

DOGWOOD SENIOR VILLAGE II

GREENWOOD, SC

SITE INFORMATION:

SITE ACREAGE: 14.80+/- ACRES,
PARCEL ID: 6846-016-831
EXISTING ZONING: R-5
DENSITY: 3.24 UNITS/ACRES
SPRINKLERS: 13R
SETBACK: FRONT: 20'
REAR: 40'
SIDE: 30'
BUILDINGS: (1) 3-STORY APARTMENT BUILDING
W/ COMMUNITY SPACE ON GROUND LEVEL

SITE NOTES:

RETAINING WALLS ANTICIPATED

UNIT INFORMATION:

Unit Type	SPCS/UNIT	No. of Units	No. of Required Parkings
1 BEDROOM "A1"	1	12	12
2 BEDROOM "B1"	1.5	36	54
Total		48	66

TOTAL PARKING (INCLUDING VISITOR) =76

SITE AMENITIES:

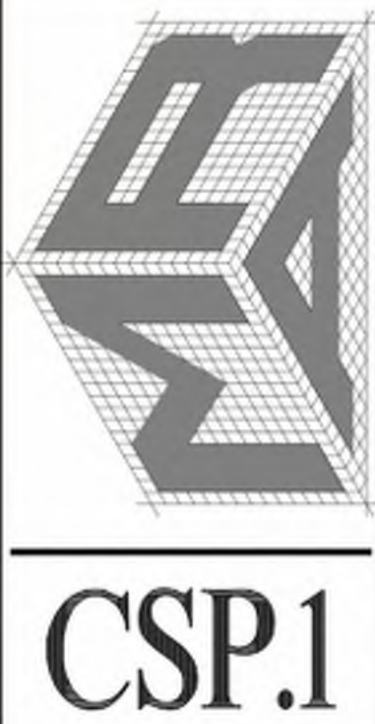
- A** A COMMUNITY ROOM W/ KITCHENETTE
- B** COVERED PORCH
- C** ON-SITE LAUNDRY
- D** PORTE COCHE
- E** COMPUTER CENTER
- F** FURNISHED FITNESS CENTER
- G** FURNISHED GATHERING AREAS
- H** ALL PURPOSE ROOM
- I** POSTAL FACILITY
- J** PROJECT SIGN
- K** MANAGER OFFICE
- L** MAINTENANCE OFFICE
- M** COVERED PICNIC AREA WITH PICNIC TABLES AND GRILLS AND MAINTENANCE BUILDING



KEY PAN:



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
DOGWOOD SENIOR VILLAGE II
GREENWOOD, SC



PROJECT NUMBER: XXXX-XXX
DATE ISSUED: 05-01-2026
DRAWN BY: VVS
CHECKED BY: MTR

SHEET REVISION LOG

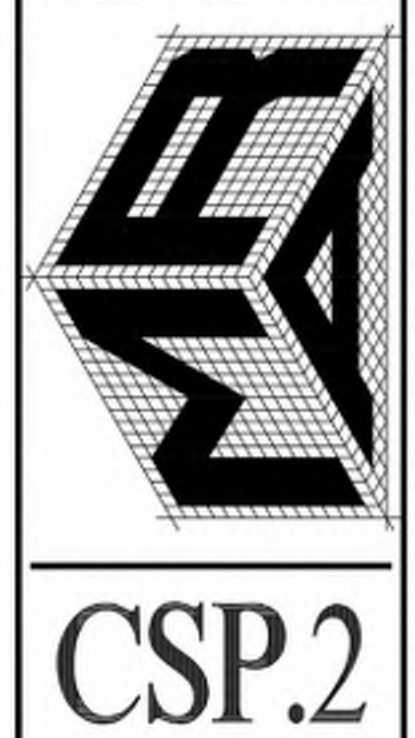
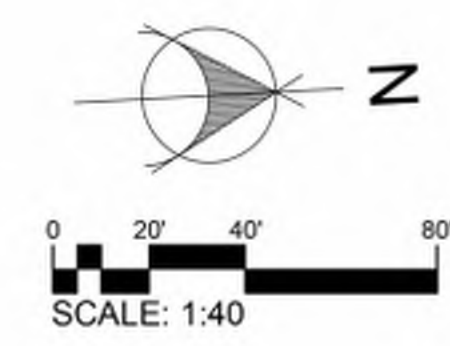
ARCHITECTURAL CONCEPTUAL SITE PLAN

2026 PRELIMINARY DRAWING SET



1 SITE PLAN - MASTER PHASING PLAN
1"=50'

DRAWING ROTATED
FOR CLARITY

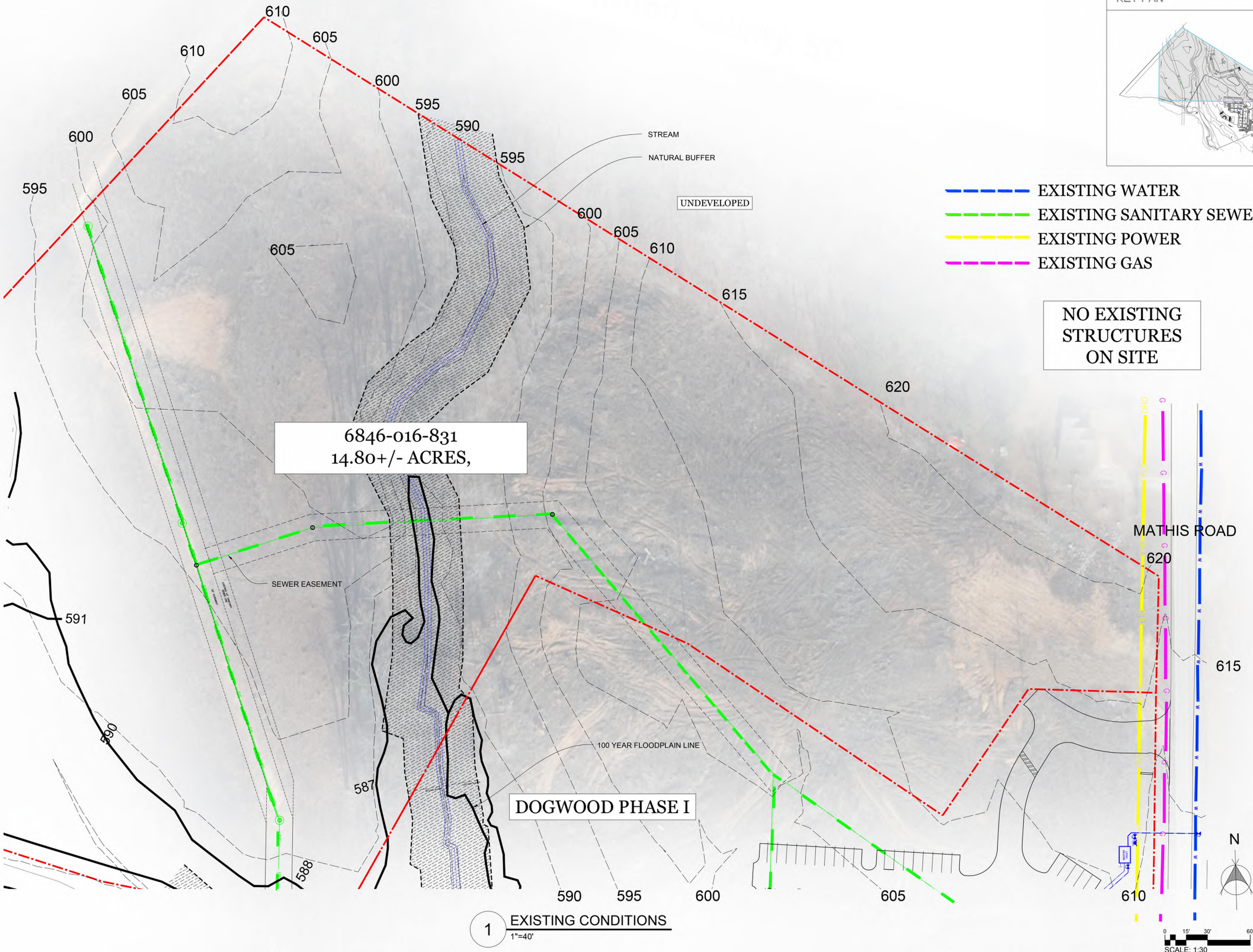


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ARCHITECTURAL CONCEPTUAL SITE PLAN

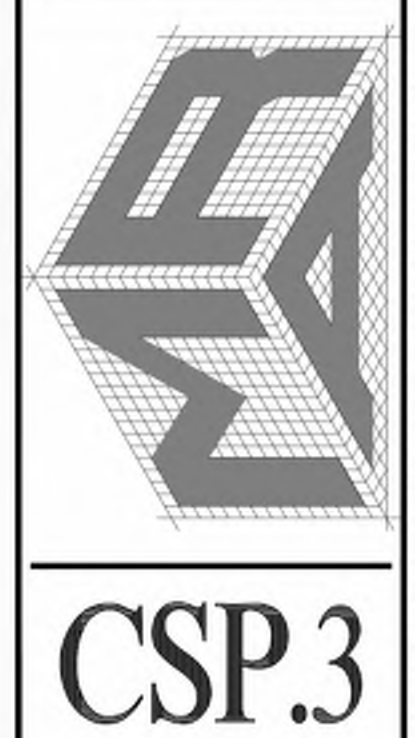
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SHEET REVISION LOG



