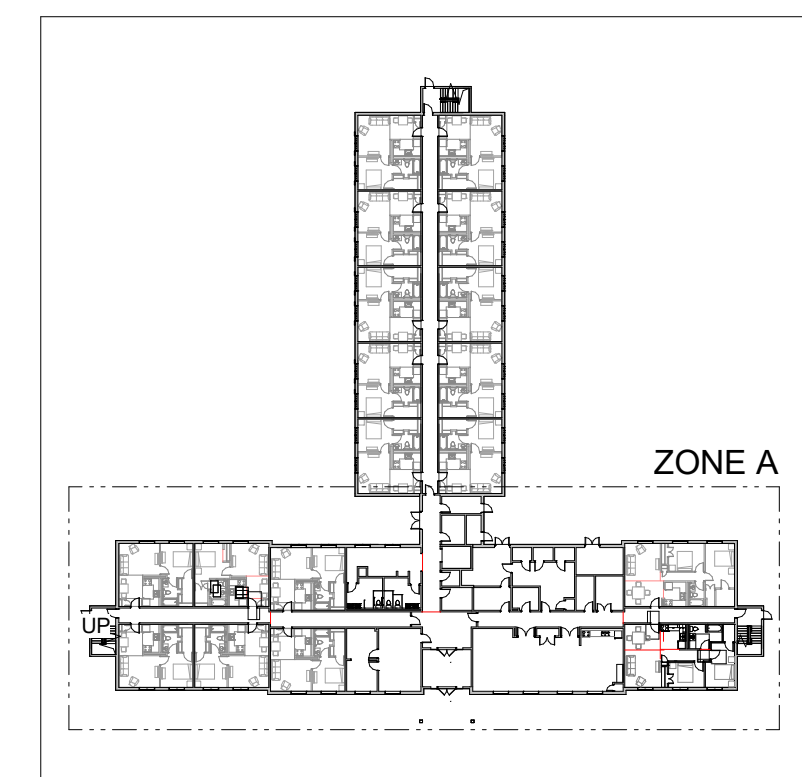
- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT
- PROVIDE SHOE MOLDING IN AREAS WITH VINYL FLOORING
- REMOVE AND REPLACE WINDOW BLINDS WITH NON-METAL COVERINGS
- REMOVE AND REPLACE WINDOWS WITH ENERGY STAR WINDOWS
- REMOVE AND REPLACE DAMAGED UNIT ENTRY AND EXTERIOR DOORS USE LEVER HANDSET DOOR HARDWARE
- PROVIDE ATTIC INSULATION TO MEET R-30 REQUIREMENTS
- MAINTAIN CONTINUOUS EXISTING FIRE WALLS
- REMOVE AND REPLACE ATTIC ACCESS PANELS WITH LOCKING FEATURE
- REMOVE AND REPLACE RECEPTACLES, SWITCHES AND COVER PLATES
- PROVIDE AUTOMATIC DOOR OPENER AT PRIMARY ENTRANCE
- PATCH, REPAIR, AND PAINT DAMAGED DRYWALL
- PATCH, REPAIR, AND PAINT DAMAGED CEILING THROUGHOUT CORRIDORS AND COMMON SPACES





## FIRST FLOOR PLAN - ZONE A

1/8" = 1'-0"



## KEYPLAN

NOT TO SCALE

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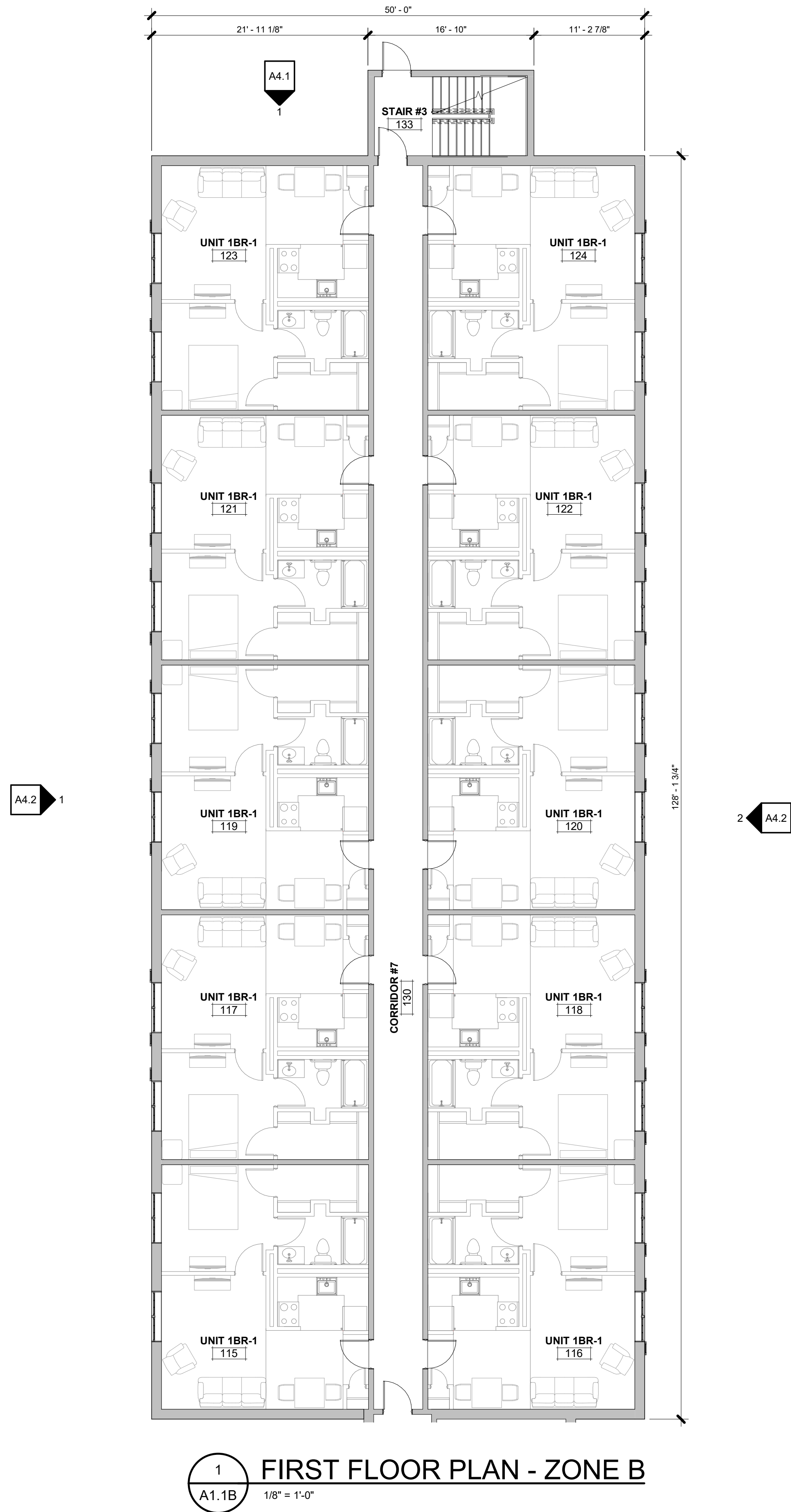
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FIRST FLOOR  
PLAN\_ZONE A

