

TAB 22

**SET OF PLANS AND
SPECS**

SITE & CIVIL PLANS

GREEN HERON MULTIFAMILY

SITE DATA

LOCATION	PROPOSED OWNER	GREEN HERON AFFORDABLE LP
	ADDRESS	GREEN HERON ROAD GREENVILLE, SC 29607
	TMS #	0547010100205
SITE AREA	PARCEL AREA	5.03 ACRES
	IMPERVIOUS AREA	2.6 ACRES
	PERVIOUS AREA	3.8 ACRES
ZONING	JURISDICTION	CITY OF GREENVILLE
	ZONING DISTRICT	BG
	PROPOSED USE	MULTIFAMILY

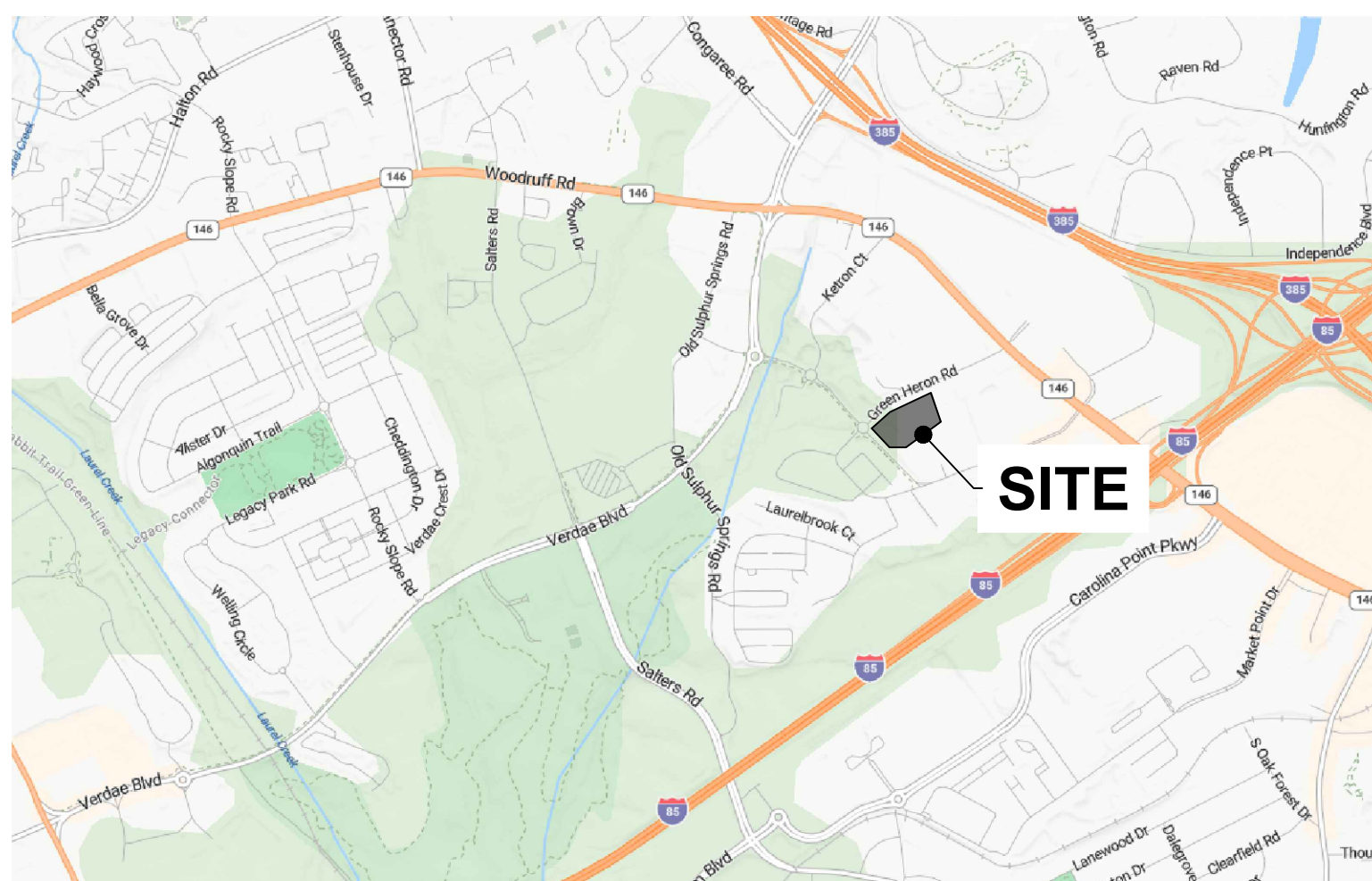
**GREEN HERON ROAD
GREENVILLE, SC 29607**

