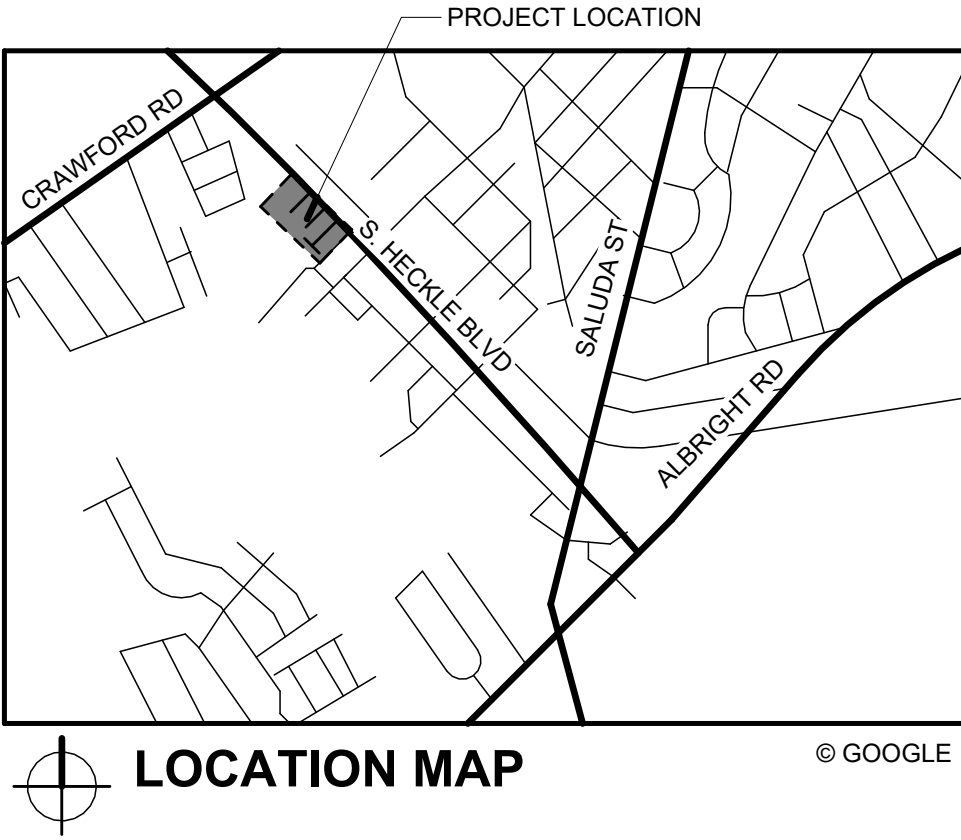




RENOVATION OF EXISTING BUILDINGS

MARKET PLACE APARTMENTS

1333 Coronet Court, Rock Hill, SC 29730

AMERICAN COMMUNITY DEVELOPERS, INC.



316 Morris Avenue
Suite 410
Muskegon, MI
49440
P. 231.722.3407
F. 231.722.2589

SHEET INDEX				
SHEET #	SHEET NAME	DESIGN REVIEW	CURRENT ISSUANCE	CURRENT ISSUANCE
			DATE	DESCRIPTION
TITLE				
A0	COVERSHEET		2026.05.13	APPLICATION SET
ALTA SURVEY (FOR REFERENCE ONLY)				
1 OF 2	ALTA / NSPS LAND TITLE SURVEY	X	2026.05.13	APPLICATION SET
2 OF 2	ALTA / NSPS LAND TITLE SURVEY	X	2026.05.13	APPLICATION SET
SITE				
AS0.1	ARCHITECTURAL SITE PLAN	X	2026.05.13	APPLICATION SET
ARCHITECTURAL				
A1.1	FLOOR & ROOF PLANS - BUILDING TYPE 1	X	2026.05.13	APPLICATION SET
A1.2	FLOOR & ROOF PLAN - BUILDING TYPE 2	X	2026.05.13	APPLICATION SET
A1.3	FLOOR & ROOF PLAN - BUILDING TYPE 3	X	2026.05.13	APPLICATION SET
A1.4	FLOOR & ROOF PLAN - LEASING OFFICE	X	2026.05.13	APPLICATION SET
A2.1	ENLARGED PLAN UNIT 1BR-1	X	2026.05.13	APPLICATION SET
A2.2	ENLARGED PLAN UNIT 1BR-2 TYPE A/ UFAS	X	2026.05.13	APPLICATION SET
A2.3	ENLARGED PLANS - UNIT 1BR-3	X	2026.05.13	APPLICATION SET
A2.4	ENLARGED PLANS - UNIT 2BR-1	X	2026.05.13	APPLICATION SET
A2.5	ENLARGED PLANS - UNIT 3BR-1	X	2026.05.13	APPLICATION SET
A2.6	ENLARGED PLANS - UNIT 4BR-1	X	2026.05.13	APPLICATION SET
A4.1	EXTERIOR ELEVATIONS - BUILDING TYPE 1	X	2026.05.13	APPLICATION SET
A4.2	EXTERIOR ELEVATIONS - BUILDING TYPE 2	X	2026.05.13	APPLICATION SET
A4.3	EXTERIOR ELEVATIONS - BUILDING TYPE 3	X	2026.05.13	APPLICATION SET
SHEET TOTAL: 17				

PROJECT INFORMATION
PROJECT SUMMARY: THE 5.623 ACRE PROPERTY CONSISTS OF 1 ONE-STORY COMMUNITY BUILDING AND 14 TWO-STORY MULTI-FAMILY RESIDENTIAL BUILDINGS CONTAINING 68 DWELLING UNITS. ALL BUILDINGS WERE ORIGINALLY CONSTRUCTED IN 1974. COMMON AREA SUMMARY: EXISTING ONE-STORY LEASING OFFICE BUILDING CONTAINING PROPERTY MANAGEMENT OFFICES, COMMUNITY ROOM WITH RESTROOMS AND KITCHENETTE, A BUSINESS CENTER, LAUNDRY, AND STORAGE. ONE PLAYGROUND IS LOCATED ON THE SITE. 5 DUMPSTER ENCLOSURES ARE LOCATED THROUGHOUT THE SITE. PARKING SUMMARY: EXISTING OFF-STREET SURFACE PARKING LOTS CONTAINING 115 STANDARD SPACES AND 6 ACCESSIBLE SPACES FOR A TOTAL OF 287 PARKING SPACES. CLASSIFICATION OF WORK: NON ACCESSIBLE UNITS WILL RECEIVE LEVEL 1 ALTERATION CLASSIFICATION OF WORK WHICH INCLUDES REPAIR AND ALTERATION OF EXISTING UNIT, INCLUDING THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES THAT SERVE THE SAME PURPOSE. TYPE A/ UFAS UNITS WILL RECEIVE INCLUDE LEVEL 2 ALTERATION WHICH INCLUDES THE RECONFIGURATION OF SPACE FOR COMPLIANCE WITH TYPE A/ UFAS AND WILL ALSO INCLUDE REPLACEMENT OF COVERING OF EXISTING MATERIALS AND EQUIPMENT ACCESSIBILITY: EXISTING AMENITIES AND COMMON AREAS HAVE BEEN FOUND TO BE TO BE ADA-COMPLIANT. ALL TYPE A ACCESSIBLE UNITS ARE TO BE BROUGHT TO CURRENT BUILDING STANDARDS. P 5% MOBILITY DISABLED UNITS - TYPE A 5% OF 68 = 4 REQUIRED: 4 PROVIDED H 2% HEARING AND SIGN IMPAIRED UNITS 2% OF 68 = 2 REQUIRED: 2 PROVIDED NOTE: REMOVAL OF HAZARDOUS MATERIALS AND TOXIC SUBSTANCES BY OTHERS. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING REMOVAL OPERATIONS, STOP WORK AND NOTIFY OWNER. HAZARDOUS MATERIALS INCLUDE REGULATED ASBESTOS CONTAINING MATERIALS, LEAD, PCB'S AND MERCURY.

PROJECT TEAM
DEVELOPER: AMERICAN COMMUNITY DEVELOPERS, INC. 20260 HARPER AVENUE DETROIT, MI 48225 P. 313-881-8150 ARCHITECT: HOOKER DEJONG, INC. 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P. 231-722-3407 MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER, AND FIRE PROTECTION AND FIRE ALARM SCOPE DEVELOPER: HOOKER DEJONG, INC. 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P. 231-722-3407

EXHIBIT G

South Carolina State Housing Finance and Development Authority

Architect and/or Professional Engineer Certification

Development Name: Market Place Apartments

of Residential Buildings

14

of Non-Residential Buildings

1

NOTE: All square footages listed on Exhibit G must match those listed in the tax credit application. All heated and non-heated square footage for the entire development must be included on this form and on any submitted drawings.

Unit Details

	LI/MR	# of Units	BRs	BA's	Heated Sqft	Total HSqft	CP#	CPA	OS#	OSA	Ot#	OtA	Total NHSqft
1	LI	8	1	1	591	4,728	0	0	0	0	0	0	0
2	LI	8	1	1	631	5,048	0	0	0	0	0	0	0
3	LI	20	2	1	816	16,320	20	80	0	0	0	0	1,600
4	LI	20	3	1	944	18,880	20	131	0	0	0	0	2,620
5	LI	12	4	1	1,149	13,788	12	116	0	0	0	0	1,392
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
Total Units =		68	Total Residential HSqft =		58,764	Total Residential Non-Heated Sqft =		5,612					

*If Other was selected, please describe:

General (not unit specific) Non-Heated Sqft				Common Heated Areas	
Type	# of Type	Area	Total Area	Type	Area
Breezeways				Office Area	547
				Laundry	405
				Exercise Room	0
				Computer Room	147
				Community Building	433
				Mechanical	30
Total General Non-Heated Sqft =					260
					222
				Total Common Area =	2,044

Total Heated Area: 60,808

Total Non- Heated Area: 5,612

Total Development Area: 66,420

2022-v1

Page 1

UNIT SUMMARY	
UNIT TYPE	TOTAL UNITS
1BR-1	4
1BR-2 TYPE A/ UFAS	4
1BR-3	8
2BR-1	20
3BR-1	20
4BR-1	12
TOTAL:	68

BUILDING SUMMARY						
BUILDING TYPE	BUILDING QUANTITY	NUMBER OF 1BR UNITS	NUMBER OF 2BR UNITS	NUMBER OF 3BR UNITS	NUMBER OF 4BR UNITS	TOTAL UNITS
BUILDING TYPE 1	4	0	4	4	12	20
BUILDING TYPE 2	8	0	16	16	0	32
BUILDING TYPE 3	2	16	0	0	0	16
LEASING OFFICE	1	-	-	-	-	-
TOTAL:	15	16	20	20	12	68

MARKET PLACE APARTMENTS

LIHTC APPLICATION: MAY 13TH, 2026

2026.0068

ZONING INFORMATION

PER PLAT B383-1, SUBJECT PROPERTY IS ZONED RG-2
FRONT MINIMUM YARD REQUIREMENT = 25 FEET
SIDE MINIMUM YARD REQUIREMENT = 20 FEET
REAR MINIMUM YARD REQUIREMENT = 30 FEET

NOTE THAT NO ZONING REPORT WAS PROVIDED TO SURVEYOR BY CLIENT.

PER PLAT B383-1, SUBJECT PROPERTY IS ZONED RG-2
FRONT MINIMUM YARD REQUIREMENT = 25 FEET
SIDE MINIMUM YARD REQUIREMENT = 20 FEET
REAR MINIMUM YARD REQUIREMENT = 30 FEET

NOTE THAT NO ZONING REPORT WAS PROVIDED TO SURVEYOR BY CLIENT.

FLOOD_ZONE

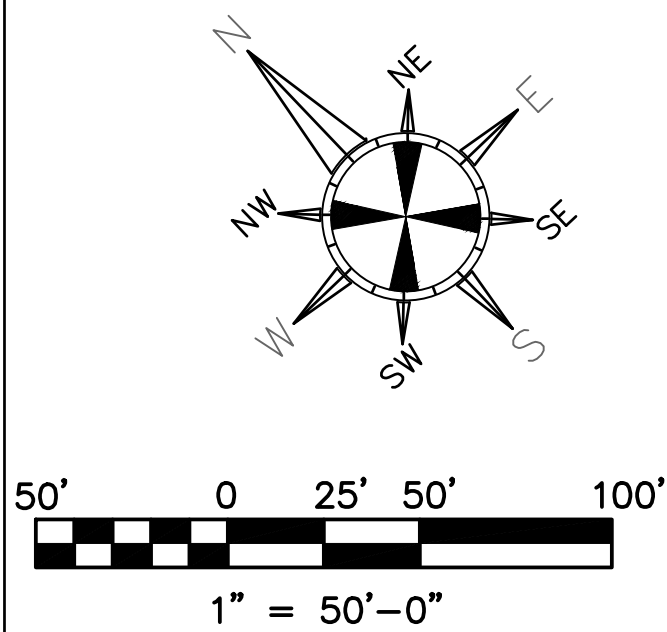
A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREA. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AND "AE" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 450196 0001-0008 & 450198 0007 C EFFECTIVE ON 09/26/2008 AND IS PARTIALLY IN A FLOOD ZONE AREA AS INDICATED ON SURVEY.

NOTE: BUILDINGS REMOVED FROM SPECIAL FLOOD HAZARD ZONE PER FEMA LETTER OF AMENDMENT 218-70-RS-OS, DATED 1/15/1989.

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS, ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AND "AE" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 450196 0001-0008 & 450196 0007 C EFFECTIVE ON 09/26/2008 AND IS PARTIALLY IN A FLOOD ZONE AREA AS INDICATED ON SURVEY.

NOTE: BUILDINGS REMOVED FROM SPECIAL FLOOD HAZARD ZONE PER FEMA
LETTER OF AMENDMENT 218-70-RS-OS. DATED 1/15/1999.

LIST OF ABBREVIATIONS	
A.C. PAD AIR VALVE AUTO-SPRINKLER BENCHMARK BORE HOLE BUSH CLEAN OUT ELEC. METER ELEC. P.D. ELEC. TRANS. FIRE HYDRANT FIRE RISER FLAG POLE GAS METER GAS VALVE GAZE GENERATOR BARBED WIRE FENCE ROAD CENTERLINE STOCKADE FENCE UNDERGROUND COMMUNICATIONS UNDERGROUND SANITARY SEWER	GROUND LIGHT GROUND ROD GUARD POST GUT ANCHOR HANDICAPPED PARKING IRON GRATE LIGHT POLE MAIL BOX METER RACK MONITOR WEL MON. FOUND AS DESCRIBED MON. SET AS DESCRIBED PIPELINE MARKER POWER MH POWER POLE PROPANE TANK PULL BOX OVERHEAD ELECTRIC LINE SUBJECT BOUNDARY LINE UNDERGROUND ELECTRIC UNDERGROUND S UNDERGROUND STORM SEWER
RCP HEADWALL ROAD SIGN SANITARY SEWER MH SEWER MH UNDERGROUND FAN ACCESS TELE MH TELE PED. TRAFFIC SIGNAL TRAFFIC LIGHT CONTROL BOX TREE UNDER. TELE. MARKER TV T.V. PED. UTILITY CABINET UTILITY POLE WATER METER WATER VALVE WATER PLAT LINE EASEMENT LINE SECTION LINE TRAIL TRACKS UNDER. GAS UNDER. PIPE LINE OIL PUMP UNDER. WATER	TRAIL TRACKS IRON PIPE B/L - BUILDING LINE SEB/L - BUILDING BLVD. - BUILDING BLVD. BLVD. - BUILDING BLVD. C/L - CENTER LINE CONC. - CONCRETE DIA. - DIAMETER DIST. - DISTANCE ESMT. - EASEMENT F.F. - FINISH FLOOR FCE. - FENCE FL. - FLOW LINE GEN - GENERATOR G/R - GAS REGULATOR HC - HANDICAPPED M - MEASUREMENT P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.M. - POINT OF MEASUREMENT P.O.T. - POINT OF TERMINATION PED. - PEDESTAL P.L.R. - PLASTER R - RECORD R.O.W. - RIGHT-OF-WAY R.D. - ROAD RET. - RETAINING SAN. - SANITARY STAIR - STAIRWAY TR - TOP OF RIM TRANS. - TRANSFORMER TYP. - TYPICAL U/C - UTILITY CABINET U/G - UNDERGROUND W/WS - UNDERGROUND SERVICE



**SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE B
TITLE COMMITMENT**

12. Grants of Rights of Way to the City of Rock Hill, S.C. as recorded in Book 421, Page 573 and Book 397, Page 82, and Book 397, Page 75, all (2) **INTERPRETTED AND DESCRIBED BY PLAT BOOK B363, PAGE 1.**

13. General Permit to Rock Hill Telephone Company as recorded in Book 428, Page 355 of the York County Registry, reference being made to the records thereof for the full particulars. **AFFECTS, PLOTTED AS** (3) **INTERPRETTED AND DESCRIBED BY PLAT BOOK B363, PAGE 1.**

14. Grants of Rights of Way for Street unto the City of Rock Hill as (4) recorded in Book 424, Page 252 and Book 483, Page 301, of the York County Registry, reference being made to the records thereof for the full particulars. **DOES NOT AFFECT, SUPERCEDED BY MORE RECENT WIDENINGS**

18. Easements, Setback Lines and any other facts shown on that Plat (5) recorded in Plat Book B363, Page 1 of the York County Registry, reference being made to the records thereof for the full particulars. **AFFECTS PROPERTY, ALL PLOTTABLE MATTERS ARE INDICATED ON THIS SURVEY.**

TITLE LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of Rock Hill, County of York, State of South Carolina, containing 5.623 acres, and being more particularly shown and delineated on a plat prepared for Market Place Apartments, LP by Cox and Dinkins, Inc., dated June 28, 2001, last revised August 6, 2001 and recorded in the Office of the Register of Deeds for York County in Plat Book B-383 at Page 1, and shown thereon as having the following boundaries and measurements, to-wit:

Beginning at a "X" on the concrete gutter, The Point of Beginning, (P.O.B.), where the southern right-of-way margin of Heckle Boulevard and the western right-of-way margin of McCullough Street intersect; thence along the western right-of-way margin of McCullough Street 48' 53" 30" W for a distance of 160.60 feet to a 1" pipe; thence turning and running along property now or formerly Thomas L. Richmond for the following bearings and distances: N 41° 21' 35" W for a distance of 145.25 feet to a 1" pipe; thence S 48° 49' 37" W for a distance of 75.07 feet to a 1" pipe; thence S 43° 21' 08" E for a distance of 145.32 feet to a 1/2" rebar located on the western right-of-way margin of McCullough Street; thence running with the western right-of-way margin of McCullough Street S 48° 51' 17" W for a distance of 218.98 feet to a 1/2" rebar located on the northern margin of the 1/2" alleyway, thence turning and running along the northern margin of the 1/2" alleyway N 42° 39' 00" W for a distance of 284.34 feet to a 1" pipe; thence turning and running along property now or formerly James D. Steel and Company and A.F. Fenrell for the following bearings and distances: N 41° 55' 00" E for a distance of 225.02 feet to a "X" on concrete sidewalk; thence N 44° 10' 56" W for a distance of 522.55' feet to a 5/8" rebar; thence turning and running along property now or formerly Clinton Institute N 62° 49' 10" E for a distance of 247.70 feet to a 1/2" rebar located on the southern right-of-way margin of McCullough Street; thence turning and running along the southern right-of-way margin of McCullough Street S 43° 40' 34" E for a distance of 590.79 feet to a nail and trap in asphalt; thence continuing along the southern right-of-way margin of Heckle Boulevard S 40° 32' 30" E for a distance of 183.33 feet to the "X" on the concrete gutter, the point of beginning.

AS MORE RECENTLY SHOWN on a plat of survey entitled "ALTA/NSPS Land Title Survey for Apartments 5" prepared by Joseph C. Whisenant for Back & Clark National Coordinators, Project No. 2016044355, 005, dated December 9, 2016, last revised and recorded in the Office of the Register of Deeds for York County in Plat Book B-383 at Page 1, and ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF ROCK HILL, COUNTY OF YORK, STATE OF SOUTH CAROLINA, CONTAINING 5.62 ACRES AND BEING MORE PARTICULARLY SHOWN DELINEATED ON A PLAT PREPARED FOR APARTMENTS 5, BY JOSEPH C. WHISENANT, DATED DECEMBER 9, 2016, LAST REVISED DECEMBER 12, 2016 AND SHOWN HEREON HAVING THE FOLLOWING BOUNDARIES AND MEASUREMENTS, TO-WIT: BEGINNING AT A "X" ON THE CONCRETE GUTTER, THE POINT OF BEGINNING, (P.O.B.), where the southern right-of-way margin of Heckle Boulevard and the western right-of-way margin of McCullough Street intersect; thence along the western right-of-way margin of McCullough Streets 46° 20' 45" W FOR A DISTANCE OF 160.60 FEET TO AN IRON PIN FUND; THENCE TURNING AND RUNNING ALONG PROPERTY NOW OR FORMERLY FGW PROPERTIES, LLC FOR THE FOLLOWING BEARINGS AND DISTANCES: N 43° 54' 21" W FOR A DISTANCE OF 145.44 FEET TO AN IRON PIN FUND; THENCE S 46° 16' 53" W FOR A DISTANCE OF 75.07 FEET TO A 1" PIPE; THENCE S 48° 49' 37" W FOR A DISTANCE OF 75.07 FEET TO A 1" PIPE; THENCE S 43° 21' 08" E FOR A DISTANCE OF 145.32 FEET TO A 1/2" REBAR LOCATED ON THE WESTERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREET; THENCE RUNNING WITH THE WESTERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREET S 46° 20' 42" W FOR A DISTANCE OF 218.95 FEET TO AN IRON PIN LOCATED ON THE NORTHERN MARGIN OF A 1/2" ALLEYWAY, THENCE TURNING AND RUNNING ALONG THE NORTHERN MARGIN OF THE 1/2" ALLEY WAY N 45° 08' 12" W FOR A DISTANCE OF 284.31 FEET TO AN IRON PIN FUND; THENCE TURNING AND RUNNING ALONG THE PROPERTY NOW OR FORMERLY CHARLES BURNETT II FOR THE FOLLOWING BEARINGS AND DISTANCES: N 62° 49' 10" E FOR A DISTANCE OF 247.70 FEET TO A 1/2" REBAR LOCATED ON THE SOUTHERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREET; THENCE TURNING AND RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARDS 46° 22' 30" E FOR A DISTANCE OF 590.80 FEET TO A "PK" NAIL SET IN ASPHALT; THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARDS 43° 05' 28" E FOR A DISTANCE OF 183.34 FEET TO THE "X" ON THE CONCRETE GUTTER, THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE COMPANY, COMMITMENT NUMBER 2012-2058, February 10, 2021 at 08:00 AM

MISCELLANEOUS NOTES

N1 A BEARING OF S46°23'12"E AS SHOWN HEREON ALONG THE NORTHEASTERLY BOUNDARY LINE OF PLAT PREPARED FOR MARKET PLACE APARTMENTS, LP RECORDED IN PLAT BOOK B383 AT PAGE 1 OF THE OFFICE OF THE REGISTER OF DEEDS OF YORK COUNTY, BASED ON STATE PLANE COORDINATE (SPC) GRID BEARINGS, SOUTH CAROLINA (3900). ALL UNITS OF MEASUREMENT ARE INTERNATIONAL FEET (GROUND). DEVIATION FROM THE RECORD BEARING OF S43°50'34"E AS SHOWN ON THE AFOREMENTIONED PLAT IS -02°32'38".

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
115	6			121

N3 AT THE TIME OF THE SURVEY, THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE PROJECT SITE IS LOCATED AT THE INTERSECTION OF HECKLE BOULEVARD AND McCULLOUGH STREET.

N6 Raymond Bruce Dawber
Professional Land Surveyor
105 Sumac Drive
Goose Creek, SC 29445
Ph: (910) 443-0378
Email: raydawber@gmail.com

SURVEY PREPARED FOR:
Ponderosa Professional Cooperative, LLC
5830 E 2ND STREET
CASPER, WY 82609
307-247-6215
EMAIL: COMMENTS@PONDEROSA.PRO
SURVEY NO. 21-062-01A

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
115	6			121

(N3) AT THE TIME OF THE SURVEY, THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(N5) THE PROJECT SITE IS LOCATED AT THE INTERSECTION OF HECKLE BOULEVARD AND McCULLOUGH STREET.

