



STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

Orangeburg, SC 29115

©2026 Steele Group Architects

[illegible]

DATE:
2026-05-15

PROJECT NUMBER:
2026 - Orangeburg, SC

SHEET TITLE:
COVER SHEET

SHEET:

G-000



Broughton Senior Apartments

Broughton Senior Apartments - Unit Count and Square Footages						
Unit Type	Description	Count	Heated Square Footage Per Unit	Gross Square Footage Per Unit	Total Heated Square Footage of Units	Total Gross Square Footage of Units
A(a)	1 Bed / 1 Bath Accessible	2	752	869	1504	1738
A(b)	1 Bed / 1 Bath	34	752	869	25568	29546
B(a)	2 Bed / 2 Bath Accessible	1	1038	1162	1038	1162
B(b)	2 Bed / 2 Bath	17	1038	1162	17646	19754
Total		54			45756	52200

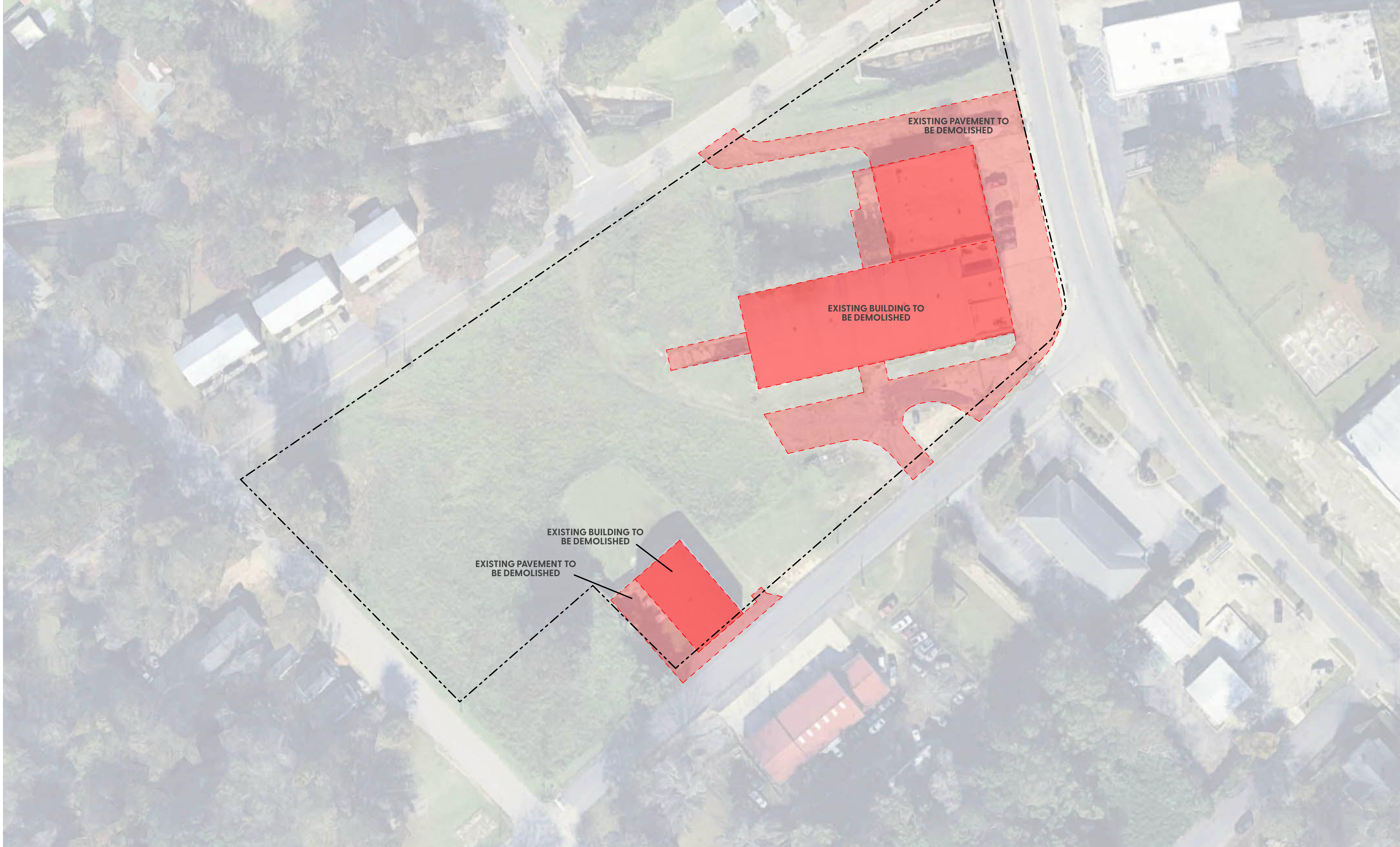
Broughton Senior Apartments - Building Unit Mix and Square Footages							
Floor #	A(a)	A(b)	B(a)	B(b)	Total	Total Heated Square Footage	Total Gross Square Footage
First Floor		12	1	5	18	19178	21631
Second Floor	1	11		6	18	19178	21203
Third Floor	1	11		6	18	19178	21203
Total	2	34	1	17	54	57534	64037
	36 One-Bed		18 Two-Bed				

SHEET INDEX

#	SHEET NAME
General	
G-000	COVER SHEET
AS-101	PRELIMINARY SITE PLAN
A-101	GROUND FLOOR PLAN - PART A
A-102	GROUND FLOOR PLAN - PART B
A-103	SECOND FLOOR PLAN - PART A
A-104	SECOND FLOOR PLAN - PART B
A-105	THIRD FLOOR PLAN - PART A
A-106	THIRD FLOOR PLAN - PART B
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS
A-204	EXTERIOR ELEVATIONS
A-401	UNITS A(a) & A(b) ENLARGED PLANS
A-402	UNITS B(a) & B(b) ENLARGED PLANS
A-403	ENLARGED COMMON AREA PLANS
A-404	ENLARGED COMMON AREA PLANS

11/12/26, 2:46 PM \Volume\Marketing\Business Development\Affordable Housing\Gill Development\2026\Orangeturn, SC\91M\Orangeturn, SC Senior Development\Final App.docx

- LEAD-BASED PAINT ABATEMENT GENERAL NOTES:
1. PRIOR TO BUILDING DEMOLITION, ALL LEAD-BASED PAINT CONTAINING MATERIALS ARE TO BE REMOVED.
 2. ALL LEAD-BASED PAINT REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDERS, AND DIRECTIVES INCLUDING WITHOUT LIMITATIONS THOSE OF THE RESPONSIBLE STATE OF SOUTH CAROLINA AGENCIES, US ENVIRONMENTAL PROTECTION AGENCY (USEPA), US DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND THE NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
 3. ALL LEAD-BASED PAINT REMOVAL AREAS IDENTIFIED BY PRELIMINARY INSPECTIONS ARE FOR INFORMATIONAL ASSISTANCE TO THE CONTRACTOR. ALL MATERIALS MUST BE FIELD VERIFIED FOR SIZE AND QUANTITIES. ALL LEAD BASED PAINT MATERIALS EXPOSED DURING DEMOLITION SHALL BE REMOVED.
 4. PRELIMINARY INSPECTIONS HAVE IDENTIFIED THE FOLLOWING AREAS AS HAVING LEAD-BASED PAINT CONTAINING MATERIALS:
 - A. STORAGE ROOM - POSITIVE RESULT (1.3) - INNER DOOR FRAME
 - B. EXTERIOR - POSITIVE RESULT (1.2) - TRAFFIC POST (1 OF 4)
 - C. EXTERIOR - POSITIVE RESULT (1.4) - BAY DOOR FRAME
 - D. BUILDING INTERIOR - POSITIVE RESULT (6.6) - EXTERIOR BAY DOOR, CASING FRAME
 - E. CHURCH BUILDING - FOYER - POSITIVE RESULT (1.9) - RELIC FURRING STRIP



EXISTING SITE CONDITIONS

SCALE: 1" = 40'

A1



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 - Orangeburg, SC
SHEET TITLE: EXISTING SITE CONDITIONS
SHEET:

AS-101



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

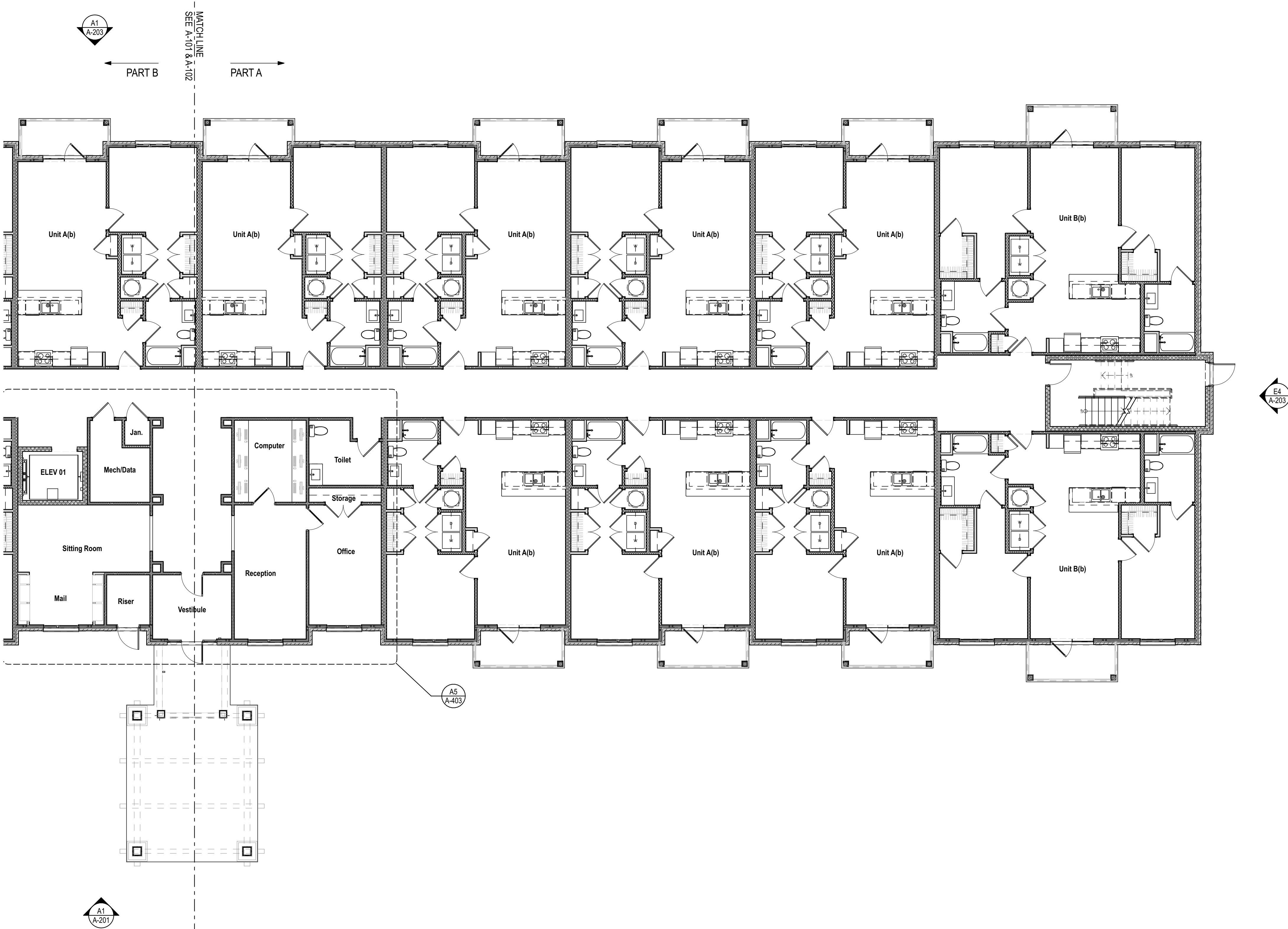
1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 - Orangeburg, SC
SHEET TITLE: GROUND FLOOR PLAN - PART A
SHEET:

A-101



GROUND FLOOR PLAN - PART A
SCALE: 1/8" = 1'-0"

A1



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

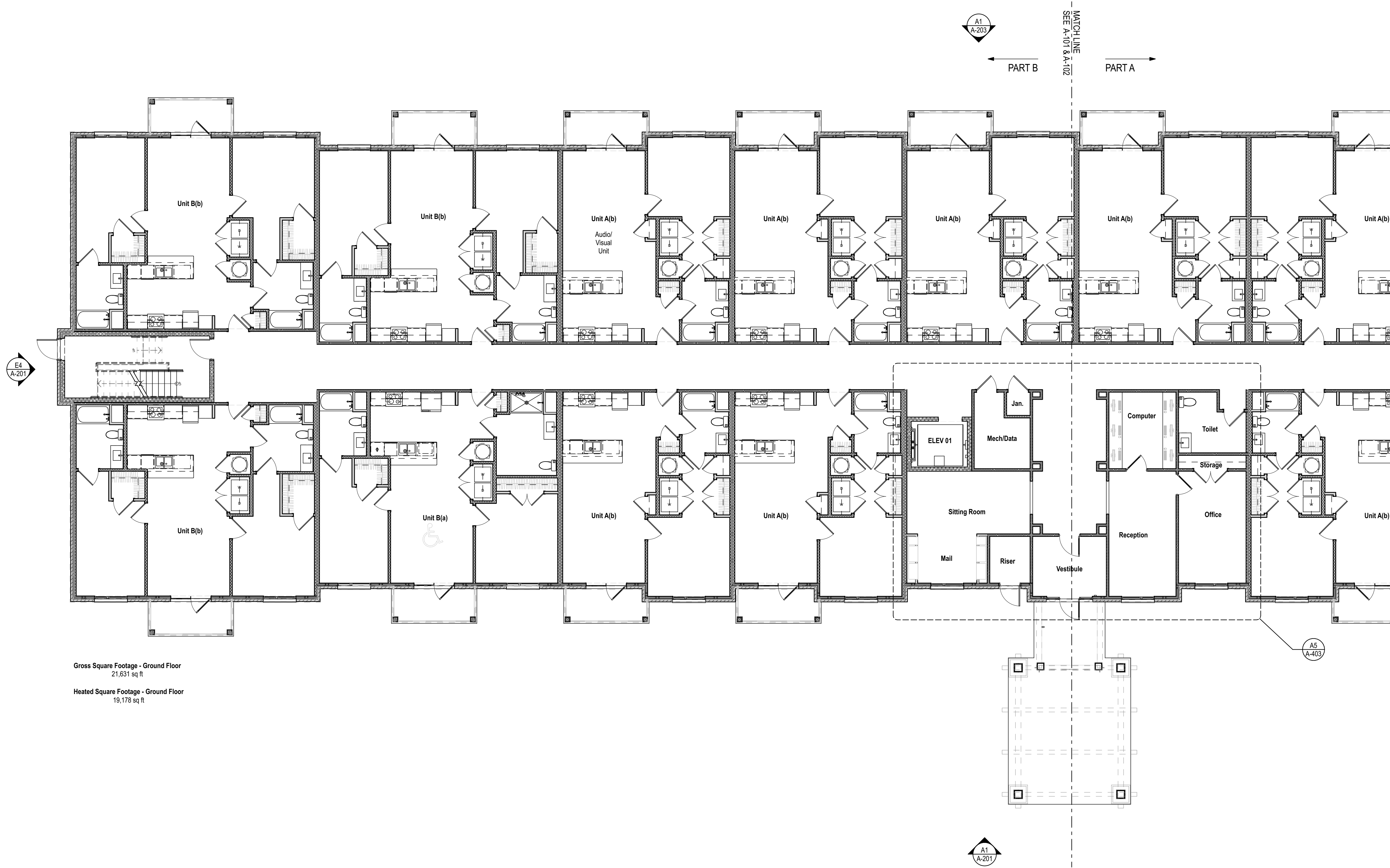
1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

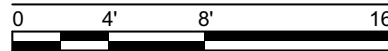
Version	Transmittal Set Name	Date

DATE:
2026-05-15
PROJECT NUMBER:
2026 - Orangeburg, SC
SHEET TITLE:
GROUND FLOOR PLAN - PART B
SHEET:

A-102



Gross Square Footage - Ground Floor
21,631 sq ft
Heated Square Footage - Ground Floor
19,178 sq ft



GROUND FLOOR PLAN - PART B
SCALE: 1/8" = 1'-0"

