



Architecture/Urban Design

NOTE TO PROPOSERS:

1. THESE DOCUMENTS SHOW SCHEMATIC DESIGN ONLY, AND REPRESENT THE GENERAL NATURE OF THE PROJECT. THEY DO NOT NECESSARILY REPRESENT THE ACTUAL DESIGN OF THE PROJECT.



Chapman Senior  
COLUMBUS, GEORGIA

SCHEMATIC DESIGN

2013019.00

02.20.2014



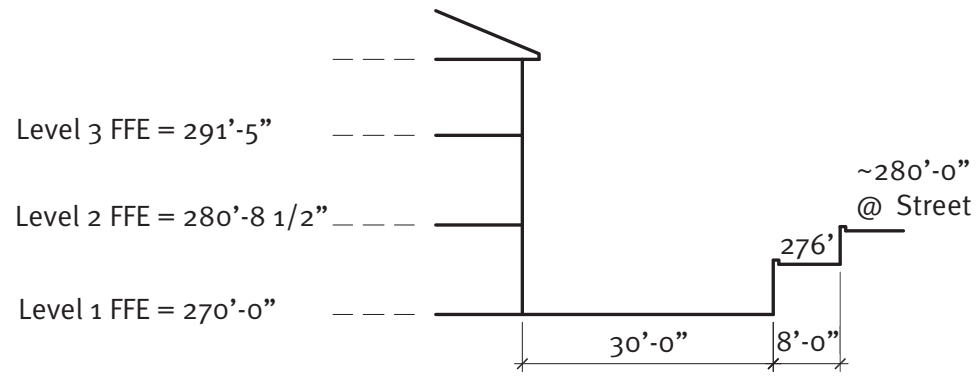




**01** Conceptual Site Plan  
Scale 1"=100'-0"

PROJECT DATA	
Units:	100 Units
Leasing:	5258 s.f.
Parking:	108 spaces 1.08 spaces/unit
Density:	6.1 Acres Gross 16.4 Units/Acre

TAX CREDITS	
13.A1	Community Room
A2	Gazebo
A3	On-site laundry
13.B1	Equipped Computer Center
B2	Furnished Exercise/Fitness Room
13.C1	HVAC
C2	Refrigerator (Energy Star rated)
C3	Dishwasher (Energy Star rated)
C4	Stove
C5a	Powder-based stovetop fire suppression canisters installed above the range cook top
13.D1	Elevator access to all units
D2	Interior furnished gathering areas in several locations in the lobbies and/or corridors in three -story construction
13.D3a	100% units are accessible and adaptable
17.C	At least 5% of the total units equipped for the mobility disabled, including wheel chair restricted residents, and at least 2% of the total units (to be part of this 5%) are equipped with roll-in showers
17.D	At least 2% of the total units equipped for hearing and sight-impaired residents
18.B1	Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
18.B2	Upgraded roofing shingles, or roofing materials (30 year warranty or greater)
19.	All units shall be equipped with loop handles on all cabinet doors, level door handles and lever faucets throughout.
Project is designed to meet Earthcraft Multifamily and Earthcraft Neighborhood.	



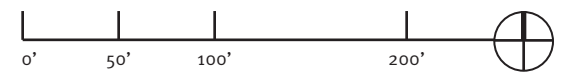
**02** Conceptual Section A  
Scale 1"=20'-0"



Chapman Senior  
Columbus, Georgia



Conceptual Site Plan  
Scale 1"=100'-0"



02.20.2014 | 2013019.00 ag  
Copyright © JHP 2014  
Not for Regulatory Approval, Permit or Construction: John M. Schrader  
Registered Architect of State of Georgia, Registration No. RA013349

**PRELIMINARY PROJECT TABULATION**

**Chapman Sr.  
Columbus, GA**

Site Acreage **6.1** Gross Acres  
Project Density **16.39** Units Per Acre

**JHP Architecture/Urban Design**  
Project Number 2013019  
DP  
17-Feb-14

**UNIT DATA:**

Unit	A1	A2	B1	Unit	Net S.F.	When applied to the Unit Data, the net square footage includes all enclosed conditioned dwelling unit space. When applied to the Building Data the net square footage includes the enclosed conditioned floor area of the dwelling units, amenity areas corridors and building service areas. Measurements are taken to the exterior face face of stud of the enclosing wall.
Description	1B/1B	1B/1B	2B/1B	Totals/Avg.		
Total Number	68	12	20	100	Gross S.F.	When applied to the Unit Data, the gross square footage includes all enclosed conditioned and unconditioned dwelling unit space. When applied to the Building Data the gross square footage includes the enclosed conditioned and unconditioned floor area of the amenity areas, corridors and building service areas. Measurements are taken to the exterior face face of stud of the enclosing wall.
Net Square Footage	744	787	984	797		
Gross Square Footage	744	787	984	797		
Percent of Total	68.0%	12.0%	20.0%	100.0%		
Unit Net Totals	50,592	9,444	19,680	79,716		
Unit Gross Totals	50,592	9,444	19,680	79,716		

