TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

Issue Date/ Description: 05/14/2026 SC HOUSING APPLICATION
MPS Project No: 025957.00

OWNER

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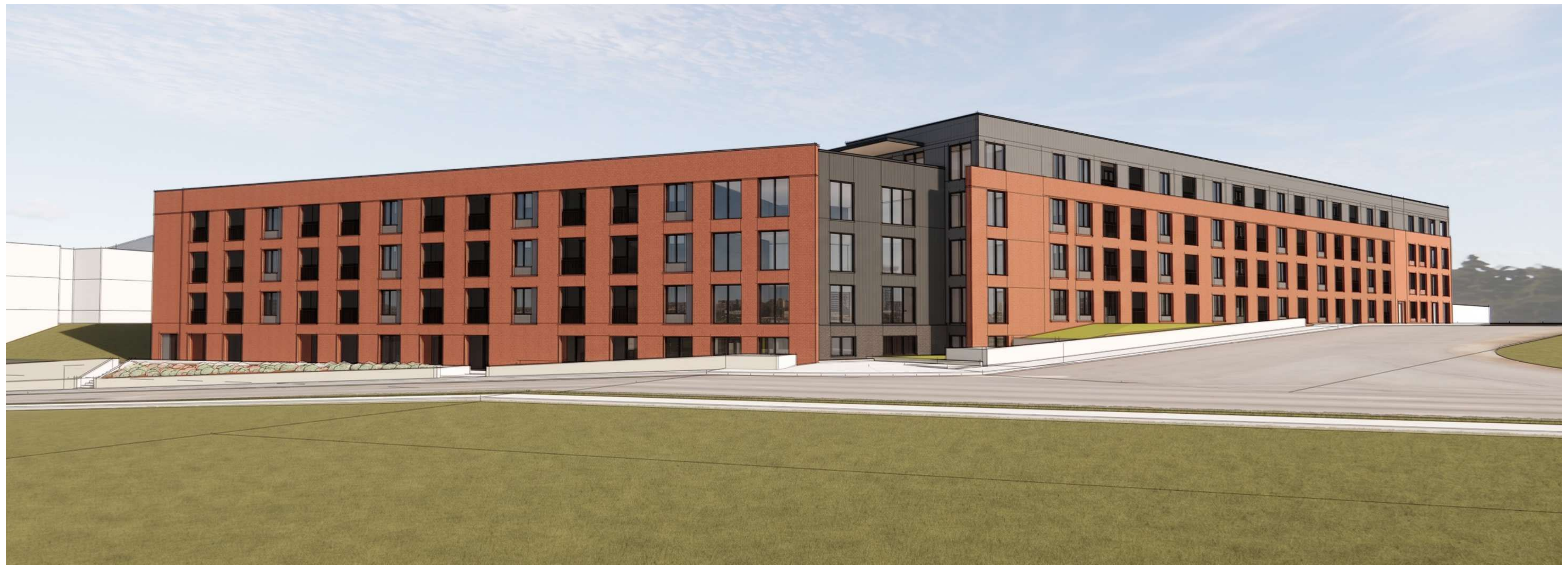

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A442	ENLARGED COMMON AREA PLANS	A	SC HOUSING APPLICATION	05/14/2026

UNIT MATRIX

	ONE BEDROOM			TWO BEDROOM			THREE BEDROOM			
BUILDING LEVEL	UNIT A1.0 783 SF 28.75%	UNIT A1.0H 783 SF 1.25%	UNIT A1.0A 783 SF 2.50%	UNIT B1.0 1,080 SF 25.00%	UNIT B1.0A 1,080 SF 1.25%	UNIT B2.0 1,031 SF 17.50%	UNIT C1.0 1,274 SF 21.25%	UNIT C1.0H 1,274 SF 1.25%	UNIT C1.0A 1,274 SF 1.25%	TOTAL UNITS
LEVEL 1	4	1	2	5	1	4	3	1	1	22
LEVEL 2	7	-	-	6	-	4	5	-	-	22
LEVEL 3	7	-	-	6	-	4	5	-	-	22
LEVEL 4	5	-	-	3	-	2	4	-	-	14
UNIT TOTALS:	23	1	2	20	1	14	17	1	1	
BUILDING TOTALS:			26			35			19	80
			32.50%			43.75%			23.75%	100%

UNIT MATRIX NOTES

"A" SUFFIX INDICATES MOBILITY DISABLED DWELLING UNITS THAT MEET THE REQUIREMENTS OF ANSI TYPE A, ADA, FHA, AND THE APPENDIX B.

"H" SUFFIX INDICATES HEARING AND SIGHT-IMPAIRED DWELLING UNITS THAT MEET THE REQUIREMENTS OF ANSI TYPE B WITH ADDITIONAL COMMUNICATION FEATURES OF THE ADA, FHA, AND THE APPENDIX B.

1. 5% OF THE TOTAL UNITS ARE DESIGNED AS TYPE "A" MOBILITY DISABLED UNITS.
2. AN ADDITIONAL 2% OF THE TOTAL UNITS ARE DESIGNED AS TYPE "H" HEARING AND SIGHT-IMPAIRED DWELLING UNITS.
3. ALL OTHER DWELLING UNITS ARE DESIGNED TO MEET THE REQUIREMENTS OF ANSI TYPE B, ADA, FHA, AND THE APPENDIX B.

AREA SCHEDULE

LEVEL	GROSS AREA	HEATED AREA	L.C.A.	M.V.P.	COMMON	AMENITY	LIVING UNIT
BASEMENT	8,169 SF	7,739 SF	430 SF	698 SF	4,249 SF	2,792 SF	0 SF
LEVEL 1	36,024 SF	33,285 SF	2,739 SF	1,324 SF	8,750 SF	756 SF	22,455 SF
LEVEL 2	34,948 SF	32,209 SF	2,739 SF	1,313 SF	8,441 SF	0 SF	22,455 SF
LEVEL 3	34,948 SF	32,209 SF	2,739 SF	1,313 SF	8,441 SF	0 SF	22,455 SF
LEVEL 4	22,782 SF	19,503 SF	3,279 SF	906 SF	4,284 SF	0 SF	14,313 SF
GRAND TOTAL:	136,871 SF	124,945 SF	11,926 SF	5,554 SF	34,165 SF	3,548 SF	81,678 SF

AREA SCHEDULE NOTES

"M.V.P." INDICATES MAJOR VERTICAL PENETRATIONS.

"L.C.A" INDICATES LIMITED COMMON AREA. ALL LIMITED COMMON AREA IS EXTERIOR TO THE BUILDING AND IS NON-HEATED

"HEATED AREA" INCLUDES ALL OTHER AREAS.

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SEALS

TAFT MILLS GROUP
JUDSON TRACE
EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:
COVER SHEET

SHEET NO.
G000

PROJ. NO.
025957.00

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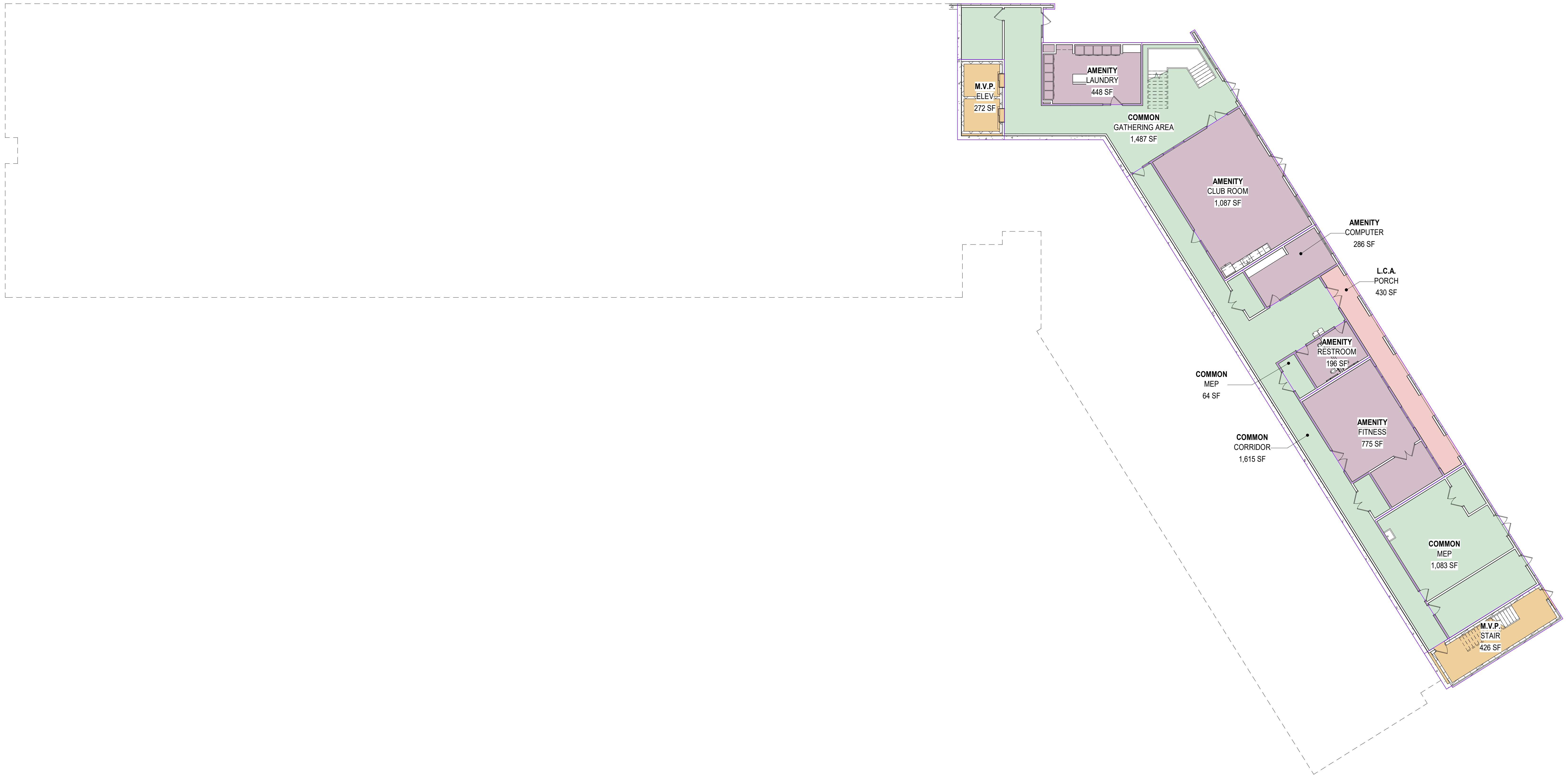

B1
G200

BASEMENT AREA PLAN

1/16" = 1'-0"

AREA SCHEDULE

LEVEL	GROSS AREA	HEATED AREA	L.C.A.	M.V.P.	COMMON	AMENITY	LIVING UNIT
BASEMENT	8,169 SF	7,739 SF	430 SF	698 SF	4,249 SF	2,792 SF	0 SF
LEVEL 1	36,024 SF	33,285 SF	2,739 SF	1,324 SF	8,750 SF	756 SF	22,455 SF
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LEVEL 4	22,782 SF	19,503 SF	3,279 SF	906 SF	4,284 SF	0 SF	14,313 SF
GRAND TOTAL:	136,871 SF	124,945 SF	11,926 SF	5,554 SF	34,165 SF	3,548 SF	81,678 SF

AREA PLAN LEGEND

🟩	COMMON	🟦	LIVING UNIT	🟪	AMENITY
🟥	L.C.A.	🟧	M.V.P.		

"M.V.P." INDICATES MAJOR VERTICAL PENETRATIONS.

"L.C.A" INDICATES LIMITED COMMON AREA. ALL LIMITED COMMON AREA IS EXTERIOR TO THE BUILDING AND IS NON-HEATED

"HEATED AREA" INCLUDES ALL OTHER AREAS.

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EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

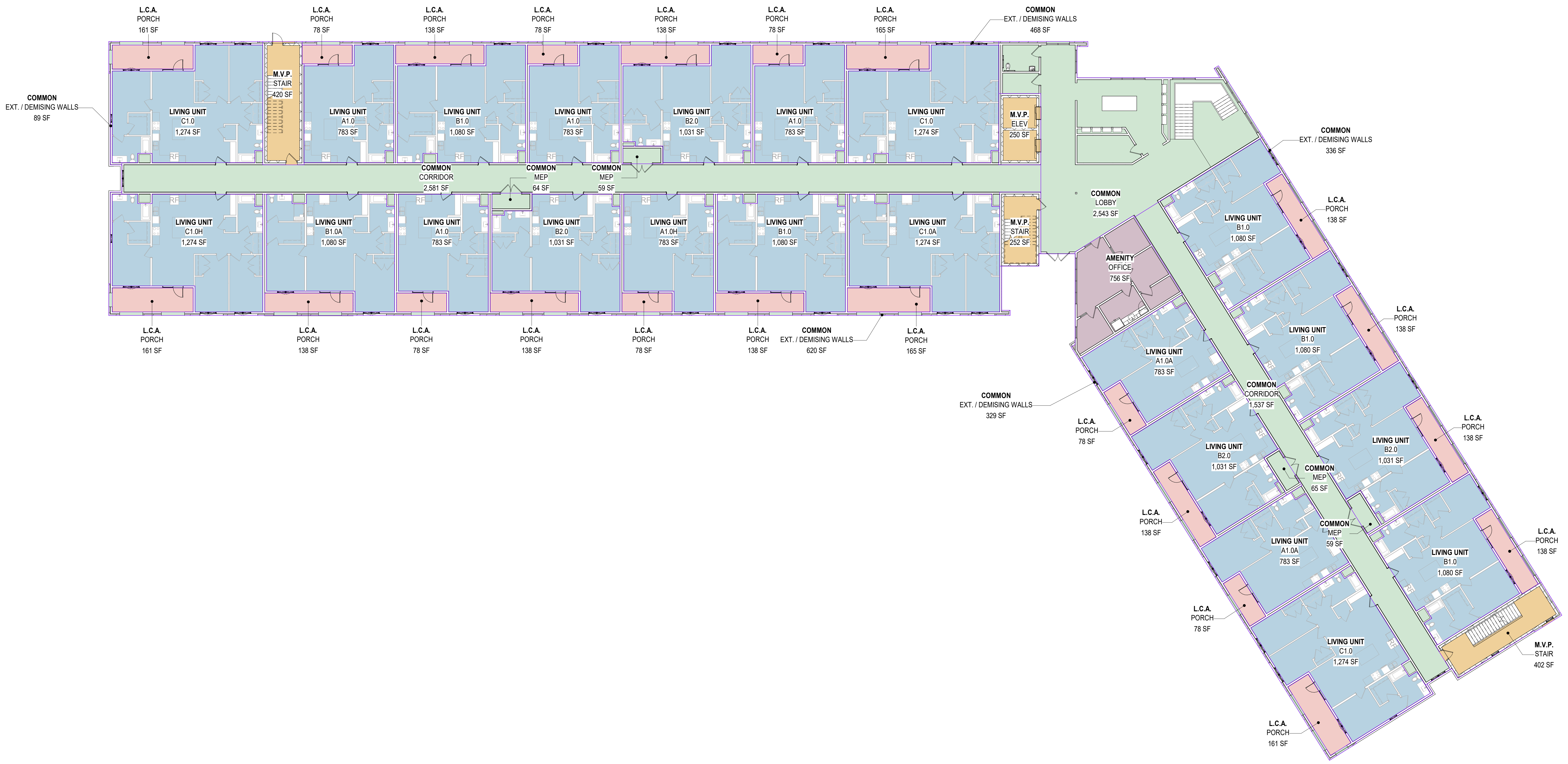
PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	JZ

SHEET TITLE:
BASEMENT AREA
PLAN

SHEET NO.
G200

PROJ. NO.
025957.00

D



C

B

B1
G201

LEVEL 1 AREA PLAN

1/16" = 1'-0"

AREA SCHEDULE

LEVEL	GROSS AREA	HEATED AREA	L.C.A.	M.V.P.	COMMON	AMENITY	LIVING UNIT
BASEMENT	8,169 SF	7,739 SF	430 SF	698 SF	4,249 SF	2,792 SF	0 SF
LEVEL 1	36,024 SF	33,285 SF	2,739 SF	1,324 SF	8,750 SF	756 SF	22,455 SF
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GRAND TOTAL:	136,871 SF	124,945 SF	11,926 SF	5,554 SF	34,165 SF	3,548 SF	81,678 SF

AREA PLAN LEGEND

🟩	COMMON	🟦	LIVING UNIT	🟪	AMENITY
🟥	L.C.A.	🟧	M.V.P.		

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SHEET ISSUE:

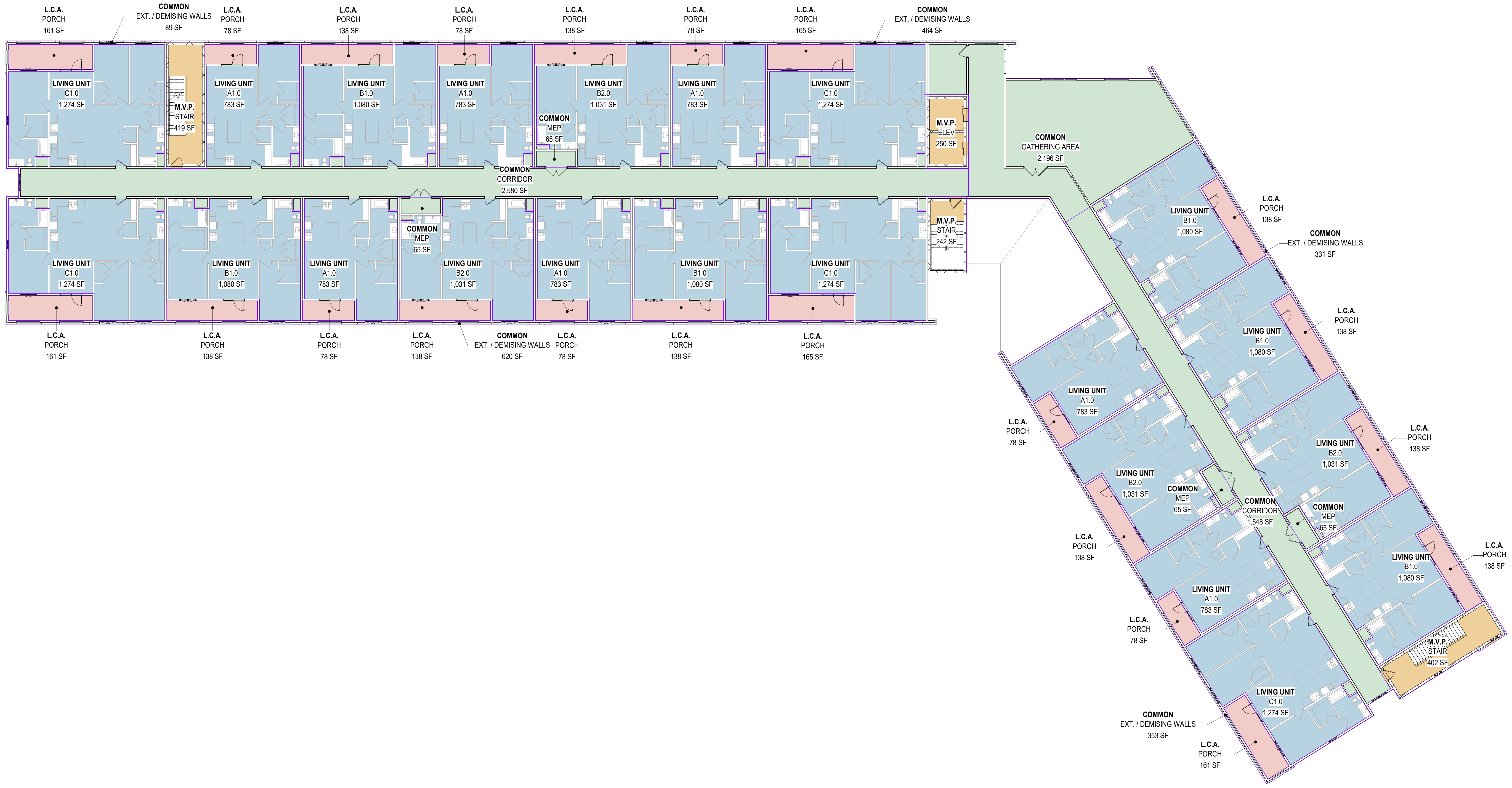
NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: JZ

SHEET TITLE:
LEVEL 1 AREA PLAN

SHEET NO.
G201

PROJ. NO.
025957.00



B1
G202

LEVEL 2 AREA PLAN

1/16" = 1'-0"

AREA SCHEDULE

LEVEL	GROSS AREA	HEATED AREA	L.C.A.	M.V.P.	COMMON	AMENITY	LIVING UNIT
BASEMENT	8,169 SF	7,739 SF	430 SF	698 SF	4,249 SF	2,792 SF	0 SF
LEVEL 1	36,024 SF	33,285 SF	2,739 SF	1,324 SF	8,750 SF	756 SF	22,455 SF
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AREA PLAN LEGEND

🟩	COMMON	🟦	LIVING UNIT	🟪	AMENITY
🟥	L.C.A.	🟧	M.V.P.		

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A	05/14/2026	SC HOUSING APPLICATION

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DRAWN BY: JZ

SHEET TITLE:
LEVEL 2 AREA PLAN

SHEET NO.
G202

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D

C

B

A

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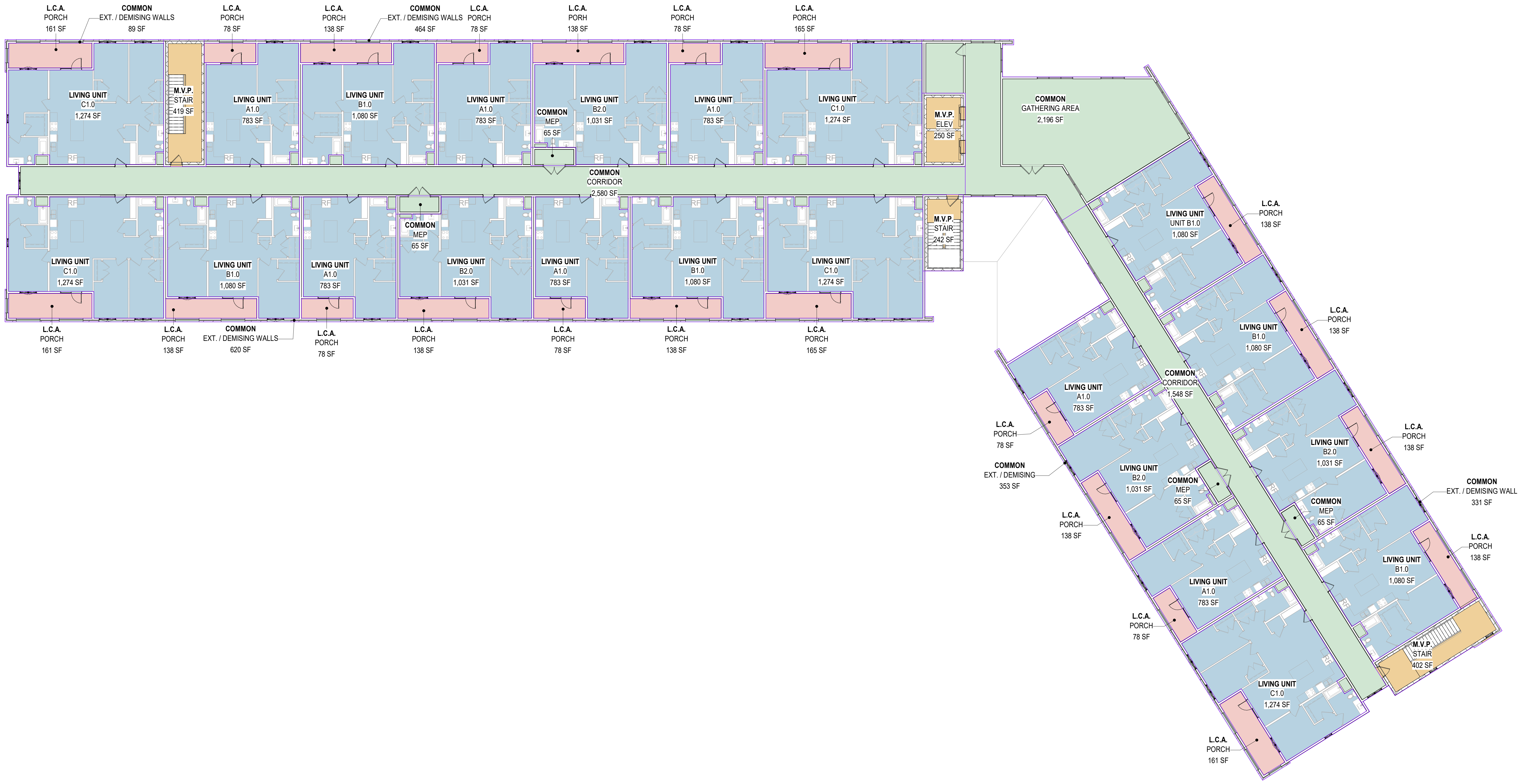

B1
G203

LEVEL 3 AREA PLAN

1/16" = 1'-0"

AREA SCHEDULE

LEVEL	GROSS AREA	HEATED AREA	L.C.A.	M.V.P.	COMMON	AMENITY	LIVING UNIT
BASEMENT	8,169 SF	7,739 SF	430 SF	698 SF	4,249 SF	2,792 SF	0 SF
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GRAND TOTAL:	136,871 SF	124,945 SF	11,926 SF	5,554 SF	34,165 SF	3,548 SF	81,678 SF

AREA PLAN LEGEND

🟩 COMMON
🟦 LIVING UNIT
🟪 AMENITY
🟥 L.C.A.
🟧 M.V.P.