A1

\\s01\p\245494\BroughtonSeniorApartments\Drawings\GroundFloor\A-102-GroundFloorPlan-PartB.dwg



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

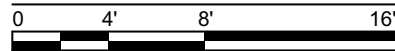
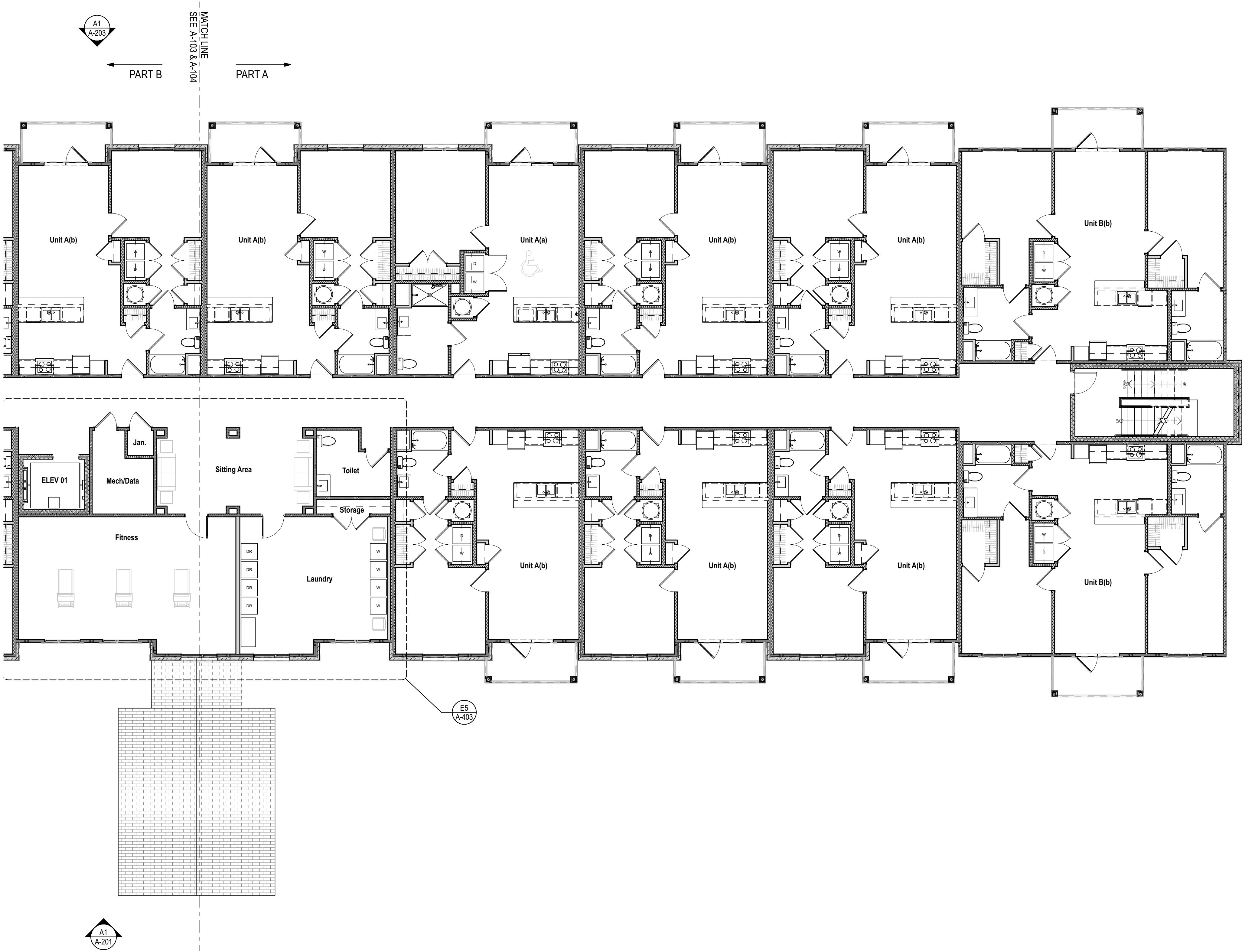
1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 - Orangeburg, SC
SHEET TITLE: SECOND FLOOR PLAN - PART A
SHEET:

A-103



SECOND FLOOR PLAN - PART A
SCALE: 1/8" = 1'-0"

A1



STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

Orangeburg, SC 29115

©2026 Steele Group Architects

[illegible]

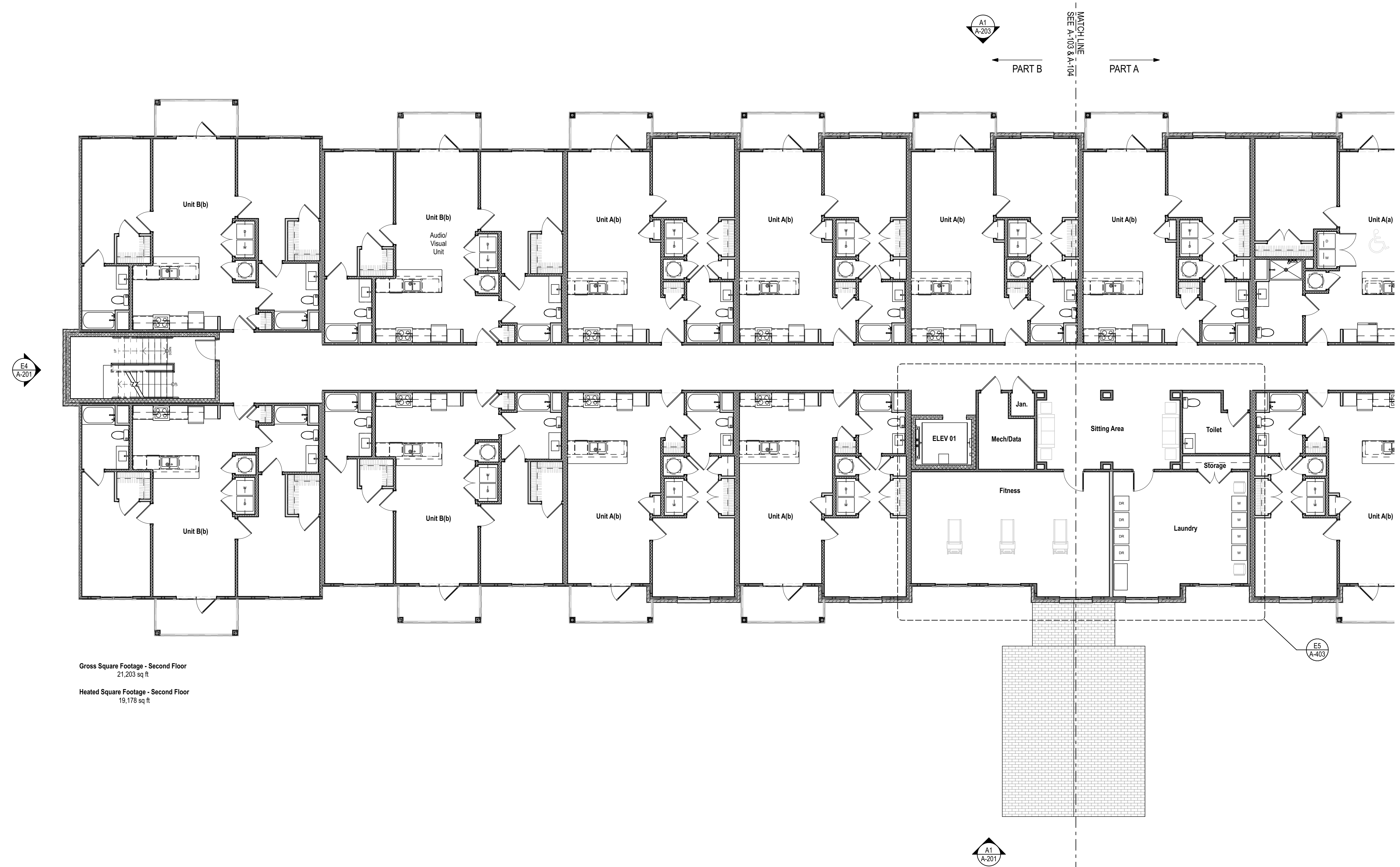
DATE:
2026-05-15

PROJECT NUMBER:
2026 - Orangeburg, SC

SHEET TITLE:
SECOND FLOOR PLAN - PART B

SHEET:

A-104



Gross Square Footage - Second Floor
21,203 sq ft

Heated Square Footage - Second Floor
19,178 sq ft

SECOND FLOOR PLAN - PART B

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

A1

11/12/26, 2:46 PM \Volume\Marketing\Business Development\Affordable Housing\Gill Development\2026\Connecticut, SC\BIM\Craneburn, SC Senior Development\Final App.dgn



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

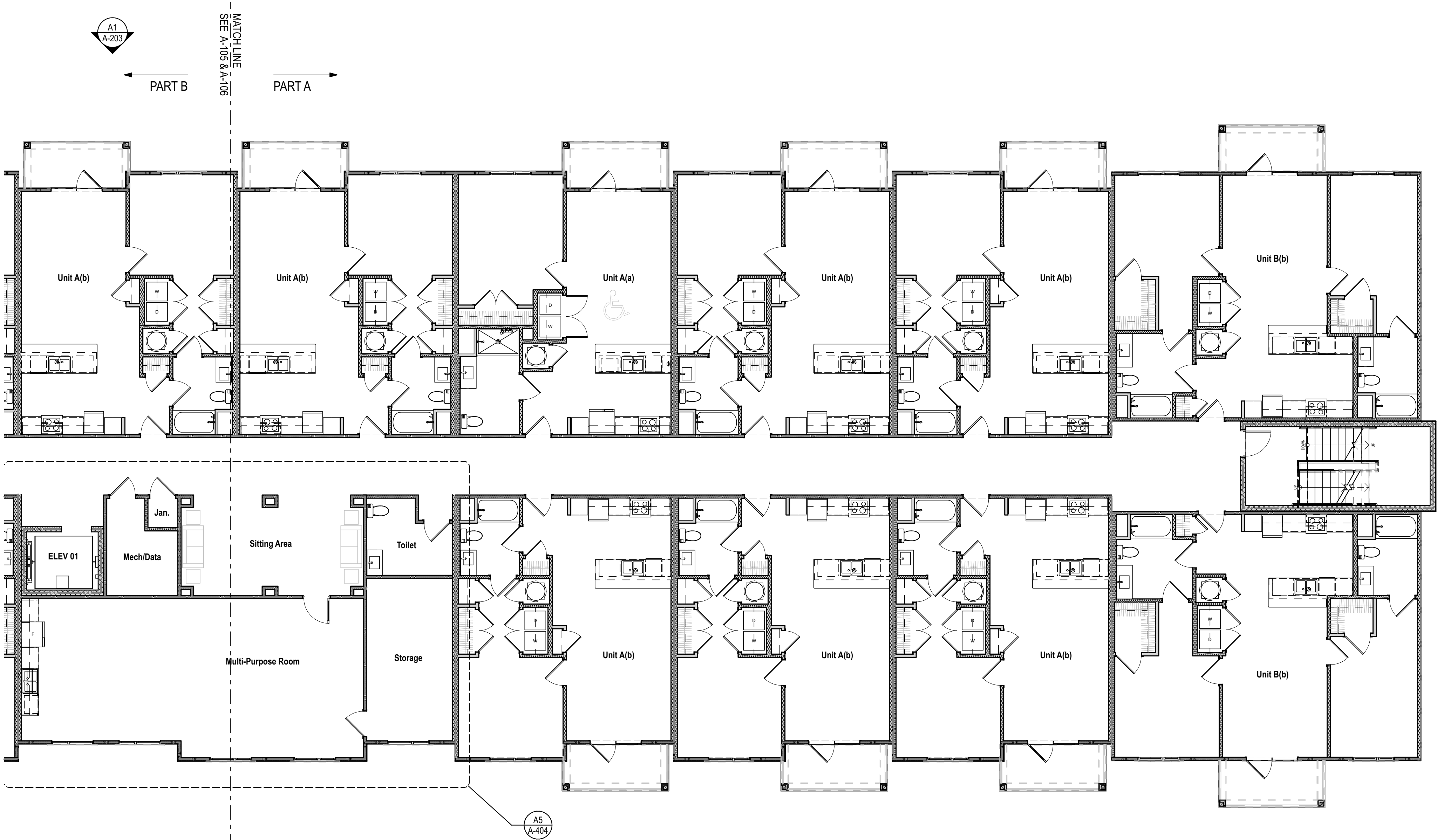
1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE:
2026-05-15
PROJECT NUMBER:
2026 - Orangeburg, SC
SHEET TITLE:
THIRD FLOOR PLAN - PART A
SHEET:

A-105



THIRD FLOOR PLAN - PART A
SCALE: 1/8" = 1'-0"

A1



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

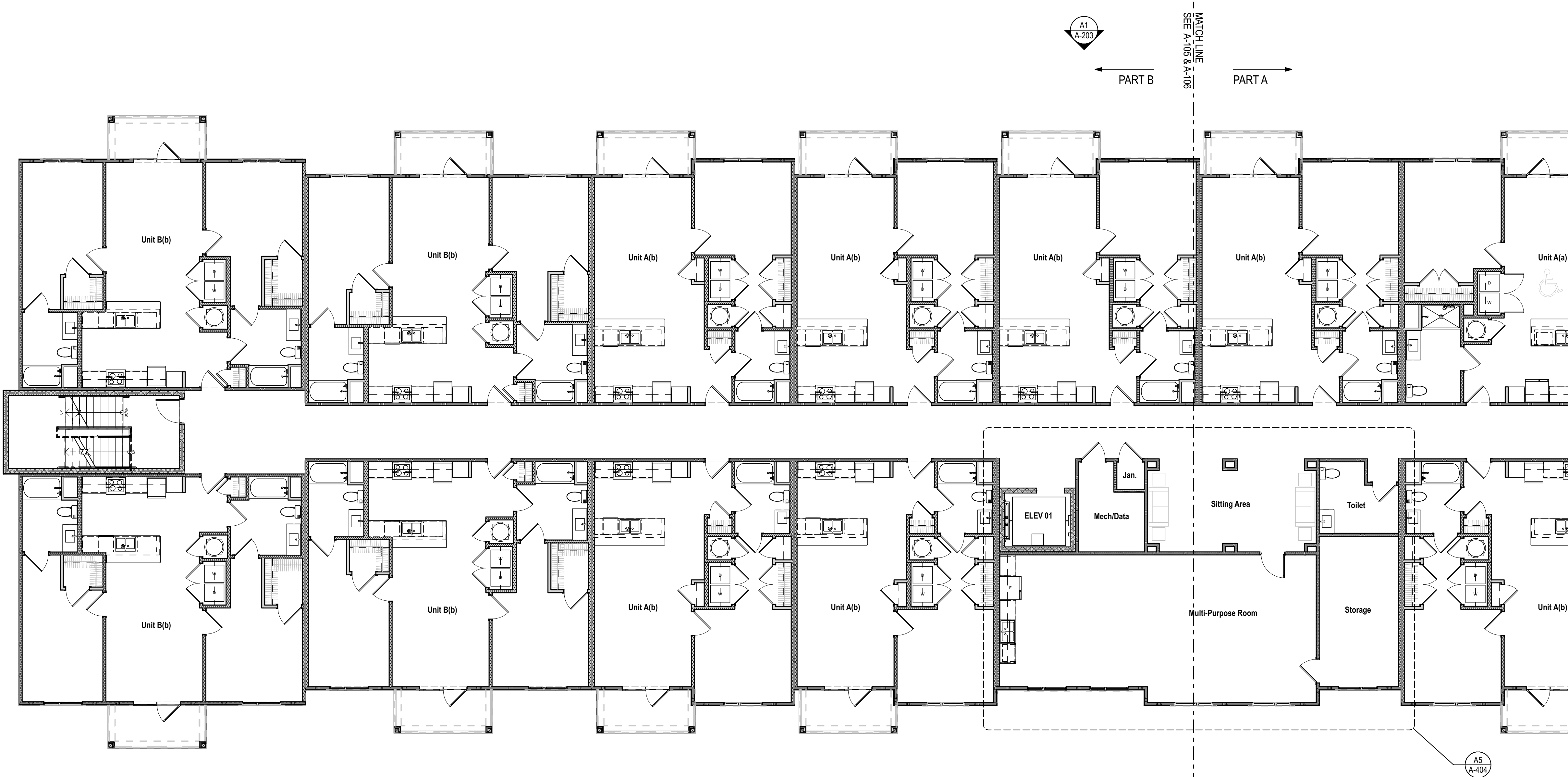
1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE:
2026-05-15
PROJECT NUMBER:
2026 - Orangeburg, SC
SHEET TITLE:
THIRD FLOOR PLAN - PART B
SHEET:

A-106



Gross Square Footage - Third Floor
21,203 sq ft
Heated Square Footage - Third Floor
19,178 sq ft

0 4' 8' 16'

THIRD FLOOR PLAN - PART B

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

A1

\\s01\proj\245494\BroughtonSeniorApartments\Drawings\ThirdFloor\PartB\ThirdFloorPlan-PartB.dwg



LEFT ELEVATION **E4**
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
KEY	NOTES
01	BRICK VENEER
02	BRICK SOLDIER COURSE
03	BRICK ROWLOCK
04	BRICK SOLDIER COURSE AND ROWLOCK
05	VINYL 6" LAP SIDING
06	VINYL BOARD AND BATTEN
07	VINYL TRIM
08	KEYNOTE # NOT IN USE
09	VINYL BALCONY GUARDRAIL
10	VINYL SINGLE HUNG WINDOW
11	VINYL FIXED WINDOW
12	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
13	VINYL TRIM WRAPPED TRUSS
14	PVC COLUMN COVER
15	HOLLOW METAL EXTERIOR DOOR
16	FIBERGLASS EXTERIOR DOOR



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 - Orangeburg, SC
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

A-201



FRONT ELEVATION - PART A **A1**
SCALE: 1/8" = 1'-0"

\\p01\2614\Williams\Business Development\Architectural\Drawings\2026\Orangeburg - SC Senior Development - Final.dwg

ELEVATION KEYNOTES	
KEY	NOTES
01	BRICK VENEER
02	BRICK SOLDIER COURSE
03	BRICK ROWLOCK
04	BRICK SOLDIER COURSE AND ROWLOCK
05	VINYL 6" LAP SIDING
06	VINYL BOARD AND BATTEN
07	VINYL TRIM
08	KEYNOTE # NOT IN USE
09	VINYL BALCONY GUARDRAIL
10	VINYL SINGLE HUNG WINDOW
11	VINYL FIXED WINDOW
12	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
13	VINYL TRIM WRAPPED TRUSS
14	PVC COLUMN COVER
15	HOLLOW METAL EXTERIOR DOOR
16	FIBERGLASS EXTERIOR DOOR



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE:
2026-05-15
PROJECT NUMBER:
2026 - Orangeburg, SC

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:

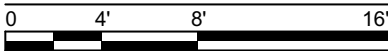
A-202

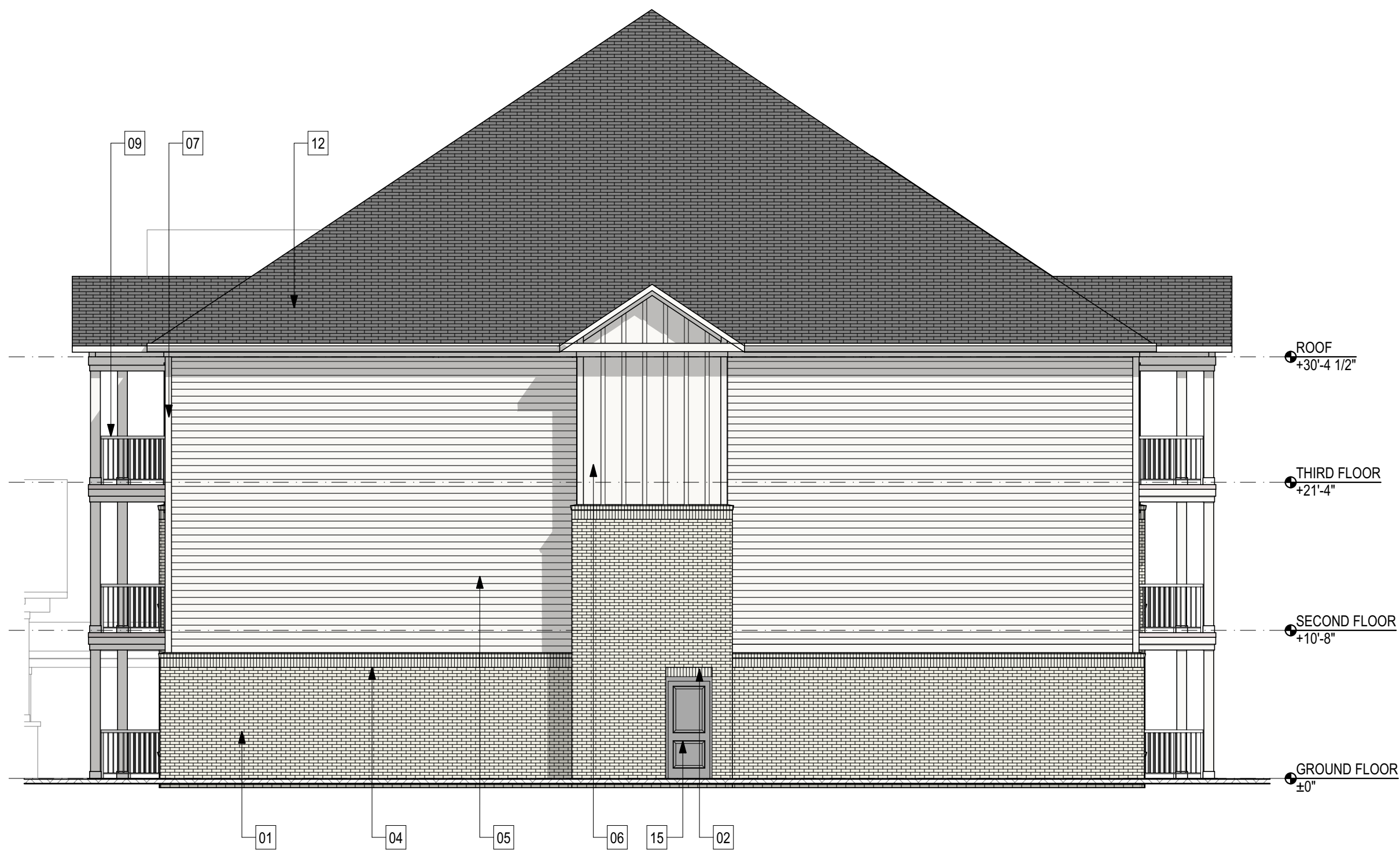


FRONT ELEVATION - PART B

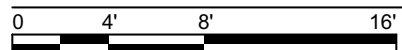
SCALE: 1/8" = 1'-0"

A1

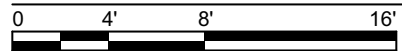




ELEVATION KEYNOTES	
KEY	NOTES
01	BRICK VENEER
02	BRICK SOLDIER COURSE
03	BRICK ROWLOCK
04	BRICK SOLDIER COURSE AND ROWLOCK
05	VINYL 6" LAP SIDING
06	VINYL BOARD AND BATTEN
07	VINYL TRIM
08	KEYNOTE # NOT IN USE
09	VINYL BALCONY GUARDRAIL
10	VINYL SINGLE HUNG WINDOW
11	VINYL FIXED WINDOW
12	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
13	VINYL TRIM WRAPPED TRUSS
14	PVC COLUMN COVER
15	HOLLOW METAL EXTERIOR DOOR
16	FIBERGLASS EXTERIOR DOOR



RIGHT ELEVATION **E4**
SCALE: 1/8" = 1'-0"



REAR ELEVATION - PART A **A1**
SCALE: 1/8" = 1'-0"



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 - Orangeburg, SC
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