Raymond Bruce Dawber
Professional Land Surveyor
105 Sumac Drive
Goose Creek, SC 29445
Ph: (910) 443-0378
Email: raydawber@gmail.com

SURVEY PREPARED FOR:
Ponderosa Professional Cooperative, LLC
5830 E 2ND STREET
CASPER, WY 82609
307-247-6215
EMAIL: COMMENTS@PONDEROSA.PRO
SURVEY NO. 21-062-01A

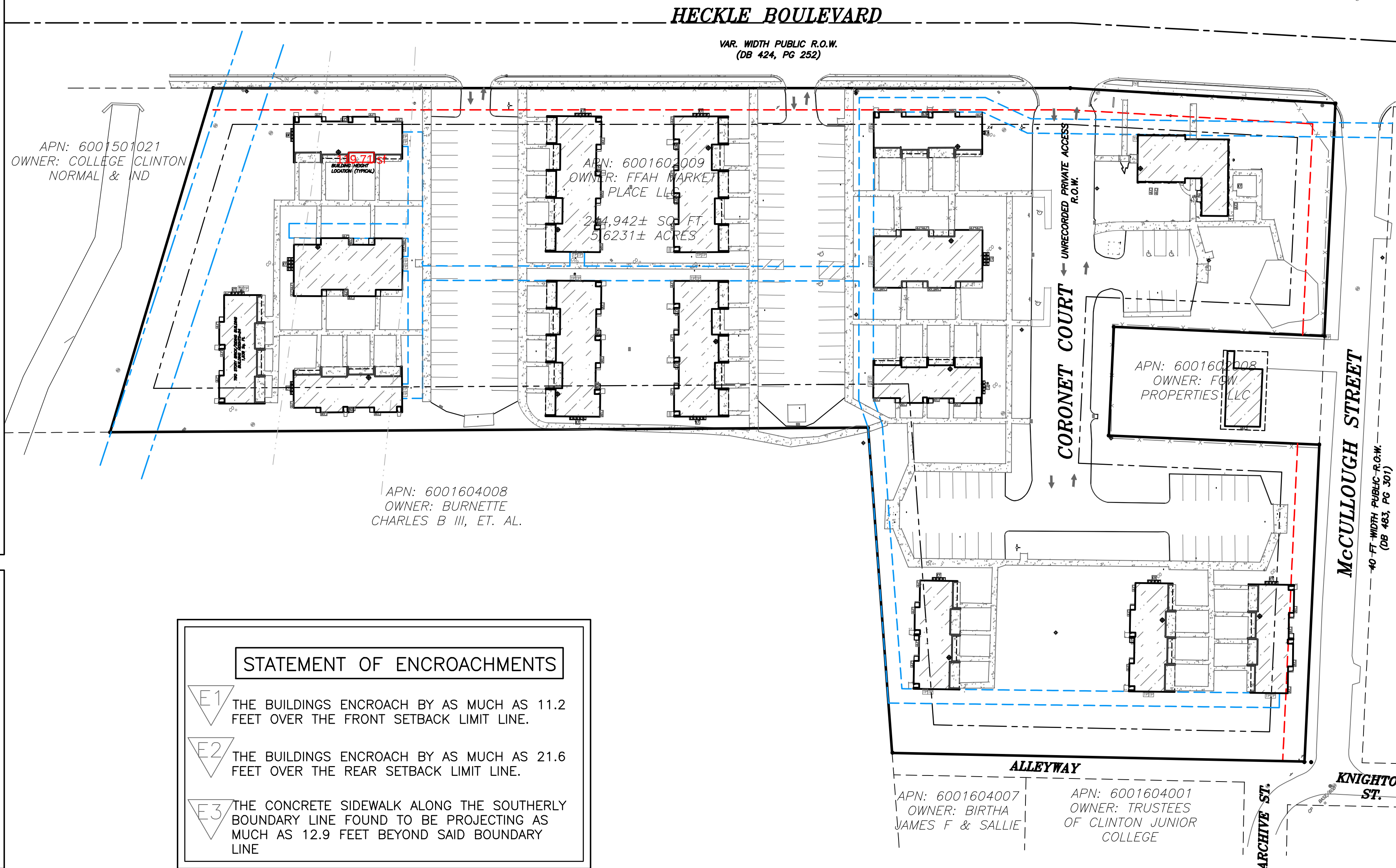
UTILITY NOTE

STATEMENT OF ENCROACHMENTS

E1 THE BUILDINGS ENCROACH BY AS MUCH AS 11.2 FEET OVER THE FRONT SETBACK LIMIT LINE.

E2 THE BUILDINGS ENCROACH BY AS MUCH AS 21.6 FEET OVER THE REAR SETBACK LIMIT LINE.

E3 THE CONCRETE SIDEWALK ALONG THE SOUTHERLY BOUNDARY LINE FOUND TO BE PROJECTING AS MUCH AS 12.9 FEET BEYOND SAID BOUNDARY LINE



ALTA/NSPS LAND TITLE SURVEY
FOR
Market Place Apartments
PARTNER PROJECT NUMBER 21-309966.9
ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE COMPANY TITLE
COMMITMENT, NUMBER 2102-2058, CONTAINING AN EFFECTIVE DATE AND
TIME OF FEBRUARY 10, 2021 AT 08:00 AM

CERTIFICATION

TO HUD, VITUS DEVELOPMENT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIRST AMERICAN
TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND
INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11, 12, 13, 16, 17, 18, and 19 OF
TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 3/1/2021.

DATE OF PLAT OR MAP: 3/10/2021

*I hereby state that to the best of my professional knowledge, information, and belief, the survey
shown herein was made in accordance with the requirements of the Standards of Practice
Manual for Surveying in South Carolina, and meets or exceeds the requirements of a "Class A"
Urban Survey.*

PROPERTY ADDRESS: 1333 CORONET COURT ROCK HILL SC 29730

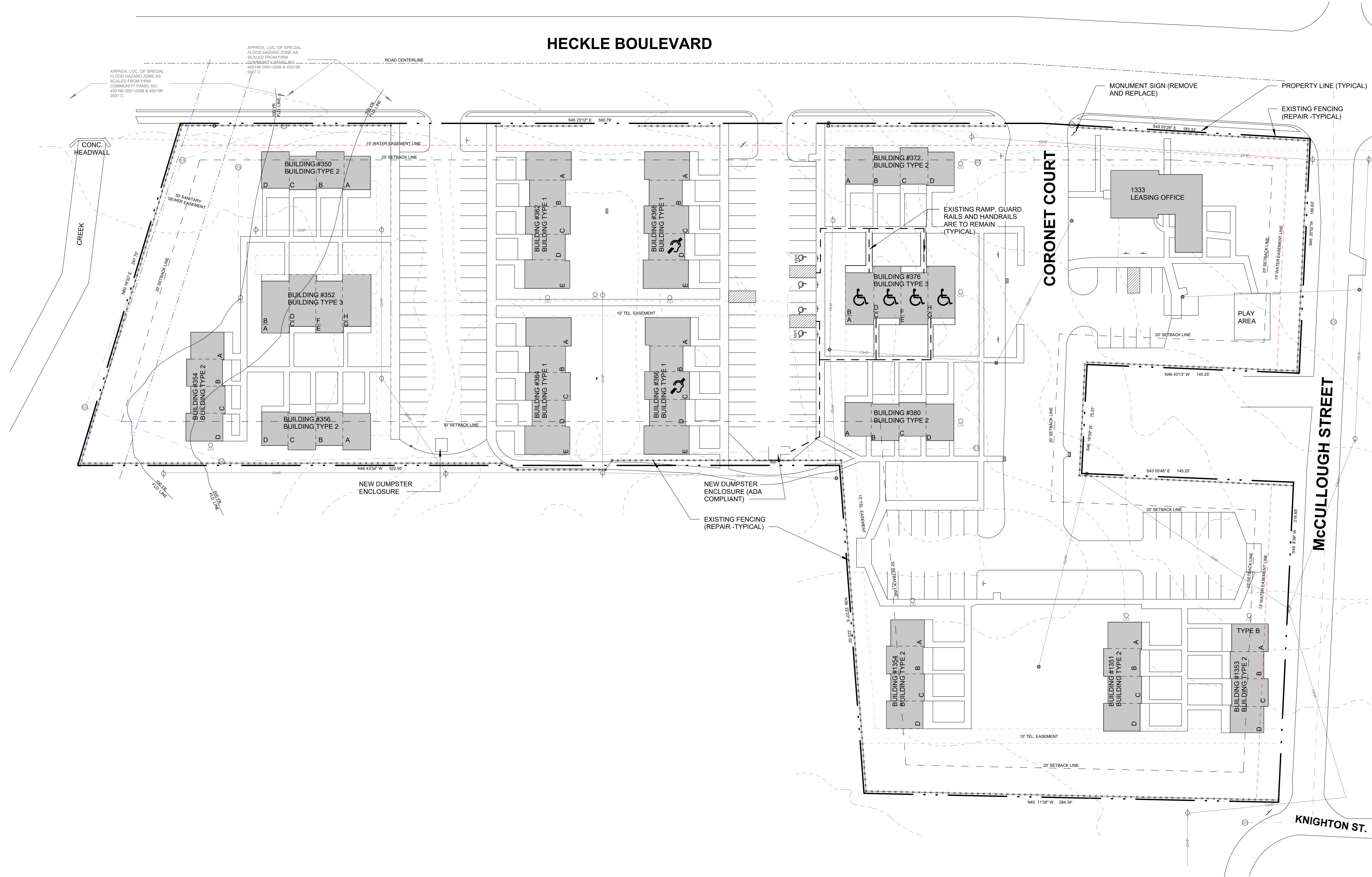
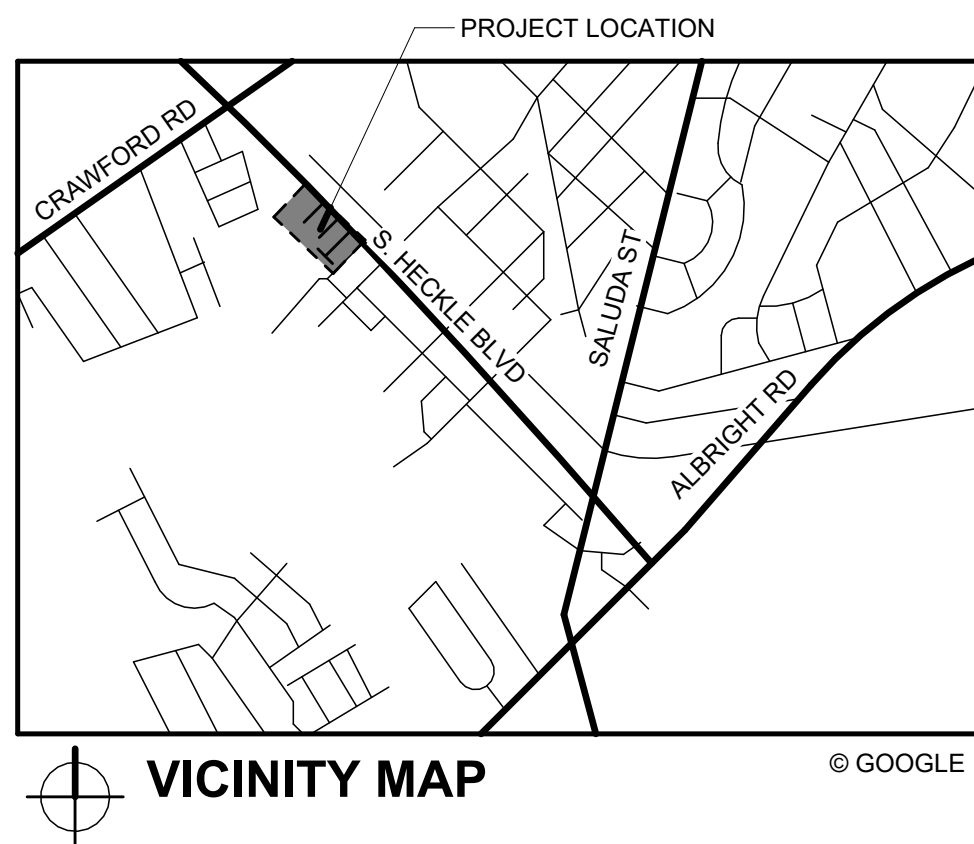
Raymond Bruce Dawber
Professional Land Surveyor
PLS NO.: 24270
IN THE STATE OF: South Carolina
DATE OF SURVEY: 03/01/2021
LAST REVISED: 03/18/2021

Address:
105 Sumac Drive
Goose Creek, SC 29445
Ph: (910) 443-0378
Email: raydawber@gmail.com

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

PARTNER
Engineering and Science, Inc.





SITE INFORMATION

SITE ADDRESS:	1333 CORONET COURT
PARCEL NUMBER (APN):	6001604008
EXISTING SITE AREA:	5.6231 acres (=244,942 SF)
ZONING:	MF-15 MULTIFAMILY
BY-RIGHT USE:	MULTIFAMILY RESIDENTIAL EXISTING
MIN LOT SIZE:	5.0 ACRES
LOT COVERAGE:	REQUIREMENT: MAX. 75% PROVIDED: EXISTING TO REMAIN
DENSITY:	REQUIREMENT: AT LEAST 4 AND NOT MORE THAN 15 PER ACRE (22.5 TO 84 UNITS) EXISTING: 68
FRONT SETBACK:	25 FEET
REAR SETBACK:	20 FEET
SIDE SETBACKS:	20 FEET
* ALL EXISTING BUILDINGS ARE TO REMAIN AND ARE LEGAL NON-CONFORMING	
BUILDING HEIGHT:	REQUIREMENT: MAX. 35 FEET EXISTING: +/- 26'-0"
PARKING: (SPACE SIZE 9' x 18')	REQUIREMENT: 1.5 SPACES PER ONE AND TWO BEDROOM UNITS, SPACES PER THREE BEDROOM + REQUIRED: 118 PROVIDED: 121 (EXISTING)

FLOOD AREAS: FLOOD LINES SHOWN IN PLAN ARE BASED OFF FEMA FLOOD HAZARD MAPS (HTTPS://MSC.FEMA.GOV/). PER ALTA SURVEY BUILDINGS WERE REMOVED FROM SPECIAL FLOOD HAZARD ZONE PER FEMA LETTER OF AMENDMENT 218-70-RS-OS. DATED 1/15/1999.

WETLANDS: A FIELD SURVEY OR DELINEATION OF WETLANDS WAS NOT PERFORMED AS PART OF THIS APPLICATION. NO SITE DISTURBANCE IS PROPOSED; THEREFORE, NO WETLAND IMPACTS ARE ANTICIPATED.

GENERAL ARCHITECTURAL SITE PLAN NOTES

1. PROTECT SITE FROM DAMAGE DURING CONSTRUCTION AND RESTORE DAMAGE TO ORIGINAL CONDITION ACCEPTABLE TO OWNER.
2. PREPARE PLANS AND COORDINATE WITH OWNER FOR SITE AREAS AND SITE SECURITY.
3. BUILDINGS FOOTPRINTS AND FINISH FLOOR ELEVATIONS ARE TO REMAIN.
4. NO RECONFIGURATION OF DRIVES, PARKING LAYOUT, EASEMENTS, AND/OR RIGHT OF WAY IS PROPOSED AND ARE TO REMAIN.
5. EXISTING RETAINING WALLS ON SITE.
6. EXISTING GRADES / TOPOGRAPHY ARE TO REMAIN
7. EXISTING SITE STORM SYSTEMS AND DRAINAGE ARE TO REMAIN
8. EXISTING UTILITIES AND EASEMENTS ARE TO REMAIN AND ARE TO BE SHOWN ON THIS SITE PLAN, REFERENCE SURVEY (SHEET 1 AND 2) BY PARTNER FOR MORE INFORMATION.

SITE LEGEND

- | | |
|--|---|
|  | <p>ACCESSIBLE ROUTE (MAX SLOPE OF 1:20 / CROSS SLOPE OF 1:48)</p> <ul style="list-style-type: none"> NOTE FAIR HOUSING ACT IS NOT APPLICABLE TO THIS PROJECT AS IT WAS ORIGINALLY BUILT PRIOR TO 1991. ACCESSIBLE ROUTE SHOWN ARE FOR PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO COMMON AMENITIES AND/OR TYPE A/ UFAS UNITS |
|  | <p>TYPE A / UFAS UNIT</p> |
|  | <p>SIGHT AND HEARING IMPAIRED UNITS - JV</p> |
|  | <p>ACCESSIBLE PARKING SPACE</p> |
| 
VAN | <p>ACCESSIBLE PARKING SPACE - VAN</p> |

PARKING CALCULATIONS

EXISTING DWELLING UNITS: 68
EXISTING SURFACE PARKING SPACES: 121

- ACCESSIBLE PARKING SPACES THAT SERVE NON-RESIDENTIAL PURPOSES: 2
- ACCESSIBLE PARKING SPACES FOR MOBILITY ACCESS UNITS (5% OF UNIT COUNT): 4
- MINIMUM REQUIRED OF ACCESSIBLE SPACES (2% OF PARKING SPACES): 3
- VAN ACCESSIBLE PARKING SPACES REQUIRED (1 PER 6 ACCESSIBLE PARKING SPACES): 1

PARKING TYPE	QTY UNIT SUBTOTAL
STANDARD PARKING SPACES - NOT COVERED	115
STANDARD PARKING SPACES - COVERED	0
HC PARKING SPACES - NOT COVERED	4
HC PARKING SPACES - COVERED	0
VAN HC PARKING SPACES	2
VAN HC PARKING SPACES - COVERED	0
TOTAL	121

SITE SCOPE OF WORK

1. CONDUCT SITE-WIDE SEWER SCOPE AND COMPLETE SEWER REPAIRS AS NECESSARY.
2. REMOVE AND REPLACE BUILDING LIGHTING AND SITE LIGHTING WITH LED FIXTURES. NEW LIGHTING AT MAIL KIOSK TO BE ON 120V.
3. PATCH AND REPAIR EXISTING ASPHALT DRIVE, MAINTAIN EXISTING PARKING LAYOUT
4. REMOVE AND REPLACE CONCRETE SIDEWALKS, RAMPS AND CURB RAMPS ALONG ACCESSIBLE PATH.
5. PROBE NEW DUMPSTER ENCLOSURE TO INCLUDE 3 SIDE WALLS AND PAINTED BOLLARDS BEHIND ALL DUMPSTER LOCATIONS.
6. REMOVE AND REPLACE SITE MONUMENT SIGN
7. REMOVE AND REPLACE PARKING SIGNAGE
8. REMOVE AND REPLACE PLAYGROUND EQUIPMENT AT PLAY AREA
9. REPAIR EXISTING FENCING



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RENOVATION OF EXISTING BUILDINGS

MARKET PLACE APARTMENTS

1333 Coronet Court, Rock Hill, SC 29730

AMERICAN COMMUNITY DEVELOPERS, INC.

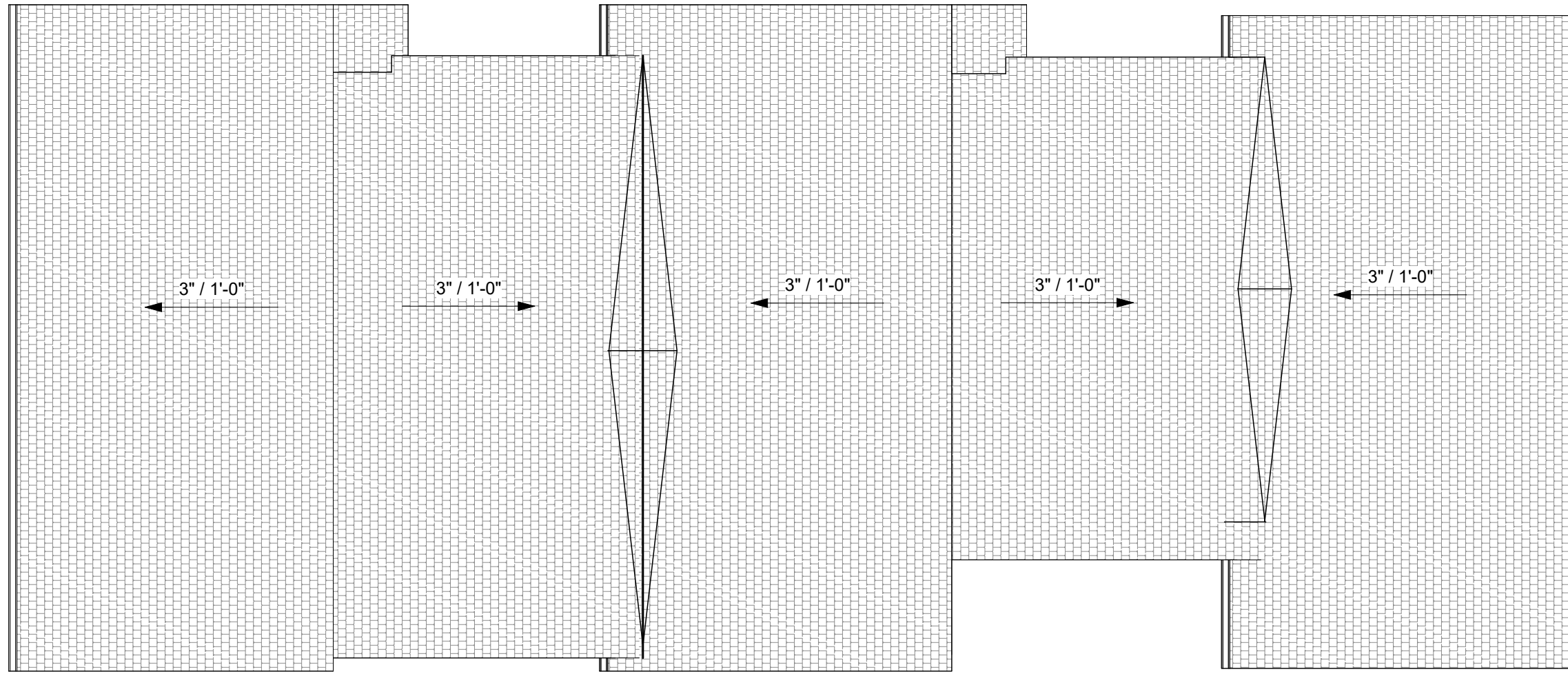
PROJECT NUMBER			2026.0068
ISSUANCE			
NO.	DATE	DESCRIPTION	
1	2026.05.13	APPLICATION SET	

**NOT FOR
CONSTRUCTION**

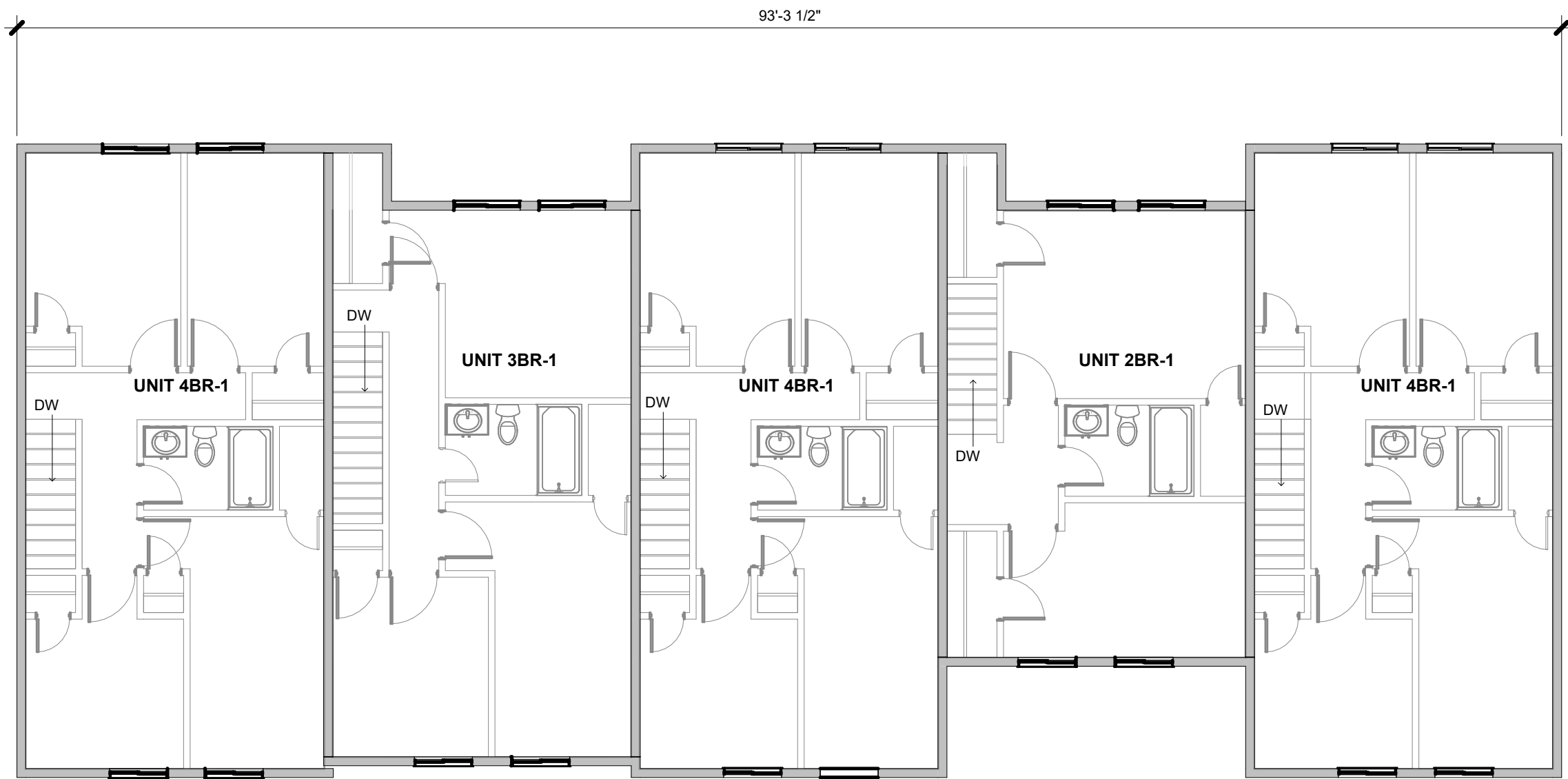
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ARCHITECTURAL SITE PLAN

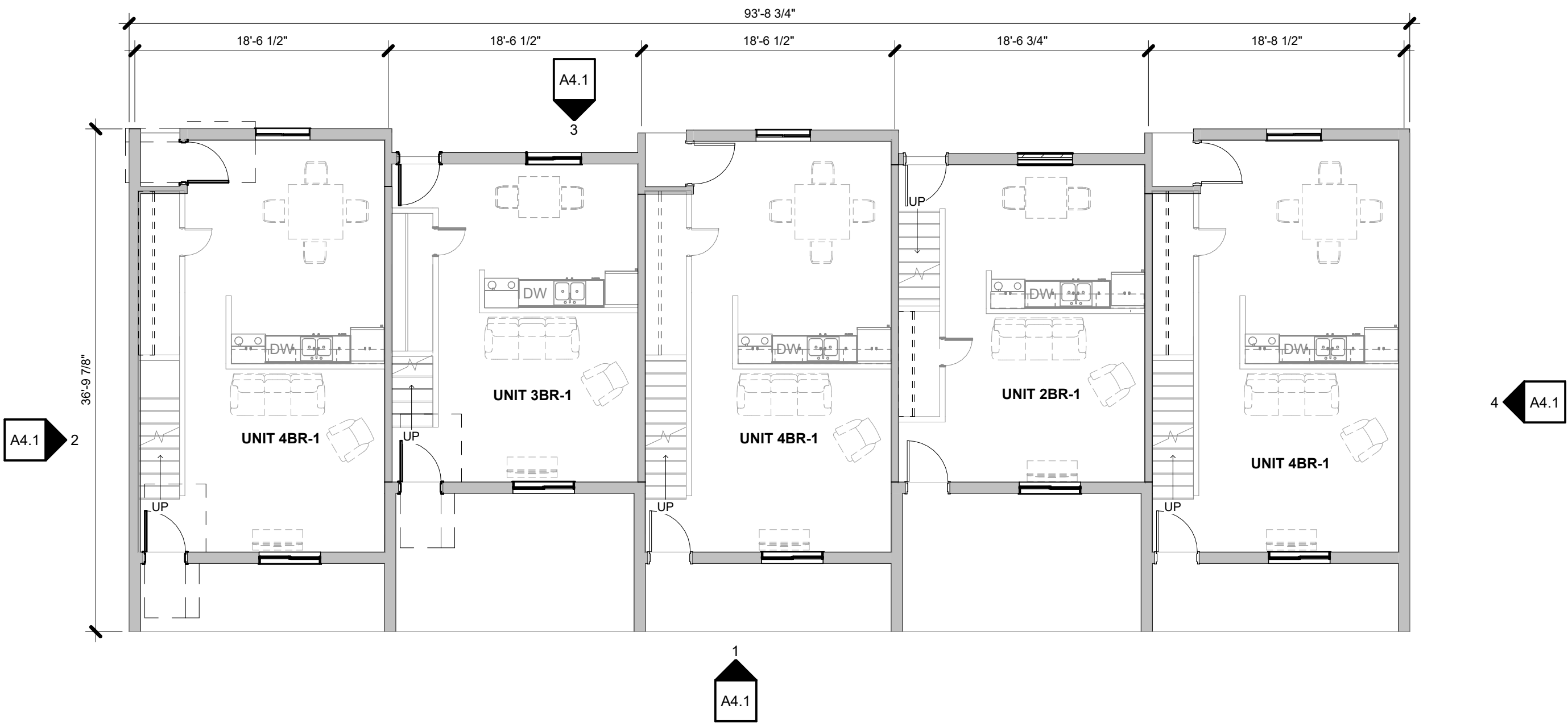
AS0.1



3
A1.1
BUILDING TYPE 1 - ROOF PLAN
1/8" = 1'-0"



2
A1.1
BUILDING TYPE 1 - SECOND FLOOR PLAN
1/8" = 1'-0"



1
A1.1
BUILDING TYPE 1 - FIRST FLOOR PLAN
1/8" = 1'-0"

NORTH ARROW VARIES, SEE ARCHITECTURAL SITE PLAN

BUILDING TYPE 1 AREA (PER BUILDING):
HEATED: 5,207 SF
UNHEATED: 559 SF
TOTAL AREA: 5,766 SF

GENERAL FLOOR PLAN NOTES

- A. FLOOR PLAN DIMENSIONS ARE TO:
- EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
 - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
 - EXISTING WALLS: FACE OF FINISH
 - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
 - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED
- B. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
- C. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESS TO ALIGN BOTH SIDES.
- D. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- E. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
- F. SEAL EXISTING AND NEW BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
- G. EXTERIOR WALLS ARE EXISTING TO REMAIN
- H. NEW INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
- I. SEE OVERALL BUILDING FLOOR PLANS AND ARCHITECTURAL SITE PLAN FOR ORIENTATION OF UNITS/ BUILDINGS.