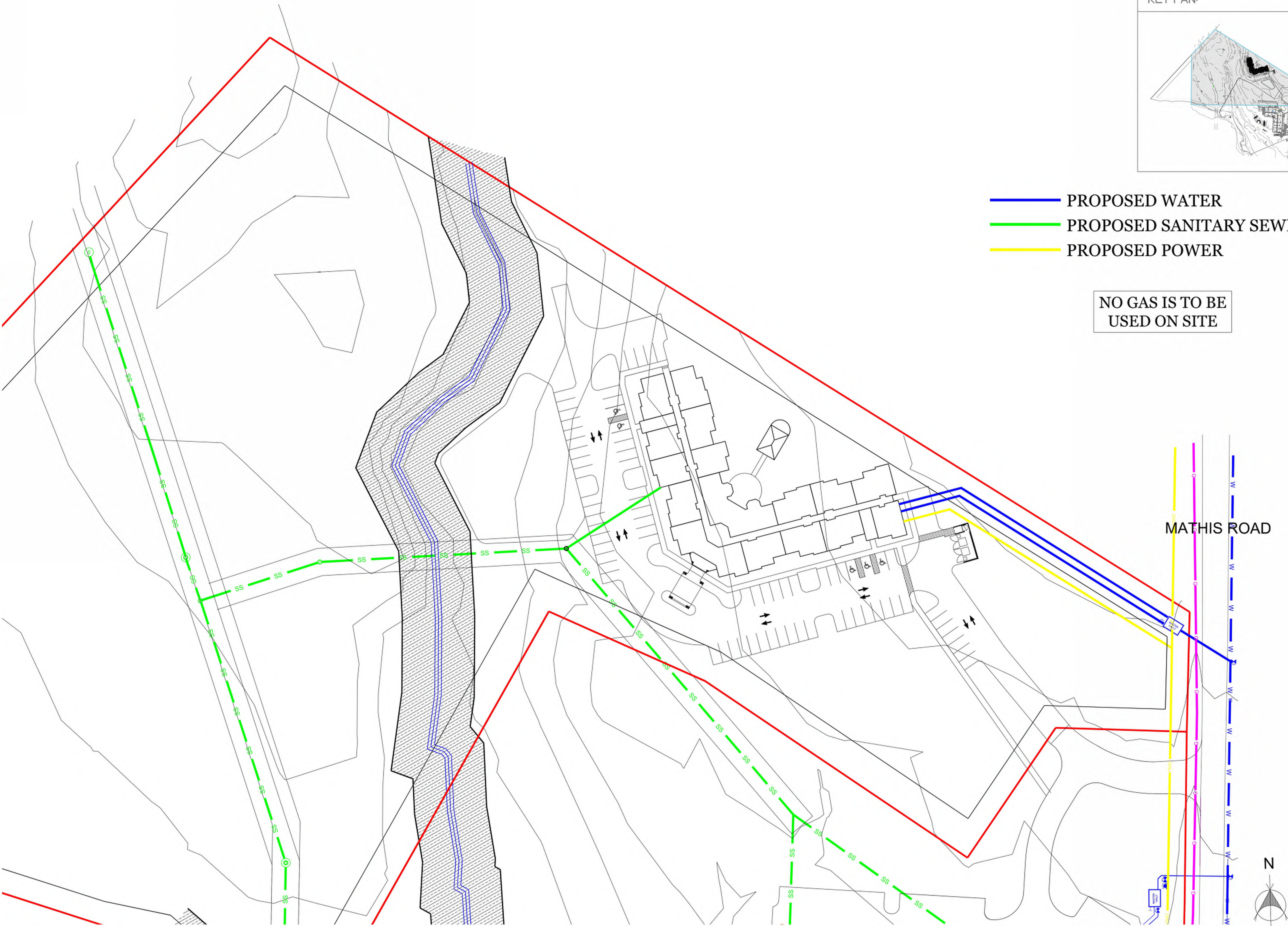
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SHEET REVISION LOG	

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2026 PRELIMINARY DRAWING SET

ARCHITECTURAL CONCEPTUAL SITE PLAN



- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED POWER

NO GAS IS TO BE
USED ON SITE

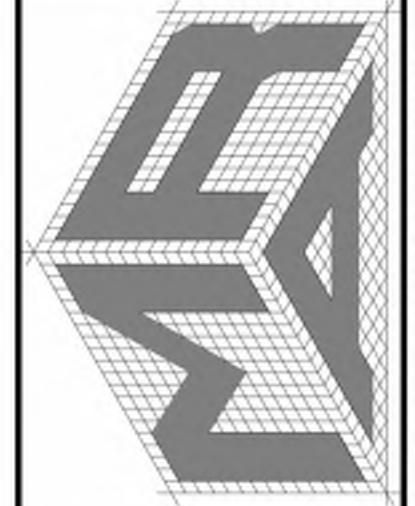


MATHIS ROAD



0 15' 30' 60'
SCALE: 1:30

1 PROPOSED UTILITIES
1"=40'

 CSP.4	MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. 100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084 DOGWOOD SENIOR VILLAGE II GREENWOOD, SC	PROPOSED UTILITIES	PROJECT NUMBER XXXX-XXX	SHEET REVISION LOG
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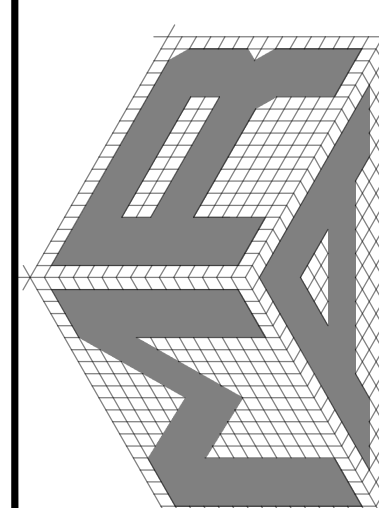
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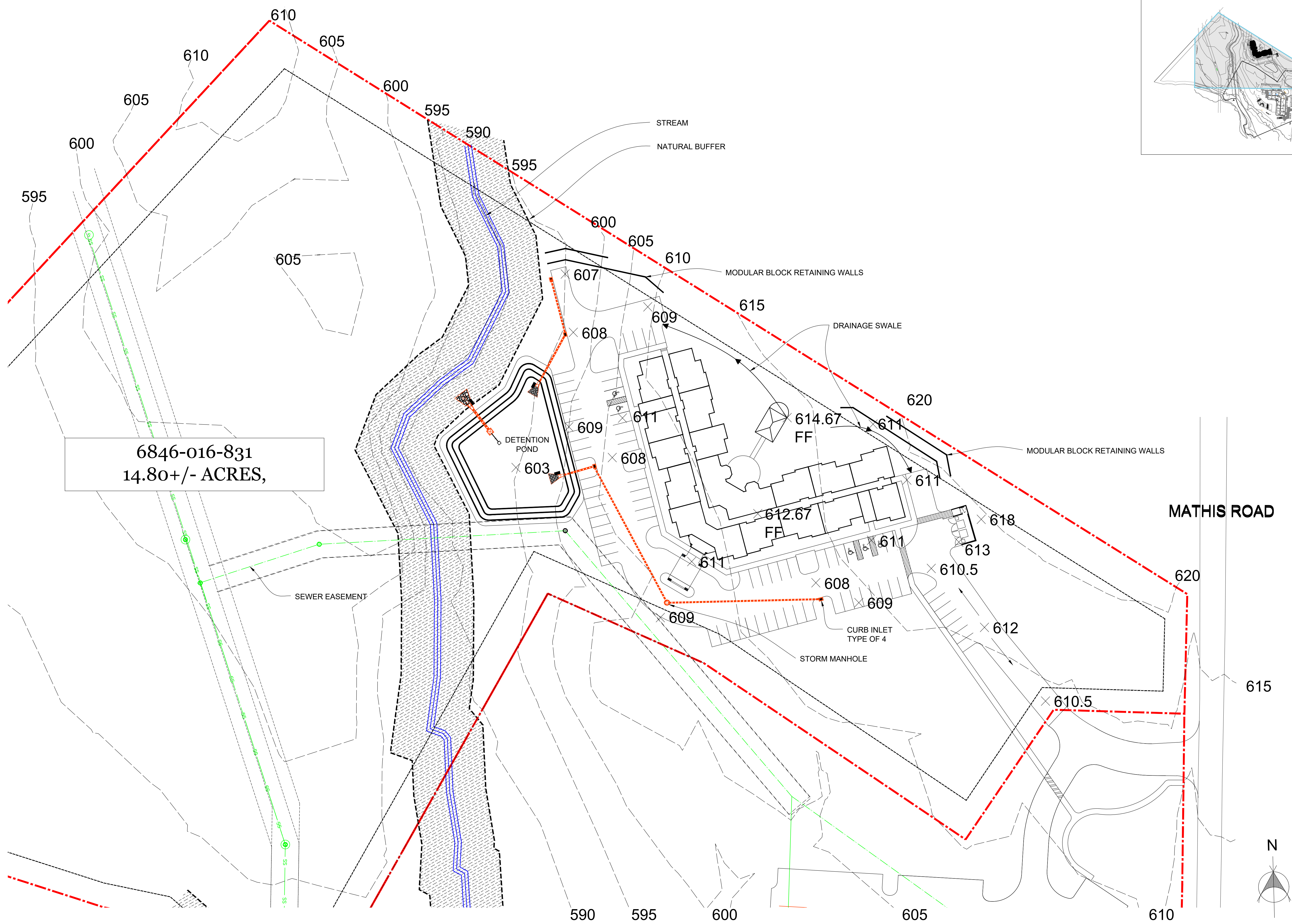
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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DOGWOOD SENIOR VILLAGE II
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PROPOSED UTILITIES



