RIDGECREST COMMONS

CONWAY, HORRY COUNTY, SOUTH CAROLINA

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PROJECT SCOPE:

CONSTRUCTION OF (48) APARTMENTS IN 1, 2 AND 3-BEDROOM UNITS IN (1) 3-STORY WALK-UP GARDEN-STYLE BREEZEWAY APARTMENT BUILDING, AND (1) COMMUNITY BUILDING/LEASING OFFICE WITH ON-SITE LAUNDRY, FITNESS ROOM AND COMPUTER CENTER. SITE AMENITIES INCLUDE A PICNIC PAVILION, GAZEBO, PLAYGROUND, AND EXTERIOR SECURITY CAMERAS FOR THE PROPERTY, AS WELL AS ADEQUATE PARKING REQUIRED BY THE CITY OF CONWAY ZONING ORDINANCE.

UNIT & BUILDING TYPE MATRIX

HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE. THE AREA OCCUPIED BY THE STAIR CASE MAY ONLY BE COUNTED ONCE. UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED

NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF UNIT PARTITIONS

UNIT LABEL	HEATED AREA PER UNIT TYPE (EXCLUDED FROM TOTAL)	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NET RENTABLE AREA (NRA) PER UNIT	PORCH/ BALCONY AREA PER UNIT	EXTERIOR STORAGE PER UNIT	BUILDING/LEVEL IDENTIFICATION "A" #1	"A" #2	"A" #3	TOTAL NUMBER OF LEVEL(S) (3)	NUMBER OF UNIT(S) PER UNIT TYPE	RESIDENTIAL AREA PER UNIT TYPE: TOTAL NRA	TOTAL PORCH/ BALCONY AREA	TOTAL EXTERIOR STORAGE
							NUMBER OF UNIT(S) PER FLOOR							
(6) 1-BR UNIT(S) 12%														
TYP. 1-BR	780 SF	1	1	834 SF	78 SF	29 SF	-	2	2	4	3,336 SF	312 SF	116 SF	
FHA 1-BR	780 SF	1	1	834 SF	78 SF	29 SF	1	-	-	1	834 SF	78 SF	29 SF	
UFAS 1-BR	780 SF	1	1	834 SF	78 SF	29 SF	1	-	-	1	834 SF	78 SF	29 SF	
(26) 2-BR UNIT(S) 54%														
TYP. 2-BR	969 SF	2	2	1,029 SF	76 SF	29 SF	-	8	10	18	18,522 SF	1,368 SF	522 SF	
FHA 2-BR	969 SF	2	2	1,029 SF	76 SF	29 SF	6	-	-	6	6,174 SF	456 SF	174 SF	
FHA AUDIO/VISUAL 2-BR	969 SF	2	2	1,029 SF	76 SF	29 SF	1	-	-	1	1,029 SF	76 SF	29 SF	
UFAS 2-BR	969 SF	2	2	1,029 SF	76 SF	29 SF	1	-	-	1	1,029 SF	76 SF	29 SF	
(16) 3-BR UNIT(S) 33%														
TYP. 3-BR	1,180 SF	3	2	1,254 SF	76 SF	29 SF	-	6	4	10	12,540 SF	760 SF	290 SF	
FHA 3-BR	1,180 SF	3	2	1,254 SF	76 SF	29 SF	5	-	-	5	6,270 SF	380 SF	145 SF	
UFAS 3-BR	1,180 SF	3	2	1,254 SF	76 SF	29 SF	1	-	-	1	1,254 SF	76 SF	29 SF	
TOTAL NUMBER OF UNITS PER FLOOR:							16	16	16					
TOTAL NRA PER FLOOR:							17,424 SF	17,424 SF	16,974 SF		48	51,822 SF	3,660 SF	1,392 SF

NON-RESIDENTIAL AREA:	#1	#2	#3	TOTAL
BREEZEWAY AREA PER FLOOR:	2,690 SF	2,159 SF	2,159 SF	7,008 SF
SPRINKLER ROOM AREA PER FLOOR:	94 SF	'	'	94 SF

RESIDENTIAL BUILDING(S)	TOTAL RESIDENTIAL AREA:	56,874 SF
	TOTAL NON-RESIDENTIAL AREA:	7,102 SF
	RESIDENTIAL BUILDING(S) TOTAL AREA:	63,976 SF
COMMUNITY BUILDING (NON-RESIDENTIAL AREA)	TOTAL INTERIOR COMMON / UTILITY AREA:	1,761 SF
	TOTAL EXTERIOR PORCH / PATIO AREA:	683 SF
	COMMUNITY BUILDING TOTAL AREA:	2,444 SF
	TOTAL DEVELOPMENT AREA:	66,420 SF

