[illegible]

Job Number: 25-07

File Reference:

Scale: AS SHOWN

CORP. SEAL

SEAL

STILLWATER RIDGE
APARTMENTS

SPARTANBURG, SOUTH CAROLINA

**PARKS-PLAYER
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315 EAST BROAD STREET
GREENVILLE, SC 29601
(864) 382-5000

EXISTING
CONDITIONS

Sheet Number:
SL-1.00

[illegible]

Job Number: 25-07

File Reference:

Scale: AS SHOWN

CORP. SEAL

SEAL

STILLWATER RIDGE APARTMENTS

SPARTANBURG, SOUTH CAROLINA

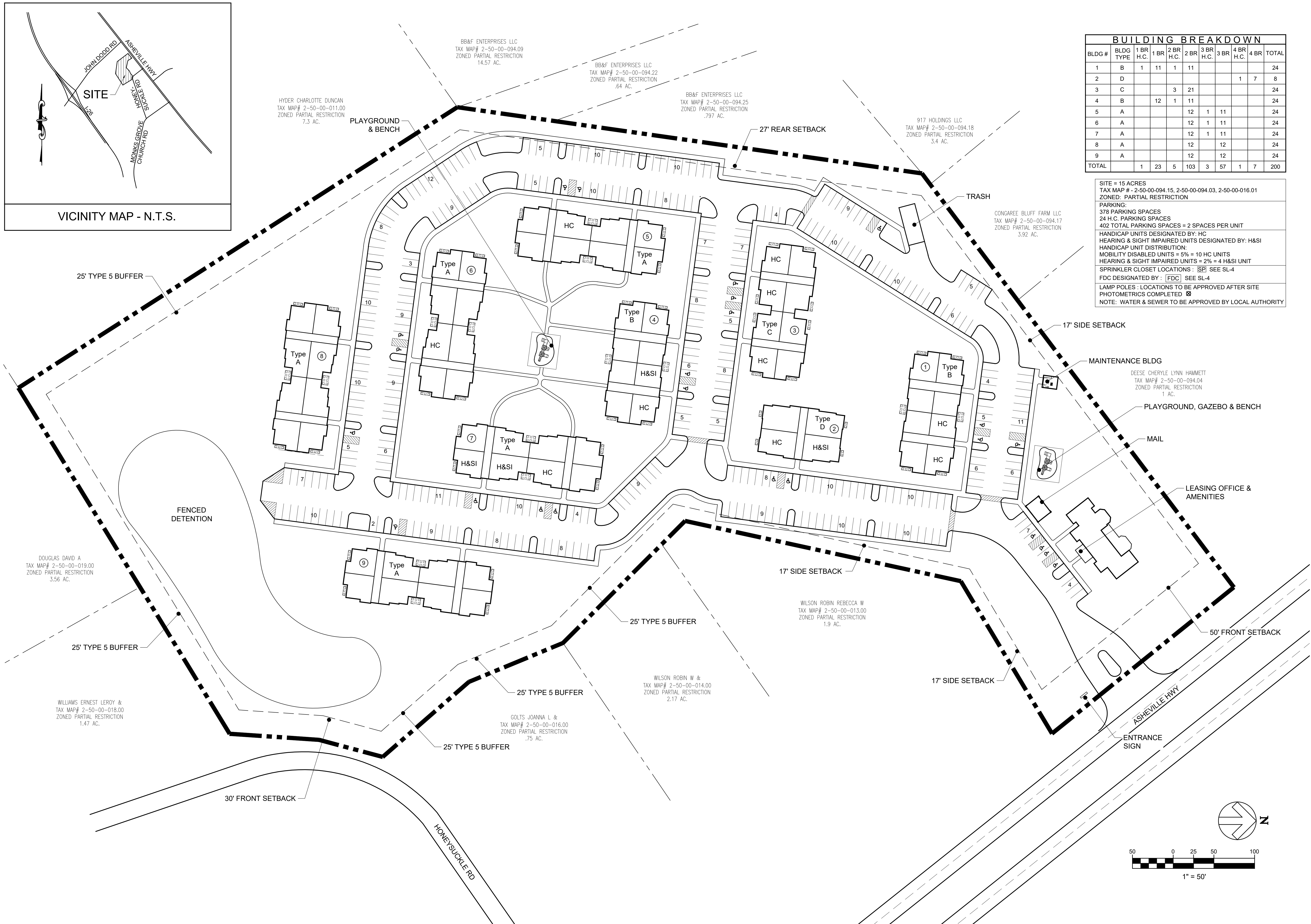
**PARKS-PLAYER
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315 EAST BROAD STREET
GREENVILLE, SC. 29601
(803) 233-5000

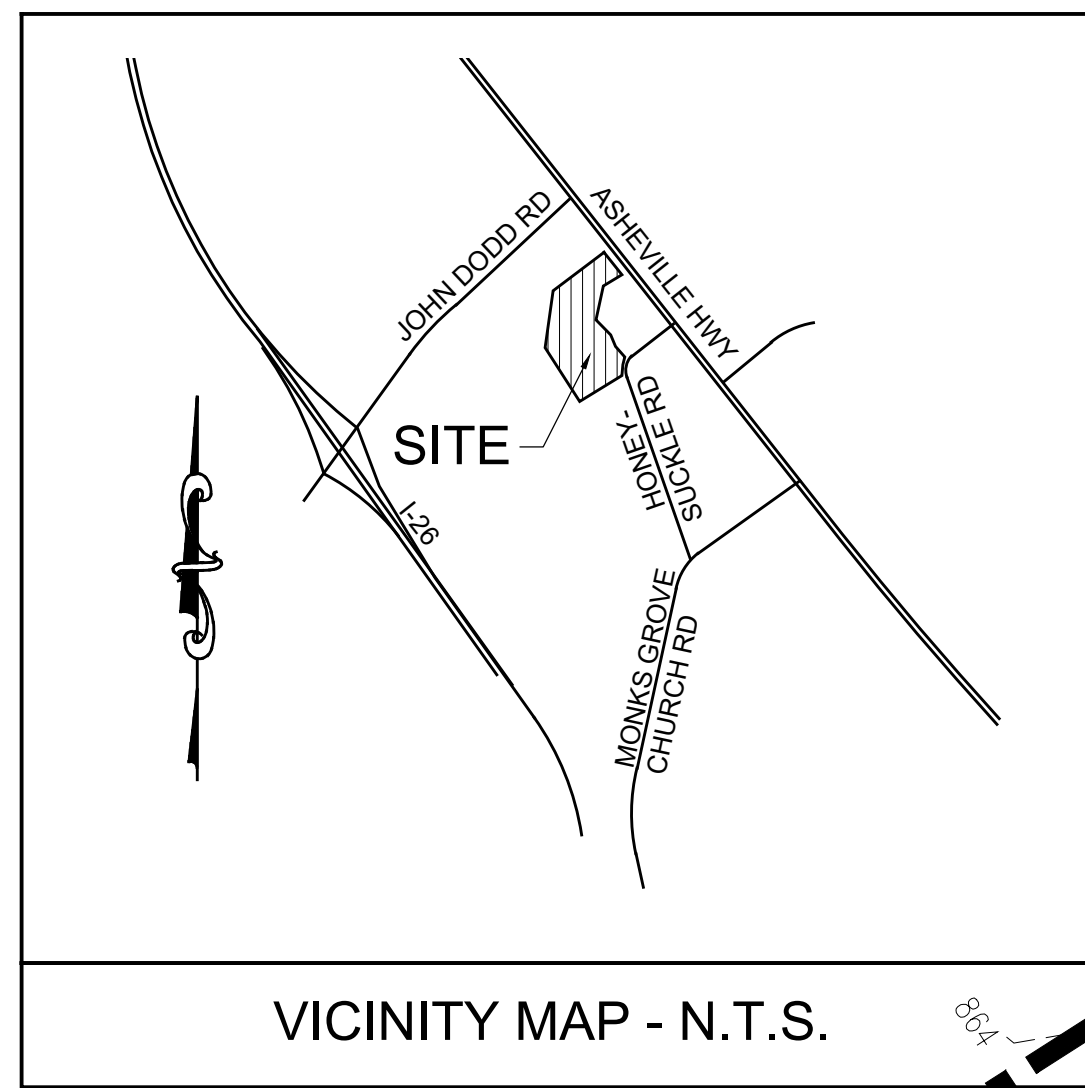
PRELIMINARY
SITE LAYOUT

Sheet Number:

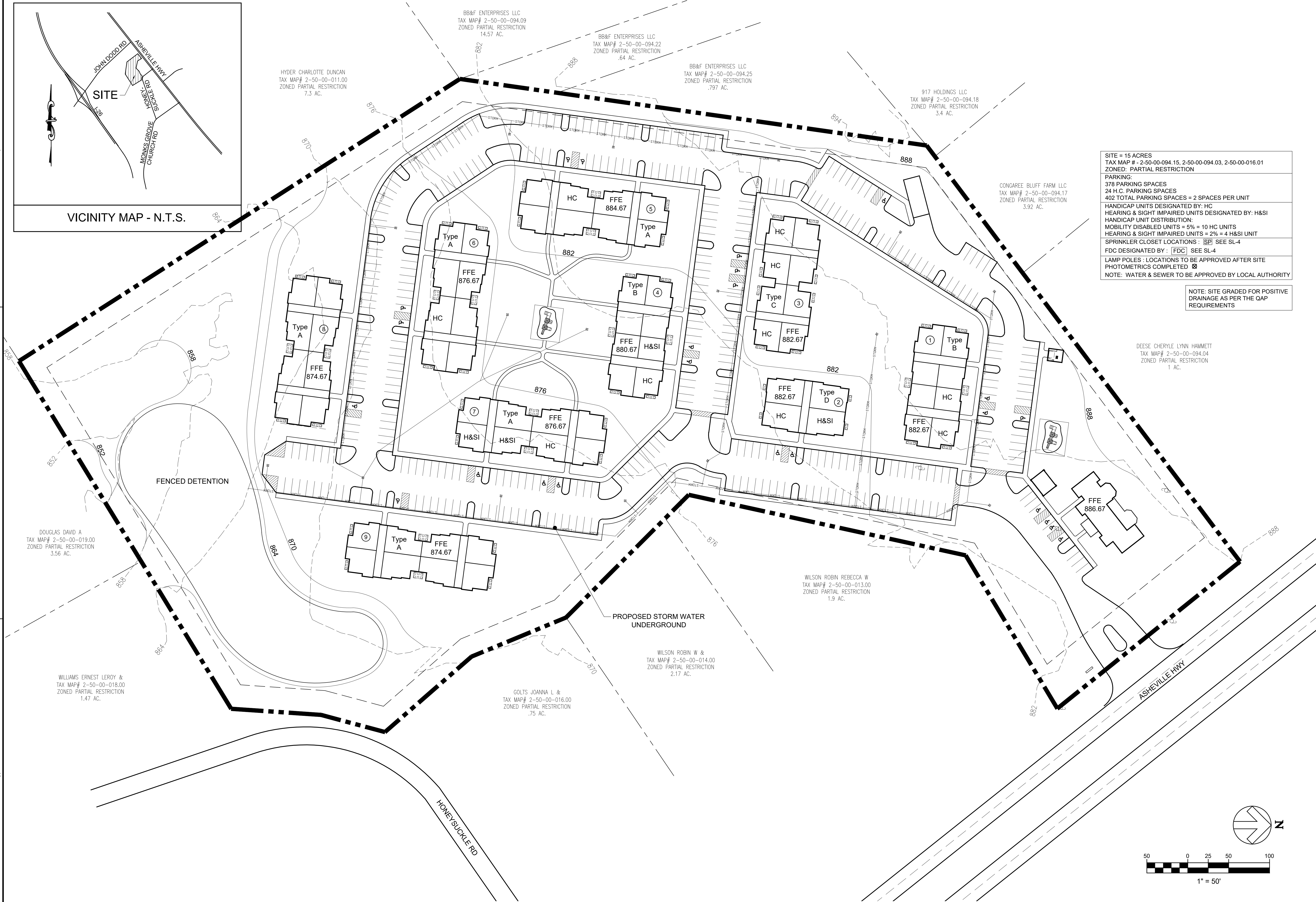
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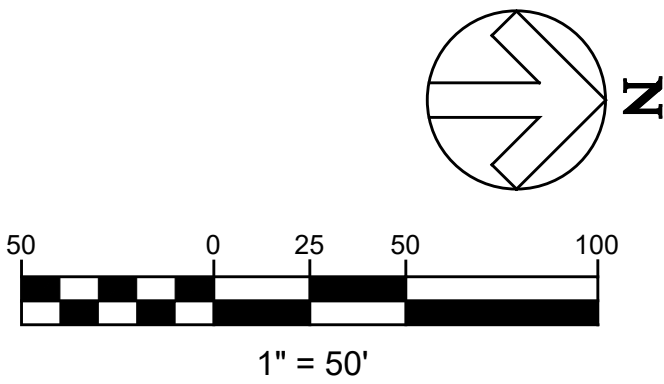
VICINITY MAP - N.T.S.



SITE = 15 ACRES
TAX MAP # - 2-50-00-094.15, 2-50-00-094.03, 2-50-00-016.01
ZONED: PARTIAL RESTRICTION
PARKING:
378 PARKING SPACES
24 H.C. PARKING SPACES
402 TOTAL PARKING SPACES = 2 SPACES PER UNIT
HANDICAP UNITS DESIGNATED BY: HC
HEARING & SIGHT IMPAIRED UNITS DESIGNATED BY: H&S
HANDICAP UNIT DISTRIBUTION:
MOBILITY DISABLED UNITS = 5% = 10 HC UNITS
HEARING & SIGHT IMPAIRED UNITS = 2% = 4 H&S UNIT
SPRINKLER CLOSET LOCATIONS : SP SEE SL-4
FDC DESIGNATED BY : FDC SEE SL-4
LAMP POLES : LOCATIONS TO BE APPROVED AFTER SITE
PHOTOMETRICS COMPLETED ☒
NOTE: WATER & SEWER TO BE APPROVED BY LOCAL AUTHORITY

NOTE: SITE GRADED FOR POSITIVE DRAINAGE AS PER THE QAP REQUIREMENTS

DEESE CHERYLE LYNN HAMMETT
TAX MAP# 2-50-00-094.04
ZONED PARTIAL RESTRICTION
1 AC.

[illegible]

[illegible]

SEAL

SPARTANBURG, SOUTH CAROLINA

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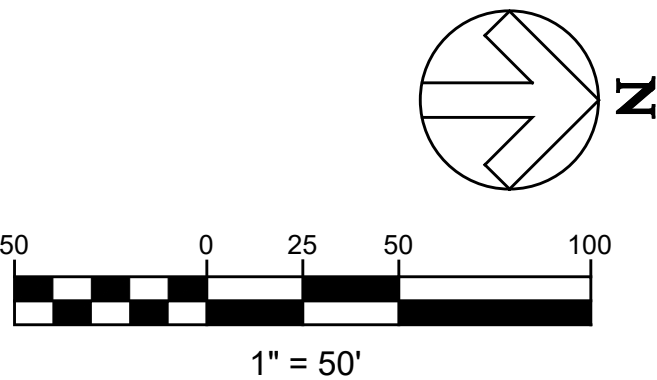
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SL-4.00



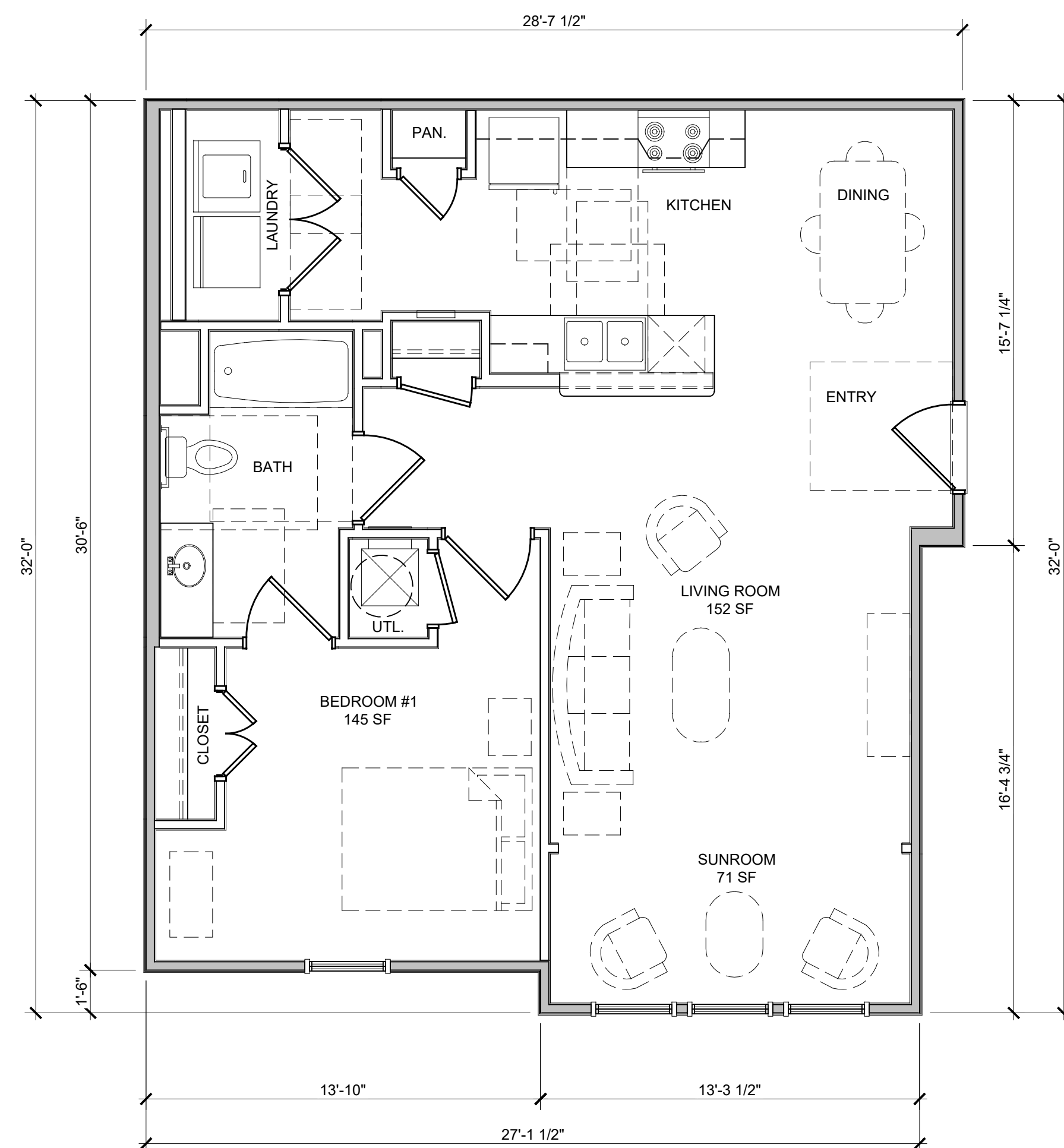
PROPOSED ELECTRICAL
TO ENTER SITE &
LOCATIONS TO BE
COORDINATED W/ LOCAL
PROVIDER

PROPOSED
WATER

EXISTING
WATER

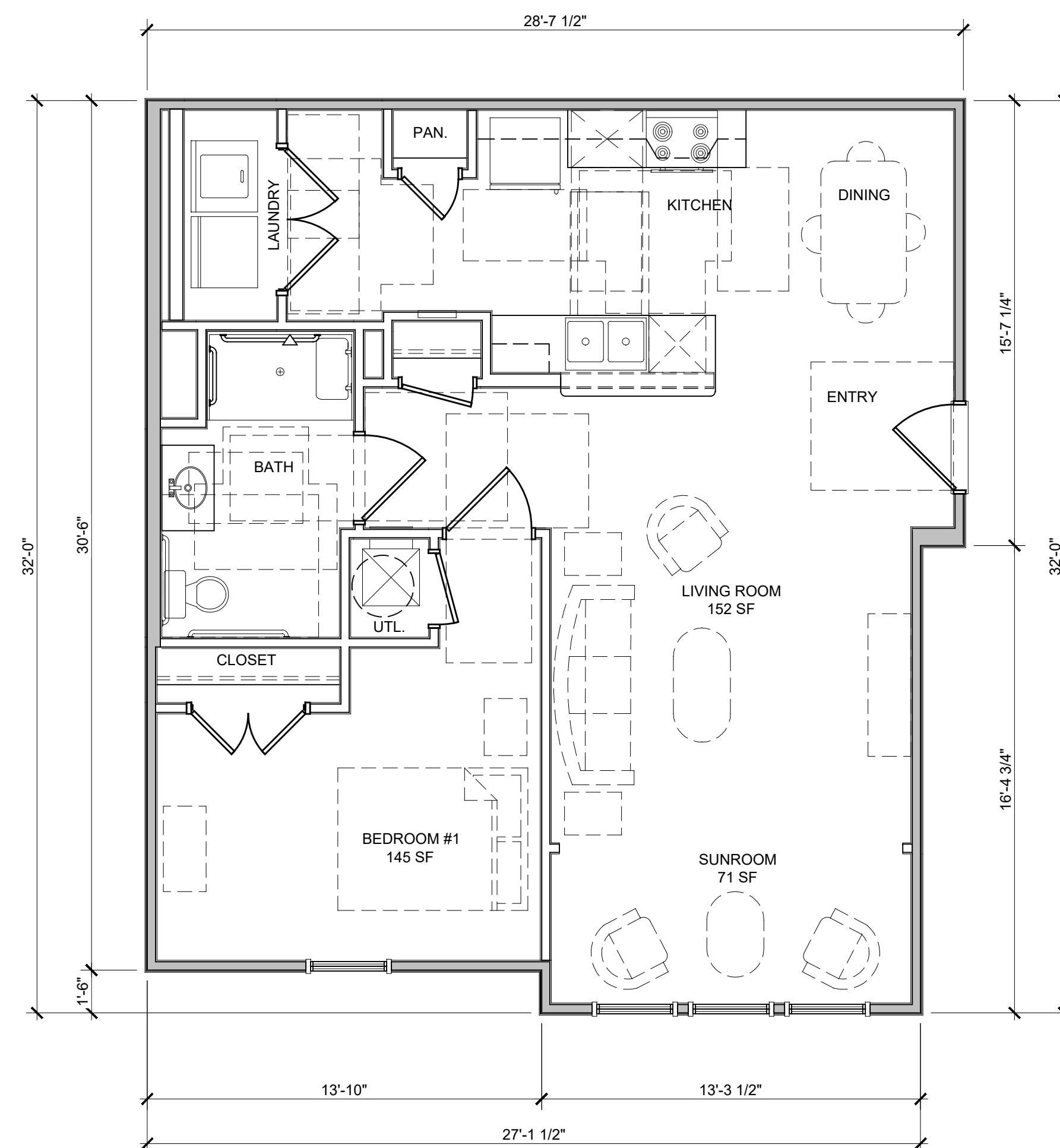
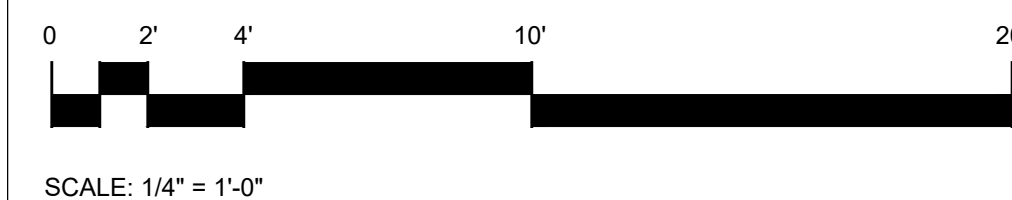


A vertical bar divided into three segments. The top segment is labeled 'A', the middle segment is labeled 'B', and the bottom segment is labeled 'C'.



1 1BR UNIT FLOOR PLAN UPPER SIMILAR
1/4" = 1'-0" TOTAL SF: 871 SF
HEATED SF: 823 SF
HEARING & SIGHT IMPAIRED UNIT SIMILAR

PLANS MEET THE "APPENDIX B" DEVELOPMENT DESIGN
CRITERIA SET FORTH BY THE 2025 SC QAP



2 1BR HC UNIT FLOOR PLAN

1/4" = 1'-0" TOTAL SF: 871 SF
HEATED SF: 823 SF



[illegible]

Job Number: 25-07

File Reference:

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CORP. SEAL

SEAL

STILLWATER RIDGE
APARTMENTS
SPARTANBURG, SOUTH CAROLINA

**PARKS-PLAYER
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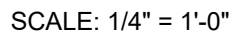
1BR UNIT PLANS

Sheet Number:
A-1.00

A	B	C
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PLANS MEET THE "APPENDIX B" DEVELOPMENT DESIGN CRITERIA SET FORTH BY THE 2025 SC QAP

Job Number: 25-07

File Reference:

Scale: AS SHOWN

CORP. SEAL

SEAL

SPARTANBURG, SOUTH CAROLINA

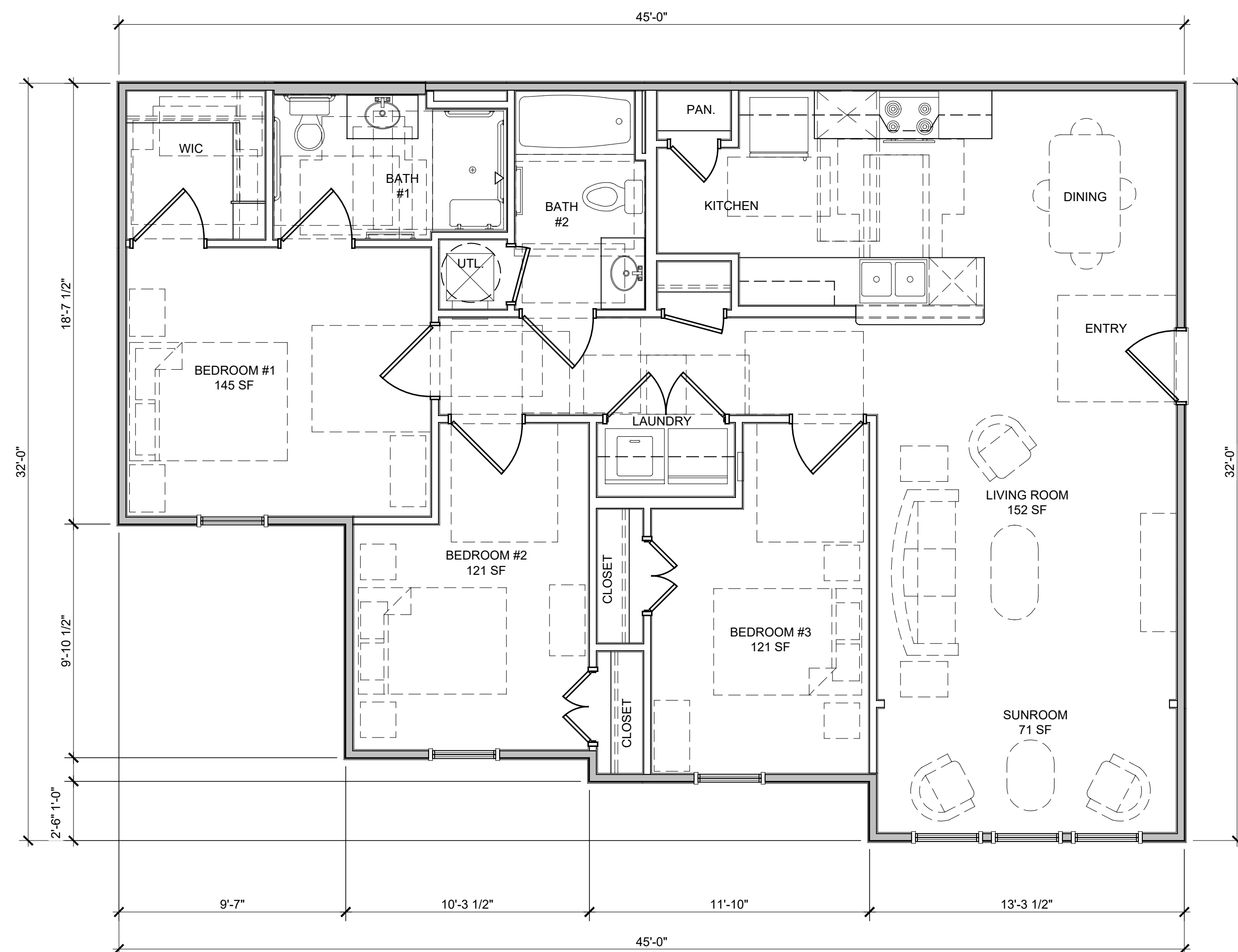
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GREENVILLE, SC. 29601
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2BR UNIT PLANS

Sheet Number:

A-2.00

C

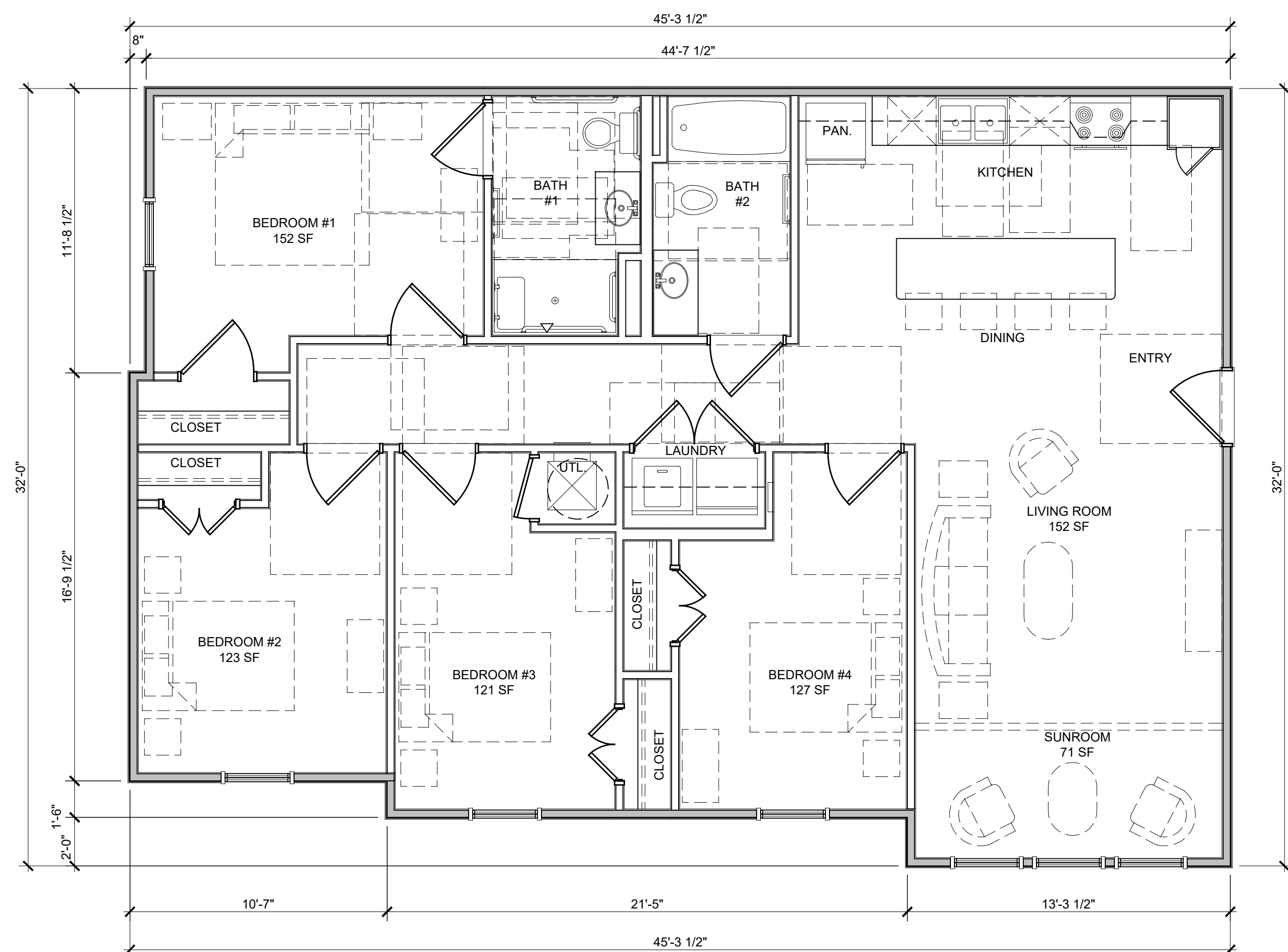


2 3BR HC UNIT FLOOR PLAN
1/4" = 1'-0" TOTAL SF: 1246 SF
HEATED SF: 1193 SF

0' 2' 4' 10' 20'

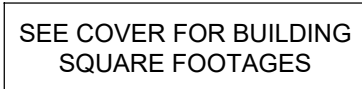
SCALE: 1/4" = 1'-0"

C



Sheet Number:
A-4.00

C



PLANS MEET THE "APPENDIX B" DEVELOPMENT DESIGN
CRITERIA SET FORTH BY THE 2025 SC QAP

CORP. SEAL

SEAL

STILLWATER RIDGE
APARTMENTS
SPARTANBURG, SOUTH CAROLINA

**PARKS-PLAYER
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(864) 382-5000

BUILDING A FLOOR PLANS

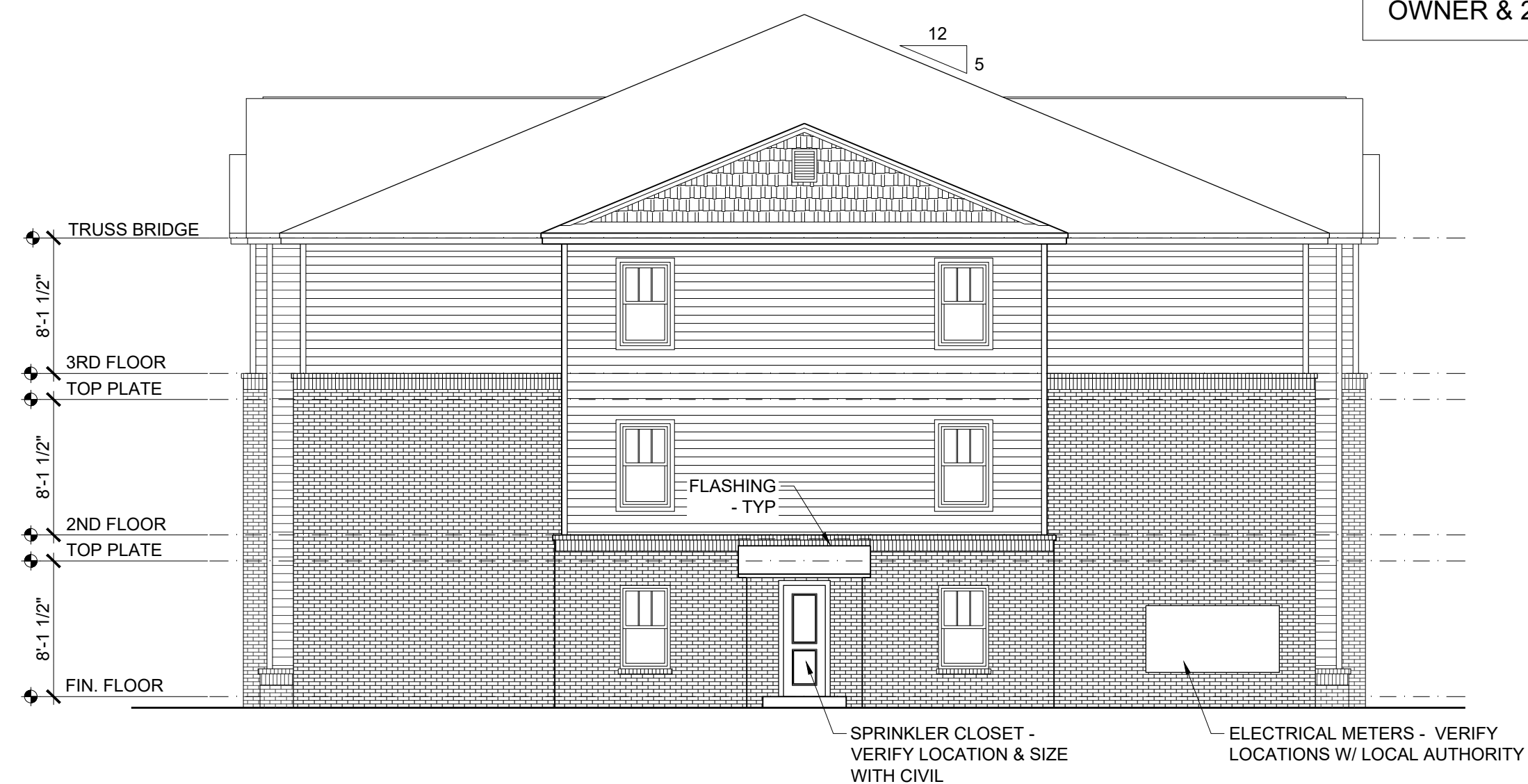
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1 BUILDING TYPE "A" FRONT & REAR ELEVATION
1/8" = 1'-0"

NOTE: VERIFY ALL MATERIALS W/
OWNER & 2025 SC QAP REQUIREMENTS



2 BUILDING TYPE "A" SIDE ELEVATION
1/8" = 1'-0"

[illegible]

Job Number: 25-07

File Reference:

Scale: AS SHOWN

CORP. SEAL

SEAL

STILLWATER RIDGE APARTMENTS

SPARTANBURG, SOUTH CAROLINA

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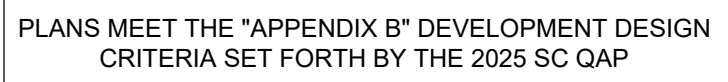
315 EAST BROAD STREET
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BUILDING A ELEVATIONS

Sheet Number:

A-6.00

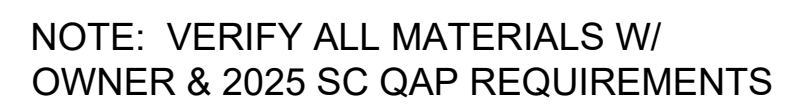
C

SEAL

Sheet Number:
A-7.00

5

C



Sheet Number:

A-8.00

C

CORP. SEAL

SEAL

STILLWATER RIDGE
APARTMENTS
SPARTANBURG, SOUTH CAROLINA

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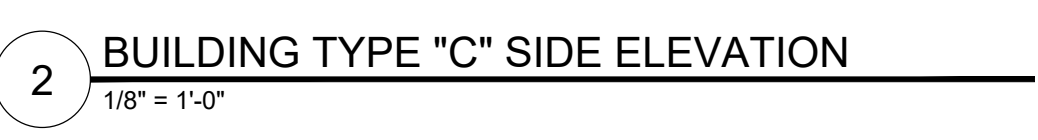
3115 EAST BROAD STREET
GREENVILLE, SC 29601
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BUILDING C
FLOOR PLAN

Sheet Number:
A-9.00

5

C



Sheet Number:
A-10.00

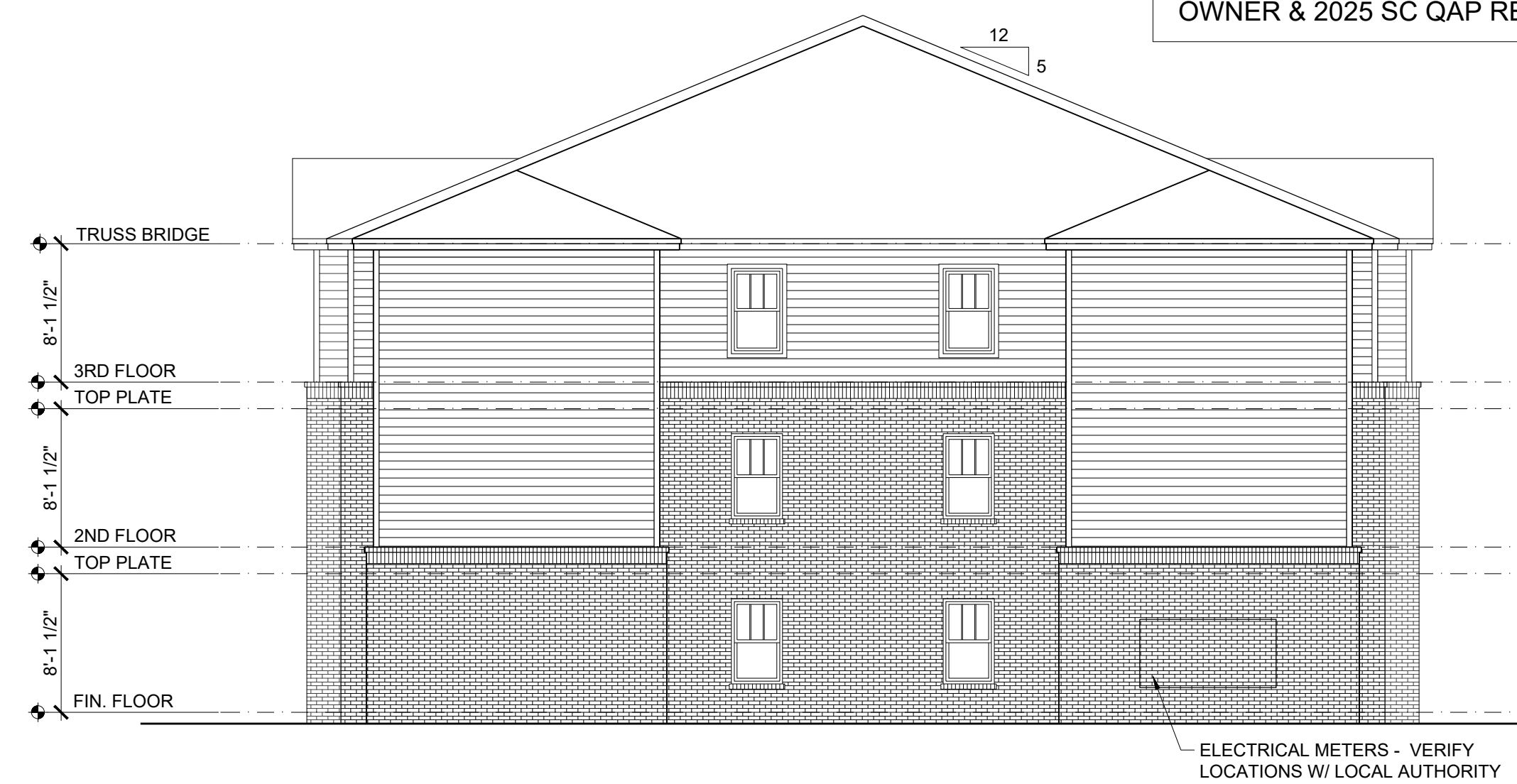
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1 BUILDING TYPE "B" FRONT & REAR ELEVATION
1/8" = 1'-0"

NOTE: VERIFY ALL MATERIALS W/
OWNER & 2025 SC QAP REQUIREMENTS



2 BUILDING TYPE "B" LEFT SIDE ELEVATION
1/8" = 1'-0"

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Job Number: 25-07

File Reference:

Scale:	AS SHOWN
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CORP. SEAL

SEAL

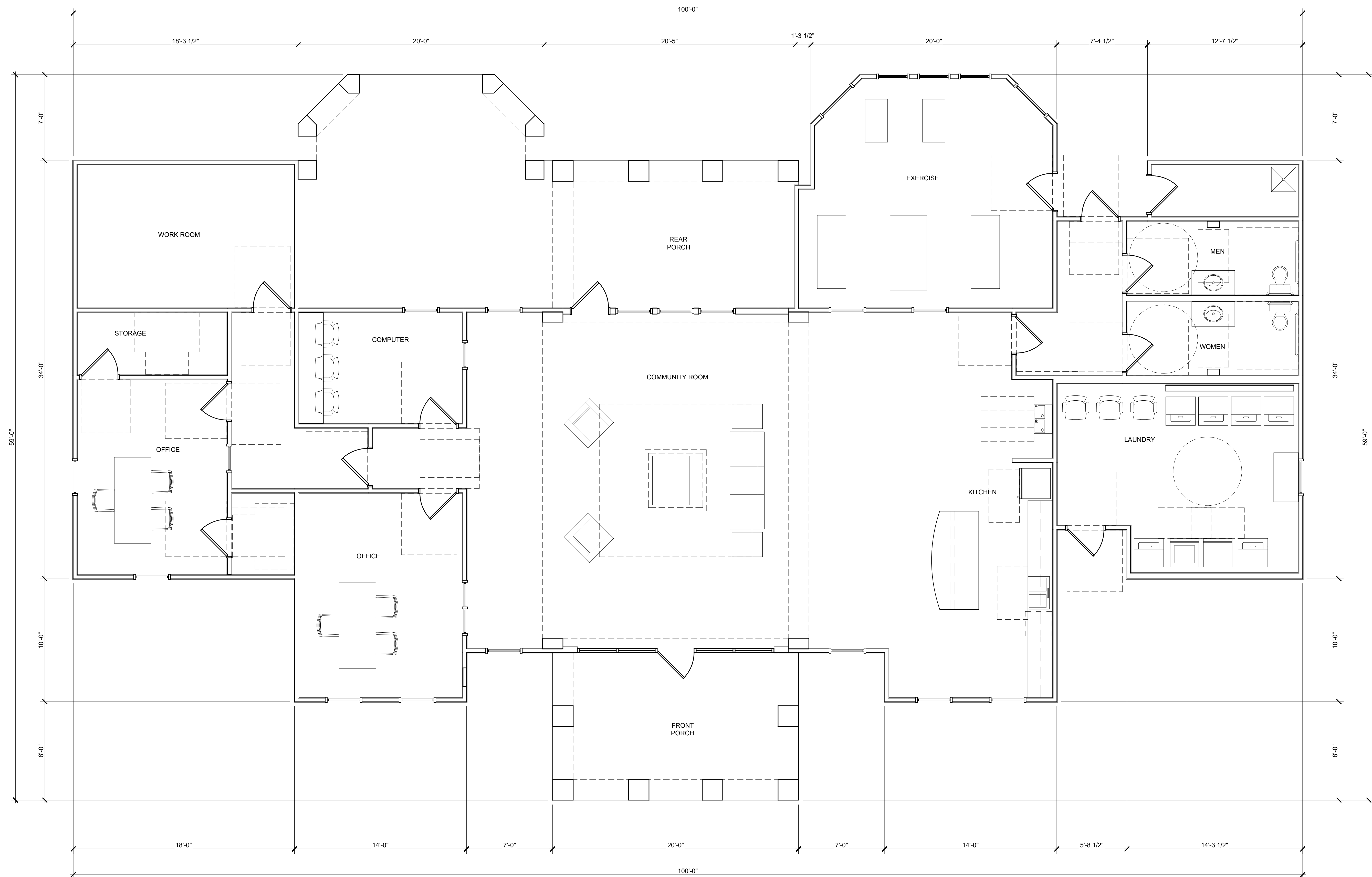
STILLWATER RIDGE
APARTMENTS
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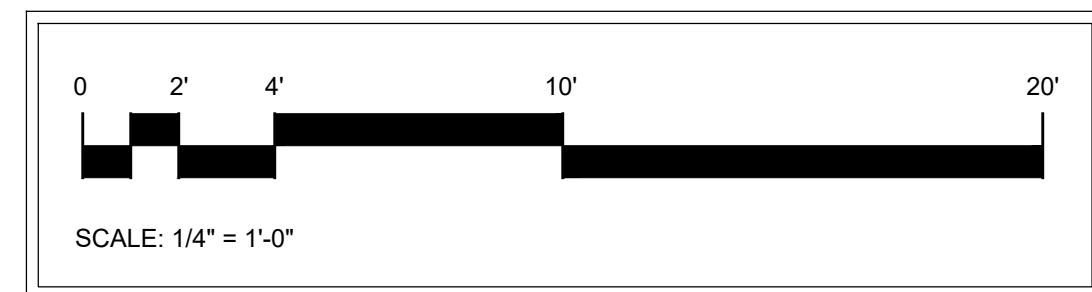
BUILDING D
FLOOR PLAN

Sheet Number:
A-12.00



1 LEASING OFFICE
1/4" = 1'-0" NET HEATED SF: 3343 SF
TOTAL BUILDING SF: 3464 SF

PLANS MEET THE "APPENDIX B" DEVELOPMENT DESIGN CRITERIA SET FORTH BY THE 2025 SC QAP

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Job Number: 25-07

File Reference:

Scale: AS SHOWN



SEAL

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SPARTANBURG, SOUTH CAROLINA

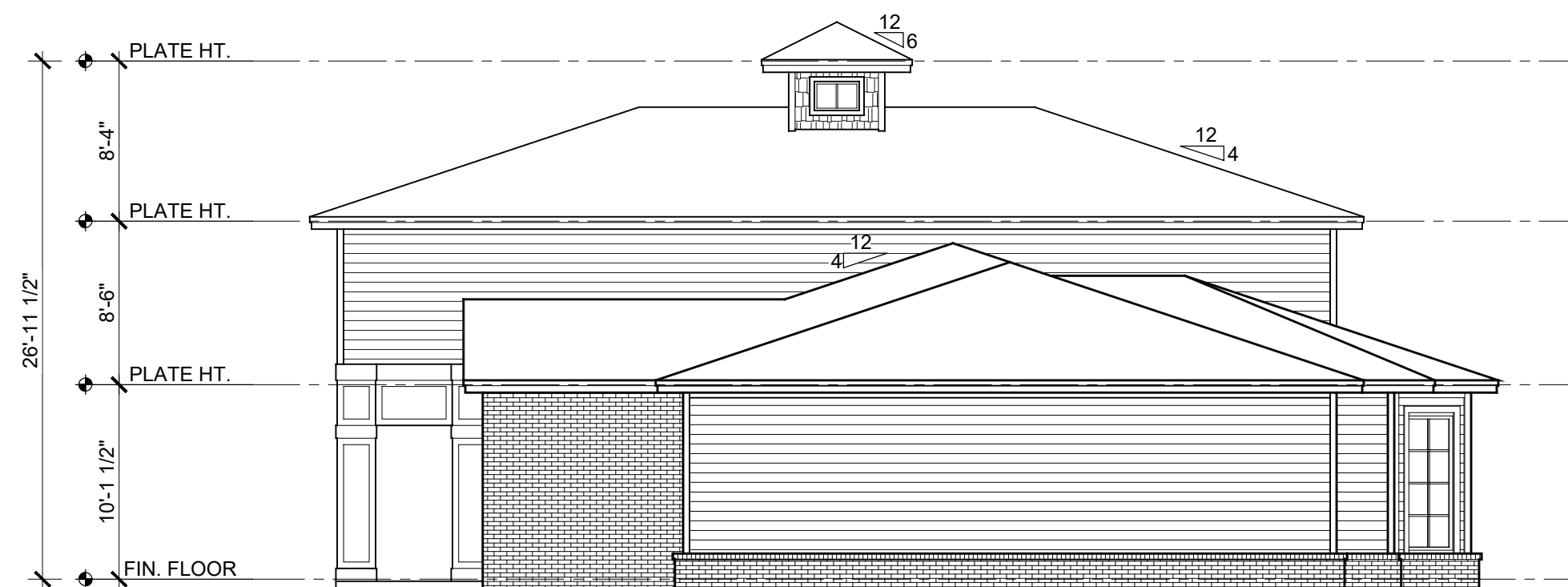
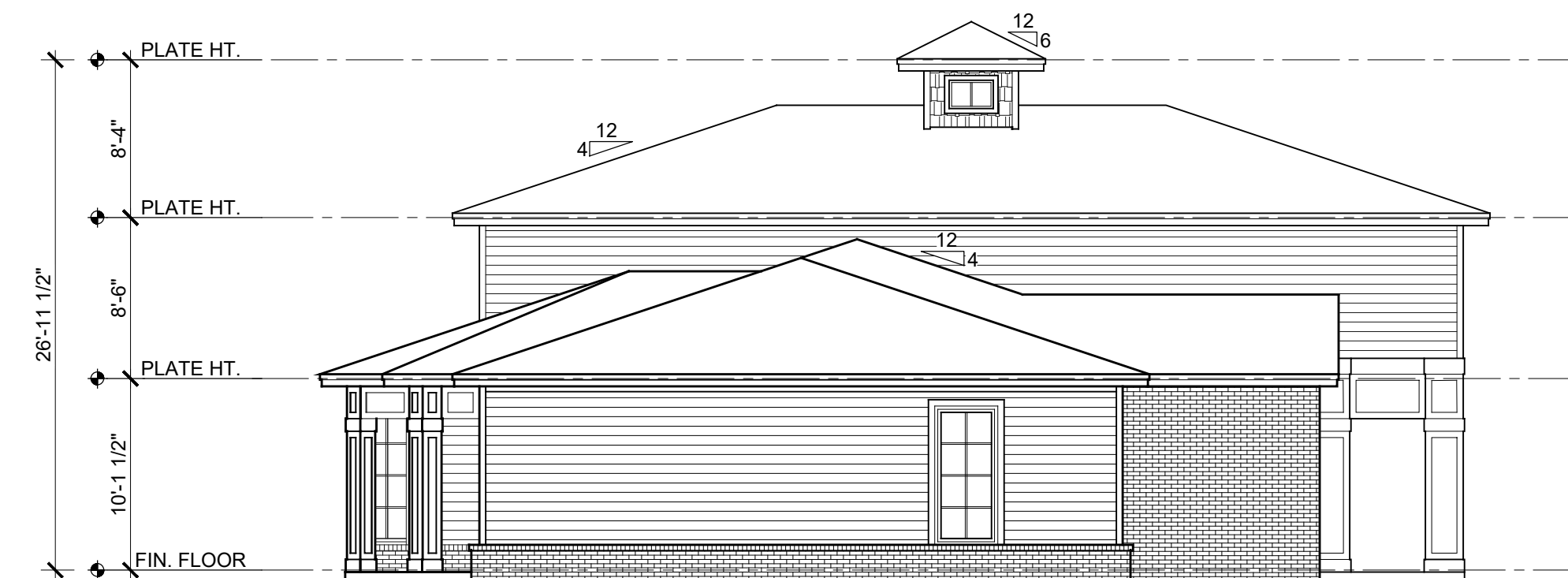
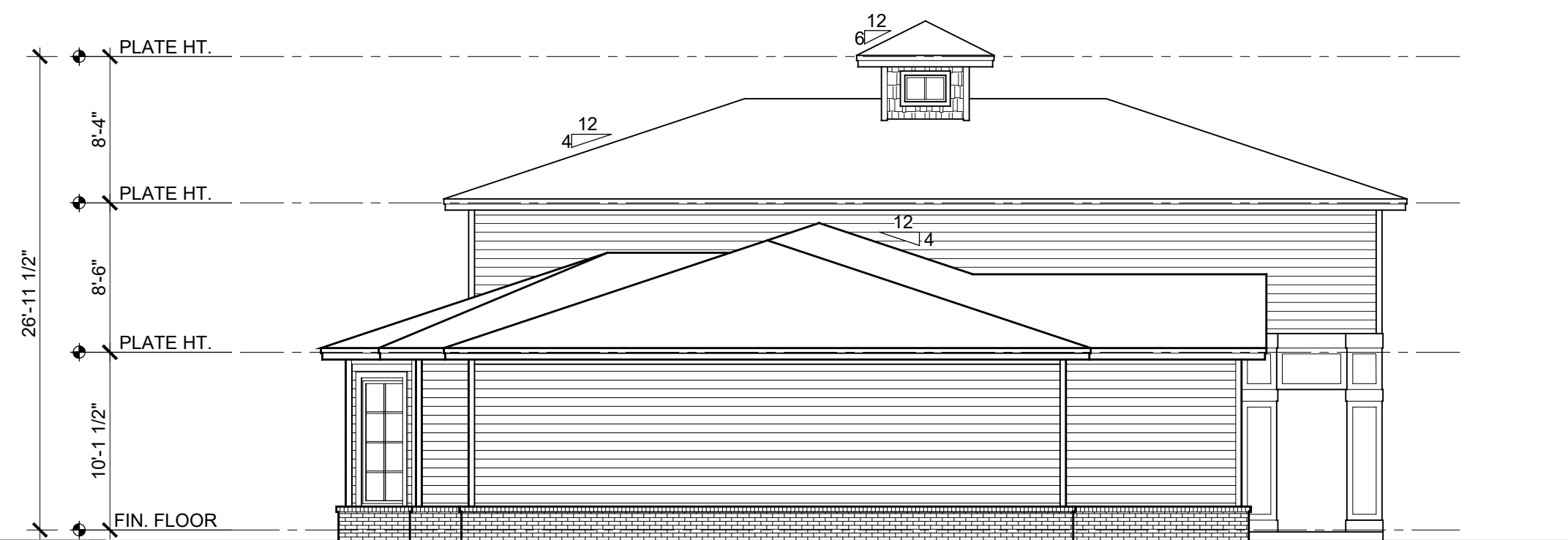
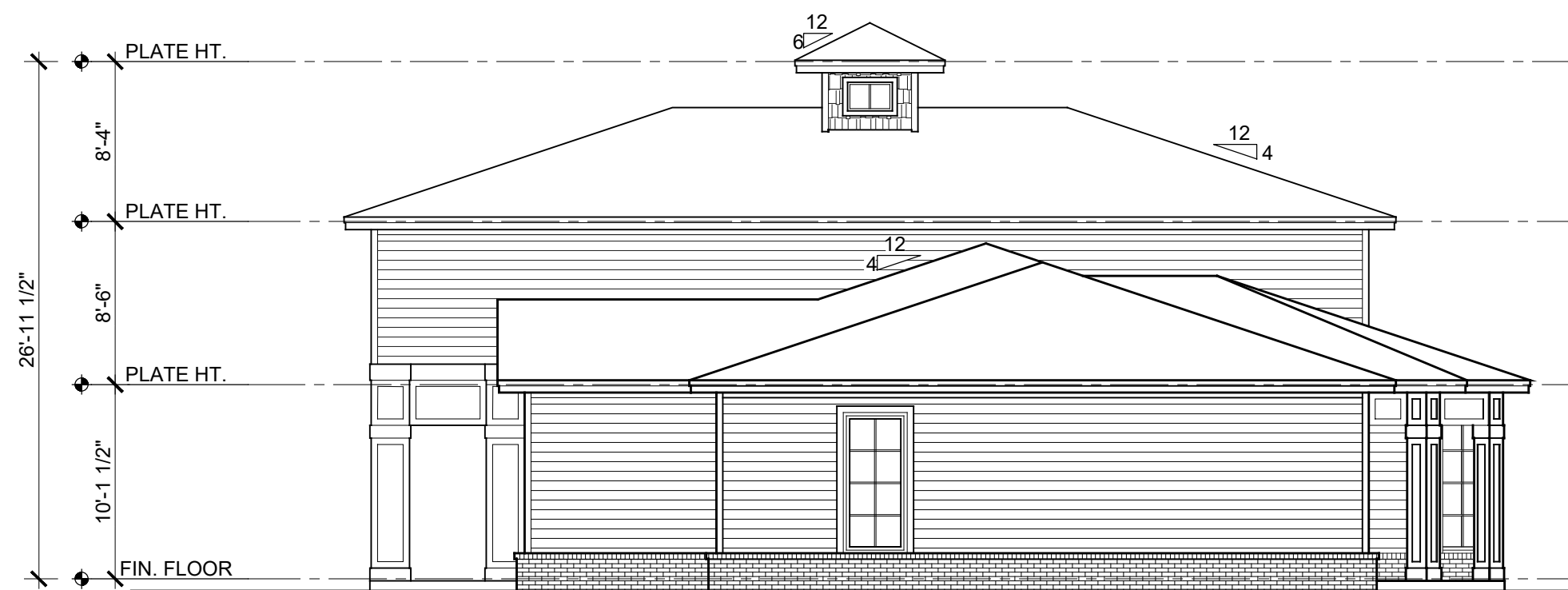
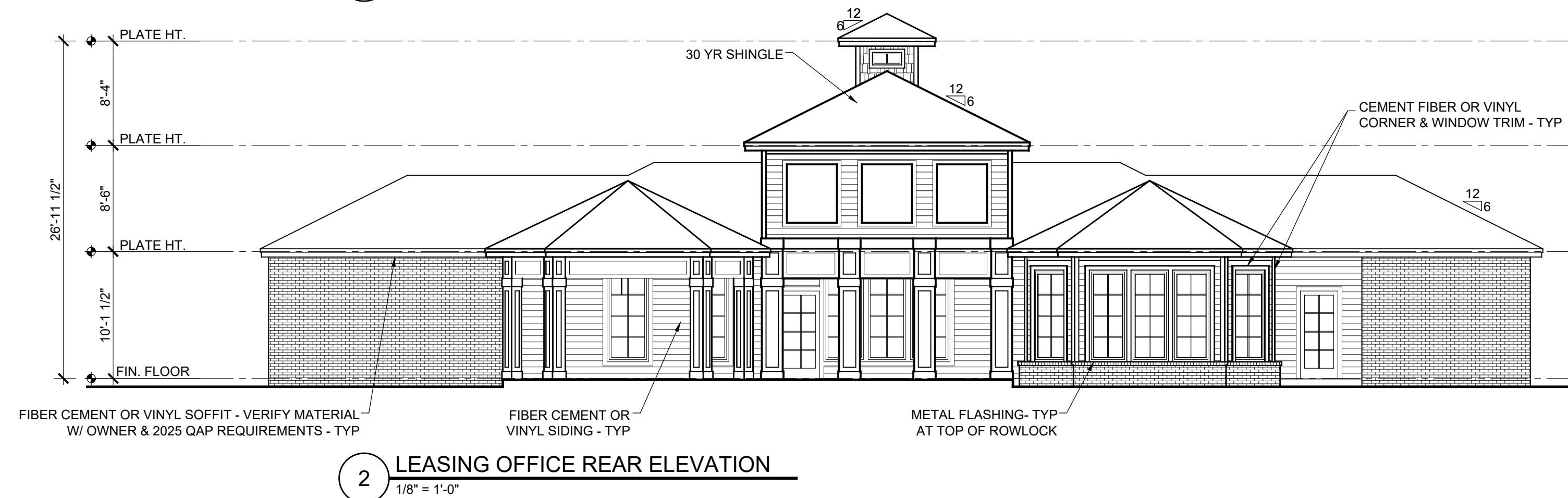
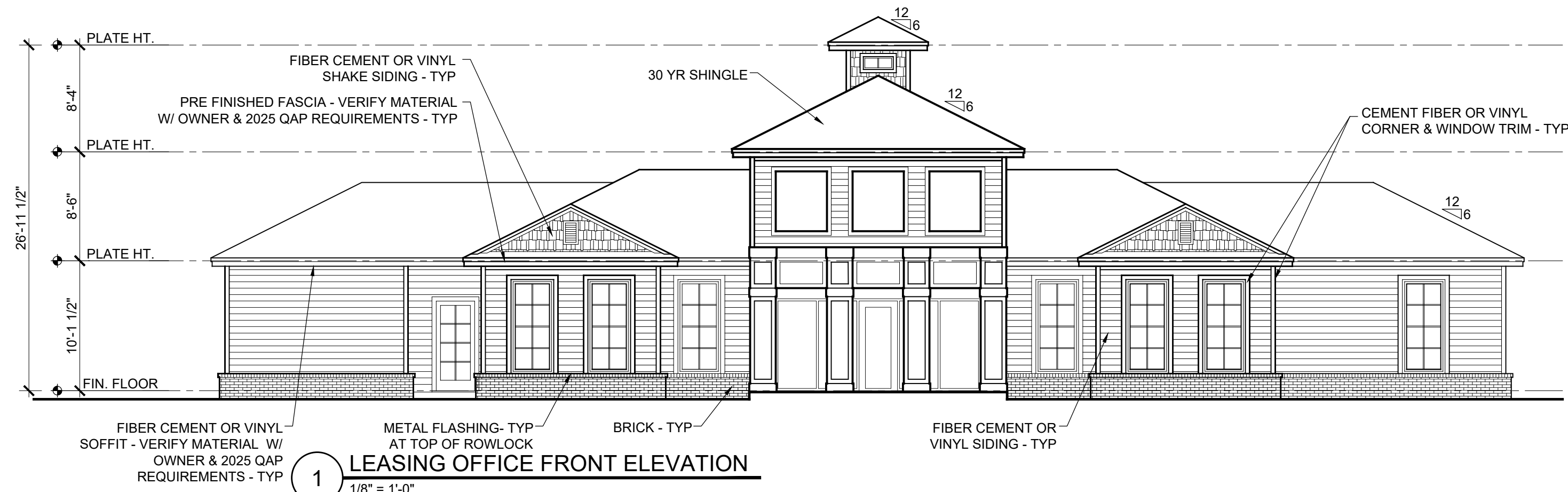
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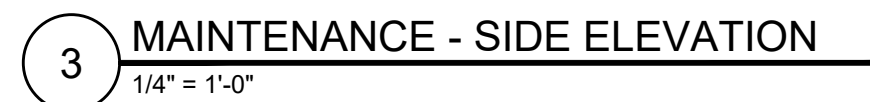
LEASING OFFICE FLOOR PLAN

