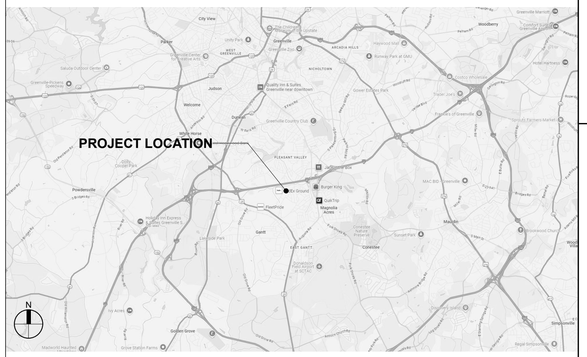
HIGHLAND SQUARE APARTMENTS

200 PINE CREEK CT EXT, GREENVILLE, SC 29605

VICINITY MAP



DIRECTORY

OWNER / REPRESENTATIVE:
COMPANY NAME
NAME
ADDRESS
CITY, STATE ZIP CODE
T:
E:

ARCHITECT:
DYKE NELSON ARCHITECTURE
DYKE NELSON
235 SOUTH 14TH STREET, SUITE A
BATON ROUGE, LA 70802
T: 225.224.3363
E: dyke@dna-workshop.com

MEP ENGINEER:
COMPANY NAME
NAME
ADDRESS
CITY, STATE ZIP CODE
T:
E:

CIVIL ENGINEER:
COMPANY NAME
NAME
ADDRESS
CITY, STATE ZIP CODE
T:
E:

GRAPHIC SYMBOLS

- NORTH ARROW
- LEVEL NAME / ELEVATION — LEVEL & ELEVATION TAG
- C0.00 — KEYNOTE TAG
- CENTERLINE
- SPOT ELEVATION
- REVISION NUMBER
- #"/12" — RISE/RUN ROOF SLOPE
- # ON SHEET / INTERIOR ELEVATION TAG / SHEET #
- DOOR TAG
- WINDOW TAG
- WALL TAG
- ROOM NAME / ROOM NUMBER / ROOM AREA
- OCCUPANCY USE
- OCCUPANT TOTAL: ? / ? — OCCUPANT TOTAL / ROOM SF / OCCUPANT LOAD
- # ON SHEET / EXTERIOR ELEVATION TAG / SHEET #
- # ON SHEET / SHEET # — CALLOUT TAG

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BLDG	BUILDING
BOT	BOTTOM
CLR	CLEAR
CLG	CEILING
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CORR	CORRIDOR
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
ELECT	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FIN	FINISH
FURR	FURRING
FLR	FLOOR
GSF	GROSS SQUARE FEET
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
HR	HOUR
HT	HEIGHT
IN	INCH
LVP	LAMINATED VINYL PLANK
MAT	MATERIAL
MTL	METAL
MBM	METAL BUILDING MANUFACTURER
N	NORTH
NSF	NET SQUARE FEET
N/A	NOT APPLICABLE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PROP	PROPERTY
PTD	PAINTED
PTC	PRIOR TO CONSTRUCTION
RM	ROOM
SPEC	SPECIFICATION
STD	STANDARD
TYP	TYPICAL
TBD	TO BE DETERMINED
VER	VERIFY

SHEET LIST

SHEET LIST

SHEET #	SHEET NAME	DATE	REV #	REV. DATE
0.1 - GENERAL				
G001	COVER SHEET	18/10/24		
G002	ADA DIAGRAMS	18/10/24		
G003	ACCESSIBLE UNIT REQUIREMENTS	18/10/24		
G004	GENERAL SITE DETAILS	18/10/24		
1.0 - SURVEY				
V001	SURVEY	18/10/24		
V002	SURVEY	18/10/24		
1.1 - ARCHITECTURE SITE PLAN				
A001	ARCHITECTURAL SITE PLAN	18/10/24		
5 - ARCHITECTURE				
A100	FLOOR PLANS - BLDG TYPE A	18/10/24		
A101	FLOOR PLANS - BLDG TYPE B	18/10/24		
A102	FLOOR PLANS - BLDG TYPE C	18/10/24		
A200	EXTERIOR ELEVATIONS - BLDG TYPE A	18/10/24		
A201	EXTERIOR ELEVATIONS - BLDG TYPE B	18/10/24		
A202	EXTERIOR ELEVATIONS - BLDG TYPE C	18/10/24		
A203	EXTERIOR ELEVATIONS - BLDG TYPE D	18/10/24		
A204	EXTERIOR ELEVATIONS - COMMUNITY BLDG	18/10/24		
A400	ENLARGED FLOOR PLAN - UNIT 1BR	18/10/24		
A401	ENLARGED FLOOR PLAN - UNIT 1BR (HC)	18/10/24		
A402	ENLARGED FLOOR PLAN - UNIT 2BR	18/10/24		
A403	ENLARGED FLOOR PLAN - UNIT 2BR(HC)	18/10/24		
A404	ENLARGED FLOOR PLAN - UNIT 3BR	18/10/24		
A405	ENLARGED FLOOR PLAN - UNIT 3BR	18/10/24		
A406	ENLARGED FLOOR PLAN - UNIT 3BR(HC)	18/10/24		
A407	ENLARGED FLOOR PLAN - UNIT 3BR(HC)	18/10/24		
A408	ENLARGED FLOOR PLAN - UNIT 1BR(AV), UNIT 2BR(AV) & UNIT 3BR(AV)	18/10/24		
A409	ENLARGED FLOOR PLAN - COMMUNITY BLDG	18/10/24		
A600	DOOR SCHEDULE & WALL TYPES	18/10/24		

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BLDG A

BLDG B

BLDG C

BLDG D

UNIT MATRIX

UNIT AREA SUMMARY

UNIT NAME	UNIT TYPE	UNIT AREA SF	BALCONY SF	# OF UNITS	TOTAL RENTABLE SF	UNIT TYPE COUNT	UNIT TYPE %
UNIT 1BR	1BR1B	606	50	37	24,272	37	24.3%
UNIT 1BR HC	1BR1B	606	50	2	1,312	2	1.3%
UNIT 1BR AV	1BR1B	606	50	1	656	1	0.7%
UNIT 2BR	2BR1.5B	825	50	74	64,750	74	48.7%
UNIT 2BR HC	2BR1.5B	825	50	4	3,500	4	2.6%
UNIT 2BR AV	2BR1.5B	825	50	2	1,750	2	1.3%
UNIT 3BR	3BR2B	1,045	50	29	31,755	29	19.1%
UNIT 3BR HC	3BR2B	1,045	50	2	2,190	2	1.3%
UNIT 3BR AV	3BR2B	1,045	50	1	1,095	1	0.7%
TOTAL				152	131,280	152	100%

BLDG TYPE A
BLDG A AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
1 ST	5,395	1,241	6,636
2 ND	5,395	682	6,077
TOTAL	10,790	1,923	12,713

BLDG TYPE B
BLDG B AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
1 ST	8,060	1,862	9,922
2 ND	8,066	921	8,987
TOTAL	16,126	2,783	18,909

BLDG TYPE C
BLDG C,D,G&H AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
1 ST	4,559	635	5,194
2 ND	4,575	333	4,908
TOTAL	9,134	968	10,102

BLDG TYPE D
BLDG E,F,I&J AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
TERRACE	3,647	590	4,237
1 ST	7,213	937	8,150
2 ND	7,238	690	7,928
TOTAL	9,134	968	10,102

HIGHLAND SQUARE APARTMENTS BLDG SUMMARY
TOTAL NUMBER OF BLDGS: 11
TOTAL NUMBER OF APARTMENT BLDGS: 10
COMMUNITY BLDG: 1

BLDG ID	BLDG TYPE	LEVELS	TOTAL NSF	TOTAL GSF	UNITS SUMMARY: UNIT ID	UNIT 1BR	UNIT 1BR HC	UNIT 1BR AV	UNIT 2BR	UNIT 2BR HC	UNIT 2BR AV	UNIT 3BR	UNIT 3BR HC	UNIT 3BR AV	TOTAL UNITS
					UNIT TYPE	1BR1B	1BR1B	1BR1B	2BR1.5B	2BR1.5B	2BR1.5B	3BR2B	3BR2B	3BR2B	
					NSF	606	606	606	825	825	825	1045	1045	1045	
					GSF	645	645	645	883	883	883	1115	1115	1115	
A	A	1ST	9,696	10,338		6	2								16
		2ND				8									
B	B	1ST	14,544	15,480		11		1							24
		2ND				12									
C	C	1ST	8,306	8,920								2	2		8
		2ND										4			
D	C	1ST	8,306	8,920								4			8
		2ND										4			
E	D	TERRACE	16,500	17,660					4						20
		1ST							6	2					
		2ND							8						
F	D	TERRACE	16,500	17,660					4						20
		1ST							6	2					
		2ND							8						
G	C	1ST	8,306	8,920								3		1	8
		2ND										4			
H	C	1ST	8,306	8,920								4			8
		2ND										4			
I	D	TERRACE	16,500	17,660					4						20
		1ST							7		1				
		2ND							8						
J	D	TERRACE	16,500	17,660					4						20
		1ST							7		1				
		2ND							8						
TOTAL			123,680	132,138		37	2	1	74	4	2	29	2	1	152
						40			80			22			
						1BR			2BR			3BR			

TOTAL HANDICAP UNITS: **2** 1BR(HC) + **4** 2BR (HC) + **2** 3BR(HC) = **8** HANDICAP UNITS
TOTAL AUDIO-VISUAL UNITS: **1** 1BR (AV) + **2** 2BR(AV) + **1** 3BR (AV) = **4** AUDIO-VISUAL UNITS

GENERAL NOTES

1. THESE DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTION OF THE CONTRACT DOCUMENTS. THESE DRAWINGS CONVEY THE DESIGN INTENT, LOCATION AND DIMENSIONS OF THE WORK.
2. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DRAWINGS WITH OTHER PARTS OF THE CONTRACT DOCUMENTS, WHETHER APPEARING HEREIN OR ISSUED SEPARATELY, AND SHALL AT ONCE REPORT TO DNA ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED.
3. ALL PORTIONS OF THE CONTRACT DOCUMENTS, WHETHER APPEARING HEREIN OR ISSUED SEPARATELY ARE INTENDED TO BE COMPLEMENTARY. WHAT IS CALLED FOR BY ANY PORTION THEREOF SHALL BE AS IF CALLED FOR BY ALL PORTIONS OF THE CONTRACT DOCUMENTS. ANY APPARENT OR OBVIOUS INCONSISTENCIES APPEARING WITHIN ANY PORTION OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF DNA BY THE CONTRACTOR PRIOR TO PROCEEDING WITH WORK.
4. THESE DRAWINGS DO NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT REQUIREMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED HEREIN, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER OR NOT SAID ITEMS AND/OR ASSOCIATED WORK ARE SPECIFICALLY IDENTIFIED HEREIN.
5. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL ASSOCIATED PIPING, DUCTWORK, AND/OR CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF THE ASSOCIATED WIRING AND EQUIPMENT CAN BE PROVIDED.
6. THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM 'APPROVED ALTERNATE' IS USED, DNA SHALL DETERMINE THE SUITABILITY OF ANY ALTERNATE MATERIALS PROPOSED BY THE CONTRACTOR. ALTERNATE MATERIALS SHOULD ONLY BE SUBMITTED FOR REVIEW BY DNA WHERE AN IMPROVEMENT IN QUALITY OR AN ASSOCIATED COST SAVINGS CAN BE DEMONSTRATED. ALL ALTERNATE MATERIALS SUBMITTED MUST BE ACCOMPANIED BY FOUR (4) COPIES OF ALL MANUFACTURER'S SPECIFICATIONS PERTAINING TO SAID MATERIAL(S).
7. WHERE COMPONENTS OR MATERIALS ARE NOTED AS "BUILDING STANDARD", CONTRACTOR SHALL INSTALL ITEMS AS SPECIFIED BY THE PROJECT ARCHITECT AND/OR OWNER'S REPRESENTATIVES.

SUBMITTAL REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL REVIEW, APPROVE, AND STAMP EACH ITEM WHICH IS SUBMITTED. BY REVIEWING, APPROVING, STAMPING, AND MAKING SAID SUBMITTALS, THE CONTRACTOR CERTIFIES THAT HE(SHE) HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO (OR THAT HE WILL DO SO), AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY DNA'S REVIEW OF ANY OF THE AFOREMENTIONED SUBMITTALS. FURTHER, THE CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED WITHIN ANY SUBMITTAL BY DNA'S REVIEW OF SAID SUBMITTAL.

NOTWITHSTANDING ANY QUANTITIES INDICATED OR SPECIFICALLY STATED ON ANY SPECIFIC SUBMITTAL, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK.

SHOP DRAWINGS WHICH ARE REQUIRED TO BE SUBMITTED:

1. SHALL BE DRAWN TO A SCALE SUFFICIENT FOR CLARITY AND COORDINATION
2. SHALL SHOW NECESSARY WORKING AND ERECTION DIMENSIONS AND NECESSARY DETAILS, SECTIONS, PLANS, AND ELEVATIONS
3. SHALL BE PROPERLY CROSS-REFERENCED TO THE APPROPRIAITE PAGES OF THESE DRAWINGS TO CLEARLY DELINEATE ARRANGEMENT
4. SHALL ILLUSTRATE RELATIONSHIP TO OTHER WORK ASSOCIATED WITH THE PROJECT.

ANY SAMPLE REQUIRED TO BE SUBMITTED FOR REVIEW WILL BE RETURNED WHEN SO REQUESTED BY THE CONTRACTOR. CHARGES FOR SUBMISSION OF SAMPLES AND FOR THEIR RETURN SHALL BE BORNE BY THE CONTRACTOR.

CONTRACTOR SHALL CONSECUTIVELY NUMBER SUBMITTALS. ANY RE-SUBMITTALS SHALL RETAIN THE ORIGINAL IDENTIFICATION NUMBER FOLLOWED BY THE DESIGNATED REVISION NUMBER (IE. REV. 1, REV. 2, ETC.). CLEAR SPACE SHALL BE PROVIDED ON EACH ITEM SUBMITTED FOR CONTRACTOR'S AND PROJECT ARCHITECT'S STAMPS. WHERE CLEAR SPACE IS NOT AVAILABLE ON SAMPLES, SUBMIT WITH TAGS ATTACHED.

CONDITIONS AND QUALIFICATIONS

DNA'S REVIEW AND NON-REJECTION OF A SPECIFIC ITEM SHALL NOT BE CONSTRUED AS ACCEPTANCE OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

DNA'S REVIEW OF SUBMITTALS SHALL IN NO WAY IMPLY THAT DNA IS IN ANY WAY RESPONSIBLE FOR, THE FABRICATION PROCESS OR TECHNIQUES OF CONSTRUCTION. DNA WILL NOT CHECK, AND ASSUMES NO RESPONSIBILITY FOR, DIMENSIONS OR QUANTITITES ON REVIEWED SUBMITTALS, OR FOR COORDINATION OF ANY TRADES.

THE REVIEW OF SUBMITTALS SHALL NOT ACT TO PERMIT DEPARTURES FROM ADDITIONAL DETAILS OR INSTRUCTION PREVIOUSLY GIVEN.

SUBSTITUTIONS

CONTRACTOR SHALL SUBMIT FOR REVIEW ANY ITEM WHICH IS PROPOSED FOR SUBSTITUTION, OR WHICH DIFFERS IN ANY RESPECT FROM MATERIALS, SYSTEMS, AND EQUIPMENT WHICH IS SPECIFIED WITHIN THESE DRAWINGS.

SUBSTITUTIONS WILL ONLY BE CONSIDERED WHICH EITHER:
1. PROVIDE A HIGHER LEVEL OF QUALITY
2. SAVE THE OWNER MONEY OVER ENTIRE PROJECT (INCLUDING DNA'S REVIEW TIME), OR
3. IMPROVE THE PROJECT SCHEDULE.

REQUESTS FOR SUBSTITUTION MUST BE ACCOMPANIED BY THE FOLLOWING:
- COMPLETE TECHNICAL DATA AND PERFORMANCE SPECIFICATIONS
- SAMPLES OF THE ARTICLE PROPOSED FOR SUBSTITUTION (AS APPLICABLE)
- A STATEMENT SIGNED BY THE CONTRACTOR THAT THE PROPOSED SUBSTITUTION IS IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS
- NOTIFICATION REGARDING THE EFFECT OF THE SUBSTITUTION ON OTHER WORK, ASSEMBLIES, PRODUCTS, OR SEPARATE CONTRACTS. ALSO NOTIFICATION IF ACCEPTANCE OF SUBSTITUTION COULD REQUIRE REVISION OF DRAWINGS OR DETAILS.

REQUESTS FOR SUBSTITUTIONS SHALL INCLUDE FOUR (4) COPIES THE ABOVE INFORMATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF ANY CHANGES IN OTHER PARTS OF HIS(HER) WORK, OR THE WORK OF SUBCONTRACTORS OR OTHER TRADES, WHICH MAY BE CAUSED BY ACCEPTANCE OF THE SUBSTITUTION. SAID CHANGES IN WORK SHALL BE PROVIDED AT NO CHARGE TO THE OWNER.

ORIGINALLY SPECIFIED ITEMS SHALL BE FURNISHED UNLESS A SUBSTITUTION HAS BEEN FORMALLY ACCEPTED.

IT IS UNDERSTOOD THAT DUE TO CITY APPROVALS AND OWNER INSTRUCTIONS, CERTAIN SUBSTITUTIONS CANNOT BE APPROVED. THEREFORE, DNA RESERVES THE RIGHT TO REJECT ANY AND ALL REQUESTS FOR SUBSTITUTION.

WHEN MAKING A SUBSTITUTION CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY TIME EXPENDED IN ALTERING DRAWINGS TO REFLECT CHANGES IN THE PROJECT AS BY THE INCORPORATION OF THE SUBSTITUTED ARTICLE WITHIN THE WORK.

PROJECT SUMMARY

PROJECT NAME: **HIGHLAND SQUARE APARTMENTS**
PROJECT ADDRESS: **200 PINE CREEK CT EXT, GREENVILLE, SC 29605**

PROPOSED USE: **RESIDENTIAL - MULTI FAMILY**

BUILDING PLANNING:

OCCUPANCY(IBC): **R-2**
OCCUPANCY(NFPA): **R-2**
MIXED OCCUPANCY: **RESIDENTIAL**
REQ'D FIRE SEPARATION: **N/A**

MEANS OF EGRESS

200'-0" MAX TRAVEL DISTANCE TO EXIT
20'-0" MAX DEAD END CORRIDOR LENGTH
44" MIN CORRIDOR WIDTH
30'-0" MAX COMMON PATH OF TRAVEL
32" MIN CLEAR OPENING OF EXIT DOORS
2 MIN NUMBER OF EXITS

PLUMBING REQUIREMENTS: (A-2)

OCCUPANT LOAD: **0**
TOILETS:
MEN: **0** WOMEN: **0**
LAVATORIES:
MEN: **0** WOMEN: **0**
DRINKING FOUNTAINS: **0**

TYPE OF CONSTRUCTION:

CONSTRUCTION TYPE (IBC): **EXISTING**
CONSTRUCTION TYPE (NFPA): **EXISTING**

APPLICABLE CODES:

BUILDING CODE: **SCBC (2021)**
EXIST BLDG CODE: **SCEBC (2021)**
LIFE SAFETY CODE: **NFPA 101 (2012)**
ACCESSIBILITY CODE: **ADAAG (2010) , ANSI 117.1 (2009)**
STRUCTURAL CODE: **N/A**
MECHANICAL CODE: **SCMC (2021)**
ELECTRICAL CODE: **NEC (2017)**
PLUMBING CODE: **SCPC (2021)**
ELEVATOR CODE: **N/A**
GAS CODE: **N/A**
BOILER CODE: **N/A**

FIRE PROTECTION REQUIREMENTS:

NO AUTOMATIC SPRINKLERS
YES MANUAL EXTINGUISHERS
L OCCUPANCY HAZARD (LOW, MED, HIGH)
3,000 SF MAX FLOOR AREA PER EXTINGUISHER
75'-0" MAX TRAVEL DISTANCE PER EXTINGUISHER

PLUMBING REQUIREMENTS: (R-2)

OCCUPANT LOAD: **0**
TOILETS:
MEN: **0** WOMEN: **0**
LAVATORIES:
MEN: **0** WOMEN: **0**
DRINKING FOUNTAINS: **0**

TYPE OF CONSTRUCTION:

CONSTRUCTION TYPE (IBC): **EXISTING**
CONSTRUCTION TYPE (NFPA): **EXISTING**

DNAworkshop
HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

REVISIONS

JOB NUMBER: 24-073
ISSUED: 18/10/24

PRELIMINARY

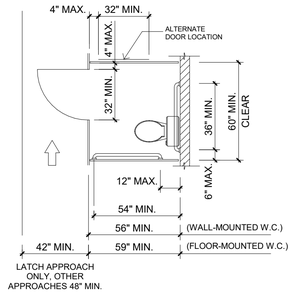
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE AND LOCAL CODES.

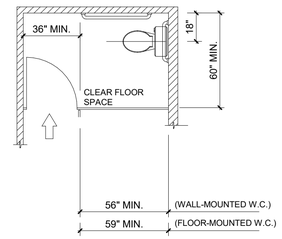
COVER SHEET

G001

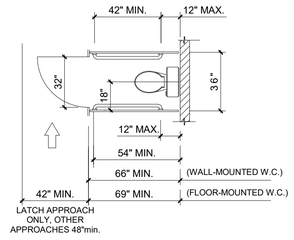
PHASE: SD



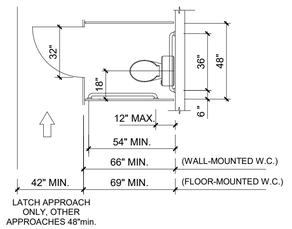
(A) STANDARD STALL



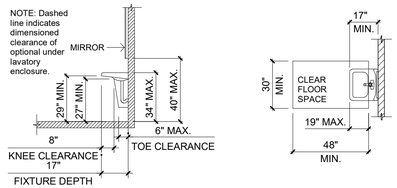
(A-1) STANDARD STALL (END OF ROW)



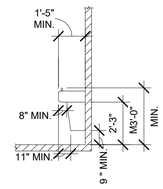
(B) ALTERNATE STALLS



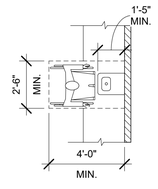
TOILET STALL DETAILS
1/4" = 1'-0"



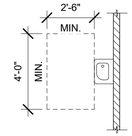
LAVATORY CLEARANCES AND CLEAR FLOOR SPACE
1/4" = 1'-0"



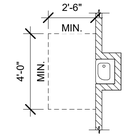
(A) SPOUT HEIGHT AND KNEE CLEARANCE



(B) CLEAR FLOOR SPACE

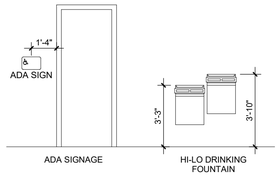


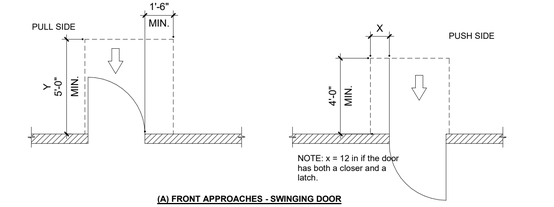
(C) FREE-STANDING FOUNTAIN OR COOLER



(D) BUILT-IN FOUNTAIN OR COOLER

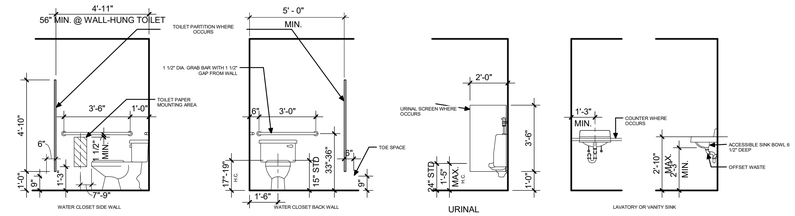
DRINKING FOUNTAINS AND WATER COOLERS
1/4" = 1'-0"

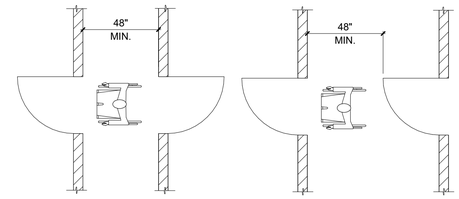




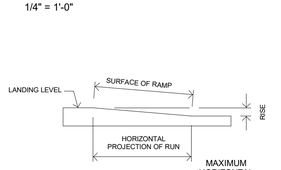
NOTE: All doors in alcoves shall comply with the clearances for front approaches.

MANEUVERING CLEARANCES AT DOOR
1/4" = 1'-0"



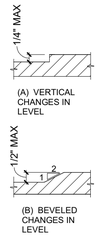


HINGED DOORS IN SERIES
1/4" = 1'-0"

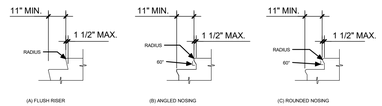


MAXIMUM RISE		MAXIMUM HORIZONTAL PROJECTION
SLOPE	in	ft
1:12 < 1:16	30	30
1:16 < 1:20	30	40

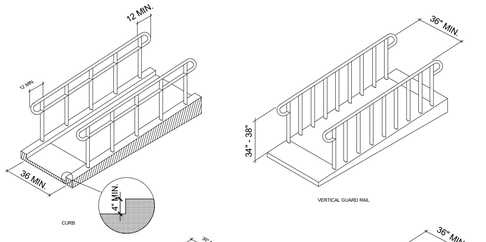
RAMP DIMENSIONS AND COMPONENTS
1/4" = 1'-0"



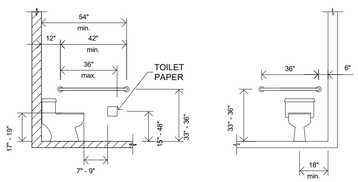
CHANGES IN LEVEL
1/4" = 1'-0"



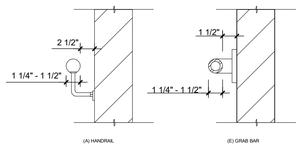
USABLE TREAD WIDTH AND EXAMPLES OF ACCEPTABLE NOSINGS
1/4" = 1'-0"



WATER CLOSET CLEAR FLOOR SPACE
1/4" = 1'-0"

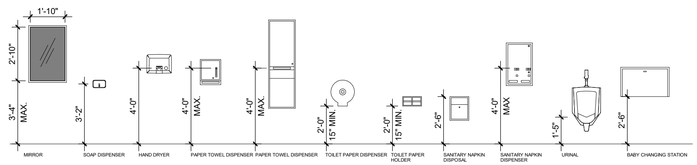


WATER CLOSET GRAB BAR SPACING
1/4" = 1'-0"

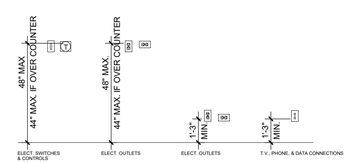


HANDRAIL AND GRAB BAR SIZE AND SPACING
1/4" = 1'-0"

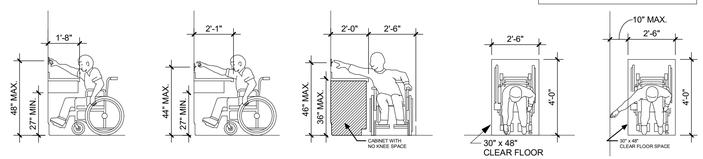
TYP. ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



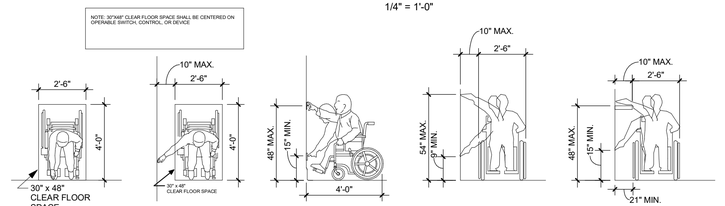
TYP. PLUMBING FIXTURES AND ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



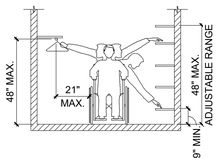
TYP. TOILET ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



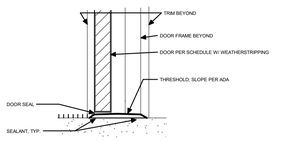
TYP. OUTLET AND SWITCH MOUNTING HEIGHTS
1/4" = 1'-0"



HANDRAIL EXTENSIONS AND EDGE PROTECTION
1/4" = 1'-0"



STORAGE SHEVLES AND CLOSETS
1/4" = 1'-0"



ADA EXTERIOR THRESHOLD
1 1/2" = 1'-0"

10/18/2024 3:44:21 PM © COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC

HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

DNAworkshop

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

NOT FOR CONSTRUCTION

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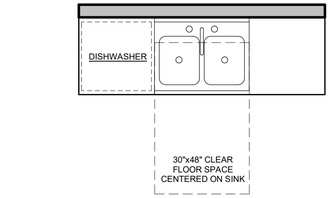
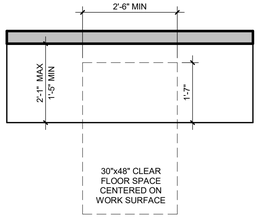
ADA DIAGRAMS

G002

PHASE: SD



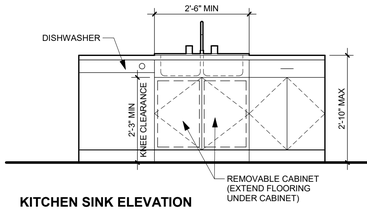
KITCHEN SINK PLAN



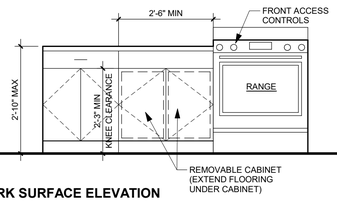
WORK SURFACE PLAN

NOTES

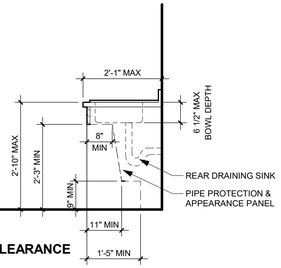
1. GENERIC KITCHEN LAYOUT USED TO ILLUSTRATE UFAS REQUIREMENTS; NOT REPRESENTATIVE OF ACTUAL KITCHENS.
2. TYPE "A" ACCESSIBLE KITCHENS TO MEET UFAS 4.34 AND ICC/ANSI A117.1-2009 SECTION 1003.12
3. TYPE "A" ACCESSIBLE KITCHEN AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH UFAS AND ICC/ANSI REQUIREMENTS (BASED ON APPROACH)
4. PROVIDE REMOVABLE CABINET UNDER 30" WIDE (MIN) WORK SURFACE AND KITCHEN SINK. EXTEND FLOORING UNDER THESE AREAS.
5. EXPOSED PIPES UNDER SING SHALL BE PROTECTED OF INSULATED AGAINST CONTACT. NO SHARP/ABRASIVE SURFACES ALLOWED.
6. PROVIDE RANGE/OVEN WITH FRONT PANEL CONTROLS.
7. REFRIGERATORS/FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE WITHIN 54" MAX ABOVE FLOOR.



KITCHEN SINK ELEVATION



WORK SURFACE ELEVATION

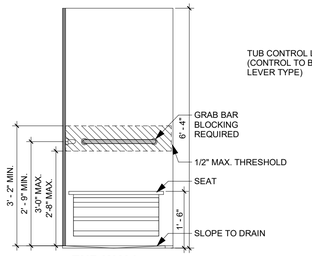


KNEE/TOE CLEARANCE

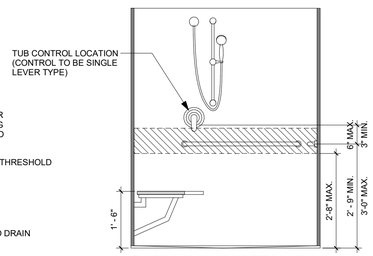
1 ACCESSIBLE KITCHENS
1/2" = 1' - 0" *FOR TYPE "A" DWELLING UNITS*

NOTES

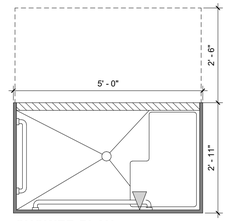
1. TYPE "A" ACCESSIBLE TRANSFER-TYPE SHOWERS TO MEET UFAS 4.34.5.5 AND ICC/ANSI A117.1-2009 SECTION 1003.11.9 AND 608.
2. GRAB BARS ARE NOT REQUIRED, PROVIDED REINFORCEMENT IS PROVIDED IN WALLS TO PERMIT INSTALLATION OF GRAB BARS.
3. GRAB BARS IF PROVIDED SHALL BE 1 1/2" DIAMETER W/ 1 1/2" CLEARANCE FROM WALL.
4. ACCESSIBLE SHOWER AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE W/ UFAS AND ICC/ANSI REQUIREMENTS (BASED ON APPROACH).
5. SHOWER CONTROL TO BE LEVER TYPE.
6. PROVIDE SHOWER SPRAY UNIT WITH 60" LONG MINIMUM, THAT CAN BE USED AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER FIXED HEAD MUST BE MOUNTED 48" MAX. ABOVE FLOOR.
7. SHOWER TO DELIVER WATER THAT IS THERMAL SHOCK PROTECTED TO 120°F MAX.
8. SHOWER SEAT IS NOT REQUIRED, PROVIDED REINFORCEMENT IS PROVIDED IN WALL TO PERMIT INSTALLATION OF SEAT.



END WALL

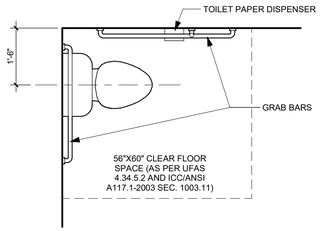


BACK WALL / CONTROL WALL



SHOWER PLAN

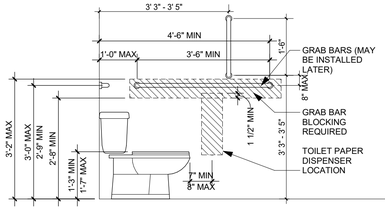
2 ACCESSIBLE SHOWERS (ROLL-IN)
1/2" = 1' - 0" *FOR TYPE "A" DWELLING UNITS*



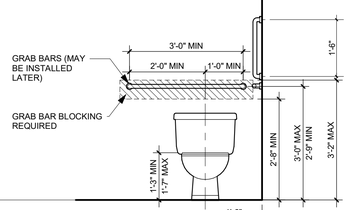
WATER CLOSET PLAN

NOTES

1. TYPE "A" ACCESSIBLE WATER CLOSETS TO MEET UFAS 4.43.5.2 AND ICC/ANSI A117.1-2009 SECTION 1003.11.7.
2. GRAB BARS ARE NOT REQUIRED, PROVIDED REINFORCEMENT IS PROVIDED IN WALLS TO PERMIT INSTALLATION OF GRAB BARS.
3. GRAB BARS (IF PROVIDED) SHALL BE 1 1/2" DIAMETER W/ 1 1/2" CLEARANCE FROM WALL.
4. TYPE "A" ACCESSIBLE TOILET AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH UFAS AND ICC/ANSI REQUIREMENTS (BASED ON APPROACH).
5. FLUSH CONTROLS TO BE LEVER TYPE AND TO BE MOUNTED AT 44" AFF MAXIMUM. LEVER MUST BE ON THE WIDE OR OPEN SIDE OF THE FIXTURE.

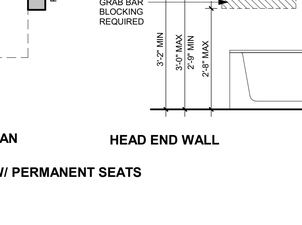


WATER CLOSET SIDE ELEVATION



WATER CLOSET FRONT ELEVATION

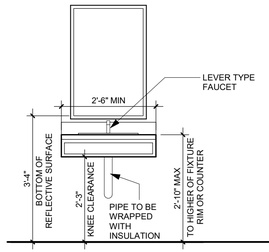
3 ACCESSIBLE WATER CLOSETS
1/2" = 1' - 0" *FOR TYPE "A" DWELLING UNITS*



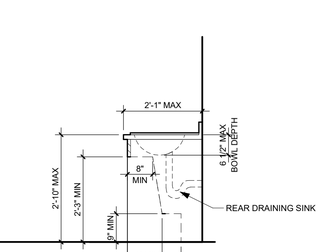
LAVATORY PLAN APPROACH OPTION

NOTES

1. TYPE "A" ACCESSIBLE LAVATORY TO MEET UFAS 4.34.5.3 AND ICC/ANSI A117.1-2009 SECTION 1003.11.5 AND 606.
2. TYPE "A" ACCESSIBLE LAVATORY AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH UFAS AND ICC/ANSI REQUIREMENTS (BASED ON APPROACH).
3. EXPOSED PIPES UNDER LAVATORY SHALL BE PROTECTED OR INSULATED AGAINST CONTACT. NO SHARP/ABRASIVE SURFACES ALLOWED.

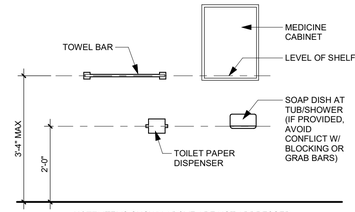


LAVATORY FRONT ELEVATION



KNEE/TOE CLEARANCE

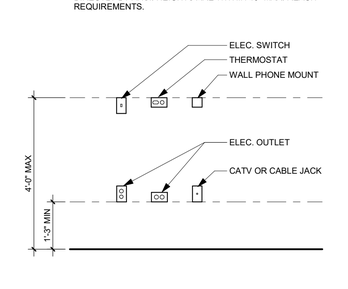
4 ACCESSIBLE LAVATORIES
1/2" = 1' - 0" *FOR TYPE "A" DWELLING UNITS*

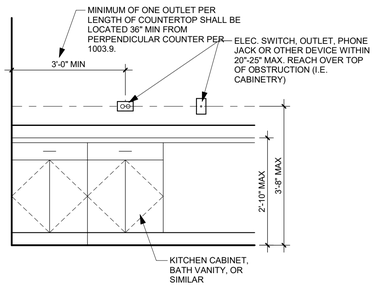


NOTE: ITEMS SHOWN ABOVE ARE NOT ADDRESSED DIRECTLY BY ANSI. HEIGHTS ARE WITHIN 48" MAX. REACH REQUIREMENTS.

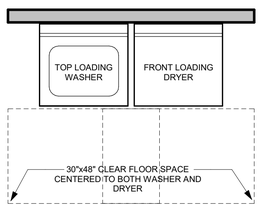
NOTES

1. MOUNTING HEIGHTS ARE BASED ON OBSTRUCTED AND UNOBSTRUCTED REACH REQUIREMENTS AS OUTLET IN UFAS 4.34.2(9) AND ICC/ANSI A117.1-2009 SECTION 308 & 309.
2. MOUNTING HEIGHTS SHOWN HEREIN ARE FOR ALL OPERABLE PARTS, CONTROLS, DEVICES, ETC. WHICH REQUIRE THE USE OF A SINGLE HAND TO ACCESS/OPERATE.
3. HEIGHT REQUIREMENTS SHOWN HEREIN DO NOT APPLY TO SPECIAL EQUIPMENT OR ELECTRICAL/COMMUNICATION SYSTEM RECEPTACLES NOT NORMALLY INTENDED FOR USE BY OCCUPANTS.
4. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.





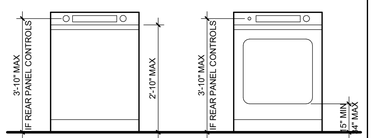
5 ACCESSIBLE MOUNTING HEIGHTS
1/2" = 1' - 0" *FOR TYPE "A" DWELLING UNITS*



WASHER/DRYER PLAN

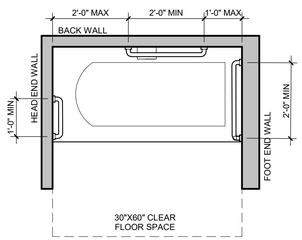
NOTES

1. TYPE "A" ACCESSIBLE LAUNDRY EQUIPMENT TO MEET UFAS 4.34.7 AND ICC/ANSI A117.1-2009 SECTION 1003.10 AND 611.
2. TYPE "A" ACCESSIBLE LAUNDRY AREAS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ICC/ANSI REQUIREMENTS (BASED ON APPROACH).
3. WASHER AND DRYER MAY BE EITHER TOP LOADING OR FRONT LOADING. USE HEIGHT REQUIREMENTS AS SHOWN HEREIN.
4. HEIGHT OF REAR PANEL CONTROLS ASSUMES 24" MAX. REACH OVER TOP OF MACHINE AS PER ICC/ANSI A117.1-2009 SECTION 309.

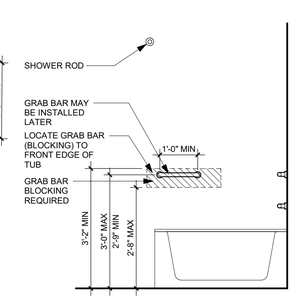


TOP LOADING MACHINE FRONT LOADING MACHINE

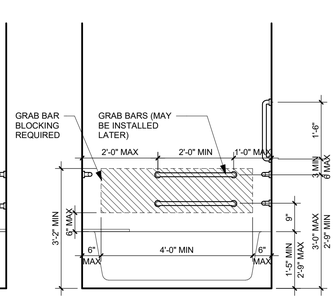
6 ACCESSIBLE LAUNDRY EQUIPMENT
1/2" = 1' - 0"



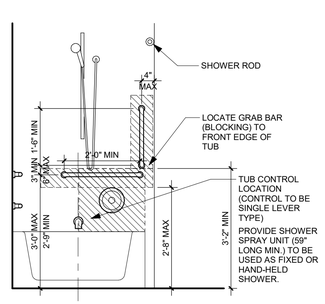
ACCESSIBLE BATHTUB PLAN



HEAD END WALL



BACK WALL



FOOT END WALL

7 ACCESSIBLE BATHTUBS W/ PERMANENT SEATS
1/2" = 1' - 0"

*** NOTE: THESE ARE TYPICAL DIAGRAMS THAT APPLY ONLY TO DESIGNATED UNITS. SEE SITE PLAN FOR LOCATIONS.**

NOTES

1. GRAB BARS ARE NOT REQUIRED, PROVIDED REINFORCEMENT IS PROVIDED IN WALLS TO PERMIT INSTALLATION OF GRAB BARS.
2. GRAB BARS IF PROVIDED SHALL BE 1 1/2" DIAMETER W/ 1 1/2" CLEARANCE FROM WALL AND SECURELY FASTENED TO BLOCKING
3. TYPE "A" ACCESSIBLE BATHING AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE W/ ICC/ANSI REQUIREMENTS (BASED ON APPROACH).
4. BATHROOM FIXTURES TO BE LEVER TYPE.
5. TUB/SHOWER TO DELIVER WATER THAT IS THERMAL SHOCK PROTECTED TO 120 F MAX

HANDICAP CODE TYPE A UNIT

1. ALL HARDWARE TO BE LEVER TYPE HARDWARE. ANY LOCKING MECHANISM TO BE ACCESSIBLE PUSH BOTTOM TYPE PER ANSI 1003.5.
2. REFLECTIVE SURFACE OF MIRROR TO BE MAXIMUM HEIGHT 40"AFF.
3. TOILET PAPER DISPENSER TO BE LOCATED 7" MINIMUM AND 9" MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THERE SHALL BE A CLEARANCE OF 1 1/2" MINIMUM BELOW THE GRAB BAR.
4. ALL THRESHOLDS TO BE 1/2" MAXIMUM CHANGE IN LEVEL FROM TOP OF THRESHOLD TO FINISHED FLOOR OR PATIO SURFACE.
5. TOILET CENTERLINES TO BE 18" FROM WALL MEASURED FROM FACE OF DRYWALL.
6. RANGE, WASHER AND DRYER TO HAVE FRONT CONTROLS, RANGE HOOD TO HAVE CONTROLS OR SWITCH IN ACCESSIBLE REACH.
7. REFRIGERATOR TO HAVE 50% OF FREEZER 54" AFF MAX.
8. EXTEND FLOOR FINISH UNDER REMOVABLE CABINETS.
9. TOILET FLUSH CONTROLS SHALL BE LOCATED ON THE OUTSIDE OF THE TANK ON THE SIDE WHICH IS AWAY FROM THE WALL.
10. AT SHOWERS AND TUBS PROVIDE OFFSET CONTROLS, HANDHELD SHOWER HOSE, AND SLIDE BAR PER ANSI 1003.11.8.
11. WINDOW CONTROLS MUST BE MAXIMUM 48" AFF.
12. 32" CLEAR OPENING AT ALL PASSAGE DOORS. PROVIDE 36" DOORS.
13. TOWEL BARS AT 48" AFF.
14. PROVIDE BLOCKING FOR VERTICAL GRAB BAR AT SHOWER AND TUB.
15. PROVIDE ONE OUTLET 44" AFF. ON EACH WALL OF KITCHEN THAT IS A DISTANCE GREATER THAN 36" FROM PERPENDICULAR WALL.
16. PROVIDE ONE PORTION OF ROD AND SHELF IN EACH CLOSET AT 48" AFF.

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HIGHLAND SQUARE APARTMENTS

200 PINE CREEK CT EXT, GREENVILLE, SC 29605

DYKE NELSON ARCHITECTURE

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE AND LOCAL CODES.

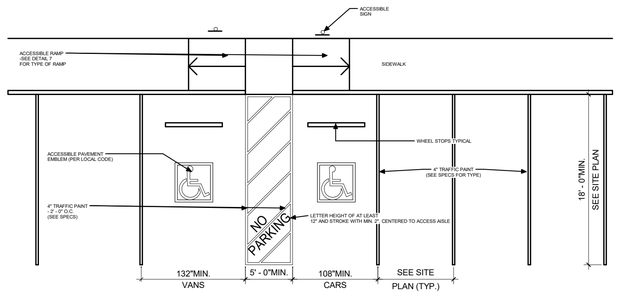
ACCESSIBLE UNIT REQUIREMENTS

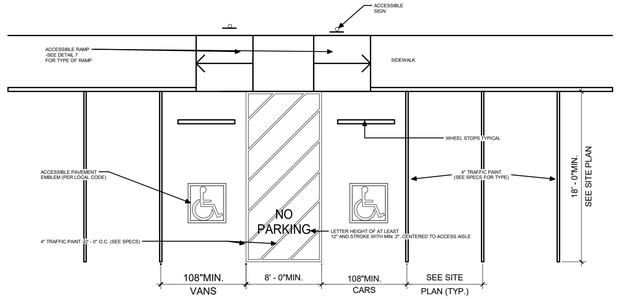
G003

PHASE: SD

ACCESSIBLE PATH AND PARKING NOTES:

1. SLOPE: AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE OR NEW ACCESSIBLE PARKING AREAS EXCEED 1:50 OR 2%.
2. CHANGE IN LEVELS: CHANGES IN LEVELS ALONG AN ACCESSIBLE ROUTE UP TO ¼" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVELS BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.





ALTERNATE "B"

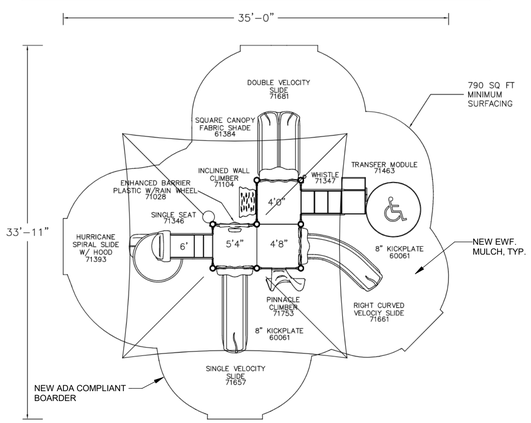
ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

208.2.4 VAN PARKING SPACES:

FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

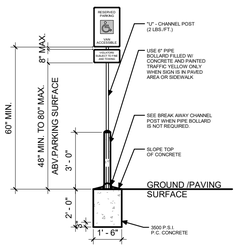
1 VAN ACCESSIBLE PARKING STRIPING
1/8" = 1'-0"

NOTE:
EQUIPMENT DIAGRAM BELOW REPRESENTS DESIGN INTENT ONLY, AND IT IS NOT INDICATIVE OF THE EXISTING EQUIPMENT LAYOUT AND CONDITION. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ACCESSIBILITY ON SITE.

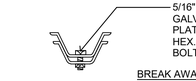


PLAY GROUND NOTES:
1. PROIVDE NEW CUSTOM PLAYGROUND 2-12 AGE GROUP TO BE ADA COMPLIANT.
2. PROVIDE NEW SHADE CANOPY STRUCTURE. SHADE COLOR - TBD.
3. PROVIDE NEW 12" PLASTIC ADA APPROVED BOARDER.
4. PROVIDE 12" LAYER OF KIDDIE CUSHION MULCH.
5. PROVIDE ACCESSIBLE ROUTE TO PLAY AREA AS INDICATED ON THE SITE PLAN.

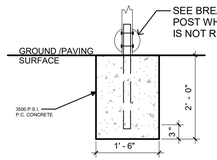
2 PLAYGROUND
3/16" = 1'-0"



SIGN BASE IN PAVEMENT

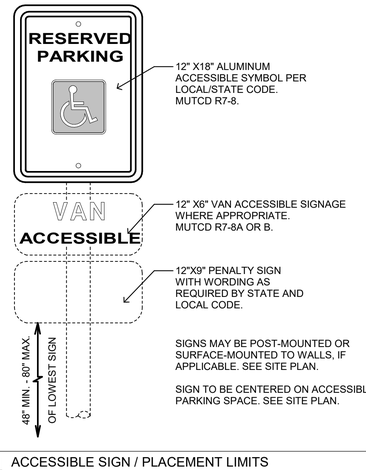


BREAK AWAY CHANNEL POST

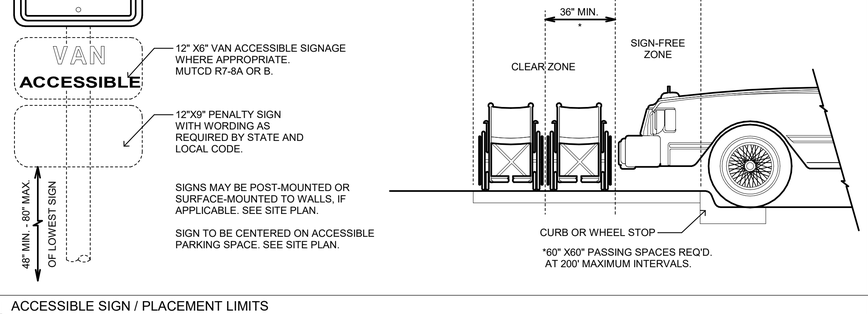


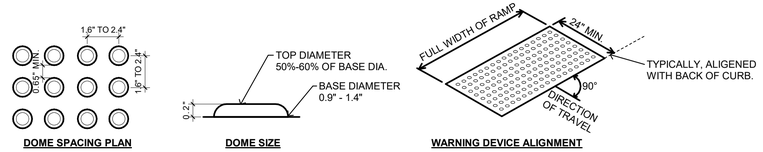
SIGN BASE IN LAWN OR LANDSCAPED AREAS

3 SIGN POST INSTALLATION
1/4" = 1'-0"



4 ACCESSIBLE SIGN / PLACEMENT LIMITS
1/4" = 1'-0"



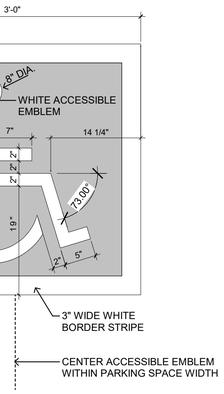


DOME SPACING PLAN | **DOME SIZE** | **WARNING DEVICE ALIGNMENT**

NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.

2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

5 DETECTABLE WARNING SURFACE
1/4" = 1'-0"



NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

LOCAL AND/OR STATE CODE WILL TAKE PRECEDENCE FOR EMBLEM SIZE, COLOR AND LOCATION.

6 ACCESSIBLE PAVEMENT EMBLEM
1" = 1'-0"

NOTES:

1. CONTRACTOR IS ADVISED TO BE CONSCIOUS OF VARIOUS PAVEMENT CROSS SLOPES, ESPECIALLY AT INTERSECTIONS AND PARKING LOTS.

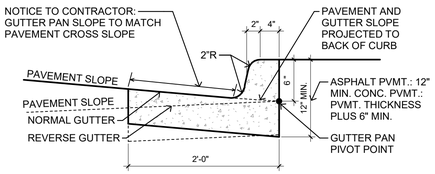
2. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

3. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

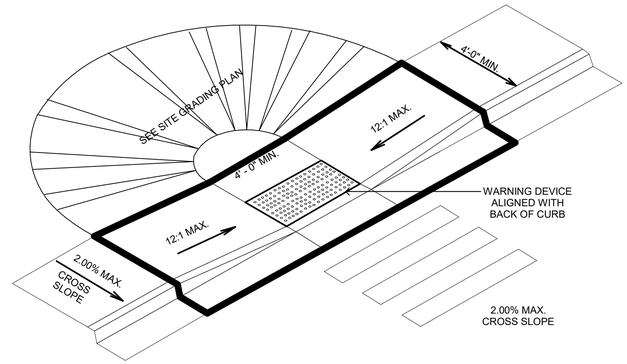
4. ALL CURB AND GUTTER SHALL HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.

5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.

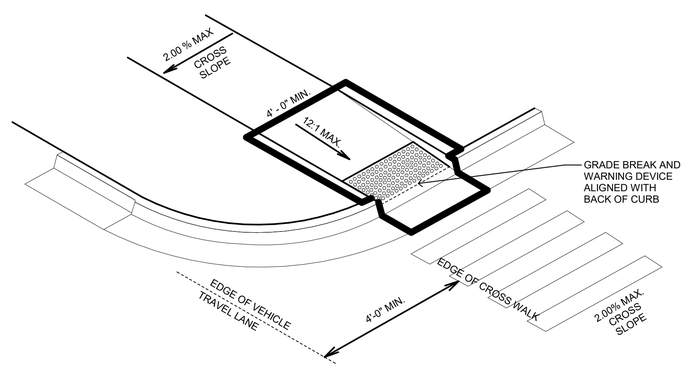
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.



7 TYPICAL CURB SECTION
1/4" = 1'-0"



8 DEPRESSED SIDEWALK AND ACCESSIBLE RAMP
1/4" = 1'-0"



9 SINGLE ACCESSIBLE RAMP - SMALLER RADIUS WITH CURBED SIDES
1/4" = 1'-0"

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ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

DYKE NELSON ARCHITECTURE, LLC

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

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GENERAL SITE DETAILS

G004

PHASE: SD

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TITLE COMMITMENT INFORMATION

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 24000140346 BEARING AN EFFECTIVE DATE OF SEPTEMBER 19, 2024.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND SITUATE IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 85 AS IT INTERSECTS WITH THE EASTERLY RIGHT-OF -WAY OF LINE OF PINE CREEK COURT EXTENSION (A 50 FOOT RIGHT-OF-WAY) AND FROM SAID POINT OF INTERSECTION THENCE RUN SOUTH 18 DEGREES 41 MINUTES EAST ALONG THE EASTERLY RIGHT-OF-WAY OF PINE CREEK COURT EXTENSION, A DISTANCE OF 104.53 FEET TO A POINT; THENCE RUN SOUTH 22 DEGREES 01 MINUTE EAST, A DISTANCE OF 66.85 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 49 MINUTES EAST, A DISTANCE OF 33.09 FEET TO A POINT; THENCE RUN SOUTH 58 DEGREES 58 MINUTES EAST, A DISTANCE OF 282.6 FEET TO A POINT, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID 50 FOOT RIGHT-OF-WAY, RUN NORTH 26 DEGREES 44 MINUTES EAST, A DISTANCE OF 3.15 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 20 MINUTES EAST, A DISTANCE OF 422.55 FEET TO A POINT; THENCE RUN SOUTH 38 DEGREES 50 MINUTES EAST, A DISTANCE OF 319.05 FEET TO A POINT; THENCE RUN SOUTH 32 DEGREES 55 MINUTES WEST, A DISTANCE OF 221.46 FEET TO A POINT; THENCE RUN SOUTH 32 DEGREES 59 MINUTES WEST, A DISTANCE OF 159.92 FEET TO A POINT; THENCE RUN SOUTH 33 DEGREES 00 MINUTES WEST, A DISTANCE OF 536.86 FEET TO A POINT; THENCE RUN SOUTH 32 DEGREES 59 MINUTES WEST, A DISTANCE OF 588.37 FEET TO A POINT; THENCE RUN NORTH 57 DEGREES 03 MINUTES WEST, A DISTANCE OF 345.8 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PINE CREEK COURT EXTENSION; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCE; NORTH 32 DEGREES 25 MINUTES EAST, A DISTANCE OF 1,290.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 17 DEGREES 20 MINUTES EAST AND A CHORD DISTANCE OF 85.96 FEET TO A POINT; THENCE CONTINUING WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 31 DEGREES 19 MINUTES WEST AND A CHORD DISTANCE OF 82.2 FEET TO A POINT; THENCE NORTH 54 DEGREES 07 MINUTES WEST A DISTANCE OF 60.0 FEET TO A POINT; THENCE RUN NORTH 55 DEGREES 45 MINUTES WEST, A DISTANCE OF 51.6 FEET TO A POINT; THENCE RUN NORTH 59 DEGREES 05 MINUTES WEST, A DISTANCE OF 110.59 FEET TO A POINT AND THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 13.375 ACRES OR 582,647.106 SQUARE FEET, MORE OR LESS, SAID PROPERTY IS FURTHER AS SHOWN ON INITIAL CLOSING SURVEY FOR HIGHLAND SQUARE II APTS, ASSOCIATES, DATED APRIL 5, 1978, UPDATED NOVEMBER 29, 1978, PREPARED BY PIEDMONT ENGINEERS, ARCHITECTS & PLANNERS, GREENVILLE, SOUTH CAROLINA.

ALSO INCLUDING THE RIGHT, PRIVILEGE AND EASEMENT TO DRAIN WATER FROM THE ABOVE DESCRIBED PROPERTY UPON AND ACROSS THE LANDS OF THREATT ENTERPRISES, INC. SITUATE AND LYING TO THE NORTHWEST OF THE ABOVE DESCRIBED PROPERTY IMMEDIATELY ACROSS PINE CREEK COURT EXTENSION AS SHOWN ON THE ABOVE REFERRED TO PLAT.

ALSO INCLUDING A 25 FOOT SANITARY SEWER EASEMENT, 12.5 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND SITUATE IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 85 AS IT INTERSECTS WITH THE EASTERLY RIGHT-OF -WAY OF LINE OF PINE CREEK COURT EXTENSION (A 50 FOOT RIGHT-OF-WAY) AND FROM SAID POINT OF INTERSECTION THENCE RUN SOUTH 18 DEGREES 41 MINUTES EAST ALONG THE EASTERLY RIGHT-OF-WAY OF PINE CREEK COURT EXTENSION, A DISTANCE OF 104.53 FEET TO A POINT; THENCE RUN SOUTH 22 DEGREES 01 MINUTE EAST, A DISTANCE OF 66.85 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 49 MINUTES EAST, A DISTANCE OF 33.09 FEET TO A POINT; THENCE RUN SOUTH 58 DEGREES 58 MINUTES EAST, A DISTANCE OF 282.6 FEET TO A POINT; THENCE LEAVING SAID 50 FOOT RIGHT-OF-WAY, RUN NORTH 26 DEGREES 44 MINUTES EAST, A DISTANCE OF 3.15 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 20 MINUTES EAST, A DISTANCE OF 422.55 FEET TO A POINT; THENCE RUN SOUTH 38 DEGREES 50 MINUTES EAST, A DISTANCE OF 5.0 FEET TO A POINT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN NORTH 50 DEGREES 05 MINUTES EAST, A DISTANCE OF 155.35 FEET TO AN EXISTING MANHOLE AND THE TERMINATION POINT OF THE HEREIN DESCRIBED CENTERLINE, SAID SANITARY SEWER EASEMENT IS AS FURTHER SHOWN ON THE ABOVE REFERRED TO PLAT.

THIS BEING THE SAME PROPERTY CONVEYED TO HS INVESTORS, LLC BY SPECIAL WARRANTY DEED OF HIGHLAND SQUARE II APTS, ASSOCIATES, A SOUTH CAROLINA LIMITED PARTNERSHIP, DATED JANUARY 24, 2006 AND RECORDED ON JANUARY 30, 2006, IN BOOK 2186, PAGE 1879, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 24000140346 BEARING AN EFFECTIVE DATE OF SEPTEMBER 19, 2024

NOTES CORRESPONDING TO SCHEDULE B

10. EASEMENTS AND RIGHTS OF WAY DISCLOSED BY PLAT RECORDED IN PLAT BOOK 6-Y, PAGE 20, GREENVILLE COUNTY RECORDS. BENEFITS AS PLOTTED
11. RIGHT OF WAY GRANTED TO DUKE POWER COMPANY RECORDED IN BOOK 418, PAGE 536, GREENVILLE COUNTY RECORDS. BURDENS AS PLOTTED
12. EASEMENT AND RIGHT OF WAY GRANTED TO THREATT ENTERPRISES, INC. RECORDED IN BOOK 1094, PAGE 55, GREENVILLE COUNTY RECORDS. BENEFITS AS PLOTTED
13. EASEMENT GRANTED TO DUKE POWER COMPANY RECORDED IN BOOK 1094, PAGE 507, GREENVILLE COUNTY RECORDS. BURDENS – BLANKET IN NATURE
14. EASEMENT GRANTED TO DUKE POWER COMPANY RECORDED IN BOOK 1107, PAGE 416, GREENVILLE COUNTY RECORDS. BURDENS – BLANKET IN NATURE
15. EASEMENT GRANTED TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF GREENVILLE, S.C., RECORDED IN BOOK 1111, PAGE 591, GREENVILLE COUNTY RECORDS. BURDENS – BLANKET IN NATURE
16. TERMS AND CONDITIONS OF LICENSE GRANTED TO TELECABLE OF GREENVILLE RECORDED IN BOOK 1134, PAGE 761, GREENVILLE COUNTY RECORDS. BURDENS – BLANKET IN NATURE
17. TERMS AND CONDITIONS OF NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT BETWEEN CHARTER COMMUNICATIONS, LLC AND HS INVESTORS, LLC, RECORDED IN BOOK 2399, PAGE 4362, GREENVILLE COUNTY RECORDS. BURDENS – BLANKET IN NATURE
18. SURVEY PREPARED BY DANA R. AUGUSTINE, RLS NO. 30293, OF SITE DESIGN, INC., DATED OCTOBER 19, 2016, LAST REVISED DECEMBER 14, 2016, AND DESIGNATED JOB NO. S160756.DWG, DISCLOSES THE FOLLOWING:
    A. SETBACK LINES;
    B. 15.8' ENCROACHMENT OF ADJOINERS 5' CHAIN LINK FENCE ONTO SUBJECT PROPERTY ALONG THE SOUTHEASTERN PROPERTY LINE;
    C. 3.7' BUILDING PATIO PROJECTION INTO ZONING SETBACK LINE ALONG THE SOUTHWESTERN PROPERTY LINE.
    KNOWN EASEMENTS CURRENT CONDITIONS ARE REFLECTED HEREON
19. MEMORANDUM OF PURCHASE OPTION AGREEMENT RECORDED IN BOOK 2660, PAGE 5476, GREENVILLE COUNTY RECORDS. NOT SURVEY RELATED

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION		ZONING INFORMATION REQUESTED
MINIMUM LOT AREA (ACRES)		
MAX BUILDING AREA		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		
FRONT		
SIDE		
REAR		
		CONTACT:
NOTES:		REPORT DATE:
		REPORT #:

STATEMENT OF ENCROACHMENTS

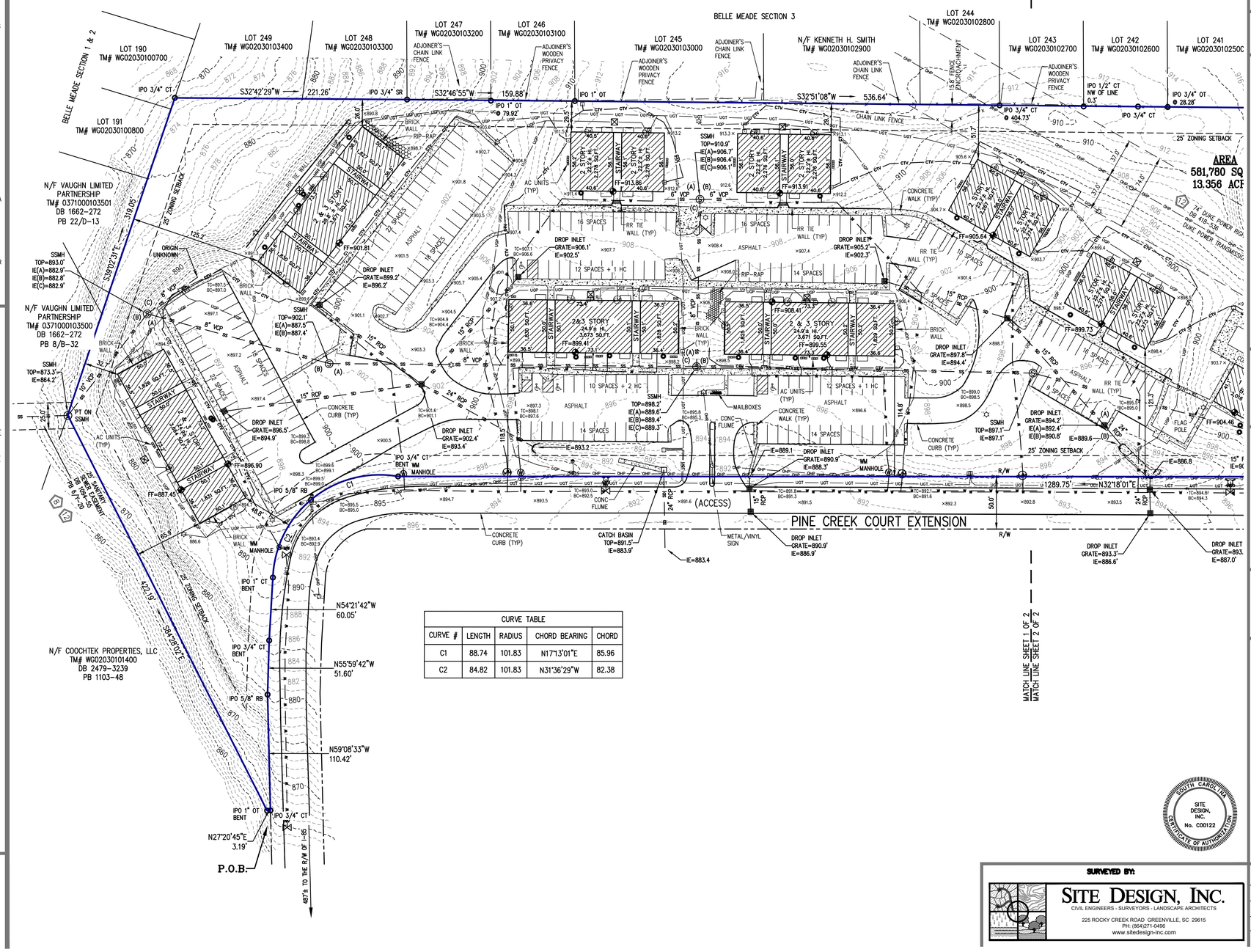
ADJOINERS 5' CHAIN LINK FENCE ENCROACHES ONTO SUBJECT PROPERTY 15.8' AT IT'S GREATEST POINT.

BUILDING COVERED PATIO PROJECTION INTO THE CURRENT ZONING SETBACK LINE 3.7' AT IT'S GREATEST POINT.

PARKING LOT PROJECTS INTO TRANSMISSION LINE EASEMENT

LEGEND

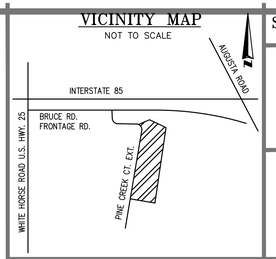
BL	BUILDING LINE	SSE	SS EASEMENT
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE
CLF	CHAIN LINK FENCE	CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE	DI	DROP INLET
CT	CRIMP TOP		ELEC TRANS
DE	DRAINAGE EASEMENT	90.0	ELEVATION
EP	EDGE OF PAVEMENT		FIRE HYDRANT
IPO	IRON PIN OLD		GAS METER
IPS	IRON PIN SET	GV	GAS VALVE
N&C	NAIL & CAP	HC	HANDICAP
OT	OPEN TOP	IP	IRON PIN
RB	REBAR	LP	LIGHT POLE
RCP	REINFORCED CONC PIPE	MHBS	MANHOLE (BELLSOUTH)
R/W	RIGHT OF WAY	MHSD	MANHOLE (SD)
SD	STORM DRAIN	MHSS	MANHOLE (SS)
SS	SANITARY SEWER	PP	POWER POLE
WPF	WOOD PRIVACY FENCE		CLEAN OUT
(R)	RECORD CALL		CABLE PEDESTAL
			POST INDICATOR VALVE
			ELECTRIC METER
		TEL	TELEPHONE
			WATER METER
		WV	WATER VALVE
		CTV	CABLEV |ANCHOR/ POLE
			CHAIN LINK FENCE
		FOC	FIBER OPTIC CABLE
		GAS	GAS LINE
		OHP	OVERHEAD POWER
		OHT	OVERHEAD TELEPHONE
		SD	STORM DRAIN
		SS	SANITARY SEWER
		UGP	UNDERGROUND POWER
		UGT	UNDERGROUND TEL
		W	WATER LINE



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	88.74	101.83	N17°13'01"E	85.96
C2	84.82	101.83	N31°36'29"W	82.38

VICINITY MAP

NOT TO SCALE



1" = 50' GRAPHIC SCALE
0 25 50 100

SHEET 1 OF 1

LAND AREA

581,780 SQUARE FEET
13.356 ACRES

PARKING

REGULAR= 306
HANDICAP= 2
TOTAL= 308

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 45045C0392E, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

GENERAL NOTES

1. UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, AS MARKED BY PRIVATE UTILITY LOCATION SERVICE.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 12 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PINE CREEK COURT EXTENSION, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A SOUTH CAROLINA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. POSTED ADDRESS: 20 PINE CREEK COURT EXTENSION
13. REFERENCE PLAT: PB M-95
14. REFERENCE DEED: DB 2186-1879
15. TAX MAP NO: WG02030101200

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #497755-9
HIGHLAND SQUARE
200 PINE CREEK COURT EXTENSION
GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA

SITE PICTURE

COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: TCMI, LLC; U.S. BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR; E&A INVESTMENTS, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY & AEI CONSULTANTS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON SEPTEMBER 12, 2024
DATE OF PLAT OR MAP:

SOUTH CAROLINA PROFESSIONAL 30293 SURVEYOR DANA R. AUGUSTINE

REGISTERED SURVEYOR: DANA R. AUGUSTINE
PROFESSIONAL LAND SURVEYOR NO.: 30293
STATE OF SOUTH CAROLINA

DATED

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

SURVEYED BY:

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 ROCKY CREEK ROAD GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: S240915
SCALE: 1" = 50'
DRAWN BY: HS
APPROVED BY: DRA

COORDINATED BY:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

1" = 50'
GRAPHIC SCALE
0 25 50 100

MATCH LINE SHEET 1 OF 2
MATCH LINE SHEET 2 OF 2

BELLE MEADE SECTION 3

BELLE MEADE SECTION 4

BELLE MEADE SECTION 1 & 2

LOT 190 TM# WG02030100700

LOT 191 TM# WG02030100800

LOT 249 TM# WG02030103400

LOT 248 TM# WG02030103300

LOT 247 TM# WG02030103200

LOT 246 TM# WG02030103100

LOT 245 TM# WG02030103000

N/F KENNETH H. SMITH TM# WG02030102900

LOT 244 TM# WG02030102800

LOT 243 TM# WG02030102700

LOT 242 TM# WG02030102600

LOT 241 TM# WG02030102500

LOT 240 TM# WG02030102400

LOT 239 TM# WG02030102300

LOT 400 TM# WG02030110000

LOT 401 TM# WG02030116200

LOT 402 TM# WG02030103400

LOT 403 TM# WG02030106300

LOT 404 TM# WG02030106400

N/F VAUGHN LIMITED PARTNERSHIP TM# 0371000103501 DB 1662-272 PB 22/D-13

N/F VAUGHN LIMITED PARTNERSHIP TM# 0371000103500 DB 1662-272 PB 8/B-32

N/F COOCHTEK PROPERTIES, LLC TM# WG02030101400 DB 2479-3239 PB 1103-48

N/F HIGHLANDS HORIZONTAL PROPERTY REGIME TM# WG02030106600 DB 2441-3705

PINE CREEK COURT EXTENSION

S32°42'29"W 221.26'

S32°46'55"W 159.88'

S32°51'08"W 536.64'

S32°50'42"W 587.82'

S39°02'31"E 319.05'

S84°29'02"E 472.19'

N54°21'42"W 60.05'

N55°59'42"W 51.60'

N59°08'33"W 110.42'

N27°20'45"E 3.19'

N32°18'01"E 1289.75'

N57°11'41"W 347.02'

25' ZONING SETBACK

AREA
581,780 SQ.FT.
13.356 ACRES

74' DUKE POWER RIGHT OF WAY
DB 918-336
DUKE POWER TRANSMISSION LINE

3.7' BUILDING PATIO PROJECTION

P.O.B.

467'± TO THE R/W OF I-85

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	88.74	101.83	N17°13'01"E	85.96
C2	84.82	101.83	N31°36'29"W	82.38

LEGEND

BL	BUILDING LINE	SSE	SS EASEMENT
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE
CLF	CHAIN LINK FENCE	CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE	DI	DROP INLET
CT	CRIMP TOP		ELEC TRANS
DE	DRAINAGE EASEMENT	90.0	ELEVATION
EP	EDGE OF PAVEMENT		FIRE HYDRANT
IPO	IRON PIN OLD	GM	GAS METER
IPS	IRON PIN SET	GV	GAS VALVE
N&C	NAIL & CAP	HC	HANDICAP
OT	OPEN TOP	IP	IRON PIN
RB	REBAR	LP	LIGHT POLE
RCP	REINFORCED CONC PIPE	MHBS	MANHOLE (BELLSOUTH)
R/W	RIGHT OF WAY	MHSD	MANHOLE (SD)
SD	STORM DRAIN	MHSS	MANHOLE (SS)
SS	SANITARY SEWER	PP	POWER POLE
WPF	WOOD PRIVACY FENCE		CLEAN OUT
(R)	RECORD CALL		CABLE PEDESTAL
		PIV	POST INDICATOR VALVE

EM	ELECTRIC METER
	ELECTRIC TRANSFORMER
TEL	TELEPHONE
WM	WATER METER
WV	WATER VALVE
CTV	CABLE TV ANCHOR/ POLE
X	CHAIN LINK FENCE
FOC	FIBER OPTIC CABLE
GAS	GAS LINE
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
SD	STORM DRAIN
SS	SANITARY SEWER
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TEL
W	WATER LINE

10 APPROXIMATE LOCATION 8" WATER LINE PER DB 1111-591

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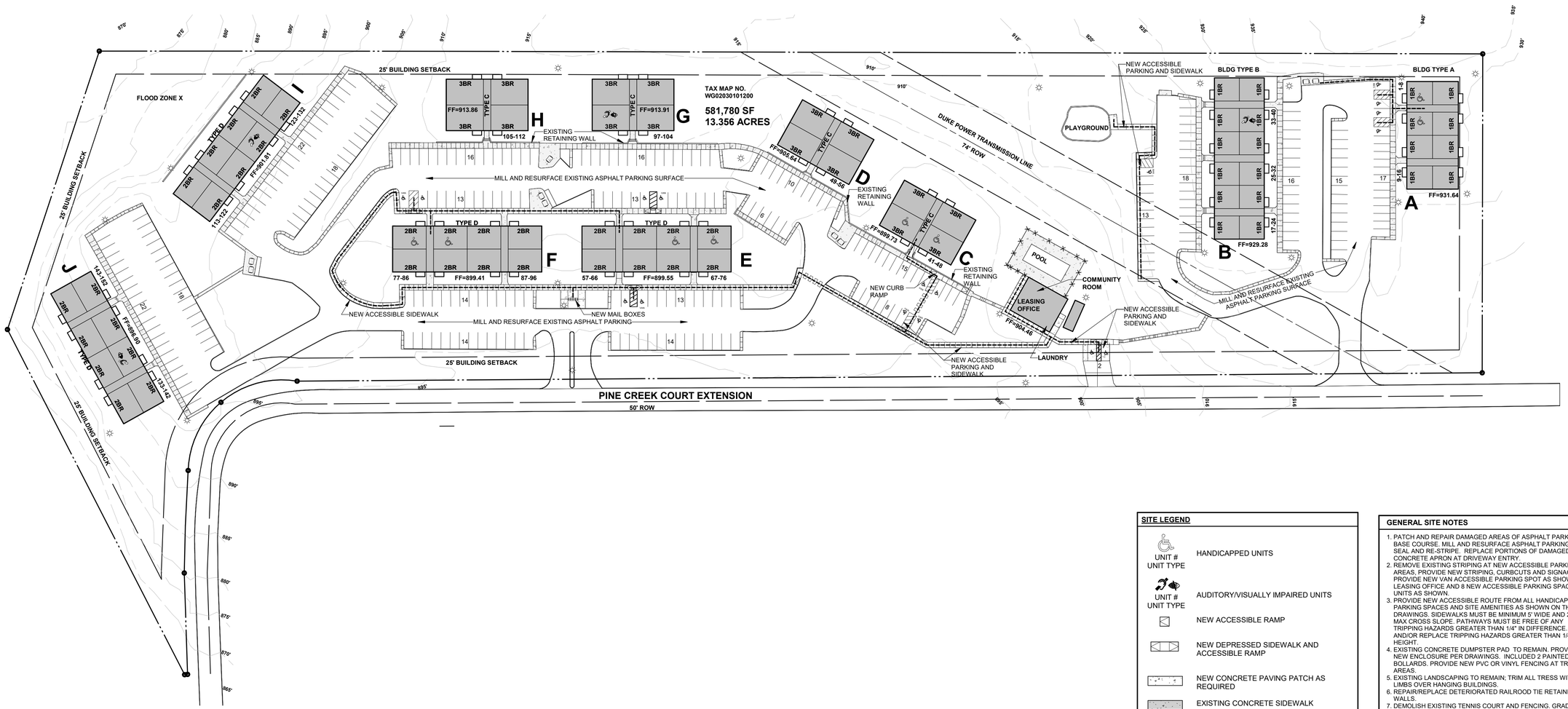

1 NEW SITE PLAN
1" = 60'-0"

SITE LEGEND

- UNIT # / UNIT TYPE — HANDICAPPED UNITS
- UNIT # / UNIT TYPE — AUDITORY/VISUALLY IMPAIRED UNITS
- NEW ACCESSIBLE RAMP
- NEW DEPRESSED SIDEWALK AND ACCESSIBLE RAMP
- NEW CONCRETE PAVING PATCH AS REQUIRED
- EXISTING CONCRETE SIDEWALK
- AREA OF SIDEWALKS TO BE REPAIRED, VERY ON SITE W/ ARCHITECT
- AREA OF DRIVEWAY AND PARKING LOT BE REPAIRED AND RESTRIPED
- DESIGNATED ACCESSIBLE ROUTE. CONTRACTOR TO REPAIR/REPLACE SIDEWALKS, CURB CUTS, ETC. AS REQUIRED
- EXISTING PROPERTY LINE
- EXISTING RETAINING WALL/FENCE
- EXISTING RETAINING WALL
- EXISTING TREES
- EXISTING SITE LIGHTING POLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTNG DUMPSTER
- C — EXISTING SPEED BUMP
- COMPACT PARKING SPOT
- VAN — HANDICAPPED PARKING SPOT
- VAN HANDICAPPED PARKING SPOT

GENERAL SITE NOTES

1. PATCH AND REPAIR DAMAGED AREAS OF ASPHALT PARKING BASE COURSE, MILL AND RESURFACE ASPHALT PARKING LOT, SEAL AND RE-STRIPE. REPLACE PORTIONS OF DAMAGED CONCRETE APRON AT DRIVEWAY ENTRY.
2. REMOVE EXISTING STRIPING AT NEW ACCESSIBLE PARKING AREAS, PROVIDE NEW STRIPING, CURBCUTS AND SIGNAGE TO PROVIDE NEW VAN ACCESSIBLE PARKING SPOT AS SHOWN TO LEASING OFFICE AND 8 NEW ACCESSIBLE PARKING SPACES UNITS AS SHOWN.
3. PROVIDE NEW ACCESSIBLE ROUTE FROM ALL HANDICAP PARKING SPACES AND SITE AMENITIES AS SHOWN ON THE DRAWINGS. SIDEWALKS MUST BE MINIMUM 5' WIDE AND 2% MAX CROSS SLOPE. PATHWAYS MUST BE FREE OF ANY TRIPPING HAZARDS GREATER THAN 1/4" IN DIFFERENCE. GRIND AND/OR REPLACE TRIPPING HAZARDS GREATER THAN 1/4" IN HEIGHT.
4. EXISTING CONCRETE DUMPSTER PAD TO REMAIN. PROVIDE NEW ENCLOSURE PER DRAWINGS. INCLUDED 2 PAINTED BOLLARDS. PROVIDE NEW PVC OR VINYL FENCING AT TRASH AREAS.
5. EXISTING LANDSCAPING TO REMAIN; TRIM ALL TRESS WITH LIMBS OVER HANGING BUILDINGS.
6. REPAIR/REPLACE DETERIORATED RAILROOD TIE RETAINING WALLS.
7. DEMOLISH EXISTING TENNIS COURT AND FENCING. GRADE EXISTING AREA TO DRAIN; SOD OR RESEED BARE GROUND UPON REMOVAL OF TENNIS COURT.
8. EXISTING POOL TO REMAIN.
9. CONTRACTOR SHALL PROVIDE NEW ACCESSIBLE ROUTE TO EXISTING PLAYGROUND. PROVIDE PAVED AREA WITH BENCH AS SHOWN ON THE PLAN.
10. EXISTING POLE MOUNTED SITE LIGHTING TO REMAIN, REPLACE ALL BUILDING MOUNTED LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES.

SITE INFORMATION

LOT SIZE:	13.356 ACRES
LOTS ZONING:	R-M20
DISTRICT:	
PARCEL ID:	WG02030101200
FLOOD ZONE:	X- NOT IN FLOOD ZONE
FLOOD MITIGATION:	NA
RETENTION/DETENTION:	NO RETENTION OR DETENTION

PARKING

STANDARD:	296
ACCESSIBLE:	7
VAN ACCESSIBLE:	8
TOTAL:	311

HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

DNAworkshop
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

REVISIONS

JOB NUMBER: 24-073
ISSUED: 18/10/24

PRELIMINARY
NOT FOR CONSTRUCTION

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ARCHITECTURAL SITE PLAN

A001

PHASE: SD

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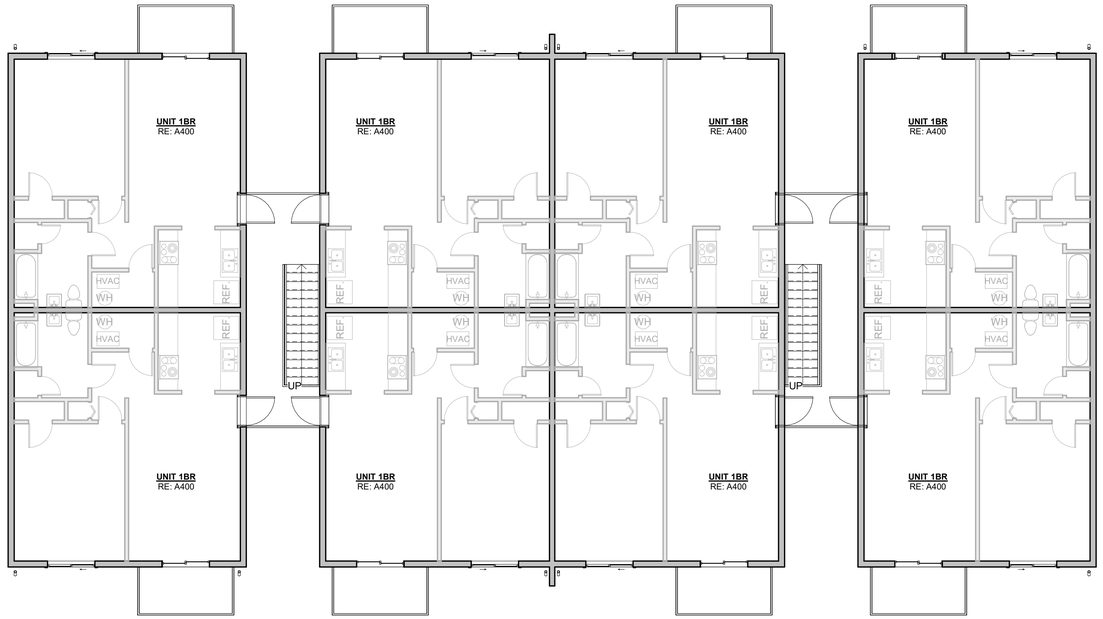
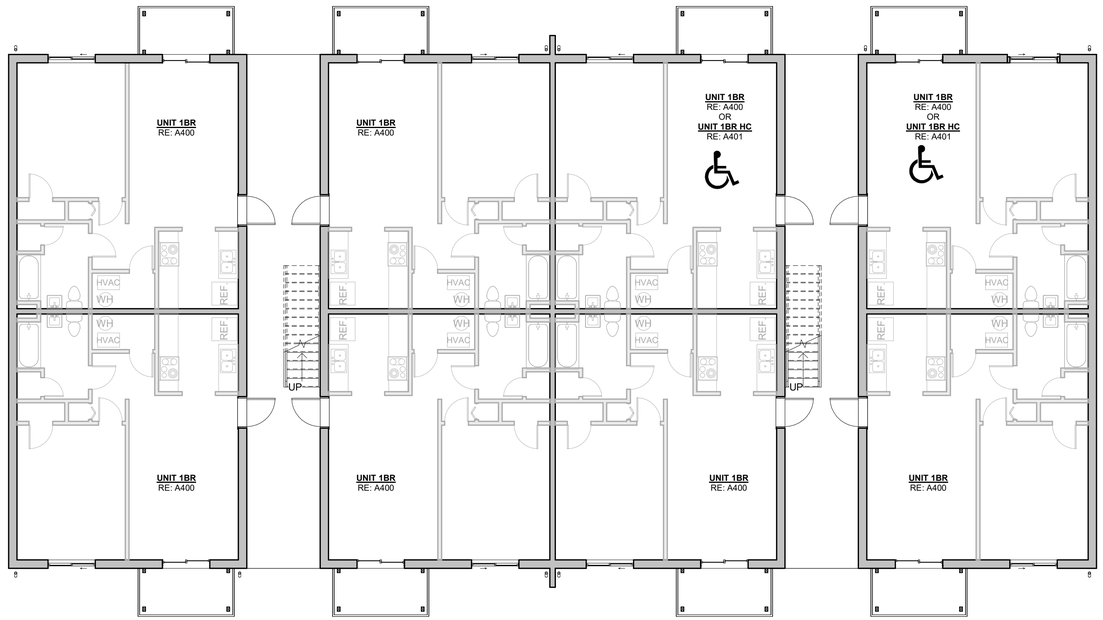


2 BLDG TYPE A - SECOND FLOOR PLAN
1/8" = 1'-0"



1 BLDG TYPE A - FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

1. REMOVE ALL EXISTING WOOD RAILING AND WOOD DECK BOARDS ON EXISTING BALCONIES. PROVIDE AN ALLOWANCE TO REPLACE THE COLUMNS AND FRAMING ON 30 BALCONIES. INSTALL FLASHING OVER EXISTING JOISTS AND PROVIDE NEW COMPOSITE DECK BOARDS. PROVIDE NEW FIBER CEMENT FASCIA TO THE PERIMETER OF STRUCTURAL MEMBER AND FIBER CEMENT COVER TO ALL WOOD COLUMNS. REPLACE THE EXISTING RAILINGS WITH NEW ALUMINUM RAILINGS.
2. INSTALL NEW UNIT BRAILLE SIGNAGE AND COMMON AREA SIGNAGE THAT MEETS ANSI A117.1 STANDARDS.
3. REPLACE ALL EXISTING EXTERIOR STAIRS WITH NEW STEEL STAIRS WITH CONCRETE TREADS AT ALL BREEZEWAYS. INSTALL NEW STEEL HANDRAILS AND GUARDRAILS. ALL STEEL MUST BE PRIMED AND FIELD PAINTED.
4. INSTALL NEW RAILINGS AT BREEZEWAYS WHERE STAIRS ARE BEING REPLACED. INSTALL NEW RAILINGS AT EXISTING SITE STEPS WHERE REQUIRED BY CODE.
5. REPLACE ALL EXISTING BREEZEWAY LIGHTING.

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR TO REFERENCE SHEET G002 & G003 FOR ACCESSIBILITY REQUIREMENTS
6. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES.

WALL LEGEND

EXISTING WALL

DEMOLISHED WALL

NEW WALL

LEGEND

SYMBOL DESIGNATES FULL HANDICAP ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET G002 AND G003 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED.

BLDG TYPE A
BLDG A AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
1 ST	5,395	1,241	6,636
2 ND	5,395	682	6,077
TOTAL	10,790	1,923	12,713

HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

DNAworkshop
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

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FLOOR PLANS - BLDG TYPE A

A100

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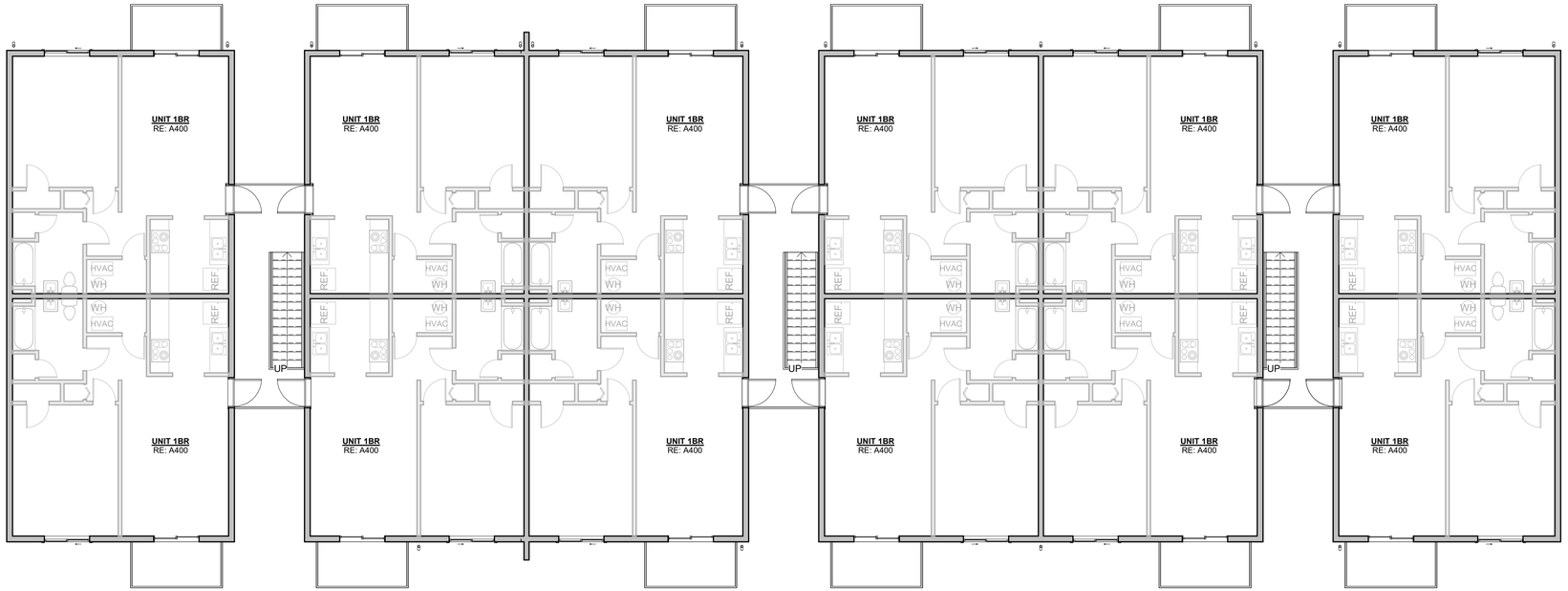
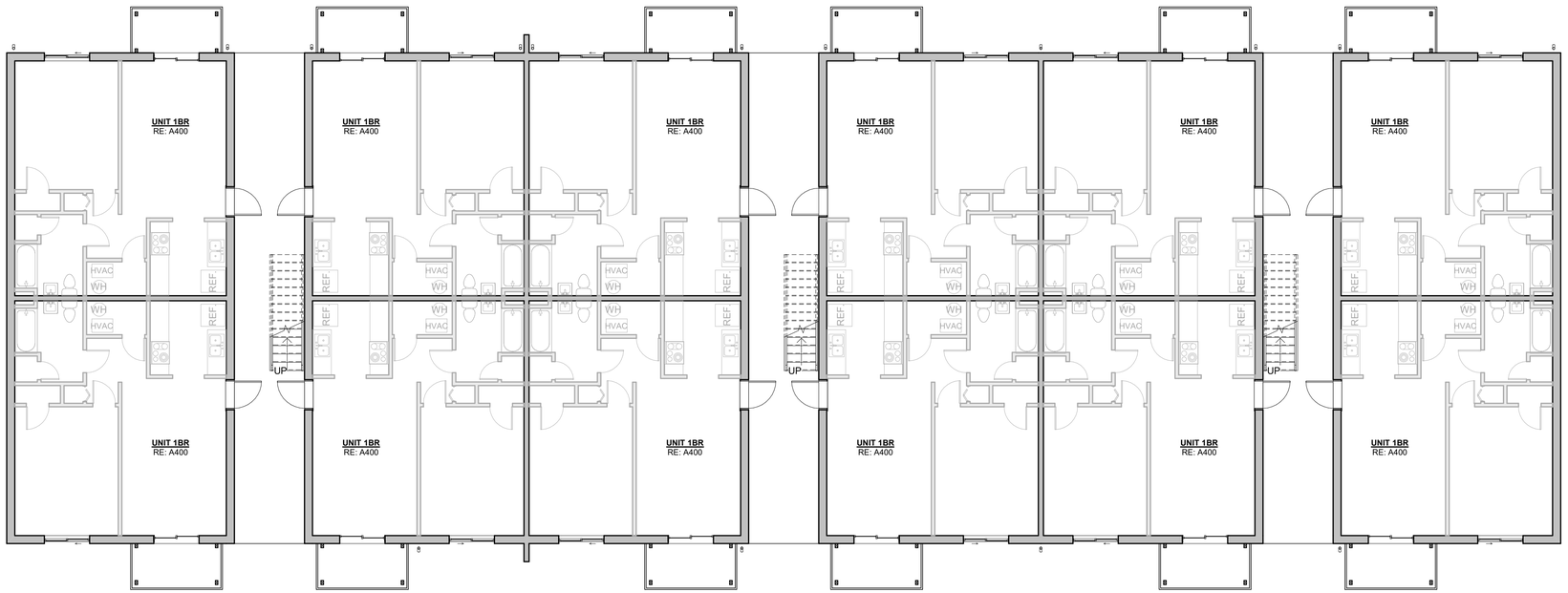


2 BLDG TYPE B - SECOND FLOOR PLAN
1/8" = 1'-0"



1 BLDG TYPE B - FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

1. REMOVE ALL EXISTING WOOD RAILING AND WOOD DECK BOARDS ON EXISTING BALCONIES. PROVIDE AN ALLOWANCE TO REPLACE THE COLUMNS AND FRAMING ON 30 BALCONIES. INSTALL FLASHING OVER EXISTING JOISTS AND PROVIDE NEW COMPOSITE DECK BOARDS. PROVIDE NEW FIBER CEMENT FASCIA TO THE PERIMETER OF STRUCTURAL MEMBER AND FIBER CEMENT COVER TO ALL WOOD COLUMNS. REPLACE THE EXISTING RAILINGS WITH NEW ALUMINUM RAILINGS.
2. INSTALL NEW UNIT BRAILLE SIGNAGE AND COMMON AREA SIGNAGE THAT MEETS ANSI A117.1 STANDARDS.
3. REPLACE ALL EXISTING EXTERIOR STAIRS WITH NEW STEEL STAIRS WITH CONCRETE TREADS AT ALL BREEZEWAYS. INSTALL NEW STEEL HANDRAILS AND GUARDRAILS. ALL STEEL MUST BE PRIMED AND FIELD PAINTED.
4. INSTALL NEW RAILINGS AT BREEZEWAYS WHERE STAIRS ARE BEING REPLACED. INSTALL NEW RAILINGS AT EXISTING SITE STEPS WHERE REQUIRED BY CODE.
5. REPLACE ALL EXISTING BREEZEWAY LIGHTING.

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR TO REFERENCE SHEET G002 & G003 FOR ACCESSIBILITY REQUIREMENTS.
6. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES.

WALL LEGEND

EXISTING WALL
DEMOLISHED WALL
NEW WALL

LEGEND

SYMBOL DESIGNATES FULL HANDICAP ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET G002 AND G003 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED.

BLDG TYPE B
BLDG B AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
1 ST	8,060	1,862	9,922
2 ND	8,066	921	8,987
TOTAL	16,126	2,783	18,909

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HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

REVISIONS

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FLOOR PLANS - BLDG TYPE B

A101

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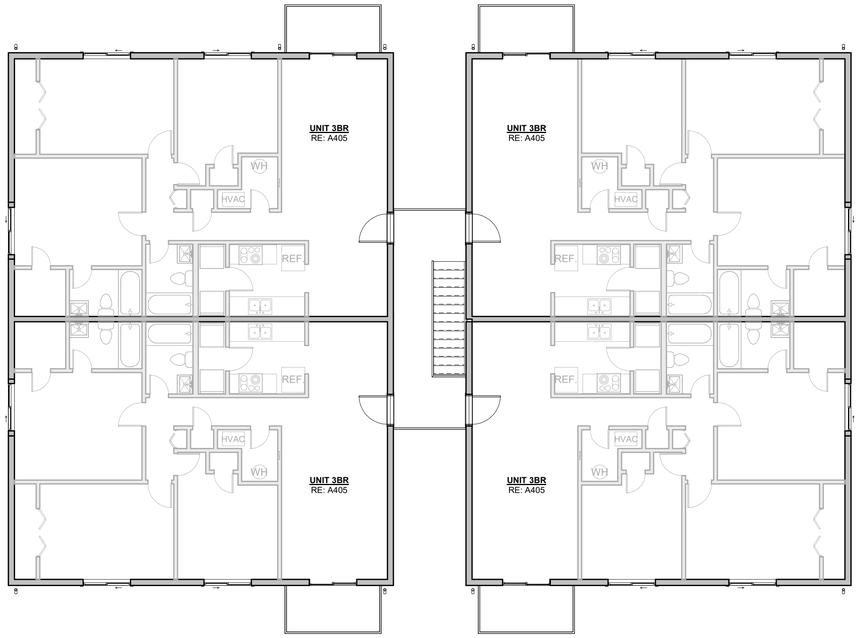
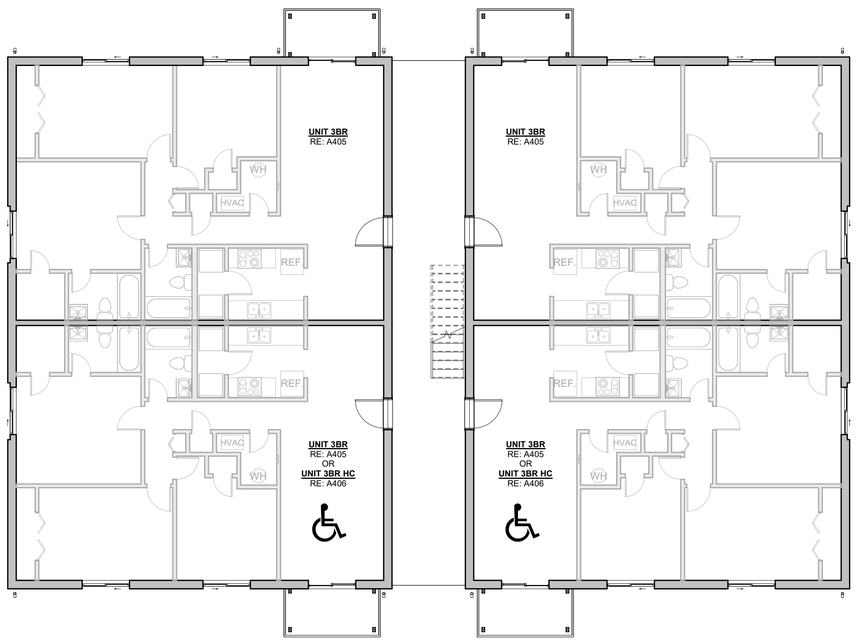


2 BLDG TYPE C - SECOND FLOOR PLAN
1/8" = 1'-0"



1 BLDG TYPE C - FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

1. REMOVE ALL EXISTING WOOD RAILING AND WOOD DECK BOARDS ON EXISTING BALCONIES. PROVIDE AN ALLOWANCE TO REPLACE THE COLUMNS AND FRAMING ON 30 BALCONIES. INSTALL FLASHING OVER EXISTING JOISTS AND PROVIDE NEW COMPOSITE DECK BOARDS. PROVIDE NEW FIBER CEMENT FASCIA TO THE PERIMETER OF STRUCTURAL MEMBER AND FIBER CEMENT COVER TO ALL WOOD COLUMNS. REPLACE THE EXISTING RAILINGS WITH NEW ALUMINUM RAILINGS.
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5. REPLACE ALL EXISTING BREEZEWAY LIGHTING.

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3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
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5. CONTRACTOR TO REFERENCE SHEET G002 & G003 FOR ACCESSIBILITY REQUIREMENTS
6. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES.

WALL LEGEND

EXISTING WALL

DEMOLISHED WALL

NEW WALL

LEGEND

SYMBOL DESIGNATES FULL HANDICAP ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET G002 AND G003 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED.

BLDG TYPE C
BLDG C,D,G&H AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
1 ST	4,559	635	5,194
2 ND	4,575	333	4,908
TOTAL	9,134	968	10,102

DNAworkshop
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HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

NOT FOR CONSTRUCTION

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FLOOR PLANS - BLDG TYPE C

A102

PHASE: SD

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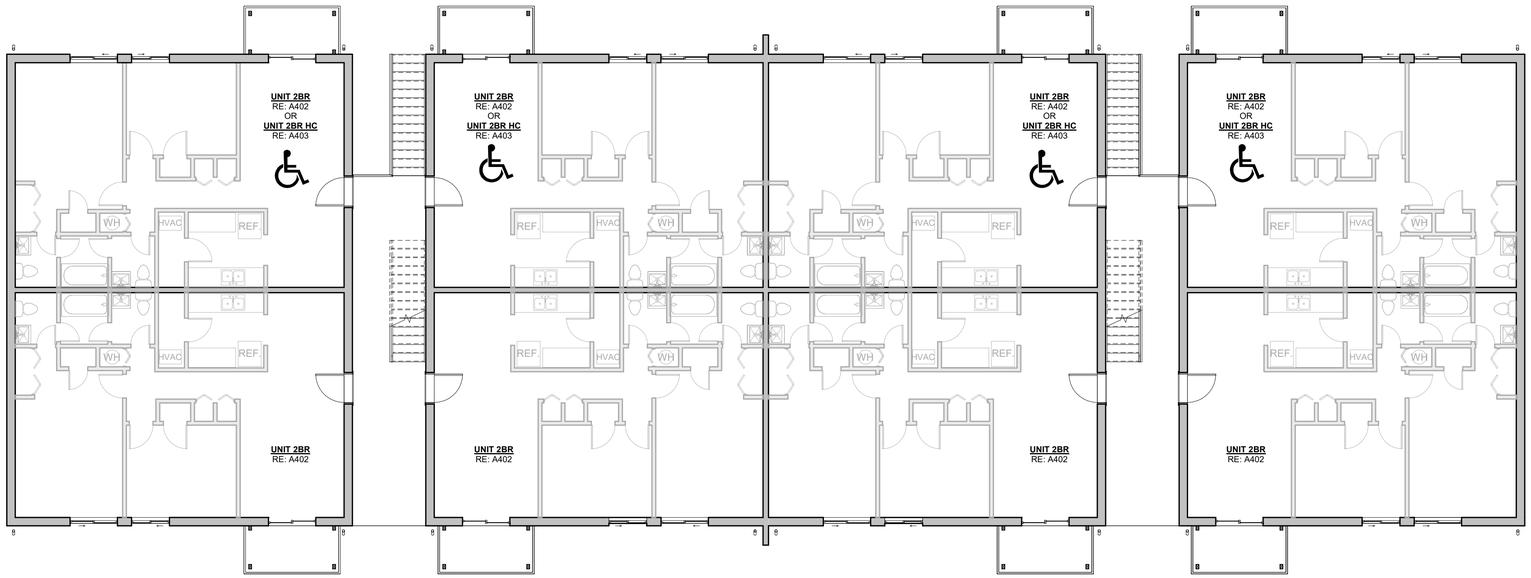
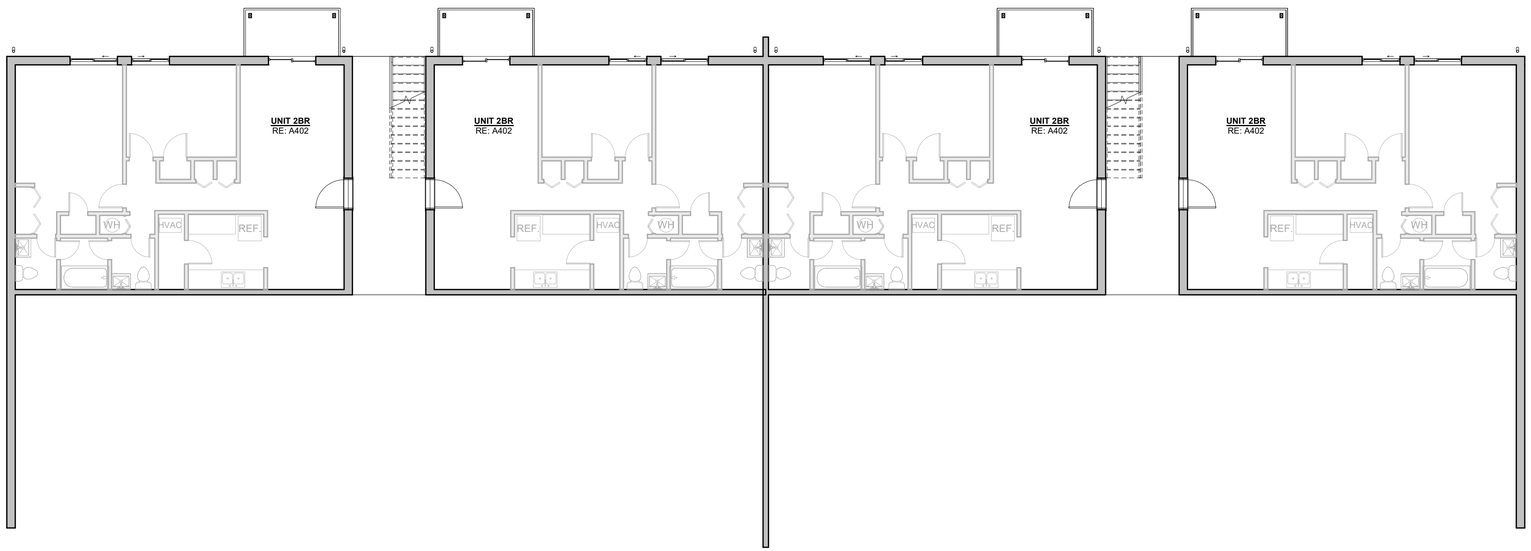


2 BLDG TYPE D - FIRST FLOOR PLAN
1/8" = 1'-0"



1 BLDG TYPE D - TERRACE FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

1. REMOVE ALL EXISTING WOOD RAILING AND WOOD DECK BOARDS ON EXISTING BALCONIES. PROVIDE AN ALLOWANCE TO REPLACE THE COLUMNS AND FRAMING ON 30 BALCONIES. INSTALL FLASHING OVER EXISTING JOISTS AND PROVIDE NEW COMPOSITE DECK BOARDS. PROVIDE NEW FIBER CEMENT FASCIA TO THE PERIMETER OF STRUCTURAL MEMBER AND FIBER CEMENT COVER TO ALL WOOD COLUMNS. REPLACE THE EXISTING RAILINGS WITH NEW ALUMINUM RAILINGS.
2. INSTALL NEW UNIT BRAILLE SIGNAGE AND COMMON AREA SIGNAGE THAT MEETS ANSI A117.1 STANDARDS.
3. REPLACE ALL EXISTING EXTERIOR STAIRS WITH NEW STEEL STAIRS WITH CONCRETE TREADS AT ALL BREEZEWAYS. INSTALL NEW STEEL HANDRAILS AND GUARDRAILS. ALL STEEL MUST BE PRIMED AND FIELD PAINTED.
4. INSTALL NEW RAILINGS AT BREEZEWAYS WHERE STAIRS ARE BEING REPLACED. INSTALL NEW RAILINGS AT EXISTING SITE STEPS WHERE REQUIRED BY CODE.
5. REPLACE ALL EXISTING BREEZEWAY LIGHTING.

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR TO REFERENCE SHEET G002 & G003 FOR ACCESSIBILITY REQUIREMENTS
6. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES.

WALL LEGEND

EXISTING WALL

DEMOLISHED WALL

NEW WALL

LEGEND

SYMBOL DESIGNATES FULL HANDICAP ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET G002 AND G003 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED.

BLDG TYPE D
BLDG E,F,I&J AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
TERRACE	3,647	590	4,237
1 ST	7,213	937	8,150
2 ND	7,238	690	7,928
TOTAL	9,134	968	10,102

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HIGHLAND SQUARE APARTMENTS
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REVISIONS

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FLOOR PLANS - BLDG TYPE D

A103

PHASE: SD

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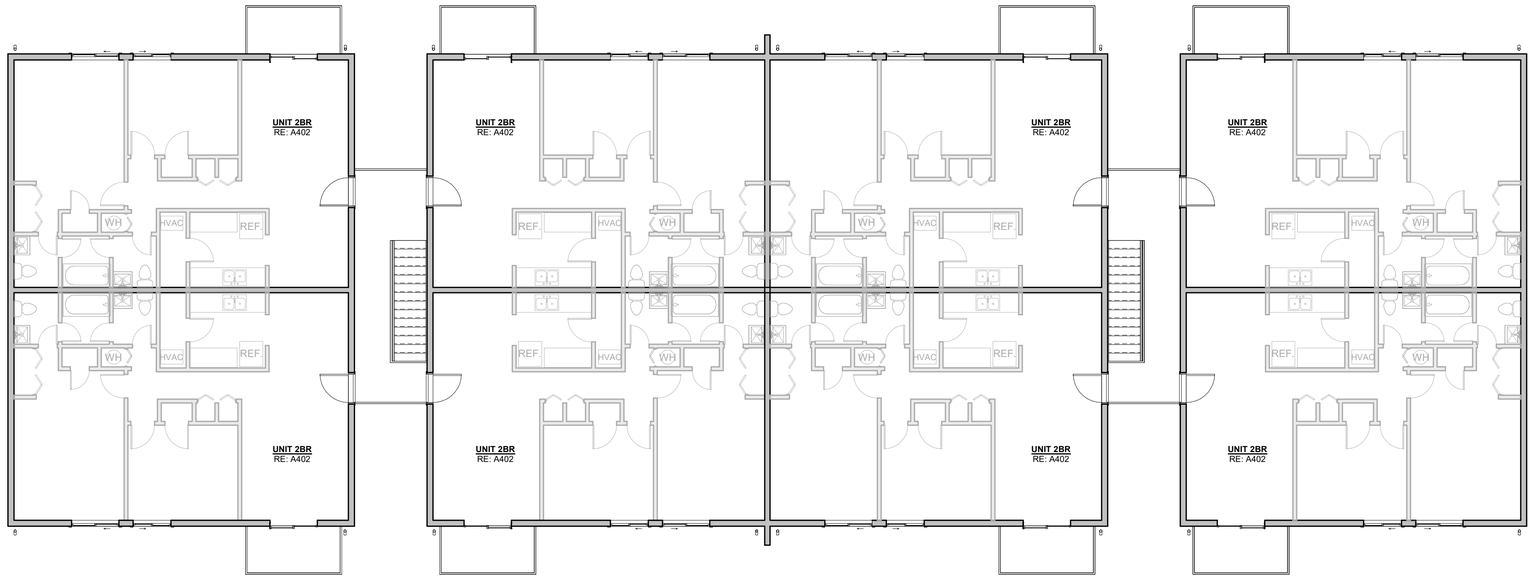

1 BLDG TYPE D - SECOND FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

1. REMOVE ALL EXISTING WOOD RAILING AND WOOD DECK BOARDS ON EXISTING BALCONIES. PROVIDE AN ALLOWANCE TO REPLACE THE COLUMNS AND FRAMING ON 30 BALCONIES. INSTALL FLASHING OVER EXISTING JOISTS AND PROVIDE NEW COMPOSITE DECK BOARDS. PROVIDE NEW FIBER CEMENT FASCIA TO THE PERIMETER OF STRUCTURAL MEMBER AND FIBER CEMENT COVER TO ALL WOOD COLUMNS. REPLACE THE EXISTING RAILINGS WITH NEW ALUMINUM RAILINGS.
2. INSTALL NEW UNIT BRAILLE SIGNAGE AND COMMON AREA SIGNAGE THAT MEETS ANSI A117.1 STANDARDS.
3. REPLACE ALL EXISTING EXTERIOR STAIRS WITH NEW STEEL STAIRS WITH CONCRETE TREADS AT ALL BREEZEWAYS. INSTALL NEW STEEL HANDRAILS AND GUARDRAILS. ALL STEEL MUST BE PRIMED AND FIELD PAINTED.
4. INSTALL NEW RAILINGS AT BREEZEWAYS WHERE STAIRS ARE BEING REPLACED. INSTALL NEW RAILINGS AT EXISTING SITE STEPS WHERE REQUIRED BY CODE.
5. REPLACE ALL EXISTING BREEZEWAY LIGHTING.

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR TO REFERENCE SHEET G002 & G003 FOR ACCESSIBILITY REQUIREMENTS
6. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES.

WALL LEGEND

EXISTING WALL

DEMOLISHED WALL

NEW WALL

LEGEND

SYMBOL DESIGNATES FULL HANDICAP ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET G002 AND G003 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED.

