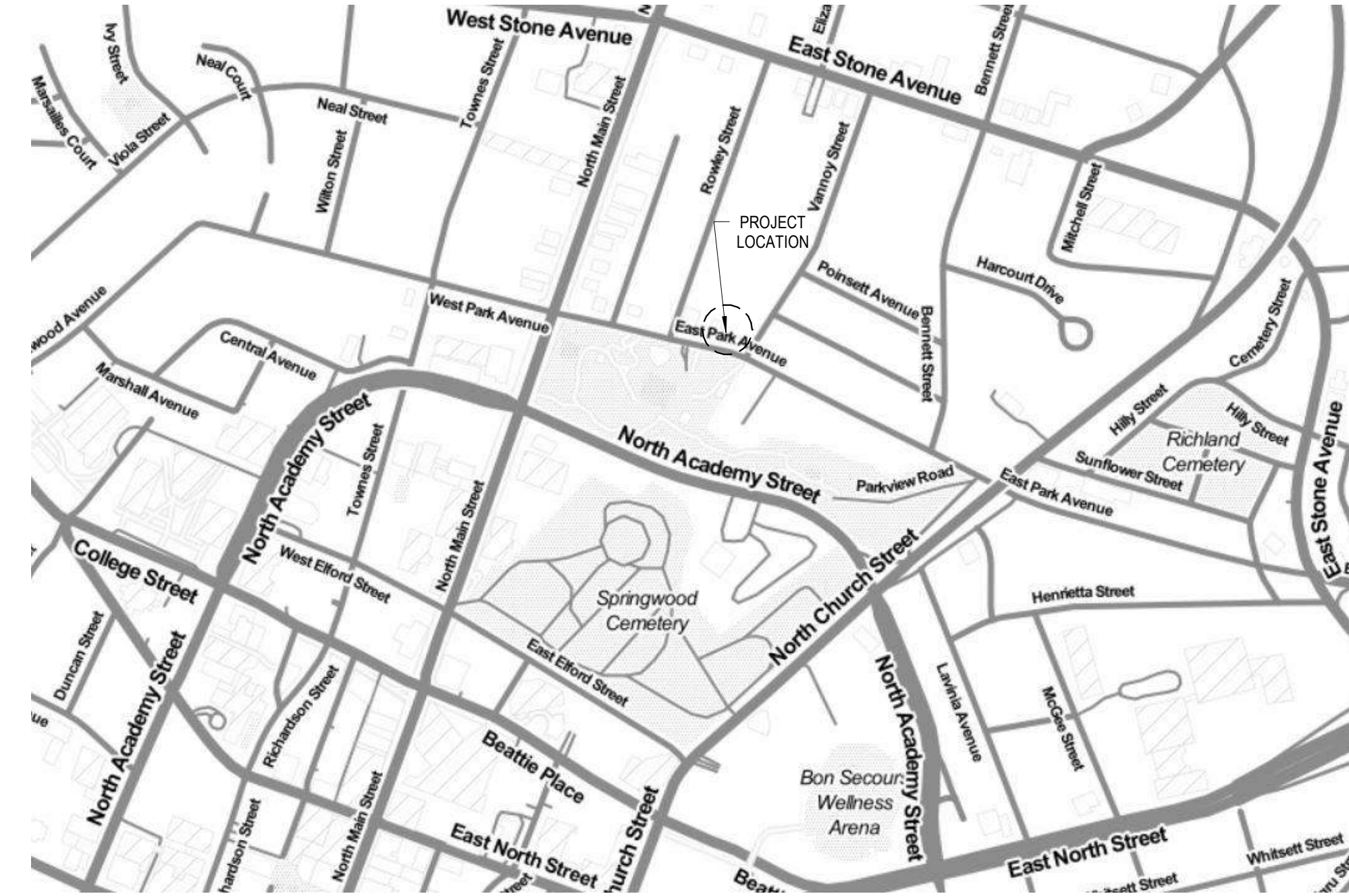




NORTH E. PARK AVENUE COLLAGE



SOUTH E. PARK AVENUE COLLAGE



CONTEXT MAP

FRANKLIN REAL ESTATE DEVELOPMENT
107 E. PARK AVENUE
GREENVILLE, SC 29601



HISTORIC PHOTO



CURRENT CONDITIONS



REVISION SCHEDULE

No.	Description	Date

CONTEXT

PROJECT NUMBER: 2187
DATE: 04.28.22
DRAWN BY: SSL

A000



EXISTING VIEW FROM SIDEWALK



PROPOSED VIEW FROM SIDEWALK



EXISTING VIEW FROM PARKING



