

CAPSTONE AT GREENWOOD COMMONS

GREENWOOD, SC

GENERAL NOTES:
-NO NOISE ISSUES ON THE PROPOSED SITE.
-NO WETLANDS OR STATE WATERS INDICATED
ON PROPOSED SITE
-NO RETAINING WALLS ON SITE

SITE INFORMATION:

SITE ACREAGE:	3.087 +/- ACRES
DENSITY:	19.43 UNITS / ACRE
ZONING:	EXISTING: MPR (MASTER PLANNED RESIDENTIAL)
BUILDINGS:	(2) 3-STORY APARTMENTS BUILDING (1) 1- STORY COMMUNITY BUILDING
SETBACKS:	20' AT FRONT 20' AT REAR 20' AT SIDES
SPRINKLERS:	13R
PARKING SPACES:	96 SPACES REQUIRED @ 1 PER 1BR UNIT 1.5 PER 2BR UNIT 2 PER 3 BR UNIT 96 SPACES PROVIDED

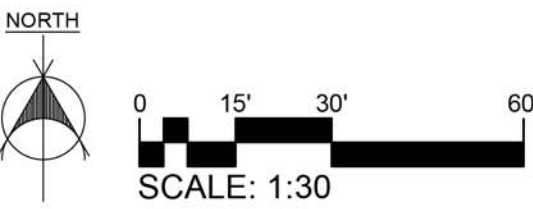
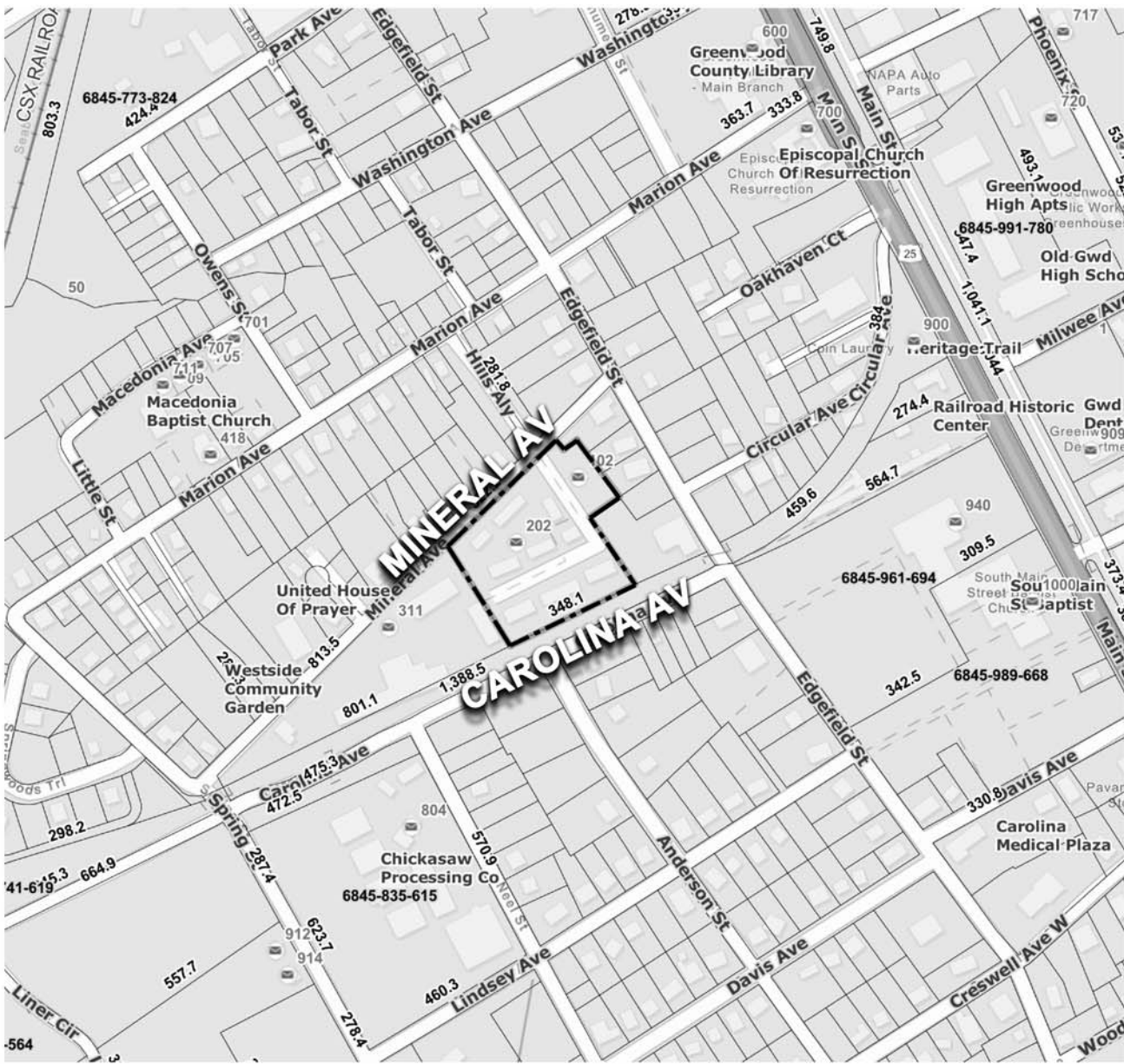
UNIT MIX

1 BEDROOM UNITS	=	6
2 BEDROOM UNITS	=	36
3 BEDROOM UNITS	=	18
TOTAL UNITS:	=	60

SITE & BUILDING AMENITIES:

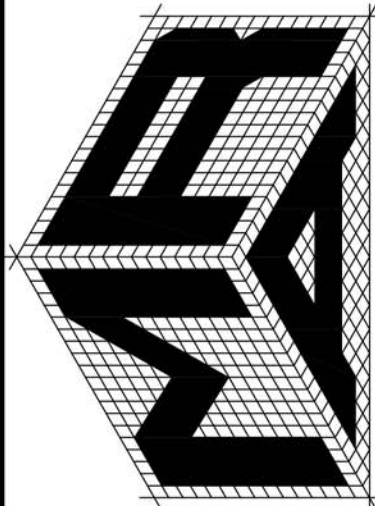
- 1 COMMUNITY MULTI-PURPOSE ROOM
- 2 KITCHENETTE
- 3 EXERCISE ROOM w/ (MIN. 3 MACHINES)
- 4 EQUIPPED COMPUTER CENTER
- 5 LAUNDRY ROOM (MIN. 4 WASHERS AND 4 DRYERS)
- 6 SCREENED-IN DUMPSTER AND RECYCLING
- 7 COMMUNITY MONUMENT SIGN @ ENTRANCE
- 8 EXTERIOR GATHERING AREA

VICINITY MAP:



1 CONCEPTUAL ARCHITECTURAL SITE PLAN
1:30" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
CAPSTONE AT GREENWOOD COMMONS
GREENWOOD, SC



CSP.1

CONCEPTUAL ARCHITECTURAL SITE PLAN

PROJECT NUMBER	DATE ISSUED	DRAWN BY	CHECKED BY
2024-XXX	5/20/2025	MRL	MRL

SHEET REVISION LOG

CAPSTONE AT GREENWOOD COMMONS

GREENWOOD, SC

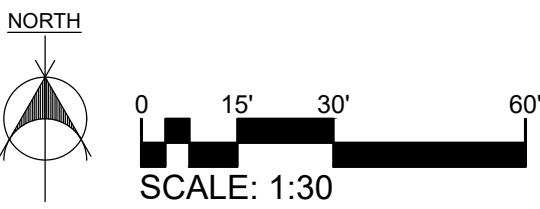
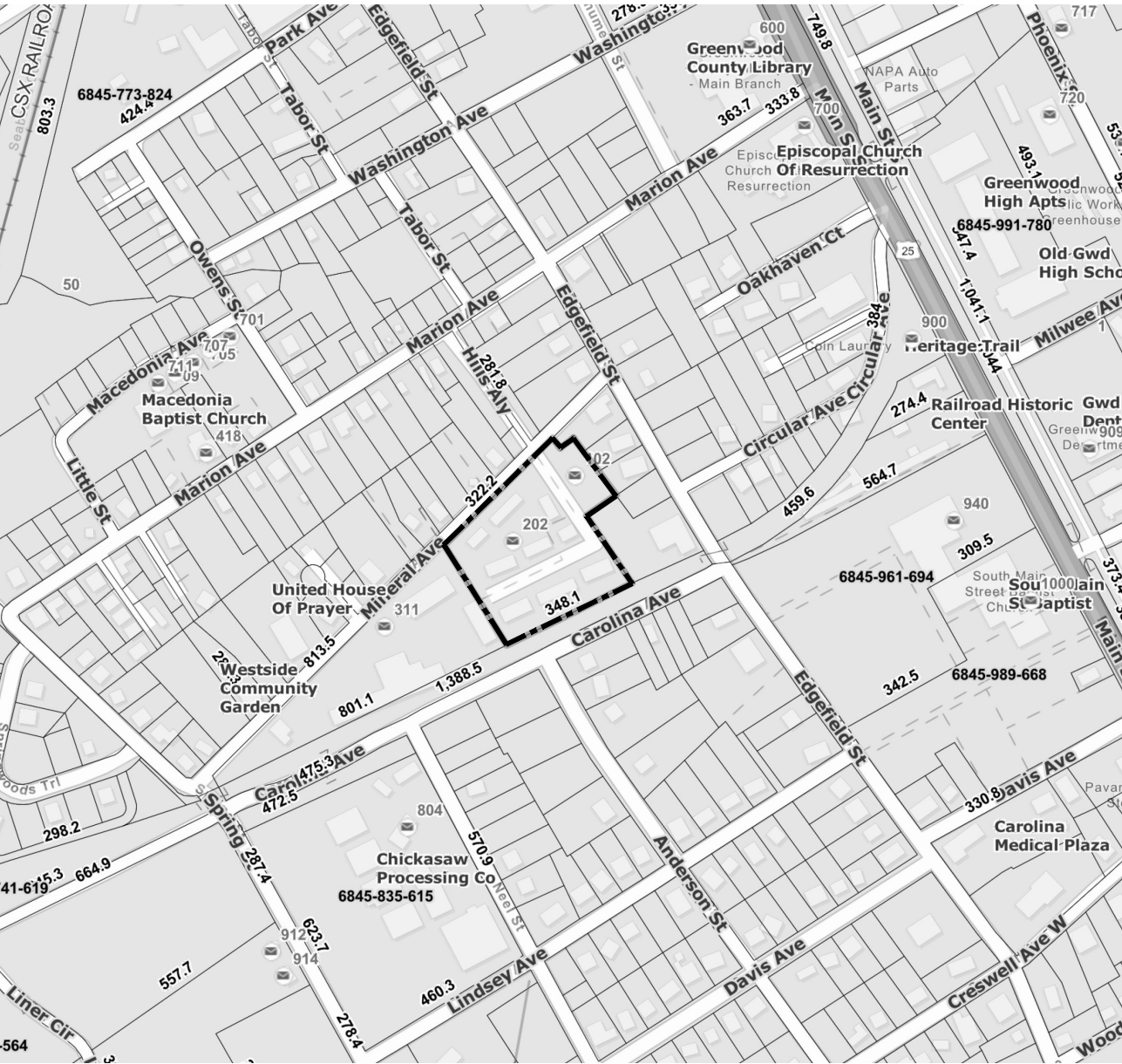
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SITE INFORMATION:

SITE ACREAGE: 3.087 +/- ACRES
ZONING: EXISTING: MPR (MASTER PLANNED RESIDENTIAL)

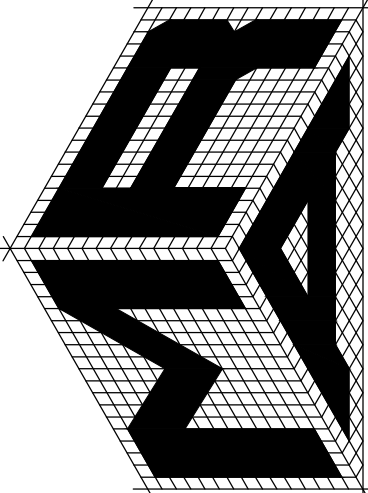


VICINITY MAP:



1 EXISTING CONDITIONS PLAN
1:30" = 1'-0"

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EXISTING CONDITIONS PLAN

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JRH

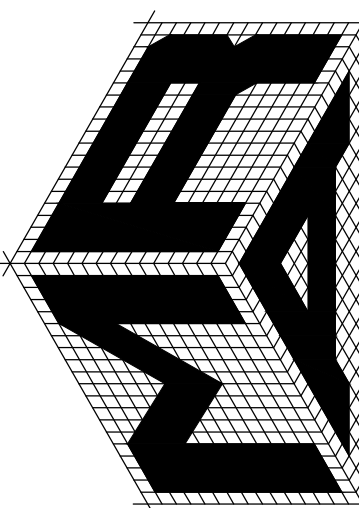
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CAPSTONE AT GREENWOOD COMMONS

GREENWOOD, SC



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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CSP.3

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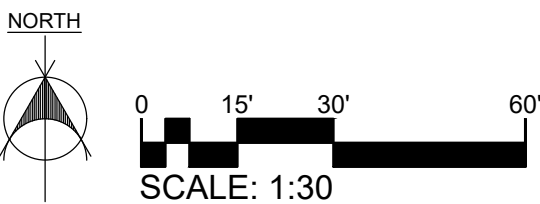
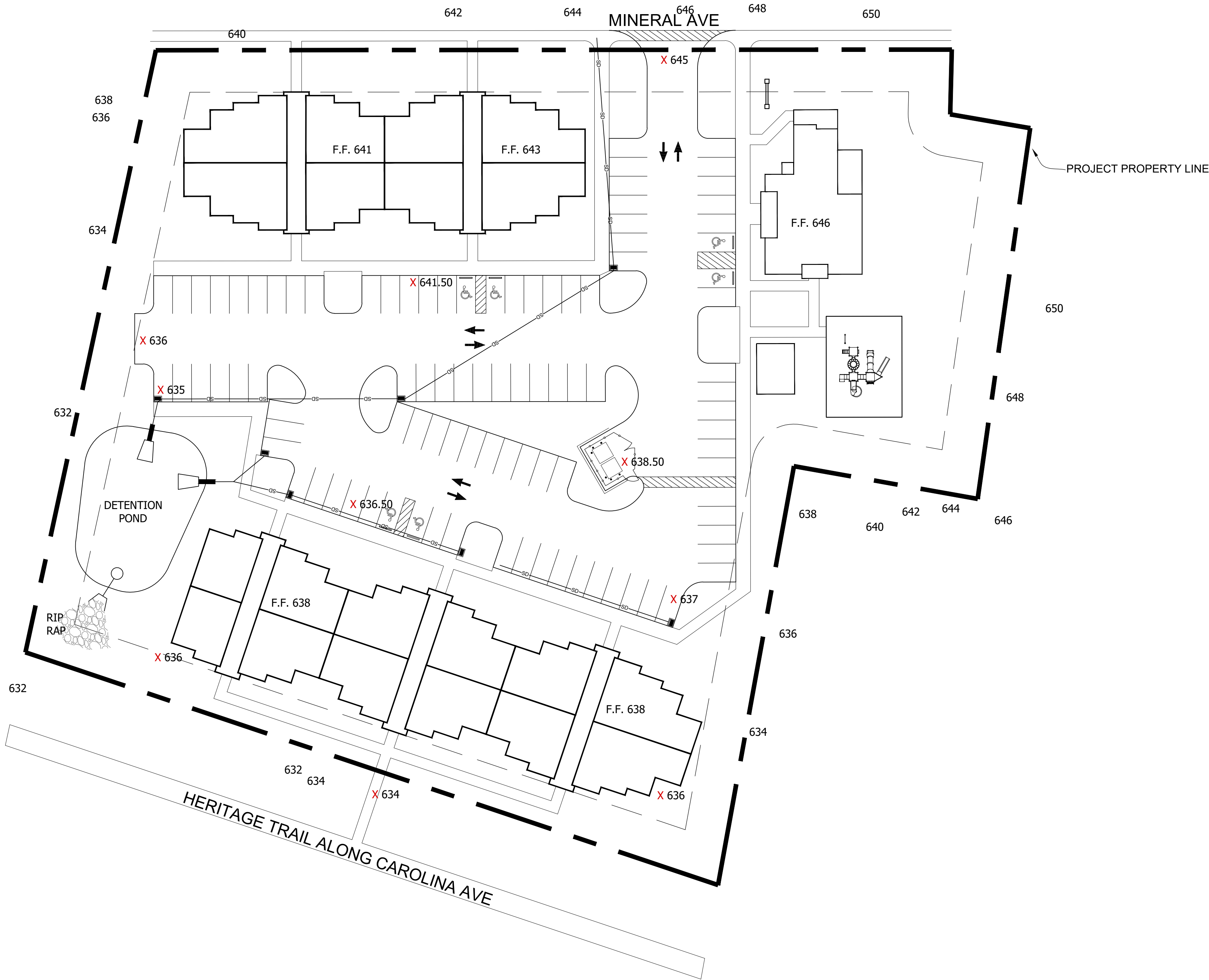
SHEET REVISION LOG

CAPSTONE AT GREENWOOD COMMONS

GREENWOOD, SC

SITE DRAINAGE INFORMATION:

PROPOSED STORM SEWER ——— SD ———



1 PROPOSED GRADING AND SITE DRAINAGE PLAN
1:30" = 1'-0"

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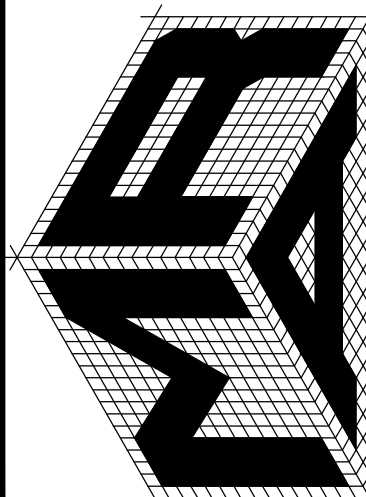
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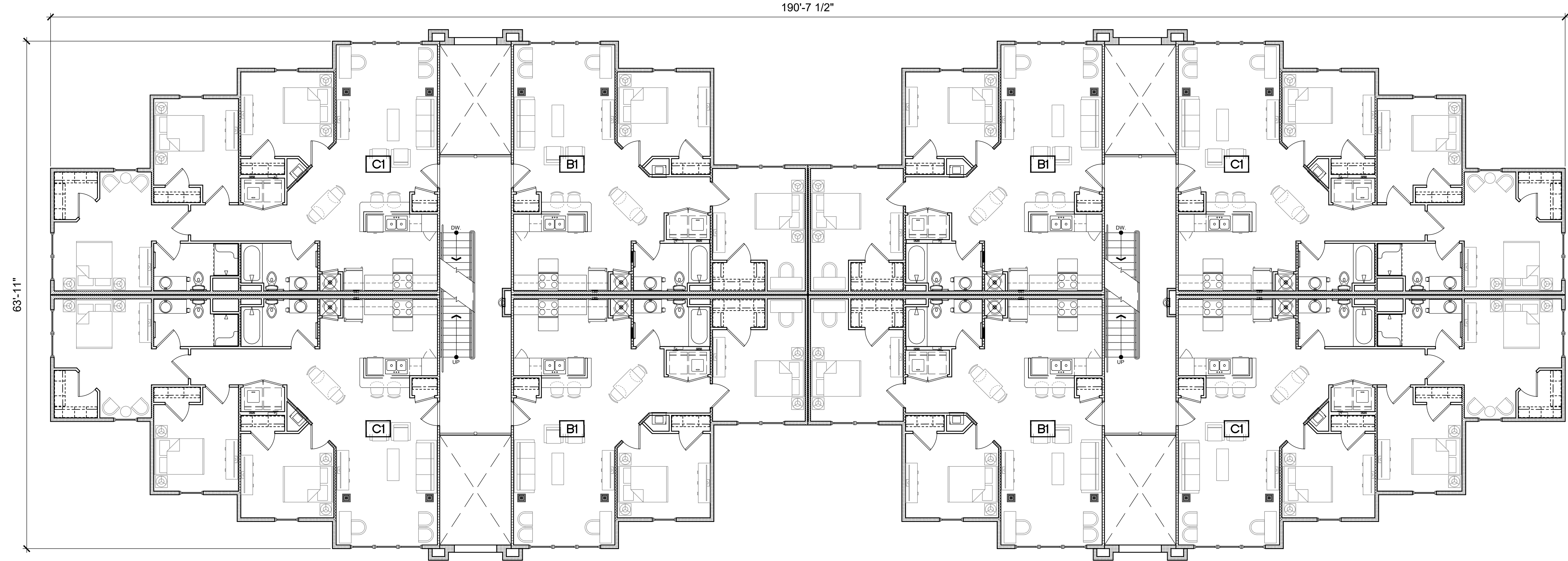
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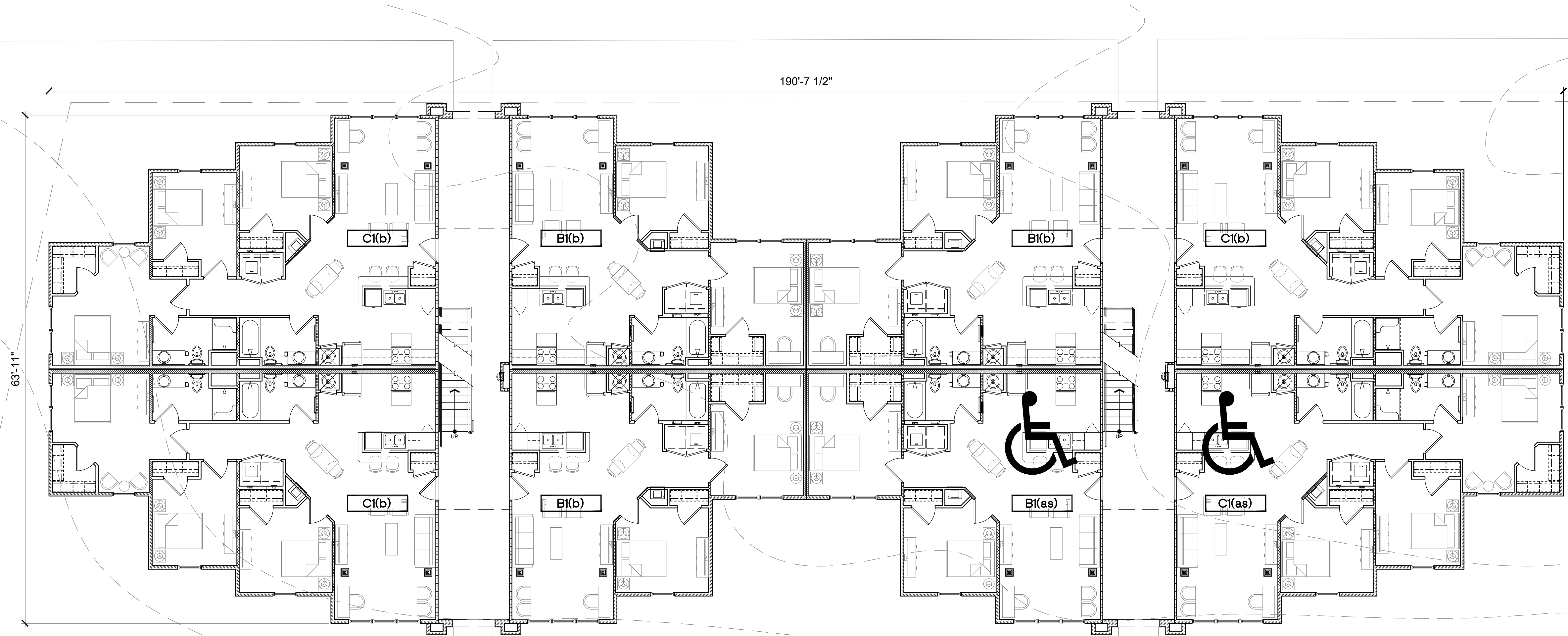


CSP.4

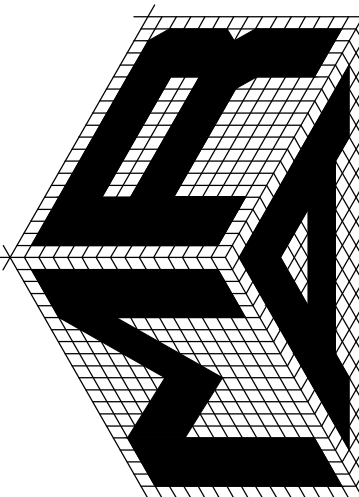
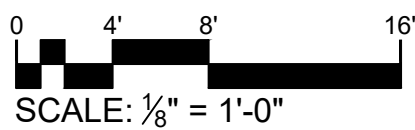
PROPOSED GRADING AND SITE DRAINAGE PLAN



2 BUILDING 100 - SECOND FLOOR PLAN
1/8" = 1' 25,908 SQ. FT. HEATED 29,330 SQ. FT. TOTAL



1 BUILDING 100 - FIRST FLOOR PLAN
1/8" = 1' 25,908 SQ. FT. HEATED 29,330 SQ. FT. TOTAL

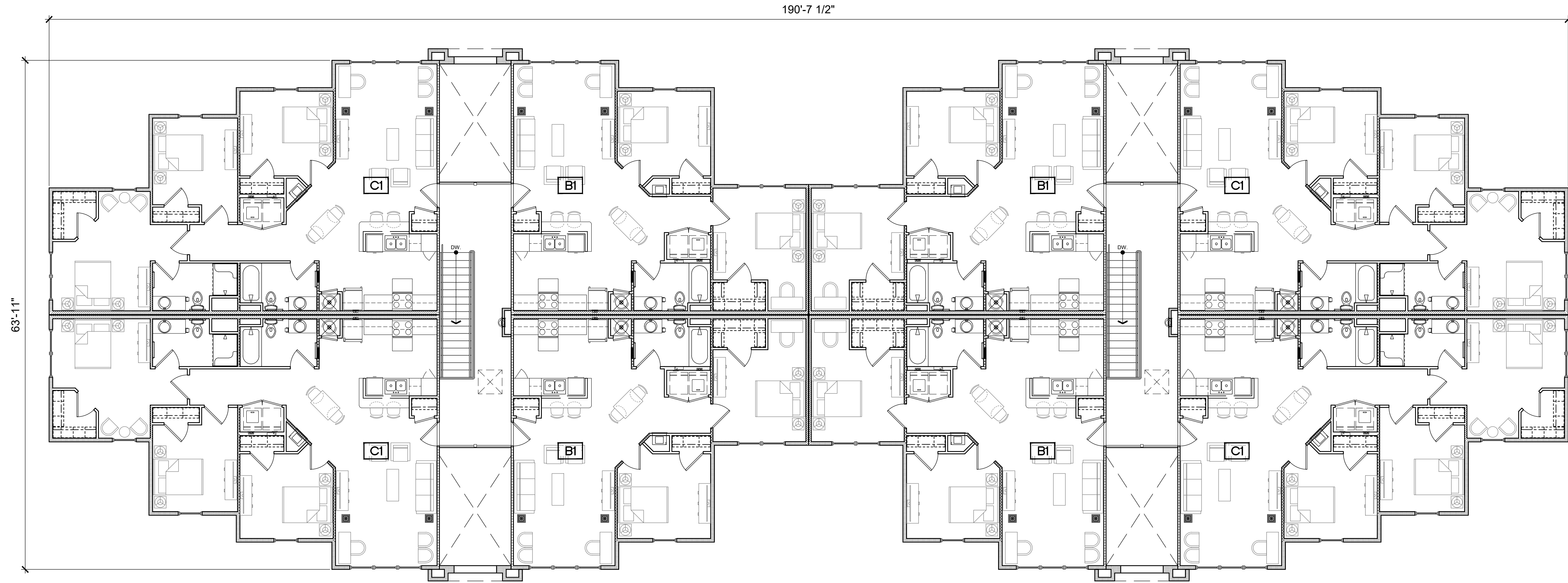


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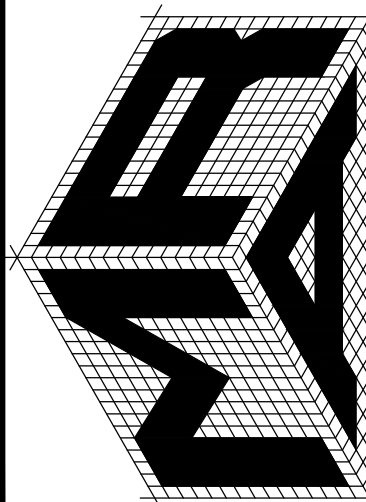
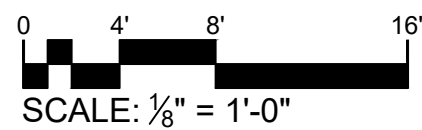
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BUILDING 100 - FIRST AND SECOND FLOOR PLANS