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PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: JZ

SHEET TITLE:
LEVEL 3 AREA PLAN

SHEET NO.
G203

PROJ. NO.
025957.00

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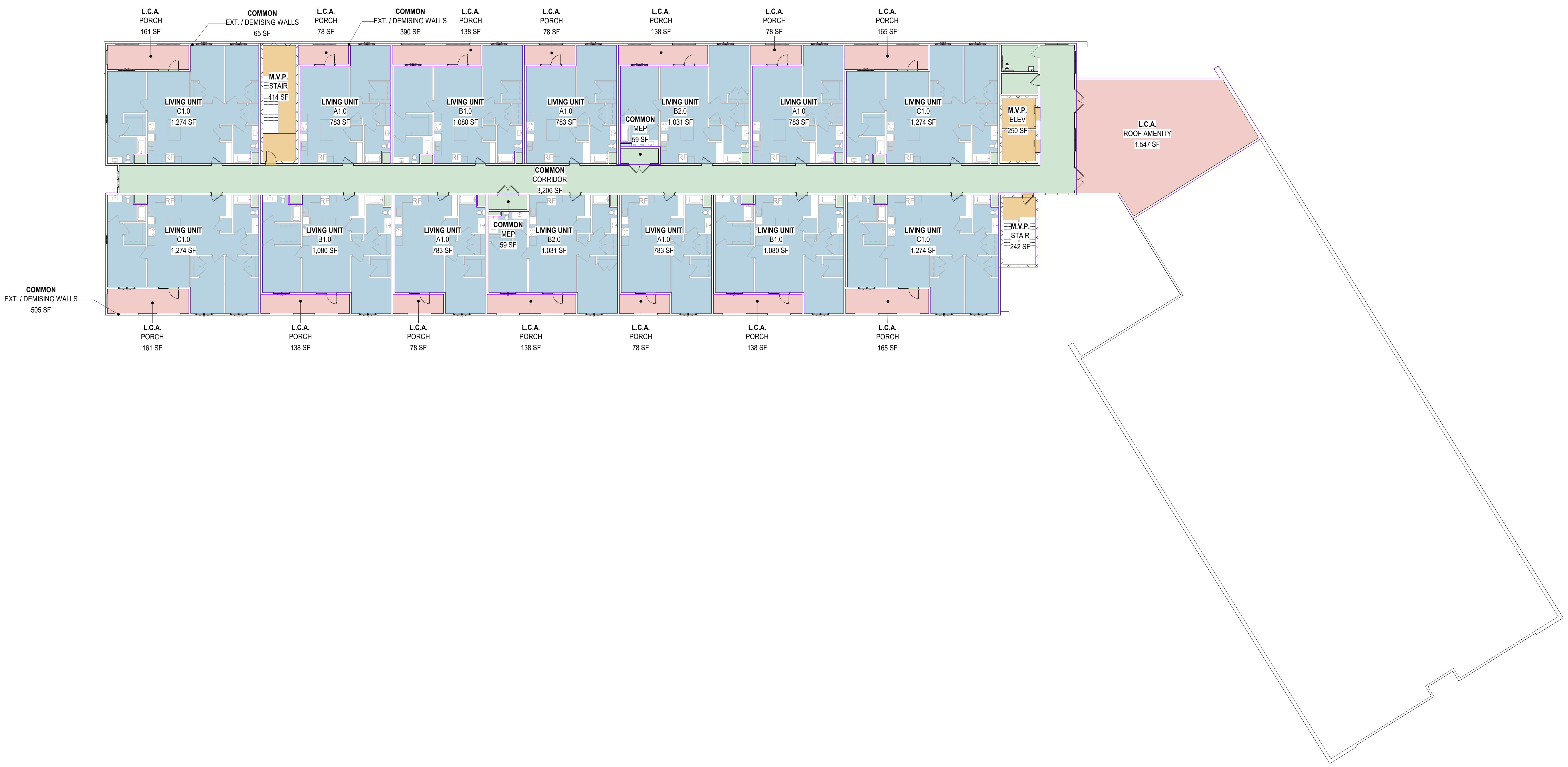

B1
G204

LEVEL 4 AREA PLAN

1/16" = 1'-0"

AREA SCHEDULE

LEVEL	GROSS AREA	HEATED AREA	L.C.A.	M.V.P.	COMMON	AMENITY	LIVING UNIT
BASEMENT	8,169 SF	7,739 SF	430 SF	698 SF	4,249 SF	2,792 SF	0 SF
LEVEL 1	36,024 SF	33,285 SF	2,739 SF	1,324 SF	8,750 SF	756 SF	22,455 SF
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AREA PLAN LEGEND

🟩 COMMON
🟦 LIVING UNIT
🟪 AMENITY
🟥 L.C.A.
🟧 M.V.P.

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	FL
PROJECT ARCHITECT:	FL
DRAWN BY:	JZ

SHEET TITLE:
LEVEL 4 AREA PLAN

SHEET NO.
G204

PROJ. NO.
025957.00

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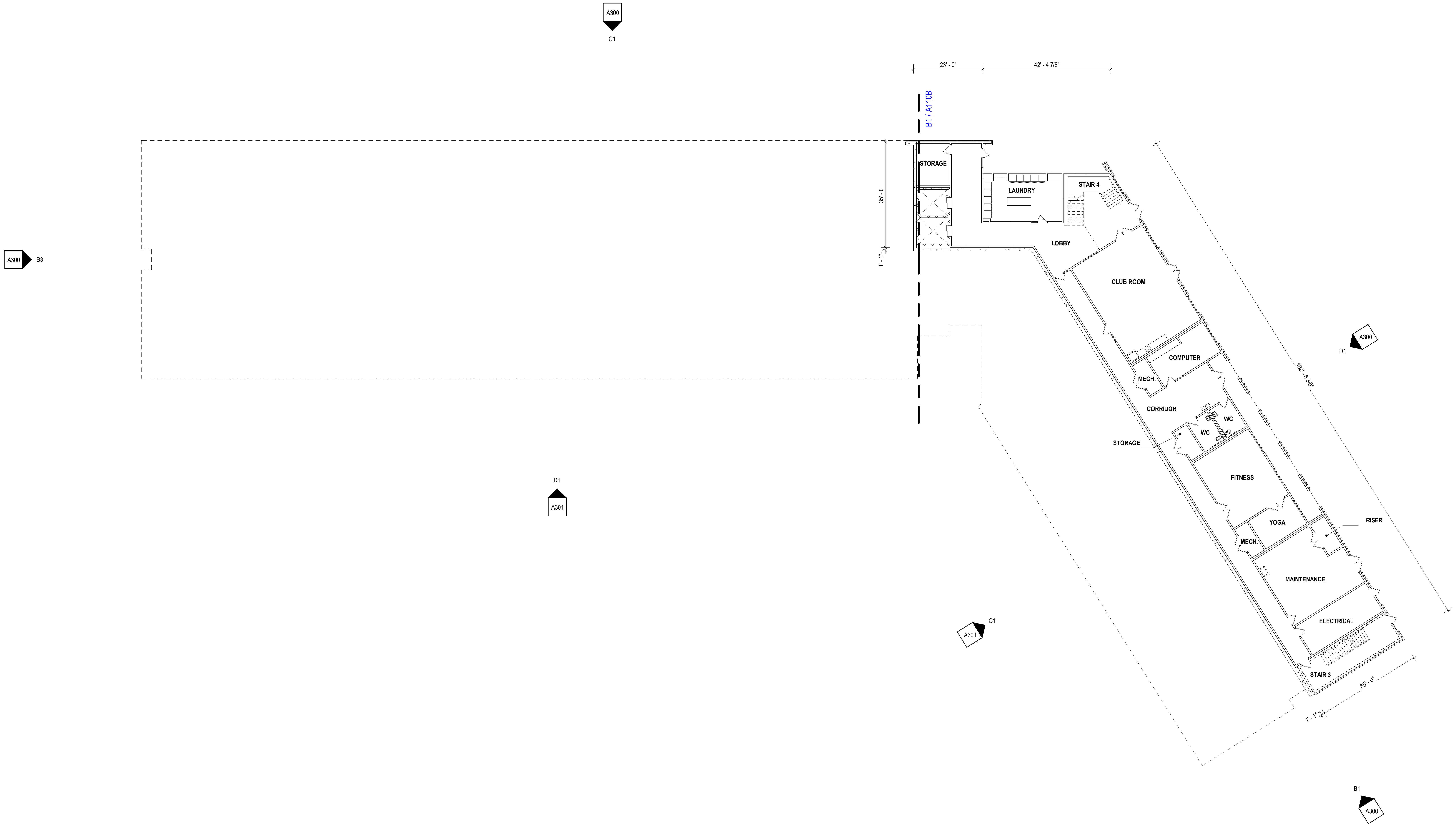

B1
A100

BASEMENT FLOOR PLAN

1/16" = 1'-0"

PROJECT NORTH

BASEMENT HEATED AREA: 7,085 SF
BASEMENT TOTAL AREA: 7,515 SF

1
2
3
4

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CONSULTANT LOGO

SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:
BASEMENT FLOOR PLAN

SHEET NO.
A100

PROJ. NO.
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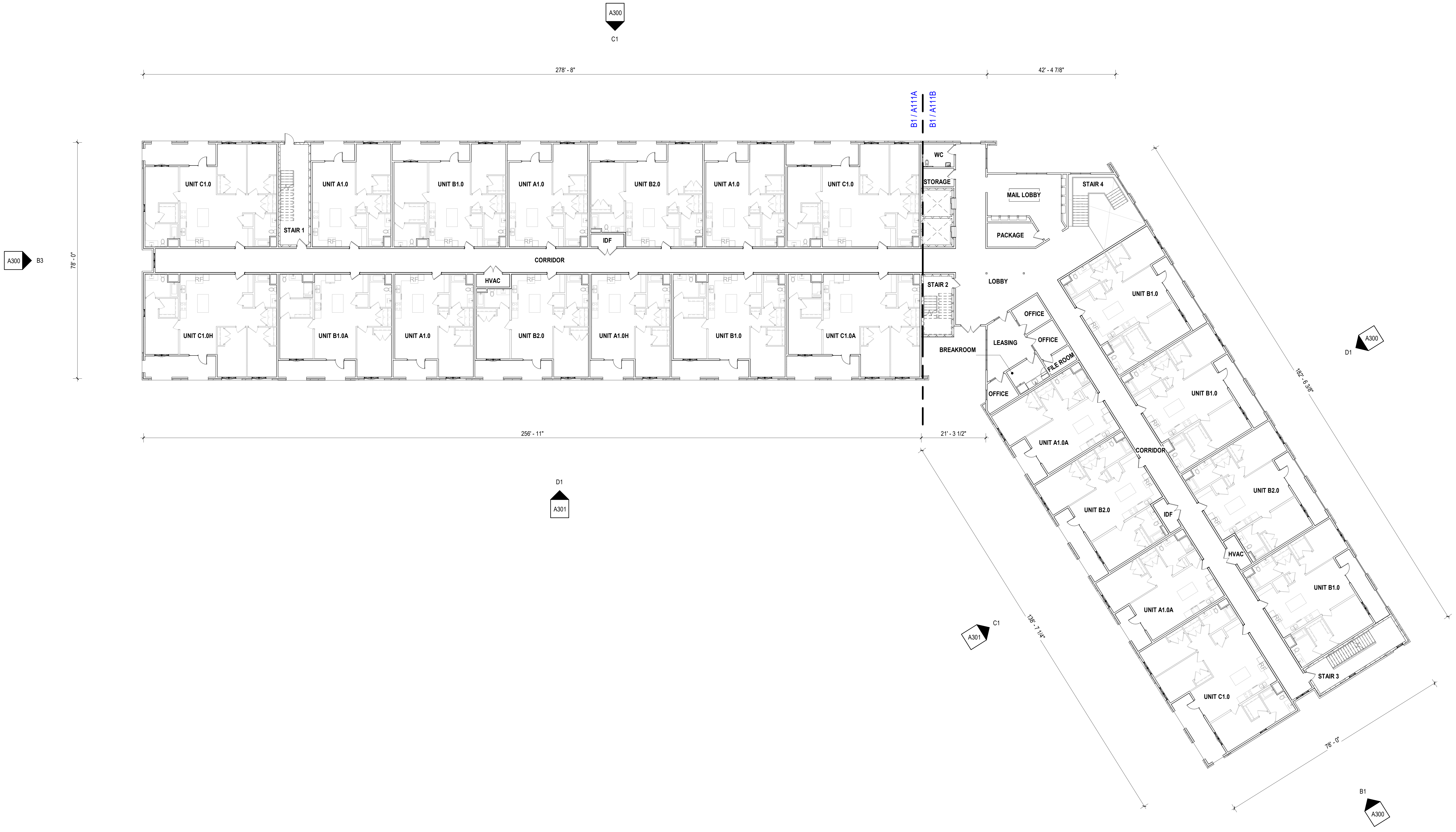

C

B

B1
A101

LEVEL 1 FLOOR PLAN

1/16" = 1'-0"

PROJECT NORTH

LEVEL 1 HEATED AREA: 31,770 SF
LEVEL 1 TOTAL AREA: 34,509 SF

A

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TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

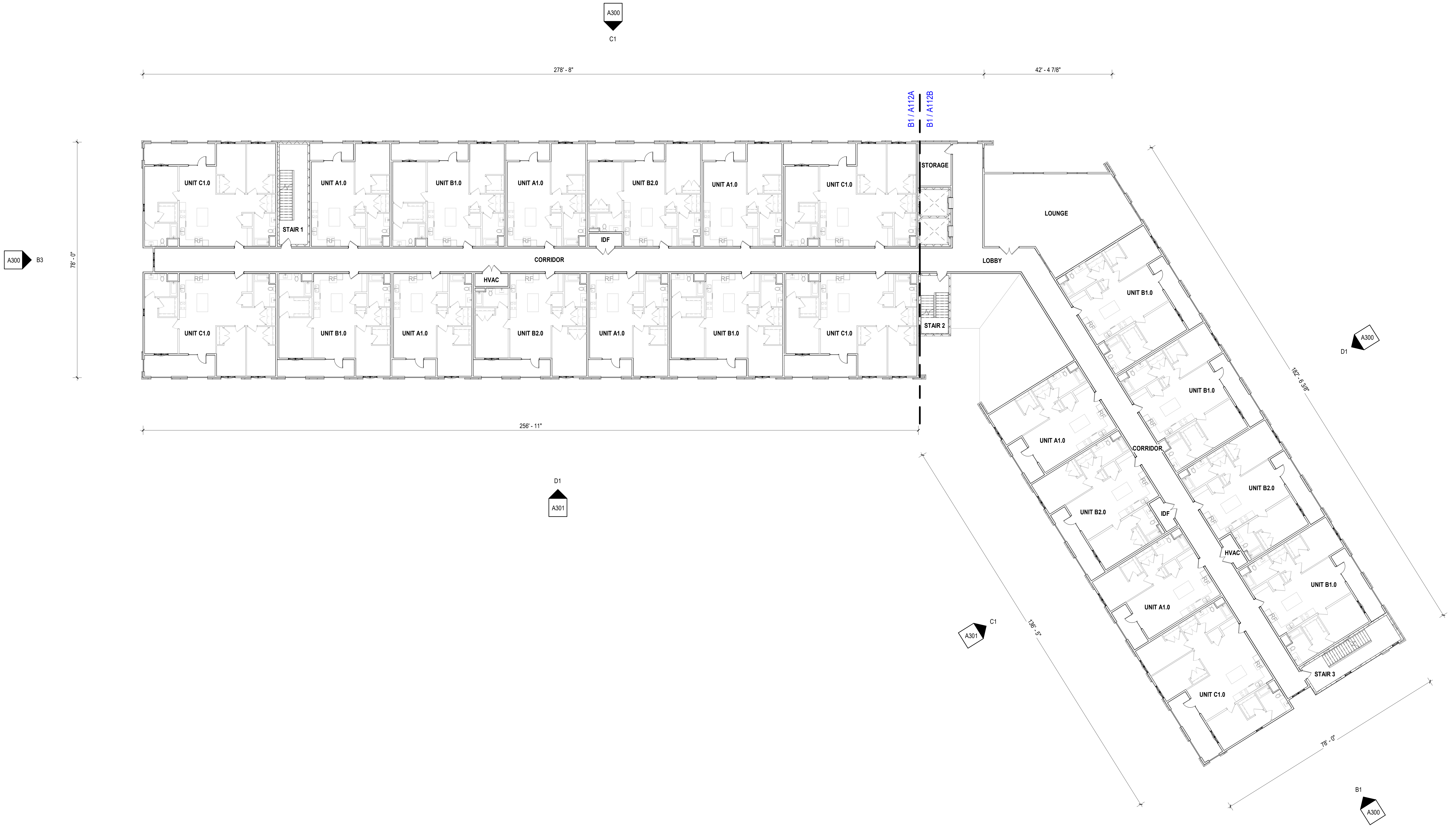
NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NO.
A101

PROJ. NO.
025957.00



LEVEL 2 FLOOR PLAN

B1
A102
1/16" = 1'-0"

PROJECT NORTH

LEVEL 2 HEATED AREA: 30,645 SF
LEVEL 2 TOTAL AREA: 33,384 SF

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NO.
A102

PROJ. NO.
025957.00

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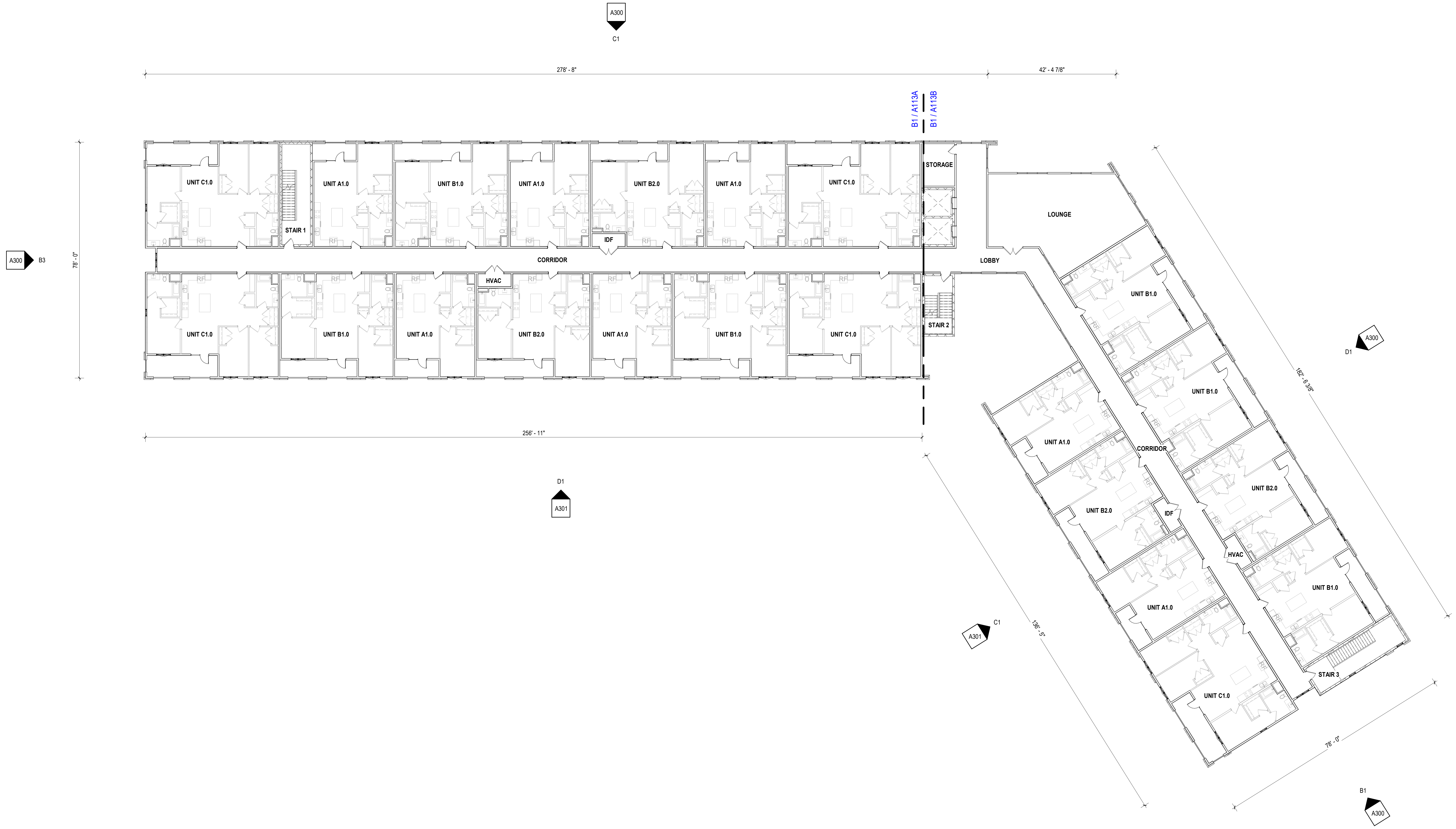

B1
A103

LEVEL 3 FLOOR PLAN

1/16" = 1'-0"

PROJECT NORTH

LEVEL 3 HEATED AREA: 30,645 SF
LEVEL 3 TOTAL AREA: 33,384 SF

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NO.
A103

PROJ. NO.
025957.00

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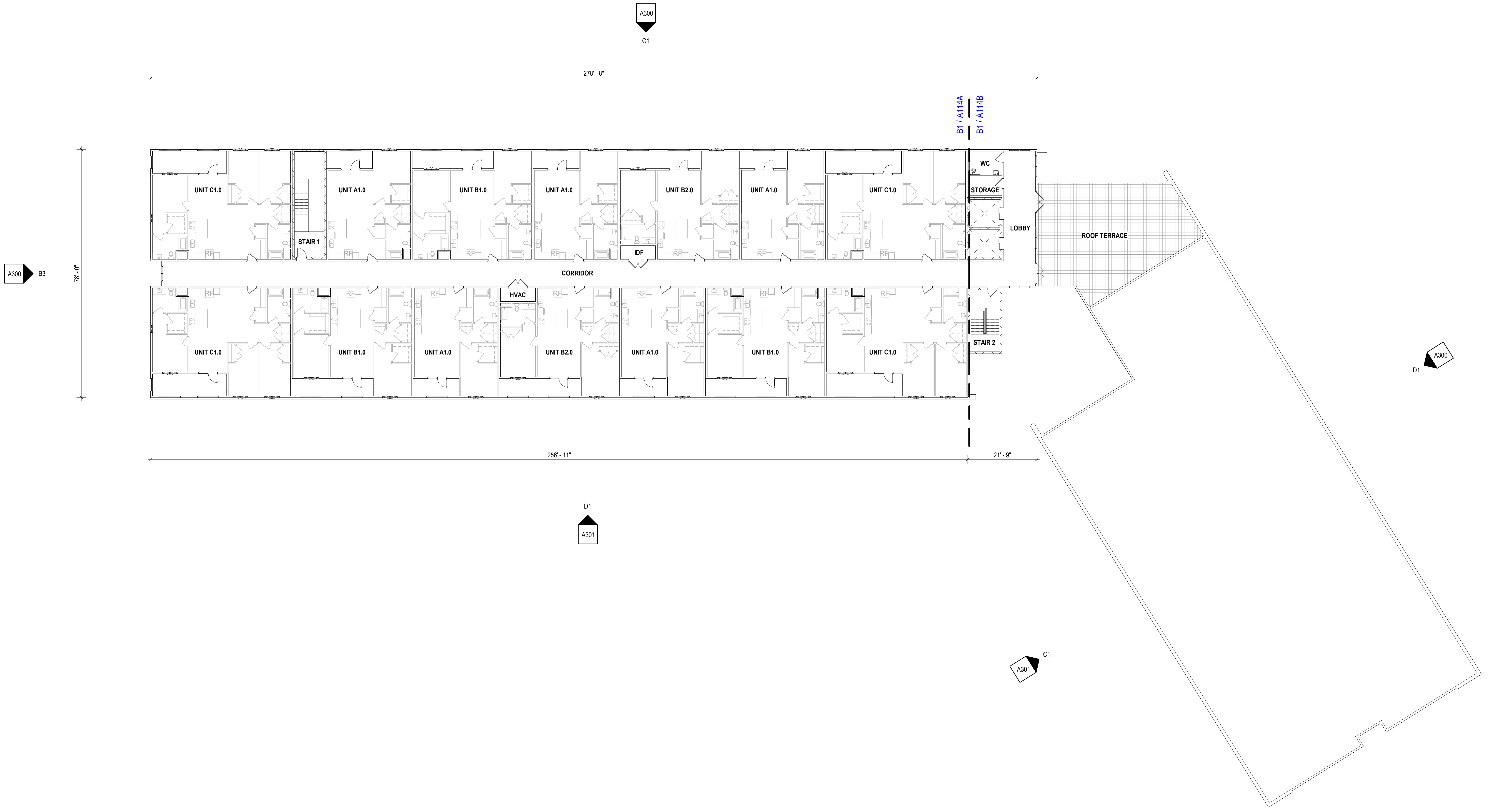

B1
A104

LEVEL 4 FLOOR PLAN

1/16" = 1'-0"

PROJECT NORTH

LEVEL 4 HEATED AREA: 18,809 SF
LEVEL 4 TOTAL AREA: 22,088 SF

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:
LEVEL 4 FLOOR PLAN

SHEET NO.
A104

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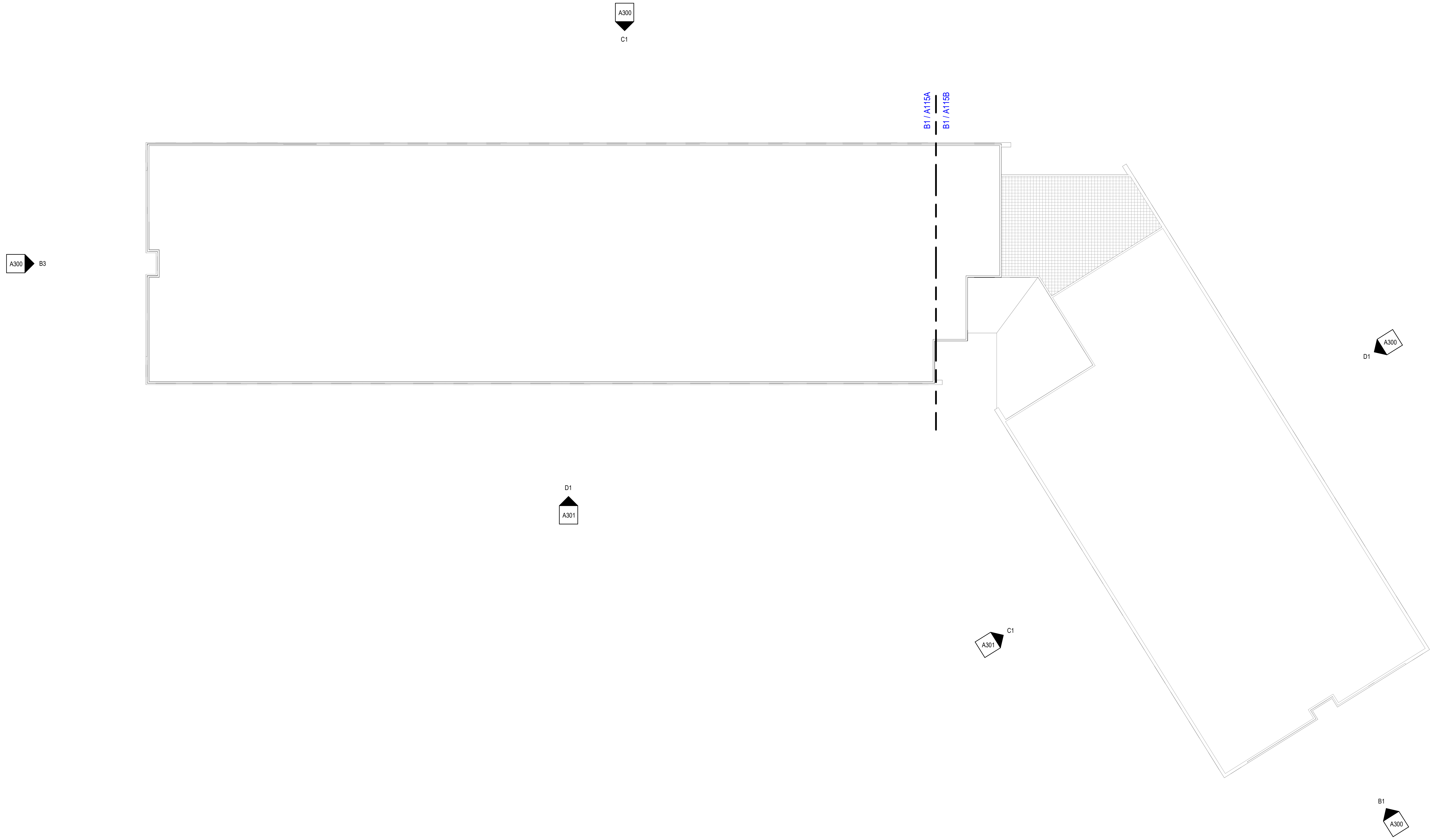