BUILDING DATA:		A1	A2	B1	Total Units per Bldg.	Leasing & Amenities
Bldg. Floor	Bldg. Area					
1		22	4	4	30	5,258 SF
2		23	4	8	35	
3		23	4	8	35	
<b>TOTAL</b>		<b>68</b>	<b>12</b>	<b>20</b>	<b>100</b>	



Chapman Senior  
Columbus, Georgia

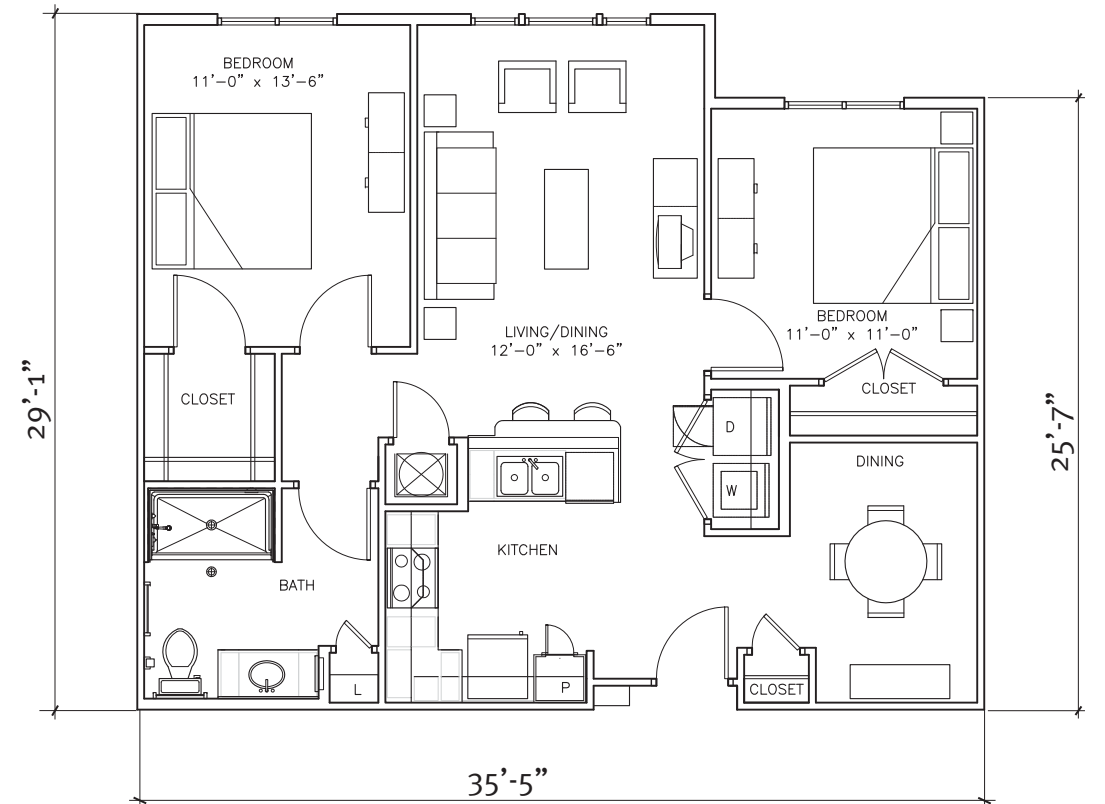