**A1.1A**





- SCOPE OF WORK (OVERALL BUILDING)
- REMOVE AND REPLACE VINYL FLOORING THROUGHOUT
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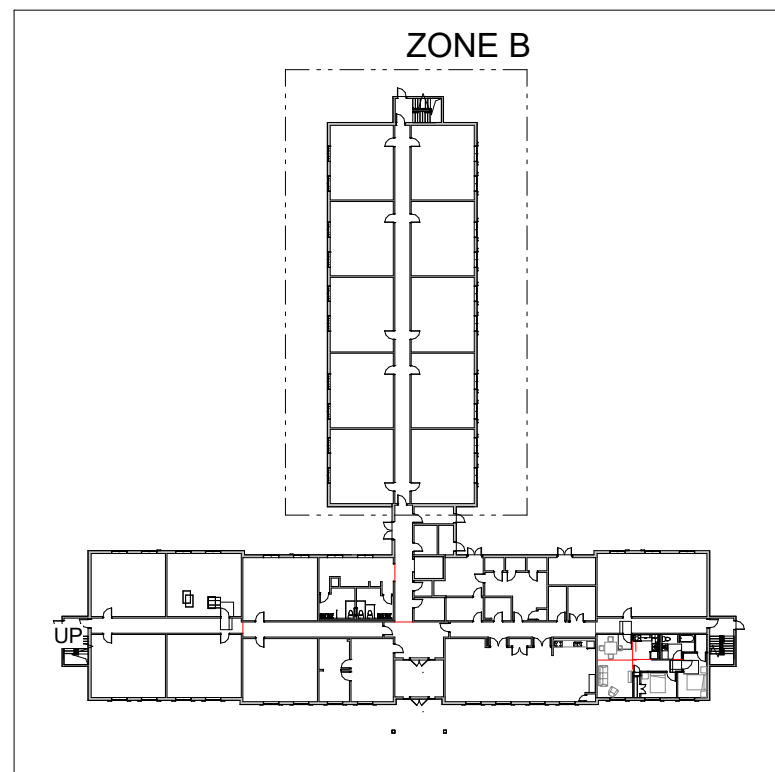
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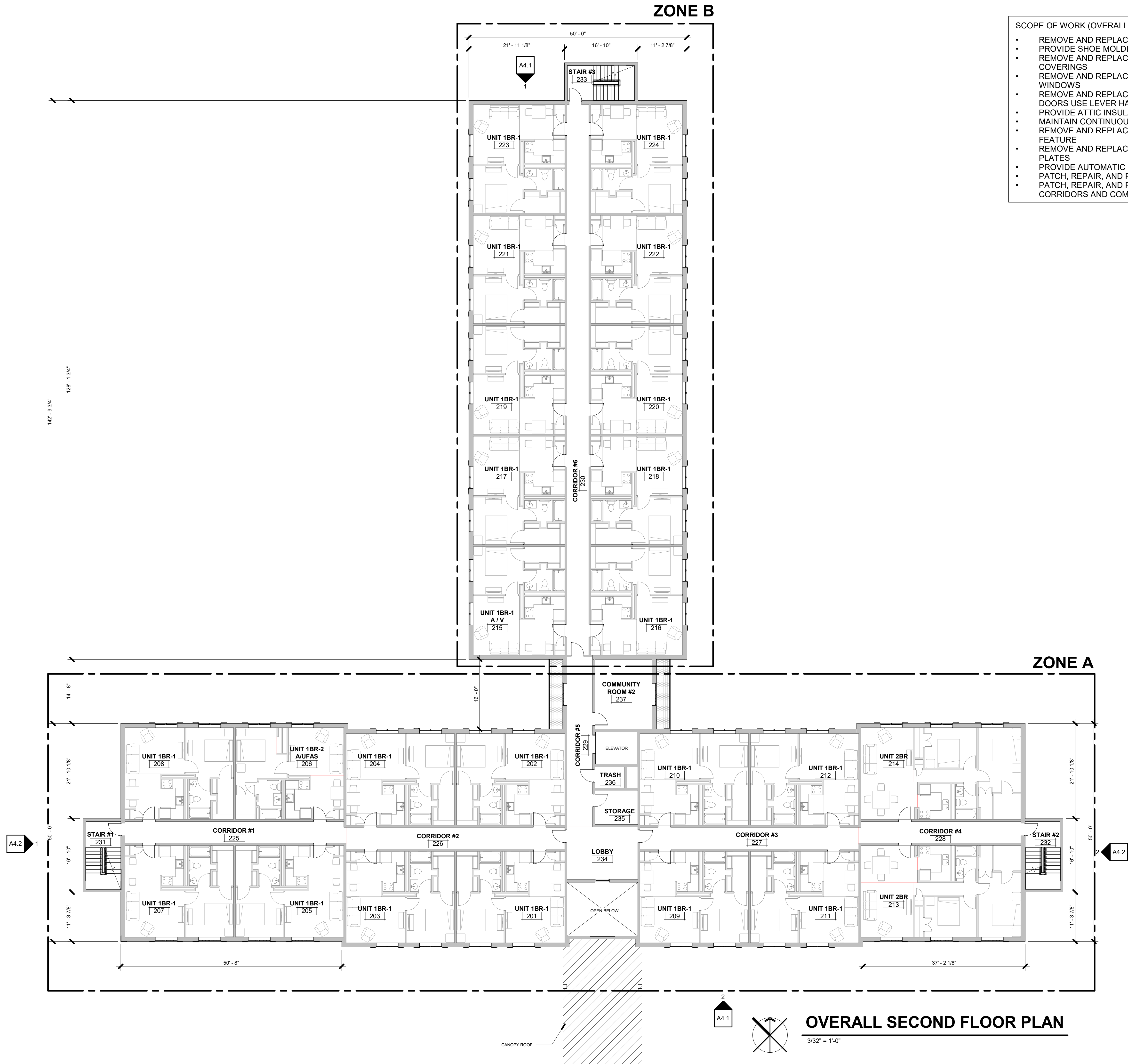
FIRST FLOOR  
PLAN\_ZONE B

A1.1B



KEYPLAN  
NOT TO SCALE





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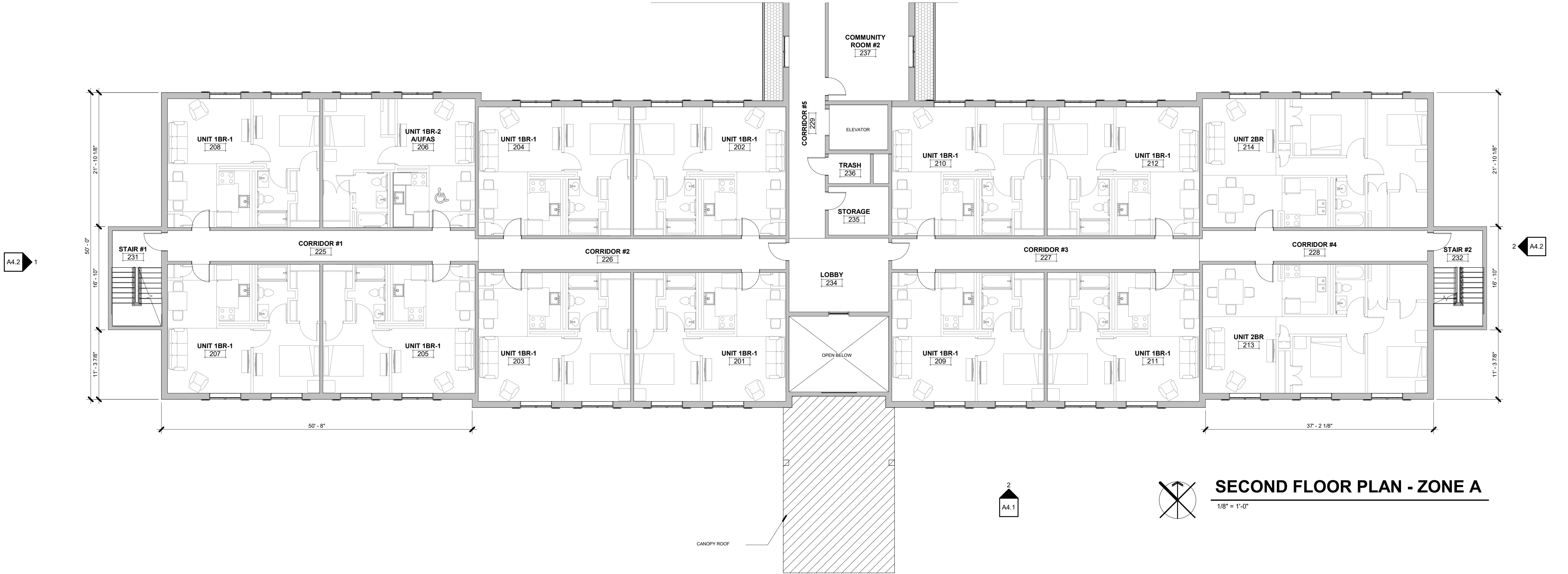
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OVERALL SECOND FLOOR PLAN

