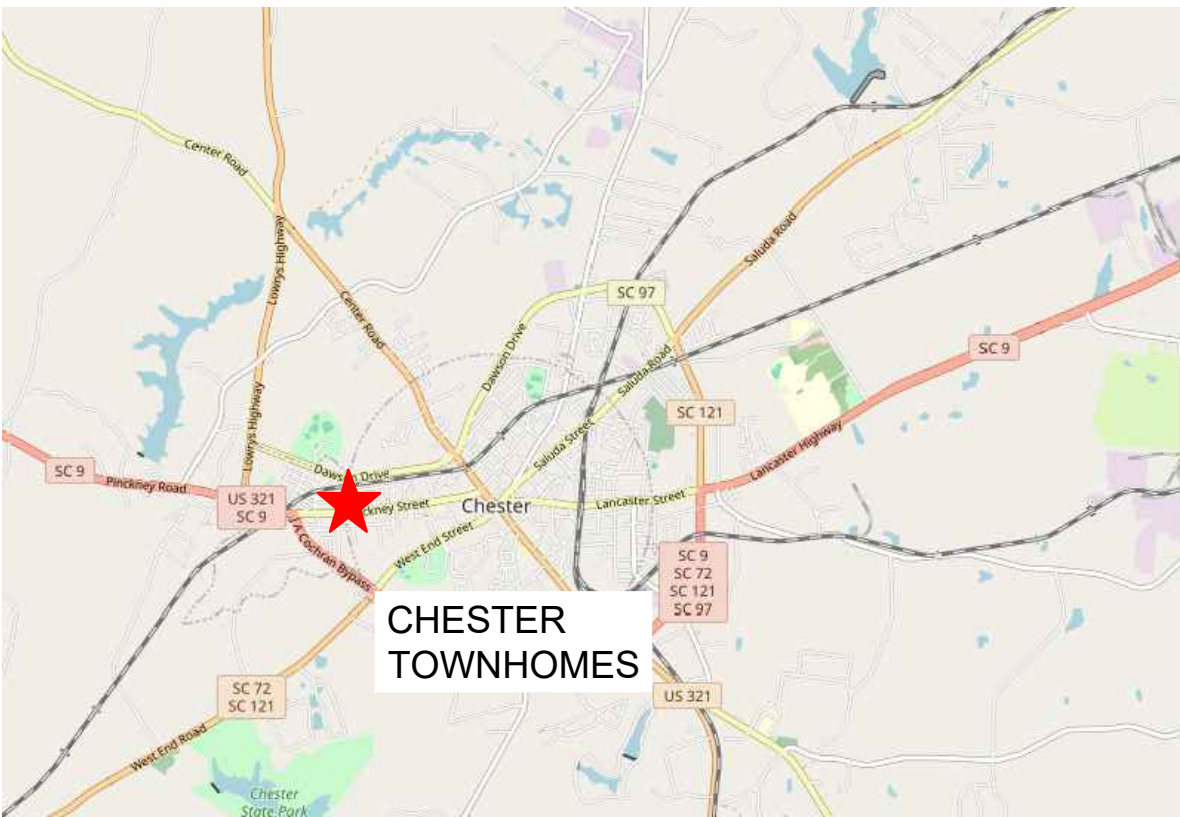
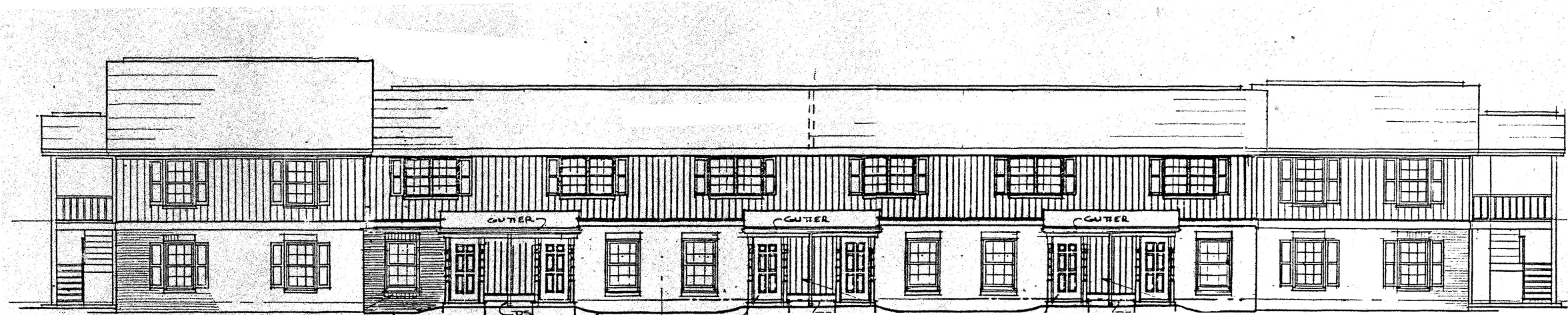


VICINITY MAP

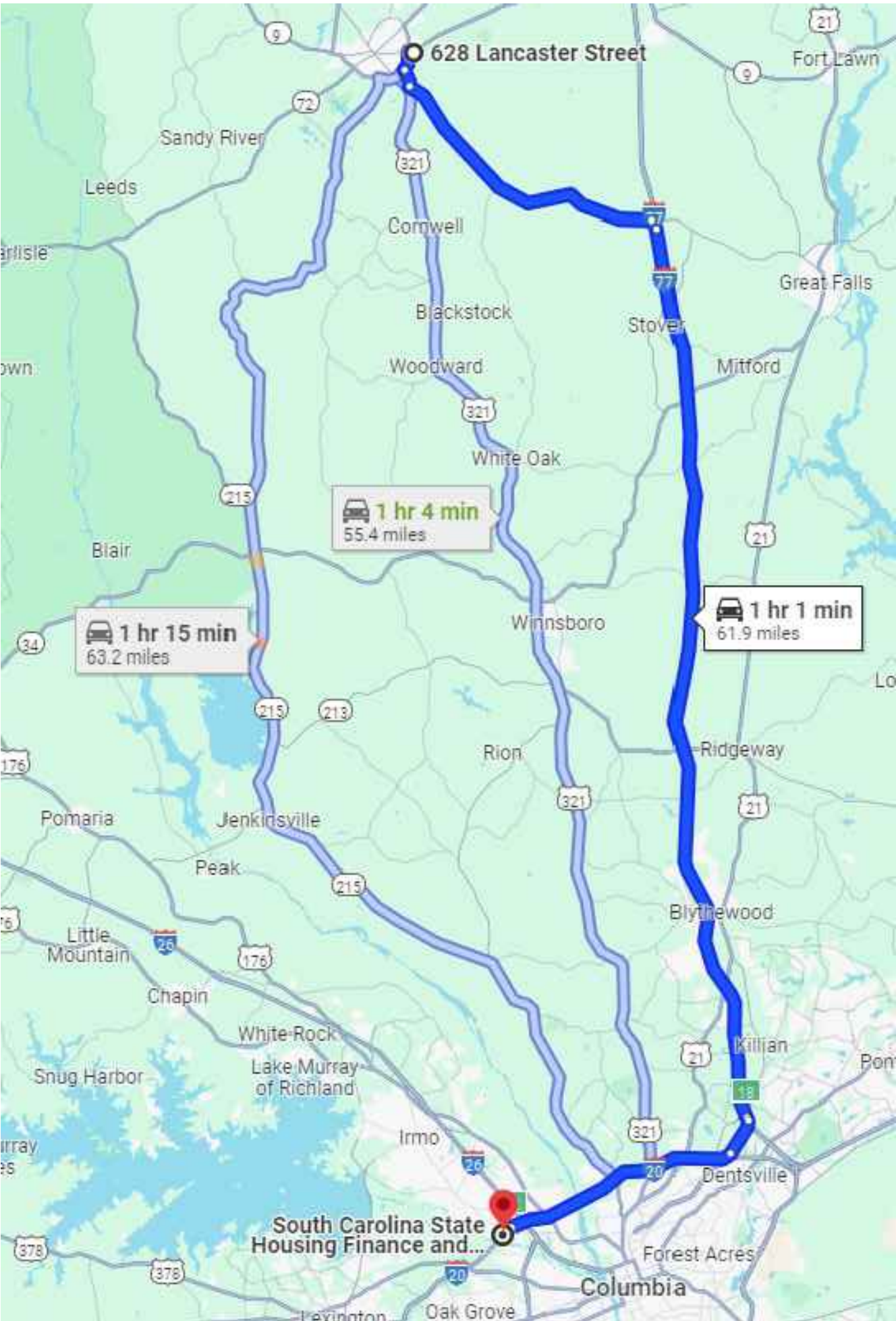


CHESTER TOWNHOUSES II

628 LANCASTER STREET
CHESTER, SC



SC HOUSING PROXIMITY



EXISTING CONDITIONS

- COUNTY ZONING**
 - ZONED GC (GENERAL COMMERCIAL DIST.)
 - SETBACKS
 - FRONT YARD 30'
 - REAR YARD 20'
 - LANDSCAPING - SEE LANDSCAPE ORD. FROM TOWN OF CHESTER, SC
- HAZARDOUS MATERIALS**
 - LEAD BASED PAINT - NO
 - ASBESTOS - NO
- FLOOD PLAINS AND WETLANDS**
 - APPROX .3 ACRES
 - SITE REMAINS 95% BUILDABLE
- RADON**
 - ZONE 3 (LESS THAN 2 pCi/L)
- UTILITIES**
 - NO GAS/ELECTRIC ONLY

CURRENT SC CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2021 EXISTING BUILDING CODE
- 2021 INTERNATIONAL BUILDING CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2021 INTERNATIONAL MECHANICAL CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2021 INTERNATIONAL PLUMBING CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2021 INTERNATIONAL FUEL GAS CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2020 NATIONAL ELECTRICAL CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2021 INTERNATIONAL FIRE CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- CURRENT ADOPTED EDITION OF THE NFPA CODES AND STANDARDS
- ANSI 117.1 - 2017 EDITION
- AMERICANS WITH DISABILITY ACT
- FAIR HOUSING ACT
- SECTION 504
- HUD HOUSING QUALITY STANDARDS (HQS)
- HUD MINIMUM PROPERTY STANDARDS (MPS)
- HD UNIFORM PHYSICAL CONDITION STANDARDS (UPCS)

DRAWING INDEX

SEQ. NUM	DWG NUM	DRAWING DESCRIPTION	ORIG. ISSUE DATE	REV DATE	REV THIS PRINT
GENERAL					
1	CS100	COVER SHEET, LIST OF CURRENT CODES	02/14/25	05/23/25	
2	CS101	PROJECT SUMMARY, INFORMATION & DRAWING INDEX	02/14/25	05/23/25	
3	CS300	SCOPE OF WORK 1-3	02/14/25	05/23/25	
4	CS301	SCOPE OF WORK 4-6	02/14/25	05/23/25	
5	CS302	SCOPE OF WORK 7-9	02/14/25	05/23/25	
6	CS303	SCOPE OF WORK 10-12	02/14/25	05/23/25	
7	CS400	UNIT MATRIX - 1 OF 5	02/14/25	05/23/25	
8	CS401	UNIT MATRIX - 2 OF 5	02/14/25	05/23/25	
9	CS402	UNIT MATRIX - 3 OF 5	02/14/25	05/23/25	
10	CS403	UNIT MATRIX - 4 OF 5	02/14/25	05/23/25	
11	CS404	UNIT MATRIX - 5 OF 5	02/14/25	05/23/25	
12	CS500	SC HOUSING APPENDIX B 1-6	02/14/25	05/23/25	
13	CS501	SC HOUSING APPENDIX B 7-12	02/14/25	05/23/25	
14	CS502	SC HOUSING APPENDIX B 13-18	02/14/25	05/23/25	
15	CS503	SC HOUSING APPENDIX B 19-24	02/14/25	05/23/25	
16	CS504	SC HOUSING APPENDIX B 25-29	02/14/25	05/23/25	
17	CS600	SC HOUSING - EXHIBIT G & WAIVERS	02/14/25	05/23/25	
18	CS700	SC HOUSING - EXHIBIT W - WETLAND DETERMINATION 1-6	02/14/25	05/23/25	
19	CS701	SC HOUSING - EXHIBIT W - WETLAND DETERMINATION 7-12	02/14/25	05/23/25	
20	CS702	SC HOUSING - EXHIBIT W - WETLAND DETERMINATION 13-18	02/14/25	05/23/25	
21	CS703	SC HOUSING - EXHIBIT W - WETLAND DETERMINATION 19-20	02/14/25	05/23/25	
SITE ARCHITECTURAL					
22	SA100	OVERALL SITE PLAN - NTS	02/14/25	05/23/25	
23	SA101	EXISTING SITE PLAN - DEMO	02/14/25	05/23/25	
24	SA102	EXISTING SITE PLAN - UTILITY/WATER SERVICE	02/14/25	05/23/25	
25	SA110	PROPOSED SITE PLAN - ACCESSIBLE ROUTE	02/14/25	05/23/25	
26	SA111	PROPOSED SITE PLAN - SC HOUSING REDLINE	02/14/25	05/23/25	
27	ALTA	ALTA SURVEY - DATED 2006	02/14/25	05/23/25	
28	SA200	SITE DETAILS	02/14/25	05/23/25	
29	SA201	SITE DETAILS	02/14/25	05/23/25	
ARCHITECTURAL					
30	A100	OFFICE PLAN - EXISTING/DEMO/PROPOSED/REDLINE	02/14/25	05/23/25	
31	A110	BUILDING PLAN - "J"	02/14/25	05/23/25	
32	A120	BUILDING PLANS - "K", "M" AND "O"	02/14/25	05/23/25	
33	A130	BUILDING PLAN - "L"	02/14/25	05/23/25	
34	A140	BUILDING PLAN - "N"	02/14/25	05/23/25	
35	A150	BUILDING PLAN - "P"	02/14/25	05/23/25	
36	A300	EXTERIOR ELEVATIONS - BUILDING "J" W/OFFICE	02/14/25	05/23/25	
37	A310	EXTERIOR ELEVATIONS - BUILDINGS "K", "M" AND "O"	02/14/25	05/23/25	
38	A320	EXTERIOR ELEVATIONS - BUILDING "L"	02/14/25	05/23/25	
39	A330	EXTERIOR ELEVATIONS - BUILDING "N"	02/14/25	05/23/25	
40	A340	EXTERIOR ELEVATIONS - BUILDING "P"	02/14/25	05/23/25	
41	A410	1BR/1BA UNIT PLAN - GARDEN STYLE/STD	02/14/25	05/23/25	
42	A411	1BR/1BA UNIT PLAN - GARDEN STYLE/STD/SC HOUSING REDLINE	02/14/25	05/23/25	
43	A412	1BR/1BA UNIT PLAN - QUAD STYLE/STD & UFAS	02/14/25	05/23/25	
44	A413	1BR/1BA UNIT PLAN - QUAD STYLE/SC HOUSING REDLINE	02/14/25	05/23/25	
45	A414	1BR/1.5BA UNIT PLAN - TOWNHOUSE + SC HOUSING REDLINE	02/14/25	05/23/25	
46	A420	2BR/1.5BA UNIT PLAN - TOWNHOUSE + SC HOUSING REDLINE	02/14/25	05/23/25	
47	A430	3BR/1.5BAR UNIT PLAN - TOWNHOUSE	02/14/25	05/23/25	
48	A431	3BR/1.5BAR UNIT PLAN - TOWNHOUSE/ SC HOUSING REDLINE	02/14/25	05/23/25	
49	A432	3BR/1.5BAR UNIT PLAN - GARDEN STYLE/STD	02/14/25	05/23/25	
50	A433	3BR/1.5BAR UNIT PLAN - GARDEN STYLE/REDLINE	02/14/25	05/23/25	
51	A434	3BR/1.5BAR UNIT PLAN - GARDEN STYLE/UFAS	02/14/25	05/23/25	
52	A435	3BR/1.5BAR UNIT PLAN - GARDEN STYLE/UFAS/REDLINE	02/14/25	05/23/25	

CIVIL ENGINEERING

STRUCTURAL ENGINEERING

ARCHITECTURAL

ENGINEERING (MEP)

GENERAL CONTRACTOR

OWNER

AGENCY

R/DA ARCHITECTS, PA
4010 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA 27609
PHONE #: 919.875.0001
FAX #: 919.875.9200

SC STATE HOUSING FINANCE & DEVELOPMENT AUTHORITY
300 OUTLET POINTE BLVD. C
COLUMBIA, SC 29210

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

#

COVER SHEET
LIST OF CURRENT
CODES

CS100

PM:JMR TEAM LEAD:SMB



ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1BR 335-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC UNITS.
ACC. 52 x 5% = 2.6 = 3
AV 52 x 2% = 1.04 = 2

South Carolina Affordable Housing
Project Area Summary

	UNITS		AREAS	
	TYPE	#/BLDG	HEATED	GROSS
BUILDING J 302, 303 304, 305, 306, 307	1BR (garden)			
	1BR (quad)			
	1BR (access)			
	1BR (TH)			
	2BR (TH)	4	3,048	3,316
	3BR (garden)	2	1,894	2,188
	3BR (TH)			
	Exterior Stair OFFICE (see below)			62
SUB-TOTALS, PER BLDG J:			4,942	5,566
BUILDING K 316, 317, 318, 319, 320, 321, 322, 323	1BR (garden)			
	1BR (quad)			
	1BR (access)			
	1BR (TH)			
	2BR (TH)	4	3,048	3,316
	3BR (garden)	4	3,788	4,376
	3BR (TH)			
	Exterior Stair			124
SUB-TOTALS, PER BLDG K:			6,856	7,816
BUILDING L 332, 333, 334, 335	1BR (garden)			
	1BR (quad)	2	1,144	1,246
	1BR (access)	2	1,262	1,388
	1BR (TH)			
	2BR (TH)			
	3BR (garden)			
	3BR (TH)			
	Exterior Stair			124
SUB-TOTALS, PER BLDG L:			2,406	2,758
BUILDING M 324, 325, 326, 327, 328, 329, 330, 331	1BR (garden)			
	1BR (quad)			
	1BR (access)			
	1BR (TH)			
	2BR (TH)	4	3,048	3,316
	3BR (garden)	4	3,788	4,376
	3BR (TH)			
	Exterior Stair			124
SUB-TOTALS, PER BLDG M:			6,856	7,816
BUILDING N 336, 337, 338, 339, 340, 341, 342, 343, 344, 345	1BR (garden)	2	1,128	1,226
	1BR (quad)			
	1BR (access)			
	1BR (TH)	1	664	750
	2BR (TH)	4	3,048	3,316
	3BR (garden)	2	1,894	2,188
	3BR (TH)	1	969	1,082
	Exterior Stair			124
SUB-TOTALS, PER BLDG N:			7,723	8,686
BUILDING O 308, 309, 310, 311, 312, 313, 314, 315	1BR (garden)			
	1BR (quad)			
	1BR (access)			
	1BR (TH)			
	2BR (TH)	4	3,048	3,316
	3BR (garden)	4	3,788	4,376
	3BR (TH)			
	Exterior Stair			124
SUB-TOTALS, PER BLDG O:			6,856	7,816
BUILDING P 346, 347, 348, 349, 350, 351, 352, 353	1BR (garden)	4	2,256	2,452
	1BR (quad)			
	1BR (access)			
	1BR (TH)			
	2BR (TH)	4	3,048	3,316
	3BR (garden)			
	3BR (TH)			
	Exterior Stair			124
SUB-TOTALS, PER BLDG P:			5,324	5,892
RESIDENTIAL BUILDING TOTALS:			40,983	46,350

TOTAL 1BR UNITS:	11
TOTAL 2BR UNITS:	24
TOTAL 3BR UNITS:	17
TOTAL UNITS:	52

OFFICE (at Building J)			
(min. 200 s.f.) (8sf/unit; min. 250 s.f.)	Office/File Area:	196	
	Laundry:	305	
	Restrooms:	49	
(min. 200 s.f.) (min. 1200 s.f.)	Maintenance:	156	
	Subtotal:	706	765
	Front Porches:		52
	Rear Porches:		15
NON-RESIDENTIAL BUILDING TOTALS:		706	832

GRAND TOTAL:	41,687	47,182
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South Carolina Affordable Housing
Development Summary

TOTAL ACREAGE:	4.920 ACRES
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NUMBER OF BUILDINGS:	
RESIDENTIAL BUILDINGS	7
NON-RESIDENTIAL BUILDING (Office, at Building J)	
TOTAL:	7

PARKING PROVISIONS:		
SPACES PER 1BR UNIT:	1 (Including ADA Spaces)	11
SPACES PER 2BR UNIT:	1.5 (Including ADA Spaces)	36
SPACES PER 3BR+ UNIT:	2 (Including ADA Spaces)	34
A.D.A. SPACES PROVIDED (ADA + (1) Office ADA + 2% of site total):	6	
TOTAL PARKING REQUIRED PER LOCAL ORDINANCE:		81
TOTAL PARKING PROVIDED (PROPOSED):		87

ACCESSIBILITY PROVISIONS:					
UNIT TYPE	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
STANDARD UNITS	7	24	16		47
UNITS COMPLIANT W/ F.H.A. CRITERIA	N/A	N/A	N/A		
UNITS COMPLIANT W/ A.D.A. ACCESSIBILITY GUIDELINES (5%) *	2		1		3
UNITS COMPLIANT W/ CRITERIA FOR THE VISION/ HEARING IMPAIRED (2%) **	2				2
TOTAL	11	24	17		52

* Mobility Disabled Units: Type A, at least 5% of the total units (but no less than one unit) must be equipped for the mobility disabled, including for wheelchair restricted residents. ADA/ANSI compliant 36" x 60" minimum useable floor space roll-in showers must be incorporated into all of the Type A mobility equipped units. Mobility units with more than one bathroom must have at least one bathroom with a roll-in shower.

** Hearing and Sight-Impaired Units: At least an additional 2% of the total units (but no less than one unit) must be equipped for hearing and sight-impaired residents including compliance with ICC/ANSI A117.1 Section 1006 (audio and visual notification on fire alarms and at the primary unit entrance).

5% and 2% requirement: The same unit(s) cannot be used to satisfy the 5% and 2% requirement.

South Carolina Affordable Housing
Unit Area Summary

Project Name:	Chester Townhouses II, Chester, SC
R/DA Project Number:	25-615.00

UNIT Min. Req. (heated)	1 BR/1BA (garden) 750 - 840	1 BR/1BA (quad) 750 - 840	1 BR/1BA (access) 750 - 840	1 BR/1.5BA (TH) 750 - 840	2 BR/1.5BA (TH) 850 - 1100	3 BR/1.5BA (garden) 1100 - 1280	3 BR/1.5BA (TH) 1100 - 1280
Heated *	564	572	631	664	767	947	969
Net Heated	600	607	678	720	829	992	1,045
Gross **	613	623	694	750	829	1,094	1,082

UNHEATED	1 BR/1BA (garden)	1 BR/1BA (quad)	1 BR/1BA (access)	1 BR/1.5BA (TH)	2 BR/1.5BA (TH)	3 BR/1.5BA (garden)	3 BR/1.5BA (TH)
Exterior Storage (min. 16 s.f.)	13	- -	- -	12	- -	- -	17
Covered Porch	- -	16	16	18	- -	102	20

BEDROOM (heated)	1 BR/1BA (garden)	1 BR/1BA (quad)	1 BR/1BA (access)	1 BR/1.5BA (TH)	2 BR/1.5BA (TH)	3 BR/1.5BA (garden)	3 BR/1.5BA (TH)
MASTER:							
Min. Req.	144	144	144	144	144	144	144
Provided	124	124	131	173	133	100	173
2nd / 3rd / 4th:							
Min. Req.	120	120	120	120	120	120	120
Provided	N/A	N/A	N/A	N/A	113	109 / 152	96 / 110

BATH - # per unit	1 BR/1BA (garden)	1 BR/1BA (quad)	1 BR/1BA (access)	1 BR/1.5BA (TH)	2 BR/1.5BA (TH)	3 BR/1.5BA (garden)	3 BR/1.5BA (TH)
Min. Req.	1	1	1	1	1	2	2
Provided	1	1	1	1.5	1.5	1.5	1.5

DEFINITIONS

- * Heated: The Authority considers the square footage of an individual unit to be the usable living space measured from the interior wall to interior wall.
- Net Heated: Total area, including exterior wall square footage, of all conditioned (heated/cooled) space, including hallways and common areas.
- ** Gross: Net heated area, plus any unheated spaces (exterior storage and covered porch or patio). Exterior walls are also included.

THIS PROJECT, IN ITS ENTIRETY, TO
COMPLY WITH 2025 QAP, APPENDIX B,
DESIGN QUALITY STANDARDS.

SEALS

CONSULTANTS

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

REVISIONS

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SET#

PROJECT SUMMARY

SHEET

#

CS101

PM:JMR

TEAM LEAD:SBM

Architecture
Planning
Interiors

R/DA
R/DA Architects

R/DA Architects, PA

CHESTER TOWNHOUSES II
Chester, SC

May 16, 2025
May 09, 2025
April 15, 2025

SECTION 01 11 00 - SCOPE OF WORK DESCRIPTION

Existing Conditions:

Property was completed and first occupied in 1982.
If placed in service after March 13, 1991, all improvements are to meet or exceed Fair Housing Act and Section 504.

☐ Yes

☒ No

No Type 'B' units are required

Project Unit Mix:

11

one bedroom, including (2) UFAS/Type "A" accessible units (332, 333)

24

two bedroom

17

three bedroom, including (1) UFAS/Type "A" accessible unit (324)

52

total units

1

office/ laundry / community building

☐ Elderly

☒ Family

NOTE: Key numbers (1, 2,...) below are positioned on the drawings to indicate general locations of scope of work items.
See Unit by Unit Scope of Work for scope information for individual dwelling units and quantities required.
See Site Plan for unit locations and key numbers within individual building and unit floor plans.
Consult property condition assessment and environmental reports for existing condition information.

Key Section:

Required scope of work (scope includes community building and each unit):
"Provide" means furnish material, equipment, labor, and insurance to complete.

SC Housing QAP Appendix B, Development Design Criteria:
Section I, Design Document Standards
Section II, Accessibility
Section III, Mandatory New Construction Design Criteria
Section IV, Mandatory Rehabilitation Criteria
Per Section IV, "Any replacement of existing materials or components must comply with the design standards for new construction."

DEVELOPMENT CRITERIA

A Code Compliance:

Construction must be in compliance with all federal, state, county, city, local and governing jurisdictions codes, in addition to:

1 Fair Housing Act

2 Section 504

3 HUD Housing Quality Standards (HQS)

4 HUD Minimum Property Standards (MPS)

5 HUD Uniform Physical Condition standards (UPCS)

These code standards are not meant to replace Federal, State or local codes.

B Accessibility:

Development must meet all federal, state and local accessibility standards, as well as all Authority accessibility requirements.

Mobility Disabled Units: Type A, at least 5% of the total units (but no less than one unit) must be equipped for the mobility disabled, including for wheelchair restricted residents. ADA/ANSI compliant 36"x60" minimum useable floor space roll-in showers must be incorporated into all of the Type A mobility units. Mobility units with more than one bathroom must have at least one bathroom with a roll-in shower.

SCOPE OF WORK DESCRIPTION01 11 00 - 1

R/DA Architects, PA	CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
Hearing and Sight-Impaired Units: Type 'B', at least an additional 2% of the total units (but no less than one unit) must be equipped for hearing and sight-impaired residents including compliance with ICC/ANSI A117.1 Section 1006 (audio and visual notification on fire alarms and at the primary unit entrance). The same unit(s) cannot be used to satisfy the 5% and 2% requirement. Signage for designated common areas and all units must be I Braille and meet ANSI A117.1, Section 703 standards.		
GENERAL		
1 General Conditions: 00 7100 00 7200 00 7300	Compliance with 2025 SC Housing QAP documents published under the LIHTC program is required. General Contractor and all subcontractors are responsible for reading, evaluating and applying minimum standards referenced in SC Housing manuals for Year 2025. Unless otherwise noted, General Contractor shall request documentation from the owner for all waivers granted for this project. <div><div>a Provide evidence of maintained workman compensation insurance coverage.</div><div>b Provide evidence of maintained liability Insurance \$500,000/ \$1,000,000.</div><div>c All work shall meet all applicable codes, including 2006 International Energy Conservation Code.</div><div>d All work shall be professional and guaranteed/warranted for one year.</div><div>e Meet or exceed all building product manufacturer's recommendations.</div><div>f Bidder visit and inspect jobsite and must confirm all counts and measurements.</div><div>g Inspect each unit prior to turn-over with property manager.</div><div>h Complete punch-list prior to final payment.</div><div>i Final clean each unit immediately prior to turn-over to property manager.</div></div>	
2 Coordination: 01 3100	<div><div>a Prepare sequencing plan (schedule) for relocation and staging of work.</div><div>b Submit work sequencing plan to Property Manager and Owner designated representative, if applicable, one week before start.</div><div>c Limit work duration in each apartment to shortest possible time interval.</div></div>	
3 Demolition/ Cleaning:	Remove / dispose of all items to be removed or replaced (per jurisdiction disposal requirements): Consult environmental studies. General Contractor to be responsible for all costs of disposal/removal. The repair and finish of adjacent material where items have been removed shall be provided in kind by the General Contractor. <div><div>a entry sign, old overgrown or damaged plant material.</div><div>b broken concrete, broken asphalt paving, curb and sidewalks.</div><div>c mailbox enclosure and mailboxes, damaged dumpsters and enclosures.</div><div>d walls shown on drawings to be removed.</div><div>e doors and frames/trim, hardware, windows and frames/trim.</div><div>f shingle roofing, gutters, damaged fascias and soffits, siding, trim, ridge vent.</div><div>g loose vinyl floor tile, carpeting, damaged wall trim and drywall.</div><div>h cabinets, countertops, sinks, lavatories, water closets, bath tubs.</div><div>i appliances, light fixtures</div></div>	

SCOPE OF WORK DESCRIPTION01 11 00 - 2

R/DA Architects, PA	CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
SITE WORK		
4a General:	<div><div>a Upgrade site access to meet UFAS accessibility requirements. See site plan.</div><div>b Jet all storm drains prior to rehab.</div><div>c Jet and camera all sewer lines prior to rehab.</div></div> <div>Sewer lines must be scoped and repaired/ replaced as needed.</div>	
4b Site Improvements: 10 5500 12 9300 31 1100	<div><div>a Provide covered, fully accessible mailbox center with lighting with USPS approved mailboxes. See site plan for location.</div><div>b Repair existing playground equipment. Upgrade area with ADA mulch within edging.</div><div>c Provide bench with back and warning sign at playground.</div><div>d Repair existing fence at playground.</div><div>e Provide 1 6x20 accessible picnic shelter. See site plan for location.</div><div>f Provide picnic table(s) with (1) ADA accessible picnic table. See site plan for location.</div><div>g Provide grill(s) with (1) ADA accessible grill. See site plan for location.</div><div>h Provide new accessible white vinyl/PVC (low maintenance) dumpster enclosures to include accessible tenant recycling receptacles.</div><div>i Provide bollards at dumpster.</div><div>j Provide segmented block retaining walls where indicated. See site plan.</div></div> <div>Painted pipe bollards must be installed behind all dumpsters.</div>	
4c Asphalt Paving: 32 1216 32 1723	<div><div>a Repair and patch parking areas and drives. Overlay parking lot with 2" Type 2 asphalt surface. Stripe parking areas and accessible spaces with cross-walks as shown on site plan.</div><div>b Restripe parking spaces to meet handicap requirements and provide ADA signage.</div><div>c Provide crosswalks and curb ramps with access aisle striping per site plan.</div></div>	
5 Sidewalks; Concrete Pads: 03 1000 32 1313	Upgrade concrete to meet UFAS, per budget estimate, to include: <div><div>a Replace broken and missing concrete sidewalks.</div><div>b Remove, regrade and replace sidewalks flooded by rain.</div><div>c Grind or replace sections of sidewalks at tripping hazards (1/2").</div><div>d Provide accessible sidewalks to laundry facilities, dumpster enclosures, mail kiosk and playground. See site plan.</div><div>e All public spaces and amenities shall be connected by 4' wide ADA accessible sidewalks with turnaround areas. Accessible sidewalk slopes shall be limited to less than 1:20 slope. Limited 6' lengths of accessible sidewalk may be sloped up to 1:12 slope without handrails. See site plan for extent of accessible path throughout site.</div><div>f Position curb-cuts and crosswalks for handicap accessibility of site. See site plan for location of handicap parking spaces and crosswalks.</div><div>g Provide accessible concrete pad for mail kiosk.</div><div>h Provide concrete pad for dumpsters and recycling receptacles with concrete approach apron with accessible clear floor space area.</div><div>i Provide concrete curb repairs as noted on site plan.</div></div>	
6 Site Amenities: 10 5500 12 9300	<div><div>a Community Laundry</div><div>b Playground</div><div>c Mailbox Kiosk</div><div>d Leasing Office</div><div>e Maintenance Room (Shed)</div><div>f Refuse Collection Area and Recycling</div></div>	

SCOPE OF WORK DESCRIPTION01 11 00 - 3

SEALS
NOT FOR
CONSTRUCTION

CONSULTANTS

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

REVISIONS

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE
DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SET#

SCOPE OF WORK
PAGES 1-3

SHEET

CS300

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA
R/DA Architects

R/DA Architects, PA	CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
7 Landscaping: 31 1100 32 9300	Landscape allowance to include: a Provide additional plantings and mulch per plan. b Prune existing trees and shrubs of dead wood and to clear walls and roofs. c Provide vertical pruning at rear of Buildings K, R and P. d Remove trees and grind tree stumps remaining after tree removal. e Provide landscaping around project entry sign. f Regrade flat site areas to slope away from buildings. Provide swales to provide proper drainage and eliminate erosion issues. g Repair/ replace retaining walls at Building P and throughout property. See site plan. h Replace wood timbers with modular block walls. i Clear all storm drains of debris and soil.	
8 Signage:	a Provide new permanent project entry sign with masonry columns. b Provide identification signage for each unit under exterior entry light fixture. c Provide bold signage visible from the entry drive for the office/ community building. d Provide building number identification sign on each building visible from street. e Provide handicap parking signage for accessible and van spaces. f Provide SC Housing refuse collection signage. g Braille signage to be provided in locations required by FHA, ADA and UFAS. Property entrance must have a monument sign with brick or stone columns.	
9 Site Lighting:	a Coordinate installation of site lighting by power company. Existing site lighting must be adequate and functioning according to photo metric analysis software.	
BUILDINGS		
10a General Improvements: 06 1000 31 3116	a Seal all exterior joints and gaps. b Seal all interior and exterior wall penetrations. c Pressure wash all buildings and sidewalks. d Construction documents to include unit-by-unit matrix to identify items scheduled for replacement when the SOW does not identify items to be replaced in all units.	
10b General Accessibility	a Provide upgrades to Community Building per 504 Plan (attached). b Provide upgrades to handicap units per UFAS accessibility requirements. All Type A accessible units must be brought to current building standards.	
11 Masonry: 04 0513 04 0516	a Replace damaged and missing brick. b Point up all missing and damaged mortar.	
12 Metals: 05 5000	a Repair existing metal stairs and landings. b Provide painted bollards at dumpsters. c Repair/replace existing stair stringers. d Add extensions to bring guardrails to 42" minimum. Painted pipe bollards must be installed behind all dumpsters.	

SCOPE OF WORK DESCRIPTION

01 11 00 - 4

R/DA Architects, PA	CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
13 Carpentry: 06 1000 06 4100 06 4600	a Inspect for and replace damaged wood trim, exterior sheathing. b Inspect for and replace damaged floor sheathing, stair treads and rails. c Replace interior stair handrails at townhouse units with continuous backer board for mounting handrail hardware. d Repair base board. See unit matrix. e Provide new shoe molding at all LVT areas. f Provide new trim at all new walls, doors and windows. g Provide flooring, base, shoe molding and painted walls behind and under refrigerators and ranges. h Provide picnic shelter. i Provide mailbox kiosk. Attic access panels must be lockable with keys available. Stair handrails must have continuous wood blocker board.	
14 Insulation:	a Inspect attic/roof insulation and upgrade to R38 for new construction projects Attic insulation must meet R-30 minimum value.	
15 Roofing: 07 3113	a Provide new antifungal architectural asphalt fiberglass roof shingle system with minimum 30-year warranty. b Provide new 5" aluminum gutters with gutterguards and 3x5 downspouts discharging a min. 6' from foundation. c Provide splash blocks and downspout extensions. d Remove all existing roof shingles and damaged roof edges and accessories. e Replace damaged fascia boards and sheathing. f Replace plumbing vent boots and gable wall vents. g Provide roofing for new mailbox kiosk and picnic shelter. Architectural (dimensional) anti-fungal shingles must be used and: - must be high quality and durable - must be installed per manufacturer's requirements to achieve at least a 30-year warranty Seamless 5" minimum gutter and downspout systems complete to be installed on all buildings. All water from roof and gutter system must be discharged no less than 6 feet from building foundation by: - Concrete splash blocks with positive sloped drainage away from foundation; or - Be piped underground to an appropriate location. Existing fire walls in attics between units must be intact and solid.	

SCOPE OF WORK DESCRIPTION

01 11 00 - 5

R/DA Architects, PA	CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
16 Siding: 07 4633	a Replace all vinyl siding throughout project. Replace Tyvek. b Replace all soffit with vented vinyl soffit. c Replace all fascia with white aluminum/vinyl trim. d Provide decorative vents at gables to replace existing. e Replace porch ceilings. f Replace all columns. g Install new shutters at current locations. h Replace dryer and bath exhaust vent covers. i Install 'J' boxes for all electrical boxes, disconnect boxes or surface mounted devices on siding. Where standard 'J' boxes are not available, the devices shall be fully flashed, caulked and water-proofed. High quality durable low maintenance materials are required for exterior building coverings on all elevations including all exterior trims, fascia, soffits, ceilings and vents. Vinyl siding must have a .044" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30- year warranty.	
17 Doors: 08 1416	EXTERIOR: a Replace all exterior doors/frame/trim with new insulated metal/wood doors units and rot proof jambs. Front entry doors at accessible units to have spring hinges. b Replace all exterior storage room doors. c Caulk all doors inside and outside. d Seal all exterior door thresholds with silicone caulk. e Replace all exterior doors at Office/Laundry Building. Laundry Room door to be full glass; no blinds. f Replace all interior doors, jambs, frames, and hardware (units and Office/Laundry Building). All interior doors must: - be side hinged - be hollow core paneled hardboard, paneled solid wood, or hollow core flush hardwood - Hollow core, flush luan doors are prohibited. - ADA accessible doors at common areas and Type 'A' units must have ADA lever hardware and be 3'-0" minimum. - Have a 3/4" minimum air space at bottom of door measured from finished floor for air circulation. - Louvered doors are HVAC closet for air handler return are acceptable. All exterior doors must be Energy Star metal-clad or fiberglass doors and must: - Metal clad steel edge doors and frames are acceptable for use in firewalls only. - Be side hinged. - Have a rot proof jamb. - Include a peephole on main entry door. - Have a thumb latch/lever style deadbolt lock. - ADA Accessible doors at common areas and Type 'A' units must have a maximum threshold height of 1/2". have ADA lever hardware, include a peephole a maximum of 48" AFF at primary unit entry door only, have spring hinges at the unit's primary unit entry door only. All bi-fold and accordion doors must be replaced with hinged doors.	

SCOPE OF WORK DESCRIPTION

01 11 00 - 6

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

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SHEET

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NOT FOR
CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SCOPE OF WORK
PAGES 4-6

CS301

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA
R/DA Architects

R/DA Architects, PA		CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
18	Hardware: 08 7100	a Replace all exterior door hardware at units and Office/Laundry Building. b Replace all interior door hardware. c Provide lever handles in all "public" rooms. Provide lever handles in UFAS units with push-button style locks. d All door stops/wall stops must be installed, whether the door is being replaced or not.	
19	Windows: 08 5300 08 8000	a Replace windows with Emery Star casement or sliding where needed for egress requirements. b Replace all windows at Community Building. Install flashing per manufacturer's recommendation. Contractor to verify tempered glazing requirement against existing hazardous locations. c Windows shall be full-in type for easy cleaning. d Bedroom windows must have egress area of 5.7 sf on 2nd floor and 5.0 sf on 1st floor, and a 24" min vertical egress opening, 20" horizontal. e Provide insect screens at all windows. f Provide child safety snap lock in frame. g Install weather-stripping at all windows. h Windows located within 2' of an operable door shall be tempered. i Windows or doors enclosing bathtub or shower shall be tempered. j Windows in a stairwell within 60" of the walking surface shall be tempered. Windows must be Emery Star rated for zone south central and must: - have blinds for each window installed - Metal blinds are prohibited. - Be vinyl. - Be continuously caulked behind the flange and taped per the manufacturer's recommendations. - Be installed per window manufacturers recommendations.	
20	Gypsum Wallboard: 09 2900	a Inspect for and repair/ replace damaged wallboard, all units and Office/Laundry Building. b Repair drywall at new tubs. c Patch walls and corners at new windows and doors. d Repair drywall at walls and damaged ceilings. e Provide moisture resistant drywall where replaced in bathrooms, laundry rooms, mechanical closets, exterior storage closets, and behind kitchen sink base. f Provide textured ceiling repair as indicated per Unit Matrix. 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 base and dishwasher. Water-resistant gypsum board or equivalent shall be provided behind any tub/shower unit located on an exterior wall.	
SCOPE OF WORK DESCRIPTION		01 11 00 - 7	
R/DA Architects, PA		CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
21	Vinyl Flooring: 09 6519	a Provide new LVT flooring in kitchen, bath, dining area, and foyer of all units, or throughout units. See unit matrix. In all accessible units, provide LVT flooring throughout. b Provide new LVT flooring throughout Office/Laundry Building. c Replace damaged subflooring. Repair with Schonox where required. d Provide new vinyl cove base at base of all tubs. See unit matrix. 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 water resistant. Shoe molding must be intalled in areas where glue down or laminate flooring is/ was installed.	
22	Carpet: 09 6816	a Provide carpet in all bedrooms of units. See unit matrix. b Provide compatible metal edging at all flooring junctions. Carpeting shall comply with FHA-HUD Use of Materials Bulletin No. 44d. Carpet pad must be installed under all carpeting and shall comply with FHA-HUD Use of Materials Bulletin No. 72a.	
23	Painting: 09 9100	a Clean, prepare and sand all surfaces prior to painting. b Prime all new and repaired surfaces. c Paint entire interior of each dwelling unit, including ceilings and trim. See unit matrix. - All Ceilings: flat - Doors and Trim: semi-gloss - Wet Areas Walls (bath and kitchen): semi-gloss - All Other Walls: eggshell d Paint entire interior of the Community Building, including bathrooms, doors and trim. e Paint all interior doors and trim with semi gloss latex-acrylic enamel paint. Paint top, bottom, sides, and both faces. f Paint all exterior doors and trim with semi gloss latex-acrylic enamel paint. Paint top, sides, bottom, and faces of door. g Caulk all open joints. h Prepare and paint all existing metal handrails, cane rails and miscellaneous guard rails. Interior painting must include the entire unit.	
FURNISHINGS			
24	Bath Fixtures:	a Replace existing tubs and surrounds with 4-piece tub and surround, with blocking. See unit matrix. b Clean and caulk all existing tubs to remain. See unit matrix. c Replace all water closets with new comfort height fixture, 17"-19" from floor to top of seat. d Provide accessible height water closet in Type A accessible units. e Provide vanity cabinet with drop-in sink. See unit matrix. f Replace wall hung lavatories in accessible units and Office Building. Providing blocking in wall for mounting wall hung sinks. Provide solid blocking at all toilets and tub/shower units for grab bar installation. If providing a wall hung sink in an accessible unit it must have solid blocking behind the fixture and a recessed medicine cabinet or a storage cabinet must be provided.	
25	Accessories:	a Replace all bathroom accessories with brushed nickel: attached (not tension) shower rod.	
SCOPE OF WORK DESCRIPTION		01 11 00 - 8	
R/DA Architects, PA		CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
10	2813	towel bar and toilet paper dispenser. b Provide 24"x36" framed tempered mirror mounted at top of back splash in Type 'A' units and provide new recessed medicine cabinet. c Replace all medicine cabinets in standard units. See plans for location. d Provide grab bars in accessible bathrooms at tub and water closet in Type 'A' units. Mirror length must extend from top of vanity backsplash to 6' minimum above finish floor. Framed decorative mirrors are excepted if they meet the above requirements.	
26	Casework: 06 4100	KITCHENS: a Provide new kitchen and vanity cabinets to meet SC Housing Design Standards. Provide cover for/box in exhaust vents. c Provide new plastic laminate countertops with stainless steel sinks in kitchen. d Replace casework with UFAS compliant casework in accessible units. See unit matrix. All kitchen and bathroom/vanity 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. - Drawers must have dual slide tracks. - Accessible cabinets with removable fronts must be manufactured to be removable with only a screwdriver. Counter tops may be manufactured post form, granite or solid surface. For Type 'A' units, provide ADA compliant handles/pulls on cabinet doors and drawers. Knobs are prohibited.	
27	Appliances: 10 4413 11 3100	a Provide new EmeryStar refrigerators. See unit matrix. Accessible units to receive side-by-side refrigerator. b Provide new self-cleaning electric range/ oven. See unit matrix. Ranges with front controls to be provided in ANSI units. Install anti-tip devices at all ranges secured to floor. Provide splash guard behind all ranges. Ranges to fit flush against wall. c Provide new over the range mounted microwave oven, with recirculating fan in all standard units. d Provide new recirculating range hoods and countertop microwave in all accessible units. e Provide fire suppression device at underside of range hood. All units must have over the range microwave. All units must have a slide in range that is at least 30 inches wide or a cooktop and wall oven. - A backsplash panel must be installed behind the cooktop and cover the entire wall behind the cooktop. - Anti-tip devices must be installed behind the cooktop and cover the entire wall behind the cooktop. 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. For Type 'A' units: - Provide cabinet microwave shelf with microwave or counter top microwave. - The range hood fan and light must have separate remote switches. Splash panels must be installed behind all ranges. Anti-tip devices secured to the floor must be installed under all ranges.	
SCOPE OF WORK DESCRIPTION		01 11 00 - 9	

SEALS	NOT FOR CONSTRUCTION
CONSULTANTS	
PROJECT	New Chester Townhouses Phase II, LP Chester Townhouses II 628 LANCASTER STREET CHESTER, SC 29706
#	25-615.00
REVISIONS	
DATE	MAY 23, 2025 SC HOUSING FINAL APPLICATION
DATE	DATE: FEBRUARY 14, 2025 ISSUED FOR: SC HOUSING APPLICATION
SET#	
SHEET	SCOPE OF WORK PAGES 7-9
#	CS302
PM:JMR	TEAM LEAD:SMB

R/DA Architects, PA	CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
28 Mini-blinds:	a Management to replace existing blinds with vinyl miniblinds at windows. See unit matrix. Metal blinds are prohibited.	
29 Other:	a Provide attic access panels with locks. Management to keep keys. Attic access panels must be lockable with keys available.	
PLUMBING, MECHANICAL, ELECTRICAL		
30 Plumbing: 22 0000	a Inspect plumbing systems and replace washers, P traps, pipes, shut-off valves at sinks and toilets. b Provide individual water shut off valves in each unit in accessible location and labeled. c Provide faucet, fittings and hook-up of kitchen sinks. See unit matrix. Provide shallow depth rear drain kitchen sinks in UFAS units per UFAS requirements. See unit matrix. d Provide faucet, fittings and hook-up of bathroom vanities or sinks. See unit matrix. Bathroom faucets shall be low flow 1.5/2.0 gpm. e Provide wall hung sink in accessible units and Office Building. f Provide fittings, new toilet flange and hook-up of new water closet. All toilets to be comfort height, 17"-19". See unit matrix and Office. g Caulk front and sides of toilet only. h Provide accessible height water closet in type A accessible units. i Provide faucet, fittings and hook-up of new tub/shower. Install new water stops. j In all UFAS units, controls are to be less than 12" from reach side edge, and have hand-held shower head. k Replace water heaters and valves to comply with latest adopted edition of International Plumbing Code for new construction. Provide pan under water heater. See unit matrix. Water heater capacity 30-gallon minimum in 1BR and 2BR units; 40-gallon in 3BR units. See unit matrix. l Pipe pans to exterior or hub drain. Provide elevated stand as required. m Repair/ Replace clothes washer valves and boxes in units and Community Laundry. See unit matrix. n Replace all existing hose bibbs with new frost proof fixtures. Unit water cut offs must be in an easily accessible area and clearly marked with signage. All domestic water line cut off valves must have metal handles, not plastic. Offset toilet flanges are prohibited. All shower valves to be anti-scald. Water sense fixtures must be used: - Toilets at 1.28 GPM or less. - Showerheads, Kitchen faucets and Bath faucets 1.5 GPM or less. Toilets to be ADA height in all units. Water heater for each unit: - Electric water heaters must meet Energy Star requirements. - Prohibited to be mounted above equipment or appliances. - Placed in drain pans with drain piping plumbed to disposal point as per the latest approved addition of the International Plumbing Code. All hub drains serving HVAC condensate lines and water heater lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.	

SCOPE OF WORK DESCRIPTION

01 11 00 - 10

R/DA Architects, PA	CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
31 HVAC: 23 0000	All polybutylene ("Quest") piping must be replaced. All original cast iron p-traps must be replaced. All water heaters must be in an overflow pan and pipd to the outside (where possible). Water heaters under kitchen countertops must be relocated. All units must have individual water shut off valves in the unit. a Replace split system heat pump system in units and Office/Laundry Building. See unit matrix. b Replace line set to meet manufacturer's recommendation. c Install new thermostats with replaced HVAC system. See unit matrix. d Repair ductwork where required. e Replace all supply diffusers and replace return air grills. See unit matrix. f HVAC returns to be hard ducted at the unit. Louvered door returns are acceptable. g Provide duct and new wall cap for new dryer vents in units and Community Laundry. h Provide new EnergyStar bathroom exhaust fans; (80) cfm required. See unit matrix. i Exhaust duct shall have a backflow damper and be vented with hard duct to the exterior. j Provide duct and wall cap for new exhaust fans. Bottom of returns must be 12" minimum above FFE. The use of duct board is prohibited. Connections in duct system must be taped and sealed with mastic and fiberglass mesh. Electric mechanical condensate pumps are not allowed. All bath exhaust fans shall be rated at 70CFM minimum vented to the exterior of the building using hard ductwork along the shortest run possible. Venting through the roof is prohibited. All bath exhaust fans shall be rated at 70CFM minimum vented to the exterior of the building using hard ductwork along the shortest run possible. Venting through the roof is prohibited. Dryer vents must be vented to the exterior of the building using hard ductwork along with the shortest run possible; maximum run is 35' including deductions for elbows. - Vent connection must be centered behind the dryer. - Venting thru the roof is prohibited. All hub drains serving HVAC condensate lines and water heater lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed. Existing HVAC air handlers must have a secondary condensate overflow line or cutoff switch. Clothes dryer venting must be hard ducted to the exterior and concealed in wall. Hard duct all new and existing bathroom exhaust fans where possible (in attics).	

SCOPE OF WORK DESCRIPTION

01 11 00 - 11

R/DA Architects, PA	CHESTER TOWNHOUSES II Chester, SC	May 16, 2025 May 09, 2025 April 15, 2025
32 Electrical: 26 0000	a Inspect electrical system and repair or replace damaged components. Provide report to owner. b Install new GFI receptacles in all kitchens and baths to meet code. c Install new arc fault breakers per code. d Replace electric panel/breakers. See unit matrix. e Replace all receptacles, switches, and cover plates. All switches and thermostats to be mounted no more than 48" above the FFE. All receptacles, telephone jacks (older person +%% development!), and cable jacks to be mounted 15" minimum above FFE. All receptacles, switches and cover plates must be replaced. SAFETY DEVICES: f Provide hardwired smoke detectors, wired in series, to meet code (UL 217). g Smoke Detectors to be "audible and flashing" in accessible units and conditioned common areas. h Update all unit emergency call systems to have audible alarm and strobe light outside of each apartment front exterior door. i Provide emergency pull cords in bathroom and bedroom of all Type A units. For Type "A" units, a wireless or hard-wired call for aid station is required in all bathroom. All units must have looped smoke alarms. LIGHT FIXTURES: j Replace all interior and exterior lighting fixtures, in all units, buildings and Office/Laundry Building. k Provide ceiling fan/ light fixture in living room and bedrooms of all units. l Provide fan/light combo at all full baths and separate vanity light. Provide fan only at 1/2 bath and separate vanity light. m Provide ceiling fan/light fixture at picnic shelter. n Provide lighting at mailbox kiosks enclosures (recessed in soffit). o Provide lighting at property monument sign. Fluorescent lighting or LED lighting is required in the kitchen. All full bathrooms must have: - ceiling light and exhaust fan on the same switch and must provide adequate lighting to the tub/shower. - Vanity light must be provided and be on a separate switch. All lighting fixtures to be Energy Star rated. All bulbs to be Energy Star rated. In bathrooms, overhead ceiling light must be switched with the exhaust fan and the vanity light wired to a separate switch. If a ceiling light is not present, one must be intalled and switched accordingly. Ceiling fans with lights must be installed in all living rooms and bedrooms. Fan and light must be wired to a separate switch.	

