

APPLICATION SET

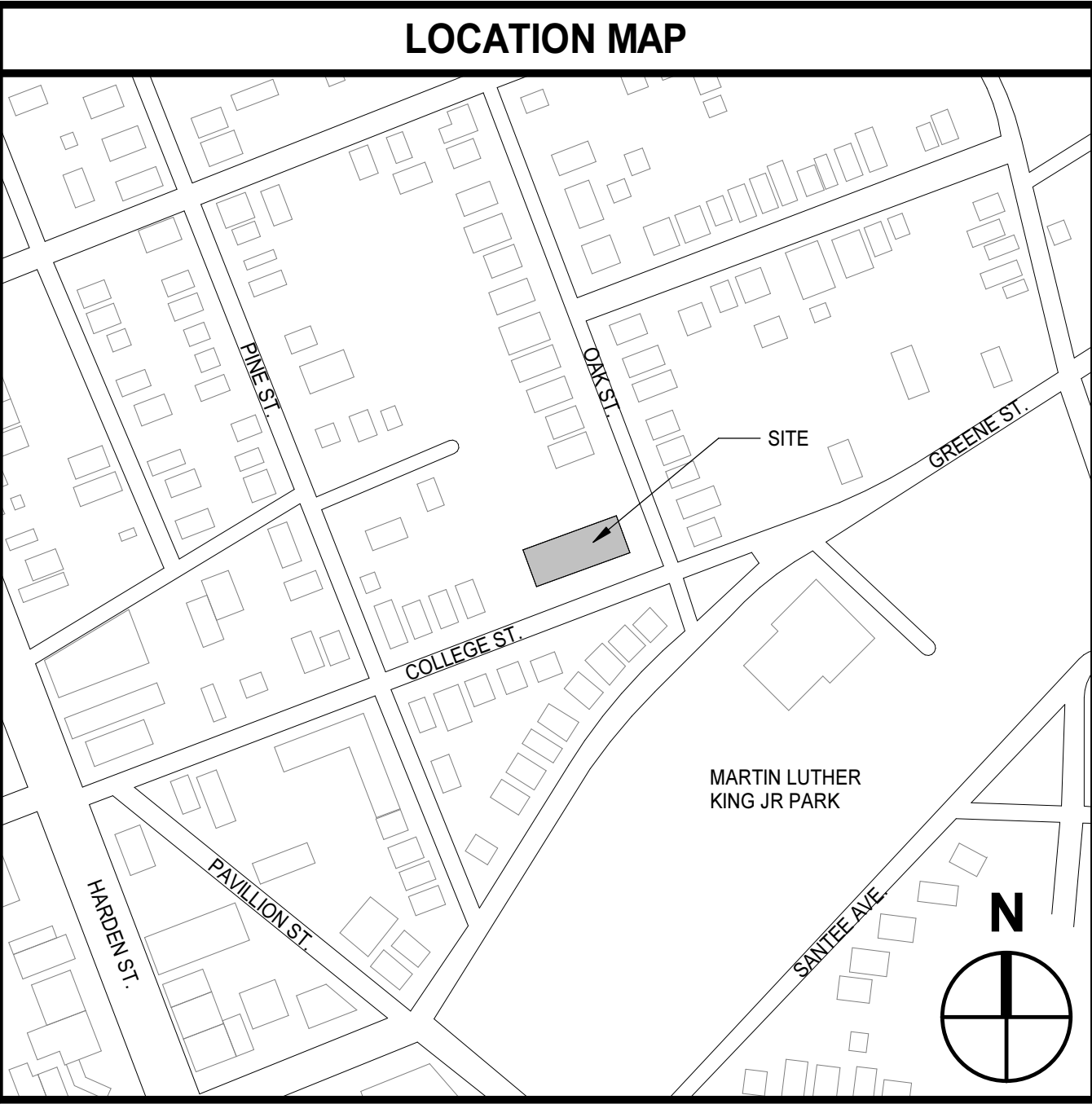
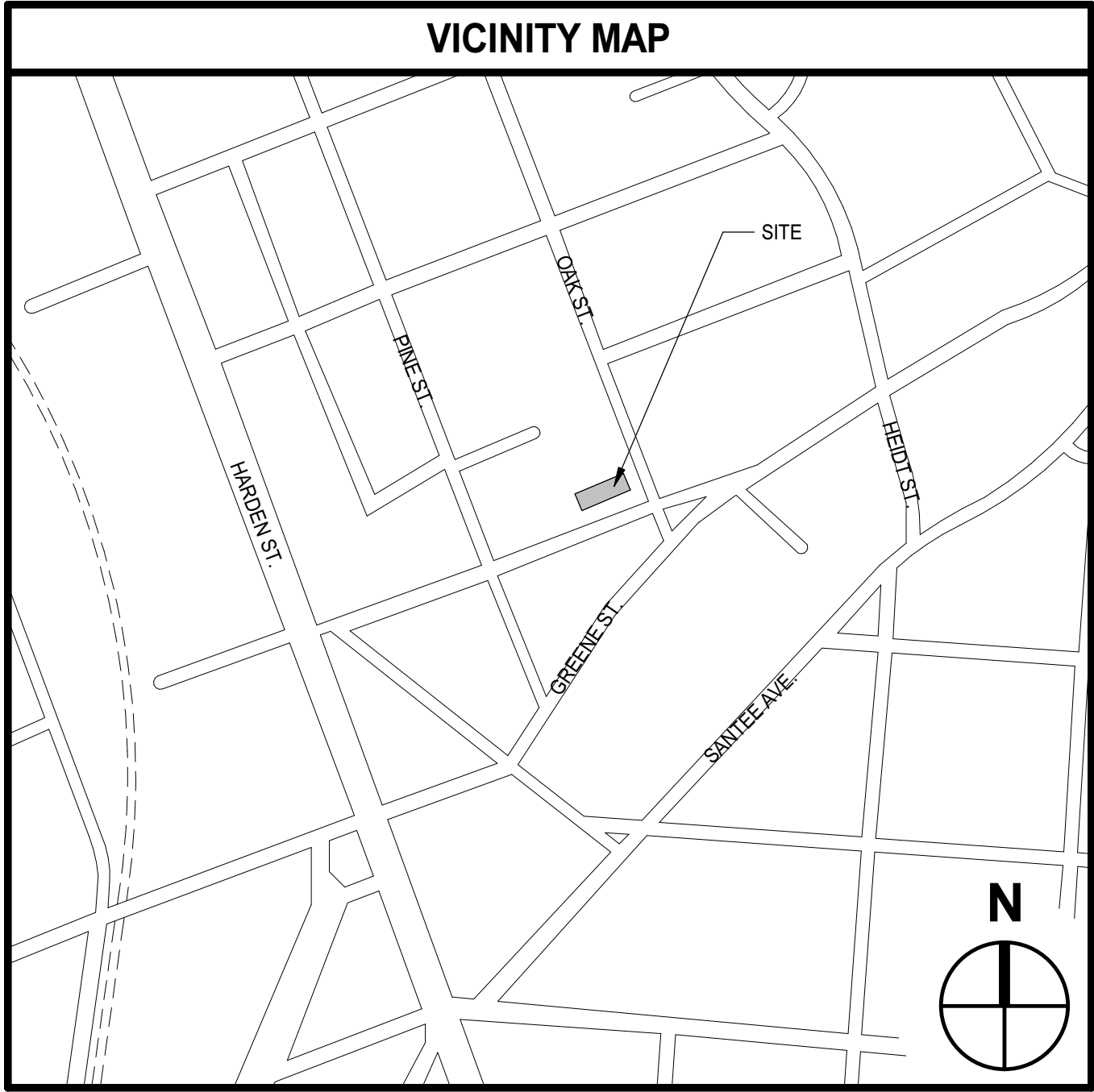
FERNWOOD AT FIVE POINTS

Columbia Housing Authority
COLUMBIA, SOUTH CAROLINA

PROJECT #: 630273
HUD PROJECT NO # TBD



1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM



UNIT MATRIX					
		1 BR	1 BR - UFAS		TOTAL
		TYPE 1 : 565 SFT TYPE 2 : 710 SFT	TYPE 3 : 856 SFT TYPE 4 : 818 SFT TYPE 5 : 853 SFT		
LEVEL 1		1	2		3
LEVEL 2		10	1 (HVI)		11
LEVEL 3		10	1 (HVI)		11
LEVEL 4		10	1		11
LEVEL 5		10	1		11
LEVEL 6		10	1		11
TOTAL		51	7		58

ARRINGTON MANOR, LOCATED 2225 COLLEGE ST. COLUMBIA, SC CONSISTS OF ONE (1) SIX-STORY APARTMENT BUILDING. THE APARTMENT BUILDING CONTAINS FIFTY EIGHT (58) DWELLING UNITS RANGING FROM EFFICIENCY UNITS, 1 BEDROOM AND TWO BEDROOM. THE EFFICIENCY UNITS & 2 BEDROOM UNITS WILL BE REMOVED AND REPLACED WITH 1 BED UNITS. A TOTAL OF 58 ONE BED UNITS ARE PROPOSED INCLUDING 3 UFAS UNITS (5%) & 2 HVI (2%). THE 2 EXISTING ELEVATORS IN THE LOBBY WILL BE REMOVED & REPLACED WITH ONE AMBULATORY ELEVATOR AS REQUIRED BY CODE. THE LEVEL 1 OFFICE & AMENITY SPACES WILL BE RECONFIGURED. PER HUD APPROVAL, TESTING FOR RADON MITIGATION WILL BE DONE POST CONSTRUCTION. WORK SHALL BE PERFORMED AS PER PLANS, AS PER CODE. SEE SPECIFICATIONS MANUAL FOR ADDITIONAL INFORMATION.

Columbia Housing SC	NAME	Owner
1917 Harden St	SIGNATURE	
Moseley Architects	NAME	Columbia, South Carolina
1414 Key Highway	SIGNATURE	Architect + MEP
CHAO and Associates	NAME	Baltimore, Maryland
7 Clusters Ct.	SIGNATURE	Civil & Structural Engineering
	NAME	Columbia, South Carolina
	SIGNATURE	General Contractor
	NAME	
	SIGNATURE	Mortgage Company
	NAME	
	SIGNATURE	Bonding Company

DRAWING NO	DRAWING NAME	DATE OF PREPARATION	CURRENT REVISION DATE
LS1.0	CODE SUMMARY	4/28/23	
ARCHITECTURAL			
A0.1	GENERAL ARCHITECTURAL INFORMATION	4/28/23	
A0.2	WALL/PARTITION TYPES, WALL JOINTS AND TERMINATIONS	4/28/23	
A1.2.1	DEMOLITION PLAN	4/28/23	
A1.2.2	DEMOLITION PLAN	4/28/23	
A1.3.1	DEMOLITION ELEVATIONS	4/28/23	
A2.1.1	PROPOSED FLOOR PLANS	4/28/23	
A2.1.2	PROPOSED FLOOR PLANS	4/28/23	
A3.1.1	DOOR, WINDOW AND FRAME SCHEDULE	4/28/23	
A4.0.1	PROPOSED ELEVATIONS	4/28/23	
A5.1.1	BUILDING SECTIONS	4/28/23	
A6.1.1	ENLARGED ELEVATOR DETAILS	4/28/23	
A7.1.1	TOILET ASSEMBLIES, SCHEDULE AND ENLARGED PLANS	4/28/23	
A7.1.4	PROPOSED UNIT PLAN 1BR TYPE 1	4/28/23	
A7.1.5	PROPOSED UNIT PLAN 1BR TYPE 2	4/28/23	

DRAWING NO	DRAWING NAME	DATE OF PREPARATION	CURRENT REVISION DATE
A7.1.6	PROPOSED UNIT PLAN 1BR TYPE 3 (UFAS)	4/28/23	
A7.1.7	PROPOSED UNIT PLAN 1BR TYPE 4 (UFAS)	4/28/23	
A7.1.8	PROPOSED UNIT PLAN 1BR TYPE 5 (UFAS)	4/28/23	
A7.2.1	ENLARGED AMENITY AND COMMON AREA PLANS	10/14/24	
A7.2.2	PROPOSED AMENITY KITCHEN AND TOILET	4/28/23	
A9.1	REFLECTED CEILING PLAN	4/28/23	

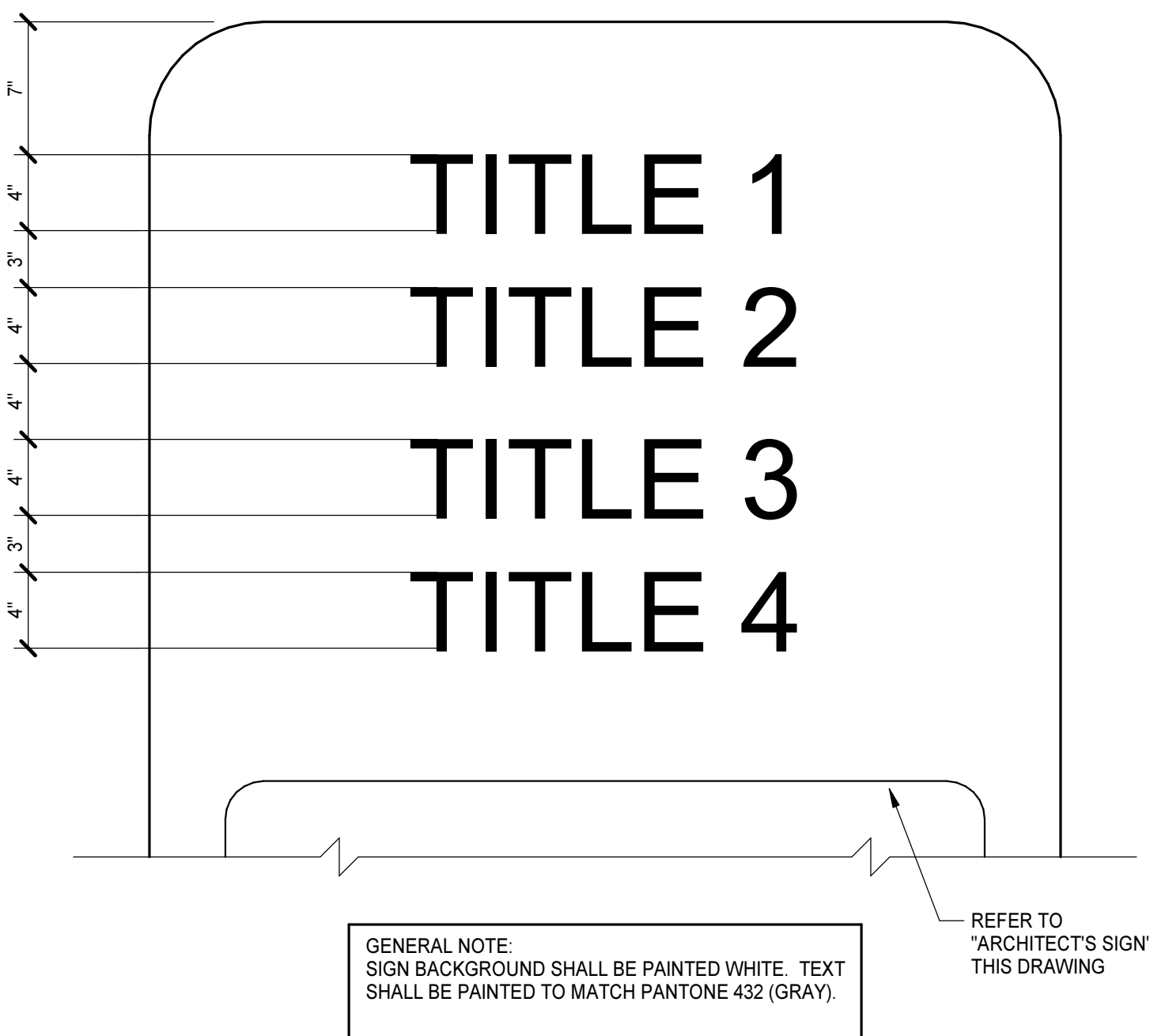
FERNWOOD AT FIVE POINTS

PROJECT #: 630273
Columbia Housing Authority
2225 College St, Columbia, SC 29205

PROJECT NO: 630273
DATE: 5/1/23
REVISIONS
DATE DESCRIPTION

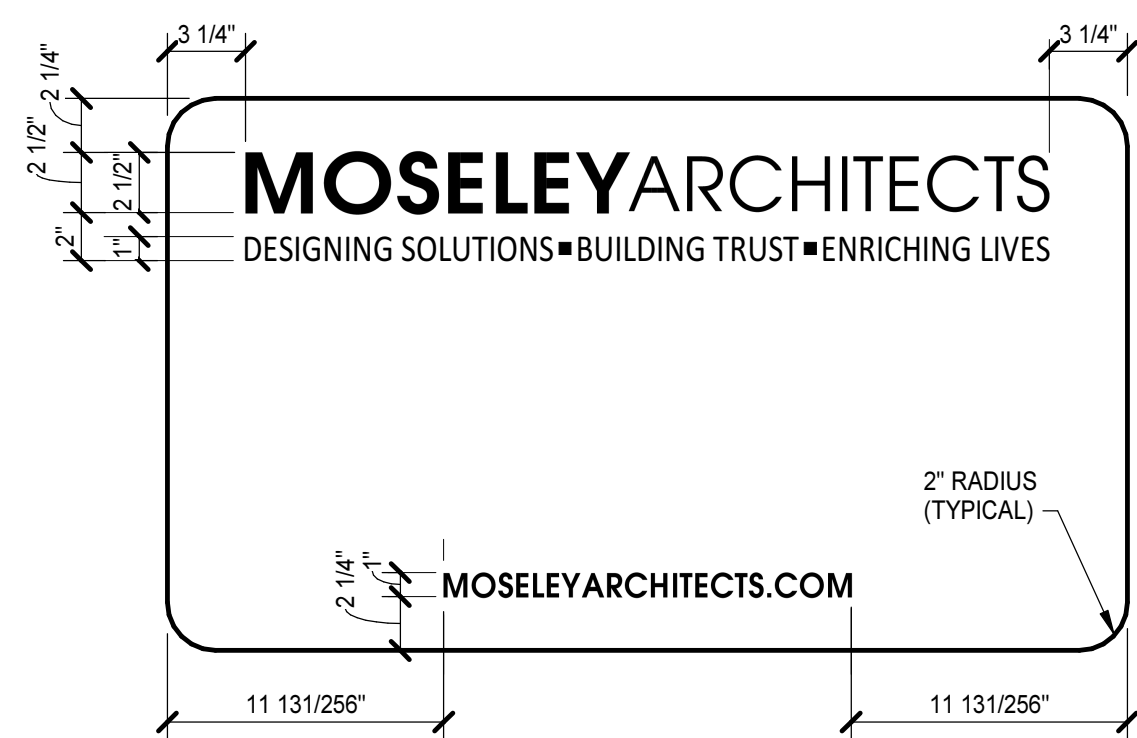
COVER
SET NO.

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CONSTRUCTION



TEXT LAYOUT ELEVATION

1 1/2" = 1'-0"



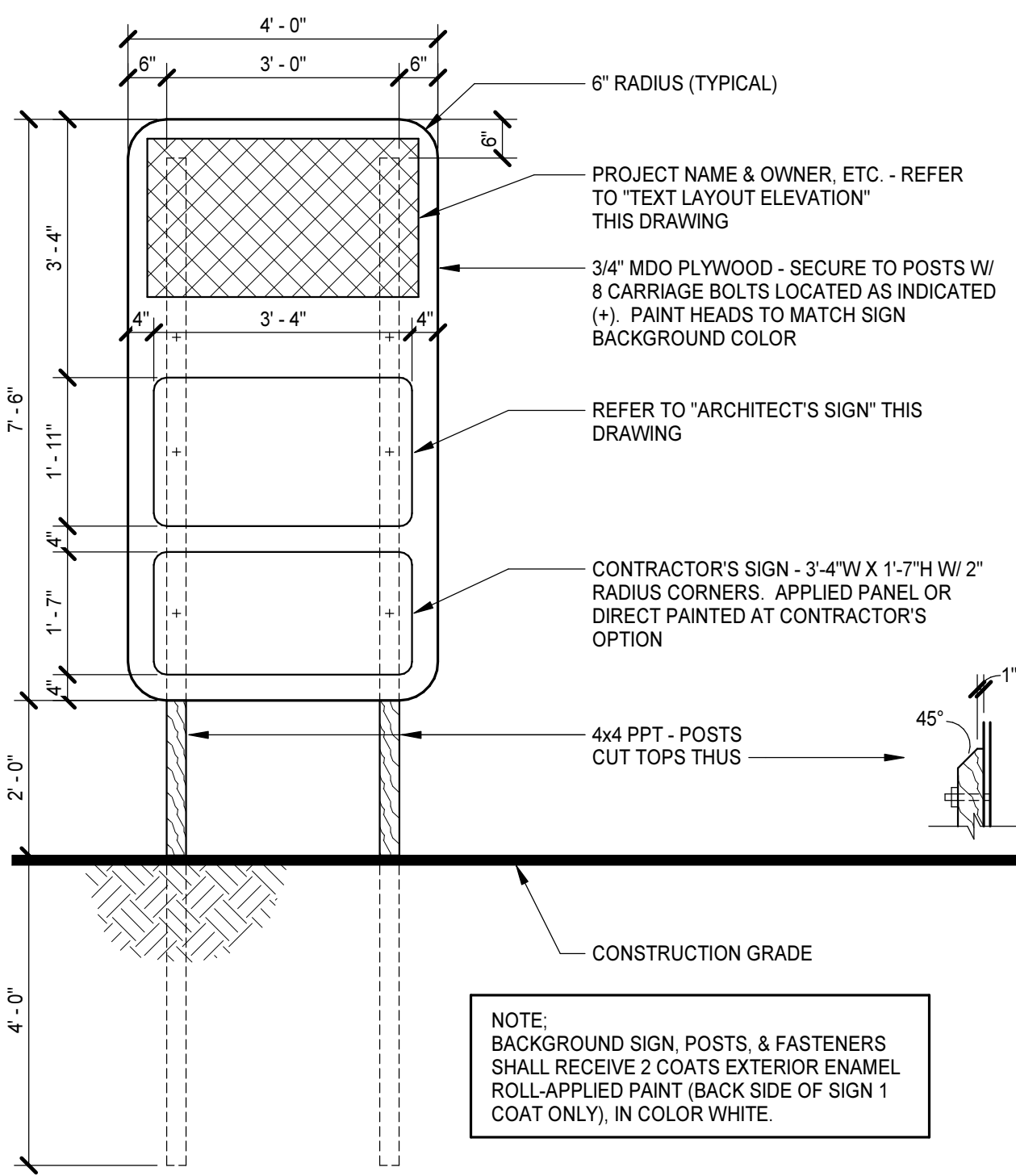
SIZE: 1'-11" VERTICAL x 3'-4" HORIZONTAL

NOTES: "MOSELEY" TEXT IN LOGO AND WEB ADDRESS IS PMS 485. BULLETS ARE PMS 485. ALL OTHER TEXT AND BORDER IS PMS 432. BACKGROUND IS WHITE.

FONT FOR "DESIGNING SOLUTIONS BUILDING TRUST ENRICHING LIVES" TEXT IS CALIBRI. ALL OTHER TEXT IS AVANTGARDE FONT.

ARCHITECT'S SIGN

1 1/2" = 1'-0"



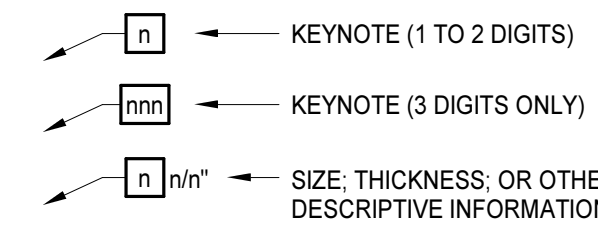
PROJECT SIGN ELEVATION

1/2" = 1'-0"

ARCHITECTURAL ABBREVIATIONS

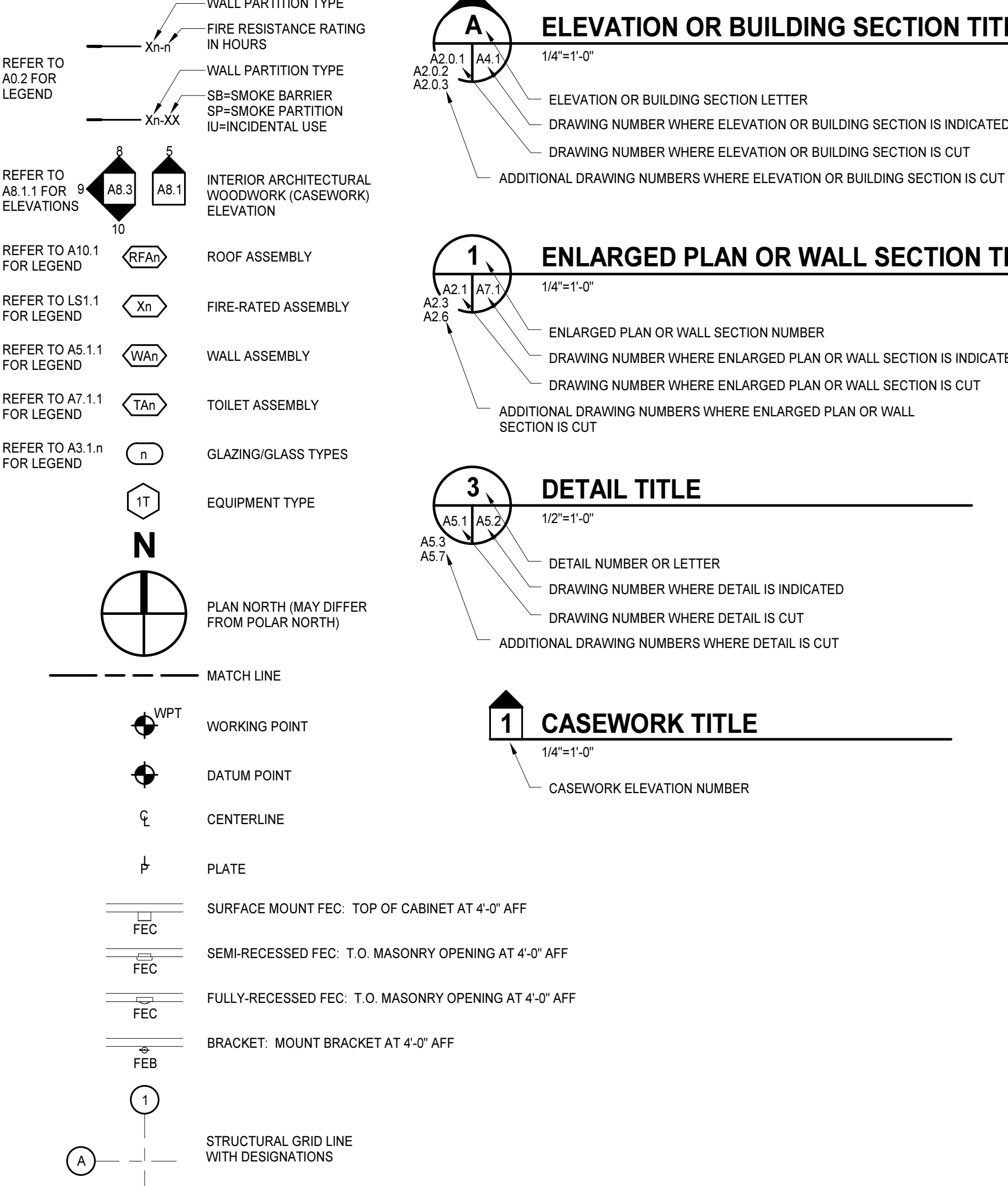
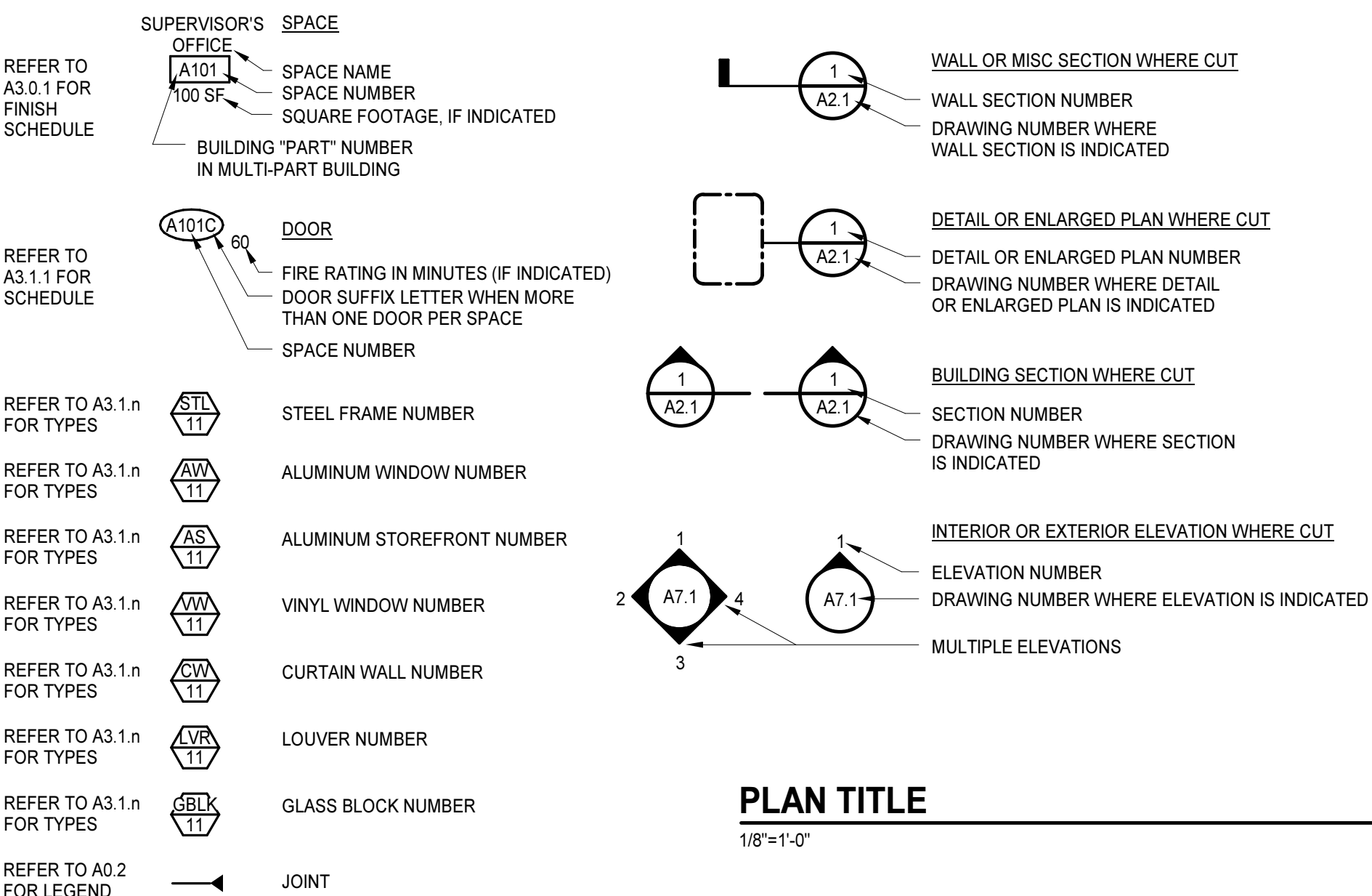
A-PT	ACCENT PAINT	GT	GLASS TILE	SV	SHEET VINYL
ABS	AIR BARRIER SYSTEM	GWT	GLAZED WALL TILE	SWM	SECURITY WOVEN MESH / WOVEN ROD
ABV	ABOVE	GYP	GYPSUM	SYM	SYMMETRICAL
ACP	ACOUSTICAL CEILING PANEL	H	HIGH	T	TREAD
ACT	ACOUSTICAL CEILING TILE	HB	HOSE BIBB	T&G	TONGUE & GROOVE
ADW	ALUMINUM CLAD WINDOW	HBD	HARDBOARD	T.O.	T.O.
ADJ	ADJUSTABLE	HDC	HOLD DOWN CLIPS	TS	TACKBOARD
AFF	ABOVE FINISHED FLOOR	HDNR	HARDENER	TCF	TEXTILE COMPOSITE FLOORING
AHJ	AUTHORITY HAVING JURISDICTION	HDWD	HARDWOOD	TEL	TELEPHONE
AHU	AIR HANDLING UNIT	HDWR	HARDWARE	TERR-C	TERRAZZO CEMENTITIOUS
ALT	ALTERNATE	HM	HOLLOW METAL	TERR-E	TERRAZZO EPOXY
ALUM	ALUMINUM	HORIZ	HORIZONTAL	TERR-R	TERRAZZO RUBBERIZED
AP	ACCESS PANEL	HPC	HIGH PERFORMANCE COATINGS	THHD	THRESHOLD
APC	ARCHITECTURAL PRECAST CONCRETE	HPPP	HIGH PERFORMANCE FLOOR PAINT	THK	THICKNESS, THICK
ARC	ABUSE RESISTANT COATING	HT	HEIGHT	TOS	TOP OF STEEL
AS	ALUMINUM STOREFRONT	HVAC	HEATING, VENTILATING, AIR CONDITIONING	TOW	TOP OF WALL
AUTO	AUTOMATIC	ID	INSIDE DIAMETER	TS	TACK STRIP
AVG	AVERAGE	IN	INCH, INCHES	TV	TELEVISION
AW	ALUMINUM WINDOW	INCL	INCLUDE, INCLUDING	TYP	TYPICAL
AWC	ACOUSTICAL WALL COVERING	INFO	INFORMATION	UC	UNDERCUT
AWP	ACOUSTICAL WALL PANEL	INST	INSTALLATION	UG	UNDERGROUND
BD	BOARD	INSUL	INSULATION	UH	UNIT HEATER
BF	BARRIER FREE (ADA or A117.1)	INT	INTERIOR	UNO	UNLESS NOTED (INDICATED) OTHERWISE
BLDG	BUILDING	IRWC	IMPACT RESISTANT WALL COVERING	VAT	VINYL ASBESTOS TILE
BLKG	BLOCKING	IWB	INTERACTIVE WHITE BOARD	VB	VAPOR BARRIER
BOT	BOTTOM	JAN	JANITOR	VCT	VINYL COMPOSITION TILE
BRG	BEARING	JCT	JUNCTION	VDB	VISUAL DISPLAY BOARD
BTWN	BETWEEN	JT	JOINT	VERT	VERTICAL
BUR	BUILT-UP ROOF	L	LENGTH/LONG	VEST	VESTIBULE
C	CARPET	LAB	LABORATORY	VRCT	VINYL FREE COMPOSITION TILE
C-TILE	CARPET TILE	LAHJ	LOCAL AUTHORITY HAVING JURISDICTION	VFWC	VINYL FREE WALLCOVERING
CAB	CABINET	LAM	LAMINATE	VR	VAPOR RETARDER
C8	CHALKBOARD	LAV	LAVATORY	VT	VINYL TILE
CCTV	CLOSED CIRCUIT TELEVISION	LH	LEFT HAND	VTR	VENT THROUGH ROOF
CEM	CEMENT	LIN	LINOLEUM	VW	VINYL WINDOW
CFSS-NS	COLD FORMED STEEL FRAMING, NON-STRUCTURAL	LKR	LOOKER	VWC	VINYL WALL COVERING
CFSS-S	COLD FORMED STEEL FRAMING, STRUCTURAL	LMC	LINEAR METAL CEILING	W	WIDE, WIDTH
CG	CORNER GUARD	LPS	LAMINATE PANEL SYSTEM	W	WITH
CI	CONTINUOUS INSULATION	LT	LIGHT	W/O	WITHOUT
CPC	CAST IN PLACE CONCRETE	LVR	LOUVER	WC	WATER CLOSET
CJ	CONTROL JOINT	M	METER	WCP	WOOD CEILING PANEL
CL	CLOSET	MACH	MACHINE	WD	WOOD
CLG	CEILING	MAS	MASONRY	WDW	WINDOW
CLR	CLEAR	MATL	MATERIAL	WP	WATERPROOFING
CM	CENTIMETER	MAX	MAXIMUM	WPT	WORKING POINT
CMBD	CEMENT BOARD	MB	MARKERBOARD	WSCT	WAINSCOT
CMU	CONCRETE MASONRY UNIT	MCM	METAL COMPOSITE MATERIAL	WSF	WOOD SPORTS FLOORING
CMU-A	CONCRETE MASONRY UNIT - ACOUSTICAL	MCP	METAL CEILING PANEL	W	WEIGHT
CMU-DF	CONCRETE MASONRY UNIT - GROUND FACE	MDO	MEDIUM DENSITY OVERLAY	WWF	WELODED WIRE FABRIC
CMU-GLZ	CONCRETE MASONRY UNIT - GLAZED	MECH	MECHANICAL	XPS	EXTRUDED POLYSTYRENE
CMU-SPLF	CONCRETE MASONRY UNIT - SPLIT FACE	MED	MEDIUM		
CO	CLEANOUT	MEMB	MEMBRANE		
COL	COLUMN	MFR	MANUFACTURER		
CONC	CONCRETE	MF	MULTICOAT INTERIOR FINISHING		
CONC-LH	CONCRETE WITH LIQUID HARDENER/SEALER	MIN	MINIMUM		
CONC-PMT	CONCRETE WITH PIGMENT	MIR	MIRROR		
CONC-POL	CONCRETE - POLISHED	MISC	MISCELLANEOUS		
CONC-SLR	CONCRETE WITH CURE & SEAL	MLDG	MOLDING		
CONC-ST	CONCRETE WITH STAIN	MO	MASONRY OPENING		
CONST	CONSTRUCTION	MPS	MANUAL PROJECTION SCREEN		
CONT	CONTINUOUS	MR	MAP RAIL		
CONTR	CONTRACTOR	MT	MOUNT		
CORR	CORRIDOR	MTD	MOUNTED		
CSMU	CAST STONE MASONRY UNIT	MTL	METAL		
CT	CERAMIC TILE	NA	NOT APPLICABLE		
CTSK	COUNTERSINK COUNTERSUNK	NIC	NOT IN CONTRACT		
CU FT	CUBIC FEET / FOOT	NO	NUMBER		
CUST	CUSTOMER / CUSTODIAL	NOM	NOMINAL		
CW	ALUMINUM CURTAIN WALL	NRC	NOISE REDUCTION COEFFICIENT		
CWFD	CEMENTITIOUS WOOD FIBER DECK	NTS	NOT TO SCALE		
D	DEPTH/DEEP	OC	ON CENTER		
DBL	DOUBLE	OD	OUTSIDE DIAMETER		
DEMO	DEMOLITION	OFCD	OWNER FURNISHED CONTRACTOR INSTALLED		
DETE	DETENTION	OPNG	OPENING		
DF	DRINKING FOUNTAIN	OPP HD	OPPOSITE HAND		
DG	DOOR GRILLE	OVHD	OVERHEAD		
DHM	DETENTION HOLLOW METAL	P-TILE	PORCELAIN TILE		
DI	DIAMETER	PC	PRECAST		
DIAG	DIAGONAL	PERF	PERFORATED, PERFORATION(S)		
DIM	DIMENSION	PERIM	PERIMETER		
DIV	DIVISION	PIP	POURED IN PLACE		
DL	DOOR LOUVER	PLAM	PLASTIC LAMINATE		
DOWN	DOWN	PLAS	PLASTER		
DP	DAMP-PROOFING	PLWD	PLASTIC LAMINATE WOOD		
DR	DISPLAY RAIL	PLYWD	PLYWOOD		
DS	DOWNSPOUT	PNL	PANEL PANELING		
DTL	DETAIL	POLY	POLYETHYLENE		
DWG	DRAWING	PFS	POWER PROJECTION SCREEN		
DWR	DRAWER	PPT	PRESSURE-OR PRESERVATIVE-TREATED		
EA	EACH	PR	PAIR		
EF	EXHAUST FAN	PREFAB	PREFABRICATED		
EPS	EXTERIOR FINISH SYSTEM	PREFIN	PREFINISHED		
EPS	EXTERIOR INSULATION & FINISH SYSTEM	PREP	PREPARE / PREPARATION		
EJ	EXPANSION JOINT	PS	PROJECTION SCREEN		
EL	ELEVATION	PSB	PENCIL SHARPENER BLOCK		
ELAS	ELASTOMERIC	PSF	POUNDS PER SQUARE FOOT		
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH		
ELEV	ELEVATOR	PT	PAINT		
EMER	EMERGENCY	PTN	PARTITION		
EPS	EXPANDED POLYSTYRENE	PTS	PNEUMATIC TUBE SYSTEM		
EPX	EPOXY	PVC	POLYVINYL CHLORIDE		
EQ	EQUAL	PAVT	PAVEMENT		
EQUIP	EQUIPMENT	PVWC	PERFORATED VINYL WALL COVERING		
ETR	EXISTING TO REMAIN	QSM	QUARTZ SURFACING MATERIAL		
EVCT	ENHANCED VINYL COMPOSITION TILE	QT	QUARRY TILE		
EVC	ELECTRIC WATER COOLER	QTY	QUANTITY		
EXIST	EXISTING	R	RISER, RADIUS		
EXH	EXHAUST	R/W	RIGHT OF WAY		
EXP	EXPANSION	RAD	RADIUS		
EXPC	EXPOSED CONSTRUCTION	RAF	RESILIENT ATHLETIC FLOORING		
EXT	EXTERIOR	RB	RESILIENT BASE		
FAMF	FLUID APPLIED ATHLETIC FLOORING	RCP	REFLECTED CEILING PLAN		
FD	FLOOR DRAIN	RD	ROOF DRAIN		
FON	FOUNDATION	REFG	REFRIGERATOR		
FE	FIRE EXTINGUISHER	REINF	REINFORCING, REINFORCE(D)		
FEB	FIRE EXTINGUISHER BRACKET	REM	RECESSED ENTRY MAT		
FEC	FIRE EXTINGUISHER CABINET	REQD	REQUIRED		
FF	FINISHED FLOOR	RES	RESINOUS FLOORING		
FGL	FIBERGLASS	RFT	RUBBER FLOOR TILE		
FH	FIRE HYDRANT	RH	RIGHT HAND		
FHC	FIRE HOSE CABINET	RL	RAIN LEADER		
FVVC	FIRE HOSE VALVE CABINET	RM	ROOM		
FIN	FINISHED	RO	ROUGH OPENING		
FLR	FLOOR	RSF	RUBBER SHEET FLOORING		
FLRG	FLOORING	RSR	RESILIENT STAIR RISER		
FO	FACE OF	RST	RESILIENT STAIR TREAD		
FRM	FRAME	RT	RIGHT		
FRP	FIBERGLASS REINFORCED PLASTIC	RTU	ROOFTOP UNIT		
FRT	FIRE RETARDANT TREATED	SAB	SOUND ATTENUATION BLANKET		
FT	FOOT, FEET	SC-PLK	SECURITY CEILING PLANK		
FTG	FOOTING	SC-PNL	SECURITY CEILING PANEL		
FURN	FURNITURE	SCH	SCHEDULE		
FVC	FIRE VALVE CABINET	SF	SQUARE FEET / FOOT		
GALVE	FABRIC WALL COVERING	SFRM	SPRAYED FIRE RESISTANT MATERIAL		
GAL	GALLON	SHM	SECURITY HOLLOW METAL		
GALV	GALVANIZED	SHTG	SHEATHING		
GB	GYPSUM BOARD	SIM	SIMILAR		
GB-AR	GYPSUM BOARD - ABUSE RESISTANT	SPEC	SPECIFICATION		
GB-R	GYPSUM BOARD - SECURITY	SPE	SPRAYED POLYURETHANE FOAM		
GB-S	GYPSUM BOARD - SECURITY	SPR	SPRINKLER		
GFRG	GLASS FIBER REINFORCED CONCRETE	SQ	SQUARE		
GFRG	GLASS FIBER REINFORCED GYPSUM	SQ FT	SQUARE FEET / FOOT		
GGL	GLASS, GLAZING	SRD	SECONDARY ROOF DRAIN		
GL-BLK	GLASS BLOCK	SS	STAINLESS STEEL		
GM	GALLONS PER MINUTE	SSM	SOLID SURFACE MATERIAL		
GRT	GROUT	ST	STREET		
GSFT	GLAZED STRUCTURAL FACING TILE	STC	SOUND TRANSMISSION COEFFICIENT		
		STD	STANDARD		
		STL	STEEL		
		STRUCT	STRUCTURAL		
		SUSP	SUSPENDED		