PROPOSED VIEW FROM PARKING

FRANKLIN REAL ESTATE DEVELOPMENT

107 E. PARK AVENUE

GREENVILLE, SC 29601

REVISION SCHEDULE

No.	Description	Date

RENDERINGS

PROJECT NUMBER: 2187
DATE: 04.28.22
DRAWN BY: SSL

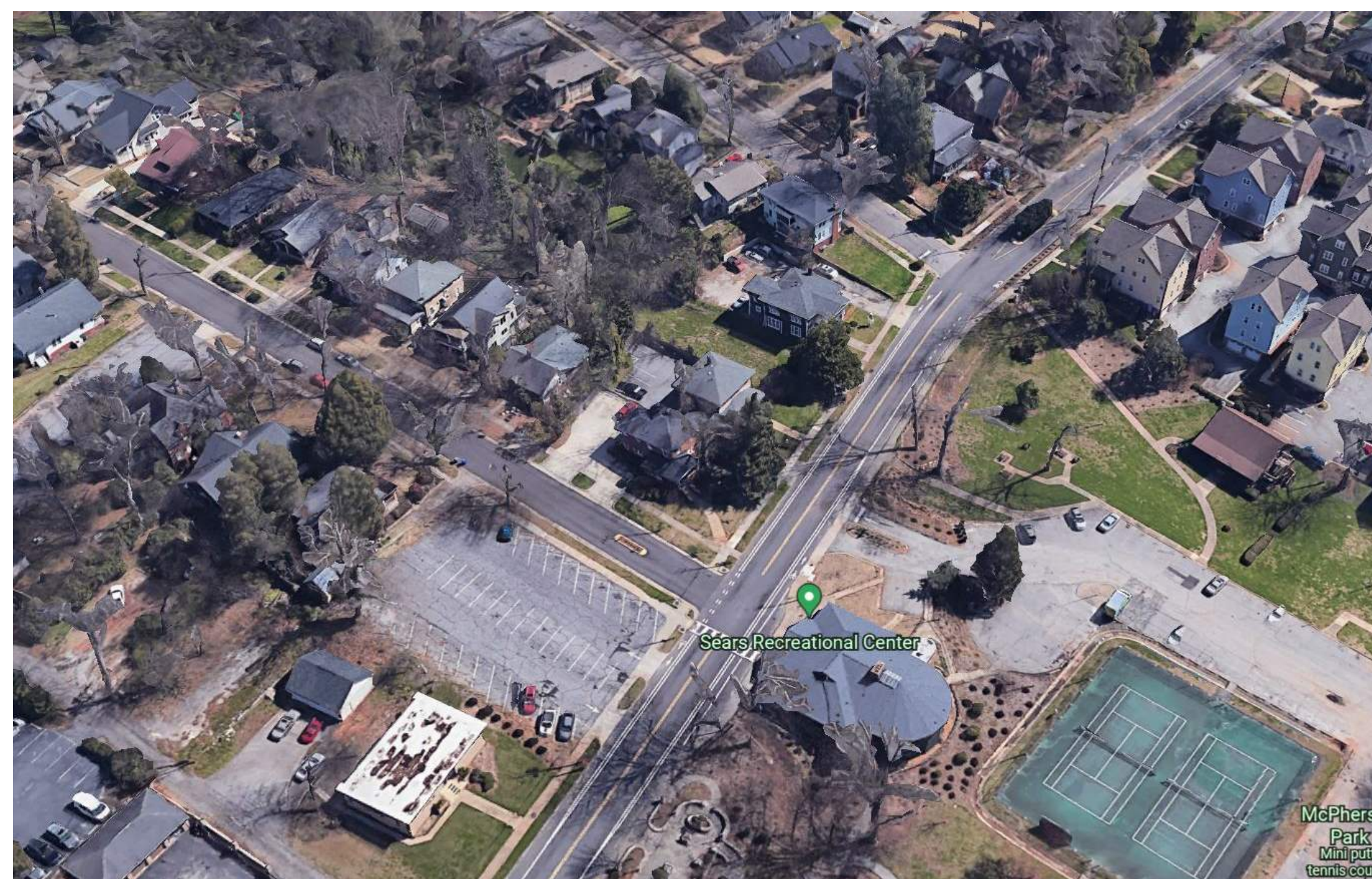
A001



EAST PARK LOOKING NORTH WEST



EAST PARK LOOKING EAST



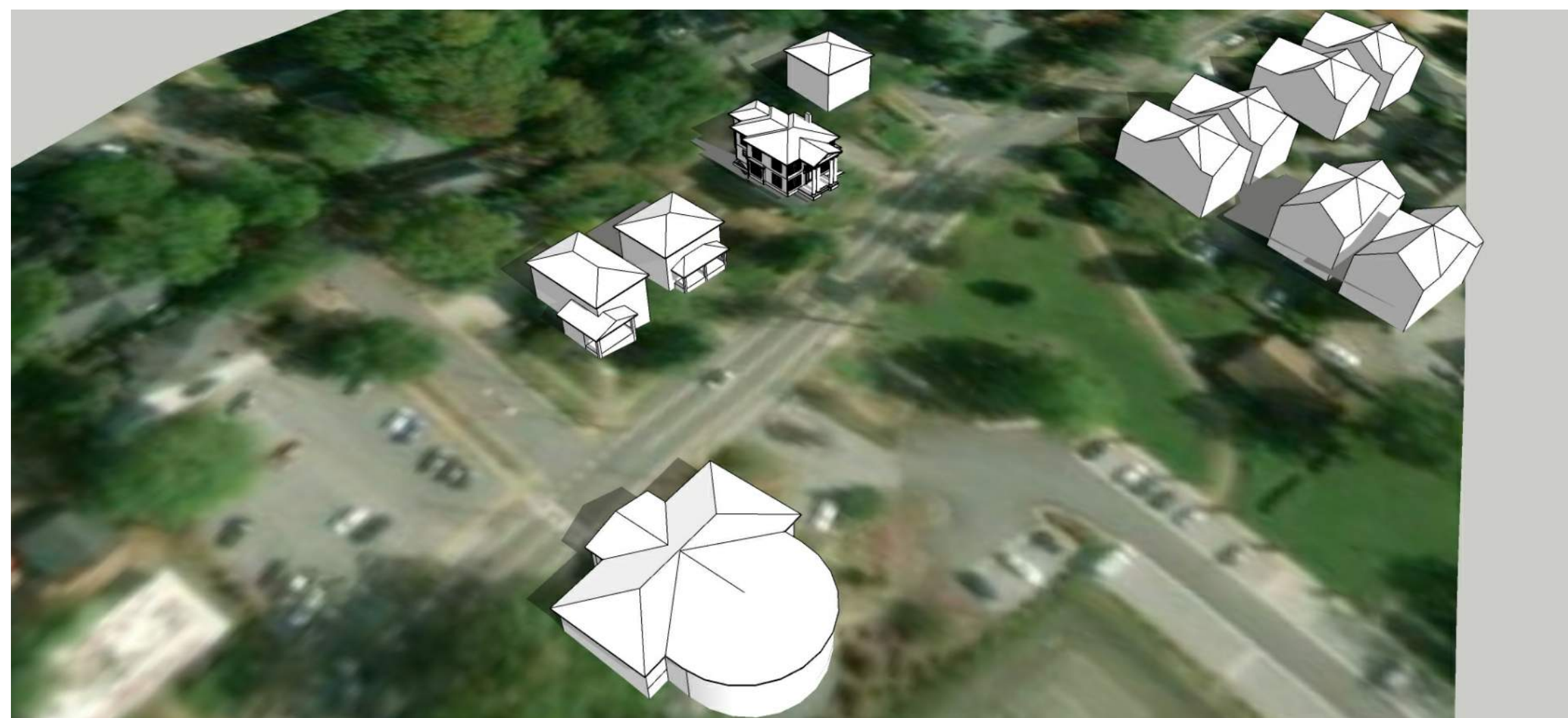
AERIAL VIEW



MASSING MODEL - NORTH WEST



MASSING MODEL - EAST