**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 USE LEVER HANDSET DOOR HARDWARE
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  - MAINTAIN CONTINUOUS EXISTING FIRE WALLS
  - REMOVE AND REPLACE ATTIC ACCESS PANELS WITH LOCKING FEATURE
  - REMOVE AND REPLACE RECEPTACLES, SWITCHES AND COVER PLATES
  - PROVIDE AUTOMATIC DOOR OPENER AT PRIMARY ENTRANCE
  - PATCH, REPAIR, AND PAINT DAMAGED DRYWALL
  - PATCH, REPAIR, AND PAINT DAMAGED CEILING THROUGHOUT CORRIDORS AND COMMON SPACES

SECOND FLOOR PLAN - ZONE A

1/8" = 1'-0"



KEYPLAN

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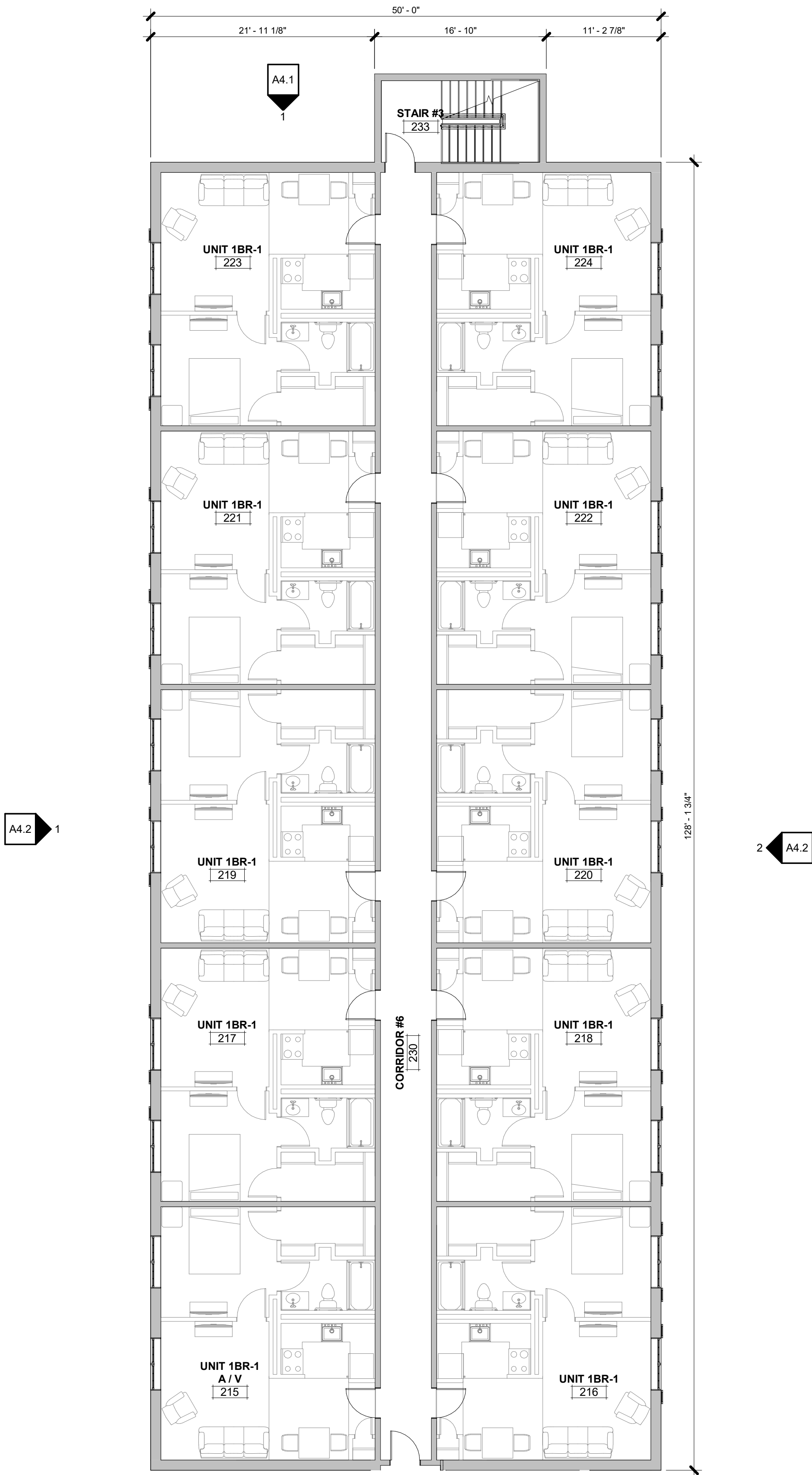
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SECOND FLOOR  
PLAN -ZONE A

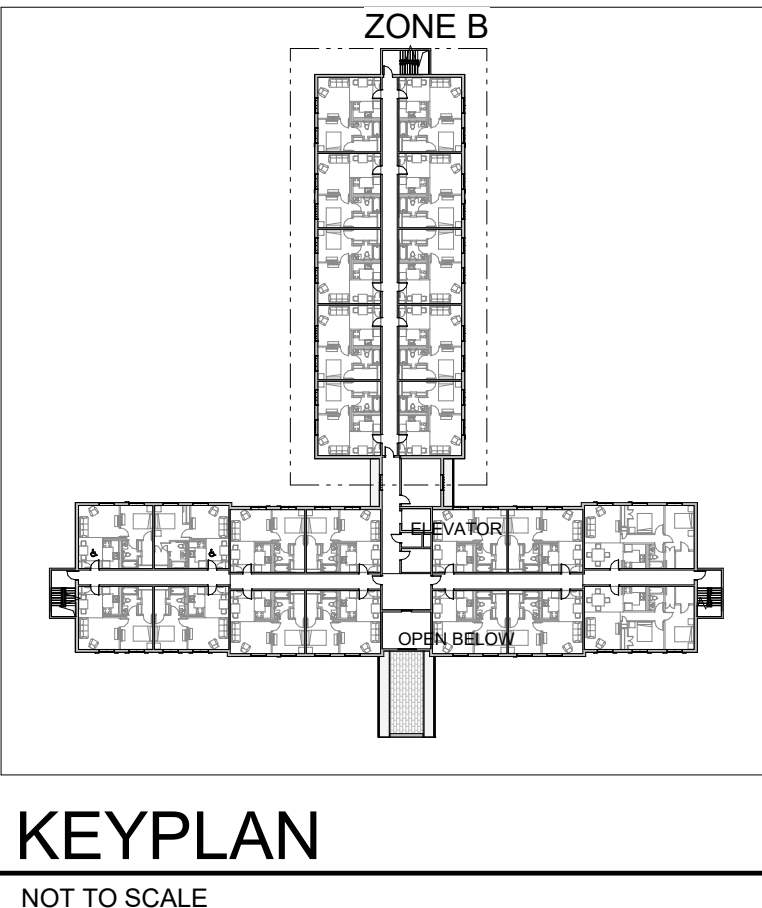
A1.2A





SECOND FLOOR PLAN - ZONE B  
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
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KEYPLAN  
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SECOND FLOOR  
PLAN\_ZONE B