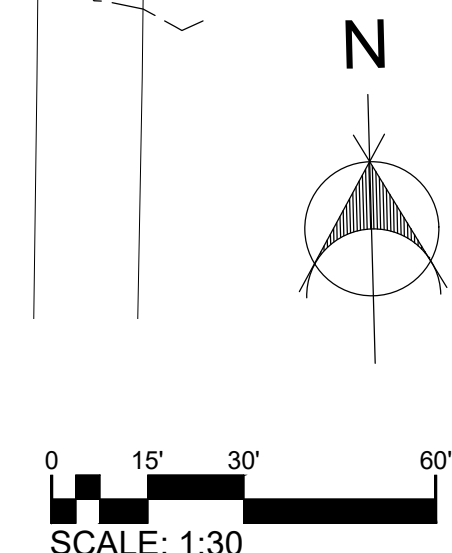
CSP.5

2026 PRELIMINARY DRAWING SET



6846-016-831
14.80+/- ACRES,

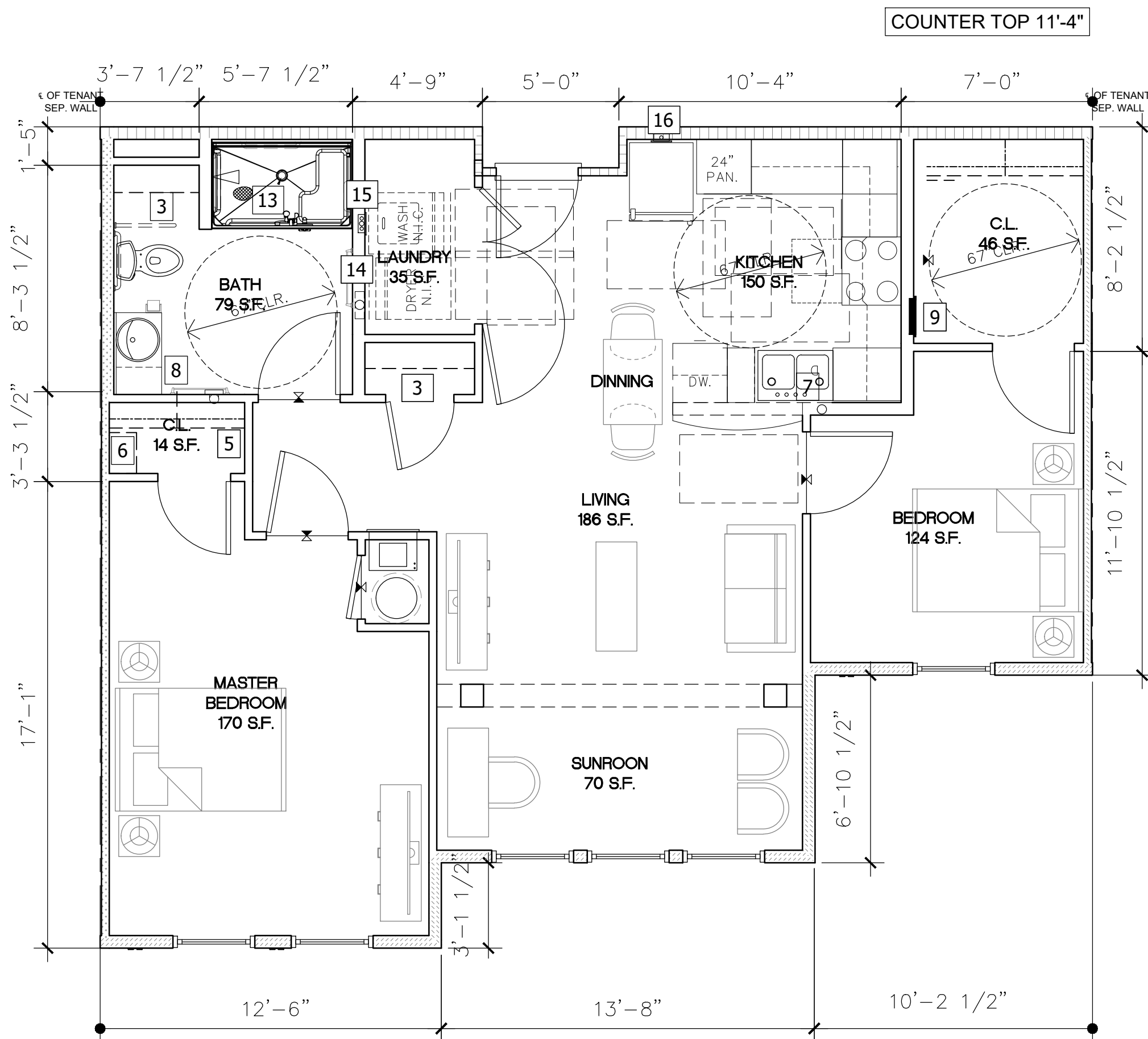
1 PROPOSED GRADING & STORM
1"=40'



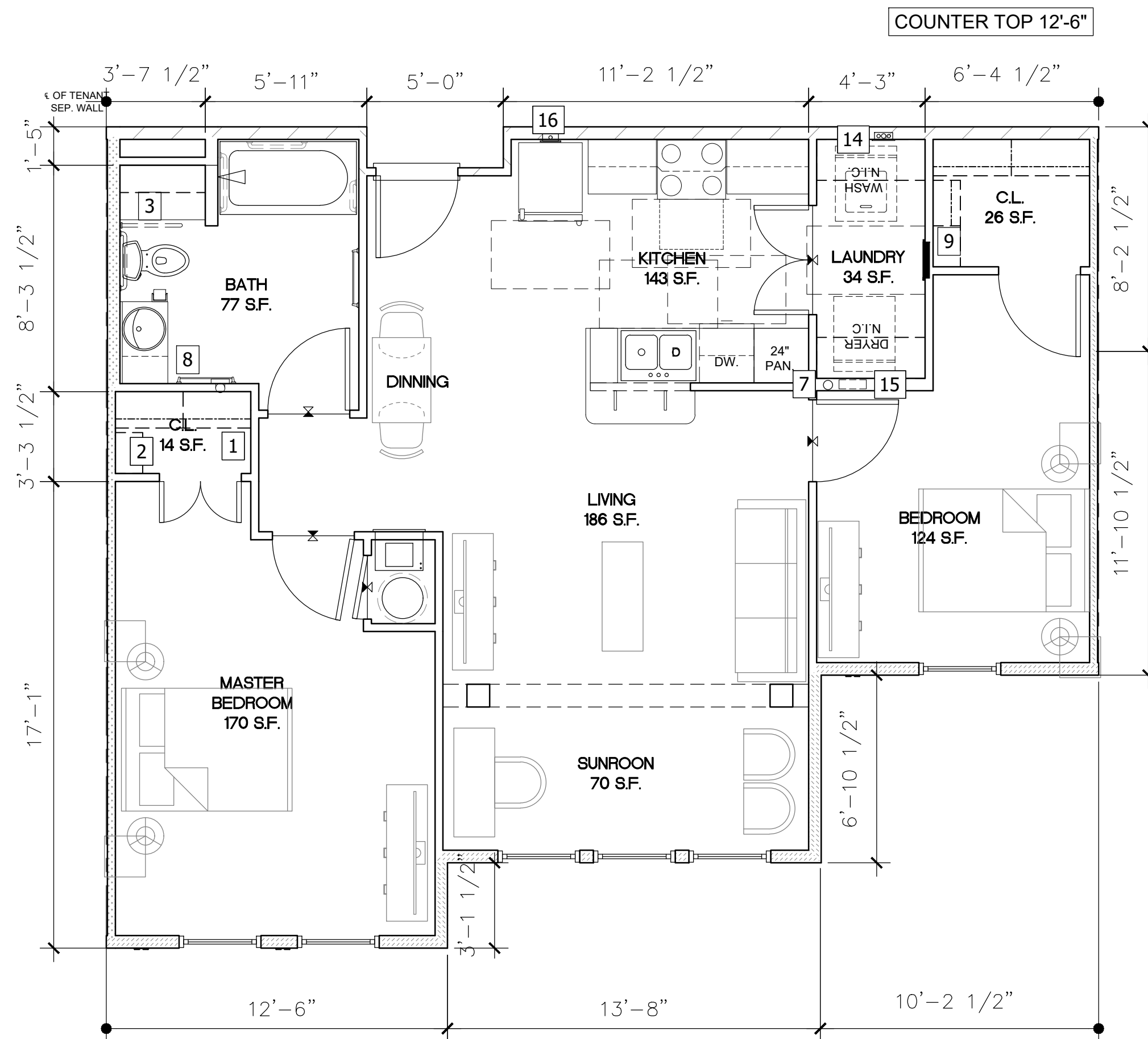
PLAN KEYNOTES

- 116" SHELF & ROD @ 70"
- 12" SHELF @ 28", 42", 54" & 70"
- DBL. 12" ROD & SHELF @ 42", 84"
- 12" SHELF & ROD @ 70"
- 16" SHELF @ 70" (48" IN H.C. UNITS)
- 16" SHELF @ 48" & 70" (42" & 54" IN H.C. UNITS)
- RADON PIPE, SEE DETAILS
- 24" TOWEL BAR @ 48" AFF
- ELECTRICAL POWER PANEL, MOUNT 48" AFF TO TOP.
- LOW STUD WALL, TOP FINISH AT 48" AFF UNLESS OTHERWISE NOTED. SEE INTERIOR ELEVATIONS
- FIBERGLASS OR PVC ARCHITECTURAL COLUMN W/ STRUCTURAL 4X4 P.T. POST. SEE ELEVATIONS.
- ATTIC ACCESS HATCH OVERHEAD IN UNIT. SEE ROOF VIEW PLANS.
- ROLL-IN H.C. ACCESSIBLE SHOWER WITH DEPRESSED SLAB, SEE FOUNDATION NOTES
- WASHER WATER SUPPLY BOX, RECESSED. USE FIRE RATED BOX WHEN INSTALLED AT 1HR FIRE RATED WALL, SET IN FIRE CULK.
- DRYER BOX TO EXHAUST DUCT, SEE MECH NOTES. USE FIRE RATED BOX WHEN INSTALLED AT 1HR FIRE RATED WALL, SET IN FIRE CULK.
- REFRIGERATER WATER SUPPLY BOX. USE FIRE RATED BOX WHEN INSTALLED AT 1HR FIRE RATED WALL, SET IN FIRE CULK.
- FINISHED OPENING, HEADER AT 84" AFF.
- LOW PROFILE DOOR THRESHOLD
- 3" FLOOR DRAIN. SEE PLUMBING PLANS.
- LOW STUD WALL, TOP FINISH AT 36" AFF UNLESS OTHERWISE NOTED. SEE INTERIOR ELEVATIONS.
- SHEAR WALL LOCATIONS AT HATCHED WALL LOCATIONS. SEE SHEET STRUCTURAL SHEETS FOR FRAMING INSTRUCTIONS AND FASTENER PATTERNS.