APARTMENT BUILDING - FLOOR PLAN SCOPE OF WORK

- REMOVE AND REPLACE UNIT ENTRY DOORS (ENERGY STAR RATED AND STEEL DOOR FRAME)
- REMOVE AND REPLACE WINDOWS (ENERGY STAR WINDOWS)
- REMOVE AND REPLACE EXTERIOR BUILDING LIGHTING WITH LED LIGHTING (TO INCLUDE PORCH LIGHTING)
- MODERNIZE EXISTING VIDEO SURVEILLANCE SYSTEM
- PROVIDE FIRE RATED ATTIC ACCESS DOORS

ROOF PLAN LEGEND

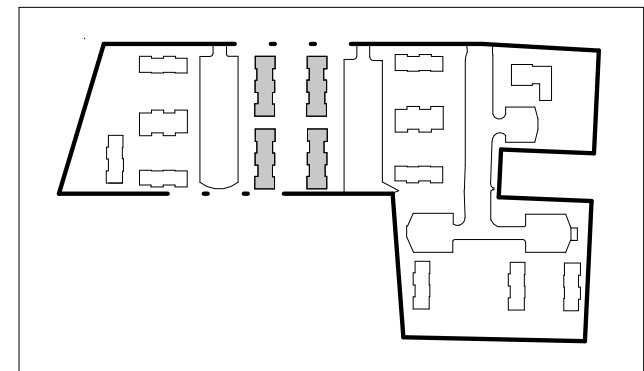
- NEW ASPHALT ROOF SHINGLES
- ROOF SLOPE - SLOPE INDICATED IN PLAN IS EXISTING, FIELD VERIFY
- DRAFTSTOPPING - SEE DETAIL X/AX
PROVIDE SELF-CLOSING DOORS WITH AUTOMATIC LATCHES WHERE NECESSARY TO MAINTAIN ACCESS TO ALL ATTIC AREAS

GENERAL ROOF PLAN NOTES

- A. ALL ROOF-MOUNTED EQUIPMENT AND PENETRATIONS ARE NOT SHOWN. COORDINATE QUANTITIES AND LOCATIONS WITH OTHER DISCIPLINES

ROOF SCOPE OF WORK

- REMOVE EXISTING ASPHALT SHINGLES AND UNDERLAYMENT DOWN TO EXISTING. REPAIR DAMAGED ROOF SHEATHING. REPLACE WITH UNDERLAYMENT, ICE & WATER SHIELD, AND ASPHALT SHINGLES. 30 YEAR ROOF WARRANTY
- REMOVE AND REPLACE RIDGE VENT
- CLEAN AND REPAIR EXISTING GUTTER AND DOWNSPOUT SYSTEM. PROVIDE LEAF GUARDS ON EXISTING GUTTERS
- EXISTING FASCIA AND SOFFIT TO REMAIN.
- PROVIDE ADDITIONAL INSULATION WITHIN ATTIC TO PROVIDE A TOTAL INSULATION R VALUE OF R-30.



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NOT TO SCALE



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RENOVATION OF EXISTING BUILDINGS
MARKET PLACE APARTMENTS
1335 Coronet Court, Rock Hill, SC 29730
AMERICAN COMMUNITY DEVELOPERS, INC.

PROJECT NUMBER 2026.0068

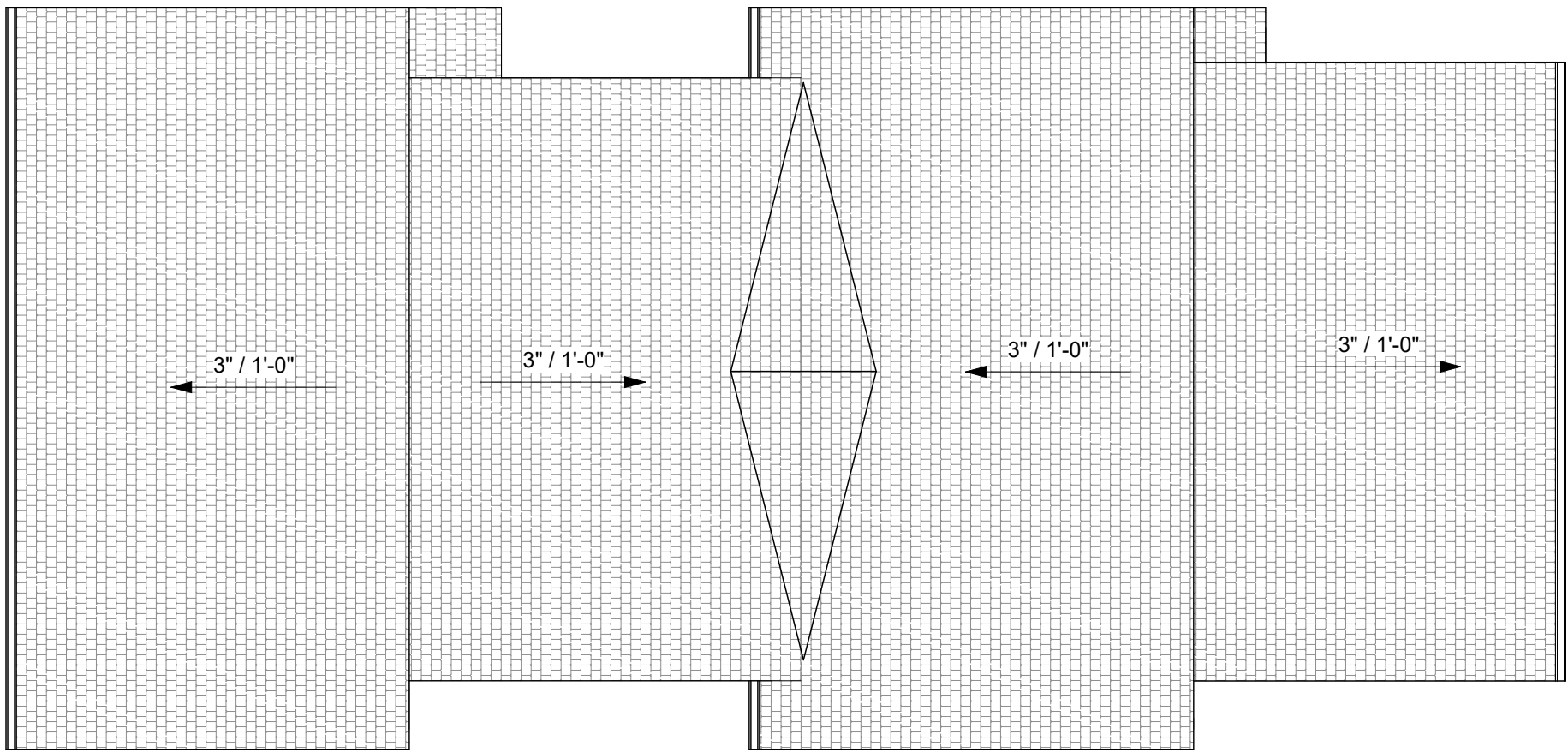
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NO. DATE DESCRIPTION
1 2026.05.13 APPLICATION SET

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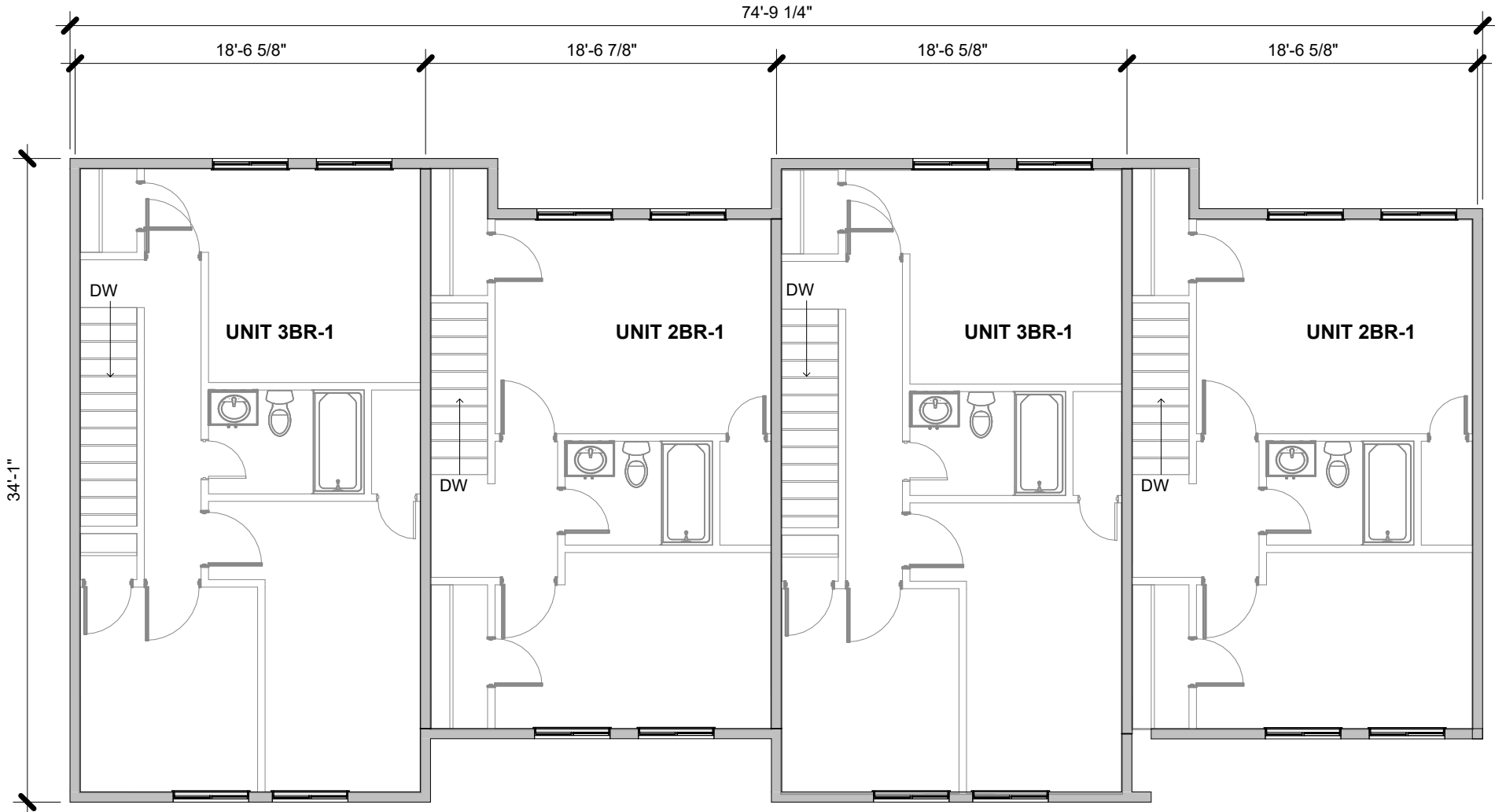
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FLOOR & ROOF
PLANS - BUILDING
TYPE 1

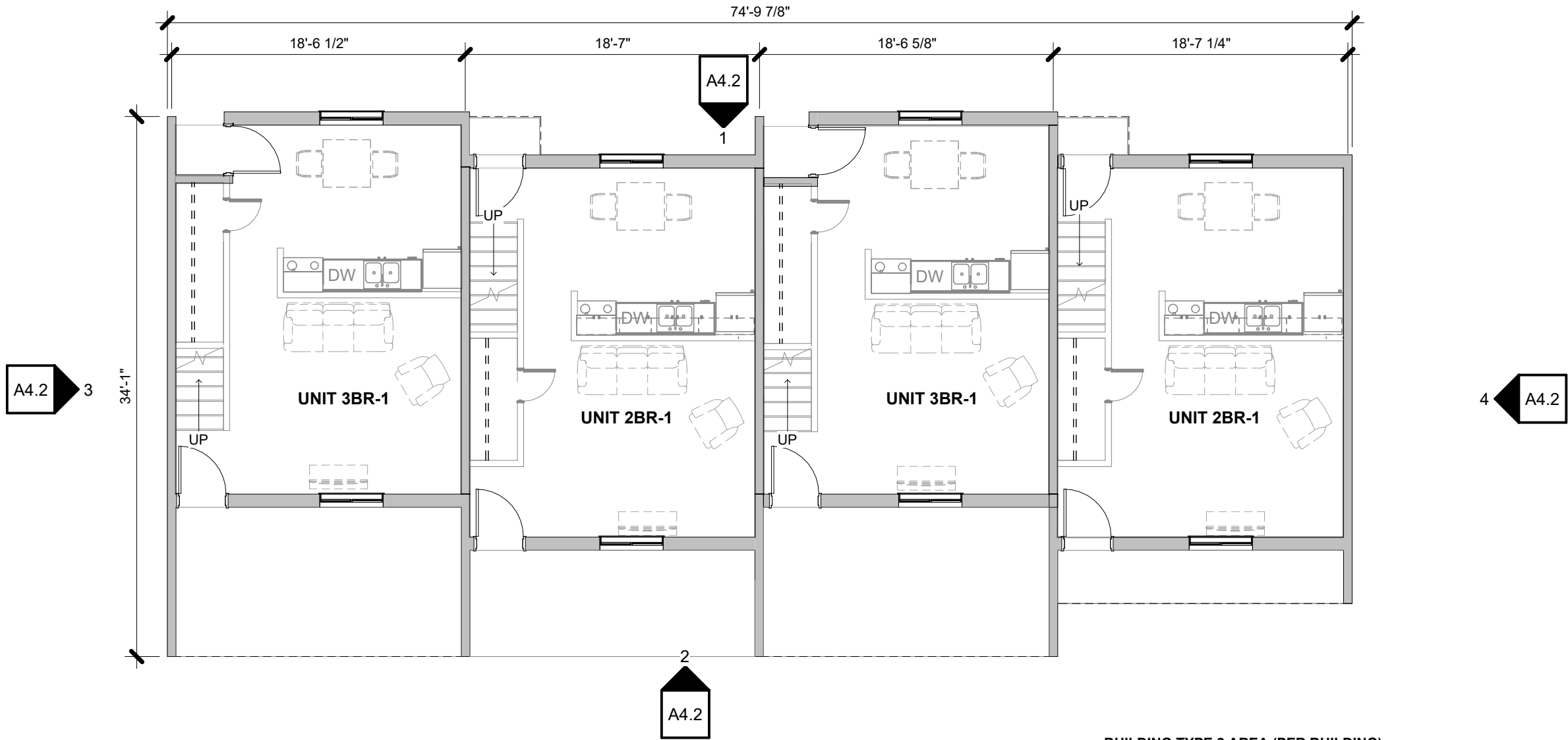
A1.1



3
A1.2
BUILDING TYPE 2 - ROOF PLAN
1/8" = 1'-0"



2
A1.2
BUILDING TYPE 2 - SECOND FLOOR PLAN
1/8" = 1'-0"



BUILDING TYPE 2 AREA (PER BUILDING):
HEATED: 3,520 SF
UNHEATED: 422 SF
TOTAL AREA: 3,942 SF

1
A1.2
BUILDING TYPE 2 - FIRST FLOOR PLAN
1/8" = 1'-0"
NORTH ARROW VARIES, SEE ARCHITECTURAL SITE PLAN

GENERAL FLOOR PLAN NOTES

- A. FLOOR PLAN DIMENSIONS ARE TO:
- EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
 - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
 - EXISTING WALLS: FACE OF FINISH
 - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
 - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED
- B. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
- C. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESS TO ALIGN BOTH SIDES.
- D. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- E. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
- F. SEAL EXISTING AND NEW BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
- G. EXTERIOR WALLS ARE EXISTING TO REMAIN
- H. NEW INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
- I. SEE OVERALL BUILDING FLOOR PLANS AND ARCHITECTURAL SITE PLAN FOR ORIENTATION OF UNITS/ BUILDINGS.

APARTMENT BUILDING - FLOOR PLAN SCOPE OF WORK

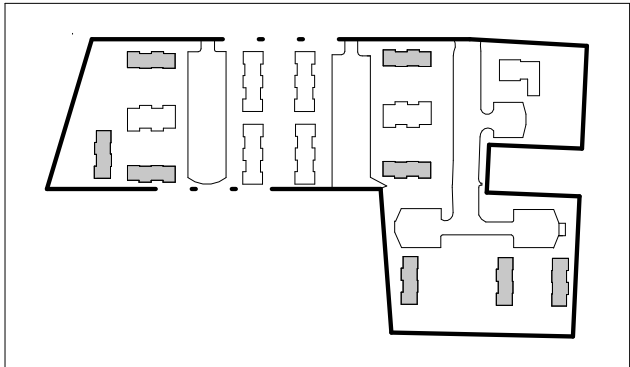
- REMOVE AND REPLACE UNIT ENTRY DOORS (ENERGY STAR RATED AND STEEL DOOR FRAME)
- REMOVE AND REPLACE WINDOWS (ENERGY STAR WINDOWS)
- REMOVE AND REPLACE EXTERIOR BUILDING LIGHTING WITH LED LIGHTING (TO INCLUDE PORCH LIGHTING)
- MODERNIZE EXISTING VIDEO SURVEILLANCE SYSTEM
- PROVIDE FIRE RATED ATTIC ACCESS DOORS

GENERAL ROOF PLAN NOTES

- A. ALL ROOF-MOUNTED EQUIPMENT AND PENETRATIONS ARE NOT SHOWN. COORDINATE QUANTITIES AND LOCATIONS WITH OTHER DISCIPLINES

ROOF SCOPE OF WORK

- REMOVE EXISTING ASPHALT SHINGLES AND UNDERLAYMENT DOWN TO EXISTING. REPAIR DAMAGED ROOF SHEATHING. REPLACE WITH UNDERLAYMENT, ICE & WATER SHIELD, AND ASPHALT SHINGLES. 30 YEAR ROOF WARRANTY
- REMOVE AND REPLACE RIDGE VENT
- CLEAN AND REPAIR EXISTING GUTTER AND DOWNSPOUT SYSTEM. PROVIDE LEAF GUARDS ON EXISTING GUTTERS
- EXISTING FASCIA AND SOFFIT TO REMAIN
- PROVIDE ADDITIONAL INSULATION WITHIN ATTIC TO PROVIDE A TOTAL INSULATION R VALUE OF R-30.



KEYPLAN
NOT TO SCALE

RENOVATION OF EXISTING BUILDINGS
MARKET PLACE APARTMENTS

1335 Coronet Court, Rock Hill, SC 29730

AMERICAN COMMUNITY DEVELOPERS, INC.

PROJECT NUMBER 2026.0068

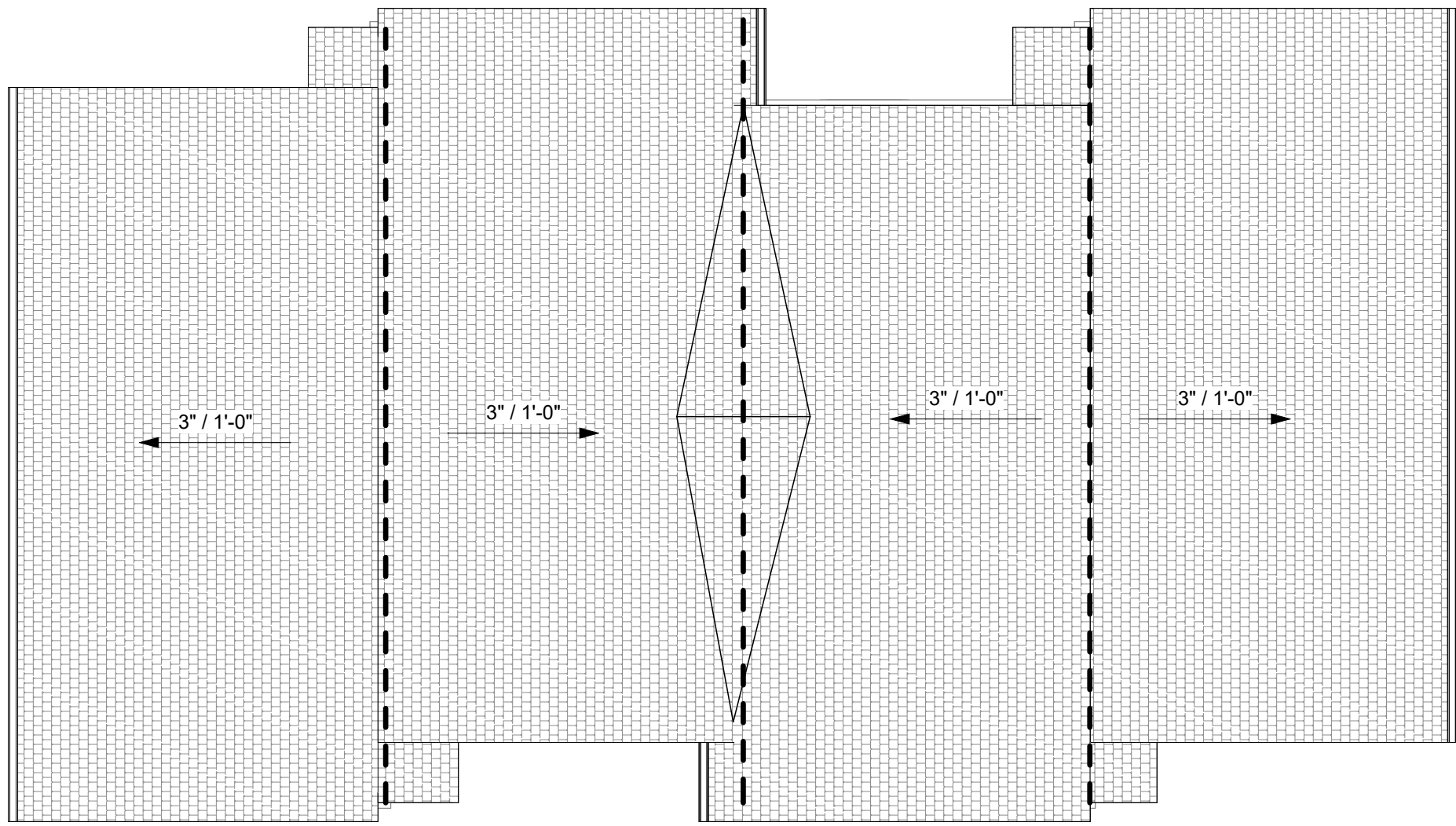
ISSUANCE
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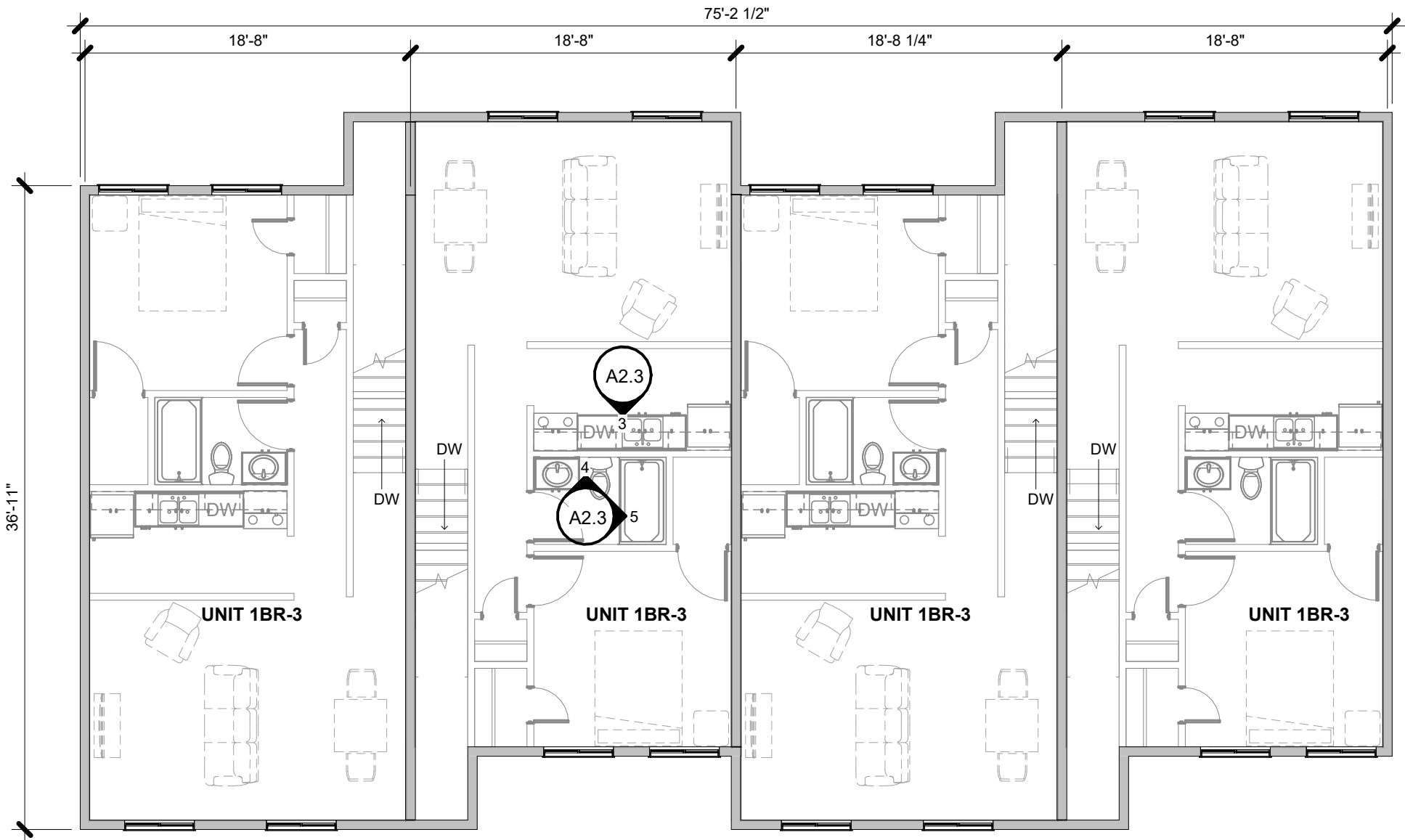
FLOOR & ROOF
PLAN - BUILDING
TYPE 2