A1.2B




$$\underline{3/32'' = 1'-0''}$$

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### A1.3



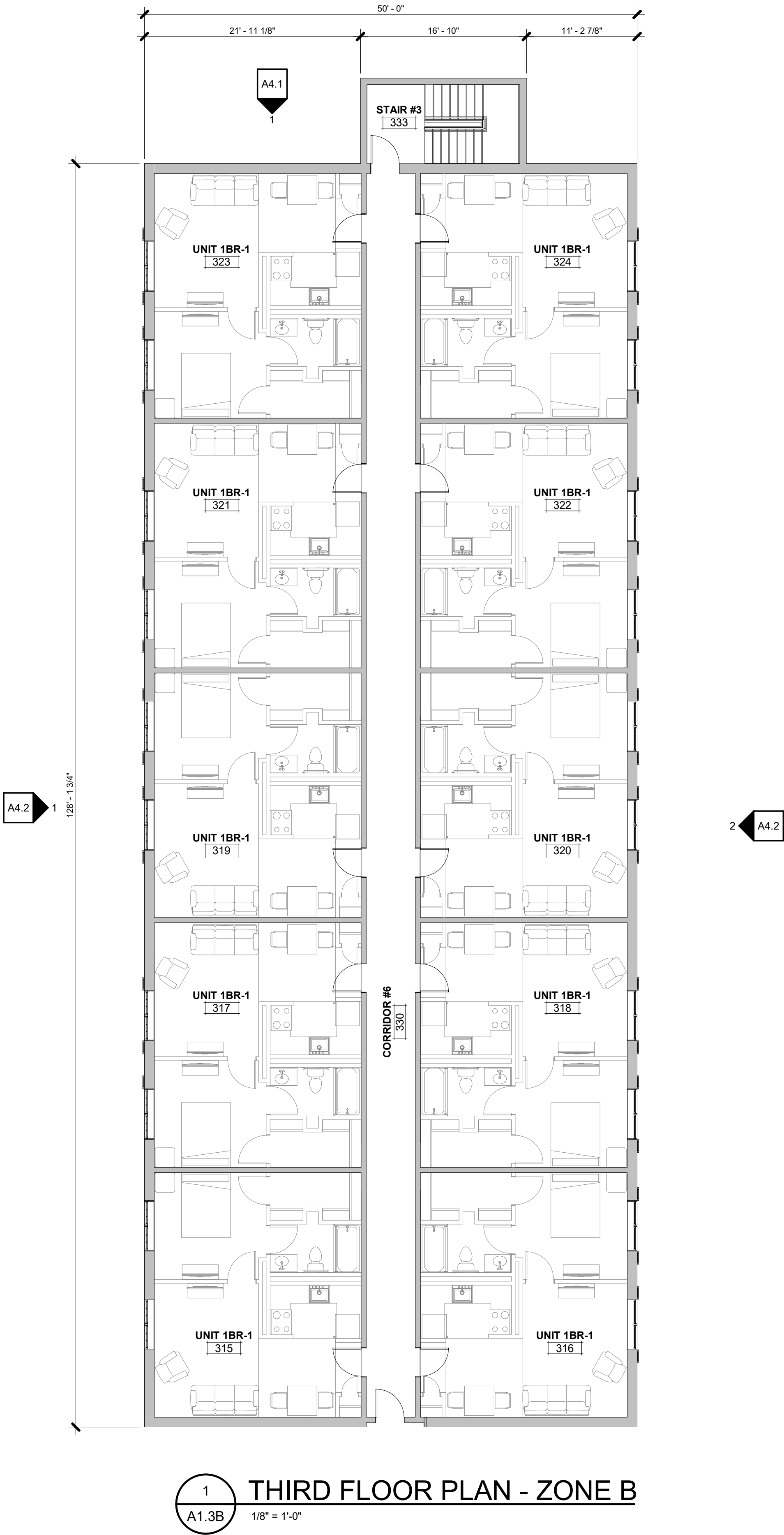


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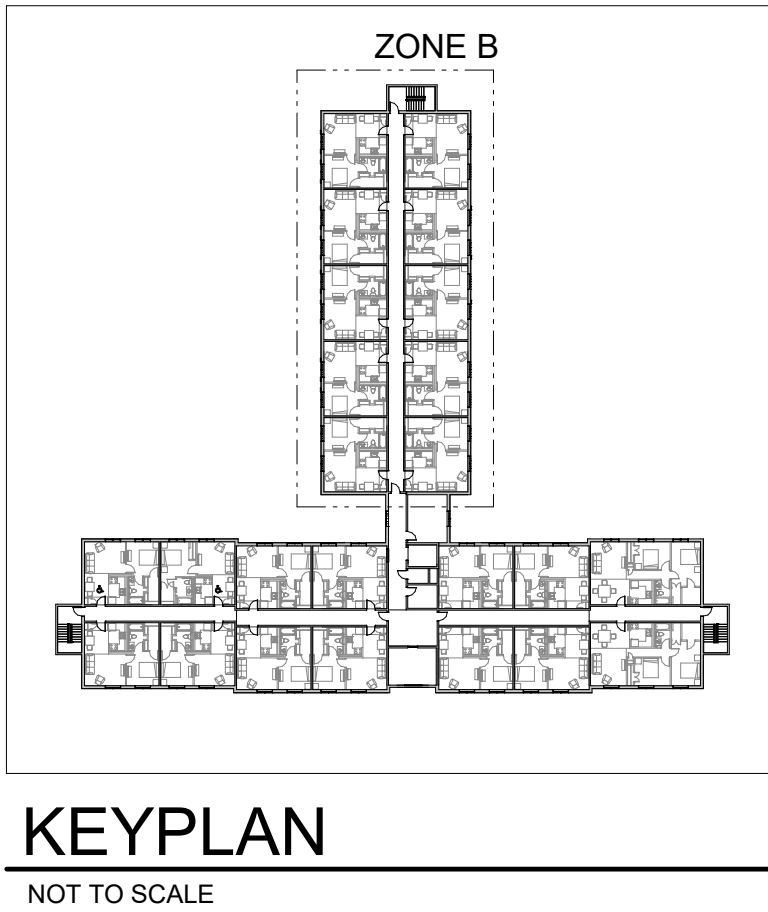
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1 THIRD FLOOR PLAN - ZONE B  
A1.3B 1/8" = 1'-0"