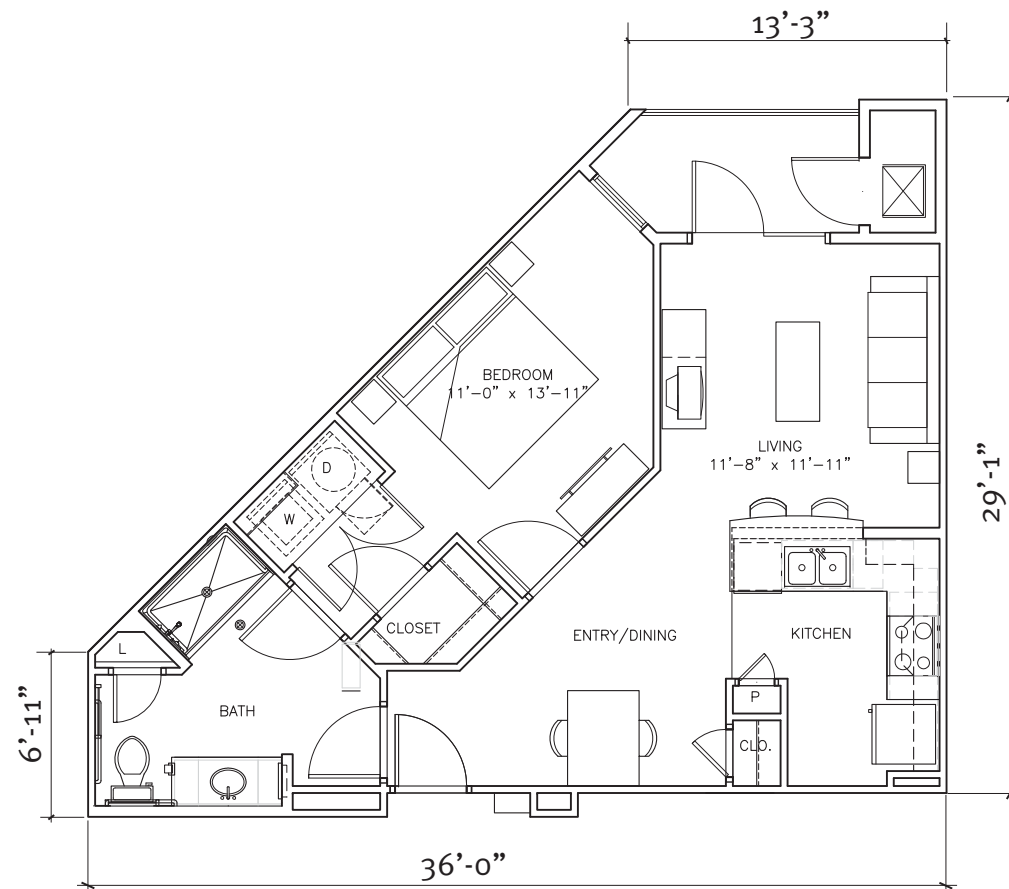
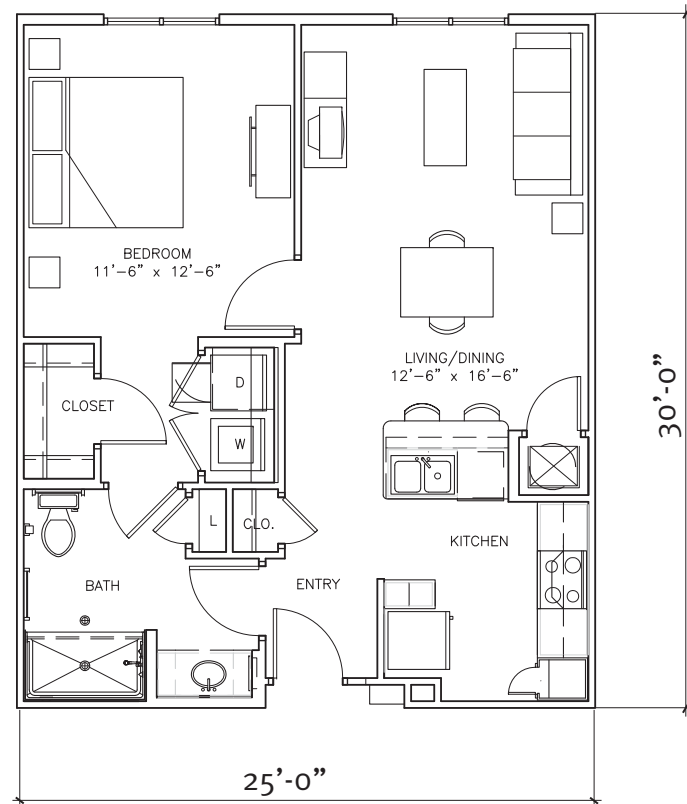


Data Chart

02.20.2014	2013019.00	ag
<small>Copyright © JHP 2014 Not for Regulatory Approval, Permit or Construction: John M. Schrader Registered Architect of State of Georgia, Registration No. RA013349</small>		



