MANNING GARDENS APARTMENT HOMES

214 ALFRED HENRY STREET
MANNING, SC 29102

PROJECT GENERAL NOTES

1, A.I.A. DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2017 EDITION, ARTICLES 1 THROUGH 14 INCLUSIVE, IS PART OF THIS CONTRACT AND IS INCORPORATED HEREIN AS IF SET FORTH HEREIN. AN ORIGINAL COPY OF THIS DOCUMENT IS ON FILE AT THE OFFICE OF THE ARCHITECT, AVAILABLE ON REQUEST.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2021 SOUTH CAROLINA STATE BUILDING CODE, ANSI A117.1., FIRE DEPARTMENT RULES AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

3. ALL DIMENSIONS INDICATED IN THE DRAWING ARE TO FACE OF MASONRY, FACE OF WOOD OR METAL STUD, CENTERLINE OF COLUMN OR FACE OF CONCRETE. DO NOT SCALE THESE DRAWINGS.

4. ALL ELEVATIONS ARE REFERENCED FROM THE TOP OF FIRST FLOOR SLAB AT 0'-0". REFER TO SITE PLAN FOR ACTUAL ELEVATIONS.

5. THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND FIELD CONDITIONS. WHEN, IN THE OPINION OF THE GENERAL CONTRACTOR, A DISCREPANCY OR OMISSION EXISTS, HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VISIT SITE PRIOR TO START AND VERIFY EXISTING CONDITIONS INCLUDING WORK ON EXISTING CONDITIONS THAT AFFECTS NEW CONSTRUCTION.

6. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES.

7. THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR CORRECTIVE ACTION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK.

8. PROVIDE SOLID BLOCKING IN WALLS AT ALL CASEWORK, SHELVES, TOILET ACCESSORIES, LEDGERS, ETC.

9. THE GENERAL CONTRACTOR SHALL SUPPLY ALL MISCELLANEOUS BLOCKING, BRACING, METAL, TRIM, FASTENERS AND HARDWARE NECESSARY TO COMPLETE THE WORK. ALL EXPOSED WOOD BLOCKING AND WOOD MATERIALS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.

10. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

11. INSTALL PROTECTIVE BARRIERS AS REQUIRED TO PROTECT EXISTING CONSTRUCTION AND PERSONNEL DURING CONSTRUCTION OPERATIONS. CONTRACTOR TO PROVIDE PROPER PROTECTION OF ALL INSTALLED / COMPLETED ITEMS DURING ALL PHASES OF CONSTRUCTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING TH E EXECUTION OF THE WORK.

13. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

14. ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE SECURED. ACCESS TO THE AREA TO BE CONTROLLED BY THE OWNER, OR THE GENERAL CONTRACTOR. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.

15. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION. CONTRACTOR SHALL FURNISH OWN TRASH DISPOSAL.

16. AT FIRE WALLS AND OTHER FIRE SEPARATION ASSEMBLIES, FILL ALL PENETRATIONS AROUND MECHANICAL, PIPING, ETC., WITH FIRE CAULK AND / OR AS REQUIRED TO MAINTAIN RATING OF SPECIFIED UL ASSEMBLY. REPAIR ANY VOIDS WITH LIKE CONSTRUCTION.

17. UNLESS INDICATED OTHERWISE, ALL NOTES, DETAILS AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICATPLE TO SIMILAR CONDITIONS WHETHER OR NOT IT IS SPECIFICALLY INDICATED OR NOTED.

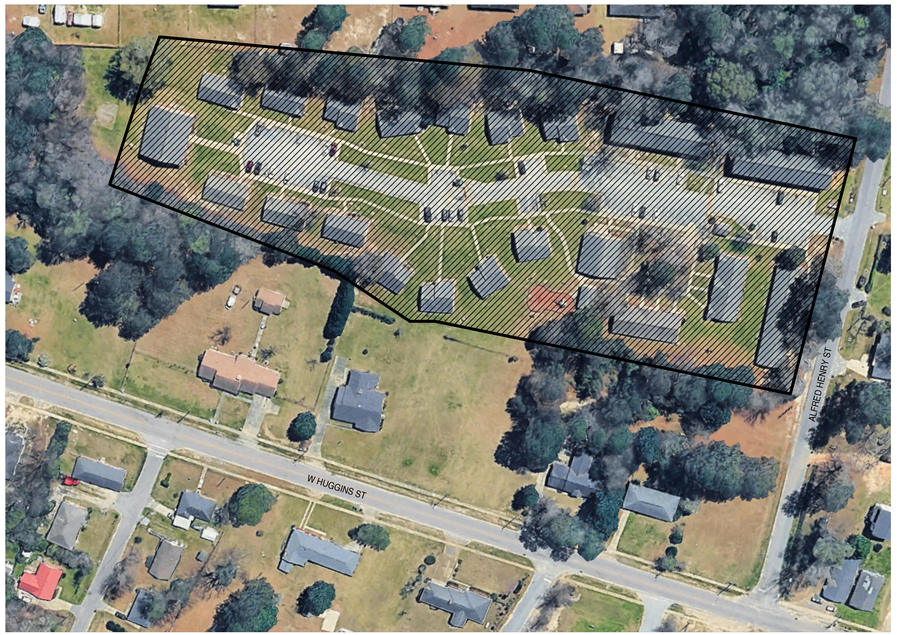
18. GRAB BAR SYSTEMS SHALL RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT. (SECTION 1607.7.2)

19. ALL HANDRAIL ASSEMBLIES AND GUARDRAIL SYSTEMS SHALL RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE ELEMENTS OF THE BUILDING. (SECTION 1607.7.1.1)

20. INTERMEDIATE RAILS AND BALUSTERS AND PANEL FILLERS SHALL WITHSTAND A HORIZONTAL LOAD OF 50 POUNDS PER SQUARE FOOT. (SECTION 1607.7.1.2)

21. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

VICINITY MAP



MATERIAL LEGEND

BRICK · CONCRETE BLOCK · CONCRETE · BATT INSULATION · RIGID INSULATION · STRUCT. STEEL

WD. FRAMING BLOCKING · PLYWOOD · EARTH · GYPSUM BOARD · WOOD, FINISH · WWF

REFERENCE LEGEND

NORTH ARROW · ELEVATION NOTE (07240.A / SPEC DIVISION) · ELEVATION (AX / AXXX) · SECTION CUT (AX / AXXX) · DETAIL (AX / AXXX) · PARTITION TYPE (XX) · INT. ELEVATION (XX / XXX / XX)

ROOM NAME (ROOM NAME / AXXX) · DOOR NUMBER (X.XX — REFER TO DOOR SCHEDULE) · WINDOW (X — REFER TO WINDOW SCHEDULE) · REVISION (X) · ELEV. MARK · SECTION NOTE (07240.A / SPEC DIVISION)

DOOR/WINDOW TYPES

PAIR SWING · SINGLE SWING · POCKET DOOR · DOUBLE ACTING DOOR · DOOR W/ GL. SIDELIGHT · HM WIND OR STOREFRONT

CASED OPENING · OVERHEAD DOOR · SLIDING DOOR · BI-FOLD DOOR · HORIZ. EXIT

ABBREVIATIONS

ABV.	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
A.S.C.	ABOVE SUSPENDED CEILING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AGG.	AGGREGATE
A.C.	AIR CONDITIONING
ALT.	ALTERNATE, ALTERNATING
AL.	ALUMINUM
A.B.	ANCHOR BOLT
ANG.	ANGLE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT, ARCHITECTURAL
A.D.	AREA DRAIN
ASPH.	ASPHALT
@	AT
AUTO.	AUTOMATIC
BM.	BEAM
BRG.	BEARING
BTW.	BETWEEN
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
B.O.P.C.	BOTTOM OF PRECAST CONCRETE
BLDG.	BUILDING
B.U.R.	BUILT UP ROOFING
B.O.	BY OTHERS
CAB.	CABINET
CPT.	CARPET
C. OPNG.	CASED OPENING
C.I.	CAST IRON
CB.	CATCH BASIN
CEIL., CLG.	CEILING
CEM.	CEMENT
CTR.	CENTER
CTD.	CENTERED
CM.	CENTIMETER
CER.	CERAMIC
C.T.	CERAMIC TILE
CR.	CHROMIUM PLATE
CIR.	CIRCLE
CIRCUM.	CIRCUMFERENCE
C.O.	CLEAN OUT
CLR.	CLEAR
CLOS.	CLOSET
COL.	COLUMN
COMP.	COMPACT, COMPUTER
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONN.	CONNECTION, CONNECT
CONST.	CONSTRUCTION, CONSTRUCT
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
COORD.	COORDINATE
CORR.	CORRIDOR
CTR.	COUNTER
C.S.	COUNTER SINK
CU. FT.	CUBIC FOOT, CUBIC FEET
CU. YD.	CUBIC YARD
D.L.	DEAD LOAD
DEPT.	DEPARTMENT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
D.W.	DISH WASHER
DISP.	DISPOSAL
DR.	DOOR
DBL.	DOUBLE
D.A.	DOUBLE ACTING
D.H.	DOUBLE HUNG
D.C.J.	DOWELED CONTROL JOINT
DN.	DOWN
D.S.	DOWN SPOUT
DNLT.	DOWN LIGHT
DWR.	DRAWER
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
EA.	EACH
E.	EAST
ELEC.	ELECTRIC
E.W.C.	ELECTRIC WATER COOLER
EL.	ELEVATION
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE, ENCLOSE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXPAN.	EXPANSION
E.J.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
F.W.C.F.O.B.	FABRIC WALL COVERING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FAS.	FASTEN, FASTENED
FIN.	FINISH
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.S.	FIRE HOSE STATION
F.S.P.	FIRE STAND PIPE
F.H.M.S	FLAT HEAD MACHINE SCREW
FLR.	FLOOR
F.D.	FLOOR DRAIN
FLUR.	FLUORESCENT
F.H.M.	FLUSH HOLLOW METAL
F.S.W.D.	FLUSH SOLID CORE WOOD DOOR
FT.	FOOT, FEET
FTG.	FOOTING
FDN.	FOUNDATION
FR.	FRAME
F.S.	FULL SIZE
FUR.	FURRED, FURRING
FUT.	FUTURE
GALV.	GALVANIZED
GA.	GAUGE
GL.	GLASS, GLAZING, GLAZED
G.B.	GRAB BAR, GRADE BEAM
GND.	GROUND
GT.	GROUT
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
HDW.	HARDWARE
HDWD.	HARDWOOD
HDR.	HEADER
HVAC.	HEATING, VENTILATING, AIR COND'G
H.D.	HEAVY DUTY
H.W.	HEAVYWEIGHT, HOT WATER
HT.	HEIGHT
H.P.	HIGH POINT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIB
HR.	HOUR
INCAN.	INCANDESCENT
I.D.	INSIDE DIAMETER
INSUL GL.	INSULATED GLAZING
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
J. BOX	JUNCTION BOX
K.	KIPS
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.H.	LEFT HAND
L.B.	LIGHT BULB
LT., LTG.	LIGHT, LIGHTING
LIN.	LINEN
L.L.	LIVE LOAD
LVR.	LOUVER
L.P.	LOW POINT
L.V.	LOW VOLTAGE
M.H.	MAN HOLE
MFR.	MANUFACTURER
MAS.	MASONRY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
MED.	MEDIUM
MEMB.	MEMBRANE
MTL.	METAL
M.C.	METAL CHANNEL
M	METER
MM.	MILLIMETER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MULL.	MULLION
N.R.	NOISE REDUCTION
N.R.C.	NOISE REDUCTION COEFFICIENT
NOM.	NOMINAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
OBS.	OBSCURE
OFF., OFC.	OFFICE
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
OPP HD.	OPPOSITE HAND
O.O.	OUT TO OUT
O.D.	OUTSIDE DIAMETER
O.F.	OVER FLOW
O.A.	OVERALL
OVHD.	OVERHEAD
PTD.	PAINT, PAINTED
PR.	PAIR
PNL.	PANEL
P.H.	PAPER HOLDER
PAR.	PARALLEL
PART.	PARTITION
P.E.	PASSENGER ELEVATOR
PERF.	PERFORATED
PLAS. LAM.	PLASTIC LAMINATE
PLAS.	PLASTIC, PLASTER
PL.	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
P.C.	POINT OF CURVE, PULL CHAIN
POL. PL. GL.	POLISHED PLATE GLASS
PVC.	POLYVINYL CHLORIDE
P.C.F.	POUNDS PER CUBIC FOOT
P.L.F.	POUNDS PER LINEAL FOOT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.C.	PRECAST CONCRETE
PROP.	PROPERTY
P.L.	PROPERTY LINE
Q.T.	QUARRY TILE
RAD. OR R.	RADIUS
REC'D	RECESSED, RECEIVED
REF.	REFER, REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCE, REINFORCED
R.C.P.	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RESIL.	RESILIENT
R.A.	RETURN AIR
REV.	REVISION, REVISED
R.O.W.	RIGHT OF WAY
R	RISER
R & S	ROD AND SHELF
R.D.	ROOF DRAIN
R.T.U.	ROOF TOP UNIT
RM.	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
S.TRTD.	SALT TREATED
S.N.D.	SANITARY NAPKIN DISPENSER
S.N. DISP.	SANITARY NAPKIN DISPOSAL
S.C.J.	SAW CUT JOINT
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SHT.V.	SHEET VINYL
SH.	SHELF, SHELVES
SHR.	SHOWER
SIM.	SIMILAR
SL.	SLAB
S.C.	SOLID CORE
S.	SOUTH
SPAND	SPANDREL
SP. GL.	SPANDREL GLAZING
SPEC.	SPECIFICATION
SQ.	SQUARE
S.F.	SQ. FEET, SQ. FOOT, SQ. FOOTAGE
S.S.	STAINLESS STEEL, SERVICE SINK
STD.	STANDARD
S.P.	STARTING POINT
STA.	STATION
STL.	STEEL
STO.	STORAGE
ST.	STREET
STRUC.	STRUCTURAL
SF. MTD.	SURFACE MOUNTED
SUSP.	SUSPENDED
S.A.T.	SUSPENDED ACOUSTICAL TILE
SYM.	SYMMETRICAL
TEL.	TELEPHONE
T.V.	TELEVISION
TEMP. GL.	TEMPERED GLAZING
TER.	TERRAZZO
THK.	THICK, THICKNESS
TOIL.	TOILET
T.A.	TOILET ACCESSORY
T.P.H.	TOILET PAPER HOLDER
TOL.	TOLERANCE
T.O.B.	TOP OF BLOCK, TOP OF BEAM
T.O. BLKG.	TOP OF BLOCKING
T.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.O.J.	TOP OF JOIST
T.P.	TOP OF PAVEMENT, TOILET PAPER
T.O.P.	TOP OF PIER
T.O.SL.	TOP OF SLAB
T.O.S.	TOP OF STEEL
T.W.	TOP OF WALL
T & G	TONGUE AND GROOVE
XFMR.	TRANSFORMER
T.	TREAD
TYP.	TYPICAL
U.C.	UNDERCUT
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.B.	VAPOR BARRIER
VAR.	VARIES
V.T.R.	VENT THRU ROOF
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALL COVERING
WAINS.	WAINSCOT
WTR.	WATER
W.C.	WATER CLOSET
W.H.	WATER HEATER
WP.	WATERPROOF
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W	WEST
W/	WITH
W/O	WITHOUT
WD.	WOOD.

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SCHFDA FULL APPLICATION
NOT FOR CONSTRUCTION
05.08.2026

Project No.	22606.01
Date	05.08.2026
Scale	**AS NOTED**
Drawn	**BLS**
Checked	**JDL**

REVISIONS

MARK	DATE	INITIAL

COVER SHEET

SHEET . OF .

REHABILITATION TO:
MANNING GARDENS
214 ALFRED HENRY STREET
MANNING, SOUTH CAROLINA 29102
ANDERSON COUNTY

COMMISSION

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BUILDING TYPE 1

UNIT TYPE	DESCRIPTION	QUANTITY	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	TOTAL SF / HUD UNIT GROSS SF (SUB TOTAL)	HEATED SF / HUD UNIT RENTABLE SF (SUB TOTAL)
100	1 BED 1 BATH	0	613.80	550.71	0.00	0.00
101	1 BED 1 BATH	0	599.32	550.71	0.00	0.00
102	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
103	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
104	1 BED 1 BATH	0	606.76	566.10	0.00	0.00
200	2 BED 1 BATH	1	870.05	802.35	870.05	802.35
201	2 BED 1 BATH	3	853.98	802.35	2,561.94	2,407.05
202	2 BED 1 BATH	0	861.51	796.57	0.00	0.00
203	2 BED 1 BATH	0	851.32	793.23	0.00	0.00
301	3 BED 1.5 BATH	0	1,138.93	1,040.48	0.00	0.00
401	4 BED 2 BATH	0	1,240.59	1,139.65	0.00	0.00
TOTAL		4			3,431.99 SF	3,209.40 SF

BUILDING TYPE 1: SF BY FLOOR

	TOTAL SF / GROSS FLOOR AREA	NET FLOOR AREA	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	DESCRIPTION
FIRST FLOOR	3,634.74 SF	3,247.97 SF	3,448.06 SF	3,209.40 SF	
TOTAL	3,634.74 SF	3,247.97 SF	3,448.06 SF	3,209.40 SF	

BUILDING TYPE 2

UNIT TYPE	DESCRIPTION	QUANTITY	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	TOTAL SF / HUD UNIT GROSS SF (SUB TOTAL)	HEATED SF / HUD UNIT RENTABLE SF (SUB TOTAL)
100	1 BED 1 BATH	1	613.80	550.71	613.80	550.71
101	1 BED 1 BATH	3	599.32	550.71	1,797.96	1,652.13
102	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
103	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
104	1 BED 1 BATH	0	606.76	566.10	0.00	0.00
200	2 BED 1 BATH	0	870.05	802.35	0.00	0.00
201	2 BED 1 BATH	0	853.98	802.35	0.00	0.00
202	2 BED 1 BATH	0	861.51	796.57	0.00	0.00
203	2 BED 1 BATH	0	851.32	793.23	0.00	0.00
301	3 BED 1.5 BATH	0	1,138.93	1,040.48	0.00	0.00
401	4 BED 2 BATH	0	1,240.59	1,139.65	0.00	0.00
TOTAL		4			2,411.76 SF	2,202.84 SF

BUILDING TYPE 2: SF BY FLOOR

	TOTAL SF / GROSS FLOOR AREA	NET FLOOR AREA	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	DESCRIPTION
FIRST FLOOR	2,574.21 SF	2,281.15 SF	2,426.24 SF	2,202.84 SF	
TOTAL	2,574.21 SF	2,281.15 SF	2,426.24 SF	2,202.84 SF	

BUILDING TYPE 3

UNIT TYPE	DESCRIPTION	QUANTITY	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	TOTAL SF / HUD UNIT GROSS SF (SUB TOTAL)	HEATED SF / HUD UNIT RENTABLE SF (SUB TOTAL)
100	1 BED 1 BATH	0	613.80	550.71	0.00	0.00
101	1 BED 1 BATH	0	599.32	550.71	0.00	0.00
102	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
103	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
104	1 BED 1 BATH	0	606.76	566.10	0.00	0.00
200	2 BED 1 BATH	0	870.05	802.35	0.00	0.00
201	2 BED 1 BATH	0	853.98	802.35	0.00	0.00
202	2 BED 1 BATH	0	861.51	796.57	0.00	0.00
203	2 BED 1 BATH	0	851.32	793.23	0.00	0.00
301	3 BED 1.5 BATH	1	1,138.93	1,040.48	1,138.93	1,040.48
401	4 BED 2 BATH	0	1,240.59	1,139.65	0.00	0.00
TOTAL		1			1,138.93 SF	1,040.48 SF

BUILDING TYPE 3: SF BY FLOOR

	TOTAL SF / GROSS FLOOR AREA	NET FLOOR AREA	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	DESCRIPTION
FIRST FLOOR	1,174.64 SF	1,040.48 SF	1,138.93 SF	1,040.48 SF	
TOTAL	1,174.64 SF	1,040.48 SF	1,138.93 SF	1,040.48 SF	

BUILDING TYPE 4

UNIT TYPE	DESCRIPTION	QUANTITY	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	TOTAL SF / HUD UNIT GROSS SF (SUB TOTAL)	HEATED SF / HUD UNIT RENTABLE SF (SUB TOTAL)
100	1 BED 1 BATH	0	613.80	550.71	0.00	0.00
101	1 BED 1 BATH	0	599.32	550.71	0.00	0.00
102	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
103	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
104	1 BED 1 BATH	0	606.76	566.10	0.00	0.00
200	2 BED 1 BATH	0	870.05	802.35	0.00	0.00
201	2 BED 1 BATH	0	853.98	802.35	0.00	0.00
202	2 BED 1 BATH	0	861.51	796.57	0.00	0.00
203	2 BED 1 BATH	0	851.32	793.23	0.00	0.00
301	3 BED 1.5 BATH	0	1,138.93	1,040.48	0.00	0.00
401	4 BED 2 BATH	1	1,240.59	1,139.65	1,240.59	1,139.65
TOTAL		1			1,240.59 SF	1,139.65 SF

BUILDING TYPE 4: SF BY FLOOR

	TOTAL SF / GROSS FLOOR AREA	NET FLOOR AREA	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	DESCRIPTION
FIRST FLOOR	1,301.54 SF	1,139.65 SF	1,240.59 SF	1,139.65 SF	
TOTAL	1,301.54 SF	1,139.65 SF	1,240.59 SF	1,139.65 SF	

BUILDING TYPE 5

UNIT TYPE	DESCRIPTION	QUANTITY	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	TOTAL SF / HUD UNIT GROSS SF (SUB TOTAL)	HEATED SF / HUD UNIT RENTABLE SF (SUB TOTAL)
100	1 BED 1 BATH	0	613.80	550.71	0.00	0.00
101	1 BED 1 BATH	0	599.32	550.71	0.00	0.00
102	1 BED 1 BATH	2	606.76	537.34	1,213.52	1,074.68
103	1 BED 1 BATH	2	606.76	537.34	1,213.52	1,074.68
104	1 BED 1 BATH	4	606.76	566.10	2,427.04	2,264.40
200	2 BED 1 BATH	0	870.05	802.35	0.00	0.00
201	2 BED 1 BATH	0	853.98	802.35	0.00	0.00
202	2 BED 1 BATH	0	861.51	796.57	0.00	0.00
203	2 BED 1 BATH	0	851.32	793.23	0.00	0.00
301	3 BED 1.5 BATH	0	1,138.93	1,040.48	0.00	0.00
401	4 BED 2 BATH	0	1,240.59	1,139.65	0.00	0.00
TOTAL		8			4,854.08 SF	4,413.76 SF

BUILDING TYPE 5: SF BY FLOOR

	TOTAL SF / GROSS FLOOR AREA	NET FLOOR AREA	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	DESCRIPTION
FIRST FLOOR	2,795.72 SF	2,639.88 SF	2,427.04 SF	2,149.36 SF	
SECOND FLOOR	2,679.19 SF	2,573.72 SF	2,427.04 SF	2,264.40 SF	
TOTAL	5,474.91 SF	5,213.60 SF	4,854.08 SF	4,413.76 SF	

BUILDING TYPE 6

UNIT TYPE	DESCRIPTION	QUANTITY	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	TOTAL SF / HUD UNIT GROSS SF (SUB TOTAL)	HEATED SF / HUD UNIT RENTABLE SF (SUB TOTAL)
100	1 BED 1 BATH	0	613.80	550.71	0.00	0.00
101	1 BED 1 BATH	0	599.32	550.71	0.00	0.00
102	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
103	1 BED 1 BATH	0	606.76	537.34	0.00	0.00
104	1 BED 1 BATH	0	606.76	566.10	0.00	0.00
200	2 BED 1 BATH	0	870.05	802.35	0.00	0.00
201	2 BED 1 BATH	0	853.98	802.35	0.00	0.00
202	2 BED 1 BATH	4	861.51	796.57	3,446.04	3,186.28
203	2 BED 1 BATH	4	851.32	793.23	3,405.28	3,172.92
301	3 BED 1.5 BATH	0	1,138.93	1,040.48	0.00	0.00
401	4 BED 2 BATH	0	1,240.59	1,139.65	0.00	0.00
TOTAL		8			6,851.32 SF	6,359.20 SF

BUILDING TYPE 6: SF BY FLOOR

	TOTAL SF / GROSS FLOOR AREA	NET FLOOR AREA	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	DESCRIPTION
FIRST FLOOR	3,722.05 SF	3,375.12 SF	3,446.04 SF	3,186.28 SF	
SECOND FLOOR	3,646.71 SF	3,357.33 SF	3,405.28 SF	3,172.92 SF	
TOTAL	7,368.76 SF	6,732.45 SF	6,851.32 SF	6,359.20 SF	

LEASING OFFICE:

UNIT TYPE	DESCRIPTION	QUANTITY	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / COMMON AREAS	HEATED SF / HUD UNIT RENTABLE SF	TOTAL SF / HUD UNIT GROSS SF (SUB TOTAL)	HEATED SF / HUD UNIT RENTABLE SF (SUB TOTAL)
OFFICE AREA				383.89			0
EXERCISE ROOM				149.50			
COMPUTER ROOM				112.74			
COMMUNITY ROOM				620.31			
MAINTENANCE				729.54			
TOTAL				1,995.98 SF			

LEASING OFFICE:

	TOTAL SF / GROSS FLOOR AREA	NET FLOOR AREA	TOTAL SF / HUD UNIT GROSS SF		HEATED SF / HUD UNIT RENTABLE SF	DESCRIPTION	
FIRST FLOOR	2,212.00 SF	2,063.64 SF					
TOTAL	2,212.00 SF	2,063.64 SF	0.00 SF		0.00 SF		

UNIT MATRIX

BUILDING TYPE	QUANTITY OF BUILDING	UNIT TYPE 100	101	102 ♿	103	104	200 ♿	201	202	203	301	401	SUBTOTAL
1	1	0	0	0	0	0	1	3	0	0	0	0	4
2	2	1	3	0	0	0	0	0	0	0	0	0	8
3	8	0	0	0	0	0	0	0	0	0	1	0	8
4	6	0	0	0	0	0	0	0	0	0	0	1	6
5	1	0	0	2	2	4	0	0	0	0	0	0	8
6	2	0	0	0	0	0	0	0	4	4	0	0	16
LEASING OFFICE	1	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	21	2	6	2	2	4	1	3	8	8	8	6	50

ACCESSIBLE UNITS

	TYPE 'A'/UFAS ACCESSIBLE	DESCRIPTION		AUDIO/VISUAL ACCESSIBLE	DESCRIPTION
BUILDING #1	1	UNIT TYPE 200 RM 1 - 104		0	N/A
BUILDING #2	0	N/A		1	UNIT TYPE 100 RM 2 - 104
BUILDING #12	2	UNIT TYPE 102 RM 12 - 101 RM 12 - 104		0	N/A
TOTAL	3			1	

TOTAL REQUIRED
AS PER 1107.6.2.1

TOTAL SQUARE FEET OF PROJECT

BUILDING TYPE	QUANTITY OF BUILDING	GROSS FLOOR AREA	NET SQUARE FEET	GROSS FLOOR AREA (SUB TOTAL)	NET SQUARE FEET (SUB TOTAL)	TOTAL SF / HUD UNIT GROSS SF	HEATED SF / HUD UNIT RENTABLE SF	TOTAL SF / HUD UNIT GROSS SF (SUB TOTAL)	HEATED SF / HUD UNIT RENTABLE SF (SUB TOTAL)
1	1	3,634.74	3,247.97	3,634.74	3,247.97	3,448.06	3,209.40	3,448.06	3,209.40
2	2	2,574.21	2,281.15	5,148.42	4,562.30	2,426.24	2,202.84	4,852.48	4,405.68
3	8	1,174.64	1,040.48	9,397.12	8,323.84	1,138.93	1,040.48	9,111.44	8,323.84
4	6	1,301.54	1,139.65	7,809.24	6,837.90	1,240.59	1,139.65	7,443.54	6,837.90
5	1	5,474.91	5,213.60	5,474.91	5,213.60	4,854.08	4,413.76	4,854.08	4,413.76
6	2	7,368.76	6,732.45	14,737.52	13,464.90	6,851.32	6,359.20	13,702.64	12,718.40
LEASING	1	2,212.00	2,063.64	2,212.00	2,063.64	0.00	0.00	0.00	0.00
	21		TOTAL	48,413.95 SF	43,714.15 SF		TOTAL	43,412.24 SF	39,908.98 SF

DEFINITIONS

GROSS FLOOR AREA: INCLUDES SQUARE FOOTAGE MEASURED FROM THE OUTSIDE FACE OF ALL EXTERIOR FRAME WALLS AND ANY SPACES INCLUDED IN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. IT DOES INCLUDE PATIOS, BALCONIES, AND BREEZEWAYS.

NET SQUARE FEET: INCLUDES SQUARE FOOTAGE MEASURED FROM THE INTERIOR FINISHED FACE OF EXTERIOR WALLS THAT ENCLOSE THE CONDITIONED SPACE OF THE BUILDING.

HUD UNIT GROSS SQUARE FEET: INCLUDES SQUARE FOOTAGE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR FRAME WALLS AND THE CENTERLINE OF PARTY WALLS THAT ENCLOSE CONDITIONED SPACE OF A UNIT. IT DOES NOT INCLUDE PATIOS, BALCONIES OR BREEZEWAYS.

HEATED SF/HUD NET RENTABLE SQUARE FEET: INCLUDES SQUARE FOOTAGE MEASURED FROM THE INTERIOR FINISHED FACE OF EXTERIOR WALLS AND PARTY WALLS THAT ENCLOSE THE CONDITIONED SPACE OF A UNIT.

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SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
05.08.2026

Project No.	22606.01
Date	05.08.2026
Scale	AS NOTED
Drawn	BLS
Checked	JDL

REVISIONS		
MARK	DATE	INITIAL

SQUARE FOOTAGES

SHEET . OF .

REHABILITATION TO:
MANNING GARDENS
214 ALFRED HENRY STREET
MANNING, SOUTH CAROLINA 29102
ANDERSON COUNTY

COMMISSION

T002

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DRAWING TITLES

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	T001	COVER SHEET	05.08.26	
	T002	SQUARE FOOTAGES	05.08.26	
	T003	DRAWING TITLES	05.08.26	
	ARCHITECTURAL DRAWINGS			
	CS001	ARCHITECTURAL SITE PLAN	05.08.26	
	A100	GENERAL - COMMON AREA DEMO & NEW WORK NOTES	05.08.26	
	A101	BUILDING TYPE 1 & 2 OVERALL FLOOR PLANS	05.08.26	
	A102	BUILDING TYPE 3 & 4 OVERALL FLOOR PLANS	05.08.26	
	A103	BUILDING TYPE 5 FIRST AND SECOND OVERALL FLOOR PLANS	05.08.26	
	A104	BUILDING TYPE 6 FIRST AND SECOND OVERALL FLOOR PLANS	05.08.26	
	A105	ACCESSORY BUILDING	05.08.26	
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	A202	BUILDING TYPE 2 ELEVATIONS	05.08.26	
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	A301	1 BEDROOM UNIT TYPE 100 & 101	05.08.26	
	A302	ACCESSIBLE 1 BEDROOM UNIT TYPE 102 & STANDARD 1 BEDROOM UNIT TYPE 103 & 104	05.08.26	
	A303	ACCESSIBLE 2 BEDROOM UNIT TYPE 200 & STANDARD 2 BEDROOM UNIT TYPE 201	05.08.26	
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	CIVIL DRAWINGS			
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	C0.01	LEGEND AND GENERAL NOTES	05.08.26	
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	C2.01	SITE PLAN (1 OF 2)	05.08.26	
	C2.02	SITE PLAN (2 OF 2)	05.08.26	
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	C4.00	SITE DETAILS (1 OF 2)	05.08.26	
	C4.01	SITE DETAILS (2 OF 2)	05.08.26	
	C7.00	SITE DETAILS (1 OF 2)	05.08.26	
	C7.01	SITE DETAILS (2 OF 2)	05.08.26	
	SV-1	TOPOGRAPHIC SURVEY	05.08.26	
	ALTA/NSPS	LAND TITLE SURVEY	05.08.26	
	ALTA/NSPS	LAND TITLE SURVEY	05.08.26	

PAGE NO.	SHEET NO.	SHEET TITLE	DATE PREPARED	DATE REVISED

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SCHFDA FULL APPLICATION
NOT FOR CONSTRUCTION
05.08.2026

Project No.	22606.01
Date	05.08.2026
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DRAWING TITLES

SHEET . OF .

REHABILITATION TO:
MANNING GARDENS

214 ALFRED HENRY STREET
MANNING, SOUTH CAROLINA 29102
ANDERSON COUNTY

COMMISSION

T003

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M1 CS001 ARCHITECTURAL SITE PLAN

SCALE: N.T.S.

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ARCHITECTURAL SITE PLAN

SHEET . OF .

REHABILITATION TO:
MANNING GARDENS
214 ALFRED HENRY STREET
MANNING, SOUTH CAROLINA 29102
ANDERSON COUNTY

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CS001

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GENERAL DEMOLITION NOTES:

1. THE TERM "REMOVE" INDICATES THAT THE ITEM IS TO BE REMOVED AND DISPOSED OF PROPERLY OFF SITE BY THE CONTRACTOR RESPONSIBLE FOR DEMOLITION OPERATIONS, UNLESS OTHERWISE NOTED. NO ITEMS INDICATED TO BE REMOVED ARE TO BE LEFT ON THE OWNER'S PROPERTY.

2. THE TERM "SALVAGE" INDICATED ITEMS THAT THE CONTRACTOR IS TO SAVE FROM EXISTING CONSTRUCTION, AND STORE IN ACCEPTABLE LOCATIONS UNTIL THE ITEM IS TO BE REINSTALLED PER THE NEW WORK DRAWINGS, UNLESS INDICATED TO BE STORED OTHERWISE AS DIRECTED BY OWNER.

3. CONDITIONS SHOWN TO BE REMOVED ARE FOR REFERENCE ONLY. THEY ARE APPROXIMATE IN QUANTITY, LOCATIONS, AND DIMENSIONS. GENERAL CONTRACTOR IS RESPONSIBLE TO FIELD SURVEY EXISTING CONDITIONS PRIOR TO THE START OF DEMOLITION WORK.

4. DEMOLITION SHOWN ON THIS PLAN IS PART OF THE TOTAL WORK AND SHALL BE LIMITED TO THAT PART OF THE WORK THAT IS CONTAINED WITHIN THE BUILDING FOUNDATION WALLS. ALL DEMOLITION SHALL BE CAREFULLY COORDINATED TO PROPERLY COMPLETE WORK INDICATED.

5. DEMOLITION OPERATIONS ARE TO OCCUR AS PER ALL APPLICABLE LOCAL, STATE, AND MODEL CODES, WHETHER SPECIFICALLY INDICATED WITHIN THESE DOCUMENTS OR NOT.

6. ALL ABANDONED ELECTRICAL SWITCHES TO BE REMOVED AND/OR COMBINED WITH EXISTING OR NEW SWITCH BANKS. PATCH AND REPAIR ALL AS NECESSARY.

7. ALL ABANDONED HVAC VENTS, CONTROLS AND SWITCHES TO BE REMOVED.

8. PATCH AND REPAIR ALL WALL SURFACES WITH LIKE MATERIALS AND FINISH UNLESS NOTED OTHERWISE.

9. TEMPORARY FACILITIES REQUIRED FOR DEMOLITION OPERATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

10. COORDINATE THE EXACT LOCATION OF DUMPSTERS, CHUTES AND MATERIALS STORED AT GRADE, IF ANY, WITH THE OWNER IN THE FIELD.

11. COORDINATE ALL WORK SHOWN ON THIS DRAWING WITH THE FINAL LAYOUT OF THE SPACE. COMPLETE ALL DEMOLITION WHETHER SPECIFICALLY INDICATED OR NOT TO ACCOMMODATE THE FINAL CONFIGURATION OF THE SPACE.

12. REMOVE ALL MISC. ELECTRICAL, MECHANICAL, PLUMBING LINES, FIXTURES, OR APPLIANCES PRESENT IN WALLS SHOWN TO BE REMOVED UNLESS NOTED OTHERWISE. CAP ABANDONED LINES BELOW FINISH FLOOR AS PER REQUIREMENTS OF APPLICABLE CODES.

13. OVER DEMOLITION SHALL BE PERMITTED PROVIDED THAT SURFACES TO BE REBUILT MATCH MATERIALS, STRUCTURAL INTEGRITY AND APPEARANCE OF THOSE WHICH WERE REMOVED.

14. DEMOLITION OPERATIONS SHALL AT NO TIME INTERFERE WITH THE EGRESS ELEMENTS OF THE EXISTING CONSTRUCTION. ALL EXITS, STAIRS, EXIT ACCESS CORRIDORS ETC. SHALL BE MAINTAINED IN A SAFE WORKING CONDITION.

15. DEMOLITION WORK SHALL NOT INTERFERE WITH ANY SERVICES TO THE BUILDING UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER.

16. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND UNSALVAGEABLE MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING, REQUIRED TO KEEP THE EXISTING STRUCTURE STABLE DURING THE DEMOLITION, UNTIL PERMANENT BRACING IS IN PLACE.

18. PATCH AND REPAIR ANY EXISTING MATERIALS DUE TO NEW WORK OR DEMOLITIONS.

19. SCOPE OF DEMOLITION WORK DOES NOT INCLUDE REMOVAL OF ANY HAZARDOUS MATERIALS.IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, CONTRACTORS SHALL CEASE WORK AND CONDUCT APPROPRIATE REMEDIATION AS REQUIRED BY INDEPENDENT TESTING AGENCY.

20. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY STRUCTURAL DEFICIENCES IDENTIFIED DURING THE RENOVATION AND AWAIT DIRECTION ON THE REPAIRS.

COMMON AREA DEMOLITION NOTES:

- C-DEM. 01 REMOVE EXISTING EXTERIOR DOOR AND / OR FRAME.
- C-DEM. 02 REMOVE HVAC EQUIPMENT COMPLETE.
- C-DEM. 03 REMOVE EXISTING EXTERIOR MAILBOXS.
- C-DEM. 04 REMOVE EXTERIOR VENT CAPS.
- C-DEM. 05 REMOVE ANY DAMAGED OR DENTED DOORS, FRAMES. ASSUME 1 PER APARTMENT. REMOVE ALL DOOR HARDWARE.
- C-DEM. 06 REMOVE EXISTING DRYWALL AS REQUIRED TO REPAIR HOLES; LARGE CRACKS; MOLD, MILDEW, OR SIGNS OF MOISTURE; NAIL POPS; SEAMS, AND PATCHES. ASSUME 20% OF WALLS AND CEILING REQUIRE PATCH AND REPAIR.
- C-DEM. 07 REMOVE EXISTING WALL AS REQUIRED. REPAIR EXISTING CONSTRUCTION AS NEEDED. SEE PLANS FOR DETAILS AND LOCATION.
- C-DEM. 08 REMOVE EXISTING PLUMBING FIXTURES COMPLETE.
- C-DEM. 09 REMOVE EXISTING DOOR AND FRAME COMPLETE.
- C-DEM. 10 REMOVE EXISTING APPLIANCES. SEE NEW WORK PLAN FOR LOCATIONS.
- C-DEM. 11 REMOVE EXISTING WINDOWS.
- C-DEM. 12 REMOVE EXISTING BUILDING AND UNIT SIGNAGE.
- C-DEM. 13 REMOVE EXISTING RECEPTACLES, SWITCHES, AND COVER PLATES.
- C-DEM. 14 REMOVE EXISTING LIGHT FIXTURES.

UNIT DEMOLITION NOTES: SEE SHEET A300

GENERAL NEW WORK NOTES:

1. PATCH AND REPAIR ANY EXISTING MATERIALS DUE TO NEW WORK OR DEMOLITION.
2. NEW WORK TO MATCH ADJACENT WORK, UNLESS OTHERWISE NOTED.
3. ALL NEW PARTITIONS TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
4. PATCH AND REPAIR ALL WALL/ CEILING DRYWALL , MATCH EXISTING TYPE AND THICKNESS.
5. PROVIDE AND INSTALL NEW WINDOW BLINDS. (HORIZONTAL TYPE) PROVIDE AND INSTALL NEW VERTICAL BLINDS @ ALL BALCONY DOORS.
6. ALL KITCHEN APPLIANCES TO MATCH IN COLOR.
7. PROVIDE NEW ELECTRIC SMOKE AND CO ALARMS W/ BATTERY BACKUP IN ALL UNITS, SEE ELECTRICAL DRAWINGS FOR MORE DETAIL.
8. CLEAN ALL WINDOWS AND DOORS.
9. PAINT INTERIOR OF ALL WALLS, CEILINGS, DOORS, AND TRIM.

COMMON AREA NEW WORK NOTES:

- C-NEW 01 INSTALL NEW EXTERIOR DOOR AND HARDWARE WHERE REQUIRED BY DEMOLITION NOTES, INSTALL NEW DOOR HARDWARE.
- C-NEW 02 INSTALL NEW WEATHERSTRIPPING AND THRESHOLD AT EXTERIOR DOORS.
- C-NEW 03 PROVIDE AND INSTALL NEW MECHANICAL EQUIPMENT.
- C-NEW 04 PROVIDE AND INSTALL NEW VINYL WINDOWS, AND / OR FIX WATERPROOFING WHERE REQUIRED BY COMMON DEMOLITION NOTES.
- C-NEW 05 REPAIR EXISTING BRICK VENEER AND LINTELS WITH LIKE MATERIALS
- C-NEW 06 PRIME AND PAINT EXTERIOR STEEL STAIRS, HANDRAILS, AND BEAMS, PREPARE ALL RUSTING AREAS FOR PAINT PRIOR TO PAINTING.
- C-NEW 07 PROVIDE AND INSTALL NEW MAILBOXES (NOT SHOWN).
- C-NEW 08 PROVIDE AND INSTALL NEW BUILDING AND UNIT SIGNAGE, UNIT IDENTIFICATION SIGNAGE SHALL BE ACCESSIBLE TYPE W/ BRAILLE.
- C-NEW 09 PROVIDE AND INSTALL NEW EXTERIOR VENT CAPS WHERE REQUIRED BY COMMON DEMOLITION NOTES AND / OR AS NEEDED.
- C-NEW 10 PROVIDE AND INSTALL NEW BATHROOM ACCESSORIES, SEE ACCESSORY LEGEND, ALL HANDRAILS, GRAB BARS AND WALL-MOUNTED ACCESSORIES ARE TO HAVE SOLID DIMENSIONAL BLOCKING OR TOGGLE BOLTS.
- C-NEW 11 PROVIDE AND INSTALL RUBBER BASE BOARD ON COMMUNITY BUILDING.
- C-NEW 12 PROVIDE AND INSTALL NEW DOOR, FRAME, AND/OR TRIM, SEE DOOR SCHEDULES
- C-NEW 13 PROVIDE AND INSTALL NEW FIBERCEMENT SIDING, COLOR TBD FROM MANUFACTURER'S FULL RANGE.
- C-NEW 14 PROVIDE AND INSTALL NEW WATER SENSE LABELED PLUMBING FIXTURE.
- C-NEW 15 PROVIDE ALL NEW MATCHING DUPLEX OUTLETS, GFCI OUTLETS, SWITCHES, AND COVER PLATES.
- C-NEW 16 PROVIDE ALL NEW LIGHTING FIXTURES. (LED TYPE)
- C-NEW 17 REPAIR EXISTING STEEL PAN CONCRETE FILLED STAIR TREADS ASSUME 2 PER STAIR.
- C-NEW 18 PROVIDE AND INSTALL NEW WALL.
- C-NEW 19 PROVIDE NEW CANE DETECTION RAILING BELOW STAIRS

UNIT NEW WORK NOTES: SEE SHEET A300

GENERAL SCOPE OF WORK:

General Improvements / Renovations:

1. Renovation / improvement of the existing Leasing Office / Restrooms including:
   a. Improvements to public restrooms to comply with UFAS. Grab bars, mirrors, scald and abrasion protection. Patch and repair as required.
   b. Office / Administration area:
      - New wall and ceiling paint
      - New flooring
      - New lighting fixtures
   c. Accessible Entries – provide handrail on existing entry ramp.
   d. Remove existing mechanical system and replace with new SEER 14.5 system and replace all line sets.
   e. Remove and replace hot water heaters. Provide 40gal. for 1 & 2 bedrooms and 50gal. for 3 bedrooms.
2. ADA / UFAS unit required modifications to 5% of the units to provide compliance with the applicable accessibility codes. (3 units total)
3. Audio / visual upgrades to 2% of the units for compliance with UFAS for hearing and sight impaired households. (1 units total)
4. Mailboxes: Provide new UFAS accessible mailboxes.
5. Building Exteriors:
   a. Remove and replace existing windows.
   b. Paint unit entry door and frame and install new hardware.
   c. Remove and Replace existing fiber cement siding.
   d. Repair brick façade and lintels as needed with like materials.
   e. Remove and Replace existing roofing with asphalt shingle roofing.
   f. Remove and Replace existing gutters, vinyl soffits and fascia.
   g. Remove and replace building and unit signage, utilizing contrasting colors.
   h. Insulate attic roofs R-30 min.
6. Security: Working with the selected vendor, coordinate / design related improvements to the existing building systems, including providing power to the devices as required.
7. Site Work:
   a. Parking / Drive Areas: repair or replace damaged areas, crack fill and sealcoat remaining areas. Provide ADA compliant parking for disabled residents and verify the path of travel to the building entrances is compliant; reinstall signage in parking lot. ADA spaces shall be concrete with 2% max slope, located in proximity to each accessible unit and leasing office.
   b. Sidewalks:
      - Replace cracked areas of pavement. Rework joints or areas of uneven pavement to eliminate trip hazards.
      - Confirm / Provide accessible route to community spaces, dumpsters, mailboxes and accessible units.
   c. Accessible Unit Entries: Repair / Rework existing ADA ramps to the accessible unit entries to ensure the path travel is compliant.
   d. Landscaping: Over-seed and hydro seed barren lawn areas. Remove all stumps. Remove all dead trees or shrubs.
   e. Dumpster Coral: Provide new larger enclosures with concrete bollards.
   f. Site Lighting: Provide photometric analysis and modify system as required to provide 1 fc minimum illumination in parking areas.
   g. Playground: Provide new accessible playground.
   h. New monument sign.

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GENERAL - COMMON AREA DEMO & NEW WORK NOTES

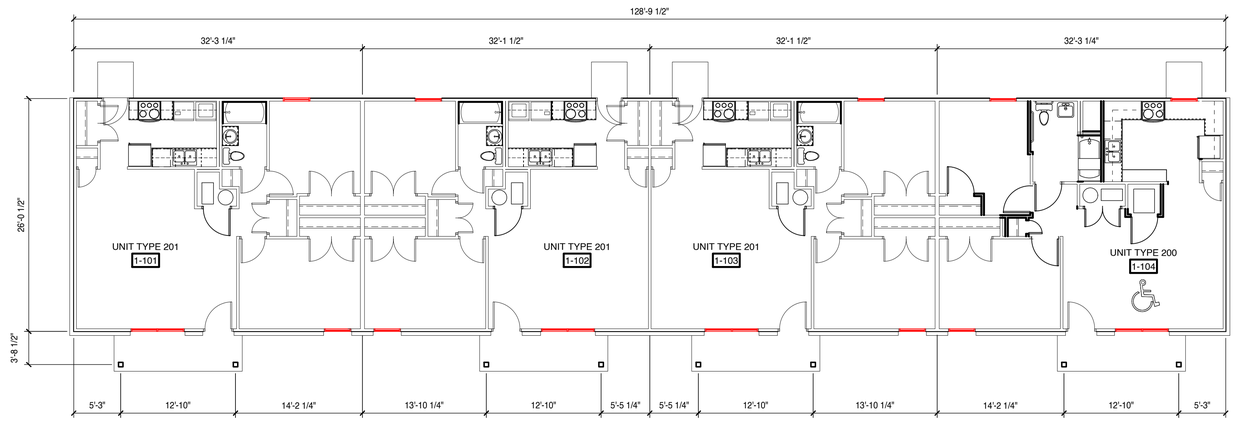
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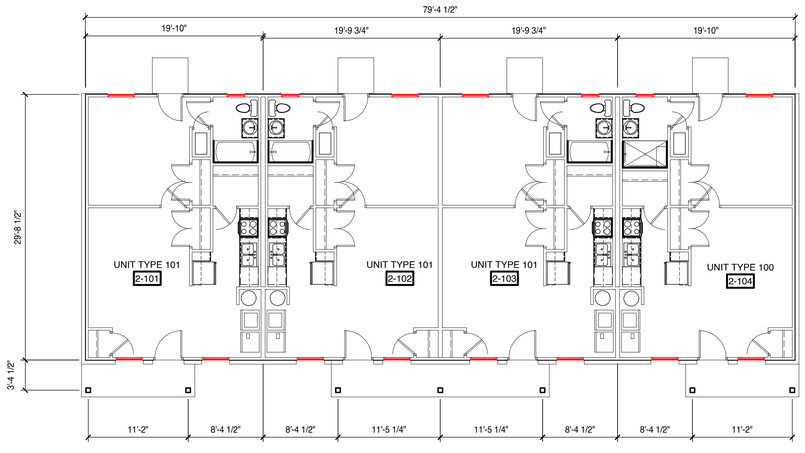
J1 A201 | J11 A201 | D11 A201 | D1 A201

F1 / A101 BUILDING TYPE 1 - FLOOR PLAN (BUILDING #1)

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

TOTAL SF / HUD GSF	3,634.74
HUD NET FLOOR AREA	3,247.97
TOTAL HEATED SF / HUD NSF	3,209.40

J1 A202 | J12 A202 | D12 A202 | D1 A202



L2 / A101 BUILDING TYPE 2 - FLOOR PLAN (BUILDING #2 SHOWN)

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

TOTAL SF / HUD GSF	2,574.21
HUD NET FLOOR AREA	2,281.15
TOTAL HEATED SF / HUD NSF	2,202.84

GENERAL DEMOLITION NOTES:	COMMON AREA DEMO. NOTES:	GENERAL NEW WORK NOTES	COMMON AREA NEW WORK NOTES	FLOOR PLAN LEGEND:
SEE SHEET A100	C-DEM. ## SEE SHEET A100	SEE SHEET A100	C-NEW ## SEE SHEET A100	EXISTING PARTITION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED NEW PARTIAL HEIGHT PARTITION NEW FULL HEIGHT PARTITION

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BUILDING TYPE 1 & 2 OVERALL FLOOR PLANS

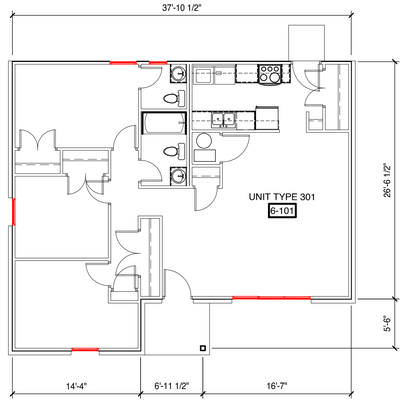
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J1 A203 | J5 A203 | D5 A203 | D1 A203

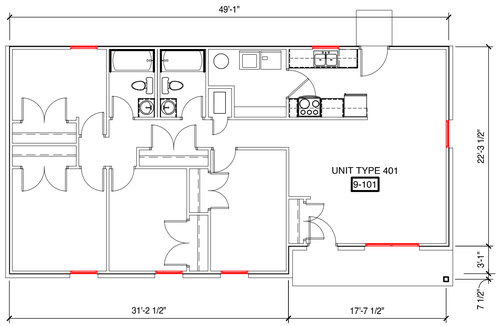
F2 A102

BUILDING TYPE 3 - FLOOR PLAN (BUILDING #6 SHOWN)

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

TOTAL SF / HUD GSF	1,174.64
HUD NET FLOOR AREA	1,040.48
TOTAL HEATED SF / HUD NSF	1,040.48

J9 A203



J13 A203 | D13 A203 | D9 A203

L2 A102

BUILDING TYPE 4 - FLOOR PLAN (BUILDING #9 SHOWN)

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

TOTAL SF / HUD GSF	1,301.54
HUD NET FLOOR AREA	1,139.65
TOTAL HEATED SF / HUD NSF	1,139.65

GENERAL DEMOLITION NOTES:

SEE SHEET A100

COMMON AREA DEMO. NOTES:

C-DEM. ## SEE SHEET A100

GENERAL NEW WORK NOTES

SEE SHEET A100

COMMON AREA NEW WORK NOTES

C-NEW ## SEE SHEET A100

FLOOR PLAN LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTIAL HEIGHT PARTITION
- NEW FULL HEIGHT PARTITION

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BUILDING TYPE 3 & 4 OVERALL FLOOR PLANS

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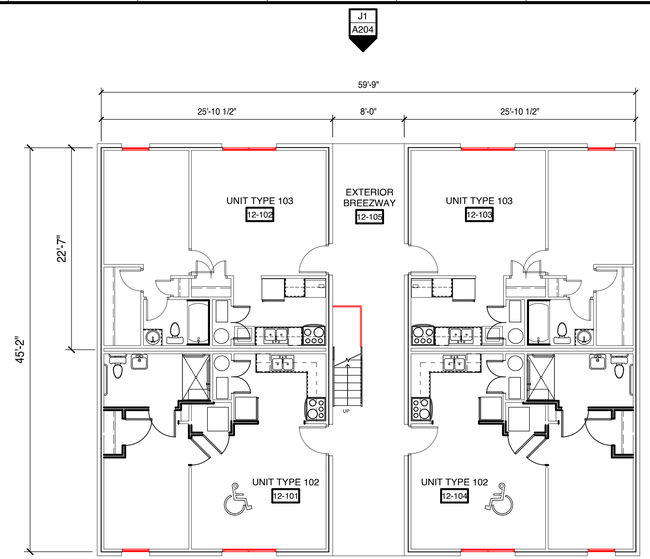
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TOTAL SF / HUD GSF
1ST FLOOR 2,795.72
2ND FLOOR +2,679.19
5,474.91

HUD NET FLOOR AREA
1ST FLOOR 2,639.88
2ND FLOOR +2,573.72
5,213.60

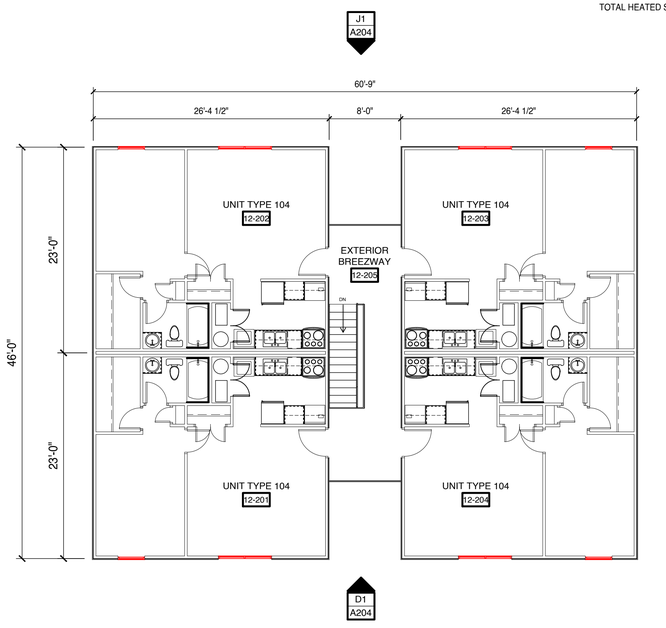
TOTAL HEATED SF / HUD NSF
1ST FLOOR 2,149.36
2ND FLOOR +2,264.40
4,413.76



F2 / A103 BUILDING TYPE 5 - FIRST FLOOR PLAN (BUILDING #12)

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

TOTAL SF / HUD GSF 2,795.72
HUD NET FLOOR AREA 2,639.88
TOTAL HEATED SF / HUD NSF 2,149.36



L2 / A103 BUILDING TYPE 5 - SECOND FLOOR PLAN (BUILDING #12)

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

TOTAL SF / HUD GSF 2,679.19
HUD NET FLOOR AREA 2,573.72
TOTAL HEATED SF / HUD NSF 2,264.40

GENERAL DEMOLITION NOTES:

SEE SHEET A100

COMMON AREA DEMO. NOTES:

C-DEM. ## SEE SHEET A100

GENERAL NEW WORK NOTES

SEE SHEET A100

COMMON AREA NEW WORK NOTES

C-NEW ## SEE SHEET A100

FLOOR PLAN LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTIAL HEIGHT PARTITION
- NEW FULL HEIGHT PARTITION

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BUILDING TYPE 5
FIRST AND SECOND
OVERALL FLOOR PLANS

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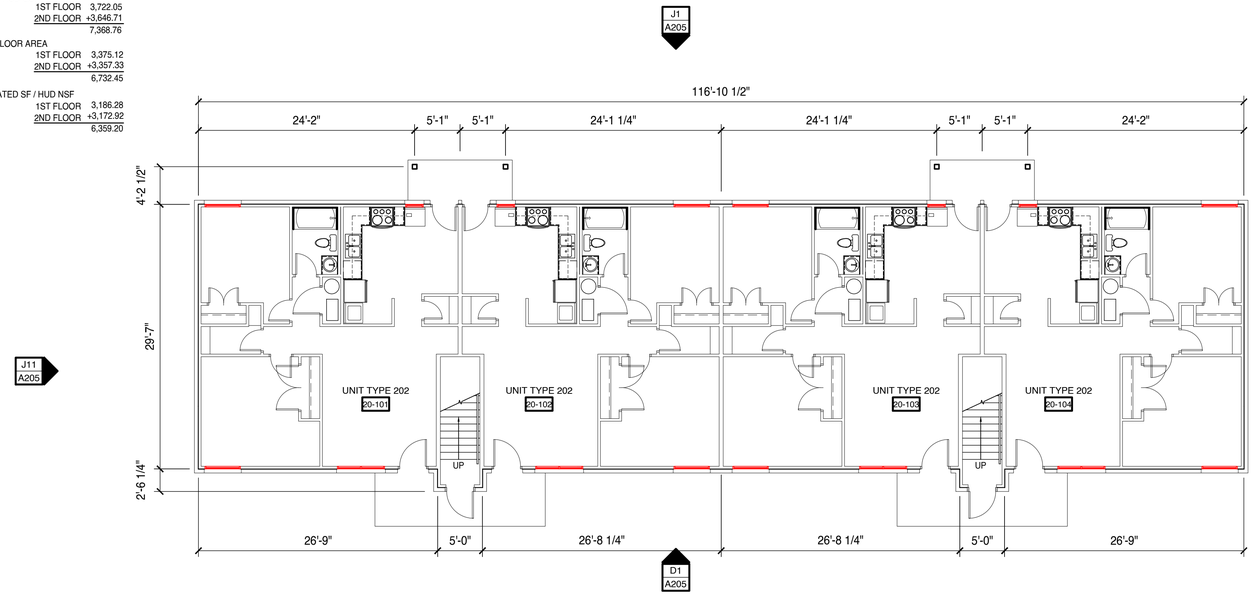
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TOTAL SF / HUD GSF
1ST FLOOR 3,722.05
2ND FLOOR +3,646.71
7,368.76

HUD NET FLOOR AREA
1ST FLOOR 3,375.12
2ND FLOOR +3,357.33
6,732.45

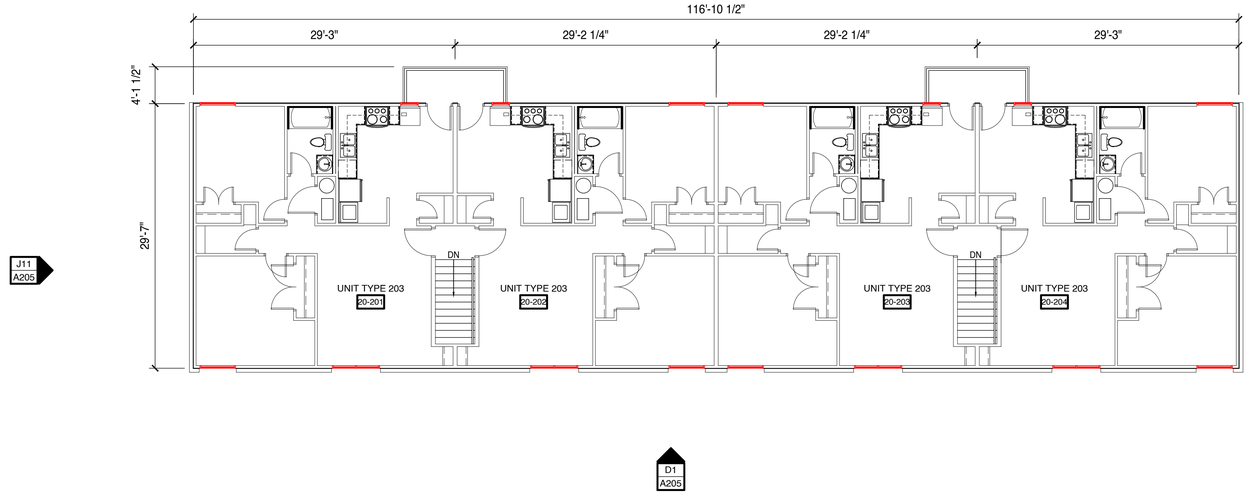
TOTAL HEATED SF / HUD NSF
1ST FLOOR 3,186.28
2ND FLOOR +3,172.92
6,359.20



F2 A104 BUILDING TYPE 6 - FIRST FLOOR PLAN (BUILDING #20 SHOWN)

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

TOTAL SF / HUD GSF 3,722.05
HUD NET FLOOR AREA 3,375.12
TOTAL HEATED SF / HUD NSF 3,186.28



L2 A104 BUILDING TYPE 6 - SECOND FLOOR PLAN (BUILDING #20 SHOWN)

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

TOTAL SF / HUD GSF 3,646.71
HUD NET FLOOR AREA 3,357.33
TOTAL HEATED SF / HUD NSF 3,172.92

GENERAL DEMOLITION NOTES:

SEE SHEET A100

COMMON AREA DEMO. NOTES:

C-DEM. ## SEE SHEET A100

GENERAL NEW WORK NOTES

SEE SHEET A100

COMMON AREA NEW WORK NOTES

C-NEW ## SEE SHEET A100

FLOOR PLAN LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTIAL HEIGHT PARTITION
- NEW FULL HEIGHT PARTITION

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BUILDING TYPE 6
FIRST AND SECOND FLOOR
OVERALL FLOOR PLANS

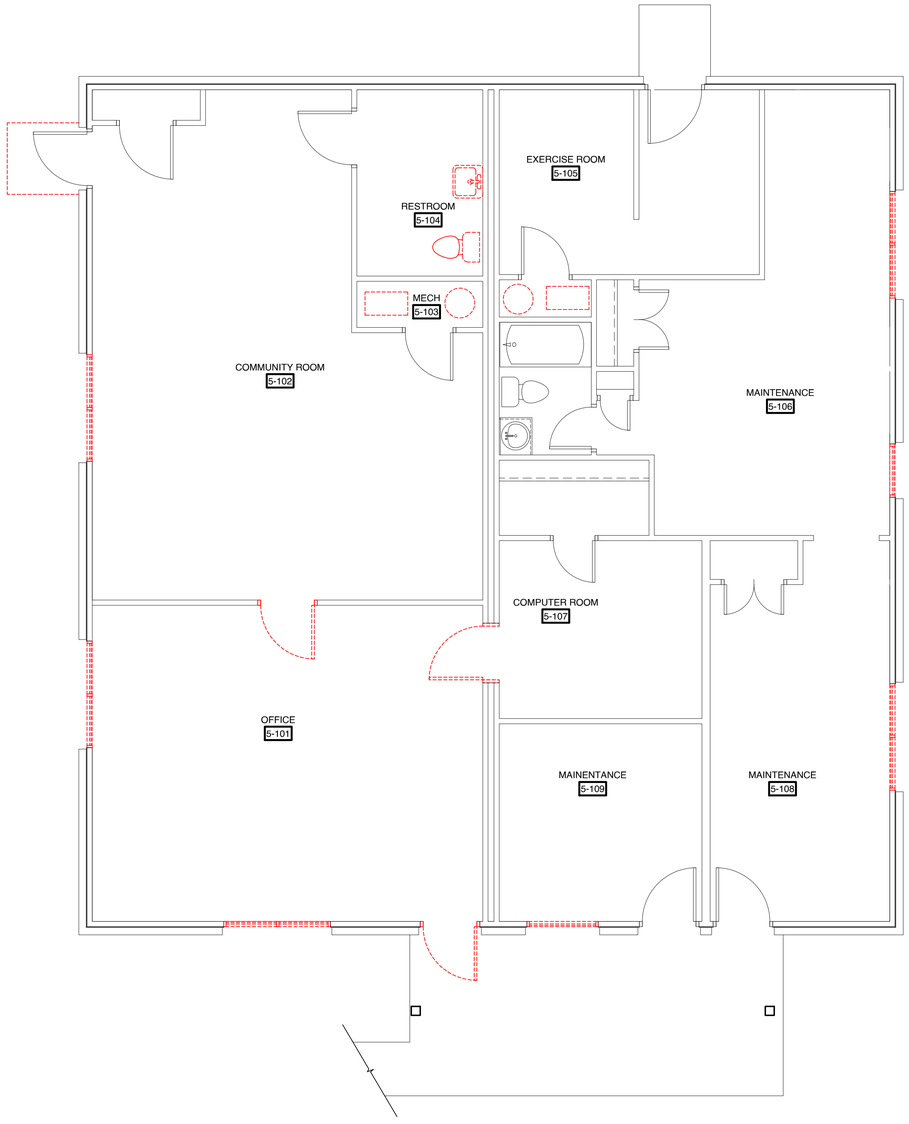
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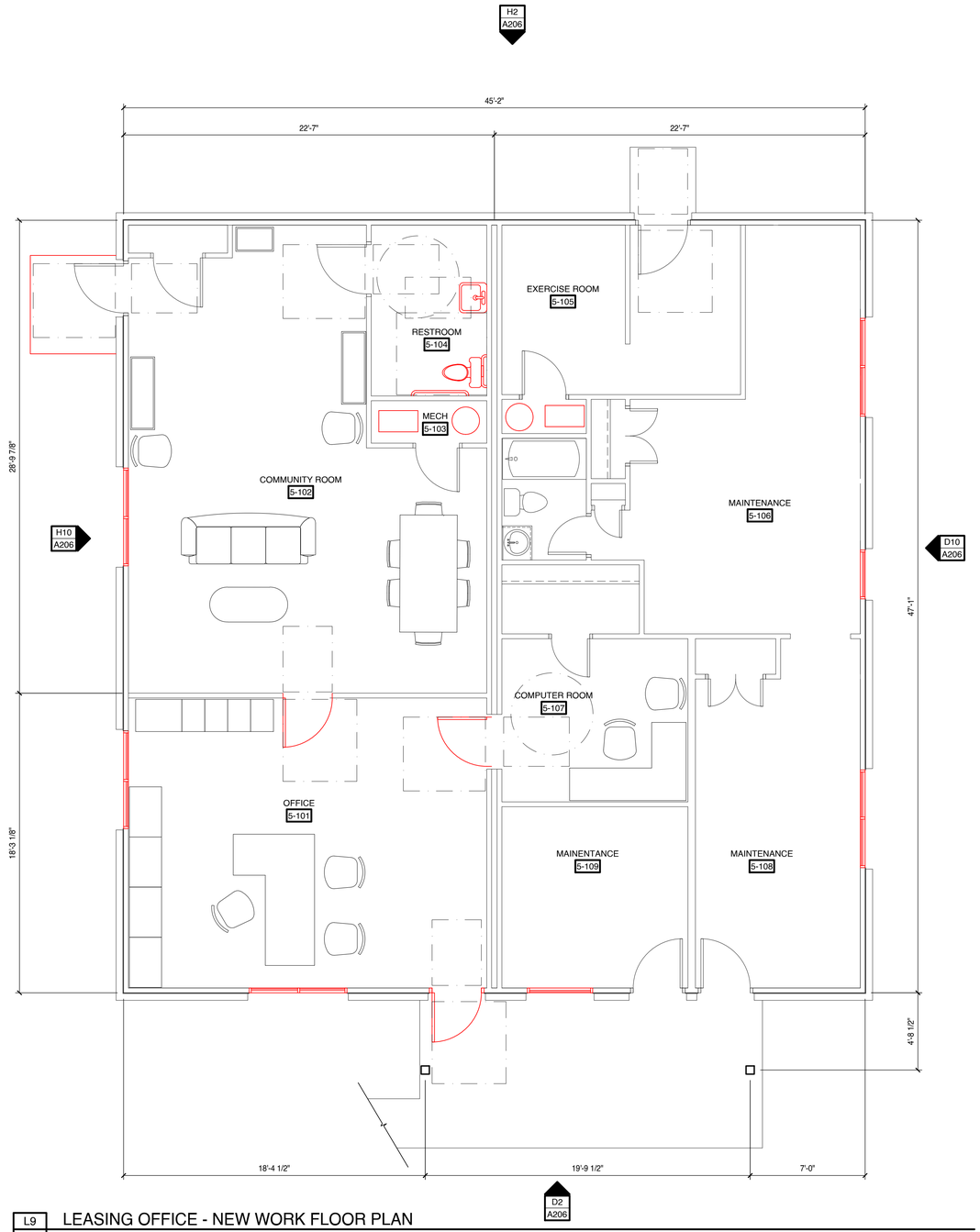
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L1 A105 LEASING OFFICE - DEMO FLOOR PLAN

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



L9 A105 LEASING OFFICE - NEW WORK FLOOR PLAN

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

GENERAL DEMOLITION NOTES:

SEE SHEET A100

COMMON AREA DEMO. NOTES:

C-DEM. ## SEE SHEET A100

GENERAL NEW WORK NOTES

SEE SHEET A100

COMMON AREA NEW WORK NOTES

C-NEW ## SEE SHEET A100

FLOOR PLAN LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTIAL HEIGHT PARTITION
- NEW FULL HEIGHT PARTITION

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LEASING OFFICE

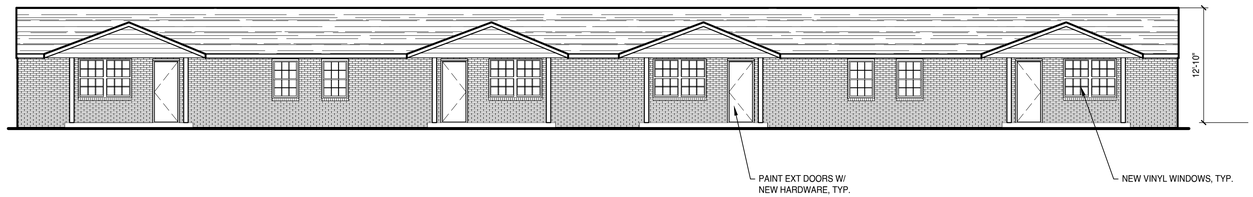
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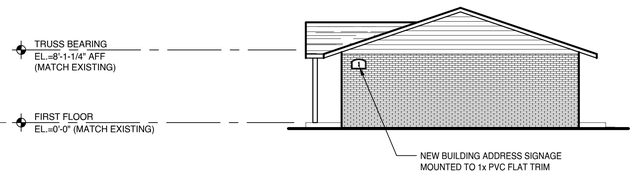
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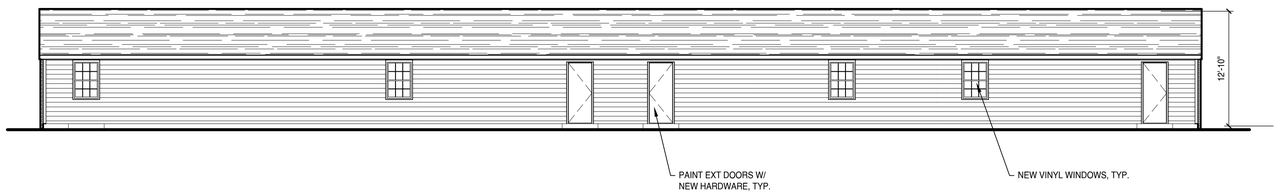


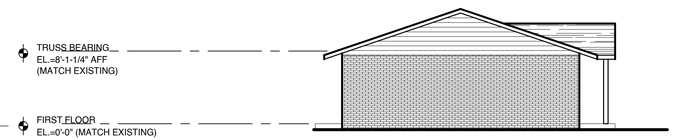
D1 / A201 **BUILDING TYPE 1 FRONT ELEVATION**

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

D11 / A201 **BUILDING TYPE 1 RIGHT ELEVATION**

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





J1 / A201 **BUILDING TYPE 1 REAR ELEVATION**

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

J11 / A201 **BUILDING TYPE 1 LEFT ELEVATION**

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

ELEVATION LEGEND

ELEVATION NOTES:

1. THIS ELEVATION MATERIAL LEGEND IS APPLICABLE TO ALL ELEVATION SHEETS WHETHER SPECIFICALLY INDICATED ON THAT SHEET OR NOT.
2. ALL CONTROL/EXPANSION/DECORATIVE JOINTS AND TRIM ARE TO EXTEND TO PERPENDICULAR SURFACES UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. ALL MATERIALS AND COLORS TO EXTEND TO ADJOINING AND PERPENDICULAR SURFACES UNLESS OTHERWISE NOTED. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS.
4. ALL JOINTS IN RUNNING TRIM TO BE 45 DEGREE SCARF JOINTS.
5. ALL CELLULAR PVC TRIM TO BE "NON-CELUKA" BASED, VERSATEX WITH SMOOTH SIDE TO THE EXTERIOR. PROVIDE CORTEX CONCEALED FASTENING SYSTEM BY FASTENMASTER.
6. PROVIDE FASTENERS FOR SIDING MATERIALS AS RECOMMENDED BY SIDING MANUFACTURES.
7. NOT USED

MATERIALS LEGEND

NEW ARCHITECTURAL
ASPHALT SHINGLE ROOF

BRICK VENEER
EXISTING TO REMAIN
POINT UP & REPAIR LINTELS
AS NEEDED

NEW FIBER CEMENT SIDING

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BUILDING TYPE 1 ELEVATIONS

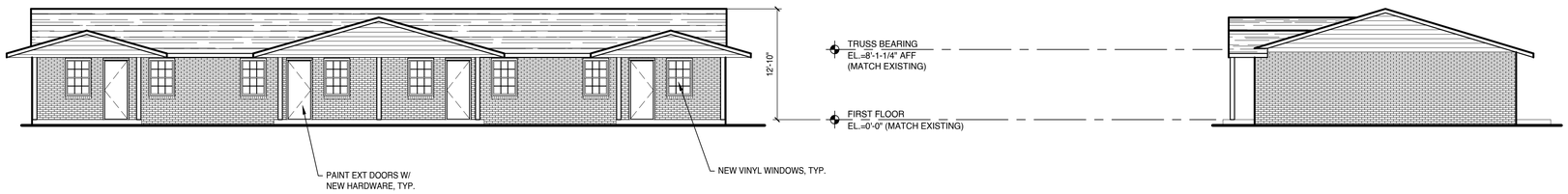
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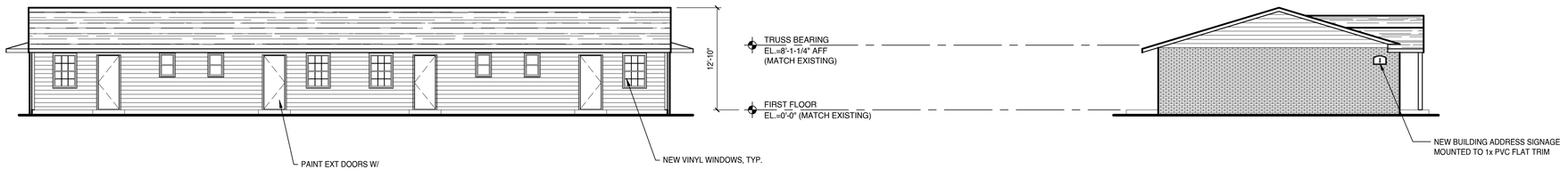


D1 A202 **BUILDING TYPE 2 FRONT ELEVATION**

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

D12 A202 **BUILDING TYPE 2 RIGHT ELEVATION**

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



J1 A202 **BUILDING TYPE 2 REAR ELEVATION**

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

J12 A202 **BUILDING TYPE 2 LEFT ELEVATION**

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

ELEVATION LEGEND

ELEVATION NOTES:

1. THIS ELEVATION MATERIAL LEGEND IS APPLICABLE TO ALL ELEVATION SHEETS WHETHER SPECIFICALLY INDICATED ON THAT SHEET OR NOT.
2. ALL CONTROL/EXPANSION/DECORATIVE JOINTS AND TRIM ARE TO EXTEND TO PERPENDICULAR SURFACES UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. ALL MATERIALS AND COLORS TO EXTEND TO ADJOINING AND PERPENDICULAR SURFACES UNLESS OTHERWISE NOTED. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS.
4. ALL JOINTS IN RUNNING TRIM TO BE 45 DEGREE SCARF JOINTS.
5. ALL CELLULAR PVC TRIM TO BE "NON-CELUKA" BASED, VERSATEX WITH SMOOTH SIDE TO THE EXTERIOR. PROVIDE CORTEX CONCEALED FASTENING SYSTEM BY FASTENMASTER.
6. PROVIDE FASTENERS FOR SIDING MATERIALS AS RECOMMENDED BY SIDING MANUFACTURES.
7. NOT USED

MATERIALS LEGEND

NEW ARCHITECTURAL
ASPHALT SHINGLE ROOF

BRICK VENEER
EXISTING TO REMAIN
POINT UP & REPAIR LINTELS
AS NEEDED

NEW FIBER CEMENT SIDING

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BUILDING TYPE 2 ELEVATIONS

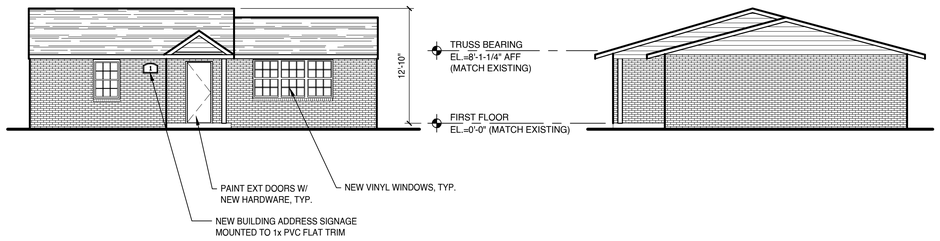
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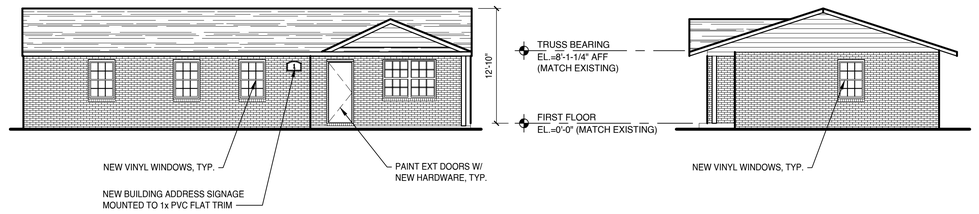
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D1 A203 BUILDING TYPE 3 FRONT ELEVATION

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



D9 A203 BUILDING TYPE 4 FRONT ELEVATION

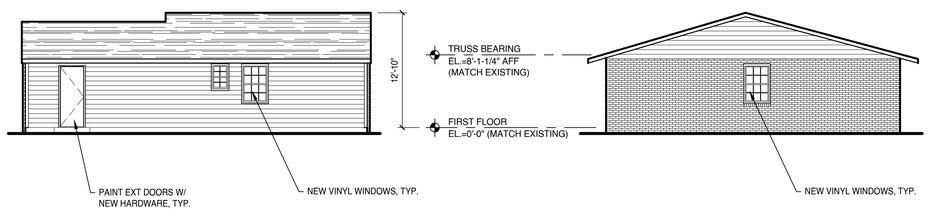
SCALE: 1/8" = 1'-0"

D5 A203 BUILDING TYPE 3 RIGHT ELEVATION

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

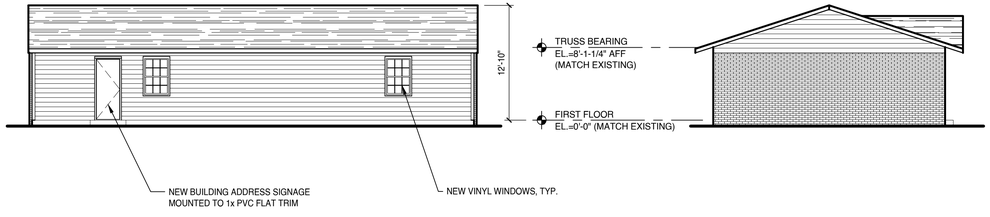
D13 A203 BUILDING TYPE 4 RIGHT ELEVATION

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



J1 A203 BUILDING TYPE 3 REAR ELEVATION

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



J9 A203 BUILDING TYPE 4 REAR ELEVATION

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

J5 A203 BUILDING TYPE 3 LEFT ELEVATION

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

J13 A203 BUILDING TYPE 4 LEFT ELEVATION

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

ELEVATION LEGEND

ELEVATION NOTES:

1. THIS ELEVATION MATERIAL LEGEND IS APPLICABLE TO ALL ELEVATION SHEETS WHETHER SPECIFICALLY INDICATED ON THAT SHEET OR NOT.
2. ALL CONTROL/EXPANSION/DECORATIVE JOINTS AND TRIM ARE TO EXTEND TO PERPENDICULAR SURFACES UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. ALL MATERIALS AND COLORS TO EXTEND TO ADJOINING AND PERPENDICULAR SURFACES UNLESS OTHERWISE NOTED. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS.
4. ALL JOINTS IN RUNNING TRIM TO BE 45 DEGREE SCARF JOINTS.
5. ALL CELLULAR PVC TRIM TO BE "NON-CELUKA" BASED, VERSATEX WITH SMOOTH SIDE TO THE EXTERIOR. PROVIDE CORTEX CONCEALED FASTENING SYSTEM BY FASTENMASTER.
6. PROVIDE FASTENERS FOR SIDING MATERIALS AS RECOMMENDED BY SIDING MANUFACTURES.
7. NOT USED

MATERIALS LEGEND

NEW ARCHITECTURAL
ASPHALT SHINGLE ROOF

BRICK VENEER
EXISTING TO REMAIN
POINT UP & REPAIR LINTELS
AS NEEDED

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05.08.2026

Project No.	22606.01
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BUILDING TYPE 3 AND TYPE4 ELEVATIONS

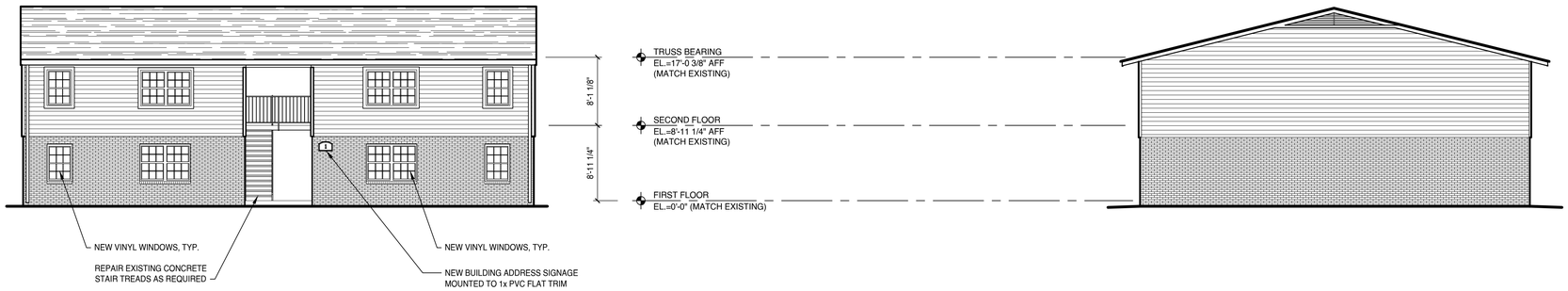
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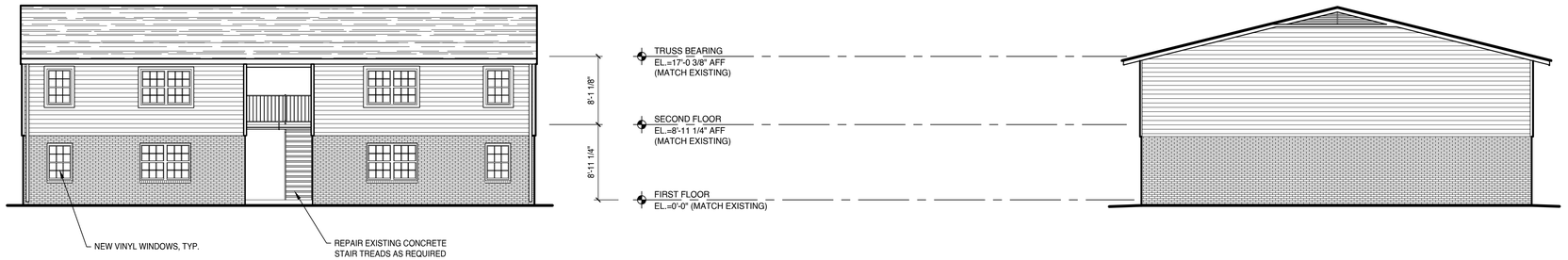


D1 / A204 BUILDING TYPE 5 FRONT ELEVATION

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

D11 / A204 BUILDING TYPE 5 RIGHT ELEVATION

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



J1 / A204 BUILDING TYPE 5 REAR ELEVATION

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

J11 / A204 BUILDING TYPE 5 LEFT ELEVATION

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

ELEVATION LEGEND

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6. PROVIDE FASTENERS FOR SIDING MATERIALS AS RECOMMENDED BY SIDING MANUFACTURES.
7. NOT USED

MATERIALS LEGEND

NEW ARCHITECTURAL
ASPHALT SHINGLE ROOF

BRICK VENEER
EXISTING TO REMAIN
POINT UP & REPAIR LINTELS
AS NEEDED

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BUILDING TYPE 5 ELEVATIONS

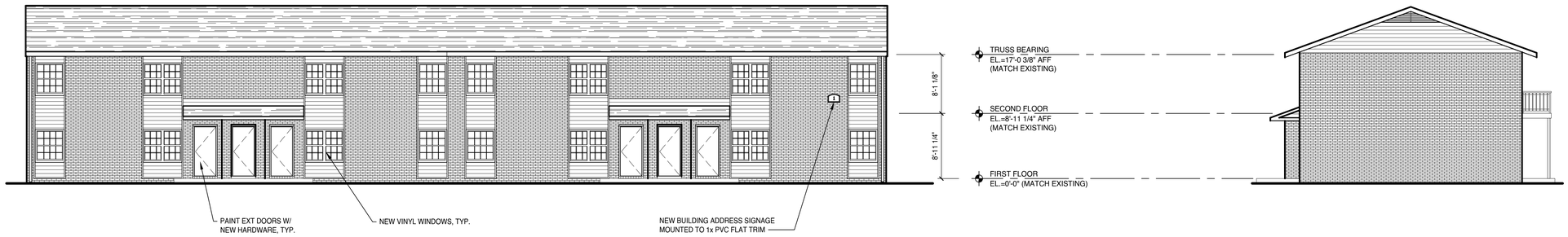
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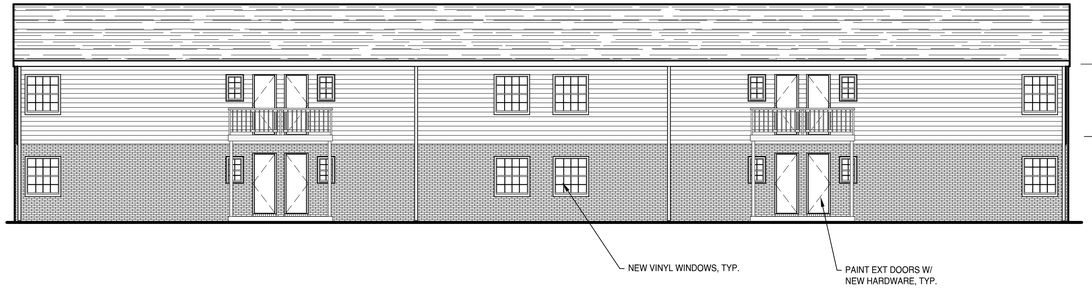


D1 / A205 BUILDING TYPE 6 FRONT ELEVATION

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

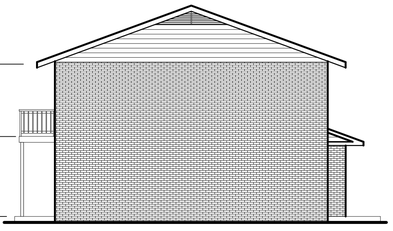
D11 / A205 BUILDING TYPE 6 RIGHT ELEVATION

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



J1 / A205 BUILDING TYPE 6 REAR ELEVATION

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



J11 / A205 BUILDING TYPE 6 LEFT ELEVATION

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

ELEVATION LEGEND

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6. PROVIDE FASTENERS FOR SIDING MATERIALS AS RECOMMENDED BY SIDING MANUFACTURES.
7. NOT USED

MATERIALS LEGEND

NEW ARCHITECTURAL
ASPHALT SHINGLE ROOF

BRICK VENEER
EXISTING TO REMAIN
POINT UP & REPAIR LINTELS
AS NEEDED

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BUILDING TYPE 6 ELEVATIONS

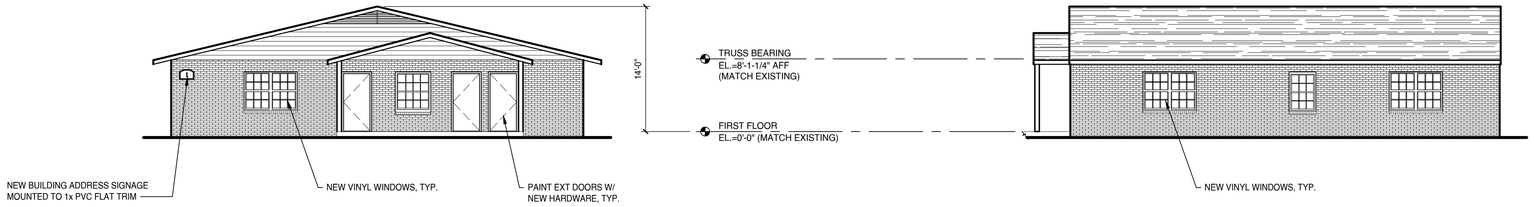
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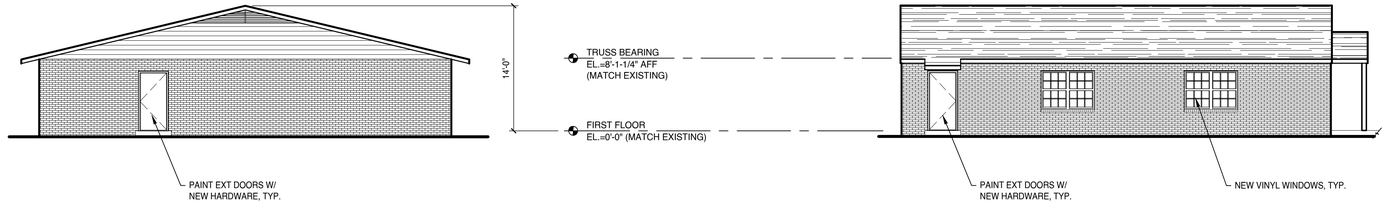


D2 / A206 LEASING OFFICE FRONT ELEVATION

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

D10 / A206 LEASING OFFICE RIGHT ELEVATION

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



H2 / A206 LEASING OFFICE REAR ELEVATION

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

H10 / A206 LEASING OFFICE LEFT ELEVATION

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

ELEVATION LEGEND

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6. PROVIDE FASTENERS FOR SIDING MATERIALS AS RECOMMENDED BY SIDING MANUFACTURES.
7. NOT USED

MATERIALS LEGEND

NEW ARCHITECTURAL
ASPHALT SHINGLE ROOF

BRICK VENEER
EXISTING TO REMAIN
POINT UP & REPAIR LINTELS
AS NEEDED

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LEASING OFFICE ELEVATIONS

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REHABILITATION TO:
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214 ALFRED HENRY STREET
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ANDERSON COUNTY

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UNIT DEMOLITION NOTES:

- DEM. 01 REMOVE EXISTING UNIT ENTRY DOOR HARDWARE.
- DEM. 02 REMOVE DOOR FRAME AND HARDWARE AS INDICATED, REMOVE ANY DAMAGED OR DENTED DOORS, FRAMES, AND/OR HARDWARE, NOT INDICATED ASSUME 1 PER APARTMENT.
- DEM. 03 REMOVE EXISTING TOILET COMPLETE. PREPARE FOR NEW TOILET AS SPECIFIED. SEE PLUMBING DRAWINGS FOR MORE DETAIL.
- DEM. 04 REMOVE EXISTING BATHROOM VANITY, OR WALL HUNG SINK WITH SUPPORTS COMPLETE.
- DEM. 05 REMOVE EXISTING SHOWER / TUB PLUMBING FIXTURES, SEE PLUMBING DRAWINGS FOR MORE DETAIL.
- DEM. 06 REMOVE EXISTING CABINETRY AND COUNTERTOPS AS REQUIRED, PREPARE FOR NEW CONFIGURATION.
- DEM. 07 REMOVE EXISTING APPLIANCE (REFRIGERATOR, RANGE, DISHWASHER, MICROWAVE, AND RANGE HOOD.
- DEM. 08 REOVE EXISTING KITCHEN SINK AND FIXTURES.
- DEM. 09 REMOVE ALL EXISTING BASEBOARD.
- DEM. 10 REMOVE EXISTING FLOORING.
- DEM. 11 REMOVE ROD AND SHELF@ ACCESSIBLE UNITS ONLY.
- DEM. 12 REMOVE EXISTING WATER HEATER.
- DEM. 13 REMOVE EXISTING LIGHT FIXTURE, PREPARE FOR REPLACEMENT, SEE ELECTRICAL DRAWINGS FOR MORE DETAIL.
- DEM. 14 REMOVE EXISTING SHOWER / TUB SURROUND, PREPARE FOR NEW WORK.
- DEM. 15 REMOVE EXISTING MECHANICAL SYSTEMS COMPLETE.
- DEM. 16 REMOVE EXISTING WINDOW TREATMENTS
- DEM. 17 REMOVE EXISTING WALL AS REQUIRED BY NEW CONFIGURATION. PATCH AND REPAIR EXISTING CONSTRUCTION AS NEEDED.
- DEM. 18 REMOVE EXISTING BATHROOM ACCESSORIES.
- DEM. 19 RREMOVE ALL EXISTING FIRE / SMOKE ALARMS IN EACH UNIT, SEE ELECTRICAL DRAWINGS.
- DEM. 20 NOT USED.
- DEM. 21 REMOVE EXISTING DRYWALL AS REQUIRED TO REPAIR HOLES, LARGE CRACKS, MOLD MILDEW, OR SIHNS OF MOISTURE, NAIL POPS, SEAMS, AND PATCHES. ASSUME 20% OF WALLS AND CEILINGS REQUIRE PATCH AND REPAIR.
- DEM. 22 REMOVE EXISTING MECHANICAL CLOSET DRYWALL. TEMPORARILY RELOCATE EQUIPMENT AS REQUIRED.
- DEM. 23 REMOVE EXISTING RECEPTACLES, SWITCHES & COVER PLATES, SEE ELECTRICAL DRAWINGS.

UNIT NEW WORK NOTES:

- NEW.01 PAINT UNIT AND ENTRY DOOR, FRAME. PROVIDE AND INSTALL NEW HARDWARE.
- NEW.02 PROVIDE AND INSTALL NEW INTERIOR DOORS, SLABS, FRAMES, AND HARDWARE, STYLE TO MATCH EXISTING PAINT ALL SIX SIDES. AS REQ'D BY DEM. 02 NOTE.
- NEW.03 PROVIDE AND INSTALL NEW WATERSENSE BATHROOM FIXTURES. SEE PLUMBING DRAWINGS FOR MORE DETAILS.
- NEW.04 PROVIDE AND INSTALL NEW KITCHEN CABINETS AND COUNTERTOPS.
- NEW.05 PROVIDE AND INSTALL NEW ELECTRIC RANGE WITH FRONT CONTROLS, AND ANTI TIP DEVICE. ALL KITCHEN APPLIANCES TO MATCH IN COLOR. PROVIDE SPLASH PANEL BEHIND RANGE AND BESIDE RANGE WHEN ABUTING A WALL.
- NEW.06 PROVIDE AND INSTALL NEW DISHWASHER, PROVIDE W/ ENERGY STAR CERTIFICATION WHEN AVAILABLE. ALL KITCHEN APPLIANCES TO MATCH IN COLOR.
- NEW.07 PROVIDE AND INSTALLED NEW KITCHEN SINK AND FIXTURES, SEE PLUMBING DRAWINGS FOR MORE DETAILS.
- NEW.08 PROVIDE AND INSTALL NEW RUBBER BASE. NOTE: ALL WOOD BASE ADJACENT TO LVT FLOORING IS TO RECEIVE SHOEMOLD.
- NEW.09 PROVIDE AND INSTALL NEW FLOORING. SEE FINISH SCHEDULE.
- NEW.10 PROVIDE AND INSTALL NEW ADJUSTABLE CLOSET ROD AND SHELF. AT ALL ACCESSIBLE ANSI TYPE 'A' UNITS.
- NEW.11 PROVIDE AND INSTALL NEW BATHROOM VANITY AND SINK
- NEW.12 PROVIDE AND INSTALL NEW BATHROOM ACCESSORIES, SEE ACCESSORY LEGEND. ALL HANDRAILS, GRAB BARS, AND WALL MOUNTED ACCESSORIES ARE TO HAVE SOLID DIMENSIONAL WOOD BLOCKING OR TOGGLE BOLTS.
- NEW.13 PROVIDE AND INSTALL NEW WINDOW ASSISTIVE OPENING DEVICE @ ALL ACCESSIBLE UNIT WINDOWS (ONLY 1 NEEDED AT PAIR OF WINDOWS).
- NEW.14 PROVIDE AND INSTALL NEW LED TYPE LIGHT FIXTURES,WHETHER SPECIFICALLY INDICATED OR NOT, SEE ELECTRICAL DRAWINGS FOR MORE DETAIL.
- NEW.15 PROVIDE AND INSTALL NEW TUB OR SHOWER PLUMBING FIXTURES.
- NEW.16 PROVIDE AND INSTALL NEW WALL MOUNTED TUB SEAT, ANSI 117.1 COMPLIANT.
- NEW.17 PROVIDE AND INSTALL NEW TILE SHOWER / TUB SURROUND, INCLUDE TILE BACKER BOARD AND WATER PROOFING. RE-GLAZE EXISTING TUB.
- NEW.18 PROVIDE AND INSTALL NEW WINDOW TREATMENTS
- NEW.19 PROVIDE AND INSTALL NEW REFRIGERATOR PROVIDE W/ ENERGY STAR CERTIFICATION. ALL KITCHEN APPLIANCES TO MATCH IN COLOR.
- NEW.20 PROVIDE AND INSTALL NEW WALL. SEE PARTITION TYPES.
- NEW.21 PROVIDE AND INSTALL NEW FIRE / SMOKE ALARMS. INTERCONNECTED TO BUILDING SYSTEM IN EACH UNIT, SEE ELECTRICAL DRAWINGS. REPAIR CEILING AS NEEDED.
- NEW.22 PROVIDE AND INSTALL NEW WATER HEATER & MECHANICAL EQUIPMENT W/ OVERFLOW PANS.
- NEW.23 INSTALL NEW MOISTUER RESISTANT DRYWALL IN MECHANICAL CLOSETS.
- NEW.24 PROVIDE CONTINUOUS WOOD BACKER BOARD AT HANDRAILS.
- NEW.25 PROVIDE NEW RECEPTACLES, SWITCHES AND COVER PLATES (WHITE), SEE ELECTRICAL DRAWINGS.

UNIT PLAN SCOPE OF WORK

Improvements / Renovations of (50) Living Units:

1. Flooring: Remove existing and replace with LVP.
2. Baseboard Remove: existing and replace with rubber base.
3. Stair Treads: Interior stairs only; remove existing finish and provide new rubber treads.
4. New window treatments.
5. Walls and Ceilings: Inspect all units to determine areas of GWB damage or poor workmanship.
   a. Assume 20% require patch / repair.
   b. Paint all walls, ceilings, doors and trim at all areas where repaired and as needed, minimum level 4 finish.
6. Interior Doors: Inspect all to determine quantity of damaged doors. Assume a minimum of 1 replacement in each one and two bedroom unit and a minimum of 2 replacements in each three and four bedroom unit.
7. Kitchen:
   a. Remove and Replace cabinets and countertops.
   b. New kitchen sink, new faucet.
   c. New appliances – refrigerator, stove, dishwasher, microwave/range hood.
8. Bathroom:
   a. Remove and replace the toilet.
   b. Remove and replace existing vanity and countertop.
   c. Remove and replace sink faucet.
   d. Remove and replace tub surround with tile surround.
   e. Reglaze existing tub.
   f. Remove and relocate and replace tub controls, showerhead, and valve.
   g. Remove existing mirror and replace with Medicine Cabinet / Mirror combo.
   h. Remove and replace bathroom accessories; towel bars, toilet paper holder, and shower rod.
9. Mechanical Systems:
   a. Remove and replace exhaust fans and associated switches tied to light switch.
   b. Remove existing mechanical system and replace with new SEER 14.5 system and replace all line sets.
   c. Remove and replace thermostats.
10. Plumbing Systems:
    a. See above kitchen and bathrooms.
    b. Remove and replace hot water heaters. Provide 40gal. for 1 & 2 bedrooms and 50gal. for 3 & 4 bedrooms.
11. Electrical Systems:
    a. Remove and replace existing light fixtures with LED type.
    b. Remove and replace all the receptacles, switches, and cover plates.
    c. smoke and CO2 detectors and replace with 120V battery back-up type. Battery cell must be tampered resistant and have a ten-year life span. Devices shall be hard wired together to allow simultaneous alarm if one detector is activated.
    d. Audio / visual upgrades to (1) one unit for compliance with UFAS for hearing and sight impaired households – provide power as required for devices as required.

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DEMO & NEW WORK UNIT NOTES

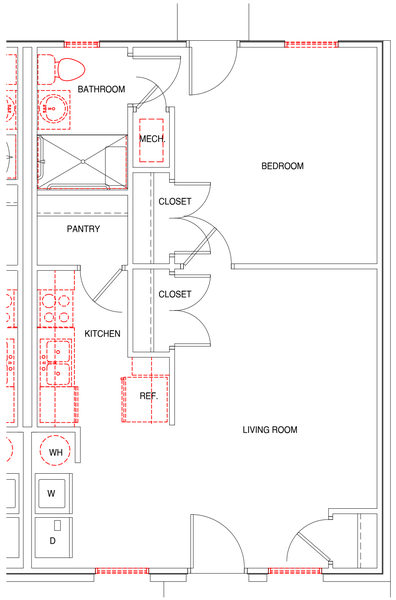
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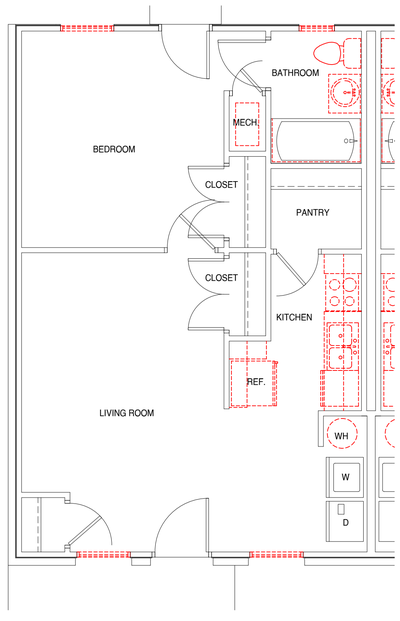
A300

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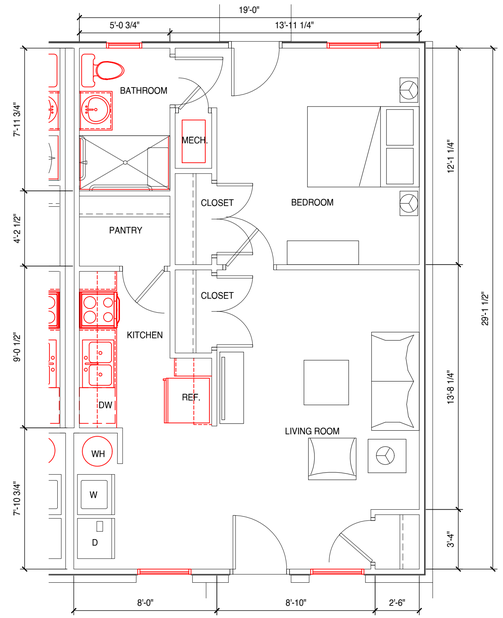
F2 / A301 — 1 BEDROOM APARTMENT DEMO FLOOR PLAN - UNIT TYPE 100

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



L2 / A301 — 1 BEDROOM APARTMENT DEMO FLOOR PLAN - UNIT TYPE 101

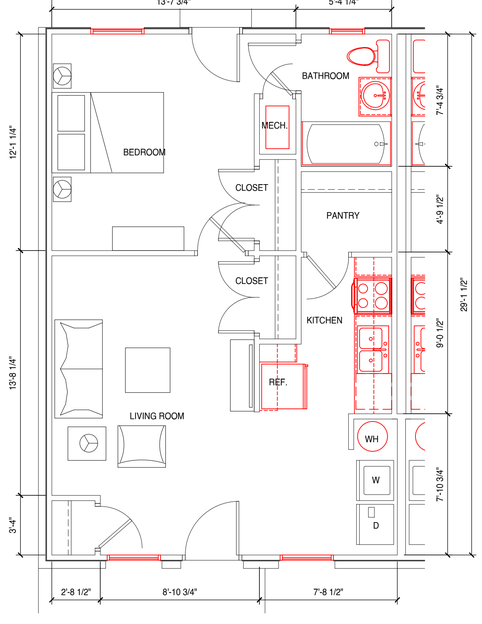
SCALE: 1/4" = 1'-0"



F11 / A301 — 1 BEDROOM APARTMENT NEW WORK FLOOR PLAN - UNIT TYPE 100

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

TOTAL SF / HUD GSF 613.80
HEATED SF / HUD NSF 550.71



L11 / A301 — 1 BEDROOM APARTMENT NEW WORK FLOOR PLAN - UNIT TYPE 101

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

TOTAL SF / HUD GSF 599.32
HEATED SF / HUD NSF 550.71

GENERAL DEMOLITION NOTES:

SEE SHEET A100

UNIT DEMOLITION NOTES:

DEM. ## SEE SHEET A300

GENERAL NEW WORK NOTES:

SEE SHEET A100

UNIT NEW WORK NOTES:

NEW ## SEE SHEET A300

UNIT FLOOR PLAN LEGEND:

EXISTING PARTITION TO REMAIN

NEW FULL HEIGHT PARTITION

EXISTING CONSTRUCTION TO BE DEMOLISHED

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ARCHITECTURE
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05.08.2026

Project No.	22606.01
Date	05.08.2026
Scale	**AS NOTED**
Drawn	**BLS**
Checked	**JDL**

REVISIONS

MARK	DATE	INITIAL

1 BEDROOM
UNIT TYPES 100 & 101

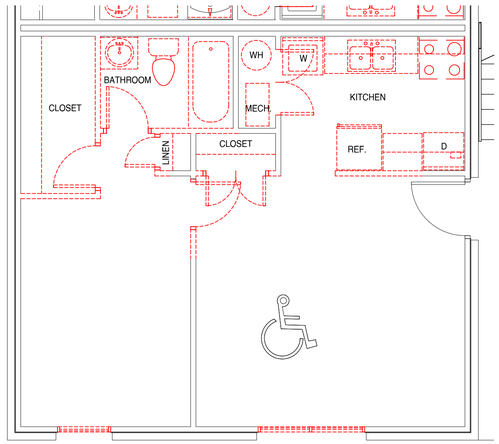
SHEET . OF .

REHABILITATION TO:
MANNING GARDENS
214 ALFRED HENRY STREET
MANNING, SOUTH CAROLINA 29102
ANDERSON COUNTY

COMMISSION

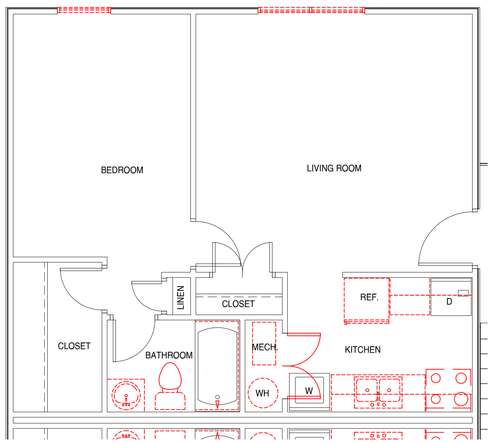
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F2 / A302 — 1 BEDROOM ACCESSIBLE APARTMENT DEMO FLOOR PLAN - UNIT TYPE 102

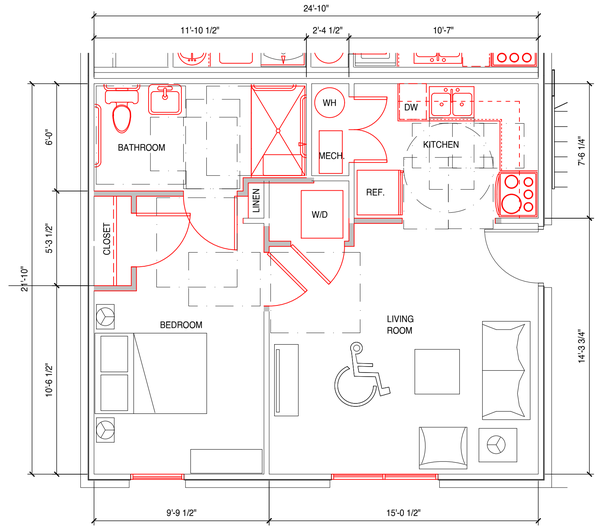
SCALE: 1/4" = 1'-0"



L2 / A302 — 1 BEDROOM STANDARD APARTMENT DEMO FLOOR PLAN - UNIT TYPE 104 (SHOWN)

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

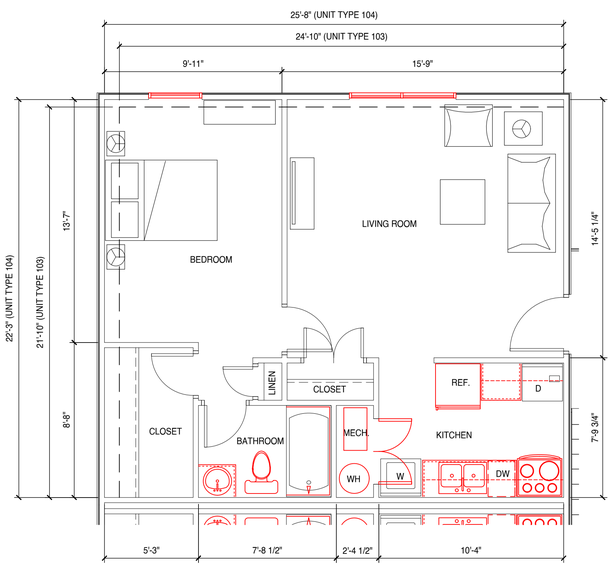
UNIT TYPE 103 SIM.



F11 / A302 — 1 BEDROOM ACCESSIBLE APARTMENT NEW WORK FLOOR PLAN - UNIT TYPE 102

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

TOTAL SF / HUD GSF 606.76
HEATED SF / HUD NSF 537.34



L11 / A302 — 1 BEDROOM STANDARD APARTMENT NEW WORK FLOOR PLAN - UNIT TYPE 104 (SHOWN)

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

TOTAL SF / HUD GSF 606.78
HEATED SF / HUD NSF 566.10

UNIT TYPE 103 SIM.
TOTAL SF / HUD GSF 606.76
HEATED SF / HUD NSF 537.34

GENERAL DEMOLITION NOTES:

SEE SHEET A100

UNIT DEMOLITION NOTES:

DEM. ## SEE SHEET A300

GENERAL NEW WORK NOTES:

SEE SHEET A100

UNIT NEW WORK NOTES:

NEW ## SEE SHEET A300

UNIT FLOOR PLAN LEGEND:

EXISTING PARTITION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW FULL HEIGHT PARTITION

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MARK	DATE	INITIAL

ACCESSIBLE 1 BEDROOM UNIT TYPE 102 & STANDARD 1 BEDROOM UNIT TYPE 103 & 104

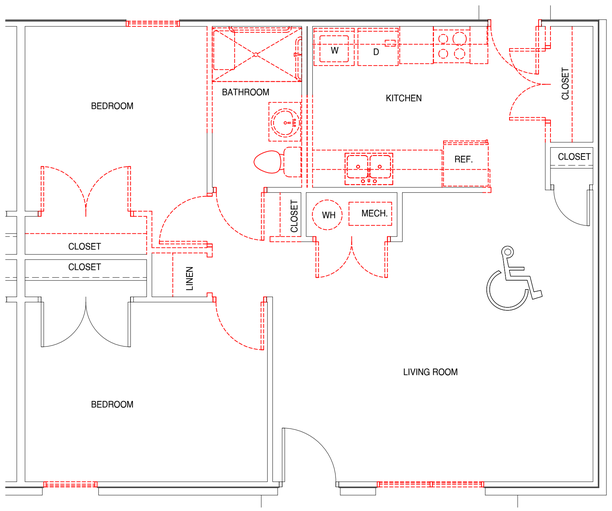
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ANDERSON COUNTY

COMMISSION

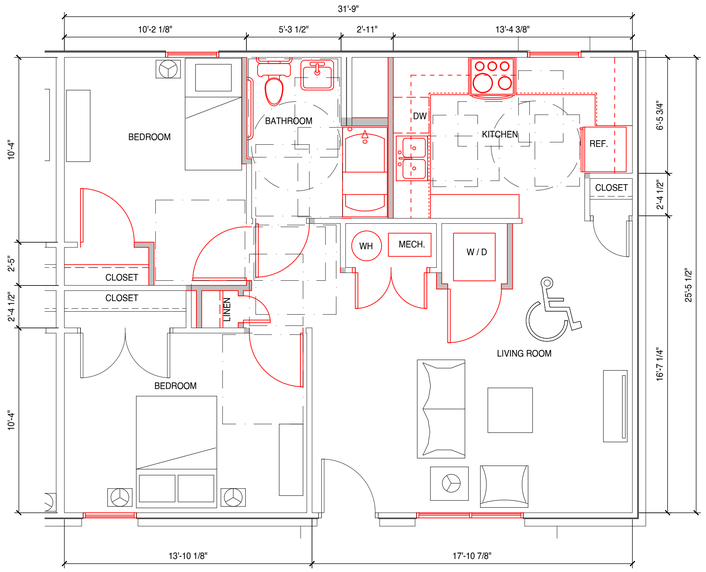
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F2 / A303 — 2 BEDROOM ACCESSIBLE APARTMENT DEMO FLOOR PLAN - UNIT TYPE 200

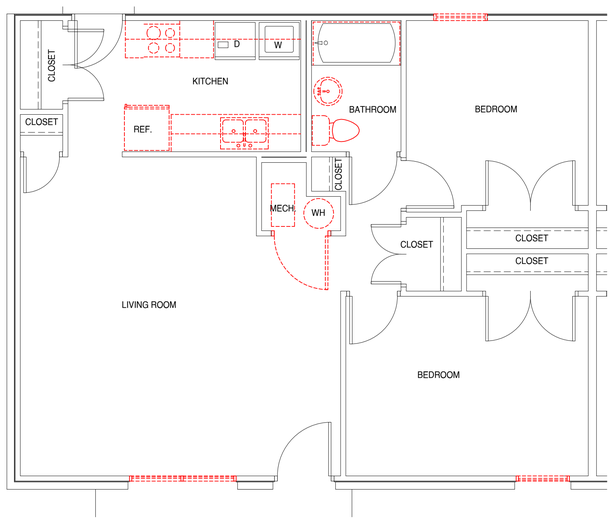
SCALE: 1/4" = 1'-0"



F11 / A303 — 2 BEDROOM ACCESSIBLE APARTMENT NEW WORK FLOOR PLAN - UNIT TYPE 200

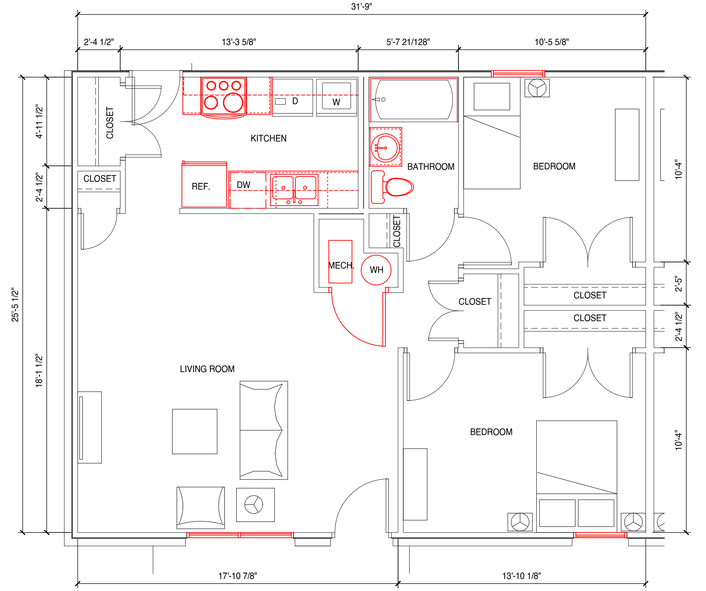
SCALE: 1/4" = 1'-0"

TOTAL SF / HUD GSF 870.05
HEATED SF / HUD NSF 802.35



L2 / A303 — 2 BEDROOM STANDARD APARTMENT DEMO FLOOR PLAN - UNIT TYPE 201

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



L11 / A303 — 2 BEDROOM STANDARD APARTMENT NEW WORK FLOOR PLAN - UNIT TYPE 201

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

TOTAL SF / HUD GSF 853.98
HEATED SF / HUD NSF 802.35

GENERAL DEMOLITION NOTES:

SEE SHEET A100

UNIT DEMOLITION NOTES:

DEM. ## SEE SHEET A300

GENERAL NEW WORK NOTES:

SEE SHEET A100

UNIT NEW WORK NOTES:

NEW ## SEE SHEET A300

UNIT FLOOR PLAN LEGEND:

EXISTING PARTITION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW FULL HEIGHT PARTITION

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ACCESSIBLE 2 BEDROOM UNIT TYPES 200 & STANDARD 2 BEDROOM UNIT TYPE 201

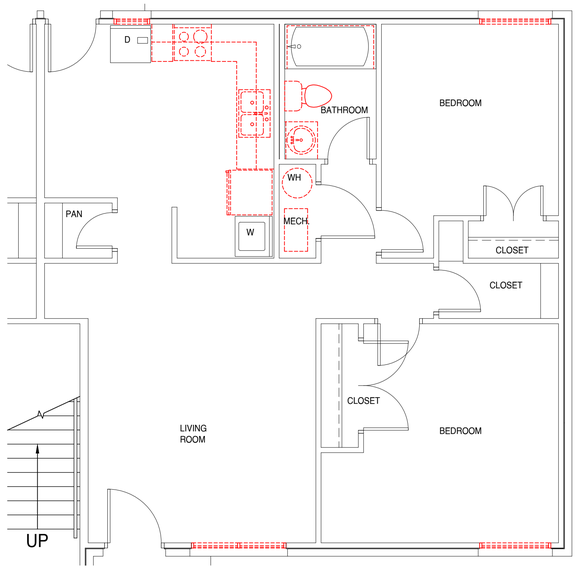
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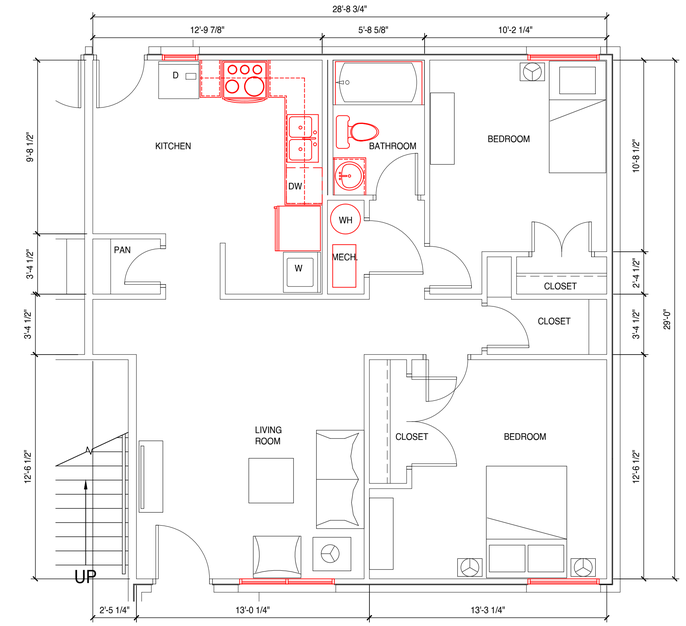
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F2 / A304 — 2 BEDROOM STANDARD DEMO FLOOR PLAN - UNIT TYPE 202

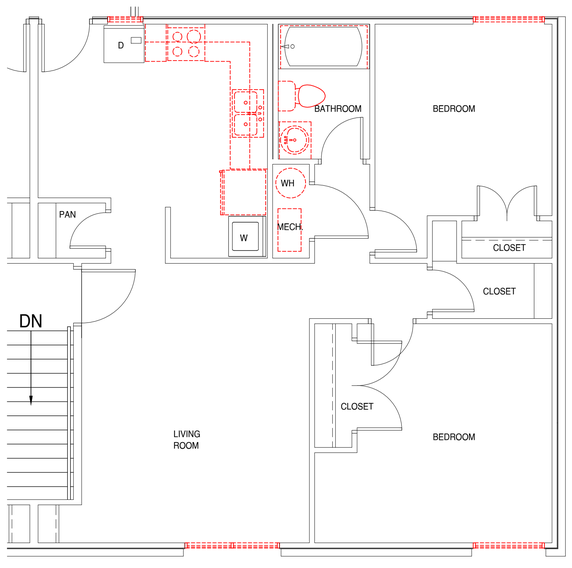
SCALE: 1/4" = 1'-0"



F11 / A304 — 2 BEDROOM STANDARD APARTMENT NEW WORK FLOOR PLAN - UNIT TYPE 202

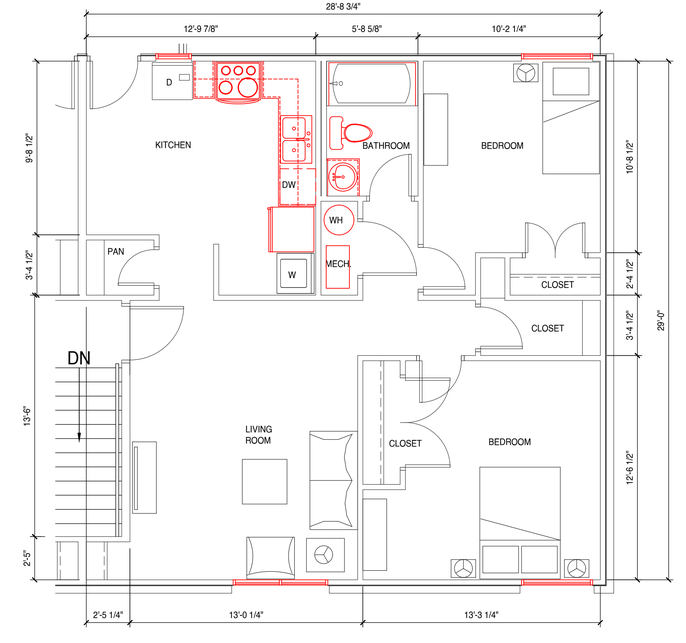
SCALE: 1/4" = 1'-0"

TOTAL SF / HUD GSF 861.51
HEATED SF / HUD NSF 796.57



L2 / A304 — 2 BEDROOM STANDARD APARTMENT DEMO FLOOR PLAN - UNIT TYPE 203

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



L11 / A304 — 2 BEDROOM STANDARD APARTMENT NEW WORK FLOOR PLAN - UNIT TYPE 203

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

TOTAL SF / HUD GSF 851.32
HEATED SF / HUD NSF 793.23

GENERAL DEMOLITION NOTES:

SEE SHEET A100

UNIT DEMOLITION NOTES:

DEM. ## SEE SHEET A300

GENERAL NEW WORK NOTES:

SEE SHEET A100

UNIT NEW WORK NOTES:

NEW ## SEE SHEET A300

UNIT FLOOR PLAN LEGEND:

EXISTING PARTITION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW FULL HEIGHT PARTITION

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MARK	DATE	INITIAL

STANDARD 2 BEDROOM UNIT TYPE 202 AND UNIT TYPE 203

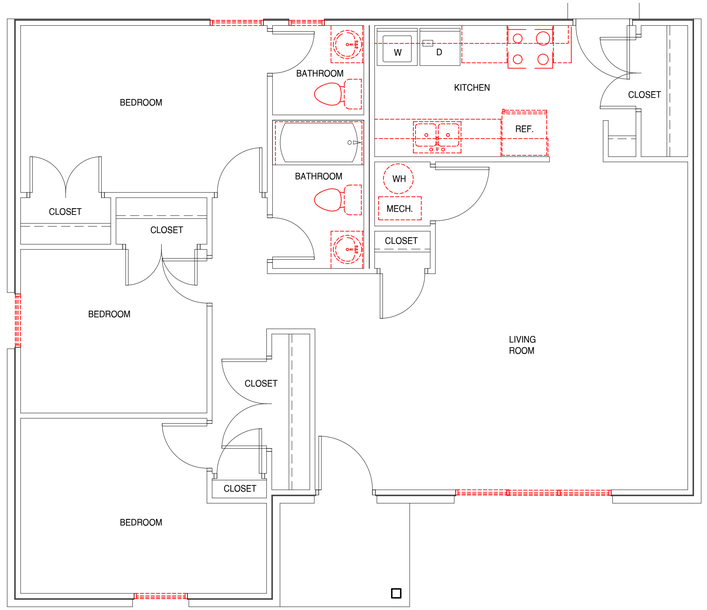
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ANDERSON COUNTY

COMMISSION

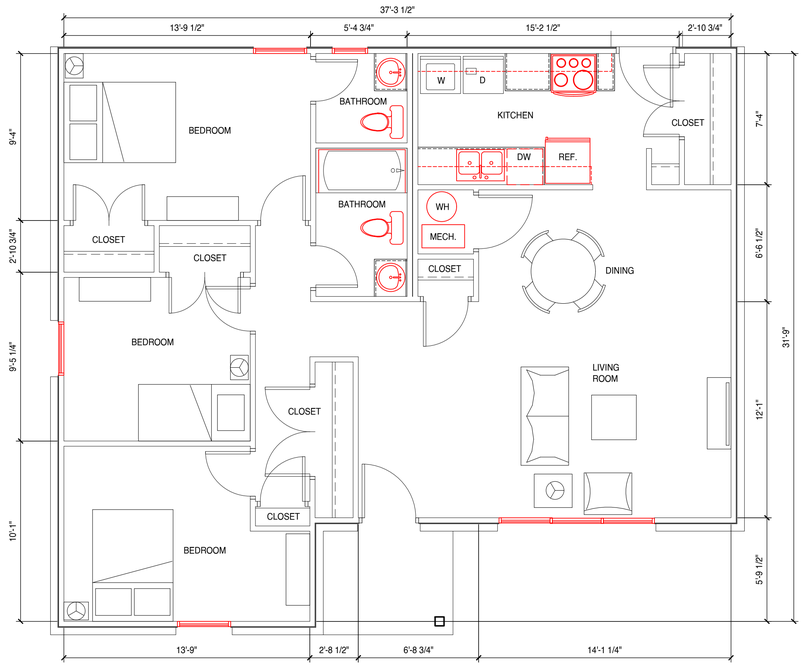
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F2 / A305 — 3 BEDROOM SINGLE FAMILY DEMO FLOOR PLAN - UNIT TYPE 301

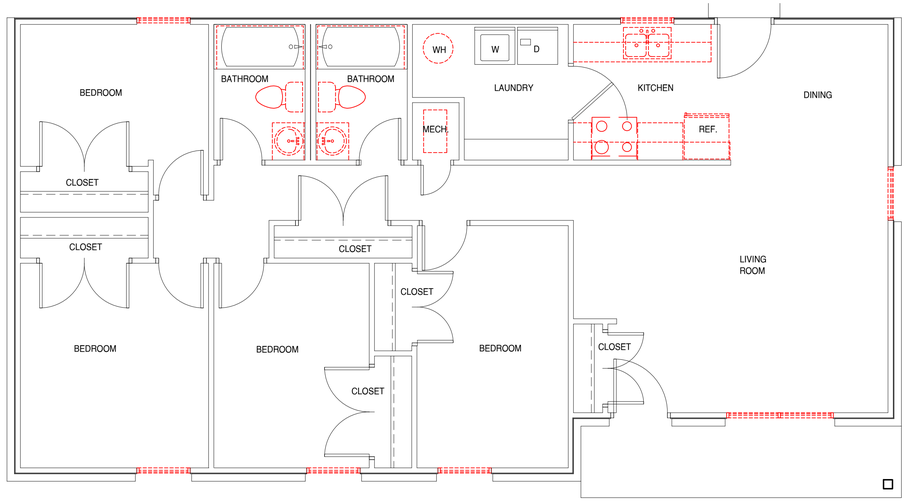
SCALE: 1/4" = 1'-0"



F11 / A304 — 3 BEDROOM SINGLE FAMILY NEW WORK FLOOR PLAN - UNIT TYPE 301

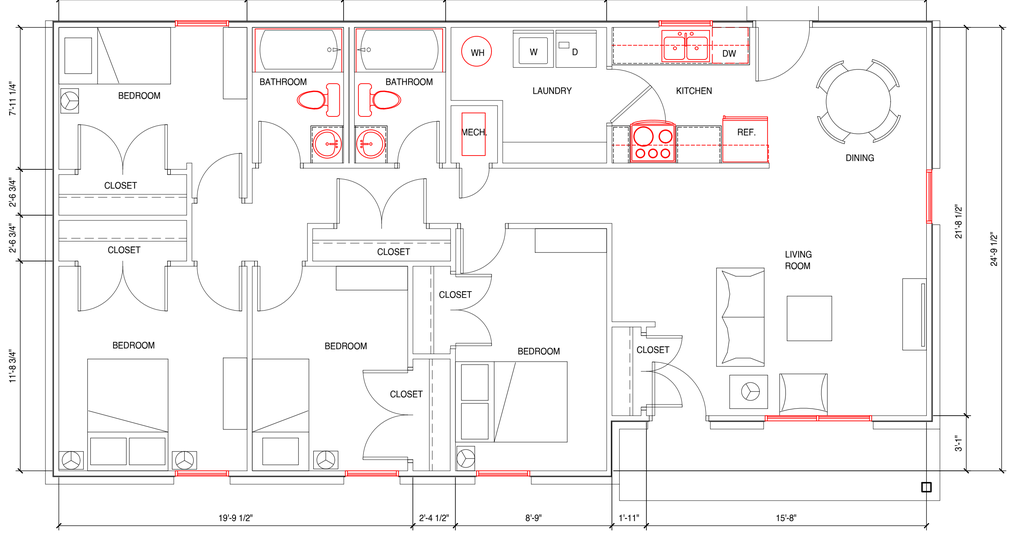
SCALE: 1/4" = 1'-0"

TOTAL SF / HUD GSF 1138.93
HEATED SF / HUD NSF 1040.48



L2 / A304 — 4 BEDROOM SINGLE FAMILY DEMO FLOOR PLAN - UNIT TYPE 401

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



L11 / A304 — 4 BEDROOM SINGLE FAMILY NEW WORK FLOOR PLAN - UNIT TYPE 401

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

TOTAL SF / HUD GSF 1240.59
HEATED SF / HUD NSF 1139.65

GENERAL DEMOLITION NOTES:

SEE SHEET A100

UNIT DEMOLITION NOTES:

DEM. ## SEE SHEET A300

GENERAL NEW WORK NOTES:

SEE SHEET A100

UNIT NEW WORK NOTES:

NEW ## SEE SHEET A300

UNIT FLOOR PLAN LEGEND:

EXISTING PARTITION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW FULL HEIGHT PARTITION

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Project No.	22606.01
Date	05.08.2026
Scale	**AS NOTED**
Drawn	**BLS**
Checked	**JDL**

REVISIONS

MARK	DATE	INITIAL

SINGLE FAMILY
3 BEDROOM UNIT
TYPE 301
AND
4 BEDROOM UNIT
TYPE 401

SHEET . OF .

REHABILITATION TO:
MANNING GARDENS
214 ALFRED HENRY STREET
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ANDERSON COUNTY

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Full Application Plan Submittal

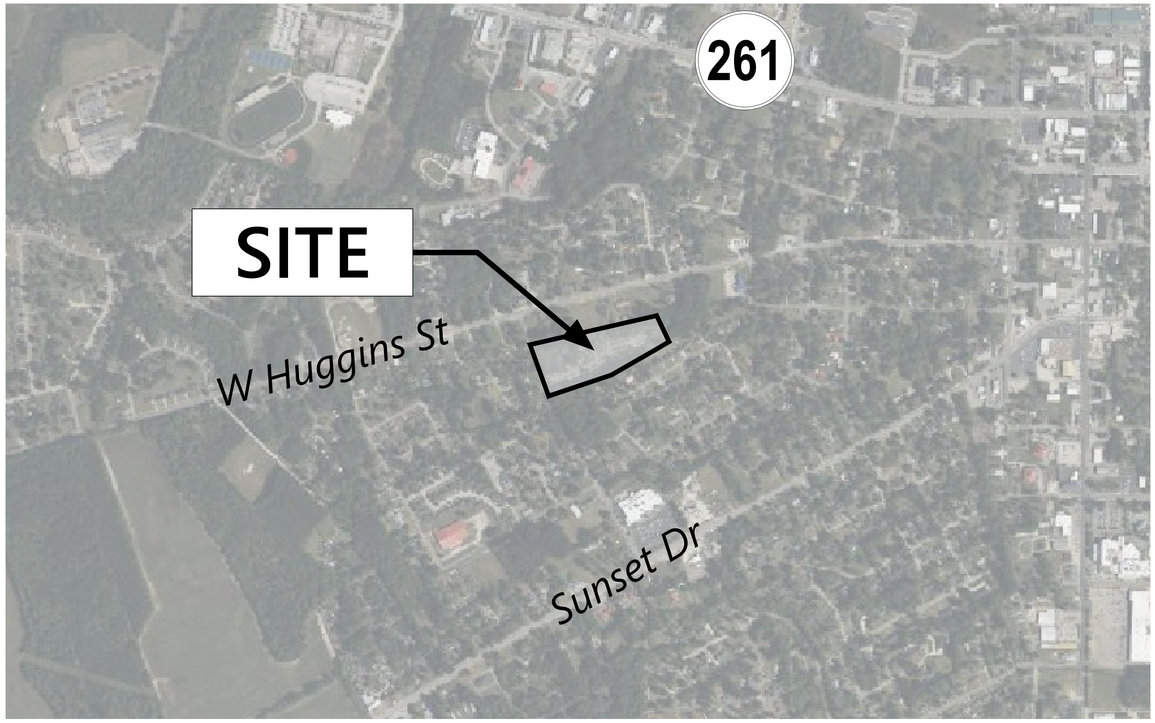
Review

DATE ISSUED: 5/7/2026

LATEST ISSUED: May 7, 2026

Manning Gardens

214 Alfred Henry Street
Manning, South Carolina



www.vhb.com

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Corp. # C-3705

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919.829.0328

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919.741.5567

Architect

Cox, Kliewer & Company, P.C.

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Virginia Beach, VA 23452
757.431.0033

Owner(s)

OAHS Manning Gardens LLC
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Englewood Cliffs, NJ 07632
201.793.3118

Applicant

Orbach Affordable Housing Solutions
980 Sylvan Avenue
Englewood Cliffs, NJ 07632
201.793.3118

Sheet Index

No.	Drawing Title	Latest Issue
C0.01	Legend & General Notes	May 8, 2026
C1.00	Demolition Plan	May 8, 2026
C2.00	Overall Site Plan	May 8, 2026
C2.01-C2.01	Site Plans	May 8, 2026
C3.00	Overall Grading Plan	May 8, 2026
C3.01-C3.02	Grading Plans	May 8, 2026
C5.00-C5.01	Site Details	May 8, 2026

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Topographic Survey	May 6, 2026
Sheet 1	ALTA/NSPS Land Title Survey	August 22, 2019

SITE DATA

PROJECT SITE ADDRESS	214 ALFRED HENRY STREET MANNING, SC
CLARENDON COUNTY PARCEL ID	169-11-09-002-00
PARCEL AREA	6.74 AC
EXISTING IMPERVIOUS AREA	0.25 AC WITHIN LIMITS OF DISTURBANCE
PROPOSED IMPERVIOUS AREA	0.25 AC WITHIN LIMITS OF DISTURBANCE
PERCENT IMPERVIOUS INCREASE	0%
HYDROLOGIC UNIT CODE (HUC)	0305011101
WATERSHED	LAKE MARION-SANTEE RIVER
FLOODPLAIN ZONE	ZONE X
FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER	45027C0253C EFFECTIVE 8/19/2013

PRELIMINARY NOT FOR CONSTRUCTION

\\VHB.COM\GBL\CLIENT\203805.000\05_WORK\CAD\LD\PLANSET\203805.00 - CV 7 May 2026

VHB Project : 203805.00 Manning Gardens
Issued for : Review May 7, 2026

General Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLS	BLS	BORDERING LAND SUBJECT TO FLOODING
BZ	BZ	WETLAND BUFFER ZONE
NDZ	NDZ	NO DISTURB ZONE
200'RA	200'RA	200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BC	BC	BITUMINOUS CURB
	VCG	VALLEY CURB AND GUTTER
	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
		SAWCUT
		BUILDING
	SEN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
CSF	CSF	COMB. TREE PROTECTION/SILT FENCE
		SILT FENCE OUTLET
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW×	45.0 TW× 38.5 BW×	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN
		DOUBLE CATCH BASIN
		YARD INLET
		DRAIN MANHOLE
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GC	GC	GAS GATE
GM	GM	GAS METER
	MH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
Match Line See Sheet C1.01		MATCHLINE
1		RETAINING WALL NUMBER
2		KEY NOTE NUMBER
3		STORM DRAINAGE STRUCTURE NUMBER
4		SOIL BORING NUMBER
5		SANITARY SEWER STRUCTURE NUMBER

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
CSF	COMBINATION TREE PROTECTION/SILT FENCE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
HCP	HANDICAP PARKING
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
RCA	RESOURCE CONSERVATION AREA
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TPF	TREE PROTECTION FENCE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CU	TYPE "K" COPPER
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
MH	SANITARY SEWER MANHOLE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	STORM DRAIN MANHOLE
SCM	STORMWATER CONTROL MEASURE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. THE "SOUTH CAROLINA 811 LAW" REQUIRES FOR THE CONTRACTOR TO CALL 811 AT LEAST 3 BUSINESS DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING, THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL FOLLOW THE NPDES SPECIFICATIONS FOR SITE SPECIFIC SEEDING MIXTURES.
5. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
6. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
7. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
9. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
10. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
11. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
12. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, TOPSOIL AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
11. LOCATION OF FITTINGS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL DETERMINE ALL FITTING REQUIREMENTS AND LOCATIONS FROM ACTUAL FIELD CONDITIONS.
12. PIPE LENGTHS SHOWN HEREON ARE FROM CENTERLINE TO CENTERLINE OF STRUCTURE AND ARE APPROXIMATE. CONTRACTOR SHALL DETERMINE ACTUAL PIPE LENGTHS FROM FIELD CONDITIONS.

INVERTS CONTROL ELEVATIONS AT ALL STRUCTURES, SLOPES AND LENGTHS ARE APPROXIMATE ONLY.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CURBING SHALL MATCH EXISTING ADJACENT SECTIONS WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
7. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
8. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY SITE DESIGN, INC., DATED 8/22/2019. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB ENGINEERING NC, P.C., ON 4/10/2026, PLAT DATE ON 5/7/2026.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 88.

Document Use

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Legend & General Notes

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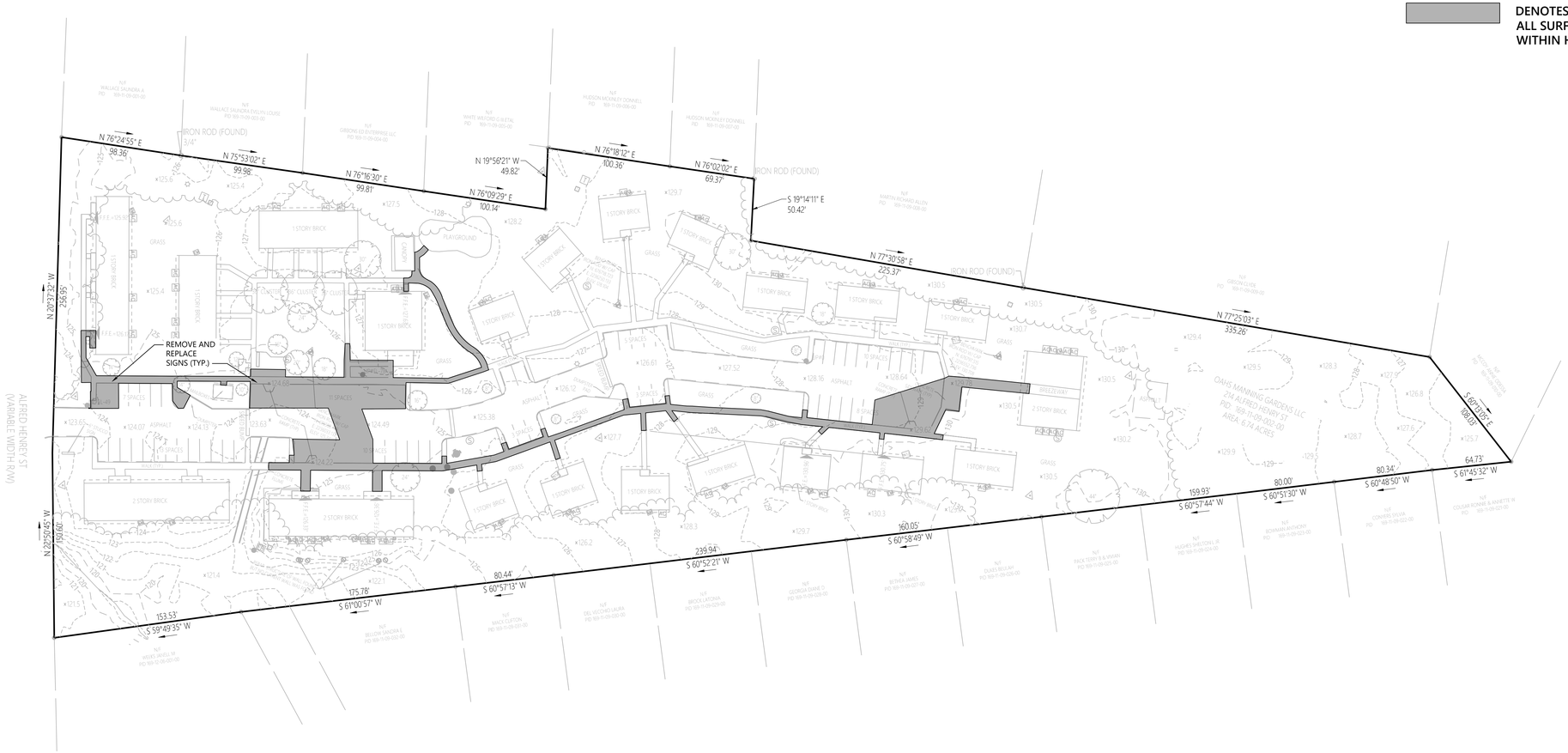
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Demolition Legend

DENOTES REMOVAL OF ALL SURFACE FEATURE WITHIN HATCHED AREA



0 25 50 100Feet

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Legend

- MILL AND OVERLAY
- REMOVE AND REPLACE EXISTING SIDEWALK (2% MAX CROSS SLOPE)
- PROPOSED CONCRETE ADA SPACE (2% MAX ANY DIRECTION)
- ADA ACCESSIBLE ROUTE
- LIMITS OF DISTURBANCE

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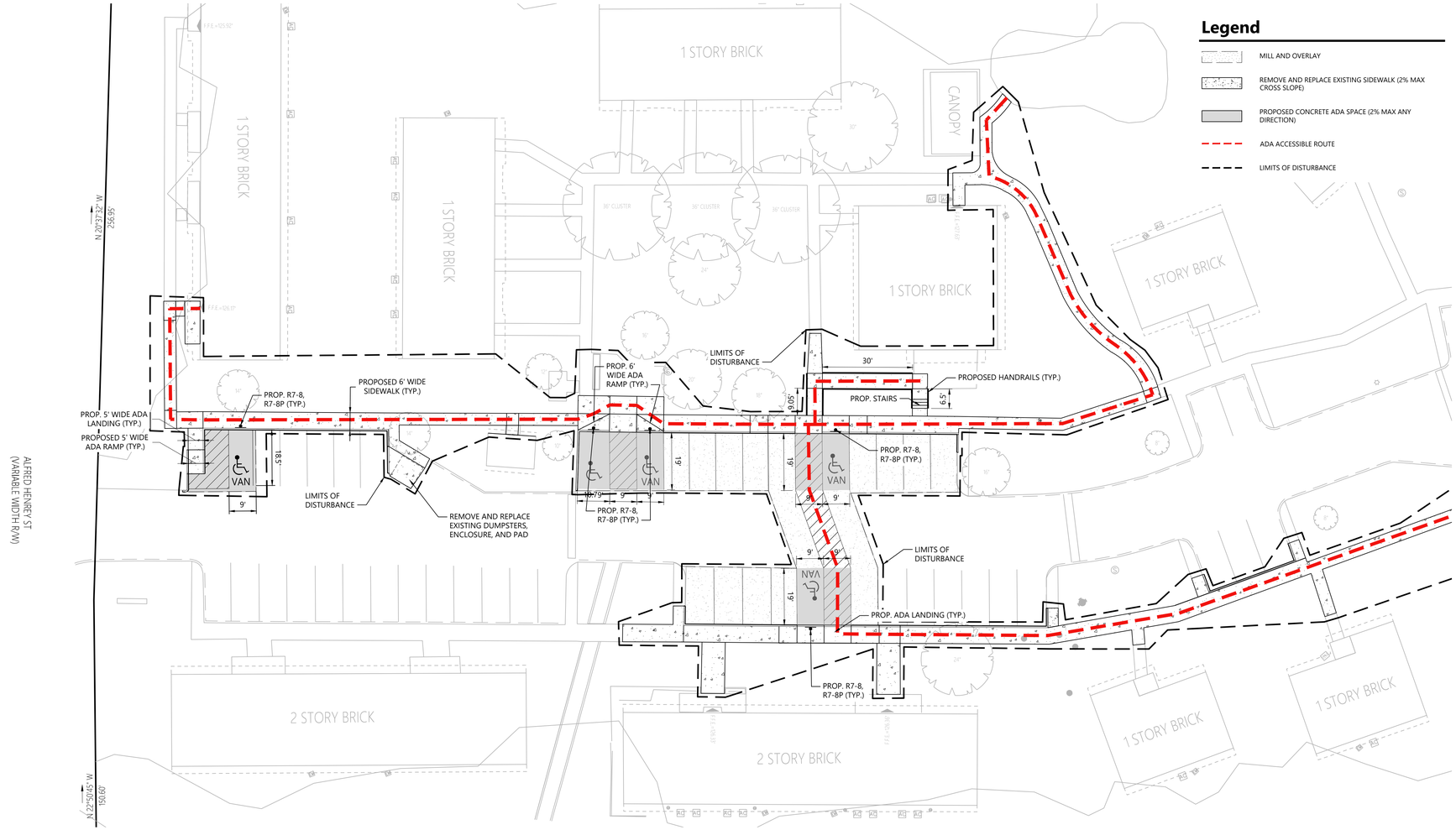
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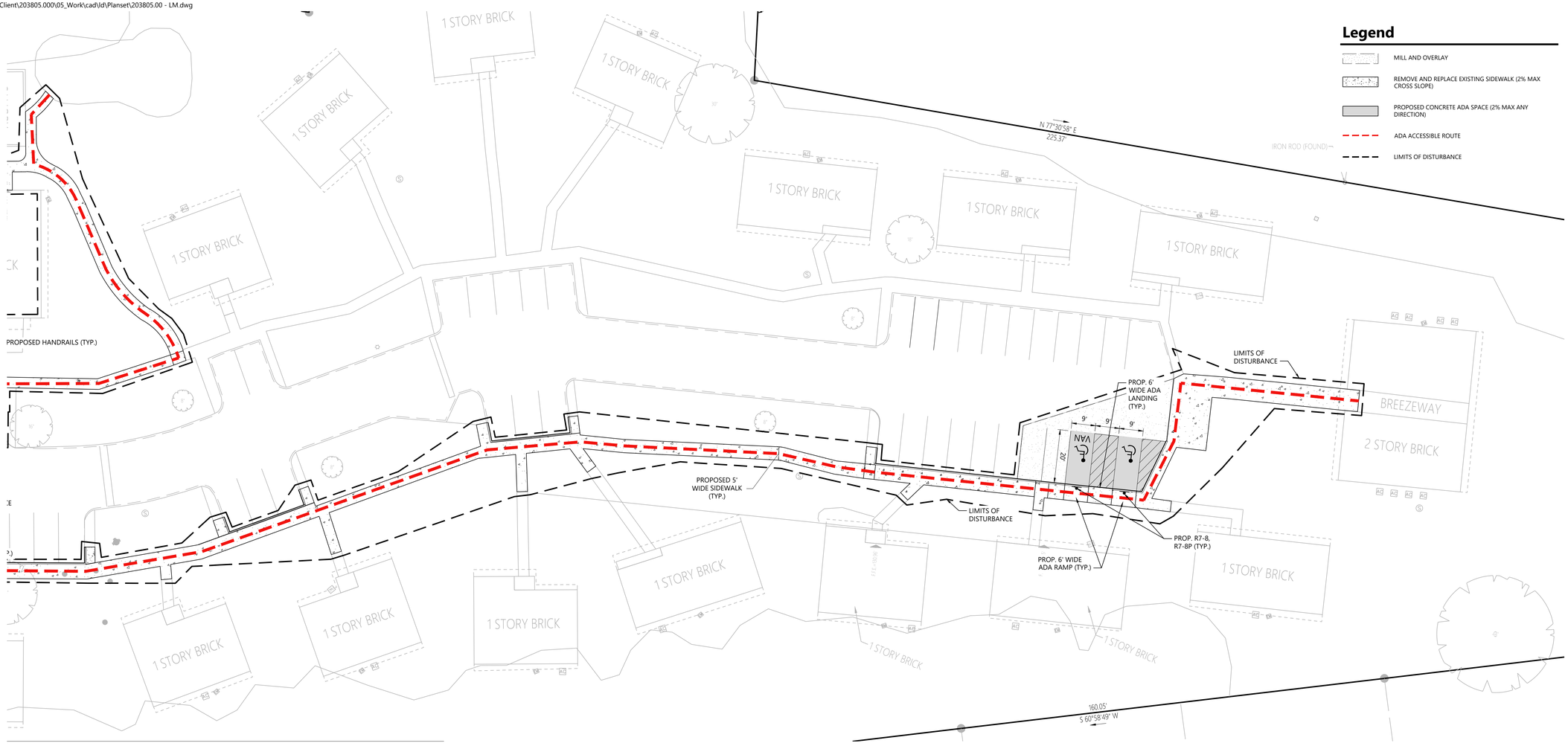
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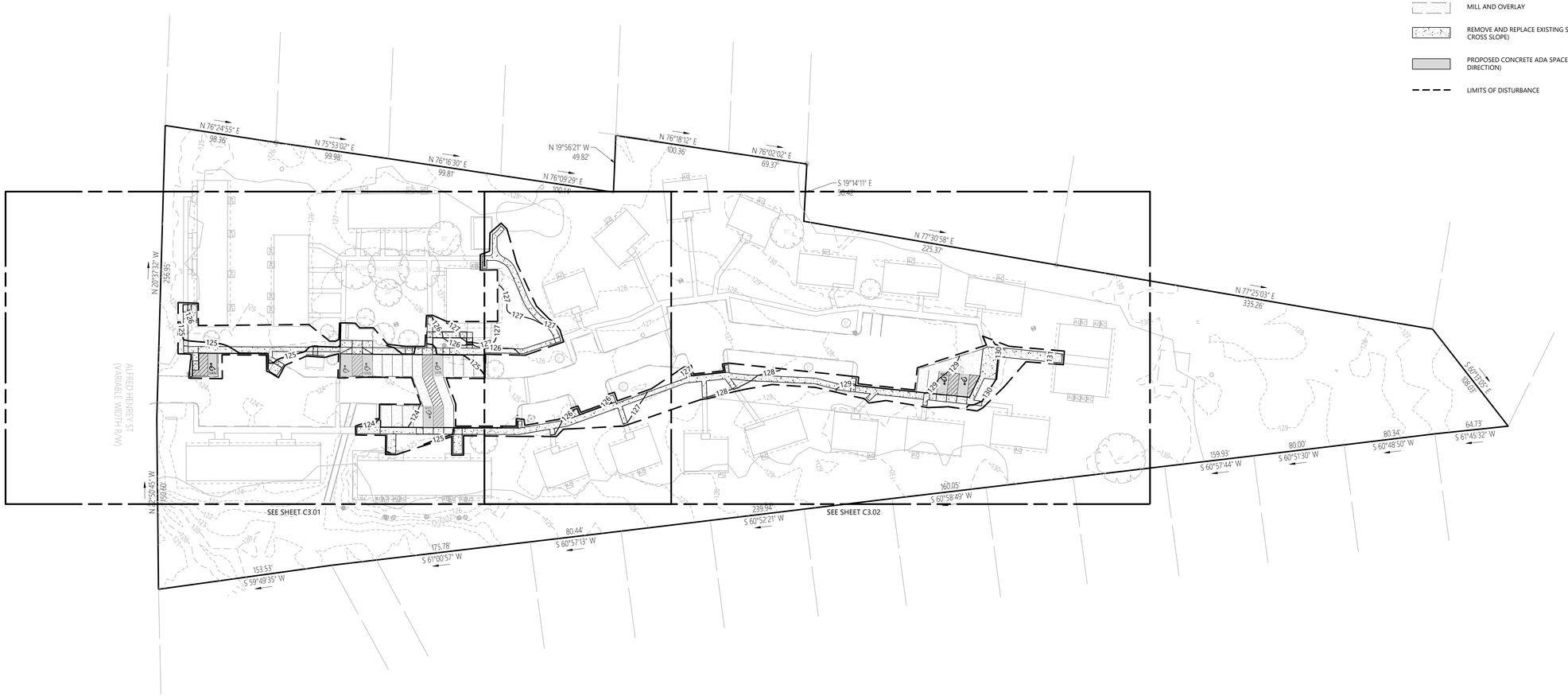
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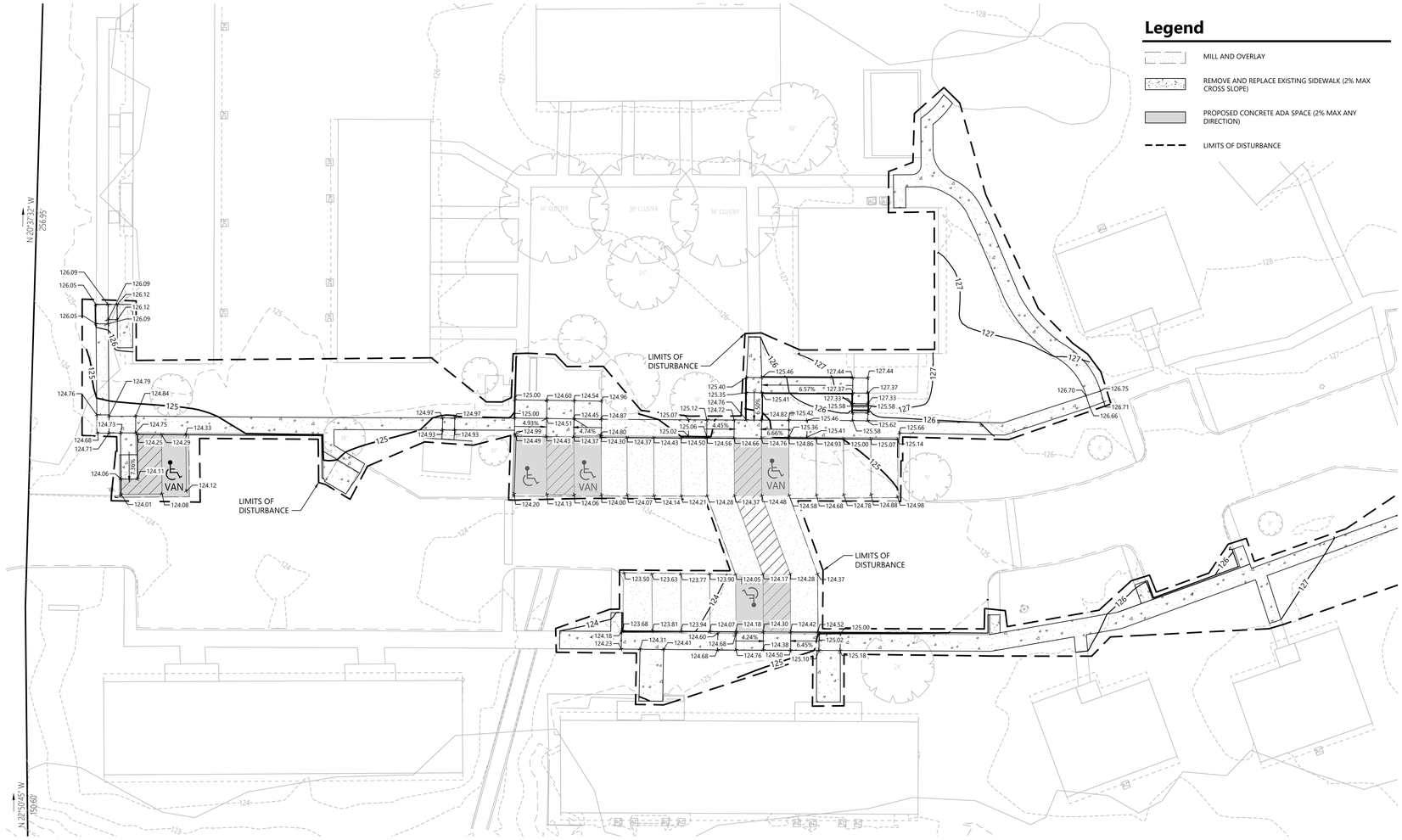
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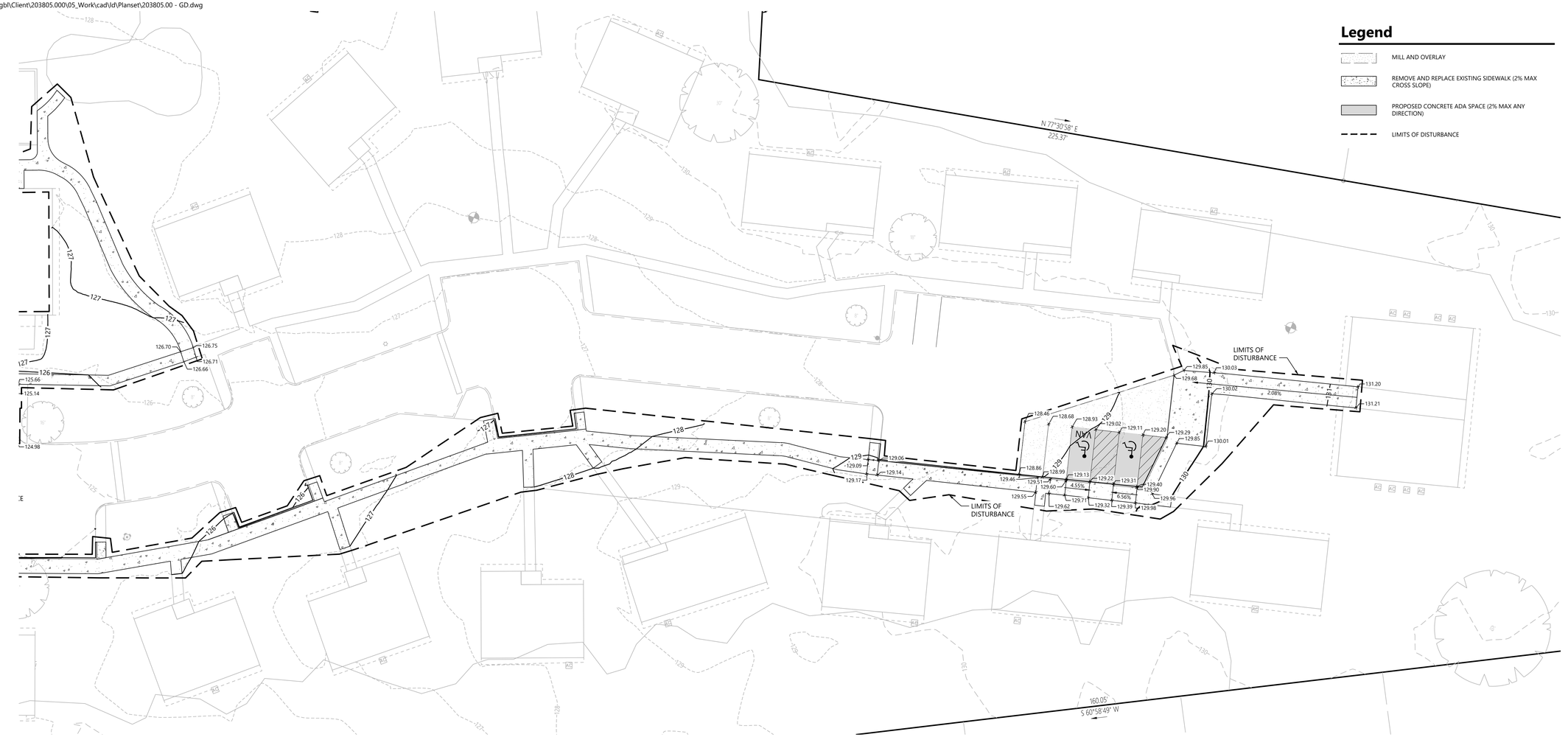
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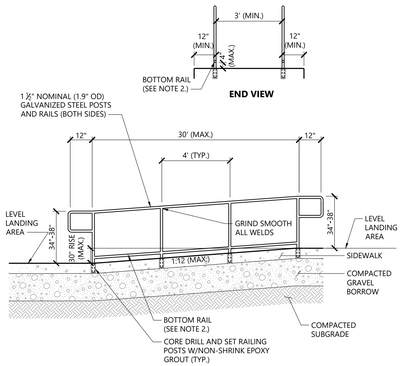
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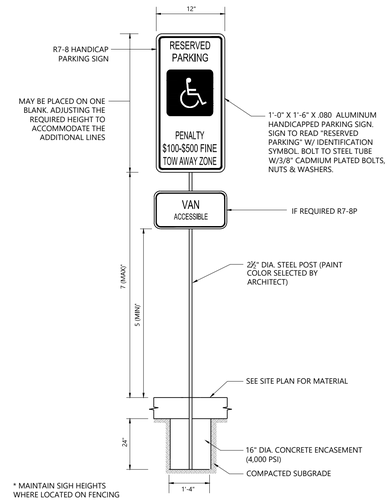
NOTES

1. FOR ADDITIONAL INFORMATION ON RAMPS SEE SECTION 405 RAMPS OF THE DEPARTMENT OF JUSTICE 2010 STANDARDS.
2. EDGE PROTECTION TO BE PROVIDED BY EXTENDING THE RAMP SURFACE 12 INCHES BEYOND THE INSIDE FACE OF THE HANDRAIL OR PROVIDING A BOTTOM RAIL WITH THE BOTTOM OF THE RAIL TO BE NO HIGHER THAN 4 INCHES ABOVE THE RAMP SURFACE.
3. REFER TO SIDEWALK DETAIL FOR SIDEWALK CONSTRUCTION.

Concrete Ramp with Handrails

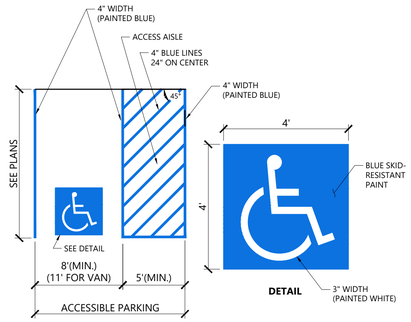
2/20

N.T.S. Source: VHB LD_764A



ACCESSIBLE PARKING SIGN (R7-8 & R7-8P)

N.T.S. Source: VHB



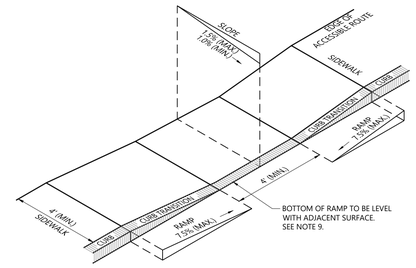
NOTES

1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 2.0%.

Accessible Parking Space

12/19

N.T.S. Source: VHB REV LD_552A



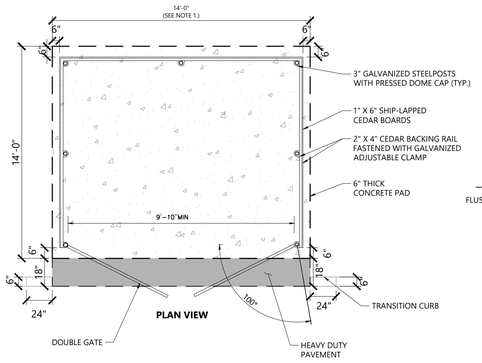
NOTES

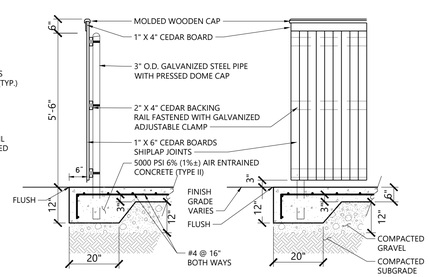
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.

Accessible Curb Ramp (ACR) Type 'A'

12/20

N.T.S. Source: VHB LD_500



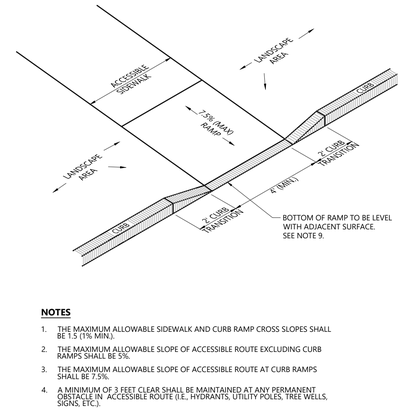


NOTES

1. VERIFY DIMENSIONS WITH PLAN

Service Area for Dumpster Pad w/ Enclosure

N.T.S. Source: VHB



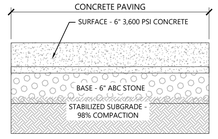
NOTES

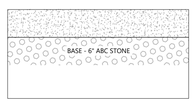
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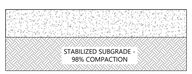
Accessible Curb Ramp (ACR) Type 'M'

12/20

N.T.S. Source: VHB LD_512







NOTES:

1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION SPECIFICATIONS.
2. THE DESIGN IS CONTINGENT UPON THE PROPER CONSTRUCTION, INSPECTION, AND MAINTENANCE.

Concrete Pavement Detail

N.T.S. Source: VHB

Dumpster Pad Concrete Pavement Detail

N.T.S. Source: VHB

Sidewalk Concrete Pavement Detail

N.T.S. Source: VHB

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Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

Manning Gardens

214 Alfred Henry Street
Manning, South Carolina

No.	Revision	Date	Approved

Designed by: VHB
Checked by: CT

Issued for
Review

Date
5/7/2026

Drawing Title
Site Details (1 of 2)

PRELIMINARY NOT FOR CONSTRUCTION

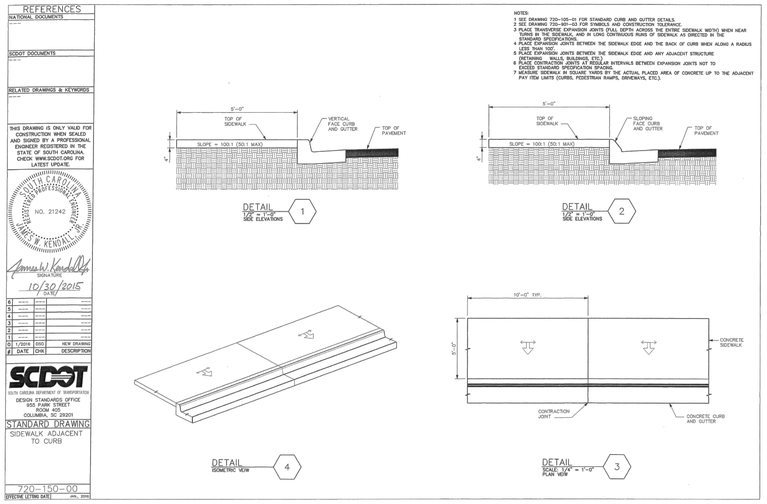
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C4.00

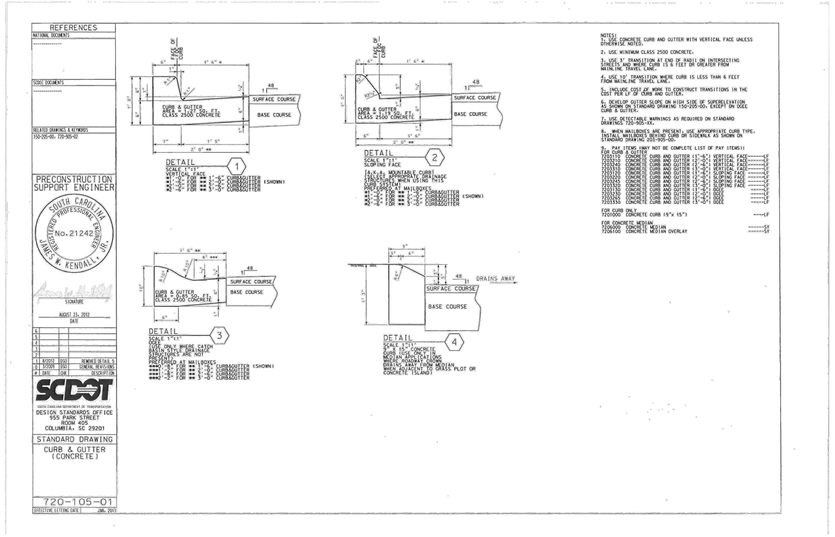
Sheet
10 of 11

Project Number
203805.00

Saved Wednesday, May 6, 2026 10:09:59 AM JACKDAVIS Plotted Thursday, May 7, 2026 7:20:46 PM Jack Davis

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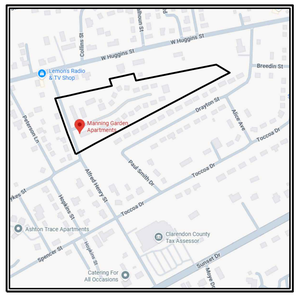
Drawing Title
Site Details (2 of 2)

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Number
C4.01
Sheet
11 of 11
Project Number
203805.00

Saved Wednesday, May 6, 2026 10:09:59 AM JACKDAVIS Plotted Thursday, May 7, 2026 7:21:08 PM Jack Davis

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Vicinity Map
(NOT TO SCALE)

N

SCSPCS

NGS MONUMENT "MANNING"
N: 678262.25 FT.
E: 2239859.42 FT.
ELEV.: 127.2 FT.
CSF: 0.99979267
NAD 83 (2011)

(GRID)
N 69°06'07" E 363.11'
3.65.36'
(GROUND)

OAHS MANNING GARDENS LLC
214 ALFRED HENRY ST
PID: 169-11-09-002-00
AREA: 6.74 ACRES

N/F CLYDE GIBSON PID 169-11-09-009-00
N/F ANNIE ODESSA MCCOY PID 169-11-09-010-00
N/F RONNIE & ANNETTE W COUSAR PID 169-11-09-021-00
N/F SYLVIA CONYERS PID 169-11-09-022-00
N/F ANTHONY BOWMAN PID 169-11-09-023-00
N/F SHELTON L HUGHES JR PID 169-11-09-024-00
N/F TERRY B & VIVIAN PACK PID 169-11-09-025-00
N/F BEULAH DUKES PID 169-11-09-026-00
N/F JAMES BETHEA PID 169-11-09-027-00
N/F DIANE D GEORGIA PID 169-11-09-028-00
N/F LATONIA BROCK PID 169-11-09-029-00
N/F LAURA DEL VECCHIO PID 169-11-09-030-00
N/F CLIFTON MACK PID 169-11-09-031-00
N/F SANDRA E BELLOW PID 169-11-09-032-00
N/F JANELL M WEEKS PID 169-11-06-001-00
N/F WILFORD G WHITE III ETAL PID 169-11-09-005-00
N/F MCKINLEY DONNELL HUDSON PID 169-11-09-006-00
N/F MCKINLEY DONNELL HUDSON PID 169-11-08-007-00
N/F RICHARD ALLEN MARTIN PID 169-11-09-008-00
N/F GIBBONS ED ENTERPRISE, LLC PID 169-11-09-004-00
N/F SAUNDRA EVELYN LOUISE WALLACE PID 169-11-09-003-00
N/F SAUNDRA A WALLACE PID 169-11-09-001-00

IRON ROD (FOUND)
IRON ROD (FOUND) 3/4"
N 76°02'02" E 69.37'
S 19°14'11" E 50.42'
N 76°18'12" E 100.36'
N 19°56'21" W 49.82'
N 76°09'29" E 100.14'
N 76°16'30" E 99.81'
N 75°53'02" E 99.98'
N 76°24'55" E 98.36'
N 00°37'20" W 264.05'
N 77°30'58" E 225.37'
N 77°25'03" E 335.26'
S 60°10'05" E 108.03'
S 60°45'32" W 64.71'
S 60°48'30" W 80.34'
S 60°51'30" W 80.00'
S 60°57'44" W 159.97'
S 60°58'49" W 165.05'
S 60°54'21" W 239.94'
S 60°57'12" W 80.44'
S 61°00'57" W 175.78'
S 59°49'35" W 353.53'
N 22°30'49" W 369.80'

ALFRED HENRY DR (SR14-334)
(50' PUBLIC R/W)
(PB 87, PG 175)

APPROX. 500 FEET TO W HUGGINS ST

PAUL SMITH DR
(PUBLIC R/W)

BENCHMARK
IRON ROD W/ CAP
N: 676718.723
E: 2236250.133
ELEV: 128.104

BENCHMARK
IRON ROD W/ CAP
N: 676797.515
E: 2236552.736
ELEV: 130.708

BENCHMARK
IRON ROD W/ CAP
N: 676988.439
E: 2236033.132
ELEV: 125.347

REBAR STRUCTURE OF WALL FOUND BUT NO CURRENT WALL WAS FOUND

DETAILED SURFACE BOUNDARY

1 STORY BRICK
2 STORY BRICK
6" STUCCO SKIN
BREEZEWAY
CANOPY
PLAYGROUND
ASPHALT
GRASS
CONCRETE SIDEWALK (TYP)
CONCRETE RAMP (TYP)
CONCRETE FLUME
WALK (TYP)
SPEED BUMP
DUMPSTER PAD
MAILBOXES
36" CLUSTER
24" CLUSTER
20" CLUSTER
10 SPACES
8 SPACES
5 SPACES
3 SPACES
11 SPACES
13 SPACES
7 SPACES
F.F.E.=125.87
F.F.E.=126.19
F.F.E.=126.97
F.F.E.=127.36
F.F.E.=128.09
F.F.E.=128.87
F.F.E.=129.47
F.F.E.=129.91
F.F.E.=130.01
F.F.E.=130.09

40 0 40 80
SCALE IN FEET
1 INCH = 40 FEET

Legend

- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- UTILITY POLE
- ADA PARKING
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- EM ELECTRIC METER
- AC AIR CONDITIONER UNIT
- WM WATER METER
- IRON REBAR FOUND
- BENCHMARK
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- DECIDUOUS TREE WITH SIZE
- SCSPCS SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM
- R/W RIGHT OF WAY
- CC CONCRETE CURB
- CHAIN LINK FENCE
- TREE LINE
- EXISTING PROPERTY LINE
- EDGE OF PAVEMENT

General Notes

1. THIS DRAWING INTENDS TO REPRESENT A PORTION OF THE EXISTING CONDITIONS ON THE SUBJECT PROPERTY. IT IS NOT INTENDED TO REPRESENT ALL ENCUMBRANCES, IMPROVEMENTS, UTILITIES AND OTHER ITEMS THAT MAY LIE ON OR EFFECT THE SUBJECT PROPERTY.

2. THIS IS NOT A BOUNDARY SURVEY. ALL PROPERTY LINES ARE REFERENCED FROM SURVEY CONDUCTED BY SITE DESIGN, INC , "ALTA/NSPS LAND TITLE SURVEY FOR ATLANTA FINANCIAL GROUP, LLC" DATED AUGUST 22, 2019 AND TIED TO FOUND MONUMENTATION.

3. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18). MERIDIAN SOURCE: SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83.

4. THIS EXISTING CONDITIONS TOPOGRAPHIC SURVEY WAS COMPLETED FROM A TRADITIONAL OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 15, 2026; AND THAT THIS PLAT MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. THE AREA OF DESIGN INTEREST ANNOTATED BY "DETAILED SURFACE BOUNDARY" WAS SURVEYED BY CONVENTIONAL METHODS. ALL AREAS OUTSIDE SAID BOUNDARY WERE SURVEYED BY AERIAL LIDAR.

5. HORIZONTAL DATUM IS NAD 83 (2011). BASED ON GPS METHODS USING SOUTH CAROLINA VIRTUAL REFERENCE NETWORK FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO SOUTH CAROLINA GEODETIC SURVEY MONUMENT "MANNING".

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

FRANK G MUNDY, II
SOUTH CAROLINA PROFESSIONAL
LAND SURVEYOR # 25751

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Manning, South Carolina
County of Clarendon

No.	Revision	Date	Approved

Designed by	Checked by
MAT	FGM

Issued for

Date
May 7, 2026

Drawing Title
Topographic Survey for Manning Gardens

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Number
SV-1

Sheet
1 of 1

Project Number
R203805.000

Saved Thursday, May 7, 2026 4:02:54 PM MATHOMAS Plotted Thursday, May 7, 2026 9:52:35 PM Charlie Townsend

DATA

ZONED: GR-2 – GENERAL RESIDENTIAL-2
(CITY OF MANNING)

SETBACK REQUIREMENTS:
FRONT: 30'
SIDE: 10'
REAR: 25'

MAX. BLDG. HEIGHT: 35'
MAX. DENSITY: NONE REQ.
MIN. LOT AREA: 5,000 SQUARE FEET FOR THE FIRST UNIT, PLUS 3,000 SQUARE FEET PER ADDITIONAL UNIT (49 UNITS X 3,000 + 5,000 = 152,000 SQUARE FEET)
MIN. LOT WIDTH: 50'

MULTI-FAMILY DWELLING UNITS IS A PERMITTED USE WITHIN CURRENT ZONING DISTRICT

SOURCE OF DATA

ZONING REPORT PREPARED BY:
GLOBAL ZONING
PREPARED FOR:
INFINITY RE IMPACT LLC &
ATLANTA FINANCIAL GROUP, LLC
DATED: AUGUST 29, 2019
GLOBAL JOB #GZ 7745

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY ALFRED HENRY DRIVE.

ENCROACHMENTS/PROJECTIONS

- (A) 4.7' BLDG PROJECTION INTO SETBACK
- (B) 0.4' BLDG PROJECTION INTO SETBACK
- (C) 3.4' FENCE ENCROACHMENT
- (D) 1.2' FENCE ENCROACHMENT

REFERENCE PLAT

1. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR ASHTON MANNING, LP A GEORGIA LIMITED PARTNERSHIP", PREPARED BY SITE DESIGN, INC., DATED MARCH 22, 2005 LAST REVISED NOV. 21, 2006.

TAX ASSESSOR PARCEL NO.

169-11-09-002-00

BASIS OF BEARINGS

THE BEARING NORTH 78°39'40" EAST LOCATED ON A NORTHERN PROPERTY LINE OF THE SUBJECT PROPERTY, PER REF. PLAT NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, CLARENDON COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF AUG, 9, 2013, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 45027C0253C.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION

3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. NO GAPS OR OVERLAPS OBSERVED.

6. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

7. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

8. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CONSIDERED RECORD AND MEASURED CALLS.

SITE AREA

293,368 SQ.FT.
6.735 ACRES

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	72
COMPACT	0
HANDICAP	6
TOTAL	78

PARKING REQUIREMENTS

2 PARKING SPACE PER DWELLING UNIT

(50 DWELLING UNITS X 2 = 100 PARKING SPACES)

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: 9966-4402370
DATED: JULY 26, 2019

(10) ALL RIGHTS OF WAY, UTILITY EASEMENTS, DRAINAGE EASEMENT, AND SETBACKS AS DELINEATED ON PLAT RECORDED IN PLAT BOOK 27, PAGE 175, INCLUDING BUT NOT LIMITED TO THE FOLLOWING MATTERS:

(i) RIGHT OF WAY FOR ALFRED HENRY DRIVE, AS SHOWN AS PLOTTED/NOTED HEREON.

(11) EASEMENT TO THE TOWN OF MANNING IN DEED BOOK A-21, PAGE 62. UNABLE TO DETERMINE LOCATION BASED ON DEED DESCRIPTION – ALL OBSERVED SEWER LINES AS PLOTTED HEREON.

(12) EASEMENT TO CAROLINA POWER & LIGHT COMPANY IN DEED BOOK 84, PAGE 244. BLANKET IN NATURE.

(13) EASEMENT TO CAROLINA POWER & LIGHT COMPANY IN DEED BOOK 84, PAGE 245. BLANKET IN NATURE.

(14) TERMS AND CONDITIONS OF USE AGREEMENT FOR MULTI FAMILY PROJECTS IN DEED BOOK 631, PAGE 49. BLANKET IN NATURE.

(15) TERMS AND CONDITIONS OF AGREEMENT AS TO RESTRICTIVE COVENANTS IN DEED BOOK 632, PAGE 95. NOT SURVEY RELATED.

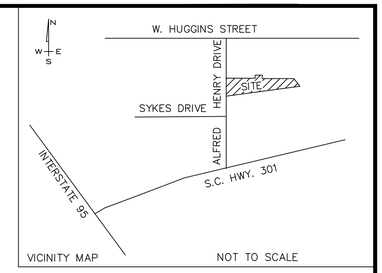
TITLE COMMITMENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARENDON, STATE OF SOUTH CAROLINA, AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, BEING AND SITUATE IN THE TOWN OF MANNING, SCHOOL DISTRICT TWO, COUNTY OF CLARENDON, STATE OF SOUTH CAROLINA, CONTAINING 6.735 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR MANNING PROPERTIES, A LIMITED PARTNERSHIP, 214 ALFRED HENRY DRIVE, CLARENDON COUNTY, MANNING, SOUTH CAROLINA (MANNING GARDENS APARTMENTS)", DATED 3/22/05, BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN OLD 1.5" OPEN TOP IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY LINE OF ALFRED HENRY DRIVE (S14-334) AT THE JOINT CORNER OF MANNING PROPERTIES PROPERTY, NOW OR FORMERLY, SAID IRON PIN BEING IN 02-51-36 W 77.09 FEET FROM THE CENTERLINE INTERSECTION OF SYKES DRIVE AND SAID ALFRED HENRY DRIVE; THENCE RUNNING ALONG SAID EASTERN RIGHT OF WAY OF ALFRED HENRY DRIVE N 21-36-08 W 150.60 FEET TO A POINT; THENCE TURNING AND RUNNING N 19-22-55 W 256.95 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN AT THE JOINT CORNER OF SAUNDRA A. WALLACE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF SAID WALLACE PROPERTY N 77-39-32 E 98.36 FEET TO AN OLD ANGLE IRON AT THE JOINT CORNER OF EVELYN KEITH PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID KEITH PROPERTY 77-07-39 E 99.98 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF DIANNE CURTAIN & MARILYN C. PHILLIPS PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID CURTAIN & PHILLIPS PROPERTY N 77-31-07 E 99.81 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF MARY ALICE G. WHITE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WHITE PROPERTY N 77-24- 6 E 100.14 FEET TO AN OLD 1" OPEN TOP IRON PIN; THENCE TURNING AND RUNNING N 18-41-44 W 49.82 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF VIOLA P. DINGLE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID DINGLE PROPERTY N 77-32-49 E 100.36 FEET TO AN OLD /2" SOLID ROD AT THE JOINT CORNER OF MARY ALICE G. WHITE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WHITE PROPERTY N 77-16-39 E 69.37 FEET TO AN OLD /2" OPEN TOP IRON PIN WITH CAP AT THE JOINT CORNER OF MAEOLA C. MARTIN PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MARTIN PROPERTY S 17-59-34 E 50.42 FEET TO AN OLD 5/8" REBAR IRON PIN; THENCE TURNING AND RUNNING N 78-45-35 E 225.37 FEET TO AN OLD 1.5" CRIMP TOP IRON PIN AT THE JOINT CORNER OF CLYDE GIBSON PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG SAID GIBSON PROPERTY N 78-39\HICH40 E 335.26 FEET TO AN OLD 1.5" OPEN TOP IRON PIN AT THE JOINT CORNER OF MARSHALL A. MCCOY, SR. PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MCCOY PROPERTY S 58-58-28 E 108.03 FEET TO AN OLD 3/4" OPEN TOP IRON PIN ON THE LINE OF RONNIE & ANNETTE W. COUSAR PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE SAID COUSAR PROPERTY S 63-00-09 W 64.73 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF SYLVIA CONYERS PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID CONYERS PROPERTY S 62-03-27 W 80.34 FEET TO AN OLD TOP IRON PIN AT THE JOINT CORNER OF ANTHONY & BEULAH BOWMAN PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID BOWMAN PROPERTY S 62-06-07 W 80.00 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF NANCY V. PEARSON PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID PEARSON PROPERTY AND ALSO ALONG THE LINE OF ANTONINETTE B. MCDUFFIE PROPERTY, NOW OR FORMERLY S 62-12-21 W 159.93 FEET TO AN OLD 3/4" OPEN TOP IRON PIN (BENT) AT THE JOINT CORNER OF JANIE WILLIAM PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WILLIAM PROPERTY AND ALSO ALONG THE LINE OF SAID WILLIAM PROPERTY AND ALSO ALONG THE LINE OF JAMES BETHEA PROPERTY, NOW OR FORMERLY S 62-13-26 W 160.05 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF DIANE O. GEORGIA PROPERTY, NOW OR FORMERLY, CROSSING OVER AN OLD 3/4" OPEN TOP IRON PIN AT 80.05 FEET; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID GEORGIA PROPERTY, AND ALSO ALONG THE LINES OF LATONIA BROCK PROPERTY, NOW OR FORMERLY, AND HOWARD & VERMELL GREEN PROPERTY, NOW OR FORMERLY S 62-06-58 W 239.94 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF CLIFTON & SHIRLEY M. MACK PROPERTY, NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MACK PROPERTY S 62-11-50 W 80.44 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT THE JOINT CORNER OF SANDRA E. BELLOW PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID BELLOW PROPERTY AND ALSO ALONG THE NORTHERN EDGE OF THE RIGHT OF WAY FOR AND FOR AN UNIMPROVED ROAD KNOWN AS PAUL SMITH DRIVE S 62-15-34 W 175.78 FEET TO AN OLD 3/4" OPEN TOP IRON PIN ON THE WESTERN EDGE OF SAID RIGHT OF WAY AND THE JOINT CORNER OF MANNING PROPERTIES PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MANNING PROPERTIES PROPERTY S 61-04-12 W 153.53 FEET TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THE PROPERTY IDENTIFIED ON THIS SURVEY IS THE SAME PROPERTY AS IDENTIFIED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. SCFA19-2806 WITH AN EFFECTIVE DATE OF JULY 26, 2019



SURVEYOR'S CERTIFICATE

TO: MANNING GARDENS MF I LLC; ATLANTA FINANCIAL GROUP, LLC; WALKER & DUNLOP COMMERCIAL PROPERTY FUNDING, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 14, 2019.

DATE OF PLAT OR MAP: AUGUST 22, 2019

SOUTH CAROLINA PROFESSIONAL 30293 DANA R. AUGUSTINE

BY: DANA R. AUGUSTINE, P.L.S.
Dana R Augustine
S.C. REG. NO 30293
STATE OF SOUTH CAROLINA

THIS IS TO CERTIFY THAT THE PROPERTY IDENTIFIED ON THIS SURVEY IS THE SAME PROPERTY AS IDENTIFIED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. SCFA19-2806 WITH AN EFFECTIVE DATE OF JULY 26, 2019

LEGEND

BL BUILDING LINE	CATV ■ CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB	
CL CENTERLINE	TEL ☐ TELEPHONE PEDESTAL	TW/BW TOP/BOTTOM WALL	
CMP CORRUGATED METAL PIPE	EM ☐ ELECTRIC METER	VCP VITRIFIED CLAY PIPE	
CT CRIMP TOP	CB ☐ CATCH BASIN	WM WATER METER	
DE DRAINAGE EASEMENT	DI ■ DROP INLET	WV WATER VALVE	
EP EDGE OF PAVEMENT	ELEC TRANS	—CTV— CABLE TV	
IPO IRON PIN OLD—○	×90.0 ELEVATION	—X— FENCE LINE	
IPS IRON PIN SET—●	FIRE HYDRANT	—FOC— FIBER OPTIC CABLE	
N&C NAIL & CAP	GM GAS METER	—GAS— GAS LINE	
OT OPEN TOP	GV GAS VALVE	—OHP— OVERHEAD POWER	
RB REBAR	LP LIGHT POLE	—OHT— OVERHEAD TELEPHONE	
RCP REINFORCED CONC PIPE	PP POWER POLE	—SD— STORM DRAIN	
R/W RIGHT OF WAY	GP GUY ANCHOR	—SS— SANITARY SEWER	
SD STORM DRAIN	SDMH SD MANHOLE	—UGP— UNDERGROUND POWER	
SS SANITARY SEWER	SSMH SS MANHOLE	—UGT— UNDERGROUND TEL	
SSE SS EASEMENT	TMH TELEPHONE MANHOLE	—W— WATER LINE	
	CO CLEAN OUT	PI POST INDICATOR VALVE	

"ALTA / NSPS LAND TITLE SURVEY"
FOR
ATLANTA FINANCIAL GROUP, LLC

214 ALFRED HENRY DRIVE
CLARENDON COUNTY
MANNING, SOUTH CAROLINA
(MANNING GARDENS APARTMENTS)

SOUTH CAROLINA SITE DESIGN, INC. No. C00122 CERTIFICATE OF AUTHORIZATION

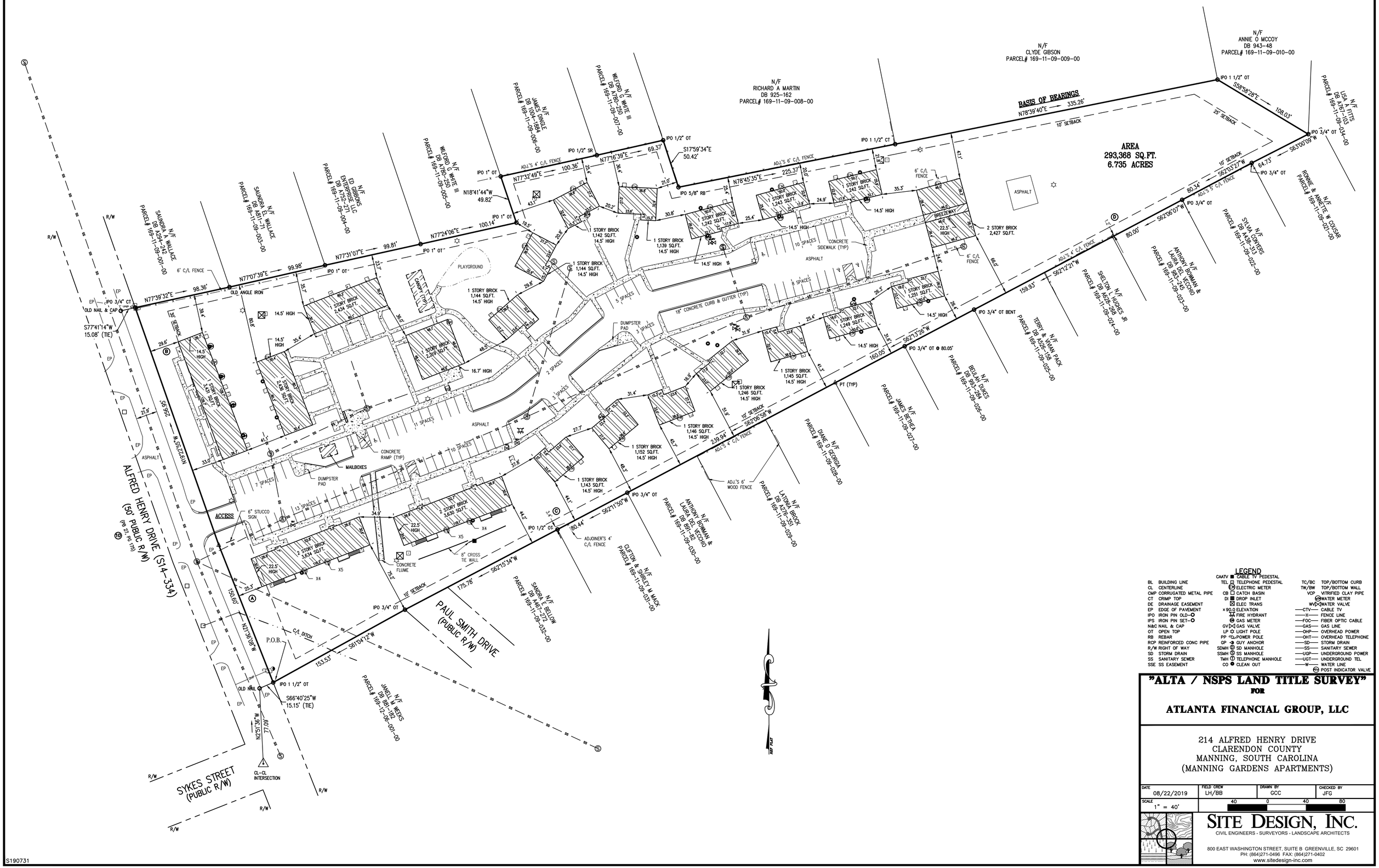
DATE	FIELD CREW	DRAWN BY	CHECKED BY
08/22/2019	LH/BB	GCC	JFG

SCALE 1" = 40' (40 0 40 80)

DATE	REVISION	BY	AP'VD
10-25-19	CLIENT COMMENTS		DRA
9-19-19	CLIENT COMMENTS		DRA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 EAST WASHINGTON STREET, SUITE B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

S190731



LEGEND

BL BUILDING LINE	CAATV ■ CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB	
CL CENTERLINE	TEL ☐ TELEPHONE PEDESTAL	TW/BW TOP/BOTTOM WALL	
CMP CORRUGATED METAL PIPE	EM ☐ ELECTRIC METER	VCP VITRIFIED CLAY PIPE	
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	CO ● CLEAN OUT	PI POST INDICATOR VALVE	

"ALTA / NSPS LAND TITLE SURVEY"

FOR

ATLANTA FINANCIAL GROUP, LLC

214 ALFRED HENRY DRIVE
CLARENDON COUNTY
MANNING, SOUTH CAROLINA
(MANNING GARDENS APARTMENTS)

DATE	FIELD CREW	DRAWN BY	CHECKED BY
08/22/2019	LH/BB	GCC	JFG

SCALE 1" = 40'

40 0 40 80

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