- 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
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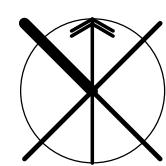
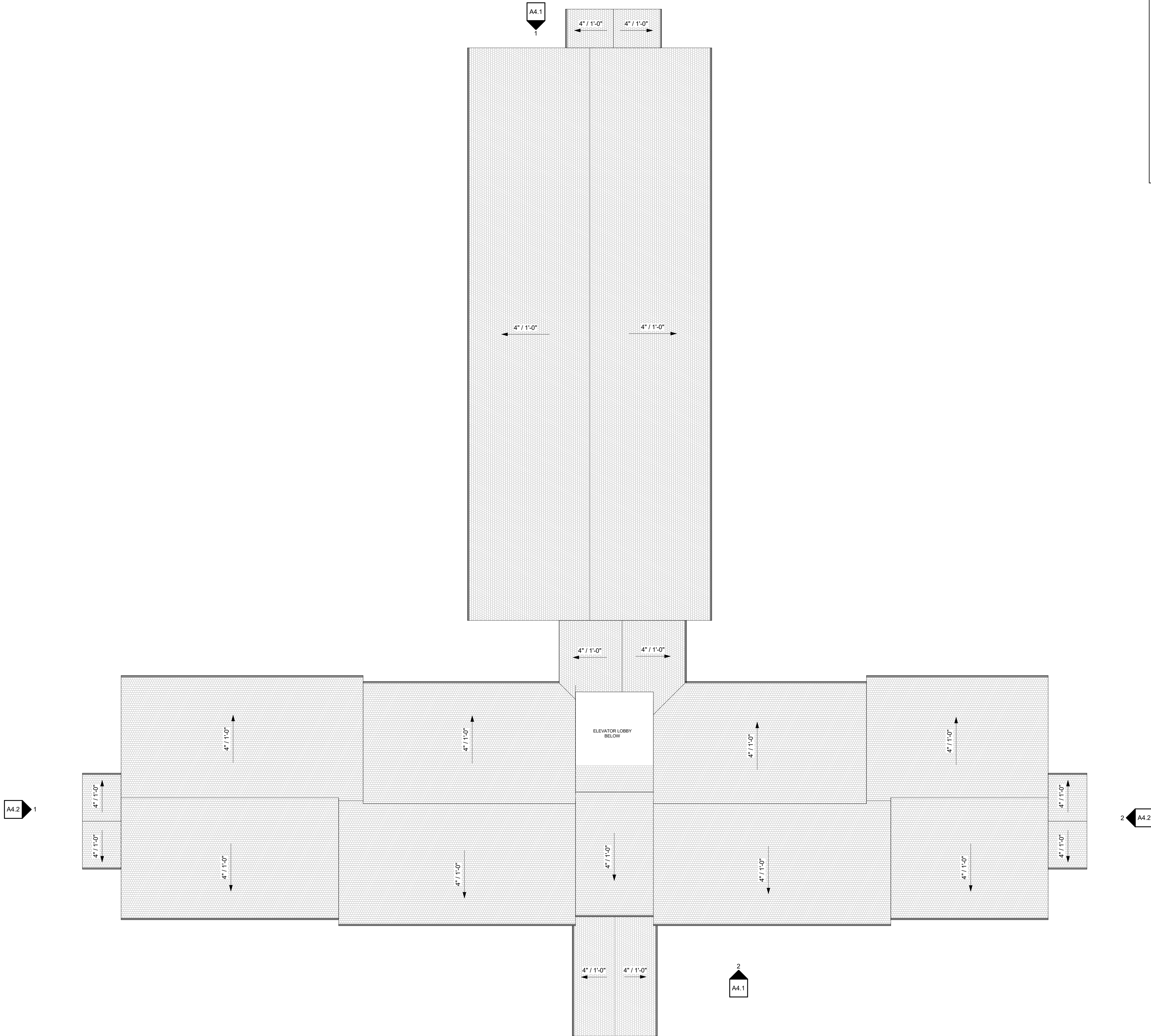
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THIRD FLOOR  
PLAN\_ZONE B