A-203



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

1549 Broughton St.
Orangeburg, SC 29115

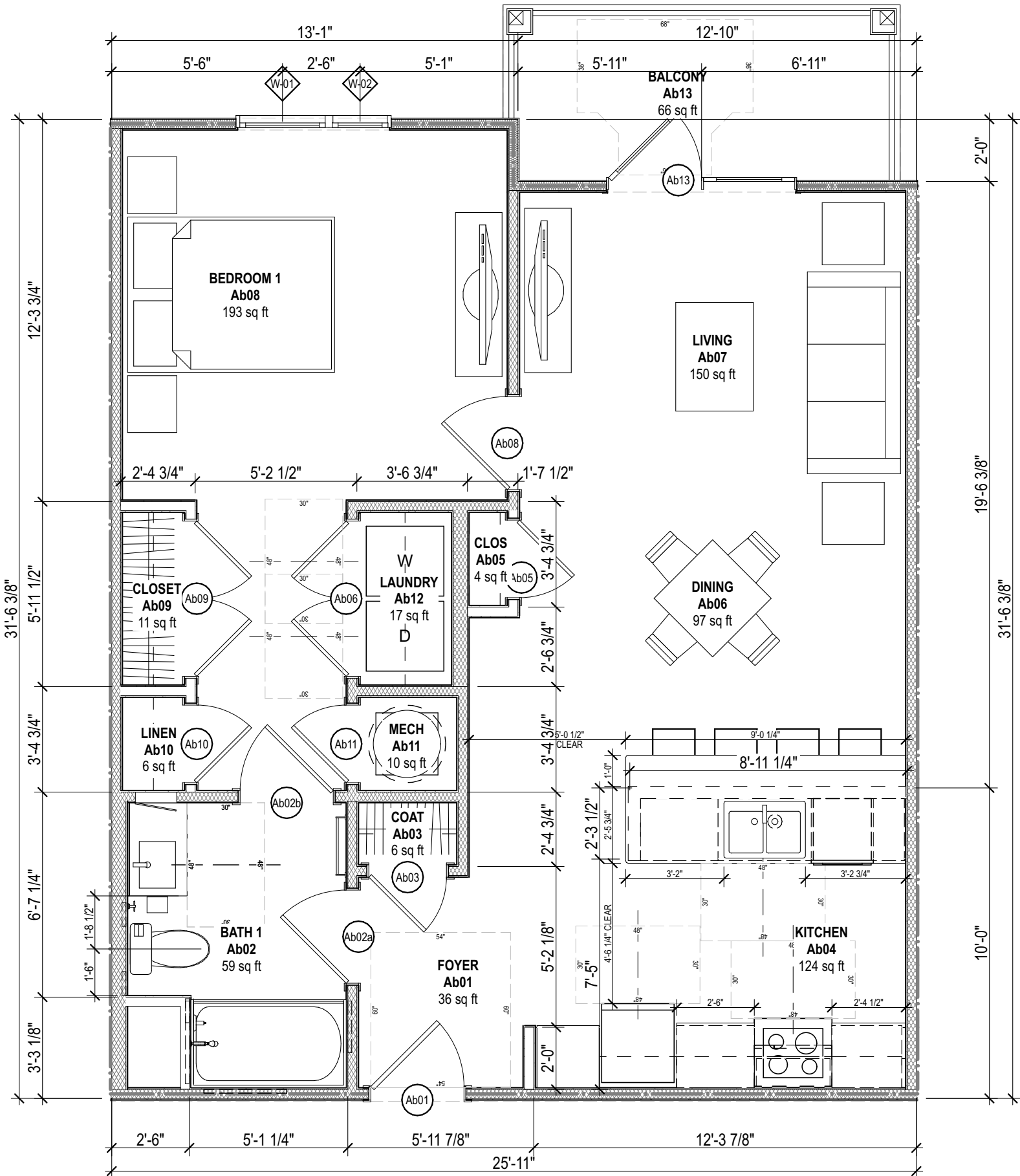
©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 - Orangeburg, SC
SHEET TITLE: UNITS A(a) & A(b) ENLARGED PLANS
SHEET:

A-401

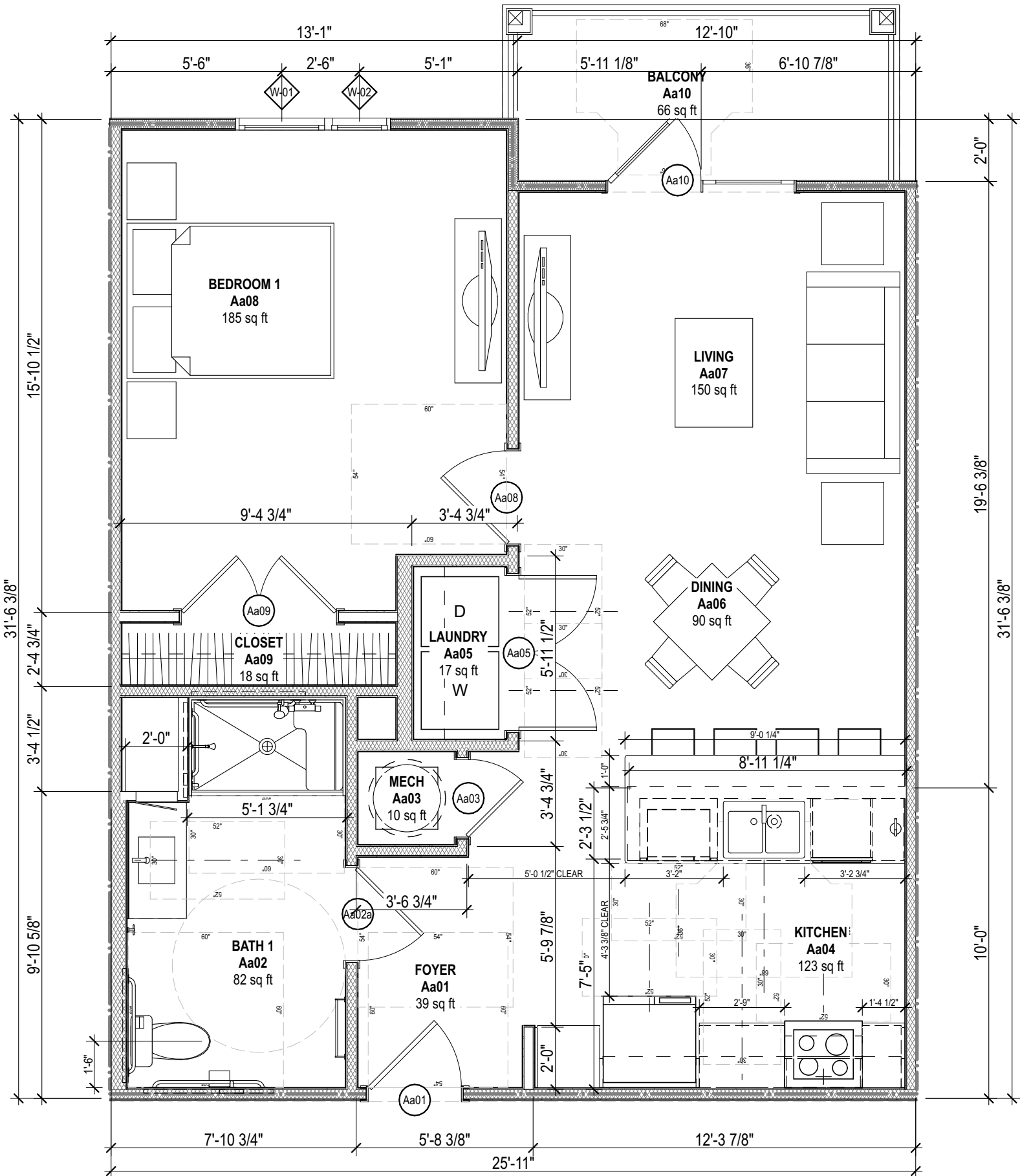
Unit A(b) - 1 Bedroom / 1 Bathroom
Heated Square Footage
Area: 752 sq ft
Gross Square Footage
Area: 869 sq ft



UNIT A(b)

A1

Unit A(a) - Accessible 1 Bedroom / 1 Bathroom
Heated Square Footage
Area: 752 sq ft
Gross Square Footage
Area: 869 sq ft



UNIT A(a)