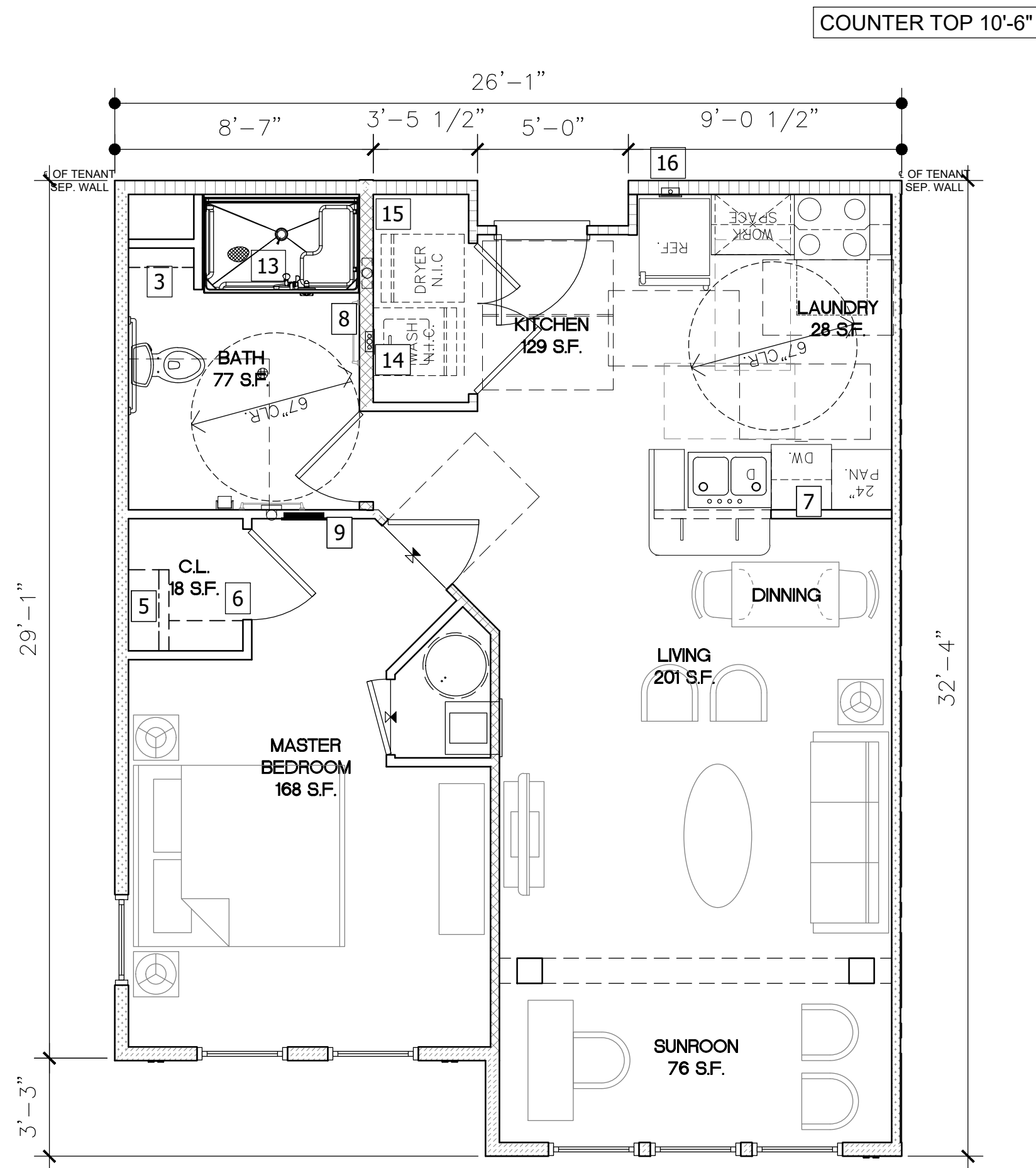
GENERAL NOTES:
TYPE "s" STANDARD UNIT PLANS
SIMILAR TO TYPE "b" FAIR HOUSING
UNITS MINUS ALL FAIR HOUSING REQ.



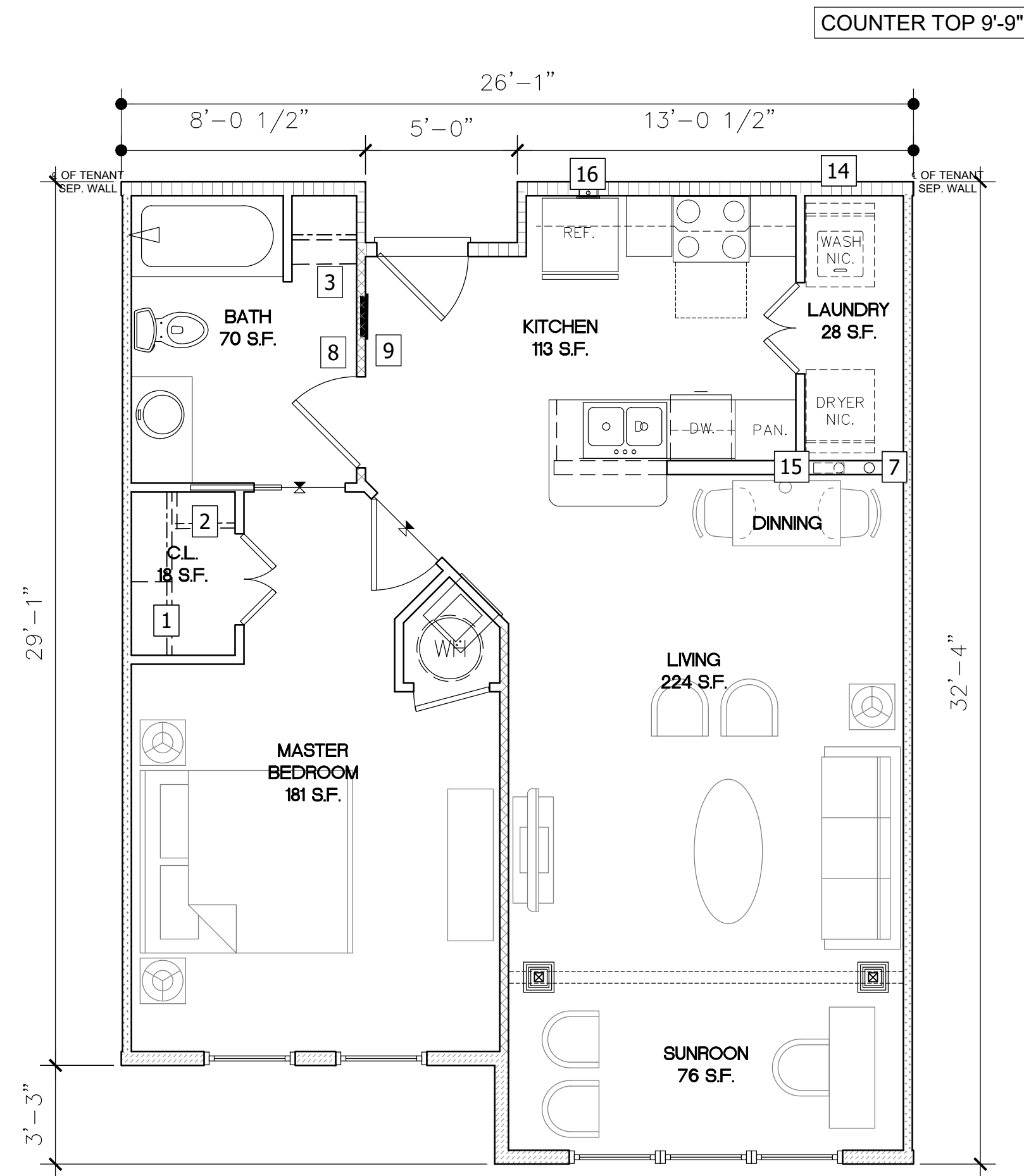
4 TWO BEDROOM UNIT TYPE "B1(as)" -FLOOR PLAN
1/4" = 1'-0" 880 SQ.FT.HEATED 943 SQ. FT. TOTAL



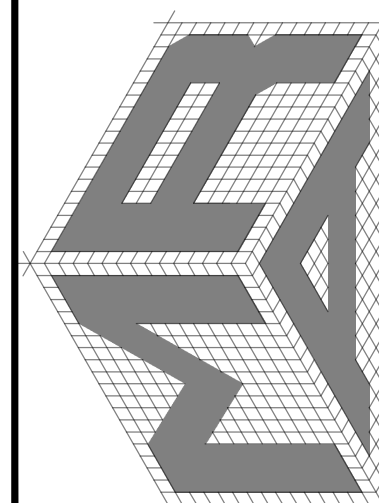
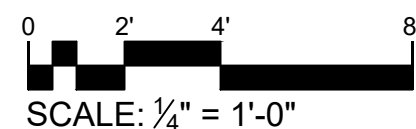
3 TWO BEDROOM UNIT TYPE "B1(b)" - FLOOR PLAN
1/4" = 1'-0" 880 SQ.FT.HEATED 943 SQ. FT. TOTAL