A1.2



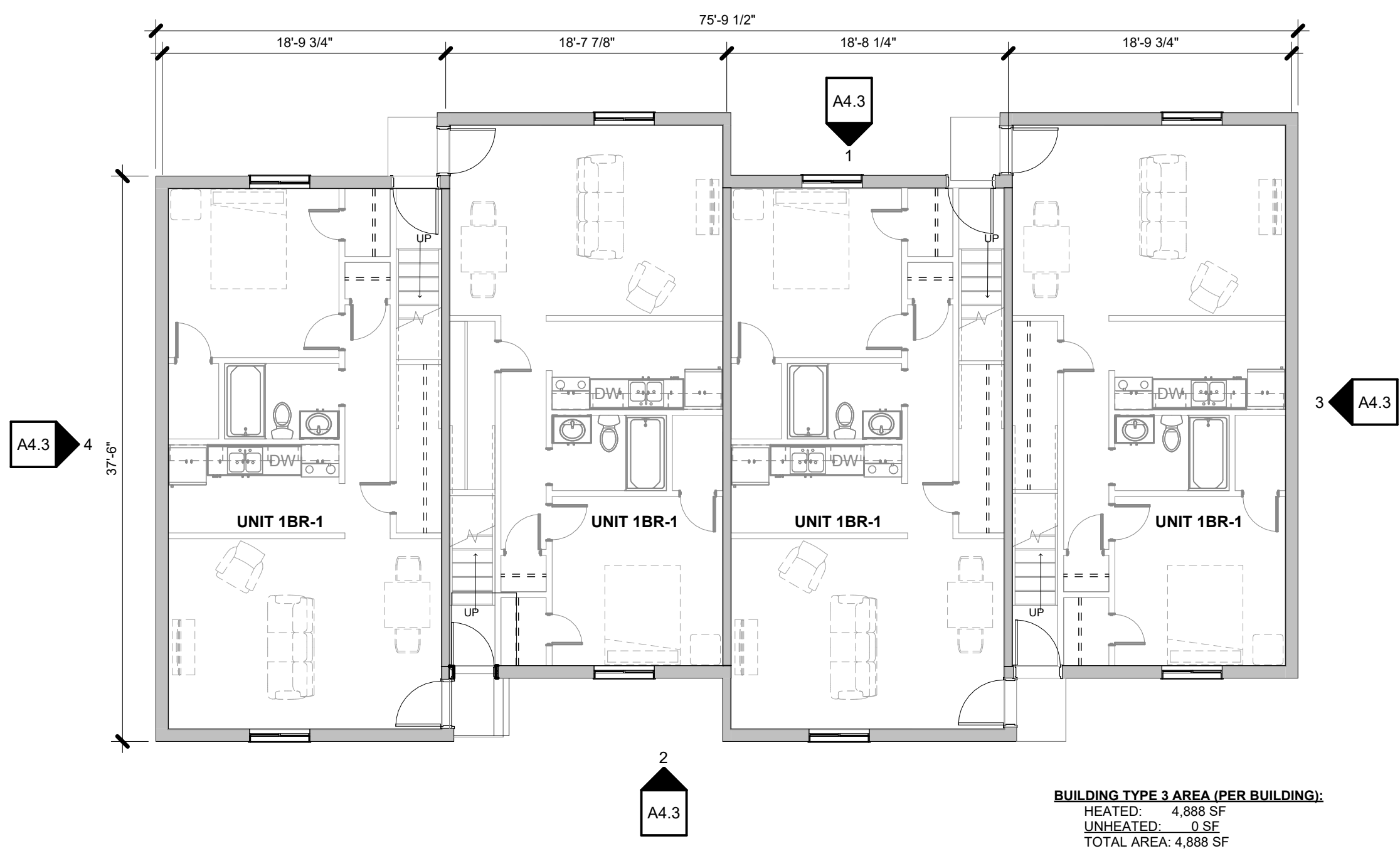
3 BUILDING TYPE 3 - ROOF PLAN

1/8" = 1'-0"



2 BUILDING TYPE 3 - SECOND FLOOR PLAN

1/8" = 1'-0"



1 BUILDING TYPE 3 - FIRST FLOOR PLAN

1/8" = 1'-0"

NORTH ARROW VARIES, SEE ARCHITECTURAL SITE PLAN

BUILDING TYPE 3 AREA (PER BUILDING):
HEATED: 4,888 SF
UNHEATED: 0 SF
TOTAL AREA: 4,888 SF

GENERAL FLOOR PLAN NOTES

- A. FLOOR PLAN DIMENSIONS ARE TO:
- EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
 - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
 - EXISTING WALLS: FACE OF FINISH
 - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
 - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED
- B. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
- C. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESS TO ALIGN BOTH SIDES.
- D. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- E. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
- F. SEAL EXISTING AND NEW BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
- G. EXTERIOR WALLS ARE EXISTING TO REMAIN
- H. NEW INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
- I. SEE OVERALL BUILDING FLOOR PLANS AND ARCHITECTURAL SITE PLAN FOR ORIENTATION OF UNITS/ BUILDINGS.

APARTMENT BUILDING - FLOOR PLAN SCOPE OF WORK

- REMOVE AND REPLACE UNIT ENTRY DOORS (ENERGY STAR RATED AND STEEL DOOR FRAME)
- REMOVE AND REPLACE WINDOWS (ENERGY STAR WINDOWS)
- REMOVE AND REPLACE EXTERIOR BUILDING LIGHTING WITH LED LIGHTING (TO INCLUDE PORCH LIGHTING)
- MODERNIZE EXISTING VIDEO SURVEILLANCE SYSTEM
- PROVIDE FIRE RATED ATTIC ACCESS DOORS

ROOF PLAN LEGEND

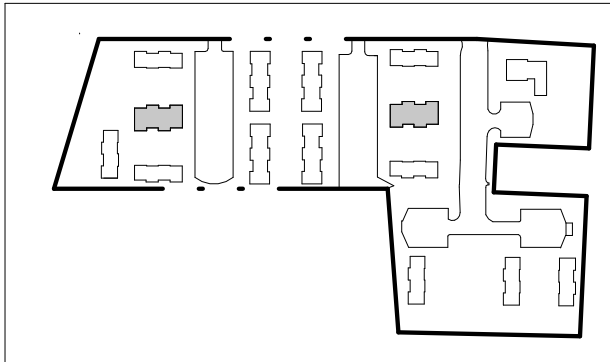
- NEW ASPHALT ROOF SHINGLES
- ROOF SLOPE - SLOPE INDICATED IN PLAN IS EXISTING, FIELD VERIFY
- DRAFTSTOPPING - SEE DETAIL X1AX
PROVIDE SELF-CLOSING DOORS WITH AUTOMATIC LATCHES WHERE NECESSARY TO MAINTAIN ACCESS TO ALL ATTIC AREAS

GENERAL ROOF PLAN NOTES

- A. ALL ROOF-MOUNTED EQUIPMENT AND PENETRATIONS ARE NOT SHOWN. COORDINATE QUANTITIES AND LOCATIONS WITH OTHER DISCIPLINES

ROOF SCOPE OF WORK

- REMOVE EXISTING ASPHALT SHINGLES AND UNDERLAYMENT DOWN TO EXISTING. REPAIR DAMAGED ROOF SHEATHING. REPLACE WITH UNDERLAYMENT, ICE & WATER SHIELD, AND ASPHALT SHINGLES. 30 YEAR ROOF WARRANTY
- REMOVE AND REPLACE RIDGE VENT
- CLEAN AND REPAIR EXISTING GUTTER AND DOWNSPOUT SYSTEM. PROVIDE LEAF GUARDS ON EXISTING GUTTERS
- EXISTING FASCIA AND SOFFIT TO REMAIN
- PROVIDE ADDITIONAL INSULATION WITHIN ATTIC TO PROVIDE A TOTAL INSULATION R VALUE OF R-30.



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RENOVATION OF EXISTING BUILDINGS
MARKET PLACE APARTMENTS
1335 Coronet Court, Rock Hill, SC 29730
AMERICAN COMMUNITY DEVELOPERS, INC.

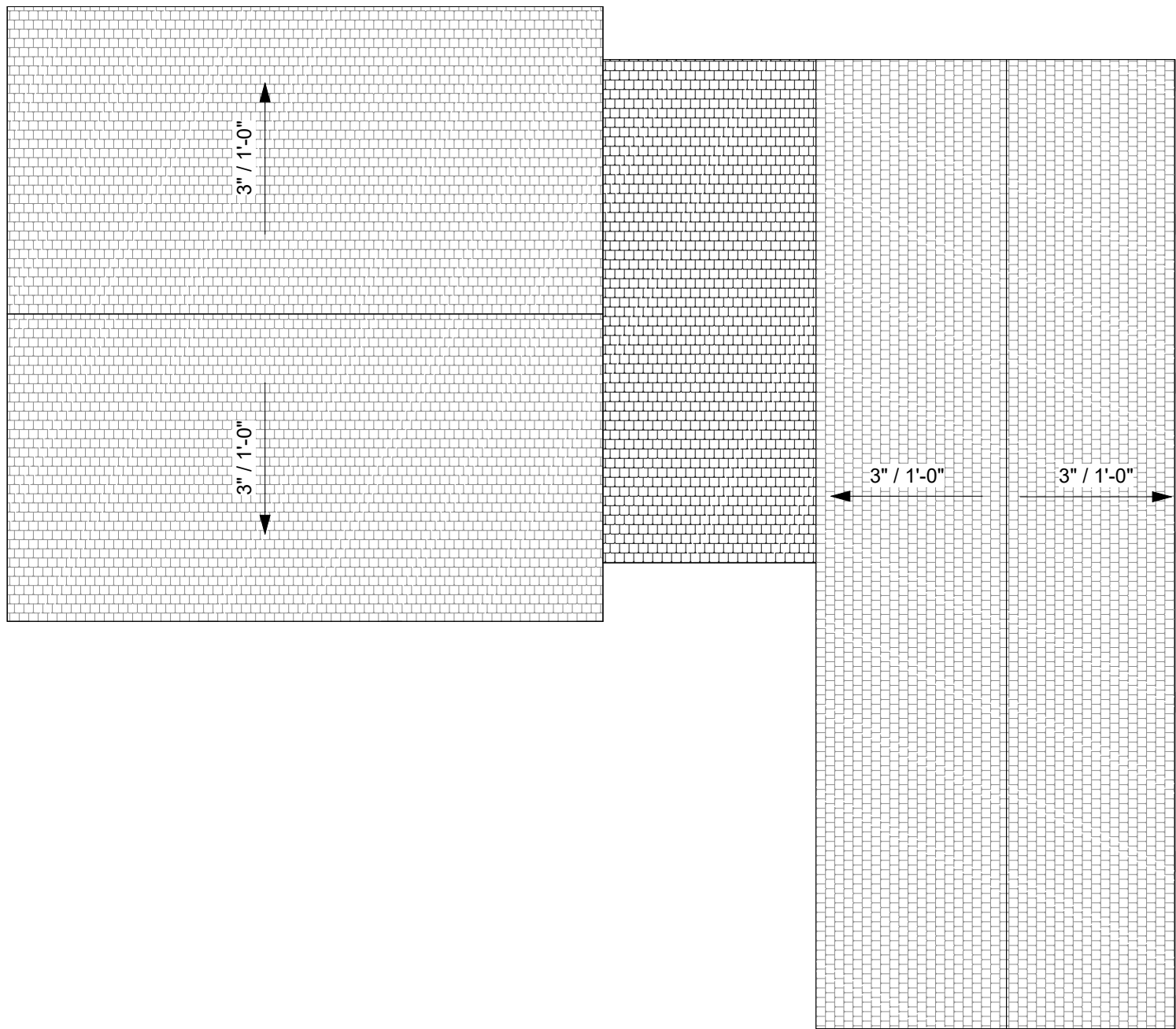
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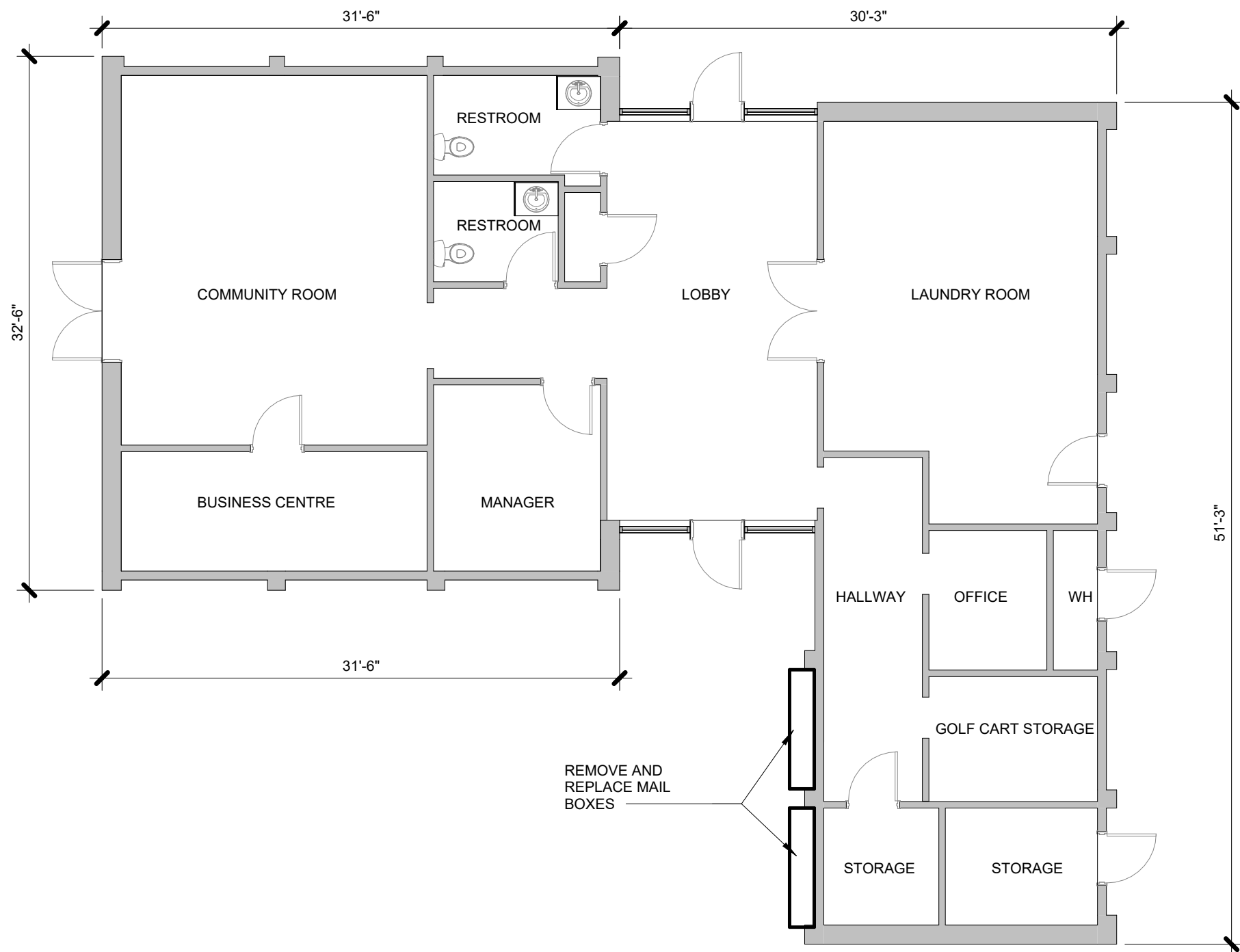
FLOOR & ROOF
PLAN - BUILDING
TYPE 3

A1.3



2
A1.4
1/8" = 1'-0"

LEASING OFFIVCE - ROOF PLAN



1
A1.4
1/8" = 1'-0"

LEASING OFFICE

GENERAL FLOOR PLAN NOTES

- A. FLOOR PLAN DIMENSIONS ARE TO:
- EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
 - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
 - EXISTING WALLS: FACE OF FINISH
 - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
 - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED
- B. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
- C. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESS TO ALIGN BOTH SIDES.
- D. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- E. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
- F. SEAL EXISTING AND NEW BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
- G. EXTERIOR WALLS ARE EXISTING TO REMAIN
- H. NEW INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
- I. SEE OVERALL BUILDING FLOOR PLANS AND ARCHITECTURAL SITE PLAN FOR ORIENTATION OF UNITS/ BUILDINGS.

GENERAL ROOF PLAN NOTES

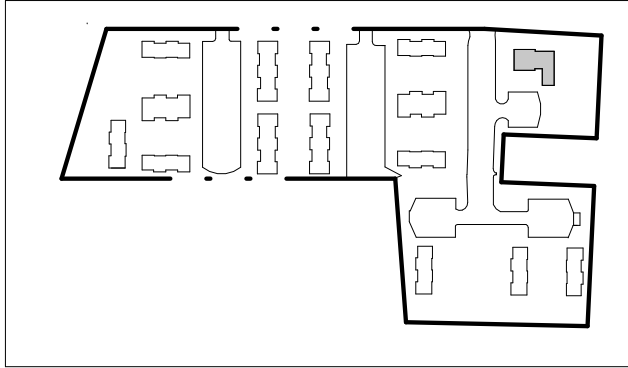
- A. ALL ROOF-MOUNTED EQUIPMENT AND PENETRATIONS ARE NOT SHOWN. COORDINATE QUANTITIES AND LOCATIONS WITH OTHER DISCIPLINES.

ROOF SCOPE OF WORK

- REMOVE EXISTING ASPHALT SHINGLES AND UNDERLAYMENT DOWN TO EXISTING. REPAIR DAMAGED ROOF SHEATHING. REPLACE WITH UNDERLAYMENT, ICE & WATER SHIELD, AND ASPHALT SHINGLES. 30 YEAR ROOF WARRANTY
- REMOVE AND REPLACE RIDGE VENT
- CLEAN AND REPAIR EXISTING GUTTER AND DOWNSPOUT SYSTEM. PROVIDE LEAF GUARDS ON EXISTING GUTTERS
- EXISTING FASCIA AND SOFFIT TO REMAIN.
- PROVIDE ADDITIONAL INSULATION WITHIN ATTIC TO PROVIDE A TOTAL INSULATION R VALUE OF R-30.

CLUBHOUSE - FLOOR PLAN
SCOPE OF WORK

- REMOVE AND REPLACE INTERIOR AND BUILDING LIGHTING WITH LED
- REMOVE AND REPLACE MAIL BOXES
- REMOVE AND REPLACE FLOORING FINISHES
- REMOVE AND REPLACE CASEWORK AND COUNTER
- REMOVE AND REPLACE PLUMBING FIXTURES



KEYPLAN

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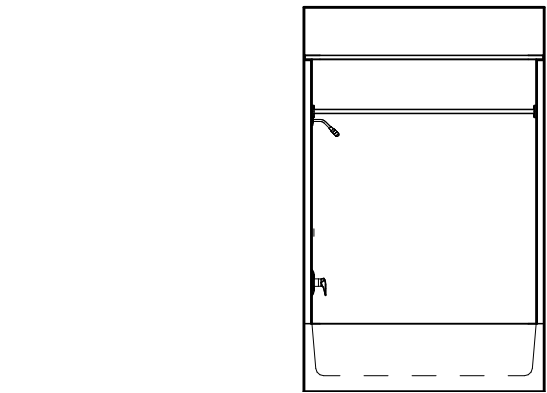
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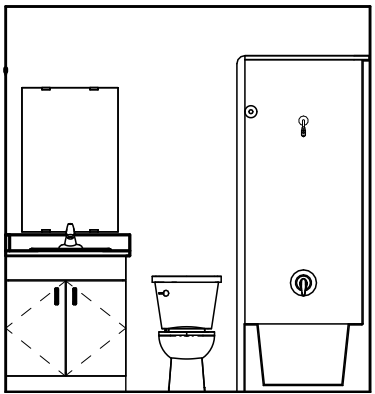
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FLOOR & ROOF
PLAN - LEASING
OFFICE

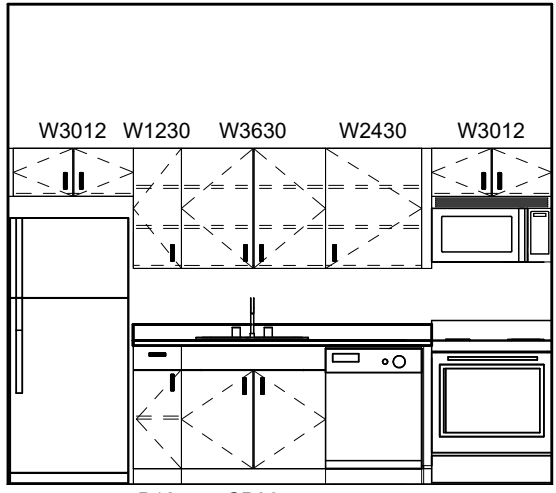
A1.4



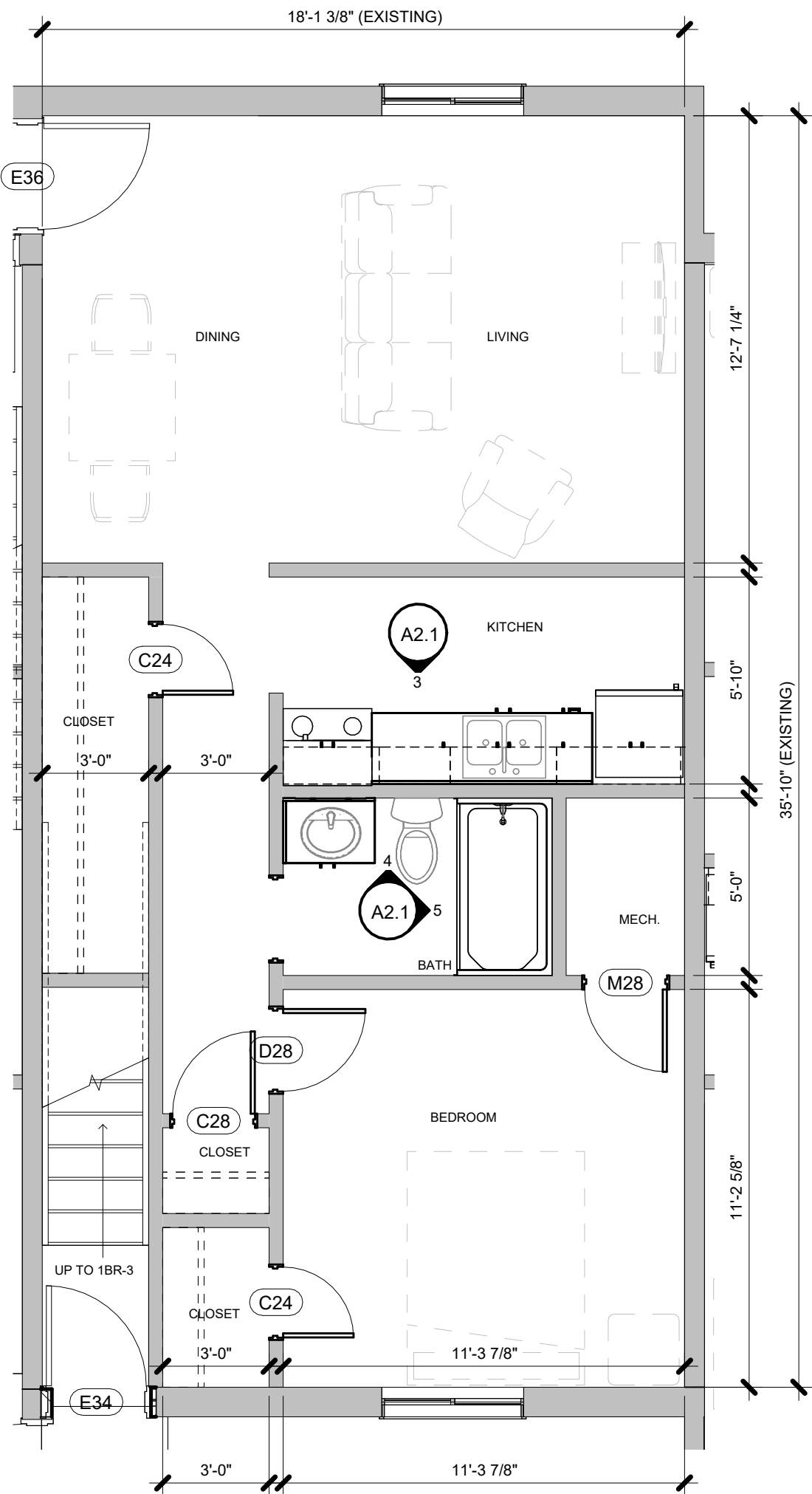
5 UNIT 1BR-1 BATH
A2.1 1/4" = 1'-0"