1. **Paving:** Concrete for drives and entries; design and subgrade per Geotech report.
  - a. Special Paving to be coordinated by Landscape Architect
  - b. Sidewalks to be Brushed Concrete finish with "Special Paving" Accents at Key areas and in courtyard.
  - c. Provide accessible-route access points to building entrances/exits.
2. **Earthwork/Demolition:** Demolition of existing buildings is required (by Owner).
  - a. Assume that any existing subsurface utilities are capped by Others per code.
  - b. Assume that Asbestos and other Hazmat materials are abated and removed.
  - c. All imported substrate materials per criteria of Geotech report.
  - d. All trenching and backfill per criteria of Geotech report.
3. **Landscaping:**
  - a. Irrigation system throughout landscaped areas with separate meter – coordinate with Landscape Architect.
  - b. All Landscaping to be directed and coordinated by Landscape Architect.
  - c. Retaining wall where grade steps down along Fort Benning Rd may be required.
  - d. Resident garden to be provided. Tool storage enclosure to be provided for garden.
  - e. Gazebo to be provided in courtyard and/or in resident garden.
4. **Courtyard:** One central exterior courtyard off of amenities.
  - a. Courtyard to have decorative pavers.
  - b. Water features and other landscape features to be coordinated with Landscape Architect.
5. **Foundation:** 1 floor post-tensioned concrete structure on concrete spread footings, with standard paving-on-grade.
  - a. Post-tension concrete floor deck at first residential level.
6. **Building Structure:** Three (3) story wood framing with 5/8" exterior-faced gypsum sheathing [structural sheathing as required for lateral bracing]; Tyvek wrap, typical.
  - a. Floor system 18" open web wood trusses with T&G decking; 3/4" gypcrete, typ. at units, 1 1/2" lt. wt. conc. at corridors; hold-downs / straps for shear.
  - b. Roof system: pre-engineered, open web wood trusses with T&G decking.
  - c. Single layer gyp ceilings on resilient channels throughout lower floors; double-layer gyp. board at Roof/Ceiling [top level].
  - d. 9'-1" plate heights, typical.
  - e. Elevator shaft: CMU.
  - f. Porte cochere' at main entry drive.
7. **Stairs:**
  - a. Closed riser steel stair system, 1-1/2" dia. handrails, 7/11 design at stairs with concrete treads.
  - b. Stairs protected from adjacent corridors and other spaces with 2-hour fire-rated construction.
8. **Envelope:** Exterior [Street or side yard exposure]
  - a. Combination of Brick w/accents, & cementitious siding and panel (40 yr transferable product warranty), and comp. shingles roof.
  - b. Handrails and Guardrails to be Decorative Steel, painted.
  - c. Canopies and Awnings – per Drawings as applicable; prefabricated, with signage.
9. **Envelope:** Interior [Courtyard-side]
  - a. 1<sup>st</sup> and 2<sup>nd</sup> levels to be brick with accents, & cementitious materials (cementitious siding and hardi paneling) on upper floors.
  - b. Handrails and Guardrails to be Decorative Steel, painted.
10. **Building Insulation:**
  - a. R19 walls.
  - b. R38 roof/ceiling.
  - c. STC 50 sound insulation at tenant walls and corridors; sound insulation below apartment hard surface floor finishes.
11. **Roofing:**
  - a. 30 year composition shingles; eave protection; metal valley flashing.
  - b. Low slope roof areas with parapets to be single-ply membrane roofing with walking pads for mechanical access, as required.
  - c. Pre-finished alum. gutters, roof leaders and conductor boxes (as applicable); leaders to be booted into storm lines.
  - d. Misc. flashing, 24 ga, G.I., minimum.
  - e. Standing seam metal roofing at porte cochere and unit bay window conditions.
12. **Area Firewalls:** 2 Hr. as required by local code.