2 ONE BEDROOM UNIT TYPE "A1(as)" -FLOOR PLAN
1/4" = 1'-0" 750 SQ.FT.HEATED 792 SQ. FT. TOTAL

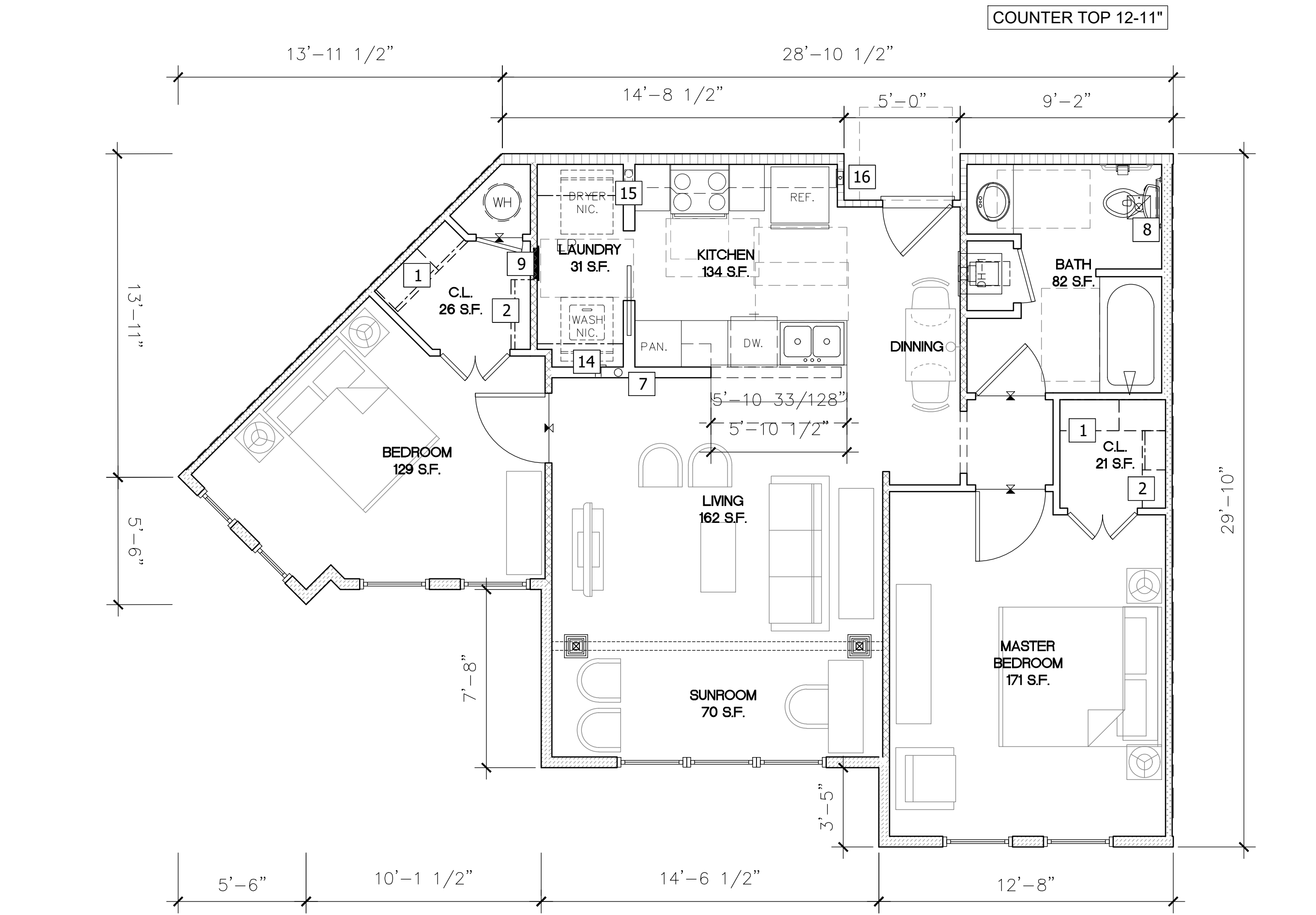


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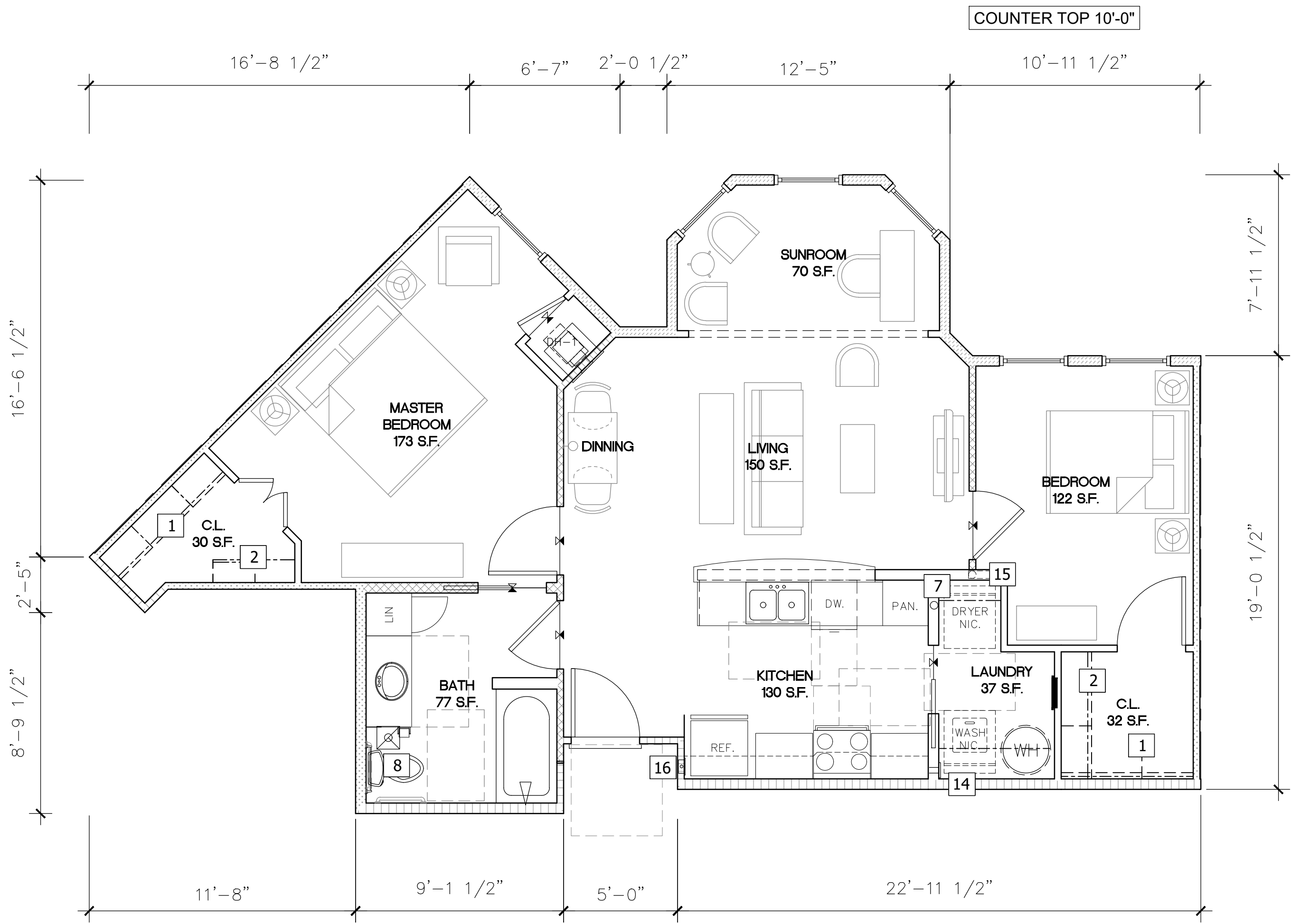


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10	LOW STUD WALL, TOP FINISH AT 48" AFF UNLESS OTHERWISE NOTED. SEE INTERIOR ELEVATIONS
11	FIBERGLASS OR PVC ARCHITECTURAL COLUMN W/ STRUCTURAL 4X4 P.T. POST. SEE ELEVATIONS.
12	ATTIC ACCESS HATCH OVERHEAD IN UNIT. SEE ROOF VIEW PLANS.
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17	FINISHED OPENING, HEADER AT 84" AFF.
18	LOW PROFILE DOOR THRESHOLD
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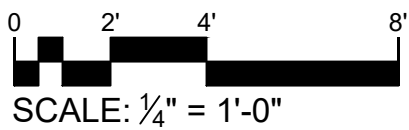
GENERAL NOTES:
TYPE "s" STANDARD UNIT PLANS
SIMILAR TO TYPE "b" FAIR HOUSING
UNITS MINUS ALL FAIR HOUSING REQ.



2 TWO BEDROOM UNIT TYPE "B3(b)" - FAIR HOUSING FLOOR PLAN
1/4" = 1'-0" 880 SQ. FT. HEATED 936 SQ. FT. TOTAL



1 TWO BEDROOM UNIT TYPE "B2(b)" - FAIR HOUSING FLOOR PLAN
1/4" = 1'-0" 880SQ. FT. HEATED 940 SQ. FT. TOTAL



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100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