KEYNOTES



1. KEYNOTES ARE GENERALLY ASSOCIATED WITH A SERIES OF DRAWINGS (e.g., A3.2.n, A5.1.n). THEREFORE KEYNOTE NUMBERS FROM SERIES TO SERIES WILL VARY (i.e., KEYNOTE NO. 1 IN THE A3.2.n SERIES WILL BE DIFFERENT FROM KEYNOTE NO. 1 IN THE A5.1.n SERIES).

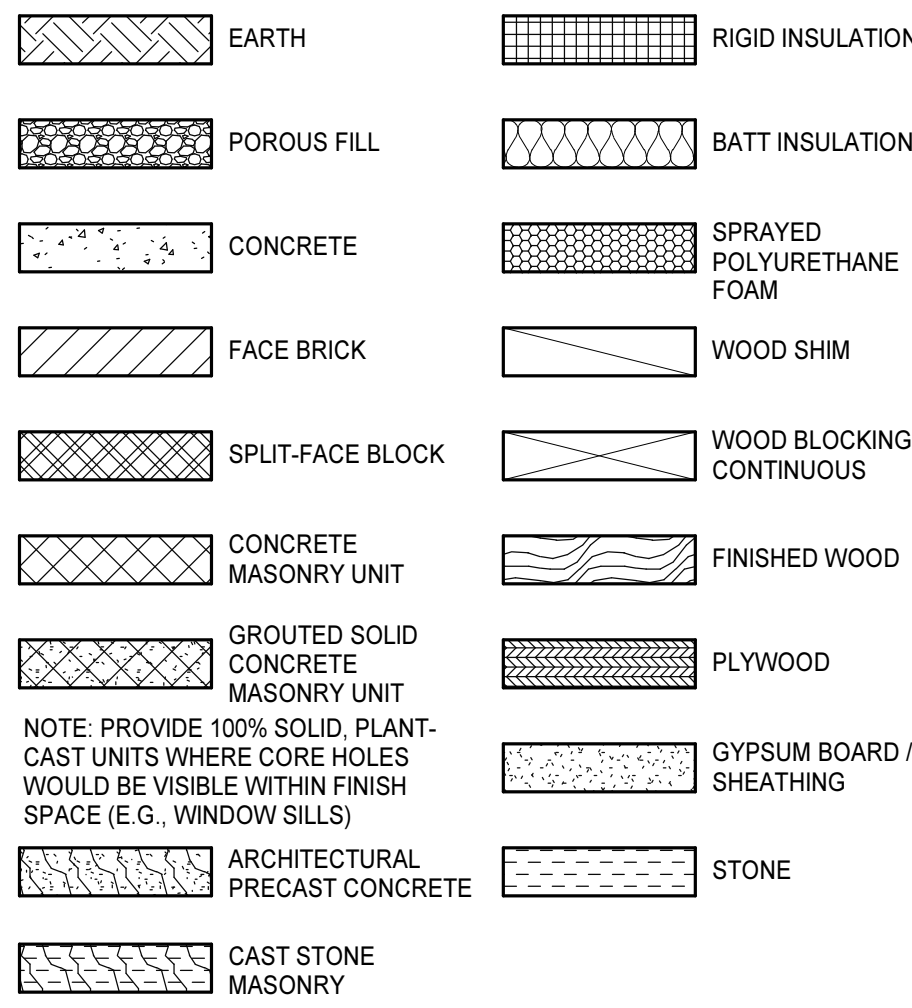
ARCHITECTURAL GRAPHIC SYMBOL LEGEND



ARCHITECTURAL GENERAL NOTES

- A. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.
- B. ELEMENTS THAT ARE IDENTIFIED BY OTHER DISCIPLINES (e.g., CIVIL, STRUCTURAL, PLUMBING, FIRE PROTECTION, MECHANICAL, ELECTRICAL) ELSEWHERE WITHIN THE ARCHITECTURAL SERIES OF DRAWINGS AND/OR SPECIFICATIONS, OR IDENTIFIED OR COVERED BY DEFAULTS (e.g., SIZES, THICKNESS, SPACING, MATERIALS) IN THE SPECIFICATIONS MAY NOT BE ANNOTATED (NOTE OR KEYNOTED) ON THESE DRAWINGS.
- C. ELEMENTS IDENTIFIED IN "LEGENDS" AND/OR "GENERAL NOTES" MAY NOT BE NOTED IN DETAILS OR SECTIONS, AS THESE ELEMENTS ARE IDENTIFIED IN THE LEGENDS (e.g., FACE BRICK, CMU, WINDOWS).
- D. REFER TO "ASSEMBLIES" FOR MATERIALS AND COMPONENTS THAT MAKE UP THAT PARTICULAR ASSEMBLY (e.g., EXTERIOR WALL ASSEMBLIES, ROOF ASSEMBLIES, AND FIRE-RATED ASSEMBLIES). ONCE A PARTICULAR ASSEMBLY HAS BEEN IDENTIFIED ON ONE DRAWING, THAT SAME ASSEMBLY GRAPHIC SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE. PROVIDE THAT SAME ASSEMBLY AT THE SIMILAR LOCATION WHETHER THE ASSEMBLY GRAPHIC SYMBOL IS SHOWN OR NOT.
- E. VERIFY ALL DIMENSIONS, INCLUDING DIMENSIONS ON STRUCTURAL DRAWINGS AND OTHER ARCHITECTURAL DRAWINGS. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- F. PROVIDE CONCRETE HOUSEKEEPING PADS FOR ALL EQUIPMENT INDICATED TO BE MOUNTED OR OTHERWISE REQUIRED TO BE MOUNTED TO THE FLOOR, WHERE PADS ARE NOT SHOWN. PROVIDE 6" THICK CONCRETE PADS W/ 3/4" CHAMFERED EDGES (ALL SIDES). REINFORCE WITH MESH EQUIVALENT TO FLOOR SLAB REINFORCING REQUIREMENTS.

ARCHITECTURAL MATERIALS LEGEND



FERNWOOD AT FIVE POINTS

PROJECT #: 630273

Columbia Housing Authority
2225 College St, Columbia, SC 29205

Moseley

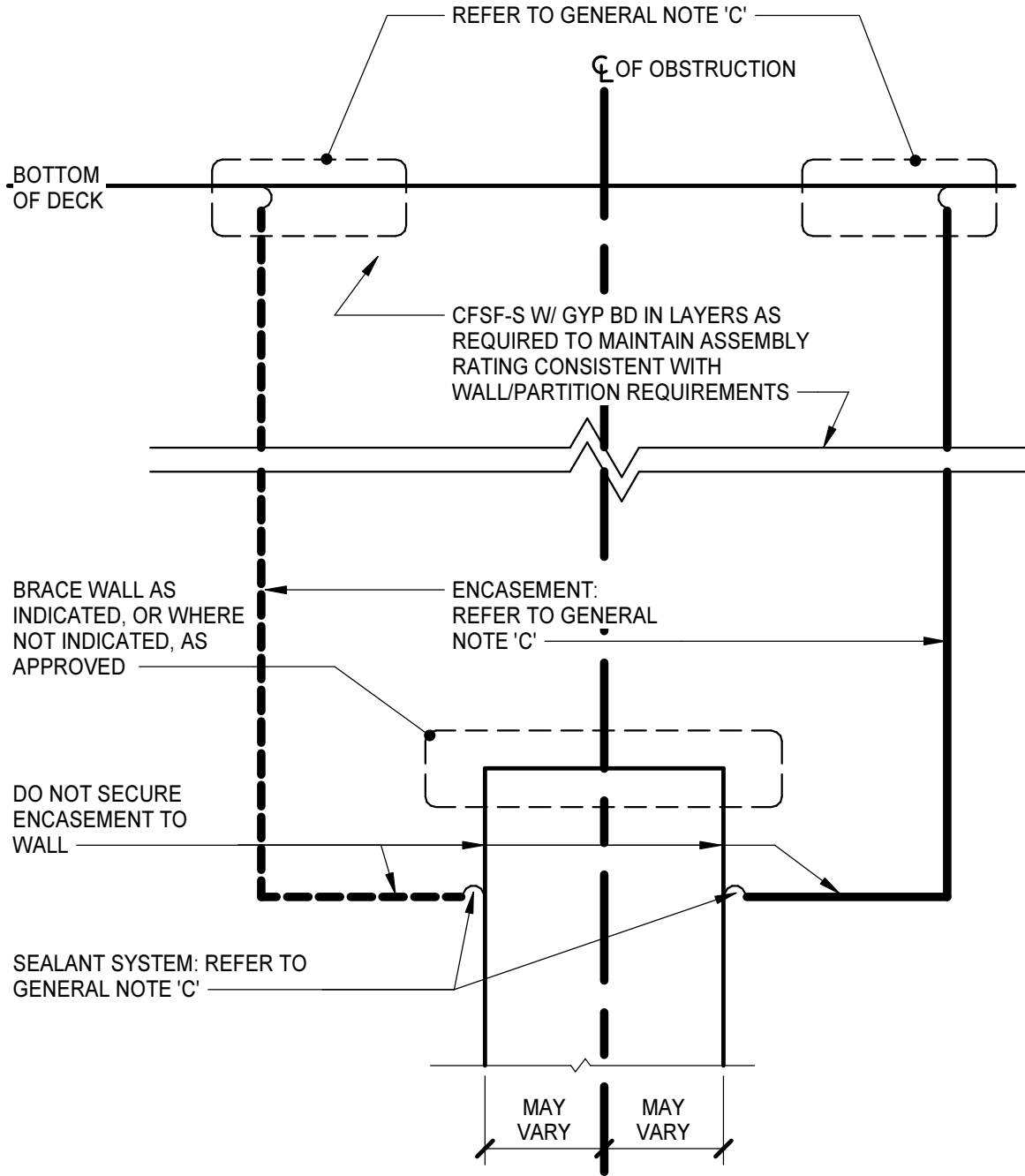
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 784-7557 FAX (804) 355-5690
MOSELEYARCHITECTS.COMGENERAL
ARCHITECTURAL
INFORMATION

A0.1

TERMINATION GENERAL NOTES

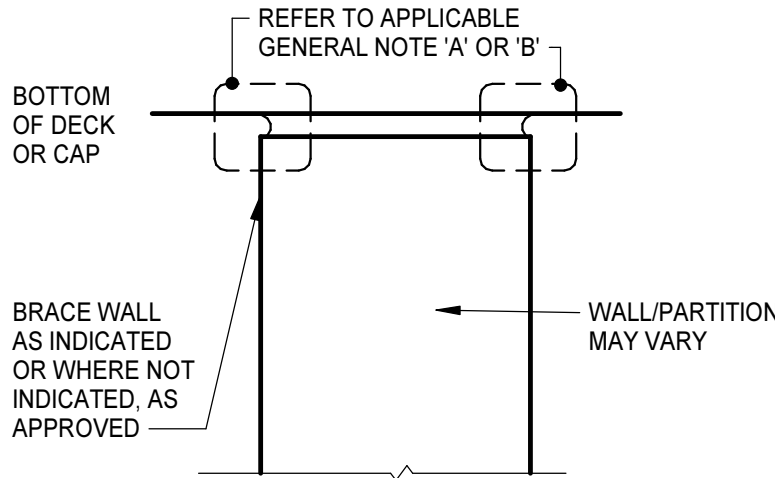
- A. AT FIRE-, SMOKE-, AND ACOUSTICALLY RATED WALLS, SEAL ALL NON-OBSTRUCTED HEAD-OF-WALL CONDITIONS IN ACCORDANCE WITH JOINT SYSTEM MANUFACTURER'S RECOMMENDATIONS BASED ON CONDITION ENCOUNTERED (E.G., CMU-TO-DECK (PARALLEL OR PERPENDICULAR TO FLUTES), OR CFSF-TO-DECK (PARALLEL OR PERPENDICULAR TO FLUTES) TO MAINTAIN ASSEMBLY RATING CONSISTENT WITH WALL/PARTITION REQUIREMENTS. BRACE WALL AS INDICATED OR REQUIRED.
- B. AT ALL OTHER WALLS INDICATED TO EXTEND TO UNDERSIDE OF FLOOR/ROOF DECK/CAP, SEAL ALL NON-OBSTRUCTED HEAD-OF-WALL CONDITIONS IN ACCORDANCE WITH JOINT SYSTEM MANUFACTURER'S RECOMMENDATIONS BASED ON CONDITION ENCOUNTERED (E.G., CMU-TO-DECK (PARALLEL OR PERPENDICULAR TO FLUTES), OR CFSF-TO-DECK (PARALLEL OR PERPENDICULAR TO FLUTES) TO MAINTAIN ASSEMBLY RATING CONSISTENT WITH WALL/PARTITION REQUIREMENTS. BRACE WALL AS INDICATED OR REQUIRED.
- C. AT ALL WALLS PREVENTED FROM TERMINATING AT THE UNDERSIDE OF FLOOR/ROOF DECK BY OBSTRUCTIONS, COMPLY WITH THE FOLLOWING:
- AT FIRE-, SMOKE-, AND ACOUSTICALLY RATED WALLS, ENCASE OBSTRUCTION(S) TO MAINTAIN ASSEMBLY RATING CONSISTENT WITH WALL/PARTITION REQUIREMENTS.
 - AT SECURITY WALLS, TERMINATE IN ACCORDANCE WITH SECURITY PARTITION REQUIREMENTS.
 - AT OTHER WALLS, ENCASE OBSTRUCTION(S) ON ONE SIDE.
 - SEAL ENCASMENT TO WALL AND SEAL ENCASMENT TO DECK IN ACCORDANCE WITH JOINT SYSTEM MANUFACTURER'S RECOMMENDATIONS AND TO MAINTAIN ASSEMBLY RATING CONSISTENT WITH WALL/PARTITION REQUIREMENTS.

TERMINATIONS



HEAD-OF-WALL TERMINATION @ OBSTRUCTION

OBSTRUCTION MAY VARY (BEAM, JOIST, GIRDER, CHANNEL, DUCTWORK, PIPING)

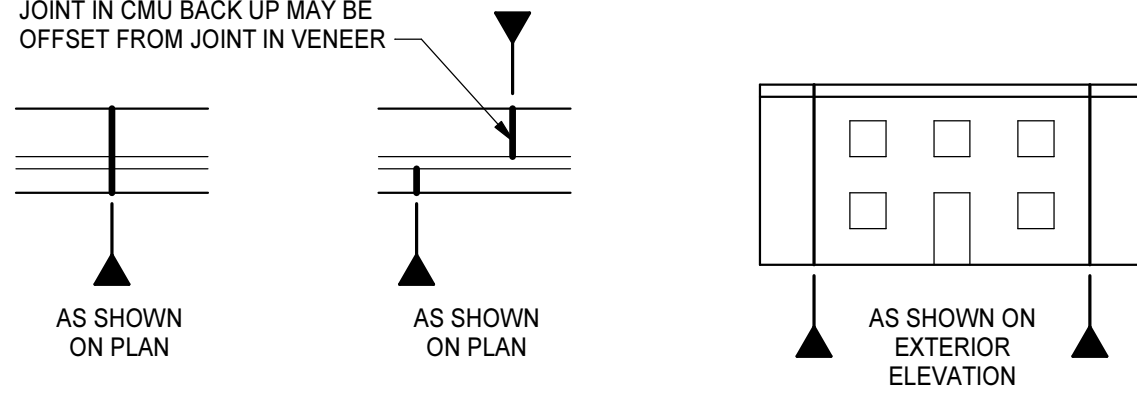


HEAD-OF-WALL TERMINATION @ NON-OBSTRUCTION

WALL JOINT GENERAL NOTES

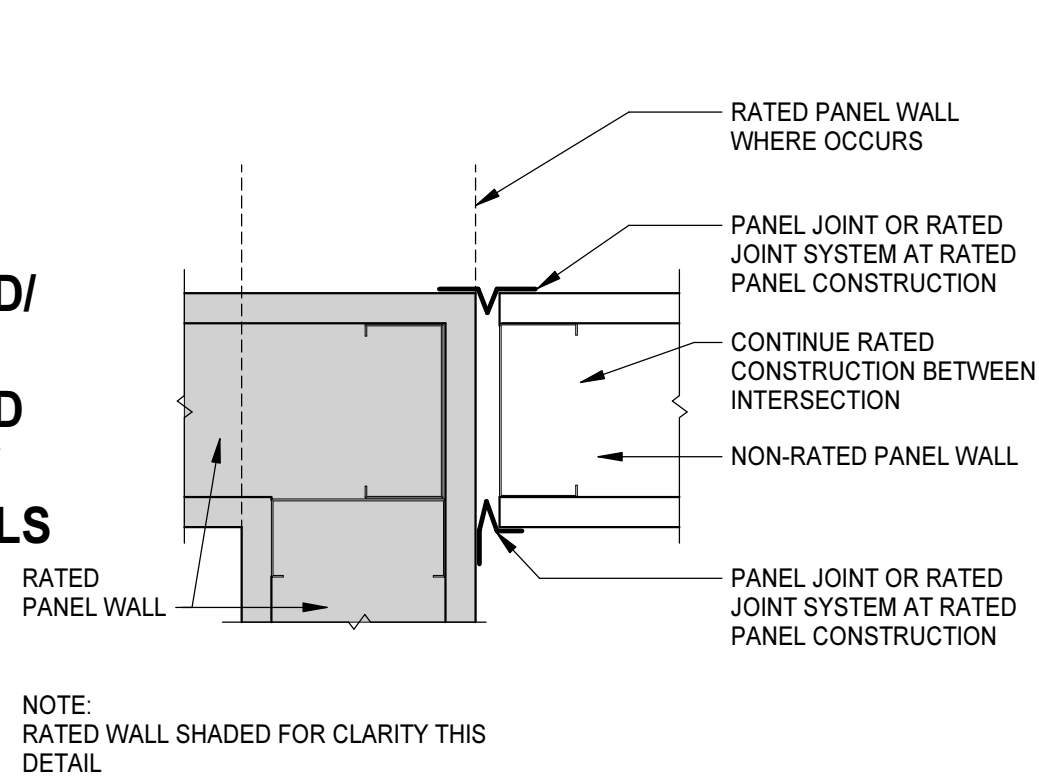
- A. LOCATE CONTROL JOINTS IN INTERIOR AND EXTERIOR WALLS AS INDICATED ON DRAWINGS.
- B. JOINTS ARE INDICATED THUS ON PLANS AND ELEVATIONS.
- C. WALLS AND JOINT TYPES/DETAILS ARE DIAGRAMMATIC. ADJUST JOINT TYPES/DETAILS IN ACCORDANCE WITH ACTUAL FIELD CONDITIONS.
- D. PROVIDE TESTED JOINT ASSEMBLIES AT FIRE-, SMOKE-, AND ACOUSTICAL-RATED WALLS.
- E. WHEN USED HEREIN "RATED" MEANS FIRE, SMOKE, AND/OR ACOUSTICAL.
- F. REFER TO SPECIFICATIONS FOR ADDITIONAL WALL JOINT REQUIREMENTS.

EXTERIOR WALL JOINT GRAPHICS

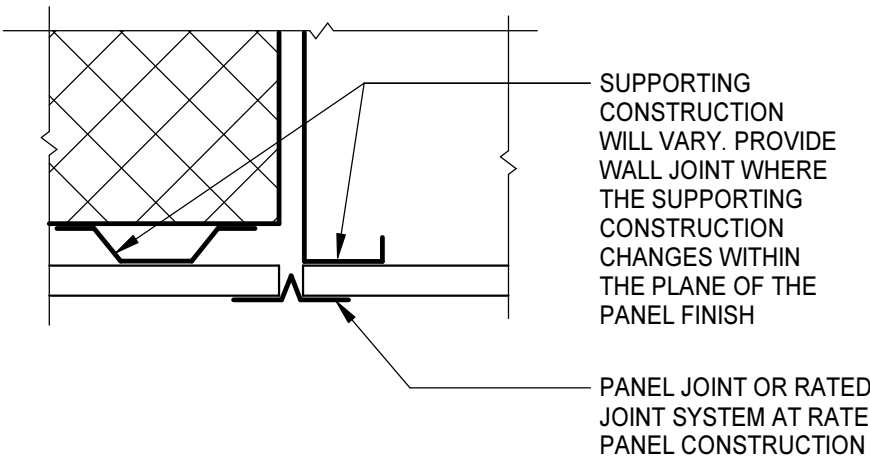


WALL JOINTS

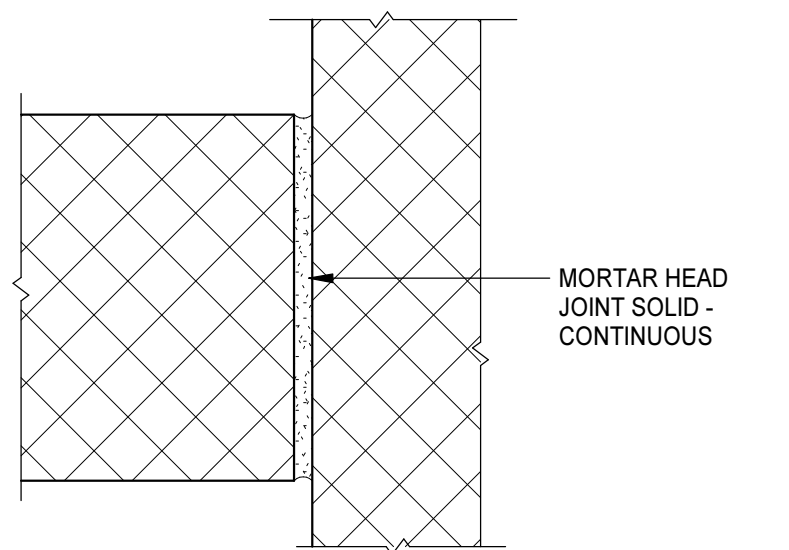
RATED/
NON-
RATED
CFSF/
PANELS



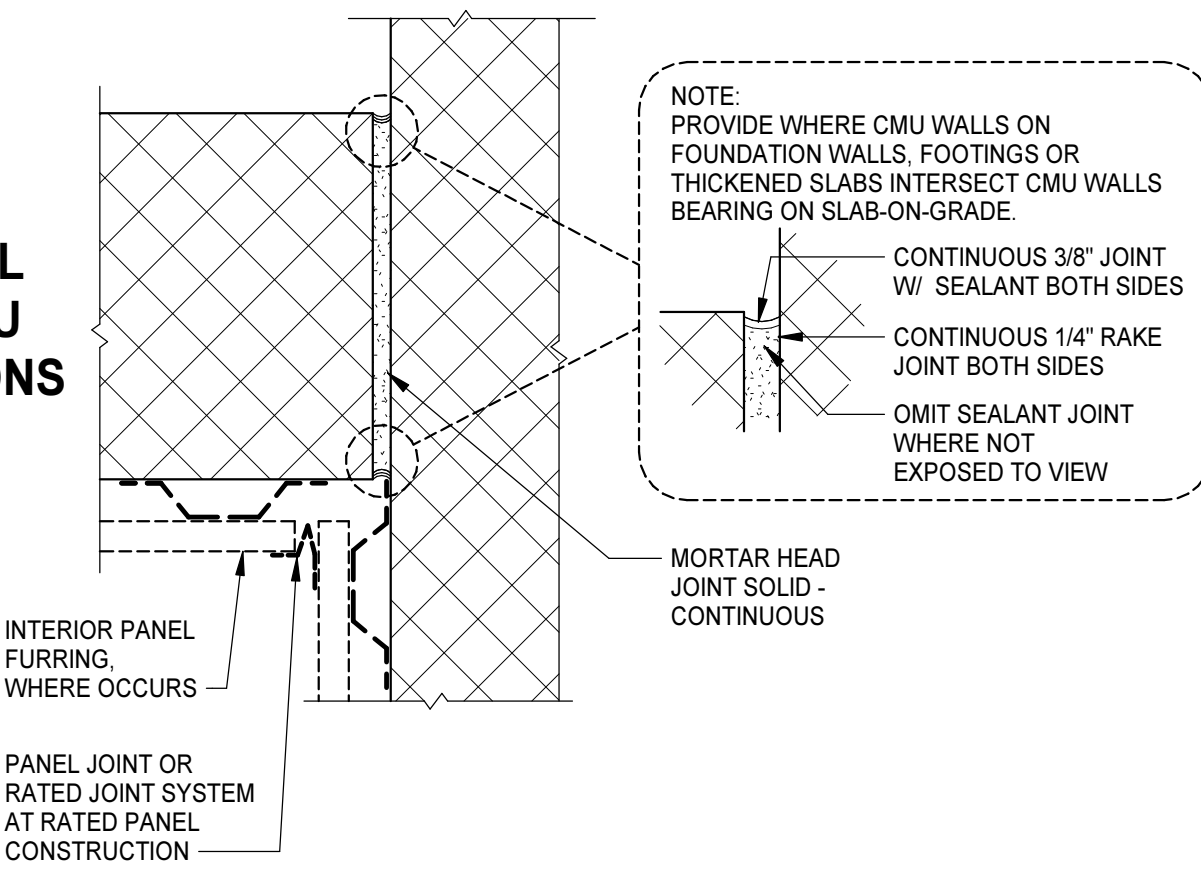
CMU/
CFSF



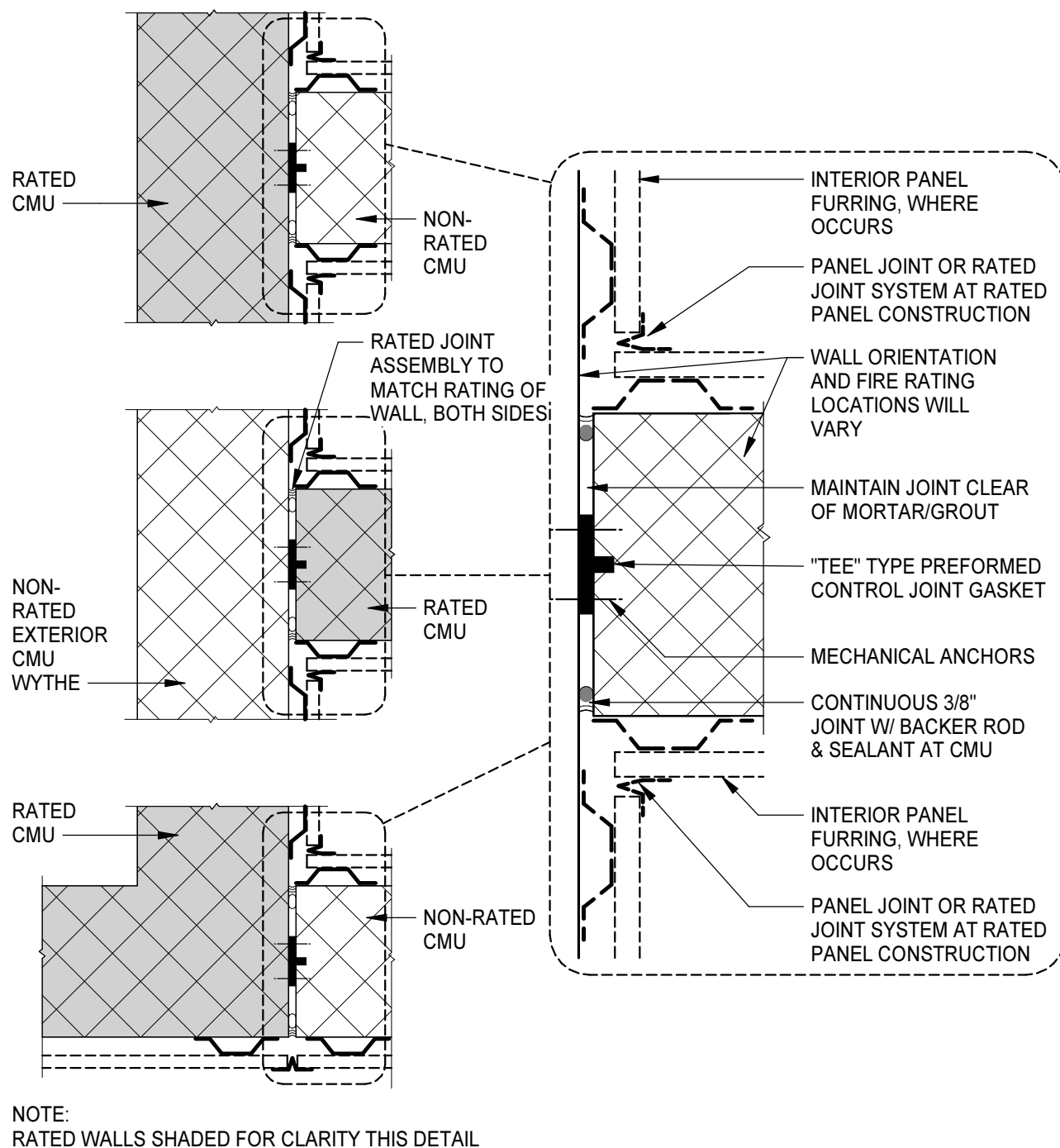
EQUAL
BEARING CMU
INTERSECTIONS



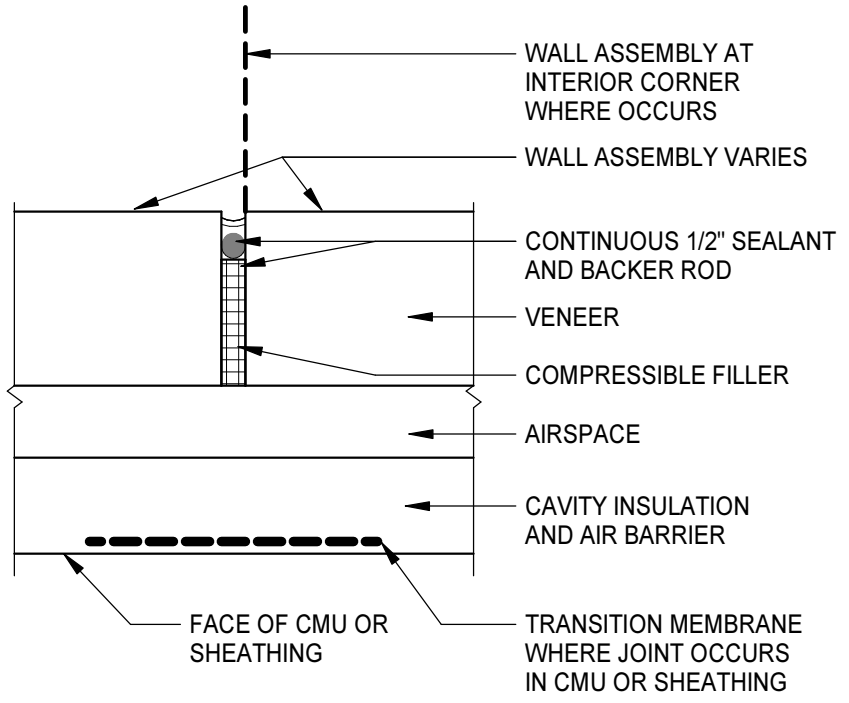
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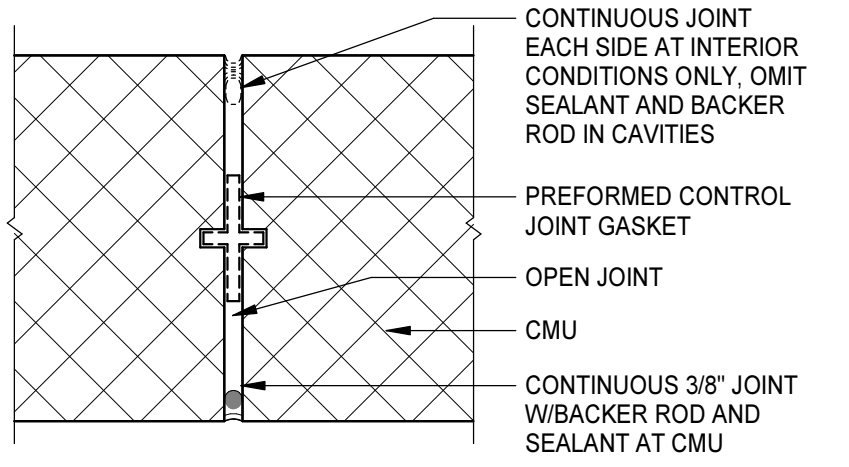
RATED/
NON-
RATED
CMU