B1
A105

ROOF PLAN

1/16" = 1'-0"

PROJECT
NORTH

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EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

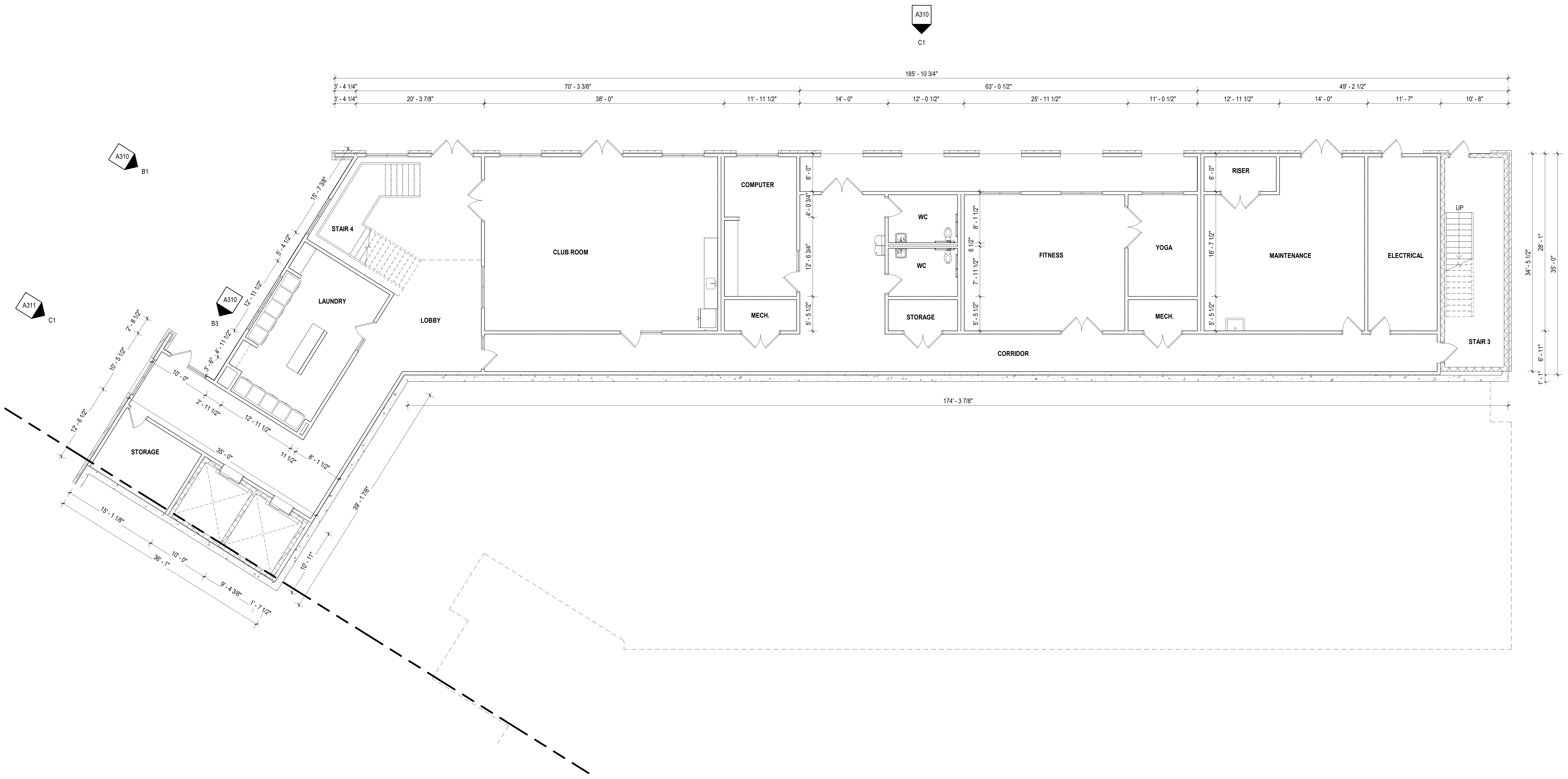
SHEET TITLE:

ROOF PLAN

SHEET NO.

A105

PROJ. NO.
025957.00



B1
A110B

BASEMENT SEGMENT B FLOOR PLAN

1/8" = 1'-0"

PROJECT
NORTH

BASEMENT HEATED AREA: 7,085 SF
BASEMENT TOTAL AREA: 7,515 SF

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EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:
NO. DATE DESCRIPTION

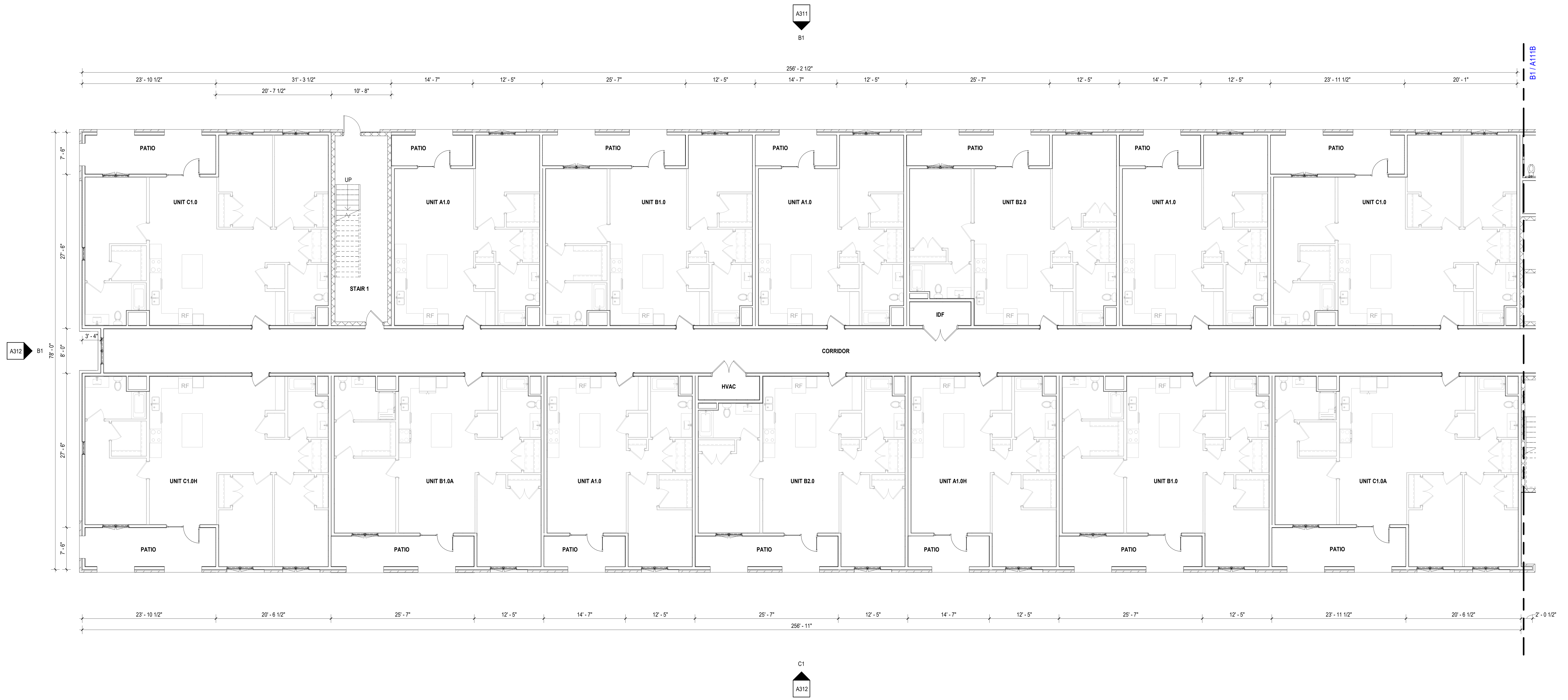
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

BASEMENT SEGMENT
B FLOOR PLAN

SHEET NO. PROJ. NO.
025957.00

A110B



B1
A111A

LEVEL 1 SEGMENT A FLOOR PLAN

1/8" = 1'-0"

PROJECT NORTH

LEVEL 1 HEATED AREA: 31,770 SF
LEVEL 1 TOTAL AREA: 34,509 SF

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:
LEVEL 1 SEGMENT A FLOOR PLAN

SHEET NO.
A111A

PROJ. NO.
025957.00

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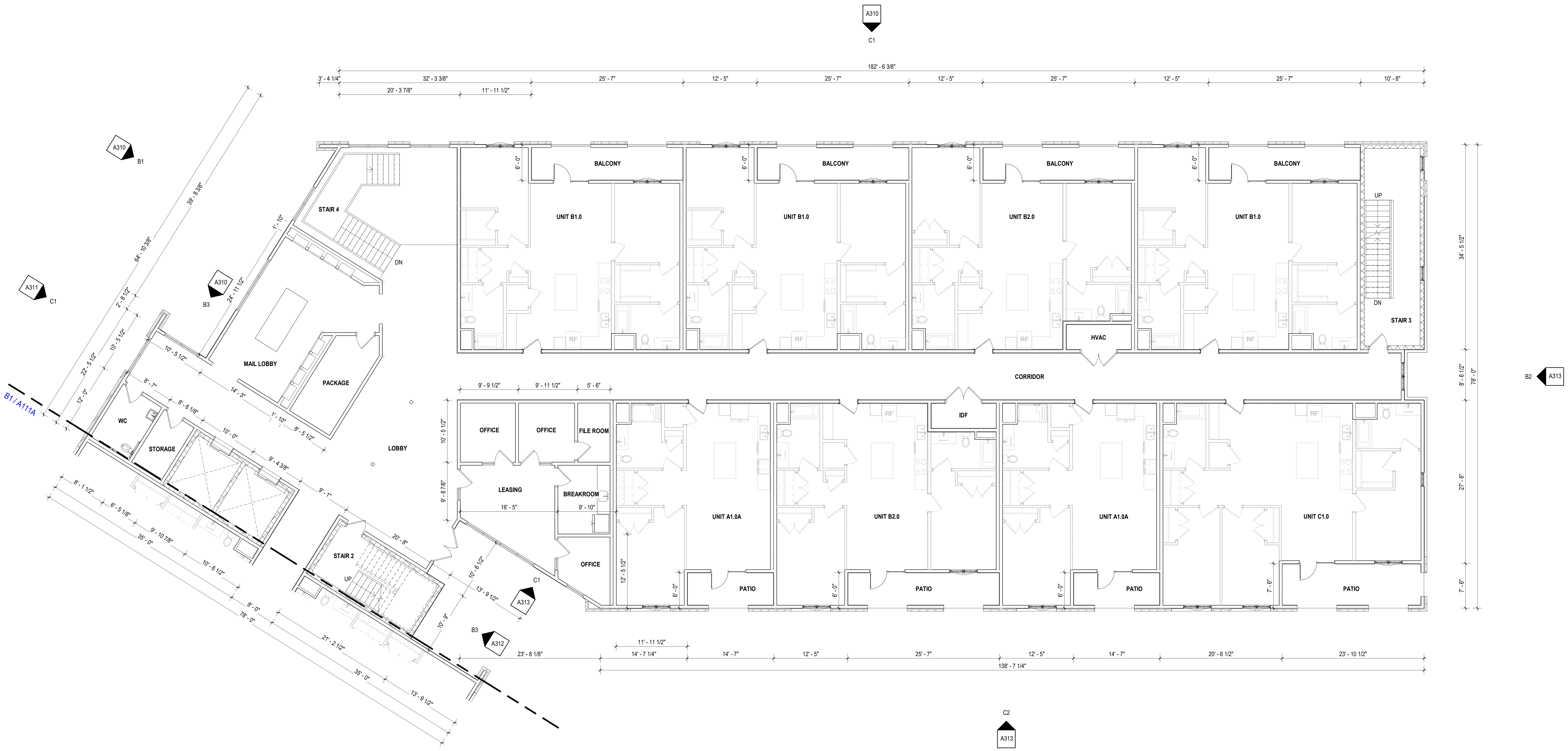

C

B

A

B1
A111B
LEVEL 1 SEGMENT B FLOOR PLAN
1/8" = 1'-0"

PROJECT NORTH

LEVEL 1 HEATED AREA: 31,770 SF
LEVEL 1 TOTAL AREA: 34,509 SF

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:
LEVEL 1 SEGMENT B
FLOOR PLAN

SHEET NO.
A111B

PROJ. NO.
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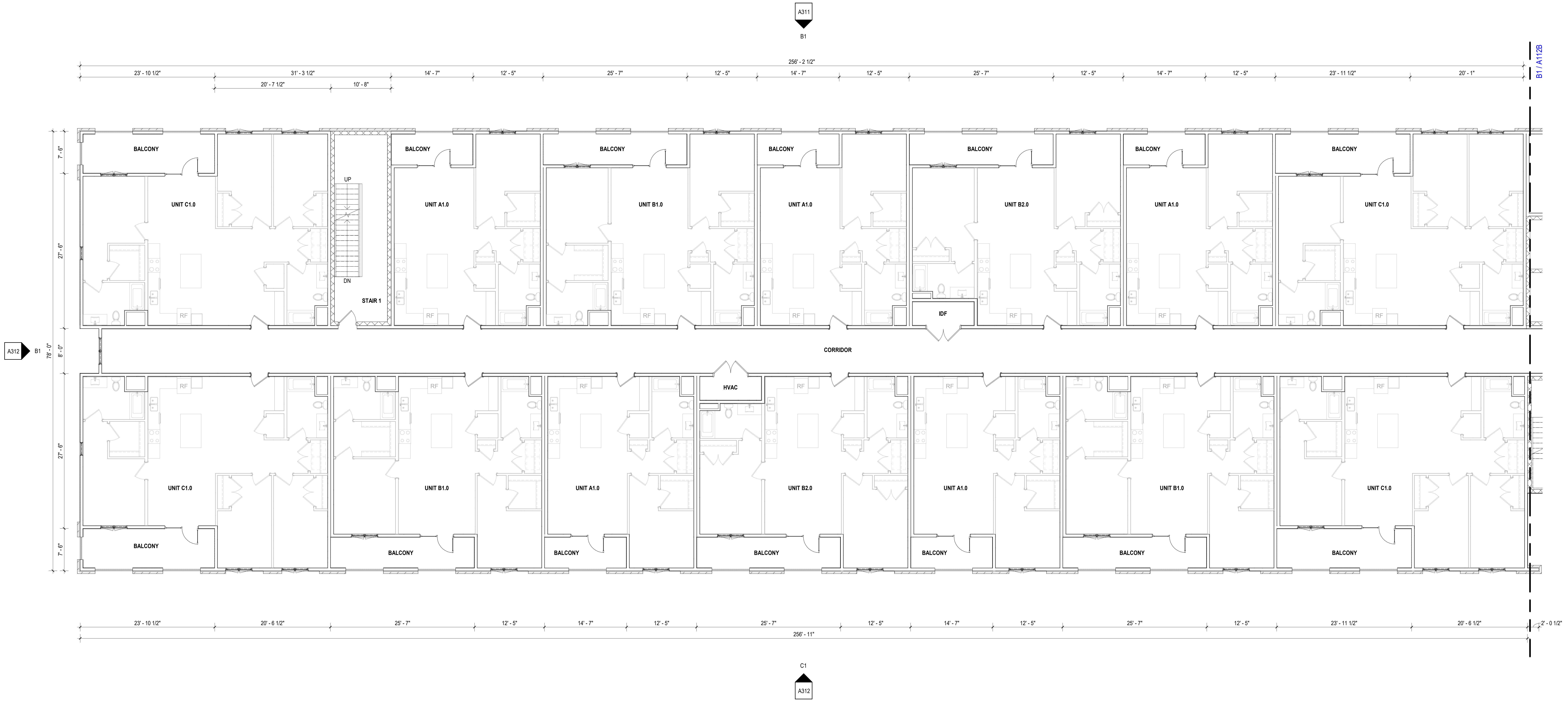

B1
A112A
LEVEL 2 SEGMENT A FLOOR PLAN
1/8" = 1'-0"

PROJECT
NORTH

LEVEL 2 HEATED AREA: 30,645 SF
LEVEL 2 TOTAL AREA: 33,384 SF

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TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:
LEVEL 2 SEGMENT A
FLOOR PLAN

SHEET NO.
A112A

PROJ. NO.
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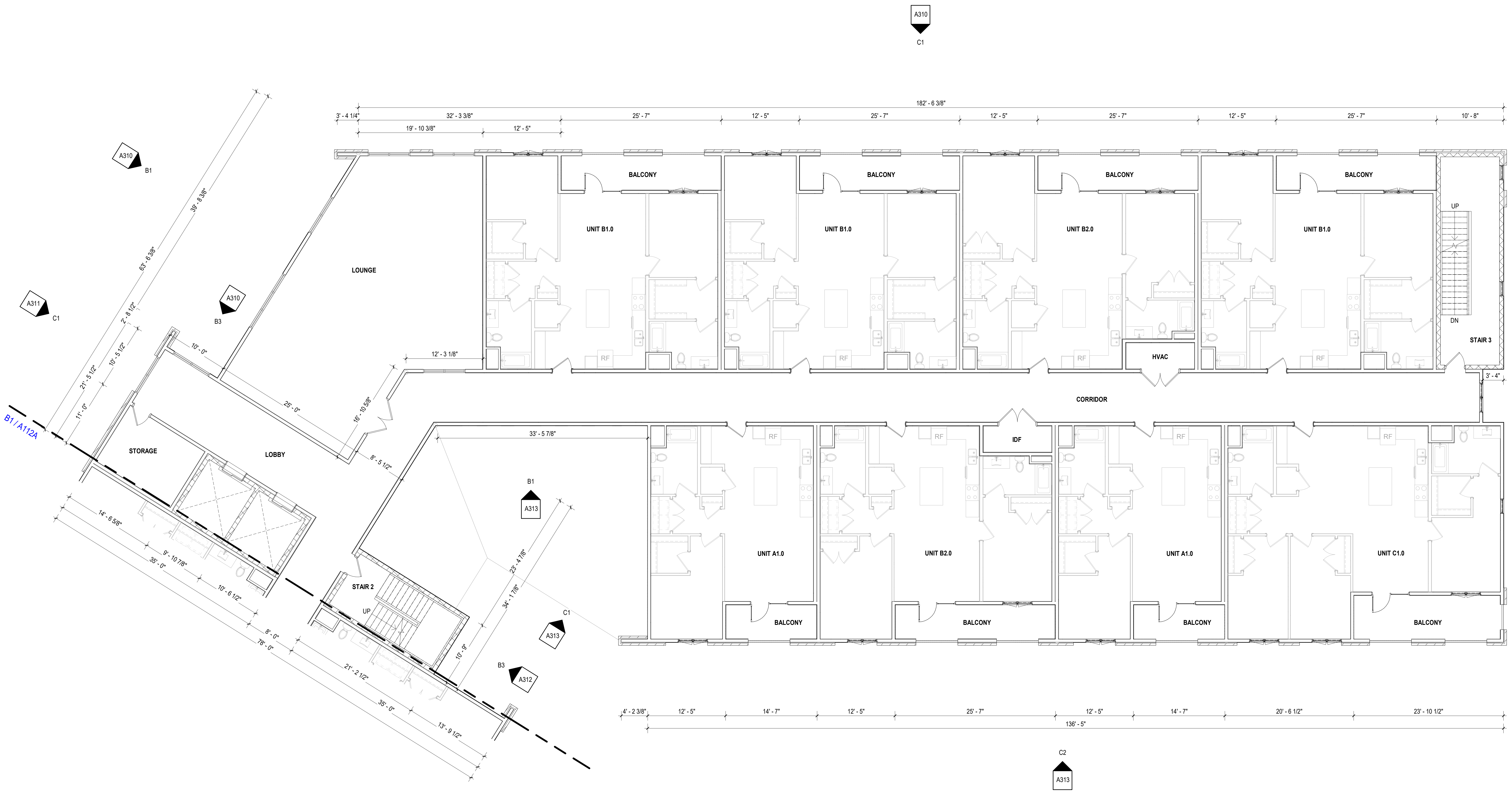

B1
A112B

LEVEL 2 SEGMENT B FLOOR PLAN

1/8" = 1'-0"

PROJECT
NORTH

LEVEL 2 HEATED AREA: 30,645 SF
LEVEL 2 TOTAL AREA: 33,384 SF

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:
LEVEL 2 SEGMENT B
FLOOR PLAN

SHEET NO.
A112B

PROJ. NO.
025957.00

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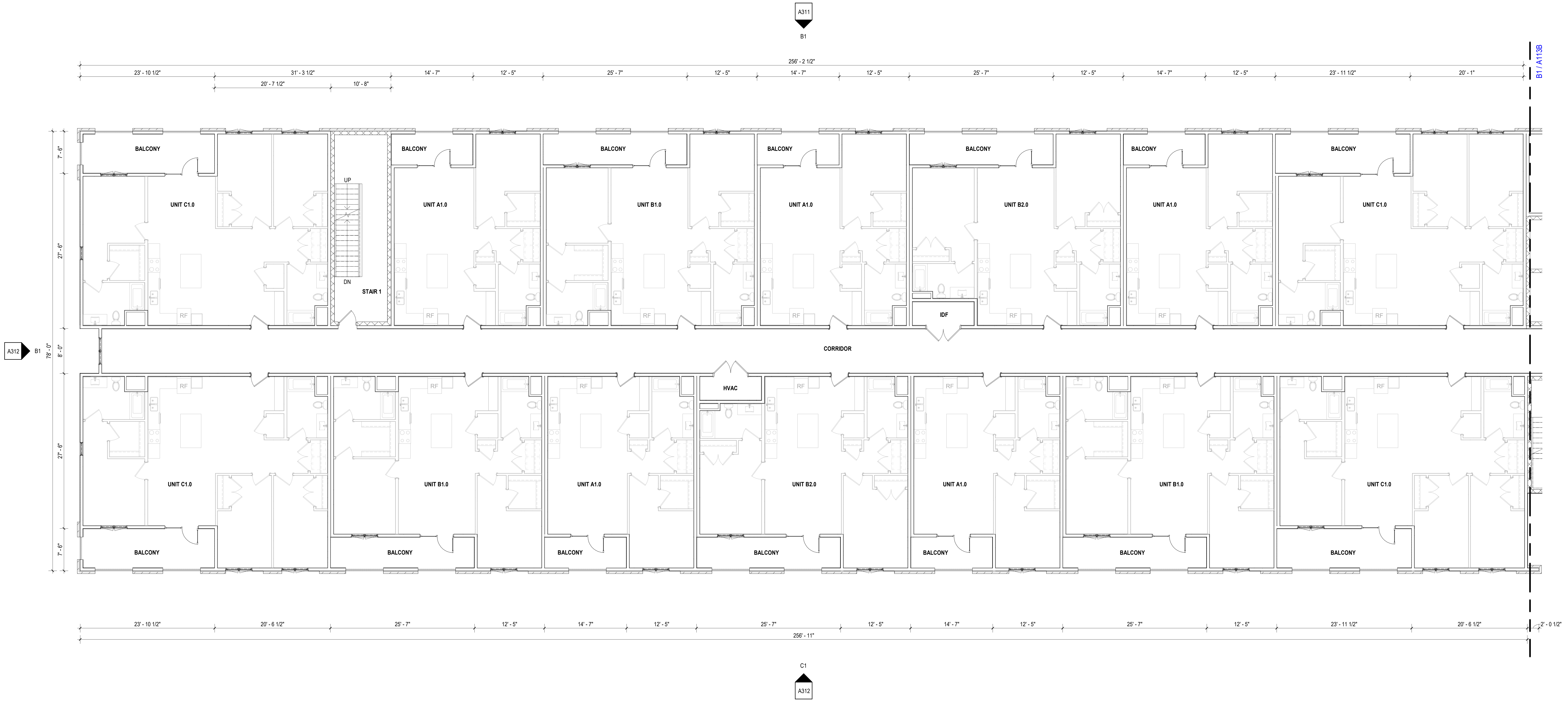

B1
A113A

LEVEL 3 SEGMENT A FLOOR PLAN

1/8" = 1'-0"

PROJECT
NORTH

LEVEL 3 HEATED AREA: 30,645 SF
LEVEL 3 TOTAL AREA: 33,384 SF

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TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:
LEVEL 3 SEGMENT A
FLOOR PLAN

SHEET NO.
A113A

PROJ. NO.
025957.00

1 2 3 4

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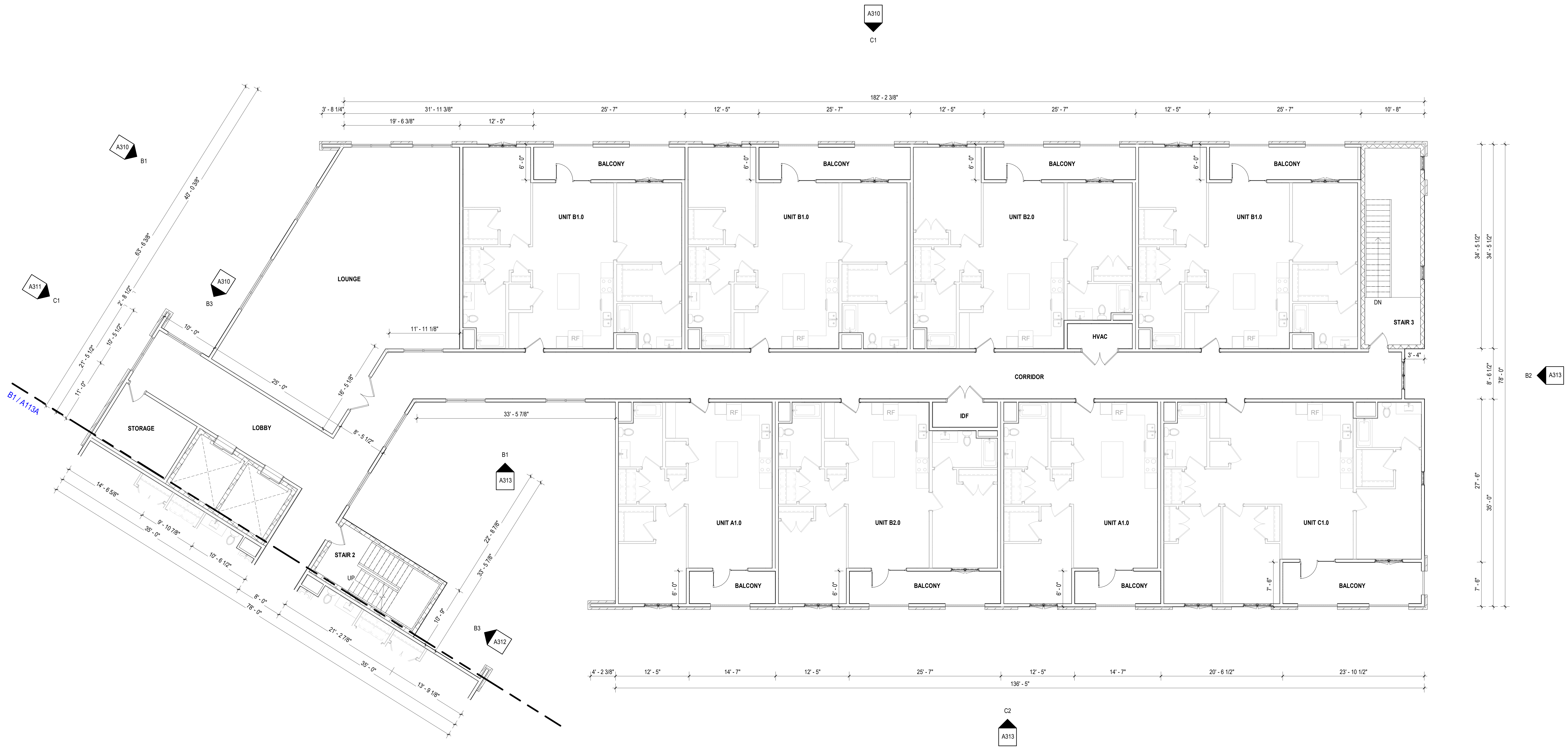

B1
A113B

LEVEL 3 SEGMENT B FLOOR PLAN

1/8" = 1'-0"

PROJECT NORTH

LEVEL 3 HEATED AREA: 30,645 SF
LEVEL 3 TOTAL AREA: 33,384 SF

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

LEVEL 3 SEGMENT B
FLOOR PLAN

SHEET NO.
A113B

PROJ. NO.
025957.00

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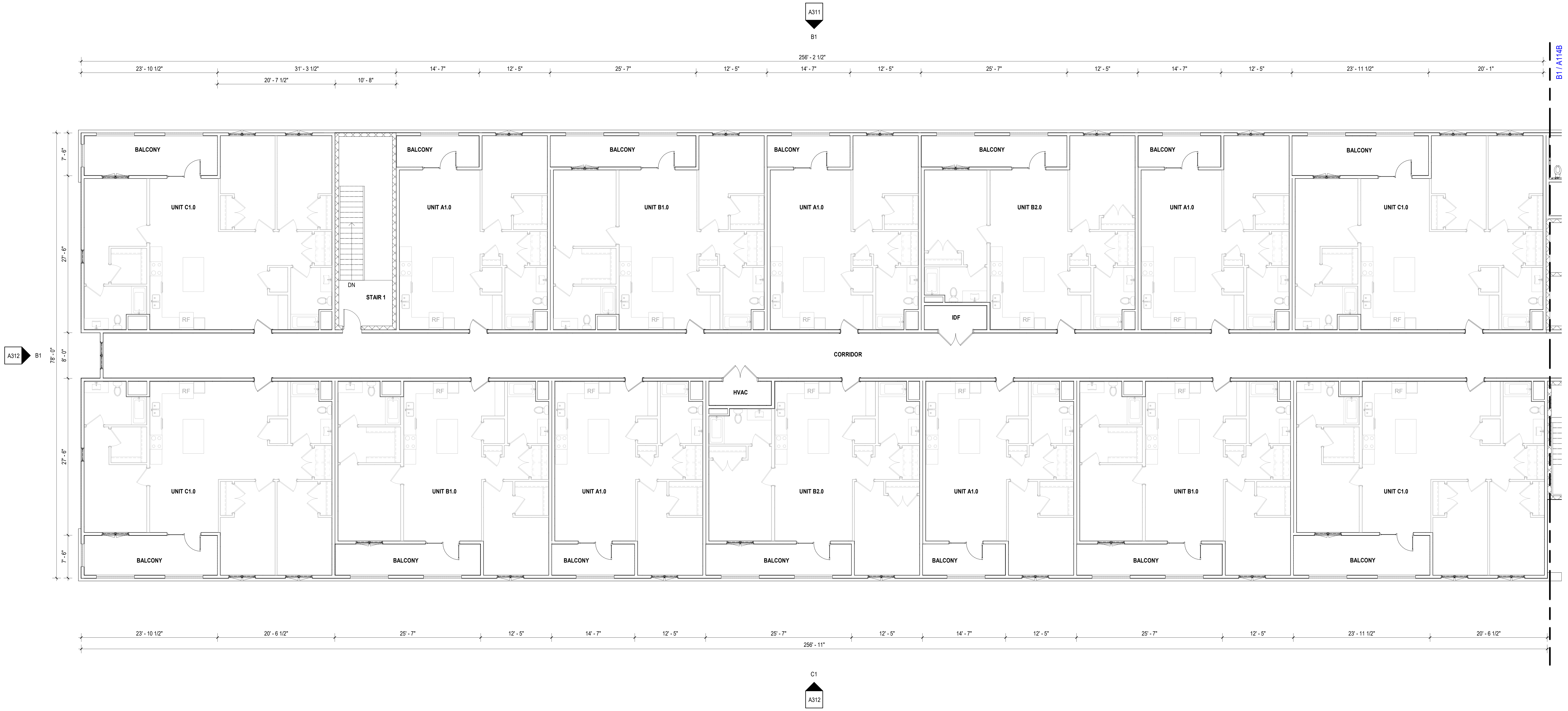

B1
A114A

LEVEL 4 SEGMENT A FLOOR PLAN

1/8" = 1'-0"

PROJECT
NORTH

LEVEL 4 HEATED AREA: 18,809 SF
LEVEL 4 TOTAL AREA: 22,088 SF

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CONSULTANT LOGO

SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

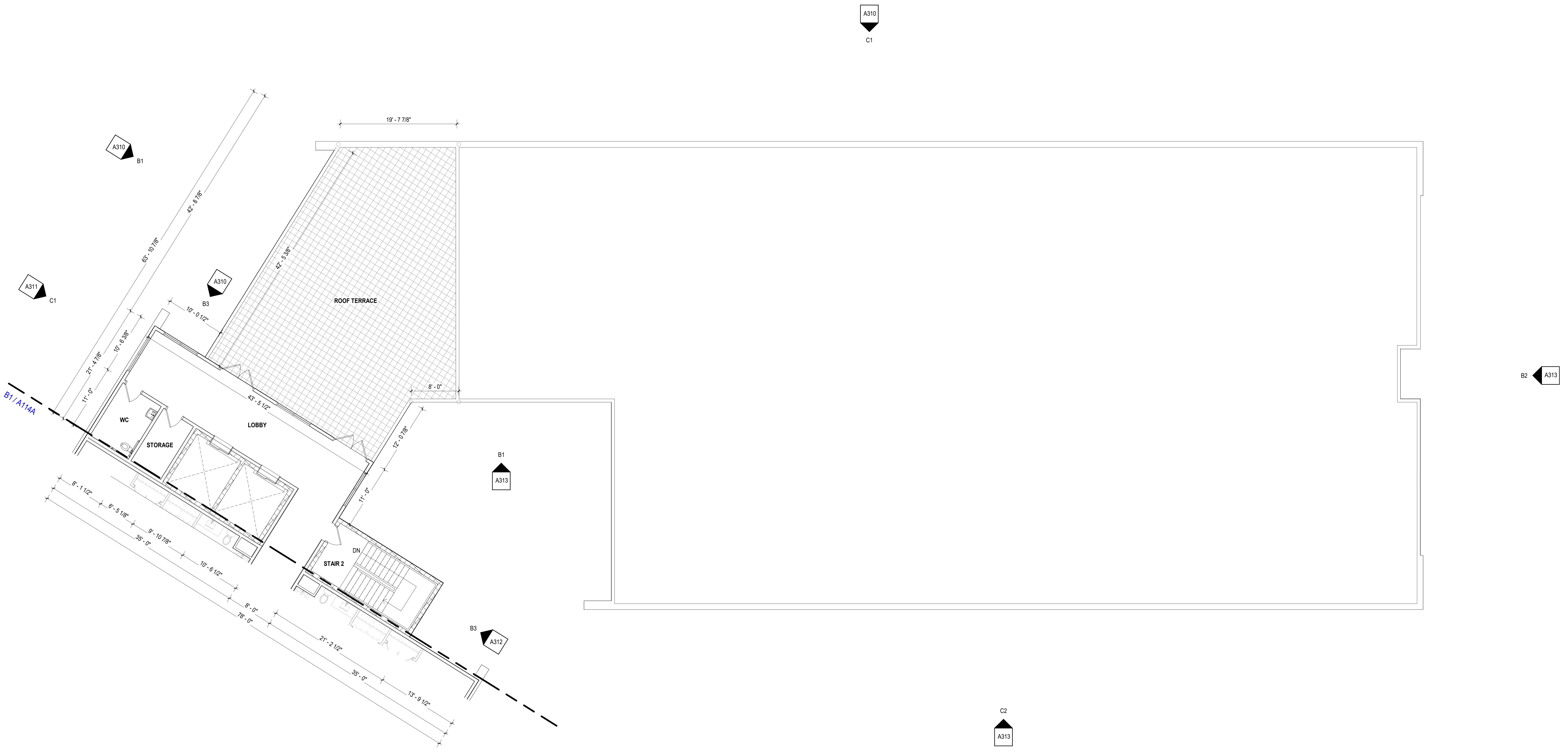
NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:
LEVEL 4 SEGMENT A
FLOOR PLAN

SHEET NO.
A114A

PROJ. NO.
025957.00



B1
A114B

LEVEL 4 SEGMENT B FLOOR PLAN

1/8" = 1'-0"

PROJECT
NORTH

LEVEL 4 HEATED AREA: 18,809 SF
LEVEL 4 TOTAL AREA: 22,088 SF

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

LEVEL 4 SEGMENT B
FLOOR PLAN

SHEET NO.

PROJ. NO.
025957.00

A114B

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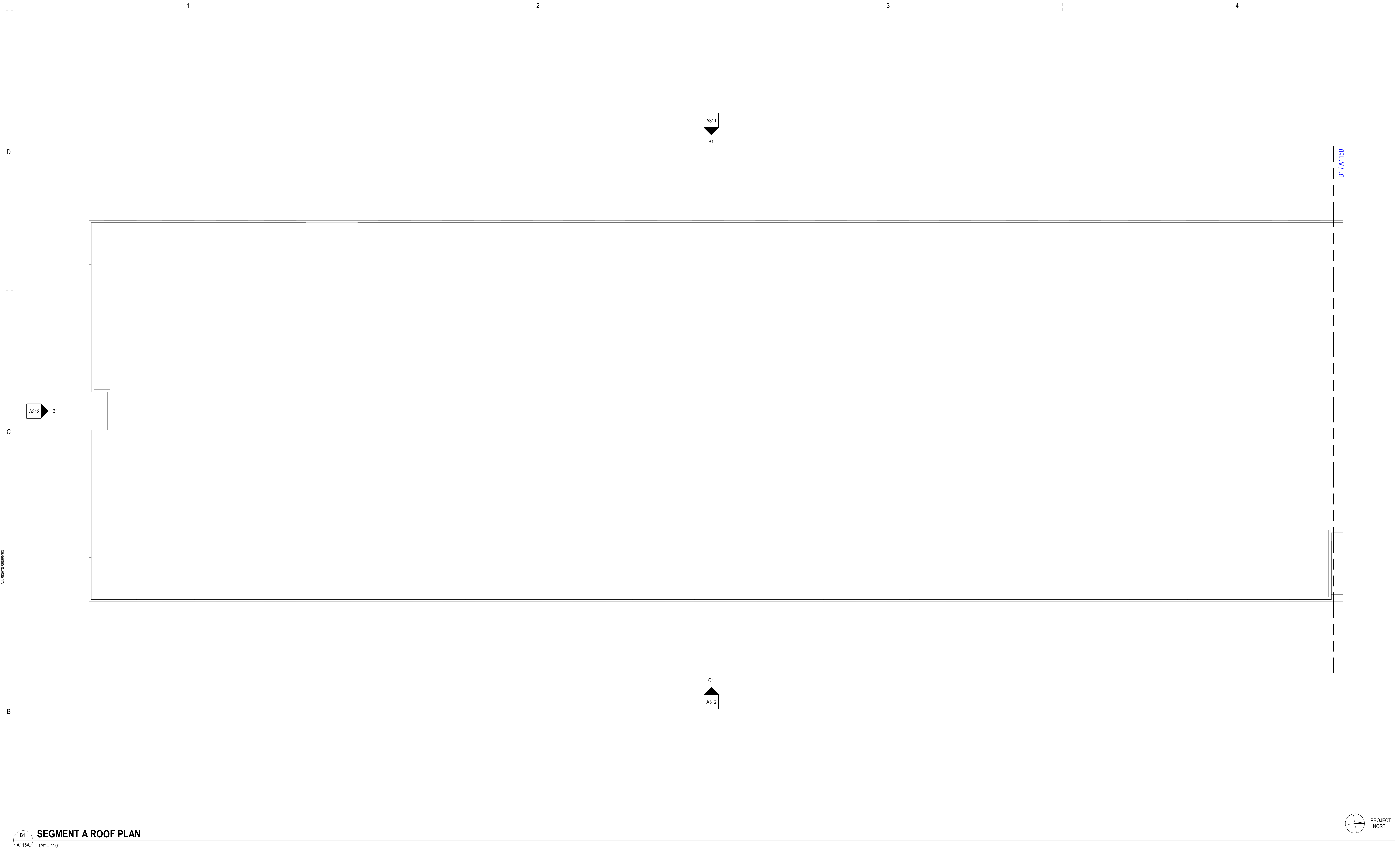

B1
A115A

SEGMENT A ROOF PLAN

1/8" = 1'-0"

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

SEGMENT A ROOF PLAN

SHEET NO.
A115A

PROJ. NO.
025957.00

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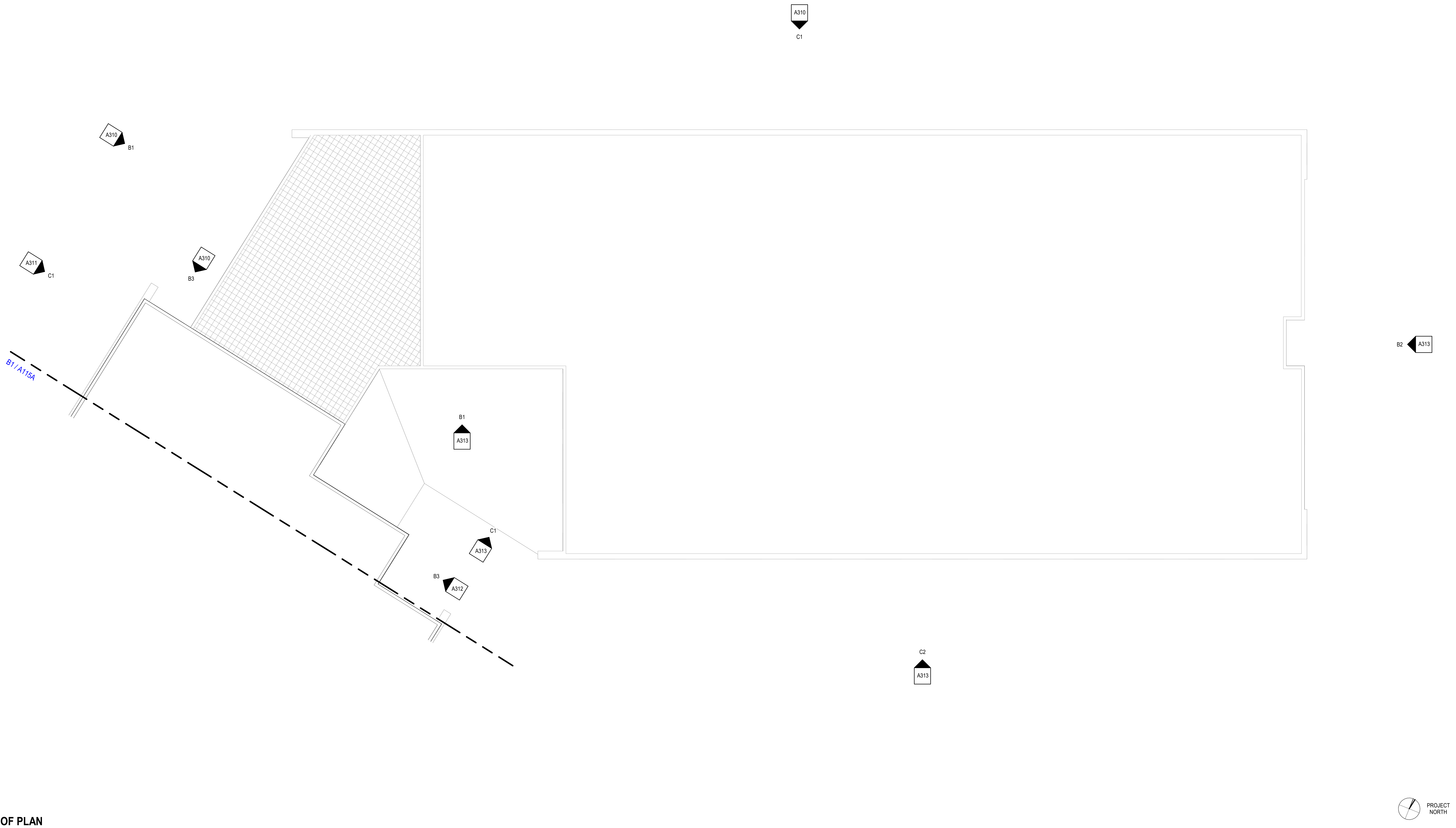

B1
A115B

SEGMENT B ROOF PLAN

1/8" = 1'-0"

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CONSULTANT LOGO

SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

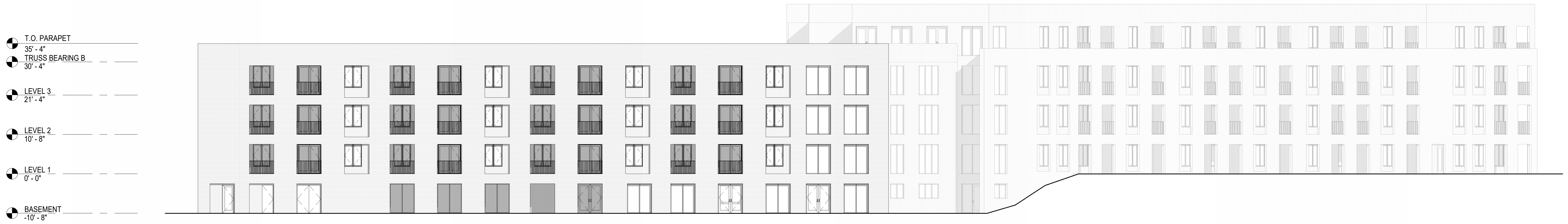
SHEET TITLE:

SEGMENT B ROOF PLAN

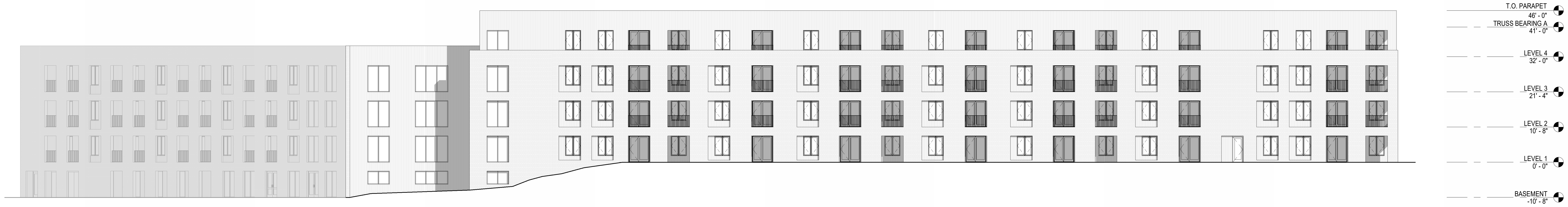
SHEET NO.

PROJ. NO.
025957.00

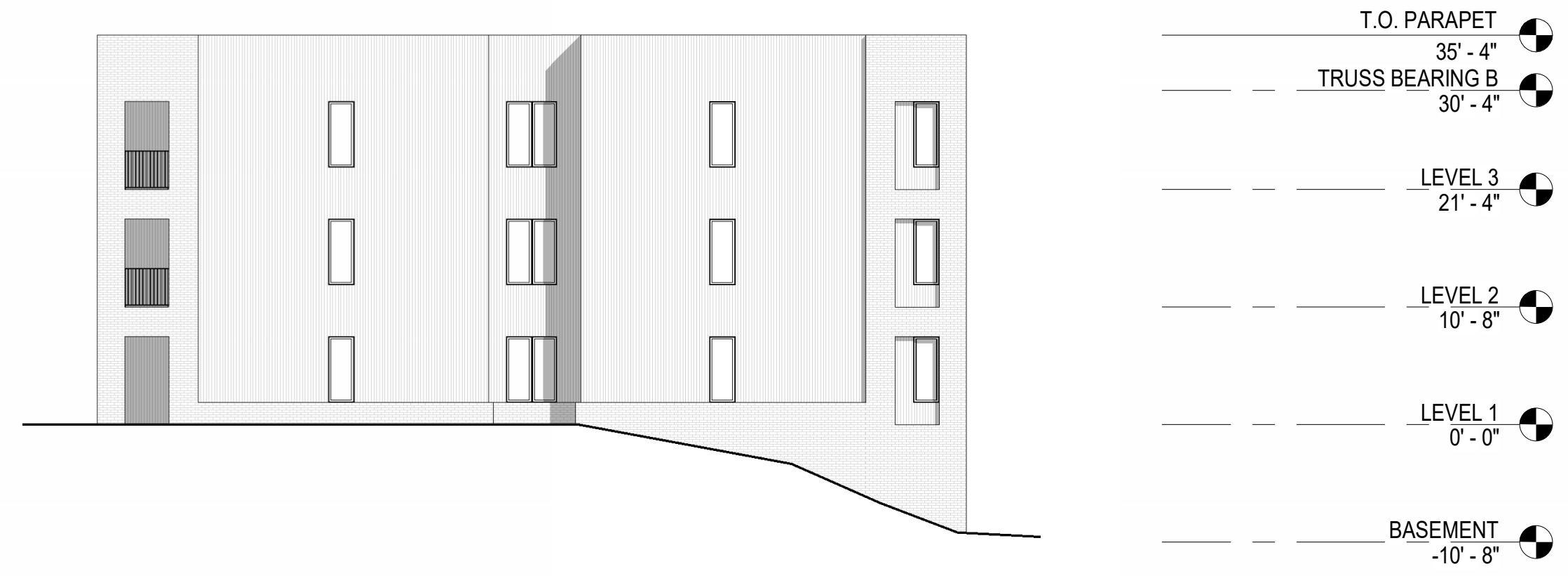
A115B



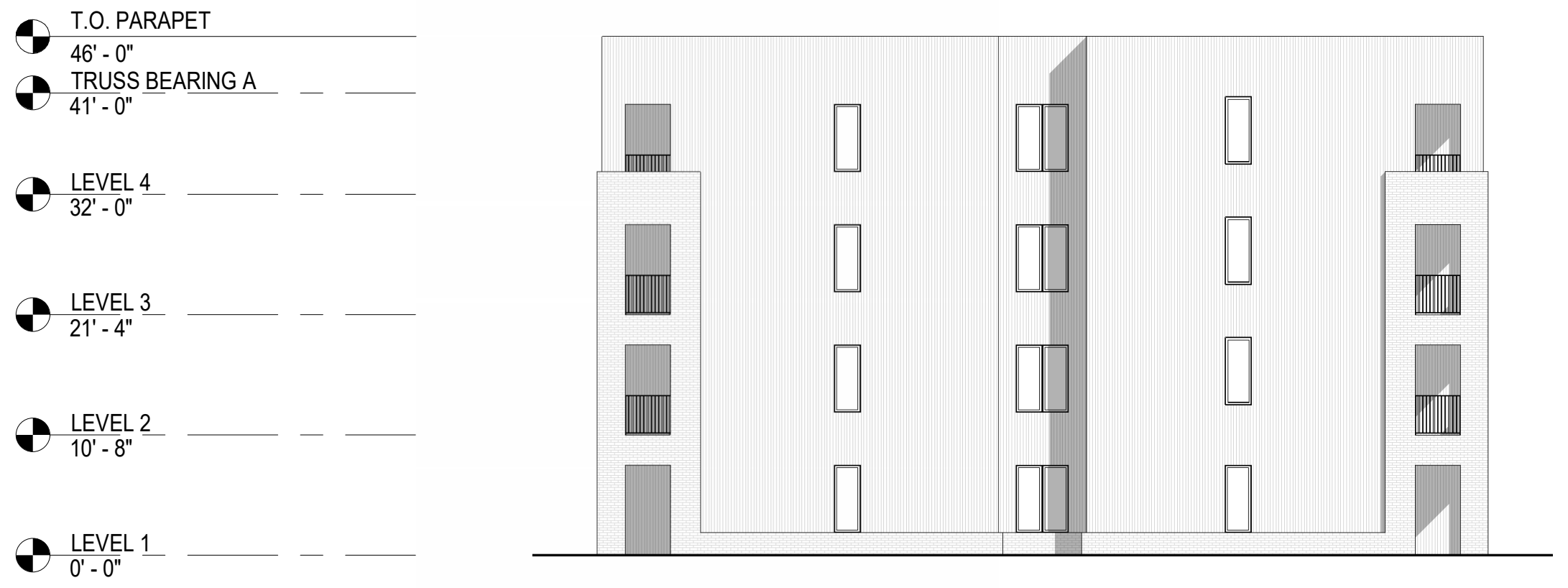
D1
A300
BUILDING ELEVATION - EASLEY BRIDGE RD
1/16" = 1'-0"