**CITY OF GREENVILLE
GREENVILLE COUNTY, SC**

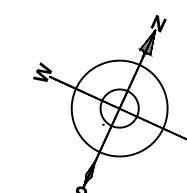
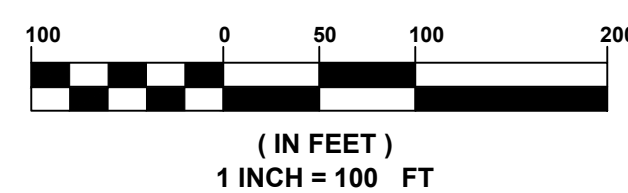
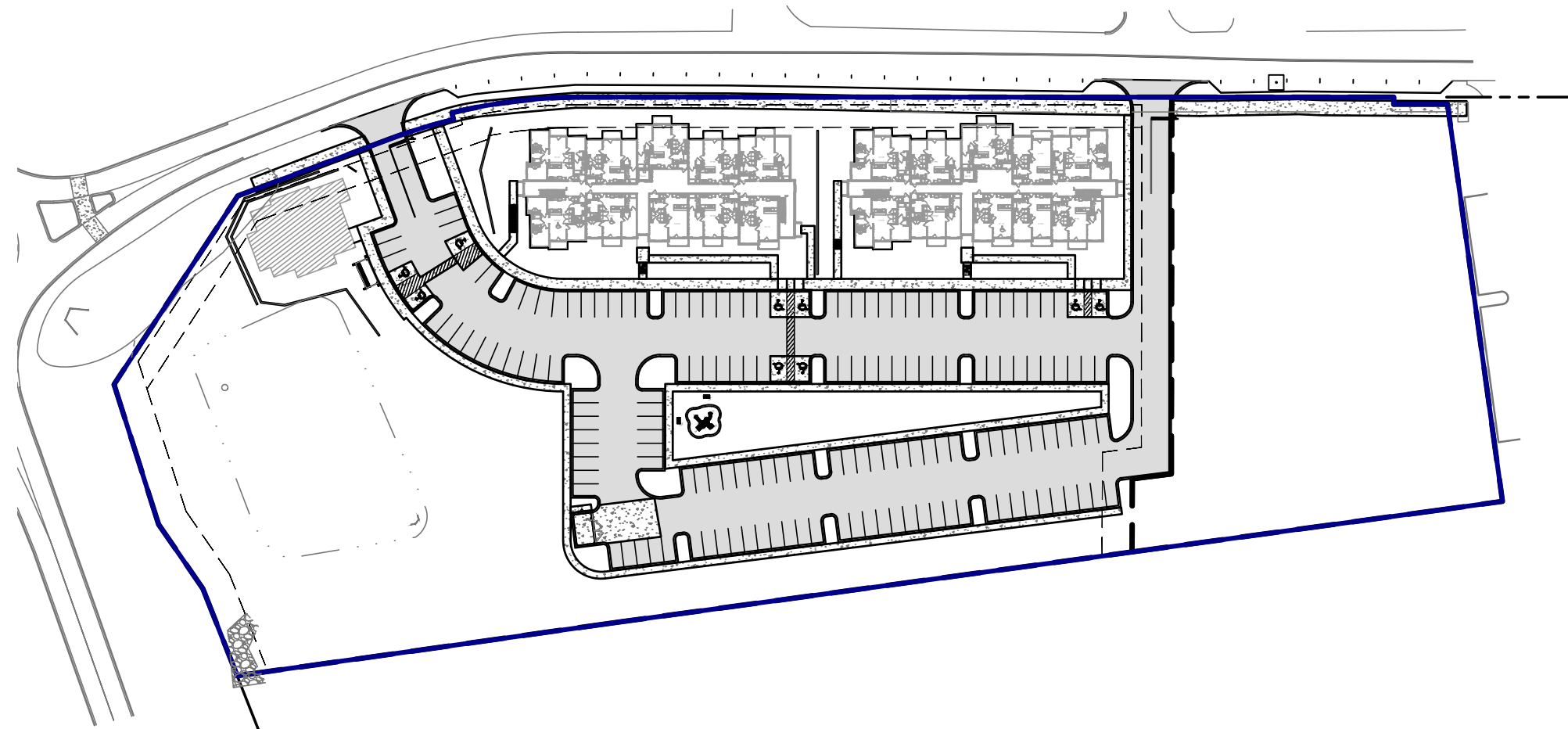
TABLE OF CONTENTS

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C100	EXISTING CONDITIONS & DEMOLITION PLAN	2
C200	SITE PLAN	3
C400	GRADING PLAN	4
C500	UTILITY PLAN	5

VICINITY MAP



OVERALL SITE PLAN



DISTURBED AREA

5.03 ACRES

24 HOUR CONTACT

JOSEPH KASS (864)417-5013

PROJECT TEAM

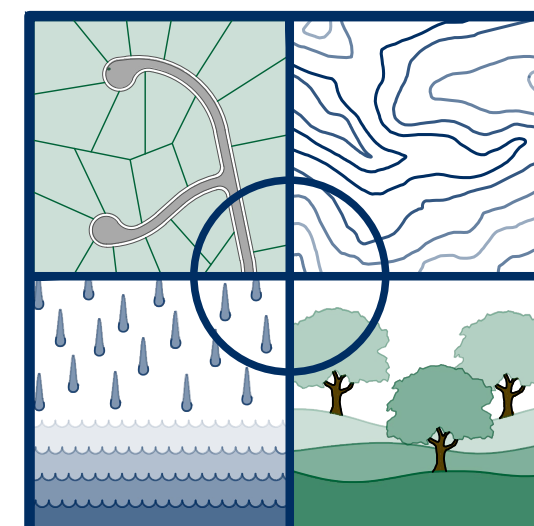
DEVELOPER	SURVEYOR	CIVIL ENGINEER	LANDSCAPE ARCHITECT	ARCHITECT
NHE, INC 325 ROCKY SLOPE ROAD SUITE 301 GREENVILLE, SC 29607 864-467-1600	SITE DESIGN, INC. 225 ROCKY CREEK RD GREENVILLE, SC 29615 864-271-0496	SITE DESIGN, INC. 225 ROCKY CREEK RD GREENVILLE, SC 29615 864-271-0496	SITE DESIGN, INC. 225 ROCKY CREEK RD GREENVILLE, SC 29615 864-271-0496	STEELE GROUP ARCHITECTS 217 W 6TH ST WINSTON-SALEM, NC 27101 (336) 734-2003

PROJECT CONTACTS

ELECTRIC	STORMWATER	WATER	PLANNING	SEWER
DUKE ENERGY 425 FAIRFOREST WAY, GREENVILLE, SC 29607 (800) 777-9898	CITY OF GREENVILLE 131 FALLS STREET, GREENVILLE, SC 29601 (864) 467-4476	GREENVILLE WATER SYSTEM 407 W BROAD STREET, GREENVILLE, SC 29601 (864) 241-6000	CITY OF GREENVILLE 131 FALLS STREET, GREENVILLE, SC 29601 (864) 467-4476	CITY OF GREENVILLE 475 FAIRFOREST WAY, GREENVILLE, SC 29607 (864) 467-4335



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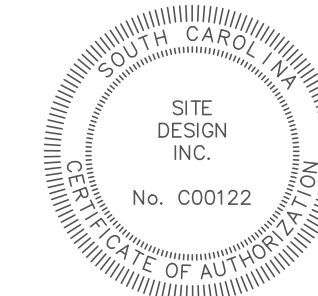


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NO.		DATE

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05/13/2026
NOT FOR
CONSTRUCTION

