

**A MARKET FEASIBILITY STUDY OF:**

**PINEHAVEN**

**VILLAS**

# **A MARKET FEASIBILITY STUDY OF:**

# **PINEHAVEN VILLAS**

Located at:  
1400 Trinity Drive  
Columbia, Richland County, SC 29209

Effective Date: November 7, 2023  
Report Date: December 15, 2023

Prepared for:  
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December 15, 2023

Jackson Reed  
Assistant Manager, Development  
Vitus  
2607 2<sup>nd</sup> Avenue, Suite 300  
Seattle, WA 98121

Re: Market Study for Pinehaven Villas, located in Columbia, Richland County, South Carolina

Dear Jackson Reed:

At your request, Novogradac & Company LLP, doing business under the brand name Novogradac Consulting (Novogradac), has performed a study of the multifamily rental market in the Columbia, Richland County, South Carolina area relative to the above-referenced proposed affordable housing acquisition/rehabilitation project.

The purpose of this market study is to assess the viability of the acquisition/rehabilitation of Pinehaven Villas (Subject), an existing 80-unit Section 8 multifamily property located at 1400 Trinity Drive, in Columbia, Richland County, South Carolina. All of the Subject's units currently benefit from Section 8 subsidy; thus, tenants pay 30 percent of their income towards rent. Post renovation, all of the units will be LIHTC-restricted to families earning 60 percent of the Area Median Income (AMI) or below, and all 80 units will continue to benefit from Section 8 subsidy. As such, tenants will continue to pay just 30 percent of their income towards rent.

We are previously prepared an application appraisal and rent comparability study (RCS) for the Subject property, both of which are effective March 12, 2021, and are concurrently preparing an appraisal. The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions. The scope of this report meets the 2023 requirements of the South Carolina State Housing Finance and Development Authority (SC Housing), including the following:

- Inspecting the site of the proposed Subject and the general location.
- Analyzing appropriateness of the proposed Subject's unit mix, rent levels, available amenities and site.
- Estimating market rent, absorption and stabilized occupancy levels for the market area.
- Investigating the health and conditions of the multifamily housing market.
- Calculating income bands, given the proposed Subject rents.
- Estimating the number of income-eligible households.
- Reviewing relevant public records and contacting appropriate public agencies.
- Analyzing the economic and social conditions in the market area in relation to the proposed project.
- Establishing the Subject Primary and Secondary Market Area(s) if applicable.
- Surveying competing projects, both Low-Income Housing Tax Credit (LIHTC) and market rate.

This report contains, to the fullest extent possible and practical, explanations of the data, reasoning, and analyses that were used to develop the opinions contained herein. The depth of discussion contained in the report is specific to the needs of the client and the requirements of SC Housing; both are identified intended users, and the intended use is for tax credit application submission. The report and the conclusions are subject to the *Assumptions and Limiting Conditions* attached.

The National Council of Housing Market Analysts (NCHMA) is a professional organization chartered to promote the development of high-quality market analysis for the affordable housing industry. Novogradac is a charter member of this organization. NCHMA has compiled model content standards for market studies. This report, which is a comprehensive market analysis full narrative report, conforms to those standards; any slight modifications or departures from those standards are considered incidental and result from client or agency-specific needs.

The authors of this report certify that we are not part of the development team, owner of the Subject site, general contractor, nor are we affiliated with any member of the development team engaged in the development of the Subject property or the development's partners or intended partners. The recommendations and conclusions are based solely on the professional opinions and best efforts of the analysts. There exists no identity of interest between the analyst and the entity for which the report is prepared, the applicant or its principals (general partners, members, etc.).

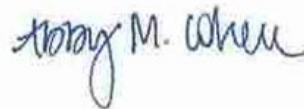
The Stated Purpose of this assignment is for application. You agree not to use the Report other than for the Stated Purpose, and you agree to indemnify us for any claims, damages or losses that we may incur as the result of your use of the Report for other than the Stated Purpose. Without limiting the general applicability of this paragraph, under no circumstances may the Report be used in advertisements, solicitations and/or any form of securities offering.

Please do not hesitate to contact us if there are any questions regarding the report or if Novogradac can be of further assistance. It has been our pleasure to assist you with this project.

Respectfully submitted,  
Novogradac



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# **EXECUTIVE SUMMARY**

## Property Summary of Subject

### Subject Property Overview:

The Subject is an existing 80-unit Section 8 apartment property located at 1400 Trinity Drive, Columbia, Richland County, SC 29209. The Subject's units are contained in 22 single-story, residential buildings, along with a single-story community building, which were originally built in 1980. Based on our physical inspection, the Subject exhibits average overall condition.

The property currently offers 10 one-bedroom units, 52 two-bedroom units, and 18 three-bedroom units targeted to family households, all of which benefit from a Section 8 HAP contract. As such, tenants pay just 30 percent of their income towards rents. Post-renovation, all of the Subject's units will be LIHTC restricted at the 60 percent AMI level, and all units will continue to benefit from Section 8 subsidy. As such, tenants will continue to pay just 30 percent of their income towards rent. Further, all tenants are expected to remain income qualified post-renovation.

### Targeted Tenancy:

For SC Housing purposes, the tenancy is considered the general population. The targeted tenancy is not age-restricted and will consist primarily of households ranging from one to five-persons.

### Proposed Rents, Unit Mix and Utility Allowance:

The following table details the Subject's proposed rents, utility allowances, unit mix, and unit sizes. Post-renovation, all 80 units will be LIHTC restricted to families earning 60 percent of the AMI or below, and all units will continue to benefit from Section 8 subsidy. As such, tenants will continue to pay just 30 percent of their income towards rent, not to exceed the lesser of the LIHTC rents and contract rents.

#### PROPOSED RENTS

Unit Type	Unit Size (SF)	# Units	Net Rent	Utility Allowance (1)	Gross Rent	2023 LIHTC Maximum Allowable Gross Rent	Proposed Net Contract Rents (2)
<b>@60% (Section 8)</b>							
1BR/1BA	598	10	\$850	\$93	\$943	\$945	\$1,175
2BR/1BA	822	48	\$1,008	\$124	\$1,132	\$1,134	\$1,375
2BR/1BA	822	4	\$1,003	\$129	\$1,132	\$1,134	\$1,400
3BR/1BA	1,091	18	\$1,149	\$159	\$1,308	\$1,309	\$1,575
<b>Total</b>		<b>80</b>					

(1) According to Subject's HAP Contract effective June 1, 2023

(2) According to third-party RCS (post-renovation scenario) conducted by Doyle Real Estate Advisors LLC, effective November 2023

**Scope of Renovations:**

The total renovation hard costs are estimated to be approximately \$62,000 per unit. According to the relocation plan provided by the developer, renovations will occur with minimal disruption to tenants; however, residents may be temporarily relocated during the day. In the event that a unit will need extensive work, tenants may be relocated to a nearby hotel paid for by the developer. No tenants will be permanently displaced. The scope of renovations includes, but is not limited to:

- Parking and drives: full mill, overlay, and striping
- Concrete repair and replace all steps, sidewalks, & curbs
- Ground work improvements
- Jet all existing sewer lines to remove debris
- Site lighting
- Security cameras, repair existing fencing
- New signage
- Upgrade laundry facility
- Replace playground
- Replace mailboxes
- ADA compliant community spaces
- Replace and add additional exterior lighting
- Paint exterior
- Attic insulation
- Repair masonry
- Replace vinyl siding
- Replace all exterior/interior doors
- Upgrade kitchens to include flooring, painting, cabinets, and countertops
- New energy star appliance package refrigerator, microwave/rangehood combo, range, dishwasher
- Upgrade bathrooms to include flooring, painting, cabinets, & sinks
- Upgrade all fixtures and toilets to be low flow
- Upgrade to energy efficient lighting package
- Replace bathtub and shower surround
- Install ceiling fans and replace light fixtures
- Install new blinds
- Replace outlets and covers as needed
- New HVAC equipment
- ADA upgrades

## Market Vacancy

The following table summarizes overall weighted vacancy trends at the surveyed properties.

OVERALL VACANCY						
Property Name	Program	Tenancy	Total Units	Vacant Units	Vacancy %	
Abernathy Place	LIHTC	Family	64	0	0.0%	
Austin Woods	LIHTC	Family	240	5	2.1%	
Madison Station I And II	LIHTC	Family	112	0	0.0%	
Garners Crossing	Market	Family	210	0	0.0%	
Harbour Landing	Market	Family	208	0	0.0%	
Spring Lakes Apartments	Market	Family	280	0	0.0%	
Wellington Farms	Market	Family	236	8	3.4%	
Whispering Pines	Market	Family	144	0	0.0%	
<b>LIHTC Total</b>			<b>416</b>	<b>5</b>	<b>1.2%</b>	
<b>Market Total</b>			<b>1,078</b>	<b>8</b>	<b>0.7%</b>	
<b>Overall Total</b>			<b>1,494</b>	<b>13</b>	<b>0.9%</b>	

The comparable properties reported vacancy rates ranging from zero to 3.4 percent, with an overall weighted average of 0.9 percent. Managers at two of the three LIHTC properties reported being fully occupied. The average vacancy rate reported by the affordable comparables was 1.2 percent, above the 0.7 percent weighted average reported by the market rate properties. All of the market rate properties reported vacancy rates of 3.4 percent or less. The average LIHTC vacancy rate is considered low, and indicative of supply constrained conditions. Further, two of the three LIHTC comparables maintain waiting lists.

According to the Subject’s rent roll dated October 31, 2023 (most recent available), the Subject was 98.8 percent occupied. Further, the Subject’s historical financials indicated vacancy and collection loss ranging from 0.6 to 0.9 percent between 2020 and 2022. Based on the performance of the LIHTC comparables, we expect the Subject will operate with a vacancy and collection loss of three percent or less.

## Capture Rates

The following table illustrates the capture rates for the Subject.

CAPTURE RATE ANALYSIS CHART					
Bedrooms/AMI Level	Total Demand	Supply	Net Demand	Units Proposed	Capture Rate
<b>@60% / Section 8 - As Proposed With Subsidy</b>					
1BR - @60% / Section 8	1,710	0	1,710	10	0.6%
2BR - @60% / Section 8	1,641	8	1,633	52	3.2%
3BR - @60% / Section 8	786	11	775	18	2.3%
<b>Overall - With Subsidy</b>	<b>4,136</b>	<b>19</b>	<b>2,117</b>	<b>80</b>	<b>1.9%</b>
<b>@60% - Absent Subsidy</b>					
1BR - @60%	550	0	550	10	1.8%
2BR - @60%	527	8	519	52	10.0%
3BR - @60%	253	11	242	18	7.4%
<b>Overall - Absent Subsidy</b>	<b>1,330</b>	<b>19</b>	<b>1,311</b>	<b>80</b>	<b>6.1%</b>

As the analysis illustrates, the Subject’s capture rates as proposed with subsidy range from 0.6 to 3.2 percent. Absent subsidy, the Subject’s capture rates at the 60 percent AMI level range from 1.8 to 10.0 percent. The overall capture rates for the Subject’s units as proposed and absent subsidy are 1.9 and 6.1 percent, respectively, which indicates there is adequate continued demand for the Subject. Further, capture rates for all unit types, as well as the overall property, are below the 30 percent capture rate threshold as determined by SC Housing.

### Projected Absorption Period

We were able to obtain absorption information from one of the rent comparables, as well as three additional properties within a 20-mile radius of the Subject, which are shown in the following table.

ABSORPTION					
Property Name	Rent	Tenancy	Year	Total Units	Absorption (units/month)
Killian Terrace	LIHTC	Family	2020	288	29
Sola Station	Market	Family	2019	339	15
Abernathy Place*	LIHTC	Family	2017	64	26
Mountain View	LIHTC	Family	2016	48	47
<b>Average</b>				<b>185</b>	<b>29</b>

\*Utilized as a rent comparable.

If the Subject were hypothetically 100 percent vacant, we would expect the property to experience a brief lease-up period due to the sustained demand for good quality affordable housing in the area. Assuming the Subject were completely vacant, we believe that the Subject would experience an absorption rate of approximately 20 units per month. This equates to an absorption period of approximately four months. This is considered largely hypothetical as the Subject is currently 100 percent occupied and maintains a waiting list. Further, current tenants are expected to remain income eligible to remain at the property post-renovation. As such, we believe the Subject will stabilize within one to two months of rehabilitation completion.

### Market Conclusions

Overall, the local multifamily market is performing well with a 0.9 percent vacancy rate among all of the surveyed comparable projects. Two of the three LIHTC properties are fully occupied and maintain waiting lists, suggesting pent-up demand for affordable housing. One of the three LIHTC comparables is achieving maximum allowable rents; Abernathy Place stated rents are purposely kept below the maximum allowable levels to serve a wider range of low-income households. As such, we have concluded to achievable LIHTC rents at the 2023 maximum allowable level for the Subject’s one, two, and three-bedroom units, respectively. These conclusions provide rent advantages between 27 and 29 percent relative to our market rent conclusions. It is important to note that the Subject will continue to benefit from Section 8 subsidy post-renovation for all 80 units. As such, tenants will continue to pay just 30 percent of their income towards rent. Overall, we believe that the Subject will continue to be successful in the local market as proposed.

### Recommendations

We believe there is ample demand for the Subject in the PMA and the market supports the renovation of the Subject development as proposed. The overall capture rates for the Subject’s units as proposed and absent subsidy are 1.9 and 6.1 percent, respectively, both of which are well within the acceptable demand threshold and are considered excellent. Individual capture rates by bedroom type range from 0.6 to 3.2 percent as proposed, and from 1.8 to 10.0 percent absent subsidy, which are all considered good to excellent. Between 2023 and market entry, the total number of households is expected to increase at a rate of 0.7 percent annually in the PMA. The Subject is located within 1.3 miles of most community services and facilities that tenants would utilize on a consistent basis.

One of the three LIHTC comparables is achieving maximum allowable rents. Of the two remaining LIHTC comparables, one reported keeping rents below the maximum allowable level to increase affordability. Based on the comparable data, we believe the Subject would achieve LIHTC rents at the 2023 maximum allowable levels if it were to lose subsidy. These conclusions provide rent advantages between 29 to 33 percent relative to our market rent conclusions. It is important to note that the Subject will continue to benefit from Section 8 subsidy post-renovation for all 80 units. As such, tenants will continue to pay just 30 percent of their income towards rent. Overall, we believe that the Subject will continue to be successful in the local market.

Further, there are several apparent strengths of the Subject's site, development scheme, and market, which include:

- Rehabilitation of the Subject's units will positively impact the surrounding area by improving the Subject's condition and street appeal, and thus representing an improvement to the neighborhood.
- All of the Subject's 80 units will continue to benefit Section 8 subsidy post-renovation; thus, these tenants will continue to pay 30 percent of their income towards rent.
- The Subject is an existing property that is 98.8 percent occupied and maintains a waiting list, and all tenants are expected to remain income qualified post-renovation.
- The Subject will be in good condition upon completion and will fill a need for good quality/newly renovated affordable housing in Columbia and the surrounding areas.

As such, we recommend the Subject as proposed, with no suggested modifications.

### **Long Term Impact on Existing LIHTC Properties in the PMA**

There are just five vacant LIHTC units among the three LIHTC comparables surveyed, and two of the LIHTC comparables maintain waiting lists. Within the PMA, there are just 10 existing affordable properties, totaling just 1,079 affordable units. Further, other than the Subject, there are five additional subsidized affordable properties. Therefore, the availability of LIHTC housing targeting low and moderate incomes is considered constrained given the demographic growth of the PMA, and the availability of subsidized housing is further limited. The renovation of the Subject will improve the existing affordable housing stock in the PMA, and will preserve subsidized units for low-income families.

### **Rent versus Buy Analysis**

We performed a rent/buy analysis. The following analysis is hypothetical and assumes the Subject operates absent subsidy. In reality, all of the Subject's units will continue to benefit from Section 8 subsidy, post-renovation. As such, tenants will continue to pay just 30 percent of their income towards rent.

Our inputs assume a three-bedroom, single-family home listing on Zillow in the Subject's neighborhood with a purchase price of \$196,000 and an interest rate of 7.00 percent for a 30-year fixed mortgage with a ten percent down payment. This was compared with the cost to rent the Subject's three-bedroom unit at 60 percent of AMI. The analysis indicates that with a monthly differential of \$322, it is more affordable to rent than purchase a home. The rent buy analysis is illustrated in the following table.

<b>RENT BUY ANALYSIS</b>			
<b>Property Type:</b>	<b>Three-Bedroom Single-Family Home</b>		
Sales Price			\$196,000
Down Payment at 10.0%			\$19,600
Mortgage Amount			\$176,400
Current Interest Rate			7.00%
<i>Homeownership Costs</i>		<i>Monthly</i>	<i>% of Home Value</i>
Mortgage Payment		\$1,174	
Property Taxes		\$204	1.25%
Private Mortgage Insurance*		\$74	0.50%
Maintenance		\$327	2.00%
Utility Costs**		\$0	
Tax Savings		(\$307)	
			(\$3,685)
<b>Cost Comparison</b>			
		<i>Monthly</i>	<i>Annual</i>
Costs of Homeownership		\$1,471	\$17,650
Cost of Renting At Subject		\$1,149	\$13,788
<b>Differential</b>		<b>\$322</b>	<b>\$3,862</b>
<b>Cost of Occupancy</b>			
		<i>Homeownership</i>	
Closing Costs		3.00%	\$5,880
Down Payment at 10.0%		10.00%	\$19,600
<b>Total</b>			<b>\$25,480</b>
		<i>Subject Rental</i>	
First Month's Rent		\$1,149	
Security Deposit		\$1,149	
<b>Total</b>		<b>\$2,298</b>	

\* Based upon 0.50% of mortgage amount  
 \*\* Utility Costs Included in Rent at Subject

As illustrated, the “cash due at occupancy” category adds to more than \$25,000 for the down payment and closing costs. The cash necessary for homeownership is still a barrier to many families. In general, first-time homebuyers have difficulty saving for a down payment. For this reason, we believe that the Subject will face limited competition from homeownership if it were to lose subsidy.



**PINEHAVEN VILLAS – COLUMBIA, SC – APPLICATION MARKET STUDY**

**Exhibit S-2 SCSHFDA Primary Market Area Analysis Summary:**

Development Name: Pinehaven Villas Total # of Units: 80  
 Address: 1400 Trinity Drive, Columbia, SC # of LIHTC/TEB Units: 80  
 PMA Boundary: Strom Thurmond Boulevard to the north, Montgomery Lane and Shop Road to the south, Lowe Richland Boulevard to the east, and South Beltline Road to the west.  
 Development Type: Family Farthest Boundary Distance to Subject: 4.6 Miles

Rental Housing Stock (found on page <b>38</b> )				
Type	# of Properties	Total Units	Vacant Units	Average
All Rental Housing	24	4317	119	97.24%
Market-Rate Housing	16	3286	109	96.68%
Assisted/Subsidized Housing not to include LIHTC	3	487	5	98.97%
<b>LIHTC (All that are stabilized)*</b>	5	544	5	99.08%
Stabilized Comparables**	8	1494	13	99.13%
Non Stabilized Comparables	-	-	-	-

\* Stabilized occupancy of at least 93% (Excludes projects still in initial lease up).

Subject Development					HUD Area FMR			Highest Unadjusted	
Units	Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage (%)	Per Unit	Per SF
10	1	1	598	\$850	\$1,110	\$ 1.86	23.42%	\$1,250	\$ 2.09
4	2	1	822	\$1,008	\$1,246	\$ 1.52	19.10%	\$1,510	\$ 1.84
48	2	1	822	\$1,003	\$1,246	\$ 1.52	19.50%	\$1,510	\$ 1.84
18	3	1	1,091	\$1,149	\$1,595	\$ 1.46	27.96%	\$1,649	\$ 1.51
<b>Gross Potential Rent Monthly*</b>				\$ 81,358	\$ 104,602		22.22%		

\*Market Advantage is calculated using the following formula: Gross HUD FMR (minus) Net Proposed Tenant Rent (divided by) Gross HUD FMR. The calculation should be expressed as a percentage

Demographic Data (found on page <b>43</b> )						
	2010		2023		2025	
Renter Households	13,305	44.00%	13,793	41.80%	13,759	41.20%
Income-Qualified Renter HHs (LIHTC)	-	-	9,582	69.50%	9,544	69.10%
Income-Qualified Renter HHs (MR)	-	-	-	-	-	-

Targeted Income-Qualified Renter Household Demand (found on page <b>57</b> )						
Type of Demand	50%	60%/Section 8	Market Rate	Editable	Editable	Overall
Renter Household Growth		-220				-220
Existing Households (Overburd + Substand)		4,356				4,356
Homeowner conversion (Seniors)						
Other:						
Less Comparable/Competitive Supply		19				19
<b>Net Income-qualified Renters HHs</b>	0	4,117	0	0	0	4,117

Capture Rates (found on page <b>58</b> )						
Targeted Population	50%	60%/Section 8	Market Rate			Overall
Capture Rate		1.90%				1.90%

Absorption Rate (found on page <b>58</b> )		
Absorption Period	4	months.

Bedroom Type	# of Units	Proposed Tenant Paid Rent	Net Proposed Tenant Rent by Bedroom Type	Gross HUD FMR	Gross HUD FMR Total	Tax Credit Gross Rent Advantage
1BR	10	\$850	\$8,500	\$1,110	\$11,100	23.4%
2BR	48	\$1,008	\$48,384	\$1,246	\$59,808	19.1%
2BR	4	\$1,003	\$4,012	\$1,246	\$4,984	19.5%
3BR	18	\$1,149	\$20,682	\$1,595	\$28,710	28.0%
<b>Totals</b>	<b>180</b>		<b>\$81,578</b>		<b>\$104,602</b>	<b>22.0%</b>

Source: SC Housing, Novogradac, December 2023

# **I. PROJECT DESCRIPTION**

**PROJECT DESCRIPTION**

- Development Location:** The Subject is located at 1400 Trinity Drive, Columbia, Richland County, SC 29209.
- Construction Type:** The Subject consists of 22 single-story residential buildings, as well as a single-story community building. The buildings are wood-frame with hardiplank siding exteriors with pitched asphalt roofs.
- Year Built:** The Subject was originally built in 1981. Based on our physical inspection, the Subject exhibits average overall condition.
- Occupancy Type:** For SC Housing purposes, the tenancy is considered general population. The targeted tenancy is not age-restricted and will consist primarily of households ranging from one to five-persons.
- Target Income Group:** The Subject will continue to target income-qualified family households with one to five persons. As proposed, the annual household income levels for the Subject’s units will range from \$0 to \$54,420. Absent subsidy, income limits for the Subject’s units would hypothetically range from \$32,331 to \$54,420.
- Special Population Target:** None.
- Number of Units by Unit Type:** The Subject includes 10 one-bedroom units, 52 two-bedroom units, and 18 three-bedroom units.
- Number of Buildings and Stories:** The Subject consists of 22 single-story residential buildings
- Unit Mix:** The following table summarizes the Subject’s unit sizes.

**UNIT MIX AND SQUARE FOOTAGE**

Unit Type	Number of Units	Unit Size (SF)	Net Leasable Area (SF)
1BR / 1BA	10	598	5,980
2BR / 1BA	52	822	42,744
3BR / 1BA	18	1,091	19,638
<b>TOTAL</b>	<b>80</b>		<b>68,362</b>

- Structure Type/Design:** The Subject consists of 22 single-story residential buildings, as well as a single-story community building. The buildings are wood-frame with hardiplank siding exteriors with pitched asphalt roofs.

**Proposed Rents and Utility Allowance:**

The following table details the Subject’s proposed rents, utility allowances, unit mix, and unit sizes. Post-renovation, all 80 units will be LIHTC restricted to families earning 60 percent of the AMI or below, and all units will continue to benefit from Section 8 subsidy. As such, tenants will continue to pay just 30 percent of their income towards rent, not to exceed the lesser of the LIHTC rents and contract rents.

**PROPOSED RENTS**

Unit Type	Unit Size (SF)	# Units	Net Rent	Utility Allowance (1) @60% (Section 8)	Gross Rent	2023 LIHTC Maximum Allowable Gross Rent	Proposed Net Contract Rents (2)
1BR/1BA	598	10	\$850	\$93	\$943	\$945	\$1,175
2BR/1BA	822	48	\$1,008	\$124	\$1,132	\$1,134	\$1,375
2BR/1BA	822	4	\$1,003	\$129	\$1,132	\$1,134	\$1,400
3BR/1BA	1,091	18	\$1,149	\$159	\$1,308	\$1,309	\$1,575
<b>Total</b>		<b>80</b>					

(1) According to Subject's HAP Contract effective June 1, 2023

(2) According to third-party RCS (post-renovation scenario) conducted by Doyle Real Estate Advisors LLC, effective November 2023

**Utility Structure/Allowance:**

The tenant is responsible for electric cooking, electric heating, electric water heating, central air conditioning, and general electric expenses. The landlord is responsible for cold water, sewer, and trash removal expenses, along with all common area utilities. The Subject’s utility allowances are dictated by HUD. There are no proposed changes to the tenant-paid utility structure post-renovation. The utility structure varies among the comparable properties; we have adjusted the comparable’ rents in accordance with the utility schedule obtained from the Housing Authority of the City of Columbia, South Carolina (Columbia Housing), effective February 27, 2023, which is the most recent available.

**Existing or Proposed Project-Based Rental Assistance:**

All 80 units benefit from Section 8 subsidy; thus, tenants pay 30 percent of their income towards rent. All units will continue to benefit from Section 8 subsidy post-renovation.

**Community Amenities:**

The Subject’s community amenities include a basketball court, computer lab, community room, central laundry facility, on-site management, off-street parking, and playground. Post-renovation, the Subject’s community amenities will remain the same. The comparables generally offer superior common area amenities relative to the Subject. These properties offer features including exercise facilities, swimming pools, picnic areas, and recreation areas, all of which the Subject lacks. The differences in amenities have been accounted for in our determination of the Subject’s achievable rents.

**Unit Amenities:**

The Subject’s unit amenities include blinds, patios, carpeting, a coat closet, exterior storage, grab bars, central heating and cooling. Kitchen appliances include a range/oven and refrigerator. Post-renovation, in-unit amenities will remain the same. All of the comparables offer similar to slightly superior in-unit amenities relative to the Subject. These properties generally offer features including in-unit washer/dryers (or hookups), dishwashers, and garbage disposals, all of which the Subject lacks. The

differences in amenities have been accounted for in our determination of the Subject’s achievable rents.

**Current Rents & Unit Mix:**

According to the rent roll dated October 31, 2023 (most recent available), the Subject was 98.8 percent occupied. Further, the Subject’s historical financials indicated vacancy and collection loss between 0.6 to 0.9 percent between 2020 and 2022. The following table summarizes current tenant-paid rents at the Subject.

**CURRENT TENANT-PAID RENTS (1)**

Unit Type	Unit Size (SF)	# of Units	Occupied Units	Contract Rent (2)	Minimum Tenant Paid Rent	Maximum Tenant Paid Rent	Average Tenant Paid Rent
1BR / 1BA	598	10	10	\$1,017	\$145	\$598	\$254
2BR / 1BA	822	48	48	\$1,195	\$14	\$874	\$290
2BR / 1BA	822	4	4	\$1,220	\$98	\$354	\$226
3BR / 1BA	1,091	18	17	\$1,398	\$79	\$755	\$345
<b>Total</b>		<b>80</b>	<b>79</b>				

(1) Based on rent roll dated October 31, 2023

(2) According to the Subject's HAP Contract, effective June 1, 2023.

**Scope of Renovations:**

The total renovation hard costs are estimated to be approximately \$62,000 per unit. According to the relocation plan provided by the developer, renovations will occur with minimal disruption to tenants; however, residents may be temporarily relocated during the day. In the event that a unit will need extensive work, tenants may be relocated to a nearby hotel paid for by the developer. No tenants will be permanently displaced. The scope of renovations includes, but is not limited to:

- Parking and drives: full mill, overlay, and striping
- Concrete repair and replace all steps, sidewalks, & curbs
- Ground work improvements
- Jet all existing sewer lines to remove debris
- Site lighting
- Security cameras, repair existing fencing
- New signage
- Upgrade laundry facility
- Replace playground
- Replace mailboxes
- ADA compliant community spaces
- Replace and add additional exterior lighting
- Paint exterior
- Attic insulation
- Repair masonry
- Replace vinyl siding
- Replace all exterior/interior doors
- Upgrade kitchens to include flooring, painting, cabinets, and countertops

- New energy star appliance package refrigerator, microwave/rangehood combo, range, dishwasher
- Upgrade bathrooms to include flooring, painting, cabinets, & sinks
- Upgrade all fixtures and toilets to be low flow
- Upgrade to energy efficient lighting package
- Replace bathtub and shower surround
- Install ceiling fans and replace light fixtures
- Install new blinds
- Replace outlets and covers as needed
- New HVAC equipment
- ADA upgrades

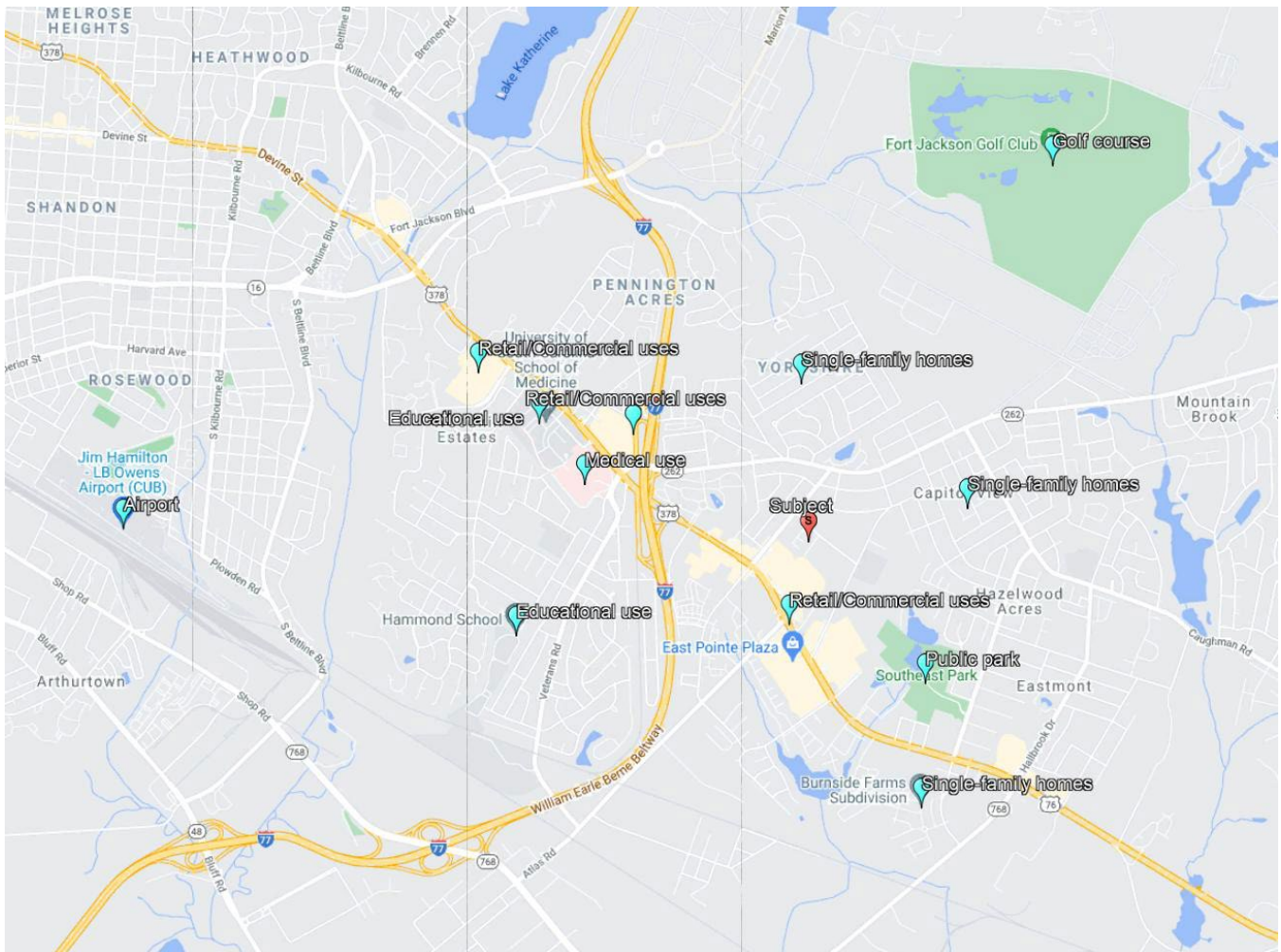
## **II. SITE DESCRIPTION**

**SITE DESCRIPTION**

The location of a multifamily property can have a substantial negative or positive impact upon the performance, safety, and appeal of the project. The site description discusses the physical features of the site, as well as the layout, access issues, and traffic flow.

**Date of Site Visit:** November 7, 2023.

**Surrounding Land Uses:** The following map and pictures illustrate the surrounding land uses.



Source: Google Earth, November 2023

**Physical Features of Site:**

The Subject site is approximately 8.0 acres, or 348,480 square feet in size. The site is rectangular in shape and is generally level. The site is improved with 22 single-story residential buildings, along with a single-story community building, which were originally built in 1981. According to the Richland County Zoning map, the Subject site is zoned O-I (Office and Institutional), which allows for a broad range of uses including multifamily development. Sites zoned O-I are restricted to a maximum building height of 50 feet and do not have any unit density requirements. In addition, parking requirements include a minimum of 1.75 parking spaces per dwelling unit.



**Location/Surrounding Uses:**

The Subject is located in a mixed-use area of eastern Columbia. Immediately to the north of the Subject is heavily wooded land and a house of worship. Further north from the Subject are single-family homes, most of which are in fair to good condition, in a predominantly residential neighborhood. Immediately east of the Subject is undeveloped heavily wooded land. Further east is an elementary school as well as houses of worship and more undeveloped forested land. Immediately south of the Subject are several shopping outlets as well as a local post office. These areas appear to be immediately accessible to the Subject via a walkway on the southwest side of the Subject property. Further south are additional retail, storage, and commercial uses. Immediately west of the Subject is undeveloped land. Further to the west are single-family homes in fair to average condition, commercial uses along Garners Ferry Road, and a cemetery to the northwest. Most land uses surrounding the Subject are in fair to good condition. Retail and commercial occupancy appeared to be greater than 90 percent at the time of our inspection. According to Zillow, single-family homes in the Subject's neighborhood have recently sold between \$165,000 and \$350,000, and were built between 1960 and 1980. Overall, improvements in the Subject's neighborhood are in average condition. There are no observed negative influences or nuisances in the area.

Photographs of Subject Site and Surrounding Uses



Subject's exterior



Subject's exterior



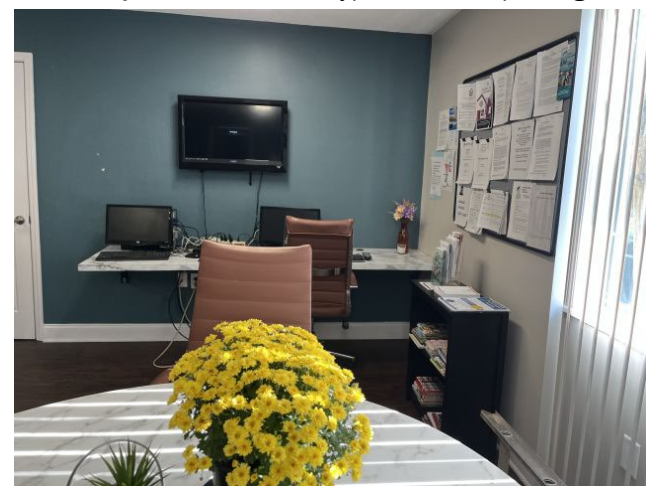
Subject's exterior



Subject's exterior and typical surface parking



Leasing office



Leasing office

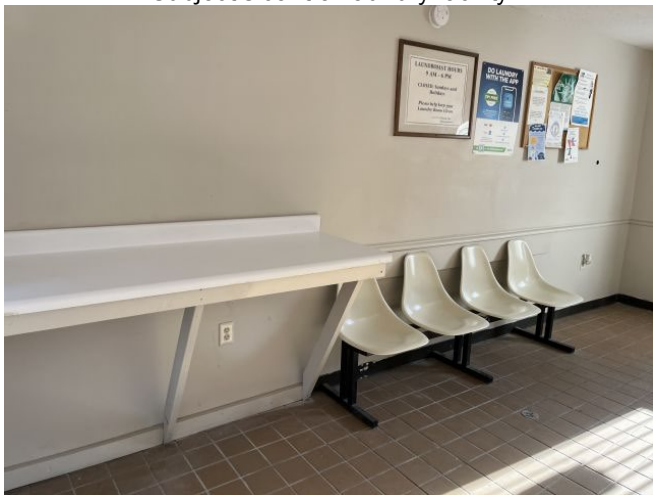




Subject's central laundry facility



Subject's central laundry facility



Subject's central laundry facility



Typical bedroom



Typical kitchen



Typical bathroom



Typical bathroom



Typical kitchen



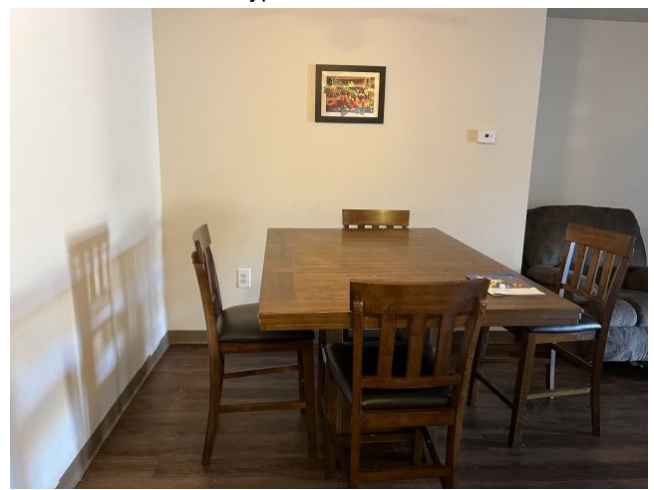
Typical bedroom



Typical bedroom



Typical living room



Typical dining area





Typical living area



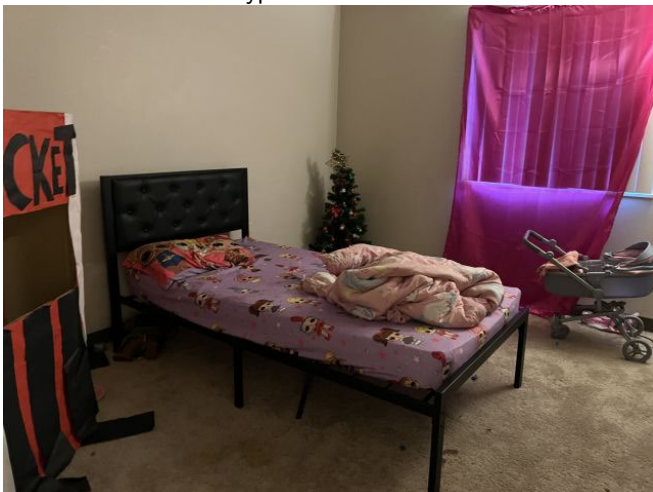
Typical bathroom



Typical bathroom



Typical bedroom



Typical bedroom



Typical bedroom



Typical kitchen



Typical kitchen



Single-family home north of the Subject



Place of worship east of the Subject



Typical commercial use west of the Subject



Typical commercial use west of the Subject





Typical commercial use south of the Subject



Typical commercial use south of the Subject



View east along Trinity Drive



View west along Trinity Drive

**Visibility/Views:**

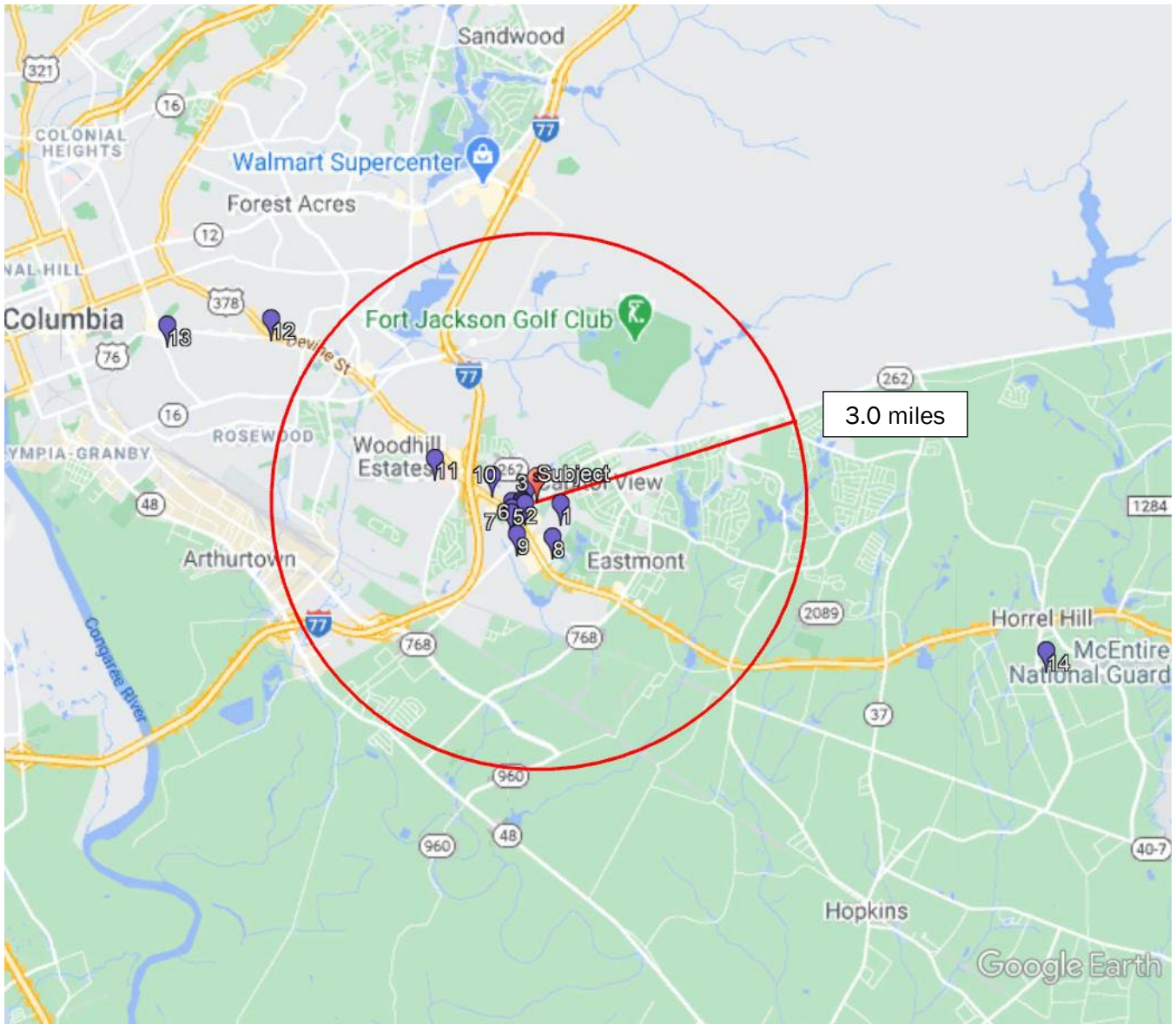
The Subject has average visibility from Trinity Drive. Views to the north, east and west of the Subject consists of heavily wooded land. Views to the south and southwest of the Subject consist of a shopping center, as well as heavily wooded vacant land. Overall, visibility and views are considered average/typical.

**Detrimental Influence:**

At the time of the site inspection, there were no detrimental influences observed by the appraiser that would adversely impact the marketability of the Subject.

**Proximity to Local Services:**

The Subject is located in reasonable proximity to local services including medical services and retail. The following table details the Subject's distance from key locational amenities. A *Locational Amenities Map* and table is following.



**LOCAL AMENITIES**

#	Service or Amenity	Distance from Subject (Crow)	#	Service or Amenity	Distance from Subject (Crow)
1	Annie Burnside Elementary	0.2 miles	8	Walmart Supercenter	0.4 miles
2	Family Dollar	0.2 miles	9	Fire Station	0.5 miles
3	Bus Stop	0.3 miles	10	Greenlawn Park	0.7 miles
4	Post Office	0.3 miles	11	WM Jennings Bryan Dorn VA Medical Center	1.3 miles
5	First Citizens Bank	0.4 miles	12	Dreher High School	3.7 miles
6	Richland Library Southeast	0.4 miles	13	Police Station	4.7 miles
7	BP Gas Station	0.4 miles	14	Southeast Middle School	5.9 miles



**Availability of Public Transportation:** Central Midlands Regional Transit Authority (The COMET) provides public transportation throughout Richland County and the Columbia region. The COMET operates 39 fixed-routes throughout the region. Fixed route fares are \$2.00, while discounted fares are \$1.00 for seniors ages 65 and older, persons with disabilities, veterans, Medicare card holders, and youth ages 16 to 18. All daily passes are available for \$4.00, while discounted daily fares are available for \$2.00. Children 15 years and under ride free. The nearest bus stop is located 0.3 miles northwest of the Subject located at the intersection of Trinity Drive and Greenlawn Drive, and is served by Routes 45, 47, and 88.

**Road/Infrastructure Proposed Improvements:** We witnessed no current road improvements within the Subject’s immediate neighborhood.

**Crime Rates:** The following table illustrates crime statistics in the Subject’s PMA compared to the MSA. Any number above 100 is above average compared to the national crime index, while any number below 100 indicates lower than average crime.

**2023 CRIME INDICES**

	<b>PMA</b>	<b>MSA</b>
<b>Total Crime*</b>	<b>239</b>	<b>151</b>
<b>Personal Crime*</b>	<b>244</b>	<b>172</b>
Murder	184	151
Rape	155	140
Robbery	236	131
Assault	259	196
<b>Property Crime*</b>	<b>238</b>	<b>149</b>
Burglary	192	148
Larceny	258	150
Motor Vehicle Theft	210	141

Source: Esri Demographics 2023, Novogradac, November 2023  
 \*Unweighted aggregations

Total crime indices in the PMA are above the national average and above the surrounding MSA. The Subject’s security features include an intercom system, courtesy patrol, and perimeter fencing, which will remain post-renovation. Furthermore, video surveillance will also be added at the Subject post-renovation. The property manager did not note crime to be an issue at the property. Two of the five comparables reported offering some sort of security feature; as such, the Subject will be competitive in terms of security features.

**Access and Traffic Flow:** The Subject is accessible via Trinity Drive, a lightly-trafficked street that provides access to Greenlawn Drive and Patterson Road. These roads serve as connector streets to Garners Ferry Road, a major arterial road in eastern Columbia. Garners Ferry Road serves as a commercial corridor and also provides access to Interstate 77, which provides access throughout the Columbia metropolitan area. Overall, access is considered average/typical, and traffic flow in the Subject’s immediate area is considered light.

**Positive/Negative Attributes:**

The Subject has good access to area retail and community services on Columbia, most of which are within 1.3 miles of the Subject site. The Subject is considered to be in an adequate location for an affordable multifamily development.

### **III. MARKET AREA**

**PRIMARY MARKET AREA**

For the purpose of this study, it is necessary to define the market area, or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much “neighborhood oriented” and are generally very reluctant to move from the area where they have grown up. In other areas, residents are much more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents.

The Subject is located in the southeastern portion of Columbia, South Carolina. Columbia is located in the central portion of South Carolina and is part of the Columbia, SC Metropolitan Statistical Area, which is comprised of Richland, Lexington, Saluda, Kershaw, Fairfield, and Calhoun Counties. According to the 2021 Census, Columbia had a population of 137,541. The PMA for the Subject covers approximately 31 square miles and consists of an eastern portion of the city of Columbia including the neighborhoods of Hazelwood Acres, Eastmont, Mountain Brook, and Woodhill Estates. The boundaries of the PMA are defined as Strom Thurmond Boulevard to the north, Montgomery Lane and Shop Road to the south, Lowe Richland Boulevard to the east, and South Beltine Road to the west. Given the natural boundaries, we anticipate that the vast majority of the Subject’s tenants will come from within the boundaries of the PMA. We confirmed the PMA with property managers in the area, including the Subject’s property manager. Approximate distances to the farthest boundaries of the PMA in each direction are as follows:

- North: 4.3 miles
- East: 4.6 miles
- South: 3.9 miles
- West: 2.6 miles

The PMA includes all or part of the following census tracts:

CENSUS TRACTS IN PMA (24)	
450790118.01	450790117.01
450790119.01	450790117.02
450790115.02	<b>450790116.08</b>
450790115.01	450790116.06
450790116.04	450790024.00
450790116.03	450790116.07
450790026.05	450790026.02
450790028.00	450790112.01
450790013.00	450790021.00
450790022.00	450790023.00
450790025.00	450790027.00
450790030.00	450790012.00

The primary market area has been identified based upon conversations with management at market rate and LIHTC properties in the area as well as other market participants in addition to demographic characteristics of census tracts within the area. Although we believe that neighborhood characteristics and geographic/infrastructure barriers are typically the best indicators of PMA boundaries, we have also examined demographic characteristics of census tracts in and around the Columbia area in an effort to better identify the Subject’s PMA. It is important to note however that we do not base our PMA determinations on census tract information alone as these boundaries are rarely known to the average person. The secondary market area (SMA) for the Subject is considered to be the Columbia, SC Metropolitan Statistical Area, which is comprised of Richland, Lexington, Saluda, Kershaw, Fairfield, and Calhoun Counties.

As per South Carolina State Housing Finance and Development Authority (SC Housing) guidelines, we have provided a table that illustrates the racial characteristics of the PMA, as well as data for the MSA and nation.

2020 POPULATION BY RACE

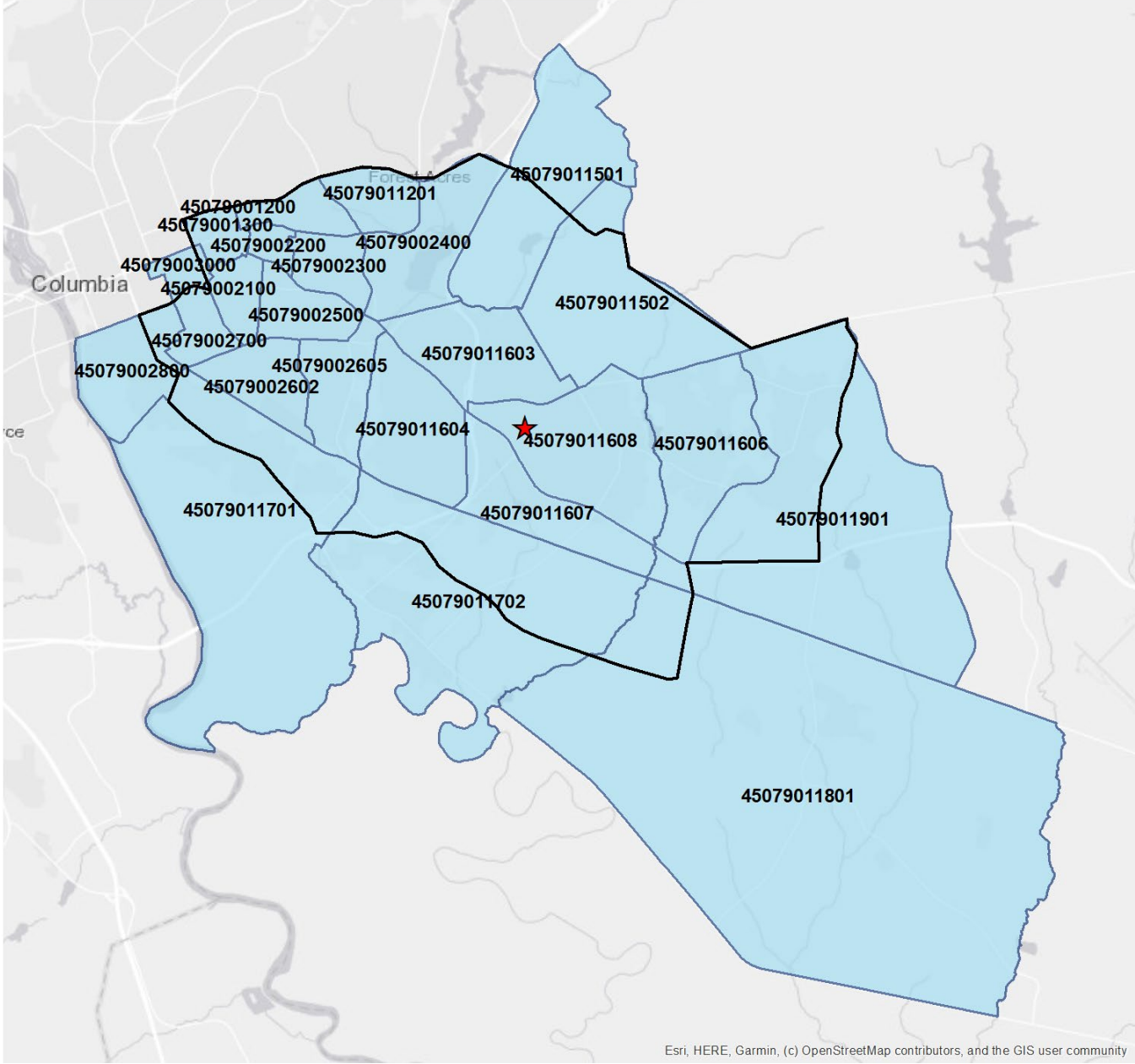
		PMA		MSA		USA	
<b>Total</b>		<b>75,073</b>	-	<b>767,598</b>	-	<b>308,730,056</b>	-
	White	45,428	60.5%	463,516	60.4%	223,541,434	72.4%
	Black	25,093	33.4%	255,104	33.2%	38,927,189	12.6%
	American Indian	212	0.3%	2,746	0.4%	2,932,204	0.9%
	Asian	1,682	2.2%	12,704	1.7%	14,673,743	4.8%
	Pacific	82	0.1%	658	0.1%	540,007	0.2%
	Other	1,165	1.6%	17,873	2.3%	19,106,694	6.2%
	Two or More Races	1,411	1.9%	14,997	2.0%	9,008,785	2.9%
<b>Total Hispanic</b>		<b>3,260</b>	-	<b>39,153</b>	-	<b>50,474,965</b>	-
	Hispanic: White	1,524	46.7%	15,589	39.8%	26,733,907	53.0%
	Hispanic: Black	331	10.2%	2,775	7.1%	1,243,402	2.5%
	Hispanic: American Indian	39	1.2%	487	1.2%	685,143	1.4%
	Hispanic: Asian	23	0.7%	161	0.4%	209,121	0.4%
	Hispanic: Pacific	7	0.2%	135	0.3%	58,436	0.1%
	Hispanic: Other	1,077	33.0%	16,878	43.1%	18,502,462	36.7%
	Hispanic: Two or More Races	259	7.9%	3,128	8.0%	3,042,490	6.0%

Source: Esri Demographics 2022, Novogradac, November 2023

Per specific SC Housing guidelines, we have not accounted for leakage and have assumed 100 percent of demand will come from within the PMA boundaries.

The following maps outline the PMA and MSA, and identifies the census tracts included within the PMA boundaries.

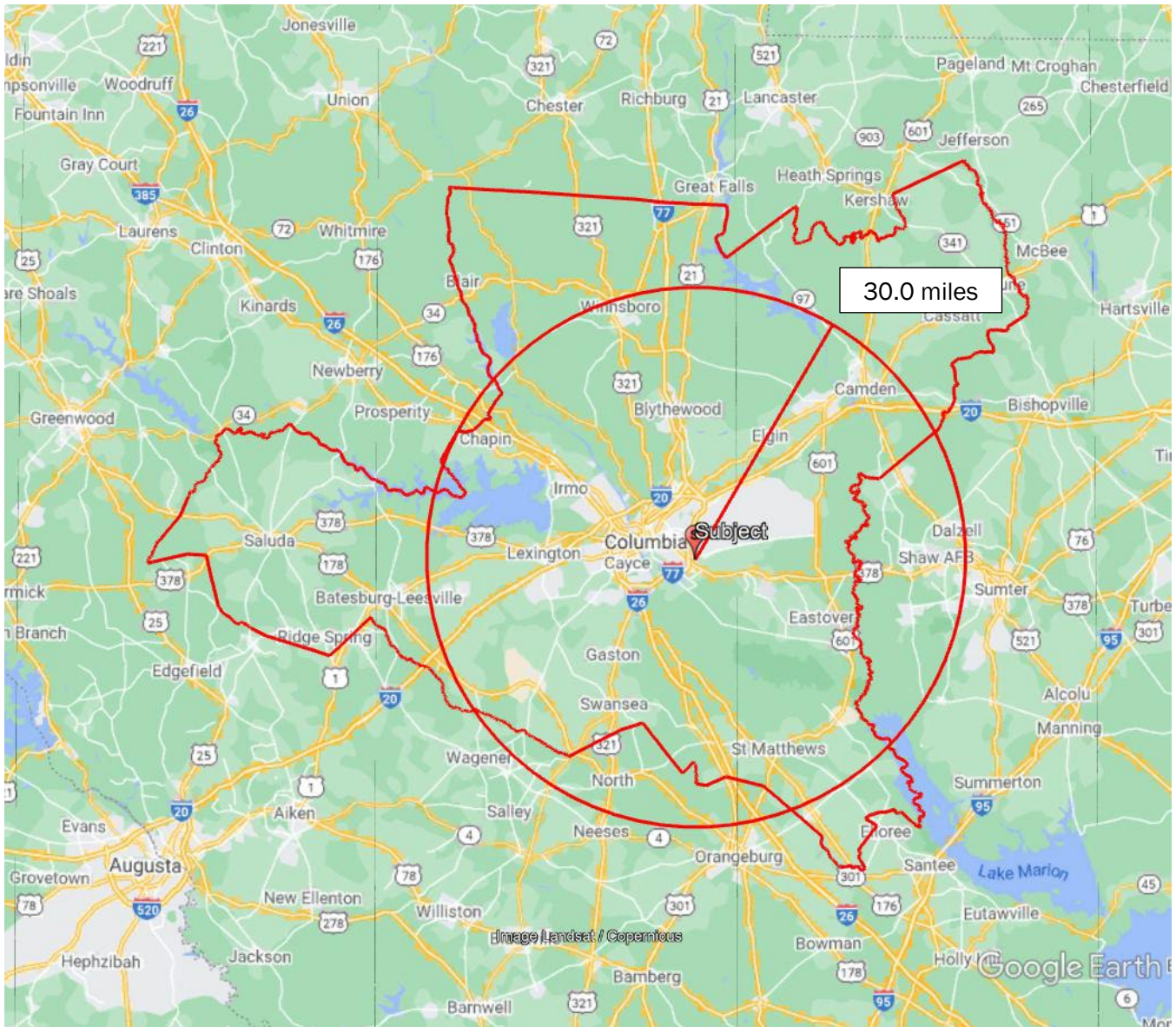
# PMA Tracts



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Secondary Market Area Map



Source: Google Earth, November 2023

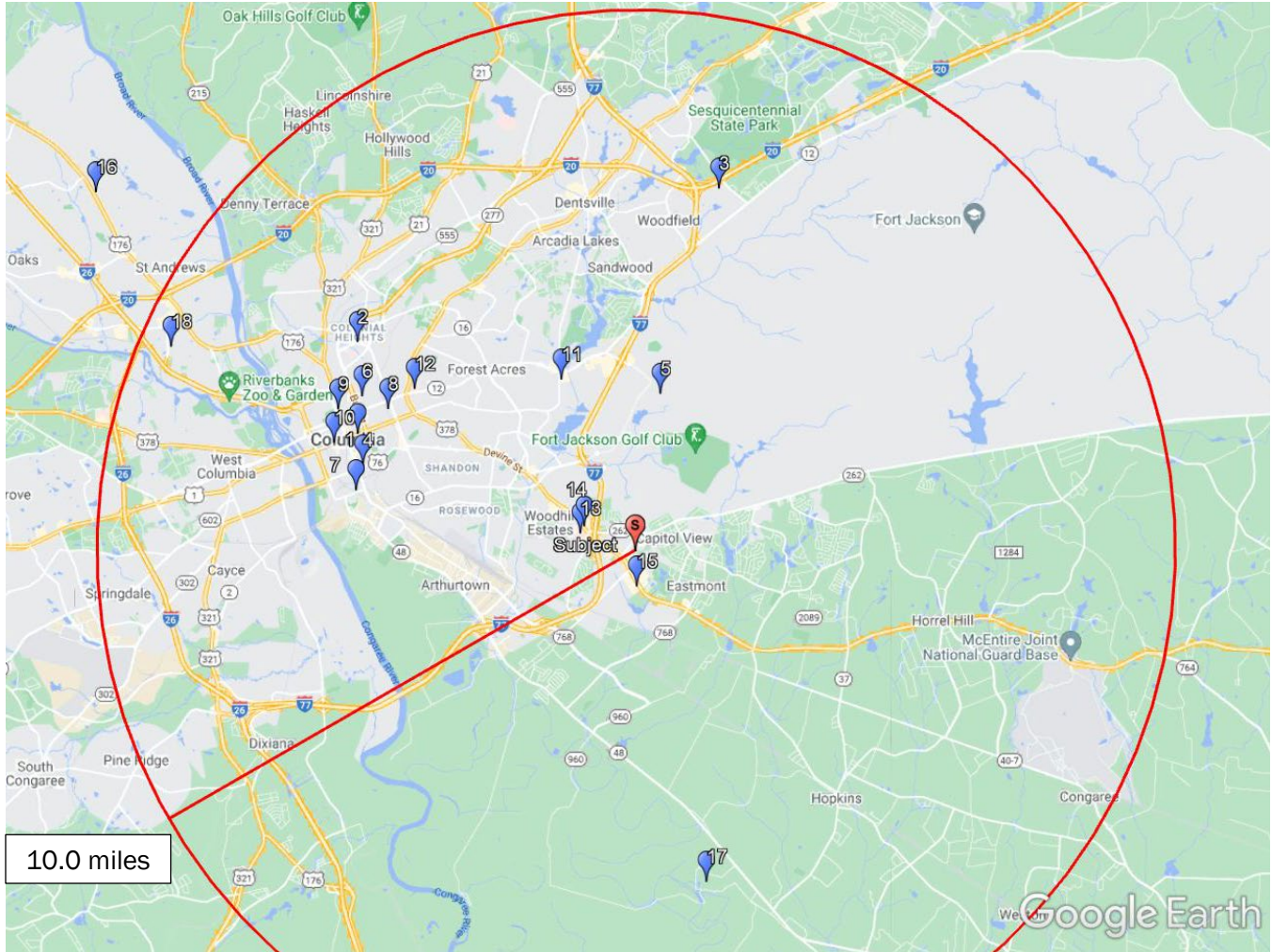
## **IV. MARKET AREA ECONOMY**



## MARKET AREA ECONOMY

### Map of Employment Centers

The following map illustrates the Subject's location compared to major employment centers in the surrounding areas.



Source: Google Earth, November 2023

### MAJOR EMPLOYERS – COLUMBIA, SC

#	Employer	Industry	#	Employer	Industry
1	State of South Carolina	Government	10	AT&T South Carolina	Telecommunications
2	Prisma Health	Healthcare	11	First-Citizens Bank	Banking
3	BlueCross BlueShield of SC	Finance/Insurance	12	Providence Hospital	Healthcare
4	University of South Carolina	Education	13	Dorn VA Medical Ctr	Healthcare
5	U.S. Department of the Army	Military	14	Wells Fargo	Finance/Insurance
6	Richland School District 1	Public Administration	15	Verizon Wireless	Telecommunications
7	Richland School District 2	Public Administration	16	Air National Guard	Military
8	Richland County	Public Administration	17	Westinghouse Electric	Manufacturing
9	City of Columbia	Public Administration	18	Colonial Life	Insurance

Source: South Carolina Department of Employment & Workforce, retrieved November 2023

## Employment by Industry

The following table illustrates employment by industry for the PMA as of 2023.

### 2023 - EMPLOYMENT BY INDUSTRY

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Healthcare/Social Assistance	5,591	15.1%	22,115,876	13.6%
Educational Services	5,135	13.8%	14,946,247	9.2%
Retail Trade	3,519	9.5%	16,983,329	10.4%
Finance/Insurance	3,519	9.5%	8,135,144	5.0%
Manufacturing	3,016	8.1%	16,269,811	10.0%
Prof/Scientific/Tech Services	2,771	7.5%	13,955,403	8.6%
Accommodation/Food Services	2,497	6.7%	10,883,169	6.7%
Public Administration	2,104	5.7%	7,857,180	4.8%
Construction	1,712	4.6%	11,436,301	7.0%
Transportation/Warehousing	1,575	4.2%	9,030,239	5.5%
Admin/Support/Waste Mgmt Svcs	1,564	4.2%	7,195,078	4.4%
Other Services	1,356	3.7%	7,645,568	4.7%
Real Estate/Rental/Leasing	745	2.0%	2,901,274	1.8%
Wholesale Trade	697	1.9%	3,029,965	1.9%
Arts/Entertainment/Recreation	601	1.6%	3,578,110	2.2%
Information	433	1.2%	3,143,826	1.9%
Utilities	134	0.4%	1,335,595	0.8%
Agric/Forestry/Fishing/Hunting	127	0.3%	1,800,335	1.1%
Mgmt of Companies/Enterprises	13	0.0%	216,588	0.1%
Mining	0	0.0%	572,355	0.4%
<b>Total Employment</b>	<b>37,109</b>	<b>100.0%</b>	<b>163,031,393</b>	<b>100.0%</b>

Source: Esri Demographics 2023, Novogradac, November 2023

Employment in the PMA is concentrated in educational services, healthcare/social assistance, and retail trade, which collectively comprise 38.4 percent of local employment. The large share of PMA employment in retail trade is notable as this industry is historically volatile, and prone to contraction during economic recessions. However, the PMA also has a significant share of employment in the healthcare/social assistance industry, which typically exhibits greater stability during economic recessions. Relative to the nation, the PMA features comparatively greater employment in the educational services, finance/insurance, and prof/scientific/tech services industries. Conversely, the PMA is underrepresented in the manufacturing, construction, and transportation/warehousing sectors.

The following table illustrates the changes in employment by industry from 2010 to 2023, in the Subject's PMA.

2010-2023 CHANGE IN EMPLOYMENT - PMA

Industry	2010		2023		2010-2023	
	Number Employed	Percent Employed	Number Employed	Percent Employed	Growth	Annualized Percent
Educational Services	5,029	14.6%	5,591	15.1%	562	0.9%
Healthcare/Social Assistance	4,660	13.5%	5,135	13.8%	475	0.8%
Retail Trade	3,555	10.3%	3,519	9.5%	-36	-0.1%
Prof/Scientific/Tech Services	2,399	7.0%	3,519	9.5%	1,120	3.6%
Finance/Insurance	2,068	6.0%	3,016	8.1%	948	3.5%
Accommodation/Food Services	2,530	7.3%	2,771	7.5%	241	0.7%
Manufacturing	1,908	5.5%	2,497	6.7%	589	2.4%
Public Administration	3,387	9.8%	2,104	5.7%	-1,283	-2.9%
Admin/Support/Waste Mgmt Svcs	1,398	4.1%	1,712	4.6%	314	1.7%
Construction	1,685	4.9%	1,575	4.2%	-110	-0.5%
Other Services	1,458	4.2%	1,564	4.2%	106	0.6%
Transportation/Warehousing	817	2.4%	1,356	3.7%	539	5.1%
Real Estate/Rental/Leasing	746	2.2%	745	2.0%	-1	-0.0%
Arts/Entertainment/Recreation	590	1.7%	697	1.9%	107	1.4%
Wholesale Trade	727	2.1%	601	1.6%	-126	-1.3%
Information	1,043	3.0%	433	1.2%	-610	-4.5%
Utilities	232	0.7%	134	0.4%	-98	-3.2%
Agric/Forestry/Fishing/Hunting	143	0.4%	127	0.3%	-16	-0.9%
Mgmt of Companies/Enterprises	28	0.1%	13	0.0%	-15	-4.1%
Mining	35	0.1%	0	0.0%	-35	-7.7%
<b>Total Employment</b>	<b>34,438</b>	<b>100.0%</b>	<b>37,109</b>	<b>100.0%</b>	<b>2,671</b>	<b>0.6%</b>

Source: Esri Demographics 2023, Novogradac, November 2023

Total employment in the PMA increased an annualized rate of 0.6 percent between 2010 and 2023. The industries that nominally expanded most substantially during this period include prof/scientific/tech services, finance/insurance, and manufacturing. Conversely during this same period, the public administration, information, and wholesale trade sectors experienced the least nominal growth.

## Major Employers

The table below shows the largest employers in the city of Columbia.

### MAJOR EMPLOYERS COLUMBIA, SC

Employer Name	Industry	# Of Employees
State of South Carolina	Government	25,570
Prisma Health	Healthcare	15,000
BlueCross BlueShield of SC	Finance/Insurance	10,019
University of South Carolina	Education	5,678
United States Department of the Army	Military	5,286
Richland School District 1	Public Administration	4,065
Richland School District 2	Public Administration	3,654
Richland County	Public Administration	2,393
City of Columbia	Public Administration	2,300
AT&T South Carolina	Telecommunications	2,100
First-Citizens Bank & Trust Company	Banking	1,784
Providence Hospital	Healthcare	1,625
Dorn VA Medical Ctr	Healthcare	1,500
Wells Fargo	Finance/Insurance	1,400
Verizon Wireless	Telecommunications	1,234
Air National Guard	Military	1,200
Westinghouse Electric Co. LLC	Manufacturing	1,179
Colonial Life & Accident Insurance Co. Inc.	Insurance	1,012

Source: Richland County Economic Development, November 2023

The largest employer in Columbia is the State of South Carolina, employing 25,570 employees. The largest employers in Columbia are concentrated in the public administration, healthcare, educational services, military, and communication sectors. The concentration of employment in the healthcare/social assistance and public administration sectors is notable, as these sectors are historically known to exhibit greater stability during recessionary periods. Further, the large share of employment in public administration is due to Columbia being the state’s capital and county seat of Richland County. We believe that the diverse industries represented by major employers provide stability to the local economy.

## Expansions/Contractions

We made several attempts to reach the Richland County Economic Development Department regarding business expansions and relocations. However, we were unable to reach anyone for an interview. Based on our internet research, the following business expansions and relocations are planned for the county.

- According to the South Carolina Department of Commerce website, FN America, LLC, a global firearms manufacturer, announced plans to expand its Richland County operations as of May 2023. The company’s \$18 million investment will create approximately 102 new jobs. The company plans to break ground in 2023 and has an estimated completion date in the first half of 2024.
- Per an article from Columbia Business Monthly, Scout Motors Inc. is set to establish its first vehicle manufacturing plant in Blythewood. The company is set to invest \$2 billion and has the potential to create 4,000 or more permanent jobs. At full capacity, the facility may be able to produce approximately 200,000 vehicles annually, with production expected to begin by the end of 2026.
- According to an article from May 2023 from businessfacilities.com, Xerxes, a manufacturing company, plans to expand its composite systems segment productions with an additional production facility in Richland County. The company is expected to bring approximately 80 jobs to the area. The facility is expected to be operational by the end of 2024 and will approach full production in 2026.

- According to an article from the South Carolina I-77 Alliance from September 2022, M.G.S. LLC, a military procurement company planned to expand in Columbia, South Carolina. The military procurement company is set to invest approximately \$3 million and will create 12 new jobs.
- According to an article from the South Carolina Department of Commerce in June 2021, Intertape Polymer Group (IPG), a packaging a protective solutions company, announced plans to expand operations in Richland County (in Blythewood). The company plans to invest over \$20 million and create approximately 135 new jobs over the next five years.
- According to an article from Richland County from April 2021, biotechnology company, Integrated Micro-Chromatography Systems Inc. (IMCS), located in Irmo, plans to invest \$4.1 million and create 31 new jobs over the next five years.
- A Trade & Industry Development article published in March 2021, indicated that Tyson Foods, Inc. will reestablish operations in Columbia, investing \$55 million over the next three to five years, creating 330 new positions. This is more than double the jobs previously maintained by Tyson in Columbia.

**WARN Notices**

The following table illustrates the contractions to the economy of Columbia provided by the South Carolina Department of Employment and Workforce between for 2023 year-to-date (YTD). Jobs affected represent job losses.

<b>WARN LISTINGS RICHLAND COUNTY</b>			
<b>Company</b>	<b>Industry</b>	<b>Employees Affected</b>	<b>Date</b>
Wells Fargo	Banking	525	9/28/2023
Prisma Health	Healthcare/Social Assistance	266	7/13/2023
Radius Global Solutions LLC	Customer Service	1	3/7/2023
PeerStreet, Inc.	Finance	2	2/15/2023
<b>Total</b>		<b>794</b>	

Source: South Carolina Department of Employment and Workforce, November 2023

As the table depicts, there were 794 layoffs/closures in Richland County as of 2023 year-to-date. Additionally, there has been a significant up tick in layoffs in the second half of 2023. However, it is unknown if all of these layoffs will be permanent.



## Employment and Unemployment Trends

The following table details employment and unemployment trends for the MSA from 2007 to August 2023.

### EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

Year	MSA				USA			
	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2007	352,815	-	5.3%	-	146,046,667	-	4.6%	-
2008	349,152	-1.0%	6.3%	0.9%	145,362,500	-0.5%	5.8%	1.2%
2009	337,179	-3.4%	9.2%	3.0%	139,877,500	-3.8%	9.3%	3.5%
2010	339,953	0.8%	9.5%	0.2%	139,063,917	-0.6%	9.6%	0.3%
2011	343,071	0.9%	9.0%	-0.5%	139,869,250	0.6%	9.0%	-0.7%
2012	350,699	2.2%	7.9%	-1.1%	142,469,083	1.9%	8.1%	-0.9%
2013	357,930	2.1%	6.5%	-1.4%	143,929,333	1.0%	7.4%	-0.7%
2014	367,597	2.7%	5.6%	-0.9%	146,305,333	1.7%	6.2%	-1.2%
2015	377,014	2.6%	5.4%	-0.2%	148,833,417	1.7%	5.3%	-0.9%
2016	384,046	1.9%	4.5%	-0.8%	151,435,833	1.7%	4.9%	-0.4%
2017	378,113	-1.5%	4.0%	-0.5%	153,337,417	1.3%	4.3%	-0.5%
2018	377,106	-0.3%	3.2%	-0.8%	155,761,000	1.6%	3.9%	-0.4%
2019	383,652	1.7%	2.6%	-0.6%	157,538,083	1.1%	3.7%	-0.2%
2020	374,904	-2.3%	5.1%	2.5%	147,794,750	-6.2%	8.1%	4.4%
2021	383,823	2.4%	3.7%	-1.5%	152,580,667	3.2%	5.4%	-2.7%
2022	388,695	1.3%	3.1%	-0.6%	158,291,083	3.7%	3.6%	-1.7%
2023 YTD Average*	395,509	1.8%	3.0%	-0.1%	160,773,875	1.6%	3.7%	0.0%
Aug-2022	386,401	-	3.4%	-	158,714,000	-	3.8%	-
Aug-2023	401,766	4.0%	2.3%	-1.1%	161,427,000	1.7%	3.9%	0.1%

Source: U.S. Bureau of Labor Statistics, November 2023

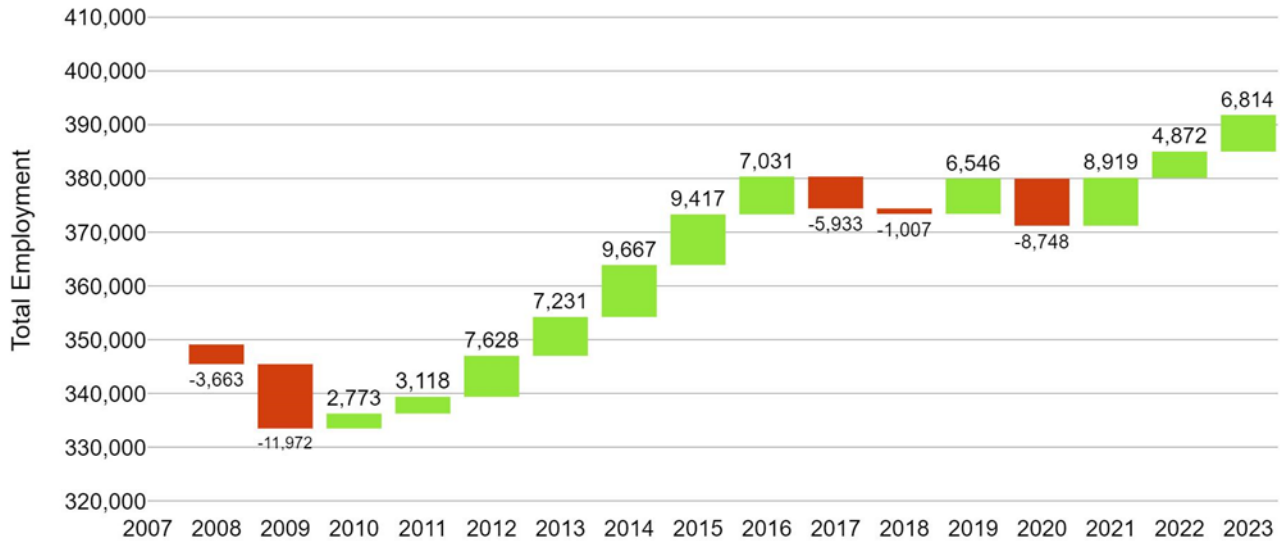
\*2023 YTD Average is through August

Between 2012 and 2019, job growth in the MSA was generally similar to the nation. Employment in the MSA declined by 2.3 percent in 2020 amid the pandemic, compared to 6.2 percent across the nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently at a post-recessionary record. As of August 2023, employment in the MSA increased 4.0 percent year over year, compared to 1.7 percent growth across the nation.

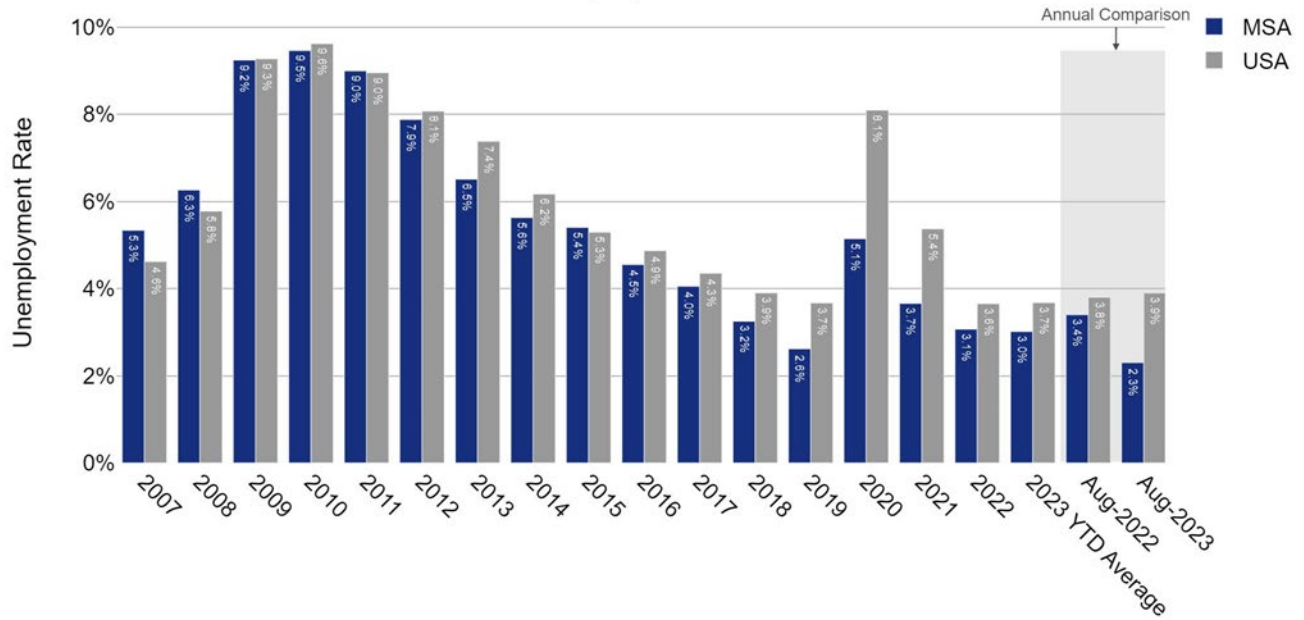
During the period preceding the onset of COVID-19 (2012 - 2019), the MSA generally experienced a lower unemployment rate relative to the nation. The MSA unemployment rate increased by 2.5 percentage points in 2020 amid the pandemic, reaching a high of 5.1 percent. For comparison, the national unemployment rate rose by 4.4 percentage points and reached a high of 8.1 percent over the same time period. According to the latest labor statistics, dated August 2023, the current MSA unemployment rate is 2.3 percent. This is well below the current national unemployment rate of 3.9 percent.

The following tables provide more illustration of the changes in employment and unemployment rate trends in the MSA.

### MSA Job Growth



### Unemployment Rate



### Housing and Economy

There are four LIHTC and three Section 8 properties in the Subject’s PMA, in addition to the Subject. Given the very low vacancy rates and presence of waiting lists among the LIHTC comparables, the availability of housing for low income renters is considered limited.

As noted prior, as of August 2023, the unemployment rate in the MSA is 2.3 percent, which is lower than the current national unemployment rate of 3.9 percent.

According to Zillow, the median home value in Columbia is \$203,295, up 23.4 percent from last year. However, single-family sales have begun to slow due to the recent rise in interest rates according to Realtor.com.

### Commuting Patterns

The following table details travel time to work for residents within the PMA.

COMMUTING PATTERNS		
ACS Commuting Time to Work	Number of Commuters	Percentage
Travel Time < 5 min	4,432	12.2%
Travel Time 5-9 min	3,136	8.6%
Travel Time 10-14 min	6,799	18.7%
Travel Time 15-19 min	6,960	19.1%
Travel Time 20-24 min	6,521	17.9%
Travel Time 25-29 min	2,162	5.9%
Travel Time 30-34 min	3,366	9.2%
Travel Time 35-39 min	455	1.2%
Travel Time 40-44 min	518	1.4%
Travel Time 45-59 min	1,128	3.1%
Travel Time 60-89 min	540	1.5%
Travel Time 90+ min	396	1.1%

Source: Esri Demographics 2023, Novogradac, November 2023

As shown in the preceding table, the weighted average commute time in the PMA is approximately 19 minutes. More than 74 percent of PMA commuters travel under 24 minutes, indicating many households work in the local area.

### Conclusion

Employment in the PMA is concentrated in educational services, healthcare/social assistance, and retail trade, which collectively comprise 38.4 percent of local employment. The large share of PMA employment in retail trade is notable as this industry is historically volatile, and prone to contraction during economic recessions. However, the PMA also has a significant share of employment in the healthcare/social assistance industry, which typically exhibits greater stability during economic recessions. Relative to the nation, the PMA features comparatively greater employment in the educational services, finance/insurance, and prof/scientific/tech services industries. Additionally, as the state capital, a significant portion of the local economy in Columbia is driven by government employment. As of August 2023, employment in the MSA increased 4.0 percent year over year, compared to 1.7 percent growth across the nation. The MSA unemployment rate increased by 2.5 percentage points in 2020 amid the pandemic, reaching a high of 5.1 percent. For comparison, the national unemployment rate rose by 4.4 percentage points and reached a high of 8.1 percent over the same time period. According to the latest labor statistics, dated August 2023, the current MSA unemployment rate is 2.3 percent. This is well below the current national unemployment rate of 3.9 percent.



# **V. COMMUNITY DEMOGRAPHIC DATA**

## COMMUNITY DEMOGRAPHIC DATA

The following sections will provide an analysis of the demographic characteristics within the market area. Data such as population, households and growth patterns will be studied to determine if the Primary Market Area (PMA) and Columbia, SC Metropolitan Statistical Area, which serves as the Secondary Market Area (SMA), are areas of growth or contraction. The discussions will also describe typical household size and will provide a picture of the health of the community and the economy. The following demographic tables are specific to the populations of the PMA, MSA, and nation.

### Population Trends

The following tables illustrate (a) Total Population/Growth Rate and (b) Population by Age Group.

#### POPULATION

Year	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	75,075	-	767,598	-	308,730,056	-
2023	76,915	0.2%	853,294	0.8%	337,460,311	0.7%
Projected Mkt Entry	77,369	0.3%	861,257	0.5%	339,527,996	0.3%
2028	78,051	0.3%	873,202	0.5%	342,629,524	0.3%

Source: Esri Demographics 2023, Novogradac, November 2023

#### POPULATION BY AGE GROUP

Age Cohort	PMA			
	2010	2023	Projected Mkt Entry	2028
0-4	4,441	3,973	4,040	4,140
5-9	4,079	3,984	3,976	3,965
10-14	3,662	4,017	3,967	3,891
15-19	6,420	6,097	6,075	6,043
20-24	11,832	9,426	9,586	9,825
25-29	7,104	6,598	6,537	6,445
30-34	4,999	6,052	5,884	5,631
35-39	4,310	5,086	5,214	5,406
40-44	4,057	4,287	4,452	4,699
45-49	4,424	3,747	3,890	4,104
50-54	4,664	3,786	3,714	3,606
55-59	4,267	4,069	3,916	3,687
60-64	3,459	4,408	4,155	3,775
65-69	2,326	3,872	3,890	3,917
70-74	1,624	3,084	3,192	3,355
75-79	1,304	2,034	2,263	2,607
80-84	1,052	1,208	1,356	1,579
85+	1,051	1,187	1,263	1,376
<b>Total</b>	<b>75,075</b>	<b>76,915</b>	<b>77,369</b>	<b>78,051</b>

Source: Esri Demographics 2023, Novogradac, November 2023

Between 2010 and 2023, annual population growth in the PMA trailed that of the MSA and the overall nation. Through 2028, the PMA is projected to experience annual population growth of 0.3 percent, which is similar to the overall nation, but slower than the MSA. Overall, the historical and projected population growth rates in the PMA and MSA are positive indications of future demand for all types of housing.

The population in the PMA in 2023 was concentrated in the age groups of 20 to 24, 25 to 29, 15 to 19, and 30 to 34, and combined these age groups represent 36.6 percent of the total population in the PMA. Through

market entry and 2028, the age groups of 20 to 24, 25 to 29, 15 to 19, and 30 to 34 will have the highest representation in the PMA.

## HOUSEHOLD TRENDS

### Total Number of Households, Average Household Size, and Group Quarters

Year	HOUSEHOLDS					
	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	30,253	-	294,848	-	116,709,667	-
2023	33,030	0.7%	342,770	1.2%	129,912,564	0.9%
Projected Mkt Entry	33,394	0.6%	347,294	0.7%	131,184,673	0.5%
2028	33,940	0.6%	354,081	0.7%	133,092,836	0.5%

Source: Esri Demographics 2023, Novogradac, November 2023

Household growth in the PMA occurred at an annual rate of 0.7 percent between 2010 and 2023, which was below that of the MSA and the overall nation. Annualized PMA growth is projected to be 0.6 percent through market entry and 2028, above the nation.

Year	AVERAGE HOUSEHOLD SIZE					
	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	2.21	-	2.47	-	2.57	-
2023	2.18	-0.1%	2.40	-0.2%	2.53	-0.1%
Projected Mkt Entry	2.17	-0.2%	2.39	-0.2%	2.53	-0.2%
2028	2.15	-0.2%	2.38	-0.2%	2.51	-0.2%

Source: Esri Demographics 2023, Novogradac, November 2023

As of 2023, the average household size in the PMA is 2.18 persons. The average household size is expected to decrease by 0.2 percent in the PMA from 2023 through 2028.

Year	POPULATION IN GROUP QUARTERS					
	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	8,333.00	-	40,347	-	8,273,022	-
2023	4,958.00	-3.1%	30,701	-1.8%	8,230,258	0.0%
Projected Mkt Entry	-	-	-	-	-	-
2028	-	-	-	-	-	-

Source: Esri Demographics 2023, Novogradac, November 2023

The number of persons in group quarters decreased in the PMA and MSA between 2010 and 2023, while the overall nation remained stable. Note that forecasted data for the population in group quarters is not available as growth in this population is more often a result of changes to local facilities than macro demographic trends.

### Households by Tenure

The table below depicts household growth by tenure from 2010 through 2028.

TENURE PATTERNS PMA				
Year	Owner-Occupied Units		Renter-Occupied Units	
	Number	Percentage	Number	Percentage
2010	16,948	56.0%	13,305	44.0%
2023	19,237	58.2%	13,793	41.8%
Projected Mkt Entry	19,635	58.8%	13,759	41.2%
2028	20,233	59.6%	13,707	40.4%

Source: Esri Demographics 2023, Novogradac, November 2023

As of 2023, the percentage of renter-occupied units is estimated to be 41.8 percent. This is above the estimated 35.0 percent of renter-occupied units across the overall nation (not shown). The percentage and number of renter-occupied units in the PMA is expected to decrease through market entry and 2028.

### Household Income Distribution

The following table depicts household income in the PMA from 2023 to 2028.

Income Cohort	HOUSEHOLD INCOME DISTRIBUTION - PMA					
	2023		Projected Mkt Entry		2028	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	1,490	7.9%	1,481	7.7%	1,472	7.4%
\$10,000-19,999	1,603	8.5%	1,582	8.2%	1,559	7.9%
\$20,000-29,999	1,818	9.6%	1,799	9.3%	1,779	9.0%
\$30,000-39,999	1,904	10.1%	1,855	9.6%	1,802	9.1%
\$40,000-49,999	1,495	7.9%	1,556	8.1%	1,622	8.2%
\$50,000-59,999	1,284	6.8%	1,303	6.7%	1,323	6.7%
\$60,000-74,999	1,792	9.5%	1,780	9.2%	1,767	8.9%
\$75,000-99,999	2,242	11.9%	2,291	11.9%	2,343	11.8%
\$100,000-124,999	1,615	8.6%	1,674	8.7%	1,737	8.8%
\$125,000-149,999	1,085	5.8%	1,175	6.1%	1,272	6.4%
\$150,000-199,999	932	4.9%	1,054	5.5%	1,185	6.0%
\$200,000+	1,603	8.5%	1,772	9.2%	1,952	9.9%
<b>Total</b>	<b>18,863</b>	<b>100.0%</b>	<b>19,322</b>	<b>100.0%</b>	<b>19,813</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, November 2023

As of 2025, approximately 50.8 percent of households in the PMA earn less than \$60,000 annually.

### Renter Household Income Distribution

The following tables depict renter household incomes in the PMA in 2023, the market entry date, and 2028.

#### RENTER HOUSEHOLD INCOME DISTRIBUTION - PMA

Income Cohort	2023		Projected Mkt Entry		2028	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	2,415	17.5%	2,342	17.0%	2,233	16.3%
\$10,000-19,999	1,899	13.8%	1,859	13.5%	1,799	13.1%
\$20,000-29,999	1,845	13.4%	1,787	13.0%	1,701	12.4%
\$30,000-39,999	1,806	13.1%	1,744	12.7%	1,650	12.0%
\$40,000-49,999	1,239	9.0%	1,249	9.1%	1,263	9.2%
\$50,000-59,999	856	6.2%	863	6.3%	874	6.4%
\$60,000-74,999	1,078	7.8%	1,076	7.8%	1,073	7.8%
\$75,000-99,999	966	7.0%	991	7.2%	1,028	7.5%
\$100,000-124,999	545	4.0%	573	4.2%	614	4.5%
\$125,000-149,999	411	3.0%	455	3.3%	520	3.8%
\$150,000-199,999	302	2.2%	341	2.5%	399	2.9%
\$200,000+	431	3.1%	480	3.5%	553	4.0%
<b>Total</b>	<b>13,793</b>	<b>100.0%</b>	<b>13,759</b>	<b>100.0%</b>	<b>13,707</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, November 2023

As of 2023, approximately 73.0 percent of renter households in the PMA earn less than \$60,000 annually.

### Renter Households by Number of Persons in the Household

The following table illustrates household size for renter households in the PMA.

#### RENTER HOUSEHOLDS BY NUMBER OF PERSONS - PMA

Household Size	2023		Projected Mkt Entry		2028	
	Number	Percentage	Number	Percentage	Number	Percentage
1 Person	6,148	44.6%	6,137	44.6%	6,120	44.6%
2 Persons	3,930	28.5%	3,890	28.3%	3,830	27.9%
3 Persons	1,868	13.5%	1,864	13.5%	1,857	13.5%
4 Persons	1,123	8.1%	1,135	8.3%	1,154	8.4%
5+ Persons	724	5.2%	733	5.3%	746	5.4%
<b>Total Households</b>	<b>13,793</b>	<b>100%</b>	<b>13,759</b>	<b>100%</b>	<b>13,707</b>	<b>100%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, November 2023

The Subject offers one, two, and three-bedroom units and will generally cater to households consisting of one to five people. Thus, as indicated in the previous table, the Subject will support the majority of renter household sizes within the PMA.

### Conclusion

The PMA experienced an annual population growth rate of 0.2 percent between 2010 and 2023, which was behind the surrounding MSA and the nation, during the same time period. Annualized PMA growth is expected to be approximately 0.3 percent through market entry and 2028, slower than the MSA, but similar to the overall nation. The average household size is expected to remain stable in the PMA from 2023 through market entry and 2028, similar to the MSA and nation during the same time period. Renter households with incomes less than \$60,000 represent 73.0 percent of the renter households in the PMA in 2023, and this share is expected to decrease slightly through market entry and 2028. Many of these households would income-qualify at the Subject.

# **VI. PROJECT-SPECIFIC DEMAND ANALYSIS**

## PROJECT SPECIFIC DEMAND ANALYSIS

The following demand analysis evaluates the potential amount of qualified households, which the Subject would have a fair chance at capturing. The structure of the analysis is based on the guidelines provided by SC Housing.

### 1. Income Restrictions

LIHTC rents are based upon a percentage of the Area Median Gross Income (AMI), adjusted for household size and utilities. HUD and South Carolina State Housing Finance and Development Authority (SC Housing) will estimate the relevant income levels, with annual updates. The income limits are calculated assuming that the maximum net rent a household will pay is 30 percent of its household income at the appropriate AMI level.

Household size is assumed to be 1.5 persons per bedroom for general population projects. For example, for one-bedroom units we assume the average income limits of a one and two-person household and for three-bedroom units we assume the average income limits for a four- and five-person household. This applies to family projects. For elderly projects, we have used a maximum income based on two-person households. Additionally, HUD assumes that one-person households are accommodated in one-bedroom units. For LIHTC income purposes, the actual size of the household is used.

To assess the likely number of tenants in the market area eligible to live in the Subject, we use Census information as provided by ESRI Business Information Solutions to estimate the number of potential tenants who would qualify to occupy the Subject as a LIHTC project.

The maximum income levels are based upon information obtained from the Rent and Income Limits Guidelines Table as accessed from Novogradac’s website.

### 2. Affordability

As discussed above, the maximum income for LIHTC units is set by HUD/SC Housing while the minimum is based upon the minimum income needed to support affordability. This is based upon a standard of 35 percent. Lower and moderate-income families typically spend greater than 30 percent of their income on housing. These expenditure amounts can range higher than 50 percent depending upon market area. However, the 30 to 40 percent range is generally considered a reasonable range of affordability. SC Housing guidelines utilize 35 percent for families and 40 percent for senior households, which we will use to set the minimum income levels for the demand analysis.

### 3. Minimum and Maximum Income Levels

The following tables illustrate the minimum and maximum allowable income levels for the Subject’s units, as proposed with Section 8 subsidy and absent subsidy.

FAMILY INCOME LIMITS - AS PROPOSED		
Unit Type	Minimum Allowable Income	Maximum Allowable Income
	@60% (Section 8)	
1BR	\$0	\$40,320
2BR	\$0	\$45,360
3BR	\$0	\$54,420

FAMILY INCOME LIMITS - ABSENT SUBSIDY		
Unit Type	Minimum Allowable Income	Maximum Allowable Income
	@60%	
1BR	\$32,331	\$40,320
2BR	\$38,811	\$45,360
3BR	\$44,846	\$54,420

**4. Demand**

The demand for the Subject will be derived from two sources: existing households and new households. These calculations are illustrated in the following tables.

**4a. Demand from New Renter Households**

The number of new households entering the market is the first level of demand calculated. South Carolina State Housing Finance and Development Authority (SC Housing) has requested that we utilize 2023 as the base year for the analysis, with demographic projections to July 2025 (Subject’s market entry/anticipated completion date). This is considered the gross potential demand for the Subject property. This number is adjusted for income eligibility and renter tenure.

**4b. Demand from Existing Households**

Demand for existing households is estimated by summing three sources of potential tenants, plus a fourth allowance for other demand, if deemed applicable. (a) The first source is tenants who are rent overburdened. These are households who are paying over 35 percent of their income in housing costs for general occupancy housing or over 40 percent of their income in housing costs for elderly housing. This number is estimated using Census or American Community Survey (ACS) data. (b) The second source is households living in substandard housing. This number is estimated using 2021 Census data. (c) The third source is those seniors likely to move from their own homes into rental housing. Data from the American Housing Survey and interviews with area senior apartment property managers regarding the number or share of current renters who originated from homeownership must be used to refine the analysis. The Subject is urban and generally not likely to attract homeowners seeking to downsize into a family rental unit. (d) The fourth potential “Other” source of demand is demand which may exist that is not captured by the above methods, which may be allowed if the factors used can be fully justified.

**4c. Additions to Supply**

South Carolina State Housing Finance and Development Authority (SC Housing) guidelines indicate that units in all competing projects that were allocated, under construction, placed in service, or funded in 2022 as well as those units at properties that have not reached a stabilized occupancy of 93 percent should be removed from the demand analysis.

According to the South Carolina State Housing Finance and Development Authority (SC Housing) LIHTC allocation lists from 2020 to 2022, there has been one competitive property, Oak Park, allocated tax credits in the PMA. As such, we have accounted for this development’s 19 competitive units in our demand analysis as this development is expected to be complete by the end of 2024. A breakout of additions to supply by AMI level is shown in the following table.



**ADDITIONS TO SUPPLY**

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	Unrestricted	Overall
0BR	-	-	-	-	-	-
1BR	-	-	-	-	-	-
2BR	-	-	-	8	-	8
3BR	-	-	-	11	-	11
4BR	-	-	-	-	-	-
5BR	-	-	-	-	-	-
<b>Total</b>	-	-	-	<b>19</b>	-	<b>19</b>

**5. Method – Capture Rates**

The above calculations and derived capture rates are illustrated in the following table. Pursuant to the SC Housing requirements, we have completed a refined large household capture rate analysis, which only includes three or more person households.

**60% AMI (Section 8)**

**NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60% (Section 8)**

Minimum Income Limit		\$0		Maximum Income Limit		\$54,420	
Income Category	New Renter Households - Total Change in Households PMA 2023 to Prj Mrkt Entry July 2025		Income Brackets	Percent within Cohort	Renter Households within Bracket		
\$0-9,999	-73	211.6%	\$9,999	100.0%	-73		
\$10,000-19,999	-40	116.3%	\$9,999	100.0%	-40		
\$20,000-29,999	-58	167.4%	\$9,999	100.0%	-58		
\$30,000-39,999	-62	181.4%	\$9,999	100.0%	-62		
\$40,000-49,999	10	-27.9%	\$9,999	100.0%	10		
\$50,000-59,999	7	-20.9%	\$4,421	44.2%	3		
\$60,000-74,999	-2	5.8%	\$0	0.0%	0		
\$75,000-99,999	25	-72.1%	\$0	0.0%	0		
\$100,000-124,999	28	-80.2%	\$0	0.0%	0		
\$125,000-149,999	44	-126.7%	\$0	0.0%	0		
\$150,000-199,999	39	-112.8%	\$0	0.0%	0		
\$200,000+	49	-141.9%	\$0	0.0%	0		
<b>Total</b>	<b>-34</b>	<b>100.0%</b>		<b>639.6%</b>	<b>-220</b>		

**POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60% (Section 8)**

Minimum Income Limit		\$0		Maximum Income Limit		\$54,420	
Income Category	Total Renter Households PMA 2023		Income Brackets	Percent within Cohort	Households within Bracket		
\$0-9,999	2,415	17.5%	\$9,999	100.0%	2,415		
\$10,000-19,999	1,899	13.8%	\$9,999	100.0%	1,899		
\$20,000-29,999	1,845	13.4%	\$9,999	100.0%	1,845		
\$30,000-39,999	1,806	13.1%	\$9,999	100.0%	1,806		
\$40,000-49,999	1,239	9.0%	\$9,999	100.0%	1,239		
\$50,000-59,999	856	6.2%	\$4,421	44.2%	378		
\$60,000-74,999	1,078	7.8%	\$0	0.0%	0		
\$75,000-99,999	966	7.0%	\$0	0.0%	0		
\$100,000-124,999	545	4.0%	\$0	0.0%	0		
\$125,000-149,999	411	3.0%	\$0	0.0%	0		
\$150,000-199,999	302	2.2%	\$0	0.0%	0		
\$200,000+	431	3.1%	\$0	0.0%	0		
<b>Total</b>	<b>13,793</b>	<b>100.0%</b>		<b>69.5%</b>	<b>9,582</b>		

**ASSUMPTIONS - @60% (Section 8)**

Persons in Household	OBR	1BR	2BR	3BR	4BR+
1	0%	80%	20%	0%	0%
2	0%	20%	80%	0%	0%
3	0%	0%	60%	40%	0%
4	0%	0%	0%	100%	0%
5+	0%	0%	0%	100%	0%

Tenancy	Family	% of Income towards Housing	35%
Rural/Urban	Urban	Maximum # of Occupants	5

**Demand from New Renter Households 2023 to July 2025**

Income Target Population	@60%
New Renter Households PMA	-34
Percent Income Qualified	639.6%
<b>New Renter Income Qualified Households</b>	<b>-220</b>

**Demand from Existing Households 2023**

**Demand from Rent Overburdened Households**

Income Target Population	@60%
Total Existing Demand	13,793
Income Qualified	69.5%
Income Qualified Renter Households	9,582
Percent Rent Overburdened Prj Mrkt Entry July 2025	43.8%
<b>Rent Overburdened Households</b>	<b>4,196</b>

**Demand from Living in Substandard Housing**

Income Qualified Renter Households	9,582
Percent Living in Substandard Housing	1.7%
<b>Households Living in Substandard Housing</b>	<b>160</b>

**Total Demand**

Total Demand from Existing Households	4,356
Total New Demand	-220
<b>Total Demand (New Plus Existing Households)</b>	<b>4,136</b>

**By Bedroom Demand**

One Person	44.6%	1,845
Two Persons	28.3%	1,169
Three Persons	13.5%	560
Four Persons	8.3%	341
Five Persons	5.3%	220
<b>Total</b>	<b>100.0%</b>	<b>4,136</b>

**To place Person Demand into Bedroom Type Units**

Of one-person households in 1BR units	80%	1476
Of two-person households in 1BR units	20%	234
Of one-person households in 2BR units	20%	369
Of two-person households in 2BR units	80%	936
Of three-person households in 2BR units	60%	336
Of three-person households in 3BR units	40%	224
Of four-person households in 3BR units	100%	341
Of five-person households in 3BR units	100%	220
<b>Total Demand</b>		<b>4,136</b>

	Total Demand (Subject Unit Types)			Additions to Supply			Net Demand		
1 BR	1,710	-		0	=	1,710			
2 BR	1,641	-		8	=	1,633			
3 BR	786	-		11	=	775			
<b>Total</b>	<b>4,136</b>			<b>19</b>		<b>4,117</b>			

	Developer's Unit Mix			Net Demand			Capture Rate		
1 BR	10	/		1,710	=	0.6%			
2 BR	52	/		1,633	=	3.2%			
3 BR	18	/		775	=	2.3%			
<b>Total</b>	<b>80</b>			<b>4,117</b>		<b>1.9%</b>			

**60% AMI – Absent Subsidy**

**NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - 60%**

Minimum Income Limit		\$32,331		Maximum Income Limit		\$54,420	
Income Category	New Renter Households - Total Change in Households PMA 2023 to Prj Mrkt Entry July 2025		Income Brackets	Percent within Cohort	Renter Households within Bracket		
	\$0-9,999	-73			211.6%	\$0	0.0%
\$10,000-19,999	-40	116.3%	\$0	0.0%	0		
\$20,000-29,999	-58	167.4%	\$0	0.0%	0		
\$30,000-39,999	-62	181.4%	\$7,667	76.7%	-48		
\$40,000-49,999	10	-27.9%	\$9,999	100.0%	10		
\$50,000-59,999	7	-20.9%	\$4,421	44.2%	3		
\$60,000-74,999	-2	5.8%	\$0	0.0%	0		
\$75,000-99,999	25	-72.1%	\$0	0.0%	0		
\$100,000-124,999	28	-80.2%	\$0	0.0%	0		
\$125,000-149,999	44	-126.7%	\$0	0.0%	0		
\$150,000-199,999	39	-112.8%	\$0	0.0%	0		
\$200,000+	49	-141.9%	\$0	0.0%	0		
<b>Total</b>	<b>-34</b>	<b>100.0%</b>		<b>101.9%</b>	<b>-35</b>		

**POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - 60%**

Minimum Income Limit		\$32,331		Maximum Income Limit		\$54,420	
Income Category	Total Renter Households PMA 2023		Income Brackets	Percent within Cohort	Households within Bracket		
	\$0-9,999	2,415			17.5%	\$0	0.0%
\$10,000-19,999	1,899	13.8%	\$0	0.0%	0		
\$20,000-29,999	1,845	13.4%	\$0	0.0%	0		
\$30,000-39,999	1,806	13.1%	\$7,667	76.7%	1,385		
\$40,000-49,999	1,239	9.0%	\$9,999	100.0%	1,239		
\$50,000-59,999	856	6.2%	\$4,421	44.2%	378		
\$60,000-74,999	1,078	7.8%	\$0	0.0%	0		
\$75,000-99,999	966	7.0%	\$0	0.0%	0		
\$100,000-124,999	545	4.0%	\$0	0.0%	0		
\$125,000-149,999	411	3.0%	\$0	0.0%	0		
\$150,000-199,999	302	2.2%	\$0	0.0%	0		
\$200,000+	431	3.1%	\$0	0.0%	0		
<b>Total</b>	<b>13,793</b>	<b>100.0%</b>		<b>21.8%</b>	<b>3,002</b>		

**ASSUMPTIONS - 60%**

Persons in Household	OBR	1BR	2BR	3BR	4BR+
1	0%	80%	20%	0%	0%
2	0%	20%	80%	0%	0%
3	0%	0%	60%	40%	0%
4	0%	0%	0%	100%	0%
5+	0%	0%	0%	100%	0%

Tenancy	Family	% of Income towards Housing	35%
Rural/Urban	Urban	Maximum # of Occupants	5

**Demand from New Renter Households 2023 to July 2025**

Income Target Population	@60%
New Renter Households PMA	-34
Percent Income Qualified	101.9%
<b>New Renter Income Qualified Households</b>	<b>-35</b>

**Demand from Existing Households 2023**

**Demand from Rent Overburdened Households**

Income Target Population	@60%
Total Existing Demand	13,793
Income Qualified	21.8%
Income Qualified Renter Households	3,002
Percent Rent Overburdened Prj Mrkt Entry July 2025	43.8%
<b>Rent Overburdened Households</b>	<b>1,315</b>

**Demand from Living in Substandard Housing**

Income Qualified Renter Households	3,002
Percent Living in Substandard Housing	1.7%
<b>Households Living in Substandard Housing</b>	<b>50</b>

**Total Demand**

Total Demand from Existing Households	1,365
Total New Demand	-35
<b>Total Demand (New Plus Existing Households)</b>	<b>1,330</b>

**By Bedroom Demand**

One Person	44.6%	593
Two Persons	28.3%	376
Three Persons	13.5%	180
Four Persons	8.3%	110
Five Persons	5.3%	71
<b>Total</b>	<b>100.0%</b>	<b>1,330</b>

**To place Person Demand into Bedroom Type Units**

Of one-person households in 1BR units	80%	475
Of two-person households in 1BR units	20%	75
Of one-person households in 2BR units	20%	119
Of two-person households in 2BR units	80%	301
Of three-person households in 2BR units	60%	108
Of three-person households in 3BR units	40%	72
Of four-person households in 3BR units	100%	110
Of five-person households in 3BR units	100%	71
<b>Total Demand</b>		<b>1,330</b>

Total Demand (Subject Unit Types)			Additions to Supply			Net Demand
1 BR	550	-	0	=	550	
2 BR	527	-	8	=	519	
3 BR	253	-	11	=	242	
<b>Total</b>	<b>1,330</b>		<b>19</b>		<b>1,311</b>	

Developer's Unit Mix			Net Demand	Capture Rate	
1 BR	10	/	550	=	1.8%
2 BR	52	/	519	=	10.0%
3 BR	18	/	242	=	7.4%
<b>Total</b>	<b>80</b>		<b>1,311</b>		<b>6.1%</b>

**60% AMI (Section 8) – Large Households**

**NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60% (Section 8) - Large Family**

Minimum Income Limit		\$0		Maximum Income Limit		\$54,420	
Income Category	New Renter Households - Total Change in Households PMA 2023 to Prj Mrkt Entry July 2025		Income Brackets	Percent within Cohort	Renter Households within Bracket		
\$0-9,999	-73	211.6%	\$9,999	100.0%	-73		
\$10,000-19,999	-40	116.3%	\$9,999	100.0%	-40		
\$20,000-29,999	-58	167.4%	\$9,999	100.0%	-58		
\$30,000-39,999	-62	181.4%	\$9,999	100.0%	-62		
\$40,000-49,999	10	-27.9%	\$9,999	100.0%	10		
\$50,000-59,999	7	-20.9%	\$4,421	44.2%	3		
\$60,000-74,999	-2	5.8%	\$0	0.0%	0		
\$75,000-99,999	25	-72.1%	\$0	0.0%	0		
\$100,000-124,999	28	-80.2%	\$0	0.0%	0		
\$125,000-149,999	44	-126.7%	\$0	0.0%	0		
\$150,000-199,999	39	-112.8%	\$0	0.0%	0		
\$200,000+	49	-141.9%	\$0	0.0%	0		
<b>Total</b>	<b>-34</b>	<b>100.0%</b>		<b>639.6%</b>	<b>-220</b>		

**POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60% (Section 8) - Large Family**

Minimum Income Limit		\$0		Maximum Income Limit		\$54,420	
Income Category	Total Renter Households PMA 2023		Income Brackets	Percent within Cohort	Households within Bracket		
\$0-9,999	2,415	17.5%	\$9,999	100.0%	2,415		
\$10,000-19,999	1,899	13.8%	\$9,999	100.0%	1,899		
\$20,000-29,999	1,845	13.4%	\$9,999	100.0%	1,845		
\$30,000-39,999	1,806	13.1%	\$9,999	100.0%	1,806		
\$40,000-49,999	1,239	9.0%	\$9,999	100.0%	1,239		
\$50,000-59,999	856	6.2%	\$4,421	44.2%	378		
\$60,000-74,999	1,078	7.8%	\$0	0.0%	0		
\$75,000-99,999	966	7.0%	\$0	0.0%	0		
\$100,000-124,999	545	4.0%	\$0	0.0%	0		
\$125,000-149,999	411	3.0%	\$0	0.0%	0		
\$150,000-199,999	302	2.2%	\$0	0.0%	0		
\$200,000+	431	3.1%	\$0	0.0%	0		
<b>Total</b>	<b>13,793</b>	<b>100.0%</b>		<b>69.5%</b>	<b>9,582</b>		

**ASSUMPTIONS - @60% (Section 8) - Large Family**

Tenancy	Family	% of Income towards Housing				35%
Rural/Urban	Urban	Maximum # of Occupants				5
Persons in Household	0BR	1BR	2BR	3BR	4BR+	
1	0%	0%	0%	0%	0%	
2	0%	0%	0%	0%	0%	
3	0%	0%	60%	40%	0%	
4	0%	0%	0%	100%	0%	
5+	0%	0%	0%	100%	0%	

<b>Demand from New Renter Households 2023 to July 2025</b>	
Income Target Population	-
New Renter Households PMA	-34
Percent Income Qualified	639.6%
New Renter Income Qualified Households	-220

**Demand from Existing Households 2023**

<b>Demand from Rent Overburdened Households</b>	
Income Target Population	-
Total Existing Demand	13,793
Income Qualified	69.5%
Income Qualified Renter Households	9,582
Percent Rent Overburdened Prj Mrkt Entry July 2025	43.8%
Rent Overburdened Households	4,196

<b>Demand from Living in Substandard Housing</b>	
Income Qualified Renter Households	9,582
Percent Living in Substandard Housing	1.7%
Households Living in Substandard Housing	160

<b>Total Demand</b>	
Total Demand from Existing Households	4,356
Total New Demand	-220
Total Demand (New Plus Existing Households)	4,136

<b>By Bedroom Demand</b>		
One Person	44.6%	1,845
Two Persons	28.3%	1,169
Three Persons	13.5%	560
Four Persons	8.3%	341
Five Persons	5.3%	220
<b>Total</b>	<b>100.0%</b>	<b>4,136</b>

<b>To place Person Demand into Bedroom Type Units</b>		
Of one-person households in 1BR units	0%	1476
Of two-person households in 1BR units	0%	234
Of one-person households in 2BR units	0%	0
Of two-person households in 2BR units	0%	0
Of three-person households in 2BR units	60%	336
Of three-person households in 3BR units	40%	224
Of four-person households in 3BR units	100%	341
Of five-person households in 3BR units	100%	220
<b>Total Demand</b>		<b>2,832</b>

	<b>Total Demand (Subject Unit Types)</b>		<b>Additions to Supply</b>		<b>Net Demand</b>
1 BR	-	-	-	=	-
2 BR	336	-	8	=	328
3 BR	786	-	11	=	775
<b>Total</b>	<b>1,122</b>		<b>19</b>		<b>1,103</b>

	<b>Developer's Unit Mix</b>		<b>Net Demand</b>	<b>Capture Rate</b>	
1 BR	-	/	-	=	-
2 BR	52	/	328	=	15.9%
3 BR	18	/	775	=	2.3%
<b>Total</b>	<b>70</b>		<b>1,103</b>		<b>6.3%</b>



**60% AMI – Large Households Absent Subsidy**

**NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - 60% - Large Family**

Minimum Income Limit		\$32,331	Maximum Income Limit		\$54,420
Income Category	New Renter Households - Total Change in Households PMA 2023 to Prj Mkt Entry July 2025		Income Brackets	Percent within cohort	Renter Households within Bracket
\$0-9,999	-73	211.6%	\$0	0.0%	0
\$10,000-19,999	-40	116.3%	\$0	0.0%	0
\$20,000-29,999	-58	167.4%	\$0	0.0%	0
\$30,000-39,999	-62	181.4%	\$7,667	76.7%	-48
\$40,000-49,999	10	-27.9%	\$9,999	100.0%	10
\$50,000-59,999	7	-20.9%	\$4,421	44.2%	3
\$60,000-74,999	-2	5.8%	\$0	0.0%	0
\$75,000-99,999	25	-72.1%	\$0	0.0%	0
\$100,000-124,999	28	-80.2%	\$0	0.0%	0
\$125,000-149,999	44	-126.7%	\$0	0.0%	0
\$150,000-199,999	39	-112.8%	\$0	0.0%	0
\$200,000+	49	-141.9%	\$0	0.0%	0
<b>Total</b>	<b>-34</b>	<b>100.0%</b>		<b>101.9%</b>	<b>-35</b>

**POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - 60% - Large Family**

Minimum Income Limit		\$32,331	Maximum Income Limit		\$54,420
Income Category	Total Renter Households PMA 2023		Income Brackets	Percent within cohort	Households within Bracket
\$0-9,999	2,415	17.5%	\$0	0.0%	0
\$10,000-19,999	1,899	13.8%	\$0	0.0%	0
\$20,000-29,999	1,845	13.4%	\$0	0.0%	0
\$30,000-39,999	1,806	13.1%	\$7,667	76.7%	1,385
\$40,000-49,999	1,239	9.0%	\$9,999	100.0%	1,239
\$50,000-59,999	856	6.2%	\$4,421	44.2%	378
\$60,000-74,999	1,078	7.8%	\$0	0.0%	0
\$75,000-99,999	966	7.0%	\$0	0.0%	0
\$100,000-124,999	545	4.0%	\$0	0.0%	0
\$125,000-149,999	411	3.0%	\$0	0.0%	0
\$150,000-199,999	302	2.2%	\$0	0.0%	0
\$200,000+	431	3.1%	\$0	0.0%	0
<b>Total</b>	<b>13,793</b>	<b>100.0%</b>		<b>21.8%</b>	<b>3,002</b>

**ASSUMPTIONS - 60% - Large Family**

Tenancy		Family	% of Income towards Housing			35%
Rural/Urban		Urban	Maximum # of Occupants			5
Persons in Household	0BR	1BR	2BR	3BR	4BR+	
1	0%	0%	0%	0%	0%	
2	0%	0%	0%	0%	0%	
3	0%	0%	60%	40%	0%	
4	0%	0%	0%	100%	0%	
5+	0%	0%	0%	100%	0%	



<b>Demand from New Renter Households 2023 to July 2025</b>	
Income Target Population	-
New Renter Households PMA	-34
Percent Income Qualified	101.9%
<b>New Renter Income Qualified Households</b>	<b>-35</b>

<b>Demand from Existing Households 2023</b>	
<b>Demand from Rent Overburdened Households</b>	
Income Target Population	-
Total Existing Demand	13,793
Income Qualified	21.8%
Income Qualified Renter Households	3,002
Percent Rent Overburdened Prj Mrkt Entry July 2025	43.8%
<b>Rent Overburdened Households</b>	<b>1,315</b>

<b>Demand from Living in Substandard Housing</b>	
Income Qualified Renter Households	3,002
Percent Living in Substandard Housing	1.7%
<b>Households Living in Substandard Housing</b>	<b>50</b>

<b>Total Demand</b>	
Total Demand from Existing Households	1,365
Total New Demand	-35
<b>Total Demand (New Plus Existing Households)</b>	<b>1,330</b>

<b>By Bedroom Demand</b>		
One Person	44.6%	593
Two Persons	28.3%	376
Three Persons	13.5%	180
Four Persons	8.3%	110
Five Persons	5.3%	71
<b>Total</b>	<b>100.0%</b>	<b>1,330</b>

<b>To place Person Demand into Bedroom Type Units</b>		
Of one-person households in 1BR units	0%	475
Of two-person households in 1BR units	0%	75
Of one-person households in 2BR units	0%	0
Of two-person households in 2BR units	0%	0
Of three-person households in 2BR units	60%	108
Of three-person households in 3BR units	40%	72
Of four-person households in 3BR units	100%	110
Of five-person households in 3BR units	100%	71
<b>Total Demand</b>		<b>910</b>

	<b>Total Demand (Subject Unit Types)</b>		<b>Additions to Supply</b>		<b>Net Demand</b>
1 BR	-	-	-	=	-
2 BR	108	-	8	=	100
3 BR	253	-	11	=	242
<b>Total</b>	<b>361</b>		<b>19</b>		<b>342</b>

	<b>Developer's Unit Mix</b>		<b>Net Demand</b>	<b>Capture Rate</b>	
1 BR	-	/	-	=	-
2 BR	52	/	100	=	52.0%
3 BR	18	/	242	=	7.4%
<b>Total</b>	<b>70</b>		<b>342</b>		<b>20.5%</b>

**Conclusions**

Several factors affect the indicated capture rates and are discussed following.

- The number of general population in the PMA is expected to increase 0.3 percent between 2023 and projected market entry of June 2025.
- This demand analysis does not measure the PMA’s or Subject’s ability to attract additional or latent demand into the market from elsewhere by offering an affordable option. We believe this to be moderate and therefore the demand analysis is somewhat conservative in its conclusions because this demand is not included.

The following table illustrates demand and net demand for the Subject’s units.

**DEMAND AND NET DEMAND**

	HH at @60% AMI/Section 8 (\$0 to \$54,420)	HH at @60% AMI (\$32,331 to \$54,420)	Large HH at @60% AMI/Section 8 (\$0 to \$54,420)	Large HH at @60% AMI (\$32,331 to \$54,420)	Overall Demand
Demand from New Households (age and income appropriate)	-220	-35	-220	-35	-220
<b>PLUS</b>	+	+	+	+	+
Demand from Existing Renter Households - Rent Overburdened Households	4,196	1,315	4,196	1,315	4,196
<b>PLUS</b>	+	+	+	+	+
Demand from Existing Renter Households - Substandard Housing	160	50	160	50	160
<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>
<b>Sub Total</b>	<b>4,136</b>	<b>1,330</b>	<b>4,136</b>	<b>1,330</b>	<b>4,136</b>
Demand from Existing Households - Elderly Homeowner Turnover (Limited to 20% where applicable)	0	0	0	0	0
<b>Equals Total Demand</b>	<b>4,136</b>	<b>1,330</b>	<b>4,136</b>	<b>1,330</b>	<b>4,136</b>
<b>Less</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
New Supply	19	19	19	19	19
<b>Equals Net Demand</b>	<b>4,117</b>	<b>1,311</b>	<b>4,117</b>	<b>1,311</b>	<b>4,117</b>

Note that the above *Demand and Net Demand* estimates include all income-eligible renter households. These estimates are then adjusted to reflect only the size-appropriate households by bedroom type in the following *Capture Rate Analysis*.

**CAPTURE RATE ANALYSIS CHART**

Bedrooms/AMI Level	Total Demand	Supply	Net Demand	Units Proposed	Capture Rate
<b>@60% / Section 8 - As Proposed With Subsidy</b>					
1BR - @60% / Section 8	1,710	0	1,710	10	0.6%
2BR - @60% / Section 8	1,641	8	1,633	52	3.2%
3BR - @60% / Section 8	786	11	775	18	2.3%
<b>Overall - With Subsidy</b>	<b>4,136</b>	<b>19</b>	<b>2,117</b>	<b>80</b>	<b>1.9%</b>
<b>@60% - Absent Subsidy</b>					
1BR - @60%	550	0	550	10	1.8%
2BR - @60%	527	8	519	52	10.0%
3BR - @60%	253	11	242	18	7.4%
<b>Overall - Absent Subsidy</b>	<b>1,330</b>	<b>19</b>	<b>1,311</b>	<b>80</b>	<b>6.1%</b>

As the analysis illustrates, the Subject’s capture rates as proposed with subsidy range from 0.6 to 3.2 percent. Absent subsidy, the Subject’s capture rates at the 60 percent AMI level range from 1.8 to 10.0 percent. The overall capture rates for the Subject’s units as proposed and absent subsidy are 1.9 and 6.1 percent, respectively, which indicates there is adequate continued demand for the Subject. Further, capture rates for all unit types, as well as the overall property, are below the 30 percent capture rate threshold as determined by SC Housing.

**Absorption Rate Projected Absorption Period**

We were able to obtain absorption information from one of the rent comparables, as well as three additional properties within a 20-mile radius of the Subject, which are shown in the following table.

<b>ABSORPTION</b>					
Property Name	Rent	Tenancy	Year	Total Units	Absorption (units/month)
Killian Terrace	LIHTC	Family	2020	288	29
Sola Station	Market	Family	2019	339	15
Abernathy Place*	LIHTC	Family	2017	64	26
Mountain View	LIHTC	Family	2016	48	47
<b>Average</b>				<b>185</b>	<b>29</b>

\*Utilized as a rent comparable.

If the Subject were hypothetically 100 percent vacant, we would expect the property to experience a brief lease-up period due to the sustained demand for good quality affordable housing in the area. Assuming the Subject were completely vacant, we believe that the Subject would experience an absorption rate of approximately 20 units per month. This equates to an absorption period of approximately four months. This is considered largely hypothetical as the Subject is currently 100 percent occupied and maintains a waiting list. Further, current tenants are expected to remain income eligible to remain at the property post-renovation. As such, we believe the Subject will stabilize within one to two months of rehabilitation completion.

## **VII. SUPPLY ANALYSIS**

## SURVEY OF COMPARABLE PROJECTS

Comparable properties are examined on the basis of physical characteristics, i.e. building type, age/quality, level of common amenities, absorption, as well as similarity in rent. We attempted to compare the Subject to complexes from the competing market to provide a broader picture of the health and available supply in the market. We surveyed many properties that we chose not to use in the survey because they were not as comparable to the Subject as others that were selected.

### Description of Property Types Surveyed/Determination of Number of Tax Credit Units

We interviewed numerous properties to determine which ones were considered “true” competition for the Subject. Several properties in the market area were interviewed and not included because of their dissimilarity or other factors. Fully subsidized properties were excluded due to differing rent structures from the Subject; however, it should be noted that subsidized properties in the market area were found to have stable occupancies. The following table illustrates the excluded properties.

**EXCLUDED PROPERTIES WITHIN THE PMA**

Property Name	Program	Tenancy	Reason for Exclusion
Avalon Place	LIHTC	Senior	Differing target tenancy
Richland Four-Ninety	Section 8	Senior/Disabled	Subsidized rents/target tenancy
Richland Village	Section 8	Family	Subsidized rents
Ahepa 284-I	Section 8	Senior/Disabled	Subsidized rents/target tenancy
Huntington Place	Market	Family	Unable to contact
Deer Meadow Village	Market	Family	Unable to contact
Mallard Pointe Apartments	Market	Family	Unable to contact
Hampton Greene Apartments	Market	Family	Unable to contact
Hampton Court Apartments	Market	Family	Unable to contact
Creekside Greenlawn Apartment Homes	Market	Family	Unable to contact

### New Supply

We were unable to reach a contact with the City of Columbia Planning Department regarding planned, proposed, or under construction developments in the PMA. Therefore, we conducted online research and utilized a CoStar new construction report. The results of our findings are detailed below.

- Cedar Cove At Drake Street is a planned 150-unit market rate development to be located at 912 Drake Street in Columbia, approximately 1.2 miles from the Subject. Construction has not yet begun and a timeline was not available. As a market rate development, the project will not directly compete with the Subject.
- 3303 Maiden Ln is a proposed 40-unit senior market rate development to be located at 3303 Maiden Ln in Columbia, approximately 4.0 miles from the Subject. Construction has not yet begun and an expected completion date was not available. As a senior market rate development, it will not directly compete with the Subject.
- Burnside Farms is a planned 308-unit market rate development to be located at 609 Clif Kinder Road, approximately 1.4 miles from the Subject. Construction has not yet begun and a timeline was not available. As a market rate development, the project will not directly compete with the Subject.

### LIHTC Competition / Recent and Proposed Construction

According to the South Carolina State Housing Finance and Development Authority (SC Housing) LIHTC allocation lists dating back to 2020, two properties have been allocated tax credits within the PMA within the last three years, which are detailed below. It should be noted that as of the date of this report, 2023 allocation lists have not yet been released.



- Oak Terrace was allocated LIHTCs in 2021 for the new construction of 95 one-bedroom units restricted to seniors earning 50 percent of the AMI or less. Construction is expected to be completed in 2024, and will not directly compete with the Subject due to its senior tenancy.
- Oak Park was allocated LIHTCs in 2021 for the new construction of 195 two and three-bedroom units of which 171 will be restricted to households earning 50 and 60 percent of the AMI or less. Construction is expected to be completed in 2024, and 19 units at the 60 percent AMI will directly compete with the Subject.

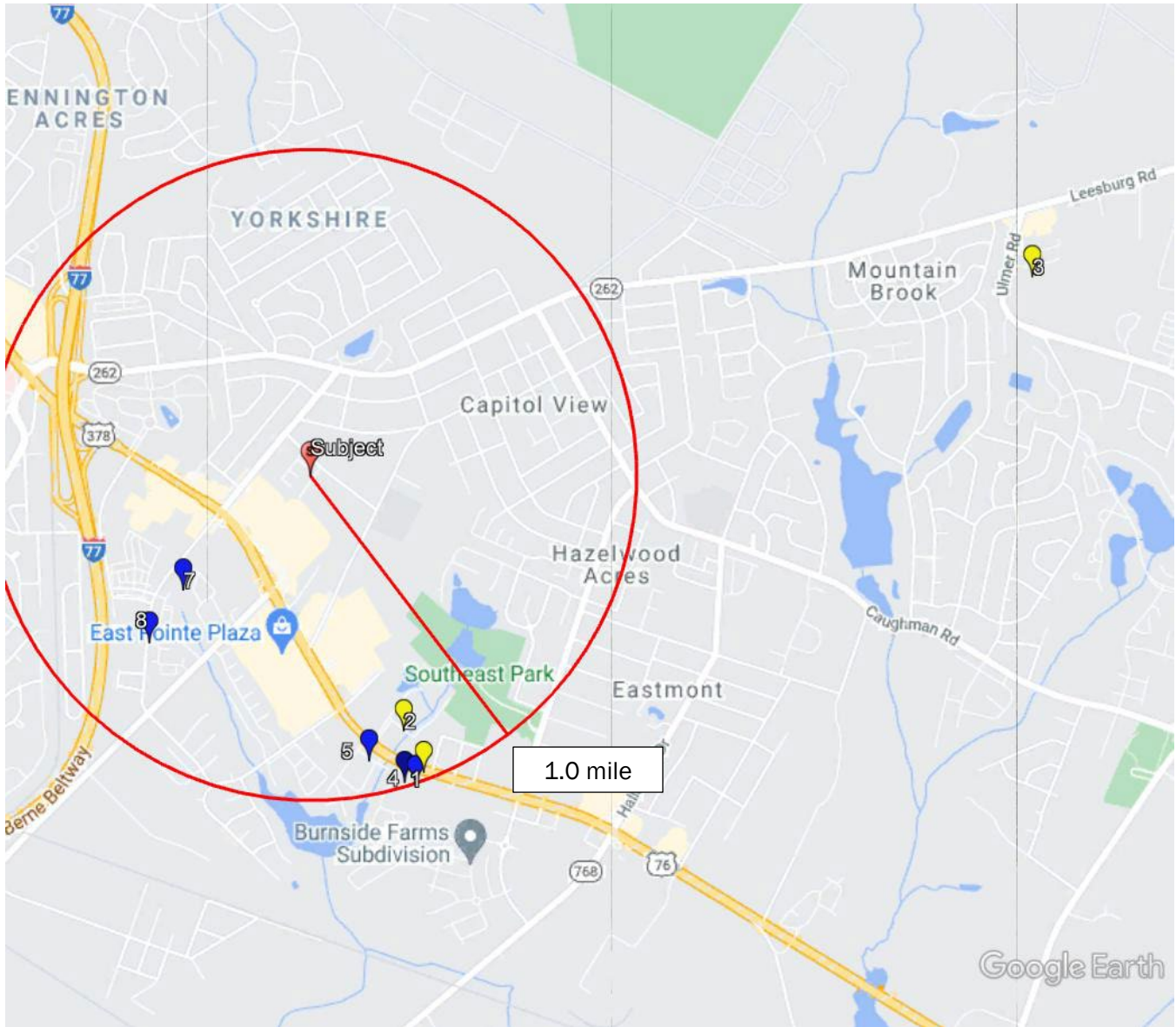
### **Comparable Properties**

Property managers and realtors were interviewed for information on unit mix, size, absorption, unit features and project amenities, tenant profiles, and market trends in general. Our competitive survey includes eight comparable properties containing 1,494 units. It should be noted that there is a lack of traditional, long-term affordable multifamily supply in the Subject's immediate market area.

The availability of LIHTC data is considered average due to the limited number of affordable developments within the PMA. We included three affordable developments located between 0.7 and 2.2 miles from the Subject, all of which are located within the PMA. The market rate data is considered good. We included five market rate properties located between 0.6 and 0.9 miles from the Subject, all of which are located within the PMA. Overall, we believe the availability of data is adequate to support our conclusions. Other market rate properties were excluded based on unit types and inability to contact the properties.

A detailed matrix describing the individual competitive properties as well as the proposed Subject is provided on the following pages. A Comparable Properties Map, illustrating the location of the Subject in relation to comparable properties is also provided on the following page. The properties are further profiled in the write-ups following. The property descriptions include information on vacancy, turnover, absorption, age, competition, and the general health of the rental market, when available. Throughout the course of performing this analysis of the local rental market, many apartment managers, realtors, leasing agents, and owners were contacted in person, or through the telephone or email.

**COMPARABLE RENTAL PROPERTY MAP**



**COMPARABLE PROPERTIES**

#	Comparable Property	City	Rent Structure	Tenancy	Distance to Subject
1	Abernathy Place	Columbia	LIHTC	Family	0.9 miles
2	Austin Woods	Columbia	LIHTC	Family	0.7 miles
3	Madison Station I And II	Columbia	LIHTC	Family	2.2 miles
4	Garners Crossing	Columbia	Market	Family	0.9 miles
5	Harbour Landing	Columbia	Market	Family	0.8 miles
6	Spring Lakes Apartments	Columbia	Market	Family	0.9 miles
7	Wellington Farms	Columbia	Market	Family	0.6 miles
8	Whispering Pines	Columbia	Market	Family	0.7 miles

The following tables illustrate unit mix by bedroom type and income level, square footage by bedroom type, year built, common area and in-unit amenities, rent per square foot, monthly rents and utilities included, and vacancy information for the comparable properties and the Subject in a comparative framework.

PINEHAVEN VILLAS – COLUMBIA, SC – APPLICATION MARKET STUDY

SUMMARY MATRIX

#	Property Name	Distance	Type/Built/ Renovated	AMI	Unit Type	#	%	SF	Restriction	Rent (Adj)	Max Rent?	Waiting List	Vacant Units	Vacancy Rate
S	Pinehaven Villas Apartments 1400 Trinity Drive Columbia, SC Richland County		One-story 1-stories 1981 / 2025 Family	@60% (Section 8)	1BR/1BA	10	12.5%	598	@60% (Section 8)	\$1,175	Yes	Yes	N/A	N/A
					2BR/1BA	48	60.0%	822	@60% (Section 8)	\$1,375	Yes	Yes	N/A	N/A
					2BR/1BA	4	5.0%	822	@60% (Section 8)	\$1,400	Yes	Yes	N/A	N/A
					3BR/1BA	18	22.5%	1,091	@60% (Section 8)	\$1,575	Yes	Yes	N/A	N/A
					80									
1	Abernathy Place 815 Abernathy Street Columbia, SC Richland County	0.9 mile	Garden 3-stories 2017 Family	@50% @60%	2BR/2BA	4	6.2%	1,100	@50%	\$755	Yes	Yes	0	0%
					2BR/2BA	20	31.2%	1,100	@60%	\$945	Yes	Yes	0	0%
					3BR/2BA	5	7.8%	1,250	@50%	\$840	Yes	Yes	0	0%
					3BR/2BA	27	42.2%	1,250	@60%	\$1,060	Yes	Yes	0	0%
					4BR/2.5BA	4	6.2%	1,400	@50%	\$915	Yes	Yes	0	0%
					4BR/2.5BA	4	6.2%	1,400	@60%	\$1,160	Yes	Yes	0	0%
					64							0	0.0%	
2	Austin Woods 7648 Garners Ferry Rd Columbia, SC Richland County	0.7 mile	Various 3-stories 1975 / 2002 Family	@60%	0BR/1BA	10	4.2%	550	@60%	\$732	No	No	0	0%
					1BR/1BA	40	16.7%	650	@60%	\$810	No	No	1	2.5%
					1BR/1BA	10	4.2%	700	@60%	\$832	No	No	0	0%
					2BR/1.5BA	164	68.3%	950	@60%	\$950	No	No	3	1.8%
					3BR/2BA	16	6.7%	1,100	@60%	\$1,050	No	No	1	6.2%
					240							5	2.1%	
3	Madison Station I And II 4020 - 4022 Ulmer Rd Columbia, SC Richland County	2.3 miles	Garden 3-stories 2011 Family	@50% @60%	2BR/2BA	12	10.7%	950	@50%	\$753	Yes	Yes	0	0%
					2BR/2BA	16	14.3%	1,100	@50%	\$839	Yes	Yes	0	0%
					2BR/2BA	12	10.7%	950	@60%	\$972	Yes	Yes	0	0%
					2BR/2BA	16	14.3%	1,100	@60%	\$1,033	Yes	Yes	0	0%
					3BR/2BA	12	10.7%	1,100	@50%	\$947	No	Yes	0	0%
					3BR/2BA	16	14.3%	1,300	@50%	\$1,001	Yes	Yes	0	0%
					3BR/2BA	12	10.7%	1,100	@60%	\$1,124	No	Yes	0	0%
					3BR/2BA	16	14.3%	1,300	@60%	\$1,171	Yes	Yes	0	0%
					112							0	0.0%	
4	Garners Crossing 7651 Garners Ferry Road Columbia, SC Richland County	0.9 mile	Garden 3-stories 1998 Family	Market	0BR/1BA	36	17.1%	325	Market	\$650	N/A	No	0	0%
					1BR/1BA	21	10.0%	400	Market	\$700	N/A	No	0	0%
					1BR/1BA	21	10.0%	600	Market	\$825	N/A	No	0	0%
					2BR/2BA	108	51.4%	900	Market	\$985	N/A	Yes	0	0%
					3BR/2BA	24	11.4%	1,100	Market	\$1,050	N/A	No	0	0%
					210							0	0.0%	
5	Harbour Landing 7625 Garners Ferry Road Columbia, SC Richland County	0.8 mile	Various 2-stories 1971 / 2021 Family	Market	1BR/1BA	32	15.4%	785	Market	\$885	N/A	No	0	0%
					2BR/1BA	32	15.4%	905	Market	\$982	N/A	No	0	0%
					2BR/1.5BA	88	42.3%	1,158	Market	\$1,050	N/A	No	0	0%
					3BR/2BA	16	7.7%	1,300	Market	\$1,125	N/A	No	0	0%
					3BR/2.5BA	40	19.2%	1,438	Market	\$1,225	N/A	No	0	0%
					208							0	0.0%	
6	Spring Lakes Apartments 7645 Garners Ferry Road Columbia, SC Richland County	0.9 mile	Various 2-stories 1975 / 2020 Family	Market	0BR/1BA	17	6.1%	480	Market	\$800	N/A	No	0	0%
					1BR/1BA	72	25.7%	763	Market	\$900	N/A	No	0	0%
					2BR/1BA	48	17.1%	768	Market	\$925	N/A	No	0	0%
					2BR/1.5BA	64	22.9%	1,090	Market	\$990	N/A	No	0	0%
					2BR/1.5BA	47	16.8%	1,248	Market	\$1,075	N/A	No	0	0%
					32	11.4%	1,375	Market	\$1,125	N/A	No	0	0%	
					280							0	0.0%	
7	Wellington Farms 700 Greenlawn Drive Columbia, SC Richland County	0.6 mile	Garden 2-stories 2006 Family	Market	1BR/1BA	88	37.3%	808	Market	\$1,250	N/A	No	3	3.4%
					2BR/2BA	48	20.3%	1,100	Market	\$1,510	N/A	No	2	4.2%
					2BR/2BA	48	20.3%	1,104	Market	\$1,425	N/A	No	3	6.2%
					3BR/2BA	52	22.0%	1,214	Market	\$1,649	N/A	No	0	0%
					236							8	3.4%	
8	Whispering Pines 400 Greenlawn Dr Columbia, SC Richland County	0.7 mile	Garden 2-stories 1977 / 2011 Family	Market	1BR/1BA	40	27.8%	850	Market	\$1,025	N/A	No	0	0%
					2BR/1.5BA	64	44.4%	1,050	Market	\$1,150	N/A	No	0	0%
					3BR/2BA	40	27.8%	1,250	Market	\$1,325	N/A	No	0	0%
					144							0	0.0%	

**PINEHAVEN VILLAS – COLUMBIA, SC – APPLICATION MARKET STUDY**

RENT AND SQUARE FOOTAGE RANKING – All rents adjusted for utilities and concessions extracted from the market.						
	Units Surveyed	1,494	Weighted Occupancy	99.10%		
	Market Rate	1,078	Market Rate	99.30%		
	Tax Credit	416	Tax Credit	98.80%		
	1.0 Bed x 1.0 Bath		2.0 Bed x 1.0 Bath		3.0 Bed x 1.0 Bath	
RENT	Wellington Farms (Market)	\$1,250	Wellington Farms (Market)(2.0BA)	\$1,510	Wellington Farms (Market)(2.0BA)	\$1,649
	<b>Pinehaven Villas Apartments (@60%)</b>	<b>\$1,175</b>	Wellington Farms (Market)(2.0BA)	\$1,425	<b>Pinehaven Villas Apartments (@60%)</b>	<b>\$1,575</b>
	<b>Pinehaven Villas Apartments (AMR)</b>	<b>\$1,175</b>	<b>Pinehaven Villas Apartments (@60%)</b>	<b>\$1,400</b>	<b>Pinehaven Villas Apartments (AMR)</b>	<b>\$1,575</b>
	Whispering Pines (Market)	\$1,025	<b>Pinehaven Villas Apartments (AMR)</b>	<b>\$1,400</b>	Whispering Pines (Market)(2.0BA)	\$1,325
	Spring Lakes Apartments (Market)	\$900	<b>Pinehaven Villas Apartments (@60%)</b>	<b>\$1,375</b>	Harbour Landing (Market)(2.5BA)	\$1,225
	Harbour Landing (Market)	\$885	Whispering Pines (Market)(1.5BA)	\$1,150	Madison Station I And II (@60%)(2.0BA)	\$1,171
	Austin Woods (@60%)	\$832	Spring Lakes Apartments (Market)(1.5BA)	\$1,075	Harbour Landing (Market)(2.0BA)	\$1,125
	<b>Pinehaven Villas Apartments (@60%) (ALR)</b>	<b>\$832</b>	Harbour Landing (Market)(1.5BA)	\$1,050	Spring Lakes Apartments (Market)(2.0BA)	\$1,125
	Garners Crossing (Market)	\$825	Madison Station I And II (@60%)(2.0BA)	\$1,033	Madison Station I And II (@60%)(2.0BA)	\$1,124
	Austin Woods (@60%)	\$810	<b>Pinehaven Villas Apartments (@60%) (ALR)</b>	<b>\$1,010</b>	<b>Pinehaven Villas Apartments (@60%) (ALR)</b>	<b>\$1,094</b>
	Garners Crossing (Market)	\$700	<b>Pinehaven Villas Apartments (@60%) (ALR)</b>	<b>\$1,010</b>	Abernathy Place (@60%)(2.0BA)	\$1,060
			Spring Lakes Apartments (Market)(1.5BA)	\$990	Austin Woods (@60%)(2.0BA)	\$1,050
			Garners Crossing (Market)(2.0BA)	\$985	Garners Crossing (Market)(2.0BA)	\$1,050
			Harbour Landing (Market)	\$982	Madison Station I And II (@50%)(2.0BA)	\$1,001
			Madison Station I And II (@60%)(2.0BA)	\$972	Madison Station I And II (@50%)(2.0BA)	\$947
		Austin Woods (@60%)(1.5BA)	\$950	Abernathy Place (@50%)(2.0BA)	\$840	
		Abernathy Place (@60%)(2.0BA)	\$945			
		Spring Lakes Apartments (Market)	\$925			
		Madison Station I And II (@50%)(2.0BA)	\$839			
		Abernathy Place (@50%)(2.0BA)	\$755			
		Madison Station I And II (@50%)(2.0BA)	\$753			
SQUARE FOOTAGE	Whispering Pines (Market)	850	Spring Lakes Apartments (Market)(1.5BA)	1,248	Harbour Landing (Market)(2.5BA)	1,438
	Wellington Farms (Market)	808	Harbour Landing (Market)(1.5BA)	1,158	Spring Lakes Apartments (Market)(2.0BA)	1,375
	Harbour Landing (Market)	785	Wellington Farms (Market)(2.0BA)	1,104	Madison Station I And II (@50%)(2.0BA)	1,300
	Spring Lakes Apartments (Market)	763	Abernathy Place (@50%)(2.0BA)	1,100	Madison Station I And II (@60%)(2.0BA)	1,300
	Austin Woods (@60%)	700	Abernathy Place (@60%)(2.0BA)	1,100	Harbour Landing (Market)(2.0BA)	1,300
	Austin Woods (@60%)	650	Madison Station I And II (@50%)(2.0BA)	1,100	Abernathy Place (@50%)(2.0BA)	1,250
	Garners Crossing (Market)	600	Madison Station I And II (@60%)(2.0BA)	1,100	Abernathy Place (@60%)(2.0BA)	1,250
	<b>Pinehaven Villas Apartments (@60%)</b>	<b>598</b>	Wellington Farms (Market)(2.0BA)	1,100	Whispering Pines (Market)(2.0BA)	1,250
	Garners Crossing (Market)	400	Spring Lakes Apartments (Market)(1.5BA)	1,090	Wellington Farms (Market)(2.0BA)	1,214
			Whispering Pines (Market)(1.5BA)	1,050	Austin Woods (@60%)(2.0BA)	1,100
			Austin Woods (@60%)(1.5BA)	950	Madison Station I And II (@50%)(2.0BA)	1,100
			Madison Station I And II (@50%)(2.0BA)	950	Madison Station I And II (@60%)(2.0BA)	1,100
			Madison Station I And II (@60%)(2.0BA)	950	Garners Crossing (Market)(2.0BA)	1,100
			Harbour Landing (Market)	905	<b>Pinehaven Villas Apartments (@60%)</b>	<b>1,091</b>
			Garners Crossing (Market)(2.0BA)	900		
		<b>Pinehaven Villas Apartments (@60%)</b>	<b>822</b>			
		<b>Pinehaven Villas Apartments (@60%)</b>	<b>822</b>			
		Spring Lakes Apartments (Market)	768			
PER SQUARE FOOT	<b>Pinehaven Villas Apartments (@60%)</b>	<b>\$1.96</b>	<b>Pinehaven Villas Apartments (@60%)</b>	<b>\$1.70</b>	<b>Pinehaven Villas Apartments (@60%)</b>	<b>\$1.44</b>
	<b>Pinehaven Villas Apartments (AMR)</b>	<b>\$1.96</b>	<b>Pinehaven Villas Apartments (AMR)</b>	<b>\$1.70</b>	<b>Pinehaven Villas Apartments (AMR)</b>	<b>\$1.44</b>
	Garners Crossing (Market)	\$1.75	<b>Pinehaven Villas Apartments (@60%)</b>	<b>\$1.67</b>	Wellington Farms (Market)(2.0BA)	\$1.36
	Wellington Farms (Market)	\$1.55	Wellington Farms (Market)(2.0BA)	\$1.37	Whispering Pines (Market)(2.0BA)	\$1.06
	<b>Pinehaven Villas Apartments (@60%) (ALR)</b>	<b>\$1.39</b>	Wellington Farms (Market)(2.0BA)	\$1.29	Madison Station I And II (@60%)(2.0BA)	\$1.02
	Garners Crossing (Market)	\$1.38	<b>Pinehaven Villas Apartments (@60%) (ALR)</b>	<b>\$1.23</b>	<b>Pinehaven Villas Apartments (@60%) (ALR)</b>	<b>\$1.00</b>
	Austin Woods (@60%)	\$1.25	<b>Pinehaven Villas Apartments (@60%) (ALR)</b>	<b>\$1.23</b>	Austin Woods (@60%)(2.0BA)	\$0.95
	Whispering Pines (Market)	\$1.21	Spring Lakes Apartments (Market)	\$1.20	Garners Crossing (Market)(2.0BA)	\$0.95
	Austin Woods (@60%)	\$1.19	Whispering Pines (Market)(1.5BA)	\$1.10	Madison Station I And II (@60%)(2.0BA)	\$0.90
	Spring Lakes Apartments (Market)	\$1.18	Garners Crossing (Market)(2.0BA)	\$1.09	Harbour Landing (Market)(2.0BA)	\$0.87
	Harbour Landing (Market)	\$1.13	Harbour Landing (Market)	\$1.09	Madison Station I And II (@50%)(2.0BA)	\$0.86
			Madison Station I And II (@60%)(2.0BA)	\$1.02	Harbour Landing (Market)(2.5BA)	\$0.85
			Austin Woods (@60%)(1.5BA)	\$1.00	Abernathy Place (@60%)(2.0BA)	\$0.85
			Madison Station I And II (@60%)(2.0BA)	\$0.94	Spring Lakes Apartments (Market)(2.0BA)	\$0.82
			Spring Lakes Apartments (Market)(1.5BA)	\$0.91	Madison Station I And II (@50%)(2.0BA)	\$0.77
		Harbour Landing (Market)(1.5BA)	\$0.91	Abernathy Place (@50%)(2.0BA)	\$0.67	
		Spring Lakes Apartments (Market)(1.5BA)	\$0.86			
		Abernathy Place (@60%)(2.0BA)	\$0.86			
		Madison Station I And II (@50%)(2.0BA)	\$0.79			
		Madison Station I And II (@50%)(2.0BA)	\$0.76			
		Abernathy Place (@50%)(2.0BA)	\$0.69			

PINEHAVEN VILLAS – COLUMBIA, SC – APPLICATION MARKET STUDY

AMENITY MATRIX

Subject	Abernathy Place	Austin Woods	Madison Station I And II	Garners Crossing	Harbour Landing	Spring Lakes Apartments	Wellington Farms	Whispering Pines	
<b>Rent Structure</b>	LIHTC/ Section 8	LIHTC	LIHTC	LIHTC	Market	Market	Market	Market	
<b>Building</b>									
Property Type	One-story	Garden	Various	Garden	Garden	Various	Garden	Garden	
# of Stories	1–stories	3–stories	3–stories	3–stories	3–stories	2–stories	2–stories	2–stories	
Year Built	1981	2017	1975	2008/2011	1997	1971	1975	2006	
Year Renovated	2023	n/a	2002	n/a	n/a	n/a	2020	n/a	
Courtyard	no	no	no	no	no	no	no	yes	
<b>Utility Structure</b>									
Cooking	no	no	no	no	no	no	no	no	
Water Heat	no	no	no	no	no	no	no	no	
Heat	no	no	no	no	no	no	no	no	
Other Electric	no	no	no	no	no	no	no	no	
Water	yes	no	yes	no	no	no	yes	yes	
Sewer	yes	no	yes	no	no	no	yes	yes	
Trash	yes	yes	yes	yes	yes	no	yes	yes	
<b>Accessibility</b>									
<b>Unit Amenities</b>									
Balcony/Patio	yes	yes	yes	no	yes	yes	yes	yes	
Blinds	yes	yes	yes	yes	yes	yes	yes	yes	
Carpeting	yes	yes	yes	yes	yes	yes	yes	yes	
Hardwood	no	yes	no	no	no	no	no	no	
Central A/C	yes	yes	yes	yes	yes	yes	yes	yes	
Ceiling Fan	yes	yes	yes	yes	yes	yes	yes	yes	
Coat Closet	yes	yes	yes	yes	yes	yes	yes	yes	
Exterior Storage	yes	no	no	no	no	yes	yes	no	
Vaulted Ceilings	no	no	no	yes	no	no	no	no	
Walk-in Closet	no	yes	no	yes	yes	no	yes	no	
W/D Hookup	no	yes	yes	yes	yes	yes	yes	yes	
<b>Kitchen</b>									
Dishwasher	no	yes	yes	yes	yes	yes	yes	yes	
Disposal	no	yes	yes	yes	yes	yes	yes	yes	
Microwave	yes	yes	no	yes	no	no	no	no	
Oven	yes	yes	yes	yes	yes	yes	yes	yes	
Refrigerator	yes	yes	yes	yes	yes	yes	yes	yes	
<b>Community</b>									
Business Center	yes	yes	no	yes	no	no	yes	no	
Community Room	yes	yes	no	yes	yes	yes	yes	yes	
Central Laundry	yes	yes	yes	yes	yes	yes	yes	yes	
On-Site Mgmt	yes	yes	no	yes	yes	yes	yes	yes	
<b>Recreation</b>									
Basketball Court	yes	no	yes	no	no	yes	no	no	
Exercise Facility	no	no	no	yes	yes	yes	yes	no	
Playground	yes	yes	yes	yes	yes	yes	no	yes	
Swimming Pool	no	no	yes	yes	yes	yes	yes	yes	
Picnic Area	no	yes	yes	no	yes	yes	yes	no	
Sport Court	no	no	no	no	yes	no	no	no	
Tennis Court	no	no	yes	no	no	yes	no	yes	
Recreational Area	no	no	no	no	yes	no	no	no	
WiFi	no	no	no	no	no	no	yes	no	
<b>Security</b>									
In-Unit Alarm	no	no	no	no	no	yes	yes	no	
Intercom (Buzzer)	yes	no	no	no	no	no	no	no	
Limited Access	no	no	no	yes	no	no	no	no	
Patrol	yes	no	no	no	no	yes	no	no	
Perimeter Fencing	yes	no	no	yes	no	yes	no	no	
Video Surveillance	yes	yes	no	no	no	no	no	no	
<b>Parking</b>									
Garage	no	no	no	no	no	no	yes	no	
Garage Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	
Off-Street Parking	yes	yes	yes	yes	yes	yes	yes	yes	
Off-Street Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	



# PROPERTY PROFILE REPORT

## Abernathy Place

Effective Rent Date	11/01/2023
Location	815 Abernathy Street Columbia, SC 29209 Richland County
Distance	0.9 miles
Units	64
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	2017 / N/A
Marketing Began	N/A
Leasing Began	1/15/2017
Last Unit Leased	8/31/2017
Major Competitors	None identified
Tenant Characteristics	Mix of local area families
Contact Name	Alicia
Phone	803-995-5467



### Market Information

Program	@50%, @60%
Annual Turnover Rate	15%
Units/Month Absorbed	26
HCV Tenants	20%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased up to 20% since 2021
Concession	None
Waiting List	Yes; up to six months in length

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	Garden (3 stories)	4	1,100	\$755	\$0	@50%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	20	1,100	\$945	\$0	@60%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	5	1,250	\$840	\$0	@50%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	27	1,250	\$1,060	\$0	@60%	Yes	0	0.0%	yes	None
4	2.5	Garden (3 stories)	4	1,400	\$915	\$0	@50%	Yes	0	0.0%	yes	None
4	2.5	Garden (3 stories)	4	1,400	\$1,160	\$0	@60%	Yes	0	0.0%	yes	None

### Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2BA	\$755	\$0	\$755	\$91	\$846	2BR / 2BA	\$945	\$0	\$945	\$91	\$1,036
3BR / 2BA	\$840	\$0	\$840	\$127	\$967	3BR / 2BA	\$1,060	\$0	\$1,060	\$127	\$1,187
4BR / 2.5BA	\$915	\$0	\$915	\$0	\$915	4BR / 2.5BA	\$1,160	\$0	\$1,160	\$0	\$1,160

## Abernathy Place, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Video Surveillance	None
Carpet/Hardwood	Carpeting		
Central A/C	Coat Closet		
Dishwasher	Ceiling Fan		
Garbage Disposal	Grab Bars		
Microwave	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Central Laundry	Off-Street Parking		
On-Site Management	Picnic Area		
Playground			

### Comments

The contact stated that the property accepts Housing Choice Vouchers.

Trend Report

Vacancy Rates

2Q20	3Q20	2Q21	4Q23
4.7%	1.6%	0.0%	0.0%

Trend: @50%

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	0.0%	\$525	\$0	\$525	\$616
2020	3	0.0%	\$525	\$0	\$525	\$616
2021	2	0.0%	\$585	\$0	\$585	\$676
2023	4	0.0%	\$755	\$0	\$755	\$846

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	0.0%	\$600	\$0	\$600	\$727
2020	3	0.0%	\$600	\$0	\$600	\$727
2021	2	0.0%	\$640	\$0	\$640	\$767
2023	4	0.0%	\$840	\$0	\$840	\$967

4BR / 2.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	0.0%	\$650	\$0	\$650	\$650
2020	3	0.0%	\$650	\$0	\$650	\$650
2021	2	0.0%	\$695	\$0	\$695	\$695
2023	4	0.0%	\$915	\$0	\$915	\$915

Trend: @60%

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	0.0%	\$600	\$0	\$600	\$691
2020	3	0.0%	\$600	\$0	\$600	\$691
2021	2	0.0%	\$700	\$0	\$700	\$791
2023	4	0.0%	\$945	\$0	\$945	\$1,036

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	0.0%	\$650	\$0	\$650	\$777
2020	3	0.0%	\$650	\$0	\$650	\$777
2021	2	0.0%	\$750	\$0	\$750	\$877
2023	4	0.0%	\$1,060	\$0	\$1,060	\$1,187

4BR / 2.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	75.0%	\$750	\$0	\$750	\$750
2020	3	25.0%	\$750	\$0	\$750	\$750
2021	2	0.0%	\$850	\$0	\$850	\$850
2023	4	0.0%	\$1,160	\$0	\$1,160	\$1,160

Trend: Comments

2Q20	The contact reported that they have had no change in rental prices since Q1 2010. Despite the COVID-19 outbreak, the property has not had any issues in collecting rent, has not experienced and increase in bad debt, and business has remained consistent and stable.
3Q20	The contact reported rents have remained unchanged in 2020 and are still below the maximum allowable rates. Despite the COVID-19 outbreak, the property has not had any issues in collecting rent, has not experienced and increase in bad debt, and business has remained consistent and stable.
2Q21	The contact reported the property has not had any issues in collecting rent or an increase in move outs and business has remained consistent and stable during the ongoing pandemic. The contact reported that the property uses a waiting list, but was unsure on the number of households. The contact stated rents are kept below the maximum allowable levels to serve a wider range of low income households, many of whom make minimum or just above minimum wage.
4Q23	The contact stated that the property accepts Housing Choice Vouchers.

Photos



# PROPERTY PROFILE REPORT

## Austin Woods

Effective Rent Date	10/24/2023
Location	7648 Garners Ferry Rd Columbia, SC 29209 Richland County
Distance	0.7 miles
Units	240
Vacant Units	5
Vacancy Rate	2.1%
Type	Various (3 stories)
Year Built/Renovated	1975 / 2002
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Colonial Villa, Harbour Landing
Tenant Characteristics	Most are from Richland County; large number of seniors
Contact Name	Shay
Phone	803-783-4973



### Market Information

Program	@60%
Annual Turnover Rate	3%
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	Within two weeks
Annual Chg. in Rent	Inc. 14% - 22% since 2Q2022
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Garden (3 stories)	10	550	\$732	\$0	@60%	No	0	0.0%	no	None
1	1	Garden (3 stories)	40	650	\$810	\$0	@60%	No	1	2.5%	no	None
1	1	Townhouse (3 stories)	10	700	\$832	\$0	@60%	No	0	0.0%	no	None
2	1.5	Townhouse (3 stories)	164	950	\$950	\$0	@60%	No	3	1.8%	no	None
3	2	Townhouse (3 stories)	16	1,100	\$1,050	\$0	@60%	No	1	6.2%	no	None

### Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$732	\$0	\$732	\$0	\$732
1BR / 1BA	\$810 - \$832	\$0	\$810 - \$832	\$0	\$810 - \$832
2BR / 1.5BA	\$950	\$0	\$950	\$0	\$950
3BR / 2BA	\$1,050	\$0	\$1,050	\$0	\$1,050

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpet/Hardwood	Carpeting		
Central A/C	Coat Closet		
Dishwasher	Ceiling Fan		
Garbage Disposal	Oven		
Refrigerator	Washer/Dryer hookup		
Property		Premium	Other
Basketball Court	Clubhouse/Meeting Room/Community	None	None
Central Laundry	Off-Street Parking		
Picnic Area	Playground		
Swimming Pool	Tennis Court		

Comments

The contact reported that the property currently accepts Housing Choice Vouchers; however, the contact was not able to provide the number of tenants utilizing them.



## Trend Report

## Vacancy Rates

1Q21	1Q22	2Q22	4Q23
4.2%	0.8%	0.0%	2.1%

## Trend: @60%

## 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$650	\$0	\$650	\$650
2022	1	2.0%	\$700	\$0	\$700	\$700
2022	2	0.0%	\$720	\$0	\$720	\$720
2023	4	2.0%	\$810 - \$832	\$0	\$810 - \$832	\$810 - \$832

## 2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	6.1%	\$750	\$0	\$750	\$750
2022	1	0.6%	\$800	\$0	\$800	\$800
2022	2	0.0%	\$820	\$0	\$820	\$820
2023	4	1.8%	\$950	\$0	\$950	\$950

## 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$850	\$0	\$850	\$850
2022	1	0.0%	\$900	\$0	\$900	\$900
2022	2	0.0%	\$920	\$0	\$920	\$920
2023	4	6.2%	\$1,050	\$0	\$1,050	\$1,050

## Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$550	\$0	\$550	\$550
2022	1	0.0%	\$600	\$0	\$600	\$600
2022	2	0.0%	\$600	\$0	\$600	\$600
2023	4	0.0%	\$732	\$0	\$732	\$732

## Trend: Comments

1Q21	The contact reported that the property operates on a first-come, first-serve basis. The contact reported that the COVID-19 outbreak created financial hardship for six to seven households, but most are caught up at this point or are receiving rental assistance. Additionally, the contact noted that approximately five households have been evicted due to the ongoing COVID-19 pandemic.
1Q22	The contact reported that the property operates on a first-come, first-serve basis and does not maintain a waiting list. The contact reported financial hardship for several households due to the COVID-19 pandemic, however, most tenants are now caught up or are receiving rental assistance. No other comments were provided.
2Q22	The contact reported that the property accepts Housing Choice Vouchers; however, the contact was not able to provide the number tenants utilizing them.
4Q23	The contact reported that the property currently accepts Housing Choice Vouchers; however, the contact was not able to provide the number of tenants utilizing them.

Photos



# PROPERTY PROFILE REPORT

## Madison Station I And II

Effective Rent Date	11/06/2023
Location	4020 - 4022 Ulmer Rd Columbia, SC 29209 Richland County
Distance	2.2 miles
Units	112
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	2008/2011 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Primarily from Columbia
Contact Name	Shakira
Phone	803-776-4177



### Market Information

Program	@50%, @60%
Annual Turnover Rate	7%
Units/Month Absorbed	N/A
HCV Tenants	38%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased to 2023 Max
Concession	None
Waiting List	Yes; unknown length

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	Garden (3 stories)	12	950	\$753	\$0	@50%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	12	950	\$972	\$0	@60%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	16	1,100	\$839	\$0	@50%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	16	1,100	\$1,033	\$0	@60%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	12	1,100	\$947	\$0	@50%	Yes	0	0.0%	no	None
3	2	Garden (3 stories)	12	1,100	\$1,124	\$0	@60%	Yes	0	0.0%	no	None
3	2	Garden (3 stories)	16	1,300	\$1,001	\$0	@50%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	16	1,300	\$1,171	\$0	@60%	Yes	0	0.0%	yes	None

### Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2BA	\$753 - \$839	\$0	\$753 - \$839	\$104	\$857 - \$943	2BR / 2BA	\$972 - \$1,033	\$0	\$972 - \$1,033	\$104	\$1,076 - \$1,137
3BR / 2BA	\$947 - \$1,001	\$0	\$947 - \$1,001	\$140	\$1,087 - \$1,141	3BR / 2BA	\$1,124 - \$1,171	\$0	\$1,124 - \$1,171	\$140	\$1,264 - \$1,311

## Madison Station I And II, continued

### Amenities

In-Unit		Security	Services
Blinds	Carpeting	Limited Access	None
Central A/C	Coat Closet	Perimeter Fencing	
Dishwasher	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Vaulted Ceilings	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Central Laundry		
Off-Street Parking	On-Site Management		
Playground	Swimming Pool		

### Comments

Rents are reportedly set to 2023 maximum allowable levels.

# Madison Station I And II, continued

## Trend Report

### Vacancy Rates

2Q21	3Q21	2Q22	4Q23
0.0%	4.5%	0.9%	0.0%

### Trend: @50%

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$560 - \$661	\$0	\$560 - \$661	\$664 - \$765
2021	3	0.0%	\$622 - \$708	\$0	\$622 - \$708	\$726 - \$812
2022	2	0.0%	\$622 - \$708	\$0	\$622 - \$708	\$726 - \$812
2023	4	0.0%	\$753 - \$839	\$0	\$753 - \$839	\$857 - \$943

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$754 - \$822	\$0	\$754 - \$822	\$894 - \$962
2021	3	7.1%	\$721 - \$797	\$0	\$721 - \$797	\$861 - \$937
2022	2	0.0%	\$721 - \$797	\$0	\$721 - \$797	\$861 - \$937
2023	4	0.0%	\$947 - \$1,001	\$0	\$947 - \$1,001	\$1,087 - \$1,141

### Trend: @60%

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$639 - \$741	\$0	\$639 - \$741	\$743 - \$845
2021	3	7.1%	\$814 - \$875	\$0	\$814 - \$875	\$918 - \$979
2022	2	3.6%	\$814 - \$875	\$0	\$814 - \$875	\$918 - \$979
2023	4	0.0%	\$972 - \$1,033	\$0	\$972 - \$1,033	\$1,076 - \$1,137

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$860 - \$927	\$0	\$860 - \$927	\$1,000 - \$1,067
2021	3	3.6%	\$943 - \$990	\$0	\$943 - \$990	\$1,083 - \$1,130
2022	2	0.0%	\$943 - \$990	\$0	\$943 - \$990	\$1,083 - \$1,130
2023	4	0.0%	\$1,124 - \$1,171	\$0	\$1,124 - \$1,171	\$1,264 - \$1,311

## Trend: Comments

2Q21	N/A
3Q21	Spoke to Shakira and she stated same prices for the 1, 2 and 3 bedroom apartments @60 %. Due to COVID-19 it was highly impacted due to residents were missing them payments. There are 3 people on a waiting list.
2Q22	The contact reported that the property accepts Housing Choice Vouchers, but was not able to provide the number of vouchers in use.
4Q23	Rents are reportedly set to 2023 maximum allowable levels.

# PROPERTY PROFILE REPORT

## Garners Crossing

Effective Rent Date	11/06/2023
Location	7651 Garners Ferry Road Columbia, SC 29209 Richland County
Distance	0.9 miles
Units	210
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	1998 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Harbour Landing, Austin Wood, Colonial Villa
Tenant Characteristics	Majority of tenants are employees with VA hospital, 15% military, studios mostly rented to students
Contact Name	Alejandra
Phone	803-776-3392



### Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased 0-9%
Concession	None
Waiting List	Yes; unknown length

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Garden (3 stories)	36	325	\$650	\$0	Market	No	0	0.0%	N/A	None
1	1	Garden (3 stories)	21	400	\$700	\$0	Market	No	0	0.0%	N/A	None
1	1	Garden (3 stories)	21	600	\$825	\$0	Market	No	0	0.0%	N/A	None
2	2	Garden (3 stories)	108	900	\$985	\$0	Market	Yes	0	0.0%	N/A	None
3	2	Garden (3 stories)	24	1,100	\$1,050	\$0	Market	No	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$650	\$0	\$650	\$61	\$711
1BR / 1BA	\$700 - \$825	\$0	\$700 - \$825	\$64	\$764 - \$889
2BR / 2BA	\$985	\$0	\$985	\$91	\$1,076
3BR / 2BA	\$1,050	\$0	\$1,050	\$127	\$1,177



## Garners Crossing, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Ceiling Fan	Garbage Disposal		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Clubhouse/Meeting Room/Community	Exercise Facility	None	None
Central Laundry	Off-Street Parking		
On-Site Management	Picnic Area		
Playground	Recreation Areas		
Sport Court	Swimming Pool		

### Comments

Management noted that the property has approximately 15 percent military residents; however, the majority of tenants are employees of the VA hospital. The majority of the studio apartments are rented to college students. With the exception of studios, all unit types feature washer and dryer connections.

Trend Report

Vacancy Rates

1Q21	3Q21	1Q22	4Q23
0.0%	0.0%	1.4%	0.0%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$650 - \$750	\$0	\$650 - \$750	\$714 - \$814
2021	3	0.0%	\$605 - \$685	\$0	\$605 - \$685	\$669 - \$749
2022	1	0.0%	\$700 - \$800	\$0	\$700 - \$800	\$764 - \$864
2023	4	0.0%	\$700 - \$825	\$0	\$700 - \$825	\$764 - \$889

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$850	\$0	\$850	\$941
2021	3	0.0%	\$850 - \$950	\$0	\$850 - \$950	\$941 - \$1,041
2022	1	1.9%	\$900	\$0	\$900	\$991
2023	4	0.0%	\$985	\$0	\$985	\$1,076

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$950	\$0	\$950	\$1,077
2021	3	0.0%	\$950 - \$1,000	\$0	\$950 - \$1,000	\$1,077 - \$1,127
2022	1	4.2%	\$975	\$0	\$975	\$1,102
2023	4	0.0%	\$1,050	\$0	\$1,050	\$1,177

Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$605	\$0	\$605	\$666
2021	3	0.0%	\$595	\$0	\$595	\$656
2022	1	0.0%	\$650	\$0	\$650	\$711
2023	4	0.0%	\$650	\$0	\$650	\$711

Trend: Comments

1Q21	Management noted that the property has approximately 15 percent military residents; however, the majority of tenants are employees of the VA hospital. The majority of the studio apartments are rented to college students. With the exception of studios, all unit types feature washer and dryer connections.
3Q21	Management noted that the property has approximately 15 percent military residents; however, the majority of tenants are employees of the VA hospital. The majority of the studio apartments are rented to college students. With the exception of studios, all unit types feature washer and dryer connections. The contact could not provide a reason for the decreases in rent. The studio and one-bedroom units were the only unit types that experienced these decreases in rent.
1Q22	Management noted that the property has approximately 15 percent military residents; however, the majority of tenants are employees of the VA hospital. The majority of the studio apartments are rented to college students. With the exception of studios, all unit types feature washer and dryer connections. The contact had no comments relating to COVID-19.
4Q23	Management noted that the property has approximately 15 percent military residents; however, the majority of tenants are employees of the VA hospital. The majority of the studio apartments are rented to college students. With the exception of studios, all unit types feature washer and dryer connections.

Photos



# PROPERTY PROFILE REPORT

## Harbour Landing

Effective Rent Date	10/24/2023
Location	7625 Garners Ferry Road Columbia, SC 29209 Richland County
Distance	0.8 miles
Units	208
Vacant Units	0
Vacancy Rate	0.0%
Type	Various (2 stories)
Year Built/Renovated	1971 / 2021
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Lakeshore Village
Tenant Characteristics	Some military tenants, families
Contact Name	Lynn
Phone	803-776-8745



### Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	15%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased 16-20%
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	32	785	\$885	\$0	Market	No	0	0.0%	N/A	None
2	1	Garden (2 stories)	32	905	\$982	\$0	Market	No	0	0.0%	N/A	None
2	1.5	Townhouse (2 stories)	88	1,158	\$1,050	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (2 stories)	16	1,300	\$1,125	\$0	Market	No	0	0.0%	N/A	None
3	2.5	Townhouse (2 stories)	40	1,438	\$1,225	\$0	Market	No	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$885	\$0	\$885	\$64	\$949
2BR / 1BA	\$982	\$0	\$982	\$91	\$1,073
2BR / 1.5BA	\$1,050	\$0	\$1,050	\$91	\$1,141
3BR / 2BA	\$1,125	\$0	\$1,125	\$127	\$1,252
3BR / 2.5BA	\$1,225	\$0	\$1,225	\$127	\$1,352

## Harbour Landing, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Ceiling Fan	Garbage Disposal		
Oven	Refrigerator		
Washer/Dryer hookup			
Property		Premium	Other
Basketball Court	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Central Laundry		
Off-Street Parking	On-Site Management		
Picnic Area	Playground		
Swimming Pool	Tennis Court		

### Comments

The profile reflects base rents. Ground level units typically rent for a \$50 premium, and certain units will rent for an additional \$20 based on the location of the unit. The property recently underwent minor renovations in 2021. The total renovation cost was not available, but includes updated vinyl flooring, updated energy efficient kitchen appliances, and new paint. Some units include in-unit washer/dryer connections.

## Trend Report

### Vacancy Rates

2020	1Q21	1Q22	4Q23
1.4%	4.8%	1.4%	0.0%

## Trend: Market

### 1BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
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### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	3.1%	\$709	\$17	\$692	\$756
2021	1	N/A	\$709	\$0	\$709	\$773
2022	1	3.1%	\$759	\$0	\$759	\$823
2023	4	0.0%	\$885	\$0	\$885	\$949

### 2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	1.1%	\$825	\$17	\$808	\$899
2021	1	N/A	\$825	\$0	\$825	\$916
2022	1	0.0%	\$875	\$0	\$875	\$966
2023	4	0.0%	\$1,050	\$0	\$1,050	\$1,141

### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	3.1%	\$765	\$17	\$748	\$839
2021	1	N/A	\$765	\$0	\$765	\$856
2022	1	3.1%	\$815	\$0	\$815	\$906
2023	4	0.0%	\$982	\$0	\$982	\$1,073

### 3BR / 2.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	0.0%	\$975	\$17	\$958	\$1,085
2021	1	N/A	\$975	\$0	\$975	\$1,102
2022	1	0.0%	\$1,025	\$0	\$1,025	\$1,152
2023	4	0.0%	\$1,225	\$0	\$1,225	\$1,352

### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	0.0%	\$899	\$17	\$882	\$1,009
2021	1	N/A	\$899	\$0	\$899	\$1,026
2022	1	6.2%	\$949	\$0	\$949	\$1,076
2023	4	0.0%	\$1,125	\$0	\$1,125	\$1,252



### Trend: Comments

2Q20	No additional comments.
1Q21	The profile reflects base rents. Ground level units typically rent for a \$50 premium, and certain units will rent for an additional \$20 based on the location of the unit.
1Q22	The profile reflects base rents. Ground level units typically rent for a \$50 premium, and certain units will rent for an additional \$20 based on the location of the unit. The property recently underwent minor renovations in 2021. The total renovation cost was not available, but includes updated vinyl flooring, updated energy efficient kitchen appliances, and new paint. Some units include in-unit washer/dryer connections. The contact had no comments relating to COVID-19.
4Q23	The profile reflects base rents. Ground level units typically rent for a \$50 premium, and certain units will rent for an additional \$20 based on the location of the unit. The property recently underwent minor renovations in 2021. The total renovation cost was not available, but includes updated vinyl flooring, updated energy efficient kitchen appliances, and new paint. Some units include in-unit washer/dryer connections.

Photos



# PROPERTY PROFILE REPORT

## Spring Lakes Apartments

Effective Rent Date	10/24/2023
Location	7645 Garners Ferry Road Columbia, SC 29209 Richland County
Distance	0.9 miles
Units	280
Vacant Units	0
Vacancy Rate	0.0%
Type	Various (2 stories)
Year Built/Renovated	1975 / 2020
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Approximately 15 percent from out of state
Contact Name	Sharon
Phone	803-828-9823



### Market Information

Program	Market
Annual Turnover Rate	30%
Units/Month Absorbed	N/A
HCV Tenants	10%
Leasing Pace	Up to two weeks
Annual Chg. in Rent	Increased 2-23%
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Garden (2 stories)	17	480	\$800	\$0	Market	No	0	0.0%	N/A	None
1	1	Garden (2 stories)	72	763	\$900	\$0	Market	No	0	0.0%	N/A	None
2	1	Garden (2 stories)	48	768	\$925	\$0	Market	No	0	0.0%	N/A	None
2	1.5	Garden (2 stories)	64	1,090	\$990	\$0	Market	No	0	0.0%	N/A	None
2	1.5	Townhouse (2 stories)	47	1,248	\$1,075	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (2 stories)	32	1,375	\$1,125	\$0	Market	No	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$800	\$0	\$800	\$74	\$874
1BR / 1BA	\$900	\$0	\$900	\$77	\$977
2BR / 1BA	\$925	\$0	\$925	\$104	\$1,029
2BR / 1.5BA	\$990 - \$1,075	\$0	\$990 - \$1,075	\$104	\$1,094 - \$1,179
3BR / 2BA	\$1,125	\$0	\$1,125	\$140	\$1,265

## Spring Lakes Apartments, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	In-Unit Alarm	None
Carpeting	Central A/C	Patrol	
Coat Closet	Dishwasher	Perimeter Fencing	
Exterior Storage	Ceiling Fan		
Garbage Disposal	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Clubhouse/Meeting Room/Community	Exercise Facility	None	None
Central Laundry	Off-Street Parking		
On-Site Management	Picnic Area		
Playground	Swimming Pool		
Tennis Court			

### Comments

The property recently underwent renovations. The specific scope of renovation was not provided. However, the contact noted that renovations range from minor updates to units (in good condition) to complete gutting of units (in poor condition).

# Spring Lakes Apartments, continued

## Trend Report

### Vacancy Rates

2020	1Q21	1Q22	4Q23
36.1%	8.6%	1.8%	0.0%

## Trend: Market

### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	N/A	\$775	\$65	\$710	\$787
2021	1	9.7%	\$800	\$100	\$700	\$777
2022	1	1.4%	\$750	\$0	\$750	\$827
2023	4	0.0%	\$900	\$0	\$900	\$977

### 2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	N/A	\$875	\$73	\$802	\$906
2021	1	8.1%	\$975	\$100	\$875	\$979
2022	1	0.9%	\$975	\$0	\$975	\$1,079
2023	4	0.0%	\$990 - \$1,075	\$0	\$990 - \$1,075	\$1,094 - \$1,179

### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	N/A	\$830	\$70	\$760	\$864
2021	1	4.2%	\$825	\$100	\$725	\$829
2022	1	2.1%	\$825	\$0	\$825	\$929
2023	4	0.0%	\$925	\$0	\$925	\$1,029

### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	N/A	\$865	\$72	\$793	\$897

### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	N/A	\$845	\$0	\$845	\$985
2021	1	18.8%	\$1,050	\$100	\$950	\$1,090
2022	1	3.1%	\$1,050	\$0	\$1,050	\$1,190
2023	4	0.0%	\$1,125	\$0	\$1,125	\$1,265

### Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	N/A	\$755	\$63	\$692	\$766
2021	1	0.0%	\$755	\$100	\$655	\$729
2022	1	5.9%	\$650	\$0	\$650	\$724
2023	4	0.0%	\$800	\$0	\$800	\$874

### Trend: Comments

- 2Q20 The property no longer includes water, sewage, and trash with rent as those are now allocated and the responsibility of the tenant. The contact reported that despite the COVID-19 outbreak, the business has been able to work with tenants by implementing payment plans in lieu of households becoming delinquent. The business has not had any increase of bad debt and business has been stable and consistent.
- 1Q21 The property is currently in the process of renovating units on a rolling basis. The contact stated that all vacant units are being renovated. The specific scope of renovation was not provided. However, the contact noted that renovations will range from minor updates to units (in good condition) to complete gutting of units (in poor condition). Renovated units rent for a premium of \$100 to \$200 depending on the unit type. Rents in the property profile reflected non-renovated units. The property no longer includes water, sewage, and trash with rent as those are now allocated and the responsibility of the tenant. The contact reported that despite the COVID-19 outbreak, the business has been able to work with tenants by implementing payment plans in lieu of households becoming delinquent. There has been no increase of bad debt, and business has been stable and consistent.
- 1Q22 The property recently underwent renovations. The specific scope of renovation was not provided. However, the contact noted that renovations range from minor updates to units (in good condition) to complete gutting of units (in poor condition). The property no longer includes water, sewage, and trash with rent as those are now allocated and the responsibility of the tenant. The contact reported that despite the COVID-19 outbreak, the business has been able to work with tenants by implementing payment plans in lieu of households becoming delinquent. There has been no increase of bad debt, and business has been stable and consistent.
- 4Q23 The property recently underwent renovations. The specific scope of renovation was not provided. However, the contact noted that renovations range from minor updates to units (in good condition) to complete gutting of units (in poor condition).



Photos



# PROPERTY PROFILE REPORT

## Wellington Farms

Effective Rent Date	10/27/2023
Location	700 Greenlawn Drive Columbia, SC 29209 Richland County
Distance	0.4 miles
Units	236
Vacant Units	8
Vacancy Rate	3.4%
Type	Garden (2 stories)
Year Built/Renovated	2006 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Huntington Place, Garners Crossing
Tenant Characteristics	Mixed tenancy
Contact Name	Leasing Agent
Phone	803-291-4223



### Market Information

Program	Market
Annual Turnover Rate	35%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased 30-33%
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	88	808	\$1,250	\$0	Market	No	3	3.4%	N/A	None
2	2	Garden (2 stories)	48	1,100	\$1,510	\$0	Market	No	2	4.2%	N/A	None
2	2	Garden (2 stories)	48	1,104	\$1,425	\$0	Market	No	3	6.2%	N/A	None
3	2	Garden (2 stories)	52	1,214	\$1,649	\$0	Market	No	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,250	\$0	\$1,250	\$0	\$1,250
2BR / 2BA	\$1,425 - \$1,510	\$0	\$1,425 - \$1,510	\$0	\$1,425 - \$1,510
3BR / 2BA	\$1,649	\$0	\$1,649	\$0	\$1,649

## Wellington Farms, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	In-Unit Alarm	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage(\$25.00)	Ceiling Fan		
Garbage Disposal	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Garage(\$100.00)		
Central Laundry	Off-Street Parking		
On-Site Management	Picnic Area		
Swimming Pool	Wi-Fi		

### Comments

The contact stated that the property does not accept Housing Choice Vouchers.

## Trend Report

## Vacancy Rates

1Q21	3Q21	1Q22	4Q23
0.8%	0.0%	3.4%	3.4%

## Trend: Market

## 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	N/A	\$945	\$0	\$945	\$945
2021	3	0.0%	\$1,014	\$0	\$1,014	\$1,014
2022	1	3.4%	\$945	\$0	\$945	\$945
2023	4	3.4%	\$1,250	\$0	\$1,250	\$1,250

## 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	N/A	\$1,075 - \$1,085	\$0	\$1,075 - \$1,085	\$1,075 - \$1,085
2021	3	0.0%	\$1,154 - \$1,164	\$0	\$1,154 - \$1,164	\$1,154 - \$1,164
2022	1	5.2%	\$1,085 - \$1,154	\$0	\$1,085 - \$1,154	\$1,085 - \$1,154
2023	4	5.2%	\$1,425 - \$1,510	\$0	\$1,425 - \$1,510	\$1,425 - \$1,510

## 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	N/A	\$1,235	\$0	\$1,235	\$1,235
2021	3	0.0%	\$1,324	\$0	\$1,324	\$1,324
2022	1	0.0%	\$1,235	\$0	\$1,235	\$1,235
2023	4	0.0%	\$1,649	\$0	\$1,649	\$1,649

## Trend: Comments

1Q21	The property does not accept Housing Choice Vouchers. Storage units and garages are available for an additional fee of \$25 and \$100 per month, respectively. The contact is not able to provide a breakdown of the unit mix. The contact reported the property was now under new management, which may account for the increase in rental rates. Despite the COVID-19 outbreak, the property has not experienced an increase in any bad debt, and business has remained stable and consistent in terms of turnover and vacancy.
3Q21	N/A
1Q22	contact reported a few units have been rented out since the last time we made a contact. everything is the same.
4Q23	The contact stated that the property does not accept Housing Choice Vouchers.

Photos





# PROPERTY PROFILE REPORT

## Whispering Pines

Effective Rent Date	10/24/2023
Location	400 Greenlawn Dr Columbia, SC 29209 Richland County
Distance	0.7 miles
Units	144
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (2 stories)
Year Built/Renovated	1977 / 2011
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Wellington Farm
Tenant Characteristics	Mixed tenancy
Contact Name	Kelly
Phone	803-783-1761



### Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased 17-23%
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	40	850	\$1,025	\$0	Market	No	0	0.0%	N/A	None
2	1.5	Garden (2 stories)	64	1,050	\$1,150	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (2 stories)	40	1,250	\$1,325	\$0	Market	No	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,025	\$0	\$1,025	\$0	\$1,025
2BR / 1.5BA	\$1,150	\$0	\$1,150	\$0	\$1,150
3BR / 2BA	\$1,325	\$0	\$1,325	\$0	\$1,325



## Whispering Pines, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Ceiling Fan	Garbage Disposal		
Oven	Refrigerator		
Washer/Dryer hookup			
Property		Premium	Other
Clubhouse/Meeting Room/Community	Courtyard	None	None
Central Laundry	Off-Street Parking		
On-Site Management	Playground		
Swimming Pool	Tennis Court		

### Comments

The property does not accept Housing Choice Vouchers.

## Trend Report

## Vacancy Rates

1Q21	3Q21	1Q22	4Q23
0.7%	3.5%	2.8%	0.0%

## Trend: Market

## 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$750	\$0	\$750	\$750
2021	3	0.0%	\$800	\$0	\$800	\$800
2022	1	2.5%	\$875	\$0	\$875	\$875
2023	4	0.0%	\$1,025	\$0	\$1,025	\$1,025

## 2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$850	\$0	\$850	\$850
2021	3	1.6%	\$900	\$0	\$900	\$900
2022	1	0.0%	\$960	\$0	\$960	\$960
2023	4	0.0%	\$1,150	\$0	\$1,150	\$1,150

## 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	2.5%	\$950	\$0	\$950	\$950
2021	3	10.0%	\$1,000	\$0	\$1,000	\$1,000
2022	1	7.5%	\$1,075	\$0	\$1,075	\$1,075
2023	4	0.0%	\$1,325	\$0	\$1,325	\$1,325

## Trend: Comments

1Q21	The property does not accept Housing Choice Vouchers. The contact reported there is not much competition in the area, which accounts for the strong occupancy rate. Management reported that despite the COVID-19 outbreak, two tenants have been able to work with third-party payment assistance corporations in lieu of becoming delinquent on rent. The property has not seen any increase in bad debt, and business has been consistent and stable since the outbreak.
3Q21	N/A
1Q22	The property does not accept Housing Choice Vouchers. The contact reported that there was not a substantial impact on rent collection due to the COVID-19 pandemic. The property has not seen any increase in bad debt, and business continues to be consistent and stable in lieu of the pandemic.
4Q23	The property does not accept Housing Choice Vouchers.

Photos



## COMPARABLE PROPERTY ANALYSIS

Following are relevant characteristics of comparable properties surveyed:

### Location

The following table illustrates the Subject and comparable property household incomes, median gross rents, median home values, and WalkScores.

**LOCATIONAL COMPARISON SUMMARY**

#	Property Name	Program	Distance Subject	Household Income	Median Home Value	Median Rent	Crime Index	Walk Score	Vacant Housing	% Renter HH
S	Pinehaven Villas Apartments	LIHTC/Section 8		\$57,890	\$194,236	\$1,537	164	47	7.4%	36.6%
1	Abernathy Place	LIHTC	0.9 mile	\$50,636	\$194,236	\$1,537	174	52	12.1%	52.0%
2	Austin Woods	LIHTC	0.7 mile	\$51,232	\$194,236	\$1,537	174	60	13.2%	49.9%
3	Madison Station I And II	LIHTC	2.3 miles	\$72,203	\$194,236	\$1,537	128	26	6.7%	18.4%
4	Garners Crossing	Market	0.9 mile	\$50,636	\$194,236	\$1,537	174	55	12.1%	52.0%
5	Harbour Landing	Market	0.8 mile	\$50,550	\$194,236	\$1,537	174	63	13.5%	51.4%
6	Spring Lakes Apartments	Market	0.9 mile	\$50,274	\$194,236	\$1,537	174	55	13.2%	52.2%
7	Wellington Farms	Market	0.6 mile	\$47,247	\$194,236	\$1,537	147	47	6.9%	60.7%
8	Whispering Pines	Market	0.7 mile	\$47,874	\$194,236	\$1,537	147	40	7.0%	58.1%

The Subject is located in a mixed-use neighborhood in eastern Columbia. All but one of the comparables are located within a mile of the Subject, while Madison Station I and II is located approximately 2.2 miles from the Subject. All of the comparables are located in generally similar neighborhoods to the Subject in regards to median household income, median gross rent, and median home value. Furthermore, the Subject is located in a “Car Dependent” area as defined by WalkScore. All of the comparables are located in either “Car Dependent” or “Somewhat Walkable” areas as defined by WalkScore, similar to slightly superior to the Subject. Overall, the Subject is located in a generally similar location relative to the comparables, despite some of the comparables being located in “Somewhat Walkable” areas.

### Unit Size

The following table summarizes unit sizes in the market area, and provides a comparison of the Subject’s unit size and the surveyed average unit sizes in the market.

**UNIT SIZE COMPARISON**

Bedroom Type	1BR	2BR	3BR
<b>Subject</b>	<b>598</b>	<b>822</b>	<b>1,091</b>
Average	695	1,036	1,237
Min	400	768	1,100
Max	850	1,248	1,438
<b>Advantage/Disadvantage</b>	<b>-13.9%</b>	<b>-20.6%</b>	<b>-11.8%</b>

The Subject’s one, two, and three-bedroom unit sizes are below the comparable averages. However, the one, two and three-bedroom units are all within to slightly below the range of the comparable unit sizes. The Subject has historically performed well, despite offering smaller than average unit sizes. However, we have taken into account the Subject’s unit sizes in determining achievable rents.

## Vacancy

The following table summarizes overall weighted vacancy trends at the surveyed properties.

OVERALL VACANCY						
Property Name	Program	Tenancy	Total Units	Vacant Units	Vacancy %	
Abernathy Place	LIHTC	Family	64	0	0.0%	
Austin Woods	LIHTC	Family	240	5	2.1%	
Madison Station I And II	LIHTC	Family	112	0	0.0%	
Garners Crossing	Market	Family	210	0	0.0%	
Harbour Landing	Market	Family	208	0	0.0%	
Spring Lakes Apartments	Market	Family	280	0	0.0%	
Wellington Farms	Market	Family	236	8	3.4%	
Whispering Pines	Market	Family	144	0	0.0%	
<b>LIHTC Total</b>			<b>416</b>	<b>5</b>	<b>1.2%</b>	
<b>Market Total</b>			<b>1,078</b>	<b>8</b>	<b>0.7%</b>	
<b>Overall Total</b>			<b>1,494</b>	<b>13</b>	<b>0.9%</b>	

The comparable properties reported vacancy rates ranging from zero to 3.4 percent, with an overall weighted average of 0.9 percent. Managers at two of the three LIHTC properties reported being fully occupied. The average vacancy rate reported by the affordable comparables was 1.2 percent, above the 0.7 percent weighted average reported by the market rate properties. All of the market rate properties reported vacancy rates of 3.4 percent or less. The average LIHTC vacancy rate is considered low, and indicative of supply constrained conditions. Further, two of the three LIHTC comparables maintain waiting lists.

According to the Subject’s rent roll dated October 31, 2023 (most recent available), the Subject was 98.8 percent occupied. Further, the Subject’s historical financials indicated vacancy and collection loss ranging from 0.6 to 0.9 percent between 2020 and 2022. Based on the performance of the LIHTC comparables, along with the Subject’s historical performance, we expect the Subject will operate with a vacancy and collection loss of three percent or less.

### LIHTC Vacancy – All LIHTC Properties in PMA

There are 416 total LIHTC units in the PMA that we included in this comparable analysis. There are just five total vacant units among these three properties, and two of the three maintain waiting lists. This indicates strong demand for affordable rental housing in the PMA.

## REASONABILITY OF RENTS

This report is written to SC Housing guidelines. Therefore, the conclusions contained herein may not be replicated by a more stringent analysis. We recommend that the sponsor understand the guidelines of all those underwriting the Subject development to ensure the proposed rents are acceptable to all.

Rents provided by property managers at some properties may include all utilities while others may require tenants to pay all utilities. To make a fair comparison of the Subject rent levels to comparable properties, rents at comparable properties are typically adjusted to be consistent with the Subject. Adjustments are made using the Housing Authority of the City of Columbia (Columbia Housing) utility allowance schedule, effective October 31, 2023, which is the most recent available. The rent analysis is based on net rents at the Subject as well as surveyed properties.

The following table summarizes the Subject’s proposed 60 percent AMI net rents (absent subsidy) compared to the maximum allowable 60 percent AMI rents, and the net 60 percent AMI rents at the comparables.

LIHTC RENT COMPARISON @60%

Property Name	County	1BR	2BR	3BR	Max Rent?
Pinehaven Villas Apartments	Richland	\$1,175*	\$1,375 - \$1,400*	\$1,575*	-
<b>2023 LIHTC Maximum Rent (Net)</b>	<b>Richland</b>	<b>\$852</b>	<b>\$1,005 - \$1,010</b>	<b>\$1,150</b>	<b>-</b>
Abernathy Place	Richland	-	\$945	\$1,060	No
Austin Woods	Richland	\$832	\$950	\$1,050	No
Madison Station I And II	Richland	-	\$1,033	\$1,171	Yes
<b>Average</b>		<b>\$832</b>	<b>\$976</b>	<b>\$1,094</b>	<b>-</b>
<b>Achievable LIHTC Rent, Absent Subsidy</b>		<b>\$852</b>	<b>\$1,005 - \$1,010</b>	<b>\$1,150</b>	<b>Yes</b>

\*Contract rents

The Subject’s proposed 60 percent AMI rents are set just below the 2023 maximum allowable levels. As shown, one of the LIHTC comparables, Madison Station I and II, reported rents at the 2023 maximum allowable levels. Further, the contact at Abernathy Place stated rents are kept below the maximum allowable level to serve a wider range of low-income households, many of whom make minimum or just above minimum wage. Two of the three properties are fully occupied and maintain extensive waiting lists, indicating supply constrained conditions. Furthermore, based on the comparable data, we believe the Subject would achieve LIHTC rents at the 2023 maximum allowable levels if it were to lose subsidy. Upon completion of renovations, the Subject will be most similar to Abernathy Place in terms of amenities and design.

**Abernathy Place** is a 64-unit LIHTC development located 0.9 miles south of the Subject in a generally similar neighborhood. The property was built in 2017 and will exhibit a slightly superior condition to the Subject post-renovation. This property offers generally similar unit and common area amenities as the Subject. Abernathy Place is currently fully occupied and maintains a waiting list, indicating rents are well received. In overall terms, we believe the Subject will be a relatively similar product to Abernathy Place. Based on the performance of this property, as well as the comparables, we believe the Subject’s proposed rents at the 60 percent AMI level are achievable, absent subsidy. However, it is important to note that all of the Subject’s units will continue to benefit from Section 8 subsidy post-renovation. As such, tenants will continue to pay just 30 percent of their income towards rent.

**Achievable Market Rents**

Based on the quality of the surveyed comparable properties and the anticipated quality of the proposed Subject, we conclude that the Subject’s rental rates are below the achievable market rates for the Subject’s area. The following table shows both adjusted market rent comparisons and achievable market rents.

SUBJECT COMPARISON TO MARKET RENTS

Unit Type	Rent Level	Square Feet	Proposed LIHTC Rent	Surveyed Min	Surveyed Max	Surveyed Average	Achievable Market Rent*	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	598	\$850	\$700	\$1,250	\$931	\$1,175	29%
2BR/1BA	@60% (Section 8)	822	\$1,008	\$925	\$1,510	\$1,121	\$1,375	31%
2BR/1BA	@60% (Section 8)	822	\$1,003	\$925	\$1,510	\$1,121	\$1,400	33%
3BR/1BA	@60% (Section 8)	1,091	\$1,149	\$1,050	\$1,649	\$1,250	\$1,575	31%

\*Based on third-party RCS (post-renovation scenario) conducted by Doyle Real Estate Advisors LLC, effective November 2023

The Subject’s proposed LIHTC rents are below the achievable market rents, and below the comparable averages. The Subject’s proposed LIHTC rents represent a rent advantage of 29 to 33 percent over the achievable market rents. We compared the Subject to **Wellington Farms** and **Spring Lakes Apartments**, as they are the most similar comparables to the Subject as proposed.

**Wellington Farms** is a 236-unit, garden-style development located 0.6 miles southwest of the Subject site, in a neighborhood considered generally similar to the Subject's location. The property was built in 2006, and currently exhibits a generally similar condition relative to the Subject, which was built in 1981 and will be renovated in 2025. Wellington Farms offers generally similar unit amenities and slightly superior common



area amenities relative to the Subject. The property is currently 96.6 percent occupied, indicating rents have been well received. Overall, we have placed the Subject’s achievable rents below this property on a per unit basis. However, on a rent per square foot basis, our achievable market rents are similar to above rents at this comparable. The following table compares the Subject with Wellington Farms.

**SUBJECT COMPARISON TO WELLINGTON FARMS**

Unit Type	Rent Level	Subject Achievable Market Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF
1BR/1BA	@60% (Section 8)	\$1,175	598	\$1.96	\$1,250	808	\$1.55
2BR/1BA	@60% (Section 8)	\$1,375	822	\$1.67	\$1,425	1,104	\$1.29
2BR/1BA	@60% (Section 8)	\$1,400	822	\$1.70	\$1,425	1,104	\$1.29
3BR/1BA	@60% (Section 8)	\$1,575	1,091	\$1.44	\$1,649	1,214	\$1.36

**Whispering Pines** is a 144-unit, garden-style development located 0.7 miles southwest of the Subject site, in a neighborhood considered generally similar to the Subject's location. This property was constructed in 1977 and renovated in 2011. We consider the condition of this property similar relative to the Subject, which was built in 1981 and will be renovated in 2025. Whispering Pines offers generally similar unit and common area amenities relative to the Subject. The property is currently fully occupied, indicating rents have been well received. Given the Subject’s condition and amenities, we have placed the Subject’s rents above this property. The following table compares the Subject with Whispering Pines.

**SUBJECT COMPARISON TO WHISPERING PINES**

Unit Type	Rent Level	Subject Achievable Market Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF
1BR/1BA	@60% (Section 8)	\$1,175	598	\$1.96	\$1,025	850	\$1.21
2BR/1BA	@60% (Section 8)	\$1,375	822	\$1.67	\$1,150	1,050	\$1.10
2BR/1BA	@60% (Section 8)	\$1,400	822	\$1.70	\$1,150	1,050	\$1.10
3BR/1BA	@60% (Section 8)	\$1,575	1,091	\$1.44	\$1,325	1,250	\$1.06

In conclusion, we believe that the Subject’s achievable market rents are **\$1,175, \$1,375 to \$1,400, and \$1,575**, for its one, two, and three-bedroom units, respectively. The maximum allowable LIHTC rents provide an advantage between 29 to 33 percent relative to the achievable market rents conclusions.

**Impact of Subject on Other Affordable Units in Market**

Managers at two of the three LIHTC comparables reported being fully occupied with a waiting list. With a limited supply of affordable housing options in the PMA, and a stable and growing base of low-income tenants, we believe the Subject’s rehabilitation will have no long-term impact on the existing area LIHTC developments. In addition, no new units will be added to the market. Since the Subject will continue to operate with a subsidy, we do not expect any impact on the existing low-income rental assisted housing in the market.

**Rent versus Buy Analysis**

We performed a rent/buy analysis. The following analysis is hypothetical and assumes the Subject operates absent subsidy. In reality, all of the Subject’s units will continue to benefit from Section 8 subsidy, post-renovation. As such, tenants will continue to pay just 30 percent of their income towards rent.

Our inputs assume a three-bedroom, single-family home listing on Zillow in the Subject's neighborhood with a purchase price of \$196,000 and an interest rate of 7.00 percent for a 30-year fixed mortgage with a ten percent down payment. This was compared with the cost to rent the Subject's three-bedroom unit at 60 percent of AMI. The analysis indicates that with a monthly differential of \$322, it is more affordable to rent than purchase a home. The rent buy analysis is illustrated in the following table.

<b>RENT BUY ANALYSIS</b>			
<b>Property Type:</b>	<b>Three-Bedroom Single-Family Home</b>		
Sales Price			\$196,000
Down Payment at 10.0%			\$19,600
Mortgage Amount			\$176,400
Current Interest Rate			7.00%
<i>Homeownership Costs</i>		<i>Monthly</i>	<i>% of Home Value</i>
Mortgage Payment		\$1,174	\$14,083
Property Taxes		\$204	\$2,450
Private Mortgage Insurance*		\$74	\$882
Maintenance		\$327	\$3,920
Utility Costs**		\$0	\$0
Tax Savings		(\$307)	(\$3,685)
<b>Cost Comparison</b>			
		<i>Monthly</i>	<i>Annual</i>
Costs of Homeownership		\$1,471	\$17,650
Cost of Renting At Subject		\$1,149	\$13,788
<b>Differential</b>		<b>\$322</b>	<b>\$3,862</b>
<b>Cost of Occupancy</b>			
<i>Homeownership</i>			
Closing Costs		3.00%	\$5,880
Down Payment at 10.0%		10.00%	\$19,600
<b>Total</b>			<b>\$25,480</b>
<i>Subject Rental</i>			
First Month's Rent		\$1,149	
Security Deposit		\$1,149	
<b>Total</b>		<b>\$2,298</b>	

\* Based upon 0.50% of mortgage amount

\*\* Utility Costs Included in Rent at Subject

As illustrated, the “cash due at occupancy” category adds to \$25,000 for the down payment and closing costs. The cash necessary for homeownership is still a barrier to many families. In general, first-time homebuyers have difficulty saving for a down payment. For this reason, we believe that the Subject will face limited competition from homeownership if it were to lose subsidy.

### Availability of Affordable Housing Options

There are just five vacant LIHTC units among the three LIHTC comparables surveyed, and two of the LIHTC comparables maintain waiting lists. Within the PMA, there are just 10 existing affordable properties, totaling 1,079 affordable units. Further, other than the Subject, there are five additional subsidized affordable properties. Therefore, the availability of LIHTC housing targeting low and moderate incomes is considered constrained given the demographic growth of the PMA, and the availability of subsidized housing is further limited. The renovation of the Subject will improve the existing affordable housing stock in the PMA, and will preserve subsidized units for low-income families.

### Summary Evaluation of the Proposed Project

Overall, the local multifamily market is performing well with a 0.9 percent vacancy rate among all of the surveyed comparable projects. Two of the three LIHTC properties are fully occupied and maintain waiting lists, suggesting pent-up demand for affordable housing. One of the three LIHTC comparables is achieving maximum allowable rents; Abernathy Place stated rents are purposely kept below the maximum allowable levels to serve a wider range of low-income households. As such, we have concluded to achievable LIHTC rents at the 2023 maximum allowable level for the Subject’s one, two, and three-bedroom units, respectively. These conclusions provide rent advantages between 29 to 33 percent relative to our market rent conclusions. It is important to note that the Subject will continue to benefit from Section 8 subsidy post-renovation for all 80 units. As such,

tenants will continue to pay just 30 percent of their income towards rent. Overall, we believe that the Subject will continue to be successful in the local market as proposed.

## **A. INTERVIEWS**

## INTERVIEWS

The following section details interviews with local market participants regarding the housing market.

### Planning

#### New Supply

We were unable to reach a contact with the City of Columbia Planning Department regarding planned, proposed, or under construction developments in the PMA. Therefore, we conducted online research and utilized a CoStar new construction report. The results of our findings are detailed below.

- Cedar Cove At Drake Street is a planned 150-unit market rate development to be located at 912 Drake Street in Columbia, approximately 1.2 miles from the Subject. Construction has not yet begun and a timeline was not available. As a market rate development, the project will not directly compete with the Subject.
- 3303 Maiden Ln is a proposed 40-unit senior market rate development to be located at 3303 Maiden Ln in Columbia, approximately 4.0 miles from the Subject. Construction has not yet begun and an expected completion date was not available. As a senior market rate development, it will not directly compete with the Subject.
- Burnside Farms is a planned 308-unit market rate development to be located at 609 Clif Kinder Road, approximately 1.4 miles from the Subject. Construction has not yet begun and a timeline was not available. As a market rate development, the project will not directly compete with the Subject.

#### LIHTC Competition / Recent and Proposed Construction

According to the South Carolina State Housing Finance and Development Authority (SC Housing) LIHTC allocation lists dating back to 2020, two properties have been allocated tax credits within the PMA within the last three years, which are detailed below. It should be noted that as of the date of this report, 2023 allocation lists have not yet been released.

- Oak Terrace was allocated LIHTCs in 2021 for the new construction of 95 one-bedroom units restricted to seniors earning 50 percent of the AMI or less. Construction is expected to be completed in 2024, and will not directly compete with the Subject due to its senior tenancy.
- Oak Park was allocated LIHTCs in 2021 for the new construction of 195 two and three-bedroom units if which 171 will be restricted to households earning 50 and 60 percent of the AMI or less. Construction is expected to be completed in 2024, and 19 units at the 60 percent AMI will directly compete with the Subject.

### Section 8/Public Housing

We attempted to contact the Columbia Housing Authority for information to obtain information regarding voucher usage and waiting list data in the county; however, as of the date of this report our phone calls and emails have not been returned. The current payment standards are detailed in the table below and were provided by the Columbia Housing Authority.

#### PAYMENT STANDARDS

Bedroom Type	Gross Payment Standard	Subject Highest Proposed Gross LIHTC Rent
1BR	\$1,221	\$945
2BR	\$1,371	\$1,134
3BR	\$1,755	\$1,309

Source: Columbia Housing Authority, effective 10/1/2023

As indicated in the previous table, payment standards all units are above the Subject's highest proposed LIHTC rents, indicating tenants in these units would not have to pay additional money out of pocket. However, as the Subject's units will continue to benefit from Section 8 subsidy post-renovation, tenants will continue to pay 30 percent of their income towards rent and portable vouchers will not be necessary.

### **Property Managers**

The results from our interviews with property managers are included in the comments section of the property profile reports.



## **B. RECOMMENDATIONS**

## Recommendations

We believe there is ample demand for the Subject in the PMA and the market supports the renovation of the Subject development as proposed. The overall capture rates for the Subject's units as proposed and absent subsidy are 1.9 and 6.1 percent, respectively, both of which are well within the acceptable demand threshold and are considered excellent. Individual capture rates by bedroom type range from 0.6 to 3.2 percent as proposed, and from 1.8 to 10.0 percent absent subsidy, which are all considered good to excellent. Between 2023 and market entry, the total number of households is expected to increase at a rate of 0.7 percent annually in the PMA. The Subject is located within 1.3 miles of most community services and facilities that tenants would utilize on a consistent basis.

One of the three LIHTC comparables is achieving maximum allowable rents. Of the two remaining LIHTC comparables, one reported keeping rents below the maximum allowable level to increase affordability. Based on the comparable data, we believe the Subject would achieve LIHTC rents at the 2023 maximum allowable levels if it were to lose subsidy. These conclusions provide rent advantages between 29 to 33 percent relative to our market rent conclusions. It is important to note that the Subject will continue to benefit from Section 8 subsidy post-renovation for all 80 units. As such, tenants will continue to pay just 30 percent of their income towards rent. Overall, we believe that the Subject will continue to be successful in the local market as proposed.

Further, there are several apparent strengths of the Subject's site, development scheme, and market, which include:

- Rehabilitation of the Subject's units will positively impact the surrounding area by improving the Subject's condition and street appeal, and thus representing an improvement to the neighborhood.
- All of the Subject's 80 units will continue to benefit Section 8 subsidy post-renovation; thus, these tenants will continue to pay 30 percent of their income towards rent.
- The Subject is an existing property that is 98.8 percent occupied and maintains a waiting list, and all tenants are expected to remain income qualified post-renovation.
- The Subject will be in good condition upon completion and will fill a need for good quality/newly renovated affordable housing in Columbia and the surrounding areas.

As such, we recommend the Subject as proposed, with no suggested modifications.

## **C. SIGNED STATEMENT REQUIREMENTS**

I affirm that an employee of Novogradac (Julianne Magana) has made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for new rental LIHTC units. I understand that any misrepresentation of this statement may result in denial of further participation in the South Carolina State Housing Finance and Development Authority's programs. I also affirm that I have no financial interest in the project or current business relationship with the ownership entity and my compensation is not contingent on this project being funded. This report was written according to the SCSHFDA's market study requirements. The information included is accurate and can be relied upon by SCSHFDA to present a true assessment of the low-income housing rental market.

Respectfully submitted,  
Novogradac

Date: December 15, 2023



Rachel B. Denton, MAI  
Partner  
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913.312.4612

**ADDENDUM A**  
**Qualifications of Consultants**

**STATEMENT OF PROFESSIONAL QUALIFICATIONS  
RACHEL BARNES DENTON, MAI**

**I. EDUCATION**

Cornell University, Ithaca, NY  
School of Architecture, Art & Planning, Bachelor of Science in City & Regional Planning

**II. LICENSING AND PROFESSIONAL AFFILIATION**

Designated Member of the Appraisal Institute  
Member of National Council of Housing Market Analysts (NCHMA)  
Member of Commercial Real Estate Women (CREW) Network  
    2011 and 2012 Communications Committee Co-Chair for the Kansas City CREW Chapter  
    2013 Director of Communications and Board Member for Kansas City CREW  
    2014 Secretary and Board Member for Kansas City CREW  
    2015 and 2016 Treasurer and Board Member for Kansas City CREW

State of Arkansas Certified General Real Estate Appraiser No. CG3527  
State of California Certified General Real Estate Appraiser No. AG044228  
State of Colorado Certified General Real Estate Appraiser No. 100031319  
State of Georgia Certified General Real Estate Appraiser No. 391113  
State of Hawaii Certified General Real Estate Appraiser No. CGA1048  
State of Illinois Certified General Real Estate Appraiser No. 553.002012  
State of Kansas Certified General Real Estate Appraiser No. G-2501  
State of Minnesota Certified General Real Estate Appraiser No. 40420897  
State of Missouri Certified General Real Estate Appraiser No. 2007035992  
State of Nebraska Certified General Real Estate Appraiser No. CG2017030R  
State of New Mexico Certified General Real Estate Appraiser No. 03424-G  
State of North Dakota Certified General Real Estate Appraiser No. CG-219110  
State of Oklahoma Certified General Real Estate Appraiser No. 13085CGA  
State of Oregon Certified General Real Estate Appraiser No. C000951  
State of South Dakota Certified General Real Estate Appraiser No. 1488CG  
State of Texas Certified General Real Estate Appraiser No. 1380396

**III. PROFESSIONAL EXPERIENCE**

Novogradac & Company LLP, Partner  
Novogradac & Company LLP, Principal  
Novogradac & Company LLP, Manager  
Novogradac & Company LLP, Senior Real Estate Analyst

**IV. PROFESSIONAL TRAINING**

Educational requirements successfully completed for the Appraisal Institute:  
    Appraisal Principals, September 2004  
    Basic Income Capitalization, April 2005  
    Uniform Standards of Professional Appraisal Practice, various  
    Advanced Income Capitalization, August 2006  
    General Market Analysis and Highest & Best Use, July 2008  
    Advanced Sales Comparison and Cost Approaches, June 2009  
    Advanced Applications, June 2010  
    General Appraiser Report Writing and Case Studies, July 2014  
    Standards and Ethics (USPAP and Business Practices and Ethics)  
    MAI Designation General Comprehensive Examination, January 2015  
    MAI Demonstration of Knowledge Report, April 2016

Completed HUD MAP Training, Columbus, Ohio, May 2010



## **V. SPEAKING ENGAGEMENTS**

Have presented and spoken at both national Novogradac conferences and other industry events, including the National Council of Housing Market Analysts (NCHMA) Annual Meetings and FHA Symposia, National Housing and Rehabilitation Association Conferences, Institute for Professional and Executive Development (IPED) conferences, and state housing conferences, such as Housing Colorado, Idaho Conference on Housing and Economic Development, and Missouri Workforce Housing Association.

## **VI. REAL ESTATE ASSIGNMENTS**

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

In general, have managed and conducted numerous market analyses and appraisals for various types of commercial real estate since 2003, with an emphasis on affordable multifamily housing.

Conducted and managed appraisals of proposed new construction, rehab and existing Low-Income Housing Tax Credit properties, Section 8 Mark-to-Market properties, HUD MAP Section 221(d)(4) and 223(f) properties, USDA Rural Development, and market rate multifamily developments on a national basis. Analysis includes property screenings, economic and demographic analysis, determination of the Highest and Best Use, consideration and application of the three traditional approaches to value, and reconciliation to a final value estimate. Both tangible real estate values and intangible values in terms of tax credit valuation, beneficial financing, and PILOT are considered. Additional appraisal assignments completed include commercial land valuation, industrial properties for estate purposes, office buildings for governmental agencies, and leasehold interest valuation. Typical clients include developers, lenders, investors, and state agencies.

Managed and conducted market studies for proposed Low-Income Housing Tax Credit, HUD MAP, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties, on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis and operating expense analysis. Property types include proposed multifamily, senior independent living, large family, acquisition/rehabilitation, historic rehabilitation, adaptive reuse, and single family developments. Typical clients include developers, state agencies, syndicators, investors, and lenders.

Completed and have overseen numerous Rent Comparability Studies in accordance with HUD's Section 8 Renewal Policy and Chapter 9 for various property owners and local housing authorities. The properties were typically undergoing recertification under HUD's Mark to Market Program.

Performed and managed market studies and appraisals of proposed new construction and existing properties insured and processed under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs.

Performed and have overseen numerous market study/appraisal assignments for USDA RD properties in several states in conjunction with acquisition/rehabilitation redevelopments. Documents are used by states, lenders, USDA, and the developer in the underwriting process. Market studies are compliant to State, lender, and USDA requirements. Appraisals are compliant to lender requirements and USDA HB-1-3560 Chapter 7 and Attachments.

Performed appraisals for estate valuation and/or donation purposes for various types of real estate, including commercial office, industrial, and multifamily assets. These engagements were conducted in accordance with the Internal Revenue Service's Real Property Valuation Guidelines, Section 4.48.6 of the Internal Revenue Manual.

Performed analyses of various real estate asset types subject to USDA 4279-B, Business and Industry Guaranteed Loans, Section 4279.150 guidelines.

Conducted various Highest and Best Use Analyses for proposed development sites nationwide. Completed an analysis of existing and proposed senior supply of all types of real estate, and conducted various demand and feasibility analyses in order to determine level of need and ultimate highest and best use of the site.

Prepared a three-year Asset Management tracking report for a 16-property portfolio in the southern United States. Data points monitored include economic vacancy, levels of concessions, income and operating expense levels, NOI and status of capital projects. Data used to determine these effects on the project's ability to meet its income-dependent obligations.

Performed various community-wide affordable housing market analyses and needs assessments for communities and counties throughout the Midwest and Western states. Analysis included demographic and demand forecasts, interviews with local stakeholders, surveys of existing and proposed affordable supply, and reconciliation of operations at existing supply versus projected future need for affordable housing. Additional analyses included identification of housing gaps, potential funding sources, and determination of appropriate recommendations. These studies are typically used by local, state, and federal agencies in order to assist with housing development and potential financing.

Managed a large portfolio of Asset Management reports for a national real estate investor. Properties were located throughout the nation, and were diverse in terms of financing, design, tenancy, and size. Information compiled included income and expenses, vacancy, and analysis of property's overall position in the market.

Performed appraisals of LIHTC assets for Year 15 purposes; valuations of both the underlying real estate asset and partnership interests have been completed. These reports were utilized to assist in potential disposition options for the property, including sale of the asset, buyout of one or more partners, or potential conversion to market rate.

# STATEMENT OF PROFESSIONAL QUALIFICATIONS

## SARA N. NACHBAR

### I. EDUCATION

Missouri State University – Springfield, MO  
*Bachelor of Science – Finance*

### II. PROFESSIONAL EXPERIENCE

*Manager, Novogradac & Company LLP*  
*Executive Assistant, Helzberg Entrepreneurial Mentoring Program*  
*Claims Associate, Farmers Insurance Group*

### III. REAL ESTATE ASSIGNMENTS

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Prepared market studies for proposed Low-Income Housing Tax Credit, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Property types include proposed multifamily, senior independent living, assisted living, large family, and acquisition with rehabilitation.
- Assisted in the preparation of Rent Comparability Studies for expiring Section 8 contracts and USDA contracts for subsidized properties located throughout the United States. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.
- Assisted in appraisals of proposed new construction, rehabilitation, and existing Low Income Housing Tax Credit properties. Analysis included property screenings, valuation analysis, capitalization rate analysis, expense comparability analysis, determination of market rents, and general market analysis.
- Prepared market studies and assisted in appraisals of proposed new construction and existing properties under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7/Appendix 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs.
- Researched and analyzed local and national economy and economic indicators for specific projects throughout the United States. Research included employment industries analysis, employment historical trends and future outlook, and demographic analysis.
- Examined local and national housing market statistical trends and potential outlook in order to determine sufficient demand for specific projects throughout the United States.
- Conducted more than 40 site inspections for market studies and appraisals throughout the United States for various reports including proposed new construction and rehabilitation multifamily projects.

# STATEMENT OF PROFESSIONAL QUALIFICATIONS

## Brandon Mitchell

### I. Education

#### University of Kansas

Bachelor of Science – Political Science

#### University of Missouri-Kansas City

Master of Science in Entrepreneurial Real Estate

### II. Professional Experience

Analyst - Novogradac & Company LLP

### III. Real Estate Assignments

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Assisted in appraisals of proposed new construction, rehabilitation, and existing Low Income Housing Tax Credit properties. Analysis included property screenings, valuation analysis, capitalization rate analysis, expense comparability analysis, determination of market rents, and general market analysis.
- Prepared market studies for proposed Low-Income Housing Tax Credit, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Property types include proposed multifamily, senior independent living, assisted living, large family, and acquisition with rehabilitation.
- Assisted in the preparation of Rent Comparability Studies for expiring Section 8 contracts and USDA contracts for subsidized properties located throughout the United States. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.
- Researched and analyzed local and national economy and economic indicators for specific projects throughout the United States. Research included employment industries analysis, employment historical trends and future outlook, and demographic analysis.
- Examined local and national housing market statistical trends and potential outlook in order to determine sufficient demand for specific projects throughout the United States.

**ADDENDUM B**  
**Utility Allowance Schedule**

**Utility Allowance Schedule**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

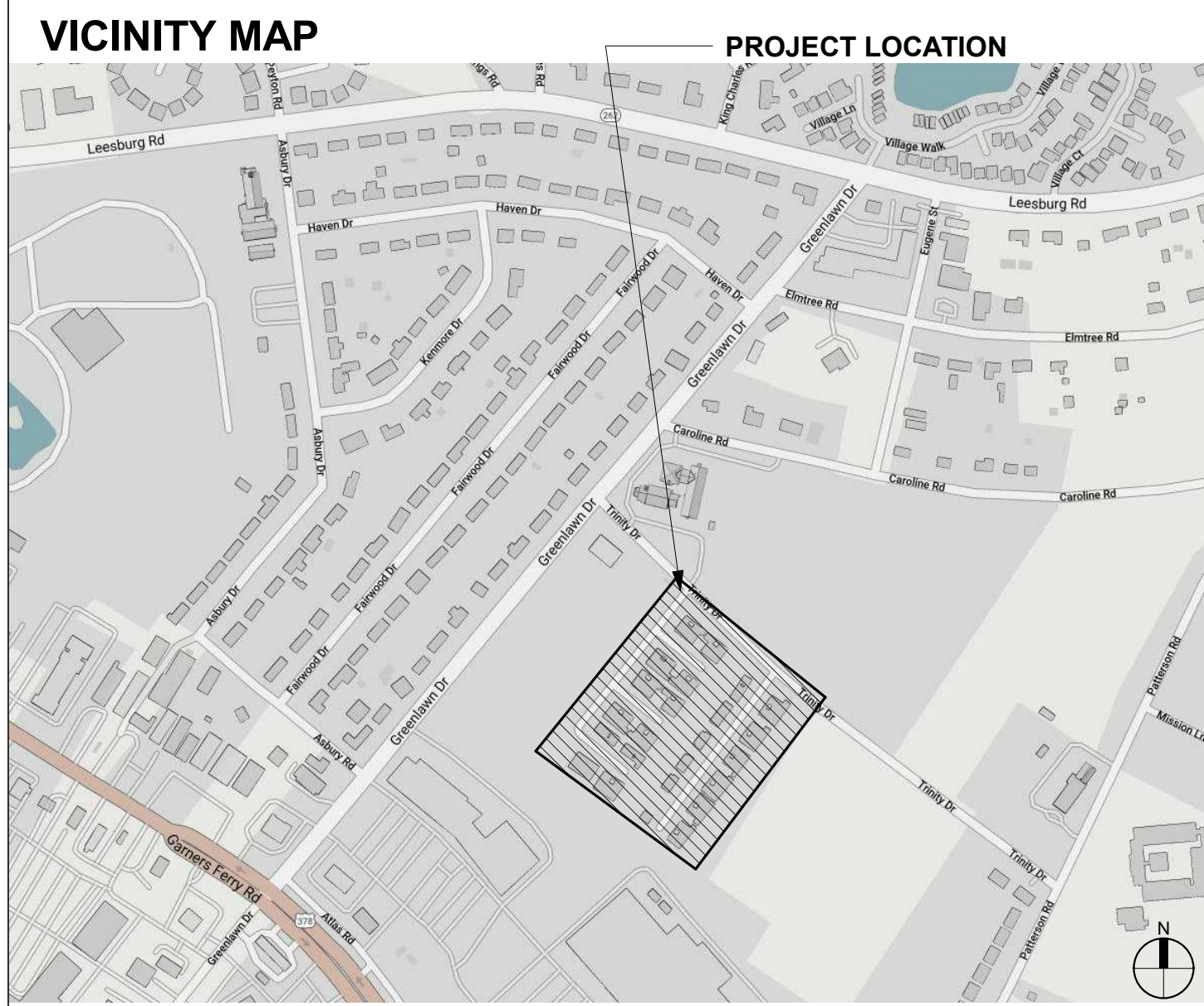
The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA <b>SC State Housing Finance &amp; Development Agency Midlands Region</b>		Green Discount <b>Energy Star</b>		Unit Type <b>Larger Apartment Bldgs. (5+ units)</b>			Date (mm/dd/yyyy) <b>02/27/2023</b>
<b>Monthly Dollar Allowances</b>							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
<b>Space Heating</b>	Natural Gas	\$19	\$22	\$25	\$27	\$30	\$33
	Bottled Gas	\$43	\$50	\$56	\$62	\$68	\$74
	Electric Resistance	\$11	\$13	\$16	\$19	\$23	\$26
	Electric Heat Pump	\$9	\$11	\$13	\$15	\$16	\$18
	Fuel Oil	\$45	\$53	\$59	\$65	\$72	\$78
<b>Cooking</b>	Natural Gas	\$4	\$4	\$6	\$8	\$10	\$12
	Bottled Gas	\$8	\$10	\$14	\$19	\$23	\$28
	Electric	\$5	\$6	\$8	\$11	\$13	\$15
	Other						
<b>Other Electric</b>	Electric	\$18	\$21	\$29	\$37	\$46	\$54
<b>Air Conditioning</b>	Electric	\$12	\$14	\$20	\$26	\$32	\$38
<b>Water Heating</b>	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27
	Bottled Gas	\$18	\$22	\$31	\$41	\$51	\$60
	Electric	\$11	\$13	\$16	\$20	\$24	\$27
	Fuel Oil	\$19	\$23	\$33	\$43	\$53	\$63
<b>Water</b>		\$25	\$26	\$37	\$54	\$71	\$88
<b>Sewer</b>		\$36	\$38	\$54	\$73	\$87	\$101
<b>Trash Collection</b>		\$13	\$13	\$13	\$13	\$13	\$13
<b>Other - Specify</b>							
<b>Range/Microwave</b>		\$4	\$4	\$4	\$4	\$4	\$4
<b>Refrigerator</b>		\$5	\$5	\$5	\$5	\$5	\$5
<b>Electric Base Charge</b>		\$11	\$11	\$11	\$11	\$11	\$11
<b>Natural Gas Base Charge</b>		\$11	\$11	\$11	\$11	\$11	\$11
<b>Actual Family Allowances</b> -May be used by the family to compute allowance while searching for a unit.					<b>Utility/Service/Appliance</b>		<b>Allowance</b>
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					<b>Total</b>		



**ADDENDUM C**  
**Floor/Site Plans**





1400 TRINITY DRIVE, COLUMBIA, SC 29209

# Pine Haven Villas Apartments

## 1400 Trinity Drive, Columbia, SC 29209



### PROJECT SUMMARY

PROJECT NAME: PINE HAVEN VILLAS APARTMENTS	APPLICABLE CODES:
HUD PROJECT NO.: TBD	BUILDING CODES:
PROJECT ADDRESS: 1400 TRINITY DRIVE, COLUMBIA, SOUTH CAROLINA 29209	2018 INTERNATIONAL RESIDENTIAL CODE W/ SCBCCM
PROPOSED USE: RESIDENTIAL - MULTIFAMILY (EXISTING)	2018 INTERNATIONAL BUILDING CODE W/ SCBCCM
BUILDING PLANNING:	2018 INTERNATIONAL MECHANICAL CODE W/ SCBCCM
OCCUPANCY(IBC): R-2 (EXISTING)	2018 INTERNATIONAL PLUMBING CODE W/ SCBCCM
OCCUPANCY(NFPA): R-2 (EXISTING)	2018 INTERNATIONAL FUEL GAS CODE W/ SCBCCM
MIXED OCCUPANCY: N/A	2017 INTERNATIONAL ELECTRICAL CODE W/ SCBCCM
REQ'D FIRE SEPARATION: EXISTING	2018 INTERNATIONAL FIRE CODE W/ SCBCCM
MEANS OF EGRESS:	2009 IECC CODE W/ SCBCCM
200'-0" MAX TRAVEL DISTANCE TO EXIT	ACCESSIBILITY CODES:
20'-0" MAX DEAD END CORRIDOR LENGTH	a. UFAS Uniform Federal Accessibility Standards
44" MIN CORRIDOR WIDTH	b. ADAAG American with Disabilities Act Accessibility Guidelines 2010
30'-0" MAX COMMON PATH OF TRAVEL	c. ICC/ANSI A117.1-2017
32" MIN CLEAR OPENING OF EXIT DOORS	ADDITIONAL CODES:
2 MIN NUMBER OF EXITS	SC HOUSING MINIMUM DESIGN STANDARDS
PLUMBING REQUIREMENTS: OCCUPANT LOAD: N/A	HOS
TOILETS (MIN FIXTURES REQ'D):	MPS
MEN: N/A WOMEN: N/A	UPCS
LAVATORIES (MIN FIXTURES REQ'D):	FIRE PROTECTION REQUIREMENTS:
MEN: N/A WOMEN: N/A	N/A AUTOMATIC SPRINKLERS
DRINKING FOUNTAINS (MIN FIXTURES REQ'D): N/A	MANUAL & UNDER RANGE EXTINGUISHERS
TYPE OF CONSTRUCTION:	L OCCUPANCY HAZARD (LOW, MED, HIGH)
CONSTRUCTION TYPE (IBC): V-B (EXISTING)	N/A MAX FLOOR AREA PER EXTINGUISHER
	N/A MAX TRAVEL DISTANCE PER EXTINGUISHER

### REVISIONS

1	07/10/21	ACC. REV 1



### SHEET LIST

NO.	SHEET TITLE	ISSUED	REVISED
<b>GENERAL</b>			
G1.0	TITLE SHEET	05/31/2021	07/10/21
G2.0	SCOPE WRITE UP AND OUTLINE QUANTITIES	05/31/2021	
G2.1	SC HOUSING REHAB REQUIREMENTS.	05/31/2021	
G3.1	ACCESSIBLE UNITS & ADA REQUIREMENTS (BASED ON 2017 ANSI 117.1)	06/05/21	07/10/21
G3.2	ACCESSIBLE UNITS & ADA REQUIREMENTS (BASED ON 2017 ANSI 117.1)	06/05/21	07/10/21
<b>ALTA SURVEY</b>			
1	PAGE 1 OF 3	02/12/21	
2	PAGE 2 OF 3	02/12/21	
3	PAGE 3 OF 3	02/12/21	
<b>ARCHITECTURE</b>			
A0.1	DEMO / NEW ARCHITECTURAL SITE PLAN	05/31/2021	07/10/21
A0.2.1	NEW SITE LIGHTING PLAN / PHOTOMETRIC	05/31/2021	
A0.3.1	ENLARGED SITE PLANS AT NEW SITE AMENITIES	05/31/2021	
A0.3.2	ENLARGED SITE DETAILS	05/31/2021	
A0.3.3	ENLARGED SITE DETAILS	05/31/2021	
A0.3.4	SITE DETAILS - CONCRETE	05/31/2021	
A0.4	UNIT & BUILDING AREA PLANS	05/31/2021	
A1.1	BUILDING TYPES I & II FLOOR & ROOF PLANS - DEMONEW	05/31/2021	
A1.2	BUILDING TYPES I & II EXTERIOR ELEVATIONS - DEMONEW	05/31/2021	
A1.3	BUILDING TYPES III & IV FLOOR PLANS, ROOF PLANS - DEMONEW	05/31/2021	
A1.4	BUILDING TYPES III & IV EXTERIOR ELEVATIONS - DEMONEW	05/31/2021	
A2.1	ENLARGED 1 BR UNIT PLANS AND ELEVATIONS	05/31/2021	
A2.2	ENLARGED 1 BR HC UNIT PLANS AND ELEVATIONS	05/31/2021	07/10/21
A2.3	ENLARGED 2 BR UNIT PLANS AND ELEVATIONS	05/31/2021	
A2.4	ENLARGED 2 BR HC UNIT PLANS AND ELEVATIONS	05/31/2021	07/10/21
A2.5	ENLARGED 3 BR UNIT PLANS AND ELEVATIONS	05/31/2021	
A3.1	ENLARGED 1, 2 & 3 BR UNITS MEP PLANS	05/31/2021	
A3.2	ENLARGED 1, 2 & 3 BR HC UNITS MEP PLANS	05/31/2021	
A4.1	LEASING OFFICE / LAUNDRY - FLOOR PLANS AND EXT. ELEVATIONS DEMO / NEW	05/31/2021	
A4.2	LEASING OFFICE ENLARGED PLANS AND INT. ELEVATIONS	05/31/2021	07/10/21
A5.0	SCHEDULES	05/31/2021	
A7.0	TYPICAL MILLWORK DETAILS	05/31/2021	

### PROJECT DIRECTORY

<b>OWNER / REPRESENTATIVE:</b> MARKET PLACE HOUSING PARTNERS, LP 415 1ST AVENUE NORTH #19240 SEATTLE, WA 98109 T: 206-432-1329 ERIKA STERN   CONSTRUCTION MANAGER E: ERIKA.STERN@VITUS.COM	<b>ARCHITECT:</b> TRUE CRAFT ARCHITECTURE LLC 14241 COURSEY BLVD., STE A12-318 BATON ROUGE, LA 70817 T: 512-588-2543 AKHEIL SHAH   PRINCIPAL E: akheil@truecraftarchitecture.com	<b>GENERAL CONTRACTOR:</b> WHITESTONE CONSTRUCTION GROUP, LLC 17350 SH 249, #249 HOUSTON, TX 77064 T: 832-969-4919 BRAD BOWERS   SENIOR VICE PRESIDENT E: BBowers@WhitestoneCG.com
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### SIGNATURES

<b>PROJECT ARCHITECT:</b> TRUE CRAFT ARCHITECTURE LLC	<b>OWNER:</b> PINE HAVEN VILLAS HOUSING PARTNERS, LP	<b>LENDER:</b>
<b>ARCHITECT ADMINISTERING CONTRACT:</b> TRUE CRAFT ARCHITECTURE LLC	<b>CONTRACTOR:</b> WHITESTONE CONSTRUCTION GROUP, LLC	<b>BONDING COMPANY:</b>

### PROJECT INFORMATION

**PROJECT SUMMARY:**  
PINEHAVEN PLACE APARTMENTS WAS ORIGINALLY BUILT IN 1981. THE PROPERTY CONSISTS OF TWENTY-THREE EXISTING SINGLE-STORY BUILDINGS AND ONE SINGLE STORY LEASING OFFICE SITUATED ON 8.03 ACRES IN COLUMBIA, SOUTH CAROLINA. THERE IS A TOTAL OF 80 DWELLING UNITS COMPRISED OF 1-, 2-, AND 3-BEDROOM GARDEN STYLE APARTMENTS. THE BUILDINGS ARE CONVENTIONAL WOOD FRAMING. THE FACADE CONSISTS OF WOOD SIDING WITH PAINTED ACCENT TRIM. THE BUILDINGS ARE CONCRETE SLAB-ON-GRADE WITH PERIMETER FOOTINGS UNDER THE LOAD BEARING STRUCTURES.

THE SCOPE OF WORK WILL INCLUDE INTERIOR AND EXTERIOR RENOVATIONS AND REPLACING COMPONENTS THAT ARE IN DISREPAIR AND BEYOND THEIR REMAINING USEFUL LIFE, INCLUDING KITCHEN AND BATH REMODELS, LED LIGHT FIXTURES, AS WELL AS ENERGY EFFICIENT HVAC SYSTEMS. EXTERIOR RENOVATIONS WILL INCLUDE REPLACING EXISTING SIDING, REPLACING ROOFS AND GUTTERS, AND PROVIDING NEW SITE AMENITIES. THE SCOPE OF WORK INCLUDES UPGRADING FOUR (4) EXISTING UNITS (5%) TO BE FULLY ACCESSIBLE FOR THE MOBILITY IMPAIRED AND UPGRADING TWO (2) EXISTING UNITS (2%) FOR THE AUDITORY/VISUAL IMPAIRED. THE RENOVATIONS WILL ALSO PROVIDE NEW SITE AND COMMON AMENITIES AND UPGRADES TO THE EXISTING LEASING OFFICE. THE REHAB WILL COMPLY WITH THE DESIGN STANDARDS OF THE 2021 SOUTH CAROLINA GAP.

THIS PROJECT WILL BE APPLYING FOR 4% NON-COMPETITIVE LIHTC THROUGH SC HOUSING. THE PROPERTY MIX INCLUDES:

Unit Type	Description	HUD Net	HUD Gross	First Floor # of Units	HUD Net	HUD Gross	Type I (A & V) # of Units	HUD Net	HUD Gross
2BR	2BD/1BA	822	884	2	1,644	1,768	2	1,644	1,768
3BR	3BD/1B.5A	1,105	1,178	2	2,210	2,356	2	2,210	2,356
				4	3,854	4,124	4	3,854	4,124
				8	7,708	8,248	8	7,708	8,248
<b>1-3BR AV UNIT IN BLDG K</b>									
Unit Type	Description	HUD Net	HUD Gross	First Floor # of Units	HUD Net	HUD Gross	Type II (B-F, K-R & U) # of Units	HUD Net	HUD Gross
2BR	2BD/1BA	822	884	3	2,466	2,652	3	2,466	2,652
3BR	3BD/1B.5A	1,105	1,178	1	1,105	1,178	1	1,105	1,178
				4	3,571	3,830	4	3,571	3,830
				56	49,994	53,620	56	49,994	53,620
<b>1-3BR AV UNIT IN BLDG L</b>									
Unit Type	Description	HUD Net	HUD Gross	First Floor # of Units	HUD Net	HUD Gross	Type III (J-I) # of Units	HUD Net	HUD Gross
1BR	1BD/1BA	598	648	1	598	648	1	598	648
1BR HC	1BD/1BA	598	648	1	598	648	1	598	648
2BR	2BD/1BA	822	884	1	822	884	1	822	884
				3	2,018	2,180	3	2,018	2,180
				6	4,036	4,360	6	4,036	4,360
<b>1-2BR AV UNIT IN BLDG T</b>									
Unit Type	Description	HUD Net	HUD Gross	First Floor # of Units	HUD Net	HUD Gross	Type III (S-T) # of Units	HUD Net	HUD Gross
1BR	1BD/1BA	598	648	2	1,196	1,296	2	1,196	1,296
2BR	2BD/1BA	822	884	1	822	884	1	822	884
				3	2,018	2,180	3	2,018	2,180
				6	4,036	4,360	6	4,036	4,360
<b>Type IV (H &amp; G) # of Units</b>									
Unit Type	Description	HUD Net	HUD Gross	First Floor # of Units	HUD Net	HUD Gross	Type IV (H & G) # of Units	HUD Net	HUD Gross
1BR	1BD/1BA	598	648	1	598	648	1	598	648
2BR HC	2BD/1BA	822	884	1	822	884	1	822	884
				2	1,420	1,532	2	1,420	1,532
				4	2,840	3,064	4	2,840	3,064

The HUD net rentable square feet for each apartment type	
The total HUD net rentable square feet for each building/level	
The total HUD net rentable square feet for the project	
The HUD gross square feet for each unit type	
The total HUD gross square feet for each building/level	
The total HUD gross square feet for the project	
The total gross square footage for the project	

Total # of Units	80
Total HUD Net	68,614
Total HUD Gross	73,652
Leasing Office/Community Building	2,209
	75,861

Office / Comm. Bldg	SF
Community Room	546
Leasing Offices	300
Break Room	179
Restroom	178
Comm. Laundry	376
Mechanical	43
	1,532
Maintenance Bldg	677
	2,209

### GRAPHIC SYMBOLS

	NORTH ARROW		# ON SHEET
	LEVEL & ELEVATION TAG		# ON SHEET
	KEYNOTE TAG		# ON SHEET
	CENTERLINE		# ON SHEET
	SPOT ELEVATION		# ON SHEET
	REVISION NUMBER		# ON SHEET
	RISE/RUN ROOF SLOPE		# ON SHEET
	INTERIOR ELEVATION TAG		# ON SHEET
	OCCUPANCY USE		OCCUPANCY TOTAL
			OCCUPANT TOTAL
			OCCUPANT LOAD

### ABBREVIATIONS

<b>AFF.</b>	ABOVE FINISHED FLOOR	<b>HR.</b>	HOUR
<b>ALUM.</b>	ALUMINUM	<b>HGT.</b>	HEIGHT
<b>ARCH.</b>	ARCHITECTURAL	<b>IN.</b>	INCH
<b>BLDG.</b>	BUILDING	<b>MAT.</b>	MATERIAL
<b>BTM.</b>	BOTTOM	<b>MBM.</b>	METAL BUILDING MANUFACTURER
<b>CLR.</b>	CLEAR	<b>N.</b>	NORTH
<b>CLO.</b>	CLOSET	<b>OC</b>	ON CENTER
<b>COL.</b>	COLUMN	<b>OD</b>	OUTSIDE DIAMETER
<b>CONC.</b>	CONCRETE	<b>PROP</b>	PROPERTY
<b>CORR.</b>	CORRIDOR	<b>PTD</b>	PAINTED
		<b>PTC</b>	PRIOR TO CONSTRUCTION
<b>DIA.</b>	DIAMETER	<b>RM</b>	ROOM
<b>DIM.</b>	DIMENSION	<b>SPEC</b>	SPECIFICATION
<b>DN.</b>	DOWN	<b>STD</b>	STANDARD
<b>DWG.</b>	DRAWING	<b>TYP</b>	TYPICAL
		<b>TBD</b>	TO BE DETERMINED
<b>ELECT. EQ.</b>	ELECTRICAL EQUIPMENT	<b>VER</b>	VERIFY
<b>EXT.</b>	EXTERIOR		
<b>FA.</b>	FIRE ALARM		
<b>FE.</b>	FIRE EXTINGUISHER		
<b>FIN.</b>	FINISH		
<b>FURR.</b>	FLOORING		
<b>FLR.</b>	FLOOR		
<b>GYP. BD.</b>	GYPSUM BOARD		
<b>GWB.</b>	GYPSUM WALL BOARD		

### HUD

<b>HUD PROJECT NAME:</b>	PINE HAVEN VILLAS APARTMENTS
<b>HUD PROJECT NUMBER:</b>	TBD

### BUILDING DEPARTMENT

**BUILDING INSPECTIONS AND FIRE MARSHAL:**

- PLACEMENT/LOCATIONS OF THE 2A10BC FIRE EXTINGUISHERS CAN BE DETERMINED BY THE DEPUTY FIRE MARSHAL UPON REQUEST. IF PLACED IN CABINET, MUST PROVIDE "EXTINGUISHER INSIDE" SIGNAGE TO THE EXTERIOR OF CABINET DOOR.
- A THREE-DAY MINIMUM REQUEST SHALL BE GIVEN PRIOR TO ALL INSPECTIONS. NO EXCEPTIONS.
- APPROVED BUILDING PLANS SHALL BE MAINTAINED ON SITE AND MADE AVAILABLE TO THE CODE OFFICIAL UPON REQUEST.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS HAVE VALID WORKING PERMITS ISSUED BY THE CITY OF COLUMBIA PRIOR TO ANY WORK BEGINNING. ALL APPROVED CONSTRUCTION PERMITS SHALL BE MAINTAINED, POSTED ON SITE AND MADE AVAILABLE TO THE CODE OFFICIAL UPON REQUEST.

### BUILDING TYPES

BLDG TYPE	BLDG ID	# OF BLDGS	UNITS PER BLDG	UNIT TYPES					UNIT TOTAL	TOTAL HUD NSF	TOTAL HUD GSF
				1BR	1BR HC	2BR	2BR HC	3BR			
TYPE I	A & V	2	4			4		4	8	7,708	8,248
TYPE II	B-F, K-R & U	14	4			42		14	56	49,994	53,620
TYPE III	J-I & S-T	4	3	6	2	4			12	8,072	8,720
TYPE IV	H & G	2	2	2			2		4	2,840	3,064
<b>TOTAL LEASABLE</b>	<b>22</b>			<b>8</b>	<b>2</b>	<b>50</b>	<b>2</b>	<b>18</b>	<b>80</b>	<b>68,614</b>	<b>73,652</b>
LEASING OFFICE / LAUNDRY										1,590	
<b>GRAND TOTAL HUD GSF</b>											<b>75,242</b>

### UNIT TYPES

UNIT TYPE	BEDS	BATH	HUD NSF	HUD GSF	# UNITS
1BR (1BR HC)	1	1	598	648	10
2BR (2BR HC / 2BR AV)	2	1	822	884	52
3BR (3BR AV)	3	1.5	1105	1178	18
<b>TOTALS</b>					<b>80</b>

### PARKING

STANDARD	144
ACCESSIBLE PARKING	9
ACCESSIBLE PARKING VAN	5
<b>TOTAL</b>	<b>158</b>

PINE HAVEN VILLAS APARTMENTS  
1400 TRINITY DRIVE, COLUMBIA, SC 29209  
TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



truecraftarchitecture.com

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## SC HOUSING REHAB REQUIREMENTS.

### 4. MANDATORY REHABILITATION CRITERIA

#### A. Applicability

Unless otherwise indicated, the requirements in this Section IV apply to the rehabilitation of rental housing units, amenities, buildings (including nonresidential), and other structures.

#### B. Unit Size & Base Requirements

- All residential units must meet minimum unit size requirements. The square footage measurements below are for heated square feet only, measured interior wall to interior wall, and do not include exterior wall square footage. The area occupied by the stair case may only be counted once. Unheated areas such as patios, decks, porches, stoops, or storage rooms cannot be included.

Studio 400 square feet  
Bedroom 500 square feet  
Bedroom 850 square feet  
Bedroom 1,000 square feet

For supportive housing units, the minimum square footage for studio and 1 bedroom units is 350 square feet. The requirements in section (B)(2) below are applicable.

No more than 20% of the total number of residential units may be Studio units.

- Units must also meet the following requirements:
  - Studio Apartment: the bedroom, living area and full kitchen may be contained in the same room; must have one full bathroom and laundry room.
  - One Bedroom Apartment: at least six rooms including a living room, dining room, full kitchen, one bedroom, one full bathroom and laundry room.
  - Two Bedroom Apartment: at least seven rooms including a living room, dining room, full kitchen, two bedrooms, one full bathroom and laundry room.
  - Three Bedroom Apartment: at least nine rooms including a living room, dining room, full kitchen, three bedrooms, two full bathrooms and laundry room.
  - Four Bedroom Apartment: at least ten rooms including a living room, dining room, full kitchen, four bedrooms, two full bathrooms and laundry room.

#### 3. Bathroom Requirements

- Full Bathroom: must contain a toilet, vanity with sink and a 32" x 60" one piece fiberglass tub/shower combination.
- Half Bathroom: must contain a toilet and a vanity with sink.
- Type units must have the accessible bedroom and bathroom with one roll-in shower located on the accessible floor.
- Town Homes having a complete gut rehab including plumbing must have half bathroom located on accessible floor.
- Whirlpool tubs are prohibited.
- Breezeways: must meet all current egress and accessibility codes and regulations.
- Moisture resistant gypsum board must be installed on all ceilings and walls of bedrooms, on all walls of laundry rooms, mechanical closets and exterior storage closets, and behind kitchen sink base and dishwasher.
- Water-resistant gypsum board or equivalent shall be provided behind any tub/shower unit located on an exterior wall.
- Fireplaces are prohibited in residential units.
- Swimming pools are prohibited.

#### C. Community Room(S), Site Amenities & Facilities

Community room(s) and amenities must be consistent with the design and appearance of the residential buildings. Development lighting is required for all amenities. Amenities should be usable beyond leasing office hours and on weekends.

#### 1. Family developments must include the following amenities:

- Equipment must be of commercial design and quality.
- All playgrounds must each contain at least four play stations/activities.
- Playground must be located away from areas of frequent automobile traffic and situated such that the play area is visible from the office and residential units.
- Playground must be accessible to persons with mobility impairments.
- A bench that is weather resistant, metal or composite, have a back, and be anchored permanently.
- Surface conditions and materials must meet the following guidelines and standards:
  - ASTM F1951 (Specification for Determination of Accessibility of Surface Systems)
  - ASTM F1292 (Specification for Impact Determination)
  - ASTM F1487 (Standard Consumer Safety Performance Specification)
  - ASTM F2020 (Standard Specification for Engineered Wood Fiber)
  - ASTM F2479 (Specification Guide for Products and Installation of Poured-In-Place Surfaces)
- A letter from the playground floor material provider stating the material meets or exceeds the above ASTM requirements. A certificate from a third-party firm licensed to perform playground surface testing stating the installation of approved floor coverings was installed per manufacturer's requirements and that the finished floor surface(s) meet the above ASTM standards is also required.

#### 2. Laundry Facilities:

- Laundry facilities are required for all developments not providing washers and dryers in all rental units
- Entry into the laundry facility must be available at all times and days.
- The number of commercial grade washers and dryers required per development is based upon the total units in the development as follows:
  - Up to 30 units 3 Washers and 3 Dryers
  - 31-50 units 5 Washers and 5 Dryers
  - 61-100 units 6 Washers and 6 Dryers
  - 100+ units 8 Washers and 8 Dryers
- The entrance must have a minimum roof covering of 20 square feet and have adequate lighting functioning from dusk to dawn.
- The primary entrance door to the laundry facilities must be full view full length glass to allow residents a view of the outside/inside. Blinds are prohibited.
- Contain adequate seating
- A working surface for folding cloths must be installed.

#### 1. 24" x 48", 8 square feet minimum

- Must provide working space of 8 square feet per every twelve washers/dryers provided.
- One of every twelve washers/dryers provided must be ADA compliant and accessible with one working surface also being ADA compliant and accessible.

#### 3. Postal Facilities:

- If not located within the building, the postal facility must:
- have a roof covering which offers residents ample protection from the rain while gathering mail;
  - be located adjacent to available parking and sited such that tenants will not obstruct traffic while collecting mail; and
  - have adequate lighting functioning from dusk to dawn.

#### 4. Office and Maintenance Room:

- Development must have an office on site of 200 square feet minimum.
- Development must have a maintenance room of 200 square feet minimum.
- The office must contain ADA compliant toilet facilities.
- Office must be clearly marked and visible with exterior signage or close to building

#### 5. Parking, Roads, Sidewalks & Development Sign:

- Parking and side walk lighting must be provided.
- All roads and parking areas are to be asphalt or concrete paved.
- Curbing is required for all roads and parking areas throughout the development site.
- Parking areas must be located on the development site.
- Primary property entrance must have a development sign designed with brick or stone columns with lighting and a Fair Housing logo.

- Secondary entrances must have a sign identifying the development.
  - All sidewalks and walkways shall be a minimum of 48" in width, must be made of concrete, and must comply with the following requirements:
- Provide access to all parking spaces, front entryways doors, amenities, driveways and leasing office.
- Sidewalks may not exceed a 2% cross slope regardless of where located. Provide a non-skid finish to all walkways.
- Switchbacks are not permitted from handicap parking spaces or access aisles to building entrance in new construction projects.
- Be ADA accessible and compliant as required within the development with clearly marked ramps, crosswalks, signage, etc. in accordance with ADA regulations.
- The developments sidewalks must join the local existing sidewalks if they exist.

#### 6. Parking Spaces:

- If local guidelines mandate parking less than the Authority requirement, the development must receive Authority approval prior to application submission.
- All developments require a minimum number of parking spaces per unit size as follows:
    - One bedroom units are 1.0 parking spaces per unit.
    - Two bedroom units are 1.5 parking spaces per unit.
    - Three and four bedroom units are 2.0 parking spaces per unit.
  - There must be at least one handicap parking space for each designated accessible unit that must be the nearest available parking space to the unit.
  - All handicap parking spaces and associated aisles must be concrete.
  - Handicap ramps may not protrude into parking lot.
  - Access aisles cannot be installed through vehicular paths of travel.

- All non-handicap parking spaces must be an asphalt or concrete solid surface with a minimum dimension of 8 feet wide and 18 feet deep. Compact parking spaces may be included in addition to those required to meet Agency requirements but will not count towards the minimum required in (a.) (i.) (ii.) (iii.) above.

#### 7. Refuse Collection Area (s) & Recycling

- Collection area(s) should not be placed at the entrance or exits of the development unless the collection areas provide the following:
  - A pull off from the main road consisting of a cul-de-sac / turn around.
  - Dumpster drop off or pick up that does not stop or impede the flow of traffic.
  - Tenant use that does not stop or impede the flow of traffic.
- Provide an easily-accessible area that serves the entire development for the refuse collection area and recycling area. These can be combined into one area.
- Dumpsters / trash compartments and recycling area must be ADA accessible and located on an ADA accessible route with ADA parking near the collection area(s).
- Provide a collection and storage area of non-hazardous material for recycling.
- Property management is responsible for prominently displaying a sign stating exactly which materials are and are not accepted for recycling.
- Property management is responsible for ensuring that these recyclables are actually recycled.
  - The pad and approach pad to the dumpster must be concrete. The approach pad must be 12" thick minimum. At a minimum, the dumpster pad must include two painted pipe bollards installed behind each dumpster.
  - Pedestrian paths of accessible travel must be marked/identified (painted in yellow or white) on dumpster pad surfaces.
  -

- The dumpster/ trash compartment and recycling pad/ area must be enclosed on at least three sides with materials that will be consistent with the design and appearance of the residential buildings. An enclosure combining masonry, cementitious products or composite products with acceptable enclosures or these products can be used independently. PVC or vinyl fencing is acceptable. Chain link and wood fencing are not acceptable.

#### D. Site And Site Lighting

- Lots must be graded so as to drain surface water away from foundation walls. The final grade away from foundation walls must fall a minimum of 2 to 0.5 inches per foot away from building for  $\geq 10ft$  according to the National Water Management System Requirements under Energy Star Multifamily Local Construction.
- Provide positive drainage at all driveways, parking areas, ramps, walkways and dumpster pads to prevent standing water.
  - Utilize yard drains if needed, piped to storm water system or to daylight.
- No corrugated metal roofs are allowed.
- All water from roof and gutter system must be discharged no less than 6 feet from building foundation. See gutter requirements.
- All retention and/or detention ponds must be fenced. The storm water retention/detention basin design, maintenance and management shall be the sole responsibility of the owner/developer and shall be in strict accordance with all applicable federal, state, local and environmental regulations governing storm water retention/detention basins.
- Site lighting is required for all parking, sidewalks, buildings and site amenities and should be directed down to diminish nuisance light in residential units. Lighting plans to be completed using photometrics software reflecting an average footcandle(s) of 1.5 for all development parking, sidewalks, and exterior common areas.
- No part of the disturbed site may be left uncovered or un-stabilized once construction is complete.
- Burying construction waste on-site is prohibited.

#### E. Building Foundations, Slabs And Radon

- Sites located in a Radon Zone-1 (highest level) will require Radon Resistant New Construction Practices. Rehabilitation projects must meet the Radon Standards as required by the Environmental Protection Agency. Check applicable federal, state, and local building codes to see if more stringent codes apply.
- All units and community buildings must be elevated 24" minimum above the base floor elevation. Base Floor Elevation - The elevation of an area in relation to the mean sea level expected to be reached during a flood. Based on historic data, these figures indicate which areas are most likely to be flooded. This includes all flood years (100, 500, and 1000 year) and both FEMA maps and local flood hazard areas.
- Slab constructed buildings/ structures. Slab to be elevated a minimum of 8" above finished grade on all elevations.
- Crawl spaces are required to meet current code requirement with plans that demonstrate accessible access to the entire crawl space.
- Crawl space foundations will consist of brick or stone veneer installed up to the finished floor elevation at a minimum on all elevations.

#### F. Building Exterior

- The building exteriors should create a residential image appropriate to the market area. Building design must use different roof planes and contours to break up roof lines. Wide window and door trim should be used to accent siding. If horizontal banding is used between floor levels, use separate color tones for upper and lower levels.
- All materials must be installed using standard construction methods and means, and result in the issuance of written manufacturer's warranty and guarantees. No exterior wood finishes may be used.

#### Exterior wall finishes

- All exterior walls the brick/stone must extend to all areas of grass, landscaping and other areas of soil or mulch.
- High quality durable low maintenance materials are required for exterior building coverings on all elevations including all exterior trim, fascia soffits, ceilings and vents and consist of:
  - Brick must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
  - Portland Cement Stucco (no EIFS) must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
  - Stone- natural or manufactured must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
  - Fiber Cement Siding & Trims must be 5/16" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30 year warranty.
  - Vinyl Siding must have a .044" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30 year warranty.
  - Vinyl Soffit must have a .040" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30 year warranty.
  - PVC or Vinyl Composite Trim Boards must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
  - PVC Coated Trim Coils must have a .024" thickness or greater for fascia and freeze boards only. Must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
- Developments must provide the Authority a written manufacturer warranty confirming a 30 year minimum warranty for all of the above listed materials with the placed in service application.
- Where exterior brick does not extend to an eave line, aluminum flashing shall be installed that extends a minimum of 5" under/behind the above exterior wall surface material and over the outer edge of the brick to prevent water penetration.
- Weep holes must be below finished slab elevation and not covered by finished grade or landscaping.
- Siding applications require all exterior penetrations to be installed in plastic J-boxes.
- Metal z-flashings must be installed behind on top of and below all band boards and be of appropriate size for materials being flashing.
- Metal flashings must be installed behind on top of and below all veneer material changes.

#### 8. Metal flashing or 20 mil polyethylene when used in conjunction with a self adhering polyethylene laminate flashing, must be installed above all exterior door and window units.

- Columns must be sized and loaded properly and consist of fiberglass, polyurethane or aluminum. Must be installed with stand offs, bases, caps and vents per manufacturer's recommendations. 4X4, 4X6, 6X6 etc. treated wood post wrapped with coil stock are prohibited. Steel post and treated post may be utilized if built up with cement trims.
- Exterior steps at porches and patios and porches will be constructed of brick/stone foundation veneers with concrete deck/slab.
- Multi story second, third, or fourth floor elevated porch or patio may be constructed utilizing concrete slabs or 5/4" composite materials for the deck. Be constructed in such a manner that no wood is exposed. Construction of wood shall be with composite materials such as PVC coated coil stock, vinyl 1"x composite 1"x, and fiber cement trim.
- Hand rails and/or guard rail systems used at steps, porches, and patios shall be code compliant systems made of composite materials such as vinyl, fiberglass, galvanized steel (field painted) or aluminum.
- Public use stairway components, such as stringers, treads, and risers must be constructed from galvanized steel (field painted) and/or concrete. Handrails and pickets must be constructed from galvanized steel (field painted) or aluminum, and be completely under roof cover.
- Buildings and units must be identified using clearly visible signage and numbers. Building and unit identification signage must be well lit from dusk till dawn and meet ANSI A117.1, Section 703 standards.
- For Type A units:
  - ADA Handicap ramp components must be constructed from one of the following:
    - galvanized steel (field painted) and/or concrete
    - concrete slab with brick ribbon and sidewalks
    - aluminum ramp system
  - Handrails and pickets must be constructed from galvanized steel (field painted) or aluminum.

#### G. Roofing And Gutters

- All roofing to be installed in accordance with the current IRC/ IRC Chapter 9 and the Authority standards listed below. Developments are required to provide the Authority a written manufacturer warranty confirming a 30 year minimum warranty has been acquired for the installed roof system. This can be submitted with the placed in service application.
- Asphalt Shingles:
    - Roof pitch to be a minimum of 4/12.
    - Architectural (dimensional) anti-fungal shingles must be used and:
  - Must be high quality and durable.
  - Must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
  - The following shingle manufacturers products must be used underlayment, leak barriers, starter strip shingles and hip & ridge cap shingles. No exceptions.
    - Synthetic underlayment is required and must be of the same brand as the shingle.
    - Leak barriers must be of the same brand as the shingles being installed and be the mineral surface type.

- Leak barriers must be installed a minimum of 5' up all side walls.
- Leak barrier must be installed a minimum of 24" around all roof penetration on the roof deck.
- Ice barriers must be installed per IRC/IRC R905.1.2.
  - All flashings are to be installed per manufacturer's recommendations to obtain a minimum 30 year warranty and:
- Step flashing to be 5"x5"x7" minimum
- Be a minimum of 0.019" (0.5 mm) in thickness
- Be factory painted.
- Each shingle to be to step flashing. Continuous flashings are not acceptable.
- Dirp edge to be installed on all eaves and rakes per IRC/IRC R905.2.8.5 at a minimum.

#### 2. Metal Roofing

- Roof pitch to be a minimum of 4/12
- Standing Seam panels must be used and:
- Be 24 gauge or thicker.
- Have 1 1/2" seam height minimum.
- Have strainers or stiffing ribs.
- Have a galvalume coating.
- Must have a 30 year minimum paint warranty.
- Be installed per manufacturer's recommendations.
- Must be installed be certified installers.

#### 3. Low Slope Roofing (Flat roofing is prohibited)

- All low slope roofing products are to be installed per manufacturer's recommendations to achieve at least a 30 year warranty.
- Products must be installed by certified installers.
- Acceptable products are

- The metal panels with a 3" seam height minimum.
- Single- Ply membranes
- PVC or composite products with acceptable enclosures or these products can be used independently. PVC or vinyl fencing is acceptable. Chain link and wood fencing are not acceptable.
- Modified Bitumen must:
  - Be a 2 ply system.
  - Be Torch down.
  - Have a ceramic surface.
- All low slope roof products to be installed with heavy duty walkway pads.
- Walkway must be a different color.
- Must be from same manufacturer as roofing material or approved by manufacture for use.

#### 4. Gutters

- Seamless 6" minimum gutter and downspout systems to be installed on all buildings.
- Downspouts must be installed so as not to drain across pedestrian paths of travel
- All water from roof and gutter system must be discharged no less than 6 feet from building foundation by:
  - Concrete splash blocks with positive sloped drainage away from foundation; or
  - Be piped underground to an appropriate location.
- All one and two story buildings must install a leaf guard system.

No screen wire leaf guard systems allowed.

#### H. Building Envelope, Insulation & Sound Proofing

- All buildings must be wrapped with an exterior air water infiltration barrier. All wall penetrations are to be taped for moisture protection.
- Seal all penetrations to prevent moisture and air leakage.
- All attics to be vented.
- Framing must provide/ allow for complete building insulation.
- Exterior walls R-13 insulation is required if scope of work is opening the wall.
- Attics R-39 insulation is required if scope of work is opening the wall.
- Crawl Space floors R-19 insulation.
- Unit party walls and floor assemblies require sound proofing (sound batt insulation) to achieve a rating of STC 54

#### I. Windows And Doors

- All windows and exterior doors must be Energy Star rated for zone south central be of high quality, durability must be installed per manufacturer's requirements to achieve at least a 10 year warranty for windows and 15 year warranty for Fire Rated doors. Developments are required to provide the Authority a written manufacturer warranty confirming the warranty has been acquired for the windows and exterior doors. This can be submitted with the placed in service application. An accessible automatic door opener is required for the primary entrance into and out of older person's congregate buildings.
- Interior doors must:
    - Be side hinged
    - Be hollow core paneled hardwood, paneled solid wood, or hollow core flush hardwood.
    - Hollow core, flush lauan doors are prohibited.
    - ADA accessible doors at common areas and Type A units must:
      - Have ADA lever hardware. ii. Be 3-0 minimum.
      - Have a 3/4" minimum air space at bottom of door measured from finished floor for air circulation.
    - Louvered doors at HVAC closet for air handler return are acceptable.
  - All exterior doors must be Energy Star metal-clad or fiberglass doors and must:
    - Have metal clad steel edge doors and frames are acceptable for use in firewalls only.
    - Provided door manufacturer's data sheet (s) with plans.
    - Be side hinged.
    - Be a minimum of 2-10 in width (32" clear width) measured between the face of the door and the stop, with the door open 90 degrees if door is located in a masonry wall prohibiting increasing the door width.
    - Be paneled.
    - Have a rot proof jamb.
    - Included a peephole on main entry door.
    - Have a thumb latch/ lever style deadbolt lock.

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  - Be paneled.
  - Have a rot proof jamb.
  - Included a peephole on main entry door.
  - Have a thumb latch/ lever style deadbolt lock.

- ADA accessible doors at common areas and Type A units must:
  - Have ADA lever hardware.
  - Have a 3/4" minimum air space at bottom of door measured from finished floor for air circulation.
- Have a maximum threshold height of 1/2". Have ADA lever hardware.
  - Include a peephole a maximum of 48" AFF at primary unit entry door only.
    - Have spring hinges at the unit's primary unit entry door only.
  - Primary unit entry doors must have a minimum roof covering of 3'w x 5'd with corresponding porch/pad or located in the breezeway.
- Exterior full glass doors must:
  - Have blinds between the glass provided by the door manufacturer.
  - Exterior half full glass doors must:
    - Have blinds between the glass provided by the door manufacturer.
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    - High quality vinyl sliding glass doors are acceptable for use at the back door to the patio or deck and must:
      - Have a thumb latch/ lever style deadbolt.
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  - High quality vinyl sliding glass doors are acceptable for use at the back door to the patio or deck and must:
    - Have a thumb latch/ lever style deadbolt.
    - Have blinds between the glass provided by the door manufacturer.

- Have a maximum threshold height of 1/2". Have ADA lever hardware.
  - Include a peephole a maximum of 48" AFF at primary unit entry door only.
    - Have spring hinges at the unit's primary unit entry door only.
  - Primary unit entry doors must have a minimum roof covering of 3'w x 5'd with corresponding porch/pad or located in the breezeway.
- Exterior full glass doors must:
  - Have blinds between the glass provided by the door manufacturer.
  - Exterior half full glass doors must:
    - Have blinds between the glass provided by the door manufacturer.
    - Have blinds between the glass provided by the door manufacturer.
    - High quality vinyl sliding glass doors are acceptable for use at the back door to the patio or deck and must:
      - Have a thumb latch/ lever style deadbolt.
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    - Have blinds between the glass provided by the door manufacturer.

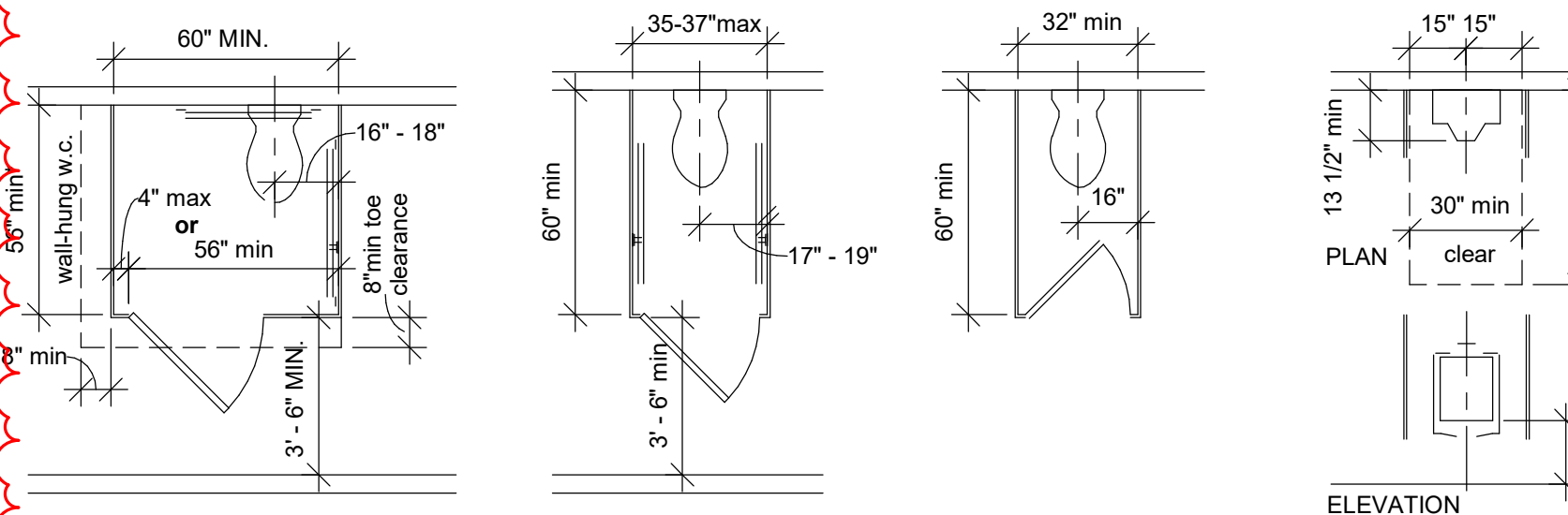
- All half bathrooms must have:
  - Ceiling light and/or vanity light, must provide adequate lighting
  - Exhaust fan.
  - These can be switch together or separately.</



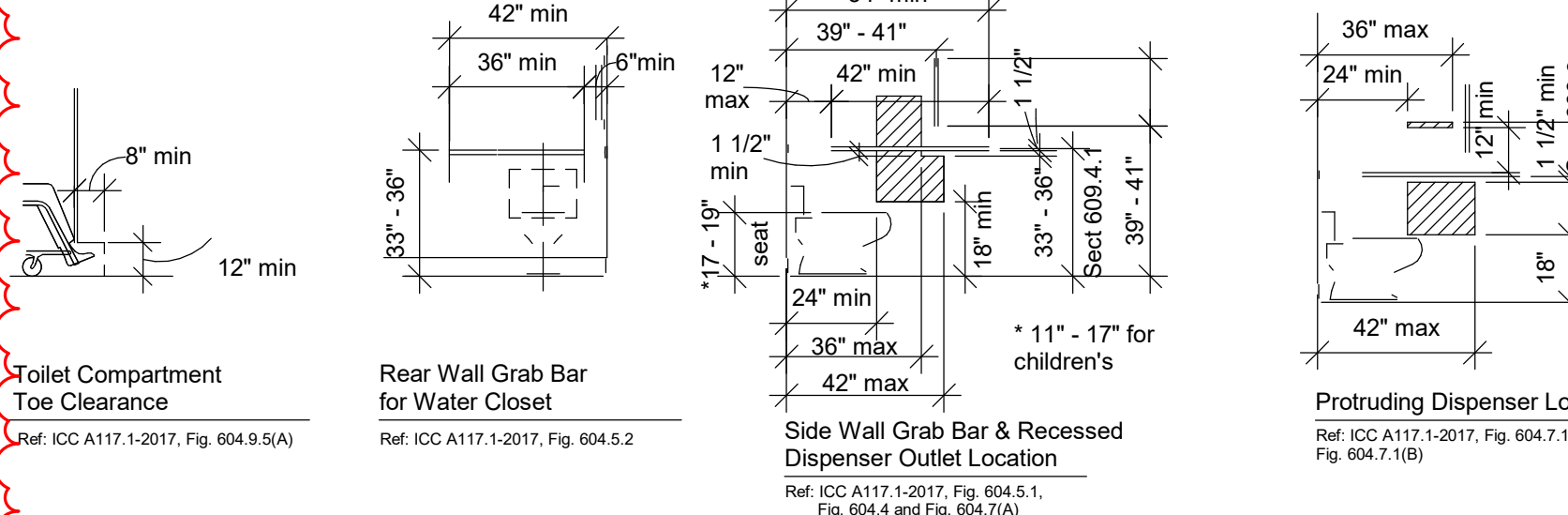




**604 WATER CLOSETS, TOILET COMPARTMENTS, & 605 URINALS**



**Clearances for Wall-Hung Wheelchair Accessible Water Closet**  
 Ref: ICC A117.1-2017, Fig. 604.9.2(A), Fig. 604.9.3.1(A), Fig. 604.2(A), & Fig. 604.9.3(B)  
 19\"/>



**Clearances for Ambulatory Accessible Water Closet**  
 Ref: ICC A117.1-2017, Fig. 604.10.1

**Clearances for Standard Water Closet**  
 Ref: ICC A117.1-2017, Sect. 605

**Clearances for Accessible Urinals**  
 Ref: ICC A117.1-2017, Sect. 605

**Toilet Compartment Toe Clearance**  
 Ref: ICC A117.1-2017, Fig. 604.9.5(A)

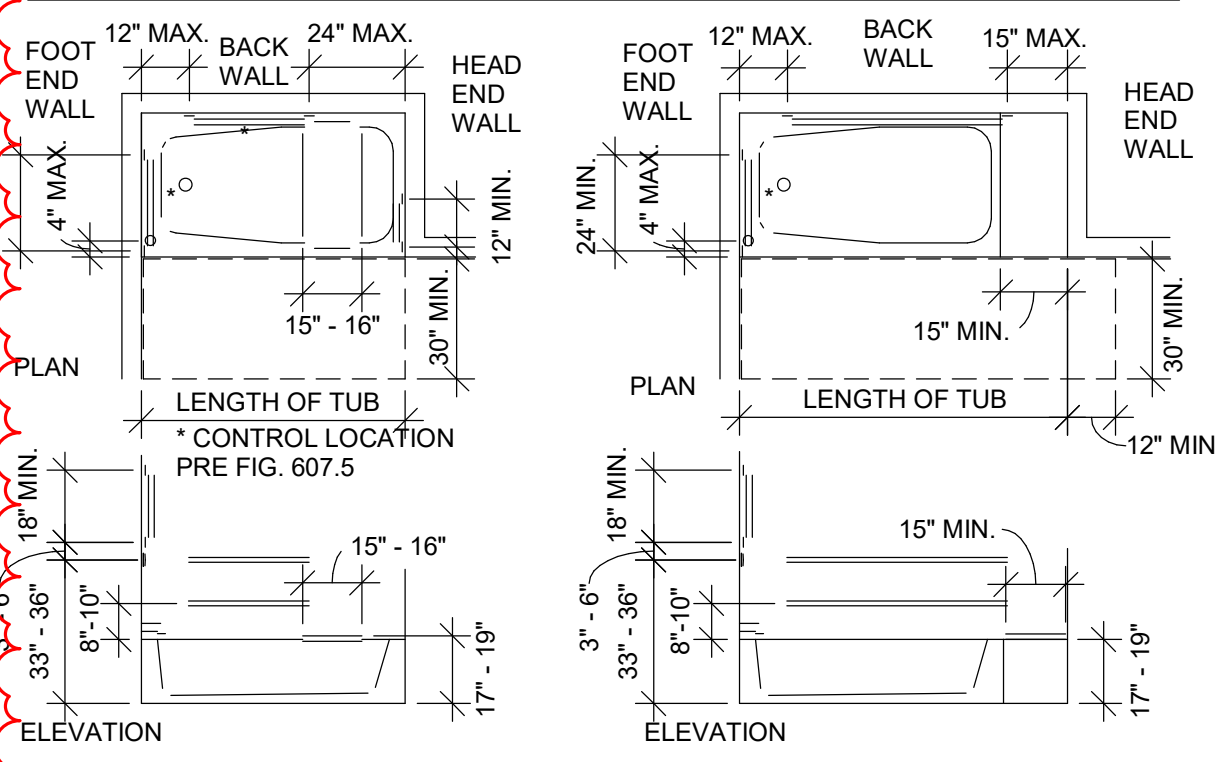
**Rear Wall Grab Bar for Water Closet**  
 Ref: ICC A117.1-2017, Fig. 604.5.2

**Side Wall Grab Bar & Recessed Dispenser Outlet Location**  
 Ref: ICC A117.1-2017, Fig. 604.5.1, Fig. 604.4 and Fig. 604.7(A)

**Protruding Dispenser Location**  
 Ref: ICC A117.1-2017, Fig. 604.7.1(A) and Fig. 604.7.1(B)

**Size of Clearance for Water Closet**  
 Ref: ICC A117.1-2017, Fig. 604.3

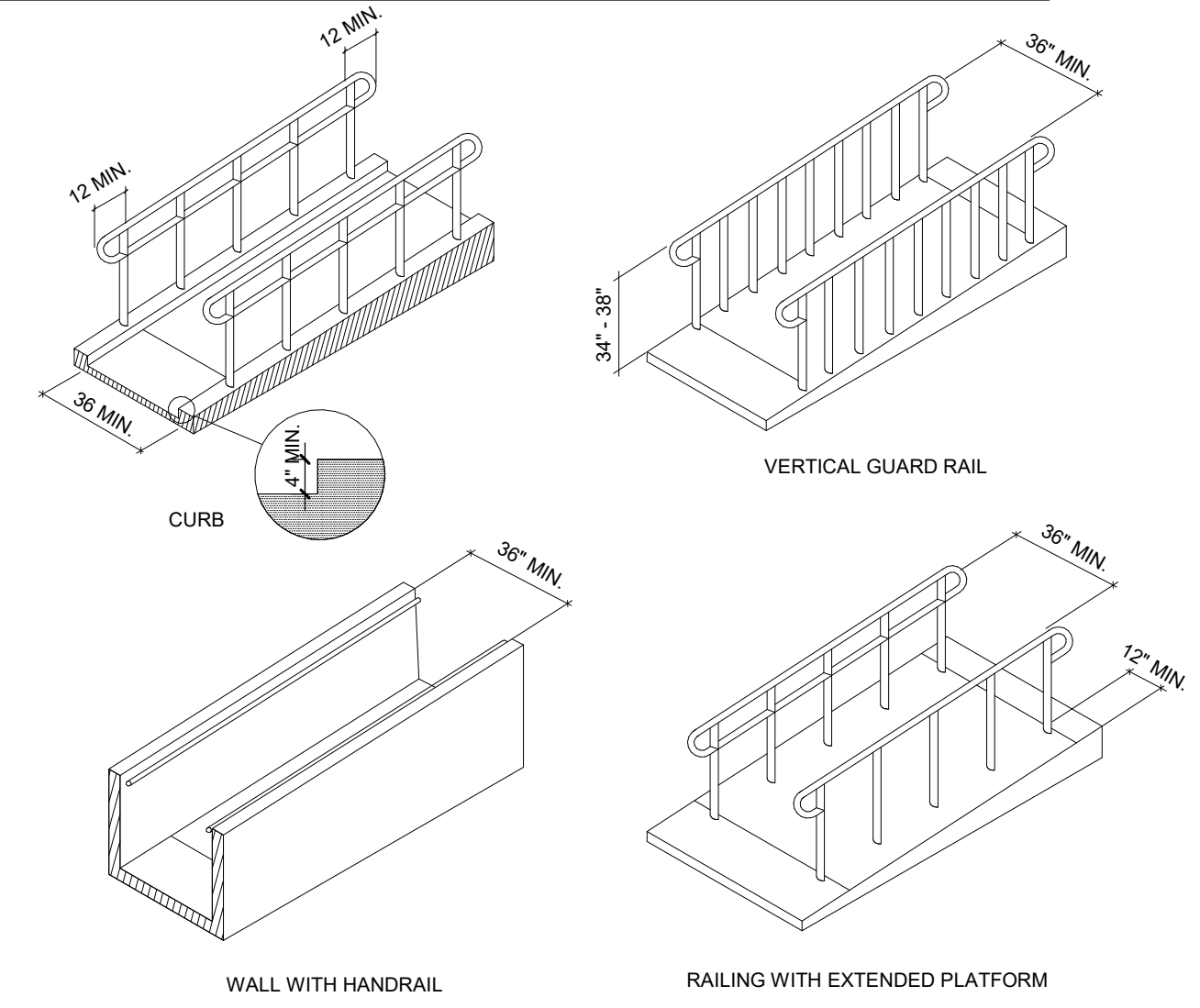
**607 BATHTUBS**



**Grab Bar Locations & Clearances for Bathtubs without Permanent Seats**  
 Ref: ICC/ANSI A117.1-2017, Fig. 607.2 (A), Fig. 607.4.2 (A) & Fig. 610.2 (A)

**Grab Bar Locations & Clearances for Bathtubs with Permanent Seats**  
 Ref: ICC/ANSI A117.1-2017, Fig. 607.2 (B), Fig. 607.4.1 & Fig. 610.2 (B)

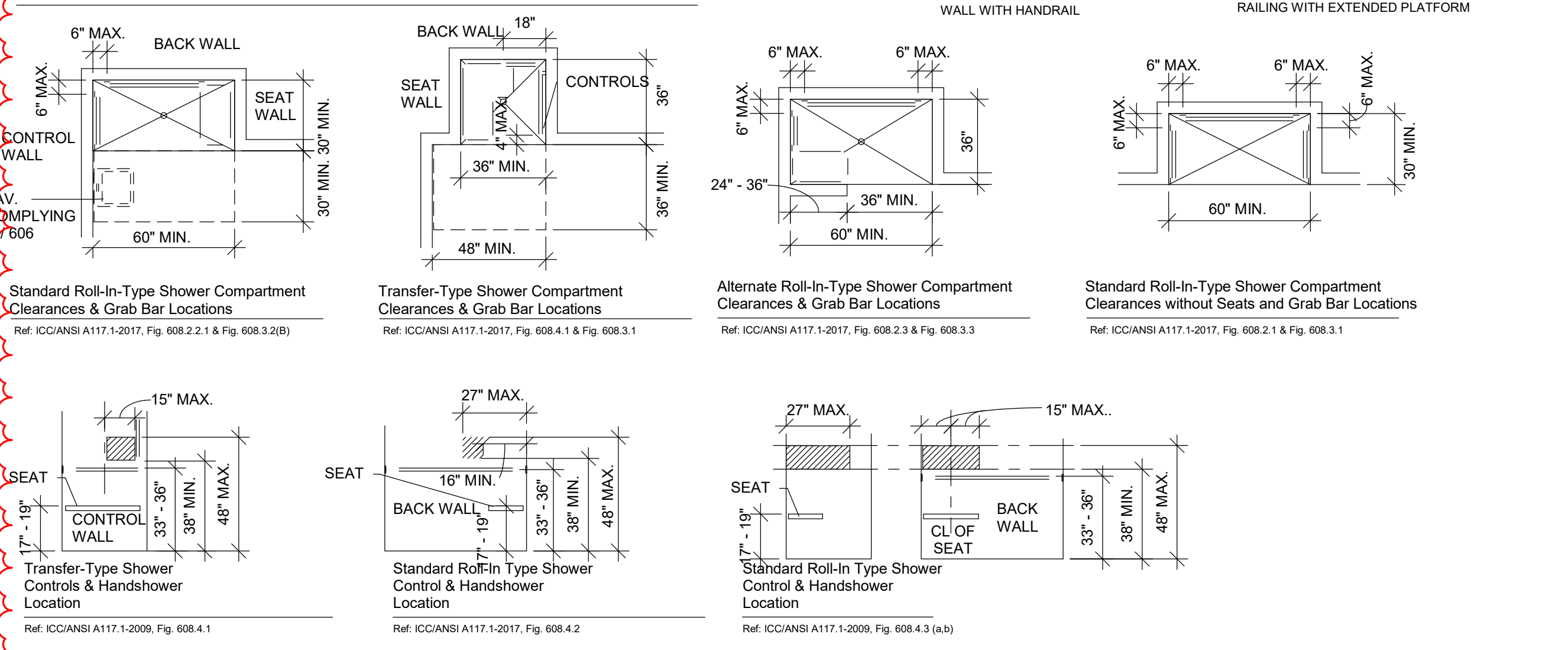
**MISC - RAMPS / EDGE PROTECTION**



**WALL WITH HANDRAIL**

**RAILING WITH EXTENDED PLATFORM**

**608 SHOWER COMPARTMENTS**



**Standard Roll-In-Type Shower Compartment Clearances & Grab Bar Locations**  
 Ref: ICC/ANSI A117.1-2017, Fig. 608.2.2.1 & Fig. 608.3.2(B)

**Transfer-Type Shower Compartment Clearances & Grab Bar Locations**  
 Ref: ICC/ANSI A117.1-2017, Fig. 608.4.1 & Fig. 608.3.1

**Alternate Roll-In-Type Shower Compartment Clearances & Grab Bar Locations**  
 Ref: ICC/ANSI A117.1-2017, Fig. 608.2.3 & Fig. 608.3.3

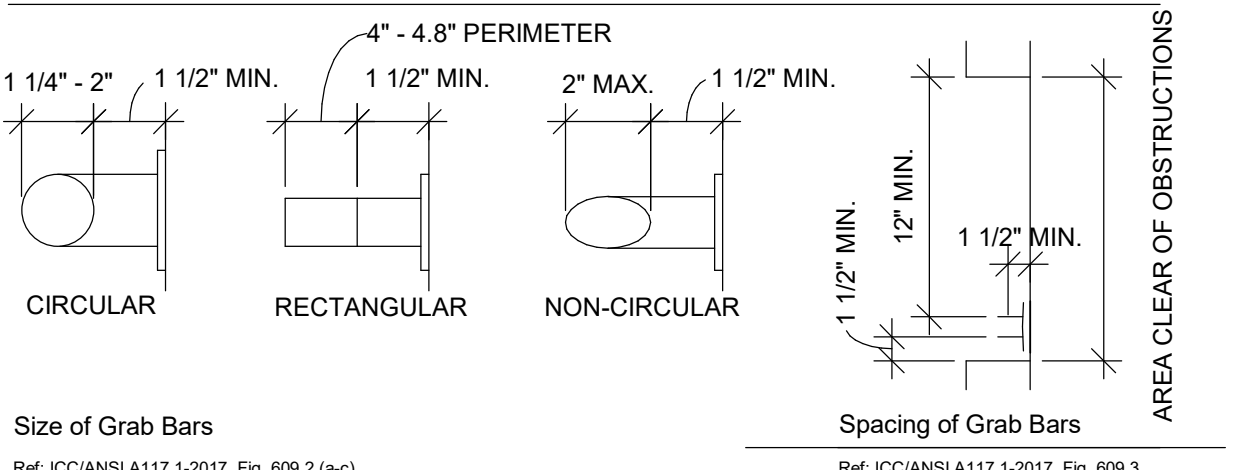
**Standard Roll-In-Type Shower Compartment Clearances without Seats and Grab Bar Locations**  
 Ref: ICC/ANSI A117.1-2017, Fig. 608.2.1 & Fig. 608.3.1

**Transfer-Type Shower Control & Handshower Location**  
 Ref: ICC/ANSI A117.1-2009, Fig. 608.4.1

**Standard Roll-In Type Shower Control & Handshower Location**  
 Ref: ICC/ANSI A117.1-2009, Fig. 608.4.2

**Standard Roll-In Type Shower Control & Handshower Location**  
 Ref: ICC/ANSI A117.1-2009, Fig. 608.4.3 (a,b)

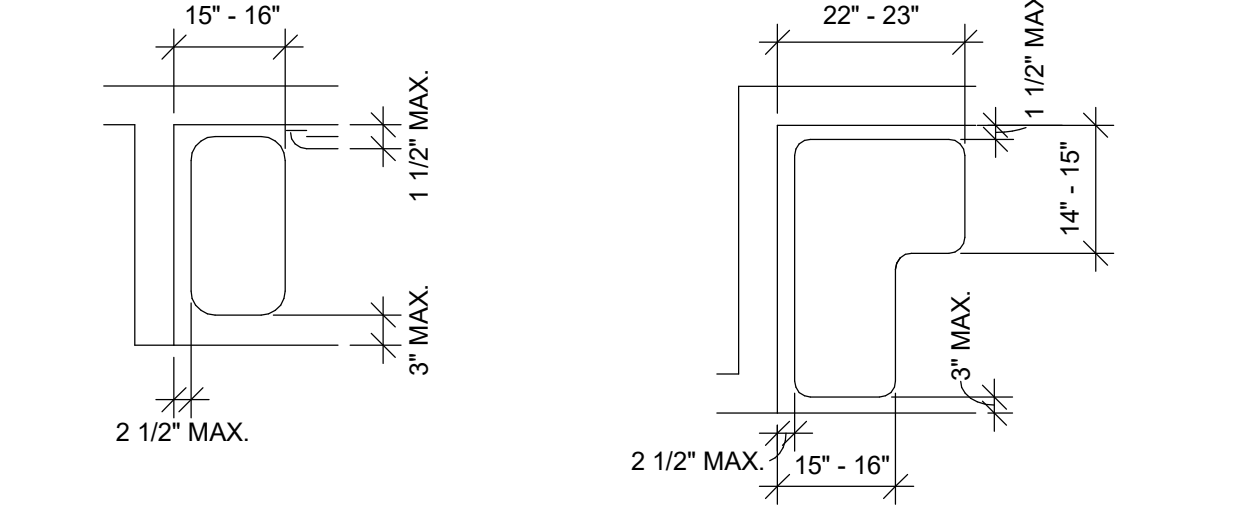
**609 GRAB BARS**



**Size of Grab Bars**  
 Ref: ICC/ANSI A117.1-2017, Fig. 609.2 (a-c)

**Spacing of Grab Bars**  
 Ref: ICC/ANSI A117.1-2017, Fig. 609.3

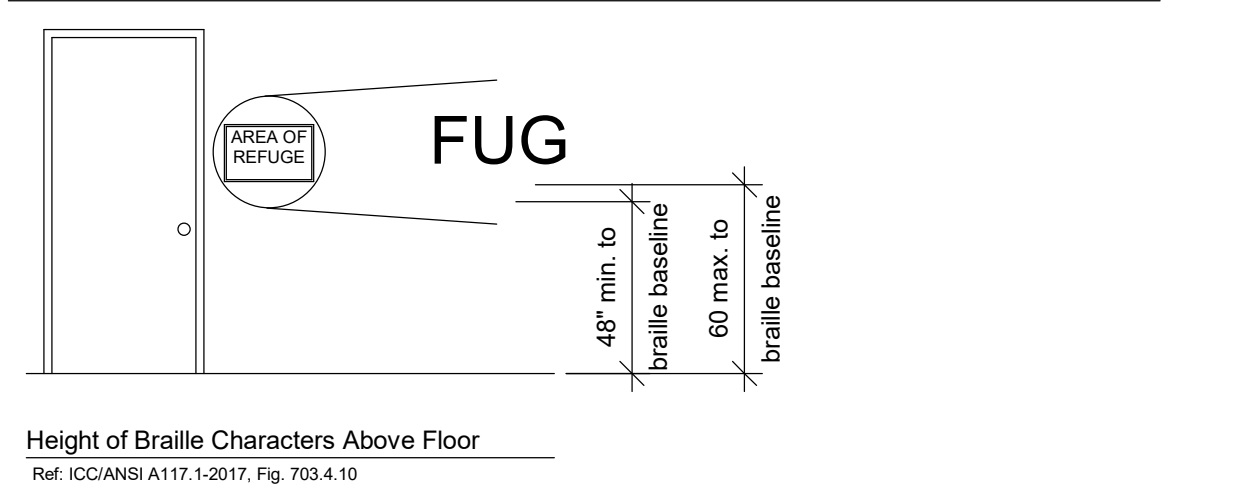
**610 SEATS**



**Rectangular Shower Compartment Seat**  
 Ref: ICC/ANSI A117.1-2017, Fig. 610.3.1

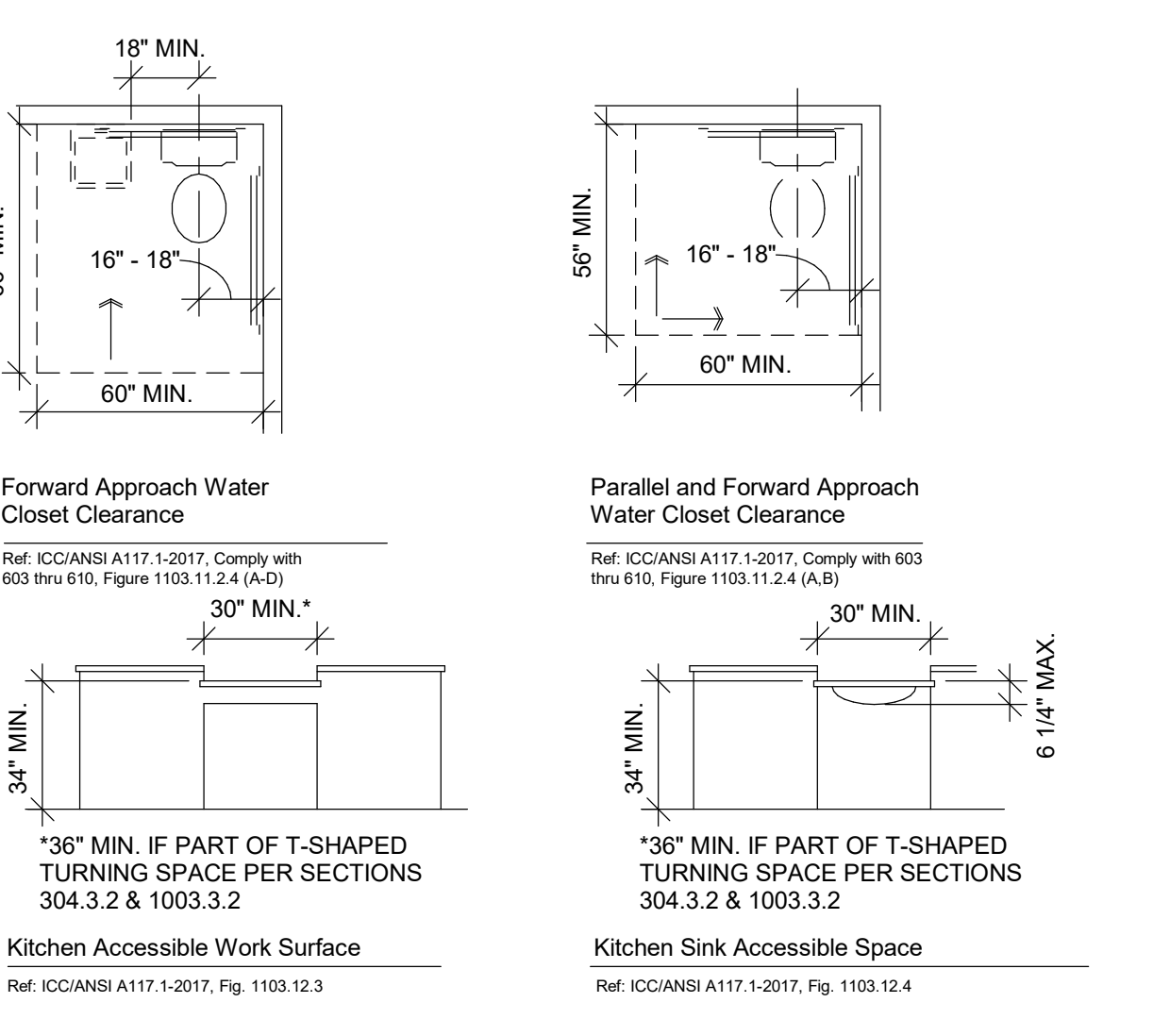
**L-Shaped Shower Compartment Seat**  
 Ref: ICC/ANSI A117.1-2017, Fig. 610.3.2

**703 BRAILLE**



**Height of Braille Characters Above Floor**  
 Ref: ICC/ANSI A117.1-2017, Fig. 703.4.10

**1103 TYPE A DWELLING UNITS**



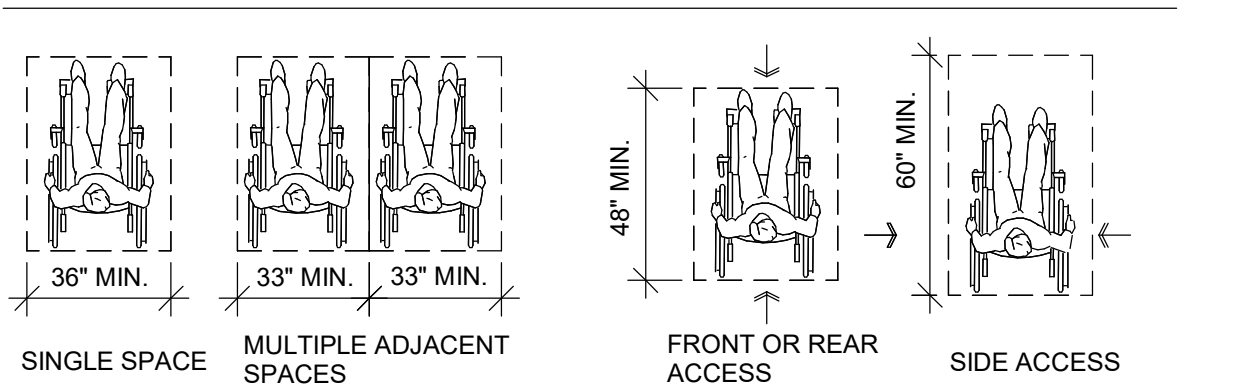
**Forward Approach Water Closet Clearance**  
 Ref: ICC/ANSI A117.1-2017, Comply with 603 thru 610, Figure 1103.11.2.4 (A-D)

**Parallel and Forward Approach Water Closet Clearance**  
 Ref: ICC/ANSI A117.1-2017, Comply with 603 thru 610, Figure 1103.11.2.4 (A,B)

**Kitchen Accessible Work Surface**  
 Ref: ICC/ANSI A117.1-2017, Fig. 1103.12.3

**Kitchen Sink Accessible Space**  
 Ref: ICC/ANSI A117.1-2017, Fig. 1103.12.4

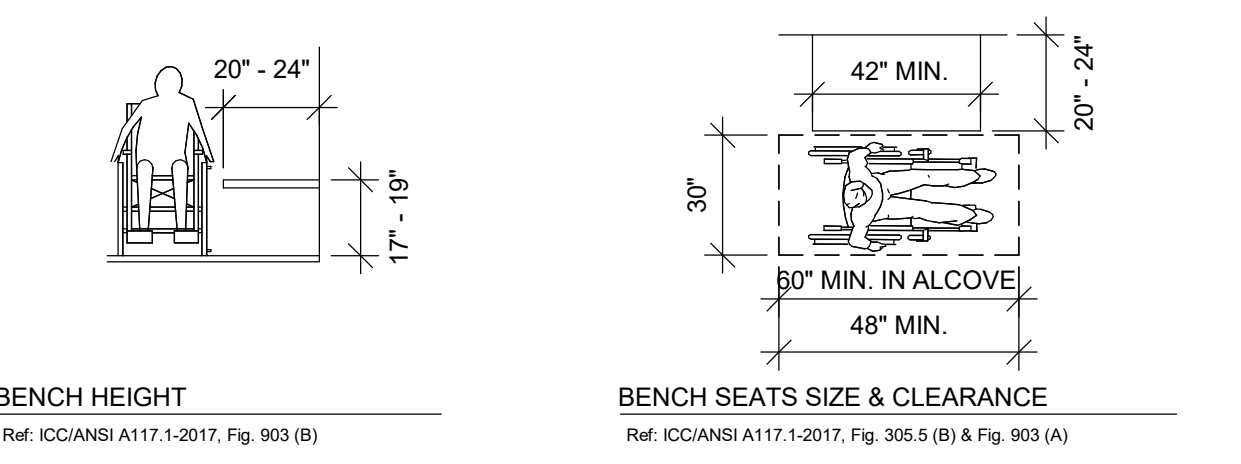
**802 AUDITORIUM AND ASSEMBLY AREAS**



**Width of a Wheelchair Space in Auditorium and Assembly Areas**  
 Ref: ICC/ANSI A117.1-2017, Fig. 802.3 (A-B)

**Depth of a Wheelchair Space in Auditorium and Assembly Areas**  
 Ref: ICC/ANSI A117.1-2017, Fig. 802.4 (A-C)

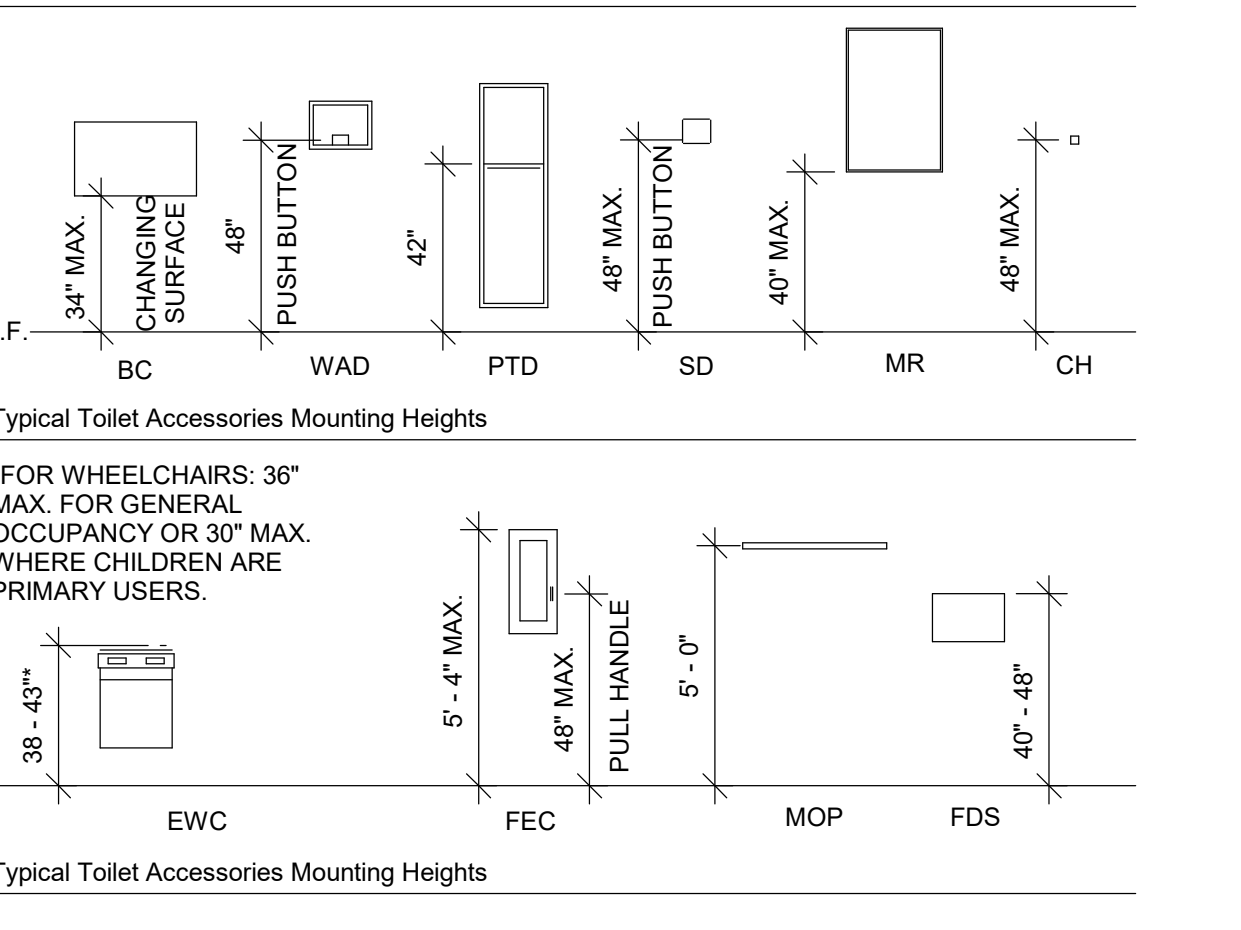
**903 BENCHES**



**BENCH HEIGHT**  
 Ref: ICC/ANSI A117.1-2017, Fig. 903 (B)

**BENCH SEATS SIZE & CLEARANCE**  
 Ref: ICC/ANSI A117.1-2017, Fig. 305.5 (B) & Fig. 903 (A)

**ACCESSORIES**



**Typical Toilet Accessories Mounting Heights**

**Typical Toilet Accessories Mounting Heights**

**GENERAL NOTES:**

- DRAWINGS ARE A REFERENCE FOR GENERAL ACCESSIBILITY REQUIREMENTS FROM ICC A117.1 (2017) AND ARE APPLICABLE AT ALL DESIGNATED (CONVERSION UNITS) AND PUBLIC COMMON AREAS.
- PROJECT MUST ALSO COMPLY WITH CURRENT UFAS STANDARDS. IF THERE ARE ANY CONFLICTING REQUIREMENTS, CONTRACTOR TO NOTIFY ARCHITECT AND BY DEFAULT USE THE MORE STRINGENT REQUIREMENT.
- ALL NEW GRAB BARS TO BE INSTALLED OVER CONCEALED 2X BLOCKING SECURED TO EXISTING OR NEW STUDS.
- THE 5% UNIT CONVERSION TO BE FULLY ACCESSIBLE UNITS (TYPE A)

**REVISIONS**

1	07/10/21	ACC. REV 1

**APPROVAL**



**PINE HAVEN VILLAS APARTMENTS**  
 1400 TRINITY DRIVE, COLUMBIA, SC 29209

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



trucraftarchitecture.com

THESE DRAWINGS ARE COPYRIGHTED AND ARE NOT TO BE REPRODUCED OR 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. PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES.

**ISSUED FOR:**  
**PERMITTING**

**JOB NUMBER:** 20-15

**ISSUED:** 06/05/21

**ACCESSIBLE UNITS & ADA REQUIREMENTS (BASED ON 2017 ANSI 117.1)**

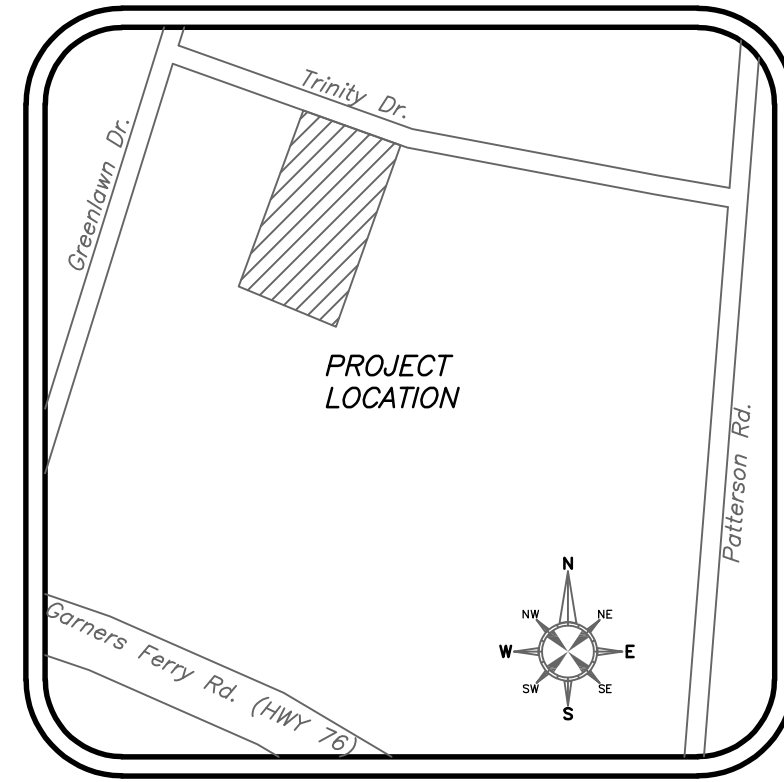
**G3.2**

**PHASE:** DD



**ZONING INFORMATION**

A current Zoning Report was not provided at the time of this submittal.



VICINITY MAP NOT TO SCALE

**SYMBOL LEGEND**

A.C. PAD	GROUND LIGHT	RCP HEADWALL	LIST OF ABBREVIATIONS
AIR VALVE	GROUND ROD	ROAD SIGN	FOUND - FOUND
AUTO-SPRINKLER	GUARD POST	SANITARY	IP - IRON PIN
BENCHMARK	GUY ANCHOR	SEWER MH	B/L - BUILDING LINE
BORER HOLE	HANDICAPPED PARKING	STORM	SETBACK
BUSH	IRON GRATE	TANK ACCESS	BLDG. - BUILDING
CLEAN OUT	MAIL BOX	TELE. PED.	BLVD. - BOULEVARD
ELEC. METER	METER RACK	TRAFFIC SIGNAL	BRNG. - BEARING
ELEC. PED.	MON. WELL	TRAFFIC CONTROL BOX	C/A - CENTER LINE
ELEC. TRANS.	FIRE HYDRANT	T.V. PED.	CONC. - CONCRETE
FIRE RISER	FLAG POLE	UNDER. TELE. MARKER	DIA. - DIAMETER
GAS METER	GAS VALVE	UTILITY	DIST. - DISTANCE
GATE	GENERATOR	WATER METER	EASEM. - EASEMENT
BARBED WIRE	CHAINLINK FENCE	WATER VALVE	EFF. - FINISHED FLOOR
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE	ADJ./PLAT LINE	FENCE - FENCE
STOCKADE FENCE	SUBJECT BOUNDARY LINE	EASEMENT LINE	FL - FLOW LINE
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC	SECTION LINE	GEN - GENERATOR
UNDERGROUND SANITARY SEWER	UNDERGROUND STORM SEWER	TRAIN TRACKS	G/R - GAS REGULATOR
		UNDER. GAS	HC - HANDICAPPED
		UNDER. WATER	M - MEASURED
			DIMENSION
			P.O.B. - POINT OF BEGINNING
			P.O.C. - POINT OF COMMENCEMENT
			P.O.M. - POINT OF MEASUREMENT
			P.O.T. - POINT OF TERMINATION
			PED. - PEDESTAL
			PLTR. - PLASTER
			R - RECORD DIMENSION
			R.O.W. - RIGHT-OF-WAY
			RD - ROOF DRAIN
			RET. - RETAINING
			SAN. - SANITARY
			STAT. - STATUTORY
			TR - TOP OF RIM
			TRANS. - TRANSFORMER
			TRP. - TYPICAL
			(M) - MEASURED DIST.
			(R) - RECORD DIST.

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Richland, State of South Carolina, and is described as follows:

ALL THAT PIECE, PARCEL OR TRACT OF LAND CONTAINING EIGHT AND THREE-HUNDREDTHS (8.03) ACRES SITUATE, LYING AND BEING IN THE CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA, AS SHOWN ON A PLAT ENTITLED PINEHAVEN VILLAS APARTMENTS, A LIMITED PARTNERSHIP, PREPARED BY BELTER AND ASSOCIATES, INC., R.L.S. 3777 DATED DECEMBER 1, 1980, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON (POINT OF BEGINNING) ON THE SOUTHERN RIGHT-OF-WAY OF TRINITY DRIVE, SAID IRON BEING LOCATED ON A COURSE ON THE RIGHT-OF-WAY OF SOUTH 42' 23' 30" EAST, A DISTANCE OF THREE HUNDRED FIFTY-NINE AND FORTY-THREE HUNDREDTHS (359.43') FEET FROM THE SOUTHERN RIGHT-OF-WAY INTERSECTION OF TRINITY DRIVE AND GREENLAWN DRIVE AND RUNNING CLOCKWISE AS FOLLOWS: SOUTH 42' 28' EAST ALONG SOUTHERN RIGHT-OF-WAY OF TRINITY DRIVE FOR A DISTANCE OF SIXTY-SIX AND THREE TENTHS (66.3') FEET TO AN IRON; THENCE SOUTH 42' 28' EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF ONE HUNDRED NINETY-SIX AND TWO TENTHS (196.2') FEET TO AN IRON; THENCE TURNING AND RUNNING SOUTH 43' 11' EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF NINETY-SEVEN AND SEVENTY-SIX HUNDREDTHS (97.76') FEET TO AN IRON; THENCE TURNING AND RUNNING SOUTH 45' 12' EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF ONE HUNDRED ONE AND SIXTY-FIVE HUNDREDTHS (101.65') FEET TO AN IRON; THENCE TURNING AND RUNNING SOUTH 46'45" EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF SIXTY ONE AND FIFTY-THREE HUNDREDTHS (61.53') FEET TO AN IRON; THENCE TURNING AND RUNNING SOUTH 40' 02' WEST ALONG THE ADJOINING PROPERTY OF NOW OR FORMERLY MILDRED PATTERSON CANNON FOR A DISTANCE OF SIX HUNDRED FORTY-ONE AND TWENTYFIVE HUNDREDTHS (641.25') FEET TO AN IRON, THENCE TURNING AND RUNNING NORTH 47' 58' WEST ALONG THE ADJOINING PROPERTY OF NOW OR FORMERLY JOHN C. RAGIN, JR., AND WALKER P. RAGIN FOR A DISTANCE OF FOUR HUNDRED SEVENTY- SEVEN AND EIGHTY FIVE HUNDREDTHS (477.85') FEET TO AN IRON; THENCE RUNNING NORTH 47'58' WEST ALONG THE ADJOINING PROPERTY OF NOW OR FORMERLY EUGENE R. PALIERSON FOR A DISTANCE OF SIXTY-SIX (66') FEET TO AN IRON; THENCE TURNING AND RUNNING NORTH 42' 00' EAST ALONG THE ADJOINING PROPERTY OF NOW OR FORMERLY EUGENE R. PALIERSON FOR A DISTANCE OF SIX HUNDRED EIGHTY AND FIFTY EIGHT HUNDREDTHS (680.58') FEET TO AN IRON, BEING THE POINT OF BEGINNING;

ALSO BEING THE SAME PROPERTY AS SHOWN ON THE ALTA SURVEY PREPARED BY THE ORIN GROUP, EEC FOR PINEHAVEN VILLAS APARTMENTS, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING 8.029 ACRES, AND HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT: COMMENCING ALL INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF TRINITY DRIVE AND THE EASTERLY RIGHT OF WAY OF GREENLAWN DRIVE; THENCE RUNNING ALONG THE RIGHT OF WAY OF TRINITY DRIVE, SOUTH 42 DEGREES 23 MINUTES 30 SECONDS WEST TO AN IRON PIN FOUND THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES, 18 MINUTES, 20 SECONDS EAST, 66.43 FEET TO AN IRON PIN SET; THENCE SOUTH 42 DEGREES, 28 MINUTES, 16 SECONDS EAST, 196.14 FEET, TO AN IRON PIN SET; THENCE SOUTH 43 DEGREES 21 MINUTES 22 SECONDS EAST, 97.54 FEET, TO AN IRON PIN FOUND; THENCE SOUTH 45 DEGREES, 16 MINUTES, 03 SECONDS EAST, 101.77 FEET, TO AN IRON PIN FOUND; THENCE SOUTH 46 DEGREES, 29 MINUTES, 53 SECONDS EAST, 61.59 FEET, TO AN IRON PIN FOUND; THENCE LEAVING THE RIGHT OF WAY OF TRINITY DRIVE AND RUNNING ALONG THE COMMON BOUNDARY WITH WALKER P. RAGIN, SOUTH 40 DEGREES, 01 MINUTES, 33 SECONDS WEST, 640.97 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARIES WITH LOWE'S HOME CENTER INC, PR PROPERTIES, NORTH 48 DEGREES, 00 MINUTES, 20 SECONDS WEST, 477.64 FEET, TO AN IRON PIN FOUND; THENCE ALONG THE COMMON BOUNDARY WITH EUGENE R PATTERSON AND ALEXANDERS F. PATTERSON, NORTH 48 DEGREES, 09 MINUTES, 59 SECONDS WEST, 66.03 FEET, TO AN IRON PIN FOUND; THENCE TURNING AND CONTINUING ALONG THE COMMON BOUNDARY WITH EUGENE R PATTERSON AND ALEXANDERS F. PATTERSON, NORTH 42 DEGREES, 00 MINUTES, 06 SECONDS EAST, 680.67 FEET TO THE POINT OF BEGINNING.

AS MORE RECENTLY SHOWN ON A PLAT OF SURVEY PREPARED BY JOSEPH C. WHISENANT FOR BOCK & CLARK CORPORATION, PROJECT NO. 201604435, 2, DATED DECEMBER 9, 2016, LAST REVISED APRIL 30, 2017, FOR APARTMENTS 5 PINEHAVEN VILLAS APARTMENTS (THE "SURVEY") AND DESCRIBED AS THE SURVEYED LEGAL DESCRIPTION THEREON AS FOLLOWS: COMMENCING FROM AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY OF TRINITY DRIVE BEING THE COMMON CORNER OF ALEXANDER FORBES AND PINEHAVEN APARTMENTS, (THE POINT OF BEGINNING), AND THENCE RUNNING ALONG THE RIGHT OF WAY OF TRINITY DRIVE SOUTH 46' 02' 06" EAST FOR A DISTANCE OF 66.62 FEET TO AN IRON PIN FOUND BEING DESIGNATED AS THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY SOUTH 45' 57' 23" EAST FOR A DISTANCE OF 196.10 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 46' 40' 46" EAST FOR A DISTANCE OF 97.16 TO AN IRON PIN FOUND; THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 48' 45' 11" EAST FOR A DISTANCE OF 101.75 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 49' 59' 00" EAST FOR A DISTANCE OF 61.38 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY WITH A. FORBEST AND TOMA T. PATTERSON, SOUTH 36' 33' 03" WEST FOR A DISTANCE OF 640.84 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARIES WITH LOWES HOME CENTERS INC. AND BOSTON COLUMBIA, LLC, NORTH 51' 29' 41" WEST FOR A DISTANCE OF 477.53 FEET TO AN IRON PIN FOUND; THENCE RUNNING ALONG THE COMMON BOUNDARY OF BOSTON COLUMBIA, LLC, NORTH 51'41' 49" WEST FOR A DISTANCE OF 65.77 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY WITH ALEXANDER FORBES PATTERSON, NORTH 38'30' 58" EAST FOR A DISTANCE OF 680.61 FEET TO AN IRON PIN FOUND, BEING THE POINT OF BEGINNING AND CONTAINING 8.02 ACRES (349,562.23 SQ.FT.).

THE PROPERTY SHOWN HEREON AND DESCRIBED ABOVE IS THE SAME LAND NOTED IN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FILE NO. 3020-1051050SC1; COMMITMENT DATE: DECEMBER 30, 2020 AT 8:00 A.M.

**ALTA/NSPS LAND TITLE SURVEY**

FOR  
**PINE HAVEN VILLAS**

PARTNER PROJECT NUMBER: 21-309964.8

ALTA SURVEY BASED AND RELIED ON TITLE COMMITMENT BY  
FIRST AMERICAN TITLE INSURANCE COMPANY'S  
COMMITMENT FILE NO. 3020-1051050SC1;  
COMMITMENT DATE: DECEMBER 30, 2020 AT 8:00 A.M.

**CERTIFICATION**

TO: First American Title Insurance Company;

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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11a, 12, 13, 14, 16, 17, AND 18. THE FIELD WORK WAS COMPLETED ON: 03/09/2021

PROPERTY ADDRESS: 1400 Trinity Drive, Columbia, SC 29209

RAYMOND B. DAWBER, PLS  
SCPLS No.: 24270  
IN THE STATE OF: SOUTH CAROLINA  
DATE OF SURVEY: 03/09/2021  
DATE OF LAST REVISION:

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TORRANCE, CA 90501 888-213-7479  
ALTA@partnersi.com

**PARTNER**  
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http://www.partnersi.com/

**FLOOD ZONE**

A field survey was not conducted to determine the flood zone areas. Any flood zone lines distinguishing between flood areas are graphically plotted from FEMA Flood Insurance Rate Maps (FIRM). A flood elevation certificate may be needed to determine or verify the location of the flood areas. The subject property's community DOES participate in the program. It is determined that the subject property resides in the following Flood Zone "X" as determined by or shown by FIRM Community Panel No. 45079C0377L dated 12/21/2017 and IS NOT in a Special Flood Hazard Zone. The Flood Insurance Rate Program was contacted on 03/11/2021 by telephone or email (www.fema.gov)

**MISCELLANEOUS NOTES**

**N1** THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE NORTHERLY LINE OF THE SUBJECT PROPERTY, PER PLAT OF SURVEY PREPARED BY JOSEPH C. WHISENANT FOR BOCK & CLARK CORP., PROJECT NO. 201604435, LAST REVISED APRIL 30, 2017. THE BEARING IS DENOTED AS S 45°57'23" E, AS SHOWN HEREON.

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

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
158	10	0	0	168

**N3** NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

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

**N5** THE SUBJECT PROPERTY LIES 359± SOUTHEASTERLY FROM THE INTERSECTION OF TRINITY DRIVE AND GREENLAWN DRIVE.

**N6** THE SUBJECT PROPERTY: APN: R16413-0104; OWNER: FFAH PINEHAVEN VILLAS LLC % FOUNDATION FOR AFFORDABLE HOUSING INC.; CONTAINS 349,560 SQ. FT. OR 8.0248 ACRES, MORE OR LESS.

**N7** SURVEY PREPARED FOR:  
Ponderosa Professional, LLC  
5830 E 2nd Street,  
Casper, WY 82609  
Ph: (307) 247-6215  
Email: comments@ponderosa.pro

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

- 13.** Terms and conditions of that Laundry Room Lease Agreement as recorded in Record Book 607, Page 636, of the Richland County Registry, reference being made to the records thereof for the full particulars. **AFFECTS; NON-SURVEY RELATED ISSUE.**
- 14.** Right of Way Grant to South Carolina Electric & Gas Company, a South Carolina corporation, as recorded in Book D-566, Page 335, as affected by that Modification of Easement recorded in Book D-599, Page 849, all of the Richland County Registry, reference being made to the records thereof for the full particulars. **AFFECTS AND BLANKET IN NATURE. (NO SPECIFIC DESCRIPTION DISCLOSED WITHIN DOCUMENT.)**
- 15.** Deed to Water Lines unto the City of Columbia as recorded in Book D-589, Page 162, of the Richland County Registry, reference being made to the records thereof for the full particulars. **AFFECTS AND BLANKET IN NATURE. (NO SPECIFIC DESCRIPTION DISCLOSED WITHIN DOCUMENT.)**
- 16.** Deed to Sanitary Sewer Lines unto the City of Columbia as recorded in Book D-589, Page 165, of the Richland County Registry, reference being made to the records thereof for the full particulars. **AFFECTS; DESCRIPTION CONTAINED WITHIN DOCUMENT IS VAGUE IN ITS TEXT. NOT ALL COULD BE DETERMINED. ITEMS THAT COULD BE DETERMINED ARE APPROXIMATELY SHOWN HEREON (15.0' WIDE EASEMENT)**
- 17.** Terms, conditions and restrictions set forth in that Use Agreement as recorded in Record Book 2215, Page 3743, of the Richland County Registry, reference being made to the records thereof for the full particulars. **AFFECTS AND THE PROJECT IS SUBJECT TO THE TERMS AS SET FORTH WITHIN DOCUMENT.**
- 18.** Easements, Setback Lines and any other facts shown on that Plat recorded in Plat Book Z, Page(s) 1728 of the Richland County Registry, reference being made to the records thereof for the full particulars. **AFFECTS; PROVIDED PLAT DRAWING IS PARTIALLY ILLEGIBLE AND/OR DOES NOT CLEARLY SHOW ALL AFFECTING EASEMENTS. PORTIONS OF EASEMENTS THAT COULD BE MADE OUT ON PLAT ARE SHOWN HEREON IN ITS APPROXIMATE LOCATION.**

**UTILITY NOTE**

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

**STATEMENT OF ENCROACHMENTS**

THE SURVEYOR DID NOT OBSERVE ANY VISIBLE ENCROACHMENTS AT THE TIME OF SURVEY.







**EXISTING SITE PLAN LEGEND**

- ⊙ POWER POLE
- ⊕ WATER VALVE
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER METER
- ⊕ GRATED INLET
- ⊕ CLEAN OUT
- ⊕ LIGHT
- ⊕ SANITARY SEWER
- ⊕ MANHOLE
- ⊕ ELECTRICAL BOX
- ⊕ CURB INLET
- ⊕ UTILITY VAULT
- ⊕ SIGN
- ⊕ TELEPHONE BOX
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ DRAIN GRATE
- ⊕ NATURAL GROUND
- ⊕ CENTERLINE OF ROAD
- ⊕ RIGHT-OF-WAY
- ⊕ FIBER OPTIC BOX

--- PROPERTY LINE  
 --- CENTERLINE OF ROAD  
 --- X --- X --- FENCE  
 --- DP --- DP --- OVERHEAD POWER LINE

**BUILDING TYPES**

BLDG TYPE	BLDG ID	# OF BLDGS	UNITS PER BLDG	UNIT TYPES					UNIT TOTAL	TOTAL HUD NSF	TOTAL HUD GSF
				1BR	1BR HC	2BR	2BR HC	3BR			
TYPE I	A & V	2	4					8	7,708	8,248	
TYPE II	B-F, K-R & U	14	4			42		14	56	49,994	
TYPE III	J-I & S-T	4	3	6	2	4		12	8,072	8,720	
TYPE IV	H & G	2	2					4	2,840	3,064	
<b>TOTAL LEASEABLE</b>		<b>22</b>		<b>8</b>	<b>2</b>	<b>50</b>	<b>2</b>	<b>18</b>	<b>80</b>	<b>68,614</b>	
<b>GRAND TOTAL HUD GSF</b>										<b>175,590</b>	

**UNIT TYPES**

UNIT TYPE	BEDS	BATH	HUD NSF	HUD GSF	# UNITS
1BR (1BR HC)	1	1	598	648	10
2BR (2BR HC / 2BR AV)	2	1	822	884	52
3BR (3BR AV)	3	1.5	1105	1178	18
<b>TOTALS</b>					<b>80</b>

**PARKING**

STANDARD	144
ACCESSIBLE PARKING	9
ACCESSIBLE PARKING VAN	5
<b>TOTAL</b>	<b>158</b>

**NEW SITE PLAN LEGEND**

- ⊕ NEW DESIGNATED ACCESSIBLE PARKING
- ⊕ NEW DESIGNATED AUDITORY / VISUALLY IMPAIRED UNITS
- ⊕ NEW DESIGNATED ACCESSIBLE UNITS
- ⊕ AREA OF CONCRETE TO BE REPAIRED/REPLACED AT AREAS FOR NEW DESIGNATED ACCESSIBLE ROUTE.
- ⊕ NEW CONCRETE SIDEWALK / ACCESSIBLE ROUTE / HC PKG SPACES / DUMPSTER PADS, ETC.
- ⊕ NEW 5FT WIDE CROSSWALK / 8 FT WIDE PARKING AISLE
- ⊕ DESIGNATED ACCESSIBLE ROUTE, 4'-0" WIDE, TYPICAL. CONTRACTOR TO REPAIR / REPLACE SIDEWALKS, CURB CUTS, ETC. WITH NEW 1:20 MAX RUN SLOPE AND 2% CROSS SLOPE MAX
- ⊕ PARKING WHEEL STOP ( TO BE PROVIDED AT ALL PARKING SPACES PERPENDICULAR TO NEW ACCESSIBLE ROUTE
- ⊕ NEW PLAYGROUND
- ⊕ NEW MAIL KIOSK
- ⊕ NEW POLE MOUNTED SITE LED SITE / PARKING LIGHTS

**LANDSCAPE SCOPE OF WORK**

**LEGEND**

- ⊕ EXISTING TREES:
  1. REMOVE ALL TREES LOCATED WITHIN 6 FT OF BUILDINGS.
  2. TRIM ALL TREES THAT HAVE DRIP LINE WITHIN 6 FT OF BUILDING.
- ⊕ EXISTING SHRUBS / BUSHES:
  1. PRUNE AND PROVIDE MULCH BED AROUND ALL SHRUBS / BUSHES.
  2. REMOVE AND REPLACE IN LIKE KIND DEAD SHRUBS / BUSHES.

**GENERAL NOTES:**

1. CLEAN ALL EXISTING BEDS AND PROVIDE NEW MULCH LOCALLY SOURCED.
2. REPLACE EXISTING BORDERS IN DISREPAIR AROUND MULCH BEDS.
3. REGRADE AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AT ALL DRIVEWAYS, PARKING AREAS, RAMPS, WALKWAYS, AND DUMPSTER PADS TO PREVENT STANDING WATER.
4. REGRADE EXISTING SWALES TO ALLOW FOR PROPER DRAINAGE
5. SEED AND STRAW ALL BARE LAWN AND GRASS AREAS.
6. BACKFILL AND SEED AND STRAW AREAS DISRUPTED DURING CONSTRUCTION.

**PROPERTY DATA**

NAME	PINEHAVEN VILLAS
ADDRESS	1400 TRINITY DRIVE
CITY, STATE AND POSTAL CODE	COLUMBIA, SOUTH CAROLINA 29209
PROPERTY USE	MULTIFAMILY RESIDENTIAL
PARCEL SIZE (ACRES)	349562 SF - 8.03 AC
NUMBER OF BUILDINGS	23
NUMBER OF STORIES	1
YEAR BUILT	1981
NUMBER OF RESIDENTIAL UNITS	80
# OF TWO BD RM UNITS	10
# OF THREE BD RM UNITS	52
# OF FOUR BD RM UNITS	18
GROSS BUILDING AREA (SF)	86000
NET RENTABLE AREA (SF)	72452
PROPERTY JURISDICTION	CITY OF COLUMBIA
ZONING DESIGNATION	RG-2, GENERAL RESIDENTIAL DISTRICT
COUNTY	RICHLAND
PARCEL TAX ID	R16413-01-04

**AREA REGULATION**

REGULATION	REQUIREMENT	STATUS
MINIMUM FRONT YARD SETBACK	25 FEET	CONFORMING
MINIMUM SIDE YARD SETBACK	5 FEET	CONFORMING
MINIMUM REAR YARD SETBACK	10 FEET	CONFORMING
WIDTH OF LOT	50 FEET	CONFORMING
DEPTH OF LOT	70 FEET	CONFORMING
LOT AREA	5,000 sf for the first unit, 2,500 for each additional unit = 172,500 SF	CONFORMING
MAXIMUM DENSITY	16.4 UNITS PER ACRE	CONFORMING
LOT AREA	202,500 (PER ZONING EQUATION)	CONFORMING
MAXIMUM LOT COVERAGE	0.4	CONFORMING
MAXIMUM HEIGHT	40 FEET	CONFORMING

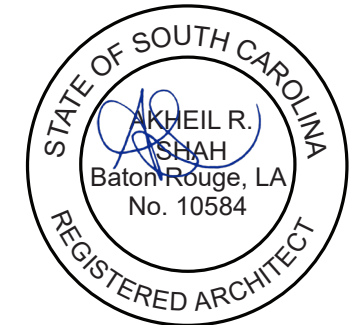
**REGULATION**

REGULATION	REQUIREMENT	EQUATION
FOR UNITS 501 SF TO 750 SF	1.75 SPACES PER - 1.75 X 10 UNITS =	17.5
FOR UNITS 750 SF AND OVER	2 SPACES PER - 2 X 70 UNITS =	140
<b>TOTAL REQUIRED PARKING =</b>		<b>158</b>

**REVISIONS**

1	07/10/21	ACC. REV 1
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**APPROVAL**



**PINE HAVEN VILLAS APARTMENTS**  
 1400 TRINITY DRIVE, COLUMBIA, SC 29209  
 TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



trucraftarchitecture.com

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**ISSUED FOR:** PERMITTING

**JOB NUMBER:** 20-15

**ISSUED:** 05/31/2021

**DEMO / NEW ARCHITECTURAL SITE PLAN**

**A0.1**

**PHASE:** DD



**NEW CONSTRUCTION - KEYED NOTES**

- SN 1.1 DIG OUT DAMAGED AND FAILING ASPHALT AREAS. REPAIR BASE AND PREP.
- SN 1.2 MILL PARKING LOT AND INSTALL NEW ASPHALT AT ALL DRIVES AND PARKING AREAS
- SN 2.1 EXISTING WOOD BRIDGE TO REMAIN. CLEAN AND PAINT, TYPICAL.
- SN 2.2 PROVIDE NEW DUMPSTER ENCLOSURES, CONC. PADS, AND APPROACHES AT EXISTING LOCATIONS. RE: SITE DETAILS
- SN 2.3 PROVIDE NEW ACCESSIBLE DUMPSTER ENCLOSURE, CONC. PADS, AND APPROACHES. RE: SITE DETAILS
- SN 3.1 NEW CONCRETE WALKS AND CONC. PARKING SPACES AT NEWLY DESIGNATED ACCESSIBLE ROUTE. PROVIDE NEW AND OR REPLACE EXISTING NON COMPLIANT SECTIONS OF CONC. AS SHOWN. 1:20 MAX RUN SLOPE AND 2% MAX CROSS SLOPE. TYPICAL AT ACCESSIBLE ROUTE.
- SN 5.1 REMOVE EXISTING MONUMENT SIGNS AND PROVIDE NEW MONUMENT SIGN WITH LIGHTS AND BRICK COLUMNS.
- SN 5.2 PROVIDE NEW SECONDARY PROPERTY ENTRANCE SIGN.
- SN 8.1 NEW MAIL KIOSK(S) AND BOXES WITH NEW ADA MAILBOXES.
- SN 9.1 REMOVE AND REPLACE ALL SITE FENCING. PROVIDE NEW 8FT HIGH WOOD FENCING AROUND ENTIRE PERIMETER OF SITE EXCLUDING ENTRY DRIVES.
- SN 10.1 REMOVE EXISTING DETERIORATED ASPHALT, BACKFILL SEED AND STRAW.
- SN 10.2 REMOVE EXISTING PLAY EQUIPMENT, BORDER AND SAND. BACKFILL SEED AND STRAW
- SN 10.3 INSTALL NEW ADA COMPLIANT PLAYGROUND WITH 12" BORDER, ADA RAMP AND KIDIE CUSHION. PROVIDE NEW PLAY EQUIPMENT WITH MIN. ONE NEW ADA COMPLIANT PIECE OF EQUIPMENT WITH FREE STANDING WITH 4" PANEL PLAY ALONG MODIFIED ACCESSIBLE ROUTE.
- SN 10.4 EXISTING COMPLIANT ADA RAMPS AND RAILINGS TO REMAIN. VERIFY COMPLIANCE ON SITE AND REPAIR / REPLACE ANY NON COMPLIANT SECTIONS ALONG NEW ACCESSIBLE ROUTE.
- SN 10.5 NEW 2 FT WIDE CONC. RCP / CULVERT AT NEW SIDEWALK.

**SCOPE OF WORK EXTERIOR SITE**

- 1. GENERAL EXTERIOR SITE WORK
  - a. ASPHALT PAVING:
    1. REPAIR DAMAGED AND FAILING ASPHALT PARKING LOT.
    2. MILL PARKING LOT FOR NEW ASPHALT AT EXISTING ASPHALT LOCATIONS.
    3. INSTALL 2" COMPACTED TO 1.5" ASPHALT AT ALL DRIVEWAYS AND PARKING LOTS. ADA PARKING SPACES AND AISLES WILL BE CONCRETE.
  - b. ALL PARKING AND DRIVES:
    1. PREP, SEALCOAT AND RESTRIPE PARKING LOTS COMPLETE INCLUDING ADA PARKING SPACES.
  - c. CONCRETE PAVING:
    1. PROVIDE NEW CONCRETE PARKING SPACES AT ACCESSIBLE PARKING SPOTS NOTED ON PLANS.
    2. PROVIDE NEW CONCRETE DUMPSTER PADS AND APPROACHES PER SC HOUSING REQUIREMENTS.
  - d. THE PAD AND APPROACH PAD TO THE DUMPSTER MUST BE CONCRETE. THE APPROACH PAD MUST BE 12" THICK MINIMUM. AT A MINIMUM THE DUMPSTER PAD MUST INCLUDE TWO PAINTED PIPE BOLLARDS INSTALLED BEHIND EACH DUMPSTER.
  - e. DEMO AND REPLACE HC RAMPS WITH NEW CODE COMPLIANT RAMPS AT EXISTING LOCATION (6 EACH). DEMO EXISTING RAMP AT LEASING OFFICE AND INSTALL NEW ADA RAMP TO MEET CODE.
- 2. CONCRETE SIDEWALKS:
  - a. REPLACE/REPAIR CONCRETE ACCESSIBLE ROUTE TO ALL HC UNITS. INSTALL NEW ACCESSIBLE SIDEWALKS FOR ACCESS TO EXISTING AND NEW SITE AMENITIES TO INCLUDE ACCESS TO THE PUBLIC ROAD (APPROX XXXSF).
  - b. HANDRAILS AND/OR GUARD RAIL SYSTEMS USED AT STEPS, PORCHES, AND PATIOS SHALL BE CODE COMPLIANT SYSTEMS MADE OF COMPOSITE MATERIALS SUCH AS VINYL, FIBERGLASS, GALVANIZED STEEL OR ALUMINUM.
- 3. LAWN AND PLANTINGS:
  - a. REMOVE ALL TREES WITHIN 6 FT OF BUILDINGS.
  - b. INSERT FILL DIRT AROUND BUILDING PERIMETERS AS NECESSARY TO DIVERT WATER AWAY FROM SLAB.
  - c. RE-MULCH BEDS, AS NECESSARY.
- 4. SIGNAGE:
  - a. PROVIDE NEW MONUMENT ENTRANCE SIGN WITH BRICK OR STONE COLUMNS WITH LIGHTING AND A FAIR HOUSING LOGO AT PRIMARY PROPERTY ENTRANCE.
  - b. PROVIDE NEW SECONDARY PROPERTY ENTRANCE SIGNS AT OTHER ENTRY DRIVES.
  - c. PROVIDE NEW BUILDING AND UNIT SIGNAGE THROUGHOUT.
- 5. SANITARY SEWER: JET ALL EXISTING SEWER LINES TO REMOVE DEBRIS. PROVIDE VIDEO SCOPE OF SEWER LINES AND REPORT IDENTIFYING ALL DAMAGED AREAS REQUIRING REPAIRS. PROVIDE AN ALLOWANCE TO REPAIR-PIPE ANY DAMAGED SEWER LINES FOUND IN REPORT.
- 6. STORM WATER: PROVIDE POSITIVE DRAINING IN LAWN OR LANDSCAPED AREAS AWAY FROM ALL BUILDINGS, AT ALL DRIVEWAYS, PARKING AREAS, RAMPS, WALKWAYS, AND DUMPSTER PADS TO PREVENT STANDING WATER.
- 7. POSTAL FACILITIES: RECONFIGURE OR INSTALL NEW COVERED MAIL KIOSKS AND MAILBOXES. PROVIDE FOR ADA CAPABLE MAILBOX UNITS AND PROVIDE KIOSKS WITH DUSK TO DAWN LIGHTING.
- 8. COMMON AMENITIES:
  - a. HEALTH/FITNESS / PLAY:
    1. REMOVE AND REPLACE EXISTING PLAYGROUND. PROVIDE NEW PLAY STRUCTURES, BENCHES, AND PLAY AREA SURFACING WITH BORDER AND ACCESS RAMP TO MEET ADA REQUIREMENTS AND SCSPHDA REQUIREMENTS. RE: SITE PLAN AND DETAILS.
  - b. COMMUNITY RESOURCES:
    1. UPGRADE THE EXISTING COMMUNITY LAUNDRY ROOM TO INCLUDE 6 WASHERS AND DRYERS (5 STACKED WASHER/DRYER COMBOS AND 1 ADA COMPLIANT WASHER AND DRYER FOR AT TOTAL OF 12 UNITS). CONTRACTOR TO COORDINATE WITH OWNERS EQUIPMENT PROVIDER AND PROVIDE CONNECTIONS AND MODIFICATIONS FOR EQUIPMENT. RE: PLANS FOR ADDITIONAL MODIFICATIONS AND UPGRADES. PRIORITY TO BE GIVEN TO UPGRADE ROOM TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS.
- 9. SECURITY:
  - a. SITE LIGHTING: UPGRADE THE EXISTING SITE LIGHTING TO PROVIDE 1.5-FOOT CANDLES AT ALL COMMON SITE AMENITIES, SIDEWALKS, DRIVES, AND PARKING SPACES. RE: PHOTOMETRIC PLAN.
  - b. PROVIDE NEW SECURITY CAMERAS THROUGHOUT SITE. PROVIDE DVR 24/7 RECORDED SYSTEM WITH MONITOR IN LEASING OFFICE.
  - c. PROVIDE AN ACCESSIBLE ROUTE AS SHOWN ON PLANS THAT CONNECTS NEW HC PARKING TO NEWLY DESIGNATED ACCESSIBLE UNITS, MAIL KIOSKS, LEASING OFFICE/ COMMUNITY LAUNDRY ROOM, MAINT. BLDG, NEW SITE AMENITIES AND PUBLIC ROAD. RE: PROPOSED SITE PLAN.

\* SEE ALTA SURVEY FOR ADDITIONAL INFORMATION



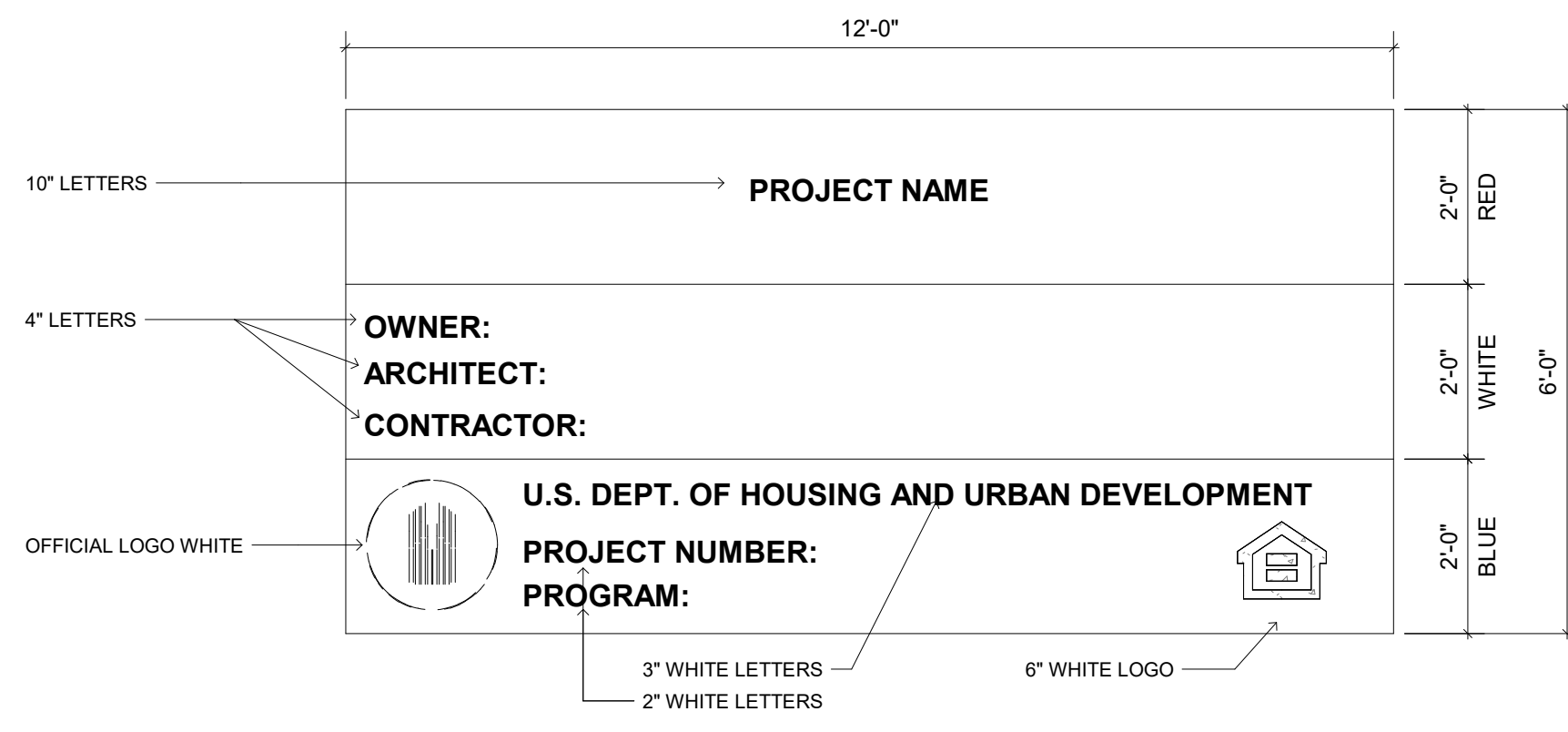






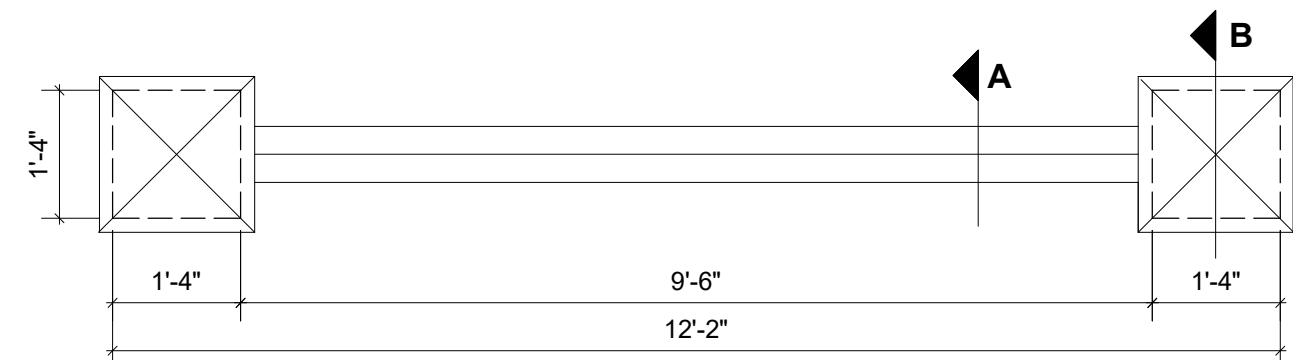






PROVIDE MINIMUM 6' WIDE X 4' HIGH PROJECT CONSTRUCTION SIGN PAINTED BY A PROFESSIONAL SIGN PAINTER OR MANUFACTURER. ERECT ON SITE AT LOCATION AGREED UPON WITH OWNER, ARCHITECT, AND HUD. MAINTAIN AT APPROVED LOCATION UNTIL FINAL INSPECTION.

**3 CONSTRUCTION JOB SITE SIGN**  
3/4" = 1'-0"



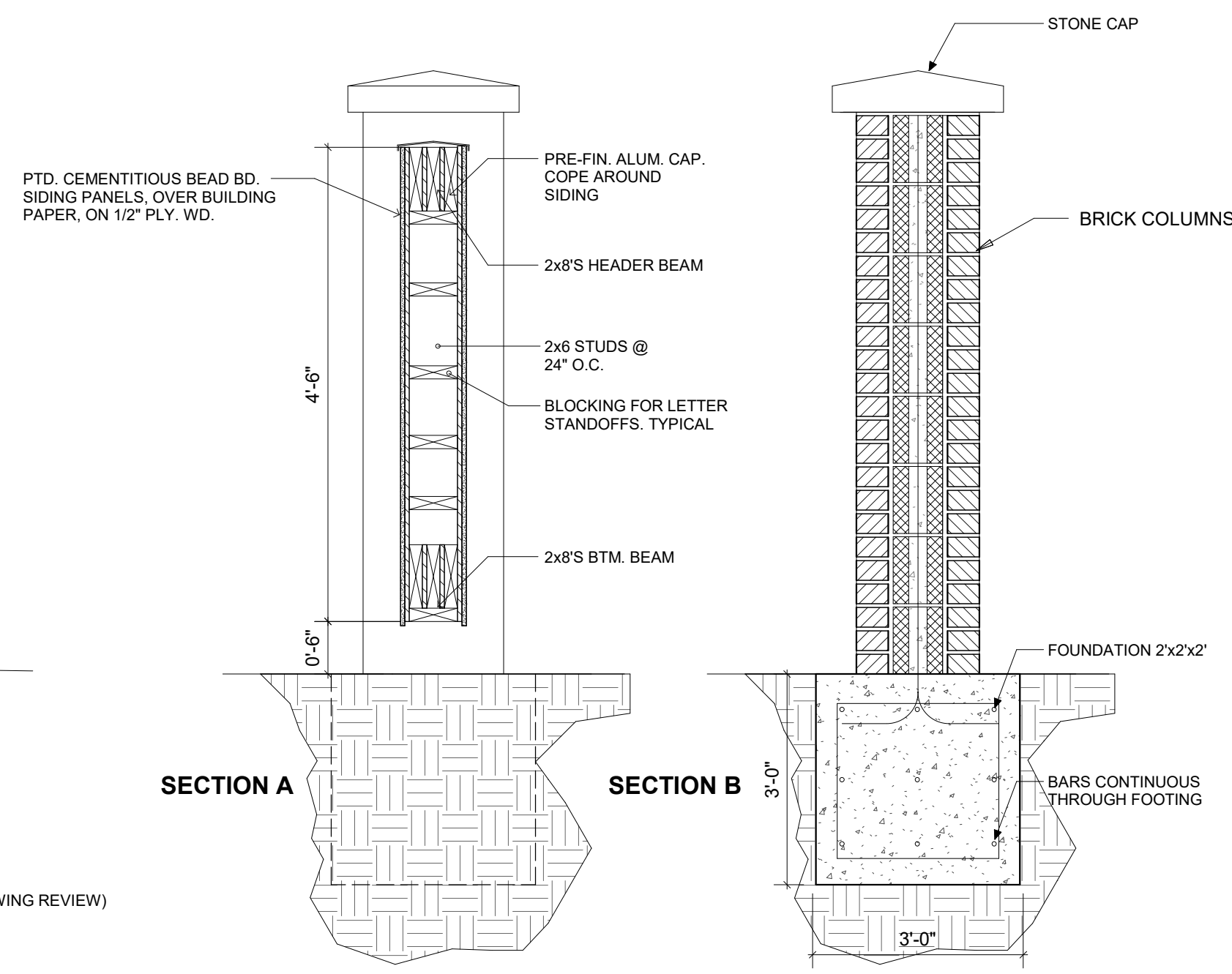
PLAN  
1/2" = 1'-0"



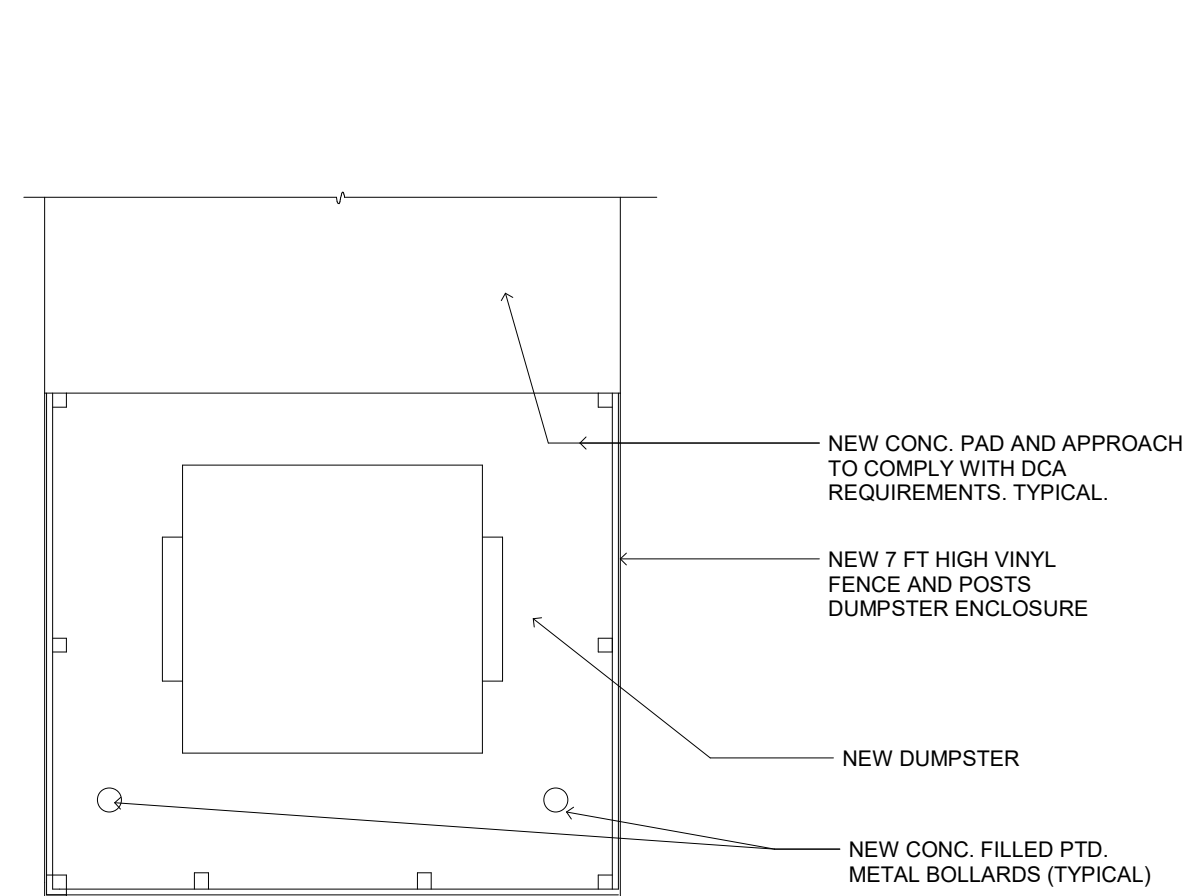
TYPICAL ELEVATION (BOTH SIDES)  
1/2" = 1'-0"

- DARK BRONZE ALUMINUM LETTERS, STUD-MOUNTED 1/2" OFF SURFACE
- SIDING PAINTED SAME COLOR AS SIDING ON BUILDINGS; BRICK NEW SMOOTH FACE TYPE,
- EQUAL HOUSING OPPORTUNITY AND HANDICAPPED LOGOS IN DARK BRONZE
- LETTERS AND LOGOS ON 1/2" OR 3/4" STANDOFFS
- "PINE HAVEN VILLAS APARTMENTS": 8" HEIGHT, BOOK ANTIQUA FONT
- "1400 Trinity Drive": 6" HEIGHT, HELVETICA FONT
- "(XXX) XXX-XXX" AND "TTY (800) XXX-XXX": 4" HEIGHT, HELVETICA FONT (PHONE NUMBERS TO BE VERIFIED W/ OWNER DURING SHOP DRAWING REVIEW)
- ALTERNATE DESIGN AND FONTS CAN BE CONSIDERED BASED ON AVAILABILITY AND LOCAL SIGN MANUFACTURERS SUBMITTAL.
- ALL WOOD FRAMING AND SHEATHING TO BE PRESSURE TREATED. PROVIDE LIGHTS FOR SIGN.

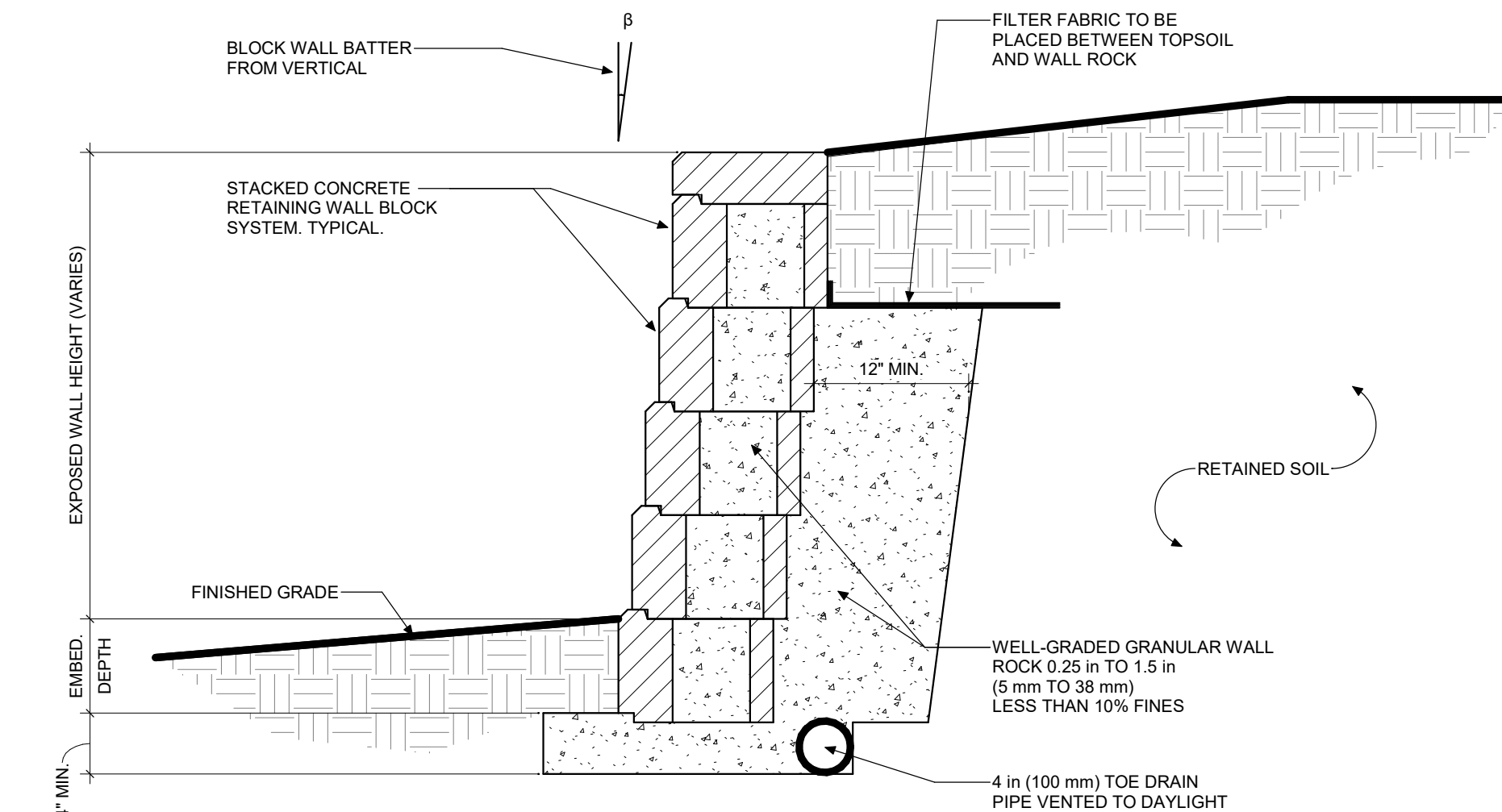
**2 NEW MONUMENT SIGN PLAN, ELEVATION, AND DETAILS**  
1/2" = 1'-0"



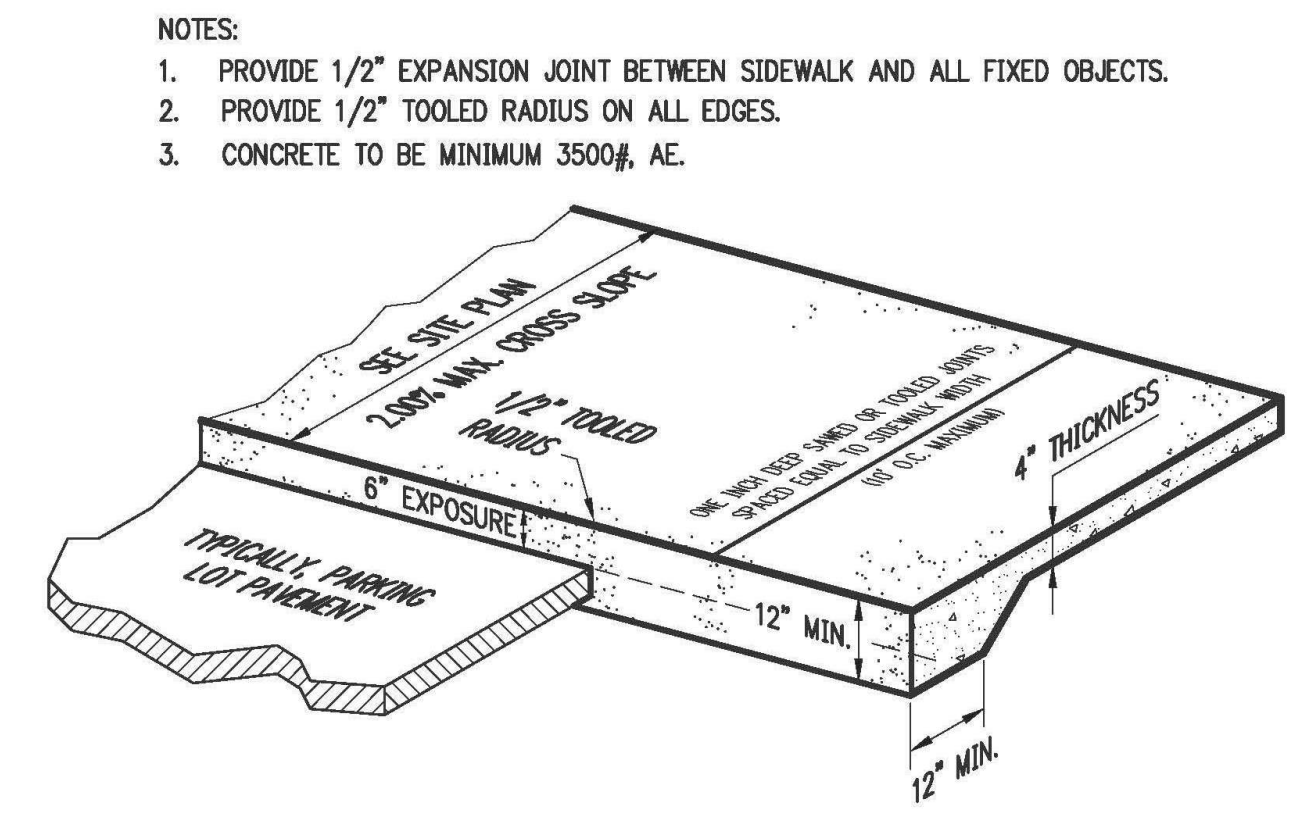
SECTIONS  
3/4" = 1'-0"



PLAN VIEW AT TYPICAL DUMPSTER ENCLOSURE  
**1 TYPICAL DUMPSTER ENCLOSURE DETAIL**  
1/4" = 1'-0"

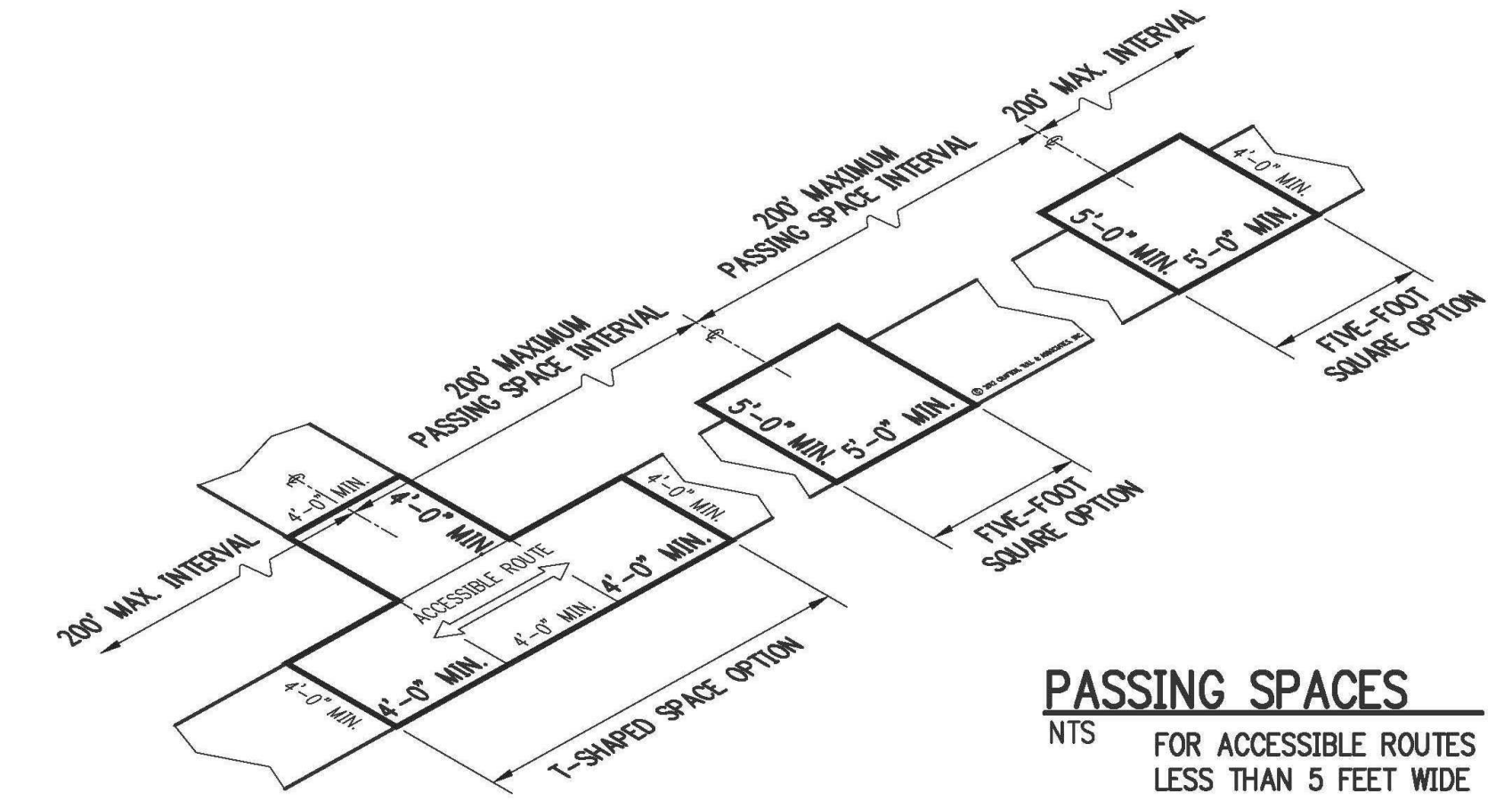


**1 NEW RETAINING WALL DETAIL @ LOCATIONS TO BE REPLACED**  
1/2" = 1'-0"



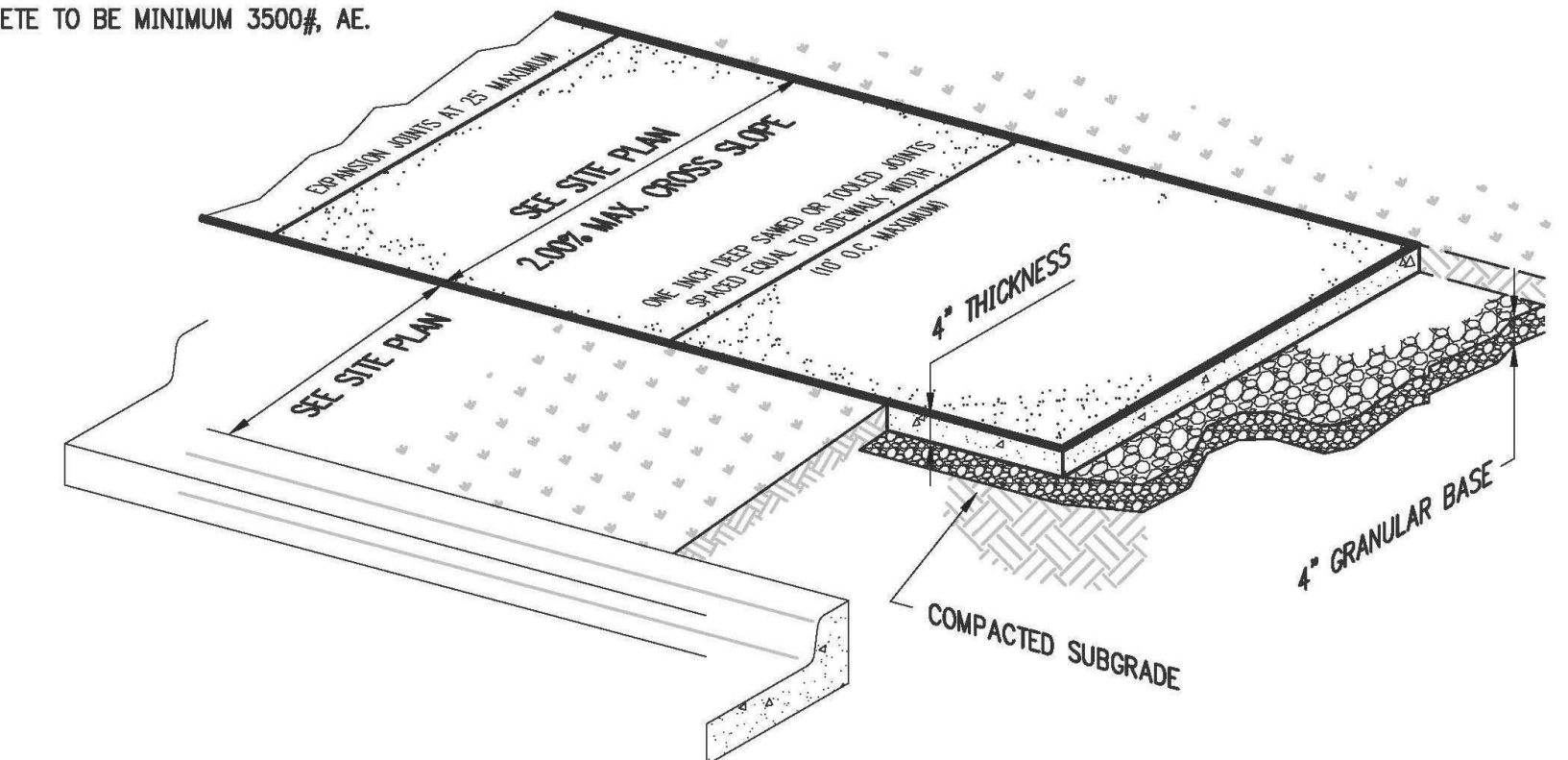
PRIVATE SIDEWALK WITH TURNED DOWN EDGE  
NTS

- NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
  2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
  3. CONCRETE TO BE MINIMUM 3500#, AE.



PASSING SPACES  
NTS FOR ACCESSIBLE ROUTES LESS THAN 5 FEET WIDE

- NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
  2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
  3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH GREEN SPACE  
NTS

**4 TYPICAL DETAILS CONTINUED**

REVISIONS

NO.	DATE	DESCRIPTION

APPROVAL



**PINE HAVEN VILLAS APARTMENTS**  
1400 TRINITY DRIVE, COLUMBIA, SC 29209  
TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



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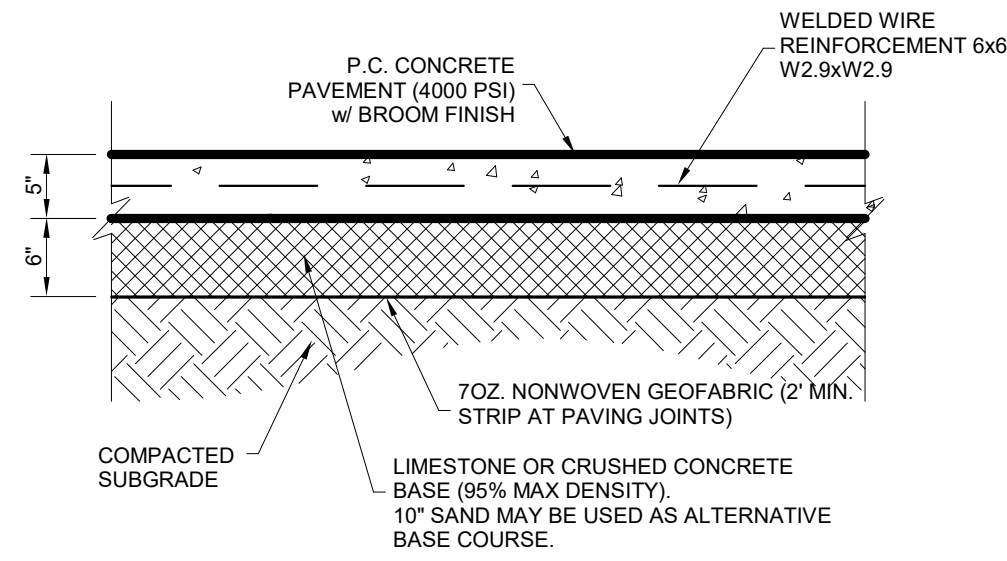
ISSUED FOR:  
PERMITTING  
JOB NUMBER: 20-15  
ISSUED: 05/31/2021

ENLARGED SITE DETAILS

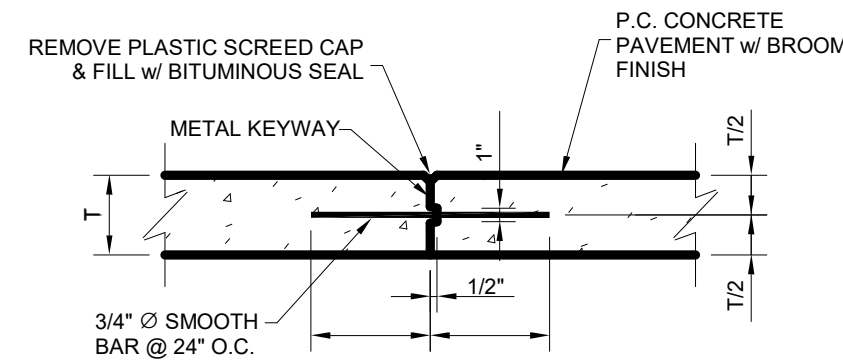
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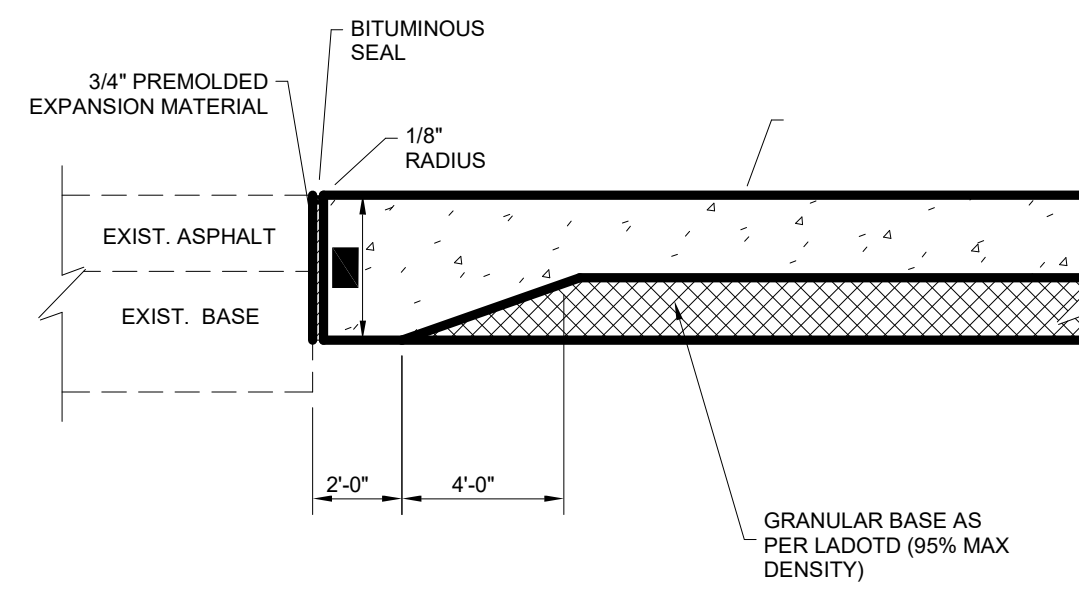




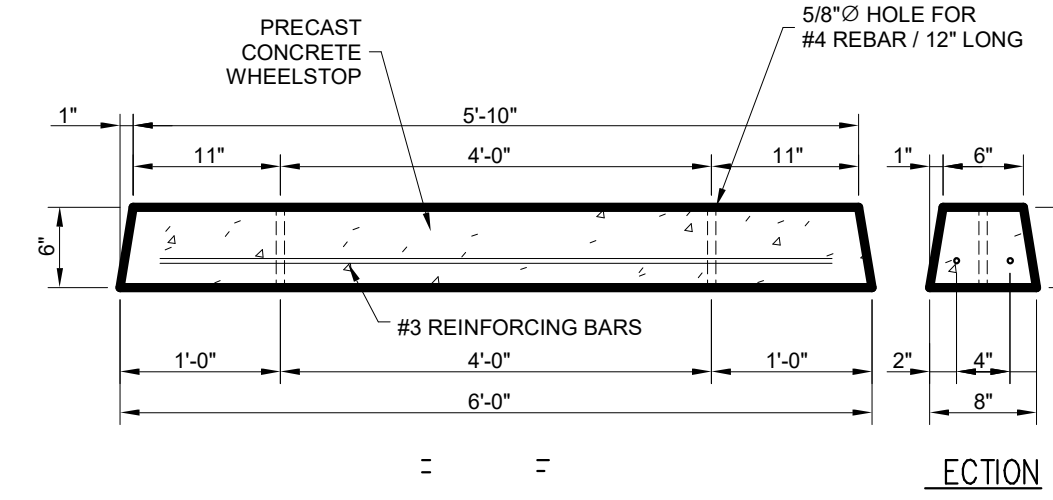
**1** 5" P.C. CONCRETE PAVEMENT SECTION  
NTS



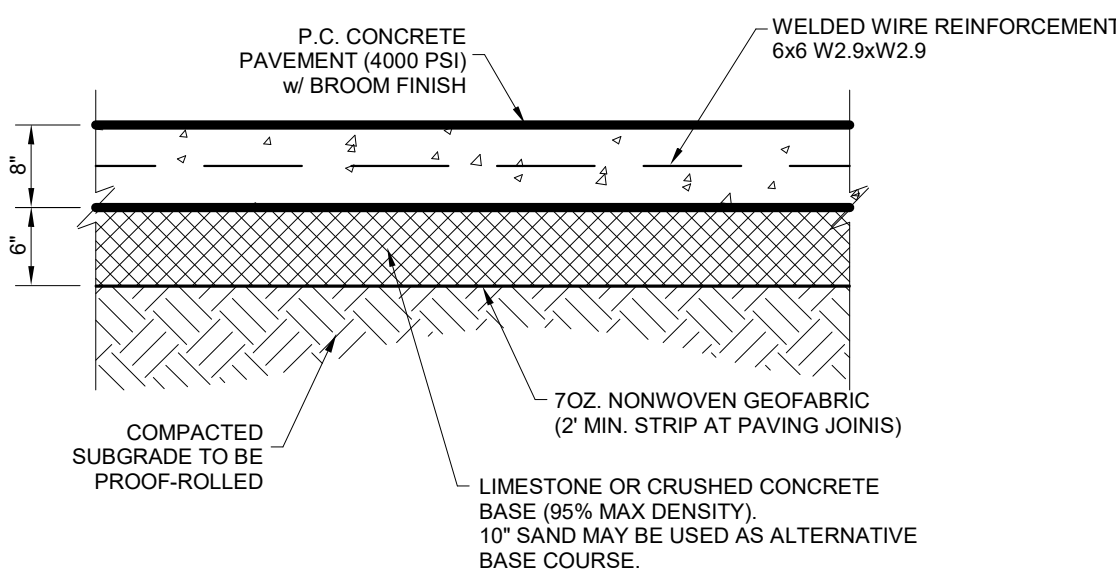
**5** TYPICAL CONTRACTION JOINT - "CJ"-OPT A  
NTS



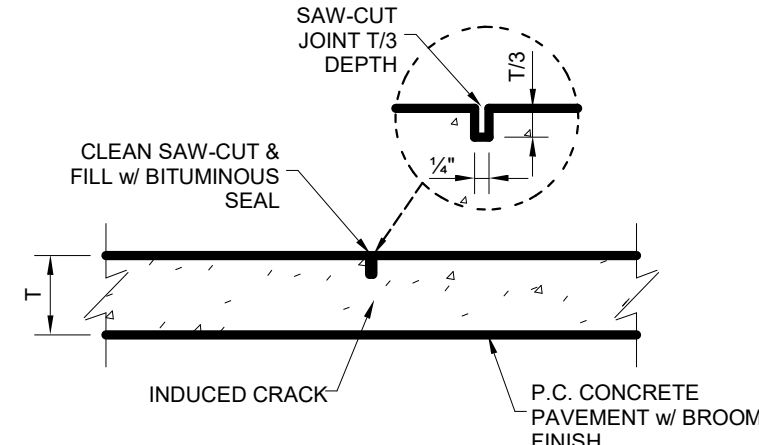
**9** TYPICAL TIE TO EXISTING ASPHALT PAVEMENT  
NTS



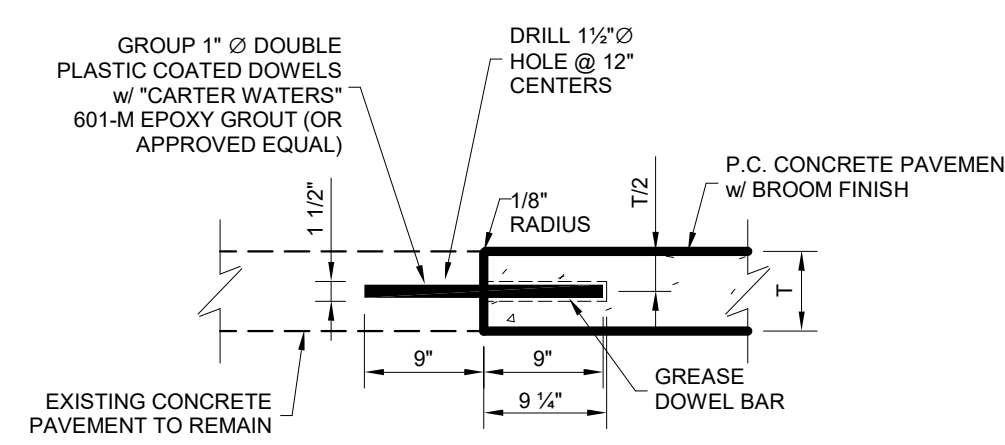
**12** PRECAST CONCRETE WHEEL STOP  
NTS



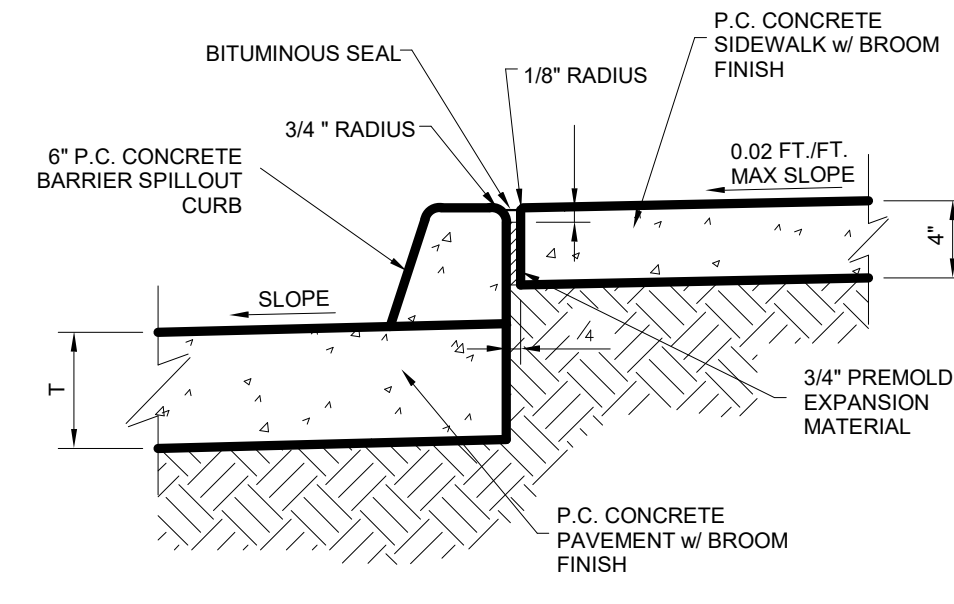
**2** 8" P.C. CONCRETE PAVEMENT SECTION  
NTS



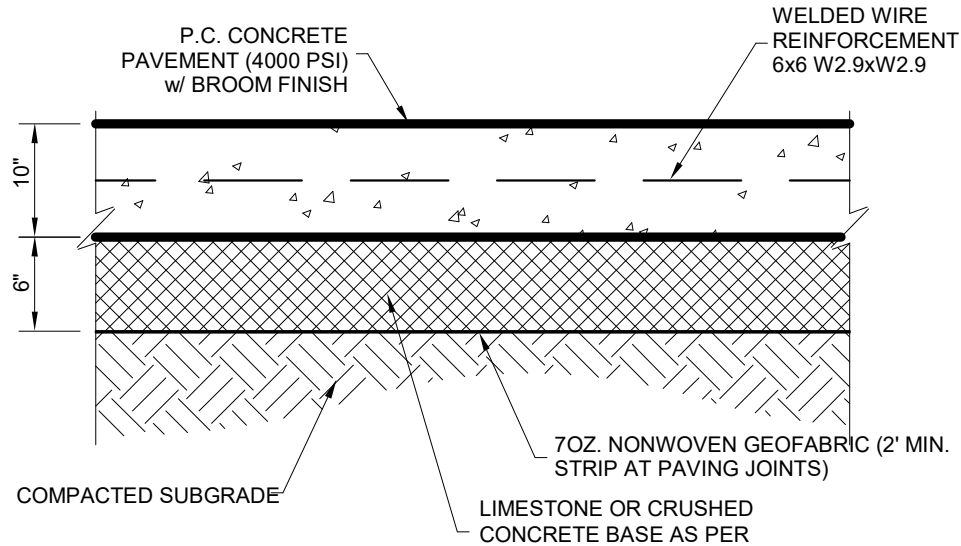
**6** TYPICAL CONTRACTION JOINT - "CJ"-OPT B  
NTS



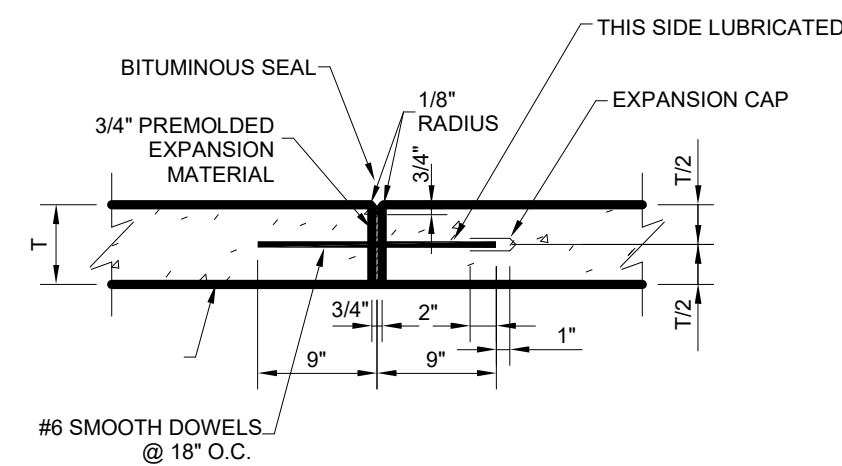
**10** TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT A  
NTS



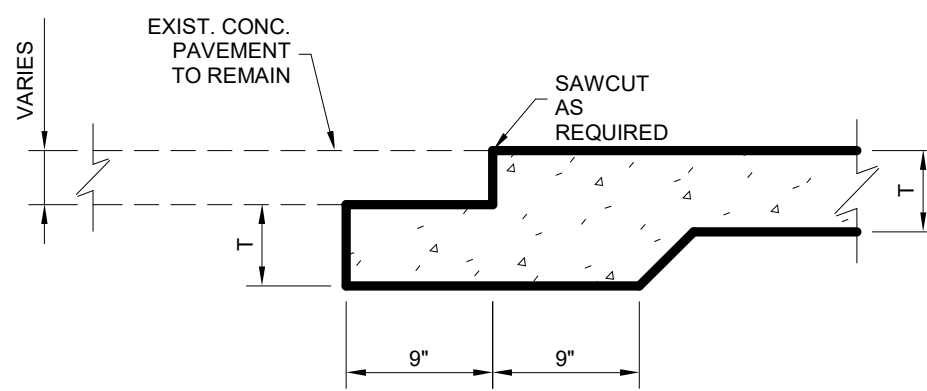
**13** TYPICAL SECTION 4" SIDEWALK / SPILLOUT CURB  
NTS



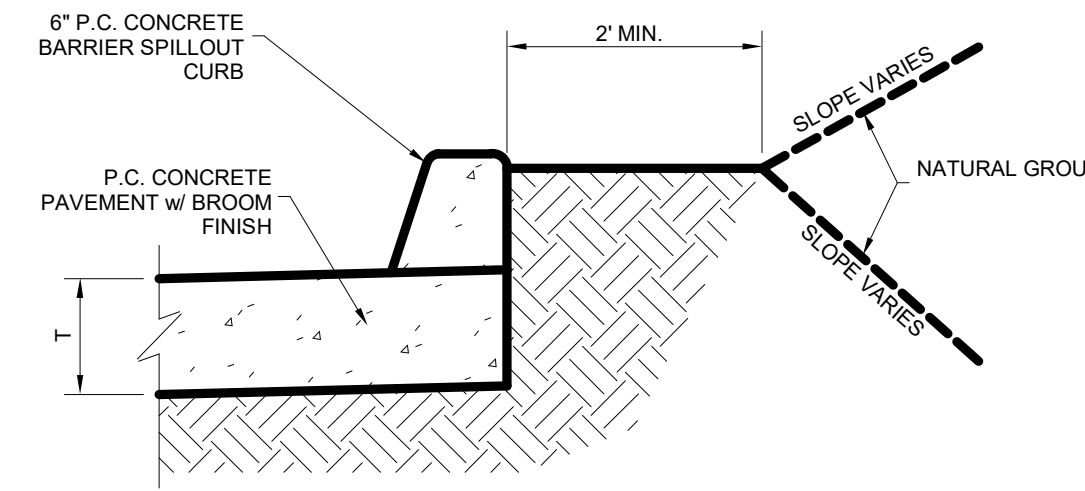
**3** 10" P.C. CONCRETE PAVEMENT SECTION  
NTS



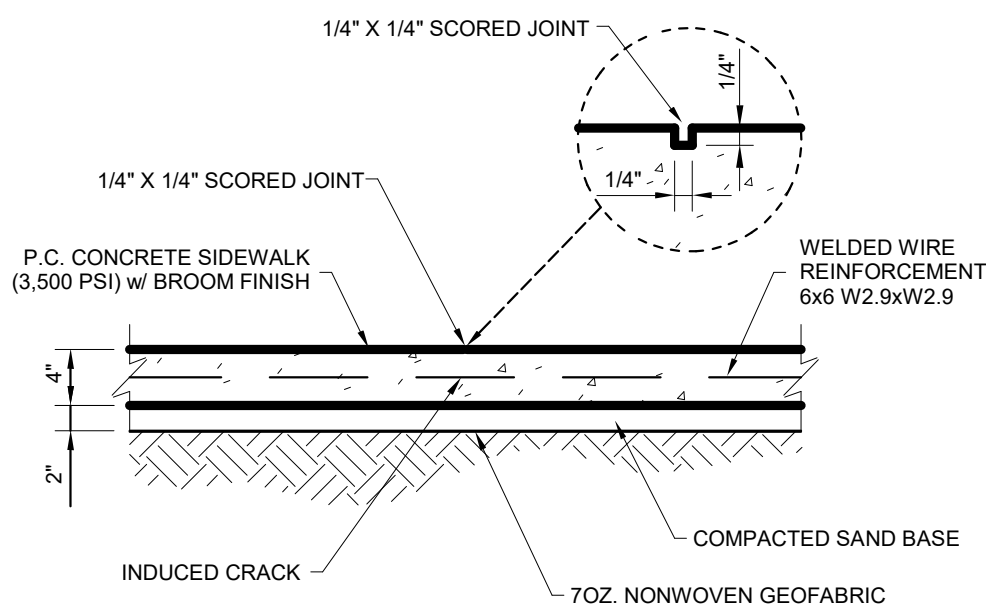
**7** TYPICAL EXPANSION JOINT "EJ"  
NTS



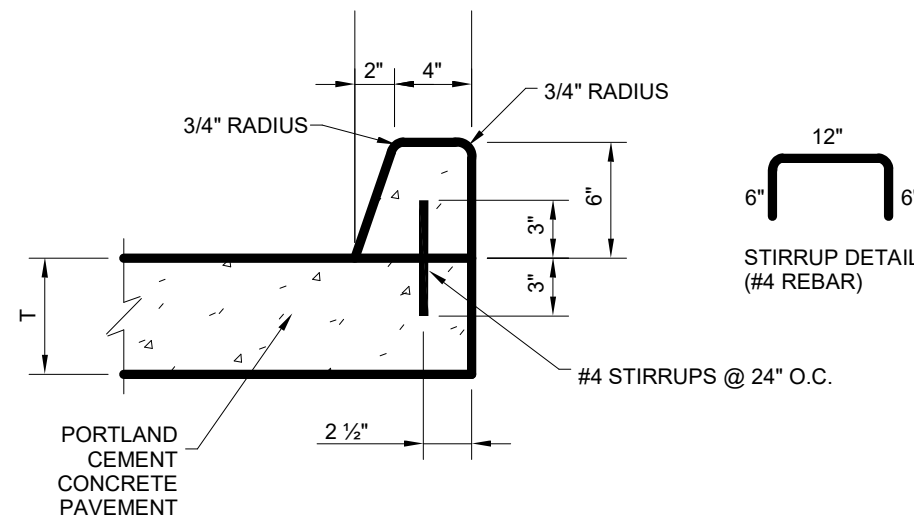
**11** TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT B  
NTS



**14** BACK OF CURB GRADING DETAIL  
NTS



**4** 4" P.C. CONCRETE SIDEWALK SECTION  
NTS

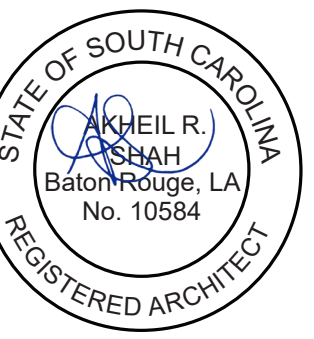


**8** 6" P.C. CONCRETE BARRIER CURB  
NTS

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PERMITTING  
JOB NUMBER: 20-15  
ISSUED: 05/31/2021

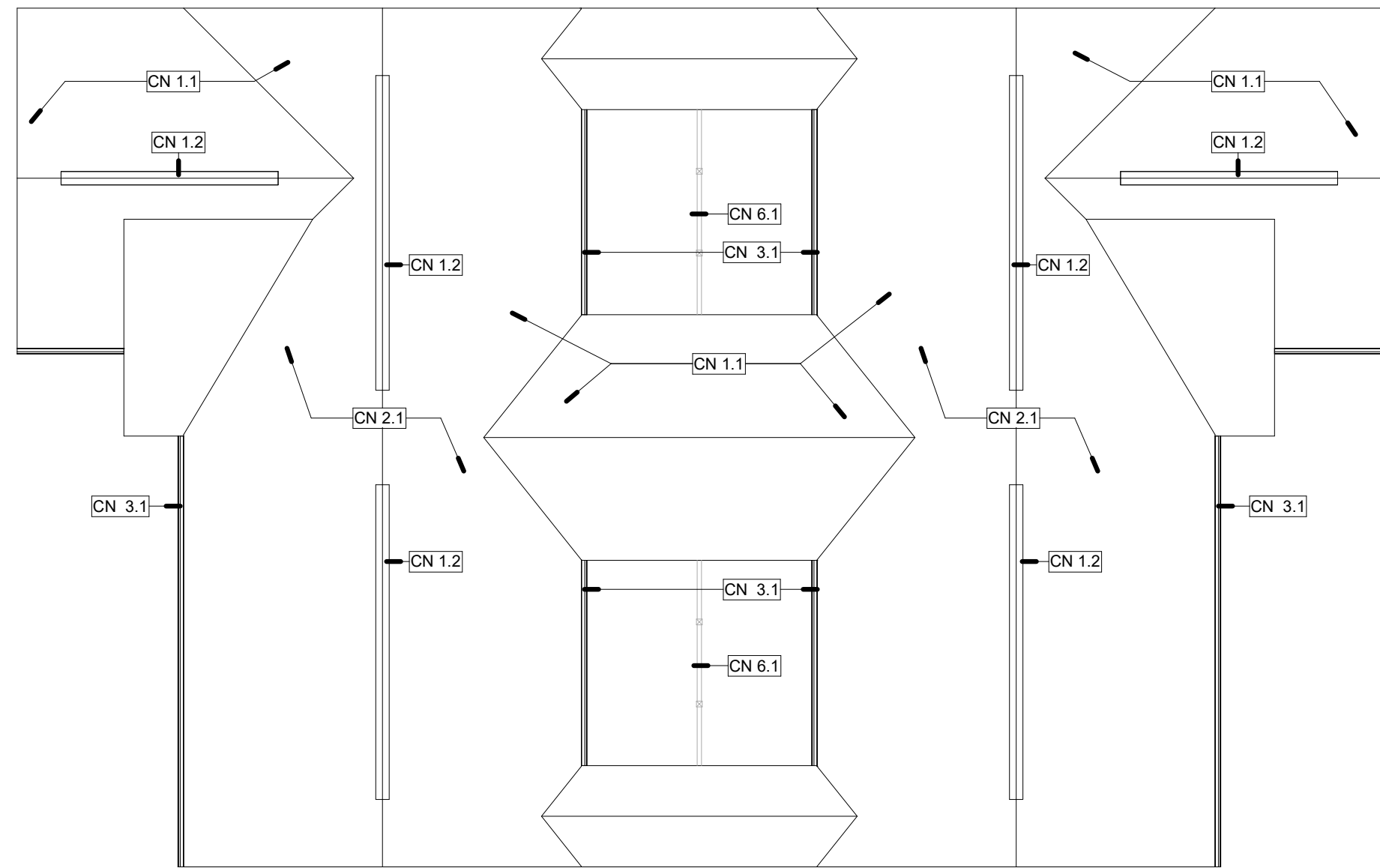
SITE DETAILS - CONCRETE

**A0.3.4**

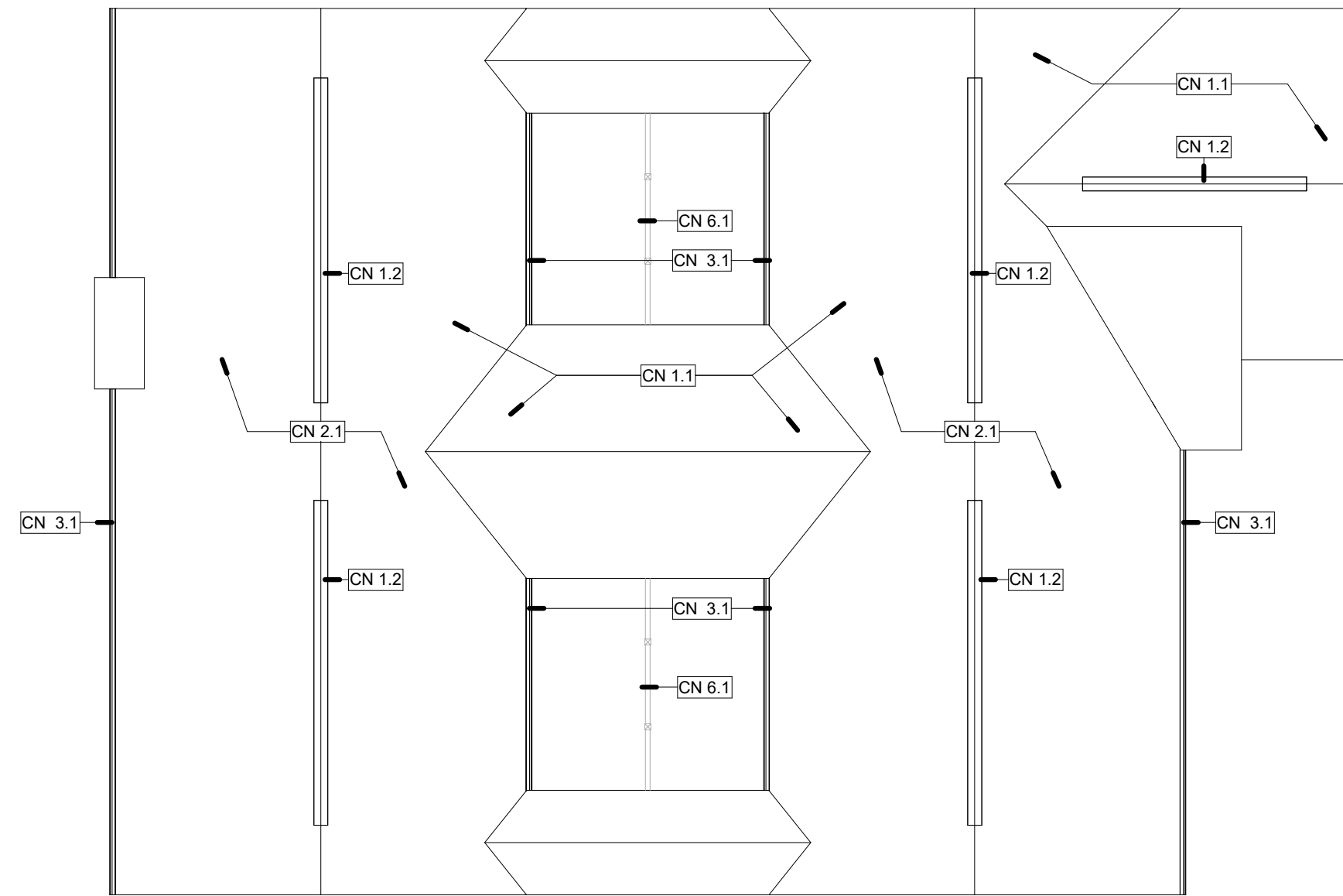
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**3 BUILDING TYPE I - ROOF PLAN - DEMO/NEW**  
3/32" = 1'-0"



**4 BUILDING TYPE II - ROOF PLAN - DEMO/NEW**  
3/32" = 1'-0"

NEW CONSTRUCTION - KEYED NOTES	
(X)	REMOVE AND REPLACE EXISTING UNIT ENTRY AND STORAGE DOORS AND FRAMES. RE: DOOR SCHEDULE
CN 1.1	DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. (BUILDINGS-A-E, G, I, J, L, M, O, R, & S-V ONLY.)
CN 1.2	REMOVE AND REPLACE EXISTING RIDGE VENTS. PROVIDE NEW RIDGE VENTS AS SHOWN (BUILDINGS-A-E, G, I, J, L, M, O, R, & S-V ONLY.)
CN 2.1	ADD ATTIC INSULATION TO INCREASE R VALUE TO R-38 (ALL BUILDINGS)
CN 3.1	REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. DOWNSPOUTS TO BE INSTALLED AS TO NOT DRAIN ACROSS PEDESTRIAN PATH OF TRAVEL. INSTALL NEW CONCRETE SPLASH BLOCKS OR UNDERGROUND DRAIN WITH POP UP WHERE REQUIRED. (ALL BUILDINGS)
CN 5.1	REMOVE AND REPLACE ALL EXISTING SIDING, TRIM, FACIA, AND SOFFITS WITH NEW PAINTED FIBER CEMENT MATERIALS AT ALL BUILDINGS.
CN 6.1	PRESSURE WASH, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES. INCLUDES ALL SIDING, SOFFITS, TRIM, DOORS, WINDOW SHUTTERS, DISCONNECT BOXES, FENCES, AND RAILINGS, ETC.
CN 10.1	REPLACE ALL EXISTING EXTERIOR BUILDING AND ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

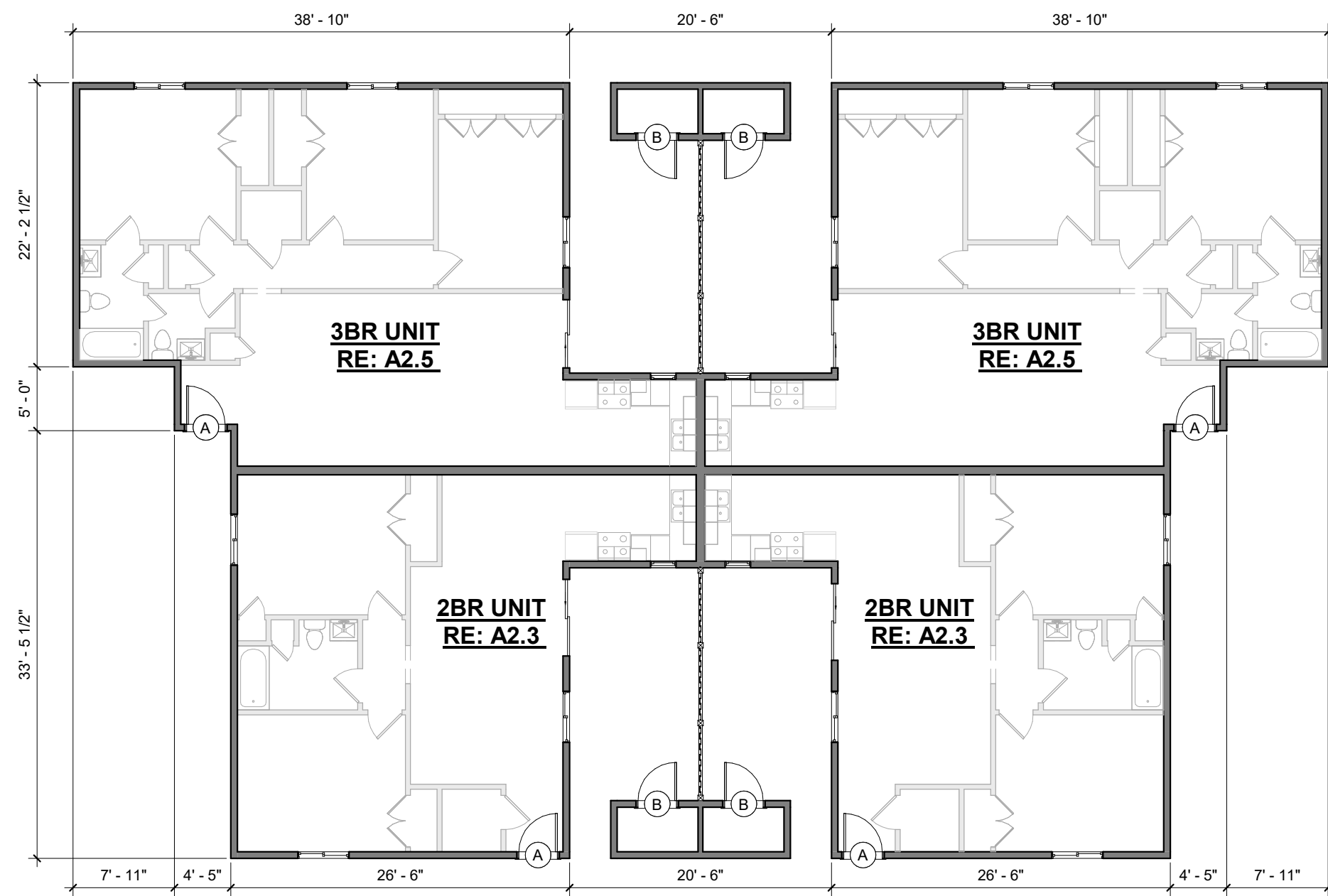
WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

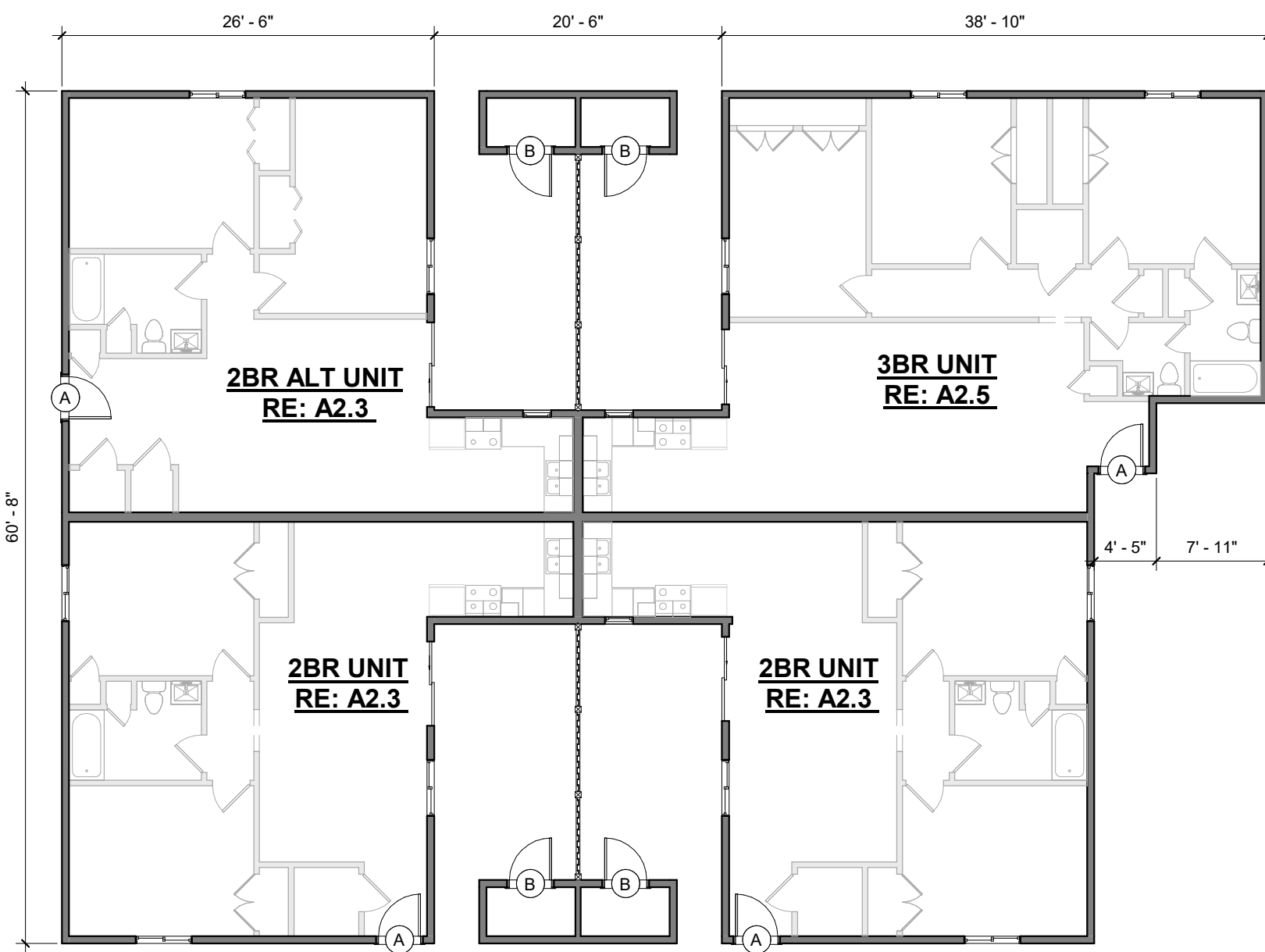
GENERAL NOTES	
1.	ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2.	CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3.	IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4.	CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5.	CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6.	ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7.	CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
8.	ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

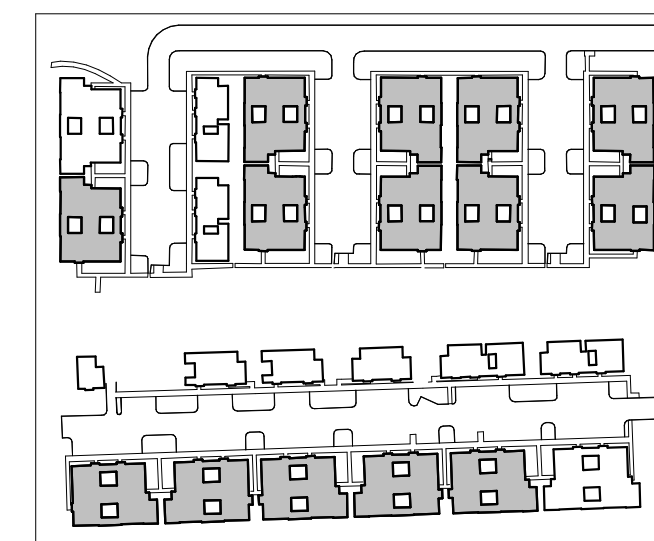
SCOPE OF WORK BUILDING EXTERIORS	
1.	ROOFING (16 BUILDINGS - (BUILDINGS-A-E, G, I, J, L, M, O, R, & S-V ONLY)): DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS AND PROVIDE NEW BLIND METAL FLASHING AT ALL VALLEYS AND HIPS.
2.	ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO R-38.
3.	GUTTERS/DOWNSPOUTS: <ul style="list-style-type: none"> <li>a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.</li> <li>b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS.</li> <li>c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.</li> <li>d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.</li> <li>e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.</li> <li>f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6" FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS.</li> <li>g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.</li> </ul>
4.	SIDING AND TRIM: <ul style="list-style-type: none"> <li>a. REMOVE ALL EXISTING WOOD SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING.</li> <li>b. REPLACE ALL EXISTING WOOD TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT COMPONENTS TO MATCH.</li> <li>c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL VENTS, ATTIC ACCESS DOORS AND ATTIC VENTS.</li> <li>d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.</li> <li>e. PVC COATED TRIM COIL MUST HAVE A .024" THICKNESS OR GREATER FOR FASCIA AND FREEZE BOARDS ONLY. MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.</li> </ul>
5.	CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.
6.	EXTERIOR DOORS: <ul style="list-style-type: none"> <li>a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR ENTRY DOORS WITH NEW ENERGY STAR 1 3/4" THICK METAL-CLAD ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT - GRADE 3) AND WEATHER-STRIPPING.</li> <li>b. EXTERIOR STORAGE ROOM DOORS: REMOVE AND REPLACE ALL EXTERIOR STORAGE ROOM DOORS WITH NEW ENERGY STAR 1 3/4" THICK FIBERGLASS OR COMPOSITE DOORS AND FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, DEADBOLT - GRADE 3) AND WEATHER-STRIPPING.</li> </ul>
7.	LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.



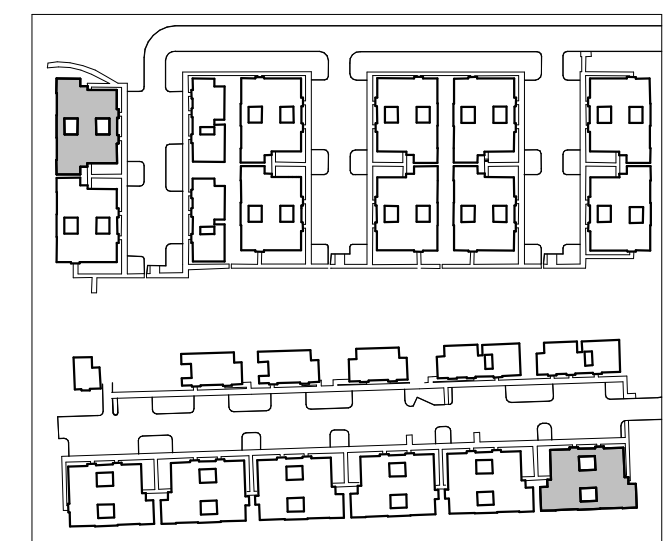
**1 BUILDING TYPE I - 1ST FLOOR - DEMO/NEW**  
3/32" = 1'-0"



**2 BUILDING TYPE II - 1ST FLOOR - DEMO/NEW**  
3/32" = 1'-0"



**KEY PLAN - TYPE II BUILDINGS**  
1" = 200'-0"



**KEY PLAN - TYPE I BUILDINGS**  
NTS

NO.	DESCRIPTION

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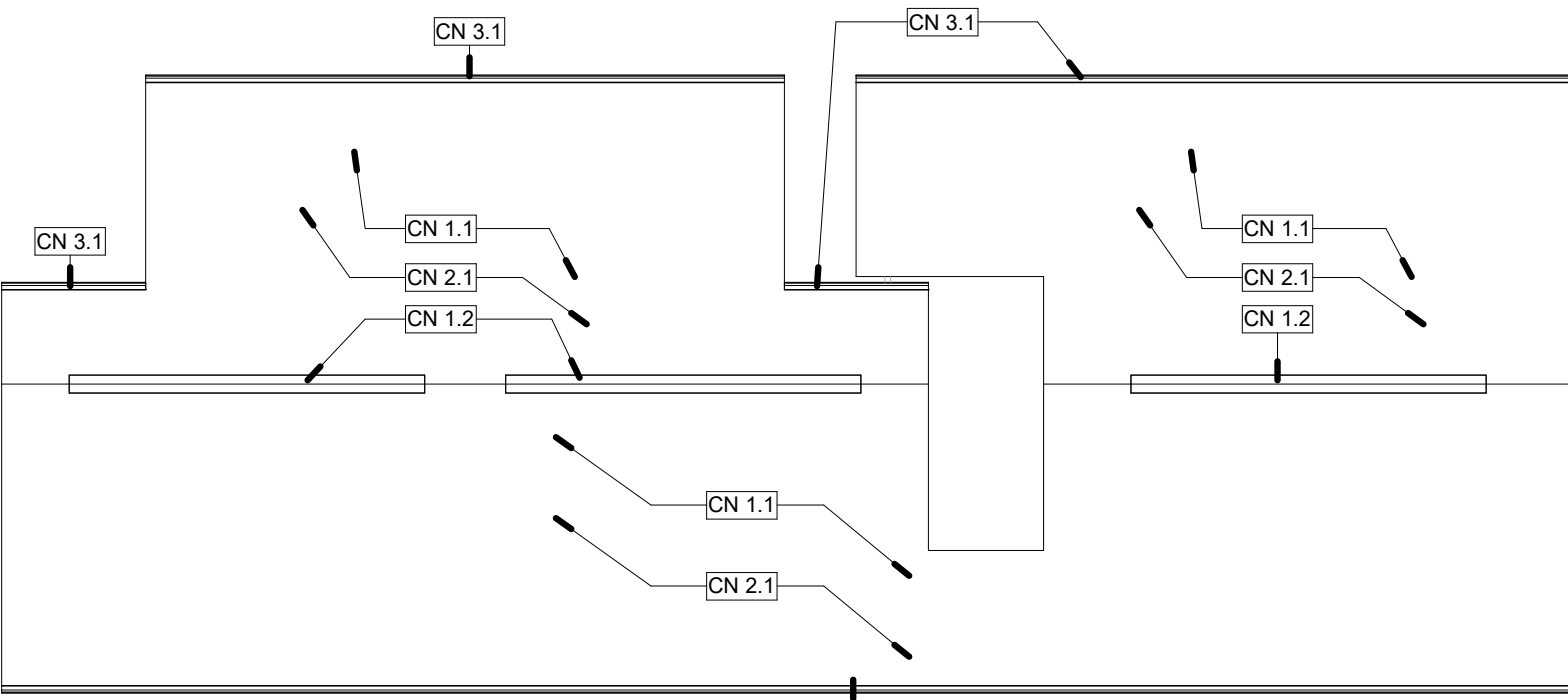
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ISSUED FOR:	PERMITTING
JOB NUMBER:	20-15
ISSUED:	05/31/2021
BUILDING TYPES I & II FLOOR & ROOF PLANS - DEMO/NEW	

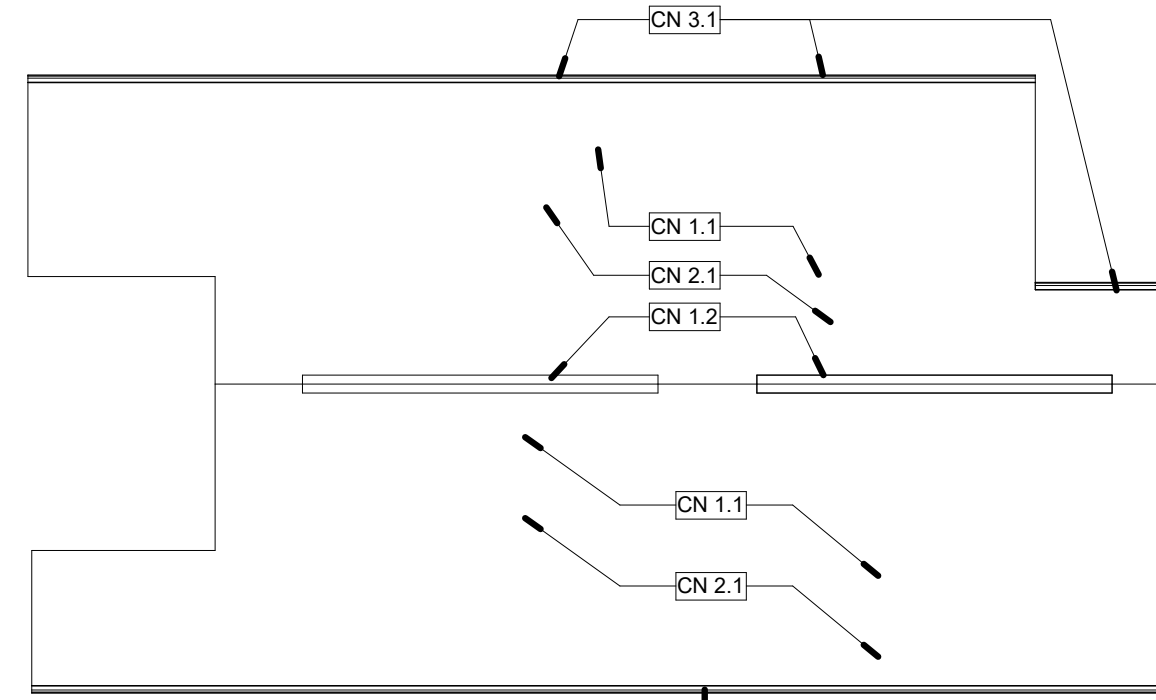
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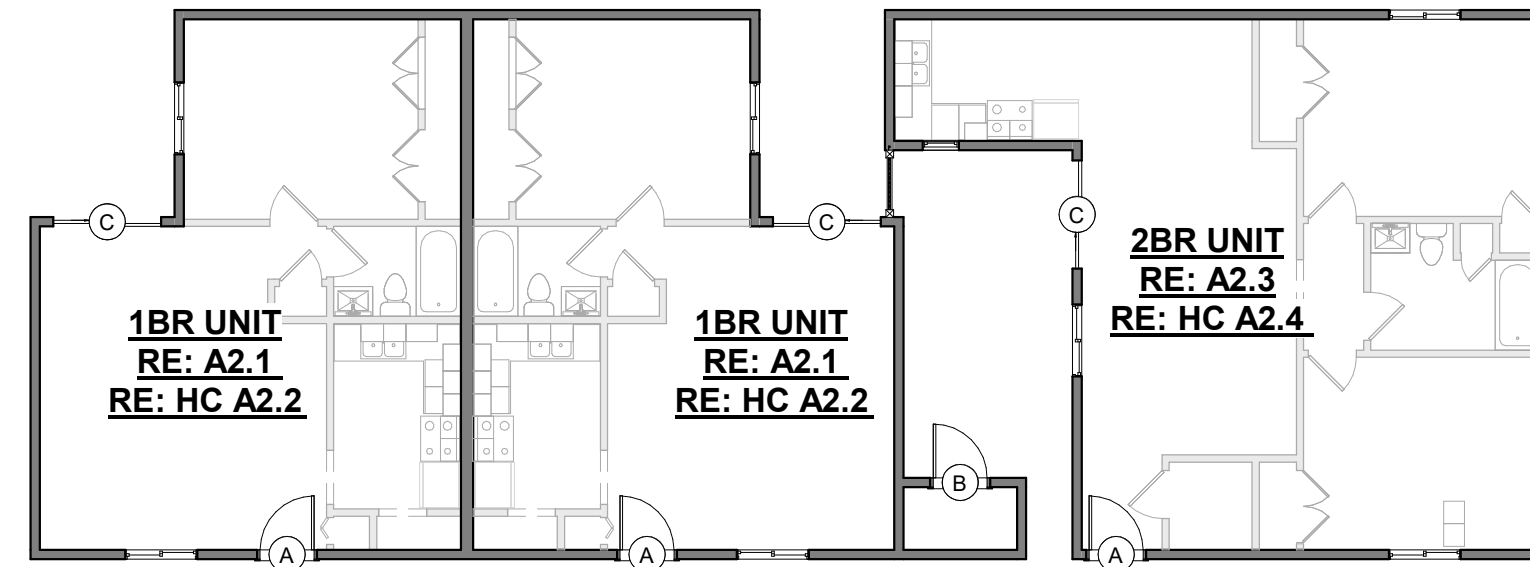




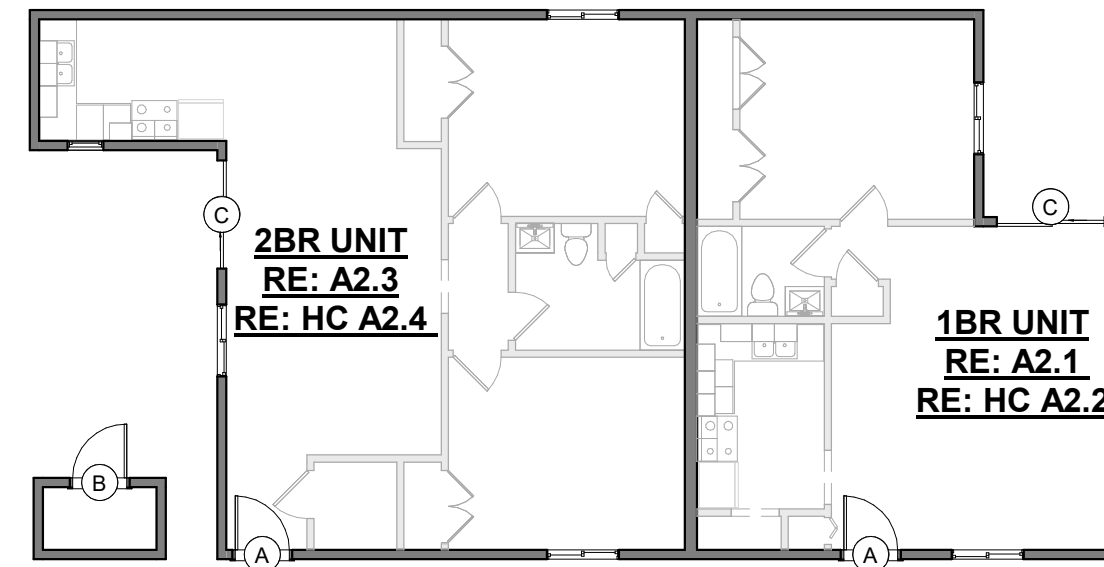
**3 BUILDING TYPE III - ROOF PLAN - DEMO/NEW**  
3/32" = 1'-0"



**4 BUILDING TYPE IV - ROOF PLAN - DEMO/NEW**  
3/32" = 1'-0"



**1 BUILDING TYPE III - 1ST FLOOR - DEMO/NEW**  
3/32" = 1'-0"



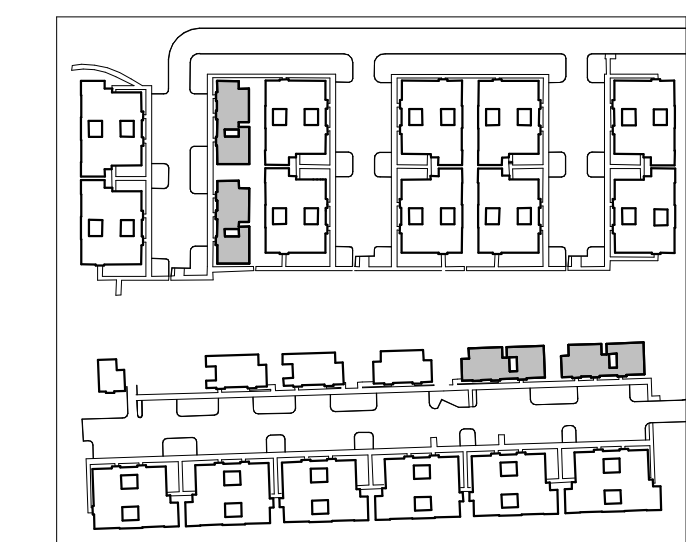
**2 BUILDING TYPE IV - 1ST FLOOR - DEMO/NEW**  
3/32" = 1'-0"

NEW CONSTRUCTION - KEYED NOTES	
(X)	REMOVE AND REPLACE EXISTING UNIT ENTRY AND STORAGE DOORS AND FRAMES. RE. DOOR SCHEDULE
CN 1.1	DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. (BUILDINGS- A-E, G, I, J, L, M, O, R, & S-V ONLY.)
CN 1.2	REMOVE AND REPLACE EXISTING RIDGE VENTS. PROVIDE NEW RIDGE VENTS AS SHOWN (BUILDINGS- A-E, G, I, J, L, M, O, R, & S-V ONLY.)
CN 2.1	ADD ATTIC INSULATION TO INCREASE R VALUE TO R-38 (ALL BUILDINGS).
CN 3.1	REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. DOWNSPOUTS TO BE INSTALLED AS TO NOT DRAIN ACROSS PEDESTRIAN PATH OF TRAVEL. INSTALL NEW CONCRETE SPLASH BLOCKS OR UNDERGROUND DRAIN WITH POP UP WHERE REQUIRED. (ALL BUILDINGS).
CN 5.1	REMOVE AND REPLACE ALL EXISTING SIDING, TRIM, FACIA, AND SOFFITS WITH NEW PAINTED FIBER CEMENT MATERIALS AT ALL BUILDINGS.
CN 6.1	PRESSURE WASH, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES. INCLUDES ALL SIDING, SOFFITS, TRIM, DOORS, WINDOW SHUTTERS, DISCONNECT BOXES, FENCES, AND RAILINGS, ETC.
CN 10.1	REPLACE ALL EXISTING EXTERIOR BUILDING AND ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
  - IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
  - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
  - CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
  - ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
  - CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
  - ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

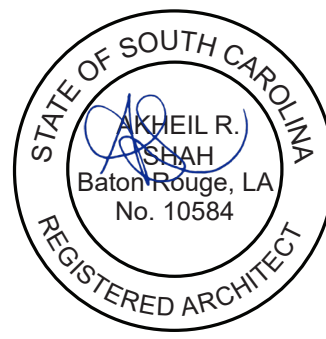
- SCOPE OF WORK BUILDING EXTERIORS**
- ROOFING (16 BUILDINGS - (BUILDINGS- A-E, G, I, J, L, M, O, R, & S-V ONLY); DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS AND PROVIDE NEW BLIND METAL FLASHING AT ALL VALLEYS AND HIPS.
  - ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO R-38.
  - GUTTERS/DOWNSPOUTS:
    - REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
    - PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS.
    - PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
    - GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
    - INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
    - INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6" FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS.
    - REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
  - SIDING AND TRIM:
    - REMOVE ALL EXISTING WOOD SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING.
    - REPLACE ALL EXISTING WOOD TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT COMPONENTS TO MATCH.
    - SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL VENTS, ATTIC ACCESS DOORS AND ATTIC VENTS.
    - PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.
    - PVC COATED TRIM COIL MUST HAVE A .024" THICKNESS OR GREATER FOR FASCIA AND FREEZE BOARDS ONLY. MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.
  - CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.
  - EXTERIOR DOORS:
    - UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR ENTRY DOORS WITH NEW ENERGY STAR 1 1/2" THICK METAL-CLAD ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT - GRADE 3) AND WEATHER-STRIPPING.
    - EXTERIOR STORAGE DOORS: REMOVE AND REPLACE ALL EXTERIOR STORAGE ROOM DOORS WITH NEW ENERGY STAR 1 1/2" THICK FIBERGLASS OR COMPOSITE DOORS AND FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, DEADBOLT - GRADE 3) AND WEATHER-STRIPPING.
  - LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.



**KEY PLAN - TYPE III BUILDINGS**  
NTS

**REVISIONS**


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**ISSUED FOR:**  
PERMITTING

**JOB NUMBER:** 20-15

**ISSUED:** 05/31/2021

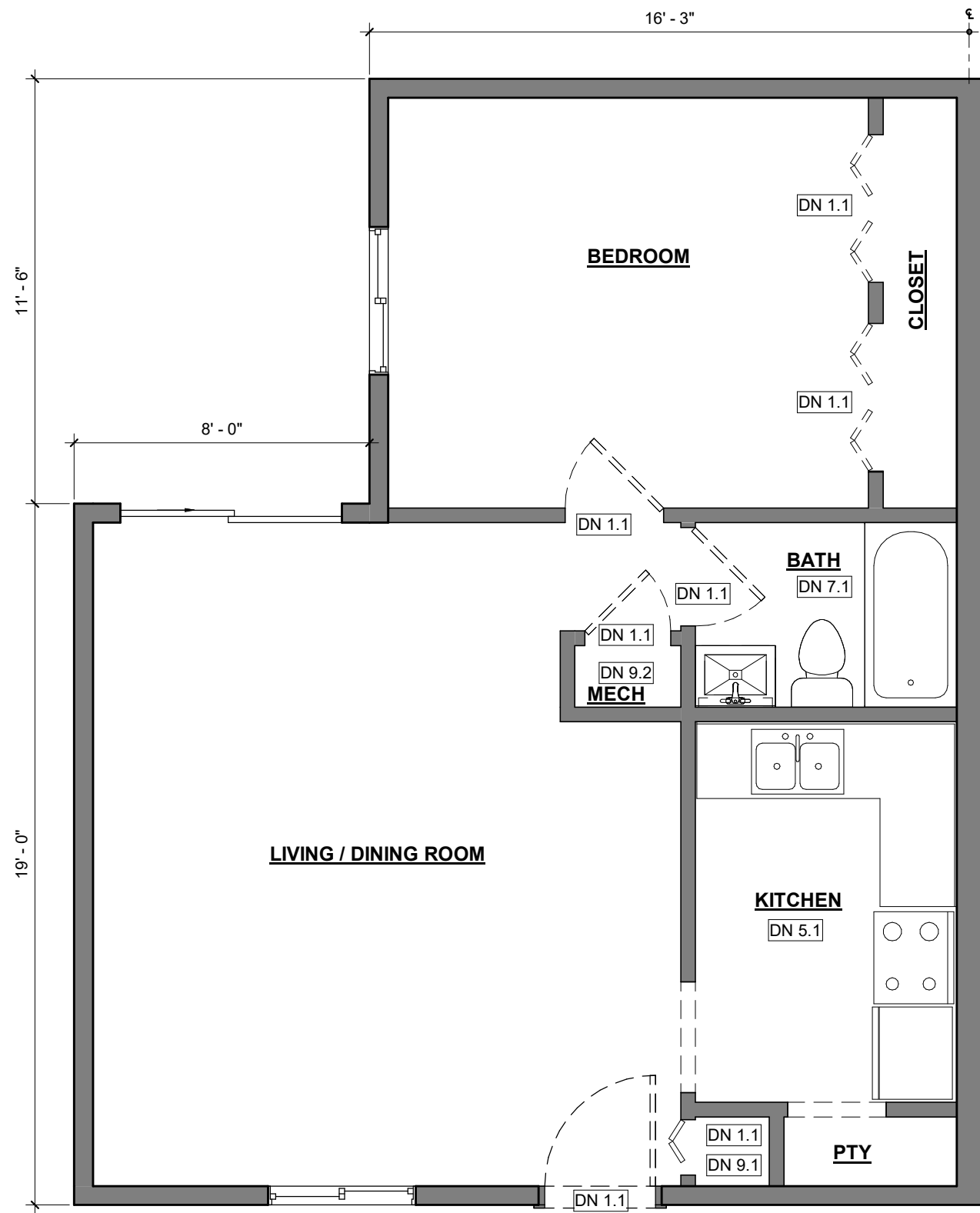
**BUILDING TYPES III & IV FLOOR PLANS, ROOF PLANS - DEMO/NEW**

**A1.3**

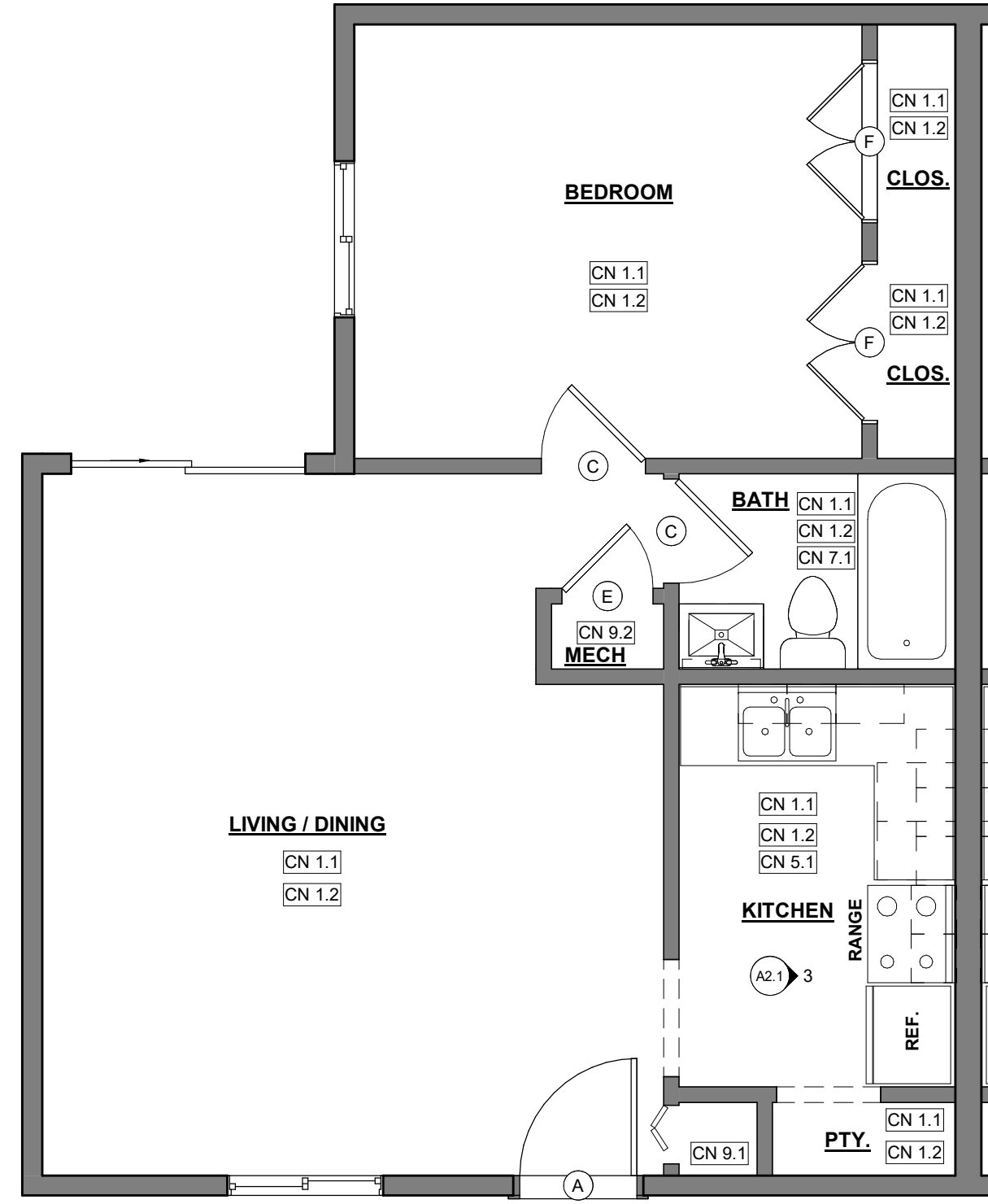
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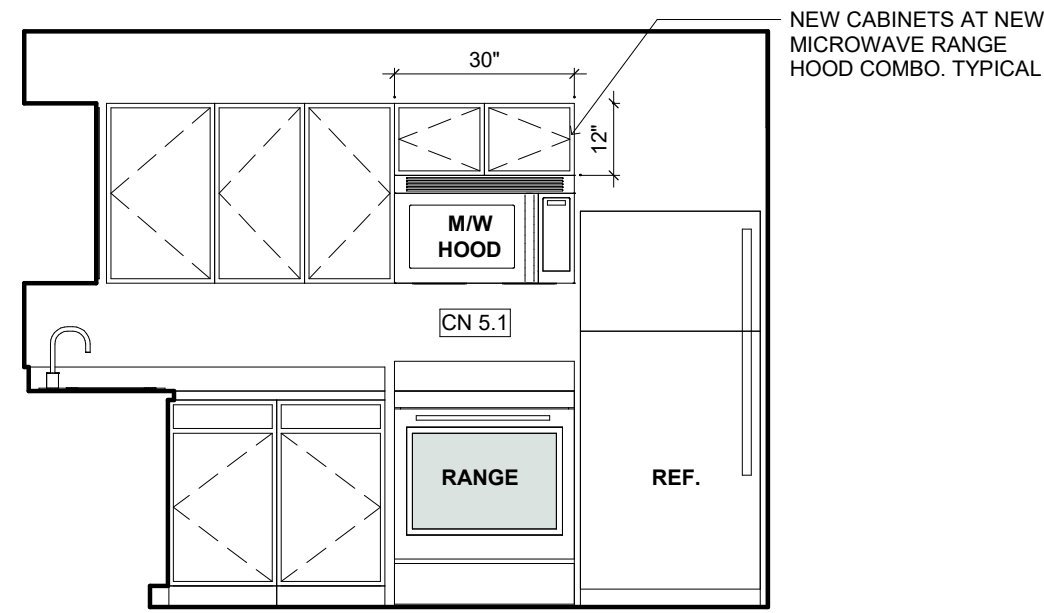




**1 BR UNIT - DEMO**  
1/4" = 1'-0"



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



**3 BR - KIT. ELEV. 1**  
3/8" = 1'-0"

NEW CABINETS AT NEW MICROWAVE RANGE HOOD COMBO. TYPICAL

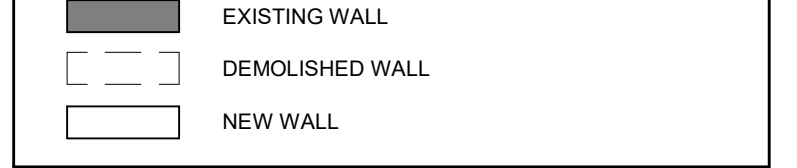
**SCOPE OF WORK UNIT INTERIORS**

- FINISHES:
  - WALLS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR).
  - CEILINGS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP BOARD CEILINGS. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP BD CEILINGS (MATCH EXISTING COLOR).
  - FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.
  - PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, NEW DOORS, NEW BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
- INTERIOR DOORS:
  - REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER UNIT).
  - NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT 3/4".
  - PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.
  - PROVIDE ALL NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.
- WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
- LIVING / DINING ROOMS:
  - LIGHTING: LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
  - FLOORING: RE: 1. FINISHES.
- KITCHENS:
  - REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND ICE MAKER.
    - PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.
  - RANGES:
    - NEW ELECTRIC GAS RANGES.
    - NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS.
    - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
    - NEW ANTI-TIP DEVICES.
  - NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
  - FLOORING: RE: 1. FINISHES.
  - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
  - LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES.
- BEDROOMS:
  - LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
  - FLOORING: RE: 1. FINISHES.
  - CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.
  - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
- BATHROOMS:
  - TUBS / SHOWERS:
    - REPLACE EXISTING TILE SURROUNDS AND TUBS. PROVIDE NEW FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.
    - REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
  - TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 8 GPF WITH SEATS.
  - ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
  - FLOORING: RE: 1. FINISHES.
  - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
  - EXHAUST FAN:
    - REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN.
    - INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).
  - LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
- ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
- CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
- ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

**WALL LEGEND**



**NEW APPLIANCE SCHEDULE (TYPICAL)**

- REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
  - NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.
  - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
  - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
  - INSTALL SPLASH PANELS AT ALL RANGES. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
- RANGES & HOODS:
  - NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.
  - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
  - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
  - INSTALL SPLASH PANELS AT ALL RANGES. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

**KEYED NOTES - DEMOLITION**

- DN 1.1 REMOVE EXISTING DOOR AND FRAME.
- DN 5.1 KITCHEN: REMOVE ALL APPLIANCES. PREPARE FOR NEW. EXISTING RECENTLY REPLACED CABINETS AND FIXTURES TO REMAIN U.N.O. TYPICAL.
- DN 7.1 BATHROOM: REMOVE EXISTING TUBS AND SURROUNDS, SHOWER HEADS, TOILETS, AND BATH ACCESSORIES. PREPARE SURFACES FOR NEW. EXISTING RECENTLY REPLACED VANITYS, SINKS, AND MED CABS TO REMAIN. U.N.O. TYPICAL.
- DN 9.1 REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
- DN 9.2 REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS. TYPICAL ALL UNITS.

**NEW CONSTRUCTION - KEYED NOTES**

- (X) REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE. REPLACE ALL EXISTING INTERIOR DOORS WITH NEW HOLLOW CORE SWING DOOR UNITS. RE: DOOR SCHEDULE.
- CN 1.1 REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.
- CN 1.2 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS.
- CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.
- CN 3.1 PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.
- CN 5.1 NEW KITCHENS:
  - ALL NEW APPLIANCES:
    - NEW REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.
    - NEW 30" ELECTRIC RANGE
    - NEW RECIRCULATING OVER-THE-RANGE MICROWAVE HOOD COMBO WITH RANGE QUEENS
  - EXISTING RECENTLY REPLACED CABINETS TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.
- CN 7.1 NEW BATHROOMS:
  - NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET
  - NEW BATHTUB AND SURROUND WITH NEW WATERSENSE 1.5 GPM (MAX) FAUCET & 2.2 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM.
  - NEW BATHROOM ACCESSORIES:
    - TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING.
    - PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

**REVISIONS**

NO.	DATE	DESCRIPTION

**APPROVAL**



**PINE HAVEN VILLAS APARTMENTS**  
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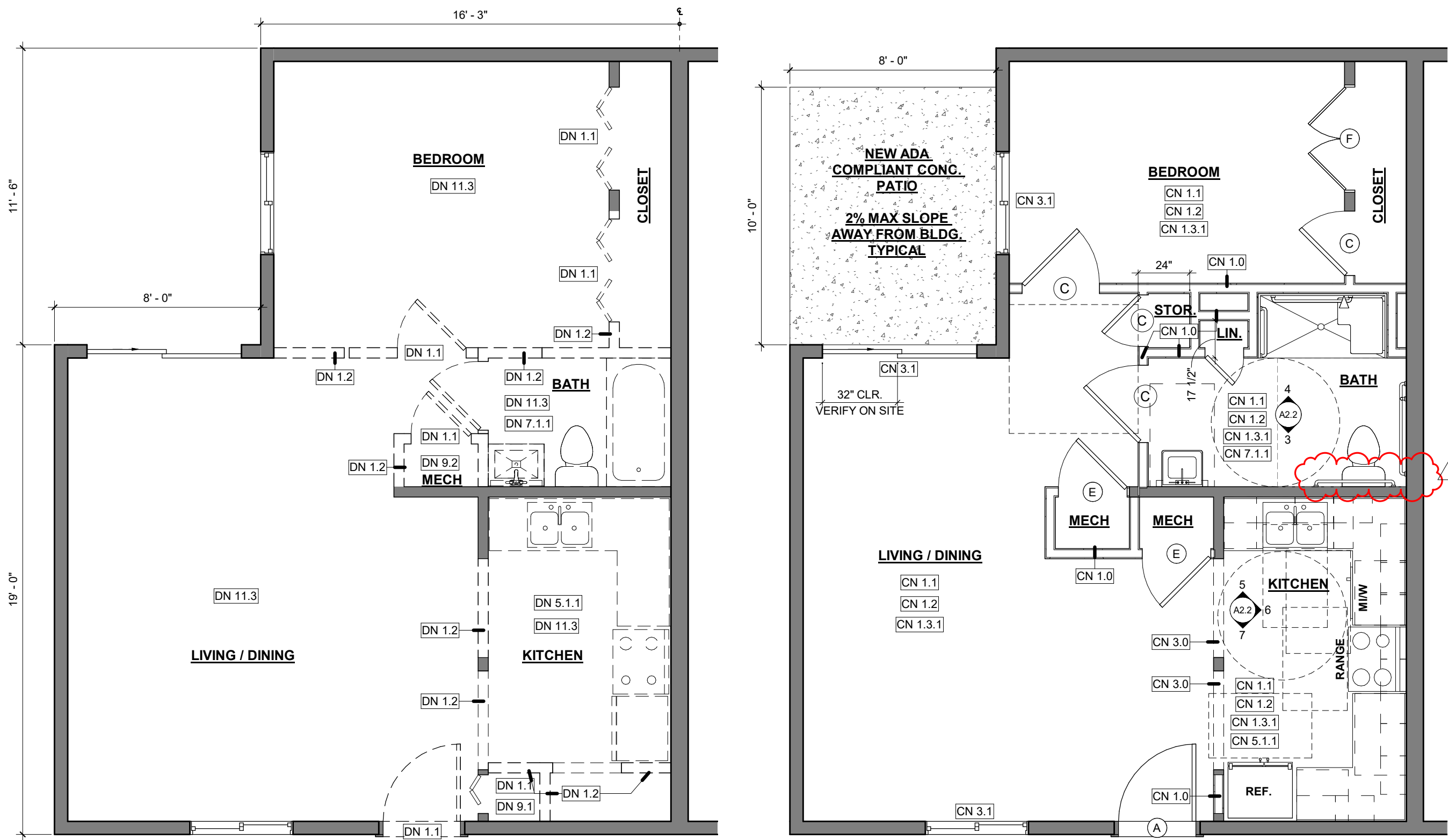
ISSUED FOR: PERMITTING  
 JOB NUMBER: 20-15  
 ISSUED: 05/31/2021

ENLARGED 1 BR UNIT PLANS AND ELEVATIONS

**A2.1**

PHASE: DD





**1 1BRX UNIT HC - DEMO**  
1/4" = 1'-0"

**2 2BR UNIT HC - NEW**  
1/4" = 1'-0"

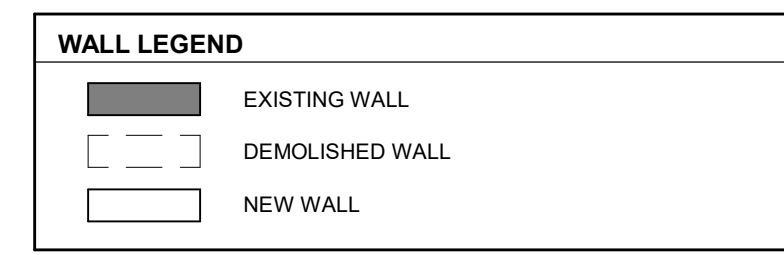
- ACCESSIBILITY CONSULTANT NOTES:**
- AT UPPER CABINETS, THE TOP OF THE LOWEST SHELF SHOULD BE WITHIN 48" FROM FINISH FLOOR.
  - PROVIDE NEW ADA COMPLIANT HARDWARE AT EXISTING WINDOWS. OPERABLE PARTS SHOULD BE ACCESSIBLE AND WITHIN A REACH RANGE OF 48" ABOVE FINISH FLOOR. (NO PINCHING, TWISTING, AND TURNING OF THE WRIST.) THIS SHOULD INCLUDE ALL ROOMS EXCEPT KITCHEN AND BATH.
  - ENSURE THAT THE PATIO DOOR HAS A MINIMUM CLEAR OPENING OF 32". IN ADDITION, REPLACE ALL NONCOMPLIANT THRESHOLDS. (1/2" MAX WITH 1:2 BEVEL.) 3/4" ALLOWED IN EXISTING CONSTRUCTION OR WITH SLIDERS.)
  - GRAB BARS TO BE INSTALLED WITHIN 33" TO 36" TO THE TOP SURFACE OF THE GRAB BAR. PROVIDE CONCEALED 2X BLOCKING IN WALLS AT ALL GRAB BAR LOCATIONS.
  - ENSURE THAT THERE IS A MINIMUM OF 36" MINIMUM CLEARANCE IS MAINTAINED IN THE HALL (INCLUDING TRIM ELEMENTS). NOTIFY ARCHITECT IF EXISTING CLEARANCE IS LESS THAN 36" IN ANY DESIGNATED UNITS.
  - TOILET FLUSH VALVES ARE TO BE LOCATED ON THE OPEN SIDE OF THE RESTROOM.
  - A MAXIMUM DEPTH OF 24" FROM OUTSIDE FACE IS ALLOWED IN SHALLOW CLOSETS IF A 32" DOOR CLEARANCE IS NOT PROVIDED. RE: DRAWINGS.
  - GRAB BARS BEHIND TOILETS TO BE 36" LONG AND NOT INTERFERE WITH THE LAVATORY.
  - THE ELECTRICAL PANEL SHOULD BE LOCATED ON AN ACCESSIBLE ROUTE AND WITHIN THE 48" A.F.F. REACH RANGE. RELOCATE PER MEP PLANS.
  - THE LOCATION OF SWITCHES FOR THE HOOD FAN AND LIGHT ARE TO BE LOCATED NEXT TO RANGE ADJACENT TO ROLL UNDER WORK SPACE.
  - ALL SWITCHES TO BE RELOCATED TO BE WITHIN REACH RANGE. RE: G3
  - THE MECHANICAL ROOM DOORS ARE TO HAVE RESTRICTED ACCESS HARDWARE FOR OWNER ACCESS ONLY.
  - AT NEW ROLL-IN SHOWERS:
    - THE SEAT, GRAB BARS AND CONTROLS SHOULD BE LOCATED ON THE OPEN SIDE.
    - THE SLAB IS TO BE RECESSED TO ACCOMMODATE A ROLL-IN SHOWER. THRESHOLD IN ROLL-IN TYPE SHOWERS COMPARTMENTS SHALL BE 1/2" MAXIMUM HEIGHT.
  - SEE SITE PLAN FOR NEWLY DESIGNATED ACCESSIBLE ROUTE AND ASSOCIATED WORK. RE: ACCESSIBILITY CONSULTANTS REPORT FOR AREAS TO BE ADDRESSED.
  - ALL MOBILITY AND HEARING AND SIGHT-IMPAIRED UNITS MUST HAVE A WIRELESS OR HARD-WIRED EMERGENCY ALERT SYSTEM INSTALLED, INCLUDING A PULL CORD LOCATED IN EVERY BEDROOM AND BATHROOM THAT EITHER TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE DWELLING UNIT.

**SCOPE OF WORK UNIT INTERIORS**

- FINISHES:**
  - WALLS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR).
  - CEILING (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP BOARD CEILINGS. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP BD CEILINGS (MATCH EXISTING COLOR).
  - FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.
  - PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, NEW DOORS, NEW BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
- INTERIOR DOORS:**
  - REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER UNIT).
  - NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT.
  - PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.
  - PROVIDE ALL NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.
- WINDOW TREATMENTS:** REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
- LIVING / DINING ROOMS:**
  - LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
  - FLOORING: RE: 1. FINISHES.
- KITCHENS:**
  - REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND ICE MAKER.
    - PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.
  - RANGES:
    - NEW ELECTRIC GAS RANGES.
    - NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS.
    - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
    - NEW ANTI-TIP DEVICES.
  - NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
  - FLOORING: RE: 1. FINISHES.
  - LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
  - FLOORING: RE: 1. FINISHES.
  - CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.
  - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
- BATHROOMS:**
  - TUBS / SHOWERS:
    - REPLACE EXISTING TILE SURROUNDS AND TUBS. PROVIDE NEW FIBERGLASS TUB AND SURROUND WITH WATER RESISTANT GYP BEHIND NEW SURROUNDS.
    - REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
  - TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 8 GPF WITH SEATS.
  - ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
  - FLOORING: RE: 1. FINISHES.
  - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
  - EXHAUST FAN:
    - REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN.
    - INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).
  - LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
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- CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
- ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
- CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
- ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.



**NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)**

- REFRIGERATORS: NEW ADA COMPLIANT (SIDE BY SIDE) FROST-FREE ENERGY STAR REFRIGERATORS WITH ICE MAKER / WATER DISPENSER.
    - 14 CUBIC FT MIN. @ 1 & 2 BEDROOM UNITS.
  - RANGES & HOODS:
    - NEW ADA COMPLIANT 30" ELEC. RANGES & RECIRCULATING HOODS WITH FRONT CONTROLS.
    - PROVIDE NEW ENERGY STAR CEILING FANS AT ALL HOODS.
    - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
    - INSTALL SPLASH PANELS AT ALL RANGES.
  - MICROWAVES: NEW ADA COMPLIANT BUILT-IN MICROWAVE LOCATED WITHIN REACH RANGE.
- \*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

**KEYED NOTES - DEMOLITION**

- DN 1.1 REMOVE EXISTING DOOR AND FRAME.
- DN 1.2 REMOVE PORTION OF INTERIOR PARTITION WALL. VERIFY EXISTING WALLS ARE NON LOAD BEARING ON SITE PRIOR TO REMOVAL.
- DN 5.1.1 DEMO KITCHEN: REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.
- DN 7.1.1 DEMO BATHROOM: REMOVE ALL EXISTING VANITY, SINK, TOILET, TUBS AND SURROUNDS, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
- DN 9.1 REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
- DN 9.2 REMOVE EXISTING HVAC EQUIPMENT, AIR HANDLERS AND CONDENSING UNITS. TYPICAL ALL UNITS.
- DN 11.3 DEMO FLOORING: REMOVE ALL CARPET AND PAD AND EXISTING TILE DOWN TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING. TYPICAL ENTIRE UNIT AT HC UNITS.

**SCOPE OF WORK - AV UNIT INTERIOR UPGRADES / CONVERSIONS**

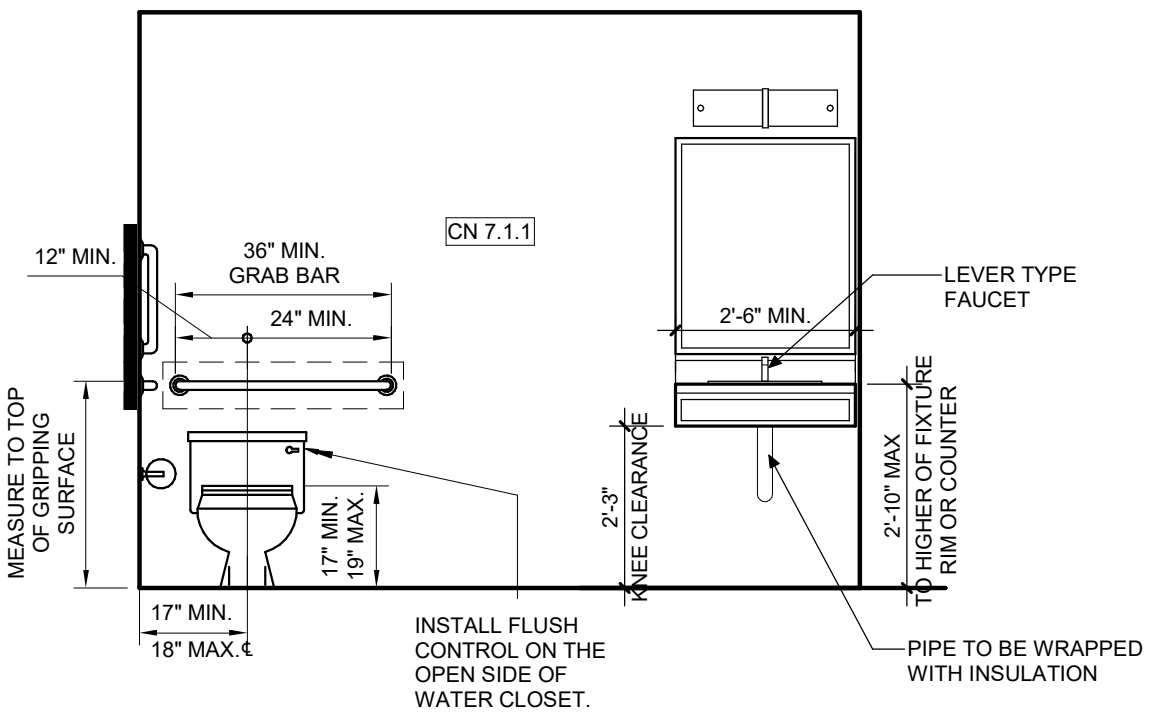
- TWO (2) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES. 1- 3BR UNIT IN BUILDING K AND 1- 2BR UNIT IN BUILDING T.
  - HORN AND STROBES OR SMOKE DETECTORS
  - STROBES FOR DOORBELL.
  - PROVIDE WIRELESS OR HARD-WIRED EMERGENCY ALERT SYSTEM INSTALLED. IT MUST INCLUDE A PULL CORD LOCATED IN EVERY BEDROOM AND BATHROOM THAT EITHER TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE DWELLING UNIT.

**SCOPE OF WORK - ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS**

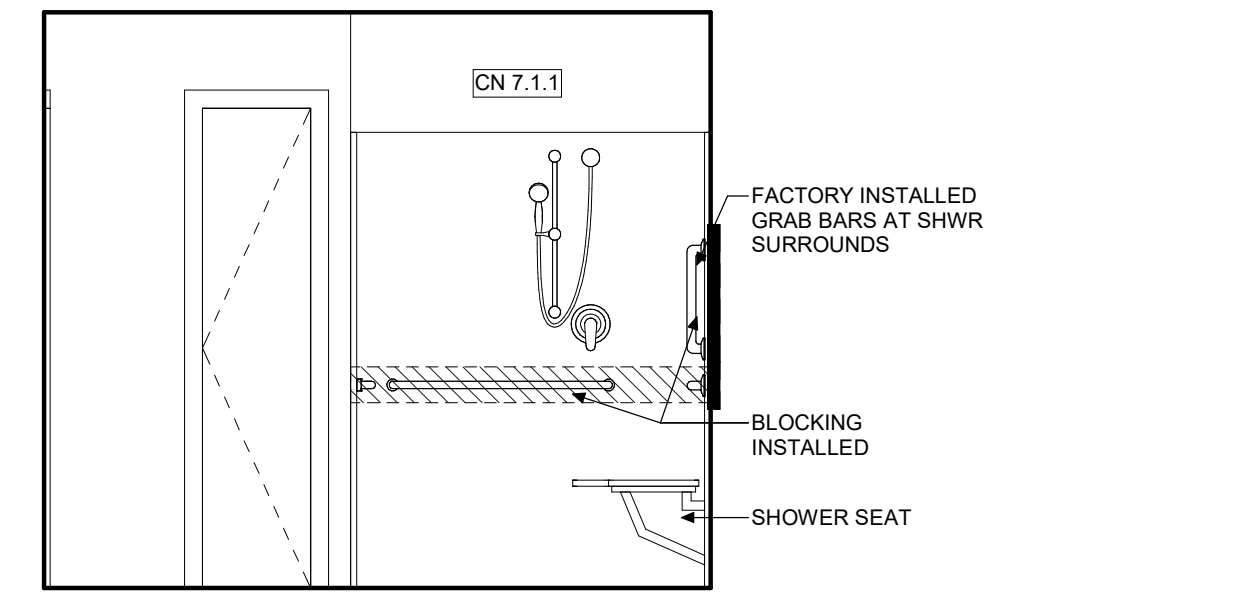
- FOUR (4) EXISTING UNITS (5%) TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS. IN ADDITION TO THE APPLICABLE SCOPE FOUND IN SECTION C, BELOW ARE ADDITIONAL SPECIFIC REQUIREMENTS FOR THE ACCESSIBLE UNIT UPGRADES / CONVERSIONS AT EXISTING 1 AND 2-BEDROOM UNITS. RE: SITE PLAN FOR LOCATIONS.
  - MUST CONTAIN A ROLL IN SHOWER WITH SLIP RESISTANT FLOOR AND:
    - BE ADA/ANSI COMPLIANT FROM MANUFACTURE.
    - HAVE FACTORY INSTALLED GRAB BARS.
    - HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE.
    - HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
    - APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED.
    - HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
    - SHOWER FLOOR MAY NOT BE USED FOR CODE REQUIRED 67" CLEAR FLOOR SPACE IN BATHROOMS.
  - THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT.
  - AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
  - WATER CLOSETS MUST BE CENTERED, AT A MINIMUM, 18 INCHES FROM SIDEWALLS.
  - ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK.
  - VANITY TOPS OR TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR.
  - PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS ARE PROHIBITED.
  - ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH FACTORY INSTALLED GRAB BARS.
  - PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION.
  - IF PROVIDING A WALL HUNG SINK IN AN ACCESSIBLE UNIT IT MUST HAVE SOLID BLOCKING BEHIND THE FIXTURE AND A RECESSED MEDICINE CABINET, OR A STORAGE CABINET MUST BE PROVIDED.
  - A WIRELESS OR HARD-WIRED CALL FOR AID STATION IS REQUIRED IN ALL BATHROOMS ALL SWITCHES AND RECEPTACLES TO BE UFAS (ADA) COMPLIANT IN HEIGHT.
  - UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD.
  - PASSAGE DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE DOOR KIT)
  - WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS.
  - APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES.
  - MILLWORK: REMOVE AND REPLACE ALL CABINETRY WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETRY IN KITCHENS AND BATHROOMS. RE: PLANS.
  - ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES.
  - PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW BE ADA COMPLIANT FIXTURES.
  - PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.

**NEW CONSTRUCTION - KEYED NOTES**

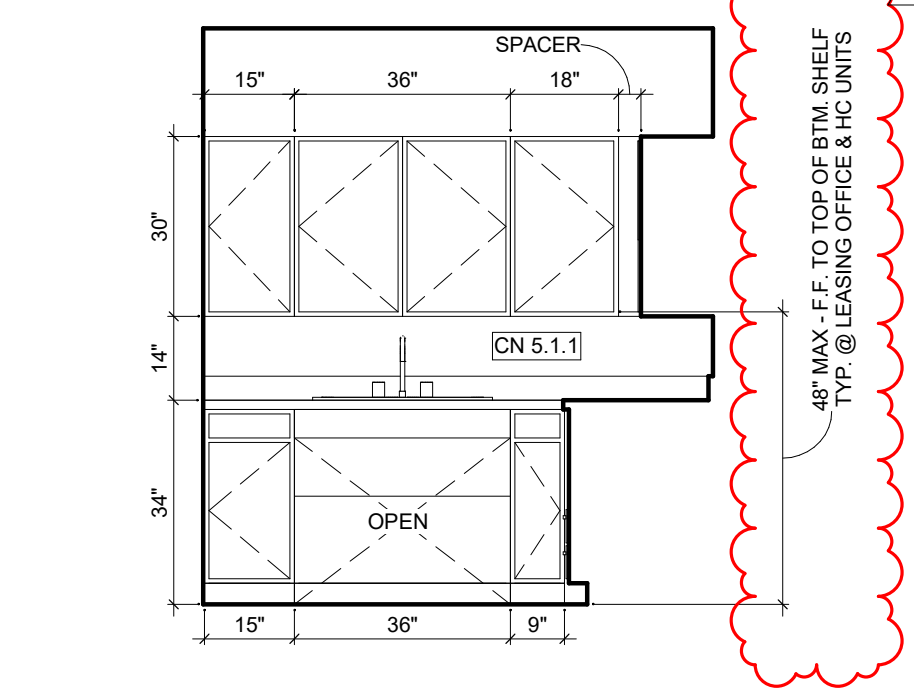
- (X) REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE
- CN 1.0 PROVIDE NEW PARTITION WALLS AS SHOWN. 2X4 STUDS AT 16" O.C. W/ 5/8" PTD. GYP BD. (EA. SIDE) & FULL BATT INSULATION. SECURE TO EXISTING SLAB W/ EXPANSION ANCHORS AT 24" O.C. SECURE TOP PLATE TO EXIST. CEILING JOISTS. TYPICAL AT HC UNITS.
- CN 1.1 REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING AND NEW GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.
- CN 1.2 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS.
- CN 1.3.1 REMOVE ALL EXISTING CARPET AND PAD AND PROVIDE NEW LVT FLOORING THROUGHOUT AT DESIGNATED ACCESSIBLE UNITS. PREP.
- CN 3.0 PROVIDE NEW CASER OPENING AS SHOWN.
- CN 3.1 PROVIDE NEW WINDOW TREATMENTS, TYPICAL ALL UNITS. WINDOWS, SLIDING GLASS DOORS, AND HALF LITE DOORS.
- CN 5.1.1 NEW ADA COMPLIANT KITCHENS AT HC UNITS:
  - ALL NEW CABINETRY AND COUNTERTOPS.
  - ALL NEW PLUMBING FIXTURES (SINKS AND FAUCETS).
  - ALL NEW ADA COMPLIANT APPLIANCES.
    - NEW SIDE BY SIDE REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.
    - NEW 30" ELECTRIC RANGE W/ FRONT CONTROLS
    - NEW RECIRCULATING RANGE HOOD. PROVIDE WIRING AND SWITCHES WITHIN REACH RANGE FOR HOODLIGHT OPERATION.
    - NEW BUILT IN MICROWAVE AS SHOWN
- CN 7.1.1 NEW ADA COMPLIANT BATHROOMS AT HC UNITS:
  - NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET. INSTALL GRAB BARS AS SHOWN OVER NEW BLOCKING IN WALL.
  - NEW ROLL IN SHOWER W/ SEAT AND GRAB BARS INSTALLED OVER BLOCKING IN WALL. NEW SURROUNDS WITH NEW WATERSENSE 1.5 GPM (MAX) FAUCET & 2.2 GPM (MAX) SHOWER HEAD W/ 60" LINE. NEW SHOWER VALVE AND TRIM.
  - NEW BATHROOM ACCESSORIES:
    - TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN COMPLIANT LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING IN WALL.
    - PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.



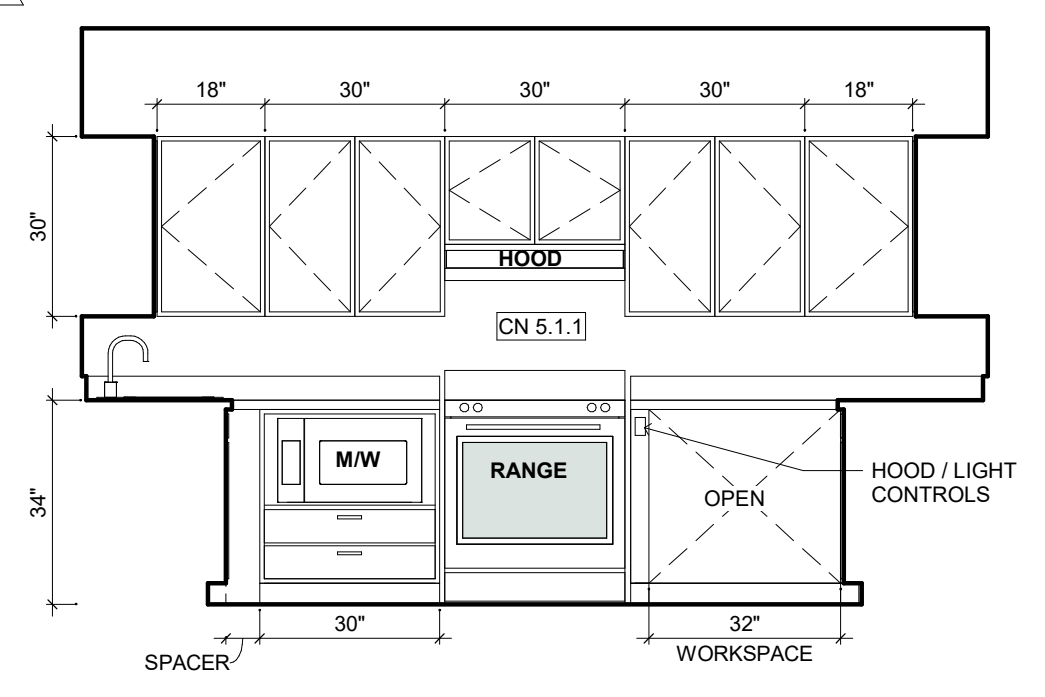
**3 1 BR HC - BATHROOM ELEV. 1**  
3/8" = 1'-0"



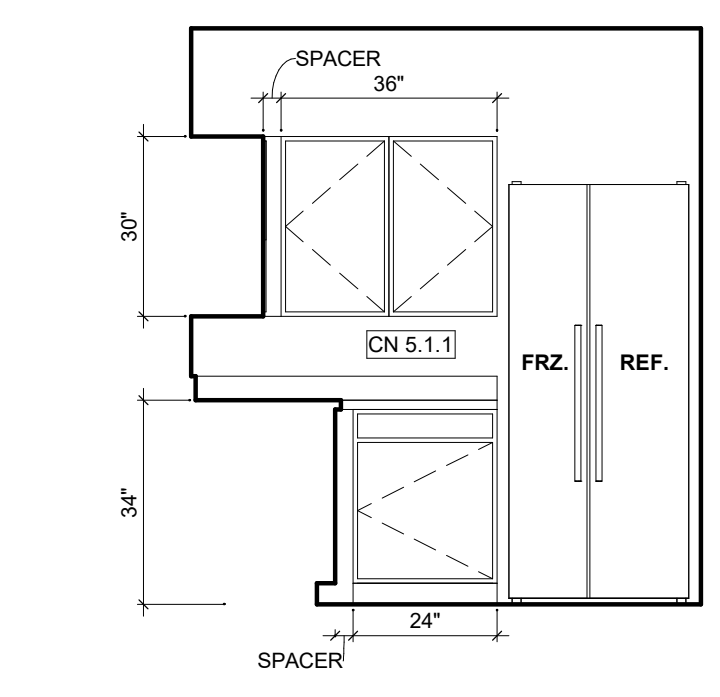
**4 1 BR HC - BATHROOM ELEV. 2**  
3/8" = 1'-0"



**5 1 BR HC - KITCHEN ELEV. 1**  
3/8" = 1'-0"



**6 1 BR HC - KITCHEN ELEV. 2**  
3/8" = 1'-0"



**7 1 BR HC - KITCHEN ELEV. 3**  
3/8" = 1'-0"

**REVISIONS**

1	07/10/21	ACC. REV 1

APPROVAL



**PINE HAVEN VILLAS APARTMENTS**  
1400 TRINITY DRIVE, COLUMBIA, SC 29209

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD. | BATOM ROUGE, LA 70817 | 512-588-2543



trucraftarchitecture.com

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ISSUED FOR: PERMITTING

JOB NUMBER: 20-15

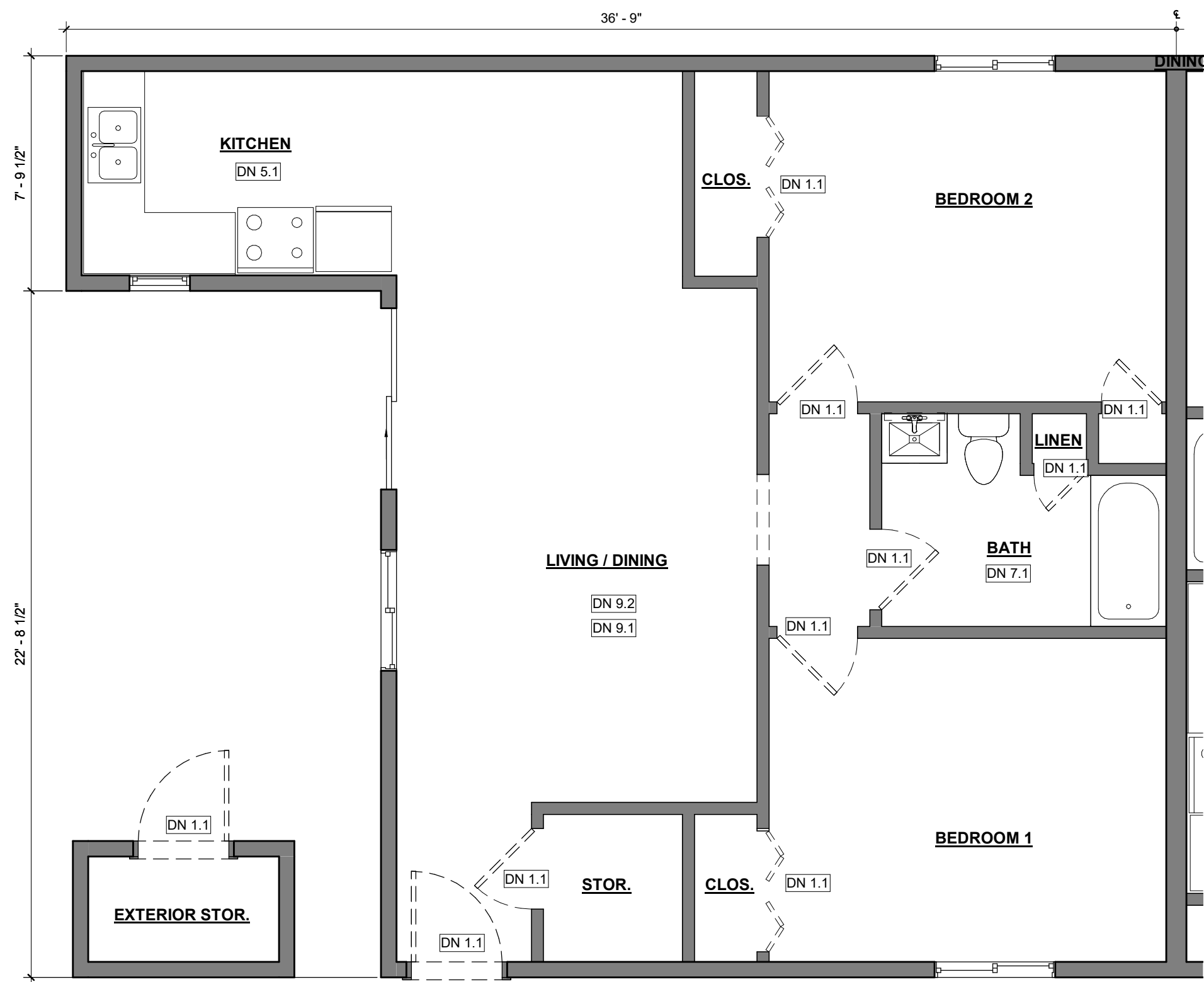
ISSUED: 05/31/2021

ENLARGED 1 BR HC UNIT PLANS AND ELEVATIONS

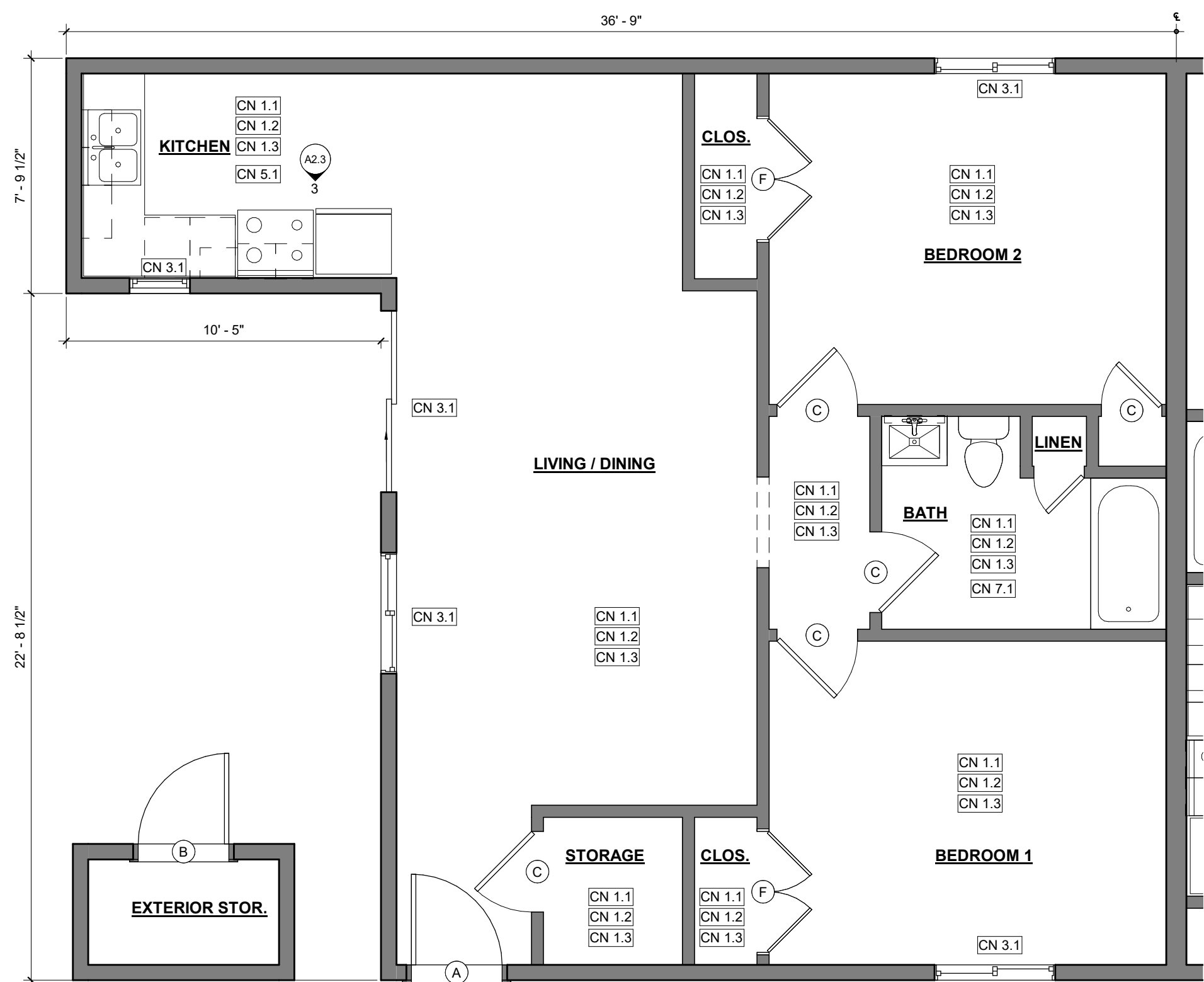
**A2.2**

PHASE: DD





**1 BR UNIT - DEMO**  
1/4" = 1'-0"



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

**KEYED NOTES - DEMOLITION**

DN 1.1 REMOVE EXISTING DOOR AND FRAME.

DN 5.1 KITCHEN; REMOVE ALL APPLIANCES. PREPARE FOR NEW. EXISTING RECENTLY REPLACED CABINETS AND FIXTURES TO REMAIN U.N.O. TYPICAL.

DN 7.1 BATHROOM; REMOVE EXISTING TUBS AND SURROUNDS, SHOWER HEADS, TOILETS, AND BATH ACCESSORIES. PREPARE SURFACES FOR NEW. EXISTING RECENTLY REPLACED VANITYS, SINKS, AND MED CABS TO REMAIN. U.N.O. TYPICAL.

DN 9.1 REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.

DN 9.2 REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS. TYPICAL ALL UNITS.

**NEW CONSTRUCTION - KEYED NOTES**

(X) REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE

REPLACE ALL EXISTING INTERIOR DOORS WITH NEW HOLLOW CORE SWING DOOR UNITS. RE: DOOR SCHEDULE

CN 1.1 REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP. BD. IS REPLACED AT WET WALLS. USE MOISTURE RESISTANT GYP. BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.

CN 1.2 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS

CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.

CN 3.1 PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.

CN 5.1 NEW KITCHENS:

- ALL NEW APPLIANCES:
  - NEW REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.
  - NEW 30" ELECTRIC RANGE
  - NEW RECIRCULATING OVER-THE-RANGE MICROWAVE HOOD COMBO WITH RANGE QUEENS
- EXISTING RECENTLY REPLACED CABINETS TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.

CN 7.1 NEW BATHROOMS:

- NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET
- NEW BATHTUB AND SURROUND WITH NEW WATERSENSE 1.5 GPM (MAX) FAUCET & 2.2 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM.
- NEW BATHROOM ACCESSORIES:
  - TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING.
  - PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

**SCOPE OF WORK UNIT INTERIORS**

1. FINISHES:

- WALLS (TYPICAL ALL ROOMS); REPAIR AND PREP ALL EXISTING GYP. BD. WALLS AND WOOD BASE BOARD. REPLACE GYP. BD. AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP. WALLS AND BASE BOARDS (MATCH EXISTING COLOR).
- CEILINGS (TYPICAL ALL ROOMS); REPAIR AND PREP ALL EXISTING GYP. BOARD CEILINGS. REPLACE GYP. BD. AREAS IN DISREPAIR WITH LIKE KIND. TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP. BD. CEILINGS (MATCH EXISTING COLOR).
- FLOORING (TYPICAL ALL ROOMS); PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.
- PAINT FINISH (TYPICAL); PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, NEW DOORS, NEW BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.

2. INTERIOR DOORS:

- REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER UNIT).
- NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT 3/4".
- PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.
- PROVIDE ALL NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.

3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.

4. LIVING / DINING ROOMS:

- LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
- FLOORING: RE: 1. FINISHES.

5. KITCHENS:

- REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND ICE MAKER.
  - PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.
- RANGES:
  - NEW ELECTRIC GAS RANGES.
  - NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS.
  - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
  - NEW ANTI-TIP DEVICES.
- NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
- FLOORING: RE: 1. FINISHES.
- PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
- LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES.

6. BEDROOMS:

- LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
- FLOORING: RE: 1. FINISHES.
- CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.
- PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.

7. BATHROOMS:

- TUBS / SHOWERS:
  - REPLACE EXISTING TILE SURROUNDS AND TUBS. PROVIDE NEW FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP. BEHIND NEW SURROUNDS.
  - REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
- TOILET: REPLACE ALL COMMODOES WITH WATERSENSE EFFICIENT .8 GPF WITH SEATS.
- ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
- FLOORING: RE: 1. FINISHES.
- PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
- EXHAUST FAN:
  - REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN.
  - INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).
- LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
- ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
- CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
- ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

**WALL LEGEND**

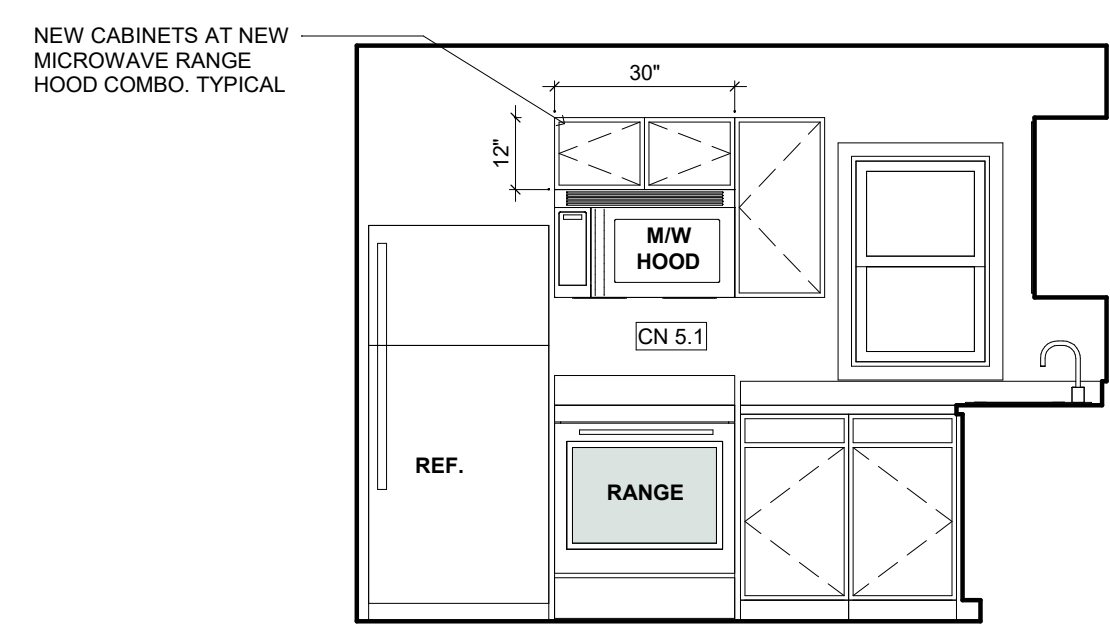
EXISTING WALL

DEMOLISHED WALL

NEW WALL

**NEW APPLIANCE SCHEDULE (TYPICAL)**

- REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
  - 14 CUBIC FT MIN.
- RANGES & HOODS:
  - NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.
  - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
  - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
  - INSTALL SPLASH PANELS AT ALL RANGES \*NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.



**3 BR - KITCHEN ELEV. 1**  
3/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

APPROVAL



**PINE HAVEN VILLAS APARTMENTS**  
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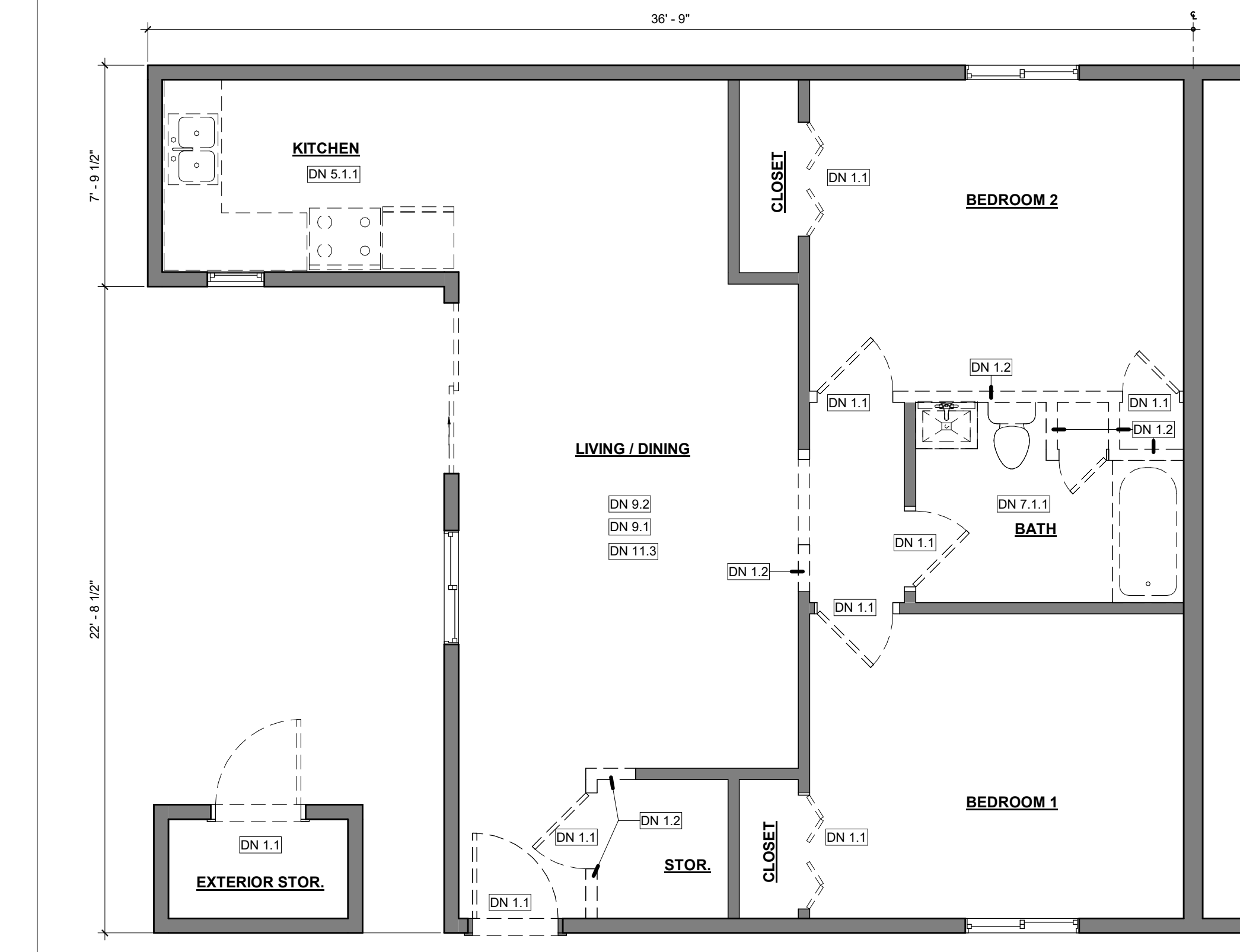
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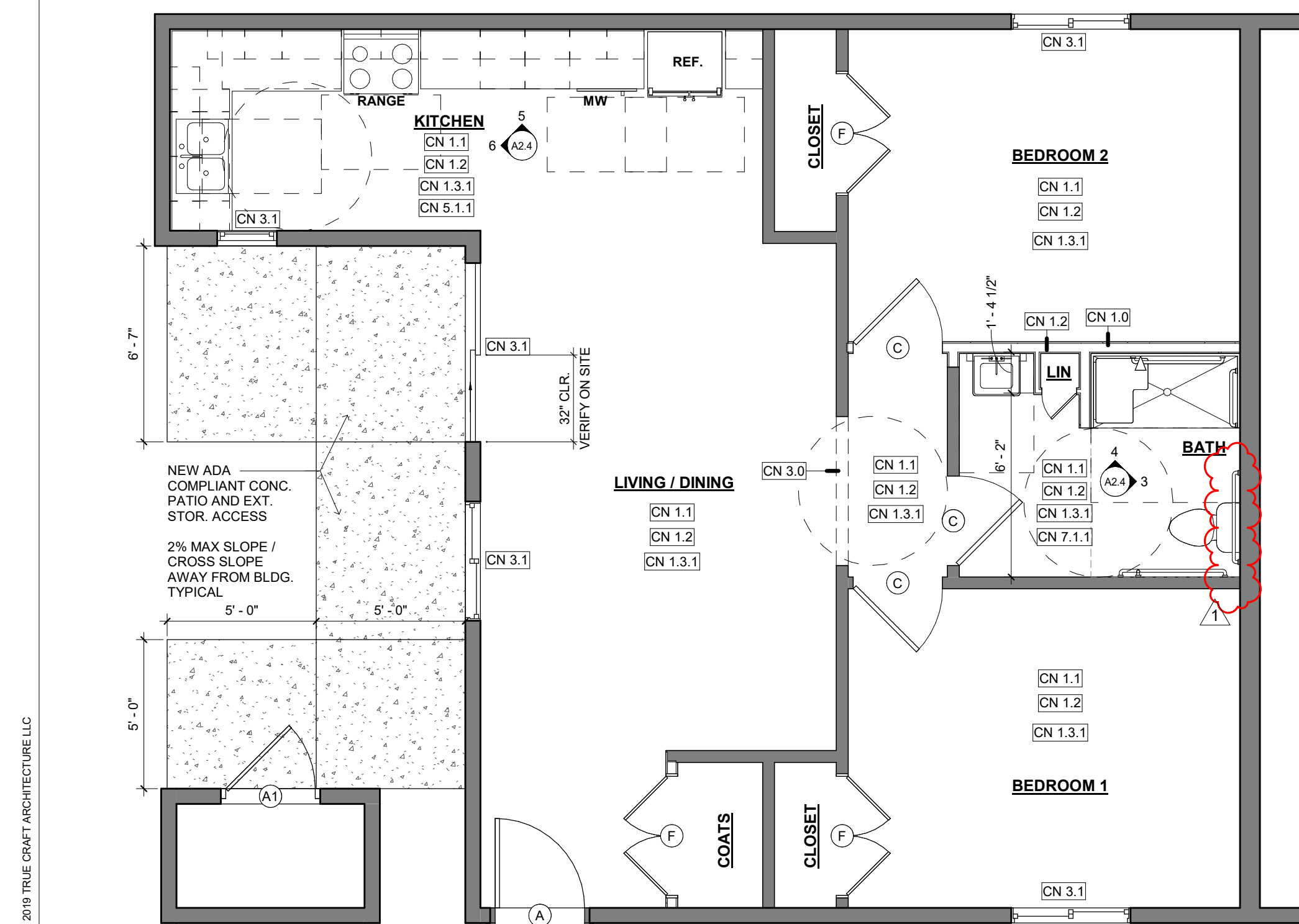
ENLARGED 2 BR UNIT PLANS AND ELEVATIONS

**A2.3**  
PHASE: DD

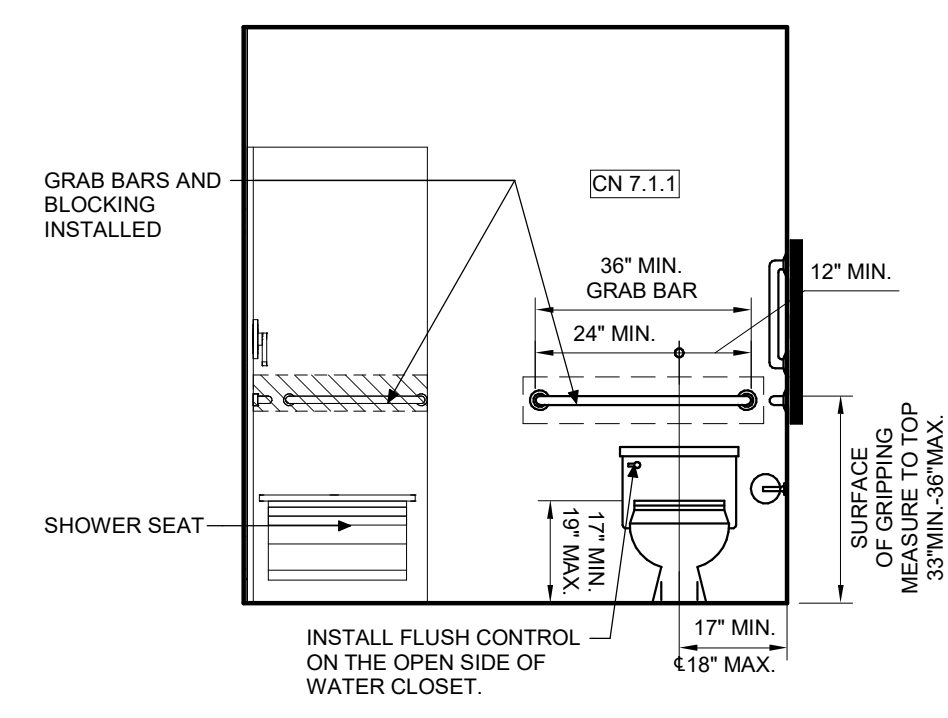




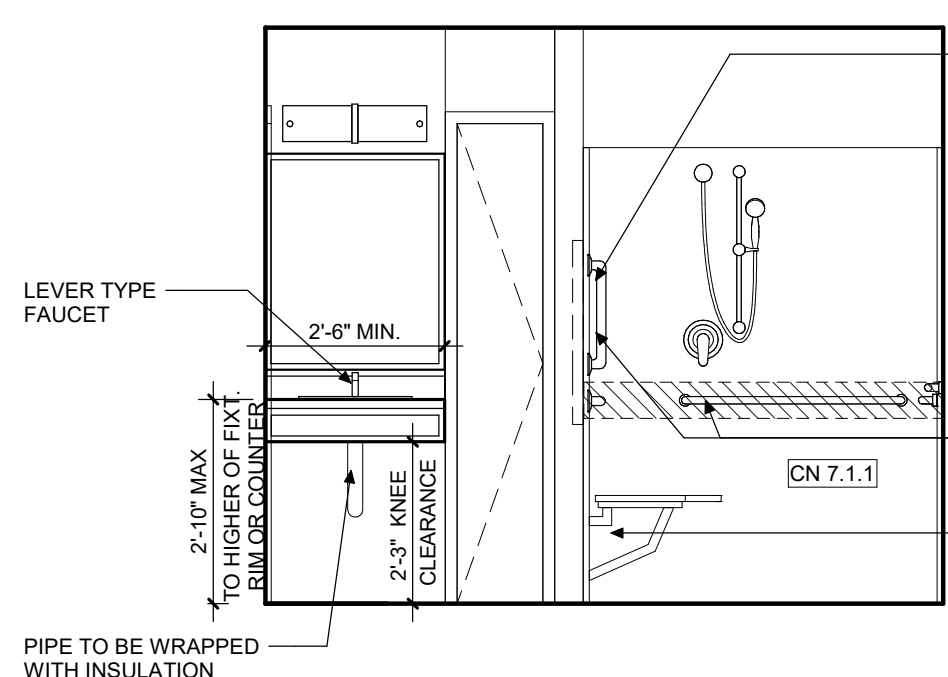
**1 BR UNIT HC - DEMO**  
1/4" = 1'-0"



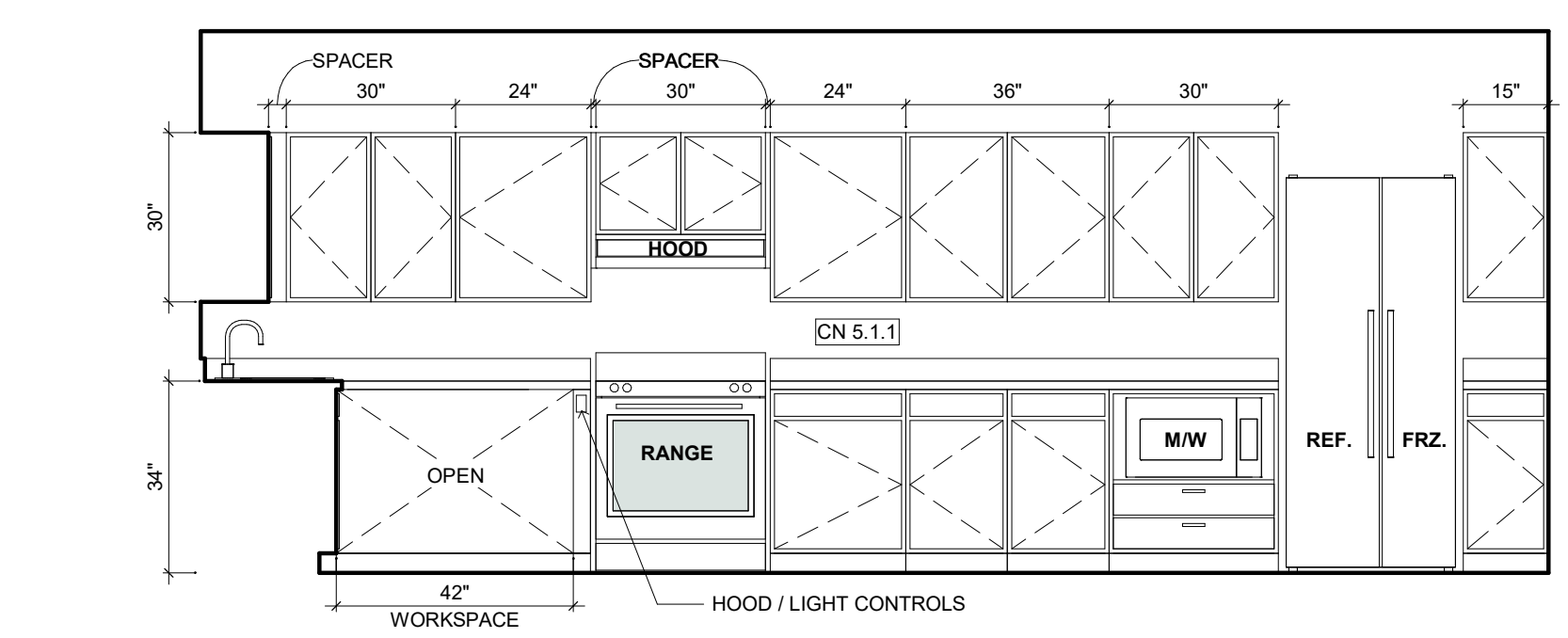
**2 BR UNIT HC - NEW**  
1/4" = 1'-0"



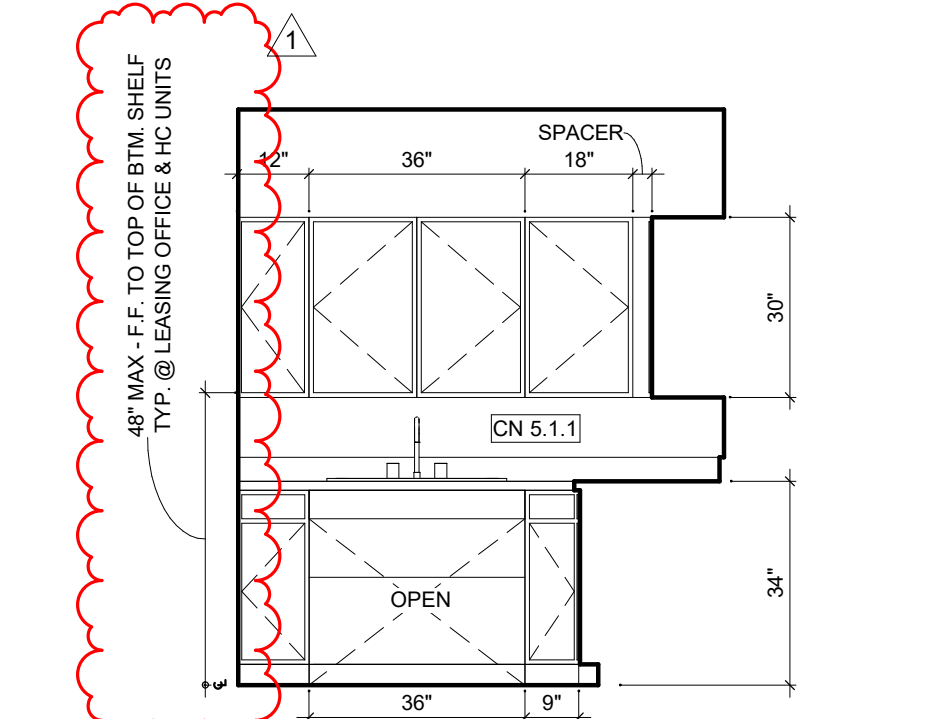
**3 BR HC - BATHROOM ELEV. 1**  
3/8" = 1'-0"



**4 BR HC - BATHROOM ELEV. 2**  
3/8" = 1'-0"



**5 BR HC - KITCHEN ELEV. 1**  
3/8" = 1'-0"



**6 BR HC - KITCHEN ELEV. 2**  
3/8" = 1'-0"

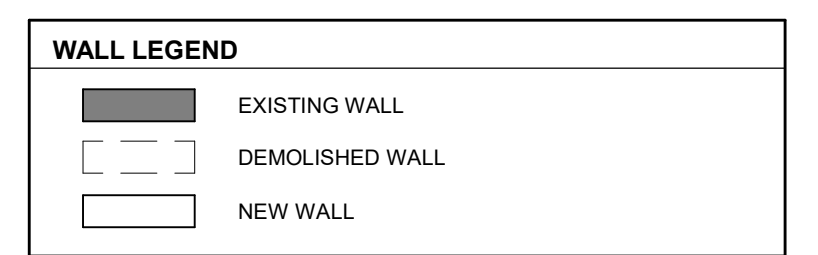
- ACCESSIBILITY CONSULTANT NOTES:**
- AT UPPER CABINETS, THE TOP OF THE LOWEST SHELF SHOULD BE WITHIN 48" FROM FINISH FLOOR.
  - PROVIDE NEW ADA COMPLIANT HARDWARE AT EXISTING WINDOWS. OPERABLE PARTS SHOULD BE ACCESSIBLE AND WITHIN A REACH RANGE OF 48" ABOVE FINISH FLOOR. (NO PINCHING, TWISTING, AND TURNING OF THE WRIST.) THIS SHOULD INCLUDE ALL ROOMS EXCEPT KITCHEN AND BATH.
  - ENSURE THAT THE PATIO DOOR HAS A MINIMUM CLEAR OPENING OF 32" IN ADDITION, REPLACE ALL NONCOMPLIANT THRESHOLDS. (12" MAX WITH 1/2 BEVEL.) 3/4" ALLOWED IN EXISTING CONSTRUCTION OR WITH SLIDERS.)
  - GRAB BARS TO BE INSTALLED WITHIN 33" TO 36" TO THE TOP SURFACE OF THE GRAB BAR. PROVIDE CONCEALED 2X BLOCKING IN WALLS AT ALL GRAB BAR LOCATIONS. ENSURE THAT THERE IS A MINIMUM OF 36" MINIMUM CLEARANCE IS MAINTAINED IN THE HALL (INCLUDING TRIM ELEMENTS). NOTIFY ARCHITECT IF EXISTING CLEARANCE IS LESS THAN 36" IN ANY DESIGNATED UNITS.
  - TOILET FLUSH VALVES ARE TO BE LOCATED ON THE OPEN SIDE OF THE RESTROOM.
  - A MAXIMUM DEPTH OF 24" FROM OUTSIDE FACE IS ALLOWED IN SHALLOW CLOSETS IF A 32" DOOR CLEARANCE IS NOT PROVIDED. RE: DRAWINGS.
  - GRAB BARS BEHIND TOILETS TO BE 36" LONG AND NOT INTERFERE WITH THE LAVATORY.
  - THE ELECTRICAL PANEL SHOULD BE LOCATED ON AN ACCESSIBLE ROUTE AND WITHIN THE 48" A.F.F. REACH RANGE. RELOCATE PER MEP PLANS.
  - THE LOCATION OF SWITCHES FOR THE HOOD FAN AND LIGHT ARE TO BE LOCATED NEXT TO RANGE ADJACENT TO ROLL UNDER WORK SPACE.
  - ALL SWITCHES TO BE RELOCATED TO BE WITHIN REACH RANGE. RE: G3.1
  - AT NEW ROLL-IN SHOWERS:
    - THE SEAT, GRAB BARS AND CONTROLS SHOULD BE LOCATED ON THE OPEN SIDE.
    - THE SLAB IS TO BE RECESSED TO ACCOMMODATE A ROLL-IN SHOWER. THRESHOLD IN ROLL-IN TYPE SHOWERS COMPARTMENTS SHALL BE 1/2" MAXIMUM HEIGHT.
  - SEE SITE PLAN FOR NEWLY DESIGNATED ACCESSIBLE ROUTE AND ASSOCIATED WORK. RE: ACCESSIBILITY CONSULTANTS REPORT FOR AREAS TO BE ADDRESSED.
  - ALL MOBILITY AND HEARING AND SIGHT-IMPAIRED UNITS MUST HAVE A WIRELESS OR HARD-WIRED EMERGENCY ALERT SYSTEM INSTALLED, INCLUDING A PULL CORD LOCATED IN EVERY BEDROOM AND BATHROOM THAT EITHER TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE DWELLING UNIT.

- SCOPE OF WORK UNIT INTERIORS**
- FINISHES:
    - WALLS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARDS. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND, MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR).
    - CEILING (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP BOARD CEILINGS. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP BD CEILINGS (MATCH EXISTING COLOR).
    - FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.
    - PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, NEW DOORS, NEW BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
  - INTERIOR DOORS:
    - REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER UNIT).
    - NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT 3/4".
    - PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.
    - PROVIDE ALL NEW EXTERIOR DOOR HARDWARE INCLUDING HINGES. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.
  - WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
  - LIVING / DINING ROOMS:
    - LIGHTING: LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
    - FLOORING: RE: 1. FINISHES.
  - KITCHENS:
    - REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND ICE MAKER.
    - RANGES:
      - NEW ELECTRIC GAS RANGES.
      - NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS.
      - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
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  - BEDROOMS:
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    - FLOORING: RE: 1. FINISHES.
    - CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WYR SHELVING.
    - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
  - BATHROOMS:
    - TUBS / SHOWERS:
      - REPLACE EXISTING TILE SURROUNDS AND TUBS. PROVIDE NEW FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.
      - REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
    - TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEATS. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
    - FLOORING: RE: 1. FINISHES.
    - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
    - EXHAUST FAN:
      - REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN.
      - INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).
    - LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

- SCOPE OF WORK - AV UNIT INTERIOR UPGRADES / CONVERSIONS**
- TWO (2) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES. 1 - 3BR UNIT IN BUILDING K AND 1 - 2BR UNIT IN BUILDING T
    - Horns and Strobes or Smoke Detectors
    - STROBES FOR DOORBELL.
    - PROVIDE WIRELESS OR HARD-WIRED EMERGENCY ALERT SYSTEM INSTALLED. IT MUST INCLUDE A PULL CORD LOCATED IN EVERY BEDROOM AND BATHROOM THAT EITHER TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE DWELLING UNIT.

- SCOPE OF WORK - ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS**
- FOUR (4) EXISTING UNITS (5%) TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS. IN ADDITION TO THE APPLICABLE SCOPE FOUND IN SECTION C. BELOW ARE ADDITIONAL SPECIFIC REQUIREMENTS FOR THE ACCESSIBLE UNIT UPGRADES / CONVERSIONS AT EXISTING 1 AND 2-BEDROOM UNITS. RE: SITE PLAN FOR LOCATIONS.
    - MUST CONTAIN A ROLL IN SHOWER WITH SLIP RESISTANT FLOOR AND:
      - BE ADA/ANSI COMPLIANT FROM MANUFACTURE.
      - HAVE FACTORY INSTALLED GRAB BARS.
      - HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE.
      - HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
      - APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED.
      - HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
    - SHOWER FLOOR MAY NOT BE USED FOR CODE REQUIRED 67" CLEAR FLOOR SPACE IN BATHROOMS.
    - THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT.
    - AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
    - WATER CLOSETS MUST BE CENTERED, AT A MINIMUM, 18 INCHES FROM SIDEWALLS.
    - VANITY TOPS OR TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR.
    - PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS ARE PROHIBITED.
    - ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH "FACTORY-INSTALLED GRAB BARS"
    - PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION.
    - IF PROVIDING A WALL HUNG SINK IN AN ACCESSIBLE UNIT IT MUST HAVE SOLID BLOCKING BEHIND THE FIXTURE AND A RECESSED MEDICINE CABINET, OR A STORAGE CABINET MUST BE PROVIDED.
    - A WIRELESS OR HARD-WIRED CALL FOR AID STATION IS REQUIRED IN ALL BATHROOMS ALL SWITCHES AND RECEPTACLES TO BE UFAS (ADA) COMPLIANT IN HEIGHT.
    - UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD.
    - PASSAGE DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE DOOR KIT).
  - WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS.
  - APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES.
  - MILLWORK: REMOVE AND REPLACE ALL CABINETS WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETS IN KITCHENS AND BATHROOMS. RE: PLANS
  - ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES
  - PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW BE ADA COMPLIANT FIXTURES.
  - PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
  - IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
  - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
  - CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
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  - CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
  - ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.



- NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)**
- REFRIGERATORS: NEW ADA COMPLIANT (SIDE BY SIDE) FROST-FREE ENERGY STAR REFRIGERATORS WITH ICE MAKER / WATER DISPENSER.
    - 14 CUBIC FT MIN. @ 1 & 2 BEDROOM UNITS.
  - RANGES & HOODS:
    - NEW ADA COMPLIANT 30" ELEC. RANGES & RECIRCULATING HOODS WITH FRONT CONTROLS.
    - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
    - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
    - INSTALL SPLASH PANELS AT ALL RANGES.
  - MICROWAVES: NEW ADA COMPLIANT BUILT-IN MICROWAVE LOCATED WITHIN REACH RANGE.
- \*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

- KEYED NOTES - DEMOLITION**
- DN 1.1 REMOVE EXISTING DOOR AND FRAME.
  - DN 1.2 REMOVE PORTION OF INTERIOR PARTITION WALL. VERIFY EXISTING WALLS ARE NON LOAD BEARING ON SITE PRIOR TO REMOVAL.
  - DN 5.1.1 DEMO KITCHEN: REMOVE ALL EXISTING CABINETS, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW, TYPICAL.
  - DN 7.1.1 DEMO BATHROOM: REMOVE ALL EXISTING VANITY, SINK, TOILET, TUBS AND SURROUNDS, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW, TYPICAL.
  - DN 9.1 REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
  - DN 9.2 REMOVE EXISTING HVAC EQUIPMENT, AIR HANDLERS AND CONDENSING UNITS. TYPICAL ALL UNITS.
  - DN 11.3 DEMO FLOORING: REMOVE ALL CARPET AND PAD AND EXISTING TILE DOWN TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING. TYPICAL ENTIRE UNIT AT HC UNITS.

- NEW CONSTRUCTION - KEYED NOTES**
- REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE
  - PROVIDE NEW PARTITION WALLS AS SHOWN. 2X4 STUDS AT 16" O.C. W/ 5/8" PTD. GYP BD. (EA. SIDE) & FULL BATT INSULATION. SECURE TO EXISTING SLAB W/ EXPANSION ANCHORS AT 24" O.C. SECURE TOP PLATE TO EXIST. CEILING JOISTS. TYPICAL AT HC UNITS.
  - REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING AND NEW GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.
  - NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS
  - REMOVE ALL EXISTING CARPET AND PAD AND PROVIDE NEW LVT FLOORING THROUGHOUT AT DESIGNATED ACCESSIBLE UNITS. PREP
  - PROVIDE NEW CASED OPENING AS SHOWN.
  - PROVIDE NEW WINDOW TREATMENTS, TYPICAL ALL UNITS. WINDOWS, SLIDING GLASS DOORS, AND HALF LITE DOORS.
  - NEW ADA COMPLIANT KITCHENS AT HC UNITS:
    - ALL NEW CABINETS AND COUNTERTOPS.
    - ALL NEW PLUMBING FIXTURES (SINKS AND FAUCETS)
    - ALL NEW ADA COMPLIANT APPLIANCES.
      - NEW SIDE BY SIDE REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.
      - NEW 30" ELECTRIC RANGE W/ FRONT CONTROLS
      - NEW RECIRCULATING RANGE HOOD. PROVIDE WIRING AND SWITCHES WITHIN REACH RANGE FOR HOODLIGHT OPERATION.
      - NEW BUILT IN MICROWAVE AS SHOWN
  - NEW ADA COMPLIANT BATHROOMS AT HC UNITS:
    - NEW WATERSENSE 1.6 GPM (MAX) LOW FLOW TOILET. INSTALL GRAB BARS AS SHOWN OVER NEW BLOCKING IN WALL.
    - NEW ROLL IN SHOWER W/ SEAT AND GRAB BARS INSTALLED OVER BLOCKING IN WALL. NEW SURROUNDS WITH NEW WATERSENSE 1.5 GPM (MAX) FAUCET & 2.2 GPM (MAX) SHOWER HEAD W/ 60" LINE. NEW SHOWER VALVE, TRIM AND TRIM.
    - NEW BATHROOM ACCESSORIES:
      - TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN COMPLIANT LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING IN WALL.
      - PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

**REVISIONS**

1	07/10/21	ACC. REV 1



**PINE HAVEN VILLAS APARTMENTS**  
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**ISSUED FOR:** PERMITTING

**JOB NUMBER:** 20-15

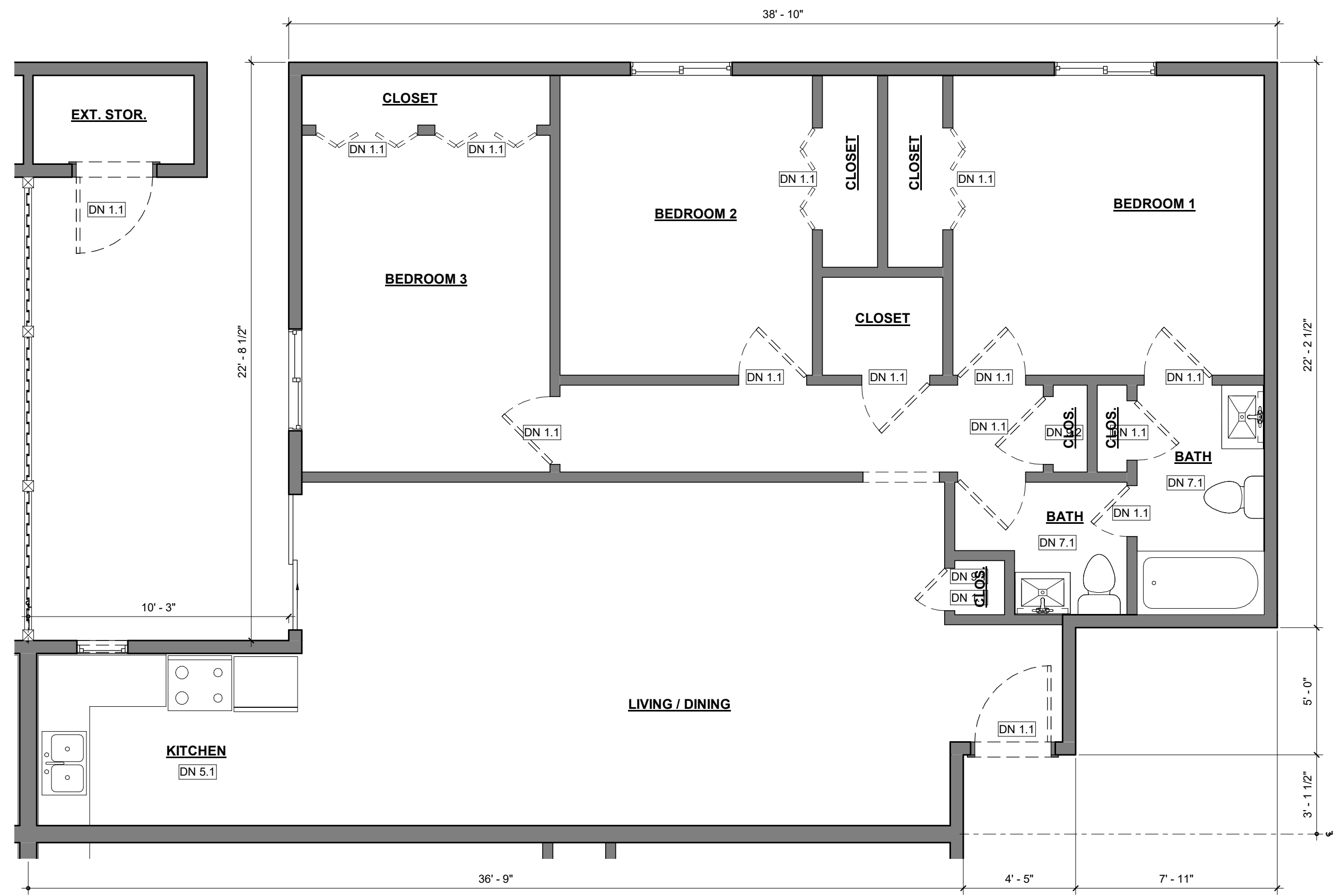
**ISSUED:** 05/31/2021

**ENLARGED 2 BR HC UNIT PLANS AND ELEVATIONS**

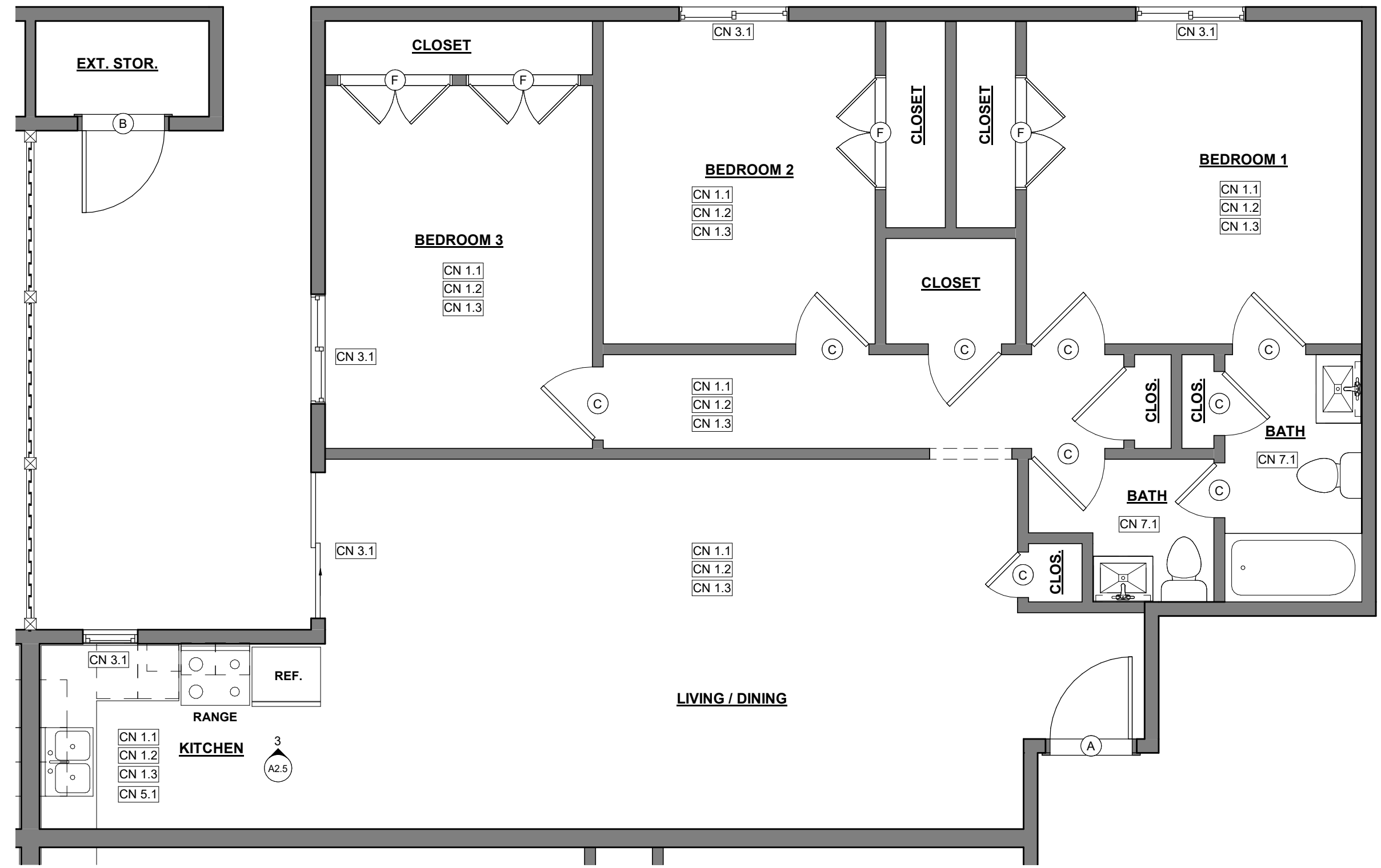
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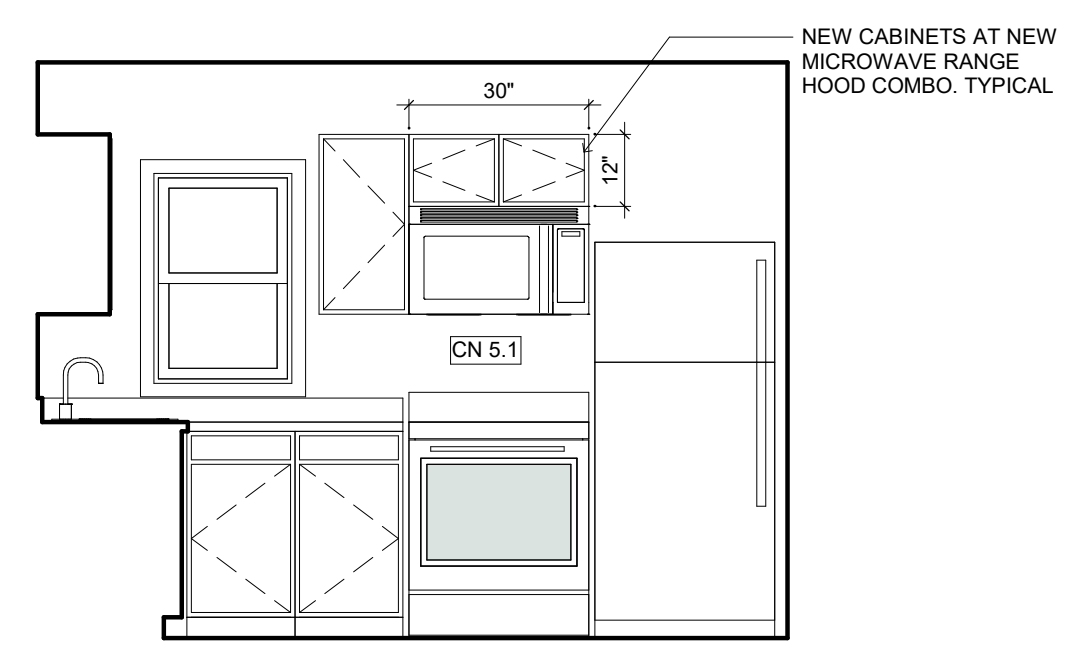




**1 3 BR UNIT - DEMO**  
1/4" = 1'-0"



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



**3 3 BR UNIT KITCHEN ELEV. 1**  
3/8" = 1'-0"

**SCOPE OF WORK UNIT INTERIORS**

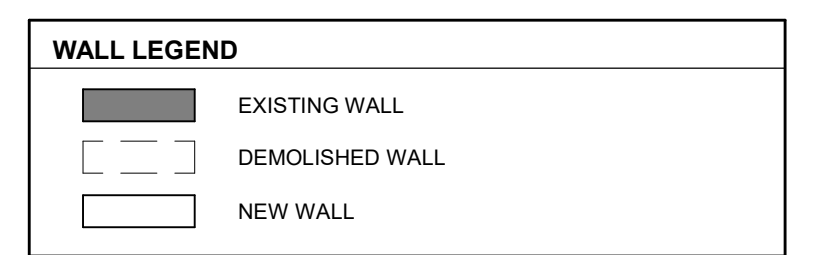
- FINISHES:
  - WALLS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR).
  - CEILINGS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP BOARD CEILINGS. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP BD CEILINGS (MATCH EXISTING COLOR).
  - FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.
  - PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, NEW DOORS, NEW BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
- INTERIOR DOORS:
  - REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER UNIT).
  - NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT 3/4".
  - PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.
  - PROVIDE ALL NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.
- WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
- LIVING / DINING ROOMS:
  - LIGHTING: LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
  - FLOORING: RE: 1. FINISHES.
- KITCHENS:
  - REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND ICE MAKER.
  - RANGES:
    - NEW ELECTRIC GAS RANGES.
    - NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS.
    - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
    - NEW ANTI-TIP DEVICES.
  - NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
  - FLOORING: RE: 1. FINISHES.
  - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
  - LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES.
- BEDROOMS:
  - LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
  - FLOORING: RE: 1. FINISHES.
  - CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.
  - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
- BATHROOMS:
  - TUBS / SHOWERS:
    - REPLACE EXISTING TILE SURROUNDS AND TUBS. PROVIDE NEW FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.
    - REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
  - TOILET: REPLACE ALL COMMODOES WITH WATERSENSE EFFICIENT .8 GPF WITH SEATS.
  - ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
  - FLOORING: RE: 1. FINISHES.
  - PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
  - EXHAUST FAN:
    - REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN.
    - INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENTLIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).
  - LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

**SCOPE OF WORK - AV UNIT INTERIOR UPGRADES / CONVERSIONS**

- TWO (2) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES. 1- 3BR UNIT IN BUILDING K AND 1- 2BR UNIT IN BUILDING T
  - HORN AND STROBES FOR SMOKE DETECTORS
  - STROBES FOR DOORBELL
  - PROVIDE WIRELESS OR HARD-WIRED EMERGENCY ALERT SYSTEM INSTALLED. IT MUST INCLUDE A PULL CORD LOCATED IN EVERY BEDROOM AND BATHROOM THAT EITHER TRIGGERS AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE DWELLING UNIT.

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
- ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
- CONTRACTOR TO REFER TO SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
- ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.



**NEW APPLIANCE SCHEDULE (TYPICAL)**

- REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
  - 14 CUBIC FT MIN.
- RANGES & HOODS:
  - NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.
  - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
  - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
  - INSTALL SPLASH PANELS AT ALL RANGES \*NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

**KEYED NOTES - DEMOLITION**

DN 1.1 REMOVE EXISTING DOOR AND FRAME.

DN 5.1 KITCHEN: REMOVE ALL APPLIANCES. PREPARE FOR NEW EXISTING RECENTLY REPLACED CABINETS AND FIXTURES TO REMAIN U.N.O. TYPICAL.

DN 7.1 BATHROOM: REMOVE EXISTING TUB AND SURROUNDS, SHOWER HEADS, TOILETS, AND BATH ACCESSORIES. REPLACE VANITYS, SINKS, AND MED CABS TO REMAIN. U.N.O. TYPICAL.

DN 9.1 REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.

DN 9.2 REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS. TYPICAL ALL UNITS.

**NEW CONSTRUCTION - KEYED NOTES**

(X) REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE

REPLACE ALL EXISTING INTERIOR DOORS WITH NEW HOLLOW CORE SWING DOOR UNITS. RE: DOOR SCHEDULE

CN 1.1 REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.

CN 1.2 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS

CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.

CN 3.1 PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.

CN 5.1 NEW KITCHENS:
 

- ALL NEW APPLIANCES:
  - NEW REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.
  - NEW 30" ELECTRIC RANGE
  - NEW RECIRCULATING OVER-THE-RANGE MICROWAVE HOOD COMBO WITH RANGE QUEENS
- EXISTING RECENTLY REPLACED CABINETS TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.

CN 7.1 NEW BATHROOMS:
 

- NEW WATERSENSE 1.6 GPM (MAX) LOW FLOW TOILET
- NEW BATHTUB AND SURROUND WITH NEW WATERSENSE 1.5 GPM (MAX) FAUCET & 2.2 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM.
- NEW BATHROOM ACCESSORIES:
  - TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING.
  - PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

**REVISIONS**

NO.	DESCRIPTION	DATE

**APPROVAL**



**PINE HAVEN VILLAS APARTMENTS**  
1400 TRINITY DRIVE, COLUMBIA, SC 29209

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**ISSUED FOR:**  
PERMITTING

**JOB NUMBER:** 20-15

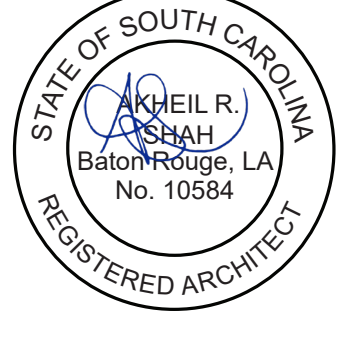
**ISSUED:** 05/31/2021

ENLARGED 3 BR UNIT PLANS AND ELEVATIONS

**A2.5**

**PHASE:** DD





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ISSUED FOR:  
 PERMITTING  
 JOB NUMBER: 20-15  
 ISSUED: 05/31/2021

ENLARGED 1, 2, & 3 BR UNITS MEP PLANS

A3.1

PHASE: DD

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
  - IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
  - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
  - CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
  - ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
  - CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
  - ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

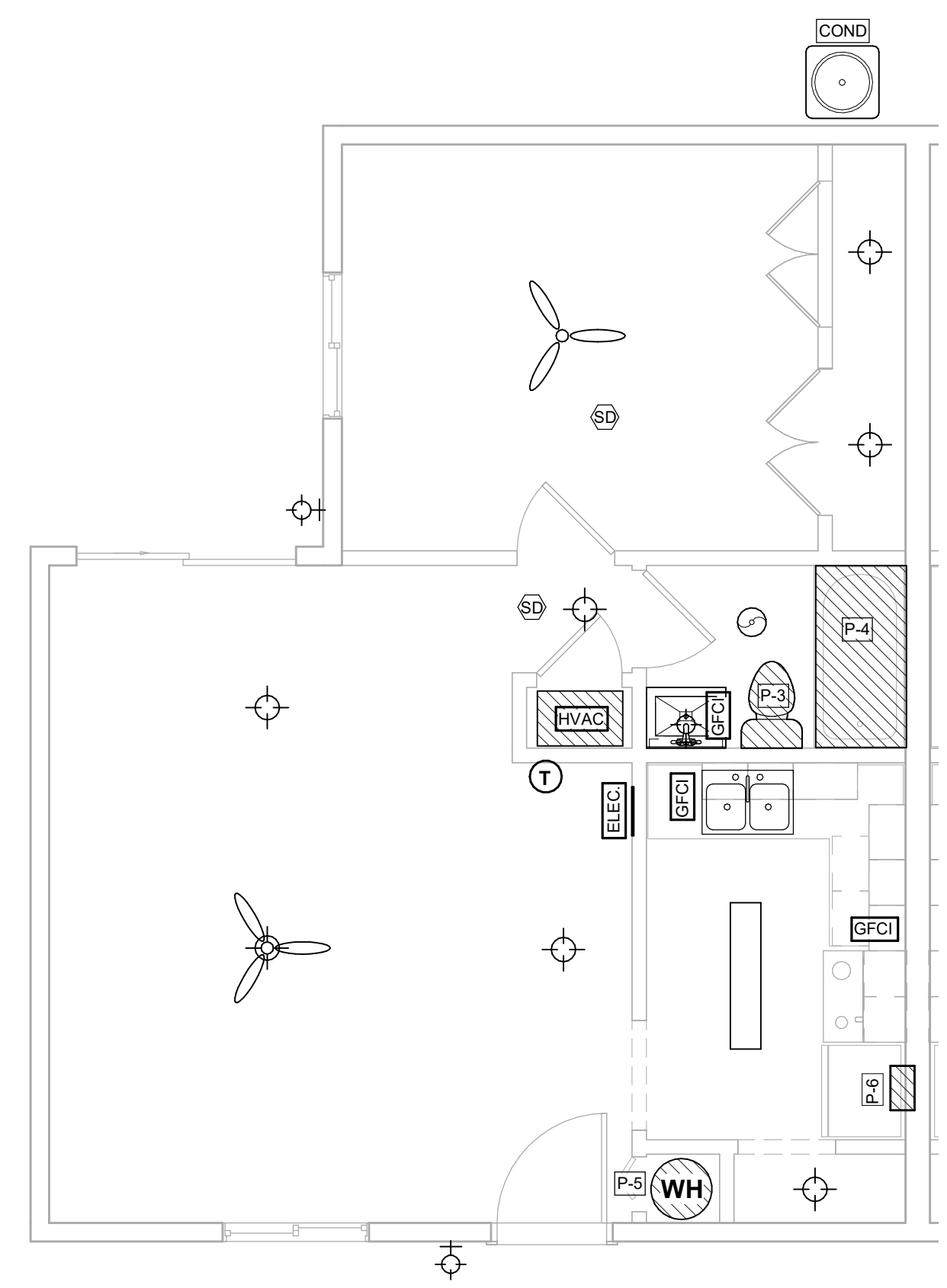
- WALL LEGEND**
- EXISTING WALL
  - DEMOLISHED WALL
  - NEW WALL

- NEW APPLIANCE SCHEDULE (TYPICAL)**
- REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
    - 14 CUBIC FT MIN.
  - RANGES & HOODS:
    - NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.
    - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
    - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
    - INSTALL SPLASH PANELS AT ALL RANGES. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

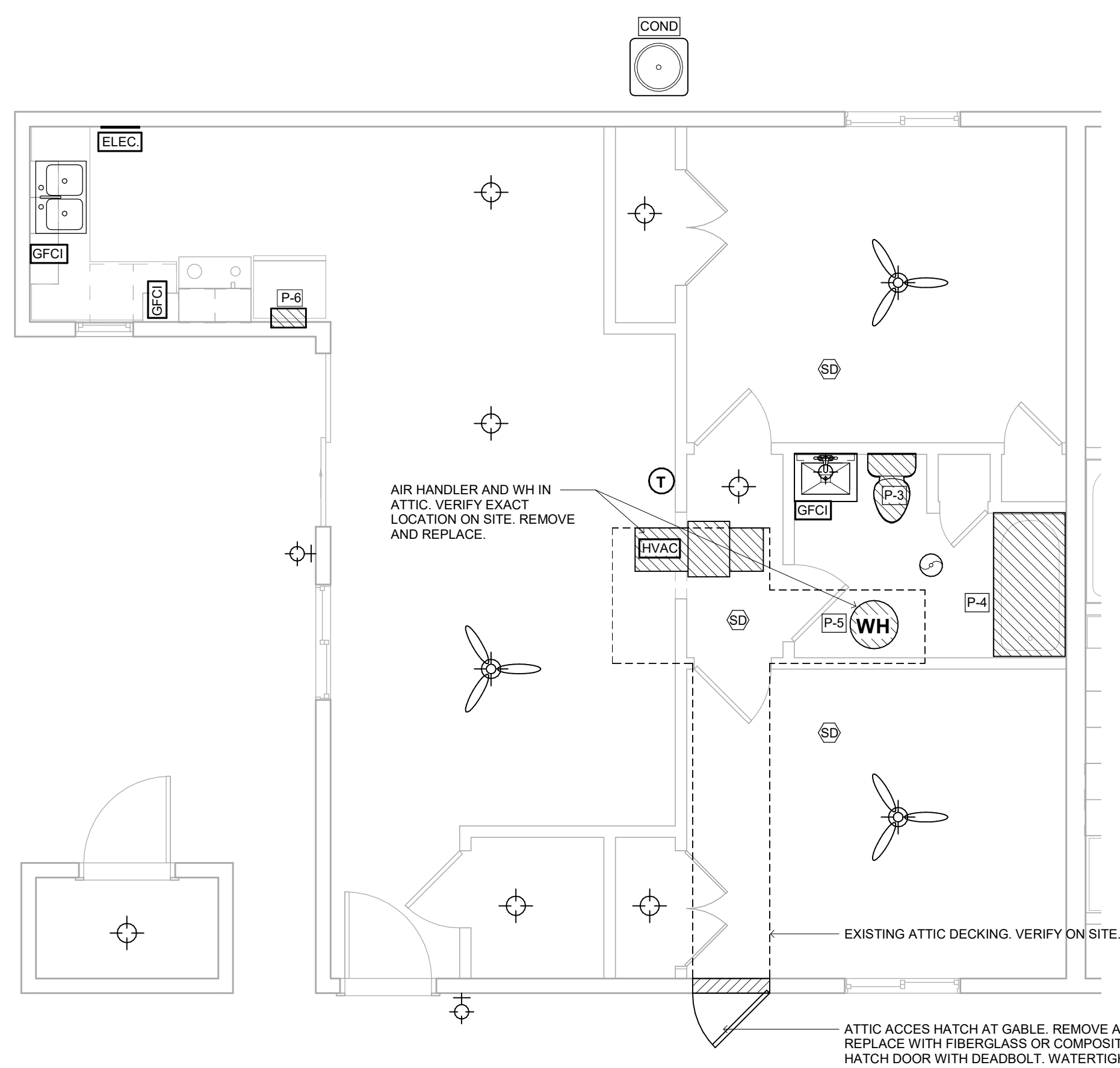
- SCOPE OF WORK - DWELLING UNITS MEP**
- ELECTRICAL:
    - DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
      - REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS.
      - REPLACE GCFI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).
    - SMOKE DETECTORS:
      - INSTALL HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.
      - PROVIDE ONE CO/SMOKE PER UNIT LOCATED NEAR SLEEPING ROOMS.
      - PROVIDE ONE HARDWIRED SMOKE DETECTOR PER BEDROOM.
      - ALL TO BE WIRELESSLY INTERCONNECTED.
  - LIGHTING:
    - REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES.
    - INSTALL CEILING FANS WITH LIGHT KITS IN ALL DINING AND BEDROOMS AT EXISTING LIGHT LOCATIONS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. (PROVIDE SEPARATE SWITCHES AT DESIGNATED ADA UNITS ONLY).
  - REPLACE ALL ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS).
- MECHANICAL:
    - HVAC:
      - REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEER WITH BACK UP ELECTRIC HEAT STRIP).
      - REUSE ALL EXISTING DUCTWORK AND LINESETS.
      - INSTALL NEW REGISTERS. REWORK EXISTING RETURN AIR TO BE 12" MINIMUM ABOVE FINISHED FLOOR.
      - INSTALL NEW PROGRAMMABLE THERMOSTAT.
      - RANGE HOODS: REPLACE EXISTING ELECTRIC RANGES AND VENTLESS RANGE HOODS (RECIRCULATING) AND INSTALL NEW RANGE QUEENS AND ANTI-TIP DEVICES.
      - BATH EXHAUST FAN: REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. INSTALL NEW ENERGY STAR RATED 70 CFM EXHAUST FAN VENT/LIGHT COMBO (REUSE EXISTING WIRING AND DUCT VENTING).
    - PLUMBING:
      - HOT WATER:
        - REPLACE EXISTING WATER HEATERS WITH NEW 30-GALLON ELECTRIC WATER HEATERS.
          - ELECTRIC WATER HEATERS TO HAVE 0.93 UEF MINIMUM, WITHOUT BLANKET.
          - 40-GALLON FOR ONE- AND TWO-BEDROOM UNITS.
          - 50-GALLON FOR THREE- AND FOUR-BEDROOM UNITS.
        - INCLUDE NEW OVERFLOW DRAIN PAN, AND FLEX PIPE, WATER VALVES (2EA), STAINLESS STEEL SUPPLY LINE (2EA).
        - CAP NEW DRAIN PANS AND PIPE T&P VALVES TO EXTERIOR.
      - BUILDING CUT OFF VALVES: INSTALL NEW WATER CUT OFFS, 1 PER BUILDING. MUST BE IN AN EASILY ACCESSIBLE AREA AND CLEARLY MARKED WITH SIGNAGE. VERIFY EXISTING UNITS ARE NOT ABLE TO BE PROVIDED WITH INDIVIDUAL CUT-OFFS.

**NEW UNIT M.E.P. LEGEND**

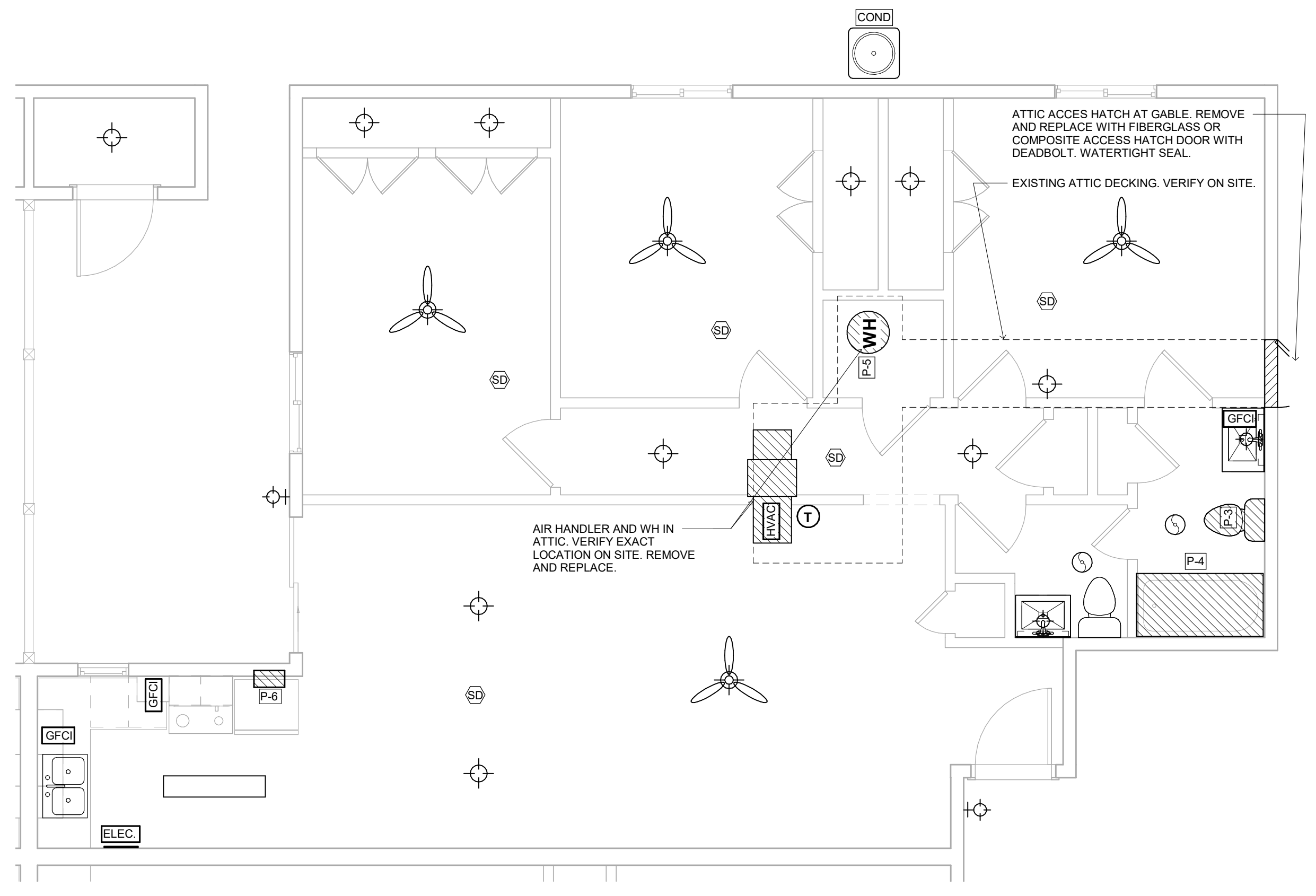
	REPLACE EXISTING INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES		NEW WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTOHEON.
	REPLACE EXISTING WALL MOUNTED LIGHTING WITH ENERGY STAR RATED LED LIGHT FIXTURES		NEW TUB AND SURROUND, WITH NEW WATER SENSE LEVER FAUCET, NEW WATER SENSE SHOWER HEAD, NEW DIVERTER AND TRIM.
	NEW 70 CFM ENERGY STAR RATED VENTILATION / LIGHT FAN COMBO DUCTED TO EXTERIOR		NEW 92 UEF ELEC. WATER HEATER, INCLUDES NEW OVERFLOW DRIP PAN, AND DRAIN TO EXTERIOR
	NEW GROUND FAULT CIRCUIT INTERRUPTER TO BE INSTALLED IN EXISTING OUTLET LOCATION(S)		REMOVE AND REPLACE EXISTING ELECTRICAL PANELS. VERIFY EXACT UNIT LOCATIONS ONSITE.
	NEW ENERGY STAR SPLIT SYSTEM W/ GAS FURNACE.		4" LINEAR SURFACE MTD. ENERGY STAR LED FIXTURES
	PROVIDE NEW CONDENSING UNITS, PADS, AIR HANDLERS, & REGISTERS.		NEW CEILING FAN WITH LIGHT. USE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION
	NEW HARDWIRED LOOPED SMOKE AND CO/SMOKE DETECTORS		NEW WATER ICE/MAKER ROUGH IN BOX FOR REFRIGERATOR
	NEW PROGRAMMABLE THERMOSTAT		



**1 BR UNIT - MEP**  
 1/4" = 1'-0"

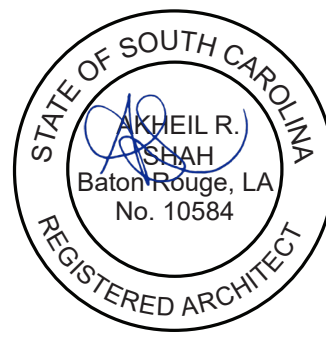


**2 BR UNIT - MEP**  
 1/4" = 1'-0"



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





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- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
  - IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
  - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
  - CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
  - ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
  - CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
  - ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

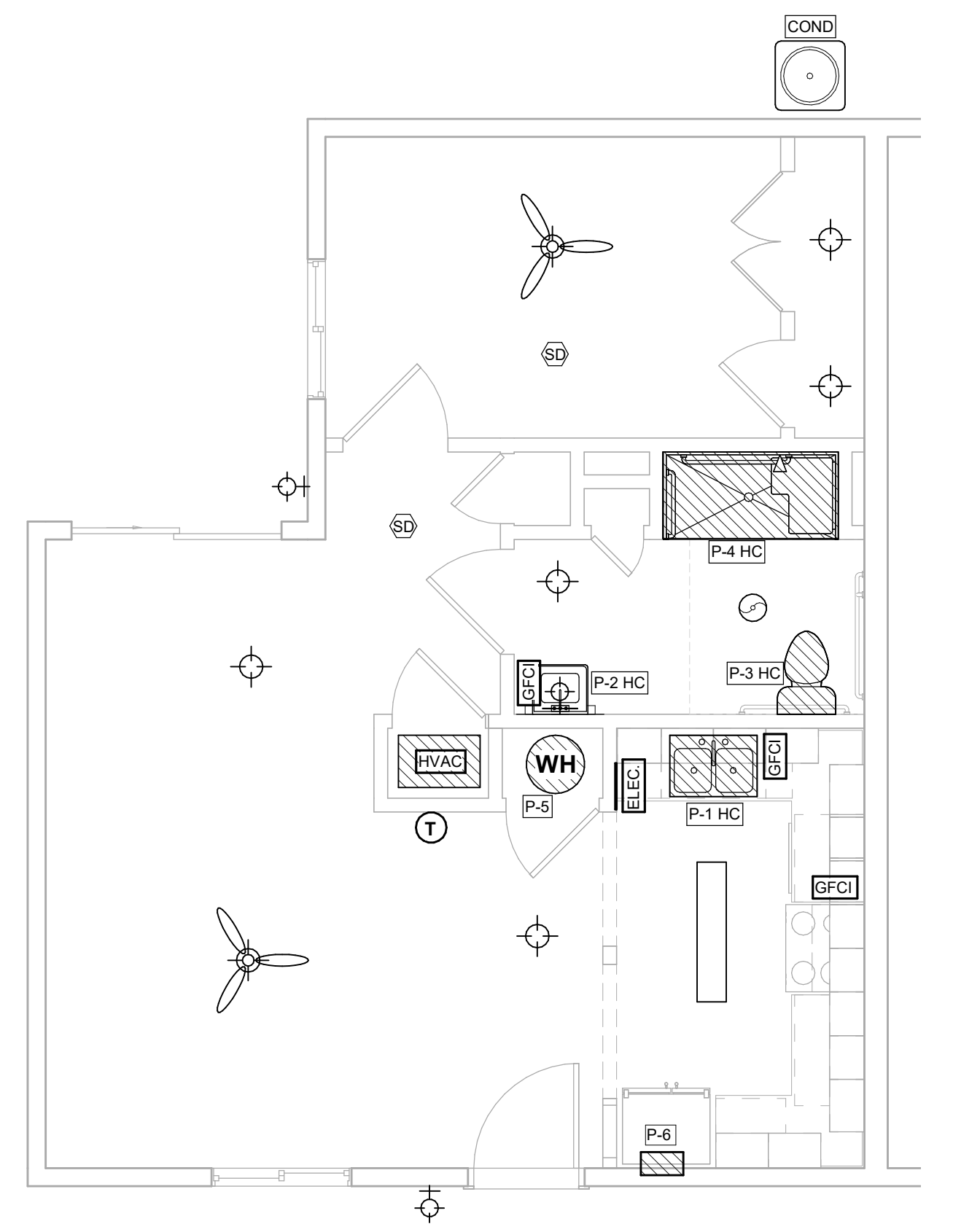
- WALL LEGEND**
- EXISTING WALL
  - DEMOLISHED WALL
  - NEW WALL

- NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)**
- REFRIGERATORS: NEW ADA COMPLIANT (SIDE BY SIDE) FROST-FREE ENERGY STAR REFRIGERATORS WITH ICE MAKER / WATER DISPENSER.
    - 14 CUBIC FT MIN. @ 1 & 2 BEDROOM UNITS.
  - RANGES & HOODS:
    - NEW ADA COMPLIANT 30" ELEC. RANGES & RECIRCULATING HOODS WITH FRONT CONTROLS.
    - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
    - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
    - INSTALL SPLASH PANELS AT ALL RANGES.
  - MICROWAVES: NEW ADA COMPLIANT BUILT-IN MICROWAVE LOCATED WITHIN REACH RANGE.
- \*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

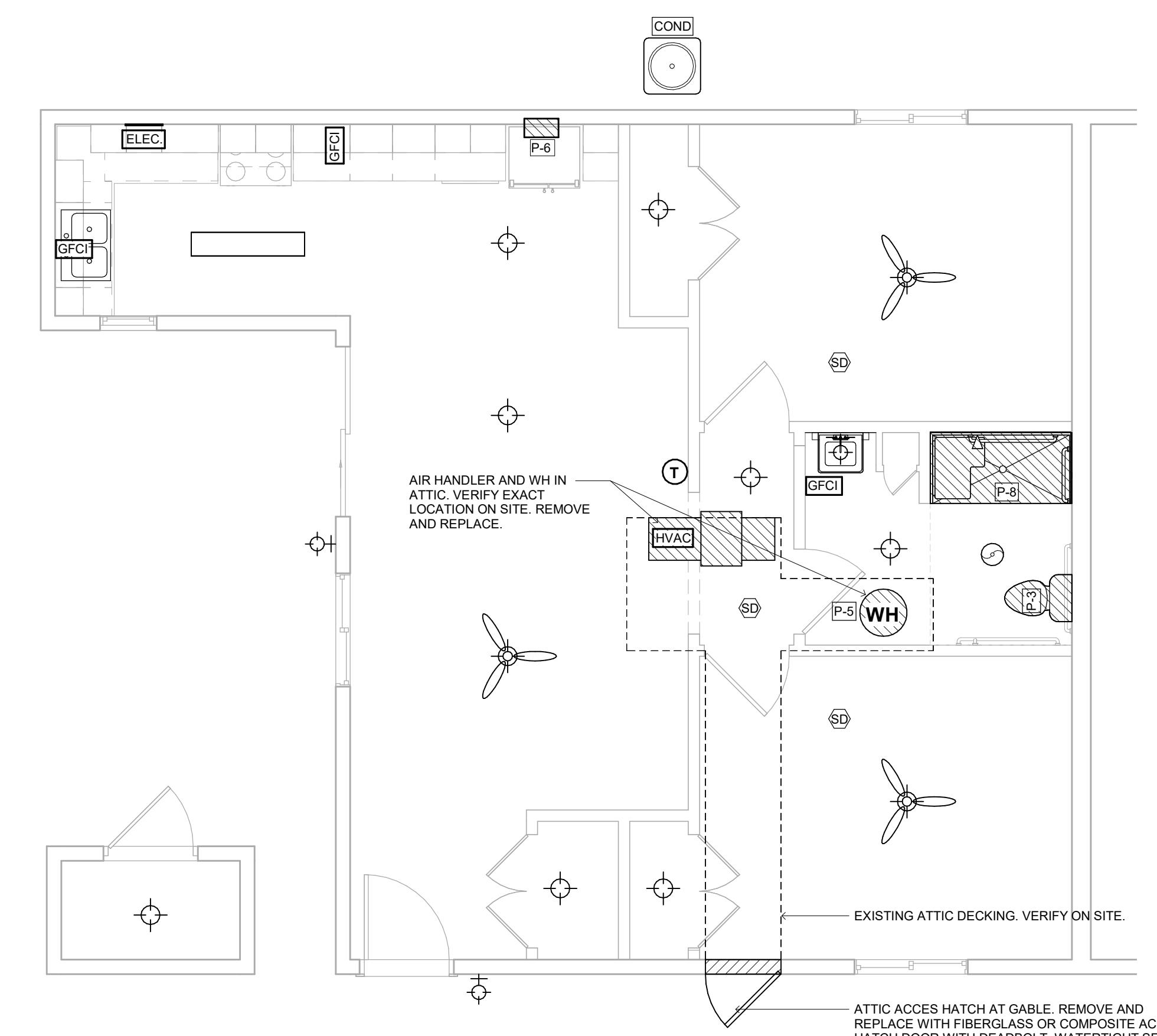
- SCOPE OF WORK - HC DWELLING UNITS MEP**
- ELECTRICAL:
    - DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
      - REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS.
      - REPLACE GCFI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).
    - SMOKE DETECTORS:
      - INSTALL HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.
      - PROVIDE ONE CO/SMOKE PER UNIT LOCATED NEAR SLEEPING ROOMS.
      - PROVIDE ONE HARDWIRED SMOKE DETECTOR PER BEDROOM.
      - ALL TO BE WIRELESSLY INTERCONNECTED.
    - LIGHTING:
      - REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES.
      - INSTALL CEILING FANS WITH LIGHT KITS IN ALL DINING AND BEDROOMS AT EXISTING LIGHT LOCATIONS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. (PROVIDE SEPARATE SWITCHES AT DESIGNATED ADA UNITS ONLY).
    - REPLACE ALL ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS).
  - MECHANICAL:
    - HVAC:
      - REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEER WITH BACK UP ELECTRIC HEAT STRIP).
      - REUSE ALL EXISTING DUCTWORK AND LINESETS.
      - INSTALL NEW REGISTERS. REWORK EXISTING RETURN AIR TO BE 12" MINIMUM ABOVE FINISHED FLOOR.
      - INSTALL NEW PROGRAMMABLE THERMOSTAT.
      - RANGE HOODS: REPLACE EXISTING ELECTRIC RANGES AND VENTLESS RANGE HOODS (RECIRCULATING) AND INSTALL NEW RANGE QUEENS AND ANTI-TIP DEVICES.
      - BATH EXHAUST FAN: REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. INSTALL NEW ENERGY STAR RATED 70 CFM EXHAUST FAN VENT/LIGHT COMBO (REUSE EXISTING WIRING AND DUCT VENTING).
    - PLUMBING:
      - HOT WATER:
        - REPLACE EXISTING WATER HEATERS WITH NEW 30-GALLON ELECTRIC WATER HEATERS.
          - ELECTRIC WATER HEATERS TO HAVE 0.93 UEF MINIMUM, WITHOUT BLANKET.
          - 40-GALLON FOR ONE- AND TWO-BEDROOM UNITS.
          - 50-GALLON FOR THREE- AND FOUR-BEDROOM UNITS.
        - INCLUDE NEW OVERFLOW DRAIN PAN, AND FLEX PIPE. WATER VALVES (2EA), STAINLESS STEEL SUPPLY LINE (2EA).
        - CAP NEW DRAIN PANS AND PIPE T&P VALVES TO EXTERIOR.
      - REUSE EXISTING VENT PIPING.
      - PLUMBING FIXTURES: REPLACE ALL PLUMBING FIXTURES WITH NEW ADA COMPLIANT, WATER SENSE / LOW FLOW FIXTURES INCLUDING ALL ANGLE STOPS, AND HOT AND COLD-WATER SUPPLY LINES FROM ANGLE STOP TO FIXTURE. NEW ANGLE STOPS TO HAVE METAL HANDLES. PLASTIC IS PROHIBITED.
      - BUILDING CUT OFF VALVES: INSTALL NEW WATER CUT OFFS, 1 PER BUILDING. MUST BE IN AN EASILY ACCESSIBLE AREA AND CLEARLY MARKED WITH SIGNAGE. VERIFY EXISTING UNITS ARE NOT ABLE TO BE PROVIDED WITH INDIVIDUAL CUT-OFFS.

- NEW UNIT M.E.P. LEGEND - HC UNITS**
- |  |   |  |   |
|--|---|--|---|
|  | REPLACE EXISTING INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES  |  | NEW ADA COMPLIANT WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE WESCUTCHEON.                                   |
|  | REPLACE EXISTING WALL MOUNTED LIGHTING WITH ENERGY STAR RATED LED LIGHT FIXTURES  |  | NEW ADA COMPLIANT ROLL IN SHOWER AND SURROUND, WITH NEW WATER SENSE LEVER FAUCET, NEW WATER SENSE SHOWER HEAD, NEW DIVERTER AND TRIM. |
|  | NEW 70 CFM ENERGY STAR RATED VENTILATION / LIGHT FAN COMBO DUCTED TO EXTERIOR   |  | NEW .92 UEF ELEC. WATER HEATER, INCLUDES NEW OVERFLOW DRIP PAN, AND DRAIN TO EXTERIOR   |
|  | NEW GROUND FAULT CIRCUIT INTERRUPTER TO BE INSTALLED IN EXISTING OUTLET LOCATION(S)                                       |  | REMOVE AND REPLACE EXISTING ELECTRICAL PANELS, VERIFY EXACT UNIT LOCATIONS ON-SITE.   |
|  | NEW ENERGY STAR SPLIT SYSTEM W/ BACKUP ELEC. HEAT - HEAT PUMP.  |  | 4" LINEAR SURFACE MTD. ENERGY STAR LED FIXTURES   |
|  | PROVIDE NEW CONDENSING UNITS, PADS, AIR HANDLERS, & REGISTERS.  |  | NEW CEILING FAN WITH LED LIGHT KIT. PROVIDE WIRING AND SEPARATE SWITCHES FOR LIGHT / FAN OPERATION                                    |
|  | NEW HARDWIRED SMOKE AND CO/SMOKE DETECTORS  |  | NEW WATER ICE-MAKER ROUGH IN BOX FOR REFRIGERATOR   |
|  | NEW PROGRAMMABLE THERMOSTAT   |  | NEW ADA DOUBLE BOWL STAINLESS STEEL SINK WITH STRAINER, AND KNEE SPACE WITH MILLWORK PIPE GUARD                                       |
|  | NEW ADA COMPLIANT LAVATORY SINK AND ADA WATER SENSE PADDLE-BLADE FAUCET WITH NEW P. TRAPS, ANGLE STOPS, AND SUPPLY LINES. |  |   |

- SCOPE OF WORK - ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS**
- FOUR (4) EXISTING UNITS (5%) TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS. IN ADDITION TO THE APPLICABLE SCOPE FOUND IN SECTION C, BELOW ARE ADDITIONAL SPECIFIC REQUIREMENTS FOR THE ACCESSIBLE UNIT UPGRADES / CONVERSIONS AT EXISTING 1 AND 2-BEDROOM UNITS. RE: SITE PLAN FOR LOCATIONS.
    - MUST CONTAIN A ROLL IN SHOWER WITH SLIP RESISTANT FLOOR AND:
      - BE ADA/ANSI COMPLIANT FROM MANUFACTURE.
      - HAVE FACTORY INSTALLED GRAB BARS.
      - HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE.
      - HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
      - APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED.
      - HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
      - SHOWER FLOOR MAY NOT BE USED FOR CODE REQUIRED 67" CLEAR FLOOR SPACE IN BATHROOMS.
      - THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT.
      - AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
    - WATER CLOSETS MUST BE CENTERED, AT A MINIMUM, 18 INCHES FROM SIDEWALLS.
    - ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK.
    - VANITY TOPS OR TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR.
    - PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS ARE PROHIBITED.
    - ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH "FACTORY-INSTALLED GRAB BARS".
    - PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION.
    - IF PROVIDING A WALL HUNG SINK IN AN ACCESSIBLE UNIT IT MUST HAVE SOLID BLOCKING BEHIND THE FIXTURE AND A RECESSED MEDICINE CABINET, OR A STORAGE CABINET MUST BE PROVIDED.
    - A WIRELESS OR HARD-WIRED CALL FOR AID STATION IS REQUIRED IN ALL BATHROOMS ALL SWITCHES AND RECEPTACLES TO BE UFAS (ADA) COMPLIANT IN HEIGHT.
    - UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD.
    - PASSAGE DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE DOOR KIT)
    - WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS.
    - APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES.
    - MILLWORK: REMOVE AND REPLACE ALL CABINETS WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETS IN KITCHENS AND BATHROOMS. RE: PLANS
    - ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES.
    - PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW BE ADA COMPLIANT FIXTURES.
    - PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.



**1 BR UNIT HC - MEP**  
 1/4" = 1'-0"



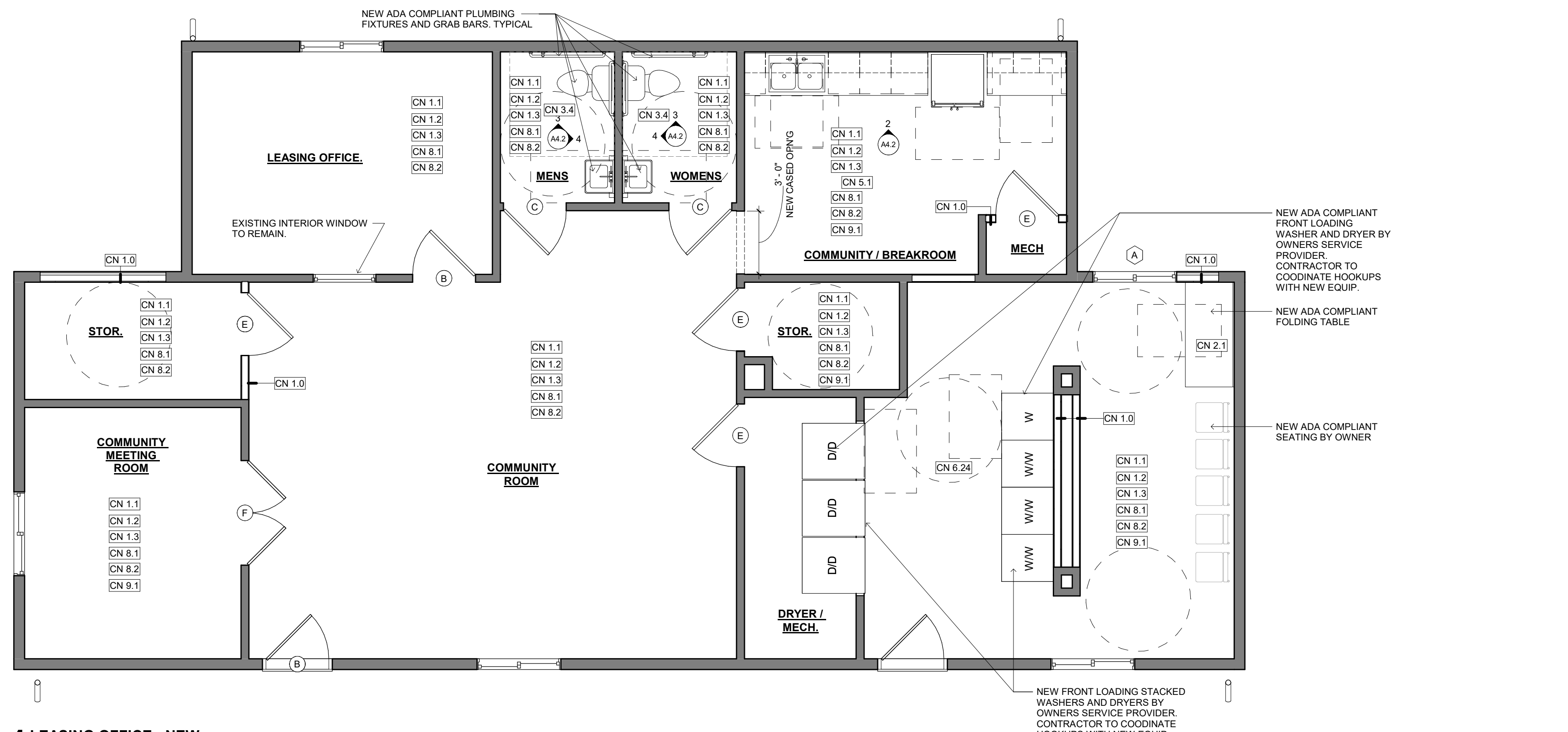
**2 BR UNIT HC - MEP**  
 1/4" = 1'-0"

SEE SHEETS G3.1 & G3.2 FOR ADDITIONAL ADA DIMENSIONS AND REQUIREMENTS

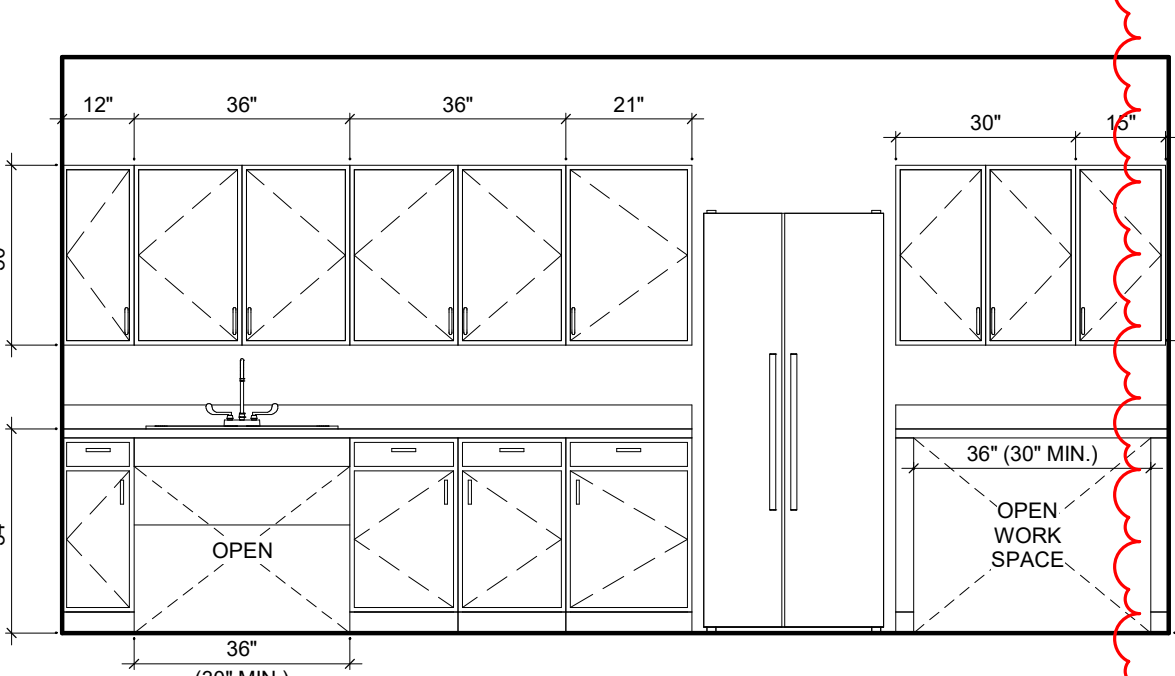




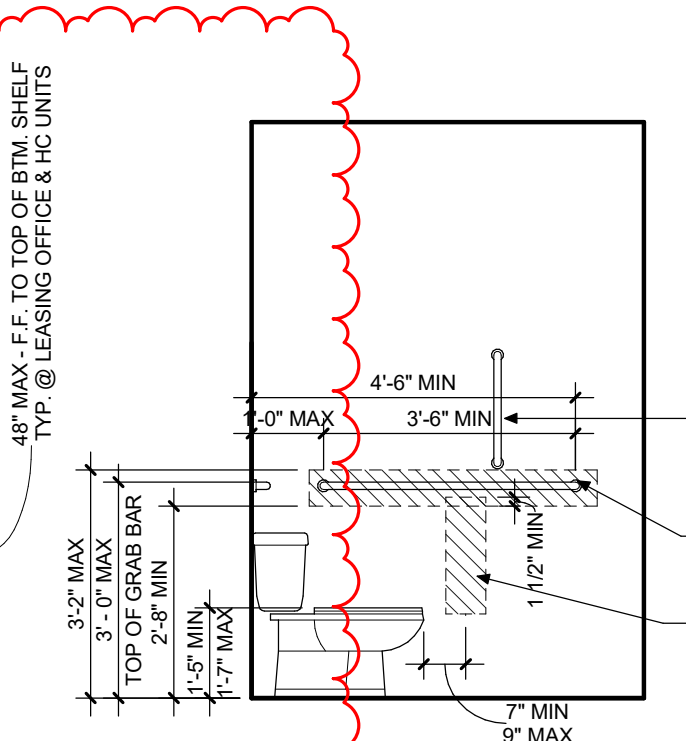




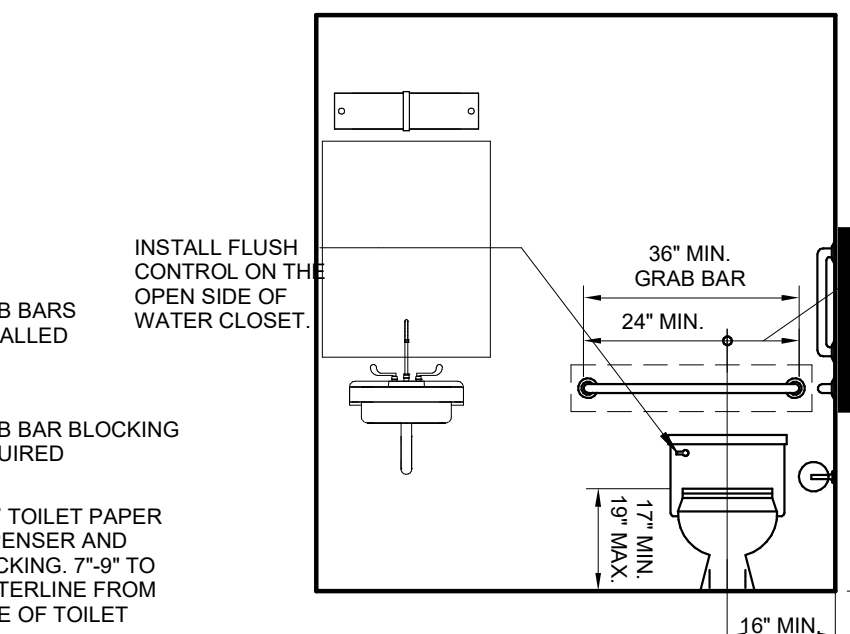
**1 LEASING OFFICE - NEW**  
1/4" = 1'-0"



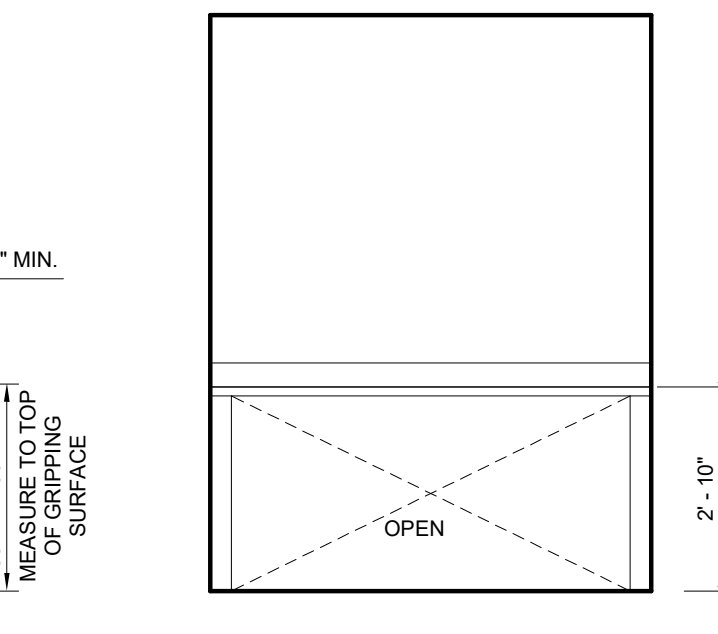
**2 KITCHENETTE ELEV. 1**  
3/8" = 1'-0"



**3 MENS & WOMENS - INT. ELEV. 2**  
3/8" = 1'-0"

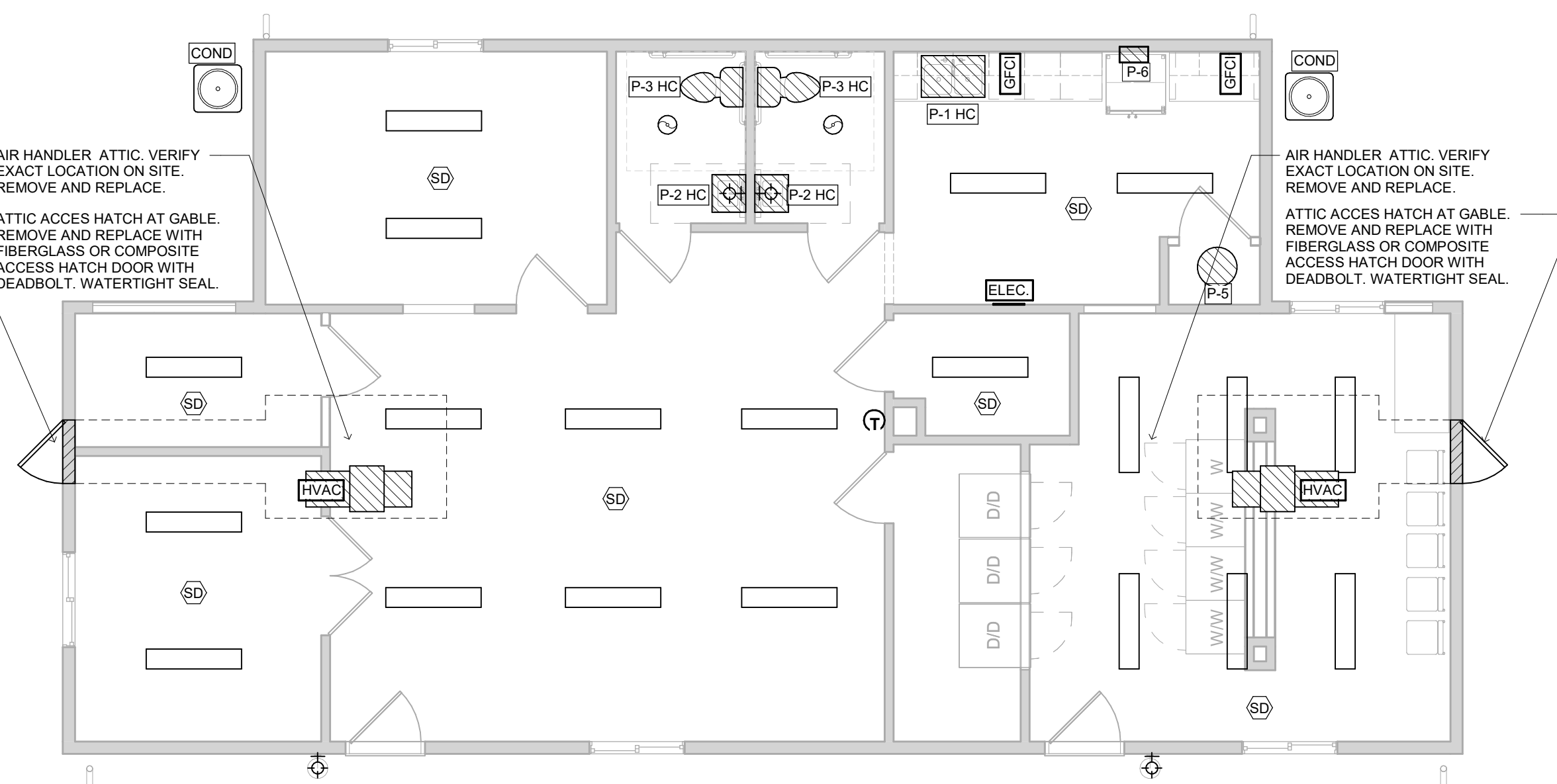


**4 MENS & WOMENS - INT. ELEV. 1**  
3/8" = 1'-0"



**5 TYP. FOLDING TABLE ELEV.**  
3/8" = 1'-0"

NOTE: SEE SHEET G3.1 AND G3.2 FOR ADDITIONAL HC UNIT INFORMATION AND REQUIREMENTS



**6 LEASING OFFICE - NEW MEP**  
3/16" = 1'-0"

NEW UNIT M.E.P. LEGEND - HC UNITS	
	REPLACE EXISTING INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES
	REPLACE EXISTING WALL MOUNTED LIGHTING WITH ENERGY STAR RATED LED LIGHT FIXTURES
	NEW 70 CFM ENERGY STAR RATED VENTILATION / LIGHT FAN COMBO DUCTED TO EXTERIOR
	NEW GROUND FAULT CIRCUIT INTERRUPTER TO BE INSTALLED IN EXISTING OUTLET LOCATION(S)
	NEW ENERGY STAR SPLIT SYSTEM W/ BACKUP ELEC. HEAT - HEAT PUMP.
	PROVIDE NEW CONDENSING UNITS, PADS, AIR HANDLERS, & REGISTERS.
	NEW HARDWIRED LOOPED SMOKE AND CO/SMOKE DETECTORS
	NEW PROGRAMMABLE THERMOSTAT
	NEW ADA COMPLIANT LAVATORY SINK AND ADA WATER SENSE PADDLE- BLADE FAUCET WITH NEW P- TRAPS, ANGLE STOPS, AND SUPPLY LINES.
	NEW ADA COMPLIANT WATER SENSE TOILET, EXISTING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ ESCUTCHEON.
	NEW 52 EUF ELEC. WATER HEATER, INCLUDES NEW OVERFLOW DRIP PAN, AND DRAIN TO EXTERIOR
	REMOVE AND REPLACE EXISTING ELECTRICAL PANELS. VERIFY EXACT UNIT LOCATIONS ON SITE.
	4" LINEAR SURFACE MTD. ENERGY STAR LED FIXTURES
	NEW CEILING FAN WITH LED LIGHT KIT. PROVIDE WIRING AND SEPARATE SWITCHES FOR LIGHT / FAN OPERATION
	NEW WATER ICE/MAKER ROUGH IN BOX FOR REFRIGERATOR
	NEW ADA DOUBLE BOWL STAINLESS STEEL SINK WITH STRAINER, AND KNEE SPACE WITH MILLWORK PIPE GUARD

SCOPE OF WORK - LEASING OFF / COMMUNITY MEP	
<b>1. ELECTRICAL:</b>	
a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:	
1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS.	
2. REPLACE GCFI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).	
b. SMOKE DETECTORS:	
1. INSTALL HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.	
2. PROVIDE ONE CO/SMOKE PER UNIT LOCATED NEAR SLEEPING ROOMS.	
3. PROVIDE ONE HARDWIRED SMOKE DETECTOR PER BEDROOM.	
4. ALL TO BE WIRELESSLY INTERCONNECTED.	
c. LIGHTING:	
1. REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES.	
2. INSTALL CEILING FANS WITH LIGHT KITS IN ALL DINING AND BEDROOMS AT EXISTING LIGHT LOCATIONS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. (PROVIDE SEPARATE SWITCHES AT DESIGNATED ADA UNITS ONLY)	
d. REPLACE ALL ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS).	
<b>2. MECHANICAL:</b>	
a. HVAC:	
1. REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEER WITH BACK UP ELECTRIC HEAT STRIP).	
2. REUSE ALL EXISTING DUCTWORK AND LINESETS.	
3. INSTALL NEW REGISTERS. REWORK EXISTING RETURN AIR TO BE 12" MINIMUM ABOVE FINISHED FLOOR.	
4. INSTALL NEW PROGRAMMABLE THERMOSTAT	
5. RANGE HOODS: REPLACE EXISTING ELECTRIC RANGES AND VENTLESS RANGE HOODS (RECIRCULATING) AND INSTALL NEW RANGE QUEENS AND ANTI-TIP DEVICES.	
6. BATH EXHAUST FAN: REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. INSTALL NEW ENERGY STAR RATED 70 CFM EXHAUST FAN VENT/LIGHT COMBO (REUSE EXISTING WIRING AND DUCT VENTING).	
<b>3. PLUMBING:</b>	
a. HOT WATER:	
1. REPLACE EXISTING WATER HEATERS WITH NEW 30-GALLON ELECTRIC WATER HEATERS.	
a. ELECTRIC WATER HEATERS TO HAVE 0.93 UEF MINIMUM, WITHOUT BLANKET.	
b. 40-GALLON FOR ONE- AND TWO-BEDROOM UNITS.	
c. 50-GALLON FOR THREE- AND FOUR-BEDROOM UNITS.	
d. INCLUDE NEW OVERFLOW DRAIN PAN, AND FLEX PIPE. WATER VALVES (2EA), STAINLESS STEEL SUPPLY LINE (2EA).	
e. CAP NEW DRAIN PANS AND PIPE T&P VALVES TO EXTERIOR.	
f. REUSE EXISTING VENT PIPING.	
b. PLUMBING FIXTURES: REPLACE ALL PLUMBING FIXTURES WITH NEW ADA COMPLIANT, WATER SENSE /LOW FLOW FIXTURES INCLUDING ALL ANGLE STOPS, AND HOT AND COLD-WATER SUPPLY LINES FROM ANGLE STOP TO FIXTURE. NEW ANGLE STOPS TO HAVE METAL HANDLES. PLASTIC IS PROHIBITED.	
c. BUILDING CUT OFF VALVES: INSTALL NEW WATER CUT OFF'S, 1 PER BUILDING. MUST BE IN AN EASILY ACCESSIBLE AREA AND CLEARLY MARKED WITH SIGNAGE. VERIFY EXISTING UNITS ARE NOT ABLE TO BE PROVIDED WITH INDIVIDUAL CUT-OFF'S.	

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
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**WALL LEGEND**

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

**SCOPE OF WORK - LEASING OFFICE UPGRADES**

- PROVIDE UPGRADES TO EXISTING COMMUNITY ROOM TO BE ADA COMPLIANT.
  - RENOVATE EXISTING BATHROOMS FOR ADA COMPLIANCY
  - REPLACE EXISTING DOORS THAT ARE IN DISREPAIR OR ARE LESS THAN 34" CLEAR
  - REPLACE KITCHENETTE WITH ADA COMPLIANT LAYOUT
  - REPLACE NON COMPLIANT SWITCHES AND OUTLETS TO BE WITHIN REACH RANGE.
  - REPLACE NON COMPLIANT MILLWORK AND COUNTERTOPS TO BE 34" MAX AFF. WITH APPROPRIATE CLEARANCES.
- COMMUNITY LAUNDRY: RENOVATE EXISTING COMMUNITY LAUNDRY ROOM TO BE PUT BACK INTO SERVICE. PROVIDE THE FOLLOWING:
  - ACCESSIBLE PATH TO LAUNDRY ROOM.
  - NEW FLOORING
  - NEW LIGHTING
  - NEW PAINT
  - NEW ENTRY DOOR WITH ACCESSIBLE HARDWARE
  - NEW FOLDING TABLE
  - VERIFY AND OR REPLACE EXISTING PLUMBING CONNECTIONS AND DRYER VENTING THAT IS NOT CODE COMPLIANT.
  - PROVIDE CONNECTIONS FOR A MINIMUM OF 12 WASHERS AND 12 DRYERS WITH AT LEAST ONE FRONT LOADING ADA ACCESSIBLE WASHER AND DRYER WITH REQUIRED CLEAR FLOOR SPACE. OWNER WILL PROVIDE EQUIPMENT THROUGH SERVICE PROVIDER.

**NEW APPLIANCE SCHEDULE (COMMUNITY)**

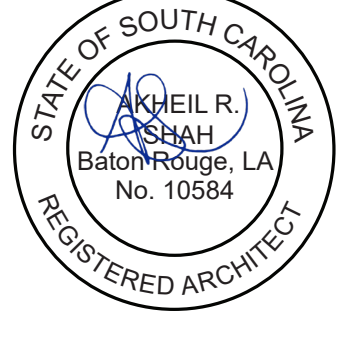
- REFRIGERATORS: NEW ADA COMPLIANT (SIDE BY SIDE) FROST-FREE ENERGY STAR REFRIGERATORS WITH ICE MAKER / WATER DISPENSER.
  - 14 CUBIC FT MIN. @ 1 & 2 BEDROOM UNITS.
- MICROWAVES: NEW ADA COMPLIANT BUILT-IN MICROWAVE LOCATED WITHIN REACH RANGE.

\*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

**REVISIONS**

1	07/10/21	ACC. REV 1

APPROVAL



**PINE HAVEN VILLAS APARTMENTS**  
1400 TRINITY DRIVE, COLUMBIA, SC 29209

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



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**ISSUED FOR:** PERMITTING

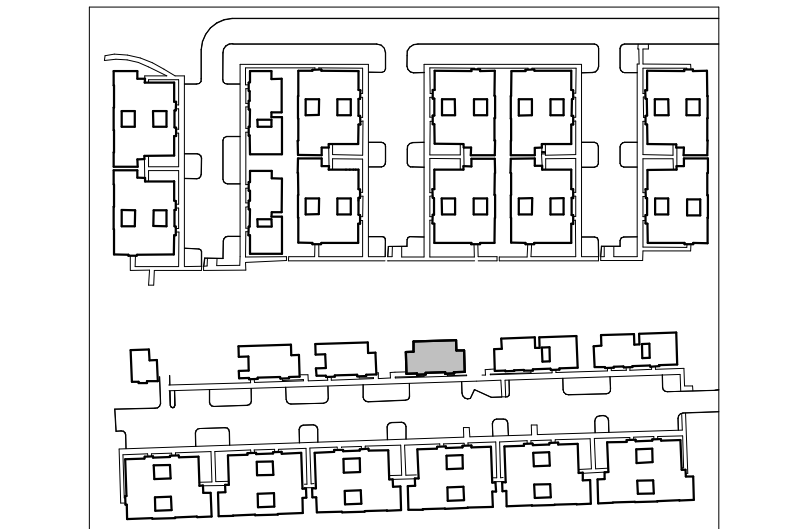
**JOB NUMBER:** 20-15

**ISSUED:** 05/31/2021

LEASING OFFICE ENLARGED PLANS AND INT. ELEVATIONS

**A4.2**

PHASE: DD



**KEY PLAN - LEASING OFFICE**  
NTS



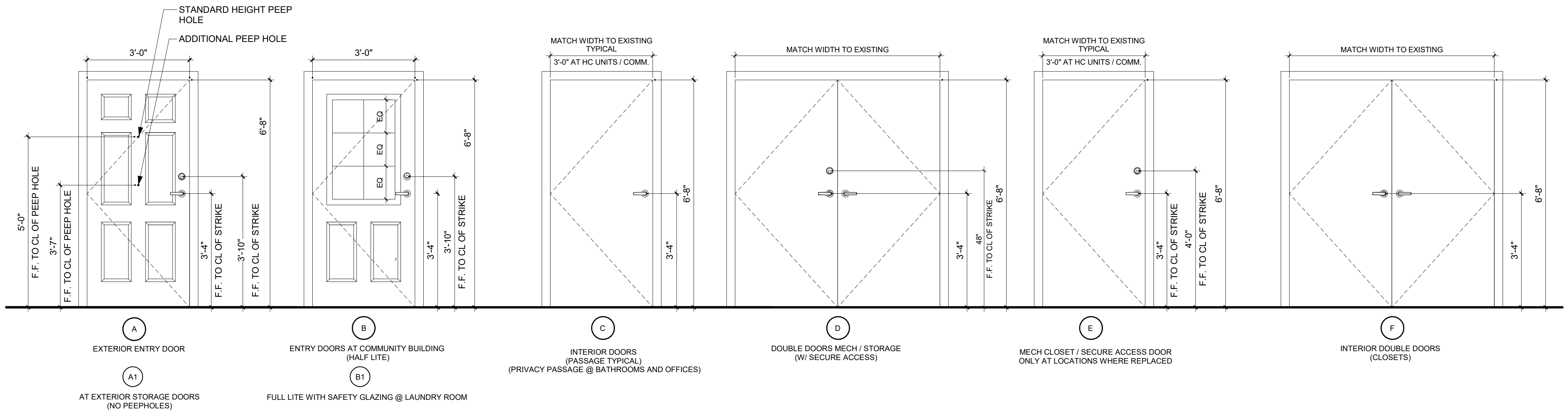
FINISH SCHEDULE - TYPICAL ALL STANDARD UNITS						
NAME	CEILING HT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
LIVING/DINING ROOMS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
KITCHENS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BATHROOMS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BEDROOMS (ALL)	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BEDRM CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
MECH. CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
HALL CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP

FINISH SCHEDULE - TYPICAL ALL HC UNITS						
NAME	CEILING HT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
LIVING/DINING ROOMS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
KITCHENS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BATHROOMS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BEDROOMS (ALL)	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BEDRM CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
MECH. CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
HALL CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP

DOOR SCHEDULE									
NO.	ELEV.	DOOR SIZE			DOOR APPEARANCE			HW SET	COMMENTS
		W	H	THK	FINISH	MATERIAL	FRAME		
A	A	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	UNIT ENTRY DOORS - 6 PANEL DOORS, WOOD FRAMES W/ FRAME SAVER BOTTOMS. ADA-COMPLIANT THRESHOLDS AND CLOSERS AT ACCESSIBLE LOCATIONS
A1	A1	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	EXTERIOR STOR. DOORS - FLUSH, FIBERGLASS OR COMPOSITE DOORS AND FRAMES WITH LEVER HANDLE, WEATHER-STRIPPING, AND DEAD BOLT. HC UNITS, COMMUNITY BLDG AND MAINT. BLDG TO RECEIVE ADA-COMPLIANT THRESHOLDS, AND CLOSERS.
B	B	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	HALF LITE ENTRY DOORS (COMMUNITY BLDG. AND MAINT. BLDG. - 2 PNL BTM. FIBERGLASS OR COMPOSITE DOORS AND FRAMES WITH LEVER HANDLE, WEATHER-STRIPPING, AND DEAD BOLT. HC UNITS, COMMUNITY BLDG AND MAINT. BLDG TO RECEIVE ADA-COMPLIANT THRESHOLDS, AND CLOSERS.
C	C	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	DOUBLE HOLLOW METAL ENTRY DOORS WITH NEW FRAMES TO BE 'NO ROT KIT / FRAME SAVER BOTTOMS' AND WEATHER-STRIPPING.
D	D	MATCH WIDTH TO EXIST. 36" AT ADA LOC.	80"	1 3/4"	PTD	HC	WD	PER SPECS	HOLLOW CORE, 6 PNL, HARDBOARD - LEVER HANDLE - INTERIOR PASSAGE DOORS.
E	E	MATCH WIDTH TO EXIST. 36" AT ADA LOC.	80"	1 3/4"	PTD	HC	WD	PER SPECS	HOLLOW CORE, 6 PNL, HARDBOARD - LEVER HANDLE AND DEADBOLT- INTERIOR MECH CLOSET DOORS.
F	F	MATCH WIDTH TO EXIST. 36" AT ADA LOC.	80"	1 3/4"	PTD	HC	WD	PER SPECS	DOUBLE HOLLOW CORE, 6 PNL, HARDBOARD - LEVER HANDLE - INTERIOR PASSAGE DOORS.

- NOTES:
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND ROUGH OPENINGS ON SITE PRIOR TO INSTALLATION AND SUBMIT SHOP DRAWINGS FOR APPROVAL. DOORS TO BE 6 PANEL RE ELEVATIONS.
  - ALL NEW EXTERIOR UNIT ENTRY DOORS TO BE ENERGY STAR RATED.
  - DOOR FINISH HARDWARE - INTERIOR TO RECEIVE NEW PASSAGE LEVER STYLE BRUSHED NICKEL HANDLES AND HARDWARE. PROVIDE PRIVACY LEVERS AT ALL BEDROOMS AND BATHROOMS.
  - ALL DOORS AT NEWLY DESIGNATED ACCESSIBLE UNITS TO BE PROVIDED WITH ADA COMPLIANT OPENINGS AND DOORS (3'-0" DOORS AT USABLE DOORS), ALONG WITH ADA COMPLIANT DOOR HARDWARE AND DOOR THRESHOLDS.

- DOOR HARDWARE:
- DOOR FINISH HARDWARE - FRONT ENTRY: LEVER, EYEVIEWER, DEADBOLT, WEATHER STRIPING, THRESHOLD.
  - DOOR FINISH HARDWARE - EXTERIOR STOR.: LEVER, DEADBOLT, WEATHER STRIPING, THRESHOLD.
  - DOOR FINISH HARDWARE - CLOSETS: LEVER, DEADBOLT, WEATHER STRIPING, THRESHOLD. (DEADBOLT AT MECH. CLOSETS)
  - DOOR FINISH HARDWARE - INTERIOR: REMOVE AND REPLACE AT ALL EXISTING AND NEW DOORS - NEW LEVER, WITH PRIVACY LOCK AT BEDROOMS AND BATHROOMS
  - ALL DOORS AT NEWLY DESIGNATED ACCESSIBLE UNITS TO BE PROVIDED WITH ADA COMPLIANT DOOR HARDWARE AND DOOR THRESHOLDS.



**1 DOOR LEGEND**  
1/2" = 1'-0"

HVAC SCHEDULE			
SYSTEM	1 & 2 BEDROOM	3 BEDROOM	COMMENTS
MANUFACTURER	GOODMAN ENERGY-EFFICIENT SPLIT SYSTEM HEAT PUMP	GOODMAN ENERGY-EFFICIENT SPLIT SYSTEM HEAT PUMP	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
OUTDOOR UNIT	GSZ140181K - 1.5 TONS	GSZ140241K - 2 TONS	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
INDOOR UNIT	AWUF27XX16A	AWUF31XX16A	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
SEER RATING	14.5	14.5	NEW UNIT TO BE 14.5 SEER MINIMUM

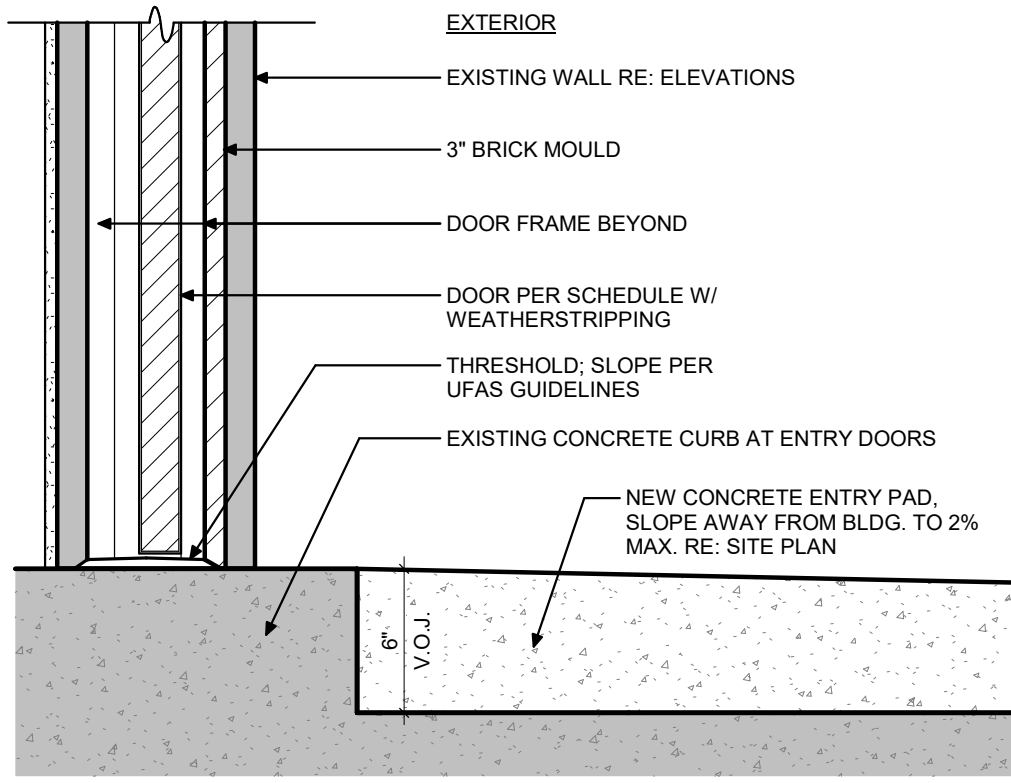
NOTES:

- DUCT LAYOUT IS EXISTING AND TO REMAIN.
- CLEAN ALL EXISTING DUCT WORK.
- PROVIDE ALL NEW GIRLLES.

WATER HEATER SIZES			
SYSTEM	1 & 2 BEDROOM	3 & 4 BEDROOM	COMMENTS
MANUFACTURER	STATE SELECT RESIDENTIAL ELECTRIC WATER HEATER	STATE SELECT RESIDENTIAL ELECTRIC WATER HEATER	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
GALLONS	40	50	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE

NOTES:

- ABOVE LISTED PRODUCTS ARE A BASIS FOR DESIGN. CONTRACTOR TO VERIFY EXISTING SYSTEMS AND PROVIDE SUBMITTALS ON ALL EQUIPMENT TO BE REPLACED FOR APPROVAL.



**3 ACCESSIBLE THRESHOLD DETAIL**  
1 1/2" = 1'-0"

INSTANCE OF DETAIL APPLICABLE EXTERIOR ENTRY DOORS AT THE FOLLOWING LOCATIONS:

- ACCESSIBLE UNIT CONVERSIONS
- AV UNIT CONVERSIONS
- LEASING OFFICE / COMMUNITY ROOM AND
- ALL OTHER COMMON AREAS

REFERENCE SITE PLAN

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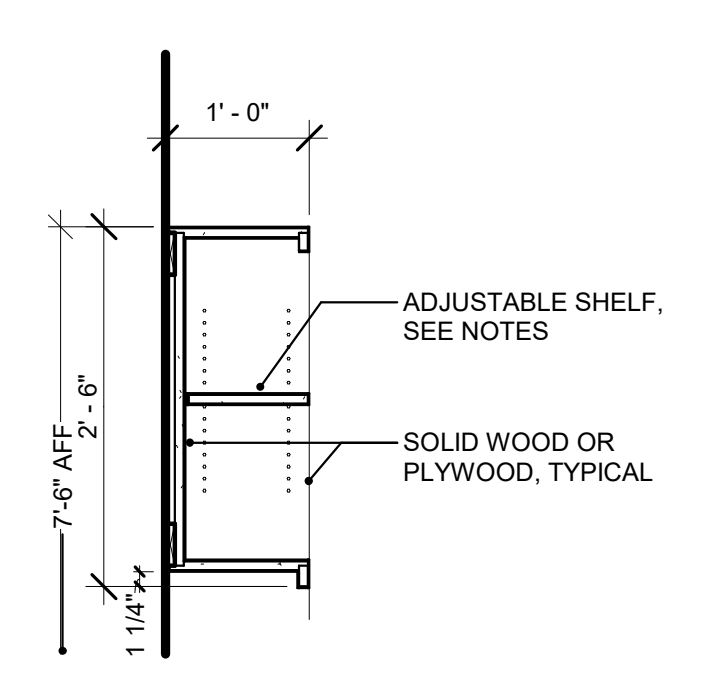
ISSUED FOR:  
PERMITTING  
JOB NUMBER: 20-15  
ISSUED: 05/31/2021

SCHEDULES

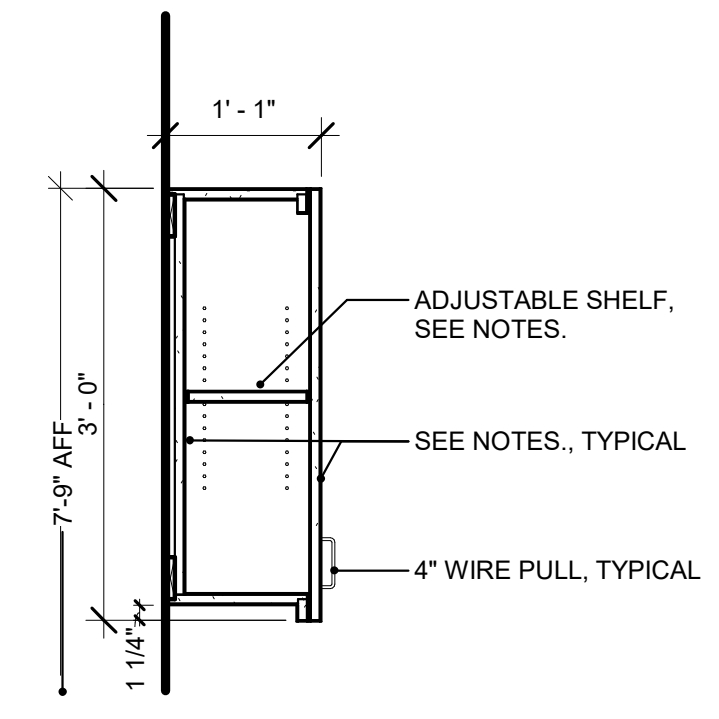
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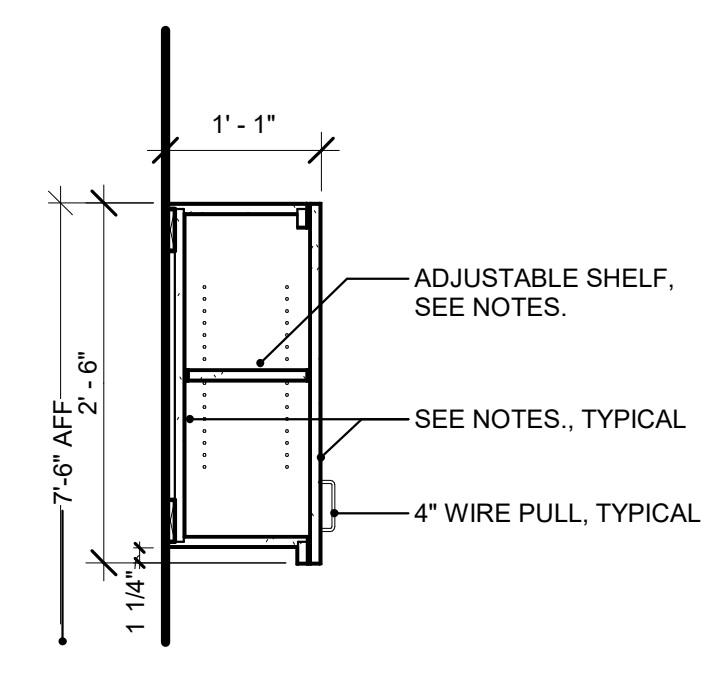




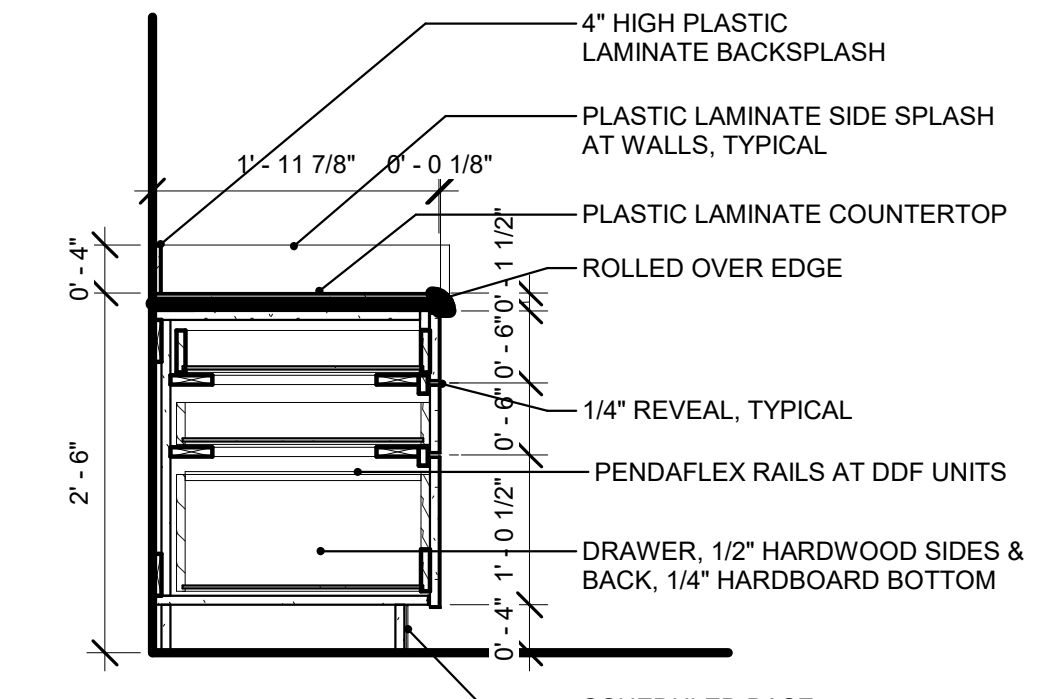
**1 UPPER CABINET**  
3/4" = 1'-0"



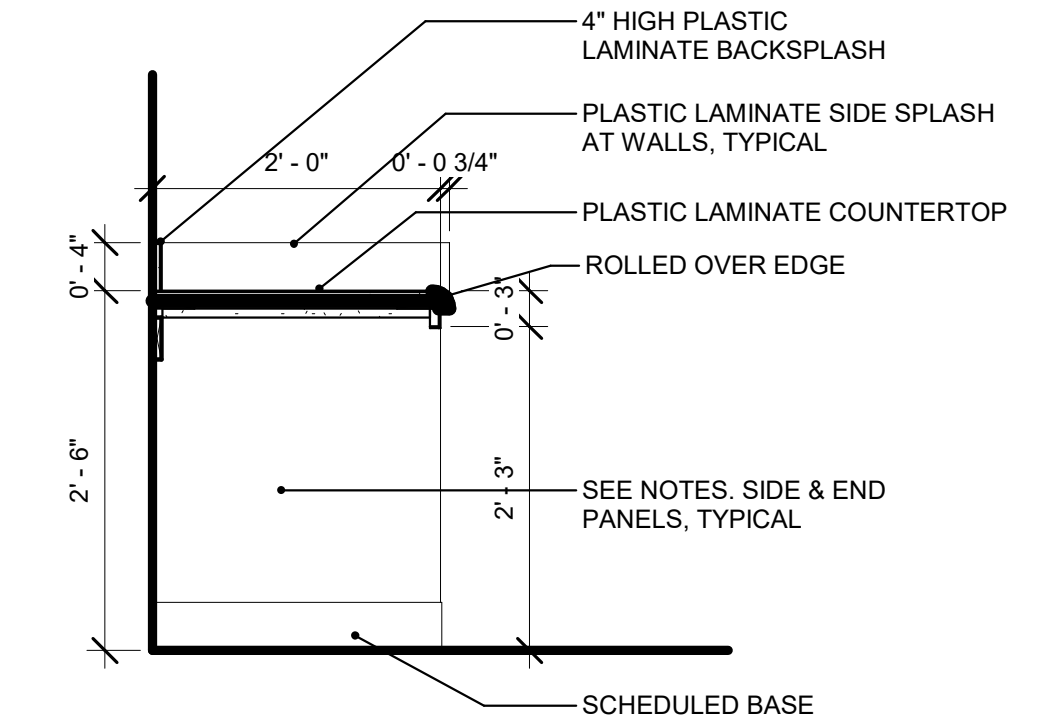
**2 UPPER CABINET**  
3/4" = 1'-0"



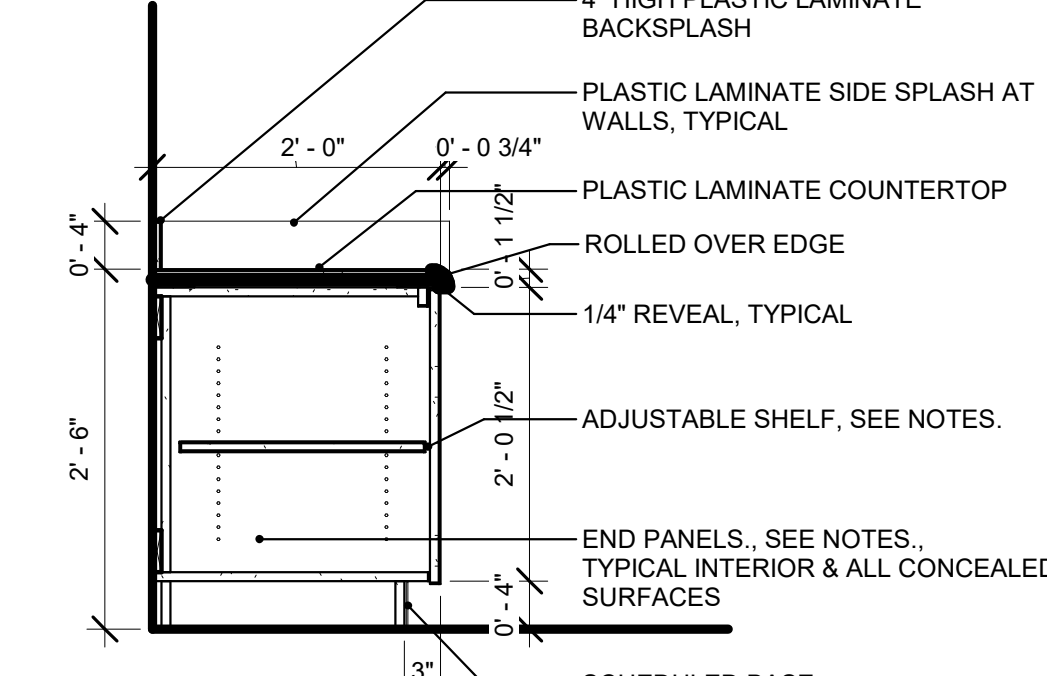
**3 UPPER CABINET**  
3/4" = 1'-0"



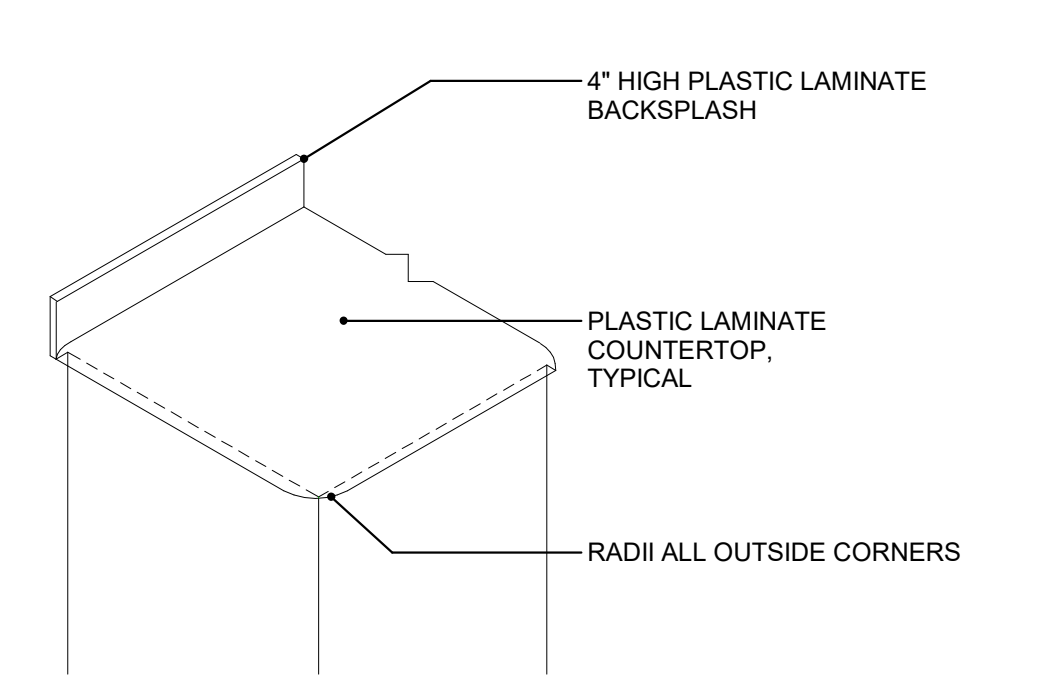
**4 BASE CABINET**  
3/4" = 1'-0"



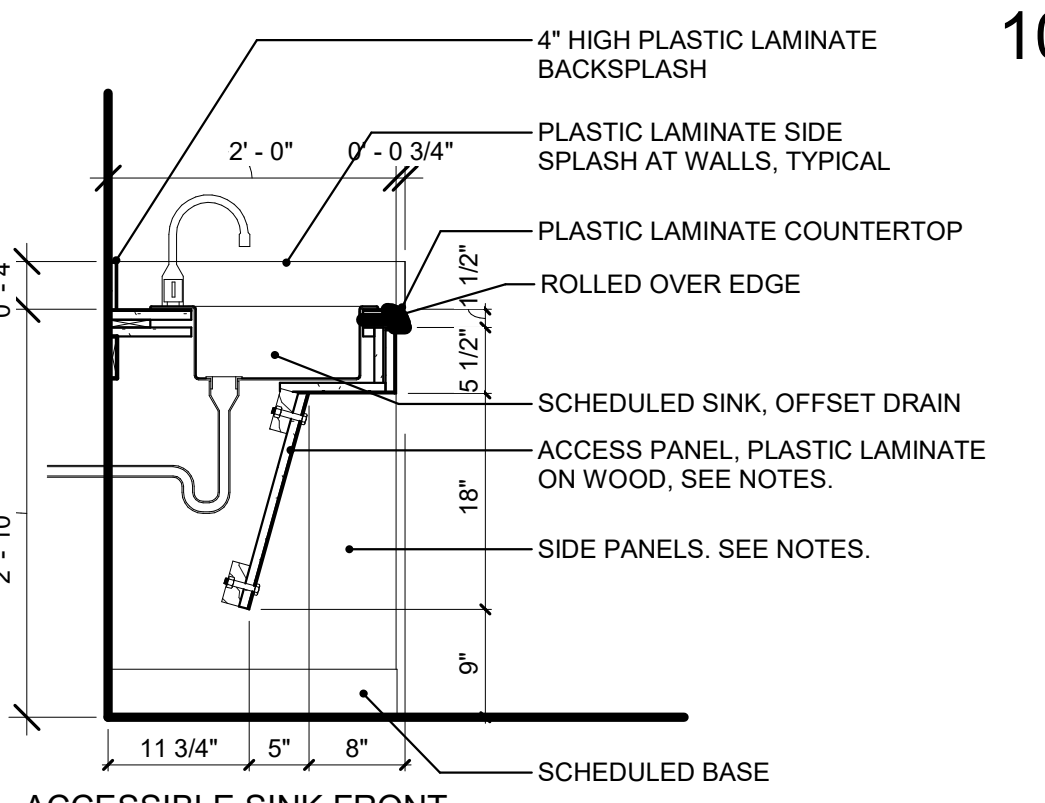
**5 OPEN KNEE SPACE**  
3/4" = 1'-0"



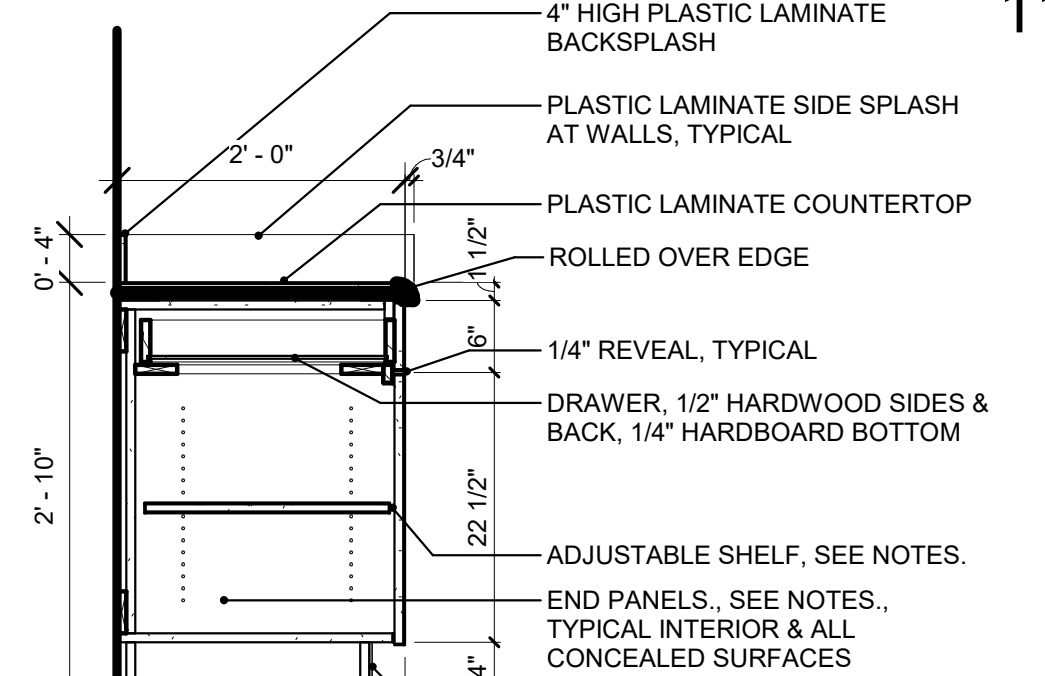
**6 BASE CABINET**  
3/4" = 1'-0"



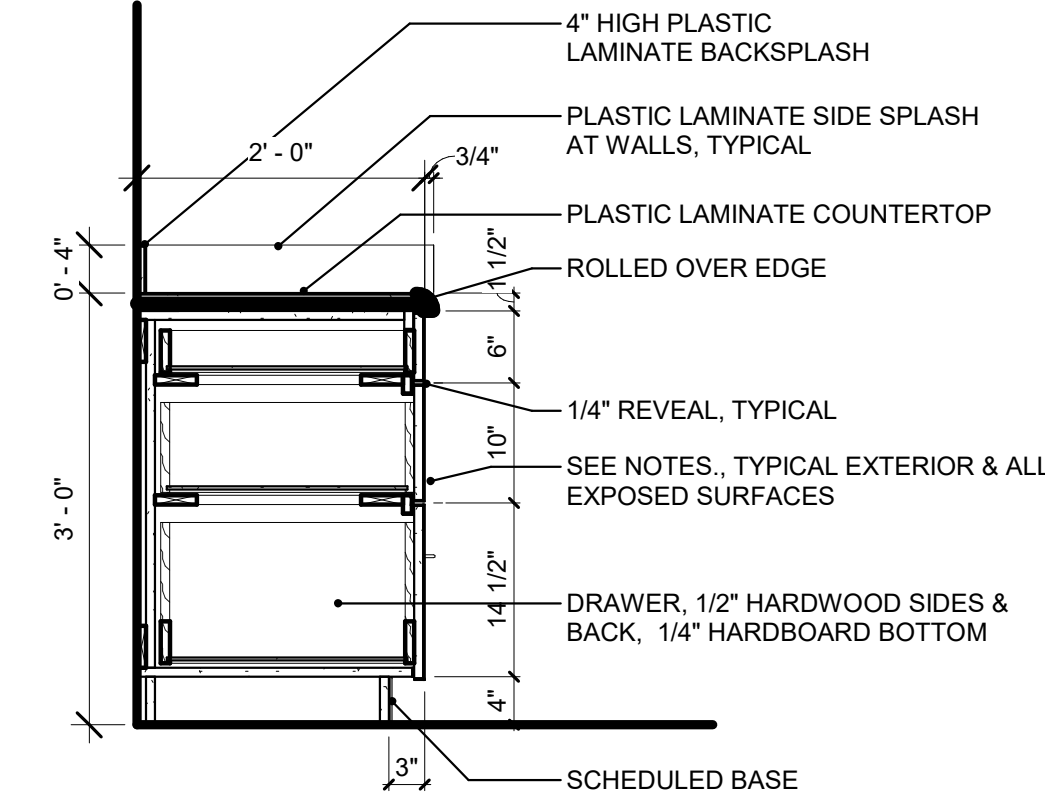
**7 TYPICAL COUNTERTOP OPEN CORNER**  
3/4" = 1'-0"



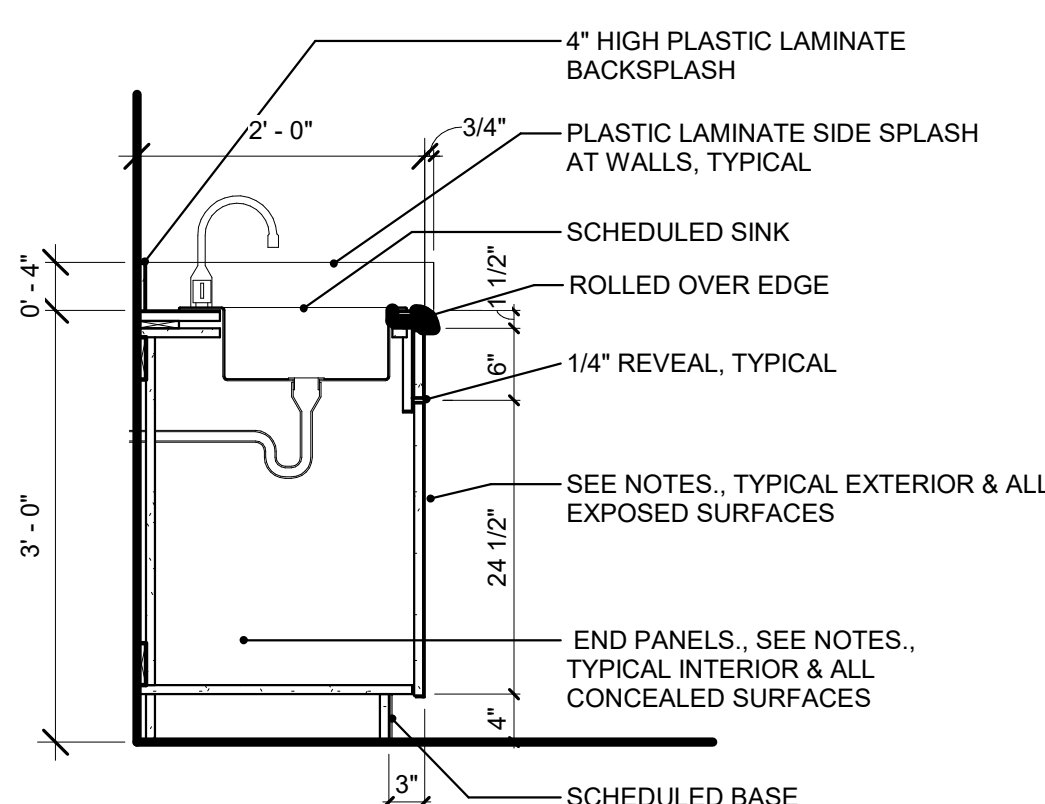
**8 ACCESSIBLE SINK FRONT**  
3/4" = 1'-0"



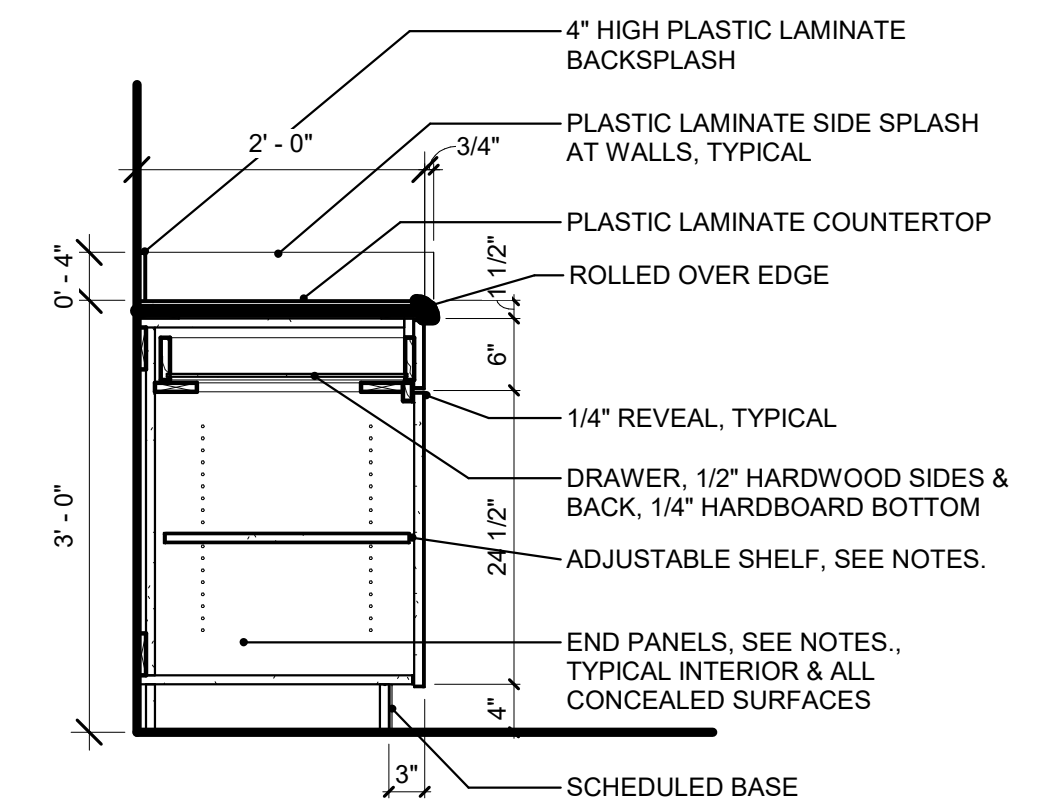
**9 ACCESSIBLE BASE CABINET**  
3/4" = 1'-0"



**10 BASE CABINET**  
3/4" = 1'-0"



**11 BASE CABINET - SINK FRONT**  
3/4" = 1'-0"



**12 BASE CABINET**  
3/4" = 1'-0"

- MINIMUM CABINET REQUIREMENTS**
- THE CONSTRUCTION OF ALL NEW KITCHEN AND BATHROOM VANITY CABINETS SHALL MEET OR EXCEED THE MINIMUM CABINET REQUIREMENTS BELOW.
  - THESE MINIMUM REQUIREMENTS ARE TO BE INCORPORATED INTO ALL MILLWORK APPLICATIONS.
  - ALL NEW OR REPLACED CABINETS ARE TO COMPLY WITH THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) AND THE KITCHEN CABINET MANUFACTURERS' ASSOCIATION (KCMSA) ALONG WITH ANY ADDITIONAL HOUSING AGENCY REQUIREMENTS.
  - MINIMUM CABINET MATERIAL REQUIREMENTS:**
    - FACE FRAMES:**
      - SOLID WOOD.
      - MINIMUM DIMENSIONS 1/2 INCH BY 1 1/2 INCH.
    - END PANELS, TOPS, AND BOTTOMS:**
      - PLYWOOD, MINIMUM THICKNESS 1/2 INCH.
      - TOPS AND BOTTOMS TO BE DADOED, GLUED, AND STAPLED INTO SIDES AND FACE FRAMES.
    - BACKS:**
      - PLYWOOD MINIMUM THICKNESS 1/4 INCHES, DADOED OR RABBETED, GLUED AND STAPLED INTO END PANELS.
    - SHELVES:**
      - SOLID WOOD OR PLYWOOD.
      - ADJUSTABLE SHELVES, MINIMUM THICKNESS 5/8 INCH.
      - FIXED SHELVES, MINIMUM THICKNESS 1/2 INCH. EDGE BANDING IS REQUIRED ON PLYWOOD.
    - DOORS AND DRAWER FRONTS:**
      - SOLID WOOD OR PLYWOOD, MINIMUM THICKNESS 5/8 INCH.
      - PANELS IN "FRAME AND PANEL" DOORS, MINIMUM THICKNESS 1/2 INCH.
    - DRAWER BOXES:**
      - SOLID WOOD OR PLYWOOD, MINIMUM THICKNESS 1/2 INCH.
      - SIDES DADOED, RABBETED, OR DOVE TAILED TO RECEIVE THE FRONT AND BACK MEMBERS OF THE DRAWER BOX.
      - NO BUTT JOINTS WILL BE ACCEPTED.
    - DRAWER BOTTOMS:**
      - PLYWOOD, MINIMUM THICKNESS 1/2 INCH.
      - BOTTOMS DADOED AND GLUED INTO DRAWER BOX.
    - DRAWER GUIDES:**
      - SIDE MOUNTED STEEL RAILS.
  - ALL CABINETS TO BE FACTORY/MANUFACTURER ASSEMBLED.
  - ALL EXPOSED PORTIONS OF CABINETRY MUST HAVE FACTORY APPLIED FINISH.
  - PLASTIC LAMINATE COUNTERTOPS ARE TO BE POST FORMED OR HAVE BACK SPLASHES THAT ARE FACTORY ATTACHED TO THE COUNTERTOPS AND SEALED.
  - SIDE SPLASHES ARE REQUIRED WHERE COUNTERTOPS ARE ADJACENT TO WALLS.
  - SUBMIT SIGNED CABINET / MILLWORK SHOP DRAWINGS AND PRODUCT DATA FROM MANUFACTURER AND OR SUBCONTRACTOR (MUST BE REVIEWED BY GENERAL CONTRACTOR).
  - WRITTEN ACCEPTANCE FROM ARCHITECT AND OWNER IS REQUIRED BEFORE PURCHASING CABINETS. ALLOW TWO WEEKS FOR THE REVIEW PROCESS.
  - IF REQUESTED, A CABINET SAMPLE IS TO BE PROVIDED AT THE JOB SITE FOR PHYSICAL INSPECTION AND ACCEPTANCE.
  - ALL CABINETS TO BE FULLY ENCLOSED WOOD CABINETS WITH HARDBOARD BACKING.
  - ARCHITECT AND OWNER RESERVES THE RIGHT TO MODIFY THESE REQUIREMENTS WHEN DEEMED APPROPRIATE.

**SIGNATURES**

<b>PROJECT ARCHITECT:</b>	<b>CONTRACTOR:</b>
TRUE CRAFT ARCHITECTURE LLC	WHITESTONE CONSTRUCTION GROUP, LLC
<b>ARCHITECT ADMINISTERING CONTRACT:</b>	<b>LENDER:</b>
TRUE CRAFT ARCHITECTURE LLC	
<b>OWNER:</b>	<b>BONDING COMPANY:</b>
PINE HAVEN HOUSING PARTNERS, LP	

**REVISIONS**


**APPROVAL**



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1400 TRINITY DRIVE, COLUMBIA, SC 29209  
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**ISSUED FOR:**  
PERMITTING  
**JOB NUMBER:** 20-15  
**ISSUED:** 05/31/2021

TYPICAL MILLWORK DETAILS

**A7.0**

**PHASE:** DD

**ADDENDUM D**  
**NCHMA Certification & Checklist**



## NCHMA Market Study Index

**Introduction:** Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Page Number(s)
<b>Executive Summary</b>		
1	Executive Summary	1
<b>Scope of Work</b>		
2	Scope of Work	Introduction
<b>Project Description</b>		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	Section A
4	Utilities (and utility sources) included in rent	Section A
5	Target market/population description	Section A
6	Project description including unit features and community amenities	Section A
7	Date of construction/preliminary completion	Section A
8	If rehabilitation, scope of work, existing rents, and existing vacancies	N/A
<b>Location</b>		
9	Concise description of the site and adjacent parcels	Section B
10	Site photos/maps	Section B
11	Map of community services	Section B
12	Site evaluation/neighborhood including visibility, accessibility, and crime	Section B
<b>Market Area</b>		
13	PMA description	Section C
14	PMA Map	Section C
<b>Employment and Economy</b>		
15	At-Place employment trends	Section D
16	Employment by sector	Section D
17	Unemployment rates	Section D
18	Area major employers/employment centers and proximity to site	Section D
19	Recent or planned employment expansions/reductions	Section D
<b>Demographic Characteristics</b>		
20	Population and household estimates and projections	Section E
21	Area building permits	Section E
22	Population and household characteristics including income, tenure, and size	Section E
23	For senior or special needs projects, provide data specific to target market	N/A
<b>Competitive Environment</b>		
24	Comparable property profiles and photos	Section G
25	Map of comparable properties	Section G
26	Existing rental housing evaluation including vacancy and rents	Section G
27	Comparison of subject property to comparable properties	Section G
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	Section G
29	Rental communities under construction, approved, or proposed	Section G
30	For senior or special needs populations, provide data specific to target market	N/A

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**Introduction:** Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Page Number(s)
<b>Affordability, Demand, and Penetration Rate Analysis</b>		
31	Estimate of demand	Section F
32	Affordability analysis with capture rate	Section F
33	Penetration rate analysis with capture rate	Section F
<b>Analysis/Conclusions</b>		
34	Absorption rate and estimated stabilized occupancy for subject	Section F
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	Section G
36	Precise statement of key conclusions	Executive Summary
37	Market strengths and weaknesses impacting project	Executive Summary
38	Product recommendations and/or suggested modifications to subject	Executive Summary
39	Discussion of subject property's impact on existing housing	Executive Summary
40	Discussion of risks or other mitigating circumstances impacting subject	Executive Summary
41	Interviews with area housing stakeholders	Section H
<b>Other Requirements</b>		
42	Certifications	Addendum B
43	Statement of qualifications	Addendum A
44	Sources of data not otherwise identified	N/A



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National Council of Affordable  
Housing Market Analysts

## **NCHMA MEMBER CERTIFICATION**

This market study has been prepared by Novogradac Consulting LLP, a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies*, and *Model Content Standards for the Content of Market Studies*. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

Novogradac Consulting LLP is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Novogradac Consulting LLP is an independent market analyst. No principal or employee of Novogradac Consulting LLP has any financial interest whatsoever in the development for which this analysis has been undertaken.

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Rachel.Denton@novoco.com