

WESTSIDE- SRDP
Location: Spartanburg,

Due to the use of federal funds, each unit and all work performed shall be subject to compliance with the Americans with Disabilities Act (ADA).
On all projects funded through SC State Housing Finance and Development Authority refer to the following:

Type of Foundation:
Raised Slab

Tax Map #, Address, Plan and M

Current Tax Map # for entire site is 06-20-00-007.78

Unit 1]- HOH Townhome - 5 Unit Plan (remove one central unit). Wrap around porch

Unit 2]- HOH Townhome - 5 Unit Plan (remove one central unit).

Unit 3]- HOH Townhome - 5 Unit Plan (remove one central unit).

Unit 4]- HOH Townhome - 5 Unit Plan (remove one central unit).

Unit 5]- HOH Townhome - 5 Unit Plan (remove one central unit). Wrap Around Porch

Unit 6]- HOH Townhome - 3 Unit Plan (remove one central unit). Wrap Around porch

Unit 7]- HOH Townhome - 3 Unit Plan (remove one central unit).

Unit 8]- HOH Townhome - 3 Unit Plan (remove one central unit). Wrap Around Porch. Type B- ADA Sensory Unit.

Unit 9]- HOH Townhome - 4 Unit Plan. Wrap around porch. - Type A- ADA Mobility Unit

Unit 10]- HOH Townhome - 4 Unit Plan.

Unit 11]- HOH Townhome - 4 Unit Plan.

Unit 12]- HOH Townhome - 4 Unit Plan.

Unit 13]- HOH Townhome - 6 Unit Plan.

Unit 14]- HOH Townhome - 6 Unit Plan.

Unit 15]- HOH Townhome - 6 Unit Plan.

Unit 16]- HOH Townhome - 6 Unit Plan.

Unit 17]- HOH Townhome - 6 Unit Plan.

Unit 18]- HOH Townhome - 6 Unit Plan.

Unit 19]- HOH Townhome - 4 Unit Plan. Wrap around porch- - Type A- ADA Mobility Unit

Unit 20]- HOH Townhome - 4 Unit Plan.

Unit 21]- HOH Townhome - 4 Unit Plan.

Unit 22]- HOH Townhome - 4 Unit Plan.

Unit 23]- HOH Townhome - 6 Unit Plan.

Unit 24]- HOH Townhome - 6 Unit Plan.

Unit 25]- HOH Townhome - 6 Unit Plan.

Unit 26]- HOH Townhome - 6 Unit Plan.

Unit 27]- HOH Townhome - 6 Unit Plan.

Builder should review Radon requirements in Appendix F on page A-0.1 of the plans.

Footings:

Footings to be a continuous footing with 3000 PSI concrete.

Footings sizes must adhere to the building code in the municipality that the building permit is pulled

