

FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA

UNIT & BUILDING TYPE MATRIX

[illegible]

A photograph of a two-story brick building with a flat roof and multiple windows, likely a school or community center. Two cars are parked in the foreground on a paved area.

(BUILDING TYPE "D" EXTERIOR)

SCOPE OF WORK

DIVISION 2 - SITE WORK
DEMO
REMOVE CLOTH LINE POLES- FILL CONCRETE BASE HOLE W/ SOIL.
TREE REMOVAL
DEMO SITE SIGNS
DEMO FENCING
GRADING
SITE DRAINAGE REPAIRS (MINOR)
POSITIVE DRAINAGE FROM BUILDINGS
UTILITIES
CAMERA & JET EXISTING SEWER LINES TO MAIN
LABEL STORM DRAINS
CONCRETE
REPLACE SIDEWALKS TO MEET 2% SLOPES - ALLOWANCE
NEW SIDEWALKS - ALLOWANCE
NEW HC RAMPS
NEW HC PARKING
REPAIRS TO PORCHES & STAIRS
ACC SOG
PAVING
CONCRETE DRIVE - REPAIR AS NEEDED - ALLOWANCE
ASPHALT MILLING
ASPHALT OVERLAY
WHITE STRIPES
BLUE STRIPES
HC SYMBOL
HC SIGN
HC HATCHING
SITE ACC
BUS SHELTER
GAZEBO
PAVILION
MAIL KIOSKS - REPAIR AS NEEDED
PICNIC TABLES
STAND-UP GRILLS
PARK BENCHES
BIKE RACKS
3PC PLAYGROUND - POURED IN PLACE SURFACE
2PC PLAYGROUND - POURED IN PLACE SURFACE
PROPERTY MONUMENT SIGN
FENCING
ALUMINUM FENCING - DECORATIVE - 4' - PLAYGROUND
STEEL FENCING - PERIMETER - 6'
LANDSCAPING
LANDSCAPING - SOD, TREES, SHRUBS, & MULCH - ALLOWANCE

DIVISION 4 - MASONRY
MINOR BRICK TUCKPOINTING
PRESSURE WASHING EXISTING BRICK
PRESSURE WASHING EXISTING BRICK FENCE COLUMNS
BRICK COLUMNS AT PERIMETER FENCING
BRICK OR STONE VENEER AT DUMPSTER ENCLOSURES

DIVISION 5 - METALS
DUMPSTER ENCLOSURE GATES
BOLLARDS

DIVISION 6 - WOOD & PLASTICS
FRAMING
NEW WALLS - INCLUDES LUMBER
ATTIC DRAFTSTOPPING FRAMING - INCLUDES LUMBER
BLOCKING - INCLUDES LUMBER
ROTTEN WOOD REPLACEMENT - ALLOWANCE
TRIM
INTERIOR TRIM - BASEBOARDS, SHOE MOLD, INSIDE TRIM OF EXTERIOR DOORS
WINDOW SILLS - WOOD
TRIM LABOR - INSTALL OF TRIM, DOORS, HARDWARE, T&B ACC
SIDING
FIBER CEMENT SIDING
VINYL SOFFITS/ALUMINUM FASICA
WINDOW SHUTTERS
SHELVING
INSTALL NEW WIRE SHELIVING

DIVISION 7 - THERMAL & MOISTURE PROTECTION
WATERPROOFING
ENERGY EFFICIENCY CAULKING
INSULATION
BLOWN CELLULOSE INSULATION IN ATTICS TO ACHIEVE R-38
ATTIC EAVE AIR BAFFLES
EXTERIOR WALL INSULATION
AIRSEALING AT EXTERIOR DOORS AND WINDOWS
ROOFING
REPLACE ROOFING - STANDING SEAM METAL
ROTTEN WOOD REPLACEMENT AT ROOF - ALLOWANCE
GUTTERS
GUTTERS (W/ LEAF GUARDS), DOWNSPOUTS AND CONCRETE SPLASHBLOCKS
CORRUGATED PIPE - 5' FROM DOWNSPOUT

DIVISION 8 - DOORS & WINDOWS
DOORS
ENTRY DOORS - 2-PANEL - INCLUDE FRAME, HARDWARE & DOORSTOPS
SCREEN DOORS
INTERIOR DOORS, 2-PANEL MASONITE - INCLUDE FRAME, HARDWARE & DOORSTOPS
ATTIC ACCESS PANELS - LOCKABLE
WINDOWS
REPLACE ALUM. WINDOWS W/ NEW VINYL CASEMENT WINDOWS W/ STANDARD SCREENS

DIVISION 9 - FINISHES
DRYWALL
DRYWALL REPAIRS AS NEEDED - ALLOWANCE
INSTALL NEW DRYWALL - WALLS
INSTALL NEW DRYWALL - CEILINGS
INSTALL SMOKE PARTITIONS IN ATTIC
INSTALL NEW MR SHEETROCK BEHIND DEMO SHOWER/TUB
FLOORING
FLOORING- LVT
FLOORING - CARPET
FLOORING - TILE
UNDERLAYMENT - LUAN AT SECOND FLOORS
BACKPLASH - SUBWAY TILE
STAIRS - TREADS AND RISERS
PAINTING
INTERIOR PAINTING - WALLS, CEILINGS, DOORS & TRIM
EXTERIOR PAINTING - BRICK
EXTERIOR PAINTING - SIDING
EXTERIOR PAINTING - RAILINGS
EXTERIOR PAINTING - GAZEBO
EXTERIOR PAINTING - MAIL KIOSK
EXTERIOR PAINTING - PAVILION
EXTERIOR PAINTING - DUMPSTER ENCLOSURE

DIVISION 10 - SPECIALTIES
SIGNAGE
APARTMENT SIGNAGE
BUILDING SIGNAGE
FIRE EXT.
FIRE SUPPRESSION CANS UNDER RANGE HOODS
5# FIRE EXT. IN EA. APT.
TOILET & BATH ACC.
T&B ACC - TOILET PAPER DISPENSER
T&B ACC - TOWEL BAR
T&B ACC - ROBE HOOK
T&B ACC - SHOWER CURTAIN ROD
T&B ACC - VANITY MIRROR
T&B ACC - SURFACE MOUNTED MEDICINE CABINET
T&B ACC - GRAB BARS @ TOILETS
T&B ACC - GRAB BARS @ SHOWERS
T&B ACC - SHOWER SEATS

DIVISION 11 - EQUIPMENT
SPECIAL EQUIPMENT
SECURITY SYSTEMS - ALLOWANCE
ACCESS CONTROL SYSTEMS
CATV, INTERNET, PHONE
CENTRALLY LOCATED DATA HUB IN UNIT
INSTALL EMERGENCY PULL CHORDS AND HORNS IN HDCP AND A.V. APTS.
APPLIANCES
REFRIGERATORS - ENERGY STAR - WITH ICE MAKER
REFRIGERATORS - ENERGY STAR - WITH ICE MAKER - ADA
30" RANGE - ELECTRIC - W/ANTI-TIP
30" RANGE - ELECTRIC - W/ANTI-TIP - ADA
DISHWASHER- ENERGY STAR
DISHWASHER- ENERGY STAR - ADA
MICROHOODS
RANGE HOODS - NON-VENTED STYLE
COUNTERTOP MICROWAVE
STOVE GREASE SHIELD
DRYER - ELECTRIC - RESIDENTIAL
DRYER - ELECTRIC - RESIDENTIAL - ADA
WASHER - RESIDENTIAL
WASHER - RESIDENTIAL - ADA
DRYER - ELECTRIC - COIN OPERATED COMMERCIAL
WASHER - COIN OPERATED COMMERCIAL
APPLIANCES INSTALL
CABINETS & COUNTERTOPS
KITCHEN CABINETS - BASE & WALL - W/PULLS
KITCHEN COUNTERTOPS - PLAM
KITCHEN COUNTERTOPS - SOLID SURFACE
BATHROOM VANITY CABINETS - BASE
BATHROOM COUNTERTOP - PLAM
BATHROOM COUNTERTOP - SOLID SURFACE

DIVISION 12 - FURNISHINGS
BLINDS
WINDOW BLINDS

DIVISION 13 - SPECIAL CONSTRUCTION
DEMO
INTERIOR DEMO - WALLS
INTERIOR DEMO - INTERIOR STAIR TREADS & RISERS
INTERIOR DEMO - TOWNHOUSES INTERIOR HANDRAILS
INTERIOR DEMO - APPLIANCES
INTERIOR DEMO - TOILET & BATH ACC
INTERIOR DEMO - CABINETS & COUNTERTOPS
INTERIOR DEMO - BLINDS
INTERIOR DEMO - WINDOW SILLS
INTERIOR DEMO - WIRE SHELIVING
INTERIOR DEMO - BASEBOARDS
INTERIOR DEMO - DOOR STOPS
INTERIOR DEMO - INTERIOR DOORS
INTERIOR DEMO - MEDICINE CABINET
EXTERIOR DEMO - WINDOWS
EXTERIOR DEMO - SHUTTERS
EXTERIOR DEMO - EXTERIOR DOORS
ABATEMENT
ABATEMENT - INTERIOR WALLS DRYWALL
ABATEMENT - CEILINGS DRYWALL
ABATEMENT - CEILINGS TEXTURE
ABATEMENT - FLOORING
ABATEMENT - FLOORING AT CONCRETE DEMO
RADON SYSTEMS
RADON VENTING
RADON TESTING

DIVISION 14 - CONVEYING EQUIP.
COMMUNITY BUILDING - ALLOWANCE

DIVISION 15 - MECHANICAL
HVAC
INSTALL NEW FURNACE
INSTALL A/C, 15 SEER, DISCONNECT, NEW SUCTION LINES
NEW PROGRAMMABLE THERMOSTATS
NEW CONCRETE A/C PADS
NEW REGISTERS/DIFFUSERS/RETURN GRILLES
REPLACE BATH EXHAUST FANS & DUCTS TO EXTERIOR - WIRE W/ BATH LIGHT - ENERGY STAR
INSTALL DRYER DUCT TO EXTERIOR
INSTALL NEW A/C SECURITY CAGES
DUCT KITCHEN RANGE HOOD VENT PIPE TO EXTERIORS
CLEAN EXISTING DUCTWORK
NEW DUCTWORK
PLUMBING
REPLACE TOILETS
REPLACE TUBS & SURROUNDS WITH 1-PIECE
NEW TUB CONTROL, DIVERTER AND DRAIN
NEW ACCESSIBLE ROLL-IN SHOWER UNITS W/ BARS & SEATS
INSTALL 2-OR 3-PIECE ROLL-IN SHOWERS
REPLACE WATER HEATERS
INSTALL WATER HEATER OVERFLOW PAN AND DRAIN TO OUTSIDE
INSTALL NEW WATER MAIN SHUT OFF VALVES AT EACH UNIT
REPLACE WASHER MACHINE BOX
KITCHEN SINK, PLUMB LINES, SHUT OFFS
PLUMBING FOR NEW DISHWASHERS
PLUMBING FOR REFRIGERATOR ICE MAKER LINE
BATH LAV. / FAUCETS/ DRAINS/SUPPLY, SHUT OFFS
HANDHELD SHOWER
PIPE WRAP AT KITCHEN AND BATH SINKS

DIVISION 16 - ELECTRICAL
ELECTRICAL
ELECTRICAL OUTLETS, SWITCHES, & COVERS
LIGHT FIXTURES
HARD WIRED INTERCONNECTED SMOKE DETECTORS
HARD WIRED INTERCONNECTED SMOKE/STROBE DETECTORS IN AV UNITS
FLUSH MOUNT CEILING FANS IN LIVING ROOM & BEDROOMS
CEILING FAN WIRING
ELECTRICAL PANEL
ELECTRICAL PANEL - ADA @ 48" MAX
ELECTRICAL DROP AT SECURITY CAMERA LOCATIONS
SWITCH WITH TIMER OR HUMIDISTAT
RECEPTICLE AND WIRING FOR DISHWASHER
GFCI OUTLETS IN KITCHENS, BATHS, & EXTERIORS
ENTRY & BUILDING MOUNTED LIGHTS
EXTERIOR MAIN BREAKERS
DISCONNECTS AT WATER HEATERS & FURNACES
REPLACE ALL BREAKERS WITH ARC FAULT
SITE LIGHTING - ALLOWANCE



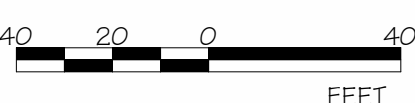
PROJECT LOCATION:
117 JUNE LN,
FLORENCE, SC 29506

TAX MAP #:
00149-01-006
00149-01-007

1
AP2

VICINITY MAP

SCALE: 1" = 40'-0"



CHURCH HILL APARTMENTS
FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA

SHEET NO.

AP2

JOB NO.

4942

OCTOBER 2024



Wallace
ARCHITECTS L.L.C.
COPYRIGHT © 2024

10/16/2024 7:54:48 AM

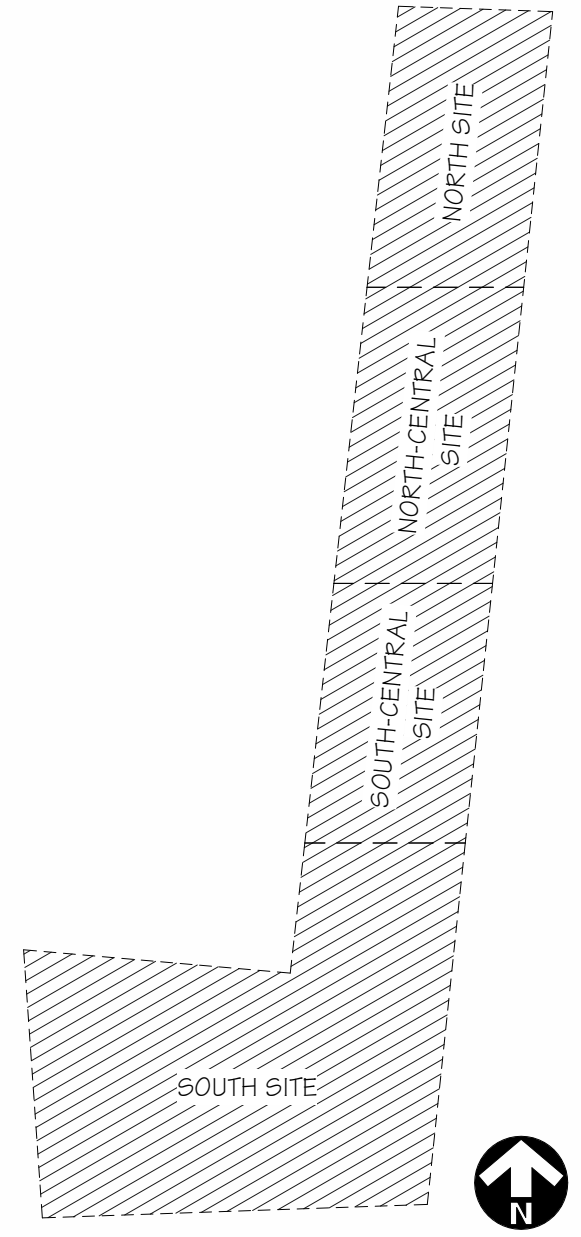
LEGEND

EXISTING SEWER LINE

EXISTING WATER MAIN

NOTES:

- NO KNOWN FLOOD PLAIN OR WETLANDS
- NO KNOWN BUILDING SETBACKS, RIGHT-OF-WAY EASEMENTS OR UTILITY EASEMENTS
- EXISTING DRAINAGE AND WATER DETENTION TO REMAIN



1
AP3
EXISTING UTILITY PLAN - NORTH
SCALE: 1" = 40'-0"



2
AP3
EXISTING UTILITY PLAN - NORTH-CENTRAL
SCALE: 1" = 40'-0"

LEGEND

EXISTING SEWER LINE

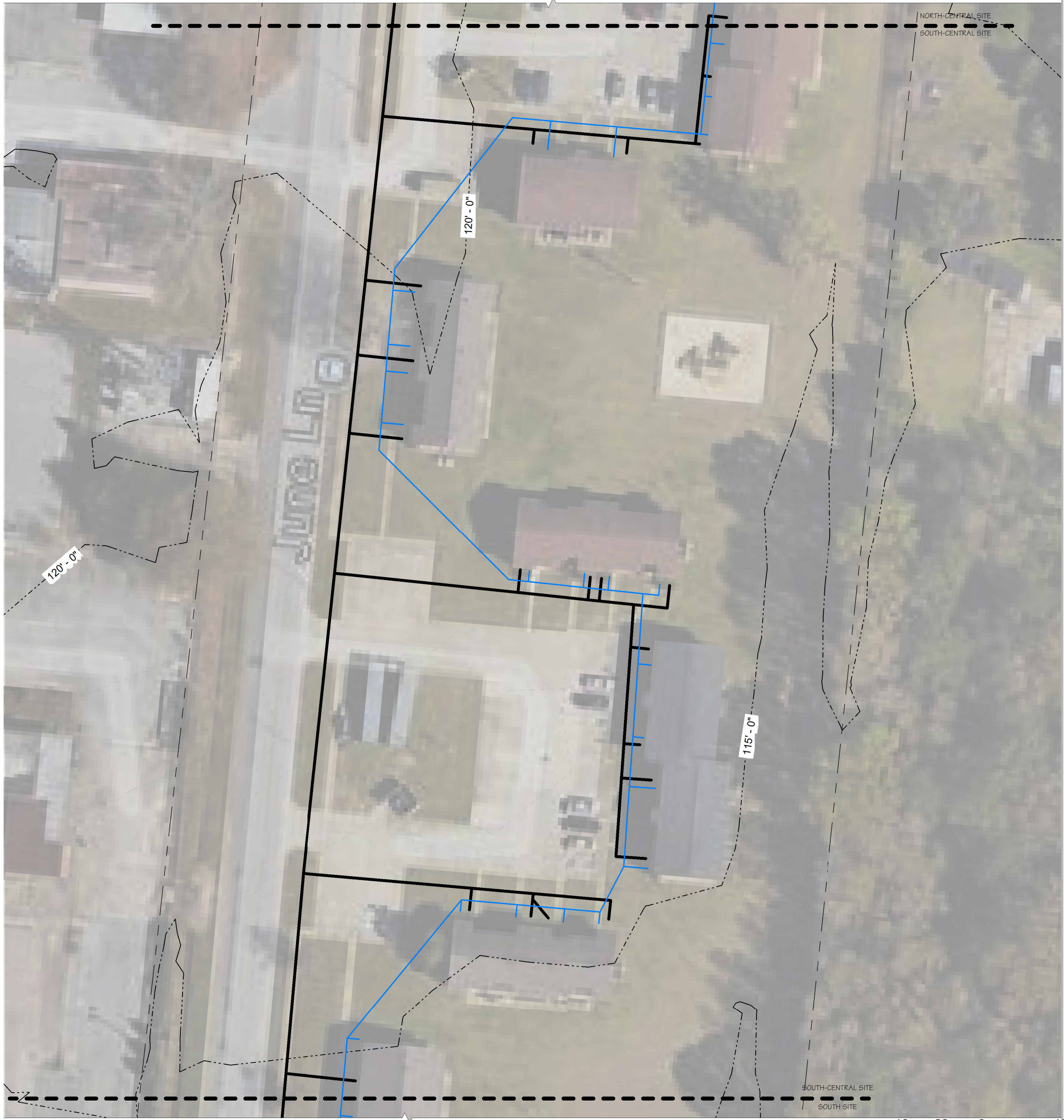
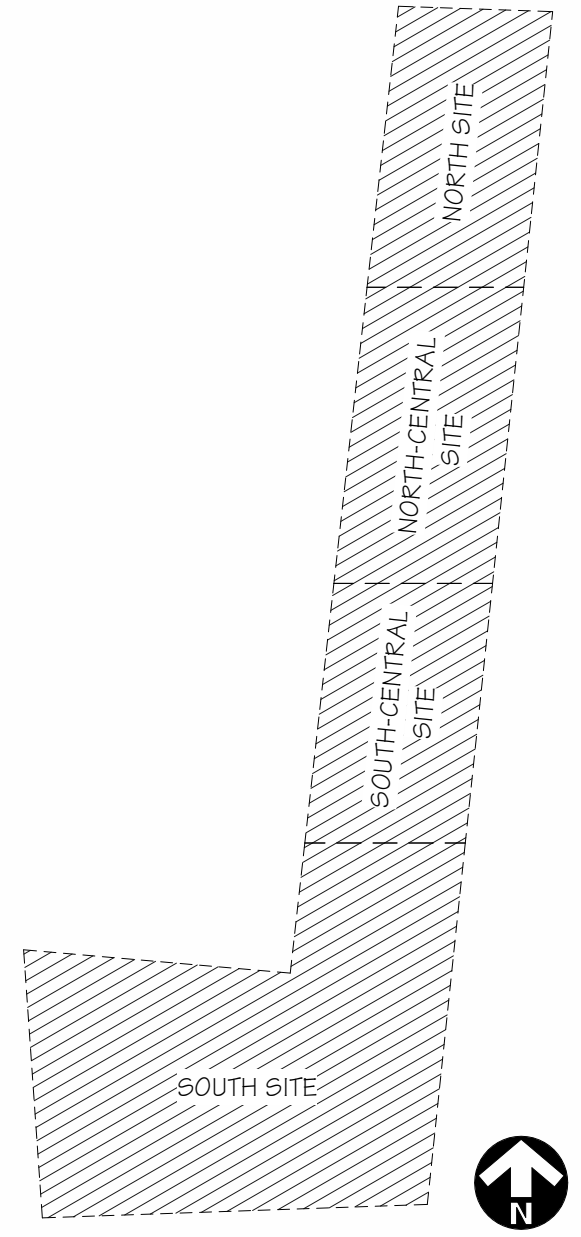
EXISTING WATER MAIN

NOTES:

- NO KNOWN FLOOD PLAIN OR WETLANDS

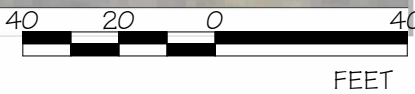
- NO KNOWN BUILDING SETBACKS, RIGHT-OF-WAY EASEMENTS OR UTILITY EASEMENTS

- EXISTING DRAINAGE AND WATER DETENTION TO REMAIN



1
AP4
SCALE: 1" = 40'-0"

EXISTING UTILITY PLAN - SOUTH



CHURCH HILL APARTMENTS
FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA

SHEET NO.

AP4

JOB NO.