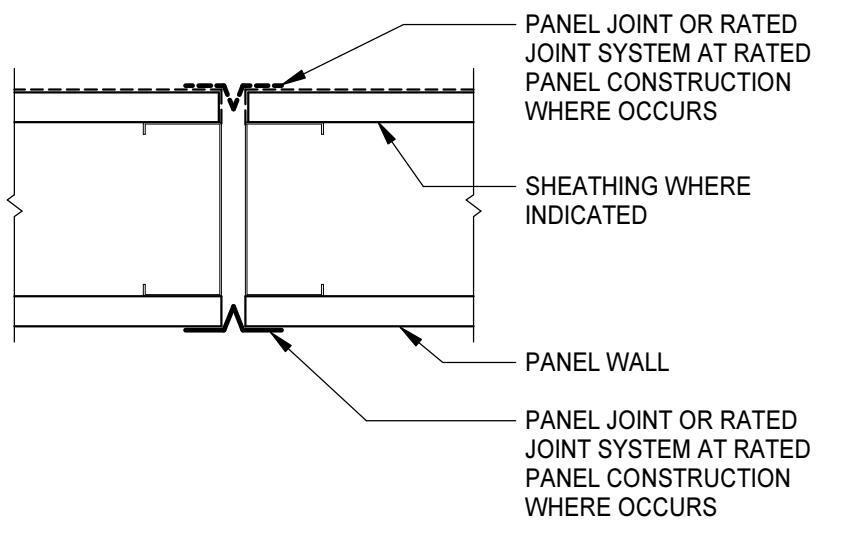
VENEER/
CAVITY



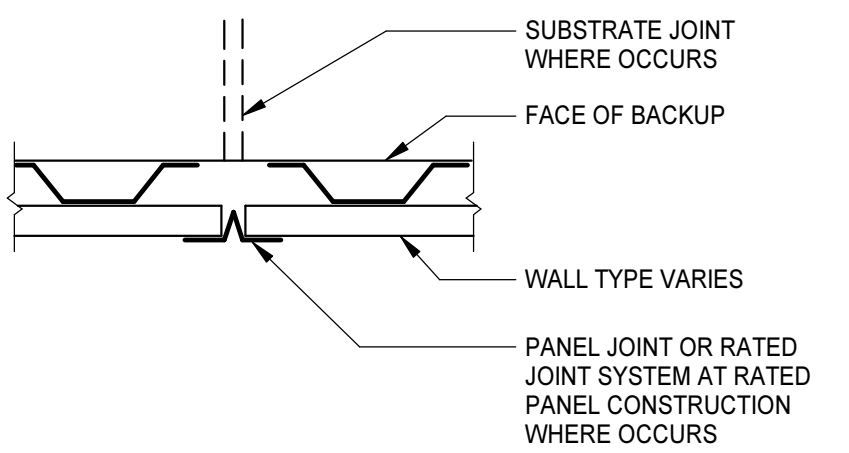
CMU



CFSF/
PANELS



PANEL



WALL/PARTITION TYPE GENERAL NOTES

- A. PLAN DIMENSIONS ARE TO FACE OF WALL OR PARTITION. WHERE APPLIED FINISHES OCCUR-SUCH AS CERAMIC TILE-DIMENSIONS ARE TO FACE OF APPLIED FINISH. FOR WAINSCOTS, FLOOR PLAN DIMENSIONS ARE TO FACE OF WAINSCOT MATERIAL. APPLIED FINISHES ARE NOT ALLOWED TO REDUCE CLEAR DIMENSIONS. "APPLIED FINISHES" IN THIS CASE DO NOT INCLUDE TRIM, BASE, AND ACOUSTIC WALL PANELS.
- B. EXTEND WALL/PARTITION ASSEMBLY COMPONENTS FULL HEIGHT OF ASSEMBLY.
- C. ALL INTERIOR MASONRY UNIT PARTITIONS: M1 (*Coordinate with partition type schedule below*) UNLESS INDICATED OTHERWISE.
- D. ALL INTERIOR CFSF PANEL PARTITIONS: P1 (*Coordinate with partition type schedule below*) UNLESS INDICATED OTHERWISE.
- E. REFER TO STRUCTURAL **AND DETENTION** (*delete if no detention work*) DRAWINGS AND RELATED SPECIFICATIONS FOR SOLID MASONRY, GROUTING, AND REINFORCEMENT REQUIREMENTS INCLUDING BUT MAY NOT BE LIMITED TO:
- MASONRY WALLS/PARTITIONS
 - LINTELS
 - LINTEL BEARING CONDITIONS
 - BOND BEAMS
 - SHELF BEARING CONDITIONS
 - STRUCTURAL REINFORCING REQUIREMENTS
 - CHANGES IN WYTHE
- F. THE TERMS "WALL" AND "PARTITION" MAY BE USED INTERCHANGEABLY THROUGHOUT THE CONTRACT DOCUMENTS.
- G. EXTEND ALL FIRE-, SMOKE-, INCIDENTAL USE-, AND ACOUSTICAL-RATED WALLS/PARTITIONS TO UNDERSIDE OF FLOOR DECK, ROOF DECK, STRUCTURAL ELEMENT ENCASMENT OR SOLID CAP ABOVE.
- SEAL AND TERMINATE IN ACCORDANCE WITH JOINT SYSTEM TESTED ASSEMBLIES FOR RESPECTIVE TYPE OF WALLS/PARTITIONS.
- H. PARTITIONS THAT DO NOT EXTEND TO UNDERSIDE OF DECK OR CAP ABOVE:
- EXTEND 4 INCHES MINIMUM ABOVE HIGHEST ADJACENT FINISH CEILING UNLESS INDICATED OTHERWISE.
- I. DO NOT CONNECT TIES, ANCHORS, OR REINFORCING TO SINGLE CANTILEVERED FIRE WALL OR BETWEEN DOUBLE FIRE WALLS.
- J. SEAL AROUND ALL PENETRATIONS.
- K. COMPLY WITH TERMINATION, WALL JOINT, AND MISCELLANEOUS DETAILS FOR THOSE CONDITIONS WHERE APPLICABLE. COMPLY WITH REFERENCED STANDARDS WHERE DETAILS ARE NOT IDENTIFIED IN THE DRAWINGS.
- L. WALL/PARTITION TYPES DO NOT ADDRESS WALL FINISHES. REFER TO FINISH SCHEDULE.
- M. FINISHED SPACES: PROVIDE CHASES AROUND ALL EXPOSED VERTICAL COMPONENTS, INCLUDING BUT NOT LIMITED TO: DUCTWORK, PIPING, AND CONDUIT. UNLESS COMPONENTS ARE SPECIFICALLY INDICATED TO REMAIN EXPOSED. IF NOT OTHERWISE INDICATED, PROVIDE (*Mn or Pn - Coordinate with partition type in schedule below*) CHASE CONSTRUCTION.
- HOLD CHASES TIGHT TO COMPONENTS ALLOWING FOR ACCESS, INSULATION, AND TOLERANCES
 - EXTEND CHASES FROM FLOOR TO 4 INCHES MINIMUM ABOVE FINISH CEILING OR IF NO CEILING IS INDICATED, EXTEND CHASES TO UNDERSIDE OF FLOOR DECK, ROOF DECK, OR SOLID CAP ABOVE AND TERMINATE ACCORDINGLY.
- N. PROVIDE BACKER BOARD/UNIT OF SAME THICKNESS INDICATED IN LIEU OF GYPSUM BOARD PANEL AT PORTIONS OF WALLS/PARTITIONS TO RECEIVE TILE.

MASONRY UNIT WALL/PARTITION TYPES

REPRESENTED BY Xnn		
MARK	FIRE RATED ASSEMBLY (REFER TO LS 1.1 FOR LEGEND)	REMARKS
M1		7 5/8" 8" NOM. CMU

PANEL WALL/PARTITION TYPES

REPRESENTED BY Xnn		
MARK	FIRE RATED ASSEMBLY (REFER TO LS 1.1 FOR LEGEND)	REMARKS
P1		FURRING 1 1/2" RIGID INSULATION ALONG EXTERIOR WALLS 1 1/2" METAL FURRING @ 24" O.C. 1/2" GYPSUM WALL BOARD
P2		TYPICAL PARTITION 3 5/8" METAL STUDS @ 24" O.C. 5/8" GYPSUM WALL BOARD
P3		PLUMBING 6" METAL STUDS @ 24" O.C. 5/8" GYPSUM WALL BOARD
P4		DEMISING 6" METAL STUDS @ 24" O.C. 1/2" RESILIENT CHANNEL @ 24" O.C. (MOUNTED HORIZONTALLY) 5/8" GYPSUM WALL BOARD

FERNWOOD AT FIVE POINTS

PROJECT #: 630273

Columbia Housing Authority

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PROJECT NO: 630273	DATE: 5/11/23
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WALL/PARTITION
TYPES, WALL JOINTS
AND TERMINATIONS

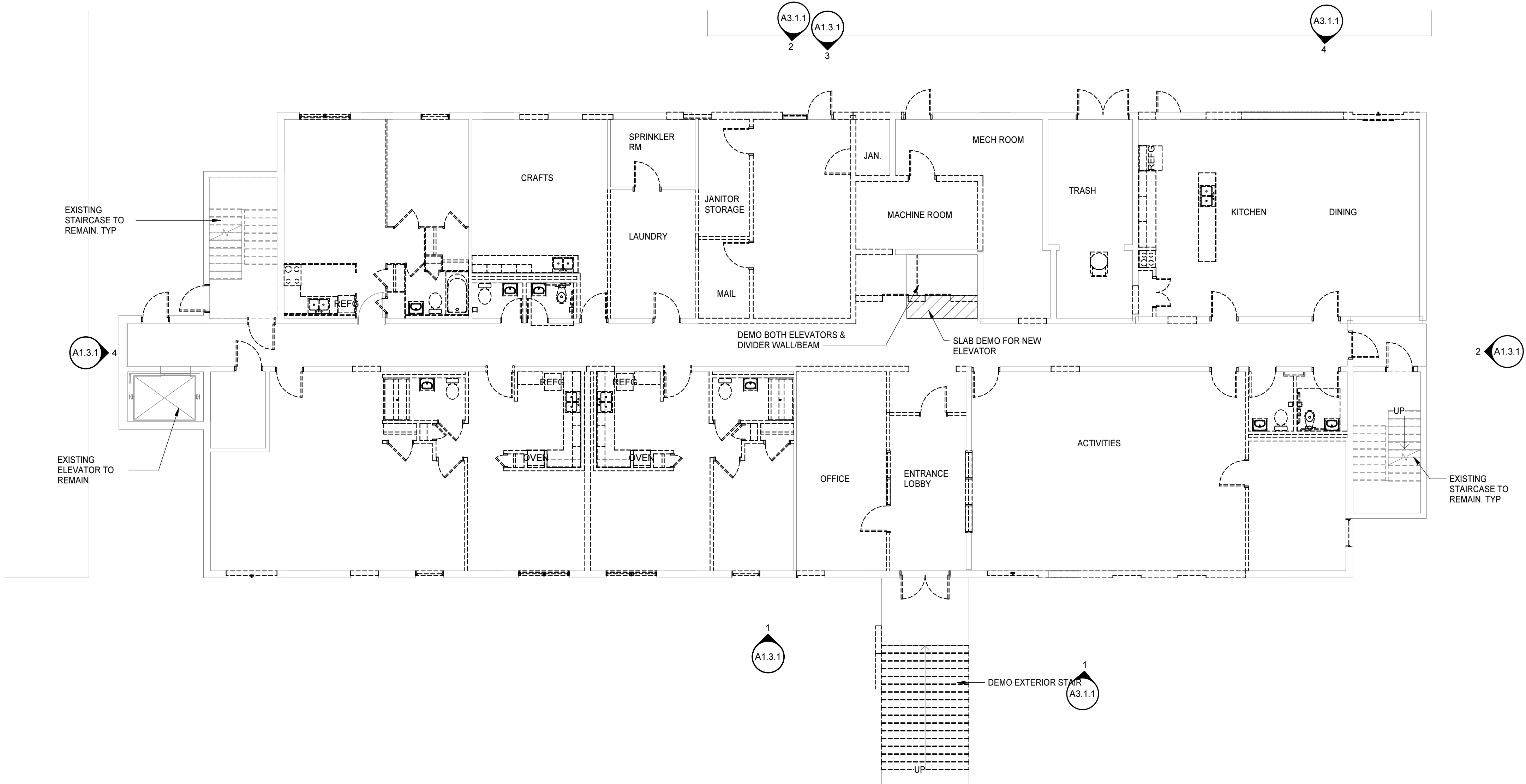
A0.2

Moseley

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10/14/2024 5:30:57 PM

2 LEVEL 2-5 - TYP. DEMOLITION FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 - DEMOLITION FLOOR PLAN
1/8" = 1'-0"

DEMOLITION PLAN LEGEND

APPLIES TO DRAWINGS A1.2.1 - A1.2.n

EXISTING PARTITION/ WALL/ ITEM TO REMAIN

REMOVE EXISTING PARTITION/WALL/ITEM

REMOVE EXISTING WINDOW ASSEMBLY AND FRAMING, INCLUDING ANCHORS

REMOVE EXISTING DOOR AND FRAME ASSEMBLY INCLUDING DOOR HARDWARE, ANCHORS, AND THRESHOLD (WHERE OCCURS).

REMOVE EXISTING PLUMBING FIXTURE. REFER TO PLUMBING DEMOLITION PLAN FOR ADDITIONAL INFORMATION.

DEMOLITION PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS.

2. EXTENT OF INTERIOR DEMOLITION: THE CONTRACTOR SHALL BECOME FAMILAR WITH THE BUILDING AND EXISTING CONDITIONS IN CONJUNCTION WITH THE EXISTING DOCUMENTATION PROVIDED TO PROVIDE AN ACCURATE BID. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS.

3. ITEMS SHOWN TO BE REMOVED ARE BASED ON FIELD SURVEY AND EXISTING DOCUMENTATION. THE VARIOUS ITEMS THAT ARE INDICATED ON THESE DEMOLITION PLANS ARE INTENDED TO GIVE THE CONTRACTOR AN OVERVIEW OF THE SCOPE OF THE WORK INVOLVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE SCOPE OF WORK, THE CONTRACTOR IS RESPONSIBLE TO VERIFY CONDITIONS PRIOR TO DEMOLITION, AND IF REQUIRED SHALL REQUEST INFORMATION PRIOR TO DEMOLITION.

4. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMAINING ELEMENTS OF THE BUILDING SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC. WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.

5. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION WORK.

6. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSEING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.

7. DEMO ALL FLOORING & CEILING.

8. DEMO EXISTING RAILING ALONG CORRIDORS.

9. DEMO ALL GAS/WORK & APPLIANCES IN UNITS AND COMMON AREAS.

FERNWOOD AT FIVE POINTS

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Columbia Housing Authority
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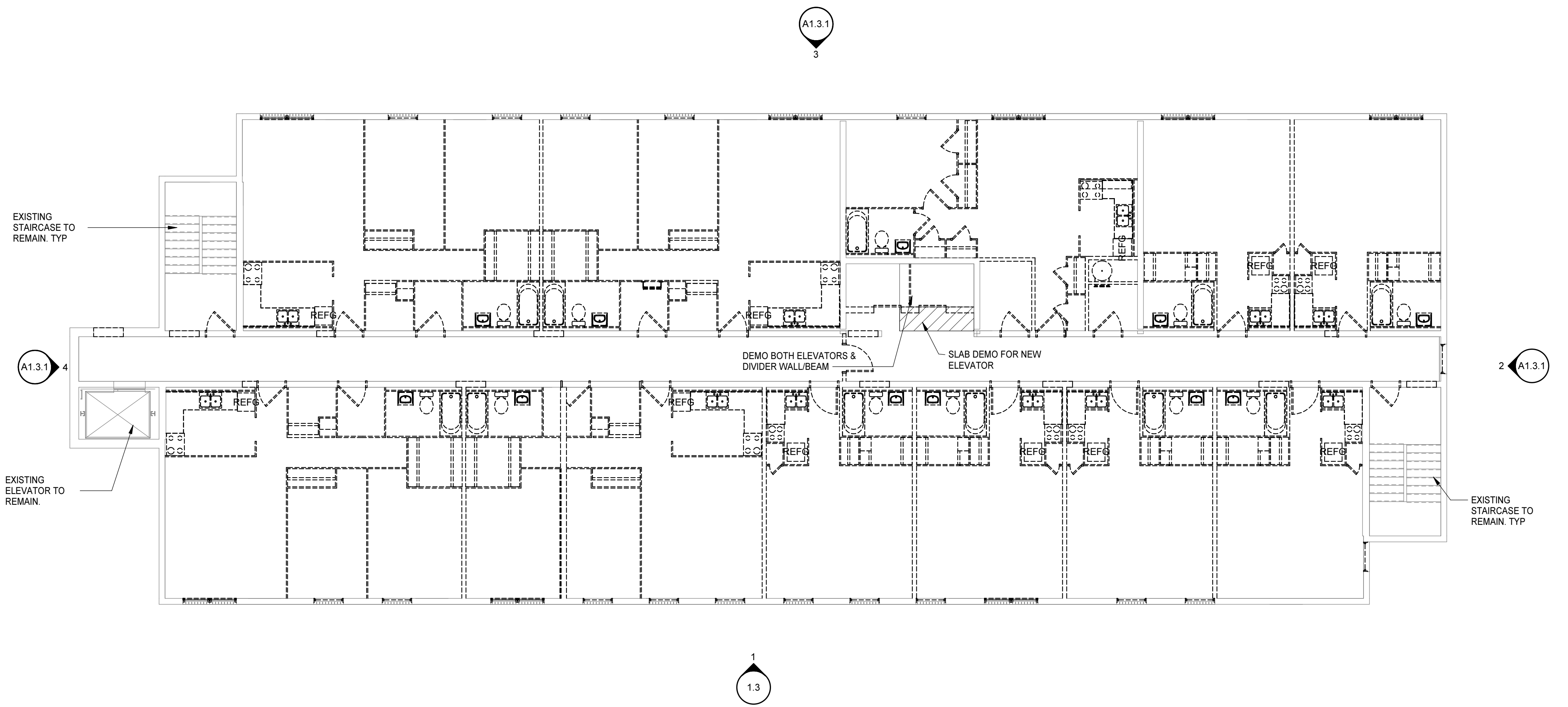
DEMOLITION PLAN

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A1.2.1

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1 LEVEL 6 - DEMOLITION FLOOR PLAN
1/8" = 1'-0"

DEMOLITION PLAN LEGEND

APPLIES TO DRAWINGS A1.2.1 - A1.2.2

- EXISTING PARTITION/ WALL/ ITEM TO REMAIN
- REMOVE EXISTING PARTITION/WALL/ITEM
- REMOVE EXISTING WINDOW ASSEMBLY AND FRAMING, INCLUDING ANCHORS
- REMOVE EXISTING DOOR AND FRAME ASSEMBLY INCLUDING DOOR HARDWARE, ANCHORS, AND THRESHOLD (WHERE OCCURS)
- REMOVE EXISTING PLUMBING FIXTURE. REFER TO PLUMBING DEMOLITION PLAN FOR ADDITIONAL INFORMATION.

DEMOLITION PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- EXTENT OF INTERIOR DEMOLITION: THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE BUILDING AND EXISTING CONDITIONS IN CONJUNCTION WITH THE EXISTING DOCUMENTATION PROVIDED TO PROVIDE AN ACCURATE BID. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS.
- ITEMS SHOWN TO BE REMOVED ARE BASED ON FIELD SURVEY AND EXISTING DOCUMENTATION. THE VARIOUS ITEMS THAT ARE INDICATED ON THESE DEMOLITION PLANS ARE INTENDED TO GIVE THE CONTRACTOR AN OVERVIEW OF THE SCOPE OF THE WORK INVOLVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE SCOPE OF WORK. THE CONTRACTOR IS RESPONSIBLE TO VERIFY CONDITIONS PRIOR TO DEMOLITION, AND IF REQUIRED SHALL REQUEST INFORMATION PRIOR TO DEMOLITION.
- PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMAINING ELEMENTS OF THE BUILDING SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
- ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION WORK.
- FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.
- DEMO ALL FLOORING & CEILING.
- DEMO EXISTING RAILING ALONG CORRIDORS.
- DEMO ALL CASWORK & APPLIANCES IN UNITS AND COMMON AREAS.

FERNWOOD AT FIVE POINTS

PROJECT #: 630273
Columbia Housing Authority
2225 College St, Columbia, SC 29205

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DEMOLITION PLAN

A1.2.2



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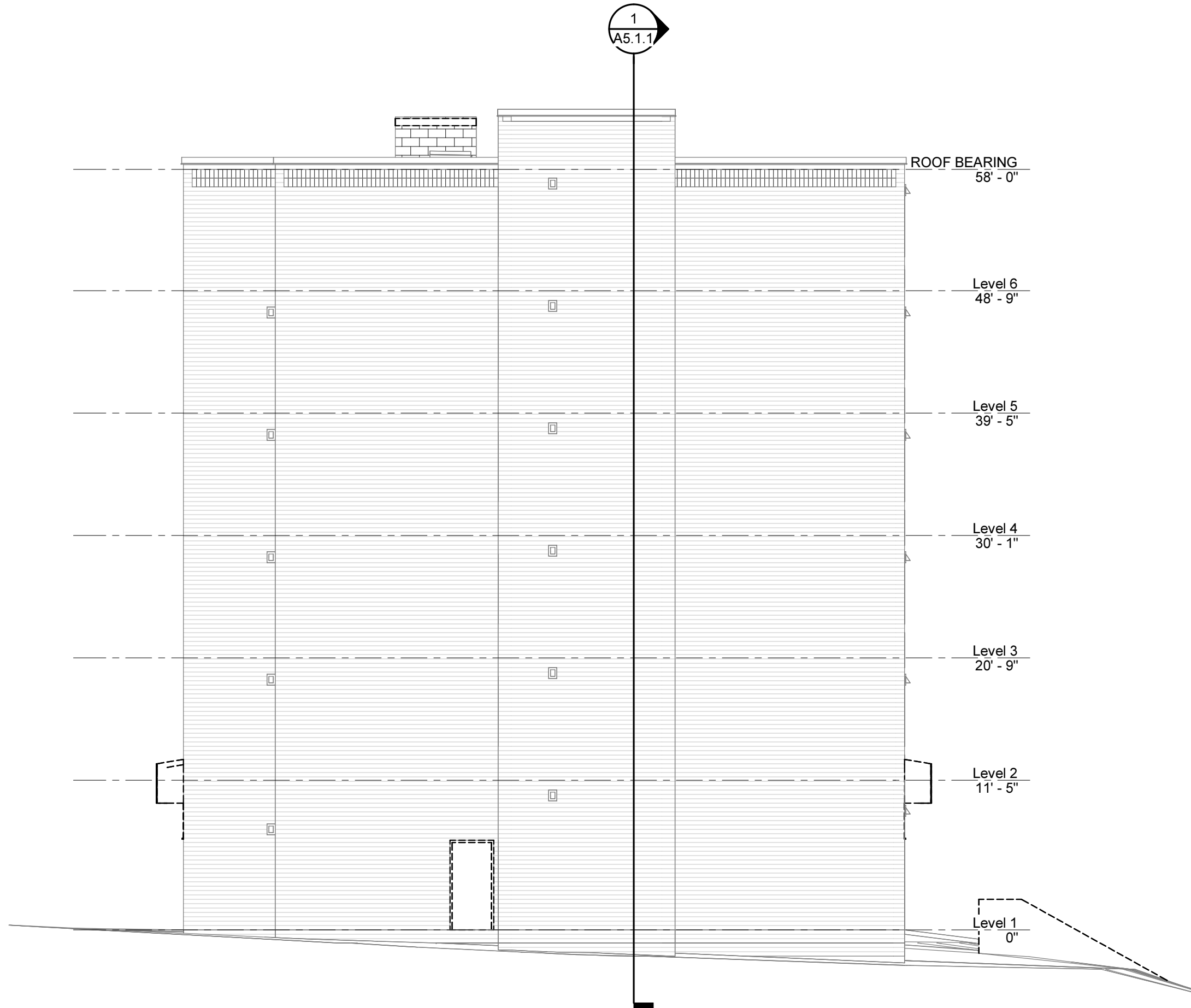
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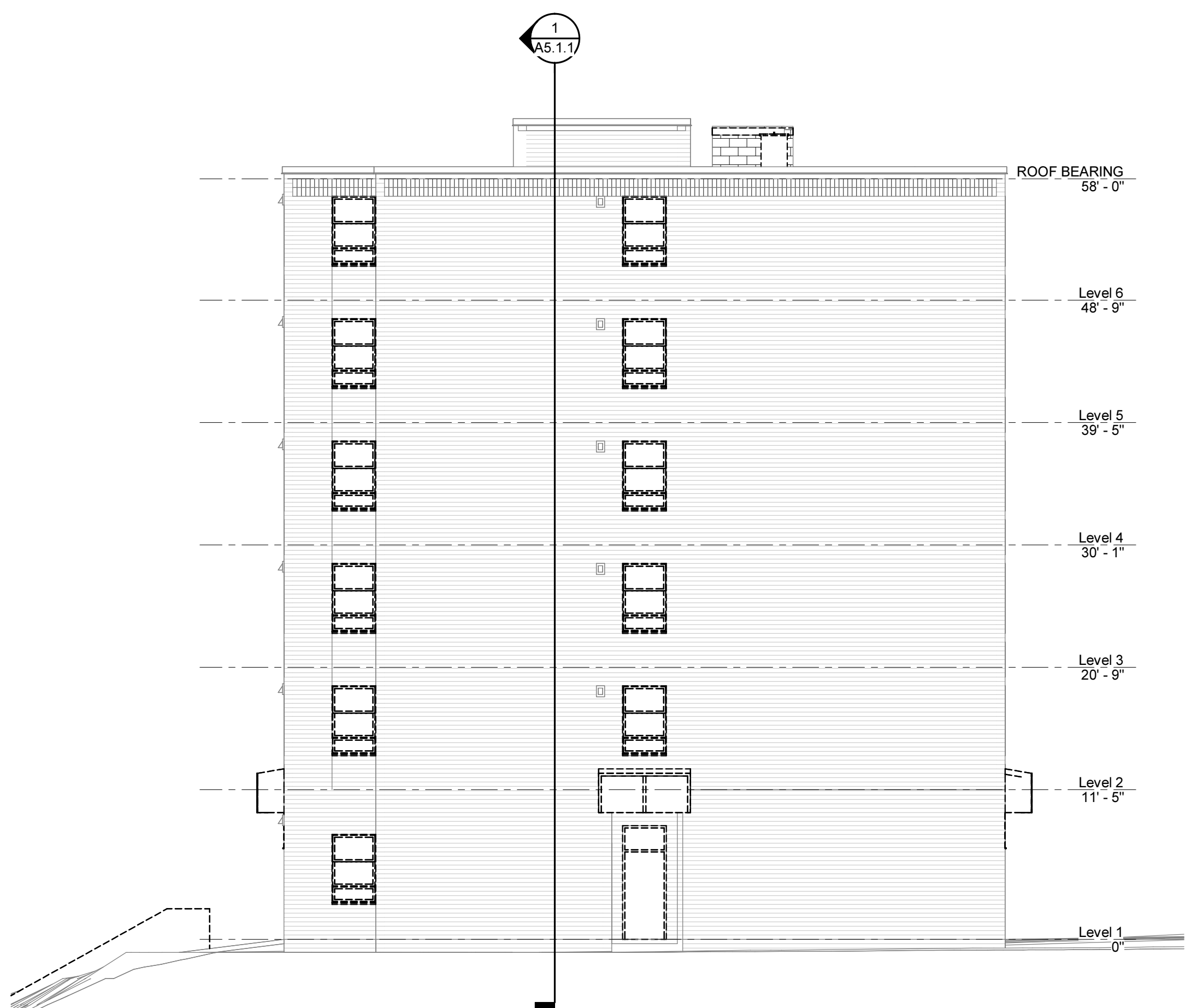
3 DEMOLITION - NORTH ELEVATION
A1.2.1/A1.3.1 1/8" = 1'-0"



1 DEMOLITION - SOUTH ELEVATION
A1.2.1/A1.3.1 1/8" = 1'-0"



4 DEMOLITION - WEST ELEVATION
A1.2.1/A1.3.1 1/8" = 1'-0"



2 DEMOLITION - EAST ELEVATION
A1.2.1/A1.3.1 1/8" = 1'-0"

- DEMOLITION ELEVATION GENERAL NOTES**
1. DO NOT SCALE DRAWINGS.
 2. DEMOLISH ALL WINDOWS.
 3. DEMOLISH ALL PTAC UNITS.
 4. DEMOLISH ALL EXTERIOR DOORS.