**A1.3B**





## OVERALL ROOF PLAN

3/32" = 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 USE LEVER HANDSET DOOR HARDWARE
- PROVIDE ATTIC INSULATION TO MEET R-30 REQUIREMENTS
- MAINTAIN CONTINUOUS EXISTING FIRE WALLS
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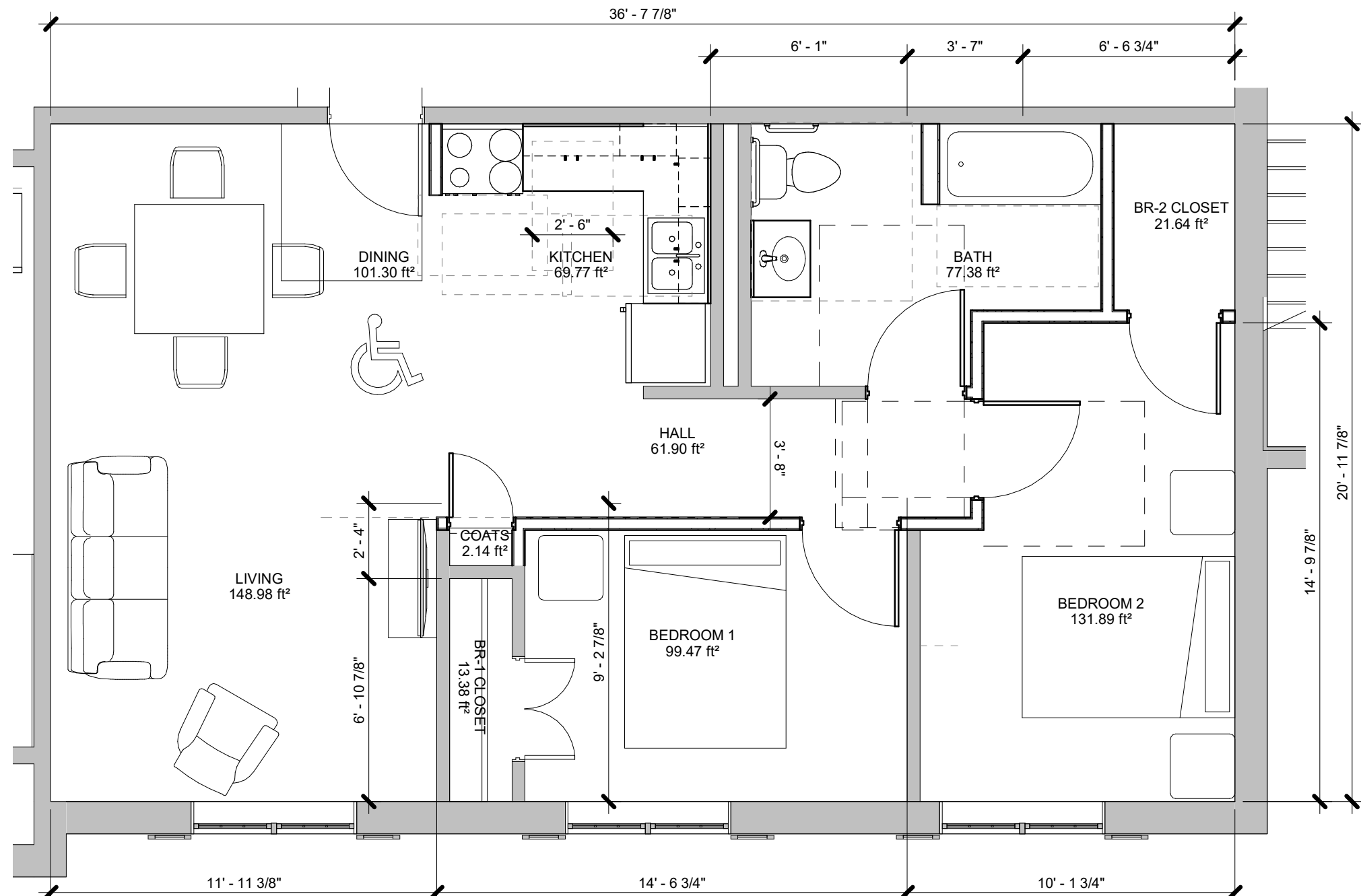
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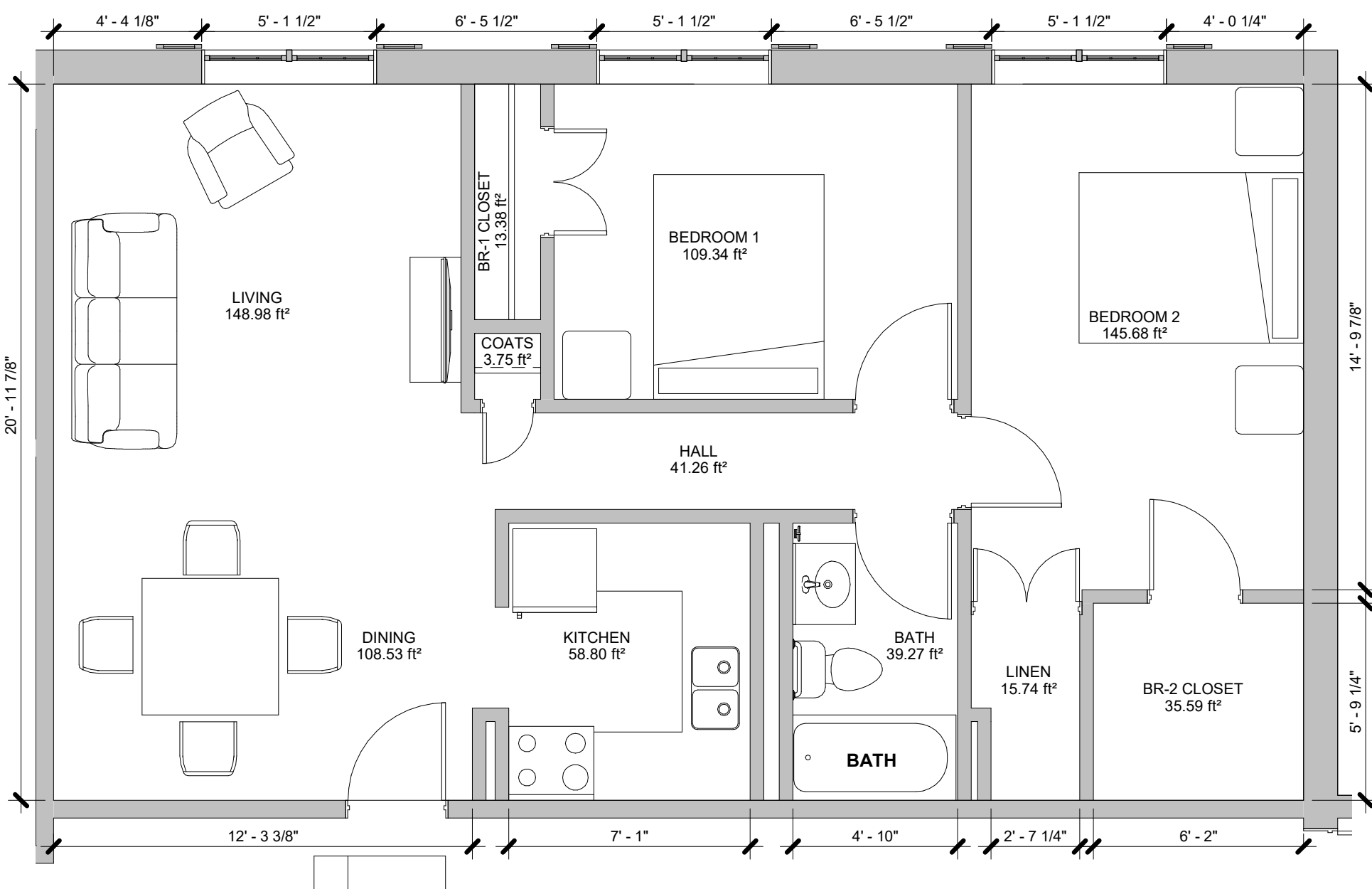
ROOF PLAN