4942



LEGEND

EXISTING SEWER LINE

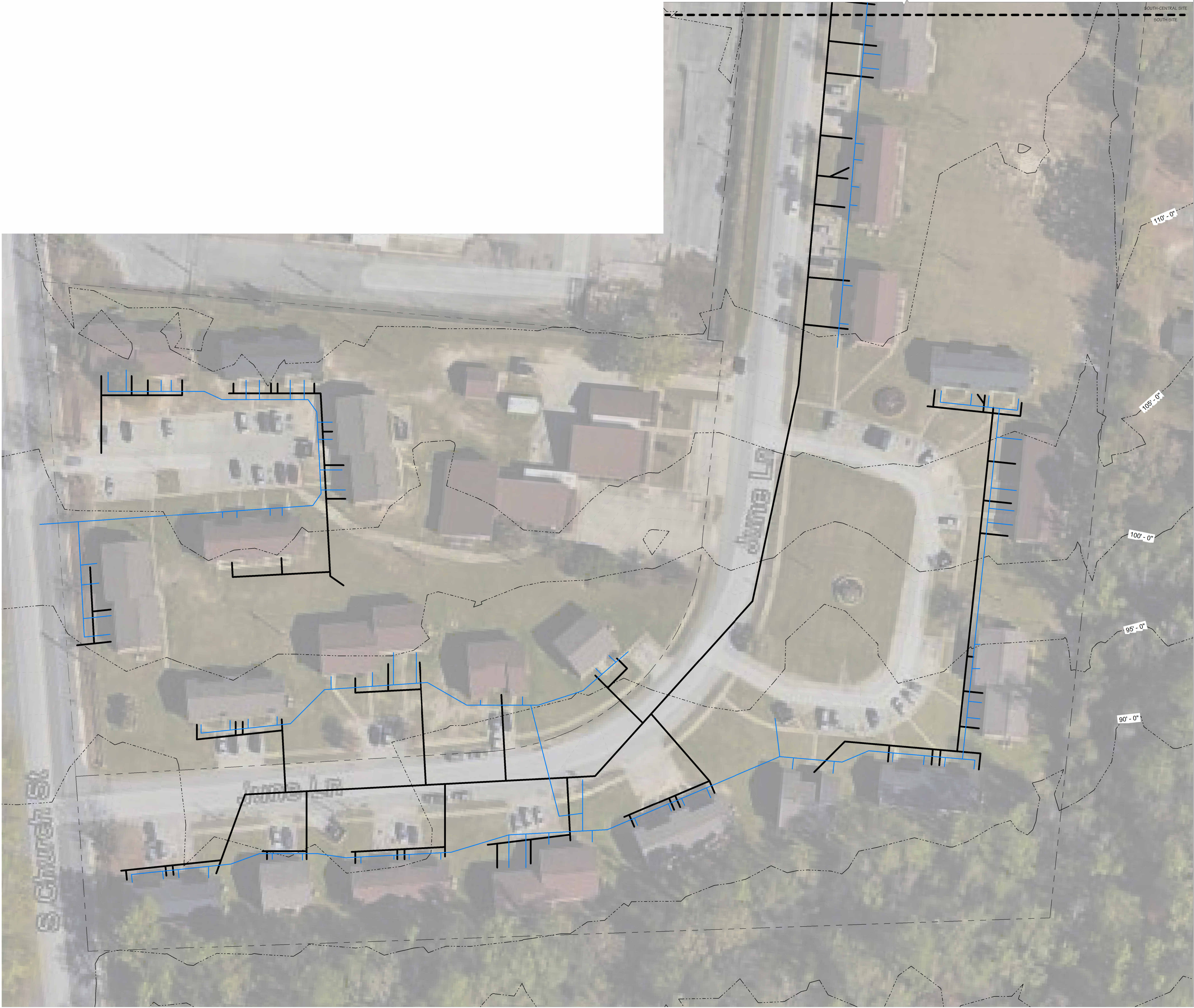
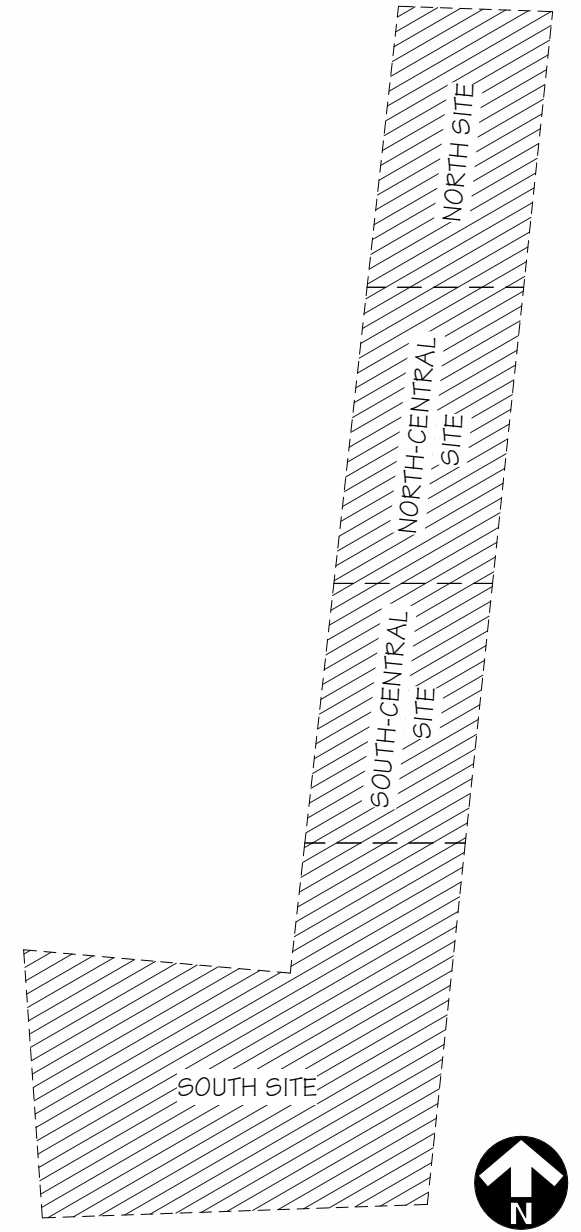
EXISTING WATER MAIN

NOTES:

- NO KNOWN FLOOD PLAIN OR WETLANDS

- NO KNOWN BUILDING SETBACKS, RIGHT-OF-WAY EASEMENTS OR UTILITY EASEMENTS

- EXISTING DRAINAGE AND WATER DETENTION TO REMAIN

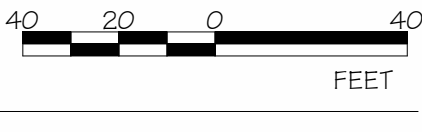


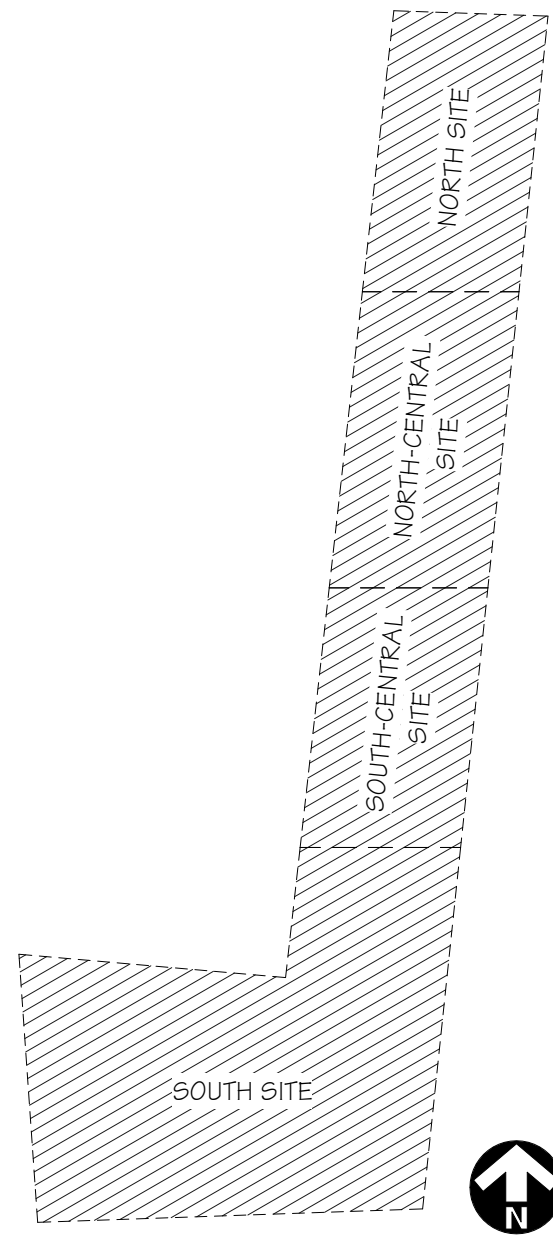
1

AP5


EXISTING UTILITY PLAN - SOUTH-CENTRAL

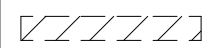
SCALE: 1" = 40'-0"






LEGEND

 UFAS/ADA ACCESSIBLE

 ITEM TO BE DEMOED

 NEW CONCRETE

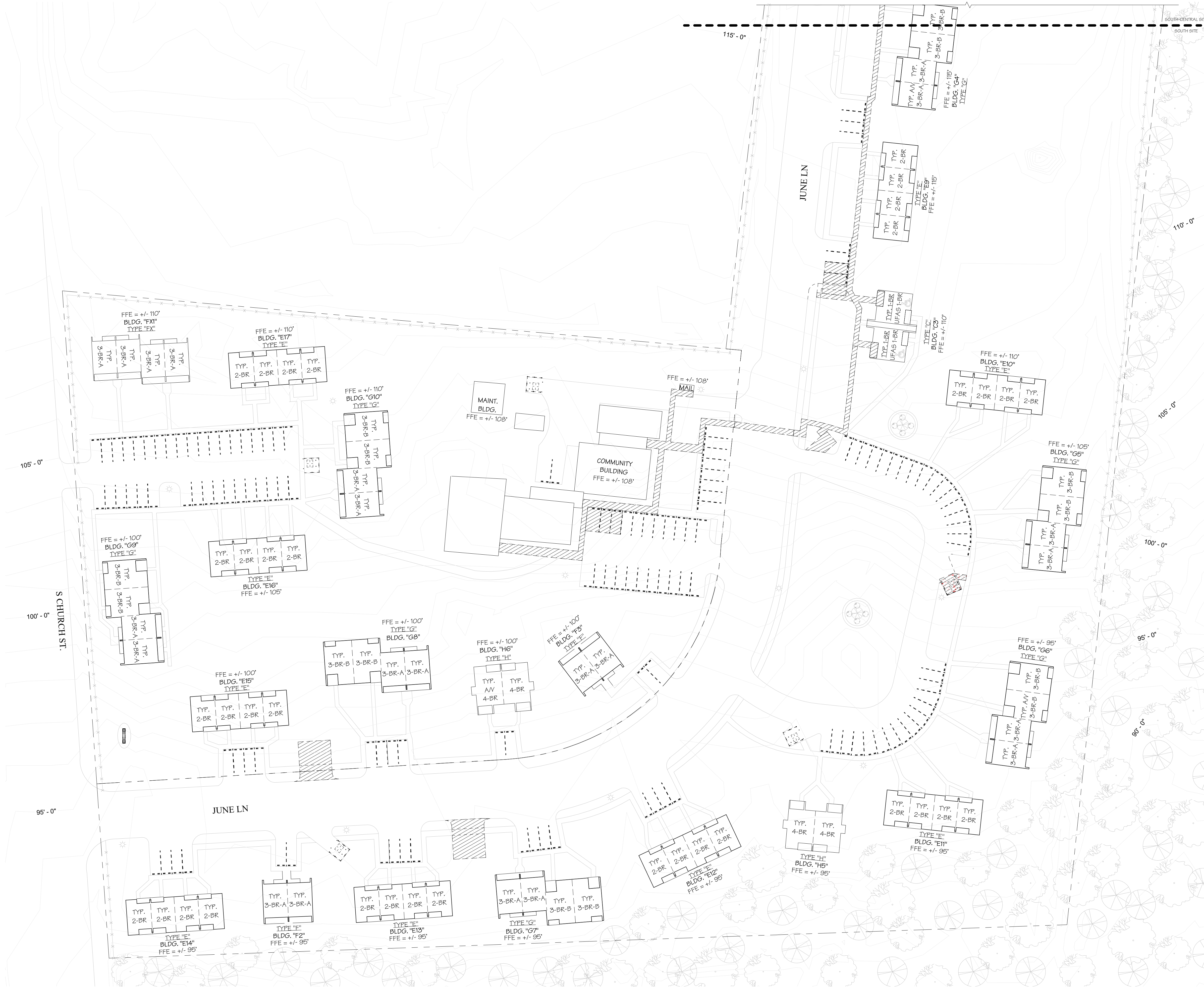
UNIT TYPE LEGEND		
TYP.	=	TYPICAL UNIT
UFAS	=	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V	=	AUDIO/VISUAL

UNITS	
TYPE	QUANTITY
1-BR UNIT(S)	36
2-BR UNIT(S)	68
3-BR-A UNIT(S)	30
3-BR-B UNIT(S)	20
4-BR UNIT(S)	12
TOTAL:	166

AMENITIES	
(1)	LAUNDRY
(1)	BUSINESS CENTER
(1)	FITNESS
(2)	PLAYGROUND W/ OBSERVATION BENCH

PARKING PROVIDED	
NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
STANDARD SPACE(S)	251
STANDARD ACCESSIBLE SPACE(S)	9
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	262

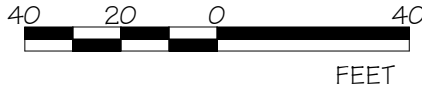
SITE INFORMATION	
LAND AREA:	+/- 29.81 ACRE(S)
EXISTING USE:	<EXISTING USE>
CURRENT ZONING:	<CURRENT ZONING>
PROPOSED USE:	MULTIFAMILY APARTMENTS



1
AP6

EXISTING SITE PLAN - SOUTH

SCALE: 1" = 40'-0"



CHURCH HILL APARTMENTS

FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA

SHEET NO.

AP6

JOB NO.

4942

OCTOBER 2024



10/16/2024 7:55:31 AM



ITEM TO BE DEMOED

UNIT TYPE LEGEND

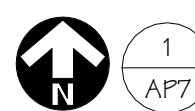
UNITS	
TYPE	QUANTITY
1-BR UNIT(S)	36
2-BR UNIT(S)	68
3-BR-A UNIT(S)	30
3-BR-B UNIT(S)	20
4-BR UNIT(S)	12
TOTAL:	166

(1)	LAUNDRY
(1)	BUSINESS CENTER
(1)	FITNESS
(2)	PLAYGROUND W/ OBSERVATION BENCH

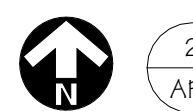
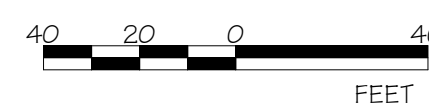
NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	251
STANDARD ACCESSIBLE SPACE(S)	9
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	262

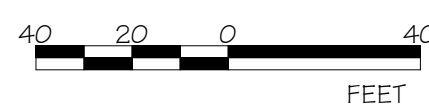
LAND AREA:	+/- 29.81 ACRE(S)
EXISTING USE:	<EXISTING USE>
CURRENT ZONING:	<CURRENT ZONING>
PROPOSED USE:	MULTIFAMILY APARTMENTS

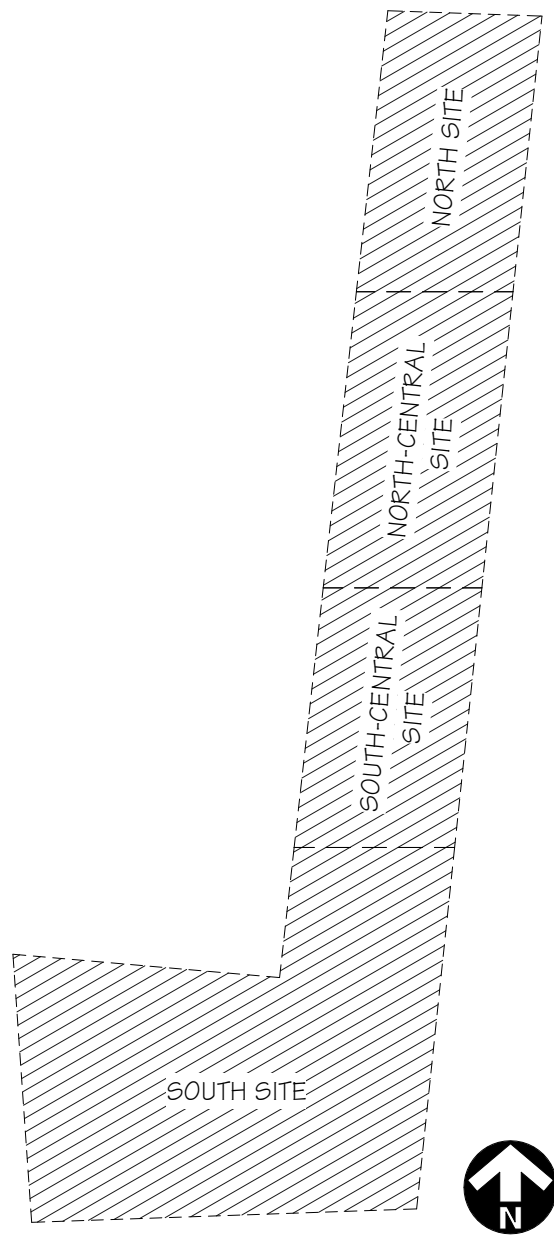


SCALE: 1" = 40'-0"



7) SCALE: 1" = 40'-0"





LEGEND

UFAS/ADA ACCESSIBLE

ITEM TO BE DEMOED

NEW CONCRETE

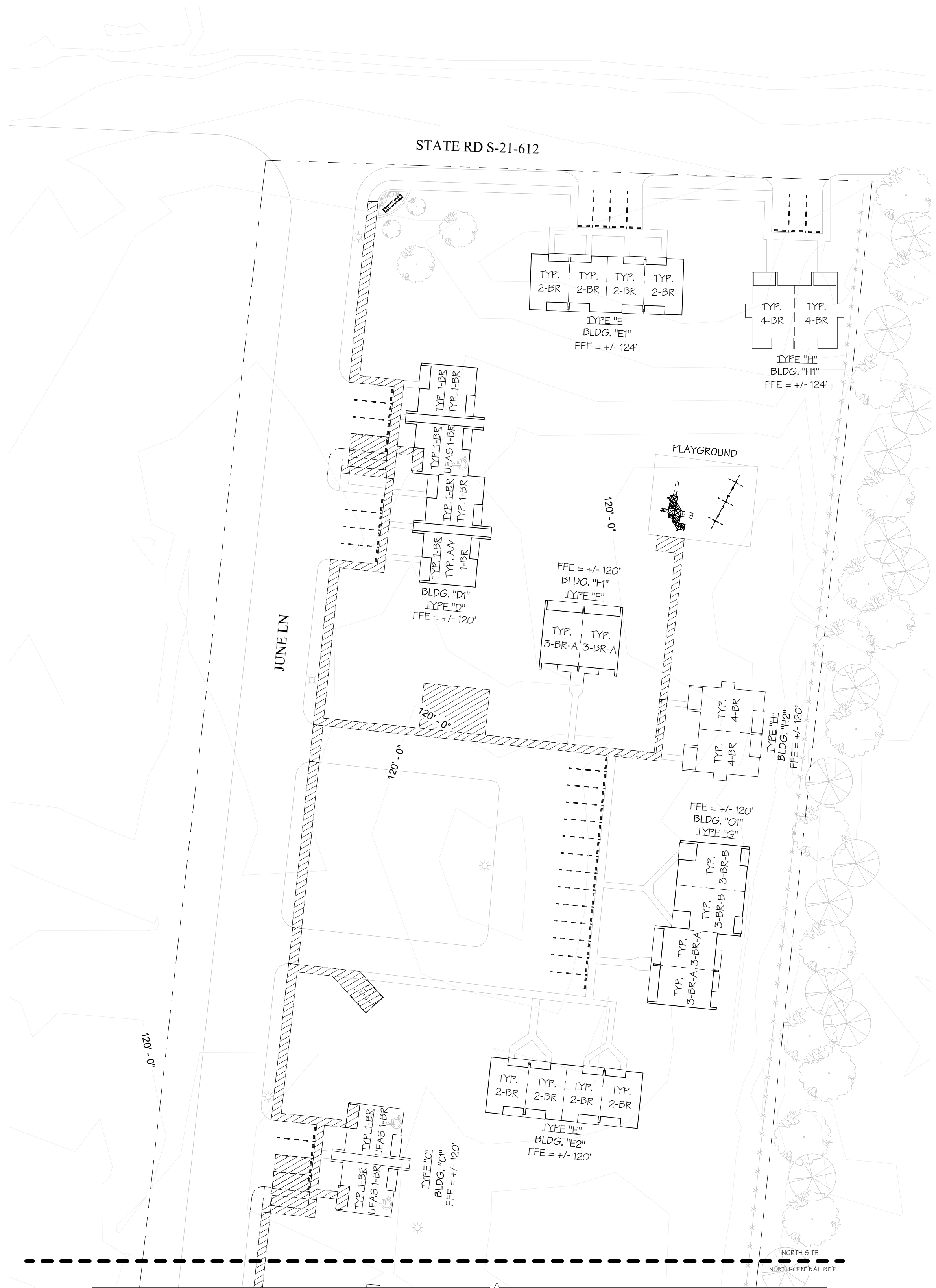
UNIT TYPE LEGEND		
TYP.	=	TYPICAL UNIT
UFAS	=	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V	=	AUDIO/VISUAL

UNITS		
TYPE	QUANTITY	
1-BR UNIT(S)	36	
2-BR UNIT(S)	68	
3-BR-A UNIT(S)	30	
3-BR-B UNIT(S)	20	
4-BR UNIT(S)	12	
TOTAL:	166	

AMENITIES	
(1)	LAUNDRY
(1)	BUSINESS CENTER
(1)	FITNESS
(2)	PLAYGROUND W/ OBSERVATION BENCH

PARKING PROVIDED	
NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
STANDARD SPACE(S)	251
STANDARD ACCESSIBLE SPACE(S)	9
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	262

SITE INFORMATION	
LAND AREA:	+/- 29.81 ACRE(S)
EXISTING USE:	<EXISTING USE>
CURRENT ZONING:	<CURRENT ZONING>
PROPOSED USE:	MULTIFAMILY APARTMENTS



1
APB

EXISTING SITE PLAN - NORTH
SCALE: 1" = 40'-0"

40 20 0 40

FEET



[//] ITEM TO BE DEMOED

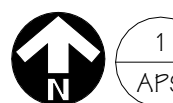
NEW CONCRETE

TYP. = TYPICAL UNIT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIOVISUAL

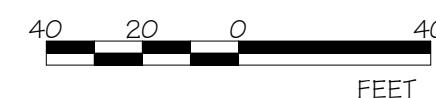
AMENITIES	
(1)	LAUNDRY
(1)	BUSINESS CENTER
(1)	FITNESS
(2)	PLAYGROUND W/ OBSERVATION BENCH

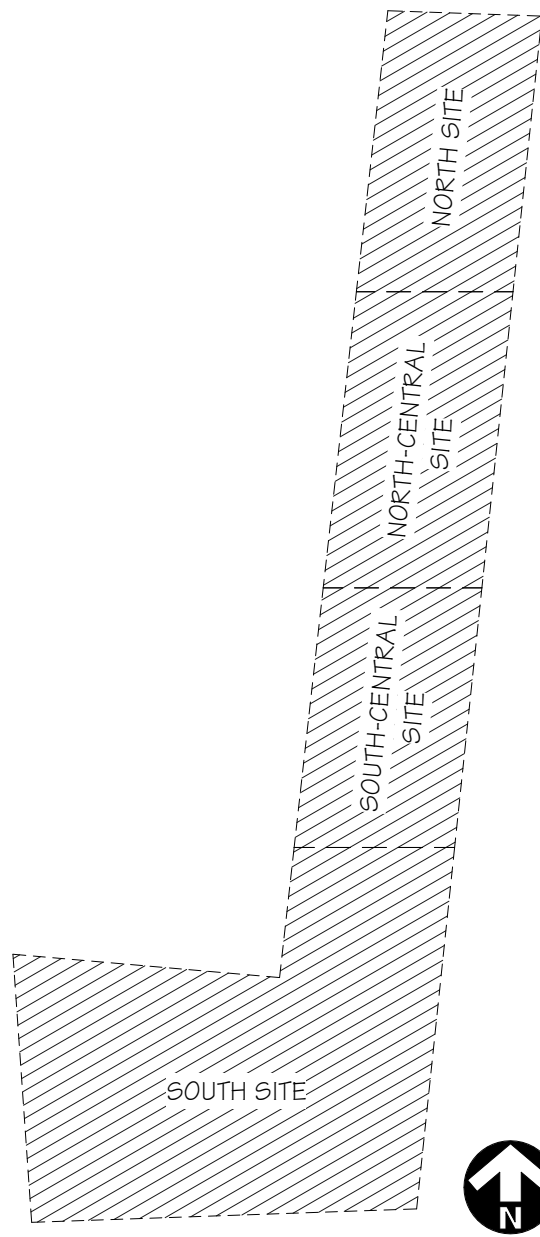
NOTE: ALL PARKING PROVIDED IS UNCOVERED

SITE INFORMATION	
LAND AREA:	+/- 29.81 ACRE(S)
EXISTING USE:	<EXISTING USE>
CURRENT ZONING:	<CURRENT ZONING>
PROPOSED USE:	MULTIFAMILY APARTMENTS



1
AP9





LEGEND

UFAS/ADA ACCESSIBLE

ITEM TO BE DEMOED

NEW CONCRETE

UNIT TYPE LEGEND

TYP.	=	TYPICAL UNIT
UFAS	=	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V	=	AUDIO/VISUAL

UNITS

TYPE	QUANTITY
1-BR UNIT(S)	36
2-BR UNIT(S)	68
3-BR-A UNIT(S)	30
3-BR-B UNIT(S)	20
4-BR UNIT(S)	12
TOTAL:	166

AMENITIES

(1) LAUNDRY
(1) BUSINESS CENTER
(1) FITNESS
(2) PLAYGROUND W/ OBSERVATION BENCH

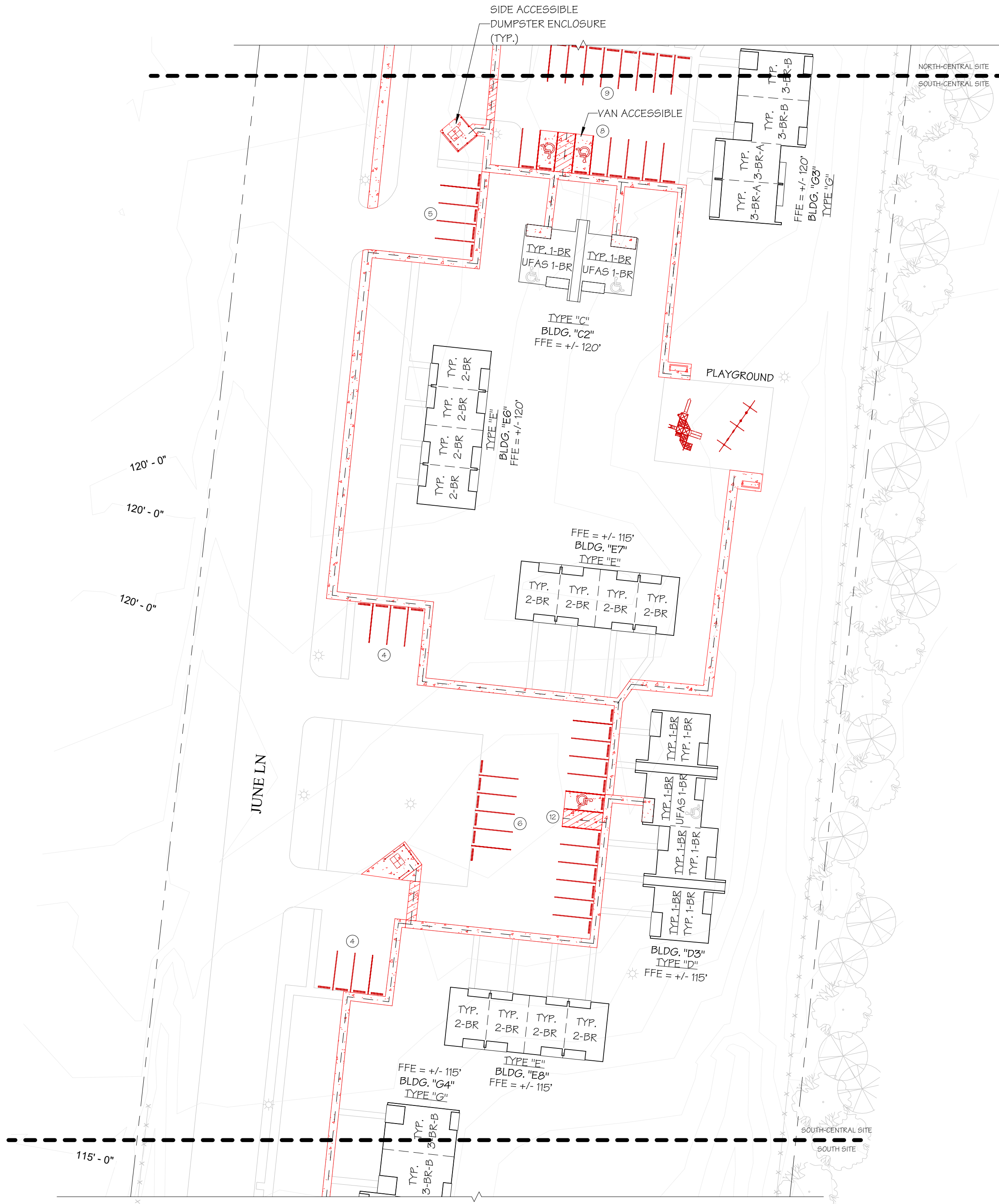
PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	251
STANDARD ACCESSIBLE SPACE(S)	9
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	262