C1
A300
BUILDING ELEVATION - 2ND AVENUE
1/16" = 1'-0"



B1
A300
BUILDING ELEVATION - NORTH END
1/16" = 1'-0"



B3
A300
BUILDING ELEVATION - SOUTH END
1/16" = 1'-0"

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

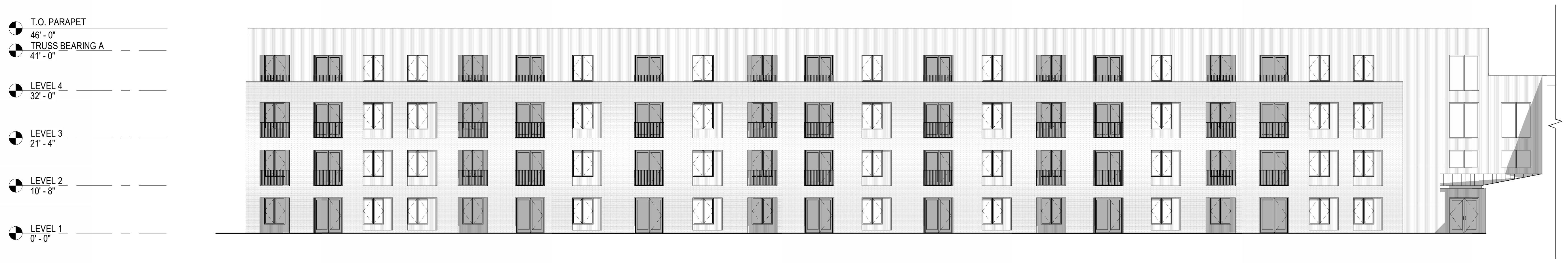
NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:
BUILDING
ELEVATIONS

SHEET NO. A300

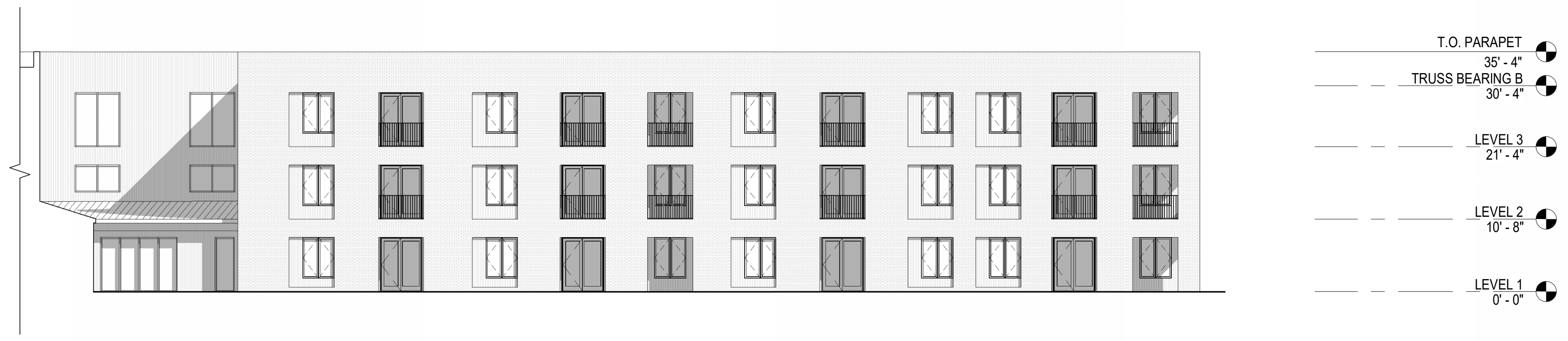
PROJ. NO. 025957.00



D1
A301

BUILDING ELEVATION - PARKING LOT WEST

1/16" = 1'-0"



C1
A301

BUILDING ELEVATION - PARKING LOT NORTH

1/16" = 1'-0"

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TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:
BUILDING
ELEVATIONS

SHEET NO.
A301

PROJ. NO.
025957.00

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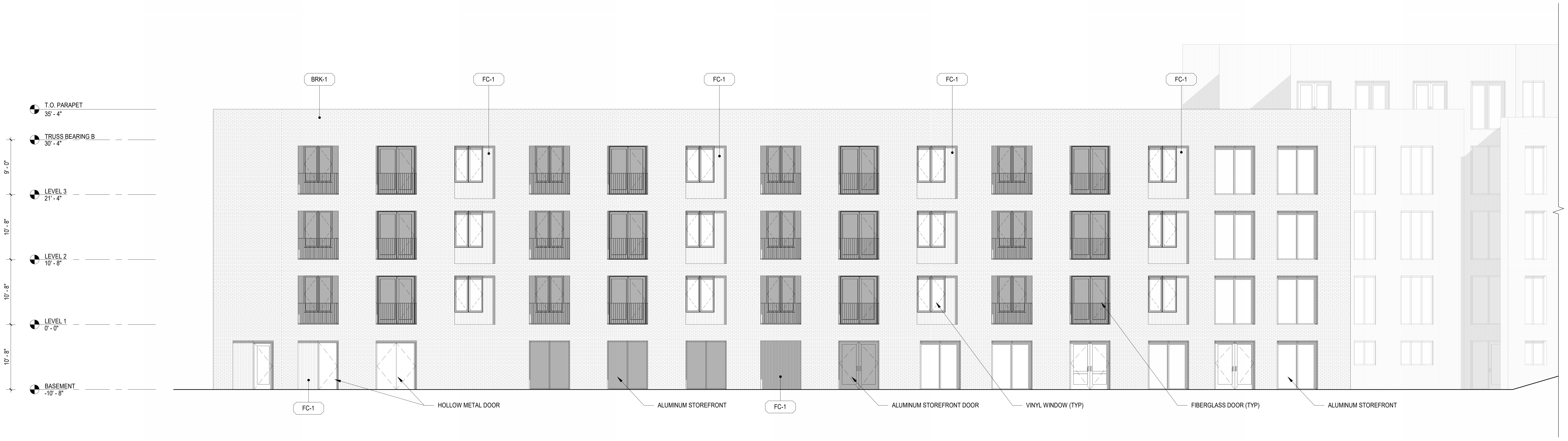
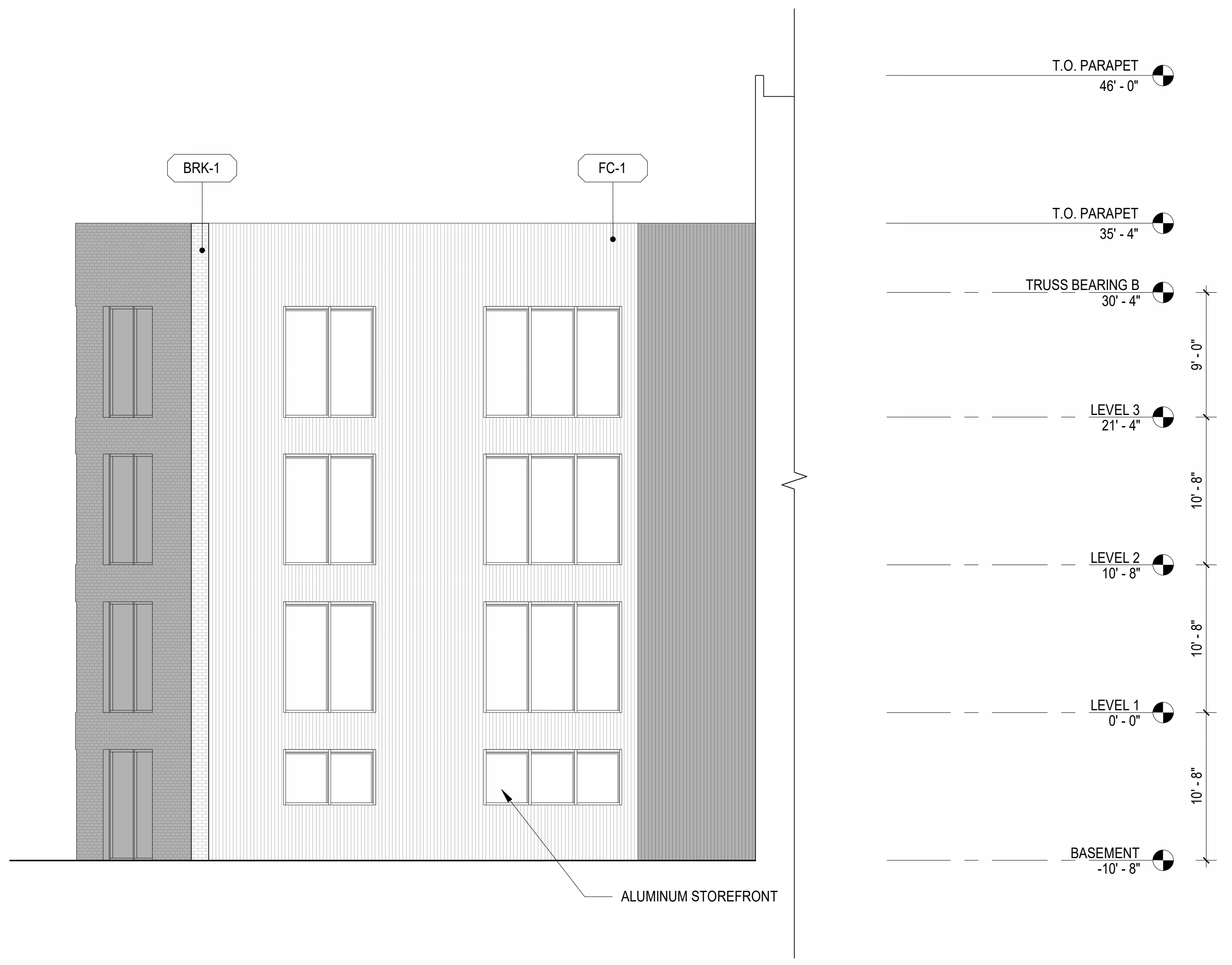
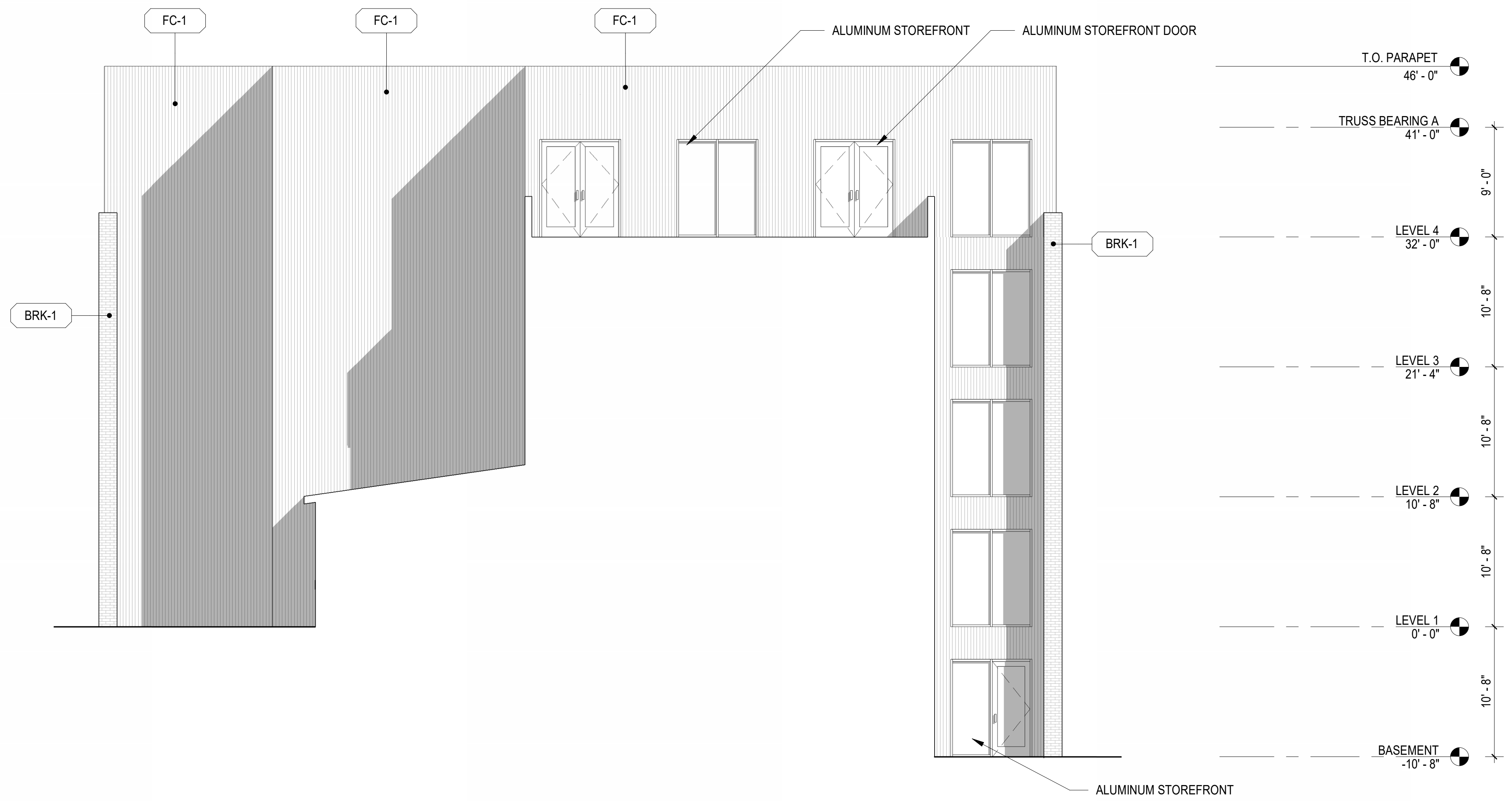


C1
A310
SEGMENT BUILDING ELEVATION - EASLEY BRIDGE ROAD
1/8" = 1'-0"



B1
A310
SEGMENT BUILDING ELEVATION - 2ND AVE KNUCKLE
1/8" = 1'-0"



B3
A310
SEGMENT BUILDING ELEVATION - EASLEY BRIDGE KNUCKLE
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

TYPE	GRAPHIC	MATERIAL	BASIS OF DESIGN MANUFACTURER	PRODUCT/STYLE	SIZE	COLOR/FINISH	REMARKS
BRK-1	▒	MODULAR BRICK	TBD	TBD	MODULAR	TBD	
FC-1	▥	BOARD AND BATTEN FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL WITH HARDIE TRIM BATTENS	5/16" X 48" X 120" PANELS, 1X3 BATTENS	SMOOTH, FACTORY PRIMED, FIELD PAINTED, COLOR TBD	

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TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

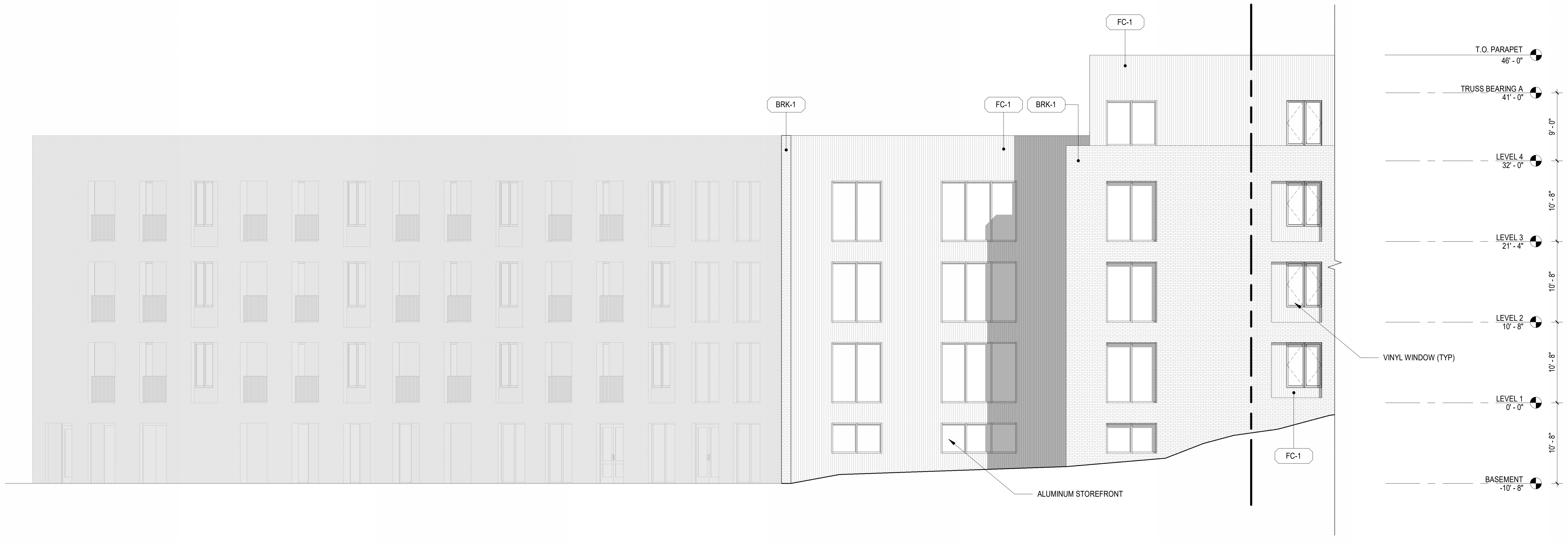
NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH, JZ

SHEET TITLE:
SEGMENT
ELEVATIONS

SHEET NO.
A310

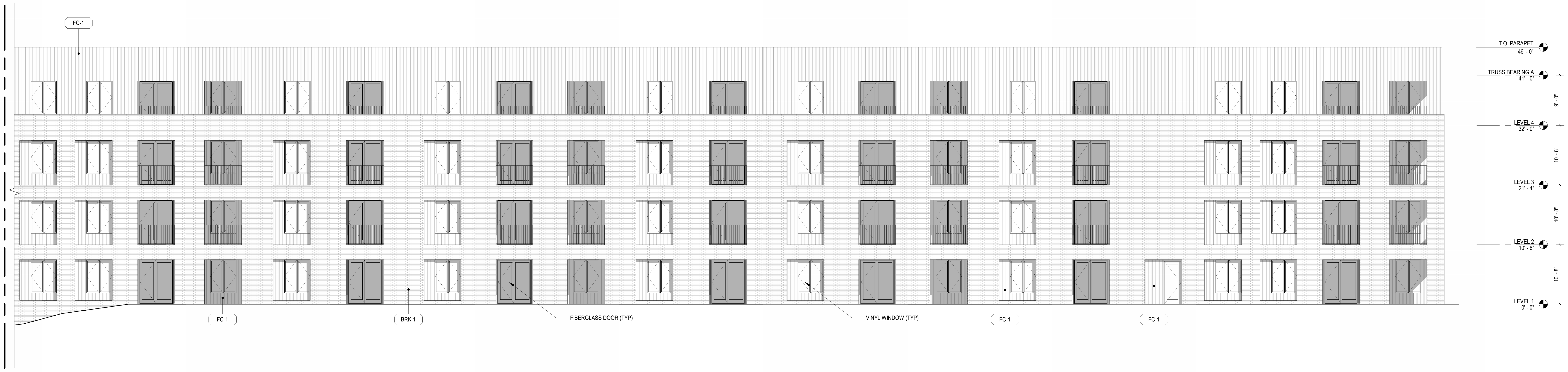
PROJ. NO.
025957.00



C1
A311

SEGMENT BUILDING ELEVATION - 2ND AVE SEGMENT B

1/8" = 1'-0"



B1
A311

SEGMENT BUILDING ELEVATION - 2ND AVE SEGMENT A

1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

TYPE	GRAPHIC	MATERIAL	BASIS OF DESIGN MANUFACTURER	PRODUCT/STYLE	SIZE	COLOR/FINISH	REMARKS
BRK-1	▦	MODULAR BRICK	TBD	TBD	MODULAR	TBD	
FC-1	▥	BOARD AND BATTEN FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL WITH HARDIE TRIM BATTENS	5/16" X 48" X 120" PANELS, 1X3 BATTENS	SMOOTH, FACTORY PRIMED, FIELD PAINTED, COLOR TBD	

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH, JZ

SHEET TITLE:
SEGMENT
ELEVATIONS

SHEET NO. A311
PROJ. NO. 025957.00

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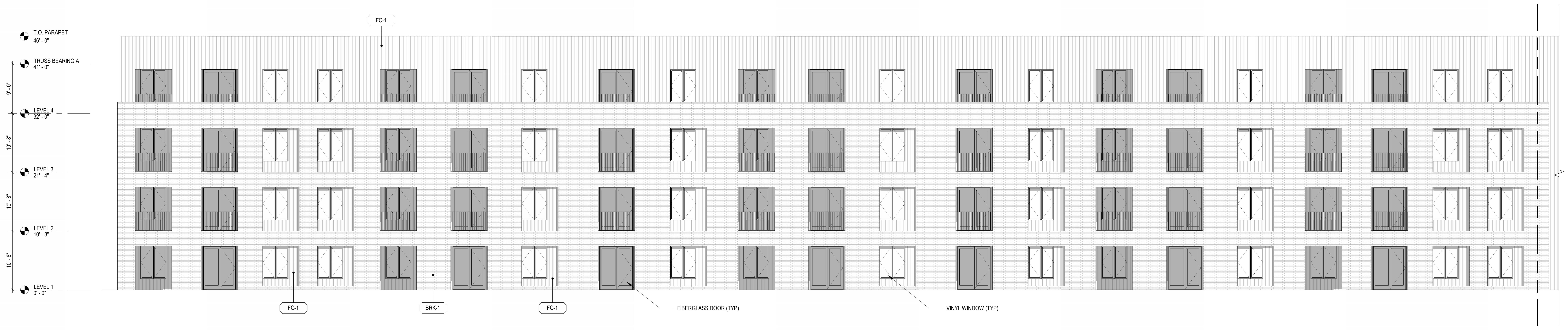
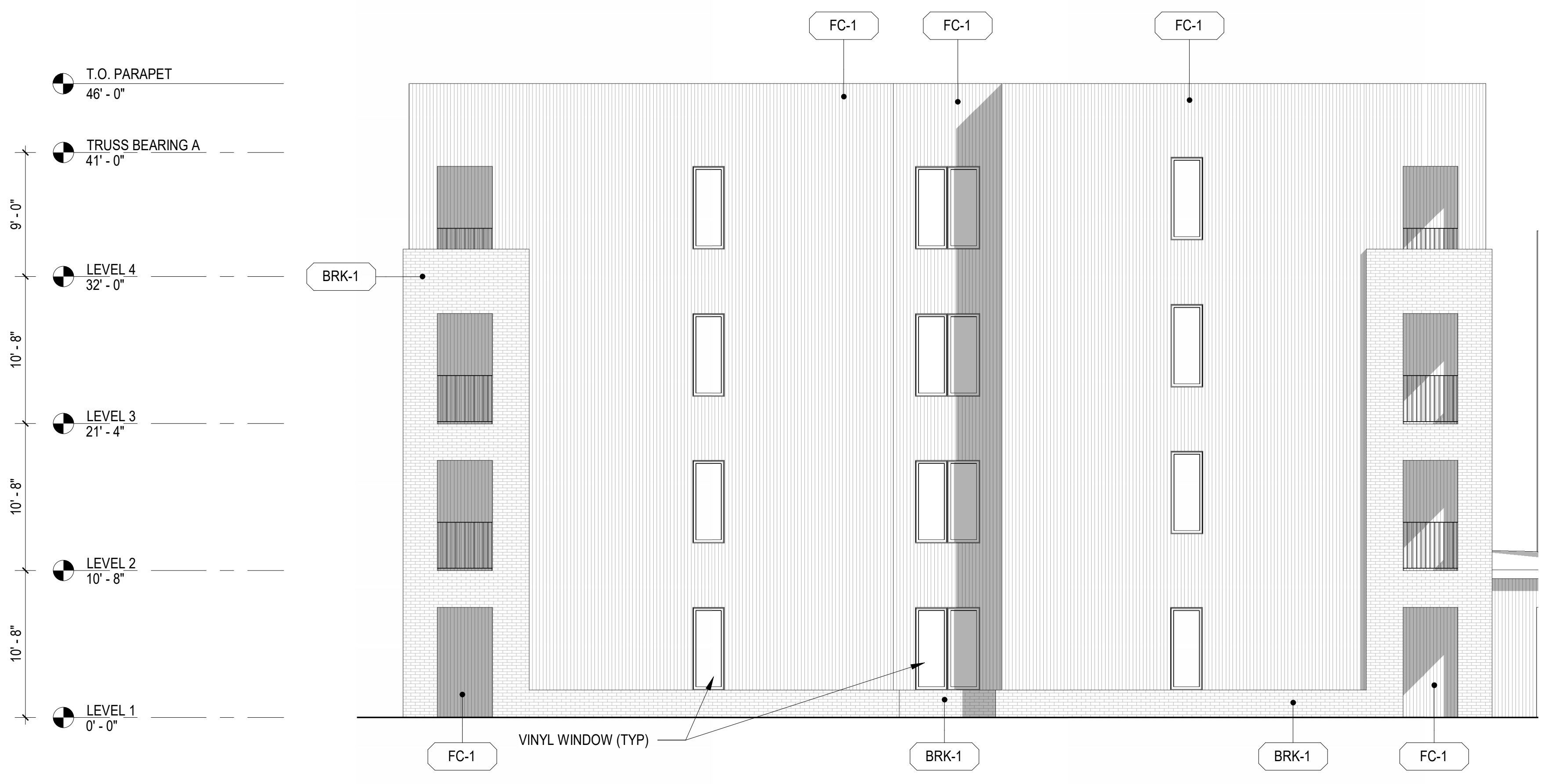
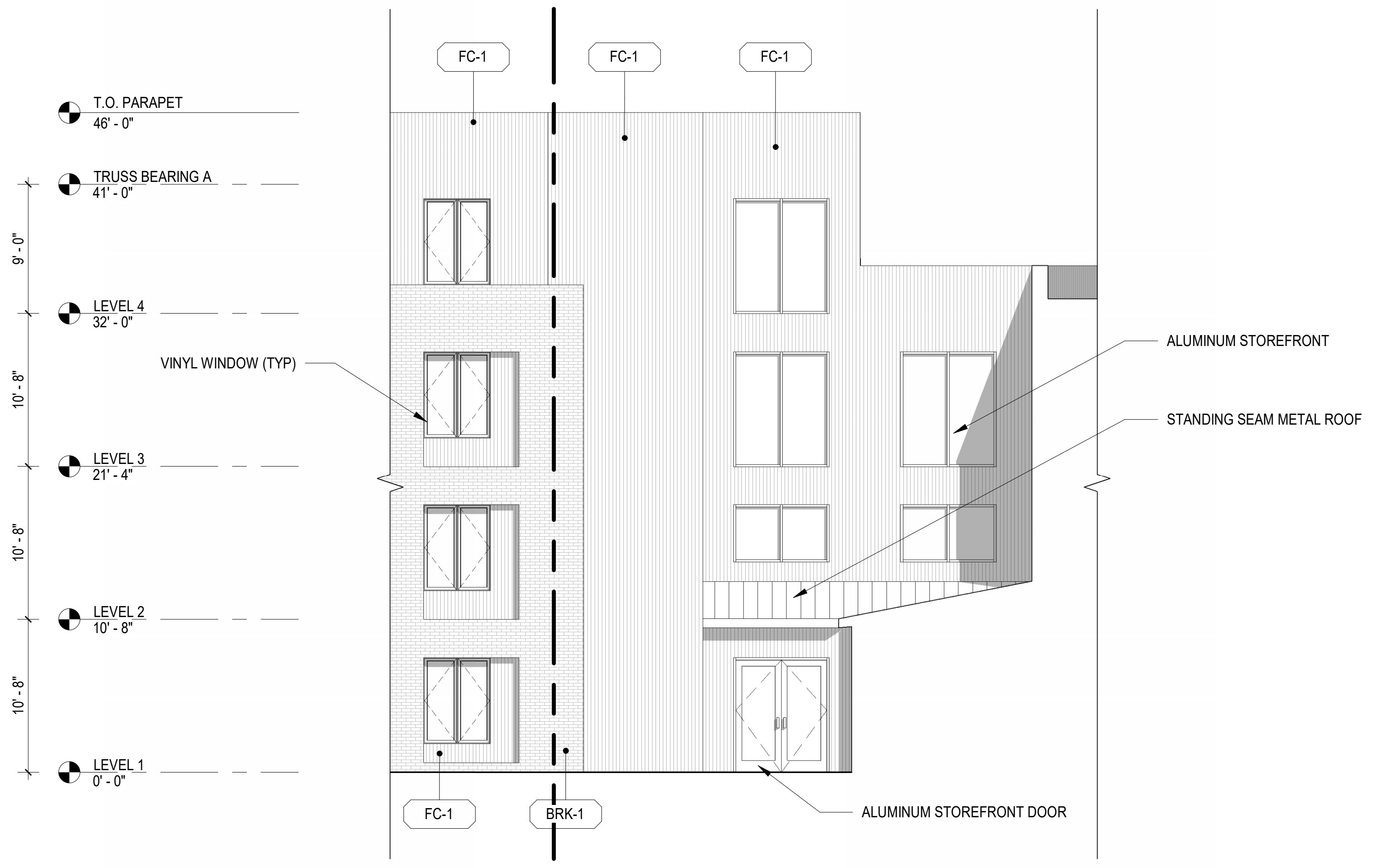