SCOPE OF WORK DESCRIPTION

01 11 00 - 12

SEALS

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New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SCOPE OF WORK
PAGES 9-12

CS303

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA
Architects

INTERIOR UNIT - MATRIX

5/13/2025

Chester Townhouses Phase II
628 Lancaster Highway, Chester, Chester County, SC 29706

52 7		Units Bldgs.	KITCHEN											PLUMBING (To account for multiple baths, enter # for each unit)										
	Unit #	Size	Cabinets	Counter	Sink	Faucet	Refrig - Standard	Range Standard	Back Splash	Micro Hood	Range Hood	Micro Range Queen	Standard Range Queen	Vanity	Sink	Faucet	Tub	Shower Head	Toilet	Toilet Flange	Cove Base	Hose Bibs	Labeled Water Shut Off	Washer Box Replace
Building J	302	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	303	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	304	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	305	2	X	X	X	X	2022	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	306	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	307	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X		X	X
Building K	316	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	317	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	2021	1	2	2	X		X	X
	318	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	319	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	320	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	321	2	X	X	X	X	2023	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	322	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
Building L	332 UFAS	1	X	X	X	X	X	UFAS	X	NO	X	X	2018	UFAS	1	1	UFAS	1	1	1	X	X	X	X
	333 UFAS	1	X	X	X	X	X	UFAS	X	NO	X	X	2018	UFAS	1	1	UFAS	1	1	1	X	X	X	X
	334 AV	1	X	X	X	X	X	X	X	X	NO	X	2018	1	1	1	1	1	1	1	X	X	X	X
	335 AV	1	X	X	X	X	X	X	X	X	NO	X	2018	1	1	1	1	1	1	1	X	X	X	X
Building M	324 UFAS	3	X	X	X	X	X	UFAS	X	NO	X	X	2018	1	2	2	UFAS	1	2	2	X	X	X	X
	325	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X		X	X
	326	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	327	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	328	2	X	X	X	X	X	2020	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	329	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	330	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	331	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X		X	X
Building N	336	1	X	X	X	X	X	X	X	X	NO	X	2018	1	1	1	1	1	1	1	X	X	X	X
	337	1	X	X	X	X	X	2023	X	X	NO	X	2018	1	1	1	1	1	1	1	X		X	X
	338	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	339	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	340	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	341	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	342	1	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	343	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	344	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	345	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X		X	X

SEALS

CONSULTANTS

PROJECT

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REVISIONS

DATE

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PM:JMR

TEAM LEAD:SMB

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

UNIT MATRIX
1 OF 5

CS400

Architecture
Planning
Interiors

R/DA Architects

52 7			ELECTRICAL																								Enter Y or N Electricity										Enter Y or N Electricity										K, B, & Ext										MECHANICAL					
	Unit #	Size	Bath Exhaust Replace	Emergency Call New Install	Smoke Detector	WiFi/Cable Install	Telephone Install	Cable/Telephone Covers	Ceiling Fan LR	Ceiling Fan Bedroom	Light Fix (BR)	Light Fix (LR)	Interior Lights	Outlets & Switch Covers	Outlet & Switch Replace	Micro-Hood Circuit	Range Hood Hook-Up	HWH Hook-Up	HVAC Hook-Up	Ext. Light Fixtures	Exterior Lights	HVAC Breaker Upgrade	Arch Fault Breakers	Electrical Panel Replace	GFI	Water Heater - 40 Gallon	Add WH Pan	Pop Off Drain to Ext	HVAC Lineset	HVAC	HVAC SEER																															
Building J	302	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	2022	X	X	X	X																															
	303	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
	304	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	2020	X	X	2020	2020	14																														
	305	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
	306	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
	307	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
Building K	316	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
	317	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	2023	X	X	X	X																															
	318	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	2023	2023																																
	319	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																																
	320	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	2022	X	X	X	X																																
	321	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
	322	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	14																																
	323	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																																
Building L	332 UFAS	1	1	X	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
	333 UFAS	1	1	X	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
	334 AV	1	1	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																																
	335 AV	1	1	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																																
Building M	324 UFAS	3	2	X	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																
	325	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	14																																
	326	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	327	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	328	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	329	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	2022	X	X	X	X																																
	330	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	331	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	2023	2023																																
Building N	336	1	1	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	2022	X	X	X	X																																
	337	1	1	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	338	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	339	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	2022	X	X	X	X																																
	340	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	341	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	2023	X	X	X	X	14																															
	342	1	2	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	343	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	344	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	
	345	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X																																	

SEALS

CONSULTANTS

PROJECT

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REVISIONS

DATE

SET#

SHEET

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NOT FOR CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

UNIT MATRIX
2 OF 5

CS401

PM:JMR TEAM LEAD:SMB

R/DA Architects



52 Units Bldgs.			GENERAL																			
			Replaced w/										ALL									
	Unit #	Size	Paint Full	Carpet Bedroom Only	Carpet - LR, Hall, Bedrooms	Carpet - TH Stairs, Hall & BRs	LVT - TH Downstairs & Bath	LVT Except bedroom	LVT Throughout	Flooring Type	Blinds	Interior Door Bumpers	Medicine Cabinets	Bathroom Mirrors	Interior Doors	Mech Doors	Double Door	Interior Hardware	Entry Doors	Rear Swing Door	Storage Doors	Exterior Hardware
Building J	302	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	303	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	304	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	305	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	306	3	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	307	3	X	X				X			X	X	X	X	X	X	X	X	1	0	0	1
Building K	316	3	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	317	3	X	X				X			X	X	X	X	X	X	X	X	1	0	0	1
	318	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	319	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	320	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	321	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	322	3	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	323	3	X	X				X			X	X	X	X	X	X	X	X	1	0	0	1
Building L	332 UFAS	1	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	333 UFAS	1	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	334 AV	1	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	335 AV	1	X						X		X	X	X	X	X	X	X	X	1	0	0	1
Building M	324 UFAS	3	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	325	3	X	X				X	2018		X	X	X	X	X	X	X	X	1	0	0	1
	326	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	327	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	328	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	329	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	330	3	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	331	3	X	X				X			X	X	X	X	X	X	X	X	1	0	0	1
Building N	336	1	X						X		X	X	X	X	X	X	X	X	1	0	1	2
	337	1	X	X				X			X	X	X	X	X	X	X	X	1	0	1	2
	338	2	X			X	X			LVT lower level	X	X	X	X	X	X	X	X	1	1	1	3
	339	2	X			X	X			2019 'LVT upstairs bath	X	X	X	X	X	X	X	X	1	1	1	3
	340	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	341	2	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	342	1	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	343	3	X			X	X				X	X	X	X	X	X	X	X	1	1	1	3
	344	3	X						X		X	X	X	X	X	X	X	X	1	0	0	1
	345	3	X	X				X			X	X	X	X	X	X	X	X	1	0	0	1

SEALS

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New Chester Townhouses Phase II, LP

Chester Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

UNIT MATRIX
3 OF 5

CS402

PM:JMR TEAM LEAD:SMB

R/DA Architects

INTERIOR UNIT - MATRIX

Chester Townhouses Phase II
5/13/2025
628 Lancaster Highway, Chester, Chester County, SC 29706

52 Units Bldgs.			KITCHEN											PLUMBING (To account for multiple baths, enter # for each unit)										
	Unit #	Size	Cabinets	Counter	Sink	Faucet	Refrig - Standard	Range Standard	Back Splash	Micro Hood	Range Hood	Micro Range Queen	Standard Range Queen	Vanity	Sink	Faucet	Tub	Shower Head	Toilet	Toilet Flange	Cove Base	Hose Bibs	Labeled Water Shut Off	Washer Box Replace
Building O	308	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	309	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X		X	X
	310	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	311	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	312	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	313	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	314	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	315	3	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X		X	X
Building P	346	1	X	X	X	X	X	X	X	X	NO	X	2018	1	1	1	1	1	1	1	X	X	X	X
	347	1	X	X	X	X	X	X	X	X	NO	X	2018	1	1	1	1	1	1	1	X		X	X
	348	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	349	2	X	X	X	X	2023	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	350	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	351	2	X	X	X	X	X	X	X	X	NO	X	2018	2	2	2	1	1	2	2	X	X	X	X
	352	1	X	X	X	X	X	X	X	X	NO	X	2018	1	1	1	1	1	1	1	X	X	X	X
	353	1	X	X	X	X	X	X	X	X	NO	X	2018	1	1	1	1	1	1	1	X		X	X
Total			52	52	52	52	49	47	52	49	3	52	0	91	94	94	47	52	94	94	52	41	52	52

			ELECTRICAL																								Enter Y or N Electricity										Enter Y or N Electricity										K, B, & Ext						MECHANICAL						
			Bath Exhaust Replace	Emergency Call New Install	Smoke Detector	WiFi/Cable Install	Telephone Install	Cable/Tele phone Covers	Ceiling Fan LR	Ceiling Fan Bedroom	Light Fix (BR)	Light Fix (LR)	Interior Lights	Outlets & Switch Covers	Outlet & Switch Replace	Micro-Hood Circuit	Range Hood Hook-Up	HWH Hook-Up	HVAC Hook-Up	Ext. Light Fixtures	Exterior Lights	HVAC Breaker Upgrade	Arch Fault Breakers	Electrical Panel Replace	GFI	Water Heater - 40 Gallon	Add WH Pan	Pop Off Drain to Ext	HVAC Lineset	HVAC	HVAC SEER																												
Building O	308	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	X	2023	X	X	X	X	14.5																												
	309	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	X	Y	X	X	X	X	2021	X	X	X	X																														
	310	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	311	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	312	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	313	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	314	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	315	3	2	NO	X	X	X	X	1	3	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
Building P	346	1	1	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	347	1	1	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	348	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	349	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	350	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	351	2	2	NO	X	X	X	X	1	2	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	352	1	1	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
	353	1	1	NO	X	X	X	X	1	1	Y	Y	X	X	X	X	X	X	Y	X	X	X	X	X	X	X	X	X	X																														
Total			94	3	52	52	52	52	110	0	0	52	52	52	52	52	52	52	52	52	52	52	52	52	42	52	52	49	49																														

SEALS

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New Chester Townhouses
Phase II, LP

Chester
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628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

UNIT MATRIX
4 OF 5

CS403

PM:JMR

TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA
Architects

		GENERAL																			
		Replaced w/										ALL									
		Paint Full	Carpet Bedroom Only	Carpet - LR, Hall, Bedrooms	Carpet - TH Stairs, Hall & BRs	LVT - TH Downstairs & Bath	LVT Except bedroom	LVT Throughout	Flooring Type	Blinds	Interior Door Bumpers	Medicine Cabinets	Bathroom Mirrors	Interior Doors	Mech Doors	Double Door	Interior Hardware	Entry Doors	Rear Swing Door	Storage Doors	Exterior Hardware
Building O	308	3	X					X		X	X	X	X	X	X	X	X	1	0	0	1
	309	3	X	X			X			X	X	X	X	X	X	X	X	1	0	0	1
	310	2	X			X	X			X	X	X	X	X	X	X	X	1	1	1	3
	311	2	X			X	X			X	X	X	X	X	X	X	X	1	1	1	3
	312	2	X			X	X			X	X	X	X	X	X	X	X	1	1	1	3
	313	2	X			X	X			X	X	X	X	X	X	X	X	1	1	1	3
	314	3	X					X		X	X	X	X	X	X	X	X	1	0	0	1
	315	3	X	X			X			X	X	X	X	X	X	X	X	1	0	0	1
Building P	346	1	X					X		X	X	X	X	X	X	X	X	1	0	1	2
	347	1	X	X			X			X	X	X	X	X	X	X	X	1	0	1	2
	348	2	X			X	X		LVT	X	X	X	X	X	X	X	X	1	1	1	3
	349	2	X			X	X			X	X	X	X	X	X	X	X	1	1	1	3
	350	2	X			X	X			X	X	X	X	X	X	X	X	1	1	1	3
	351	2	X			X	X			X	X	X	X	X	X	X	X	1	1	1	3
	352	1	X					X		X	X	X	X	X	X	X	X	1	0	1	2
	353	1	X	X			X			X	X	X	X	X	X	X	X	1	0	1	2
Total			52	11	0	26	26	11	15		52	52	52	52	52	52	52	52	26	32	110

SEALS

CONSULTANTS

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New Chester Townhouses Phase II, LP

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CHESTER, SC 29706

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ISSUED FOR: SC HOUSING APPLICATION

SET#

SHEET

UNIT MATRIX
5 OF 5

CS404

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA Architects

APPENDIX B
DEVELOPMENT DESIGN CRITERIA

Table of Contents

I. DESIGN DOCUMENT STANDARDS2
 A. Code Compliance.....2
 B. Application Plan Requirements.....2
 C. Final Plan and Specification Requirements.....3
II. ACCESSIBILITY4
 A. Accessibility Consultant.....4
 B. Modification Requirements:.....5
 C. Required Accessibility Standards:.....6
 D. Emergency Alert System:.....6
 E. Older Persons 55+ Developments:.....6
III. MANDATORY NEW CONSTRUCTION DESIGN CRITERIA7
 A. Applicability.....7
 B. Unit Size & Base Requirements.....7
 C. Community Room(s), Site Amenities & Facilities9
 D. Site and Site Lighting13
 E. Building Foundations, Slabs and Radon.....13
 F. Building Exterior14
 G. Roofing and Gutters15
 H. Building Envelope, Insulation and Sound Proofing.....17
 I. Windows and Doors17
 J. Kitchens.....19
 K. Bathrooms.....21
 L. Bedrooms, Closets and Storage Closets22
 M. Laundry Room.....22
 N. Floor Coverings.....23
 O. Mechanicals.....23
 P. Plumbing24
 Q. Electrical.....25
 R. Energy Star26
 S. Single Family, Townhouse and Duplex Developments27
 T. Adaptive Re-Use of Existing Structures.....27
IV. MANDATORY REHABILITATION CRITERIA27
 A. Applicability.....27
 B. Applicants must submit the following.....29
 C. Replacement Reserve.....29

4. All plans must be 100% complete, sealed by the appropriate professional and marked released for construction. The Landscaping and Development Site Lighting plans may be preliminary plans.
5. Full parcel survey; must include adjoining parcel(s) if functionally dependent.
6. Site, Civil, Architectural and Structural plans.
- a. Must incorporate all Geotechnical recommendations included in the soil report(s).
 - b. Provide complete sections and details.
 - c. Window and Door Schedules must be complete.
 - d. Details and Sections pages for all site features and amenities.
7. Mechanicals (HVAC, Plumbing and Electrical) and Fire Sprinkler must be completed by engineers and sealed.
- a. Plumbing drawings must include waste and domestic water riser diagrams.
 - b. All electrical, plumbing and HVAC fixture schedules must be complete.
 - c. HVAC, manuals J, S & D.
 - d. Natural air calculations.
 - e. Outside air calculations.
8. Landscaping Plans must follow any applicable landscape municipal ordinance and include:
- a. Existing plantings.
 - b. Proposed plantings.
 - c. Use of native drought resistance plants.
 - d. There must be 20" minimum of sod or planting bed extending out from each exterior building wall. A lesser amount will be permitted if sod extends from building wall to property line or road.
 - e. An Irrigation/sprinkler system serving all landscaped areas.
 - f. All disturbed areas not sodded must be seeded.
9. Development Site Lighting plans with representative photometrics shown on plan reflecting an average footcandles of 1.0 for all development parking, sidewalks and exterior common areas.
10. Site and Civil plans using a scale of 1" = 30' or 40'.
11. Building plans using a scale of 1/8" or 1/4" = 1'.
12. Floor Plans using a scale of 1/4" = 1' scale.
13. Elevations and Sections using a scale of 1/8' or 1/4" = 1'.

II. ACCESSIBILITY

Developments must meet all federal, state and local accessibility standards, as well as all Authority accessibility requirements.

A. Accessibility Consultant

All owners must contract with a third-party Qualified Accessibility Consultant to conduct the following:

The terms of these mandatory design criteria are the minimum requirements for any project awarded LIHTCs. Required documents must be prepared by engineers and architects licensed to do business in South Carolina.

Owners must submit a full size (24" x 36") electronic version of the final plans and specifications and receive approval before commencing site work or construction. At all times after award, the owner is responsible for promptly informing the Authority of any changes or alterations which deviate from the final plans and specifications approved by the Authority. The owners must not take action on any material change, the site layout, floor plan, elevations or amenities without a completed change order approved by the Authority. This includes changes required by local governments to receive building permits.

Nothing in this Appendix shall be construed to modify or eliminate any legally imposed requirement, including those governing accessibility.

I. DESIGN DOCUMENT STANDARDS

A. Code Compliance

Construction must be in compliance with all federal, state, county, city, local and governing jurisdictions codes, in addition to:

1. Fair Housing Act.
2. Section 504.
3. HUD Housing Quality Standards (HQS).
4. HUD Minimum Property Standards (MPS).
5. HUD Uniform Physical Condition Standards (UPCS).

These code standards are not meant to replace Federal, State or local codes.

B. Application Plan Requirements

Plans must be submitted in electronic via the application system.

1. Site & Civil plans, four pages minimum, using a scale of 1" = 30' or 40' with a north arrow that include:
 - a. Phased site plan.
 - b. Vicinity map.
 - c. Street name(s) where site access is made.
 - d. Site acreage with Tax map #s.
 - e. Flood plains and wetlands as determined by qualified wetlands professional
 - f. Site zoning restrictions including but not limited to: setback, utility easements, ingress/egress easements, right of ways and boundary lines.
 - g. Existing topographic elevations and proposed elevations.
 - h. Location of existing and any proposed changes to existing structures, buildings, roadways and parking areas.

1. A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements, including initial comments from the consultant and all documents related to resolution of identified accessibility issues. The Consultant report must be included with the initial construction documents submitted to the Authority.
2. Provide at least two training sessions to the Architect, General Contractor, Job Superintendent, and a representative of every subcontractor group that will affect accessibility (grading, concrete, framing, electrical, plumbing, sheetrock, and cabinetry) regarding accessibility requirements. One training session must be on site. Maintain a written description of the training sessions and documentation of the events.
3. An inspection of the construction site after framing. The Authority must receive a copy of the consultant's report and documentation that all issues have been resolved.
4. A final inspection of the property after construction completion to determine that the property was constructed in accordance with all accessibility requirements. The Authority must receive a copy of the consultant's report and documentation that all issues were resolved prior to cost certification submission. Developers must contact the qualified accessibility consultant directly, and contract to provide the accessibility compliance services.

The project team must discuss the scope of the specific project with the Accessibility Consultant to determine the number of site visits/reviews.

The Accessibility Consultant must:

- complete Exhibit AA, Accessibility Consultant Qualifications Statement;
- possess the required knowledge to inspect multifamily properties for compliance with all federal, state and agency accessibility requirements and meets the following experience requirements and qualifications;
- not be a member or have an identity of interest with any member of the Development Team;
- have no less than five (5) years of experience performing accessibility compliance assessments for affordable rental housing projects; and
- carry the minimum insurance coverage as required by current industry standards.

The Qualified Consultant must arrange enough visits with the Development Team to observe all areas of accessibility and to verify completion of recommended corrections.

B. Modification Requirements:

1. All accessibility modifications must be in place upon completion of
 - new construction and/or
 - rehabilitation,including kitchen and closet shelving, grab bars, and appliances. The ability of the applicant to adapt a unit to the required standard upon request is generally not sufficient to meet this requirement. However, removable or adaptable base cabinets are permitted under kitchen and bathroom sinks and under kitchen work surfaces if written instructions for their removal and adaptation is on file in the leasing office
2. The following equipment may be stored onsite for installation at the tenant's request:
 - a. Under-sink pipe guards.
 - b. Visual/hearing impaired equipment.

- i. Finished floor elevations for all buildings.
 - j. Building(s) layout with locations of proposed specialty units including but not limited to handicapped and sensory impaired locations.
 - k. Site features such as community building, playground, picnic shelter, gazebo, walking trails, refuse collection area, postal facilities and site entrance signage.
 - l. Planned roads and parking areas with parking spaces clearly depicted.
 - m. Retaining walls.
 - n. Current underground utilities, including but not limited to: sanitary sewer, water, gas, electric, cable, internet and telephone if available.
 - o. Storm water detention, detention pond, underground detention, storm water/detention easement.
 - p. All proposed fencing.
 - q. Location of any proposed/new utility easements, ingress/egress easements and right of ways.
2. Architectural plans that include:
- a. Front, rear and side elevations of all building types and identify all materials to be used on building (s) exterior using a scale of 1/8" = 1'.
 - b. Building plans using a scale of 1/8" or 1/4" = 1'.
 - c. Building plans to include total square footage and heated total square footage.
 - d. Dimensioned floor plans for all unit types using a scale of 1/4" = 1" that include heated square footage, total square footage and individual room square footage. Plans must include furniture and equipment layouts.
 - e. Dimensioned floor plans for all Community Buildings or Rooms, Site Amenities and Facilities using a scale of 1/4" = 1" that include heated square footage, total square footage and individual room square footage. Plans must include the furniture and equipment layout.
 - f. For projects involving renovation and/or demolition of existing structures, proposed changes to building components and design shown in redline and also describe removal and new construction methods.
 - g. For projects involving removal of asbestos and/or lead based paint removal, general notes identifying location and procedures for removal.

C. Final Plan and Specification Requirements

No later than twelve (12) months after the Reservation Date, all awarded projects must submit a full set of completed Plans, Specifications and Geotechnical Soil Reports that include all application plan requirements, any changes from the application plan submittal, and the following:

1. Plans must include and incorporate all Mandatory and Optional Design Criteria into the plans.
2. The Mandatory Design Criteria must be bound with in the project specifications.
3. Accessibility, Energy Star and Sustainable Building reports and/or reviews and checklist must be signed and/or sealed by the Engineer or Consultant that completed the plan, design, review and checklist.

- c. Tub seats.

Refer to Uniform Federal Accessibility Standards (UFAS) 4.34 for additional unit design standards and consumer information that must be available to the tenant in an accessible unit.

C. Required Accessibility Standards:

1. **Mobility Disabled Units:** Type A, at least 5% of the total units (but no less than one unit) must be equipped for the mobility disabled, including for wheelchair restricted residents. ADA/ANSI compliant 36" x 60" minimum useable floor space roll-in showers must be incorporated into all of the Type A mobility equipped units. Mobility units with more than one bathroom must have at least one bathroom with a roll-in shower.
2. **Hearing and Sight-Impaired Units:** Type B, at least an additional 2% of the total units (but no less than one unit) must be equipped for hearing and sight-impaired residents including compliance with ICC/ANSI A117.1 Section 1006 (audio and visual notification on fire alarms and at the primary unit entrance).
 - The unit(s) must be roughed in to allow for smoke alarms with strobe lights in every bedroom, hallway outside of the bathroom, and living area.
 - A lighted doorbell button connected to an audible and strobe alarm installed in each bedroom, bedroom, and common area is required for each sight and hearing-impaired unit.
3. **5% and 2% requirement:** The same unit(s) cannot be used to satisfy the 5% and 2% requirement.
4. Signage for designated common areas and all units must be in Braille and meet ANSI A117.1, Section 703 standards.

D. Emergency Alert System:

1. All Mobility and Hearing and Sight-Impaired Units must have a wireless or hard-wired emergency alert system installed, located in every bedroom and bathroom that either triggers an audible and visual notification outside of the dwelling unit or notifies the staff and 911 during work hours, and 911 after work hours. All call for aid devices must be installed beside or below ceiling light switches in bedrooms and bathrooms.
2. If a building fire alarm system is required, the hearing and sight-impaired units are undesignated, and the required equipment is not installed, then all units must be wired into the building fire alarm system.

E. Older Persons 55+ Developments:

1. **Elevators:** There must be an ADA compliant elevator to all units above the ground floor.
2. **Furnished Gathering Areas:** Buildings with multi-story construction must have interior conditioned and furnished gathering areas located throughout the complex, including but not limited to areas near elevators.
3. **Accessible and Adaptable:** 100% of the non Type A units in new construction projects must be accessible and adaptable (Type B), as defined by the Fair Housing Amendments Act of 1988 and applicable regulations.

NOT FOR
CONSTRUCTION

SEALS

CONSULTANTS

PROJECT

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

REVISIONS

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SET#

SC HOUSING APPENDIX B
PAGES 1 - 6

SHEET

CS500

PM:JMR

TEAM LEAD: SMB

Architecture
Planning
Interiors

R/DA
R/DA Architects

D. Site and Site Lighting

- Utilities (including but not limited to sanitary sewer, water, gas/electric, cable, internet, and telephone) must be underground throughout the development site.
- 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 New Construction.
- Provide positive drainage at all driveways, parking areas, ramps, walkways and dumpster pads to prevent standing water.
Utilize yard drains if needed, piped to storm water system or to daylight.
- All water from roof and gutter system must be discharged no less than 6 feet from building foundation with positive drainage that is not impeded by mulch or other landscaping ground cover. See gutter requirements. Does not apply to rehabilitation projects.
- All retention and/or detention ponds must be fenced. The storm water retention/detention basin design, maintenance and management shall be the sole responsibility of the owner/developer and shall be in strict accordance with all applicable federal, state, local and environmental regulations governing storm water retention/detention basins.
- Site lighting is required for all parking, sidewalks, buildings and site amenities and should be directed down to diminish nuisance light in residential units. Lighting plans to be completed using photometrics software reflecting an average footcandle of 1.0 for all development parking, sidewalks, and exterior common areas.
- No part of the disturbed site may be left uncovered or un-stabilized once construction is complete.
- Burying construction waste on-site is prohibited.

E. Building Foundations, Slabs and Radon

- All buildings located in a Radon Zone 1 will require Radon Resistant New Construction Practices. Rehabilitation projects located in a Radon Zone 1 must meet Radon Mitigation Standards. The ANSI/AARST standards are available at <https://standards.aarst.org/>. Check applicable federal, state, and local building codes to see if more stringent codes apply.
- All units and community buildings must be elevated 24" minimum above the base 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.
- Slab constructed buildings / structures. Slab to be elevated a minimum of 8" above finished grade on all elevations.
- Slab foundations will consist of a brick or stone veneer at a minimum height of 16" above finished floor elevation on all elevations.
- Crawl space constructed home/structures will have a minimum of 30" clearance from the bottom of the lowest structural floor system framing member to grade.
- Crawl space foundations will consist of brick or stone veneer installed up to the finished floor elevation at a minimum on all elevations.

Page | B-13

- Leak barriers must be the mineral surfaced type.
 - Leak barriers must be installed a minimum of 5" up all side walls.
 - Leak barrier must be installed a minimum of 24" around all roof penetration on the roof deck.
 - Ice barriers to be installed per IBC/IRC R905.1.2.
- All flashing are to be installed per manufacturer's recommendations to obtain a minimum 30 year warranty and:
 - Step flashing to be 5"x5"x7" minimum.
 - Be a minimum of 0.019" (0.5 mm) in thickness.
 - Be factory painted.
 - All rakes or slopes must have step flashing.
 - Drip edge to be installed on all eaves and rakes per IBC/IRC R905.2.8.5 at a minimum.

METAL ROOFING

- Roof pitch to be a minimum of 3/12
- Standing Seam panels must be used and:
 - Be 24 gauge or thicker if placed over a heated/conditioned space.
 - Have 1 ½" seam height minimum.
 - Have striations or stiffing ribs.
 - Have a galvalume coating.
 - Must have a 30 year minimum paint warranty.
 - Be installed per manufacturer's recommendations.
 - Must be installed be certified installers.
- Synthetic underlayment is required on roof deck.

LOW SLOPE/FLAT ROOFING

All low slope/flat roofing products are to be installed per manufacturer's recommendations to achieve at least a 30-year warranty.

- Products must be installed by certified installers.
- Acceptable products are
 - Metal panels with a 3" seam height minimum.
 - Single- Ply membranes
 - PVC or,
 - TPO or,
 - EPDM
 - Modified Bitumen must:
 - Be a 2 ply system.

Page | B-16

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 or patterns.

All materials must be installed using standard construction methods and means, and result in the issuance of written manufacturer's warranty and guarantees. No exterior wood finishes may be used.

EXTERIOR WALL FINISHES

- Exterior wall faces (other than for single family homes, townhomes, and duplexes) must have an excess of 20% brick or natural or manufactured stone on each of the exterior wall surfaces, including the front wall face, each side's wall face and the rear wall face of the buildings (not to the interior wall faces of open breezeways). On all exterior walls the brick/stone must extend to all areas of grass, landscaping and other areas of soil or mulch. Does not apply to rehabilitation projects.
- 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 must be warranted for at least 30 years as installed:
 - Brick** must be installed per manufacturer's requirements
 - Portland Cement Stucco** (No EIFS) must be installed per manufacturer's requirements
 - Stone-** natural or manufactured must be installed per manufacturer's requirements
 - Fiber Cement Siding & Trims** must be 5/16" thickness or greater and be installed per manufacturer's requirements
 - Vinyl Siding** must have a .044" thickness or greater and be installed per manufacturer's requirements
 - Vinyl Soffit** must have a .040" thickness or greater and be installed per manufacturer's requirements
 - PVC or Vinyl Composite Trim Boards** must be installed per manufacturer's requirements.
 - PVC Coated Trim Coil** must have a .024" thickness or greater for fascia and freeze boards only- must be installed per manufacturer's requirements

Developments must provide the Authority a written manufacturer warranty confirming a 30 year minimum warranty for all of the above items with the placed in service application.

- Where exterior brick does not extend to an eave line, aluminum flashing shall be installed that extends a minimum of 5" under/behind the above exterior wall surface material and over the outer edge of the brick to prevent water penetration.
- Weep holes must be below finished slab elevation and not covered by finished grade or landscaping.
- Siding applications require all exterior penetrations to be installed on mounting blocks.
- Metal z-flashings must be installed behind on top of and below all band boards and be of appropriate size for materials being flashed.
- Metal flashings must be installed behind on top of and below all veneer material changes.
- 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.

Page | B-14

- Be Torch down.
 - Have a ceramic surface.
- All Single-Ply membranes and Modified Bitumen low slope roof products to be installed with heavy duty walkway pads:
 - Walkway must be a different color.
 - Must be from same manufacture as roofing material or approved by manufacture for use.

GUTTERS

Seamless 5" minimum gutter and downspout systems complete to be installed on all buildings.

- Downspouts must be installed so as not to drain across pedestrian paths of travel
- All water from roof and gutter system must be discharged no less than 6 feet from building foundation by:
 - Concrete splash blocks with positive sloped drainage away from foundation; or
 - Be piped underground to an appropriate location.

H. Building Envelope, Insulation and Sound Proofing

- All buildings must be wrapped with an exterior air and water infiltration barrier. All wall penetrations are to be taped for moisture protection or similar water barriers provided manufacture's installation steps are followed.
- Seal all penetrations to prevent moisture and air leakage.
- All attics to be vented.
- Exterior walls R-13 insulation.
- Attics R-38 insulation.
- Crawl Space floors R-19 insulation.
- Unit party walls and floor assemblies require sound proofing (sound batt insulation) to achieve a rating of STC 54.

I. Windows and Doors

All windows and exterior doors must be Energy Star rated for zone south central be of high quality, durability 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.

- All interior doors must:
 - Be side hinged.
 - Be hollow core paneled hardboard, paneled solid wood, or hollow core flush hardwood.
 - Bedroom doors must be 3-0. Does not apply to rehabilitation projects.
 - Bath doors minimum of 2-8. Does not apply to rehabilitation projects.

Page | B-17

EXTERIOR STAIRS, RAILINGS, COLUMNS, SIGNAGE, PATIO & BREEZEWAY

- Columns must be sized and loaded properly and consist of fiberglass, polyurethane or aluminum. Must be installed with stand offs, bases, caps and vents per manufacturer's recommendations. 4X4, 4X6, 6X6 etc. treated wood post wrapped with coil stock are prohibited. Steel post and treated post may be utilized if built up with cement trims.
- Exterior steps at porches and patios and porches will be constructed of brick/stone foundation veneers with concrete deck/slab.
- Multi story second, third, or fourth floor elevated porch, patio or breezeway 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, vinyl 1x's composite 1x's, and fiber cement trims.
- 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, steel (field painted) or aluminum.
- Public use stairway components, such as stringers, treads, and risers must be constructed from steel (primed and field painted) and/or concrete. Handrails and pickets must be constructed from steel (primed and field painted) or aluminum, and be completely under roof cover.
- Buildings and units must be identified using clearly visible signage and numbers. Building and unit identification signage must be well lit from dusk till dawn and meet ANSI A117.1, Section 703 standards.
 - For Type A units,
 - ADA Handicap ramp components must be constructed from one of the following:
 - steel (field painted) and/or concrete
 - concrete slab with brick ribbon and sidewalls
 - aluminum ramp system.
 - Handrails and pickets must be constructed from steel (field painted) or aluminum.

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.

ASPHALT SHINGLES

- Roof pitch to be a minimum of 4/12.
- Architectural (dimensional) anti-fungal shingles must be used and:
 - Must be high quality and durable.
 - Must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
 - The following must be used underlayment, leak barriers, starter strip shingles and hip & ridge cap shingles. No exceptions.
- Synthetic underlayment is required

Page | B-15

- Closet doors minimum of 2-6. Does not apply to rehabilitation projects.
 - Pantry doors minimum 2-0. Does not apply to rehabilitation projects.
 - Hollow core, flush lauan doors are prohibited.
 - ADA accessible doors at common areas and Type A units must:
 - Have ADA lever hardware.
 - Be 3-0 minimum.
 - Have a 3/4" minimum air space at bottom of door measured from finished floor for air circulation.
 - Louvered doors at HVAC closet for air handler return are acceptable.
- All exterior doors must be Energy Star metal-clad or fiberglass doors and must:
 - Metal clad steel edge doors and frames are acceptable for use in firewalls only.
 - Be side hinged.
 - Be a minimum of 3-0 in width (34" clear width). Does not apply to rehabilitation projects.
 - Have a rot proof jamb.
 - Include a peephole on main entry door.
 - Have a thumb latch / lever style deadbolt lock.
 - ADA accessible doors at common areas and Type A units must:
 - Have a maximum threshold height of ½".
 - Have ADA lever hardware.
 - Include a peephole a maximum of 48" AFF at primary unit entry door only.
 - Have spring hinges at the unit's primary unit entry door only.
 - Primary unit entry doors must have a minimum roof covering of 3' w x 5' d with corresponding porch/pad or be located in the breezeway.
 - High quality vinyl sliding glass doors are acceptable for use at the back door to the patio or deck and must:
 - Have multi point locking hardware keyed alike.
 - Include coastal hardware.
- Windows must be Energy Star rated for zone south central and must:
 - Have blinds for each window installed.
 - Metal blinds are prohibited.
 - Provide window manufacturers data sheet (s) with plans.
 - Be single hung, double hung, casement or awning. Sliding windows are prohibited. Sliding windows are acceptable to rehabilitation projects.
 - Be vinyl.
 - Have appropriate design for exterior finishes.

Page | B-18

SEALS

CONSULTANTS

PROJECT

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REVISIONS

DATE

SET#

SHEET

#

PM:JMR

TEAM LEAD:SMB

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SC HOUSING APPENDIX B
PAGES 13 - 18

CS502

- i. Windows installed in brick or stucco veneer must meet manufacture's recommendation for installation and water proofing.
- ii. Windows installed in siding veneers must meet manufacture's recommendation for installation and water proofing.
- iii. Windows installed with 1x perimeter trim must meet manufacture's recommendation for installation and water proofing.
- g. Not be installed over bath tub/shower.
- h. Be continuously caulked behind the flange and taped per the manufacture's recommendations.
- i. Be installed per window manufactures recommendations.
- j. In Type A units, all windows and blinds must meet or exceed all State and Federal accessibility requirements.

J. Kitchens

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.
 - 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. Each kitchen must have at the least the following minimum linear footage of clear countertop that are at or below 36 inches in height above finished floor, excluding the sink and range space:

Studio	5.0 linear feet minimum
1 Bedroom	8.0 linear feet minimum
2 Bedroom	10.0 linear feet minimum
3 Bedroom	12.0 linear feet minimum
4 Bedroom	13.0 linear feet minimum

This amount must be clearly shown on the plans.

The minimum linear footage of clear countertop requirement does not apply to rehabilitation projects.

 - 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 18 cubic foot minimum Energy Star rated frost free refrigerator freezer with ice maker. Does not apply to rehabilitation projects.
 - 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 an Energy Star rated dishwasher and be installed beside the kitchen sink. Does apply to rehabilitation projects.

Page | B-19

- b. Accessible cabinets with removable fronts must be manufactured to be removable with only a screwdriver.
- c. Vanity tops or top of sink rim can be no higher than 34" above floor.
- d. Provide ADA compliant cabinet handles/pulls on cabinet doors and drawers. Knobs are prohibited.
- e. Provide solid blocking at all toilets and tub/shower units for grab bar installation.
- f. 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.
- g. A wireless or hard-wired call for aid station is required in all bathrooms

L. Bedrooms, Closets and Storage Closets

1. The primary bedroom must have at least 144 square feet, excluding the closet(s). Does not apply to rehabilitation projects.
2. Secondary bedrooms must have at least 120 square feet, excluding the closet(s). Does not apply to rehabilitation projects.
3. Every bedroom must have a closet at a minimum of 24" deep and contain a 5' long minimum wire shelf and closet rod. Does not apply to rehabilitation projects.
4. 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

M. Laundry Room

1. All developments must have a washer and dryer hookup in each unit and:
 - a. Have a minimum depth of 36" measured from the back of the door.
 - b. Must accommodate a full sized 30" washer and dryer adjacent to each other.
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 located above the baseboard.
4. In Type A and Type B units,
 - a. Each clothes washer and dryer must be centered for a side approach only. Does not apply to Type B units in rehabilitation projects.
 - b. The washer and dryer clear floor space areas may overlap.
 - c. All electrical, plumbing, and venting rough-ins must be centered behind each washer and dryer to allow them to be centered for side approach.

Page | B-22

5. All units must have a double bowl kitchen sink 8" deep minimum. Does not apply to rehabilitation projects.
6. All units must have over the range microwave.
7. 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 behind the cooktop.
 - b. Anti-tip devices must be installed on all kitchen ranges and be securely fastened to the floor.
8. 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.
9. 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 the location.
10. A 24" wide pantry cabinet, same manufacture as kitchen cabinets, or a pantry closet with a 24" interior door and a minimum of 24" deep must be provided in the kitchen.
11. Fluorescent lighting or LED lighting is required in the kitchen.
12. The aisle width between cabinets and/or appliances is 42" minimum. Does not apply to rehabilitation projects.
13. For Type A units:
 - a. The refrigerator must be ADA compliant.
 - b. Kitchen sinks must be ADA compliant and:
 - i. 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 floor.
 - 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.
 - j. Kitchen counter tops and ranges with cooktop must be ADA compliant.
 - k. Provide ADA compliant cabinet handles/pulls on cabinet doors and drawers. Knobs are prohibited.

Page | B-20

N. Floor Coverings

All materials must be installed to manufacturer's specifications using standard methods and 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 Areas 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 water resistant.
5. Sheet vinyl must be a minimum 0.095 thickness and provide a minimum 20-year residential warranty.
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.
10. Carpets used in Type A unit 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.

O. Mechanicals

1. Non-Unit, "development", spaces must have separate HVAC systems. AKA "House System"
 - a. Must have a combined 15 SEER2 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 combined 15 SEER2 Energy Star rated HVAC system.
 - c. All refrigeration lines must be insulated.
 - d. Traditional air handler, heat pump and ducted HVAC system are acceptable.
 - e. Mini split ducted or ductless systems are acceptable.

Page | B-23

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:
 - 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 provided in all units and must be 36" minimum.
3. All full bathrooms must have:
 - a. Ceiling light and exhaust fan on the same switch and must provide adequate lighting to the tub/shower.
 - b. Vanity light must be provided and be on a separate switch.
4. All half bathrooms 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 fiberglass based units with slip resistant floors. Shower head to be mounted 80" above finished floor.
7. Water closets must be centered, at a minimum, 18 inches from sidewalls, vanity/lavatories and bath tubs and be clearly marked on the plans.
8. Type A units:
 - a. Must contain a roll in shower and:
 - i. Be one piece fiberglass based unit with slip resistant floor.
 - ii. Be ADA/ANSI compliant from manufacture.
 - iii. Have factory installed grab bars.
 - iv. Have a 36" x 60" minimum useable floor space.
 - v. Have a collapsible water dam or beveled threshold that meets code.
 - vi. Approaches to roll-in showers must be level, not sloped.
 - vii. Have adjustable shower rod and weighted curtain installed before occupancy.
 - viii. Shower floor may not be used for code required 67" clear floor space in bathrooms.
 - ix. The shower head with wand must be installed on a sliding bar and within code required reach ranges by the seat.
 - x. 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.

Page | B-21

3. All HVAC air handlers must be contained within the unit.
4. 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.
6. The use of duct board is prohibited.
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. Does not apply to rehabilitation projects.
13. There must be a minimum of ¼ 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 shortest run possible: maximum run is 35' including deductions for elbows.
 - a. Vent connection must be centered behind the dryer.
 - b. Venting thru the roof is prohibited.

P. Plumbing

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. Sub metering, readable, is required for all units in multifamily multi story developments.
2. Individual water meters are required for all units in multifamily single-story designs, single family homes, townhouses and duplex developments.
3. Unit water cut offs must be in an easily accessible area and clearly marked with signage.
4. All domestic water line cut off valves must have metal handles, not plastic.
5. Domestic water lines are not allowed in unconditioned spaces.
6. Offset toilet flanges are prohibited.
7. All shower valves to be anti-scald.
8. 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.

Page | B-24

SEALS

CONSULTANTS

PROJECT

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DATE

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NOT FOR CONSTRUCTION

New Chester Townhouses Phase II, LP

Chester Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SC HOUSING APPENDIX B
PAGES 19 - 24

CS503

PM:JMR TEAM LEAD: SMB

9. Washer/dryer hookups in all units.
10. Toilets to be ADA height in all units.
11. Toilets must be centered, at a minimum, 18 inches from sidewalls, vanity/lavatories and bath tubs and be clearly marked on the plans.
12. Water heater for each unit:
- a. Electric water heaters must meet Energy Star requirements.
 - b. Gas water heaters must meet Energy Star requirements.
 - c. 30 gallon minimum for one and two bedroom units.
 - d. 40 gallon minimum for three and four bedroom units.
 - e. Prohibited to be mounted above equipment or appliances.
 - f. Located in the units insulated envelope.
 - g. Placed in drain pans with drain piping plumbed to disposal point as per the latest approved addition of the International Plumbing Code.
 - 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.
13. All hub drains serving HVAC condensate lines and water heater lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.
14. Frost-proof exterior faucets must be provided on every building with in a multi story development on the "House" water supply. Locations should be maintenance based.
15. 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. Does not apply to rehabilitation projects.

Q. 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 (Older Person +55 Development), and cable jacks to be mounted 15" minimum above FFE.
- 6. All ceiling fans to be Energy Star rated.
- 7. All bulbs to be Energy Star rated.
- 8. All units must have an Energy Star rated ceiling fan with 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. Does not apply to laundry rooms and closets for rehabilitation projects.
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.
11. All units pre-wired for high speed Internet, phone and data hook-up with:
- a. One centrally located connection port within the unit with capabilities in the living room and each bedroom.
 - b. All internet, phone and data lines must be toned and tagged properly to each unit.
 - c. Each building must have an internet, phone and data termination and demarcation box for each vendor connection.
12. All units in an Older Person +55 development must be pre-wired for telephone with jacks installed in the living room and one per bedroom.
- All telephone lines must be toned and tagged properly to each unit.
13. Development Lighting
- a. Serviced by the "House" electrical panel.
 - b. Must be located in all common areas, breezeways, corridors, stairwells and amenities.
 - c. Open areas and exterior amenities must be activated by a photo cell placed on the east or north side of the building.
 - d. Conditioned or closed common areas require 24/7 lighting.

R. Energy Star

- 1. New Construction Multi Family Developments will:
 - a. Be built to meet and receive the Multi Family New Construction Energy Star Certification. This includes all mandatory measures; MFNC Rater Design Review Checklist, MFNC Rater Filed Checklist, MFNC HVAC Functional Testing Checklist, MFNC Water Management System Requirements.
 - b. All reports must be provided to the Authority with final inspection request.
 - c. Developments will use the Energy Star Portfolio Manager and must allow The Authority full access to this data for a minimum of five years. To share a property with The Authority, users should send a connection request to development@SCHousing.com.
- 2. New Construction Single Family, Townhouses and Duplex Developments will:
 - a. Be built to meet and receive the Version 3.0 Energy Star Certification. This includes all mandatory measures; National Rater Design Review Checklist, National Rater Checklist, National HVAC Design Report, National HVAC Commissioning Checklist, National Water Management System Builder Requirements.
 - b. All reports must be provided to the Authority with final inspection request.
- 3. If the development fails to meet the requirements outlined in this section, the Authority may adjust the allowable costs for construction and may reduce the LHHC allocation.

S. Single Family, Townhouse and Duplex Developments

- 1. All detached single-family homes must contain a minimum of two (2) bedrooms.
- 2. Duplexes may have one bedroom if mixed development two (2) bedrooms if not mixed.
- 3. Townhouses must contain:
 - a. a minimum of two (2) bedrooms
 - b. Town Homes without a bed and bath on the main floor will be required to have a half bathroom located on the main floor.
 - c. Townhouse definition: A single family dwelling unit constructed in a row of three or four attached units two or three stories tall in which each unit extends from foundation to roof with a yard or public way in the front and back. Each unit would have its own separate street address. These units would be considered IRC R-3 buildings.
- 4. Must have concrete driveways (if providing individual driveway for each unit), curbing at street and front entry walkways. Curbing at street will be waived for scattered site developments.
- 5. May use trash cart container if the locality provides such and:
 - a. Must provide enclosed storage at each unit for the trash cart.
 - b. Must have one for each unit.
 - c. Must provide letter stating this service is available.

T. Adaptive Re-Use of Existing Structures

The definition of "adaptive reuse" is the conversion of an existing non-residential building(s) into a residential building(s). The architect must certify on Exhibit G that the development will meet the following requirements:

- 1. A minimum of fifty percent (50%) of the square footage of each existing building(s) must be converted to residential use.
- 2. If additional buildings/units are constructed to provide additional space, the total square footage of the previously existing building(s) must constitute a minimum of fifty percent (50%) of the total square footage of the entire development.
- 3. Reseal all asphalt parking and roadway surfaces throughout the development.

IV. MANDATORY REHABILITATION CRITERIA

A. Applicability

The following requirements apply to rehabilitation of existing units. Other than as described below, existing developments do not need to be physically altered to meet new construction standards.

Design documents must show all proposed changes to existing and proposed buildings, parking, utilities, and landscaping. An architect or engineer must prepare the design drawings.

All amenities and common areas must be brought to current ADA requirements. Any replacement of existing materials or components must comply with the design standards for new construction. In addition to needs identified by the Authority, the rehabilitation scope of work must include the following:

1. UNIT INTERIORS

- All bi-fold and accordion doors must be replaced with hinged doors.
- Shoe molding must be installed in areas where glue down or laminate flooring is/was installed.
- Splash panels must be installed behind all ranges.
- Stair handrails must have continuous wood blocker board.
- Anti-tip devices secured to the floor must be installed under all ranges.
- Interior painting must include the entire unit.

2. PLUMBING

- All water heaters must be in an overflow pan and piped to the outside (where possible).
- All units must have individual water shut off valves in the unit.
- Water heaters under kitchen countertops must be relocated.
- All polybutylene ("Quest") piping must be replaced.
- All original cast iron p-traps must be replaced.

3. ELECTRICAL

- All receptacles, switches and cover plates must be replaced.
- All units must have looped smoke alarms.
- In bathrooms, overhead ceiling light must be switched with the exhaust fan and the vanity light wired to a separate switch. If a ceiling light is not present, one must be installed and switched accordingly.
- Ceiling fans with lights must be installed in all living rooms and bedrooms. Fan and light must be wired to a separate switch.
- A telephone jack must be installed in the primary bedroom next to a receptacle for future TTY use.
- A centrally located port supporting tenants personal (private) wireless high speed internet equipment, per unit.

4. HEATING AND AIR

- Hard duct all new and existing bathroom exhaust fans where possible (in attics).
- Existing HVAC air handlers must have a secondary condensate overflow line or cutoff switch.
- Clothes dryer venting must be hard ducted to the exterior and concealed in wall.

5. SITE WORK

- Existing site lighting must be adequate and functioning according to photo metric analysis software.
- Property entrance must have a monument sign with brick or stone columns.
- Sewer lines must be scoped and repaired/replaced as needed.
- Painted pipe bollards must be installed behind all dumpsters.

6. MISCELLANEOUS

- Attic insulation must meet R-30 minimum value.
- An automatic accessible door opener is required for the primary entrance into and out of senior congregate buildings.
- All Type A accessible units must be brought to current building standards.
- Existing fire walls in attics between units must be intact and solid.

- Attic access panels must be lockable with keys available.

B. Applicants must submit the following

These tests must be provided 10 months after receiving an award.

- 1. For properties built prior to 1978, a hazardous material report that provides the results of testing for asbestos containing materials, lead based paint, Polychlorinated Biphenyls (PCBs), underground storage tanks, petroleum bulk storage tanks, Chlorofluorocarbons (CFCs), and other hazardous materials. Professionals licensed to do hazardous materials testing must perform the testing. A report written by an architect, building contractor or develop will not suffice. A plan and projected costs for removal of hazardous materials must be included.
- 2. All properties must be tested mold by licensed professional in these areas and a plan for removal or remediation of any issues. At least ten (10) percent of the total number of units must be tested. The testing must include at least one (1) centrally located unit in each building.
- 3. All properties located in Radon Zone 1 must be tested by a licensed professional in these areas and a plan for remediation of any issues.
- 3. A report assessing the structural integrity of the building(s) being renovated from an architect or engineer. Report must be dated no more than six (6) months from the full application deadline.
- 4. A current termite inspection report. Report must be dated no more than six (6) months from the full application deadline.

C. Replacement Reserve

Applications must demonstrate the replacement reserve is adequate to maintain and replace any existing systems and conditions not being replaced or addressed during rehabilitation.

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SC HOUSING APPENDIX B
PAGES 24 - 29

CS504

PM:JMR TEAM LEAD:SMB

EXHIBIT G

South Carolina State Housing Finance and Development Authority
Architect and/or Professional Engineer Certification

Development Name: Chester Townhouses II # of Residential Buildings 7
of Non-Residential Buildings

NOTE: All square footages listed on Exhibit G must match those listed in the tax credit application. All heated and non-heated square footage for the entire development must be included on this form and on any submitted drawings.

Unit Details													
	LI/MR	# of Units	BRs	BA's	Heated Sqft	Total HSqft	CP#	CPA	OS#	OSA	O#	OIA	Total NHSqft
1	LI	6	1	1	564	3384			6	13	6	36	294
2	LI	2	1	1	572	1144	2	16			2	35	102
3	LI	2	1	1	631	1262	2	16			2	47	126
4	LI	1	1	1.5	664	664	1	18	1	12	1	56	86
5	LI	24	2	1.5	767	18408					24	62	1488
6	LI	16	3	1.5	947	15152	16	102			16	45	2352
7	LI	1	3	1.5	969	969	1	20	1	17	1	76	113
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
Total Units =		52	Total Residential HSqft =		40983	Total Residential Non-Heated Sqft =		4561					

CP = Covered Porches OS = Outside Storage OI = Other* A = Area

*If Other was selected, please describe: Exterior Wall square footage

General (not unit specific) Non-Heated Sqft				Common Heated Areas	
Type	# of Type	Area	Total Area	Type	Area
Breezeways				Office Area	196
Exterior Stair	13	62	806	Laundry	305
Porches at Office	1	126	126	Exercise Room	
				Computer Room	
				Community Building	
				Restrooms	49
Total General Non-Heated Sqft =			932	Maintenance	156

Total Heated Area: 41689
Total Non- Heated Area: 5493
Total Development Area: 47182

2022-v1

Page 1

Architect and/or Professional Engineer Certification:

The undersigned certifies to the South Carolina State Housing Finance and Development Authority (SCSHFDA) that:

- (1) the above information is true and correct;
- (2) the development **will be or has been** constructed in accordance with the mandatory design criteria as prescribed in the appropriate SCSHFDA Qualified Allocation Plan and any subsequent clarifying bulletins; and
- (3) the architect and/or professional engineer has reviewed the plans and specifications of the development to ensure that such plans and specifications comply with and the development has been constructed to comply with the accessibility and other requirements of Section 504 of the Rehabilitation Act, the Fair Housing Amendments to the Civil Rights Act of 1968, the American With Disabilities Act, 2010 Americans with Disabilities Act Accessibility Guidelines, local building codes, and any other applicable State or Federal legislation.

The undersigned further certifies that s/he will verify that the construction of the development will meet, at a minimum, the following seven specific requirements based on HUD's Fair Housing Act regulations (24 C.F.R. Part 100 as modified or explained in guidelines, manuals, Q&A's, etc.):

- (1) accessible building entrance on an accessible route,
- (2) accessible and usable public and common use areas,
- (3) usable doors,
- (4) accessible route into and through the covered dwelling unit,
- (5) light switches, electrical outlets, thermostats and other environmental controls in accessible locations,
- (6) reinforced walls for grab bars, and
- (7) usable kitchens and bathrooms.

The undersigned acknowledges that the foregoing certifications will be relied upon by the SCSHFDA and that any misrepresentation, whenever discovered, will result in:

- a) the undersigned and the Developer both being debarred from participation in any Authority administered programs for a minimum of one (1) year and
- b) the filing of a complaint against the architect/professional engineer with the S.C. Department of Labor, Licensing and Regulation.

Firm: R/DA ARCHITECTS, P.A. (formerly Ross/Deckard Architects, P.A.)