4 UNIT 1BR -1 BATH
A2.1 1/4" = 1'-0"

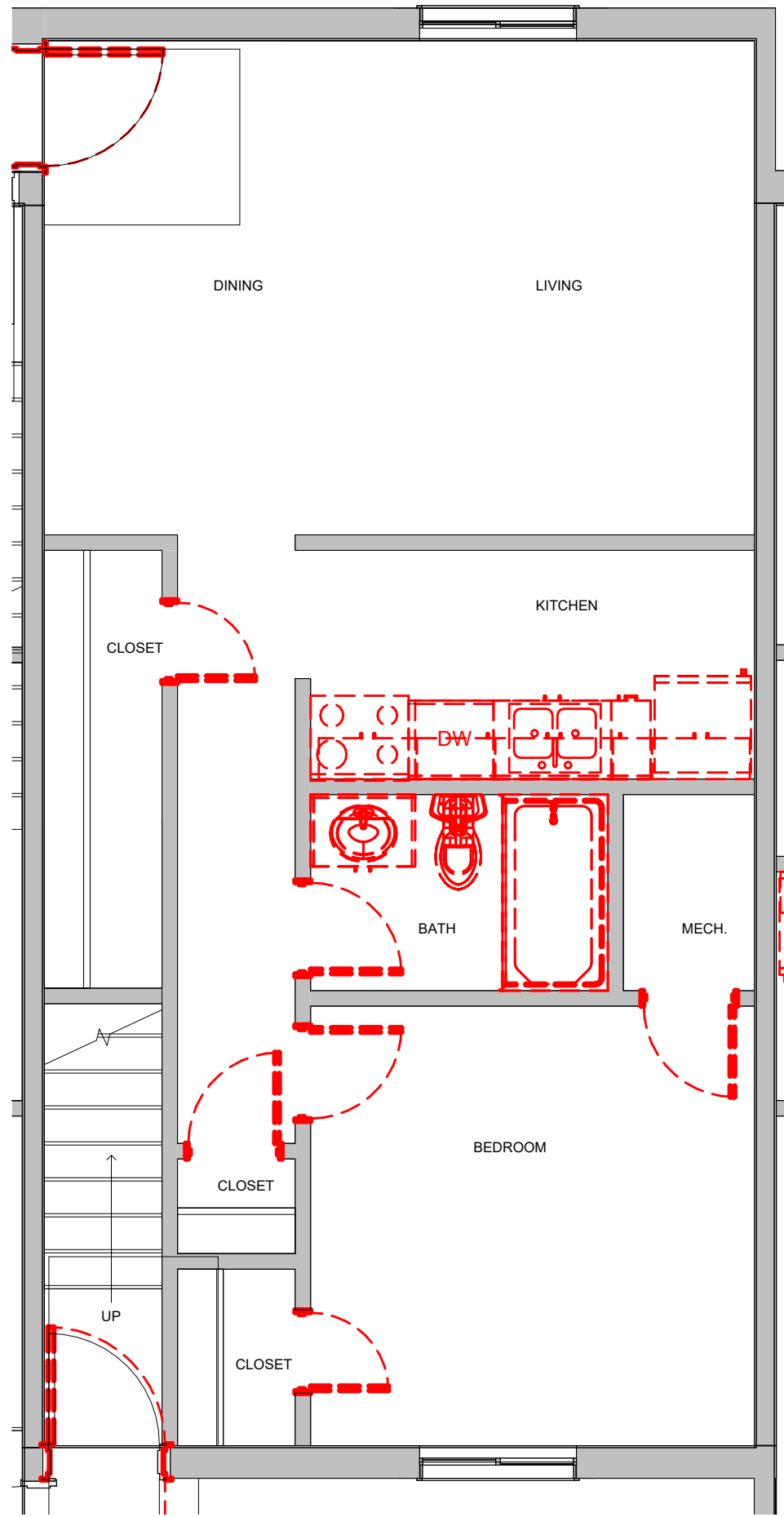


3 1BR-1 KITCHEN
A2.1 1/4" = 1'-0"



2 UNIT 1BR-1 FLOOR PLAN
A2.1 1/4" = 1'-0"

UNIT AREA (PER UNIT):
HEATED: 591 SF
UNHEATED: 0 SF
TOTAL AREA: 591 SF



1 UNIT 1BR-1 DEMO FLOOR
A2.1 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

- FLOOR PLAN DIMENSIONS ARE TO:
 - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
 - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
 - EXISTING WALLS: FACE OF FINISH
 - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
 - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED
- DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
- ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESS TO ALIGN BOTH SIDES.
- FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
- SEAL EXISTING AND NEW BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
- EXTERIOR WALLS ARE EXISTING TO REMAIN
- NEW INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
- SEE OVERALL BUILDING FLOOR PLANS AND ARCHITECTURAL SITE PLAN FOR ORIENTATION OF UNITS/ BUILDINGS.

UNIT SCOPE OF WORK

- REMOVE AND REPLACE UNIT EXTERIOR DOORS WITH NEW INSULATED HOLLOW METAL DOORS AND HM FRAMES DOORS; ALL SWING DOORS PER OAP. ENERGY STAR DOORS. DOOR AND FRAME TO BE PAINTED
- REPLACE AND/OR REPAIR DAMAGED UNIT INTERIOR DOORS. NEW DOORS TO BE FLUSH WOOD DOORS. ALL SWING DOORS PER OAP AND PROVIDE 3/4" AIR SPACE AT BOTTOM
- PAINT CEILINGS, WALLS, AND TRIM THROUGHOUT.
- REMOVE AND REPLACE FLOORING THROUGHOUT WITH LVT FLOORING
- REMOVE AND REPLACED BLINDS; HORIZONTAL AT WINDOWS AND SWING DOORS
- REMOVE AND REPLACE KITCHEN APPLIANCES WITH ENERGY STAR. APPLIANCES ARE TO INCLUDE:
 - A. REFRIGERATOR WITH ICE MAKER
 - B. RANGE WITH GREASE SHIELD
 - C. FIRE STOP OVER RANGE
 - D. DISHWASHER
 - E. REFRIGERATOR
 - F. OVER THE RANGE MICROWAVE AT STANDARD UNITS RANGE HOOD AND COUNTERTOP MICROWAVE AT ACCESSIBLE UNITS
- REPLACE FIRE EXTINGUISHER (PLACE IN KITCHEN)
- REMOVE AND REPLACE KITCHEN AND BATH CASEWORK
- REMOVE AND REPLACE KITCHEN AND BATH COUNTERTOP
- REMOVE AND REPLACE PLUMBING FIXTURES WITH WATER
- EFFICIENT PLUMBING FIXTURES TO INCLUDE:
 - A. KITCHEN SINK
 - B. BATHROOM: LAVATORY FAUCET, TOILETS, TUB/SHOWER WITH SURROUND, SHOWER HEAD. PROVIDE ROLL IN SHOWERS AT TYPE A1UFAS UNITS.
- REMOVE EXISTING FURNACE AND REPLACE WITH HEAT PUMP HVAC SYSTEM FEATURING VARIABLE SPEED COMPRESSORS FOR HEATING AND COOLING
- REMOVE AND REPLACE THERMOSTAT
- REMOVE AND REPLACE BATHROOM EXHAUST FANS AND ENSURE EXHAUSTING TO EXTERIOR
- REMOVE AND REPLACE WATER HEATER WITH ENERGY STAR MODEL.
- PROVIDE IN UNIT WATER SHUT OFF AT ALL UNITS
- REMOVE AND REPLACE UNIT LIGHTING WITH ENERGY STAR LED FIXTURES
- PROVIDE CEILING FANS IN LIVING ROOM AND ALL BEDROOMS. WITH LIGHT AND FAN SWITCHED SEPARATELY PER OAP
- REMOVE AND REPLACE ALL RECEPTACLES, SWITCHES AND COVER PLATES THROUGHOUT UNIT
- REMOVE AND REPLACE TELEPHONE, INTERNET AND WIRING AS REQUIRED TO UPDATE PER SC HOUSING OAP
- LIGHTING AT BATHROOM TO HAVE LIGHT OVER VANITY AND A OVERHEAD LIGHT THAT IS SWITCHED WITH BATHROOM EXHAUSTS
- REPLACE IN UNIT SMOKE DETECTORS WITH HARDWIRED COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS
- UPDATE 5% OF THE UNITS (UNIT TYPE 1BR-2 TYPE AUFAS) AS SHOWN IN DEMO AND NEW PLAN FOR COMPLIANCE WITH STANDARDS
- UPDATE 2% OF THE STANDARD UNITS TO PROVIDE COMPLIANCE WITH AUDIO VISUAL REQUIREMENTS

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE:

B18R **W2430**

TYPE PER
LEGEND BELOW
WIDTH
HEIGHT

TYPE PER
LEGEND BELOW
WIDTH
HEIGHT

R INDICATES
REMOVABLE CABINET

B BASE CABINET
SB SINK BASE
TC TALL CABINET
LS LAZY SUSAN

CB CORNER BASE
W WALL CABINET
CW CORNER WALL CABINET

- NOTES:
- SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
 - COUNTERS ARE 1-1/4" THICK, U.N.O.

RENOVATION OF EXISTING BUILDINGS
MARKET PLACE APARTMENTS

1333 Coronet Court, Rock Hill, SC 29730

AMERICAN COMMUNITY DEVELOPERS, INC.

PROJECT NUMBER 2026.0068

ISSUANCE

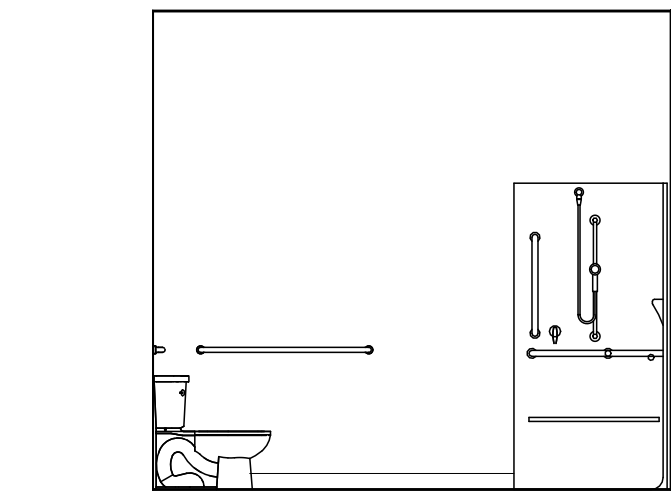
NO.	DATE	DESCRIPTION
1	2026.05.13	APPLICATION SET

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CONSTRUCTION

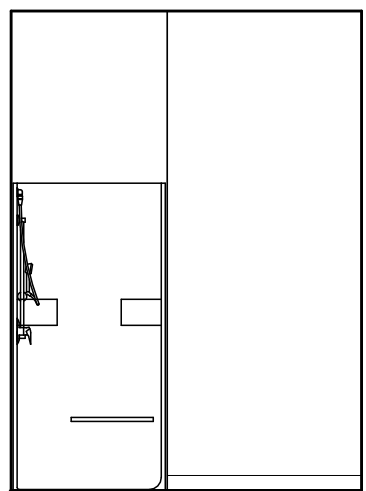
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ENLARGED PLAN
UNIT 1BR-1

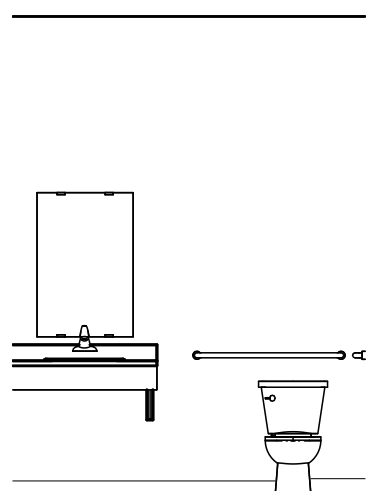
A2.1



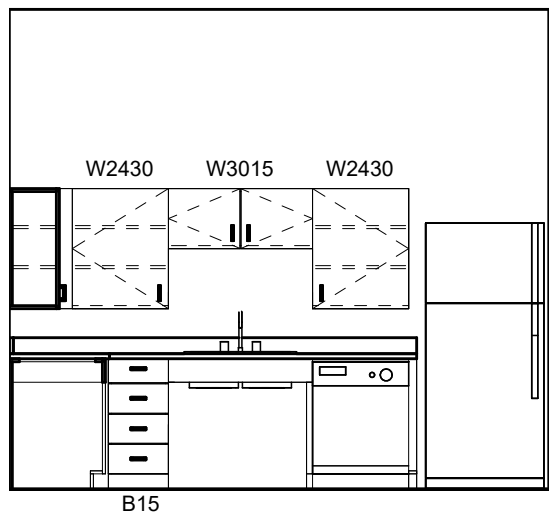
6 BATH -UNIT 1BR-2
A2.2 1/4" = 1'-0"



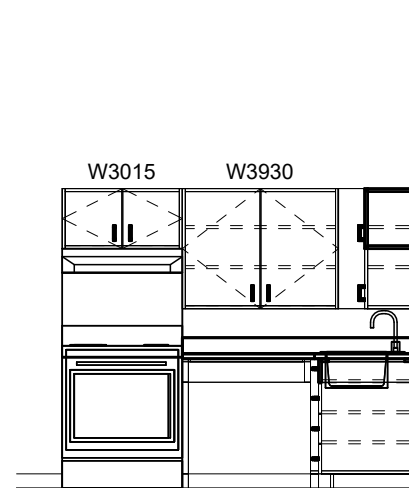
7 BATH - UNIT 1BR-2
A2.2 1/4" = 1'-0"



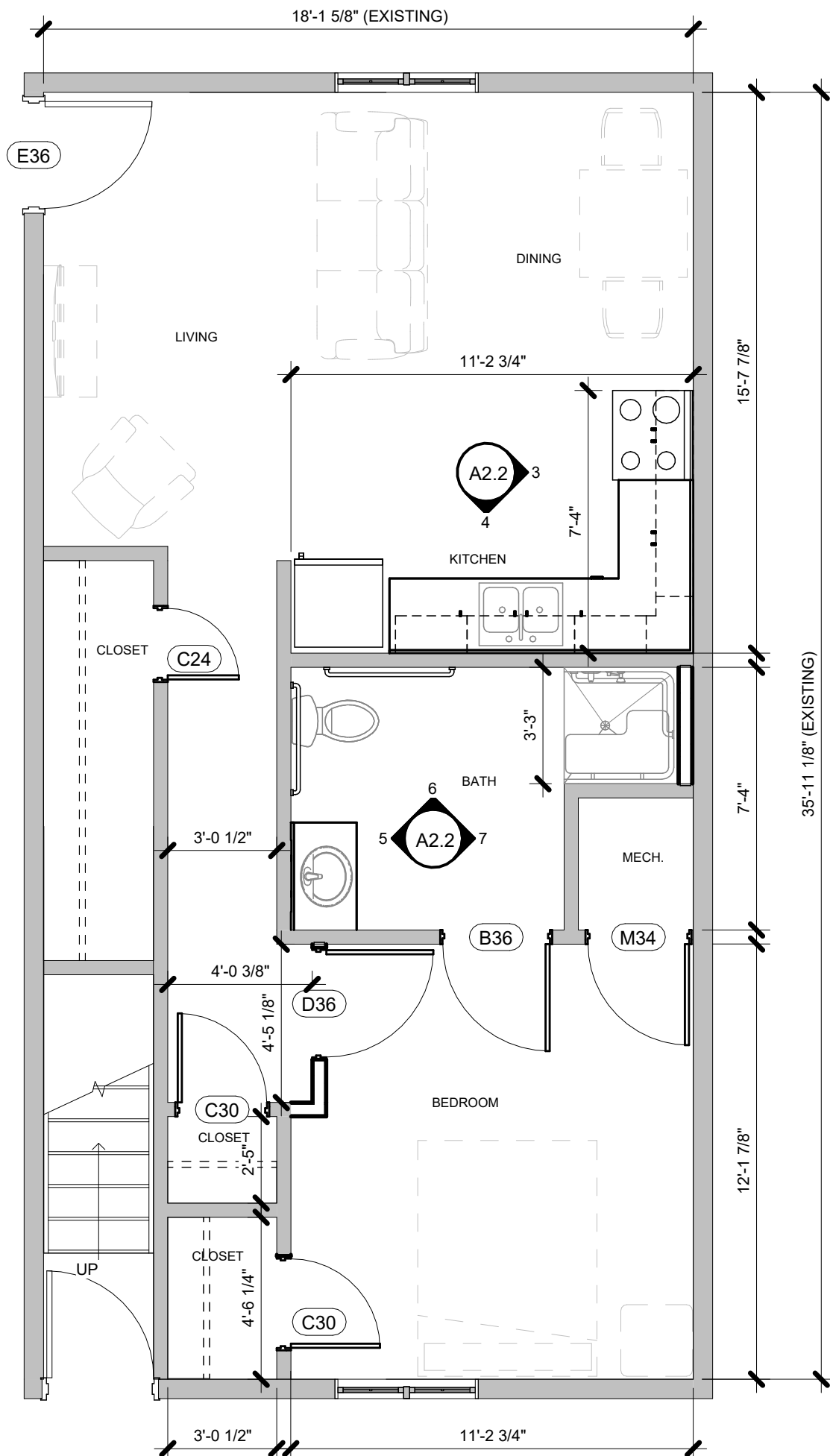
5 BATH - UNIT 1BR-2
A2.2 1/4" = 1'-0"



4 KITCHEN - UNIT 1BR-2
A2.2 1/4" = 1'-0"

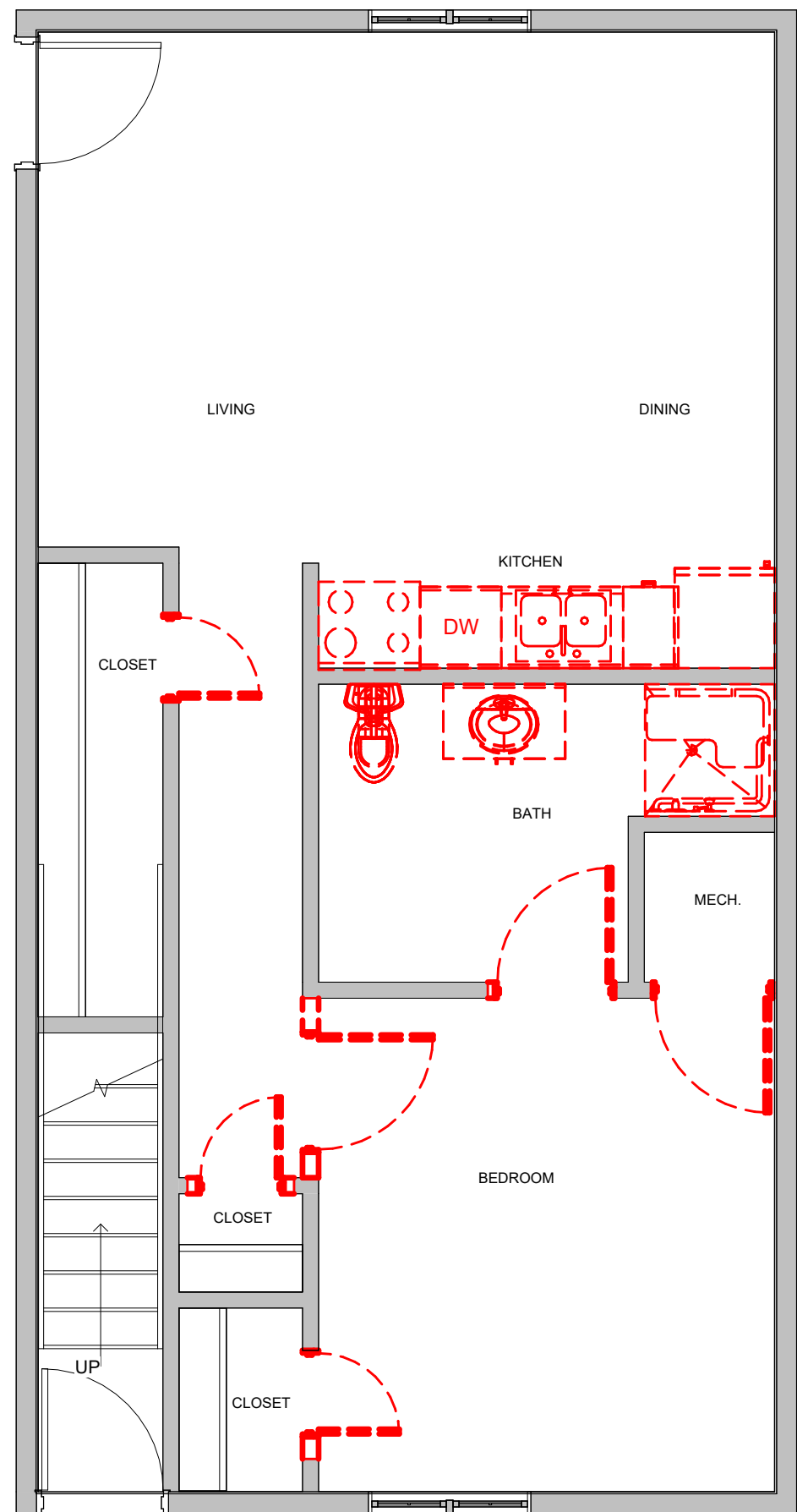


3 KITCHEN - UNIT 1BR-2
A2.2 1/4" = 1'-0"



2 UNIT 1BR-2 FLOOR PLAN
A2.2 1/4" = 1'-0"

UNIT AREA (PER UNIT):
HEATED: 591 SF
UNHEATED: 0 SF
TOTAL AREA: 591 SF



1 UNIT 1BR-2 DEMOLITION PLAN
A2.2 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. FLOOR PLAN DIMENSIONS ARE TO:
- EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
 - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
 - EXISTING WALLS: FACE OF FINISH.
 - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
 - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
- B. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
- C. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESS TO ALIGN BOTH SIDES.
- D. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- E. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
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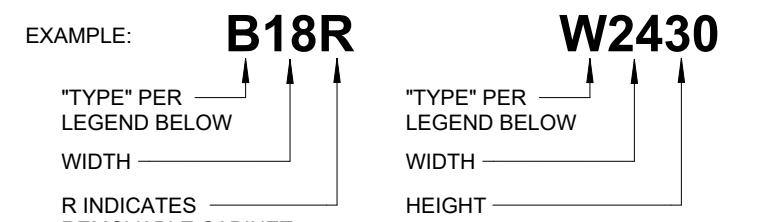
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CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE:



B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

- NOTES:
- SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
 - COUNTERS ARE 1-1/4" THICK, U.N.O.

RENOVATION OF EXISTING BUILDINGS
MARKET PLACE APARTMENTS

1333 Coronet Court, Rock Hill, SC 29730

AMERICAN COMMUNITY DEVELOPERS, INC.