FERNWOOD AT FIVE POINTS

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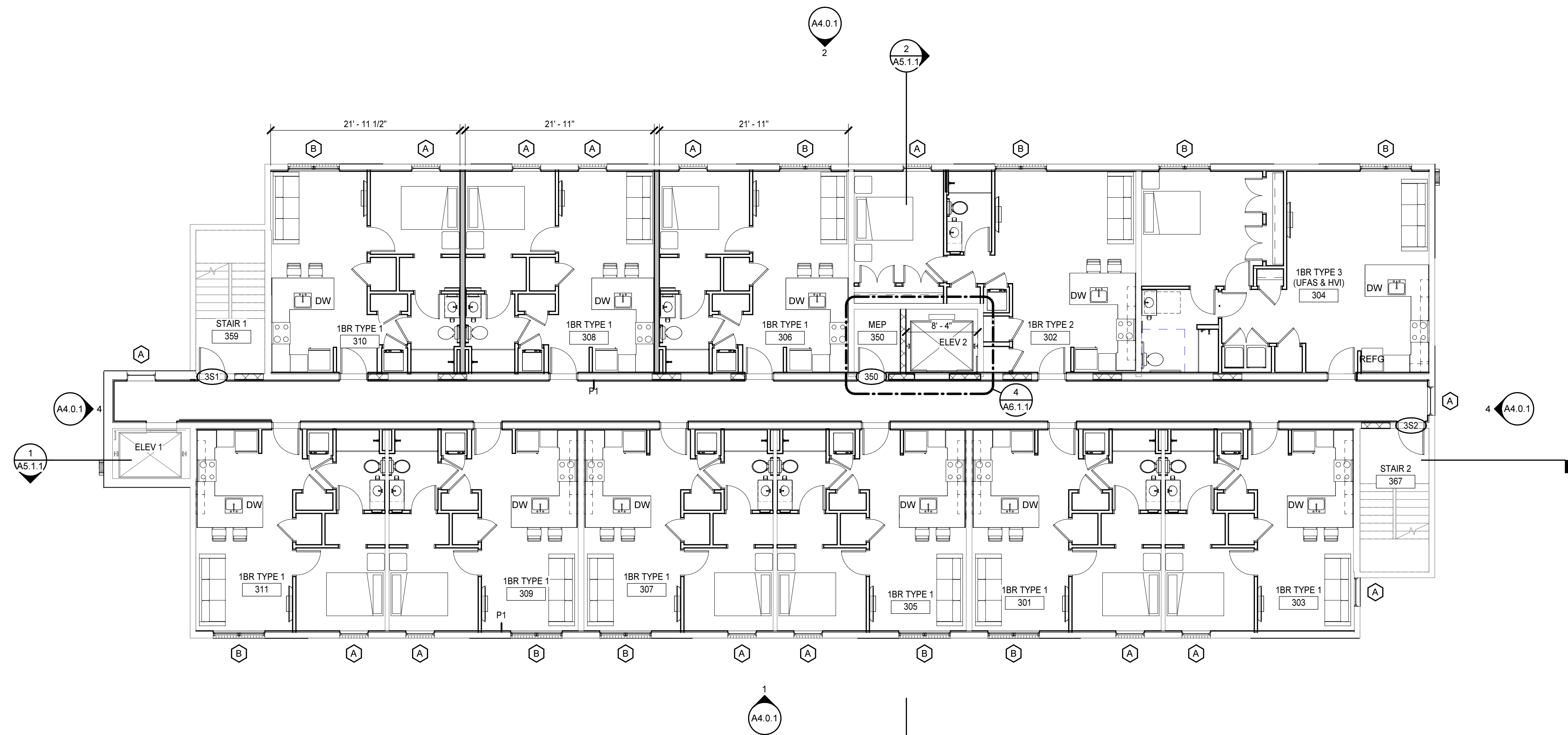
PROJECT NO: 630273
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DEMOLITION
ELEVATIONS

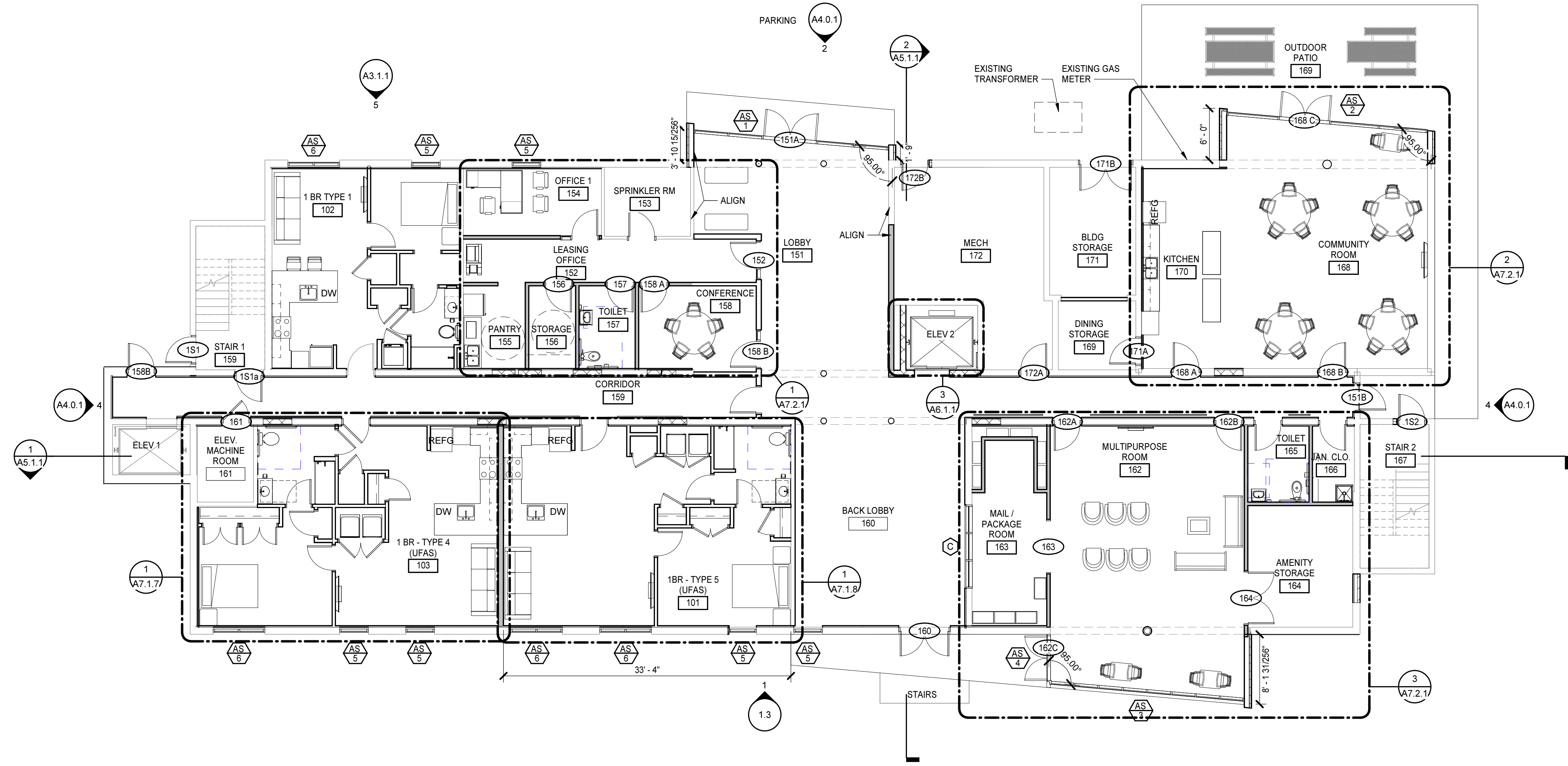


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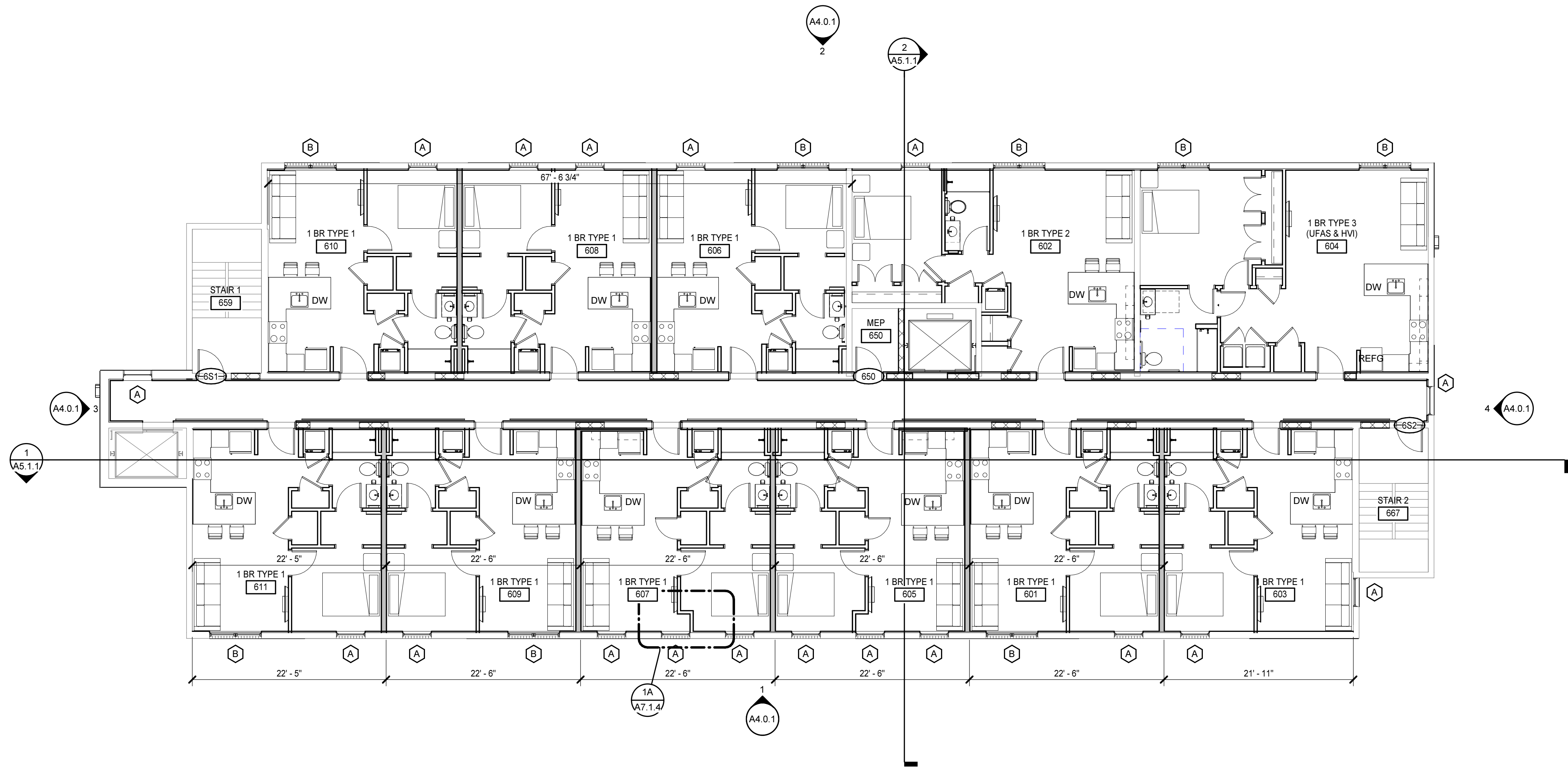
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2 LEVEL 2-5 - TYP. FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 6 - FLOOR PLAN
1/8" = 1'-0"

FERNWOOD AT FIVE POINTS

PROJECT #: 630273
Columbia Housing Authority
2225 College St, Columbia, SC 29205

PROJECT NO:	630273
DATE:	5/11/23
REVISIONS	
DATE	DESCRIPTION

PROPOSED FLOOR
PLANS

A2.1.2

DOOR SCHEDULE																
NUMBER	LOCATION	DOOR		DOOR				FRAME						FIRE RATING	NOTES	
		TYPE	SIZE (NOMINAL)	MATL	LOUVE R	UC	GLAZING TYPE	TYPE	NUMBER	SECTIONS	HEAD DETAIL	JAMB DETAIL	JAMB DETAIL			SILL DETAIL
Level 1																
151		F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
151a	CORRIDOR	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
152		F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
151A	LOBBY	FG	PR 3'-1" x 6'-10" x 2"	ALUM	N											
151B		F	3'-0" x 6'-8" x 1 3/4"	HM	N											
152	LEASING OFFICE	F	3'-0" x 7'-0" x 1 3/4"	HM	N											
153	SPRINKLER RM	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
154	OFFICE 1	F	3'-0" x 7'-0" x 1 3/4"	HM	N											
156	STORAGE	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
157	TOILET	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
158 A	CONFERENCE	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
158 B	CONFERENCE	F	3'-0" x 7'-0" x 1 3/4"	HM	N											
158A	CORRIDOR	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
158B		F	3'-0" x 6'-8" x 1 3/4"	HM	N											
160		E1	PR 2'-10" x 7'-0" x 1 3/4"	ALUM	N											
161	CORRIDOR	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
162A	MULTIPURPOSE ROOM	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
162B	MULTIPURPOSE ROOM	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
162C	MULTIPURPOSE ROOM	FG	PR 2'-7.23256" x 6'-10" x 2"	HM	N											
163	MAIL / PACKAGE ROOM	--	6'-0" x 7'-0" x 0"	HM	N											
164	AMENITY STORAGE	F	PR 3'-0" x 7'-0" x 1 3/4"	HM	N											0
165	TOILET	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
166	JAN CLO	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
168 A	COMMUNITY ROOM	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
168 B	COMMUNITY ROOM	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
168 C	COMMUNITY ROOM	FG	PR 2'-11" x 6'-10" x 2"	ALUM	N											
171A	DINING STORAGE	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
171B	BLDG STORAGE	F	PR 3'-0" x 7'-0" x 1 3/4"	HM	N											
172A	MECH	F	3'-0" x 6'-8" x 1 3/4"	HM	N											
172B	MECH	F	3'-0" x 7'-0" x 1 3/4"	HM	N											
Level 2																
251	STAIR 1	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
252	STAIR 2	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
250	MEP	F	3'-0" x 6'-8" x 1 3/4"	HM	N				F1							20 MIN
Level 3																
351	STAIR 1	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
352	STAIR 2	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
350	MEP	F	3'-0" x 6'-8" x 1 3/4"	HM	N											20 MIN
Level 4																
451	STAIR 1	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
452	STAIR 2	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
450	MEP	F	3'-0" x 6'-8" x 1 3/4"	HM	N											20 MIN
Level 5																
551	STAIR 1	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
552	STAIR 2	F	3'-0" x 6'-8" x 1 3/4"	HM	N											90 MIN
550	MEP	F	3'-0" x 6'-8" x 1 3/4"	HM	N											20 MIN
Level 6																
651	STAIR 1	F	3'-0" x 7'-0" x 1 3/4"	HM												90 MIN
652	STAIR 2	F	3'-0" x 7'-0" x 1 3/4"	HM												90 MIN
650	MEP	F	3'-0" x 6'-8" x 1 3/4"	HM												20 MIN

UNIT DOOR SCHEDULE															
NUMBER	LOCATION	DOOR		DOOR				FRAME						FIRE RATING	NOTES
		TYPE	SIZE (NOMINAL)	MATL	LOUVER	UC	GLAZING TYPE	TYPE	NUMBE R	SECTIONS	HEAD DETAIL	JAMB DETAIL	JAMB DETAIL		
D1	UNIT ENTRY	F	3'-0" x 6'-8" x 1 3/4"	HCWD				HM	F1	A	MI1				20 MIN
D2	BEDROOM	F	2'-10" x 6'-8" x 1 3/4"	HCWD				B	F1	A					
D3	BATHROOM	F	2'-10" x 6'-8" x 1 3/4"	HCWD				B	F1	A					
D4	CLOSET - LAUNDRY	FLVR2	2'-6" x 6'-8" x 1 3/4"	HCWD	Y			B	F1	A					
D5	CLOSET - LAUNDRY	FLVR2	PR 2'-6" x 6'-8" x 1 3/4"	HCWD	Y			B	F1	A					
D6	WALK IN CLOSET	--	3'-0" x 7'-0" x 0"	HCWD				B	F1	A					
D7	CLOSET - GENERAL	F	PR 2'-0" x 6'-8" x 1 3/4"	HCWD				<varies>	F1	A					
D8	CLOSET - MECH.	FLVR2	2'-6" x 6'-8" x 1 3/4"	HCWD	Y			B	F1	A					
D9	COAT CL	F	2'-6" x 6'-8" x 1 3/4"	HCWD				B	F1	A					
D10	LINEN CL	F	2'-10" x 6'-8" x 1 3/4"	HCWD				<varies>	F1	A					

GENERAL NOTES

A. UNLESS INDICATED OTHERWISE, ALL DETAIL NUMBERS IN THE DOOR AND FRAME SCHEDULE FOR HEAD, JAMB AND SILL CONDITIONS REFER TO DRAWINGS A3.2.1 - A3.2.n.

B. DOOR AND FRAME DETAILS INDICATE GENERAL CHARACTERISTICS OF DOOR AND FRAME SIZES AND COMPONENTS AND MAY NOT INDICATE EXACT FIELD CONDITIONS OR REQUIREMENTS. COORDINATE DETAILS WITH OTHER DRAWINGS AND SPECS TO DETERMINE ALL COMPONENTS (E.G. SEALANTS, ANCHORS, HARDWARE, LINTELS, CLIPS) REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALLATION.

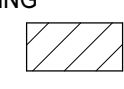
C. DOOR SWINGS ON FLOOR PLANS TAKE PRECEDENCE OVER SWINGS INDICATED ELSEWHERE (E.G. ELEVATIONS).

GLAZING TYPES

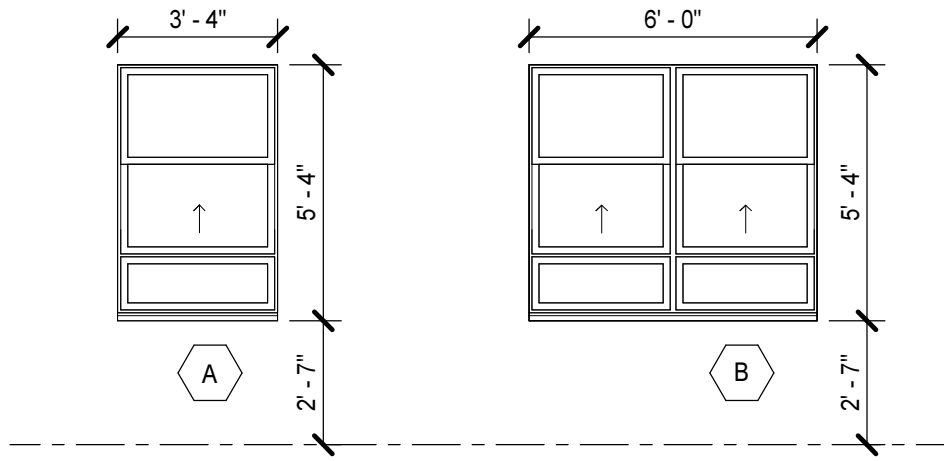
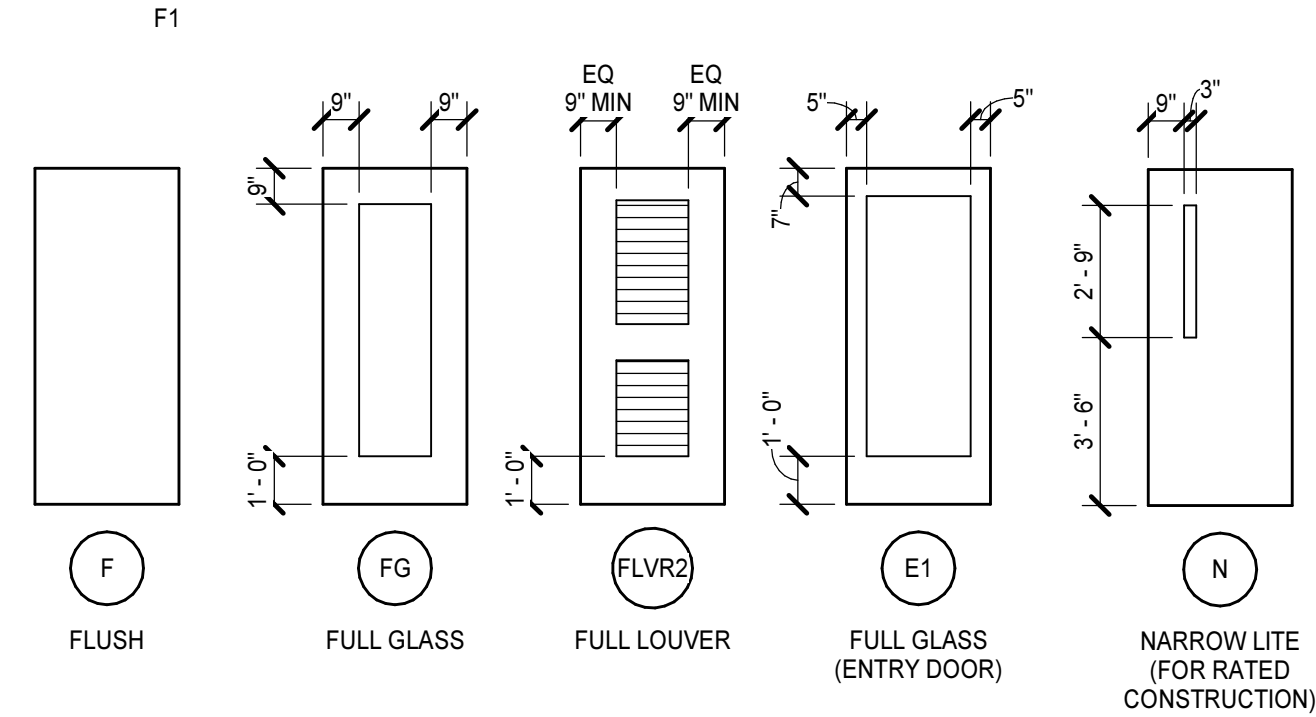
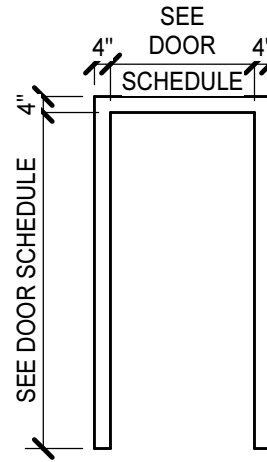
REPRESENTED BY 

1. 1/4" CLEAR

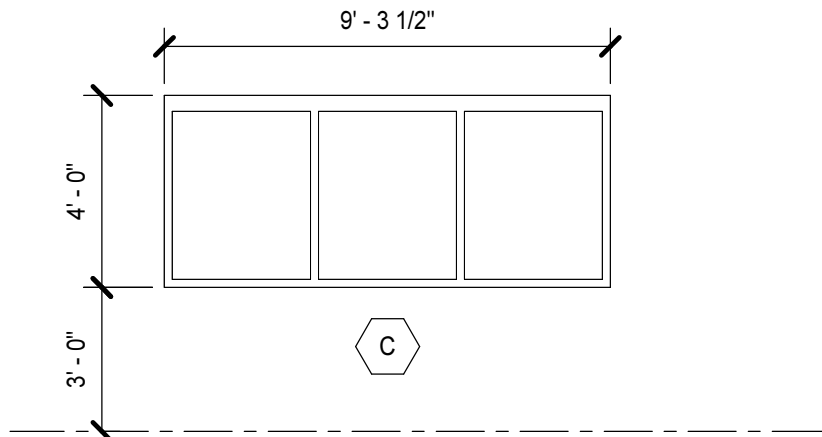
2. 1" TINTED INSULATING

1" SPANDREL PANEL 

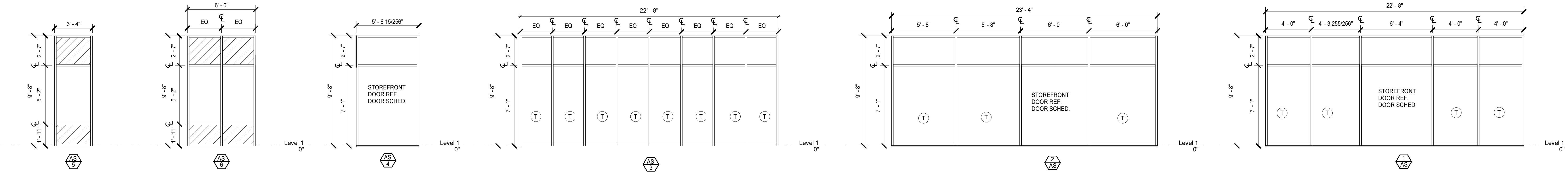
NOTES:
1. ALL GLAZING IN INTERIOR FRAMES SHALL BE TYPE 1, UNO
2. ALL GLAZING IN EXTERIOR FRAMES SHALL BE TYPE 2, UNO
3. GLAZE ALL OPENINGS IN FRAMES UNLESS SPECIFICALLY INDICATED OTHERWISE
4. ALL GLAZING SHALL BE SAFETY GLASS UNLESS INDICATED OTHERWISE



EXTERIOR WINDOW TYPES



INTERIOR WINDOW TYPES



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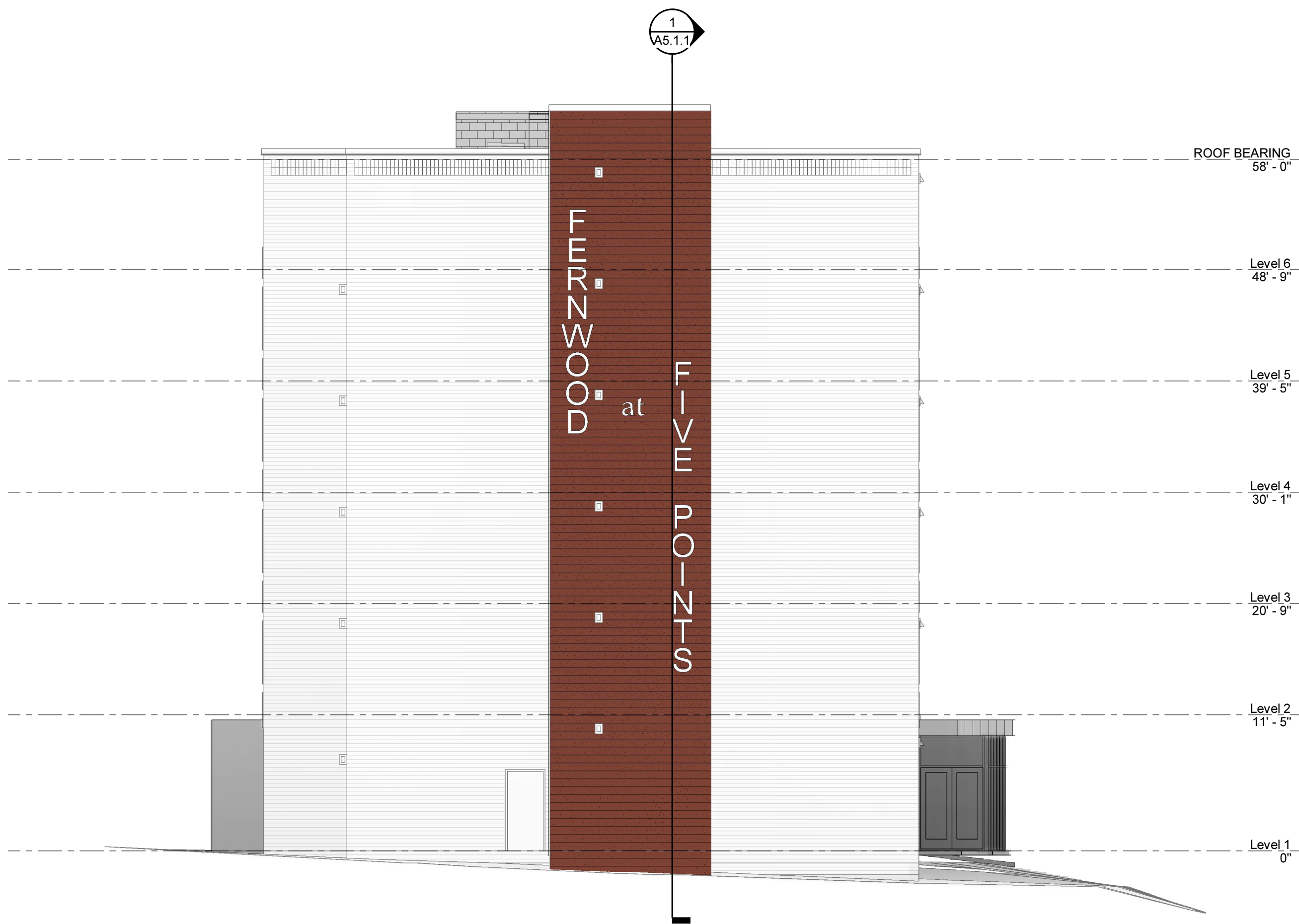
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4 PROPOSED EAST ELEVATION
A1.2.1 | A4.0.1 1/8" = 1'-0"



2 OPTION 1 - PROPOSED NORTH ELEVATION
A2.1.1 | A4.0.1 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
A1.2.1 | A4.0.1 1/8" = 1'-0"



1 OPTION 1 - PROPOSED SOUTH ELEVATION
A1.2.1 | A4.0.1 1/8" = 1'-0"

MATERIAL LEGEND	
	EXISTING BRICK
	PAINTED BRICK
	FIBER CEMENT PANEL OVER BRICK

GENERAL NOTES	
A.	REMOVE AND REPLACE A/C KNOCKOUT PANEL WITH BRICK TO MATCH THE EXISTING FACADE.
B.	REMOVE EXHAUST FAN & DUCT ON THE EXTERIOR WALL. COVER CUTOOUT WITH BRICK TO MATCH EXISTING FACADE.
C.	REMOVE EXHAUST FAN & DUCT ON THE EXTERIOR WALL. COVER CUTOOUT WITH BRICK TO MATCH EXISTING FACADE. DEMO AND REPLACE ALL WINDOWS.

FERNWOOD AT FIVE POINTS

PROJECT #: 630273
Columbia Housing Authority
2225 College St, Columbia, SC 29205

PROJECT NO: 630273	DATE: 5/11/2024
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DATE	DESCRIPTION

PROPOSED
ELEVATIONS



3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 784-7555 FAX (804) 355-5660
MOSELEYARCHITECTS.COM

A4.0.1

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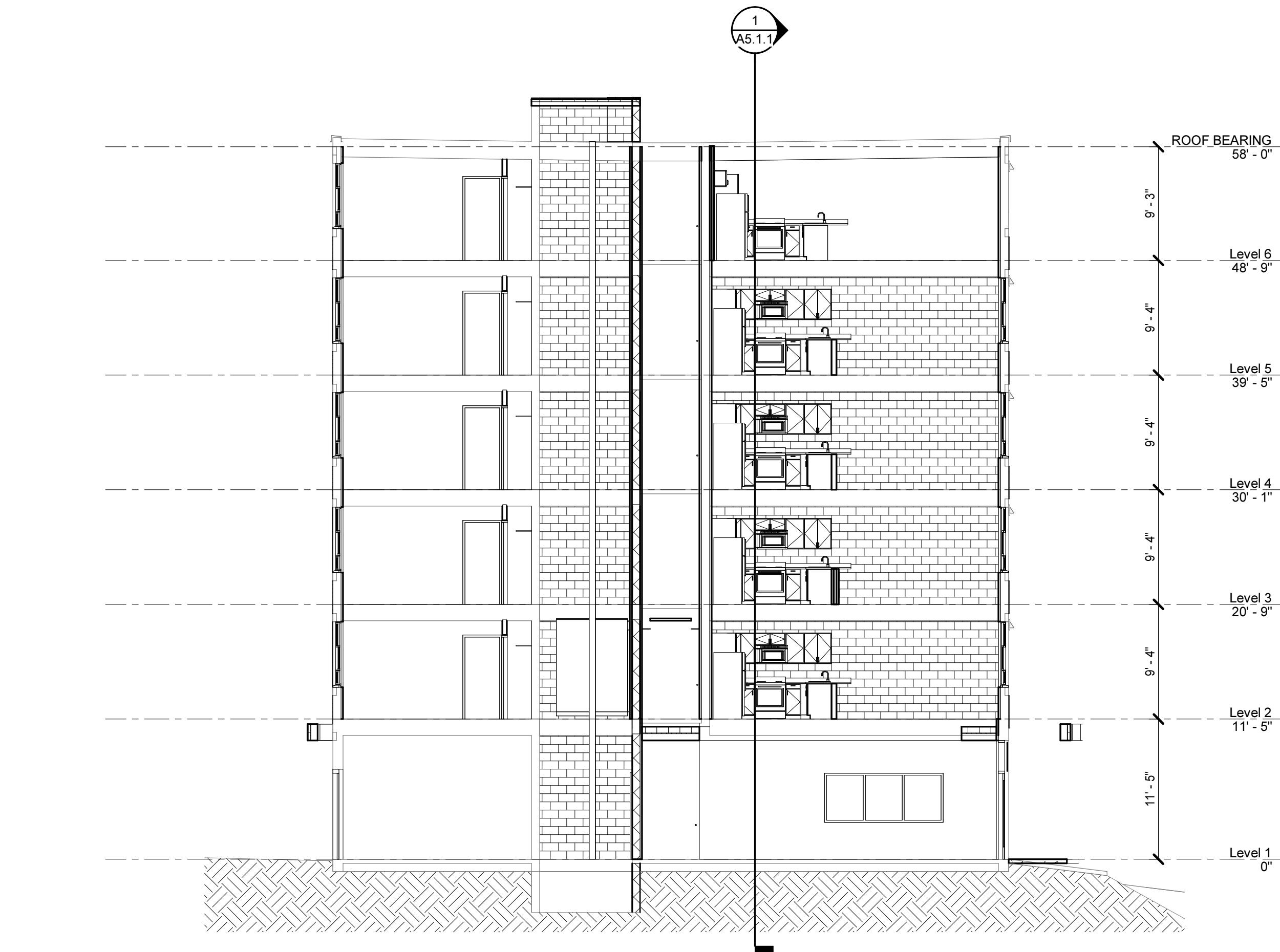
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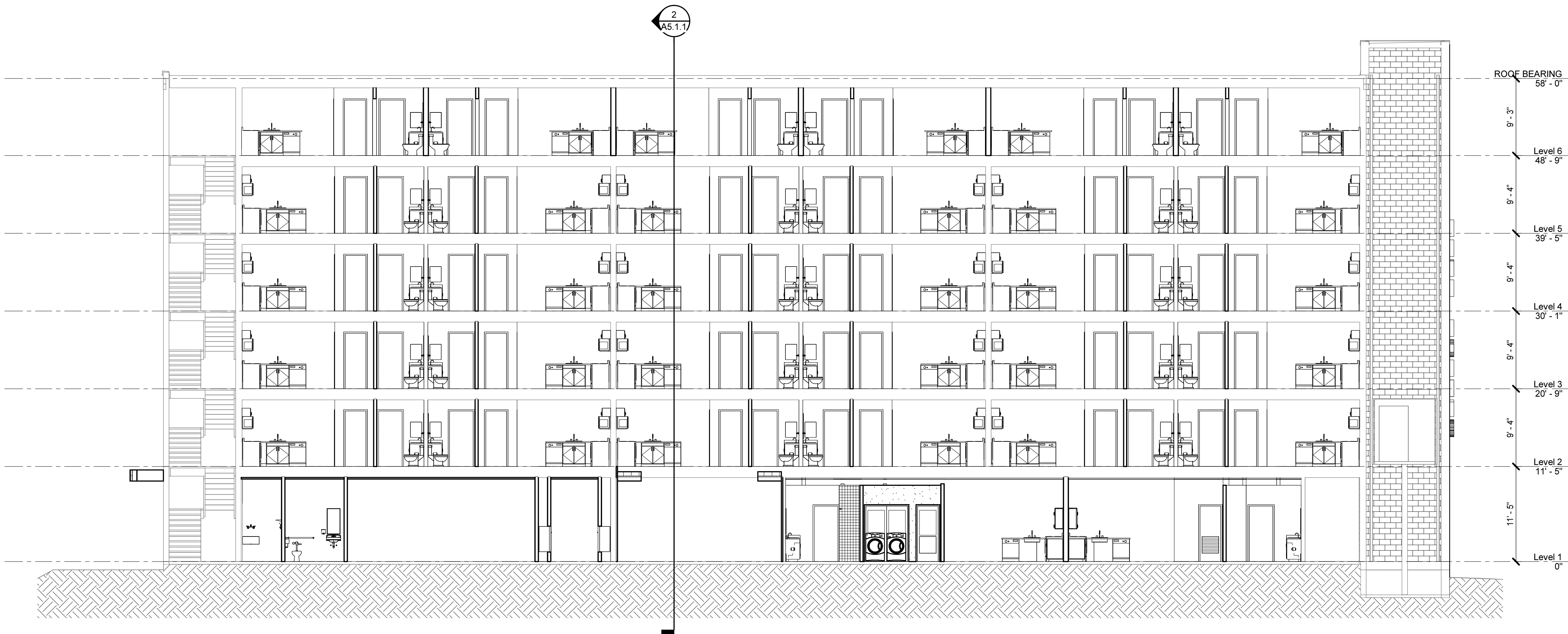
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9

10



2 SECTION 2
A1.3.1/A5.1.1 1/8" = 1'-0"



1 SECTION 1
A1.3.1/A5.1.1 1/8" = 1'-0"

FERNWOOD AT FIVE POINTS

PROJECT #: 630273
Columbia Housing Authority
2225 College St, Columbia, SC 29205

PROJECT NO: 630273
DATE: 5/11/23
REVISIONS
DATE DESCRIPTION

BUILDING SECTIONS

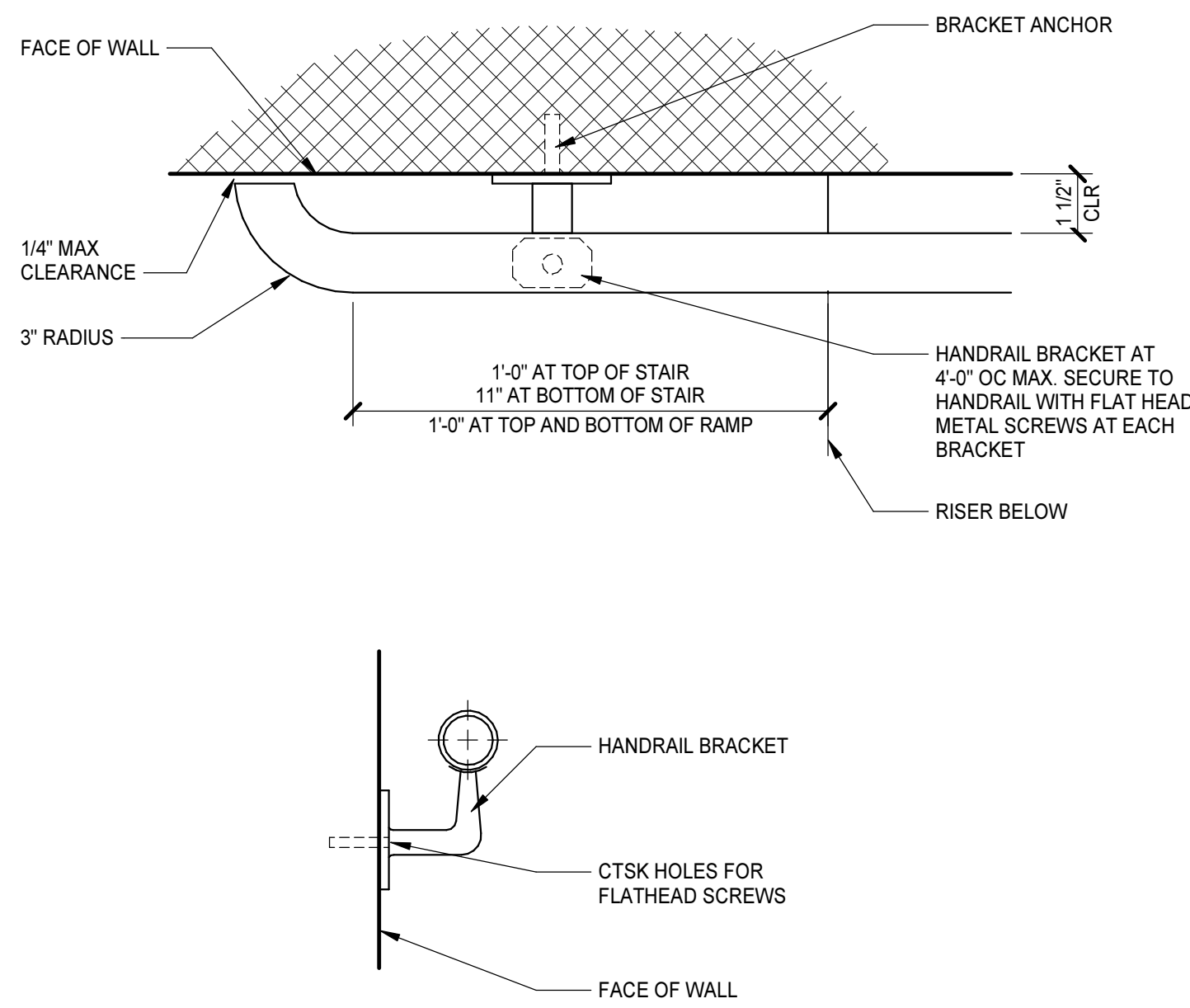
Moseley

5200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 784-7555 FAX (804) 355-5690
MOSELEYARCHITECTS.COM