  - a. Fire Walls to extend from 1<sup>st</sup> floor slab to underside of roof.
  - b. Fire rated doors in corridors with magnetic hold-open devices.
  - c. Fire Walls to be shaft-liner construction.
13. **Apartment Finishes:**
  - a. Two-coat flat latex paint walls / ceilings over prime coat.
  - b. Ceramic tile pavers in entries; kitchens and baths.
  - c. Lever hardware throughout; brushed-nickel, typical.
  - d. High grade cabinets – 42" height uppers, 33" height at vanities.
  - e. Lighting allowance with upgraded fixtures
  - f. 25oz. Carpet over 1/2" rebound 8lb pad (Green Label)
14. **Windows / Doors:**
  - a. Insulated glass single hung vinyl windows: Low-E glass; 8' head heights, unless indicated otherwise.
  - b. Leasing and Amenity areas: 1" insulated (temp.) clear glass in coated aluminum frame; 2.5" x 4" (min.) frame dimension. Entrances shall be medium stile type with temp. clear glass; upgraded hardware.
  - c. Heavy-duty adjustable blinds from floor to ceiling on lobby, leasing and amenity spaces.
  - d. Fire-rated paneled doors at Unit entries with spring hinges or closers to meet building code, and with 10" kick-plate at bottom.
  - e. Hollow-core, paneled interior Unit doors.
15. **Specialties or Special Finishes:**
  - a. Two (2) Auto-sliding glass doors at main entry, with camera security and access readers at public areas through-out.
  - b. Metal, ganged mailboxes, recessed; located in Leasing or amenity area.
  - c. Corridor floor finish: carpet with accent at intersections.
16. **Trash:** One (1) Trash compactor with one (1) vertical trash chute with extra container, Metal roll-up door at compactor.
17. **Elevators:** One (1) 4000 lb hydraulic elevator and One (1) 2500 lb.
  - a. The 4000 lb hydraulic elevator will be stretcher-capable for freight/moving use.
  - b. Eight (8) foot ceiling (9'-7" car hgt.); cab finish-out allowance: \$5,000 (Finished interior panel, handrail & ceiling).
18. **Plumbing:** Standard fixtures; tied to public mains; no detention required.
  - a. Low flow and/or Water Sense plumbing fixtures.
19. **HVAC:**
  - a. Electric fan coils units [air-handlers typically mounted above water heater in the same closet].
  - b. Remote mount condensers installed at rooftop locations [these locations to be coordinated by Architect and MEP Engineer]
  - c. Dryer vents galvanized metal run to exterior locations [vent locations to be coordinated by architect on elevations] with hood-type cap.
  - d. Baths and Utility Rooms vented to exterior [vent locations to be coordinated by architect on elevations] with hood-type cap.
20. **Fire Systems:**
  - a. NFPA 13R for residential levels (Type VA construction)
  - b. NFPA 13 at Leasing & Amenities.
  - c. Class I stand pipes as required for all levels.
21. **Electrical:** Building wall surfaces provided on building end walls for meters [as needed and coordinate with MEP Engineer]
  - a. Transformers to be pad mounted
  - b. Landscape Architect, Architect, Civil Engineer and MEP Engineer to coordinate transformers, meters, misc. mechanical items and other elements.
  - c. Fire alarm systems per local codes.
  - d. Assume CATV and data connections at two locations per Unit. Rough-in for Security system (card access) per below, for Owner's vendor.
  - e. Provide lighting as required for Gazebo, porte cochere' and garden areas
22. **Other Features and Finishes:**
  - a. Entryways to have special paving
  - b. Approx. 5000. ft. Leasing Office/Fitness area with special finishes.
  - c. Electronic Card-Reader access to Corridors and Leasing/Amenity entry points, with cameras.
23. **Notes:**
  - a. All Assumptions are Schematic and to be verified by Consultants, and approved by Owner.
  - b. This project is to be designed to meet Threshold requirements per DCA, & Earthcraft guidelines.



