KINGSTON POINTE APARTMENTS

ANDERSON, ANDERSON COUNTY, SOUTH CAROLINA

INDEX TO DRAWINGS

AP0	COVER SHEET
AP1	VICINITY MAP
AP2	EXISTING UTILITY PLAN
AP3	EXISTING SITE PLAN
AP4	RENOVATED SITE PLAN
AP5	BLDG. TYPES "1", "2", "4", "5", & "6" BUILDING PLANS
AP6	BLDG. TYPE "3" BUILDING PLAN
AP7	1-BR UNIT FLOOR PLANS
AP8	2-BR UNIT FLOOR PLANS
AP9	BLDG. TYPES "1" & "2" EXTERIOR ELEVATIONS
AP10	BLDG. TYPES "3" & "4" EXTERIOR ELEVATIONS
AP11	BLDG. TYPES "5" & "6" EXTERIOR ELEVATIONS
AP12	COMMUNITY BUILDING FLOOR PLANS
AP13	COMMUNITY BUILDING EXTERIOR ELEVATION

EXISTING EXTERIOR IMAGE



UNIT & BUILDING TYPE MATRIX

HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES 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

NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF UNIT PARTITIONS

UNIT LABEL	HEATED SF PER UNIT	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NET RENTABLE AREA (NRA) PER UNIT	PORCH AREA PER UNIT	EXTERIOR STORAGE PER UNIT	BUILDING IDENTIFICATION								TOTAL NUMBER OF BUILDING(S)			
							"1"	"2"	"3"		"4"		"5"	"6"	(9)			
							A	I	F	H	B	G	E	C	D	RESIDENTIAL AREA PER UNIT TYPE:		
							NUMBER OF UNIT(S) PER BUILDING									NUMBER OF UNIT(S) PER UNIT TYPE	TOTAL NRA	TOTAL PORCH AREA	TOTAL EXTERIOR STORAGE
(12) 1-BR UNIT(S) 25%																		
FHA 1-BR-A	757 SF	1	1	812 SF	182 SF	26 SF	1	1	2	2	2	2	-	-	-	10	8,120 SF	1,820 SF	260 SF
FHA 1-BR-B	757 SF	1	1	812 SF	182 SF	26 SF	-	1	-	-	-	-	-	-	-	1	812 SF	182 SF	26 SF
UFAS 1-BR	757 SF	1	1	812 SF	182 SF	26 SF	1	-	-	-	-	-	-	-	-	1	812 SF	182 SF	26 SF
(36) 2-BR UNIT(S) 75%																		
FHA 2-BR	936 SF	2	2	998 SF	143 SF	22 SF	4	4	3	3	4	4	4	3	4	33	32,934 SF	4,719 SF	726 SF
FHA AUDIO/VISUAL 2-BR	936 SF	2	2	998 SF	143 SF	22 SF	-	-	-	-	-	-	-	1	-	1	998 SF	143 SF	22 SF
UFAS 2-BR-A	936 SF	2	2	998 SF	149 SF	22 SF	-	-	-	1	-	-	-	-	-	1	998 SF	149 SF	22 SF
UFAS 2-BR-B	936 SF	2	2	998 SF	149 SF	22 SF	-	-	1	-	-	-	-	-	-	1	998 SF	149 SF	22 SF
TOTAL NUMBER OF UNITS PER BUILDING:							6	6	6	6	6	6	4	4	4			
TOTAL NRA PER BUILDING:							5,616 SF	5,616 SF	5,616 SF	5,616 SF	5,616 SF	5,616 SF	3,992 SF	3,992 SF	3,992 SF	48	45,672 SF	7,344 SF	1,104 SF

RESIDENTIAL BUILDING(S)	TOTAL RESIDENTIAL AREA:	54,120 SF
	TOTAL NON-RESIDENTIAL AREA:	-
	RESIDENTIAL BUILDING(S) TOTAL AREA:	54,120 SF
COMMUNITY BUILDING (NON-RESIDENTIAL AREA)	TOTAL INTERIOR COMMON / UTILITY AREA:	1,085 SF
	TOTAL EXTERIOR PORCH / PATIO AREA:	333 SF
	COMMUNITY BUILDING TOTAL AREA:	1,418 SF
	TOTAL DEVELOPMENT AREA:	55,538 SF

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VANTAGE DEVELOPMENT

KINGSTON POINTE APARTMENTS
ANDERSON, ANDERSON COUNTY, SOUTH CAROLINA

SHEET NO.
AP0

JOB NO.
5163

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PROJECT LOCATION:
101 FYFFE DR,
ANDERSON, SC 29625