C1
A312

SEGMENT BUILDING ELEVATION - PARKING LOT WEST

1/8" = 1'-0"





B1
A312

SEGMENT BUILDING ELEVATION - SOUTH END

1/8" = 1'-0"

B3
A312

SEGMENT BUILDING ELEVATION - PARKING LOT WEST ENTRANCE FACADE

1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

TYPE	GRAPHIC	MATERIAL	BASIS OF DESIGN MANUFACTURER	PRODUCT/STYLE	SIZE	COLOR/FINISH	REMARKS
BRK-1	▨	MODULAR BRICK	TBD	TBD	MODULAR	TBD	
FC-1	▥	BOARD AND BATTEN FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL WITH HARDIE TRIM BATTENS	5/16" X 48" X 120" PANELS, 1X3 BATTENS	SMOOTH, FACTORY PRIMED, FIELD PAINTED, COLOR TBD	

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH, JZ

SHEET TITLE:

SEGMENT
ELEVATIONS

SHEET NO.
A312

PROJ. NO.
025957.00

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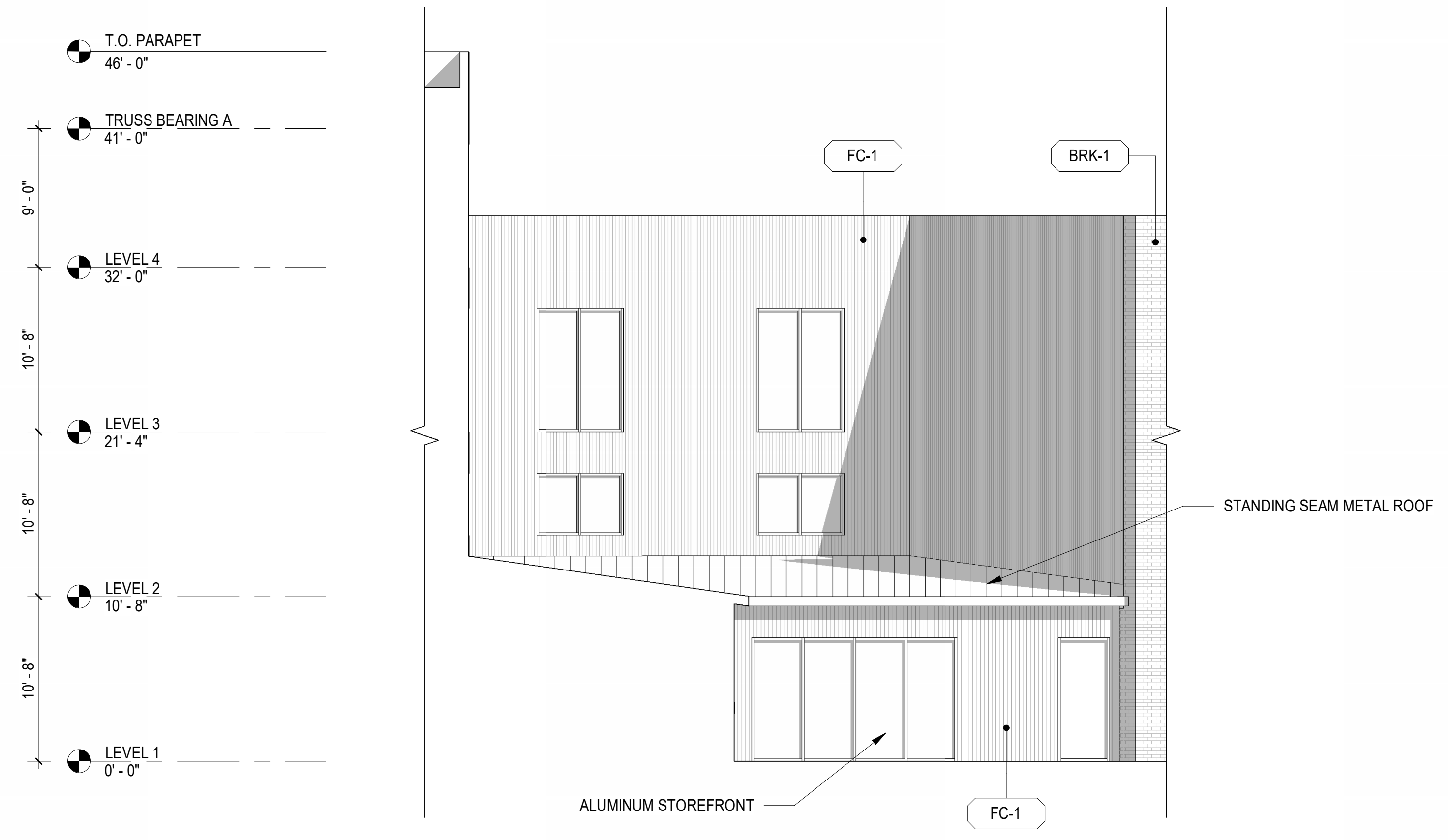
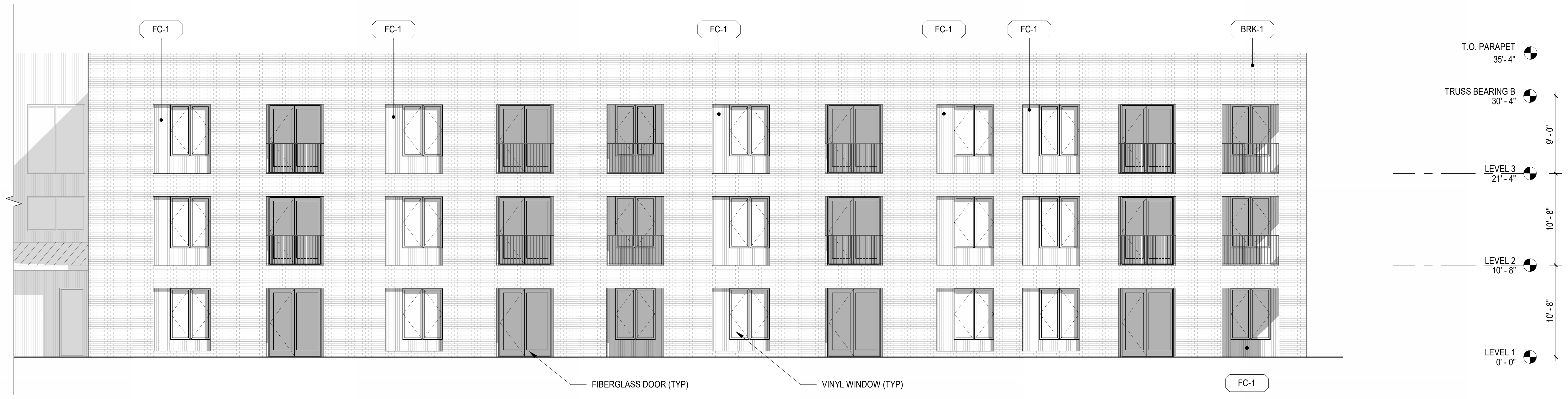


C1
A313

SEGMENT BUILDING ELEVATION - LEASING OFFICE

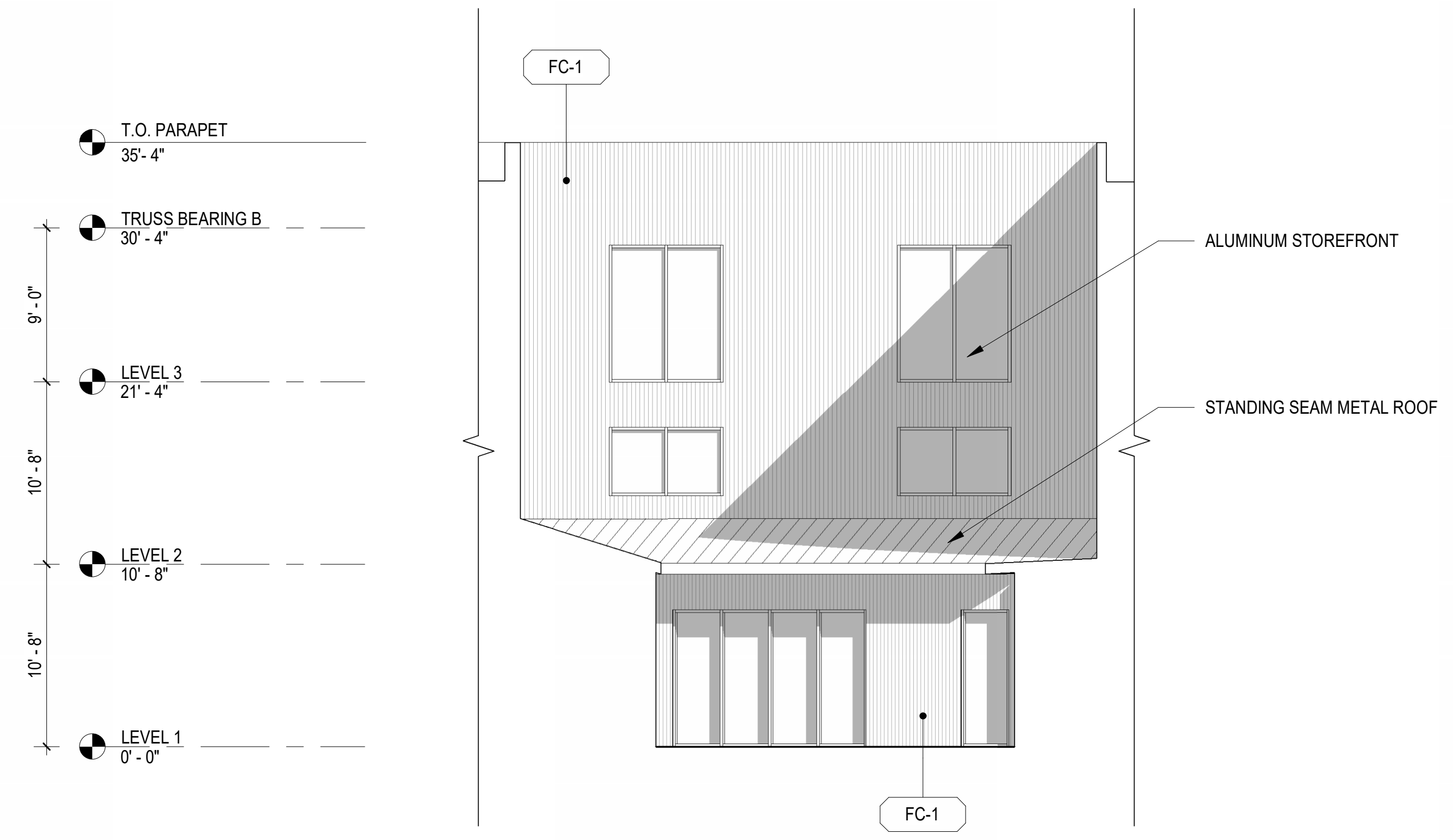
1/8" = 1'-0"



C2
A313

SEGMENT BUILDING ELEVATION - PARKING LOT NORTH

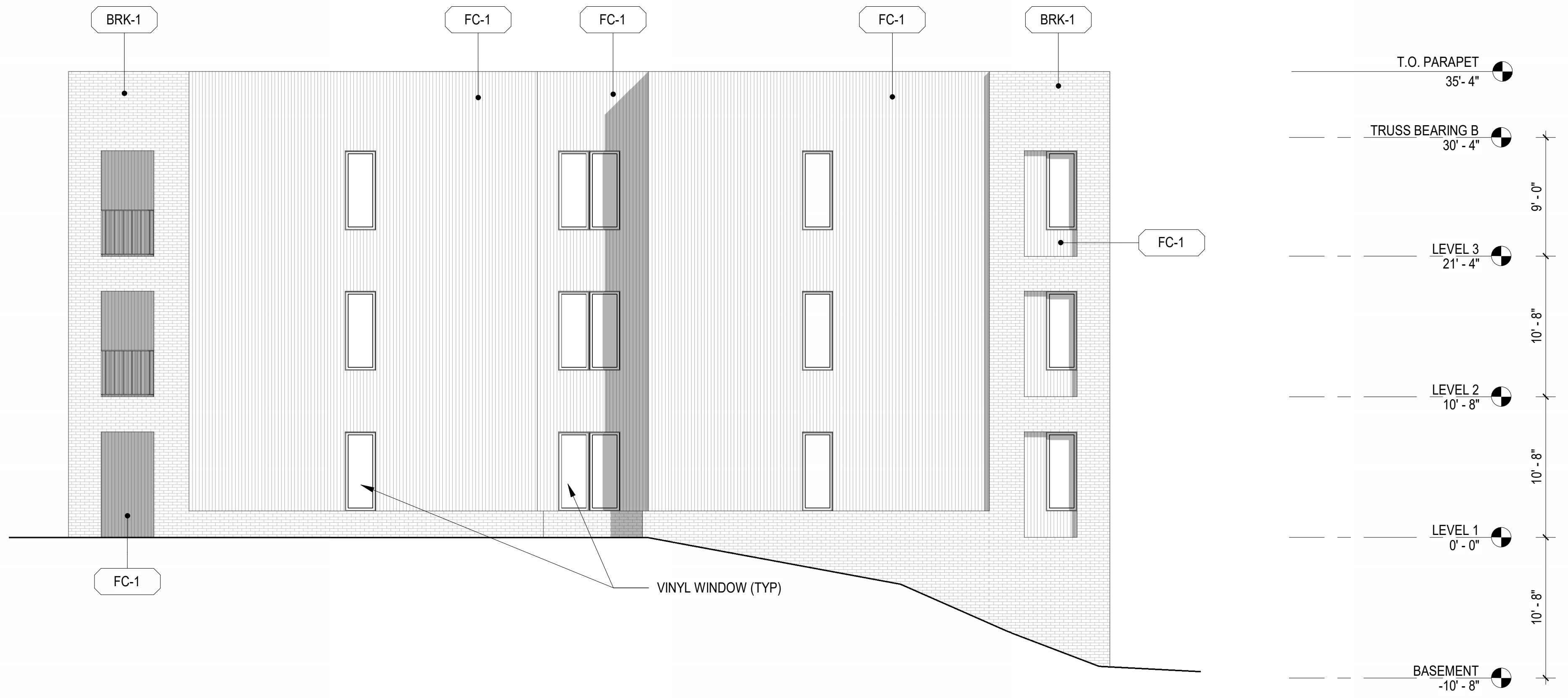
1/8" = 1'-0"



B1
A313

SEGMENT BUILDING ELEVATION - PARKING LOT NORTH CORRIDOR

1/8" = 1'-0"



B2
A313

SEGMENT BUILDING ELEVATION - NORTH END

1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

TYPE	GRAPHIC	MATERIAL	BASIS OF DESIGN MANUFACTURER	PRODUCT/STYLE	SIZE	COLOR/FINISH	REMARKS
BRK-1	▨	MODULAR BRICK	TBD	TBD	MODULAR	TBD	
FC-1	▥	BOARD AND BATTEN FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL WITH HARDIE TRIM BATTENS	5/16" X 48" X 120" PANELS, 1X3 BATTENS	SMOOTH, FACTORY PRIMED, FIELD PAINTED, COLOR TBD	

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

SEGMENT
ELEVATIONS

SHEET NO.
A313

PROJ. NO.
025957.00

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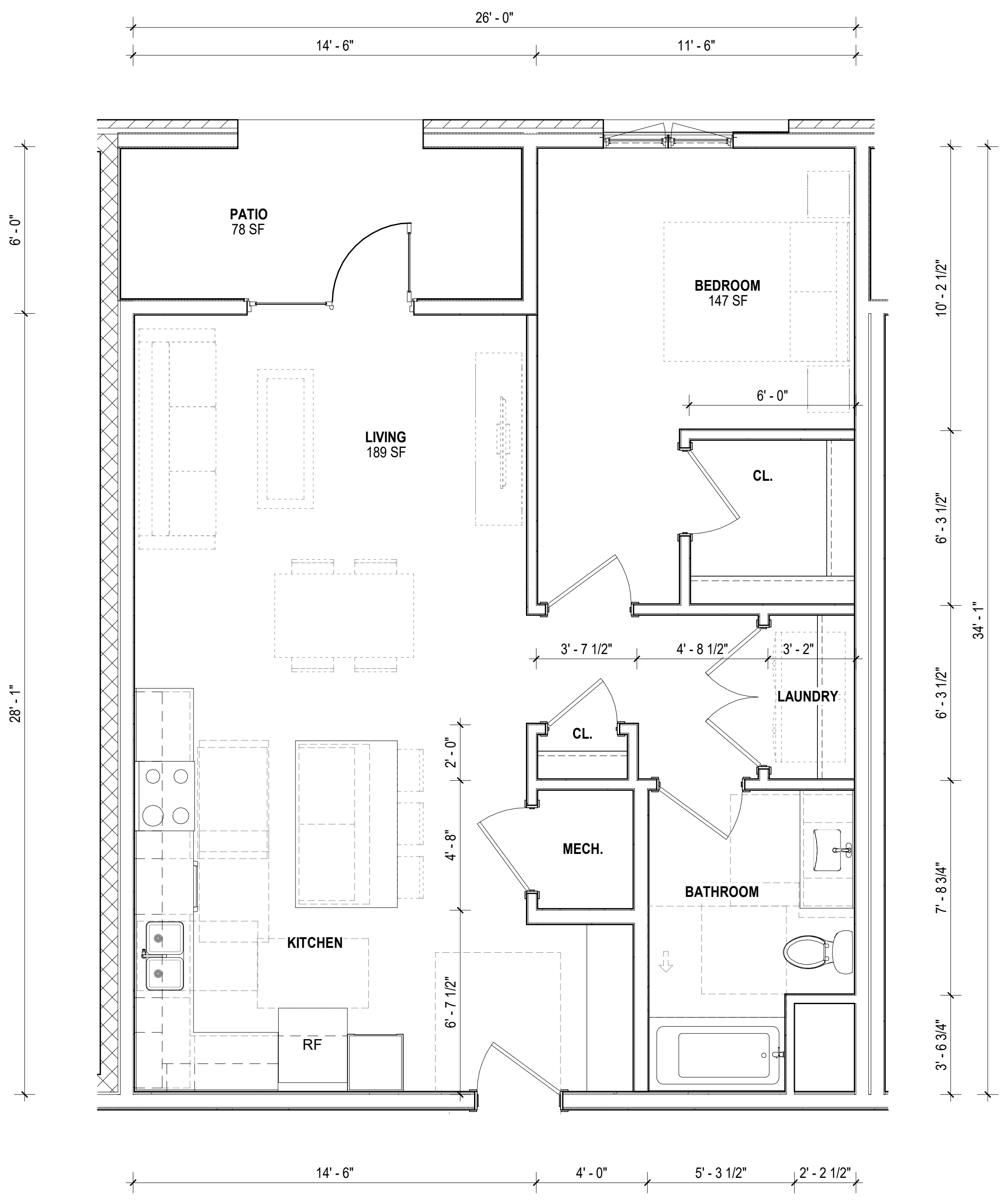

B1
A400

ENLARGED UNIT PLAN - A1.0, SIM A1.0H

1/4" = 1'-0"

HEATED AREA: 783 SF
NON-HEATED AREA: 78 SF
TOTAL AREA: 861 SF

ANSI A117.1 TYPE B / FHA

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	LL
DRAWN BY:	NH

SHEET TITLE:

ENLARGED UNIT
PLANS

SHEET NO.

PROJ. NO.
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A400

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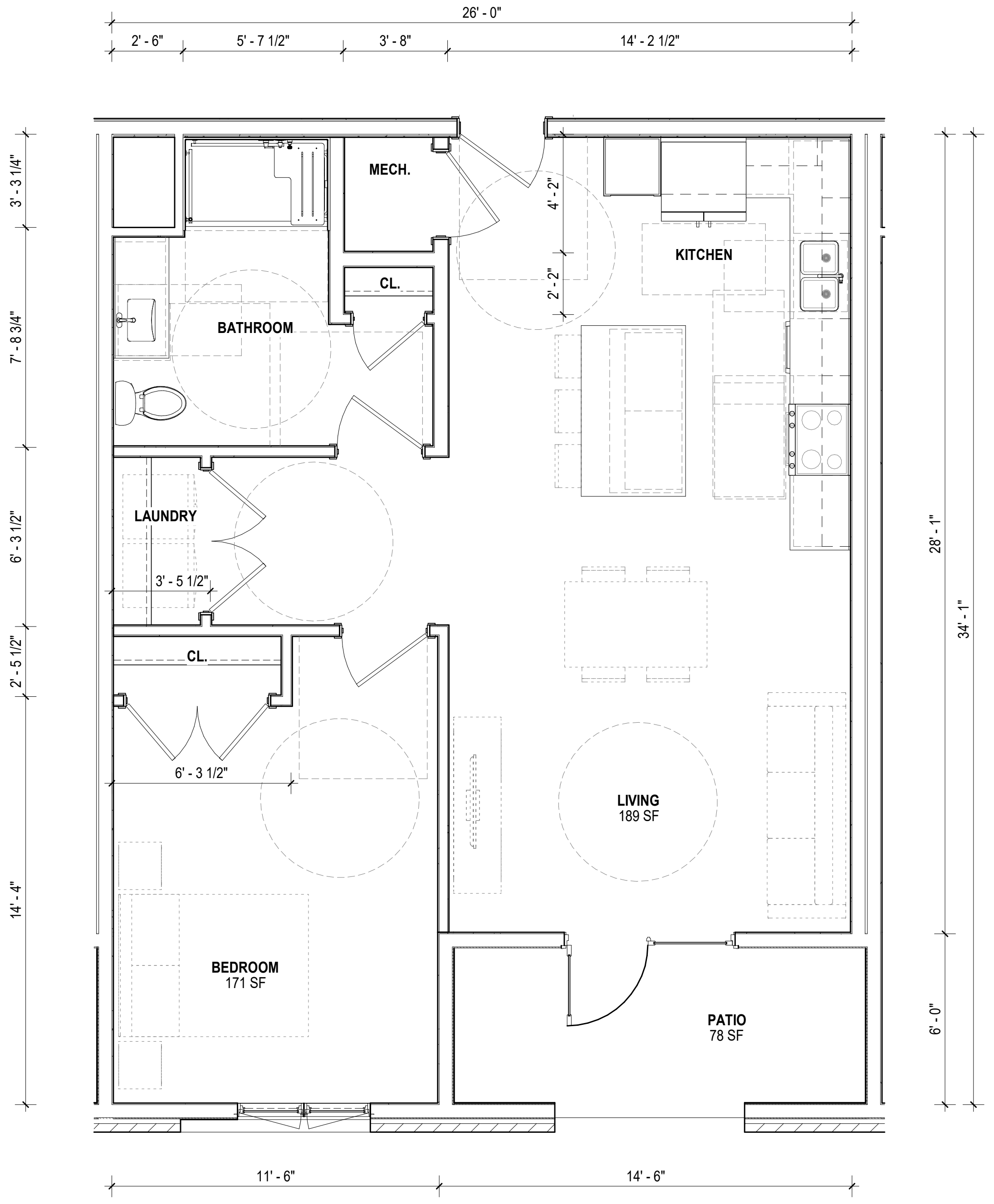

B1
A401

ENLARGED UNIT PLAN - UNIT A1.0A

1/4" = 1'-0"

HEATED AREA: 783 SF
NON-HEATED AREA: 78 SF
TOTAL AREA: 861 SF

ANSI A117.1 TYPE A / FHA

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TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

ENLARGED UNIT
PLANS

SHEET NO.
A401

PROJ. NO.
025957.00

D

C

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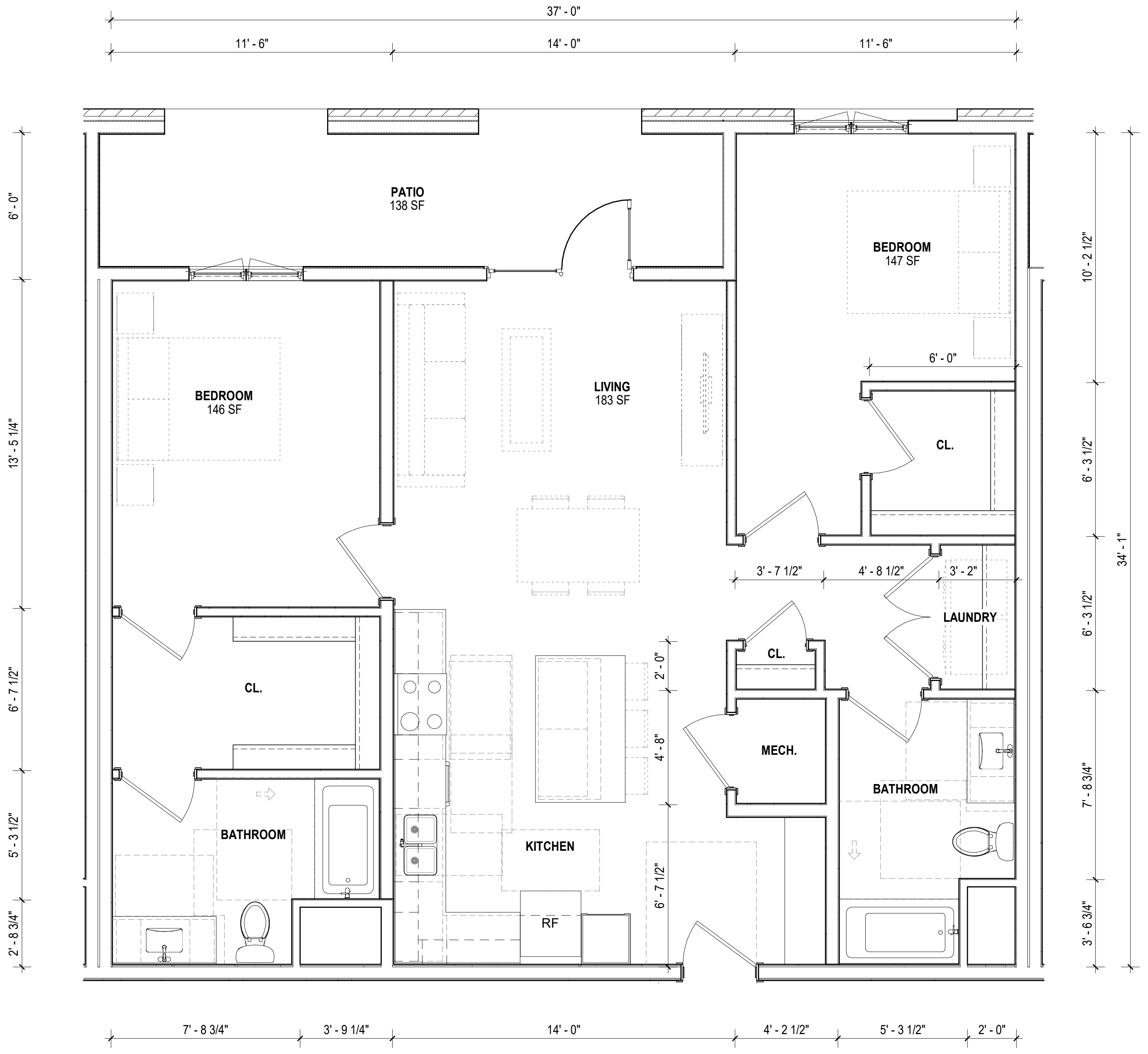

B

B1
A402

ENLARGED UNIT PLAN - UNIT B1.0

1/4" = 1'-0"

HEATED AREA: 1,080 SF
NON-HEATED AREA: 138 SF
TOTAL AREA: 1,218 SF

ANSI A117.1 TYPE B / FHA

A

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:
ENLARGED UNIT
PLANS

SHEET NO.
A402

PROJ. NO.
025957.00

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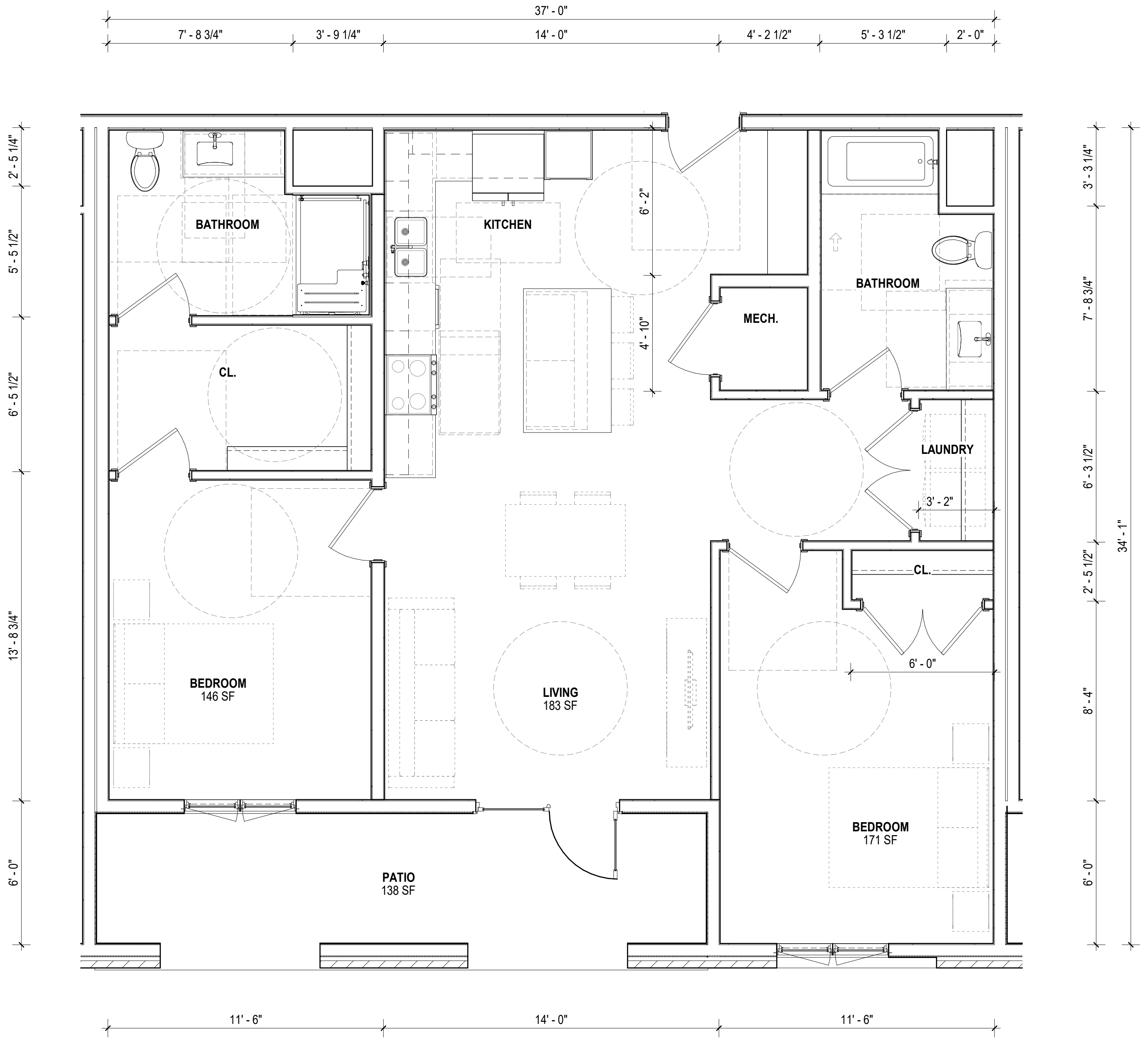
SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE



B1
A403

ENLARGED UNIT PLAN - UNIT B1.0A

1/4" = 1'-0"

HEATED AREA: 1,080 SF
NON-HEATED AREA: 138 SF
TOTAL AREA: 1,218 SF

ANSI A117.1 TYPE A / FHA

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NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

ENLARGED UNIT PLANS

SHEET NO.

A403

PROJ. NO.
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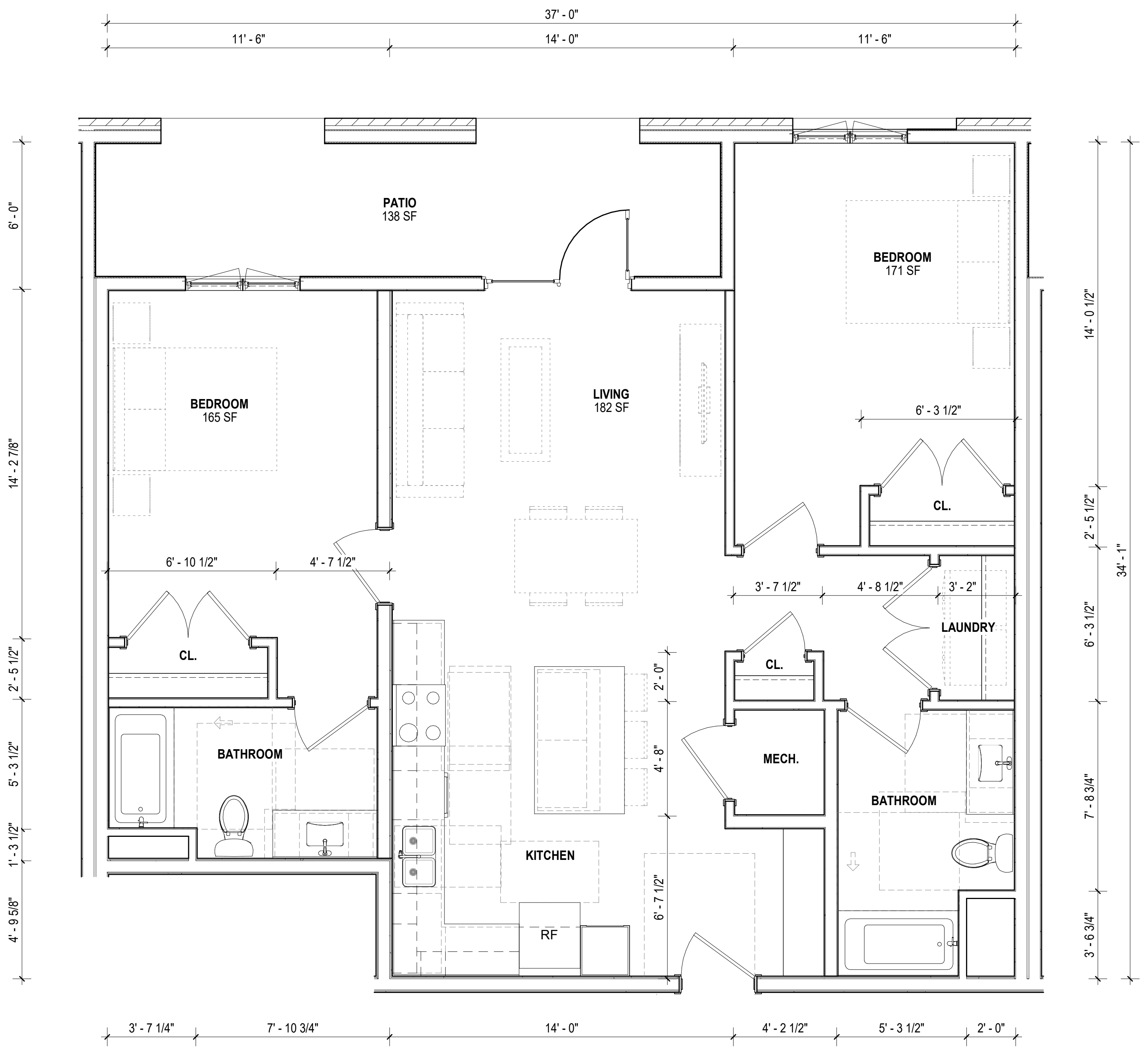

B

B1
A404

ENLARGED UNIT PLAN - UNIT B2.0

1/4" = 1'-0"

HEATED AREA: 1,031 SF
NON-HEATED AREA: 138 SF
TOTAL AREA: 1,169 SF

ANSI A117.1 TYPE B / FHA

A

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

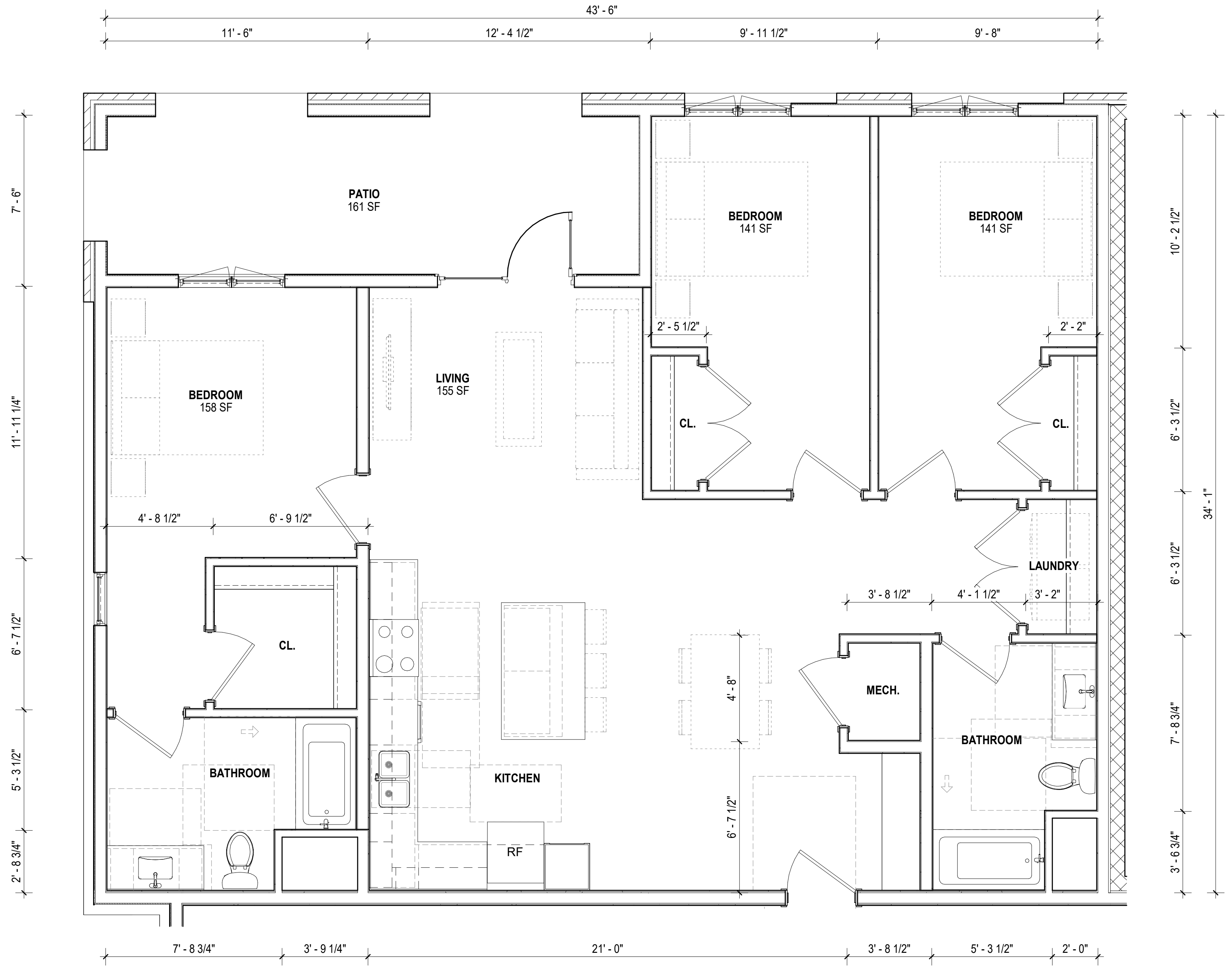
SHEET TITLE:

ENLARGED UNIT
PLANS

SHEET NO.

PROJ. NO.
025957.00

A404



B1
A405

ENLARGED UNIT PLAN - UNIT C1.0, SIM C1.0H

1/4" = 1'-0"

UNIT C1.0 @ INTERIOR CORNER

HEATED AREA:	1,274 SF
NON-HEATED AREA:	165 SF
TOTAL AREA:	1,439 SF

UNIT C1.0 @ EXTERIOR CORNER

HEATED AREA:	1,274 SF
NON-HEATED AREA:	161 SF
TOTAL AREA:	1,435 SF

ANSI A117.1 TYPE B / FHA

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JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

ENLARGED UNIT
PLANS

SHEET NO. A405

PROJ. NO. 025957.00

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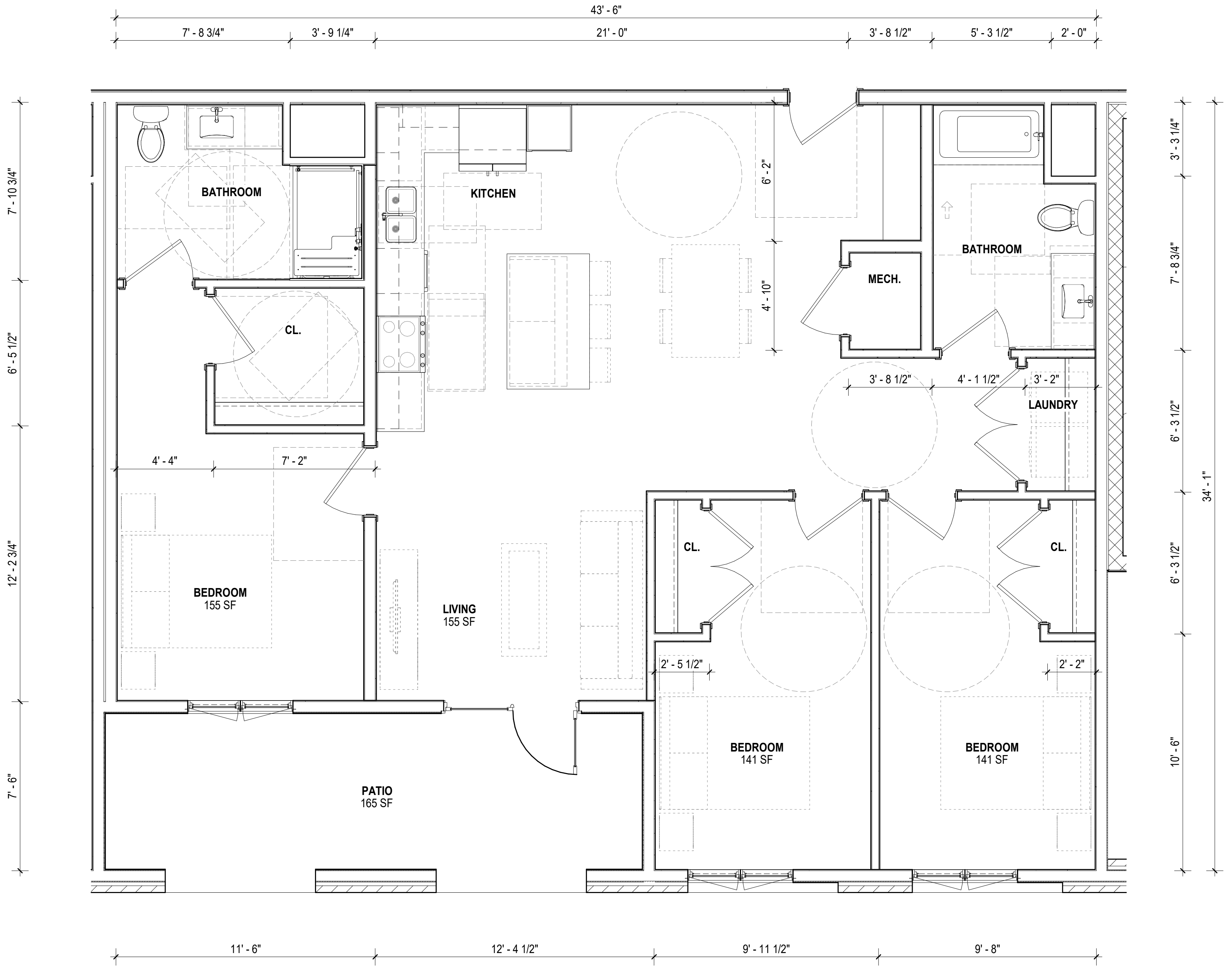

B1
A406

ENLARGED UNIT PLAN - UNIT C1.0A

1/4" = 1'-0"

HEATED AREA: 1,274 SF
NON-HEATED AREA: 165 SF
TOTAL AREA: 1,439 SF

ANSI A117.1 TYPE A / FHA

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ARCHITECTURE

CONSULTANT LOGO

SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

ENLARGED UNIT
PLANS

SHEET NO.
A406

PROJ. NO.
025957.00

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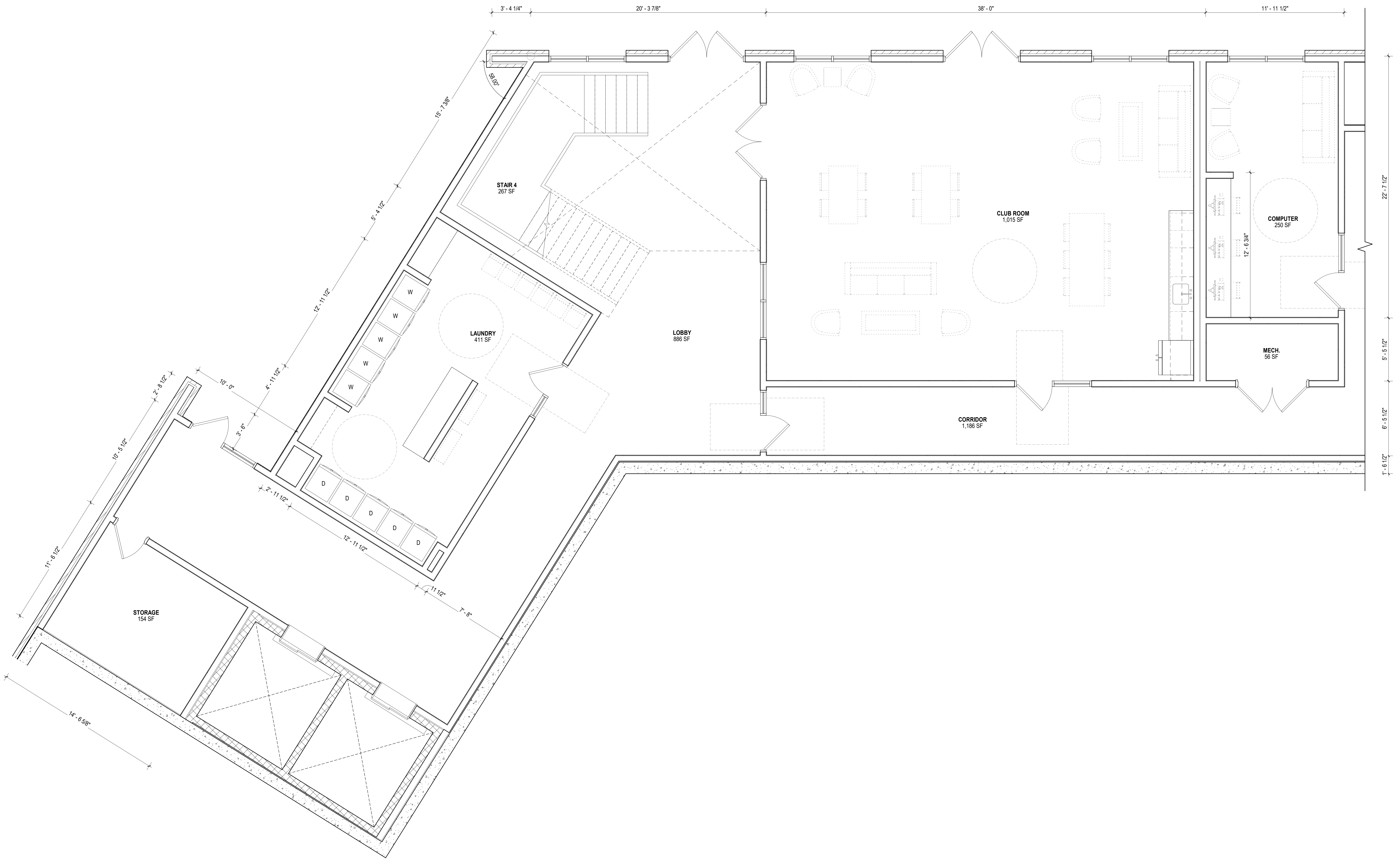
SEALS



ENLARGED COMMON AREA PLAN - BASEMENT

A1
A440
1/4" = 1'-0"

PROJECT
NORTH

BASEMENT AMENITY ON A440 HEATED AREA: 1,707 SF
BASEMENT AMENITY ON A441 HEATED AREA: 925 SF
BASEMENT AMENITY ON A441 UN-HEATED AREA: 430 SF
BASEMENT AMENITY HEATED TOTAL AREA: 2,632 SF
BASEMENT AMENITY TOTAL AREA: 3,062 SF

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:
ENLARGED COMMON
AREA PLANS

SHEET NO.
A440

PROJ. NO.
025957.00

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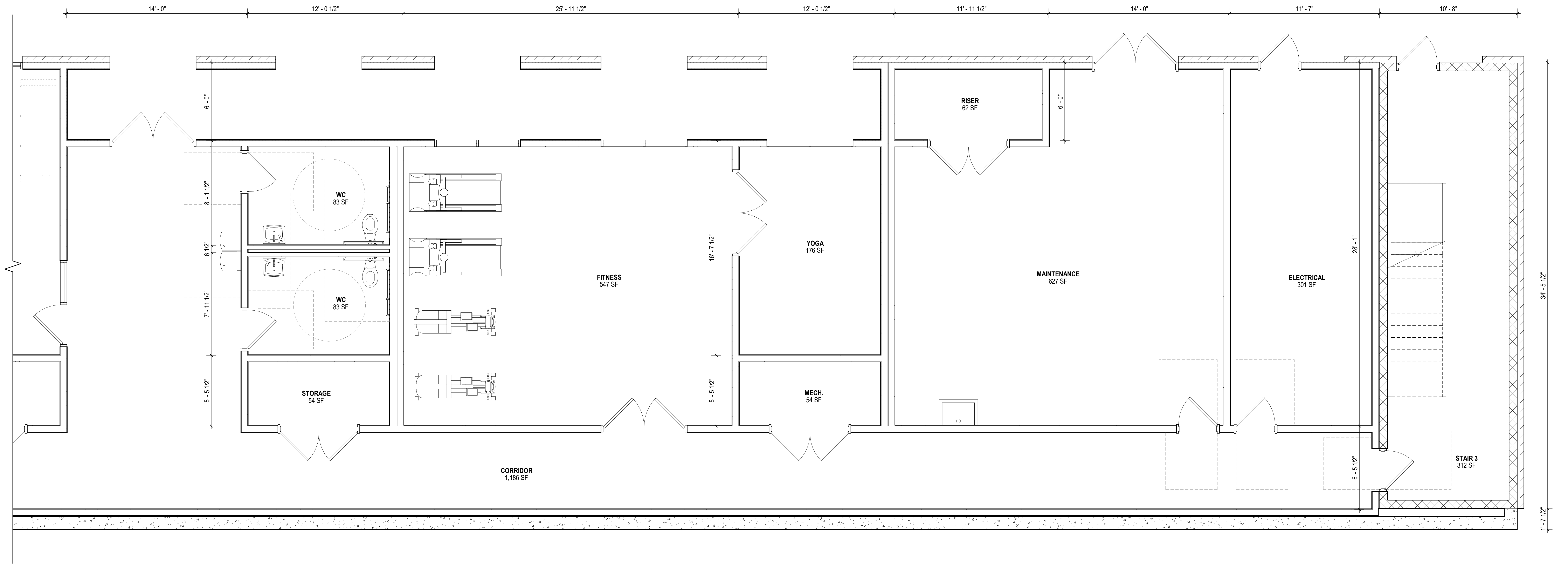

C

PROJECT
NORTH

B

ENLARGED COMMON AREA PLAN - BASEMENT

B1
A441
1/4" = 1'-0"

BASEMENT AMENITY ON A440 HEATED AREA: 1,707 SF
BASEMENT AMENITY ON A441 HEATED AREA: 925 SF
BASEMENT AMENITY ON A441 UN-HEATED AREA: 430 SF
BASEMENT AMENITY HEATED TOTAL AREA: 2,632 SF
BASEMENT AMENITY TOTAL AREA: 3,062 SF

A

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SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

ENLARGED COMMON AREA PLANS

SHEET NO.
A441

PROJ. NO.
025957.00

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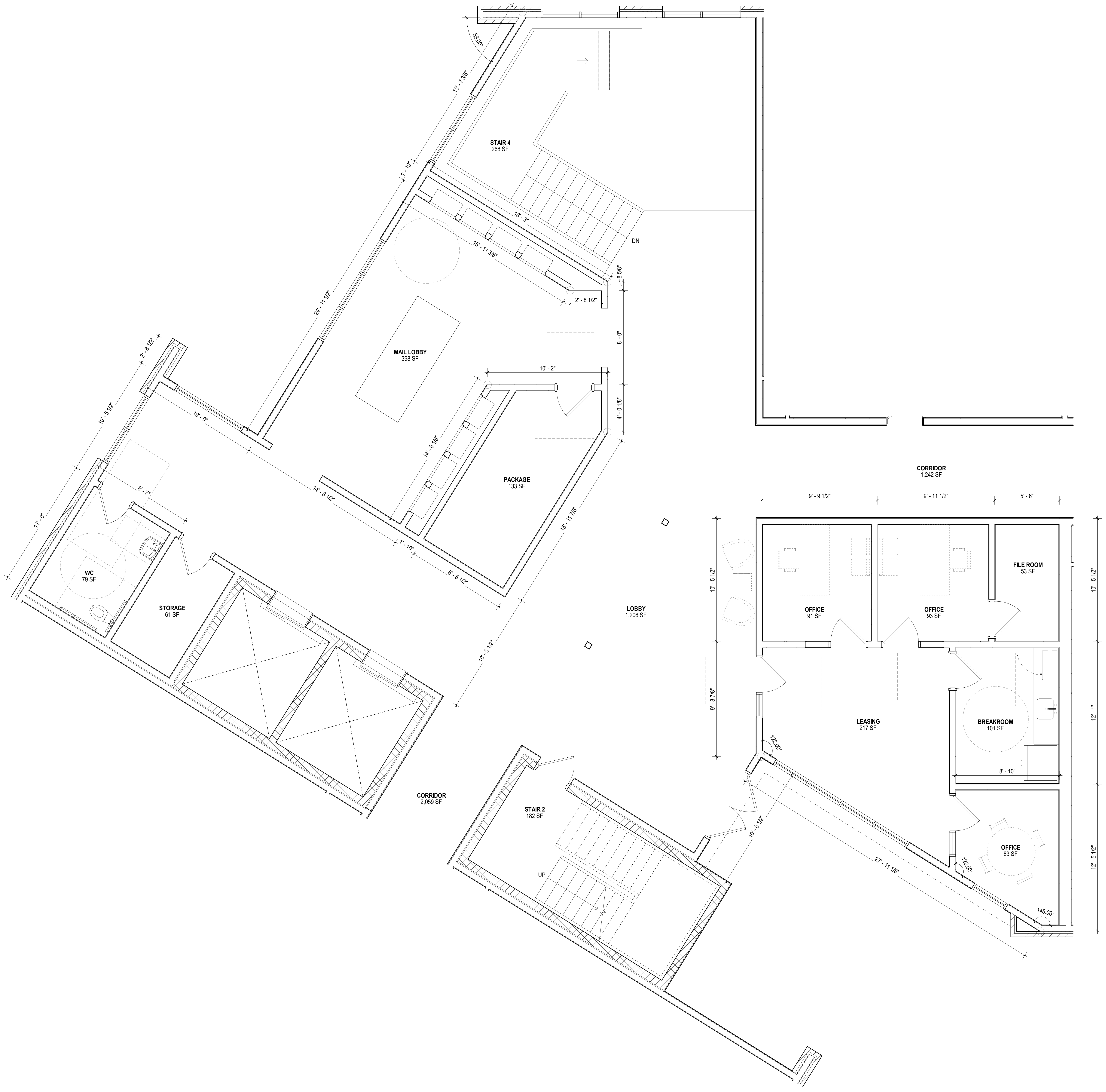

ENLARGED LEASING OFFICE AND LOBBY PLAN

A1
A442
1/4" = 1'-0"

PROJECT
NORTH

LEASING OFFICE HEATED AREA: 679 SF
LEASING OFFICE TOTAL AREA: 679 SF

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CONSULTANT LOGO

SEALS

TAFT MILLS GROUP

JUDSON TRACE

EASLEY BRIDGE ROAD AND 2ND AVENUE

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	05/14/2026	SC HOUSING APPLICATION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: LL
DRAWN BY: NH

SHEET TITLE:

ENLARGED COMMON
AREA PLANS

SHEET NO.
A442

PROJ. NO.
025957.00

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EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

EXISTING CONDITIONS / DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHY AND EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWING PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THERE SHALL BE NO BURNING ON THE SITE.
4. ALL EXISTING STRUCTURES (IF ENCOUNTERED) AND RELATED FOOTINGS, FOUNDATIONS, STEPS, ETC. ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL) AS NECESSARY TO FACILITATE CONSTRUCTION. SEE THE SPECIFICATIONS FOR SPECIFIC DIRECTION.
6. EXISTING SEPTIC TANKS, GREASE TRAPS AND/OR UNDERGROUND TANKS, IF ENCOUNTERED, ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES. THE LOCATION OF ANY TANKS SHALL BE RECORDED AND THE ENGINEER SHALL BE NOTIFIED AT ONCE.
7. WELLS, IF ENCOUNTERED, SHALL BE ACCURATELY LOCATED BY THE CONTRACTOR, PROTECTED, UNLESS DIRECTED OTHERWISE ON THESE PLANS AND SURROUNDING GRADES MAINTAINED SUCH THAT SURFACE RUNOFF CANNOT ENTER THE WELL OPENING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE.
8. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL FINAL STABILIZATION AND COMPLETION OF CONSTRUCTION ACTIVITIES.
10. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
11. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
12. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UTILITIES AND CONFIRM LOCATION, AND DEPTH IF NECESSARY BY MEAN OF NON DESTRUCTIVE INVESTIGATION (I.E., POT HOLING WITH VAC OR WATER). ANY UTILITIES LOCATED BY CONTRACTOR THAT ARE DAMAGED ARE THE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF DAMAGED ITEMS NOT TO BE DEMOLISHED DURING CONSTRUCTION ACTIVITIES.
14. DO NOT DISTURB EXISTING UTILITIES TO REMAIN IN SERVICE. CONTRACTOR IS TO COORDINATE UTILITY INFRASTRUCTURE DEMOLITION ACTIVITIES WITH UTILITY PROVIDER PRIOR TO COMPLETING THE WORK.
15. ALL DEMOLITION DEBRIS IS TO BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS.
16. ALL TREES WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED UNLESS NOTED OTHERWISE.

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JUDSON TRACE

TAFT MILLS GROUP
701 EASLEY BRIDGE RD.
GREENVILLE, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	13357
DATE:	05/12/2026
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REVISION HISTORY

EXISTING CONDITIONS

C2.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR. , CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603

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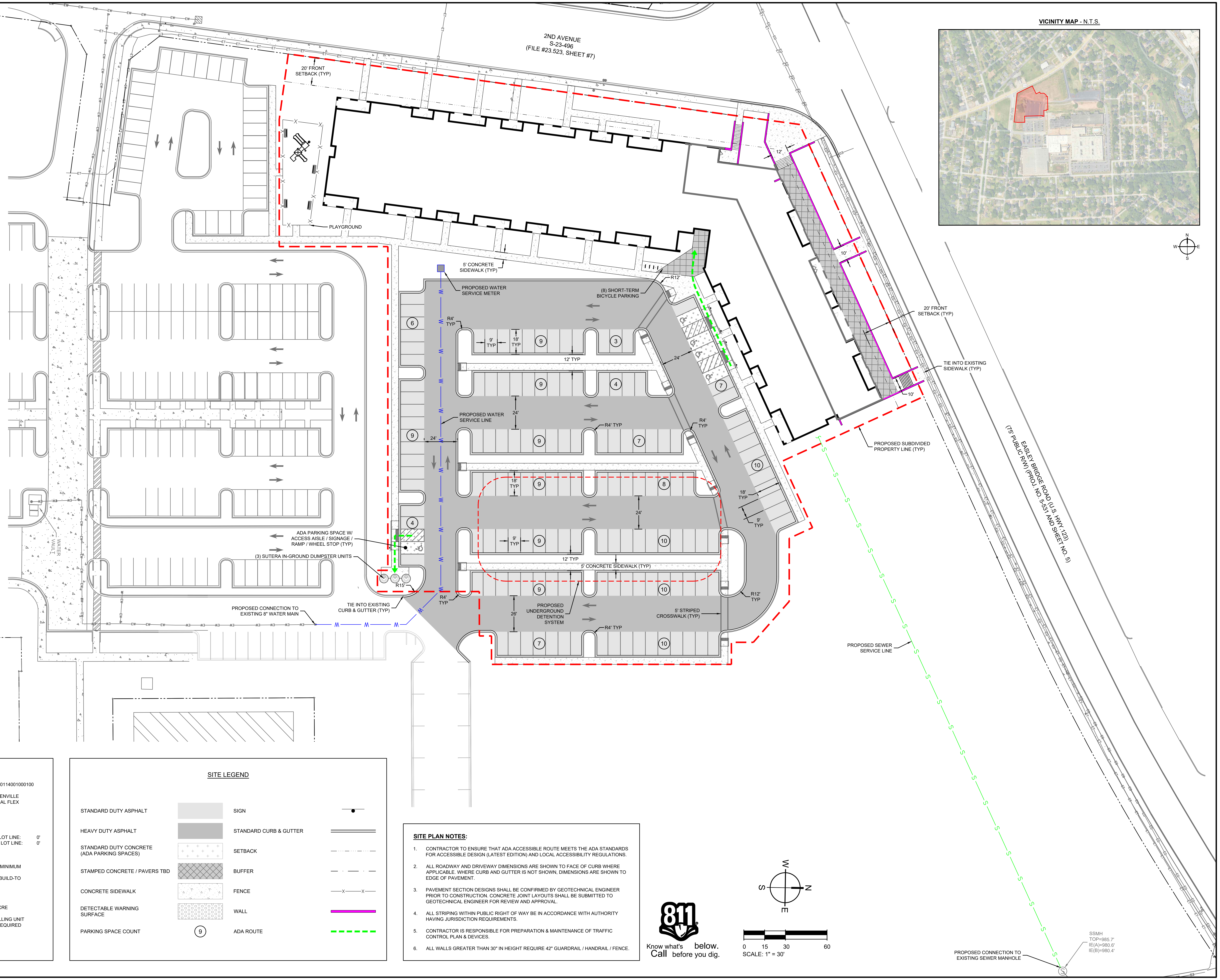
2ND AVENUE
S-23-496
(FILE #23.523, SHEET #7)
20' FRONT SETBACK (TYP)
PLAYGROUND
5' CONCRETE SIDEWALK (TYP)
PROPOSED WATER SERVICE METER
(8) SHORT-TERM BICYCLE PARKING
R12'
R4' TYP
9' TYP
18' TYP
12' TYP
24'
PROPOSED WATER SERVICE LINE
ADA PARKING SPACE W/ ACCESS AISLE / SIGNAGE / RAMP / WHEEL STOP (TYP)
(3) SUTERA IN-GROUND DUMPSTER UNITS
R15'
TIE INTO EXISTING CURB & GUTTER (TYP)
PROPOSED CONNECTION TO EXISTING 8" WATER MAIN
WATER VAULT
5' CONCRETE SIDEWALK (TYP)
PROPOSED UNDERGROUND DETENTION SYSTEM
26'
5' STRIPED CROSSWALK (TYP)
R12' TYP
12'
10'
20' FRONT SETBACK (TYP)
TIE INTO EXISTING SIDEWALK (TYP)
PROPOSED SUBDIVIDED PROPERTY LINE (TYP)
EASLEY BRIDGE ROAD (U.S. HWY 123)
(75' PUBLIC R/W) (PROJ. NO. 5-531 AND SHEET NO. 5)
PROPOSED SEWER SERVICE LINE
PROPOSED CONNECTION TO EXISTING SEWER MANHOLE
SSMH
TOP=985.7'
IE(A)=980.6'
IE(B)=980.4'
6
9
4
3
7
8
10
VICINITY MAP - N.T.S.
N
E
S
W
0
15
30
60
SCALE: 1" = 30'

PLANNING & ZONING INFORMATION:

TAX MAP NUMBER(S):	PORTION OF 0114001000100
• PARCEL / SITE AREA:	3.13 ACRES
• MUNICIPALITY:	CITY OF GREENVILLE
• ZONING:	IX - INDUSTRIAL FLEX
• DISTURBED AREA:	TBD ACRES

- BUILDING SETBACKS:

PRIMARY STREET:	5' MIN / 20' MAX	SIDE LOT LINE:	0'
SIDE STREET:	5' MIN / 20' MAX	REAR LOT LINE:	0'

- PARKING SETBACKS:

  PRIMARY STREET: 20' MINIMUM | SIDE STREET: 5' MINIMUM

- 75% PRIMARY STREET BUILD-TO | 45% SIDE STREET BUILD-TO

• TYPE OF DEVELOPMENT:	LIHTC
• PROPOSED BUILDING:	80 UNITS ± 25.4 DU / ACRE
• TOTAL REQUIRED PARKING SPACES:	(1) PER DWELLING UNIT 80 SPACES REQUIRED
• TOTAL PROPOSED PARKING SPACES:	149
STANDARD PARKING SPACES:	144
ADA PARKING SPACES:	5

SITE LEGEND

STANDARD DUTY ASPHALT	░	SIGN	─●
HEAVY DUTY ASPHALT	▒	STANDARD CURB & GUTTER	═
STANDARD DUTY CONCRETE (ADA PARKING SPACES)	+ + +	SETBACK	─ · · ─
STAMPED CONCRETE / PAVERS TBD	▨	BUFFER	─ · ─
CONCRETE SIDEWALK	△	FENCE	─X─X─
DETECTABLE WARNING SURFACE	○○○	WALL	🟪
PARKING SPACE COUNT	⑨	ADA ROUTE	🟩 - -

SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEETS THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR PREPARATION & MAINTENANCE OF TRAFFIC CONTROL PLAN & DEVICES.
6. ALL WALLS GREATER THAN 30" IN HEIGHT REQUIRE 42" GUARDRAIL / HANDRAIL / FENCE.

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SITE PLAN

C5.0

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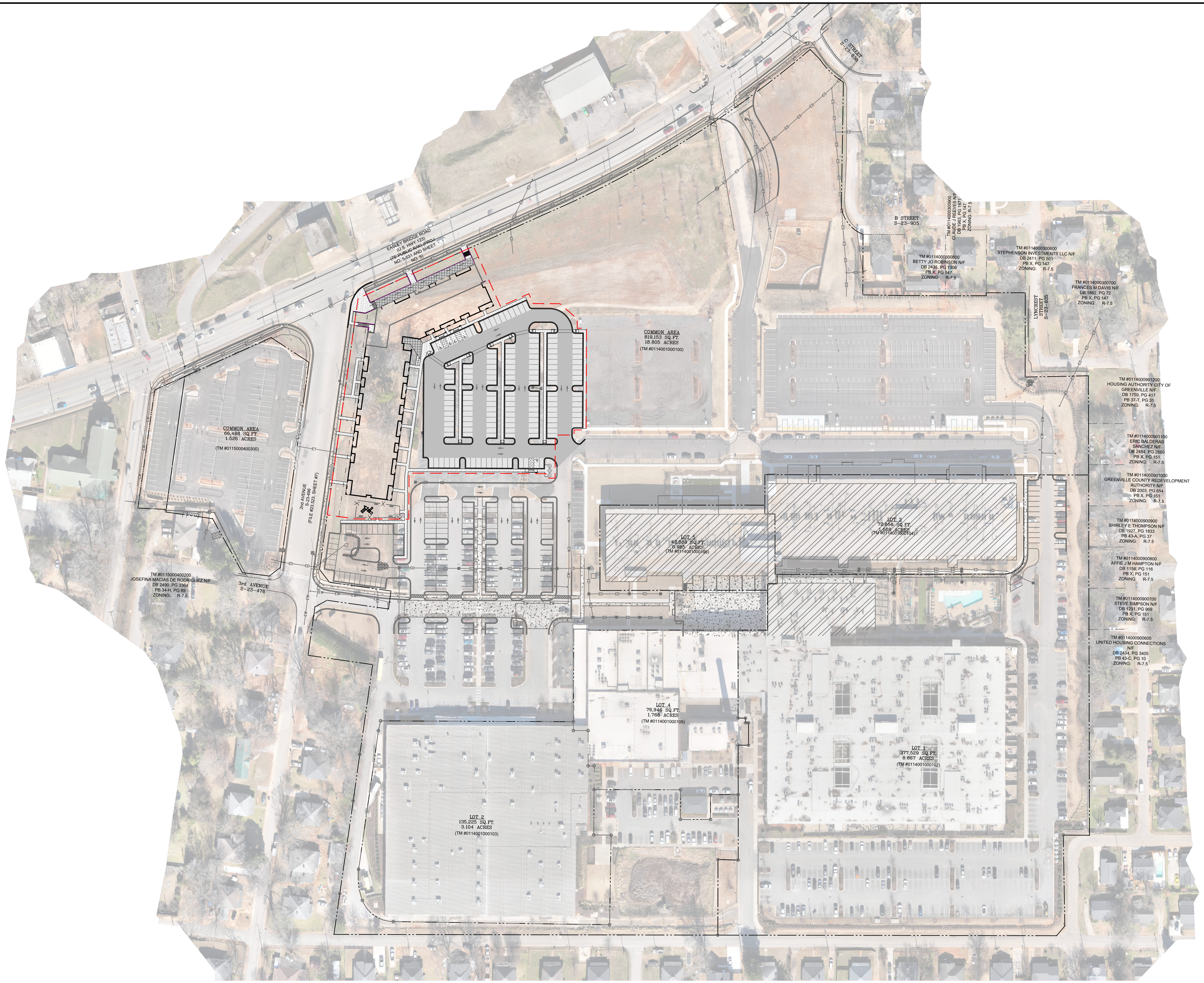

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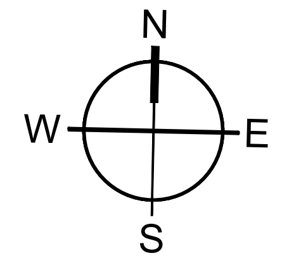

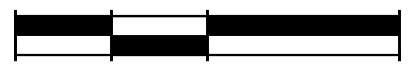

SCALE: 1" = 80'

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OVERALL CAMPUS PLAN

C5.1

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EXISTING DETENTION POND TO BE REPLACED WITH UNDERGROUND DETENTION SYSTEM
FFE: 1008.67
PROPOSED APARTMENT BUILDING
FFE: 1008.67
FFE: 998
FFE: 1008.67
RETAINING WALL AVG. HEIGHT: 3'
RETAINING WALL AVG. HEIGHT: 5'
RETAINING WALL AVG. HEIGHT: 3'
RETAINING WALL AVG. HEIGHT: 1'
STONE WALL
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR ACCESS, INGRESS, EGRESS AND PARKING
PROPOSED UNDERGROUND DETENTION SYSTEM
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1003
1002
1001
1000
995
990
985

SPOT ELEVATION KEY (FINISHED GRADING)

A - ASPHALT SURFACE OF FINISHED ASPHALT ROADWAY OR WALKING PATH
BC - BOTTOM OF CURB ELEVATION
BR - BOTTOM OF RAMP ELEVATION
BS - BOTTOM OF STAIRS ELEVATION
BW - FINISHED GRADE ELEVATION AT BOTTOM OF WALL
BW/TW - FINISHED GRADE ELEVATION AT START/END OF WALL
C - CONCRETE PAVING ELEVATION
D - (DIRT) FINISHED GROUND ELEVATION
F - (FLOW) ELEVATION AT WHICH SURFACE WATER FLOWS INTO DRAINAGE STRUCTURE
  - SURFACE OF ASPHALT ADJACENT TO THROAT OR GRATE AT CURB INLET
  - SURFACE OF ACCESS COVER FOR JUNCTION OR ISOLATION BOX
  - SURFACE OF GRATE AT OUTSIDE EDGE FOR CATCH BASIN, GUTTER INLET, OR GRATED POND STRUCTURE
FFE - FINISHED FLOOR ELEVATION
G - (GUTTER) SURFACE OF FINISHED GUTTER AT LOWEST POINT (ALONG WATER FLOW PATH)
HP - HIGH POINT
LP - LOW POINT
ME - MATCH EXISTING (INDICATES TO MATCH ELEVATION OF EXISTING SURFACE AT POINT OF CONNECTION)
PAD - FINISHED PAD ELEVATION
TC - TOP OF CURB ELEVATION
TR - TOP OR RAMP ELEVATION
TS - TOP OF STAIRS ELEVATION
TW - FINISHED GRADE ELEVATION AT TOP OF WALL
W - (WALK) SURFACE OF FINISHED CONCRETE OR INTERLOCKING PAVER SIDEWALK, PATIO, PLAZA, OR SLAB

EXAMPLE: A: 12.56 MEANS THAT THE SURFACE OF NEW ASPHALT IS TO BE AT ELEVATION 12.56

STANDARD GRADING PLAN NOTES:

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. REFER TO ROADWAY PLAN & PROFILE SHEETS, DRAINAGE PLAN SHEETS, AND ROADWAY & DRAINAGE DETAIL SHEETS FOR ADDITIONAL DRAINAGE AND GRADING INFORMATION AND REQUIREMENTS.
4. REFER TO THE "SPOT ELEVATION KEY" FOR INFORMATION ON SPOT ELEVATIONS.
5. COORDINATE WITH THE OWNER AND THE PROJECT GEOTECHNICAL CONSULTANT FOR LOT FILL COMPACTION AND TESTING REQUIREMENTS.
6. CONTRACTOR TO SELF-VERIFY THAT SITE GRADES, PONDS, POND DIKES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES ARE CONSTRUCTED PER THE PLANS PRIOR TO REQUESTING FINAL AS-BUILT SURVEY FROM SURVEYOR.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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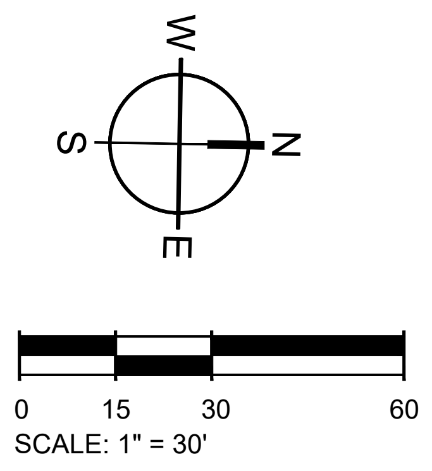

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