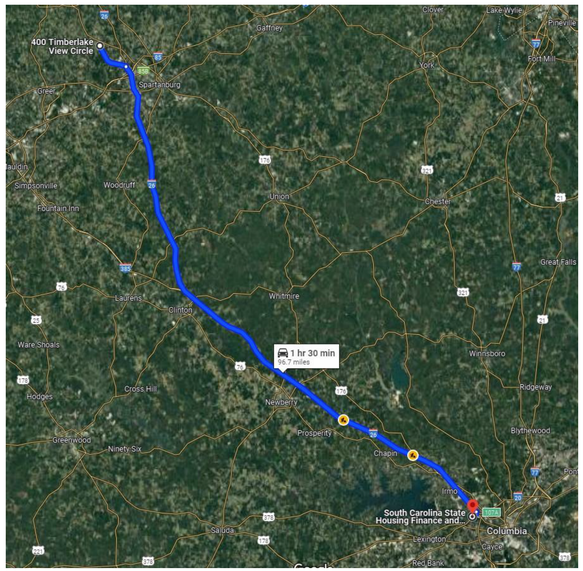
Timberlake Apartments

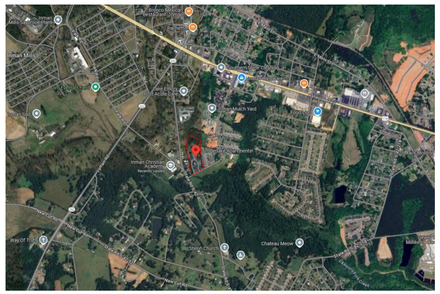
400 Timberlake View Circle
Inman, SC 29349



AGENCY MAP



AERIAL PHOTO



VICINITY MAP

SHEET INDEX

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THIS PROJECT, IN ITS ENTIRETY, TO COMPLY WITH 2026 QAP , APPENDIX B, DESIGN QUALITY STANDARDS.

CIVIL ENGINEERING	STRUCTURAL ENGINEERING	ARCHITECTURAL	ENGINEERING (MEP)	GENERAL CONTRACTOR	OWNER	LENDER
TPH SITE SERVICES, LLC 1711 HIGHWAY 17 SOUTH, UNIT 62 SURFSIDE BEACH, SC 29575		R/DA ARCHITECTS 4010 WAKE FOREST ROAD RALEIGH, NC 27609 PHONE # 919.875.0001 FAX # 919.875.9200			HD TIMBERLAKE, LLC P.O. BOX 9160 GREENVILLE, SC 29604	

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SEALS

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NOT FOR CONSTRUCTION
JAMES ROSSI REGISTERED ARCHITECT NORTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 02/09/26
ISSUED FOR: SCSHFDA Full Application

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TITLE SHEET

.TS100

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Architecture
Planning
Interiors

R/DA Architects

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CURRENT CODES

- 2021 INTERNATIONAL 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
- 2021 INTERNATIONAL ELECTRICAL CODE (NFPA 70) WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2021 INTERNATIONAL FIRE CODE WITH SC BUILDING CODE COUNCIL MODIFICATIONS
- 2009 SOUTH CAROLINA ENERGY CONSERVATION CODE
- 2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2010 AMERICAN WITH DISABILITIES ADAAG REQUIREMENTS
- FAIR HOUSING ACT
- SECTION 504

PROJECT SUMMARY

South Carolina Affordable Housing
Unit Area Summary

Project Name: TIMBER LAKE APARTMENTS, INMAN, SC
R/DA Project Number: 26-601.00

UNIT Min. Req. (heated)	1 BR 750 - 840	2 BR 850 - 1100	3 BR 1100 - 1265	4 BR 1250 - 1350
Heated * *(existing)*		968	1,176	
Net Heated		1,016	1,231	
Gross **		1,016	1,231	

BATH - # per unit	1 BR	2 BR	3 BR	4 BR
Min. Req.	1	1	2	2
Provided		1.5	2	

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.

South Carolina Affordable Housing
Project Area Summary

		UNITS TYPE	UNITS #/BLDG	AREAS HEATED	AREAS GROSS
BUILDINGS 900, 1100, 1300, 1800		2 BR 3 BR	8	7,744	8,128
		Breezeway			785
SUB-TOTALS, PER BLDG:				7,744	8,913
SUB-TOTALS, ALL 2BR BLDGS:			4	30,976	35,652
BUILDINGS 700, 800, 1000, 1400		2 BR 3 BR	8	9,408	9,848
		Breezeway			1,153
SUB-TOTALS, PER BLDG:				9,408	11,001
SUB-TOTALS, ALL 3BR BLDGS:			4	37,632	44,004
RESIDENTIAL BUILDING TOTALS:				68,608	79,656

TOTAL, 2BR UNITS:	32
TOTAL, 3BR UNITS:	32
TOTAL, UNITS:	64

COMMUNITY BUILDING			
(min. 200 s.f.) (8sf/unit; min. 250 s.f.)	Office/File Area:	337	
	Community Room:	420	
	Kitchenette:	103	
	Computer Room:	119	
	Restrooms:	44	
	Laundry:	135	
(min. 200 s.f.)	Storage	151	
	Misc., Interior Walls:	217	
(min. 1200 s.f.)	Subtotal:	1,526	1,587
	Porches:		
NON-RESIDENTIAL BUILDING TOTALS:		1,526	1,587

MISC. STRUCTURES				
MAIL CENTER				
COVERED PICNIC				975
MAINTENANCE SHED				
GAZEBO				
OTHER				
MISC. STRUCTURES TOTALS:				975

GRAND TOTAL:	70,134	82,218

South Carolina Affordable Housing
Development Summary

TOTAL ACREAGE:	5.799 ACRES

NUMBER OF BUILDINGS:	
RESIDENTIAL BUILDINGS	8
NON-RESIDENTIAL BUILDING (Office/Community Building)	1
TOTAL:	9

PARKING PROVISIONS:			
SPACES PER 2BR UNIT:	1.75	(Including ADA Spaces)	56
SPACES PER 3BR+ UNIT:	1.75	(Including ADA Spaces)	56
SPACES AT OFFICE/CB:		(Including ADA Spaces)	3
A.D.A. SPACES PROVIDED (ADA + (1) Office ADA + 2% of FHA):	8		
TOTAL PARKING REQUIRED PER LOCAL ORDINANCE:			112
TOTAL PARKING PLANNED:			123

ACCESSIBILITY PROVISIONS: UNIT TYPE	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
STANDARD UNITS		16	16		32
UNITS COMPLIANT W/ F.H.A. CRITERIA		13	13		26
UNITS COMPLIANT W/ A.D.A. ACCESSIBILITY GUIDELINES (5%) *		2	2		4
UNITS COMPLIANT W/ CRITERIA FOR THE VISION/ HEARING IMPAIRED (2%) **		1	1		2
TOTAL	32	32	32		64

* 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: 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).

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

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SC NC
NOT FOR CONSTRUCTION
JAMES S. ROSSI REGISTERED ARCHITECT SOUTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT
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400 Timberlake View Circle
Inman, SC 29349
26-601.00

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Phone: 919.875.0001

SECTION 01 11 00 - SCOPE OF WORK DESCRIPTION

Existing Conditions: Property was completed and first occupied in **2000**.
If placed in service after March 13, 1991, all improvements are to meet or exceed Fair Housing Act and Section 504.
☑ Yes ☐ No Type 'B' units are required

Project Unit Mix:

	one bedroom
32	two bedroom, including (2) UFAS/Type "A" accessible units and (1) A/V unit
32	three bedroom, including (2) UFAS/Type "A" accessible units; (1) A/V unit
	four bedroom
64	total units
1	office/ laundry / community building

☐ Elderly ☑ Family

Mobility Disabled Units: UFAS/ Type A, at least 5% of the total units (but no less than one unit) must be equipped for the mobility disable, including for wheelchair restricted residents. 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, as required by SC Housing.

Hearing and Sight-Impaired Units: UFAS/ AV, at least an additional 2% of the total units (but no less than one unit) must be equipped for hearing and sight-impaired residents. To provide hearing and sight-impaired accessibility, HUD recommends compliance with ICC/ ANSI A117.1 Section 1006, which includes 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.
For Older Persons 55+ Developments 100% of the units must be accessible and adaptable (Type B), as defined by the Fair Housing Amendments Act of 1988. *For rehabilitation projects refer to the Fair Housing Amendment Act of March 13, 1991.*

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

GENERAL

1 General Conditions: 00 7100, 00 7200, 00 7300
Compliance with **2026 SCSHFDA 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 SCSHDFA manuals for Year 2026.
Unless otherwise noted, General Contractor shall request documentation from the owner for all waivers granted for this project.
a Provide evidence of maintained workman compensation insurance coverage.
b Provide evidence of maintained liability Insurance $500,000/ $1,000,000.
c All work shall meet all applicable codes, including 2006 International Energy Conservation Code.
d All work shall be professional and guaranteed/warranted for one year.
e Meet or exceed all building product manufacturer's recommendations.
f Bidder visit and inspect jobsite and must confirm all counts and measurements.
g Inspect each unit prior to turn-over with property manager.
h Complete punch-list prior to final payment.
i Final clean each unit immediately prior to turn-over to property manager.

2 Coordination: 01 3100
a Prepare sequencing plan (schedule) for relocation and staging of work.
b Submit work sequencing plan to Property Manager and Owner designated representative, if applicable, one week before start.
c Limit work duration in each apartment to shortest possible time interval.

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.
a entry sign, old overgrown or damaged plant material, obsolete playground equipment.
b broken concrete, concrete stoops and patios, broken asphalt paving, curb and sidewalks.
c mailbox enclosure and mailboxes, damaged compactor and enclosures.
d walls shown on drawings to be removed.
e doors and frames/trim, hardware, windows and frames/trim.
f shingle roofing, gutters, damaged fascias and soffits, siding, trim, ridge vent, shutters.
g loose vinyl floor tile, carpeting, damaged wall trim and drywall.
h cabinets, countertops, sinks, lavatories, water closets, bath tubs.
i appliances, light fixtures.

SITE WORK

4a General:
a Upgrade site access to meet UFAS accessibility requirements. See site plan.
b Clean sanitary sewer laterals from Building to manhole(s) and from manhole to manhole to property boundary.
c Jet and camera all sewer lines prior to rehab.
d Sewer lines must be scoped and repaired/ replaced as needed.

4b Site Improvements: 10 5500, 12 9300, 31 1100
a Provide covered, fully accessible mailbox center with lighting with USPS approved mailboxes. See site plan for location.
b Provide new ADA accessible playground with ADA mulch within edging.
New playground to be Sugar Island Play Center, Adventure Peak 9256, or equal.
c Provide ADA accessible sidewalk or path to and from playground, site amenities and common areas.
d Provide (1) bench with back and warning sign at playground, with accessible parking.
e Provide mulch area clearances around play equipment per mfr's rec. (min. 6').
f Provide 15' x 25' accessible picnic shelter. See site plan for location.
g Provide (1) picnic table and (1) ADA accessible picnic table. See site plan for location.
h Provide (1) grill with (1) ADA accessible grill. See site plan for location.
Locate grill min 5' perpendicular from adjacent roof of wood structures.
i Remove existing compactor dumpster and provide (2) 8-yard dumpsters with new apron, pad and enclosure.
j Provide new accessible white vinyl/PVC (low maintenance) dumpster enclosures.
k Provide (3) bollards at each dumpster.
l Install parking bumpers at spaces along accessible route and at accessible units.
m Dumpsters/ trash compactors and recycling area must be ADA accessible and located on an ADA accessible route or have ADA parking hear the collection area(s).
n Provide a collection and storage area of non-hazardous material for recycling.
- Property management is responsible for prominently displaying a sign stating exactly which materials are and are not accepted for recycling.
o The dumpster/ trash compactor and recycling pad/ area must be enclosed on at least three sides with materials that will be consistent with the design and appearance of the residential buildings. An enclosure combining masonry, cementitious products or composite products are acceptable enclosures or these products can be used independently. PVC or vinyl fencing is acceptable. Chain link and wood fencing are not acceptable.
p Painted pipe bollards must be installed behind all dumpsters.

4c Asphalt Paving: 32 1216, 32 1723
a Remove existing asphalt at required accessible parking aisles and spaces and proposed crosswalks to provide concrete paving at a max slope each way of 2%.
b Repair and patch parking areas and drives. Overlay parking lot with 2" Type 2 asphalt surface. Test subgrade; any failing areas are to be removed and subgrade repaired.
c Stripe parking areas and accessible spaces with aisles as shown on site plan.
d Restripe parking spaces to meet handicap requirements and provide ADA signage.
e Provide concrete parking pads, cosswalks and curb ramps with access aisle striping per site plan.

5 Sidewalks: Concrete Pads: 03 1000, 32 1313
Upgrade concrete to meet accessibility requirements, to include:
a Replace broken and missing concrete sidewalks.
b Remove, regrade and replace sidewalks flooded by rain.
c Grind or replace sections of sidewalks at tripping hazards (1/2").
d Provide accessible sidewalks to dumpster enclosures, mail kiosk and playground. See site plan.
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.
f Position curb-cuts and crosswalks for handicap accessibility of site.
See site plan for location of handicap parking spaces and crosswalks.
g Repair pot holes at driveway entrance.
h Provide accessible concrete pad for mail kiosk.
i Provide concrete pad for dumpsters with concrete approach apron.
j Provide concrete pad for tenant recycling receptacles.
k Repair/Replace damaged (loose) handrails, at Building 1400.
l Provide concrete swales at transition of sidewalk to breezeway, including 1/4" steel cover, at Buildings 900, 1100, 1300, 1800. See detail.

6 Site Amenities: 10 5500, 12 9300
a New playground area
b Picnic area with grills

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 Remove tree stumps remaining after tree removal.
d Provide landscaping around project entry sign.
e Regrade flat site areas to slope away from buildings. Provide swales to drain away from building. See site plan.
f Identify low areas that hold water and fill with topsoil and seed.
g Spread topsoil and reseed bare turf areas.
h Clear all storm drains of debris and soil.
i Update and repair irrigation system to include (1) lockable hose bibb at each building.

8 Signage:
a Provide new permanent project entry sign panel. Existing base to remain.
b Provide identification signage for each unit with Braille.
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 new handicap parking signage.
f Provide SC Housing refuse collection signage.
g Braille signage to be provided in locations required by FHA, ADA and UFAS.
h Property entrance must have a monument sign with brick or stone columns.

9 Site Lighting:
a Duke Energy is updating fixtures for all to have new LED bulbs at existing parking lot lights.
b Provide new lighting at the mail kiosk, picnic shelter, maintenance shed and dumpster areas to meet a minimum of 1 foot candle of coverage.
c Provide new LED lamping for all breezeway lights.
d 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 Epoxy/Grout base of breezeway walls at vinyl siding termination to prevent water intrusion of breezeway slab.
d Pressure wash all buildings, sidewalks, and breezeways. Spot clean breezeways as required.
e Provide renovations for the office/laundry/community building. See Item 10C below.
f Clean mechanical rooms, replace damaged or mildewed wallboard with moisture resistant drywall.
g Clean all exterior wall surfaces to remove clay splash stains and mildew.
h 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.
i Developer/ Owner to provide termite inspection report.
j In order to reduce air infiltration and to pass blower door test (energy audit by power company), install sealant as required.

10b General Accessibility
a Provide upgrades to Community Building and accessible units per UFAS and ANSI accessibility requirements.
b All rehabilitation projects are required to meet the Appendix B, Development Design Criteria. II. Accessibility Requiements, items A, B, C, and D as detailed.
c All Type A accessible units must be brought to current building standards.

10c Community Building:
Refer to building plans for the following items of rehabilitation of the existing Community Building.
a Provide new roofing, siding, windows, shutters, and replace the HVAC equipment.
b Provide new accessible route to the Laundry Room.
c Interior modifications include accessibility improvements for the toilet rooms, drinking fountain (also to be capable to fill water bottles), new cabinets and appliances to be ANSI/ADA compliant.
d New finishes include adding 1/4" GWB over the existing "popcorn" ceilings and painting throughout.
e All primary entrances to be half lite or full view commercial grade glass.
f Provide an insulated attic access panel with keyed lockset.
g Property Management to coordinate installation of new computers and printers. Laundry equipment to be Enegry Star rated and include (1) washer and (1) dryer that are to be ANSI/ADA compliant with front controls and front loading.

11 Masonry: 04 0513, 04 0516
a Replace damaged and missing brick.
b Point up all missing and damaged mortar.
c Clean brick exterior walls per recommendations of Brick Institute of America.

12 Metals: 05 5000
a Provide new metal railings.
b Provide new metal stringers with new precast concrete treads.
c Repair existing landings. Replace east side landings on Buildings 700, 800, 1000, 1400.
d Install 27" high cane detection rail at all open stair/landings.
e Provide (3) bollards at each dumpster.

13 Carpentry: 06 1000, 06 4100, 06 4600
a Inspect for and replace damaged wood trim, exterior sheathing.
b Replace damaged sheathing with OSB.
c Provide framing for new wall hung HVAC unit, thru the wall service door and return air grill.
d Inspect for and replace damaged floor sheathing.
e Provide lockable attic access panels at all buildings. See plans.
f Provide new or repair closet shelving and rods. 5 shelves in linen closets.
g Provide removal of existing ceiling if necessary to replace duct board with new insulated metal duct on flexible ductwork for new HVAC system in units.
h All attic draft stops are to be inspected and have penetrations sealed.
i Existing fire walls in attics between units must be intact and solid.
j Attic access panels must be lockable with keys available.
k Stair handrails must have continuous wood blocker board.
l Blocking is to be installed between the studs of the bathroom walls at toilet and shower for required grab bars to be installed.
m Coordinate with the plumber to locate the new shut off valve for the unit water line outside mechanical closet inside unit.
n Provide new trim at all new walls, doors and windows.
o Provide new base throughout, and new quarter round at all LVP areas.
p Provide flooring, base, shoe molding and painted walls behind and under appliances.
q Provide picnic shelter.
r Provide mailbox kiosk.
s Extend HVAC drop soffit into BR 1 in two-bedrooms units. Relocate diffuser to wall in living room. See plans.

14 Insulation:
a Inspect attic/roof insulation and upgrade to R38.
b Attic insulation must meet R-30 minimum value.

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E-mail: mail@RDA-Architects-PA.com
Fax: 919.875.9200
Phone: 919.875.0001

15 Roofing: 07 3113
- a For all buildings, provide new antifungal architectural asphalt fiberglass roof shingle system with a 30-year warranty.
- b Remove all existing roof shingles and damaged roof edges and accessories.
- c Replace damaged fascia boards and sheathing.
- d Provide the Authority a written manufacturer warranty.
- e Provide new 5" aluminum gutters and 3x5 downspouts to discharge a min. 6' from foundation. Downspout extension to be 4" corrugated and under cover of 6' mulch bed at perimeter of building. Tie downspout into storm drain where possible.
- f Provide splash blocks, if required.
- g Provide synthetic underlayment, leak barriers, starter strip shingles and hip and ridge cap shingles.
- h Provide new ridge venting for roof ridges and cut sheathing to vent attics where new shingles are installed. Remove existing roof vents.
- i Provide metal step flashing at all gable sidewall roof conditions.
- j Leak barriers must be mineral surfaced type installed a min. of 5' up all side walls and installed a min. of 24" around all roof penetrations on the roof deck. Ice barriers are to be installed per IBC/IRC 9051.2.
- k Step flashing to be 5"x5"x7" min. with min. thickness of 0.019" / 0.5mm, factory painted, at all rakes or slopes and drip edge installed on all eaves and rakes per IBC/IRC 905.2.8.5 min.
- l Provide attic draftstops between every other unit: review locations with Architect.
- m Provide new side wall ridge venting where ridges abut walls.
- n Provide roofing for new mail kiosk and picnic shelter.
- o Existing fire walls in attics between units must be intact and solid.