PROJECT NUMBER 2026.0068		
ISSUANCE		
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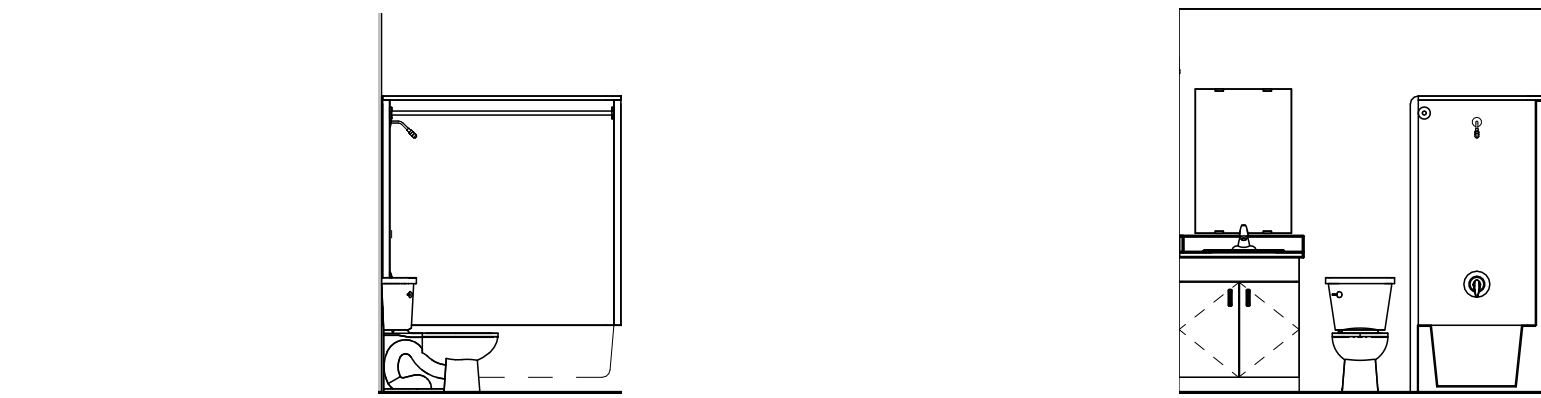
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ENLARGED PLAN
UNIT 1BR-2 TYPE
A/ UFAS

A2.2

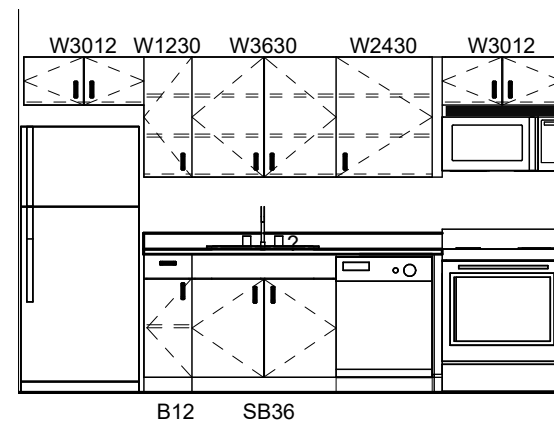


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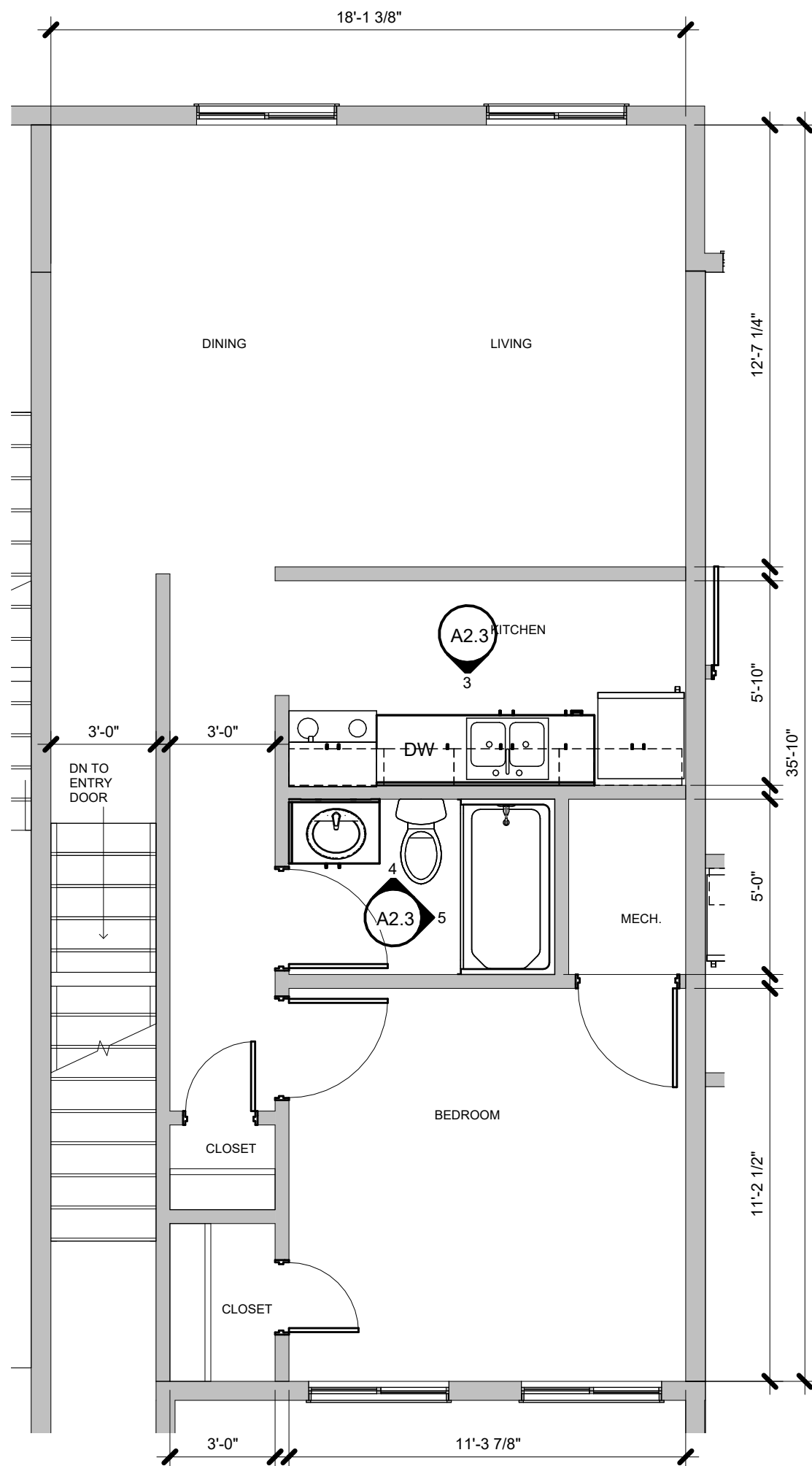


5
A2.3
BATH - UNIT 1BR-3
1/4" = 1'-0"

4
A2.3
BATH - UNIT 1BR-3
1/4" = 1'-0"

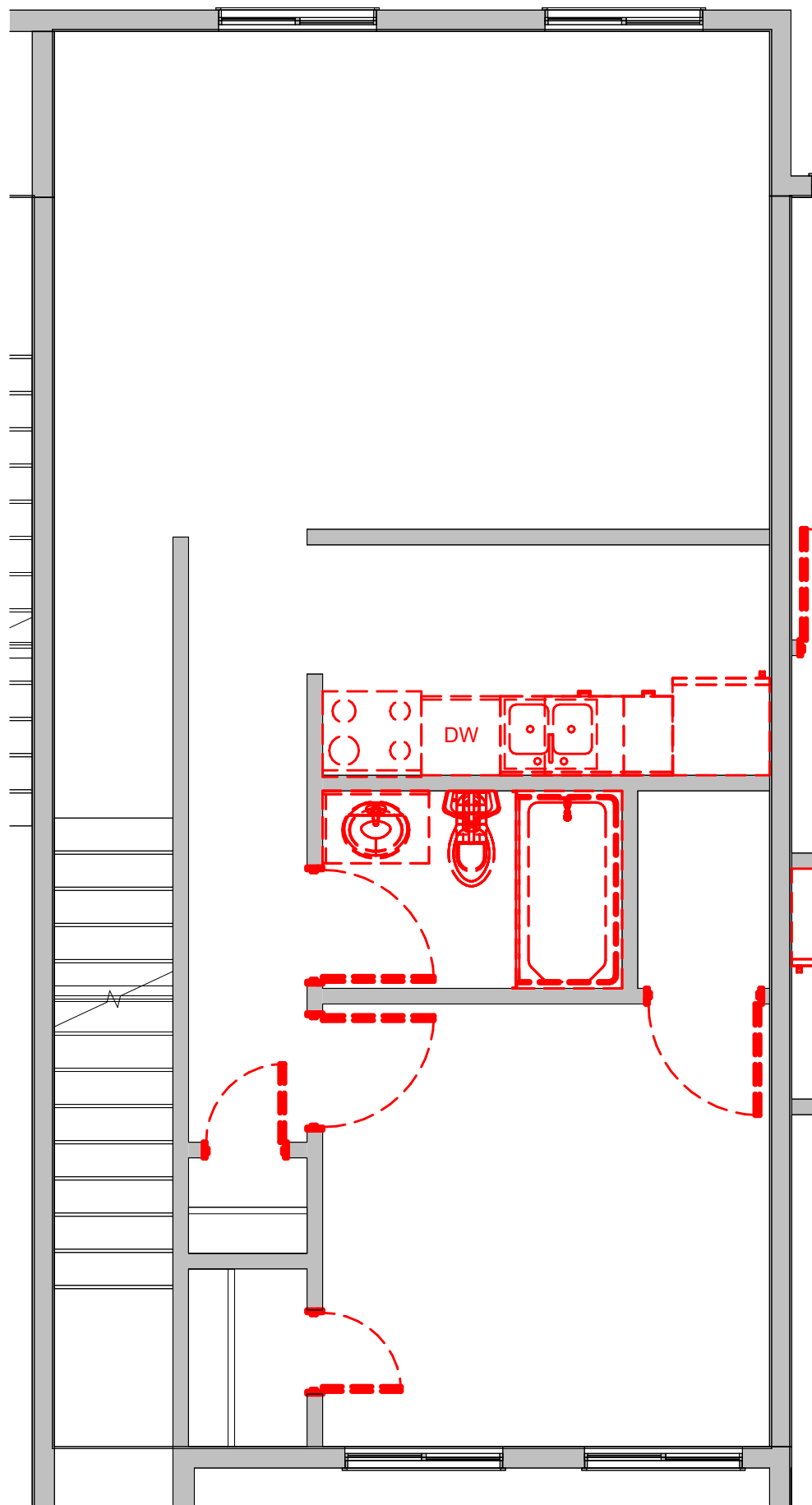


3
A2.3
KITCHEN - UNIT 1BR-3
1/4" = 1'-0"



2
A2.3
UNIT 1BR-3 FLOOR PLAN
1/4" = 1'-0"

UNIT AREA (PER UNIT):
HEATED: 631 SF
UNHEATED: 0 SF
TOTAL AREA: 631 SF



1
A2.3
UNIT 1BR-3 DEMOLITION PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. FLOOR PLAN DIMENSIONS ARE TO:
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CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE:

B18R
"TYPE" PER
LEGEND BELOW
WIDTH
R INDICATES
REMOVABLE CABINET

B BASE CABINET
SB SINK BASE
TC TALL CABINET
LS LAZY SUSAN

W2430
"TYPE" PER
LEGEND BELOW
WIDTH
HEIGHT

CB CORNER BASE
W WALL CABINET
CW CORNER WALL CABINET

- NOTES:
- SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
 - COUNTERS ARE 1-1/4" THICK, U.N.O.



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1333 Coronet Court, Rock Hill, SC 29730
AMERICAN COMMUNITY DEVELOPERS, INC.

PROJECT NUMBER 2026.0068

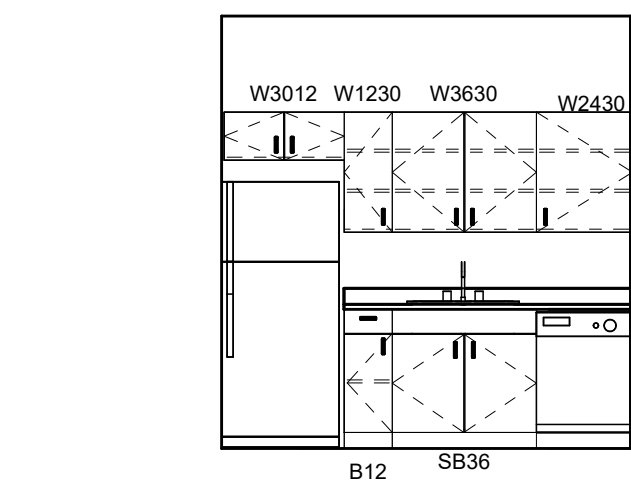
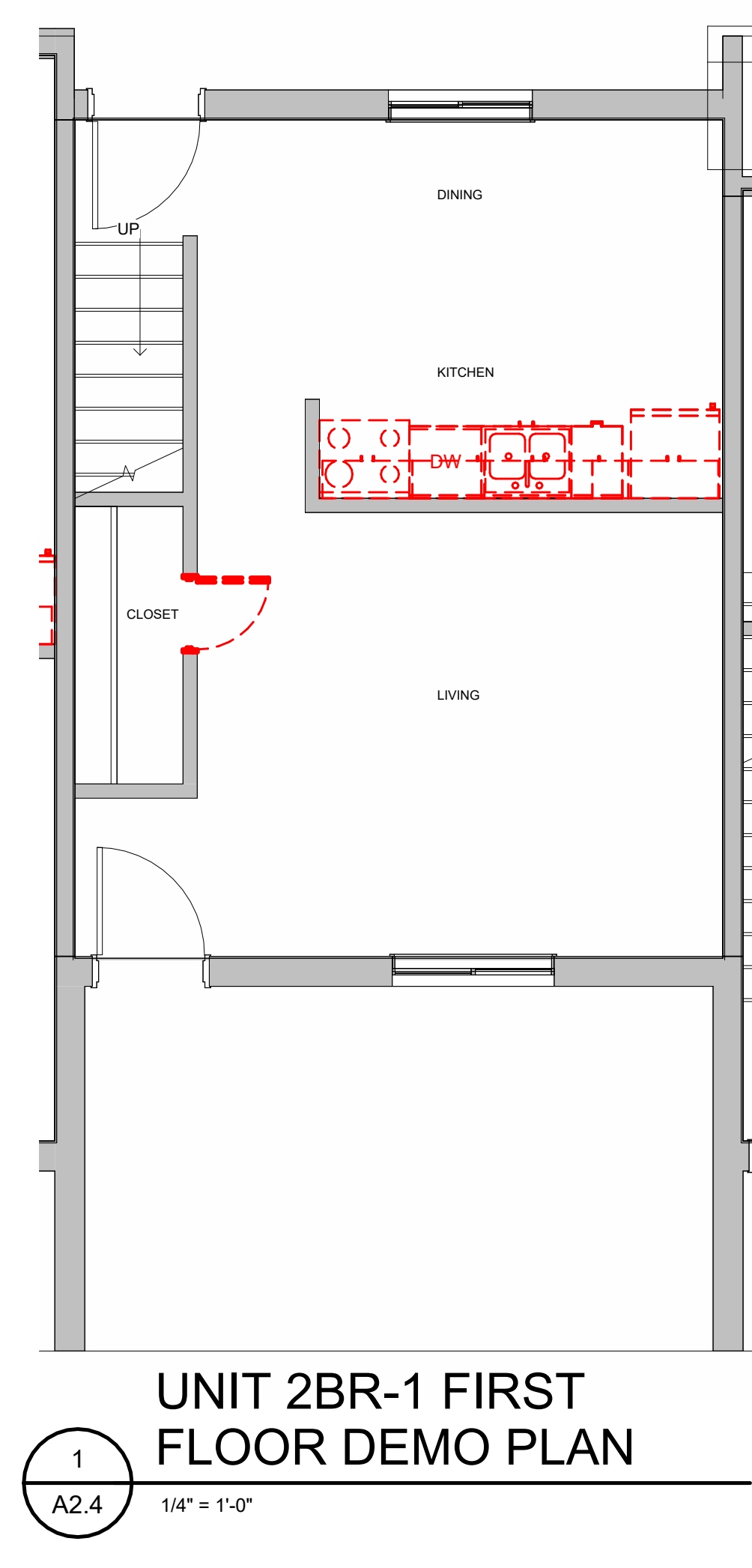
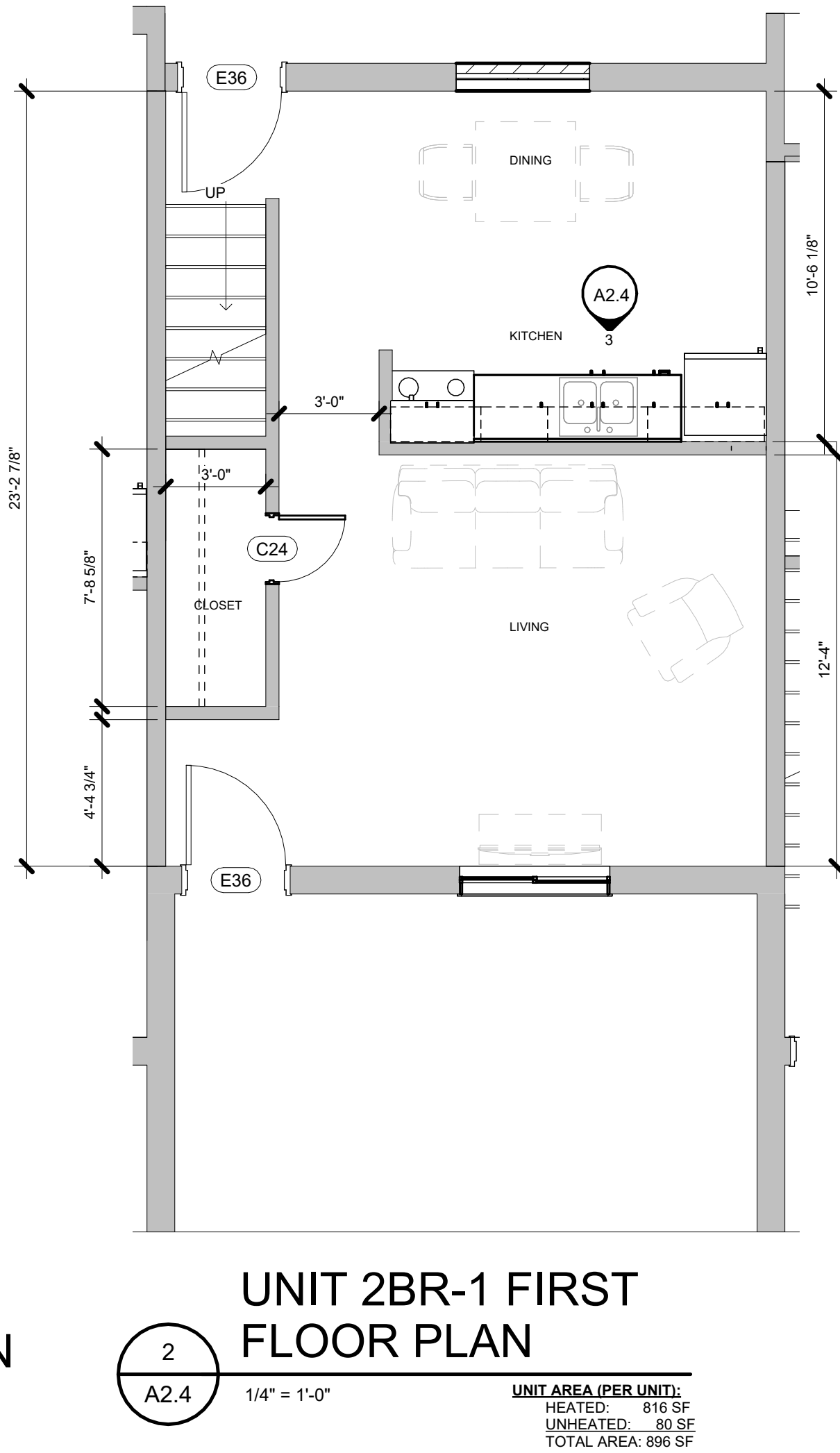
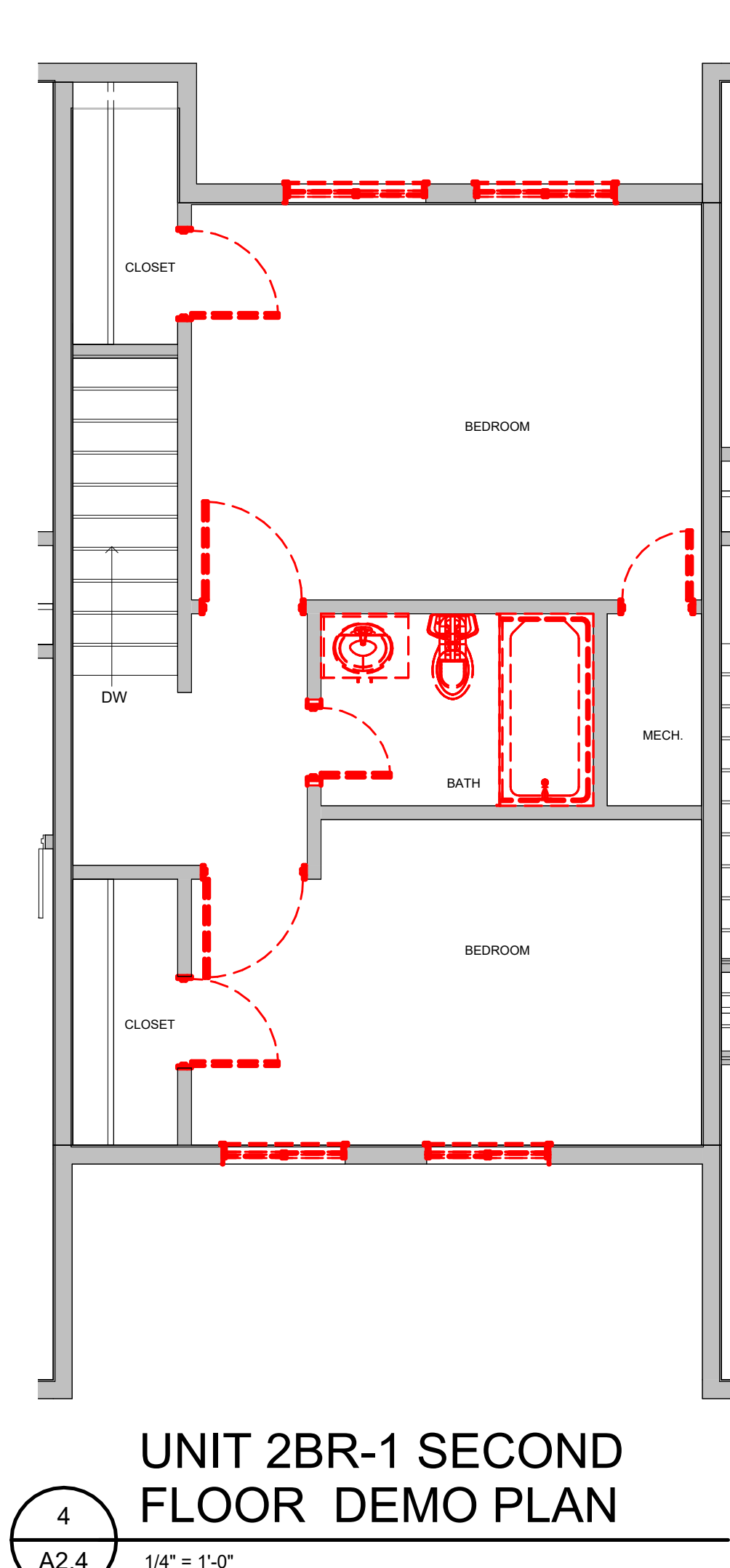
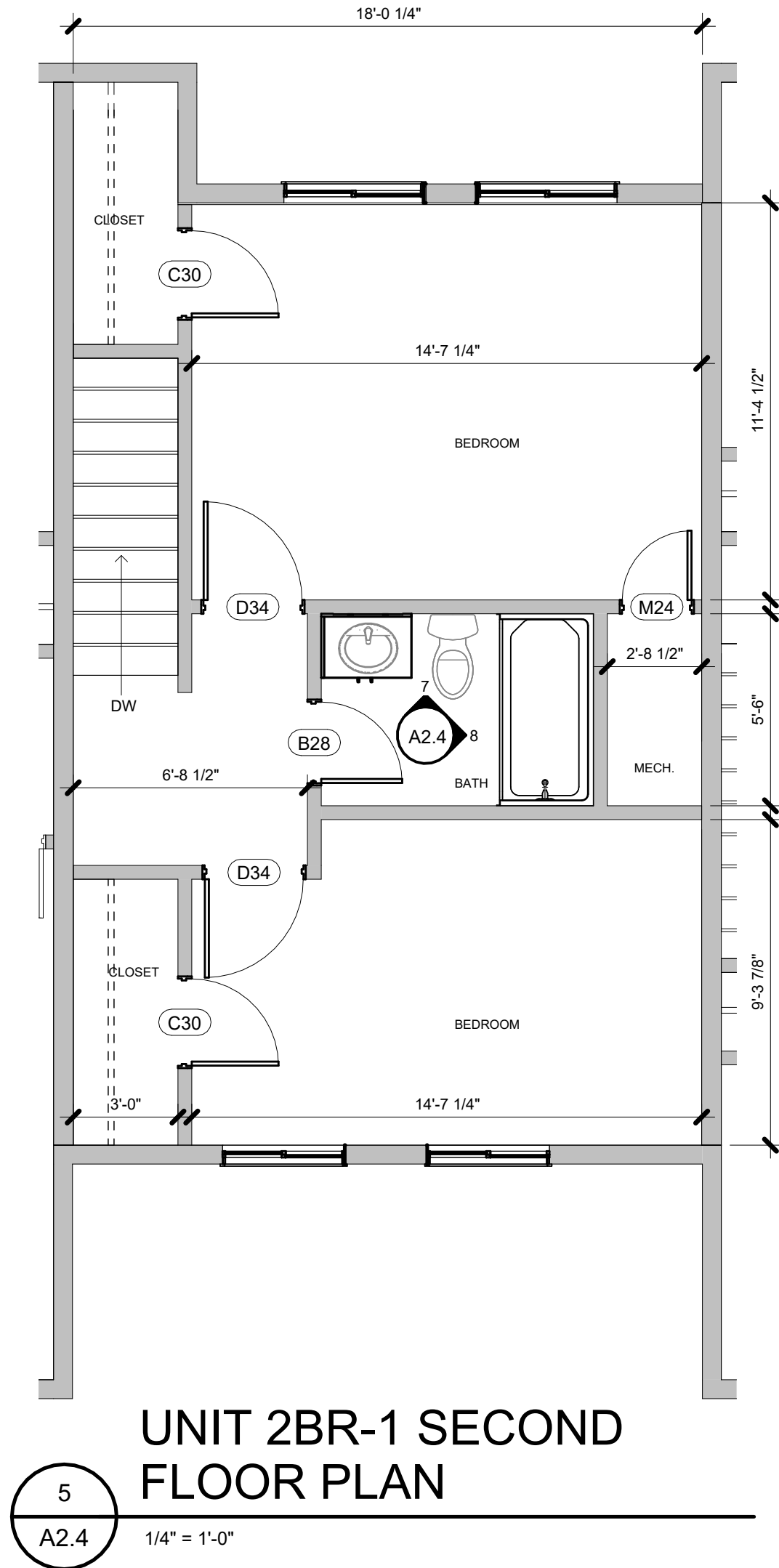
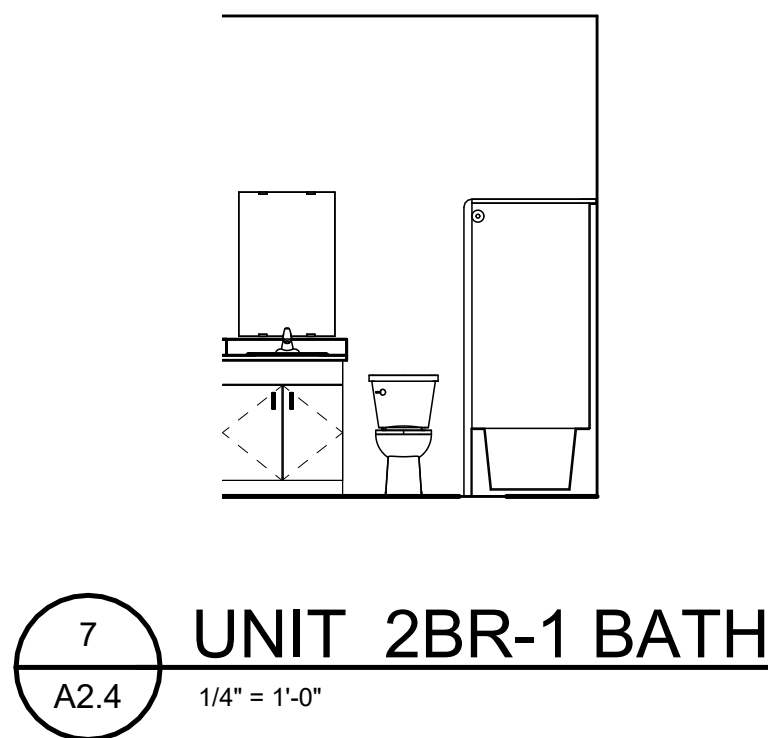
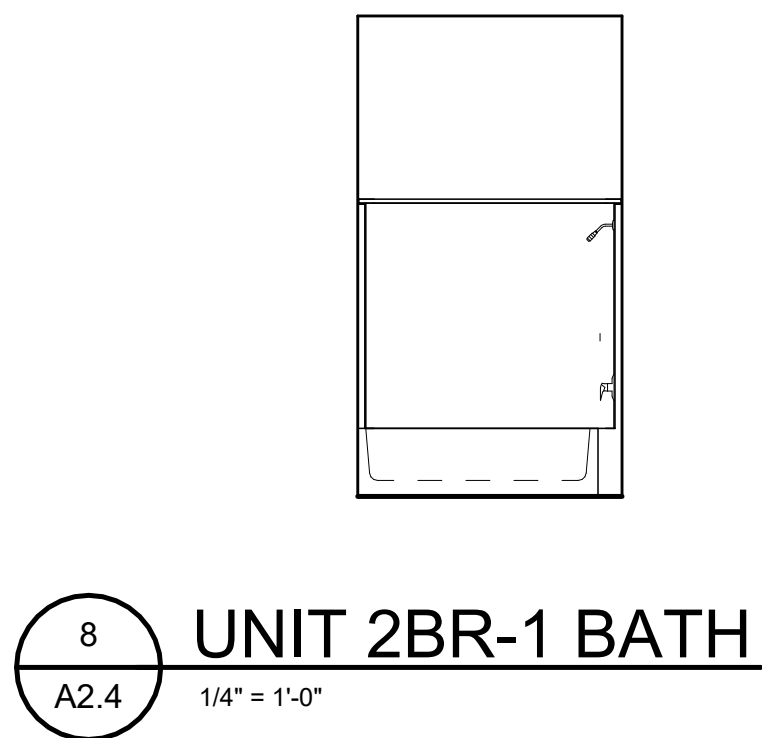
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CONSTRUCTION