Foundation:
<p>All units must be elevated 24" minimum above the base flood elevation. Base Flood Elevation- The elevation of an historic data, these figures indicate which areas are most likely to be flooded. This includes all flood years (100, 500</p> <p>aised Slab Foundation- Concrete slab placed over termite-treated sub-grade, a radon pipe, and a 6-mil moisture blocking. All soils within the perimeter of the foundation shall be suitable for load bearing or shall be removed and replaced with clean fill. Slab foundations require 6-mil polyethylene moisture barrier sheet product directly beneath the slab. Vapor retarder must be taped to seal seams and continuously wrap the slab as well as any grade beams. A layer of brick will be selected by owner from builder samples. Mortar will be a standard grey. Brick joint will be a standard</p> <p>aised slab of at least 12" above finished grade on all elevations. Foundations will consist of a brick veneer at a minimum. A radon pipe is to be perforated with a saddle and a pipe running up through the roof line to extend the vent. For more information, contact the owner at a later date</p>
Exterior Walls:
<p>houses are to have 8' ceilings. All exterior and interior walls to be built out of 2"x4" (spruce/fir) #2 grade SPF space</p> <p>Exterior walls are to be sheathed with 7/16" OSB. Roof system to be manufactured wood trusses with foil backed C</p> <p>uilding code requirements.</p> <p>All wood should be #2 grade SPF</p> <p>All materials must be installed using standard construction methods and means, and result in the issuance of written</p> <p>All buildings must be wrapped with an exterior air and water infiltration barrier. All wall penetrations are to have sealant</p> <p>aming must provide/allow for complete building insulation</p>
Roofing/Gutters:
<p>All roofing to be installed in accordance with the current IBC/IRC chapter 9 and the Authority standards included in the minimum warrant has been acquired for the installed roof system.</p> <p>aming of roof and ceiling systems to allow the full depth of ceiling insulation to extend over the top plate of the e</p> <p>te framed roof and ceilings will be a minimum of 2" x 6" spaced 16" on center. Roof and ceiling system to be either</p> <p>arrier-equivalent to tech shield.</p> <p>rchitectural (dimensional) anti-fungal shingles must be used and must be high quality and durable, must be installed</p> <p>ingle manufactures products must be used underlayment, leak barriers, starter strip shingles, and hip & ridge cap</p> <p>nthetic underlayment is required and must be of the same brand as the shingle. Leak barriers must be of the same</p> <p>ust be installed a minimum of 5" up all side walls. Leak barrier must be installed a minimum of 24" around all roof p</p> <p>roof pitches shall be a minimum 4/12</p> <p>All flashing are to be installed per manufacturer's recommendations to obtain a minimum 30 year warranty and st</p> <p>ainted, each shingle is to be step flashed. Continuous flashings are not acceptable. Drip edge to be installed on</p> <p>re main roof shall have a minimum 16" overhang (eave depth). Front porch roofs shall have a minimum 12" overh</p> <p>oard with vents. All gutter systems to be a continuous 5" aluminum product.</p> <p>nyl Soffit must have a .046" thickness or greater and be installed per manufacturer's requirements to achieve at l</p> <p>arranty must be provided to owner.</p> <p>eamless 6" minimum gutter and downspout systems complete with leaf guard systems to be installed on all buildin</p> <p>ater from roof and gutter system must be discharged no less than 6' from the building foundation by concrete sp</p> <p>o an appropriate location. No screen wire leaf guard systems allowed.</p> <p>All attics must be vented.</p> <p>roof gable vents must be made of aluminum or vinyl materials.</p> <p>etal Roofs- Standing Seam panels must be used and be 24 gauge or thicker. Have 1.5" seam height minimum</p> <p>imum paint warranty and be installed per manufacturer's recommendations by certified installers. Synthetic ur</p>
Exterior:
<p>All exterior colors will be selected by owner. 2 out of 3 may be a darker or premium color.</p>