16 Siding: 07 4633
- a Replace all existing vinyl siding throughout with cementitious siding.
- b Provide the Authority with a written 30-year manufacturer warranty.
- c Replace all soffit with vented vinyl soffit, min 0.040 thickness.
- d Cover all fascia with white aluminum/vinyl trim, min 0.024 thickness.
- e Provide prefinished aluminum flashing behind siding over brick rowlocks.
- f Provide air infiltration barrier behind all new siding and trim.
- g Install mounting blocks for all electrical boxes, disconnect boxes or surface mounted devices on siding. Metal Z-flashing must be installed behind, on top of and below all band boards, and above exterior doors and window trim.
- h Replace existing column coers at all stairs with fiber cement panel trim.

17 Doors: 08 1416

EXTERIOR:
- a Replace all front exterior doors/frame/trim with new Energy Star metal clad or fiberglass insulated metal doors with metal frame or exterior metal and interor wood frame.
- b All entry thresholds to have accessible threshold (FHA).
- c All exterior doors must have a rot proof jamb.
- d Front entry doors at accessible units to have spring hinges.
- e Caulk all doors inside and outside.
- f Seal all exterior door thresholds with silicone caulk.
- g Replace all exterior doors at Community Building with Energy Star rated doors, half lite or full glass. SHGC U-factor <=.23 for half lite; <=.28 for full lite.
- h Replacement doors to be Energy Star qualified.

INTERIOR:
- i Replace all interior doors, jambs, frames, and hardware, with 6-panel type.
- j Replace all bi-fold doors with hinged doors, with 6-panel type.
- k Undercut bedroom and bathroom doors 3/4".
- l Provide min. 3/4" air space under all interior doors for air circulation (measured from finished floor).
- m Laundry closet in two-bedroom units to be cased opening.
- n All bi-fold and accordion doors must be replaced with hinged doors.

18 Windows: 08 5300 08 8000
- a Replace all windows with new insulated, double pane, vinyl windows. Must meet Energy Star rating for Zone South Central and have a 10-year warranty.
  Install flashing per manufacturer's recommendation.
  Contractor to verify tempered glazing requirement against existing hazardous locations.
- b Windows shall be tilt-in type for easy cleaning.
- c 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.
- d Provide insect screens at all windows.
- e Caulk all windows inside and outside.
- f Provide child safety snap lock in frame. Second floor windows are required to have window opening control devices.
  Accessible units to he accessible "pop lock" or approved equal.
- 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.
- k See Section 29 below for window blind requirements.

19 Hardware: 08 7100
- a Replace all exterior entry door hardware to have a thumb latch/ lever style deadbolt lock. View finders are required and accessible units require two, one at 48" AFF.
- b Replace all interior door hardware.
- c Provide lever handles in all "public" rooms. Provide lever handles in ANSI/UFAS units with push-button style locks.
- d All door stops/wall stops must be installed, whether the door is being replaced or not.

20 Gypsum Wallboard: 09 2900
- a Inspect for and repair/ replace damaged wallboard. See unit matrix.
- b Install 1/4" GWB over existing "popcorn" ceiling and prep for paint.
- c Repair wallboard removed for new utilities including dryer vents.
- d Patch walls and corners at new windows and doors.
- e Inspect bathroom drywall, if not moisture resistant. Remove and replace with moisture resistant drywall.
- f Provide moisture resistant drywall where replaced in bathrooms, laundry rooms, mechanical closets, exterior storage closets, and behind kitchen sink base.
- g Patch and finish all access holes needed to install new work in walls and ceilings.
- h Provide 4'x8" vents above doors to all unconditioned spaces

21 Vinyl Flooring: 09 6519
- a Provide gypsum based leveling compound with sound batt underlayment at 2nd floor units
- b Provide 12mil LVP in all units throughout.
- c Provide 12mil LVP in Community Building.
- d Provide new 12mil LVP and underlayment in bathrooms.
- e Provide new vinyl cove base at base of all tubs; match tub color.
- f Provide flooring coverings in all interior mechanical and storage closets.
- g Shoe molding must be intalled in areas where glue down or laminate flooring is installed.

22 Carpet: 09 6816

NONE

23 Painting: 09 9100
- a Paint entire interior of each dwelling unit - egg-shell finish; semi-gloss finish in kitchens, bathrooms, doors and trim.
- b Paint interior of the Community Building - eggshell finish; semi-gloss finish in bathroooms, doors and trim.
- c Paint new/all interior doors and trim with semi gloss latex-acrylic enamel paint. Paint top, bottom, sides, and both faces.
- d Paint new/all exterior doors and trim with semi gloss latex-acrylic enamel paint. Paint top, sides, bottom, and faces of door.
- e Clean, prepare and sand all surfaces prior to painting.
- f Caulk all open joints.
- g Prime all new and repaired surfaces.
- h Prepare and paint all existing and new metal handrails, cane rails and miscellaneous guard rails.
- i Paint all existing and new stair/landing stringers, framing, handrails, balusters, newel posts, columns.
- j Interior painting must include the entire unit.

FURNISHINGS

24 Bath Fixtures:
- a GENERAL: Bring acessible units up to current standards. See enlarged plans.
- b Replace all existing tubs and surrounds with multi-piecetub and surround, with blocking. Blocking should also be installed between studs at the shower and toilets.
- c Replace all water closets.
- d Flush valve to be to the open side of the toilet and seat to be an open end style.
- e Provide accessible height water closet in Type A accessible units.
- f Provide vanity cabinet with drop-in sink.
- g Replace wall hung lavatories in accessible units.

25 Accessories: 10 2813
- a Replace all bathroom accessories with brushed nickel: attached (not tension) shower rod, 24" towel bar and toilet paper dispenser. See plans for locations.
- b Remove soap and toothbrush holder; do not replace.
- c Provide 24"x36" mirror mounted at top of back splash.
- d Replace existing semi-recessed medicine cabinets in existing locations as shown on plans.
- e Provide grab bars in accessible bathrooms at tub and water closet.
- f Replace all grab bars at toilet and showers in accessible units.

26 Casework: 06 4100
- a Provide new kitchen and vanity cabinets to meet SCSHFDA Design Standards, ANSI, KCMA A161.1-2000.
- b Provide 84" tall pantry cabinet in two-bedroom unit kitchens. See plans.
- c Provide cover for/box in exhaust vents.
- d Provide new plastic laminate countertops with stainless steel sinks.
- e Replace casework with UFAS compliant casework in accessible units to be compliant with current standards. See enlarged plans.
- f Accessible units, Type 'A' and Type 'B' units (all first floor units) to have removable front (only with a screw driver) cabinets at kitchen sink and work space.
- g Drawers must have dual side tracks.
- h Ice maker rough-in box is to be behind the refrigerator with putty pack.
- i Accessible sinks to have rear drains and a max depth of 6-1/2". Sink bottom is required to be insulated if at or below 29" AFF.

27 Appliances: 10 4413 11 3100

REFRIGERATORS:
- a Provide new EnergyStar refrigerators, with ice-maker.
- b Handicap units to receive side-by-side EnergyStar refrigerator.

RANGES:
- c Provide new 30" self-cleaning electric range/ oven.
- d Ranges with front controls to be provided in UFAS/ ANSI units.
- e Install anti-tip devices at all ranges secured to floor.
- f Provide splash guard behind all ranges.
- g Ranges to fit flush against wall.
- h Splash panels must be installed behind all ranges.
- i Anti-tip devices secured to the floor must be installed under all ranges.

RANGE HOODS:
- j Provide new recirculating range hoods at all accessible units.
- k Provide new over the range mounted microwave oven, with recirculating fan in all standard units.
- l Provide metal collar trim to seal all penetrations of range hood duct inside wall cabinet.
- m Provide fire suppression device at underside of range hood: Fire Stop or equal.

OTHER:
- n Provide new countertop microwave in all accessible units.
- o Provide new EnergyStar dishwashers in all units.
- p Install new fire extinguisher in kitchens. Provide label on outside of cabinet.

28 Mini-blinds:
- a Replace existing blinds with cordless vinyl minibinds at all windows. Metal blinds are not allowed.
- b Window blinds in ANSI/ UFAS units are to be corded.

29 Other:
- a Provide sealing of all penetrations in mechanical closets, diffusers and electrical switches and outlets to prevent air infiltration.
- b Provide ventilated wire shelving with rods for closets, and min (4) 12" wire shelves in all linen and pantry closets.
- c General Contractor to coordinate with a certified radon inspector to test all units at the start of construction to identify any units with higher than .04 picocurie level to identify if remediation is required.
- d General Contractor to coordinate with a certified environmentalist to test units for the presence of mold and establish the scope required to abate the unit should levels exceed acceptable standards.

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 All units must have individual water shut off valves in the unit.
- c All polybutylene ("Quest") piping must be replaced.
- d All original cast iron p-traps must be replaced.

KITCHEN:
- e Provide faucet, fittings and hook-up of kitchen sinks.
  Faucets to be low flow, 1.5/2.0 gpm.
- f Provide shallow depth rear drain kitchen sinks in UFAS units per UFAS requirements.
- g Provide fittings and hook-up for dishwasher.
- h Provide fittings and hook-up for ice-maker at refrigerator. Install putty packs in 2BR units.
- i Provide new single lever faucets throughout project.

BATH SINK:
- j Provide faucet, fittings and hook-up of bathroom vanities or sinks.
- k Bathroom faucets shall be low flow 1.5/2.0 gpm.
- l Remount lavatory in Type 'A' accessible units at proper height; rim at 34" AFF.

TOILET:
- m Provide fittings and hook-up of new water closet in all units and Community Building.
  Toilets to be low flow, 1.28 gpm or less.
- n Caulk front and sides only.
- o Provide accessible height water closet in type A accessible units.
- p Verify water closet and drain center 18" from adjacent wall surface in Type 'A' and Type 'B' units.

TUB / SHOWER:
- q Provide faucet, fittings and hook-up of new tub/shower.
- r In all UFAS units, controls are to be less than 12" from reach side edge, and have hand-held shower head.
- s Replace bath valves and shower heads (low flow).
- t Reposition controls in accessible tub/showers to less than 12" from reach side edge.

WATER HEATERS:
- u Replace all water heaters and valves to comply with latest adopted edition of International Plumbing Code for new construction.
- v Water heater capacity to be 30-gallon in 1BR and 2BR units; 40-gallon in 3BR units.
- w Pipe pans to exterior. Provide elevated stand as required.
- x Pipe water heater pans to the exterior, individually or combined with the HVAC condensate drain line to the exterior wall. Extend maximum of 6" from face to a 90° elbow to a 45° degree joint that ends the line to drain away from the building face. Provide positive drainage away from the building. See Item 31.d below for coordination.
- y All water heaters must be in an overflow pan and piped to the outside (where possible).
- z Water heaters under kitchen countertops must be relocated.

OTHER:
- aa Replace clothes washer valves and boxes.
- bb Find exterior waste cleanouts, provide removable covers at grade.
- cc Secure exterior waste cleanouts in concrete at grade.
- dd Install (1) lockable hose bigg at each building, supplied by irrigation system.
- ee Repair existing irrigation system to working order.
- ff Relocate unit water cut-off outside of mechanical closet with a ccess panel within reach range, above 15" min AFF.

31 HVAC: 23 0000
- a Replace split system heat pump system in each unit and community building.
- b All replaced HVAC systems shall have A2L refrigerant.
- c Replace line set to meet manufacturer's recommendation.
- d Pipe condensate through wall, bulkhead or furred wall trim to exterior - do not pump. See item 30.x above for coordination.
- e Provide manufacturer's 2nd safety shut off for heat pump pan overflow.
- f Provide leveled concrete pad for each outside unit- top surface 2" min above cut grass.
- g Remove platform for AHU; hang unit on manufacturer supplied wall hanger with service from the front of the thru the wall unit.
- h Remove all duct board and install insulated metal duct with a new fire damper. Replace all existing flex duct to existing boots for the ceiling diffusers.
- i Clean ductwork, replace all supply diffusers and all return air grills.
- j Replace all supply diffusers and replace return air grills.
- k HVAC return to be thru the front panel at the unit.
- l Provide dehumidifier in all units. Sante Fe UltraMD 33. See plans for location.
- m Existing HVAC air handlers must have a secondary condensate overflow line or cutoff switch.

DRYER VENTING:
- n Replace existing flex duct at dryer and provide smooth metal dryer duct to the exterior. Install duct in wall with rough-in connection max. 2' AFF.
- o Provide recessed duct box for duct exhaust, duct and new wall cap for new dryer vents. Clothes dryer venting must be hard ducted to the exterior and concealed in wall.

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SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SOUTH CAROLINA — NOT FOR CONSTRUCTION — JAMES D. ROSSI ARCHITECT NORTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26

ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

SCOPE OF WORK

G3.01

PM: TEAM LEAD:

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BATH EXHAUST:

- p Provide new EnergyStar bathroom exhaust fans: 70 cfm required.
- q Add a new bath exhaust fan in the shower combined washer and dryer room in each unit: 70 cfm required. Duct to the exterior or combine with other existing bath exhaust duct run to the exterior.
- r Exhaust duct shall have a backflow damper and be vented with hard duct to the exterior.
- s Provide duct and wall cap for new exhaust fans.
- t All penetrations for mechanical venting shall be through the side wall or soffit, not thru the roof, to the exterior.
- u Hard duct all new and existing bathroom exhaust fans where possible (in attics).

32 Electrical: 26 0000

- a Inspect electrical system and repair or replace damaged components. Provide report to owner.
- b Confirm all circuits are properly wired with tester and rewire all that are incorrect. Provide report to Owner.
- c Install new GFI receptacles in all kitchens and baths to meet code.
- d Install (1) GFCI receptacle at HVAC on each building from house panel.
- e Replace all receptacles, switches, and cover plates.
- f Lower all switches higher than 48" when on.
- g Outlets shall be tamper resistant.
- h Zip tie all interior and exterior electrical disconnect boxes.
- i All receptacles, switches and cover plates must be replaced.

SAFETY DEVICES:

- j Provide hardwired smoke detectors, wired in series, to meet code (UL 217).
- k Smoke Detectors in all accessible and A/V units to be audible and flashing.
- l Update all unit emergency call systems to have audible alarm and strobe light outside of each apartment front exterior door in accessible Type 'A' units.
- m Provide emergency pull cords in bathroom and bedroom of all Type A units.

Sight and Hearing Impaired Units:

- n Unit must be Type 'A'.
- o Units must be roughed in to allow for smoke alarms with strobe lights in every bedroom, bathroom and living area.
- p Units must have a receptacle next to telephone jacks in units for future installation of TTY devices.
- q Lighted hard-wired doorbell button connected to a horn/ strobe alarm installed in each bathroom, bedroom, and common area is required.
- r All units must have looped smoke alarms.

R/DA Architects, P.A. TIMBERLAKE APARTMENTS 400 Timberlake View Circle Inman, SC May 11, 2026

LIGHT FIXTURES:

- s Replace all interior and exterior lighting fixtures. With LED lamping.
- t Replace common area exterior breezeway light fixtures with LED lamping and photo cells.
- u Provide ceiling fan/ light fixture in all bedrooms and living rooms with separate switches.
- v Provide switched overhead light in walk-in closets.
- w Replace existing laundry light fixture with new LED fixture.
- x Provide new undercabinet light at sink.
- y Provide lighting at mailbox kiosks enclosures (recessed in soffit).
- z Provide wall packs over sunroom window at two-bedroom units.
- aa 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.
- bb Ceiling fans with lights must be installed in all living rooms and bedrooms. Fan and light must be wired to a separate switch.

APPLIANCES AND EQUIPMENT:

- bb Wire and hook-up dishwasher.
- cc Wire and hook-up range.
- dd Wire and hook-up range hood or microhood. See accesible unit plans for special conditions.
- ee Wire and hook-up water heater. Install new disconnect.
- ff Wire and hook-up bath exhaust fan. Switch with ceiling light.
- gg Provide (2) switches in bathrooms of all Type A accessible units - (1) for sink/vanity lights and (1) for overhead light/exhaust fan combo.
- hh Wire and hook-up new split system heat pump system.
- ii Provide circuit breaker and GFI receptacle for the dehumidifier.

UTILITIES:

- jj Provide cable TV connection for each bedroom and living room.
- kk Install cable TV wiring in walls or attic.
- ll Provide internet capable wiring in community room and offices.
- mm Provide cable TV connection for community room and offices.
- nn Provide internet capable wiring in each bedroom and living room.
- oo A telephone jack must be installed in the primary bedroom next to a receptacles for future TTY use.
- pp A centrally located port with wireless internet network provided, per unit.

Last revised: 05/12/26

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SC NC

NOT FOR CONSTRUCTION

JAMES D. ROSSI REGISTERED ARCHITECT NORTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT

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26-601.00

REVISIONS

DATE

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2026 QAP Updates

January 27, 2026

Update:

Appendix B Section III(Q)(11) and (12): These subsections have been updated to the following language:

> 11. All units shall be provided with high-speed internet access, either through Wi-Fi or a prewired, centrally located, fully functional connection port within the unit. All ADA units must be equipped to support TTY devices. Wi-Fi service must be available within each unit. Tenants will not be charged for any installation services related to these requirements.
>
> 12. Deleted.

This update may be used in any development that received an award from 2020 to 2025.

APPENDIX B

DEVELOPMENT DESIGN CRITERIA

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IV. MANDATORY REHABILITATION CRITERIA 27
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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.

   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. Planed 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 ¼" = 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 ¼" = 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 ¼" =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.
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 ¼" = 1".
12. Floor Plans using a scale of 1/4" = 1' scale.
13. Elevations and Sections using a scale of 1/8' or ¼" = 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:

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R.D.A. ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SC INA
NOT FOR CONSTRUCTION
JAMES D. ROSSI REGISTERED ARCHITECT SOUTH CAROLINA
RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

SC HOUSING
APPENDIX B 1-6

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PM: TEAM LEAD:

Architecture
Planning
Interiors
R/DA Architects

@ Copyright 2026 R/DA Architects, PA Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044 Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609 E-mail: mail@RDA-Architects-PA.com Fax: 919.875.9200 Phone: 919.875.0001

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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.

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 bathroom, 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.

4. Hallways must have a minimum width of 42 inches.
5. Hallways and Corridors areas must have a continuous suitable handrail on both sides mounted 34 to 38 inches above finished floor, and be 1 ¼ inches in diameter.
6. Provide a minimum 18 inch grab bar in all tub/shower units. The grab bar must be centered vertically at 48 inches A.F.F. on the wall opposite the controls.
7. Provide solid blocking at all toilets and tub/shower units for grab bar installation.