BLDG TYPE D
BLDG E,F,I&J AREA SUMMARY

LEVEL	HEATED SF	UNHEATED SF	GROSS SF
TERRACE	3,647	590	4,237
1 ST	7,213	937	8,150
2 ND	7,238	690	7,928
TOTAL	9,134	968	10,102

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HIGHLAND SQUARE APARTMENTS

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FLOOR PLANS - BLDG TYPE D

A104

PHASE: SD

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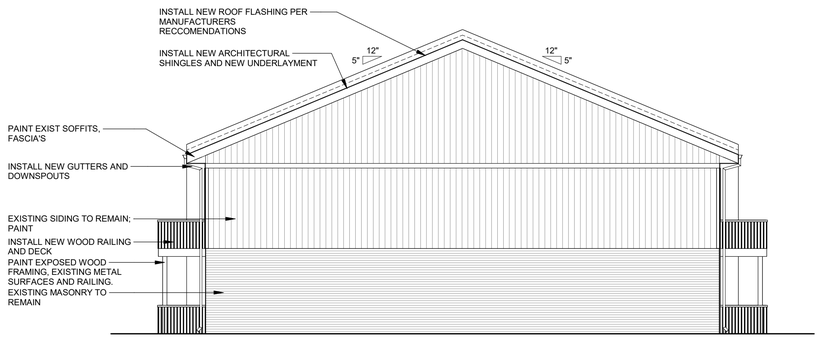
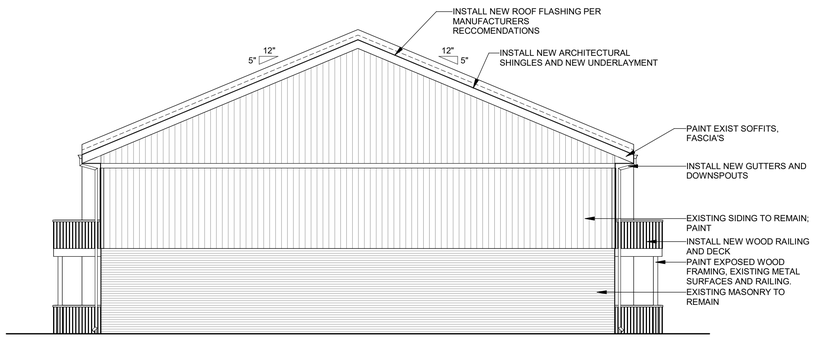
2 BLDG A - REAR ELEVATION
1/8" = 1'-0"



3 BLDG A - SIDE ELEVATION 1
1/8" = 1'-0"



4 BLDG A - SIDE ELEVATION 2
1/8" = 1'-0"

1 BLDG A - FRONT ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

1. REMOVE AND REPLACE ALL EXISTING ROOF SHINGLES. PROVIDE ALLOWANCE TO REPLACE 5% OF DECKING. CONTRACTOR TO REPLACE ALL EXISTING ROOFS WITH NEW 30-YR ARCHITECTURAL SHINGLES AND PROVIDE NEW SYNTHETIC UNDERLAYMENT, LEAK BARRIERS, STARTER STRIP SHINGLES AND HIP AND RIDGE CAP SHINGLES. COLOR TO BE SELECTED BY ARCHITECT; INSTALL MINERAL SURFACED LEAK BARRIERS A MIN. OF 5" UP ALL SIDE WALLS AND A MINIMUM OF 24" AROUND ALL PENETRATIONS. ICE BARRIERS SHALL BE INSTALLED PER IBC/IRC R905.1.2
2. INSTALL NEW ROOF FLASHING PER MANUFACTURERS RECOMMENDATIONS TO OBTAIN A 30 YR. WARRANTY. FLASHING SHALL BE FACTORY PAINTED AND A MINIMUM OF 0.019 (0.5MM) THK. ALL RAKES SHALL HAVE STEP FLASHING AND STEP FLASHING SHALL BE 5"X5"X7" MIN. DRIP EDGES TO BE INSTALLED ON ALL EAVES AND RAKES PER IBC/IRC R905.1.2.
3. EXISTING SIDING TO REMAIN: CAULK ALL PENETRATIONS OR DETERIORATED CAULK JOINTS OR OPEN JOINTS AND PAINT ALL EXISTING AND NEW PAINTED SIDING, SOFFIT AND TRIM. REPAIR/REPLACE ANY DAMAGED SIDING OR SOFFIT PRIOR TO REPAINTING.
4. EXISTING MASONRY TO REMAIN. CONTRACTOR SHALL CLEAN EXISTING MASONRY VENEER AND PROVIDE A 50SF/BLDG ALLOWANCE TO RESTORE LOOSE AND/OR DETERIORATED MASONRY JOINTS BY ACCEPTABLE TUCK POINTING METHODS WITH MORTAR SIMILAR IN COMPOSITION TO THE ORIGINAL MORTAR. SEAL AND CAULK ALL PENETRATIONS IN MASONRY. DO NOT COVER WEEP HOLES.
5. REMOVE ALL EXISTING WOOD RAILING AND WOOD DECK BOARDS ON EXISTING BALCONIES. PROVIDE AN ALLOWANCE TO REPLACE THE COLUMNS AND FRAMING ON 30 BALCONIES. INSTALL FLASHING OVER EXISTING JOISTS AND PROVIDE NEW COMPOSITE DECK BOARDS. PROVIDE NEW FIBER CEMENT FASCIA TO THE PERIMETER OF STRUCTURAL MEMBER AND FIBER CEMENT COVER TO ALL WOOD COLUMNS. REPLACE THE EXISTING RAILINGS WITH NEW ALUMINUM RAILINGS.
6. REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS WITH NEW 5" SEAMLESS GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL NOT DRAIN ACROSS PEDESTRIAN WALKWAYS. INSTALL NEW CONCRETE SPLASH BLOCKS UNDER EACH DOWNSPOUT AND ENSURE POSITIVE DRAINAGE FOR A MINIMUM DISTANCE OF 6' AWAY FROM THE BUILDING FOUNDATION.
7. CONTRACTOR TO VERIFY ALL EXISTING JOINTS AND PENETRATIONS AT THE EXTERIOR AND PROVIDE CAULK AT ANY LOCATIONS THAT ARE MISSING OR DAMAGED.
8. PAINT ALL EXISTING SIDING, SOFFITS, FASCIA'S, AND EXPOSED WOOD FRAMING. PAINT ALL EXISTING METAL SURFACES AND RAILING.
9. VERIFY THE EXISTING ATTIC INSULATION: ADD ADDITIONAL INSULATION TO ACHIEVE A MINIMUM OF R30 IN ALL EXISTING ATTICS; DO NOT BLOCK SOFFIT VENTS. ADD BAFFLES IF NECESSARY TO PREVENT THE BLOCKING THE SOFFIT VENTING.
10. INSTALL NEW UNIT BRAILLE SIGNAGE AND COMMON AREA SIGNAGE THAT MEETS ANSI A117.1 STANDARDS.
11. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
12. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
13. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
14. REPLACE ALL EXISTING EXTERIOR STAIRS WITH NEW STEEL STAIRS WITH CONCRETE TREADS AT ALL BREEZEWAYS. INSTALL NEW STEEL HANDRAILS AND GUARDRAILS. ALL STEEL MUST BE PRIMED AND FIELD PAINTED.
15. INSTALL NEW RAILINGS AT BREEZEWAYS WHERE STAIRS ARE BEING REPLACED. INSTALL NEW RAILINGS AT EXISTING SITE STEPS WHERE REQUIRED BY CODE.
16. REPLACE ALL BUILDING MOUNTED LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES.

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HIGHLAND SQUARE APARTMENTS
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REVISIONS

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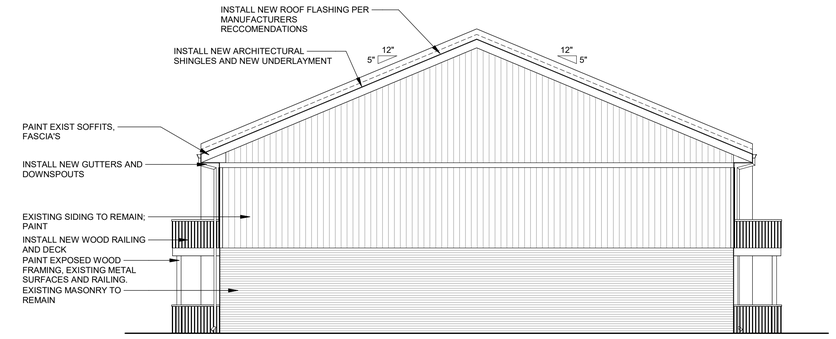
EXTERIOR ELEVATIONS - BLDG TYPE A

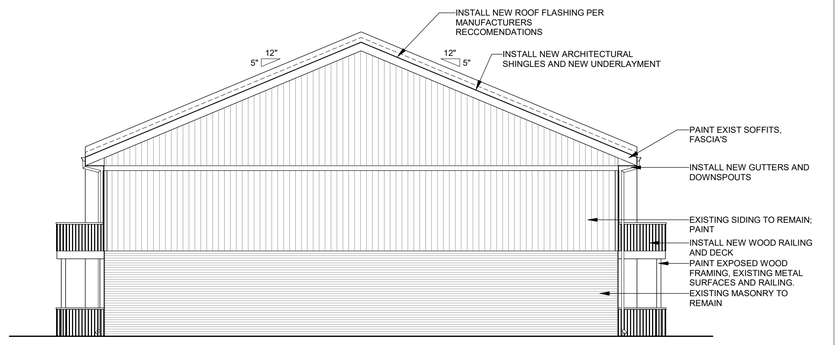
A200

PHASE: SD

1 BLDG B - REAR ELEVATION
1/8" = 1'-0"



3 BLDG B - SIDE ELEVATION 1
1/8" = 1'-0"



4 BLDG B - SIDE ELEVATION 2
1/8" = 1'-0"

2 BLDG B - FRONT ELEVATION
1/8" = 1'-0"

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ELEVATION NOTES

1. REMOVE AND REPLACE ALL EXISTING ROOF SHINGLES. PROVIDE ALLOWANCE TO REPLACE 5% OF DECKING. CONTRACTOR TO REPLACE ALL EXISTING ROOFS WITH NEW 30-YR ARCHITECTURAL SHINGLES AND PROVIDE NEW SYNTHETIC UNDERLAYMENT, LEAK BARRIERS, STARTER STRIP SHINGLES AND HIP AND RIDGE CAP SHINGLES. COLOR TO BE SELECTED BY ARCHITECT; INSTALL MINERAL SURFACED LEAK BARRIERS A MIN. OF 5" UP ALL SIDE WALLS AND A MINIMUM OF 24" AROUND ALL PENETRATIONS. ICE BARRIERS SHALL BE INSTALLED PER IBC/IRC R905.1.2
2. INSTALL NEW ROOF FLASHING PER MANUFACTURERS RECOMMENDATIONS TO OBTAIN A 30 YR. WARRANTY. FLASHING SHALL BE FACTORY PAINTED AND A MINIMUM OF 0.019 (0.5MM) THK. ALL RAKES SHALL HAVE STEP FLASHING AND STEP FLASHING SHALL BE 5"X5"X7" MIN. DRIP EDGES TO BE INSTALLED ON ALL EAVES AND RAKES PER IBC/IRC R905.1.2
3. EXISTING SIDING TO REMAIN: CAULK ALL PENETRATIONS OR DETERIORATED CAULK JOINTS OR OPEN JOINTS AND PAINT ALL EXISTING AND NEW PAINTED SIDING, SOFFIT AND TRIM. REPAIR/REPLACE ANY DAMAGED SIDING OR SOFFIT PRIOR TO REPAINTING.
4. EXISTING MASONRY TO REMAIN. CONTRACTOR SHALL CLEAN EXISTING MASONRY VENEER AND PROVIDE A 50SF/BLDG ALLOWANCE TO RESTORE LOOSE AND/OR DETERIORATED MASONRY JOINTS BY ACCEPTABLE TUCK POINTING METHODS WITH MORTAR SIMILAR IN COMPOSITION TO THE ORIGINAL MORTAR. SEAL AND CAULK ALL PENETRATIONS IN MASONRY. DO NOT COVER WEEP HOLES.
5. REMOVE ALL EXISTING WOOD RAILING AND WOOD DECK BOARDS ON EXISTING BALCONIES. PROVIDE AN ALLOWANCE TO REPLACE THE COLUMNS AND FRAMING ON 30 BALCONIES. INSTALL FLASHING OVER EXISTING JOISTS AND PROVIDE NEW COMPOSITE DECK BOARDS. PROVIDE NEW FIBER CEMENT FASCIA TO THE PERIMETER OF STRUCTURAL MEMBER AND FIBER CEMENT COVER TO ALL WOOD COLUMNS. REPLACE THE EXISTING RAILINGS WITH NEW ALUMINUM RAILINGS.
6. REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS WITH NEW 5" SEAMLESS GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL NOT DRAIN ACROSS PEDESTRIAN WALKWAYS. INSTALL NEW CONCRETE SPLASH BLOCKS UNDER EACH DOWNSPOUT AND ENSURE POSITIVE DRAINAGE FOR A MINIMUM DISTANCE OF 6' AWAY FROM THE BUILDING FOUNDATION.
7. CONTRACTOR TO VERIFY ALL EXISTING JOINTS AND PENETRATIONS AT THE EXTERIOR AND PROVIDE CAULK AT ANY LOCATIONS THAT ARE MISSING OR DAMAGED.
8. PAINT ALL EXISTING SIDING, SOFFITS, FASCIA'S, AND EXPOSED WOOD FRAMING. PAINT ALL EXISTING METAL SURFACES AND RAILING.
9. VERIFY THE EXISTING ATTIC INSULATION: ADD ADDITIONAL INSULATION TO ACHIEVE A MINIMUM OF R30 IN ALL EXISTING ATTICS; DO NOT BLOCK SOFFIT VENTS. ADD BAFFLES IF NECESSARY TO PREVENT THE BLOCKING THE SOFFIT VENTING.
10. INSTALL NEW UNIT BRAILLE SIGNAGE AND COMMON AREA SIGNAGE THAT MEETS ANSI A117.1 STANDARDS.
11. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
12. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
13. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
14. REPLACE ALL EXISTING EXTERIOR STAIRS WITH NEW STEEL STAIRS WITH CONCRETE TREADS AT ALL BREEZEWAYS. INSTALL NEW STEEL HANDRAILS AND GUARDRAILS. ALL STEEL MUST BE PRIMED AND FIELD PAINTED.
15. INSTALL NEW RAILINGS AT BREEZEWAYS WHERE STAIRS ARE BEING REPLACED. INSTALL NEW RAILINGS AT EXISTING SITE STEPS WHERE REQUIRED BY CODE.
16. REPLACE ALL BUILDING MOUNTED LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES.

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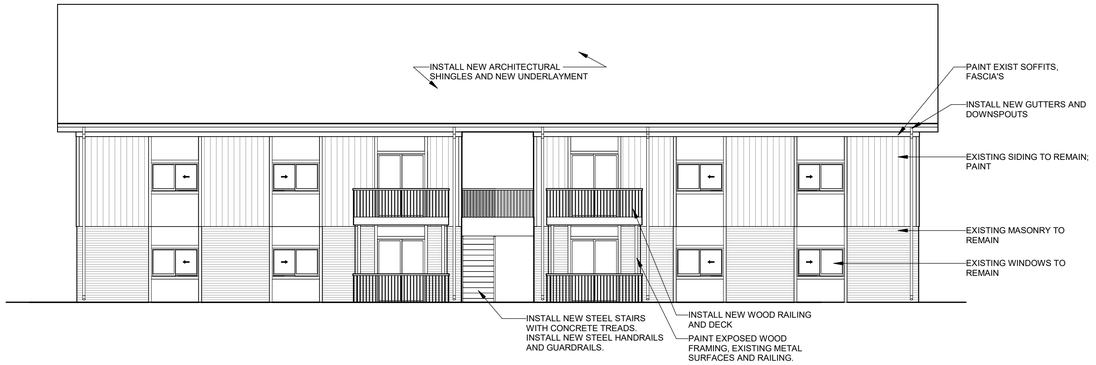
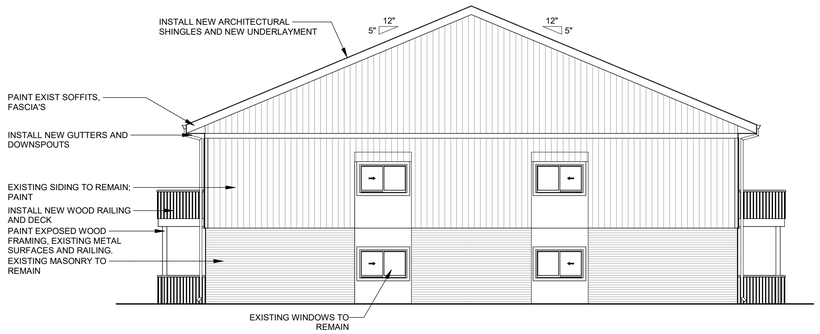
EXTERIOR ELEVATIONS - BLDG TYPE B

A201

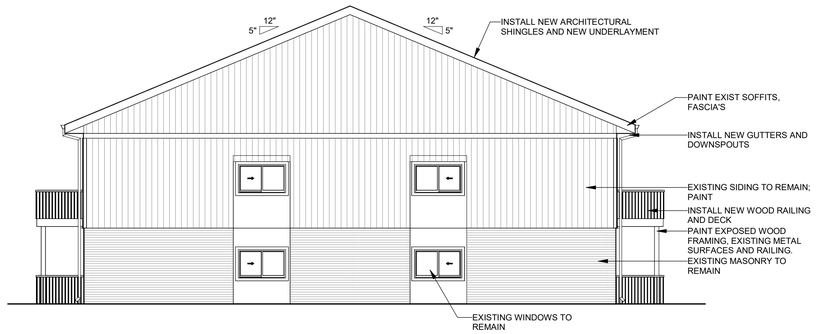
PHASE: SD



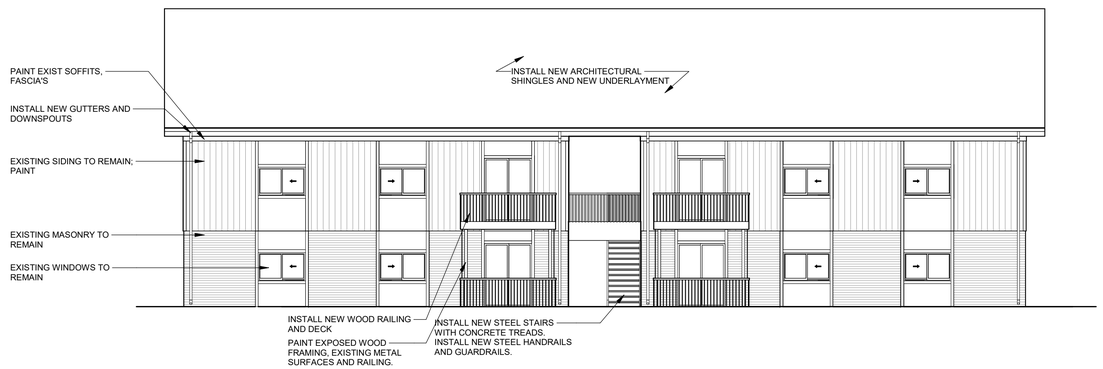
1 BLDG C - REAR ELEVATION
1/8" = 1'-0"



4 BLDG C - SIDE ELEVATION 1
1/8" = 1'-0"



3 BLDG C - SIDE ELEVATION 2
1/8" = 1'-0"



2 BLDG C - FRONT ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

1. REMOVE AND REPLACE ALL EXISTING ROOF SHINGLES. PROVIDE ALLOWANCE TO REPLACE 5% OF DECKING. CONTRACTOR TO REPLACE ALL EXISTING ROOFS WITH NEW 30-YR ARCHITECTURAL SHINGLES AND PROVIDE NEW SYNTHETIC UNDERLAYMENT, LEAK BARRIERS, STARTER STRIP SHINGLES AND HIP AND RIDGE CAP SHINGLES. COLOR TO BE SELECTED BY ARCHITECT; INSTALL MINERAL SURFACED LEAK BARRIERS A MIN. OF 5" UP ALL SIDE WALLS AND A MINIMUM OF 24" AROUND ALL PENETRATIONS. ICE BARRIERS SHALL BE INSTALLED PER IBC/IRC R905.1.2
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5. REMOVE ALL EXISTING WOOD RAILING AND WOOD DECK BOARDS ON EXISTING BALCONIES. PROVIDE AN ALLOWANCE TO REPLACE THE COLUMNS AND FRAMING ON 30 BALCONIES. INSTALL FLASHING OVER EXISTING JOISTS AND PROVIDE NEW COMPOSITE DECK BOARDS. PROVIDE NEW FIBER CEMENT FASCIA TO THE PERIMETER OF STRUCTURAL MEMBER AND FIBER CEMENT COVER TO ALL WOOD COLUMNS. REPLACE THE EXISTING RAILINGS WITH NEW ALUMINUM RAILINGS.
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8. PAINT ALL EXISTING SIDING, SOFFITS, FASCIA'S, AND EXPOSED WOOD FRAMING. PAINT ALL EXISTING METAL SURFACES AND RAILING.
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15. INSTALL NEW RAILINGS AT BREEZEWAYS WHERE STAIRS ARE BEING REPLACED. INSTALL NEW RAILINGS AT EXISTING SITE STEPS WHERE REQUIRED BY CODE.
16. REPLACE ALL BUILDING MOUNTED LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES.

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DNAworkshop
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

REVISIONS

JOB NUMBER: 24-073
ISSUED: 18/10/24

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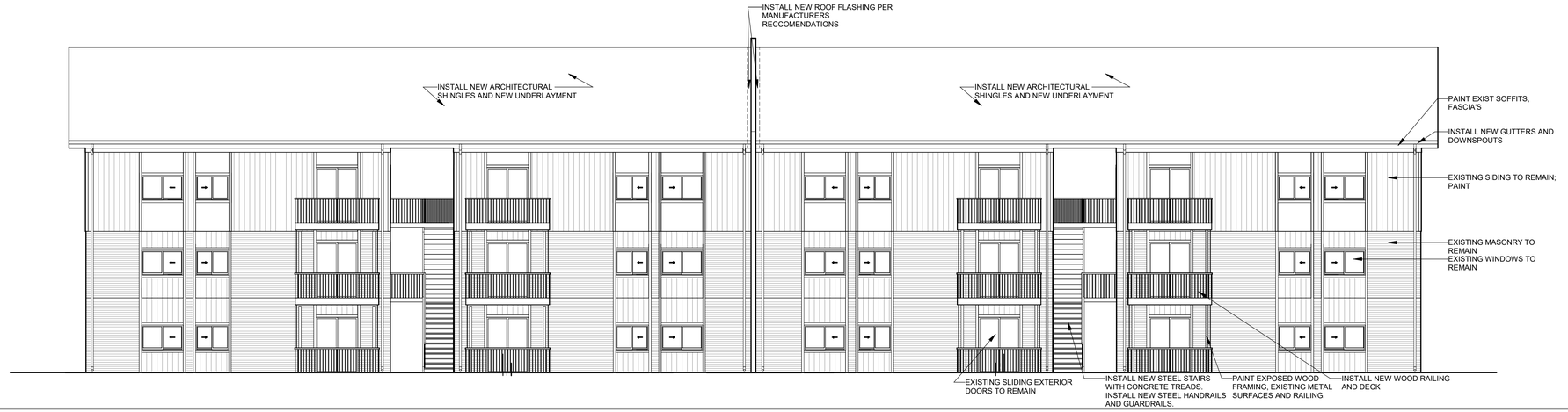
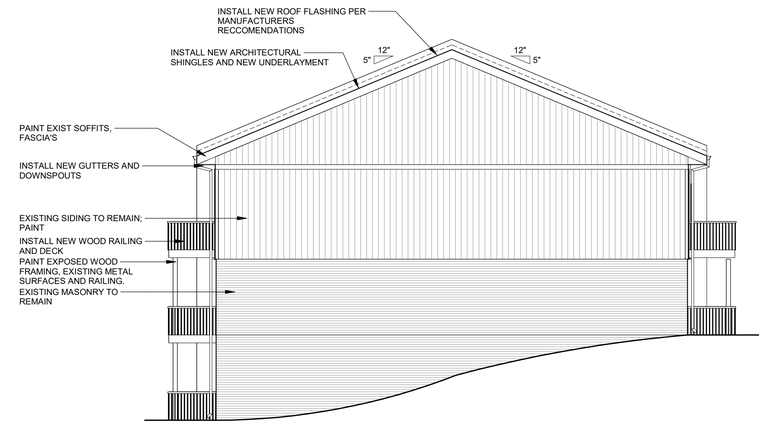
EXTERIOR ELEVATIONS - BLDG TYPE C

A202

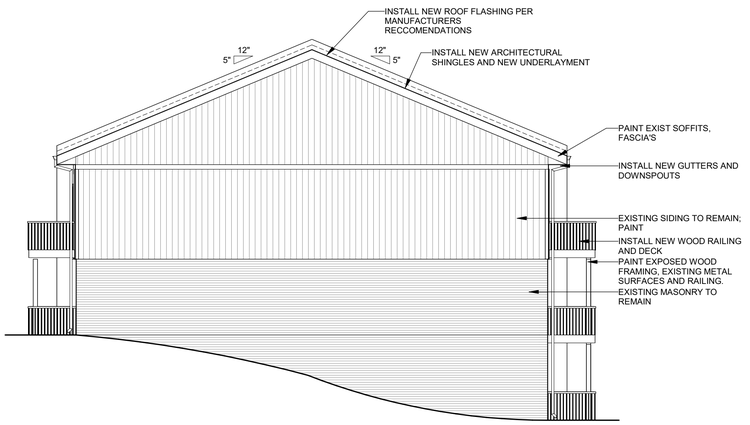
PHASE: SD



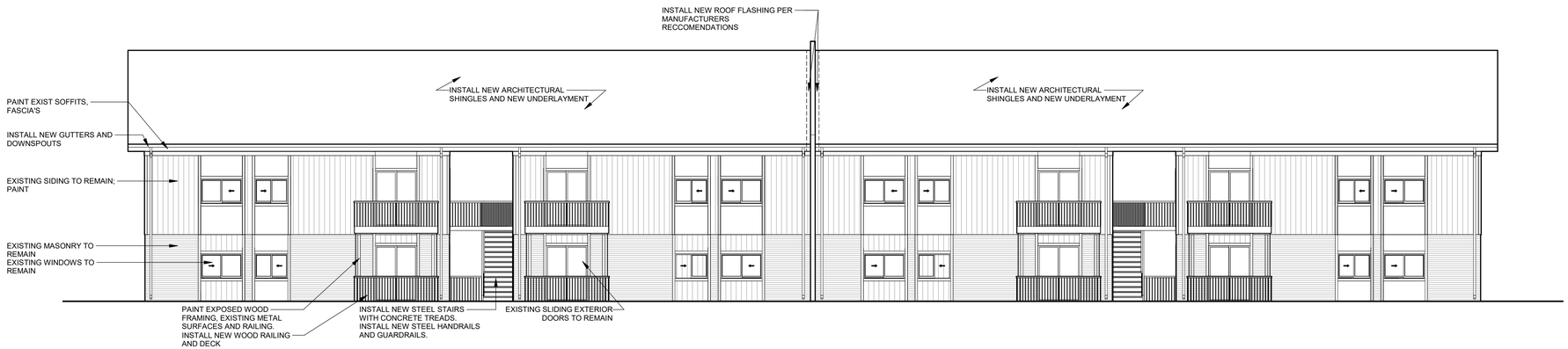
4 BLDG D - REAR ELEVATION
1/8" = 1'-0"



2 BLDG D - SIDE ELEVATION 1
1/8" = 1'-0"



3 BLDG D - SIDE ELEVATION 2
1/8" = 1'-0"



1 BLDG D - FRONT ELEVATION
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DYKE NELSON ARCHITECTURE

REVISIONS

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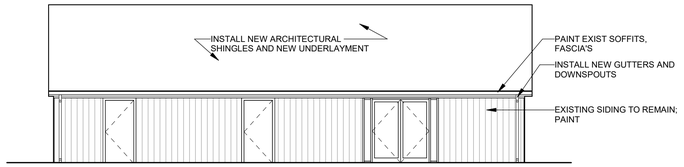
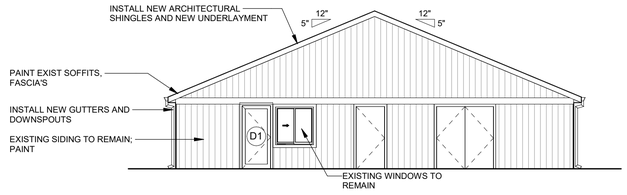
EXTERIOR ELEVATIONS - BLDG TYPE D

A203

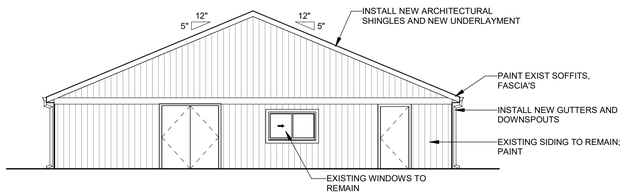
PHASE: SD



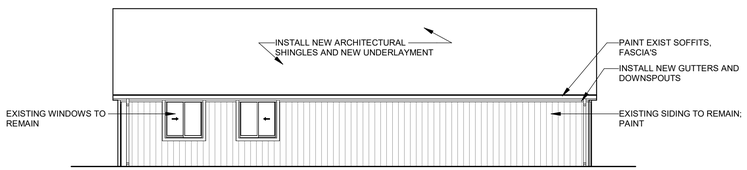
4 COMMUNITY BLDG - REAR ELEVATION
1/8" = 1'-0"



2 COMMUNITY BLDG - SIDE ELEVATION 1
1/8" = 1'-0"



3 COMMUNITY BLDG - SIDE ELEVATION 2
1/8" = 1'-0"



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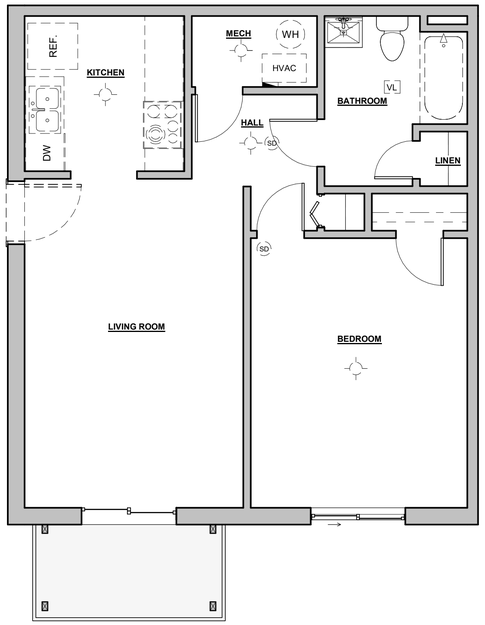
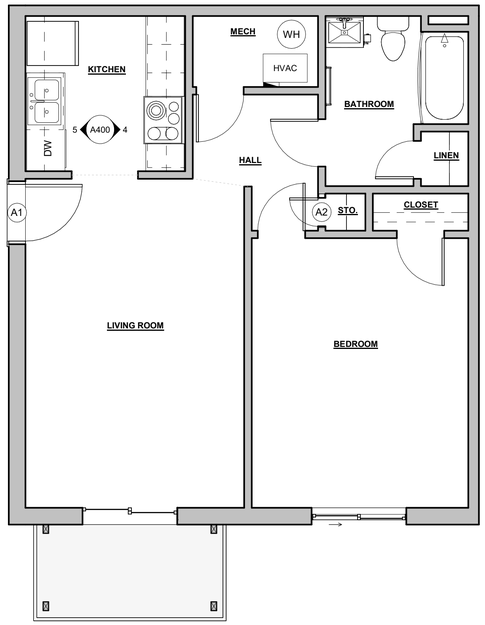
EXTERIOR ELEVATIONS - COMMUNITY BLDG

A204

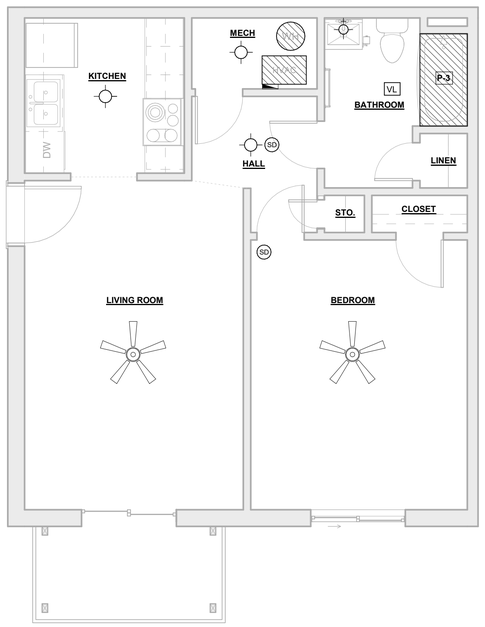
PHASE: SD



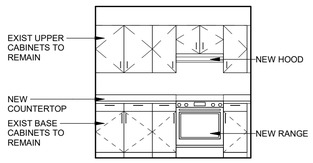
1 DEMO - UNIT 1BR ENLARGED FLOOR PLAN
1/4" = 1'-0"



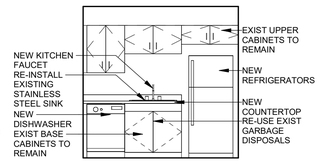
2 NEW - UNIT 1BR ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 NEW - UNIT 1BR MEP
1/4" = 1'-0"



4 UNIT 1BR - KIT. INT. ELEV. A
1/4" = 1'-0"



5 UNIT 1BR - KIT. INT. ELEV. B
1/4" = 1'-0"

UNIT DEMOLITION NOTES:

INTERIOR

1. REMOVE ALL EXTERIOR UNIT ENTRY DOORS AND DOOR HARDWARES.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT.
3. REMOVE EXISTING INTERIOR DOOR HARDWARE.
4. REMOVE ALL INTERIOR UNIT DOORS AND DOOR HARDWARES.
5. REMOVE ALL EXISTING BIFOLD AND ACCORDIAN CLOSET DOORS.
6. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
7. EXISTING WINDOWS TO REMAIN.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN.
2. REMOVE EXIST COUNTERTOP AND BACKSPLASH.
3. REMOVE EXIST RANGE AND RANGE HOOD.
4. REMOVE EXIST DISHWASHER.
5. REMOVE EXIST REFRIGERATOR.
6. REMOVE AND RE-INSTALL EXIST STAINLESS STEEL SINK.
7. REMOVE EXIST KITCHEN FAUCET.
8. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REMOVE EXIST BATHROOM ACCESSORIES.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN.
4. EXISTING LAVATORY TO REMAIN.
5. REMOVE EXIST WATER FAUCET.
6. REMOVE EXIST TOILETS IN ACCESSIBLE UNITS.
7. REMOVE EXIST LAVATORIES IN ACCESIBLE UNIT LOCATIONS.
8. REPLACE EXISTING TUB AND SURROUNDS.
9. REMOVE EXIST SHOWER VALVES AND TRIM.

UNIT MEP NOTES

LIFE SAFETY

1. REPLACE EXISTING HARDWIRED SMOKE DETECTOR IN HALLWAY AND PROVIDE PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT AND WIRING TO DETECTORS WITHOUT EXISTING WIRING.

MECHANICAL

1. REPLACE ALL EXISTING SPLIT HVAC SYSTEMS WITH NEW MINIMUM 15 SEER SPLIT SYSTEMS. ALL REFRIGERATION LINES MUST BE INSULATED. BOTTOM OF RETURNS MUST BE 12" ABOVE THE FINISH FLOOR RAISE EXISTING RETURNS. INSTALL A SECONDARY CONDENSATE OVERFLOW LINE OR CUTOFF SWITCH.
2. PROVIDE PROGRAMMABLE THERMOSTATS THAT ARE EASY TO READ AND SIMPLE TO USE.
3. INSTALL NEW 70 CFM EXHAUST FANS WITH LIGHT IN EXISTING EXHAUST FAN LOCATION. REPLACE ALL FLEX DUCT IN ATTICS WITH HARD WHERE ACCESSIBLE. LIGHT MUST BE SWITCHED WITH THE EXHAUST FAN AND BE SEPARATE FROM THE VANITY LIGHT. PROVIDE NEW WIRING IF NECESSARY.

ELECTRICAL

1. PROVIDE NEW ENERGY STAR RATED LED LIGHT FIXTURES WITH A MINIMUM LIFE OF 20,000 HOURS AND EFFICACY OF AT LEAST 40-60 LUMENS PER WATT.
2. INSTALL NEW CEILING FANS WITH LIGHTS IN ALL LIVING ROOMS AND BEDROOMS. SWITCH AND LIGHT MUST BE SEPERATELY SWITCHED. PROVIDE NEW WIRING AND SWITCH WHERE REQUIRED.
3. INSTALL NEW CENTRALLY LOCATED COMMUNICATION PORT SUFFICIENT FOR HIGH SPEED INTERNET ACCESS.
4. REPLACE ALL EXISTING TELEPHONE JACKS IN UNIT. ENSURE TELEPHONE JACK IN PRIMARY BUILDING IS NEXT TO AN EXISTING RECPTACLE. RELOCATE TELEPHONE JACK IF NECESSARY.
5. REPLACE ALL EXISTING OUTLETS WITH NEW TAMPER RESISTANT OUTLETS. REPLACE ALL EXISTING SWITCHES WITH NEW LIGHT SWITCHES IN ALL EXISTING LOCATIONS. REPLACE ALL LOW VOLTAGE COVERS TO MATCH.
6. INSTALL NEW GFCI PROTECTED OUTLETS AT ALL CODE MANDATED LOCATIONS: WITHIN 6' OF SINK, IF LOCATED IN A BATHROOM, AT KITCHEN COUNTER, IN GARAGE, UNFINISHED BASEMENT OR LOACTED OUTSIDE.
7. PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT IF NECESSARY.
8. ALL UNITS MARKED "AV" ON THE OVERALL PLANS SHALL BE DESIGNATED HEARING AND AUDIO VISUAL UNITS. PROVIDE STROBES FOR ALL SMOKE AND CARBON MONOXIDE ALARMS IN EVERY BEDROOM, HALLWAY, OUTSIDE OF THE BATHROOOM AND LIVING AREA. PROVIDE A DOORBELL WITH A STROBE AND CHIME INSIDE EACH BATHROOM, BEDROOM, AND COMMON AREA IN THE UNIT. EXTEND BUILDING COMMON AREA FIRE ALARM SYSTEM TO INCLUDE A STROBE AND NOTIFICATION DEVICE TO INSIDE UNIT.
9. INSTALL NEW EMERGENCY ALERT SYSTEM IN ALL MOBILITY AND HEARING AND SIGHT IMPAIRED UNITS. INSTALL NEW CALL FOR AID DEVICES UNDER EXISTING LIGHT SWITCHES IN EVERY BEDROOM AND BATHROOM THAT TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE UNIT WHEN PULLED. INSTALL NEW CIRCUIT AND WIRING AS REQUIRED.

PLUMBING

1. EXISTING SEWER TO REMAIN, CONTRACTOR SHALL JET AND SCOPE LATERALS; PROVIDE REPORTS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
2. REPALCE ALL EXISTING ANGLE STOPS WITH NEW QUARTER TURN ANGLE STOPS.
3. REPLACE OF EXISTING UNIT WATER HEATERS. NEW WATER HEATERS TO MATCH THE EXISTING FUEL TYPE; MUST BE ENERGY STAR RATED. CONTRACTOR TO VERIFY EXISTING WATER HEATER CLOSET SIZE AND SOURCE WATER HEATER TO FIT IN EXISTING SPACE.
4. INSTALL OVERFLOW PAN AND PIPE DIRECTLY TO THE OUTSIDE WHERE POSSIBLE. INSTALL MINIMU 40 GALLON FOR 3BR UNITS AND 30 GALLON FOR 1&2BR UNITS.

UNIT NEW CONSTRUCTION NOTES:

INTERIOR

1. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT. INSTALL NEW DOOR STOPS AT ALL DOORS WITHIN THE UNIT. REPLACEMENT BEDROOM AND BATHROOM DOORS SHALL BE SOLID CORE DOORS, ALL OTHER MAY BE HOLLOW CORE. ALL OTHER EXISTING UNITS DOORS TO REMAIN. PREP AND PAINT ALL UNIT DOORS.
3. REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVER STYLE DOOR HARDWARE TO MATCH THE FUNCTION OF THE HARDWARE REPLACED.
4. REPLACE ALL EXISTING BIFOLD AND ACCORDION CLOSET DOORS WITH NEW HINGED DOORS AS SHOWN ON THE PLAN. REBUILD DOOR HEADER TO ACCEPT A STANDARD 6'-8" TALL DOOR REFRAME OPENING IF REQUIRED TO ACCOMMODATE NEW DOOR SIZE.
5. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
6. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
7. SEAL ALL HOLES AND PENETRATIONS AT THE BACKS OF EXISTING CABINETS AND INSTALL PROPERLY SIZED ESCUTCHEONS AT ALL PENETRATIONS.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING. REMOVE EXISTING BASEBOARDS. INSTALL NEW GLUE DOWN LVP. LVP MUST BE A MINIMUM OF 0.080 THK AND HAVE A 12MIL WEAR LAYER AND HAVE A 15 YEAR RESIDENTIAL WARRANTY. IF ACM IS PRESENT, OVERLAY IS ACCEPTABLE IF ALLOWED BY MANUFACTURER. ENSURE LEVEL SUBSURFACE FREE OF IMPERFECTIONS AND PREPARE AND INSTALL WITH LOW-VOC ADHESIVES PER MANUFACTURERS GUIDELINES.
9. INSTALL NEW 4" WOOD BASE IN UNITS.
10. IN ALL AREAS WHERE DRYWALL IS BEING REMOVED AND REPLACED AS A PART OF CONSTRUCTION, MOISTURE RESISTANT GYPSUM BOARD SHALL BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ABOVE OR WITHIN 4 FEET OF ANY WATER SOURCE. WITHIN 4 FEET OF WASHING MACHINES, WATER HEATERS WATER METERS, BEHIND WATER FOUNTAINS, AND WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES IN SERVICE ROOMS. WATER RESISTANT GYPSUM BOARD SHALL BE PROVIDED BEHIND ANY TUB/SHOWER UNIT LOCATED ON AN EXTERIOR WALL.
11. CONTRACTOR SHALL ENSURE ALL WALLS HAVE A CONSISTENT DRYWALL FINISH FREE OF VISIBLE PATCHES OR IN CONSISTENT TEXTURES. PROVIDE ALLOWANCE TO PATCH 1000 SF OF THE TOTAL AREA OF THE DRYWALL IN THE COMMON AREAS. UNITS SHALL BE PROVIDED AN ALLOWANCE OF 20 SF PER UNIT IN DRYWALL PATCH/REPAIR.
12. CONTRACTOR TO PAINT ALL EXISTING PAINTED SURFACES WITH NEW LOW-VOC PAINT WITH ANTIMICROBIAL ADDITIVES. PRIME ALL SMOKING UNITS WITH ODOR BLOCKING PRIMER. WALLS TO RECEIVE EGGSHELL FINISH, CEILINGS TO RECEIVE FLAT FINISH, TRIM AND DOORS TO RECEIVE SEMIGLOSS FINISH. PAINT SHALL BE APPLIED IN MINIMUM THICKNESS OF 1 MIL.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN. PROVIDE AND INSTALL NEW 2CM SOLID SURFACE STONE COUNTERTOPS.
2. PROVIDE NEW ACCESSIBLE KITCHEN CABINETS IN ALL ACCESSIBLE UNITS. CABINETS TO BE 34" MAX IN HEIGHT AND PROVIDE A ROLL UNDER 30" WIDE WORK SPACE NEAR THE RANGE AND ROLL UNDER SPACE UNDER THE KITCHEN SINK.
3. REPLACE EXISTING HOOD WITH NEW ENERGY STAR RATED RECIRCULATING HOOD.
4. PROVIDE NEW RANGES. PROVIDE NEW STAINLESS STEEL BACKSPLASH AT ALL UNITS BEHIND RANGE AND ON THE SIDE OF WALL IF RANGE IS IMMEDIATELY ADJACENT TO A WALL.
5. REPLACE DISHWASHER WITH NEW ENERGY STAR RATED DISHWASHERS.
6. PROVIDE NEW STOVETOP FIRESTOP OR RANGE QUEEN FIRE SUPPRESSION CANISTERS.
7. PROVIDE NEW ENERGY STAR REFRIGERATORS IN EACH UNIT. REFRIGERATOR SHALL BE 18 CF MINIMUM.
8. REMOVE AND RE-INSTALL EXISTING STAINLESS STEEL SINK;
9. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FIXTURE WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
10. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REPLACE ALL EXISTING BATHROOM ACCESSORIES WITH NEW. PROVIDE A MINIMUM OF ONE TOWEL BAR, TOILET PAPER HOLDER, CURVED SHOWER ROD, FOR EACH UNIT BATHROOM.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN; PROVIDE NEW ACCESSIBLE TOILETS IN ALL NEW ACCESSIBLE UNITS.
4. EXISTING LAVATORY TO REMAIN. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FAUCET WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
5. PROVIDE NEW LAVATORIES IN ACCESSIBLE UNIT LOCATIONS. ALL WALL HUNG SINKS MUST HAVE CONCEALED FLOOR AND STUD-BRACED CARRIERS.
6. REPLACE EXISTING TUB AND SURROUNDS WITH NEW STEEL TUB AND THREE PIECE FIBERGLASS SURROUND. INSTALL NEW WATERSENSE RATED 1.25 GPM MAX TUB/SHOWER VALVES AND TRIM (INCLUDING DIVERTER VALVE, VALVE TRIM, TUB SPOUT NEW VALVE SHALL HAVE LEVER STYLE HANDLES AND ANTI-SCALD CONTROL VALVES. INSTALL BLOCKING FOR FUTURE GRAB BARS.
7. ALL ACCESSIBLE UNITS SHALL HAVE ROLL IN SHOWER. INSTALL NEW TILED ROLL IN SHOWER WITH TRENCH. ALL BATHROOMS WITH ROLL IN SHOWER SHALL HAVE TRENCH DRAIN AT THRESHOLD OF THE ROLL-IN SHOWER OR A FLOOR DRAIN APPROXIMATELY AT THE CENTER OF THE BATHROOM.

UNIT 1BR

GROSS	654 SF	PATIO	50 SF
NET	606 SF		

WALL LEGEND

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, FLOORS, AND ROOF TO MATCH EXISTING AND SHALL MAKE WATERTIGHT.
6. CONTRACTOR TO REFERENCE SHEET G002 FOR ADA REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
8. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
9. ALL NEW HVAC SYSTEMS TO HAVE PROGRAMMABLE THERMOSTATS.
10. ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS, KITCHENS AND OUTDOOR OUTLETS SHALL BE PROTECTED BY GFCI.
11. ALL ELECTRICAL WORKS TO BE DONE BY LICENSED ELECTRICIAN. ANY VISIBLE DEFICIENCIES AND HAZARDS SHALL BE CORRECTED.

NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-3	NEW PLUMBING FIXTURE RE: PLUMBING SCHEDULE

DOOR SCHEDULE - UNIT 1BR

MARK	ELEV	DOOR SIZE W	SIZE H	SIZE THK	FINISH	MATERIAL	FRAME MATERIAL	FIRE RATING	HW SET	DESCRIPTION
A1	1	3'-0"	6'-8"	1 3/4"				R		ENERGY STAR RATED INSULATED CORE STEEL CLAD WOOD EDGE DOOR
A2	2	1'-6"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR

FINISH SCHEDULE - UNIT 1BR

NAME	CEILING HEIGHT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
BATHROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
HALL	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
KITCHEN	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LINEN	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LIVING ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
MECH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
STO.	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	

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HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

NOT FOR CONSTRUCTION

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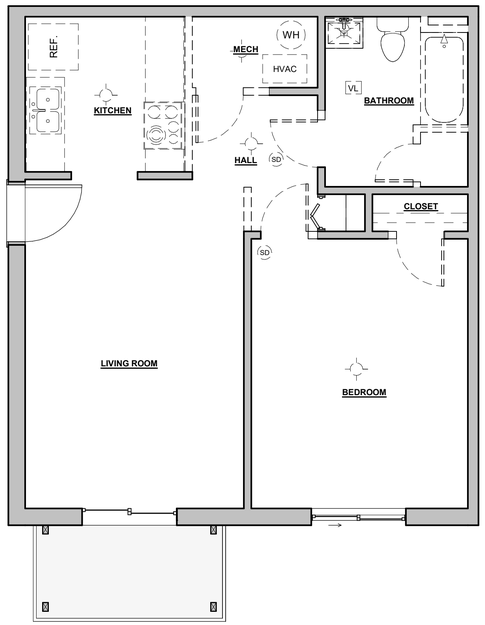
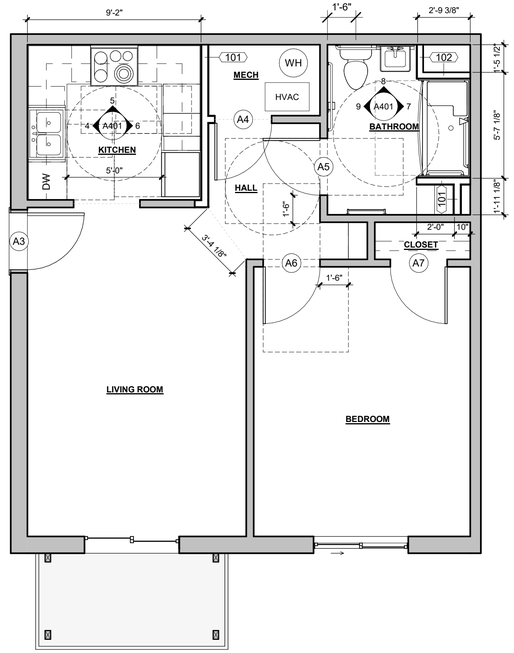
ENLARGED FLOOR PLAN - UNIT 1BR

A400

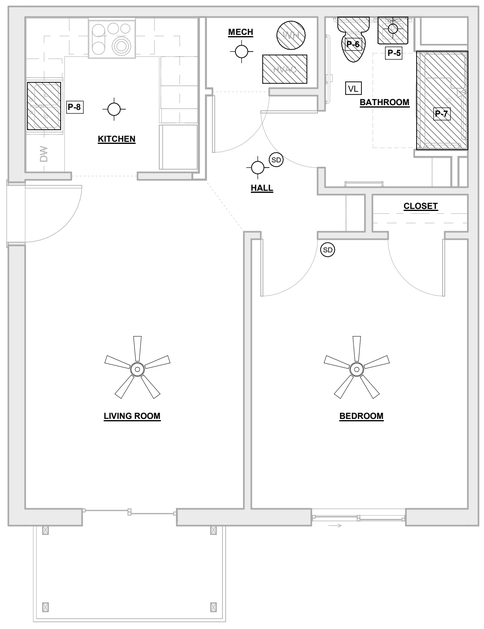
PHASE: SD



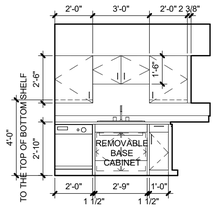
1 DEMO - UNIT 1BR (HC) ENLARGED FLOOR PLAN
1/4" = 1'-0"



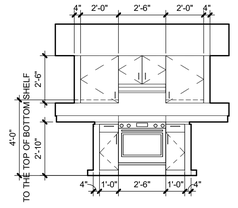
2 NEW - UNIT 1BR (HC) ENLARGED FLOOR PLAN
1/4" = 1'-0"



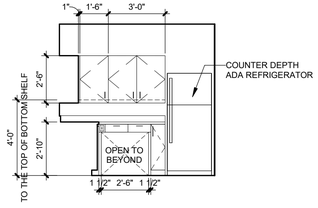
3 NEW - UNIT 1BR (HC) MEP
1/4" = 1'-0"



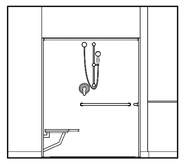
4 UNIT 1BR (HC) - KIT. INT. ELEV. A
1/4" = 1'-0"



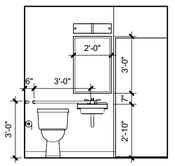
5 UNIT 1BR (HC) - KIT. INT. ELEV. B
1/4" = 1'-0"



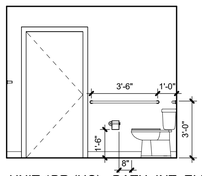
6 UNIT 1BR (HC) - KIT. INT. ELEV. C
1/4" = 1'-0"



7 UNIT 1BR (HC) - BATH. INT. ELEV. A
1/4" = 1'-0"



8 UNIT 1BR (HC) - BATH. INT. ELEV. B
1/4" = 1'-0"



9 UNIT 1BR (HC) - BATH. INT. ELEV. C
1/4" = 1'-0"

UNIT DEMOLITION NOTES:

INTERIOR

1. REMOVE ALL EXTERIOR UNIT ENTRY DOORS AND DOOR HARDWARES.
2. EXISTING INTERIOR DOORS TO REMAIN. PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT.
3. REMOVE EXISTING INTERIOR DOOR HARDWARE.
4. REMOVE ALL INTERIOR UNIT DOORS AND DOOR HARDWARES.
5. REMOVE ALL EXISTING BIFOLD AND ACCORDIAN CLOSET DOORS.
6. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
7. EXISTING WINDOWS TO REMAIN.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN.
2. REMOVE EXIST COUNTERTOP AND BACKSPLASH.
3. REMOVE EXIST RANGE AND RANGE HOOD.
4. REMOVE EXIST DISHWASHER.
5. REMOVE EXIST REFRIGERATOR.
6. REMOVE AND RE-INSTALL EXIST STAINLESS STEEL SINK.
7. REMOVE EXIST KITCHEN FAUCET.
8. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REMOVE EXIST BATHROOM ACCESSORIES.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN.
4. EXISTING LAVATORY TO REMAIN.
5. REMOVE EXIST WATER FAUCET.
6. REMOVE EXIST TOILETS IN ACCESSIBLE UNITS.
7. REMOVE EXIST LAVATORIES IN ACCESIBLE UNIT LOCATIONS.
8. REPLACE EXISTING TUB AND SURROUNDS.
9. REMOVE EXIST SHOWER VALVES AND TRIM.

UNIT MEP NOTES

LIFE SAFETY

1. REPLACE EXISTING HARDWIRED SMOKE DETECTOR IN HALLWAY AND PROVIDE PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT AND WIRING TO DETECTORS WITHOUT EXISTING WIRING.

MECHANICAL

1. REPLACE ALL EXISTING SPLIT HVAC SYSTEMS WITH NEW MINIMUM 15 SEER SPLIT SYSTEMS. ALL REFRIGERATION LINES MUST BE INSULATED. BOTTOM OF RETURNS MUST BE 12" ABOVE THE FINISH FLOOR RAISE EXISTING RETURNS. INSTALL A SECONDARY CONDENSATE OVERFLOW LINE OR CUTOFF SWITCH.
2. PROVIDE PROGRAMMABLE THERMOSTATS THAT ARE EASY TO READ AND SIMPLE TO USE.
3. INSTALL NEW 70 CFM EXHAUST FANS WITH LIGHT IN EXISTING EXHAUST FAN LOCATION. REPLACE ALL FLEX DUCT IN ATTICS WITH HARD WHERE ACCESSIBLE. LIGHT MUST BE SWITCHED WITH THE EXHAUST FAN AND BE SEPARATE FROM THE VANITY LIGHT. PROVIDE NEW WIRING IF NECESSARY.

ELECTRICAL

1. PROVIDE NEW ENERGY STAR RATED LED LIGHT FIXTURES WITH A MINIMUM LIFE OF 20,000 HOURS AND EFFICACY OF AT LEAST 40-60 LUMENS PER WATT.
2. INSTALL NEW CEILING FANS WITH LIGHTS IN ALL LIVING ROOMS AND BEDROOMS. SWITCH AND LIGHT MUST BE SEPERATELY SWITCHED. PROVIDE NEW WIRING AND SWITCH WHERE REQUIRED.
3. INSTALL NEW CENTRALLY LOCATED COMMUNICATION PORT SUFFICIENT FOR HIGH SPEED INTERNET ACCESS.
4. REPLACE ALL EXISTING TELEPHONE JACKS IN UNIT. ENSURE TELEPHONE JACK IN PRIMARY BUILDING IS NEXT TO AN EXISTING RECPTACLE. RELOCATE TELEPHONE JACK IF NECESSARY.
5. REPLACE ALL EXISTING OUTLETS WITH NEW TAMPER RESISTANT OUTLETS. REPLACE ALL EXISTING SWITCHES WITH NEW LIGHT SWITCHES IN ALL EXISTING LOCATIONS. REPLACE ALL LOW VOLTAGE COVERS TO MATCH.
6. INSTALL NEW GFCI PROTECTED OUTLETS AT ALL CODE MANDATED LOCATIONS: WITHIN 6' OF SINK, IF LOCATED IN A BATHROOM, AT KITCHEN COUNTER, IN GARAGE, UNFINISHED BASEMENT OR LOACTED OUTSIDE.
7. PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT IF NECESSARY.
8. ALL UNITS MARKED "AV" ON THE OVERALL PLANS SHALL BE DESIGNATED HEARING AND AUDIO VISUAL UNITS. PROVIDE STROBES FOR ALL SMOKE AND CARBON MONOXIDE ALARMS IN EVERY BEDROOM, HALLWAY, OUTSIDE OF THE BATHROOOM AND LIVING AREA. PROVIDE A DOORBELL WITH A STROBE AND CHIME INSIDE EACH BATHROOM, BEDROOM, AND COMMON AREA IN THE UNIT. EXTEND BUILDING COMMON AREA FIRE ALARM SYSTEM TO INCLUDE A STROBE AND NOTIFICATION DEVICE TO INSIDE UNIT.
9. INSTALL NEW EMERGENCY ALERT SYSTEM IN ALL MOBILITY AND HEARING AND SIGHT IMPAIRED UNITS. INSTALL NEW CALL FOR AID DEVICES UNDER EXISTING LIGHT SWITCHES IN EVERY BEDROOM AND BATHROOM THAT TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE UNIT WHEN PULLED. INSTALL NEW CIRCUIT AND WIRING AS REQUIRED.

PLUMBING

1. EXISTING SEWER TO REMAIN, CONTRACTOR SHALL JET AND SCOPE LATERALS; PROVIDE REPORTS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
2. REPALCE ALL EXISTING ANGLE STOPS WITH NEW QUARTER TURN ANGLE STOPS.
3. REPLACE OF EXISTING UNIT WATER HEATERS. NEW WATER HEATERS TO MATCH THE EXISTING FUEL TYPE; MUST BE ENERGY STAR RATED. CONTRACTOR TO VERIFY EXISTING WATER HEATER CLOSET SIZE AND SOURCE WATER HEATER TO FIT IN EXISTING SPACE.
4. INSTALL OVERFLOW PAN AND PIPE DIRECTLY TO THE OUTSIDE WHERE POSSIBLE. INSTALL MINIMU 40 GALLON FOR 3BR UNITS AND 30 GALLON FOR 1&2BR UNITS.

UNIT NEW CONSTRUCTION NOTES:

INTERIOR

1. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT. INSTALL NEW DOOR STOPS AT ALL DOORS WITHIN THE UNIT. REPLACEMENT BEDROOM AND BATHROOM DOORS SHALL BE SOLID CORE DOORS, ALL OTHER MAY BE HOLLOW CORE. ALL OTHER EXISTING UNITS DOORS TO REMAIN. PREP AND PAINT ALL UNIT DOORS.
3. REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVER STYLE DOOR HARDWARE TO MATCH THE FUNCTION OF THE HARDWARE REPLACED.
4. REPLACE ALL EXISTING BIFOLD AND ACCORDION CLOSET DOORS WITH NEW HINGED DOORS AS SHOWN ON THE PLAN. REBUILD DOOR HEADER TO ACCEPT A STANDARD 6'-8" TALL DOOR REFRAME OPENING IF REQUIRED TO ACCOMMODATE NEW DOOR SIZE.
5. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
6. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
7. SEAL ALL HOLES AND PENETRATIONS AT THE BACKS OF EXISTING CABINETS AND INSTALL PROPERLY SIZED ESCUTCHEONS AT ALL PENETRATIONS.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING. REMOVE EXISTING BASEBOARDS. INSTALL NEW GLUE DOWN LVP. LVP MUST BE A MINIMUM OF 0.080 THK AND HAVE A 12MIL WEAR LAYER AND HAVE A 15 YEAR RESIDENTIAL WARRANTY. IF ACM IS PRESENT, OVERLAY IS ACCEPTABLE IF ALLOWED BY MANUFACTURER. ENSURE LEVEL SUBSURFACE FREE OF IMPERFECTIONS AND PREPARE AND INSTALL WITH LOW-VOC ADHESIVES PER MANUFACTURERS GUIDELINES.
9. INSTALL NEW 4" WOOD BASE IN UNITS.
10. IN ALL AREAS WHERE DRYWALL IS BEING REMOVED AND REPLACED AS A PART OF CONSTRUCTION, MOISTURE RESISTANT GYPSUM BOARD SHALL BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ABOVE OR WITHIN 4 FEET OF ANY WATER SOURCE. WITHIN 4 FEET OF WASHING MACHINES, WATER HEATERS WATER METERS, BEHIND WATER FOUNTAINS, AND WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES IN SERVICE ROOMS. WATER RESISTANT GYPSUM BOARD SHALL BE PROVIDED BEHIND ANY TUB/SHOWER UNIT LOCATED ON AN EXTERIOR WALL.
11. CONTRACTOR SHALL ENSURE ALL WALLS HAVE A CONSISTENT DRYWALL FINISH FREE OF VISIBLE PATCHES OR IN CONSISTENT TEXTURES. PROVIDE ALLOWANCE TO PATCH 1000 SF OF THE TOTAL AREA OF THE DRYWALL IN THE COMMON AREAS. UNITS SHALL BE PROVIDED AN ALLOWANCE OF 20 SF PER UNIT IN DRYWALL PATCH/REPAIR.
12. CONTRACTOR TO PAINT ALL EXISTING PAINTED SURFACES WITH NEW LOW-VOC PAINT WITH ANTIMICROBIAL ADDITIVES. PRIME ALL SMOKING UNITS WITH ODOR BLOCKING PRIMER. WALLS TO RECEIVE EGGSHELL FINISH, CEILINGS TO RECEIVE FLAT FINISH, TRIM AND DOORS TO RECEIVE SEMIGLOSS FINISH. PAINT SHALL BE APPLIED IN MINIMUM THICKNESS OF 1 MIL.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN. PROVIDE AND INSTALL NEW 2CM SOLID SURFACE STONE COUNTERTOPS.
2. PROVIDE NEW ACCESSIBLE KITCHEN CABINETS IN ALL ACCESSIBLE UNITS. CABINETS TO BE 34" MAX IN HEIGHT AND PROVIDE A ROLL UNDER 30" WIDE WORK SPACE NEAR THE RANGE AND ROLL UNDER SPACE UNDER THE KITCHEN SINK.
3. REPLACE EXISTING HOOD WITH NEW ENERGY STAR RATED RECIRCULATING HOOD.
4. PROVIDE NEW RANGES. PROVIDE NEW STAINLESS STEEL BACKSPLASH AT ALL UNITS BEHIND RANGE AND ON THE SIDE OF WALL IF RANGE IS IMMEDIATELY ADJACENT TO A WALL.
5. REPLACE DISHWASHER WITH NEW ENERGY STAR RATED DISHWASHERS.
6. PROVIDE NEW STOVETOP FIRESTOP OR RANGE QUEEN FIRE SUPPRESSION CANISTERS.
7. PROVIDE NEW ENERGY STAR REFRIGERATORS IN EACH UNIT. REFRIGERATOR SHALL BE 18 CF MINIMUM.
8. REMOVE AND RE-INSTALL EXISTING STAINLESS STEEL SINK.
9. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FIXTURE WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
10. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REPLACE ALL EXISTING BATHROOM ACCESSORIES WITH NEW. PROVIDE A MINIMUM OF ONE TOWEL BAR, TOILET PAPER HOLDER, CURVED SHOWER ROD, FOR EACH UNIT BATHROOM.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN; PROVIDE NEW ACCESSIBLE TOILETS IN ALL NEW ACCESSIBLE UNITS.
4. EXISTING LAVATORY TO REMAIN. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FAUCET WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
5. PROVIDE NEW LAVATORIES IN ACCESSIBLE UNIT LOCATIONS. ALL WALL HUNG SINKS MUST HAVE CONCEALED FLOOR AND STUD-BRACED CARRIERS.
6. REPLACE EXISTING TUB AND SURROUNDS WITH NEW STEEL TUB AND THREE PIECE FIBERGLASS SURROUND. INSTALL NEW WATERSENSE RATED 1.25 GPM MAX TUB/SHOWER VALVES AND TRIM (INCLUDING DIVERTER VALVE, VALVE TRIM, TUB SPOUT NEW VALVE SHALL HAVE LEVER STYLE HANDLES AND ANTI-SCALD CONTROL VALVES. INSTALL BLOCKING FOR FUTURE GRAB BARS.
7. ALL ACCESSIBLE UNITS SHALL HAVE ROLL IN SHOWER. INSTALL NEW TILED ROLL IN SHOWER WITH TRENCH. ALL BATHROOMS WITH ROLL IN SHOWER SHALL HAVE TRENCH DRAIN AT THRESHOLD OF THE ROLL-IN SHOWER OR A FLOOR DRAIN APPROXIMATELY AT THE CENTER OF THE BATHROOM.

UNIT 1BR HC

GROSS	654 SF	PATIO	50 SF
NET	606 SF		

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, FLOORS, AND ROOF TO MATCH EXISTING AND SHALL MAKE WATERTIGHT.
6. CONTRACTOR TO REFERENCE SHEET G002 FOR ADA REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
8. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
9. ALL NEW HVAC SYSTEMS TO HAVE PROGRAMMABLE THERMOSTATS.
10. ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS, KITCHENS AND OUTDOOR OUTLETS SHALL BE PROTECTED BY GFCI.
11. ALL ELECTRICAL WORKS TO BE DONE BY LICENSED ELECTRICIAN. ANY VISIBLE DEFICIENCIES AND HAZARDS SHALL BE CORRECTED.

NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-5	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-6	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-7	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-8	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE

FINISH SCHEDULE - UNIT 1BR (HC)

NAME	CEILING HEIGHT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
BATHROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
HALL	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
KITCHEN	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LIVING ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
MECH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	

DOOR SCHEDULE - UNIT 1BR (HC)

MARK	ELEV	DOOR SIZE W	DOOR SIZE H	DOOR THK	DOOR FINISH	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	HW SET	DESCRIPTION
A3	1	3'-0"	6'-8"	1 3/4"				R		ENERGY STAR RATED INSULATED CORE STEEL CLAD WOOD EDGE DOOR
A4	2	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
A5	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
A6	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
A7	2	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR

DNAworkshop
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

HIGHLAND SQUARE APARTMENTS

200 PINE CREEK CT EXT, GREENVILLE, SC 29605

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

NOT FOR CONSTRUCTION

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ENLARGED FLOOR PLAN - UNIT 1BR (HC)

A401

PHASE: SD

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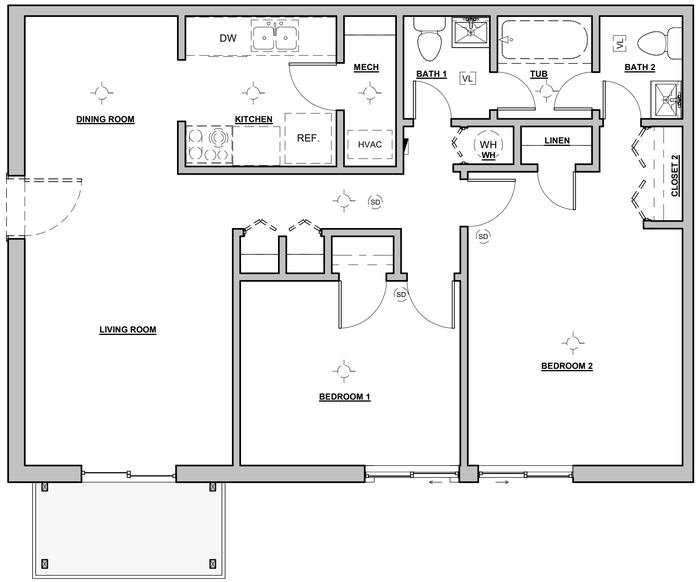
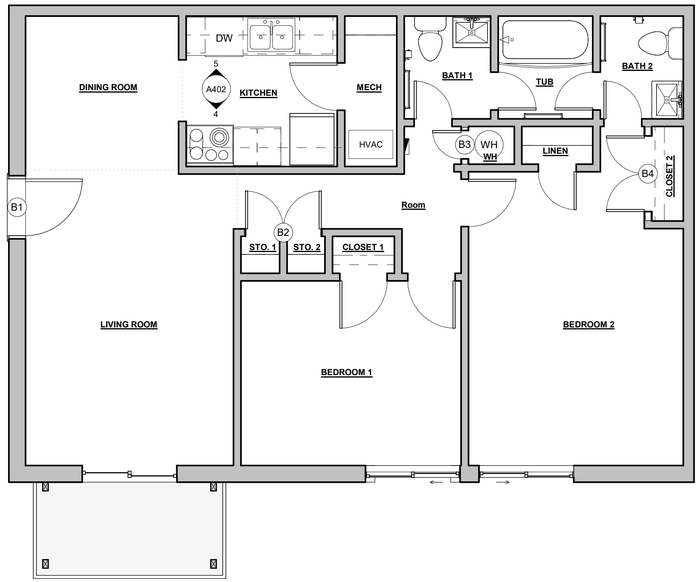
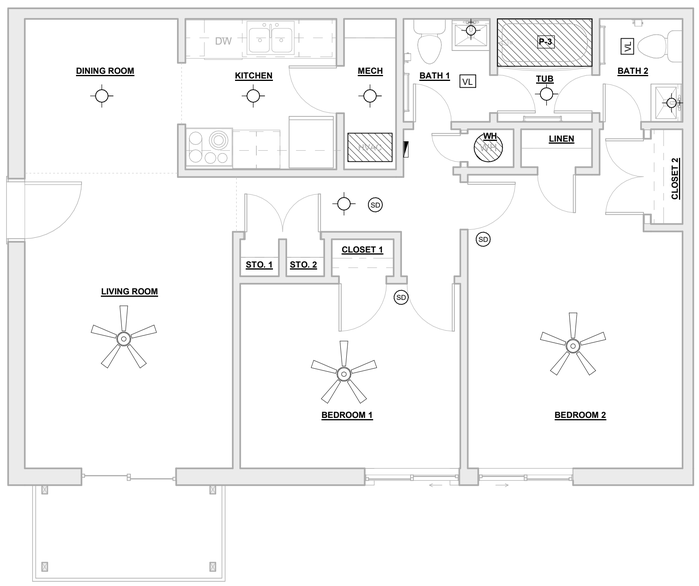


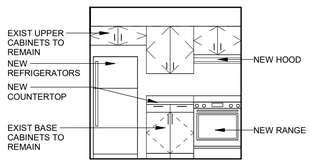
1 DEMO - UNIT 2BR ENLARGED FLOOR PLAN
1/4" = 1'-0"



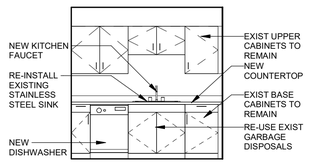
2 NEW - UNIT 2BR ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 NEW - UNIT 2BR MEP
1/4" = 1'-0"



4 UNIT 2BR - KIT. INT. ELEV. A
1/4" = 1'-0"



5 UNIT 2BR - KIT. INT. ELEV. B
1/4" = 1'-0"

UNIT DEMOLITION NOTES:

INTERIOR

1. REMOVE ALL EXTERIOR UNIT ENTRY DOORS AND DOOR HARDWARES.
2. EXISTING INTERIOR DOORS TO REMAIN. PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT.
3. REMOVE EXISTING INTERIOR DOOR HARDWARE.
4. REMOVE ALL INTERIOR UNIT DOORS AND DOOR HARDWARES.
5. REMOVE ALL EXISTING BIFOLD AND ACCORDIAN CLOSET DOORS.
6. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
7. EXISTING WINDOWS TO REMAIN.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN.
2. REMOVE EXIST COUNTERTOP AND BACKSPLASH.
3. REMOVE EXIST RANGE AND RANGE HOOD.
4. REMOVE EXIST DISHWASHER.
5. REMOVE EXIST REFRIGERATOR.
6. REMOVE AND RE-INSTALL EXIST STAINLESS STEEL SINK.
7. REMOVE EXIST KITCHEN FAUCET.
8. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REMOVE EXIST BATHROOM ACCESSORIES.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN.
4. EXISTING LAVATORY TO REMAIN.
5. REMOVE EXIST WATER FAUCET.
6. REMOVE EXIST TOILETS IN ACCESSIBLE UNITS.
7. REMOVE EXIST LAVATORIES IN ACCESIBLE UNIT LOCATIONS.
8. REPLACE EXISTING TUB AND SURROUNDS.
9. REMOVE EXIST SHOWER VALVES AND TRIM.

UNIT MEP NOTES

LIFE SAFETY

1. REPLACE EXISTING HARDWIRED SMOKE DETECTOR IN HALLWAY AND PROVIDE PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT AND WIRING TO DETECTORS WITHOUT EXISTING WIRING.

MECHANICAL

1. REPLACE ALL EXISTING SPLIT HVAC SYSTEMS WITH NEW MINIMUM 15 SEER SPLIT SYSTEMS. ALL REFRIGERATION LINES MUST BE INSULATED. BOTTOM OF RETURNS MUST BE 12" ABOVE THE FINISH FLOOR RAISE EXISTING RETURNS. INSTALL A SECONDARY CONDENSATE OVERFLOW LINE OR CUTOFF SWITCH.
2. PROVIDE PROGRAMMABLE THERMOSTATS THAT ARE EASY TO READ AND SIMPLE TO USE.
3. INSTALL NEW 70 CFM EXHAUST FANS WITH LIGHT IN EXISTING EXHAUST FAN LOCATION. REPLACE ALL FLEX DUCT IN ATTICS WITH HARD WHERE ACCESSIBLE. LIGHT MUST BE SWITCHED WITH THE EXHAUST FAN AND BE SEPARATE FROM THE VANITY LIGHT. PROVIDE NEW WIRING IF NECESSARY.

ELECTRICAL

1. PROVIDE NEW ENERGY STAR RATED LED LIGHT FIXTURES WITH A MINIMUM LIFE OF 20,000 HOURS AND EFFICACY OF AT LEAST 40-60 LUMENS PER WATT.
2. INSTALL NEW CEILING FANS WITH LIGHTS IN ALL LIVING ROOMS AND BEDROOMS. SWITCH AND LIGHT MUST BE SEPERATELY SWITCHED. PROVIDE NEW WIRING AND SWITCH WHERE REQUIRED.
3. INSTALL NEW CENTRALLY LOCATED COMMUNICATION PORT SUFFICIENT FOR HIGH SPEED INTERNET ACCESS.
4. REPLACE ALL EXISTING TELEPHONE JACKS IN UNIT. ENSURE TELEPHONE JACK IN PRIMARY BUILDING IS NEXT TO AN EXISTING RECPTACLE. RELOCATE TELEPHONE JACK IF NECESSARY.
5. REPLACE ALL EXISTING OUTLETS WITH NEW TAMPER RESISTANT OUTLETS. REPLACE ALL EXISTING SWITCHES WITH NEW LIGHT SWITCHES IN ALL EXISTING LOCATIONS. REPLACE ALL LOW VOLTAGE COVERS TO MATCH.
6. INSTALL NEW GFCI PROTECTED OUTLETS AT ALL CODE MANDATED LOCATIONS: WITHIN 6' OF SINK, IF LOCATED IN A BATHROOM, AT KITCHEN COUNTER, IN GARAGE, UNFINISHED BASEMENT OR LOACTED OUTSIDE.
7. PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT IF NECESSARY.
8. ALL UNITS MARKED "AV" ON THE OVERALL PLANS SHALL BE DESIGNATED HEARING AND AUDIO VISUAL UNITS. PROVIDE STROBES FOR ALL SMOKE AND CARBON MONOXIDE ALARMS IN EVERY BEDROOM, HALLWAY, OUTSIDE OF THE BATHROOOM AND LIVING AREA. PROVIDE A DOORBELL WITH A STROBE AND CHIME INSIDE EACH BATHROOM, BEDROOM, AND COMMON AREA IN THE UNIT. EXTEND BUILDING COMMON AREA FIRE ALARM SYSTEM TO INCLUDE A STROBE AND NOTIFICATION DEVICE TO INSIDE UNIT.
9. INSTALL NEW EMERGENCY ALERT SYSTEM IN ALL MOBILITY AND HEARING AND SIGHT IMPAIRED UNITS. INSTALL NEW CALL FOR AID DEVICES UNDER EXISTING LIGHT SWITCHES IN EVERY BEDROOM AND BATHROOM THAT TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE UNIT WHEN PULLED. INSTALL NEW CIRCUIT AND WIRING AS REQUIRED.