By: James M. Ross, II, AIA License #: 3307

Its: President

Signature: Date: 05/15/2025 | 12:31 PM EDT

2022-v1

Page 2

SEALS

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NOT FOR
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New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

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MAY 23, 2025
SC HOUSING FINAL APPLICATION

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SC HOUSING
EXHIBIT G
WAIVERS

CS600

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA
Architects

EXHIBIT W

Identification of Wetlands

Company: Palmetto Environmental Consulting, Inc.
Development: New Chester Townhouses Phase II, LP
Development Location: 628 Lancaster Hwy Apt 301, Chester SC 29706
County: Chester Acres: 4.92

I certify that the development listed above **does not** contain jurisdictional and non-jurisdictional wetlands.

X I certify that the development listed above **does** contain jurisdictional and/or non-jurisdictional wetlands and the proposed development will not disturb the wetlands. The wetlands are ~0.3 (acres) in size, rendering the buildable percentage at 95 %.

- I have provided the following:
1. National Wetlands Inventory (NWI) map
 2. My credentials that qualify me to make this determination.

Financial Interest: Neither I nor the company I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession.

Chris Lake Digitally signed by Chris Lake
DN: cn = Chris Lake email = chris.lake@palmettoenv.com C = US O = PEC, Inc.
Date: 2024.05.14 16:38:52 -0400
Signature and Certification of Wetlands Professional
May 15, 2024
Date

Christopher M. Lake, PWS
Name of Wetland Professional


Signature and Certification of Development Owner
May 17, 2024
Date

George T. Baker
Name of Developer

SCSHFDA -2022-v1



May 15, 2024

Chris Etheredge, Project Manager
CAHEC Properties Corporation
7700 Trenholm Road Extension
Columbia, SC 29223

Subject: **Letter of Findings**
New Chester Townhouses Phase II, LP
Chester County, South Carolina
PEC Project No. 24-2187

Dear Mr. Etheredge:

Palmetto Environmental Consulting, Inc. (PEC) is pleased to submit this correspondence to you regarding the approximately six-acre New Chester Townhouses Phase II, LP site, located just north of the intersection of Beltline Road and Belt Road, in Chester County (Chester County Tax Map 079-00-00-056-000). PEC performed a site visit on May 13, 2024, to determine if the referenced site contained wetlands/waters. The purpose of this letter and attached documentation is to summarize our findings and to document onsite observations related to waters/wetlands.

Waters/Wetland Delineation

The subject site was investigated by PEC for the presence of wetlands or other waters, including those that may be under the jurisdiction of the United States Army Corps of Engineers (USACE). PEC performed a waters/wetlands investigation on the lots based on the USACE Routine On-Site Determination method. This method is defined in the 1987 Corps of Engineers Wetlands Delineation Manual and is based on the presence of the following three characteristics:

- **Vegetation:** The dominant plants growing within the area must be considered hydrophytic (adapted for life in anaerobic soil conditions).
- **Soil:** Soils present within an area must be considered hydric (must contain characteristics associated with reducing soil conditions).
- **Hydrology:** The area must possess hydrologic characteristics (indicators that an area is permanently or periodically inundated, or soils are saturated to the surface at some time during the growing season).

Results

Based on our field investigations, PEC located a stream and an adjacent wetland on the property (see Figure 6). Stream A, an unnamed tributary to Grassy Run Branch, bisects the property and flows from west southwest to east northeast. Water level averages five feet wide while bank-to-bank width varies from four feet to over 10 feet; depth does not exceed three or four inches. Wetland B is located on the south side of and drains to Stream A, and generally runs within a weak topographic draw along the southern property line. The central portion of the wetland contained standing water at the time of

Post Office Box 1730 • 710 West Main Street #1730 • Lexington, SC 29071
(803) 463-2764 (phone) • www.palmettoenv.com

Letter of Findings
New Chester Townhouses Phase II, LP
Chester County, South Carolina

May 15, 2024

PEC's site investigation. Wetland B possesses the three criteria mentioned in the previous section to be classified as such. Please note that the locations and extents of waters/wetlands shown in Figure 6 are **approximate** and are based on field sketches created during the delineation; site design should not be based on information presented in the map. Any survey depicting the flagged waters/wetlands limits will supersede Figure 6.

Photographs, mapping, and data sheets supporting this determination are included in this document. Please also note this waters/wetland determination has not been verified by the United States Army Corps of Engineers, and PEC has not been requested to obtain such verification.

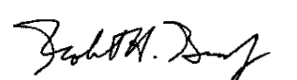
PEC appreciates the opportunity to provide this information to you. If you have any questions, please contact Chris Lake at (803) 463-2764.

Sincerely,

PALMETTO ENVIRONMENTAL CONSULTING, INC.



Christopher M. Lake, PWS
President



Robert H. Bunch, Jr., PWS
Vice President

Attachments: Figure 1. Site Location
Figure 2. Soils
Figure 3. National Wetlands Inventory
Figure 4. USGS Topo Map
Figure 5. Digital Elevation Model
Figure 6. Approximate Waters Map
Photographs
Data Sheets (2)
Resume for Chris Lake
SC Housing – Exhibit W Form

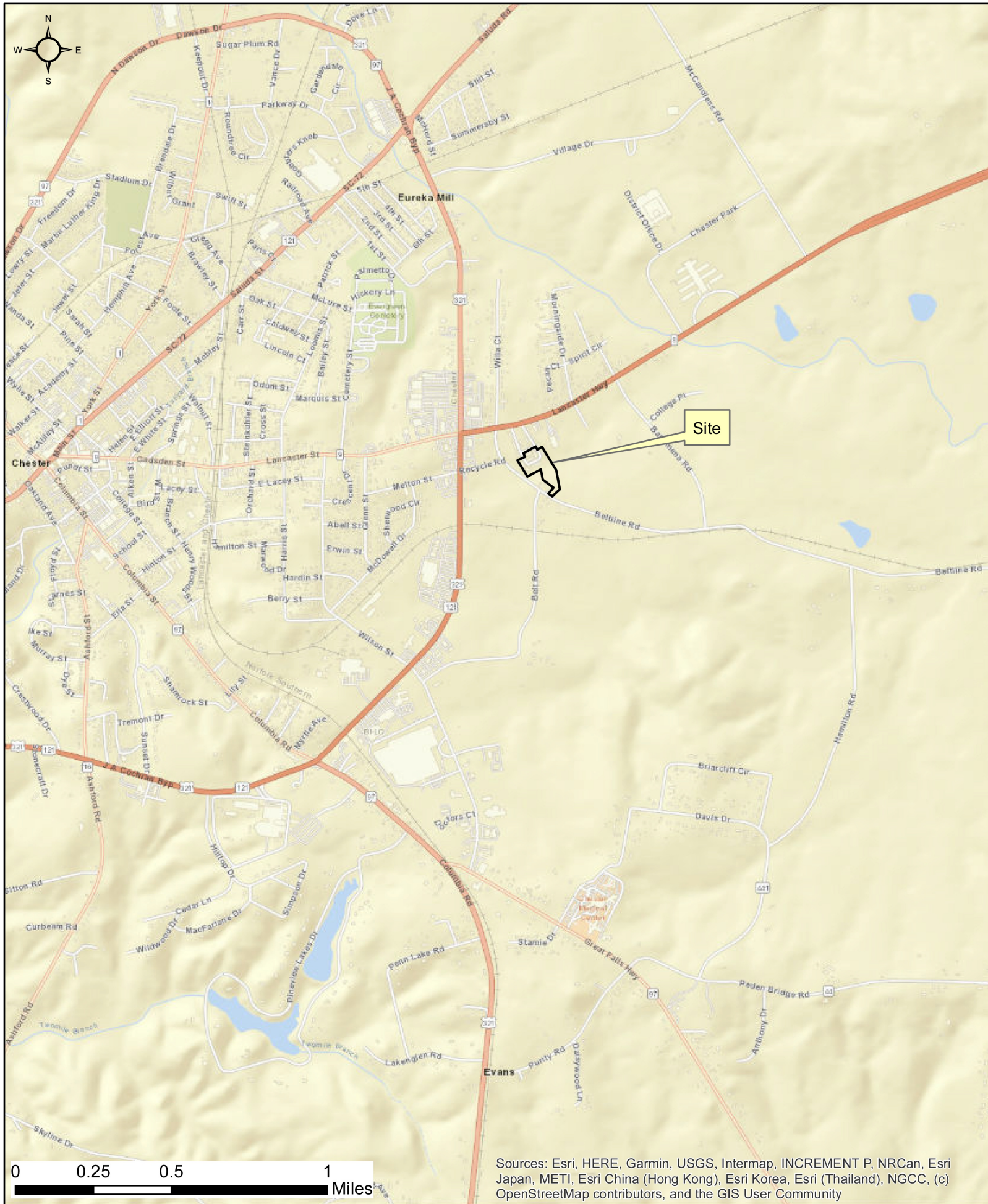


Figure 1. Location
New Chester Townhouses Phase II, LP
Chester County, SC
May 15, 2024



Figure 2. Soils
New Chester Townhouses Phase II, LP
Chester County, SC
May 15, 2024

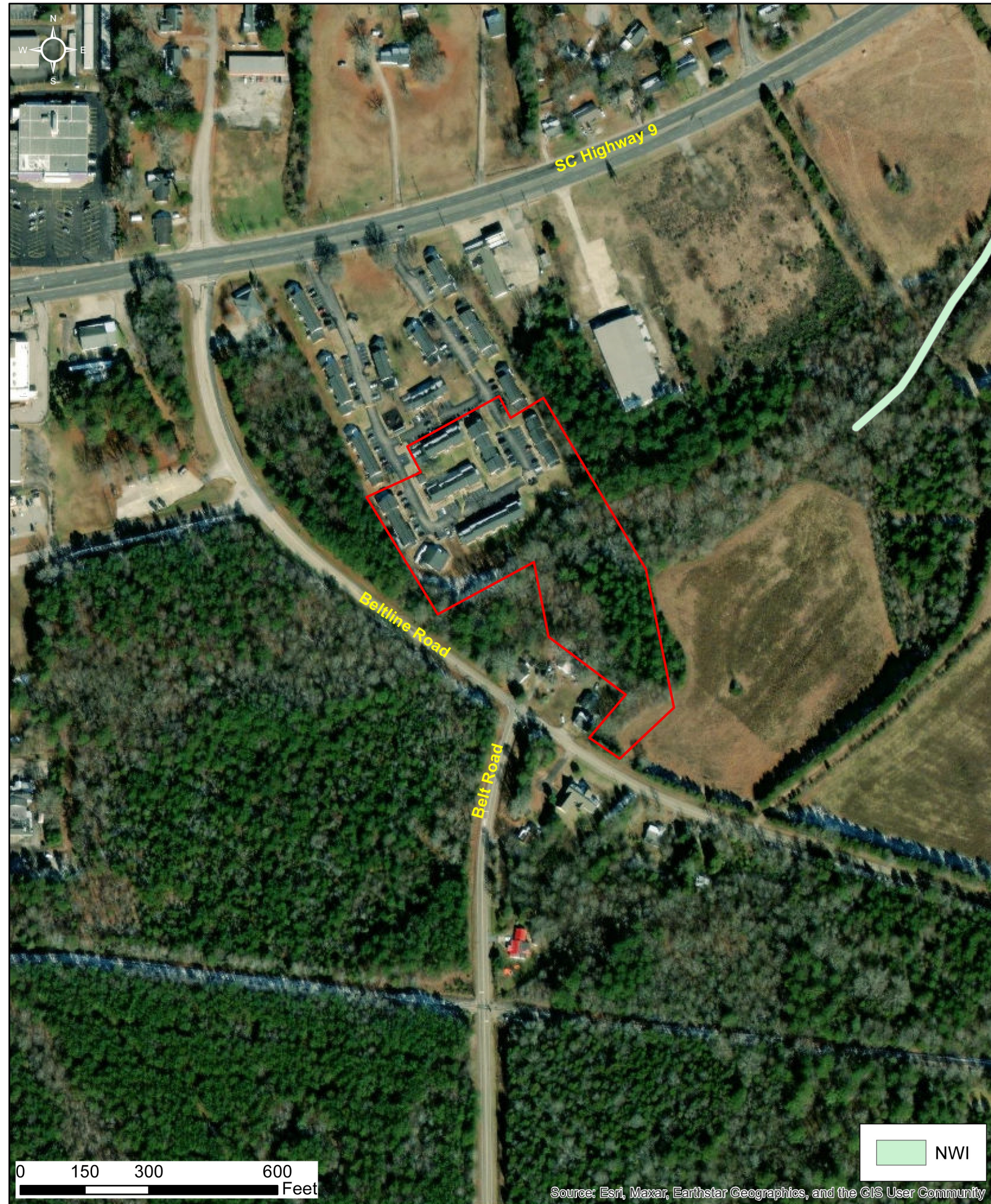


Figure 3. NWI
New Chester Townhouses Phase II, LP
Chester County, SC
May 15, 2024

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

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SHEET

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NOT FOR
CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

WETLANDS
DETERMINATION
- PAGES 1-6

CS700

PM:JMR

TEAM LEAD: SMB

Architecture
Planning
Interiors

R/DA
R/DA Architects



Figure 4. USGS Topo
New Chester Townhouses Phase II, LP
Chester County, SC
May 15, 2024

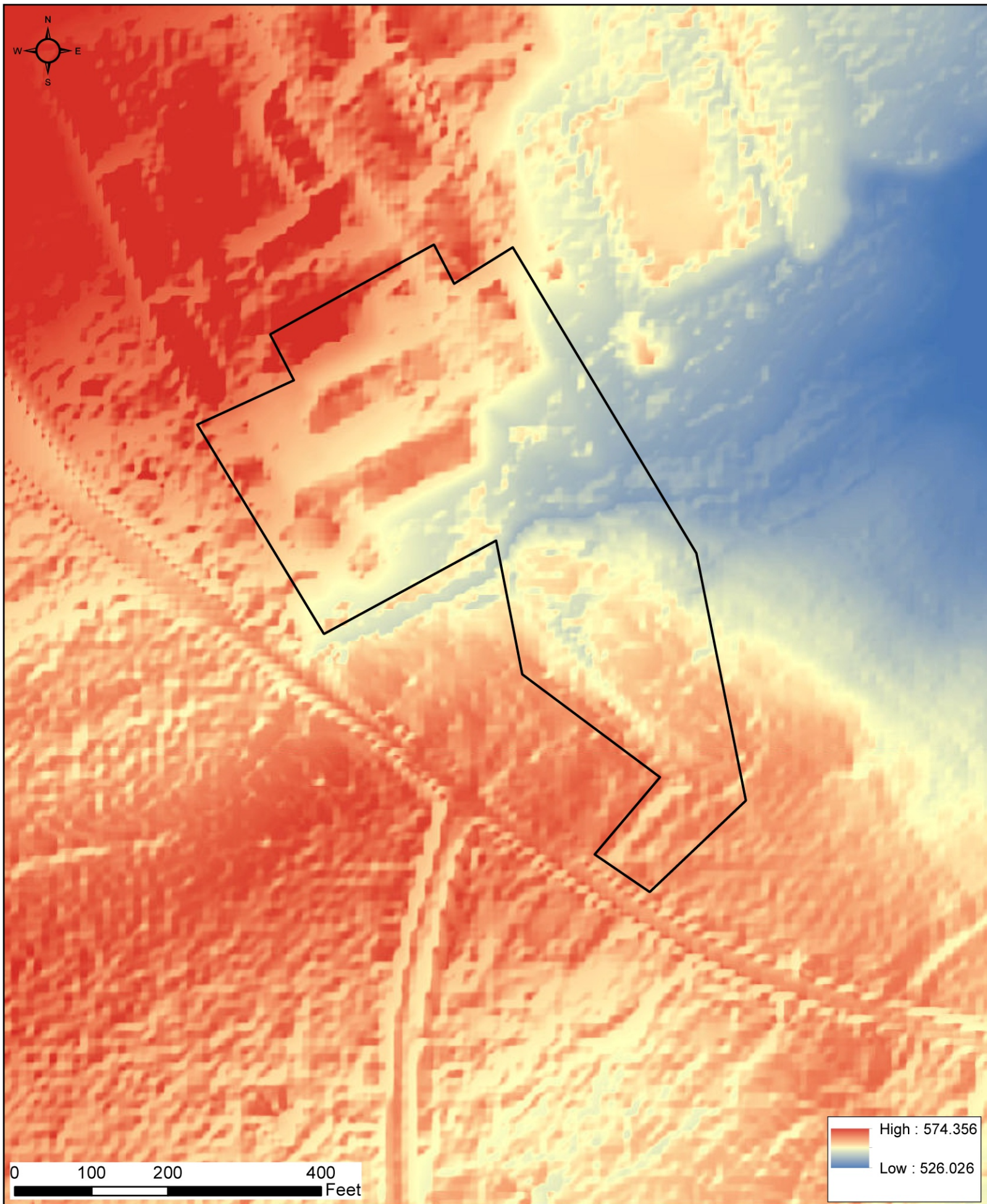


Figure 5. Digital Elevation Model
New Chester Townhouses Phase II, LP
Chester County, SC
May 15, 2024



Figure 6. Approximate Waters Map
New Chester Townhouses Phase II, LP
Chester County, SC
May 15, 2024

New Chester Townhouses Phase II, LP
Chester County, South Carolina

May 15, 2024



Photo 1. Floodplain adjacent to Stream A, facing SSE



Photo 2. Soil profile in floodplain.

New Chester Townhouses Phase II, LP
Chester County, South Carolina

May 15, 2024



Photo 3. Stream A, facing WSW (upstream).



Photo 4. Stream A upstream of Photo 3, facing SW.

New Chester Townhouses Phase II, LP
Chester County, South Carolina

May 15, 2024



Photo 5. South side of Stream A on hillside, facing SSW.



Photo 6. Upgradient end of Wetland B, facing NW into wetland. Data Point 1 taken here.

SEALS

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New Chester Townhouses
Phase II, LP

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Townhouses II

628 LANCASTER STREET
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DATE: FEBRUARY 14, 2025
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WETLANDS
DETERMINATION
- PAGES 7-12

CS701

PM: JMR TEAM LEAD: SMB

Architecture
Planning
Interiors

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Architects



Photo 7. Same location as Photo 6, facing S into uplands upgradient of Wetland B. Data Point 2 taken here.



Photo 8. Wetland B, facing SE (upgradient).

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R		OMB Control #: 0710-0024, Exp:11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)	
Project/Site: New Chester Townhouses Phase II, LP City/County: Chester/Chester Sampling Date: 5/13/24			
Applicant/Owner: CAHEC Property Corporation State: SC Sampling Point: DP1 wet B			
Investigator(s): Chris Lake Section, Township, Range: Local relief (concave, convex, none): rolling Slope (%): 3			
Landform (hillside, terrace, etc.): LRR P, MLRA 136 Lat: 34.7040 Long: -81.1856 Datum: NAD83			
Soil Map Unit Name: lDB - Iredell fine sandy loam, 1-6% slopes NWI classification: N/A			
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If no, explain in Remarks.)			
Are Vegetation <input type="checkbox"/> Soil <input type="checkbox"/> or Hydrology <input type="checkbox"/> significantly disturbed? Are "Normal Circumstances" present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Are Vegetation <input type="checkbox"/> Soil <input type="checkbox"/> or Hydrology <input type="checkbox"/> naturally problematic? (If needed, explain any answers in Remarks.)			
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.			
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Remarks: This data point appears to be located within wetlands.			
HYDROLOGY			
Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input checked="" type="checkbox"/> Surface Water (A1) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Other (Explain in Remarks) <input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> Aquatic Fauna (B13)		Secondary Indicators (minimum of two required) Surface Soil Cracks (B6) Sparsely Vegetated Concave Surface (B8) Drainage Patterns (B10) Moss Trim Lines (B16) Dry-Season Water Table (C2) Crayfish Burrows (C8) Saturation Visible on Aerial Imagery (C9) Stunted or Stressed Plants (D1) Geomorphic Position (D2) Shallow Aquitard (D3) Microtopographic Relief (D4) FAC-Neutral Test (D5)	
Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 1 Water Table Present? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): 0 Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 0 (includes capillary fringe)		Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: This data point appears to contain wetland hydrology.			

VEGETATION (Four Strata) – Use scientific names of plants.				Sampling Point: DP1 wet B			
Tree Stratum (Plot size: 10m x 10m)				Dominance Test worksheet:			
1. Pinus taeda 10 Yes FAC				Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)			
2. Ulmus rubra 15 Yes FAC				Total Number of Dominant Species Across All Strata: 12 (B)			
3. Quercus nigra 10 Yes FAC				Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)			
4. Liquidambar styraciflua 10 Yes FAC				Prevalence Index worksheet:			
5. 45 =Total Cover				Total % Cover of: Multiply by:			
6. 50% of total cover: 23 20% of total cover: 9				OBL species x 1 =			
Sapling/Shrub Stratum (Plot size: 5m x 5m)				FACW species x 2 =			
1. Ligustrum sinense 10 Yes FACU				FAC species x 3 =			
2. Cornus amomum 10 Yes FACW				FACU species x 4 =			
3. Juniperus virginiana 15 Yes FACU				UPL species x 5 =			
4. Elaeagnus angustifolia 10 Yes FACU				Column Totals: (A) (B)			
5. 45 =Total Cover				Prevalence Index = B/A =			
6. 50% of total cover: 23 20% of total cover: 9				Hydrophytic Vegetation Indicators:			
Herb Stratum (Plot size: 5m x 5m)				1 - Rapid Test for Hydrophytic Vegetation			
1. Ligustrum sinense 10 Yes FACU				X 2 - Dominance Test is >50%			
2. Toxicodendron radicans 5 No FAC				3 - Prevalence Index is ≤3.0 ¹			
3. Liquidambar styraciflua 5 No FAC				4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)			
4. Cornus amomum 5 No FACW				Problematic Hydrophytic Vegetation ¹ (Explain)			
5. Parthenocissus quinquefolia 5 No FACU				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.			
6. Campsis radicans 5 No FAC				Definitions of Four Vegetation Strata:			
7. Chasmanthium laxum 30 Yes FAC				Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.			
8. 65 =Total Cover				Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.			
9. 50% of total cover: 33 20% of total cover: 13				Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.			
Woody Vine Stratum (Plot size: 5m x 5m)				Woody Vine – All woody vines greater than 3.28 ft in height.			
1. Vitis rotundifolia 5 Yes FAC				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
2. Campsis radicans 5 Yes FAC							
3. 10 =Total Cover							
4. 50% of total cover: 5 20% of total cover: 2							
Remarks: (Include photo numbers here or on a separate sheet.) This data point appears to contain a predominance of hydrophytic vegetation.							

SOIL				Sampling Point: DP1 wet B			
Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches) Matrix Redox Features Type ¹ Loc ² Texture Remarks							
0-8 10YR 4/1 90 10YR 6/6 10 Loamy/Clayey							
8-20 10YR 6/2 85 10YR 6/6 15 Loamy/Clayey							
Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. Location: PL=Pore Lining, M=Matrix.							
Hydric Soil Indicators:				Indicators for Problematic Hydric Soils ¹ :			
Histosol (A1) Polyvalue Below Surface (S8) (MLRA 147, 148)				2 cm Muck (A10) (MLRA 147)			
Histic Epipedon (A2) Thin Dark Surface (S9) (MLRA 147, 148)				Coast Prairie Redox (A16) (MLRA 147, 148)			
Black Histic (A3) Loamy Mucky Mineral (F1) (MLRA 136)				Piedmont Floodplain Soils (F19) (MLRA 136, 147)			
Hydrogen Sulfide (A4) X Depleted Matrix (F2)				Red Parent Material (F21) (outside MLRA 127, 147, 148)			
Stratified Layers (A5) Redox Dark Surface (F6)				Very Shallow Dark Surface (F22)			
2 cm Muck (A10) (LRR N) Depleted Below Dark Surface (A11)				Other (Explain in Remarks)			
Thick Dark Surface (A12) Redox Depressions (F8)				¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.			
Sandy Mucky Mineral (S1) Iron-Manganese Masses (F12) (LRR N, MLRA 136)							
Sandy Gleyed Matrix (S4) Umbric Surface (F13) (MLRA 122, 136)							
Sandy Redox (S5) Piedmont Floodplain Soils (F19) (MLRA 148)							
Stripped Matrix (S6) Red Parent Material (F21) (MLRA 127, 147, 148)							
Dark Surface (S7)							
Restrictive Layer (if observed):				Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Type: _____							
Depth (inches): _____							
Remarks: This data point appears to contain hydric soils.							

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R		OMB Control #: 0710-0024, Exp:11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)	
Project/Site: New Chester Townhouses Phase II, LP City/County: Chester/Chester Sampling Date: 5/13/24		Applicant/Owner: CAHEC Property Corporation State: SC Sampling Point: DP2 up	
Investigator(s): Chris Lake Section, Township, Range: Local relief (concave, convex, none): rolling Slope (%): 3		Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 34.7040 Long: -81.1856 Datum: NAD83	
Soil Map Unit Name: lDB - Iredell fine sandy loam, 1-6% slopes NWI classification: N/A		Are climatic / hydrologic conditions on the site typical for this time of year? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If no, explain in Remarks.)	
Are Vegetation <input type="checkbox"/> Soil <input type="checkbox"/> or Hydrology <input type="checkbox"/> significantly disturbed? Are "Normal Circumstances" present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Are Vegetation <input type="checkbox"/> Soil <input type="checkbox"/> or Hydrology <input type="checkbox"/> naturally problematic? (If needed, explain any answers in Remarks.)	
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.			
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Remarks: This data point appears to be located within uplands.			
HYDROLOGY			
Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13)		Secondary Indicators (minimum of two required) Surface Soil Cracks (B6) Sparsely Vegetated Concave Surface (B8) Drainage Patterns (B10) Moss Trim Lines (B16) Dry-Season Water Table (C2) Crayfish Burrows (C8) Saturation Visible on Aerial Imagery (C9) Stunted or Stressed Plants (D1) Geomorphic Position (D2) Shallow Aquitard (D3) Microtopographic Relief (D4) FAC-Neutral Test (D5)	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: This data point does not appear to contain wetland hydrology.			

VEGETATION (Four Strata) – Use scientific names of plants.				Sampling Point: DP2 up			
Tree Stratum (Plot size: 10m x 10m)				Dominance Test worksheet:			
1. Pinus taeda 20 Yes FAC				Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)			
2. Juniperus virginiana 30 Yes FACU				Total Number of Dominant Species Across All Strata: 13 (B)			
3. Quercus nigra 10 No FAC				Percent of Dominant Species That Are OBL, FACW, or FAC: 38.5% (A/B)			
4. Liquidambar styraciflua 15 No FAC				Prevalence Index worksheet:			
5. Celtis occidentalis 10 No FACU				Total % Cover of: Multiply by:			
6. 85 =Total Cover				OBL species x 1 =			
7. 50% of total cover: 43 20% of total cover: 17				FACW species x 2 =			
Sapling/Shrub Stratum (Plot size: 5m x 5m)				FAC species x 3 =			
1. Ligustrum sinense 5 Yes FACU				FACU species x 4 =			
2. Celtis occidentalis 5 Yes FACU				UPL species x 5 =			
3. Juniperus virginiana 15 Yes FACU				Column Totals: (A) (B)			
4. Prunus serotina 5 Yes FACU				Prevalence Index = B/A =			
5. 30 =Total Cover				Hydrophytic Vegetation Indicators:			
6. 50% of total cover: 15 20% of total cover: 6				1 - Rapid Test for Hydrophytic Vegetation			
Herb Stratum (Plot size: 5m x 5m)				2 - Dominance Test is >50%			
1. Ligustrum sinense 10 Yes FACU				3 - Prevalence Index is ≤3.0 ¹			
2. Nandina domestica 2 No UPL				4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)			
3. Liquidambar styraciflua 5 Yes FAC				Problematic Hydrophytic Vegetation ¹ (Explain)			
4. Lonicera japonica 5 Yes FACU				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.			
5. Parthenocissus quinquefolia 5 Yes FACU				Definitions of Four Vegetation Strata:			
6. Campsis radicans 5 Yes FAC				Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.			
7. 32 =Total Cover				Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.			
8. 50% of total cover: 16 20% of total cover: 7				Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.			
Woody Vine Stratum (Plot size: 5m x 5m)				Woody Vine – All woody vines greater than 3.28 ft in height.			
1. Vitis rotundifolia 5 Yes FAC				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
2. Campsis radicans 5 Yes FAC							
3. 10 =Total Cover							
4. 50% of total cover: 5 20% of total cover: 2							
Remarks: (Include photo numbers here or on a separate sheet.) This data point does not appear to contain a predominance of hydrophytic vegetation.							

NOT FOR CONSTRUCTION

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

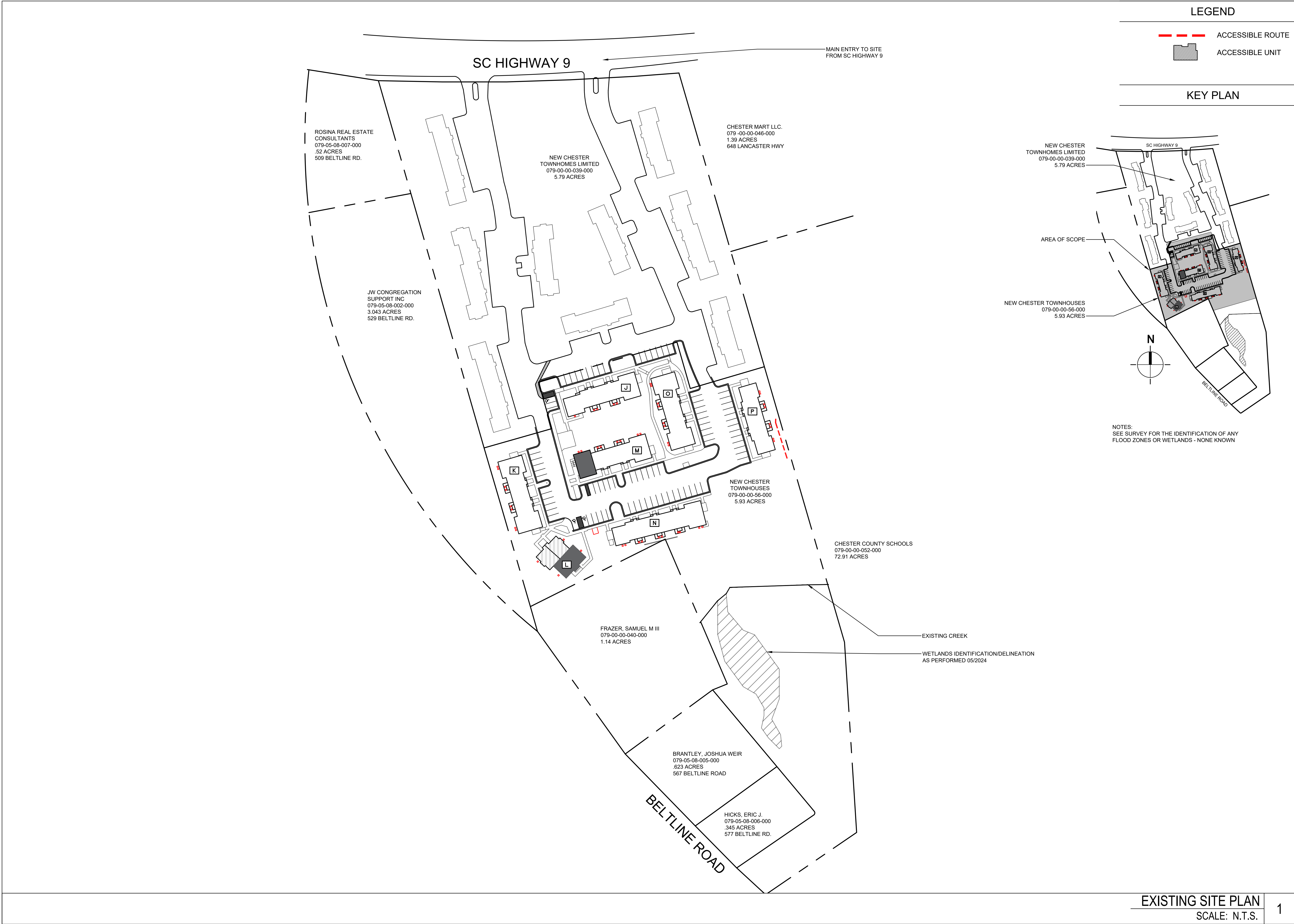
SET#

SHEET

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PM/JMR

TEAM LEAD: SMB



EXISTING SITE PLAN
SCALE: N.T.S.

1

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

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NOT FOR CONSTRUCTION

New Chester Townhouses Phase II, LP

Chester Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

OVERALL SITE PLAN

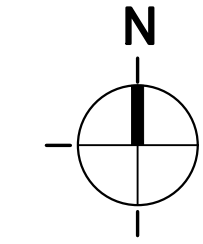
SA100

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA Architects

 MH - MANHOLE
 LP - LIGHT POLE
 AC - EXISTING A/C CONDENSERS
 DEMO EXISTING STRUCT.



EXISTING 1BR HC UNIT (2)

0 15' 30' 60' 120'

1 inch = 30 ft.

WETLAND DELINEATION
AS PERFORMED
05/2024

— EXISTING RAILROAD
RETAINING WALL

SC HIGHWAY 9

BEE LINE ROAD

AREA OF SCOPE

N

DEMO SITE PLAN
SCALE: 1"=30'-0"

1

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25-615.00

#

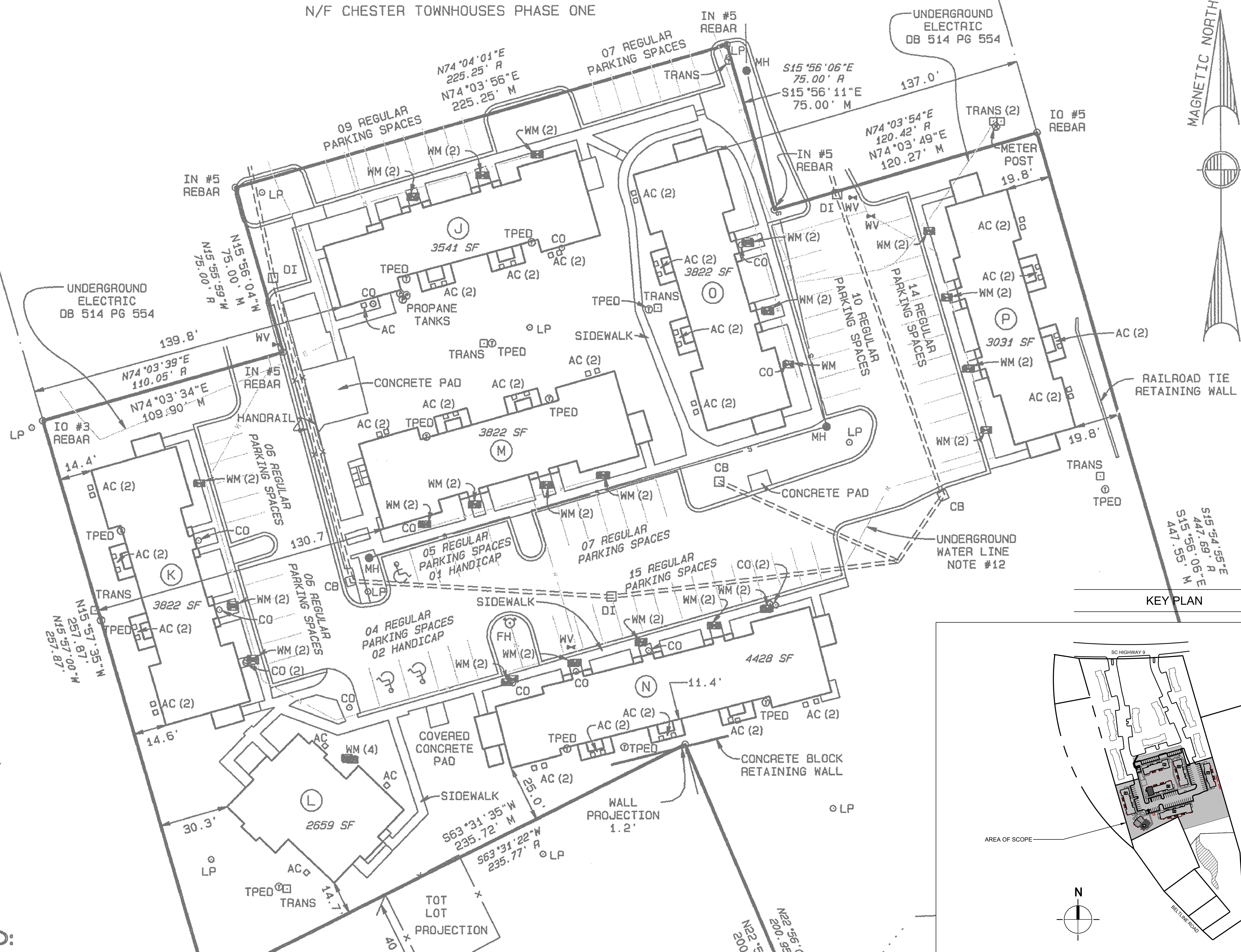
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PM:JMR	TEAM LEAD:SMB
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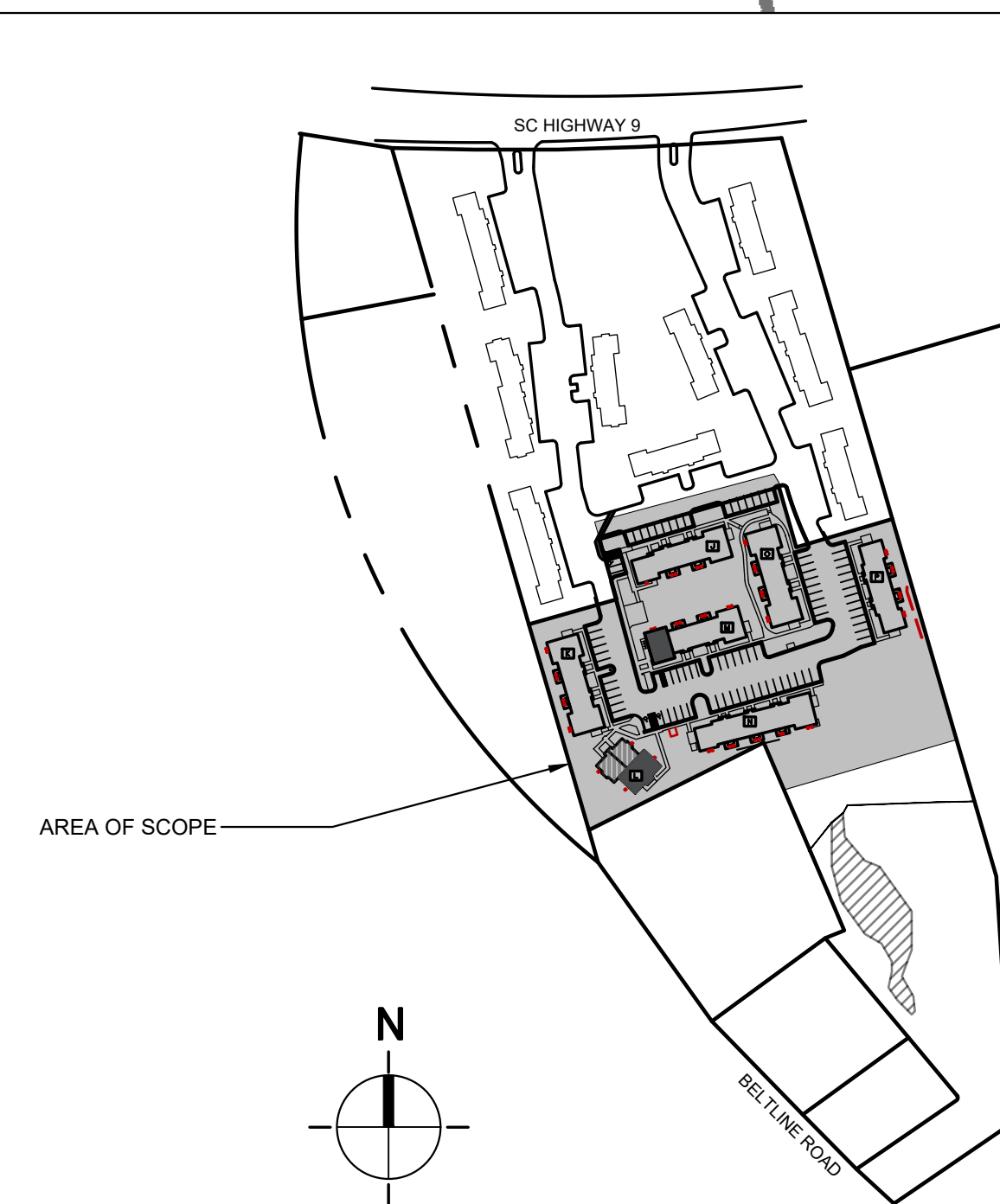
Architecture
Planning
Interiors

R/DA Architects

N/F CHESTER TOWNHOUSES PHASE ONE



KEY PLAN



EXISTING SITE PLAN

ELECTRIC, WATER + STORM SCALE: 1"=30'-0"

1

NOT FOR
CONSTRUCTION

CONSULTANTS

PROJECT

New Chester Townhouses
Phase II, LP

25-615.00

REVISIONS

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SET#

SHEET

EXISTING SITE PLAN
- ELECTRIC
- WATER
- STORM

SA102

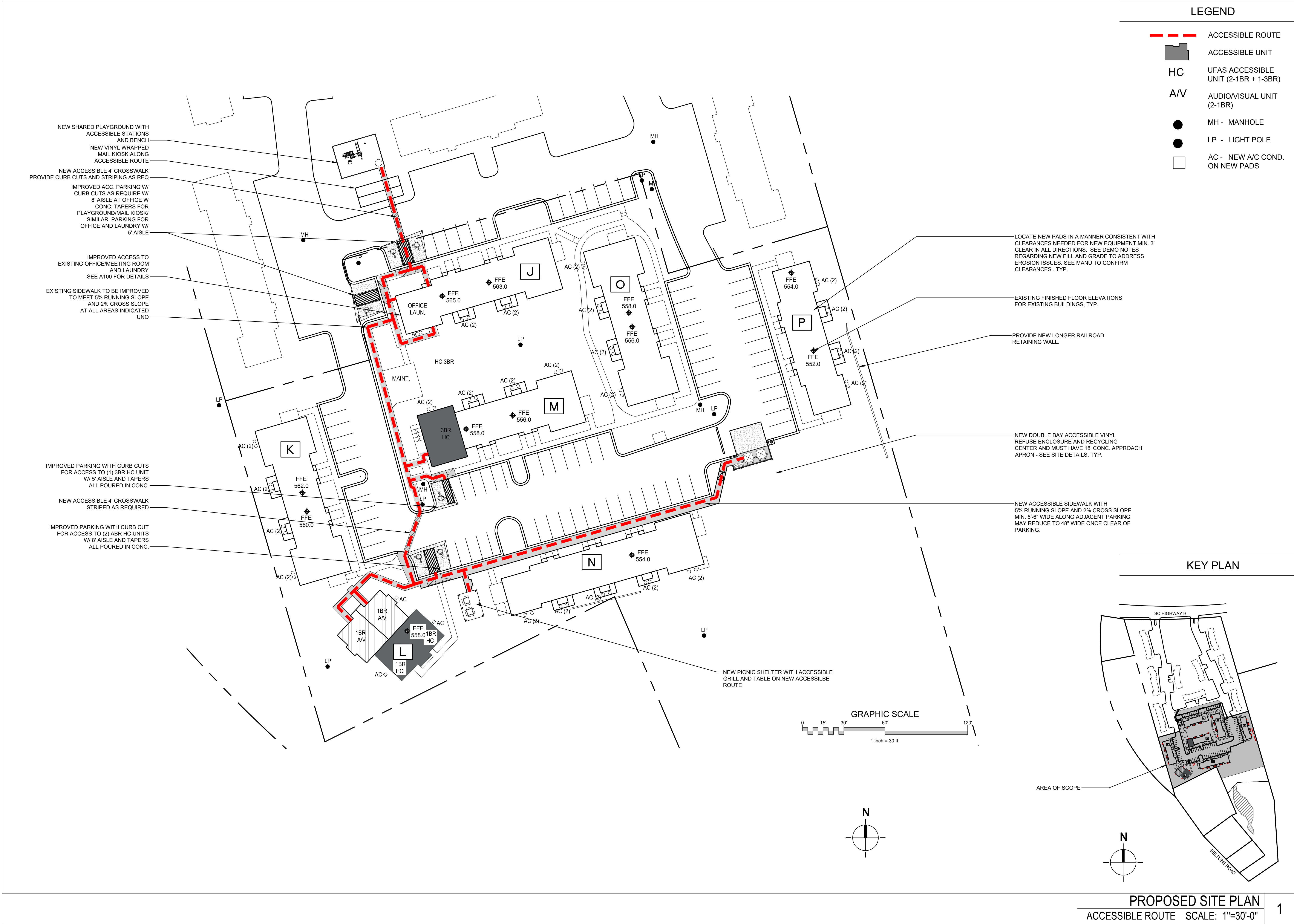
PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA Architects

N/F GRANT

LEGEND:



SEALS

CONSULTANTS

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New Chester Townhouses Phase II, LP

Chester Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

PROPOSED SITE PLAN - ACCESSIBLE ROUTE

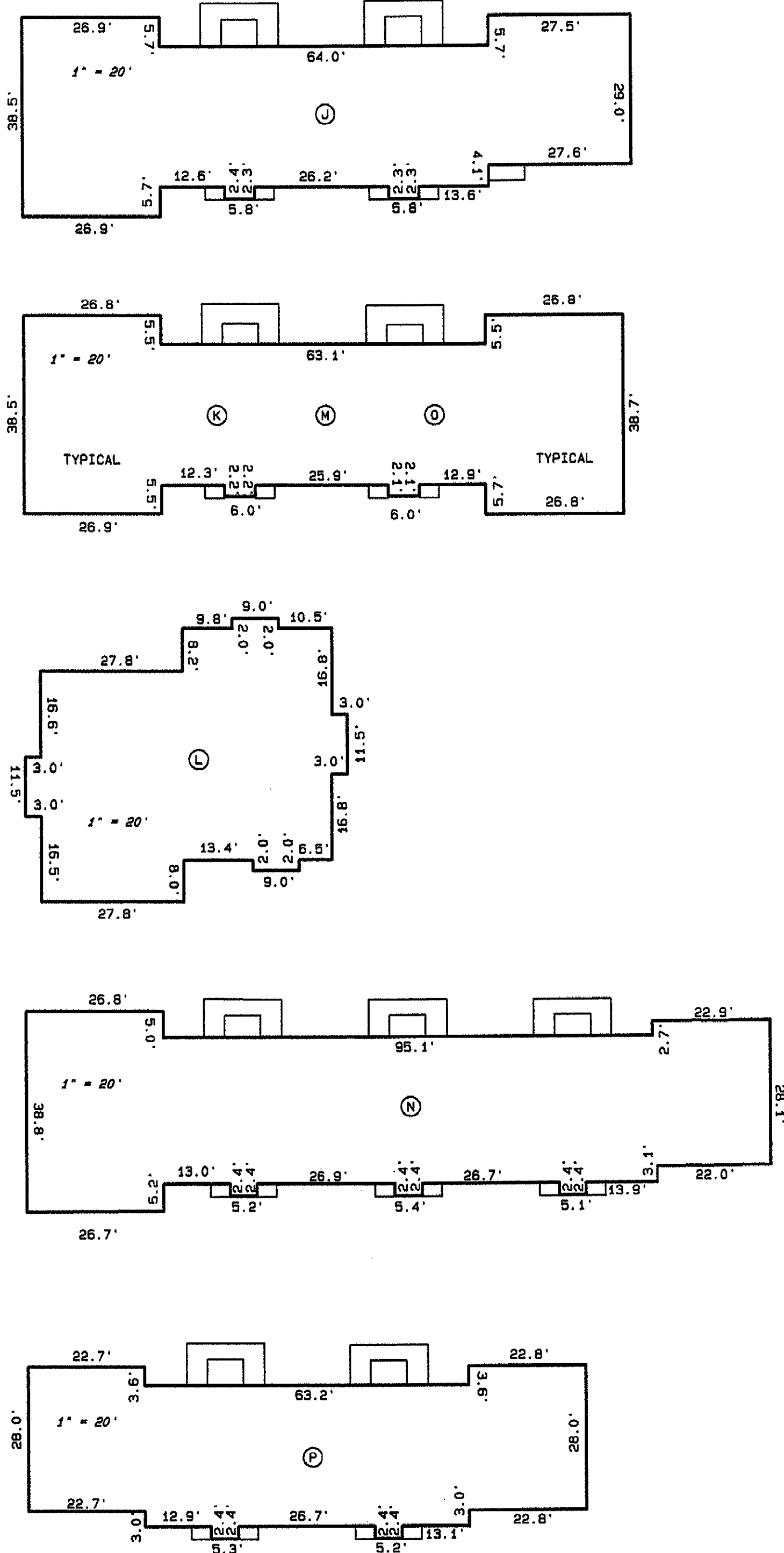
SA110

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA Architects





- LEGEND:**
- PP POWER POLE
 - LP LIGHT POLE
 - E ELECTRIC LINE
 - GW GUY WIRE
 - TRANS TRANSFORMER
 - CB CATCH BASIN
 - DI DROP INLET
 - ==== STORM DRAIN LINE
 - IO IRON OLD
 - IN IRON NEW
 - F FENCE LINE
 - HV WATER VALVE
 - FH FIRE HYDRANT
 - WM WATER METER
 - WL WATER LINE
 - MH SEWER MANHOLE
 - CO SEWER CLEAN OUT
 - SL SEWER LINE
 - AC AIR CONDITIONER
 - TPED TELEPHONE PEDESTAL
 - R RECORD BEARING AND DISTANCE
 - M MEASURED BEARING AND DISTANCE

NOTES & REFERENCES:

- A PORTION OF CHESTER COUNTY TAX MAP 079-00-00-039.
- BEING THE SAME AS 4.92 ACRES SHOWN ON A PLAT PREPARED FOR CHESTER TOWNHOUSES PHASE II, A LIMITED PARTNERSHIP BY CIVIL ENGINEERING OF COLUMBIA, PLAT DATED JULY 23, 1992, (CEC #82022) PLAT RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR CHESTER COUNTY IN DEED BOOK 515 PAGE 553.
- I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP #450047 0105 B, EFFECTIVE DATE JULY 05, 1982, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS WITHIN UNSHADED ZONE C, NOT A DESIGNATED 100-YEAR FLOOD PRONE AREA.
- THE INFORMATION SHOWN ON THIS SHEET WAS DERIVED FROM A FIELD RUN SURVEY. OBVIOUS AND APPARENT FEATURES ENCOUNTERED ARE INCLUDED ON THIS SHEET. RELATED, REFERENCED INFORMATION WAS ALSO USED. UNLESS STATED HEREON, NO TITLE SEARCH WAS PERFORMED BY CIVIL ENGINEERING OF COLUMBIA, AND SOME EASEMENTS OR OTHER MATTERS OF RECORD MAY NOT APPEAR. THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT TO BE USED FOR A SPECIFIC PURPOSE. USE BY ANY OTHER PARTY, WITHOUT WRITTEN CONSENT, IS UNAUTHORIZED.
- EASEMENT GRANTED TO DUKE POWER COMPANY IN DEED BOOK 367 PAGE 402 IS TOO GENERAL IN NATURE TO DETERMINE ITS LOCATION, NOT PLOTTABLE.
- EASEMENT GRANTED TO DUKE POWER COMPANY IN DEED BOOK 516 PAGE 439 IS CONSIDERED TO BE A BLANKET EASEMENT AND NO WIDTH IS GIVEN, NOT PLOTTABLE.
- EASEMENT GRANTED TO DUKE POWER COMPANY IN DEED BOOK 507 PAGE 395 APPLIES TO PHASE ONE CHESTER TOWNHOUSES NOT THE SUBJECT PROPERTY.
- EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 329 PAGE 395 REFERS TO A PARCEL WITH A DIFFERENT ACREAGE THAN THE SUBJECT PROPERTY, AND IS TOO VAGUE TO DETERMINE IF IT APPLIES TO THE SUBJECT PROPERTY.
- EASEMENTS FOR UTILITIES AND EGRESS TO CHESTER TOWNHOUSES, PHASE TWO, ARE ALL LOCATED ON LANDS OF NOW OR FORMERLY CHESTER TOWNHOUSES PHASE ONE, DEED BOOK 514 PAGE 554.
- EASEMENT FOR DRAINAGE OF SURFACE WATER IN DEED BOOK 504 PAGE 245 GIVES PERMISSION CHESTER TOWNHOUSES PHASE ONE TO DISCHARGE STORM WATER ONTO CHESTER TOWNHOUSES PHASE TWO, AND IS CONSIDERED TO BE A BLANKET EASEMENT, NOT PLOTTABLE.
- NO CURB CUTS OR DRIVENWAYS ACCESSING BELTLINE ROAD, PARCEL HAS ACCESS THROUGH CHESTER TOWNHOUSES PHASE ONE. (NOTE #9)
- WATER LINES SHOWN WERE TAKEN FROM AN AS BUILT OF CHESTER TOWN HOUSES PHASE 2 & 2A FOR CHESTER TOWNHOUSES, A LIMITED PARTNERSHIP BY CIVIL ENGINEERING OF COLUMBIA, AS BUILT DATED SEPTEMBER 02, 1992 AND LAST REVISED JANUARY 17, 1993, CEC #82022

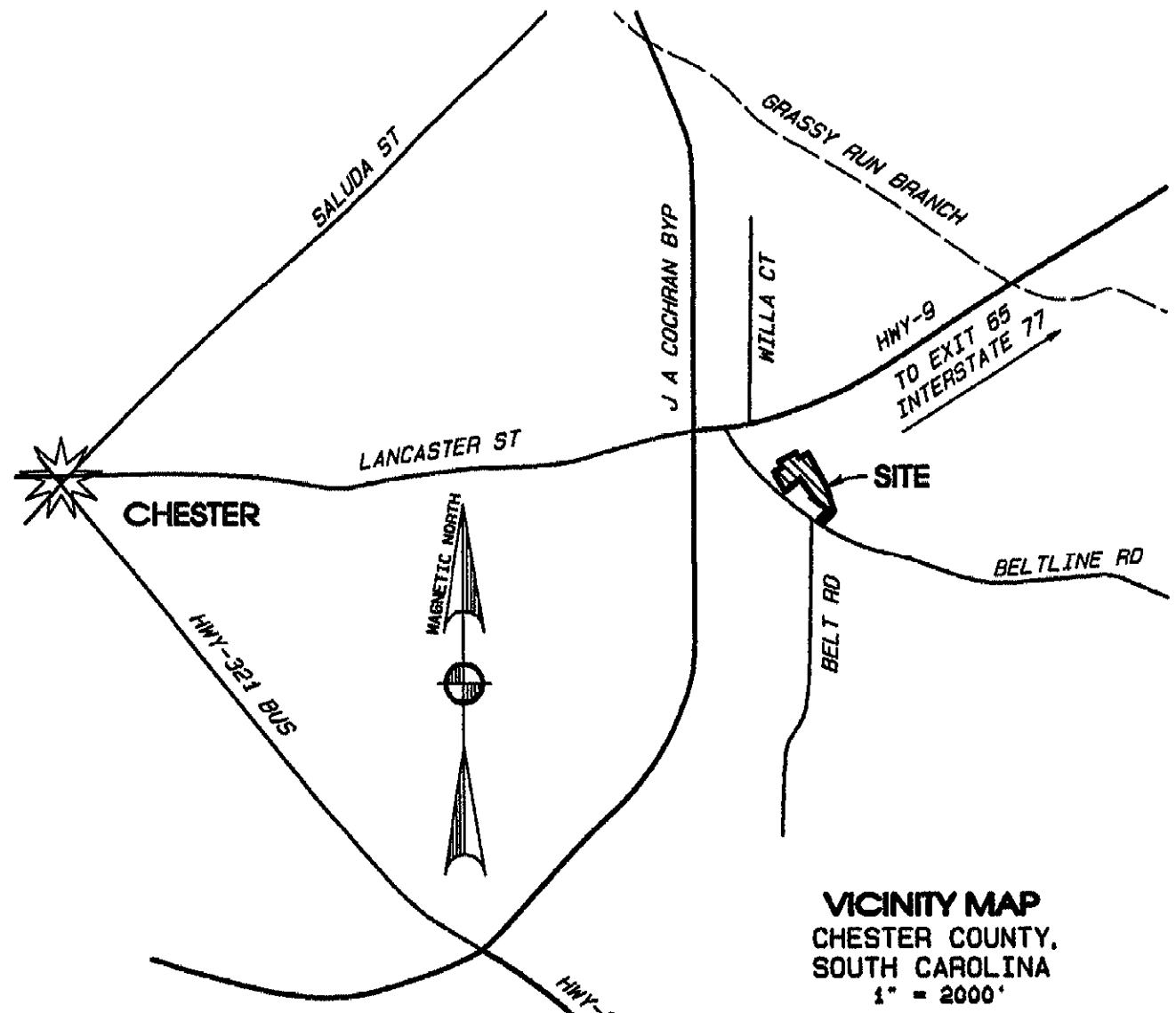
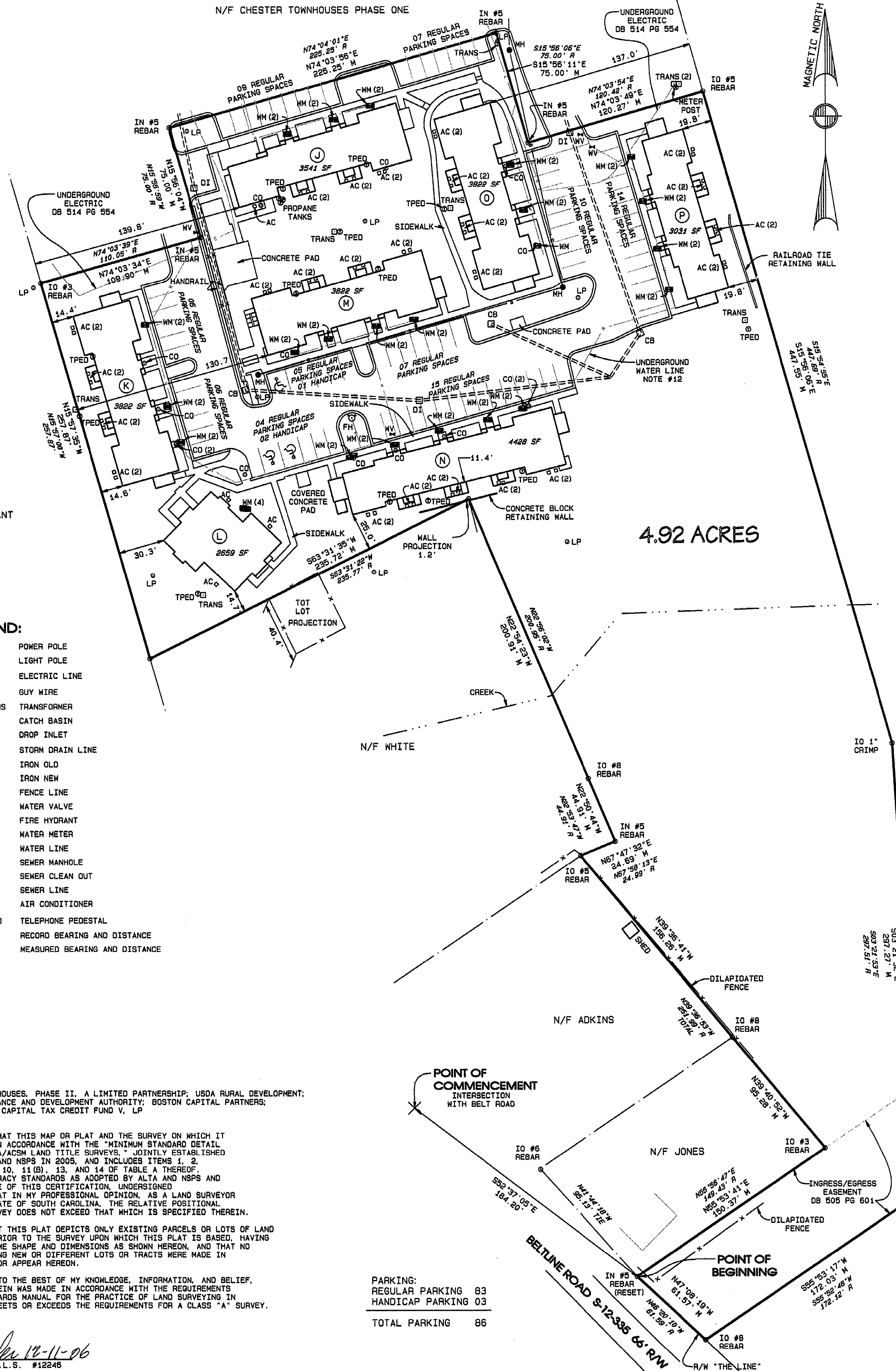
TO: NEW CHESTER TOWNHOUSES, PHASE II, A LIMITED PARTNERSHIP, USDA RURAL DEVELOPMENT, SC STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY, BOSTON CAPITAL PARTNERS, BOSTON CAPITAL TAX CREDIT FUND V, LP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (a), 8, 9, 10, 11 (b), 13, AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF SOUTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OR LOTS OF LAND WHICH WERE PLATTED PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING SUBSTANTIALLY THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS CREATING NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY.