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1 AP1 VICINITY MAP

SCALE: 1" = 40'-0"

40 20 0 40 FEET

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UTILITY LEGEND

- WATER LINES
- SEWER FORCE MAIN
- GRAVITY SEWER
- ELECTRICAL LINES

* ALL NEW UTILITIES TO TIE INTO EXISTING

Boundary St

Boundary St

EXISTING UTILITY MAP

1 / AP2 SCALE: 1" = 40'-0"

40 20 0 40 FEET

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1 / AP3 EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 40'-0"

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NOTE: CONTRACTOR TO COORDINATE WITH OWNER, UTILITY PROVIDERS AND THE CITY OF CONWAY ON WHICH TREES/SHRUBS TO BE SELECTED AND WHERE THEY MAY BE PLACED.

SYMBOL	QUANTITY	CATEGORY
	26	CANOPY TREE (SHADE / LARGE DECIDUOUS)
	42	UNDERSTORY TREE (SMALL DECIDUOUS)
	396	SHRUB (DECIDUOUS OR EVERGREEN)

LANDSCAPING NOTES

1. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
2. AREAS DENOTED AS "SOD" OR "SEEDED" ARE TO BE PLANTED, SODDED, OR SEEDED WITH COOL SEASON FESCUE SEED OR SOD AS SCHEDULE AND PLANTING SEASON PERMIT.
3. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE QUANTITY OF EXISTING STOCKPILED TOP SOIL AVAILABLE FOR PREPARATION OF SEED AND SOD AREAS. BACK FILL FOR ALL PLANT MATERIAL IN ADDITION TO THE TOPSOIL REQUIRED ABOVE THE STOCKPILE AMOUNTS SHOULD BE INCLUDED IN LANDSCAPE BID.
4. ALL TREE SAUCERS, SHRUB & GROUND COVER BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" OF SHREDDED CYPRESS OR HARDWOOD MULCH. DECORATIVE CHIPS OR ROCK IS NOT ACCEPTABLE.
5. ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF THE PROPOSED TREES, ROCK SUB BASE AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.
6. THE PLANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUND COVER IS TO BE TOPSOIL.
7. THE FINISHED GRADE AT ALL SIDEWALKS & CURBS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2" BELOW THE TOP OF THE CURB OR PAVEMENT.

IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
2. IRRIGATION SYSTEM TO BE PROVIDED BY A LICENSED IRRIGATION CONTRACTOR/INSTALLER AND SHALL COORDINATE SYSTEM DESIGN, SIZING AND REQUIREMENTS WITH GENERAL CONTRACTOR & OWNER.

UNITS

TYPE	QUANTITY
1-BR UNIT(S)	6
2-BR UNIT(S)	26
3-BR UNIT(S)	16
TOTAL:	48

AMENITIES

- (1) PLAYGROUND W/ OBSERVATION BENCH
- (1) COMPUTER CENTER
- (1) COMMUNITY LAUNDRY
- (1) FITNESS ROOM
- (1) COMMUNITY ROOM W/ KITCHENETTE
- (1) PICNIC PAVILION
- (1) GAZEBO
- (1) WALKING TRAIL

PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	82
STANDARD ACCESSIBLE SPACE(S)	4
VAN ACCESSIBLE SPACE(S)	1
TOTAL PARKING PROVIDED:	87

SITE INFORMATION

LAND AREA:	+/- 5.19 ACRE(S)
PASSIVE OPEN AREA:	+/- 63,496 SQ. FT.
ACTIVE OPEN AREA:	+/- 20,298 SQ. FT.
ANCILLARY AREA:	+/- 43,373 SQ. FT.
EXISTING USE:	VACANT
CURRENT ZONING:	R-2
PROPOSED USE:	MULTIFAMILY APARTMENTS

UNIT TYPE LEGEND

TYP. = TYPICAL UNIT
FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL

SITE LEGEND

- UFAS/ADA ACCESSIBLE
- AUDIO/VISUAL (A/V) HEARING/VISUAL (H/V) ACCESSIBLE
- WETLAND/ PASSIVE OPEN AREA
- ACTIVE OPEN AREA
- ANCILLARY AREA
- WETLAND AREA



1 AP4 PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

40 20 0 40 FEET

N

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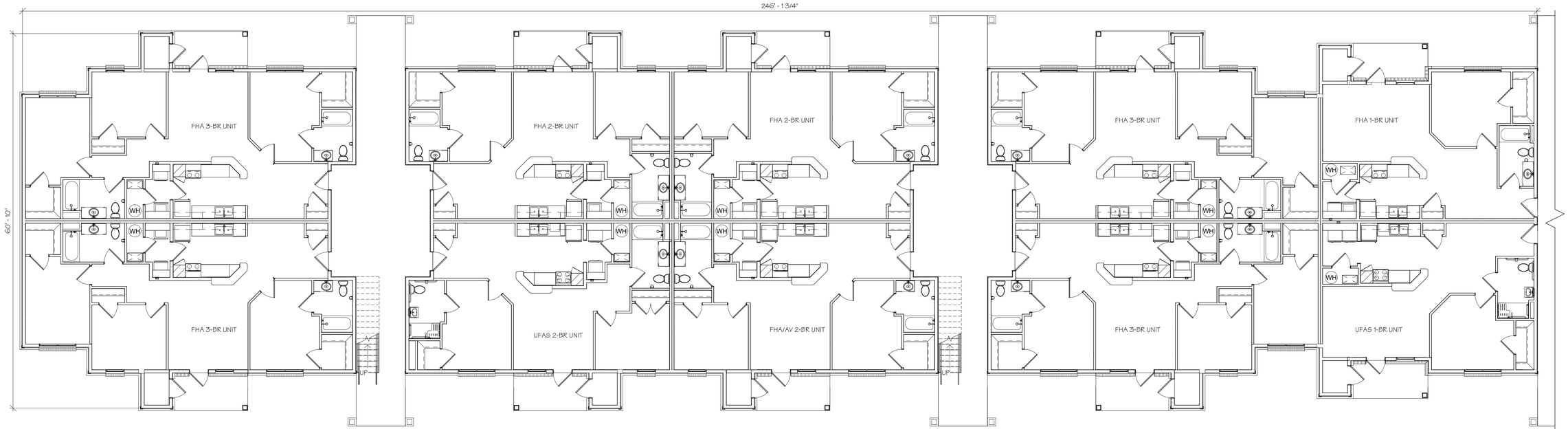
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SQUARE FOOT CALCULATIONS PER RESIDENTIAL BUILDING TYPE		
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE. THE AREA OCCUPIED BY THE STAIR CASE MAY ONLY BE COUNTED ONCE. UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED		
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF UNIT PARTITIONS		
AREA TYPE	BUILDING "A" QUANTITY: (1)	TOTAL AREA IN RESIDENTIAL BUILDINGS:
TOTAL HEATED SF (EXCLUDED FROM TOTAL):	48,559 SF	48,559 SF
NET RENTABLE AREA:	51,834 SF	51,834 SF
BREEZEWAY AREA:	7,008 SF	7,008 SF
UNIT PORCHE(S) / PATIO(S) / BALCONY AREA:	3,660 SF	3,660 SF
EXTERIOR STORAGE AREA:	1,392 SF	1,392 SF
TOTAL BUILDING AREA PER RESIDENTIAL BUILDING TYPE:	63,894 SF	63,894 SF

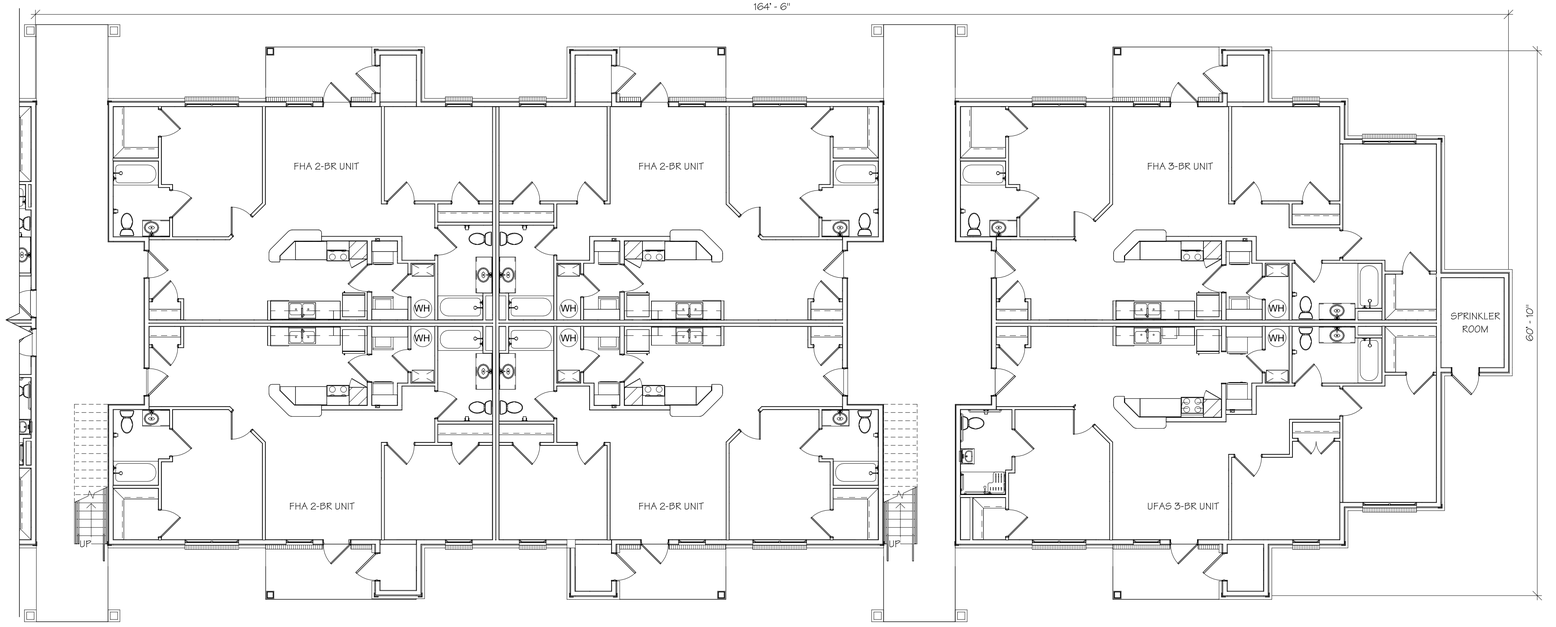
UNIT TYPE LEGEND

TYP. = TYPICAL UNIT
FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL



1 AP5 NORTH SIDE BUILDING FIRST FLOOR PLAN

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



2 AP5 SOUTH SIDE BUILDING FIRST FLOOR PLAN

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

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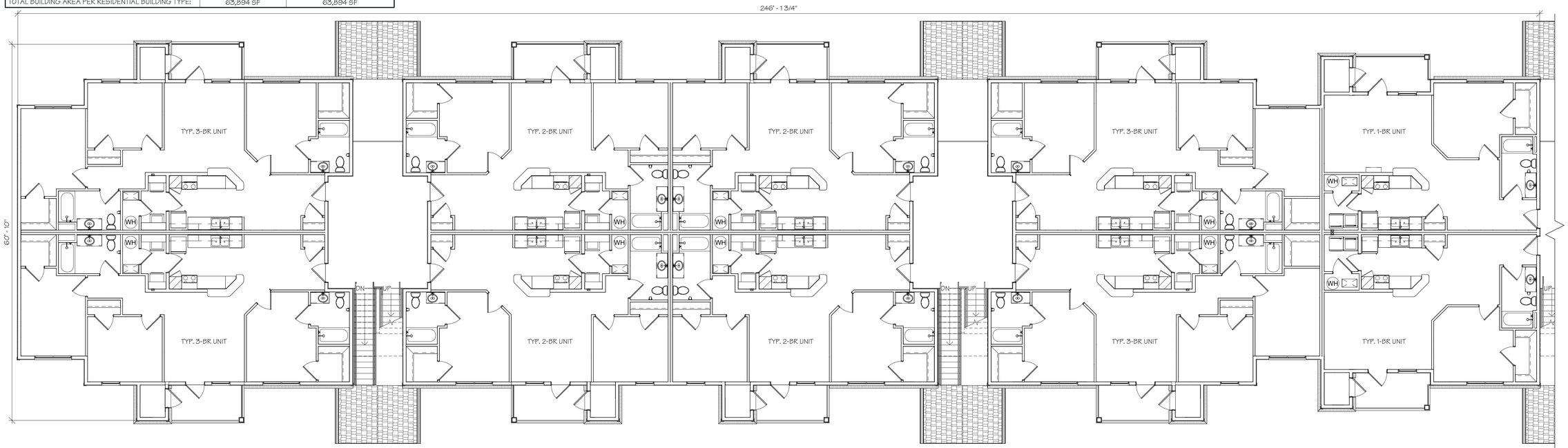
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SQUARE FOOT CALCULATIONS PER RESIDENTIAL BUILDING TYPE		
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE. THE AREA OCCUPIED BY THE STAIR CASE MAY ONLY BE COUNTED ONCE. UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED		
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UNIT PORCHE(S) / PATIO(S) / BALCONY AREA:	3,660 SF	3,660 SF
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TOTAL BUILDING AREA PER RESIDENTIAL BUILDING TYPE:	63,894 SF	63,894 SF

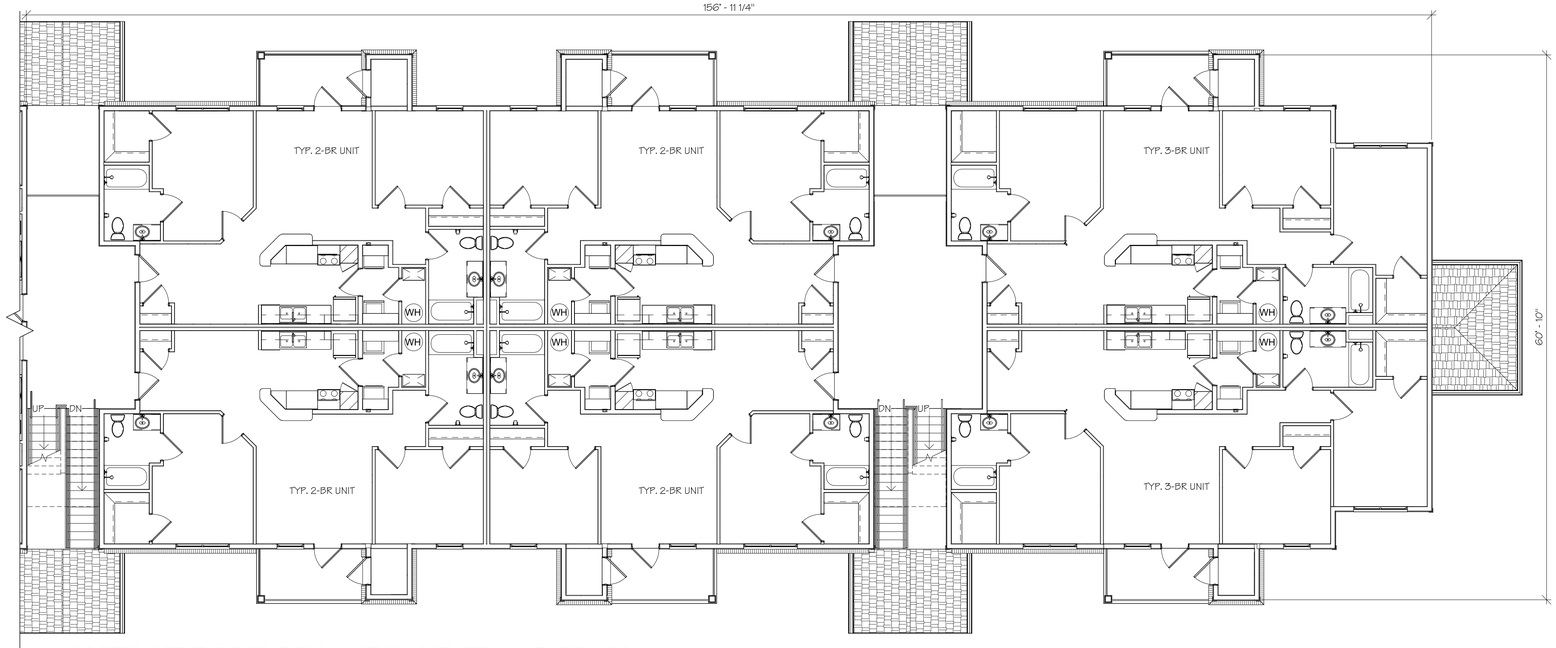
UNIT TYPE LEGEND

TYP.	=	TYPICAL UNIT
FHA	=	FAIR HOUSING ACT
UFAS	=	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V	=	AUDIO/VISUAL



1 / AP6 NORTH SIDE BUILDING SECOND FLOOR PLAN

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



2 / AP6 SOUTH SIDE BUILDING SECOND FLOOR PLAN

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

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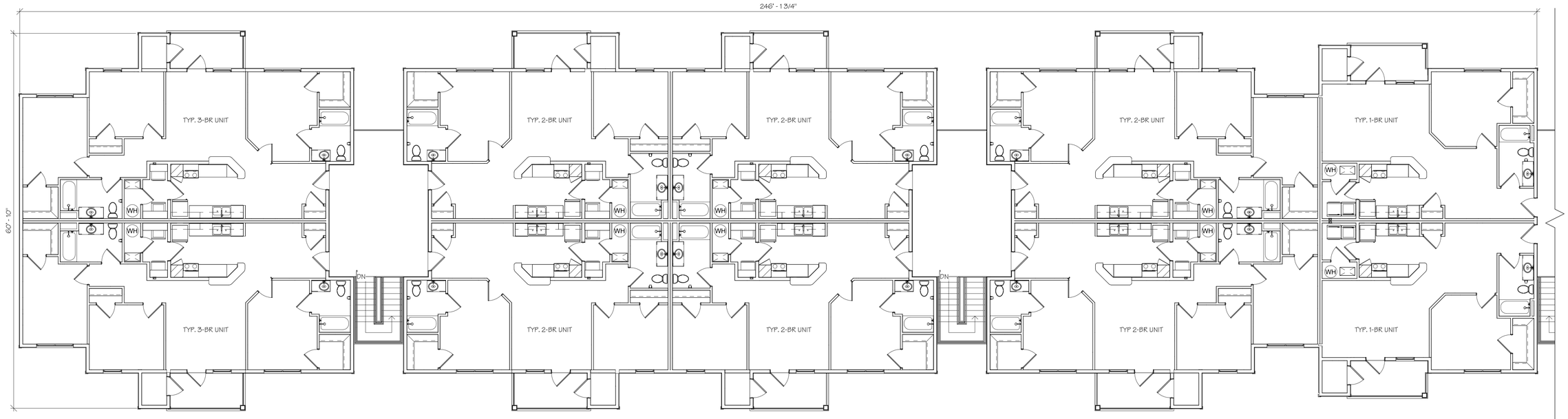
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SQUARE FOOT CALCULATIONS PER RESIDENTIAL BUILDING TYPE		
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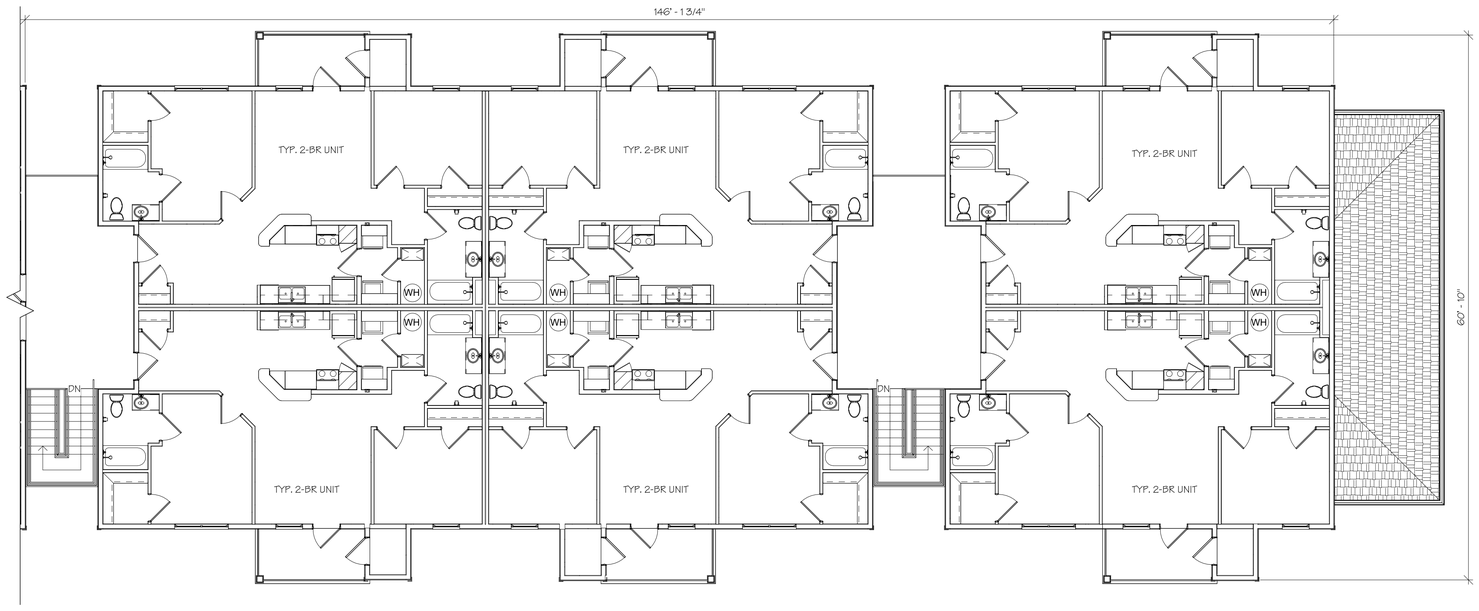
UNIT TYPE LEGEND

TYP. = TYPICAL UNIT
FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL



1 AP7 NORTH SIDE BUILDING THIRD FLOOR PLAN

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



2 AP7 SOUTH SIDE BUILDING THIRD FLOOR PLAN

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

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UNIT MATRIX

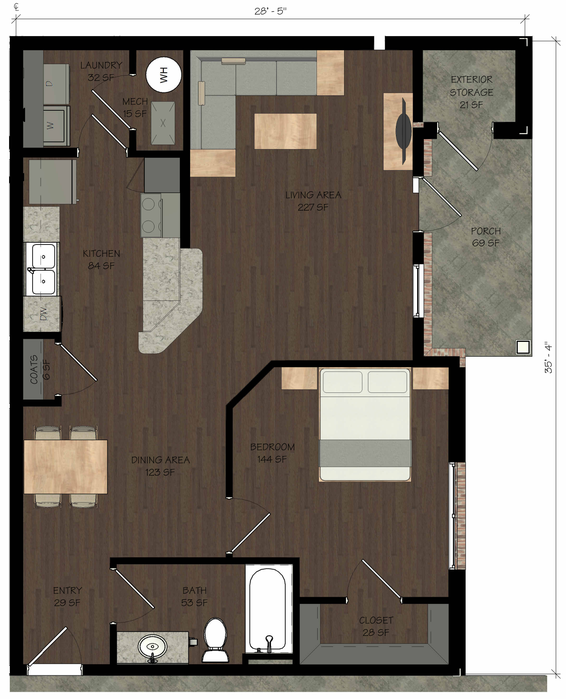
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NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF UNIT PARTITIONS