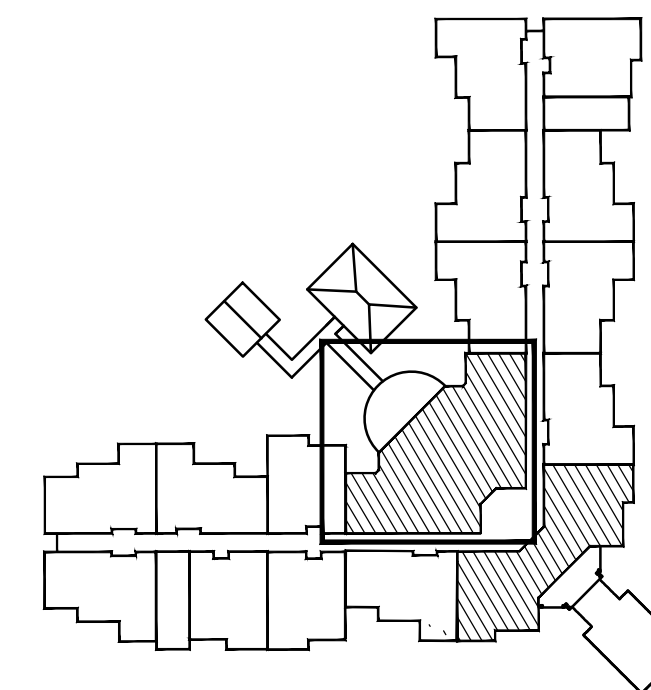
DOGWOOD SENIOR VILLAGE II

GREENWOOD, SC

UNIT TYPE "b" FAIR HOUSING - UNIT FLOOR PLANS

A.2

2026 PRELIMINARY DRAWING SET



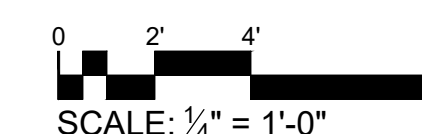
A.3

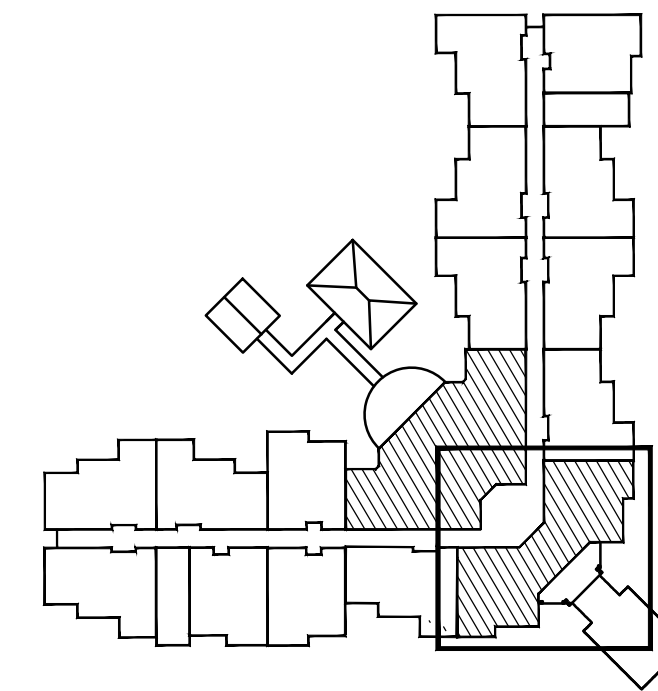
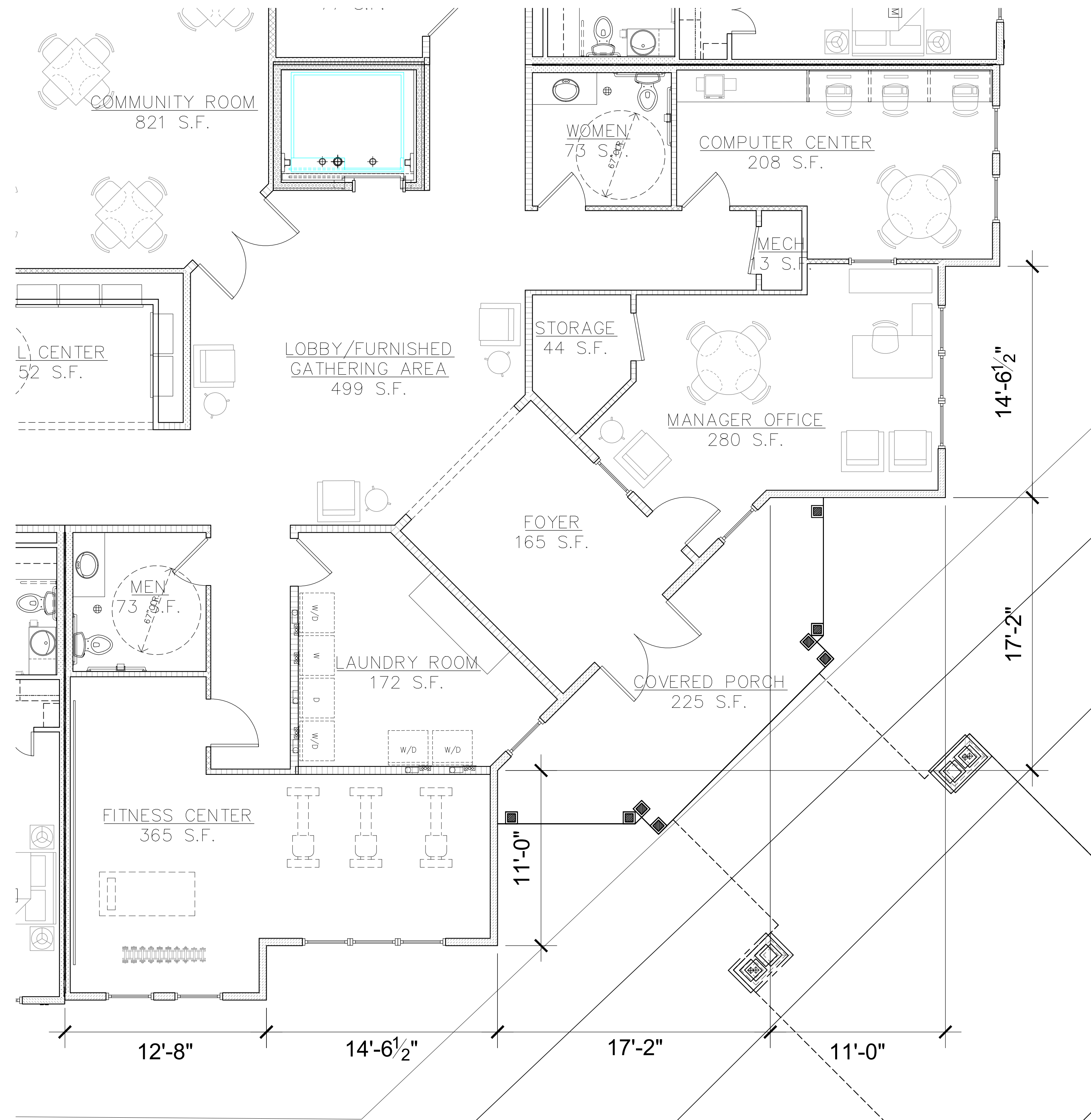
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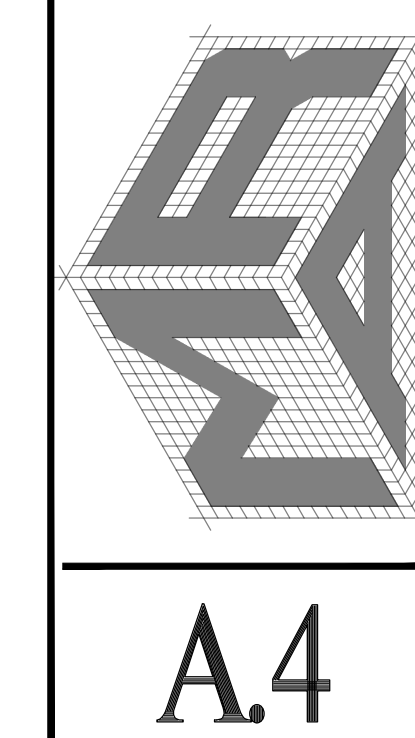
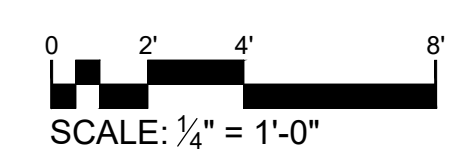
STUDENT PRESENTATION 108

1 PARTIAL COMMUNITY AREA FLOOR PLAN
1/4" = 1'-0" 3,363 SQ.FT.HEATED 3,558 SQ. FT. TOTAL





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1/4" = 1'-0" 3,363 SQ.FT.HEATED 3,558 SQ. FT. TOTAL



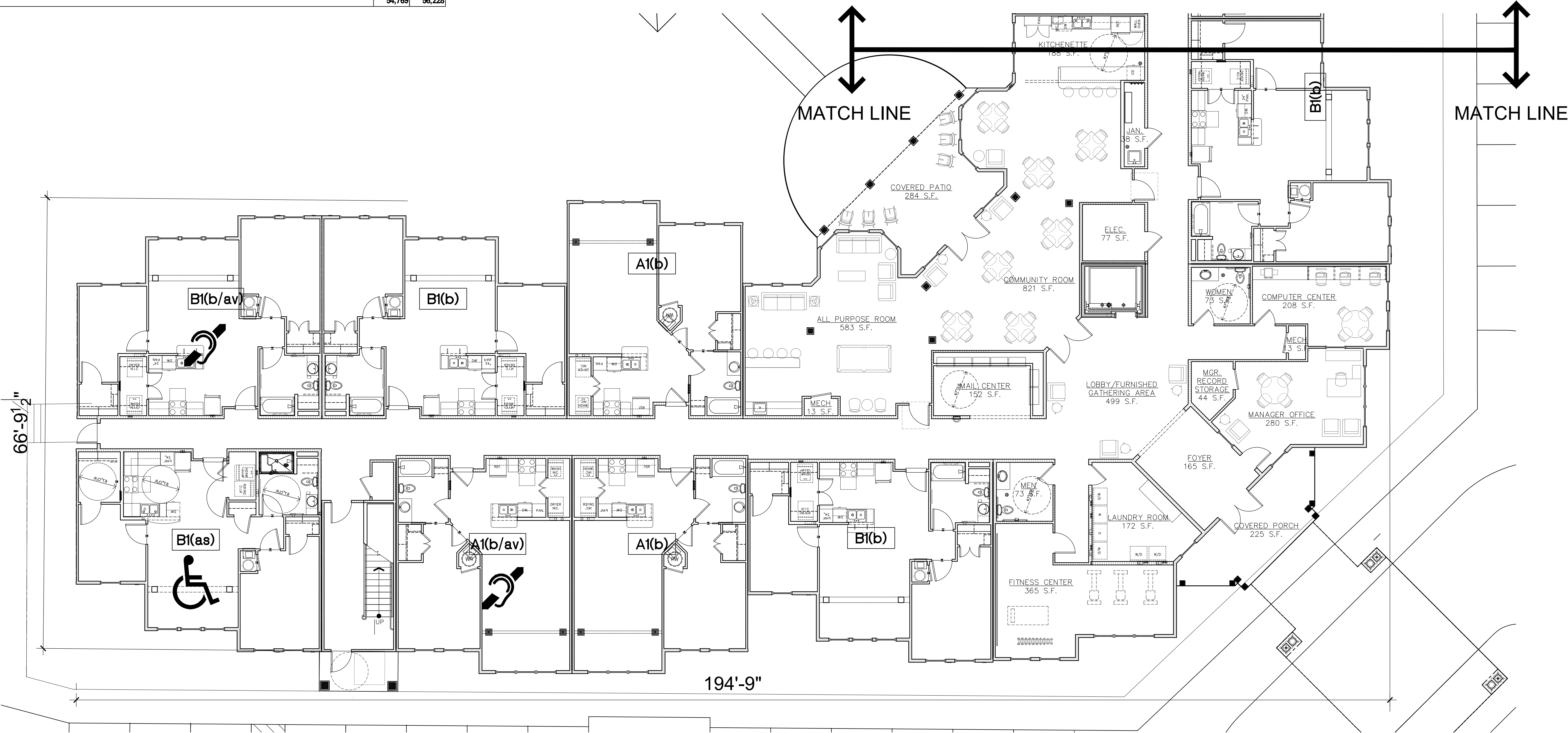
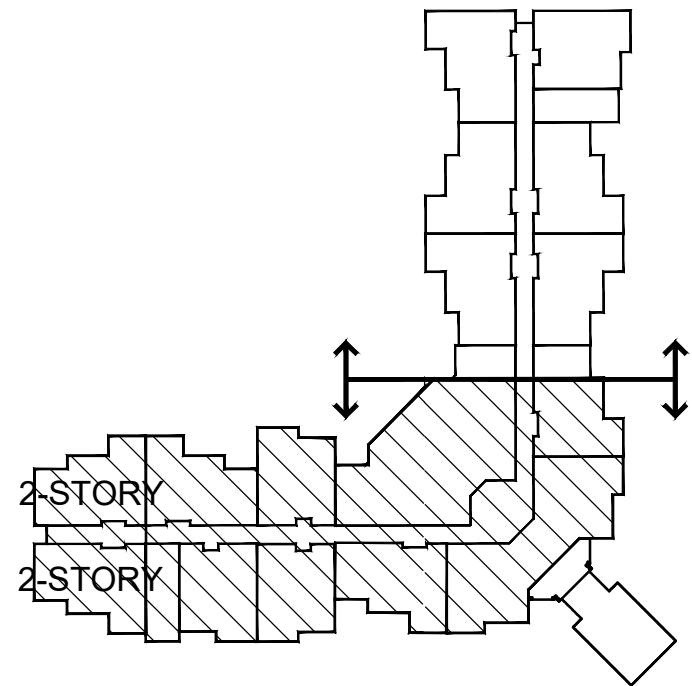
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DOGWOOD SENIOR VILLAGE II
GREENWOOD, SC
COMMUNITY AREA FLOOR PLAN