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ENLARGED PLANS
- UNIT 1BR-3

A2.3



GENERAL FLOOR PLAN NOTES

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BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

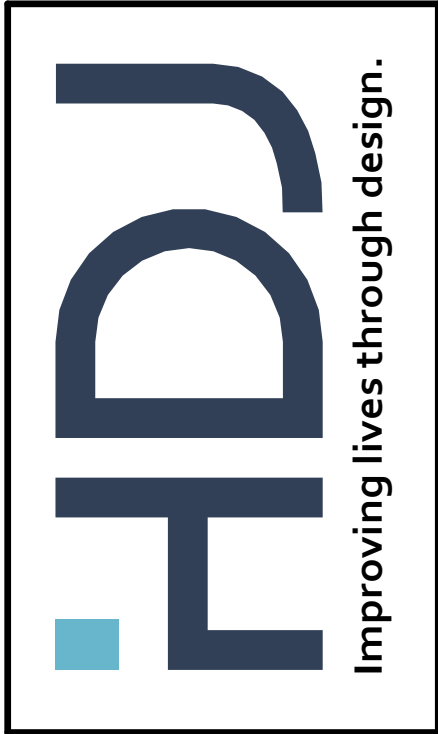
EXAMPLE:

B18R	W2430
"TYPE" PER LEGEND BELOW	"TYPE" PER LEGEND BELOW
WIDTH	WIDTH
HEIGHT	HEIGHT

R INDICATES REMOVABLE CABINET

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

- NOTES:
- SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
 - COUNTERS ARE 1-1/4" THICK, U.N.O.



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RENOVATION OF EXISTING BUILDINGS
MARKET PLACE APARTMENTS
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AMERICAN COMMUNITY DEVELOPERS, INC.

PROJECT NUMBER 2026.0068

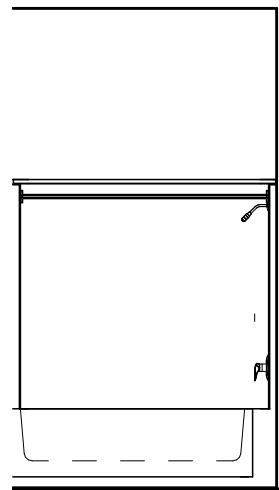
ISSUANCE		
NO.	DATE	DESCRIPTION
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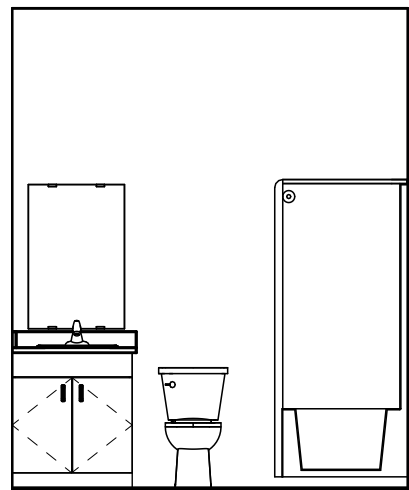
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ENLARGED PLANS
- UNIT 2BR-1

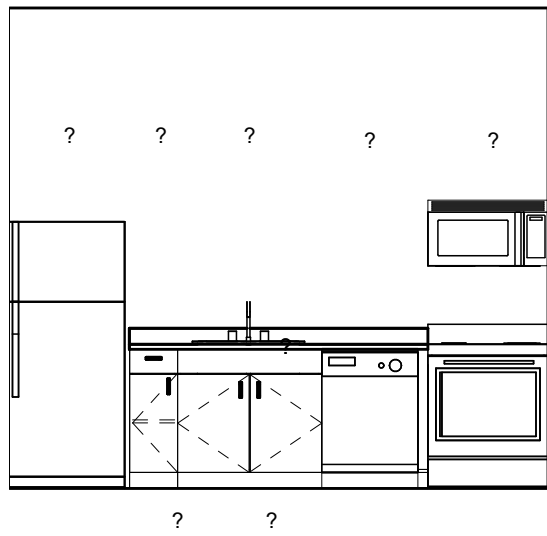
A2.4



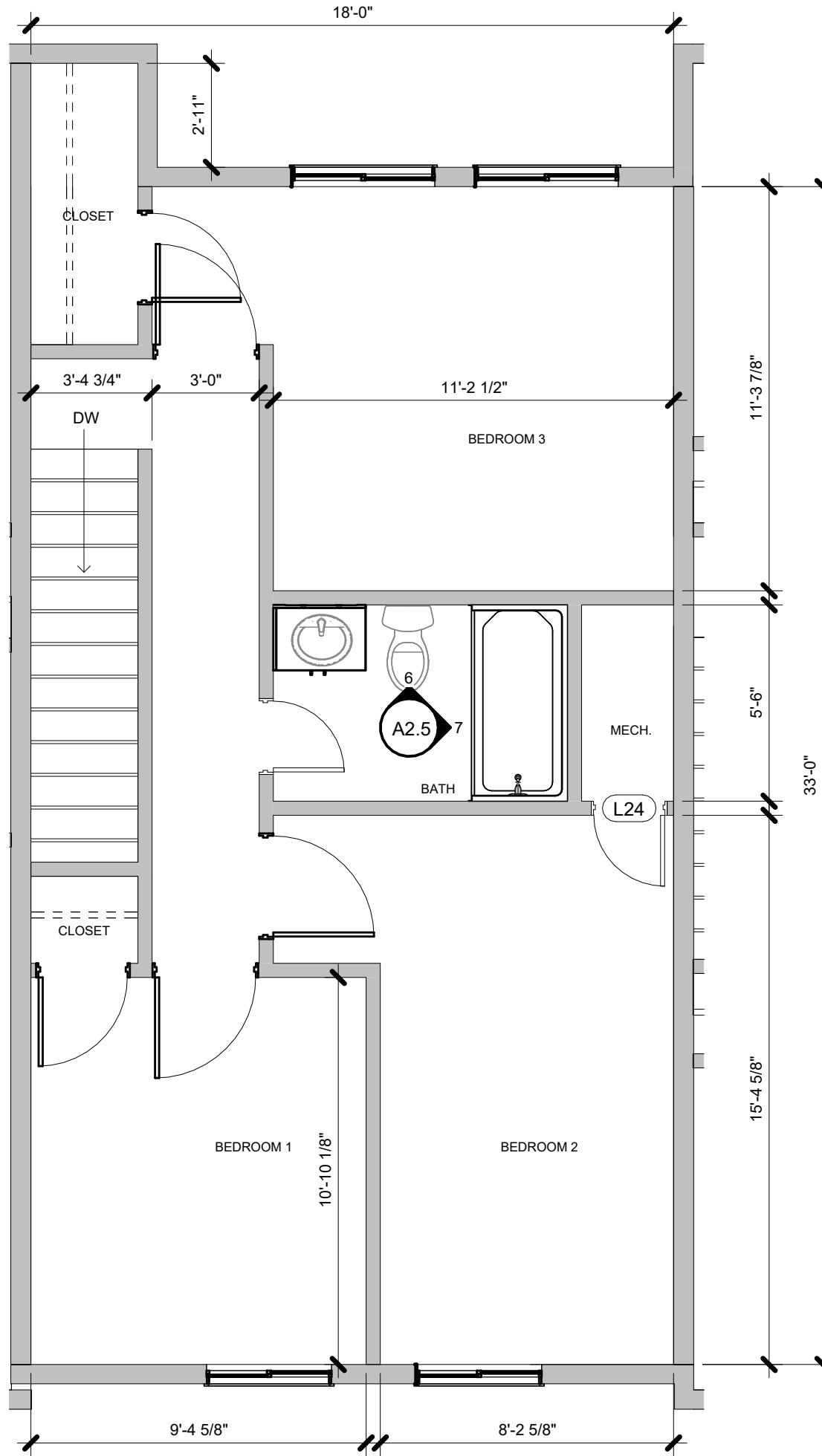
7
A2.5
UNIT 3BR-1 BATH
1/4" = 1'-0"



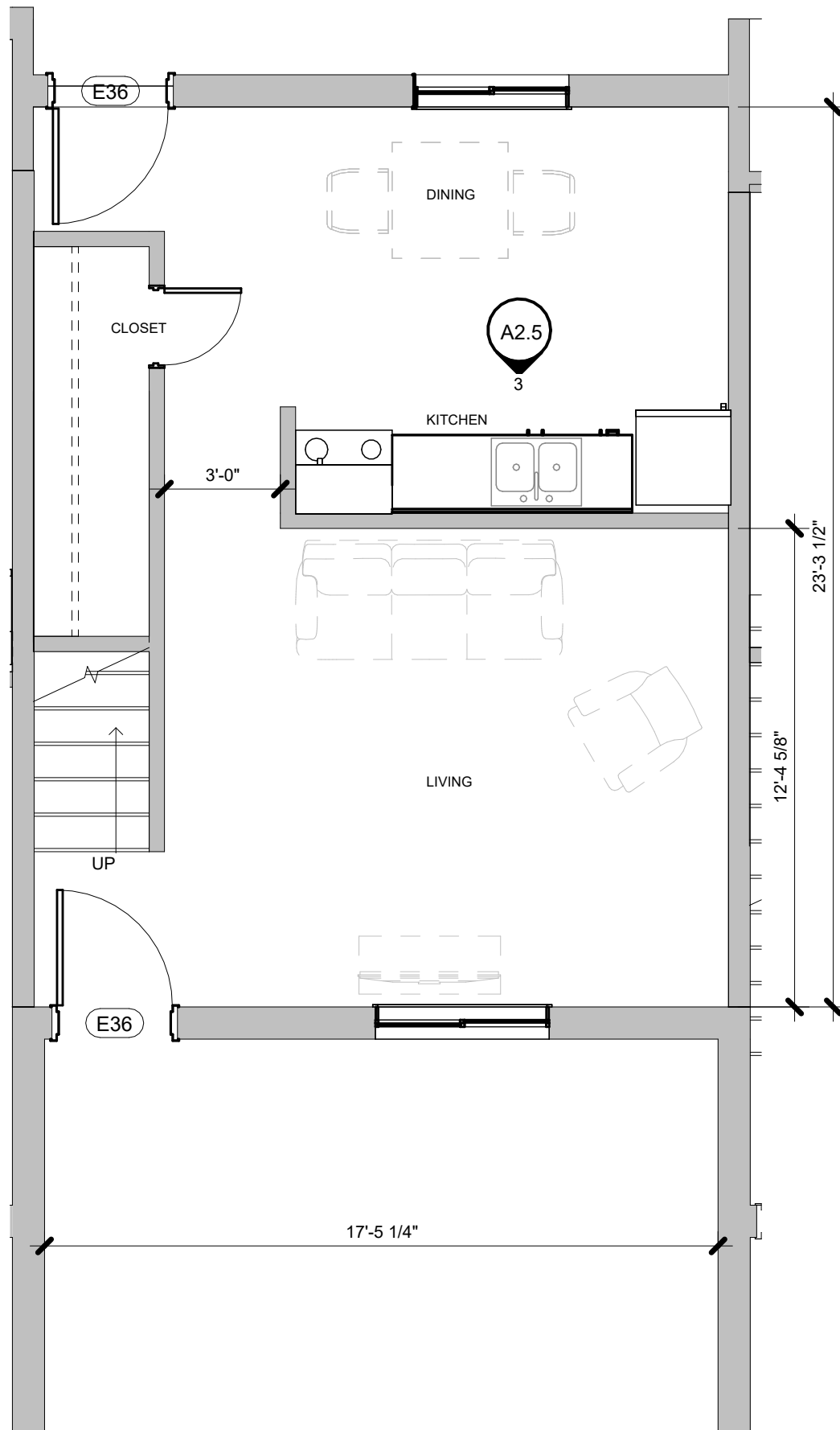
6
A2.5
UNIT 3BR -1 BATH
1/4" = 1'-0"



3
A2.5
UNIT 3BR-1 KITCHEN
1/4" = 1'-0"

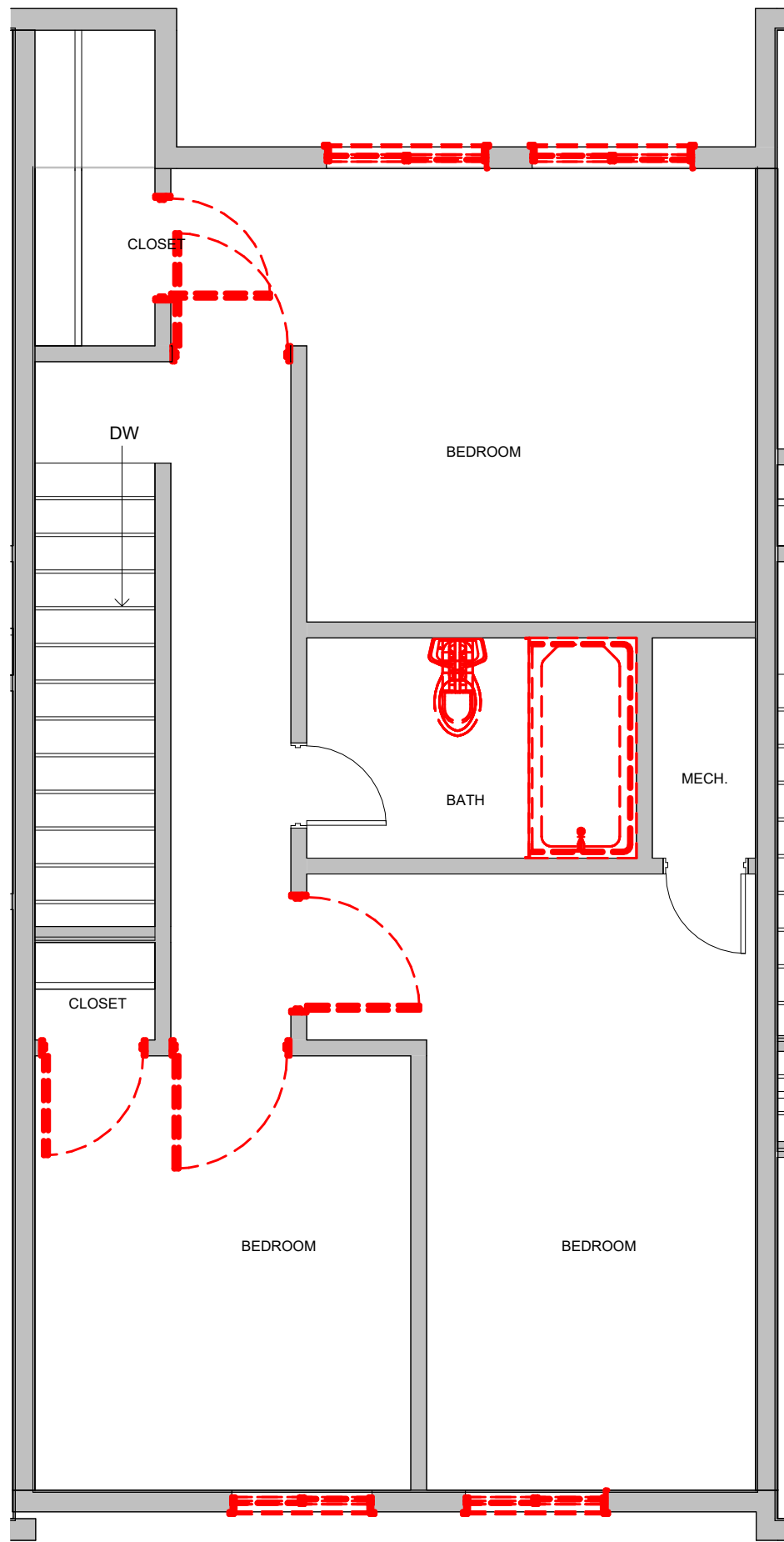


5
A2.5
UNIT 3BR-1 SECOND FLOOR PLAN
1/4" = 1'-0"

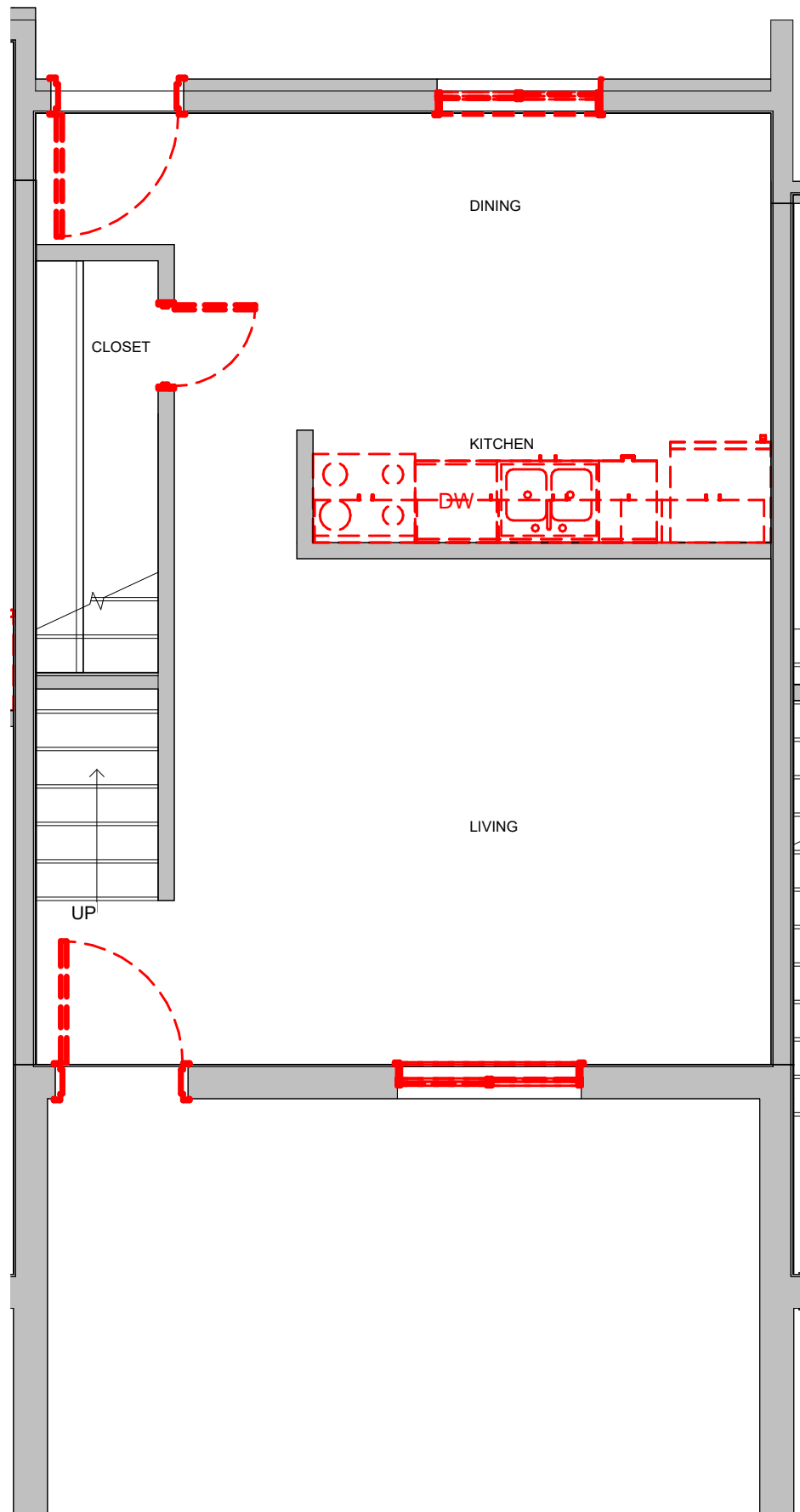


2
A2.5
UNIT 3BR-1 FIRST FLOOR PLAN
1/4" = 1'-0"

UNIT AREA (PER UNIT):
HEATED: 944 SF
UNHEATED: 131 SF
TOTAL AREA: 1045 SF



4
A2.5
UNIT 3BR-1 SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



1
A2.5
UNIT 3BR-1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

- FLOOR PLAN DIMENSIONS ARE TO:
 - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
 - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
 - EXISTING WALLS: FACE OF FINISH.
 - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
 - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
- DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
- ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESS TO ALIGN BOTH SIDES.
- FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
- SEAL EXISTING AND NEW BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
- EXTERIOR WALLS ARE EXISTING TO REMAIN.
- NEW INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
- SEE OVERALL BUILDING FLOOR PLANS AND ARCHITECTURAL SITE PLAN FOR ORIENTATION OF UNITS/ BUILDINGS.

UNIT SCOPE OF WORK

- REMOVE AND REPLACE UNIT EXTERIOR DOORS WITH NEW INSULATED HOLLOW METAL DOORS AND HM FRAMES DOORS; ALL SWING DOORS PER QAP, ENERGY STAR DOORS, DOOR AND FRAME TO BE PAINTED.
- REPLACE AND/OR REPAIR DAMAGED UNIT INTERIOR DOORS, NEW DOORS TO BE FLUSH WOOD DOORS; ALL SWING DOORS PER QAP AND PROVIDE 3/4" AIR SPACE AT BOTTOM.
- PAINT CEILINGS, WALLS, AND TRIM THROUGHOUT.
- REMOVE AND REPLACE FLOORING THROUGHOUT WITH LVT FLOORING.
- REMOVE AND REPLACED BLINDS; HORIZONTAL AT WINDOWS AND SWING DOORS.
- REMOVE AND REPLACE KITCHEN APPLIANCES WITH ENERGY STAR APPLIANCES ARE TO INCLUDE:
 - A. REFRIGERATOR WITH ICE MAKER
 - B. RANGE WITH GREASE SHIELD
 - C. FIRE STOP OVER RANGE
 - D. DISHWASHER
 - E. REFRIGERATOR
 - F. OVER THE RANGE MICROWAVE AT STANDARD UNITS
 - G. RANGE HOOD AND COUNTERTOP MICROWAVE AT ACCESSIBLE UNITS
- REPLACE FIRE EXTINGUISHER (PLACE IN KITCHEN).
- REMOVE AND REPLACE KITCHEN AND BATH CASEWORK.
- REMOVE AND REPLACE KITCHEN AND BATH COUNTERTOP.
- REMOVE AND REPLACE PLUMBING FIXTURES WITH WATER EFFICIENT PLUMBING FIXTURES TO INCLUDE:
 - A. KITCHEN SINK
 - B. BATHROOM: LAVATORY FAUCET, TOILETS, TUB/SHOWER WITH SURROUND, SHOWER HEAD, PROVIDE ROLL IN SHOWERS AT TYPE A1/UFAS UNITS.
- REMOVE EXISTING FURNACE AND REPLACE WITH HEAT PUMP HVAC SYSTEM FEATURING VARIABLE SPEED COMPRESSORS FOR HEATING AND COOLING.
- REMOVE AND REPLACE THERMOSTAT.
- REMOVE AND REPLACE BATHROOM EXHAUST FANS AND ENSURE EXHAUSTING TO EXTERIOR.
- REMOVE AND REPLACE WATER HEATER WITH ENERGY STAR MODEL.
- PROVIDE IN UNIT WATER SHUT OFF AT ALL UNITS.
- REMOVE AND REPLACE UNIT LIGHTING WITH ENERGY STAR LED FIXTURES.
- PROVIDE GELLING FANS IN LIVING ROOM AND ALL BEDROOMS, WITH LIGHT AND FAN SWITCHED SEPARATELY PER QAP.
- REMOVE AND REPLACE ALL RECEPTACLES, SWITCHES AND COVER PLATES THROUGHOUT UNIT.
- REMOVE AND REPLACE TELEPHONE, INTERNET AND WIRING AS REQUIRED TO UPDATE PER SC HOUSING QAP.
- LIGHTING AT BATHROOM TO HAVE LIGHT OVER VANITY AND A OVERHEAD LIGHT THAT IS SWITCHED WITH BATHROOM EXHAUSTS.
- REPLACE IN UNIT SMOKE DETECTORS WITH HARDWIRED COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS.
- UPDATE 5% OF THE UNITS (UNIT TYPE 1BR-2 TYPE A1/UFAS) AS SHOWN IN DEMO AND NEW PLAN FOR COMPLIANCE WITH STANDARDS.
- UPDATE 2% OF THE STANDARD UNITS TO PROVIDE COMPLIANCE WITH AUDIO VISUAL REQUIREMENTS.

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE:

B18R		W2430	
"TYPE" PER LEGEND BELOW	↑	"TYPE" PER LEGEND BELOW	↑
WIDTH	↑	WIDTH	↑
R INDICATES REMOVABLE CABINET	↑	HEIGHT	↑

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
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LS	LAZY SUSAN		

- NOTES:
- SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
 - COUNTERS ARE 1-1/4" THICK, U.N.O.



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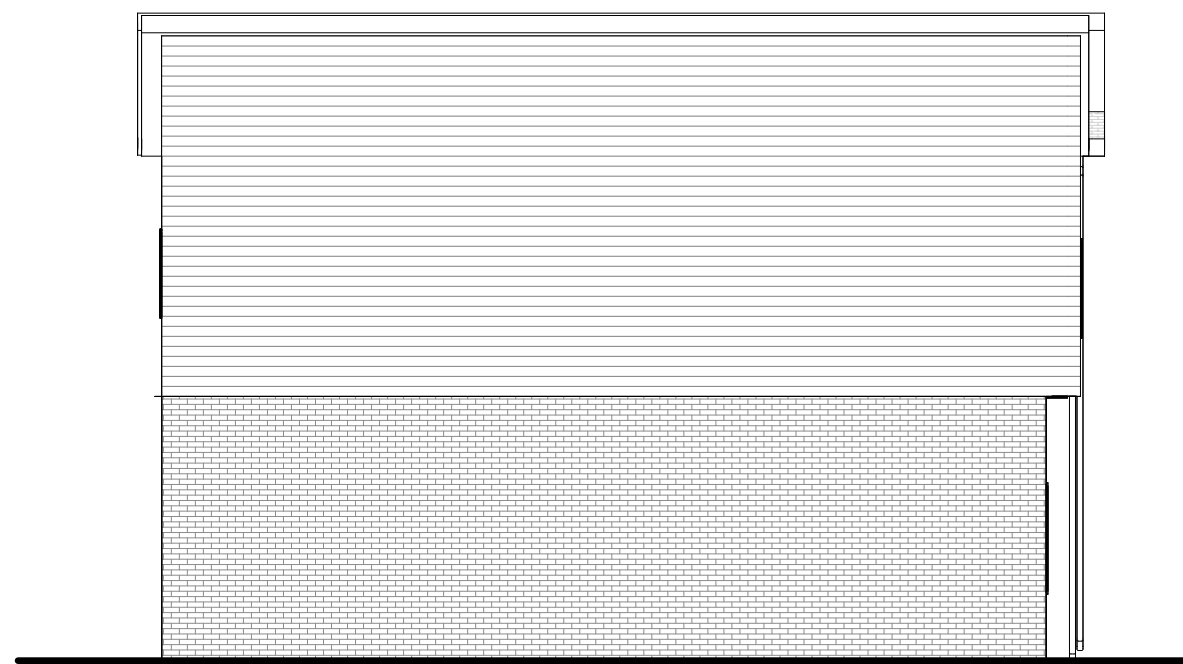
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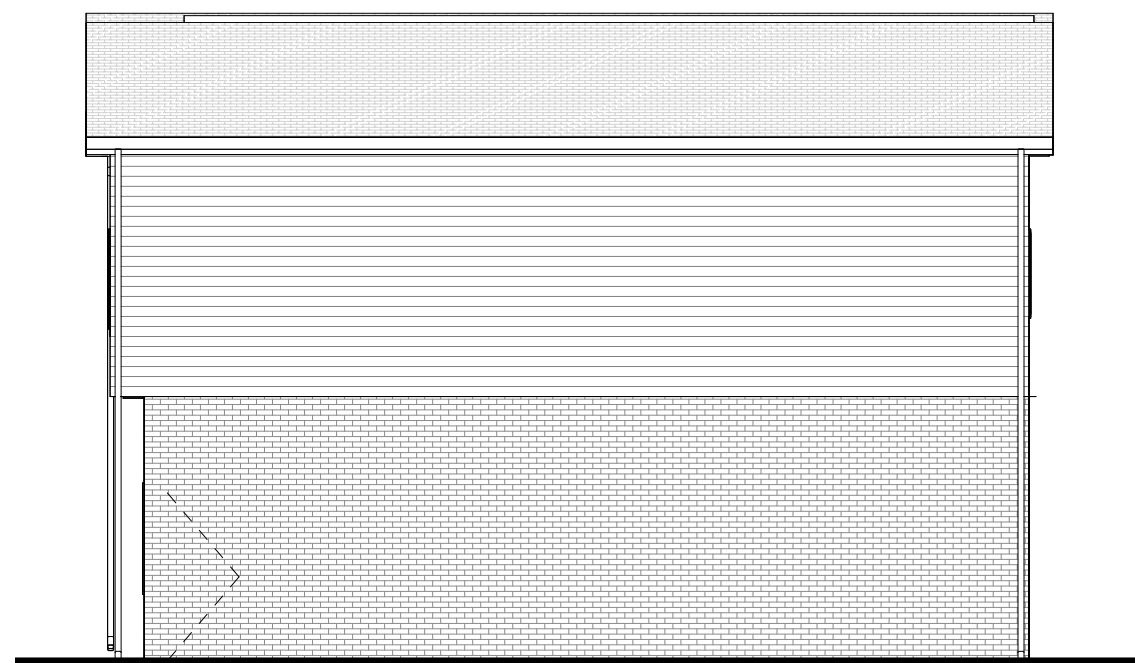
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ENLARGED PLANS
- UNIT 3BR-1

A2.5



4 RIGHT ELEVATION - BUILDING TYPE A
A4.1 1/8" = 1'-0"



2 LEFT ELEVATION - BUILDING TYPE A
A4.1 1/8" = 1'-0"



3 REAR ELEVATION - BUILDING TYPE A
A4.1 1/8" = 1'-0"



1 FRONT 2ELEVATION - BUILDING TYPE A
A4.1 1/8" = 1'-0"

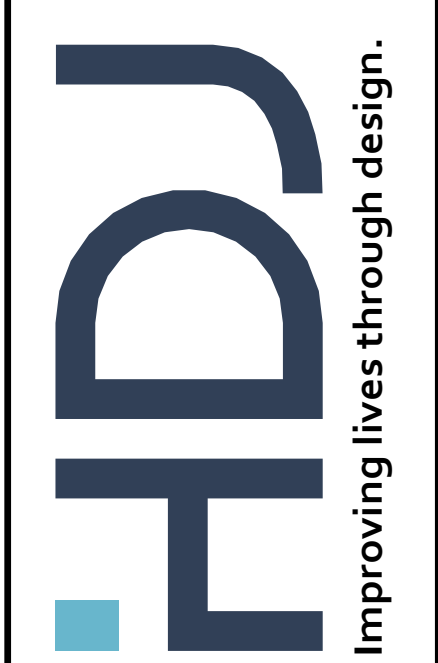
GENERAL ELEVATION NOTES

(APPLIES TO ALL ELEVATION DRAWINGS)

- PROVIDE COMPOSITE TRIM BLOCKS AT ALL EXTERIOR PENETRATIONS, MOUNTING LOCATIONS, SCUPPERS, LOUVERS, ETC. ON SIDING.
- PAINT ALL EXTERIOR PENETRATIONS, LOUVERS, VENTS, PIPES, COVERS, ETC TO MATCH EXISTING WALL COLOR/FINISH.

EXTERIOR ELEVATION SCOPE OF WORK

- BRICK CLEANING AND TUCKPOINTING
- REMOVE SIDING AND WEATHER BARRIER REPLACE WITH NEW SIDING AND WEATHER BARRIER
- PREFABRICATED AWNING ABOVE UNIT ENTRY
- REMOVE AND REPLACE UNIT ENTRY DOOR - SEE UNIT PLAN
- REMOVE AND REPLACE WINDOWS
- REMOVE AND REPLACE UNIT ENTRY DOORS
- REMOVE AND REPLACE ROOFING. SEE ROOF PLAN
- CLEAN AND REPAIR EXISTING GUTTER AND DOWNSPOUT SYSTEM. PROVIDE LEAF GUARDS ON EXISTING GUTTERS
- EXISTING FASCIA AND SOFFIT TO REMAIN.



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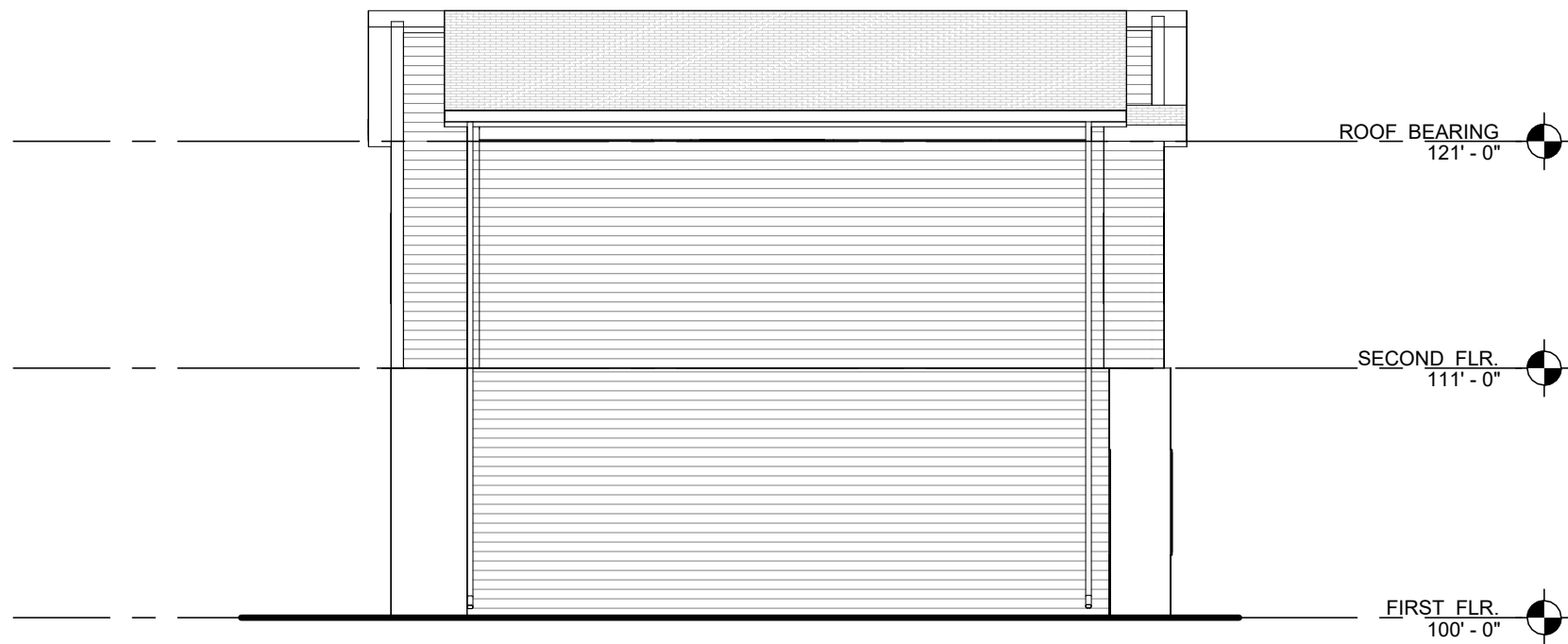
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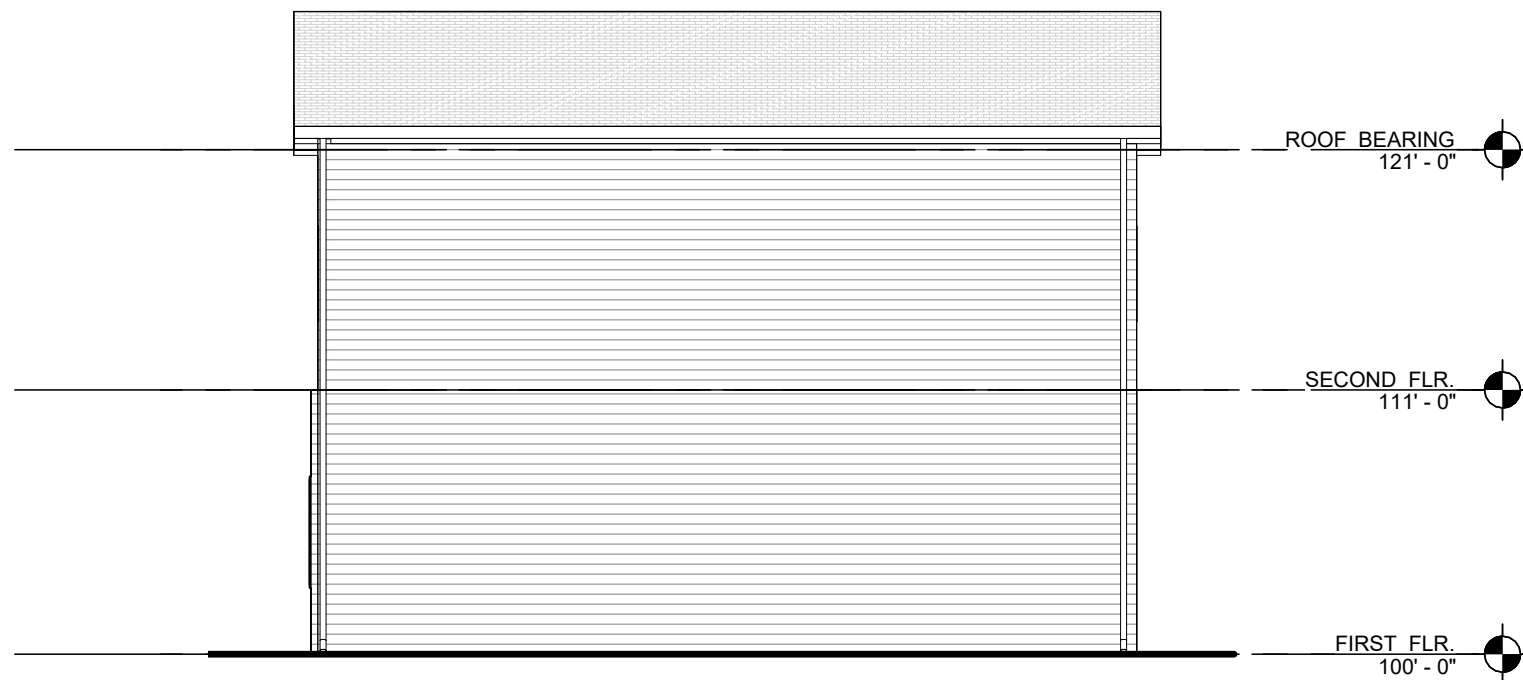
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EXTERIOR
ELEVATIONS -
BUILDING TYPE 1

A4.1



4 RIGHT ELEVATION - BUILDING TYPE B
A4.2 1/8" = 1'-0"



3 LEFT ELEVATION - BUILDING TYPE B
A4.2 1/8" = 1'-0"



2 REAR ELEVATION - BUILDING TYPE B
A4.2 1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING TYPE B
A4.2 1/8" = 1'-0"

GENERAL ELEVATION NOTES

(APPLIES TO ALL ELEVATION DRAWINGS)

- A. PROVIDE COMPOSITE TRIM BLOCKS AT ALL EXTERIOR PENETRATIONS, MOUNTING LOCATIONS, SCUPPERS, LOUVERS, ETC. ON SIDING.
B. PAINT ALL EXTERIOR PENETRATIONS, LOUVERS, VENTS, PIPES, COVERS, ETC TO MATCH EXISTING WALL COLOR/FINISH.

EXTERIOR ELEVATION SCOPE OF WORK

- BRICK CLEANING AND TUCKPOINTING
- REMOVE SIDING AND WEATHER BARRIER REPLACE WITH NEW SIDING AND WEATHER BARRIER
- PREFABRICATED AWNING ABOVE UNIT ENTRY
- REMOVE AND REPLACE UNIT ENTRY DOOR - SEE UNIT PLAN
- REMOVE AND REPLACE WINDOWS
- REMOVE AND REPLACE UNIT ENTRY DOORS
- REMOVE AND REPLACE ROOFING. SEE ROOF PLAN
- CLEAN AND REPAIR EXISTING GUTTER AND DOWNSPOUT SYSTEM. PROVIDE LEAF GUARDS ON EXISTING GUTTERS
- EXISTING FASCIA AND SOFFIT TO REMAIN.

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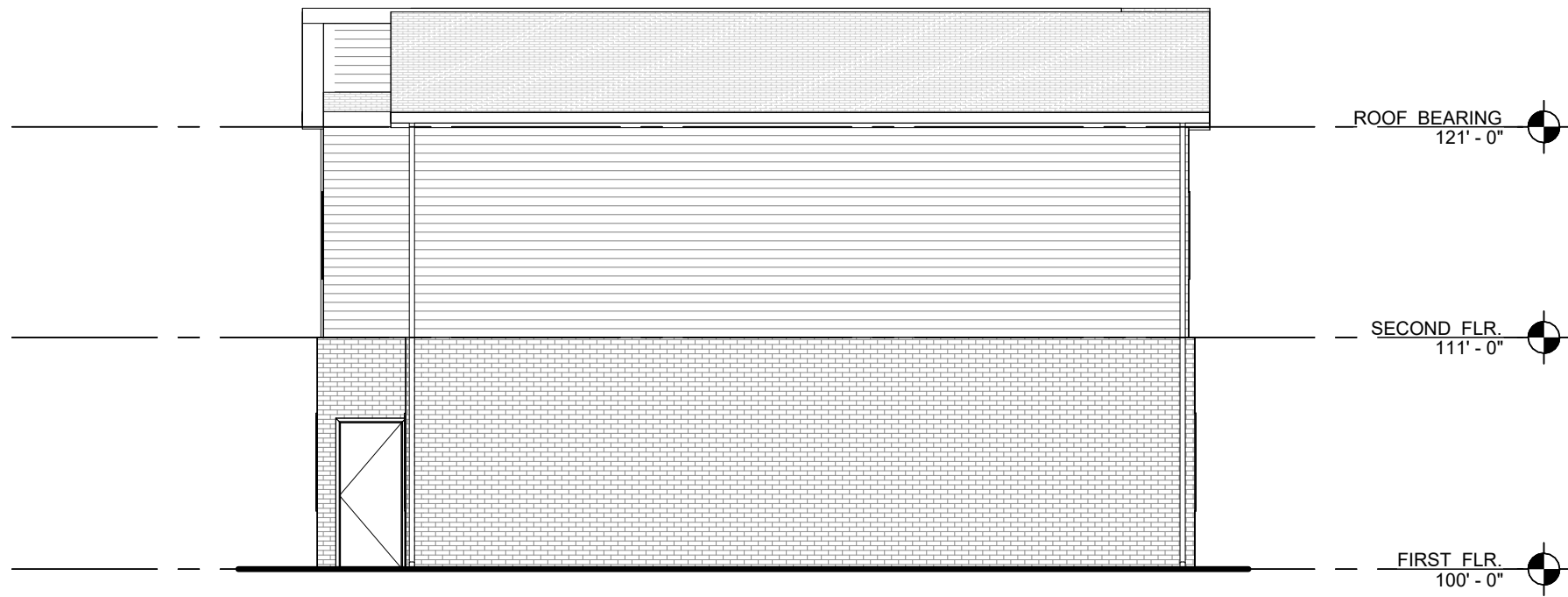
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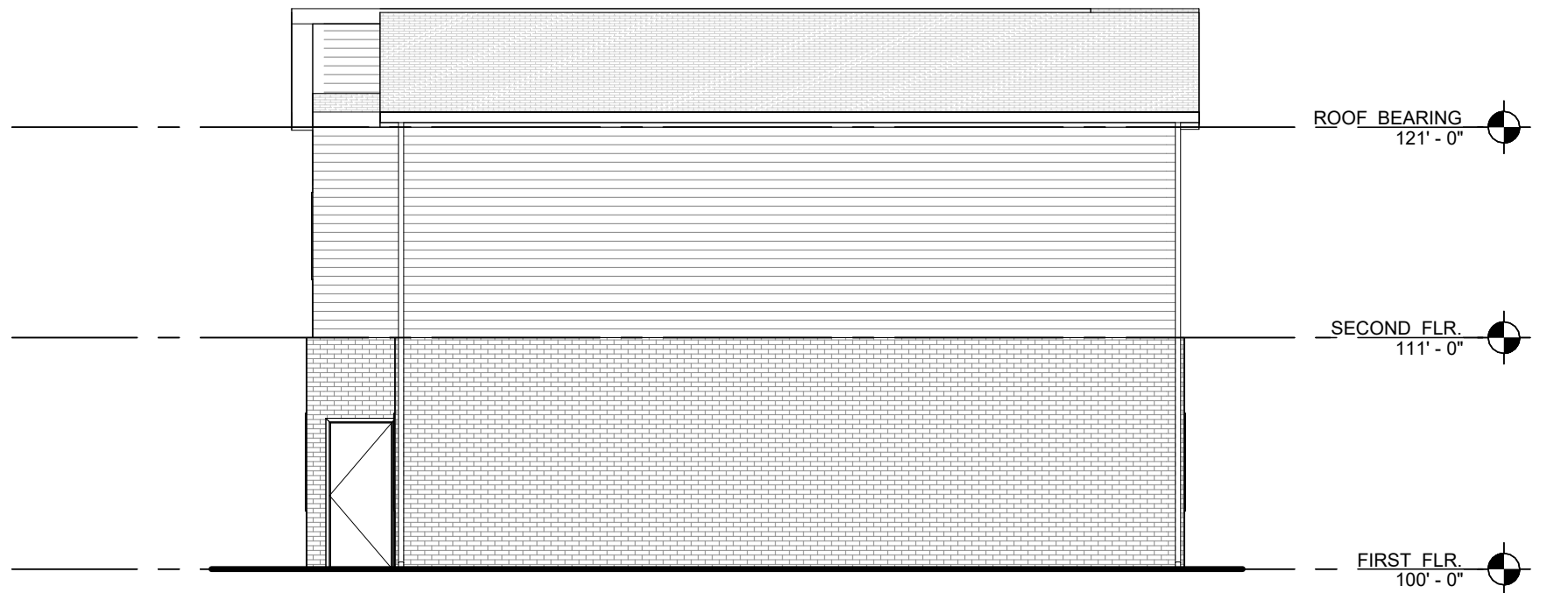
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EXTERIOR
ELEVATIONS -
BUILDING TYPE 2

A4.2



4 LEFT ELEVATION - BUILDING TYPE C
A4.3 1/8" = 1'-0"



3 RIGHT ELEVATION - BUILDING TYPE C
A4.3 1/8" = 1'-0"



2 REAR ELEVATION - BUILDING TYPE C
A4.3 1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING TYPE C
A4.3 1/8" = 1'-0"

GENERAL ELEVATION NOTES

(APPLIES TO ALL ELEVATION DRAWINGS)

- A. PROVIDE COMPOSITE TRIM BLOCKS AT ALL EXTERIOR PENETRATIONS, MOUNTING LOCATIONS, SCUPPERS, LOUVERS, ETC. ON SIDING.
- B. PAINT ALL EXTERIOR PENETRATIONS, LOUVERS, VENTS, PIPES, COVERS, ETC TO MATCH EXISTING WALL COLOR/FINISH.

EXTERIOR ELEVATION SCOPE OF WORK

- BRICK CLEANING AND TUCKPOINTING
- REMOVE SIDING AND WEATHER BARRIER REPLACE WITH NEW SIDING AND WEATHER BARRIER
- PREFABRICATED AWNING ABOVE UNIT ENTRY
- REMOVE AND REPLACE UNIT ENTRY DOOR - SEE UNIT PLAN
- REMOVE AND REPLACE WINDOWS
- REMOVE AND REPLACE UNIT ENTRY DOORS
- REMOVE AND REPLACE ROOFING. SEE ROOF PLAN
- CLEAN AND REPAIR EXISTING GUTTER AND DOWNSPOUT SYSTEM. PROVIDE LEAF GUARDS ON EXISTING GUTTERS
- EXISTING FASCIA AND SOFFIT TO REMAIN.

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EXTERIOR
ELEVATIONS -
BUILDING TYPE 3

A4.3