A6



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

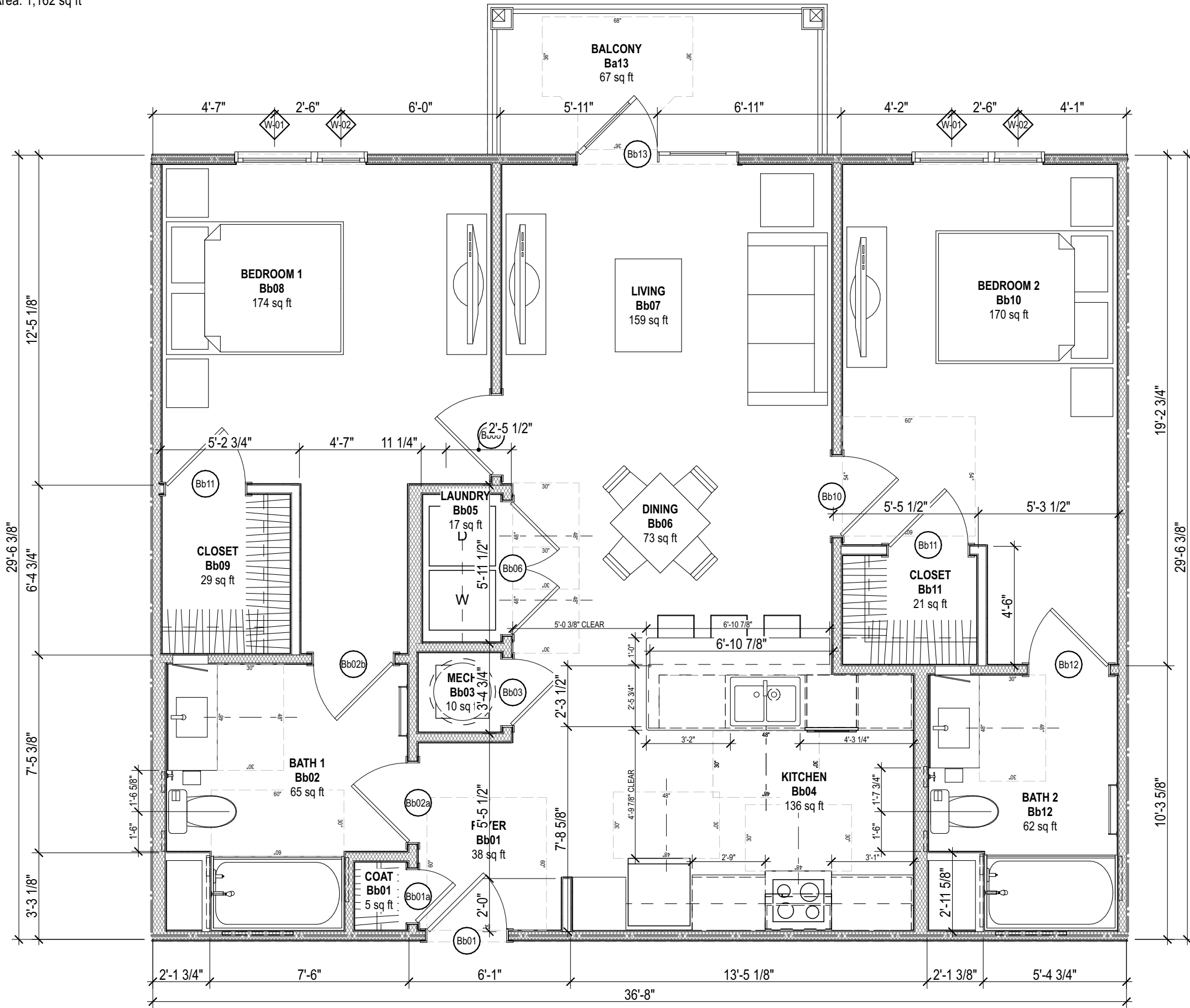
Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 - Orangeburg, SC
SHEET TITLE: UNITS B(a) & B(b) ENLARGED PLANS
SHEET:

A-402

Unit B(b) - 2 Bedroom / 2 Bathroom

Heated Square Footage
Area: 1,038 sq ft
Gross Square Footage
Area: 1,162 sq ft



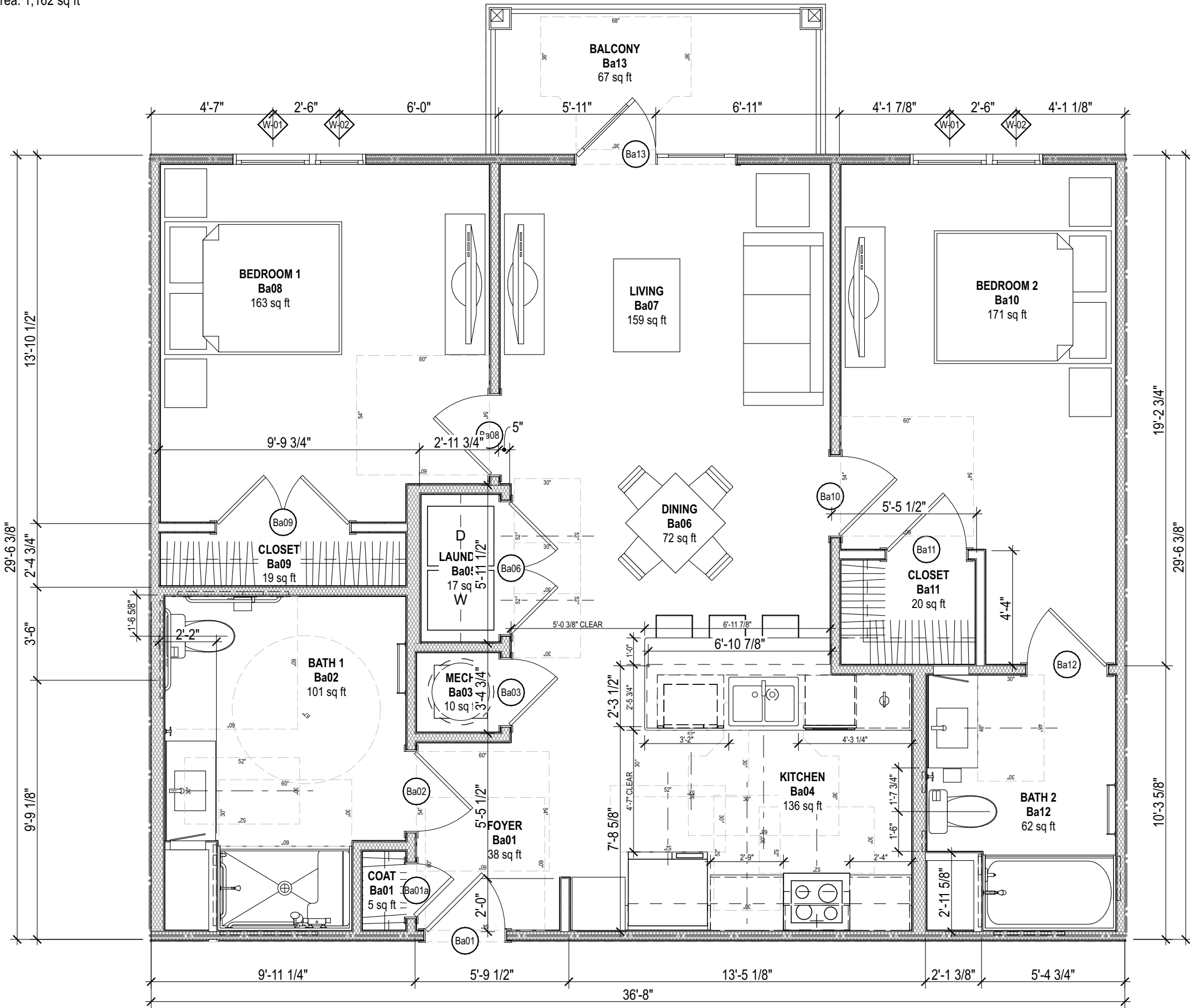
UNIT B(b)

A1

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

Unit B(a) - Accessible 2 Bedroom / 2 Bathroom

Heated Square Footage
Area: 1,038 sq ft
Gross Square Footage
Area: 1,162 sq ft



UNIT B(a)