SITE INFORMATION

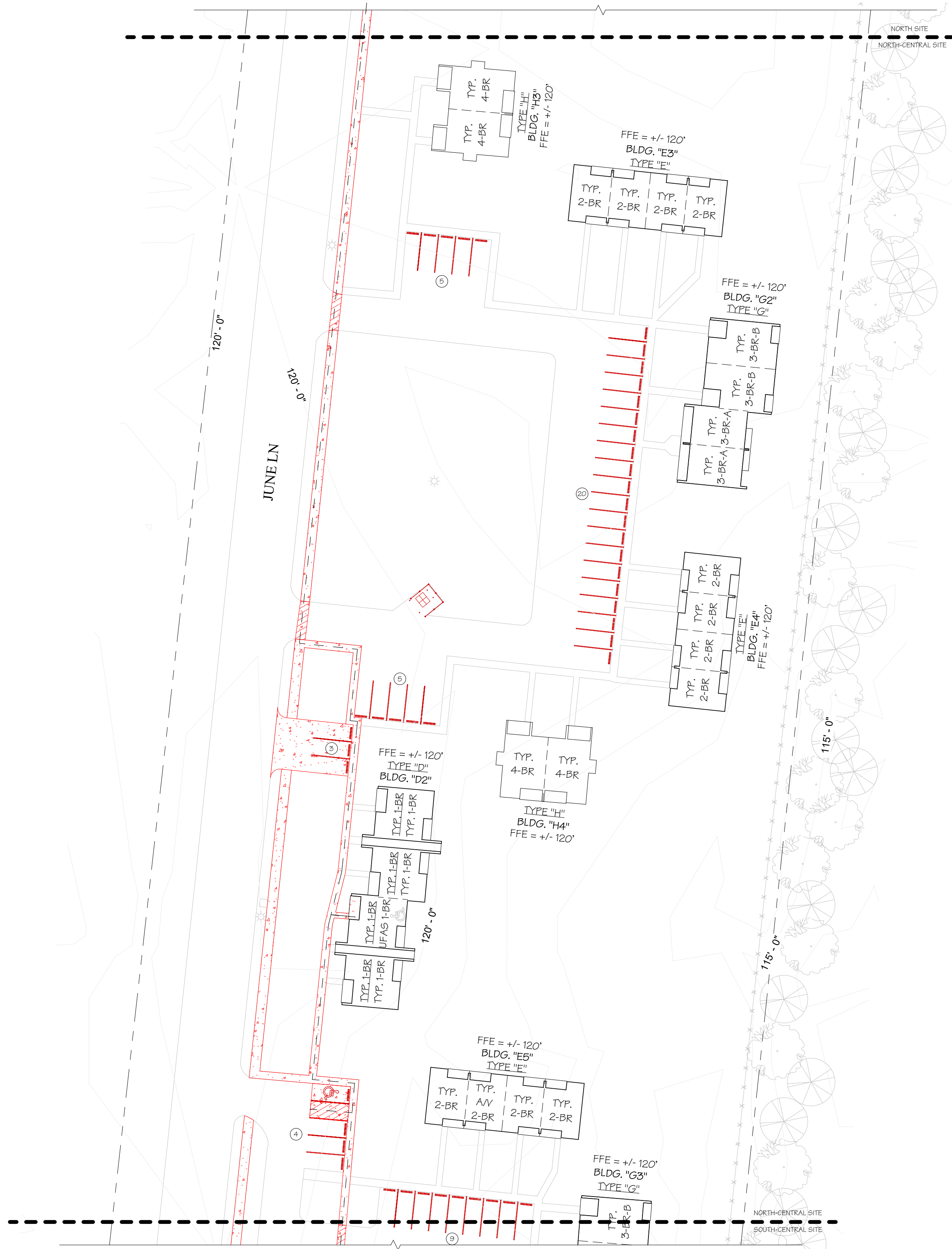
LAND AREA:	+/- 29.81 ACRE(S)
EXISTING USE:	<EXISTING USE>
CURRENT ZONING:	<CURRENT ZONING>
PROPOSED USE:	MULTIFAMILY APARTMENTS



RENOVATED SITE PLAN - SOUTH-CENTRAL

1
API0
SCALE: 1" = 40'-0"

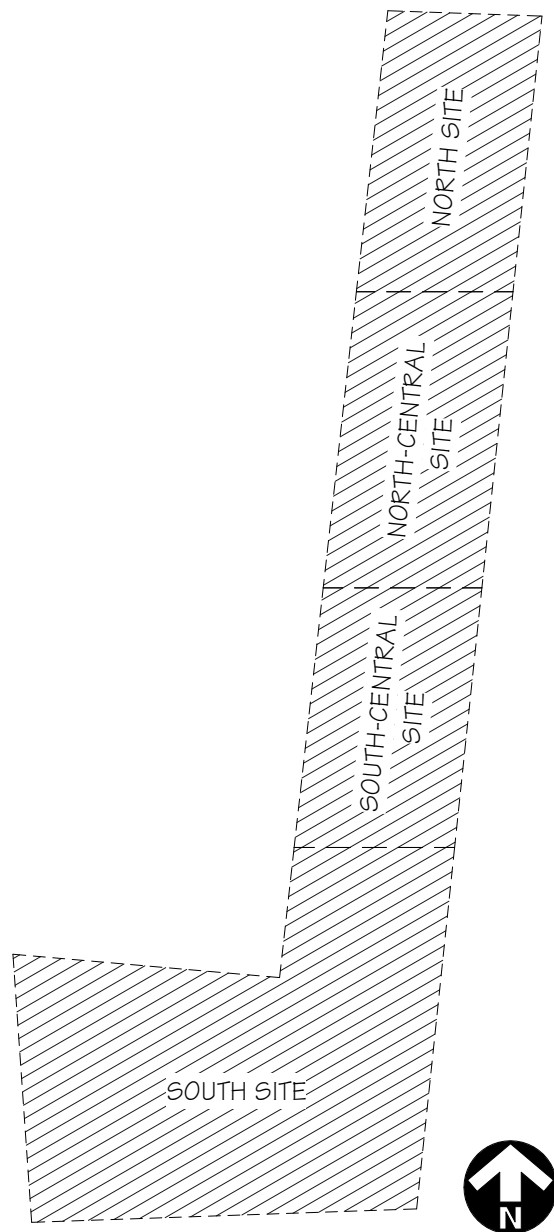
40 20 0
FEET



RENOVATED SITE PLAN - NORTH-CENTRAL

2
API0
SCALE: 1" = 40'-0"

40 20 0
FEET



LEGEND

UFAS/ADA ACCESSIBLE

ITEM TO BE DEMOED

NEW CONCRETE

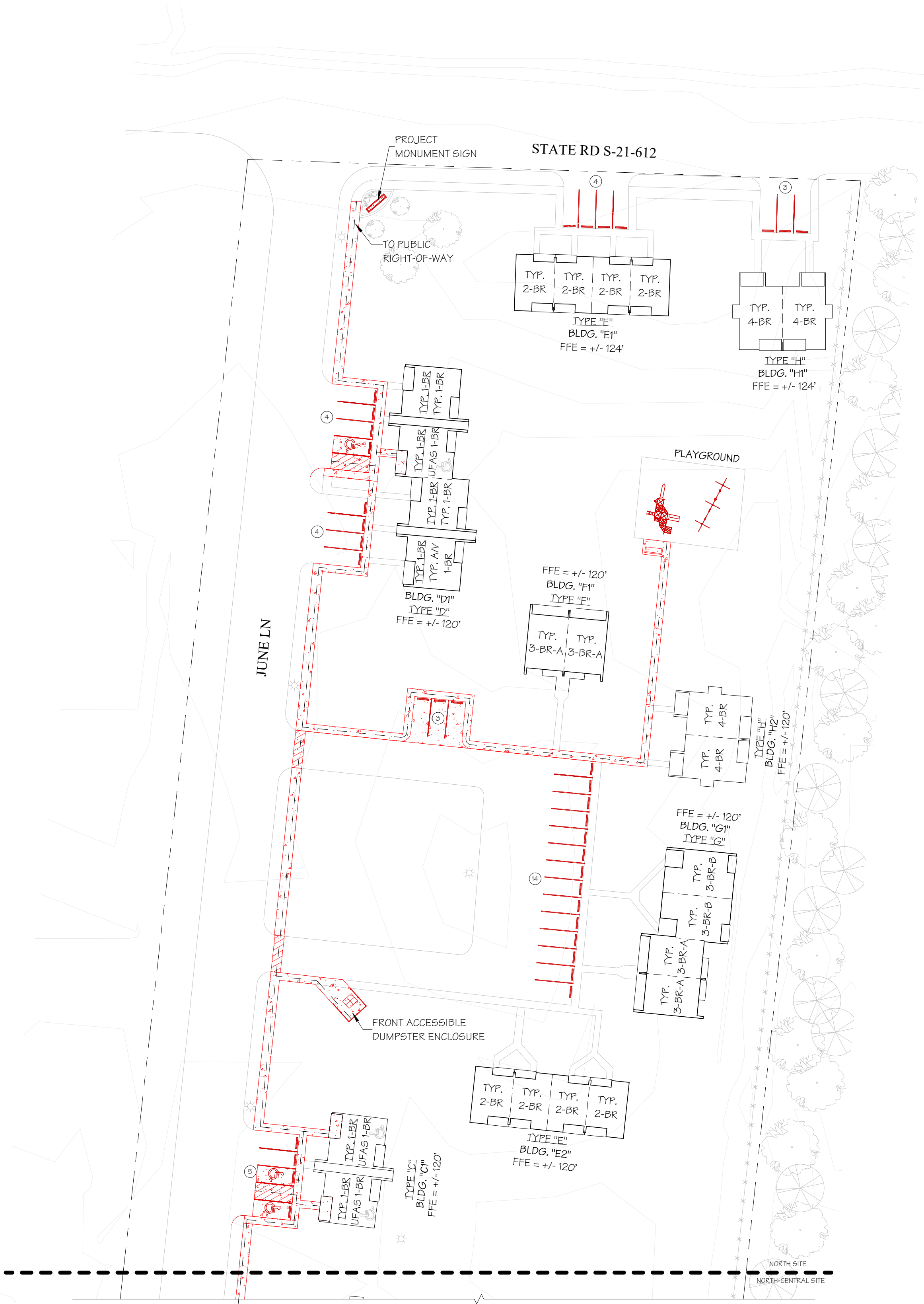
UNIT TYPE LEGEND		
TYP.	=	TYPICAL UNIT
UFAS	=	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V	=	AUDIO/VISUAL

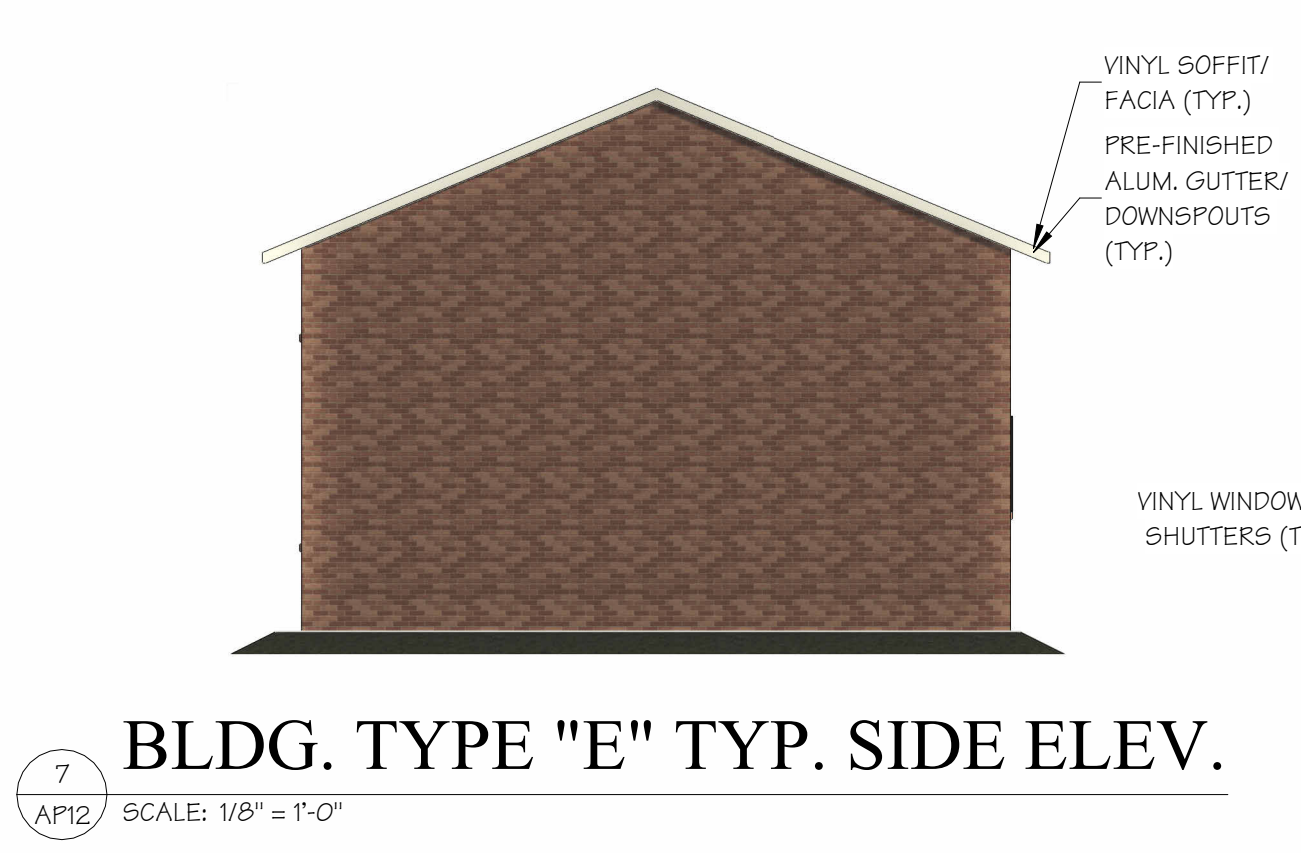
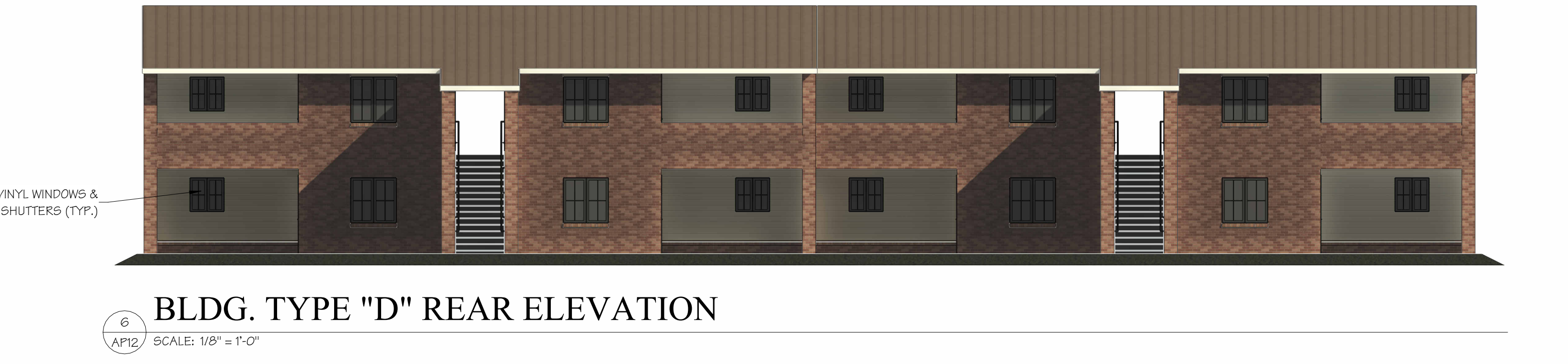
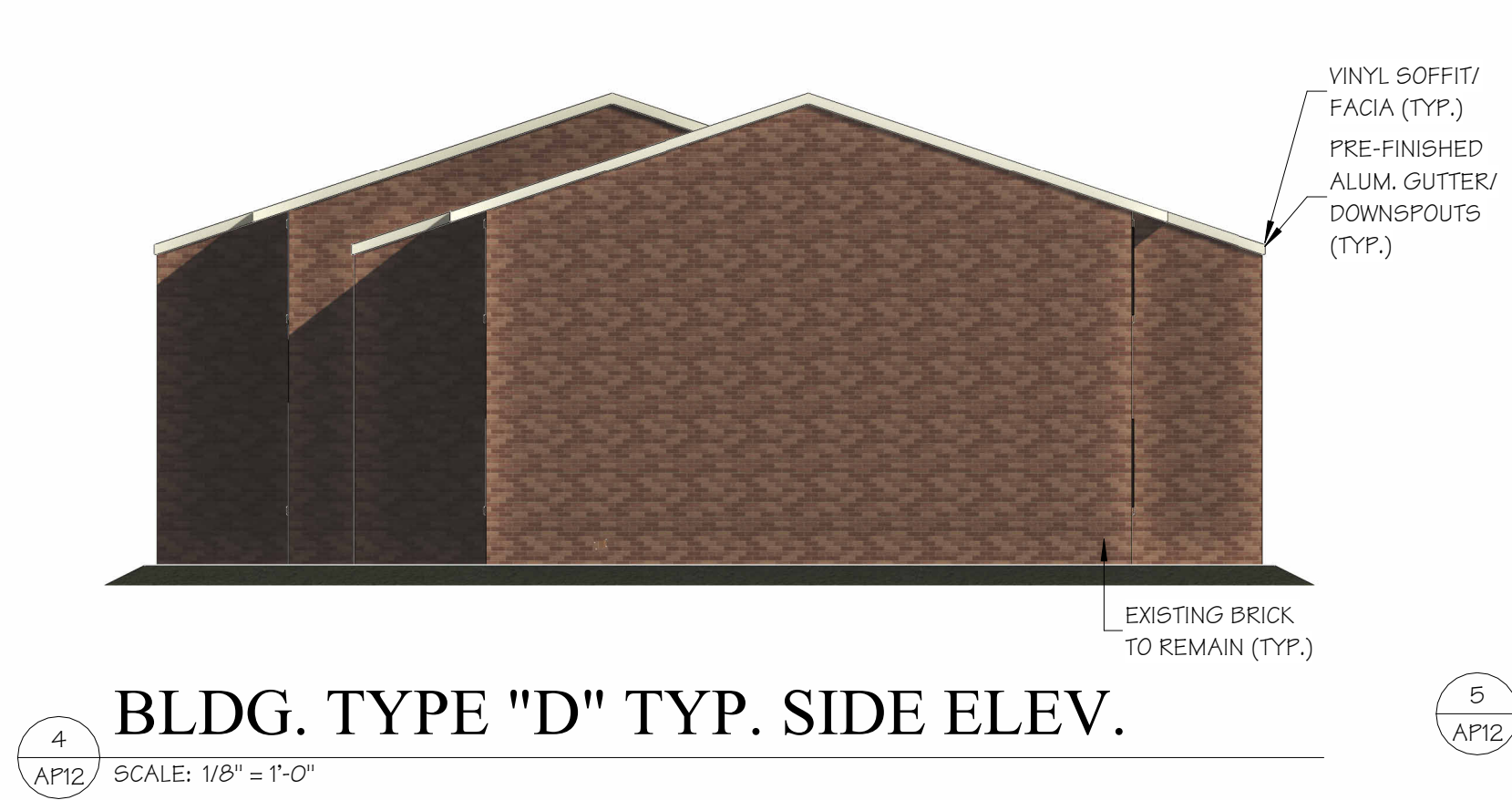
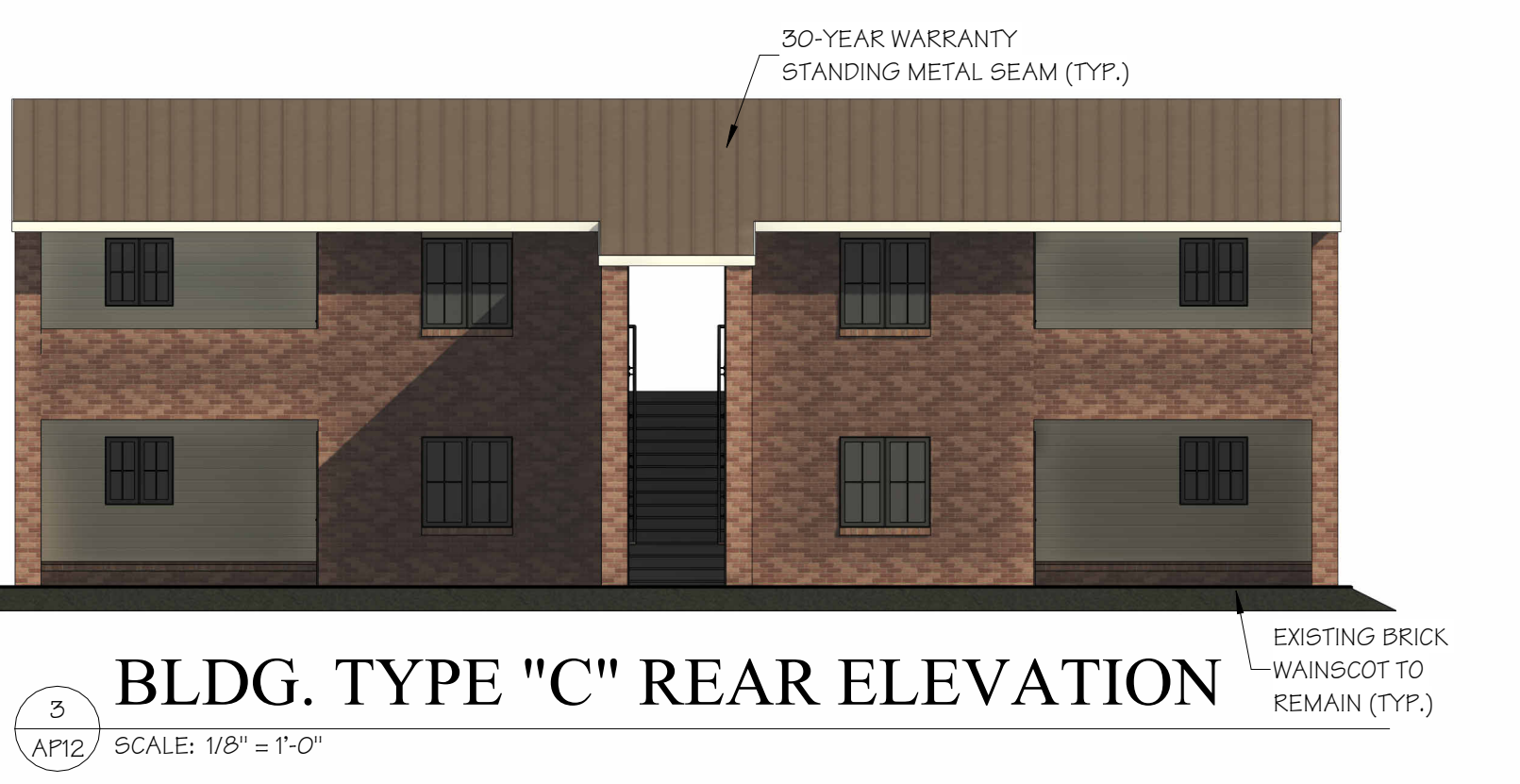
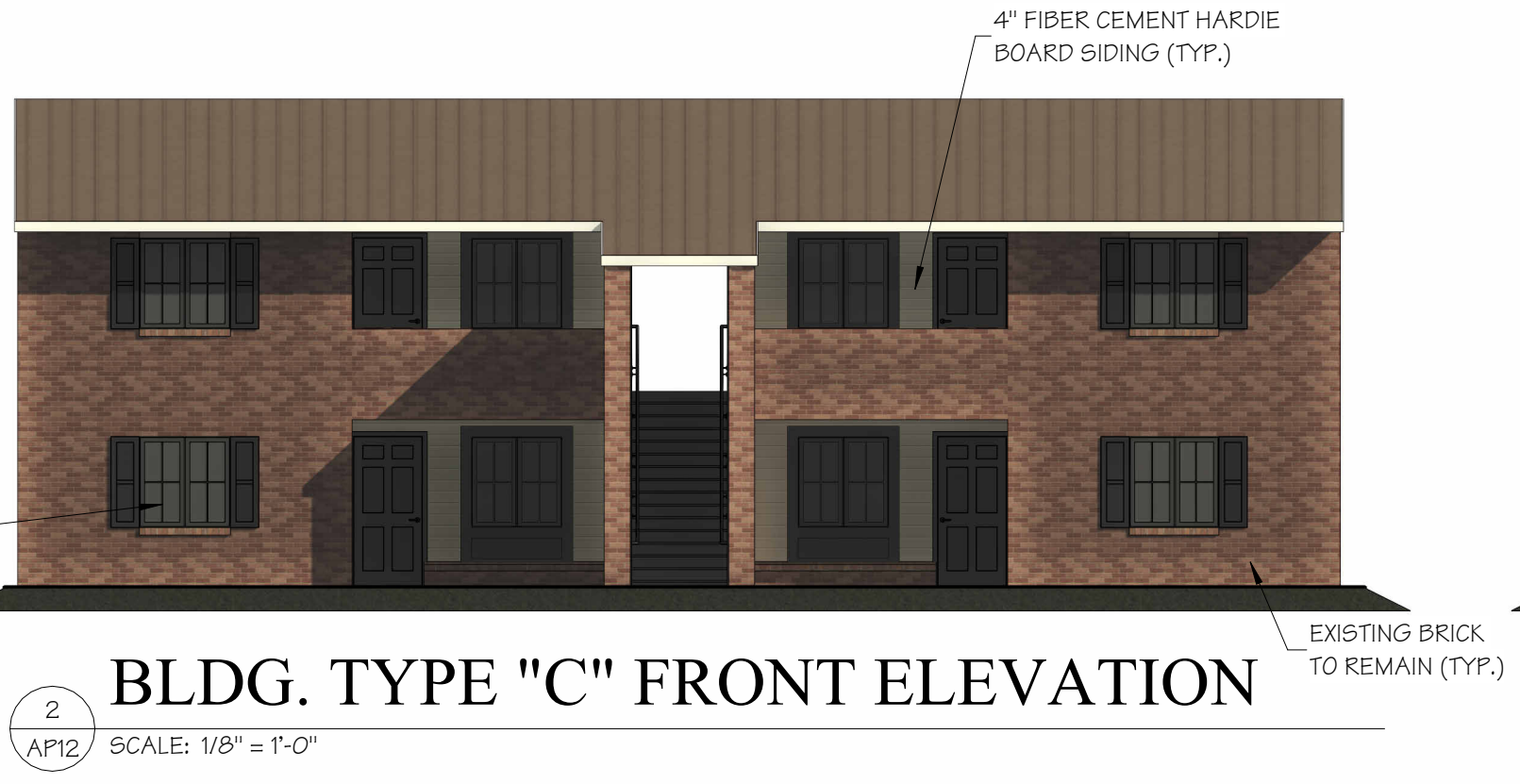
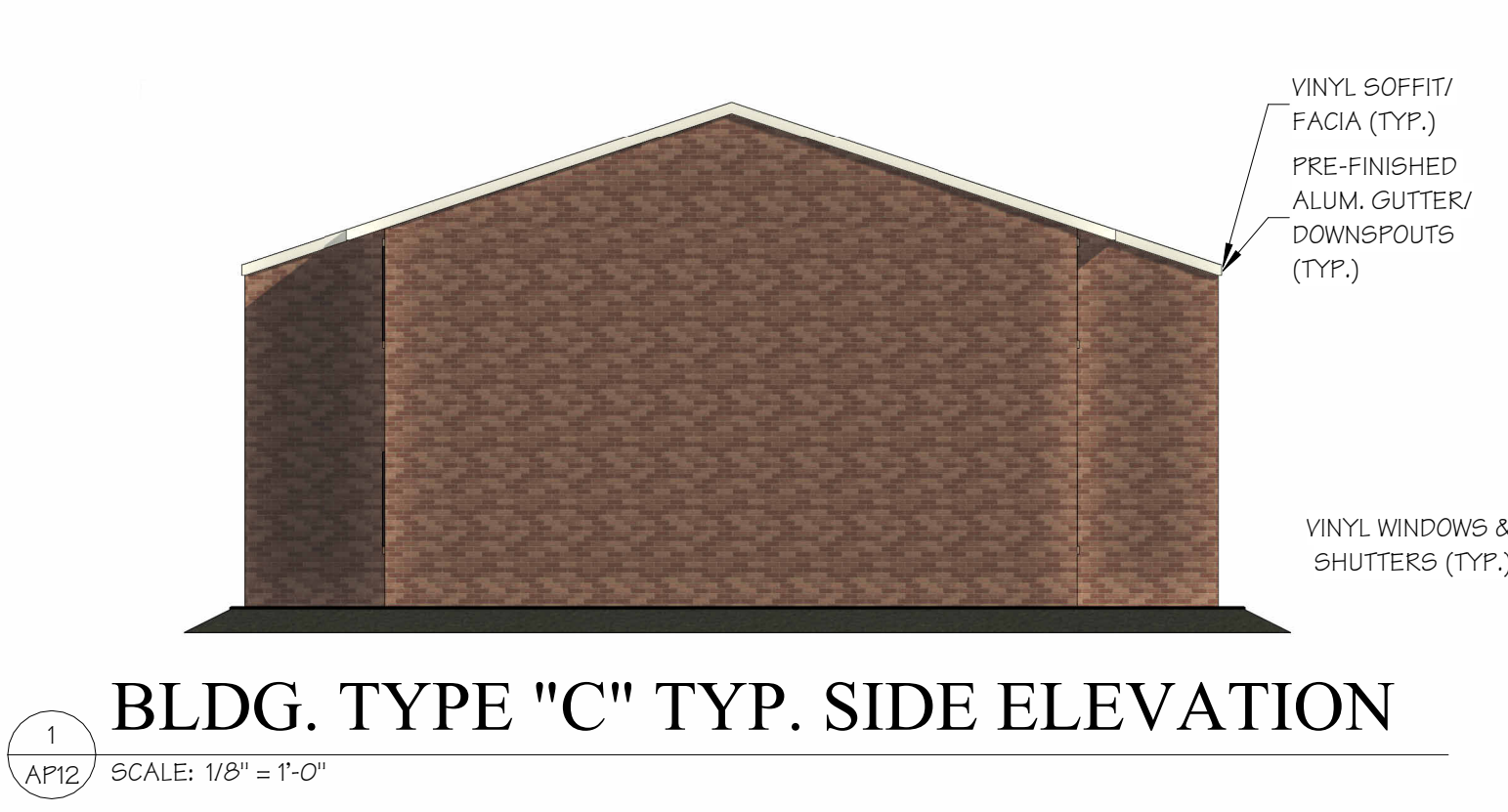
UNITS		
TYPE		QUANTITY
1-BR UNIT(S)		36
2-BR UNIT(S)		68
3-BR-A UNIT(S)		30
3-BR-B UNIT(S)		20
4-BR UNIT(S)		12
TOTAL:		166