III. MANDATORY NEW CONSTRUCTION DESIGN CRITERIA

A. Applicability

Unless otherwise indicated, the requirements in this Section III apply to the design and construction of new amenities, buildings (including nonresidential), and other structures, including when done as part of a rehabilitation or adaptive re-use development.

B. Unit Size & Base Requirements

1. All residential units must meet minimum and maximum unit size requirements. The square footage measurements below are for heated square feet only, measured interior wall to interior wall, and do not include exterior wall square footage. The area occupied by the stair case may only be counted once. Unheated areas such as patios, decks, porches, stoops, or storage rooms cannot be included. The maximum number of bedrooms allowed is four (4).

Unit	Minimum	Maximum
Studio	500 square feet	525 square feet
1 Bedroom	750 square feet	840 square feet
2 Bedroom	850 square feet	1,100 square feet
3 Bedroom	1,100 square feet	1,280 square feet
4 Bedroom	1,250 square feet	1,375 square feet

The requirements in section (B)(2) below are applicable.

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

The above square footage requirements do not apply to rehabilitation projects.

For townhouses, the maximum square footage for a 2 bedroom is 1,224 and 1,512 for a 3 bedroom.

2. Units must also meet the following requirements:
   a. Studio Apartment: the bedroom, living area and full kitchen may be contained in the same room; must have one full bathroom and laundry room.
   b. One Bedroom Apartment: at least six rooms including a living room, dining room, full kitchen, one bedroom, one full bathroom and laundry room.
   c. Two Bedroom Apartment: at least seven rooms including a living room, dining room, full kitchen, two bedrooms, one full bathroom and laundry room.

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

Designers are encouraged to combine living, dining and kitchen rooms into a single space to promote family community.

The above room requirements do not apply to rehabilitation projects.

3. Bedroom Size: The primary bedroom in each unit must be at least 144 square feet. All other bedrooms must be a minimum 120 square feet. The minimum bedroom square footage excludes the closet space.
4. Living Room Size: The living room must be at least 150 square feet with a minimum dimension of 11'6".
5. Bathroom Requirements
   a. Full Bathroom: must contain a toilet, vanity with sink and a 32" x 60" gasketed fiberglass tub/shower combination.
   b. Half Bathroom: must contain a toilet and a vanity with sink.
   c. Type A units must have the accessible bedroom and bathroom with one roll-in shower located on the accessible floor.
   d. Town Homes without a bed and bath on the main floor will be required to have a half bathroom located on the main floor.
   e. Whirlpool tubs are prohibited.
6. All units must have a balcony, sunroom, or patio.
   a. Patios and balconies must be 65 square feet minimum inside the railing.
   b. Sunroom must be 70 square feet minimum and:
      i. Contain a minimum of three operable window units.
      ii. Have distinct architectural separation from the living room.
      iii. Front porches are not considered patios.
   c. Applicants may request a wavier for this requirement before the submission deadline if building zoning or design restrictions prohibit.
7. All Single Family, Townhouse and Duplex Developments must have:
   a. A covered / roofed front main entryway that must be a minimum 5' x 5' and
   b. A porch, patio or deck at a minimum of 70 square feet. A front porch on a single-family home or stacked duplex is acceptable to meet this requirement and must be 100 square feet minimum.
8. Hallways, interior:
   a. 40" minimum width in all family units.

b. 42" minimum width in all older persons units.

9. Breezeways and Stairways: 48" minimum clear path of travel is required through building breezeways and public/common use stairways.
10. 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.
11. Water-resistant gypsum board or equivalent shall be provided behind any tub/shower unit located on an exterior wall.
12. Fireplaces are prohibited in residential units.

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

Community room(s) and amenities must be consistent with the design and appearance of the residential buildings. Development lighting is required for all amenities. Amenities should be usable beyond leasing office hours and on weekends and include occupancy sensor lighting or photocell lighting if an exterior amenity.

A Phased Development with a previously funded phase will not share amenities with a previous phase without the Authority's prior written consent.

1. COMMUNITY BUILDING OR ROOM

Community room(s) and site amenities may be incorporated into the resident / unit buildings therefore eliminating the need for a community building. If provided, a community building must be at least 1,200 square feet and include the community multi-purpose room and ADA compliant handicapped toilet facilities. The community building may include a leasing office of 200 square feet minimum, laundry rooms, and storage / maintenance rooms. Screened porch(es), sunroom(s), and covered patio(s) may be incorporated into the community building, but their square footage will not be included as part of the 1,200 square foot minimum for the community building. All primary entrance doors in the community building and site amenities must be either half lite or full view commercial grade glass, unless otherwise noted, to allow residents a view of the outside/inside. This does not include the maintenance or storage room doors. Blinds are prohibited on these doors. For rehabilitation projects without an existing community building/room is not required to construct a new community room or building or meet the required amenities listed below with exception of the playground for family developments.

2. REQUIRED AMENITIES

a. Community multi-purpose room must be adequately furnished. Must contain a minimum of 8 square feet for each unit, rounded up for a total of 1,000 square feet, never being less than 250 square feet regardless of developments total units.
b. Kitchenette with a minimum of 6 linear feet of counter top that is equipped with refrigerator, microwave, sink and a 5lb. fire extinguisher.
c. An exercise room equipped with a minimum of three low impact cardio machines.
d. Tenant computer room equipped with two new current and updated computer systems that include a scanner and printer. Computers must be connected to a high-speed internet service. All

equipment must be kept current for the entire compliance period. All expenses associated with supplies, updates, internet service and replacement of the computer equipment is the responsibility of the development.

e. For a single building multi story development, a covered drive thru at building main entry with 13' vehicle headroom clearance minimum (Older Persons 55+ only).
f. Playground (Family developments only)
   i. Equipment must be of commercial design and quality.
   ii. All playgrounds must each contain at least four play stations/activities.
   iii. Playground must be located away from areas of frequent automobile traffic and situated such that the play area is visible from the office and maximum number of residential units.
   iv. Playground must be accessible to persons with mobility impairments.
   v. A bench that is weather resistant, metal or composite, have a back, and be anchored permanently.

3. LAUNDRY FACILITIES

a. Laundry facilities are required for all developments not providing washers and dryers in all rental units. For rehabilitation projects without an existing laundry facility is not required to construct a new laundry facility.
b. Entry into the laundry facility must be available at all times and days.
c. The development must provide washer and dryer hookups and space as required per development based upon the total units in the development as follows:

Up to 30 units	2 Washers and 2 Dryers
31-60 units	4 Washers and 4 Dryers
61-100 units	5 Washers and 5 Dryers
100+ units	7 Washers and 7 Dryers

The development must supply at all times a minimum one washer and one dryer. If tenant needs and usage exceeds the washers and dryers provided, the development must supply up to the required amount above.

d. The entrance must have a minimum roof covering of 20 square feet and have adequate lighting functioning from dusk to dawn.
e. The primary entrance door to the laundry facilities must be full view / full length glass to allow residents a view of the outside/inside. Blinds are prohibited.
f. Contain adequate seating
g. A working surface for folding cloths must be installed.
   i. 24" x 48", 8 square feet minimum.
   ii. Must provide working space of 8 square feet per every twelve washer/dryers provided.
h. One of every twelve washer/dryers provided must be ADA compliant and accessible with one working surface also being ADA compliant and accessible.

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4. POSTAL FACILITIES

If not located within the building, the postal facility must:

a. have a roof covering which offers residents ample protection from the rain while gathering mail;

b. be located adjacent to available parking and sited such that tenants will not obstruct traffic while collecting mail; and

c. have adequate lighting functioning from dusk to dawn.

5. OFFICE AND MAINTENANCE ROOM

a. Development must have an office on site of 200 square feet minimum. Does not apply to rehabilitation projects.

b. Development must have a maintenance room of 200 square feet minimum. Does not apply to rehabilitation projects.

c. The office must contain ADA compliant toilet facilities.

d. Office must be clearly marked and visible with exterior signage on or close to building.

6. PARKING, ROADS, SIDEWALKS AND DEVELOPMENT SIGN

a. Parking and side walk lighting must be provided.

b. All roads and parking areas are to be asphalt or concrete paved.

c. Curbing is required for all roads and parking areas throughout the development site.

d. Parking areas must be located on the development site.

e. The primary property entrance must have a development sign designed with brick or stone columns with lighting and a Fair Housing logo.

f. All sidewalks and walkways shall be a minimum of 48" in width, must be made of concrete, and must comply with the following requirements:

i. Provide access to all parking spaces, front entryway doors, amenities, driveways and leasing office.

ii. Sidewalks may not exceed a 2% cross slope regardless of where located. Provide a non-skid finish to all walkways.

iii. Switchbacks are not permitted from handicap parking spaces or access aisles to building entrance in new construction projects.

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

v. The developments sidewalks must join the local existing sidewalks if they exist.

7. PARKING SPACES

If local guidelines mandate parking less than the Authority requirement, the development must receive Authority approval prior to application submittal.

a. All developments require a minimum number of parking spaces per unit size as follows:

i. One bedroom units are 1.0 parking spaces per unit.

ii. Two bedroom units are 1.5 parking spaces per unit.

iii. Three and four bedroom units are 2.0 parking spaces per unit.

b. There must be at least one handicap parking space for each designated accessible unit that must be the nearest available parking space to the unit.

i. All handicap parking spaces and associated aisles must be concrete.

ii. Handicap ramps may not protrude into parking lot.

iii. Access aisles cannot be installed through vehicular paths of travel.

c. All non-handicap parking spaces must be an asphalt or concrete solid surface with a minimum dimension of 8 feet wide and 18 feet deep. Ten (10) percent of the required parking spaces can be compact parking spaces.

The minimum number required parking spaces does not apply to rehabilitation projects.

8. REFUSE COLLECTION AREA (S) AND RECYCLING

a. Collection area(s) should not be placed at the entrance or exits of the development unless the collection area provides the following:

i. A pull off from the main road consisting of a cul-de-sac / turn around.

ii. Dumpster drop off or pick up that does not stop or impede the flow of traffic.

iii. Tenant use that does not stop or impede the flow of traffic.

b. Provide an easily-accessible area that serves the entire development for the refuse collection area and recycling area. These can be combined into one area.

c. Dumpsters / trash compactors and recycling area must be ADA accessible and located on an ADA accessible route or have ADA parking near the collection area(s).

d. Provide a collection and storage area of non-hazardous material for recycling.

Property management is responsible for prominently displaying a sign stating exactly which materials are and are not accepted for recycling.

e. The pad and approach pad to the dumpster must be concrete. The approach pad must meet the requirements determined by a professional engineer. At a minimum, the dumpster pad must include two painted pipe bollards installed behind each dumpster.

f. Pedestrian paths of accessible travel must be marked/identified (painted in yellow or white) on dumpster pad surfaces.

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

The above requirements for Refuse Collection Area and Recycling do not apply to rehabilitation projects with exception of items c., d., and g.

D. Site and Site Lighting

1. Utilities (including but not limited to sanitary sewer, water, gas/electric, cable, internet, and telephone) must be underground throughout the development site.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. No part of the disturbed site may be left uncovered or un-stabilized once construction is complete.

8. Burying construction waste on-site is prohibited.

E. Building Foundations, Slabs and Radon

1. 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.

2. All units and community buildings must be elevated 24" minimum above the base flood elevation. Base Flood Elevation - The elevation of an area in relation to the mean sea level expected to be reached during a flood. Based on historic data, these figures indicate which areas are most likely to be flooded. This includes all flood years (100, 500, and 1000 year) and both FEMA maps and Local flood hazard areas.

3. Slab constructed buildings / structures. Slab to be elevated a minimum of 8" above finished grade on all elevations.

4. Slab foundations will consist of a brick or stone veneer at a minimum height of 16" above finished floor elevation on all elevations.

5. 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.

6. Crawl space foundations will consist of brick or stone veneer installed up to the finished floor elevation at a minimum on all elevations.

F. Building Exterior

The building exteriors should create a residential image appropriate to the market area. Building design must use different roof planes and contours to break up roof lines. Wide window and door trim should be used to accent siding. If horizontal banding is used between floor levels, use separate color tones for upper and lower levels 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

1. 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.

2. High quality durable low maintenance materials are required for exterior building coverings on all elevations including all exterior trims, fascia, soffits, ceilings and vents and must be warranted for at least 30 years as installed:

   a. **Brick** must be installed per manufacturer's requirements

   b. **Portland Cement Stucco** (No EIFS) must be installed per manufacturer's requirements

   c. **Stone**- natural or manufactured must be installed per manufacturer's requirements

   d. **Fiber Cement Siding & Trims** must be 5/16" thickness or greater and be installed per manufacturer's requirements

   e. **Vinyl Siding** must have a .044" thickness or greater and be installed per manufacturer's requirements

   f. **Vinyl Soffit** must have a .040" thickness or greater and be installed per manufacturer's requirements

   g. **PVC or Vinyl Composite Trim Boards** must be installed per manufacturer's requirements.

   h. **PVC Coated Trim Coil** must have a .024" thickness or greater for fascia and freeze boards only- must be installed per manufacturer's requirements

   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.

3. Where exterior brick does not extend to an eave line, aluminum flashing shall be installed that extends a minimum of 5" under/behind the above exterior wall surface material and over the outer edge of the brick to prevent water penetration.

4. Weep holes must be below finished slab elevation and not covered by finished grade or landscaping.

5. Siding applications require all exterior penetrations to be installed on mounting blocks.

6. Metal z-flashings must be installed behind on top of and below all band boards and be of appropriate size for materials being flashed.

7. Metal flashings must be installed behind on top of and below all veneer material changes.

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

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

1. Columns must be sized and loaded properly and consist of fiberglass, polyurethane or aluminum. Must be installed with stand offs, bases, caps and vents per manufacturer's recommendations. 4X4, 4X6, 6X6 etc. treated wood post wrapped with coil stock are prohibited. Steel post and treated post may be utilized if built up with cement trims.

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

3. Multi story second, third, or fourth floor elevated porch, 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.

4. Hand rails and/or guard rail systems used at steps, porches, and patios shall be code compliant systems made of composite materials such as vinyl, fiberglass, steel (field painted) or aluminum.

5. 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.

6. Buildings and units must be identified using clearly visible signage and numbers. Building and unit identification signage must be well lit from dusk till dawn and meet ANSI A117.1, Section 703 standards.

7. For Type A units,

   a. ADA Handicap ramp components must be constructed from one of the following:

      i. steel (field painted) and/or concrete

      ii. concrete slab with brick ribbon and sidewalls

      iii. aluminum ramp system.

   b. 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

1. Roof pitch to be a minimum of 4/12.

2. Architectural (dimensional) anti-fungal shingles must be used and:

   a. Must be high quality and durable.

   b. Must be installed per manufacturer's requirements to achieve at least a 30 year warranty.

   c. The following must be used underlayment, leak barriers, starter strip shingles and hip & ridge cap shingles. No exceptions.

3. Synthetic underlayment is required

4. Leak barriers must be the mineral surfaced type.

   a. Leak barriers must be installed a minimum of 5" up all side walls.

   b. Leak barrier must be installed a minimum of 24" around all roof penetration on the roof deck.

   c. Ice barriers to be installed per IBC/IRC R905.1.2.

5. All flashing are to be installed per manufacturer's recommendations to obtain a minimum 30 year warranty and:

   a. Step flashing to be 5"x5"x7" minimum.

   b. Be a minimum of 0.019" (0.5 mm) in thickness.

   c. Be factory painted.

   d. All rakes or slopes must have step flashing.

   e. Drip edge to be installed on all eves and rakes per IBC/IRC R905.2.8.5 at a minimum.

METAL ROOFING

1. Roof pitch to be a minimum of 3/12

2. Standing Seam panels must be used and:

   a. Be 24 gauge or thicker if placed over a heated/conditioned space.

   b. Have 1 ½" seam height minimum.

   c. Have striations or stiffing ribs.

   d. Have a galvalume coating.

   e. Must have a 30 year minimum paint warranty.

   f. Be installed per manufacturer's recommendations.

   g. Must be installed be certified installers.

3. 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.

1. Products must be installed by certified installers.

2. Acceptable products are

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

   b. Single- Ply membranes

      i. PVC or,

      ii. TPO or,

      iii. EPDM

   c. Modified Bitumen must:

      i. Be a 2 ply system.

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DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

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SC HOUSING
APPENDIX B 13-18

G5.02

PM: TEAM LEAD:

Architecture
Planning
Interiors
R/DA Architects

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Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044
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Phone: 919.875.0001

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ii. Be Torch down.

iii. Have a ceramic surface.

3. All Single-Ply membranes and Modified Bitumen low slope roof products to be installed with heavy duty walkway pads:
   a. Walkway must be a different color.
   b. 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.

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

H. Building Envelope, Insulation and Sound Proofing

1. All buildings must be wrapped with an exterior air and water infiltration barrier. All wall penetrations are to be taped for moisture protection or similar water barriers provided manufacture's installation steps are followed.
2. Seal all penetrations to prevent moisture and air leakage.
3. All attics to be vented.
4. Exterior walls R-13 insulation.
5. Attics R-38 insulation.
6. Crawl Space floors R-19 insulation.
7. 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.

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

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

   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.

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.

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.

   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.

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION NC
JAMES D. ROSSI 5C NOT FOR CONSTRUCTION
SOUTH CAROLINA ARCHITECT
RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

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SC HOUSING
APPENDIX B 19-24

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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.

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 ¾ 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.

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 LIHTC 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.

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SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SC INA
NOT FOR CONSTRUCTION
JAMES D. ROSSI REGISTERED ARCHITECT SOUTH CAROLINA
RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

SC HOUSING
APPENDIX B 25

G5.04

PM: TEAM LEAD:

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Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
E-mail: mail@RDA-Architects-PA.com
Fax: 919.875.9200
Phone: 919.875.0001

Architecture
Planning
Interiors

R/DA Architects

GENERAL NOTES

1. THIS PROPERTY IS TMS # 1-44-00-070.03. STREET ADDRESS IS 400 TIMBERLAKE VIEW CIRCLE (OFFICE).

2. THIS PROPERTY IS OWNED AND WILL BE RENOVATED BY:
HD TIMBERLAKE LLC
PO BOX 9160
GREENVILLE, SC 29604

3. THE MAJORITY OF THE SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA (ZONE X) AS SHOWN ON FEMA FLOOD MAP 45083C0140D DATED 01/06/2011. A SMALL PORTION OF THE SITE AT THE SOUTHWEST CORNER IS IN ZONE AE-ELEV. 855. THERE ARE NO IMPROVEMENTS OR DISTURBANCE IN THIS AREA.