**01** Unit A1 1 BD/1 Bath  
68/100 units 744 N.S.F.

**02** Unit A2 1 BD/1 Bath  
12/100 units 787 N.S.F.

**03** Unit B1 2 BD/1 Bath  
20/100 units 984 N.S.F.

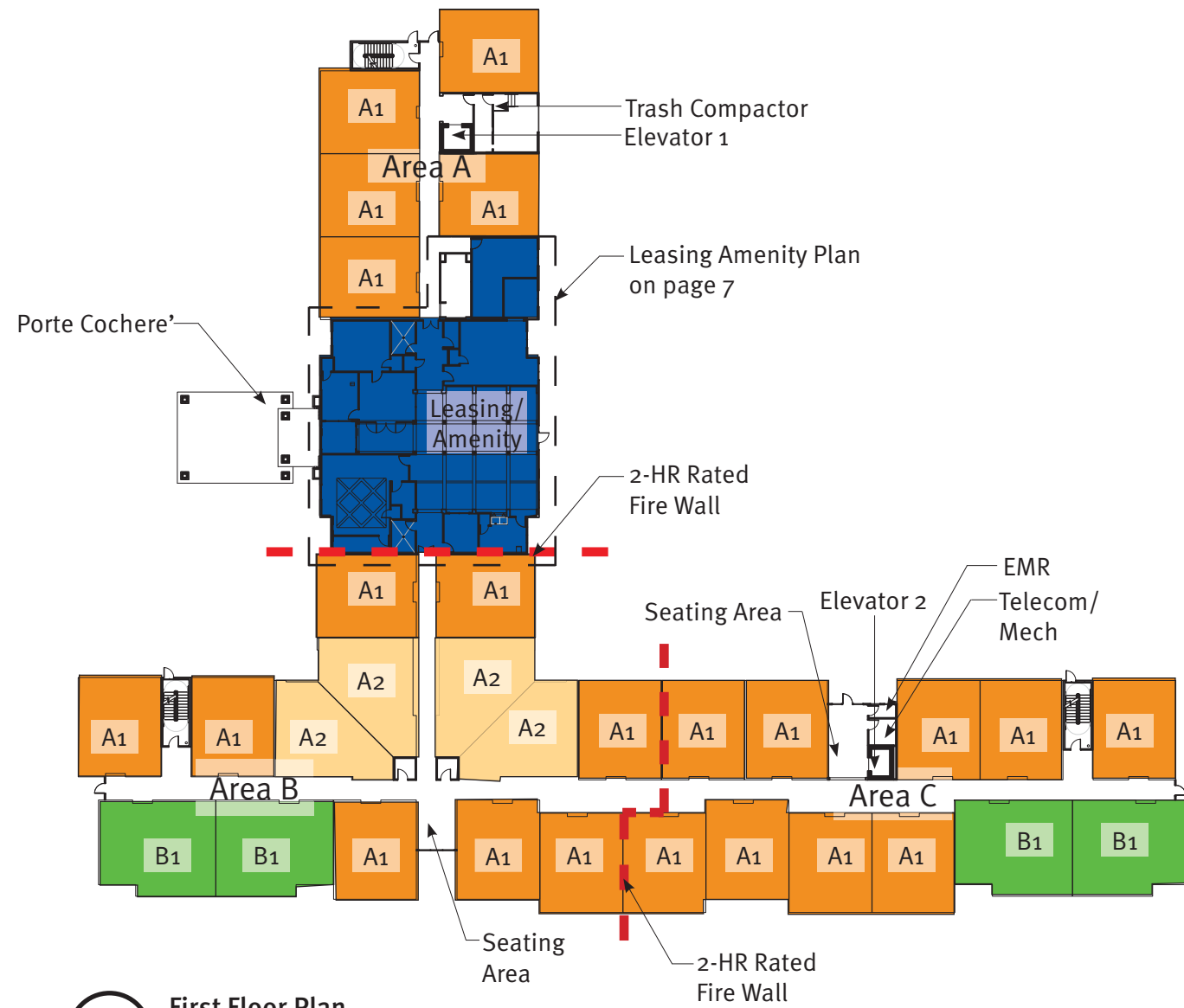


Chapman Senior  
Columbus, Georgia