TAX MAP #:
123-04-02-012
+/- 6.3 ACRES

Morningside Dr

1 AP1 VICINITY MAP
SCALE: 1" = 40'-0"

40 20 0 40
FEET

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KINGSTON POINTE APARTMENTS
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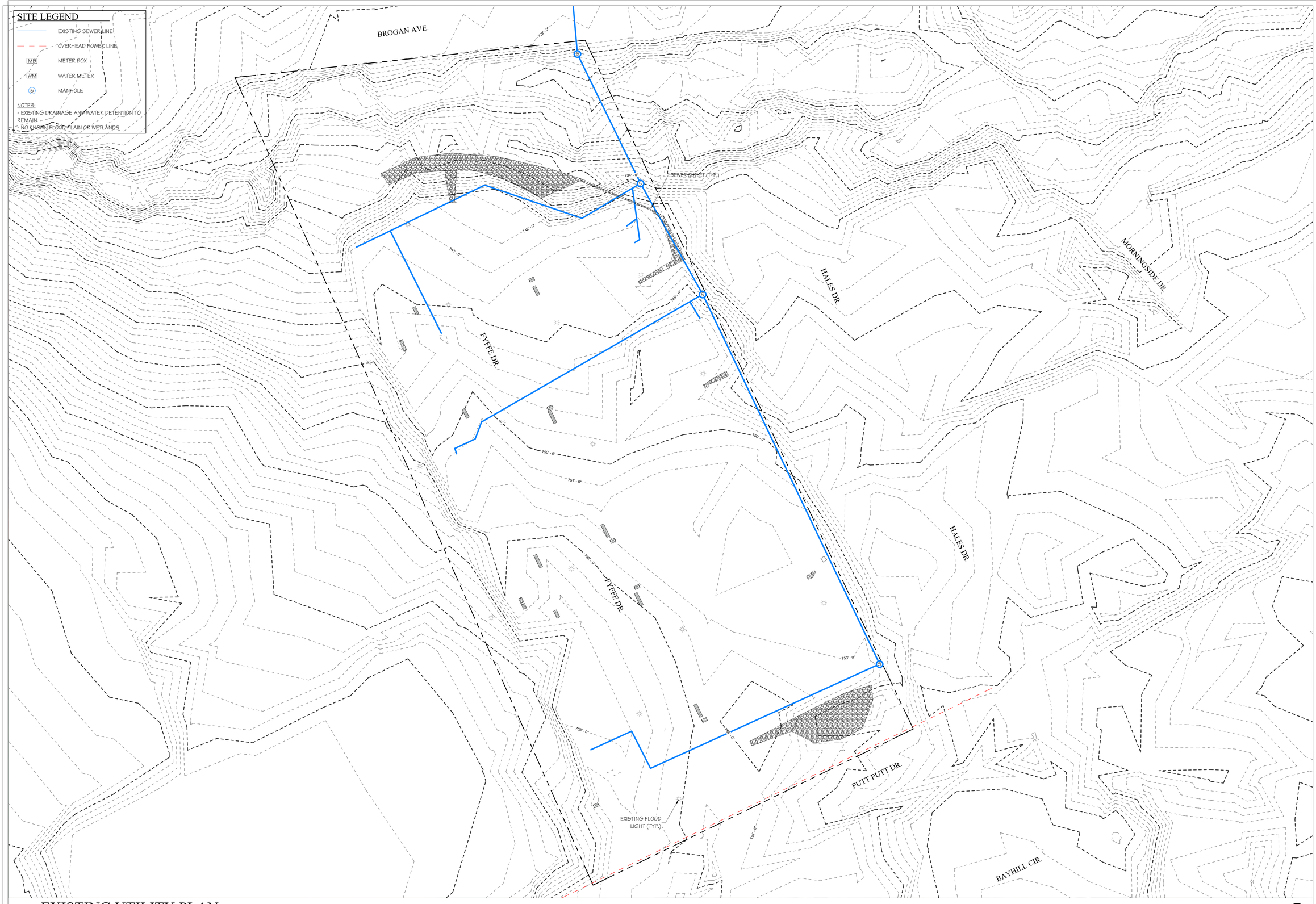
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SITE LEGEND

- EXISTING SEWER LINE
- OVERHEAD POWER LINE
- MP — METER BOX
- WM — WATER METER
- S — MANHOLE

NOTES:
- EXISTING DRAINAGE AND WATER DETENTION TO REMAIN
- NO KNOWN FLOOD PLAIN OR WETLANDS



1 / AP2 EXISTING UTILITY PLAN

SCALE: 1" = 40'-0"

40 20 0 40 FEET

N

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AP2

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SITE LEGEND

- UFAS/ADA ACCESSIBLE
- AUDIO/VISUAL (A/V) ACCESSIBLE
- ITEM TO BE DEMOED
- NEW CONCRETE



1 AP3 EXISTING SITE PLAN

SCALE: 1" = 40'-0"

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AP3

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SITE LEGEND

- UFAS/ADA ACCESSIBLE
- AUDIO/VISUAL (A/V) ACCESSIBLE
- ITEM TO BE DEMOED
- NEW CONCRETE

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL

UNITS

TYPE	QUANTITY
1-BR UNIT(S)	12
2-BR UNIT(S)	36
TOTAL:	48

AMENITIES

(1)	PAVILION W/ BBQ GRILLS
(1)	COMMUNITY ROOM
(1)	COMMUNITY LAUNDRY

PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	101
STANDARD ACCESSIBLE SPACE(S)	5
VAN ACCESSIBLE SPACE(S)	1
TOTAL PARKING PROVIDED:	107

SITE INFORMATION

LAND AREA:	+/- 6.3 ACRE(S)
EXISTING USE:	SENIOR LIVING APARTMENTS
CURRENT ZONING:	EXISITNG TO REMAIN
PROPOSED USE:	SENIOR LIVING APARTMENTS



1 AP4 RENOVATED SITE PLAN
SCALE: 1" = 40'-0"

40 20 0 40
FEET

N

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SQUARE FOOT CALCULATIONS PER RESIDENTIAL BUILDING TYPE							
HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES 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							
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF UNIT PARTITIONS							
AREA TYPE	BUILDING TYPE "1" QUANTITY: (6)	BUILDING TYPE "2" QUANTITY: (6)	BUILDING TYPE "3" QUANTITY: (6)	BUILDING TYPE "4" QUANTITY: (6)	BUILDING TYPE "5" QUANTITY: (4)	BUILDING TYPE "6" QUANTITY: (4)	TOTAL AREA IN RESIDENTIAL BUILDINGS:
TOTAL HEATED SF (EXCLUDED FROM TOTAL):	5,258 SF	5,258 SF	5,258 SF	5,258 SF	3,744 SF	3,744 SF	46,524 SF
NET RENTABLE AREA:	5,616 SF	5,616 SF	5,616 SF	5,616 SF	3,992 SF	3,992 SF	49,664 SF
UNIT PORCHE(S) AREA:	936 SF	936 SF	942 SF	936 SF	572 SF	572 SF	7,904 SF
EXTERIOR STORAGE AREA:	140 SF	140 SF	140 SF	140 SF	88 SF	88 SF	1,192 SF
TOTAL BUILDING AREA PER RESIDENTIAL BUILDING TYPE:	6,692 SF	6,692 SF	6,698 SF	6,692 SF	4,652 SF	4,652 SF	58,760 SF

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL

LEGEND

= EXISTING WINDOWS, WALLS, PLUMBING FIXTURES. KITCHEN MILLWORK ETC.

= EXISTING DOORS

= WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.

= DOORS TO BE REMOVED

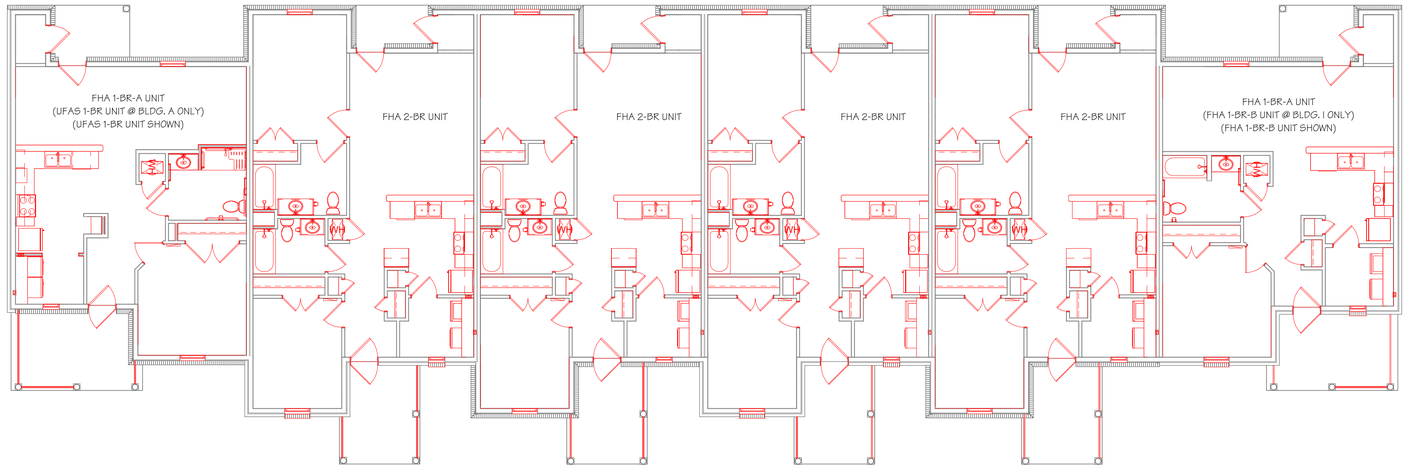
= NEW CONCRETE

= NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.

= NEW WALLS

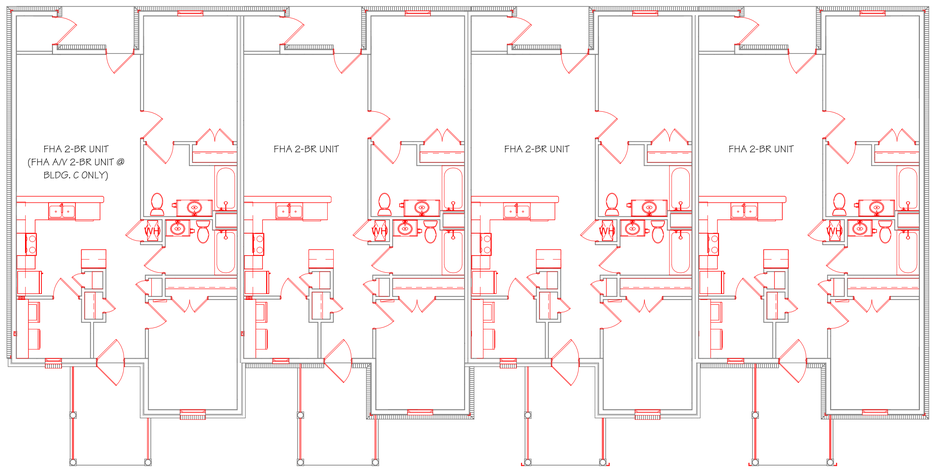
= NEW DOORS

DIMENSIONS ARE FROM OUTSIDE FACE OF GYP. BD. ON EXISTING WALLS TO FACE OF STUD FRAME OF NEW CONSTRUCTION WALLS



1 AP5 BLDG. TYPES "1", "2", & "4" FLOOR PLAN

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



2 AP5 BLDG. TYPES "5" & "6" FLOOR PLAN

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

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SQUARE FOOT CALCULATIONS PER RESIDENTIAL BUILDING TYPE

HEATED AREA - MEASURED INTERIOR WALL TO INTERIOR WALL, AND DOES 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

NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF UNIT PARTITIONS

AREA TYPE	BUILDING TYPE "1" QUANTITY: (6)	BUILDING TYPE "2" QUANTITY: (6)	BUILDING TYPE "3" QUANTITY: (6)	BUILDING TYPE "4" QUANTITY: (6)	BUILDING TYPE "5" QUANTITY: (4)	BUILDING TYPE "6" QUANTITY: (4)	TOTAL AREA IN RESIDENTIAL BUILDINGS:
TOTAL HEATED SF (EXCLUDED FROM TOTAL):	5,258 SF	5,258 SF	5,258 SF	5,258 SF	3,744 SF	3,744 SF	46,524 SF
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TOTAL BUILDING AREA PER RESIDENTIAL BUILDING TYPE:	6,692 SF	6,692 SF	6,698 SF	6,692 SF	4,652 SF	4,652 SF	58,760 SF

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL

LEGEND

= EXISTING WINDOWS, WALLS, PLUMBING FIXTURES. KITCHEN MILLWORK ETC.

= EXISTING DOORS

= WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.

= DOORS TO BE REMOVED

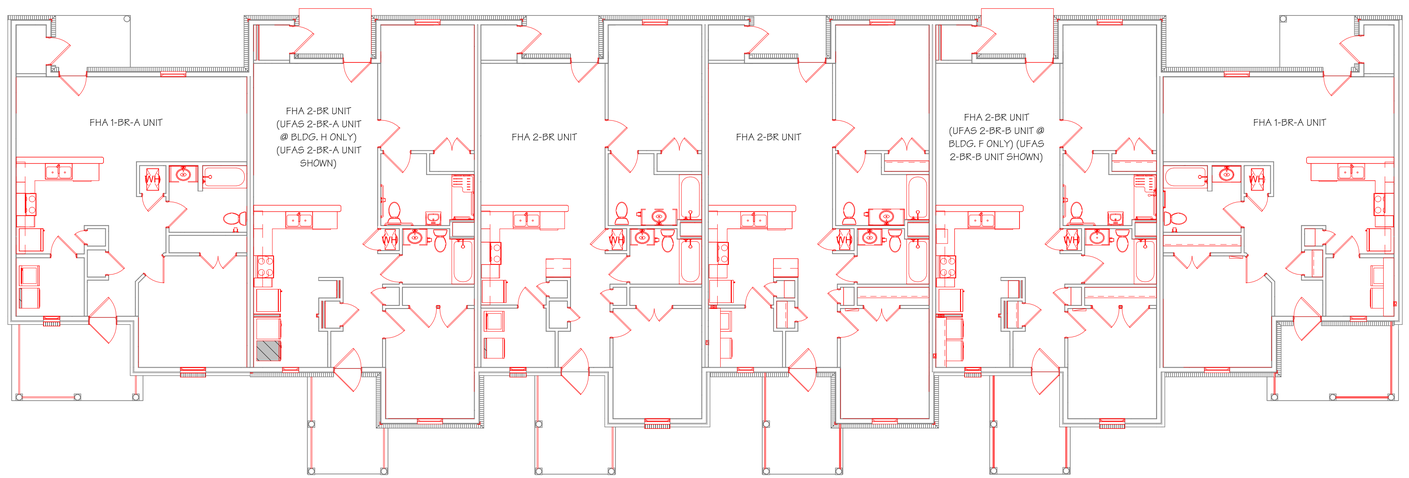
= NEW CONCRETE

= NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.

= NEW WALLS

= NEW DOORS

DIMENSIONS ARE FROM OUTSIDE FACE OF GYP. BD. ON EXISTING WALLS TO FACE OF STUD FRAME OF NEW CONSTRUCTION WALLS



1 / AP6 BLDG. TYPE "3" FLOOR PLAN

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

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UNIT MATRIX

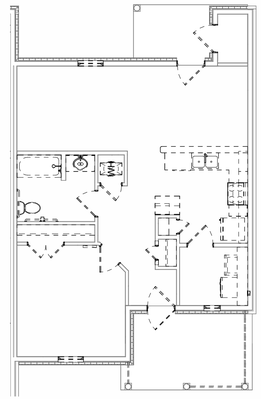
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NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF UNIT PARTITIONS

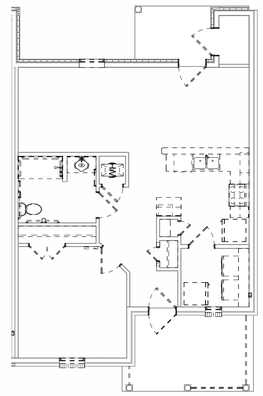
UNIT LABEL	HEATED SF PER UNIT	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NET RENTABLE AREA (NRA) PER UNIT	PORCH AREA PER UNIT	EXTERIOR STORAGE PER UNIT
(12) 1-BR UNIT(S) 25%						
FHA 1-BR-A	757	1	1	812 SF	182 SF	26 SF
FHA 1-BR-B	757	1	1	812 SF	182 SF	26 SF
UFAS 1-BR	757	1	1	812 SF	182 SF	26 SF
(36) 2-BR UNIT(S) 75%						
FHA 2-BR	936	2	2	998 SF	143 SF	22 SF
FHA AUDIO/VISUAL 2-BR	936	2	2	998 SF	143 SF	22 SF
UFAS 2-BR-A	936	2	2	998 SF	149 SF	22 SF
UFAS 2-BR-B	936	2	2	998 SF	149 SF	22 SF

UNIT TYPE LEGEND

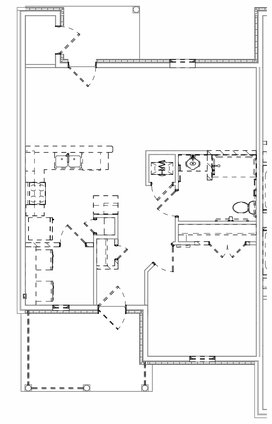
FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL



1 AP7 FHA 1-BR-A DEMO PLAN
SCALE: 1/8" = 1'-0"



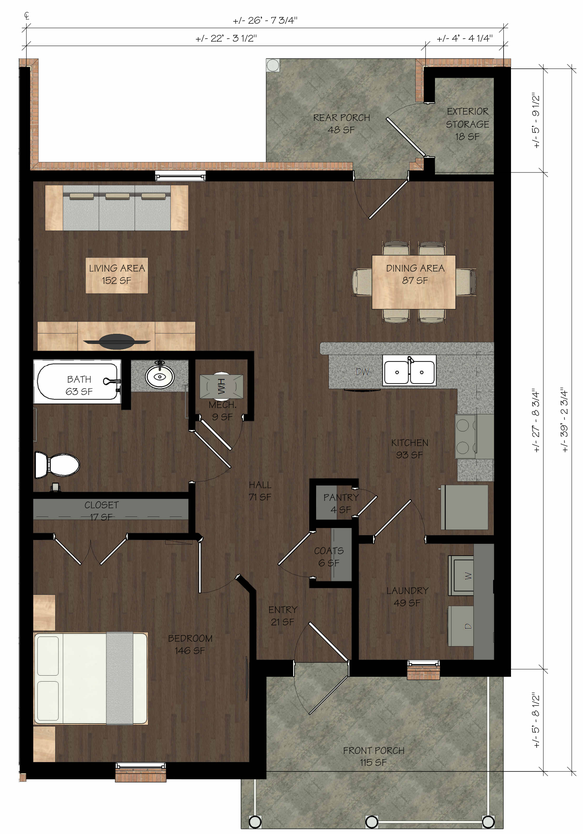
2 AP7 FHA 1-BR-B DEMO PLAN
SCALE: 1/8" = 1'-0"



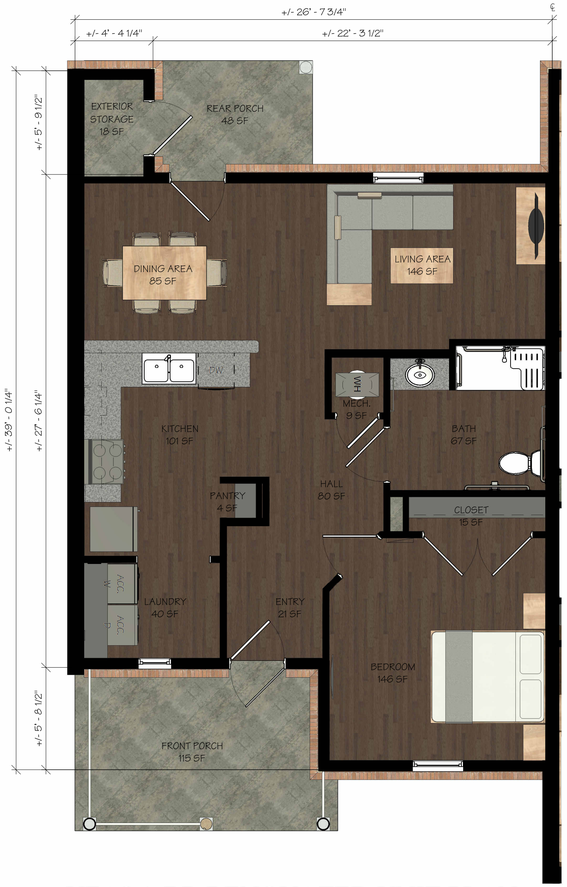
3 AP7 UFAS 1-BR DEMO PLAN
SCALE: 1/8" = 1'-0"



4 AP7 FHA 1-BR-A RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"



5 AP7 FHA 1-BR-B RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"



6 AP7 UFAS 1-BR RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"

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UNIT MATRIX

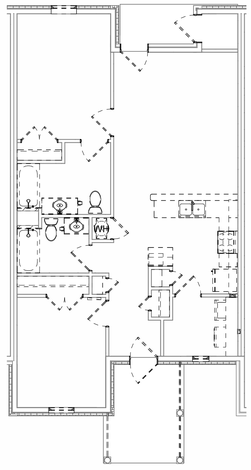
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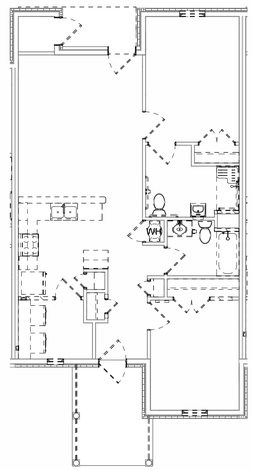
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UFAS 2-BR-A	936	2	2	998 SF	149 SF	22 SF
UFAS 2-BR-B	936	2	2	998 SF	149 SF	22 SF

UNIT TYPE LEGEND

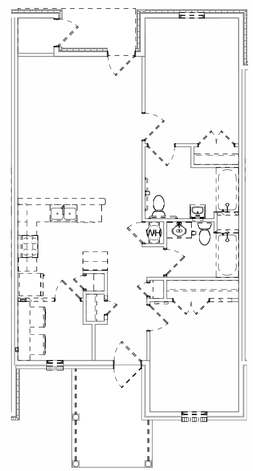
FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL



1 AP8 FHA 2-BR DEMO PLAN
SCALE: 1/8" = 1'-0"



2 AP8 UFAS 2-BR-A DEMO PLAN
SCALE: 1/8" = 1'-0"



3 AP8 UFAS 2-BR-B DEMO PLAN
SCALE: 1/8" = 1'-0"



4 AP8 FHA 2-BR RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"



5 AP8 UFAS 2-BR-A RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"



6 AP8 UFAS 2-BR-B RENOVATED UNIT PLAN
SCALE: 1/4" = 1'-0"

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1 / AP9 BLDG. TYPE "1" FRONT ELEVATION

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



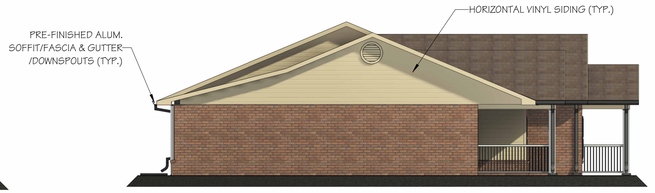
2 / AP9 BLDG. TYPE "1" RIGHT SIDE ELEVATION

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



3 / AP9 BLDG. TYPE "1" REAR ELEVATION

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



4 / AP9 BLDG. TYPE "1" LEFT SIDE ELEVATION

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



5 / AP9 BLDG. TYPE "2" FRONT ELEVATION

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



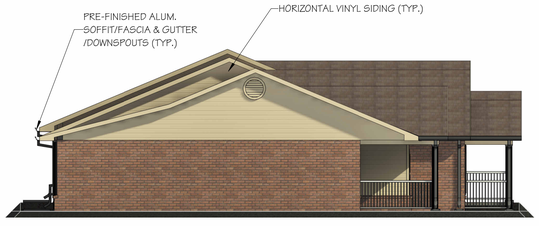
6 / AP9 BLDG. TYPE "2" RIGHT SIDE ELEVATION

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



7 / AP9 BLDG. TYPE "2" REAR ELEVATION

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



8 / AP9 BLDG. TYPE "2" LEFT SIDE ELEVATION

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

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1 AP10 BLDG. TYPE "3" FRONT ELEVATION

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



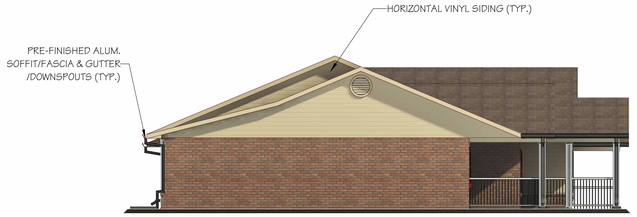
2 AP10 BLDG. TYPE "3" RIGHT SIDE ELEVATION

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



3 AP10 BLDG. TYPE "3" REAR ELEVATION

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



4 AP10 BLDG. TYPE "3" LEFT SIDE ELEVATION

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



5 AP10 BLDG. TYPE "4" FRONT ELEVATION

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



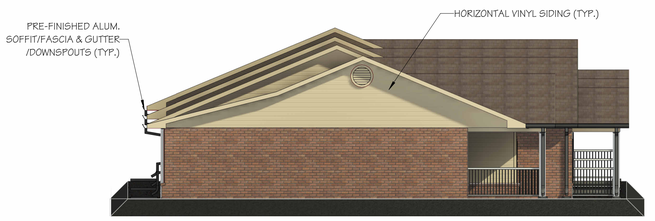
6 AP10 BLDG. TYPE "4" RIGHT SIDE ELEVATION

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



7 AP10 BLDG. TYPE "4" REAR ELEVATION

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



8 AP10 BLDG. TYPE "4" LEFT SIDE ELEVATION

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

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BLDG. TYPE "5" FRONT SIDE ELEVATION

1 / AP11 SCALE: 1/8" = 1'-0"



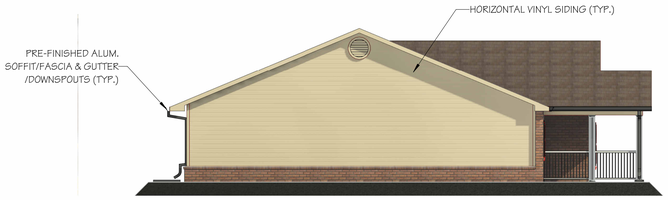
BLDG. TYPE "5" RIGHT SIDE ELEVATION

2 / AP11 SCALE: 1/8" = 1'-0"



BLDG. TYPE "5" REAR ELEVATION

3 / AP11 SCALE: 1/8" = 1'-0"



BLDG. TYPE "5" LEFT SIDE ELEVATION

4 / AP11 SCALE: 1/8" = 1'-0"



BLDG. TYPE "6" FRONT ELEVATION

5 / AP11 SCALE: 1/8" = 1'-0"



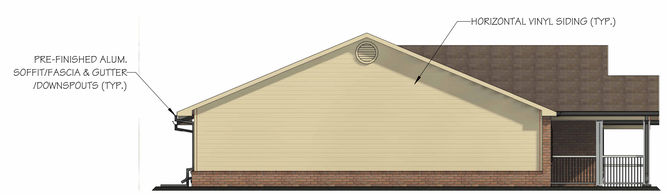
BLDG. TYPE "6" RIGHT SIDE ELEVATION

6 / AP11 SCALE: 1/8" = 1'-0"



BLDG. TYPE "6" REAR ELEVATION

7 / AP11 SCALE: 1/8" = 1'-0"



BLDG. TYPE "6" LEFT SIDE ELEVATION

8 / AP11 SCALE: 1/8" = 1'-0"

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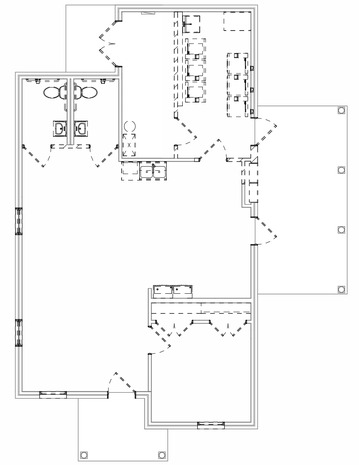
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COMMON AREA MATRIX	
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS	
DESCRIPTION	TOTAL
TOTAL INTERIOR COMMON / UTILITY AREA:	1,085 SF
TOTAL EXTERIOR PORCH / PATIO AREA:	333 SF
TOTAL AREA:	1,418 SF

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL



1 AP12 DEMO COMMUNITY BUILDING PLAN
SCALE: 1/8" = 1'-0"



2 AP12 RENOVATED COMMUNITY BUILDING PLAN
SCALE: 1/4" = 1'-0"

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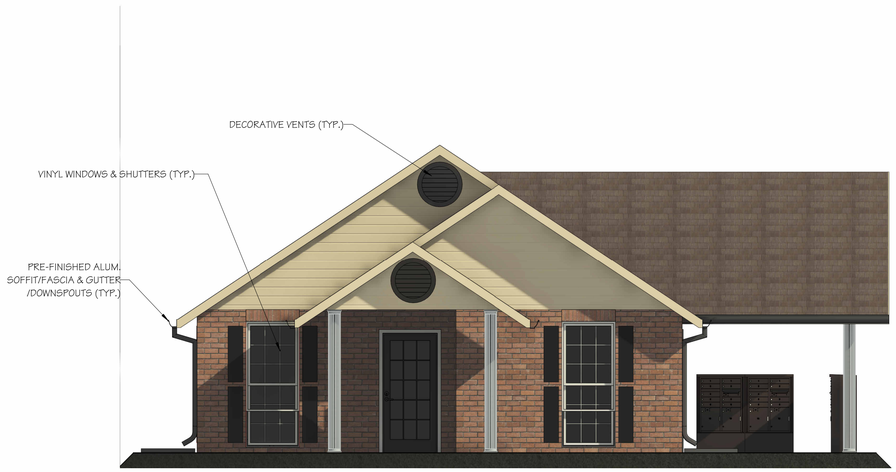
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1 AP13 COMMUNITY BLDG. FRONT ELEVATION

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



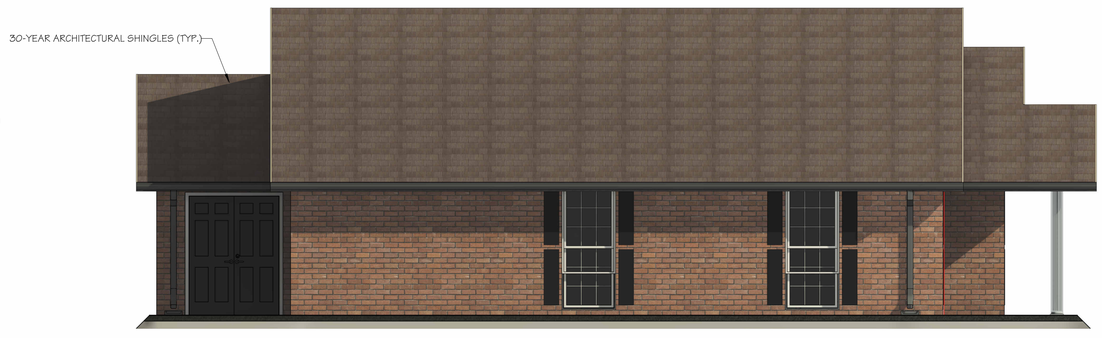
2 AP13 COMMUNITY BLDG. RIGHT SIDE ELEVATION

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



3 AP13 COMMUNITY BLDG. REAR ELEVATION

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



4 AP13 COMMUNITY BLDG. LEFT SIDE ELEVATION

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

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