4. THE PROPERTY IS 252,620 SF, 5.799 ACRES.

5. THIS RENOVATION WILL BE ACCOMPLISHED IN A SINGLE PHASE.

6. THIS PROPERTY IS LOCATED IN SPARTANBURG COUNTY ADJACENT TO THE CITY OF INMAN. THE CURRENT PROPERTY USAGE IS NON-QUALIFIED REGULAR COMMERCIAL IMPROVED. THERE ARE NO ZONING DISTRICTS IN SPARTANBURG COUNTY, IT IS JUST REQUIRED TO MEET DEVELOPMENT STANDARDS SUCH AS BUFFER YARDS, SETBACKS, BUILDING SPACING, BUILDING HEIGHT PARKING, DENSITY OPEN SPACE MINIMUM ROAD FRONTAGE, NOISE AND LIGHT CONTROL. THE SITE HAS BEEN DESIGNATED AS A LEGAL NON-CONFORMITY BY SPARTANBURG COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

7. MAXIMUM DENSITY ON A COLLECTOR STREET IS 12 UNITS PER ACRE. 64 UNITS ON 5.799 ACRES IS 11.03 UNITS PER ACRE.

8. MINIMUM BUILDING SEPARATION BETWEEN BUILDINGS IS 25'. EXISTING MINIMUM BUILDING SEPARATION IS 25'.

9. MINIMUM OPEN SPACE REQUIRED IS 15%. ACTUAL OPEN SPACE PROVIDED IS 50.35%.

10. THERE IS NO MAXIMUM HEIGHT IN THIS ZONE. ACTUAL HIGHEST BUILDING HEIGHT IS 24.9'.

11. NUMBER OF UNITS (64) WILL NOT BE CHANGED BY THIS RENOVATION. THERE ARE 32 TWO BEDROOM UNITS AND 32 THREE BEDROOM UNITS.

12. BUILDING SETBACKS ARE:
FRONT 40'
SIDE 10'
REAR 20'

13. ALL EXISTING AND PROPOSED SIDEWALKS ALONG THE ACCESSIBLE ROUTES MEET HANDICAPPED ACCESSIBILITY REQUIREMENTS OF LESS THAN 5% RUN SLOPE OR LESS THAN 8.33% SLOPE WITH HANDRAILS. ALL NEW SIDEWALKS AND MOST PROPOSED SIDEWALKS HAVE LESS THAN 2% CROSS SLOPE. WHERE EXISTING SIDEWALKS ALONG THE ACCESSIBLE ROUTES DON'T HAVE LESS THAN 2% CROSS SLOPE, THEY WILL BE REMOVED AND REPLACED WITH 2% CROSS SLOPE OR LESS.

14. THERE WILL BE NO ADDITIONAL RETAINING WALLS ON THE SITE. THE EXISTING SMALL RETAINING WALLS WILL REMAIN.

15. THERE ARE 0.03 ACRES OF JURISDICTIONAL WETLANDS ON THE SITE. THE WETLANDS WILL NOT BE DISTURBED IN ANY WAY.

16. THE ENTIRE ROAD AND PARKING WILL BE MILLED AND OVERLAID.

PARKING SUMMARY

PARKING REQUIRED BY SPARTANBURG COUNTY IS 1.5 SPACES PER UNIT. PLUS 1 VISITOR SPACE PER 5 UNITS.

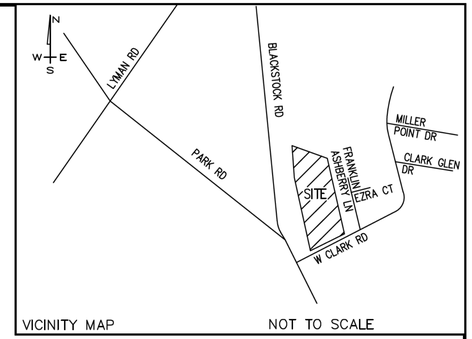
1.5 X 64UNITS = 96 SPACES.
64 UNITS/5 = 12.8, ROUND UP TO 13 SPACES.
TOTAL NUMBER OF SPACES REQUIRED = 109 WITH 5 HANDICAPPED SPACES.

PARKING REQUIRED BY THE STATE HOUSING AUTHORITY IS AS FOLLOWS:
FOR 2 BEDROOM UNITS, 1.5 SPACES PER UNIT
FOR 3 BEDROOM UNITS, 2 SPACES PER UNIT
THERE ARE 32-2 BR UNITS X 1.5 = 48 SPACES
THERE ARE 32-3 BR UNITS X 2.0 = 64 SPACES
TOTAL SHA PARKING REQUIRED IS 112 SPACES WITH 5 HANDICAPPED SPACES.
BECAUSE THE SHA REQUIREMENTS ARE GREATER, THEY WILL PREVAIL.

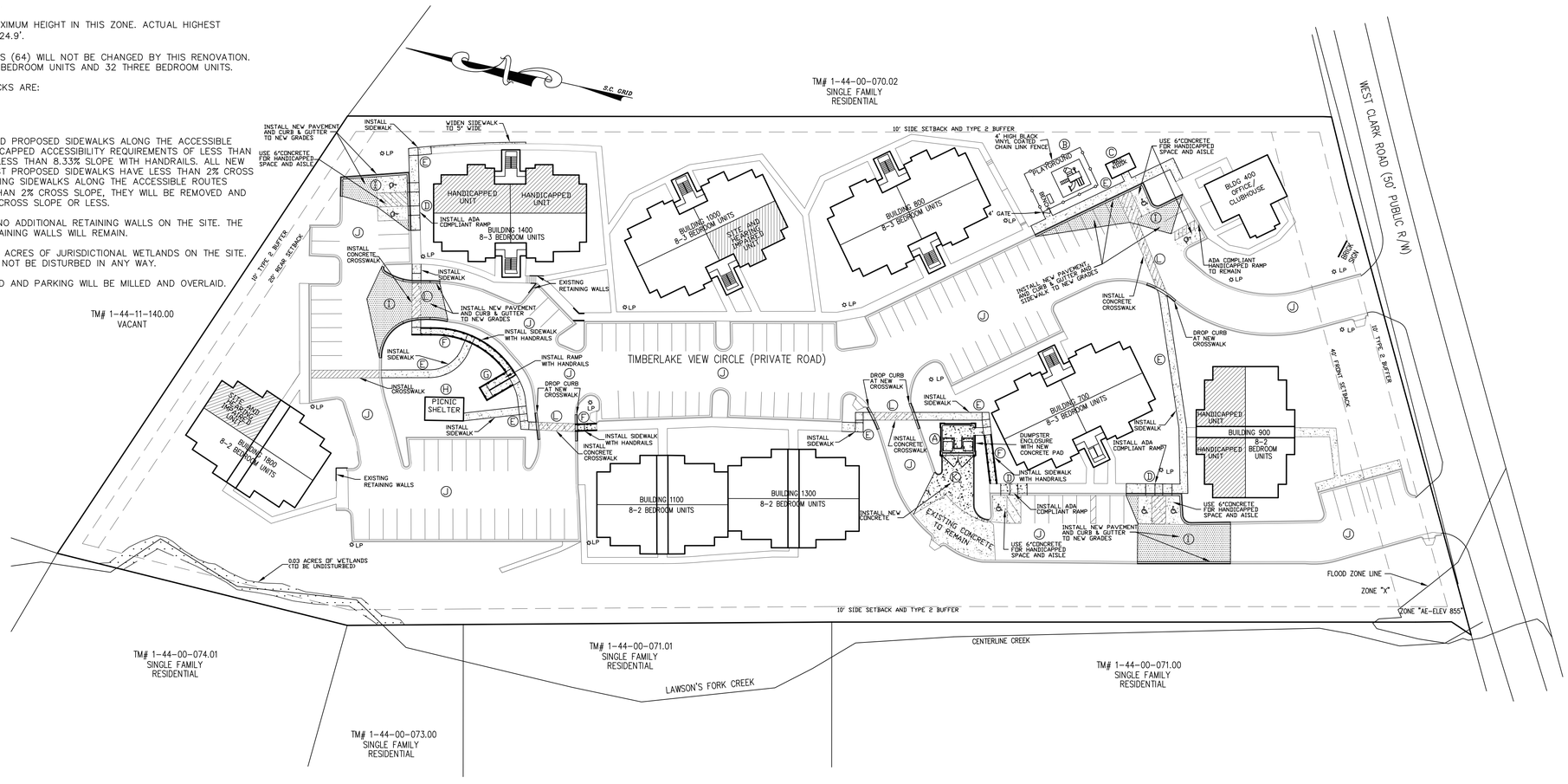
PARKING PROVIDED AFTER RENOVATION IS AS FOLLOWS:
7 HANDICAPPED SPACES AND 116 STANDARD SPACES FOR A TOTAL OF 123 SPACES.

SUMMARY OF IMPROVEMENTS

- (A) DUAL DUMPSTER PAD AND ENCLOSURE
- (B) PLAYGROUND
- (C) MAIL KIOSK
- (D) NEW ADA SIDEWALK ACCESS
- (E) NEW SIDEWALK WITH 5% OR LESS SLOPE
- (F) NEW SIDEWALK WITH 8.33% OR LESS SLOPE AND HANDRAILS
- (G) NEW RAMP WITH 8.33% OR LESS SLOPE AND HANDRAILS
- (H) PICNIC SHELTER
- (I) NEW PAVEMENT AND CURB & GUTTER AT NEW GRADES
- (J) MILL AND OVERLAY ALL PAVEMENT
- (K) NEW CONCRETE PAD
- (L) NEW CONCRETE CROSSWALK



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN

TIMBERLAKE REHABILITATION
LOCATED AT
WEST CLARK ROAD
SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE:	1"=40'
JOB NO.	2413
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	04/27/26
REVISION:	

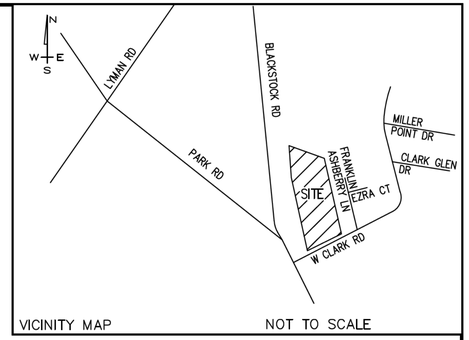
SHEET NUMBER:
C1 OF C5

NOTES:

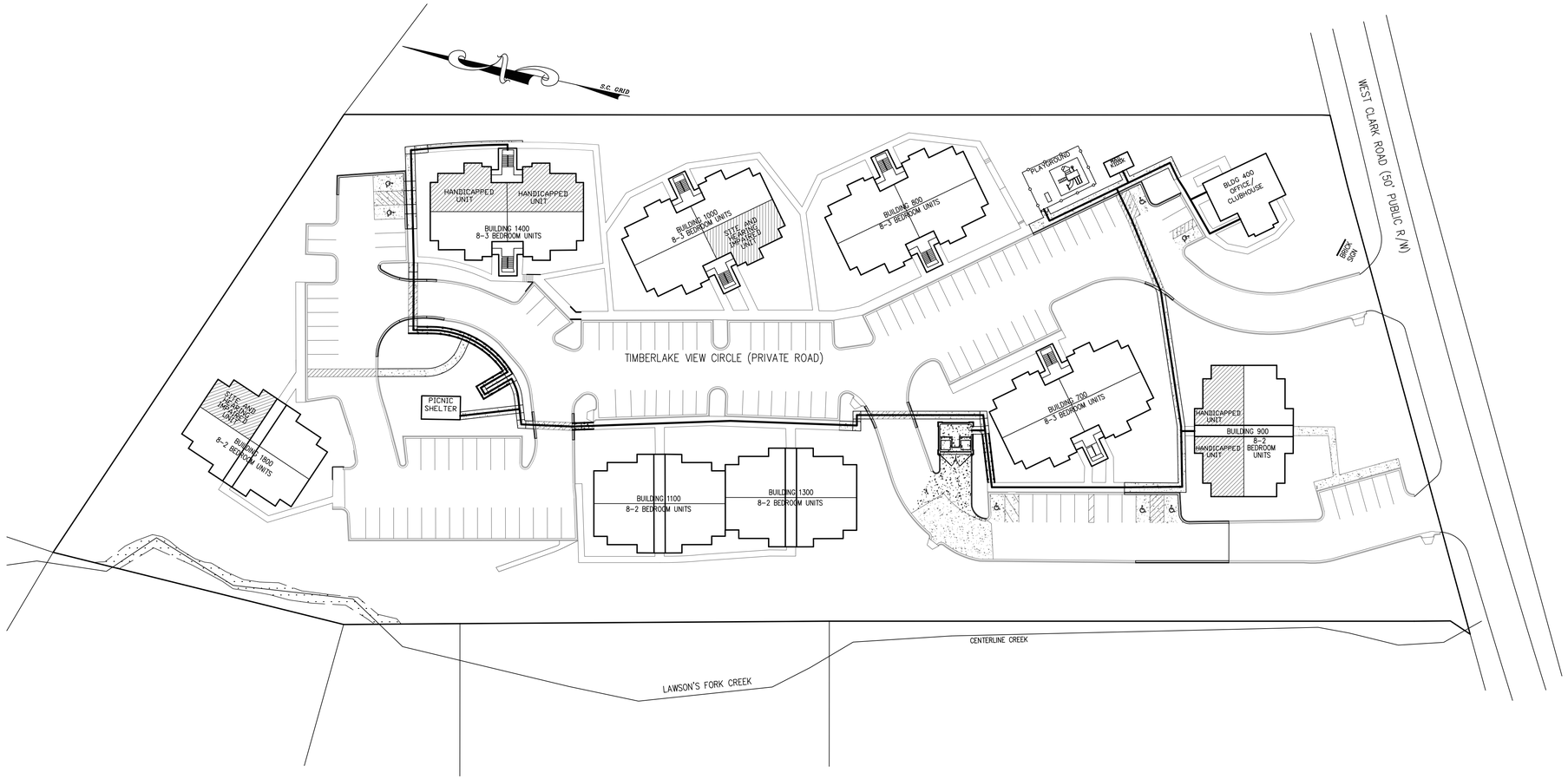
DARK LINES IN SIDEWALK REPRESENTS ACCESSIBLE ROUTE

SIDE SLOPES ON ALL SIDEWALKS TO BE LESS THAN 2%

MAXIMUM SLOPES ON HANDICAPPED RAMPS IN 1:12



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOT FOR CONSTRUCTION

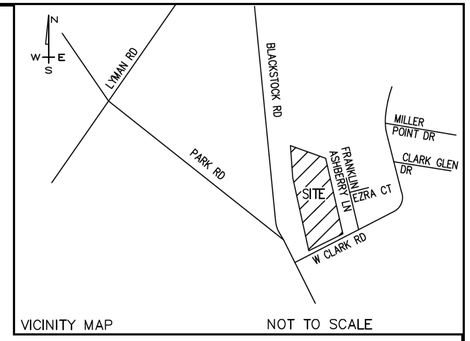
PRELIMINARY ACCESSIBILITY ROUTE

TIMBERLAKE REHABILITATION
LOCATED AT
WEST CLARK ROAD
SPARTANBURG COUNTY, SOUTH CAROLINA

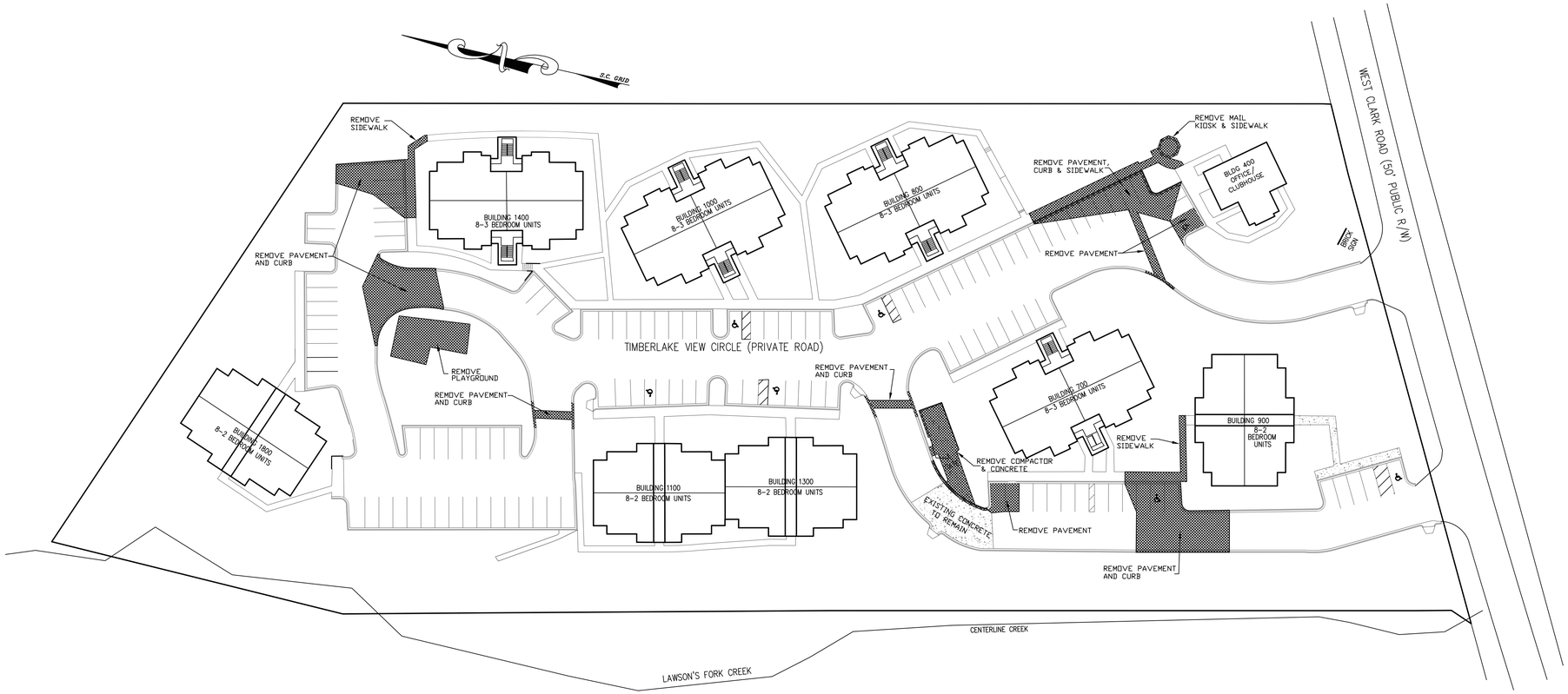
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JOB NO.	2413
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	04/27/26
REVISION:	

SHEET NUMBER:

C2 OF C5



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOT FOR CONSTRUCTION

PRELIMINARY DEMOLITION PLAN

TIMBERLAKE REHABILITATION
LOCATED AT
WEST CLARK ROAD
SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE:	1"=40'
JOB NO.	2413
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	04/27/26
REVISION:	

SHEET NUMBER:
C3 OF C5

GENERAL NOTES

COUNTOURS SHOWN ARE EXISTING CONTOURS.