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SHEET REVISION LOG

UNIT SQUARE FOOTAGE									
UNIT	TYPE	1ST	2ND	3RD	NUM. OF UNITS	UNIT NET AREA	UNIT GROSS AREA	UNIT NET AREA	UNIT GROSS AREA
A1(b)	1 BEDROOM - 1 BATHROOM	2	4	4	10	750	792	7,500	7,920
A1(as)	1 BEDROOM - 1 BATHROOM (HCW/SHOWER)	1	0	0	1	750	792	750	792
A1(av)	1 BEDROOM - 1 BATHROOM (AUDIO/VISUAL)	1	0	0	1	750	792	750	792
								9,000	9,504
B1(b)	2 BEDROOM - 1 BATHROOM	7	10	10	27	880	943	23,760	25,461
B1(as)	2 BEDROOM - 1 BATHROOM (HCW/SHOWER)	2	0	0	2	880	943	1,760	1,886
B1(av)	2 BEDROOM - 1 BATHROOM (AUDIO/VISUAL)	1	0	0	1	880	943	880	943
B2(b)	2 BEDROOM - 1 BATHROOM	0	2	2	4	880	936	3,520	3,744
B3(b)	2 BEDROOM - 1 BATHROOM	0	2	2	4	880	940	3,520	3,760
								33,440	35,794
BUILDING SQUARE FOOTAGE									
FLOOR						NET AREA	GROSS AREA		
FIRST FLOOR						18,965	19,376		
SECOND FLOOR						18,850	19,268		
THIRD FLOOR						16,964	17,584		
						54,769	56,228		

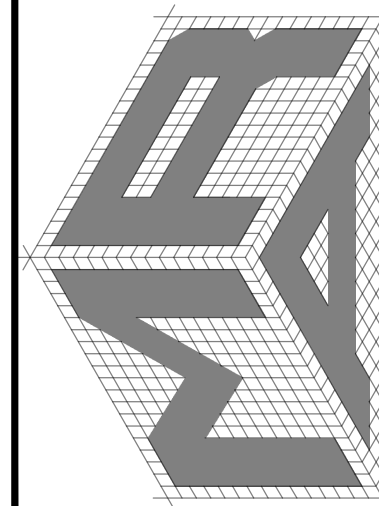
GENERAL NOTES:
1. THE HANDICAP UNITS ARE INTERCHANGEABLE WITH THE FAIR HOUSING UNITS. THE NUMBER AND LOCATION OF THE HANDICAP UNITS WILL BE COORDINATED WITH THE TAX CREDIT APPLICATION AND THE GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
2. LOCATION OF HANDICAPPED EQUIPPED UNITS WITH SHOWERS TO BE DETERMINED AT FINAL APP.



1 BUILDING - PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

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

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084



A5

DOGWOOD SENIOR VILLAGE II
GREENWOOD, SC

BUILDING PLAN - FIRST FLOOR PLAN

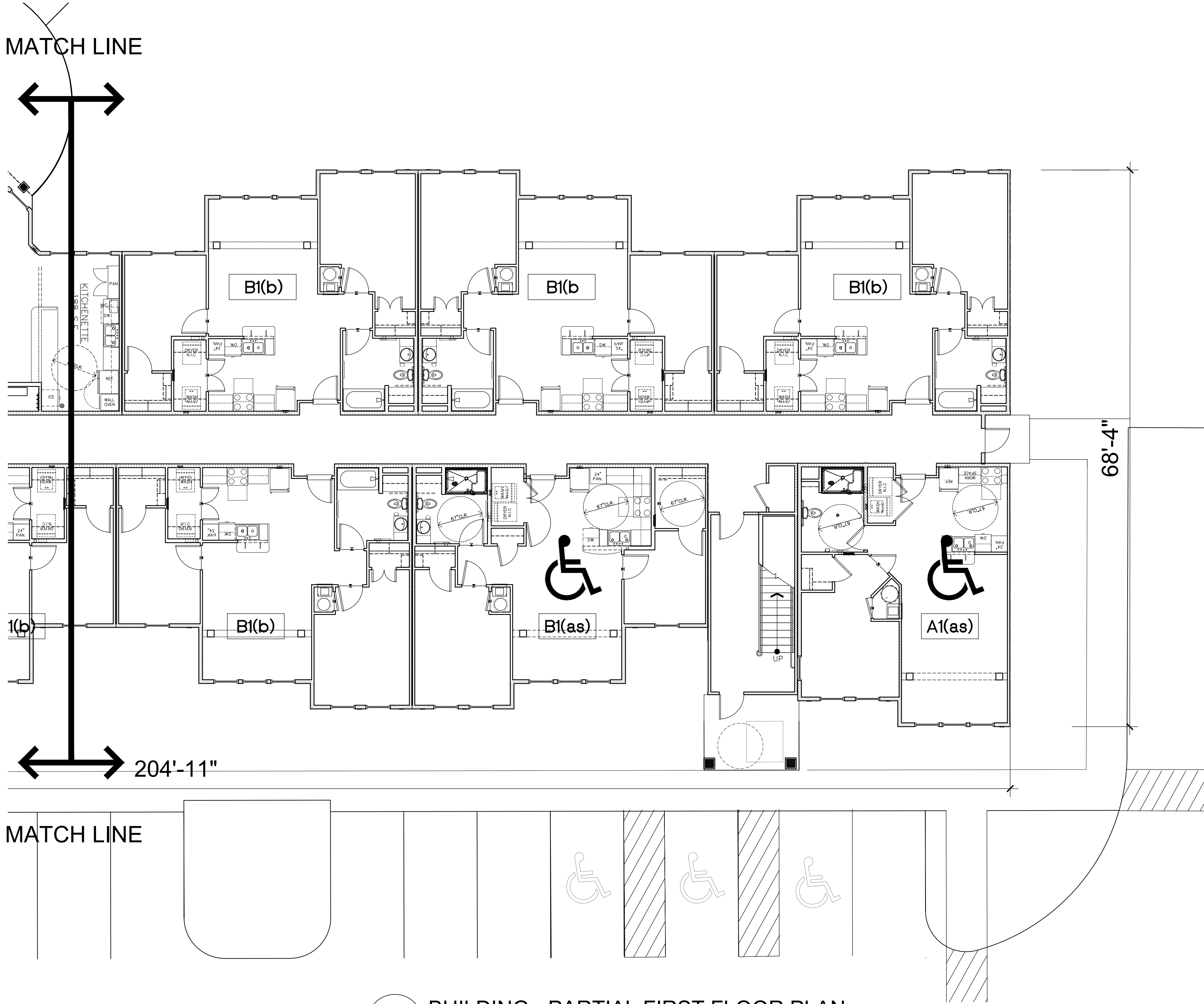
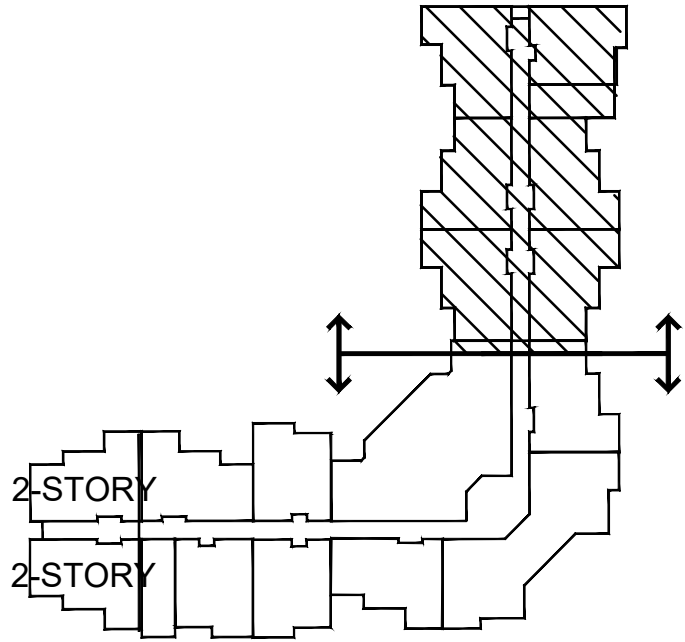
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SHEET REVISION LOG