PLUMBING

1. EXISTING SEWER TO REMAIN, CONTRACTOR SHALL JET AND SCOPE LATERALS; PROVIDE REPORTS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
2. REPALCE ALL EXISTING ANGLE STOPS WITH NEW QUARTER TURN ANGLE STOPS.
3. REPLACE OF EXISTING UNIT WATER HEATERS. NEW WATER HEATERS TO MATCH THE EXISTING FUEL TYPE; MUST BE ENERGY STAR RATED. CONTRACTOR TO VERIFY EXISTING WATER HEATER CLOSET SIZE AND SOURCE WATER HEATER TO FIT IN EXISTING SPACE.
4. INSTALL OVERFLOW PAN AND PIPE DIRECTLY TO THE OUTSIDE WHERE POSSIBLE. INSTALL MINIMU 40 GALLON FOR 3BR UNITS AND 30 GALLON FOR 1&2BR UNITS.

UNIT NEW CONSTRUCTION NOTES:

INTERIOR

1. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT. INSTALL NEW DOOR STOPS AT ALL DOORS WITHIN THE UNIT. REPLACEMENT BEDROOM AND BATHROOM DOORS SHALL BE SOLID CORE DOORS, ALL OTHER MAY BE HOLLOW CORE. ALL OTHER EXISTING UNITS DOORS TO REMAIN. PREP AND PAINT ALL UNIT DOORS.
3. REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVER STYLE DOOR HARDWARE TO MATCH THE FUNCTION OF THE HARDWARE REPLACED.
4. REPLACE ALL EXISTING BIFOLD AND ACCORDION CLOSET DOORS WITH NEW HINGED DOORS AS SHOWN ON THE PLAN. REBUILD DOOR HEADER TO ACCEPT A STANDARD 6'-8" TALL DOOR REFRAME OPENING IF REQUIRED TO ACCOMMODATE NEW DOOR SIZE.
5. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
6. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
7. SEAL ALL HOLES AND PENETRATIONS AT THE BACKS OF EXISTING CABINETS AND INSTALL PROPERLY SIZED ESCUTCHEONS AT ALL PENETRATIONS.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING. REMOVE EXISTING BASEBOARDS. INSTALL NEW GLUE DOWN LVP. LVP MUST BE A MINIMUM OF 0.080 THK AND HAVE A 12MIL WEAR LAYER AND HAVE A 15 YEAR RESIDENTIAL WARRANTY. IF ACM IS PRESENT, OVERLAY IS ACCEPTABLE IF ALLOWED BY MANUFACTURER. ENSURE LEVEL SUBSURFACE FREE OF IMPERFECTIONS AND PREPARE AND INSTALL WITH LOW-VOC ADHESIVES PER MANUFACTURERS GUIDELINES.
9. INSTALL NEW 4" WOOD BASE IN UNITS.
10. IN ALL AREAS WHERE DRYWALL IS BEING REMOVED AND REPLACED AS A PART OF CONSTRUCTION, MOISTURE RESISTANT GYPSUM BOARD SHALL BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ABOVE OR WITHIN 4 FEET OF ANY WATER SOURCE. WITHIN 4 FEET OF WASHING MACHINES, WATER HEATERS WATER METERS, BEHIND WATER FOUNTAINS, AND WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES IN SERVICE ROOMS. WATER RESISTANT GYPSUM BOARD SHALL BE PROVIDED BEHIND ANY TUB/SHOWER UNIT LOCATED ON AN EXTERIOR WALL.
11. CONTRACTOR SHALL ENSURE ALL WALLS HAVE A CONSISTENT DRYWALL FINISH FREE OF VISIBLE PATCHES OR IN CONSISTENT TEXTURES. PROVIDE ALLOWANCE TO PATCH 1000 SF OF THE TOTAL AREA OF THE DRYWALL IN THE COMMON AREAS. UNITS SHALL BE PROVIDED AN ALLOWANCE OF 20 SF PER UNIT IN DRYWALL PATCH/REPAIR.
12. CONTRACTOR TO PAINT ALL EXISTING PAINTED SURFACES WITH NEW LOW-VOC PAINT WITH ANTIMICROBIAL ADDITIVES. PRIME ALL SMOKING UNITS WITH ODOR BLOCKING PRIMER. WALLS TO RECEIVE EGGSHELL FINISH, CEILINGS TO RECEIVE FLAT FINISH, TRIM AND DOORS TO RECEIVE SEMIGLOSS FINISH. PAINT SHALL BE APPLIED IN MINIMUM THICKNESS OF 1 MIL.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN. PROVIDE AND INSTALL NEW 2CM SOLID SURFACE STONE COUNTERTOPS.
2. PROVIDE NEW ACCESSIBLE KITCHEN CABINETS IN ALL ACCESSIBLE UNITS. CABINETS TO BE 34" MAX IN HEIGHT AND PROVIDE A ROLL UNDER 30" WIDE WORK SPACE NEAR THE RANGE AND ROLL UNDER SPACE UNDER THE KITCHEN SINK.
3. REPLACE EXISTING HOOD WITH NEW ENERGY STAR RATED RECIRCULATING HOOD.
4. PROVIDE NEW RANGES. PROVIDE NEW STAINLESS STEEL BACKSPLASH AT ALL UNITS BEHIND RANGE AND ON THE SIDE OF WALL IF RANGE IS IMMEDIATELY ADJACENT TO A WALL.
5. REPLACE DISHWASHER WITH NEW ENERGY STAR RATED DISHWASHERS.
6. PROVIDE NEW STOVETOP FIRESTOP OR RANGE QUEEN FIRE SUPPRESSION CANISTERS.
7. PROVIDE NEW ENERGY STAR REFRIGERATORS IN EACH UNIT. REFRIGERATOR SHALL BE 18 CF MINIMUM.
8. REMOVE AND RE-INSTALL EXISTING STAINLESS STEEL SINK;
9. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FIXTURE WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
10. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REPLACE ALL EXISTING BATHROOM ACCESSORIES WITH NEW. PROVIDE A MINIMUM OF ONE TOWEL BAR, TOILET PAPER HOLDER, CURVED SHOWER ROD, FOR EACH UNIT BATHROOM.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN; PROVIDE NEW ACCESSIBLE TOILETS IN ALL NEW ACCESSIBLE UNITS.
4. EXISTING LAVATORY TO REMAIN. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FAUCET WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
5. PROVIDE NEW LAVATORIES IN ACCESSIBLE UNIT LOCATIONS. ALL WALL HUNG SINKS MUST HAVE CONCEALED FLOOR AND STUD-BRACED CARRIERS.
6. REPLACE EXISTING TUB AND SURROUNDS WITH NEW STEEL TUB AND THREE PIECE FIBERGLASS SURROUND. INSTALL NEW WATERSENSE RATED 1.25 GPM MAX TUB/SHOWER VALVES AND TRIM (INCLUDING DIVERTER VALVE, VALVE TRIM, TUB SPOUT NEW VALVE SHALL HAVE LEVER STYLE HANDLES AND ANTI-SCALD CONTROL VALVES. INSTALL BLOCKING FOR FUTURE GRAB BARS.
7. ALL ACCESSIBLE UNITS SHALL HAVE ROLL IN SHOWER. INSTALL NEW TILED ROLL IN SHOWER WITH TRENCH. ALL BATHROOMS WITH ROLL IN SHOWER SHALL HAVE TRENCH DRAIN AT THRESHOLD OF THE ROLL-IN SHOWER OR A FLOOR DRAIN APPROXIMATELY AT THE CENTER OF THE BATHROOM.

DOOR SCHEDULE - UNIT 2BR

MARK	ELEV	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	FINISH	MATERIAL	FRAME MATERIAL	FIRE RATING	HW SET	DESCRIPTION
B1	1	3'-0"	6'-8"	1 3/4"				R		ENERGY STAR RATED INSULATED CORE STEEL CLAD WOOD EDGE DOOR
B2	4	4'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOUBLE DOOR
B3	2	1'-6"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
B4	4	4'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOUBLE DOOR

FINISH SCHEDULE - UNIT 2BR

NAME	CEILING HEIGHT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
BATH 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BATH 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
DINING ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
KITCHEN	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LINEN	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LIVING ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
MECH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
Room	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
STO. 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
STO. 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
TUB	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
WH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	

UNIT 2BR

GROSS	883 SF	PATIO	50 SF
NET	825 SF		

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

GENERAL NOTES

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7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
8. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
9. ALL NEW HVAC SYSTEMS TO HAVE PROGRAMMABLE THERMOSTATS.
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NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-3	NEW PLUMBING FIXTURE RE: PLUMBING SCHEDULE

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REVISIONS

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ENLARGED FLOOR PLAN - UNIT 2BR

A402

PHASE: SD

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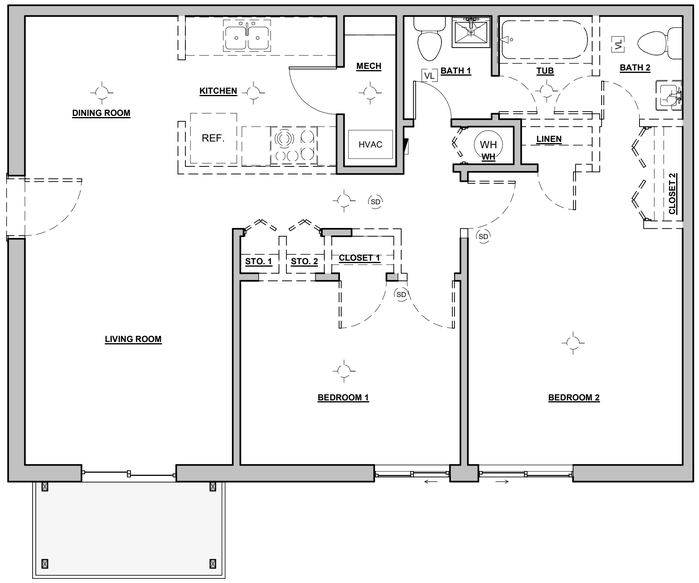
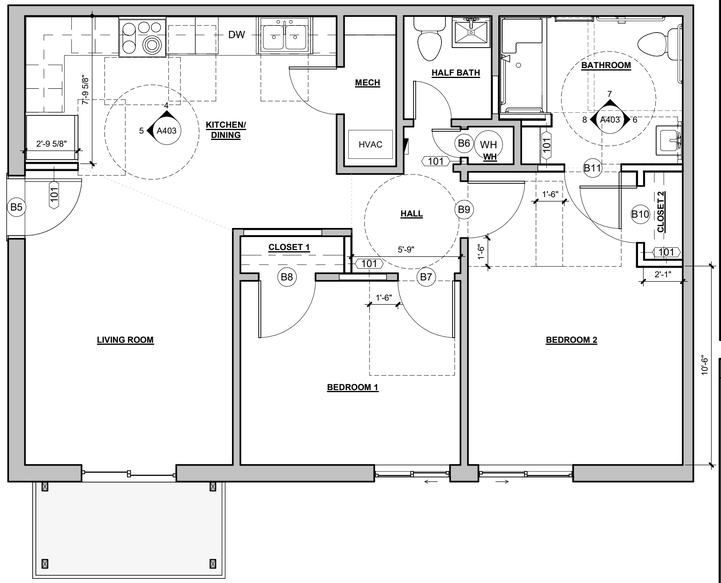


1 DEMO - UNIT 2BR (HC) ENLARGED FLOOR PLAN

1/4" = 1'-0"



2 NEW - UNIT 2BR (HC) ENLARGED FLOOR PLAN

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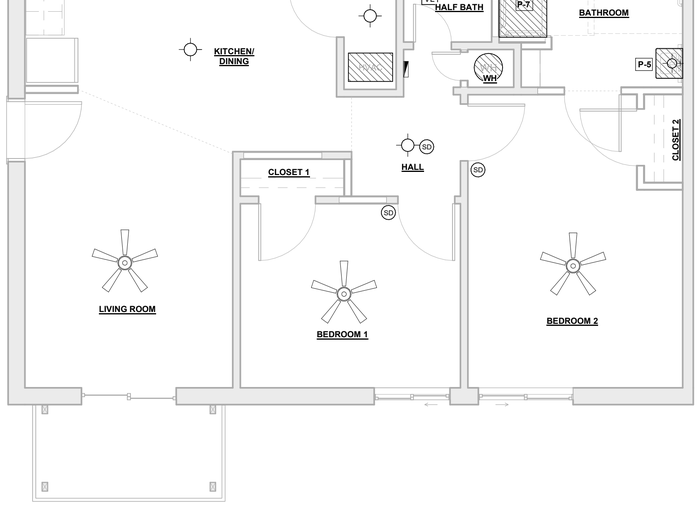
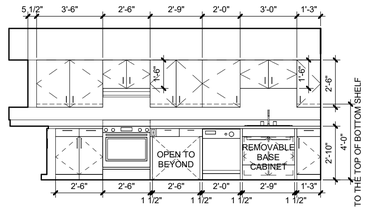


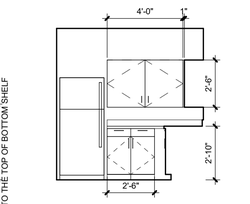
3 NEW - UNIT 2BR (HC) MEP

1/4" = 1'-0"



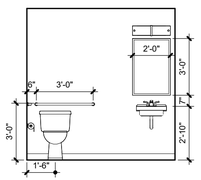
4 UNIT 2BR (HC) - KIT. INT. ELEV. A

1/4" = 1'-0"



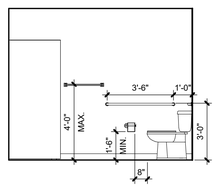
5 UNIT 2BR (HC) - KIT. INT. ELEV. B

1/4" = 1'-0"



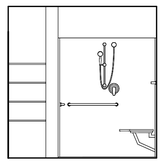
6 UNIT 2BR (HC) - BATH. INT. ELEV. A

1/4" = 1'-0"



7 UNIT 2BR (HC) - BATH. INT. ELEV. B

1/4" = 1'-0"



8 UNIT 2BR (HC) - BATH. INT. ELEV. C

1/4" = 1'-0"

UNIT DEMOLITION NOTES:

INTERIOR

1. REMOVE ALL EXTERIOR UNIT ENTRY DOORS AND DOOR HARDWARES.
2. EXISTING INTERIOR DOORS TO REMAIN. PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT.
3. REMOVE EXISTING INTERIOR DOOR HARDWARE.
4. REMOVE ALL INTERIOR UNIT DOORS AND DOOR HARDWARES.
5. REMOVE ALL EXISTING BIFOLD AND ACCORDIAN CLOSET DOORS.
6. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
7. EXISTING WINDOWS TO REMAIN.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN.
2. REMOVE EXIST COUNTERTOP AND BACKSPLASH.
3. REMOVE EXIST RANGE AND RANGE HOOD.
4. REMOVE EXIST DISHWASHER.
5. REMOVE EXIST REFRIGERATOR.
6. REMOVE AND RE-INSTALL EXIST STAINLESS STEEL SINK.
7. REMOVE EXIST KITCHEN FAUCET.
8. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REMOVE EXIST BATHROOM ACCESSORIES.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN.
4. EXISTING LAVATORY TO REMAIN.
5. REMOVE EXIST WATER FAUCET.
6. REMOVE EXIST TOILETS IN ACCESSIBLE UNITS.
7. REMOVE EXIST LAVATORIES IN ACCESIBLE UNIT LOCATIONS.
8. REPLACE EXISTING TUB AND SURROUNDS.
9. REMOVE EXIST SHOWER VALVES AND TRIM.

UNIT MEP NOTES

LIFE SAFETY

1. REPLACE EXISTING HARDWIRED SMOKE DETECTOR IN HALLWAY AND PROVIDE PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR. ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT AND WIRING TO DETECTORS WITHOUT EXISTING WIRING.

MECHANICAL

1. REPLACE ALL EXISTING SPLIT HVAC SYSTEMS WITH NEW MINIMUM 15 SEER SPLIT SYSTEMS. ALL REFRIGERATION LINES MUST BE INSULATED. BOTTOM OF RETURNS MUST BE 12" ABOVE THE FINISH FLOOR RAISE EXISTING RETURNS. INSTALL A SECONDARY CONDENSATE OVERFLOW LINE OR CUTOFF SWITCH.
2. PROVIDE PROGRAMMABLE THERMOSTATS THAT ARE EASY TO READ AND SIMPLE TO USE.
3. INSTALL NEW 70 CFM EXHAUST FANS WITH LIGHT IN EXISTING EXHAUST FAN LOCATION. REPLACE ALL FLEX DUCT IN ATTICS WITH HARD WHERE ACCESSIBLE. LIGHT MUST BE SWITCHED WITH THE EXHAUST FAN AND BE SEPARATE FROM THE VANITY LIGHT. PROVIDE NEW WIRING IF NECESSARY.

ELECTRICAL

1. PROVIDE NEW ENERGY STAR RATED LED LIGHT FIXTURES WITH A MINIMUM LIFE OF 20,000 HOURS AND EFFICACY OF AT LEAST 40-60 LUMENS PER WATT.
2. INSTALL NEW CEILING FANS WITH LIGHTS IN ALL LIVING ROOMS AND BEDROOMS. SWITCH AND LIGHT MUST BE SEPERATELY SWITCHED. PROVIDE NEW WIRING AND SWITCH WHERE REQUIRED.
3. INSTALL NEW CENTRALLY LOCATED COMMUNICATION PORT SUFFICIENT FOR HIGH SPEED INTERNET ACCESS.
4. REPLACE ALL EXISTING TELEPHONE JACKS IN UNIT. ENSURE TELEPHONE JACK IN PRIMARY BUILDING IS NEXT TO AN EXISTING RECPTACLE. RELOCATE TELEPHONE JACK IF NECESSARY.
5. REPLACE ALL EXISTING OUTLETS WITH NEW TAMPER RESISTANT OUTLETS. REPLACE ALL EXISTING SWITCHES WITH NEW LIGHT SWITCHES IN ALL EXISTING LOCATIONS. REPLACE ALL LOW VOLTAGE COVERS TO MATCH.
6. INSTALL NEW GFCI PROTECTED OUTLETS AT ALL CODE MANDATED LOCATIONS: WITHIN 6' OF SINK, IF LOCATED IN A BATHROOM, AT KITCHEN COUNTER, IN GARAGE, UNFINISHED BASEMENT OR LOACTED OUTSIDE.
7. PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR. ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT IF NECESSARY.
8. ALL UNITS MARKED "AV" ON THE OVERALL PLANS SHALL BE DESIGNATED HEARING AND AUDIO VISUAL UNITS. PROVIDE STROBES FOR ALL SMOKE AND CARBON MONOXIDE ALARMS IN EVERY BEDROOM, HALLWAY, OUTSIDE OF THE BATHROOOM AND LIVING AREA. PROVIDE A DOORBELL WITH A STROBE AND CHIME INSIDE EACH BATHROOM, BEDROOM, AND COMMON AREA IN THE UNIT. EXTEND BUILDING COMMON AREA FIRE ALARM SYSTEM TO INCLUDE A STROBE AND NOTIFICATION DEVICE TO INSIDE UNIT.
9. INSTALL NEW EMERGENCY ALERT SYSTEM IN ALL MOBILITY AND HEARING AND SIGHT IMPAIRED UNITS. INSTALL NEW CALL FOR AID DEVICES UNDER EXISTING LIGHT SWITCHES IN EVERY BEDROOM AND BATHROOM THAT TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE UNIT WHEN PULLED. INSTALL NEW CIRCUIT AND WIRING AS REQUIRED.

PLUMBING

1. EXISTING SEWER TO REMAIN. CONTRACTOR SHALL JET AND SCOPE LATERALS; PROVIDE REPORTS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
2. REPALCE ALL EXISTING ANGLE STOPS WITH NEW QUARTER TURN ANGLE STOPS.
3. REPLACE OF EXISTING UNIT WATER HEATERS. NEW WATER HEATERS TO MATCH THE EXISTING FUEL TYPE; MUST BE ENERGY STAR RATED. CONTRACTOR TO VERIFY EXISTING WATER HEATER CLOSET SIZE AND SOURCE WATER HEATER TO FIT IN EXISTING SPACE.
4. INSTALL OVERFLOW PAN AND PIPE DIRECTLY TO THE OUTSIDE WHERE POSSIBLE. INSTALL MINIMU 40 GALLON FOR 3BR UNITS AND 30 GALLON FOR 1&2BR UNITS.

UNIT NEW CONSTRUCTION NOTES:

INTERIOR

1. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT. INSTALL NEW DOOR STOPS AT ALL DOORS WITHIN THE UNIT. REPLACEMENT BEDROOM AND BATHROOM DOORS SHALL BE SOLID CORE DOORS, ALL OTHER MAY BE HOLLOW CORE. ALL OTHER EXISTING UNITS DOORS TO REMAIN. PREP AND PAINT ALL UNIT DOORS.
3. REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVER STYLE DOOR HARDWARE TO MATCH THE FUNCTION OF THE HARDWARE REPLACED.
4. REPLACE ALL EXISTING BIFOLD AND ACCORDION CLOSET DOORS WITH NEW HINGED DOORS AS SHOWN ON THE PLAN. REBUILD DOOR HEADER TO ACCEPT A STANDARD 6'-8" TALL DOOR REFRAME OPENING IF REQUIRED TO ACCOMMODATE NEW DOOR SIZE.
5. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
6. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
7. SEAL ALL HOLES AND PENETRATIONS AT THE BACKS OF EXISTING CABINETS AND INSTALL PROPERLY SIZED ESCUTCHEONS AT ALL PENETRATIONS.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING. REMOVE EXISTING BASEBOARDS. INSTALL NEW GLUE DOWN LVP. LVP MUST BE A MINIMUM OF 0.080 THK AND HAVE A 12MIL WEAR LAYER AND HAVE A 15 YEAR RESIDENTIAL WARRANTY. IF ACM IS PRESENT, OVERLAY IS ACCEPTABLE IF ALLOWED BY MANUFACTURER. ENSURE LEVEL SUBSURFACE FREE OF IMPERECTIONS AND PREPARE AND INSTALL WITH LOW-VOC ADHESIVES PER MANUFACTURERS GUIDELINES.
9. INSTALL NEW 4" WOOD BASE IN UNITS.
10. IN ALL AREAS WHERE DRYWALL IS BEING REMOVED AND REPLACED AS A PART OF CONSTRUCTION, MOISTURE RESISTANT GYPSUM BOARD SHALL BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ABOVE OR WITHIN 4 FEET OF ANY WATER SOURCE. WITHIN 4 FEET OF WASHING MACHINES, WATER HEATERS WATER METERS, BEHIND WATER FOUNTAINS, AND WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES IN SERVICE ROOMS. WATER RESISTANT GYPSUM BOARD SHALL BE PROVIDED BEHIND ANY TUB/SHOWER UNIT LOCATED ON AN EXTERIOR WALL.
11. CONTRACTOR SHALL ENSURE ALL WALLS HAVE A CONSISTENT DRYWALL FINISH FREE OF VISIBLE PATCHES OR IN CONSISTENT TEXTURES. PROVIDE ALLOWANCE TO PATCH 1000 SF OF THE TOTAL AREA OF THE DRYWALL IN THE COMMON AREAS. UNITS SHALL BE PROVIDED AN ALLOWANCE OF 20 SF PER UNIT IN DRYWALL PATCH/REPAIR.
12. CONTRACTOR TO PAINT ALL EXISTING PAINTED SURFACES WITH NEW LOW-VOC PAINT WITH ANTIMICROBIAL ADDITIVES. PRIME ALL SMOKING UNITS WITH ODOR BLOCKING PRIMER. WALLS TO RECEIVE EGGSHELL FINISH, CEILINGS TO RECEIVE FLAT FINISH, TRIM AND DOORS TO RECEIVE SEMIGLOSS FINISH. PAINT SHALL BE APPLIED IN MINIMUM THICKNESS OF 1 MIL.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN. PROVIDE AND INSTALL NEW 2CM SOLID SURFACE STONE COUNTERTOPS.
2. PROVIDE NEW ACCESSIBLE KITCHEN CABINETS IN ALL ACCESSIBLE UNITS. CABINETS TO BE 34" MAX IN HEIGHT AND PROVIDE A ROLL UNDER 30" WIDE WORK SPACE NEAR THE RANGE AND ROLL UNDER SPACE UNDER THE KITCHEN SINK.
3. REPLACE EXISTING HOOD WITH NEW ENERGY STAR RATED RECIRCULATING HOOD.
4. PROVIDE NEW RANGES. PROVIDE NEW STAINLESS STEEL BACKSPLASH AT ALL UNITS BEHIND RANGE AND ON THE SIDE OF WALL IF RANGE IS IMMEDIATELY ADJACENT TO A WALL.
5. REPLACE DISHWASHER WITH NEW ENERGY STAR RATED DISHWASHERS.
6. PROVIDE NEW STOVETOP FIRESTOP OR RANGE QUEEN FIRE SUPPRESSION CANISTERS.
7. PROVIDE NEW ENERGY STAR REFRIGERATORS IN EACH UNIT. REFRIGERATOR SHALL BE 18 CF MINIMUM.
8. REMOVE AND RE-INSTALL EXISTING STAINLESS STEEL SINK;
9. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FIXTURE WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
10. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REPLACE ALL EXISTING BATHROOM ACCESSORIES WITH NEW. PROVIDE A MINIMUM OF ONE TOWEL BAR, TOILET PAPER HOLDER, CURVED SHOWER ROD, FOR EACH UNIT BATHROOM.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN; PROVIDE NEW ACCESSIBLE TOILETS IN ALL NEW ACCESSIBLE UNITS.
4. EXISTING LAVATORY TO REMAIN. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FAUCET WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
5. PROVIDE NEW LAVATORIES IN ACCESSIBLE UNIT LOCATIONS. ALL WALL HUNG SINKS MUST HAVE CONCEALED FLOOR AND STUD-BRACED CARRIERS.
6. REPLACE EXISTING TUB AND SURROUNDS WITH NEW STEEL TUB AND THREE PIECE FIBERGLASS SURROUND. INSTALL NEW WATERSENSE RATED 1.25 GPM MAX TUB/ SHOWER VALVES AND TRIM (INCLUDING DIVERTER VALVE, VALVE TRIM, TUB SPOUT NEW VALVE SHALL HAVE LEVER STYLE HANDLES AND ANTI-SCALD CONTROL VALVES. INSTALL BLOCKING FOR FUTURE GRAB BARS.
7. ALL ACCESSIBLE UNITS SHALL HAVE ROLL IN SHOWER. INSTALL NEW TILED ROLL IN SHOWER WITH TRENCH. ALL BATHROOMS WITH ROLL IN SHOWER SHALL HAVE TRENCH DRAIN AT THRESHOLD OF THE ROLL-N SHOWER OR A FLOOR DRAIN APPROXIMATELY AT THE CENTER OF THE BATHROOM.

FINISH SCHEDULE - UNIT 2BR (HC)

NAME	CEILING HEIGHT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
BATHROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
HALF BATH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
HALL	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
KITCHEN/ DINING	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LIVING ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
MECH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
WH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	

DOOR SCHEDULE - UNIT 2BR (HC)

MARK	ELEV	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	DOOR FINISH	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	HW SET	DESCRIPTION
B5	1	3'-0"	6'-8"	1 3/4"				R		ENERGY STAR RATED INSULATED CORE STEEL CLAD WOOD EDGE DOOR
B6	2	1'-6"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
B7	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
B8	2	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
B9	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
B10	2	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
B11	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR

UNIT 2BR (HC)

GROSS	883 SF	PATIO	50 SF
NET	825 SF		

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

GENERAL NOTES

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5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, FLOORS, AND ROOF TO MATCH EXISTING AND SHALL MAKE WATERTIGHT.
6. CONTRACTOR TO REFERENCE SHEET G002 FOR ADA REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
8. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
9. ALL NEW HVAC SYSTEMS TO HAVE PROGRAMMABLE THERMOSTATS.
10. ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS, KITCHENS AND OUTDOOR OUTLETS SHALL BE PROTECTED BY GFCI.
11. ALL ELECTRICAL WORKS TO BE DONE BY LICENSED ELECTRICIAN. ANY VISIBLE DEFICIENCIES AND HAZARDS SHALL BE CORRECTED.

NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-5	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-6	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-7	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-8	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE

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DYKE NELSON ARCHITECTURE

REVISIONS

JOB NUMBER: 24-073

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ENLARGED FLOOR PLAN - UNIT 2BR(HC)

A403

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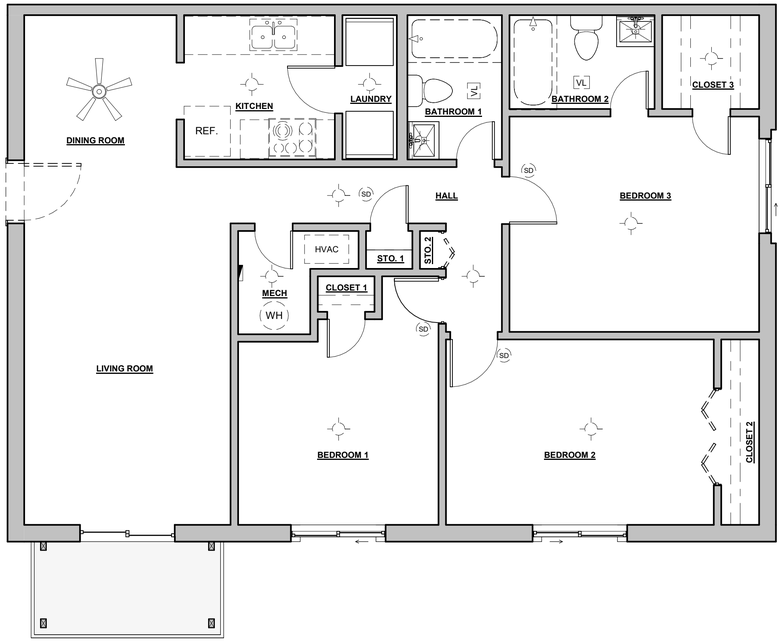
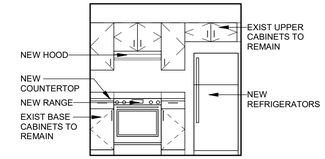
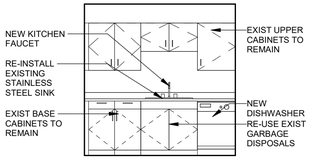


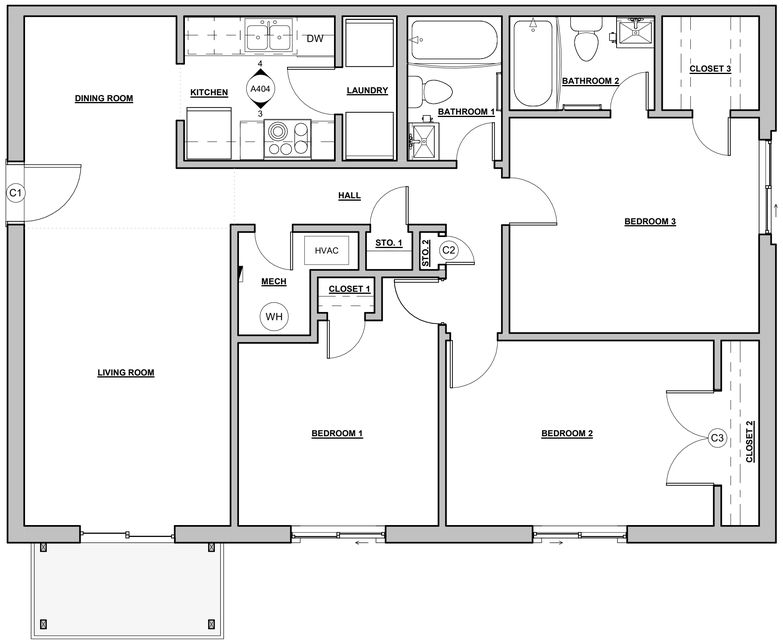
1 DEMO - UNIT 3BR ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 UNIT 3BR - KIT. INT. ELEV. A
1/4" = 1'-0"



4 UNIT 3BR - KIT. INT. ELEV. B
1/4" = 1'-0"



2 NEW - UNIT 3BR ENLARGED FLOOR PLAN
1/4" = 1'-0"

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UNIT DEMOLITION NOTES:

INTERIOR

1. REMOVE ALL EXTERIOR UNIT ENTRY DOORS AND DOOR HARDWARES.
2. EXISTING INTERIOR DOORS TO REMAIN. PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT.
3. REMOVE EXISTING INTERIOR DOOR HARDWARE.
4. REMOVE ALL INTERIOR UNIT DOORS AND DOOR HARDWARES.
5. REMOVE ALL EXISTING BIFOLD AND ACCORDIAN CLOSET DOORS.
6. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
7. EXISTING WINDOWS TO REMAIN.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN.
2. REMOVE EXIST COUNTERTOP AND BACKSPLASH.
3. REMOVE EXIST RANGE AND RANGE HOOD.
4. REMOVE EXIST DISHWASHER.
5. REMOVE EXIST REFRIGERATOR.
6. REMOVE AND RE-INSTALL EXIST STAINLESS STEEL SINK.
7. REMOVE EXIST KITCHEN FAUCET.
8. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REMOVE EXIST BATHROOM ACCESSORIES.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN.
4. EXISTING LAVATORY TO REMAIN.
5. REMOVE EXIST WATER FAUCET.
6. REMOVE EXIST TOILETS IN ACCESSIBLE UNITS.
7. REMOVE EXIST LAVATORIES IN ACCESIBLE UNIT LOCATIONS.
8. REPLACE EXISTING TUB AND SURROUNDS.
9. REMOVE EXIST SHOWER VALVES AND TRIM.

UNIT MEP NOTES

LIFE SAFETY

1. REPLACE EXISTING HARDWIRED SMOKE DETECTOR IN HALLWAY AND PROVIDE PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT AND WIRING TO DETECTORS WITHOUT EXISTING WIRING.

MECHANICAL

1. REPLACE ALL EXISTING SPLIT HVAC SYSTEMS WITH NEW MINIMUM 15 SEER SPLIT SYSTEMS. ALL REFRIGERATION LINES MUST BE INSULATED. BOTTOM OF RETURNS MUST BE 12" ABOVE THE FINISH FLOOR RAISE EXISTING RETURNS. INSTALL A SECONDARY CONDENSATE OVERFLOW LINE OR CUTOFF SWITCH.
2. PROVIDE PROGRAMMABLE THERMOSTATS THAT ARE EASY TO READ AND SIMPLE TO USE.
3. INSTALL NEW 70 CFM EXHAUST FANS WITH LIGHT IN EXISTING EXHAUST FAN LOCATION. REPLACE ALL FLEX DUCT IN ATTICS WITH HARD WHERE ACCESSIBLE. LIGHT MUST BE SWITCHED WITH THE EXHAUST FAN AND BE SEPARATE FROM THE VANITY LIGHT. PROVIDE NEW WIRING IF NECESSARY.

ELECTRICAL

1. PROVIDE NEW ENERGY STAR RATED LED LIGHT FIXTURES WITH A MINIMUM LIFE OF 20,000 HOURS AND EFFICACY OF AT LEAST 40-60 LUMENS PER WATT.
2. INSTALL NEW CEILING FANS WITH LIGHTS IN ALL LIVING ROOMS AND BEDROOMS. SWITCH AND LIGHT MUST BE SEPERATELY SWITCHED. PROVIDE NEW WIRING AND SWITCH WHERE REQUIRED.
3. INSTALL NEW CENTRALLY LOCATED COMMUNICATION PORT SUFFICIENT FOR HIGH SPEED INTERNET ACCESS.
4. REPLACE ALL EXISTING TELEPHONE JACKS IN UNIT. ENSURE TELEPHONE JACK IN PRIMARY BUILDING IS NEXT TO AN EXISTING RECPTACLE. RELOCATE TELEPHONE JACK IF NECESSARY.
5. REPLACE ALL EXISTING OUTLETS WITH NEW TAMPER RESISTANT OUTLETS. REPLACE ALL EXISTING SWITCHES WITH NEW LIGHT SWITCHES IN ALL EXISTING LOCATIONS. REPLACE ALL LOW VOLTAGE COVERS TO MATCH.
6. INSTALL NEW GFCI PROTECTED OUTLETS AT ALL CODE MANDATED LOCATIONS: WITHIN 6' OF SINK, IF LOCATED IN A BATHROOM, AT KITCHEN COUNTER, IN GARAGE, UNFINISHED BASEMENT OR LOACTED OUTSIDE.
7. PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT IF NECESSARY.
8. ALL UNITS MARKED "AV" ON THE OVERALL PLANS SHALL BE DESIGNATED HEARING AND AUDIO VISUAL UNITS. PROVIDE STROBES FOR ALL SMOKE AND CARBON MONOXIDE ALARMS IN EVERY BEDROOM, HALLWAY, OUTSIDE OF THE BATHROOOM AND LIVING AREA. PROVIDE A DOORBELL WITH A STROBE AND CHIME INSIDE EACH BATHROOM, BEDROOM, AND COMMON AREA IN THE UNIT. EXTEND BUILDING COMMON AREA FIRE ALARM SYSTEM TO INCLUDE A STROBE AND NOTIFICATION DEVICE TO INSIDE UNIT.
9. INSTALL NEW EMERGENCY ALERT SYSTEM IN ALL MOBILITY AND HEARING AND SIGHT IMPAIRED UNITS. INSTALL NEW CALL FOR AID DEVICES UNDER EXISTING LIGHT SWITCHES IN EVERY BEDROOM AND BATHROOM THAT TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE UNIT WHEN PULLED. INSTALL NEW CIRCUIT AND WIRING AS REQUIRED.

PLUMBING

1. EXISTING SEWER TO REMAIN, CONTRACTOR SHALL JET AND SCOPE LATERALS; PROVIDE REPORTS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
2. REPALCE ALL EXISTING ANGLE STOPS WITH NEW QUARTER TURN ANGLE STOPS.
3. REPLACE OF EXISTING UNIT WATER HEATERS. NEW WATER HEATERS TO MATCH THE EXISTING FUEL TYPE; MUST BE ENERGY STAR RATED. CONTRACTOR TO VERIFY EXISTING WATER HEATER CLOSET SIZE AND SOURCE WATER HEATER TO FIT IN EXISTING SPACE.
4. INSTALL OVERFLOW PAN AND PIPE DIRECTLY TO THE OUTSIDE WHERE POSSIBLE. INSTALL MINIMU 40 GALLON FOR 3BR UNITS AND 30 GALLON FOR 1&2BR UNITS.