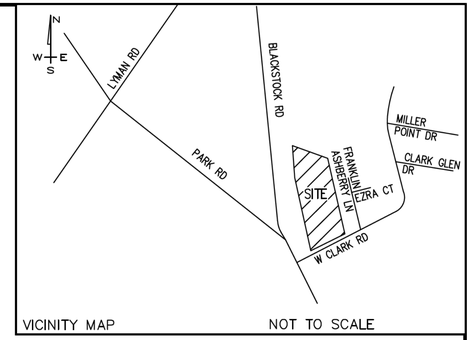
LEGEND

EXISTING CONTOUR 880

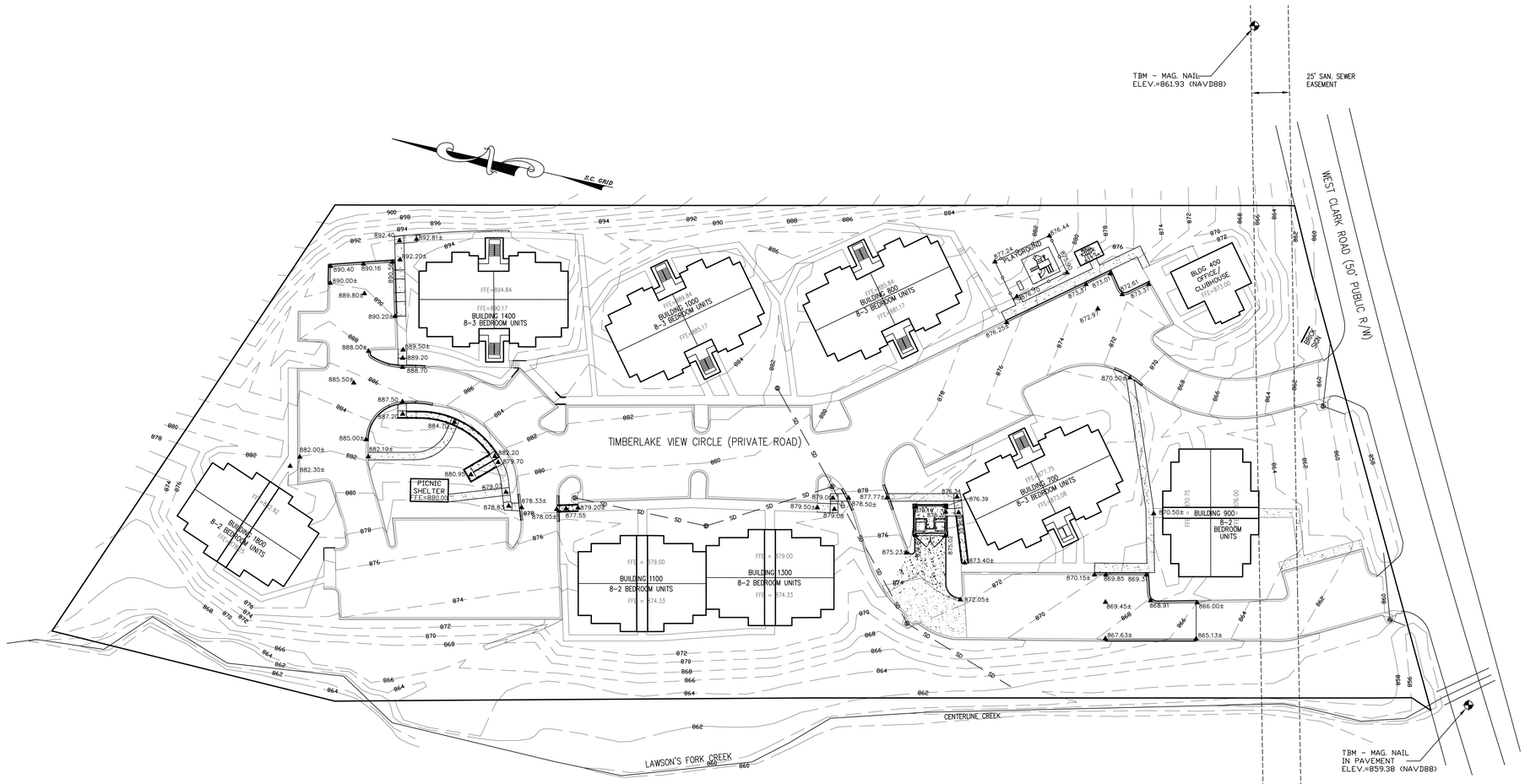
EXISTING DRAIN LINE SD SD SD

EXISTING CATCH BASIN

PROPOSED SPOT ELEVATION 860.00



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

NOT FOR CONSTRUCTION

PRELIMINARY GRADING PLAN

TIMBERLAKE REHABILITATION

LOCATED AT

WEST CLARK ROAD

SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE:	1"=40'
JOB NO.	2413
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	04/27/26
REVISION:	

SHEET NUMBER:

C4 OF C5

GENERAL NOTES

EXISTING UTILITIES SHOWN BASED ON AN AS-BUILT ALTA SURVEY AND ORIGINAL DESIGN DRAWINGS.

SEWER SERVICE PROVIDED BY THE CITY OF INMAM.

WATER SERVICE PROVIDED BY INMAN-CAMPOBELLA WATER DISTRICT

BOTH WATER AND SEWER MAIN LINES ARE OWNED, OPERATED AND MAINTAINED BY THE ABOVE PROVIDERS. WATER SERVICES FROM THE WATER METER TO THE BUILDING ARE PRIVATELY MAINTAINED. SEWER SERVICE LINES ARE ALSO PRIVATELY MAINTAINED AND WILL BE VIDEOED AND, IF NECESSARY, REPAIRED BY "PIPE BURSTING" METHOD.

ELECTRIC SERVICE PROVIDED BY YORK DUKE ENERGY

ALL WATER, SEWER , ELECTRICAL AND COMMUNICATIONS LINES WILL BE UNCHANGED EXCEPT TO RUN POWER TO THE NEW MAIL KIOSK.

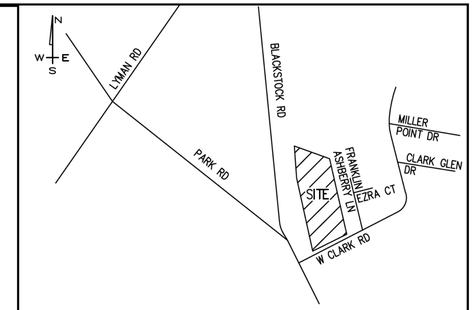
ALL SANITARY SEWER MAIN LINES ARE 8" PVC.

ALL SANITARY SEWER SERVICE LINES ARE 6" PVC.

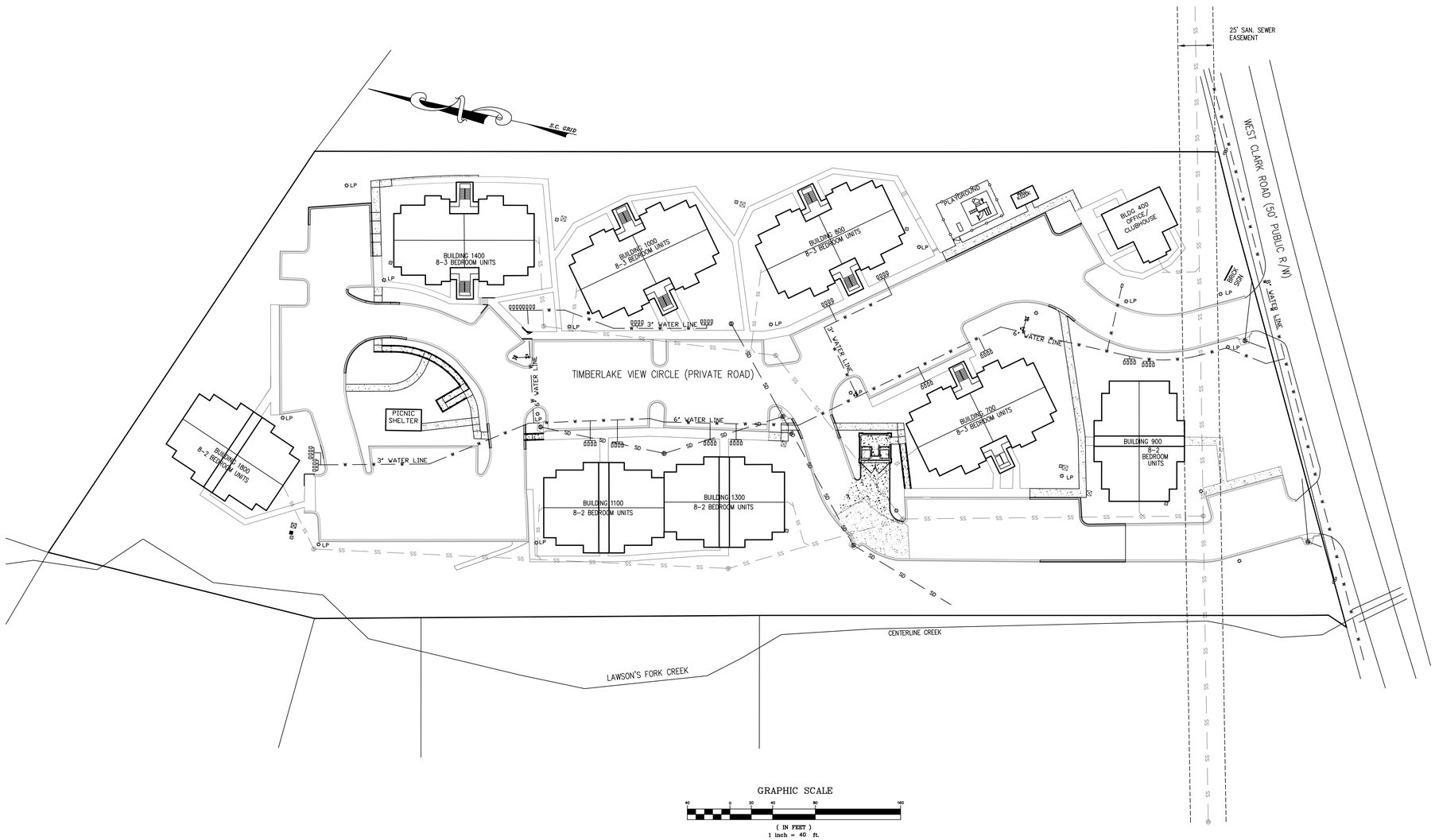
ALL WATER LINES ARE PVC, SIZED AS SHOWN.

LEGEND

EXIST. SANITARY SEWER LINE	SS
EXISTING SANITARY SEWER MANHOLE	Ⓢ
EXISTING WATER LINE	W
EXISTING FIRE HYDRANT	FH
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING LIGHT POLE	LP
EXISTING ELECTRIC ENCLOSURE	
EXISTING COMMUNICATION ENCLOSURE	



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOT FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN

TIMBERLAKE REHABILITATION

LOCATED AT

WEST CLARK ROAD

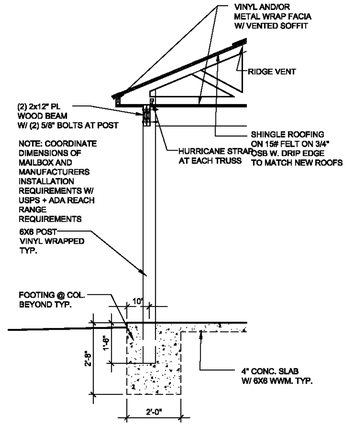
SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE:	1"=40'
JOB NO.	2414
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	04/27/26
REVISION:	

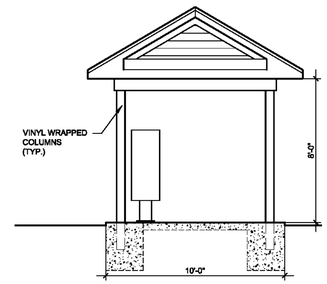
SHEET NUMBER:

C5 OF C5

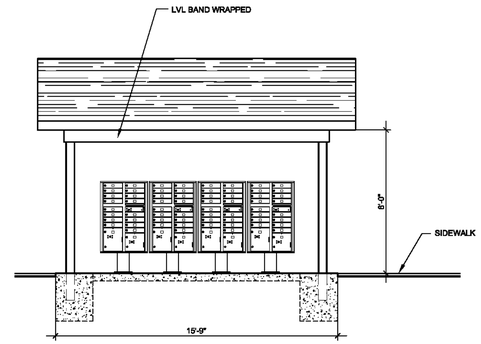
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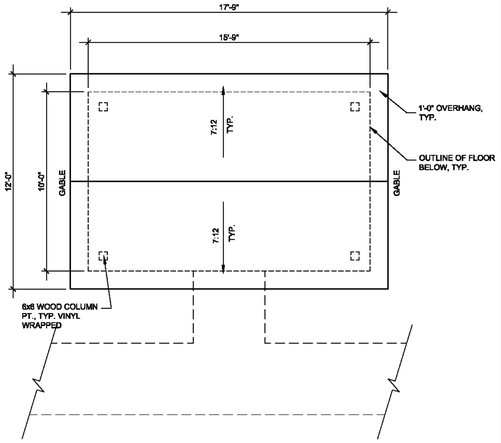
MAIL KIOSK SECTION 7
3/8" = 1'-0"



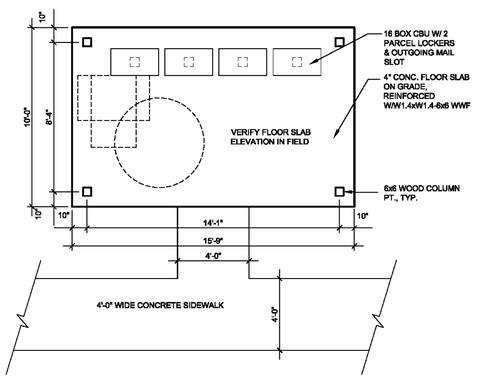
MAIL KIOSK SIDE ELEVATION 6
1/4" = 1'-0"



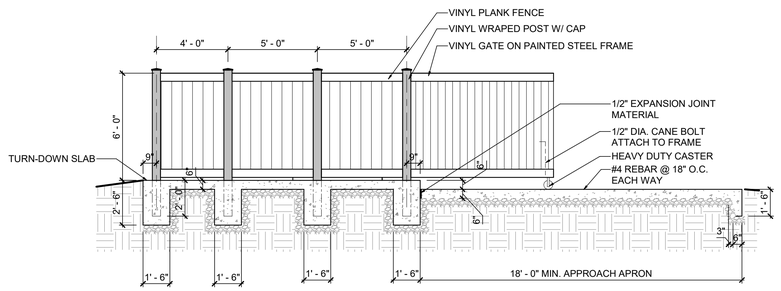
MAIL KIOSK FRONT ELEVATION 5
1/4" = 1'-0"



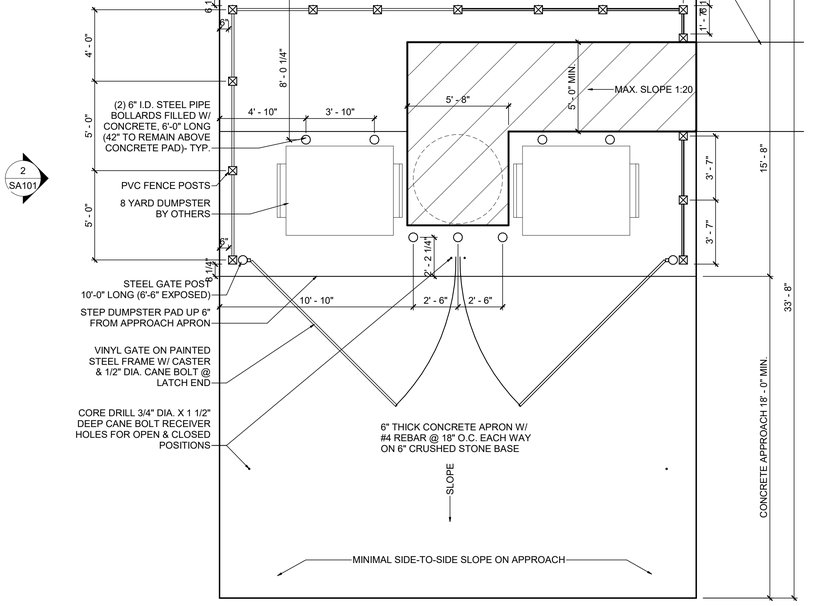
MAIL KIOSK ROOF PLAN 4
1/4" = 1'-0"



MAIL KIOSK 3
1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION 2
1/4" = 1'-0"



2 SA101

DUMPSTER ENCLOSURE 1
1/4" = 1'-0"

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DRAWN BY: Author CHECKED BY: Checker

SEALS
R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION NORTH CAROLINA
NOT FOR CONSTRUCTION
JAMES ROSSI REGISTERED ARCHITECT NORTH CAROLINA RALEIGH, N.C.
CONSULTANTS

PROJECT
Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE
DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

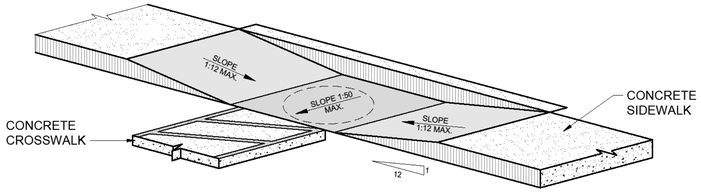
SHEET
ARCHITECTURAL SITE DETAILS

SA101
PM: TEAM LEAD:

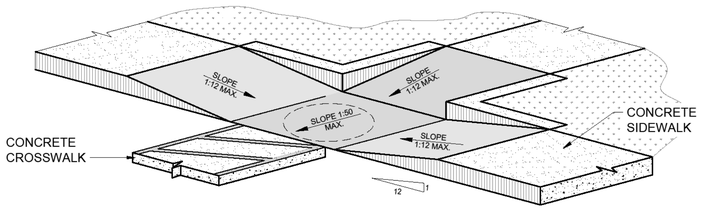
Architecture
Planning
Interiors
R/DA Architects

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Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044
Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
E-mail: mail@RDA-Architects-PA.com
Fax: 919.875.9200
Phone: 919.875.0001

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ADA CURB CUT DETAIL STANDARD

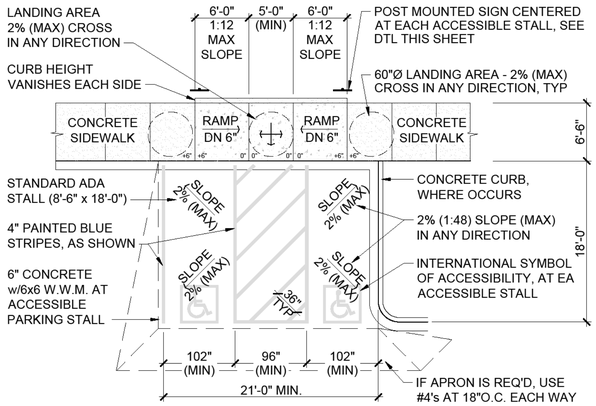


ADA CURB CUT DETAIL @ INTERSECTING SIDEWALK

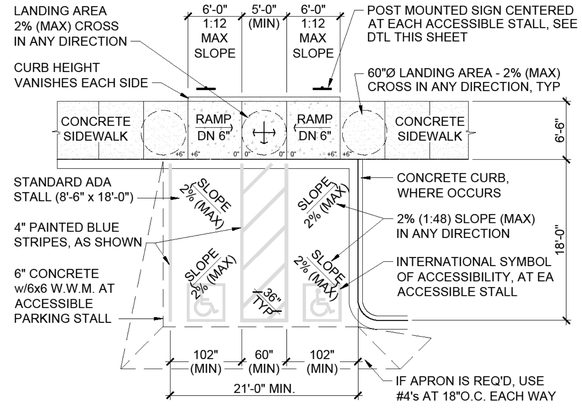
CURB CUT at SIDEWALK

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

3



DBL LOADED STANDARD VEHICLE / VAN STALLS

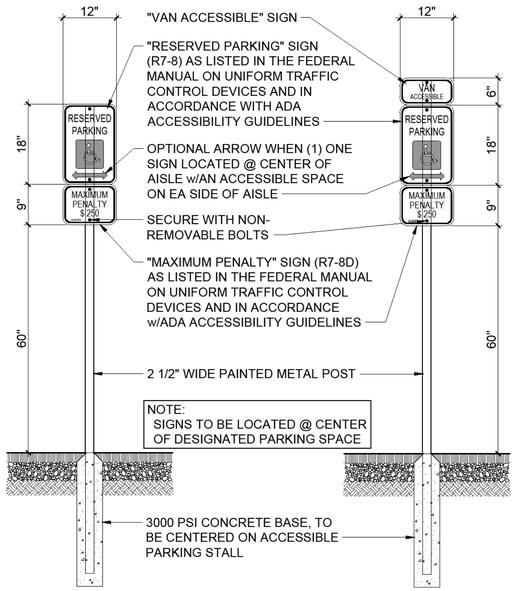


DBL LOADED STANDARD VEHICLE STALLS

ACCESSIBLE PARKING STALLS

SCALE: 1/8" = 1'-0"