GREEN HERON MULTIFAMILY

GREEN HERON ROAD
GREENVILLE, SC 29607

**CITY OF GREENVILLE
GREENVILLE COUNTY
SC**

NHE, INC

DESIGNED BY: CJH

DRAWN BY: CJH

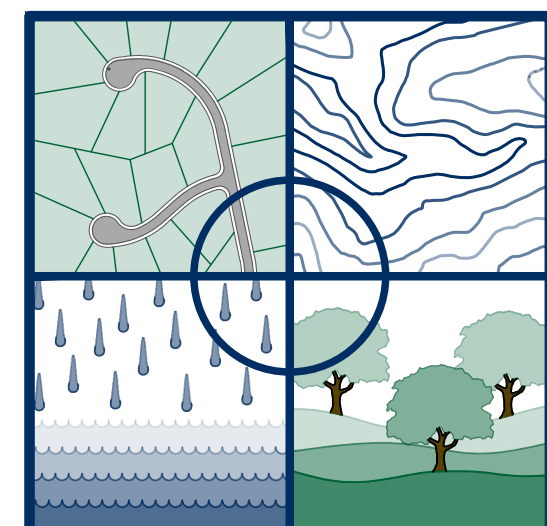
CHECKED BY: ELO

05/13
S230876_SHEETS

COVER

SHEET 1 OF 5

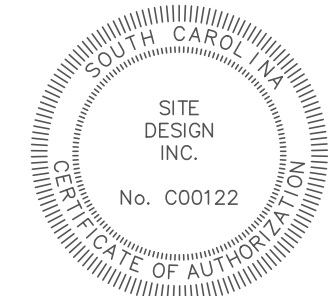
C000



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GREEN HERON ROAD
GREENVILLE, SC 29607

NHE, INC

DESIGNED BY:	CJH
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S230876 SHEETS	

SITE PLAN

SHEET 3 OF 5

C200



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BUILDING SETBACKS

FRONT	5 MIN/20 MAX FT
SIDES	5 MIN/20 MAX FT
REAR	%0 FT

PARKING

MINIMUM PARKING REQUIRED	80 SPACES
STATE HOUSING REQ- 1.5 SP/UNIT = 120 SPACES	
CITY OF GREENVILLE REQ- 1 SP/UNIT = 80 SPACES	
TOTAL PARKING PROVIDED	168 SPACES
MINIMUM ADA REQUIRED	6 SPACES
TOTAL ADA PROVIDED	8 SPACES
MIN. STALL DIMENSIONS	9 FT x 18 FT
MIN. AISLE WIDTH	24/26 FT

ZONING

JURISDICTION	CITY OF GREENVILLE
ZONING DISTRICT	BG
PROPOSED USE	MULTIFAMILY

1 ASPHALT PAVING (SEE LEGEND FOR TYPE)

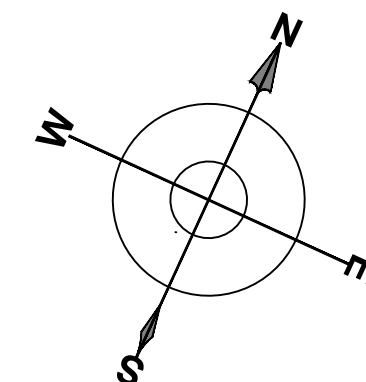
- ① ASPHALT PAVING (SEE LEGEND FOR TYPE)
- ② CONCRETE PAVING
- ③ CONCRETE SIDEWALK
- ④ 18" CONCRETE CURB AND GUTTER
- ⑤ ADA PARKING SPACE & ACCESS AISLE 1-1/2% (2% MAX) SLOPE IN ALL DIRECTIONS WITH WHEEL STOP & HANDICAP SIGN
- ⑥ ADA RAMP
- ⑦ 4" PAINTED STRIPE
- ⑧ STOP SIGN & 24" STOP BAR
- ⑨ STRIPED PATH (4" PAINTED STRIPE)
- ⑩ DUMPSTER ENCLOSURE
- ⑪ MSE RETAINING WALL W/ 4' SAFETY FENCE (WALL NO TALLER THAN 6") (FENCE CANNOT BE CHAIN LINK)
- ⑫ BUILDING FOUNDATION WALL (SEE GRADING PLAN FOR FURTHER DETAIL)
- ⑬ STAIRS W/ HANDRAIL
- ⑭ LIGHTED MONUMENT ENTRANCE SIGN (MUST OBTAIN SEPARATE SIGNAGE PERMIT)
- ⑮ ADA UNIT (SEE ARCH. PLANS)

 PROPERTY LINE
 RIGHT OF WAY
 PROPOSED EASEMENT
 SETBACK
 ROAD CENTERLINE
 PROPOSED FENCE

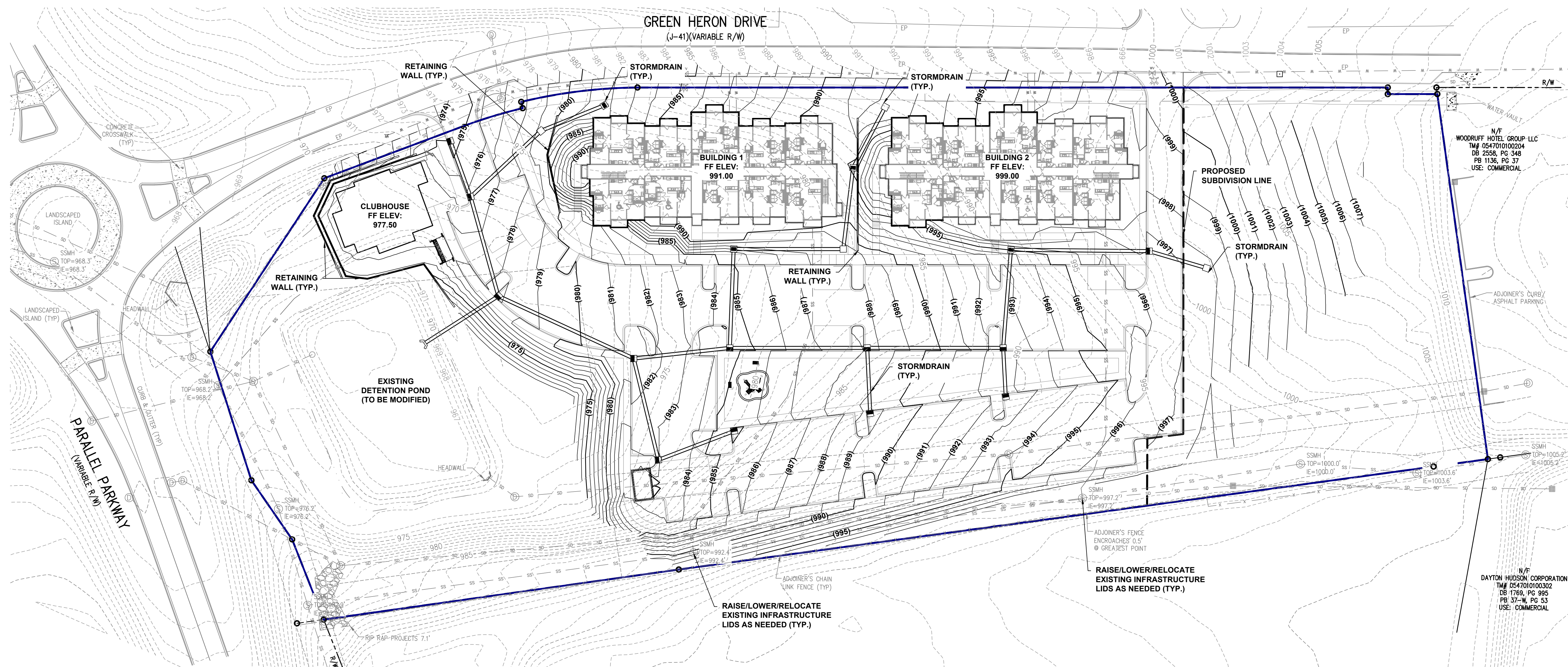
- | | |
|---|------------------------------------|
|  | CONCRETE |
|  | LIGHT DUTY ASPHALT |
|  | HEAVY DUTY ASPHALT |
|  | PARKING SPACE COUNT |
|  | ADA UNIT (CONFIRM W/ ARCH) |
|  | ADA/SENSORY UNIT (CONFIRM W/ ARCH) |