Charles D. Meeler 12-11-06
CHARLES D. MEELER P.L.S. #12248



BOUNDARY DESCRIPTION

COMMENCING AT THE INTERSECTION OF BELT ROAD WITH BELTLINE ROAD, S82°37'05"E FOR 184.20' TO AN IRON, SAID IRON BEING THE POINT OF BEGINNING.

THENCE, N85°53'41"E FOR A DISTANCE OF 150.37' TO AN IRON, SAID LINE BEING BOUNDED ON THE NORTH BY LANDS OF NOW OR FORMERLY JONES.

THENCE, N39°40'52"W FOR A DISTANCE OF 95.28' TO AN IRON, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY JONES.

THENCE, N39°36'41"W FOR A DISTANCE OF 156.26' TO AN IRON, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY ADKINS.

THENCE, N87°47'32"E FOR A DISTANCE OF 24.82' TO AN IRON, SAID LINE BEING BOUNDED ON THE NORTH BY LANDS OF NOW OR FORMERLY WHITE.

THENCE, N22°50'44"W FOR A DISTANCE OF 44.91' TO AN IRON, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY WHITE.

THENCE, N22°54'23"W FOR A DISTANCE OF 200.91' TO AN IRON, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY WHITE.

THENCE, S63°31'35"W FOR A DISTANCE OF 235.72' TO AN IRON, SAID LINE BEING BOUNDED ON THE SOUTH BY LANDS OF NOW OR FORMERLY GRANT.

THENCE, N15°57'35"W FOR A DISTANCE OF 257.87' TO AN IRON, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY GRANT.

THENCE, N74°03'34"E FOR A DISTANCE OF 109.90' TO AN IRON, SAID LINE BEING BOUNDED ON THE NORTH BY LANDS OF NOW OR FORMERLY PHASE ONE CHESTER TOWNHOUSES.

THENCE, N15°55'04"W FOR A DISTANCE OF 75.00' TO AN IRON, SAID LINE BEING BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY PHASE ONE CHESTER TOWNHOUSES.

THENCE, N74°03'56"E FOR A DISTANCE OF 225.25' TO AN IRON, SAID LINE BEING BOUNDED ON THE NORTH BY LANDS OF NOW OR FORMERLY PHASE ONE CHESTER TOWNHOUSES.

THENCE, S15°56'11"E FOR A DISTANCE OF 75.00' TO AN IRON, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY PHASE ONE CHESTER TOWNHOUSES.

THENCE, N74°03'49"E FOR A DISTANCE OF 120.27' TO AN IRON, SAID LINE BEING BOUNDED ON THE NORTH BY LANDS OF NOW OR FORMERLY PHASE ONE CHESTER TOWNHOUSES.

THENCE, S15°56'06"E FOR A DISTANCE OF 447.55' TO AN IRON, SAID LINE BEING BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY FRAZER.

THENCE, S03°21'32"E FOR A DISTANCE OF 297.27' TO AN IRON, SAID LINE BEING BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY FRAZER.

THENCE, S85°53'17"W FOR A DISTANCE OF 172.03' TO AN IRON, SAID LINE BEING BOUNDED ON THE SOUTH BY LANDS OF NOW OR FORMERLY FRAZER.

THENCE, N47°08'19"W FOR A DISTANCE OF 61.57' TO AN IRON, SAID LINE BEING THE NORTHERN RIGHT-OF-WAY FOR BELTLINE ROAD, SAID IRON BEING THE POINT OF BEGINNING.

ALTA SURVEY BY
CIVIL ENGINEERING OF
COLUMBIA
DECEMBER 11, 2006

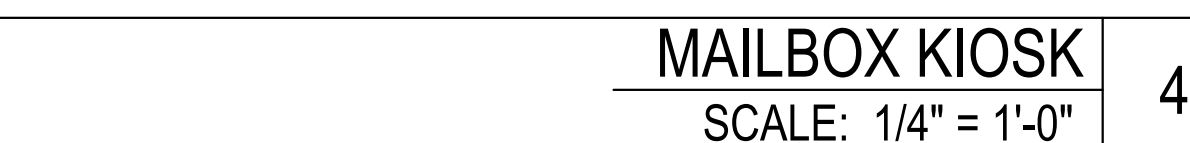
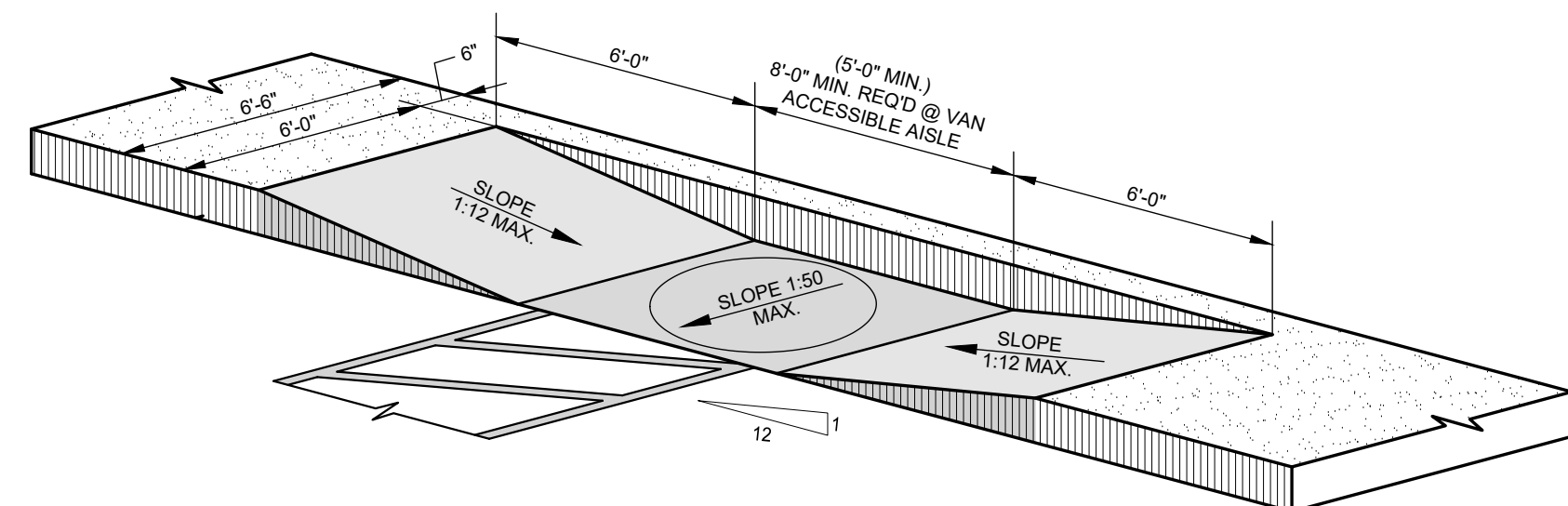
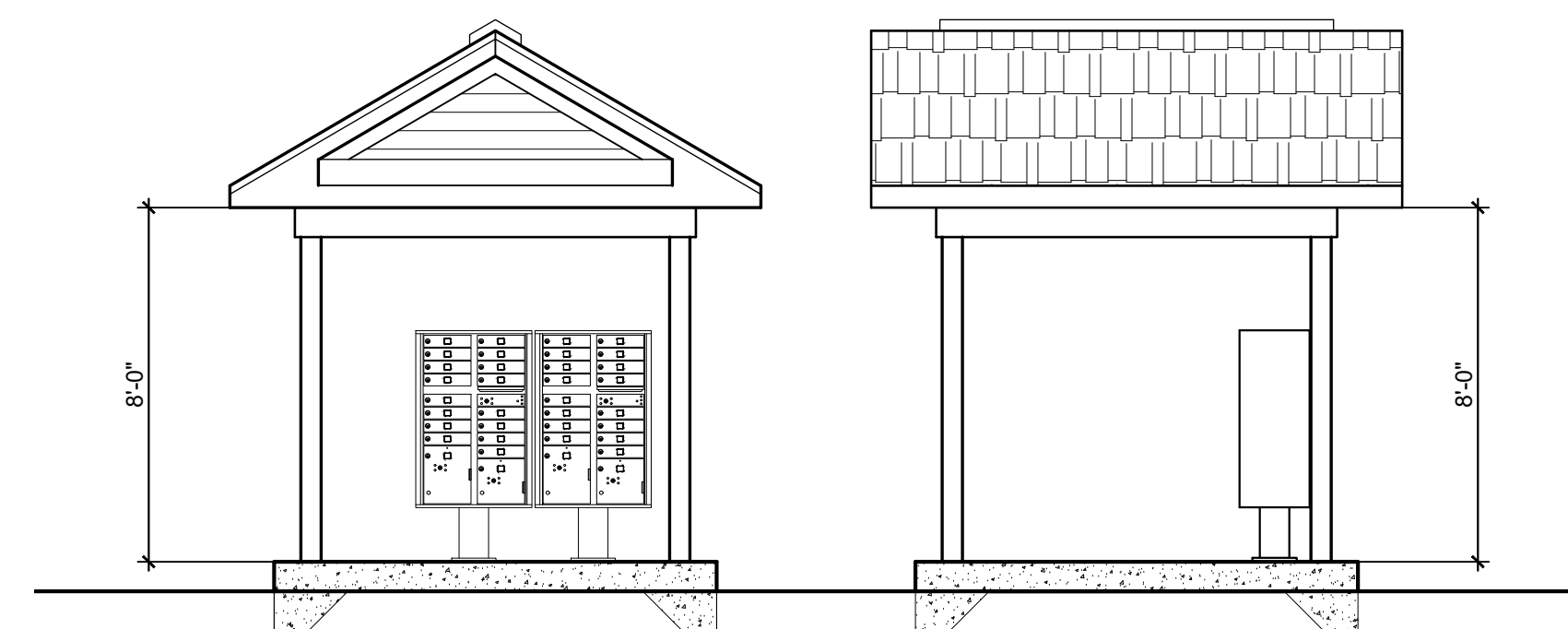
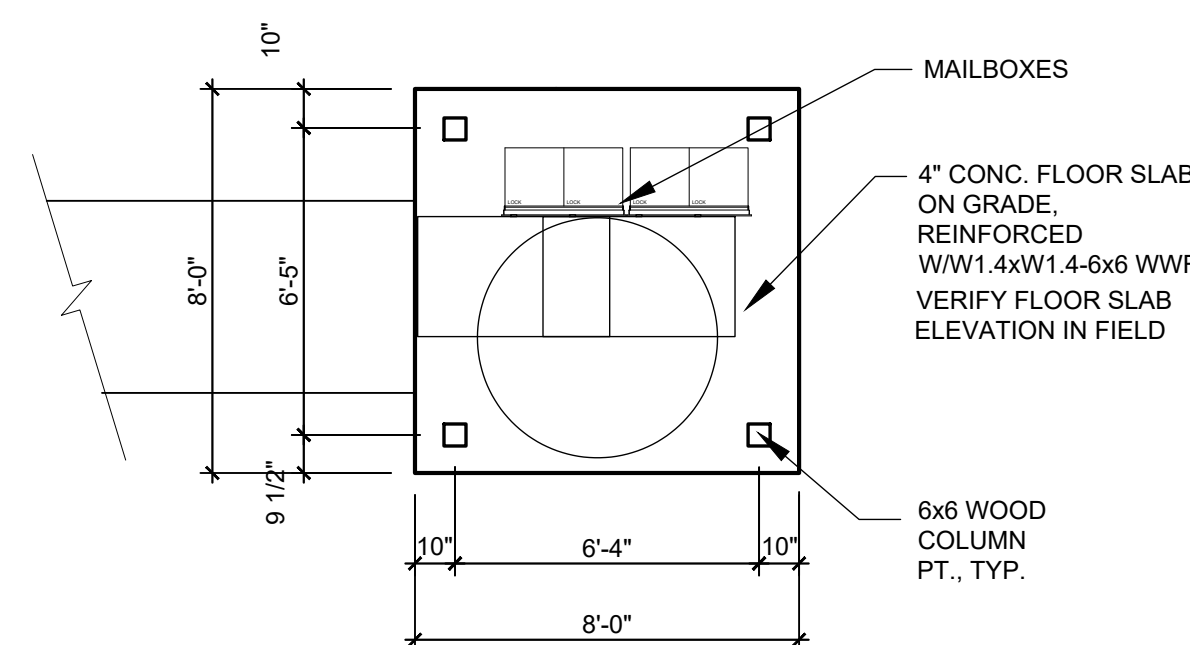
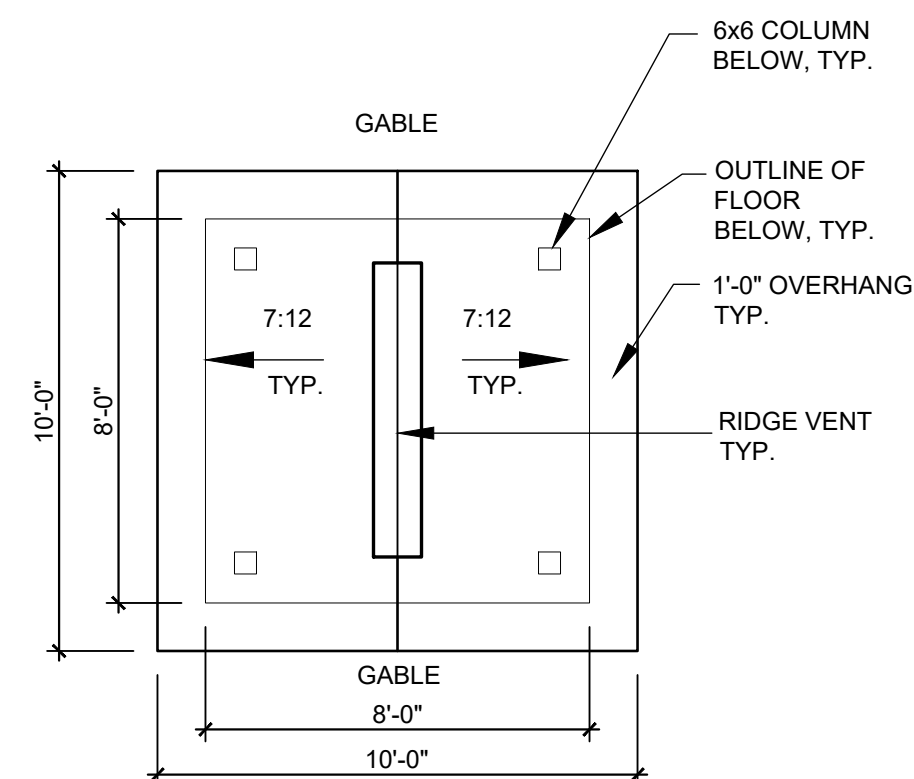
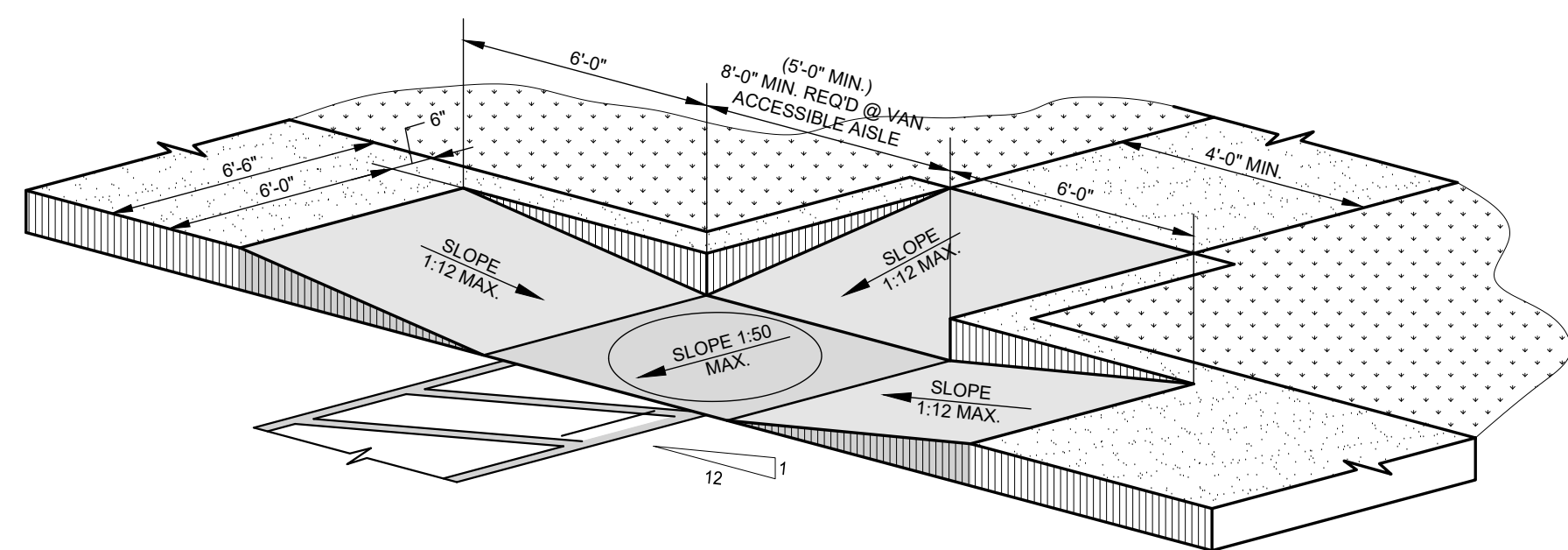
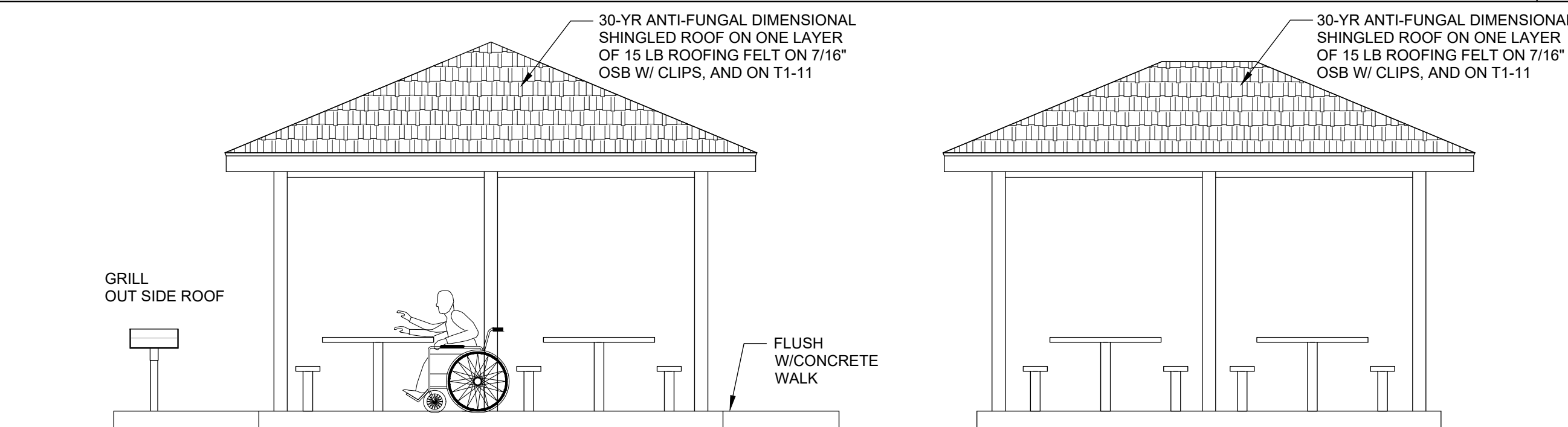
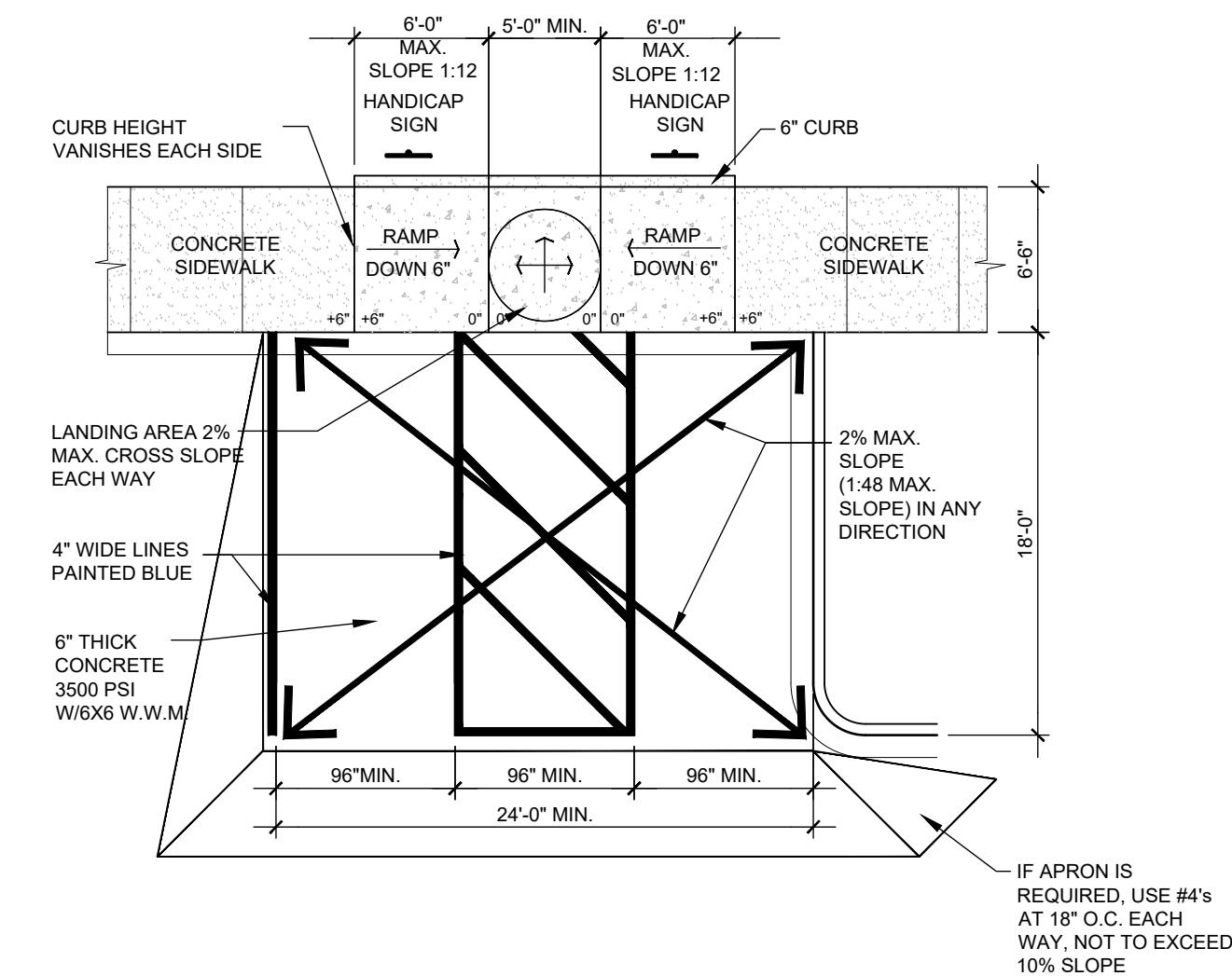
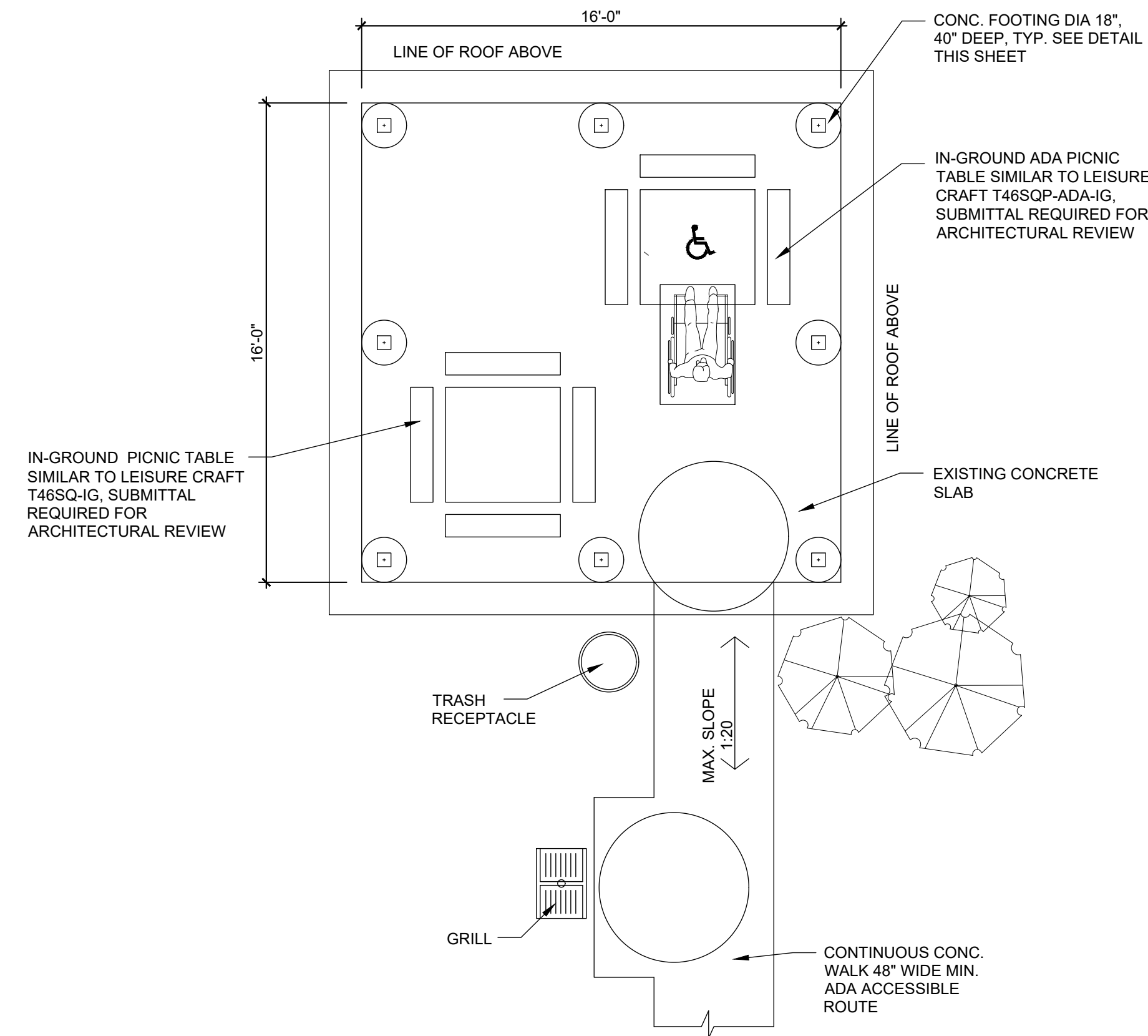
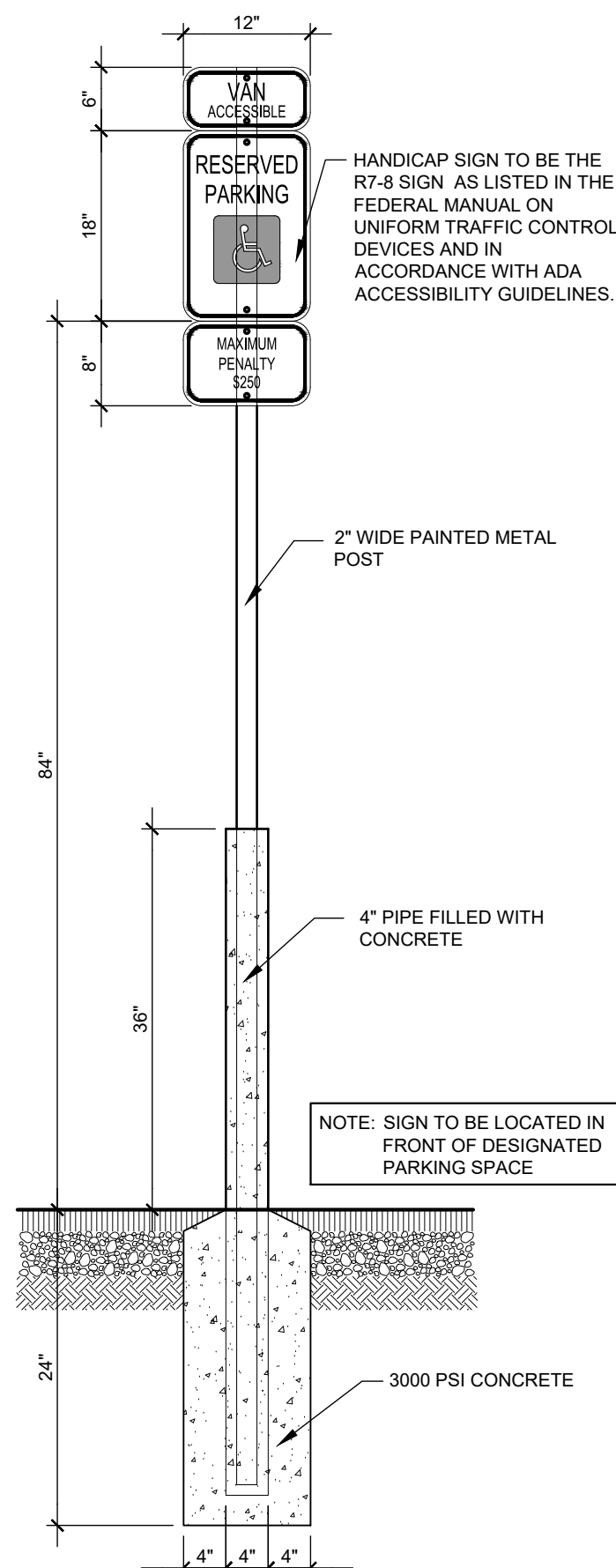
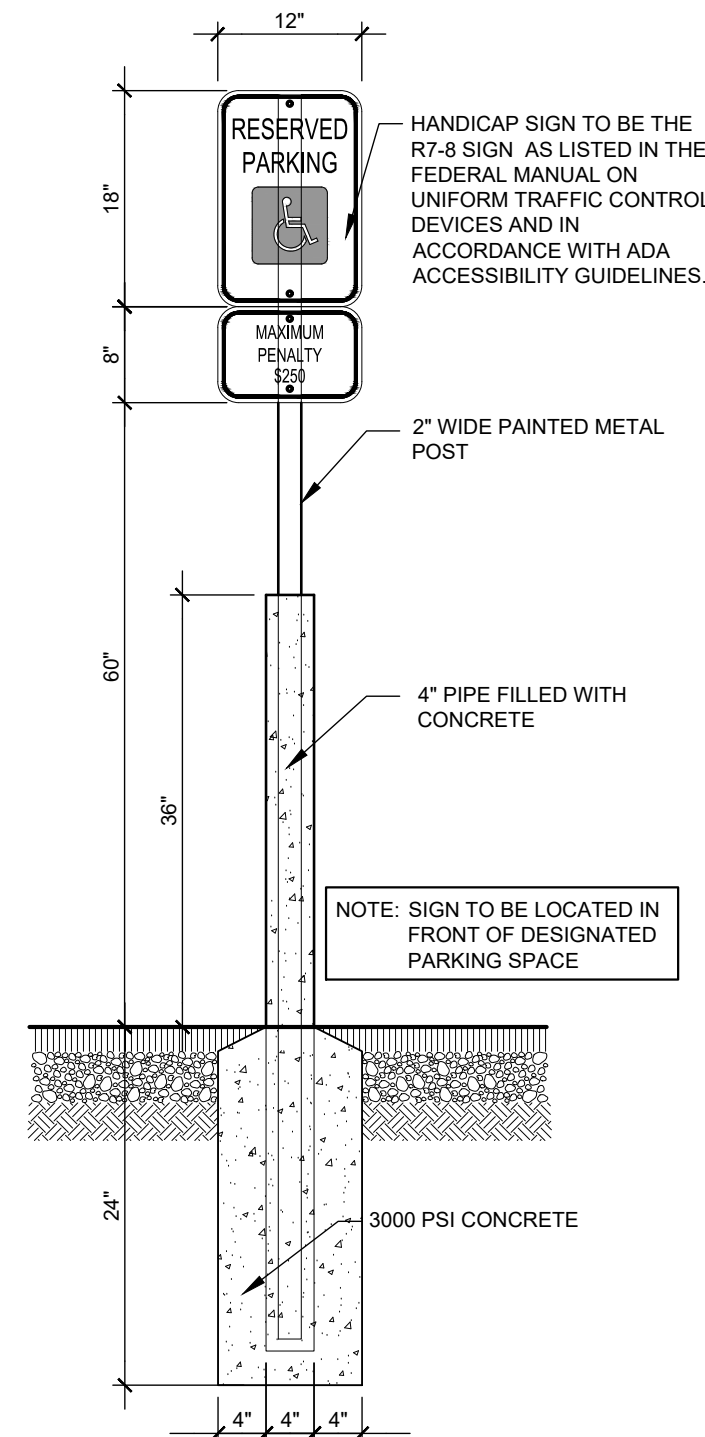
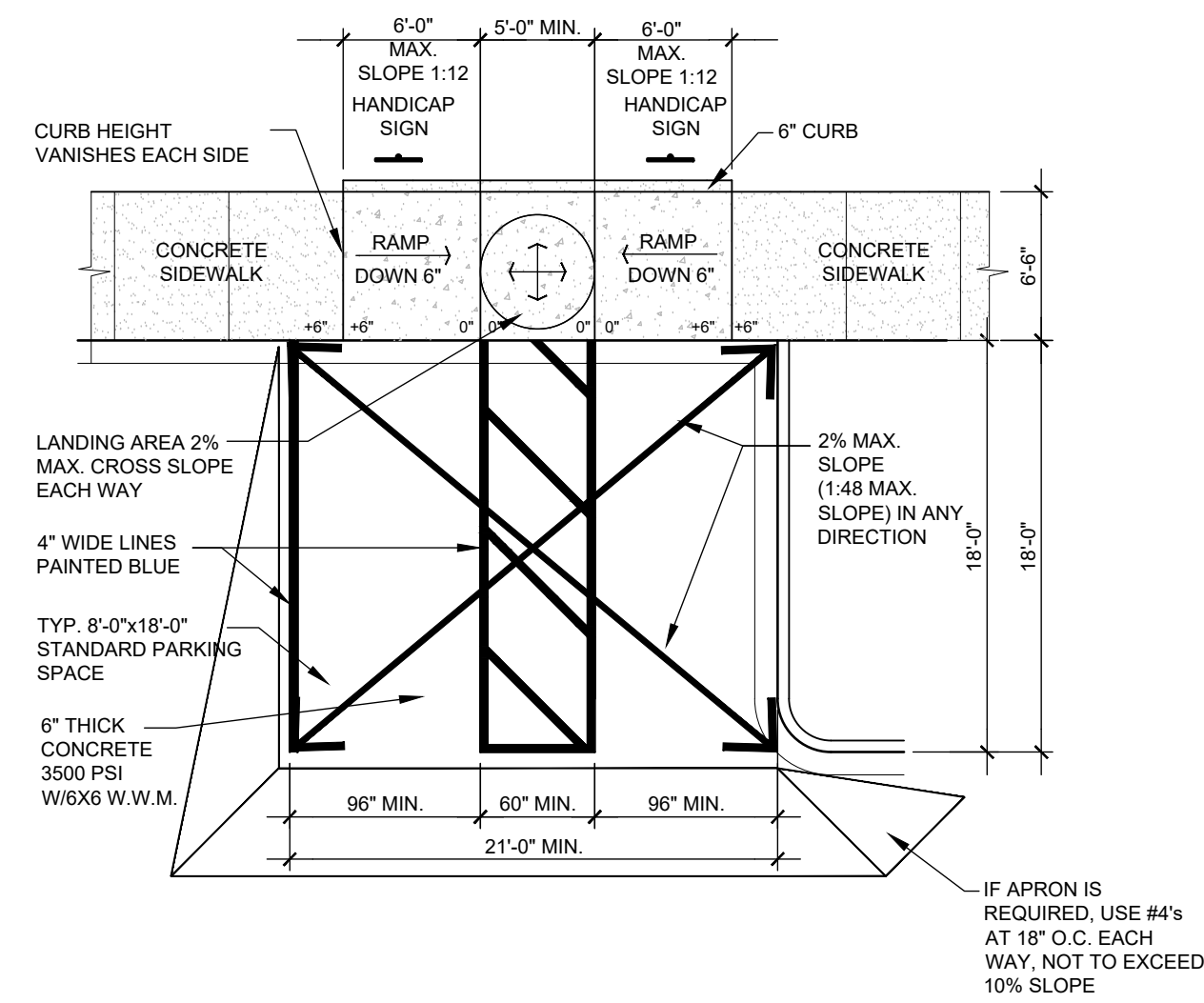
NEW CHESTER
TOWNHOUSES
PHASE TWO

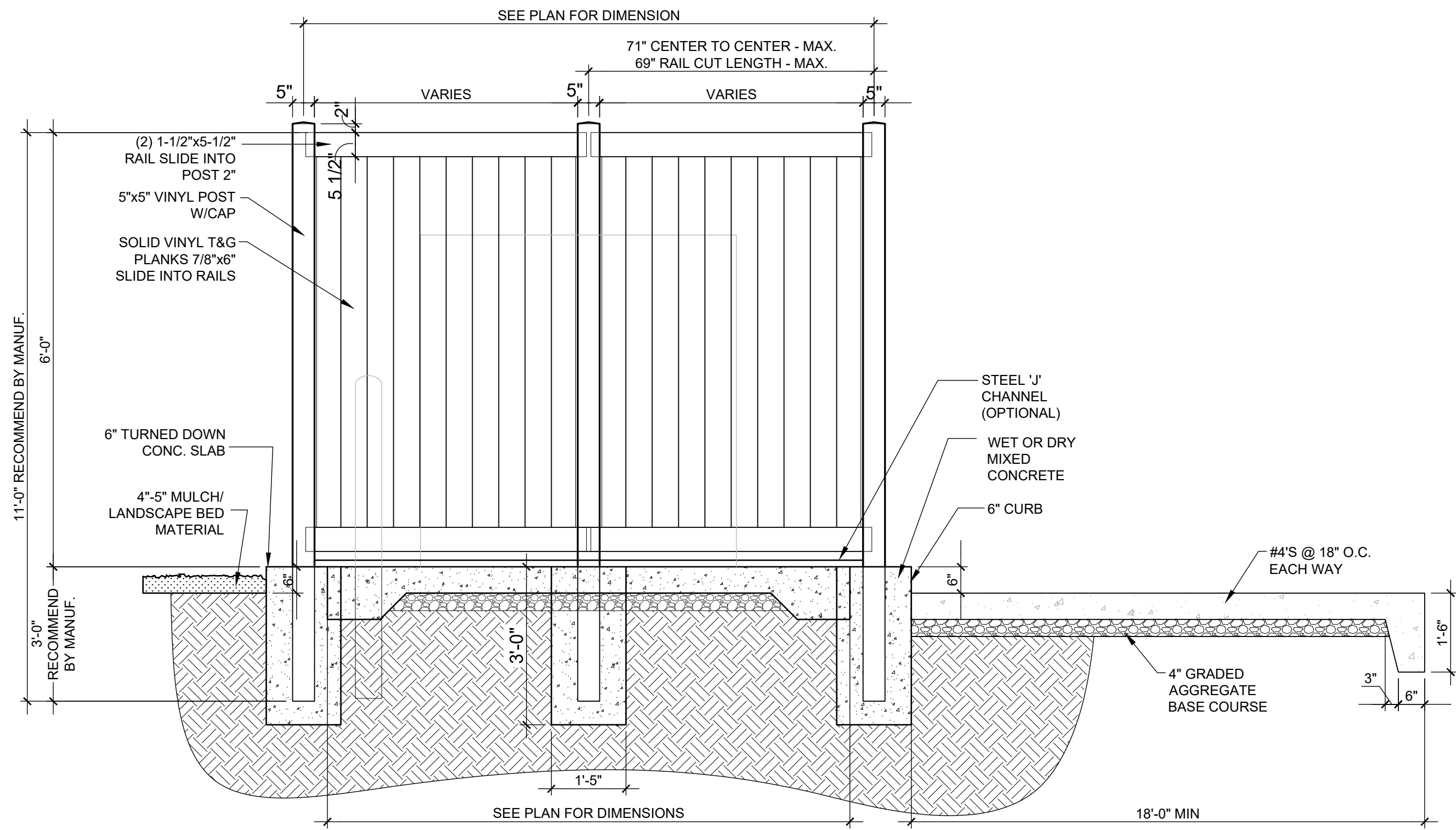
NEAR CHESTER CITY LIMIT
CHESTER COUNTY, SOUTH CAROLINA
SCALE IN FEET
40 30 20 10 0 40 80 120

NO.	DATE	REVISION	DESCRIPTION

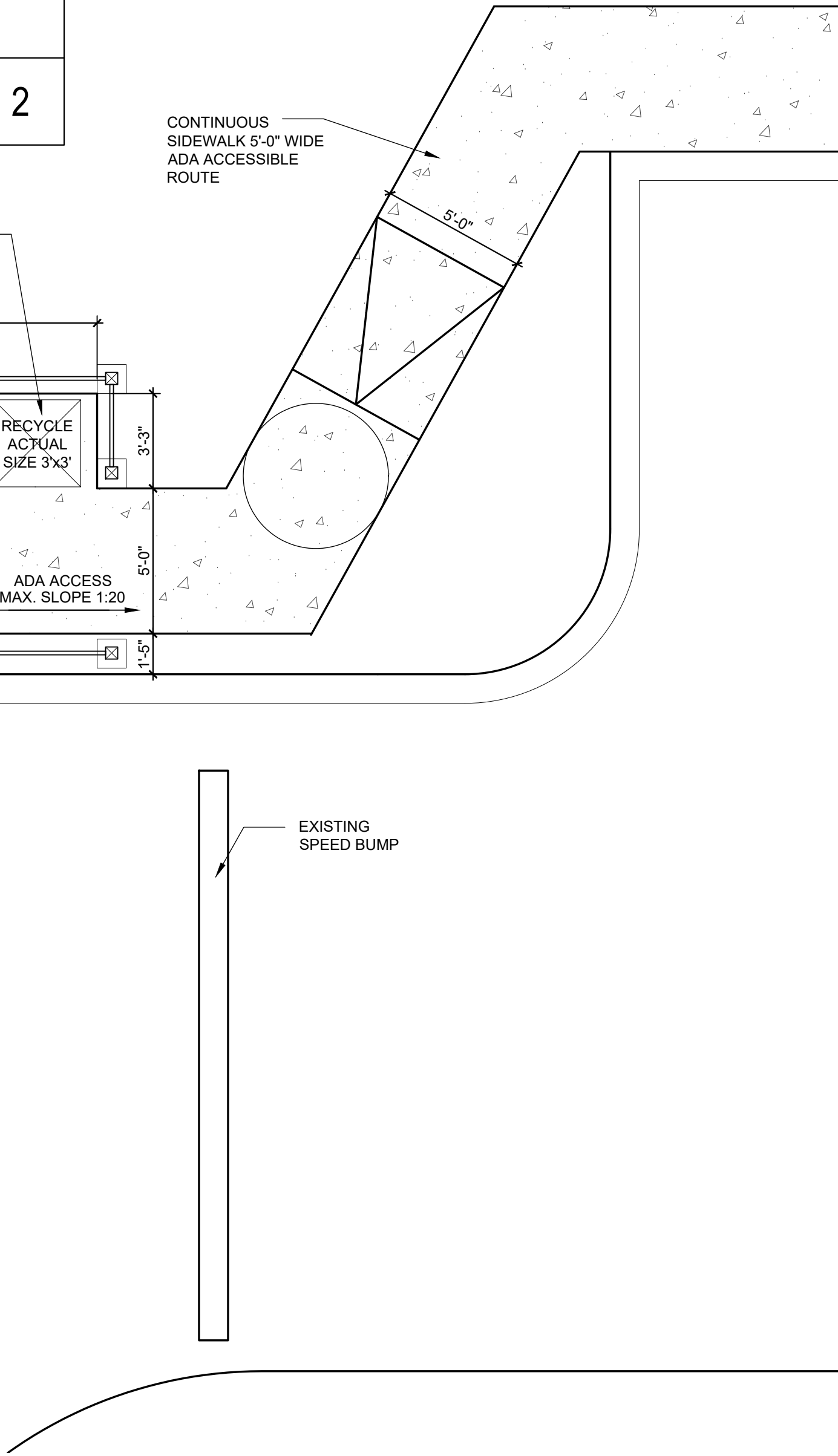
<p>CIVIL ENGINEERING OF COLUMBIA</p> <p>CONSULTING ENGINEERING, SURVEYING AND PLANNING</p> <p>3608 FERNANDINA ROAD, COLUMBIA, SOUTH CAROLINA 29210</p> <p>TELEPHONE (803) 798-2820 FAX (803) 798-2826</p>	<p>ANY CERTIFICATIONS, WARRANTIES, OR GUARANTEES FOR A SPECIFIC PURPOSE, SIGNED BY THE ENGINEER OR SURVEYOR OF RECORD, SHALL BE LIMITED TO THE PROJECT AND SHALL NOT BE USED IN ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER. THIS IS STRICTLY PROHIBITED.</p>
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<p>ALTA/ACSM LAND TITLE SURVEY</p>	<p>PREPARED FOR NEW CHESTER TOWNHOUSES PHASE II, A LIMITED PARTNERSHIP, USDA RURAL DEVELOPMENT, SC STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY, BOSTON CAPITAL PARTNERS, BOSTON CAPITAL TAX CREDIT FUND V, LP</p>	<p>CHECKED BY <i>[Signature]</i></p>
<p>DATE DEC. 11, 2006</p>	<p>DRAWN N. DELOACH</p>	<p>DESIGNED N/A</p>
<p>SCALE 1" = 40'</p>	<p>JOB NUMBER 06136</p>	<p>DRAWING NUMBER 1 of 1</p>