ick must be installed per manufacturer's requirements to achieve at least a 30 year warranty. Written manufact
/here brick does not extend to an eave line, aluminum flashing shall be installed that extends a minimum of 5" ur
o prevent water penetration.
/eep holes must be below finished slab elevation and not covered by finished grade or landscaping.
terior is to be 7" wood grain vinyl flat lap siding with a 5" reveal.
ding will be vinyl siding of .040" thickness or greater and must be installed per manufacturer's requirements to ach
ont corner boards are to be a 6" vinyl corner piece.
oors to be trimmed in a 5/4"x 4" composite board (Azek) that is painted the trim color and flashed per specs.
ll windows to use 1" x 4" trim that is extruded into window frame. Plygem is the perfered window with this trim.
VC or Vinyl composite trim boards must be installed per manufacturer's requirements to achieve at least a 30 yea
VC Coated Trim Coil must have a .024" thickness or greater for fascia and freeze boards only- must be installed p
ding applications require all exterior penetrations to be installed in plastic J-Boxes.
letal Z-flashings must be installed behind on top of and below all band boards and be of appropriate size for m
letal flashings must be installed behind on top of and below all veneer material changes.
seal all penetrations to prevent moisture and air leakage
ouse numbers shall be installed where easily visible from the street on the siding adjacent to the front door on the
reas where easily visible from the street. House numbers shall be a minimum 6" high and shall be black.
orch:
ont porch and side porch floors are to be concrete.
atio and porch/balcony components used as part of the building shall have concrete slabs or decks (may use T
ith materials such as aluminum or vinyl siding or cementitious materials. Structural wood columns shall be at a mir
erglass, high density urethane columns. Columns must be installed on metal brackets/clips to prevent water see
atios shall be code compliant systems of vinyl. Wood railings are not allowed.
olumns must be sized and loaded properly and consist of fiberglass, polyurethane or aluminum. Must be installec
tc. treated wood post wrapped with coil stock are prohibited. Steel post and treated post may be utilized if buil
/here porch railings are required they are to be vinyl. A 2 X 6 cap stacked over a 2 X 4 over 2 X 2 balusters that sit
onfiguration- regardless of what is shown on the plan.
orch rails and columns will match the trim color.
terior steps at porches will be constructed of brick/stone foundation veneers with concrete deck/slab.
orch ceiling will be vinyl material.
Type A units- ADA handicap ramp components must be constructed from one of the following: i. Galvanized S
uminum ramp system. Handrails and pickets must be constructed from galvanized steel (field painted) or alumin
terior Storage Rooms
terior storage rooms are to have fiberglass 6 panel door
orage rooms are to have one overhead light.
terior mechanical closet should have LVT flooring. Exterior storage may have sealed concrete floor.
doors should have sealed hinges with hinge stop or chain to prevent damage to the building when opening the c
indows:
ll windows and doors must be Energy Star rated for zone south central be of high quality, durability and must be
e rated doors. Builder is required to provide a written manufacturer warranty confirming the warranty has been c
/indows are to be Energy Star rated single hung, vinyl, LOW E thermal pane with grids between the panes. Manu
xtruded 1x4 attached trim.
/indows installed in siding veneers should have the correct J-Channel width.
ll windows are sized per plan.
letal Flashing or 20 mil polyethylene when used in conjunction with a self-adhering polyethylene laminate flashin

tempered windows are to be installed in all areas that are required by applicable building code.
Windows must be continuously caulked behind the flange and taped per the manufacturers recommendations.
Window screens/coverings will be installed on all windows including any glass doors. Doors should have blinds between panes.
Non-metal white blinds will be installed by the builder for all windows, including windows on 9 light doors and freestanding doors.
Type A units - all windows must meet or exceed all State and Federal accessibility requirements.
Doors:
All windows and doors must be Energy Star rated for zone south central be of high quality, durability and must be rated doors. Builder is required to provide a written manufacturer warranty confirming the warranty has been checked.
Front doors are to be fiberglass insulated craftsman style 3 lite over 2 panel.
All exterior doors must be Energy Star Metal-clad or fiberglass doors. Metal clad steel edge doors and frames are to be paneled, have a rot proof jamb.
All entry doors require dead bolt locks with "thumb latch"/lever style on interior side. Deadbolts should be a key entry.
Back/side doors are to be fiberglass insulated 6 or 9 light thermal panel with grids between the glass panes and blinds.
Doors are sized per plan. All exposed exterior doors to have overhangs.
Door roof covering is to be 3'w x 5'd with corresponding concrete pad/porch.
Entry doors must have no keyed handles.
All hardware to be oil rubbed bronze.
Builder should provide manufacturer's data sheets.
Exterior doors should have operable blinds between glass provided by the door manufacture.
All interior doors must be side hinged and 2 paneled hollow core door. Hollow core flush louver doors are prohibited.
Exterior doors (both for entry and exterior storage closets) should use rot-free door jambs.
Back or side entry doors should have a roof overhang to provide weather protection.
Entry doors shouldn't be level with the concrete pads outside the door.
Type A units - Interior Doors must have ADA lever hardware, be 3'-0" minimum, have 3/4" minimum air space at bottom for air handler return are acceptable.
Type A units -Exterior doors must have a maximum threshold height of 1/2". Have ADA lever hardware. Include a unit's primary entry door only.
Walls:
1/2" drywall will be applied to the walls and ceilings. 5/8" on ceiling of lower unit of stacked flats or parting walls.
Moisture resistant gypsum board must be installed on all ceilings and walls of bathrooms, on all walls of laundry room and dishwasher.
Water resistant gypsum board or equivalent shall be provided behind any tub/shower unit located on an exterior wall.
Ceilings will be finished smooth.
Trim:
Casing board to be 4 1/4" MDF molding.
3/4" MDF casing on all door, cased openings, and window trim.
Base mold or quarter-round will be installed at all hard surface floors.
Floor Finishes:
All floor coverings must be installed to manufacturer's specifications using standard methods and resulting in the finish provided to the owner.
All flooring will be LVT- color selected by owner. Where interior stairs are needed, flooring will be stained hardwood.
LVT must have a 12 mil wear layer and provide a minimum 15-year residential warranty. LVT installed in kitchens, bathrooms, and laundry.
Cabinets:

the aisle width between cabinets and/or appliances is 42" minimum.

Water conservation features: Low flow toilets with 1.28 gallons or less per flush, all low flow shower heads with 1.5 gpm at 80 psi. All water conservation products must be submitted.

<p>All bedrooms and living rooms will have Energy Star rated ceiling fan with a light kit.</p>
<p>All ceiling fans and light fixtures must be connected to a wall switch. Fans and lights to have separate switches.</p>
<p>All Bathrooms must have ceiling light and exhaust fan on the same switch and must provide adequate lighting to all bathrooms must have ceiling light and/or vanity light, must provide adequate lighting. Exhaust fan. These can entry closets should include a light.</p>
<p>Fluorescent lighting or LED lighting is required in the kitchen.</p>
<p>Hallway lighting will be an oil rubbed bronze sconces responsibly accessible for light bulb changing.</p>
<p>Builder will use oil rubbed bronze finished light fixtures.</p>
<p>Wiring to be 12/2 with secondary lines run at 14/2</p>
<p>Exterior lighting is required at each unit entry door and to be wall switched by door unit.</p>
<p>At a minimum, all projects must meet the 2009 International Energy Conservation Code.</p>
<p>All units will be pre-wired for cable television with jacks in the living room and one per bedroom. All cable lines must have termination and demarcation box for cable vendor connection</p>
<p>One hardwired motion sensitive light will be installed on each building pointed in the direction of the driveway.</p>
<p>All units pre-wired for telephone with jacks installed in the living room and one per bedroom. All telephone lines must have termination and demarcation box for telephone vendor connection</p>
<p>All units pre-wired for high speed internet hook-up with: one centrally located connection port with connection patch panel. Each building must have an internet termination and demarcation box for internet vendor connection.</p>
<p>Type A units- a wireless or hard-wired call for aid station is required in all bathrooms.</p>
<p>Type B units- Units must have a receptacle next to telephone jacks in units for future installation of TTY devices. Emergency. A lighted doorbell button connected to an audible and strobe alarm installed in each bathroom, bedroom and living area.</p>
<p>both Type A and Type B units- units must have a wireless or hard-wired emergency alert system installed, including a visual notification outside of the dwelling unit or notifies 911. All call for aid devices must be installed beside or below the door.</p>
<p>Insulation:</p>
<p>Exterior walls R-15 insulation</p>
<p>Attic overhead blown R-38 fiberglass.</p>
<p>All open foundations will have minimum R-19 insulation in floors. In stacked flat units, the floor between units must be insulated.</p>
<p>Wall Framing: Sound proofing or sound batt insulation is required between the stud framing in party walls and floors.</p>
<p>All units must have an interior noise level of no more than 45 decibels (db) in prescriptive with the outside noise level. Units with exterior noise levels of 75 decibels or higher are not eligible.</p>
<p>Builder should identify how they will achieve the necessary STC ratings.</p>
<p>Appliances:</p>
<p>Appliances will include full-size 18.2 cubic Energy Star refrigerators with ice maker. Also: Energy Star dishwasher, over the range oven. Alternately the range must have Smart Burner elements installed in the range. Side by side refrigerator must be 18 cubic feet minimum Energy Star rated frost free refrigerator freezer with ice maker. Doors must be installed behind the refrigerator. Refrigerator must be counter top depth unit to meet code.</p>
<p>Dishwasher should be Energy Star and installed next to the sink.</p>
<p>Range must be slide in that is at least 30" wide or a cooktop and wall oven. A backsplash panel must be installed behind the range. A backsplash panel must be installed behind the range and be securely fastened to the floor.</p>
<p>All sized 30" washer and dryer. Cannot be a stacked unit. Connections for washer on the left, dryer on the right.</p>
<p>Appliance color will be black or stainless steel look.</p>
<p>Appliances will not be Amana brand. GE, Frigidaire or Whirlpool are preferred.</p>
<p>Each unit must be equipped with a 5lb ABC rated dry chemical fire extinguisher readily accessible in the kitchen area. A fire extinguisher contained in the cabinet/pantry area must have proper signage identifying the location.</p>