UNIT LABEL	HEATED AREA PER UNIT TYPE (EXCLUDED FROM TOTAL)	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NET RENTABLE AREA (NRA) PER UNIT	PORCH/ BALCONY AREA PER UNIT	EXTERIOR STORAGE PER UNIT
(6) 1-BR UNIT(S) 12%						
TYP. 1-BR	780	1	1	834 SF	78 SF	29 SF
FHA 1-BR	780	1	1	834 SF	78 SF	29 SF
UFAS 1-BR	780	1	1	834 SF	78 SF	29 SF
(26) 2-BR UNIT(S) 54%						
TYP. 2-BR	969	2	2	1,029 SF	76 SF	29 SF
FHA 2-BR	969	2	2	1,029 SF	76 SF	29 SF
FHA AUDIO/VISUAL 2-BR	969	2	2	1,029 SF	76 SF	29 SF
UFAS 2-BR	969	2	2	1,029 SF	76 SF	29 SF
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FHA 3-BR	1,180	3	2	1,254 SF	76 SF	29 SF
UFAS 3-BR	1,180	3	2	1,254 SF	76 SF	29 SF

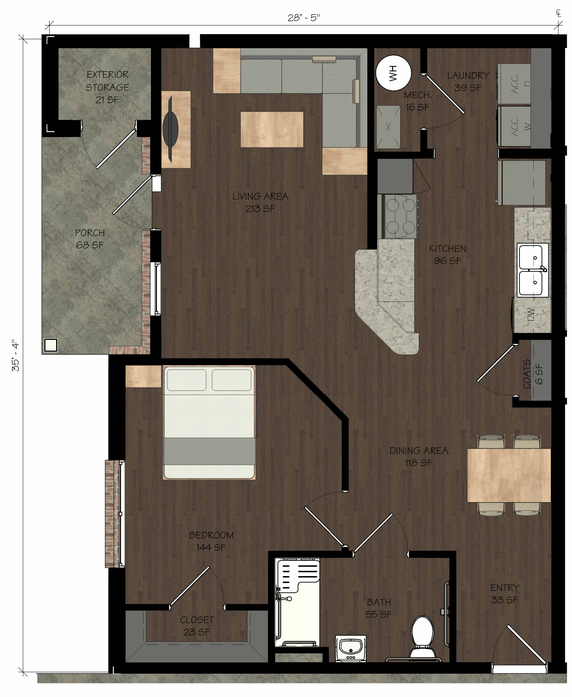
UNIT TYPE LEGEND

TYP. = TYPICAL UNIT
FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL



1 AP8 TYP./FHA 1-BR FLOOR PLAN

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



2 AP8 UFAS 1-BR FLOOR PLAN

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

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UNIT MATRIX

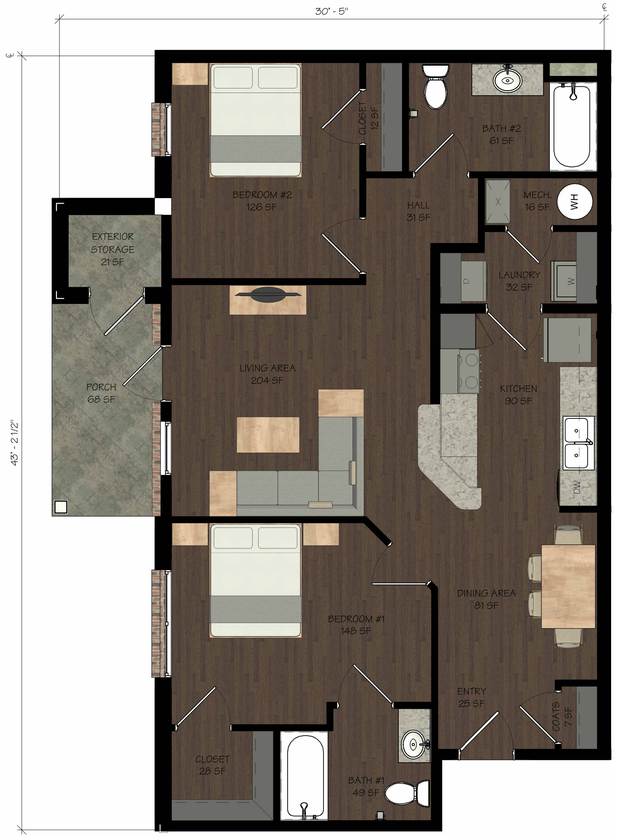
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FHA 3-BR	1,180	3	2	1,254 SF	76 SF	29 SF
UFAS 3-BR	1,180	3	2	1,254 SF	76 SF	29 SF