MASSING MODEL - AERIAL

FRANKLIN REAL ESTATE DEVELOPMENT
107 E. PARK AVENUE
GREENVILLE, SC 29601

REVISION SCHEDULE

No.	Description	Date



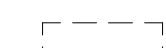
MASSING MODEL

PROJECT NUMBER: 2187
DATE: 04.28.22
DRAWN BY: SSL

4/28/2022 4:02:53 PM

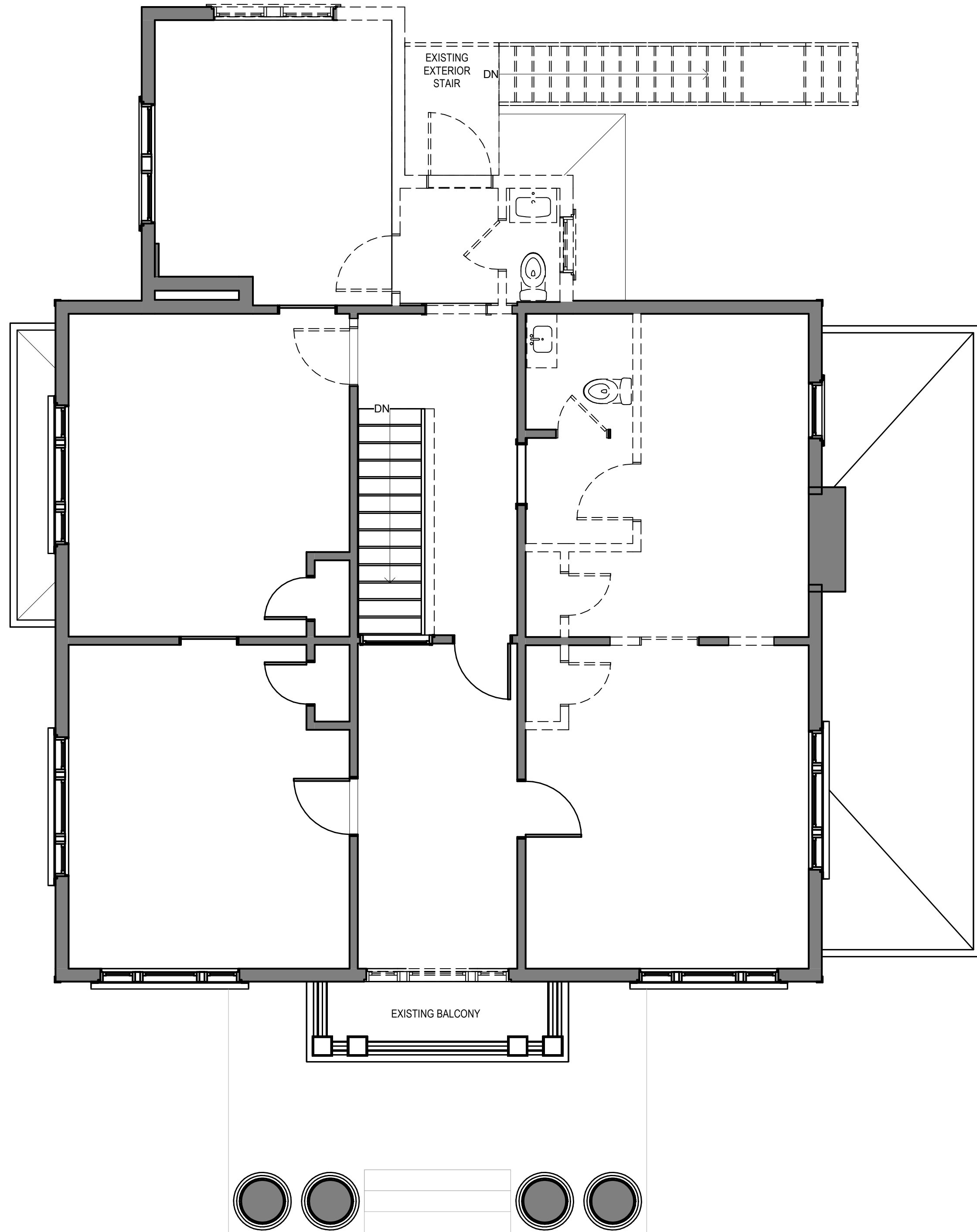
FRANKLIN REAL ESTATE DEVELOPMENT
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DEMOLITION PLAN LEGEND