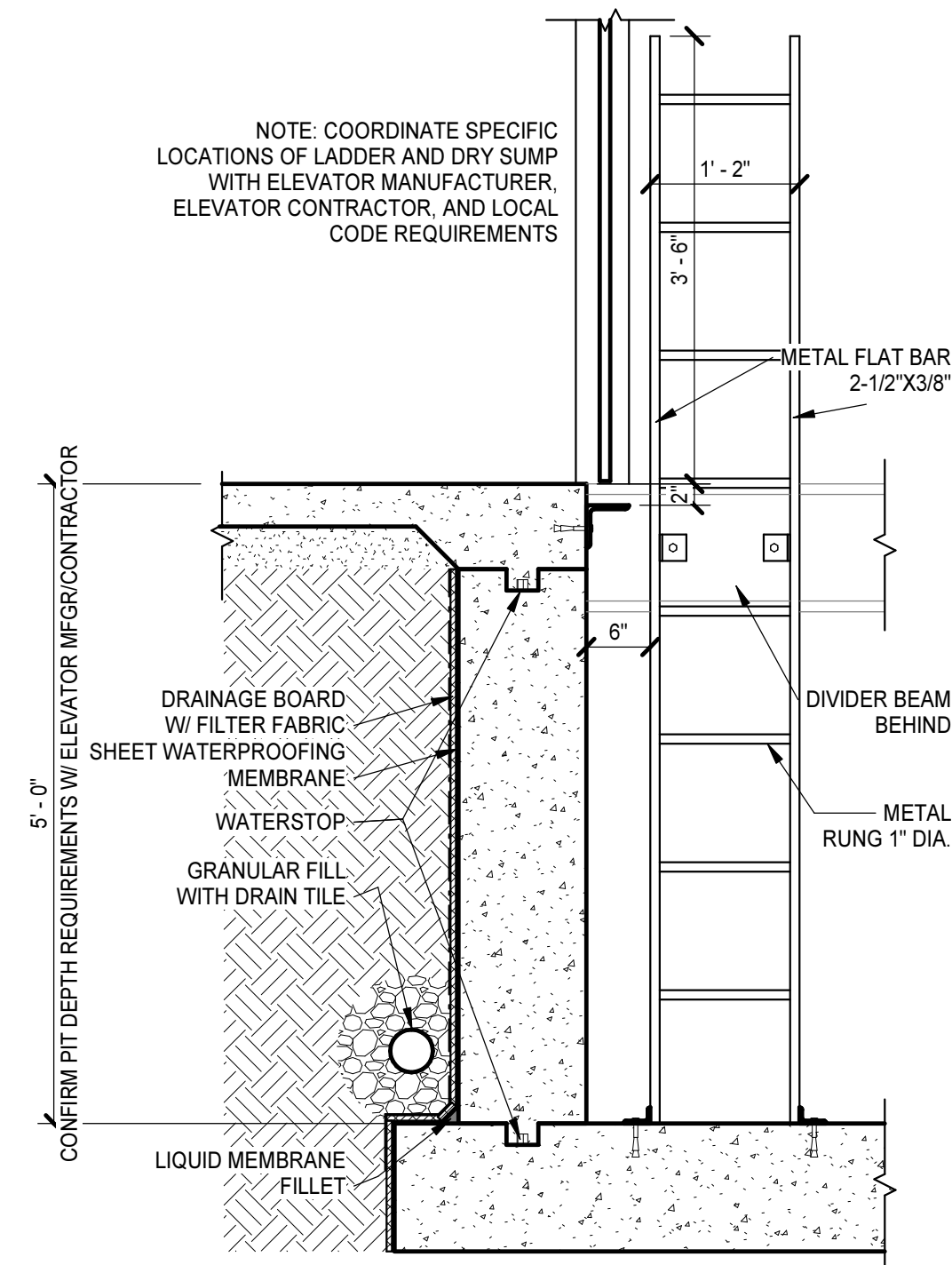
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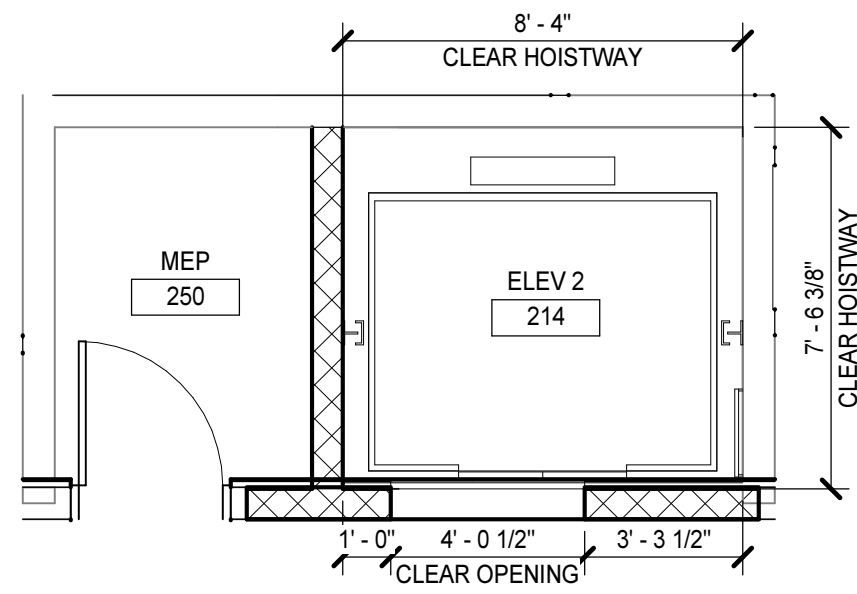
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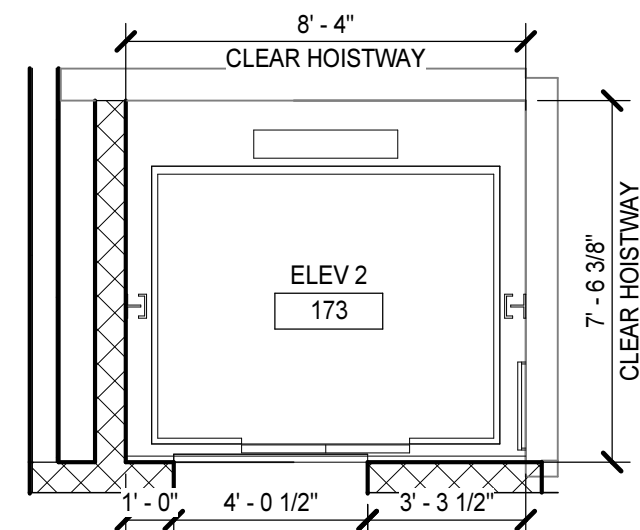
CORRIDOR HANDRAIL DETAILS
NO SCALE



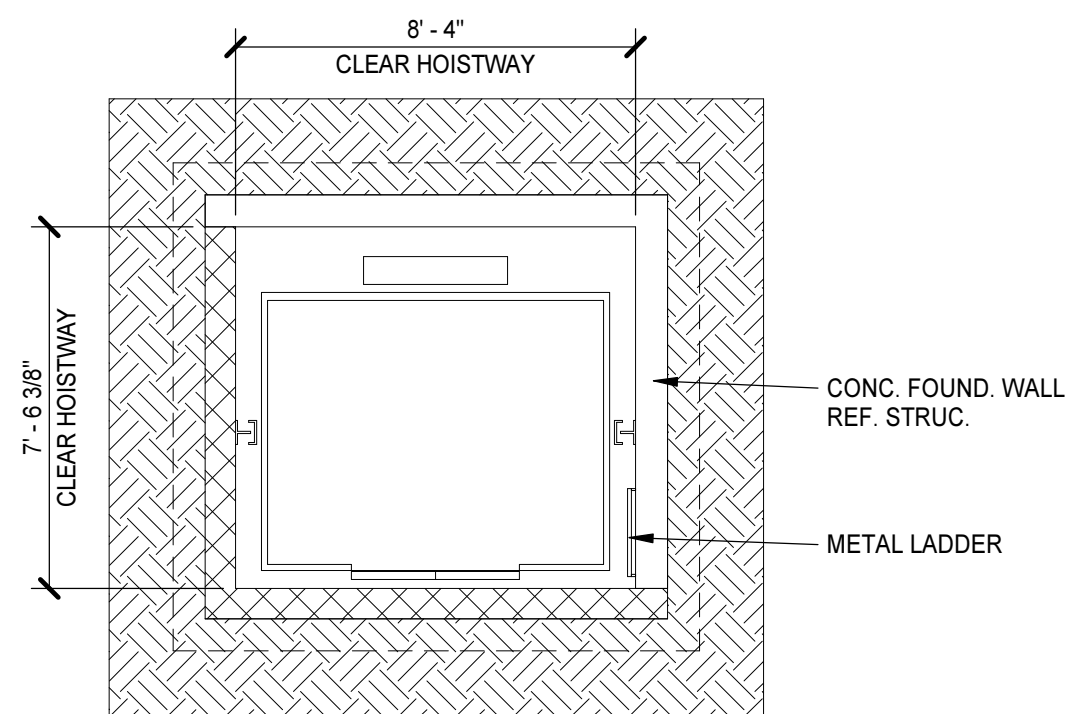
5 ELEVATOR SECTION DETAIL
3/4" = 1'-0"



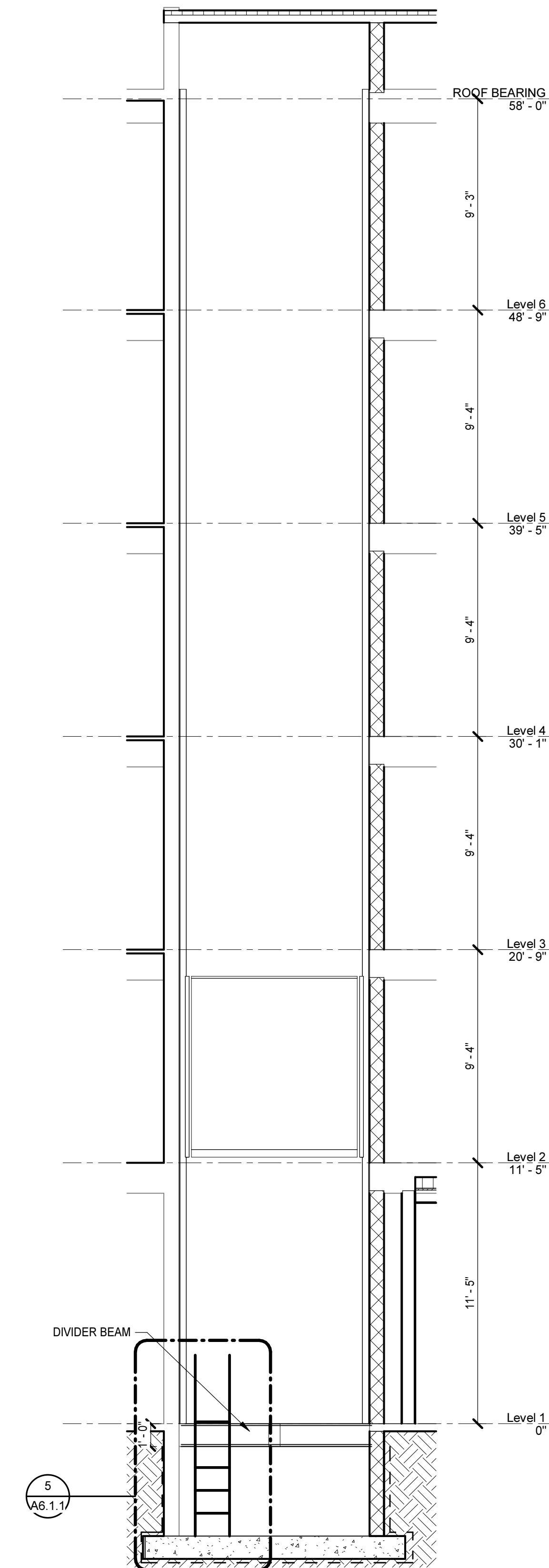
4 ELEVATOR TYP. FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR FIRST FLOOR PLAN
1/4" = 1'-0"



2 ELEVATOR PIT PLAN
1/4" = 1'-0"



1 ELEVATOR SECTION
1/4" = 1'-0"

FERNWOOD AT FIVE POINTS

PROJECT #: 630273
Columbia Housing Authority
2225 College St, Columbia, SC 29205

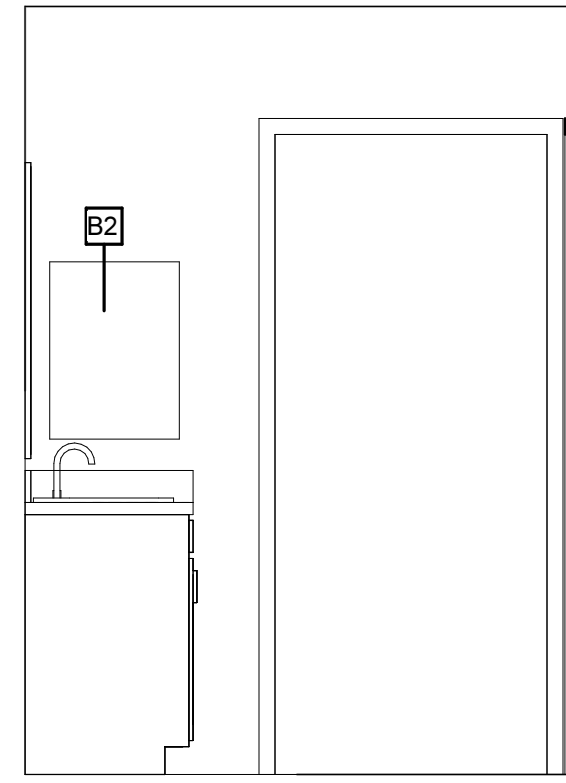
PROJECT NO: 630273
DATE: 5/11/23
REVISIONS
DATE DESCRIPTION

ENLARGED ELEVATOR
DETAILS

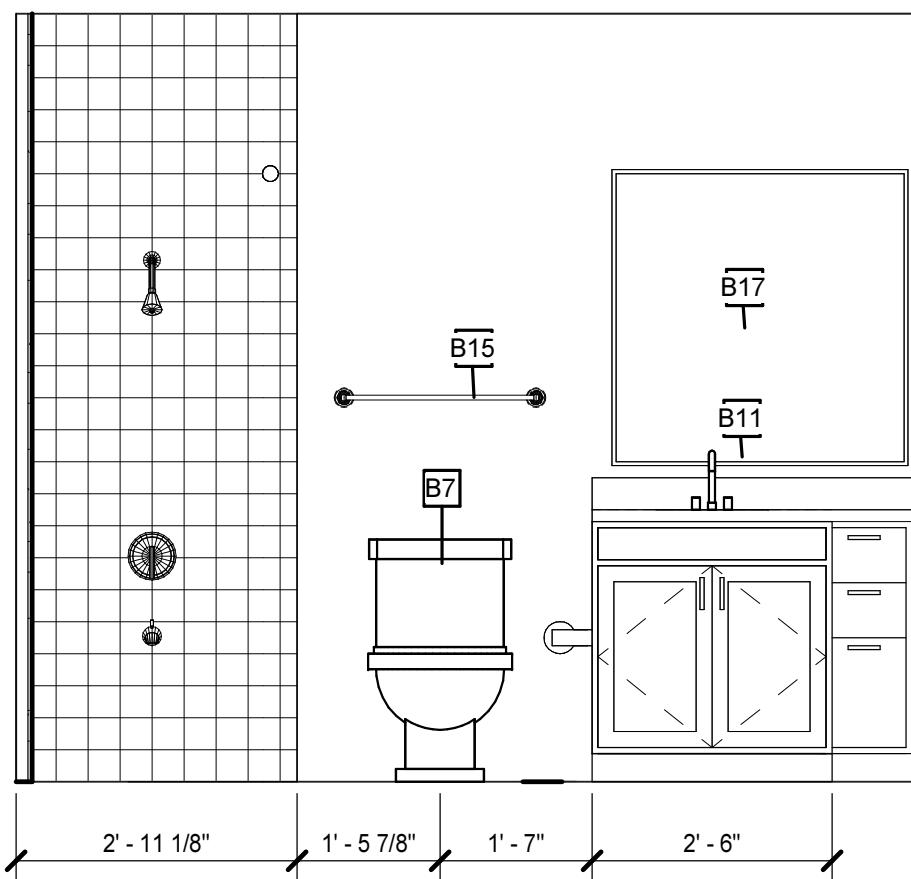


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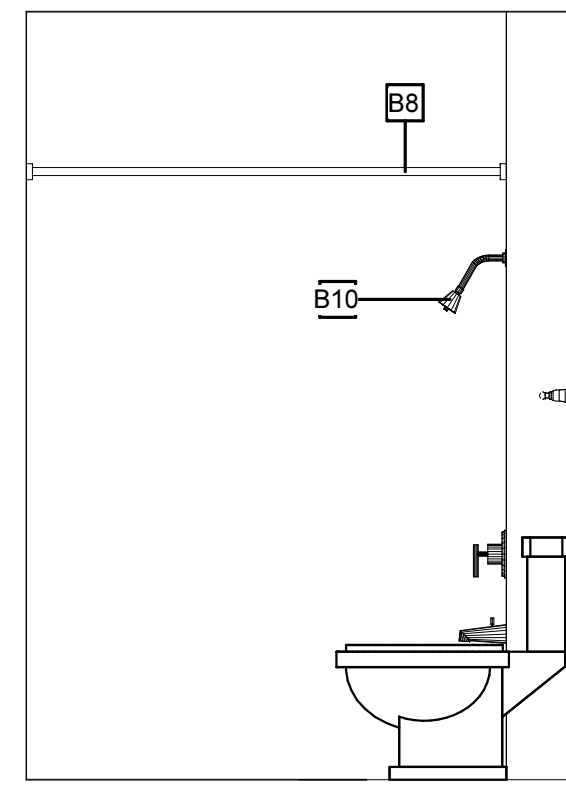
A6.1.1



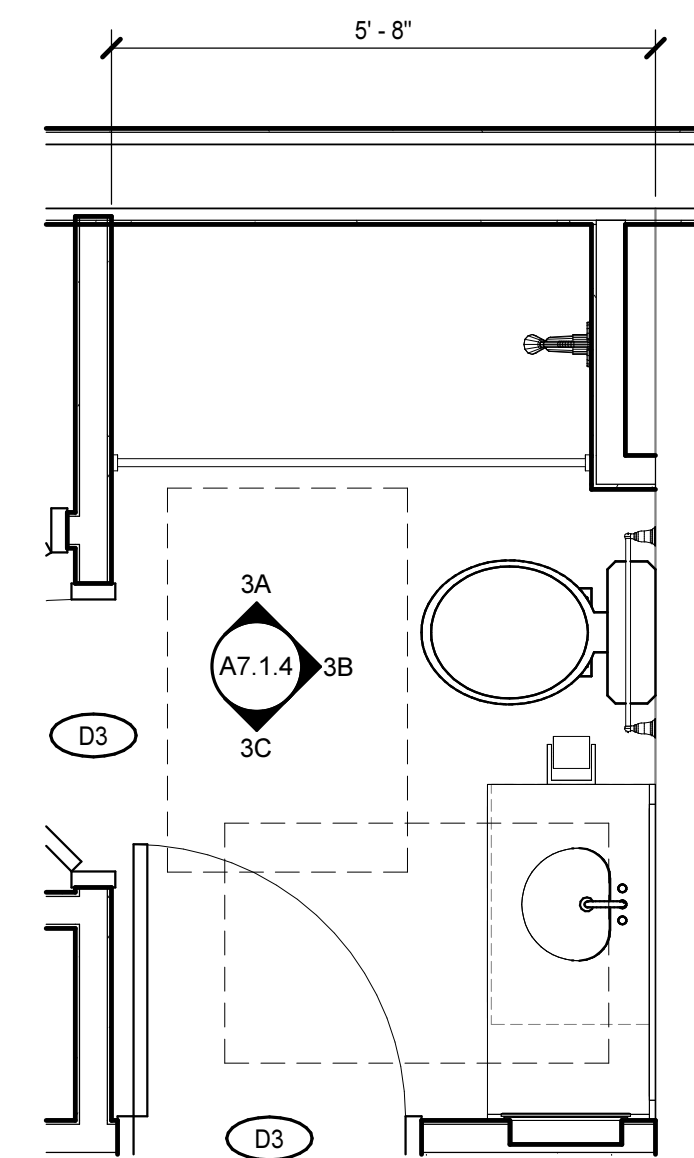
3C PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



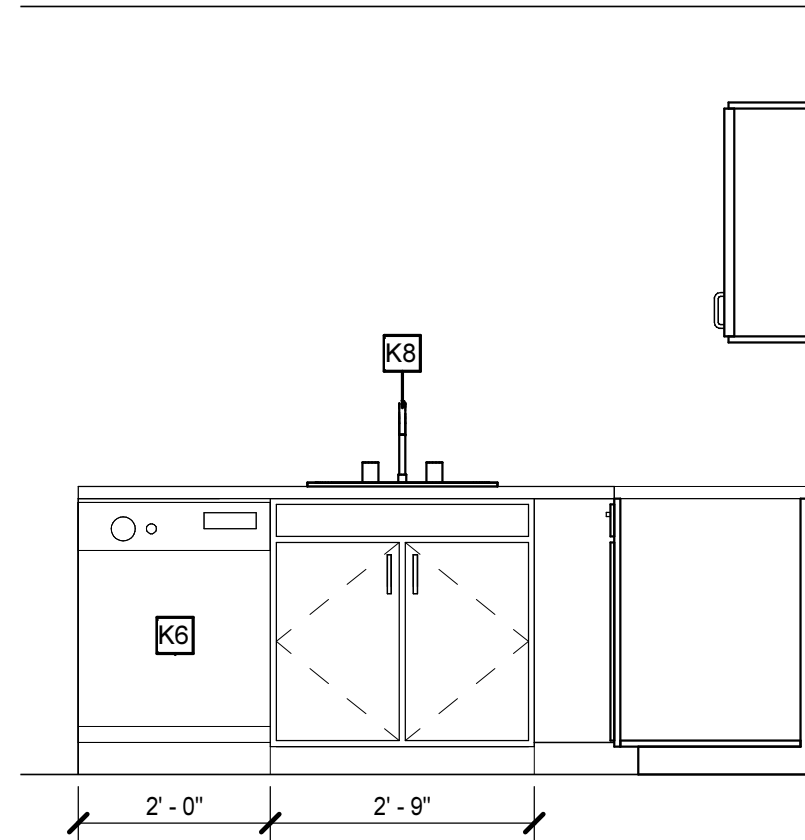
3B PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



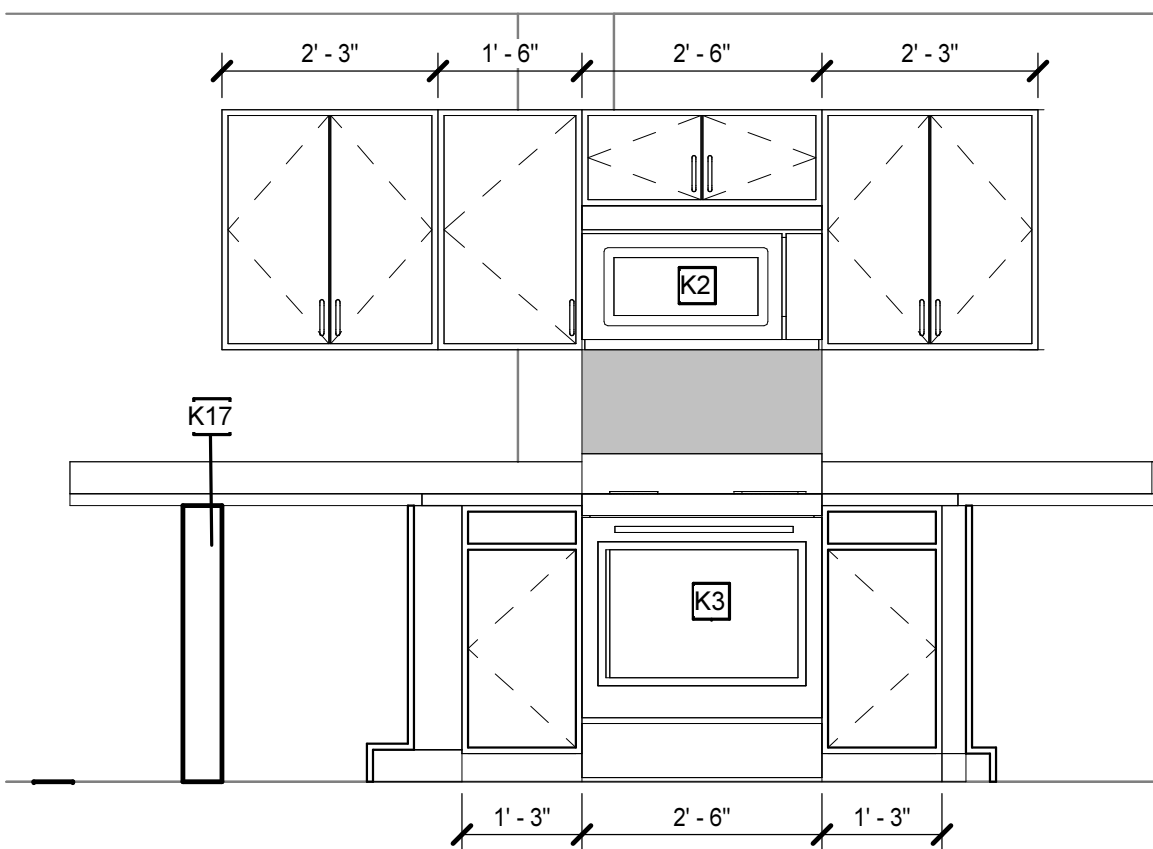
3A PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



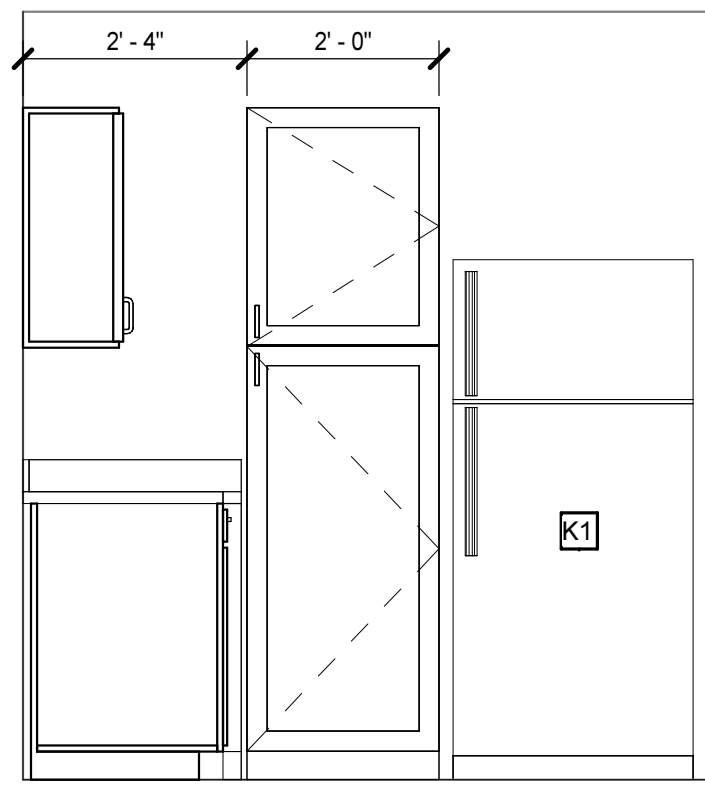
3 1 BR TYPE 1 - PROPOSED BATHROOM PLAN
1/2" = 1'-0"



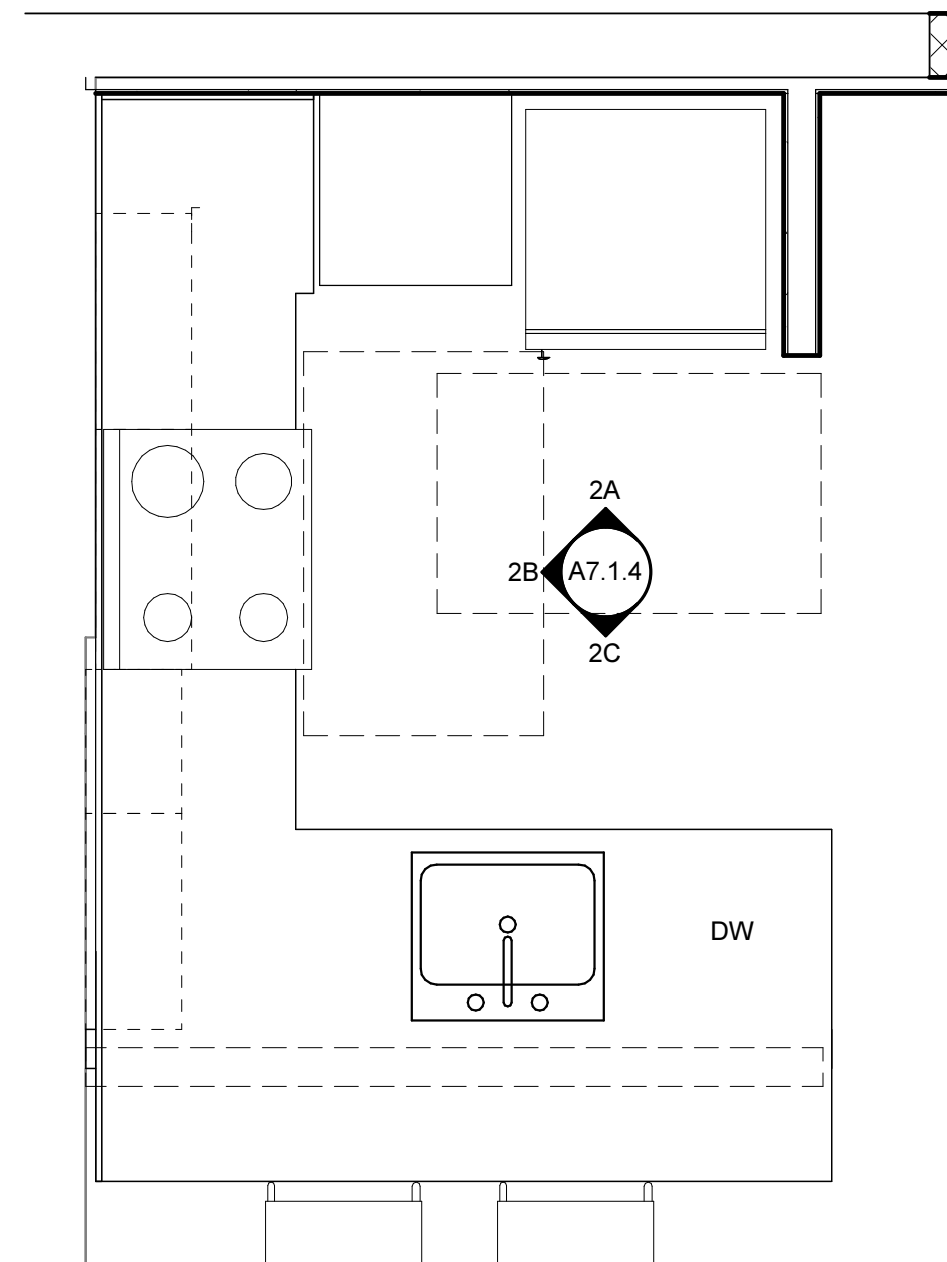
2C PROPOSED KITCHEN ELEVATION
1/2" = 1'-0"



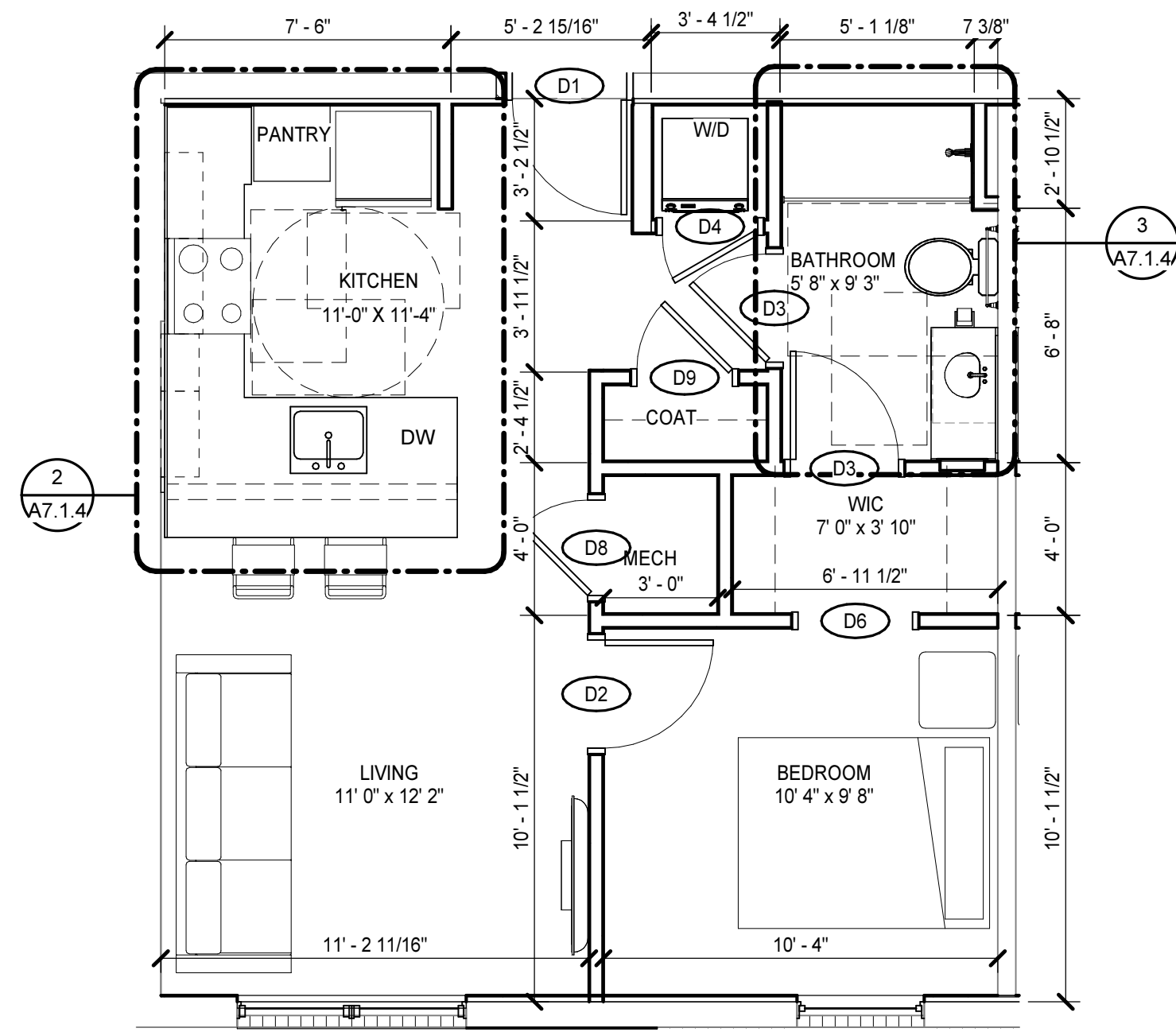
2B PROPOSED KITCHEN ELEVATION
1/2" = 1'-0"



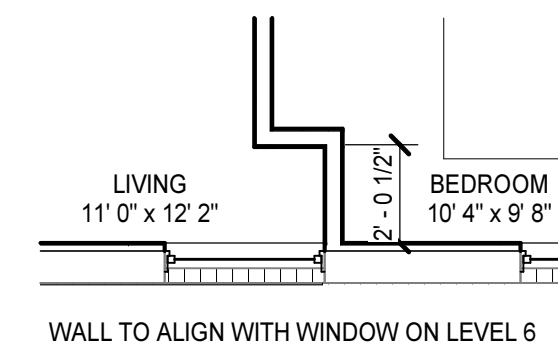
2A PROPOSED KITCHEN ELEVATION
1/2" = 1'-0"



2 1BR TYPE 1 - PROPOSE KITCHEN PLAN
1/2" = 1'-0"



1 1 BR UNIT TYPE 1- PROPOSED PLAN
1/4" = 1'-0"



1A 1 BR TYPE 1 - UNIT PART PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES

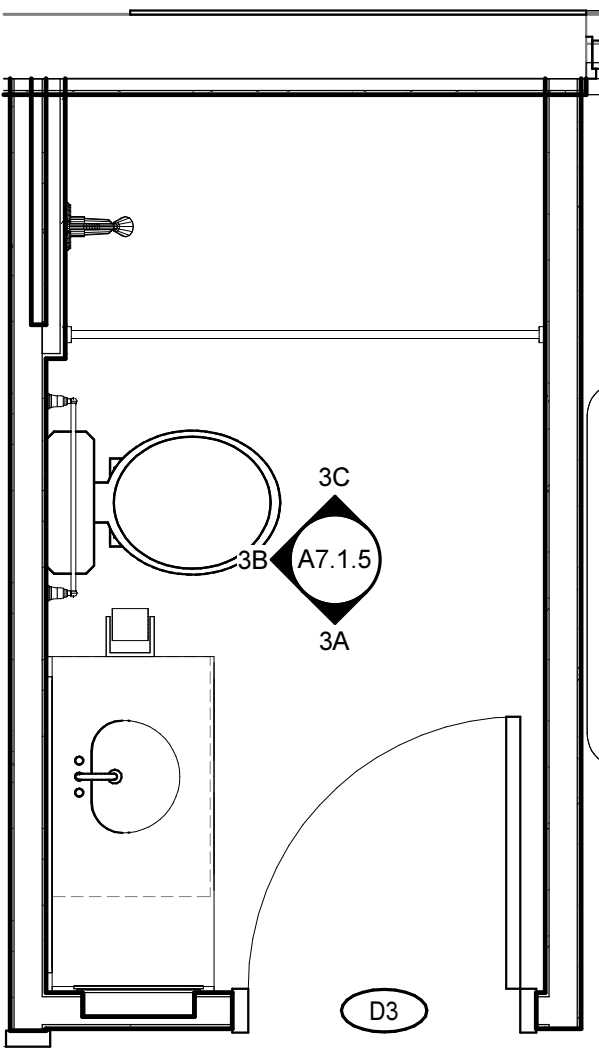
- PROVIDE THE FOLLOWING FOR ALL UNITS:
- A. SHOE MOLDING MUST BE INSTALLED IN AREAS WHERE GLUE DOWN OR LAMINATE FLOORING IS INSTALLED
 - B. SPLASH PANELS MUST BE INSTALLED BEHIND ALL RANGES
 - C. ANTI-TIP DEVICES SECURED TO THE FLOOR MUST BE INSTALLED UNDER ALL RANGES
 - D. INTERIOR PAINTING MUST INCLUDE ENTIRE UNIT
- PROVIDE THE FOLLOWING FOR HVI UNITS:
- 1. BUILDING FIRE ALARM HORN/STROBES WITH 177 CANDELA LOCATED IN LIVING ROOM(LOCATED IN A LOCATION THAT CAN BE SEEN FROM THE KITCHEN) AND BEDROOM(S)
 - 2. BUILDING FIRE ALARM STROBES W/177 CANDELA LOCATED IN EACH BATHROOM
 - 3. SINGLE/MULTI STATION SMOKE /CO DETECTORS WITH ASSOCIATED 177 CANDELA STROBES ADJACENT DETECTOR LOCATED IN LIVING ROOM AND BEDROOM
 - 4. 177 CANDELA STROBE ASSOCIATED WITH SINGLE/MULTI STATION DETECTORS LOCATED IN BATHROOM
 - 5. DOORBELL AT FRONT DOOR (PUBLIC HALL SIDE) AND ASSOCIATED BELLS AND STROBES LOCATED IN LIVING ROOM AND BEDROOMS

BATHROOM KEYNOTES

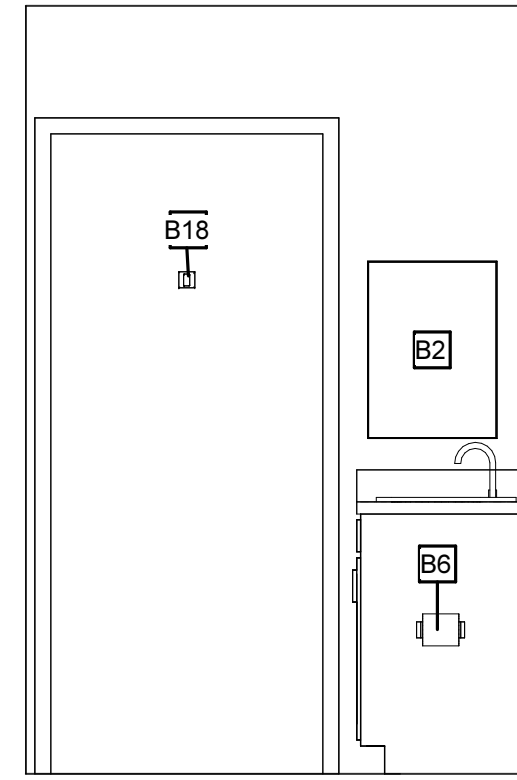
Key Value	Keynote Text
B2	RECESSED MOUNT MEDICINE CABINET - MOUNT BOTTOM SHELF @ 3'-8"
B3	2-0" TOWEL BAR - SECURE TO STUDS OR WALL - BLOCKING
B6	TOILET PAPER HOLDER MOUNTED 1'-7" A.F.F.
B7	TOILET
B8	SHOWER ROD MOUNTED 6'-8" A.F.F.
B9	ROBE HOOK MOUNTED 5'-0" A.F.F.
B10	SHOWERHEAD
B11	LAVATORY FAUCET
B15	HORIZONTAL GRAB BARS
B17	MIRROR
B18	ROBE HOOK MOUNTED 4'-0" A.F.F.