A6

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



STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

Orangeburg, SC 29115

©2026 Steele Group Architects

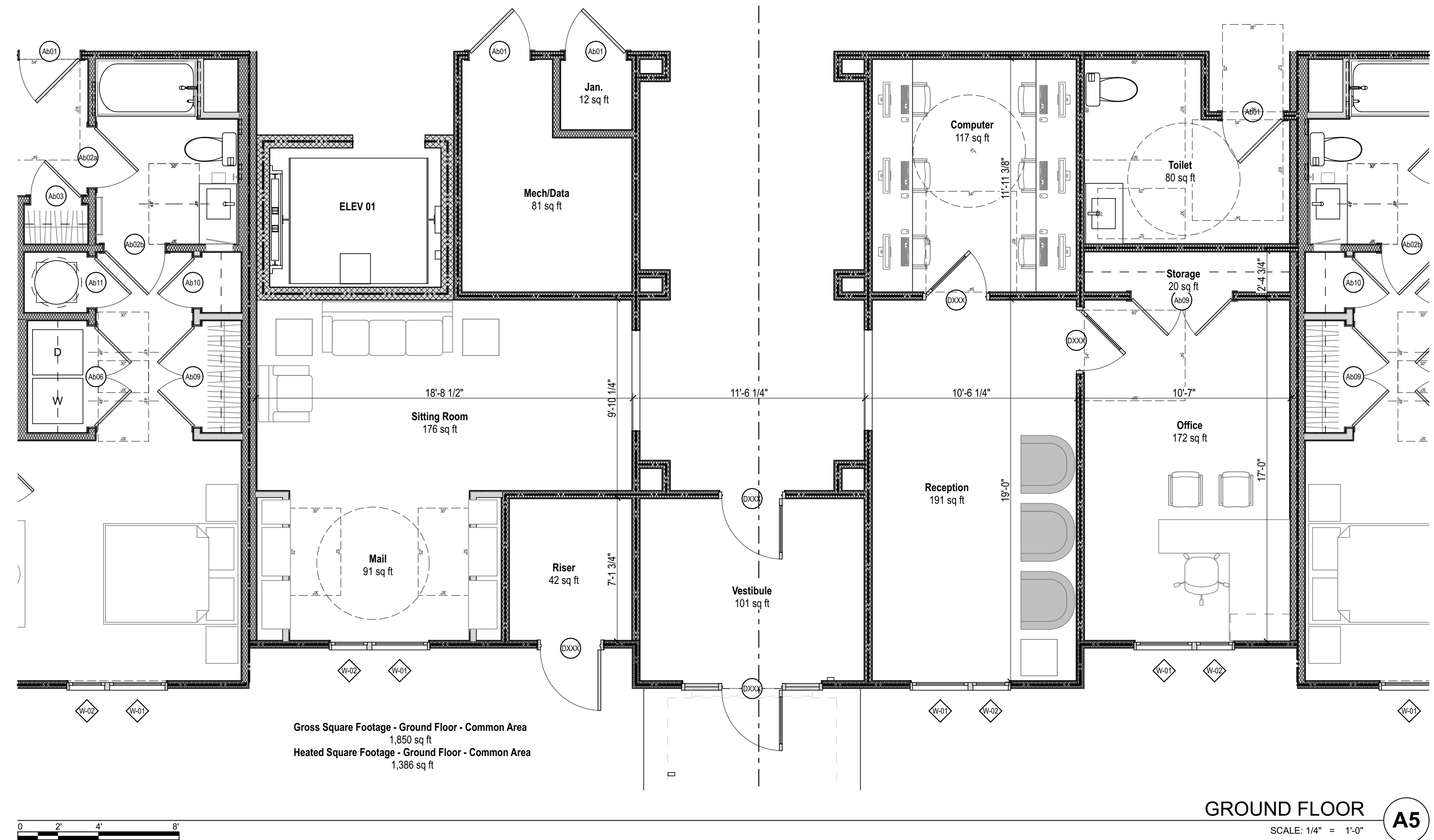
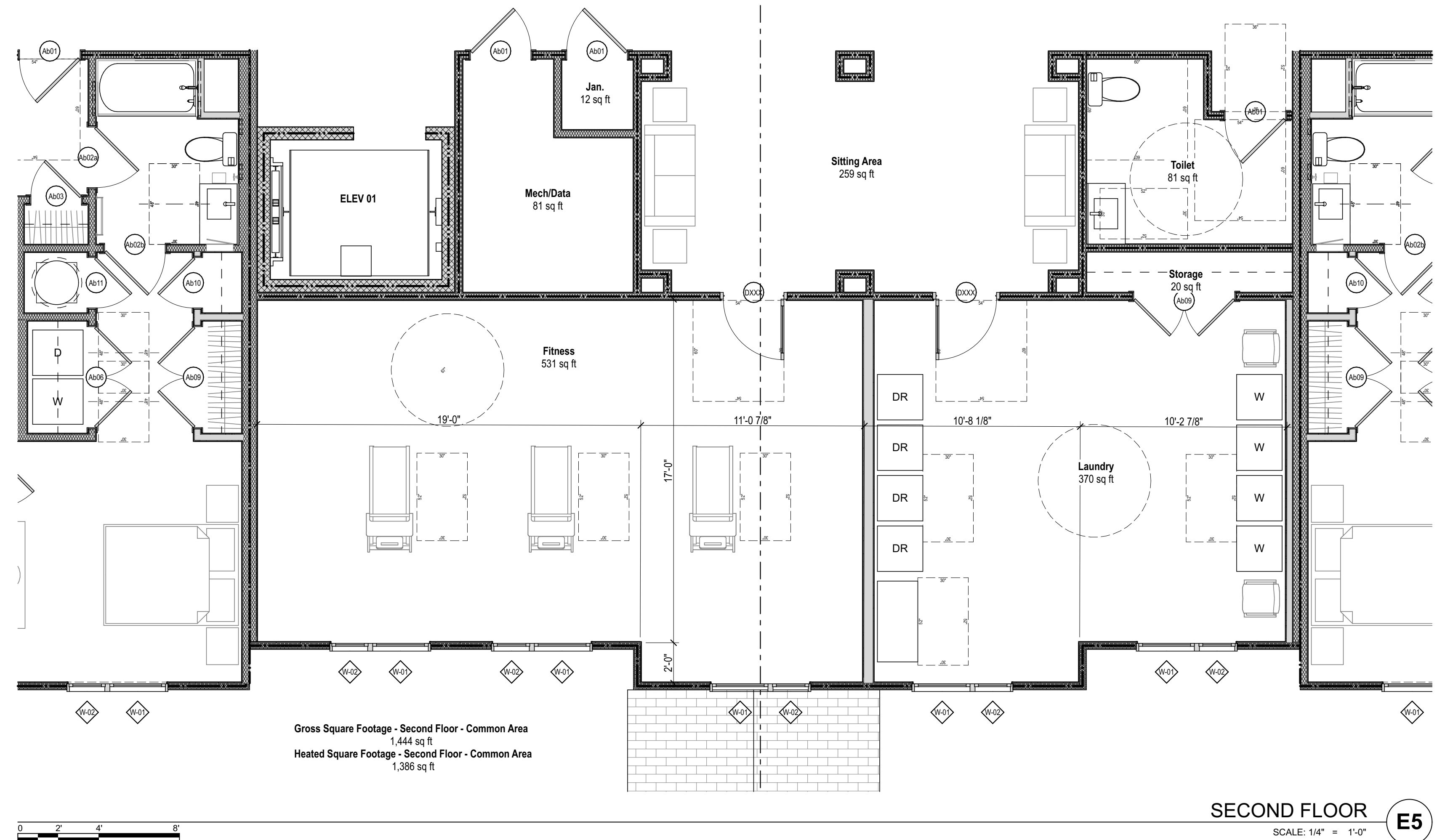
[illegible]

DATE:
2026-05-15

PROJECT NUMBER:
2026 - Orangeburg, SC

SHEET TITLE:
**ENLARGED COMMON AREA
PLANS**
SHEET:

A-403



5/13/26, 2:46 PM Volumes/Marketing/Business Development/2028/Orangeburg, SC/BIIM/Orangeburg, SC Senior Development Final App clin

\\s01\p\24104\Williams\Bldg\Bldg\Development\Architectural\Drawings\2026\Broughton Senior Apartments - SC\Broughton Senior Apartments - SC - Final.dwg



STEELE GROUP
ARCHITECTS

STATUS: Preliminary
Not for Construction

Broughton Senior Apartments

1549 Broughton St.
Orangeburg, SC 29115

©2026 Steele Group Architects

Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 - Orangeburg, SC

SHEET TITLE:
ENLARGED COMMON AREA
PLANS
SHEET:

A-404