A1.4

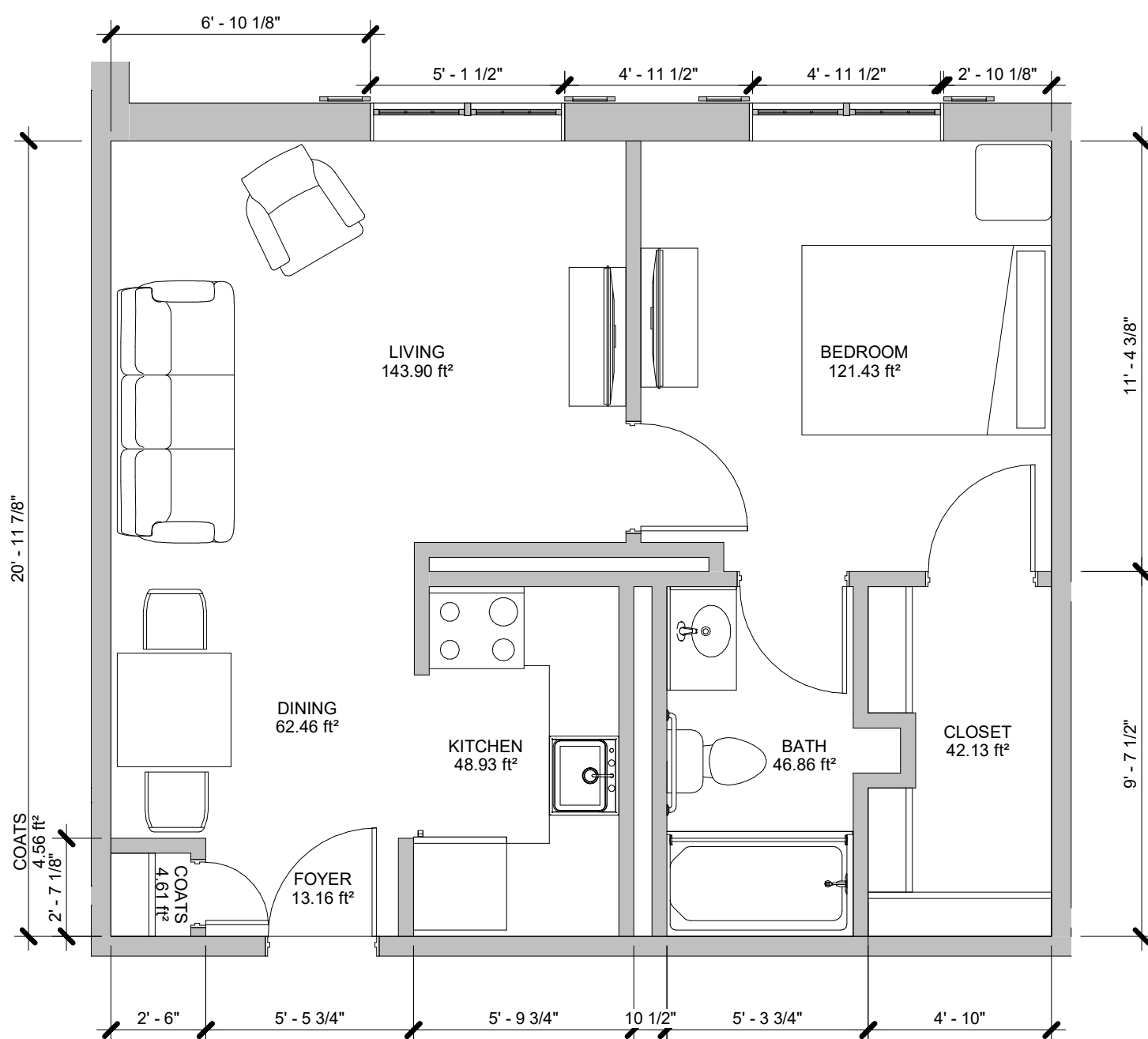




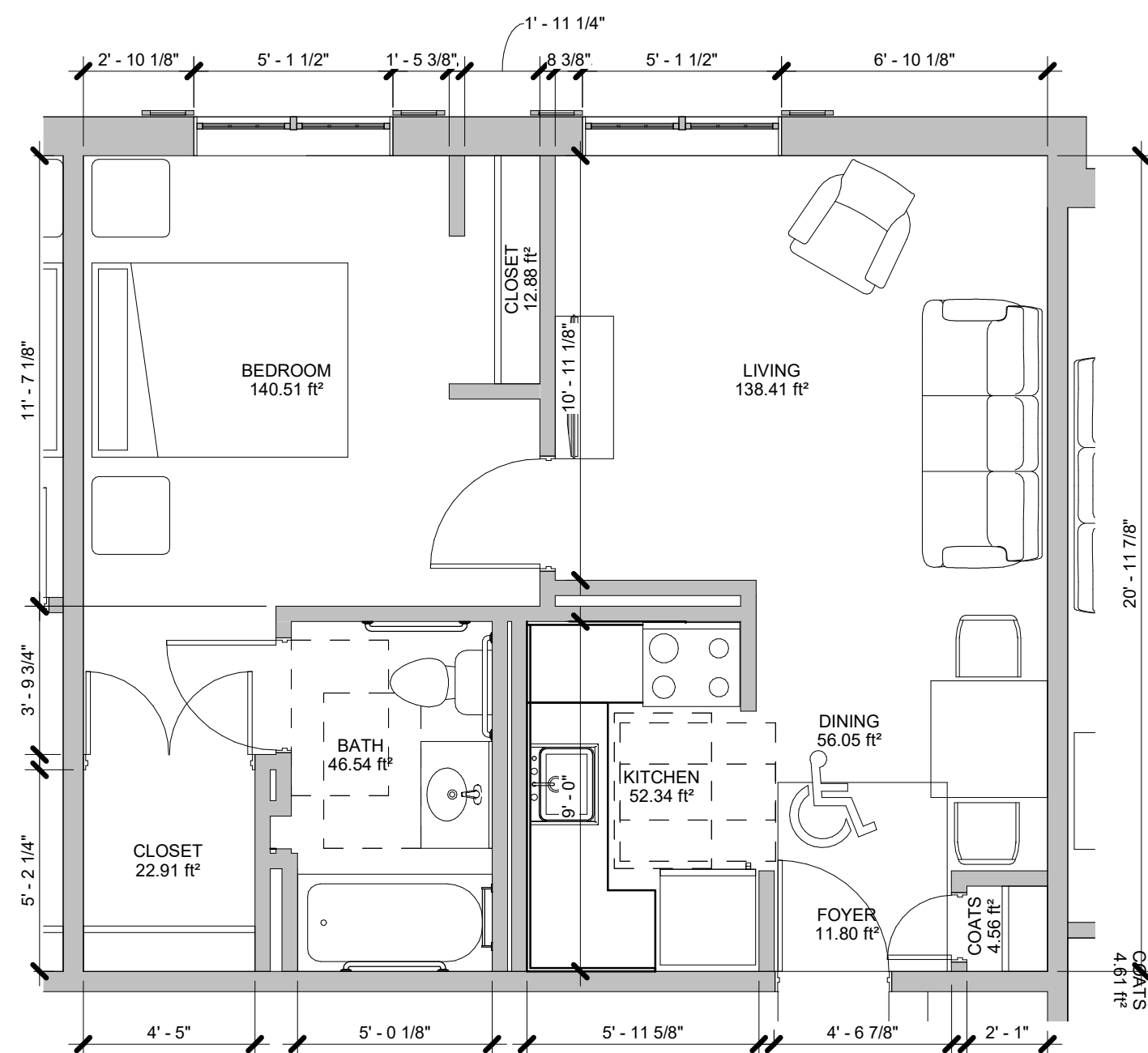
4  
A2.1  
UNIT 2BR-2 TYPE A / UFAS  
1/4" = 1'-0"



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



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



1  
A2.1  
UNIT 1BR-1 TYPE A / UFAS  
1/4" = 1'-0"

UNIT SUMMARY				
UNIT TYPE	TOTAL AREA (GROSS SF)	HEATED AREA (NET SF)	BEDROOM AREA(S) (NET SF)	TOTAL UNITS
1BR-1	564 SF	521 SF	141 SF	3
1BR-2	564 SF	521 SF	121 SF	57
2BR-1	844 SF	770 SF	109 SF, 146 SF.	5
2BR-2	844 SF	770 SF	99 SF, 131 SF.	1

TOTAL: 66

#### 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
- PROVIDE CEILING FAN IN LIVING ROOM AND ALL BEDROOMS. FAN AND LIGHT ARE TO BE WIRED TO SEPERATE SWITCH
- PROVIDE 24" WIDE PANTRY CABINET IN KITCHEN

#### 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
- PROVIDE CEILING FAN IN LIVING ROOM AND ALL BEDROOMS. FAN AND LIGHT ARE TO BE WIRED TO SEPERATE SWITCH

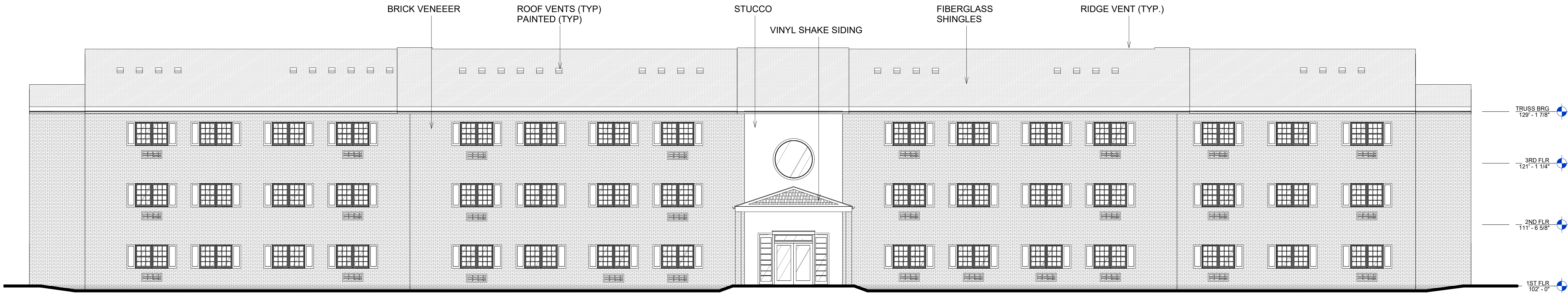


- SCOPE OF WORK (ELEVATIONS)
- REMOVE AND REPLACE DAMAGED EXTERIOR DOORS
  - REMOVE AND REPLACE WINDOWS WITH ENERGY STAR WINDOWS
  - REMOVE AND REPLACE DAMAGED SIDING
  - REMOVE AND REPLACE DAMAGED ROOFING