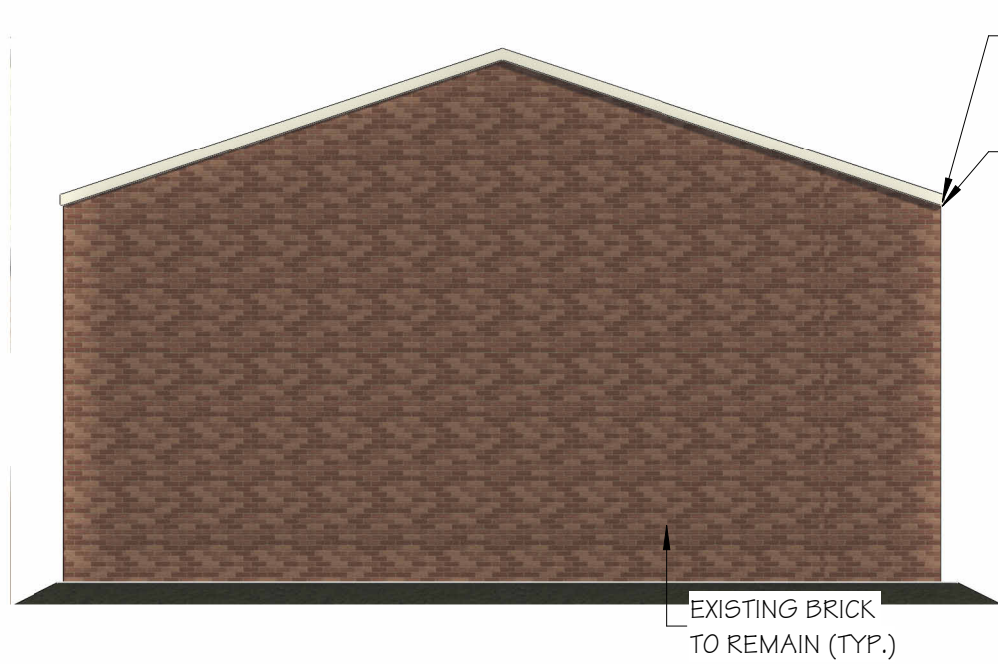
AMENITIES	
(1)	LAUNDRY
(1)	BUSINESS CENTER
(1)	FITNESS
(2)	PLAYGROUND W/ OBSERVATION BENCH

PARKING PROVIDED	
NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
STANDARD SPACE(S)	251
STANDARD ACCESSIBLE SPACE(S)	9
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	262

SITE INFORMATION	
LAND AREA:	+/- 29.81 ACRE(S)
EXISTING USE:	<EXISTING USE>
CURRENT ZONING:	<CURRENT ZONING>
PROPOSED USE:	MULTIFAMILY APARTMENTS







1 BLDG. TYPE "F" TYP. SIDE ELEV.
API3 SCALE: 1/8" = 1'-0"



2 BLDG. TYPE "F" FRONT ELEVATION
API3 SCALE: 1/8" = 1'-0"



3 BLDG. TYPE "F" REAR ELEVATION
API3 SCALE: 1/8" = 1'-0"



4 BLDG. TYPE "FX" TYP. SIDE ELEVATION
API3 SCALE: 1/8" = 1'-0"



5 BLDG. TYPE "FX" FRONT ELEVATION
API3 SCALE: 1/8" = 1'-0"



6 BLDG. TYPE "FX" REAR ELEVATION
API3 SCALE: 1/8" = 1'-0"



7 BLDG. TYPE "G" TYP. SIDE ELEV.
API3 SCALE: 1/8" = 1'-0"



8 BLDG. TYPE "G" FRONT ELEVATION
API3 SCALE: 1/8" = 1'-0"



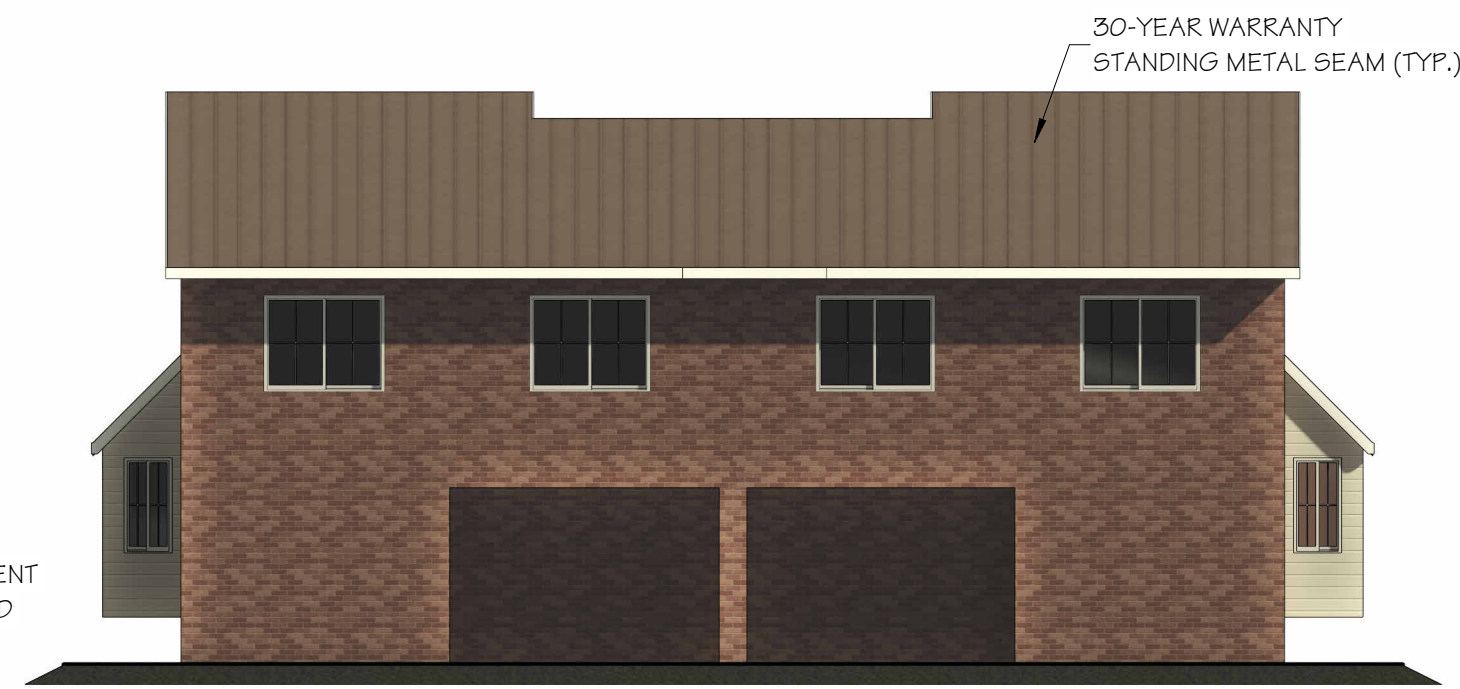
9 BLDG. TYPE "G" REAR ELEVATION
API3 SCALE: 1/8" = 1'-0"



10 BLDG. TYPE "H" TYP. SIDE ELEVATION
API3 SCALE: 1/8" = 1'-0"



11 BLDG. TYPE "H" FRONT ELEVATION
API3 SCALE: 1/8" = 1'-0"



12 BLDG. TYPE "H" REAR ELEVATION
API3 SCALE: 1/8" = 1'-0"

SQUARE FOOT CALCULATIONS PER BUILDING 1:2																							
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL. SQUARE FOOTAGE, UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED.																							
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS.																							
AREA TYPE	"C"			"D"			BUILDING IDENTIFICATION																
	#C1 / 920	#C2 / 1018	#C3 / 1108	#D1 / 904 - 906	#D2 / 1006 - 1008	#D3 / 1028 - 1030	#E1 / 406 - 404	#E2 / 916 - 918	#E3 / 924 - 926	#E4 / 1000 - 1002	#E5 / 1010 - 1012	#E6 / 1020 - 1022	#E7 / 1024 - 1026	#E8 / 1032 - 1034	#E9 / 1104 - 1106	#E10 / 1110 - 1112	#E11 / 1122 - 1124	#E12 / 1128 - 1130	#E13 / 1200 - 1202	#E14 / 1206 - 1208	#E15 / 1207 - 1205	#E16 / 1224 - 1226	#E17 / 1232 - 1234
TOTAL HEATED (EXCLUDED FROM TOTAL)	2280	2280	2280	4560	4560	4560	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480
TOTAL NRA	2,512 SF	2,512 SF	2,512 SF	5,024 SF	5,024 SF	5,024 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF
BREEZEWAY(S)	247 SF	247 SF	247 SF	494 SF	494 SF	494 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIT PORCH(ES)/PATIO(S)/BALCONY	564 SF	564 SF	564 SF	1,128 SF	1,128 SF	1,128 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF
TOTAL BUILDING AREA PER BUILDING:	3,323 SF	3,323 SF	3,323 SF	6,646 SF	6,646 SF	6,646 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF

SQUARE FOOT CALCULATIONS PER BUILDING 2:2																					
AREA TYPE	BUILDING IDENTIFICATION																			DEV. TOTAL	
	"F"			"FX"	"G"										"H"						
	#F1 / 908	#F2 / 1204	#F3 / 1129	#FX1 / 1220 - 1222	#G1 / 912 - 914	#G2 / 928 - 930	#G3 / 1014 - 1016	#G4 / 1100 - 1102	#G5 / 1114 - 1116	#G6 / 1118 - 1120	#G7 / 1132 - 1134	#G8 / 1203 - 1201	#G9 / 1228 - 1230	#G10 / 1236 - 1238	#H1 / 408	#H2 / 910	#H3 / 922	#H4 / 1004	#H5 / 1126		#H6 / 1133
TOTAL HEATED (EXCLUDED FROM TOTAL)	2260	2260	2260	4520	4790	4790	4790	4790	4790	4790	4790	4790	4790	4790	2930	2930	2930	2930	2930	2930	156,460 SF
TOTAL NRA BREEZEWAY(S)	2,436 SF -	2,436 SF -	2,436 SF -	4,872 SF -	5,212 SF -	5,212 SF -	5,212 SF -	5,212 SF -	5,212 SF -	5,212 SF -	5,212 SF -	5,212 SF -	5,212 SF -	5,212 SF -	3,086 SF -	3,086 SF -	3,086 SF -	3,086 SF -	3,086 SF -	3,086 SF -	170,976 SF 2,223 SF
UNIT PORCH(ES)/PATIO(S)/BALCONY	304 SF	304 SF	304 SF	608 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	328 SF	328 SF	328 SF	328 SF	328 SF	328 SF	22,100 SF
TOTAL BUILDING AREA PER BUILDING:	2,740 SF	2,740 SF	2,740 SF	5,480 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	195,299 SF

UNIT TYPE LEGEND	
TYP.	= TYPICAL UNIT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV	= AUDIO/VISUAL

LEGEND

= EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.

= EXISTING DOORS

= WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.

= DOORS TO BE REMOVED

= NEW CONCRETE

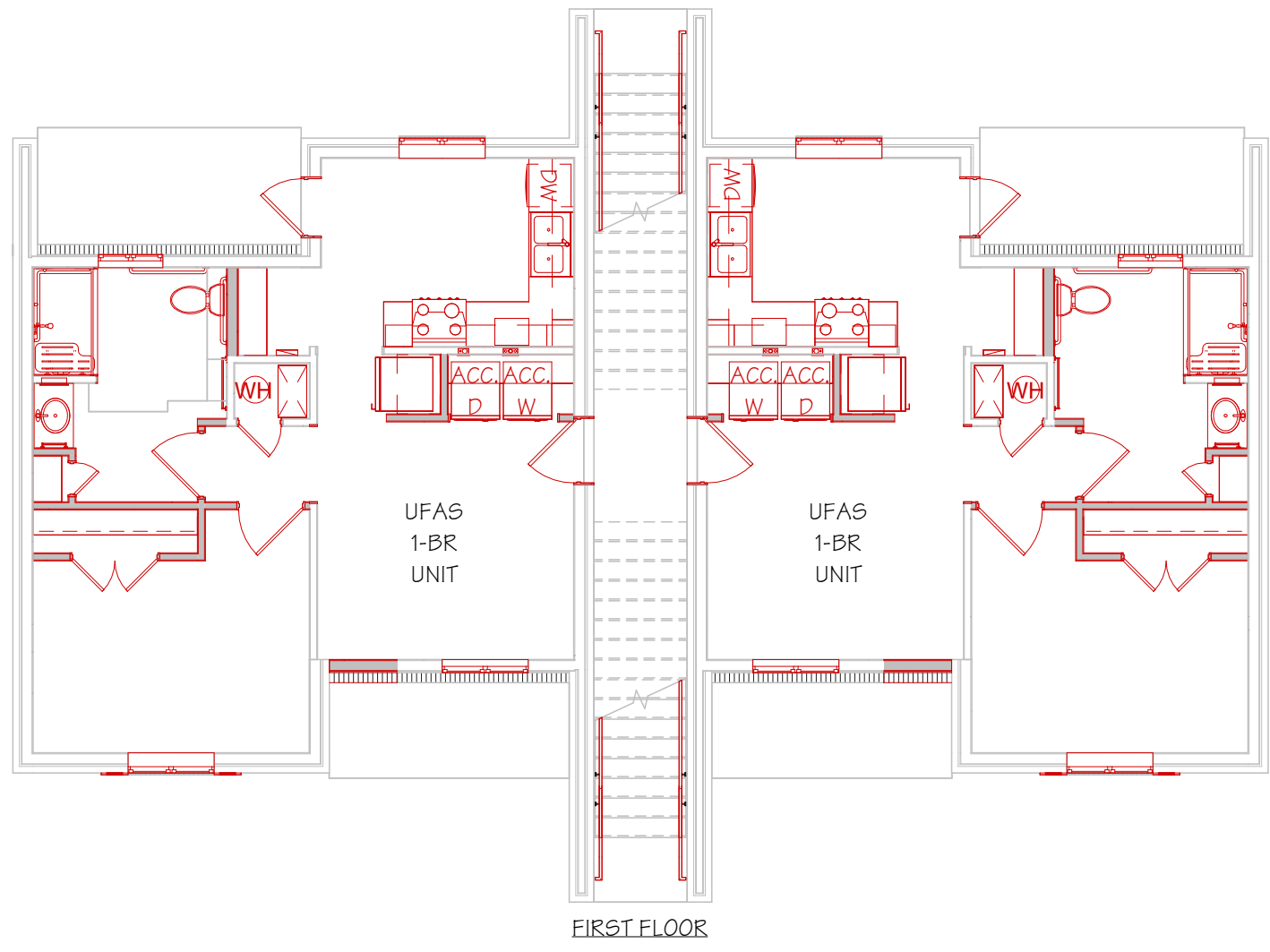
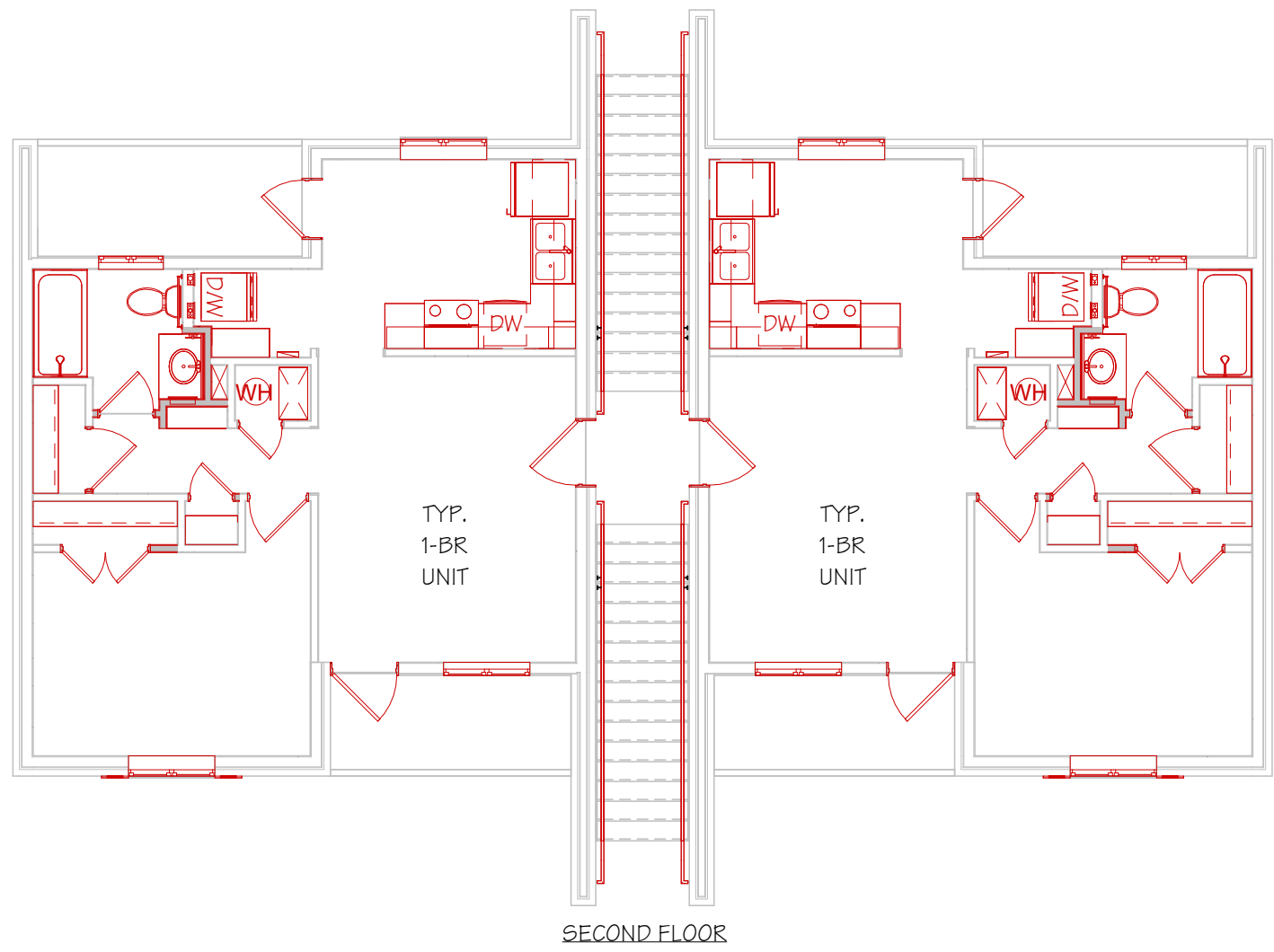
= NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.