KITCHEN KEYNOTES

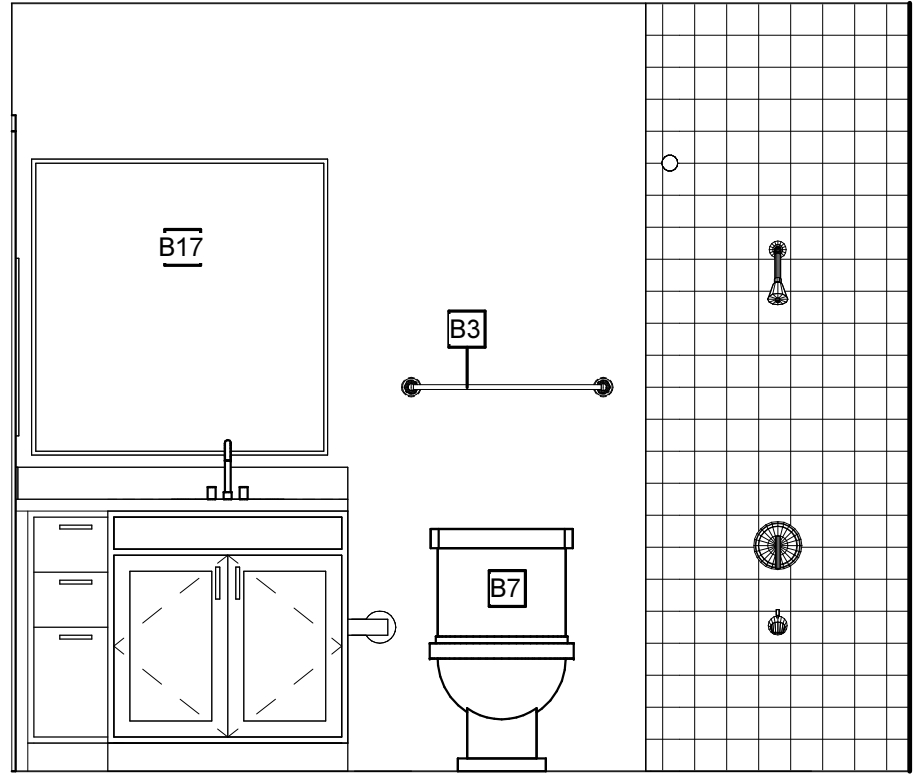
Key Value	Keynote Text
K1	REFRIGERATOR
K2	OVER-THE-RANGE MICROWAVE
K3	RANGE/OVEN - SECURE TO WALL
K5	SOLID SURFACE COUNTERTOP AS SCHEDULED
K6	DISHWASHER
K8	SINGLE CONTROL KITCHEN FAUCET
K13	BUILT IN MICROWAVE
K15	RANGE HOOD
K17	HALF WALL BELOW, TYP.



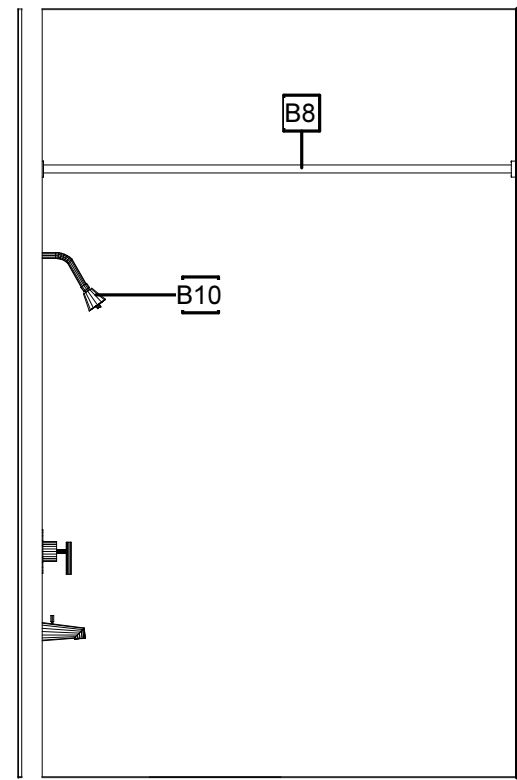
3 1BR UNIT TYPE 2 - PROPOSED BATHROOM PLAN
1/2" = 1'-0"



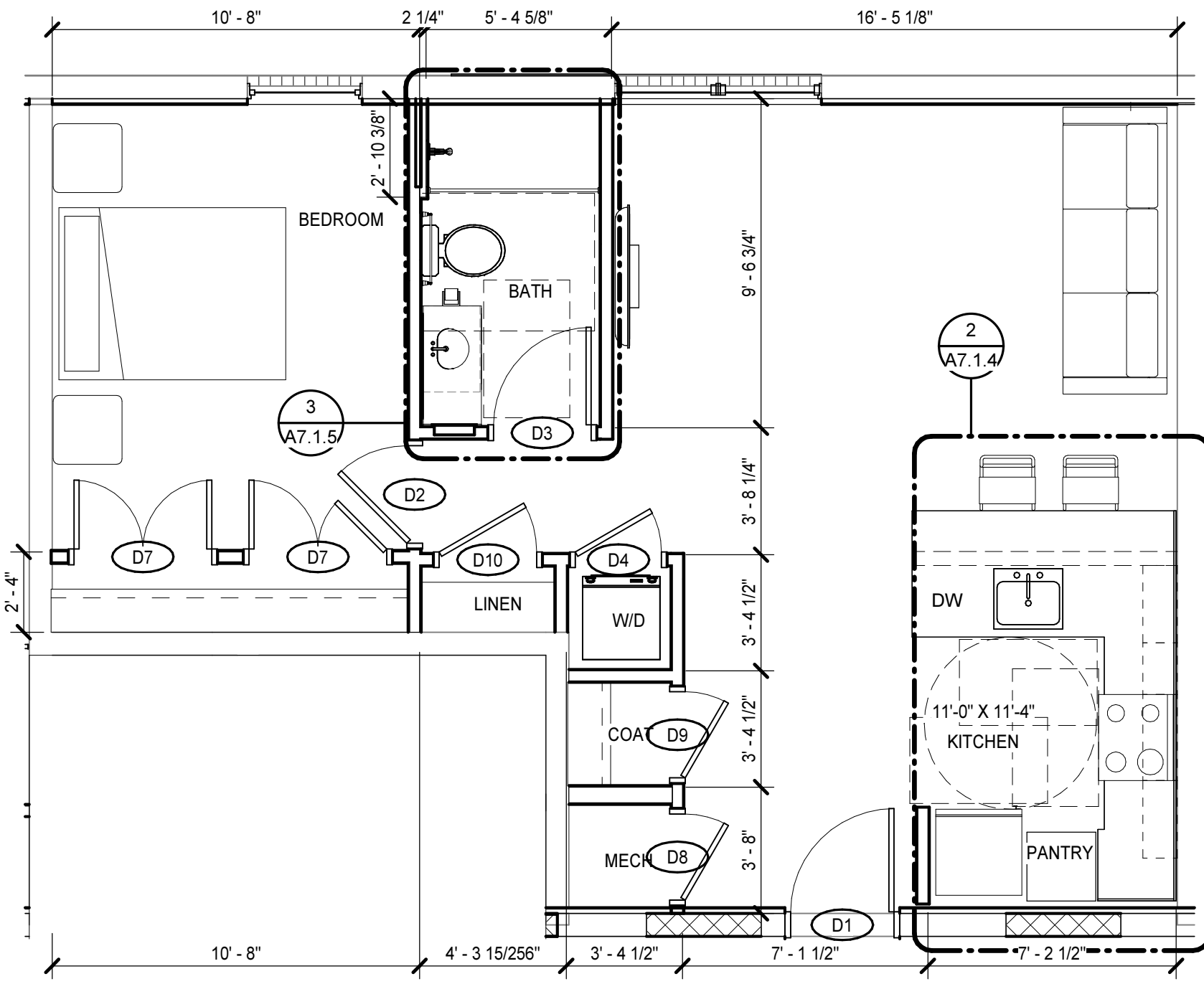
3A PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



3B PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



3C PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



1 1BR UNIT TYPE 2 - PROPOSED PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES

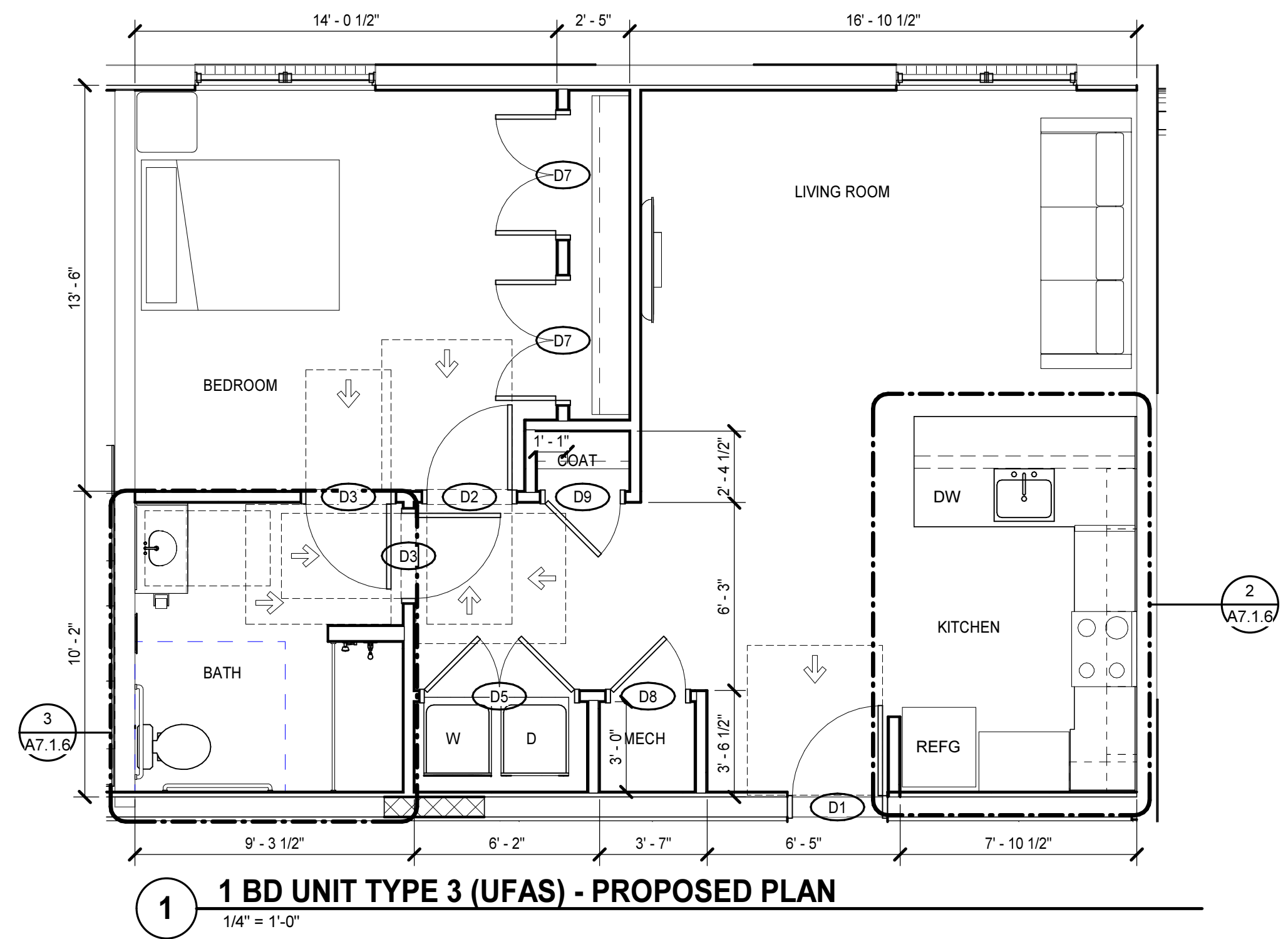
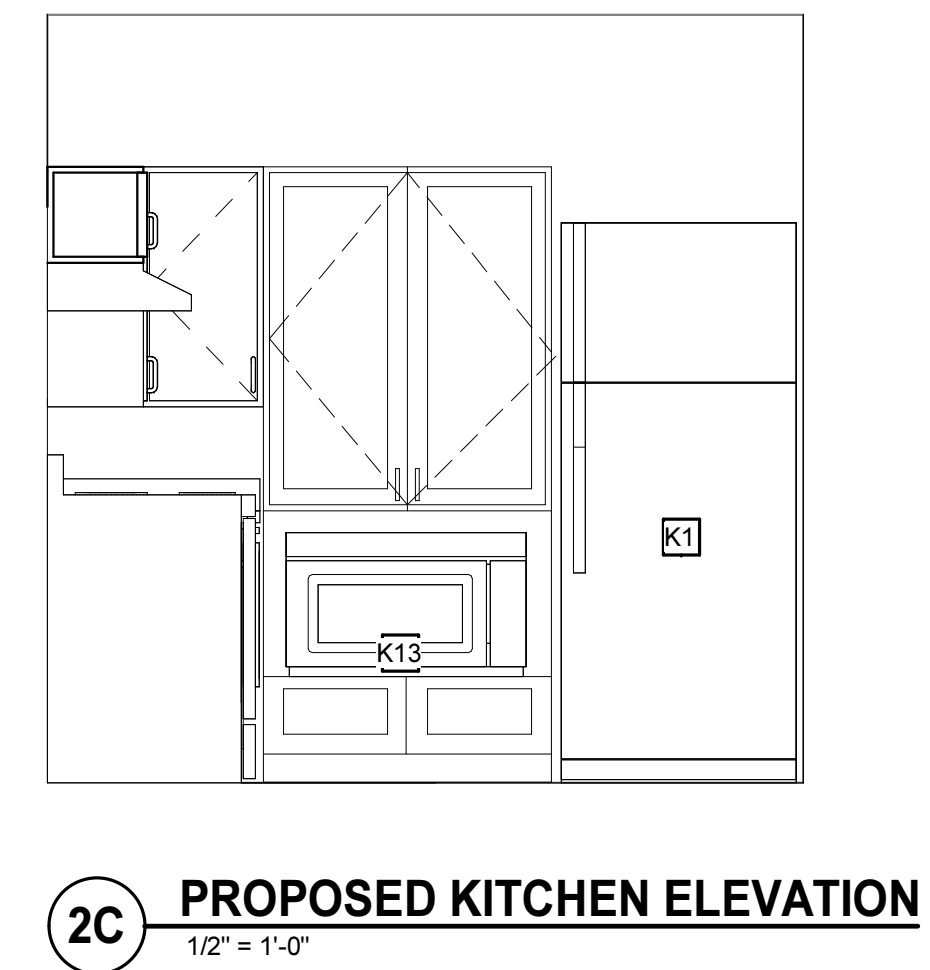
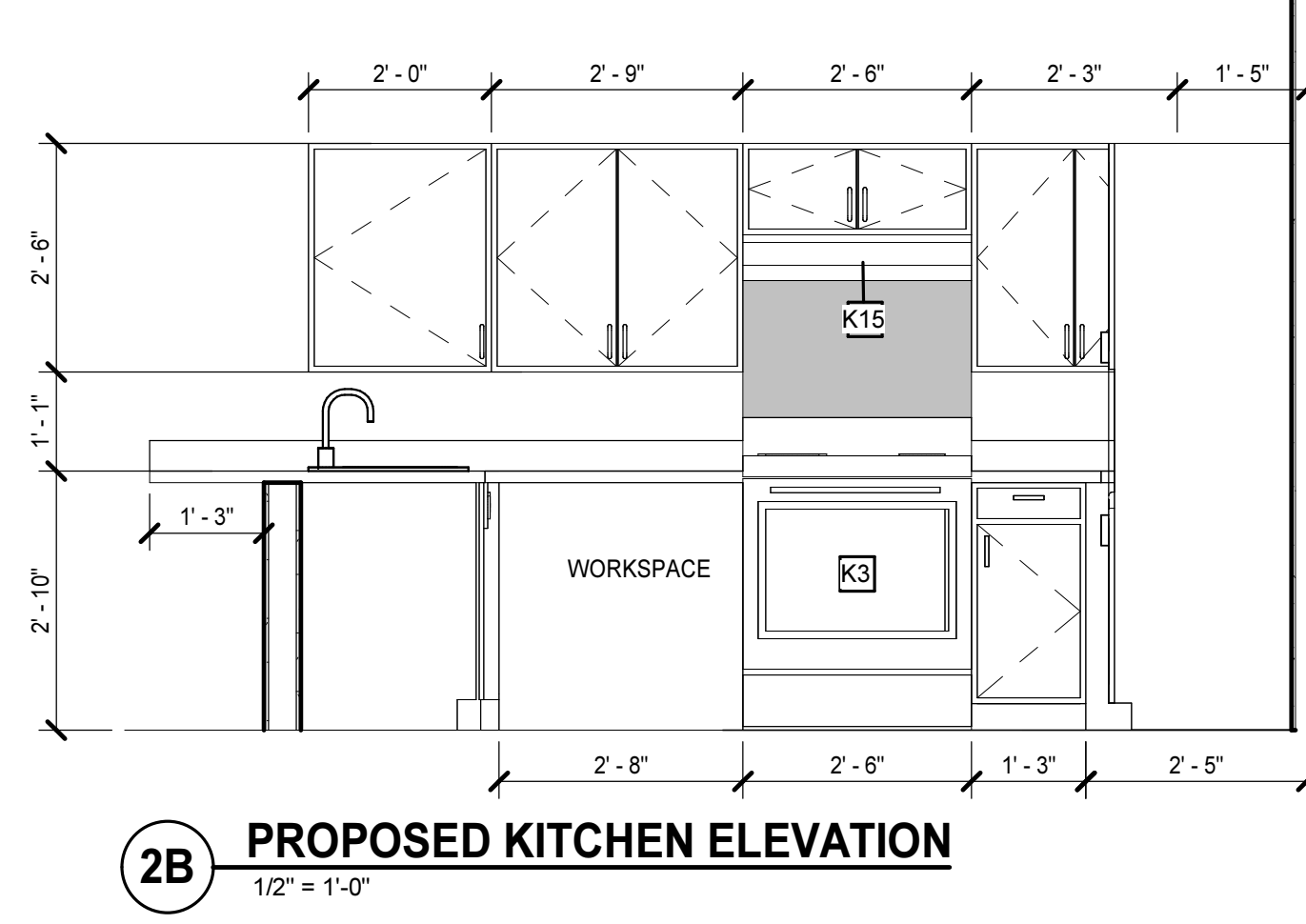
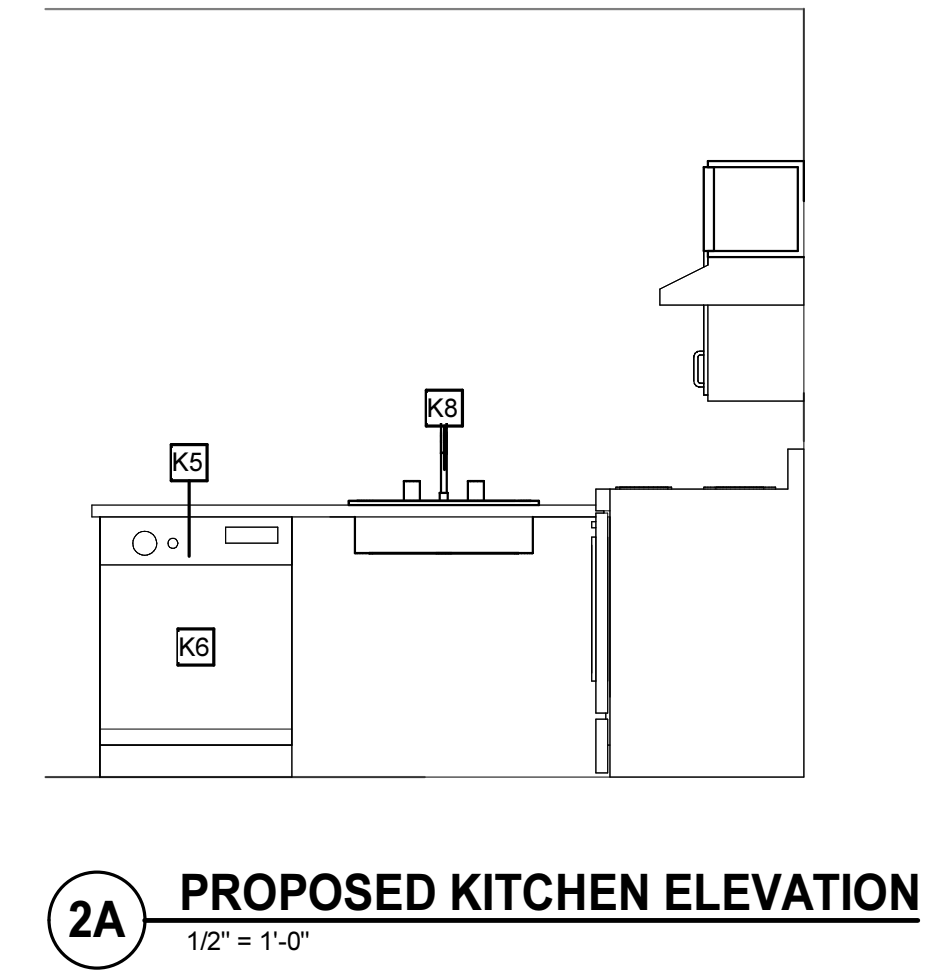
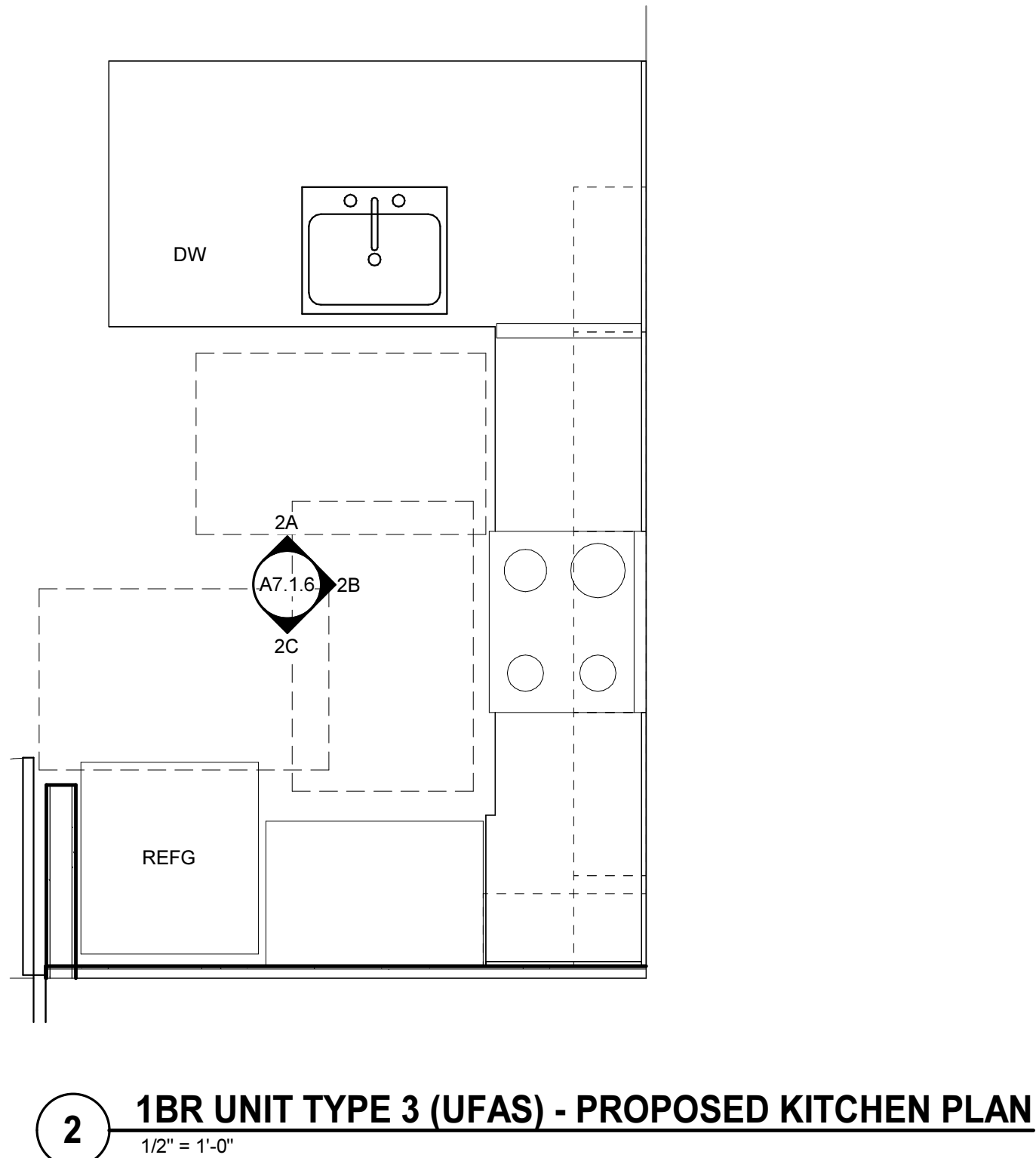
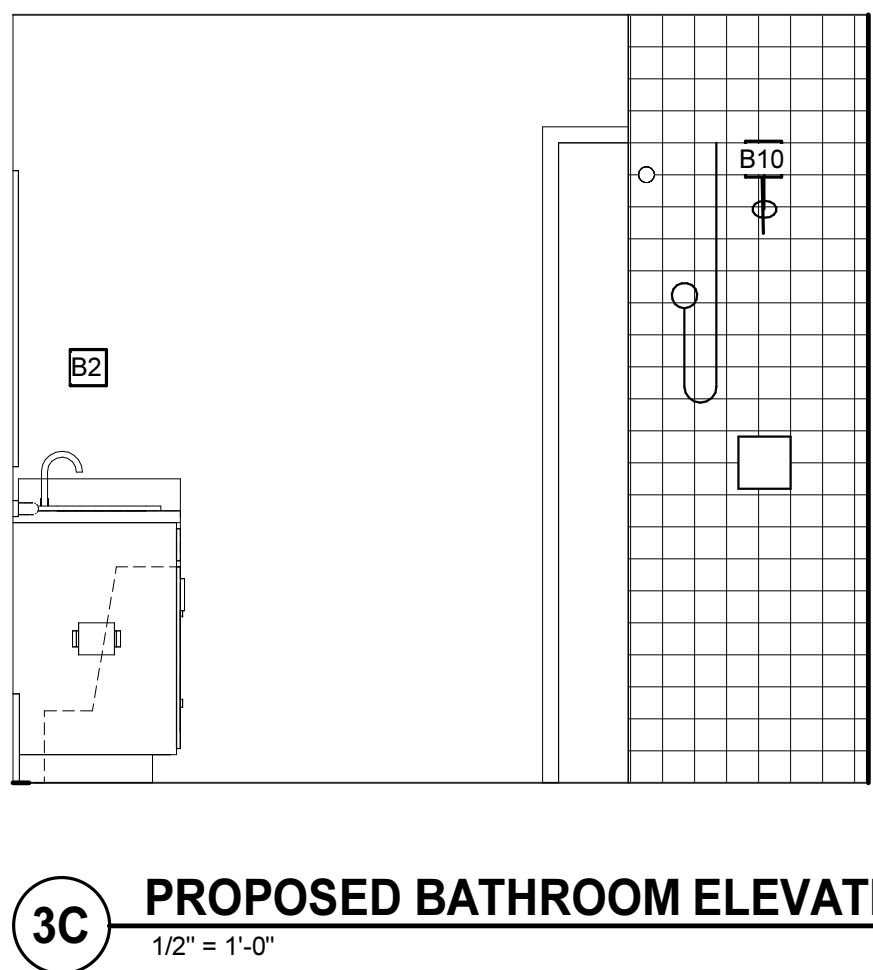
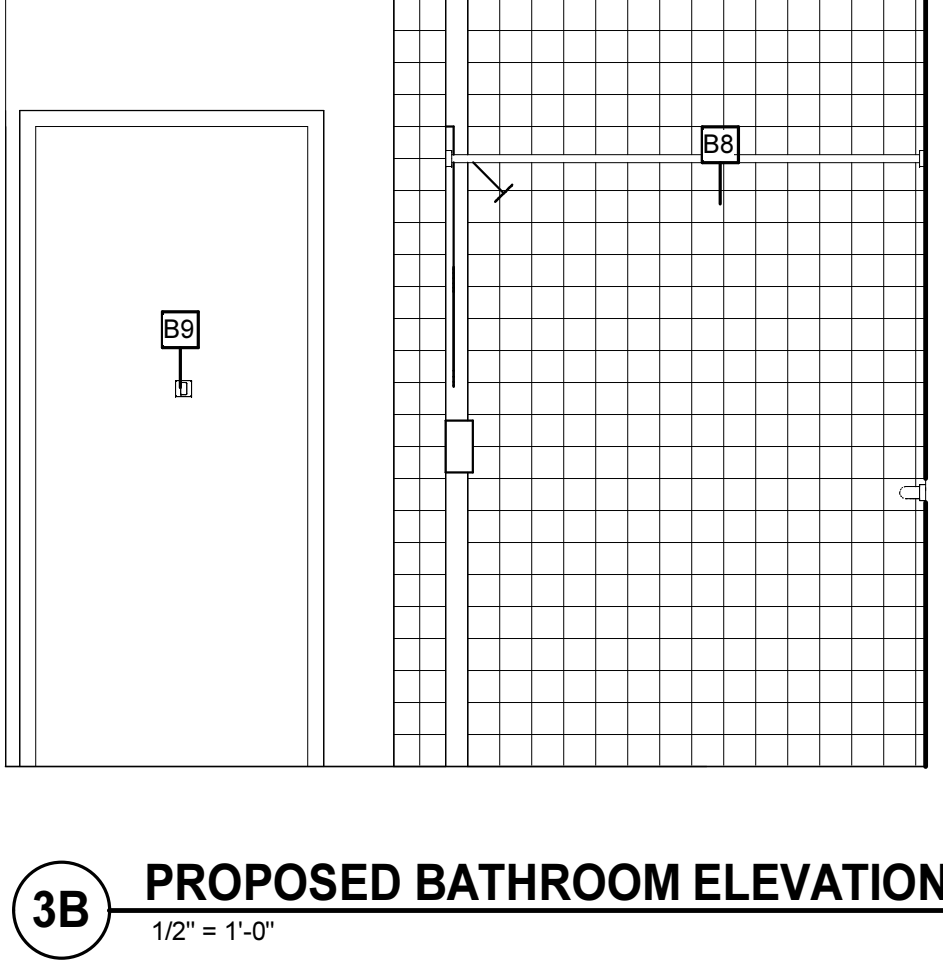
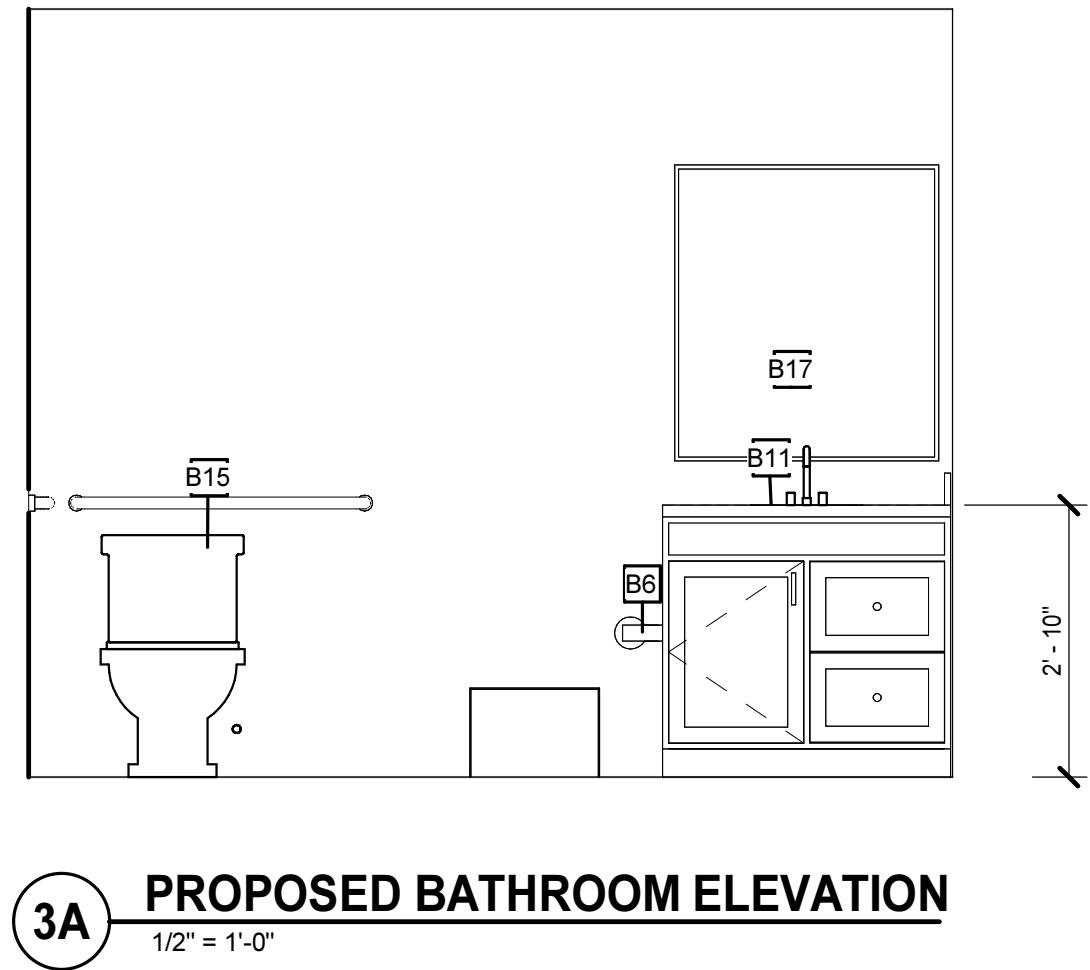
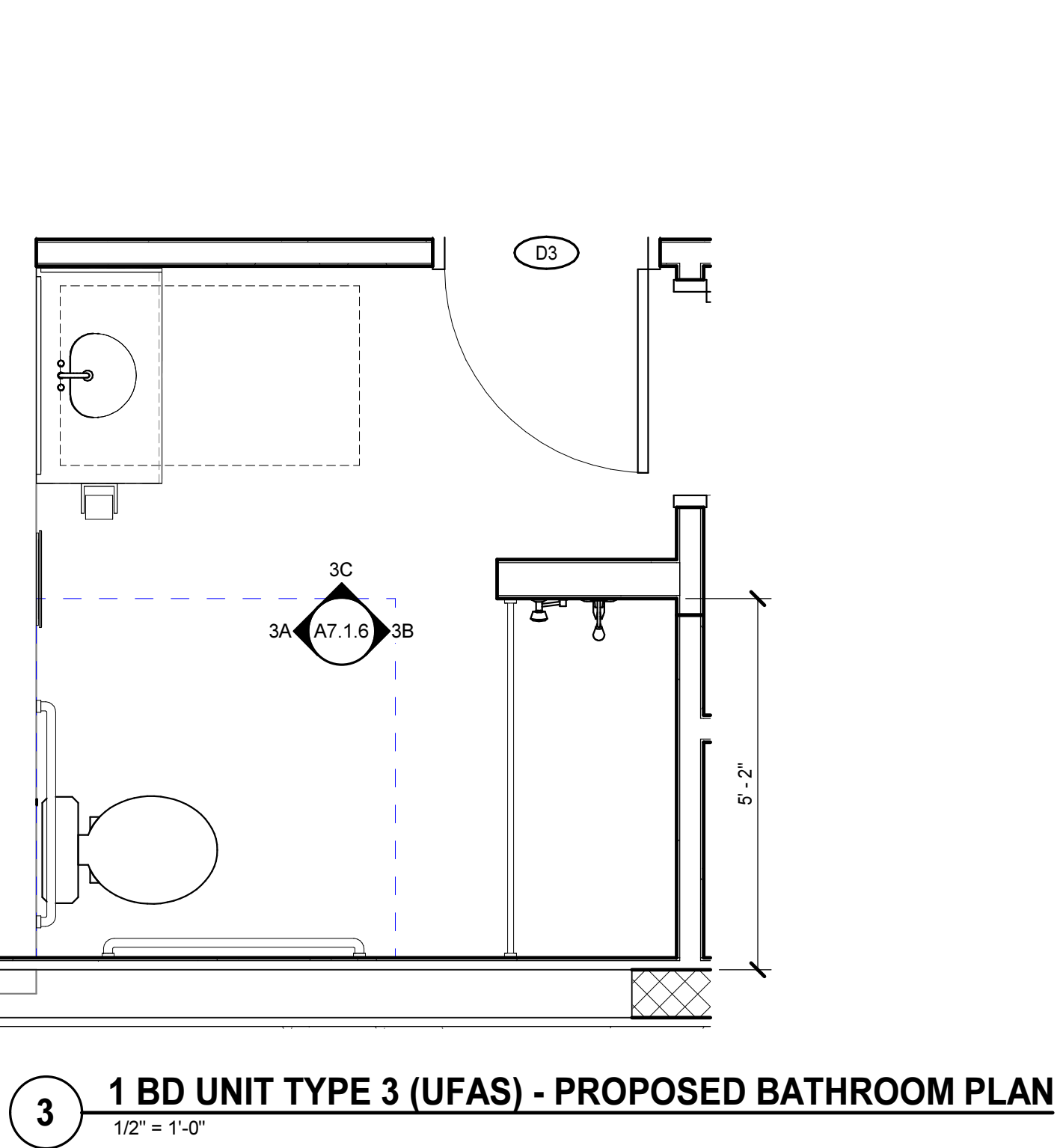
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BATHROOM KEYNOTES