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A-13.00

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Sheet Number:
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C

Page | B-12

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[illegible][illegible]

A

B

C

1	2	3	4	5
<div><div><div>9. Washer/dryer hookups in all units.</div><div>10. Toilets to be ADA height in all units.</div><div>11. Toilets must be centered, at a minimum, 18 inches from sidewalls, vanity/lavatories and bath tubs and be clearly marked on the plans.</div><div>12. Water heater for each unit:<div>a. Electric water heaters must meet Energy Star requirements.</div><div>b. Gas water heaters must meet Energy Star requirements.</div><div>c. 30 gallon minimum for one and two bedroom units.</div><div>d. 40 gallon minimum for three and four bedroom units.</div><div>e. Prohibited to be mounted above equipment or appliances.</div><div>f. Located in the units insulated envelope.</div><div>g. Placed in drain pans with drain piping plumbed to disposal point as per the latest approved addition of the International Plumbing Code.</div><div>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.</div><div>i. Elevated if necessary for proper pan drainage.</div><div>j. Use of gas tankless water heaters is allowed with above requirements.</div><div>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.</div></div><div>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.</div><div>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.</div><div>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.</div><div><div>Q. Electrical</div><div>1. Units must have separate electrical systems.</div><div>2. Non-residential, "development", spaces must have separate electrical systems. AKA "House".</div><div>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.</div><div>4. All switches and thermostats to be mounted no more than 48" above the FFE.</div><div>5. All receptacles, telephone jacks (Older Person +55 Development), and cable jacks to be mounted 15" minimum above FFE.</div><div>6. All ceiling fans to be Energy Star rated.</div><div>7. All bulbs to be Energy Star rated.</div><div>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.</div></div><div>Page B-25</div></div></div>	<div><div><div>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.</div><div>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.</div><div>11. All units pre-wired for high speed Internet, phone and data hook-up with:<div>a. One centrally located connection port within the unit with capabilities in the living room and each bedroom.</div><div>b. All internet, phone and data lines must be toned and tagged properly to each unit.</div><div>c. Each building must have an internet, phone and data termination and demarcation box for each vendor connection.</div></div><div>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.<div>All telephone lines must be toned and tagged properly to each unit.</div></div><div>13. Development Lighting<div>a. Serviced by the "House" electrical panel.</div><div>b. Must be located in all common areas, breezeways, corridors, stairwells and amenities.</div><div>c. Open areas and exterior amenities must be activated by a photo cell placed on the east or north side of the building.</div><div>d. Conditioned or closed common areas require 24/7 lighting.</div></div></div><div>R. Energy Star</div><div><div>1. New Construction Multi Family Developments will:<div>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.</div><div>b. All reports must be provided to the Authority with final inspection request.</div><div>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.</div></div><div>2. New Construction Single Family, Townhouses and Duplex Developments will:<div>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.</div><div>b. All reports must be provided to the Authority with final inspection request.</div></div><div>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.</div></div><div>Page B-26</div></div>	<div><div><div>• Attic access panels must be lockable with keys available.</div></div><div><div>B. Applicants must submit the following</div><div>These tests must be provided 10 months after receiving an award.</div><div>1. For properties built prior to 1978, a hazardous material report that provides the results of testing for asbestos containing materials, lead based paint, Polychlorinated Biphenyls (PCBs), underground storage tanks, petroleum bulk storage tanks, Chlorofluorocarbons (CFCs), and other hazardous materials. Professionals licensed to do hazardous materials testing must perform the testing. A report written by an architect, building contractor or develop will not suffice. A plan and projected costs for removal of hazardous materials must be included.</div><div>2. All properties must be tested mold by licensed professional in these areas and a plan for removal or remediation of any issues. At least ten (10) percent of the total number of units must be tested. The testing must include at least one (1) centrally located unit in each building.</div><div>3. All properties located in Radon Zone 1 must be tested by a licensed professional in these areas and a plan for remediation of any issues.</div><div>3. A report assessing the structural integrity of the building(s) being renovated from an architect or engineer. Report must be dated no more than six (6) months from the full application deadline.</div><div>4. A current termite inspection report. Report must be dated no more than six (6) months from the full application deadline.</div></div><div><div>C. Replacement Reserve</div><div>Applications must demonstrate the replacement reserve is adequate to maintain and replace any existing systems and conditions not being replaced or addressed during rehabilitation.</div></div></div> <div>Page B-29</div>		

[illegible]