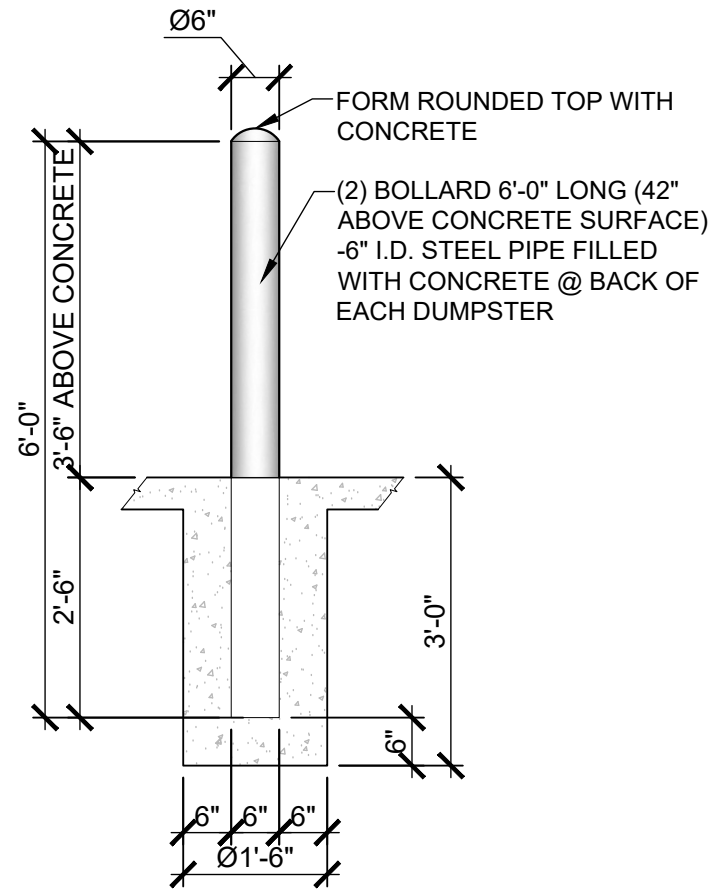




DUMPSTER ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"



DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

#

NOT FOR CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

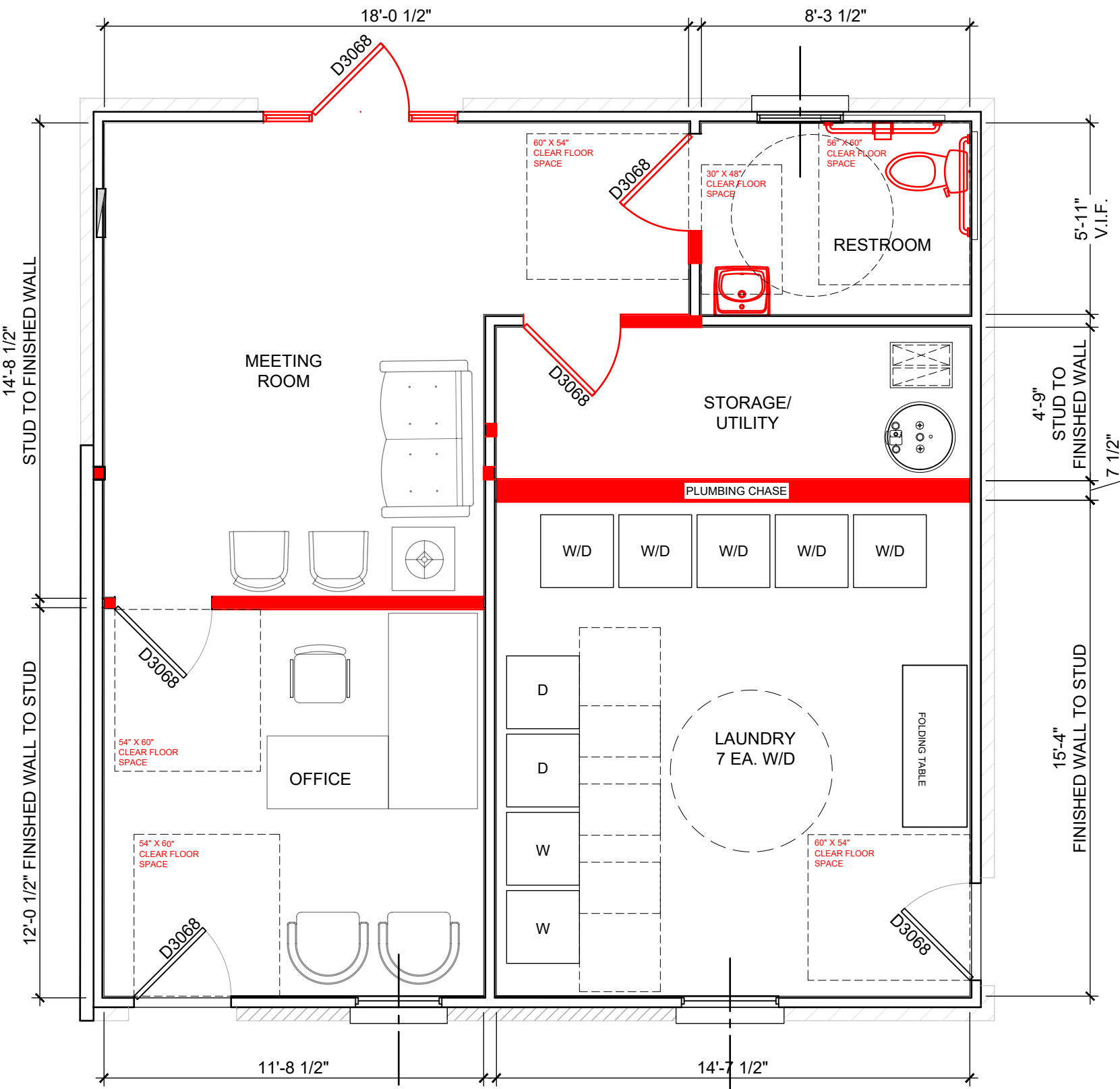
SITE DETAILS

SA201

PM:JMR TEAM LEAD:SMB

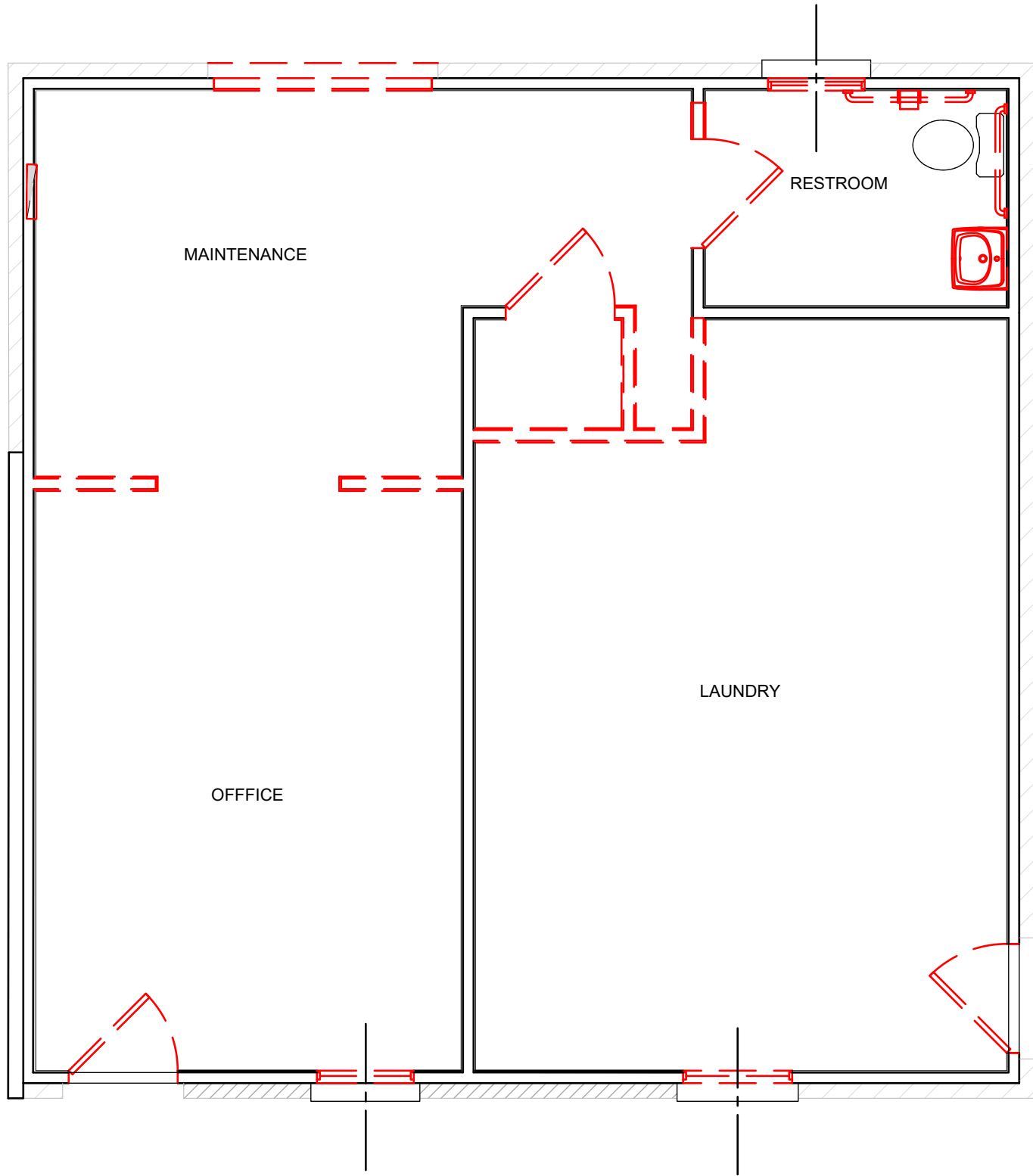
Architecture
Planning
Interiors

R/DA Architects



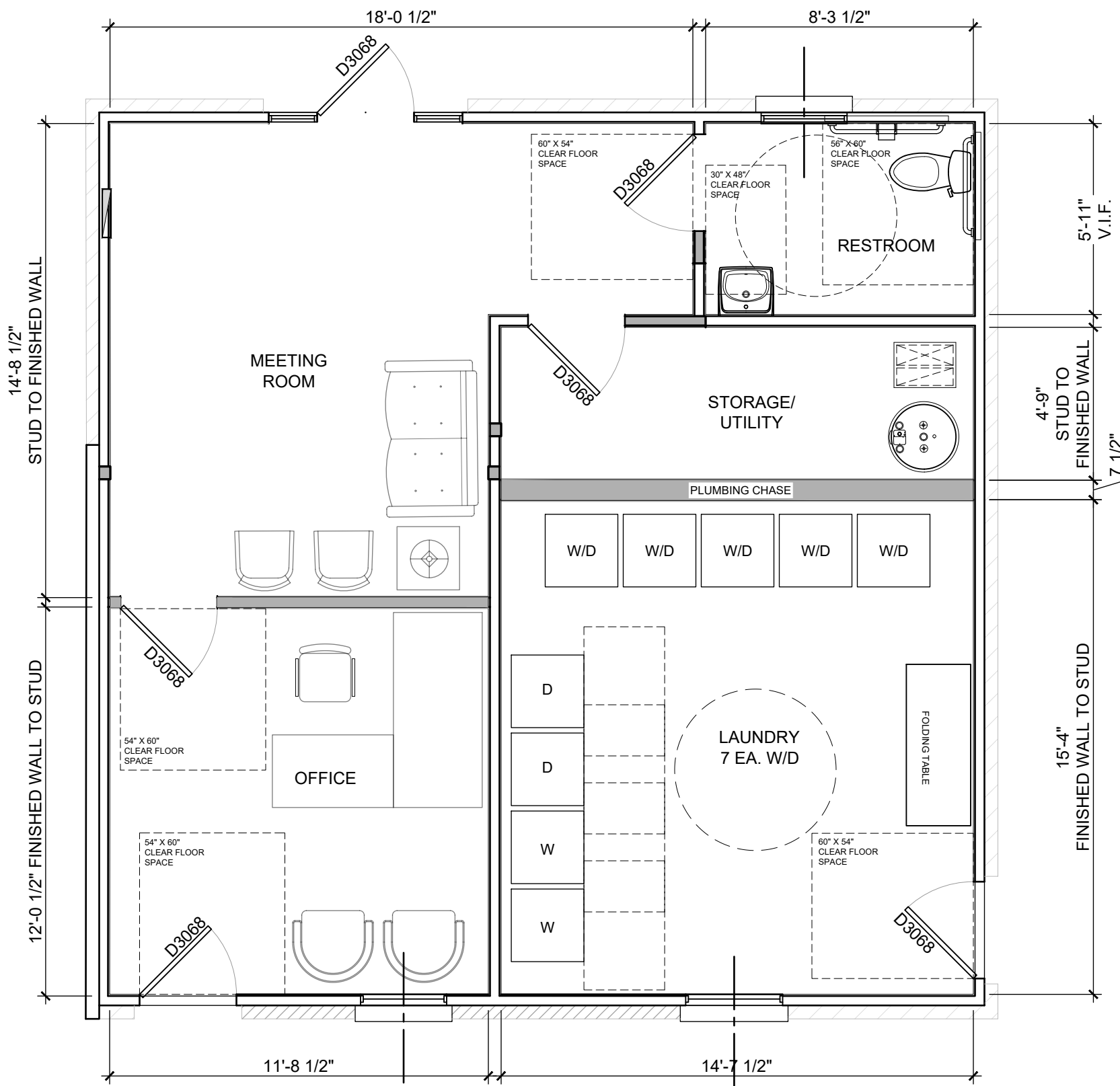
OFFICE PLAN - SC HOUSING REDLINE
SCALE: 1/4"=1'-0"

3



OFFICE PLAN - EXISTING/DEMO
SCALE: 1/4"=1'-0"

2



OFFICE PLAN - PROPOSED
SCALE: 1/4"=1'-0"

1

ACCESSIBILITY NOTES

- PROVIDE 34" HIGH MAX. A.F.F. COUNTERTOPS IN ALL UFAS KITCHENS.
- PROVIDE 34" HIGH MAX. A.F.F. VANITY TOPS IN ALL BATHROOMS.
- ALL KITCHEN SINKS IN UFAS UNITS SHALL BE FORWARD APPROACH. PROVIDE 27" MIN. HIGH A.F.F. KNEE SPACE UNDER SINK.
- PROVIDE REAR DRAIN SINKS @ UFAS KITCHEN SINKS.
- INSTALL BOTTOM EDGE OF MIRROR IN ALL BATHROOMS @ MAX. 40" A.F.F.
- PROVIDE INSULATION ON EXPOSED PIPES WITHIN KNEE SPACE AND TOE CLEARANCE UNDER SINKS AND LAVATORIES.
- INSTALL ALL HORIZONTAL GRABBARS IN OFFICE AND UFAS UNITS @ 34" A.F.F. TO HORIZONTAL CENTER-LINE OF GRABBAR. GC SHALL COORDINATE BLOCKING WITHIN WALLS FOR ALL REQUIRED GRABBARS.
- INSTALL ALL HORIZONTAL GRABBARS IN UFAS UNITS AND FAIR HOUSING UNITS.
- PROVIDE LEVER STYLE DOOR HANDLE ON ALL DOORS WITHIN UFAS UNITS AND PRIMARY PASSAGE DOORS AT FAIR HOUSING UNITS. ALL OPERABLE PARTS SHALL BE LOCATED 34" MIN. TO 48" MAX. A.F.F.
- THE OPERATING FORCE FOR ALL INTERIOR DOORS, EXIT DOORS SHALL BE SLBS MAX.
- INSTALL TWO PEEP HOLES ON ALL UNIT ENTRY DOORS. INSTALL LOWER, ACCESSIBLE PEEP HOLE BETWEEN 42" & 48" A.F.F. SEE DETAIL.
- SEE SITE PLAN DRAWING FOR ACCESSIBLE ELEMENTS & ACCESSIBLE ROUTES LOCATED ON THE SITE.
- GC SHALL INCLUDE ACCESSIBLE CLEARANCE AREAS ON CABINET SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW & APPROVAL. SHOP DRAWINGS SHALL BE APPROVED BY THE GENERAL CONTRACTOR & REVIEWED BY THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF KITCHEN & BATHROOM CABINETS IN OFFICE AND ALL UNITS.
- PROVIDE 18" CLEAR BETWEEN DOOR EDGE & ADJACENT WALL ON "PULL SIDE" OF ALL DOORS LOCATED WITHIN UFAS UNITS.
- PROVIDE 12" CLEAR BETWEEN DOOR EDGE & ADJACENT WALL ON "PUSH SIDE" OF ALL DOORS LOCATED WITHIN UFAS UNITS.
- SEE ELECTRICAL DRAWINGS FOR AUDIO/VISUAL ALARM DEVICE LOCATIONS IN UFAS UNITS.
- MAX. DOOR THRESHOLD HEIGHT ON ALL UFAS AND FAIR HOUSING HINGED DOORS SHALL BE 1/2".
- PROVIDE RANGE WITH FRONT CONTROLS IN ALL UFAS UNITS.
- PROVIDE WALL SWITCH FOR ALL RANGE HOODS IN UFAS KITCHENS.
- PROVIDE "FINGER PULL/U-SHAPED" HARDWARE ON ALL KITCHEN & BATHROOM CABINETS.
- PROVIDE TOILET TANK HANDLE ON SIDE LOCATED AWAY FROM WALL IN ALL UFAS UNITS.
- ALL BATHROOM TOILETS IN FAIR HOUSING UNITS, PROVIDE 2X8 BLOCKING IN WALL BEHIND TOILET @33"-36" TO CENTER OF BLOCKING FOR FUTURE GRABBARS.
- SHOWER CONTROLS 48" A.F.F. MAX. W/ SHOWER HEAD W/ HOSE ON ADJUSTABLE GUIDE.

SCOPE OF WORK

		3					8
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

	EXTERIOR WALL - EXTERIOR WALL
	INTERIOR WALL - EXISTING STUD PARTITION
	DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
	INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

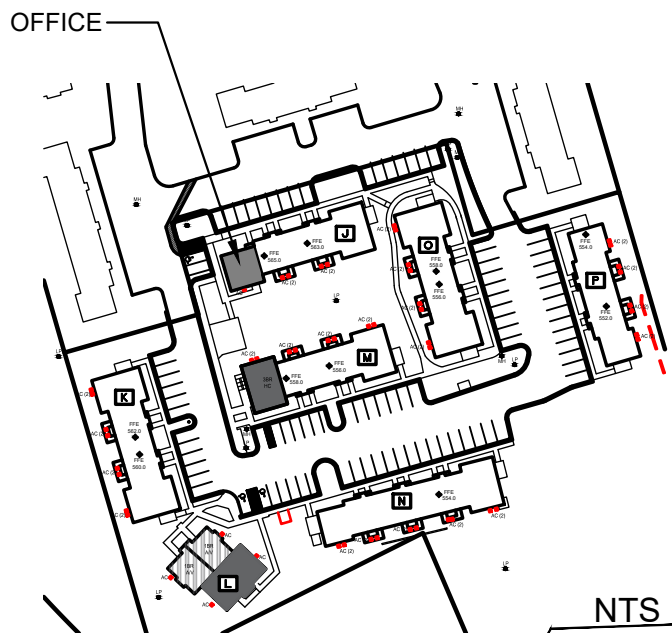
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL ITEMS IN EACH FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK.

INTERIOR ELEVATION NOTES

1. SOFFIT ABOVE
2. BASE CABINET W/1 ADJ SHELF & 1 DRAWER
3. BASE CABINET W/1 ADJ SHELF & 2 DRAWERS
4. SINK BASE CABINET
5. DRAWER BASE CABINET
6. WALL CABINET W/1 ADJ SHELF
7. WALL CABINET W/2 ADJ SHELVES
8. WALL CABINET WITH BOTTOM SHELF @ MAX. 48" A.F.F.
9. FILLER PANEL/FASCIA PANEL
10. ALIGN BULKHEAD TO EDGE WALL CABINET
11. REMOVABLE SLOPING SCREEN PANEL
12. FALSE BASE CABINET FRONT
13. PL COUNTERTOP AND 4" BACK SPLASH
14. 4" TOE SPACE BELOW BASE CABINET
15. GC TO PROVIDE PROTECTIVE SLEEVE @ WATER SUPPLY AND DRAIN PIPES
16. MICRO, RANGE OR RANGE HOOD
17. DROP IN RANGE WITH FRONT CONTROLS
18. 34" A.F.F. MAX TO TOP OF RIM/COUNTERTOP, WHICHEVER IS HIGHER
19. FRAMED MIRROR: 40" MAX. A.F.F. TO BOTTOM EDGE OF REFLECTING SURFACE OR MIRROR
20. 36" GRABBAR
21. 42" GRABBAR
22. 18" VERTICAL GRABBAR
23. 24" GRABBAR
24. PROVIDE BLOCKING IN WALL FOR GRABBARS
25. 24" TOWEL BAR
26. FIBERGLASS SHOWER/TUB BASE WITH 3 SIDED FIBERGLASS SURROUND
27. PROVIDE ADJ SHOWER HEAD ON SLIDING GUIDE W/60" FLEX HOSE
28. SHOWER HEAD MOUNTED @ 6'-8" A.F.F.
29. OFFSET PLUMBING VALVE CONTROL AND HANDHELD SHOWER DEVICE TO 8"-10" FROM OPEN EDGE OF BATHING FIXTURE
30. MOUNT @ 19" A.F.F. DISPENSER OUTLET LOCATION
31. MOUNTED SHOWER ROD, NON TENSION
32. PERMANENTLY MOUNTED FOLDING PLASTIC COMPLIANT SEAT
33. WOOD BASE, AS SCHEDULED
34. CENTERED FLOOR DRAIN
35. COLLAPSIBLE WATER DAM
36. WALL SCONCE - SEE ELECTRICAL DWGS
37. INSTALL FLUSH CONTROL ON THE OPEN SIDE OF WATER CLOSET
38. CONTROL VALVE WITH ADDITIONAL DIVERTER
39. MEDICINE CABINET, MOUNT TOP OF BTM. SHELF @ 44" A.F.F.
40. PROVIDE GREASE GUARD BEHIND ALL STOVETOP RANGES.

KEY PLAN



NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST CONFIRM ALL DIMENSIONS IN FIELD.

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

#

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
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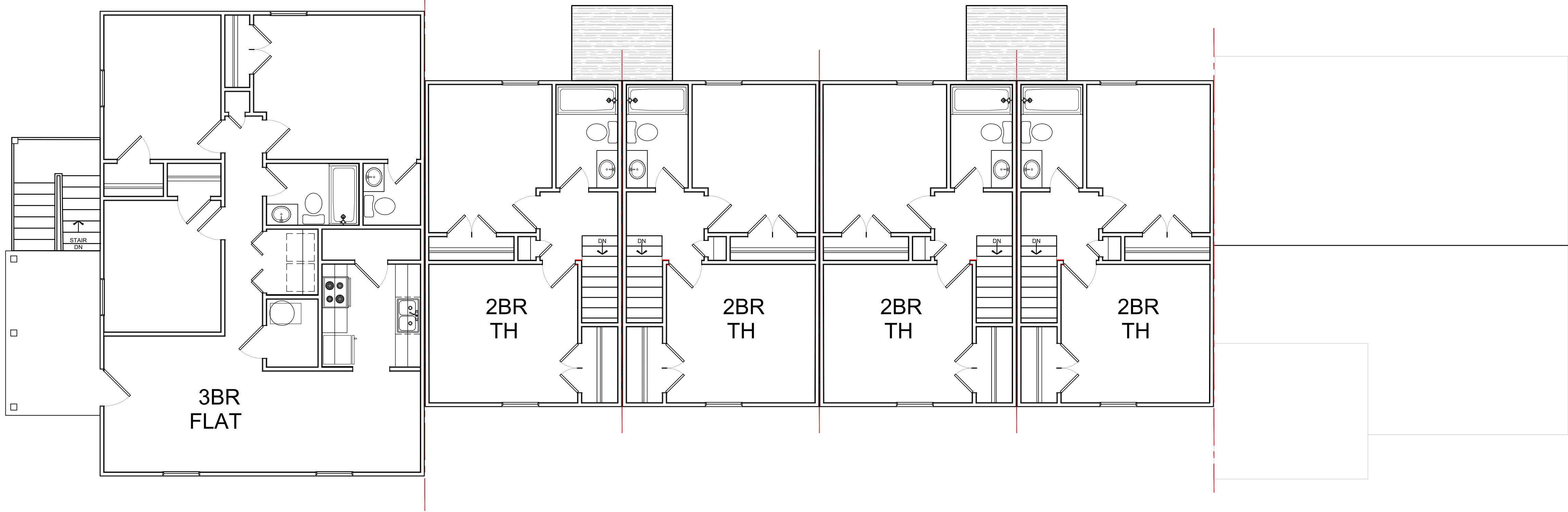
OFFICE PLAN
- EXISTING / DEMO
- PROPOSED

A100

PM:JMR TEAM LEAD: SMB

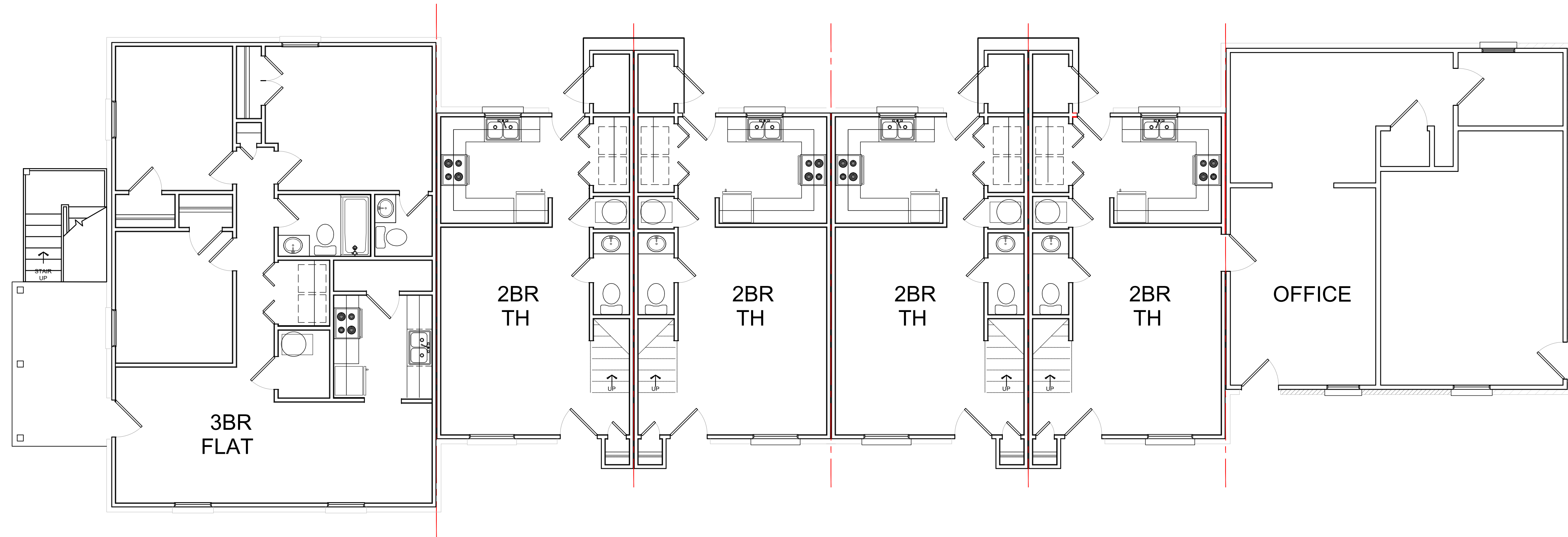
Architecture
Planning
Interiors

R/DA
Architects



EXISTING BUILDING PLAN - SECOND FLOOR
BUILDING J SCALE: 3/16"=1'-0"

2



EXISTING BUILDING PLAN - FIRST FLOOR
BUILDING J SCALE: 3/16"=1'-0"

1

SCOPE OF WORK

3				8			
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

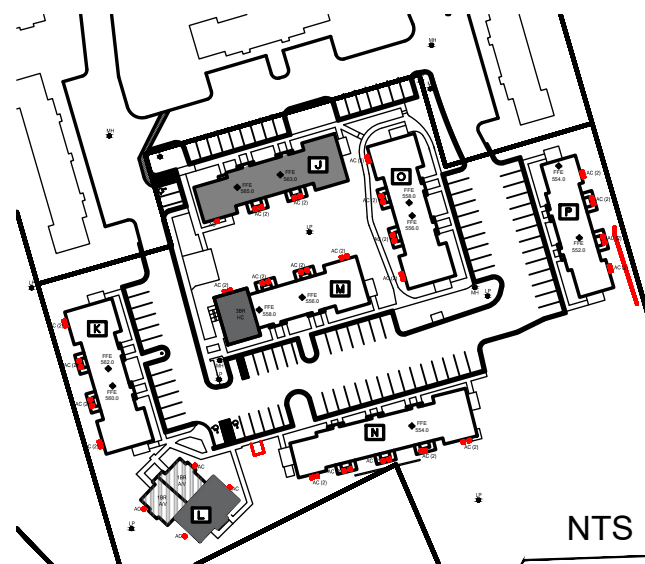
WALL TYPES

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- INTERIOR WALL - EXISTING STUD PARTITION
- DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
- INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL ITEMS IN EACH FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK.

KEY PLAN



NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST CONFIRM ALL DIMENSIONS IN FIELD.

SEALS

CONSULTANTS

PROJECT

NOT FOR CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

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CHESTER, SC 29706

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REVISIONS

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SC HOUSING FINAL APPLICATION

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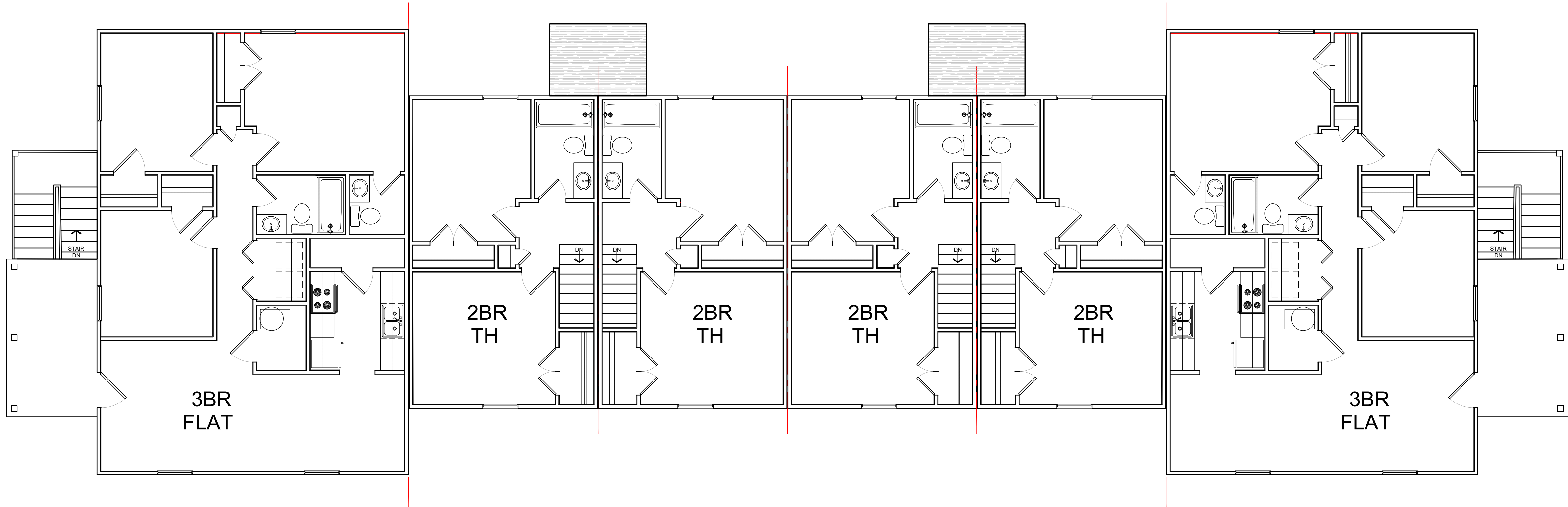
SET#

SHEET

BUILDING PLAN "J"
- EXISTING

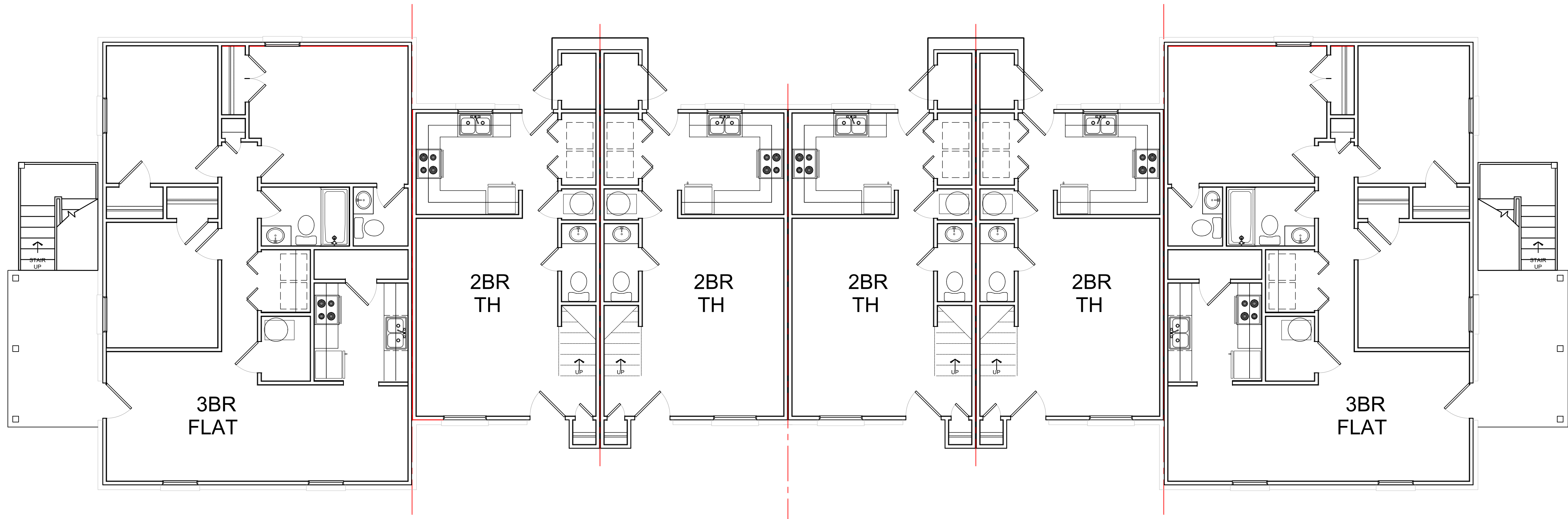
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PM:JMR TEAM LEAD: SMB



EXISTING BUILDING PLAN - SECOND FLOOR
BUILDINGS K, M + O SCALE: 3/16"=1'-0"

2



EXISTING BUILDING PLAN - FIRST FLOOR
BUILDINGS K, M + O SCALE: 3/16"=1'-0"

1

SCOPE OF WORK

		3				8	
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

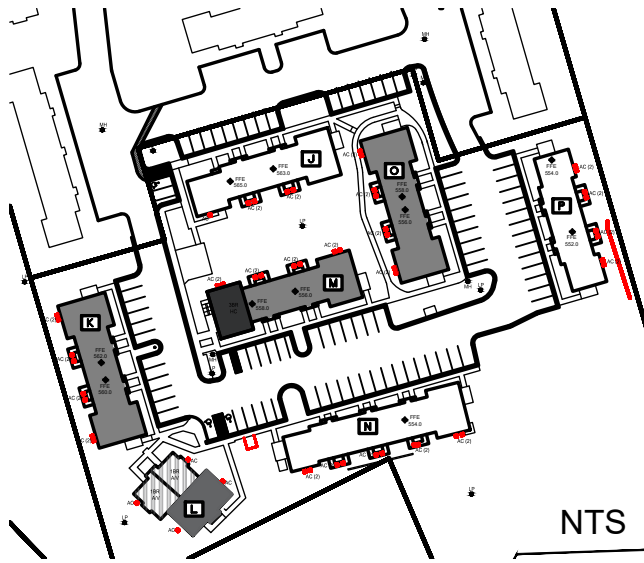
WALL TYPES

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- INTERIOR WALL - EXISTING STUD PARTITION
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- INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

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KEY PLAN



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SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

#

NOT FOR CONSTRUCTION

New Chester Townhouses Phase II, LP

Chester Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

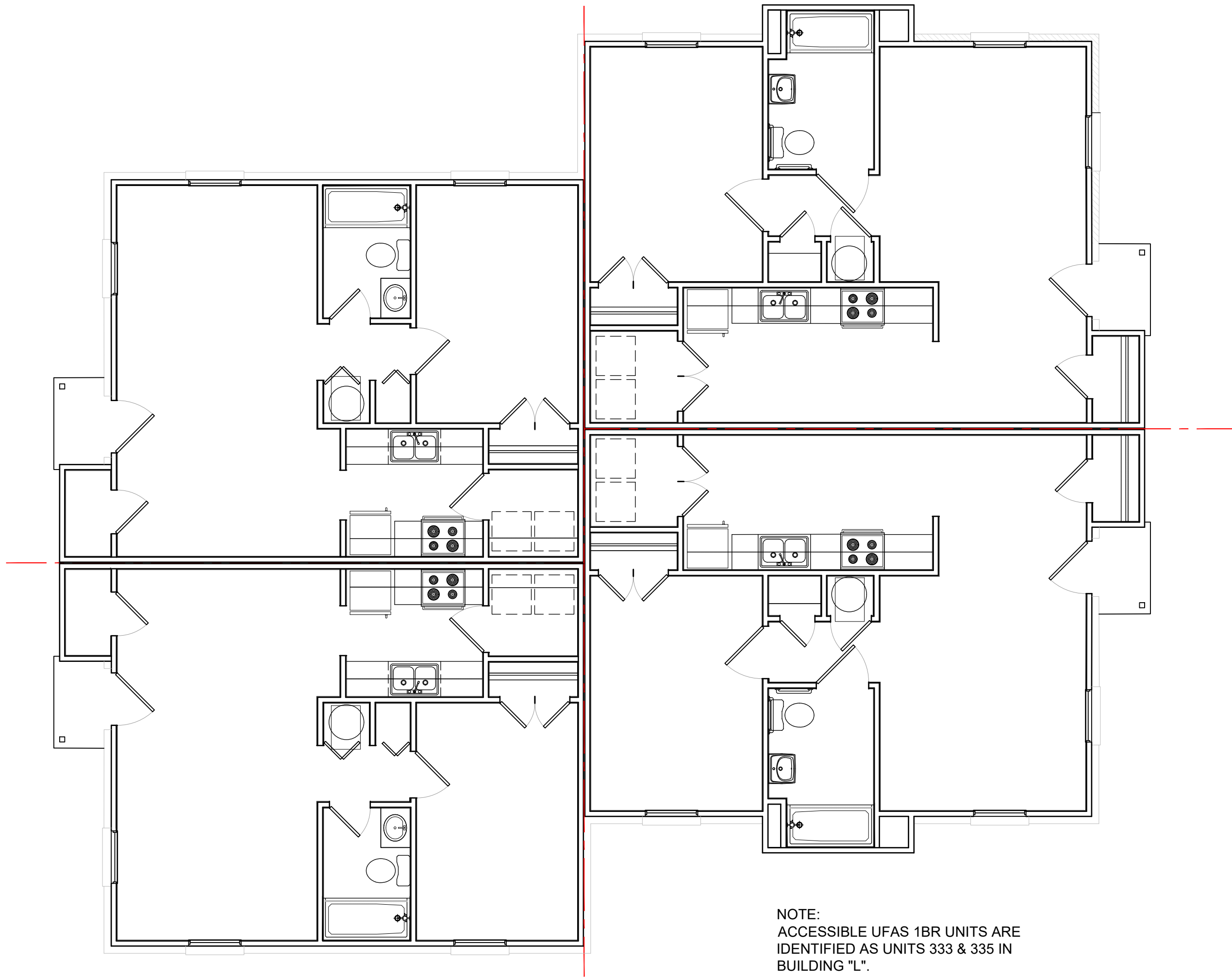
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SC HOUSING FINAL APPLICATION

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BUILDING PLANS
"K", "M" + "O"
- EXISTING

A120

PM:JMR TEAM LEAD: SMB



NOTE:
ACCESSIBLE UFAS 1BR UNITS ARE
IDENTIFIED AS UNITS 333 & 335 IN
BUILDING "L".

AUDIO VISUAL UNITS ARE IDENTIFIED AS
UNITS 334 & 335 IN BUILDING "L".

EXISTING BUILDING PLAN
BUILDING L SCALE: 3/16"=1'-0"

1

SCOPE OF WORK

		3				8	
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS
BEEN INDICATED BY R/DA ARCHITECTS FOR
RENOVATION SCOPE OF WORK, SEE CS30x

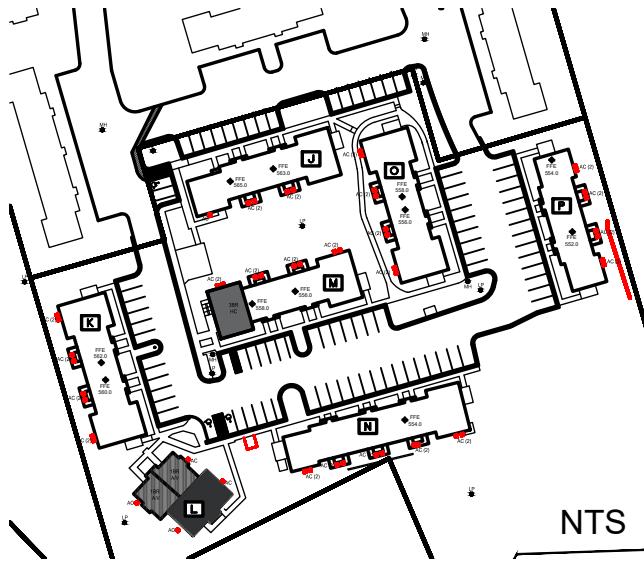
WALL TYPES

- EXTERIOR WALL - EXTERIOR WALL
- INTERIOR WALL - EXISTING STUD PARTITION
- DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
- INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL ITEMS IN EACH FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK.

KEY PLAN



NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST
CONFIRM ALL DIMENSIONS IN FIELD.

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

#

NOT FOR
CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

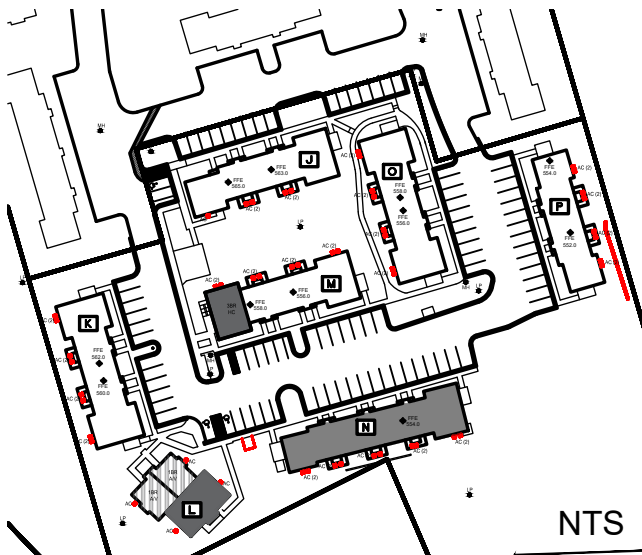
DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

BUILDING PLAN "L"
- EXISTING

A130

PM:JMR TEAM LEAD:SMB

KEY PLAN



NTS

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL ITEMS IN EACH FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK.

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST CONFIRM ALL DIMENSIONS IN FIELD.

WALL TYPES

EXTERIOR WALL - EXTERIOR WALL

INTERIOR WALL - EXISTING STUD PARTITION

DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION

INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

SCOPE OF WORK

3

8

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

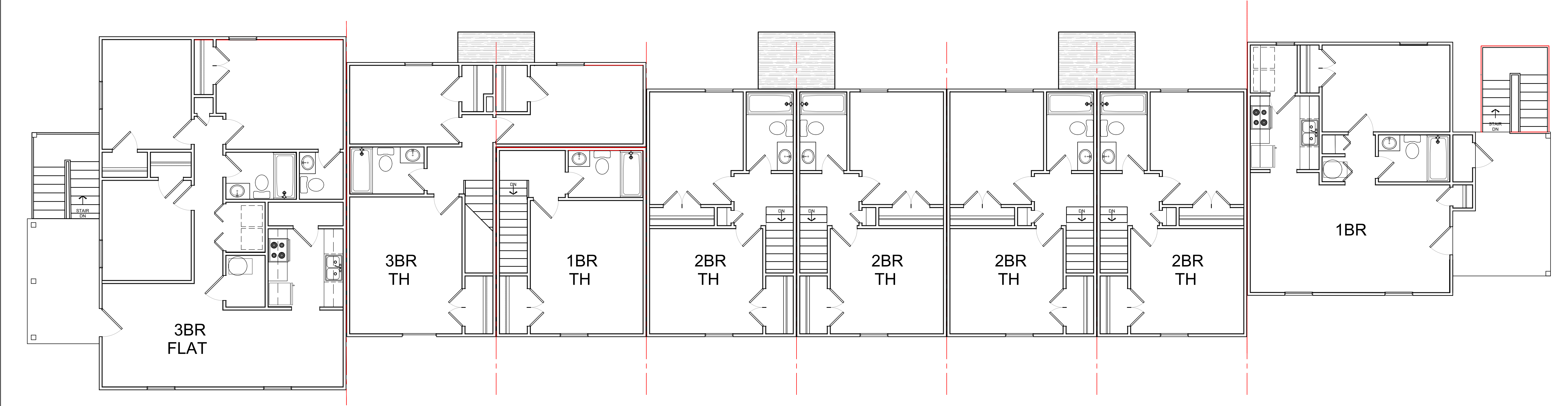
28

30

31

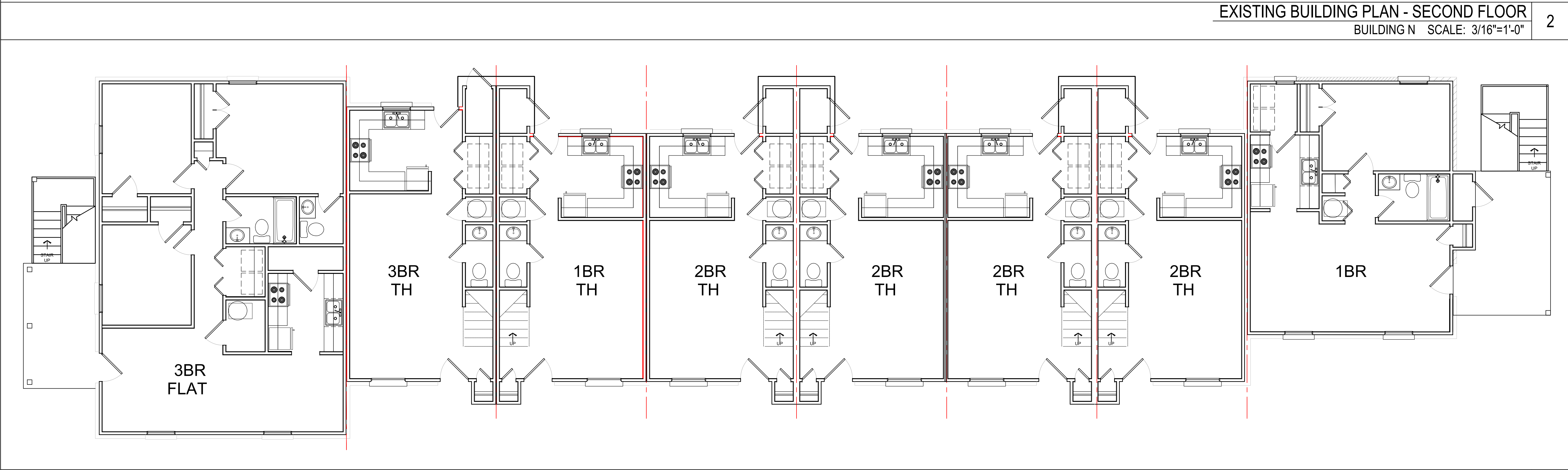
32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x



EXISTING BUILDING PLAN - SECOND FLOOR
BUILDING N SCALE: 3/16"=1'-0"

2



EXISTING BUILDING PLAN - FIRST FLOOR
BUILDING N SCALE: 3/16"=1'-0"

1

SEALS

CONSULTANTS

PROJECT

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

REVISIONS

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SET#

SHEET

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A140

PM:JMR TEAM LEAD: SMB

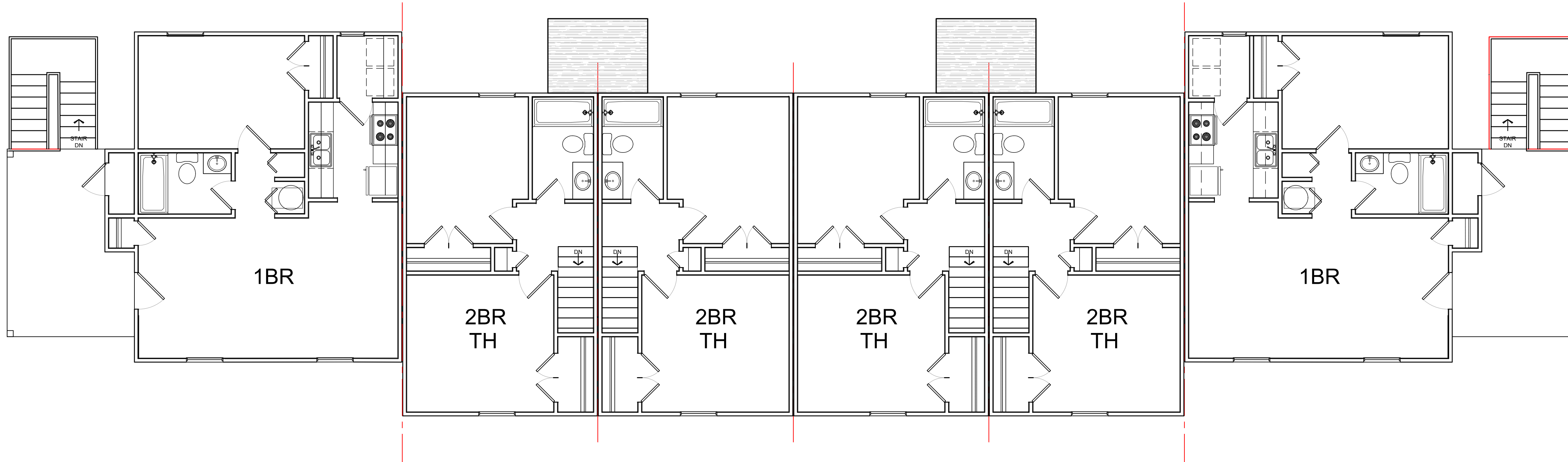
NOT FOR CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

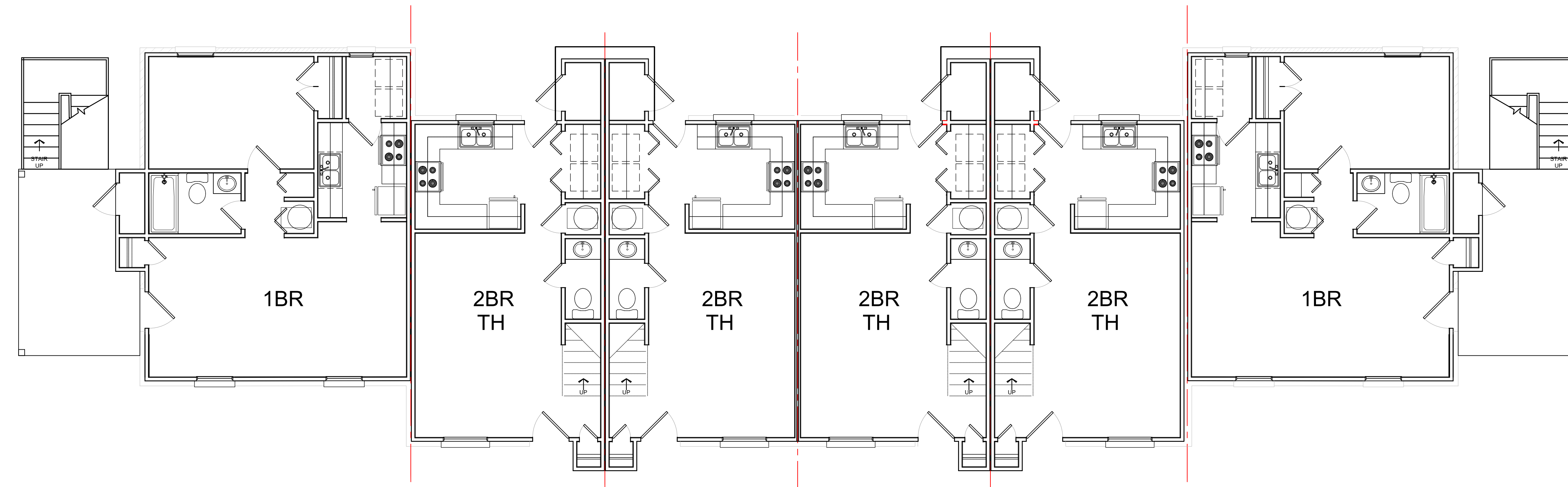
Architecture
Planning
Interiors

R/DA Architects



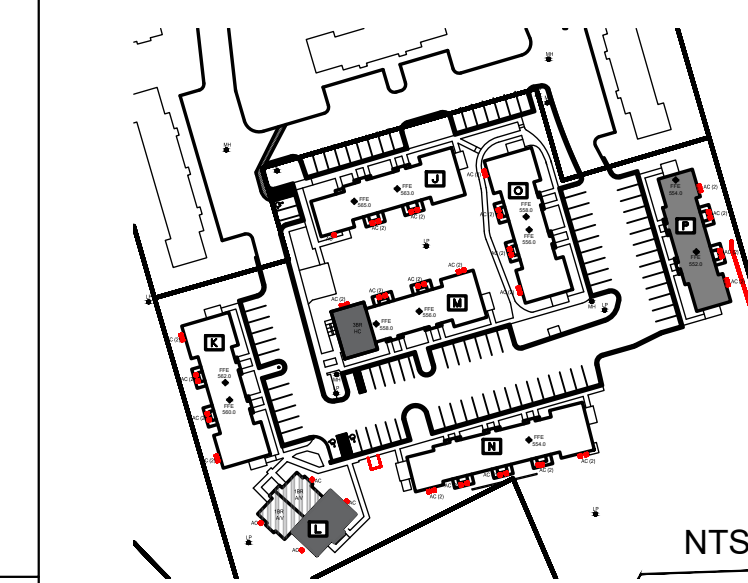
EXISTING BUILDING PLAN - SECOND FLOOR
BUILDING P SCALE: 3/16"=1'-0"