= NEW WALLS

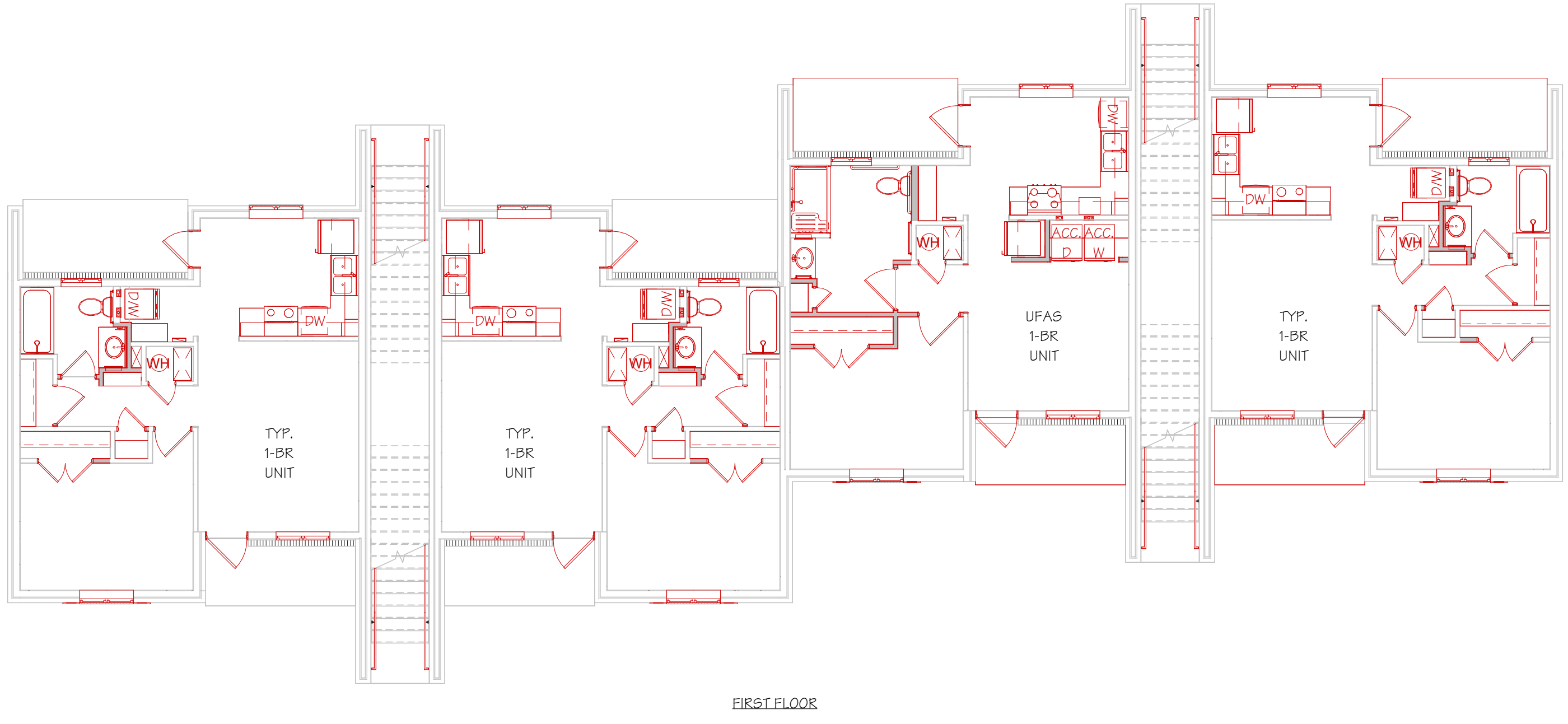
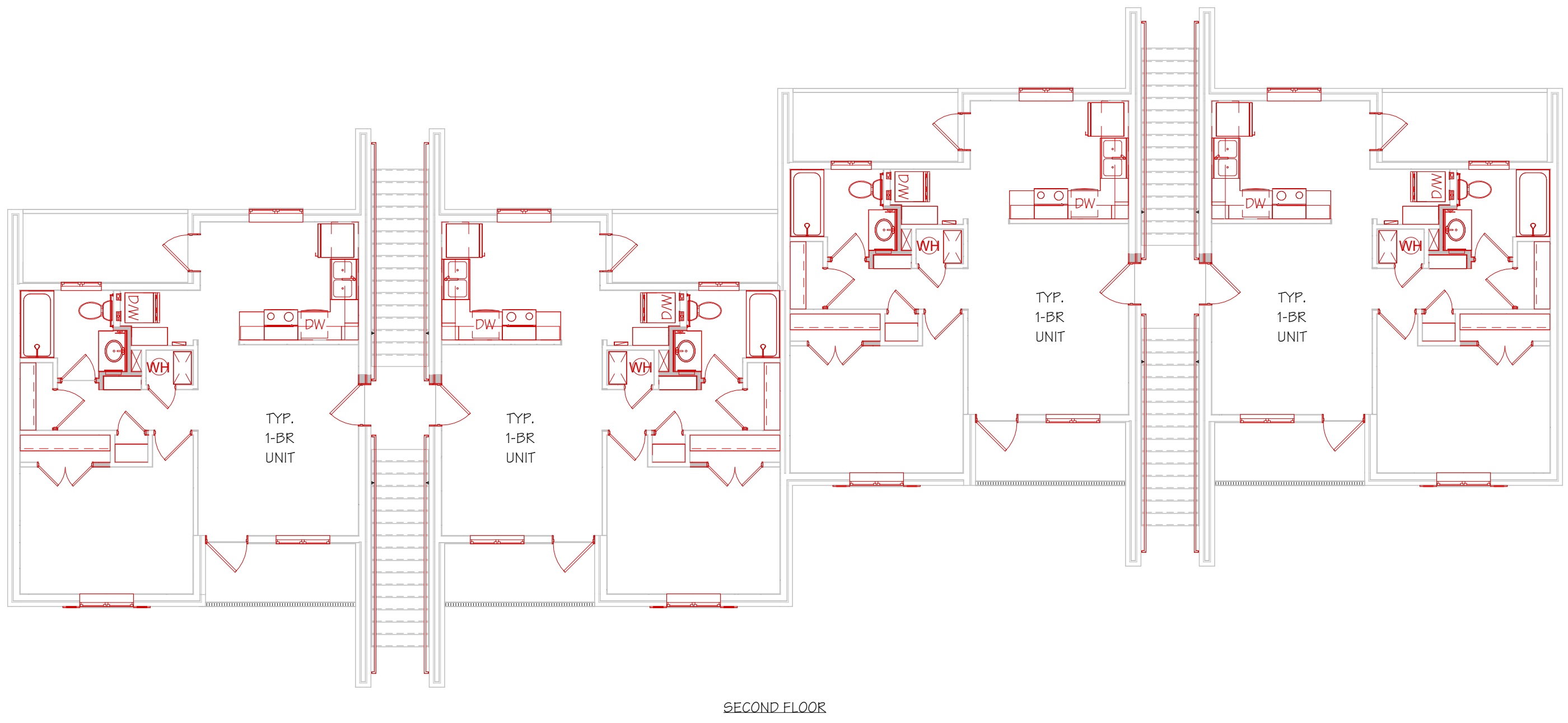
= NEW DOORS

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.

MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT



1
API4
BLDG. TYPE "C" BUILDING PLANS
SCALE: 1/8" = 1'-0"



2
API4
BLDG. TYPE "D" BUILDING PLANS
SCALE: 1/8" = 1'-0"

SQUARE FOOT CALCULATIONS PER BUILDING 1:2																							
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE, UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED																							
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS																							
AREA TYPE	"C"			"D"			BUILDING IDENTIFICATION																
	#C1 / 920	#C2 / 1018	#C3 / 1108	#D1 / 904 - 906	#D2 / 1006 - 1008	#D3 / 1028 - 1030	#E1 / 406 - 404	#E2 / 916 - 918	#E3 / 924 - 926	#E4 / 1000 - 1002	#E5 / 1010 - 1012	#E6 / 1020 - 1022	#E7 / 1024 - 1026	#E8 / 1032 - 1034	#E9 / 1104 - 1106	#E10 / 1110 - 1112	#E11 / 1122 - 1124	#E12 / 1128 - 1130	#E13 / 1200 - 1202	#E14 / 1206 - 1208	#E15 / 1207 - 1205	#E16 / 1224 - 1226	#E17 / 1232 - 1234
TOTAL HEATED (EXCLUDED FROM TOTAL)	2280	2280	2280	4560	4560	4560	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480
TOTAL NRA	2,512 SF	2,512 SF	2,512 SF	5,024 SF	5,024 SF	5,024 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF
BREEZEWAY(S)	247 SF	247 SF	247 SF	494 SF	494 SF	494 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIT PORCH(ES)/PATIO(S)/BALCONY	564 SF	564 SF	564 SF	1,128 SF	1,128 SF	1,128 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF
TOTAL BUILDING AREA PER BUILDING:	3,323 SF	3,323 SF	3,323 SF	6,646 SF	6,646 SF	6,646 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF

SQUARE FOOT CALCULATIONS PER BUILDING 2:2																					
AREA TYPE	BUILDING IDENTIFICATION																			DEV. TOTAL	
	"F"			"FX"	"G"										"H"						
	#F1 / 908	#F2 / 1204	#F3 / 1129	#FX1 / 1220 - 1222	#G1 / 912 - 914	#G2 / 928 - 930	#G3 / 1014 - 1016	#G4 / 1100 - 1102	#G5 / 1114 - 1116	#G6 / 1118 - 1120	#G7 / 1132 - 1134	#G8 / 1203 - 1201	#G9 / 1228 - 1230	#G10 / 1236 - 1238	#H1 / 408	#H2 / 910	#H3 / 922	#H4 / 1004	#H5 / 1126		#H6 / 1133
TOTAL HEATED (EXCLUDED FROM TOTAL)	2260	2260	2260	4520	4790	4790	4790	4790	4790	4790	4790	4790	4790	4790	2930	2930	2930	2930	2930	2930	156,460 SF
TOTAL NRA BREEZEWAY(S)	2,436 SF	2,436 SF	2,436 SF	4,872 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	3,086 SF	3,086 SF	3,086 SF	3,086 SF	3,086 SF	3,086 SF	170,976 SF
UNIT PORCH(ES)/PATIO(S)/BALCONY	304 SF	304 SF	304 SF	608 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	328 SF	328 SF	328 SF	328 SF	328 SF	328 SF	22,100 SF
TOTAL BUILDING AREA PER BUILDING:	2,740 SF	2,740 SF	2,740 SF	5,480 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	195,299 SF

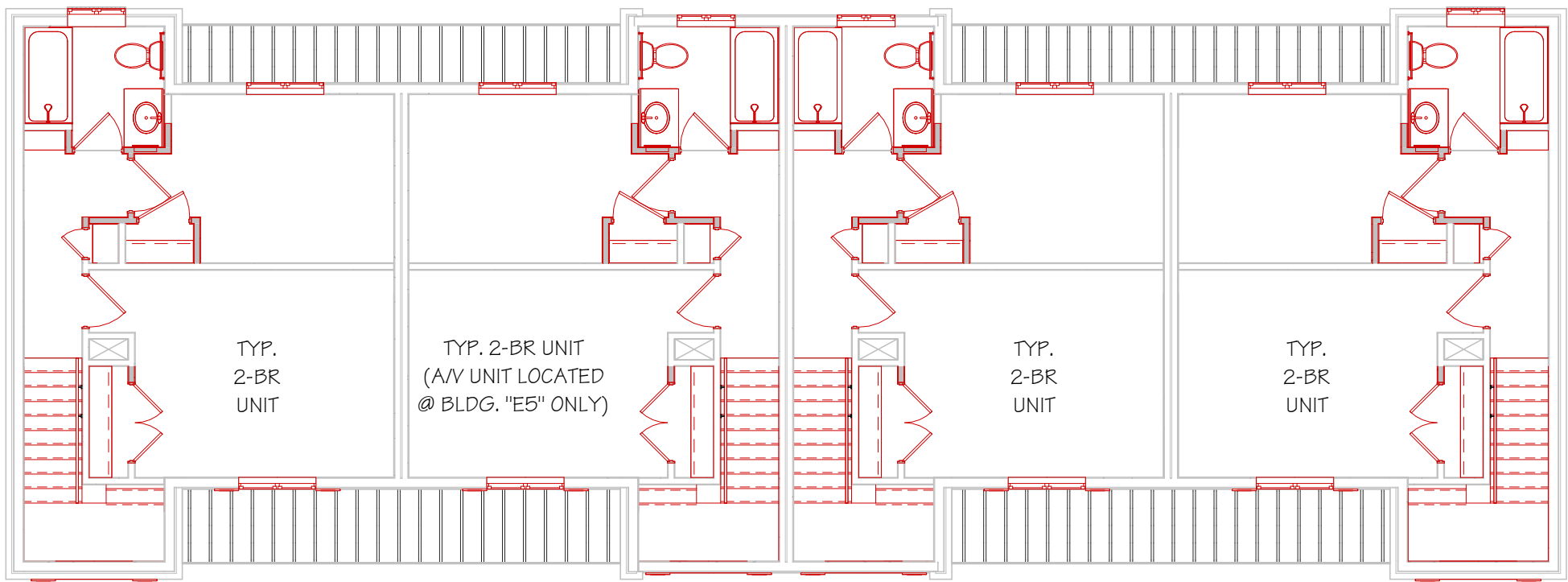
UNIT TYPE LEGEND	
TYP.	= TYPICAL UNIT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV	= AUDIO/VISUAL

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.

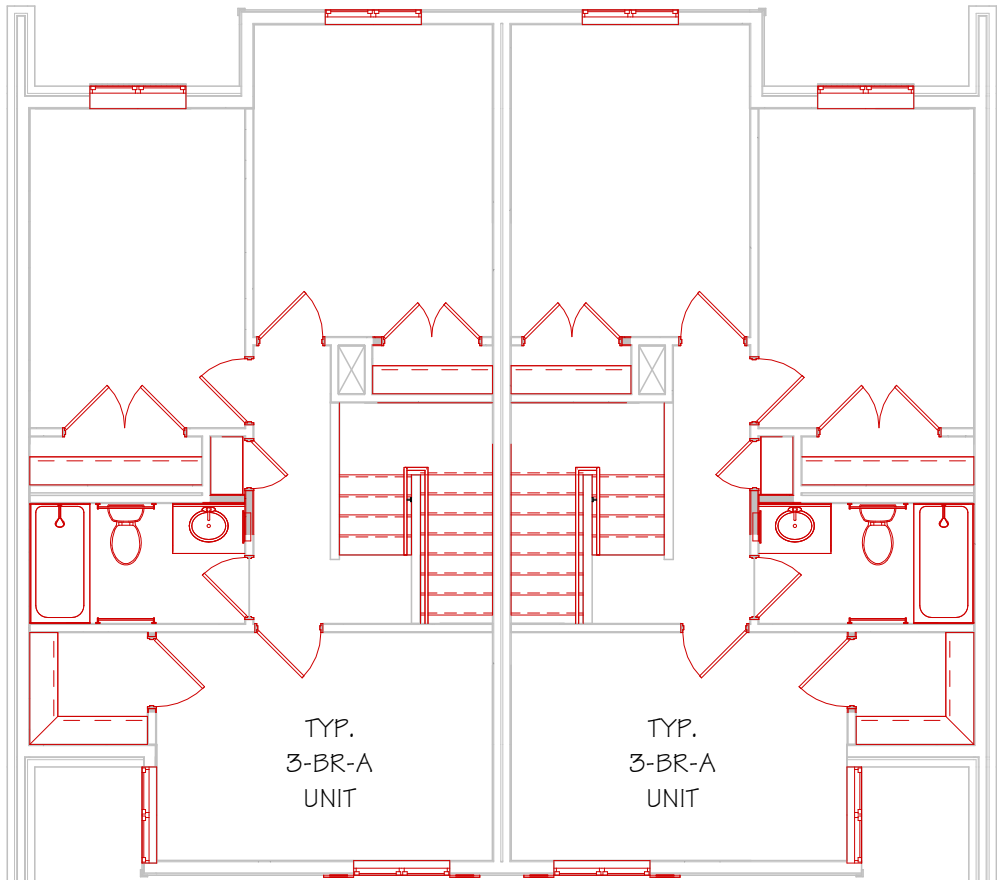
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT

LEGEND

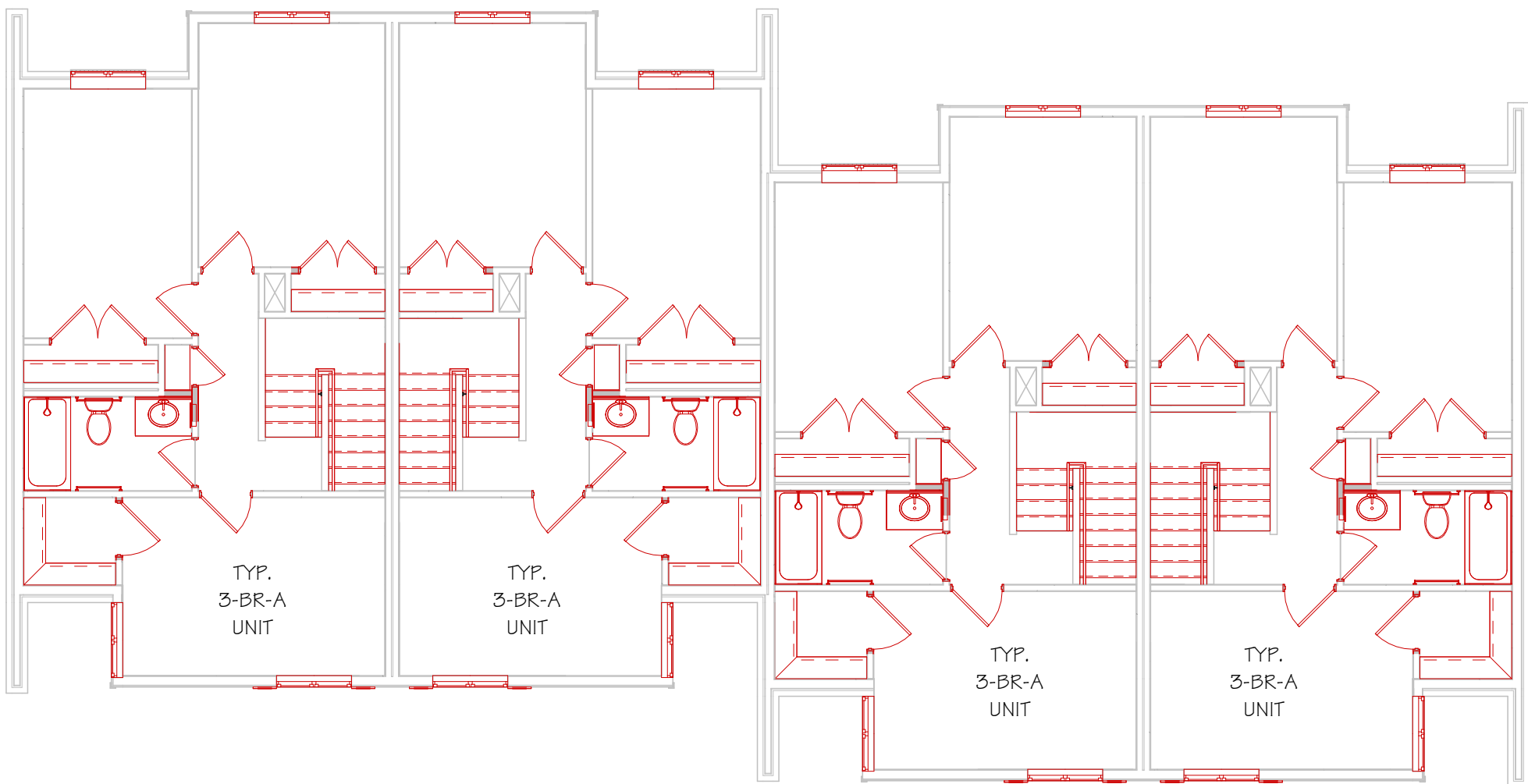
- = EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
- = EXISTING DOORS
- = WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
- = DOORS TO BE REMOVED
- = NEW CONCRETE
- = NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
- = NEW WALLS
- = NEW DOORS



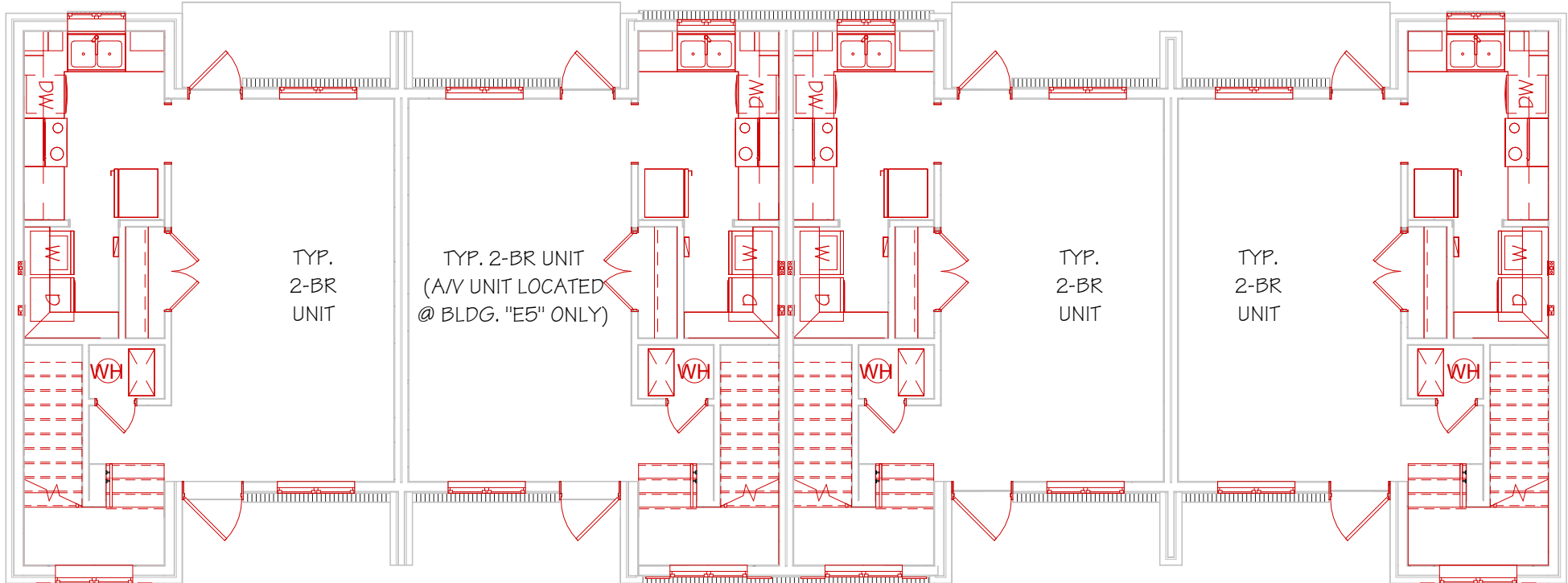
SECOND FLOOR



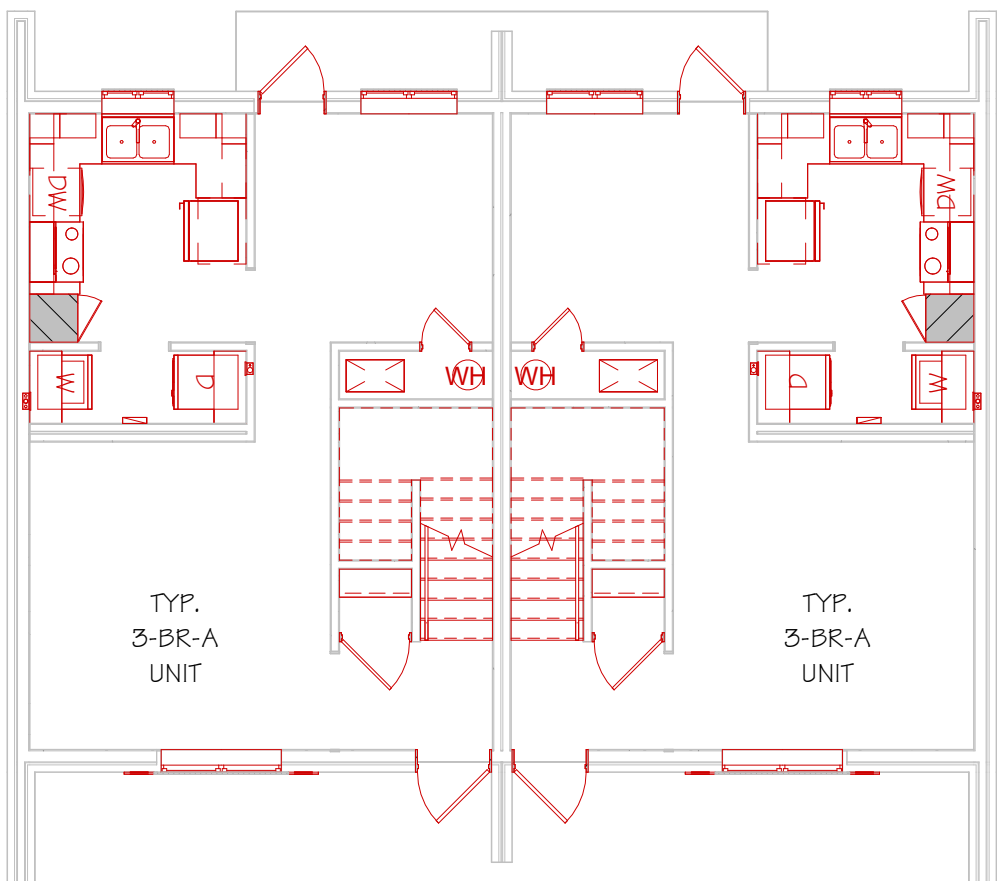
SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



FIRST FLOOR

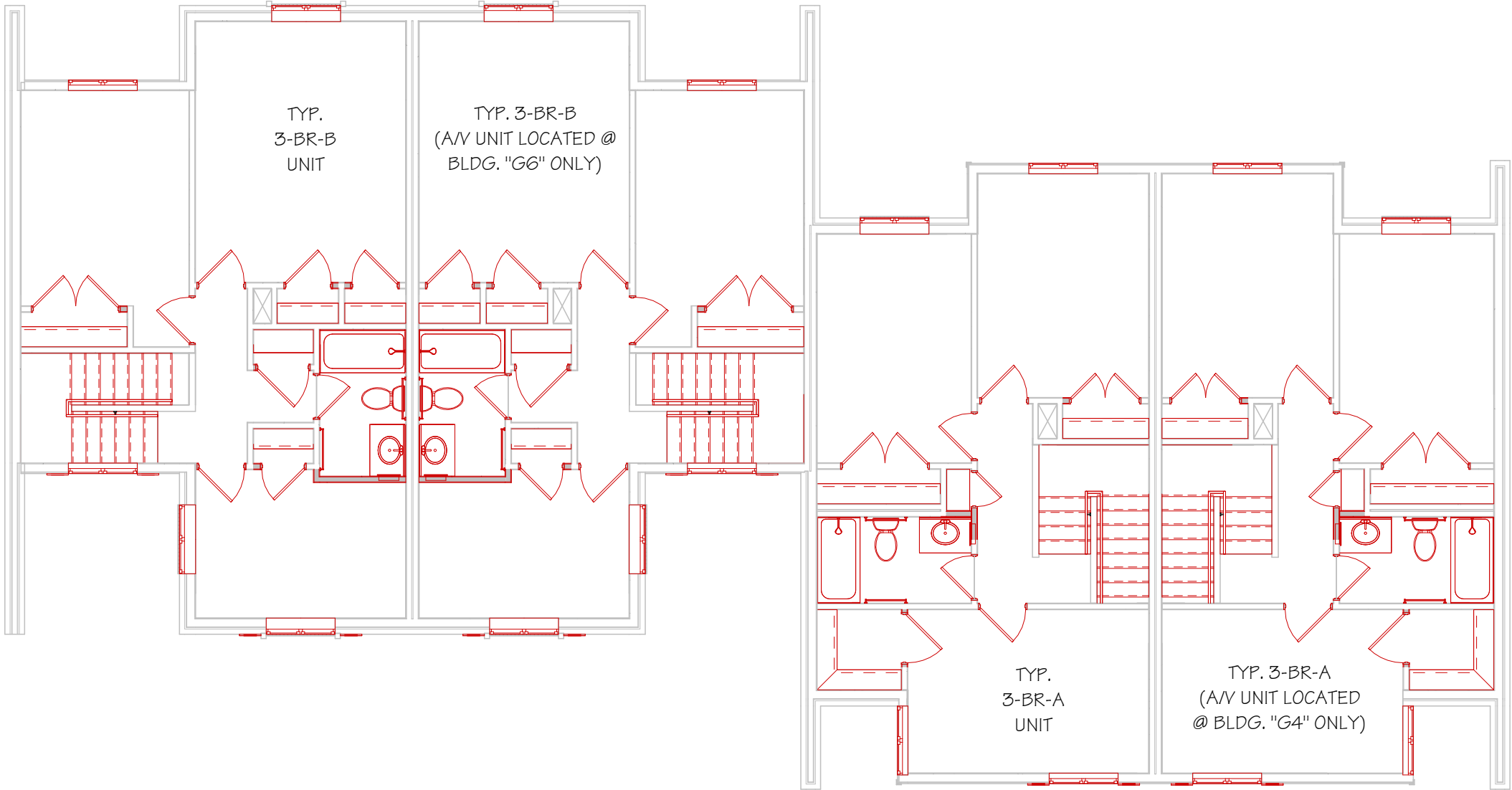
1 BLDG. TYPE "E" BUILDING PLANS
API5 SCALE: 1/8" = 1'-0"