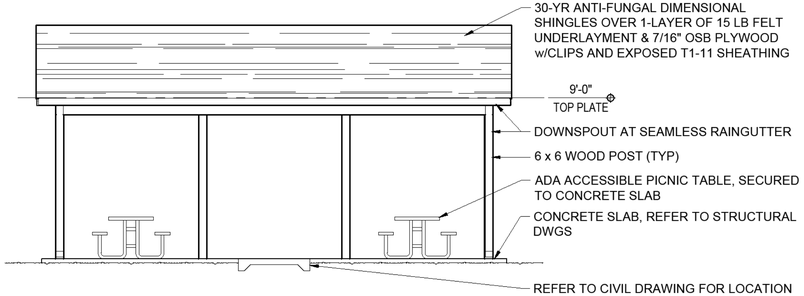
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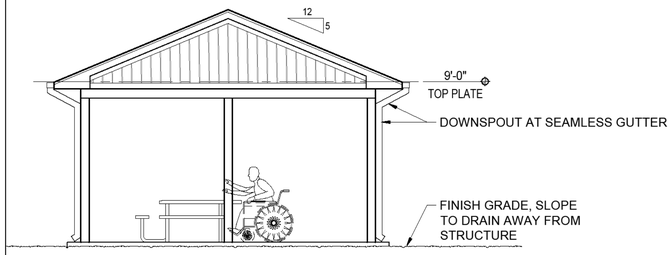
ACCESSIBLE PARKING SIGNAGE

SCALE: 3/4" = 1'-0"

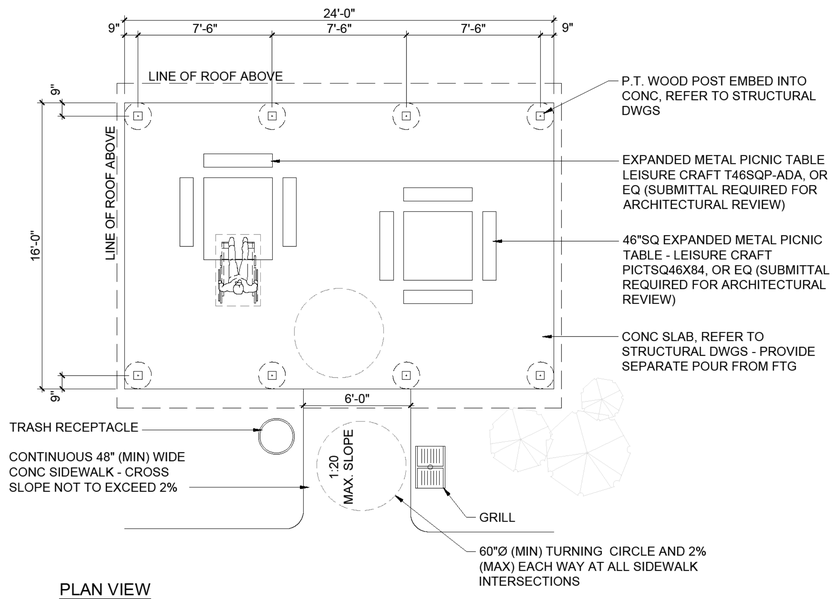
4



FRONT ELEVATION



SIDE ELEVATION



PLAN VIEW

COVERED PICNIC AREA PLAN

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

1

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DRAWN BY: Author CHECKED BY: Checker

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION NORTH CAROLINA
NOT FOR CONSTRUCTION
JAMES ROSSI ARCHITECT NORTH CAROLINA
RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

ARCHITECTURAL SITE DETAILS

SA102

PM: TEAM LEAD:

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Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044
Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
E-mail: mail@RDA-Architects-PA.com
Fax: 919.875.9200
Phone: 919.875.0001

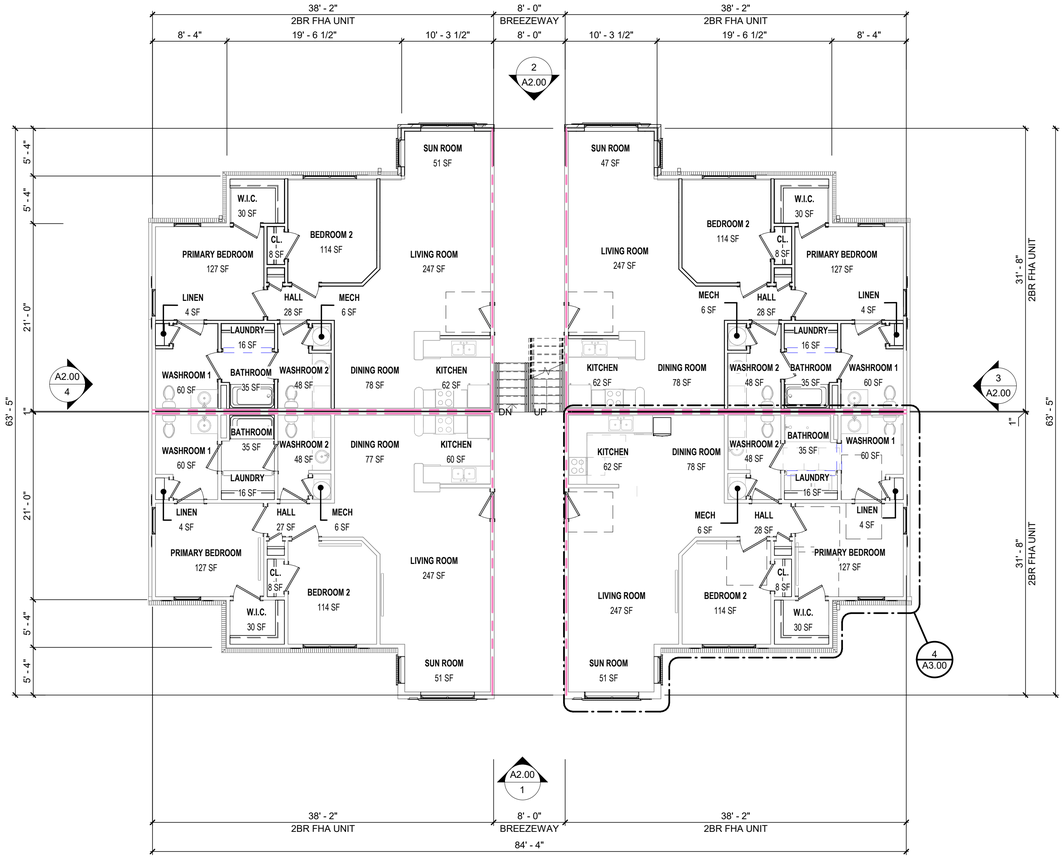
Architecture
Planning
Interiors

R/DA Architects

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BINDING STRIP - INFORMATION PRINTED HERE WILL NOT BE VISIBLE

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DRAWN BY: Author CHECKED BY: Checker



2BR BUILDING

HEATED	7,744 SF
GROSS	8,128 SF

2BR BLDG FIRST FLOOR

1/8" = 1'-0"

1

SCOPE OF WORK

1	2	3		5			
	10	11		13	14		
17	18	19	20	21		23	24
25	26	27	28	29	30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

ACCESSIBILITY NOTES

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

·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.

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SC NC
NOT FOR CONSTRUCTION
JAMES ROSSI REGISTERED ARCHITECT SOUTH CAROLINA NORTH CAROLINA
RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

2BR UNIT BLDG PLAN 1ST FLOOR

A1.00

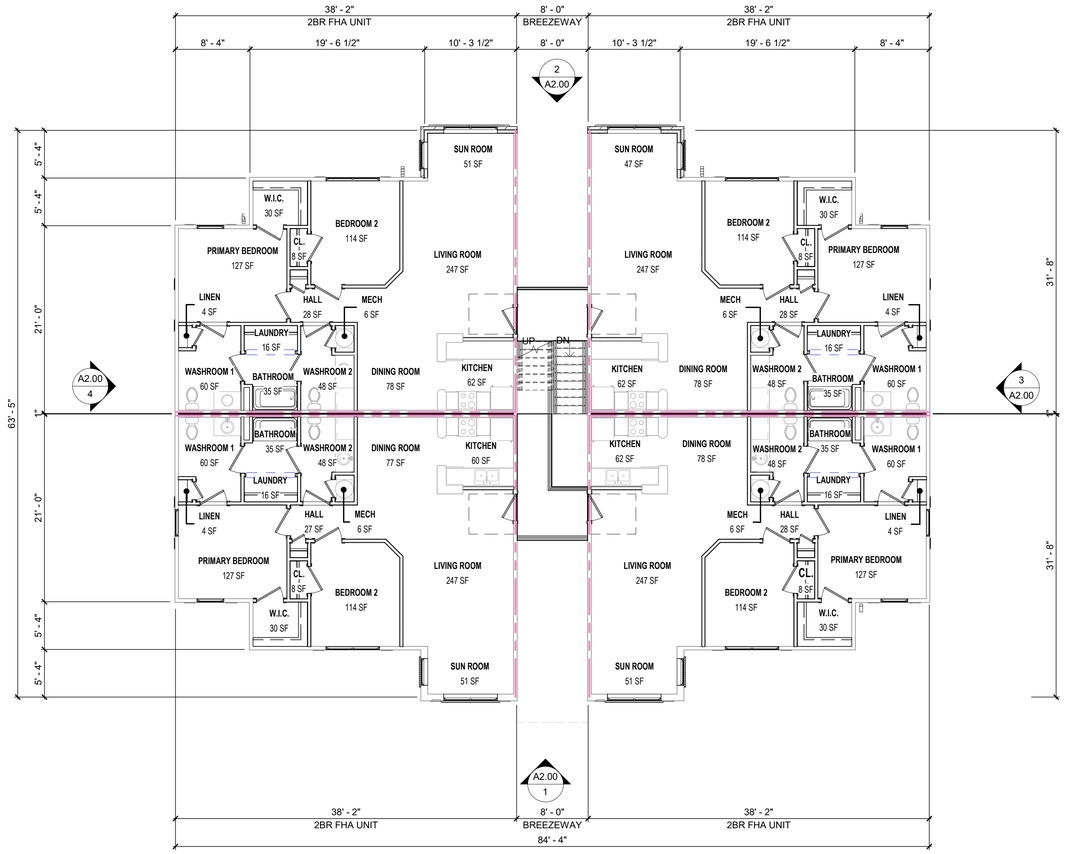
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Fax: 919.875.9200
Phone: 919.875.0001

Architecture
Planning
Interiors
R/DA Architects

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SCOPE OF WORK

	2	3		5			
	10	11		13	14		
17	18	19	20	21		23	24
25	26	27	28	29	30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

ACCESSIBILITY NOTES

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

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·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.
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2BR BUILDING

HEATED	7,744 SF
GROSS	8,128 SF

2BR BLDG SECOND FLOOR

1/8" = 1'-0"

1

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION NO. C-0000 NORTH CAROLINA
JAMES REGISTERED ROSSI ARCHITECT
NOT FOR CONSTRUCTION
RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

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DATE: 05/11/26
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2BR UNIT BLDG
PLAN 2ND FLOOR

A1.01

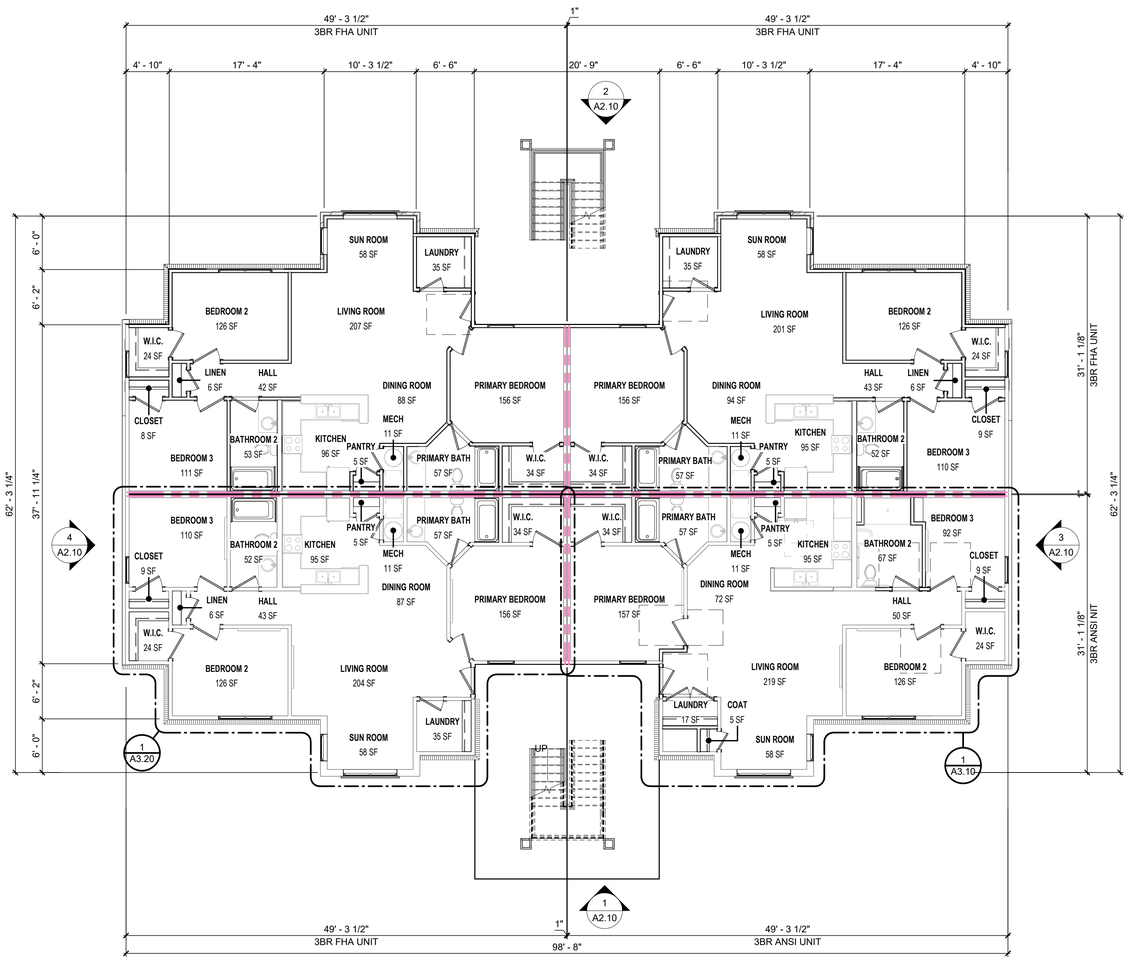
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Phone: 919.875.0001



3BR BUILDING
HEATED 9,408 SF
GROSS 9,848 SF

3BR BLDG FIRST FLOOR 1
1/8" = 1'-0"

SCOPE OF WORK

1	2	3		5			
	10	11		13	14		
17	18	19	20	21		23	24
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SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION 5C A-2014 NC
NOT FOR CONSTRUCTION
JAMES ROSSI REGISTERED ARCHITECT SOUTH CAROLINA AND ROSSI RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

3BR UNIT BLDG PLAN 1ST FLOOR

A1.10

PM: TEAM LEAD:

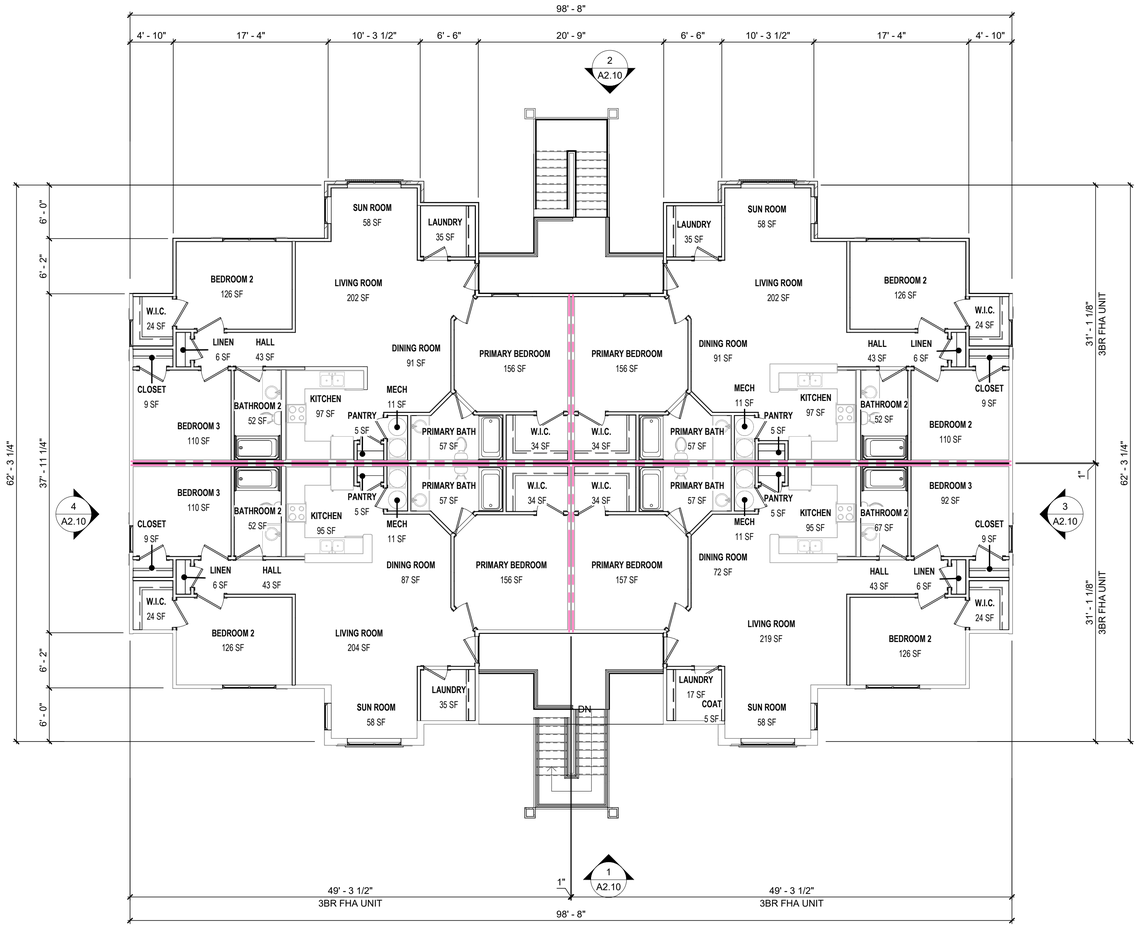
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Architecture
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SCOPE OF WORK