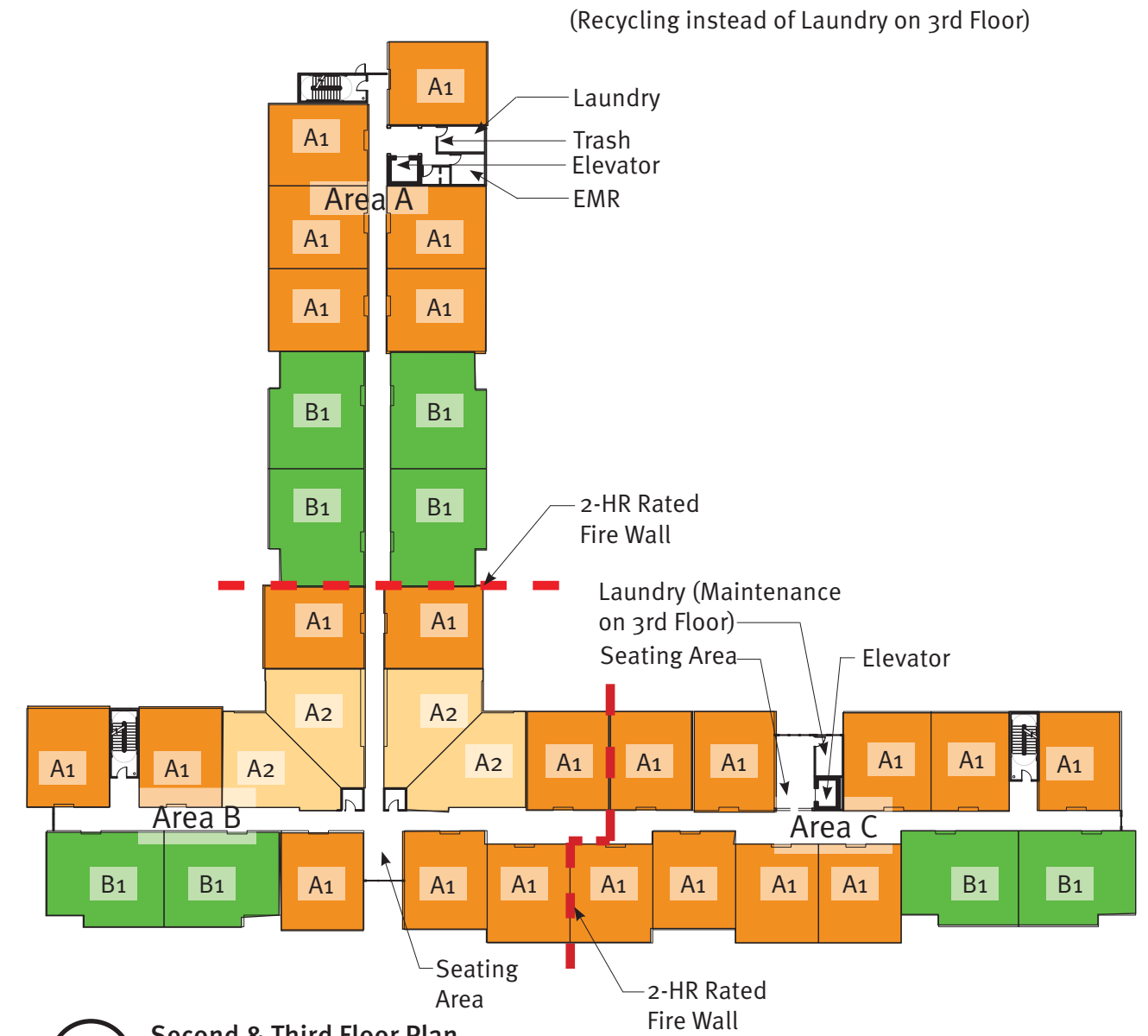


Unit Plans  
Scale 1/8" = 1' - 0"

02.20.2014	2013019.00	ag
<small>Copyright © JHP 2014 Not for Regulatory Approval, Permit or Construction: John M. Schrader Registered Architect of State of Georgia, Registration No. RA013349</small>		