2 BLDG. TYPE "F" BUILDING PLANS
API5 SCALE: 1/8" = 1'-0"

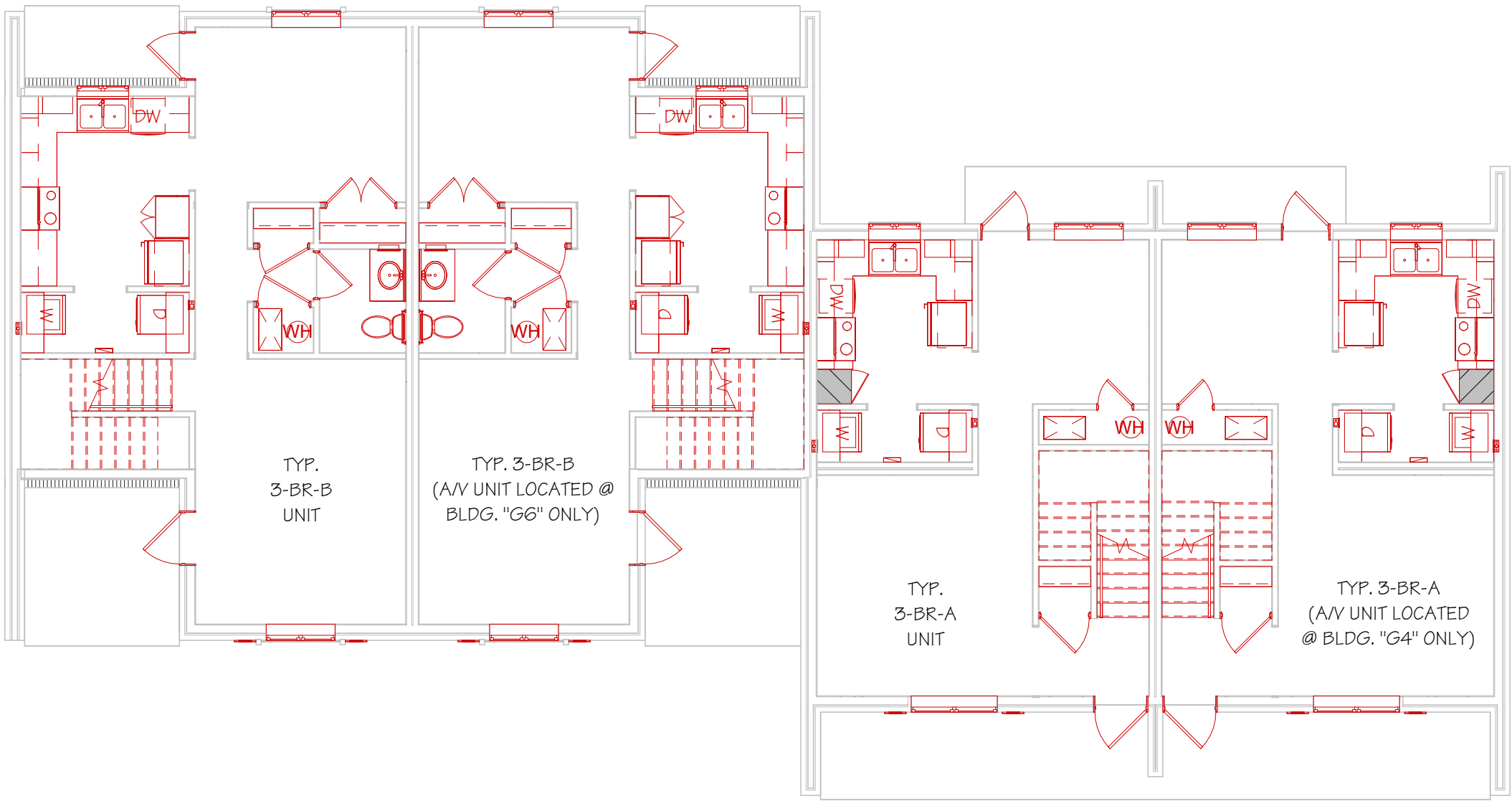
3 BLDG. TYPE "FX" BUILDING PLANS
API5 SCALE: 1/8" = 1'-0"

SQUARE FOOT CALCULATIONS PER BUILDING 1:2																							
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL. SQUARE FOOTAGE, UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED.																							
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS.																							
AREA TYPE	"C"			"D"			BUILDING IDENTIFICATION																
	#C1 / 920	#C2 / 1018	#C3 / 1108	#D1 / 904 - 906	#D2 / 1006 - 1008	#D3 / 1028 - 1030	#E1 / 406 - 404	#E2 / 916 - 918	#E3 / 924 - 926	#E4 / 1000 - 1002	#E5 / 1010 - 1012	#E6 / 1020 - 1022	#E7 / 1024 - 1026	#E8 / 1032 - 1034	#E9 / 1104 - 1106	#E10 / 1110 - 1112	#E11 / 1122 - 1124	#E12 / 1128 - 1130	#E13 / 1200 - 1202	#E14 / 1206 - 1208	#E15 / 1207 - 1205	#E16 / 1224 - 1226	#E17 / 1232 - 1234
TOTAL HEATED (EXCLUDED FROM TOTAL)	2280	2280	2280	4560	4560	4560	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480	3480
TOTAL NRA	2,512 SF	2,512 SF	2,512 SF	5,024 SF	5,024 SF	5,024 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF	3,856 SF
BREEZEWAY(S)	247 SF	247 SF	247 SF	494 SF	494 SF	494 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIT PORCH(ES)/PATIO(S)/BALCONY	564 SF	564 SF	564 SF	1,128 SF	1,128 SF	1,128 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF	448 SF
TOTAL BUILDING AREA PER BUILDING:	3,323 SF	3,323 SF	3,323 SF	6,646 SF	6,646 SF	6,646 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF	4,304 SF

SQUARE FOOT CALCULATIONS PER BUILDING 2:2																						
AREA TYPE	BUILDING IDENTIFICATION																				DEV. TOTAL	
	"F"			"G"										"H"								
	#F1 / 908	#F2 / 1204	#F3 / 1129	#FX1 / 1220 - 1222	#G1 / 912 - 914	#G2 / 928 - 930	#G3 / 1014 - 1016	#G4 / 1100 - 1102	#G5 / 1114 - 1116	#G6 / 1118 - 1120	#G7 / 1132 - 1134	#G8 / 1203 - 1201	#G9 / 1228 - 1230	#G10 / 1236 - 1238	#H1 / 408	#H2 / 910	#H3 / 922	#H4 / 1004	#H5 / 1126	#H6 / 1133		
TOTAL HEATED (EXCLUDED FROM TOTAL)	2260	2260	2260	4520	4790	4790	4790	4790	4790	4790	4790	4790	4790	4790	2930	2930	2930	2930	2930	2930	156,460 SF	
TOTAL NRA	2,436 SF	2,436 SF	2,436 SF	4,872 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	5,212 SF	3,086 SF	3,086 SF	3,086 SF	3,086 SF	3,086 SF	3,086 SF	170,976 SF	
BREEZEWAY(S)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,223 SF	
UNIT PORCH(ES)/PATIO(S)/BALCONY	304 SF	304 SF	304 SF	608 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	592 SF	328 SF	328 SF	328 SF	328 SF	328 SF	328 SF	22,100 SF	
TOTAL BUILDING AREA PER BUILDING:	2,740 SF	2,740 SF	2,740 SF	5,480 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	5,804 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	3,414 SF	195,299 SF	



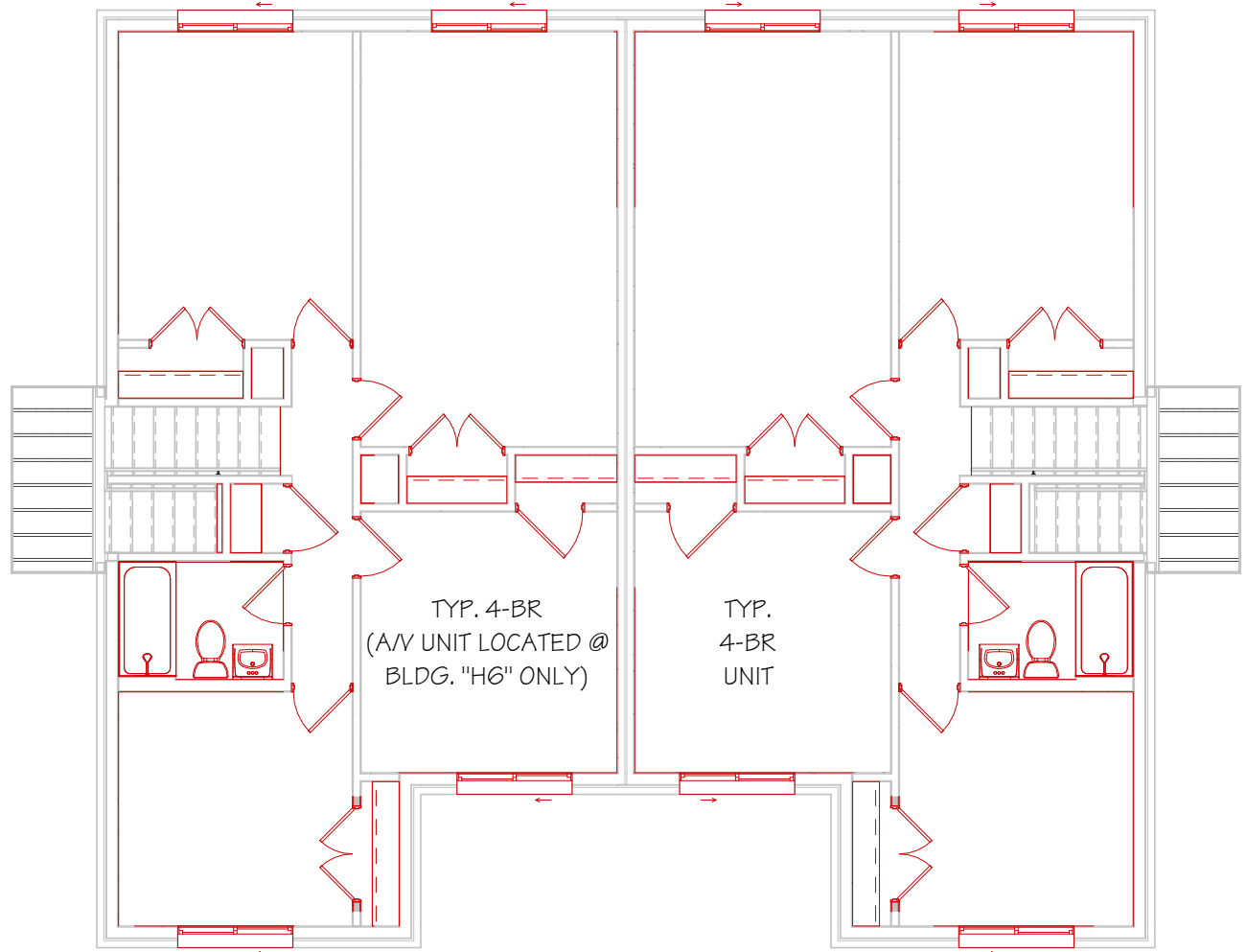
SECOND FLOOR



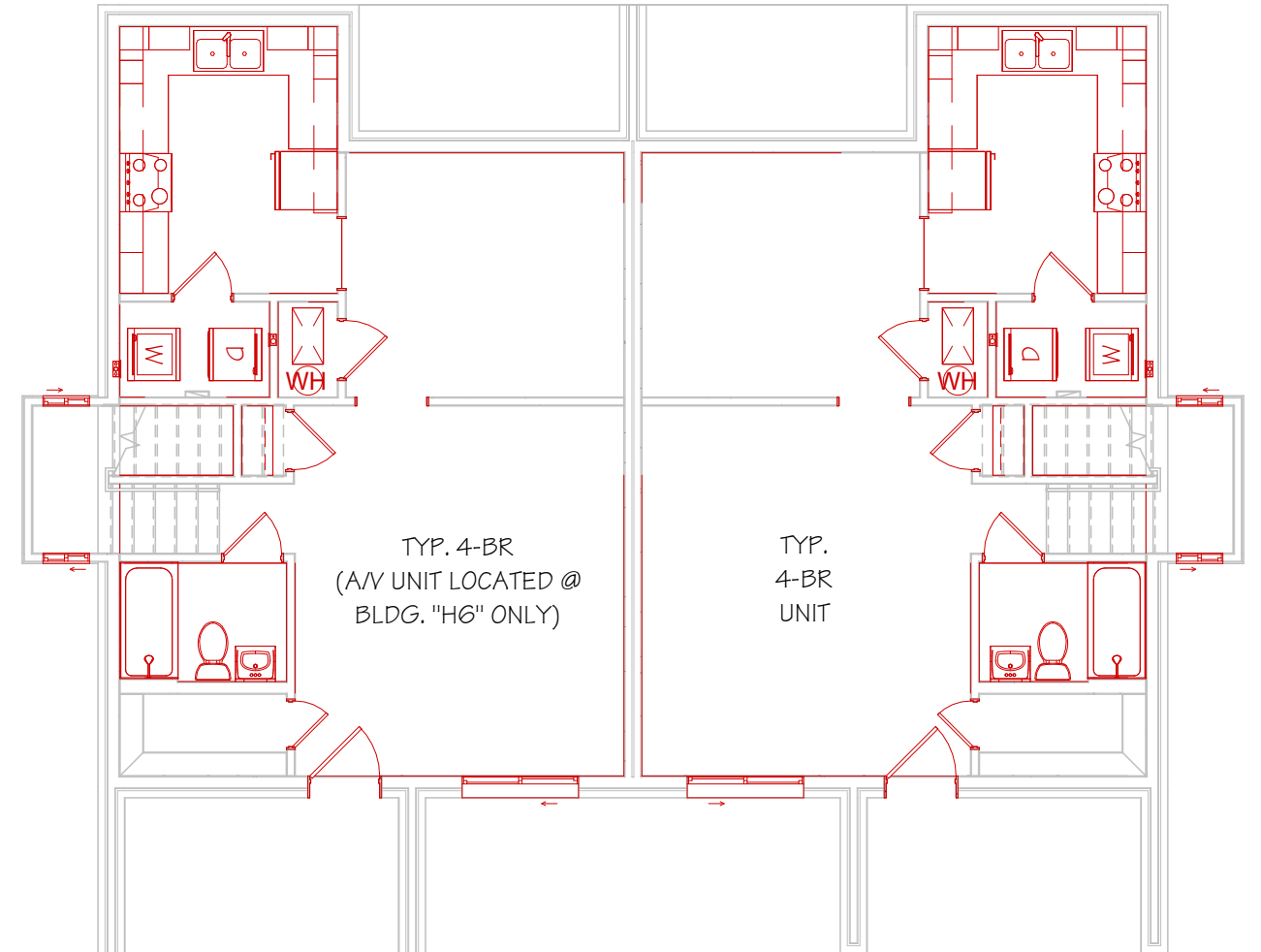
FIRST FLOOR

1 BLDG. TYPE "G" BUILDING PLANS

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



SECOND FLOOR



FIRST FLOOR

2 BLDG. TYPE "H" BUILDING PLANS

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

UNIT TYPE LEGEND

- TYP. = TYPICAL UNIT
- UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- AV = AUDIO/VISUAL

LEGEND

- [Line] = EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
- [Line] = EXISTING DOORS
- [Dashed Line] = WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
- [Dashed Line] = DOORS TO BE REMOVED
- [Red Dotted Line] = NEW CONCRETE
- [Red Outline] = NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
- [Red Line] = NEW WALLS
- [Red Line] = NEW DOORS

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.

MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT

UNIT MATRIX						
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE, UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
ROOM SF CALCULATIONS ARE MEASURED FROM PAINTED FINISH TO PAINTED FINISH.						
UNIT LABEL	HEATED AREA PER UNIT (EXCLUDED FROM TOTAL)	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	
(36) 1-BR UNIT(S) 22%						
TYP. 1-BR	570 SF	1	1	628 SF	141 SF	
TYP. AUDIO/VISUAL 1-BR	570 SF	1	1	628 SF	141 SF	
UFAS 1-BR	570 SF	1	1	628 SF	141 SF	
(68) 2-BR UNIT(S) 41%						
TYP. 2-BR	870 SF	2	1	964 SF	112 SF	
TYP. AUDIO/VISUAL 2-BR	870 SF	2	1	964 SF	112 SF	
(30) 3-BR-A UNIT(S) 18%						
TYP. 3-BR-A	1,130 SF	3	1	1,218 SF	152 SF	
TYP. AUDIO/VISUAL 3-BR-A	1,130 SF	3	1	1,218 SF	152 SF	
(20) 3-BR-B UNIT(S) 12%						
TYP. 3-BR-B	1,265 SF	3	1 1/2	1,388 SF	144 SF	
TYP. AUDIO/VISUAL 3-BR-B	1,265 SF	3	1 1/2	1,388 SF	144 SF	
(12) 4-BR UNIT(S) 7%						
TYP. 4-BR	1,465 SF	4	2	1,543 SF	164 SF	
TYP. AUDIO/VISUAL 4-BR	1,465 SF	4	2	1,543 SF	164 SF	

UNIT TYPE LEGEND	
TYP.	= TYPICAL UNIT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV	= AUDIO/VISUAL

LEGEND

= EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.

= EXISTING DOORS

= WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.

= DOORS TO BE REMOVED

= NEW CONCRETE

= NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.

= NEW WALLS

= NEW DOORS

1

AP17

TYP. 1-BR DEMO PLAN

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

2

AP17

UFAS 1-BR DEMO PLAN

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

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.

MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT

3

AP17

TYP. 1-BR RENOVATED UNIT PLAN

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

4

AP17

UFAS 1-BR RENOVATED UNIT PLAN

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

BALCONY 63 SF

KITCHEN 104 SF

BATH 1 43 SF

LAUNDRY/PANTRY 22 SF

MECH. 9 SF

COATS 12 SF

HALLWAY 35 SF

LIVING/DINING AREA 169 SF

CLOSET 13 SF

LINEN 5 SF

BEDROOM 1 128 SF

BALCONY 49 SF

SIDE ENTRY @ 2ND FLOOR UNITS ONLY

PORCH 68 SF

KITCHEN/ DINING AREA 129 SF

PANTRY 14 SF

BATH 1 26 SF

MECH. 9 SF

HALL 17 SF

LINEN 3 SF

CLOSET 15 SF

BEDROOM 1 126 SF

LIVING AREA 132 SF

LAUNDRY 16 SF

PORCH 51 SF

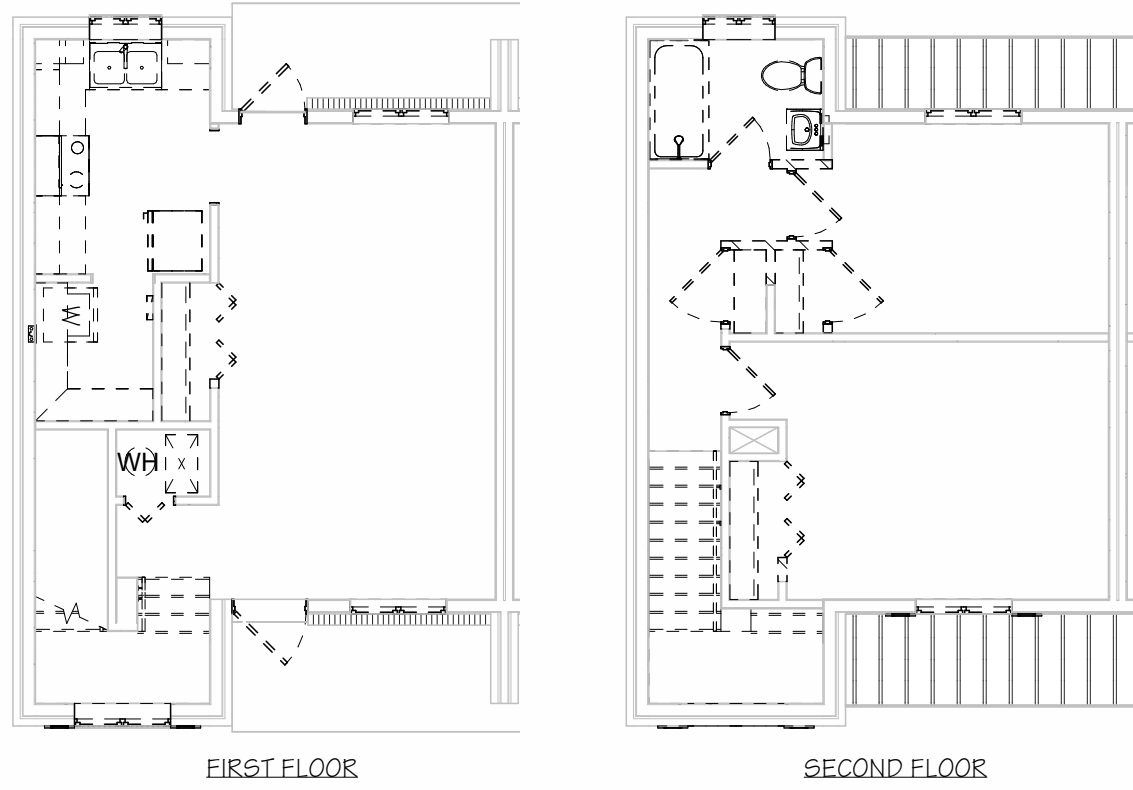
UNIT MATRIX						
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE, UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
ROOM SF CALCULATIONS ARE MEASURED FROM PAINTED FINISH TO PAINTED FINISH.						
UNIT LABEL	HEATED AREA PER UNIT (EXCLUDED FROM TOTAL)	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	
(36) 1-BR UNIT(S) 22%						
TYP. 1-BR	570 SF	1	1	628 SF	141 SF	
TYP. AUDIO/VISUAL 1-BR	570 SF	1	1	628 SF	141 SF	
UFAS 1-BR	570 SF	1	1	628 SF	141 SF	
(68) 2-BR UNIT(S) 41%						
TYP. 2-BR	870 SF	2	1	964 SF	112 SF	
TYP. AUDIO/VISUAL 2-BR	870 SF	2	1	964 SF	112 SF	
(30) 3-BR-A UNIT(S) 18%						
TYP. 3-BR-A	1,130 SF	3	1	1,218 SF	152 SF	
TYP. AUDIO/VISUAL 3-BR-A	1,130 SF	3	1	1,218 SF	152 SF	
(20) 3-BR-B UNIT(S) 12%						
TYP. 3-BR-B	1,265 SF	3	1 1/2	1,388 SF	144 SF	
TYP. AUDIO/VISUAL 3-BR-B	1,265 SF	3	1 1/2	1,388 SF	144 SF	
(12) 4-BR UNIT(S) 7%						
TYP. 4-BR	1,465 SF	4	2	1,543 SF	164 SF	
TYP. AUDIO/VISUAL 4-BR	1,465 SF	4	2	1,543 SF	164 SF	

UNIT TYPE LEGEND	
TYP.	= TYPICAL UNIT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV	= AUDIO/VISUAL

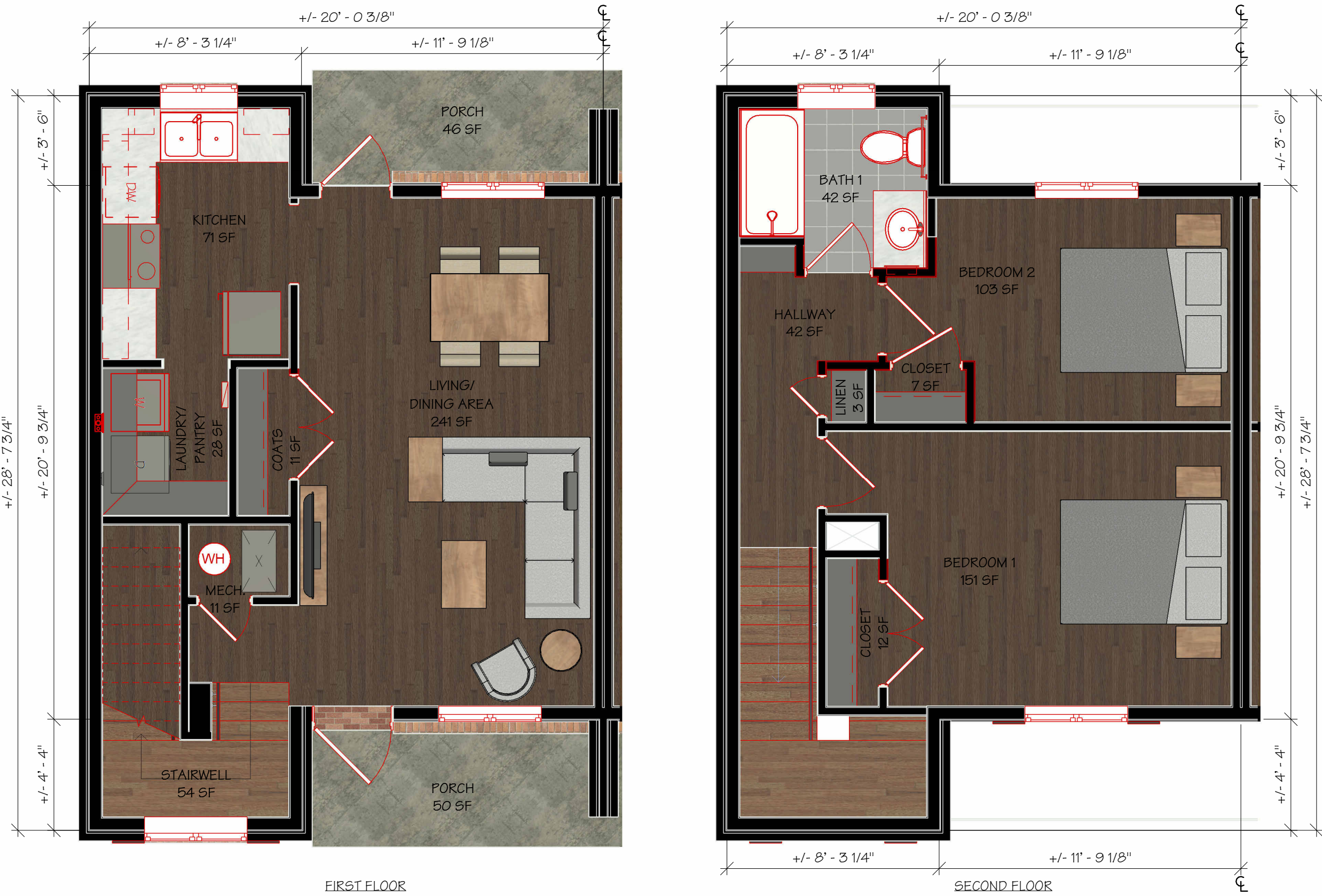
LEGEND	
	= EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
	= EXISTING DOORS
	= WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
	= DOORS TO BE REMOVED
	= NEW CONCRETE
	= NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
	= NEW WALLS
	= NEW DOORS

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.

MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT



1
AP18
TYP. 2-BR DEMO PLAN
SCALE: 1/8" = 1'-0"



2
AP18
TYP. 2-BR RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"

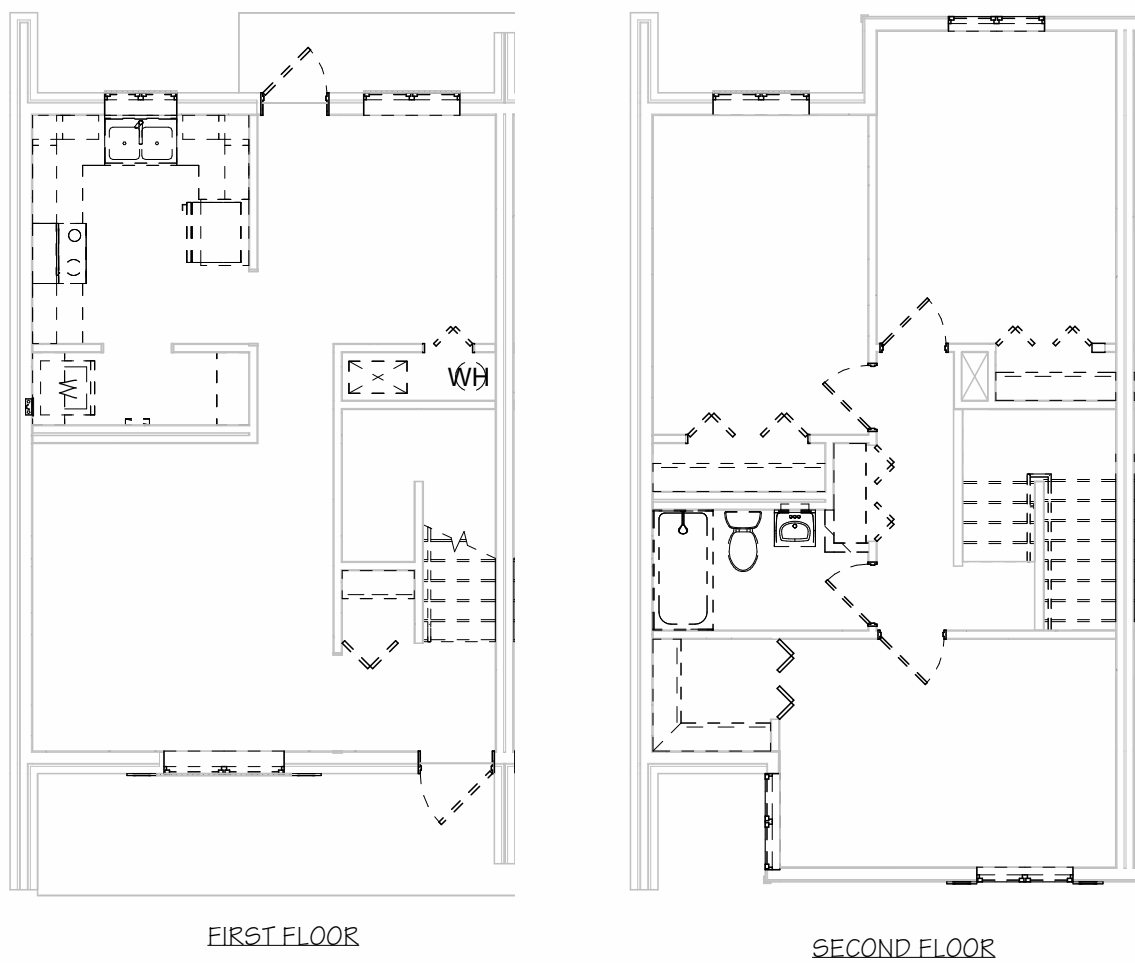
UNIT MATRIX						
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE, UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
ROOM SF CALCULATIONS ARE MEASURED FROM PAINTED FINISH TO PAINTED FINISH.						
UNIT LABEL	HEATED AREA PER UNIT (EXCLUDED FROM TOTAL)	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	
(36) 1-BR UNIT(S) 22%						
TYP. 1-BR	570 SF	1	1	628 SF	141 SF	
TYP. AUDIO/VISUAL 1-BR	570 SF	1	1	628 SF	141 SF	
UFAS 1-BR	570 SF	1	1	628 SF	141 SF	
(68) 2-BR UNIT(S) 41%						
TYP. 2-BR	870 SF	2	1	964 SF	112 SF	
TYP. AUDIO/VISUAL 2-BR	870 SF	2	1	964 SF	112 SF	
(30) 3-BR-A UNIT(S) 18%						
TYP. 3-BR-A	1,130 SF	3	1	1,218 SF	152 SF	
TYP. AUDIO/VISUAL 3-BR-A	1,130 SF	3	1	1,218 SF	152 SF	
(20) 3-BR-B UNIT(S) 12%						
TYP. 3-BR-B	1,265 SF	3	1 1/2	1,388 SF	144 SF	
TYP. AUDIO/VISUAL 3-BR-B	1,265 SF	3	1 1/2	1,388 SF	144 SF	
(12) 4-BR UNIT(S) 7%						
TYP. 4-BR	1,465 SF	4	2	1,543 SF	164 SF	
TYP. AUDIO/VISUAL 4-BR	1,465 SF	4	2	1,543 SF	164 SF	

UNIT TYPE LEGEND	
TYP.	= TYPICAL UNIT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV	= AUDIO/VISUAL

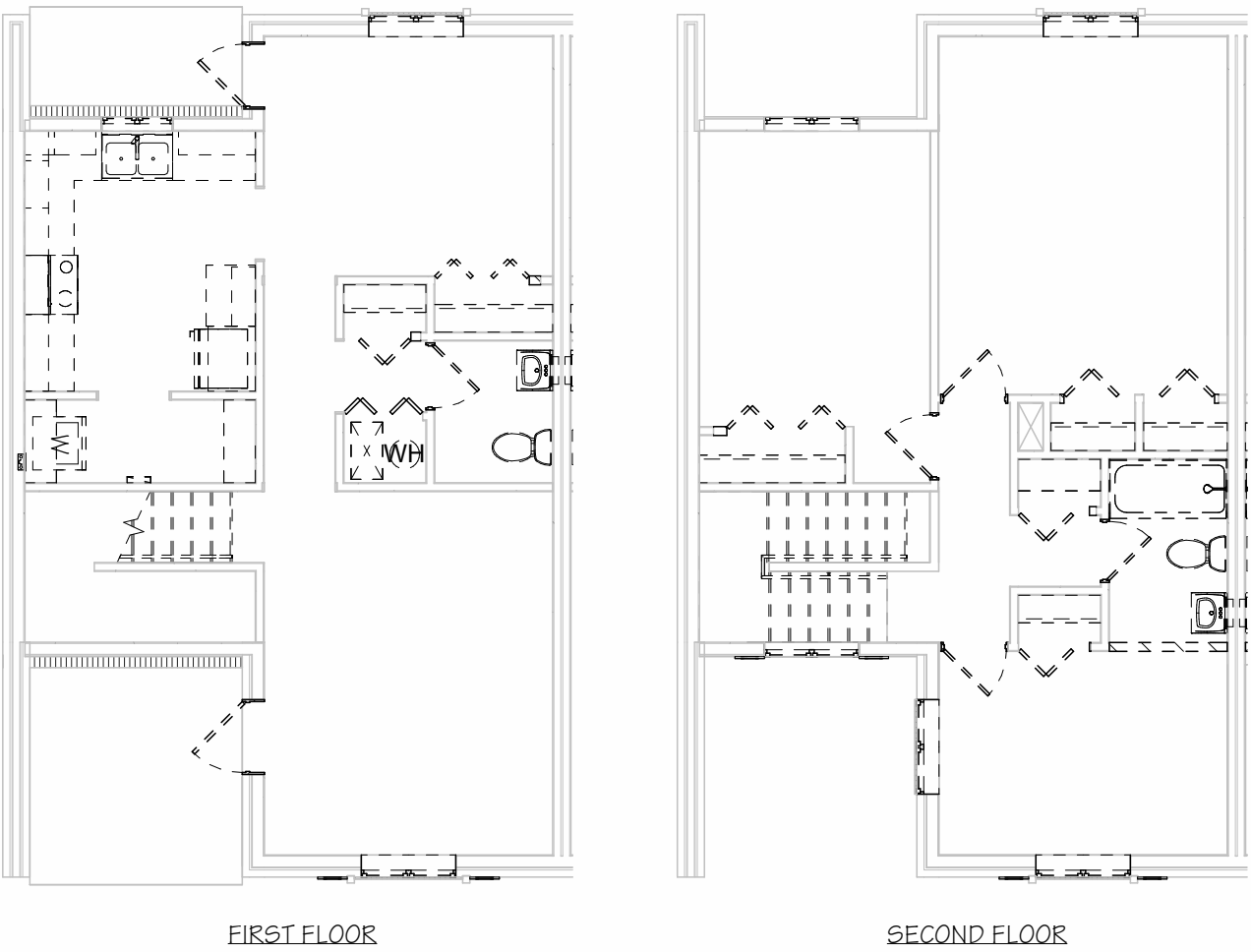
LEGEND

- = EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
- = EXISTING DOORS
- = WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
- = DOORS TO BE REMOVED
- = NEW CONCRETE
- = NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
- = NEW WALLS
- = NEW DOORS

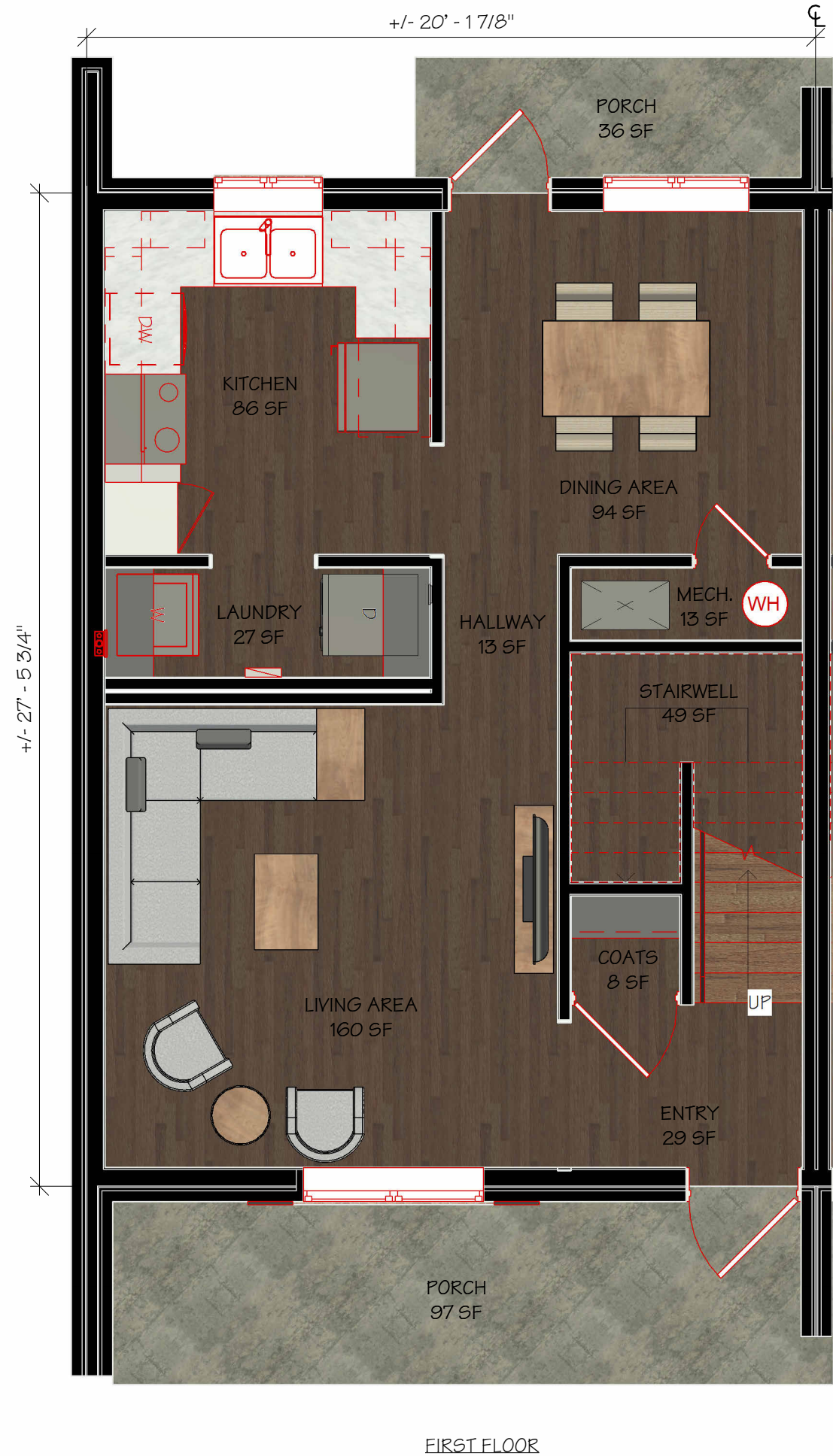
NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT



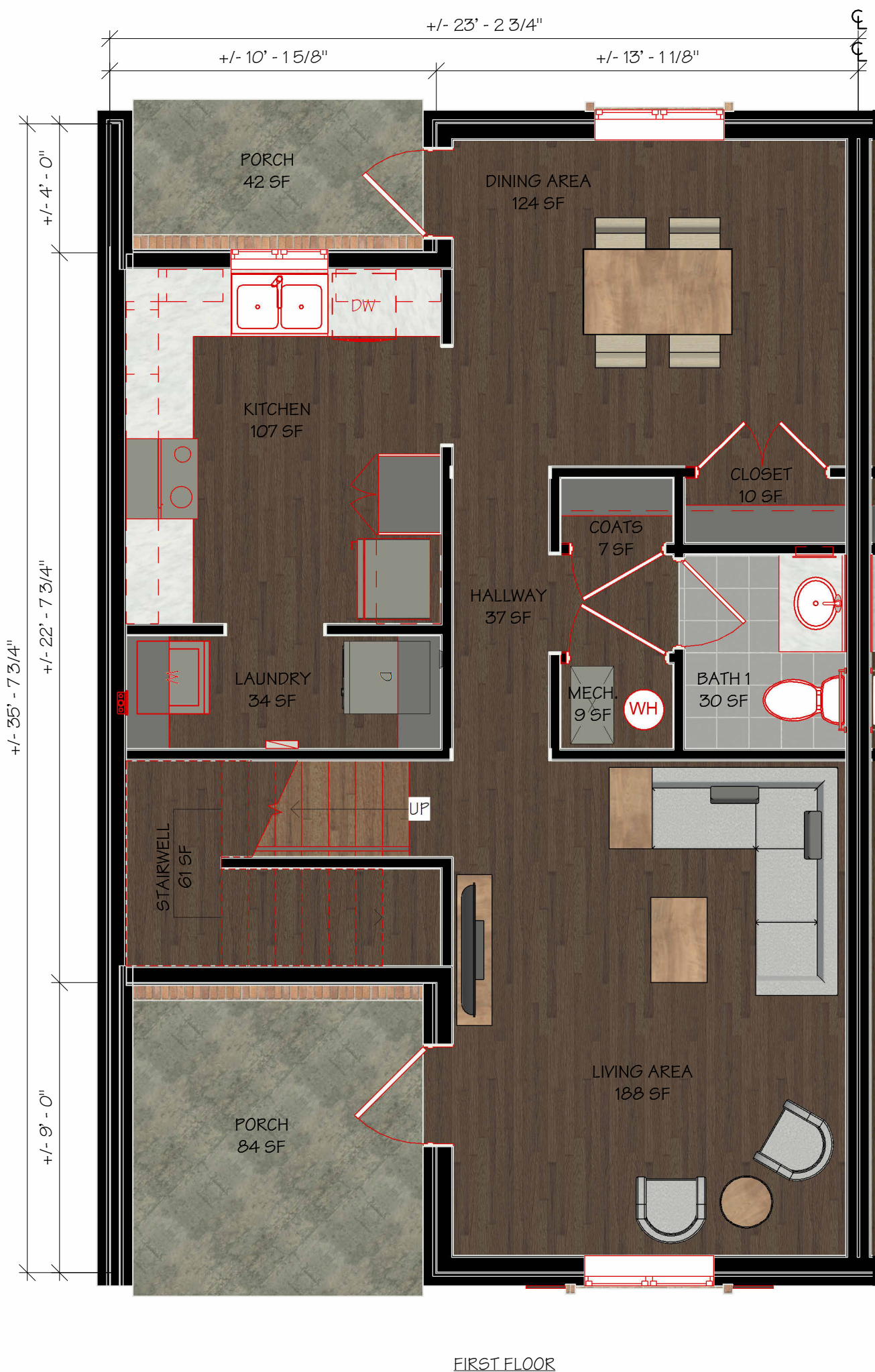
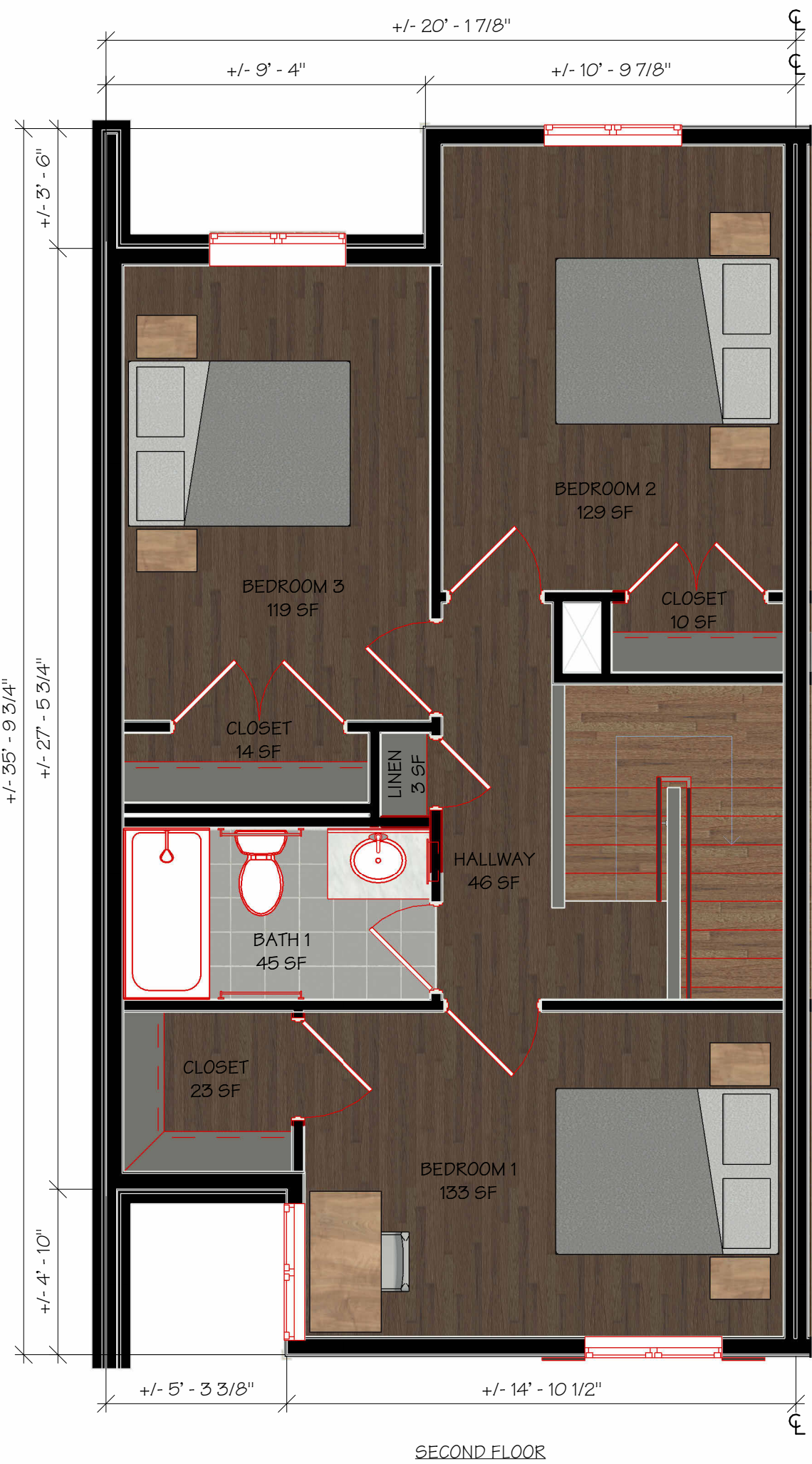
1
AP19
TYP. 3-BR-A DEMO PLAN
SCALE: 1/8" = 1'-0"



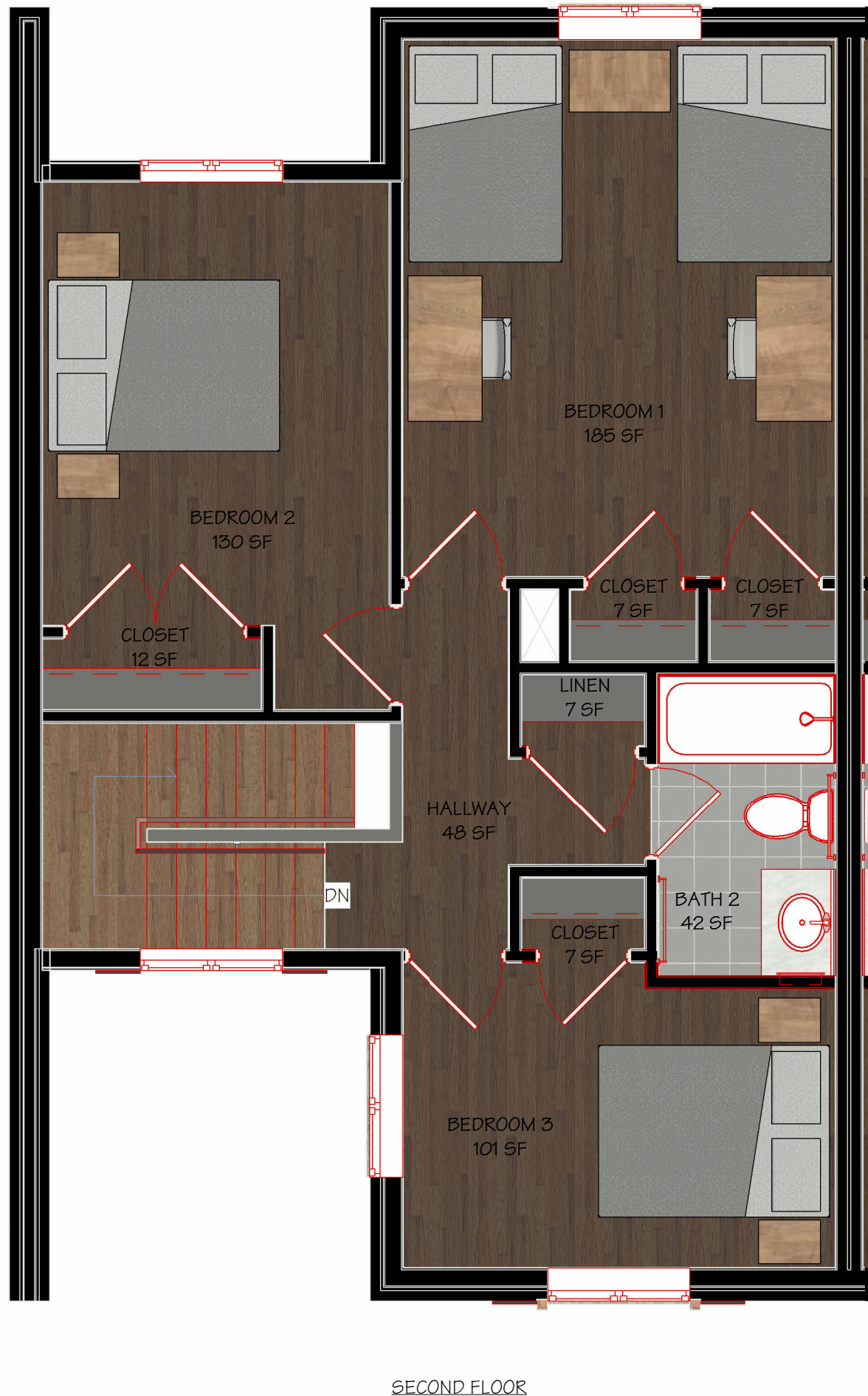
2
AP19
TYP. 3-BR-B DEMO PLAN
SCALE: 1/8" = 1'-0"



