

[REDACTED]

From: Archer, Katessa [REDACTED]
Sent: Tuesday, August 24, 2021 4:34 PM
To: Wilbourne, Kim 6-9083; Alexander, Eric 6-9054; Zettler, Zan 6-9196
Cc: Andersen, Nick; Jones, Jordan; Tyler, John 6-9077
Subject: Dominionium - 1 Bedroom Floor Plan Follow-Up
Attachments: unit plans- A1(b).pdf

SC Housing Team,

[REDACTED]

Kim – in response to our conversation, I have attached our standard 1-bedroom floor plan that we have utilized in a majority of new construction developments around the country for the agency’s review, mainly in the Southeast region. To Nick’s comment, we are noticing in many of our standard units the units are too small per South Carolina requirements. The most problematic being the master bedroom sizing of 170 ft, which most heavily impacts our 1-bedroom standard.

As you can see in the attached our standard master bedroom is surrounding 132 SF, 169.5 ft including the walk-in closet. In addition, our standard unit net square footage is 700 SF. With this add, we are forced to increase our standard unit around 784 feet in order to accommodate the 170 ft. bedroom requirement. We do not feel this creates an advantage to the resident, and does not contribute to the overall flexibility of the unit.

We look forward to discussing and will include this comment with our formal QAP comments. In addition, I will be in touch with both you and Zan regarding the Haven at Congaree Pointe submittal (Columbia Senior New Construction, 196 unit project) next week as we prepare to submit to provide your team an update on the project and applicable timelines.

Thank you all!
Katessa

Katessa Archer

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