1 INCH = 40 FT



SEE C001 FOR GENERAL SITE PLAN NOTES.
SEE C100 FOR SURVEY LEGEND.

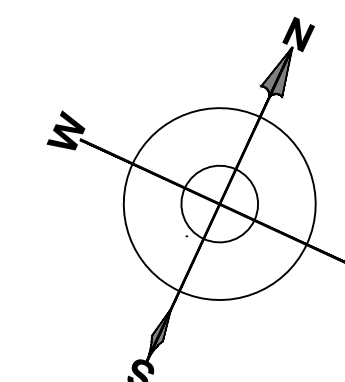


GRADING AND DRAINAGE LEGEND

- PROPERTY LINE**
- NPDES LIMITS OF DISTURBANCE**
- (70) PROPOSED MAJOR CONTOUR**
- (71) PROPOSED MINOR CONTOUR**
- 70 EXISTING MAJOR CONTOUR**
- 71 EXISTING MINOR CONTOUR**
- RD PROPOSED ROOF DRAIN**
- ⇒ DRAINAGE ARROW**



(IN FEET)
1 INCH = 40 FT



GREEN HERON MULTIFAMILY

GREEN HERON ROAD
GREENVILLE, SC 29607

**CITY OF GREENVILLE
GREENVILLE COUNTY
SC**

NHE, INC

DESIGNED BY:	CJH
DRAWN BY:	CJH
CHECKED BY:	ELO
DATE:	05/13/2026
S230876 SHEETS	

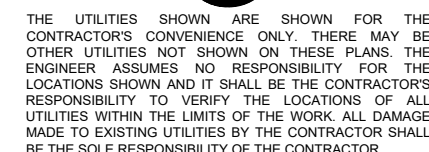
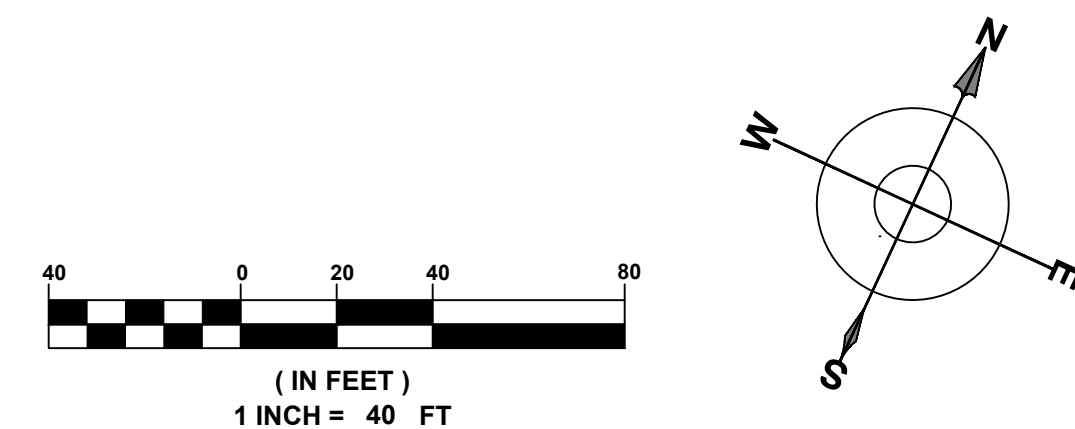
GRADING PLAN

SHEET 4 OF 5

C400

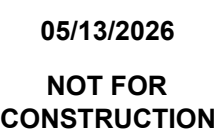


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NHE, INC

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UTILITY PLAN

SHEET 5 OF 5

C500

SEE C001 FOR GENERAL GRADING NOTES
SEE C100 FOR SURVEY LEGEND.

ARCHITECTURAL PLANS

Green Heron

An architectural rendering of a modern, multi-story apartment building named 'Green Heron'. The building features dark blue horizontal siding, white vertical accents, and white-trimmed windows. It has multiple levels of balconies with white railings. The ground floor is finished with light-colored stone or brick. The building is surrounded by lush greenery, including trees and flowering shrubs. In the foreground, there is a paved parking area with several cars, including a silver pickup truck and a blue SUV. A few people are walking on a path near the building. The sky is blue with scattered white clouds. The text 'Green Heron' is written in a large, white, sans-serif font in the top left corner.

General



STATUS: 2026 SC HOUSING
LIHTC APP

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DATE:
2026-05-15

PROJECT NUMBER:
2026 SC

SHEET TITLE:
COVER SHE

G-000

Green Heron Apartments - Building Unit Mix and Square Footages										
Building #	# of Stories	A(a)	A(b)	B(a)	B(b)	C(a)	C(b)	Total	Total Heated Square Footage	Total Gross Square Footage
Building 1	4	1	7		24	1	7	40	37264	49462
Building 2	4		12	2	14		12	40	37176	48256
Clubhouse									2516	3305
Total		1	19	2	38	1	19	80	76956	101023
		20 1 Bed Units		40 2 Bed Units		20 3 Bed Units				

See floor plans for two units marked with "HVI" designation (Hearing & Visually Impaired)



STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
Green Heron Road
Greenville, SC 29607