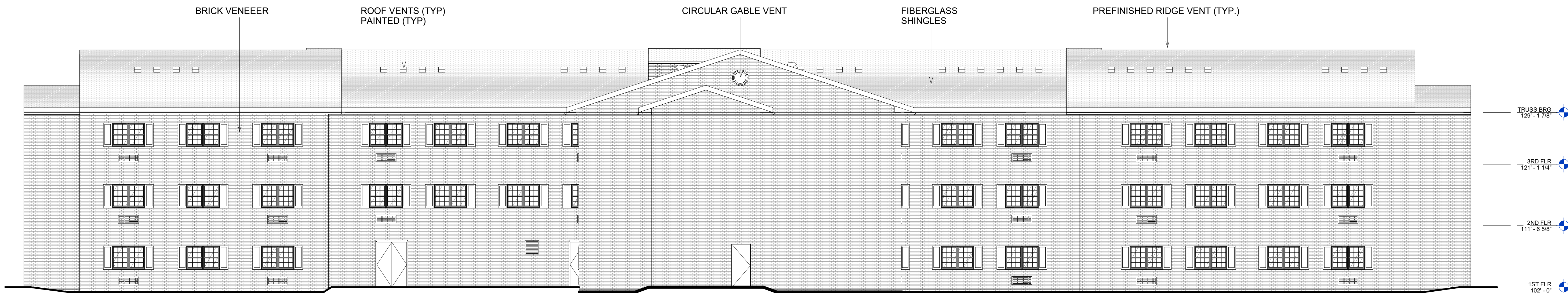
NOTE : ALL NOTED MATERIALS IN ELEVATIONS ARE EXISTING



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2 NORTH ELEVATION  
A4.1 1/8" = 1'-0"



1 SOUTH ELEVATION  
A4.1 1/8" = 1'-0"

RENOVATION  
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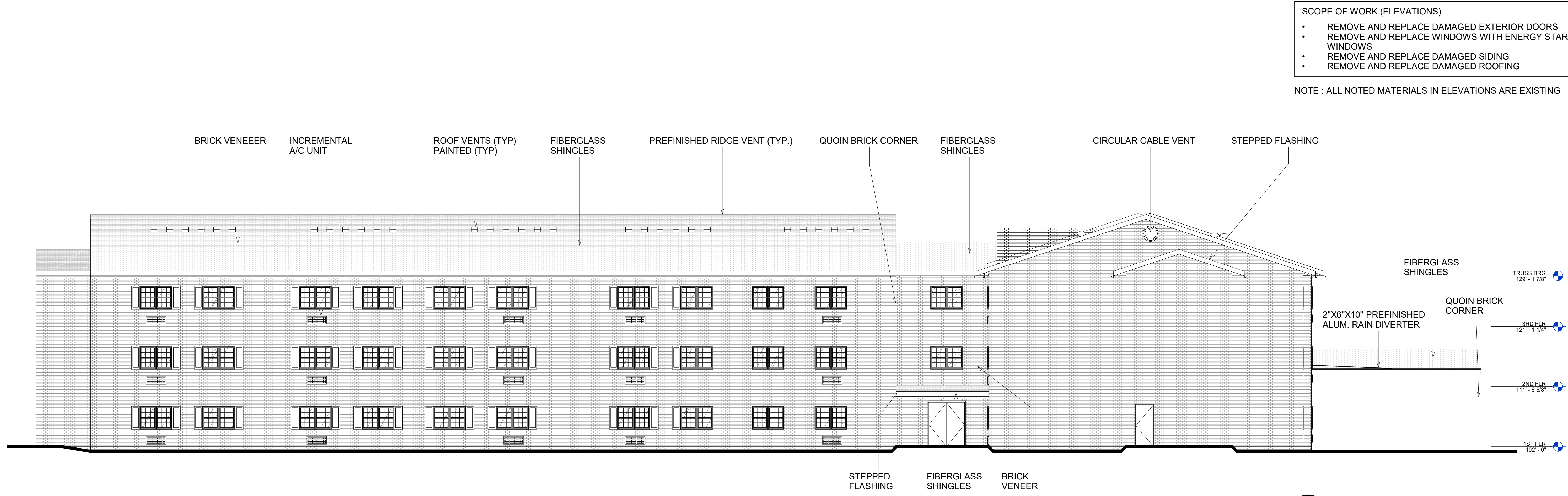
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EXTERIOR  
ELEVATIONS

A4.1

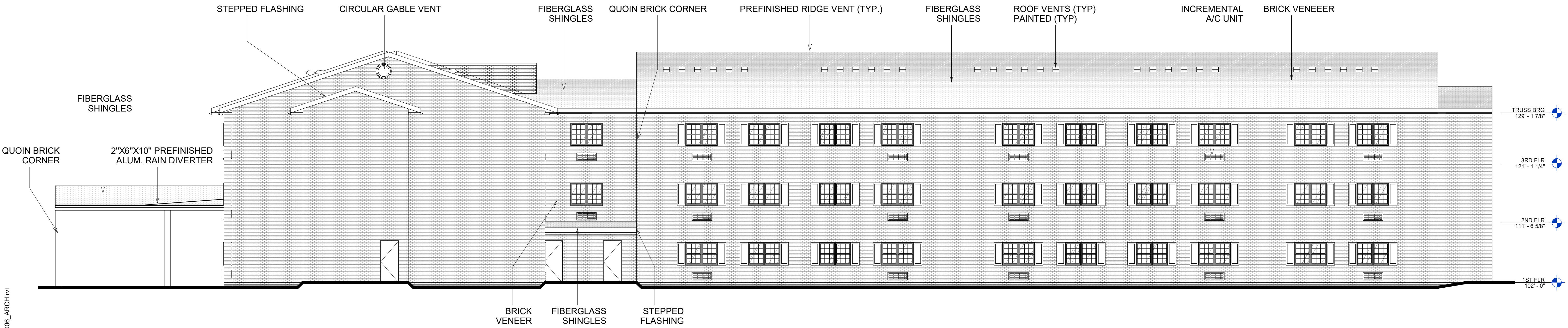




- SCOPE OF WORK (ELEVATIONS)
- REMOVE AND REPLACE DAMAGED EXTERIOR DOORS
  - REMOVE AND REPLACE WINDOWS WITH ENERGY STAR WINDOWS
  - REMOVE AND REPLACE DAMAGED SIDING
  - REMOVE AND REPLACE DAMAGED ROOFING

NOTE : ALL NOTED MATERIALS IN ELEVATIONS ARE EXISTING

1 EAST ELEVATION  
A4.2 1/8" = 1'-0"



2 WEST ELEVATION  
A4.2 1/8" = 1'-0"



PROJECT NUMBER 2023.0006		
ISSUANCE		
NO.	DATE	DESCRIPTION
1	2024.05.24	APPLICATION PLANS

NOT FOR  
CONSTRUCTION

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EXTERIOR  
ELEVATIONS

A4.2