3
AP19
TYP. 3-BR-A RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"



4
AP19
TYP. 3-BR-B RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"



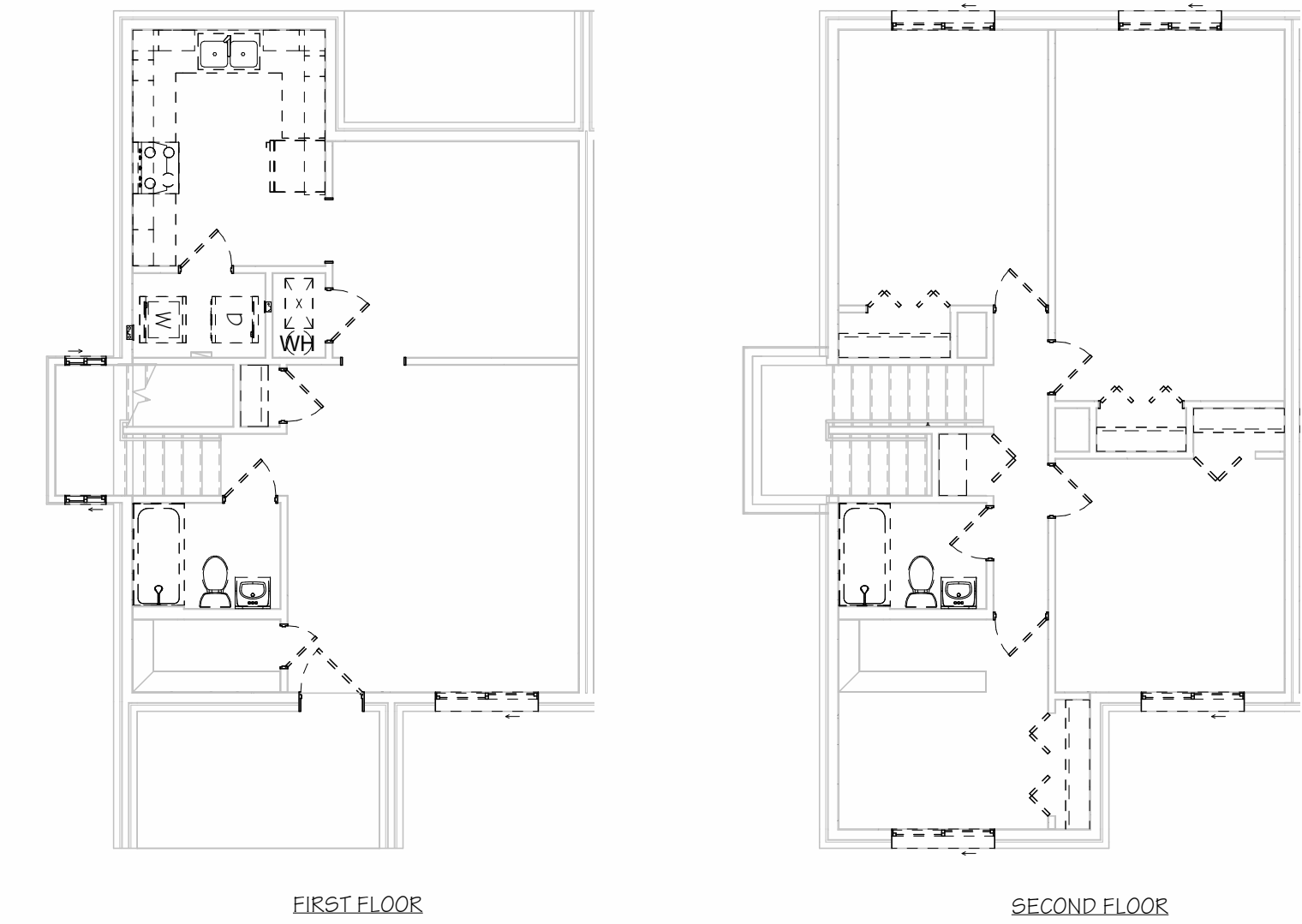
UNIT MATRIX						
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES NOT INCLUDE EXTERIOR WALL SQUARE FOOTAGE, UNHEATED AREAS SUCH AS PATIOS, DECKS, PORCHES, STOOPS, OR STORAGE ROOMS CANNOT BE INCLUDED						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
ROOM SF CALCULATIONS ARE MEASURED FROM PAINTED FINISH TO PAINTED FINISH.						
UNIT LABEL	HEATED AREA PER UNIT (EXCLUDED FROM TOTAL)	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	
(36) 1-BR UNIT(S) 22%						
TYP. 1-BR	570 SF	1	1	628 SF	141 SF	
TYP. AUDIO/VISUAL 1-BR	570 SF	1	1	628 SF	141 SF	
UFAS 1-BR	570 SF	1	1	628 SF	141 SF	
(68) 2-BR UNIT(S) 41%						
TYP. 2-BR	870 SF	2	1	964 SF	112 SF	
TYP. AUDIO/VISUAL 2-BR	870 SF	2	1	964 SF	112 SF	
(30) 3-BR-A UNIT(S) 18%						
TYP. 3-BR-A	1,130 SF	3	1	1,218 SF	152 SF	
TYP. AUDIO/VISUAL 3-BR-A	1,130 SF	3	1	1,218 SF	152 SF	
(20) 3-BR-B UNIT(S) 12%						
TYP. 3-BR-B	1,265 SF	3	1 1/2	1,388 SF	144 SF	
TYP. AUDIO/VISUAL 3-BR-B	1,265 SF	3	1 1/2	1,388 SF	144 SF	
(12) 4-BR UNIT(S) 7%						
TYP. 4-BR	1,465 SF	4	2	1,543 SF	164 SF	
TYP. AUDIO/VISUAL 4-BR	1,465 SF	4	2	1,543 SF	164 SF	

UNIT TYPE LEGEND	
TYP.	= TYPICAL UNIT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV	= AUDIO/VISUAL

LEGEND	
	= EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
	= EXISTING DOORS
	= WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
	= DOORS TO BE REMOVED
	= NEW CONCRETE
	= NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
	= NEW WALLS
	= NEW DOORS



2
AP20
TYP. 4-BR RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"



1
AP20
TYP. 4-BR DEMO PLANS
SCALE: 1/8" = 1'-0"

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.

MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS,
LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN
THE OWNER PROVIDED ENVIRONMENTAL REPORT



1
AP21 SCALE: 1/8" = 1'-0"

COMMUNITY BUILDING FRONT ELEVATION



2
AP21 SCALE: 1/8" = 1'-0"

COMMUNITY BUILDING LEFT ELEVATION



3
AP21 SCALE: 1/8" = 1'-0"

COMMUNITY BUILDING REAR ELEVATION



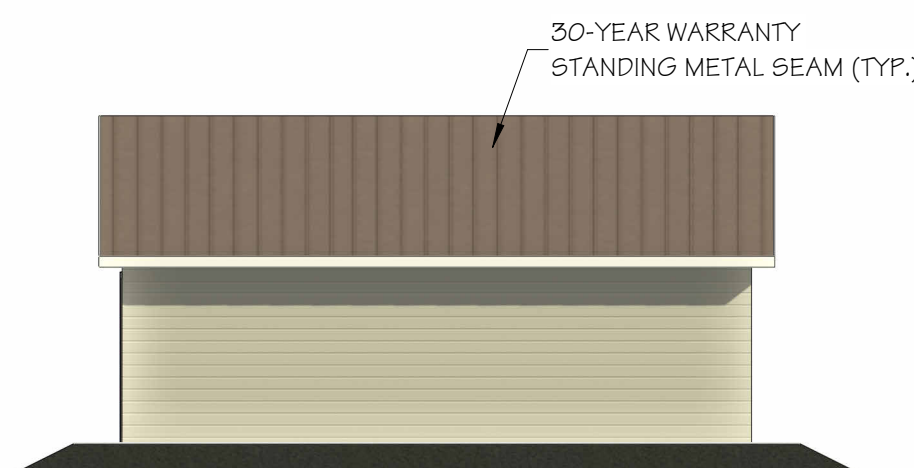
4
AP21 SCALE: 1/8" = 1'-0"

COMMUNITY BUILDING RIGHT ELEVATION



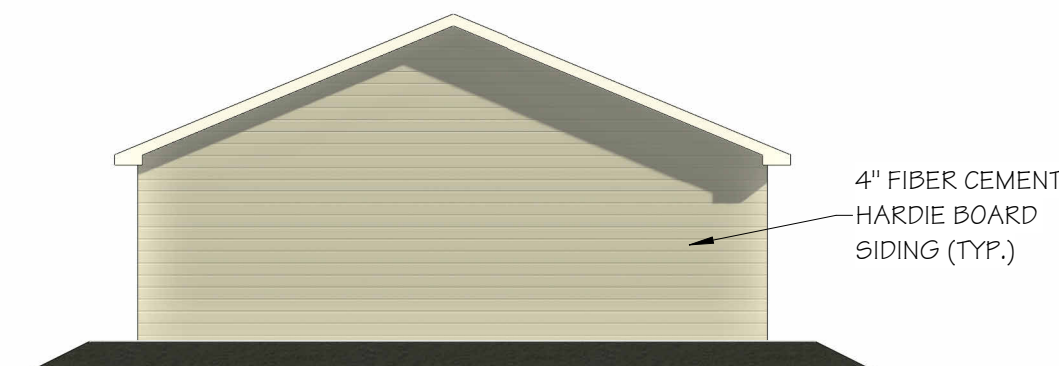
5
AP21 SCALE: 1/8" = 1'-0"

MAINT. BUILDING FRONT ELEVATION



6
AP21 SCALE: 1/8" = 1'-0"

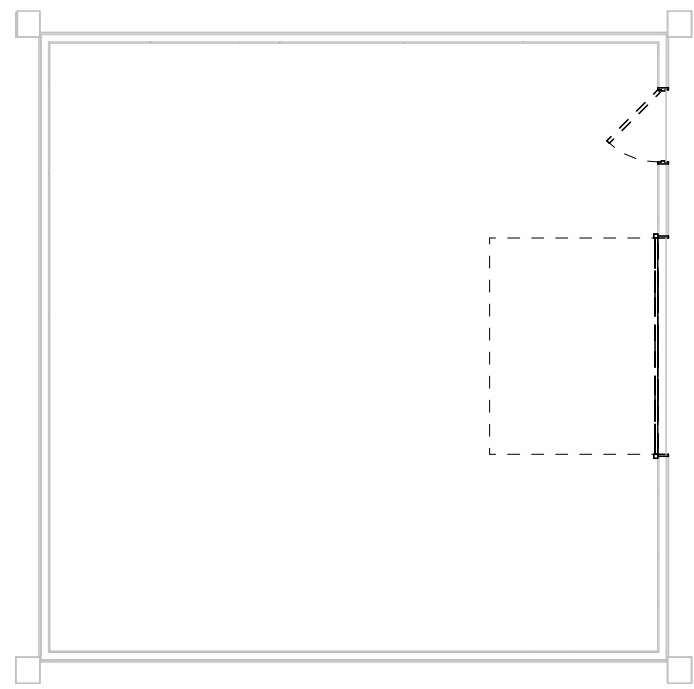
MAINT. BUILDING TYP. SIDE ELEVATION



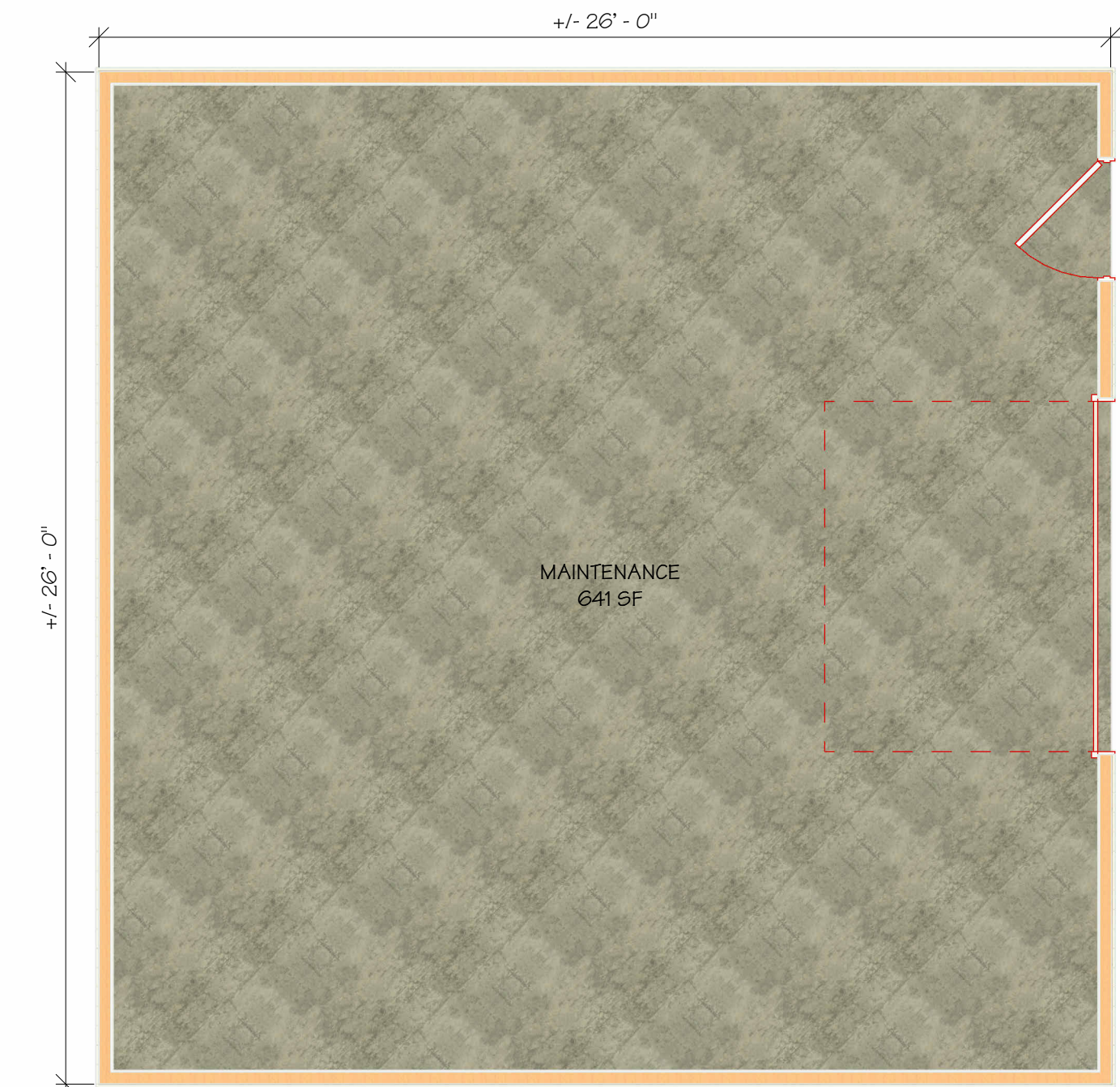
7
AP21 SCALE: 1/8" = 1'-0"

MAINT. BUILDING REAR ELEVATION

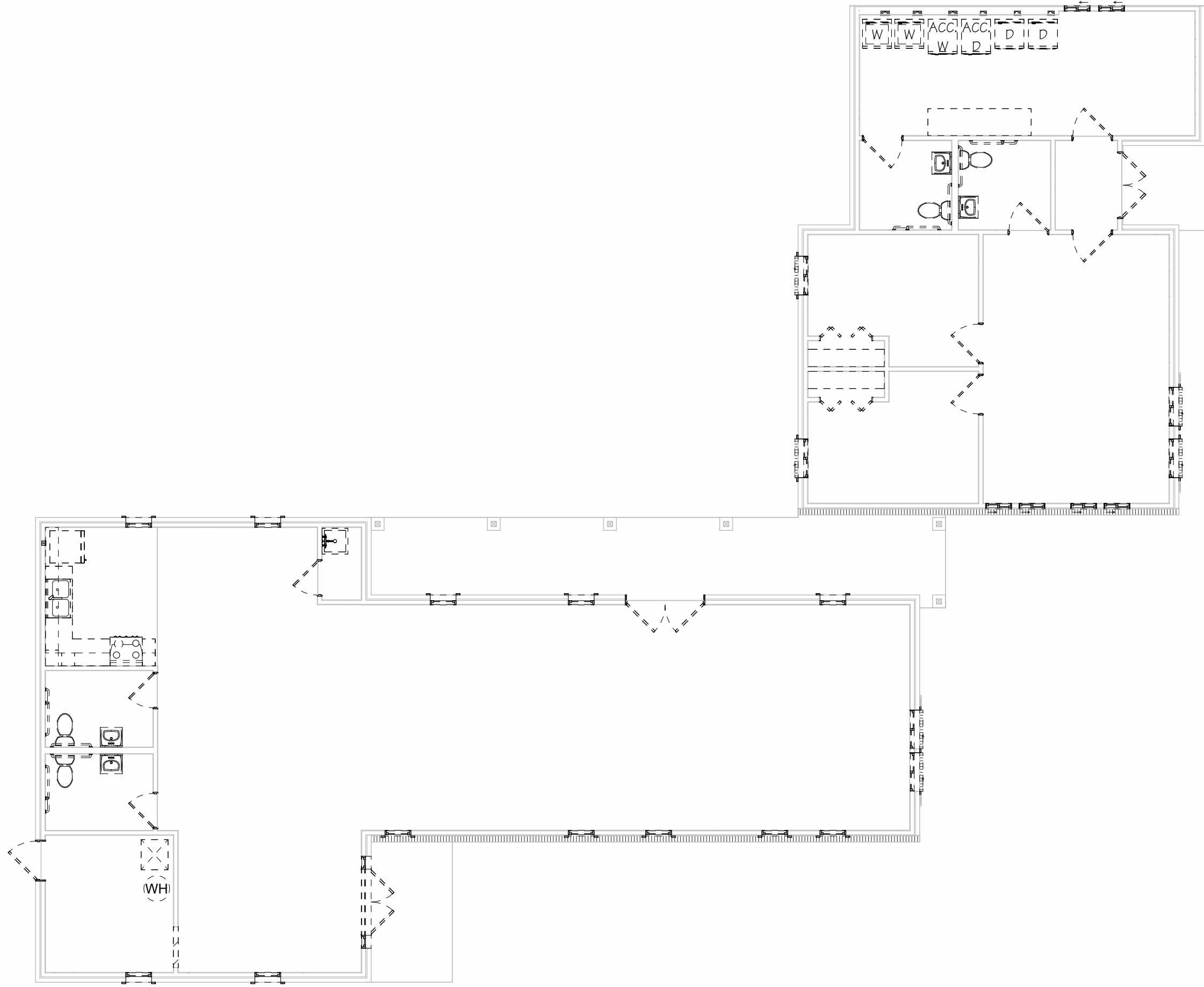
COMMON AREA MATRIX	
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS	
DESCRIPTION	TOTAL
TOTAL INTERIOR COMMON / UTILITY AREA:	3,331 SF
TOTAL EXTERIOR PORCH / PATIO AREA:	375 SF
TOTAL AREA:	3,706 SF



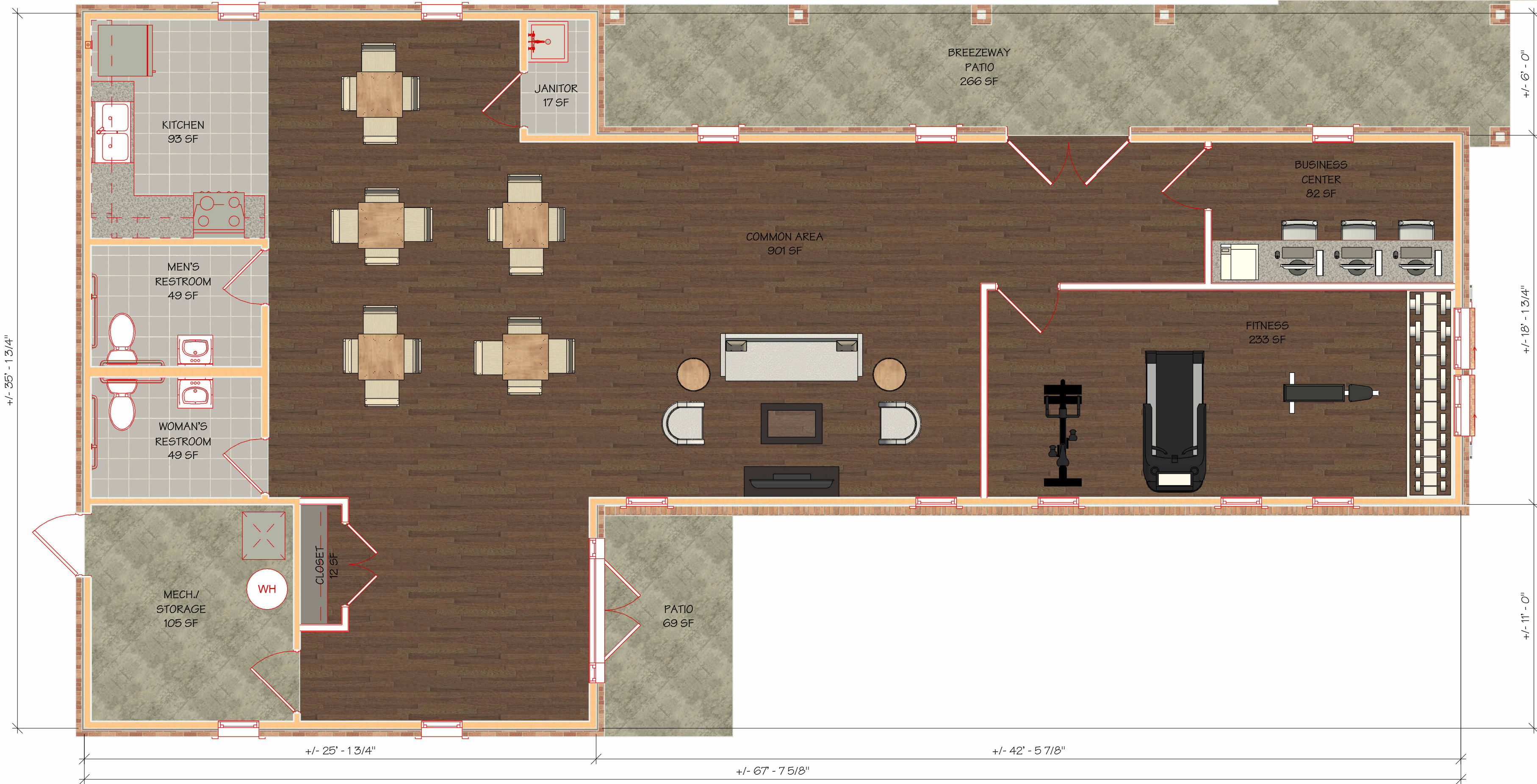
1
AP22 DEMO MAINTENANCE BUILDING PLAN
SCALE: 1/8" = 1'-0"



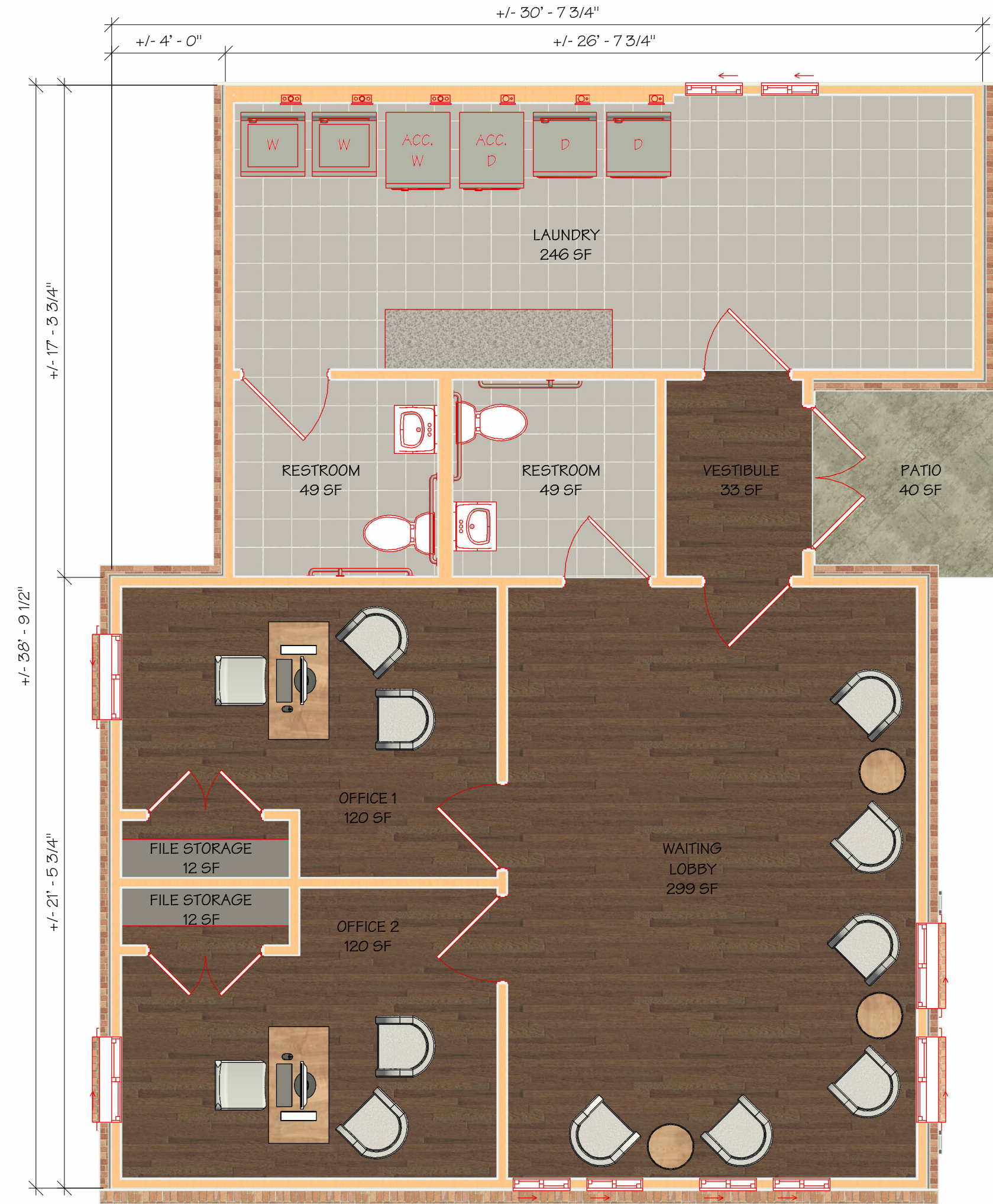
3
AP22 RENOVATED MAINTENANCE BUILDING PLAN
SCALE: 1/4" = 1'-0"



2
AP22 DEMO COMMUNITY BUILDING PLAN
SCALE: 1/8" = 1'-0"



4
AP22 RENOVATED COMMUNITY BUILDING PLAN
SCALE: 1/4" = 1'-0"



NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT