

# **A MARKET FEASIBILITY STUDY OF:**

# MARKET PLACE APARTMENTS

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# MARKET PLACE APARTMENTS

Located at: 1333 Coronet Court Rock Hill, York County, SC 29730

Effective Date: November 8, 2023 Report Date: December 14, 2023

Prepared for:
Jackson Reed
Project Coordinator
Vitus Development IV, LLC
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Seattle, WA 98109

Prepared by: Novogradac 6700 Antioch Road, Suite 450 Merriam, KS 66204 913-677-4600





December 14, 2023

Jackson Reed Project Coordinator Vitus Development IV, LLC 415 1st Avenue North #19240 Seattle, WA 98109

Re: Market Study for Market Place Apartments, located in Rock Hill, York 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 Rock Hill, York 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 Market Place Apartments (Subject), an existing 68-unit Section 8 multifamily property located at 1333 Coronet Square, in Rock Hill, York 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 68 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 concurrently preparing an appraisal of the Subject. We previously prepared an application appraisal and rent comparability study (RCS) for the Subject property, both of which are effective in March 2021, as well as a market study in June 2021. 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.

JACKSON REED VITUS DECEMBER 2023 PAGE 2

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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Expiration: 6/30/2024

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I. EXECUTIVE SUMMARY

#### **Property Summary of Subject**

#### **Subject Property Overview:**

The Subject is an existing 68-unit Section 8 apartment property located at 1333 Coronet Square, Rock Hill, York County, SC 29730. The Subject's units are contained in 14 one and two-story walkup and townhome residential buildings, along with a single-story community building housing the leasing office and central laundry facility, which were originally built in 1973 and renovated in 2000 (non-LIHTC). Based on our physical inspection, the Subject exhibits average overall condition.

The property currently offers 16 one-bedroom units, 20 two-bedroom units, 20 three-bedroom, and 12 four-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 agerestricted 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 68 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

				FROFOS	LD KLINIS		
	Unit		Net	Utility	Gross	2023 LIHTC	
	Size	#	LIHTC	Allowance	LIHTC	Maximum Allowable	Proposed
Unit Type	(SF)	Units	Rent	<b>(1</b> )	Rent	Gross Rent	Contract Rent (2)
				@60% (	Section 8)		
1BR/1BA	680	12	\$1,027	\$95	\$1,122	\$1,122	\$1,350
1BR/1BA	680	4	\$1,049	\$73	\$1,122	\$1,122	\$1,375
2BR/1BA	891	20	\$1,216	\$131	\$1,347	\$1,347	\$1,500
3BR/1BA	1,000	20	\$1,406	\$149	\$1,555	\$1,555	\$1,750
4BR/1BA	1,250	12	\$1,555	\$180	\$1,735	\$1,735	\$1,950
Total		68					

Based on a HAP contract effective July 1, 2023



<sup>(2)</sup> Based on post-renovation conclusions from third-party RCS conducted by Doyle Real Estate Advisors LLC, effective December 6, 2023.

#### **Scope of Renovations:**

The total renovation hard costs are estimated to be approximately \$4,428,483, or \$65,125 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
- Groundwork 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 %
Cherry Laurel	LIHTC	Family	42	2	4.8%
Cotton Mill Village	LIHTC	Family	39	2	5.1%
Innsbrook Commons	LIHTC	Family	72	7	9.7%
Wildwood Springs	LIHTC	Family	144	3	2.1%
Bradford Park	Market	Family	280	11	3.9%
Galleria Pointe	Market	Family	192	5	2.6%
Legacy At Manchester Village	Market	Family	288	6	2.1%
The Finley Apartments	Market	Family	90	5	5.6%
The Villas At Garden Way	Market	Family	96	4	4.2%
LIHTC Total			297	14	4.7%
Market Total			946	31	3.3%
Overall Total			1,243	45	3.6%

The comparable properties reported vacancy rates ranging from 2.1 to 9.7 percent, with an overall weighted average of 3.6 percent. It should be noted that vacancy rate at Innsbrook Commons is somewhat elevated. Management was not able to comment on why vacancy is elevated at the properties, but they noted that the vacant units are in the process of being filled from applicants on the waiting lists. The average vacancy rate reported by the affordable comparables was 4.7 percent, above the 3.3 percent weighted average reported by the market rate properties. All of the market rate properties reported vacancy rates of 5.6 percent or less. The property has operated with vacancy and collection loss ranging from 1.4 to 5.3 percent between 2020 and 2022. Based on a rent roll dated September 30, 2023, the Subject was fully occupied. 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. As an existing subsidized affordable property, the Subject has performed well, and we expect this trend to continue going forward.

#### **Capture Rates**

The following table illustrates the capture rates for the Subject.

#### **CAPTURE RATE ANALYSIS CHART**

	OAI TOILE IV	,,									
Bedrooms/AMI Level	Total Demand	Supply	Net Demand	Units Proposed	Capture Rate						
@60% / Section 8 - As Proposed With Subsidy											
1BR - @60% / Section 8	2,554	100	2,454	16	0.7%						
2BR - @60% / Section 8	1,947	52	1,895	20	1.1%						
3BR - @60% / Section 8	826	0	826	20	2.4%						
4BR - @60% / Section 8	389	0	389	12	3.1%						
Overall - With Subsidy	5,907	152	5,755	68	1.2%						
	@ <b>60</b> % -	- Absent Subs	sidy								
1BR - @60%	1,426	100	1,326	16	1.2%						
2BR - @60%	429	52	377	20	5.3%						
3BR - @60%	341	0	341	20	5.9%						
4BR - @60%	160	0	160	12	7.5%						
Overall - Absent Subsidy	2,270	152	2,118	68	3.1%						

As the analysis illustrates, the Subject's capture rates as proposed with subsidy range from 0.7 to 3.1 percent. Absent subsidy, the Subject's capture rates at the 60 percent AMI level range from 1.2 to 7.5 percent. The overall capture rates for the Subject's units as proposed and absent subsidy are 1.2 and 3.1 percent,



respectively, which indicates there is adequate continued demand for the Subject. Further, capture rates for all units, as well as the overall property, are below the 30 percent capture rate threshold as determined by SC Housing.

#### **Projected Absorption Period**

None of the comparables were able to provide absorption information. As such, we expanded our search to other properties within Rock Hill and the surrounding area. The following table details the nearest absorption comparables we were able to identify.

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Property Name	Program	Tenancy	City	Year	Total Units	Absorption (units/month)	Distance to Subject
Madison Place	Market	Family	Charlotte	2022	215	14	15.5 miles
Pringle Square	Market	Family	Charlotte	2021	334	75	17.4 miles
The Collins	Market	Family	Charlotte	2021	350	19	17.6 miles
Granite Pointe Apartments	LIHTC	Family	Charlotte	2020	198	18	17.7 miles
Keltonwood At Berewick	Market	Family	Charlotte	2019	230	19	18.1 miles
The Haven At Rivergate	Market	Family	Charlotte	2018	248	21	13.8 miles
Berewick Pointe	Market	Family	Charlotte	2017	275	16	17.9 miles
Whistler's Cove	LIHTC	Senior	Mount Airy	2016	27	7	112.2 miles
Mountain View	LIHTC	Family	Wilkesboro	2016	48	47	89.3 miles
Average Affordable					91	24	
Average Market					275	27	
Overall Average					214	26	

Note the Subject is an existing property, and will not need to re-lease its units. Therefore, this discussion is hypothetical, and assumes the Subject were 100 percent vacant. We obtained absorption data from nine properties, located between 13.8 and 112.2 miles from the Subject. These properties reported absorption rates ranging from 7 to 75 units per month, with an overall average of 26 units per month. Overall, we expect the Subject will experience an absorption rate of 20 units per month, if vacant. This equates to an absorption period of approximately three to four months.

#### **Market Conclusions**

Overall, the local multifamily market is performing well with a 3.6 percent vacancy rate among all of the surveyed comparable projects. All of LIHTC properties maintain waiting lists, suggesting pent-up demand for affordable housing. One of the comparables is achieving maximum allowable rents at the 60 percent AMI level; however, the managers at the three remaining LIHTC properties are achieving rents set at the 50 percent AMI maximum and noted that maximum allowable rents at 60 percent are achievable at their respective properties. As such, we have concluded to achievable LIHTC rents at the 2023 maximum allowable level for the Subject's one, two, three and four-bedroom units, respectively. These conclusions provide rent advantages between 19 to 24 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 68 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 1.2 and 3.1 percent, respectively, both of which are well within the acceptable demand threshold and are considered excellent. Individual capture rates by bedroom type range from 0.7 to 3.1 percent as proposed, and from 1.2 to 7.5 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 0.3 percent



annually in the PMA. The Subject is located within two miles of most community services and facilities that tenants would utilize on a consistent basis.

One of the comparables reported achieving rents at the maximum allowable levels at 60 percent AMI. Three of the comparables reported vacancy rates of 5.1 percent or less and all of the comparables reported maintaining waiting lists. It should be noted that Cherry Laurel, Cotton Mill Village, and Innsbrook Commons are managed by the same company and rents at these properties for the 60 percent units are set at the 50 percent AMI maximum allowable levels for all units to increase affordability. Management at the properties stated that rents at the 60 percent maximums are likely achievable in the market. The renovated Subject will be similar to slightly superior to the comparables in terms of condition. The Subject will be inferior to the comparables in terms of in-unit amenities and slightly inferior to slightly superior in terms of property amenities. As such, we believe the Subject's proposed rents at the maximum allowable levels at the 60 percent AMI level are achievable absent subsidy. These conclusions provide rent advantages between 13 and 16 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 68 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 68 units will continue to benefit from 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 100 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 Rock Hill 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 14 vacant LIHTC units among the four LIHTC comparables surveyed, and all of the LIHTC comparables maintain waiting lists. Within the PMA, there are just nine existing subsidized properties, totaling 415 units. Furthermore, other than the Subject, there are nine subsidized affordable properties in the PMA. 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.

We performed a rent/buy analysis. Our inputs assume a four-bedroom, single-family home listing on Zillow in the Subject's neighborhood with a purchase price of \$309,000 and an interest rate of 7.08 percent for a 30-year fixed mortgage with a ten percent down payment. This was compared with the cost to rent the Subject's



four-bedroom unit at 60 percent of AMI (assuming a tenant would pay the full LIHTC rent). The analysis indicates that with a monthly differential of \$963, it is more affordable to rent than purchase a home. The rent buy analysis is illustrated in the following table.

	RENT BUY ANALYSIS		
Property Type:	Four-B	edroom Single-Family	Home
Sales Price		\$309,000	
Down Payment at 10.0%		\$30,900	
Mortgage Amount		\$278,100	
Current Interest Rate		7.08%	
Homeownership Costs	Monthly	% of Home Value	Annual
Mortgage Payment	\$1,866		\$22,391
Property Taxes	\$322	1.25%	\$3,863
Private Mortgage Insurance*	\$116	0.50%	\$1,391
Maintenance	\$515	2.00%	\$6,180
Utility Costs**	\$188		\$2,256
Tax Savings	(\$489)		(\$5,869)
	Cost Comparison		
	Monthly		Annual
Costs of Homeownership	\$2,518		\$30,212
Cost of Renting At Subject	\$1,555		\$18,660
Differential	\$963		<b>\$11</b> ,552
	Cost of Occupancy		
	Homeownership		
Closing Costs		3.00%	\$9,270
Down Payment at 10.0%		10.00%	\$30,900
Total			\$40,170
	Subject Rental		
First Month's Rent	\$1,555		
Security Deposit	\$1,555		
Total	\$3,110		

<sup>\*</sup> Based upon 0.50% of mortgage amount

As illustrated, the cash due at occupancy category is more than \$40,000 for the down payment and closing costs. The cash necessary for homeownership is still a barrier to many families. In general, first-time home buyers have difficulty saving for a down payment. Further, renting at the Subject is more affordable than purchasing even a modest single-family home in the Subject's neighborhood. Overall, we believe the Subject will face limited competition from homeownership.



<sup>\*\*</sup> Utility Costs Included in Rent at Subject

	Exhibit S-2 SCSHFDA Primary Market Area Analysis Summary:											
Development Name:	Market P;ace Apartments			Total # of Units:	68							
1	, 1											
Address:	1333 Coronet Court, Rock Hill	York County	, SC 29730	# of LIHTC/TEB Units:	68							
PMA Boundary:	County Road 161, Catawba Riv	ver to the no	rth, York/Chester County Line to the south, Catawba River to the east, and County Road	ds 165 and 324 to the wes	st.							
Development Type:	Family		Farthest Boundary Distance to S	Subject: 10.4	Miles							

	)			
Туре	# of Properties	Total Units	Vacant Units	Average
All Rental Housing	65	14,873	1474	90.10%
Market-Rate Housing	47	8,154	200	96.70%
Assisted/Subsidized Housing not to include LIHTC	9	415	18	95.70%
LIHTC (All that are stabilized)*	9	553	14	97.40%
Stabilized Comparables**	10	1,878	50	97.30%
Non Stabilized Comparables	1	72	7	90.30%

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

\*\* Comparables - comparable to the subject and those that compete at nearly the same rent levels and tenant profile, such as age, family and income.

	Subject Development					HUD Area FMR				Highest Unadjusted Comparable Rent	
Units	Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage (%)	Per Unit	Per S F		
12	1	1	680	\$1,027	\$1,384	\$ 2.04	25.8%	\$1,855	\$	2.73	
4	1	1	680	\$1,049	\$1,384	\$ 2.04	24.2%	\$2,250	\$	3.31	
20	2	1	891	\$1,216	\$1,554	\$ 1.74	21.8%	\$1,855	\$	2.08	
20	3	1	1,000	\$1,406	\$1,936	\$ 1.94	27.4%	\$2,250	\$	2.25	
12	4	1	1,250	\$1,555	\$2,481	\$ 1.98	37.3%	\$1,855	\$	1.48	
Gross P	otential Re	nt Mont	hly*	\$ 87,620	\$ 121,716		25.0%				

<sup>\*</sup>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 and rounded to two decimal points.

	Pata (found on page 46	)				
	2010		2023		2028	
Renter Households	15,174	34.90%	17,694	34.80%	18,452	34.00%
Income-Qualified Renter HHs (LIHTC)			4,696	26.50%		
Income-Qualified Renter HHs (MR)						

	Targe	Targeted Income-Qualified Renter Household Demand (found on page				
Type of Demand	50%	60%	Market Rate	Editable	Editable	Overall
Renter Household Growth		85				85
Existing Households (Overburd + Substand)		2,356				2,356
Homeowner conversion (Seniors)						
Other:						
Less Comparable/Competitive Supply		-152				-152
Net Income-qualified Renters HHs	0	2,204	0	0	0	2,204

			Capture Rates (found on page 63)						
Targeted Popul	lation		50%	60%	Market Rate				Overall
Capture Rate				3.10%					3.10%
				Absorptio	n Rate (found on page	64	)		
Absorption Period	3 to 4	months.							



#### 2023 S-2 RENT CALCULATION WORKSHEET

		Proposed				
Bedroom	# of	Tenant Paid	Net Proposed Tenant	Gross	Gross HUD	Tax Credit Gross
Type	Units	Rent	Rent by Bedroom Type	HUD FMR	FMR Total	Rent Advantage
1BR	12	\$1,027	\$12,324	\$1,384	\$16,608	25.8%
1BR	4	\$1,049	\$4,196	\$1,384	\$5,536	24.2%
2BR	20	\$1,216	\$24,320	\$1,554	\$31,080	21.8%
3BR	20	\$1,406	\$28,120	\$1,936	\$38,720	27.4%
4BR	12	\$1,555	\$18,660	\$2,481	\$29,772	37.3%
Totals	68		\$87,620		\$121,716	25.0%

Source: SC Housing, Novogradac, December 2023





#### **PROJECT DESCRIPTION**

**Development Location:** The Subject is located at 1333 Coronet Square, Rock Hill, York

County, SC 29730.

Construction Type: The Subject consists of 14 one and two-story walkup and

townhome residential buildings, along with a single-story community building housing the leasing office and central laundry facility. The buildings are wood-frame with brick and vinyl siding exteriors with pitched asphalt shingled roofs.

Year Built: The Subject was originally built in 1973 and renovated in 2000

(non-LIHTC). 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 six-persons.

Target Income Group: The Subject will continue to target income-qualified family

households with one to six persons. As proposed, the annual household income levels for the Subject's units will range from \$0 to \$69,420. Absent subsidy, income limits for the Subject's units would hypothetically range from \$38,469 to \$69,420.

Special Population Target: None.

Number of Units by Unit Type: The Subject includes 16 one-bedroom, 20 two-bedroom, 20

three-bedroom, and 12 four-bedroom units.

Number of Buildings and Stories: The Subject consists of 14 one and two-story walkup and

townhome 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 - Garden	16	680	10,880
2BR/2BA - Townhouse	20	891	17,820
3BR/2BA - Townhouse	20	1,000	20,000
4BR/2BA - Townhouse	12	1,250	15,000
TOTAL	68		63,700

Structure Type/Design: The Subject consists of 14 one and two-story walkup and

townhome residential buildings, along with a single-story community building housing the leasing office and central laundry facility. The buildings are wood-frame with brick and

vinyl 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 68 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 LIHTC Rent	Utility Allowance (1)	Gross LIHTC Rent	2023 LIHTC Maximum Allowable Gross Rent	Proposed Contract Rent (2)
				@60% (	Section 8)		
1BR/1BA	680	12	\$1,027	\$95	\$1,122	\$1,122	\$1,350
1BR/1BA	680	4	\$1,049	\$73	\$1,122	\$1,122	\$1,375
2BR/1BA	891	20	\$1,216	\$131	\$1,347	\$1,347	\$1,500
3BR/1BA	1,000	20	\$1,406	\$149	\$1,555	\$1,555	\$1,750
4BR/1BA	1,250	12	\$1,555	\$180	\$1,735	\$1,735	\$1,950
Total		68					

Based on a HAP contract effective July 1, 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. 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 comparables' rents in accordance with the utility schedule obtained from The South Carolina State Housing Finance and Development Agency (Upstate Region), which includes York County, effective February 27, 2023, which is the most recent available.

Existing or Proposed Project-Based Rental Assistance:

All 68 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 clubhouse/community room, computer lab, central laundry facility, off-street parking, on-site management, and a playground. Post-renovation, the Subject's community amenities will remain the same. The comparables generally offer similar to slightly superior common area amenities relative to the Subject. These properties offer features including exercise facility, swimming pool, picnic area, recreation area, and community Wi-Fi, 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, carpeting, a coat closet, and central heating and cooling. Kitchen appliances include a



<sup>(2)</sup> Based on third-party RCS conducted by Doyle Real Estate Advisors LLC, effective December 6, 2023.

range/oven, refrigerator, and dishwasher. Post-renovation, microwaves will be added in all units. All of the comparables offer similar to slightly superior in-unit amenities relative to the Subject. These properties generally offer features including a balcony/patio, ceiling fan, walk-in closet, 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:**

Based on a rent roll dated September 30, 2023, the Subject is fully occupied. According to property management, the property maintains an extensive waiting list. Further, the Subject's historical financials indicated vacancy and collection loss between 1.4 to 1.6 percent between 2020 and 2022. The following table summarizes current tenant-paid rents at the Subject.

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

				· · / (10 - 1 (E. ( )	<del>( _ )</del>		
Unit Type	Unit Size (SF)	# of Units	Occupied Units	Current Contract Rent (2)	Minimum Tenant Paid Rent	Maximum Tenant Paid Rent	Average Tenant Paid Rent
			Secti	on 8			
1BR/1BA	680	12	12	\$1,232	\$0	\$480	\$234
1BR/1BA - HC	680	4	4	\$1,242	\$0	\$231	\$198
2BR/2BA	891	20	20	\$1,450	\$0	\$604	\$201
3BR/2BA	1,000	20	20	\$1,668	\$0	\$1,078	\$272
4BR/2BA	1,250	12	12	\$1,886	\$0	\$925	\$370
Total		68	68				

<sup>(1)</sup> Based on rent roll dated September 30, 2023

#### **Scope of Renovations:**

The total renovation hard costs are estimated to be approximately \$4,428,483, or \$65,125 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
- Groundwork 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



<sup>(2)</sup> Based on HAP contract effective June 30, 2023.

- 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



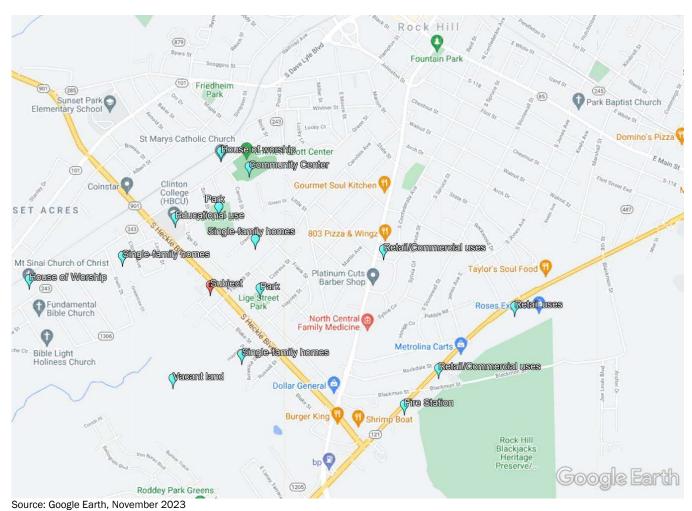


#### **SITE DESCRIPTION**

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 8, 2023.

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



**Physical Features of Site:** 

The Subject site is approximately 5.6 acres, or 243,936 square feet in size. The site is rectangular in shape and is generally level. The site is improved with 14 one and two-story walkup and townhome residential buildings, along with a single-story community building housing the leasing office and central laundry facility, which were originally built in 1973 and renovated in 2000 (non-LIHTC). According to the Rock Hill Zoning Department, the Subject site is zoned MF-15 (Multifamily), which is intended to allow for a wide range of medium and high-density housing types, including multifamily dwellings.



#### Location/Surrounding Uses:

The Subject is located in a primarily residential neighborhood in Rock Hill, South Carolina, which consists of single-family homes, multifamily uses, as well as houses of worship, educational uses, and commercial/retail uses concentrated to the southeast of the Subject site along Saluda Street. Immediately to the north of the Subject is Carroll Park, as well as single-family homes in average condition and Clinton College. Further northeast and east of the Subject are singlefamily homes in average to good condition. To the south are singlefamily homes in average to good condition, followed by forested undeveloped land. Southwest of the Subject are single-family homes in fair to average condition. Immediately to the west of the Subject is heavily forested land. Beyond this forested land are single-family homes in average to good condition. The nearest commercial corridor is approximately 0.7 miles to the southeast along Saluda Street. Commercial/retail occupancy along this corridor was estimated at 85 to 90 percent at the time of inspection, with uses that include a pharmacy, grocery store, bank, and other shopping amenities. There are no observed negative influences or nuisances in the area.



#### **Photographs of Subject Site and Surrounding Uses**



Subject exterior



Subject exterior and walkways



Subject exterior



Subject exterior



Subject playground



Subject signage



Subject exterior



Subject dumpster and parking area



Subject perimeter fencing



Subject playground and perimeter fencing



View north on McCullough Street



View south along McCullough Street



View west on Heckle Boulevard



View east on Heckel Boulevard



Mailbox area



Subject community building lobby



Community room



Business center



Community room



Leasing office



Central laundry



Central laundry



Maintenance work area



Maintenance work area



Typical in-unit stairway



Typical living room



Typical kitchen



Typical bedroom



Typical closet



Typical bathroom



Typical walkway/living room



Typical kitchen/dining area



Typical bedroom



Typical bedroom



Typical in-unit stairway/walkway



Typical bathroom



Typical living room



Typical kitchen



Typical bedroom



Typical bedroom



Typical bedroom



Typical bathroom



Vacant land north of Subject



Single-family home north of Subject



Educational use north of Subject



Single-family homes north of Subject



Vacant land east of Subject



Senior center east of Subject



Single-family home east of Subject



Single-family home east of Subject



Single-family homes south of Subject



Single-family home south of Subject



Single-family home south of Subject



Single-family home south of Subject







Single-family home west of Subject

Visibility/Views:

The Subject has average visibility from South Heckle Boulevard. Views to the north of the Subject include Carroll Park, as well as Clinton College. Views to the south of the Subject consist of heavily wooded areas and single-family homes in average to good condition. Views to the west of the Subject include undeveloped heavily wooded land. Views to the east of the Subject consist of single-family homes in average to good condition. Overall, visibility and views are considered average/typical.

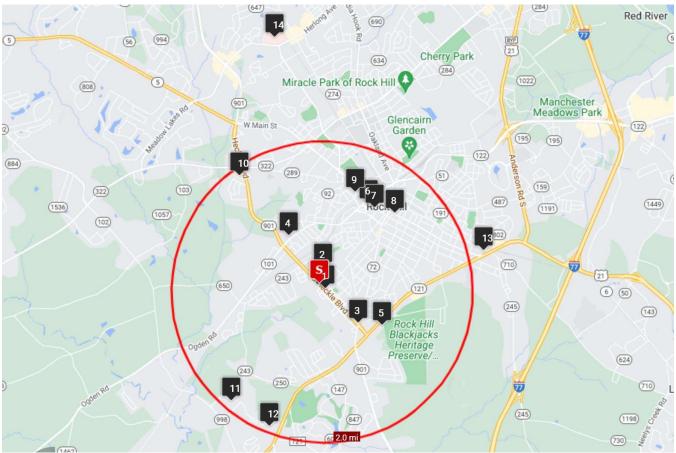
**Detrimental Influence:** 

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.





Source: Google Earth, October 2023

#### **LOCATIONAL AMENITIES**

#	Service or Amenity	Distance to Subject	#	Service or Amenity	Distance to Subject
1	Bus Stop	0.1 miles	8	TD Bank	1.3 miles
2	Carroll Park	0.2 miles	9	United States Postal Service	1.3 miles
3	Citgo Gas Station	0.7 miles	10	Food Lion	1.7 miles
4	Sunset Park Elementary School	0.7 miles	11	South Pointe High School	1.9 miles
5	Rock Hill Fire Station 1	1.0 mile	12	Saluda Trail Middle School	2.0 miles
6	Rock Hill Police Department	1.2 miles	13	Walgreens Pharmacy	2.2 miles
7	Rock Hill Main Library	1.2 miles	14	Piedmont Medical Center	3.3 miles

**Availability of Public Transportation:** 

My Ride Rock Hill provides public transportation throughout Rock Hill. My Ride Rock Hill operates fixed-route service throughout the city and operates Monday through Saturday, 7:00 AM to 7:00 PM, with limited hours on Sundays. Bus service is offered free of charge to all riders. The nearest bus stop is located 0.1 miles north of the Subject at the intersection of Crawford Road and Clinton College, and is served by Route 2.

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

	PMA	MSA
Total Crime*	154	138
Personal Crime*	208	144
Murder	119	123
Rape	154	104
Robbery	93	139
Assault	271	151
Property Crime*	147	138
Burglary	136	156
Larceny	158	135
Motor Vehicle Theft	82	104

Source: Esri Demographics 2023, Novogradac, October 2023

Total crime indices in the PMA are elevated relative to the national average and slightly above the surrounding MSA. Both geographic areas feature crime indices above the overall nation. In particular, the category of personal crime in the PMA is substantially elevated relative to both the nation and the MSA. According to the property manager, there has been some recent crime at the Subject, but crime has not been a consistent issue historically. The Subject offers intercom (buzzer), perimeter fencing, and video surveillance.

#### **Access and Traffic Flow:**

The Subject is located along South Heckle Boulevard, a four-lane connector road that provides access to State Route 121 approximately 0.8 miles to the south. State Route 121 provides access to Interstate 77, which runs north to Interstate 90 in Cleveland, Ohio and south to Interstate 26 in Columbia, South Carolina. 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 in Rock Hill, most of which are within 1.9 miles of the Subject site. The Subject is considered to be in an adequate location for an affordable multifamily development.



<sup>\*</sup>Unweighted aggregations



#### 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 southwestern portion of Rock Hill, South Carolina. Rock Hill is located in the northeastern portion of South Carolina and is part of the Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical Area (MSA), which is comprised of Anson, Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Union, and York Counties in South Carolina, as well as Chester, and Lancaster Counties in North Carolina. According to the 2020 Census, Rock Hill had a population of 74,372. The PMA for the Subject covers approximately 204 square miles and consists largely of the city of Rock Hill, as well as the census-designated areas of Newport and Lesslie. The boundaries of the PMA are defined as County Road 161, and the Catawba River to the north, York/Chester County Line to the south, Catawba River to the east, and County Roads 165 and 324 to the west. While the PMA is somewhat large, we believe this is reasonable given the exurban location of the Subject as tenants will likely be willing to travel further for affordable housing in these types of locations. 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: 8.1 miles East: 6.1 miles South: 3.9 miles West: 10.4 miles

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

	CENSUS TRACTS IN PMA (35)	
450,910,614.01	450,910,613.02	450,570,112.09
450,910,614.03	450,910,615.05	450,910,615.06
450,910,612.03	450,910,612.02	450,910,612.05
450,910,611.03	450,910,609.04	450,910,613.01
450,910,609.10	450,910,609.01	450,910,609.11
450,910,610.04	450,910,614.04	450,910,610.09
450,910,612.04	450,910,609.09	450,910,609.12
450,910,609.13	450,910,607.00	450,910,601.02
450,910,605.02	450,910,608.02	450,910,608.03
450,910,608.04	450,910,609.08	450,910,604.02
450,910,602.00	450,910,605.01	450,910,603.00
450,910,604.01	450,910,606.00	

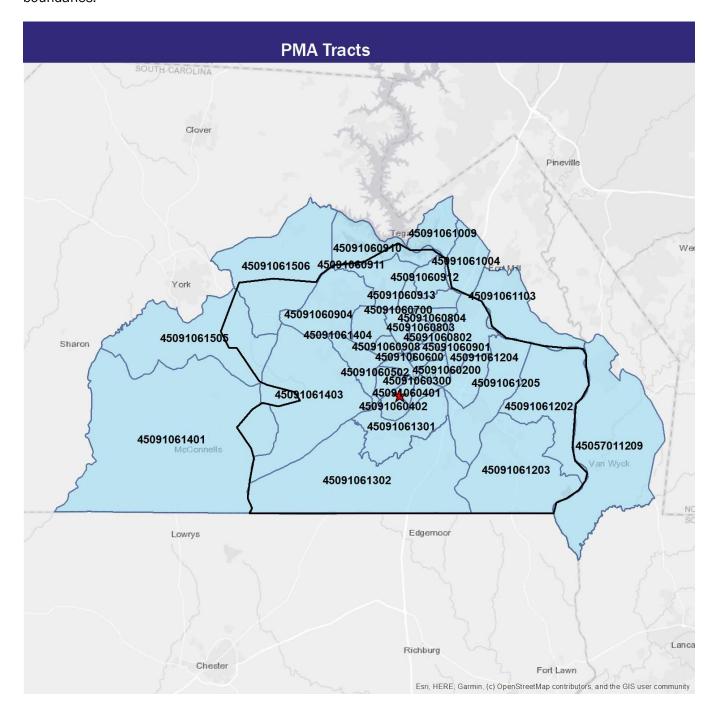
The primary market area has been identified based upon conversations with management at market rate and LIHTC properties in the area as well as other market participants in addition to demographic characteristics of census tracts within the area. Although we believe that neighborhood characteristics 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 Rock Hill 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 Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical



Area (MSA), which is comprised of Anson, Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Union, York Counties in South Carolina, as well as Chester, and Lancaster Counties in North Carolina.

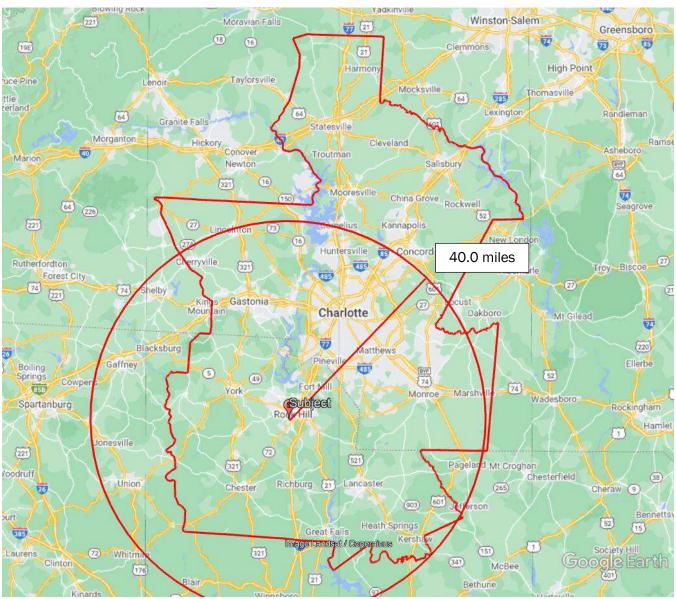
Per specific SC Housing guidelines, we have not accounted for leakage and have assumed 100 percent of demand will come from within the PMA boundaries.

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





# **Secondary Market Area Map**



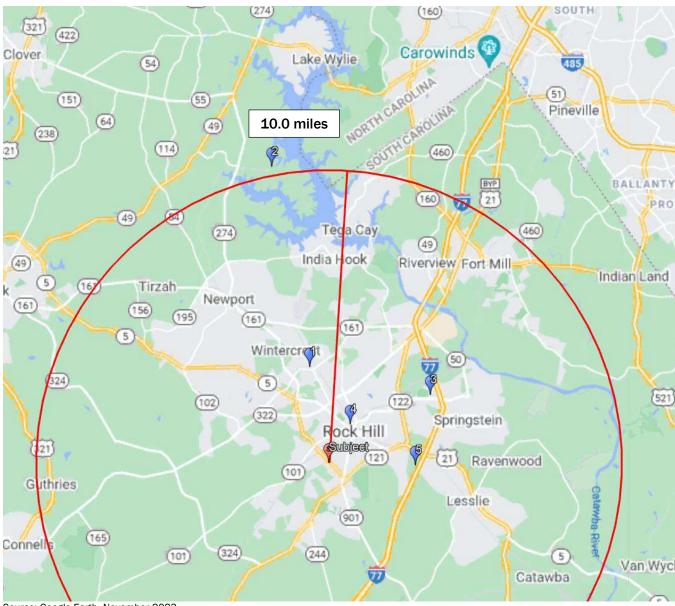
Source: Google Earth, November 2023



# **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 - ROCK HILL, SC

	moon zim zorzno noon mez, oo	
Map #	Employer	Industry
1	Piedmont Medical Center	Healthcare
2	Duke Energy	Utilities
3	OneMain Financial Group LLC	Finance
4	Williams & Fudge Inc.	Finance
5	West Marine Products Inc.	Distribution

Source: Source: York County Economic Development, retrieved November 2023



## **Employment by Industry**

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

2023 - EMPLOYMENT BY INDUSTRY

	PM	<u>A</u>	<u>USA</u>	
Industry	Number	Percent	Number	Percent
illuustry	Employed	Employed	Employed	Employed
Manufacturing	9,168	14.8%	16,269,811	10.0%
Healthcare/Social Assistance	7,622	12.3%	22,115,876	13.6%
Retail Trade	7,212	11.6%	16,983,329	10.4%
Educational Services	5,211	8.4%	14,946,247	9.2%
Accommodation/Food Services	4,882	7.9%	10,883,169	6.7%
Transportation/Warehousing	3,748	6.0%	9,030,239	5.5%
Prof/Scientific/Tech Services	3,617	5.8%	13,955,403	8.6%
Admin/Support/Waste Mgmt Srvcs	3,475	5.6%	7,195,078	4.4%
Construction	3,087	5.0%	11,436,301	7.0%
Other Services	3,081	5.0%	7,645,568	4.7%
Finance/Insurance	3,022	4.9%	8,135,144	5.0%
Public Administration	1,940	3.1%	7,857,180	4.8%
Wholesale Trade	1,761	2.8%	3,029,965	1.9%
Information	1,038	1.7%	3,143,826	1.9%
Arts/Entertainment/Recreation	1,034	1.7%	3,578,110	2.2%
Utilities	1,020	1.6%	1,335,595	0.8%
Real Estate/Rental/Leasing	952	1.5%	2,901,274	1.8%
Agric/Forestry/Fishing/Hunting	177	0.3%	1,800,335	1.1%
Mining	63	0.1%	572,355	0.4%
Mgmt of Companies/Enterprises	32	0.1%	216,588	0.1%
Total Employment	62,142	100.0%	163,031,393	100.0%

Source: Esri Demographics 2023, Novogradac, October 2023

Employment in the PMA is concentrated in manufacturing, healthcare/social assistance, and retail trade, which collectively comprise 38.7 percent of local employment. The large share of PMA employment in the manufacturing and retail trade is notable as both industries are historically volatile, and prone to contraction during economic downturns. 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 manufacturing, retail trade, and accommodation/food services industries. Conversely, the PMA is underrepresented in the professional/scientific/technology services, construction, and public administration 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

	<u>20:</u>	<u>10</u>	<u>20</u> :	<u>23</u>	<u>201</u>	0- <u>2023</u>
Industry	Number Employed	Percent Employed	Number Employed	Percent Employed	Growth	Annualized Percent
Manufacturing	7,682	14.9%	9,168	14.8%	1,486	1.5%
Healthcare/Social Assistance	5,828	11.3%	7,622	12.3%	1,794	2.4%
Retail Trade	6,305	12.2%	7,212	11.6%	907	1.1%
Educational Services	4,803	9.3%	5,211	8.4%	408	0.7%
Accommodation/Food Services	2,576	5.0%	4,882	7.9%	2,306	6.9%
Transportation/Warehousing	1,774	3.4%	3,748	6.0%	1,974	8.6%
Prof/Scientific/Tech Services	2,795	5.4%	3,617	5.8%	822	2.3%
Admin/Support/Waste Mgmt Srvcs	2,394	4.6%	3,475	5.6%	1,081	3.5%
Construction	4,129	8.0%	3,087	5.0%	-1,042	-1.9%
Other Services	2,084	4.0%	3,081	5.0%	997	3.7%
Finance/Insurance	2,772	5.4%	3,022	4.9%	250	0.7%
Public Administration	1,689	3.3%	1,940	3.1%	251	1.1%
Wholesale Trade	2,152	4.2%	1,761	2.8%	-391	-1.4%
Information	1,397	2.7%	1,038	1.7%	-359	-2.0%
Arts/Entertainment/Recreation	850	1.6%	1,034	1.7%	184	1.7%
Utilities	1,170	2.3%	1,020	1.6%	-150	-1.0%
Real Estate/Rental/Leasing	825	1.6%	952	1.5%	127	1.2%
Agric/Forestry/Fishing/Hunting	236	0.5%	177	0.3%	-59	-1.9%
Mining	5	0.0%	63	0.1%	58	89.2%
Mgmt of Companies/Enterprises	167	0.3%	32	0.1%	-135	-6.2%
Total Employment	51,633	100.0%	62,142	100.0%	10,509	1.6%

Source: Esri Demographics 2023, Novogradac, October 2023

Total employment in the PMA increased an annualized rate of 1.6 percent between 2010 and 2023. The industries that nominally expanded most substantially during this period include accommodation/food services, transportation/warehousing, and healthcare/social assistance. Conversely during this same period, the construction, wholesale trade, and information sectors experienced the least nominal growth and actually contracted during this time.



## **Major Employers**

The table following details the major employers in York County, South Carolina.

## MAJOR EMPLOYERS YORK COUNTY, SC

	,	
Employer Name	Industry	# Of Employees
Ross Stores, Inc.	Distribution Centers	3,300
LPL Financial	Finance & Insurance	3,242
Piedmont Medical Center	Healthcare & Social Assistance	2,000
Wells Fargo Home Mortgage	Finance & Insurance	1,283
Lash Group	Healthcare & Social Assistance	1,096
Comporium, Inc.	Telecommunications	986
Schaeffler Group USA, Inc.	Manufacturing	946
Duke Energy Catawba Nuclear Station	Energy & Utilities	793
U.S. Foods, Inc.	Distribution Centers	738
Shutterfly, Inc.	Publishing Service	500
Cummins-Meritor	Manufacturing	500
Daimler Trucks North America	Manufacturing	467
Stanley Black & Decker	Distribution Centers	450
New-Indy Containerboard LLC	Manufacturing	425
Atlas Copco USA	Manufacturing	400
RoundPoint Mortgage	Finance & Insurance	396
Maclean Power Systems	Manufacturing	375
Williams & Fudge	Collection Agency	370
Metrolina Greenhouses, Inc.	Plant Nursery	364
Totals		18,631

Source: York County Economic Development, 2022, accessed October 2023

York County's major employers are primarily concentrated within the distribution, manufacturing, finance, and healthcare industries. We believe the diverse mix of industries bodes well for the local area economy.

# **Employment Expansion/Contractions**

We reviewed publications by the SC Works listing WARN (Worker Adjustment and Retraining Notification Act) notices since the start of 2022. These layoffs are illustrated in the following table.

WARN LISTINGS YORK COUNTY, SC 2022-YTD 2023

Company	Industry	Employees Affected	Layoff Date
Caraustar Industrial	Packaging Materials	71	10/30/2023
Aspiration Partners, Inc.	Professional Services	1	6/1/2023
HealthHelp Nurse	Healthcare & Social Assistance	1	3/24/2023
Monitronics Internation, Inc.	Home Security	1	3/5/2023
BayFirst Financial	Finance & Insurance	1	11/25/2022
Total		75	, ,

Source: SC Works, accessed October 2023

As illustrated in the previous table, there were a total of 75 layoffs between January 2022 and October 2023. Due to the size of the York County area labor market, these recent WARN filings are not anticipated to substantively affect total employment in the PMA or MSA as overall job growth has far exceeded these losses.



We attempted to contact the York County Economic Development Department in order to gather information about economic expansions in the area; however, our calls have not been returned as of the date of this report. We have conducted our own research into economic expansions in the area. Notable expansions include, but are not limited to, the following:

- In June 2023, leading automation technology manufacturer and software development company STIWA Group, announced plans to invest over \$36 million in a new facility and machining operation in Rock Hill. The company bought a 30-acre site and plans to develop a 75,000-square foot office and workshop by September 2024. The company estimates that they will hire up to 160 new employees for the site.
- In November 2022, Masonite International Corporation, a leading global designer and manufacturer
  of door systems, celebrated the opening of their new manufacturing facility in Fort Mill, South Carolina.
  Masonite plans to hire up to 220 new employees once fully staffed.
- In October 2022, producer of high purity silicone materials, Elkem Silicones, held a grand opening for their new production facility in York, South Carolina. The site features 18,000 square feet of working space and is located half a mile from their main manufacturing campus, also located in York County.
- In April 2022, Trinity Transport, a third-party logistics user, signed a lease to occupy approximately 201,788 square feet of warehousing and office space in York County. The company currently operates 100 tractors and 350 trailers.

# **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)

<u>MSA</u>				<u>US</u>	<u>A</u>			
	Total		Unemployment		Total		Unemployment	
Year	Employment	% Change	Rate	Change	Employment	% Change	Rate	Change
2007	1,015,925	-	5.4%	-	146,046,667	-	4.6%	-
2008	1,020,753	0.5%	6.6%	1.2%	145,362,500	-0.5%	5.8%	1.2%
2009	966,977	-5.3%	12.3%	5.7%	139,877,500	-3.8%	9.3%	3.5%
2010	1,012,597	4.7%	11.6%	-0.7%	139,063,917	-0.6%	9.6%	0.3%
2011	1,036,870	2.4%	10.6%	-1.0%	139,869,250	0.6%	9.0%	-0.7%
2012	1,071,281	3.3%	9.4%	-1.2%	142,469,083	1.9%	8.1%	-0.9%
2013	1,097,007	2.4%	7.6%	-1.8%	143,929,333	1.0%	7.4%	-0.7%
2014	1,133,169	3.3%	6.0%	-1.6%	146,305,333	1.7%	6.2%	-1.2%
2015	1,172,526	3.5%	5.4%	-0.6%	148,833,417	1.7%	5.3%	-0.9%
2016	1,213,116	3.5%	4.8%	-0.6%	151,435,833	1.7%	4.9%	-0.4%
2017	1,236,766	1.9%	4.3%	-0.5%	153,337,417	1.3%	4.3%	-0.5%
2018	1,264,009	2.2%	3.7%	-0.5%	155,761,000	1.6%	3.9%	-0.4%
2019	1,298,223	2.7%	3.5%	-0.2%	157,538,083	1.1%	3.7%	-0.2%
2020	1,234,590	-4.9%	7.1%	3.6%	147,794,750	-6.2%	8.1%	4.4%
2021	1,302,839	5.5%	4.6%	-2.5%	152,580,667	3.2%	5.4%	-2.7%
2022	1,377,095	5.7%	3.4%	-1.2%	158,291,083	3.7%	3.6%	-1.7%
2023 YTD Average*	1,410,563	2.4%	3.3%	-0.1%	160,773,875	1.6%	3.7%	0.0%
Aug-2022	1,373,614	-	3.9%	-	158,714,000	-	3.8%	-
Aug-2023	1,429,114	4.0%	3.3%	-0.6%	161,427,000	1.7%	3.9%	0.1%

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

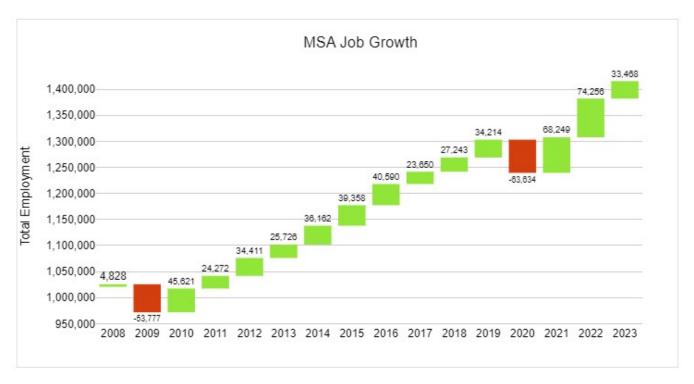
Between 2012 and 2019, employment growth in the MSA exceeded the nation in every year. Employment in the MSA declined by 4.9 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently at a record high. As of August 2023, employment in the MSA increased 4.0 percent year over year, compared to 1.7 percent growth across the nation.

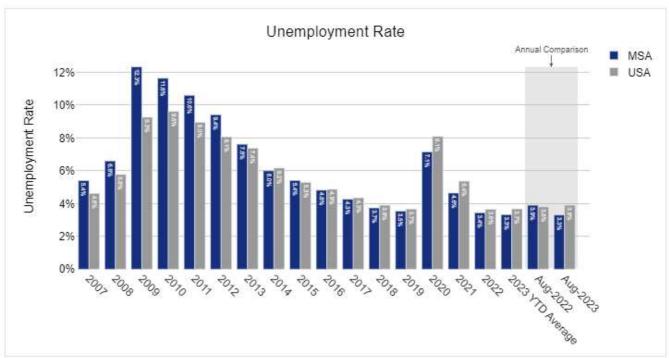
During the period preceding the onset of COVID-19 (2012 - 2019), the MSA generally experienced a similar unemployment rate relative to the nation. The MSA unemployment rate increased by 3.6 percentage points in



<sup>\*2023</sup> YTD Average is through August

2020 amid the pandemic, reaching a high of 7.1 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 3.3 percent. This is slightly below the current national unemployment rate of 3.9 percent.







## **Housing and Economy**

There are ten LIHTC and nine Section 8 properties in the Subject's PMA, in addition to the Subject. Given the 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 3.3 percent, which is lower than the current national unemployment rate of 3.9 percent.

According to Zillow, the median home value of Rock Hill is \$312,290, up 3.0 percent from last year. Further, according to Realtor.com, Rock Hill is currently a Somewhat Competitive market, indicating that some homes get multiple offers, but typically take weeks to sell.

# **Commuting Patterns**

The chart below shows the travel time to work for the PMA.

#### COMMUTING PATTERNS

COMMOTINGTATIE	11110	
ACS Commuting Time to Work	Number of Commuters	Percentage
Travel Time < 5 min	1,607	2.9%
Travel Time 5-9 min	5,657	10.2%
Travel Time 10-14 min	7,886	14.3%
Travel Time 15-19 min	8,944	16.2%
Travel Time 20-24 min	7,031	12.7%
Travel Time 25-29 min	3,182	5.8%
Travel Time 30-34 min	7,598	13.7%
Travel Time 35-39 min	2,006	3.6%
Travel Time 40-44 min	2,330	4.2%
Travel Time 45-59 min	5,297	9.6%
Travel Time 60-89 min	2,715	4.9%
Travel Time 90+ min	1,060	1.9%
Weighted Average	27 minutes	

Source: Esri Demographics 2023, Novogradac, November 2023

As shown in the preceding table, the weighted average commute time in the PMA is approximately 27 minutes. More than 54 percent of PMA commuters travel under 24 minutes, indicating many households work in the local area.

## **Conclusion**

Employment in the PMA is concentrated in manufacturing, healthcare/social assistance, and retail trade, which collectively comprise 38.6 percent of local employment. The large share of PMA employment in manufacturing and retail trade is notable as these industries are 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 recessionary periods. Relative to the nation, the PMA features comparatively greater employment in the manufacturing, retail trade, and accommodation/food services industries. Conversely, the PMA is underrepresented in the prof/scientific/tech services, construction, and public administration sectors. Employment in the MSA declined sharply by 4.9 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall 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.



# VI. 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 Charlotte-Gastonia-Concord, NC-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		MS	Α	USA	USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change	
2010	112,592	-	2,243,837	-	308,730,056	-	
2023	126,879	1.0%	2,798,267	1.9%	337,460,311	0.7%	
Proj Mkt Entry	130,201	1.2%	2,859,539	1.0%	339,786,457	0.3%	
2028	134,261	1.2%	2,934,426	1.0%	342,629,524	0.3%	

Source: Esri Demographics 2023, Novogradac, November 2023

#### POPULATION BY AGE GROUP

		PMA		
	2010	2023	Proj Mkt Entry	2028
0-4	7,669	7,370	7,877	7,598
5-9	7,420	7,818	7,970	7,886
10-14	7,409	8,014	8,413	8,194
15-19	8,432	8,672	9,177	8,899
20-24	9,339	8,888	9,713	9,259
25-29	7,748	8,568	8,765	8,657
30-34	7,343	9,151	8,332	8,782
35-39	7,705	8,339	9,417	8,824
40-44	7,733	8,176	8,603	8,368
45-49	8,115	7,547	8,322	7,896
50-54	7,773	7,778	7,672	7,730
55-59	6,908	7,746	7,754	7,750
60-64	6,001	7,880	7,621	7,763
65-69	4,288	7,079	7,465	7,253
70-74	3,047	5,852	6,464	6,127
75-79	2,307	3,789	5,094	4,376
80-84	1,680	2,214	3,121	2,622
85+	1,675	1,998	2,481	2,215
Total	112,592	126,879	134,261	130,201

Source: Esri Demographics 2023, Novogradac, November 2023

Population increased from 2010 to 2023 in the PMA, at a slower rate than the MSA and a faster rate than the overall nation. Population growth in the PMA is anticipated to continue increasing through market entry and 2028, at a faster rate relative to the MSA and nation.

The population in the PMA in 2023 was concentrated in the age groups of 30 to 34, 20 to 24, 15 to 19, and 25 to 29, and combined these age groups represent 27.8 percent of the total population in the PMA. Through market entry and 2028, the age groups of 20 to 24, 15 to 19, 35 to 39, and 30 to 34 19 will have the highest representation in the PMA.



## **HOUSEHOLD TRENDS**

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

#### **HOUSEHOLDS**

Year	PMA		MS	A	USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	43,456	-	858,456	-	116,709,667	-
2023	50,785	1.3%	1,092,620	2.1%	129,912,564	0.9%
Proj Mkt Entry	52,351	1.4%	1,120,128	1.1%	131,343,686	0.5%
2028	54,265	1.4%	1,153,748	1.1%	133,092,836	0.5%

Source: Esri Demographics 2023, Novogradac, November 2023

Household growth in the PMA occurred at an annual rate of 1.3 percent between 2010 and 2023, which was below that of the MSA, but above the nation. Annualized PMA growth is projected to be 1.4 percent through market entry and 2028, above the MSA and nation.

#### **AVERAGE HOUSEHOLD SIZE**

Year	PMA		M	MSA		USA	
	Number	Annual	Number	Annual	Number	Annual	
	Number	Change	Number	Change	Number	Change	
2010	2.51	-	2.57	-	2.57	-	
2023	2.43	-0.2%	2.52	-0.1%	2.53	-0.1%	
Proj Mkt Entry	2.42	-0.2%	2.52	-0.1%	2.52	-0.2%	
2028	2.41	-0.2%	2.51	-0.1%	2.51	-0.2%	

Source: Esri Demographics 2023, Novogradac, November 2023

As of 2023, the average household size in the PMA is 2.43 persons. The average household size is expected to remain decrease slightly in the PMA through market entry and 2028.

# **POPULATION IN GROUP QUARTERS**

Year	PM	IA	N	1SA	USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	3,548	-	38,130	-	8,273,022	-
2023	3,535	-0.4%	39,915	4.7%	8,230,258	-0.5%
Projected Mkt Entry	-	-	-	-	-	-
2028	-	-	-	-	-	-

Source: Esri Demographics 2020, Novogradac, November 2023

The number of persons in group quarters decreased in the PMA between 2010 and 2023, while the MSA experienced an increase. 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 - OVERALL POPULATION**

		P	MA	
	Owner-0	ccupied Units	Renter-0	ccupied Units
Year	Number	Percentage	Number	Percentage
2010	28,282	65.1%	15,174	34.9%
2023	33,091	65.2%	17,694	34.8%
Proj Mkt Entry	34,316	65.5%	18,035	34.5%
2028	35,813	66.0%	18,452	34.0%

Source: Esri Demographics 2023, Novogradac, November 2023

As of 2023 the percentage of renter-occupied units is estimated to be 34.8 percent. The percentage of renter-occupied units in the PMA is expected to decrease slightly through market entry and 2028, while the number of renter-occupied units is projected to increase.

## **Household Income Distribution**

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

#### HOUSEHOLD INCOME DISTRIBUTION - PMA

Income Cohort	2	2023	Proj N	lkt Entry	2	028
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	2,824	5.6%	2,734	5.2%	2,624	4.8%
\$10,000-19,999	4,051	8.0%	3,858	7.4%	3,623	6.7%
\$20,000-29,999	4,954	9.8%	4,639	8.9%	4,255	7.8%
\$30,000-39,999	5,062	10.0%	4,976	9.5%	4,871	9.0%
\$40,000-49,999	4,297	8.5%	4,420	8.4%	4,571	8.4%
\$50,000-59,999	4,445	8.8%	4,180	8.0%	3,856	7.1%
\$60,000-74,999	5,461	10.8%	5,602	10.7%	5,775	10.6%
\$75,000-99,999	6,114	12.0%	6,450	12.3%	6,860	12.6%
\$100,000-124,999	4,550	9.0%	4,806	9.2%	5,118	9.4%
\$125,000-149,999	3,201	6.3%	3,526	6.7%	3,924	7.2%
\$150,000-199,999	2,827	5.6%	3,384	6.5%	4,064	7.5%
\$200,000+	2,999	5.9%	3,775	7.2%	4,724	8.7%
Total	50,785	100.0%	52,351	100.0%	54,265	100.0%

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

As of 2023, approximately 61.5 percent of households in the PMA earn less than \$75,000 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	2	023	Proj M	lkt Entry	2	028
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	1,962	11.1%	1,902	10.5%	1,828	9.9%
\$10,000-19,999	2,236	12.6%	2,130	11.8%	2,000	10.8%
\$20,000-29,999	2,962	16.7%	2,776	15.4%	2,549	13.8%
\$30,000-39,999	2,502	14.1%	2,538	14.1%	2,582	14.0%
\$40,000-49,999	1,670	9.4%	1,746	9.7%	1,839	10.0%
\$50,000-59,999	1,654	9.3%	1,608	8.9%	1,552	8.4%
\$60,000-74,999	1,576	8.9%	1,640	9.1%	1,718	9.3%
\$75,000-99,999	1,208	6.8%	1,397	7.7%	1,628	8.8%
\$100,000-124,999	579	3.3%	660	3.7%	758	4.1%
\$125,000-149,999	354	2.0%	412	2.3%	482	2.6%
\$150,000-199,999	627	3.5%	745	4.1%	890	4.8%
\$200,000+	364	2.1%	482	2.7%	626	3.4%
Total	17,694	100.0%	18,035	100.0%	18,452	100.0%

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

As of 2023, approximately 82.1 percent of renter households in the PMA earn less than \$75,000 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	2	023	Proj N	lkt Entry	2	028
	Number	Percentage	Number	Percentage	Number	Percentage
1 Person	6,920	39.1%	7,104	39.4%	7,328	39.7%
2 Persons	4,748	26.8%	4,765	26.4%	4,786	25.9%
3 Persons	2,935	16.6%	3,009	16.7%	3,099	16.8%
4 Persons	1,709	9.7%	1,751	9.7%	1,803	9.8%
5+ Persons	1,382	7.8%	1,406	7.8%	1,436	7.8%
Total Households	17,694	100%	18,035	100%	18,452	100%

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

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

#### **Conclusion**

Population in the PMA increased at an annualized rate of 1.0 percent between 2010 and 2023, compared to growth of 1.9 percent in the MSA and 0.7 percent across the nation. The percentage of renter households in the PMA declined between 2010 and 2023 and is estimated to be 35 percent as of 2023. This is similar to the estimated 33 percent of renter households across the overall nation. The median income in the PMA as of 2023 is below the MSA and overall nation. According to ESRI demographic projections, population, household, and median income levels are all expected to rise through 2028. Overall, the combination of rising population and median household income bodes well for future demand for multifamily housing.



# VII. 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 rents 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 Consulting'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.

#### **INCOME LIMITS - AS PROPOSED**

Unit Type	Minimum Allowable Income	Maximum Allowable Income
	@60	0% (Section 8)
1BR	\$0	\$47,880
2BR	\$0	\$53,880
3BR	\$0	\$64,620
4BR	\$0	\$69,420



#### **INCOME LIMITS - ABSENT SUBSIDY**

Unit Type	Minimum Allowable Income	Maximum Allowable Income
	@60	0%
1BR	\$38,469	\$47,880
2BR	\$46,183	\$53,880
3BR	\$53,314	\$64,620
4BR	\$59,486	\$69,420

#### 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 October 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 2010 or American Community Survey (ACS) data. (b) The second source is households living in substandard housing. This number is estimated using 2020 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 since 2020 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 2023, there have not been any competitive properties allocated tax credits within the PMA. According to CoStar, there is one 152-unit affordable development in the PMA proposed for construction in the PMA, which we have accounted for in this analysis.

#### 5. Method - Capture Rates

The above calculations and derived capture rates are illustrated in the following table.



# 60% AMI/Section 8

# NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60%/Section 8

Minimum Income Li	mit	\$0	Maximum Income Limit	•	\$69,420
Income Category	Change in Hous	ouseholds - Total eholds PMA 2023 ry October 2025	Income Brackets	Percent within Cohort	Renter Households within Bracket
\$0-9,999	-60	-17.7%	\$9,999	100.0%	-60
\$10,000-19,999	-106	-31.1%	\$9,999	100.0%	-106
\$20,000-29,999	-186	-54.5%	\$9,999	100.0%	-186
\$30,000-39,999	36	10.6%	\$9,999	100.0%	36
\$40,000-49,999	76	22.3%	\$9,999	100.0%	76
\$50,000-59,999	-46	-13.5%	\$9,999	100.0%	-46
\$60,000-74,999	64	18.7%	\$9,421	62.8%	40
\$75,000-99,999	189	55.4%	<b>\$</b> O	0.0%	0
\$100,000- 124,999	81	23.6%	\$0	0.0%	0
\$125,000- 149,999	58	16.9%	\$0	0.0%	0
\$150,000- 199,999	118	34.7%	\$0	0.0%	0
\$200,000+	118	34.6%	<b>\$</b> O	0.0%	0
Total	341	100.0%		-72.1%	-246

# POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%/Section 8

Minimum Income Lir	mit	\$0	Maximum Income Limit		\$69,420
Income Category		ouseholds PMA 23	Income Brackets	Percent within Cohort	Households within Bracket
\$0-9,999	1,962	11.1%	\$9,999	100.0%	1,962
\$10,000-19,999	2,236	12.6%	\$9,999	100.0%	2,236
\$20,000-29,999	2,962	16.7%	\$9,999	100.0%	2,962
\$30,000-39,999	2,502	14.1%	\$9,999	100.0%	2,502
\$40,000-49,999	1,670	9.4%	\$9,999	100.0%	1,670
\$50,000-59,999	1,654	9.3%	\$9,999	100.0%	1,654
\$60,000-74,999	1,576	8.9%	\$9,421	62.8%	990
\$75,000-99,999	1,208	6.8%	<b>\$</b> O	0.0%	0
\$100,000- 124,999	579	3.3%	\$0	0.0%	0
\$125,000- 149,999	354	2.0%	\$0	0.0%	0
\$150,000- 199,999	627	3.5%	\$0	0.0%	0
\$200,000+	364	2.1%	\$0	0.0%	0
Total	17,694	100.0%		79.0%	13,976



ASSUMPTIONS - @60%/Section 8

Tenancy		Family	% of Income towards Housing		359
Rural/Urban		Urban	Maximum # of Occupants		
Persons in Household	OBR	1BR	2BR	3BR	4BR+
1	0%	100%	0%	0%	0%
2	0%	20%	80%	0%	0%
3	0%	0%	60%	40%	0%
4	0%	0%	30%	40%	30%
5+	0%	0%	0%	50%	50%

Income Target Population		@60%
New Renter Households PMA		341
Percent Income Qualified		-72.1%
New Renter Income Qualified		-246
Households		-240
Demand from Existing Households 2023		
Demand from Rent Overburdened Households		
ncome Target Population		@60%
Total Existing Demand		17,694
ncome Qualified		79.0%
Income Qualified Renter Households		13,976
Percent Rent Overburdened Prj Mrkt Entry October 2025		40.5%
Rent Overburdened Households		5,657
Demand from Living in Substandard Housing		
ncome Qualified Renter Households		13,976
Percent Living in Substandard Housing		2.2%
Households Living in Substandard Housing		307
Total Demand		
Total Demand from Existing Households		5.963
Total New Demand		-246
Total Demand (New Plus Existing Households)		5,717
By Bedroom Demand		
One Person	39.4%	2,252
Two Persons	26.4%	1,511
Three Persons	16.7%	954
Four Persons	9.7%	555
Five Persons	7.8%	446
Total	100.0%	5,717



To place Darcon	Domand into	Dodroom Typo Unita
TO DIACE PEISON	Demand into	Bedroom Type Units

Of one-person households in 1BR units	100%	2,252
Of two-person households in 1BR units	20%	302
Of two-person households in 2BR units	80%	1,208
Of three-person households in 2BR units	60%	572
Of four-person households in 2BR units	30%	167
Of three-person households in 3BR units	40%	382
Of four-person households in 3BR units	40%	222
Of five-person households in 3BR units	50%	223
Of four-person households in 4BR units	30%	167
Of five-person households in 4BR units	50%	223
Total Demand		5,717

Total Demand (Su	bject Unit Types)		Additions to Supply		Net Demand
1 BR	2,554	-	100	=	2,454
2 BR	1,947	-	52	=	1,895
3 BR	826	-	0	=	826
4 BR	389	-	0	=	389
5 BR	-	-	-	=	-
Total	5,717		152		5,565
	Developer's Unit Mix		Net Demand		Capture Rate
1 BR	16	/	2,454	=	0.7%
2 BR	20	/	1,895	=	1.1%
3 BR	20	/	826	=	2.4%
4 BR	12	/	389	=	3.1%
5 BR	-	/	-	=	-
Total	68		5,565		1.2%



# 60% AMI - Absent Subsidy

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

Minimum Income Limit		\$38,469	Maximum Incor	ne Limit	\$69,420
Income Category	Change in Hou	Households - Total seholds PMA 2023 htry October 2025	Income Brackets	Percent within Cohort	Renter Households within Bracket
\$0-9,999	-60	-17.7%	\$0	0.0%	0
\$10,000-19,999	-106	-31.1%	\$0	0.0%	0
\$20,000-29,999	-186	-54.5%	\$0	0.0%	0
\$30,000-39,999	36	10.6%	\$4,033	40.3%	15
\$40,000-49,999	76	22.3%	\$9,999	100.0%	76
\$50,000-59,999	-46	-13.5%	\$9,999	100.0%	-46
\$60,000-74,999	64	18.7%	\$9,421	62.8%	40
\$75,000-99,999	189	55.4%	\$0	0.0%	0
\$100,000-124,999	81	23.6%	\$0	0.0%	0
\$125,000-149,999	58	16.9%	\$0	0.0%	0
\$150,000-199,999	118	34.7%	\$0	0.0%	0
\$200,000+	118	34.6%	\$0	0.0%	0
Total	341	100.0%		24.9%	85

# POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%

Minimum Income Limit		\$38,469	Maximum Incor	ne Limit	\$69,420
Income Category	Total Renter Ho	useholds PMA 2023	Income Brackets	Percent within Cohort	Households within Bracket
\$0-9,999	1,962	11.1%	\$0	0.0%	0
\$10,000-19,999	2,236	12.6%	\$0	0.0%	0
\$20,000-29,999	2,962	16.7%	\$0	0.0%	0
\$30,000-39,999	2,502	14.1%	\$4,033	40.3%	1,009
\$40,000-49,999	1,670	9.4%	\$9,999	100.0%	1,670
\$50,000-59,999	1,654	9.3%	\$9,999	100.0%	1,654
\$60,000-74,999	1,576	8.9%	\$9,421	62.8%	990
\$75,000-99,999	1,208	6.8%	\$0	0.0%	0
\$100,000-124,999	579	3.3%	\$0	0.0%	0
\$125,000-149,999	354	2.0%	\$0	0.0%	0
\$150,000-199,999	627	3.5%	\$0	0.0%	0
\$200,000+	364	2.1%	\$0	0.0%	0
Total	17,694	100.0%		30.1%	5,323



# **ASSUMPTIONS - @60%**

Tenancy		Family	% of Income towards Housing		35%
Rural/Urban		Urban	Maximum # of Occupants		6
Persons in Household	0BR	1BR	2BR	3BR	4BR+
1	0%	100%	0%	0%	0%
2	0%	80%	20%	0%	0%
3	0%	0%	60%	40%	0%
4	0%	0%	30%	40%	30%
5+	0%	0%	0%	50%	50%

Demand from New	Renter Households	2023 to October 2025

New Renter Income Qualified Households	85
Percent Income Qualified	24.9%
New Renter Households PMA	341
Income Target Population	@60%

# Demand from Existing Households 2023

Demand from Rent Overburdened Households	
Income Target Population	@60%
Total Existing Demand	17,694
Income Qualified	30.1%
Income Qualified Renter Households	5,323
Percent Rent Overburdened Prj Mrkt Entry October 2025	40.5%
Rent Overburdened Households	2,154

# **Demand from Living in Substandard Housing**

Total	100.0%	2,356
Five Persons	7.8%	184
Four Persons	9.7%	229
Three Persons	16.7%	393
Two Persons	26.4%	623
One Person	39.4%	928
By Bedroom Demand		
Total Demand (New Plus Existing Households)		2,356
Total New Demand		85
Total Demand from Existing Households		2,271
Total Demand		
Households Living in Substandard Housing		117
Percent Living in Substandard Housing		2.2%
Income Qualified Renter Households		5,323



Of one-person households in 1BR units	100%	928
Of two-person households in 1BR units	80%	498
Of three-person households in 1BR units	0%	0
Of four-person households in 1BR units	0%	0
Of five-person households in 1BR units	0%	0
Of one-person households in 2BR units	0%	0
Of two-person households in 2BR units	20%	125
Of three-person households in 2BR units	60%	236
Of four-person households in 2BR units	30%	69
Of five-person households in 2BR units	0%	0
Of one-person households in 3BR units	0%	0
Of two-person households in 3BR units	0%	0
Of three-person households in 3BR units	40%	157
Of four-person households in 3BR units	40%	92
Of five-person households in 3BR units	50%	92
Of one-person households in 4BR units	0%	0
Of two-person households in 4BR units	0%	0
Of three-person households in 4BR units	0%	0
Of four-person households in 4BR units	30%	69
Of five-person households in 4BR units	50%	92
Total Demand		2,356

Total Demand (Subject	Total Demand (Subject Unit Types)		Additions to Supply	Net Demand	
0 BR	-	-	-	=	-
1 BR	1,426	-	100	=	1,326
2 BR	429	-	52	=	377
3 BR	341	-	0	=	341
4 BR	160	-	0	=	160
5 BR	-	-	-	=	-
Total	2,356		152		2,204

	Developer's Unit Mix		Net Demand		Capture Rate
0 BR	-	/	-	=	-
1 BR	16	/	1,326	=	1.2%
2 BR	20	/	377	=	5.3%
3 BR	20	/	341	=	5.9%
4 BR	12	/	160	=	7.5%
5 BR	-	/	-	=	-
Total	68		2,204		3.1%



Additionally, SC Housing requires that a refined analysis of demand from large households (three-persons and larger) be included in instances where more than 20 percent of proposed rental units are comprised of three-bedroom units or larger.

# **60% AMI/Section 8 - Large Households**

NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60%/Section 8 - Large Family

Minimum Income Li	mit	\$0	\$0 Maximum Income Limit		\$69,420
Income Category	Change in Hous	ouseholds - Total eholds PMA 2023 ry October 2025	Income Brackets	Percent within Cohort	Renter Households within Bracket
\$0-9,999	-60	-17.7%	\$9,999	100.0%	-60
\$10,000-19,999	-106	-31.1%	\$9,999	100.0%	-106
\$20,000-29,999	-186	-54.5%	\$9,999	100.0%	-186
\$30,000-39,999	36	10.6%	\$9,999	100.0%	36
\$40,000-49,999	76	22.3%	\$9,999	100.0%	76
\$50,000-59,999	-46	-13.5%	\$9,999	100.0%	-46
\$60,000-74,999	64	18.7%	\$9,421	62.8%	40
\$75,000-99,999	189	55.4%	<b>\$</b> O	0.0%	0
\$100,000- 124,999	81	23.6%	\$0	0.0%	0
\$125,000- 149,999	58	16.9%	\$0	0.0%	0
\$150,000- 199,999	118	34.7%	\$0	0.0%	0
\$200,000+	118	34.6%	\$0	0.0%	0
Total	341	100.0%		-72.1%	-246

POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%/Section 8 - Large Family

Minimum Income Lir	mit	\$0	Maximum Income Limit		\$69,420
Income Category		ouseholds PMA 23	Income Brackets	Percent within Cohort	Households within Bracket
\$0-9,999	1,962	11.1%	\$9,999	100.0%	1,962
\$10,000-19,999	2,236	12.6%	\$9,999	100.0%	2,236
\$20,000-29,999	2,962	16.7%	\$9,999	100.0%	2,962
\$30,000-39,999	2,502	14.1%	\$9,999	100.0%	2,502
\$40,000-49,999	1,670	9.4%	\$9,999	100.0%	1,670
\$50,000-59,999	1,654	9.3%	\$9,999	100.0%	1,654
\$60,000-74,999	1,576	8.9%	\$9,421	62.8%	990
\$75,000-99,999	1,208	6.8%	<b>\$</b> O	0.0%	0
\$100,000- 124,999	579	3.3%	\$0	0.0%	0
\$125,000- 149,999	354	2.0%	\$0	0.0%	0
\$150,000- 199,999	627	3.5%	\$0	0.0%	0
\$200,000+	364	2.1%	<b>\$</b> 0	0.0%	0
Total	17,694	100.0%		79.0%	13,976



ASSUMPTIONS - @60%/Section 8 - Large Family

			,	-	
Tenancy		Family	% of Income towards Housing		35%
Rural/Urban		Urban	Maximum # of Occupants		6
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%	30%	40%	30%
5+	0%	0%	0%	50%	50%

Demand from New Renter Households 2023 to October 2025	
Income Target Population	@60%
New Renter Households PMA	341
Percent Income Qualified	-72.1%
New Renter Income Qualified Households	-246
Demand from Existing Households 2023	

Demand from Rent Overburdened Households	
Income Target Population	@60%
Total Existing Demand	17,694
Income Qualified	79.0%
Income Qualified Renter Households	13,976
Percent Rent Overburdened Prj Mrkt Entry October 2025	40.5%
Rent Overburdened Households	5,657
	, -

Demand from Living in Substandard Housing		
Income Qualified Renter Households		13,976
Percent Living in Substandard Housing		2.2%
Households Living in Substandard Housing		307
Total Demand		
Total Demand from Existing Households		5,963
Total New Demand		-246
Total Demand (New Plus Existing Households)		5,717
By Bedroom Demand		
One Person	39.4%	2,252
Two Persons	26.4%	1,511
Three Persons	16.7%	954
Four Persons	9.7%	555
Five Persons	7.8%	446
Total	100.0%	5,717



To place Person Demand into Bedroom Type Units		
Of one-person households in 1BR units	0%	0
Of two-person households in 1BR units	0%	0
Of three-person households in 1BR units	0%	0
Of four-person households in 1BR units	0%	0
Of five-person households in 1BR units	0%	0
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%	572
Of four-person households in 2BR units	30%	167
Of five-person households in 2BR units	0%	0
Of one-person households in 3BR units	0%	0
Of two-person households in 3BR units	0%	0
Of three-person households in 3BR units	40%	382
Of four-person households in 3BR units	40%	222
Of five-person households in 3BR units	50%	223
Of one-person households in 4BR units	0%	0
Of two-person households in 4BR units	0%	0
Of three-person households in 4BR units	0%	0
Of four-person households in 4BR units	30%	167
Of five-person households in 4BR units	50%	223
Total Demand		1,955

Total Demand (Su	Total Demand (Subject Unit Types)		Additions to Supply	Net Demand	
0 BR	-	-	-	=	-
1 BR	0	-	100	=	-100
2 BR	739	-	52	=	687
3 BR	826	-	0	=	826
4 BR	389	-	0	=	389
5 BR	-	-	-	=	-
Total	1,955		152		1,803
	Developer's Unit Mix		Net Demand		Capture Rate
0 BR	-	/	-	=	-
1 BR	16	/	-100	=	-16.0%
2 BR	20	/	687	=	2.9%
3 BR	20	/	826	=	2.4%
4 BR	12	/	389	=	3.1%
5 BR	-	/	-	=	-
Total	68		1,803		3.8%



# **60% AMI - Large Households Absent Subsidy**

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

Minimum Income Limit		\$38,469 Maximum Income Limit			
Income Category	Change in Hou	louseholds - Total seholds PMA 2023 try October 2025	Income Brackets	Percent within Cohort	Renter Households within Bracket
\$0-9,999	-60	-17.7%	\$0	0.0%	0
\$10,000-19,999	-106	-31.1%	\$0	0.0%	0
\$20,000-29,999	-186	-54.5%	\$0	0.0%	0
\$30,000-39,999	36	10.6%	\$4,033	40.3%	15
\$40,000-49,999	76	22.3%	\$9,999	100.0%	76
\$50,000-59,999	-46	-13.5%	\$9,999	100.0%	-46
\$60,000-74,999	64	18.7%	\$9,421	62.8%	40
\$75,000-99,999	189	55.4%	\$0	0.0%	0
\$100,000-124,999	81	23.6%	\$0	0.0%	0
\$125,000-149,999	58	16.9%	\$0	0.0%	0
\$150,000-199,999	118	34.7%	\$0	0.0%	0
\$200,000+	118	34.6%	\$0	0.0%	0
Total	341	100.0%		24.9%	85

# POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%

Minimum Income Limit	\$38,469		Maximum Incor	Maximum Income Limit		
Income Category	Total Renter Ho	useholds PMA 2023	Income Brackets	Percent within Cohort	Households within Bracket	
\$0-9,999	1,962	11.1%	\$0	0.0%	0	
\$10,000-19,999	2,236	12.6%	\$0	0.0%	0	
\$20,000-29,999	2,962	16.7%	\$0	0.0%	0	
\$30,000-39,999	2,502	14.1%	\$4,033	40.3%	1,009	
\$40,000-49,999	1,670	9.4%	\$9,999	100.0%	1,670	
\$50,000-59,999	1,654	9.3%	\$9,999	100.0%	1,654	
\$60,000-74,999	1,576	8.9%	\$9,421	62.8%	990	
\$75,000-99,999	1,208	6.8%	\$0	0.0%	0	
\$100,000-124,999	579	3.3%	\$0	0.0%	0	
\$125,000-149,999	354	2.0%	\$0	0.0%	0	
\$150,000-199,999	627	3.5%	\$0	0.0%	0	
\$200,000+	364	2.1%	\$0	0.0%	0	
Total	17,694	100.0%		30.1%	5,323	



ASSUMPTIONS - @60% - Large Family

Tenancy		Family	% of Income towards Housing		35%
Rural/Urban		Urban	Maximum # of Occupants		6
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%	30%	40%	30%
5+	0%	0%	0%	50%	50%
Demand from New Renter	Households	2023 to October	r 2025		
Income Target Population					@60%
New Renter Households PN	ЛΑ				341
Percent Income Qualified					24.9%
New Renter Income Qualified Households			85		
Demand from Existing Hou	iseholds 202	23			
Demand from Rent Overbu	ırdened Hou	seholds			
Income Target Population					@60%
Total Existing Demand					17,694
Income Qualified					30.1%
Income Qualified Renter Ho	ouseholds				5,323
Percent Rent Overburdened	d Prj Mrkt En	try October 2025	5		40.5%
Rent Overburdened Housel	holds				2,154
Demand from Living in Sub	ostandard Ho	ousing			
Income Qualified Renter Ho	ouseholds				5,323
Percent Living in Substanda					2.2%
Households Living in Subst	andard House	sing			117
	anaara moa	0			
Total Demand	andara mod	8			
Total Demand Total Demand from Existing					2,271
					2,271 85
Total Demand from Existing	g Households	6			
Total Demand from Existing Total New Demand Total Demand (New Plus E By Bedroom Demand	g Households	6			85 <b>2,356</b>
Total Demand from Existing Total New Demand Total Demand (New Plus E By Bedroom Demand One Person	g Households	6		39.4%	85 <b>2,356</b> 928
Total Demand from Existing Total New Demand Total Demand (New Plus E By Bedroom Demand	g Households	6		39.4% 26.4%	85 <b>2,356</b> 928 623
Total Demand from Existing Total New Demand Total Demand (New Plus E By Bedroom Demand One Person	g Households	6			85 <b>2,356</b> 928
Total Demand from Existing Total New Demand Total Demand (New Plus E. By Bedroom Demand One Person Two Persons	g Households	6		26.4%	85 <b>2,356</b> 928 623



Total

2,356

100.0%

Of one-person households in 1BR units0%0Of two-person households in 1BR units0%0Of three-person households in 1BR units0%0Of four-person households in 1BR units0%0Of five-person households in 1BR units0%0Of one-person households in 2BR units0%0Of two-person households in 2BR units0%0Of three-person households in 2BR units0%0Of four-person households in 2BR units60%236Of four-person households in 2BR units30%69	
Of three-person households in 1BR units0%0Of four-person households in 1BR units0%0Of five-person households in 1BR units0%0Of one-person households in 2BR units0%0Of two-person households in 2BR units0%0Of three-person households in 2BR units0%0Of three-person households in 2BR units60%236	
Of four-person households in 1BR units0%0Of five-person households in 1BR units0%0Of one-person households in 2BR units0%0Of two-person households in 2BR units0%0Of three-person households in 2BR units60%236	
Of five-person households in 1BR units0%0Of one-person households in 2BR units0%0Of two-person households in 2BR units0%0Of three-person households in 2BR units60%236	
Of one-person households in 2BR units  Of two-person households in 2BR units  Of three-person households in 2BR units  60%  236	
Of two-person households in 2BR units  Of three-person households in 2BR units  Of three-person households in 2BR units  60%  236	
Of three-person households in 2BR units 60% 236	
·	
Of four-person households in 2RR units 30% 69	
or rour person nouserrous in 2BN units	
Of five-person households in 2BR units 0% 0	
Of one-person households in 3BR units 0% 0	
Of two-person households in 3BR units 0% 0	
Of three-person households in 3BR units 40% 157	
Of four-person households in 3BR units 40% 92	
Of five-person households in 3BR units 50% 92	
Of one-person households in 4BR units 0% 0	
Of two-person households in 4BR units 0% 0	
Of three-person households in 4BR units 0% 0	
Of four-person households in 4BR units 30% 69	
Of five-person households in 4BR units 50% 92	
Total Demand 806	

Total Demand (Su	Total Demand (Subject Unit Types)		Additions to Supply	Net Demand	
0 BR	-	-	-	=	-
1 BR	0	-	100	=	-100
2 BR	304	-	52	=	252
3 BR	341	-	0	=	341
4 BR	160	-	0	=	160
5 BR	-	-	-	=	-
Total	806		152		654
	Developer's Unit Mix		Net Demand		Capture Rate
0 BR	-	/	-	=	-
1 BR	16	/	-100	=	-16.0%
2 BR	20	/	252	=	7.9%
3 BR	20	/	341	=	5.9%
4 BR	12	/	160	=	7.5%
5 BR	-	/	-	=	-
Total	68		654		10.4%



#### **Conclusions**

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

- The number of general population renter households in the PMA is expected to increase 0.3 percent between 2023 and projected market entry of October 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. Note that these estimates are not based on appropriate bedroom types, as calculated previously.

#### **DEMAND AND NET DEMAND**

	D = 1117 (111	TAND HEI DENI	1110		
	HH at 60%/Section 8 (\$0 to \$69,420)	HH at 60% AMI (\$38,469 to \$69,420)	HH at 60%/Section 8 - Large Families (\$0 to \$69,420)	HH at 60% AMI - Large Families (\$38,469 to \$69,420)	Overall Demand
Demand from New Households (age and income appropriate)	-246	85	-246	85	85
PLUS	+	+	+	+	+
Demand from Existing Renter Households - Rent Overburdened Households	5,657	2,154	5,657	2,154	2,154
PLUS	+	+	+	+	+
Demand from Existing Renter Households - Substandard Housing	307	117	307	117	117
=	=	=	=	=	=
Sub Total	5,717	2,356	5,718	2,356	2,356
Demand from Existing Households - Elderly Homeowner Turnover (Limited to 20% where applicable)	0	0	0	0	0
Equals Total Demand	5,717	2,356	5,718	2,356	2,356
Less	-	-	-	-	-
New Supply	152	152	152	152	152
Equals Net Demand	5,565	2,204	5,566	2,204	2,204

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*.



	•/ · · · • · · · · · · · · · · · · · · ·				
Bedrooms/AMI Level	Total Demand	Supply	Net Demand	Units Proposed	Capture Rate
	@60% / Section 8	- As Propose	d With Subsidy		
1BR - @60% / Section 8	2,554	100	2,454	16	0.7%
2BR - @60% / Section 8	1,947	52	1,895	20	1.1%
3BR - @60% / Section 8	826	0	826	20	2.4%
4BR - @60% / Section 8	389	0	389	12	3.1%
Overall - With Subsidy	5,907	152	5,755	68	1.2%
	@60%	- Absent Subs	sidy		
1BR - @60%	1,426	100	1,326	16	1.2%
2BR - @60%	429	52	377	20	5.3%
3BR - @60%	341	0	341	20	5.9%
4BR - @60%	160	0	160	12	7.5%
Overall - Absent Subsidy	2,270	152	2,118	68	3.1%

As the analysis illustrates, the Subject's capture rates as proposed with subsidy range from 0.7 to 3.1 percent. Absent subsidy, the Subject's capture rates at the 60 percent AMI level range from 1.2 to 7.5 percent. The overall capture rates for the Subject's units as proposed and absent subsidy are 1.2 and 3.1 percent, respectively, which indicates there is adequate continued demand for the Subject. Further, capture rates for all units, as well as the overall property, are below the 30 percent capture rate threshold as determined by SC Housing.

# **Absorption Rate Projected Absorption Period**

None of the comparables were able to provide absorption information. As such, we expanded our search to other properties within Rock Hill and the surrounding area. The following table details the nearest absorption comparables we were able to identify.

Λ	RS	^		$\Box$	ГІ	$\boldsymbol{\smallfrown}$	N I
Д	-		м	_		.,	IV

Property Name	Program	Tenancy	City	Year	Total Units	Absorption (units/month)	Distance to Subject
Madison Place	Market	Family	Charlotte	2022	215	14	15.5 miles
Pringle Square	Market	Family	Charlotte	2021	334	75	17.4 miles
The Collins	Market	Family	Charlotte	2021	350	19	17.6 miles
Granite Pointe Apartments	LIHTC	Family	Charlotte	2020	198	18	17.7 miles
Keltonwood At Berewick	Market	Family	Charlotte	2019	230	19	18.1 miles
The Haven At Rivergate	Market	Family	Charlotte	2018	248	21	13.8 miles
Berewick Pointe	Market	Family	Charlotte	2017	275	16	17.9 miles
Whistler's Cove	LIHTC	Senior	Mount Airy	2016	27	7	112.2 miles
Mountain View	LIHTC	Family	Wilkesboro	2016	48	47	89.3 miles
Average Affordable					91	24	
Average Market					275	27	
Overall Average					214	26	

Note the Subject is an existing property, and will not need to re-lease its units. Therefore, this discussion is hypothetical, and assumes the Subject were 100 percent vacant. We obtained absorption data from nine properties, located between 13.8 and 112.2 miles from the Subject. These properties reported absorption rates ranging from 7 to 75 units per month, with an overall average of 26 units per month. Overall, we expect the Subject will experience an absorption rate of 20 units per month, if vacant. This equates to an absorption period of approximately three to four months.





# **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.

<b>EXCLUDED</b>	PROPERTIES WITHIN THE PMA	
LACEUDED	FROFERILS WITHIN THE FINA	

Property Name	Rent Structure	Tenancy	Reason for Exclusion					
Arborwood Park Apartments	LIHTC	Family	Unable to contact					
Catawba Pointe Townhomes	LIHTC	Family	Unable to contact					
Courtyard At Highland Park	LIHTC	Senior/Disabled	Differing target tenancy					
Manor York Senior Residences	LIHTC	Senior	Differing target tenancy					
Brown Villas	Section 8	Senior/Disabled	Subsidized/Target tenancy					
Carolina Place Inc.	Section 8	Senior/Disabled	Subsidized/Target tenancy					
Farrow Place Apartments	Section 8	Senior/Disabled	Subsidized/Target tenancy					
Eastside Homes	Section 8	Family	Subsidized					
The Glens	Section 8	Family	Subsidized					
York County Special Housing, Inc.	Section 8	Senior	Subsidized/Target tenancy					
Community Alternatives Inc.	Section 8	Senior/Disabled	Subsidized/Target tenancy					
Holly Ridge Apartments, Inc.	Section 8	Senior/Disabled	Subsidized/Target tenancy					
Willowbrook Crossing	Section 8	Senior/Disabled	Subsidized/Target tenancy					
Chandler Place Retirement Community	Market	Senior/Disabled	Differing target tenancy					
Deerfield Apartments	Market	Family	Unable to contact					
Paces River	Market	Family	Unable to contact					

## **New Supply**

We were unable to reach a contact with the City of Rock Hill 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 in the table below.



#### PLANNED DEVELOPMENT

Property Name	Rent	Tananau	Total	Competitive	LIHTC	County ation Status	Distance
	Structure	Tenancy	Units	Units	Allocation Year	Construction Status	to Subject
175 Black St	Market	Family	47	0	N/A	Under Construction	1.3 miles
Engage at Knowledge Park	Market/Affordable	Senior	300	0	N/A	Proposed	1.4 miles
Marvell Rock Hill	Market	Family	318	0	N/A	Proposed	6.2 miles
Arbors at Manchester Village	Market	Family	220	0	N/A	Proposed	3.8 miles
Porter's Landing	Market	Family	352	0	N/A	Proposed	6.2 miles
Catawba Crossing	Affordable	Senior	50	0	N/A	Proposed	4.3 miles
Heckle Boulevard	Affordable	Family	152	152	N/A	Proposed	1.8 miles
The Park at Wilkerson	Market	Senior	136	0	N/A	Under Construction	5.4 miles
Totals			1,575	152			

Source: CoStar, November 2023

# **LIHTC Competition / Recent and Proposed Construction**

Additionally, we consulted the SC Housing listings of LIHTC allocations from 2020 to present. There have been no allocations in the PMA since 2020.

## **Comparable Properties**

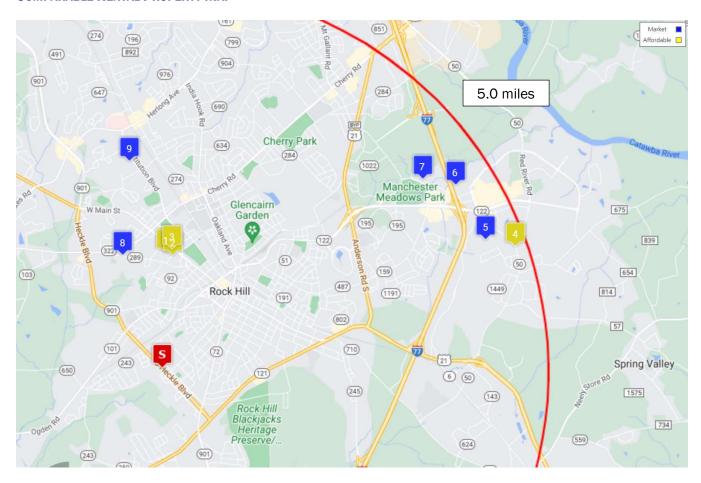
Property managers and realtors were interviewed for information on unit mix, size, absorption, unit features and project amenities, tenant profiles, and market trends in general. Our competitive survey includes nine comparable properties containing 1,243 units. It should be noted that there is a lack of traditional, long-term affordable multifamily supply in the Subject's immediate market area.

The availability of the LIHTC data is considered good. We included four affordable developments located between 1.5 and 4.9 miles from the Subject site, all of which are located inside the PMA. The availability of the market rate data is also considered good. We included five market rate properties located between 1.6 and 4.5 miles from the Subject site, all of which are located inside the PMA. It is of note that there is a lack of four-bedroom market rate comparables in the Subject's PMA and surrounding areas. Therefore, we have included classified listings of four-bedroom single-family rentals in our analysis of achievable four-bedroom market rents. Overall, we believe the availability of data is more than 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**

#	Property Name	City	Rent Structure	Distance to Subject
s	Market Place Apartments	Rock Hill	@60% (Section 8)	-
1	Cherry Laurel	Rock Hill	@50%, @60% ´	1.5 miles
2	Cotton Mill Village	Rock Hill	@50%, @60%	1.5 miles
3	Innsbrook Commons	Rock Hill	@50%, @60%	1.6 miles
4	Wildwood Springs	Rock Hill	@60%	4.9 miles
5	Bradford Park	Rock Hill	Market	4.5 miles
6	Galleria Pointe	Rock Hill	Market	4.5 miles
7	Legacy At Manchester Village	Rock Hill	Market	4.2 miles
8	The Finley Apartments	Rock Hill	Market	1.6 miles
9	The Villas At Garden Way	Rock Hill	Market	2.7 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.



### **SUMMARY MATRIX**

				SUIVIIV	IAK I WIA	<b>\ 1   1</b>	1171						
#	Property Name	Distance	Type/Built/ Renovated	AMI	Unit Type	#	% SF	Restriction	Rent (Adj)	Max Rent?	Waiting List	Vacant Units	Vacancy Rate
s	Market Place Apartments		Various	@60% (Section 8)	1BR/1BA	12	17.6% 680	@60% (Section 8)	\$1,027	Yes	Yes	0	0%
	1333 Coronet Court		2-stories		1BR/1BA	4	5.9% 680	@60% (Section 8)	\$1,049	Yes	Yes	0	0%
	Rock Hill, SC		1973 / 2023		2BR/1BA	20	29.4% 891	@60% (Section 8)	\$1,216	Yes	Yes	2	10.0%
	York County		Family		3BR/1BA	20	29.4% 1,000	@60% (Section 8)	\$1,406	Yes	Yes	0	0%
	•		•		4BR/1BA	12	17.6% 1,250	@60% (Section 8)	\$1,555	Yes	Yes	0	0%
					,	68		(,				2	2.9%
1	Cherry Laurel	1.5 miles	Townhouse	@50% @60%	3BR/2BA	21	50.0% 1,200	@50%	\$1,204	Yes	Yes	1	4.8%
	107 Cherry Laurel Lane		2-stories		3BR/2BA		50.0% 1,200	@60%	\$1,204	Yes	Yes	1	4.8%
	Rock Hill, SC		2009		- ,								
	York County		Family										
						42						2	4.8%
2	Cotton Mill Village	1.5 miles	Lowrise	@50% @60%	1BR/1BA	5	12.8% 710	@50%	\$795	Yes	Yes	0	0%
	129 Hardin St		2-stories		1BR/1BA	12	30.8% 710	@60%	\$795	Yes	Yes	0	0%
	Rock Hill, SC		2011		2BR/2BA	1	2.6% 975	@50%	\$1,000	Yes	Yes	0	0%
	York County		Family		2BR/2BA	3	7.7% 975	@60%	\$1,000	Yes	Yes	1	33.3%
					3BR/2BA	5	12.8% 1,200	@50%	\$1,050	Yes	Yes	1	20.0%
					3BR/2BA	13	33.3% 1,200	@60%	\$1,050	Yes	Yes	0	0%
					- ,	39	,		. ,			2	5.1%
3	Innsbrook Commons	1.6 miles	Garden	@50% @60%	2BR/2BA	24	33.3% 985	@50%	\$914	Yes	Yes	N/A	N/A
•	514 Innsbrook Commons Cir	2.000	3-stories		2BR/2BA	24		@60%	\$1,114	Yes	Yes	N/A	N/A
	Rock Hill, SC		2007		3BR/2BA		16.7% 1,160	@50%	\$1,304	Yes	Yes	N/A	N/A
	York County		Family		3BR/2BA		16.7% 1,160	@60%	\$1,304	Yes	Yes	N/A	N/A
					,	72			,			7	9.7%
4	Wildwood Springs	4.9 miles	Various	@60%	2BR/2BA	8	5.6% 898	@60%	\$1,258	Yes	Yes	0	0%
7	1103 Springdale Road	4.5 111105	2-stories	20070	2BR/2BA	56	38.9% 1,093	@60%	\$1,261	Yes	Yes	0	0%
	Rock Hill, SC		1996		3BR/2BA	8	5.6% 1,061	@60%	\$1,457	Yes	Yes	2	25.0%
	York County		Family		3BR/2BA	72	50.0% 1,309	@60%	\$1,460	Yes	Yes	1	1.4%
	Tom county				05.1, 25.1	144	00.0% 2,000	20070	<b>42,.00</b>	.00		3	2.1%
5	Bradford Park	4.5 miles	Garden	Market	1BR/1BA	99	35.4% 640	Market	\$1,225	N/A	No	4	4.0%
J	417 Bushmill Drive	4.5 111165	3-stories	Warner	2BR/2BA		47.5% 1,057	Market	\$1,499	N/A	No	3	2.3%
	Rock Hill, SC		2008		3BR/2BA		17.1% 1,334	Market	\$1,862	N/A	No	4	8.3%
	York County		Family		JBN/ ZBA	40	17.1% 1,334	ividinet	\$1,002	N/A	INO	-+	0.3/0
	Tork county		1 anniny			280						11	3.9%
6	Galleria Pointe	4.5 miles	Various	Market	1BR/1BA	20	10.4% 790	Market	\$1,219	N/A	No	0	0%
	2303 Galleria Pointe Circle		2-stories		1BR/1BA	19	9.9% 799	Market	\$1,349	N/A	No	4	21.1%
	Rock Hill, SC		1999		2BR/2BA	20	10.4% 1,074	Market	\$1,419	N/A	No	0	0%
	York County		Family		2BR/2BA	19	9.9% 1,086	Market	\$1,464	N/A	No	0	0%
					2BR/1.5BA	19	9.9% 1,154	Market	\$1,639	N/A	No	0	0%
					2BR/1.5BA	19	9.9% 1,154	Market	\$1,614	N/A	No	0	0%
					2BR/2.5BA	38	19.8% 1,181	Market	\$1,564	N/A	No	1	2.6%
					3BR/2.5BA	38	19.8% 1,705	Market	\$1,864	N/A	No	0	0%
					, ,	192	,		. ,	,		5	2.6%
7	Legacy At Manchester Village	4.2 miles	Garden	Market	1BR/1BA	36	12.5% 756	Market	\$1,427	N/A	No	2	5.6%
•	159 Longsight Lane		2-stories		1BR/1BA		12.5% 826	Market	\$1,567	N/A	No	0	0%
	Rock Hill, SC		2007		2BR/2BA		25.0% 1,027	Market	\$1,434	N/A	No	1	1.4%
	York County		Family		2BR/2BA		12.5% 1,137	Market	\$2,215	N/A	No	1	2.8%
					2BR/2BA		12.5% 1,173	Market	\$1,731	N/A	No	0	0%
					3BR/2BA		25.0% 1,235	Market	\$2,044	N/A	No	2	2.8%
					,	288				,		6	2.1%
8	The Finley Apartments	1.6 miles	Garden	Market	1BR/1BA	10	11.1% 630	Market	\$1,200	N/A	No	N/A	N/A
_	802 S. York Avenue	2.0 /////	2-stories		2BR/1BA	54	60.0% 810	Market	\$1,300	N/A	No	N/A	N/A
	Rock Hill, SC		1970 / 2023		3BR/1BA	26	28.9% 1,170	Market	\$1,500	N/A	No	N/A	N/A
	York County		Family		ODITY TOA	20	20.070 1,110	Marinet	Ψ1,000	14//1	110	14//1	14//1
						90						5	5.6%
9	The Villas At Garden Way	2.7 miles	Garden	Market	OBR/1BA	25	26.0% 420	Market	\$1,111	N/A	No	1	4.0%
	211 Garden Way		2-stories		1BR/1BA	23	24.0% 675	Market	\$1,214	N/A	No	1	4.3%
	Rock Hill, SC		1973 / 2005		2BR/1.5BA	40	41.7% 842	Market	\$1,364	N/A	No	1	2.5%
	York County		Family		3BR/1.5BA	8	8.3% 942	Market	\$1,604	N/A	No	1	12.5%



### MARKET PLACE APARTMENTS - ROCK HILL, SC - APPLICATION MARKET STUDY

			SQUARE FOOTAGE RANKING – AII					
	Units Surveyed Market Rate	1,243 946	Weighted Occupancy Market Rate	96.40% 96.70%				
	Tax Credit	297	Tax Credit	95.30%				
	1.0 Bed x 1.0 E	Bath	2.0 Bed x 1.0 Bat	h	3.0 Bed x 1.0 B		4.0 Bed	1.0 Bath
RENT	Legacy At Manchester Village (Market)	\$1,567	Legacy At Manchester Village (Market)(2.0BA)	\$2,215	RENT	Legacy At Manchester Village (Market)	\$1,567	Legacy At Manchester Village (Market)(2.0BA)
	Legacy At Manchester Village (Market)	\$1,427	Legacy At Manchester Village (Market)(2.0BA)	\$1,731		Legacy At Manchester Village (Market)	\$1,427	Legacy At Manchester Village (Market)(2.0BA)
	Market Place Apartments (AMR)	\$1,375	Galleria Pointe (Market)(1.5BA)	\$1,639		Market Place Apartments (AMR)	\$1,375	Galleria Pointe (Market)(1.5BA)
	Galleria Pointe (Market)	\$1,349	Galleria Pointe (Market)(1.5BA)	\$1,614		Galleria Pointe (Market)	\$1,349	Galleria Pointe (Market)(1.5BA)
	Bradford Park (Market)	\$1,225	Galleria Pointe (Market)(2.5BA)	\$1,564		Bradford Park (Market)	\$1,225	Galleria Pointe (Market)(2.5BA)
	Galleria Pointe (Market)	\$1,219	Market Place Apartments (AMR)	\$1,500		Galleria Pointe (Market)	\$1,219	Market Place Apartments (AMR)
	The Villas At Garden Way (Market)	\$1,214	Bradford Park (Market)(2.0BA)	\$1,499		The Villas At Garden Way (Market)	\$1,214	Bradford Park (Market)(2.0BA)
	The Finley Apartments (Market)	\$1,200	Galleria Pointe (Market)(2.0BA)	\$1,464		The Finley Apartments (Market) Market Place Apartments (@60%) Market Place Apartments (@60%) (ALR)	\$1,200	Galleria Pointe (Market)(2.0BA)
	Market Place Apartments (@60%)	\$1,049	Legacy At Manchester Village (Market)(2.0BA)	\$1,434			\$1,049	Legacy At Manchester Village (Market)(2.0BA)
	Market Place Apartments (@60%) (ALR)	\$1,049	Galleria Pointe (Market)(2.0BA)	\$1,419			\$1,049	Galleria Pointe (Market)(2.0BA)
	Market Place Apartments (@60%)	\$1,027	The Villas At Garden Way (Market)(1.5BA)	\$1,364		Market Place Apartments (@60%)	\$1,027	The Villas At Garden Way (Market)(1.5BA)
	Market Place Apartments (@60%) (ALR)	\$1,027	The Finley Apartments (Market)	\$1,300		Market Place Apartments (@60%) (ALR)	\$1,027	The Finley Apartments (Market)
	Cotton Mill Village (@50%)	\$795	Wildwood Springs (@60%)(2.0BA)	\$1,261		Cotton Mill Village (@50%)	\$795	Wildwood Springs (@60%)(2.0BA)
	Cotton Mill Village (@60%)	\$795	Wildwood Springs (@60%)(2.0BA)	\$1,258		Cotton Mill Village (@60%)	\$795	Wildwood Springs (@60%)(2.0BA)
			Market Place Apartments (@60%)	\$1,216				Market Place Apartments (@60%)
			Market Place Apartments (@60%) (ALR)	\$1,216				Market Place Apartments (@60%) (ALR)
			Innsbrook Commons (@60%)(2.0BA)	\$1,114				Innsbrook Commons (@60%)(2.0BA)
			Cotton Mill Village (@50%)(2.0BA)	\$1,000				Cotton Mill Village (@50%)(2.0BA) Cotton Mill Village
			Cotton Mill Village (@60%)(2.0BA)  Innsbrook Commons	\$1,000				(@60%)(2.0BA) Innsbrook Commons
			(@50%)(2.0BA)	\$914				(@50%)(2.0BA)



# MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

	Lagacy At Manahastar Villaga						Maybet Place Anaytre suits	-
SQUARE	Legacy At Manchester Village (Market)	826	Galleria Pointe (Market)(2.5BA)	1,181	Galleria Pointe (Market)(2.5BA)	1,705	Market Place Apartments (@60%)	1,250
FOOTAGE	Galleria Pointe (Market)	799	Legacy At Manchester Village (Market)(2.0BA)	1,173	Bradford Park (Market)(2.0BA)	1,334		
	Galleria Pointe (Market)	790	Galleria Pointe (Market)(1.5BA)	1,154	Wildwood Springs (@60%)(2.0BA)	1,309		
	Legacy At Manchester Village (Market)	756	Galleria Pointe (Market)(1.5BA)	1,154	Legacy At Manchester Village (Market)(2.0BA)	1,235		
	Cotton Mill Village (@50%)	710	Legacy At Manchester Village (Market)(2.0BA)	1,137	Cherry Laurel (@50%)(2.0BA)	1,200		
	Cotton Mill Village (@60%)	710	Wildwood Springs (@60%)(2.0BA)	1,093	Cherry Laurel (@60%)(2.0BA)	1,200		
	Market Place Apartments (@60%)	680	Galleria Pointe (Market)(2.0BA)	1,086	Cotton Mill Village (@50%)(2.0BA)	1,200		
	Market Place Apartments (@60%)	680	Galleria Pointe (Market)(2.0BA)	1,074	Cotton Mill Village (@60%)(2.0BA)	1,200		
	The Villas At Garden Way (Market)	675	Bradford Park (Market)(2.0BA)	1,057	The Finley Apartments (Market)	1,170		
	Bradford Park (Market)	640	Legacy At Manchester Village (Market)(2.0BA)	1,027	Innsbrook Commons (@50%)(2.0BA)	1,160		
	The Finley Apartments (Market)	630	Innsbrook Commons (@50%)(2.0BA)	985	Innsbrook Commons (@60%)(2.0BA)	1,160		
			Innsbrook Commons (@60%)(2.0BA)	985	Wildwood Springs (@60%)(2.0BA)	1,061		
			Cotton Mill Village (@50%)(2.0BA)	975	Market Place Apartments (@60%)	1,000		
			Cotton Mill Village (@60%)(2.0BA)	975	The Villas At Garden Way (Market)(1.5BA)	942		
			Wildwood Springs (@60%)(2.0BA)	898				
			Market Place Apartments (@60%)	891				
			The Villas At Garden Way (Market)(1.5BA)	842				
			The Finley Apartments (Market)	810				



# MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

RENT	Market Place Apartments (AMR)	\$2.02	Legacy At Manchester Village (Market)(2.0BA)	\$1.95	Market Place Apartments (AMR)	\$1.75	Market Place Apartments (AMR)	\$1.56
PER	Bradford Park (Market)	\$1.91	Market Place Apartments (AMR)	\$1.68	The Villas At Garden Way (Market)(1.5BA)	\$1.70	Market Place Apartments (@60%)	\$1.24
SQUARE	The Finley Apartments (Market)	\$1.90	The Villas At Garden Way (Market)(1.5BA)	\$1.62	Legacy At Manchester Village (Market)(2.0BA)	\$1.66	Market Place Apartments (@60%) (ALR)	\$1.24
FOOT	Legacy At Manchester Village (Market)	\$1.90	The Finley Apartments (Market)	\$1.60	Market Place Apartments (@60%)	\$1.41		
	Legacy At Manchester Village (Market)	\$1.89	Legacy At Manchester Village (Market)(2.0BA)	\$1.48	Market Place Apartments (@60%) (ALR)	\$1.41		
	The Villas At Garden Way (Market)	\$1.80	Galleria Pointe (Market)(1.5BA)	\$1.42	Bradford Park (Market)(2.0BA)	\$1.40		
	Galleria Pointe (Market) Galleria Pointe (Market)	\$1.69 \$1.54	Bradford Park (Market)(2.0BA) Wildwood Springs (@60%)(2.0BA)	\$1.42 \$1.40	Wildwood Springs (@60%)(2.0BA) The Finley Apartments (Market)	\$1.37 \$1.28		
	Market Place Apartments (@60%)	\$1.54	Galleria Pointe (Market)(1.5BA)	\$1.40	Innsbrook Commons (@50%)(2.0BA)	\$1.12		
	Market Place Apartments (@60%) (ALR)	\$1.54	Legacy At Manchester Village (Market)(2.0BA)	\$1.40	Innsbrook Commons (@60%)(2.0BA)	\$1.12		
	Market Place Apartments (@60%)	\$1.51	Market Place Apartments (@60%)	\$1.36	Wildwood Springs (@60%)(2.0BA)	\$1.12		
	Market Place Apartments (@60%) (ALR)	\$1.51	Market Place Apartments (@60%) (ALR)	\$1.36	Galleria Pointe (Market)(2.5BA)	\$1.09		
	Cotton Mill Village (@50%) Cotton Mill Village (@60%)	\$1.12 \$1.12	Galleria Pointe (Market)(2.0BA) Galleria Pointe (Market)(2.5BA) Galleria Pointe (Market)(2.0BA) Wildwood Springs (@60%)(2.0BA) Innsbrook Commons (@60%)(2.0BA) Cotton Mill Village (@50%)(2.0BA) Cotton Mill Village (@60%)(2.0BA) Innsbrook Commons (@50%)(2.0BA)	\$1.35 \$1.32 \$1.32 \$1.15 \$1.13 \$1.03 \$1.03 \$0.93	Cherry Laurel (@50%)(2.0BA) Cherry Laurel (@60%)(2.0BA) Cotton Mill Village (@50%)(2.0BA) Cotton Mill Village (@60%)(2.0BA)	\$1.00 \$1.00 \$0.88 \$0.88		



#### AMENITY MATRIX

			AMENITY MATRIX			
	Mandant Blance Assessments	Durational Deals	O-Harda Balata	Legacy At Manchester	The Flater Assessment	The 1/11 At O 1 11/
D	Market Place Apartments	Bradford Park	Galleria Pointe	Village	The Finley Apartments	The Villas At Garden Way
Program	LIHTC/ Section 8	Market	Market	Market	Market	Market
Tenancy	Family	Family	Family	Family	Family	Family
Building	Various	Cordon	Various	Cordon	Cordon	Cordon
Property Type	Various	Garden	Various	Garden	Garden	Garden
# Stories	2	3	2	2	2	2
Year Built	1973	2008	1999	2007	1970	1973
Year Renovated	2000/2023				2023	2005
Courtyard	no	no	yes	no	no	no
Utility Structure						
Heat	no	no	no	no	no	no
Cooking	no	no	no	no	no	no
Other Electric	no	no	no	no	no	no
Air Conditioning	no	no	no	no	no	no
Water Heat	no	no	no	no	no	no
Water	yes	no	no	no	yes	no
Sewer	yes	no	no	yes	yes	no
Unit						
Balcony	no	yes	yes	yes	no	yes
Blinds	yes	yes	yes	yes	yes	yes
Carpeting	yes	yes	yes	yes	yes	yes
Ceiling Fan	no	yes	yes	yes	no	yes
Central/AC Coat Closet	yes	yes	yes	yes	yes	yes
	yes	yes	yes	yes	yes	yes
Exterior Storage	no	no	yes	yes	no	no
Vaulted Ceilings	no	yes	yes	no	no	no
Vinyl Plank Flooring	no	no	yes	no	no	no
Walk-In-Closet	no	yes	yes	no	no	no
W/D Hookups	no	yes	yes	yes	no	no
Kitchen						
Dishwasher	yes	yes	yes	yes	no	yes
Disposal	no	yes	yes	yes	no	yes
Microwave	yes	yes	yes	yes	no	no
Oven	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes
Community  Rusiness Center	Voc	no	VOO	VOO	no	no
Business Center	yes	no	yes	yes	no	no
Central Laundry	yes	yes	yes	yes	yes	yes
Clubhouse	yes	yes	yes	yes	no	no
Concierge	no	no	no	yes	no	no
On-Site Mgmt Pet Park	yes	yes	yes	yes	yes	yes
WiFi	no	no	yes	no	no	no
	no	no	yes	no	no	yes
Recreation Exercise Facility	no	V06	VOC	VOC	no	no
Picnic Area	no	yes	yes	yes	no	no
	no	yes	no	yes	no	yes
Playground	yes	yes	yes	yes	yes	yes
Recreational Area	no	no	no	no vos	no	yes
Swimming Pool Theatre	no	yes	yes	yes	no no	no no
Volleyball Court	no		no	yes	no	
Services	no	no	no	yes	no	no
Car Wash	no	no	no	yes	no	no
Security	110	110	IIU	yes	110	110
Intercom (Buzzer)	VOC	no	no	no	no	no
In-Unit Alarm	yes	no no	no no	no ves	no no	no no
Patrol	no		no	yes		no
Perimeter Fencing	no	no no	no	yes no	no no	no
Video Surveillance	yes					
Parking	yes	yes	no	no	no	no
Garage	no	no	VOC	VOC	no	no
_	no	no	yes	yes	no	no
Surface	yes	yes	yes	yes	yes	yes



### Cherry Laurel

Effective Rent Date 10/23/2023

107 Cherry Laurel Lane Rock Hill, SC 29730 Location

York County

Distance 1.5 miles Units 42 2 Vacant Units Vacancy Rate 4.8%

Type Townhouse (2 stories)

2009 / N/A Year Built/Renovated Marketing Began 4/01/2009 Leasing Began 6/29/2009 Last Unit Leased 6/29/2009 **Major Competitors** None identified **Tenant Characteristics** None identified

Contact Name Amber

Phone 803-328-2844



#### Utilities Market Information A/C @50%, @60% not included -- central Program **Annual Turnover Rate** 25% Cooking not included -- electric not included -- electric Units/Month Absorbed Water Heat N/A **HCV** Tenants 15% Heat not included -- electric Other Electric Leasing Pace Within one week not included Annual Chg. in Rent Increased up to 10% Water not included Concession None Sewer not included Waiting List Yes, length unknown Trash Collection included

Unit Mi	x (face r	ent)										
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
3	2	Townhouse (2 stories)	21	1,200	\$1,075	\$0	@50%	Yes	1	4.8%	yes	None
3	2	Townhouse (2 stories)	21	1,200	\$1,075	\$0	@60%	Yes	1	4.8%	yes	None

Unit Mix												
@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	
3BR / 2BA	\$1,075	\$0	\$1,075	\$129	\$1,204	3BR / 2BA	\$1,075	\$0	\$1,075	\$129	\$1,204	

### Cherry Laurel, continued

### **Amenities**

In-Unit

Balcony/Patio Blinds
Carpeting Central A/C
Coat Closet Dishwasher
Exterior Storage Ceiling Fan
Garbage Disposal Microwave
Oven Refrigerator
Walk-In Closet Washer/Dryer hookup

an ve Services None

Property

Business Center/Computer Lab Clubhouse/Meeting Room/Community

Central Laundry Off-Street Parking
On-Site Management Picnic Area

Playground

Premium None

Security

Video Surveillance

Other None

### Comments

Management was unable to state the reasoning for the 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cotton Mill Village and Innsbrook Commons. The contact stated that the vacant units are in the process of being leased from the waiting list.

### Cherry Laurel, continued

### Trend Report

Vacancy Rates

 2Q16
 2Q21
 4Q21
 4Q23

 2.4%
 0.0%
 0.0%
 4.8%

Tre	nd	: @5(	)%				Trend: @60%						
3BR	/ 2B	A					3BR	′ 2B.	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent	Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	2	4.8%	\$694	\$0	\$694	\$823	2016	2	0.0%	\$694	\$0	\$694	\$823
2021	2	0.0%	\$875	\$0	\$875	\$1,004	2021	2	0.0%	\$875	\$0	\$875	\$1,004
2021	4	0.0%	\$875	\$0	\$875	\$1,004	2021	4	0.0%	\$875	\$0	\$875	\$1,004
2023	4	4.8%	\$1,075	\$0	\$1,075	\$1,204	2023	4	4.8%	\$1,075	\$0	\$1,075	\$1,204

### **Trend: Comments**

- The property is managed by the same company as Innsbrook Commons. Management was unable to state the reason for the 50 percent and 60 percent units renting for the same price. The property maintains a wait list consisting of three households.
- Management was unable to state the reasoning for the 50 and 60 percent units renting at the same rates and mentioned everything is the same except the income limits. The property maintains a wait list, but the contact did not know the length. Rents are set at the 2021 maximum allowable levels at the 50 percent AMI level. The contact further noted that they believe maximum allowable rents at the 60 percent AMI level are achievable. The contact mentioned no increase in turnover or operation issues due to COVID-19.
- Management was unable to state the reasoning for the 50 and 60 percent rents being set at the same level. The property maintains a wait list, but the contact did not know the length. Rents are set at the 2021 maximum allowable levels at 50 percent of AMI. The contact also noted that they believe maximum allowable rents at the 60 percent AMI level are achievable. The contact indicated that the property has generally been unaffected by the COVID-19 pandemic.
- Management was unable to state the reasoning for the 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cotton Mill Village and Innsbrook Commons. The contact stated that the vacant units are in the process of being leased from the waiting list.

# Cherry Laurel, continued

## Photos











### Cotton Mill Village

Effective Rent Date 10/23/2023

Location 129 Hardin St

Rock Hill, SC 29730

York County

Distance 1.5 miles
Units 39
Vacant Units 2
Vacancy Rate 5.1%

Type Lowrise (2 stories)
Year Built/Renovated 2011 / N/A

Marketing Began N/A
Leasing Began N/A
Last Unit Leased N/A

Major Competitors None identified Tenant Characteristics None identified

Contact Name Amber

Phone 803-328-2844



### Market Information

A/C @50%, @60% not included -- central Program **Annual Turnover Rate** 28% Cooking not included -- electric not included -- electric Units/Month Absorbed Water Heat N/A **HCV** Tenants 25% Heat not included -- electric Within two weeks Other Electric not included Leasing Pace

Annual Chg. in Rent Increased up to 8% Water included Concession None Sewer included Waiting List Yes, length unknown Trash Collection included

Unit Mix	k (face r	ent)										
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Lowrise (2 stories)	5	710	\$795	\$0	@50%	Yes	0	0.0%	no	None
1	1	Lowrise (2 stories)	12	710	\$795	\$0	@60%	Yes	0	0.0%	no	None
2	2	Lowrise (2 stories)	1	975	\$1,000	\$0	@50%	Yes	0	0.0%	no	None
2	2	Lowrise (2 stories)	3	975	\$1,000	\$0	@60%	Yes	1	33.3%	no	None
3	2	Lowrise (2 stories)	5	1,200	\$1,050	\$0	@50%	Yes	1	20.0%	no	None
3	2	Lowrise (2 stories)	13	1,200	\$1,050	\$0	@60%	Yes	0	0.0%	no	None

**Utilities** 

Unit iviix												
@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	
1BR / 1BA	\$795	\$0	\$795	\$0	\$795	1BR / 1BA	\$795	\$0	\$795	\$0	\$795	
2BR / 2BA	\$1,000	\$0	\$1,000	\$0	\$1,000	2BR / 2BA	\$1,000	\$0	\$1,000	\$0	\$1,000	
3BR / 2BA	\$1,050	\$0	\$1,050	\$0	\$1,050	3BR / 2BA	\$1,050	\$0	\$1,050	\$0	\$1,050	

### Cotton Mill Village, continued

### Amenities

In-Unit
Balcony/Patio Blinds
Carpeting Central A/C
Dishwasher Ceiling Fan
Microwave Oven
Refrigerator Walk-In Closet

Central Laundry

On-Site Management

Washer/Dryer hookup

Property
Clubhouse/Meeting Room/Community

Off-Street Parking Playground

Security
Intercom (Buzzer)
Limited Access

Services None

Premium Other None None

### Comments

Management was unable to state the reasoning for the 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Innsbrook Commons. The contact stated that the vacant units are in the process of being leased from the waiting list.

### Cotton Mill Village, continued

### Trend Report

Vacancy Rates

2Q09 1Q10 4Q23 N/A N/A 5.1%

Tre	nd	: @5(	)%				Tre	nd	: @60	)%			
1BR	/ 1B	Α					1BR	/ 1B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent	Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$437	\$0	\$437	\$437	2009	2	N/A	\$437	\$0	\$437	\$437
2010	1	N/A	\$437	\$0	\$437	\$437	2010	1	N/A	\$437	\$0	\$437	\$437
2023	4	0.0%	\$795	\$0	\$795	\$795	2023	4	0.0%	\$795	\$0	\$795	\$795
2BR	/ 2B	A					2BR	/ 2B	Α				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent	Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$497	\$0	\$497	\$497	2009	2	N/A	\$497	\$0	\$497	\$497
2010	1	N/A	\$497	\$0	\$497	\$497	2010	1	N/A	\$497	\$0	\$497	\$497
2023	4	0.0%	\$1,000	\$0	\$1,000	\$1,000	2023	4	33.3%	\$1,000	\$0	\$1,000	\$1,000
3BR	/ 2B	A					3BR	/ 2B	Α				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent	Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$595	\$0	\$595	\$595	2009	2	N/A	\$645	\$0	\$645	\$645
2010	1	N/A	\$595	\$0	\$595	\$595	2010	1	N/A	\$645	\$0	\$645	\$645
2023	4	20.0%	\$1,050	\$0	\$1,050	\$1,050	2023	4	0.0%	\$1,050	\$0	\$1,050	\$1,050

### Trend: Comments

- 2009 This is a Subject property.
- This is a Subject property. The developer indicated that the project should close in March 2010, and that the project is expected to be completed in January 2011.
- Management was unable to state the reasoning for the 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Innsbrook Commons. The contact stated that the vacant units are in the process of being leased from the waiting list.

# Cotton Mill Village, continued

## Photos













### **Innsbrook Commons**

Effective Rent Date 10/23/2023

Location 514 Innsbrook Commons Cir

Rock Hill, SC 29730

York County

Distance 1.6 miles
Units 72
Vacant Units 7
Vacancy Rate 9.7%

Type Garden (3 stories)
Year Built/Renovated 2007 / N/A

Marketing Began N/A

Leasing Began 11/01/2007 Last Unit Leased 3/01/2008

Major Competitors Cardinal Pointe, Arborwood, Wildwood

Tenant Characteristics Mostly families from York County
Contact Name Amber

Phone 803-328-2844



#### Market Information **Utilities** A/C @50%, @60% not included -- central Program **Annual Turnover Rate** 10% Cooking not included -- electric not included -- electric Units/Month Absorbed 18 Water Heat **HCV** Tenants 30% Heat not included -- electric Other Electric not included Leasing Pace Pre-leased Annual Chg. in Rent Increased up to 5% Water not included Concession None Sewer not included Waiting List Yes, length unknown Trash Collection included

Unit Mix	Unit Mix (face rent)													
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range		
2	2	Garden (3 stories)	24	985	\$825	\$0	@50%	Yes	N/A	N/A	no	None		
2	2	Garden (3 stories)	24	985	\$1,025	\$0	@60%	Yes	N/A	N/A	no	None		
3	2	Garden (3 stories)	12	1,160	\$1,175	\$0	@50%	Yes	N/A	N/A	no	None		
3	2	Garden (3 stories)	12	1,160	\$1,175	\$0	@60%	Yes	N/A	N/A	no	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	\$825	\$0	\$825	\$89	\$914	2BR / 2BA	\$1,025	\$0	\$1,025	\$89	\$1,114	
3BR / 2BA	\$1,175	\$0	\$1,175	\$129	\$1,304	3BR / 2BA	\$1,175	\$0	\$1,175	\$129	\$1,304	

### **Amenities**

In-Unit Blinds Cable/Satellite/Internet

Central A/C Carpeting Dishwasher Ceiling Fan Garbage Disposal Microwave Refrigerator Oven

Walk-In Closet Washer/Dryer hookup

**Property** 

Business Center/Computer Lab Central Laundry Off-Street Parking On-Site Management

Picnic Area Playground Security None

None

Services None

Premium Other None

#### Comments

Parking is available in a surface lot. High speed internet is included. Management was unable to state the reasoning for the three-bedroom 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Cotton Mill Village. The contact stated that the vacant units are in the process of being leased from the waiting list. Management was unable to provide the breakdown of vacancy by unit type or provide the typical vacancy rate at the property. Management did not comment on why the current vacancy rate is elevated.

### Trend Report

Vacancy Rates

 2Q19
 1Q21
 4Q21
 4Q23

 0.0%
 0.0%
 6.9%
 9.7%

Trend: @50%						Trend: @60%								
2BR / 2BA							2BR / 2BA							
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent	Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent	
2019	2	0.0%	\$663	\$0	\$663	\$752	2019	2	0.0%	\$699	\$0	\$699	\$788	
2021	1	0.0%	\$940	\$0	\$940	\$1,029	2021	1	0.0%	\$1,128	\$0	\$1,128	\$1,217	
2021	4	N/A	\$770	\$0	\$770	\$859	2021	4	N/A	\$960	\$0	\$960	\$1,049	
2023	4	N/A	\$825	\$0	\$825	\$914	2023	4	N/A	\$1,025	\$0	\$1,025	\$1,114	
3BR	′ 2B	A					3BR	/ 2B	Α					
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent	Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent	
2019	2	0.0%	\$768	\$0	\$768	\$897	2019	2	0.0%	\$868	\$0	\$868	\$997	
2021	1	0.0%	\$1,085	\$0	\$1,085	\$1,214	2021	1	0.0%	\$1,302	\$0	\$1,302	\$1,431	
2021	4	N/A	\$890	\$0	\$890	\$1,019	2021	4	N/A	\$1,110	\$0	\$1,110	\$1,239	
2023	4	N/A	\$1,175	\$0	\$1,175	\$1,304	2023	4	N/A	\$1,175	\$0	\$1,175	\$1,304	

### **Trend: Comments**

- The property accepts Housing Choice Vouchers (HCVs), however the contact could not disclose the number of tenants utilizing HCVs.
- The property accepts Housing Choice Vouchers (HCVs), however the contact could not disclose the number of tenants utilizing HCVs. The contact reported the property had not faced any significant difficulties due to COVID-19. Parking is available in a surface lot. High speed internet is included.
- Parking is available in a surface lot. High speed internet is included. Management was unable to state the reasoning for the three-bedroom 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Cotton Mill Village. The contact stated that the vacant units are in the process of being leased from the waiting list.
- Parking is available in a surface lot. High speed internet is included. Management was unable to state the reasoning for the three-bedroom 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Cotton Mill Village. The contact stated that the vacant units are in the process of being leased from the waiting list. Management was unable to provide the breakdown of vacancy by unit type or provide the typical vacancy rate at the property. Management did not comment on why the current vacancy rate is elevated.

## Photos



















### Wildwood Springs

Effective Rent Date 10/17/2023

Location 1103 Springdale Road

Rock Hill, SC 29730

York County

Distance 4.9 miles
Units 144
Vacant Units 3
Vacancy Rate 2.1%

Type Various (2 stories)
Year Built/Renovated 1996 / N/A

Marketing Began N/A
Leasing Began N/A
Last Unit Leased N/A

Major Competitors Cardinal Pointe, Arborwood Park

Tenant Characteristics None identified

Contact Name Ashley

Phone 803-325-2225



#### **Utilities** Market Information A/C @60% not included -- central Program **Annual Turnover Rate** 25% Cooking not included -- electric not included -- electric Units/Month Absorbed Water Heat N/A **HCV** Tenants N/A Heat not included -- electric Other Electric not included Leasing Pace Pre-leased Annual Chg. in Rent Increased to 2023 max Water included Concession None Sewer included Waiting List Yes, length unknown Trash Collection included

Unit Mix	Unit Mix (face rent)											
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	One-story	8	898	\$1,258	\$0	@60%	Yes	0	0.0%	yes	None
2	2	Townhouse (2 stories)	56	1,093	\$1,261	\$0	@60%	Yes	0	0.0%	yes	None
3	2	One-story	8	1,061	\$1,457	\$0	@60%	Yes	2	25.0%	yes	None
3	2	Townhouse (2 stories)	72	1,309	\$1,460	\$0	@60%	Yes	1	1.4%	yes	None

### **Unit Mix**

@60%	Face Rent	Conc.	Concd. Rent U	Itil. Adj.	Adj. Rent
2BR / 2BA	\$1,258 - \$1,261	\$0	\$1,258 - \$1,261	\$0 \$	1,258 - \$1,261
3BR / 2BA	\$1.457.\$1.460	\$0	\$1.457.\$1.460	\$ O.\$	1 457 - \$1 460

### **Amenities**

In-Unit Blinds Balcony/Patio Carpeting Central A/C Coat Closet Dishwasher Exterior Storage Garbage Disposal Oven Refrigerator Walk-In Closet Washer/Dryer hookup

Patrol Video Surveillance Services None

Property

Business Center/Computer Lab Clubhouse/Meeting Room/Community

Central Laundry On-Site Management Swimming Pool

Off-Street Parking Playground

Premium None

Security

Other None

### Comments

According to the contact, rents are set at the 2023 maximum allowable levels.

### Trend Report

Vacancy F	≀ates
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 3Q21
 4Q21
 1Q23
 4Q23

 0.0%
 0.0%
 0.7%
 2.1%

### Trend: @60%

/ 2B	A				
QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
3	0.0%	\$1,014 - \$1,016	\$0	\$1,014 - \$1,016	\$1,014 - \$1,016
4	0.0%	\$1,014 - \$1,016	\$0	\$1,014 - \$1,016	\$1,014 - \$1,016
1	0.0%	\$1,170 - \$1,173	\$0	\$1,170 - \$1,173	\$1,170 - \$1,173
4	0.0%	\$1,258 - \$1,261	\$0	\$1,258 - \$1,261	\$1,258 - \$1,261
/ 2B	Α				
QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
3	0.0%	\$1,172 - \$1,174	\$0	\$1,172 - \$1,174	\$1,172 - \$1,174
4	0.0%	\$1,172 - \$1,174	\$0	\$1,172 - \$1,174	\$1,172 - \$1,174
1	1.3%	\$1,354 - \$1,357	\$0	\$1,354 - \$1,357	\$1,354 - \$1,357
4	3.8%	\$1,457 - \$1,460	\$0	\$1,457 - \$1,460	\$1,457 - \$1,460
	QT 3 4 1 4 QT 3 4 1	3 0.0% 4 0.0% 1 0.0% 4 0.0% <b>ZBA</b> OT Vac. 3 0.0% 4 0.0% 1 1.3%	QT Vac. Face Rent 3 0.0% \$1,014 - \$1,016 4 0.0% \$1,014 - \$1,016 1 0.0% \$1,170 - \$1,173 4 0.0% \$1,258 - \$1,261  / 2BA  QT Vac. Face Rent 3 0.0% \$1,172 - \$1,174 4 0.0% \$1,354 - \$1,357	OT Vac. Face Rent Conc.  3 0.0% \$1,014 - \$1,016 \$0  4 0.0% \$1,014 - \$1,016 \$0  1 0.0% \$1,170 - \$1,173 \$0  4 0.0% \$1,258 - \$1,261 \$0   / 2BA  OT Vac. Face Rent Conc.  3 0.0% \$1,172 - \$1,174 \$0  4 0.0% \$1,172 - \$1,174 \$0  1 1.3% \$1,354 - \$1,357 \$0	OT Vac. Face Rent Conc. Concd. Rent 3 0.0% \$1,014 - \$1,016 \$0 \$1,014 - \$1,016 4 0.0% \$1,014 - \$1,016 \$0 \$1,014 - \$1,016 1 0.0% \$1,170 - \$1,173 \$0 \$1,170 - \$1,173 4 0.0% \$1,258 - \$1,261 \$0 \$1,258 - \$1,261   / 2BA  OT Vac. Face Rent Conc. Concd. Rent 3 0.0% \$1,172 - \$1,174 \$0 \$1,172 - \$1,174 4 0.0% \$1,354 - \$1,357 \$0 \$1,354 - \$1,357

### **Trend: Comments**

- The contact reported that the property was not negatively affected by the COVID-19 pandemic.
- The property is currently achieving maximum allowable rents. Additionally, the contact indicated that the property has generally been unaffected by the COVID-19 pandemic.
- The contact stated that rents are set to the maximum allowable levels for 2022. The contact stated that demand for affordable housing is high in the area. The property accepts Housing Choice Vouchers, however the contact was unaware of how many tenants are currently utilizing vouchers.
- According to the contact, rents are set at the 2023 maximum allowable levels.

## Photos

















### Bradford Park

Effective Rent Date 10/18/2023

Location 417 Bushmill Drive

Rock Hill, SC 29730

York County

Distance 4.5 miles
Units 280
Vacant Units 11
Vacancy Rate 3.9%

Type Garden (3 stories)
Year Built/Renovated 2008 / N/A

Marketing Began N/A
Leasing Began N/A
Last Unit Leased N/A

Major Competitors Legacy at Manchester

Tenant Characteristics Combination of Rock Hill Residents and out of

town transfers from Charlotte

Contact Name Lisa

Phone 803-526-7063



### Market Information

A/C Program Market not included -- central 22% Annual Turnover Rate Cooking not included -- electric Units/Month Absorbed N/A Water Heat not included -- electric **HCV** Tenants 0% Heat not included -- electric

Leasing Pace Within one month Other Electric not included Annual Chg. in Rent Changes daily Water not included not included Concession \$750 off first month Sewer Waiting List None Trash Collection included

Unit Mix	Unit Mix (face rent)											
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	99	640	\$1,224	\$63	Market	No	4	4.0%	N/A	None
2	2	Garden (3 stories)	133	1,057	\$1,473	\$63	Market	No	3	2.3%	N/A	None
3	2	Garden (3 stories)	48	1,334	\$1,796	\$63	Market	No	4	8.3%	N/A	None

Utilities

### **Unit Mix**

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,224	\$63	\$1,161	\$64	\$1,225
2BR / 2BA	\$1,473	\$63	\$1,410	\$89	\$1,499
3BR / 2BA	\$1,796	\$63	\$1,733	\$129	\$1,862

### Bradford Park, continued

### **Amenities**

In-Unit

Balcony/Patio Blinds
Carpeting Central A/C
Coat Closet Dishwasher
Ceiling Fan Garbage Disposal
Microwave Oven

Refrigerator Vaulted Ceilings Walk-In Closet Washer/Dryer hookup

Property Premium Other

Clubhouse/Meeting Room/Community Exercise Facility
Central Laundry Off-Street Parking
On-Site Management Picnic Area
Playground Swimming Pool

None Dog Park

Services

None

### Comments

The property utilizes an LRO pricing software and rents change daily. The contact noted that there are currently no tenants utilizing housing choice vouchers.

Security

Video Surveillance

### Bradford Park, continued

### Trend Report

Vacancy R	≀ates
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1021	2021	4Q21	4Q23
1.4%	1.4%	1.1%	3.9%

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1BR	/ 1B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	3.0%	\$1,011	\$0	\$1,011	\$1,075
2021	2	2.0%	\$1,050	\$0	\$1,050	\$1,114
2021	4	0.0%	\$1,189	\$0	\$1,189	\$1,253
2023	4	4.0%	\$1,224	\$63	\$1,161	\$1,225
2BR	/ 2B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.8%	\$1,210	\$0	\$1,210	\$1,299
2021	2	0.8%	\$1,265	\$0	\$1,265	\$1,354
2021	4	2.3%	\$1,440	\$0	\$1,440	\$1,529
2023	4	2.3%	\$1,473	\$63	\$1,410	\$1,499
3BR	/ 2B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$1,350	\$0	\$1,350	\$1,479
2021	2	2.1%	\$1,465	\$0	\$1,465	\$1,594
2021	4	0.0%	\$1,587	\$0	\$1,587	\$1,716
2023	4	8.3%	\$1,796	\$63	\$1,733	\$1,862

### Trend: Comments

- The property faced some difficulty with rent collection and elevated vacancy earlier in the pandemic but has since stabilized and been able to fill all vacant units relatively quickly since Fall 2020. Management has waived late fees as needed for struggling tenants. The property normally raises rents annually in January but is hesitant due to some of the prior difficulties in rent collection with the pandemic. Parking is available in a surface lot.
- The contact stated 2021 has been very busy in the rental market as well as in the real estate market overall as many households have been buying homes in the area.
- The property does not accept Housing Choice Vouchers (HCVs). The contact indicated that the property utilizes a daily pricing system, and has generally been unaffected by the COVID-19 pandemic.
- The property utilizes an LRO pricing software and rents change daily. The contact noted that there are currently no tenants utilizing housing choice vouchers.

# Bradford Park, continued

## Photos









### Galleria Pointe

Effective Rent Date 10/18/2023

Location 2303 Galleria Pointe Circle

Rock Hill, SC 29730

York County

Distance 4.5 miles
Units 192
Vacant Units 5
Vacancy Rate 2.6%

Type Various (2 stories)
Year Built/Renovated 1999 / N/A

Marketing Began N/A
Leasing Began N/A
Last Unit Leased N/A

Major Competitors Burkstone Apartments
Tenant Characteristics Some families, couples

Contact Name Katie

Phone 803-985-0444



#### Utilities Market Information A/C Market not included -- central Program **Annual Turnover Rate** 10% Cooking not included -- electric not included -- electric Units/Month Absorbed N/A Water Heat **HCV** Tenants 0% Heat not included -- electric Leasing Pace Within two weeks Other Electric not included Annual Chg. in Rent Increased up to 11% annually since 2021 Water not included Concession None not included Sewer Waiting List None Trash Collection included

Unit Mi	x (face r	ent)										
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	19	799	\$1,285	\$0	Market	No	4	21.1%	N/A	HIGH*
1	1	Garden (2 stories)	20	790	\$1,155	\$0	Market	No	0	0.0%	N/A	LOW*
2	1.5	Townhouse (2 stories)	19	1,154	\$1,550	\$0	Market	No	0	0.0%	N/A	HIGH*
2	1.5	Townhouse (2 stories)	19	1,154	\$1,525	\$0	Market	No	0	0.0%	N/A	LOW*
2	2	Garden (2 stories)	19	1,086	\$1,375	\$0	Market	No	0	0.0%	N/A	HIGH*
2	2	Garden (2 stories)	20	1,074	\$1,330	\$0	Market	No	0	0.0%	N/A	LOW*
2	2.5	Townhouse (2 stories)	38	1,181	\$1,475	\$0	Market	No	1	2.6%	N/A	None
3	2.5	Garden (2 stories)	38	1,705	\$1,735	\$0	Market	No	0	0.0%	N/A	None

### Galleria Pointe, continued

### **Unit Mix**

Market	Face Rent	Conc.	Concd. Rent l	Jtil. Ad	j. Adj. Rent
1BR / 1BA	\$1,155 - \$1,285	\$0	\$1,155 - \$1,285	\$64	\$1,219 - \$1,349
2BR / 1.5BA	\$1,525 - \$1,550	\$0	\$1,525 - \$1,550	\$89	\$1,614 - \$1,639
2BR / 2BA	\$1,330 - \$1,375	\$0	\$1,330 - \$1,375	\$89	\$1,419 - \$1,464
2BR / 2.5BA	\$1,475	\$0	\$1,475	\$89	\$1,564
3BR / 2.5BA	\$1,735	\$0	\$1,735	\$129	\$1,864

### **Amenities**

In-Unit Blinds Balcony/Patio Carpeting Central A/C Coat Closet Dishwasher Exterior Storage(\$45.00) Ceiling Fan Garbage Disposal Microwave Refrigerator Oven Vaulted Ceilings Vinyl Plank Flooring Walk-In Closet Washer/Dryer hookup

Property

Business Center/Computer Lab

Courtyard Garage(\$85.00) Off-Street Parking

Off-Street Parking Pet Park Swimming Pool Security None Services None

Premium Other None None

### Comments

Management stated that they are currently not accepting Housing Choice Vouchers. Rents vary based on the floor plan and square footage. The contact noted that exterior storage is offered for an additional monthly fee of \$45 and garage parking is available for \$85 per month.

Clubhouse/Meeting Room/Community

**Exercise Facility** 

Central Laundry

Playground

Wi-Fi

On-Site Management

### Galleria Pointe, continued

### Trend Report

Vacancy	Rates
vacancy	Maics

 1Q08
 4Q16
 1Q21
 4Q23

 0.0%
 4.7%
 5.7%
 2.6%

Tre	nd	: Mai	rket 💮 💮			
1BR	/ 1B	Α				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$680	\$0	\$680	\$744
2016	4	N/A	\$845 - \$865	\$0	\$845 - \$865	\$909 - \$929
2021	1	2.6%	\$1,115 - \$1,135	\$0	\$1,115 - \$1,135	\$1,179 - \$1,199
2023	4	10.3%	\$1,155 - \$1,285	\$0	\$1,155 - \$1,285	\$1,219 - \$1,349
2BR						
Year		Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$785	\$0	\$785	\$874
2016	4	N/A	\$975 - \$995	\$0	\$975 - \$995	\$1,064 - \$1,084
2021	1	5.3%	\$1,180 - \$1,230	\$0	\$1,180 - \$1,230	\$1,269 - \$1,319
2023	4	0.0%	\$1,525 - \$1,550	\$0	\$1,525 - \$1,550	\$1,614 - \$1,639
2BR	/ 2 F	ERΛ				
			Face Dont	Cono	Canad Dant	Adi Dont
Year <b>2008</b>	1	Vac.	Face Rent \$820	Conc. \$0	Concd. Rent \$820	Adj. Rent \$909
2016	4	N/A	\$1,010 - \$1,060	\$0	\$1,010 - \$1,060	\$1,099 - \$1,149
2021	1	2.6%	\$1,340	\$0	\$1,340	\$1,429
2021	4	2.6%	\$1,340	\$0 \$0	\$1,340	\$1,429
2023	4	2.0%	\$1,475	ΦU	\$1,475	\$1,564
2BR	/ 2B	Α				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$742	\$0	\$742	\$831
2016	4	N/A	\$915 - \$925	\$0	\$915 - \$925	\$1,004 - \$1,014
2021	1	12.8%	\$1,185 - \$1,200	\$0	\$1,185 - \$1,200	\$1,274 - \$1,289
2023	4	0.0%	\$1,330 - \$1,375	\$0	\$1,330 - \$1,375	\$1,419 - \$1,464
3BR	/ 2.5	5BA				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$1,015	\$0	\$1,015	\$1,144
2016	4	N/A	\$1,180 - \$1,230	\$0	\$1,180 - \$1,230	\$1,309 - \$1,359
2021	1	5.3%	\$1,525	\$0	\$1,525	\$1,654
2023	4	0.0%	\$1,735	\$0	\$1,735	\$1,864

### Trend: Comments

4023

1008	Washer and dryers are available for rent.
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Management stated that they are currently not accepting Housing Choice Vouchers.

4Q16 Management stated that they are currently not accepting Housing Choice Vouchers. Rents vary based on the floor plan and square footage.

Management stated that they are currently not accepting Housing Choice Vouchers. Rents vary based on the floor plan and square footage. In-unit washer/dryers are included with rent. The contact declined to note the pandemic's effect on the property's performance.

Management stated that they are currently not accepting Housing Choice Vouchers. Rents vary based on the floor plan and square footage. The contact noted that exterior storage is offered for an additional monthly fee of \$45 and garage parking is available for \$85 per month.

# Galleria Pointe, continued

### Photos













### Legacy At Manchester Village

Effective Rent Date 10/10/2023

159 Longsight Lane Rock Hill, SC 29730 Location

York County

Distance 4.2 miles Units 288 Vacant Units 6 2.1% Vacancy Rate

Garden (2 stories) Type Year Built/Renovated 2007 / N/A

Marketing Began N/A

Leasing Began 10/01/2007 Last Unit Leased 3/30/2009

Bradford Park, Whisper Creek **Major Competitors** 

**Tenant Characteristics** Majority of residents originate from Rock Hill.

Some student transfers from out of state

Contact Name Wanda

Phone 803-329-7599



not included -- central

not included -- electric

not included -- electric

not included -- electric

### Market Information

#### A/C Program Market Annual Turnover Rate 21% Cooking Units/Month Absorbed Water Heat 16 **HCV** Tenants Heat Leasing Pace Other Electric Within one week

not included Annual Chg. in Rent Changes daily Water not included Concession None Sewer included Waiting List None Trash Collection included

Unit Mix	κ (face r	ent)										
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	36	756	\$1,405	\$0	Market	No	2	5.6%	N/A	None
1	1	Garden (2 stories)	36	826	\$1,545	\$0	Market	No	0	0.0%	N/A	None
2	2	Garden (2 stories)	72	1,027	\$1,404	\$0	Market	No	1	1.4%	N/A	None
2	2	Garden (2 stories)	36	1,137	\$2,185	\$0	Market	No	1	2.8%	N/A	None
2	2	Garden (2 stories)	36	1,173	\$1,701	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (2 stories)	72	1,235	\$1,999	\$0	Market	No	2	2.8%	N/A	None

**Utilities** 

### **Unit Mix**

Market	Face Rent	Conc.	Concd. Rent U	Jtil. Adj.	Adj. Rent
1BR / 1BA	\$1,405 - \$1,545	\$0	\$1,405 - \$1,545	\$22 \$	1,427 - \$1,567
2BR / 2BA	\$1,404 - \$2,185	\$0	\$1,404 - \$2,185	\$30 \$	1,434 - \$2,215
3BR / 2BA	\$1,999	\$0	\$1,999	\$45	\$2,044

### Legacy At Manchester Village, continued

### Amenities

In-Unit Balcony/Patio Blinds Carpeting Central A/C Dishwasher Coat Closet Exterior Storage(\$65.00) Ceiling Fan Garbage Disposal Microwave Refrigerator

Security In-Unit Alarm Patrol

Services

None

Washer/Dryer hookup

Property Business Center/Computer Lab Car Wash Clubhouse/Meeting Room/Community Concierge Garage(\$75.00) **Exercise Facility** Central Laundry Off-Street Parking On-Site Management Picnic Area Swimming Pool Playground Theatre Volleyball Court

Other Premium None **DVD** Library

### Comments

The property utilizes an LRO pricing software and rents change daily. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month. The contact noted that there are currently no tenants utilizing housing choice vouchers.

### Legacy At Manchester Village, continued

### **Trend Report**

Vacancy	Rates
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1Q21	2021	4Q21	4023
4.9%	3.5%	0.7%	2.1%

Trend: Marke
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1BR	/ 1B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	5.6%	\$1,034 - \$1,109	\$0	\$1,034 - \$1,109	\$1,056 - \$1,131
2021	2	2.8%	\$1,092 - \$1,197	\$0	\$1,092 - \$1,197	\$1,114 - \$1,219
2021	4	0.0%	\$1,325 - \$1,407	\$0	\$1,325 - \$1,407	\$1,347 - \$1,429
2023	4	2.8%	\$1,405 - \$1,545	\$0	\$1,405 - \$1,545	\$1,427 - \$1,567
2BR	/ 2B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	5.6%	\$1,343 - \$1,588	\$0	\$1,343 - \$1,588	\$1,373 - \$1,618
2021	2	4.2%	\$1,343 - \$1,475	\$0	\$1,343 - \$1,475	\$1,373 - \$1,505
2021	4	0.0%	\$1,511 - \$1,730	\$0	\$1,511 - \$1,730	\$1,541 - \$1,760
2023	4	1.4%	\$1,404 - \$2,185	\$0	\$1,404 - \$2,185	\$1,434 - \$2,215
3BR	/ 2B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	2.8%	\$1,627	\$0	\$1,627	\$1,672
2021	2	2.8%	\$1,831	\$0	\$1,831	\$1,876
2021	4	2.8%	\$1,878	\$0	\$1,878	\$1,923
2023	4	2.8%	\$1,999	\$0	\$1,999	\$2,044

### **Trend: Comments**

- The contact reported the property had faced difficulty filling empty units and experienced an elevated vacancy earlier in the pandemic but has since stabilized. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month.
- The contact reported the property had faced difficulty filling empty units and experienced an elevated vacancy during the early months of the pandemic but has since stabilized. She stated the rental market has been strong during 2021. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month.
- The property does not accept Housing Choice Vouchers (HCVs). The contact indicated that the property experienced an increase in turnover and a decrease in inquiries as a result of the COVID-19 pandemic. However, management noted that demand stabilized in June 2021 and has remained strong. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month.
- The property utilizes an LRO pricing software and rents change daily. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month. The contact noted that there are currently no tenants utilizing housing choice vouchers.

# Legacy At Manchester Village, continued

## Photos













### The Finley Apartments

Effective Rent Date 10/18/2023

802 S. York Avenue Location

Rock Hill, SC 29730

York County

Distance 1.6 miles Units 90 5 Vacant Units Vacancy Rate 5.6%

Garden (2 stories) Type 1970 / 2023 Year Built/Renovated

Marketing Began N/A Leasing Began N/A Last Unit Leased N/A

**Major Competitors** Cardinal Point

**Tenant Characteristics** Most tenants from Rock Hill, many are in the

education, healthcare, and manufacturing

sectors

Contact Name Franklin

Phone 803-328-3500



#### Market Information **Utilities**

Market A/C not included -- central Program 25% Annual Turnover Rate Cooking not included -- gas Units/Month Absorbed N/A Water Heat not included -- gas **HCV** Tenants 0% Heat not included -- gas Leasing Pace Within two days Other Electric not included Annual Chg. in Rent Remained stable Water included Concession None Sewer included Waiting List Trash Collection None included

Unit Mix	x (face r	ent)										
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	10	630	\$1,200	\$0	Market	No	N/A	N/A	N/A	None
2	1	Garden (2 stories)	54	810	\$1,300	\$0	Market	No	N/A	N/A	N/A	None
3	1	Garden (2 stories)	26	1,170	\$1,500	\$0	Market	No	N/A	N/A	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,200	\$0	\$1,200	\$0	\$1,200
2BR / 1BA	\$1,300	\$0	\$1,300	\$0	\$1,300
3BR / 1BA	\$1.500	\$0	\$1,500	\$0	\$1,500

## The Finley Apartments, continued

Playground

## Amenities

In-Unit Security Services None Blinds Carpeting None Central A/C Coat Closet Oven Refrigerator Property Premium Other Central Laundry Off-Street Parking None None

#### Comments

On-Site Management

The contact stated that management changed in February 2022 and that the property is currently undergoing renovations. These renovations consist of full interior and exterior renovations with all new appliances. Rents reflected in the profile are for renovated units. The contact was unable to provide the vacancy rate for each different unit type, but provided the total number of vacancies. The property does not accept Housing Choice Vouchers.

## The Finley Apartments, continued

## Trend Report

Vacancy Rates

 4Q16
 1Q21
 1Q23
 4Q23

 0.0%
 7.8%
 22.2%
 5.6%

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116	Hu	. ivia	INCL			
1BR	/ 1B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	4	0.0%	\$505	\$0	\$505	\$505
2021	1	10.0%	\$740	\$0	\$740	\$740
2023	1	N/A	\$1,100	\$0	\$1,100	\$1,100
2023	4	N/A	\$1,200	\$0	\$1,200	\$1,200
2BR	/ 1B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	4	0.0%	\$555	\$0	\$555	\$555
2021	1	7.4%	\$750	\$0	\$750	\$750
2023	1	N/A	\$1,300	\$0	\$1,300	\$1,300
2023	4	N/A	\$1,300	\$0	\$1,300	\$1,300
3BR	/ 1B	A				
Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	4	0.0%	\$800	\$0	\$800	\$800
2021	1	7.7%	\$840	\$0	\$840	\$840
2023	1	N/A	\$1,500	\$0	\$1,500	\$1,500
2023	4	N/A	\$1,500	\$0	\$1,500	\$1,500

#### **Trend: Comments**

1017	NI/A
4Q16	N/A

- The contact declined to note the pandemic's effect on the property's performance. Furthermore, the contact noted that rents for one and two-bedroom units are similar as two-bedroom units are located in a less desirable location on the property.
- The contact stated that management changed in February of 2022 and that the property is currently undergoing renovations. These renovations consist of full interior and exterior renovations with all new appliances. All 20 of the vacant units are being held offline for renovations. Rents reflected in the profile are for renovated units. The contact was unable to provide the vacancy rate for each different unit type, but provided the total number of vacancies. The property does not accept Housing Choice Vouchers.
- The contact stated that management changed in February 2022 and that the property is currently undergoing renovations. These renovations consist of full interior and exterior renovations with all new appliances. Rents reflected in the profile are for renovated units. The contact was unable to provide the vacancy rate for each different unit type, but provided the total number of vacancies. The property does not accept Housing Choice Vouchers.

# The Finley Apartments, continued

# Photos









#### PROPERTY PROFILE REPORT

## The Villas At Garden Way

Effective Rent Date 10/18/2023

Location 211 Garden Way

Rock Hill, SC 29732

York County

Distance 2.7 miles
Units 96
Vacant Units 4
Vacancy Rate 4.2%

Type Garden (2 stories) Year Built/Renovated 1973 / 2005

Marketing Began N/A
Leasing Began N/A
Last Unit Leased N/A

Major Competitors Market Place Apartments

Tenant Characteristics Residents originate from Rock Hill and York

County

Contact Name Kassey
Phone 803-328-8498



#### **Market Information Utilities** A/C Program Market not included -- central Annual Turnover Rate 25% Cooking not included -- electric Units/Month Absorbed N/A Water Heat not included -- electric **HCV** Tenants 12% Heat not included -- electric not included Leasing Pace Within one to two weeks Other Electric Annual Chg. in Rent Increased up to 15% annually since 2021 Water not included Concession None Sewer not included Waiting List None Trash Collection included

Unit Mi	Unit Mix (face rent)												
Beds	Baths	Туре	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range	
0	1	Garden (2 stories)	25	420	\$1,050	\$0	Market	No	1	4.0%	N/A	None	
1	1	Garden (2 stories)	23	675	\$1,150	\$0	Market	No	1	4.3%	N/A	None	
2	1.5	Garden (2 stories)	40	842	\$1,275	\$0	Market	No	1	2.5%	N/A	None	
3	1.5	Garden (2 stories)	8	942	\$1,475	\$0	Market	No	1	12.5%	N/A	None	

#### **Unit Mix** Concd. Rent Util. Adj. Adj. Rent Market Face Rent Conc. Studio / 1BA \$1,050 \$0 \$1,050 \$1,111 \$61 \$1,150 \$0 \$1,150 \$1,214 1BR / 1BA \$64 \$1,275 \$0 \$1,275 \$89 \$1,364 2BR / 1.5BA 3BR / 1.5BA \$1.475 \$0 \$1,475 \$129 \$1,604

# The Villas At Garden Way, continued

## **Amenities**

In-Unit

Balcony/Patio Blinds
Carpeting Central A/C
Coat Closet Dishwasher
Ceiling Fan Garbage Disposal
Oven Refrigerator

Property Premium Other Central Laundry Off-Street Parking None None

Security

None

Services

None

On-Site Management Picnic Area
Playground Recreation Areas

Wi-Fi

#### Comments

The contact noted that the property was formerly known as Willow Glen Apartments.

## The Villas At Garden Way, continued

## Trend Report

Vacancy Rates

 1Q10
 4Q16
 1Q21
 4Q23

 4.2%
 3.1%
 0.0%
 4.2%

nd	: Mai	rket			
/ 1B	Α				
QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
1	N/A	\$555	\$0	\$555	\$619
4	N/A	\$707	\$0	\$707	\$771
1	0.0%	\$845	\$0	\$845	\$909
4	4.3%	\$1,150	\$0	\$1,150	\$1,214
/ 1.5	5BA				
QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
1	N/A	\$605	\$0	\$605	\$694
4	N/A	\$770	\$0	\$770	\$859
1	0.0%	\$945	\$0	\$945	\$1,034
4	2.5%	\$1,275	\$0	\$1,275	\$1,364
/ 1.5	5BA				
QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
1	N/A	\$725	\$0	\$725	\$854
4	N/A	\$953	\$0	\$953	\$1,082
1	0.0%	\$1,025	\$0	\$1,025	\$1,154
4	12.5%	\$1,475	\$0	\$1,475	\$1,604
o / 1	1BA				
QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
1	N/A	\$485	\$0	\$485	\$546
4	N/A	\$591	\$0	\$591	\$652
1	0.0%	\$745	\$0	\$745	\$806
	OT 1 4 1 4 1 4 1 4 1 4 1 4 1 4 1 4 1 4 1	OT Vac. 1 N/A 4 N/A 1 0.0% 4 4.3%  / 1.5BA  OT Vac. 1 N/A 4 N/A 1 0.0% 4 2.5%  / 1.5BA  OT Vac. 1 N/A 4 N/A 1 0.0% 4 12.5%  / 1.5BA  OT Vac. 1 N/A	QT Vac. Face Rent 1 N/A \$555 4 N/A \$707 1 0.0% \$845 4 4.3% \$1,150   / 1.5BA  QT Vac. Face Rent 1 N/A \$605 4 N/A \$770 1 0.0% \$945 4 2.5% \$1,275  / 1.5BA  QT Vac. Face Rent 1 N/A \$725 4 N/A \$953 1 0.0% \$1,025 4 12.5% \$1,475  / O / 1BA  QT Vac. Face Rent 1 N/A \$725 4 N/A \$953 1 0.0% \$1,025 4 12.5% \$1,475	VIBA         OT Vac.         Face Rent         Conc.           1 N/A \$5555         \$0           4 N/A \$707         \$0           1 0.0% \$845         \$0           4 4.3% \$1,150         \$0           / 1.5BA           QT Vac.         Face Rent Conc.           1 N/A \$605         \$0           4 N/A \$770         \$0           1 0.0% \$945         \$0           4 1.25% \$1,275         \$0           V1.5BA         Conc.           1 N/A \$725         \$0           4 N/A \$953         \$0           1 0.0% \$1,025         \$0           4 12.5% \$1,475         \$0           10 / 1BA         Conc.           1 N/A \$485         \$0           4 N/A \$591         \$0	Vac.         Face Rent         Conc.         Concd. Rent           1         N/A         \$555         \$0         \$555           4         N/A         \$707         \$0         \$707           1         0.0%         \$845         \$0         \$845           4         4.3%         \$1,150         \$0         \$1,150           / 1.5BA           QT Vac.         Face Rent         Conc.         Concd. Rent           1         N/A         \$770         \$0         \$770           1         0.0%         \$945         \$0         \$945           4         2.5%         \$1,275         \$0         \$1,275           / 1.5BA           QT Vac.         Face Rent         Conc.         Concd. Rent           1         N/A         \$953         \$0         \$953           1         0.0%         \$1,025         \$0         \$1,025           4         12.5%         \$1,475         \$0         \$1,475           10 / 1BA         OT Vac.         Face Rent         Conc.         Concd. Rent           1         N/A         \$485         \$0         \$485           4         N

\$0

## Trend: Comments

**2023** 4 4.0%

1Q10 Management stated that they are no longer offering concessions due to increases in demand.

\$1,050

4Q16 The ranges listed are due to daily fluctuations in rents from Yieldstar. Tenants pay a flat fee for water and sewer, which is as follows:

\$1,111

1 occupant - \$45 2 occupants - \$50 3 occupants - \$55 4+ occupants - \$60

\$1,050

The contact declined to note the pandemic's effect on the property's performance. The contact noted that the property was formerly known as Willow Glen Apartments. Tenants are required to earn three times monthly rent to income qualify.

The contact noted that the property was formerly known as Willow Glen Apartments.

# The Villas At Garden Way, continued

# Photos









## CLASSIFIED LISTING - COMP #1

#### Address: 650 Ann Carson Ct, Rock Hill, SC 29732

Distance: 3.7 miles



Bedrooms	Baths	Square Footage	Age	Rent
4	3	2,838	2007	\$3,500
Tenant Paid l	Jtilities:	A	menities:	
Gas, Elec Water/Sewer	,	Blinds, ga central A/C microwave clo	, oven, ref	rigerator, her, coat

Comments: None

#### **CLASSIFIED LISTING - COMP #2**

#### Address: 159 Morning Gap Pkwy, Fort Mill, SC 29715

Distance: 7.3 miles



		Square		
Bedrooms	Baths	Footage	Age	Rent
4	3.5	2,035	2023	\$2,500
Tenant Paid L	Itilities:	,	Amenities:	
Gas, Electric, Wa Trash	ter/Sewer,	Blinds, garag A/C, oven, n coat closet,	nicrowave, d	ishwasher,

Comments: None

#### **CLASSIFIED LISTING - COMP #3**

#### Address: 301-a Ebenezer ave, Rock Hill, SC 29730

Distance: 1.7 miles



Bedrooms	Baths	Square Footage	Age	Rent
4	2	1,450	1990	\$1,800
Tenant Paid U	tilities:	ļ.	Amenities:	
Gas, Elect Water/Sewer,	,	refriger	central A/C ator, micro er, coat clos	wave,

Comments: None



# CLASSIFIED LISTING - COMP #4

Address: 2615 Maggie Ln, Rock Hill, SC 29730

Distance: 7.1 miles



Bedrooms	Baths	Square Footage	Age	Rent
4	2	1,862	1980	\$2,060
Tenant Paid L	Itilities:	A	menities:	
Gas, Elect Water/Sewer	,	Blinds, garag refrigerator, m coat		lishwasher,

Comments: None

#### **CLASSIFIED LISTING - COMP #5**

Address: 708 Winding Branch Rd, Rock Hill, SC

29732

Distance: 8.9 miles



Bedrooms	Baths	Square Footage	Age	Rent
4	2	1,609	2010	\$2,395
Tenant Paid Ut	tilities:	A	Amenities:	
Gas, Electric, Water/S	Sewer, Trash	Blinds, garage, cei refrigerator, microw		

Comments: None

#### **CLASSIFIED LISTING - COMP #6**

Address: 362 Ginsbrg Rd #32, Rock Hill, SC 29732

Distance: 3.4 miles



Bedrooms	Baths	Square Footage	Age	Rent
Deditoonis	Datiis	Square i ootage	Age	IVEIIC
4	3	2,286	2022	\$3,000
Tenant Paid Util	ities:		Amenities:	
Gas, Electric, Water/S	ewer, Trash	Blinds, garage, ce refrigerator, microw patio		her, coat closet,

Comments: None

#### **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	Market Place Apartments	LIHTC/Section 8		\$37,868	\$225,191	\$1,494	167	14	7.4%	41.7%
1	Cherry Laurel	LIHTC	1.5 miles	\$27,687	\$225,191	\$1,494	204	45	8.0%	64.0%
2	Cotton Mill Village	LIHTC	1.5 miles	\$25,271	\$225,191	\$1,494	270	52	33.8%	49.6%
3	Innsbrook Commons	LIHTC	1.6 miles	\$25,340	\$225,191	\$1,494	270	45	34.5%	49.4%
4	Wildwood Springs	LIHTC	4.9 miles	\$56,111	\$225,191	\$1,494	82	39	6.1%	39.7%
5	Bradford Park	Market	4.5 miles	\$55,526	\$225,191	\$1,494	161	47	7.0%	39.4%
6	Galleria Pointe	Market	4.5 miles	\$51,186	\$225,191	\$1,494	161	38	8.0%	75.5%
7	Legacy At Manchester Village	Market	4.2 miles	\$51,534	\$225,191	\$1,494	161	39	7.4%	74.5%
8	The Finley Apartments	Market	1.6 miles	\$36,529	\$225,191	\$1,494	168	32	9.1%	37.0%
9	The Villas At Garden Way	Market	2.7 miles	\$44,923	\$280,856	\$1,548	94	7	5.6%	52.5%

The Subject is located in the southwest portion of Rock Hill. The Subject's immediate neighborhood consists of single-family homes, multifamily uses and parks, as well as houses of worship, educational uses, and commercial/retail uses concentrated to the east and southeast of the Subject site along Saluda Street. The Subject's location is designated Car-Dependent by Walk Score with a score of 14, and is not considered walkable.

The affordable properties are located between 1.5 and 4.9 miles from the Subject site. The LIHTC comparables are in neighborhoods with similar median home values and rents. Wildwood Springs is in a location with higher household incomes, lower crime indices, and a higher walk score than the Subject. The remaining LIHTC comparables are in locations with lower household income, higher crime indices, and higher walk scores than the Subject. Overall, we have considered Wildwood Springs to be in a slightly superior location to the Subject, while the locations of the remaining LIHTC comparables are considered slightly inferior to the Subject's.

The market rate developments are located between 1.6 and 4.5 miles from the Subject site. The Finley Apartments is located in a neighborhood with similar household incomes, similar median home values and rents, and similar crime indices than the Subject. We have considered the location of this comparable similar to the Subject's. The Villas At Garden Way is in a location with higher household incomes, home values and rents than the Subject. We have considered this comparable's location superior to the Subject's. The remaining market rate comparables are in locations with similar median home values and rents, higher household incomes and higher walk scores than the Subject's. Overall the locations of these comparables are considered slightly superior to the Subject's.

#### **Unit Size**

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



#### **UNIT SIZE COMPARISON**

Bedroom Type	1BR	2BR	3BR	4BR
Subject	680	891	1,000	1,250
Average	726	1,036	1,221	N/A
Min	630	810	942	N/A
Max	826	1,181	1,705	N/A
Advantage/Disadvantage	-6.4%	-14.0%	-18.1%	N/A

The Subject's unit sizes are within the range of the surveyed comparable unit sizes but below the comparable averages. We have considered the Subject's unit sizes in our determination of achievable rents.

#### **Vacancy**

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

#### OVERALL VACANCY

OVERALL VACANCT								
Property Name	Program	Tenancy	Total Units	Vacant Units	Vacancy %			
Cherry Laurel	LIHTC	Family	42	2	4.8%			
Cotton Mill Village	LIHTC	Family	39	2	5.1%			
Innsbrook Commons	LIHTC	Family	72	7	9.7%			
Wildwood Springs	LIHTC	Family	144	3	2.1%			
Bradford Park	Market	Family	280	11	3.9%			
Galleria Pointe	Market	Family	192	5	2.6%			
Legacy At Manchester Village	Market	Family	288	6	2.1%			
The Finley Apartments	Market	Family	90	5	5.6%			
The Villas At Garden Way	Market	Family	96	4	4.2%			
LIHTC Total		•	297	14	4.7%			
Market Total			946	31	3.3%			
Overall Total			1,243	45	3.6%			

The comparable properties reported vacancy rates ranging from 2.1 to 9.7 percent, with an overall weighted average of 3.6 percent. It should be noted that vacancy rate at Inssbrook Commons is somewhat elevated. Management was not able to comment on why vacancy is elevated but they noted that the vacant units are in the process of being filled from applicants on the waiting lists. The average vacancy rate reported by the affordable comparables was 4.7 percent, above the 3.3 percent weighted average reported by the market rate properties. All of the market rate properties reported vacancy rates of 5.6 percent or less. The property has operated with vacancy and collection loss ranging from 1.4 to 5.3 percent between 2020 and 2022. Based on a rent roll dated September 30, 2023, the Subject was fully occupied. 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. As an existing subsidized affordable property, the Subject has performed well and we expect this trend to continue going forward.

#### **LIHTC Vacancy - All LIHTC Properties in PMA**

There are 297 total LIHTC units in the PMA that we included in this comparable analysis. There are 14 total vacant units among these four properties, and all maintain waiting lists. This indicates strong demand for affordable rental housing in the PMA. There is an additional 328 LIHTC units located within the PMA, which have not been utilized in our analysis.



#### **EXISTING AFFORDABLE IN PMA**

Property Name	Location	Progam	Tenancy	Total Units	Competitive Units
Wildwood Springs*	Rock Hill	LIHTC	Family	144	144
Mcfadden Estates	Rock Hill	LIHTC	Family	2	2
Courtyard At Highland Park	Rock Hill	LIHTC/Section 8	Senior	116	0
Innsbrook Commons*	Rock Hill	LIHTC	Family	72	36
Cherry Laurel*	Rock HIII	LIHTC	Family	42	21
Manor York Senior Residences	Rock Hill	LIHTC/Market	Senior	72	0
Cotton Mill Village*	Rock Hill	LIHTC	Family	39	28
Rock Pointe I	Rock Hill	LIHTC	Family	48	24
Rock Pointe II	Rock Hill	LIHTC	Family	40	30
Catawaba Crossing	Rock Hill	LIHTC	Senior	50	0
Totals				625	285

<sup>\*</sup>utilized as a rent comparable

#### **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 South Carolina State Housing Finance and Development Agency (Upstate Region), which includes York County, effective February 27, 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	4BR	Max Rent?
Market Place Apartments	York	\$1,027 & \$1,049	\$1,216	\$1,406	\$1,555	Yes
LIHTC Maximum Rent (Net) (@60%)	York	\$1,027 & \$1,049*	\$1,216	\$1,406	\$1,555	-
Cherry Laurel	York	-	-	\$1,204	-	No
Cotton Mill Village	York	\$795	\$1,000	\$1,050	-	No
Innsbrook Commons	York	-	\$1,114	\$1,304	-	No
Wildwood Springs	York	-	\$1,261	\$1,460	-	Yes
Average		\$795	\$1,125	\$1,255	-	-
Achievable LIHTC Rent		\$1,027 & \$1,049	\$1,216	\$1,406	\$1,555	Yes

<sup>\*1</sup>BR proposed and achievable rents vary due to differing utility allowance amounts

All of the Subject's units at the 60 percent of the AMI or less will continue to benefit from Section 8 subsidies. The Subject's proposed LIHTC rents are set at the maximum allowable levels. One of the comparables reported achieving rents at the maximum allowable levels at 60 percent AMI. Three of the comparables reported vacancy rates of 5.1 percent or less and all of the comparables reported maintaining waiting lists. It should be noted that Cherry Laurel, Cotton Mill Village, and Innsbrook Commons are managed by the same company and rents at these properties are set at the 50 percent AMI maximum allowable levels for all units to increase affordability. Management at the properties stated that rents at the 60 percent maximums are likely achievable in the market. Further, Wildwood Springs, which was built in 1996 and exhibits inferior condition to the Subject reported rents at the maximum allowable levels. The renovated Subject will be similar to slightly superior to the comparables in terms of condition. The Subject will be inferior to the comparables in terms of



in-unit amenities and slightly inferior to slightly superior in terms of property amenities. As such, we believe the Subject's proposed rents at the maximum allowable levels at the 60 percent AMI level are achievable absent subsidy.

#### **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.

#### MARKET RENT COMPARISON

Property Name	1BR	2BR	3BR	4BR
Subject Pro Forma @60%	\$1,027 - \$1,049	\$1,216	\$1,406	\$1,555
Bradford Park	\$1,225	\$1,499	\$1,862	-
	\$1,219	\$1,419	\$1,864	-
	\$1,349	\$1,464	-	-
Galleria Pointe	-	\$1,564	-	-
	-	\$1,614	-	-
	-	\$1,639	-	-
	\$1,427	\$1,434	\$2,044	-
Legacy At Manchester Village	\$1,567	\$1,731	-	-
	-	\$2,215	-	-
The Finley Apartments	\$1,200	\$1,300	\$1,500	-
The Villas At Garden Way	\$1,214	\$1,364	\$1,604	-
60 Ann Carson Ct	-	-	-	\$3,500
159 Morning Gap Pkw	-	-	-	\$2,500
301-a Ebenezer Ave	-	-	-	\$1,800
2615 Maggie Ln	-	-	-	\$2,060
708 Winding Branch Rd	-	-	-	\$2,395
362 Ginsberg Rd #32	-	-	-	\$3,000
Average	\$1,314	\$1,568	\$1,775	\$2,543
Achievable Market Rents	\$1,350 - \$1,375	\$1,500	\$1,750	\$1,950



#### MARKET RENT COMPARISON/SF

Property Name	1BR	2BR	3BR	4BR
Subject Pro Forma @60%	<b>\$1.51 - 1.54</b>	\$1.36	\$1.41	\$1.24
Bradford Park	\$1.91	\$1.42	\$1.40	-
	\$1.54	\$1.32	\$1.09	-
	\$1.69	\$1.32	-	-
Galleria Pointe	-	\$1.35	-	-
	-	\$1.40	-	-
	-	\$1.42	-	-
	\$1.89	\$1.40	\$1.66	-
Legacy At Manchester Village	\$1.90	\$1.48	-	-
	-	\$1.95	-	-
The Finley Apartments	\$1.90	\$1.60	\$1.28	-
The Villas At Garden Way	\$1.80	\$1.62	\$1.70	-
60 Ann Carson Ct	-	-	-	\$1.23
159 Morning Gap Pkw	-	-	-	\$1.23
301-a Ebenezer Ave	-	-	-	\$1.24
2615 Maggie Ln	-	-	-	\$1.11
708 Winding Branch Rd	-	-	-	\$1.49
362 Ginsberg Rd #32	-	-	-	\$1.31
Average/SF	<b>\$1</b> .80	\$1.48	\$1.43	\$1.27
Achievable Rent/SF	\$1.99 - \$2.02	\$1.68	\$1.75	<b>\$1.56</b>

We have placed greatest weight upon the market rate rents at Bradford Park, Legacy At Manchester Village, and The Villas At Garden Way as these properties are the most similar to the Subject in terms of condition.

The Villas At Garden Way is a 96-unit property located 2.7 miles north of the Subject, in a neighborhood considered superior relative to the Subject's location. This property was constructed in 1973 and renovated in 2005. We consider the condition of this property similar relative to the Subject, which was built in 1973 and renovated in 2000. The manager at The Villas At Garden Way reported a low vacancy rate of 4.2 percent, indicating the current rents are well accepted in the market. The following table compares the Subject with The Villas At Garden Way.

#### SUBJECT COMPARISON TO THE VILLAS AT GARDEN WAY

Unit Type	Rent Level	Subject Pro Forma Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	\$1,027	680	\$1.51	\$1,214	675	\$1.80	15%
1BR/1BA	@60% (Section 8)	\$1,049	680	\$1.54	\$1,214	675	\$1.80	14%
2BR/1BA	@60% (Section 8)	\$1,216	891	\$1.36	\$1,364	842	\$1.62	11%
3BR/1BA	@60% (Section 8)	\$1,406	1,000	\$1.41	\$1,604	942	\$1.70	12%

The Villas At Garden Way offers balconies/patios, ceiling fans, disposals, picnic areas, recreational areas, and common area WiFi, all of which the Subject lacks. However, the Subject offers a business center, a clubhouse, and microwaves, none of which are provided by The Villas At Garden Way. On balance, we consider the in-unit and property amenity packages offered by The Villas At Garden Way to be superior and inferior relative to the Subject, respectively. In overall terms, we believe the Subject is a similar product relative to The Villas At Garden Way. The Subject's pro forma rents are 12 to 15 percent below the rents reported by The Villas At Garden Way.

Legacy At Manchester Village is a 288-unit property located 4.2 miles northeast of the Subject, in a neighborhood considered slightly superior relative to the Subject's location. This property was constructed in 2007. We consider the condition of this property similar relative to the Subject, which was built in 1973 and



renovated in 2000. The manager at Legacy At Manchester Village reported a low vacancy rate of 2.1 percent, indicating the current rents are well accepted in the market. The following table compares the Subject with Legacy At Manchester Village.

#### SUBJECT COMPARISON TO LEGACY AT MANCHESTER VILLAGE

Unit Type	Rent Level	Subject Pro Forma Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	\$1,027	680	\$1.51	\$1,427	756	\$1.89	28%
1BR/1BA	@60% (Section 8)	\$1,049	680	\$1.54	\$1,567	826	\$1.90	33%
2BR/1BA	@60% (Section 8)	\$1,216	891	\$1.36	\$1,434	1,027	\$1.40	15%
3BR/1BA	@60% (Section 8)	\$1,406	1,000	\$1.41	\$2,044	1,235	\$1.66	31%

Legacy At Manchester Village offers balconies/patios, a car wash station, ceiling fans, disposals, a fitness center, exterior storage, picnic areas, a swimming pool, a theatre, volleyball courts, and washer/dryer hookups, all of which the Subject lacks. the Subject offers no notable amenities not already provided by Legacy At Manchester Village. The in-unit and property amenity packages offered by Legacy At Manchester Village are both considered superior relative to the Subject. In overall terms, we believe the Subject is a inferior product relative to Legacy At Manchester Village. The Subject's pro forma rents are 15 to 33 percent below the rents reported by Legacy At Manchester Village.

Bradford Park is a 280-unit property located 4.5 miles east of the Subject, in a neighborhood considered slightly superior relative to the Subject's location. This property was constructed in 2008. We consider the condition of this property similar relative to the Subject, which was built in 1973 and renovated in 2000. The manager at Bradford Park reported a low vacancy rate of 3.9 percent, indicating the current rents are well accepted in the market. The following table compares the Subject with Bradford Park.

#### SUBJECT COMPARISON TO BRADFORD PARK

Unit Type	Rent Level	Subject Pro Forma Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	\$1,027	680	\$1.51	\$1,225	640	\$1.91	16%
1BR/1BA	@60% (Section 8)	\$1,049	680	\$1.54	\$1,225	640	\$1.91	14%
2BR/1BA	@60% (Section 8)	\$1,216	891	\$1.36	\$1,499	1,057	\$1.42	19%
3BR/1BA	@60% (Section 8)	\$1,406	1,000	\$1.41	\$1,862	1,334	\$1.40	24%

Bradford Park offers balconies/patios, ceiling fans, disposals, a fitness center, picnic areas, a swimming pool, vaulted ceilings, walk-in closets, and washer/dryer hook-ups, all of which the Subject lacks. However, the Subject offers a business center, which Bradford Park lacks. On balance, we consider the in-unit and property amenity packages offered by Bradford Park to be superior and slightly superior relative to the Subject, respectively. In overall terms, we believe the Subject is a slightly inferior product relative to Bradford Park. The Subject's pro forma rents are 14 to 24 percent below the rents reported by Bradford Park.

Due to the lack of four-bedroom apartment comparables in the area, we expanded our search to include classified listings of four-bedroom single-family and townhome rentals in the market. Our findings are detailed in the following table.



#### **CLASSIFIEDS**

# Bedrooms	# Bathrooms	Square Feet	Year Built	Rent	Distance to Subject	Amenities
4	3	2,838	2007	\$3,500	3.7 miles	Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio
4	3.5	2,035	2023	\$2,500	7.3 miles	Blinds, garage, ceiling fans, central A/C, oven, microwave, dishwasher, coat closet, washer/dryer, balcony
4	2	1,450	1990	\$1,800	1.7 miles	Blinds, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio
4	2	1,862	1980	\$2,060	7.1 miles	Blinds, garage, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio
4	2	1,609	2010	\$2,395	8.9 miles	Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio
4	3	2,286	2022	\$3,000	3.4 miles	Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio, washer/dryer

#### SUBJECT COMPARISON TO MARKET RENTS

Unit Type	Rent Level	Square Feet	Achievable LIHTC Rent	Surveyed Min	Surveyed Max	Surveyed Average	Achievable Market Rent	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	680	\$1,027	\$1,200	\$1,567	\$1,314	\$1,350	24%
1BR/1BA	@60% (Section 8)	680	\$1,049	\$1,200	\$1,567	\$1,314	\$1,375	24%
2BR/1BA	@60% (Section 8)	891	\$1,216	\$1,300	\$2,215	\$1,568	\$1,500	19%
3BR/1BA	@60% (Section 8)	1,000	\$1,406	\$1,500	\$2,044	\$1,775	\$1,750	20%
4BR/1BA	@60% (Section 8)	1,250	\$1,555	N/A	N/A	N/A	\$1,950	20%

Overall, we have placed the Subject's achievable market rents for its one, two, and three-bedroom units within to just above the range of the most similar comparables on a per unit basis. We have placed the Subject's four-bedroom achievable market rents near the bottom of the range of the four-bedroom classified listings and toward the high end of the range of the three-bedroom comparables. As illustrated previously, the Subject's proposed rents at the 60 percent of AMI level provide significant advantages (19 to 24 percent) over NOVOCO's estimated achievable market rents.

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

Managers at all but one of the LIHTC comparables reported stabilized occupancy and all of the LIHTC comparables maintaining 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 as it is currently fully occupied with a waiting list.

#### **Rent versus Buy Analysis**

We performed a rent/buy analysis. Our inputs assume a four-bedroom, single-family home listing on Zillow in the Subject's neighborhood with a purchase price of \$309,000 and an interest rate of 7.08 percent for a 30-year fixed mortgage with a ten percent down payment. This was compared with the cost to rent the Subject's four-bedroom unit at 60 percent of AMI (assuming a tenant would pay the full LIHTC rent). The analysis indicates that with a monthly differential of \$963, it is more affordable to rent than purchase a home. The rent buy analysis is illustrated in the following table.



RE	ENT BUY ANALYSIS		
Property Type:	Four-Be	edroom Single-Family	Home
Sales Price		\$309,000	
Down Payment at 10.0%		\$30,900	
Mortgage Amount		\$278,100	
Current Interest Rate		7.08%	
Homeownership Costs	Monthly	% of Home Value	Annual
Mortgage Payment	\$1,866		\$22,391
Property Taxes	\$322	1.25%	\$3,863
Private Mortgage Insurance*	\$116	0.50%	\$1,391
Maintenance	\$515	2.00%	\$6,180
Utility Costs**	\$188		\$2,256
Tax Savings	(\$489)		(\$5,869)
	Cost Comparison		
	Monthly		Annual
Costs of Homeownership	\$2,518		\$30,212
Cost of Renting At Subject	\$1,555		\$18,660
Differential	\$963		<b>\$11</b> ,552
	Cost of Occupancy		
	Homeownership		
Closing Costs		3.00%	\$9,270
Down Payment at 10.0%		10.00%	\$30,900
Total			\$40,170
	Subject Rental		
First Month's Rent	\$1,555		
Security Deposit	\$1,555		
Total	\$3,110		

<sup>\*</sup> Based upon 0.50% of mortgage amount

As illustrated, the cash due at occupancy category is more than \$40,000 for the down payment and closing costs. The cash necessary for homeownership is still a barrier to many families. In general, first-time home buyers have difficulty saving for a down payment. Further, renting at the Subject is more affordable than purchasing even a modest single-family home in the Subject's neighborhood. Overall, we believe the Subject will face limited competition from homeownership.

#### **Availability of Affordable Housing Options**

There are 16 vacant LIHTC units among the four LIHTC comparables surveyed, and all of the LIHTC comparables maintain waiting lists. Within the PMA, there are just nine existing subsidized affordable properties, totaling 415 units. Furthermore, other than the Subject, there are nine subsidized affordable properties in the PMA. 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 3.6 percent vacancy rate among all of the surveyed comparable projects. All of LIHTC properties maintain waiting lists, suggesting pent-up demand for affordable housing. One of the comparables are achieving maximum allowable rents at the 60 percent AMI level; however, the managers at the three remaining LIHTC properties are achieving rents set at the 50 percent AMI maximum and noted that maximum allowable rents at 60 percent are achievable at their respective property. As such, we have concluded to achievable LIHTC rents at the 2023 maximum allowable level for the Subject's one, two, three and four-bedroom units, respectively. These conclusions provide rent advantages



<sup>\*\*</sup> Utility Costs Included in Rent at Subject

between 19 to 24 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 68 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.





#### **INTERVIEWS**

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

#### **Planning**

#### **New Supply**

We researched the South Carolina Housing Finance and Development Authority's allocation list to determine if there have been any new affordable properties allocated funds within the past three years. According to the allocation lists, there have been no allocations in the PMA since 2020.

Additionally, we performed an online search in addition to searching the CoStar database for any such multifamily developments. The following table details the planned affordable and market-rate developments.

#### PLANNED DEVELOPMENT

Property Name	Rent	Total Com Tenancy		Competitive	LIHTC Allocation	Construction Status	Distance
	Structure		Units	Units	Year		to Subject
175 Black St	Market	Family	47	0	N/A	Under Construction	1.3 miles
Engage at Knowledge Park	Market/Affordable	Family	300	150	N/A	Proposed	1.4 miles
Marvell Rock Hill	Market	Family	318	0	N/A	Proposed	6.2 miles
Arbors at Manchester Village	Market	Family	220	0	N/A	Proposed	3.8 miles
Porter's Landing	Market	Family	352	0	N/A	Proposed	6.2 miles
Catawba Crossing	Affordable	Senior	50	0	N/A	Proposed	4.3 miles
Heckle Boulevard	Affordable	Family	152	152	N/A	Proposed	1.8 miles
The Park at Wilkerson	Market	Senior	136	0	N/A	Under Construction	5.4 miles
Totals			1,575	302			

Source: CoStar, November 2023

As illustrated, there are a total of 1,575 units in the pipeline in the PMA, 302 of which will be affordable.

Therefore, we will account for a total of 302 units in our demand analysis.

#### **Section 8/Public Housing**

We attempted to contact the Rock Hill Housing Authority in order to determine the number Housing Choice Vouchers currently in use; however, as of the date of this report our calls and emails have not been returned. According to the website, the authority administers 500 vouchers and the waitlist appears to be open. The payment standards for one, two, three, and four-bedroom units are illustrated in the following table.

#### **PAYMENT STANDARDS**

Unit Type	Payment Standard
1BR	\$1,331
2BR	\$1,496
3BR	\$1,870
4BR	\$2,387

All of the payment standards are above the Subject's rents, indicating that voucher tenants will not have to pay additional rent 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 1.2 and 3.1 percent, respectively, both of which are well within the acceptable demand threshold and are considered excellent. Individual capture rates by bedroom type range from 0.7 to 3.1 percent as proposed, and from 1.2 to 7.5 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 0.3 percent annually in the PMA. The Subject is located within two miles of most community services and facilities that tenants would utilize on a consistent basis.

One of the comparables reported achieving rents at the maximum allowable levels at 60 percent AMI. Three of the comparables reported vacancy rates of 5.1 percent or less and all of the comparables reported maintaining waiting lists. It should be noted that Cherry Laurel, Cotton Mill Village, and Innsbrook Commons are managed by the same company and rents at these properties for the 60 percent units are set at the 50 percent AMI maximum allowable levels for all units to increase affordability. Management at the properties stated that rents at the 60 percent maximums are likely achievable in the market. The renovated Subject will be similar to slightly superior to the comparables in terms of condition. The Subject will be inferior to the comparables in terms of in-unit amenities and slightly inferior to slightly superior in terms of property amenities. As such, we believe the Subject's proposed rents at the maximum allowable levels at the 60 percent AMI level are achievable absent subsidy. These conclusions provide rent advantages between 13 and 16 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 68 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 68 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 100 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 Rock Hill and the surrounding areas.

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



# C. SIGNED STATEMENT REQUIREMENTS

I affirm that we have 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 South Carolina State Housing Finance and Development Authority (SC Housing) market study requirements. The information included is accurate and can be relied upon by South Carolina State Housing Finance and Development Authority (SC Housing) to present a true assessment of the low-income housing rental market.

Respectfully submitted, Novogradac December 12, 2023

Rachel B. Denton, MAI

Partner

Rachel.Denton@novoco.com

(913) 312-4612

Abby Cohen Partner

Abby.Cohen@novoco.com

(240) 235-1705

SC License No.:7487



# 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)

2020 to Present Member of Executive Committee

Former 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

State of Utah Certified General Real Estate Appraiser No. 9702442-CG00

#### 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, November 2005

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, PUBLICATIONS, AND INDUSTRY ENGAGEMENT

Have presented and spoken at both national Novogradac conferences and numerous other industry events, including the following:

National Council of Housing Market Analysts (NCHMA) Annual Meetings and FHA Symposia
National Housing and Rehabilitation Association (NH&RA) conferences and town hall meetings
Institute for Professional and Executive Development (IPED) conferences
National Leased Housing Association (NLHA) meetings
Council for Affordable and Rural Housing (CARH) Midyear Meetings
Housing Colorado
Idaho Conference on Housing and Economic Development
Missouri Workforce Housing Association

Faculty member of the Kansas City chapter of the Urban Land Institute's Real Estate Diversity Initiative (REDi). This 15-week long competitive program is offered to women and minorities and aims to increase their representation in the real estate industry. Worked with ULI to create classwork designed to educate the 30 program participants on site visioning, market analysis, and project feasibility.

Notes from Novogradac Blog: "How is COVID-19 Affecting Fieldwork for Market Studies?" Published April 10, 2020.

#### 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 or donation purposes for various types of real estate, including commercial office, industrial, and multifamily assets, as well partial member interests in limited partnerships. These engagements were conducted in accordance with relevant guidance as published by the Internal Revenue Service.

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. Partnership interest valuations considered the added complexities of partial interests, included considerations of discount for lack of marketability and lack of control.

# STATEMENT OF PROFESSIONAL QUALIFICATIONS SARA N. NACHBAR

#### I. <u>EDUCATION</u>

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 Cole Criddle

#### I. EDUCATION

Southeast Missouri State University, May 2015 Bachelor of Science – Biology

#### 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

# U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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

Locality/PHA	ng allowances are u	Green Discount	the total cost	Unit Type	ieu uliilles anu	аррнансеъ.	Date (mm/dd/yyyy)
SC State Housing Finance &					_		
Development Agency Upstate Region		No		Single Family F	ouse		02/27/2023
opstate Region		Monthly Dollar Allowances					
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$26	\$30	\$35	\$39	\$43	\$47
	Bottled Gas	\$89	\$104	\$119	\$133	\$147	\$161
	Electric Resistance	\$31	\$37	\$43	\$49	\$56	\$62
	Electric Heat Pump	\$18	\$21	\$25	\$28	\$32	\$36
	Fuel Oil	\$93	\$109	\$124	\$139	\$154	\$169
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10
	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34
	Electric	\$5	\$6	\$9	\$11	\$14	\$17
	Other						
Other Electric	Electric	\$28	\$33	\$46	\$59	\$72	\$85
Air Conditioning	Electric	\$6	\$7	\$17	\$27	\$37	\$47
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27
	Bottled Gas	\$29	\$34	\$49	\$64	\$79	\$95
	Electric	\$15	\$18	\$23	\$28	\$33	\$39
	Fuel Oil	\$30	\$36	\$52	\$67	\$83	\$99
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used I	by the family to compute allo	wance while searching	for a unit.	'	Utility/Service/Appl	ianco	Allowance
					othity/Service/Appr	iance	Allowalice
					Heating		
Head of Household Name						Cooking	
					Other Electric		
Unit Address							
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms							
						Trash Collection	
					Range/Microwave		
					Refrigerator		
					Total		
Previous editions are obsolete						ar14) based on for	m HUD-52667 (7/2019

# U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances. Locality/PHA Date (mm/dd/yyyy) Green Discount Unit Type SC State Housing Finance & Single Family House **Development Agency Energy Star** 02/27/2023 **Upstate Region Monthly Dollar Allowances** 0 BR 1 BR 4 BR 5 BR **Utility or Service Fuel Type** 2 BR 3 BR **Space Heating** Natural Gas \$21 \$25 \$28 \$32 \$35 \$38 \$73 \$109 **Bottled Gas** \$86 \$97 \$121 \$132 Electric Resistance \$25 \$30 \$35 \$40 \$45 \$51 Electric Heat Pump \$14 \$17 \$20 \$23 \$26 \$29 Fuel Oil \$76 \$90 \$102 \$114 \$126 \$138 Cooking Natural Gas \$2 \$3 \$4 \$5 \$7 \$8 Bottled Gas \$8 \$10 \$14 \$19 \$23 \$28 \$4 \$5 \$14 Electric \$7 \$9 \$11 Other Other Electric \$27 \$48 \$70 Electric \$23 \$38 \$59 Air Conditioning Electric \$5 \$6 \$14 \$22 \$30 \$38 Water Heating \$8 \$15 \$22 Natural Gas \$7 \$11 \$18 Bottled Gas \$24 \$28 \$40 \$53 \$65 \$78 Electric \$12 \$15 \$19 \$23 \$27 \$31 Fuel Oil \$25 \$29 \$42 \$55 \$68 \$81 Water \$21 \$22 \$30 \$45 \$62 \$82 Sewer \$40 \$42 \$59 \$84 \$109 \$135 **Trash Collection** \$17 \$17 \$17 \$17 \$17 \$17 Other - Specify Range/Microwave \$4 \$4 \$4 \$4 \$4 \$4 Refrigerator \$5 \$5 \$5 \$5 \$5 \$5 **Electric Base Charge** \$12 \$12 \$12 \$12 \$12 \$12 **Natural Gas Base Charge** \$9 \$9 \$9 \$9 \$9 \$9 Actual Family Allowances-May be used by the family to compute allowance while searching for a unit. Utility/Service/Appliance Allowance

Provious editions are obsolete	Spreadsheet (ver14) based on form HLID 52667 (7/2010)
	Total
	Refrigerator
	Range/Microwave
Number of Bedrooms	Trash Collection
	Sewer
	Sauce
	Water
	Water Heating
Unit Address	Air Conditioning
	Other Electric
	Cooking
Head of Household Name	Cooking
	Heating

# U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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

Locality/PHA	owing allowances are u	Green Discount	the total cos	Unit Type	siled dulliles and	аррнансез.	Date (mm/dd/yyyy	
SC State Housing Finance &								
Development Agency		No		Single Family	Attached		02/27/2023	
Upstate Region			Monthly Do	ller Allewanese				
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	Ilar Allowances 3 BR	4 BR	5 BR	
Space Heating	Natural Gas	\$24	\$28	\$32	\$35	\$38	\$42	
	Bottled Gas	\$82	\$97	\$109	\$120	\$132	\$144	
	Electric Resistance	\$21	\$24	\$31	\$37	\$44	\$51	
	Electric Heat Pump	\$15	\$18	\$21	\$24	\$27	\$30	
	Fuel Oil	\$86	\$101	\$114	\$126	\$138	\$151	
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10	
Jooking	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34	
	-	\$5	\$6	\$9				
	Electric	φο	фО	Ф9	\$11	\$14	\$17	
24h Fl4i-	Other	40.1	400	440	6-1	400	4-0	
Other Electric	Electric	\$24	\$29	\$40	\$51	\$62	\$73	
Air Conditioning	Electric	\$8	\$9	\$16	\$23	\$31	\$38	
Nater Heating	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27	
	Bottled Gas	\$29	\$34	\$49	\$64	\$79	\$95	
	Electric	\$15	\$18	\$23	\$28	\$33	\$38	
	Fuel Oil	\$30	\$36	\$52	\$67	\$83	\$99	
Vater		\$21	\$22	\$30	\$45	\$62	\$82	
Sewer		\$40	\$42	\$59	\$84	\$109	\$135	
Frash Collection		\$17	\$17	\$17	\$17	\$17	\$17	
Other - Specify								
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4	
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5	
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12	
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9	
Actual Family Allowances-May be u	used by the family to compute allo		·	* -				
notual I allilly Allowalloes-May be o	isca by the fairing to compute and	warioe wille scarolling	ioi a unit.		Utility/Service/App	liance	Allowance	
					Heating			
Head of Household Name					Cooking			
						Other Electric		
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					vvatei			
					Sewer		+	
Number of Bedrooms					Trash Collection			
					Range/Microwave			
					, tange/ivilciowave		+	
					Refrigerator			
					Total		1	

# U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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

Locality/PHA	llowing allowances are u	Green Discount	the total cos	Unit Type	sned dullilles and	appliances.	Date (mm/dd/yyyy		
SC State Housing Finance &									
Development Agency		Energy Star		Single Family	Attached		02/27/2023		
Upstate Region									
Utility or Service	Fuel Type	Monthly Dollar Allowances   0 BR							
Space Heating	Natural Gas	\$20	\$23	\$26	\$29	\$32	\$34		
opacouag	Bottled Gas	\$67	\$79	\$89	\$99	\$108	\$118		
	Electric Resistance	\$17	\$20	\$25	\$30	\$36	\$41		
	-	\$12	\$14	\$17	\$19	\$22	\$24		
	Electric Heat Pump								
0 1-1	Fuel Oil	\$71	\$83	\$93	\$103	\$113	\$124		
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$7	\$8		
	Bottled Gas	\$8	\$10	\$14	\$19	\$23	\$28		
	Electric	\$4	\$5	\$7	\$9	\$11	\$14		
	Other								
Other Electric	Electric	\$20	\$23	\$33	\$42	\$51	\$60		
Air Conditioning	Electric	\$7	\$8	\$13	\$19	\$25	\$31		
Water Heating	Natural Gas	\$7	\$8	\$11	\$15	\$18	\$22		
	Bottled Gas	\$24	\$28	\$40	\$53	\$65	\$78		
	Electric	\$12	\$15	\$19	\$23	\$27	\$31		
	Fuel Oil	\$25	\$29	\$42	\$55	\$68	\$81		
Water		\$21	\$22	\$30	\$45	\$62	\$82		
Sewer		\$40	\$42	\$59	\$84	\$109	\$135		
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17		
Other - Specify					-				
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4		
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5		
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12		
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9		
				φθ	φθ	φθ	φθ		
Actual Family Allowances-May be	used by the family to compute allo	wance while searching	for a unit.		Utility/Service/App	liance	Allowance		
					Heating				
Head of Household Name									
					Cooking		+		
						Other Electric			
Unit Address					Air Conditioning				
					Mater Heating				
					Water Heating				
					Water				
					Sewer				
Number of Bedrooms					Trash Collection				
							+		
					Range/Microwave				
					Refrigerator				
					Total				
Previous editions are obsolete						4.4\	m HUD-52667 (7/2019		

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

Office of Public and Indian Housing

Locality/PHA	llowing allowances are u	Green Discount	the total cos	Unit Type	sned dillilles and	аррнансеѕ.	Date (mm/dd/yyyy	
SC State Housing Finance &	ı							
Development Agency		No		Lowrise Apart	ment (2 - 4 units)	ent (2 - 4 units)		
Upstate Region								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	ollar Allowances 3 BR	5 BR		
Space Heating	Natural Gas	\$28	\$33	\$36	\$38	<b>4 BR</b> \$40	\$43	
	Bottled Gas	\$98	\$115	\$123	\$131	\$139	\$147	
	Electric Resistance	\$21	\$24	\$31	\$37	\$44	\$51	
	Electric Heat Pump	\$16	\$19	\$22	\$25	\$28	\$32	
	Fuel Oil	\$102	\$120	\$129	\$137	\$145	\$154	
Cooking	Natural Gas	\$3	\$120	\$5	\$6	\$8	\$10	
Cooking	Bottled Gas		· ·	·			·	
		\$10	\$12	\$18	\$23	\$28	\$34	
	Electric	\$5	\$6	\$9	\$11	\$14	\$17	
	Other							
Other Electric	Electric	\$23	\$28	\$38	\$49	\$60	\$71	
Air Conditioning	Electric	\$9	\$11	\$15	\$19	\$24	\$29	
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27	
	Bottled Gas	\$29	\$34	\$49	\$64	\$79	\$95	
	Electric	\$15	\$18	\$23	\$28	\$33	\$38	
	Fuel Oil	\$30	\$36	\$52	\$67	\$83	\$99	
<b>V</b> ater		\$21	\$22	\$30	\$45	\$62	\$82	
Sewer		\$40	\$42	\$59	\$84	\$109	\$135	
Frash Collection		\$17	\$17	\$17	\$17	\$17	\$17	
Other - Specify								
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4	
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5	
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12	
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9	
Actual Family Allowances-May be	used by the family to compute allo		,	7.0			7.	
actual I allilly Allowances-May be	used by the family to compute and	wance wrille searching	ioi a uiiit.		Utility/Service/App	liance	Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
Jnit Address					Air Conditioning			
					Water Heating			
					Water		+	
					Sewer			
Number of Bedrooms					Trash Collection			
					Range/Microwave		+	
					Refrigerator			
					Total			
Previous editions are obsolete					Spreadsheet (v	er14) hased on for	m HUD-52667 (7/20	

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

Office of Public and Indian Housing

Locality/PHA	ing allowances are us	Green Discount	the total cos	Unit Type	ned dillilles and	аррнансез.	Date (mm/dd/yyyy)
SC State Housing Finance &		F					00/07/0000
Development Agency Upstate Region		Energy Star		Lowrise Aparti	ment (2 - 4 units)	02/27/2023	
- p				Monthly Do	llar Allowances		
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$23	\$27	\$29	\$31	\$33	\$35
	Bottled Gas	\$80	\$94	\$101	\$107	\$114	\$120
	Electric Resistance	\$17	\$20	\$25	\$30	\$36	\$41
	Electric Heat Pump	\$13	\$15	\$18	\$20	\$23	\$25
	Fuel Oil	\$84	\$99	\$106	\$112	\$119	\$126
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$7	\$8
	Bottled Gas	\$8	\$10	\$14	\$19	\$23	\$28
	Electric	\$4	\$5	\$7	\$9	\$11	\$14
	Other						
Other Electric	Electric	\$19	\$23	\$31	\$40	\$49	\$58
Air Conditioning	Electric	\$7	\$9	\$12	\$16	\$19	\$23
Water Heating	Natural Gas	\$7	\$8	\$11	\$15	\$18	\$22
	Bottled Gas	\$24	\$28	\$40	\$53	\$65	\$78
	Electric	\$12	\$15	\$19	\$23	\$27	\$31
	Fuel Oil	\$25	\$29	\$42	\$55	\$68	\$81
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used	by the family to compute allo	wance while searching	for a unit.				
,	,,				Utility/Service/App	liance	Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
Unit Address							
Onit / Maroos					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Range/Microwave		
					Refrigerator		
Previous editions are obsolete					Total	ar14) based on for	m HUD-52667 (7/2019

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

Office of Public and Indian Housing

Locality/PHA	ng allowances are u	Green Discount	the total cost	Unit Type	ned dilliles and	аррнансез.	Date (mm/dd/yyyy)	
SC State Housing Finance &					(B) (5.		00/07/0000	
Development Agency Upstate Region		No		Larger Apartm	ent Bldgs. (5+ uni	ts)	02/27/2023	
operate region				Monthly Do	llar Allowances			
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Space Heating	Natural Gas	\$18	\$21	\$24	\$27	\$30	\$33	
	Bottled Gas	\$62	\$73	\$83	\$93	\$103	\$113	
	Electric Resistance	\$14	\$17	\$22	\$27	\$32	\$38	
	Electric Heat Pump	\$12	\$14	\$17	\$19	\$22	\$24	
	Fuel Oil	\$65	\$77	\$87	\$97	\$108	\$118	
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10	
	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34	
	Electric	\$5	\$6	\$9	\$11	\$14	\$17	
	Other							
Other Electric	Electric	\$19	\$23	\$31	\$40	\$49	\$58	
Air Conditioning	Electric	\$8	\$10	\$13	\$17	\$21	\$25	
Water Heating	Natural Gas	\$7	\$8	\$11	\$15	\$18	\$21	
	Bottled Gas	\$23	\$27	\$39	\$51	\$64	\$76	
	Electric	\$12	\$14	\$18	\$22	\$26	\$30	
	Fuel Oil	\$24	\$29	\$41	\$54	\$67	\$79	
Water		\$21	\$22	\$30	\$45	\$62	\$82	
Sewer		\$40	\$42	\$59	\$84	\$109	\$135	
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17	
Other - Specify								
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4	
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5	
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12	
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9	
Actual Family Allowances-May be used I	by the family to compute allo	wance while searching	for a unit.	-	Litility/Comrises/Amm	lianaa		
		_			Utility/Service/App	liance	Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric	Other Electric		
Unit Address					1			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					1			
Number of Bedrooms					Trash Collection		+	
					Range/Microwave			
					Refrigerator			
					Total			
Previous editions are obsolete						er14) based on for	m HUD-52667 (7/2019	

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

Office of Public and Indian Housing

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

Locality/PHA	ing allowances are us	Sed to determine Green Discount	the total cost	of tenant-furnis	hed utilities and	appliances.	Date (mm/dd/yyyy)			
SC State Housing Finance &		Green Discount		Office Type			Date (IIIII/dd/yyyy)			
Development Agency		Energy Star		Larger Apartme	ent Bldgs. (5+ uni	ts)	02/27/2023			
Upstate Region			Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	Monthly Dol	lar Allowances 3 BR	4 BR	5 BR			
Space Heating	Natural Gas	\$15	\$17	\$20	\$22	\$25	\$27			
	Bottled Gas	\$51	\$60	\$68	\$76	\$84	\$93			
	Electric Resistance	\$12	\$14	\$18	\$22	\$26	\$30			
	Electric Heat Pump	\$10	\$12	\$14	\$16	\$18	\$19			
	Fuel Oil	\$53	\$63	\$71	\$80	\$88	\$97			
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$7	\$8			
<b>3</b>	Bottled Gas	\$8	\$10	\$14	\$19	\$23	\$28			
	Electric	\$4	\$5	\$7	\$9	\$11	\$14			
	Other	Ψ.	40	Ψ.	<b>4</b> 0	Ψ	Ψ			
Other Electric	Electric	\$16	\$18	\$26	\$33	\$40	\$47			
Air Conditioning	Electric	\$7	\$8	\$11	\$14	\$17	\$20			
Water Heating	Natural Gas	\$5	\$6	\$9	\$12	\$15	\$18			
Trailor From Mily	Bottled Gas	\$19	\$22	\$32	\$42	\$52	\$62			
	Electric	\$10	\$12	\$15	\$18	\$21	\$25			
	Fuel Oil	\$20	\$23	\$34	\$44	\$55	\$65			
Water	. 45. 5	\$21	\$22	\$30	\$45	\$62	\$82			
Sewer		\$40	\$42	\$59	\$84	\$109	\$135			
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17			
Other - Specify		Ψ17	Ψ17	Ψ17	Ψ17	Ψ17	Ψ17			
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4			
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5			
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12			
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$12			
-				ф9	<b>Ф</b> 9	ф9	φ9			
Actual Family Allowances-May be used	by the family to compute allo	wance while searching	for a unit.		Utility/Service/Appl	liance	Allowance			
					Heating					
Head of Household Name					Cooking					
					Other Electric					
Unit Address					Air Conditioning					
					Water Heating					
					Water					
					vvater					
					Sewer					
Number of Bedrooms					Trash Collection					
					Range/Microwave					
					Refrigerator					
Previous editions are obsolete					Total	4.4\ bl	m HUD-52667 (7/2019).			

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

Office of Public and Indian Housing

Locality/PHA	wing allowances are u	Green Discount	the total cost	Unit Type	neu utilities anu	аррнансез.	Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region		N/A		Manufactured	Homes		02/27/2023
opotato region				Monthly Do	Ilar Allowances		
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$22	\$26	\$29	\$33	\$36	\$40
	Bottled Gas	\$75	\$89	\$101	\$113	\$125	\$137
	Electric Resistance	\$33	\$39	\$41	\$42	\$44	\$46
	Electric Heat Pump	\$15	\$18	\$21	\$24	\$27	\$30
	Fuel Oil	\$79	\$93	\$106	\$118	\$131	\$144
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10
	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34
	Electric	\$5	\$6	\$9	\$11	\$14	\$17
	Other						
Other Electric	Electric	\$28	\$33	\$46	\$59	\$72	\$85
Air Conditioning	Electric	\$8	\$9	\$15	\$23	\$30	\$37
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27
	Bottled Gas	\$29	\$34	\$49	\$64	\$79	\$95
	Electric	\$15	\$18	\$23	\$28	\$33	\$39
	Fuel Oil	\$30	\$36	\$52	\$67	\$83	\$99
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be use	ed by the family to compute allo	wance while searching	for a unit.				
, , , , , , , , , , , , , , , , , , , ,	, , , ,	ŭ.			Utility/Service/App	liance	Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
Jnit Address					1		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Range/Microwave		
					Refrigerator		
Previous editions are obsolete					Total Spreadsheet (v	er14) based on for	m HUD-52667 (7/2019

ADDENDUM C Floor Plans 1333 CORONET COURT, ROCK HILL, SC 29730

# Market Place Apartments

1333 Coronet Court, Rock Hill, SC 29730

LENDER:



## **PROJECT SUMMARY**

PROJECT NAME: MARKET PLACE APARTMENTS HUD PROJECT NO.: TBD

PROJECT ADDRESS: 1333 CORONET COURT

PROPOSED USE: RESIDENTIAL - MULTIFAMILY (EXISTING) **BUILDING PLANNING** 

**EXISTING** 

OCCUPANCY(IBC): R-2 (EXISTING) OCCUPANCY(NFPA): R-2 (EXISTING MIXED OCCUPANCY:

REQ'D FIRE SEPARATION: MEANS OF EGRESS

200'-0" MAX TRAVEL DISTANCE TO EXIT **20'-0"** MAX DEAD END CORRIDOR LENGTH 44" MIN CORRIDOR WIDTH 30'-0" MAX COMMON PATH OF TRAVEL

MIN CLEAR OPENING OF EXIT DOORS MIN NUMBER OF EXITS PLUMBING REQUIREMENTS: OCCUPANT LOAD: N/A

TOILETS (MIN FIXTURES REQ'D): LAVATORIES (MIN FIXTURES REQ'D): WOMEN: DRINKING FOUNTAINS (MIN FIXTURES REQ'D):

TYPE OF CONSTRUCTION:

CONSTRUCTION TYPE (IBC):

**APPLICABLE CODES:** 

**BUILDING CODES:** 2018 INTERNATIONAL RESIDENTIAL CODE W/ SCBCCM 2018 INTERNATIONAL BUILDING CODE W/ SCBCCM

2018 INTERNATIONAL MECHANICAL CODE W/ SCBCCM 2018 INTERNATIONAL PLUMBING CODE W/ SCBCCM 2018 INTERNATIONAL FUEL GAS CODE W/ SCBCCM 2017 INTERNATIONAL ELECTRICAL CODE W/ SCBCCM 2018 INTERNATIONAL FIRE CODE W/ SCBCCM 2009 IECC CODE W/ SCBCCM

**REVISIONS** 

a. UFAS Uniform Federal Accessibility Standards ADAAG American with Disabilities Act Accessibility Guidelines 201

SC HOUSING MINIMUM DESIGN STANDARDS

FIRE PROTECTION REQUIREMENTS: AUTOMATIC SPRINKLERS

RANGE QUEENS EXTINGUISHERS OCCUPANCY HAZARD (LOW, MED, HIGH) MAX FLOOR AREA PER EXTINGUISHER

EXTINGUISHER

MAX TRAVEL DISTANCE PER

PROJECT LOCATION

NO.	SHEET TITLE	ISSUED	REVISED
GENER	AL		
G1.0	TITLE SHEET	06/05/21	07/10/21
G2.0	SCOPE WRITE UP AND OUTLINE QUANTITIES	06/05/21	
G2.1	SC HOUSING REHAB REQUIREMENTS.	06/05/21	
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	07/10/2
ALTA SI	JRVEY		
1	PAGE 1 OF 2	02/12/21	
2	PAGE 2 OF 2	02/12/21	
A0.1	ECTURE DEMO / NEW ARCHITECTURAL SITE PLAN	06/05/21	07/10/2
40.1		06/05/21	07/10/2
40.2.1	NEW SITE LIGHTING PLAN / PHOTOMETRIC	06/06/21	
40.3.1	ENLARGED SITE PLANS AT NEW SITE AMENTIES	06/05/21	07/10/2
40.3.2	ENLARGED SITE DETAILS	06/05/21	
40.3.3	ENLARGED SITE DETAILS	06/05/21	
40.3.4	SITE DETAILS - CONCRETE	06/05/21	
40.4	UNIT & BUILDING AREA PLANS	06/05/21	
41.1	BUILDING TYPE I - FLOOR & ROOF PLANS - DEMO/NEW	06/05/21	
41.2	BUILDING TYPE II - FLOOR & ROOF PLANS - DEMO/NEW	06/05/21	
41.3	BUILDING TYPE I & II - EXTERIOR ELEVATIONS - DEMO/NEW	06/05/21	
A1.4	BUILDING TYPE III - FLOOR PLANS, ROOF PLANS - DEMO/NEW	06/05/21	
A1.5	BUILDING TYPE III - EXTERIOR ELEVATIONS - DEMO/NEW	06/05/21	
A2.1	ENLARGED 1 BR UNIT PLANS AND ELEVATIONS	06/05/21	
42.2	ENLARGED 2 BR UNIT PLANS AND ELEVATIONS	06/05/21	
A2.3	ENLARGED 3 BR UNIT PLANS AND ELEVATIONS	06/05/21	
42.4	ENLARGED 4 BR UNIT PLANS AND ELEVATIONS	06/05/21	
42.5	ENLARGED 1 BR HC UNIT PLANS AND ELEVATIONS	06/05/21	07/10/2
A3.1	ENLARGED 1, 1HC, 2 BR UNITS MEP PLANS	06/05/21	
A3.2	ENLARGED 3, 4 BR UNITS MEP PLANS	06/05/21	
A4.1	LEASING OFFICE / LAUNDRY - FLOOR PLANS	06/05/21	
44.2	LEASING OFFICE ENLARGED PLANS AND INT. ELEVATIONS	06/05/21	07/10/2
45.0	SCHEDULES	06/05/21	
Δ7 N	TYPICAL MILLWORK DETAILS	06/05/21	

BUILD	ING TYPES										
BLDG TYPE	BLDG ID	# OF BLDGS	UNITS PER BLDG	1BR GDN	UNIT 1BR GDN HC	TYPES 2BR TH	3BR TH	4BR TH	UNIT TOTAL	TOTAL HUD NSF	TOTAL HUD GSF
TYPE I	362, 368, 364, & 366	4	5			4	4	12	20	21,304	23,340
TYPE II	354,356, 372, 380, 350 1351, 1353, & 1354	8	4			16	16		32	28,672	31,536
TYPE III	376 & 352	2	8	12	4				16	9,776	10,784
TOTAL LE	EASEABLE	14		12	4	20	20	12	68	59,752	65,660
LEASING	OFFICE / COMMUNITY /	MAINTEN	NANCE /	LAUNDR	Y						2,253
GRAND T	OTAL HUD GSF										67,913

- 3BR TH AV UNIT IN BLDG 368

- 4BR TH AV UNIT IN BLDG 366

UNIT TYPES						
UNIT TYPE	BEDS	BATH	HUD NSF	HUD GSF	# UNITS	1
1BR GDN	1	1	611	674	12	1
1BR GDN HC	1	1	611	674	4	]
2BR TH	2	1	836	917	20	]
3BR TH (3BR TH AV)	3	1	956	1054	20	1
4BR TH (4BR TH AV)	4	1	1178	1288	12	1
TOTALS					68	

PARKING	
STANDARD	113
ACCESSIBLE PARKING	2
ACCESSIBLE PARKING VAN	4
TOTAL	110

## PROJECT DIRECTORY

NER / REPRESENTATIVE: RKET PLACE HOUSING PARTNERS, LP 1ST AVENUE NORTH #19240 1TILE, WA 98109 106-832-1329 115 12-588-2543 115 12-588-2543 116 STERN   CONSTRUCTION MANAGER 116 IRIKA.STERN@VITUS.COM 117 IRIUE CRAFT ARCHITECTURE LLC 14241 COURSEY BLVD., STE A12-318	WHITESTONE CONSTRUCTION GROUP, LL 17350 SH 249, #249 HOUSTON, TX 77064 T: 832-869-4919 BRAD BOWERS   SENIOR VICE PRESIDEN' E: BBowers@WhitestoneCG.com
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#### **SIGNATURES** PROJECT ARCHITECT

TRUE ORAST ARGUITS OTURS 11.0	MARKET BLACE HOUGING BARTNERS IN	
TRUE CRAFT ARCHITECTURE LLC	MARKET PLACE HOUSING PARTNERS, LP	
ARCHITECT ADMINISTERING CONTRACT:	CONTRACTOR:	BONDING COMPANY:

WHITESTONE CONSTRUCTION GROUP, LLC

## **PROJECT INFORMATION**

TRUE CRAFT ARCHITECTURE LLC

MARKET PLACE APARTMENTS WAS ORIGINALLY BUILT IN 1974. THE PROPERTY CONSISTS OF FIFTEEN EXISTING TWO STORY BUILDINGS AND ONE SINGLE STORY LEASING OFFICE SITUATED ON 5.62 ACRES IN ROCK HILL, SOUTH CAROLINA. THERE IS A TOTAL OF 68 DWELLING UNITS THAT ARE COMPRISED OF 2-, 3-, AND 4-BEDROOM TOWNHOME STYLE UNITS ALONG WITH 16 GARDEN STYLE 1-BEDROOM UNITS. THE BUILDINGS ARE CONVENTIONAL WOOD FRAMING. THE FACADE CONSISTS OF BRICK VENEER AND VINYL SIDING. THE BUILDINGS ARE CONCRETE SLAB-ON-GRADE WITH PERIMETER FOOTINGS UNDER THE LOAD BEARING STRUCTURES

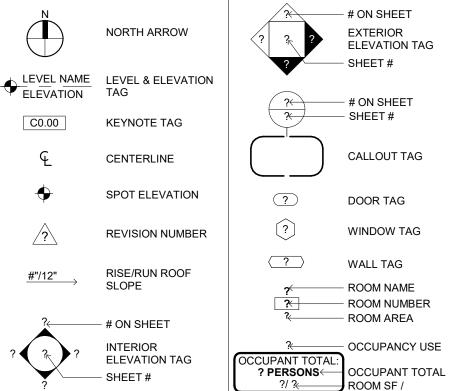
THE SCOPE OF WORK WILL INCLUDE INTERIOR AND EXTERIOR RENOVATIONS AND REPLACING COMPONENTS THAT ARE IN DISREPAIR AND BEYOND THEIR REMAINING USEFUL LIFE, INCLUDING KITCHEN AND BATH REMODELS, LED LIGHT FIXTURES, AS WELL AS ENERGY EFFICIENT HVAC SYSTEMS. EXTERIOR RENOVATIONS WILL INCLUDE CLEANING EXISTING CLADDING, REPLACING ROOFS AND GUTTERS, AND UPGRADING EXISTING 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 UPGRADES TO THE EXISTING LEASING OFFICE AND COMPLY WITH THE DESIGN STANDARDS OF THE 2021 SOUTH CAROLINA QAP.

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

				First Floor	/ Second F	oor TH				Type I (362,	368, 364,	& 366)        4
Unit Type	Description	HUD Net	HUD Gross	# of Units	HUD Net	HUD Gross				# of Units	HUD Net	HUD Gross
2BR TH	2BD/1BA	836	917	1	836	917				1	836	917
3BR TH	3BD/1BA	956	1,054	1	956	1,054				1	956	1,054
4BR TH	4BD/1BA	1,178	1,288	3	3,534	3,864				3	3,534	3,864
				5	5,326	5,835				5	5,326	5,835
										20	21,304	23,340
										Type II (350 380, 1351,		
Limit Toma	Description	HUD Net	HUD Gross	First Floor						# of Units	HUD Net	
Unit Type	Description	_									_	
2BR TH	2BD/1BA	836	917	2	1,672	1,834				2	1,672	1,834
3BR TH	3BD/1BA	956	1,054	2	1,912	2,108				2	1,912	2,108
				4	3,584	3,942				4	3,584	3,942
										32	28,672	31,536
				First Floor			Second Flo	oor		Type III (376	3)	1
Unit Type	Description	HUD Net	HUD Gross	# of Units	HUD Net	HUD Gross	# of Units	HUD Net	HUD Gross	# of Units	HUD Net	HUD Gross
1BR HC	1BD/1BA	611	674	4	2,444	2,696	0	0	0	4	2,444	2,696
1BR	1BD/1BA	611	674	0	0	0	4	2,444	2,696	4	2,444	2,696
				4	2,444	2,696	4	2,444	2,696	8	4,888	5,392
										8	4,888	5,392
				First Floor			Second Flo			Type III (352	2)	1
Unit Type	Description	HUD Net	HUD Gross	# of Units	HUD Net	HUD Gross	# of Units	HUD Net	HUD Gross	# of Units	HUD Net	HUD Gross
1BR	1BD/1BA	611	674	4	2,444	2,696	4	2,444	2,696	8	4,888	5,392
				4	2,444	2,696	4	2,444	2,696	8	4,888	5,392
										8	4,888	5,392
	1										1	
		•	re feet for each	, ,,					Total # of Units	68		,
			square feet for	•	level				Total HUD Net		59,752	
			square feet for						Total HUD Gros	S		65,660
	_		for each unit ty						Leasing Office/C	Community Bu	uilding	2,253
		•	e feet for each b	•								67,913
		•	e feet for the pro	•								
	The total gross	square foota	age for the proje	ect								

Office / Comm. Bldg	SF
Leasing Office/Lobby	533
Restrooms	128
Community Room	469
Business Center	168
Comm. Laundry	440
Maintenance	320
Circulation / Halls	140
Mechanical	55
	2,253

## **GRAPHIC SYMBOLS**



## **ABBREVIATIONS**

AFF ALUM ARCH		HR. HGT.	HOUR HEIGHT
BLDG	BUILDING	IN.	INCH
BTM.	BOTTOM	MAT.	
CLR. CLG. CLO.	CLEAR CEILING CLOSET	MBM.	
COL.	COLUMN CONCRETE	N.	NORTH
CORR.		OC OD	ON CENTER OUTSIDE DIAMETER
DIA. DIM. DN. DWG.	DIAMETER DIMENSION DOWN DRAWING	PROP PTD PTC	PAINTED
ELECT.	ELECTRICAL		CONSTRUCTION
EQ. EXT.	EQUAL EXTERIOR	RM	ROOM
FA. FE.		SPEC STD	
FIN. FURR. FLR.	FINISH FURRING FLOOR	TYP TBD	
GYP. BD. GWB.		VER	VERIFY

HUD PROJECT NAME:
HUD PROJECT NUMBER:

MARKET PLACE APARTMENTS

#### BUILDING DEPARTMENT

#### **BUILDING INSPECTIONS AND FIRE MARSHAL:**

- 1. 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. 2. A THREE-DAY MINIMUM REQUEST SHALL BE GIVEN PRIOR TO ALL INSPECTIONS. NO EXCEPTIONS. 3. APPROVED BUILDING PLANS SHALL BE MAINTAINED ONSITE AND MADE

AVAILABLE TO THE CODE OFFICIAL UPON REQUEST.

AVAILABLE TO THE CODE OFFICIAL UPON REQUEST. 4. 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 ONSITE AND MADE

## **GENERAL PROJECT NOTES**

- DESIGN INTENT, LOCATION AND DIMENSIONS OF THE WORK AND ARE GRAPHIC AND PICTORIAL IN NATURE. THE CONTRACTOR IS REQUIRED TO CAREFULLY STUDY AND COMPARE THESE DRAWINGS WITH OTHER PARTS OF THE
- CONTRACT DOCUMENTS, WHETHER APPEARING IN THE DRAWING SET OR ISSUED SEPARATELY, AND SHALL IMMEDIATELY REPORT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED TO TRUE CRAFT ARCHITECTURE LLC. ALL PORTIONS OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY, WHETHER APPEARING IN THE DRAWINGS OR ISSUED SEPARATELY. WHAT IS CALLED FOR BY ANY PORTION OF THE CONTRACT DOCUMENTS SHALL B AS IF CALLED FOR BY ALL PORTIONS OF THE CONTRACT DOCUMENTS. ANY APPARENT OR OBVIOUS INCONSISTENCIES.
- CRAFT ARCHITECTURE LLC BY THE CONTRACTOR PRIOR TO PROCEEDING WITH WORK THESE DRAWINGS DO NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT REQUIREMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED HEREIN, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER
- ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL ASSOCIATED PIPING, DUCTWORK, AND/OR CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF THE ASSOCIATED WIRING AND EQUIPMENT CAN BE PROVIDED.

APPEARING WITHIN ANY PORTION OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF TRUE

- THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM 'APPROVED ALTERNATE' IS USED, TRUE CRAFT ARCHITECTURE LLC SHALL DETERMINE THE SUITABILITY OF ANY ALTERNATE MATERIALS PROPOSED BY THE CONTRACTOR. ALTERNATE MATERIALS SHOULD ONLY BE SUBMITTED FOR REVIEW BY TRUE CRAFT ARCHITECTURE LLC WHERE AN IMPROVEMENT IN QUALITY OR AN ASSOCIATED COST SAVINGS CAN BE DEMONSTRATED. ALL ALTERNATE MATERIALS SUBMITTED MUST BE ACCOMPANIED BY FOUR (4) COPIES OF ALL MANUFACTURER'S SPECIFICATIONS PERTAINING TO SAID MATERIAL (S).
- WHERE COMPONENTS OR MATERIALS ARE NOTED AS "BUILDING STANDARD", CONTRACTOR SHALL INSTALL ITEMS AS SPECIFIED BY THE PROJECT ARCHITECT AND/OR OWNER'S REPRESENTATIVES

#### SUBMITTAL REQUIREMENTS

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

THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY TRUE CRAFT ARCHITECTURE LLC'S REVIEW OF ANY OF THE AFOREMENTIONED SUBMITTALS. ANY SUBMITTAL BY TRUE CRAFT ARCHITECTURE LLC'S REVIEW OF SAID SUBMITTAL.

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

## SHOP DRAWINGS WHICH ARE REQUIRED TO BE SUBMITTED:

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

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

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

#### CONDITIONS AND QUALIFICATIONS

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

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

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

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

SUBSTITUTIONS WILL ONLY BE CONSIDERED WHICH EITHER:

PROVIDE A HIGHER LEVEL OF QUALITY SAVE THE OWNER MONEY OVER ENTIRE PROJECT (INCLUDING TRUE CRAFT ARCHITECTURE LLC'S REVIEW TIME), OR IMPROVE THE PROJECT SCHEDULE.

REQUESTS FOR SUBSTITUTION MUST BE ACCOMPANIED BY THE FOLLOWING:

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

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

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

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

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

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

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AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY
TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REV IEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHI-TECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPER-VISION

AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES. ISSUED FOR:

PERMITTING

JOB NUMBER: ISSUED:

TITLE SHEET

#### SCOPE OF WORK WRITE UP - RENOVATIONS FOR MARKET PLACE APARTMENTS (4% NONCOMPETITIVE SC HOUSING APPLICATION)

#### SCOPE OF WORK EXTERIOR SITE

- a. LEASING OFFICE PARKING LOT ONLY:
- 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
- CONCRETE PAVING: a. PROVIDE NEW CONCRETE PARKING SPACES AT ACCESSIBLE PARKING SPOTS NOTED ON PLANS.
- b. PROVIDE NEW CONCRETE DUMPSTER PADS AND APPROACHES PER SC HOUSING
- 1. 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.
- 2. CONVERT ONE DUMPSTER TO AN ADA ACCESSIBLE DUMPSTER TO MEET ACCESSIBILITY REQUIREMENTS, INSTALL NEW CONCRETE APPROACH PAD c. 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. 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, RE: SITE PLAN 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.
- 4. LAWNS & PLANTINGS: a. REMOVAL ALL TREES WITHIN 6 FT OF BUILDINGS.
- b. INSERT FILL DIRT AROUND BUILDING PERIMETERS AS NECESSARY TO DIVERT WATER AWAY
- c. RE-MULCH BEDS, AS NECESSARY. 5. 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. 6. 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/RE-PIPE ANY DAMAGED SEWER LINES FOUND IN REPORT.
- 7. 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. 8. POSTAL FACILITIES: RECONFIGURE OR INSTALL NEW MAILBOXES FOR ADA CAPABLE UNITS WITH
- DUSK TO DAWN LIGHTING. 9. COMMON AMENITIES:
- a. HEALTH/ FITNESS / PLAY
- 1. REFURBISH EXISTING PLAY STRUCTURES, BENCHES, AND PLAY AREA BORDER TO BE
- MODIFIED TO MEET ADA REQUIREMENTS AT EXISTING PLAYGROUND. a. INSTALL ONE NEW ADA COMPLIANT PIECE OF EQUIPMENT WITH FREE STANDING WITH 4 PANEL PLAY ALONG MODIFIED ACCESSIBLE ROUTE REMOVAL OF NONCOMPLIANT BORDER AND SAND. INSTALL NEW ADA COMPLIANT 12" BORDER WITH ADA RAMP AND 80
- CUBIC YARDS OF KIDDIF CUSHION b. INSTALL ONE NEW ADA COMPLIANT PIECE OF EQUIPMENT WITH FREE STANDING WITH 4 PANEL PLAY ALONG MODIFIED ACCESSIBLE ROUTE.
- 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) RE: PLANS FOR ADDITIONAL MODIFICATIONS AND UPGRADES. PRIORITY TO BE GIVEN TO UPGRADE ROOM TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS. RE: DRAWINGS
- 1. 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.
- 2. FENCING: a. REPAIR EXISTING PERIMETER CHAIN LINK AND WROUGHT IRON FENCING. b. PROVIDE NEW WROUGHT IRON FENCING AT MISSING LOCATION TO CLOSE IN PROPERTY.
- d. PROVIDE AN ACCESSIBLE ROUTE AS SHOWN ON PLANS THAT CONNECTS NEW HC PARKING TO NEWLY DESIGNATED ACCESSIBLE UNITS, MAIL KIOSK, LEASING OFFICE/ COMMUNITY LAUNDRY ROOM, AND NEW SITE AMENITIES. RE: PROPOSED SITE PLAN.

#### SCOPE OF WORK BUILDING EXTERIORS

- . ROOFING (ALL BUILDINGS): 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 WITH BLIND METAL FLASHING.
- 2. ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO 3. GUTTERS/DOWNSPOUTS:
- a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS
- b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS. c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST
- EXTEND MIN. OF 2" UNDER THE SHINGLES. d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET
- e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS. f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT
- g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
- a. CLEAN EXISTING EXTERIOR MASONRY SURFACES. b. REPOINT AREAS OF MORTAR IN DISREPAIR.
- c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR. 5. SIDING AND TRIM:
- a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT
- LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT
- COMPONENTS TO MATCH c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS.
- d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY
- 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.
- 6. CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC. a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR 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 b. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED
- LIGHT FIXTURES.

#### SCOPE OF WORK UNIT INTERIORS

- a. 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).
- b. 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).
- c. FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.
- d. 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:
- a. REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER b. NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT
- c. PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS. d. 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. 4. LIVING / DINING ROOMS a. 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.
- b. FLOORING: RE: 1. FINISHES. 5. KITCHENS: a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND
- ICE MAKER. 1. PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.
- b. DISHWASHERS: 1. REMOVE AND REPLACE EXISTING DISHWASHERS WITH NEW ENERGY STAR DISHWASHERS. 2. REWORK EXISTING ELECTRICAL OUTLET BOX TO CENTER BEHIND APPLIANCE.
- 2. NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS.
- 3. PROVIDE NEW RANGE QUEENS AT ALL HOODS. d. NEW ANTI-TIP DEVICES. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
- e FLOORING: RF: 1 FINISHES f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1, FINISHES.
- g. FIRE EXTINGUISHERS: PROVIDE NEW CERTIFIED FIRE EXTINGUISHERS IN ALL UNITS. h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 6. BEDROOMS:
- a. 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. b. FLOORING: RE: 1. FINISHES.
- c. CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING. d. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
- . BATHROOMS:
- 1. REPLACE EXISTING TILE SURROUNDS AND TUB WITH NEW 3 PIECE FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.
- 2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD
- b. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEATS.
  c. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
- d. FLOORING: RF: 1 FINISHES e. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
- f. EXHAUST FAN: 1. REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. 2. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH.
- (REUSE EXISTING WIRING AND DUCT VENT). 3. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

#### SCOPE OF WORK - DWELLING UNITS MEP

- a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S: 1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS
- 2 REPLACE GOELPLUGS IN 3. PROVIDE ALUMICON CONNECTORS AT ALL NEW AND EXISTING DEVICES, SWITCHES, LIGHTS,
- 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.

• 15 IN-LB ALL SOLID AND STRANDED COPPER CONDUCTORS

4. ALL TO BE WIRELESSLY INTERCONNECTED.

DO NOT OVER TORQUE

- c. WIRING / CONNECTORS: 1. PROVIDE ALUMICONN® CONNECTORS AT ALL EXISTING FIXTURES, SWITCHES, ETC. AT EACH LEG OF DEVICE. CONTRACTOR TO INSTALL ALUMICONN® CONNECTORS PER MANUFACTURERS INSTALLATION REQUIREMENTS.
- a STRIP CONDUCTORS 5/16" b. INSERT CONDUCTOR INTO WIRE PORT. FULLY SEATING CONDUCTOR INTO PORT.
- c. TIGHTEN SET SCREWS TO THE TORQUE INDICATED BELOW. BASED ON CONDUCTOR SIZE AND MATERIAL AS INDICATED. 10 IN-LB #12 SOLID ALUMINUM 15 IN-I B #10 SOLID ALUMINUM
- 2. ONCE ALL CONDUCTORS ARE INSTALLED, CLOSE LID TAKING CARE TO VERIFY LATCH IS SECURELY FASTENED.
- 1. REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES. 2. INSTALL CEILING FANS WITH LIGHT KITS IN ALL DINING ROOMS AND BEDROOMS AT EXISTING LIGHT LOCATIONS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. (PROVIDE SEPARATE SWITCHES AT DESIGNATED ADA UNITS ONLY). 3. REPLACE ALL ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT
- BREAKERS). MECHANICAL: 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 FI OOR 4. INSTALL NEW PROGRAMABLE THERMOSTAT. b. 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:
- 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 (2FA)

EASILY ACCESSIBLE AREA AND CLEARLY MARKED WITH SIGNAGE. VERIFY EXISTING UNITS ARE

e. CAP NEW DRAIN PANS AND PIPE T&P VALVES TO EXTERIOR. REUSE EXISTING VENT PIPING. b. BUILDING CUT OFF VALVES: INSTALL NEW WATER CUT OFFS, 1 PER BUILDING. MUST BE IN AN

NOT ABLE TO BE PROVIDED WITH INDIVIDUAL CUT-OFFS.

#### SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

- 1. TWO (2) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
- a. HORŃS AND STROBES FOR SMOKE DETECTORS
- b. STROBES FOR DOORBELL
- AN AUDIBLE AND VISUAL NOTIFICATION OUTSIDE OF THE DWELLING UNIT. 2. 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 /

INCLUDE A PULL CORD LOCATED IN EVERY BEDROOM AND BATHROOM THAT EITHER TRIGGERS

c. PROVIDE WIRELESS OR HARD-WIRED EMERGENCY ALERT SYSTEM INSTALLED. IT MUST

- CONVERSIONS AT EXISTING 2, 3, AND 4-BEDROOM UNITS. a. MUST CONTAIN A ROLL IN SHOWER WITH SLIP RESISTANT FLOOR AND:
- 1. BE ADA/ANSI COMPLIANT FROM MANUFACTURE.
- 2. HAVE FACTORY INSTALLED GRAB BARS. 3. HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE.

REQUIRED REACH RANGES BY THE SEAT.

- 4. HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE. 5. APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED. 6. HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE
- OCCUPANCY 7. SHOWER FLOOR MAY NOT BE USED FOR CODE REQUIRED 67" CLEAR FLOOR SPACE IN
- BATHROOMS. 8. THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE
- 9. 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. 3. WATER CLOSETS MUST BE CENTERED 18 INCHES FROM SIDEWALLS.
- 4. ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK 5. VANITY TOPS OR TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR. 6. PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS
- ARE PROHIBITED. 7. ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH "FACTORY- INSTALLED GRAB BARS"
- 8. PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION 9. 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 10. 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. 11. UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD. 12. PASSAGE DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE
- 13. WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS. 14. APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES.
- 15. MILLWORK: REMOVE AND REPLACE ALL CABINETRY WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETRY IN KITCHENS AND BATHROOMS. RE: PLANS 16. ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES.
- 17. PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW BE ADA COMPLIANT FIXTURES. 18. PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.

#### NEW APPLIANCE SCHEDULE (TYPICAL)

APPLICABLE

- REFRIGERATORS WITH FREEZER COMPARTMENT. a. 14 CUBIC FT MIN.
- RANGES & HOODS: a. NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.

REFRIGERATORS: NEW FROST-FREE ENERGY STAR

- b. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
- c. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES. d. INSTALL SPLASH PANELS AT ALL RANGES.\*NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE
- DISHWASHERS: NEW ENERGY STAR DISHWASHERS. TYPICAL.

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

- REFRIGERATORS: NEW ADA COMPLIANT (SIDE BY SIDE) FROST-FREE ENERGY STAR REFRIGERATORS WITH ICE MAKER / WATER a. 14 CUBIC FT MIN. @ 1 & 2 BEDROOM UNITS.
- RANGES & HOODS:
- a. NEW ADA COMPLIANT 30" ELEC. RANGES & RECIRCULATING HOODS WITH FRONT CONTROLS.
- b. PROVIDE NEW RANGE QUEENS AT ALL HOODS. c. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES. I. INSTALL SPLASH PANELS AT ALL RANGES.
- MICROWAVES: NEW ADA COMPLIANT COUNTERTOP MICROWAVE LOCATED WITHIN REACH RANGE.
- DISHWASHERS: NEW ADA COMPLIANT ENERGY STAR DISHWASHERS. TYPICAL.

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

#### **OUTLINE SCOPE AND QUANTITES**

C UNIT INTERIORS

ITEM#	DESCRIPTION	QNTY	UNIT
Α	SITE		
1	REPLACE/REPAIR CONCRETE ACCESSIBLE ROUTE TO ALL HC UNITS. INSTALL NEW ACCESSIBLE SIDEWALKS FOR ACCESS TO EXISTING AND NEW SITE AMENITIES. REPAIR DAMAGED SIDEWALKS.	1	TL
2	REPAIR DAMAGED AND FAILING OFFICE PARKING LOT, MILL AND INSTALL NEW ASPHALT AT LEASING OFFICE PARKING LOT ONLY. ALL NEW ADA PARKING SPACES AND AISLES ON THE PROPERTY WILL BE CONCRETE. SEALCOAT ALL DRIVEWAYS AND PARKING LOTS (ALL WERE REDONE RECENTLY AND ONLY NEED SEALCOAT). RESTRIPE PARKING LOTS COMPLETE INCLUDING ADA PARKING SPACES. INSTALL 10 WHEELSTOPS. INSTALL NEW REQUIRED ADA RAMPS.	1	Тι
3	INSTALL NEW MONUMENT SIGN AT MAIN ENTRANCE.	1	E
4	PROPERTY ENTRANCE SIGNS.	2	E
5	LANDSCAPING AND EROSION CONTROL - INSTALL FILL DIRT AROUND BUILDING PERIMETERS AS NECESSARY TO DIVERT WATER AWAY FROM SLAB. REMULCH BEDS AS NECESSARY.	1	Τl
6	NEW DUMPSTER PADS/APPROACHES AND VINYL FENCE ENCLOSURES (5EA).	1	TI
7	REPLACE PERIMETER FENCING - INSTALL NEW METAL FENCING AT REAR OF PROPERTY A SOUTH CORNER (220 LF) TO MATCH EXISTING METAL FENCE AND END AT CHAIN LINK FENCE. REPAIR EXISTING CHAIN LINK FENCE.	1	Τι

В	BUILDING EXTERIORS		
1	ROOFING - DEMO ROOFS DOWN TO DECKING. INSTALL NEW 15# FELT, DRIP EDGE FLASHING, ROOF JACKS AND INSTALL NEW 30YR. ARCHITECTURAL ASPHALT SHINGLES. INCLUDES 14 APARTMENT BUILDINGS, LEASING OFFICE BUILDING. (DOES NOT INCLUDE ROTTED DECKING OR HIDDEN DAMAGE).	1	TL
2	REMOVE ALL VINYL SIDING. REPAIR 15% OF T-111 PLYWOOD SHEATHING. INSTALL MOISTURE BARRIER. INSTALL NEW FIBER CEMENT LAP SIDING, TRIM, FASCIA AND SOFFITS AT ALL BUILDINGS.	1	Тι
3	EXTERIOR PAINTING - PRESSURE WASH, PREP AND PAINT ALL NEW SIDING, TRIMS AND PREVIOUSLY PAINTED EXTERIOR SURFACES.	1	ТІ
4	REPLACE ALL EXISTING EXTERIOR ENTRY AND PORCH LIGHTS TO LED LIGHT FIXTURES.	1	TI
5	SANITARY SEWER - JET AND VIDEO BUILDINGS. INCLUDES TO JET ANY BLOCKAGES IN BUILDING MAIN AND LATERAL LINES UP TO MAIN CITY SEWER LINE AND INSPECT FOR ANY FAILURES.	1	ТІ
6	SANITARY SEWER - REPAIR SEWER LINE FAILURES AT BUILDING MAIN LINES AND LATERALS.	1	Т
7	REPLACE ALL GUTTERS, DOWNSPOUTS WITH 6" GUTTERS. INSTALL LEAF GUARDS. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.	1	T
8	REPLACE BUILDING SIGNS.	1	Т
9	RE-POINT ALL MASONRY AS NEEDED	1	Т
10	ADD ATTIC INSULATION R-38	1	TI
11	INSTALL NEW HANDRAILS.	1	Т
12	BUILDING WATER CUT OFFS EASILY ACCESSIBLE AND CLEARLY MARKED WITH SIGNAGE.	15	E

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1	REPLACE APARTMENT ENTRY DOOR UNITS INCLUDING DOOR HARDWARE, VIEWER WITH KNOCKER(6-PANEL METAL DOOR W/WOOD JAMB). FRONT AND REAR DOORS AT TOWNHOME UNITS.	120	EA
2	REPLACE REFRIGERATORS W/ ENERGY STAR 18 CF REFRIGERATOR. (ICE-MAKER)	68	EA
3	INSTALL ICE MAKER WATER LINE.	68	EA
4	REPLACE ELECTRIC RANGES.	68	EA
5	INSTALL MICROWAVE/RANGE HOOD. (RE-CIRCULATING)	68	EA
6	INSTALL RANGE QUEENS.	68	EA
7	INSTALL NEW ENERGY STAR DISHWASHER.	68	EA
8	REPLACE EXISTING TILE SURROUND AND TUB WITH NEW FIBERGLASS TUB AND SURROUND COMBO. REPLACE TUB VALVE, TRIM AND SHOWER HEAD.	68	EA
9	REPLACE ALL COMMODES WITH WATER EFFICIENT .8 GPF WITH SEATS.	68	EA
10	REPLACE ALL BATH ACCESSORIES.	68	EA
11	APARTMENT UNITS (15 SEER) - INSTALL NEW AIR HANDLER WITH BACK UP ELECTRIC HEAT STRIP, HEAT PUMP - REUSE EXISTING LINE SETS AND REINSULATE ACCESSIBLE LINE SETS. REUSE ALL EXISTING DUCTWORK. INSTALL NEW REGISTERS AND RETURN AIR GRILL. INSTALL NEW PROGRAMABLE THERMOSTAT. ATTIC UNIT.	60	EA
12	APARTMENT UNITS (15 SEER) - INSTALL NEW AIR HANDLER WITH BACK UP ELECTRIC HEAT STRIP, HEAT PUMP - REUSE EXISTING LINE SETS AND REINSULATE ACCESSIBLE LINE SETS. REUSE ALL EXISTING DUCTWORK. INSTALL NEW REGISTERS AND RETURN AIR GRILL. INSTALL NEW PROGRAMABLE THERMOSTAT. CLOSET UNIT IN 1 BEDROOM DOWNSTAIR UNITS.	8	EA
13	REPAIR OR REPLACE CONDENSATE PIPING TO OUTSIDE OF BUILDING.	68	EA
14	INSTALL ENERGY-STAR RATED BATHROOM EXHAUST FAN WITH LIGHT FIXTURE (REUSE EXISTING VENTING).	68	EA
15	REPLACE EXISTING WATER HEATER WITH NEW 30 GALLON ELECTRIC WATER HEATER. INCLUDES NEW OVERFLOW DRAIN PAN, SUPPLY LINES (2EA). (DOES NOT INCLUDES EXPANSION TANK).	68	EA
16	PAINT UNIT COMPLETE. TENANTS TO MOVE ALL BELONGINGS AND CONTENTS NECESSARY TO PERFORM WORK.	68	UNITS
17	REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LIGHT FIXTURES. INSTALL CEILING FANS IN ALL DINING ROOMS AND BEDROOMS. ALL NEW LIGHT FIXTURES WILL REQUIRE ALUMICON CONNECTIONS DUE TO ALUMINUM WIRING.	68	UNITS
18	REPLACE EXISTING HARDWIRED SMOKE & CO2 DETECTORS, ONE(1) INTERCONNECTING SMOKE DETECTOR/CO2 COMBO IN HALLWAY AND ONE (1) HARDWIRED SMOKE DETECTORS IN ALL BEDROOMS IN ALL UNITS.	68	UNITS
19	REPLACE ELECTRICAL BREAKER PANEL IN UNITS (ARC FAULT BREAKERS).	68	EA
20	REPLACE ALL ELECTRICAL DEVICES (PLUGS AND SWITCHES) AT EXISTING LOCATIONS. REPLACE GFI PLUGS IN KITCHENS (2EA) AND IN BATHROOMS (1EA). ALL NEW LIGHT FIXTURES WILL REQUIRE ALUMICON CONNECTIONS DUE TO ALUMINUM WIRING.	68	UNITS
21	REPLACE INTERIOR DOORS WITH NEW 6-PANEL HOLLOW CORE DOOR UNITS (4 DOORS PER UNIT).	68	UNITS
22	INSTALL INTERIOR DOOR HARDWARE.	68	UNITS
23	SHEETROCK REPAIR - REPAIRS FOR NEW ELECTRICAL PANEL INSTALLATION AND GENERAL REPAIRS.	68	UNITS
24	REPLACE APARTMENT UNIT BLINDS WITH NEW VERTICAL 1" PVC MINI-BLINDS.	1	TL
25	FLOORING REPLACEMENT - APPROX. 20% APARTMENT UNIT REPLACEMENT. ALLOWANCE.	1	TL
26	CONVERT UNIT TO ADA UNIT. RECONFIGURE WALLS, PLUMBING AND ELECTRICAL NECESSARY FOR CONVERSION. UNITS-TBD. INSTALL NEW KITCHEN CABINETS.	4	TL
27	CONVERT UNIT TO VISUAL AND HEARING IMPAIRED UNIT. TBD	2	TL
28	INSTALL FIRE EXTINGUISHER IN EACH UNIT.	68	TL

D	COMMON AREAS		
1	RENOVATE LEASING OFFICE AND LAUNDRY ROOM.	1	TL
2	PLAYGROUND EQUIPMENT, BORDER AND KIDDIE MULCH.	1	TL
3	ADD LIGHTING TO THE MAILBOX KIOSK	1	TL
4	EXTERIOR POLE LIGHTING TO MEET QAP REQUIREMENTS.	1	TL

**REVISIONS** 

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AND ARE NOT TO BE REPRODUCED IN

WHOLE OR IN PART. THEY ARE ONLY
TO BE USED FOR THE PROJECT AND

SITE SPECIFICALLY IDENTIFIED HEREIN.
SCALES STATED HEREON ARE VALID

ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REV

IEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHI-

TECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPER-VISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES.

ISSUED FOR:

PERMITTING

**JOB NUMBER**: 20-14 06/05/21 ISSUED:

SCOPE WRITE UP AND OUTLINE QUANTITIES

**G2.0** 

B. Unit Size & Base Requirements

1. 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

> Studio 400 square feet 1 Bedroom500 square feet Bedroom 700 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:
 a. Studio Apartment: the bedroom, living area and full kitchen may be contained in the

same room; must have one full bathroom and laundry room

b. One Bedroom Apartment: at least six rooms including a living room, dining room

full kitchen, one bedroom, one full bathroom and laundry room c. Two Bedroom Apartment: at least seven rooms including a living room, dining room,

full kitchen, two bedrooms, one full bathroom and laundry room d. Three Bedroom Apartment: at least nine rooms including a living room, dining room, full kitchen, three bedrooms, two full bathrooms and laundry room.

e. 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

a. Full Bathroom: must contain a toilet, vanity with sink and a 32" x 60" one piece fiberglass tub/shower combination

b. Half Bathroom: must contain a toilet and a vanity with sink. c. Type A units must have the accessible bedroom and bathroom with one roll-in

shower located on the accessible floor. d. Town Homes having a complete gut rehab including plumbing must have half bathroom located on the main floor. e. Whirlpool tubs are prohibited

4. Breezeways: must meet all current egress and accessibility codes and regulations. 5. Moisture resistant gypsum board must be installed on all ceilings and walls of bathrooms, on all walls of laundry rooms, mechanical closets and exterior storage closets, and behind kitchen sink

6. Water-resistant gypsum board or equivalent shall be provided behind any tub/shower unit located on an exterior wall

7. Fireplaces are prohibited in residential units.

8. 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: a. Playground.

1. Equipment must be of commercial design and quality.

2. All playgrounds must each contain at least four play stations/activities. 3. Playground must be located away from areas of frequent automobile traffic and situated such that the play area is visible from the office and maximum number of residential units. 4. Playground must be accessible to persons with mobility impairments

5. A bench that is weather resistant, metal or composite, have a back, and be anchored permanently 6. 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 vii. A letter from the playground floor material provider stating the material meets or exceeds the above ASTM requirements is required. 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: a. Laundry facilities are required for all developments not providing washers and dryers in all rental

b. Entry into the laundry facility must be available at all times and days. c. 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 31-60 units 5 Washers and 5 Dryers 61-100 units6 Washers and 6 Dryers

100+ units 8 Washers and 8 Dryers d. The entrance must have a minimum roof covering of 20 square feet and have adequate lighting functioning from dusk to dawn. e. 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.

f. Contain adequate seating g. A working surface for folding cloths must be installed.

4. Office and Maintenance Room

2. Must provide working space of 8 square feet per every twelve washer/dryers provided. a. One of every twelve washer/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: a. have a roof covering which offers residents ample protection from the rain while gathering mail;

b. be located adjacent to available parking and sited such that tenants will not obstruct traffic while collecting mail; and c. have adequate lighting functioning from dusk to dawn.

a. Development must have an office on site of 200 square feet minimum. b. Development must have a maintenance room of 200 square feet minimum. c. The office must contain ADA compliant toilet facilities.

d. Office must be clearly marked and visible with exterior signage on or close to building 5. Parking, Roads, Sidewalks & Development Sign:

a. Parking and side walk lighting must be provided. b. All roads and parking areas are to be asphalt or concrete paved. c. Curbing is required for all roads and parking areas throughout the development site.

 d. Parking areas must be located on the development site. e. Primary property entrance must have a development sign designed with brick or stone columns with lighting and a Fair Housing logo.

1. Secondary entrances must have a sign identifying the development a. All sidewalks and walkways shall be a minimum of 48" in width, must be made of concrete, and must comply with the following requirements: 2. Provide access to all parking spaces, front entryway doors, amenities, driveways and leasing office.

3. Sidewalks may not exceed a 2% cross slope regardless of where located. Provide a non-skid finish 4. Switchbacks are not permitted from handicap parking spaces or access aisles to building entrance in

new construction projects. 5. Be ADA accessible and compliant as required within the development with clearly marked ramps, crosswalks, signage, etc. in accordance with ADA regulations.

6. 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 submittal. a. All developments require a minimum number of parking spaces per unit size as follows: 1. One bedroom units are 1.0 parking spaces per unit. 2. Two bedroom units are 1.5 parking spaces per unit.

3. Three and four bedroom units are 2.0 parking spaces per unit. a. 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. 4. All handicap parking spaces and associated aisles must be concrete. 5. Handicap ramps may not protrude into parking lot.

6. Access aisles cannot be installed through vehicular paths of travel. a. 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 a. Collection area(s) should not be placed at the entrance or exits of the development

unless the collection area provides the following: 1. A pull off from the main road consisting of a cul-de-sac / turn around. 2. Dumpster drop off or pick up that does not stop or impede the flow of traffic.

3. Tenant use that does not stop or impede the flow of traffic. a. 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. b. Dumpsters / trash compactors and recycling area must be ADA accessible and

located on an ADA accessible route with ADA parking near the collection area(s). c. Provide a collection and storage area of non-hazardous material for recycling. 4. Property management is responsible for prominently displaying a sign stating exactly which materials are and are not accepted for recycling.

5. Property management is responsible for ensuring that these recyclables are actually recycled. a. 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 b. Pedestrian paths of accessible travel must be marked/identified (painted in yellow or white) on dumpster pad surfaces.

a. The dumpster/ trash compactor 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 are acceptable enclosures or these products can be used independently. PVC or vinyl fencing is acceptable. Chain link and wood fencing are not

D. Site And Site Lighting 1. 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 ≥ 0.5 inches per foot away from building for ≥ 10ft according to the National Water Management System Requirements under Energy Star Multifamily

prevent standing water. a. Utilize yard drains if needed, piped to storm water system or to daylight. b. No corrugated pipe 3. All water from roof and gutter system must be discharged no less than 6 feet from building

2. Provide positive drainage at all driveways, parking areas, ramps, walkways and dumpster pads to

foundation. See gutter requirements. 4. 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 5. 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 footcandles of 1.5 for all development parking, sidewalks, and exterior common areas. 6. No part of the disturbed site may be left uncovered or un-stabilized once construction is complete. Burving construction waste on-site is prohibited

E. Building Foundations, Slabs And Radon 1. Sites located in a Radon Zone-1 (highest level) will require Radon Resistant New Construction Practices. Rehabilitation projects must meet the Radon Mitigation Standards as required by the Environmental Protection Agency. Check applicable federal, state, and local building codes to see if more stringent codes apply.

2. All units and community buildings must be elevated 24" minimum above the base flood elevation. Base Flood 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

3. Slab constructed buildings/ structures. Slab to be elevated a minimum of 8" above finished grade on all elevations. 4. Crawl spaces are required to meet current code requirement with plans that demonstrate

accessible access to the entire crawl space. 5. 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 Exterior wall finishes

1. All exterior walls the brick/stone must extend to all areas of grass, landscaping and other areas of 2. High quality durable low maintenance materials are required for exterior building coverings on all elevations including all exterior trims, fascia, soffits, ceilings and vents and can consist of: a. Brick must be installed per manufacturer's requirements to achieve at least a 30 year

> b. Portland Cement Stucco (No EIFS) must be installed per manufacturer's requirements to achieve at least a 30 year warranty. c. Stone- natural or manufactured must be installed per manufacturer's requirements to achieve at least a 30 year warranty.

d. 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. e. Vinyl Siding must have a .044" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30 year warranty.

f. Vinyl Soffit must have a .040" thickness or greater and be installed per manufacturer's equirements to achieve at least a 30 year warranty. g. PVC or Vinyl Composite Trim Boards must be installed per manufacturer's

requirements to achieve at least a 30 year warranty. h. 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 Developments must provide the Authority a written manufacturer warranty confirming a 30

vear minimum warranty for all of the above items with the placed in service application. 3. 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. 4. Weep holes must be below finished slab elevation and not covered by finished grade or

5. Siding applications require all exterior penetrations to be installed in plastic J-boxes. 6. Metal z-flashings must be installed behind on top of and below all band boards and be of appropriate size for materials being flashed. 7. Metal flashings must be installed behind on top of and below all veneer material changes.

Exterior Stairs, Railings, Columns & Signage

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. 2. Exterior steps at porches and patios and porches will be constructed of brick/stone foundation veneers with concrete deck/slab.

3. 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. Concealment of wood shall be with composite materials such as PVC. coated coil stock, vinvl 1x's composite 1x's, and fiber cement trims 4. 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. 5. 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 6. 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

7. For Type A units, a. ADA Handicap ramp components must be constructed from one of the following: . galvanized steel (field painted) and/or concrete 2 concrete slab with brick ribbon and sidewalls

aluminum ramp system. a. Handrails and pickets must be constructed from galvanized steel (field painted) or

G.Roofing And Gutters All roofing to be installed in accordance with the current IBC/ 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.

a. Roof pitch to be a minimum of 4/12. b. Architectural (dimensional) anti-fungal shingles must be used and: Must be high quality and durable.

2. Must be installed per manufacturer's requirements to achieve at least a 30 year warranty. 3. The following shingle manufactures products must be used underlayment, leak barriers, starter strip shingles and hip & ridge cap shingles. No exceptions. a. Synthetic underlayment is required and must be of the same brand as the shingle.

b. Leak barriers must be of the same brand as the shingles being installed and be the mineral surfaced type. 1. Leak barriers must be installed a minimum of 5" up all side walls.

v. Leak barrier must be installed a minimum of 24" around all roof penetration on the roof deck. vi.Ice barriers to be installed per IBC/IRC R905.1.2.

e. All flashing are to be installed per manufacturer's recommendations to obtain a minimum 30 year warranty and: vii. Step flashing to be 5"x5"x7" minimum

viii. Be a minimum of 0.019" (0.5 mm) in thickness ix. Be factory painted x. Each shingle is to be step flashed. Continuous flashings are not acceptable.

xi. Drip edge to be installed on all eves and rakes per IBC/IRC R905.2.8.5 at a minimum. 2. Metal Roofing a. Roof pitch to be a minimum of 4/12

b. Standing Seam panels must be used and: Be 24 gauge or thicker. 2. Have 1 1/2" seam height minimum. 3. Have striations or stiffing ribs. 4. Have a galvalume coating. 5. Must have a 30 year minimum paint warranty.

6. Be installed per manufacturer's recommendations. 7. Must be installed be certified installers. a. Synthetic underlayment is required on roof deck. 3. Low Slope Roofing (Flat roofing is prohibited)

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

c. Acceptable products are

1. Metal panels with a 3" seam height minimum.

Single- Ply membranes a. PVC or. b. TPO or,

c. EPDM 3. Modified Bitumen must:

a. Be a 2 ply system. b. Be Torch down. c. Have a ceramic surface.

building foundation by:

a. All low slope roof products to be installed with heavy duty walkway pads 4. Walkway must be a different color. 5. Must be from same manufacture as roofing material or approved by manufacture for use.

4. Gutters Seamless 6" minimum gutter and downspout systems to be installed on all buildings. a. Downspouts must be installed so as not to drain across pedestrian paths of travel b. All water from roof and gutter system must be discharged no less than 6 feet from

1. Concrete splash blocks with positive sloped drainage away from foundation; or 2. Be piped underground to an appropriate location. a. 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

1. All buildings must be wrapped with an exterior air and water infiltration barrier. All wall penetrations are to be taped for moisture protection. 2. Seal all penetrations to prevent moisture and air leakage. 3. All attics to be vented.

4. Framing must provide/ allow for complete building insulation. 5. Exterior walls R-13 insulation is required if scope of work is opening the wall. 6 Attics R-38 insulation 7. Crawl Space floors R-19 insulation.

8. Unit party walls and floor assemblies require sound proofing (sound batt insulation) to achieve a I. Windows And Doors All windows and exterior doors must be Energy Star rated for zone south central be of high

quality, durability and must be installed per manufacturer's requirements to achieve at least a 10 year warranty for windows and a 1 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. 1. All interior doors must:

 a. Be side hinged b. Be hollow core paneled hardboard, paneled solid wood, or hollow core flush hardwood. c. Hollow core, flush lauan doors are prohibited d. ADA accessible doors at common areas and Type A units must:

1. Have ADA lever hardware. ii.Be 3-0 minimum. a. Have a 3/4" minimum air space at bottom of door measured from finished floor for air b. Louvered doors at HVAC closet for air handler return are acceptable.

2. All exterior doors must be Energy Star metal-clad or fiberglass doors and must: a. Metal clad steel edge doors and frames are acceptable for use in firewalls only. b. Provided door manufacturers data sheet (s) with plans. c. Be side hinged d. 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. e. Be paneled. f. Have a rot proof jamb.

g. Include a peephole on main entry door. h. Have a thumb latch/ lever style deadbolt lock. i. ADA accessible doors at common areas and Type A units must: 1. Have a maximum threshold height of ½" ii. Have ADA lever hardware.

1. Include a peephole a maximum of 48" AFF at primary unit entry door only. 2. Have spring hinges at the unit's primary unit entry door only. j. Primary unit entry doors must have a minimum roof covering of 3'w x 5'd with corresponding porch/pad or be located in the breezeway

 a. Exterior half lite doors must: xii. Have blinds between the glass provided by the door manufacture. m. High quality vinyl sliding glass doors are acceptable for use at the back door to the patio or deck and must: 1. Have multi point locking hardware keyed alike. ii.lnclude costal hardware.

k. Exterior full glass doors must:

recommendations.

prohibited.

1. Have blinds between the glass provided by the door manufacture.

iii. Have blinds between the glass provided by the door manufacture. 3. Windows must be Energy Star rated for zone south central and must: a. Have blinds for each window installed. b. Metal blinds are prohibited.

c. Provide window manufacturers data sheet (s) with plans. d. Be single hung, double hung, casement or awning. Sliding windows are prohibited. e. Be vinvl. f. Have appropriate design for exterior finishes.

1. Windows installed in brick or stucco veneer should not have a J-channel. ii. Windows installed in

siding veneers should have the correct J-channel width. iii. Windows installed with 1x perimeter trim should have no J-channel. a. Not be installed over bath tub/shower. h. Be continuously caulked behind the flange and taped per the manufactures

i. Be installed per window manufactures recommendations. In Type A units, all windows and blinds must meet or exceed all State and Federal accessibility requirements.

1. All kitchen cabinets shall be constructed with solid wood or plywood stiles, rails, doors and drawer fronts. All cabinets will conform to the performance and fabrication requirements of ANSI/KCMA A161.1-2000 and bear the KCMA Certification Seal. a. Drawers must have dual slide tracks. b. Accessible cabinets with removable fronts must be manufactured to be removable with

only a screwdriver. c. Site built cabinets are prohibited. 2. Countertop that are at or below 36 inches in height above finished floor, excluding the sink and range space:

a. Counter tops may be manufactured post form, granite or solid surface. b. Site built tops countertops must be constructed of 3/4"AC plywood. No particle board, press board or fiber board will be allowed. 3. All units must have an 14 cubic foot minimum Energy Star rated frost free refrigerator freezer. a. Doors must open beyond 90 degrees to allow bin removal.

b. Ice maker box (cold water supply) with shut off must be installed behind the refrigerator. 4. All units must have a double bowl kitchen sink 8" deep minimum. 5. All units must have over the range microwave

6. All units must have a slide in range that is at least 30 inches wide or a cooktop and wall oven. a. A backsplash panel must be installed behind the cooktop and cover the entire wall

b. Anti-tip devices must be installed on all kitchen ranges and be securely fastened to the

7. All units must have a Fire Stop or comparable extinguishing system over the stove. Alternatively, the range must have SmartBurner elements installed in the range. 8. Each unit must be equipped with a 5 lb. ABC rated dry chemical fire extinguisher readily accessible in the kitchen and mounted to accommodate handicapped accessible height in accessible units. If contained in the cabinet/pantry area must have proper signage, 4" X 3" minimum, identifying

 $9. \ Fluorescent \ lighting \ or \ LED \ lighting \ is \ required \ in \ the \ kitchen \ which \ must \ provide \ 30 \ footcandle$ minimum on all counter tops.

10. The aisle width between cabinets and/or appliances is 42" minimum. a. The refrigerator must be ADA compliant. b. Kitchen sinks must be ADA compliant and:

1. Be 6 ½" deep maximum. ii.Be rear-draining. iii. Sink bottoms insulated if bottom of sink is at or below 29 inches above finished c. The range / cooktop / wall oven must be ADA compliant.

> d. Pull-out worktops are prohibited e. Workstations must be installed beside the range with no wall to the left or right of the workstation. f. The wall cabinet mounted over the work station must be 48 inches maximum above finished floor to the top of the bottom shelf.

g. Provide cabinet microwave shelf with microwave or counter top microwave. h. Unit must have a 30" range hood. i. The range hood fan and light must have separate remote switches. Kitchen counter tops and ranges with cooktop can be no higher than 34" above floor. k. Provide ADA compliant cabinet handles/pulls on cabinet doors and drawers. Knobs are

K. Bathrooms 1. All bathroom vanities/cabinets shall be constructed with solid wood or plywood stiles, rails, doors and drawer fronts. All cabinets will conform to the performance and fabrication requirements of ANSI/KCMA A161.1-2000 and bear the KCMA Certification Seal and:

a. Drawers must have dual slide tracks. b. Accessible cabinets with removable fronts must be manufactured to be removable with only a screwdriver. c. Site built cabinets are prohibited. 2. Vanities/cabinets shall be provide in all units and must be 24" minimum.

3. All full bathrooms must have: a. Ceiling light and exhaust fan on the same switch and must provide adequate lighting to b. Vanity light must be provided and be on a separate switch.

4 All half hathrooms must have a. Ceiling light and or vanity light, must provide adequate lighting

b. Exhaust fan. c. These can be switch together or separately. 5. Mirror length must extend from the top of vanity backsplash to 6' minimum above finish floor. Framed decorative mirrors are excepted if they meet the above requirements 6. Tub/shower units must be 32" x 60" minimum one piece fiberglass based units with slip resistant floors. Shower head to be mounted 80" above finished floor. Type A units:

a. Must contain a roll in shower and: 1. Be one piece fiberglass based unit with slip resistant floor. ii.Be ADA/ANSI compliant from manufacture.

1. Have factory installed grab bars. 2. Have a 36" x 60" minimum useable floor space.

3. Have a collapsible water dam or beveled threshold that meets code 4. Approaches to roll-in showers must be level, not sloped 5. Have adjustable shower rod and weighted curtain installed before occupancy

7. The shower head with wand must be installed on a sliding bar and within code required reach ranges by the seat. 8. 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

6. Shower floor may not be used for code required 67" clear floor space in bathrooms.

b. Water closets must be centered, at a minimum, 18 inches from sidewalls, vanity/lavatories and bath tubs and be clearly marked on the plans c. Accessible cabinets with removable fronts must be manufactured to be removable with

only a screwdriver. d. Vanity tops or top of sink rim can be no higher than 34" above floor. e. Provide ADA compliant cabinet handles/pulls on cabinet doors and drawers. Knobs are

f. All tub/showers in designated handicap accessible units must come complete with "factory- installed grab bars". g. Provide solid blocking at all toilets and tub/shower units for grab bar installation. h. 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.

2. All interior and exterior mechanical and storage closets must have finished floor coverings. a. Interior closets must have carpet or resilient flooring b. Interior mechanical closet must be resilient flooring c. Exterior storage or mechanical closets may have sealed and or painted concrete floors.

1. Every bedroom must have a closet and contain a wire shelf and closet rod.

i. A wireless or hard-wired call for aid station is required in all bathrooms

B. Laundry Room Stacked washer/drvers are prohibited. 2. Washer water shutoff valves must be installed right side up with the hose connection below the shutoff handle

3. Dryer vent connection box must be galvanized metal and be 2 inches maximum above finished 4. In Type A and Type B units, d. The washer and dryer clear floor space areas may overlap. e. All electrical, plumbing, and venting rough-ins must be centered behind each washer and

All materials must be installed to manufacturer's specifications using standard methods and

dryer to allow them to be centered for side approach.

A. Bedrooms, Closets And Storage Closets

resulting in the issuance of a manufacturer's guarantee / warranty. Manufacturer's written warranties must be provided to the Authority with the placed in service application. 1. Living Aeas must have Luxury Vinyl Tile (LVT), Ceramic Tile, Laminate Flooring or Hardwoods. 2 Bedrooms may have carpet.

3. Kitchens, Bathrooms, Laundry room, Mechanical closets, Dining areas, and Foyer/ entrance area must have resilient flooring LVT, Sheet Vinyl, VCT or Ceramic Tile. Shoe molding must be installed in all resilient flooring areas 4. LVT must have a 12mil wear layer and provide a minimum 15-year residential warranty. LVT installed in kitchens, bathrooms, laundry areas and mechanical closets must be 100% waterproof.

6. VCT must be at minimum 0.080 thickness. 7. Ceramic floor tile shall be minimum 12" x 12" and installed over poured concrete slab or cementitious backing material. 8. Carpeting shall comply with FHA -HUD Use of Materials Bulletin No. 44d. 9. Carpet pad must be installed under all carpeting and shall comply with FHA -HUD Use of Materials Bulletin No. 72a.

5. Sheet vinyl must be a minimum 0.095 thickness and provide a minimum 20-year residential

10. Carpets used in Type A units bedrooms must be glue-down type without padding. 11. Carpet tile may be used in common area and must be: • rated for severe use with a 3.5 or greater TARR rating, open cell backed, no hard backed tiles, and

stain resistant.

6. The use of duct board is prohibited.

D. Mechanicals

1. Non-Unit, "development", spaces must have separate HVAC systems. AKA "House System" a. Must have a 15 SEER Energy Star rated HVAC system. b. All refrigeration lines must be insulated. c. Must be located within the developments building space. 2. All units must have individual central heat and air, HVAC. a. Manuals J, S &D must be utilized for design requirements. HVAC manufactures J, S & D

software can be utilized to provide the required manuals as long as that manufacturer's equipment is being installed b. All units must have a 15 SEER Energy Star rated HVAC system. c. All refrigeration lines must be insulated.

e. Mini split ducted or ductless systems are acceptable. Bottom of returns must be 12" minimum above FFE. 5. All openings in duct work at registers and grilles must be covered after installation to keep out debris during construction.

d. Traditional air handler, heat pump and ducted HVAC system are acceptable.

7. Connections in duct system must be taped and sealed with mastic and fiberglass mesh. 8. Ductwork located in unconditioned spaces must be insulated with R-8 minimum. 9. Galvanized metal or aluminum must be used for plenums and mixing boxes. 10. Electric mechanical condensate pumps are not allowed. 11. All hub drains serving HVAC condensate lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.

12. All bedroom closets, interior storage rooms, coat closets, and laundry rooms/closets must have

a 4 inch tall by 8 inch wide minimum pass-thru grille above doors for air circulation in those areas that do not get conditioned. 13. There must be a minimum of 3/4 inch air space under all interior doors measured from finished floor for air circulation. 14. All bath exhaust fans shall be rated at 70 CFM minimum vented to the exterior of the building using hard ductwork along the shortest run possible. Venting through the roof is prohibited. 15. Dryer vents must be vented to the exterior of the building using hard ductwork along with the

b. Venting thru the roof is prohibited. 1. Sanitary sewer main lines cannot be located under the slab of a multifamily single story design, single family homes, townhouses and duplex developments. The sanitary sewer main line must run on the front, side or back of the building/structure and provide a sanitary sewer service tie in for

each unit. 2. Unit water cut offs must be in an easily accessible area and clearly marked with signage. 3. All domestic water line cut off valves must have metal handles, not plastic. 4. Domestic water lines are not allowed in unconditioned spaces. Offset toilet flanges are prohibited

c. 40 gallon for one and two bedroom units.

shortest run possible: maximum run is 35' including deductions for elbows.

a. Vent connection must be centered behind the dryer.

6. All shower valves to be anti-scald. 7. Water sense fixtures must be used a. Toilets 1.28 GPM or less. b. Showerheads, Kitchen faucets and Bath faucets 1.5 GPM or less. 8. Toilets to be ADA height in all units. 9. Toilets must be centered, at a minimum, 18 inches from sidewalls, vanity/lavatories and bath tubs

and be clearly marked on the plans (only applies if UFAS unit or gut rehab including plumbing). 10. Water heater for each unit: a. Electric water heaters to have 0.93 UEF minimum, without blanket. b. Gas water heaters to have 0.68 UEF minimum, without blanket.

approved addition of the International Plumbing Code.

d. 50 gallon for three and four bedroom units. e. Prohibited to be mounted above equipment or appliances. Located in the units insulated envelope. g. Placed in drain pans with drain piping plumbed to disposal point as per the latest

h. Pipe all Water Heater Temperature & Pressure (T&P) relief valve discharges to disposal

point as per the latest approved edition of the International Plumbing Code. i. Elevated if necessary for proper pan drainage j. Use of gas tankless water heaters is allowed with above requirements. k. Use of electric tank less water heaters is allowed with the above requirements and the electrical panel must be rated at 200 amps or greater.

outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.

12. Frost-proof exterior faucets must be provided on every building with in a high rise

11. All hub drains serving HVAC condensate lines and water heater lines must be piped to the

development on the "House" water supply. Locations should be maintenance based. 13. All single family, Townhouse, Duplex and single story development must supply a frost- proof faucet at the front and rear of each unit on the unit's water supply.

14. The architect must certify on the final plans and/or specifications that the project will be constructed using lead-free pipes, solder, and flux.

F. Electrical

1. Units must have separate electrical systems 2. Non-residential, "development", spaces must have separate electrical systems. AKA "House" 3. Hardwired interconnected Smoke Detectors and Carbon monoxide detectors are to be installed as required by all applicable codes and regulations local, state and federal. 4. All switches and thermostats to be mounted no more than 48" above the FFE

5. All receptacles, telephone jacks, and cable jacks to be mounted 15" minimum above FFE. 6. All lighting fixtures to be Energy Star rated. 7. All bulbs to be Energy Star rated. 8. All units must have an Energy Star rated ceiling fan and light fixture located in the living room and all bedrooms with the light and fan being wall switched separately.

9. Overhead lighting is required in all bedrooms, bathrooms, laundry rooms, closets (other than pantries or coat closets), and storage rooms and to be wall switched. 10. Exterior lighting is required at each unit entry door and to be wall switched by door unit. Buildings with conditioned interior corridors with access doors at each end with 24/7 "House" lighting are exempt from this requirement at the unit main entry door only.

a. One centrally located connection port with connection ports in each bedroom, b. Or one centrally located port with wireless internet network provided, per unit. c. All internet lines must be toned and tagged properly to each unit.

d. Each building must have an internet termination and demarcation box for internet vendor 12. All units pre-wired for telephone with jacks installed in the living room and one per bedroom.

a. All telephone lines must be toned and tagged properly to each unit. b. Each building must have a telephone termination and demarcation box for telephone vendor connection. 13. All units pre-wired for cable television with jacks installed in the living room and one per

a. All cable lines must be toned and tagged properly to each unit. b. Each building must have a cable termination and demarcation box for cable vendor

14. Development Lighting a. Serviced by the "House" electrical panel. b. Must be located in all common areas, breezeways, corridors, and stairwells. c. Open areas must be activated by a photo cell placed on the east or north side of the

2. Duplexes may have one bedroom if mixed development two (2) bedrooms if not mixed.

d. Conditioned or closed common areas require 24/7 lighting. 15. All call for aid devices must be installed beside or below ceiling light switches in bedrooms and G.Single Family, Townhouse And Duplex Developments 1. All detached single family homes must contain a minimum of two (2) bedrooms.

a. a minimum of two (2) bedrooms

3 Townhouses must contain

11. All units pre-wired for high speed Internet hook-up with:

**REVISIONS** 

APPROVAL

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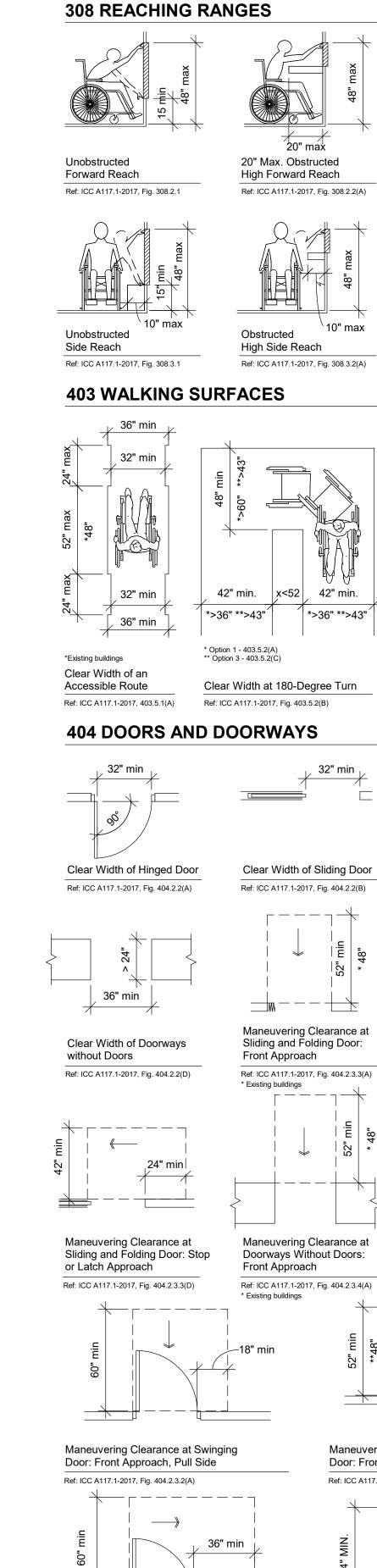
COMPLY WITH STATE & LOCAL CODES.

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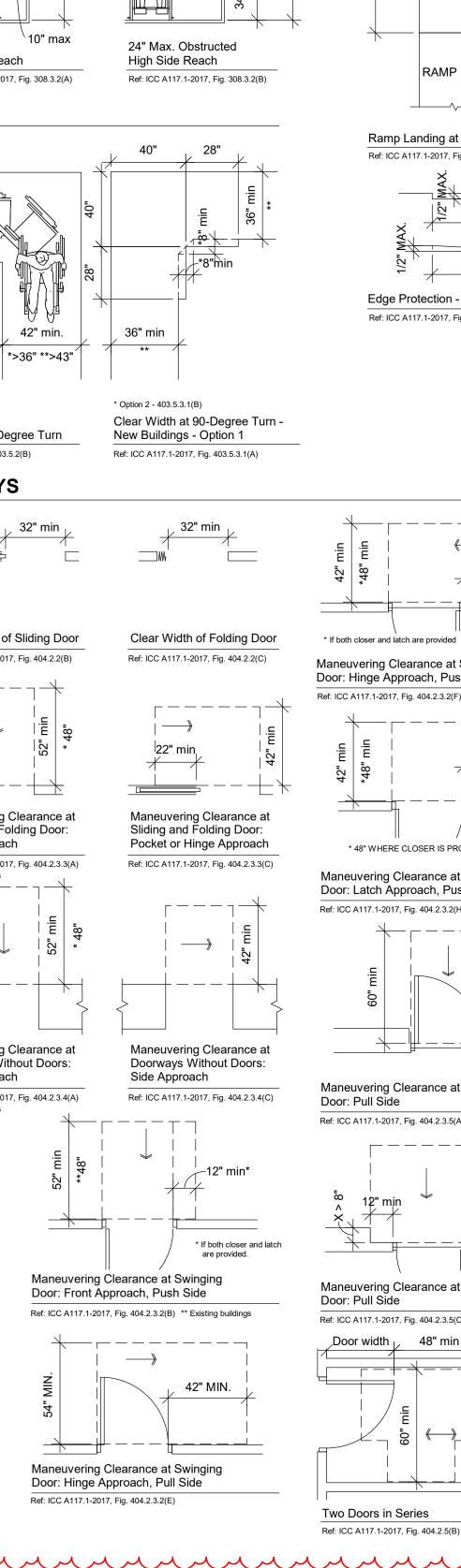
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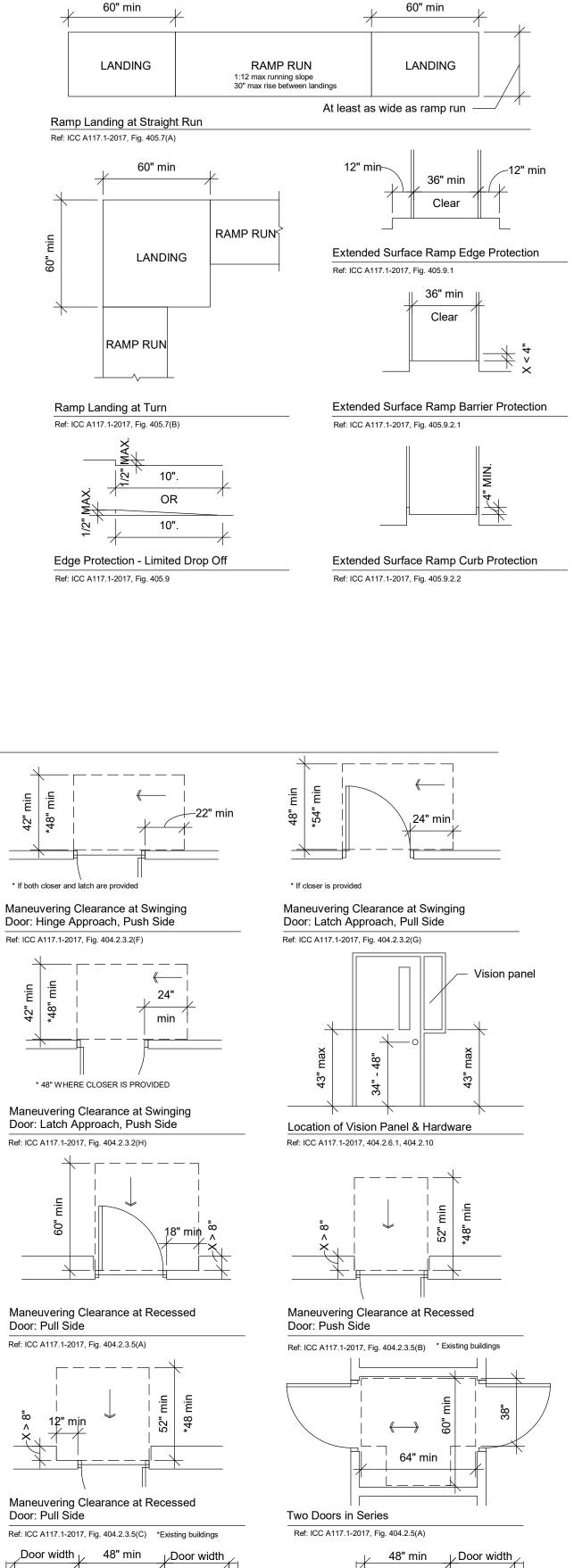
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20" - 25" Max. Obstructed

Ref: ICC A117.1-2017, Fig. 308.2.2(B)

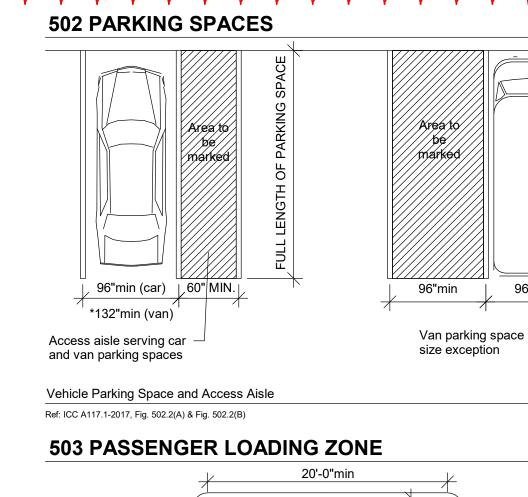
High Forward Reach

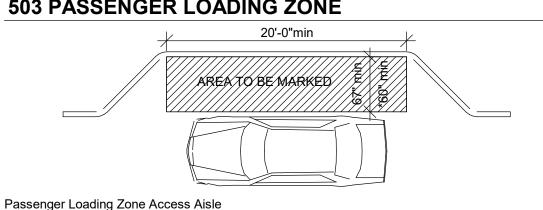


Two Doors in Series

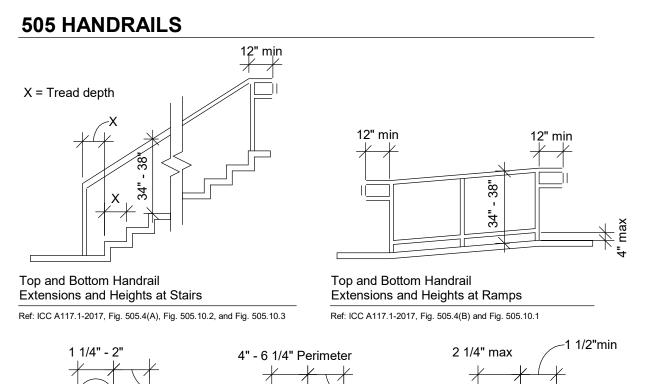
Ref: ICC A117.1-2017, Fig. 404.2.5(C)

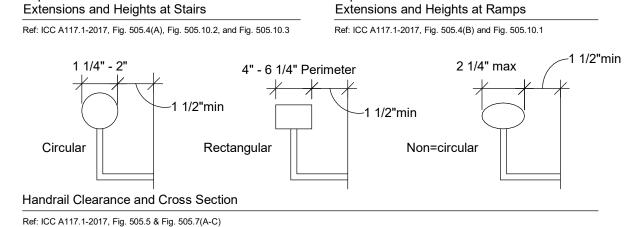
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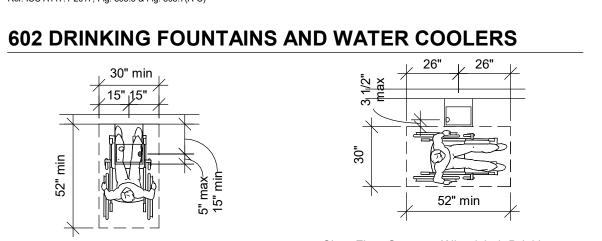


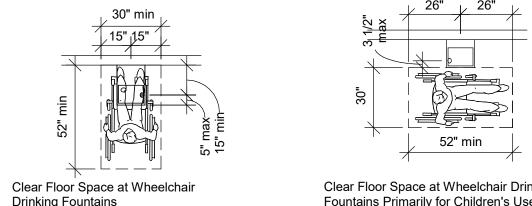


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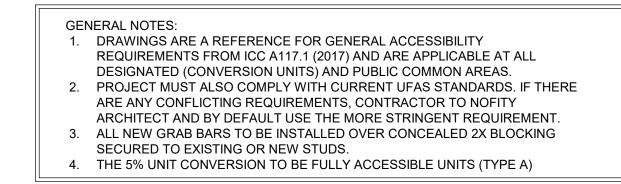




Drinking Fountains Ref: ICC A117.1-2017, Fig. 602.2.1(A), Fig. 305.5(A), & Fig. 305.7.2

Ref: ICC A117.1-2017, Fig. 503.3(A) \* Existing buildings and facilities

Clear Floor Space at Wheelchair Drinking Fountains Primarily for Children's Use Exception Ref: ICC A117.1-2017, Fig. 602.2.1(B), Fig. 305.5(B), & Fig. 305.7.1





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no

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**REVISIONS** 

APPROVAL

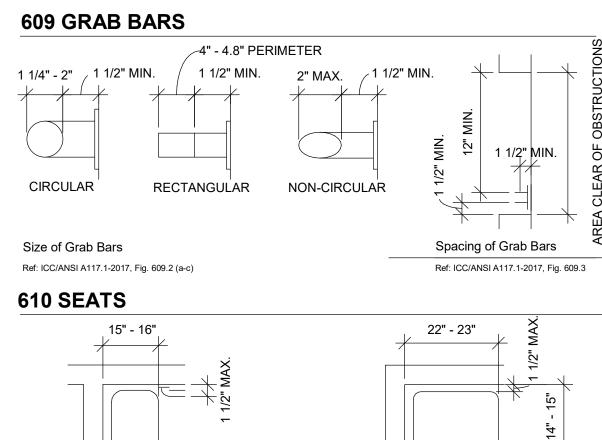
1 07/10/21 ACC. REV 1

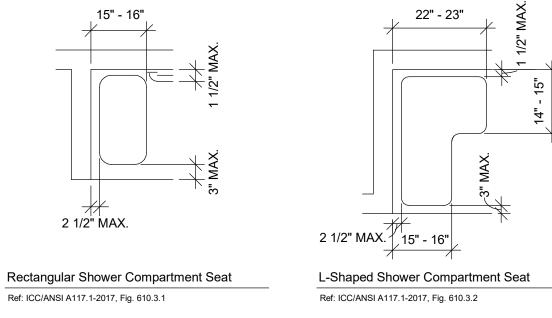
THESE DRAWINGS ARE COPYRIGHTED AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REV-IEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHI-TECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPER-VISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES.

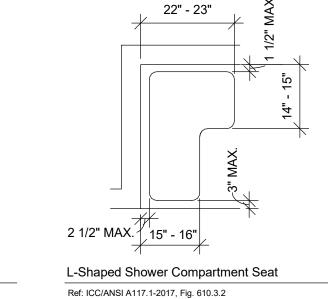
> ISSUED FOR: PERMITTING

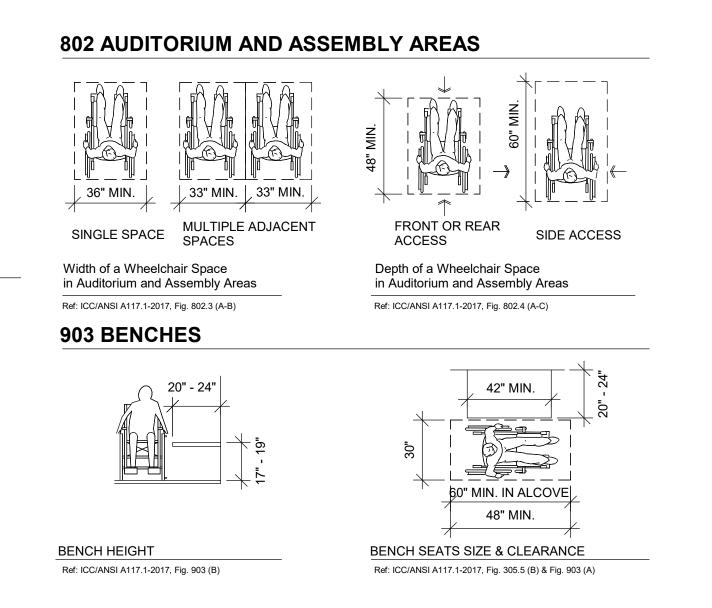
JOB NUMBER: ACCESSIBLE UNITS & ADA REQUIREMENTS (BASED ON 2017 ANSI 117.1)

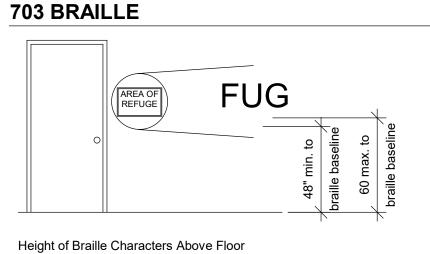
G3.1





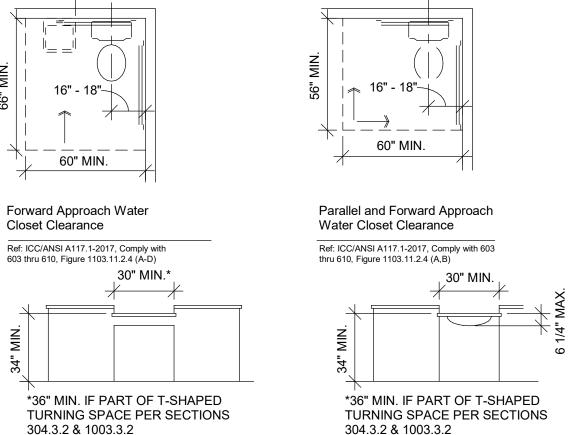


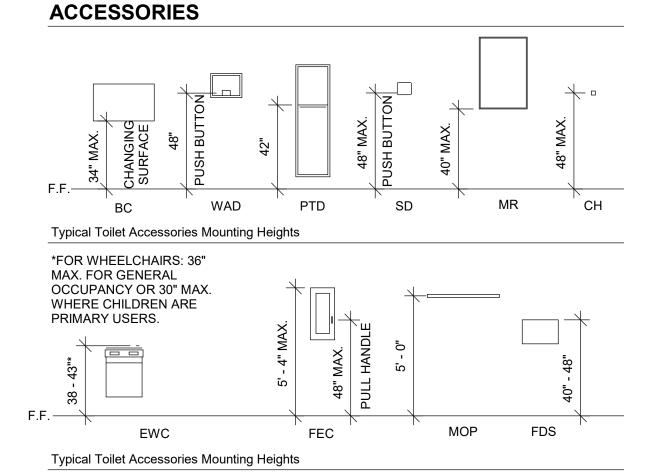


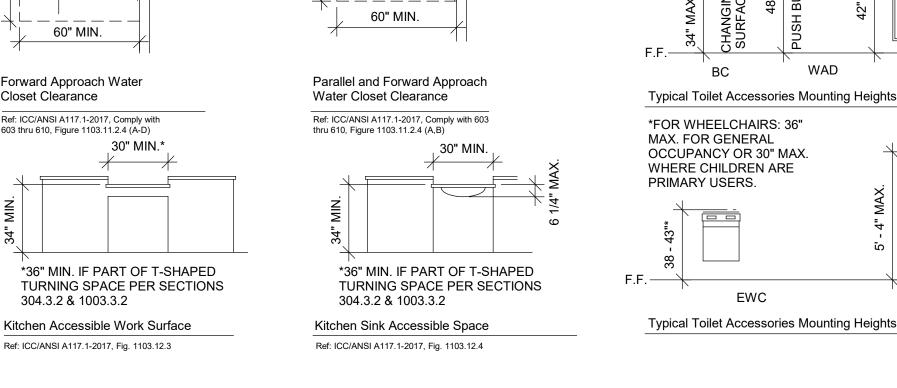


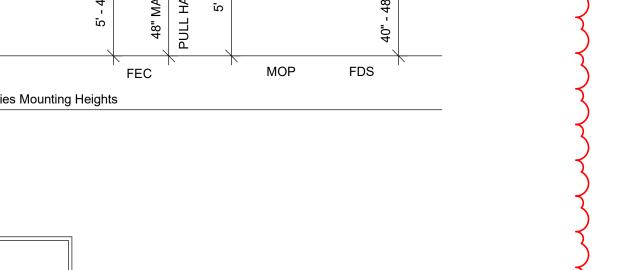
Ref: ICC/ANSI A117.1-2017, Fig. 703.4.10

## 1103 TYPE A DWELLING UNITS











- **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.
- 2. PROJECT MUST ALSO COMPLY WITH CURRENT UFAS STANDARDS. IF THERE ARE ANY CONFLICTING REQUIREMENTS, CONTRACTOR TO NOFITY ARCHITECT AND BY DEFAULT USE THE MORE STRINGENT
- 3. ALL NEW GRAB BARS TO BE INSTALLED OVER CONCEALED 2X BLOCKING SECURED TO EXISTING OR NEW STUDS.
- 4. THE 5% UNIT CONVERSION TO BE FULLY ACCESSIBLE UNITS (TYPE A)



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**REVISIONS** 

APPROVAL

1 07/10/21 ACC. REV 1

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SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REV-IEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHI-TECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPER-VISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES.

> ISSUED FOR: PERMITTING

JOB NUMBER:

ACCESSIBLE UNITS & ADA REQUIREMENTS (BASED ON 2017 ANSI 117.1) G3.2

#### ZONING INFORMATION

PER PLAT B383-1, SUBJECT PROPERTY IS ZONED RG-2 FRONT MINIMUM YARD REQUIREMENT = 25 FEET SIDE MINIMUM YARD REQUIREMENT = 20 FEET REAR MINIMUM YARD REQUIREMENT = 30 FEET

NOTE THAT NO ZONING REPORT WAS PROVIDED TO SURVEYOR BY CLIENT.

## 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(S) "X" AND "AE" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 450196 0001-0008 & 450196 0007 C EFFECTIVE ON 09/26/2008 AND IS PARTIALLY IN A FLOOD ZONE AREA AS INDICATED ON SURVEY.

NOTE: BUILDINGS REMOVED FROM SPECIAL FLOOD HAZARD ZONE PER FEMA LETTER OF AMENDMENT 218-70-RS-OS. DATED 1/15/1999.

## MISCELLANEOUS NOTES

A BEARING OF \$46\*23'12"E AS SHOWN HEREON ALONG THE NORTHEASTERLY BOUNDARY LINE OF PLAT PREPARED FOR MARKET PLACE APARTMENTS, LP RECORDED IN PLAT BOOK B383 AT PAGE 1 OF THE OFFICE OF THE REGISTER OF DEEDS OF YORK COUNTY, BASED ON STATE PLANE COORDINATE (SPC) GRID BEARINGS, SOUTH CAROLINA (3900). ALL UNITS OF MEASUREMENT ARE INTERNATIONAL FEET (GROUND). DEVIATION FROM THE RECORD BEARING OF \$43\*50'34"E AS SHOWN ON THE AFOREMENTIONED PLAT IS -02\*32'38".

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
115	6			121

AT THE TIME OF THE SURVEY, THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WERE 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.

THE PROJECT SITE IS LOCATED AT THE INTERSECTION OF HECKLE BOULEVARD AND McCULLOUGH STREET.

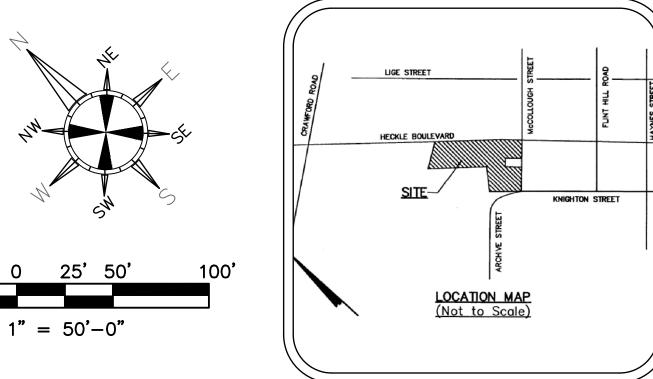
Raymond Bruce Dawber
Professional Land Surveyor
105 Sumac Drive
Goose Creek, SC 29445
Ph: (910) 443-0378
Email: raydawber@gmail.com

SURVEY PREPARED FOR:
Ponderosa Professional Cooperative, LLC
5830 E 2ND STREET
CASPER, WY 82609
307-247-6215
EMAIL: COMMENTS@PONDEROSA.PRO
SURVEY NO. 21-062-01A

### 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 TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST





VICINITY MAP

## SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

12. Grants of Rights of Way to the City of Rock Hill, S.C. as recorded in Book 421, Page 573 and Book 397, Page 82, and Book 397, Page 75, all of the York County Registry, reference being made to the records thereof for the full particulars. AFFECTS, PLOTTED AS DESCRIBED.

13. General Permit to Rock Hill Telephone Company as recorded in Book 428, Page 355 of the York County Registry, reference being made to the records thereof for the full particulars. AFFECTS, PLOTTED AS INNTERPRETTED AND DESCRIBED BY PLAT BOOK B383, PAGE 1.

14. Grants of Rights of Way for Street unto the City of Rock Hill as recorded in Book 424, Page 252 and Book 483, Page 301, of the York County Registry, reference being made to the records thereof for the full particulars. DOES NOT AFFECT, SUPERCEDED BY MORE RECENT WIDENINGS

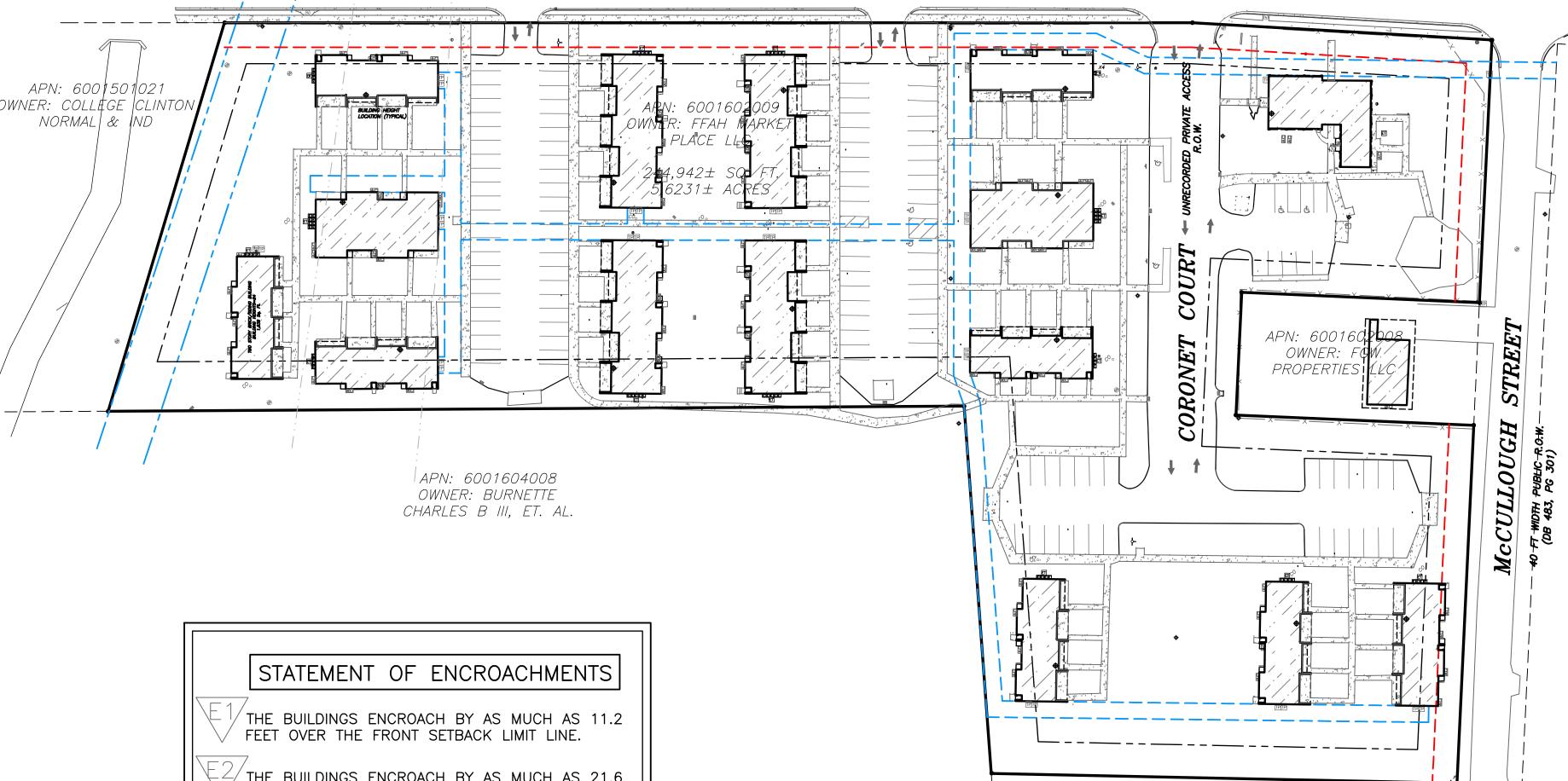
18. Easements, Setback Lines and any other facts shown on that Plat recorded in Plat Book B383, Page 1 of the York County Registry, reference being made to the records thereof for the full particulars.

AFFECTS PROPERTY. ALL PLOTTABLE MATTERS ARE INDICATED ON THIS

## LEGEND

## HECKLE BOULEVARD

VAR. WIDTH PUBLIC R.O.W. (DB 424, PG 252)



THE BUILDINGS ENCROACH BY AS MUCH AS 21.6 FEET OVER THE REAR SETBACK LIMIT LINE.

THE CONCRETE SIDEWALK ALONG THE SOUTHERLY
BOUNDARY LINE FOUND TO BE PROJECTING AS
MUCH AS 12.9 FEET BEYOND SAID BOUNDARY

APN: 6001604001 OWNER: TRUSTEES OF CLINTON JUNIOR COLLEGE

ALLEYWAY

APN: 6001604007

OWNER: BIRTHA

VAMES F & SALLIE

## TITLE LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of Rock Hill, County of York, State of South Carolina, containing 5.623 Acres, and being more particularly shown and delineated on a plat prepared for Market Place Apartments, LP by Cox and Dinkins, Inc., dated June 28, 2001, last revised August 6, 2001 and recorded in the Office of the Register of Deeds for York County in Plat Book B—383 at Page 1, and shown thereon as having the following boundaries and measurements, to—wit:

Beginning at a "x" on the concrete gutter, The Point Of Beginning, (P.O. B.), where the southern right—of way margin o Heckle Boulevard and the western right-of-way margin of McCullough Street intersect; thence along the western right-of- way margin of McCullough Street S 48° 53' 30" W for a distance of 160.60 feet to a 1" pipe; thence turning and running along property now or formerly Thomas L. Richmond for the following bearings and distances: N 41° 21' 35 W for a distance of 145.25 feet to a 1" pipe; thence S 48° 49' 37" W for a distance of 75.07 feet to a 1" pipe; thence S 41° 23' 08" E for a distance of 145.32 feet to a 1/2" rebar located on the western right-of-way margin of McCullough Street; thence running with the western right-of-way margin of McCullough Street S 48 51 17" W for a distance of 218.88 feet to a 1/2" rebar located on the northern margin of a 15' alleyway, thence turning and running along the northern margin of the 15' alleyway N 42° 39' 00" W for a distance of 284.34 feet to a 1" pipe; thence turning and running along property now or formerly James D. Steel and Company and A.F. Fenrell for the following bearings and distances: N 41° 55' 00" E for a distance of 225.02 feet to a "x" on concrete sidewalk; thence N 44° 10 56" W for a distance of 522.55' feet to a 5/8" rebar; thence turning and running along property now or formerly Clinton Institute N 62° 49' 10" E for a distance of 247.70 feet to a 1/2" rebar located on the southern right-of-way margin of Heckle Boulevard; thence turning and running along the southern right-of-way margin of Heckle Boulevard S 43° 50' 34" E for a distance of 590.79 feet to a nail and cap in asphalt; thence continuing along the southern right-of-way margin of Heckle Boulevard S 40° 32' 50" E for a distance of 183.33 feet to the "X" on the concrete AS MORE RECENTLY SHOWN on a plat of survey entitled "ALTA/NSPS Land Title Survey for Apartments 5" prepared by

Joseph C. Whisenant for Bock & Clark National Coordinators, Project No. 201604435, 005, dated December 9, 2016, las , and described therein as follows: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF ROCK HILL, COUNTY OF YORK, STATE OF SOUTH CAROLINA, CONTAINING 5.62 ACRES AND BEING MORE PARTICULARLY SHOWN DELINEATED ON A PLAT PREPARED FOR APARTMENTS 5, BY JOSEPH C. WHISENANT, DATED DECEMBER 9, 2016, LAST REVISED DECEMBER 12, 2016 AND SHOWN HEREON HAVING THE FOLLOWING BOUNDARIES AND MEASUREMENTS, TO-WIT: BEGINNING AT AN "X" ON THE CONCRETE GUTTER, THE POINT OF BEGINNING (P.O.B.), WHERE THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARD AND I WESTERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREET INTERSECT; THENCE ALONG THE WESTERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREETS 46° 20' 45" W FOR A DISTANCE OF 160.60 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG PROPERTY NOW OR FORMERLY FGW PROPERTIES, LLC FOR THE FOLLOWING BEARINGS AND DISTANCES: N 43° 54' 21" W FOR A DISTANCE OF 145.44 FEET TO AN IRON PIN FOUND; THENCE S 46° 16' 53" W FOR A DISTANCE OF 75.07 FEET TO AN IRON PIN SET: THENCE S 43° 53' 37" E FOR A DISTANCE OF 145.33 FEET TO AN IRON PIN FOUND LOCATED ON THE WESTERN RIGHT-OFWAY MARGIN OF MCCULLOUGH STREET; THENCE RUNNING WITH THE WESTERN RIGHT-OFWAY MARGIN OF MCCULLOUGH STREET S 46° 20' 42" W FORA DISTANCE OF 218.95 FEET TO AN IRON PIN LOCATED ON THE NORTHERN MARGIN OF A 15' ALLEYWAY, THENCE TURNING AND RUNNING ALONG THE NORTHERN MARGIN OF THE 15' ALLEY WAY N 45' 08' 12" W FOR A DISTANCE OF 284.31 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG THE PROPERTY NOW OR FORMERLY CHARLES BURNETT II FOR THE FOLLOWING BEARINGS AND DISTANCES: N 39° 22' 15" E FOR A DISTANCE OF 225.02 FEET TO AN "X" ON CONCRETE SIDEWALK; THENCE N 46° 43' 41" W FOR A DISTANCE OF 522.55' FEET TO AN IRON PIN FOUND: THENCE TURNING AND RUNNING ALONG PROPERTY NOW OR FORMERLY COLLEGE CLINTON NORMAL & IND N 60° 19' 55" E FOR A DISTANCE OF 247.78 FEET TO AN IRON PIN FOUND LOCATED ON THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARD: THENCE TURNING AND RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARDS 46° 22' 30" E FOR A DISTANCE OF 590.80 FEET TO A "PK" NAIL SET IN ASPHALT; THENCE CONTINUING ALONG THE SOUTHERN .RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARDS 43° 05' 28" E FOR A DISTANCE OF 183.34 FEET TO THE "X" ON THE CONCRETE GUTTER, THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE

## TA/NSPS LAND TITLE SURVE

COMPANY, COMMITMENT NUMBER 2012-2058, February 10, 2021 at 08:00 AM

Market Place Apartments

Market Hace Apartment

PARTNER PROJECT NUMBER 21-309966.9

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE COMPANY TITLE COMMITMENT, NUMBER 2102-2058, CONTAINING AN EFFECTIVE DATE AND TIME OF FEBRUARY 10, 2021 AT 08:00 AM

## CERTIFICATION

TO HUD, VITUS DEVELOPMENT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6a, 6b, 7a, 8, 9, 10a, 10b, 11, 12, 13, 16, 17, 18, and 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 3/1/2021.

DATE OF PLAT OR MAP: 3/10/2021

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements of a "Class A"

PROPERTY ADDRESS: 1333 CORONET COURT ROCK HILL SC 29730

Raymond Bruce Dawber Professional Land Surveyor PLS NO.: 24270 IN THE STATE OF: South Carolina DATE OF SURVEY: 03/01/2021 LAST REVISED: 03/18/2021

Address: 105 Sumac Drive Goose Creek, SC 29445 Ph: (910) 443–0378 Email: raydawber@gmail.com

KNIGHTON

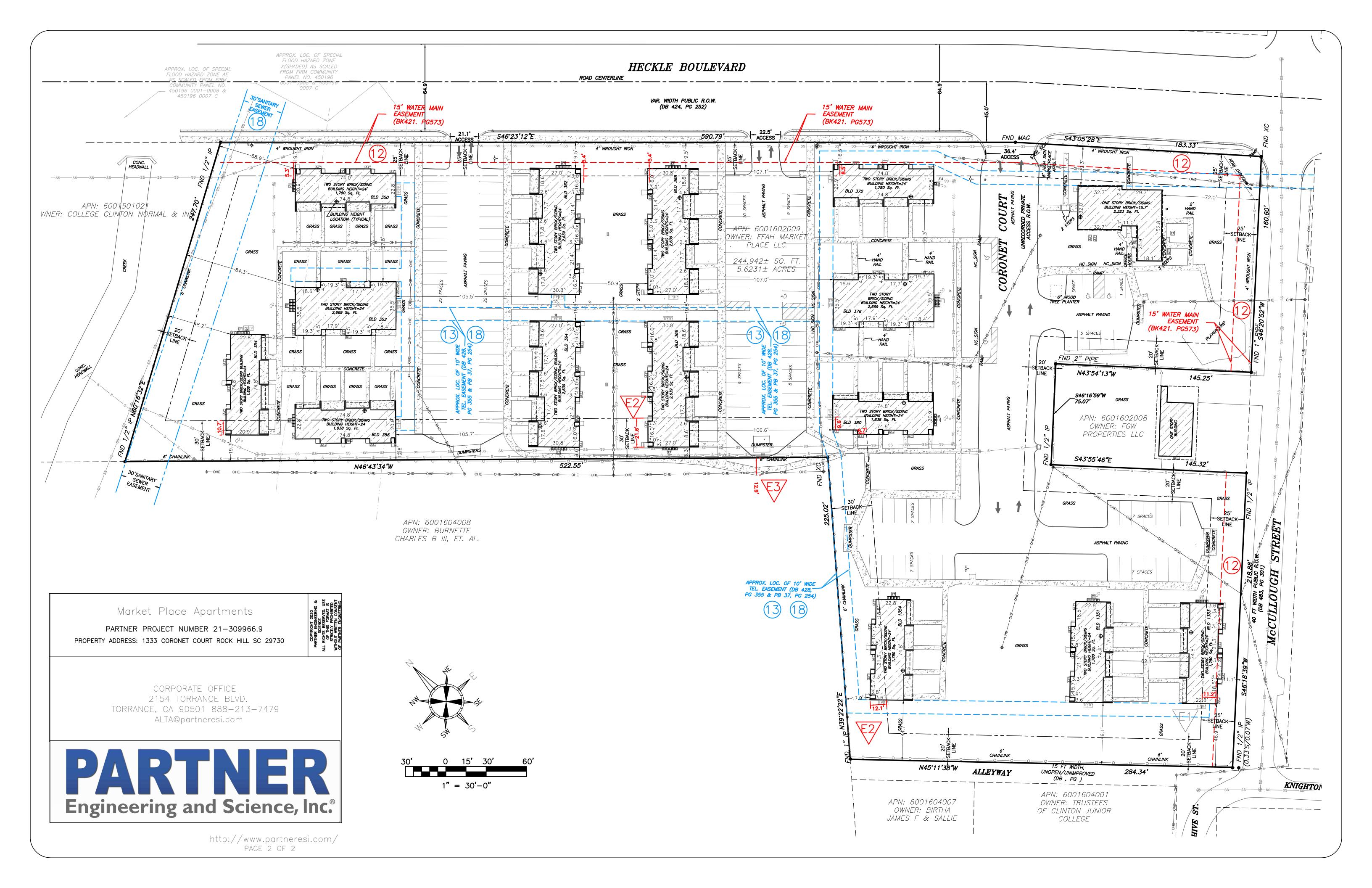
ST.



CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

# PARTNER Engineering and Science, Inc.®

http://www.partneresi.com/ PAGE 1 OF 2



BUILD	BUILDING TYPES										
			UNITS		UNIT	TYPES					
BLDG TYPE	BLDG ID	# OF BLDGS	PER	1BR	1BR GDN	2BR	3BR	4BR	UNIT	TOTAL HUD NSF	TOTAL HUD GSF
1111		DLDGG	BLDG	GDN	HC	TH	TH	TH	IOIAL	TIOD NOI	1100 001
TYPE I	362, 368, 364, & 366	4	5			4	4	12	20	21,304	23,340
TYPE II	TYPE II 354,356, 372, 380, 350	8	4			16	16		32	28.672	31,536
=	1351, 1353, & 1354									20,012	0.,000
TYPE III	376 & 352	2	8	12	4				16	9,776	10,784
TOTAL LEASEABLE 14 12 4 20 20 12 68 59,752							65,660				
LEASING OFFICE / COMMUNITY / MAINTENANCE / LAUNDRY							2,253				
GRAND TOTAL HUD GSF						67,913					

UNIT TYPES								
UNIT TYPE	BEDS	BATH	HUD NSF	HUD GSF	# UNITS			
1BR GDN	1	1	611	674	12			
1BR GDN HC	1	1	611	674	4			
2BR TH	2	1	836	917	20			
3BR TH (3BR TH AV)	3	1	956	1054	20			
4BR TH (4BR TH AV)	4	1	1178	1288	12			
TOTALS					68			

- 3BR TH AV UNIT IN BLDG 368 - 4BR TH AV UNIT IN BLDG 366

PARKING	
STANDARD	113
ACCESSIBLE PARKING	2
ACCESSIBLE PARKING VAN	4
TOTAL	119

## **NEW CONSTRUCTION - KEYED NOTES**

SN 1.1 REPAIR DAMAGED AND FAILING OFFICE PARKING LOT, MILL AND INSTALL NEW ASPHALT AT LEASING OFFICE PARKING LOT ONLY.

SN 1.2 PREP AND SEALCOAT ALL DRIVEWAYS AND PARKING

- LOTS (ALL WERE RECENTLY OVERLAYED). RESTRIPE PARKING LOTS COMPLETE SN 2.2 PROVIDE NEW DUMPSTER ENCLOSURES, CONC.
- PADS, AND APPROACHES AT EXISTING LOCATIONS. RE: SITE DETAILS
- SN 2.3 PROVIDE NEW ACCESSIBLE DUMPSTER ENCLOUSURE, CONC. PADS, AND APPROACHES. RE: SITE DETAILS
- SN 3.1 NEW CONCRETE WALKS AND CONC. PARKING SPACES AT NEWLY DESGINATED 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
- SN 5.2 PROVIDE NEW SECONDARY PROPERTY ENTRANCE
- SN 8.1 RECONFIGURE MAIL KIOSK FOR ADA MAILBOXES. SN 9.1 INSTALL NEW METAL FENCING AT REAR OF PROPERTY A SOUTH CORNER (220 LF) TO MATCH EXISTING METAL FENCE AND END AT CHAIN LINK

FENCE. REPAIR EXISTING CHAIN LINK FENCE.

- SN 10.1 REFURBISH EXISTING PLAY STRUCTURES, BENCHES, AND PLAY AREA BORDER TO BE MODIFIED TO MEET ADA AND SCHSFDA
- REQUIREMENTS PLAYGROUND SN 10.2 REMOVE NONCOMPLIANT BORDER AND SAND. INSTALL NEW ADA COMPLIANT 12" BORDER WITH ADA RAMP AND ADA COMPLIANT
- SURFACING (KIDDIE CUSHION). SN 10.3 INSTALL ONE NEW ADA COMPLIANT PIECE OF **EQUIPMENT WITH FREE STANDING WITH 4 PANEL** PLAY ALONG MODIFIED ACCESSIBLE ROUTE.

376

-TYPE-II-

B HC E HC E HC

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.

NAME	MARKET PLACE APARTMENTS
ADDRESS	1333 CORONET COURT
CITY, STATE AND POSTAL CODE	ROCK HILL, SOUTH CAROLINA 29730
PROPERTY USE	MULTI-FAMILY RESIDENTIAL
PARCEL SIZE (ACRES)	6
NUMBER OF BUILDINGS	14 APT BLDGS, 1 LEASING/ CLUBHOUSE/ MAINTENANCE/ LAUNDRY BLDG
NUMBER OF STORIES	APARTMENTS / TOWNHOME BLDGS – TWO, LEASING OFFICE – ONE
YEAR BUILT	1973
NUMBER OF RESIDENTIAL UNITS	80
# OF 1BD RM GDN UNITS	12
# OF 1BD RM GDN HC UNITS	4
# OF TWO BD RM TH UNITS	20
# OF THREE BD RM TH UNITS	20
# OF FOUR BD RM TH UNITS	12
GROSS BUILDING AREA (SF)	67913
NET RENTABLE AREA (SF)	59752
PROPERTY JURISDICTION	CITY OF ROCK HILL
ZONING DESIGNATION	MF-15 MULTIFAMILY
COUNTY	YORK

**EXISTING PROPERTY DATA AND REGULATIONS** 

PARCEL TAX ID	6001602009	
ZONING		
AREA REGULATION	REQUIREMENT	STATUS
MINIMUM FRONT YARD SETBACK	25 FEET	LEGAL NON-CONFORMING
MINIMUM SIDE YARD SETBACK	20 FEET	LEGAL NON-CONFORMING
MINIMUM REAR YARD SETBACK	20 FEET	LEGAL NON-CONFORMING
WIDTH OF LOT	100 FEET	CONFORMING
DEPTH OF LOT	70 FEET	CONFORMING
LOT AREA	5 ACRES	CONFORMING
MAXIMUM DENSITY	AT LEAST 4 AND NOT MORE THAN 15	CONFORMING
MAXIMUM LOT COVERAGE	80%	CONFORMING
MAXIMUM HEIGHT	35 FEET	CONFORMING
PARKING		
REGULATION	REQUIREMENT	EQUATION

PARKING		
REGULATION	REQUIREMENT	EQUATION
FOR 1 &2 BD ROOM UNITS	1.5 SPACES PER - 1.5 X 36 UNITS =	54
FOR 3+ BD ROOM UNITS	2 SPACES PER - 2 X 32 UNITS =	64
	TOTAL REQUIRED PARKING =	118
	CTATUC.	CONFORMING

STATUS: | CONFORMING

VAR. WIDTH PUBLIC R.O.W. **362** -1333 L.O. / COMM

APN: 6001604008

OWNER: BURNETTE CHARLES B III, ET. AL.

**HECKLE BOULEVARD** 

WIDE TEL. EASEMENT TYPE I **354** <sup>⋖</sup> N46° 43' 34" W / 522.55'

**■** DEMO / NEW ARCHITECTURAL SITE PLAN

\* SEE ALTA SURVEY FOR ADDTIONAL INFORMATION

**EXISTING SITE PLAN LEGEND** POWER POLE WATER VALVE TELEPHONE PEDESTAL WATER METER ⊕ GRATED INLET CLEAN OUT LIGHT SANITARY SEWER MANHOLE DELECTRICAL BOX CURB INLET UTILITY VAULT ⊸ SIGN □ TELEPHONE BOX

© GAS METER DRAIN GRATE N/G NATURAL GROUND C/L CENTERLINE OF ROAD R/W RIGHT-OF-WAY FO FIBER OPTIC BOX

PROPERTY LINE CENTERLINE OF ROAD  $-\times-\times$  FENCE

- OHP - OVERHEAD POWER LINE

SN 3.1

\_20'\_SETBACK LINE\_ \_ 7 SPACES 7 SPACES SN 1.2 7 SPACES 7 SPACES <sup>2</sup>1351<sup>△</sup>

N45° 11'38" W 284.3

APN: 6001604001

OWNER: TRUSTEES OF CLINTON JUNIOR COLLEGE

ALLEYWAY

APN: 6001604007

OWNER: BIRTHA JAMES F & SALLIE

N46° 43' 13" W 145.25'

APN: 6001602008 OWNER: FGW

PROPERTIES LLC

SCOPE OF WORK EXTERIOR SITE

a. LEASING OFFICE PARKING LOT ONLY:

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 2. CONCRETE PAVING

b. PROVIDE NEW CONCRETE DUMPSTER PADS AND APPROACHES PER SC HOUSING REQUIREMENTS. 1. 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. 2. CONVERT ONE DUMPSTER TO AN ADA ACCESSIBLE DUMPSTER TO MEET ACCESSIBILITY REQUIREMENTS. INSTALL NEW CONCRETE APPROACH PAD

a. PROVIDE NEW CONCRETE PARKING SPACES AT ACCESSIBLE PARKING SPOTS NOTED ON PLANS.

c. 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. 3. CONCRÉTE 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 RE: SITE PLAN 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.

4. LAWNS & PLANTINGS: a. REMOVAL ALL TREES WITHIN 6 FT OF BUILDINGS.

b. INSERT FILL DIRT AROUND BUILDING PERIMETERS AS NECESSARY TO DIVERT WATER AWAY

5. 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.

S. 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/RE-PIPE ANY DAMAGED SEWER LINES FOUND IN REPORT.

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

8. POSTAL FACILITIES: RECONFIGURE OR INSTALL NEW MAILBOXES FOR ADA CAPABLE UNITS WITH DUSK TO DAWN LIGHTING. 9. COMMON AMENITIES:

1. REFURBISH EXISTING PLAY STRUCTURES, BENCHES, AND PLAY AREA BORDER TO BE MODIFIED TO MEET ADA REQUIREMENTS AT EXISTING PLAYGROUND.

a. INSTALL ONE NEW ADA COMPLIANT PIECE OF EQUIPMENT WITH FREE STANDING WITH 4 PANEL PLAY ALONG MODIFIED ACCESSIBLE ROUTE REMOVAL OF NONCOMPLIANT BORDER AND SAND. INSTALL NEW ADA COMPLIANT 12" BORDER WITH ADA RAMP AND 80 CUBIC YARDS OF KIDDIE CUSHION.

b. INSTALL ONE NEW ADA COMPLIANT PIECE OF EQUIPMENT WITH FREE STANDING WITH 4 PANEL PLAY ALONG MODIFIED ACCESSIBLE ROUTE. 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) RE: PLANS FOR ADDITIONAL MODIFICATIONS AND UPGRADES. PRIORITY TO BE GIVEN TO UPGRADE ROOM TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS RE: DRAWINGS c. SECURITY:

1. SITE LIGHTING: UPGRADE THE EXISTING SITE LIGHTING TO PROVIDE 1.5-FOOT CANDLES AT ALL COMMON SITE AMENITIES, SIDEWALKS, DRIVES, AND PARKING SPACES. RE:

d. PROVIDE AN ACCESSIBLE ROUTE AS SHOWN ON PLANS THAT CONNECTS NEW HC PARKING TO NEWLY DESIGNATED ACCESSIBLE UNITS, MAIL KIOSK, LEASING OFFICE/ COMMUNITY LAUNDRY

a. REPAIR EXISTING PERIMETER CHAIN LINK AND WROUGHT IRON FENCING. b. PROVIDE NEW WROUGHT IRON FENCING AT MISSING LOCATION TO CLOSE IN PROPERTY.

ROOM, AND NEW SITE AMENITIES. RE: PROPOSED SITE PLAN.

**NEW SITE PLAN LEGEND** 

MATCH EXISTING.

NEW DESIGNATED ACCESSIBLE PARKING NEW DESIGNATED AUDITORY /

VISUALLY IMPAIRED UNITS EXISTING 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,

NEW 5FT WIDE CROSSWALK / 8 FT WIDE PARKING AISLE

**PG** REFURBISHED PLAYGROUND

MK EXISITING MAIL KIOSK TO BE RENOVATED > NEW POLE MOUNTED

SITE LED SITE / PARKING

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

LANDSCAPE SCOPE OF WORK



KNIGHTON ST

1. REMOVE ALL TREES LOCATED WITH IN 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:**

- . CLEAN ALL EXISITING BEDS AND PROVIDE NEW MULCH LOCALLY SOURCED. P REPLACE EXISITING BORDERS IN DISREPAIR AROUND MULCH BEDS B. REGRADE AREAS TO PROVIDE POSITIVE DRAINING AWAY FROM ALL
- BUILDINGS, AT ALL DRIVEWAYS, PARKING AREAS, RAMPS, WALKWAYS, AND DUMPSTER PADS TO PREVENT STANDING WATER. 1. REGRADE EXISITING 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.

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JOB NUMBER: ISSUED:

DEMO / NEW

ARCHITECTURAL SITE PLAN **A0.1** 



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**Scuity**Brands.

LITHONIA LIGHTING

PUBLISH PAGE 1 OF 4

**Scuity**Brands.

6.3 0%

Zone Lumens % Total Zone Lumens % Total 0-10 1,737.0 3.9% 90-100 8.0 0%

Low(0-30): 10,623.6 23.7% Medium(30-60): 22,263.8 49.7%

High(60-80): 2,619.5 5.89

 Uplight
 8.0
 0%

 Low(90-100):
 8.0
 0%

 High(100-180):
 53.9
 0.1%

**Scuity**Brands.

PUBLISH PAGE 3 OF 4

**Security** Brands.

Very High(80-90): 12.8

Trapped Light: 0.000

Low(0-30): 3,854.1 8.6% Medium(30-60): 4,565.1 10.2% High(60-80): 805.1

10-20 4,950.3 11.0% 100-110

20-30 7,789.3 17.4% 110-120 30-40 9,606.2 21.4% 120-130

40-50 9,760.1 21.8% 130-140 50-60 7,457.9 16.6% 140-150

60-70 3,072.0 6.9% 150-160

70-80 354.0 0.8% 160-170

80-90 25.4 0.1% 170-180

Lumens % Lamp

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06/06/21 ISSUED: NEW SITE LIGHTING PLAN / PHOTOMETRIC

A0.2.1

RESIDENTIAL UNITS.

4. PLAYGROUND MUST BE ACCESSIBLE TO PERSONS WITH MOBILITY IMPAIRMENTS. 5. A BENCH THAT IS WEATHER RESISTANT, METAL OR COMPOSITE, HAVE A BACK, AND BE ANCHORED

PERMANENTLY. 6. 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-

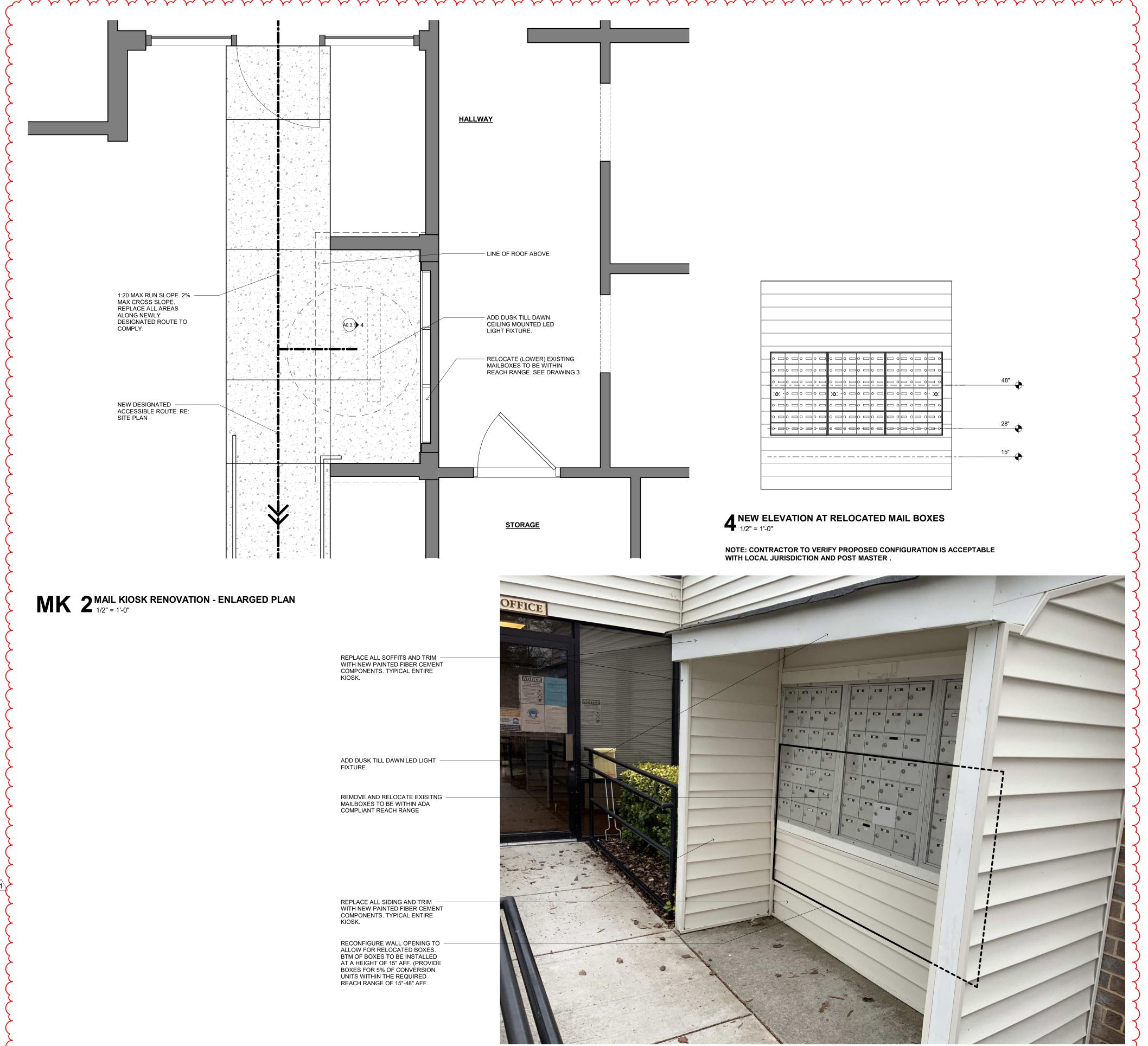
PLACE SURFACES 7. A LETTER FROM THE PLAYGROUND FLOOR MATERIAL PROVIDER STATING THE MATERIAL MEETS OR EXCEEDS THE ABOVE ASTM REQUIREMENTS IS REQUIRED. A CERTIFICATE FROM A THIRD-PARTY FIRM LICENSED TO PERFORM PLAYGROUND SURFACE TESTING STATING THE INSTALLATION OF APPROVED FLOOR COVERINGS WAS INSTALLED PER MANUFACTURER'S REQUIREMENTS AND THAT THE FINISHED FLOOR SURFACE(S) MEET THE ABOVE ASTM STANDARDS IS

ALSO REQUIRED.

1/8" = 1'-0"

**▲** ENLARGED PLAYGROUND PLAN

PG



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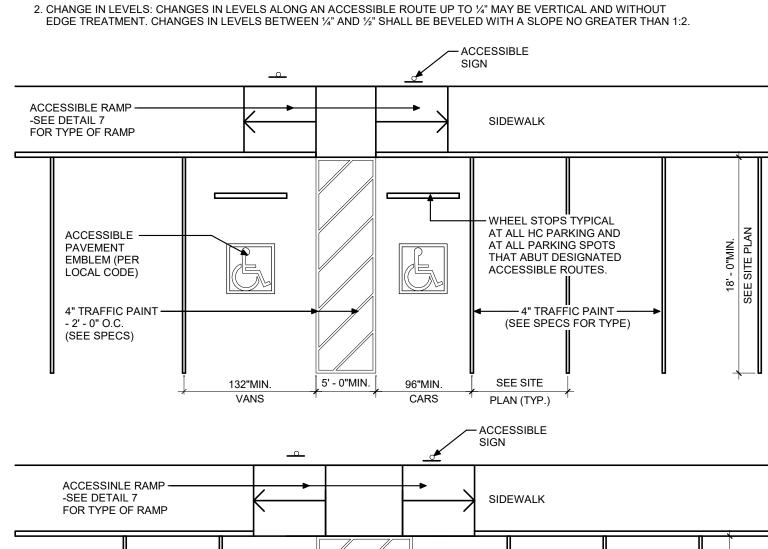
> SITE AMENTIES A0.3.1

ENLARGED SITE PLANS AT

PHASE:

MK 3 MAIL KIOSK RENOVATION ELEVATION N.T.S.

- 1. SLOPE: AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE OR NEW ACCESSIBLE PARKING AREAS EXCEED 1:50 OR 2%.



**—** 

- WHEEL STOPS TYPICAL AT ALL HC PARKING AND

AT ALL PARKING SPOTS

THAT ABUT DESIGNATED

— 4" TRAFFIC PAINT — (SEE SPECS FOR TYPE)

ACCESSIBLE ROUTES.

PLAN (TYP.)

#### ALTERNATE "B"

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

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

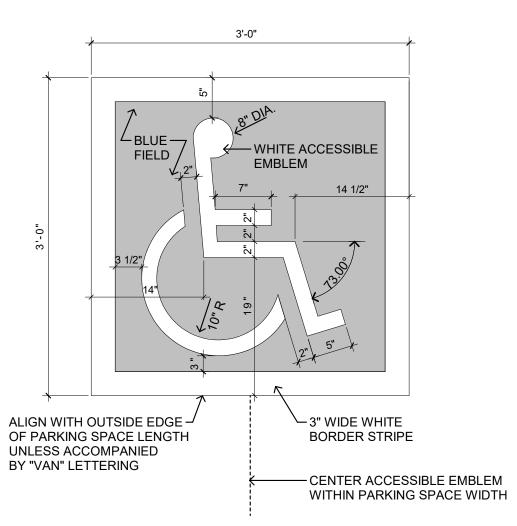
#### **1** VAN ACCESSIBLE PARKING STRIPING

ACCESSIBLE PAVEMENT —

EMBLEM (PER LOCAL CODE)

4" TRAFFIC PAINT - 2' - 0" O.C.(SEE SPECS) -----

96"MIN.



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

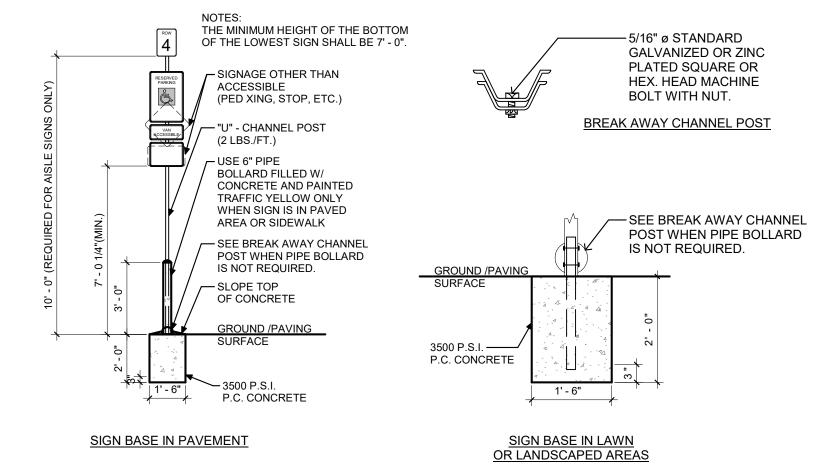
LOCAL AND/OR STATE CODE WILL TAKE PRECEDENCE

FOR EMBLEM SIZE, COLOR AND LOCATION.

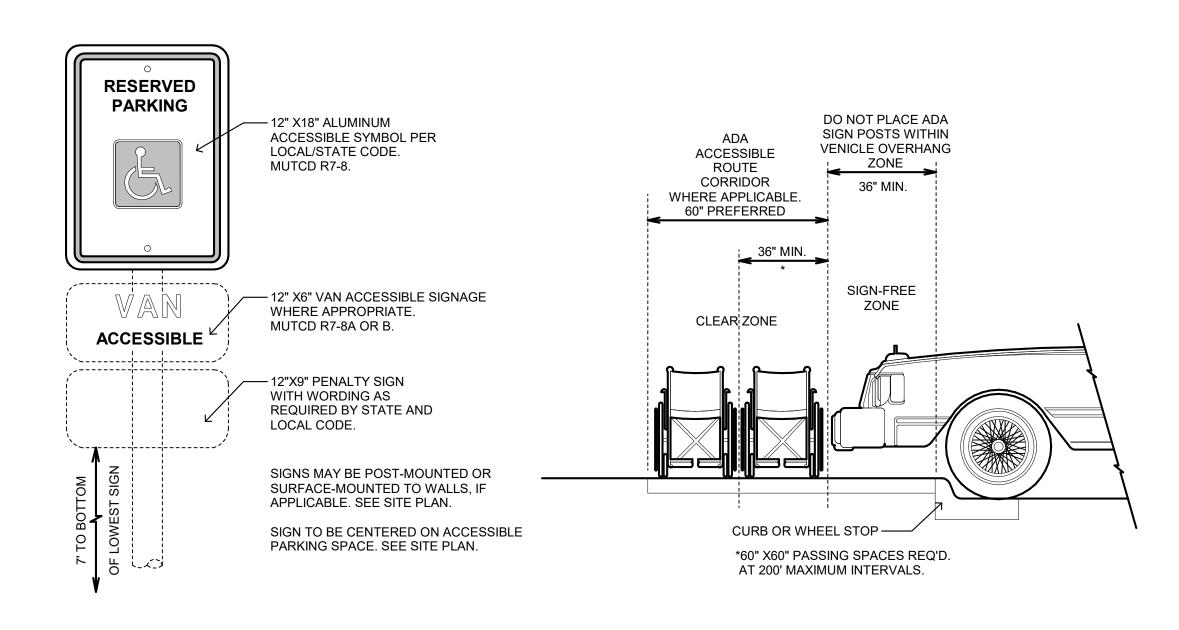
6 DETECTABLE WARNING SURFACE

ACCESSIBLE -DOOR HANDLE -NYLON STRAP TO INSURE DOOR SLIDES  $\leftarrow$  OPEN HANDLE/OPERATION IS WITHIN RANGE OF ACCESSIBLE ACCEPTIBLE REACH - REACH FOR UNOBSTRUCTED SIDE APPROACH -DUMPSTER POCKET MAX. FRONT ELEVATION SIDE ELEVATION

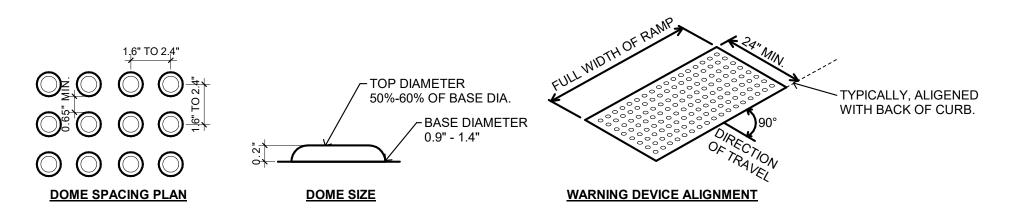
## 3 ACCESSIBLE DUMPSTER DETAILS



## 4 SIGN POST INSTALLATION NTS

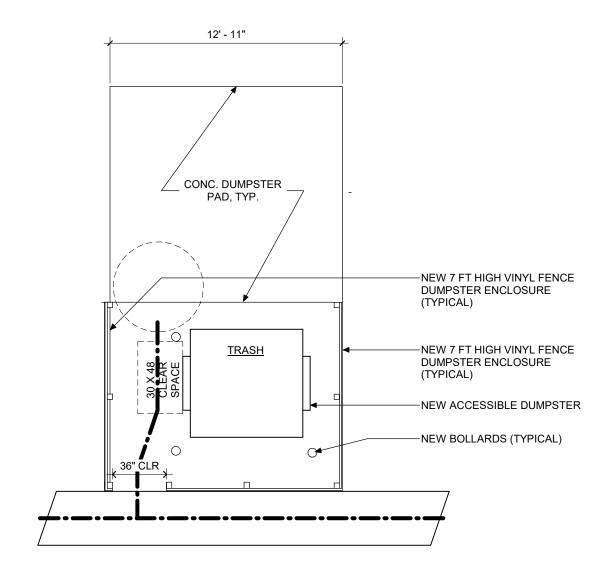


## **5** ACCESSIBLE SIGN / PLACEMENT LIMITS NTS

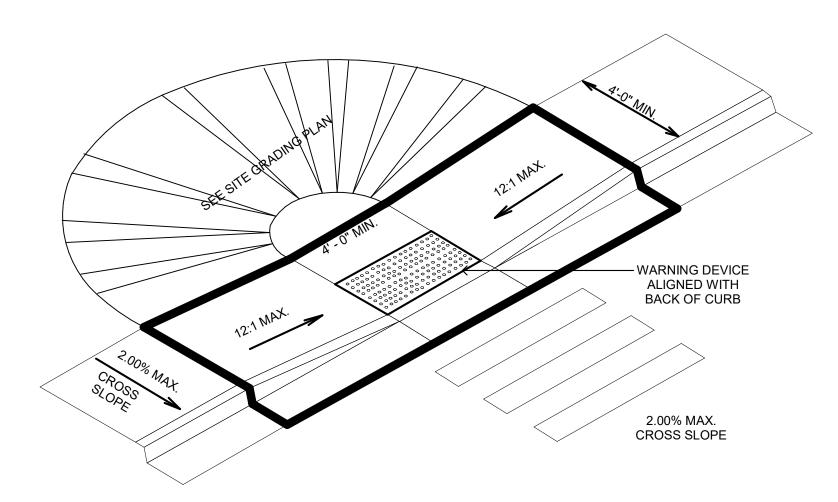


1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.

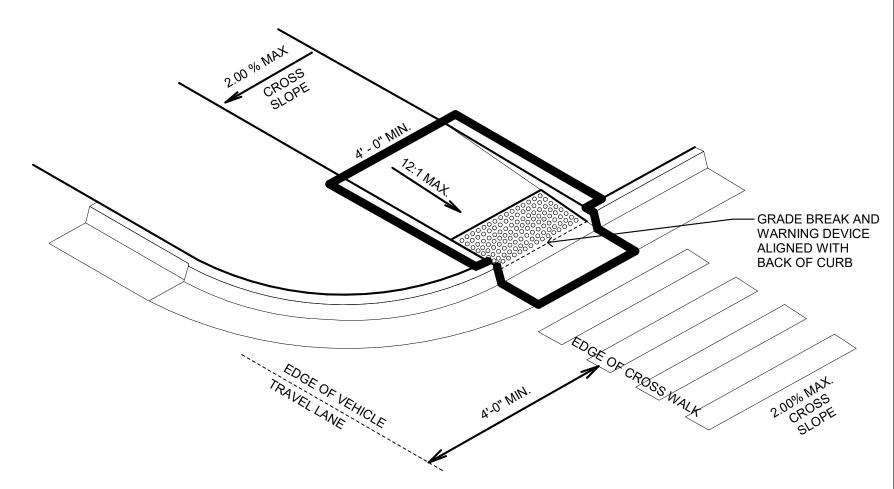
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



7 ACCESSIBLE DUMPSTER ENCLOSURE



9 DEPRESSED SIDEWALK AND ACCESSIBLE RAMP



10 SINGLE ACCESSIBLE RAMP - SMALLER RADIUS WITH CURBED SIDES

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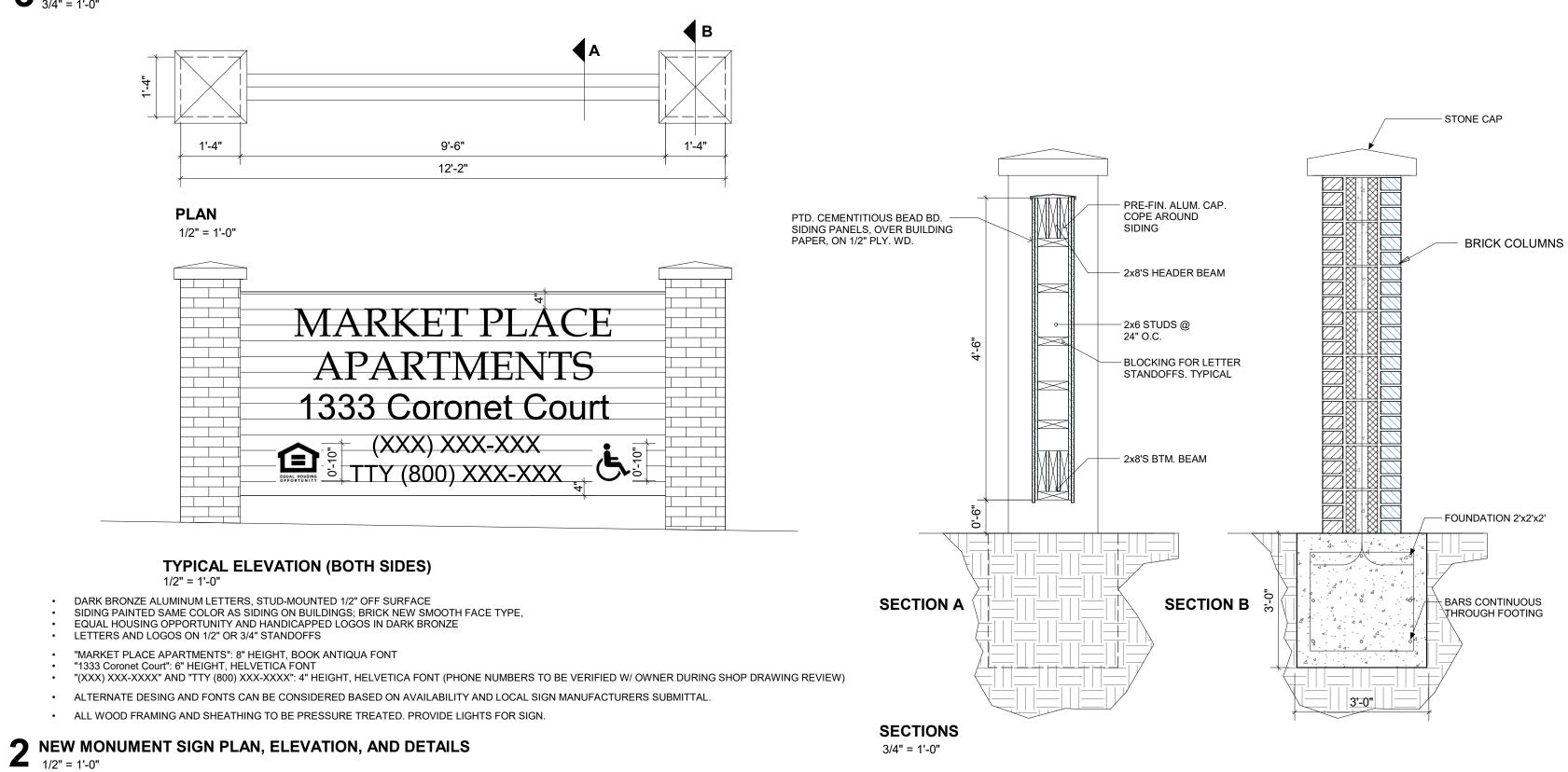
**ENLARGED SITE DETAILS** 

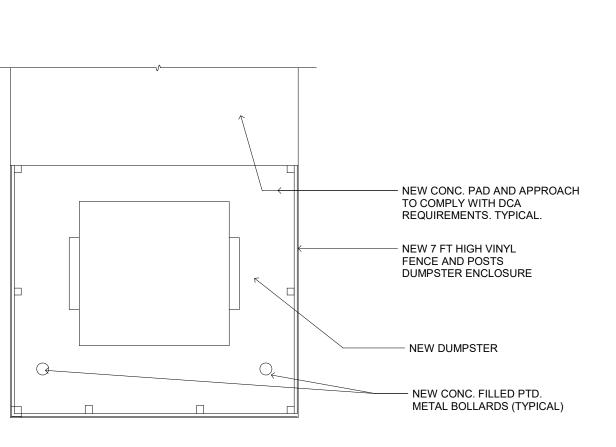
A0.3.2 PHASE:

2 ACCESSIBLE PAVEMENT EMBLEM

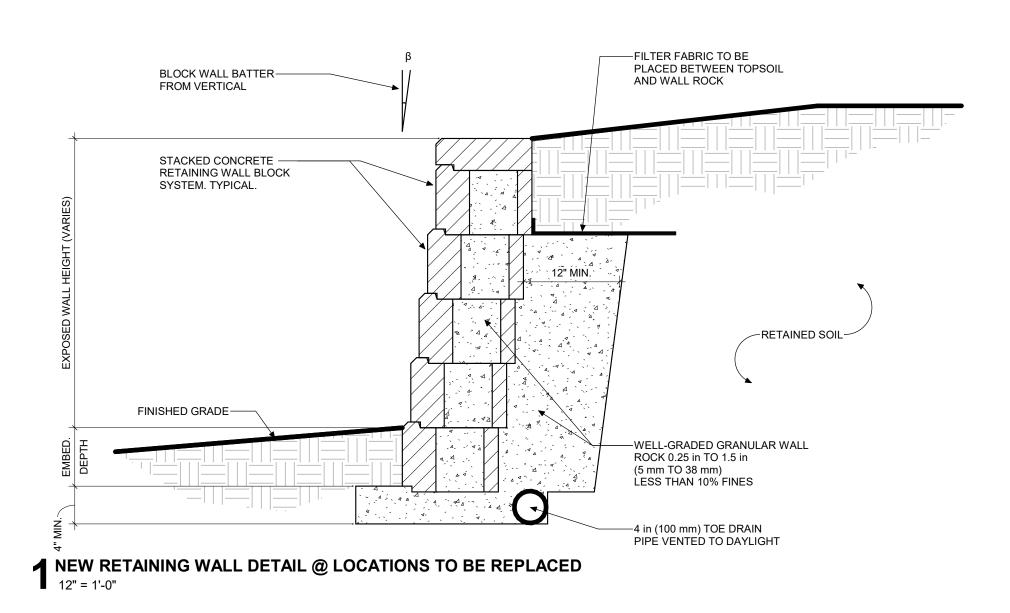
PROVIDE MINIMUM 8' WIDE X 4' HIGH PROJECT CONSTRUCTION SIGH PAINTED BY A PROFESSIONAL SIGN PAINTER OR MANUFACTURER. ERECT ON SITE AT LOCATION AGREED UPON WITH OWNER, ARCHITECT, AND HUD. MAINTAIN AT APPROVED LOCATION UNITIL FINAL INSPECTION

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

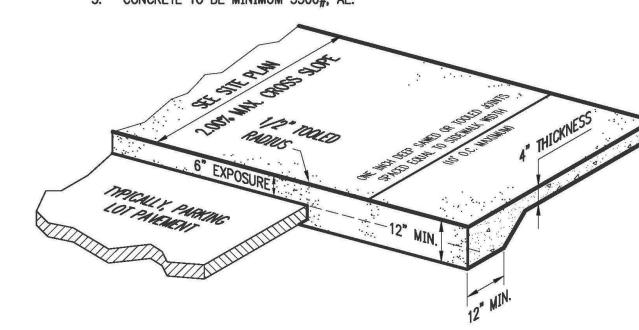




PLAN VIEW AT TYPICAL DUMPSTER ENCLOSURE **▲ TYPICAL DUMPSTER ENCLOSURE DETAIL** 

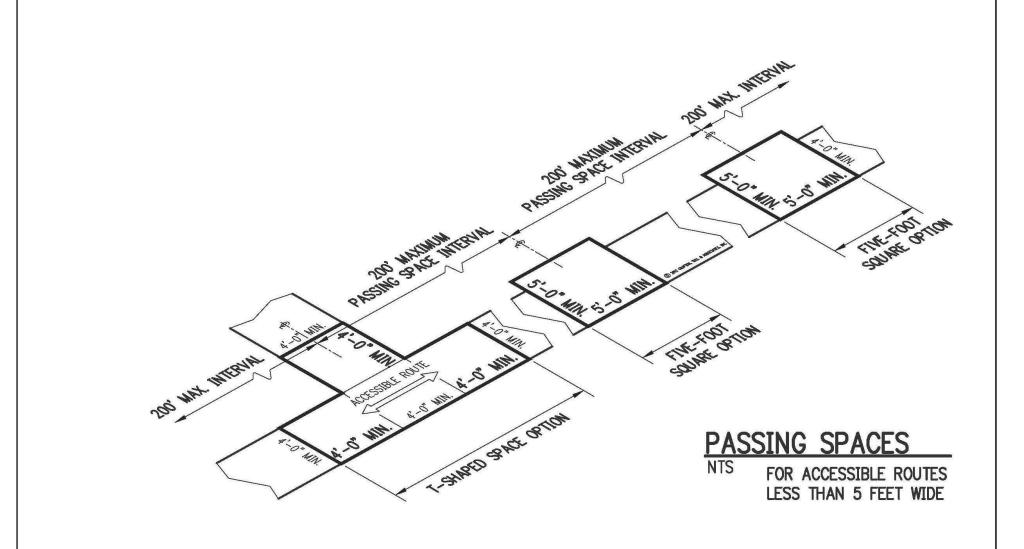


- 1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
- 2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
- 3. CONCRETE TO BE MINIMUM 3500#, AE.

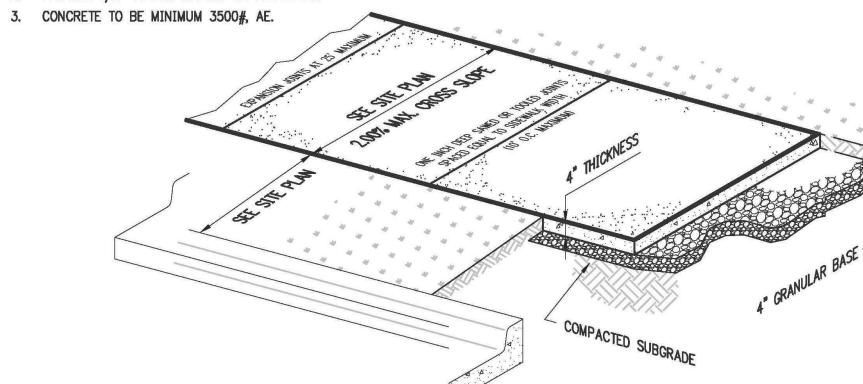


PRIVATE SIDEWALK WITH TURNED DOWN EDGE

NTS



- 1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
- PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.



PRIVATE SIDEWALK WITH GREEN SPACE

4 TYPICAL DETAILS CONTINUED



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**ENLARGED SITE DETAILS** 

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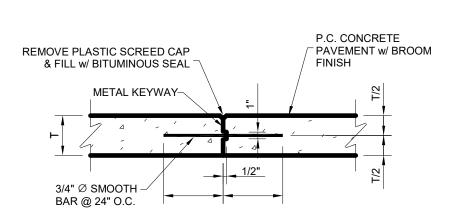
- WELDED WIRE REINFORCEMENT

6x6 W2.9xW2.9

70Z. NONWOVEN GEOFABRIC (2' MIN. STRIP AT PAVING JOINIS)

LIMESTONE OR CRUSHED CONCRETE BASE (95% MAX DENSITY). 10" SAND MAY BE USED AS ALTERNATIVE

BASE COURSE.





SAW-CUT

6 TYPICAL CONTRACTION JOINT - "CJ"-OPT B

CLEAN SAW-CUT &

FILL w/ BITUMINOUS

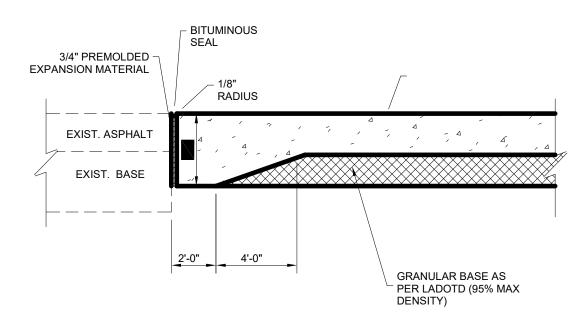
SEAL

INDUCED CRACK\_\_

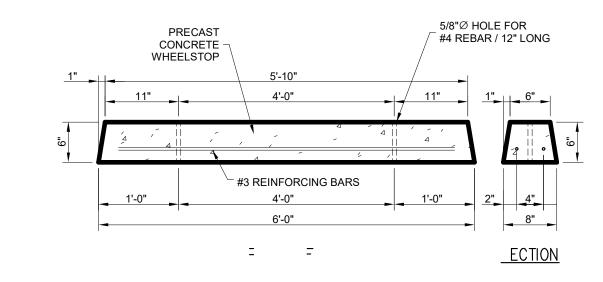
JOINT T/3

P.C. CONCRETE

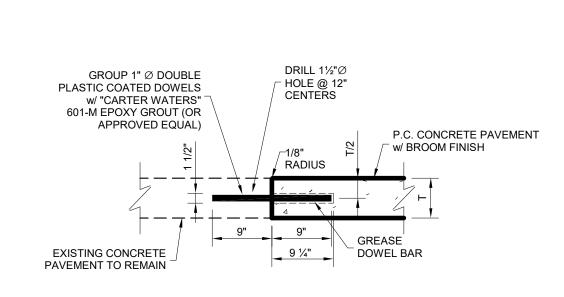
PAVEMENT W/ BROOM FINISH



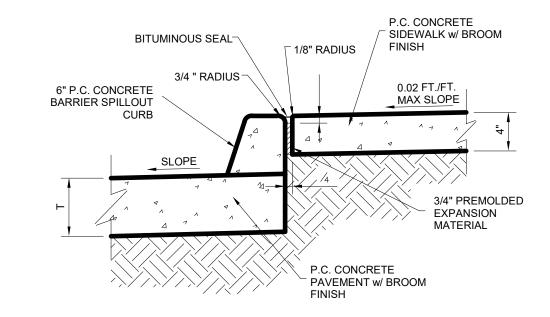
9 TYPICAL TIE TO EXISTING ASPHALT PAVEMENT NTS



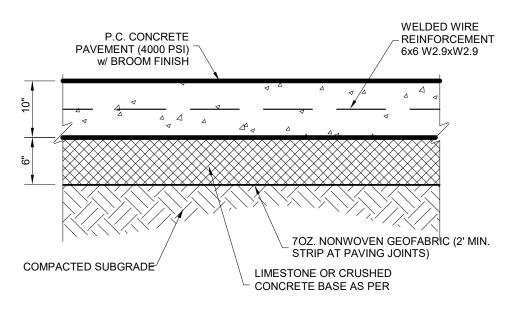
12 PRECAST CONCRETE WHEEL STOP



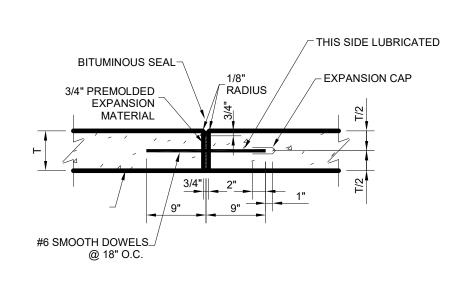
10 TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT A



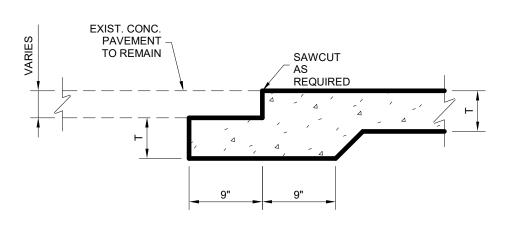
13 TYPICAL SECTION 4" SIDEWALK / SPILLOUT CURB



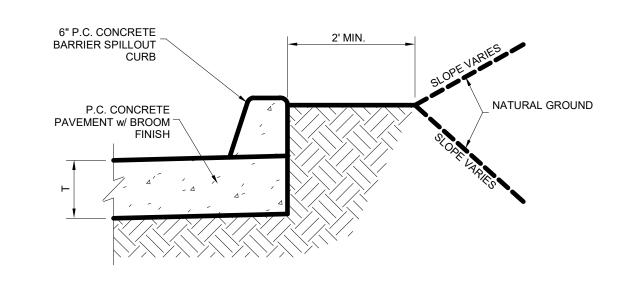




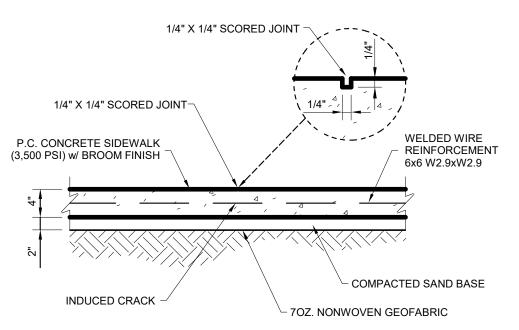
7 TYPICAL EXPANSION JOINT "EJ" NTS



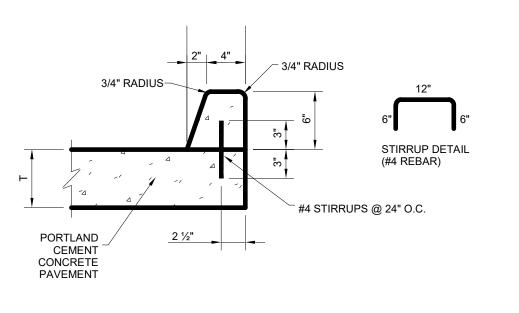
1 1 TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT B



14 BACK OF CURB GRADING DETAIL NTS



4" P.C. CONCRETE SIDEWALK SECTION NTS



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



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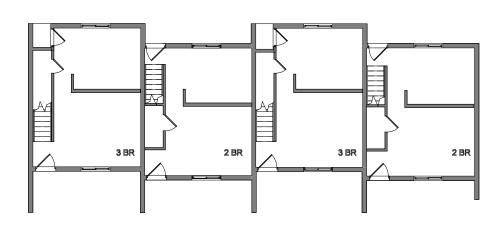
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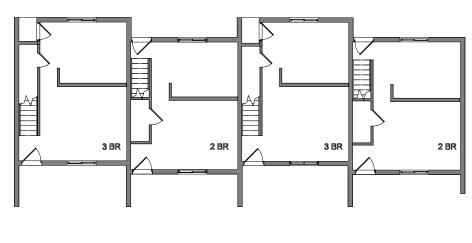
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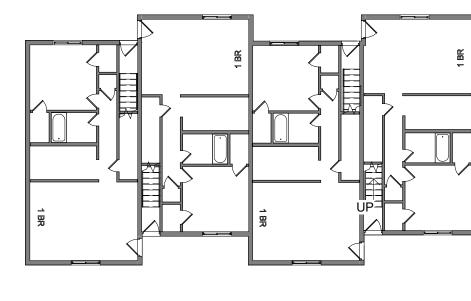
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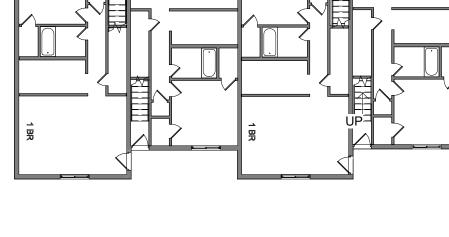
3 BUILDING TYPE II - 1ST FLOOR AREA PLAN 1/16" = 1'-0"

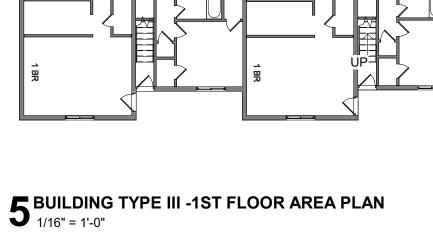
**BUILDING TYPE II - 2ND FLOOR AREA PLAN**1/16" = 1'-0"

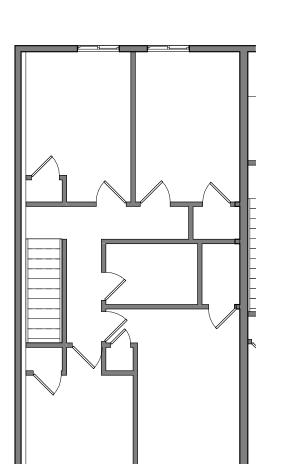


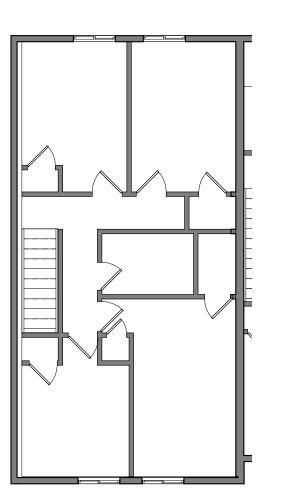


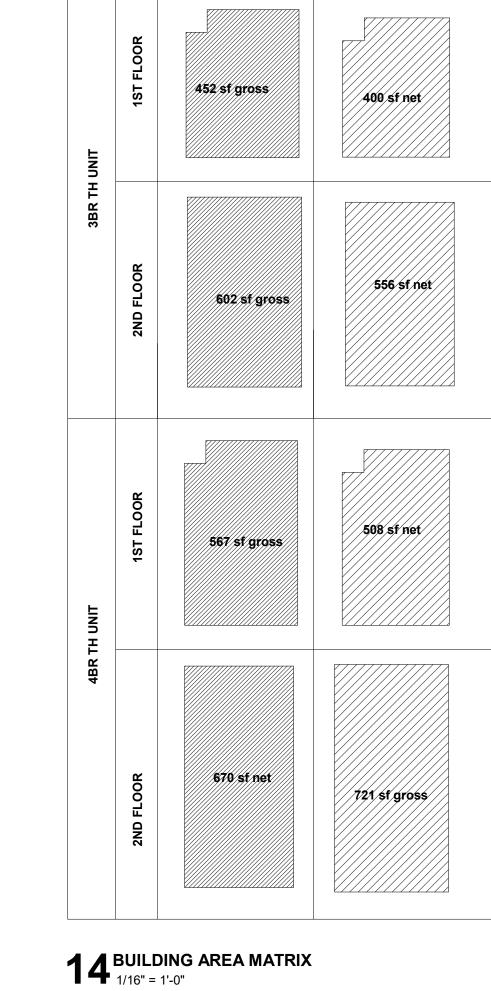
**6** BUILDING TYPE III - 2ND FLOOR AREA PLAN 1/16" = 1'-0"











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TH UNIT

674 sf gross

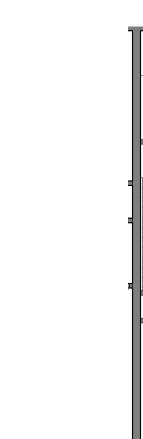
422 st gross

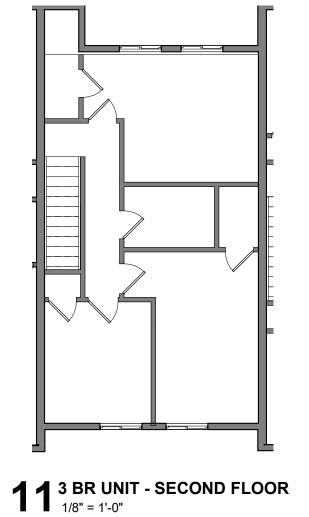
495 st gross

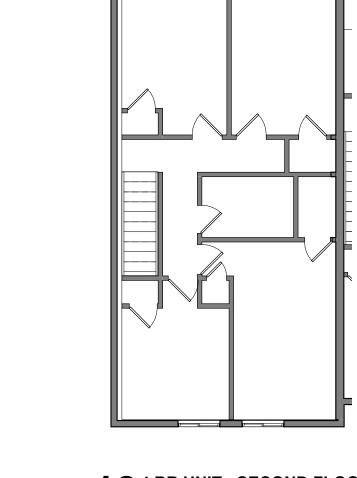
611 sf net

380 sf net

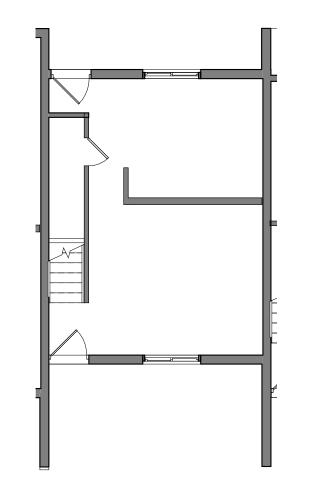
456 sf net

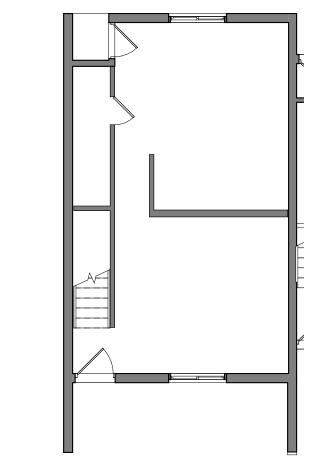






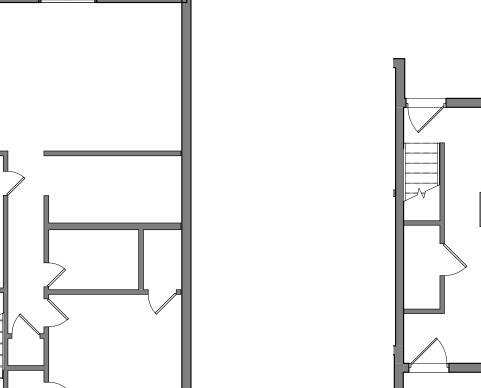


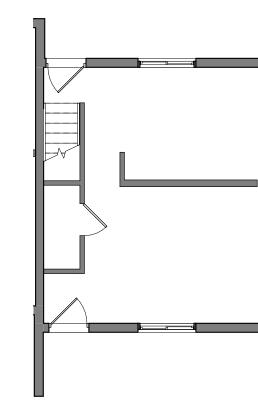




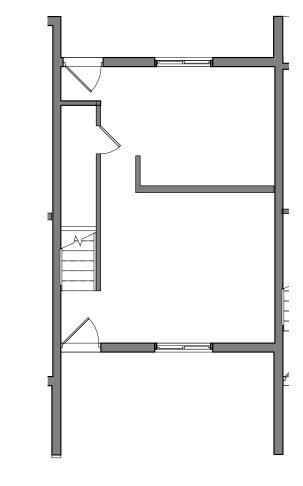
1BR GDN	1BR GDN 1		1	611	67	74	12					
1BR GDN	1BR GDN HC 1		1	611	67	74	4					
2BR TH		2	1	836	9	17	20					
3BR TH (3	BR TH AV)	3	1	956	10	)54	20	1 - 3BF	R TH AV	UNIT IN	BLDG 368	
4BR TH (4	BR TH AV)	4	1	1178	12	288	12	1 - 4BF	R TH AV	UNIT IN	BLDG 366	
TOTALS							68					
BUILD	ING TYI	PES										
DI DO			# 05	UNITS		UNIT TYPES				TOTAL	TOTAL	
BLDG TYPE	BLDG I	)	# OF BLDGS	PER BLDG	1BR GDN	1BR GDN HC	N 2BR TH	3BR TH	4BR TH	TOTAL	TOTAL HUD NSF	TOTAL HUD GSF
TYPE I	362, 368, 36	64, & 366	4	5			4	4	12	20	21,304	23,34
TYPE II	354,356, 37 1351, 1353,		8	4			16	16		32	28,672	31,53
TYPE III	376 & 352		2	8	12	4				16	9,776	10,78
TOTAL LE	ASEABLE		14		12	4	20	20	12	68	59,752	65,66
LEASING	OFFICE / CO	MMUNITY	/ MAINTEI	NANCE / I	LAUNDR	RY		•		•		2,25
GRAND T	GRAND TOTAL HUD GSF 67								67.91			

BEDS BATH HUD NSF HUD GSF # UNITS





9 2 BR UNIT - SECOND FLOOR 1/8" = 1'-0"



**124 BR UNIT - FIRST FLOOR** 1/8" = 1'-0"

**7** 1 BR UNIT - FIRST FLOOR 1/8" = 1'-0"

BUILDING TYPE I -1ST FLOOR AREA PLAN 1/16" = 1'-0"

2 BR UNIT - FIRST FLOOR
1/8" = 1'-0"

**10** 3 BR UNIT - FIRST FLOOR 1/8" = 1'-0"

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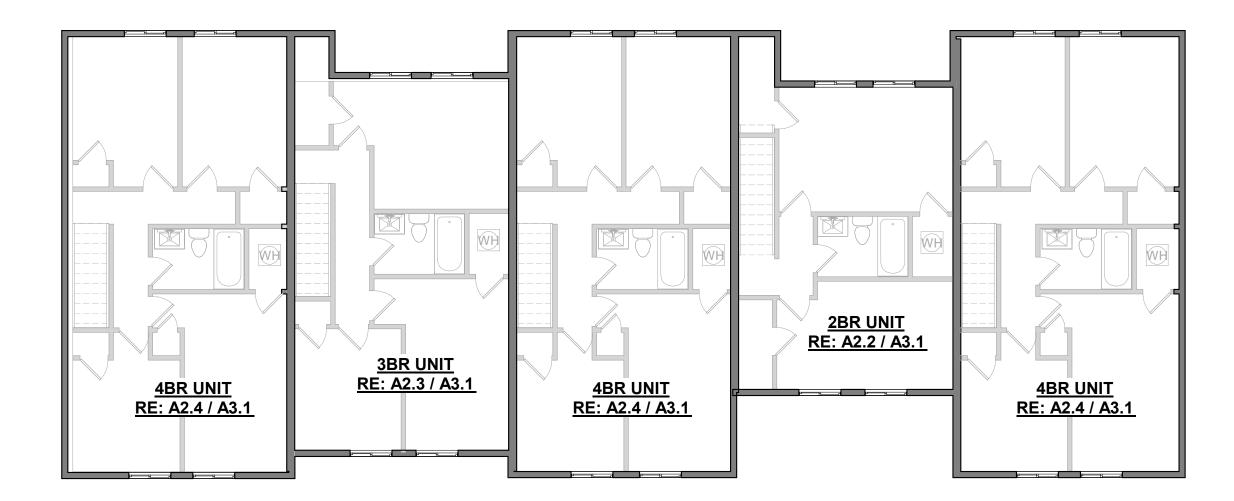
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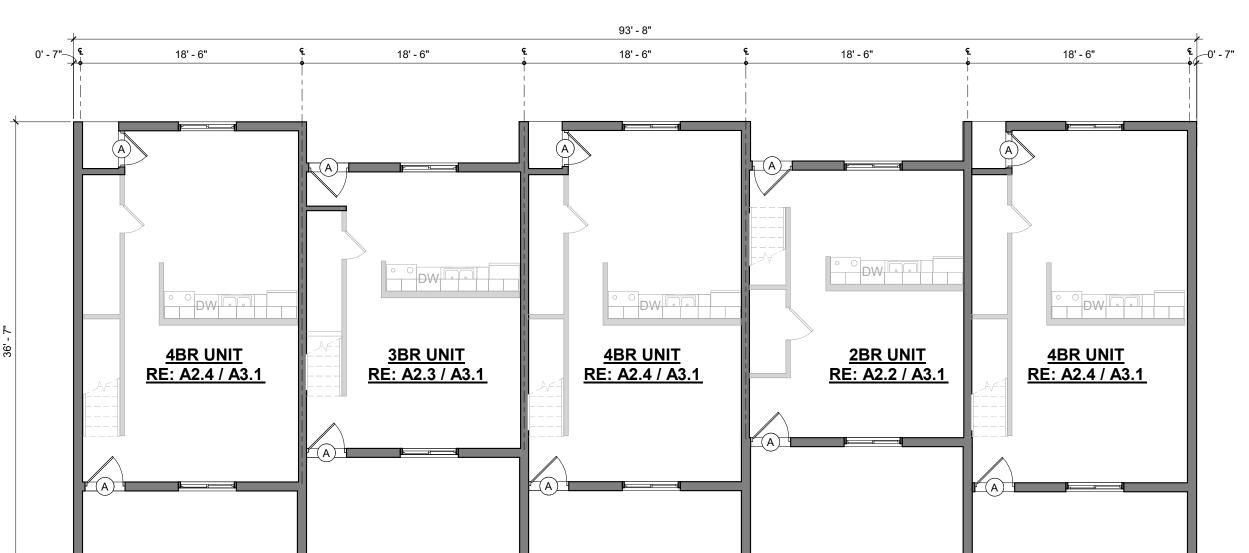
**JOB NUMBER**: 20-14 ISSUED: UNIT & BUILDING AREA

PLANS A0.4

**3** BUILDING TYPE I - ROOF PLAN - DEMO/NEW 1/8" = 1'-0"



**→** BUILDING TYPE I - 2ND FLOOR - DEMO/NEW



SCOPE OF WORK BUILDING EXTERIORS

SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS WITH BLIND METAL FLASHING.

3. GUTTERS/DOWNSPOUTS:

b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS.

EXTEND MIN. OF 2" UNDER THE SHINGLES.

e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.

g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.

b. REPOINT AREAS OF MORTAR IN DISREPAIR.

**NEW CONSTRUCTION - KEYED NOTES** 

REMOVE AND REPLACE EXISTING UNIT ENTRY AND STORAGE

EDGE FLASHING, ROOF JACKS, AND INSTALL NEW 30-YEAR

DOWNSPOUTS. DOWNSPOUTS TO BE INSTALLED AS TO NOT

NEW CONCRETE SPLASH BLOCKS OR UNDERGROUND DRAIN

DRAIN ACROSS PEDESTRIAN PATH OF TRAVEL, INSTALL

WITH POP UP WHERE REQUIRED. (ALL BUILDINGS).

CN 5.1 | REMOVE AND REPLACE ALL EXISTING SIDING, TRIM, FACIA,

CN 6.1 | REPOINT ALL EXISTING DETERIORATED MORTAR JOINTS AT

BRICK VENEER WALLS. TYPICAL ALL BUILDINGS.

CN 10.1 REPLACE ALL EXISTING EXTERIOR BUILDING AND ENTRY

DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

AND SOFFITS WITH NEW PAINTED FIBER CEMENT

DOORS AND FRAMES. RE: DOOR SCHEDULE

ARCHITECTURAL ASPHALT SHINGLES.

DETERIORATED SHEATHING.

MATERIALS AT ALL BUILDINGS.

(ALL BUILDINGS).

CN 1.1 DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP

CN 1.2 PROVIDE NEW ASPHALT SHINGLE CRICKETS OVER NEW ICE AND WATER SHEILD AT VALLEYS. REPLACE ALL

CN 2.1 ADD ATTIC INSULATION TO INCREASE R VALUE TO R-38

CN 3.1 REMOVE AND REPLACE ALL EXISTING GUTTERS AND

c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR.

5. SIDING AND TRIM:

a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING.

1. ROOFING (ALL BUILDINGS): DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT

2. ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO

a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING

c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST

d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.

f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT

1. MASONRY: a. CLEAN EXISTING EXTERIOR MASONRY SURFACES.

b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT

c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS.

d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY. 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. 6. CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.

7. EXTERIOR DOORS: a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS WITH NEW ENERGY STAR 1 3/4" THICK METAL-CLAD ENTRY DOORS WITH NO-ROT WOOD

WEATHER-STRIPPING. b. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED

FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT - GRADE 3) AND

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.

'. CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS 8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA

6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.

REQUIREMENTS.

**KEY PLAN - TYPE I BUILDINGS** 

PHASE:

JOB NUMBER:

ISSUED:

**A1.1** 

BUILDING TYPE I - FLOOR & ROOF PLANS -DEMO/NEW

■ BUILDING TYPE I - 1ST FLOOR - DEMO/NEW

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TECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPER-VISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES.

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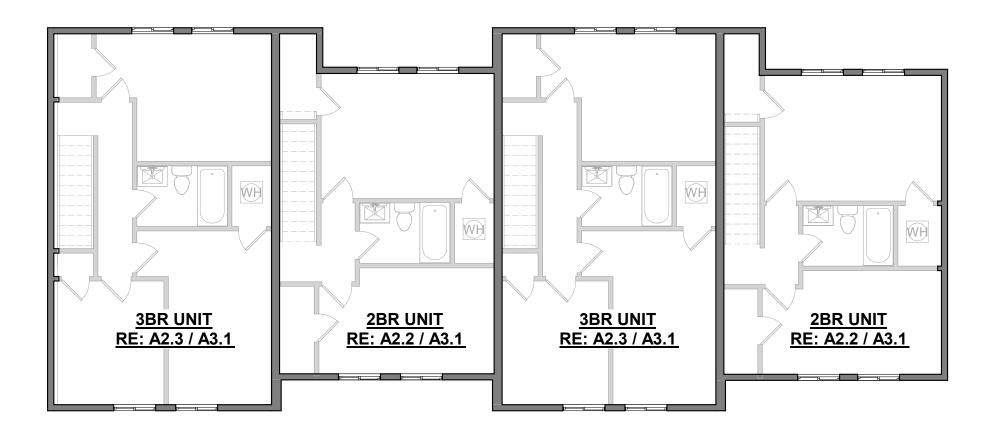
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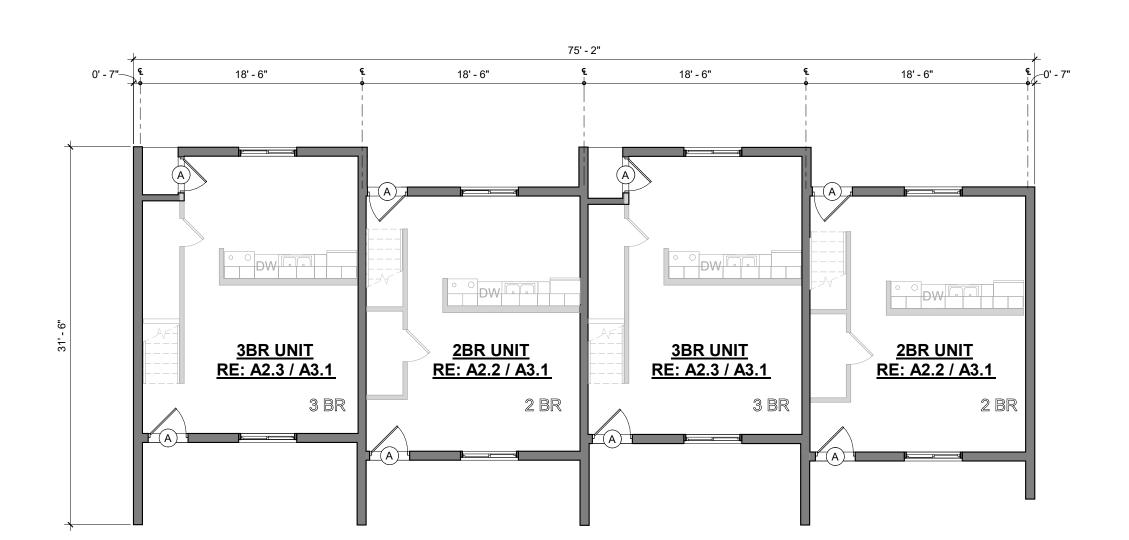
**REVISIONS** 

APPROVAL

## **3** BUILDING TYPE II - ROOF PLAN - DEMO/NEW 1/8" = 1'-0"



## **→** BUILDING TYPE II - 2ND FLOOR - DEMO/NEW



BUILDING TYPE II - 1ST FLOOR - DEMO/NEW 1/8" = 1'-0"

#### **NEW CONSTRUCTION - KEYED NOTES**

- 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.
- CN 1.2 PROVIDE NEW ASPHALT SHINGLE CRICKETS OVER NEW ICE AND WATER SHEILD AT VALLEYS. REPLACE ALL
- CN 2.1 ADD ATTIC INSULATION TO INCREASE R VALUE TO R-38 (ALL BUILDINGS).

DETERIORATED SHEATHING.

- 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 REPOINT ALL EXISTING DETERIORATED MORTAR JOINTS AT BRICK VENEER WALLS. TYPICAL ALL BUILDINGS.
- CN 10.1 REPLACE ALL EXISTING EXTERIOR BUILDING AND ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

#### SCOPE OF WORK BUILDING EXTERIORS

- . ROOFING (ALL BUILDINGS): 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 WITH BLIND METAL FLASHING.
- . ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO B. GUTTERS/DOWNSPOUTS:
- a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING
- LOCATIONS. b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS.
- c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST
- EXTEND MIN. OF 2" UNDER THE SHINGLES.
- d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
- e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
  f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT
- g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
- 4. MASONRY: a. CLEAN EXISTING EXTERIOR MASONRY SURFACES.
- b. REPOINT AREAS OF MORTAR IN DISREPAIR. c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR.
- S. SIDING AND TRIM:
- a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING. b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT
- COMPONENTS TO MATCH. c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS.
- d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S
- REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY. 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. 6. CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.
- . EXTERIOR DOORS: a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR 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
- b. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

#### WALL LEGEND

**EXISTING WALL** 

DEMOLISHED WALL **NEW WALL** 

#### GENERAL NOTES

REQUIREMENTS.

#### 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. . CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR
- ADDITIONAL REQUIREMENTS 8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA

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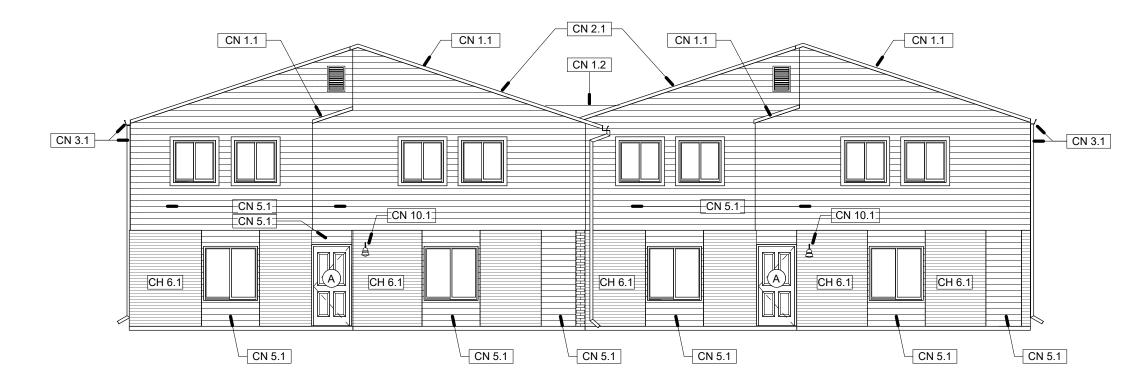
PERMITTING JOB NUMBER: 20-14

06/05/21 ISSUED: BUILDING TYPE II - FLOOR & ROOF PLANS -DEMO/NEW

A1.2

**KEY PLAN - TYPE II BUILDINGS** 

## **■** BUILDING TYPE II FRONT ELEVATION



**2** BUILDING TYPE II REAR ELEVATION 1/8" = 1'-0"

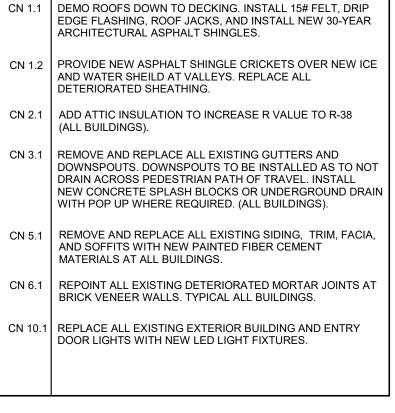


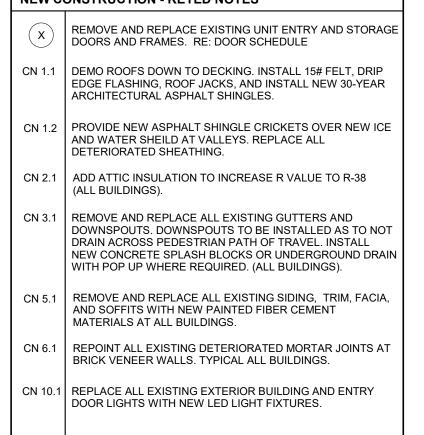
**4** BUILDING TYPE I FRONT ELEVATION 1/8" = 1'-0"

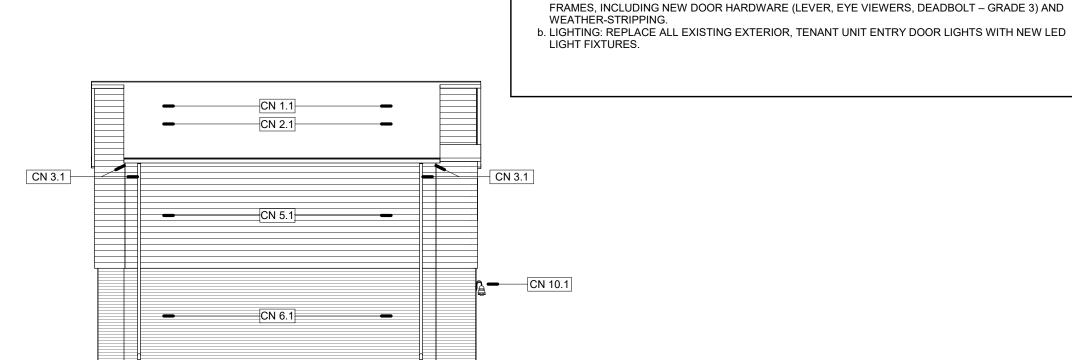


**6** BUILDING TYPE 1 REAR ELEVATION 1/8" = 1'-0"

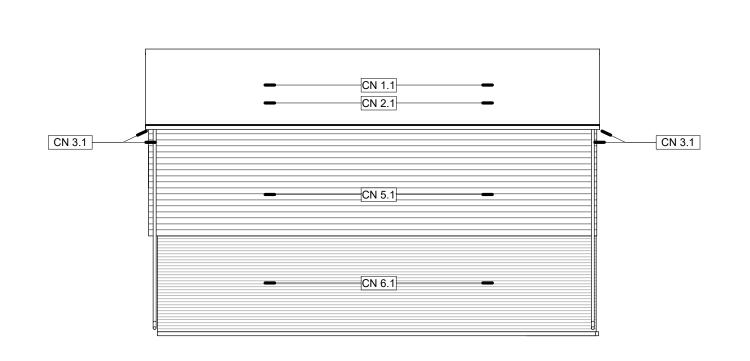
#### **NEW CONSTRUCTION - KEYED NOTES** REMOVE AND REPLACE EXISTING UNIT ENTRY AND STORAGE DOORS AND FRAMES. RE: DOOR SCHEDULE CN 1.1 DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. CN 1.2 PROVIDE NEW ASPHALT SHINGLE CRICKETS OVER NEW ICE AND WATER SHEILD AT VALLEYS. REPLACE ALL DETERIORATED SHEATHING. 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 REPOINT ALL EXISTING DETERIORATED MORTAR JOINTS AT BRICK VENEER WALLS. TYPICAL ALL BUILDINGS. CN 10.1 REPLACE ALL EXISTING EXTERIOR BUILDING AND ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.



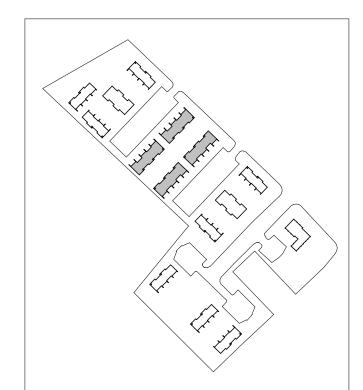




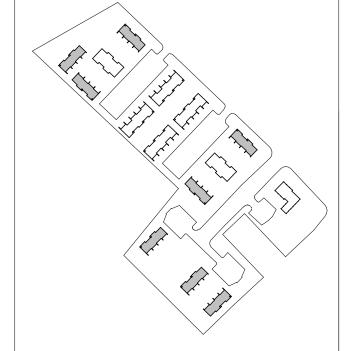
**3** BUILDING TYPE II RIGHT AND LEFT ELEVATIONS 1/8" = 1'-0"



**5** BUILDING TYPE I RIGHT AND LEFT ELEVATIONS. 1/8" = 1'-0"



**KEY PLAN - TYPE I BUILDINGS** 



**KEY PLAN - TYPE II BUILDINGS** 

WALL LEGEND **EXISTING WALL** DEMOLISHED WALL 2. ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED

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.

8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

**NEW WALL** 

SCOPE OF WORK BUILDING EXTERIORS

. ROOFING (ALL BUILDINGS): DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE

SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS WITH BLIND METAL FLASHING.

b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS.

g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.

LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING.

WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.

a. CLEAN EXISTING EXTERIOR MASONRY SURFACES.

c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR.

b. REPOINT AREAS OF MORTAR IN DISREPAIR.

B. GUTTERS/DOWNSPOUTS:

LOCATIONS.

S. SIDING AND TRIM:

7. EXTERIOR DOORS:

COMPONENTS TO MATCH.

LEAST A 30-YEAR WARRANTY.

FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT

a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING

e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT

a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT

b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT

c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS.

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

6. CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS

a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS WITH NEW ENERGY STAR 1 3/4" THICK METAL-CLAD ENTRY DOORS WITH NO-ROT WOOD

d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.

**GENERAL NOTES** 

c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET. 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

6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT. CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS

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WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPER-VISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES.

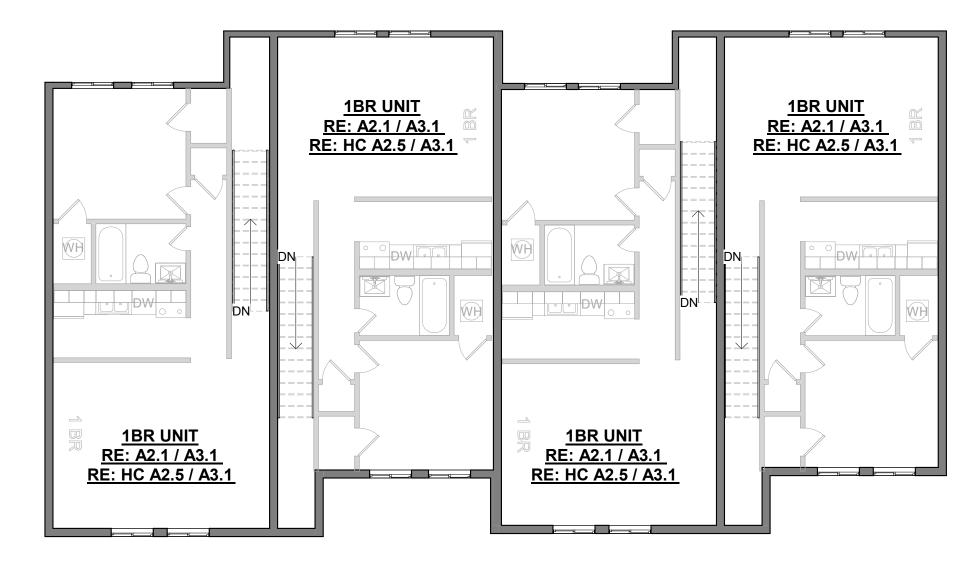
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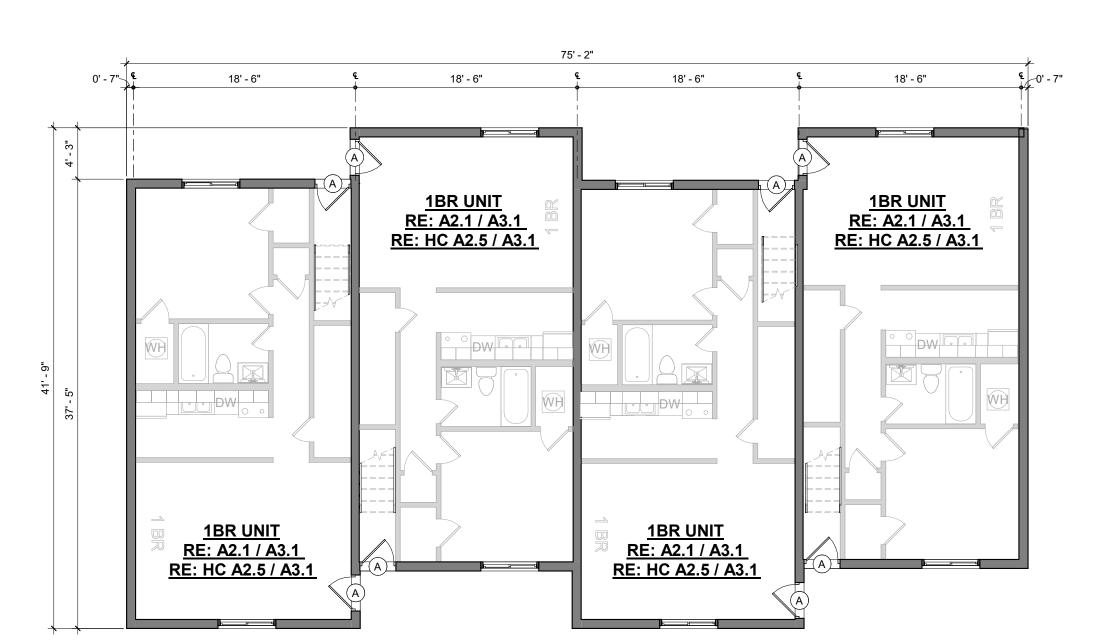
BUILDING TYPE I & II -**EXTERIOR ELEVATIONS -**DEMO/NEW

A1.3 PHASE:

## **3** BUILDING TYPE III - ROOF PLAN - DEMO/NEW 1/8" = 1'-0"



#### **→** BUILDING TYPE III - 2ND FLOOR - DEMO/NEW 1/8" = 1'-0"



BUILDING TYPE III - 1ST FLOOR - DEMO/NEW

1/8" = 1'-0"

**NEW CONSTRUCTION - KEYED NOTES** 

DETERIORATED SHEATHING.

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.

CN 1.2 PROVIDE NEW ASPHALT SHINGLE CRICKETS OVER NEW ICE AND WATER SHEILD AT VALLEYS. REPLACE ALL

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 REPOINT ALL EXISTING DETERIORATED MORTAR JOINTS AT BRICK VENEER WALLS. TYPICAL ALL BUILDINGS.

CN 10.1 REPLACE ALL EXISTING EXTERIOR BUILDING AND ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

#### SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (ALL BUILDINGS): 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 WITH BLIND METAL FLASHING.

2. ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO

B. GUTTERS/DOWNSPOUTS: a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING

LOCATIONS. b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS.

c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.

d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.

e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT

g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS. a. CLEAN EXISTING EXTERIOR MASONRY SURFACES.

b. REPOINT AREAS OF MORTAR IN DISREPAIR. c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR. S. SIDING AND TRIM:

a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING. b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT

COMPONENTS TO MATCH. c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS.

d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.

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. 6. CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS

WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC. 7. EXTERIOR DOORS: a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY

FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3) AND b. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

DOORS WITH NEW ENERGY STAR 1 3/4" THICK METAL-CLAD ENTRY DOORS WITH NO-ROT WOOD

#### WALL LEGEND

**EXISTING WALL** DEMOLISHED WALL **NEW WALL** 

#### **GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.

 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. CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS

8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

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**KEY PLAN - TYPE III BUILDINGS** 

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BUILDING TYPE III - FLOOR PLANS, ROOF PLANS -DEMO/NEW

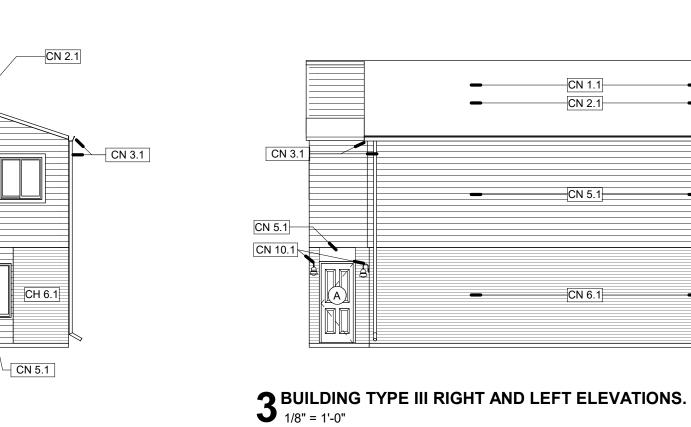
06/05/21

PERMITTING

JOB NUMBER:

ISSUED:

A1.4 PHASE:



CN 5.1

CN 5.1

/ CN 10.1

CN 3.1

CN 5.1 **2** BUILDING TYPE III REAR ELEVATION 1/8" = 1'-0"

CN 5.1

CN 5.1

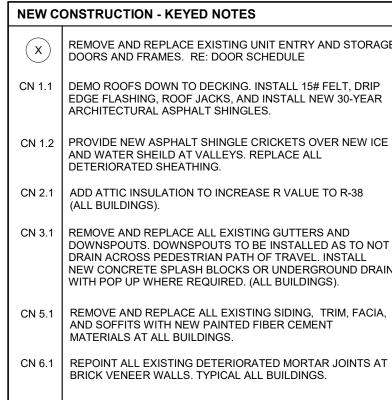
CN 10.1

CN 5.1

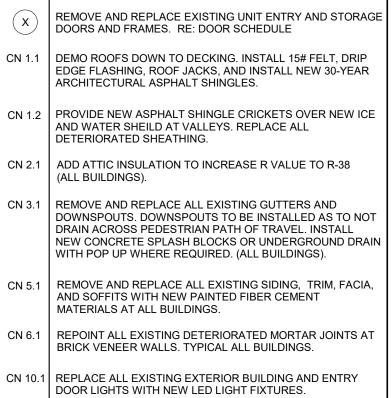
**▲** BUILDING TYPE III FRONT ELEVATION

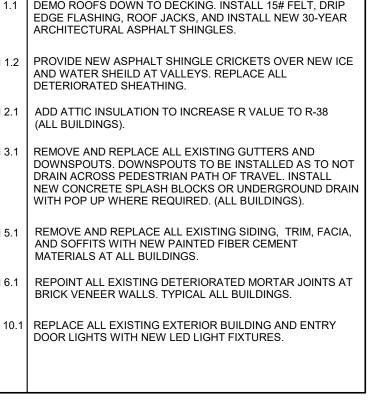
1/8" = 1'-0"

CN 3.1



CN 5.1





#### SCOPE OF WORK BUILDING EXTERIORS

- . ROOFING (ALL BUILDINGS): 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 WITH BLIND METAL FLASHING. 2. ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO
- B. GUTTERS/DOWNSPOUTS: a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING
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- c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.

  d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
- e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
  f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT
- g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
- a. CLEAN EXISTING EXTERIOR MASONRY SURFACES. b. REPOINT AREAS OF MORTAR IN DISREPAIR.

CN 3.1

- c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR. S. SIDING AND TRIM:
- a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING. b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT COMPONENTS TO MATCH.
- c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS. d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.
- 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.
- 6. CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC. 7. EXTERIOR DOORS: a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR 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 b. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT 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.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION. 3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND
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- WALLS, AND FLOORS AS NOTED IN DRAWINGS. 6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT. CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS
- 8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

REVISIONS

APPROVAL

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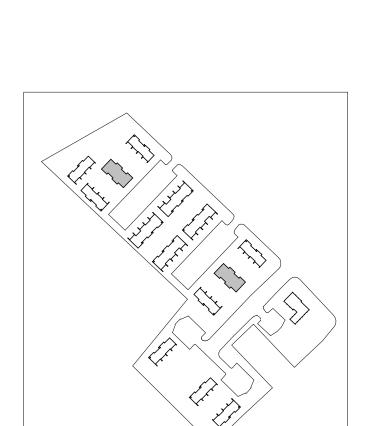
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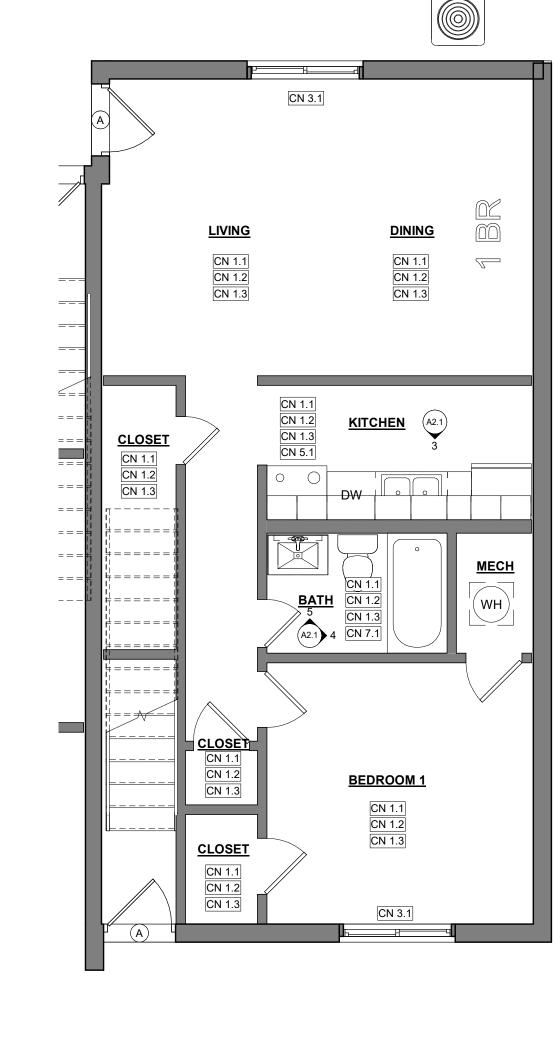
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JOB NUMBER: 06/05/21 ISSUED: **BUILDING TYPE III -**

**EXTERIOR ELEVATIONS -**DEMO/NEW A1.5



**KEY PLAN - TYPE III BUILDINGS** 

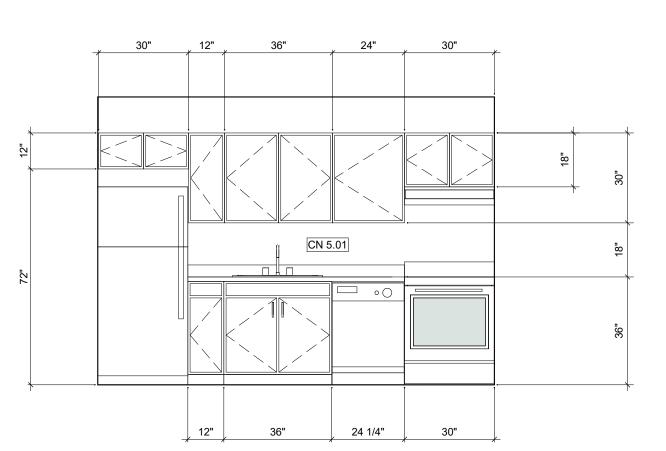


1 BR UNIT - DEMO 1/4" = 1'-0"

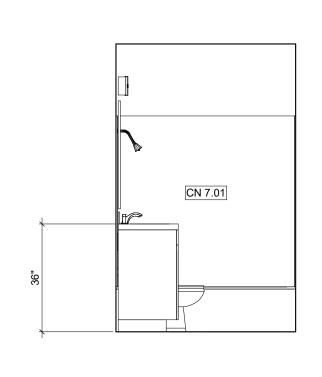
CLOSET

**CLOSET** 

**1** BR UNIT - NEW



**BEDROOM 1** 



**4** BATH INT. ELEV. 1 - TYPICAL ALL STANDARD UNITS 3/8" = 1'-0"

**5** BATH INT. ELEV. 2 - TYPICAL ALL STANDARD UNITS 3/8" = 1'-0"

**KEYED NOTES - DEMOLITION** 

DN 1.1 REMOVE EXISTING DOOR AND FRAME.

U.N.O. TYPICAL.

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.

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

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.

PROVIDE FOR MINOR REPARIS AT NEW WORK.

CN 1.2 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICALALL UNITS CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN.

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

CN 5.1 NEW KITCHENS;

 ALL NEW APPLIANCES: A. NEW REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.

B. NEW 30" ELECTRIC RANGE NEW RECIRCULATING OVER-THE-RANGE MIRCOWAVE HOOD COMBO WITH RANGE QUEENS 2. 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 TÙB VÁLVE, AND TRIM.

3. NEW BATHROOM ACCESSORIES; A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING. B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

SCOPE OF WORK UNIT INTERIORS

a. 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).

b. 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).

c. FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.

d. 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: a. REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER

b. NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT

d. 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-

4. LIVING / DINING ROOMS:

c. PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.

a. 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. b. FLOORING: RE: 1. FINISHES.

a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND

1. PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS. b. DISHWASHERS:

1. REMOVE AND REPLACE EXISTING DISHWASHERS WITH NEW ENERGY STAR DISHWASHERS. 2. REWORK EXISTING ELECTRICAL OUTLET BOX TO CENTER BEHIND APPLIANCE.

1. NEW ELECTRIC GAS RANGES.

d. NEW ANTI-TIP DEVICES.

2. NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS. 3. PROVIDE NEW RANGE QUEENS AT ALL HOODS.

NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE. e. FLOORING: RE: 1. FINISHES.

f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES. g. FIRE EXTINGUISHERS: PROVIDE NEW CERTIFIED FIRE EXTINGUISHERS IN ALL UNITS.

h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 6. BEDROOMS:

a. 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.

c. CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.

d. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES. 7. BATHROOMS:

a. TUBS / SHOWERS: 1. REPLACE EXISTING TILE SURROUNDS AND TUB WITH NEW 3 PIECE FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.

2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD b. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEATS.c. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.

d. FLOORING: RE: 1. FINISHES. e. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.

f. EXHAUST FAN: 1. REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. 2. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH.

(REUSE EXISTING WIRING AND DUCT VENT).

3. 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. 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

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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.

CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS B. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN 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.

a. 14 CUBIC FT MIN.

RANGES & HOODS: a. 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

DISHWASHERS: NEW ENERGY STAR DISHWASHERS. TYPICAL.

**REVISIONS** 

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> ISSUED FOR: PERMITTING

AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES.

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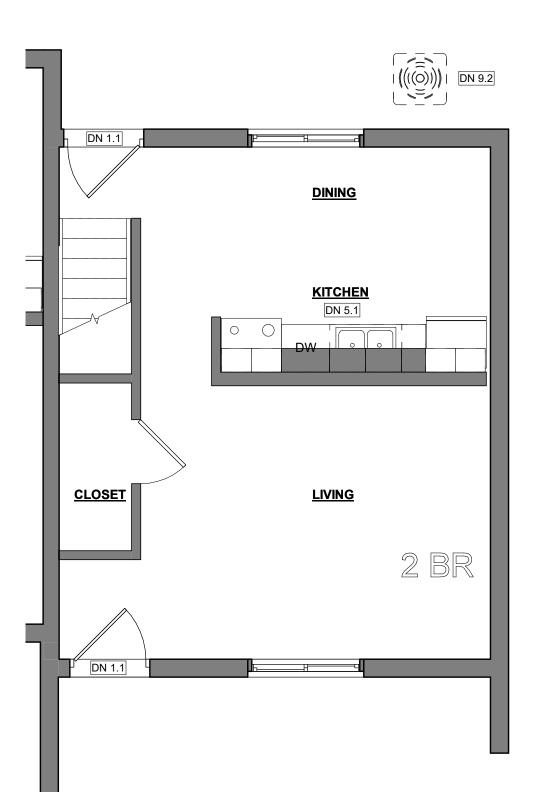
ISSUED: **ENLARGED 1 BR UNIT** 

PLANS AND ELEVATIONS **A2.1** 

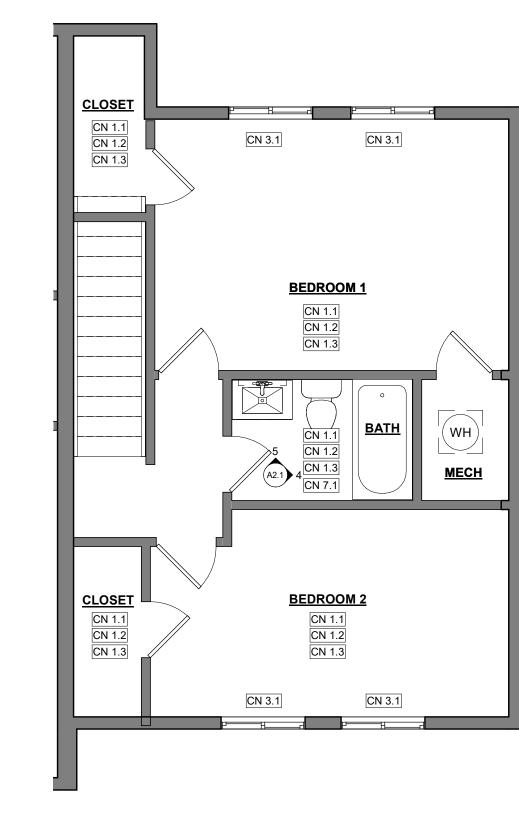
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 $3^{\rm KITCHEN\ INT.\ ELEV.}$  - TYPICAL ALL STANDARD UNITS  $_{3/8"}$  = 1'-0"

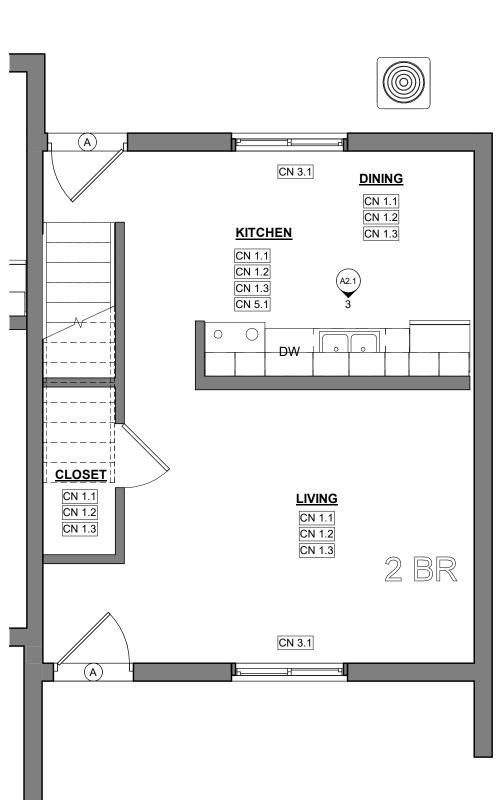




■ 2 BR UNIT - FIRST FLOOR DEMO



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



**2** 2 BR UNIT - FIRST FLOOR 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

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

CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN.

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. TYPICALALL UNITS

PROVIDE FOR MINOR REPARIS 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: A. NEW REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.

B. NEW 30" ELECTRIC RANGE NEW RECIRCULATING OVER-THE-RANGE MIRCOWAVE HOOD COMBO WITH RANGE QUEENS 2. EXISTING RECENTLY REPLACED CABINETS TO REMAIN.

PROVIDE FOR MINOR REPAIRS AT NEW WORK.

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 VÁLVE, AND TRIM.

3. NEW BATHROOM ACCESSORIES; A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING. B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

SCOPE OF WORK UNIT INTERIORS

a. 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).

b. 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).

c. FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.

d. 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: a. REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER

b. NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT

c. PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS. d. 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-

4. LIVING / DINING ROOMS:

a. 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. b. FLOORING: RE: 1. FINISHES.

a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND

1. PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.

1. REMOVE AND REPLACE EXISTING DISHWASHERS WITH NEW ENERGY STAR DISHWASHERS. 2. REWORK EXISTING ELECTRICAL OUTLET BOX TO CENTER BEHIND APPLIANCE. . RANGES:

1. NEW ELECTRIC GAS RANGES.

2. NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS.
3. PROVIDE NEW RANGE QUEENS AT ALL HOODS.

d. NEW ANTI-TIP DEVICES. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

e. FLOORING: RE: 1. FINISHES. f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.

g. FIRE EXTINGUISHERS: PROVIDE NEW CERTIFIED FIRE EXTINGUISHERS IN ALL UNITS. h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES.

6. BEDROOMS: a. 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.

c. CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.

d. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES. 7. BATHROOMS: a. TUBS / SHOWERS:

1. REPLACE EXISTING TILE SURROUNDS AND TUB WITH NEW 3 PIECE FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.

2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD b. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEATS. c. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.

d. FLOORING: RE: 1. FINISHES.

e. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.

1. REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. 2. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).

3. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

**GENERAL NOTES** 

. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED

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 IN 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.

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INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES. INSTALL SPLASH PANELS AT ALL RANGES.\*NOTE: ALL

a. 14 CUBIC FT MIN.

APPLIANCES TO BE ENERGY STAR RATED WHERE

DISHWASHERS: NEW ENERGY STAR DISHWASHERS. TYPICAL.

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ARCHITECTURE

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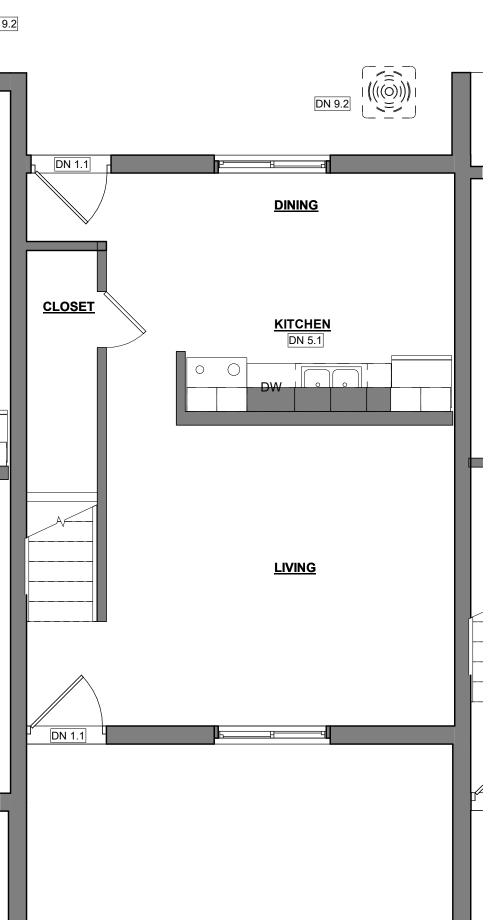
COMPLY WITH STATE & LOCAL CODES ISSUED FOR:

PERMITTING JOB NUMBER: 20-14 06/05/21 ISSUED:

**ENLARGED 2 BR UNIT** PLANS AND ELEVATIONS

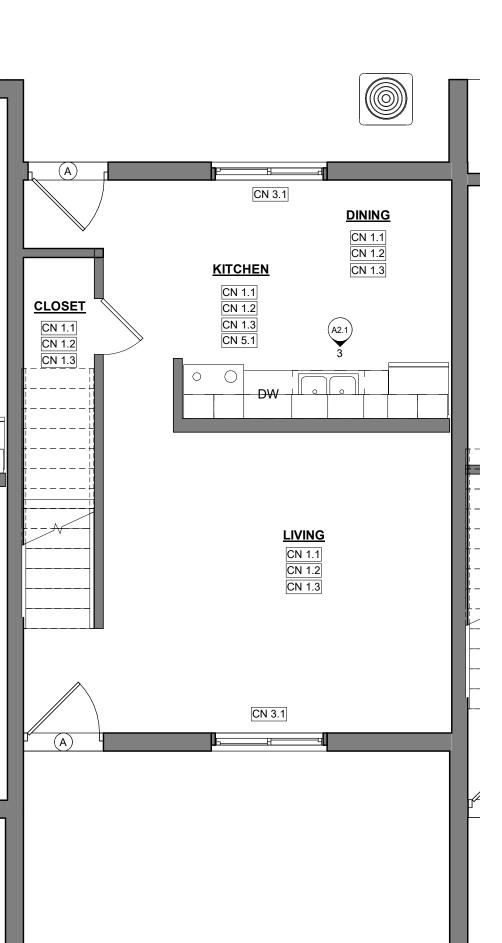
**A2.2** 

■ 3 BR UNIT - DEMO



CN 3.1 CN 1.2 CN 1.3 **BEDROOM BATH CLOSET BEDROOM 2 BEDROOM 3** CN 3.1

4 3 BR UNIT - SECOND FLOOR NEW



3 BR UNIT - NEW

**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.

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**NEW CONSTRUCTION - KEYED NOTES** 

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SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS. 2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD

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1. REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. 2. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).

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**GENERAL NOTES** 

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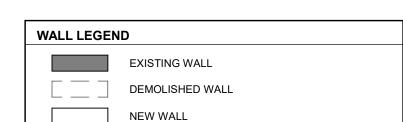
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NEW APPLIANCE SCHEDULE (TYPICAL)

REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.

a. 14 CUBIC FT MIN.

RANGES & HOODS: a. NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.
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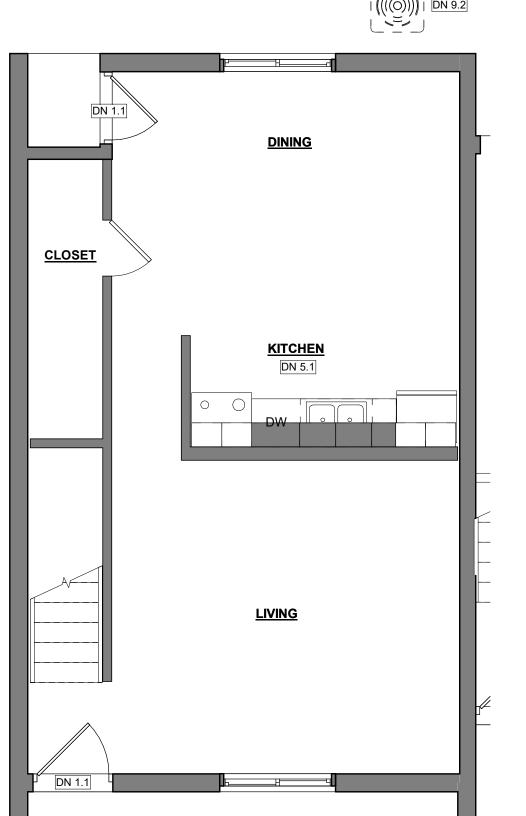
> ISSUED FOR: **PERMITTING**

AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES

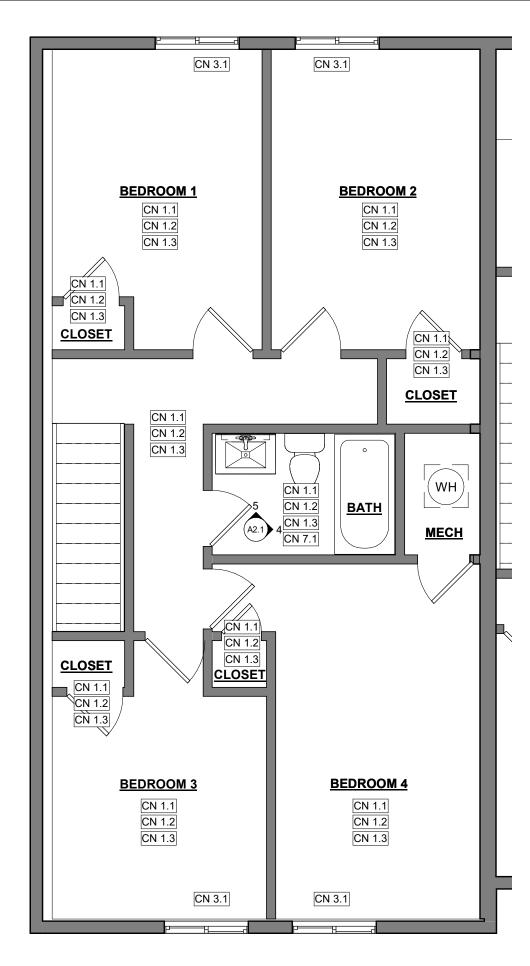
JOB NUMBER: 06/05/21 ISSUED:

**ENLARGED 3 BR UNIT** PLANS AND ELEVATIONS

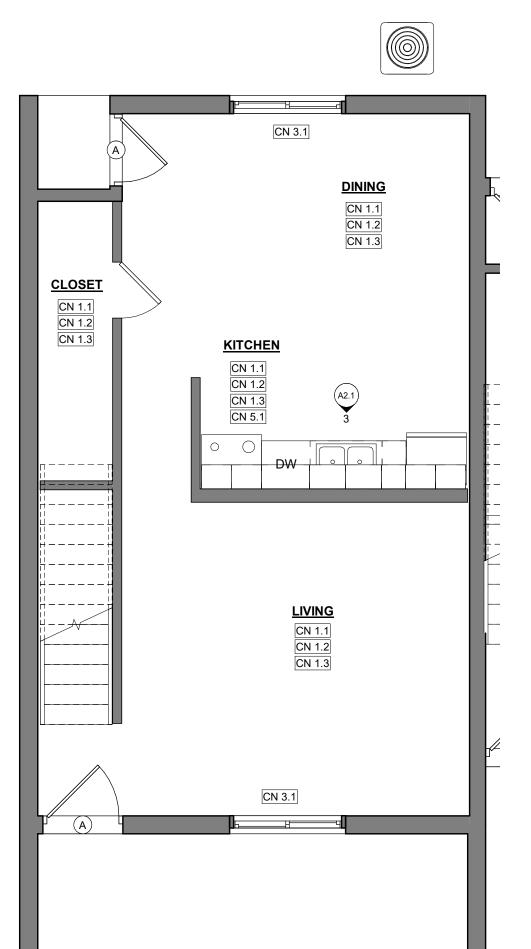
**A2.3** 



◀ 4 BR UNIT - DEMO 1/4" = 1'-0"



4 BR UNIT - SECOND FLOOR NEW
1/4" = 1'-0"



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

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h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 6. BEDROOMS: a. 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.

c. CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING. d. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.

7. BATHROOMS: a. TUBS / SHOWERS:

1. REPLACE EXISTING TILE SURROUNDS AND TUB WITH NEW 3 PIECE FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS. 2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE

AND ANTI-SCALD b. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEATS. c. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.

d. FLOORING: RE: 1. FINISHES.

e. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES. . EXHAUST FAN:

1. REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. 2. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).

3. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED

**GENERAL NOTES** 

. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED

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. CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR

ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN 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.

a. 14 CUBIC FT MIN.

RANGES & HOODS: a. 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

DISHWASHERS: NEW ENERGY STAR DISHWASHERS. TYPICAL.

APPROVAL

**REVISIONS** 

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WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPER-VISION AND TO THE BEST OF OUR KNOWLEDGE

JOB NUMBER: 20-14

**ENLARGED 4 BR UNIT** PLANS AND ELEVATIONS

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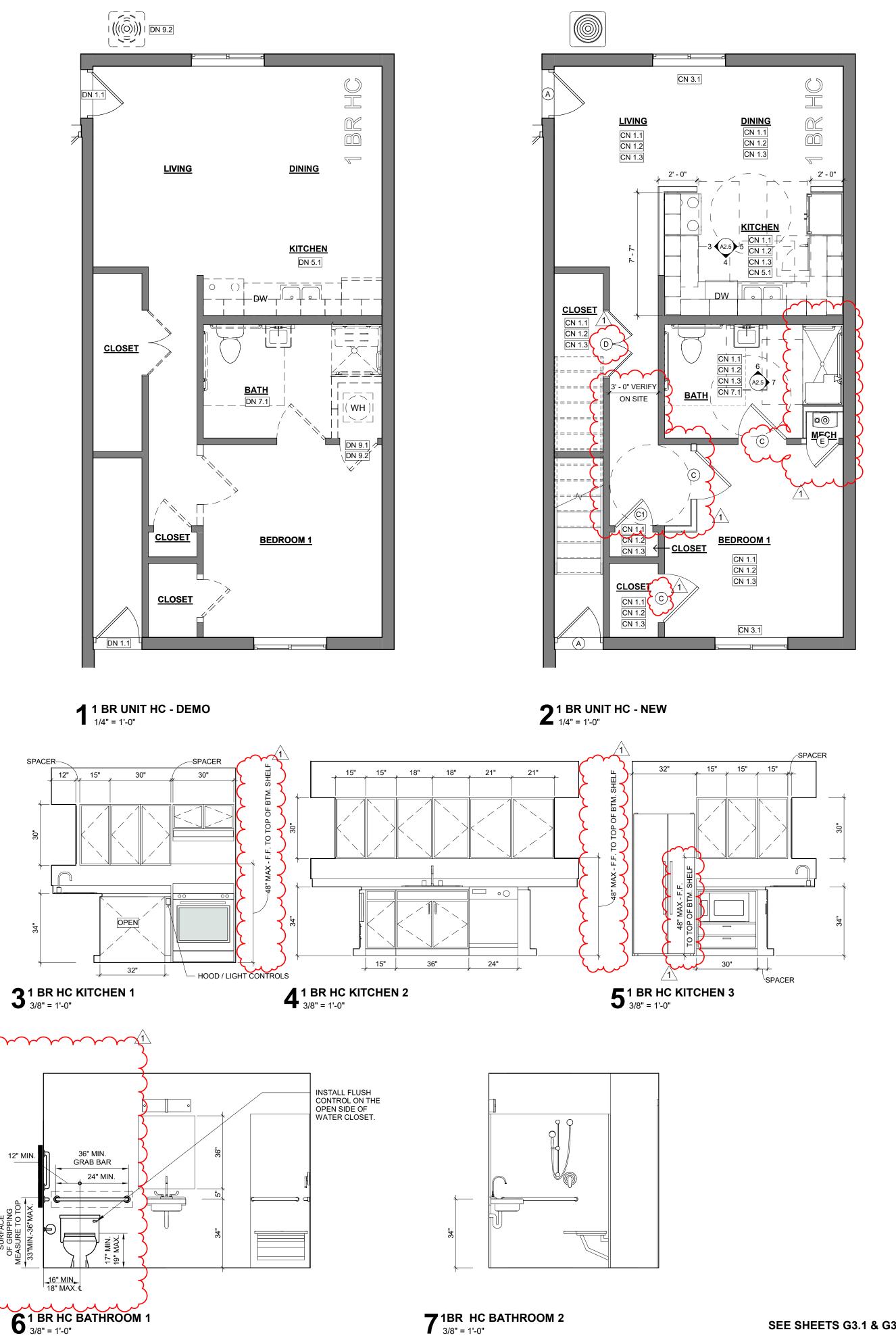
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SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REV-IEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHI-TECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED PLANS

> ISSUED FOR: PERMITTING

COMPLY WITH STATE & LOCAL CODES

06/05/21 ISSUED:

**A2.4** 



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.

CONDENSING UNITS. TYPICAL ALL UNITS.

DN 9.2 REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND

NEW CONSTRUCTION - KEYED NOTES

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. TYPICALALL UNITS CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN

PROVIDE FOR MINOR REPARIS AT NEW WORK CN 3.1 PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL

WINDOWS, AND HALF LITE DOORS. ALL WINDOWS IN HC DESIGNATED UNITS TO RECIEVE NEW ADA COMPLIANT HARDWARE. 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 

CN 5.1 NEW KITCHENS; ALL NEW APPLIANCES:

A. 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

MIRCOWAVE HOOD COMBO WITH RANGE QUEENS

2. 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

**ACCESSIBILITY CONSULTANT NOTES:** 

ANY DESIGNATED UNITS.

PROVIDED. RE: DRAWINGS

INTERFERE WITH THE LAVATORY

OF THE RESTROOM.

UNDER WORK SPACE

12. AT NEW ROLL-IN SHOWERS:

BE WITHIN 48" FROM FINISH FLOOR.

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;

A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO

. AT UPPER CABINETS, THE TOP OF THE LOWEST SHELF SHOULD

WINDOWS. OPERABLE PARTS SHOULD BE ACCESSIBLE AND WITHIN A REACH RANGE OF 48" ABOVE FINISH FLOOR. (NO

PROVIDE NEW ADA COMPLIANT HARDWARE AT EXISTING

PINCHING, TWISTING, AND TURNING OF THE WRIST.) THIS

SHOULD INCLUDE ALL ROOMS EXCEPT KITCHEN AND BATH.

GRAB BARS to BE INSTALLED WITHIN 33" TO 36" TO THE TOP

ENSURE THAT THERE IS A MINIMUM OF 36" MINIMUM CLEARANCE

NOTIFY ARCHITECT IF EXISTING CLEARANCE IS LESS THAN 36" IN

ACCESSIBLE ROUTE AND WITHIN THE REACH RANGE. RELOCATE

THE LOCATION OF SWITCHES FOR THE HOOD FAN AND LIGHT

ARE TO BE LOCATED NEXT TO RANGE ADJACENT TO ROLL

ALL SWITCHES TO BE RELOCATED TO BE WITHIN REACH RANGE.

A. THE SEAT, GRAB BARS AND CONTROLS SHOULD BE

THE SLAB IS TO BE RECESSED TO ACCOMMODATE A

SHOWERS COMPARTMENTS SHALL BE 1/2" MAXIMUM

ROLL-IN SHOWER. THRESHOLD IN ROLL- IN TYPE

11. THE MECHANICAL ROOM DOORS ARE TO HAVE RESTRICTED

13. SEE SITE PLAN FOR NEWLY DESIGNATED ACCESSIBLE ROUTE

14. 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

AND VISUAL NOTIFICATION OUTSIDE OF THE DWELLING UNIT.

BEDROOM AND BATHROOM THAT EITHER TRIGGERS AN AUDIBLE

AND ASSOCIATED WORK. RE: ACCESSIBILITY CONSULTANTS

ACCESS HARDWARE FOR OWNER ACCESS ONLY.

LOCATED ON THE OPEN SIDE.

REPORT FOR AREAS TO BE ADDRESSED

TOILET FLUSH VALVES ARE TO BE LOCATED ON THE OPEN SIDE

6. A MAXIMUM DEPTH OF 24" FROM OUTSIDE FACE IS ALLOWED IN

SHALLOW CLOSETS IF A 32" DOOR CLEARANCE IS NOT

GRAB BARS BEHIND TOILETS TO BE 36" LONG AND NOT

THE ELECTRICAL PANEL SHOULD BE LOCATED ON A

SURFACE OF THE GRAB BAR. PROVIDE CONCEALED 2X

IS MAINTAINED IN THE HALL (INCLUDING TRIM ELEMENTS).

BLOCKING IN WALLS AT ALL GRAB BAR LOCATIONS.

STUDS OR PROVIDE BLOCKING

B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

. TWO (2) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES. a. HORNS AND STROBES FOR SMOKE DETECTORS

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

c. 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.

P. 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 2, 3, AND 4-BEDROOM UNITS.

a. MUST CONTAIN A ROLL IN SHOWER WITH SLIP RESISTANT FLOOR AND:

BE ADA/ANSI COMPLIANT FROM MANUFACTURE.

**SCOPE OF WORK UNIT INTERIORS** 

ALL GYP BD CEILINGS (MATCH EXISTING COLOR).

c. PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.

1. PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.

NEW ELECTRIC GAS RANGES.
 NEW RECIRCULATING RANGE HOOD MICROWAVE COMBOS.
 PROVIDE NEW RANGE QUEENS AT ALL HOODS.

ALL OTHER ROOMS.

4. LIVING / DINING ROOMS

. RANGES:

. BATHROOMS:

a. TUBS / SHOWERS

AND ANTI-SCALD

d. FLOORING: RE: 1. FINISHES.

LEVERS AT ALL BATHROOMS.

b. FLOORING: RE: 1. FINISHES.

d. NEW ANTI-TIP DEVICES

e. FLOORING: RE: 1. FINISHES.

. INTERIOR DOORS:

a. 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

b. 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

c. FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.

d. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, NEW DOORS, NEW

a. REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER

b. NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT

d. PROVIDE ALL NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY

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

a. 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.

a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND

1. REMOVE AND REPLACE EXISTING DISHWASHERS WITH NEW ENERGY STAR DISHWASHERS.

2. REWORK EXISTING ELECTRICAL OUTLET BOX TO CENTER BEHIND APPLIANCE.

g. FIRE EXTINGUISHERS: PROVIDE NEW CERTIFIED FIRE EXTINGUISHERS IN ALL UNITS. ). LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES.

ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.

c. CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.

a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT

1. REPLACE EXISTING TILE SURROUNDS AND TUB WITH NEW 3 PIECE FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.

b. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEATS. c. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.

2. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH.

3. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED

2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE

KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED

NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.

d. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.

e. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.

1. REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN.

(REUSE EXISTING WIRING AND DUCT VENT).

BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR

AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR).

TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT

2. HAVE FACTORY INSTALLED GRAB BARS.

3. HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE

4. HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE. 5. APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED. 6. HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE

7. SHOWER FLOOR MAY NOT BE USED FOR CODE REQUIRED 67" CLEAR FLOOR SPACE IN

BATHROOMS. 8. THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE

REQUIRED REACH RANGES BY THE SEAT. 9. 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. B. WATER CLOSETS MUST BE CENTERED 18 INCHES FROM SIDEWALLS. 4. ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK

5. VANITY TOPS OR TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR. 6. PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS 7. ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH

"FACTORY- INSTALLED GRAB BARS". 8. PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR

9. 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

10. 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. 1. UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD.

2. PASSAGE DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE 13. WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS.

14. APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES. 15. MILLWORK: REMOVE AND REPLACE ALL CABINETRY WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETRY IN KITCHENS AND BATHROOMS. RE: PLANS

16. ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES. 17. PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW BE ADA COMPLIANT FIXTURES.

18. PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.

**GENERAL NOTES** 

. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED

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.

CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS B. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN 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

a. 14 CUBIC FT MIN. @ 1 & 2 BEDROOM UNITS.

a. 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 COUNTERTOP MICROWAVE LOCATED WITHIN REACH RANGE.

DISHWASHERS: NEW ADA COMPLIANT - ENERGY STAR DISHWASHERS. TYPICAL.

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

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**REVISIONS** 

**ARCHITECTURE** 

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> ISSUED FOR: PERMITTING

COMPLY WITH STATE & LOCAL CODES.

JOB NUMBER:

**ENLARGED 1 BR HC UNIT** PLANS AND ELEVATIONS

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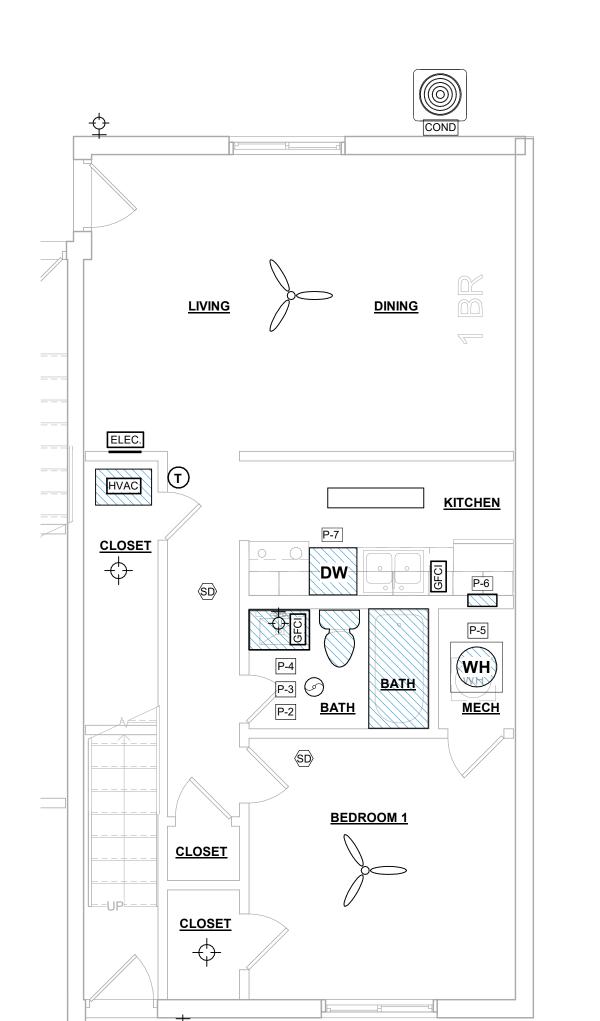
SEE SHEETS G3.1 & G3.2 FOR ADDTIONAL ADA DIMENSIONS AND REQUIREMENTS

REFRIGERATOR

P-7

NEW ENERGY STAR

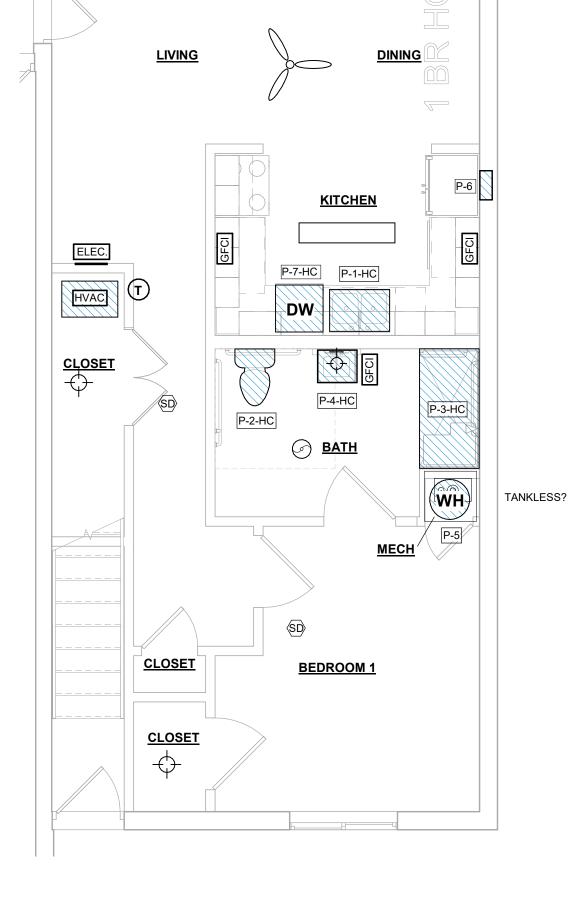
DISHWASHER. TYPICAL.



NEW HARDWIRED LOOPED

SMOKE DETECTORS

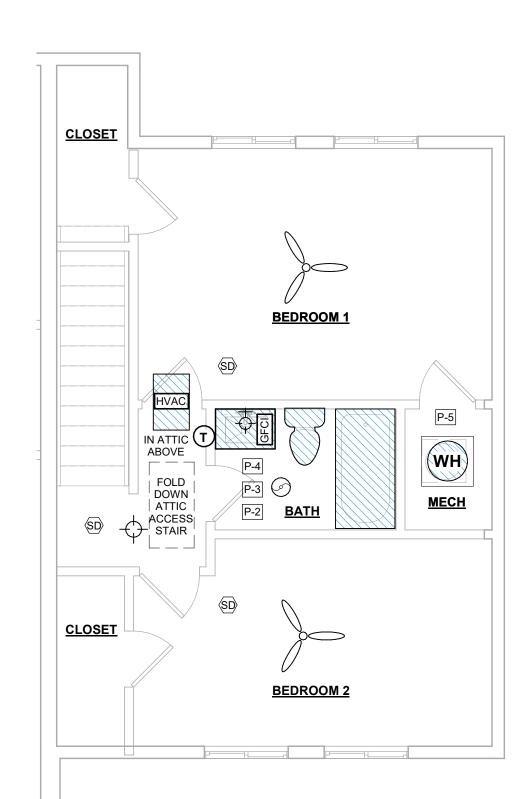
**1 BR UNIT - MEP** 1/4" = 1'-0"



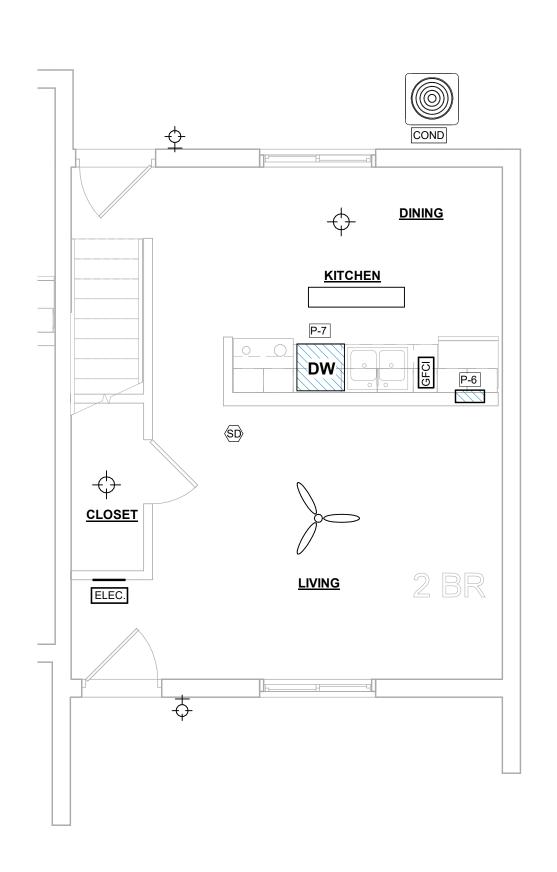
1 BR UNIT HC - MEP 1/4" = 1'-0"

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





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



#### SCOPE OF WORK - DWELLING UNITS MEP

- a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
- 1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT
- 2. REPLACE GCFI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).
- 3. PROVIDE ALUMICON CONNECTORS ÀT ALL NEW AND EXISTING DEVICES, SWITCHES, LIGHTS,
- 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. WIRING / CONNECTORS:
- 1. PROVIDE ALUMICONN® CONNECTORS AT ALL EXISTING FIXTURES, SWITCHES, ETC. AT EACH LEG OF DEVICE. CONTRACTOR TO INSTALL ALUMICONN® CONNECTORS PER MANUFACTURERS INSTALLATION REQUIREMENTS.
- a. STRIP CONDUCTORS 5/16". b. INSERT CONDUCTOR INTO WIRE PORT, FULLY SEATING CONDUCTOR INTO PORT.
- c. TIGHTEN SET SCREWS TO THE TORQUE INDICATED BELOW, BASED ON CONDUCTOR SIZE AND MATERIAL AS INDICATED. 10 IN-LB #12 SOLID ALUMINUM
- 15 IN-LB #10 SOLID ALUMINUM 15 IN-LB ALL SOLID AND STRANDED COPPER CONDUCTORS
- DO NOT OVER TORQUE. 2. ONCE ALL CONDUCTORS ARE INSTALLED, CLOSE LID TAKING CARE TO VERIFY LATCH IS
- SECURELY FASTENED. 1 I IGHTING:
- 1. REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES. 2. INSTALL CEILING FANS WITH LIGHT KITS IN ALL DINING ROOMS AND BEDROOMS AT EXISTING LIGHT LOCATIONS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION.
- (PROVIDE SEPARATE SWITCHES AT DESIGNATED ADA UNITS ONLY). 3. REPLACE ALL ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS). 2. MECHANICAL:
- 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
- 4. INSTALL NEW PROGRAMABLE THERMOSTAT. b. RANGE HOODS: REPLACE EXISTING ELECTRIC RANGES AND VENTLESS RANGE HOODS
- (RECIRCULATING) AND INSTALL NEW RANGE QUEENS AND ANTI-TIP DEVICES. c. 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. PLUMBING: 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.
- D. 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.

#### **GENERAL NOTES**

. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED

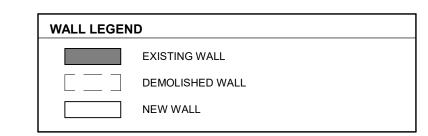
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CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS. . ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT. . CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS

B. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.



#### NEW APPLIANCE SCHEDULE (TYPICAL)

- REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT. a. 14 CUBIC FT MIN.
- RANGES & HOODS: a. 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.
- APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

INSTALL SPLASH PANELS AT ALL RANGES.\*NOTE: ALL

DISHWASHERS: NEW ENERGY STAR DISHWASHERS. TYPICAL.

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

REFRIGERATORS: NEW ADA COMPLIANT (SIDE BY SIDE) FROST-FREE ENERGY STAR REFRIGERATORS WITH ICE MAKER / WATER DISPENSER.

#### a. 14 CUBIC FT MIN. @ 1 & 2 BEDROOM UNITS. RANGES & HOODS:

- a. NEW ADA COMPLIANT 30" ELEC. RANGES & RECIRCULATING HOODS WITH FRONT CONTROLS.
- b. PROVIDE NEW RANGE QUEENS AT ALL HOODS. c. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
- d. INSTALL SPLASH PANELS AT ALL RANGES. MICROWAVES: NEW ADA COMPLIANT COUNTERTOP MICROWAVE
- LOCATED WITHIN REACH RANGE. DISHWASHERS: NEW ADA COMPLIANT - ENERGY STAR DISHWASHERS. TYPICAL.

LL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

ф **ф** (SD) P-5 (SD) COND (SD) (SD)

**5** LEASING OFFICE - MEP 1/8" = 1'-0"

0 2

**REVISIONS** 

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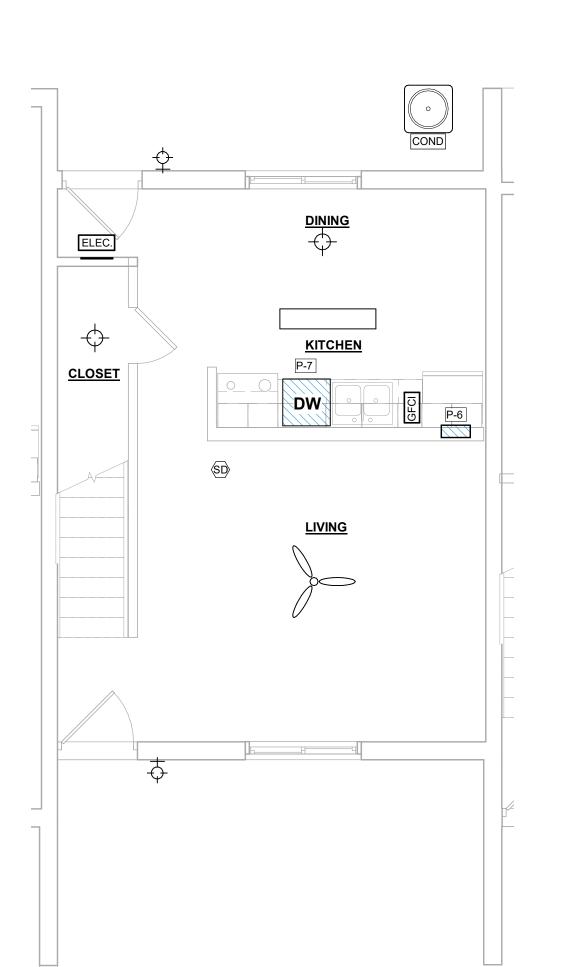
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AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE & LOCAL CODES ISSUED FOR:

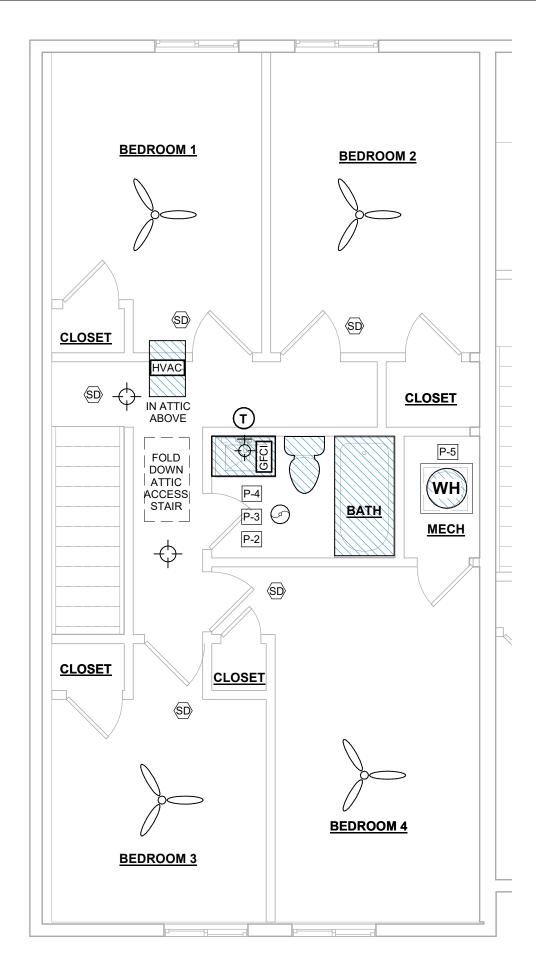
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ENLARGED 1, 1HC, 2 BR UNITS MEP PLANS

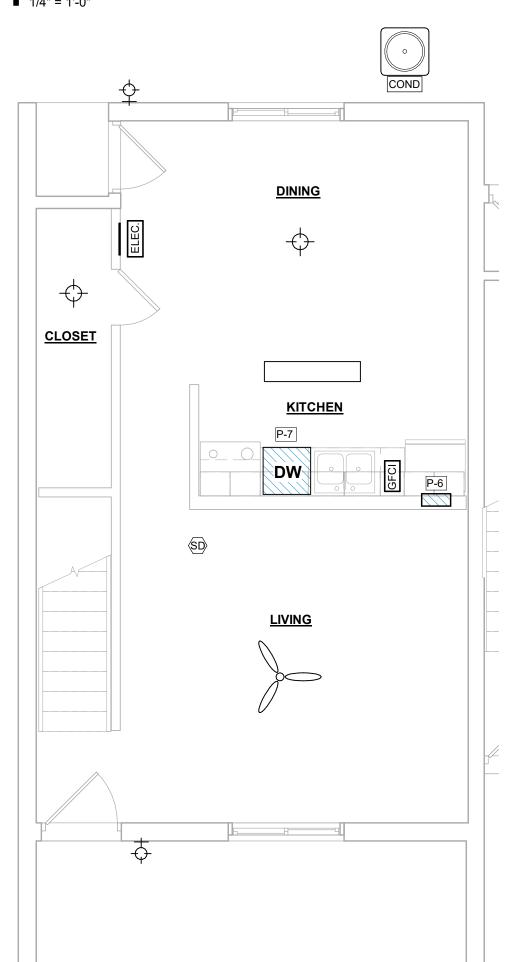
**A3.1** 



**▲** 3 BR UNIT - FIRST FLOOR - MEP



4 BR UNIT - SECOND FLOOR



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

#### SCOPE OF WORK - DWELLING UNITS MEP

c. WIRING / CONNECTORS:

a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:

1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT

2. REPLACE GCFI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).

3. PROVIDE ALUMICON CONNECTORS AT ALL NEW AND EXISTING DEVICES, SWITCHES, LIGHTS,

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.

1. PROVIDE ALUMICONN® CONNECTORS AT ALL EXISTING FIXTURES, SWITCHES, ETC. AT EACH LEG OF DEVICE. CONTRACTOR TO INSTALL ALUMICONN® CONNECTORS PER MANUFACTURERS INSTALLATION REQUIREMENTS.

a. STRIP CONDUCTORS 5/16". b. INSERT CONDUCTOR INTO WIRE PORT, FULLY SEATING CONDUCTOR INTO PORT. c. TIGHTEN SET SCREWS TO THE TORQUE INDICATED BELOW, BASED ON CONDUCTOR SIZE AND MATERIAL AS INDICATED. 10 IN-LB #12 SOLID ALUMINUM

 15 IN-LB #10 SOLID ALUMINUM 15 IN-LB ALL SOLID AND STRANDED COPPER CONDUCTORS DO NOT OVER TORQUE.

2. ONCE ALL CONDUCTORS ARE INSTALLED, CLOSE LID TAKING CARE TO VERIFY LATCH IS SECURELY FASTENED.

d. 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 ROOMS AND BEDROOMS AT EXISTING

LIGHT LOCATIONS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. (PROVIDE SEPARATE SWITCHES AT DESIGNATED ADA UNITS ONLY). 3. REPLACE ALL ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS). 2. MECHANICAL:

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

4. INSTALL NEW PROGRAMABLE THERMOSTAT. b. RANGE HOODS: REPLACE EXISTING ELECTRIC RANGES AND VENTLESS RANGE HOODS

(RECIRCULATING) AND INSTALL NEW RANGE QUEENS AND ANTI-TIP DEVICES. c. 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. PLUMBING: 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.

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. 40-GALLON FOR ONE- AND TWO-BEDROOM UNITS.

b. 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.

#### **GENERAL NOTES**

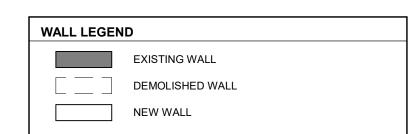
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#### NEW APPLIANCE SCHEDULE (TYPICAL)

REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT. a. 14 CUBIC FT MIN.

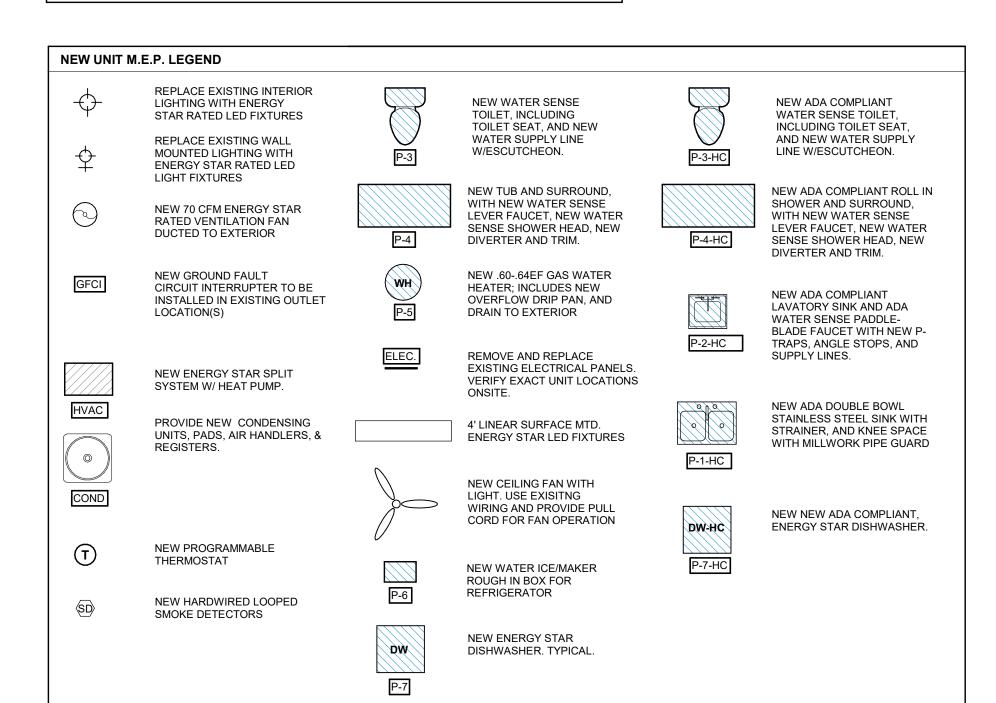
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APPLIANCES TO BE ENERGY STAR RATED WHERE

INSTALL SPLASH PANELS AT ALL RANGES.\*NOTE: ALL

APPLICABLE. DISHWASHERS: NEW ENERGY STAR DISHWASHERS. TYPICAL.



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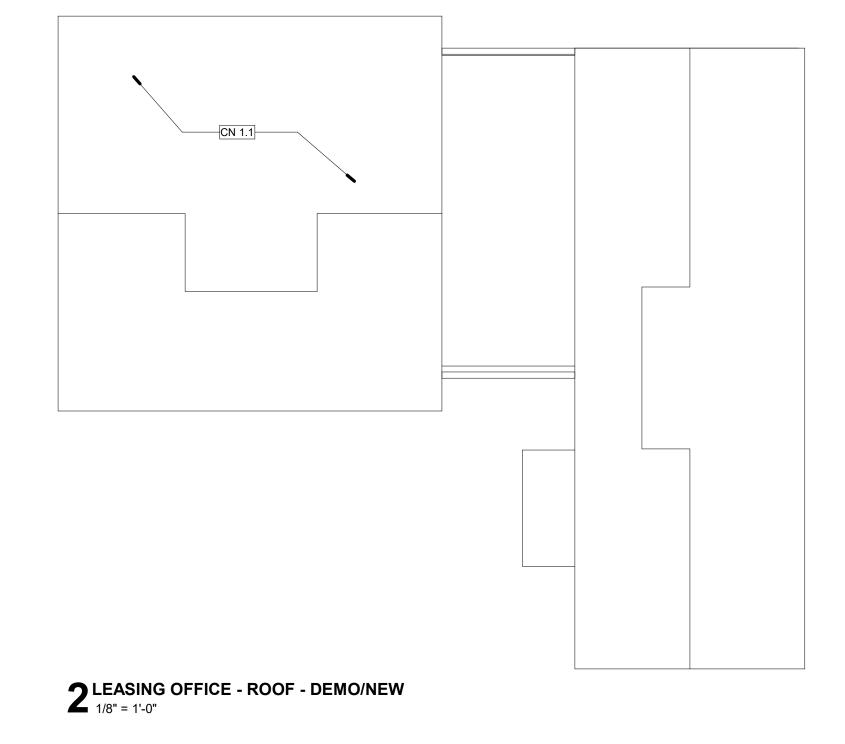
COMPLY WITH STATE & LOCAL CODES. ISSUED FOR:

AND TO THE BEST OF OUR KNOWLEDGE

PERMITTING **JOB NUMBER**: 20-14 ISSUED:

ENLARGED 3, 4 BR UNITS MEP PLANS

A3.2



WHAT ABOUT FLAT ROOF? CN 5.1 CN 1.1 CN 2.1 CN 2.1 CN 5.1 CN 5.1 CN 5.1 CN 5.1 CH 6.1 CN 6.1

**3** LEASING OFFICE - FRONT 1/8" = 1'-0"

**5** LEASING OFFICE - BACK 1/8" = 1'-0"

WHAT ABOUT FLAT ROOF? CN 5.1 CN 1.1 CN 2.1 CN 2.1 CN 5.1 CN 5.1 CN 5.1 CN 5.1 CN 6.1 ---CH 6.1

CN 5.1 CN 5.1 CN 6.1 CN 5.1

CN 2.1

CN 5.1

CN 5.1

CN 5.1

6 LEASING OFFICE SIDE 2

**4** LEASING OFFICE - SIDE 1/8" = 1'-0"

**GENERAL NOTES** 

OTHERWISE.

. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED

4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND

5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS,

6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT. '. CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR

8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED

IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA

BROUGHT TO THE ATTENTION OF THE ARCHITECT.

WALLS, AND FLOORS AS NOTED IN DRAWINGS.

**EXISTING WALL** 

**NEW WALL** 

DEMOLISHED WALL

3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND

COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE

2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING

CONDITIONS PRIOR TO CONSTRUCTION.

ARCHITECT OF DISCREPANCIES.

ADDITIONAL REQUIREMENTS

WALL LEGEND

- REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES. VIEWER WITH KNOCKER(6-PANEL METAL DOOR W/WOOD JAMB) RE: DOOR SCHEDULE
- REPLACE ALL WINDOWS WITH CASEMENT AND SLIDING VINYL FRAMED LOW-E DOUBLE PANE INSULATED GLASS WINDOWS. WITH NEW TRIM TYPICAL ALL BUILDINGS AND ALL WINDOWS.

**NEW CONSTRUCTION - KEYED NOTES** 

- RE: WINDOW 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.
- CN 1.2 REMOVE AND REPLACE EXISTING RIDGE VENTS. PROVIDE NEW RIDGE VENTS AS SHOWN.
- CN 2.1 | ADD ATTIC INSULATION R-38
- 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.
- CN 4.1 | CLEAN ALL MASONRY SERFACES. RE-POINT ALL MASONRY AS NEEDED.

BOXES, STAIRWELLS AND RAILINGS.

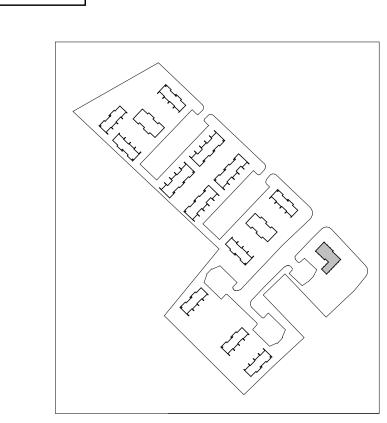
- CN 5.1 REPLACE ALL TRIM, FACIA, SOFFIT AND SIDING WITH NEW FIBER CEMENT MATERIALS AT ALL BUILDINGS.
- CN 6.1 PRESSURE WASH, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES. INCLUDES ALL CMU BLOCK BREEZEWAYS, DOORS WINDOW SHUTTERS, DISCONNECT
- CN 10.1 REPLACE ALL EXISTING EXTERIOR PORCH LIGHTS TO LED LIGHT FIXTURES.

**KEYED NOTES - DEMOLITION** 

- DN 1.0 REMOVE PORTION OF WALL AS SHOWN.
- DN 1.1 REMOVE EXISTING DOOR AND FRAME.
- DN 3.4 DEMO BATHROOM; REMOVE ALL EXISTING VANITY, SINK. TOILET, TUBS AND SURROUNDS, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
- DN 5.1 REMOVE EXISTING LAUNDRY EQUIPMENT. VERIFY WITH OWNER / SERVICE PROVIDER.
- DN 6.5 REMOVE AND RPLACE EXISTING WATER HEATER.
- DN 6.6 REMOVE AND REPLACE EXISTING HVAC EQUIPMENT

#### **SCOPE OF WORK BUILDING EXTERIORS**

- 1. ROOFING (ALL BUILDINGS): 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 WITH BLIND METAL FLASHING.
  2. ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO
- 3. GUTTERS/DOWNSPOUTS: a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING
- b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS.
- c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
- d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET. e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
- f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT
- DRAINS.
- g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
- 4. MASONRY
- a. CLEAN EXISTING EXTERIOR MASONRY SURFACES.
   b. REPOINT AREAS OF MORTAR IN DISREPAIR.
- c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR. SIDING AND TRIM:
- a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING.
- b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT COMPONENTS TO MATCH.
- c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS.
- d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S
- REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY. 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.
- 6. CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.
- FXTERIOR DOORS:
- a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3) AND
- WEATHER-STRIPPING b. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.



**KEY PLAN - LEASING OFFICE** 

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LEASING OFFICE / LAUNDRY - FLOOR PLANS

**A4.1** 

BY OWNERS SERVICE PROVIDER. CONTRACTOR TO

- NEW FRONT LOADING STACKED WASHERS AND

CONTRACTOR TO COODINATE HOOKUPS WITH

NEW ADA COMPLIANT FOLDING TABLE -

W/D

W/D

CN 2.1

**LAUNDRY ROOM** 

CN 1.1

CN 1.2 CN 1.3

CN 8.1

CN 8.2

**HALLWAY** 

CN 8.1

CN 8.1

CN 8.2

**STORAGE** 

A0.3.1 4

CN 1.1

OFFICE CN 8.2

**GOLF CART STORAGE** 

**STORAGE** 

CN 8.1

CN 8.2

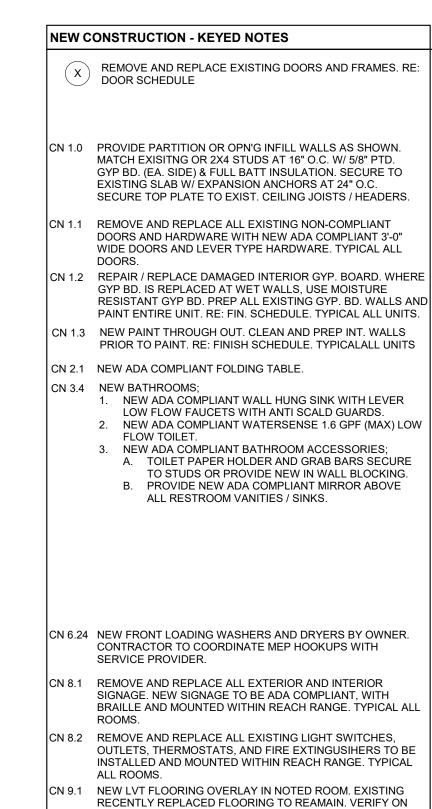
<u>MECH</u>

CN 1.2

CN 8.2

COODINATE HOOKUPS WITH NEW EQUIP.

DRYERS BY OWNERS SERVICE PROVIDER.



**GENERAL NOTES** 

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- OTHERWISE.
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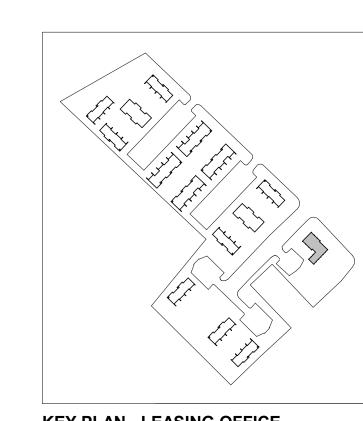
WALL LEGEND **EXISTING WALL** DEMOLISHED WALL

SCOPE OF WORK - LEASING OFFICE UPGRADES

**NEW WALL** 

- PROVIDE UPGRADES TO EXISTING COMMUNITY ROOM TO BE ADA COMPLIANT: a. RENOVATE EXISTING BATHROOMS FOR ADA COMPLIANCY
- a. RENOVATE EXISTING BATHROOMS FOR ADA COMPLIANCE
  b. REPLACE EXISTING DOORS THAT ARE IN DISREPAIR OR ARE LESS THAN 34" CLEAR.
  c. REPLACE KITCHENETTE WITH ADA COMPLIANT LAYOUT
- d. REPLACE NON COMPLIANT SWITCHES AND OUTLETS TO BE WITHIN REACH RANGE. e. REPLACE NON COMPLIANT MILLWORK AND COUNTERTOPS TO BE 34" MAX AFF. WITH APPROPIATE CLEARANCES.
- COMMUNITY LAUNDRY: RENOVATE EXISTING COMMUNITY LAUNDRY ROOM TO BE PUT BACK INTO SERVICE. PROVIDE THE
- a. ACCESSIBLE PATH TO LAUNDRY ROOM. b. NEW FLOORING
- c. NEW LIGHTING d. NEW PAINT
- e. NEW ENTRY DOOR WITH ACCESSIBLE HARDWARE NEW FOLDING TABLE
- g. VERIFY AND OR REPLACE EXISTING PLUMBING
  CONNECTIONS AND DRYER VENTING THAT IS NOT CODE COMPLIANT.
- h. 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.

LEASING OFFICE MEP PLAN LOCATED ON SHEET A3.2



**KEY PLAN - LEASING OFFICE** 

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JOB NUMBER: 06/05/21 ISSUED: LEASING OFFICE ENLARGED PLANS AND

INT. ELEVATIONS **A4.2** 

PHASE:

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

INSTALL FLUSH

OPEN SIDE OF

CONTROL ON THE

WATER CLOSET.

12" MIN.

**GRAB BAR** 

RESTROOM 2 - INT. ELEVATION 1 WATER CLOSET.

3/8" = 1'-0"

CONTROL ON THE

OPEN SIDE OF

NEW ADA COMPLIANT -

GRAB BARS. TYPICAL

**COMMUNITY ROOM** 

CN 1.2

CN 1.3

CN 8.1

CN 8.2

**BUSINESS CENTER** 

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

12" MIN.

3/8" = 1'-0"

GRAB BAR

**→** RESTROOM 1 - INT. ELEVATION

CN 1.3

CN 8.1

PLUMBING FIXTURES AND

-CN 1.0

CN 8.1

**MECH** 

**RESTROOM** 

**MANAGER** 

CN 1.2

CN 1.3

CN 8.1

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1 07/10/21 ACC. REV 1

FINISH SCHEDULE - HC CONVERSION UNITS								
NAME	CEILING HT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS		
LIVING/DINIG 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		

500		UEDIU E							
טטען	K SC	HEDULE							
NO.	ELEV.		DOOR SIZE			DOOR APPEARA		HW SET	
	,	W	Н	THK	FINISH	MATERIAL	FRAME	1111 021	COMMENTS
Α	Α	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, WEAHTER-STRIPPING, AND DEAD BOLT. HC UNITS, COMMUNITY BLDG AND MAINT. BLDG TO RECIEVE ADA-COMPLIANT THRESHOLDS, AND CLOSERS.
В	В	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, WEAHTER-STRIPPING, AND DEAD BOLT. HC UNITS, COMMUNITY BLDG AND MAINT. BLDG TO RECIEVE ADA-COMPLIANT THRESHOLDS, AND CLOSERS.
С	С	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	Е	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.

- 1. 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 RECIEVE NEW PASSAGE LEVER STYLE BRUSHED NICKEL HANDLES AND HARDWARE. PROVIDE PRIVACY LEVERS AT ALL BEDROOMS AND BATHROOMS. 4. 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 FINISH HARDWARE FRONT ENTRY: LEVER, EYEVEIWER, 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)
- 4. DOOR FINISH HARDWARE INTERIOR: REMOVE AND REPLACE AT ALL EXISTING AND NEW DOORS NEW LEVER, WITH PRIVACY LOCK AT BEDROOMS AND BATHROOMS
  5. ALL DOORS AT NEWLY DESIGNATED ACCESSIBLE UNITS TO BE PROVIDED WITH ADA COMPLIANT DOOR HARDWARE AND DOOR THRESHOLDS.

HVAC SCHEDULE										
SYSTEM	1 & 2 BEDROOM	3 & 4 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	15	15	NEW UNIT TO BE 15 SEER MINIMUM							

NOTES: 1. DUCT LAYOUT IS EXISTING AND TO REMAIN. 2. CLEAN ALL EXISTING DUCT WORK. 3. PROVIDE ALL NEW GIRLLES.

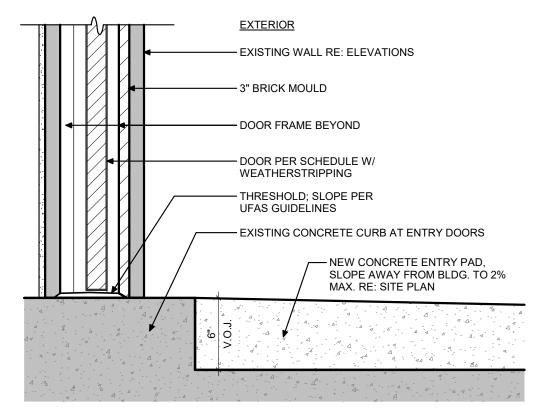
#### WATER HEATER SIZES

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		

INTERIOR DOUBLE DOORS

(CLOSETS)

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



INSTANCE OF DETAIL APPLICABLE EXTERIOR ENTRY DOORS

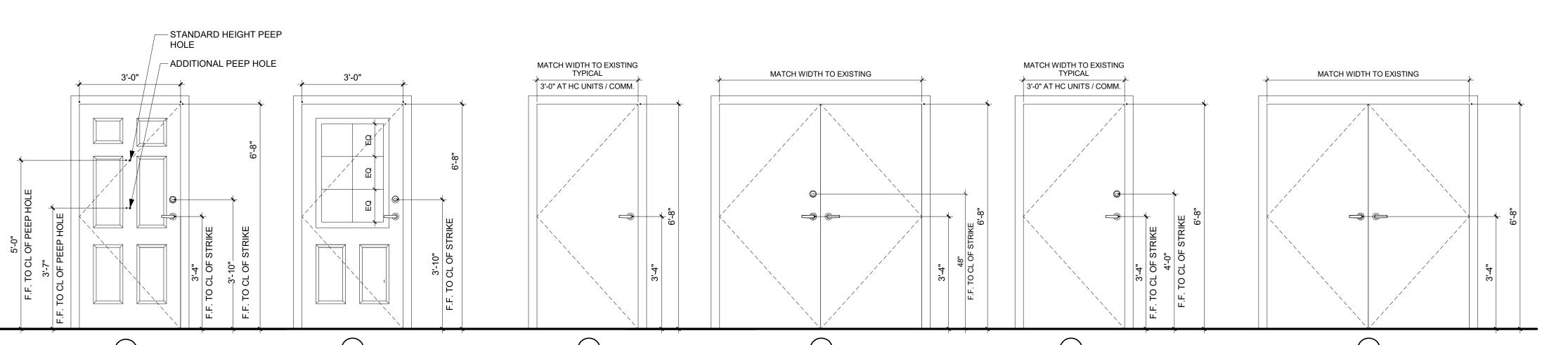
AT THE FOLLOWING LOCATIONS:

 ACCESSIBLE UNIT CONVERSIONS AV UNIT CONVERSIONS

LEASING OFFICE / COMMUNITY ROOM AND
 ALL OTHER COMMON AREAS

REFERENCE SITE PLAN

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



DOUBLE DOORS MECH / STORAGE

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SCHEDULES

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

**REVISIONS** 

AT EXTERIOR STORAGE DOORS (NO PEEPHOLES)

EXTERIOR ENTRY DOOR

ENTRY DOORS AT COMMUNITY BUILDING (HALF LITE)

FULL LITE WITH SAFETY GLAZING @ LAUNDRY ROOM

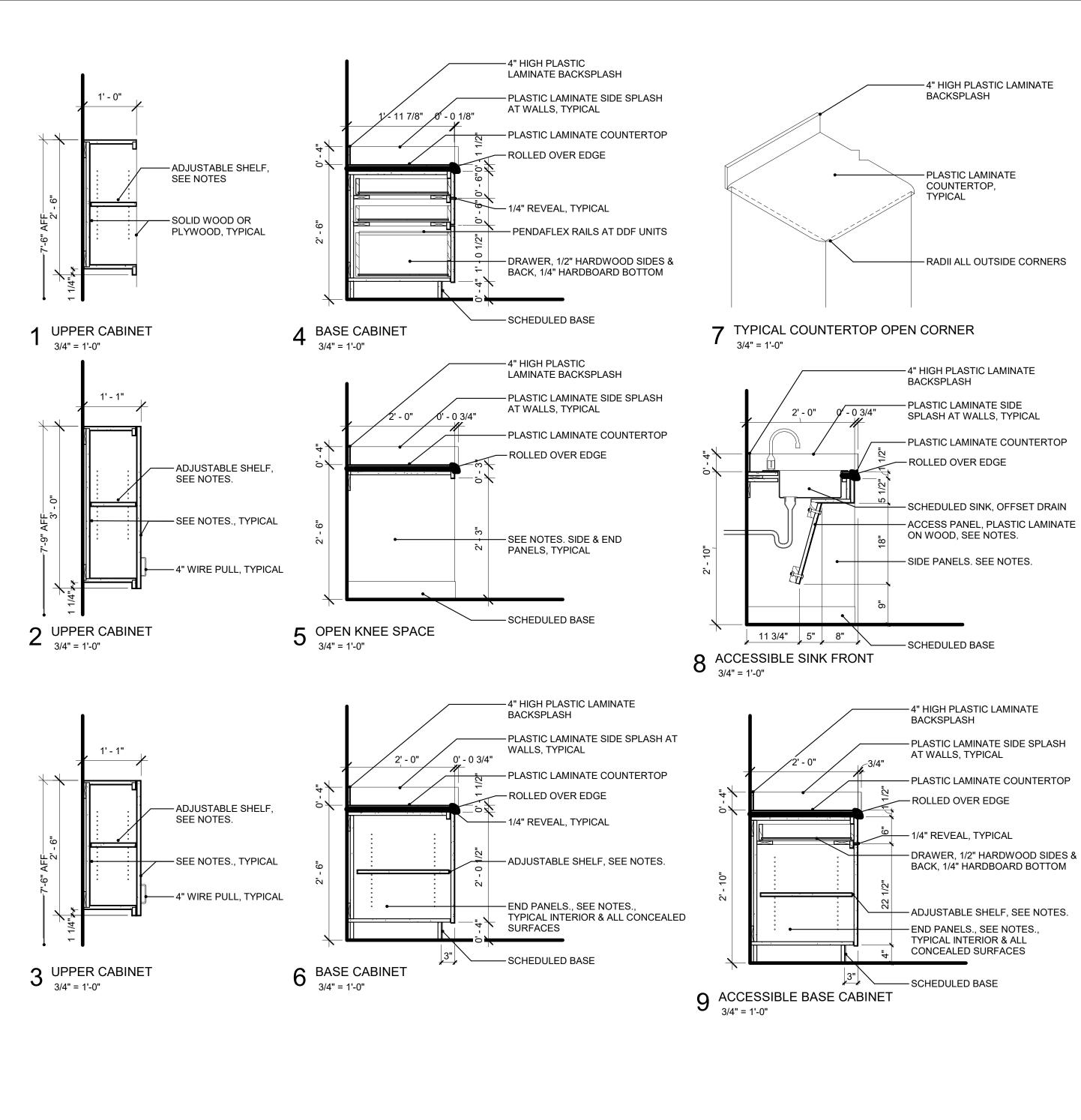
INTERIOR DOORS (PASSAGE TYPICAL) (PRIVACY PASSAGE @ BATHROOMS AND OFFICES)

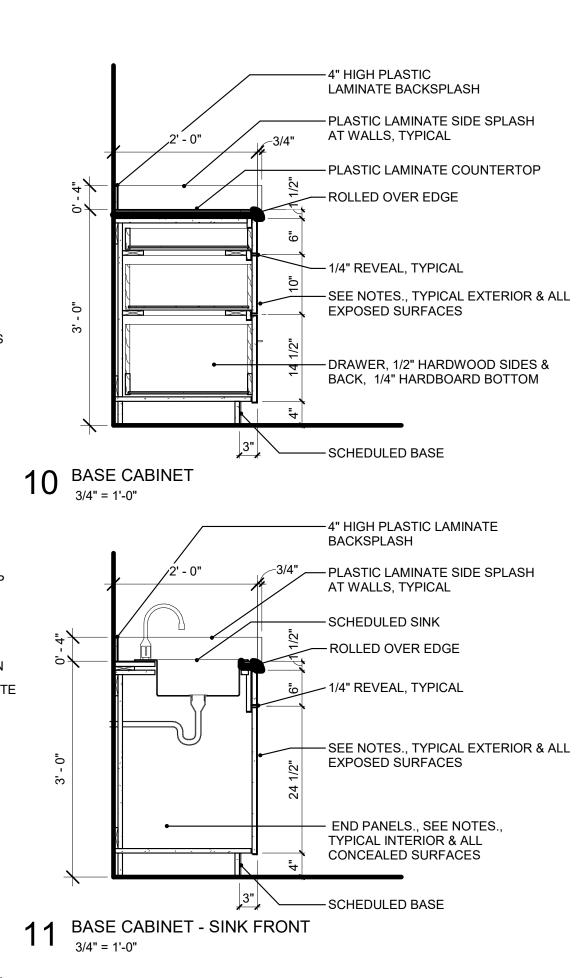
(2' - 4" AT HC HALL CLOS. RE: PLANS)

(W/ SECURE ACCESS)

MECH CLOSET / SECURE ACCESS DOOR

ONLY AT LOCATIONS WHERE REPLACED





-4" HIGH PLASTIC LAMINATE BACKSPLASH — PLASTIC LAMINATE SIDE SPLASH AT WALLS, TYPICAL - PLASTIC LAMINATE COUNTERTOP -ROLLED OVER EDGE — 1/4" REVEAL, TYPICAL -DRAWER, 1/2" HARDWOOD SIDES & BACK, 1/4" HARDBOARD BOTTOM ADJUSTABLE SHELF, SEE NOTES. -END PANELS, SEE NOTES., TYPICAL INTERIOR & ALL CONCEALED SURFACES - SCHEDULED BASE

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

**SIGNATURES** CONTRACTOR: PROJECT ARCHITECT: TRUE CRAFT ARCHITECTURE LLC WHITESTONE CONSTRUCTION GROUP, LLC **ARCHITECT ADMINISTERING CONTRACT:** LENDER: TRUE CRAFT ARCHITECTURE LLC OWNER: **BONDING COMPANY:** MARKET PLACE HOUSING PARTNERS, LP

MINIMUM CABINET REQUIREMENTS

- 1. THE CONSTRUCTION OF ALL NEW KITCHEN AND BATHROOM VANITY CABINETS SHALL MEET OR EXCEED THE MINIMUM CABINET
- THESE MINIMUM REQUIREMENTS ARE TO BE INCORPORATED INTO ALL MILLWORK APPLICATIONS. 3. ALL NEW OR REPLACED CABINETS ARE TO COMPLY WITH THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) AND THE KITCHEN CABINET MANUFACTURERS' ASSOCIATION (KCMA) ALONG WITH ANY ADDITIONAL HOUSING AGENCY REQUIREMENTS.
  - MINIMUM CABINET MATERIAL REQUIREMENTS:
  - A. FACE FRAMES:
    - a. SOLID WOOD, b. MINIMUM DIMENSIONS ¾ INCH BY 1½ INCH.
  - B. END PANELS, TOPS, AND BOTTOMS:
  - a. PLYWOOD, MINIMUM THICKNESS ½ INCH. b. TOPS AND BOTTOMS TO BE DADOED, GLUED, AND STAPLED INTO SIDES AND FACE FRAMES.
  - a. PLYWOOD MINIMUM THICKNESS 1/4 INCHES, DADOED OR RABBETED, GLUED AND STAPLED INTO END PANELS.
  - D. SHELVES: SOLID WOOD OR PLYWOOD.
  - b. ADJUSTABLE SHELVES, MINIMUM THICKNESS 5/8 INCH.
  - c. FIXED SHELVES, MINIMUM THICKNESS ½ INCH. EDGE BANDING IS REQUIRED ON PLYWOOD.
  - E. DOORS AND DRAWER FRONTS:
  - a. SOLID WOOD OR PLYWOOD, MINIMUM THICKNESS 5/8 INCH. b. PANELS IN "FRAME AND PANEL" DOORS, MINIMUM THICKNESS 1/4 INCH.
  - F. DRAWER BOXES:
  - a. SOLID WOOD OR PLYWOOD, MINIMUM THICKNESS 1/2 INCH.
  - b. SIDES DADOED, RABBETED, OR DOVE TAILED TO RECEIVE THE FRONT AND BACK MEMBERS OF THE DRAWER BOX.
  - c. NO BUTT JOINTS WILL BE ACCEPTED. G. DRAWER BOTTOMS:
  - a. PLYWOOD, MINIMUM THICKNESS 1/4 INCH.

  - b. BOTTOMS DADOED AND GLUED INTO DRAWER BOX. H. DRAWER GUIDES:
  - a. SIDE MOUNTED STEEL RAILS.

COUNTERTOPS AND SEALED.

- ALL CABINETS TO BE FACTORY/MANUFACTURER ASSEMBLED.
- 6. ALL EXPOSED PORTIONS OF CABINETRY MUST HAVE FACTORY APPLIED FINISH. 7. PLASTIC LAMINATE COUNTERTOPS ARE TO BE POST FORMED OR HAVE BACK SPLASHES THAT ARE FACTORY ATTACHED TO THE
- 8. SIDE SPLASHES ARE REQUIRED WHERE COUNTERTOPS ARE ADJACENT TO WALLS. 9. SUBMIT SIGNED CABINET / MILLWORK SHOP DRAWINGS AND PRODUCT DATA FROM MANUFACTURER AND OR SUBCONTRACTOR
- (MUST BE REVIEWED BY GENERAL CONTRACTOR). 10. WRITTEN ACCEPTANCE FROM ARCHITECT AND OWNER IS REQUIRED BEFORE PURCHASING CABINETS. ALLOW TWO WEEKS FOR
- 11. IF REQUESTED, A CABINET SAMPLE IS TO BE PROVIDED AT THE JOB SITE FOR PHYSICAL INSPECTION AND ACCEPTANCE.
- 12. ALL CABINETS TO BE FULLY ENCLOSED WOOD CABINETS WITH HARDBOARD BACKING.

13. ARCHITECT AND OWNER RESERVES THE RIGHT TO MODIFY THESE REQUIREMENTS WHEN DEEMED APPROPRIATE.

REVISIONS

APPROVAL

No. 10584

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**JOB NUMBER**: 20-14 06/05/21 ISSUED:

> TYPICAL MILLWORK DETAILS

PHASE:

A7.0

## 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)		
Executive Summary				
1	Executive Summary	1		
Scope of Work				
2	Scope of Work	Introduction		
Project Description				
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		
Location				
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		
	Market Area			
13	PMA description	Section C		
14	PMA Map	Section C		
	Employment and Economy	•		
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		
	Demographic Characteristics			
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		
	Competitive Environment			
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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		Page Number(s)		
Affordability, Demand, and Penetration Rate Analysis				
31	Estimate of demand	Section F		
32	Affordability analysis with capture rate	Section F		
33	Penetration rate analysis with capture rate	Section F		
Analysis/Conclusions				
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		
	Other Requirements			
42	Certifications	Addendum B		
43	Statement of qualifications	Addendum A		
44	Sources of data not otherwise identified	N/A		



Formerly known as 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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