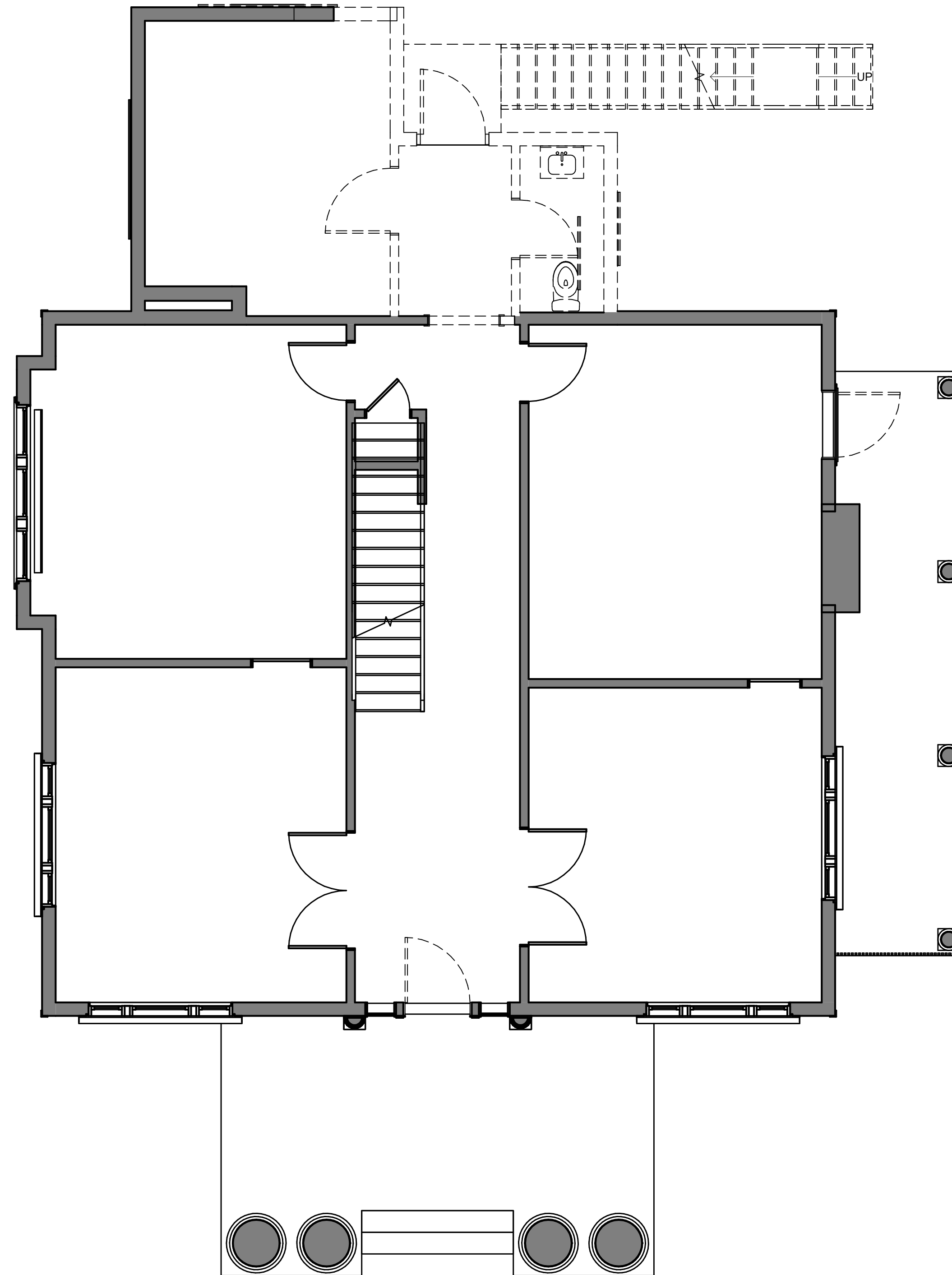
-  NOT IN SCOPE
-  EXISTING WALL
-  DASHED LINES TO BE DEMOLISHED;
SEE DEMOLITION NOTES

DEMOLITION NOTES

1. THE PURPOSE OF THESE DEMOLITION PLANS, AS MADE PART OF THE CONTRACT DOCUMENTS, IS TO GIVE THE GENERAL CONTRACTOR A GENERAL IDEA AS TO THE SCOPE OF ARCHITECTURAL DEMOLITION WORK REQUIRED. THE CONTRACTOR'S SHALL VISIT THE FACILITY, THOROUGHLY EVALUATE THE EXISTING FACILITY AGAINST THE ENTIRE SET OF DRAWINGS AND ACTUAL SITE CONDITIONS.
2. REVIEW ALL CONTRACT DOCUMENTS AND ARRIVE AT THE SCOPE OF DEMOLITION WORK REQUIRED TO ACHIEVE THE INTENDED RESULTS AND FINISHED PRODUCT. ALL DEMOLITION WORK SHALL BE INCLUDED IN THE BASE SCOPE OF WORK.
3. REMOVE ITEMS IN SUCH A WAY AS TO NEITHER DAMAGE ADJACENT MATERIALS NOR COMPROMISE THE STRUCTURAL INTEGRITY OF EXISTING BUILDING. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING CONSTRUCTION AS REQUIRED TO PERFORM THE PRESCRIBED WORK.
4. ALL HOLES AND OPENINGS IN FLOOR SLABS AS A RESULT OF EXISTING MECHANICAL, PLUMBING, OR ELECTRICAL UTILITY REMOVAL ARE TO BE FILLED IN WITH CONCRETE. ALL DEPRESSIONS ARE TO BE LEVELLED UNLESS INDICATED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING PORTIONS OF THE BUILDING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING PORTIONS OF THE BUILDING TO REMAIN, WHICH ARE CAUSED BY THE CONTRACTOR, OR CONTRACTORS' TEAM.
6. THE GENERAL CONTRACTOR SHALL MAINTAIN DURING THE PROGRESS OF THE WORK ALL MEANS OF EGRESS FROM THE FACILITY. CORRIDORS SHALL NOT BE REDUCED IN WIDTH IN SUCH A MANNER AS TO IMPEDE EGRESS FROM THE BUILDING. EXIT SIGNS, ALARM PULL STATIONS, ETC., ARE NOT TO BE BLOCKED FROM VIEW.
7. THE PURPOSE OF THE DEMOLITION DRAWINGS ARE STRICTLY LIMITED TO GENERALLY INDICATING AREAS AND/OR ITEMS TO BE REMOVED. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE AND EXACT EXTENT OF DEMOLITION NEEDED FOR NEW CONSTRUCTION. VERIFY ALL DEMOLITION DIMENSIONS PRIOR TO DEMOLITION AND COORDINATE VERIFIED DIMENSIONS WITH NEW WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES DISCOVERED INCLUDING THE NEED TO RELOCATE ITEMS SUCH AS LIGHT SWITCHES, FIRE ALARMS, EXIT LIGHTS, OUTLETS, ETC. NOT SHOWN ON DRAWINGS. DISCREPANCIES SHALL BE RESOLVED PRIOR TO BEGINNING DEMOLITION WORK.



② LEVEL 2 EXISTING
1/4" = 1'-0"



① LEVEL 1 EXISTING
1/4" = 1'-0"

REVISION SCHEDULE

No.	Description	Date

EXISTING FLOOR PLANS

PROJECT NUMBER: 2187
DATE: 04.28.22
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AD101

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL: SEE WALL TYPES FOR INFO.

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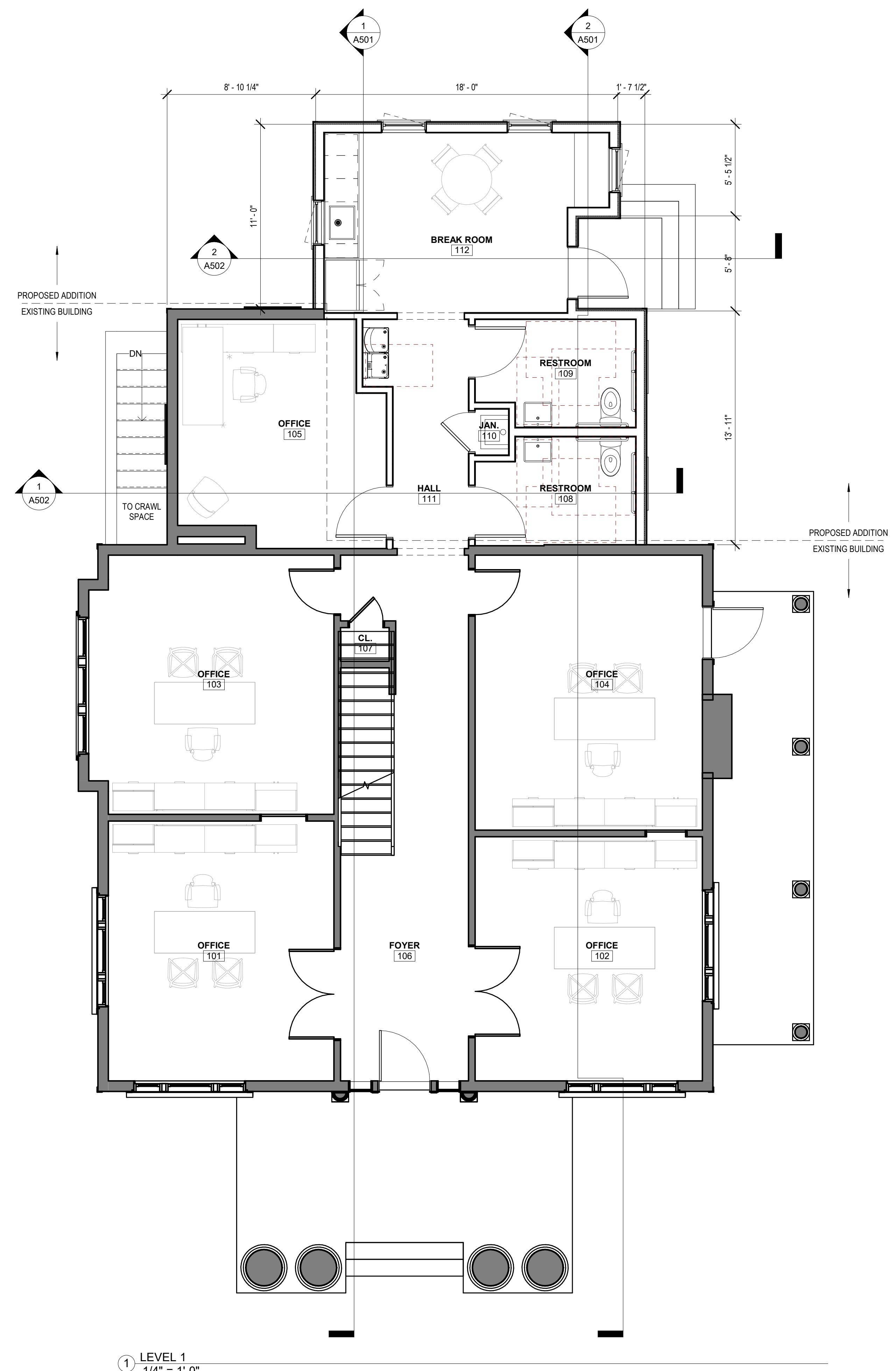
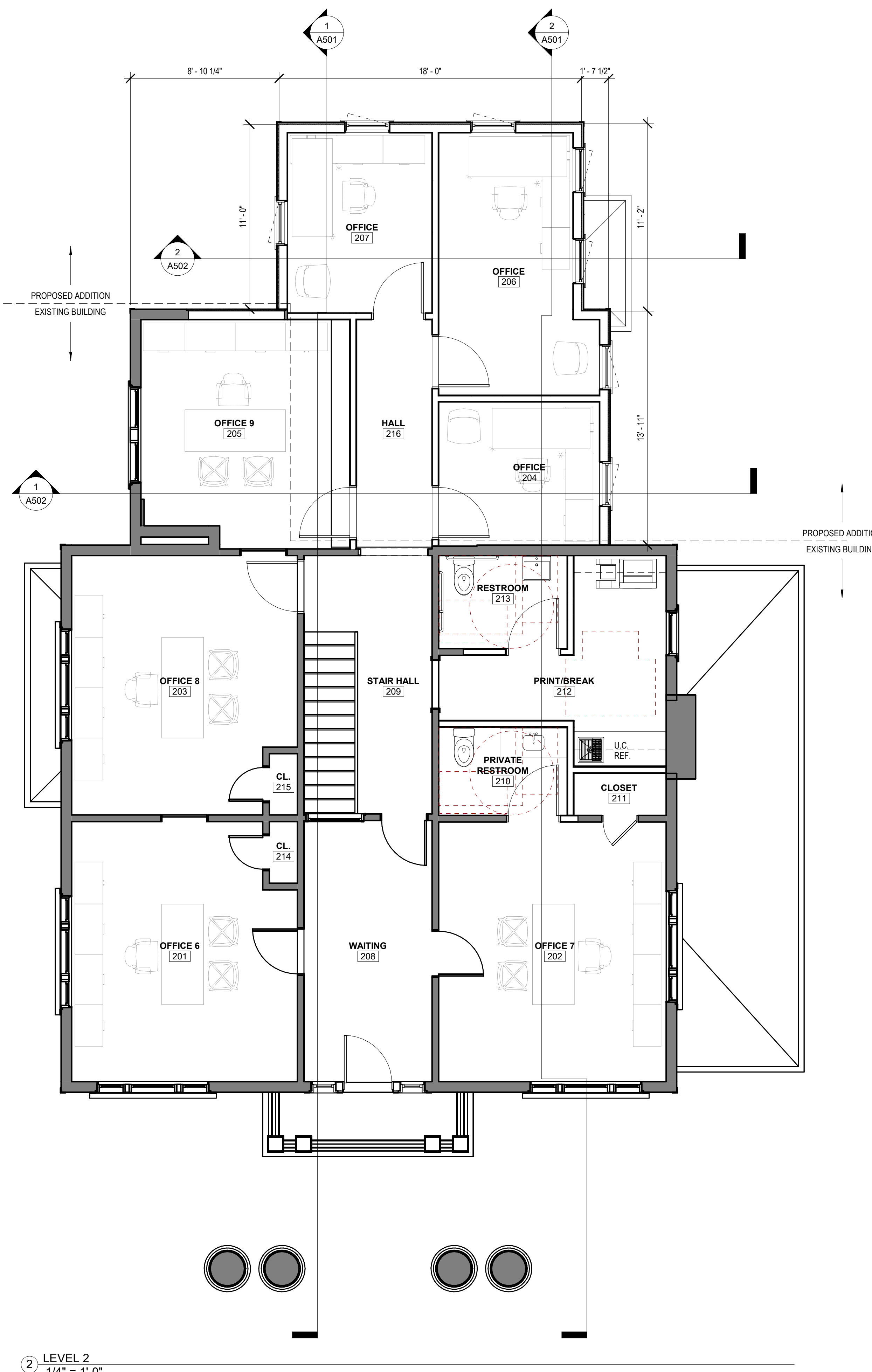
REVISION SCHEDULE

No.	Description	Date

FLOOR PLANS

PROJECT NUMBER: 2187
DATE: 04.28.22
DRAWN BY: SSL

A101



DRAWING NOTES

- 401 REPAIR & RESTORE EXISTING WINDOWS TO WORKING ORDER, REGLAZE AS NEEDED, SCRAPE, SAND, PRIME, & PAINT
- 402 REPAIR & RESTORE ALL EXISTING WOOD TRIM, SCRAPE, SAND, PRIME & PAINT
- 403 PAINT ALL EXISTING SIDING PT-1
- 404 INSTALL NEW WOOD DOOR W/ FULL GLASS LITE TO MATCH ORIGINAL; PRIME & PAINT.
- 405 INSTALL NEW OPERABLE WOOD SHUTTERS TO MATCH ORIGINAL; PRIME & PAINT
- 406 EXISTING LANTERN TO REMAIN
- 407 INSTALL NEW ARCHITECTURAL SHINGLE ROOF, CERTAINTED LANDMARK PRO OR APPROVED EQUAL
- 408 NEW 5/4 FIBER CEMENT CORNICE, MATCH EXISTING CORNICE PROFILE WITHOUT DENTILS; PRIME & PAINT
- 409 NEW 5/4 FIBER CEMENT TRIM; PRIME & PAINT
- 410 NEW FIBER CEMENT SHINGLE SIDING, HARDIE SHINGLE SIDING STRAIGHT EDGE PANEL OR APPROVED EQUAL; PRIME & PAINT PT-2
- 411 NEW ALUMINUM CLAD WOOD CASEMENT WINDOWS WITH 3-LITE TRANSOM ABOVE, SIERRA PACIFIC STANDARD CASEMENT OR APPROVED EQUAL
- 412 NEW 4" TONGUE & GROOVE BEVELED WOOD SIDING, STAINED ST-1
- 413 NEW WOOD DOOR WITH 3/4" GLASS LITE & SIMULATED DIVIDED LITES
- 414 NEW BRICK STOOP & STAIRS
- 415 NEW OUTDOOR WALL SCONCE, RESTORATION HARDWARE BRAXTON OR APPROVED EQUAL
- 416 NEW BRICK VENEER FOUNDATION

FRANKLIN REAL ESTATE DEVELOPMENT
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REVISION SCHEDULE

No.	Description	Date

BUILDING
ELEVATIONS

PROJECT NUMBER: 2187
DATE: 04.28.22
DRAWN BY: SSL

A401



① South EXISTING
3/16" = 1'-0"

② South PROPOSED
3/16" = 1'-0"



③ East EXISTING
3/16" = 1'-0"

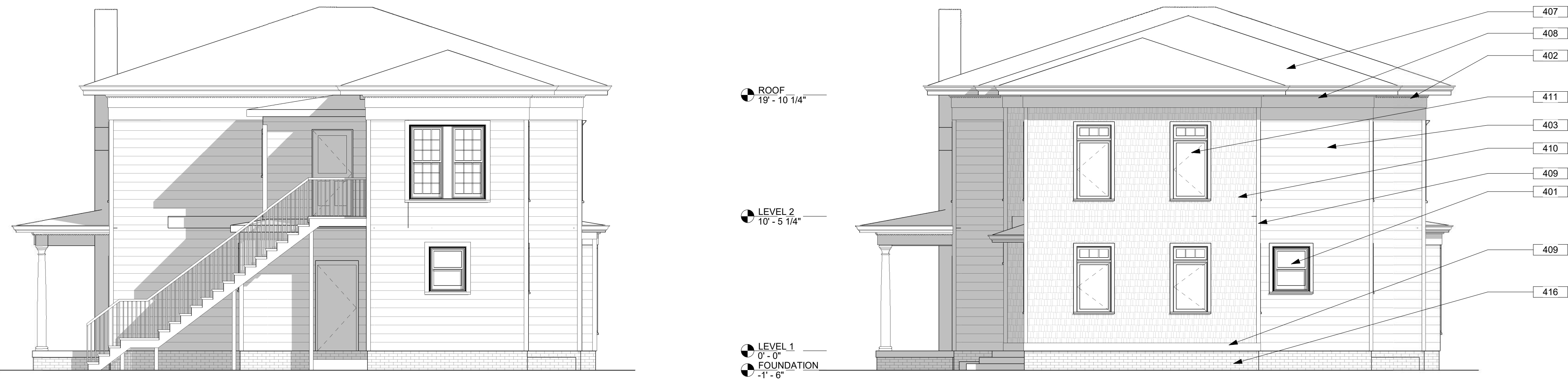
EXISTING BUILDING | PROPOSED ADDITION



④ East PROPOSED
3/16" = 1'-0"

DRAWING NOTES

- 401 REPAIR & RESTORE EXISTING WINDOWS TO WORKING ORDER, REGLAZE AS NEEDED, SCRAPE, SAND, PRIME, & PAINT
- 402 REPAIR & RESTORE ALL EXISTING WOOD TRIM, SCRAPE, SAND, PRIME & PAINT
- 403 PAINT ALL EXISTING SIDING PT-1
- 406 EXISTING LANTERN TO REMAIN
- 407 INSTALL NEW ARCHITECTURAL SHINGLE ROOF, CERTAINTED LANDMARK PRO OR APPROVED EQUAL
- 408 NEW 5/4 FIBER CEMENT CORNICE, MATCH EXISTING CORNICE PROFILE WITHOUT DENTILS, PRIME & PAINT
- 409 NEW 5/4 FIBER CEMENT TRIM, PRIME & PAINT
- 410 NEW FIBER CEMENT SHINGLE SIDING, HARDIE SHINGLE SIDING STRAIGHT EDGE PANEL OR APPROVED EQUAL, PRIME & PAINT PT-2
- 411 NEW ALUMINUM CLAD WOOD CASEMENT WINDOWS WITH 3-LITE TRANSOM ABOVE, SIERRA PACIFIC STANDARD CASEMENT OR APPROVED EQUAL
- 416 NEW BRICK VENEER FOUNDATION



1 North EXISTING
3/16" = 1'-0"

2 North PROPOSED
3/16" = 1'-0"



3 West EXISTING
3/16" = 1'-0"



4 West PROPOSED
3/16" = 1'-0"

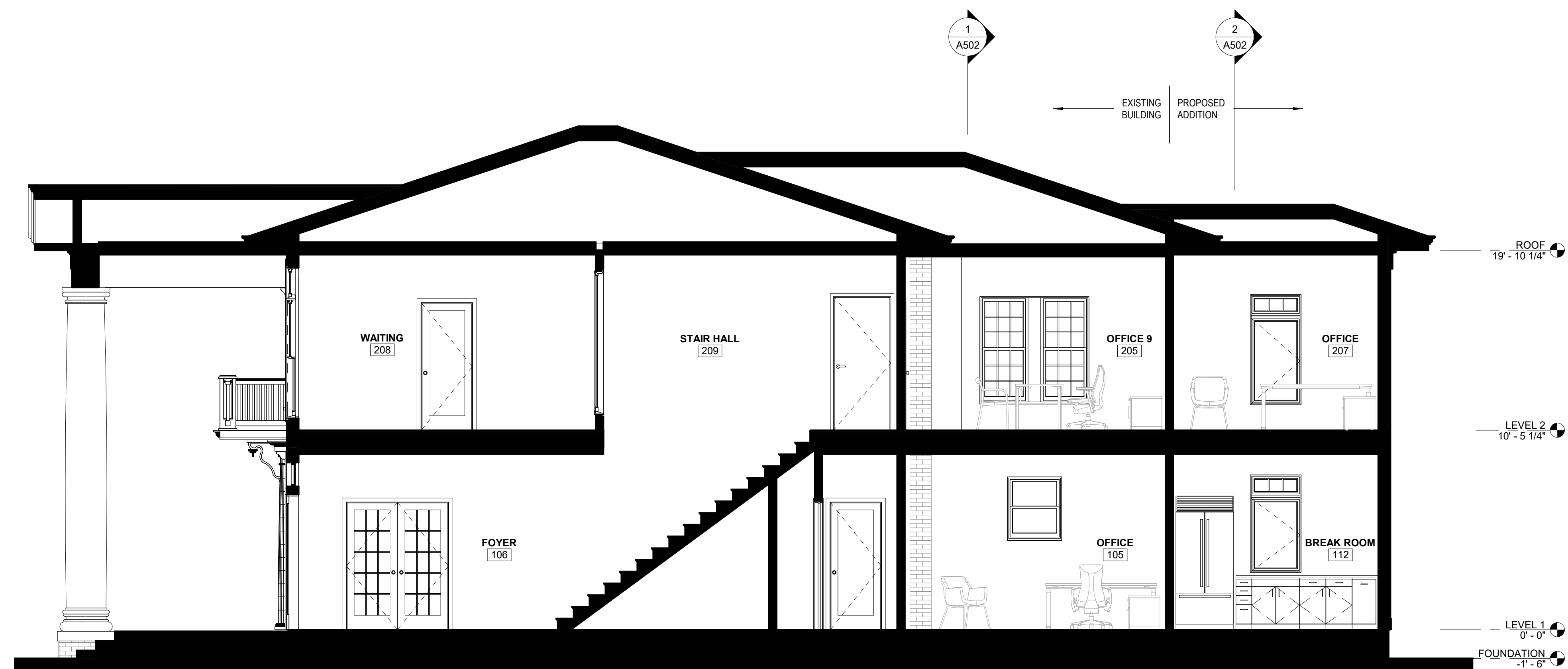
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REVISION SCHEDULE		
No.	Description	Date

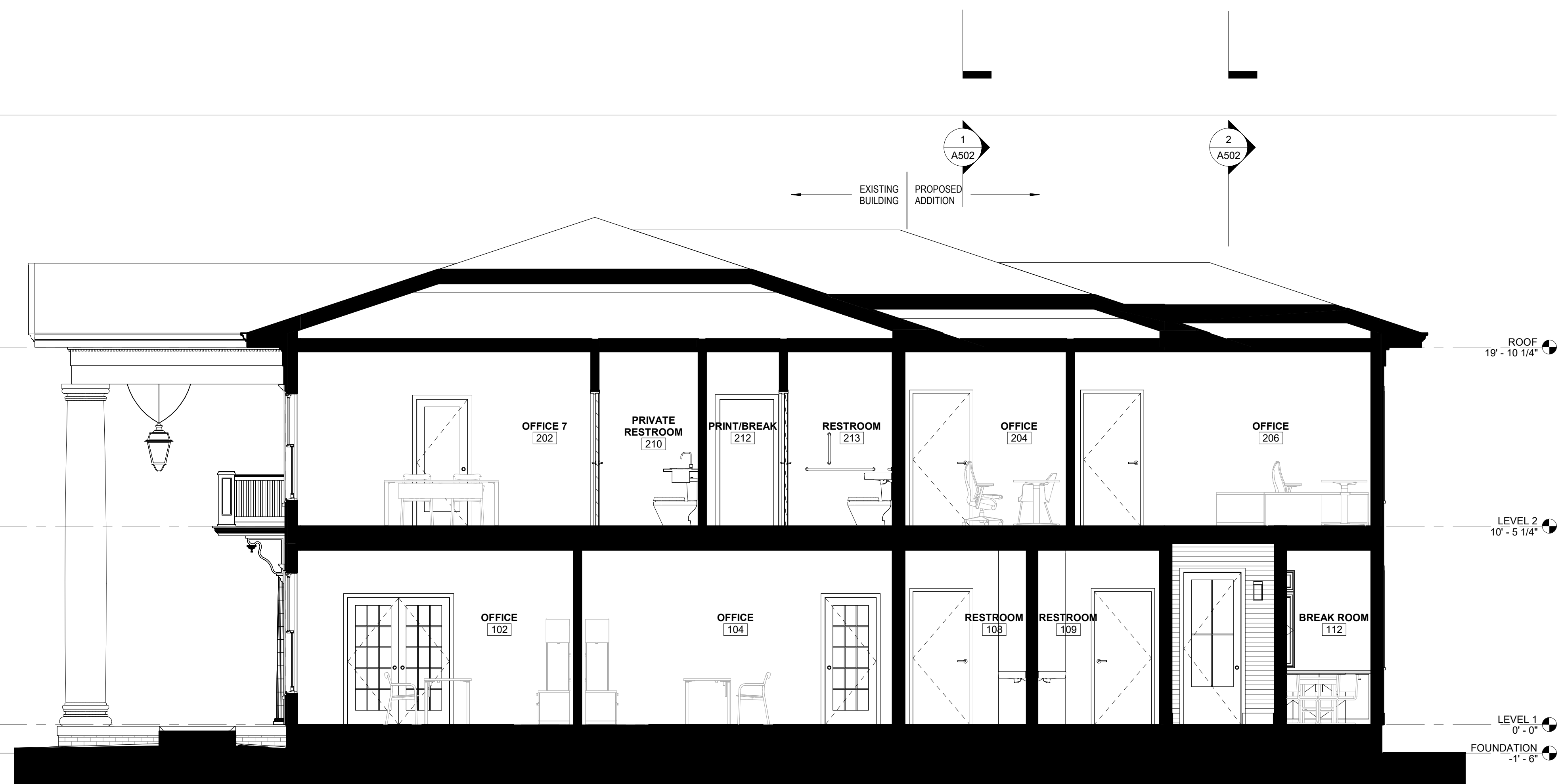
**BUILDING
ELEVATIONS**

PROJECT NUMBER: 2187
DATE: 04.28.22
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1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

REVISION SCHEDULE

No.	Description	Date

BUILDING SECTIONS

PROJECT NUMBER: 2187
DATE: 04.28.22
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REVISION SCHEDULE		
No.	Description	Date

BUILDING SECTIONS

PROJECT NUMBER: 2187
DATE: 04.28.22
DRAWN BY: SSL

A502