2



EXISTING BUILDING PLAN - FIRST FLOOR
BUILDING P SCALE: 3/16"=1'-0"

1



NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST
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SCOPE OF WORK

		3				8	
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
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SEALS

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SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
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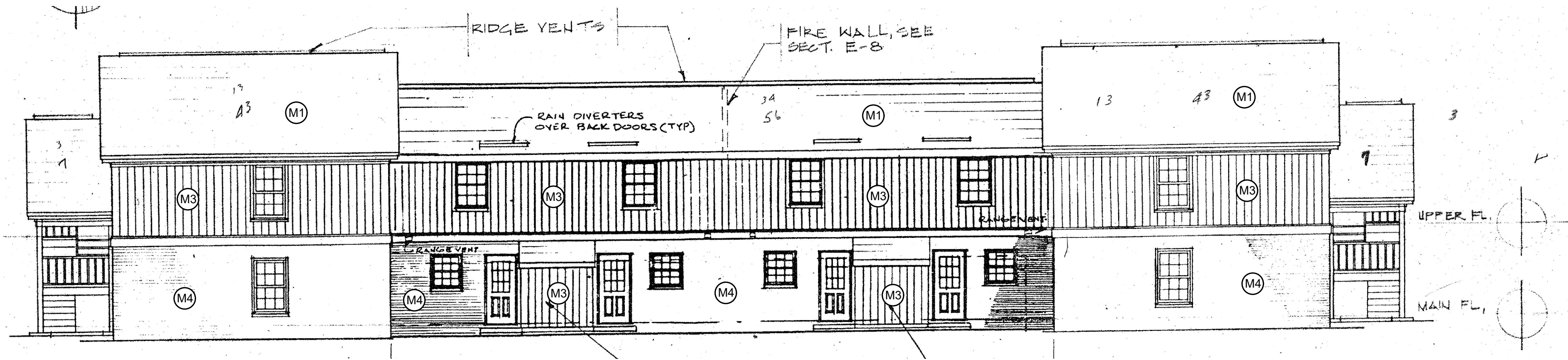
BUILDING PLAN "P"
- EXISTING

A150

PM:JMR TEAM LEAD: SMB

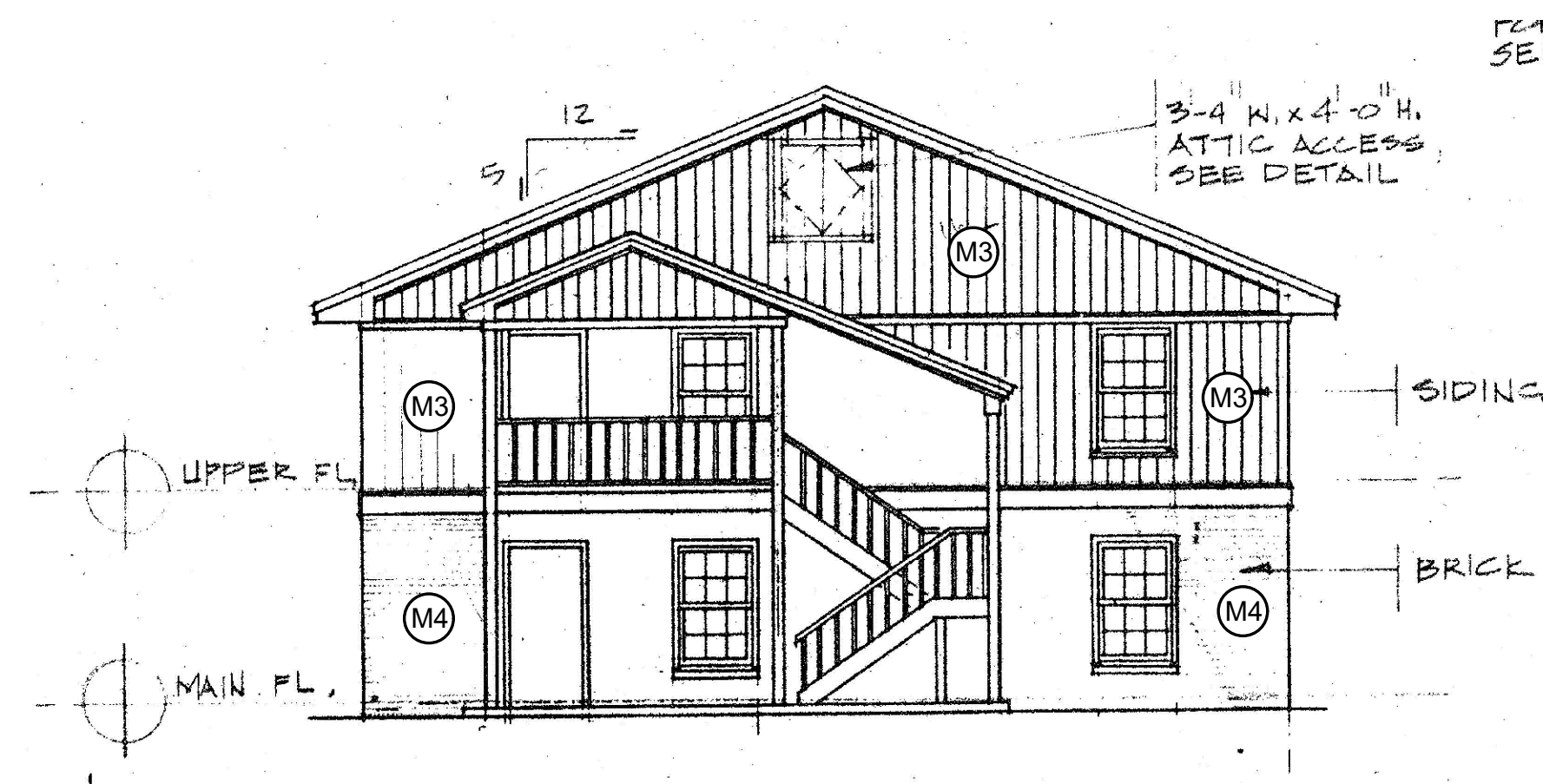
Architecture
Planning
Interiors

R/DA
Architects



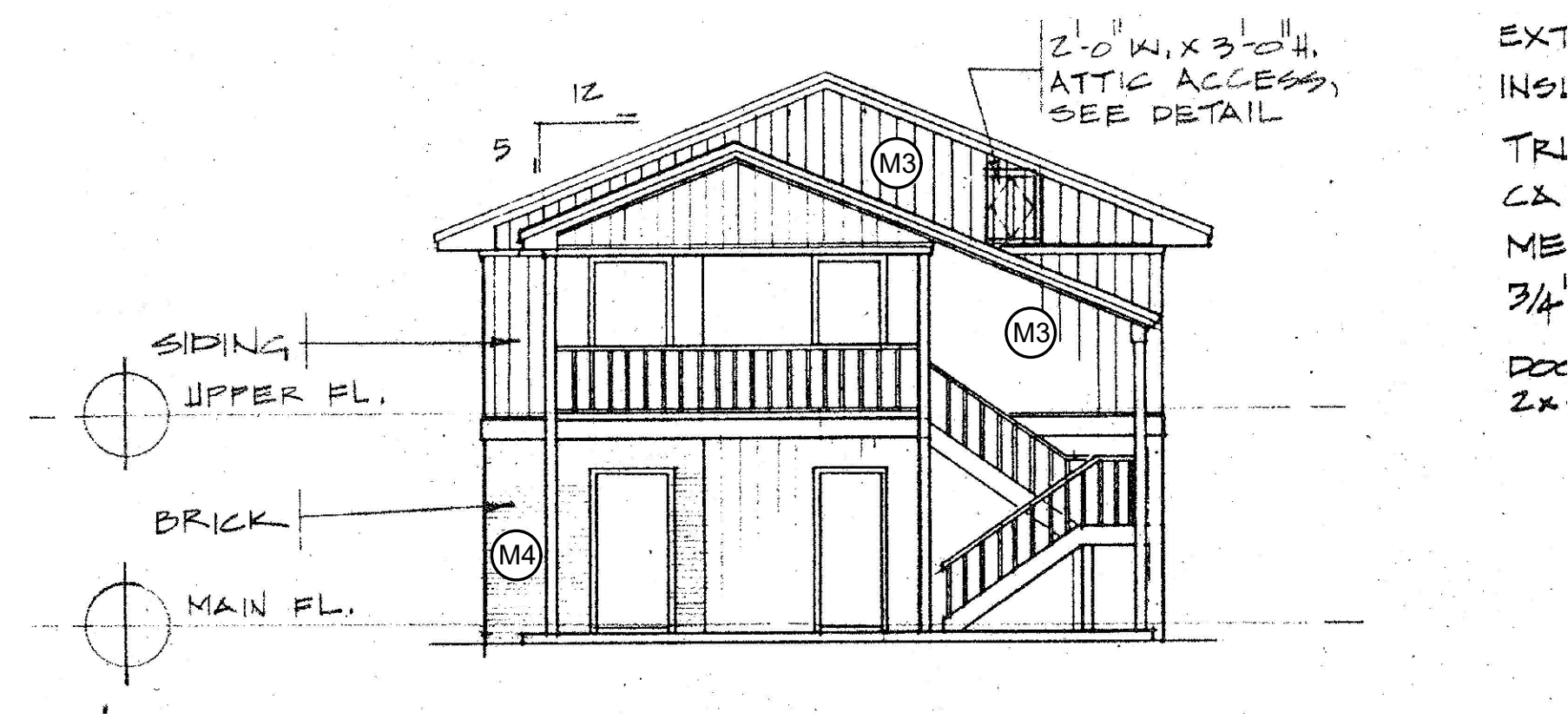
REAR ELEVATION
BUILDINGS K, M + O SCALE: 1/4"=1'-0"

4



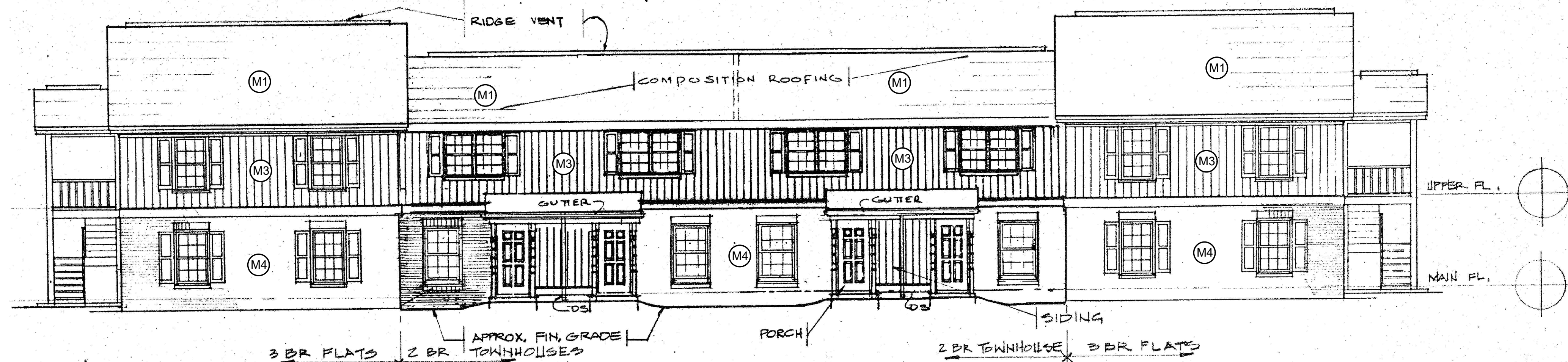
LEFT SIDE ELEVATION
BUILDINGS K, M + O SCALE: 1/4"=1'-0"

3



RIGHT SIDE ELEVATION
BUILDINGS K, M + O SCALE: 1/4"=1'-0"

2



FRONT ELEVATION
BUILDINGS K, M + O SCALE: 1/4"=1'-0"

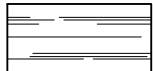

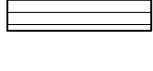

1

SCOPE OF WORK

		3					8
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

ELEVATION KEY

-  **M1** ROOF: ANTI-FUNGAL DIMENSIONAL (ARCHITECTURAL) ASPHALT SHINGLES OVER 1-LAYER OF 15LB BLDG FELT & SHEATHING
-  **M2** VINYL SIDING: BOARD AND BATTEN PROFILE HEAVY GAUGE (.004" MIN)
-  **M3** VINYL SIDING: HORIZONTAL SLAT PROFILE DBL 5" EXPOSURE HEAVY GAUGE (.004" MIN)
-  **M4** BRICK VENEER: FULL BRICK VENEER w/MASONRY TIES @ 16" O.C. BOTH DIRECTIONS

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL ITEMS IN EACH FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK.

SEALS

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New Chester Townhouses
Phase II, LP

Chester
Townhouses II

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CHESTER, SC 29706

25-615.00

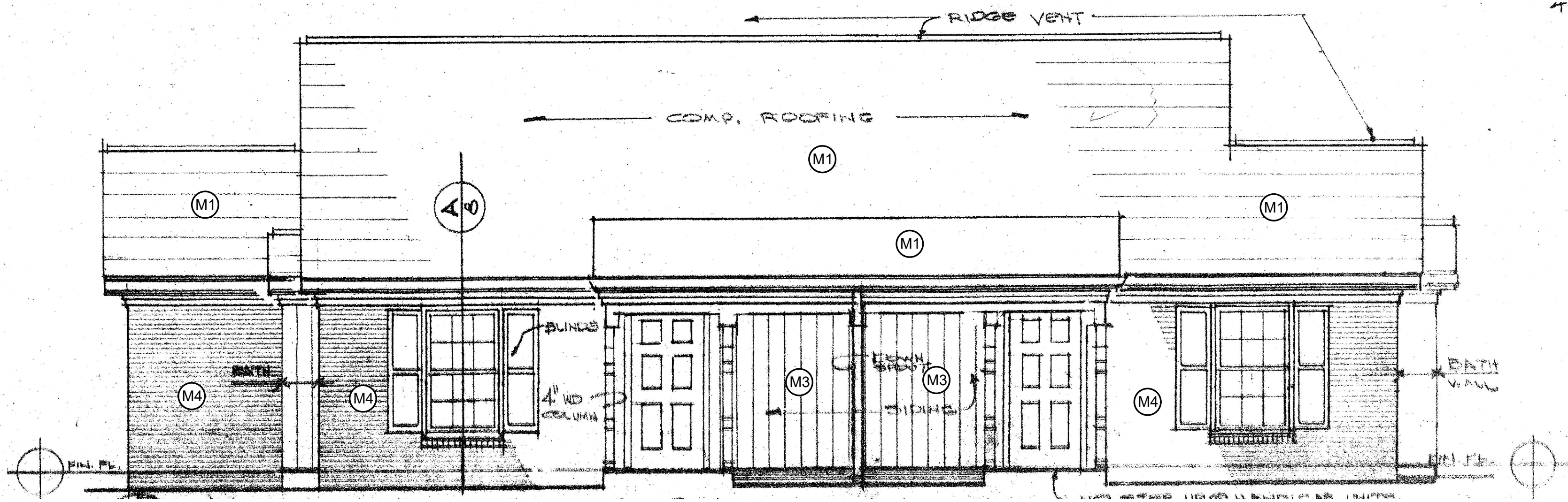
MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

EXTERIOR ELEVATIONS
BUILDINGS "K", "M" + "O"
- EXISTING

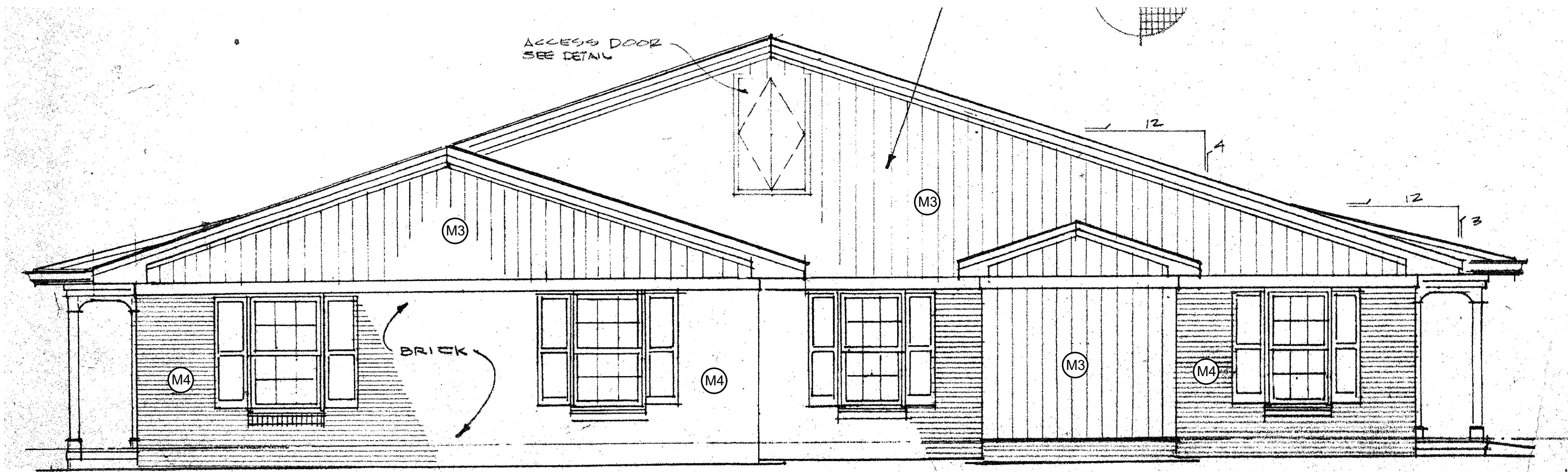
A310

PM: JMR TEAM LEAD: SMB



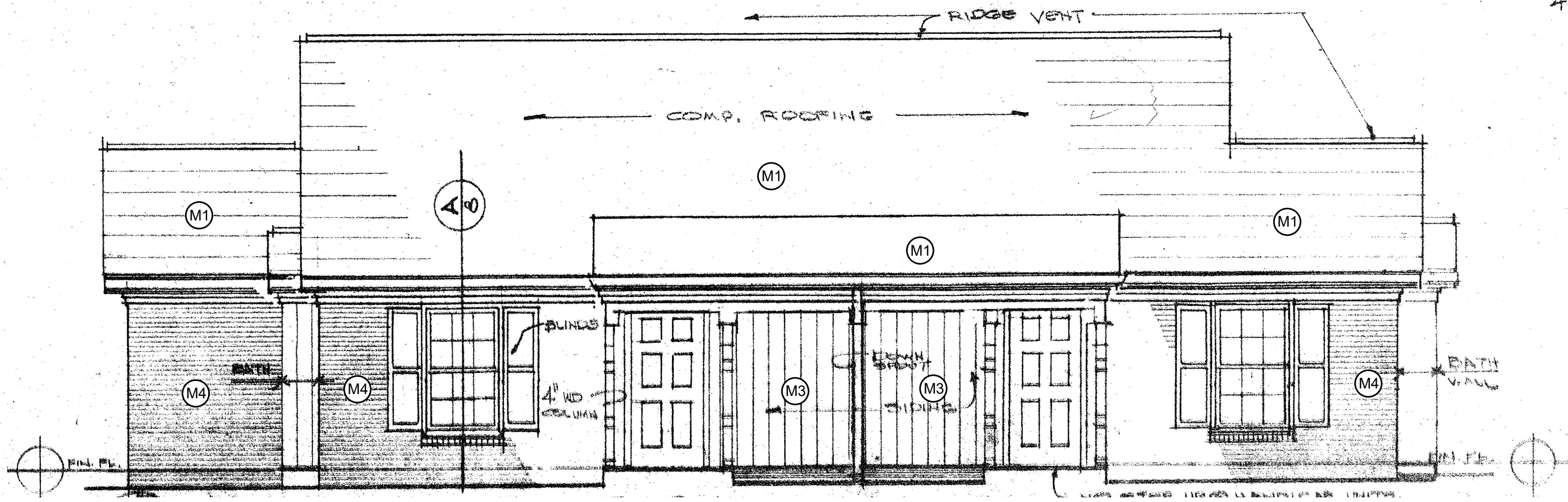
REAR ELEVATION
BUILDING L SCALE: 1/4"=1'-0"

3



RIGHT/LEFT SIDE ELEVATION
BUILDING L SCALE: 1/4"=1'-0"

2



FRONT ELEVATION
BUILDING L SCALE: 1/4"=1'-0"

1

SCOPE OF WORK

		3					8
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

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New Chester Townhouses Phase II, LP

Chester Townhouses II

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CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

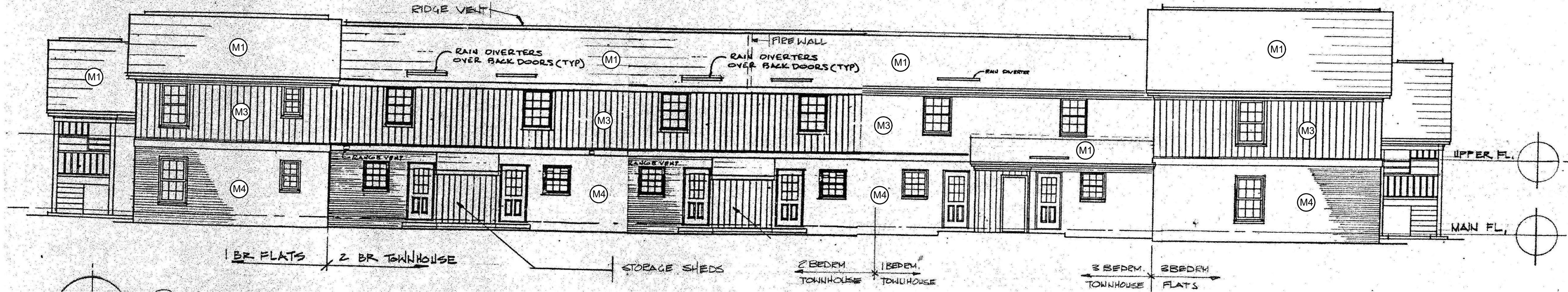
EXTERIOR ELEVATIONS
BUILDING "L"
- EXISTING

A320

PM: JMR TEAM LEAD: SMB

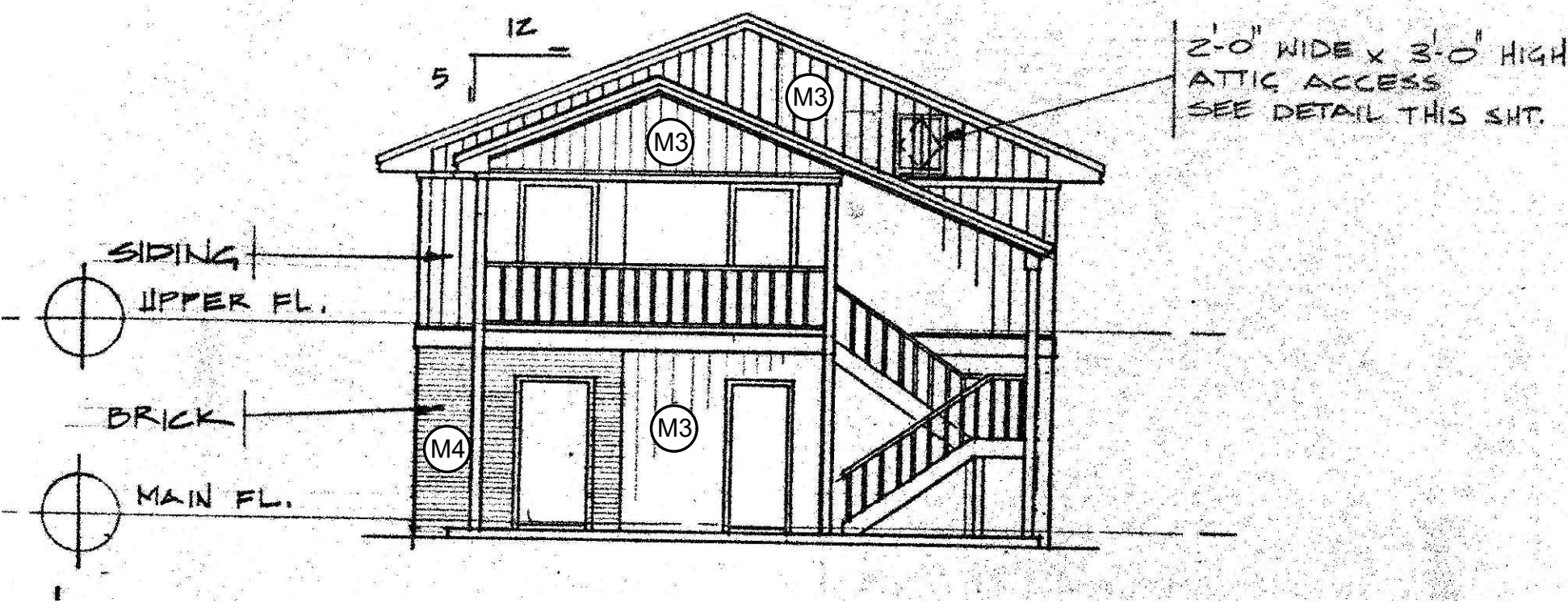
Architecture
Planning
Interiors

R/DA Architects



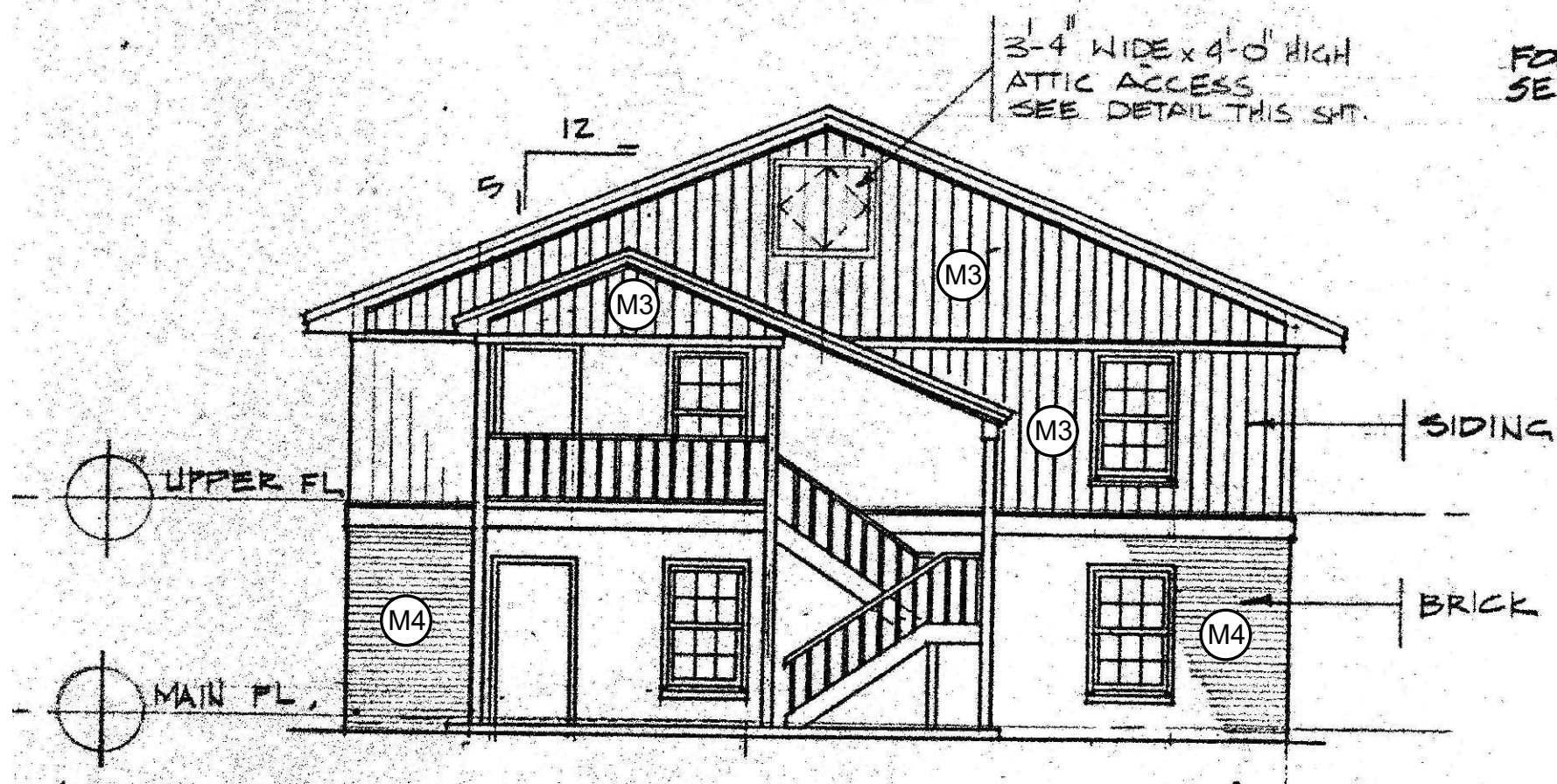
REAR ELEVATION
BUILDING N SCALE: 1/4"=1'-0"

4



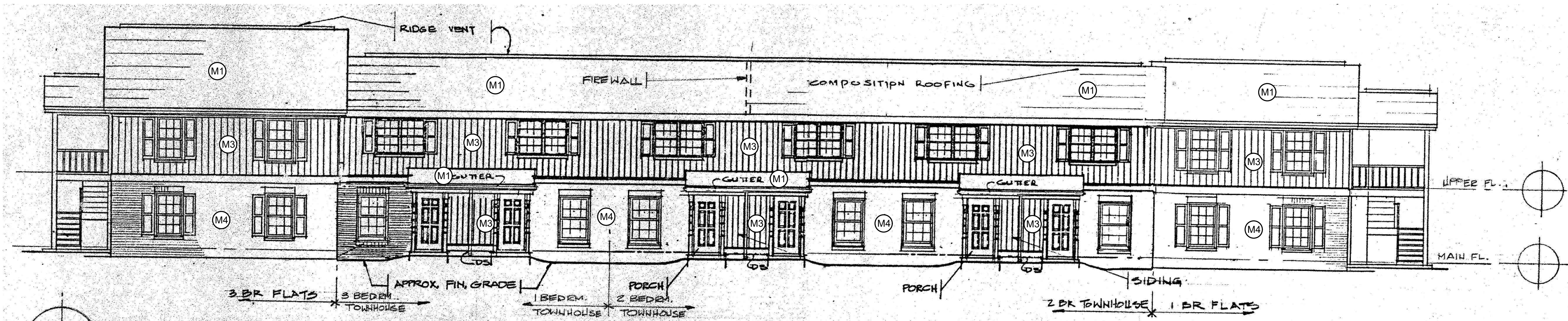
LEFT SIDE ELEVATION
BUILDING N SCALE: 1/4"=1'-0"

3



RIGHT SIDE ELEVATION
BUILDING N SCALE: 1/4"=1'-0"

2



FRONT ELEVATION
BUILDING N SCALE: 1/4"=1'-0"

1

SCOPE OF WORK

		3				8
	10	11	12	13	14	15
17	18	19	20	21	22	23
25	26	27	28		30	31
					32	

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ELEVATION KEY

- (M1)** ROOF: ANTI-FUNGAL DIMENSIONAL (ARCHITECTURAL) ASPHALT SHINGLES OVER 1-LAYER OF 15LB BLDG FELT & SHEATHING
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GENERAL NOTES

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NOT FOR CONSTRUCTION

SEALS

CONSULTANTS

PROJECT

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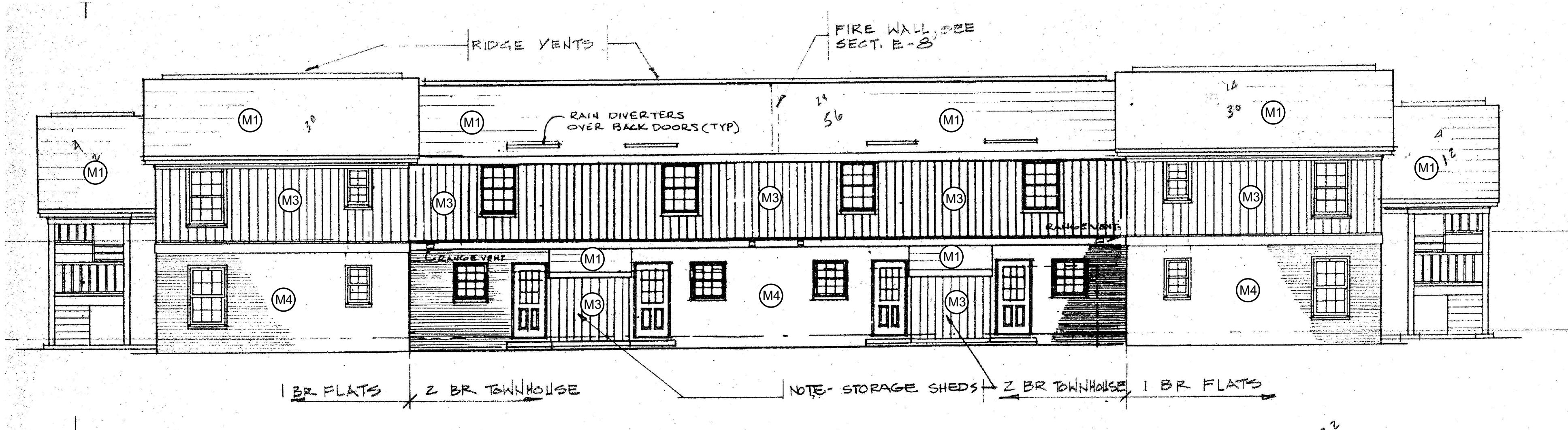
MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

EXTERIOR ELEVATIONS
BUILDING "N"
- EXISTING

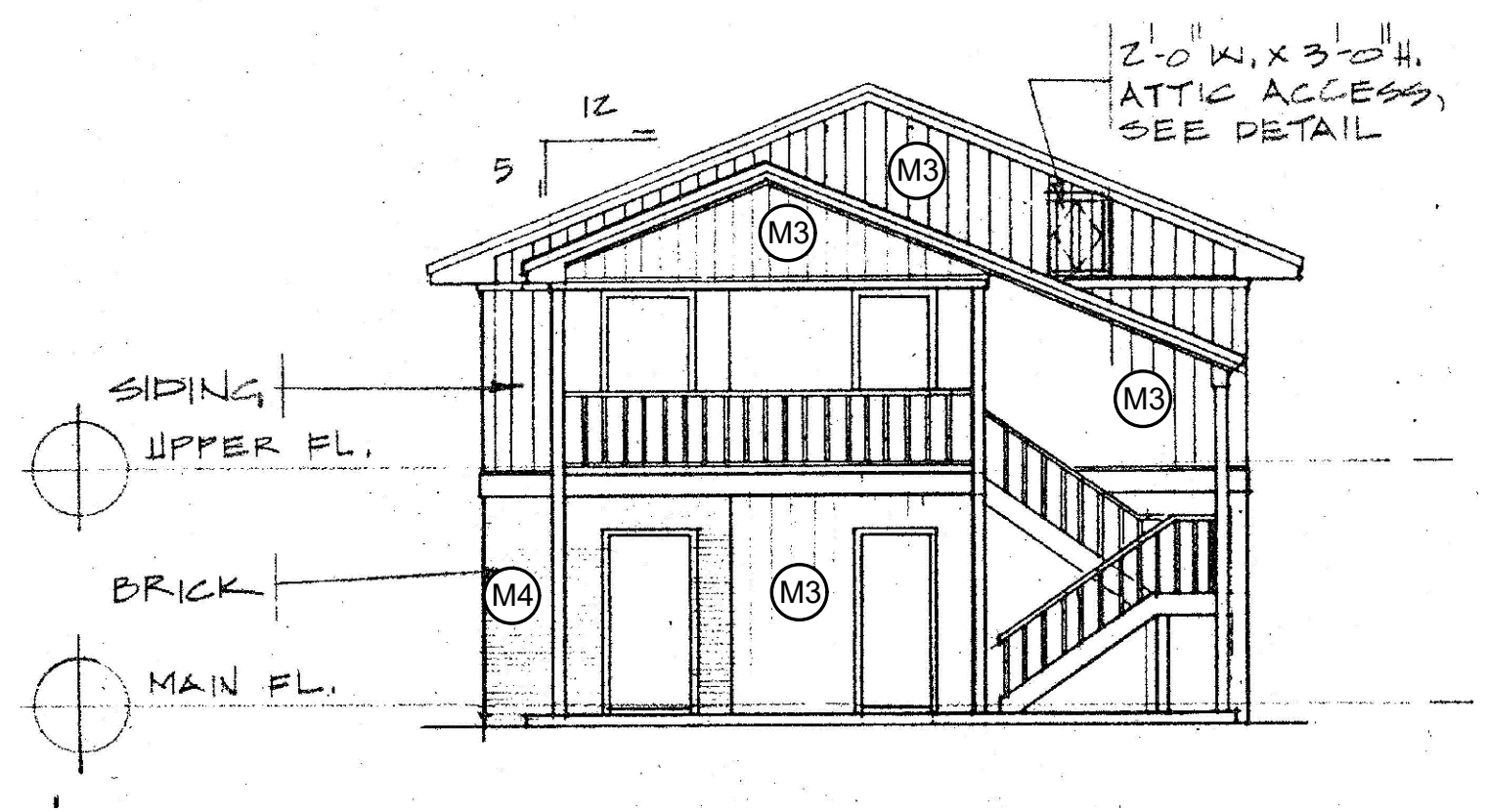
A330

PM:JMR TEAM LEAD:SMB



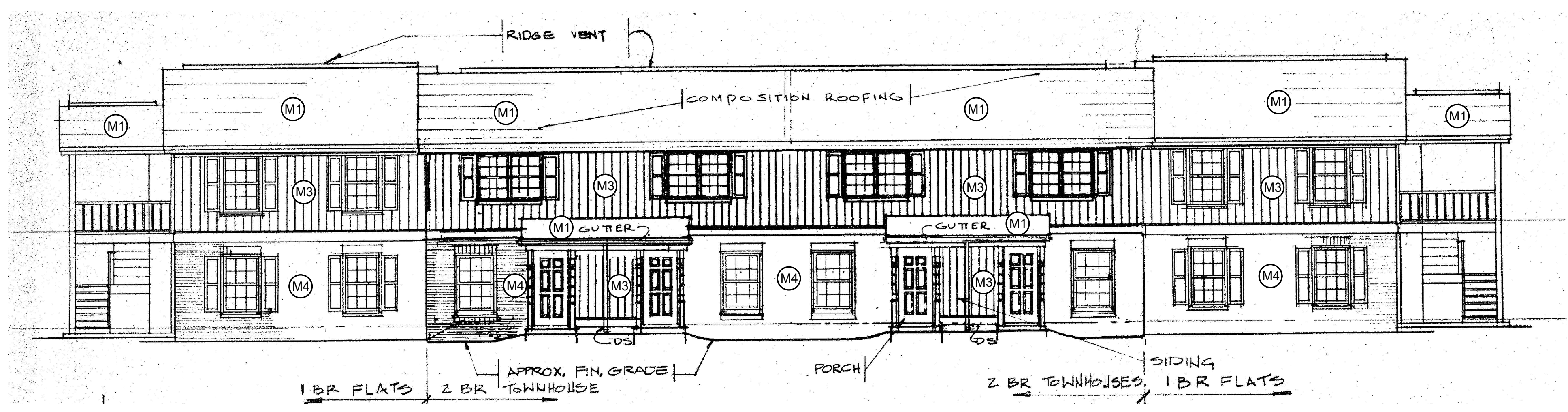
REAR ELEVATION
BUILDING P SCALE: 1/4"=1'-0"

3



RIGHT/LEFT SIDE ELEVATION
BUILDING P SCALE: 1/4"=1'-0"

2



FRONT ELEVATION
BUILDING P SCALE: 1/4"=1'-0"

1

SCOPE OF WORK															
3								8							
10	11	12	13	14	15	16									
17	18	19	20	21	22	23	24								
25	26	27	28		30	31	32								

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

ELEVATION KEY	
	M1 ROOF: ANTI-FUNGAL DIMENSIONAL (ARCHITECTURAL) ASPHALT SHINGLES OVER 1-LAYER OF 15LB BLDG FELT & SHEATHING
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SEALS

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NOT FOR CONSTRUCTION

New Chester Townhouses Phase II, LP

Chester Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

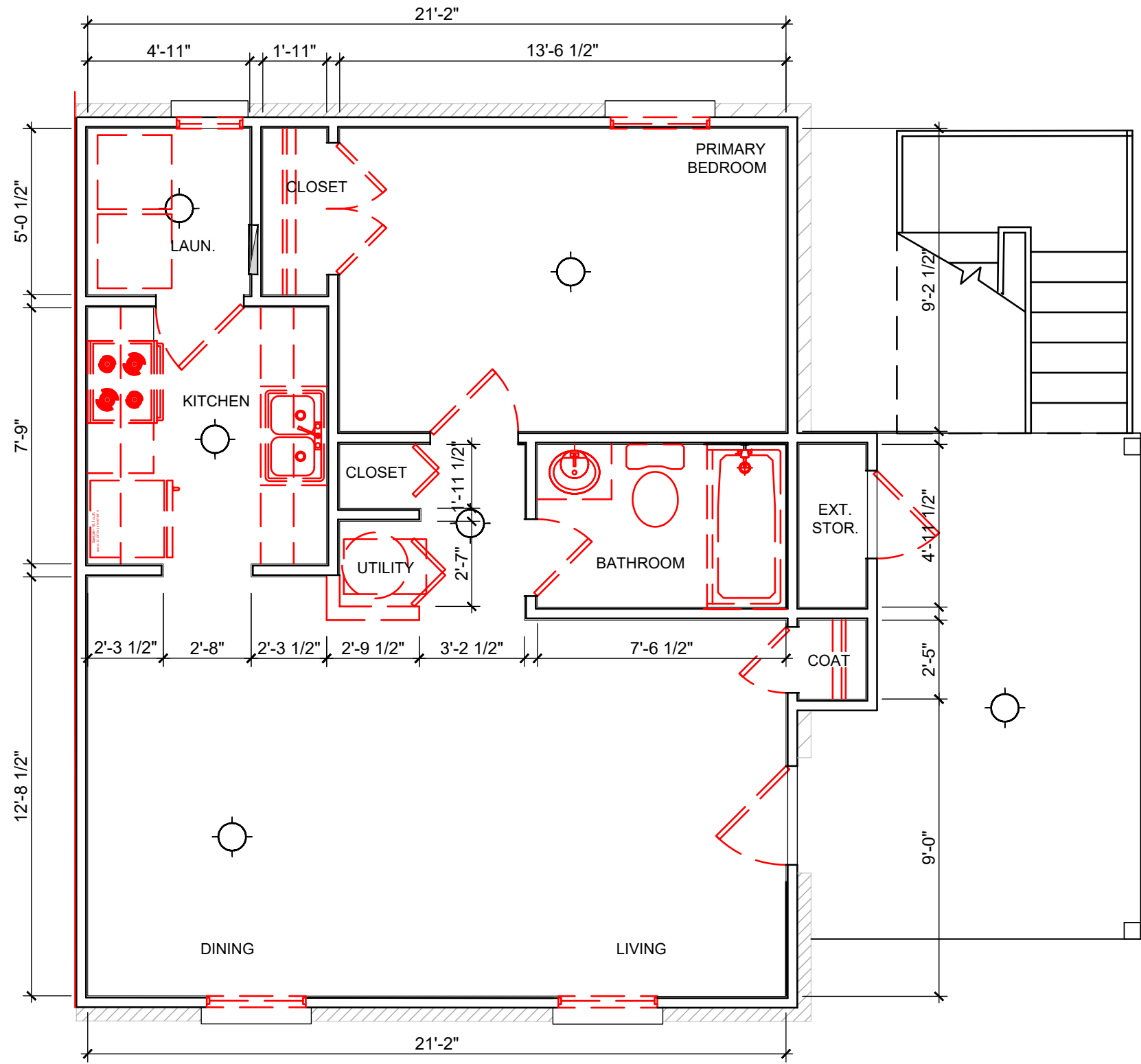
MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

EXTERIOR ELEVATIONS
BUILDING "P"
- EXISTING

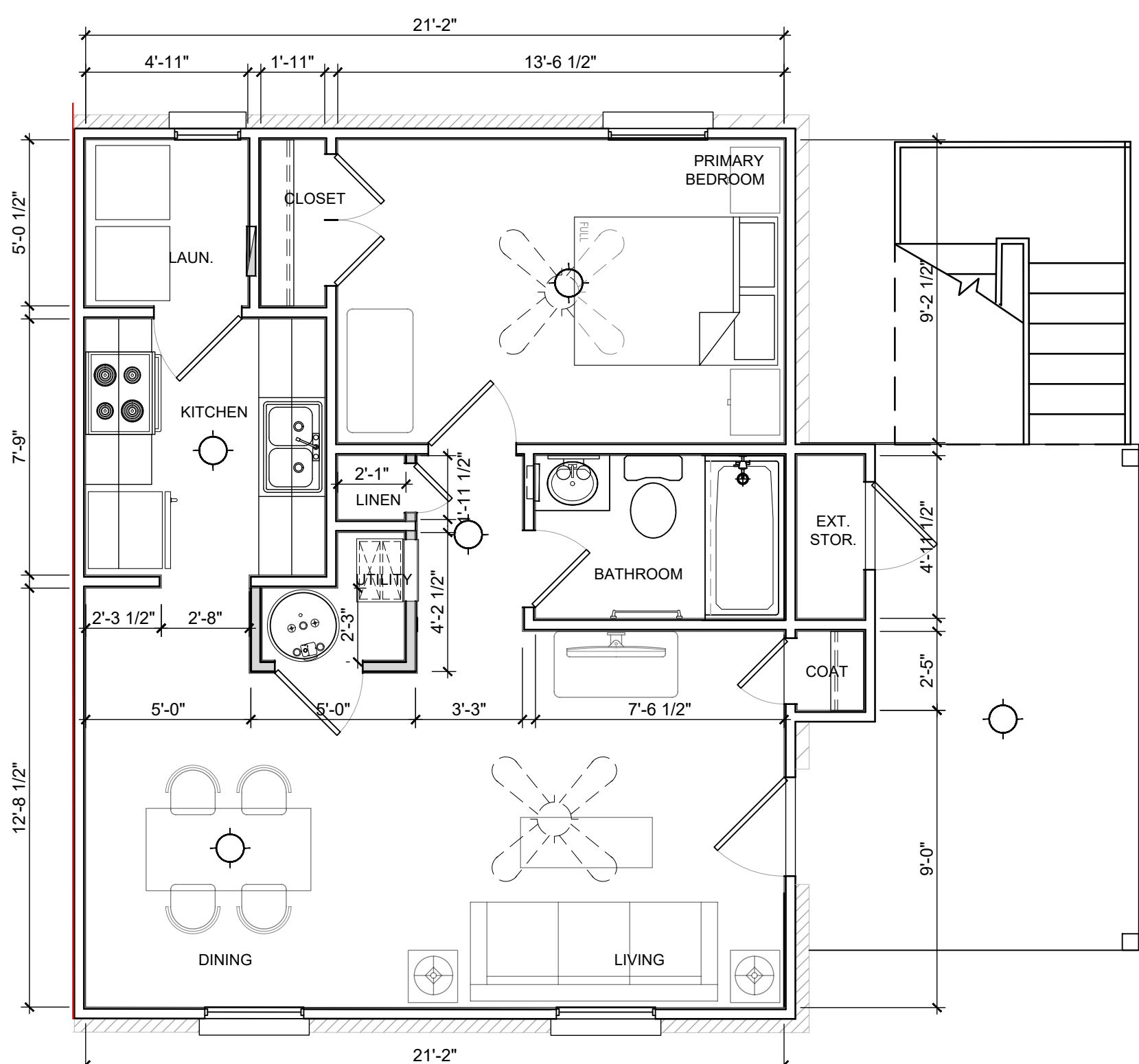
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PM: JMR TEAM LEAD: SMB



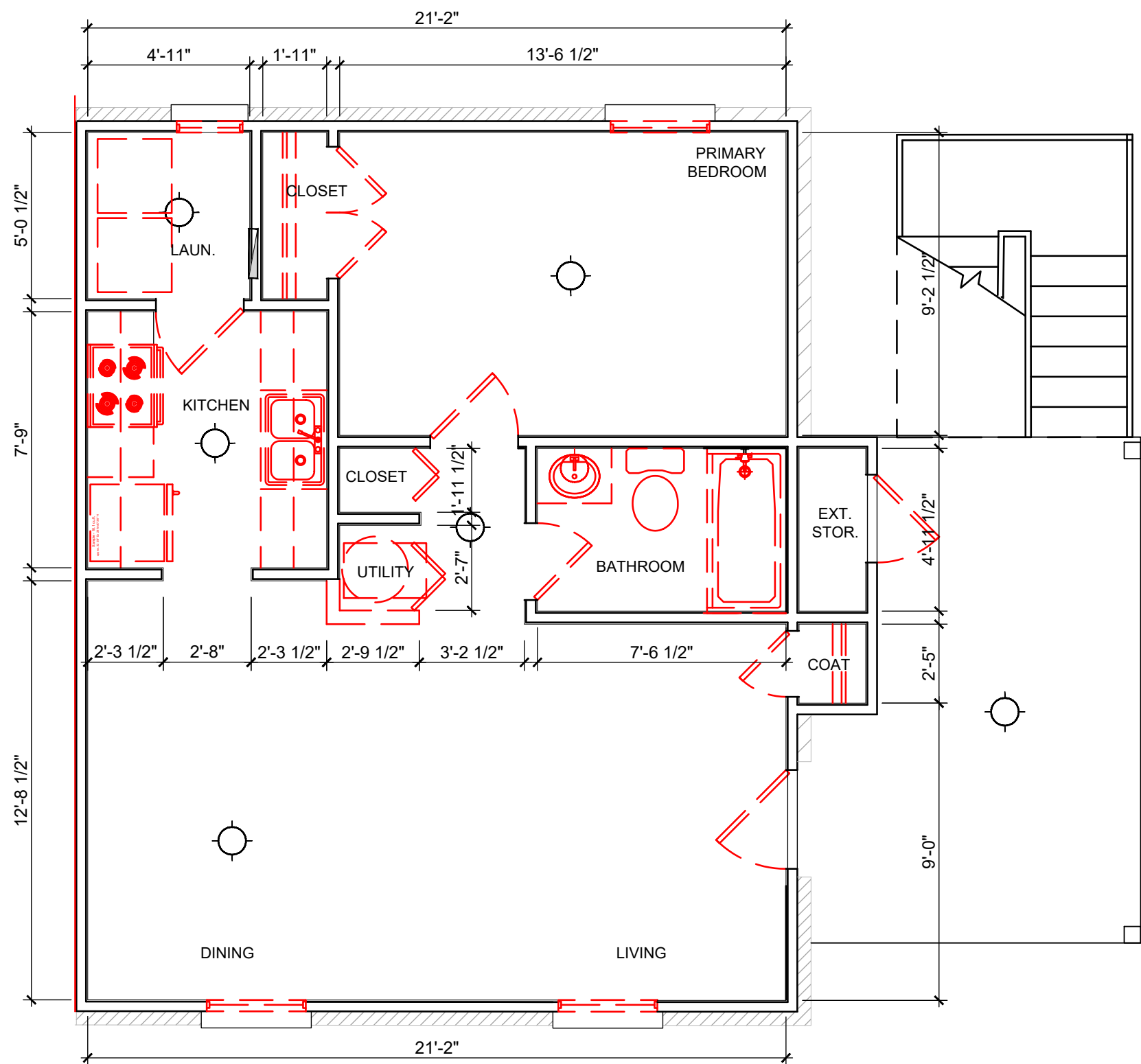
ENLARGED EXISTING/DEMO 1BR UNIT PLAN - STD
SECOND FLOOR SCALE: 1/4"=1'-0"

4



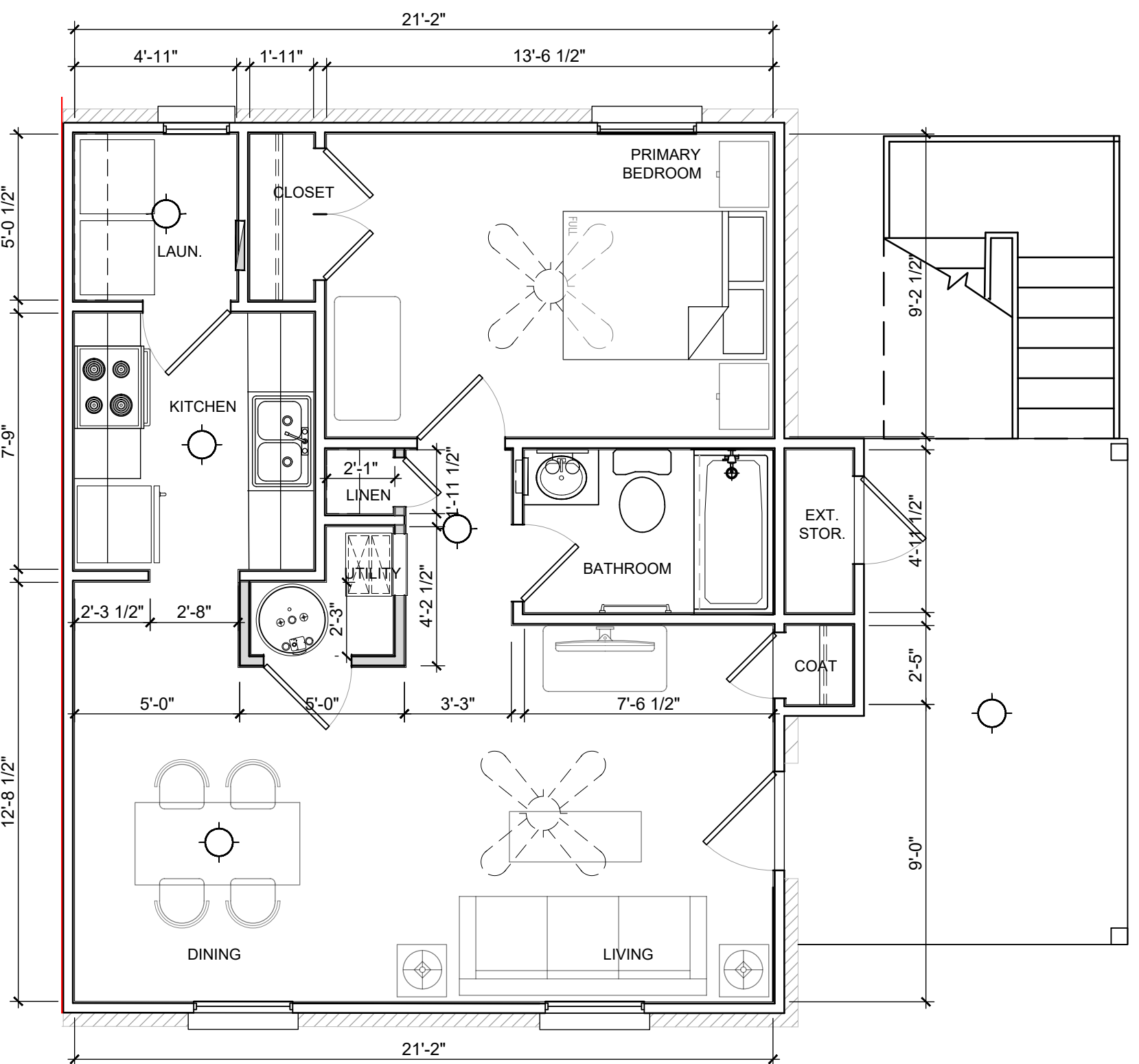
ENLARGED PROPOSED 1BR UNIT PLAN - STD
SECOND FLOOR SCALE: 1/4"=1'-0"

3



ENLARGED EXISTING/DEMO 1BR UNIT PLAN - STD
GROUND FLOOR SCALE: 1/4"=1'-0"

2



ENLARGED PROPOSED 1BR UNIT PLAN - STD
GROUND FLOOR SCALE: 1/4"=1'-0"

1

SCOPE OF WORK

		3					8
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
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WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY ROSS/DECKARD ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

- EXTERIOR WALL - EXTERIOR WALL
- INTERIOR WALL - EXISTING STUD PARTITION
- DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
- INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

AUDIO/VISUAL NOTES

- THE UNIT MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING AREA
- THE UNIT MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS IN UNITS FOR FUTURE INSTALLATION OF TTY DEVICES
- THE UNIT MUST BE TYPE A
- LIGHTED HARD-WIRED DOORBELL BUTTON CONNECTED TO A HORN/STROBE ALARM INSTALLED IN EACH BATHROOM, BEDROOM, AND COMMON AREA IS REQUIRED FOR EACH SIGHT AND HEARING-IMPAIRED UNIT

GENERAL NOTES

- PROVIDE CABLE TV CONNECTIONS FOR EACH BEDROOM AND LIVING ROOM. TERMINATE EACH UNIT IN A BOX ADJACENT TO THE EXISTING CABLE TERMINAL POINT. NEW SERVICE BOX WILL ALLOW CABLE OR SATELLITE TO HAVE ACCESS TO THE UNIT TERMINATIONS
- CONTRACTOR TO VERIFY ALL ITEMS IN EACH UNIT FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK
- CONTRACTOR PROVIDE WATER SHUT OFF VALVE FOR EACH UNIT TYPE @ MECHANICAL CLOSET, TYP.

ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB. UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1BR 335-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC UNITS.
ACC. 52 x 5% = 2.6 = 3
A/V 52 x 2% = 1.04 = 2

SQUARE FOOTAGE

- 1BR/1BA - GARDEN STYLE
TOTAL GROSS SQFT APPROX: 600 GSF
INDIVIDUAL ROOM BREAKDOWN
- BEDROOM 124 SF
 - BATHROOM 37 SF
 - HALL 17 SF
 - LIVING 154 SF
 - DINING 97 SF
 - KITCHEN 56 SF
 - LAUNDRY 25 SF
 - EXT. STORAGE 17 SF

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST CONFIRM ALL DIMENSIONS IN FIELD.

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Phase II, LP

Chester
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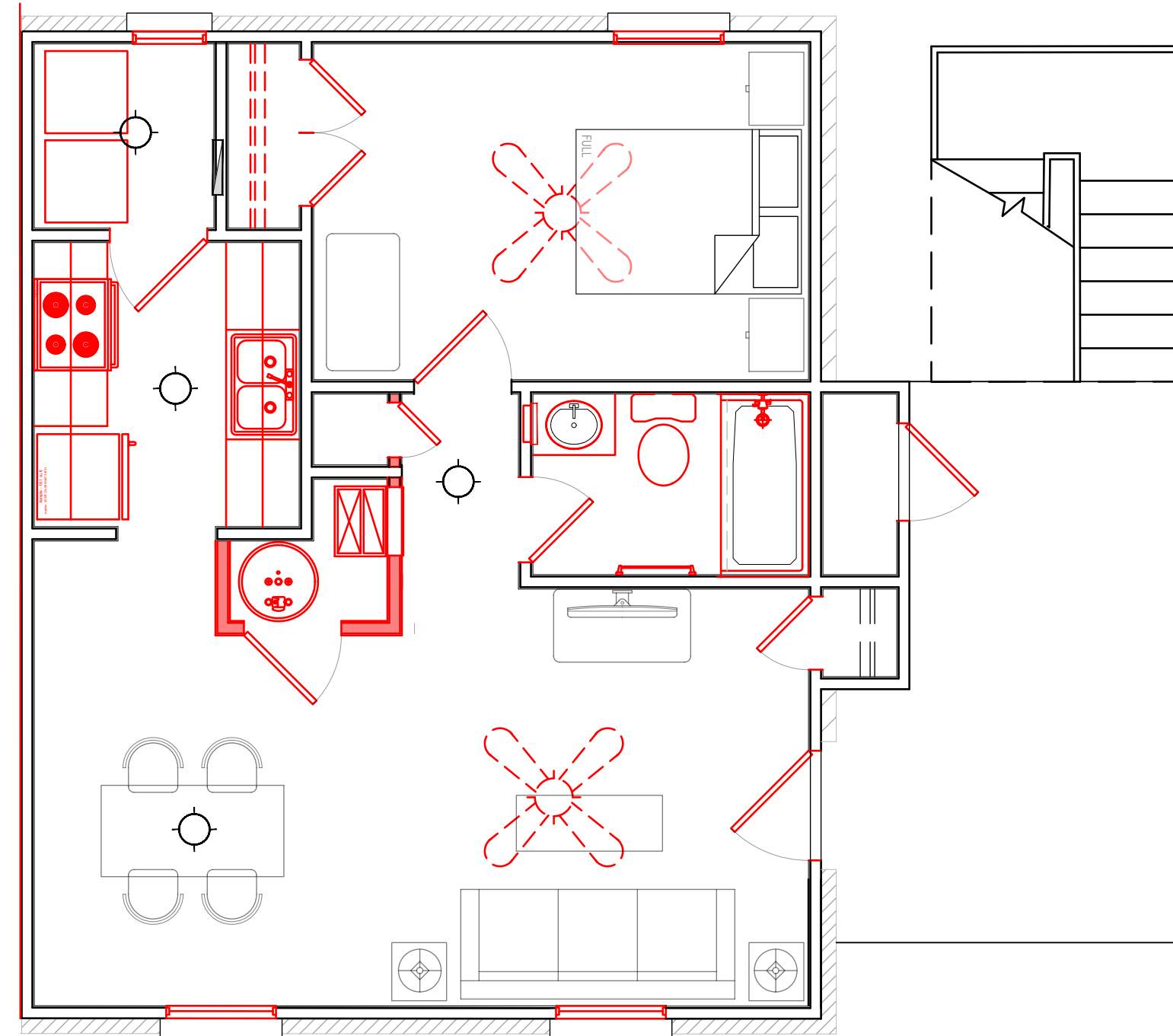
MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

ENLARGED 1BR
UNIT PLAN - STD
EXISTING / DEMO
- PROPOSED

A410

PM:JMR TEAM LEAD:SMB







SCOPE OF WORK

		3						8				
		10	11	12	13	14	15	16				
17	18	19	20	21	22	23	24					
25	26	27	28			30	31	32				

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FOR RENOVATION SCOPE OF WORK, SEE CS30x

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- CONTRACTOR PROVIDE WATER SHUT OFF VALVE FOR EACH UNIT TYPE @ MECHANICAL CLOSET, TYP.

ACCESSIBLE UNIT LOCATIONS

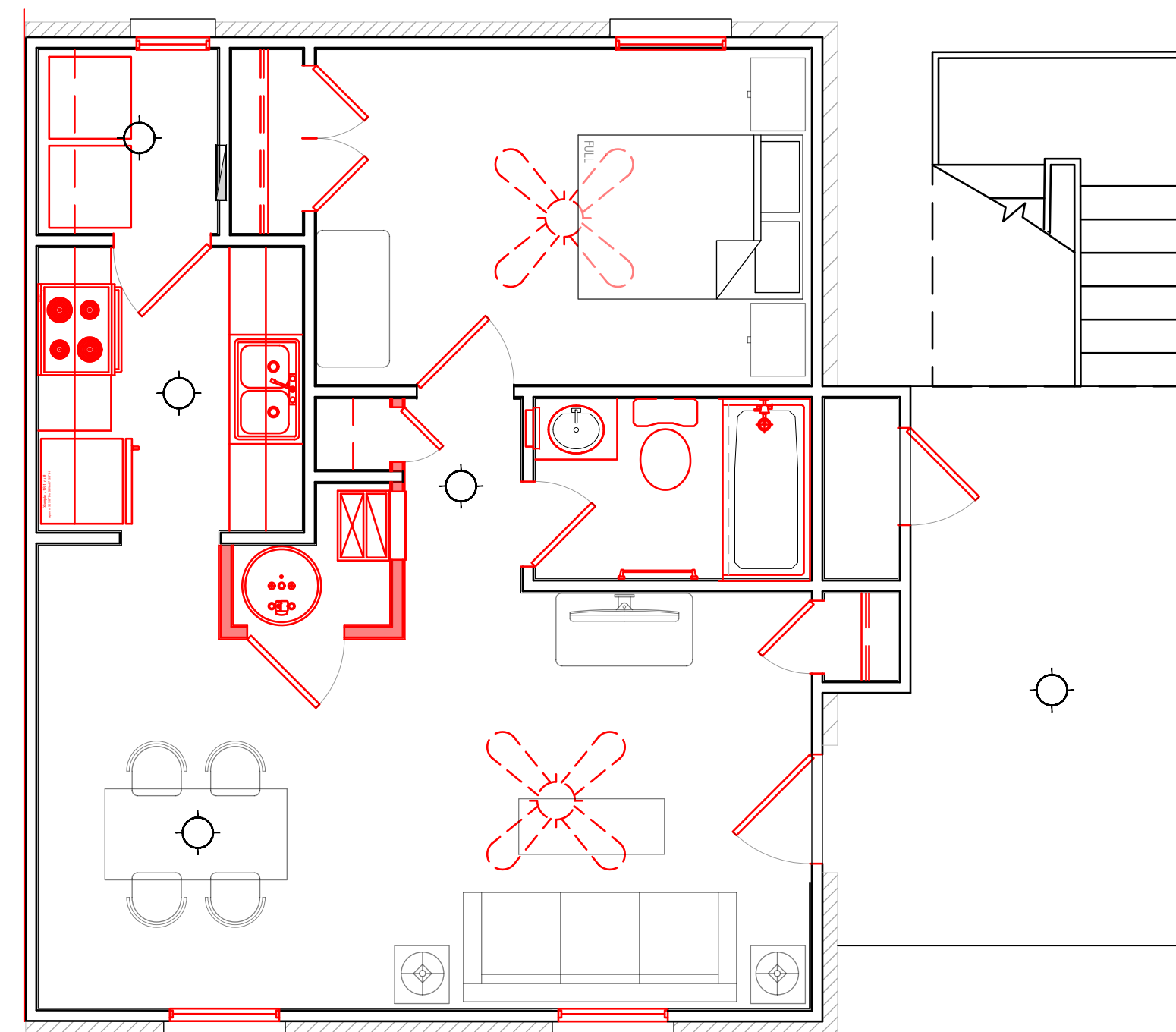
BUILDING	ACC. UNIT #	ACC. MOB UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1BR 335-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC UNITS.
ACC. $52 \times 5\% = 2.6 = 3$
A/V $52 \times 2\% = 1.04 = 2$

SQUARE FOOTAGE

- 1BR/1BA - GARDEN STYLE**
TOTAL GROSS SQFT APPROX: 600 GSF
INDIVIDUAL ROOM BREAKDOWN
- BEDROOM 124 SF
 - BATHROOM 37 SF
 - HALL 17 SF
 - LIVING 154 SF
 - DINING 97 SF
 - KITCHEN 56 SF
 - LAUNDRY 25 SF
 - EXT. STORAGE 17 SF

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST
CONFIRM ALL DIMENSIONS IN FIELD.



ENLARGED PROPOSED 1BR UNIT PLAN - STD
SC HOUSING REDLINE GROUND FLOOR SCALE: 1/4"=1'-0"

SEALS

NOT FOR
CONSTRUCTION

CONSULTANTS

New Chester Townhouses
Phase II, LP

PROJECT Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

REVISIONS

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE _____

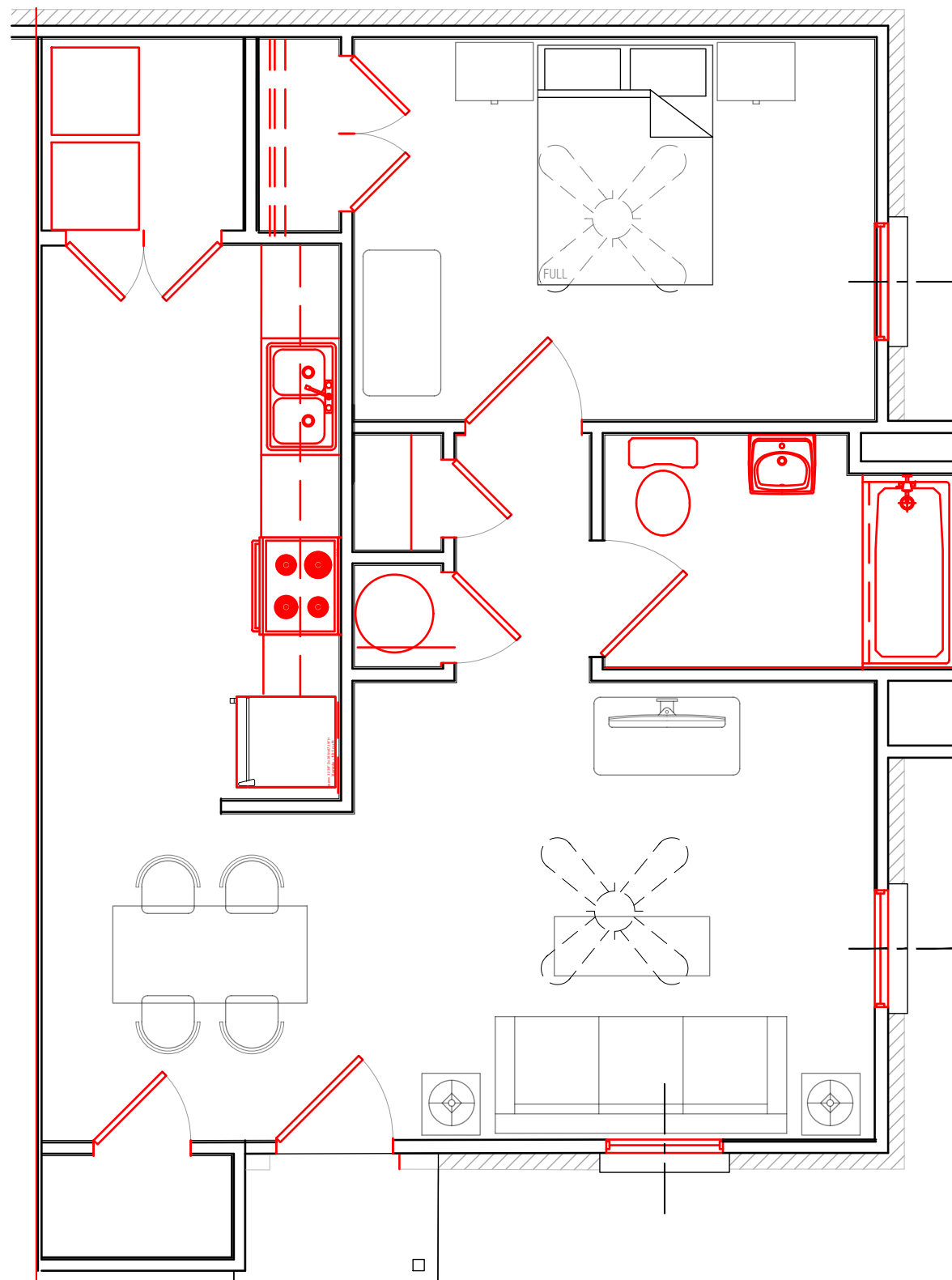
DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

SET#

SHEET

A411

PM:JMR TEAM LEAD:SMB



ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1R 335-1R
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC UNITS.
ACC. $52 \times 5\% = 2.6 = 3$
A/V $52 \times 2\% = 1.04 = 2$

SQUARE FOOTAGE

1BR/1BA - GARDEN STYLE
TOTAL GROSS SQFT APPROX: 600 GSF
INDIVIDUAL ROOM BREAKDOWN





- BEDROOM 124 SF
- BATHROOM 37 SF
- HALL 17 SF
- LIVING 154 SF
- DINING 97 SF
- KITCHEN 56 SF
- LAUNDRY 25 SF
- EXT. STORAGE 17 SF

SCOPE OF WORK

		3						8				
	10	11	12	13	14	15	16					
17	18	19	20	21	22	23	24					
25	26	27	28			30	31	32				

WORK INDICATED IN BOXED DESCRIPTION HAS
BEEN INDICATED BY R/DA ARCHITECTS FOR
RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

	EXTERIOR WALL - EXTERIOR WALL
	INTERIOR WALL - EXISTING STUD PARTITION
	DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
	INTERIOR WALL - NEW STUD PARTITION 2x4 TYP.

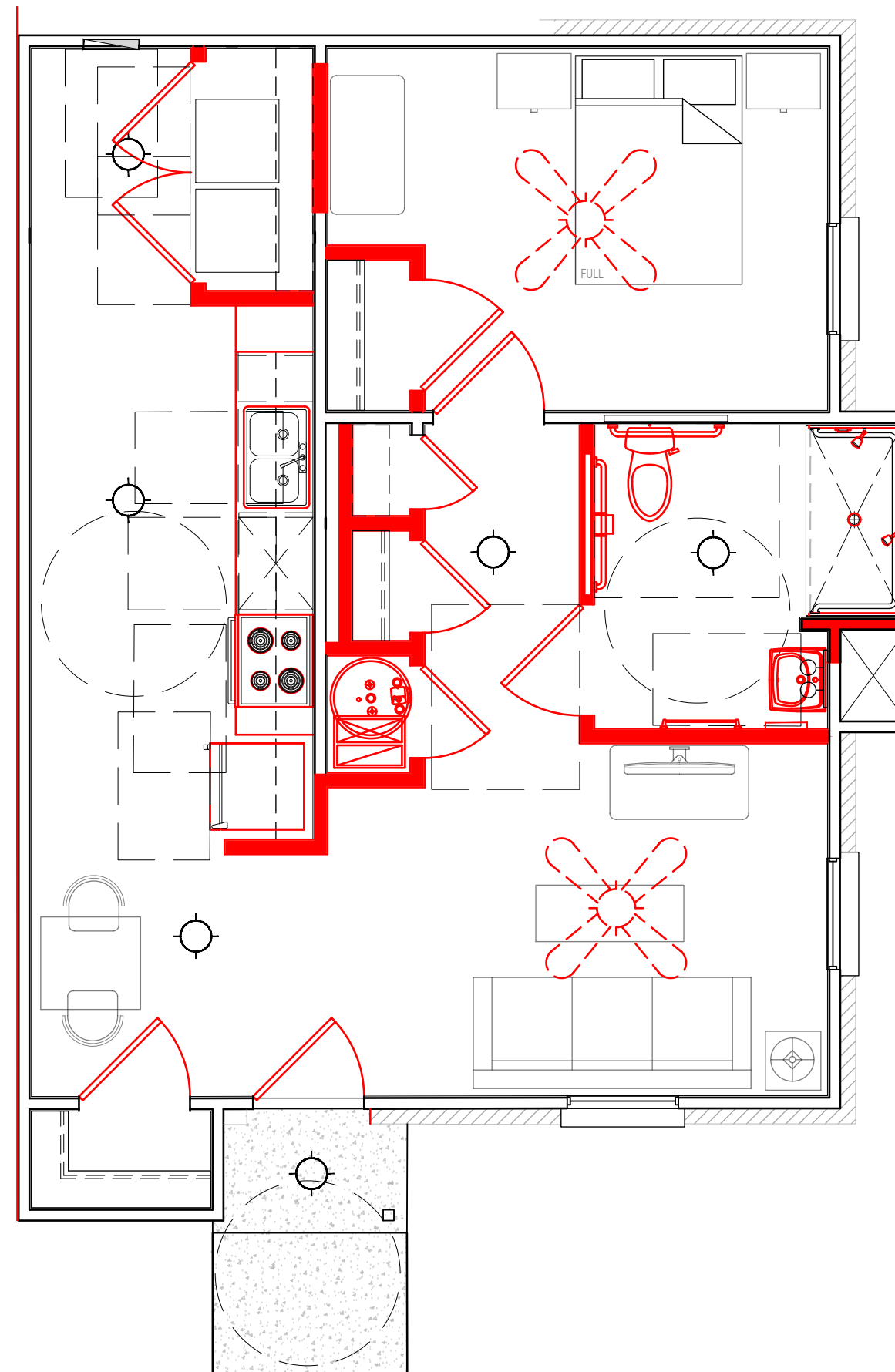
GENERAL NOTES

- PROVIDE CABLE TV CONNECTIONS FOR EACH BEDROOM AND LIVING ROOM. TERMINATE EACH UNIT IN A BOX ADJACENT TO THE EXISTING CABLE TERMINAL POINT. NEW SERVICE BOX WILL ALLOW CABLE OR SATELLITE TO HAVE ACCESS TO THE UNIT TERMINATIONS.
- CONTRACTOR TO VERIFY ALL ITEMS IN EACH UNIT FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK.
- CONTRACTOR PROVIDE WATER SHUT OFF VALVE FOR EACH UNIT TYPE @ MECHANICAL CLOSET. TYP.

ACCESSIBILITY NOTES

ENLARGED PROPOSED 1BR UNIT PLAN
SC HOUSING REDLINE GARDEN STYLE QUAD SCALE: 1/4"=1'-0"

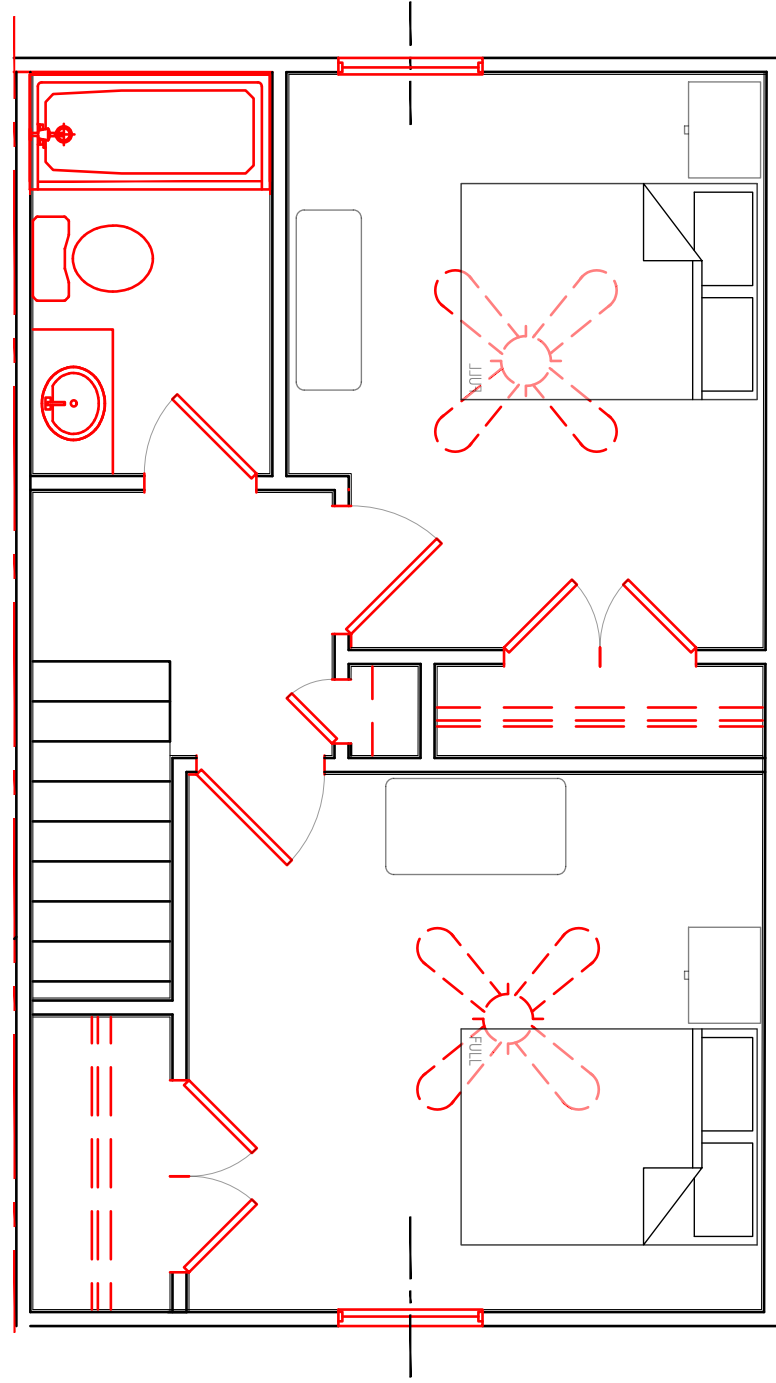
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ENLARGED PROPOSED 1BR UNIT PLAN - UFAS
SC HOUSING REDLINE GARDEN STYLE QUAD SCALE: 1/4"=1'-0"

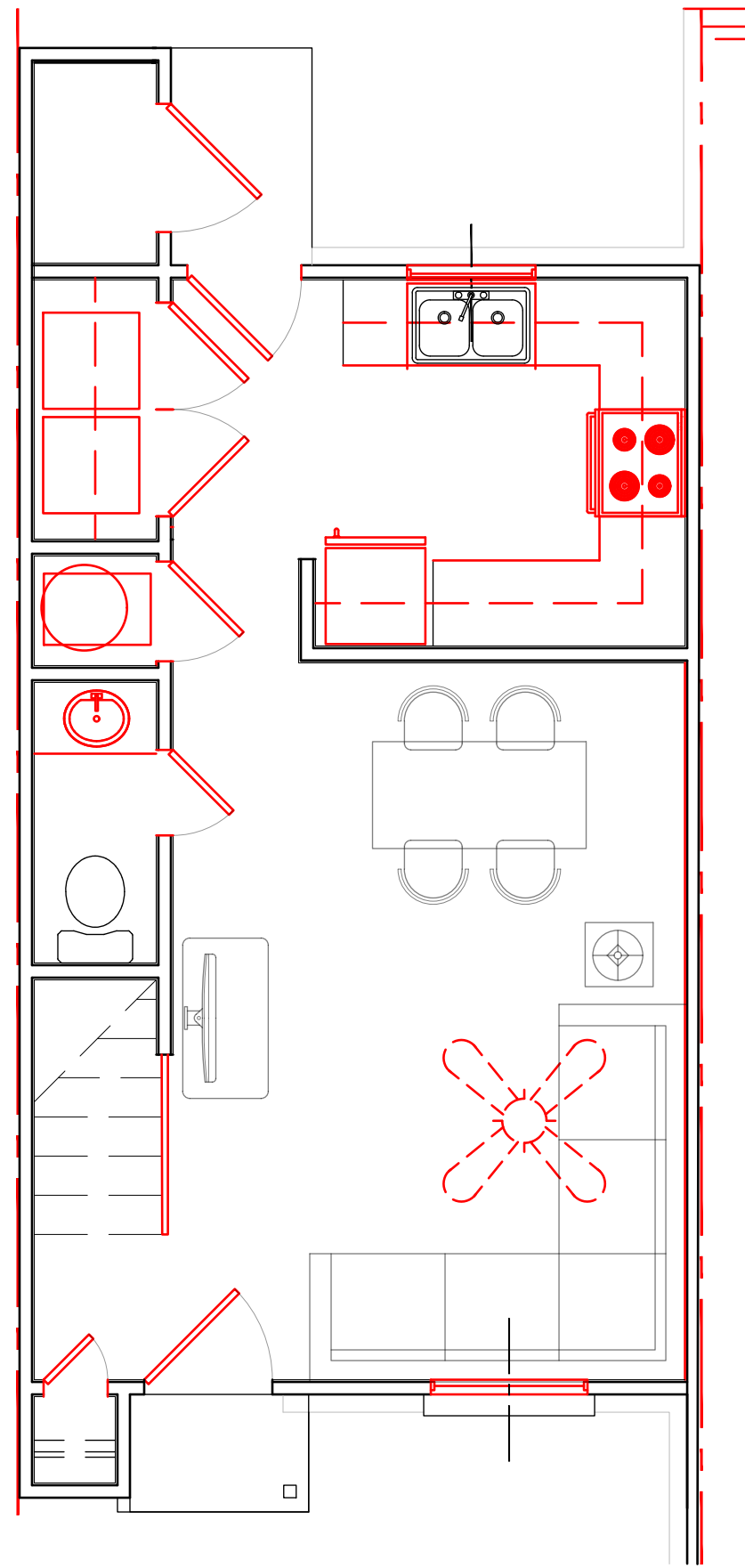
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NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST
CONFIRM ALL DIMENSIONS IN FIELD.



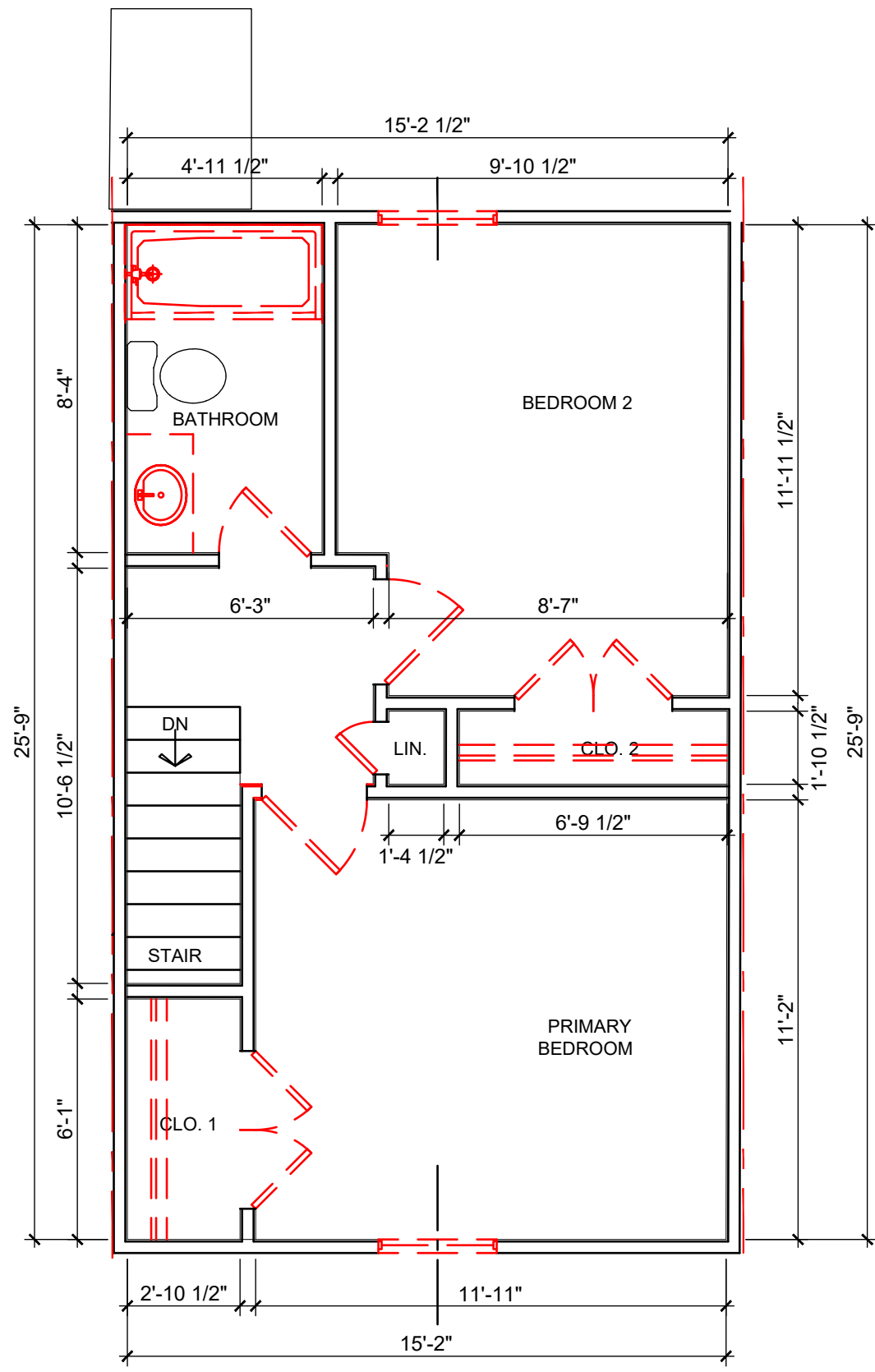
ENLARGED PROPOSED 2BR UNIT PLAN
SC HOUSING REDLINE TOWNHOUSE SECOND FLOOR SCALE: 1/4"=1'-0"

6



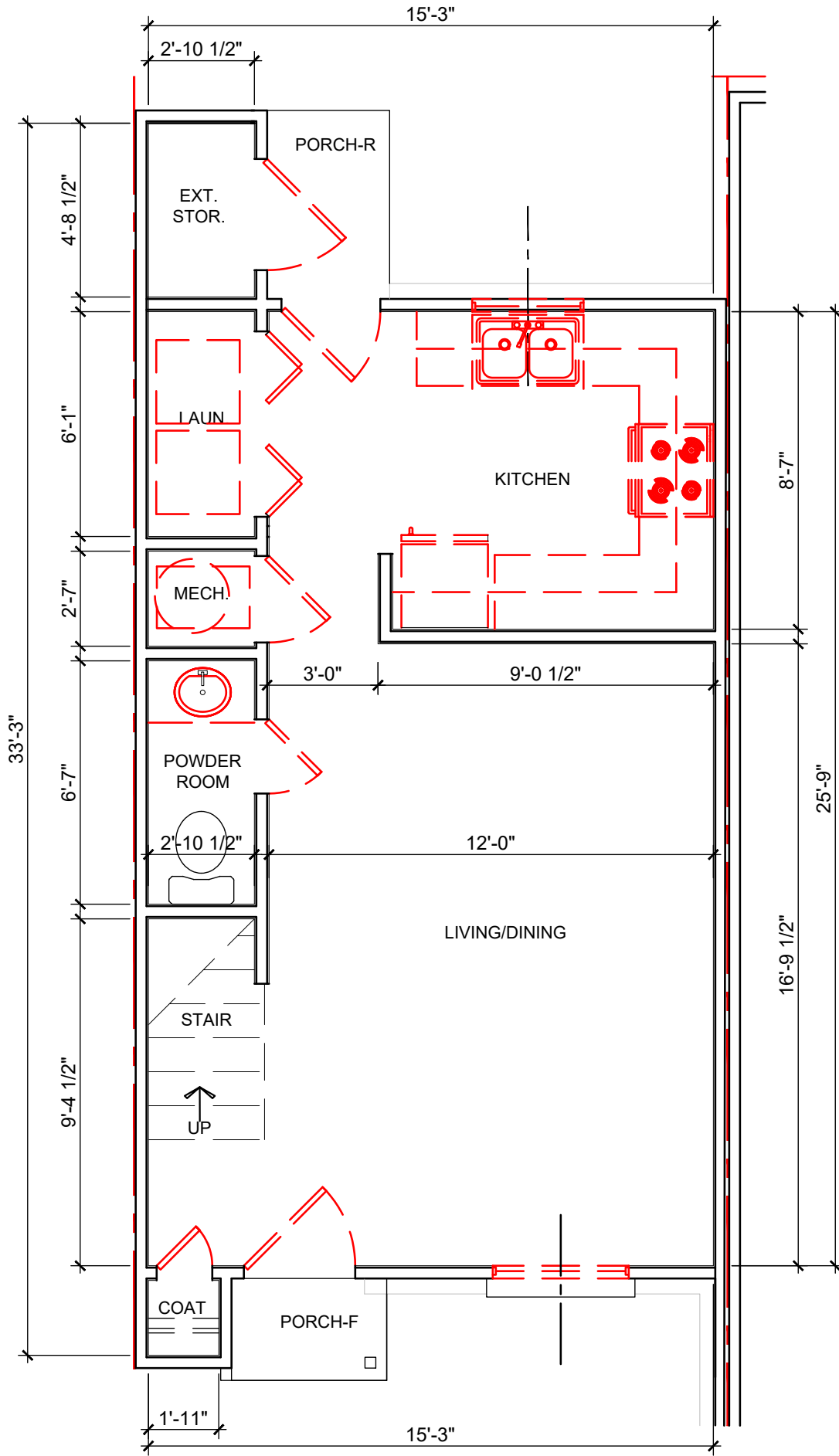
ENLARGED PROPOSED 2BR UNIT PLAN
SC HOUSING REDLINE TOWNHOUSE FIRST FLOOR SCALE: 1/4"=1'-0"

3



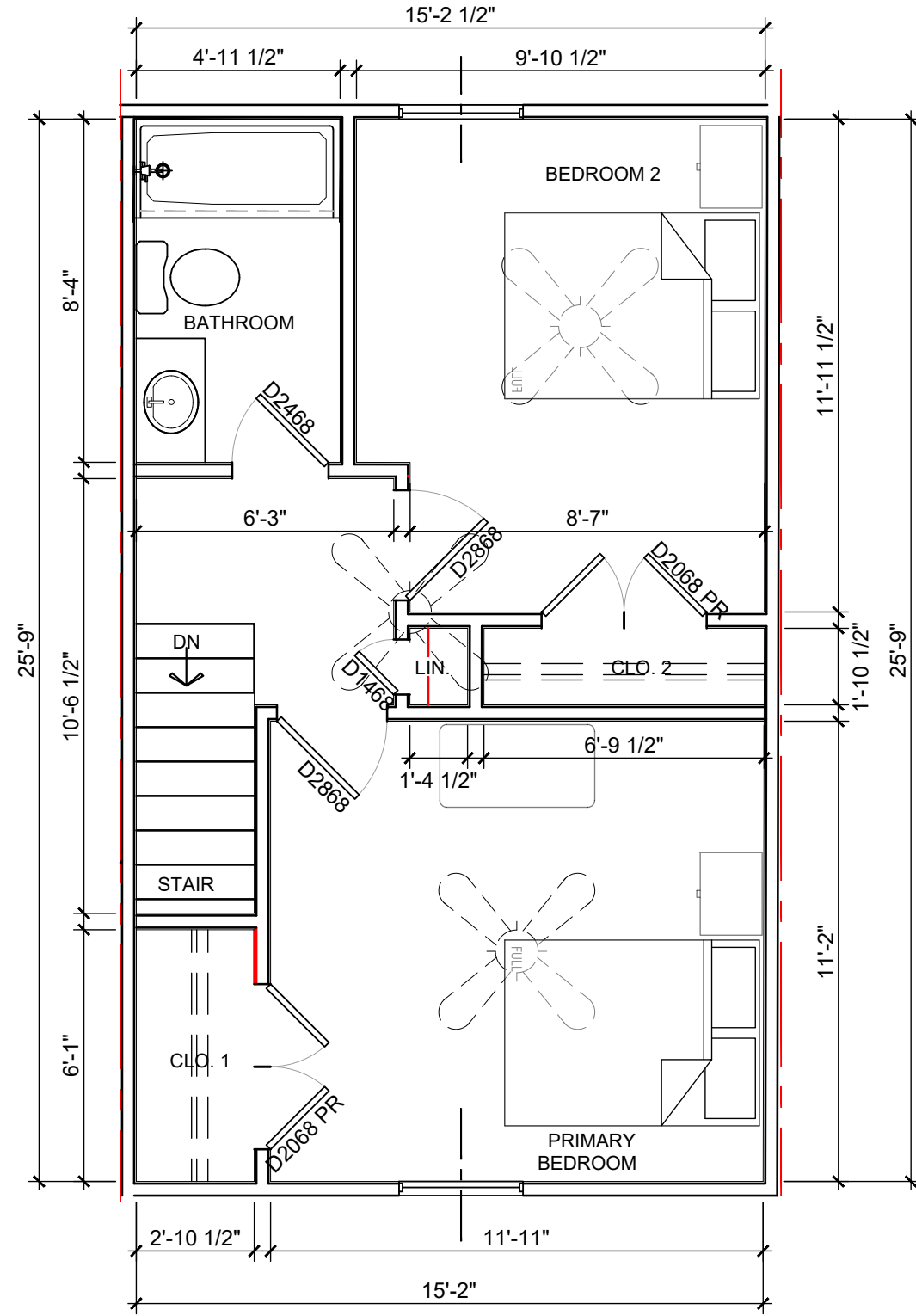
ENLARGED EXIST/DEMO 2BR UNIT PLAN
TOWNHOUSE SECOND FLOOR

5



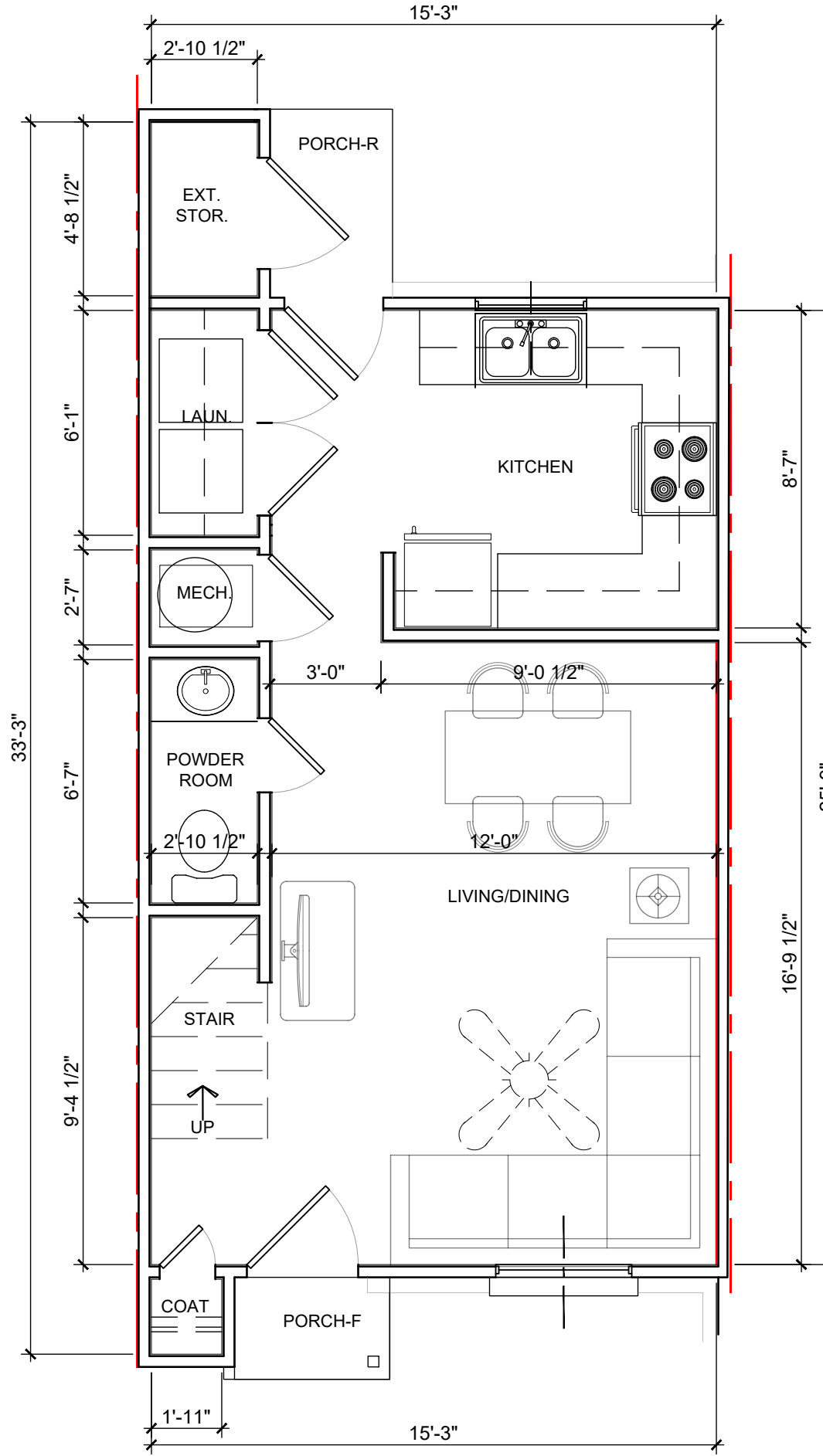
ENLARGED EXIST/DEMO 2BR UNIT PLAN
TOWNHOUSE FIRST FLOOR SCALE: 1/4"=1'-0"

2



ENLARGED PROPOSED 2BR UNIT PLAN
TOWNHOUSE SECOND FLOOR SCALE: 1/4"=1'-0"

4



ENLARGED PROPOSED 2BR UNIT PLAN
TOWNHOUSE FIRST FLOOR SCALE: 1/4"=1'-0"

1

SCOPE OF WORK

	3					8	
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

- EXTERIOR WALL - EXTERIOR WALL
- INTERIOR WALL - EXISTING STUD PARTITION
- DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
- INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

GENERAL NOTES

- PROVIDE CABLE TV CONNECTIONS FOR EACH BEDROOM AND LIVING ROOM. TERMINATE EACH UNIT IN A BOX ADJACENT TO THE EXISTING CABLE TERMINAL POINT. NEW SERVICE BOX WILL ALLOW CABLE OR SATELLITE TO HAVE ACCESS TO THE UNIT TERMINATIONS.
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- CONTRACTOR PROVIDE WATER SHUT OFF VALVE FOR EACH UNIT TYPE @ MECHANICAL CLOSET, TYP.

SQUARE FOOTAGE

2BR/1.5BA - TOWNHOUSE STYLE	
TOTAL GROSS SQFT APPROX. 829 GSF	
INDIVIDUAL ROOM BREAKDOWN	
• PRIMARY BEDROOM	133 SF
• BEDROOM 2	113 SF
• FULL BATHROOM	41 SF
• LANDING	29 SF
• LIVING/DINING	201 SF
• HALF BATH	19 SF
• KITCHEN	96 SF
• LAUNDRY	18 SF
• EXT. STORAGE	18 SF

ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR	X	334-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC UNITS.
ACC. 52 x 5% = 2.6 = 3
AV 52 x 2% = 1.04 = 2

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST CONFIRM ALL DIMENSIONS IN FIELD.