1 **BUILDING 100 - THIRD FLOOR PLAN**
1/8" = 1' 25,908 SQ. FT. HEATED 29,330 SQ. FT. TOTAL



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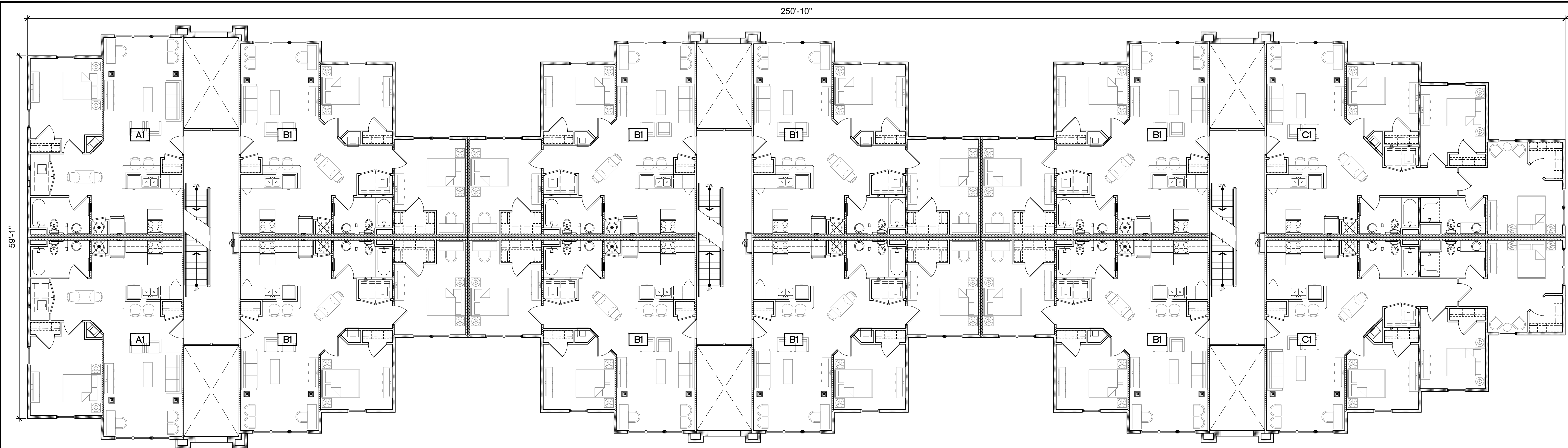
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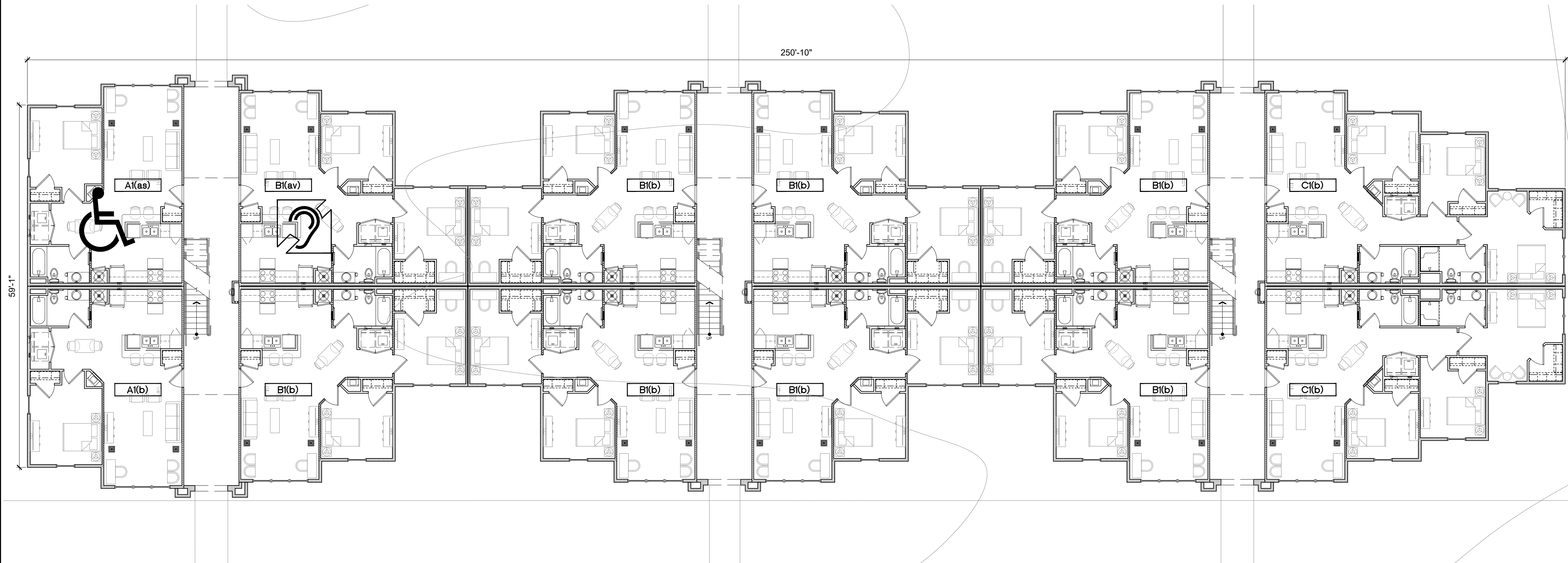
BUILDING 100 - THIRD FLOOR PLAN

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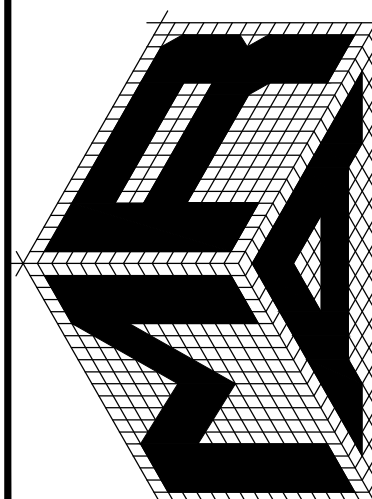
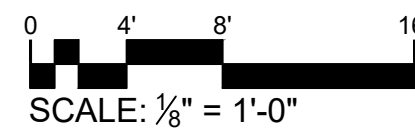
SHEET REVISION LOG



2 BUILDING 200 - SECOND FLOOR PLAN
1/8" = 1' 35,100 SQ. FT. HEATED 40,013 SQ. FT. TOTAL



1 BUILDING 200 - FIRST FLOOR PLAN
1/8" = 1' 35,100 SQ. FT. HEATED 40,013 SQ. FT. TOTAL



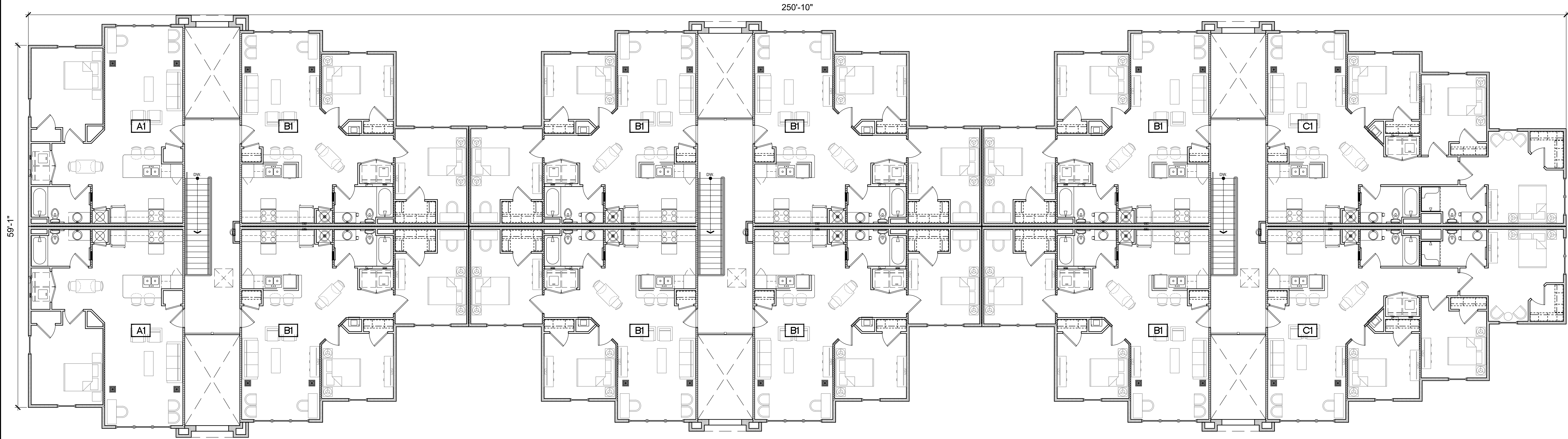
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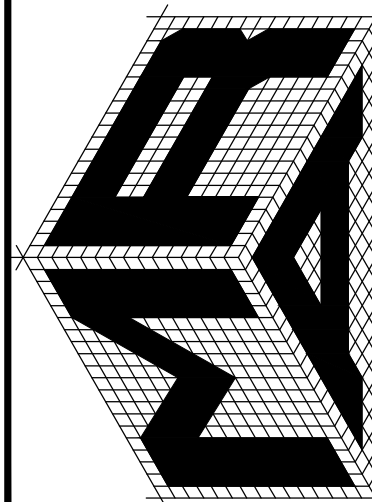
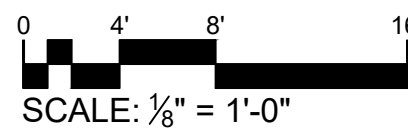
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BUILDING 200 - FIRST AND SECOND FLOOR PLANS