1	2	3		5			
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17	18	19	20	21		23	24
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3BR BUILDING
HEATED 9,408 SF
GROSS 9,848 SF

3BR BLDG SECOND FLOOR

1/8" = 1'-0"

1

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SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION NORTH CAROLINA
NOT FOR CONSTRUCTION
JAMES ROSSI REGISTERED ARCHITECT NORTH CAROLINA
RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26
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SHEET

3BR UNIT BLDG PLAN 2ND FLOOR

A1.11

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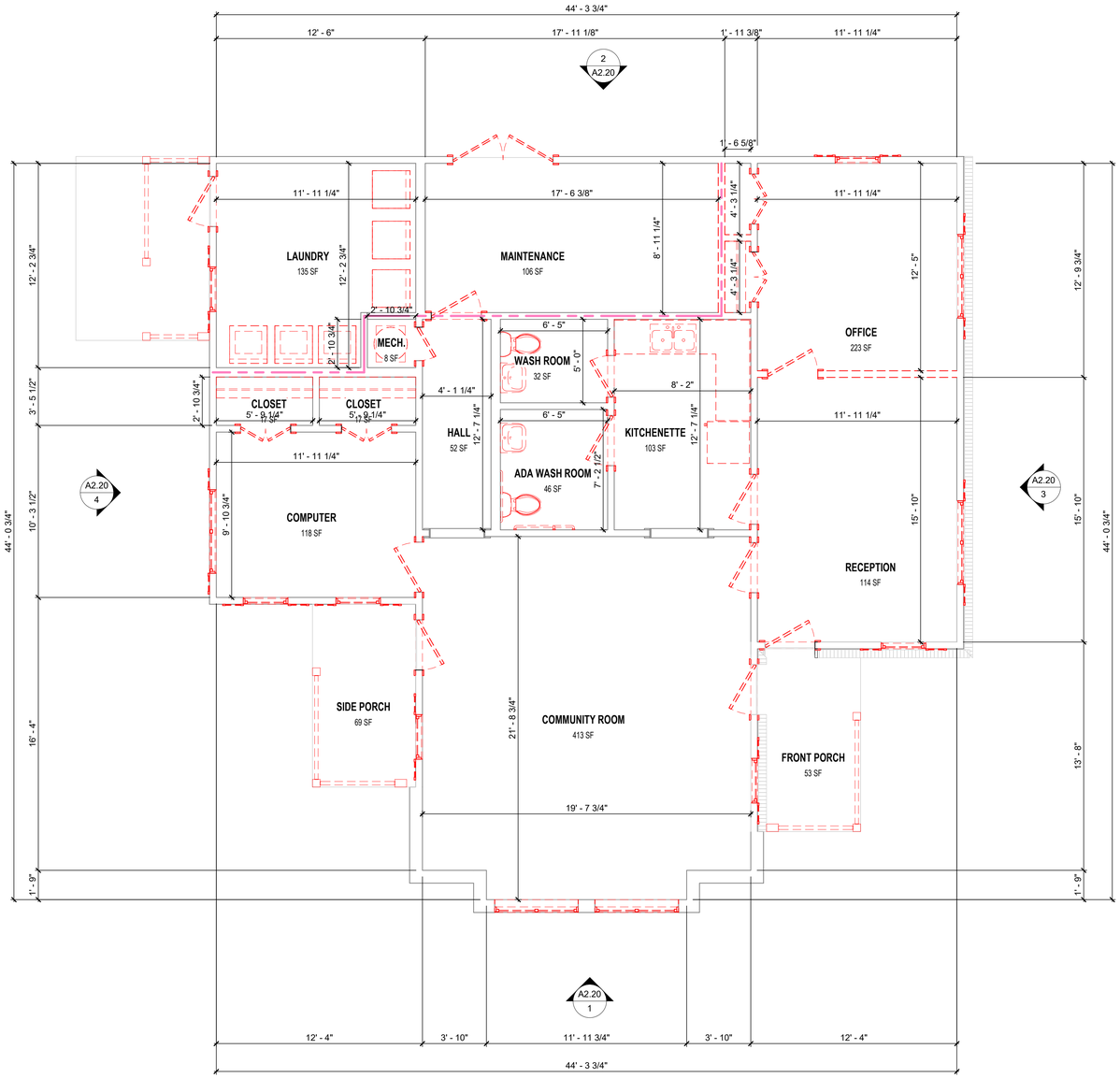
Architecture
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SCOPE OF WORK

1	2	3		5			
	10		12	13	14	15	16
17	18	19	20	21		23	24
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DEMOLITION NOTES

1. DEMO ALL INTERIOR DOORS & HARDWARE.
2. DEMO EXISTING FLOOR TILE, CARPET & BASEBOARDS.
3. DEMO ALL CABINETS, COUNTERTOPS, SINKS, LAVATORIES, WATER CLOSETS, BATHTUBS, APPLIANCES & LIGHT FIXTURES.
4. DEMO ALL ABANDONED & INOPERABLE DEVICES & ACCESSORIES.
5. DEMO ALL WINDOWS & BLINDS.
6. DEMO ALL GRAB BARS & BATHROOM ACCESSORIES.
7. DEMO ALL EXISTING METAL STRINGERS & TREADS.
8. DEMO ALL CONDENSERS, AIR HANDLERS & EXTERIOR VENTS.
9. DEMO ALL EXISTING SHUTTERS.

DEMOLITION LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- EXISTING 1-HR WALL OR PARTITION TO REMAIN
- PARTITION TO BE DEMOLISHED

COMMUNITY BLDG EXISTING/DEMO

1/4" = 1'-0"

1

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION NC
NOT FOR CONSTRUCTION
JAMES ROSSI REGISTERED ARCHITECT SOUTH CAROLINA RALEIGH, N.C.

CONSULTANTS

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COMMUNITY BUILDING DEMOLITION

A1.20

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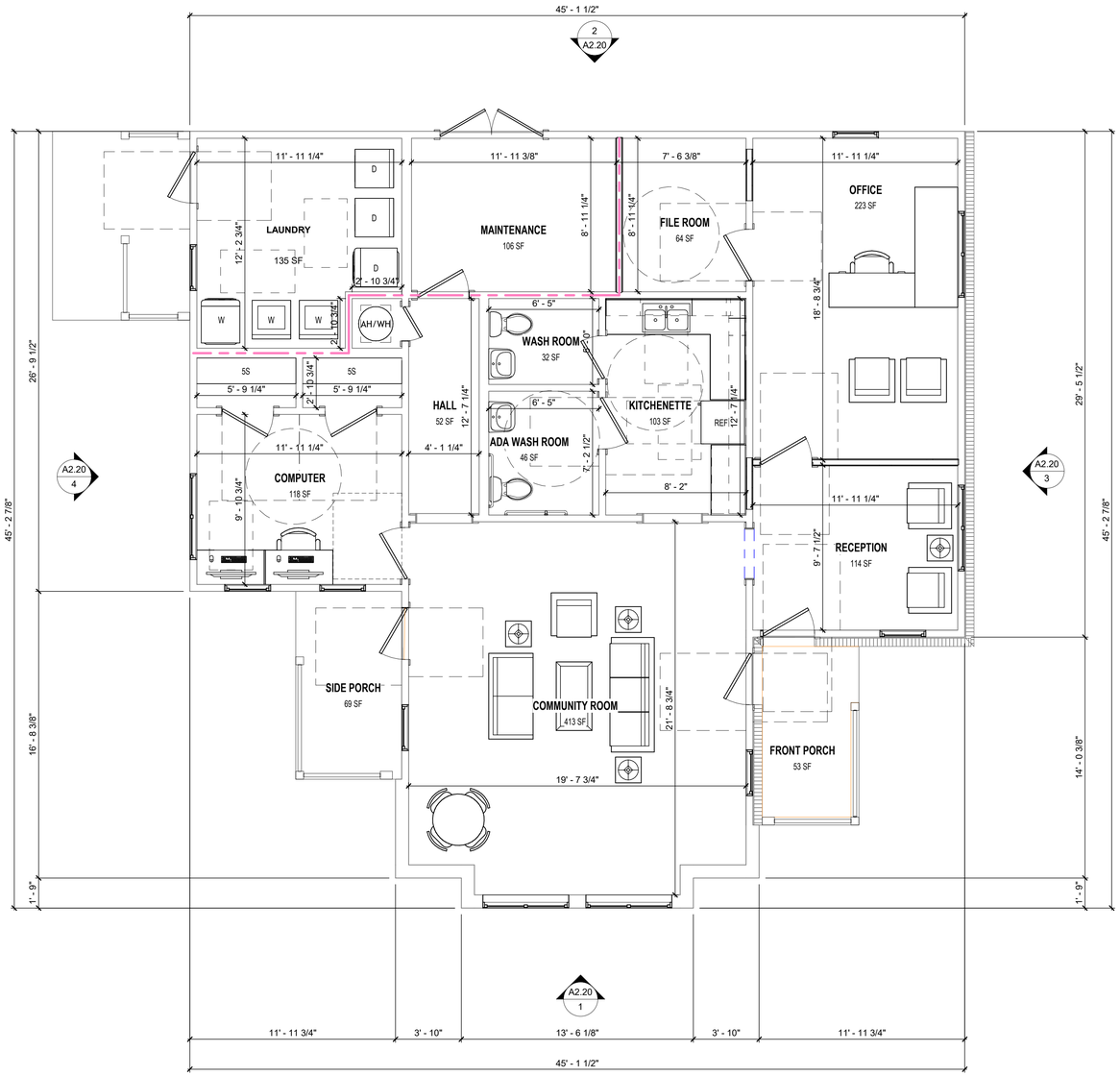
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COMMUNITY BLDG PROPOSED 1

1/4" = 1'-0"

SCOPE OF WORK

1	2	3		5			
	10	11		13	14		
17	18	19	20	21		23	24
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COMMUNITY BUILDING PLAN

A1.21

PM: TEAM LEAD:

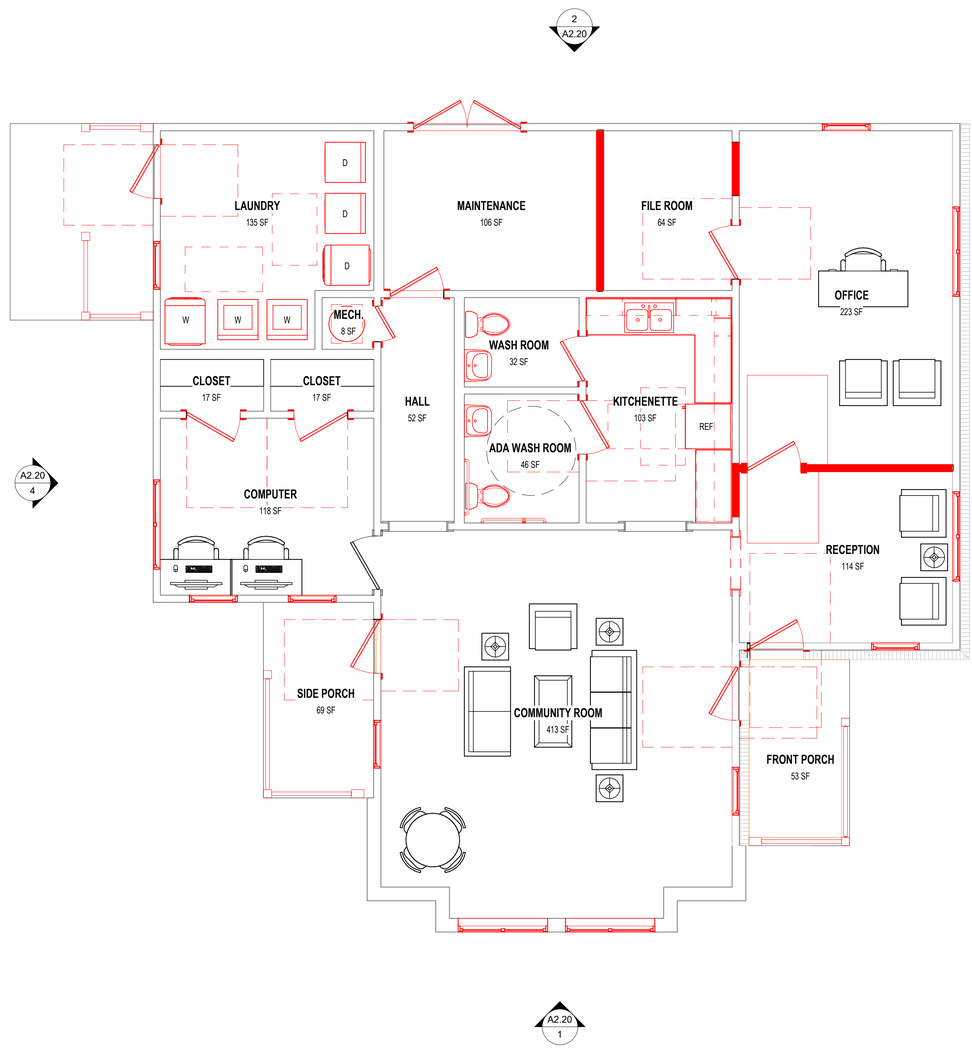
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Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
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COMMUNITY BLDG PROPOSED SC REDLINE

1/4" = 1'-0"

1

SCOPE OF WORK

1	2	3		5			
	10		12	13	14	15	16
17	18	19	20	21		23	24
25	26	27	28	29	30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

DEMOLITION NOTES

1. DEMO ALL INTERIOR DOORS & HARDWARE.
2. DEMO EXISTING FLOOR TILE, CARPET & BASEBOARDS.
3. DEMO ALL CABINETS, COUNTERTOPS, SINKS, LAVATORIES, WATER CLOSETS, BATHTUBS, APPLIANCES & LIGHT FIXTURES.
4. DEMO ALL ABANDONED & INOPERABLE DEVICES & ACCESSORIES.
5. DEMO ALL WINDOWS & BLINDS.
6. DEMO ALL GRAB BARS & BATHROOM ACCESSORIES.
7. DEMO ALL EXISTING METAL STRINGERS & TREADS.
8. DEMO ALL CONDENSERS, AIR HANDLERS & EXTERIOR VENTS.
9. DEMO ALL EXISTING SHUTTERS.

DEMOLITION LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- EXISTING 1-HR WALL OR PARTITION TO REMAIN
- PARTITION TO BE DEMOLISHED

ACCESSIBILITY NOTES

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

·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.

GENERAL NOTES

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

REPLACE ROOF

REPLACE SIDING

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION NO. C-0000 NOT FOR CONSTRUCTION JAMES ROSSI REGISTERED ARCHITECT SOUTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26

ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

COMMUNITY BUILDING SC HOUSING REDLINE

A1.22

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Fax: 919.875.9200
Phone: 919.875.0001

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2BR LEFT SIDE ELEVATION 4
1/8" = 1'-0"



2BR RIGHT SIDE ELEVATION 3
1/8" = 1'-0"



2BR BACK ELEVATION 2
1/8" = 1'-0"



2BR FRONT ELEVATION 1
1/8" = 1'-0"

MATERIAL KEY

	M1	ROOF (REPLACE ALL WITH NEW) ANTIFUNGAL ARCHITECTURAL ASPHALT FIBERGLASS ROOF SHINGLE SYSTEM W/ WRITTEN MIN. 30 YR. MFR. WARRANTY.
	M2	SIDING (REPLACE ALL WITH NEW) VINYL SIDING, COMMERCIAL GRADE, IMPACT RESISTANT MIN. 0.46" THICKNESS W/ WRITTEN MIN. 30 YR. WARRANTY
	M3	EXISTING BRICK REPLACE DAMAGED & MISSING BRICK. POINT UP ALL MISSING & DAMAGED MORTAR CLEAN PER BRICK INSTITUTE OF AMERICA RECS.

GENERAL NOTES

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

REPLACE ROOF

REPLACE SIDING

SCOPE OF WORK

1	2	3				8
	10	11		13	15	16
17	18	19			23	

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SC VA
NOT FOR CONSTRUCTION
JAMES ROSSI ARCHITECT SOUTH CAROLINA
RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26

ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

2BR UNIT BLDG ELEVATIONS

A2.00

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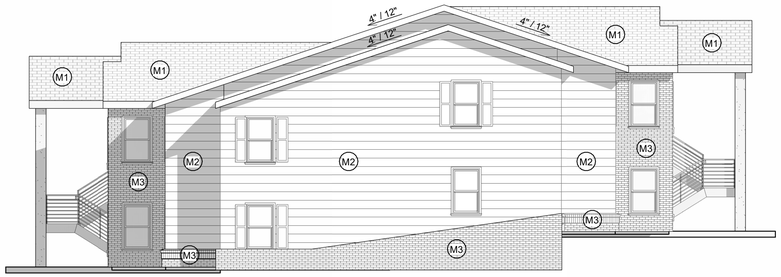
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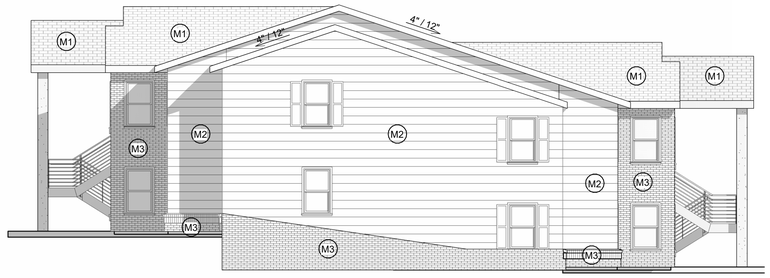
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Planning
Interiors

R/DA Architects

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3BR LEFT ELEVATION 4
1/8" = 1'-0"



3BR RIGHT ELEVATION 3
1/8" = 1'-0"



3BR BACK ELEVATION 2
1/8" = 1'-0"



3BR FRONT ELEVATION 1
1/8" = 1'-0"

MATERIAL KEY

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	M3	EXISTING BRICK REPLACE DAMAGED & MISSING BRICK, POINT UP ALL MISSING & DAMAGED MORTAR CLEAN PER BRICK INSTITUTE OF AMERICA RECS.