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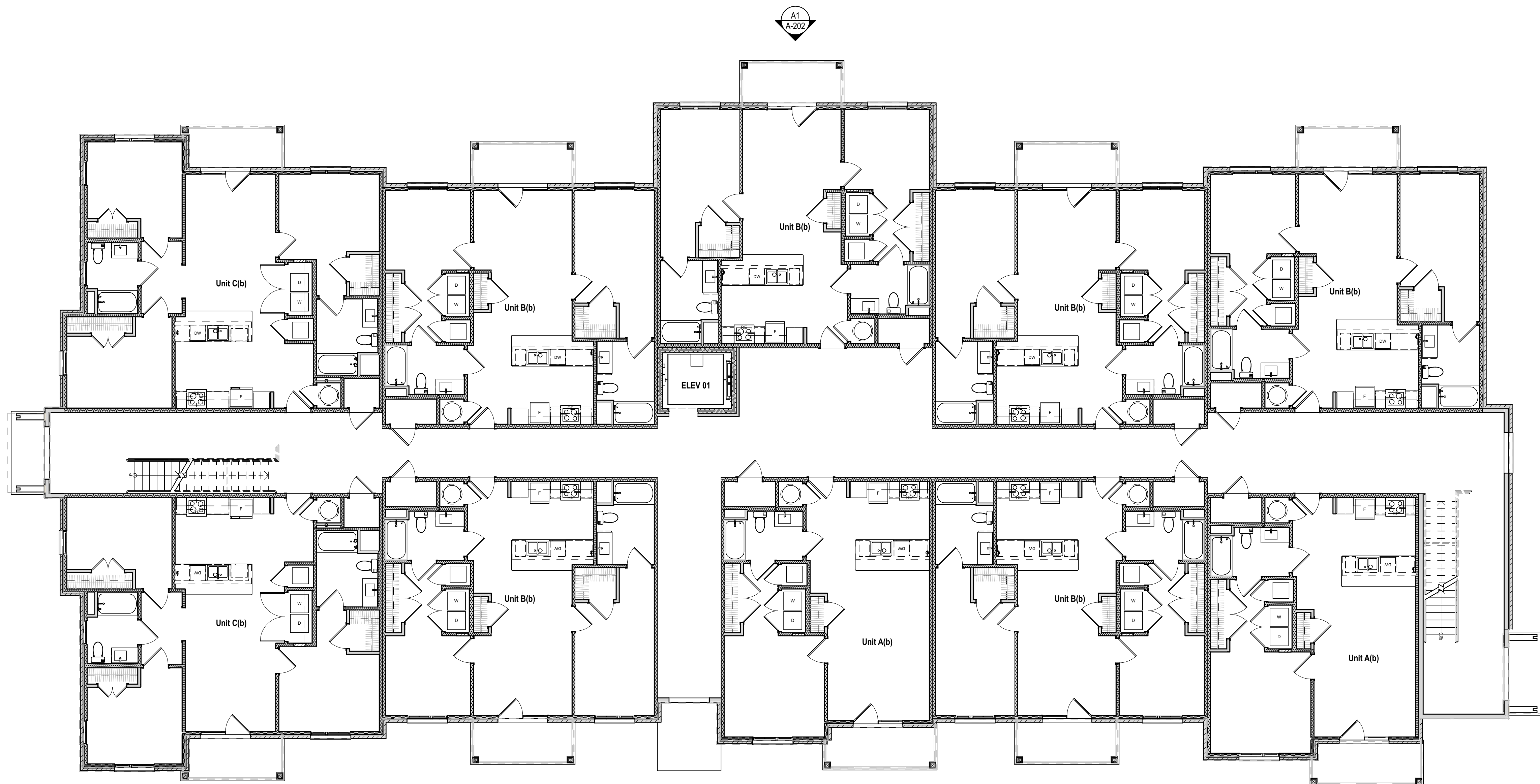
DATE:
2026-05-15

PROJECT NUMBER:
2026 SC

SHEET TITLE:
**FLOOR PLAN - GROUND FLOOR -
BLDG. 01**

SHEET:

A-101



Building 01 - Ground Floor
Heated Square Footage
Area: 9,316 sq ft
Gross Square Footage
Area: 12,958 sq ft

A1 BUILDING 01 - GROUND FLOOR

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



STEELE GROUP
ARCHITECTS

STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
Green Heron Road
Greenville, SC 29607

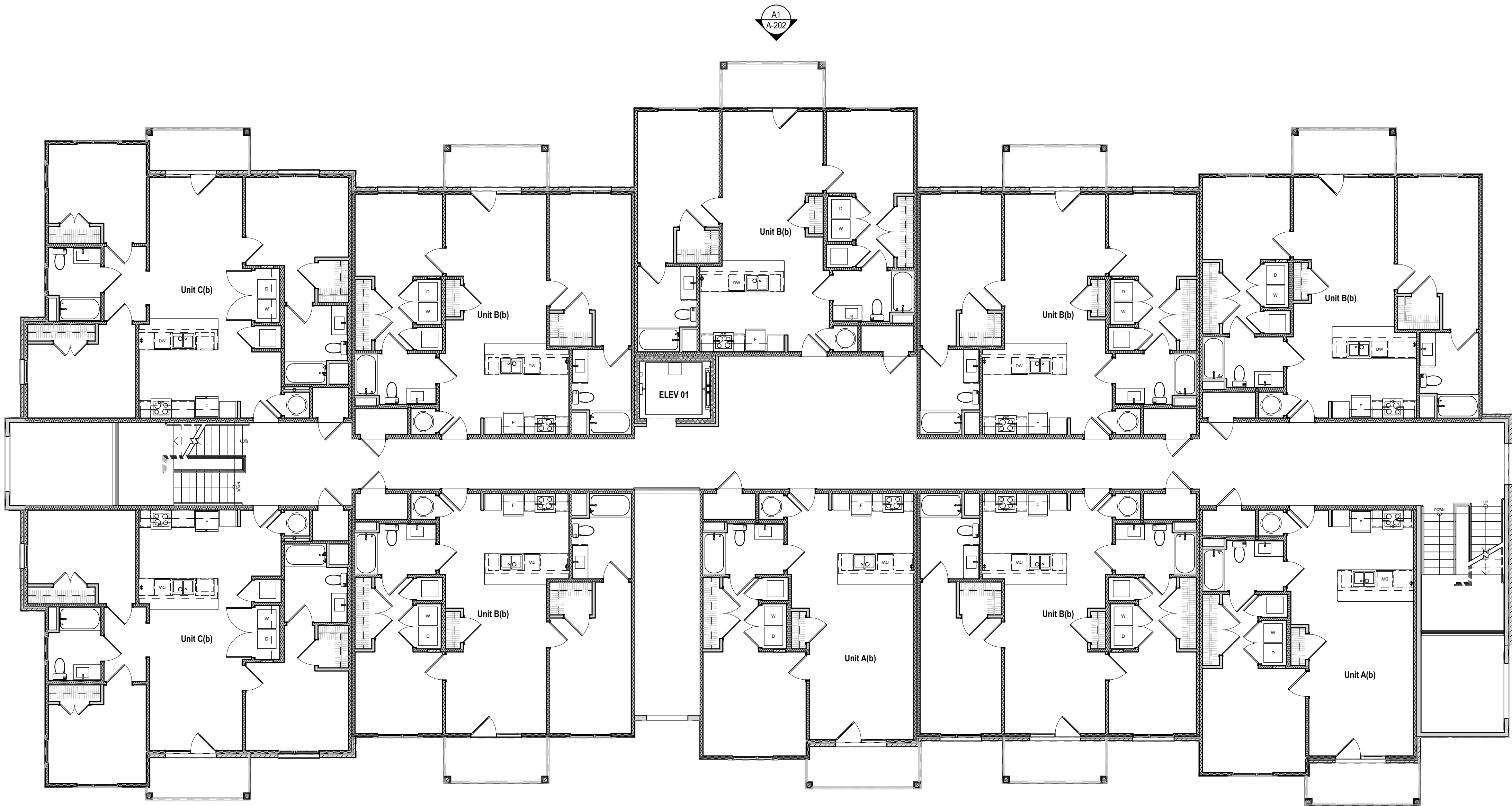
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Version	Transmittal Set Name	Date

DATE:
2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
FLOOR PLAN - SECOND FLOOR -
BLDG. 01

SHEET:

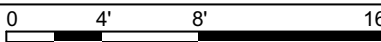
A-102



Building 01 - Second Floor
Heated Square Footage
Area: 9,316 sq ft
Gross Square Footage
Area: 12,167 sq ft

A1 BUILDING 01 - SECOND FLOOR

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





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LIHTC APP

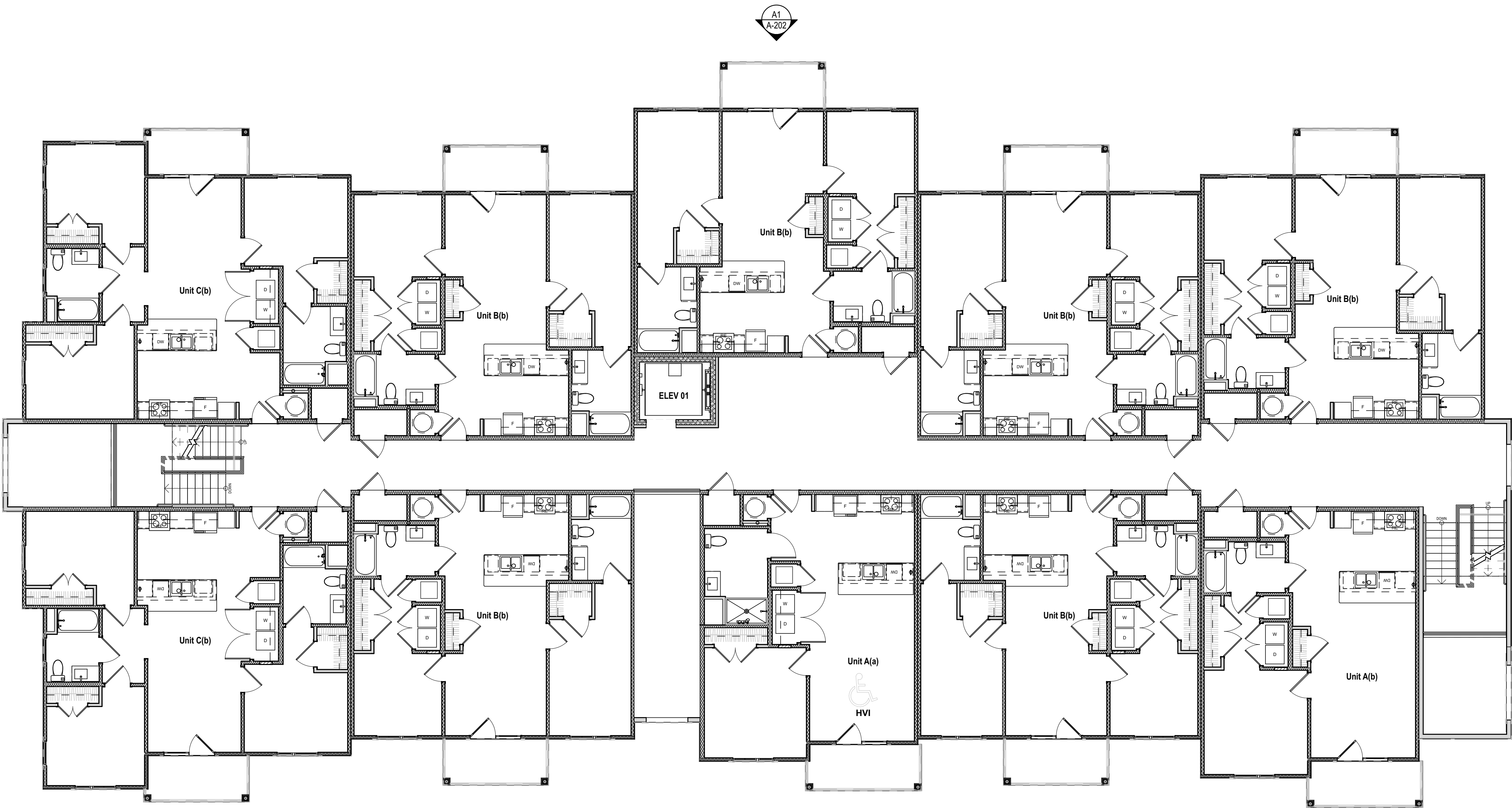
Green Heron
Green Heron Road
Greenville, SC 29607

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Version	Transmittal Set Name	Date

DATE:
2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
FLOOR PLAN - THIRD FLOOR -
BLDG. 01

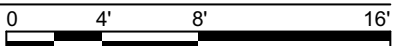
SHEET:
A-103



Building 01 - Third Floor
Heated Square Footage
Area: 9,316 sq ft
Gross Square Footage
Area: 12,188 sq ft

A1 BUILDING 01 - THIRD FLOOR

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





STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
Green Heron Road
Greenville, SC 29607