Type A Units-	the refrigerator must be ADA compliant. Range must be ADA compliant. Microwave should be a c ange hood. Range hood fan and light must have separate remote switches. Kitchen ranges with cooktop can b
aint:	
	coat of primer.
	coats of synthetic matte latex paint on all walls. Color to be selected by owner.
	LL Interior walls are to be SW "Believable Buff."
	eilings are to be white.
	im work is to be semi-gloss "White".
	linimum Coating Thickness: Apply each material at not less than the manufacturer's recommended spreading r stem of prime and finish coats for 3-coat work.
	rovide primers and undercoat paint produced by the same manufacturer as the finish coat.
loset Shelves:	
	loset shelves are to be ventilated plastic coated wire installed in closets per plan.
	one wire shelf at least 5' long with a rod for hanging clothes required in all bedroom closets. If a coat closet is provi
te Work:	
	nderground utilities (gas/electric, cable and phone) throughout the project site will be routed into the house.
	anitary sewer main lines cannot be located under the slab of a building/structure. The main line must run on the /ater and sewer lines will be installed from water meter to unit.
	sewer pipe will be connected from stub out on the lot to the unit.
	ere should be individual meters for each unit. Townhome units should not share a meter.
	nit water cut offs are to be placed in an easily accessible area and clearly marked with signage.
	ll domestic water line cut off valves must have metal handles, not plastic
	omestic water lines are not allowed in unconditioned spaces.
	ny sewer or water impact or capacity fee should be included in the contract price, and should include any cre
	te work to include all concrete driveways and sidewalks. See site plans.
	ll sidewalks and walkways shall be a minimum of 48" in width and made of concrete and shall provide access to ; regardless of where located. Provide a non-skid finish to all walkways. Switchbacks are not permitted from handic
	te work to include initial grading and final grading.
	pts must be graded so as to drain surface water away from foundation walls. The final grade away from foundat ational Water Management System Requirements under Energy Star Multifamily New Construction.
	rovide positive drainage at all driveways, parking areas, ramps, walkways and dumpster pads to prevent standi orrugated pipe.
	ll water from roof and gutter system must be discharged no less than 6 feet from building foundation. See gutter r
	o part of the disturbed site may be left uncovered or un-stabilized once construction is complete.
	rying construction waste on site is prohibited.
	te work to include the removal of rocks and debris for proper installation of landscaping materials.
	te work to include all silt fencing and mud mats for erosion control methods.
ndscaping	
	ontractor is responsible for watering and maintaining sod, seeded areas until units are signed off on by owner.
	ative drought resistant plants required. Plants must be 10 gallons or greater.
	te work to include all landscaping with sod. At minimum, sod shall be installed on the front and side areas to a p
	n effort must be made to preserve and protect existing trees during construction. Trees will be marked.
	ll Retention and /or detention ponds must be fenced in unless a letter is provided from DHEC that a fence is not