Key Value	Keynote Text
B2	RECESSED MOUNT MEDICINE CABINET - MOUNT BOTTOM SHELF @ 3'-8"
B3	2-0" TOWEL BAR - SECURE TO STUDS OR WALL - BLOCKING
B6	TOILET PAPER HOLDER MOUNTED 1'-7" A.F.F.
B7	TOILET
B8	SHOWER ROD MOUNTED 6'-8" A.F.F.
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B10	SHOWERHEAD
B11	LAVATORY FAUCET
B15	HORIZONTAL GRAB BARS
B17	MIRROR
B18	ROBE HOOK MOUNTED 4'-0" A.F.F.

KITCHEN KEYNOTES

Key Value	Keynote Text
K1	REFRIGERATOR
K2	OVER-THE-RANGE MICROWAVE
K3	RANGE/OVEN - SECURE TO WALL
K5	SOLID SURFACE COUNTERTOP AS SCHEDULED
K6	DISHWASHER
K8	SINGLE CONTROL KITCHEN FAUCET
K13	BUILT IN MICROWAVE
K15	RANGE HOOD
K17	HALF WALL BELOW, TYP.



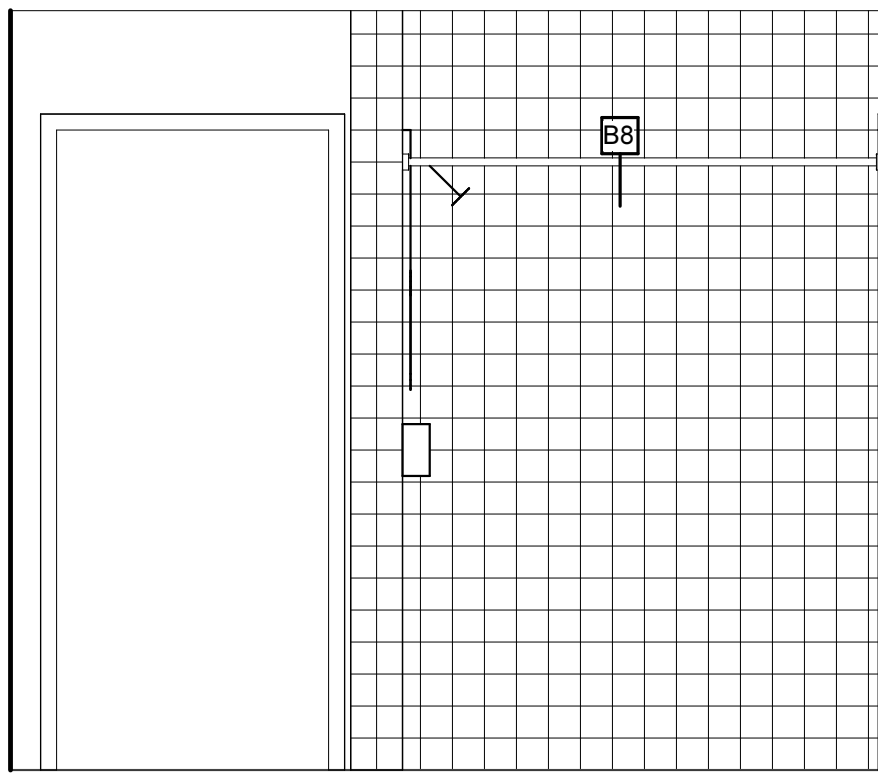
UNIT PLAN GENERAL NOTES	
PROVIDE THE FOLLOWING FOR ALL UNITS:	
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B15	HORIZONTAL GRAB BARS
B17	MIRROR
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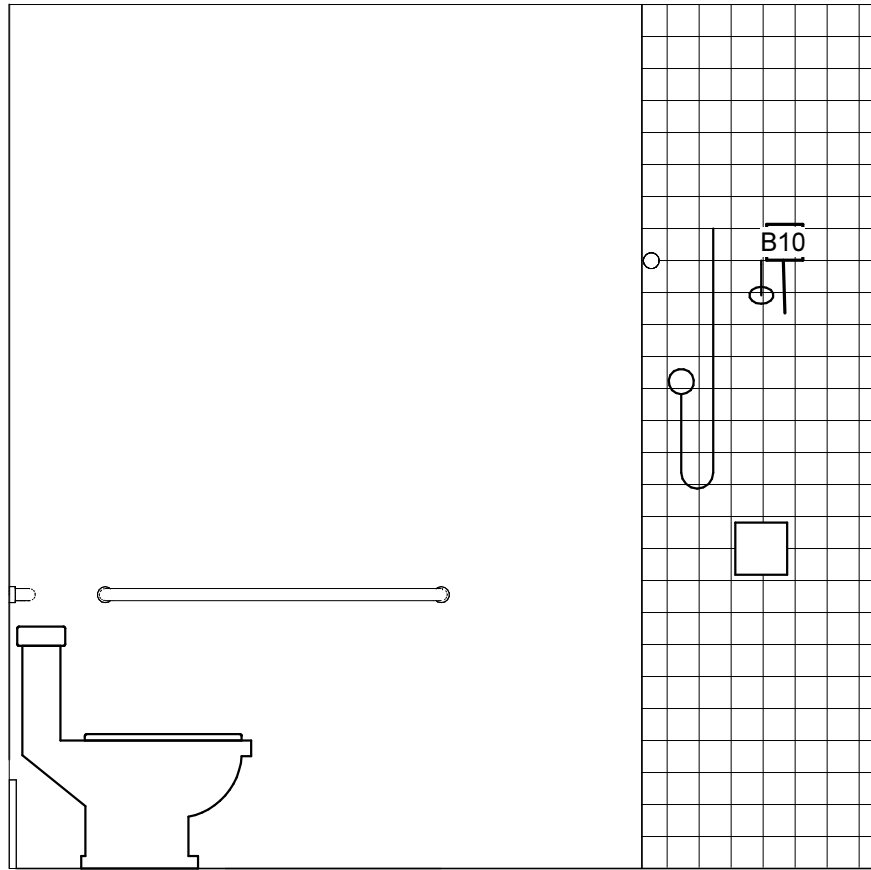
KITCHEN KEYNOTES	
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PROJECT NO: 630273	DATE: 5/11/23
REVISIONS	
DATE	DESCRIPTION

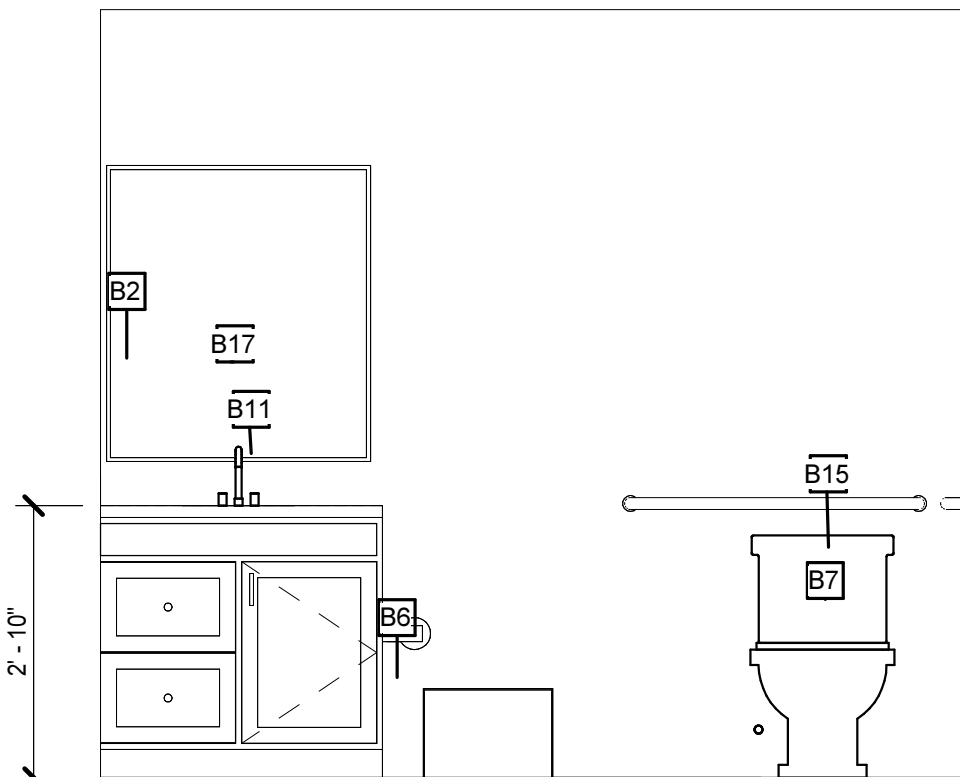
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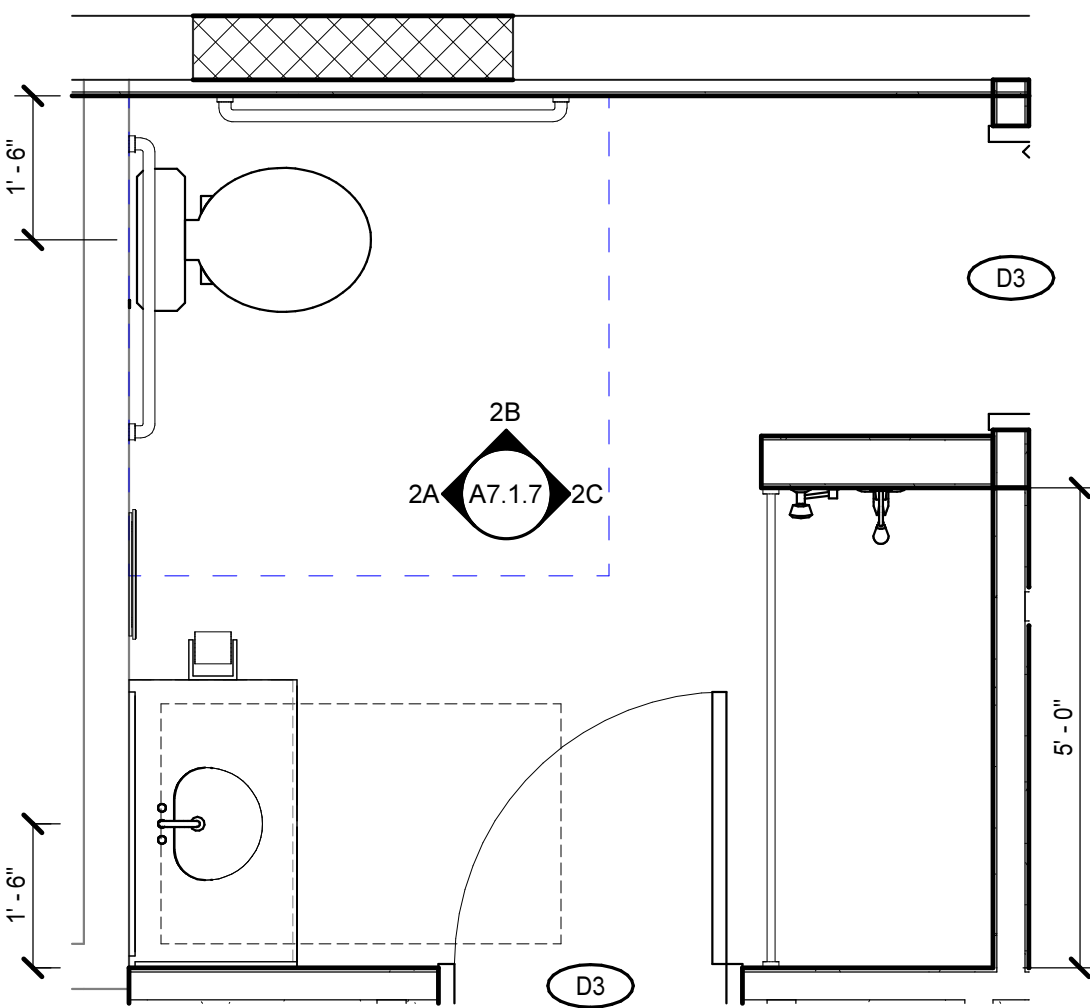
2C PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



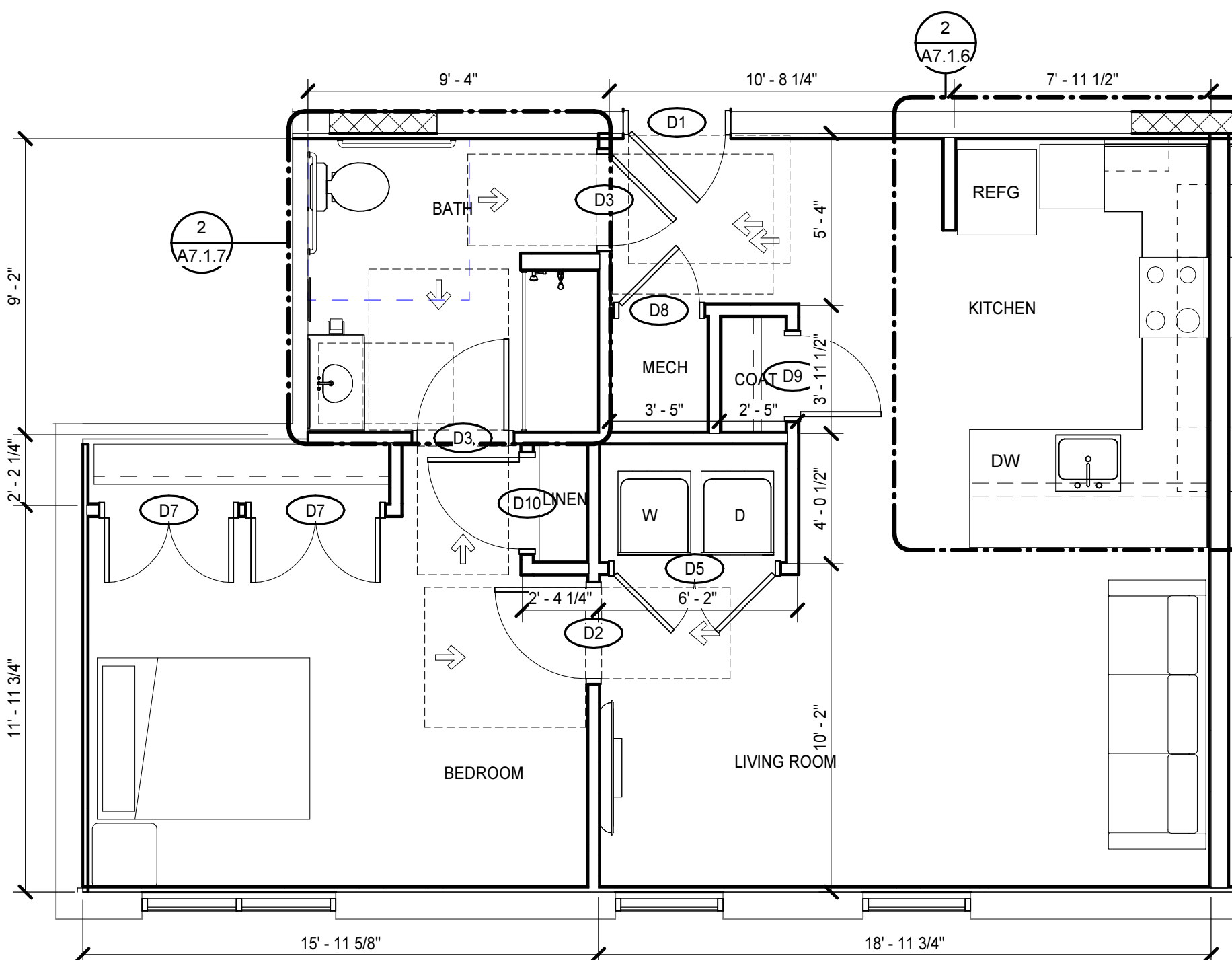
2B PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



2A PROPOSED BATHROOM ELEVATION
1/2" = 1'-0"



2 1 BR UNIT TYPE 4 (UFAS) - PROPOSED BATHROOM PLAN
1/2" = 1'-0"



1 1 BR UNIT TYPE 4 (UFAS) - PROPOSED PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES

- PROVIDE THE FOLLOWING FOR ALL UNITS:
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BATHROOM KEYNOTES

Key Value	Keynote Text
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B10	SHOWERHEAD
B11	LAVATORY FAUCET
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KITCHEN KEYNOTES

Key Value	Keynote Text
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K15	RANGE HOOD
K17	HALF WALL BELOW, TYP.

FERNWOOD AT FIVE POINTS

PROJECT #: 630273
Columbia Housing Authority
2225 College St, Columbia, SC 29205

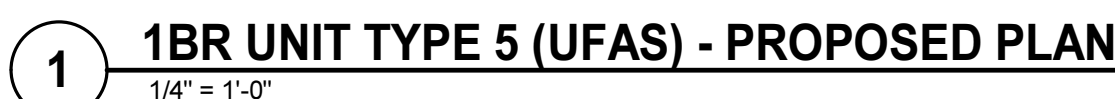
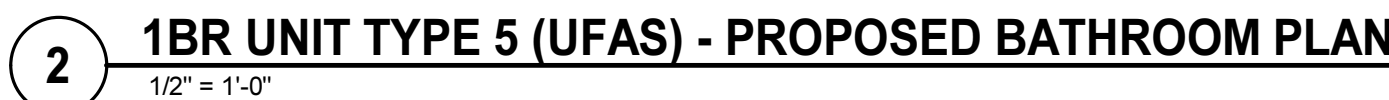
PROJECT NO: 630273
DATE: 5/11/23
REVISIONS
DATE DESCRIPTION

PROPOSED UNIT PLAN
1BR TYPE 4 (UFAS)

Moseley

3200 NORFOLK STREET, RICHMOND, VA 23230
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A7.1.7



BATHROOM KEYNOTES	
Key Value	Keynote Text
B2	RECESSED MOUNT MEDICINE CABINET - MOUNT BOTTOM SHELF @ 3'-8"
B3	2'-0" TOWEL BAR - SECURE TO STUDS OR WALL BLOCKING
B6	TOILET PAPER HOLDER MOUNTED 1'-7" A.F.F.
B7	TOILET
B8	SHOWER ROD MOUNTED 6'-8" A.F.F.
B9	ROBE HOOK MOUNTED 5'-0" A.F.F.
B10	SHOWERHEAD
B11	LAVATORY FAUCET
B15	HORIZONTAL GRAB BARS
B17	MIRROR
B18	ROBE HOOK MOUNTED 4'-0" A.F.F.

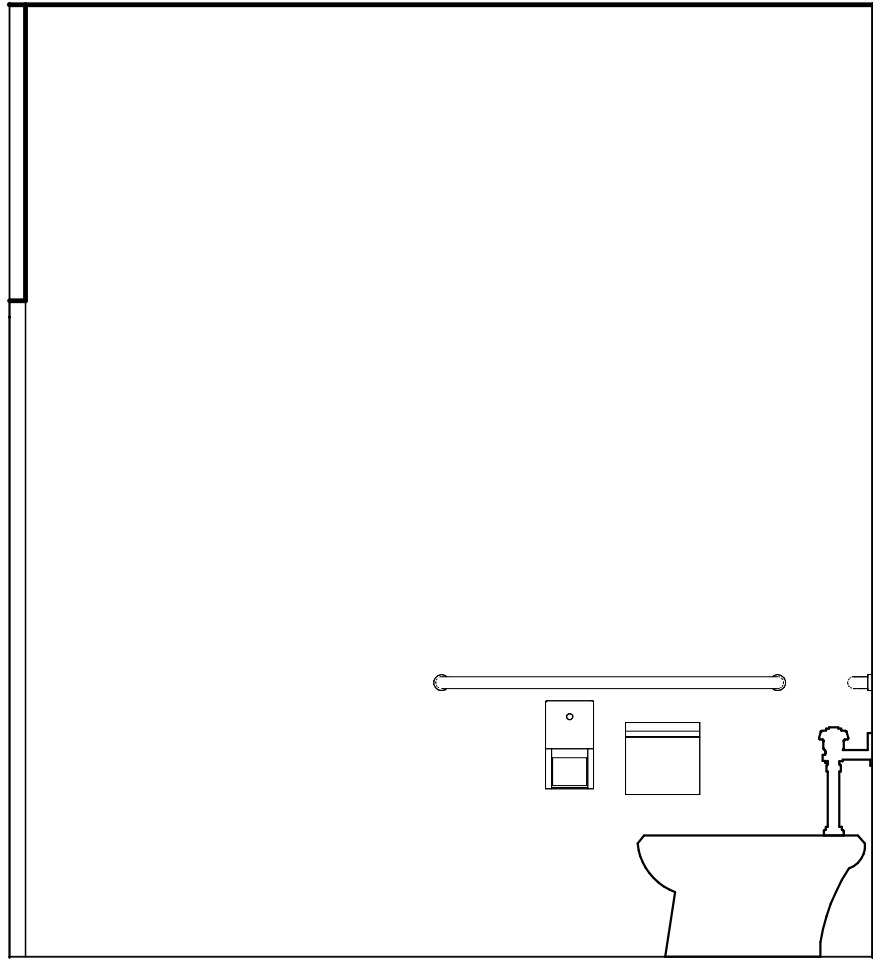
KITCHEN KEYNOTES	
Key Value	Keynote Text
K1	REFRIGERATOR
K2	OVER-THE-RANGE MICROWAVE
K3	RANGE/OVEN - SECURE TO WALL
K5	SOLID SURFACE COUNTERTOP AS SCHEDULED
K6	DISHWASHER
K8	SINGLE CONTROL KITCHEN FAUCET
K13	BUILT IN MICROWAVE
K15	RANGE HOOD
K17	HALF WALL BELOW, TYP.



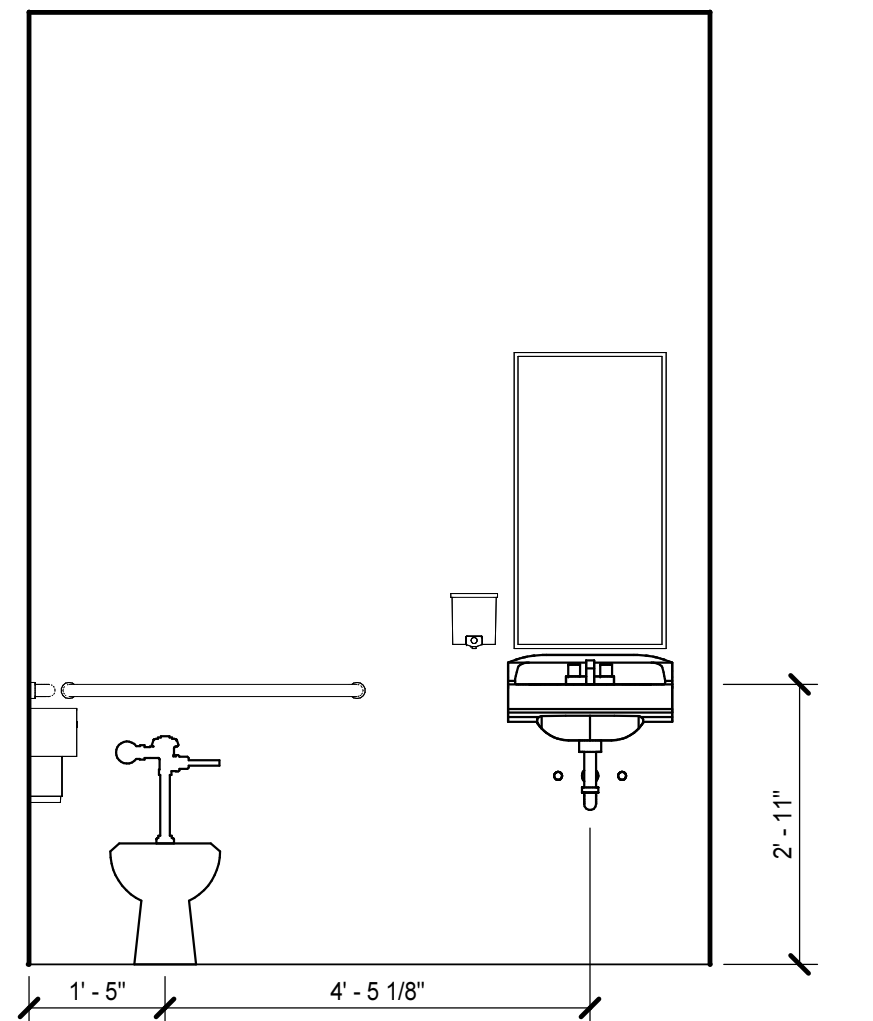
TOILET ASSEMBLIES		
APPLIES TO DRAWINGS A7.1 - A7.m REPRESENTED BY (TA _n)		
MARK	REMARKS	PLAN
BARRIER FREE TA7		
BARRIER FREE TA8	(E)	
TA11	(G)	
		WATER CLOSET
		LAVATORY
LEGEND NOTES: A. HANDING/ORIENTATION MAY VARY. REFER TO PLANS FOR PROPER ORIENTATION. B. PLUMBING FIXTURE GRAPHICS IN THIS LEGEND ARE REPRESENTATIVE ONLY. ACTUAL PLUMBING FIXTURES MAY VARY. C. COAT/ROBE HOOKS INDICATED ON THE BACK OF TOILET COMPARTMENT DOORS ARE PART OF THE TOILET COMPARTMENT ASSEMBLY AND ARE NOT CONSIDERED A TOILET ACCESSORY.		

TOILET ASSEMBLIES, SCHEDULE AND ENLARGED PLAN GENERAL NOTES			
A. PLAN DIMENSIONS ARE TO FACE OF WALL OR PARTITION. WHERE APPLIED FINISHES OCCUR-SUCH AS CERAMIC TILE- DIMENSIONS ARE TO FACE OF APPLIED FINISH. FOR WAINSCOTS, FLOOR PLAN DIMENSIONS ARE TO FACE OF WAINSCOT MATERIAL. APPLIED FINISHES ARE NOT ALLOWED TO REDUCE CLEAR DIMENSIONS. 'APPLIED FINISHES' IN THIS CASE DO NOT INCLUDE TRIM, BASE, AND ACOUSTIC WALL PANELS. B. CLEAR DIMENSIONS ARE TO FACE OF APPLIED WALL AND PARTITION FINISHES.			
TOILET ACCESSORIES SCHEDULE			
MARK	DESCRIPTION	MOUNTING HEIGHT	REMARKS
<varies>	<varies>	<varies>	
A	36" HORIZONTAL GRAB BAR	REFER TO WATER CLOSET ELEVATIONS	
B	42" HORIZONTAL GRAB BAR	REFER TO WATER CLOSET ELEVATIONS	
D	TOILET TISSUE DISPENSER	REFER TO WATER CLOSET ELEVATIONS	
E	SANITARY NAPKIN DISPOSAL	REFER TO WATER CLOSET ELEVATIONS	
F	SOAP DISPENSER	3'-4" AFF TO DISPENSING OUTLET	
G	<varies>	3'-4" AFF TO BOTTOM OF REFLECTIVE SURFACE	
S	ROBE HOOK	3'-11" TO TOP OF HOOK	
T	MOP & BROOM HOLDER W/ SHELF	5'-0" AFF TO TOP OF SHELF	

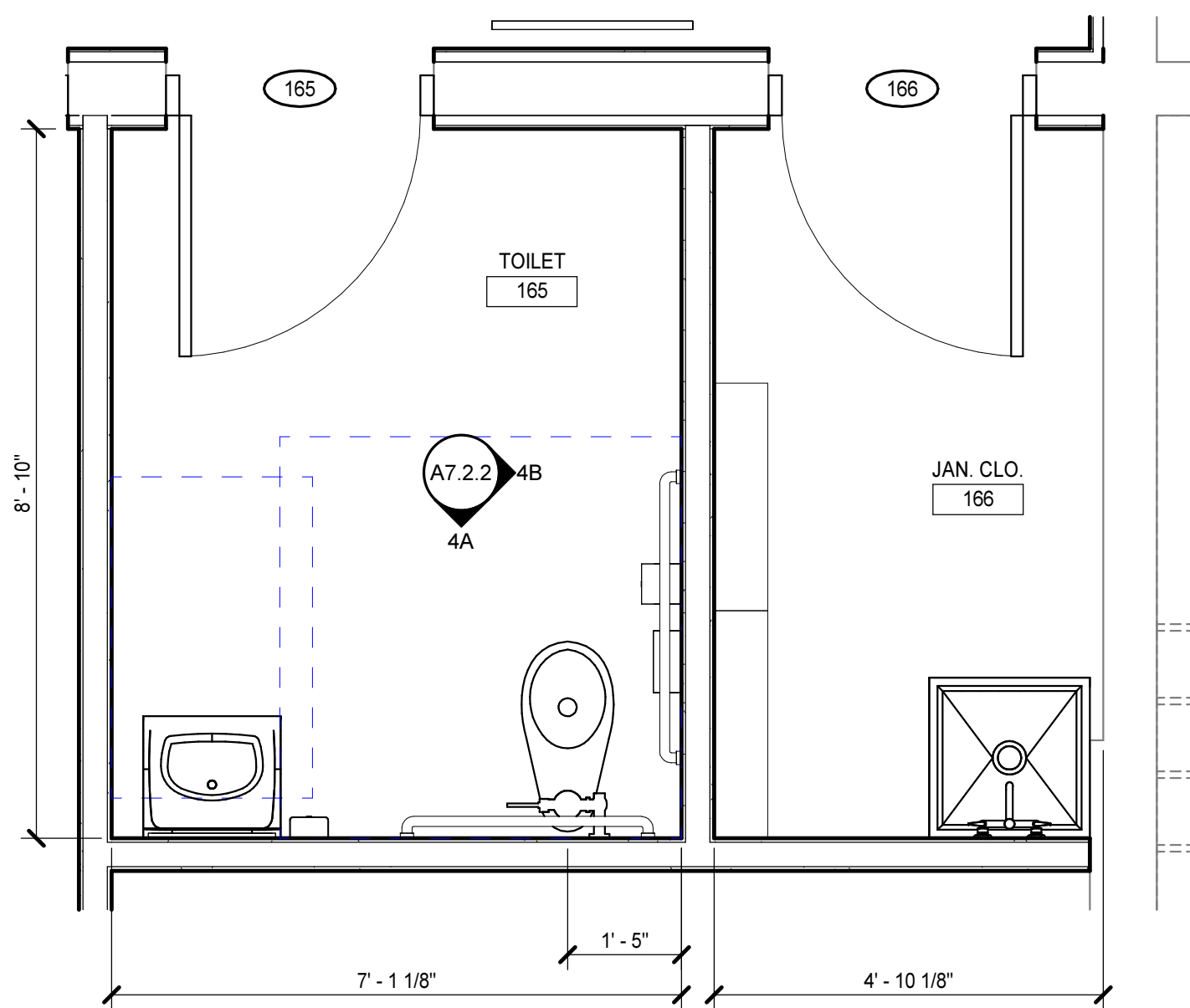
CASEWORK GENERAL NOTES	
A. UNLESS INDICATED OTHERWISE, ALL COUNTERTOP(S): 2'-10" AFF MAX OR 2'-10" MAX TO TOP OF RIM AT DROP-IN SINKS AND LAVATORIES WHERE OCCURS 2'-1" DEEP (<i>pick one</i>) HIGH PRESSURE LAMINATE or SOLID SURFACE - BACKSPLASHES: 4" HIGH AT ALL SIDES AND BACK - EXTEND COUNTERTOP 1/2" PAST BASE CABINET AT ALL EXPOSED CASEWORK ENDS - VERIFY SLAB LEVELNESS AT CASEWORK PRIOR TO INSTALL. CONSTRUCTION TOLERANCES DO NOT APPLY TO ACCESSIBILITY DIMENSIONS; MAX DIMENSIONS SHALL BE MAINTAINED	
B. UNLESS INDICATED OTHERWISE, ALL BASE CABINET(S): 2'-0" DEEP NOMINAL - TOE KICKS: 4" NOMINAL HIGH (REDUCE AS NEEDED FOR TOLERANCES) AND 3" DEEP - SINK LOCATIONS: 3'-0" WIDE CLEAR KNEE SPACE (NO BASE CABINET) FOR BARRIER FREE ACCESS	
C. UNLESS INDICATED OTHERWISE, ALL WALL CABINET(S): 1'-0 1/2" DEEP NOMINAL 2'-6" HIGH - TOP AT 7'-0" AFF - MINIMUM 11" CLEAR INTERIOR DEPTH	
D. BUILT-IN EQUIPMENT: SIZE OPENING (HEIGHT, WIDTH, AND DEPTH) AND ROUGH-IN REQUIREMENTS AS REQUIRED BASED ON APPROVED MANUFACTURER SUBMITTED.	
E. ALL SHELVES: ADJUSTABLE UNLESS INDICATED OTHERWISE.	
F. PROVIDE FINISH END PANELS AT ALL EXPOSED CASEWORK ENDS.	
G. LOCKS: <i>fill in where you want locks, if any</i> UNLESS INDICATED OTHERWISE.	
CASEWORK KEYNOTES	
REPRESENTED BY (n) APPLIES TO DRAWINGS A8.1 - A8.m	