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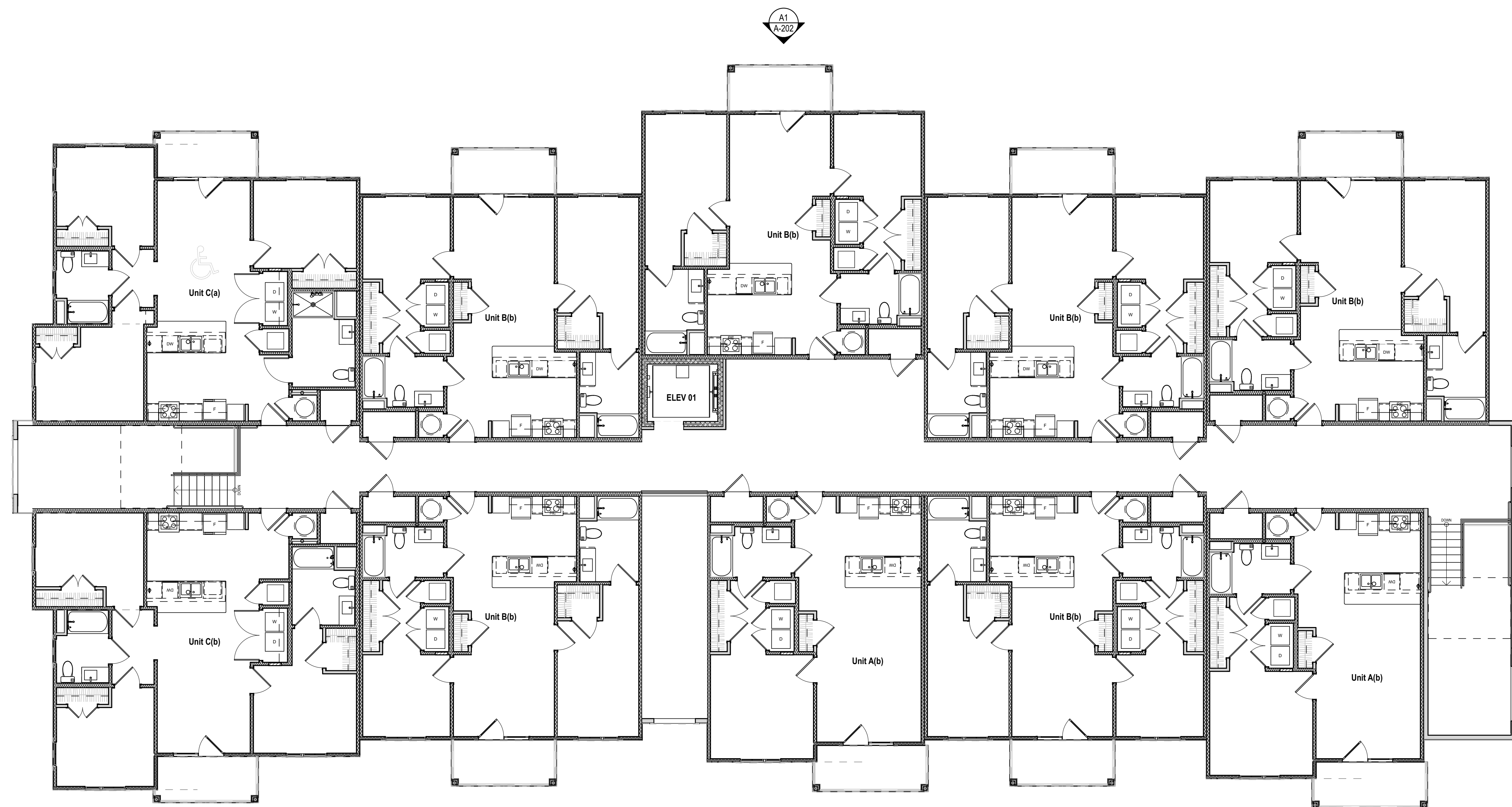
DATE:
2026-05-15

PROJECT NUMBER:
2026 SC

SHEET TITLE:
**FLOOR PLAN - FOURTH FLOOR -
BLDG. 01**

SHEET:

A-104



Building 01 - Fourth Floor
Heated Square Footage
Area: 9,316 sq ft
Gross Square Footage
Area: 12,151 sq ft

A1 BUILDING 01 - FOURTH FLOOR

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



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STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
Green Heron Road
Greenville, SC 29607

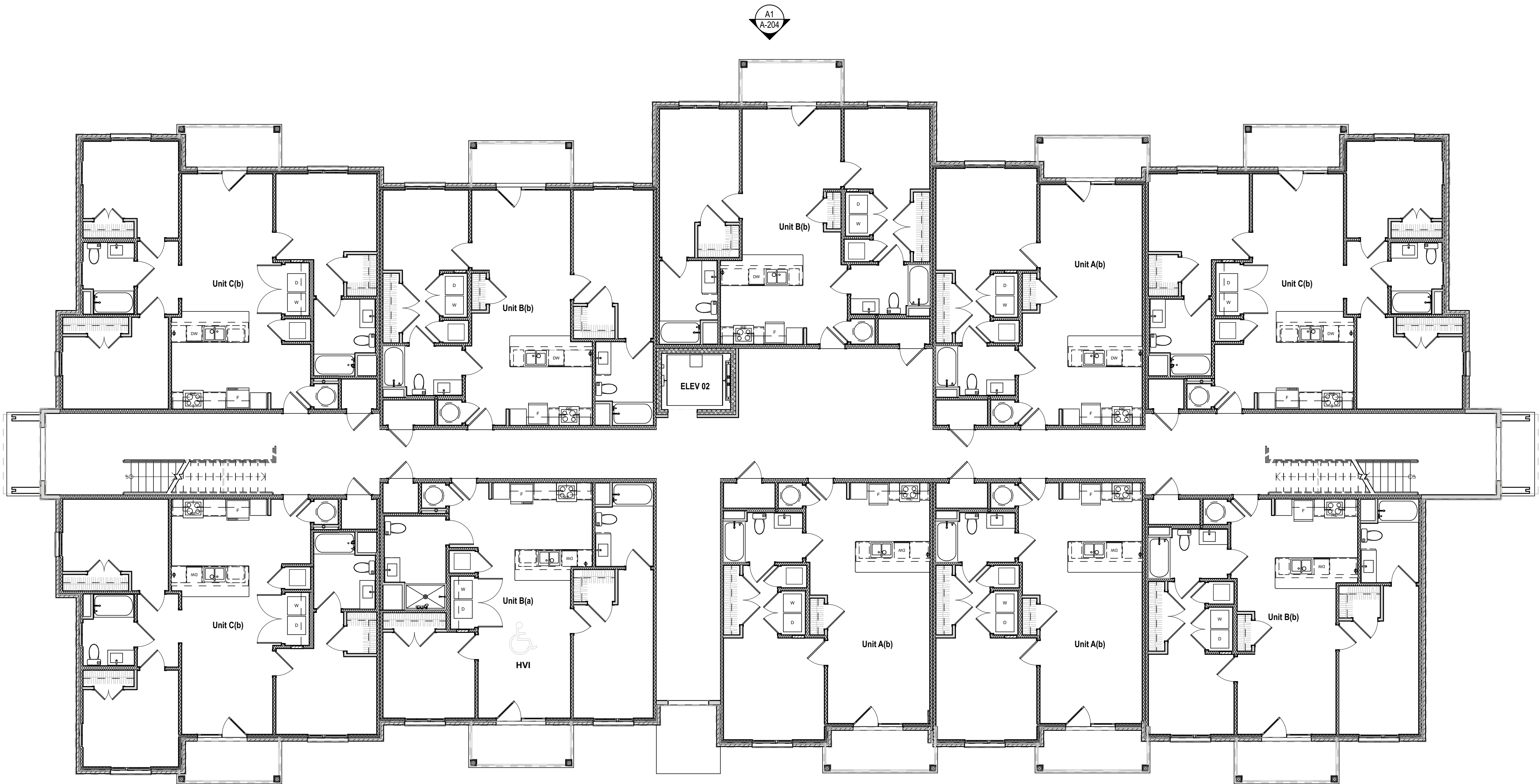
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Version	Transmittal Set Name	Date

