

**South Carolina Affordable Housing
Project Area Summary**

MARSHALL LANDING, Greenwood

LOCATION	FLOOR	ROOM	AREA		
			HEATED	NET HEATED	GROSS
COMMON CORE AREA	1	to include:	2,741	2,807	4,069
		Vestibule	73		
		Lobby/Sitting Areas	1,225		
		Management Office (min. 200 s.f.)	240		
		Waiting Room	135		
		Mail Center	141		
		Restrooms	105		
		Maintenance	112		
		Storage/ Mechanical/Electrical	188		
		Tenant Storage	273		
	2	to include:	2,741	2,807	3,103
		Lobby/Sitting Areas	1,170		
		Multi-Purpose Room (min. 8s.f./unit)	481		
		Laundry	197		
		Restrooms	105		
		Maintenance	92		
		Storage/ Mechanical/Electrical	169		
		Tenant Storage	273		
	3	to include:	2,741	2,807	2,807
		Lobby/Sitting Areas	1,149		
		Computer Center	160		
		Exercise Room	321		
		Library	118		
		Restrooms	105		
		Maintenance (min. 200 s.f.)	211		
		Storage/ Mechanical/Electrical	169		
		Tenant Storage	273		
		Covered Drop-Off			980
		Stairs			630
		Covered Patio			282
		Screened Porch			282
SUB-TOTAL, CORE:			8,223	8,421	9,979

LOCATION	FLOOR	BDRM. COUNT		AREA		
		1-BDRM	2-BDRM	HEATED	NET HEATED	GROSS
LEFT WING	1	4		3,172	3,364	3,760
	1		4	4,328	4,556	4,952
	2	4		3,172	3,364	3,760
	2		4	4,328	4,556	4,952
	3	4		3,172	3,364	3,760
	3		4	4,328	4,556	4,952
		Corridor for all Floors:		2,014	2,048	2,048
		Interior Walls/Misc:		1,810	1,650	1,380
		Stairs/Sprinkler Closet:				317
	SUB-TOTAL:	12	12	26,324	27,458	29,881
RIGHT WING	1	5		3,965	4,205	4,700
	1		4	4,328	4,556	4,952
	2	5		3,965	4,205	4,700
	2		4	4,328	4,556	4,952
	3	5		3,965	4,205	4,700
	3		4	4,328	4,556	4,952
		Corridor for all Floors:		2,825	2,871	2,871
		Interior Walls/Misc:		1,091	806	540
		Stairs/Sprinkler Closet:				317
	SUB-TOTAL, RIGHT:	15	12	28,795	29,960	32,684
SUB-TOTAL, RES. UNITS:				55,119	57,418	62,565

TOTAL BUILDING:			63,342	65,839	72,544
-----------------	--	--	---------------	---------------	---------------

TOTAL, 1BR UNITS:	27
TOTAL, 2BR UNITS:	24
TOTAL, UNITS:	51

South Carolina Affordable Housing Development Summary

TOTAL ACREAGE: **4.320** ACRES

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

PARKING PROVISIONS:			
SPACES PER 1BR UNIT:	1	(Including ADA Spaces)	27
SPACES PER 2BR UNIT:	1.5	(Including ADA Spaces)	36
SPACES PER 3BR+ UNIT:	2	(Including ADA Spaces)	
SPACES AT OFFICE/CB:		(Including ADA Spaces)	
A.D.A. SPACES PROVIDED (ADA + (1) Office ADA + 2% of FHA):	7		
TOTAL PARKING REQUIRED PER LOCAL ORDINANCE:			63
TOTAL PARKING PLANNED:			63

ACCESSIBILITY PROVISIONS:					
UNIT TYPE	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
STANDARD UNITS	N/A	N/A			
UNITS COMPLIANT W/ F.H.A. CRITERIA	24	22			46
UNITS COMPLIANT W/ A.D.A. ACCESSIBILITY GUIDELINES (5%) *	2	1			3
UNITS COMPLIANT W/ CRITERIA FOR THE VISION/ HEARING IMPAIRED (2%) **	1	1			2
TOTAL	27	24			51

South Carolina Affordable Housing Unit Area Summary

Project Name: MARSHALL LANDING, Greenwood
R/DA Project Number: 26-412.00

UNIT Min. Req. (heated)	1 BR	2 BR	3 BR	4 BR
	750 - 840	850 - 1100	1100 - 1280	1250 - 1375
Heated *	793	1,082		
Net Heated	841	1,139		
Gross **	940	1,238		

UNHEATED	1 BR	2 BR	3 BR	4 BR
Exterior Storage (min. 16 s.f.)	20	20		
Patio/Balcony (min. 65 s.f.)	70	70		

LIVING ROOM (heated)	1 BR	2 BR	3 BR	4 BR
Min. Req.	150	150	150	150
Provided	172	188		

BEDROOM (heated)	1 BR	2 BR	3 BR	4 BR
MASTER:				
Min. Req.	144	144	144	144
Provided	170	180		
2nd / 3rd / 4th:				
Min. Req.	120	120	120	120
Provided	N/A	128		

CLOSET - LF	1 BR	2 BR	3 BR	4 BR
Min. Req.	5LF	5LF	5LF	5LF
Provided	10'-4"	12'-11" / 6'		

KITCHEN - LF	1 BR	2 BR	3 BR	4 BR
Min. Req.	8LF	10LF	12LF	13LF
Provided	19'-8"	19'-8"		

BATH VANITY - LF	1 BR	2 BR	3 BR	4 BR
Min. Req. (average)	36"	36"	36"	36"
Provided	36"	42"		

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

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.