01 First Floor Plan



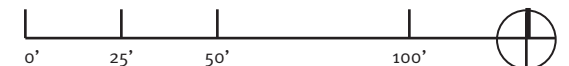
01 Second & Third Floor Plan



Chapman Senior  
Columbus, Georgia

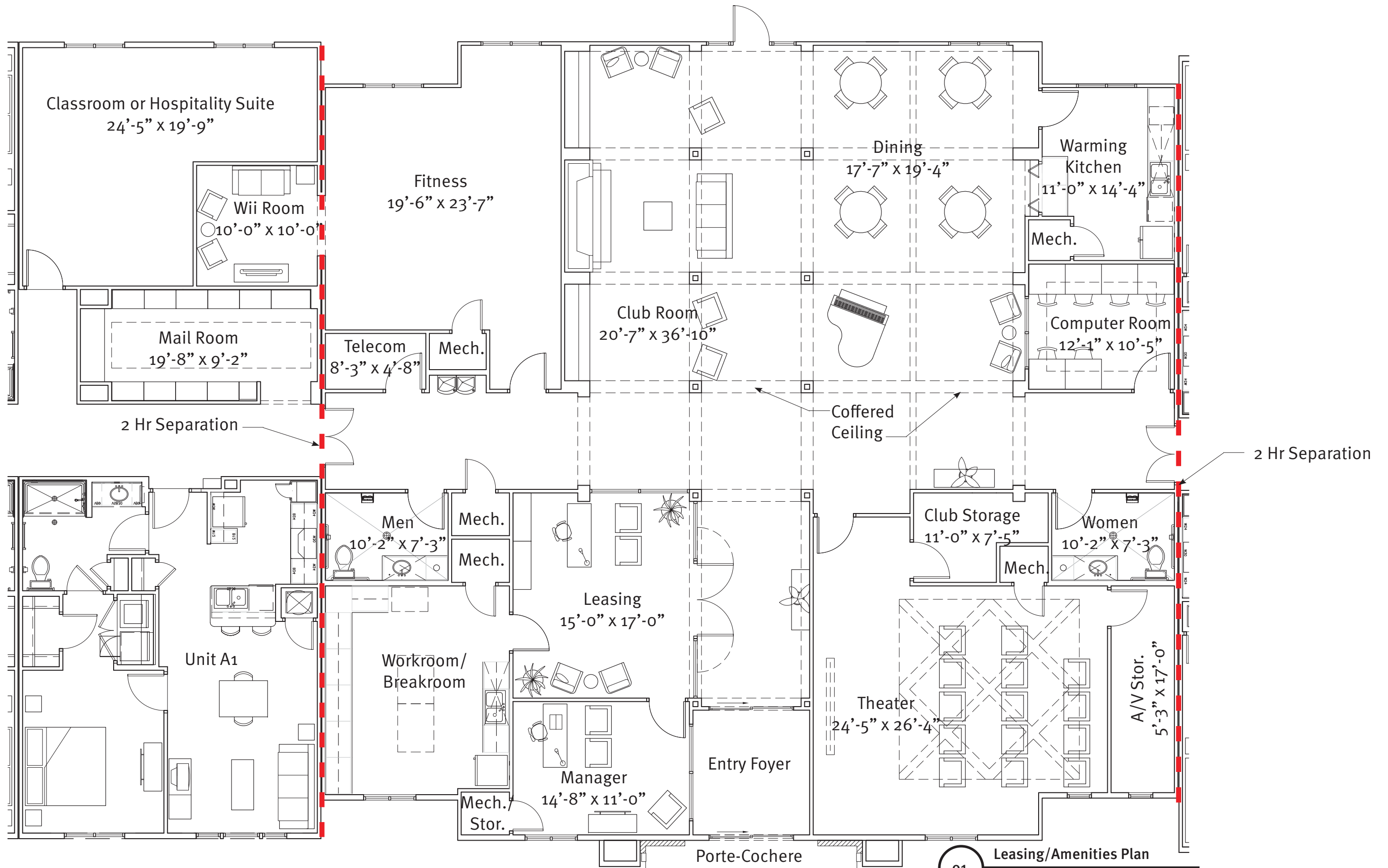


Building Plans  
Scale 1" = 50' - 0"



02.20.2014 | 2013019.00 ag

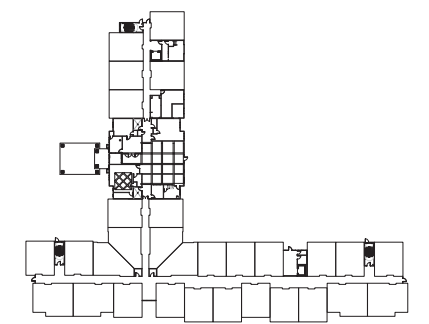
Copyright © JHP 2014  
Not for Regulatory Approval, Permit or Construction: John M. Schrader  
Registered Architect of State of Georgia, Registration No. RA013349







- 1 Brick - A color
- 2 Brick - B color
- 3 Cementitious Siding
- 4 Cementitious Panel
- 5 Vinyl Window
- 6 Storefront Window
- 7 Metal Awning
- 8 Composite Shingles Roof



Key Plan

01 Ft. Benning Road Elevation

9'-1" plate ht. typical on each floor



Chapman Senior  
Columbus, Georgia



Elevations  
nts

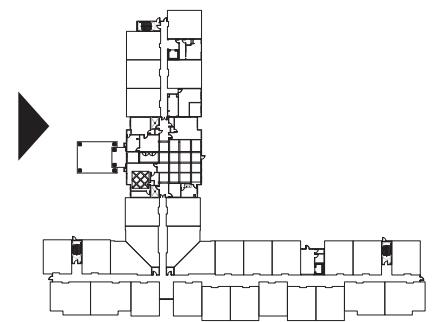
02.20.2014 | 2013019.00 ag

Copyright © JHP 2014  
Not for Regulatory Approval, Permit or Construction: John M. Schrader  
Registered Architect of State of Georgia, Registration No. RA013349





- ① Brick - A color
- ② Brick - B color
- ③ Cementitious Siding
- ④ Cementitious Panel
- ⑤ Vinyl Window
- ⑥ Storefront Window
- ⑦ Metal Awning
- ⑧ Composite Shingles Roof



Key Plan

**02** Chapman Way Elevation

9'-1" plate ht. typical on each floor



Chapman Senior  
Columbus, Georgia



Elevations  
nts

02.20.2014 | 2013019.00 ag

Copyright © JHP 2014  
Not for Regulatory Approval, Permit or Construction: John M. Schrader  
Registered Architect of State of Georgia, Registration No. RA013349









1



2



3



4



5



6



7



8



Chapman Senior  
Columbus, Georgia



Image Board

02.20.2014 | 2013019.00 ag

Photographs and/or images are not necessarily a JHP project and are shown as examples only.