2026 PRELIMINARY DRAWING SET

UNIT SQUARE FOOTAGE									
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A1(b)	1 BEDROOM - 1 BATHROOM	2	4	4	10	750	792	7,500	7,920
A1(as)	1 BEDROOM - 1 BATHROOM (H.C.W./SHOWER)	1	0	0	1	750	792	750	792
A1(av)	1 BEDROOM - 1 BATHROOM (AUDIO/VISUAL)	1	0	0	1	750	792	750	792
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B1(b)	2 BEDROOM - 1 BATHROOM	7	10	10	27	880	943	23,760	25,461
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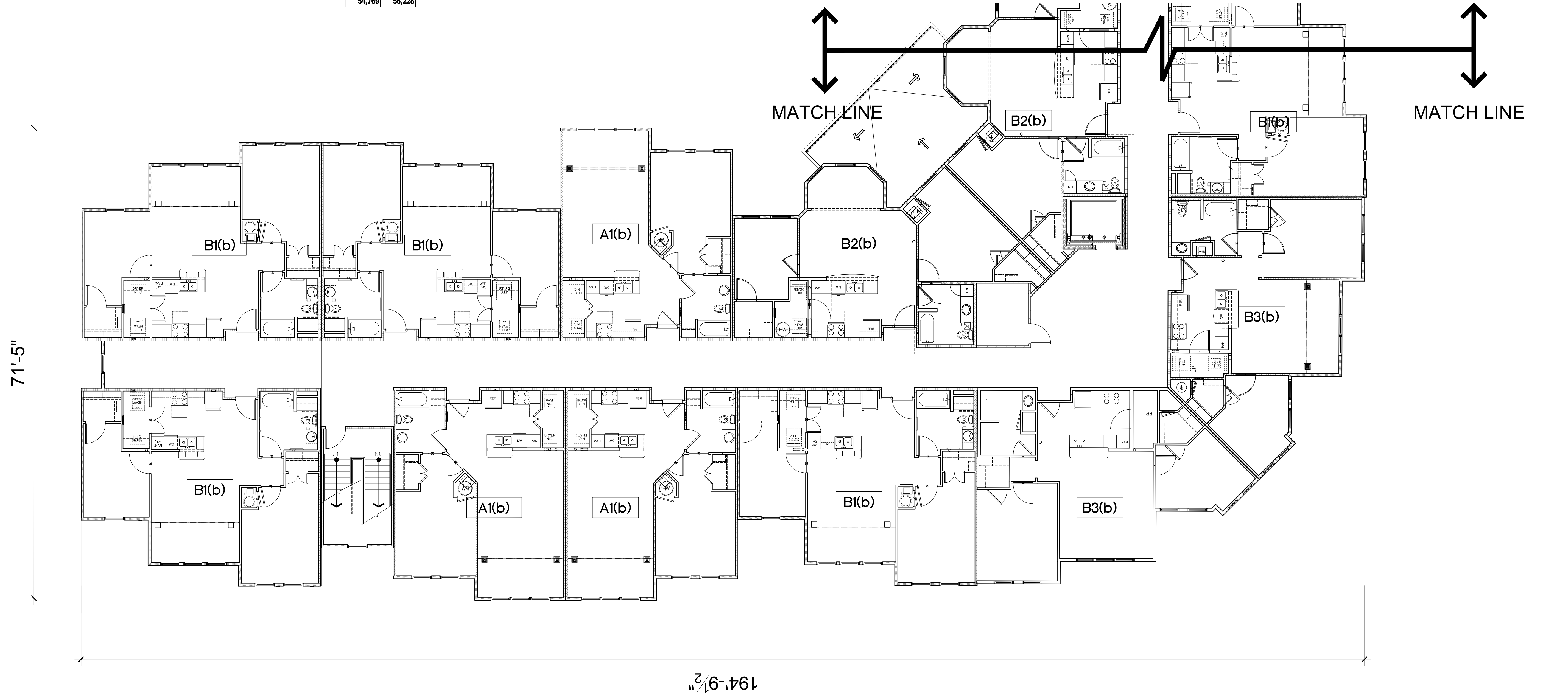


1 BUILDING - PARTIAL FIRST FLOOR PLAN

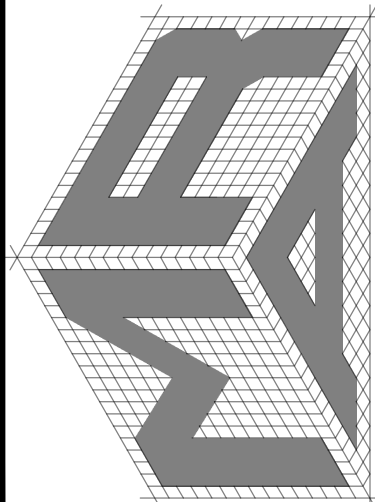
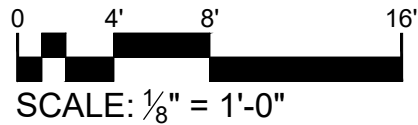
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1 BUILDING PLAN - SECOND FLOOR PLAN
1/8" = 1'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
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CHECKED BY
MTR

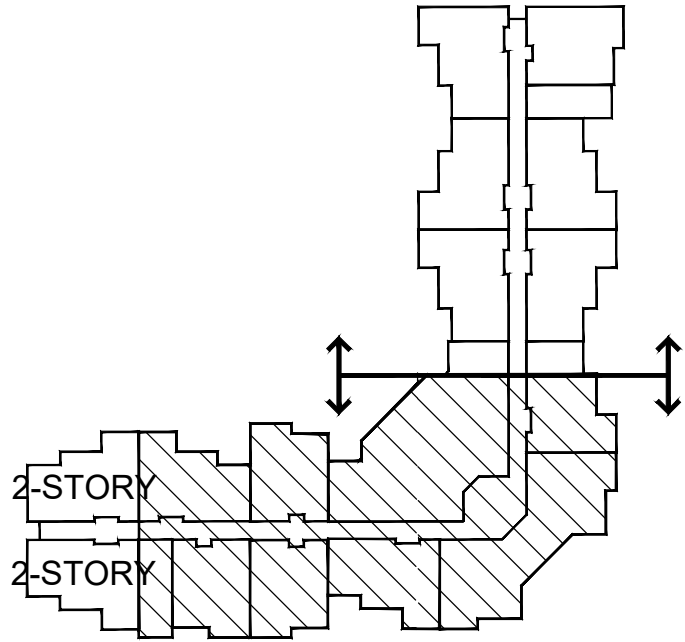
SHEET REVISION LOG

BUILDING PLAN - SECOND FLOOR PLAN

2026 PRELIMINARY DRAWING SET

UNIT SQUARE FOOTAGE									
UNIT	TYPE	1ST	2ND	3RD	NUM OF UNITS	UNIT NET AREA	UNIT GROSS AREA	UNIT NET AREA	UNIT GROSS AREA
A1(b)	1 BEDROOM - 1 BATHROOM	2	4	4	10	750	792	7,500	7,920
A1(as)	1 BEDROOM - 1 BATHROOM (HCVW/SHOWER)	1	0	0	1	750	792	750	792
A1(av)	1 BEDROOM - 1 BATHROOM (AUDIO/VISUAL)	1	0	0	1	750	792	750	792
								9,000	9,504
B1(b)	2 BEDROOM - 1 BATHROOM	7	10	10	27	880	943	23,760	25,461
B1(as)	2 BEDROOM - 1 BATHROOM (HCVW/SHOWER)	2	0	0	2	880	943	1,760	1,886
B1(av)	2 BEDROOM - 1 BATHROOM (AUDIO/VISUAL)	1	0	0	1	880	943	880	943
B2(b)	2 BEDROOM - 1 BATHROOM	0	2	2	4	880	936	3,520	3,744
B3(b)	2 BEDROOM - 1 BATHROOM	0	2	2	4	880	940	3,520	3,760
								33,440	35,794
BUILDING SQUARE FOOTAGE									
FLOOR						NET AREA	GROSS AREA		
FIRST FLOOR						18,955	19,376		
SECOND FLOOR						18,850	19,268		
THIRD FLOOR						16,964	17,594		
						54,769	56,228		

GENERAL NOTES:
1. THE HANDICAP UNITS ARE INTERCHANGEABLE WITH THE FAIR HOUSING UNITS. THE NUMBER AND LOCATION OF THE HANDICAP UNITS WILL BE COORDINATED WITH THE TAX CREDIT APPLICATION AND THE GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
2. LOCATION OF HANDICAPPED EQUIPPED UNITS WITH SHOWERS TO BE DETERMINED AT FINAL APP.



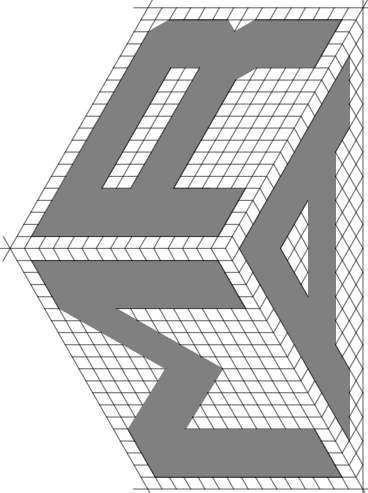
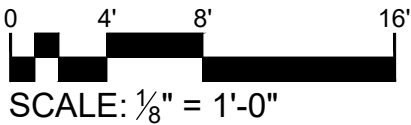
71'-10"

158'-10 1/2"

MATCH LINE

MATCH LINE

1 BUILDING PLAN - THIRD FLOOR PLAN
1/8" = 1'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
DOGWOOD SENIOR VILLAGE II
GREENWOOD, SC

A.9

2026 PRELIMINARY DRAWING SET

BUILDING PLAN - THIRD FLOOR PLAN

PROJECT NUMBER
XXXX-XXXX
DATE ISSUED
05-06-2026
DRAWN BY
JP
CHECKED BY
MTR

SHEET REVISION LOG

MATERIAL NOTE

33% MASONRY
ALL BUILDING MATERIAL USED WILL HAVE AT LEAST
A 30 YEAR WARRANTY

- ELEVATION KEY NOTES:
- A. HORIZONTAL FIBER CEMENT SIDING TYP.
 - B. RANDOM EDGE FIBER CEMENT SIDING TYP.
 - C. BRICK VENEER TYP.
 - D. BRICK ROWLOCK
 - E. BRICK SOLDIER HEADER
 - F. PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS TYP.
 - G. 30 YEAR WARRANTED ANTI-FUNGAL ARCHITECTURAL FIBERGLASS SHINGLES TYP.
 - H. RIDGE VENT TYP.
 - I. GABLE END VENT TYP.



2 BUILDING - NORTH FACING ELEVATION
1/8" = 1'-0"



1 BUILDING - WEST FACING ELEVATION
1/8" = 1'-0"

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

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
DOGWOOD SENIOR VILLAGE II
GREENWOOD, SC



A.10

2026 PRELIMINARY DRAWING SET

BUILDING ELEVATIONS

SHEET REVISION LOG

PROJECT NUMBER
XXXX-XXX
DATE ISSUED
04-08-2026
DRAWN BY
IP
CHECKED BY
MTR



2 BUILDING -EAST FACING ELEVATION
1/8" = 1'-0"



1 BUILDING -SOUTH FACING ELEVATION
1/8" = 1'-0"

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

MATERIAL NOTE

33% MASONRY
ALL BUILDING MATERIAL USED WILL HAVE AT LEAST
A 30 YEAR WARRANTY

ELEVATION KEY NOTES:

A. HORIZONTAL FIBER CEMENT SIDING TYP.
B. RANDOM EDGE FIBER CEMENT SIDING TYP.
C. BRICK VENEER TYP.
D. BRICK ROWLOCK
E. BRICK SOLDIER HEADER
F. PRE-FINISHED ALUMINUM GUTTERS AND
DOWNSPOUTS TYP.
G. 30 YEAR WARRANTIED ANTI-FUNGAL
ARCHITECTURAL FIBERGLASS SHINGLES TYP.
H. RIDGE VENT TYP
I. GABLE END VENT TYP.