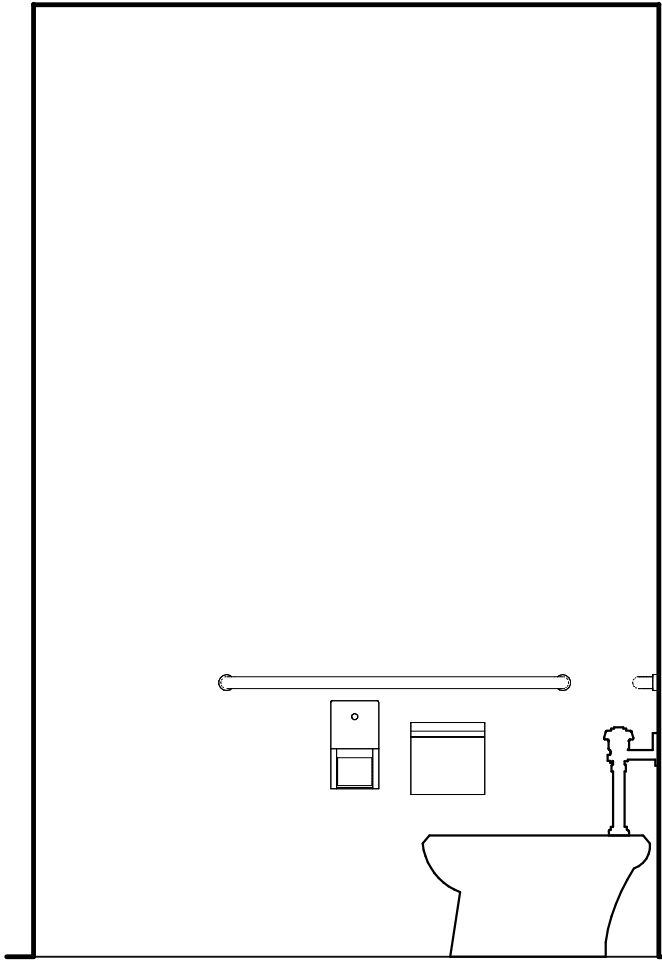
4B PROPOSED AMENITY ADA BATHROOM
1/2" = 1'-0"



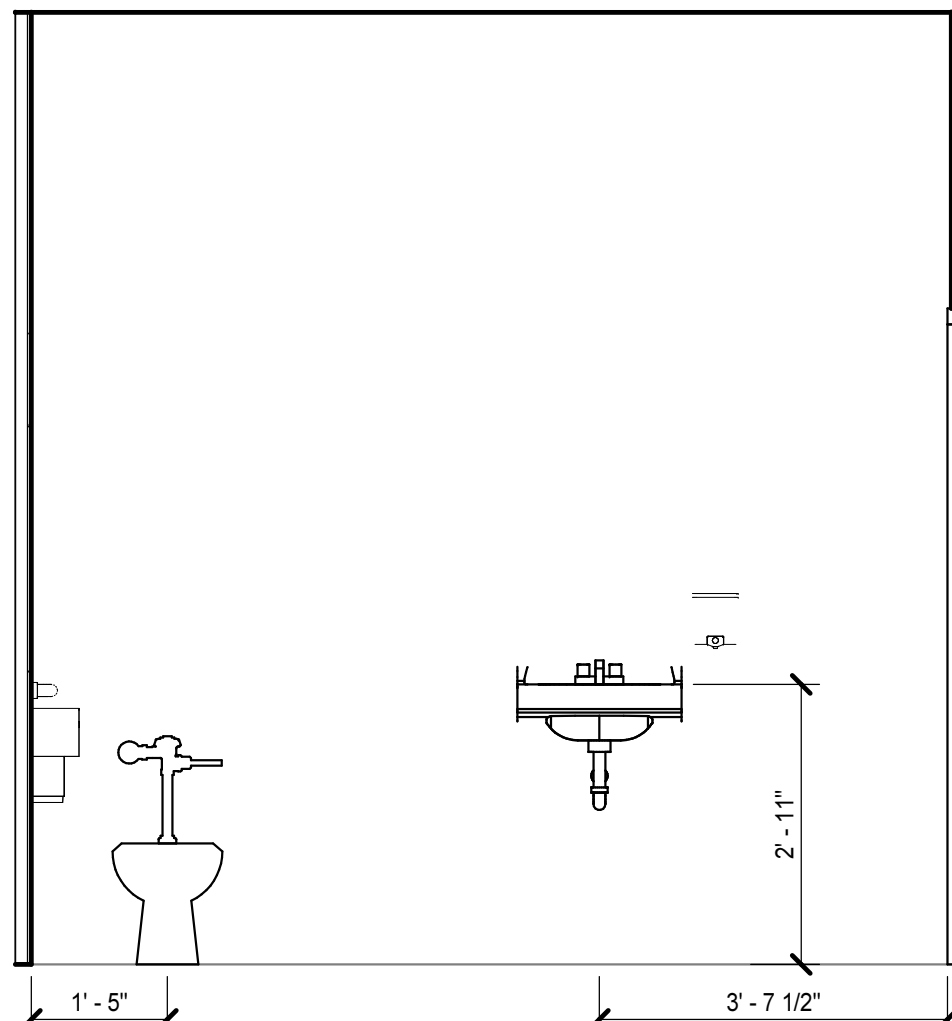
4A PROPOSED AMENITY ADA BATHROOM
1/2" = 1'-0"



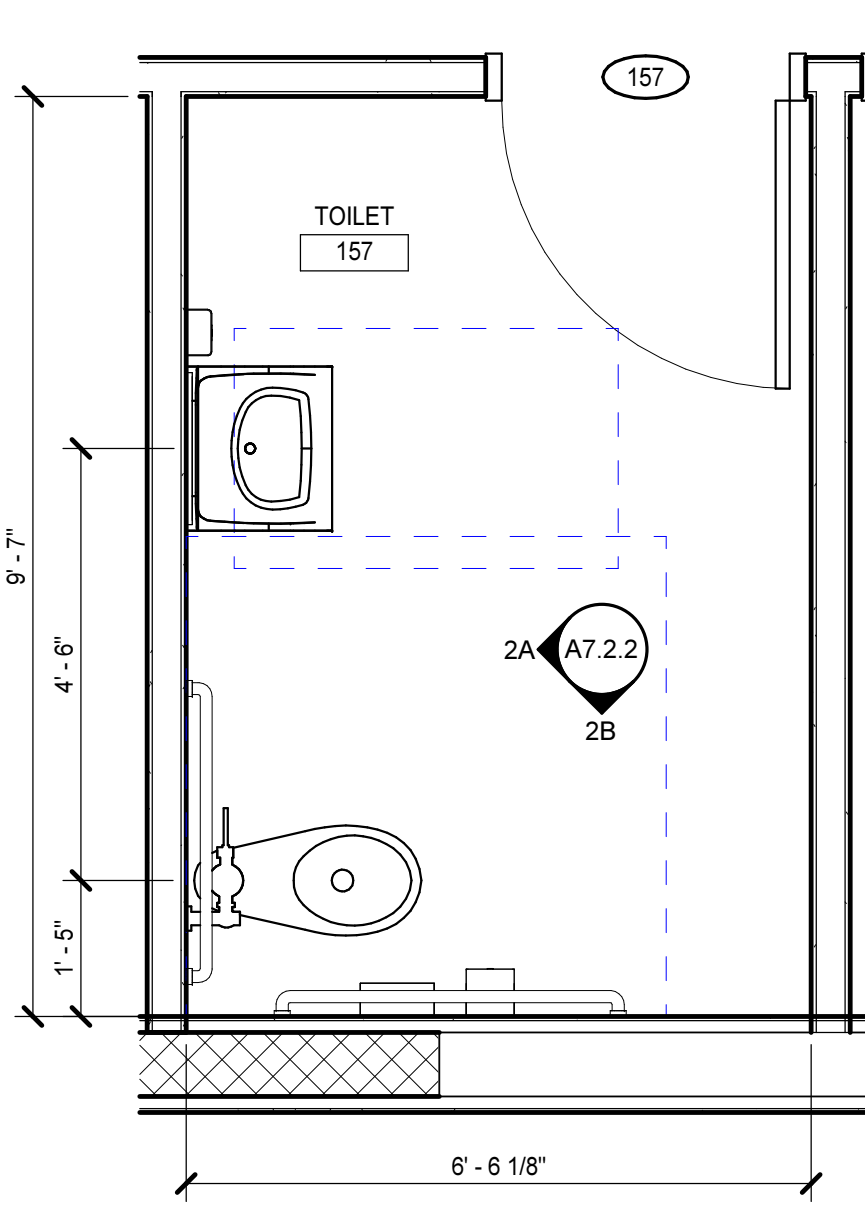
3 ENLARGED BATHROOM AND JAN CLOSET PLAN
A7.2.1/A7.2.2 1/2" = 1'-0"



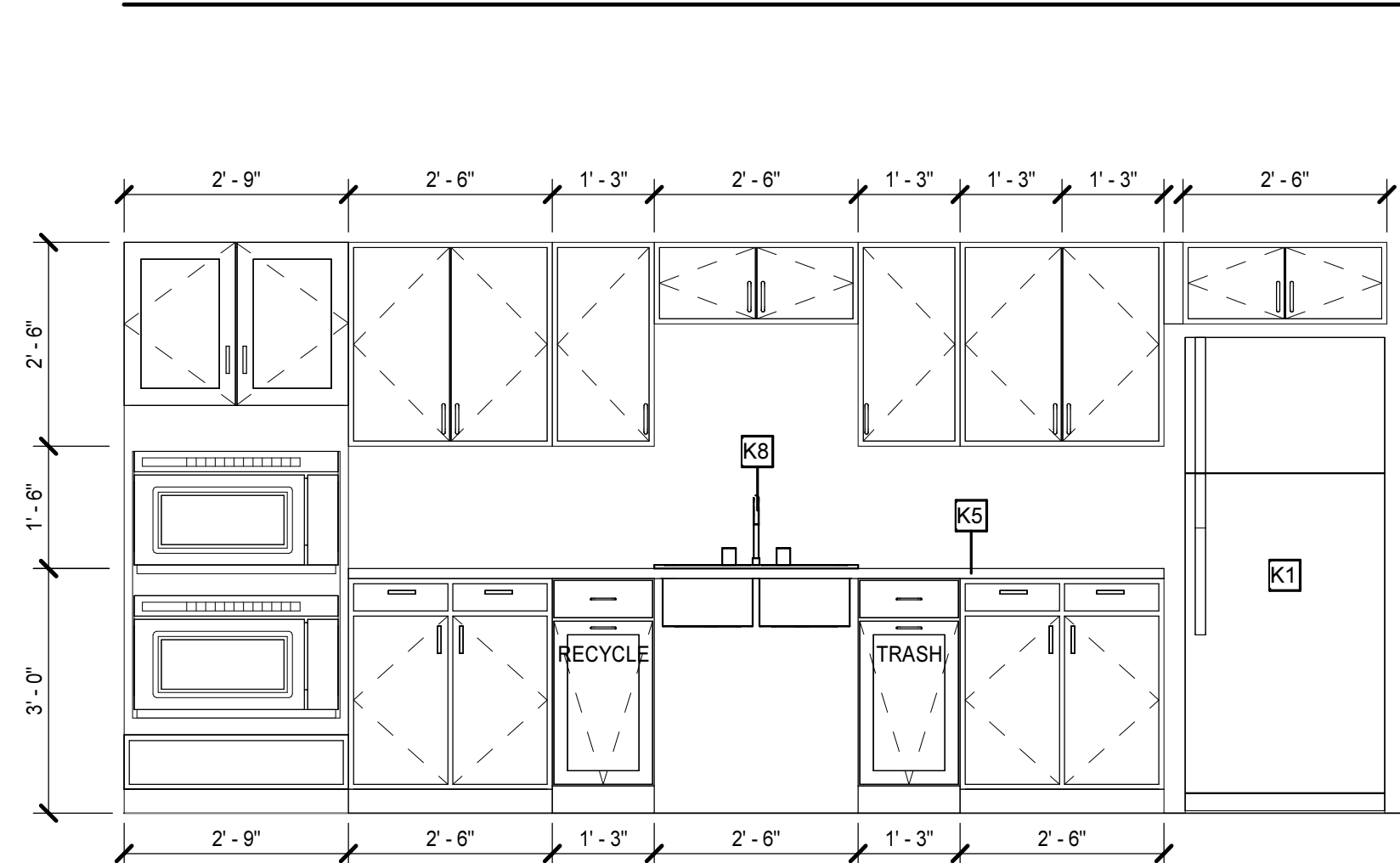
2B BATHROOM ELEVATION
1/2" = 1'-0"



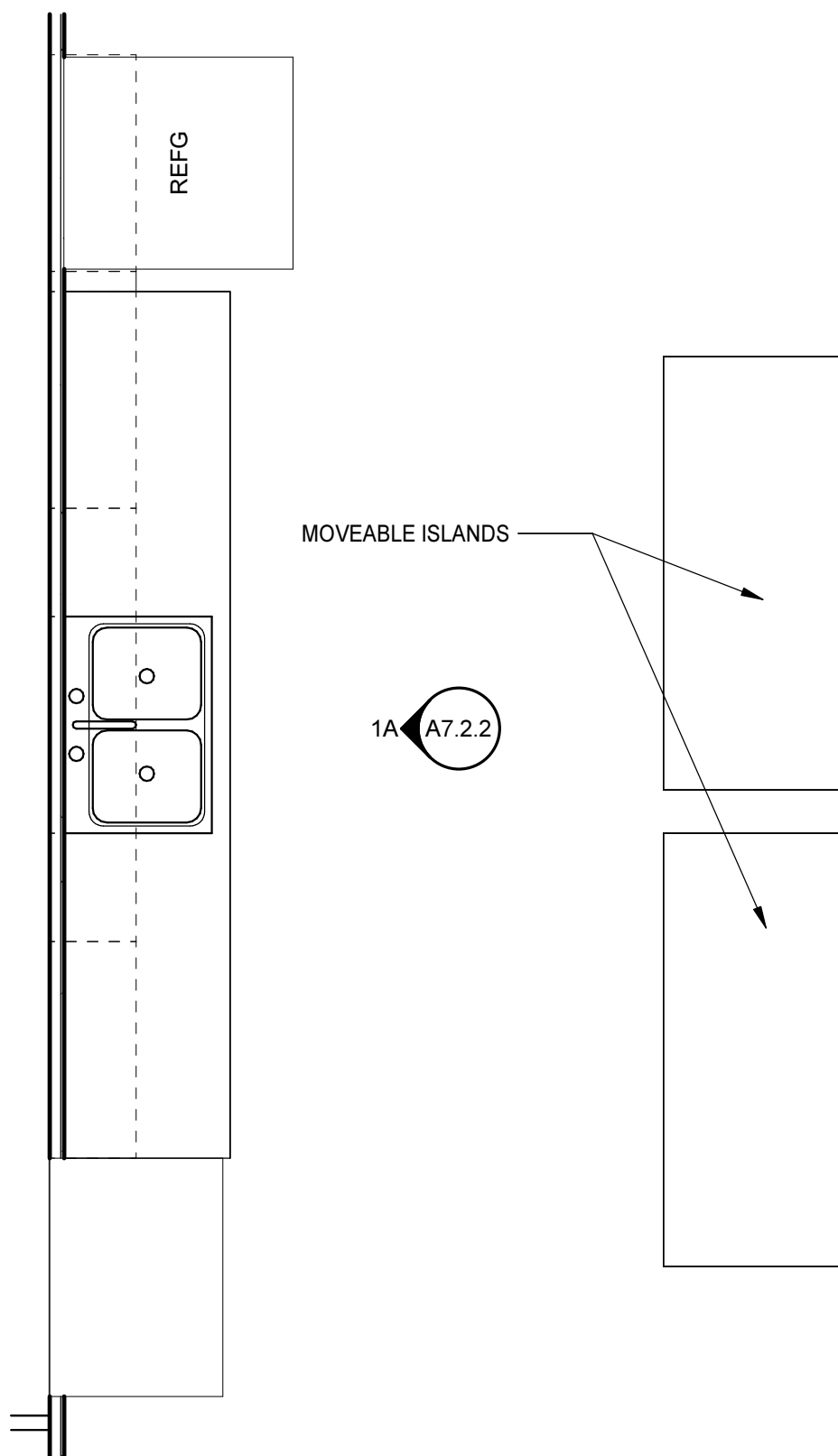
2A BATHROOM ELEVATION
1/2" = 1'-0"



2 ENLARGED BATHROOM PLAN
A7.2.1/A7.2.2 1/2" = 1'-0"



1A PROPOSED AMENITY KITCHEN ELEVATION
1/2" = 1'-0"

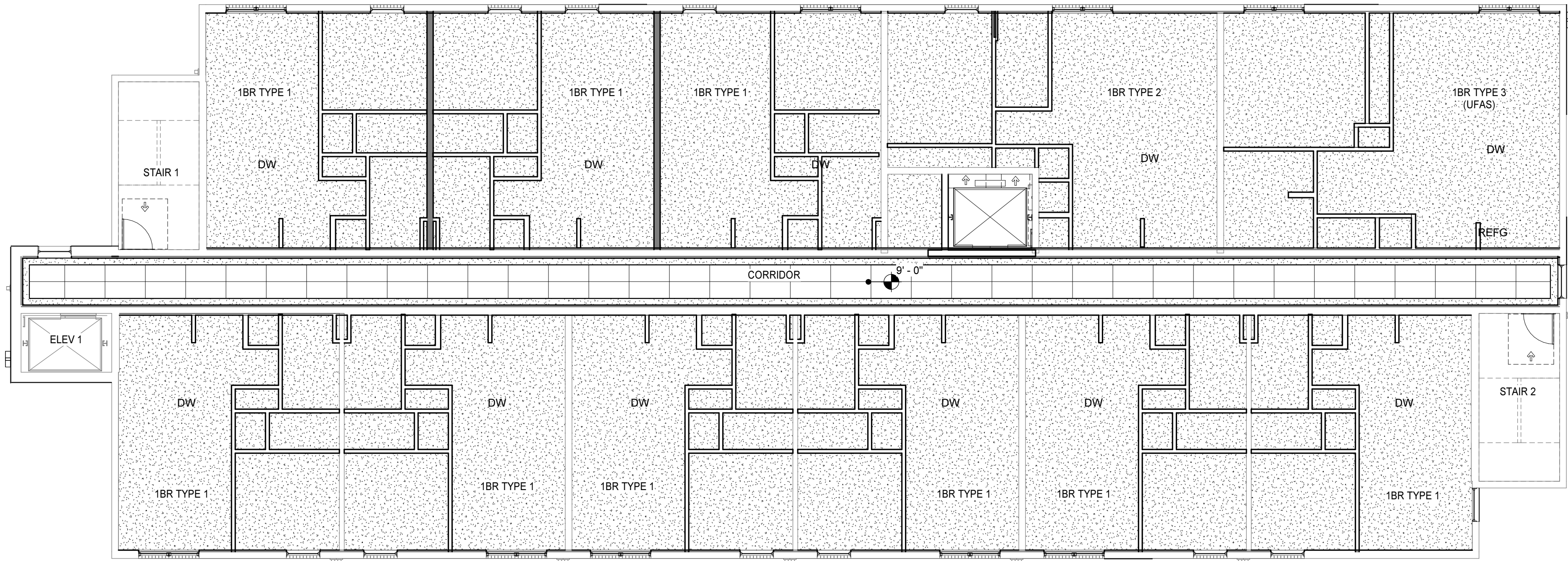


1 PROPOSED AMENITY KITCHEN ENLARGED PLAN
A7.2.1/A7.2.2 1/2" = 1'-0"

10/14/2024 5:31:35 PM

J
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A

12345678910



2 PROPOSED TYP. FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 PROPOSED FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND
APPLIES TO DRAWINGS A9.1.n - A9.1.n

REFER TO M, E & FP DRAWINGS FOR REFLECTED CEILING PLAN SYMBOLS NOT INDICATED BELOW

A101
nft-nft

SPACE NUMBER
CEILING HEIGHT, AFF. UNO

INTERIOR APPLICATIONS: GYPSUM BOARD CEILING
EXTERIOR APPLICATIONS: GYPSUM SOFFIT BOARD
OR GYPSUM SHEATHING

2 X 4 LAY IN ACOUSTICAL CEILING PANELS IN
SUSPENDED GRID

AP

ACCESS PANEL

INTERIOR WALL/PARTITION 4" MIN ABOVE HIGHEST
ADJACENT CEILING. IF NECESSARY TO ACHIEVE
RESULTS DESIRED, EXTEND WALL HEIGHT SO WALL
BRACING IS NOT EXPOSED TO VIEW IN FINISHED
SPACES

INTERIOR WALL/PARTITION TO UNDERSIDE OF
CEILING
EXISTING TO REMAIN, VERIFY VERTICAL EXTENTS
WHERE THE HEIGHT IMPACTS THE WORK

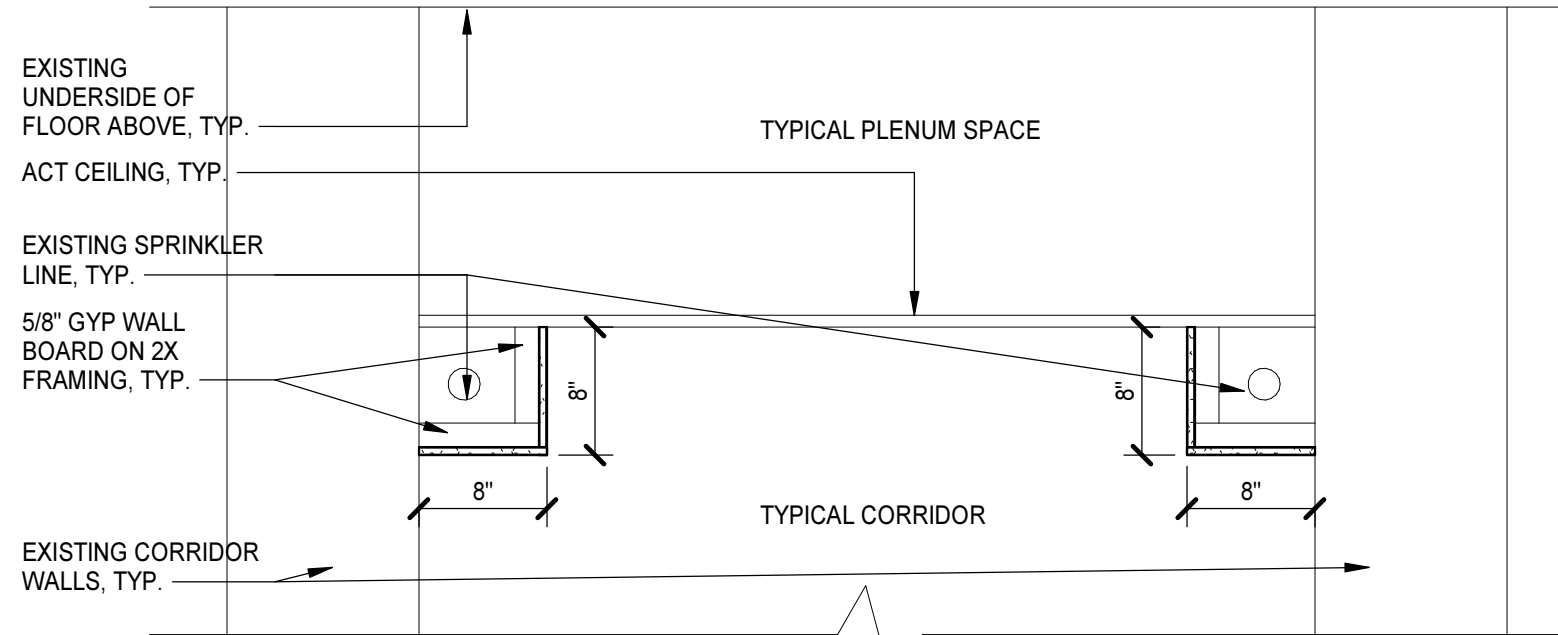
WITH OPENING

REFLECTED CEILING PLAN/DETAIL GENERAL NOTES

A. ALL CEILING HEIGHTS SHALL BE 9'-0" AFF UNLESS INDICATED OTHERWISE.

B. CENTER CEILING MOUNTED ITEMS WITHIN CEILING PANELS, UNLESS INDICATED OTHERWISE.

C. IF ADDITIONAL SPRINKLER HEADS ARE REQUIRED TO SATISFY CODE OR COVERAGE DENSITIES (OTHER THAN THOSE THAT MAY BE INDICATED), PROVIDE ADDITIONAL SPRINKLER HEADS AT NO ADDITIONAL COST AND OBTAIN APPROVAL OF ARCHITECT FOR LOCATION OF SUCH HEADS, IF ANY.



3 SPRINKLER BULKHEADS IN CORRIDOR
1" = 1'-0"

FERNWOOD AT FIVE POINTS

PROJECT #: 630273
Columbia Housing Authority
2225 College St, Columbia, SC 29205

PROJECT NO: 630273
DATE: 5/11/23
REVISIONS
DATE DESCRIPTION

REFLECTED CEILING
PLAN

A9.1



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LIFE SAFETY SYMBOL LEGEND				
APPLIES TO LS SERIES OF DRAWINGS ONLY				
DESIGNATOR MATRIX				SYMBOLS
	WALL	BARRIER	PARTITION	RATED BEARING OR NON-BEARING WALL
4 HR FIRE	▲▲▲▲▲	■ ■ ■ ■ ■		
3 HR FIRE	▶▶▶▶▶	◆ ◆ ◆ ◆ ◆		● ● ● ● ●
2 HR FIRE	× × × × ×	■ ■ ■ ■ ■		
1 HR FIRE		▶ ▶ ▶ ▶ ▶	★ ★ ★ ★ ★	- - - - -
½ HR FIRE			★ ★ ★ ★ ★	
SMOKE		▲ ▲ ▲ ▲ ▲	◆ ◆ ◆ ◆ ◆	
SMOKE-TIGHT			○ ○ ○ ○ ○	
INCIDENTAL			◆ ◆ ◆ ◆ ◆	
NOTES:				
1. WALL DESIGNATIONS ON THE LS SERIES OF DRAWINGS ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL WALL/PARTITION CONSTRUCTION.				
2. REFER TO THE CONTRACT DOCUMENTS, INCLUDING THE LIFE SAFETY SYMBOLS LEGEND AND A0, A1 AND, A2 SERIES OF DRAWINGS, FOR ACTUAL WALL/PARTITION TYPES AND CONSTRUCTION REQUIREMENTS.				
3. RATING OF BEARING OR NON-BEARING WALLS ARE PER TABLE 601 AND SECTION 602.1 AND DO NOT REQUIRE PROTECTED OPENINGS.				
DOUBLE FIRE WALL				
1" = RATING IN - - - - -	PDFM	NOTE: RATINGS MAY VARY. REFER TO A0.2 FOR ACTUAL RATINGS OF FIRE WALLS COMPOSING THE DOUBLE FIRE WALLS		
HOURLS				
	★ ★ ★ ★ ★			

1205	ROOM NUMBER
798 1280	DIRECTION OF EGRESS EGRESS LOAD CAPACITY NUMBER OF OCCUPANTS
798 1280	DIRECTION OF EGRESS NUMBER OF OCCUPANTS EGRESS LOAD CAPACITY
XXX'-X"	MAXIMUM TRAVEL DISTANCE
XXX'-X" CPOT	COMMON PATH OF TRAVEL
◆	FIRE EXTINGUISHER CABINET
●	FIRE EXTINGUISHER BRACKET
	EXTENT OF SPRAYED-ON/APPLIED FIRE PROOFING
	EXTENT OF SMOKE COMPARTMENT
	EXTENT OF FLOOR / CEILING AND/OR ROOF / CEILING ASSEMBLY
3	BUILDING NUMBER

PROJECT SUMMARY

This project consists of the renovation of 69 apartment units and amenity spaces at the existing 6-story Arrington Manor Apartments building. Finished project will consist of 58 apartments units and amenity spaces. Work shall be completed as per plans, as per code.

Level 1 Alterations:

- Install new floor finishes in units and public spaces.
- Replace all existing interior doors in kind. Replace all existing door hardware.
- Replace kitchen and bath fixtures, casework, and appliances as per drawings
- Replace select exterior doors/ automatic sliding doors/ storefront.

Level 2 Alterations:

- Reconfigure existing entry and lobby space into the building.
- Add new exterior canopy above building entry.
- Provide new mail area and package room that is USPS and ADA compliant.
- Modify 12 units throughout the building to provide 7 UFAS compliant units. (Exceeds 5% minimum of 3 units)
- Reconfigure the existing public restrooms to provide ADA compliant stall.

ADMINISTRATION

Applicable Codes, Standards, and/or References

	Year
South Carolina Building Performance Standards (MBFS)	2019
South Carolina Accessibility Code	2018
Columbia Building, Fire, and Related Codes (consisting of)	
International Building Code (IBC)	2021
International Existing Building Code (IEBC)	2021
International Fire Code (IFC)	2021
International Plumbing Code (IPC)	2021
International Mechanical Code (IMC)	2021
International Fuel Gas Code (IFGC)	2021
International Energy Conservation Code (IECC)	2009
National Electrical Code (NEC)	2020
ADA Standards for Accessible Design	2010
Uniform Federal Accessibility Standards (UFAS)	1984
ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities	
ASHRAE Handbooks	

Refer to other Contract Documents (disciplines) and Specifications for additional code summary information not included in this Code Summary (generally related to Chapters 13 through 33).

INTERNATIONAL BUILDING CODE 2021

GENERAL BUILDING HEIGHTS AND AREAS

Allowable building height

504.3 Type IB, Residential Occupancy, Sprinklered = 180 feet
Building height is existing to remain, 59 feet typical. 63 feet max.

Allowable number of stories

504.4 Type IB, R-2 Occupancy, Sprinklered = 12 stories
Building stories are existing to remain, 6 stories typical. Elevator override makes 7 stories max.

Allowable area

506.2 Type IB, R-2 Occupancy, Sprinklered = Unlimited
1st floor area, 8,331 gsf footprint.
Typical floor area existing to remain, 7,953 gsf footprint.

Accessory occupancies - Allowable building area

508.2.3 The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10% of the floor area of the story in which they are located.
See sheet LS1.1 for breakdown of accessory use spaces
Total 1st floor area = 8,331 gsf
10% of total 1st floor area = 833 sf > Business Accessory Use at 1st floor = 614 sf

Separated Occupancies

508.4 Separated occupancies shall be individually classified in accordance with Section 302.1

A to R	1 hour
A to S-1	1 hour
B to R	1 hour
S-1 to R	1 hour

Separated Occupancies - Construction

508.4.4.1 Required separations shall be fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both, so as to completely separate adjacent occupancies.

TYPES OF CONSTRUCTION

Table 601 Fire-Resistance Rating Requirements

Primary structural frame	2hr
Bearing walls (Exterior / Interior)	2hr / 2hr
Floor construction and associated secondary members	2hr
Roof construction and associated secondary members	1hr

602.2 Construction Classification - Types I and II

Types I and II construction are those types of construction in which building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.
Existing to remain; no less than Type IB

FIRE AND SMOKE PROTECTION FEATURES

705.2.1

Projections - Types I and II construction

Projections from walls of Type I or II construction shall be of noncombustible materials or combustible materials as allowed by sections 705.2.3.1 and 705.2.4.

707.3.9

Separated occupancies

Where the provisions of Section 508.4 are applicable, the fire barrier separating mixed occupancies shall have a fire-resistance rating of not less than that indicated in Table 508.4 based on the occupancies being separated.

707.6

Openings

Openings in a fire barrier shall be protected in accordance with Section 716. Openings shall be limited to a maximum aggregate width of 25% of the length of the wall, and the maximum area of any single opening shall not exceed 156 sf.

Exception 1: Openings shall not be limited to 156 sf where adjoining floor areas are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

FIRE PARTITIONS

Fire-resistance rating

Fire partitions shall have a fire-resistance rating of not less than 1 hour.

FLOOR AND ROOF ASSEMBLIES

Dwelling units and sleeping units

Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall not be less than 1 hour fire resistance rated construction.

SHAFT ENCLOSURES

Shaft enclosures - Fire-resistance rating

Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting 4 stories or more.

713.4

Shaft enclosures - Chute access rooms

Access opening for waste or linen chutes shall be located in rooms or compartments enclosed by not less than 1 hour fire barriers. Openings shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. Doors shall be self or automatic closing upon detection of smoke in accordance with Section 716.2.6.6.

713.13.4

Shaft enclosures - Chute discharge room

Chutes shall discharge into an enclosed room separated by fire barriers with a fire-resistance rating not less than the required fire rating of the shaft enclosure. Openings into the discharge room from the remainder of th ebuilding shall be protected by opening protectives having a fire protection rating equal to the protection required for the shaft enclosure. Doors shall be self or automatic closing upon detection of smoke in accordance with Section 716.2.6.6.

716.1

Opening protectives

Opening protectives required by other sections of this code shall comply with the provisions of this section and shall be installed in accordance with NFPA 80.

INTERIOR FINISHES

803.1.1

Interior wall and ceiling finish materials tested in accordance with NFPA 286

Interior wall and ceiling finish materials shall be classified in accordance with NFPA 286 and comply with section 803.1.1.1. Materials complying with Section 803.1.1.1 shall be considered to also comply with the requirements of Class A.

803.1.2

Interior wall and ceiling finish materials tested in accordance with ASTM E84 or UL723.

Class A	Flame Spread Index 0-25	Smoke -Developed Index 0-450
Class B	Flame Spread Index 26-75	Smoke -Developed Index 0-450
Class C	Flame Spread Index 76-200	Smoke -Developed Index 0-450

803.13

Interior wall and ceiling finish requirements by occupancy

	Group R-2 / S	Group A-3	Group B
Sprinklered	C	B	B
Interior exit stairways and ramps and exit passageways			
Corridors and enclosure for exit access stairways and ramps	C	B	C
Rooms and enclosed spaces	C	C	C

FIRE PROTECTION SYSTEMS

901.6.3

Fire alarm systems

Fire alarm systems required by the provisions of Section 907.2 of this code and Sections 907.2 and 907.9 of the IFC shall be monitored by an approved supervising station in accordance with Section 907.6.6.
Exception: Single and multiple station smoke alarms required by Section 907.2.10.

903.3.1.1

NFPA 13 sprinkler systems

Sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.1.1.1 and 903.3.1.1.2.

907.2.11

Fire Alarm and Detection System - Group R-2

Single or multiple station smoke alarms shall be installed and maintained in Group R-2 regardless of occupant load at all the following locations:
1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.

MEANS OF EGRESS

1006.2.1

Egress based on occupant load and common path of egress travel distance

Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds 10 occupants or 125 feet (R-2 Occupancy)

1030.1

Emergency escape and rescue

In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Tables 1006.3.3(1) and 1006.3.3 (2).
(Not required per 1006.2.1, 1006.3.2)

1030.2

Minimum size

Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet
(Not required per IEBC)

1030.2.1

Minimum dimensions

The minimum net clear opening height dimension shall be 24". The minimum net clear opening width dimension shall be 20". The net clear opening dimensions shall be the result of normal operation of the opening.
(Not required per IEBC)

1030.3

Maximum height from floor

Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44", measured from the floor.
(Not required per IEBC)