UNIT TYPE LEGEND

TYP. = TYPICAL UNIT
FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL



1 AP9 TYP./FHA 2-BR FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 AP9 UFAS 2-BR FLOOR PLAN
SCALE: 1/4" = 1'-0"

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UNIT MATRIX

HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE. THE AREA OCCUPIED BY THE STAIR CASE MAY ONLY BE COUNTED ONCE. UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED

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TYP. 2-BR	969	2	2	1,029 SF	76 SF	29 SF
FHA 2-BR	969	2	2	1,029 SF	76 SF	29 SF
FHA AUDIO/VISUAL 2-BR	969	2	2	1,029 SF	76 SF	29 SF
UFAS 2-BR	969	2	2	1,029 SF	76 SF	29 SF
(16) 3-BR UNIT(S) 33%						
TYP. 3-BR	1,180	3	2	1,254 SF	76 SF	29 SF
FHA 3-BR	1,180	3	2	1,254 SF	76 SF	29 SF
UFAS 3-BR	1,180	3	2	1,254 SF	76 SF	29 SF

UNIT TYPE LEGEND

TYP. = TYPICAL UNIT
FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL



1 AP10 TYP./FHA 3-BR FLOOR PLAN

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



2 AP10 UFAS 3-BR FLOOR PLAN

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

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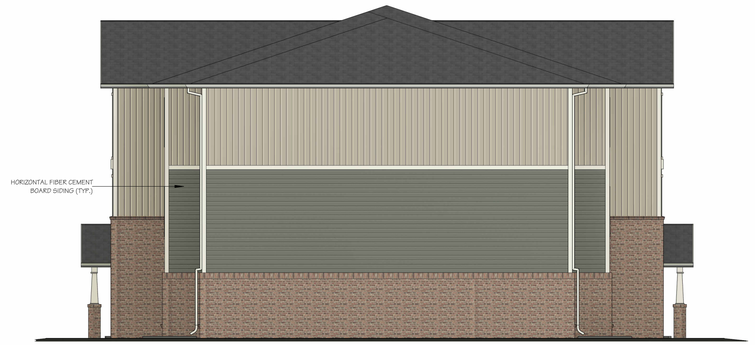
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5171

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1 AP11 NORTH FRONT ELEVATION

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



2 AP11 RIGHT SIDE ELEVATION

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



3 AP11 NORTH REAR ELEVATION

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

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5171

5/15/2026 7:37:16 AM



1 AP12 SCALE: 1/8" = 1'-0"

SOUTH FRONT ELEVATION



2 AP12 SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION



3 AP12 SCALE: 1/8" = 1'-0"

SOUTH REAR ELEVATION

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COMMON AREA MATRIX	
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS	
DESCRIPTION	TOTAL
TOTAL INTERIOR COMMON / UTILITY AREA:	1,761 SF
TOTAL EXTERIOR PORCH / PATIO AREA:	683 SF
TOTAL AREA:	2,444 SF



1 AP13 COMMUNITY BUILDING PLAN

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

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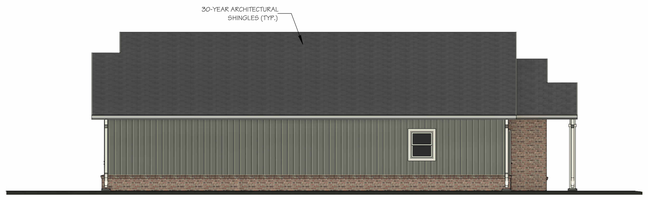
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1 AP14 COMMUNITY BUILDING LEFT SIDE ELEVATION

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



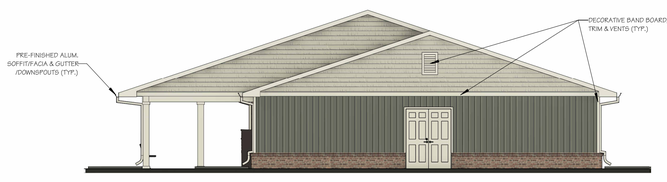
2 AP14 COMMUNITY BUILDING FRONT ELEVATION

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



3 AP14 COMMUNITY BUILDING RIGHT SIDE ELEVATION

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



4 AP14 COMMUNITY BUILDING REAR ELEVATION

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

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