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

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#

NOT FOR CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

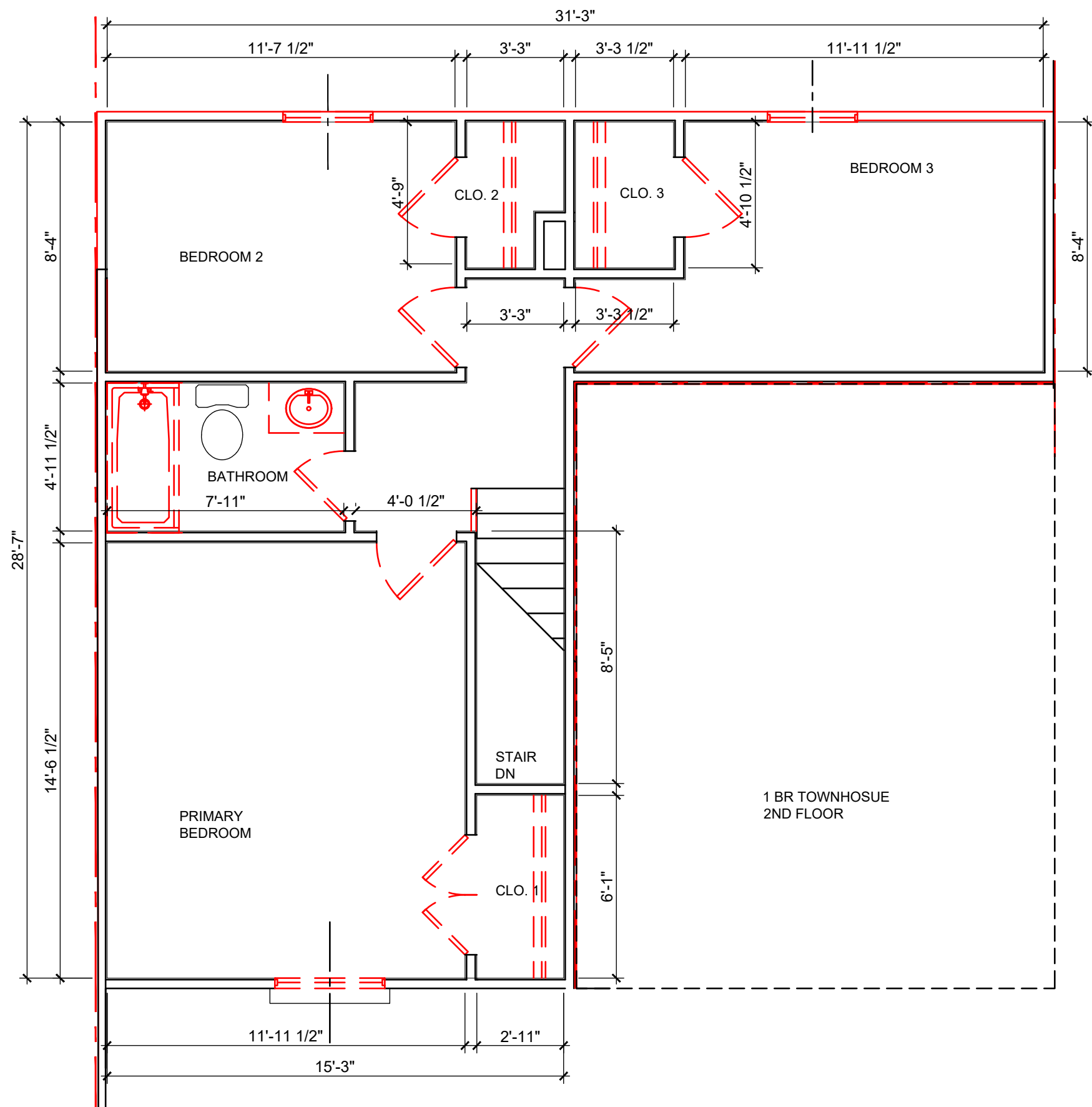
2BR UNIT PLAN
TOWNHOUSE
- EXISTING/DEMO
- PROPOSED
- SC HOUSING REDLINE

A420

PM:JMR TEAM LEAD:SMB

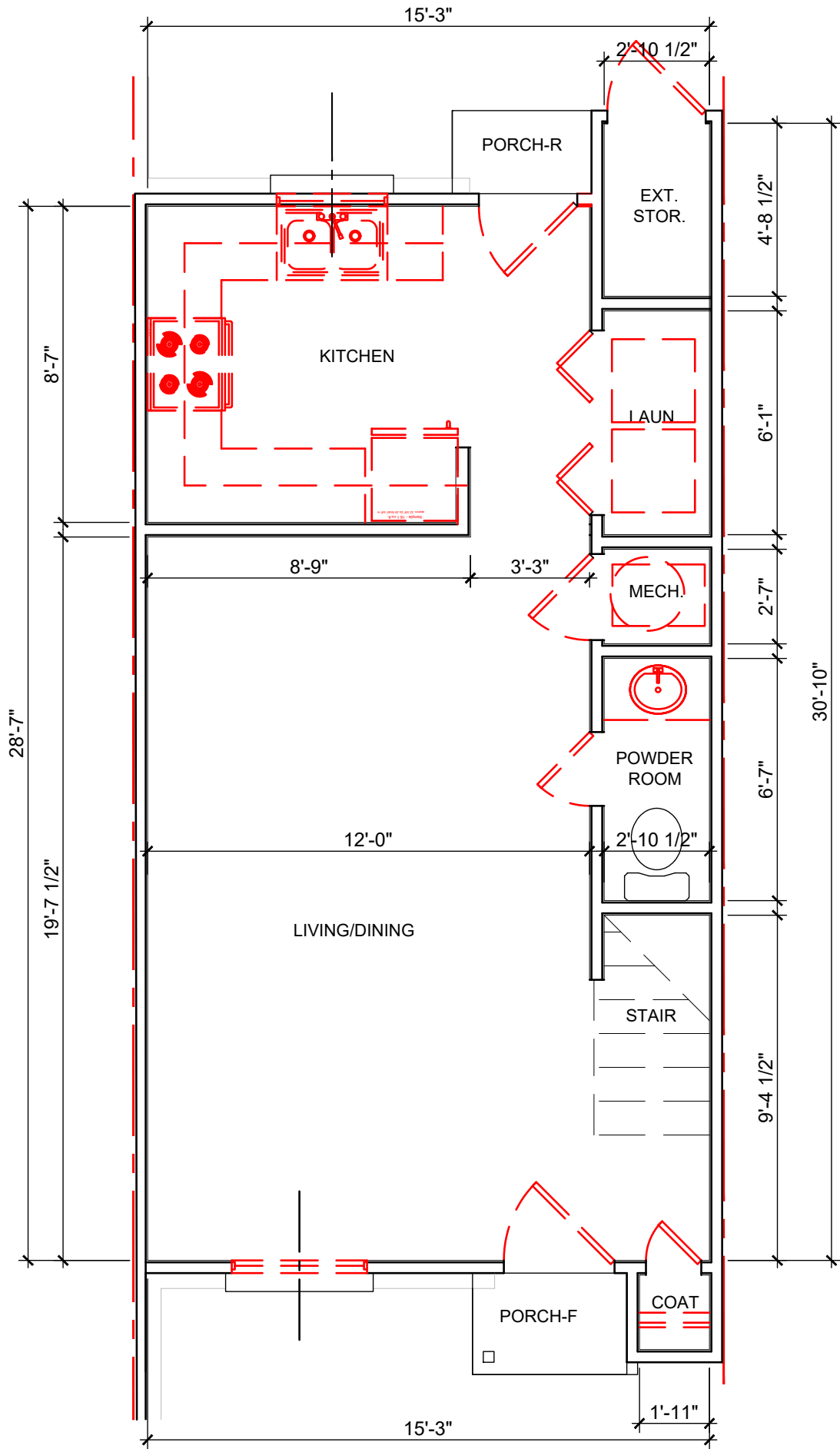
Architecture
Planning
Interiors

R/DA Architects



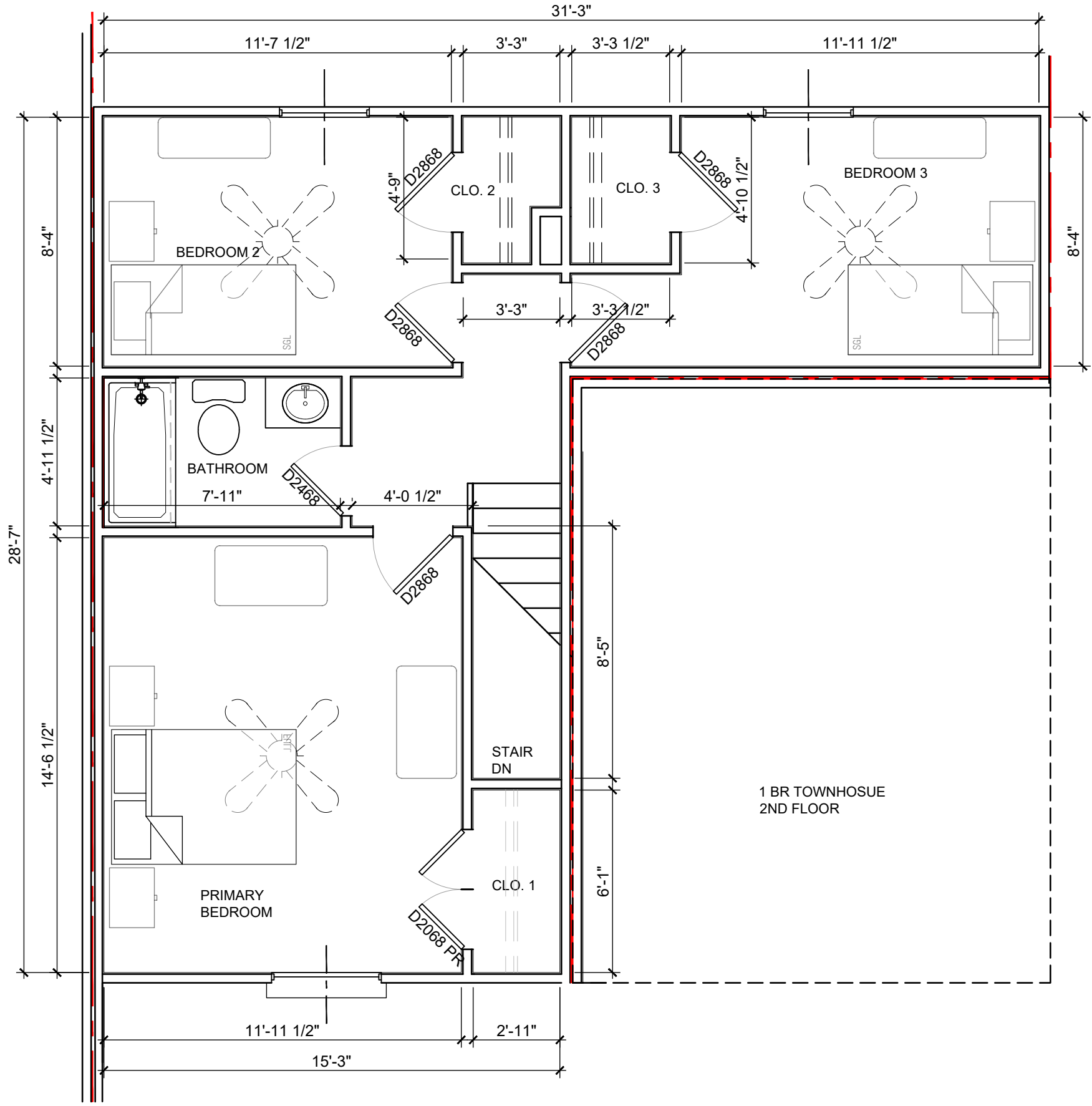
ENLARGED EXIST/DEMO 2BR UNIT PLAN
TOWNHOUSE SECOND FLOOR SCALE: 1/4"=1'-0"

4



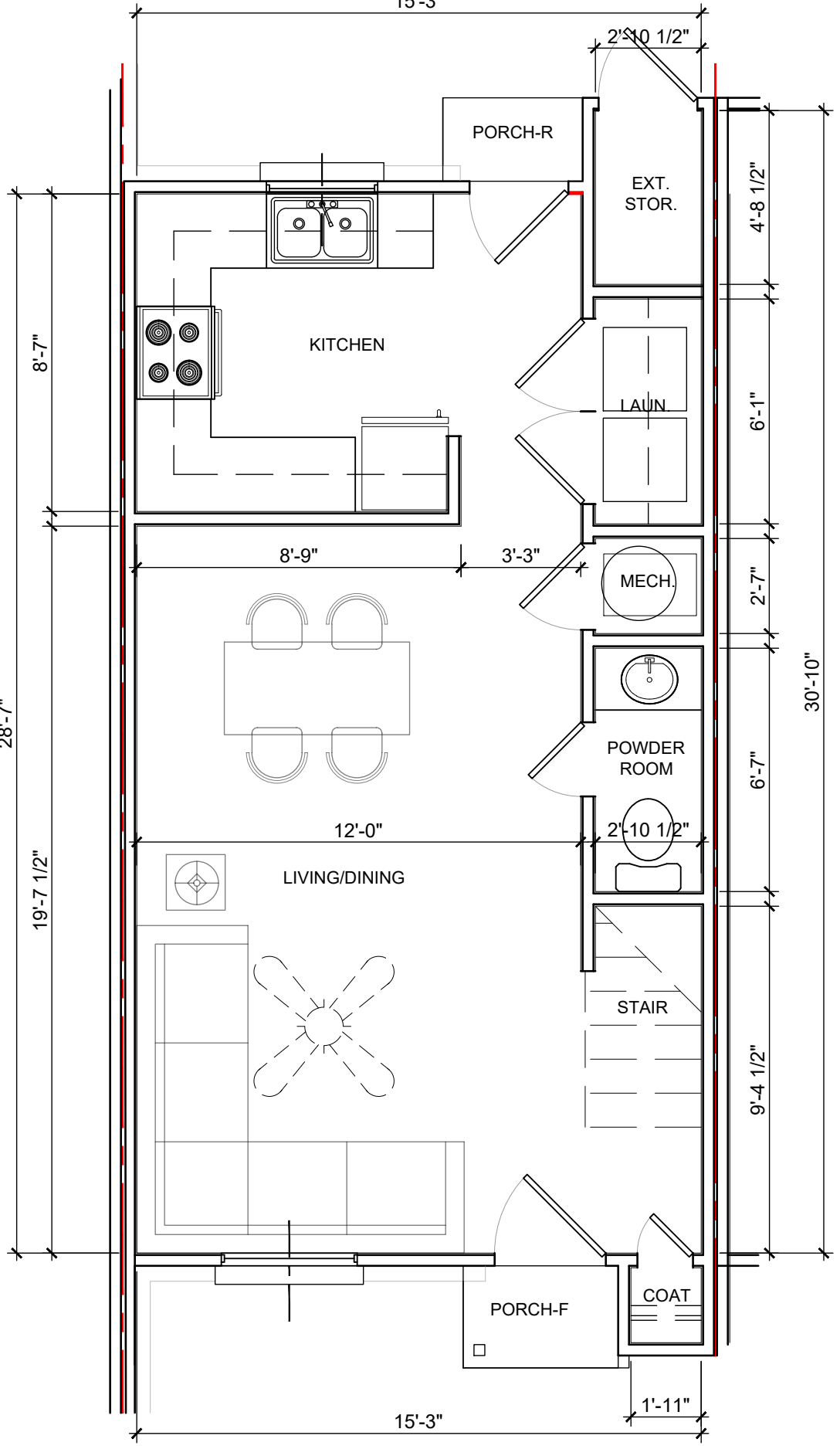
ENLARGED EXIST/DEMO 3BR UNIT PLAN
TOWNHOUSE FIRST FLOOR SCALE: 1/4"=1'-0"

2



ENLARGED PROPOSED 3BR UNIT PLAN
TOWNHOUSE SECOND FLOOR SCALE: 1/4"=1'-0"

3



ENLARGED PROPOSED 3BR UNIT PLAN
TOWNHOUSE FIRST FLOOR SCALE: 1/4"=1'-0"

1

SCOPE OF WORK

		3					8
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

- EXTERIOR WALL - EXTERIOR WALL
- INTERIOR WALL - EXISTING STUD PARTITION
- DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
- INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

GENERAL NOTES

- PROVIDE CABLE TV CONNECTIONS FOR EACH BEDROOM AND LIVING ROOM. TERMINATE EACH UNIT IN A BOX ADJACENT TO THE EXISTING CABLE TERMINAL POINT. NEW SERVICE BOX WILL ALLOW CABLE OR SATELLITE TO HAVE ACCESS TO THE UNIT TERMINATIONS.
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- CONTRACTOR PROVIDE WATER SHUT OFF VALVE FOR EACH UNIT TYPE @ MECHANICAL CLOSET, TYP.

SQUARE FOOTAGE

3BR/1.5BA - TOWNHOUSE STYLE	
TOTAL GROSS SQFT APPROX: 1045 GSF	
INDIVIDUAL ROOM BREAKDOWN	
• PRIMARY BEDROOM	173 SF
• BEDROOM 2	96 SF
• BEDROOM 3	110 SF
• FULL BATHROOM	39 SF
• LANDING	41 SF
• LIVING/DINING	201 SF
• HALF BATH	19 SF
• KITCHEN	96 SF
• LAUNDRY	18 SF
• EXT. STORAGE	18 SF

ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR	X	334-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC UNITS.
ACC. 52 x 5% = 2.6 = 3
A/V 52 x 2% = 1.04 = 2

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST CONFIRM ALL DIMENSIONS IN FIELD.

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

#

NOT FOR CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

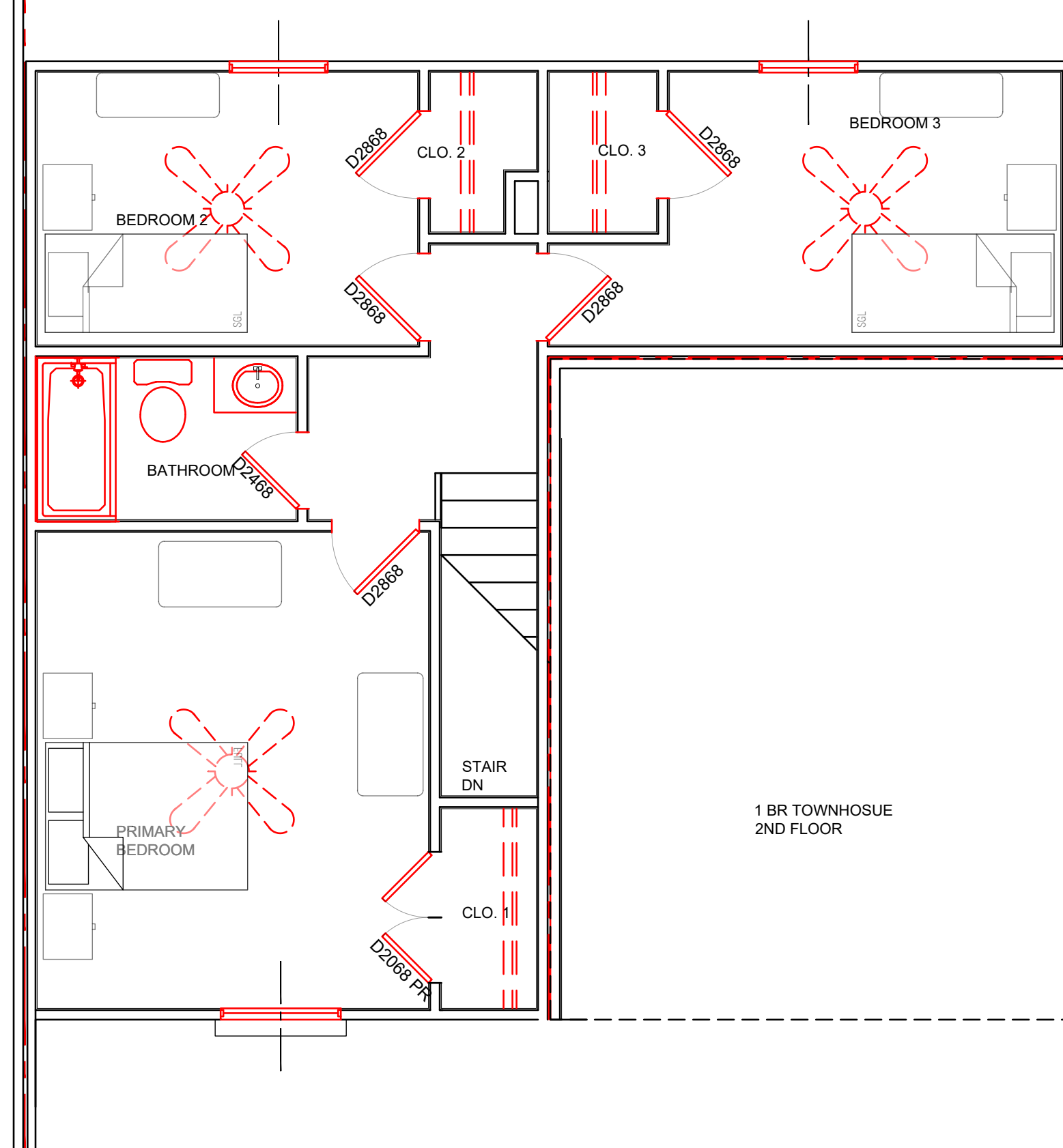
MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

3BR UNIT PLAN
TOWNHOUSE
- EXISTING/DEMO
- PROPOSED

A430

PM:JMR TEAM LEAD:SMB







SCOPE OF WORK

		3						8	
	10	11	12	13	14	15	16		
17	18	19	20	21	22	23	24		
25	26	27	28			30	31	32	

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RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

	EXTERIOR WALL - EXTERIOR WALL
	INTERIOR WALL - EXISTING STUD PARTITION
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	INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

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- PROVIDE CABLE TV CONNECTIONS FOR EACH BEDROOM AND LIVING ROOM. TERMINATE EACH UNIT IN A BOX ADJACENT TO THE EXISTING CABLE TERMINAL POINT. NEW SERVICE BOX WILL ALLOW CABLE OR SATELLITE TO HAVE ACCESS TO THE UNIT TERMINATIONS.
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SQUARE FOOTAGE

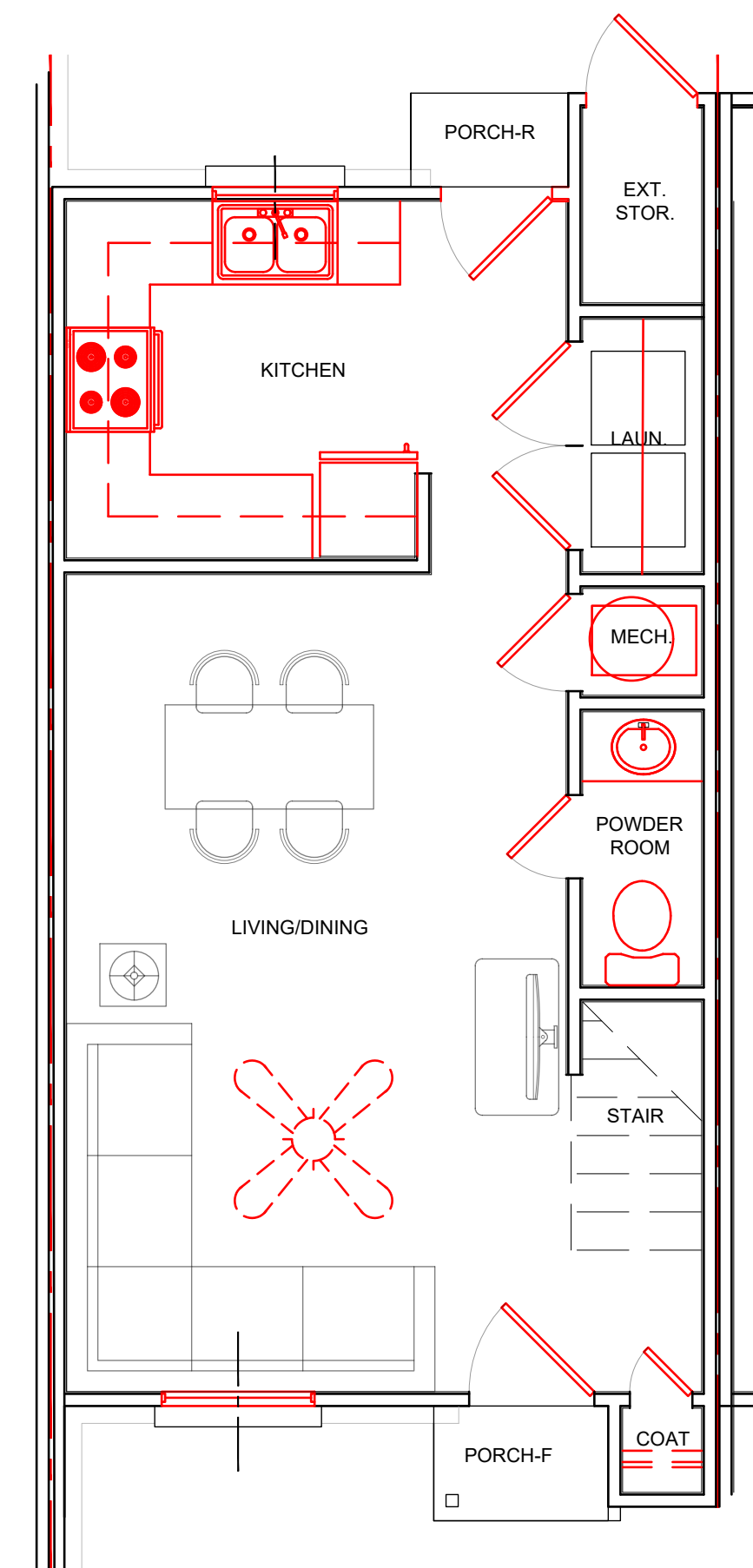
3BR/1.5BA - TOWNHOUSE STYLE
TOTAL GROSS SQFT APPROX: 1045 GSF
INDIVIDUAL ROOM BREAKDOWN

- PRIMARY BEDROOM 173 SF
- BEDROOM 2 96 SF
- BEDROOM 3 110 SF
- FULL BATHROOM 39 SF
- LANDING 41 SF
- LIVING/DINING 201 SF
- HALF BATH 19 SF
- KITCHEN 96 SF
- LAUNDRY 18 SF
- EXT. STORAGE 18 SF

ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1BR 335-1BR
M	324-3BR	X	X
N		X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

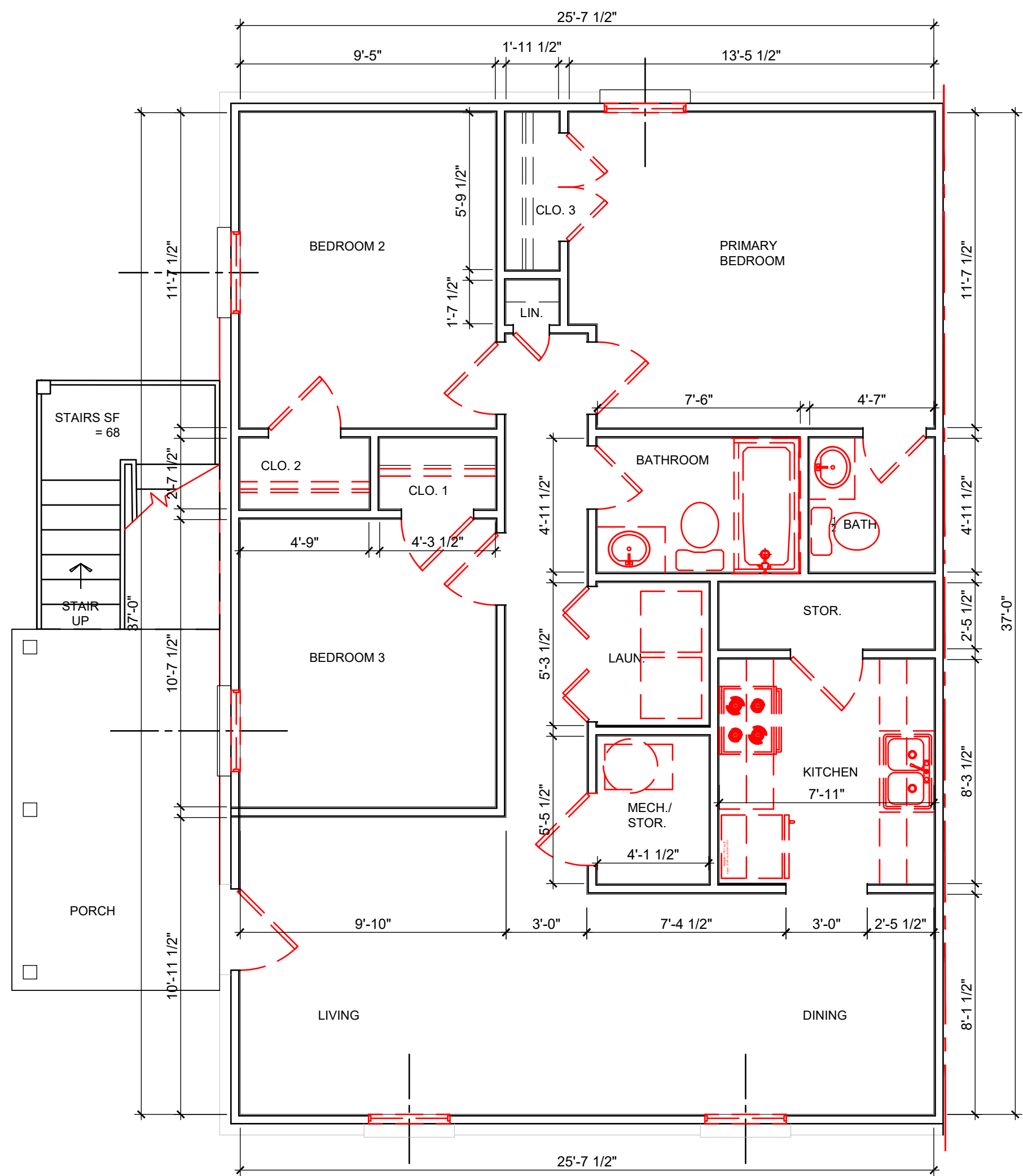
SC - 5% TO BE IN ACC UNITS.
ACC. $52 \times 5\% = 2.6 = 3$
A/V $52 \times 2\% = 1.04 = 2$



ENLARGED PROPOSED 3BR UNIT PLAN

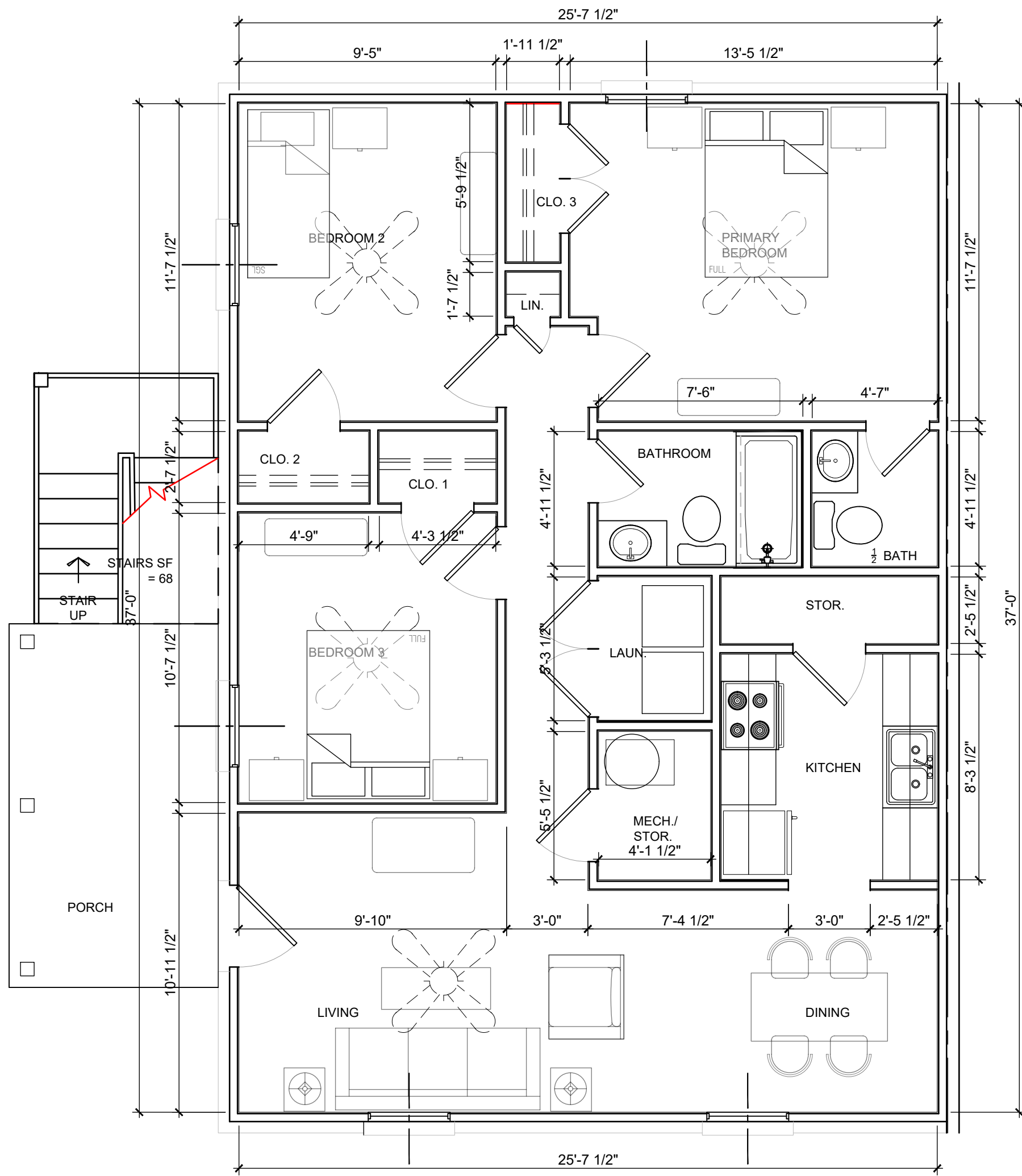
SC HOUSING REDLINE TOWNHOUSE FIRST FLOOR SCALE: 1/4"=1'-0"

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST
CONFIRM ALL DIMENSIONS IN FIELD.



ENLARGED EXIST/DEMO 3BR UNIT PLAN
GARDEN STYLE FIRST FLOOR SCALE: 1/4"=1'-0"

2



ENLARGED PROPOSED 3BR UNIT PLAN
GARDEN STYLE FIRST FLOOR SCALE: 1/4"=1'-0"

1

SCOPE OF WORK

		3					8
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

- EXTERIOR WALL - EXTERIOR WALL
- INTERIOR WALL - EXISTING STUD PARTITION
- DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
- INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

GENERAL NOTES

- PROVIDE CABLE TV CONNECTIONS FOR EACH BEDROOM AND LIVING ROOM. TERMINATE EACH UNIT IN A BOX ADJACENT TO THE EXISTING CABLE TERMINAL POINT. NEW SERVICE BOX WILL ALLOW CABLE OR SATELLITE TO HAVE ACCESS TO THE UNIT TERMINATIONS.
- CONTRACTOR TO VERIFY ALL ITEMS IN EACH UNIT FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK.
- CONTRACTOR PROVIDE WATER SHUT OFF VALVE FOR EACH UNIT TYPE @ MECHANICAL CLOSET, TYP.

SQUARE FOOTAGE

3BR/1 SBA - GARDEN STYLE	
TOTAL GROSS SQFT APPROX: 992 GSFT	
INDIVIDUAL ROOM BREAKDOWN	
• PRIMARY BEDROOM	152 SF
• BEDROOM 2	109 SF
• BEDROOM 3	100 SF
• FULL BATHROOM	37 SF
• HALL	53 SF
• LIVING	140 SF
• DINING	104 SF
• HALF BATH	23 SF
• KITCHEN	65 SF
• LAUNDRY	22 SF
• STORAGE	19 SF

ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1BR 335-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC UNITS.
ACC. 52 x 5% = 2.6 = 3
A/V 52 x 2% = 1.04 = 2

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST CONFIRM ALL DIMENSIONS IN FIELD.

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

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SHEET

#

NOT FOR
CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

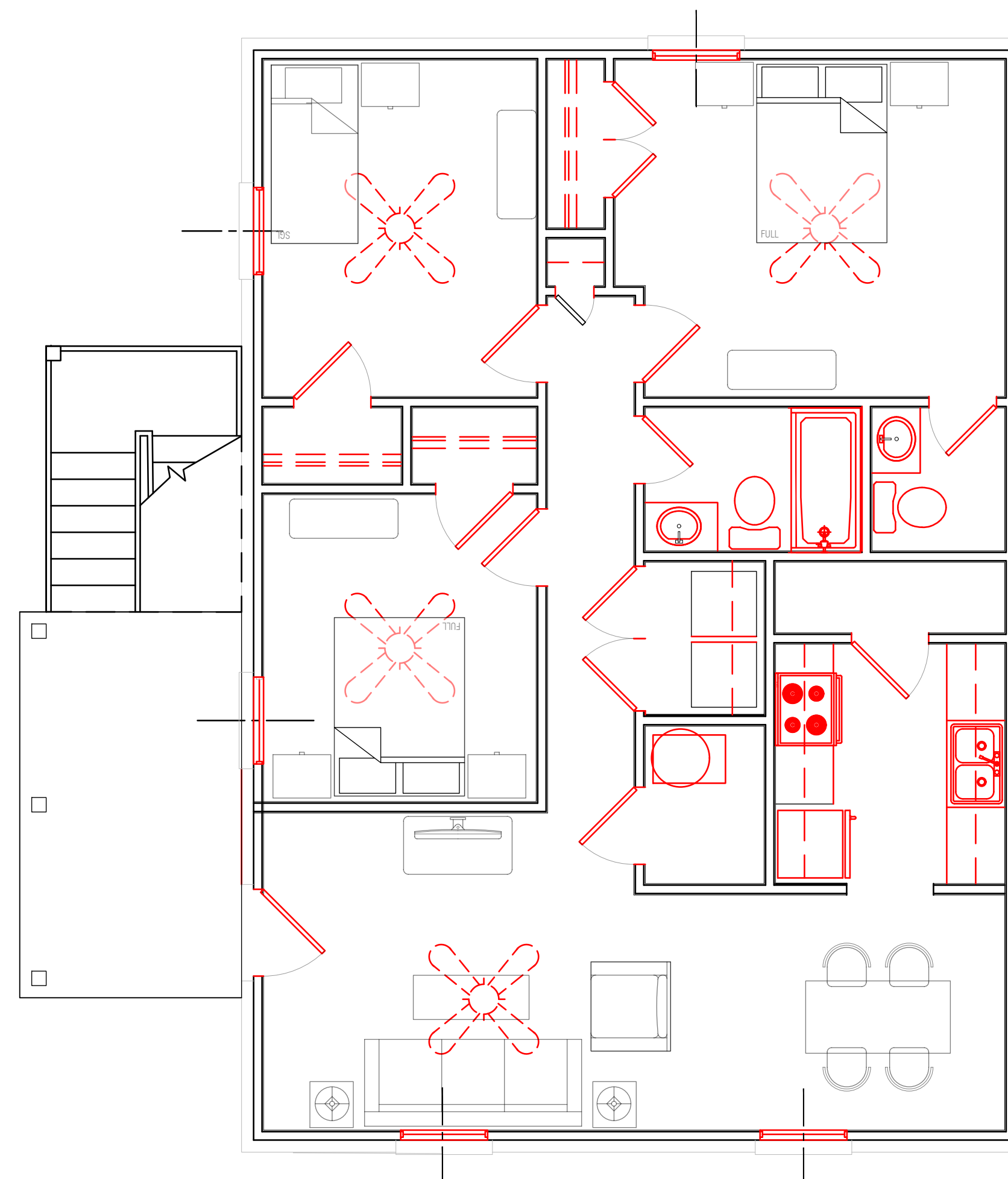
3BR UNIT PLAN
GARDEN STYLE
- EXISTING/DEMO
- PROPOSED

A432

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA
Architects







SCOPE OF WORK

		3						8				
		10	11	12	13	14	15	16				
17	18	19	20	21	22	23	24					
25	26	27	28			30	31	32				

WORK INDICATED IN BOXED DESCRIPTION HAS
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RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

	EXTERIOR WALL - EXTERIOR WALL
	INTERIOR WALL - EXISTING STUD PARTITION
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- CONTRACTOR PROVIDE WATER SHUT OFF VALVE FOR EACH UNIT TYPE @ MECHANICAL CLOSET, TYP.

SQUARE FOOTAGE

3BR/1.5BA - GARDEN STYLE

TOTAL GROSS SQFT APPROX. 992 GSF

INDIVIDUAL ROOM BREAKDOWN

- PRIMARY BEDROOM 152 SF
- BEDROOM 2 109 SF
- BEDROOM 3 100 SF
- FULL BATHROOM 37 SF
- HALL 53 SF
- LIVING 140 SF
- DINING 104 SF
- HALF BATH 23 SF
- KITCHEN 65 SF
- LAUNDRY 22 SF
- STORAGE 19 SF

ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1BR 335-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC UNITS.
ACC. $52 \times 5\% = 2.6 = 3$
A/V $52 \times 2\% = 1.04 = 2$

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST
CONFIRM ALL DIMENSIONS IN FIELD.

SEALS

CONSULTANTS

PROJECT

#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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REVISIONS

DATE _____

SET#

SHEET

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NOT FOR
CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

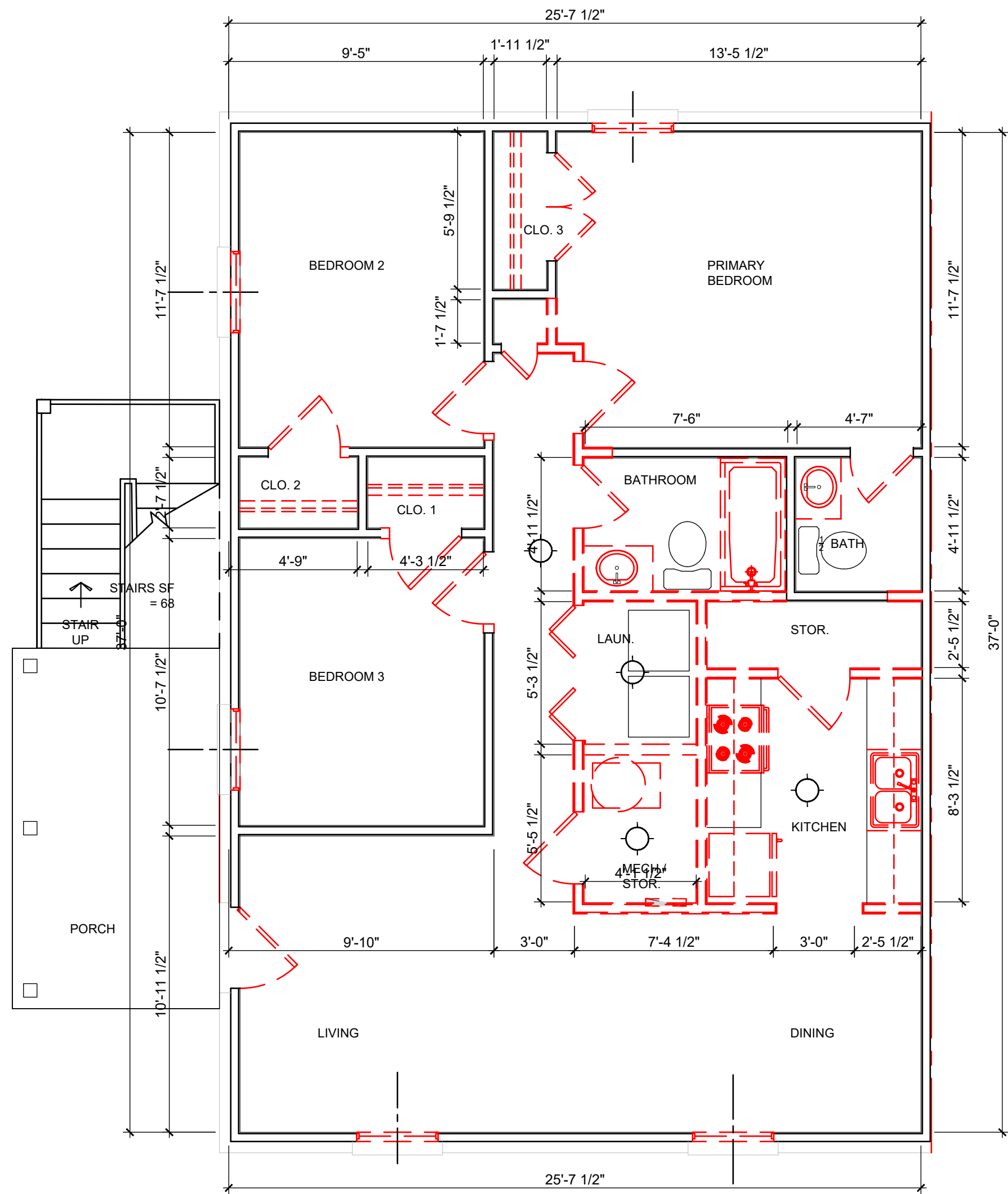
MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

3BR UNIT PLAN
GARDEN STYLE
- SC HOUSING REDLINE

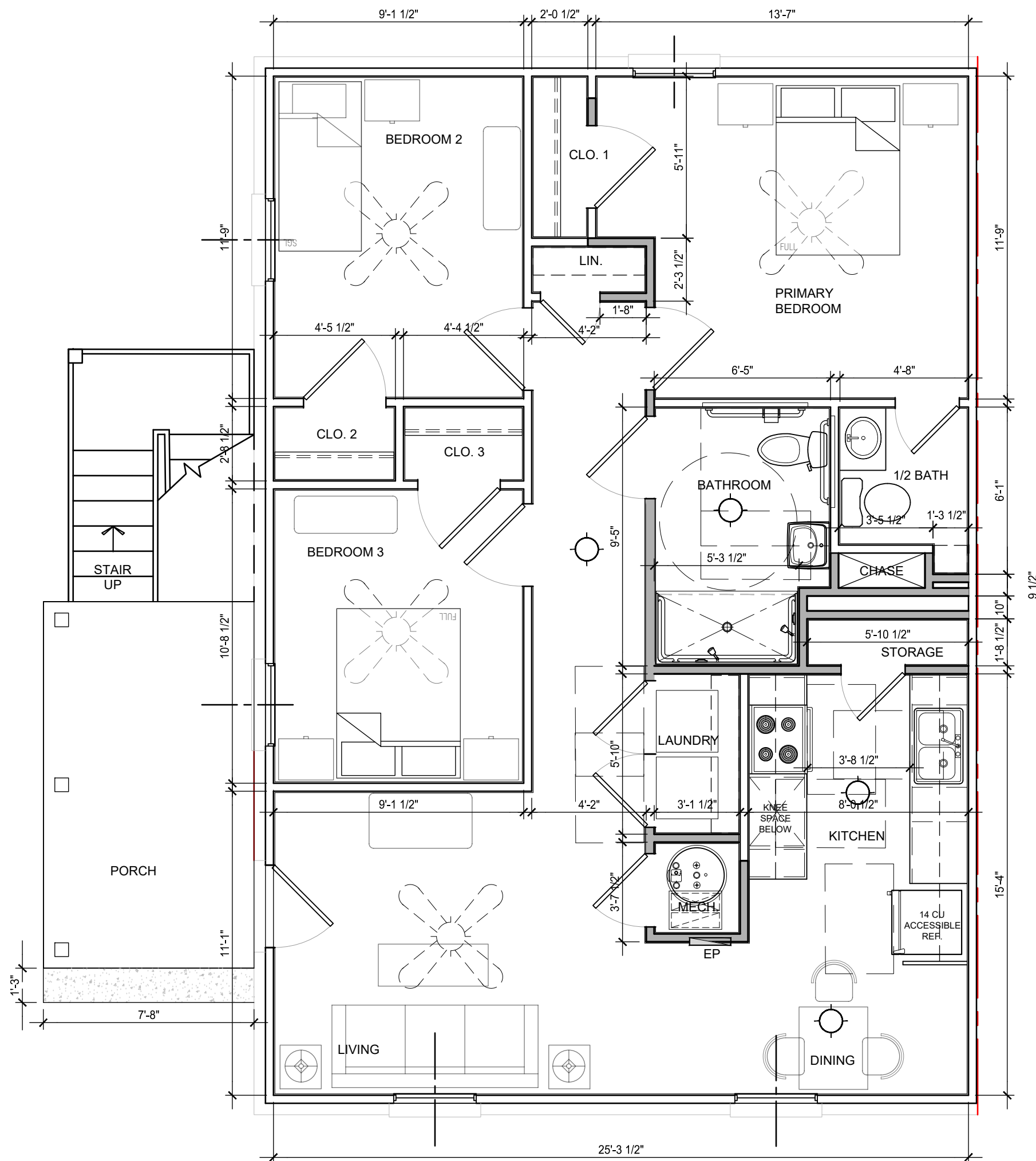
A433

PM:JMR TEAM LEAD:SMB



ENLARGED EXISTING/DEMO 3BR UNIT PLAN - UFAS
GARDEN STYLE FIRST FLOOR SCALE: 1/4"=1'-0"

2



ENLARGED PROPOSED 3BR UNIT PLAN - UFAS
GARDEN STYLE FIRST FLOOR SCALE: 1/4"=1'-0"

1

ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB. UNIT #	AV UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1BR 335-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC. UNITS.
ACC. 52 x 5% = 2.6 = 3
A/V 52 x 2% = 1.04 = 2

SQUARE FOOTAGE

3BR/1.5BA - GARDEN STYLE
TOTAL GROSS SQFT APPROX. 992 GSF
INDIVIDUAL ROOM BREAKDOWN
• PRIMARY BEDROOM 152 SF
• BEDROOM 2 109 SF
• BEDROOM 3 100 SF
• FULL BATHROOM 37 SF
• HALL 53 SF
• LIVING 140 SF
• DINING 104 SF
• HALF BATH 23 SF
• KITCHEN 65 SF
• LAUNDRY 22 SF
• STORAGE 19 SF

SCOPE OF WORK

		3					8
	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28		30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

- EXTERIOR WALL - EXTERIOR WALL
- INTERIOR WALL - EXISTING STUD PARTITION
- DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION
- INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

GENERAL NOTES

- PROVIDE CABLE TV CONNECTIONS FOR EACH BEDROOM AND LIVING ROOM. TERMINATE EACH UNIT IN A BOX ADJACENT TO THE EXISTING CABLE TERMINAL POINT. NEW SERVICE BOX WILL ALLOW CABLE OR SATELLITE TO HAVE ACCESS TO THE UNIT TERMINATIONS.
- CONTRACTOR TO VERIFY ALL ITEMS IN EACH UNIT FOR DEMOLITION/REMOVAL/SALVAGE WITH UNIT MATRIX PRIOR TO STARTING WORK.
- CONTRACTOR PROVIDE WATER SHUT OFF VALVE FOR EACH UNIT TYPE @ MECHANICAL CLOSET, TYP.

ACCESSIBILITY NOTES

- PROVIDE 34" HIGH MAX. A.F.F. COUNTERTOPS IN ALL UFAS KITCHENS.
- PROVIDE 34" HIGH MAX. A.F.F. VANITY TOPS IN ALL BATHROOMS.
- ALL KITCHEN SINKS IN UFAS UNITS SHALL BE FORWARD APPROACH. PROVIDE 27" MIN. HIGH A.F.F. KNEE SPACE UNDER SINK.
- PROVIDE REAR DRAIN SINKS @ UFAS KITCHEN SINKS.
- INSTALL BOTTOM EDGE OF MIRROR IN ALL BATHROOMS @ MAX. 40" A.F.F.
- PROVIDE INSULATION ON EXPOSED PIPES WITHIN KNEE SPACE AND TOE CLEARANCE UNDER SINKS AND LAVATORIES.
- INSTALL ALL HORIZONTAL GRABBARS IN OFFICE AND UFAS UNITS @ 34" A.F.F. TO HORIZONTAL CENTER-LINE OF GRABBAR. GC SHALL COORDINATE BLOCKING WITHIN WALLS FOR ALL REQUIRED GRABBARS.
- 48" A.F.F. MAX. TO THE TOP OF THE ELECTRICAL PANELS IN UFAS UNITS AND FAIR HOUSING UNITS.
- PROVIDE LEVER STYLE DOOR HANDLE ON ALL DOORS WITHIN UFAS UNITS AND PRIMARY PASSAGE DOORS AT FAIR HOUSING UNITS. ALL OPERABLE PARTS SHALL BE LOCATED 34" MIN. TO 48" MAX. A.F.F.
- THE OPERATING FORCE FOR ALL INTERIOR DOORS, EXIT DOORS SHALL BE 5LBS MAX.
- INSTALL TWO PEEP HOLES ON ALL UNIT ENTRY DOORS. INSTALL LOWER, ACCESSIBLE PEEP HOLE BETWEEN 42" & 48" A.F.F. SEE DETAIL.
- SEE SITE PLAN DRAWING FOR ACCESSIBLE ELEMENTS & ACCESSIBLE ROUTES LOCATED ON THE SITE.
- GC SHALL INCLUDE ACCESSIBLE CLEARANCE AREAS ON CABINET SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW & APPROVAL. SHOP DRAWINGS SHALL BE APPROVED BY THE GENERAL CONTRACTOR & REVIEWED BY THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF KITCHEN & BATHROOM CABINETS IN OFFICE AND ALL UNITS.
- PROVIDE 18" CLEAR BETWEEN DOOR EDGE & ADJACENT WALL ON "PULL SIDE" OF ALL DOORS LOCATED WITHIN UFAS UNITS.
- PROVIDE 12" CLEAR BETWEEN DOOR EDGE & ADJACENT WALL ON "PUSH SIDE" OF ALL DOORS LOCATED WITHIN UFAS UNITS.
- SEE ELECTRICAL DRAWINGS FOR AUDIO/VISUAL ALARM DEVICE LOCATIONS IN UFAS UNITS.
- MAX. DOOR THRESHOLD HEIGHT ON ALL UFAS AND FAIR HOUSING HINGED DOORS SHALL BE 1/2".
- PROVIDE RANGE WITH FRONT CONTROLS IN ALL UFAS UNITS.
- PROVIDE WALL SWITCH FOR ALL RANGE HOODS IN UFAS KITCHENS.
- PROVIDE "FINGER PULL/U-SHAPED" HARDWARE ON ALL KITCHEN & BATHROOM CABINETS.
- PROVIDE TOILET TANK HANDLE ON SIDE LOCATED AWAY FROM WALL IN ALL UFAS UNITS.
- ALL BATHROOM TOILETS IN FAIR HOUSING UNITS, PROVIDE 2X8 BLOCKING IN WALL BEHIND TOILET @33"-36" TO CENTER OF BLOCKING FOR FUTURE GRABBARS.
- SHOWER CONTROLS 48" A.F.F. MAX. W/ SHOWER HEAD W/ HOSE ON ADJUSTABLE GUIDE.

NOTE: SCALE IS APPROXIMATED CONTRACTOR MUST CONFIRM ALL DIMENSIONS IN FIELD.

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

#

NOT FOR CONSTRUCTION

New Chester Townhouses
Phase II, LP

Chester
Townhouses II

628 LANCASTER STREET
CHESTER, SC 29706

25-615.00

MAY 23, 2025
SC HOUSING FINAL APPLICATION

DATE

DATE: FEBRUARY 14, 2025
ISSUED FOR: SC HOUSING APPLICATION

3BR/1.5BA UNIT PLAN
GARDEN STYLE - QUAD
- EXISTING/DEMO
- PROPOSED
- UFAS

A434

PM:JMR TEAM LEAD:SBM

Architectural
Planning
Interiors

R/DA Architects

ACCESSIBLE UNIT LOCATIONS

BUILDING	ACC. UNIT #	ACC. MOB. UNIT #	AV. UNIT #
J	X	X	X
K	X	X	X
L	332-1BR 333-1BR	X	334-1BR 335-1BR
M	324-3BR	X	X
N	X	X	X
O	X	X	X
P	X	X	X
TOTAL	3		2

SC - 5% TO BE IN ACC. UNITS.
ACC. 52 x 5% = 2.6 = 3
A/V 52 x 2% = 1.04 = 2

SQUARE FOOTAGE

3BR/1.5BA - GARDEN STYLE
TOTAL GROSS SQFT APPROX: 992 GSF
INDIVIDUAL ROOM BREAKDOWN:

- PRIMARY BEDROOM 152 SF
- BEDROOM 2 109 SF
- BEDROOM 3 100 SF
- FULL BATHROOM 37 SF
- HALL 53 SF
- LIVING 140 SF
- DINING 104 SF
- HALF BATH 23 SF
- KITCHEN 65 SF
- LAUNDRY 22 SF
- STORAGE 19 SF

SCOPE OF WORK

381510111213141516

1718192021222324

25262728303132

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK, SEE CS30x

WALL TYPES

EXTERIOR WALL - EXTERIOR WALL

INTERIOR WALL - EXISTING STUD PARTITION

DEMOLISH WALL - DEMOLISH EXISTING STUD PARTITION

INTERIOR WALL - NEW STUD PARTITION 2x4 TYP. UNO

GENERAL NOTES

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ENLARGED PROPOSED 3BR UNIT PLAN - UFAS

SC HOUSING REDLINE GARDEN STYLE FIRST FLOOR SCALE: 1/4"=1'-0"

1

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NOT FOR CONSTRUCTION

New Chester Townhouses
Phase II, LP

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Townhouses II

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- UFAS
- SC HOUSING REDLINE

A435

PM:JMR TEAM LEAD:SMB

Architecture
Planning
Interiors

R/DA Architects

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