UNIT NEW CONSTRUCTION NOTES:

INTERIOR

1. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT. INSTALL NEW DOOR STOPS AT ALL DOORS WITHIN THE UNIT. REPLACEMENT BEDROOM AND BATHROOM DOORS SHALL BE SOLID CORE DOORS, ALL OTHER MAY BE HOLLOW CORE. ALL OTHER EXISTING UNITS DOORS TO REMAIN. PREP AND PAINT ALL UNIT DOORS.
3. REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVER STYLE DOOR HARDWARE TO MATCH THE FUNCTION OF THE HARDWARE REPLACED.
4. REPLACE ALL EXISTING BIFOLD AND ACCORDION CLOSET DOORS WITH NEW HINGED DOORS AS SHOWN ON THE PLAN. REBUILD DOOR HEADER TO ACCEPT A STANDARD 6'-8" TALL DOOR REFRAME OPENING IF REQUIRED TO ACCOMMODATE NEW DOOR SIZE.
5. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
6. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
7. SEAL ALL HOLES AND PENETRATIONS AT THE BACKS OF EXISTING CABINETS AND INSTALL PROPERLY SIZED ESCUTCHEONS AT ALL PENETRATIONS.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING. REMOVE EXISTING BASEBOARDS. INSTALL NEW GLUE DOWN LVP. LVP MUST BE A MINIMUM OF 0.080 THK AND HAVE A 12MIL WEAR LAYER AND HAVE A 15 YEAR RESIDENTIAL WARRANTY. IF ACM IS PRESENT, OVERLAY IS ACCEPTABLE IF ALLOWED BY MANUFACTURER. ENSURE LEVEL SUBSURFACE FREE OF IMPERFECTIONS AND PREPARE AND INSTALL WITH LOW-VOC ADHESIVES PER MANUFACTURERS GUIDELINES.
9. INSTALL NEW 4" WOOD BASE IN UNITS.
10. IN ALL AREAS WHERE DRYWALL IS BEING REMOVED AND REPLACED AS A PART OF CONSTRUCTION, MOISTURE RESISTANT GYPSUM BOARD SHALL BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ABOVE OR WITHIN 4 FEET OF ANY WATER SOURCE. WITHIN 4 FEET OF WASHING MACHINES, WATER HEATERS WATER METERS, BEHIND WATER FOUNTAINS, AND WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES IN SERVICE ROOMS. WATER RESISTANT GYPSUM BOARD SHALL BE PROVIDED BEHIND ANY TUB/SHOWER UNIT LOCATED ON AN EXTERIOR WALL.
11. CONTRACTOR SHALL ENSURE ALL WALLS HAVE A CONSISTENT DRYWALL FINISH FREE OF VISIBLE PATCHES OR IN CONSISTENT TEXTURES. PROVIDE ALLOWANCE TO PATCH 1000 SF OF THE TOTAL AREA OF THE DRYWALL IN THE COMMON AREAS. UNITS SHALL BE PROVIDED AN ALLOWANCE OF 20 SF PER UNIT IN DRYWALL PATCH/REPAIR.
12. CONTRACTOR TO PAINT ALL EXISTING PAINTED SURFACES WITH NEW LOW-VOC PAINT WITH ANTIMICROBIAL ADDITIVES. PRIME ALL SMOKING UNITS WITH ODOR BLOCKING PRIMER. WALLS TO RECEIVE EGGSHELL FINISH, CEILINGS TO RECEIVE FLAT FINISH, TRIM AND DOORS TO RECEIVE SEMIGLOSS FINISH. PAINT SHALL BE APPLIED IN MINIMUM THICKNESS OF 1 MIL.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN. PROVIDE AND INSTALL NEW 2CM SOLID SURFACE STONE COUNTERTOPS.
2. PROVIDE NEW ACCESSIBLE KITCHEN CABINETS IN ALL ACCESSIBLE UNITS. CABINETS TO BE 34" MAX IN HEIGHT AND PROVIDE A ROLL UNDER 30" WIDE WORK SPACE NEAR THE RANGE AND ROLL UNDER SPACE UNDER THE KITCHEN SINK.
3. REPLACE EXISTING HOOD WITH NEW ENERGY STAR RATED RECIRCULATING HOOD.
4. PROVIDE NEW RANGES. PROVIDE NEW STAINLESS STEEL BACKSPLASH AT ALL UNITS BEHIND RANGE AND ON THE SIDE OF WALL IF RANGE IS IMMEDIATELY ADJACENT TO A WALL.
5. REPLACE DISHWASHER WITH NEW ENERGY STAR RATED DISHWASHERS.
6. PROVIDE NEW STOVETOP FIRESTOP OR RANGE QUEEN FIRE SUPPRESSION CANISTERS.
7. PROVIDE NEW ENERGY STAR REFRIGERATORS IN EACH UNIT. REFRIGERATOR SHALL BE 18 CF MINIMUM.
8. REMOVE AND RE-INSTALL EXISTING STAINLESS STEEL SINK.
9. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FIXTURE WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
10. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REPLACE ALL EXISTING BATHROOM ACCESSORIES WITH NEW. PROVIDE A MINIMUM OF ONE TOWEL BAR, TOILET PAPER HOLDER, CURVED SHOWER ROD, FOR EACH UNIT BATHROOM.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN; PROVIDE NEW ACCESSIBLE TOILETS IN ALL NEW ACCESSIBLE UNITS.
4. EXISTING LAVATORY TO REMAIN. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FAUCET WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
5. PROVIDE NEW LAVATORIES IN ACCESSIBLE UNIT LOCATIONS. ALL WALL HUNG SINKS MUST HAVE CONCEALED FLOOR AND STUD-BRACED CARRIERS.
6. REPLACE EXISTING TUB AND SURROUNDS WITH NEW STEEL TUB AND THREE PIECE FIBERGLASS SURROUND. INSTALL NEW WATERSENSE RATED 1.25 GPM MAX TUB/SHOWER VALVES AND TRIM (INCLUDING DIVERTER VALVE, VALVE TRIM, TUB SPOUT NEW VALVE SHALL HAVE LEVER STYLE HANDLES AND ANTI-SCALD CONTROL VALVES. INSTALL BLOCKING FOR FUTURE GRAB BARS.
7. ALL ACCESSIBLE UNITS SHALL HAVE ROLL IN SHOWER. INSTALL NEW TILED ROLL IN SHOWER WITH TRENCH. ALL BATHROOMS WITH ROLL IN SHOWER SHALL HAVE TRENCH DRAIN AT THRESHOLD OF THE ROLL-IN SHOWER OR A FLOOR DRAIN APPROXIMATELY AT THE CENTER OF THE BATHROOM.

DOOR SCHEDULE - UNIT 3BR

MARK	ELEV	DOOR SIZE W	DOOR SIZE H	DOOR THK	FINISH	MATERIAL	FRAME MATERIAL	FIRE RATING	HW SET	DESCRIPTION
C1	1	3'-0"	6'-8"	1 3/4"				R		ENERGY STAR RATED INSULATED CORE STEEL CLAD WOOD EDGE DOOR
C2	2	1'-6"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
C3	4	5'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOUBLE DOOR

FINISH SCHEDULE - UNIT 3BR

NAME	CEILING HEIGHT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
BATHROOM 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BATHROOM 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 3	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 3	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
DINING ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
HALL	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
KITCHEN	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LAUNDRY	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LIVING ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
MECH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
STO. 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
STO. 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	

UNIT 3BR

GROSS	1115 SF	PATIO	50 SF
NET	1045 SF		

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, FLOORS, AND ROOF TO MATCH EXISTING AND SHALL MAKE WATERTIGHT.
6. CONTRACTOR TO REFERENCE SHEET G002 FOR ADA REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
8. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
9. ALL NEW HVAC SYSTEMS TO HAVE PROGRAMMABLE THERMOSTATS.
10. ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS, KITCHENS AND OUTDOOR OUTLETS SHALL BE PROTECTED BY GFCI.
11. ALL ELECTRICAL WORKS TO BE DONE BY LICENSED ELECTRICIAN. ANY VISIBLE DEFICIENCIES AND HAZARDS SHALL BE CORRECTED.

NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-3	NEW PLUMBING FIXTURE RE: PLUMBING SCHEDULE

HIGHLAND SQUARE APARTMENTS

200 PINE CREEK CT EXT, GREENVILLE, SC 29605

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

DNAworkshop

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

NOT FOR CONSTRUCTION

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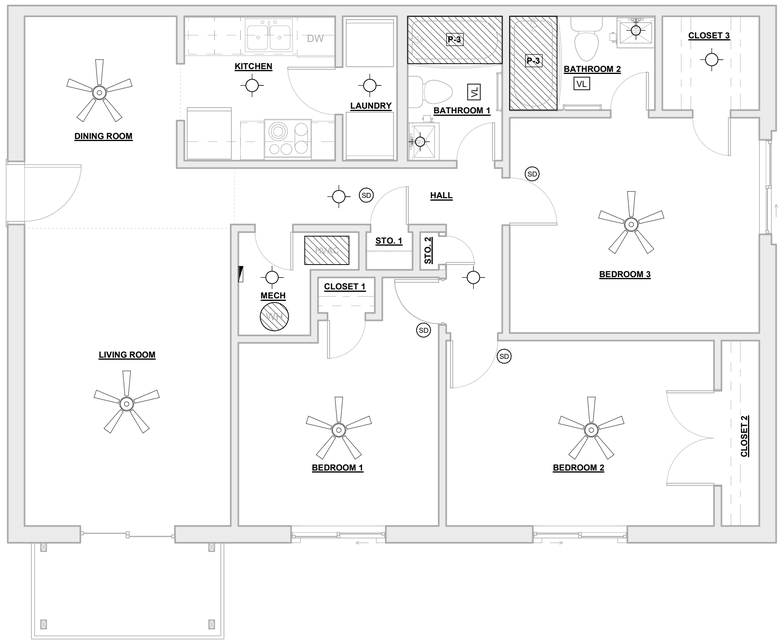
ENLARGED FLOOR PLAN - UNIT 3BR

A404

PHASE: SD



1 NEW - UNIT 3BR MEP
1/4" = 1'-0"

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INTERIOR

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1. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT. INSTALL NEW DOOR STOPS AT ALL DOORS WITHIN THE UNIT. REPLACEMENT BEDROOM AND BATHROOM DOORS SHALL BE SOLID CORE DOORS, ALL OTHER MAY BE HOLLOW CORE. ALL OTHER EXISTING UNITS DOORS TO REMAIN. PREP AND PAINT ALL UNIT DOORS.
3. REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVER STYLE DOOR HARDWARE TO MATCH THE FUNCTION OF THE HARDWARE REPLACED.
4. REPLACE ALL EXISTING BIFOLD AND ACCORDION CLOSET DOORS WITH NEW HINGED DOORS AS SHOWN ON THE PLAN. REBUILD DOOR HEADER TO ACCEPT A STANDARD 6'-8" TALL DOOR REFRAME OPENING IF REQUIRED TO ACCOMMODATE NEW DOOR SIZE.
5. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
6. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
7. SEAL ALL HOLES AND PENETRATIONS AT THE BACKS OF EXISTING CABINETS AND INSTALL PROPERLY SIZED ESCUTCHEONS AT ALL PENETRATIONS.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING. REMOVE EXISTING BASEBOARDS. INSTALL NEW GLUE DOWN LVP. LVP MUST BE A MINIMUM OF 0.080 THK AND HAVE A 12MIL WEAR LAYER AND HAVE A 15 YEAR RESIDENTIAL WARRANTY. IF ACM IS PRESENT, OVERLAY IS ACCEPTABLE IF ALLOWED BY MANUFACTURER. ENSURE LEVEL SUBSURFACE FREE OF IMPERFECTIONS AND PREPARE AND INSTALL WITH LOW-VOC ADHESIVES PER MANUFACTURERS GUIDELINES.
9. INSTALL NEW 4" WOOD BASE IN UNITS.
10. IN ALL AREAS WHERE DRYWALL IS BEING REMOVED AND REPLACED AS A PART OF CONSTRUCTION, MOISTURE RESISTANT GYPSUM BOARD SHALL BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ABOVE OR WITHIN 4 FEET OF ANY WATER SOURCE. WITHIN 4 FEET OF WASHING MACHINES, WATER HEATERS WATER METERS, BEHIND WATER FOUNTAINS, AND WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES IN SERVICE ROOMS. WATER RESISTANT GYPSUM BOARD SHALL BE PROVIDED BEHIND ANY TUB/SHOWER UNIT LOCATED ON AN EXTERIOR WALL.
11. CONTRACTOR SHALL ENSURE ALL WALLS HAVE A CONSISTENT DRYWALL FINISH FREE OF VISIBLE PATCHES OR IN CONSISTENT TEXTURES. PROVIDE ALLOWANCE TO PATCH 1000 SF OF THE TOTAL AREA OF THE DRYWALL IN THE COMMON AREAS. UNITS SHALL BE PROVIDED AN ALLOWANCE OF 20 SF PER UNIT IN DRYWALL PATCH/REPAIR.
12. CONTRACTOR TO PAINT ALL EXISTING PAINTED SURFACES WITH NEW LOW-VOC PAINT WITH ANTIMICROBIAL ADDITIVES. PRIME ALL SMOKING UNITS WITH ODOR BLOCKING PRIMER. WALLS TO RECEIVE EGGSHELL FINISH, CEILINGS TO RECEIVE FLAT FINISH, TRIM AND DOORS TO RECEIVE SEMIGLOSS FINISH. PAINT SHALL BE APPLIED IN MINIMUM THICKNESS OF 1 MIL.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN. PROVIDE AND INSTALL NEW 2CM SOLID SURFACE STONE COUNTERTOPS.
2. PROVIDE NEW ACCESSIBLE KITCHEN CABINETS IN ALL ACCESSIBLE UNITS. CABINETS TO BE 34" MAX IN HEIGHT AND PROVIDE A ROLL UNDER 30" WIDE WORK SPACE NEAR THE RANGE AND ROLL UNDER SPACE UNDER THE KITCHEN SINK.
3. REPLACE EXISTING HOOD WITH NEW ENERGY STAR RATED RECIRCULATING HOOD.
4. PROVIDE NEW RANGES. PROVIDE NEW STAINLESS STEEL BACKSPLASH AT ALL UNITS BEHIND RANGE AND ON THE SIDE OF WALL IF RANGE IS IMMEDIATELY ADJACENT TO A WALL.
5. REPLACE DISHWASHER WITH NEW ENERGY STAR RATED DISHWASHERS.
6. PROVIDE NEW STOVETOP FIRESTOP OR RANGE QUEEN FIRE SUPPRESSION CANISTERS.
7. PROVIDE NEW ENERGY STAR REFRIGERATORS IN EACH UNIT. REFRIGERATOR SHALL BE 18 CF MINIMUM.
8. REMOVE AND RE-INSTALL EXISTING STAINLESS STEEL SINK;
9. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FIXTURE WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
10. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REPLACE ALL EXISTING BATHROOM ACCESSORIES WITH NEW. PROVIDE A MINIMUM OF ONE TOWEL BAR, TOILET PAPER HOLDER, CURVED SHOWER ROD, FOR EACH UNIT BATHROOM.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN; PROVIDE NEW ACCESSIBLE TOILETS IN ALL NEW ACCESSIBLE UNITS.
4. EXISTING LAVATORY TO REMAIN. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FAUCET WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
5. PROVIDE NEW LAVATORIES IN ACCESSIBLE UNIT LOCATIONS. ALL WALL HUNG SINKS MUST HAVE CONCEALED FLOOR AND STUD-BRACED CARRIERS.
6. REPLACE EXISTING TUB AND SURROUNDS WITH NEW STEEL TUB AND THREE PIECE FIBERGLASS SURROUND. INSTALL NEW WATERSENSE RATED 1.25 GPM MAX TUB/ SHOWER VALVES AND TRIM (INCLUDING DIVERTER VALVE, VALVE TRIM, TUB SPOUT NEW VALVE SHALL HAVE LEVER STYLE HANDLES AND ANTI-SCALD CONTROL VALVES. INSTALL BLOCKING FOR FUTURE GRAB BARS.
7. ALL ACCESSIBLE UNITS SHALL HAVE ROLL IN SHOWER. INSTALL NEW TILED ROLL IN SHOWER WITH TRENCH. ALL BATHROOMS WITH ROLL IN SHOWER SHALL HAVE TRENCH DRAIN AT THRESHOLD OF THE ROLL-IN SHOWER OR A FLOOR DRAIN APPROXIMATELY AT THE CENTER OF THE BATHROOM.

UNIT 3BR

GROSS	1115 SF	PATIO	50 SF
NET	1045 SF		

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, FLOORS, AND ROOF TO MATCH EXISTING AND SHALL MAKE WATERTIGHT.
6. CONTRACTOR TO REFERENCE SHEET G002 FOR ADA REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
8. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
9. ALL NEW HVAC SYSTEMS TO HAVE PROGRAMMABLE THERMOSTATS.
10. ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS, KITCHENS AND OUTDOOR OUTLETS SHALL BE PROTECTED BY GFCI.
11. ALL ELECTRICAL WORKS TO BE DONE BY LICENSED ELECTRICIAN. ANY VISIBLE DEFICIENCIES AND HAZARDS SHALL BE CORRECTED.

NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-3	NEW PLUMBING FIXTURE RE: PLUMBING SCHEDULE

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HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

NOT FOR CONSTRUCTION

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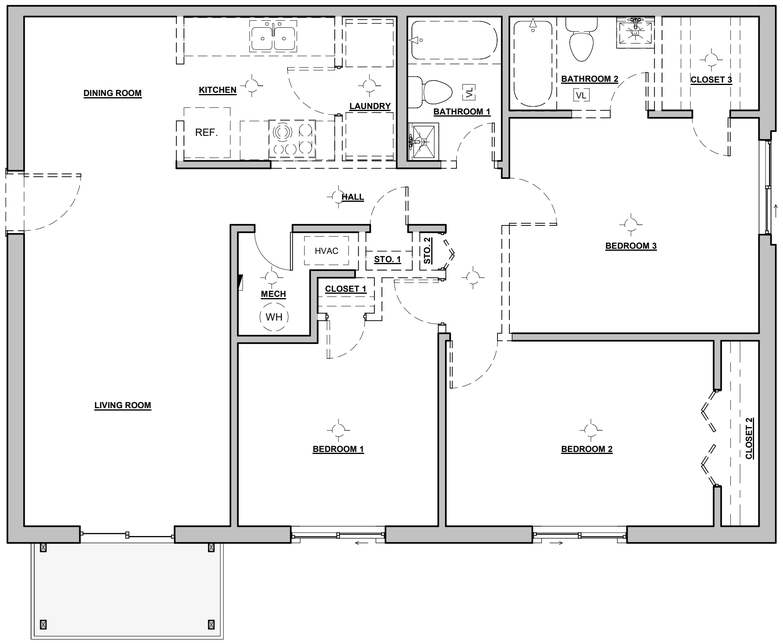
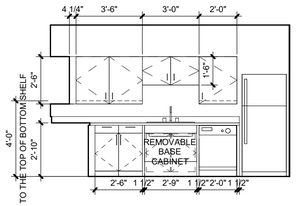
ENLARGED FLOOR PLAN - UNIT 3BR

A405

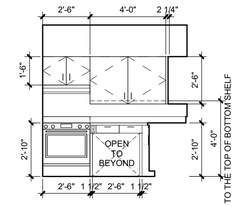
PHASE: SD



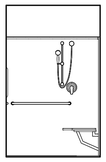
1 DEMO - UNIT 3BR (HC) ENLARGED FLOOR PLAN
1/4" = 1'-0"



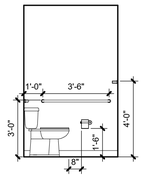
3 UNIT 3BR (HC) - KIT. INT. ELEV. A
1/4" = 1'-0"



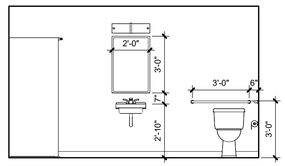
4 UNIT 3BR (HC) - KIT. INT. ELEV. B
1/4" = 1'-0"



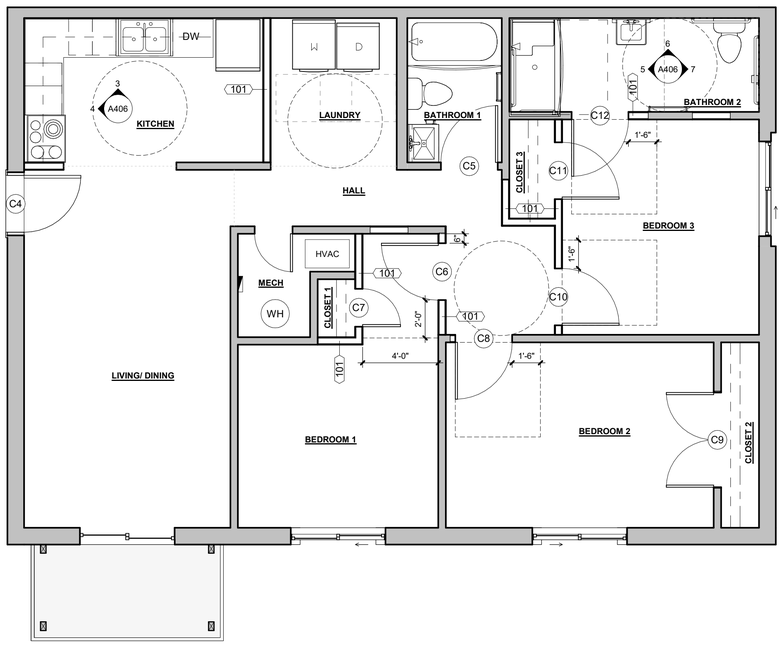
5 UNIT 3BR (HC) - BATH. INT. ELEV. A
1/4" = 1'-0"



7 UNIT 3BR (HC) - BATH. INT. ELEV. C
1/4" = 1'-0"



6 UNIT 3BR (HC) - BATH. INT. ELEV. B
1/4" = 1'-0"



2 NEW - UNIT 3BR (HC) ENLARGED FLOOR PLAN
1/4" = 1'-0"

UNIT DEMOLITION NOTES:

INTERIOR

1. REMOVE ALL EXTERIOR UNIT ENTRY DOORS AND DOOR HARDWARES.
2. EXISTING INTERIOR DOORS TO REMAIN. PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT.
3. REMOVE EXISTING INTERIOR DOOR HARDWARE.
4. REMOVE ALL INTERIOR UNIT DOORS AND DOOR HARDWARES.
5. REMOVE ALL EXISTING BIFOLD AND ACCORDIAN CLOSET DOORS.
6. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
7. EXISTING WINDOWS TO REMAIN.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN.
2. REMOVE EXIST COUNTERTOP AND BACKSPLASH.
3. REMOVE EXIST RANGE AND RANGE HOOD.
4. REMOVE EXIST DISHWASHER.
5. REMOVE EXIST REFRIGERATOR.
6. REMOVE AND RE-INSTALL EXIST STAINLESS STEEL SINK.
7. REMOVE EXIST KITCHEN FAUCET.
8. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REMOVE EXIST BATHROOM ACCESSORIES.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN.
4. EXISTING LAVATORY TO REMAIN.
5. REMOVE EXIST WATER FAUCET.
6. REMOVE EXIST TOILETS IN ACCESSIBLE UNITS.
7. REMOVE EXIST LAVATORIES IN ACCESIBLE UNIT LOCATIONS.
8. REPLACE EXISTING TUB AND SURROUNDS.
9. REMOVE EXIST SHOWER VALVES AND TRIM.

UNIT MEP NOTES

LIFE SAFETY

1. REPLACE EXISTING HARDWIRED SMOKE DETECTOR IN HALLWAY AND PROVIDE PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT AND WIRING TO DETECTORS WITHOUT EXISTING WIRING.

MECHANICAL

1. REPLACE ALL EXISTING SPLIT HVAC SYSTEMS WITH NEW MINIMUM 15 SEER SPLIT SYSTEMS. ALL REFRIGERATION LINES MUST BE INSULATED. BOTTOM OF RETURNS MUST BE 12" ABOVE THE FINISH FLOOR RAISE EXISTING RETURNS. INSTALL A SECONDARY CONDENSATE OVERFLOW LINE OR CUTOFF SWITCH.
2. PROVIDE PROGRAMMABLE THERMOSTATS THAT ARE EASY TO READ AND SIMPLE TO USE.
3. INSTALL NEW 70 CFM EXHAUST FANS WITH LIGHT IN EXISTING EXHAUST FAN LOCATION. REPLACE ALL FLEX DUCT IN ATTICS WITH HARD WHERE ACCESSIBLE. LIGHT MUST BE SWITCHED WITH THE EXHAUST FAN AND BE SEPARATE FROM THE VANITY LIGHT. PROVIDE NEW WIRING IF NECESSARY.

ELECTRICAL

1. PROVIDE NEW ENERGY STAR RATED LED LIGHT FIXTURES WITH A MINIMUM LIFE OF 20,000 HOURS AND EFFICACY OF AT LEAST 40-60 LUMENS PER WATT.
2. INSTALL NEW CEILING FANS WITH LIGHTS IN ALL LIVING ROOMS AND BEDROOMS. SWITCH AND LIGHT MUST BE SEPERATELY SWITCHED. PROVIDE NEW WIRING AND SWITCH WHERE REQUIRED.
3. INSTALL NEW CENTRALLY LOCATED COMMUNICATION PORT SUFFICIENT FOR HIGH SPEED INTERNET ACCESS.
4. REPLACE ALL EXISTING TELEPHONE JACKS IN UNIT. ENSURE TELEPHONE JACK IN PRIMARY BUILDING IS NEXT TO AN EXISTING RECPTACLE. RELOCATE TELEPHONE JACK IF NECESSARY.
5. REPLACE ALL EXISTING OUTLETS WITH NEW TAMPER RESISTANT OUTLETS. REPLACE ALL EXISTING SWITCHES WITH NEW LIGHT SWITCHES IN ALL EXISTING LOCATIONS. REPLACE ALL LOW VOLTAGE COVERS TO MATCH.
6. INSTALL NEW GFCI PROTECTED OUTLETS AT ALL CODE MANDATED LOCATIONS: WITHIN 6' OF SINK, IF LOCATED IN A BATHROOM, AT KITCHEN COUNTER, IN GARAGE, UNFINISHED BASEMENT OR LOACTED OUTSIDE.
7. PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT IF NECESSARY.
8. ALL UNITS MARKED "AV" ON THE OVERALL PLANS SHALL BE DESIGNATED HEARING AND AUDIO VISUAL UNITS. PROVIDE STROBES FOR ALL SMOKE AND CARBON MONOXIDE ALARMS IN EVERY BEDROOM, HALLWAY, OUTSIDE OF THE BATHROOOM AND LIVING AREA. PROVIDE A DOORBELL WITH A STROBE AND CHIME INSIDE EACH BATHROOM, BEDROOM, AND COMMON AREA IN THE UNIT. EXTEND BUILDING COMMON AREA FIRE ALARM SYSTEM TO INCLUDE A STROBE AND NOTIFICATION DEVICE TO INSIDE UNIT.
9. INSTALL NEW EMERGENCY ALERT SYSTEM IN ALL MOBILITY AND HEARING AND SIGHT IMPAIRED UNITS. INSTALL NEW CALL FOR AID DEVICES UNDER EXISTING LIGHT SWITCHES IN EVERY BEDROOM AND BATHROOM THAT TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE UNIT WHEN PULLED. INSTALL NEW CIRCUIT AND WIRING AS REQUIRED.

PLUMBING

1. EXISTING SEWER TO REMAIN, CONTRACTOR SHALL JET AND SCOPE LATERALS; PROVIDE REPORTS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
2. REPALCE ALL EXISTING ANGLE STOPS WITH NEW QUARTER TURN ANGLE STOPS.
3. REPLACE OF EXISTING UNIT WATER HEATERS. NEW WATER HEATERS TO MATCH THE EXISTING FUEL TYPE; MUST BE ENERGY STAR RATED. CONTRACTOR TO VERIFY EXISTING WATER HEATER CLOSET SIZE AND SOURCE WATER HEATER TO FIT IN EXISTING SPACE.
4. INSTALL OVERFLOW PAN AND PIPE DIRECTLY TO THE OUTSIDE WHERE POSSIBLE. INSTALL MINIMU 40 GALLON FOR 3BR UNITS AND 30 GALLON FOR 1&2BR UNITS.

UNIT NEW CONSTRUCTION NOTES:

INTERIOR

1. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT. INSTALL NEW DOOR STOPS AT ALL DOORS WITHIN THE UNIT. REPLACEMENT BEDROOM AND BATHROOM DOORS SHALL BE SOLID CORE DOORS, ALL OTHER MAY BE HOLLOW CORE. ALL OTHER EXISTING UNITS DOORS TO REMAIN. PREP AND PAINT ALL UNIT DOORS.
3. REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVER STYLE DOOR HARDWARE TO MATCH THE FUNCTION OF THE HARDWARE REPLACED.
4. REPLACE ALL EXISTING BIFOLD AND ACCORDION CLOSET DOORS WITH NEW HINGED DOORS AS SHOWN ON THE PLAN. REBUILD DOOR HEADER TO ACCEPT A STANDARD 6'-8" TALL DOOR REFRAME OPENING IF REQUIRED TO ACCOMMODATE NEW DOOR SIZE.
5. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
6. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
7. SEAL ALL HOLES AND PENETRATIONS AT THE BACKS OF EXISTING CABINETS AND INSTALL PROPERLY SIZED ESCUTCHEONS AT ALL PENETRATIONS.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING. REMOVE EXISTING BASEBOARDS. INSTALL NEW GLUE DOWN LVP. LVP MUST BE A MINIMUM OF 0.080 THK AND HAVE A 12MIL WEAR LAYER AND HAVE A 15 YEAR RESIDENTIAL WARRANTY. IF ACM IS PRESENT, OVERLAY IS ACCEPTABLE IF ALLOWED BY MANUFACTURER ENSURE LEVEL SUBSURFACE FREE OF IMPERFECTIONS AND PREPARE AND INSTALL WITH LOW-VOC ADHESIVES PER MANUFACTURERS GUIDELINES.
9. INSTALL NEW 4" WOOD BASE IN UNITS.
10. IN ALL AREAS WHERE DRYWALL IS BEING REMOVED AND REPLACED AS A PART OF CONSTRUCTION, MOISTURE RESISTANT GYPSUM BOARD SHALL BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ABOVE OR WITHIN 4 FEET OF ANY WATER SOURCE. WITHIN 4 FEET OF WASHING MACHINES, WATER HEATERS WATER METERS, BEHIND WATER FOUNTAINS, AND WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES IN SERVICE ROOMS. WATER RESISTANT GYPSUM BOARD SHALL BE PROVIDED BEHIND ANY TUB/SHOWER UNIT LOCATED ON AN EXTERIOR WALL.
11. CONTRACTOR SHALL ENSURE ALL WALLS HAVE A CONSISTENT DRYWALL FINISH FREE OF VISIBLE PATCHES OR IN CONSISTENT TEXTURES. PROVIDE ALLOWANCE TO PATCH 1000 SF OF THE TOTAL AREA OF THE DRYWALL IN THE COMMON AREAS. UNITS SHALL BE PROVIDED AN ALLOWANCE OF 20 SF PER UNIT IN DRYWALL PATCH/REPAIR.
12. CONTRACTOR TO PAINT ALL EXISTING PAINTED SURFACES WITH NEW LOW-VOC PAINT WITH ANTIMICROBIAL ADDITIVES. PRIME ALL SMOKING UNITS WITH ODOR BLOCKING PRIMER. WALLS TO RECEIVE EGGSHELL FINISH, CEILINGS TO RECEIVE FLAT FINISH, TRIM AND DOORS TO RECEIVE SEMIGLOSS FINISH. PAINT SHALL BE APPLIED IN MINIMUM THICKNESS OF 1 MIL.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN. PROVIDE AND INSTALL NEW 2CM SOLID SURFACE STONE COUNTERTOPS.
2. PROVIDE NEW ACCESSIBLE KITCHEN CABINETS IN ALL ACCESSIBLE UNITS. CABINETS TO BE 34" MAX IN HEIGHT AND PROVIDE A ROLL UNDER 30" WIDE WORK SPACE NEAR THE RANGE AND ROLL UNDER SPACE UNDER THE KITCHEN SINK.
3. REPLACE EXISTING HOOD WITH NEW ENERGY STAR RATED RECIRCULATING HOOD.
4. PROVIDE NEW RANGES. PROVIDE NEW STAINLESS STEEL BACKSPLASH AT ALL UNITS BEHIND RANGE AND ON THE SIDE OF WALL IF RANGE IS IMMEDIATELY ADJACENT TO A WALL.
5. REPLACE DISHWASHER WITH NEW ENERGY STAR RATED DISHWASHERS.
6. PROVIDE NEW STOVETOP FIRESTOP OR RANGE QUEEN FIRE SUPPRESSION CANISTERS.
7. PROVIDE NEW ENERGY STAR REFRIGERATORS IN EACH UNIT. REFRIGERATOR SHALL BE 18 CF MINIMUM.
8. REMOVE AND RE-INSTALL EXISTING STAINLESS STEEL SINK;
9. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FIXTURE WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
10. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REPLACE ALL EXISTING BATHROOM ACCESSORIES WITH NEW. PROVIDE A MINIMUM OF ONE TOWEL BAR, TOILET PAPER HOLDER, CURVED SHOWER ROD, FOR EACH UNIT BATHROOM.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN; PROVIDE NEW ACCESSIBLE TOILETS IN ALL NEW ACCESSIBLE UNITS.
4. EXISTING LAVATORY TO REMAIN. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FAUCET WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
5. PROVIDE NEW LAVATORIES IN ACCESSIBLE UNIT LOCATIONS. ALL WALL HUNG SINKS MUST HAVE CONCEALED FLOOR AND STUD-BRACED CARRIERS.
6. REPLACE EXISTING TUB AND SURROUNDS WITH NEW STEEL TUB AND THREE PIECE FIBERGLASS SURROUND. INSTALL NEW WATERSENSE RATED 1.25 GPM MAX TUB/ SHOWER VALVES AND TRIM (INCLUDING DIVERTER VALVE, VALVE TRIM, TUB SPOUT NEW VALVE SHALL HAVE LEVER STYLE HANDLES AND ANTI-SCALD CONTROL VALVES. INSTALL BLOCKING FOR FUTURE GRAB BARS.
7. ALL ACCESSIBLE UNITS SHALL HAVE ROLL IN SHOWER. INSTALL NEW TILED ROLL IN SHOWER WITH TRENCH. ALL BATHROOMS WITH ROLL IN SHOWER SHALL HAVE TRENCH DRAIN AT THRESHOLD OF THE ROLL-IN SHOWER OR A FLOOR DRAIN APPROXIMATELY AT THE CENTER OF THE BATHROOM.

FINISH SCHEDULE - UNIT 3BR (HC)

NAME	CEILING HEIGHT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
BATHROOM 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BATHROOM 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
BEDROOM 3	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CLOSET 3	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
HALL	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
KITCHEN	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LAUNDRY	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LIVING/ DINING	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
MECH	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	

DOOR SCHEDULE - UNIT 3BR (HC)

MARK	ELEV	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	DOOR FINISH	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	HW SET	DESCRIPTION
C4	1	3'-0"	6'-8"	1 3/4"				R		ENERGY STAR RATED INSULATED CORE STEEL CLAD WOOD EDGE DOOR
C5	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
C6	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
C7	2	2'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
C8	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
C9	4	5'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOUBLE DOOR
C10	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
C11	2	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
C12	3	3'-0"	6'-8"	1 3/8"				NR		INTERIOR WOOD RAISED PANEL SOLID CORE DOOR

UNIT 3BR (HC)

GROSS	1115 SF	PATIO	50 SF
NET	1045 SF		

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, FLOORS, AND ROOF TO MATCH EXISTING AND SHALL MAKE WATERTIGHT.
6. CONTRACTOR TO REFERENCE SHEET G002 FOR ADA REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
8. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
9. ALL NEW HVAC SYSTEMS TO HAVE PROGRAMMABLE THERMOSTATS.
10. ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS, KITCHENS AND OUTDOOR OUTLETS SHALL BE PROTECTED BY GFCI.
11. ALL ELECTRICAL WORKS TO BE DONE BY LICENSED ELECTRICIAN. ANY VISIBLE DEFICIENCIES AND HAZARDS SHALL BE CORRECTED.

NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-5	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-6	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-7	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-8	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE

HIGHLAND SQUARE APARTMENTS

200 PINE CREEK CT EXT, GREENVILLE, SC 29605

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

DNAworkshop

REVISIONS

JOB NUMBER: 24-073

ISSUED: 18/10/24

PRELIMINARY

NOT FOR CONSTRUCTION

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ENLARGED FLOOR PLAN - UNIT 3BR(HC)

A406

PHASE: SD

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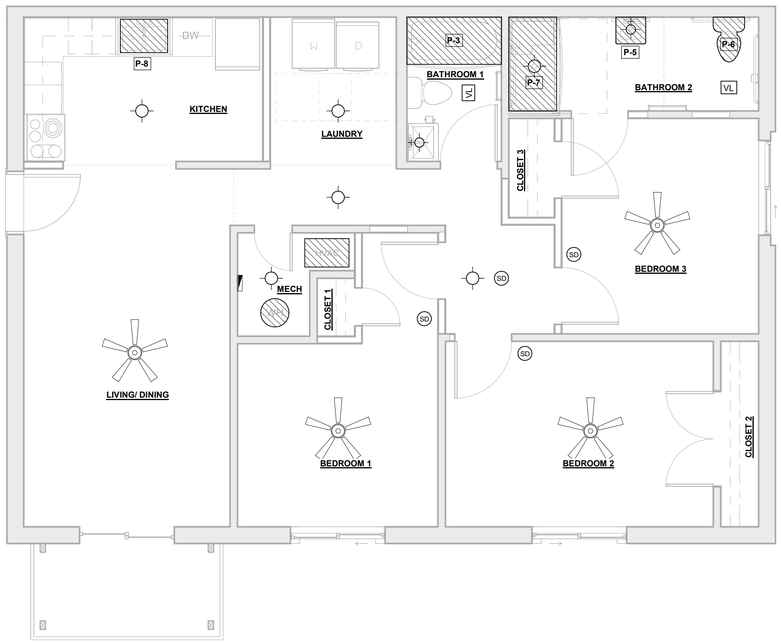

1 NEW - UNIT 3BR (HC) MEP
1/4" = 1'-0"

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UNIT DEMOLITION NOTES:

INTERIOR

1. REMOVE ALL EXTERIOR UNIT ENTRY DOORS AND DOOR HARDWARES.
2. EXISTING INTERIOR DOORS TO REMAIN. PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT.
3. REMOVE EXISTING INTERIOR DOOR HARDWARE.
4. REMOVE ALL INTERIOR UNIT DOORS AND DOOR HARDWARES.
5. REMOVE ALL EXISTING BIFOLD AND ACCORDIAN CLOSET DOORS.
6. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
7. EXISTING WINDOWS TO REMAIN.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN.
2. REMOVE EXIST COUNTERTOP AND BACKSPLASH.
3. REMOVE EXIST RANGE AND RANGE HOOD.
4. REMOVE EXIST DISHWASHER.
5. REMOVE EXIST REFRIGERATOR.
6. REMOVE AND RE-INSTALL EXIST STAINLESS STEEL SINK.
7. REMOVE EXIST KITCHEN FAUCET.
8. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REMOVE EXIST BATHROOM ACCESSORIES.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN.
4. EXISTING LAVATORY TO REMAIN.
5. REMOVE EXIST WATER FAUCET.
6. REMOVE EXIST TOILETS IN ACCESSIBLE UNITS.
7. REMOVE EXIST LAVATORIES IN ACCESIBLE UNIT LOCATIONS.
8. REPLACE EXISTING TUB AND SURROUNDS.
9. REMOVE EXIST SHOWER VALVES AND TRIM.