GENERAL NOTES

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

REPLACE ROOF

REPLACE SIDING

SCOPE OF WORK

1	2	3				8
	10	11		13	15	16
17	18	19			23	

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

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SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION 5C NC
NOT FOR CONSTRUCTION
JAMES SCOTT ROSSI ARCHITECT SOUTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT
Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE
DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

SHEET
3BR UNIT BLDG ELEVATIONS

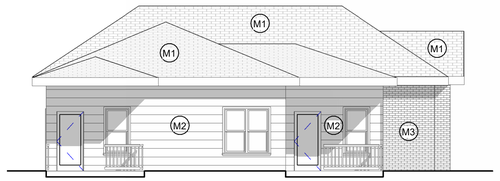
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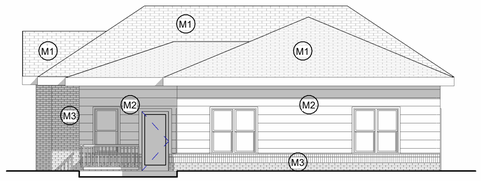
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Planning
Interiors
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Fax: 919.875.9200
Phone: 919.875.0001

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COMM. BLDG. LEFT ELEVATION 4
1/8" = 1'-0"



COMM. BLDG. RIGHT ELEVATION 3
1/8" = 1'-0"



COMM. BLDG. BACK ELEVATION 2
1/8" = 1'-0"



COMM. BLDG. FRONT ELEVATION 1
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REPLACE ROOF

REPLACE SIDING

SCOPE OF WORK

1	2	3						8
	10	11			13		15	16
17	18	19					23	

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SOUTH CAROLINA

NOT FOR CONSTRUCTION

JAMES ROSSITER REGISTERED ARCHITECT SOUTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26

ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

COMMUNITY BLDG. EXTERIOR ELEVATIONS

A2.20

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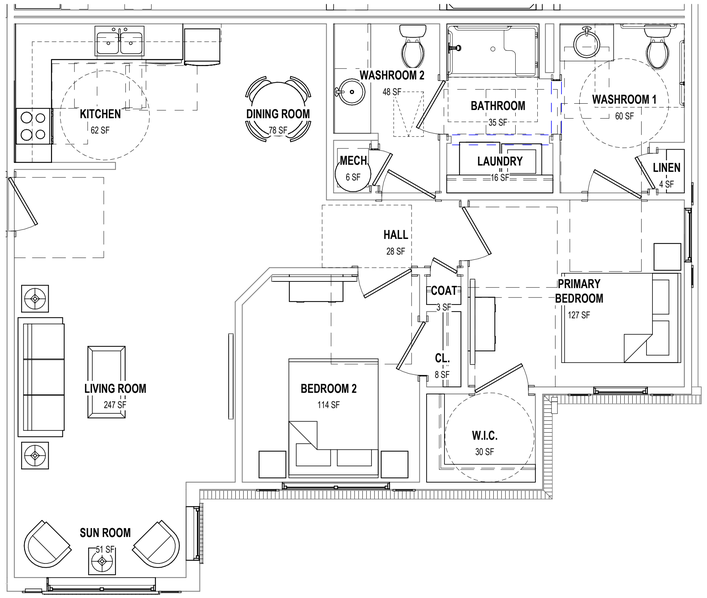
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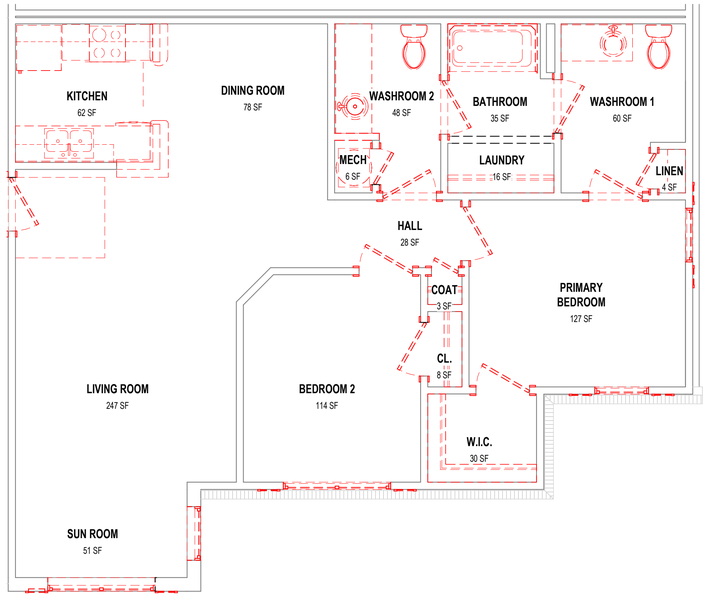
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2BR UNIT
HEATED 968 SF
GROSS 1,016 SF

2BR ANSI PROPOSED PLAN 4

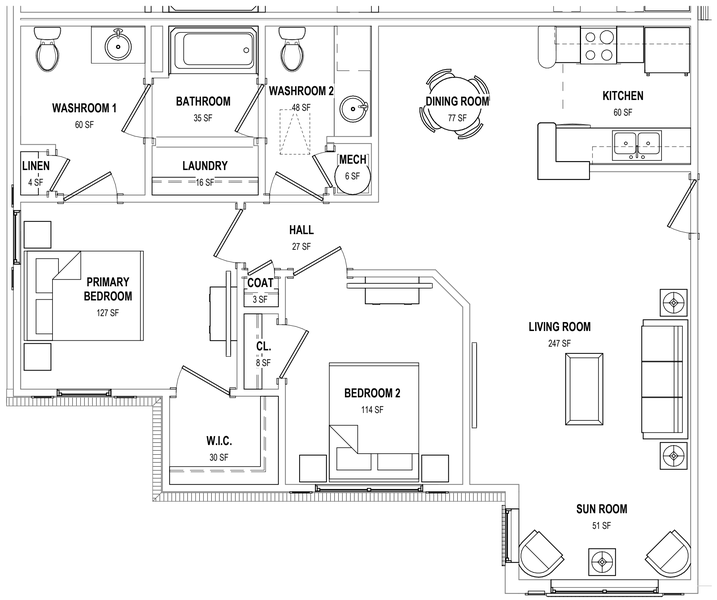
1/4" = 1'-0"



2BR UNIT
HEATED 968 SF
GROSS 1,016 SF

2BR ANSI DEMO / EXISTING PLAN 3

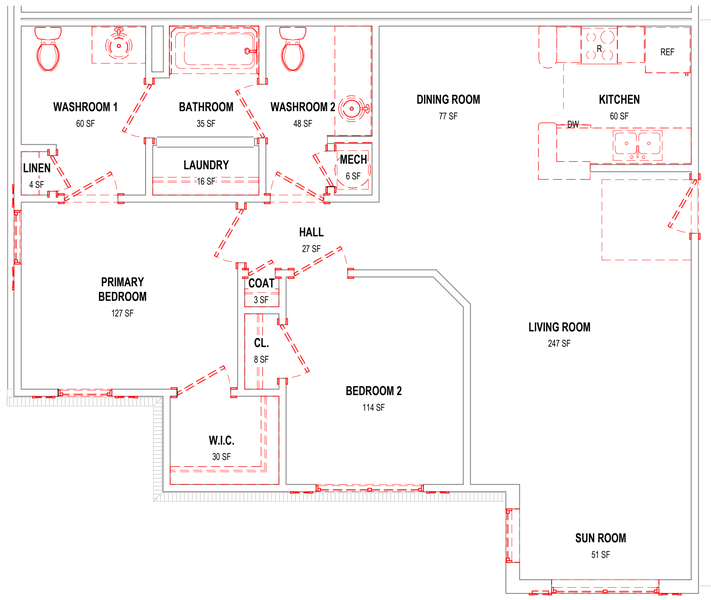
1/4" = 1'-0"



2BR UNIT
HEATED 968 SF
GROSS 1,016 SF

2BR FHA & STD PROPOSED PLAN 2

1/4" = 1'-0"



2BR UNIT
HEATED 968 SF
GROSS 1,016 SF

2BR FHA & STD DEMO / EXISTING PLAN 1

1/4" = 1'-0"

SCOPE OF WORK

1	2	3		5			
	10		12	13	14	15	16
17	18	19	20	21		23	24
25	26	27	28	29	30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

DEMOLITION NOTES

1. DEMO ALL INTERIOR DOORS & HARDWARE.
2. DEMO EXISTING FLOOR TILE, CARPET & BASEBOARDS.
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6. DEMO ALL GRAB BARS & BATHROOM ACCESSORIES.
7. DEMO ALL EXISTING METAL STRINGERS & TREADS.
8. DEMO ALL CONDENSERS, AIR HANDLERS & EXTERIOR VENTS.
9. DEMO ALL EXISTING SHUTTERS.

DEMOLITION LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- EXISTING 1-HR WALL OR PARTITION TO REMAIN
- PARTITION TO BE DEMOLISHED

ACCESSIBILITY NOTES

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

·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
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·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.
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·SHOWER CONTROLS 48" A.F.F. MAX. W/ SHOWER HEAD W/ HOSE ON ADJUSTABLE GUIDE.

GENERAL NOTES

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REPLACE ROOF

REPLACE SIDING

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION NC
NOT FOR CONSTRUCTION
JAMES S. ROSSI REGISTERED ARCHITECT NORTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT
Timberlake Apartments
400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE
DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

SHEET
2BR FHA & STD UNIT PLAN

A3.00
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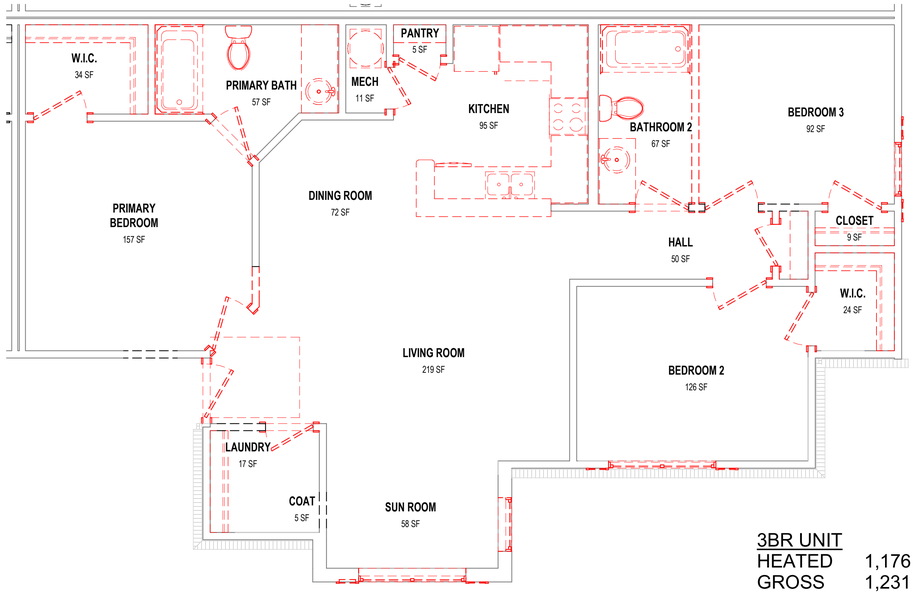
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Architecture
Planning
Interiors

R/DA Architects

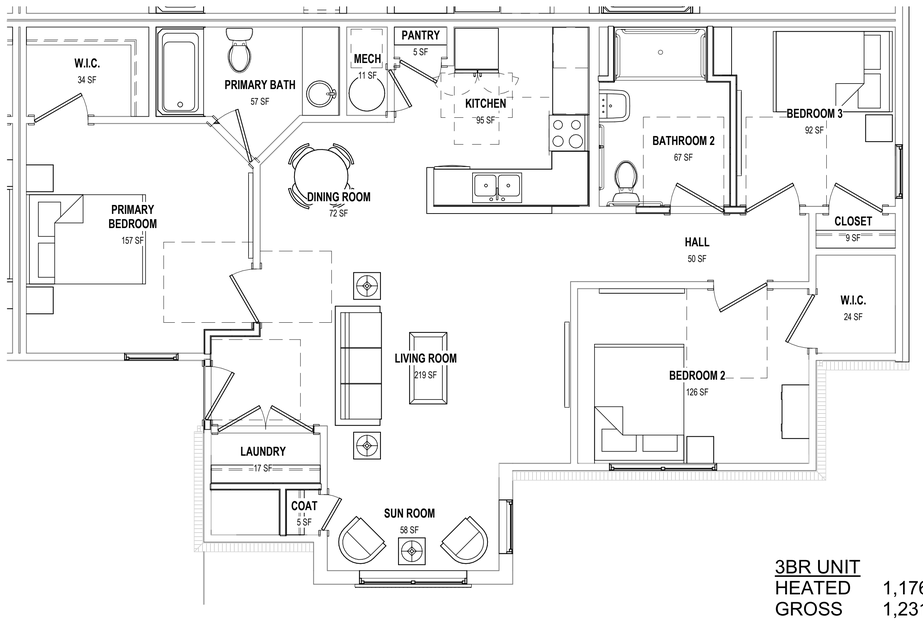
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3BR UNIT
HEATED 1,176 SF
GROSS 1,231 SF

3BR ANSI DEMO / EXISTING PLAN 2

1/4" = 1'-0"



3BR UNIT
HEATED 1,176 SF
GROSS 1,231 SF

3BR ANSI PROPOSED PLAN 1

1/4" = 1'-0"

SCOPE OF WORK

1	2	3		5			
	10		12	13	14	15	16
17	18	19	20	21		23	24
25	26	27	28	29	30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

DEMOLITION NOTES

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4. DEMO ALL ABANDONED & INOPERABLE DEVICES & ACCESSORIES.
5. DEMO ALL WINDOWS & BLINDS.
6. DEMO ALL GRAB BARS & BATHROOM ACCESSORIES.
7. DEMO ALL EXISTING METAL STRINGERS & TREADS.
8. DEMO ALL CONDENSERS, AIR HANDLERS & EXTERIOR VENTS.
9. DEMO ALL EXISTING SHUTTERS.

DEMOLITION LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- EXISTING 1-HR WALL OR PARTITION TO REMAIN
- PARTITION TO BE DEMOLISHED

ACCESSIBILITY NOTES

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

·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.
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·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.
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GENERAL NOTES

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REPLACE ROOF

REPLACE SIDING

SEALS

R/DA ARCHITECTS, P.A. ARCHITECTURAL CORPORATION SC INA
NOT FOR CONSTRUCTION
JAMES ROSSI ARCHITECT NORTH CAROLINA RALEIGH, N.C.

CONSULTANTS

PROJECT

Timberlake Apartments

400 Timberlake View Circle
Inman, SC 29349

26-601.00

REVISIONS

DATE

DATE: 05/11/26
ISSUED FOR: SCSHFDA Full Application

SET#

SHEET

3BR ANSI UNIT PLAN

A3.10

PM: TEAM LEAD:

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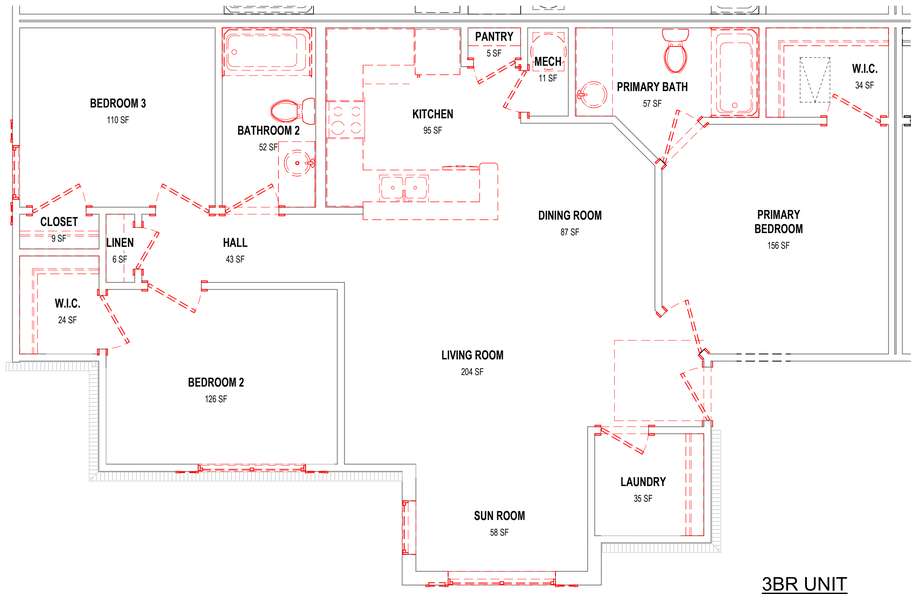
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Architecture
Planning
Interiors

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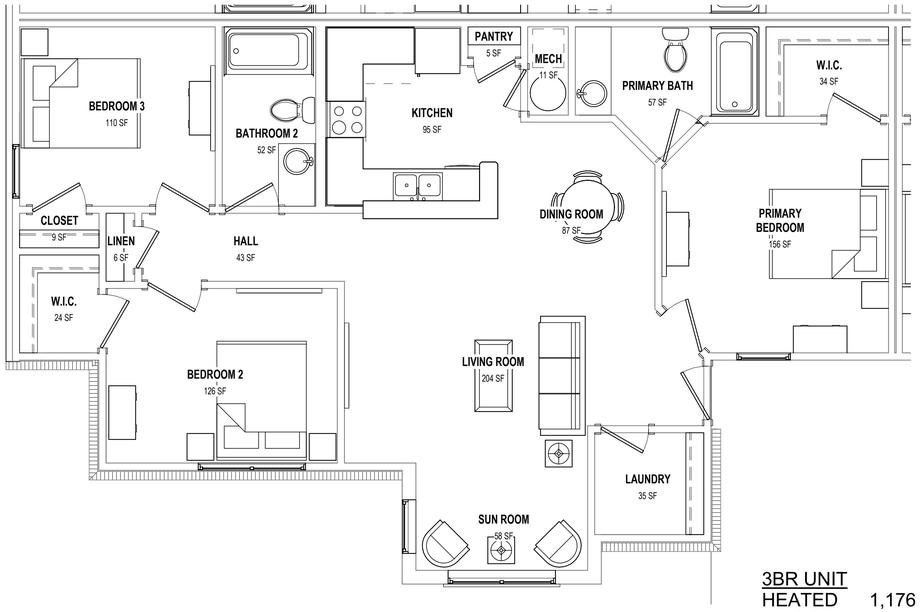
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3BR UNIT
HEATED 1,176 SF
GROSS 1,231 SF

3BR FHA & STD DEMO / EXISTING PLAN 2

1/4" = 1'-0"



3BR UNIT
HEATED 1,176 SF
GROSS 1,231 SF

3BR FHA & STD PROPOSED PLAN 1

1/4" = 1'-0"

SCOPE OF WORK

1	2	3		5			
	10		12	13	14	15	16
17	18	19	20	21		23	24
25	26	27	28	29	30	31	32

WORK INDICATED IN BOXED DESCRIPTION HAS BEEN INDICATED BY R/DA ARCHITECTS FOR RENOVATION SCOPE OF WORK SEE SHEETS CS300-CS303

DEMOLITION NOTES

1. DEMO ALL INTERIOR DOORS & HARDWARE.
2. DEMO EXISTING FLOOR TILE, CARPET & BASEBOARDS.
3. DEMO ALL CABINETS, COUNTERTOPS, SINKS, LAVATORIES, WATER CLOSETS, BATHTUBS, APPLIANCES & LIGHT FIXTURES.
4. DEMO ALL ABANDONED & INOPERABLE DEVICES & ACCESSORIES.
5. DEMO ALL WINDOWS & BLINDS.
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DATE

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Architecture
Planning
Interiors

R/DA Architects