ne storm water retention/detention basin design, maintenance and management shall be the sole responsibility ical and environmental regulations governing storm water retention/detention basins.
Miscellaneous
ail kiosk must have a roof covering which offers residents ample protection from the rain while gathering mail, be hile collecting mail and have adequate lighting function from dusk to dawn. For Type A and Type B Units- Kic ailboxes for the Type A and Type B Units should be lower mailboxes under 48" to key lock and have a level 30" x 4"
Clean job site must be maintained at all times, including trash removal and daily cleanup.
development sign at the property entrance must be designed with brick or stone columns with lighting to be ousing logo.
erbie Curbie enclosures should use PVC or Vinyl fencing.
ny property signage should include Homes of Hope Logo
Energy Star:
ownhomes will be built to meet and receive the Version 3.0 Energy Star Certification. This includes all mandatory r esign Report, National HVAC Commissioning checklist, National Water Management System Builder Requirement
omes will be built to Energy Star standards.
ilder will have homes inspected by an Energy Star inspector (HERS Rater). Builder will provide the owner with the
Energy Standards Must Include:
Windows and Doors
ilder to provide window and door specs from the manufacturer showing they are Energy Star.
Water flow:
ll units must install low flow toilets with 1.6 gallons or less per flush, low flow shower heads at 2.0 GPM or less and low
Lighting:
all switch controlled Energy Star rated overhead lighting is required in all rooms.
Ceiling Fans:
nergy Star ceiling Fans will be installed in all living rooms and bedrooms and will match the hardware on doors. ulbs.
Thermostats:
thermostats must be programmable and Energy Star.
Hot Water Heater:
ll units must be equipped with an Energy Star rated hot water heater with an energy of .93 for electric. Manufac
Hot Water Pipes:
ll hot water pipes will be insulated.
Window Overhangs:
linimum 16" overhang will be on all buildings.
Recycled Insulation:
sulation will be made up of recycled material.
Carpet and Flooring:
arpet and flooring (sheet vinyl or LVT) will consist of recycled material.
Water Efficient Landscaping:
ll landscaping will include the use of native drought resistant plants and will be of efficient design for minimal sing native drought resistance plantings, preserving and protecting existing trees during construction. See the lan ll new planting areas (2) a list of all plants to be added, to include both the common and botanical name of th
Demolition Plan:
o include recycling, managing waste and hazardous materials.

Builder Financial Responsibility:

Builder will provide a performance bond. Builder is to provide in bid price the cost to provide a performance bond

Builder will provide Owner with three prior customers as references where the total contract amount was approximately \$1,000,000.

Owner will check public records to verify Builder's past performance.

Builder must provide current GL and WC insurance with HOH as a certificate holder and listed as additional insured.

Builder must provide Builder's Risk Insurance for the awarded project.

Builder will provide partial lien waivers with each draw and a final lien waiver with the last draw.

Government Reporting:

Due to the use of federal funds, each unit and all work performed shall be subject to compliance with Section 3, A of the Davis-Bacon Act and all government reports.

Accessibility

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

Owner, Architect, Job superintendent and a representative from every subcontractor group that will affect accessibility (graffiti, etc.) must attend at least two training sessions regarding accessibility requirements with our contracted 3rd Party Qualified Accessibility Consultant.

Accessibility Consultant will at minimum conduct an inspection of the construction site after framing and after construction completion.

Development will include 2 Type A units equipped for the mobility disabled, including for wheelchair restricted residents. Units with more than one bathroom must have at least one bathroom with a roll-in shower.

Development will include 1 Type B unit equipped for the hearing and sight impaired residents. To provide hearing and vision notification 1006, which includes audio and visual notification on fire alarms and at the primary unit entrance.

Accessibility requirements for Type A and B units are listed throughout the specs. The contractor should also familiarize themselves with the requirements.

Bond/Irrevocable Letter of Credit:

Builder to provide bond/letter of credit.

Unit Sign Off and Turn Over:

Until owner signs off on units, contractor is responsible for units to include utilities, watering of sod, etc.

Contractor will allow 72 hours from owner's sign off for all utilities to be transferred into owner's name.

Final draw will be paid once owner signs off on unit.

Contractor Recognition and Agreement:

We have read and initialed all of the construction specifications. We agree to fulfill all of the construction specifications.

Contractor _____ Date _____

Owner of Hope _____ Date _____