A1.3



1 BUILDING 200 - THIRD FLOOR PLAN
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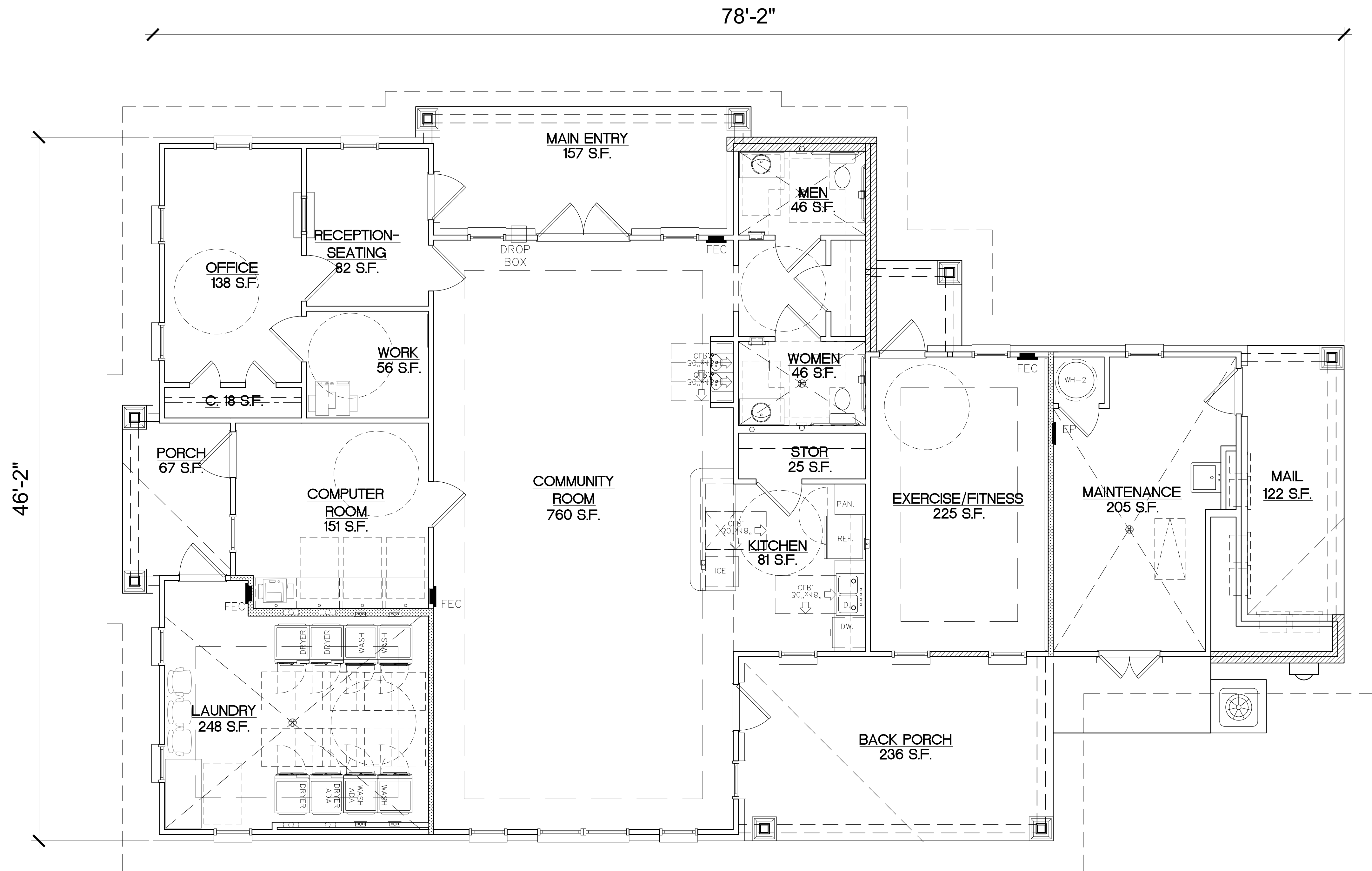
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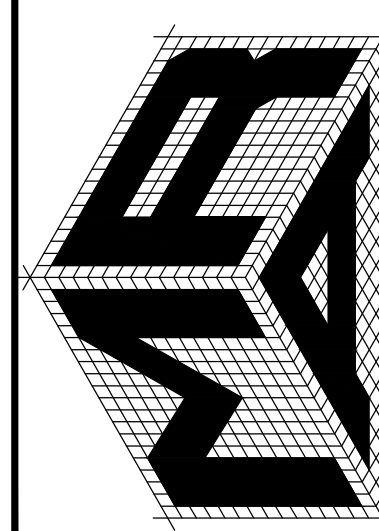
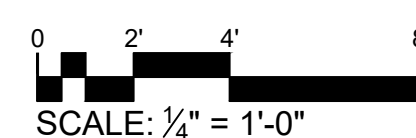
BUILDING 200 - THRID FLOOR PLAN

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1 CLUBHOUSE - FLOOR PLAN
1/4" = 1'



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CLUBHOUSE - FLOOR PLAN

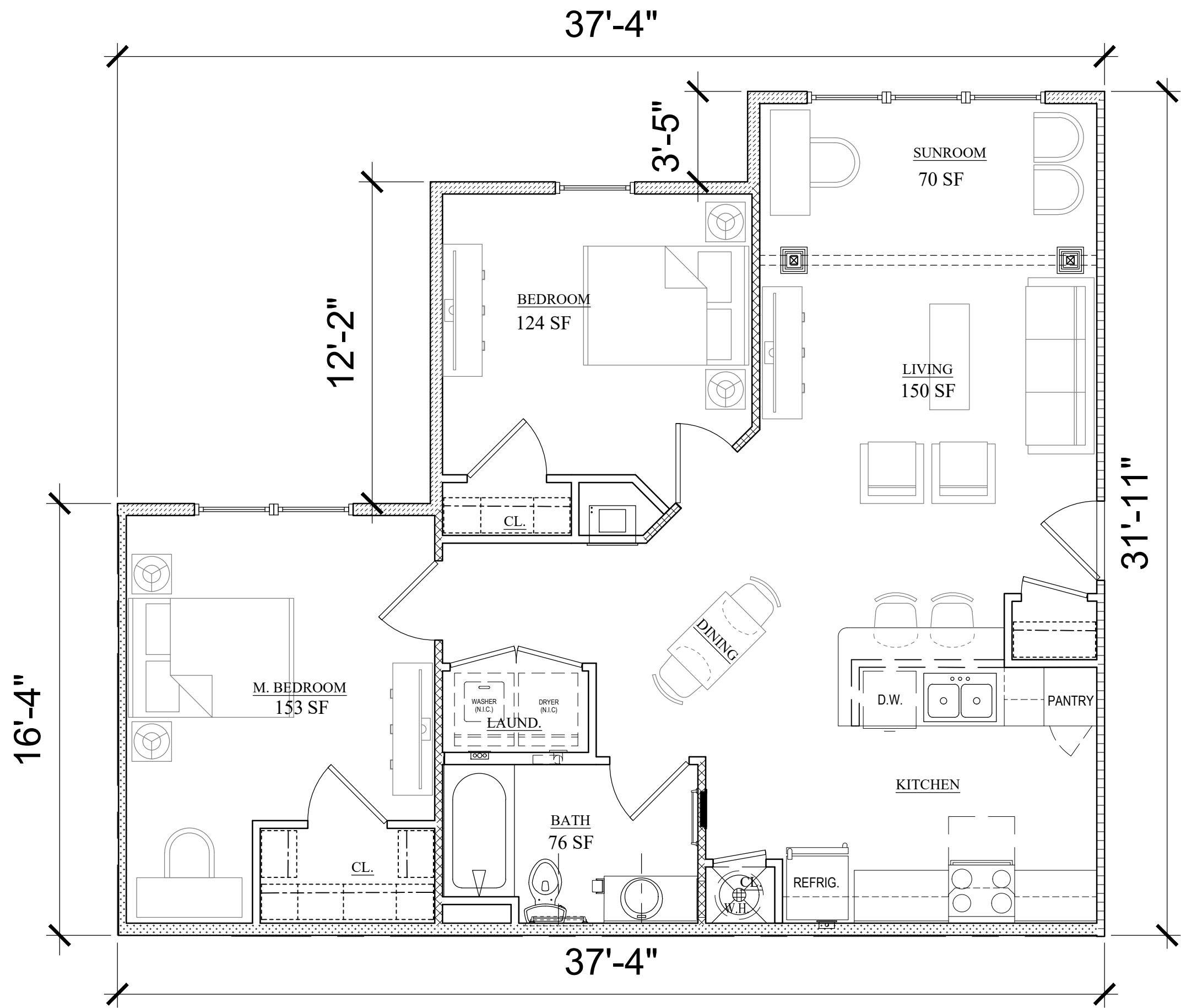
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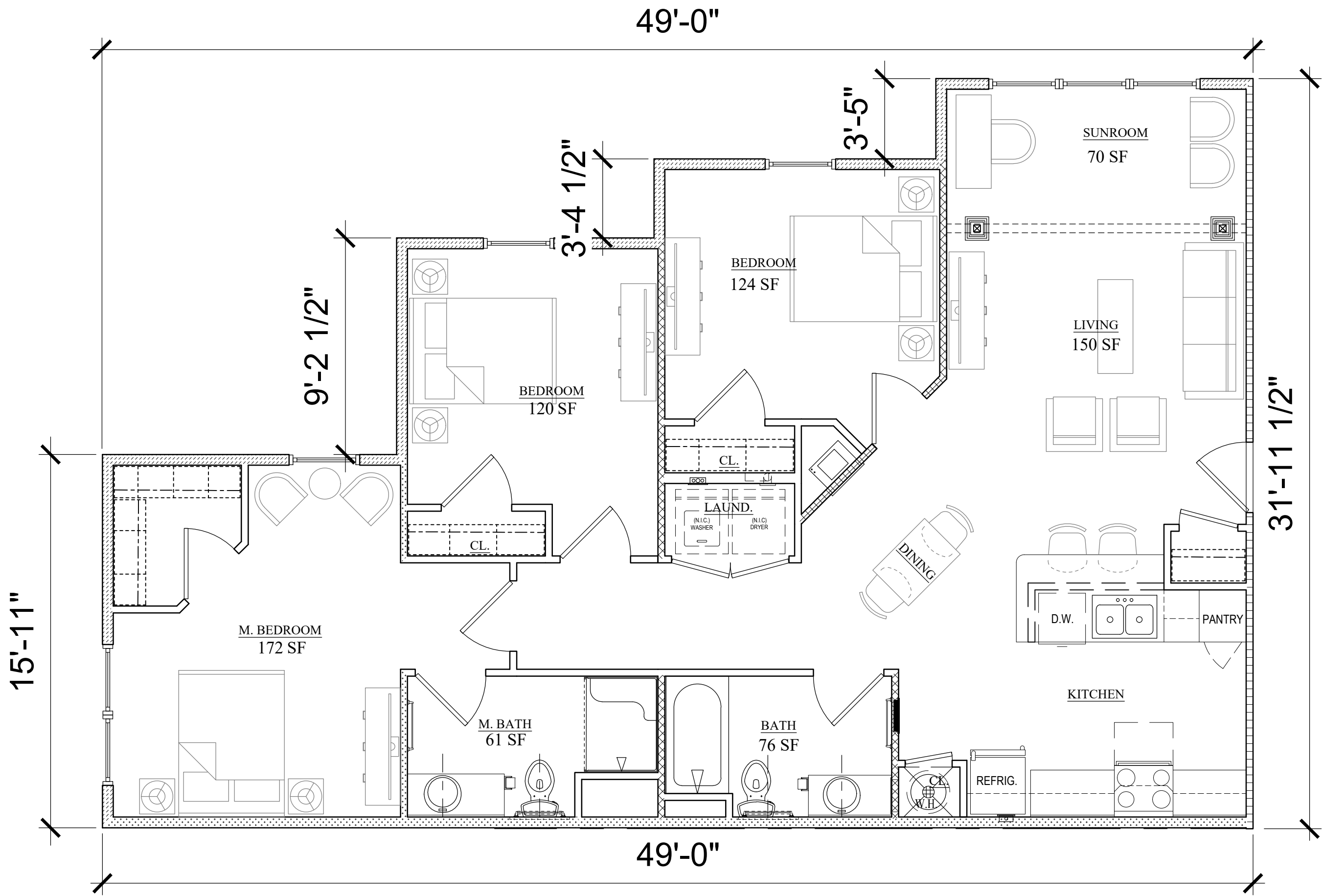
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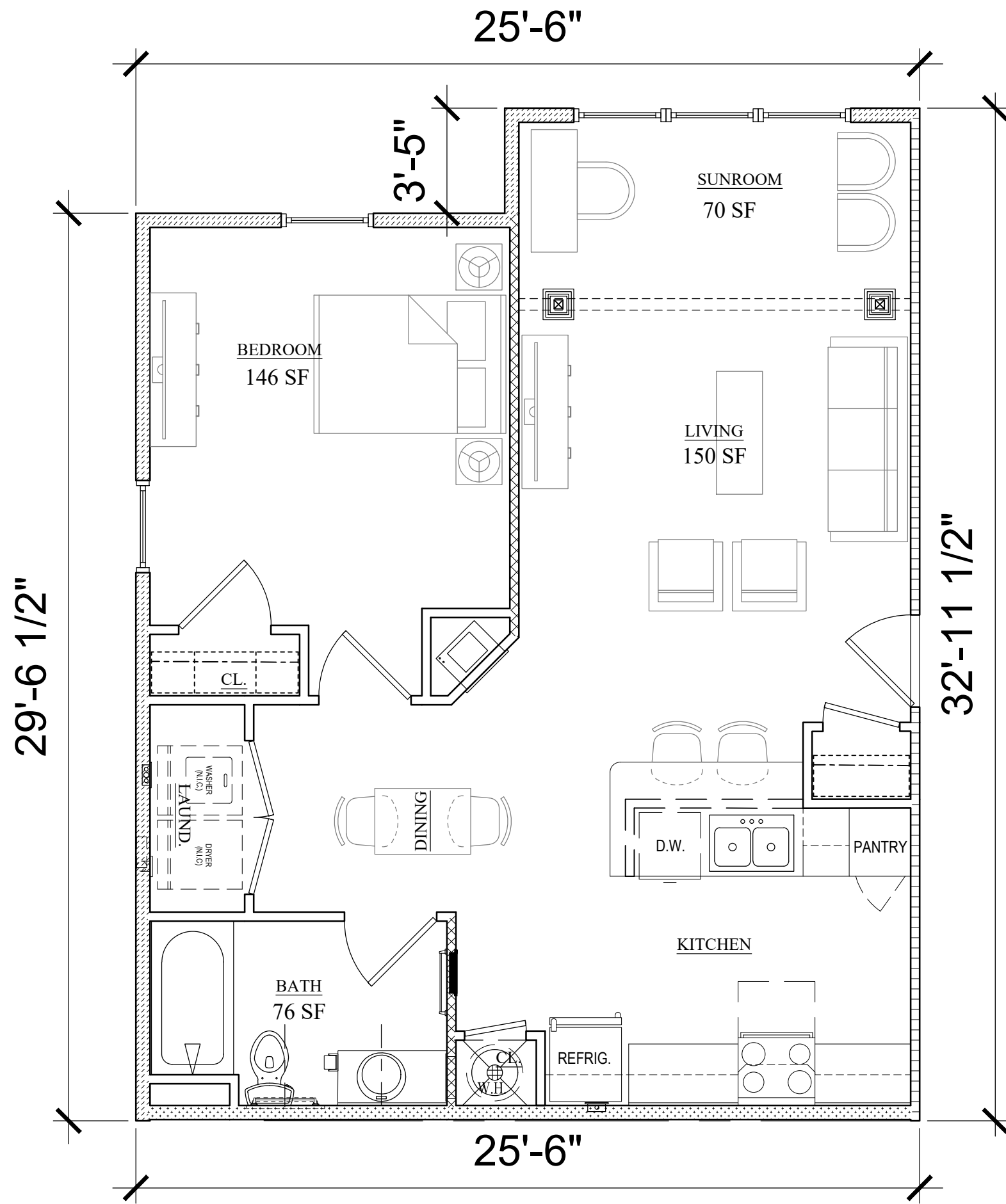
UNIT SQUARE FOOTAGE									
UNIT	TYPE	1ST	2ND	3RD	NUMBER OF UNITS	UNIT NET AREA	UNIT GROSS AREA	UNIT NET AREA	UNIT GROSS AREA
A1(b)	1 Bedroom - 1 Bathroom	1	2	2	5	751	799	3,755	3,995
A1(as)	1 Bedroom - 1 Bathroom (HC with Roll-In Shower)	1	0	0	1	751	799	751	799
		2	2	2	6				
B1(b)	2 Bedroom - 2 Bathroom	9	12	12	33	910	968	30,030	31,944
B1(as)	2 Bedroom - 2 Bathroom (HC with Roll-In Shower)	1	0	0	1	910	968	910	968
B1(av)	2 Bedroom - 2 Bathroom (Audio/ Visual)	2	0	0	2	910	968	1,820	1,936
		12	12	12	36				
C1(b)	3 Bedroom - 2 Bathroom	5	6	6	17	1,179	1,248	20,043	21,216
C1(as)	3 Bedroom - 2 Bathroom (HC with Roll-In Shower)	1	0	0	1	1,179	1,248	1,179	1,248
		6	6	6	18				
SUB-TOTAL UNITS		20	20	20	60			58,488	62,106



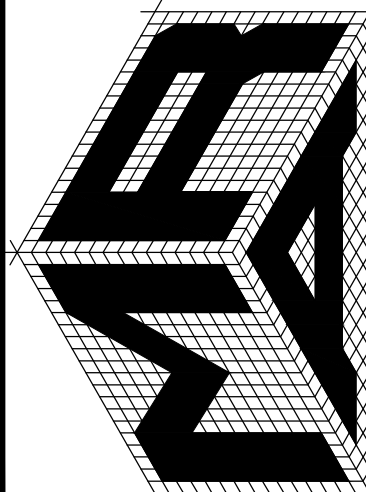
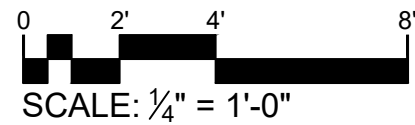
2 TYPICAL TWO BEDROOM UNIT "B1" - FAIR HOUSING FLOOR PLAN
1/4" = 1'
910 SQ. FT. HEATED
968 SQ. FT. TOTAL



3 TYPICAL THREE BEDROOM UNIT "A1" - FAIR HOUSING FLOOR PLAN
1/4" = 1'
1179 SQ. FT. HEATED
1248 SQ. FT. TOTAL



1 TYPICAL ONE BEDROOM UNIT "A1" - FAIR HOUSING FLOOR PLAN
1/4" = 1'
751 SQ. FT. HEATED
799 SQ. FT. TOTAL



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FAIR HOUSING UNIT PLANS

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A2.1

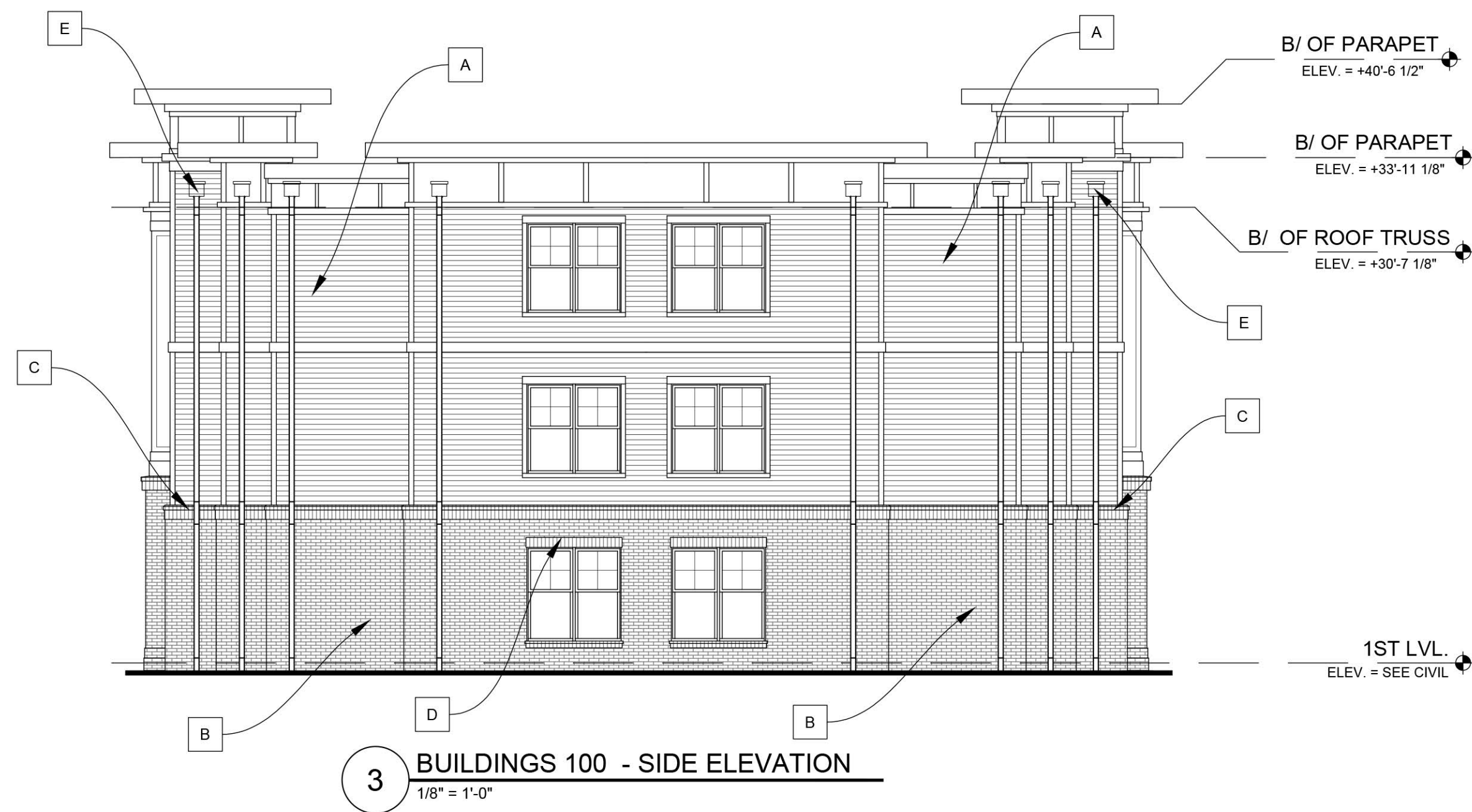
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MATERIAL NOTE

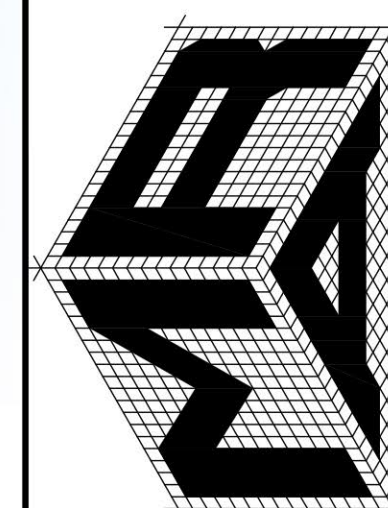
MORE THAN 20% MASONRY
ALL BUILDING MATERIAL USED WILL HAVE AT LEAST A 30
YEAR WARRANTY

ELEVATION KEY NOTES:

A. HORIZONTAL LAP SIDING TYP.
B. BRICK VENEER TYP.
C. BRICK ROWLOCK
D. BRICK SOLDIER HEADER
E. CONDUCTOR BOX AND 5"X5" DOWNSPOUT TYP.



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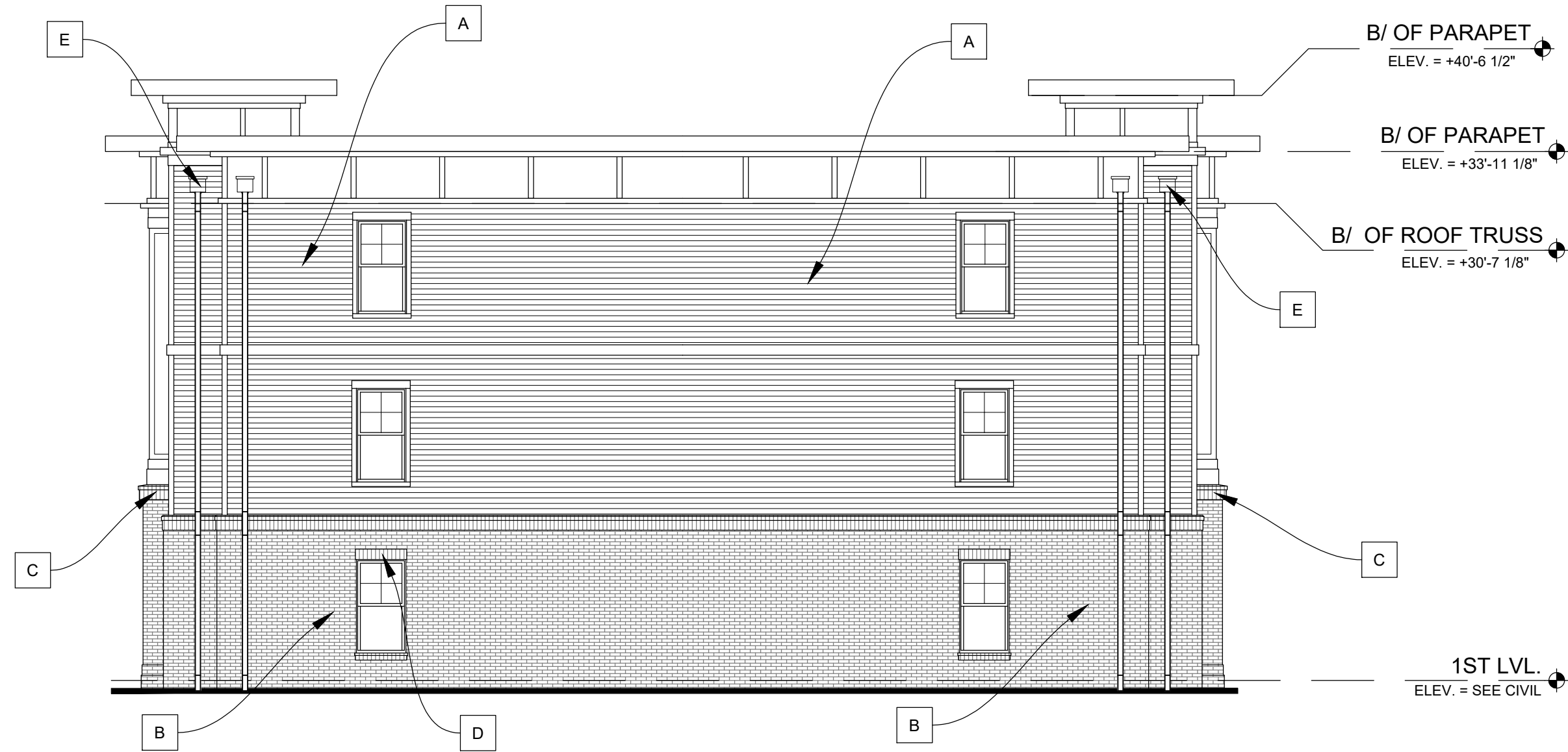
A3.1

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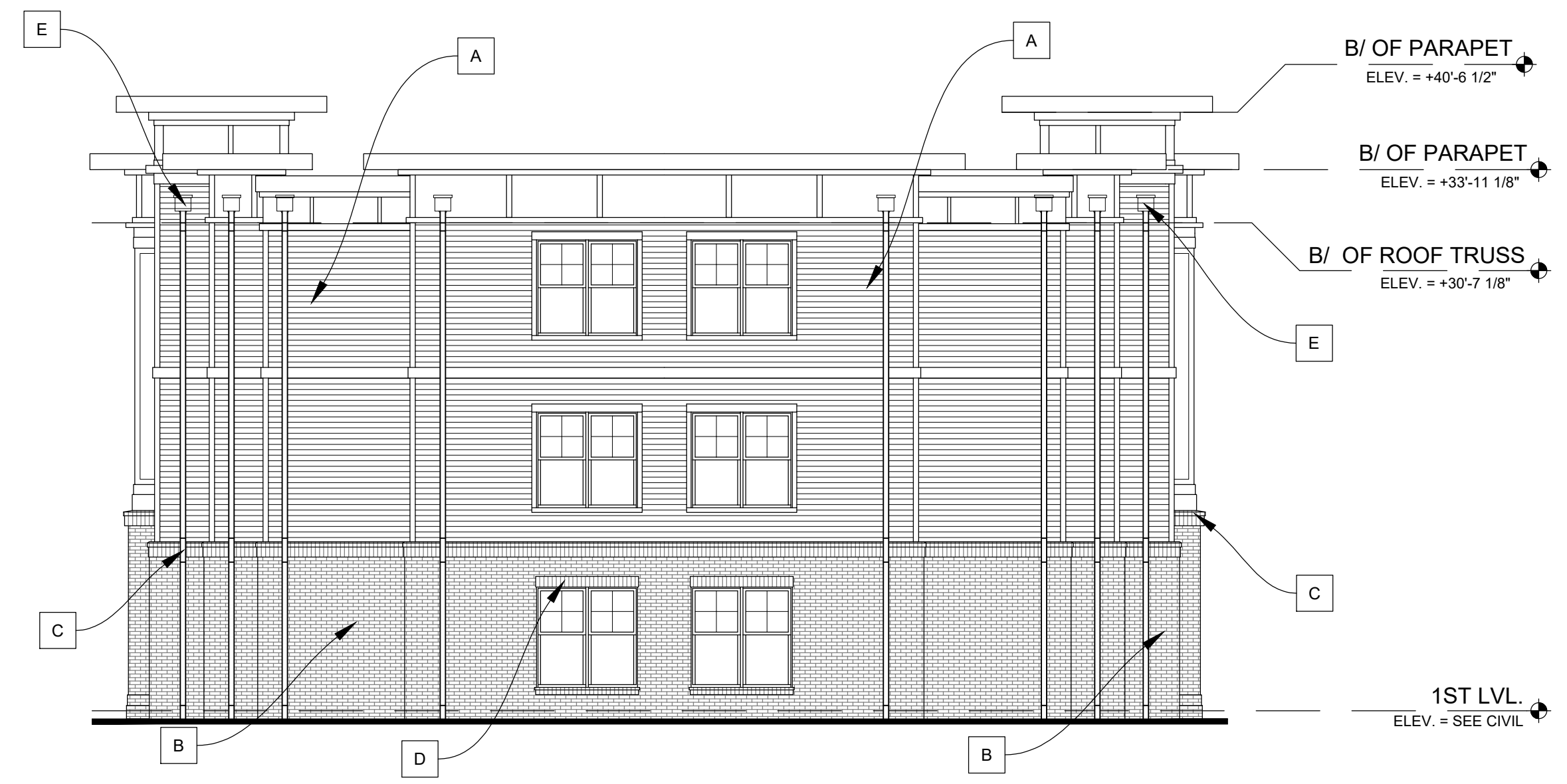
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BUILDING 100 - ELEVATIONS

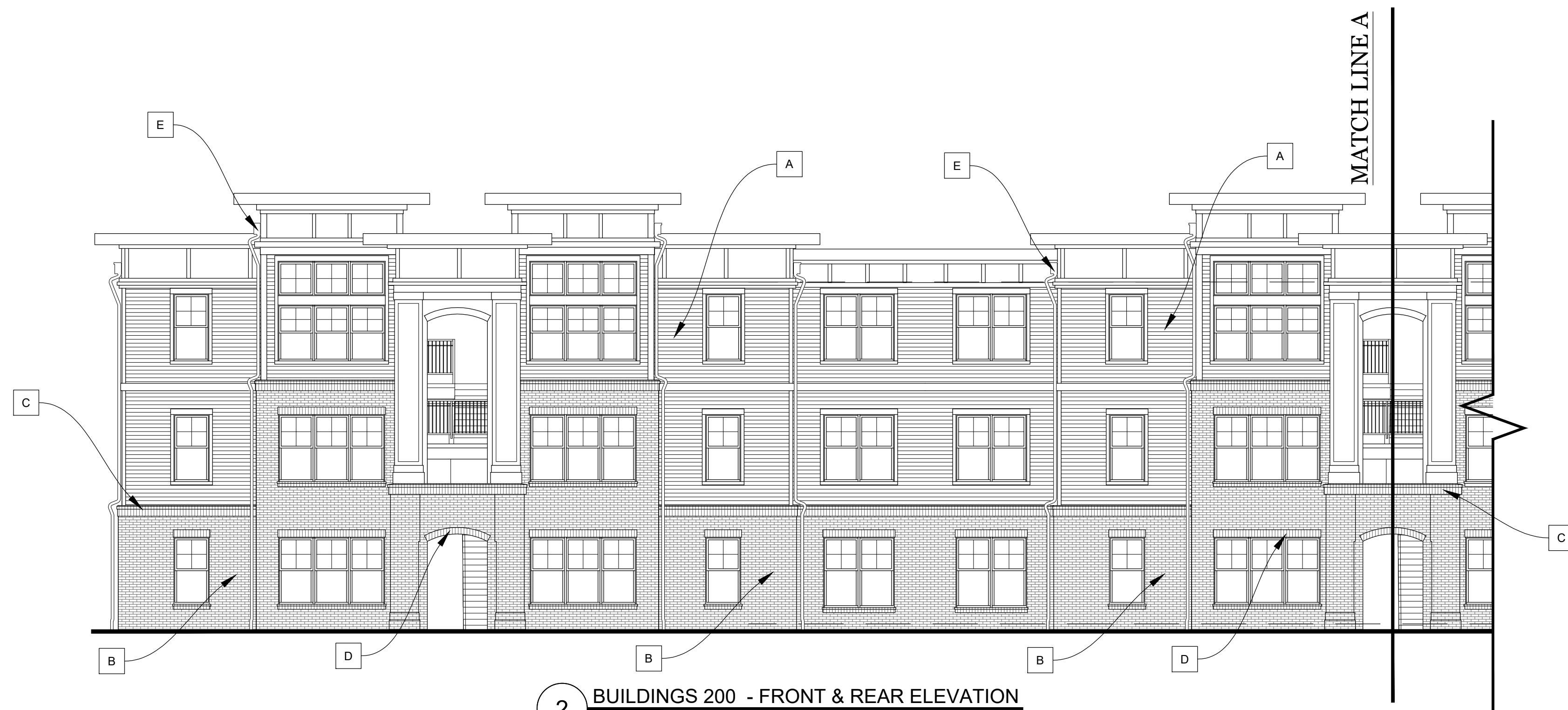
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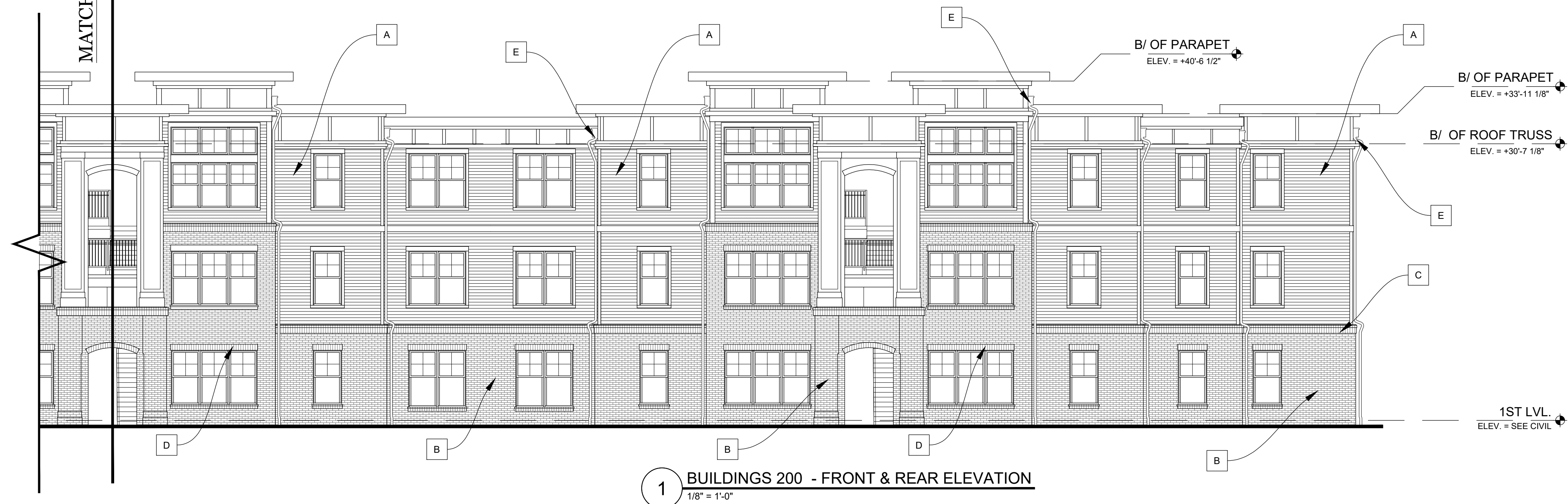
4 BUILDINGS 200 - SIDE ELEVATION
1/8" = 1'-0"



3 BUILDINGS 200 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDINGS 200 - FRONT & REAR ELEVATION
1/8" = 1'-0"



1 BUILDINGS 200 - FRONT & REAR ELEVATION
1/8" = 1'-0"

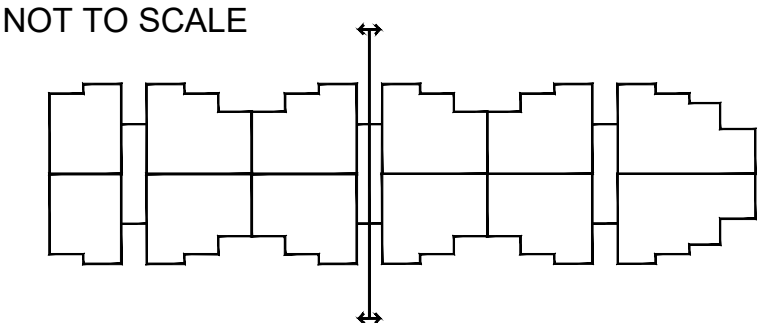
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ELEVATION KEY NOTES:

- A. HORIZONTAL LAP SIDING TYP.
- B. FIBER CEMENT PANEL
- C. BRICK VENEER TYP.
- D. BRICK ROWLOCK
- E. BRICK SOLDIER HEADER
- F. CONDUCTOR BOX AND 5"X5" DOWNSPOUT TYP.

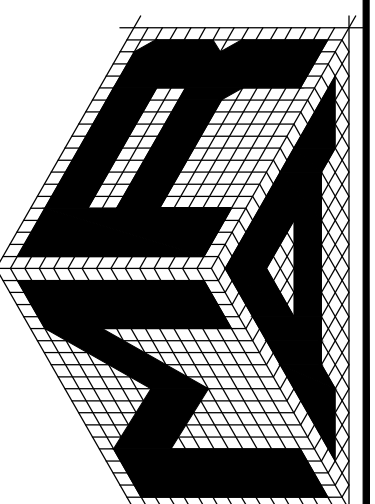
KEYPLAN:
NOT TO SCALE



0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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A3.2

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BUILDING 200 - ELEVATIONS

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