UNIT MEP NOTES

LIFE SAFETY

1. REPLACE EXISTING HARDWIRED SMOKE DETECTOR IN HALLWAY AND PROVIDE PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT AND WIRING TO DETECTORS WITHOUT EXISTING WIRING.

MECHANICAL

1. REPLACE ALL EXISTING SPLIT HVAC SYSTEMS WITH NEW MINIMUM 15 SEER SPLIT SYSTEMS. ALL REFRIGERATION LINES MUST BE INSULATED. BOTTOM OF RETURNS MUST BE 12" ABOVE THE FINISH FLOOR RAISE EXISTING RETURNS. INSTALL A SECONDARY CONDENSATE OVERFLOW LINE OR CUTOFF SWITCH.
2. PROVIDE PROGRAMMABLE THERMOSTATS THAT ARE EASY TO READ AND SIMPLE TO USE.
3. INSTALL NEW 70 CFM EXHAUST FANS WITH LIGHT IN EXISTING EXHAUST FAN LOCATION. REPLACE ALL FLEX DUCT IN ATTICS WITH HARD WHERE ACCESSIBLE. LIGHT MUST BE SWITCHED WITH THE EXHAUST FAN AND BE SEPARATE FROM THE VANITY LIGHT. PROVIDE NEW WIRING IF NECESSARY.

ELECTRICAL

1. PROVIDE NEW ENERGY STAR RATED LED LIGHT FIXTURES WITH A MINIMUM LIFE OF 20,000 HOURS AND EFFICACY OF AT LEAST 40-60 LUMENS PER WATT.
2. INSTALL NEW CEILING FANS WITH LIGHTS IN ALL LIVING ROOMS AND BEDROOMS. SWITCH AND LIGHT MUST BE SEPERATELY SWITCHED. PROVIDE NEW WIRING AND SWITCH WHERE REQUIRED.
3. INSTALL NEW CENTRALLY LOCATED COMMUNICATION PORT SUFFICIENT FOR HIGH SPEED INTERNET ACCESS.
4. REPLACE ALL EXISTING TELEPHONE JACKS IN UNIT. ENSURE TELEPHONE JACK IN PRIMARY BUILDING IS NEXT TO AN EXISTING RECPTACLE. RELOCATE TELEPHONE JACK IF NECESSARY.
5. REPLACE ALL EXISTING OUTLETS WITH NEW TAMPER RESISTANT OUTLETS. REPLACE ALL EXISTING SWITCHES WITH NEW LIGHT SWITCHES IN ALL EXISTING LOCATIONS. REPLACE ALL LOW VOLTAGE COVERS TO MATCH.
6. INSTALL NEW GFCI PROTECTED OUTLETS AT ALL CODE MANDATED LOCATIONS: WITHIN 6' OF SINK, IF LOCATED IN A BATHROOM, AT KITCHEN COUNTER, IN GARAGE, UNFINISHED BASEMENT OR LOACTED OUTSIDE.
7. PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT IF NECESSARY.
8. ALL UNITS MARKED "AV" ON THE OVERALL PLANS SHALL BE DESIGNATED HEARING AND AUDIO VISUAL UNITS. PROVIDE STROBES FOR ALL SMOKE AND CARBON MONOXIDE ALARMS IN EVERY BEDROOM, HALLWAY, OUTSIDE OF THE BATHROOOM AND LIVING AREA. PROVIDE A DOORBELL WITH A STROBE AND CHIME INSIDE EACH BATHROOM, BEDROOM, AND COMMON AREA IN THE UNIT. EXTEND BUILDING COMMON AREA FIRE ALARM SYSTEM TO INCLUDE A STROBE AND NOTIFICATION DEVICE TO INSIDE UNIT.
9. INSTALL NEW EMERGENCY ALERT SYSTEM IN ALL MOBILITY AND HEARING AND SIGHT IMPAIRED UNITS. INSTALL NEW CALL FOR AID DEVICES UNDER EXISTING LIGHT SWITCHES IN EVERY BEDROOM AND BATHROOM THAT TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE UNIT WHEN PULLED. INSTALL NEW CIRCUIT AND WIRING AS REQUIRED.

PLUMBING

1. EXISTING SEWER TO REMAIN, CONTRACTOR SHALL JET AND SCOPE LATERALS; PROVIDE REPORTS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
2. REPALCE ALL EXISTING ANGLE STOPS WITH NEW QUARTER TURN ANGLE STOPS.
3. REPLACE OF EXISTING UNIT WATER HEATERS. NEW WATER HEATERS TO MATCH THE EXISTING FUEL TYPE; MUST BE ENERGY STAR RATED. CONTRACTOR TO VERIFY EXISTING WATER HEATER CLOSET SIZE AND SOURCE WATER HEATER TO FIT IN EXISTING SPACE.
4. INSTALL OVERFLOW PAN AND PIPE DIRECTLY TO THE OUTSIDE WHERE POSSIBLE. INSTALL MINIMU 40 GALLON FOR 3BR UNITS AND 30 GALLON FOR 1&2BR UNITS.

UNIT NEW CONSTRUCTION NOTES:

INTERIOR

1. REPLACE ALL EXISTING EXTERIOR ENTRY DOORS. REPLACEMENT EXTERIOR DOORS TO BE INSULATED CORE STEEL CLAD WOOD EDGE AND ENERGY STAR RATED. ENTRY DOORS SHALL BE RATED. ALL JAMBS SHALL BE ROT PROOF.
2. EXISTING INTERIOR DOORS TO REMAIN, PROVIDE AN ALLOWANCE OF 5% TOTAL NUMBER OF DOORS FOR REPLACEMENT. INSTALL NEW DOOR STOPS AT ALL DOORS WITHIN THE UNIT. REPLACEMENT BEDROOM AND BATHROOM DOORS SHALL BE SOLID CORE DOORS, ALL OTHER MAY BE HOLLOW CORE. ALL OTHER EXISTING UNITS DOORS TO REMAIN. PREP AND PAINT ALL UNIT DOORS.
3. REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVER STYLE DOOR HARDWARE TO MATCH THE FUNCTION OF THE HARDWARE REPLACED.
4. REPLACE ALL EXISTING BIFOLD AND ACCORDION CLOSET DOORS WITH NEW HINGED DOORS AS SHOWN ON THE PLAN. REBUILD DOOR HEADER TO ACCEPT A STANDARD 6'-8" TALL DOOR REFRAME OPENING IF REQUIRED TO ACCOMMODATE NEW DOOR SIZE.
5. EXISTING SLIDING EXTERIOR DOORS TO REMAIN.
6. EXISTING WINDOWS TO REMAIN. RECAULK ENTIRE EXTERIOR WINDOW PERIMETER PRIOR TO PAINTING.
7. SEAL ALL HOLES AND PENETRATIONS AT THE BACKS OF EXISTING CABINETS AND INSTALL PROPERLY SIZED ESCUTCHEONS AT ALL PENETRATIONS.
8. REMOVE ALL EXISTING VINYL AND CARPET FLOORING. REMOVE EXISTING BASEBOARDS. INSTALL NEW GLUE DOWN LVP. LVP MUST BE A MINIMUM OF 0.080 THK AND HAVE A 12MIL WEAR LAYER AND HAVE A 15 YEAR RESIDENTIAL WARRANTY. IF ACM IS PRESENT, OVERLAY IS ACCEPTABLE IF ALLOWED BY MANUFACTURER. ENSURE LEVEL SUBSURFACE FREE OF IMPERFECTIONS AND PREPARE AND INSTALL WITH LOW-VOC ADHESIVES PER MANUFACTURERS GUIDELINES.
9. INSTALL NEW 4" WOOD BASE IN UNITS.
10. IN ALL AREAS WHERE DRYWALL IS BEING REMOVED AND REPLACED AS A PART OF CONSTRUCTION, MOISTURE RESISTANT GYPSUM BOARD SHALL BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ABOVE OR WITHIN 4 FEET OF ANY WATER SOURCE. WITHIN 4 FEET OF WASHING MACHINES, WATER HEATERS WATER METERS, BEHIND WATER FOUNTAINS, AND WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES IN SERVICE ROOMS. WATER RESISTANT GYPSUM BOARD SHALL BE PROVIDED BEHIND ANY TUB/SHOWER UNIT LOCATED ON AN EXTERIOR WALL.
11. CONTRACTOR SHALL ENSURE ALL WALLS HAVE A CONSISTENT DRYWALL FINISH FREE OF VISIBLE PATCHES OR IN CONSISTENT TEXTURES. PROVIDE ALLOWANCE TO PATCH 1000 SF OF THE TOTAL AREA OF THE DRYWALL IN THE COMMON AREAS. UNITS SHALL BE PROVIDED AN ALLOWANCE OF 20 SF PER UNIT IN DRYWALL PATCH/REPAIR.
12. CONTRACTOR TO PAINT ALL EXISTING PAINTED SURFACES WITH NEW LOW-VOC PAINT WITH ANTIMICROBIAL ADDITIVES. PRIME ALL SMOKING UNITS WITH ODOR BLOCKING PRIMER. WALLS TO RECEIVE EGGSHELL FINISH, CEILINGS TO RECEIVE FLAT FINISH, TRIM AND DOORS TO RECEIVE SEMIGLOSS FINISH. PAINT SHALL BE APPLIED IN MINIMUM THICKNESS OF 1 MIL.

KITCHEN / LIVING ROOM

1. EXISTING CABINETS TO REMAIN. PROVIDE AND INSTALL NEW 2CM SOLID SURFACE STONE COUNTERTOPS.
2. PROVIDE NEW ACCESSIBLE KITCHEN CABINETS IN ALL ACCESSIBLE UNITS. CABINETS TO BE 34" MAX IN HEIGHT AND PROVIDE A ROLL UNDER 30" WIDE WORK SPACE NEAR THE RANGE AND ROLL UNDER SPACE UNDER THE KITCHEN SINK.
3. REPLACE EXISTING HOOD WITH NEW ENERGY STAR RATED RECIRCULATING HOOD.
4. PROVIDE NEW RANGES. PROVIDE NEW STAINLESS STEEL BACKSPLASH AT ALL UNITS BEHIND RANGE AND ON THE SIDE OF WALL IF RANGE IS IMMEDIATELY ADJACENT TO A WALL.
5. REPLACE DISHWASHER WITH NEW ENERGY STAR RATED DISHWASHERS.
6. PROVIDE NEW STOVETOP FIRESTOP OR RANGE QUEEN FIRE SUPPRESSION CANISTERS.
7. PROVIDE NEW ENERGY STAR REFRIGERATORS IN EACH UNIT. REFRIGERATOR SHALL BE 18 CF MINIMUM.
8. REMOVE AND RE-INSTALL EXISTING STAINLESS STEEL SINK;
9. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FIXTURE WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
10. RE-USE EXISTING GARBAGE DISPOSALS.

BATHROOM

1. REPLACE ALL EXISTING BATHROOM ACCESSORIES WITH NEW. PROVIDE A MINIMUM OF ONE TOWEL BAR, TOILET PAPER HOLDER, CURVED SHOWER ROD, FOR EACH UNIT BATHROOM.
2. EXISTING VANITIES TO REMAIN.
3. EXISTING WATER CLOSET TO REMAIN; PROVIDE NEW ACCESSIBLE TOILETS IN ALL NEW ACCESSIBLE UNITS.
4. EXISTING LAVATORY TO REMAIN. PROVIDE NEW ANTI-SCALD FAUCETS WATERSESNE RATED FAUCET WITH 1.25 MAX GPM WITH LEVER STYLE HANDLES.
5. PROVIDE NEW LAVATORIES IN ACCESSIBLE UNIT LOCATIONS. ALL WALL HUNG SINKS MUST HAVE CONCEALED FLOOR AND STUD-BRACED CARRIERS.
6. REPLACE EXISTING TUB AND SURROUNDS WITH NEW STEEL TUB AND THREE PIECE FIBERGLASS SURROUND. INSTALL NEW WATERSENSE RATED 1.25 GPM MAX TUB/SHOWER VALVES AND TRIM (INCLUDING DIVERTER VALVE, VALVE TRIM, TUB SPOUT NEW VALVE SHALL HAVE LEVER STYLE HANDLES AND ANTI-SCALD CONTROL VALVES. INSTALL BLOCKING FOR FUTURE GRAB BARS.
7. ALL ACCESSIBLE UNITS SHALL HAVE ROLL IN SHOWER. INSTALL NEW TILED ROLL IN SHOWER WITH TRENCH. ALL BATHROOMS WITH ROLL IN SHOWER SHALL HAVE TRENCH DRAIN AT THRESHOLD OF THE ROLL-IN SHOWER OR A FLOOR DRAIN APPROXIMATELY AT THE CENTER OF THE BATHROOM.

UNIT 3BR (HC)

GROSS	1115 SF	PATIO	50 SF
NET	1045 SF		

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
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7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
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NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-5	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-6	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-7	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE
P-8	NEW ADA PLUMBING FIXTURE RE: PLUMBING SCHEDULE

HIGHLAND SQUARE APARTMENTS

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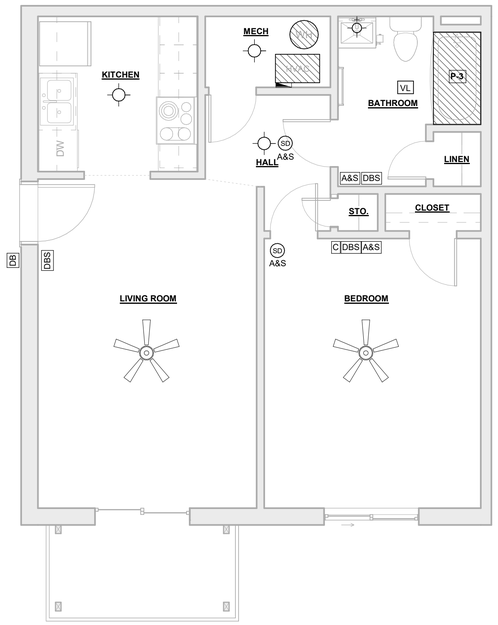
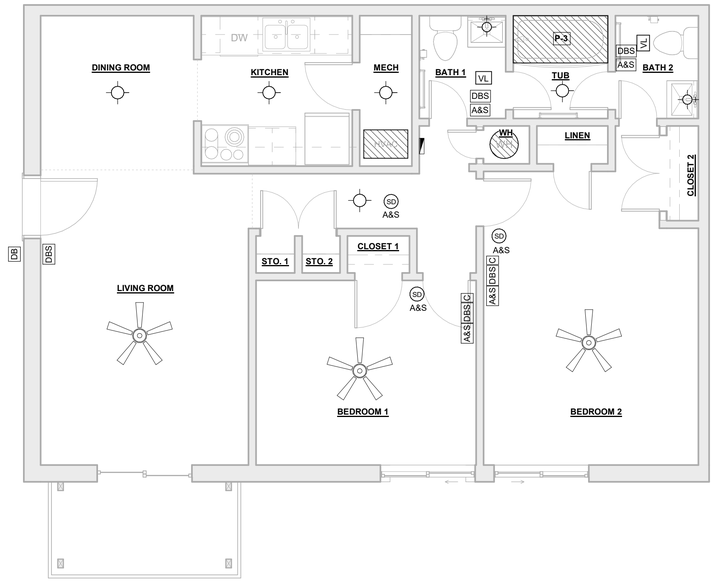
ENLARGED FLOOR PLAN - UNIT 3BR(HC)

A407

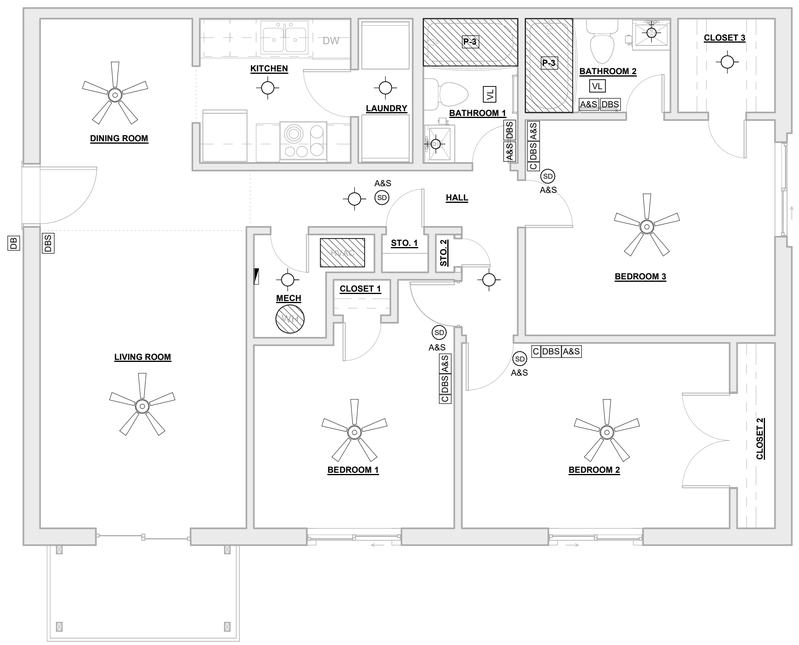
PHASE: SD



1 NEW - UNIT 1BR (AV) MEP
1/4" = 1'-0"



2 NEW - UNIT 2BR (AV) MEP
1/4" = 1'-0"



3 NEW - UNIT 3BR (AV) MEP
1/4" = 1'-0"

UNIT MEP NOTES

LIFE SAFETY

1. REPLACE EXISTING HARDWIRED SMOKE DETECTOR IN HALLWAY AND PROVIDE PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT AND WIRING TO DETECTORS WITHOUT EXISTING WIRING.

MECHANICAL

1. REPLACE ALL EXISTING SPLIT HVAC SYSTEMS WITH NEW MINIMUM 15 SEER SPLIT SYSTEMS. ALL REFRIGERATION LINES MUST BE INSULATED. BOTTOM OF RETURNS MUST BE 12" ABOVE THE FINISH FLOOR RAISE EXISTING RETURNS. INSTALL A SECONDARY CONDENSATE OVERFLOW LINE OR CUTOFF SWITCH.
2. PROVIDE PROGRAMMABLE THERMOSTATS THAT ARE EASY TO READ AND SIMPLE TO USE.
3. INSTALL NEW 70 CFM EXHAUST FANS WITH LIGHT IN EXISTING EXHAUST FAN LOCATION. REPLACE ALL FLEX DUCT IN ATTICS WITH HARD WHERE ACCESSIBLE. LIGHT MUST BE SWITCHED WITH THE EXHAUST FAN AND BE SEPARATE FROM THE VANITY LIGHT. PROVIDE NEW WIRING IF NECESSARY.

ELECTRICAL

1. PROVIDE NEW ENERGY STAR RATED LED LIGHT FIXTURES WITH A MINIMUM LIFE OF 20,000 HOURS AND EFFICACY OF AT LEAST 40-60 LUMENS PER WATT.
2. INSTALL NEW CEILING FANS WITH LIGHTS IN ALL LIVING ROOMS AND BEDROOMS. SWITCH AND LIGHT MUST BE SEPERATELY SWITCHED. PROVIDE NEW WIRING AND SWITCH WHERE REQUIRED.
3. INSTALL NEW CENTRALLY LOCATED COMMUNICATION PORT SUFFICIENT FOR HIGH SPEED INTERNET ACCESS.
4. REPLACE ALL EXISTING TELEPHONE JACKS IN UNIT. ENSURE TELEPHONE JACK IN PRIMARY BUILDING IS NEXT TO AN EXISTING RECPTACLE. RELOCATE TELEPHONE JACK IF NECESSARY.
5. REPLACE ALL EXISTING OUTLETS WITH NEW TAMPER RESISTANT OUTLETS. REPLACE ALL EXISTING SWITCHES WITH NEW LIGHT SWITCHES IN ALL EXISTING LOCATIONS. REPLACE ALL LOW VOLTAGE COVERS TO MATCH.
6. INSTALL NEW GFCI PROTECTED OUTLETS AT ALL CODE MANDATED LOCATIONS: WITHIN 6' OF SINK, IF LOCATED IN A BATHROOM, AT KITCHEN COUNTER, IN GARAGE, UNFINISHED BASEMENT OR LOACTED OUTSIDE.
7. PROVIDE NEW SMOKE DETECTORS IN EACH UNIT. INSTALL ONE SMOKE DETECTOR AS REQUIRED ON THE CEILING OR WALL WITHIN EACH ROOM USED FOR SLEEPING PURPOSES. INSTALL SMOKE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA NO MORE THAN 8'-0" FROM THE BEDROOM DOOR . ALL DETECTORS AND SMOKE ALARMS WITHIN THE UNIT SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INSTALL NEW CIRCUIT IF NECESSARY.
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9. INSTALL NEW EMERGENCY ALERT SYSTEM IN ALL MOBILITY AND HEARING AND SIGHT IMPAIRED UNITS. INSTALL NEW CALL FOR AID DEVICES UNDER EXISTING LIGHT SWITCHES IN EVERY BEDROOM AND BATHROOM THAT TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE UNIT WHEN PULLED. INSTALL NEW CIRCUIT AND WIRING AS REQUIRED.

PLUMBING

1. EXISTING SEWER TO REMAIN, CONTRACTOR SHALL JET AND SCOPE LATERALS; PROVIDE REPORTS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
2. REPALCE ALL EXISTING ANGLE STOPS WITH NEW QUARTER TURN ANGLE STOPS.
3. REPLACE OF EXISTING UNIT WATER HEATERS. NEW WATER HEATERS TO MATCH THE EXISTING FUEL TYPE; MUST BE ENERGY STAR RATED. CONTRACTOR TO VERIFY EXISTING WATER HEATER CLOSET SIZE AND SOURCE WATER HEATER TO FIT IN EXISTING SPACE.
4. INSTALL OVERFLOW PAN AND PIPE DIRECTLY TO THE OUTSIDE WHERE POSSIBLE. INSTALL MINIMU 40 GALLON FOR 3BR UNITS AND 30 GALLON FOR 1&2BR UNITS.

WALL LEGEND

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

GENERAL NOTES

1. FOR EXISTING WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE FINISH; FOR NEW CONSTRUCTION WALLS, ALL DIMENSIONS ARE TO THE FACE OF THE STUD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, FLOORS, AND ROOF TO MATCH EXISTING AND SHALL MAKE WATERTIGHT.
6. CONTRACTOR TO REFERENCE SHEET G002 FOR ADA REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE INSULATED COVERING TO EXPOSED DRAIN PIPE AND SUPPLY VALVES UNDER LAVATORY; TYP. ALL.
8. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
9. ALL NEW HVAC SYSTEMS TO HAVE PROGRAMMABLE THERMOSTATS.
10. ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS, KITCHENS AND OUTDOOR OUTLETS SHALL BE PROTECTED BY GFCI.
11. ALL ELECTRICAL WORKS TO BE DONE BY LICENSED ELECTRICIAN. ANY VISIBLE DEFICIENCIES AND HAZARDS SHALL BE CORRECTED.

NEW M.E.P. LEGEND

	NEW CEILING MOUNTED LIGHT FIXTURE. RE: SCHEDULE
	NEW WALL MOUNTED LIGHT FIXTURE. RE: SCHEDULE
SD	SMOKE DETECTOR
VL	VENT/LIGHT FIXTURE
	ELECTRIC PANEL
WH	NEW WATER HEATER
HVAC	NEW HVAC UNIT
	NEW CONDENSE UNIT
	NEW CEILING MOUNTED CEILING FAN WITH LIGHT. RE: SCHEDULE
P-3	NEW PLUMBING FIXTURE RE: PLUMBING SCHEDULE

NEW DEVICES SPECIFICALLY DESIGNED FOR HEARING AND IMPARIED UNITS

A&S SD	SMOKE DETECTOR WITH ANNUNCIATOR AND STROBES
A&S	ANNUNCIATOR AND STROBES FOR SMOKE DETECTOR AND SMOKE/ CARBON MONOXIDE DETECTOR
DB	HARD-WIRED ELECTRIC DOORBELL
DBS	DOORBELL ANNUNCIATOR W/ STROBES
DBS C	DOORBELL ANNUNCIATOR W/ STROBES, HAVE CONTROLS TO DEACTIVE THE SIGNAL

*WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.

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HIGHLAND SQUARE APARTMENTS
200 PINE CREEK CT EXT, GREENVILLE, SC 29605

REVISIONS

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ENLARGED FLOOR PLAN - UNIT 1BR(AV), UNIT 2BR(AV) & UNIT 3BR(AV)

A408

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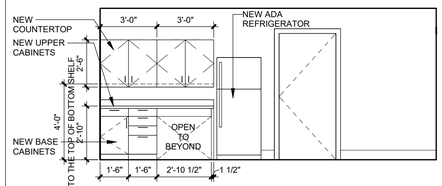
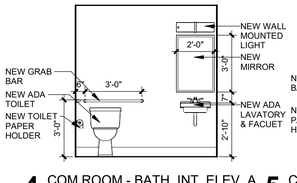
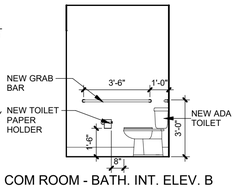


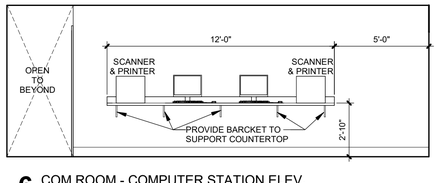
3 COM ROOM - KIT. INT. ELEV.
1/4" = 1'-0"



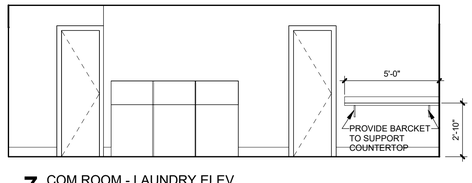
4 COM ROOM - BATH. INT. ELEV. A
1/4" = 1'-0"



5 COM ROOM - BATH. INT. ELEV. B
1/4" = 1'-0"



6 COM ROOM - COMPUTER STATION ELEV.
1/4" = 1'-0"



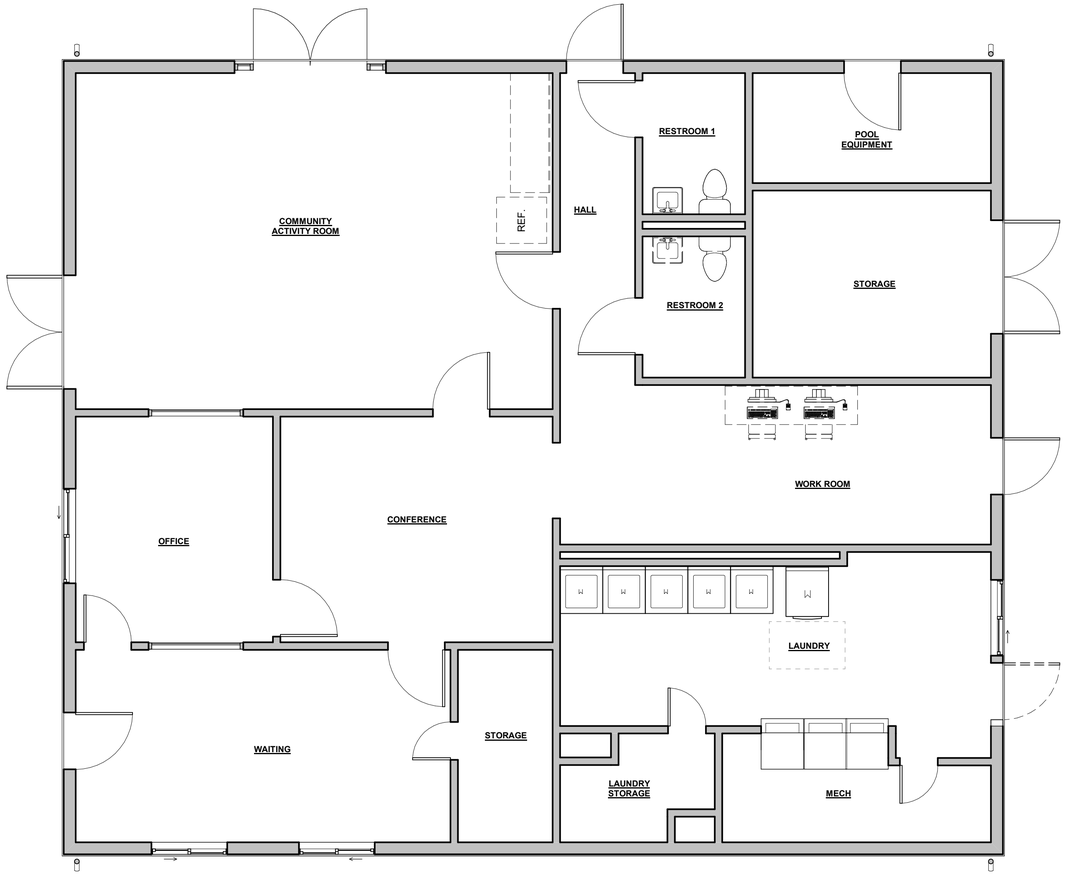
7 COM ROOM - LAUNDRY ELEV.
1/4" = 1'-0"

DOOR SCHEDULE - COM ROOM

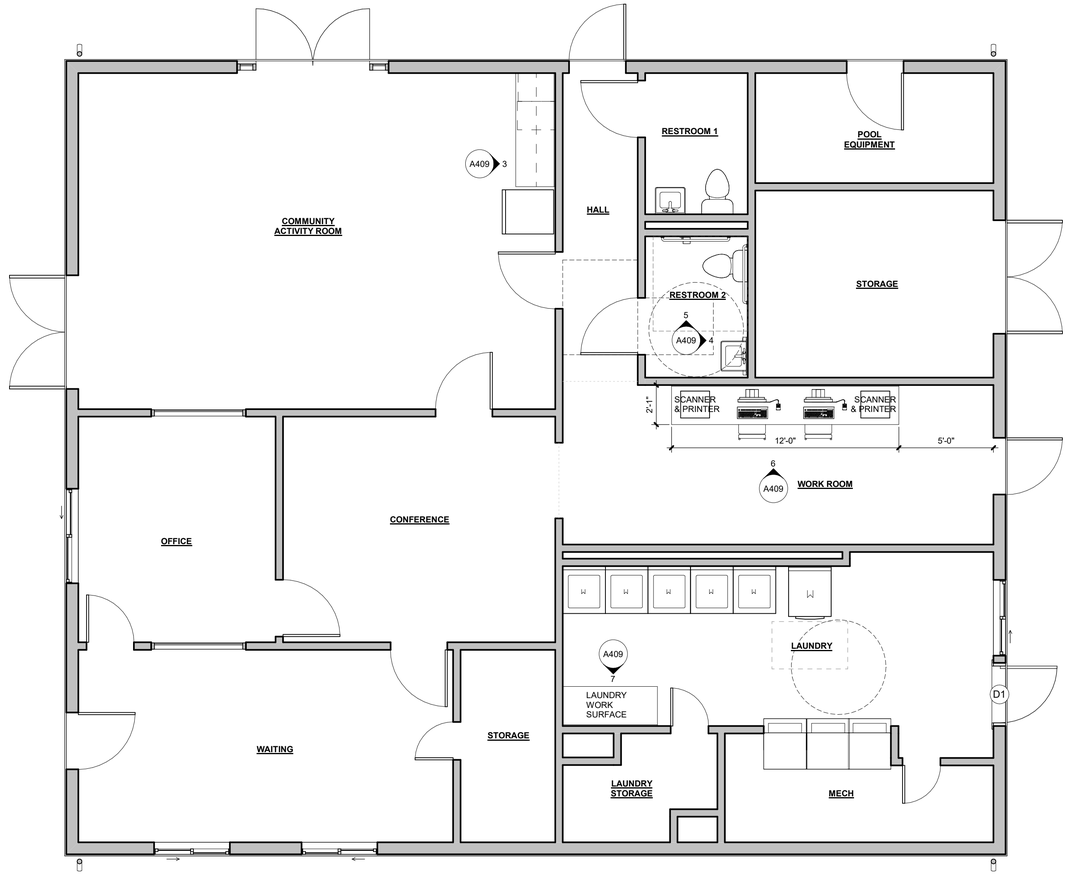
MARK	ELEV	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	FINISH	MATERIAL	FRAME MATERIAL	FIRE RATING	HW SET	DESCRIPTION
D1	5	3'-0"	6'-8"	2"						ALUMINUM FULL LITE DOOR W/ 1" TEMPERED INSULATED GLASS

FINISH SCHEDULE - COM ROOM

NAME	CEILING HEIGHT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
COMMUNITY ACTIVITY ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
CONFERENCE	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
HALL	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LAUNDRY	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
LAUNDRY STORAGE	8'-0"					
MECH	8'-0"					
OFFICE	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
POOL EQUIPMENT	8'-0"					
RESTROOM 1	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
RESTROOM 2	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
STORAGE	8'-0"					
STORAGE	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
WAITING	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	
WORK ROOM	8'-0"	EGGSHELL	LVP	FLAT	SEMIGLOSS	



1 DEMO - COMMUNITY BLDG ENLARGED FLOOR PLAN
1/4" = 1'-0"



2 NEW - COMMUNITY BLDG ENLARGED FLOOR PLAN
1/4" = 1'-0"

NEW COMMON AREA NOTES:

1. RECONFIGURE COMMUNITY ROOM FOR ACCESSIBILITY AS SHOWN ON THE PLAN; REPLACE ALL MATERIALS REQUIRED TO ACCOMMODATE NEW LAYOUT.
2. REPLACE INTERIOR FINISHES AT EXISTING COMMUNITY ROOM AND KITCHEN.
3. INSTALL NEW DESK SPACE FOR TWO COMPUTERS AND INCLUDE AREA FOR A SCANNER AND PRINTER FOR EACH COMPUTER STATION AS SHOWN ON THE PLAN.
4. REPLACE FLOORING, BASE, LIGHT FIXTURES AND REPAINT. RECONFIGURE AREA FOR ACCESSIBIILITY AS SHOWN ON THE PLAN.
5. INSTALL COVERING FOR LAUNDRY DOOR AND REPLACE DOOR WITH FULL LITE DOOR FOR VISIBILITY.
6. INSTALL LAUNDRY WORK SURFACE AS SHOWN ON THE PLAN.
7. REPLACE ALL FINISHES AND FIXTURES WITHIN LEASING OFFICE.
8. RECONFIGURE EXISTING LEASING OFFICE RESTROOM FOR ACCESSIBILITY AS SHOWN ON PLANS AND INSTALL NEW FINISHES.
9. INSTALL NEW 6" WOOD BASE IN COMMON AREAS.

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ENLARGED FLOOR PLAN - COMMUNITY BLDG

A409

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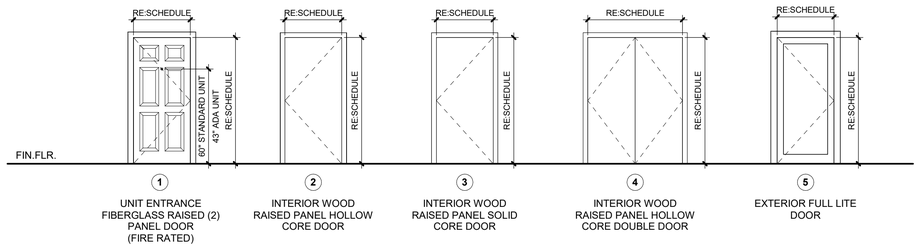
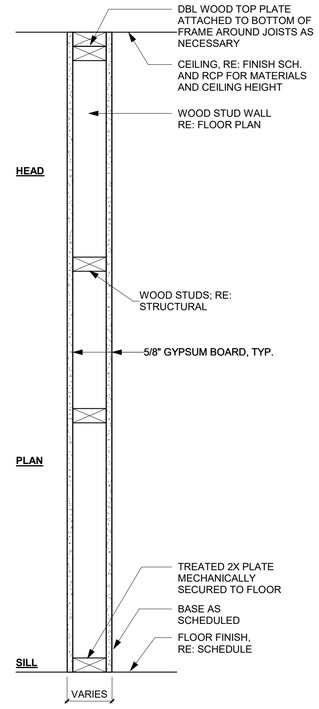


1. UNIT ENTRANCE FIBERGLASS RAISED (2) PANEL DOOR (FIRE RATED)
2. INTERIOR WOOD RAISED PANEL HOLLOW CORE DOOR
3. INTERIOR WOOD RAISED PANEL SOLID CORE DOOR
4. INTERIOR WOOD RAISED PANEL HOLLOW CORE DOUBLE DOOR
5. EXTERIOR FULL LITE DOOR



INTERIOR NON-RATED PARTITION

WOOD STUDS: NOM 2 BY FRAMING WITH (2) 2X TOP AND (1) 2X BOTTOM PLATES; REFERENCE STRUCTURAL FOR FRAMING SIZES, SPACING, AND ADDITIONAL INFORMATIN.

GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM WALLBOARD WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY, VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. PANELS ATTACHED TO WOOD STUDS, TOP PLATE AND BTM. PLATE WITH 1-1/4" LONG TYPE W COURSE THREAD STEEL SCREWS SPACED 8" O.C.

JOINT TAPE AND COMPOUND: VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS.

INTERIOR NON-BEARING WALLS:

101 AS ABOVE WITH 2X4 WOOD STUDS ; RE: STRUCTURAL FOR SPACING; ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, NO BATT INSULATION

102 AS ABOVE WITH 2X4 WOOD STUDS; RE: STRUCTURAL FOR SPACING; ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

103 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, NO BATT INSULATION

104 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

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DOOR SCHEDULE & WALL TYPES

A600

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