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2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
FLOOR PLAN - GROUND FLOOR -
BLDG. 02

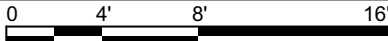
SHEET:

A-105



Building 02 - Ground Floor
Heated Square Footage
Area: 9,294 sq ft
Gross Square Footage
Area: 12,652 sq ft

A1 BUILDING 02 - GROUND FLOOR
SCALE: 1/8" = 1'-0"





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STATUS: 2026 SC HOUSING
LIHTC APP

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Green Heron Road
Greenville, SC 29607

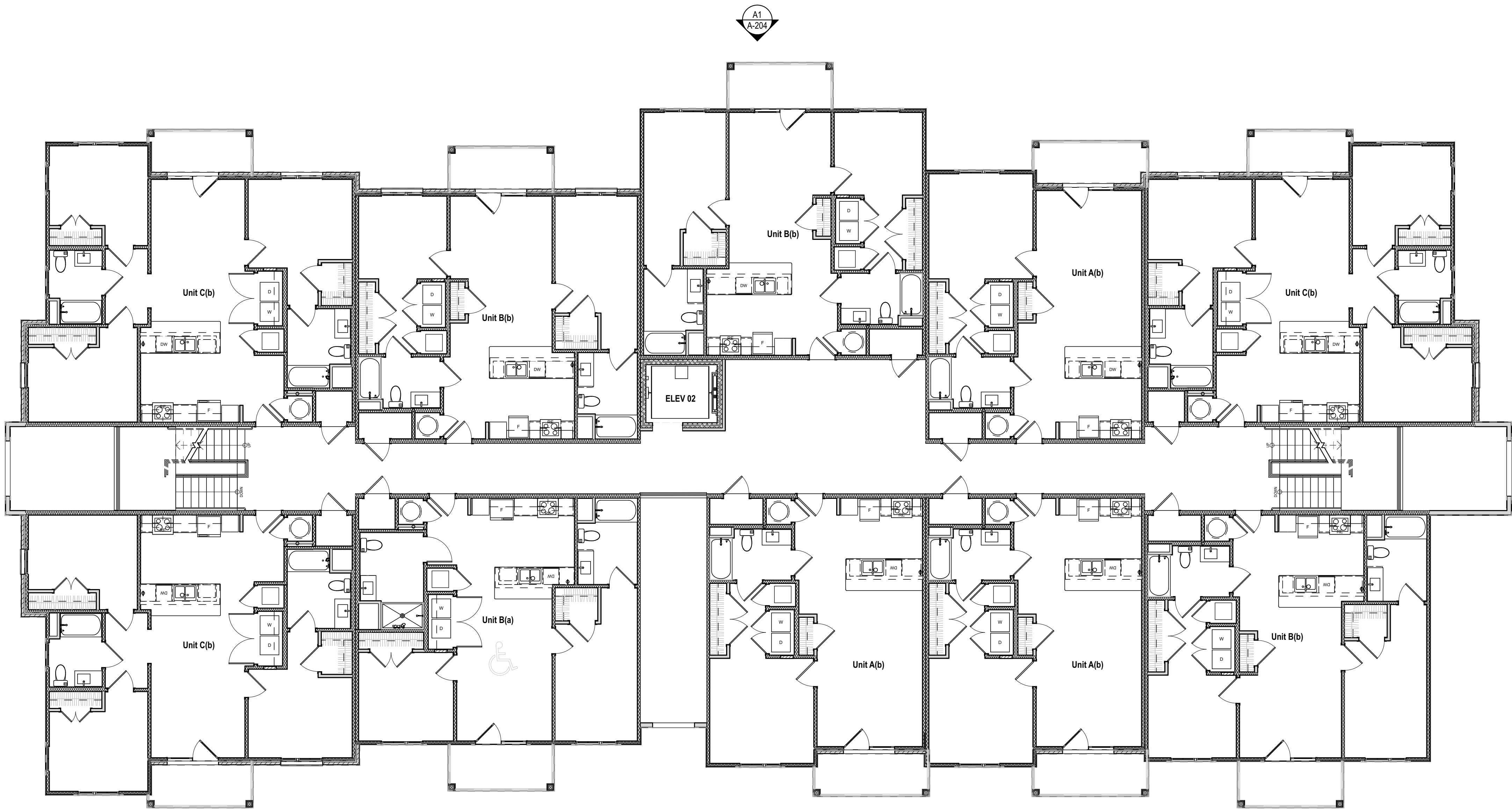
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Version	Transmittal Set Name	Date

DATE:
2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
**FLOOR PLAN - SECOND FLOOR -
BLDG. 02**

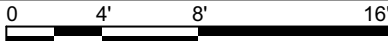
SHEET:

A-106



Building 02 - Second Floor
Heated Square Footage
Area: 9,294 sq ft
Gross Square Footage
Area: 11,974 sq ft

A1 BUILDING 02 - SECOND FLOOR
SCALE: 1/8" = 1'-0"





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Green Heron
Green Heron Road
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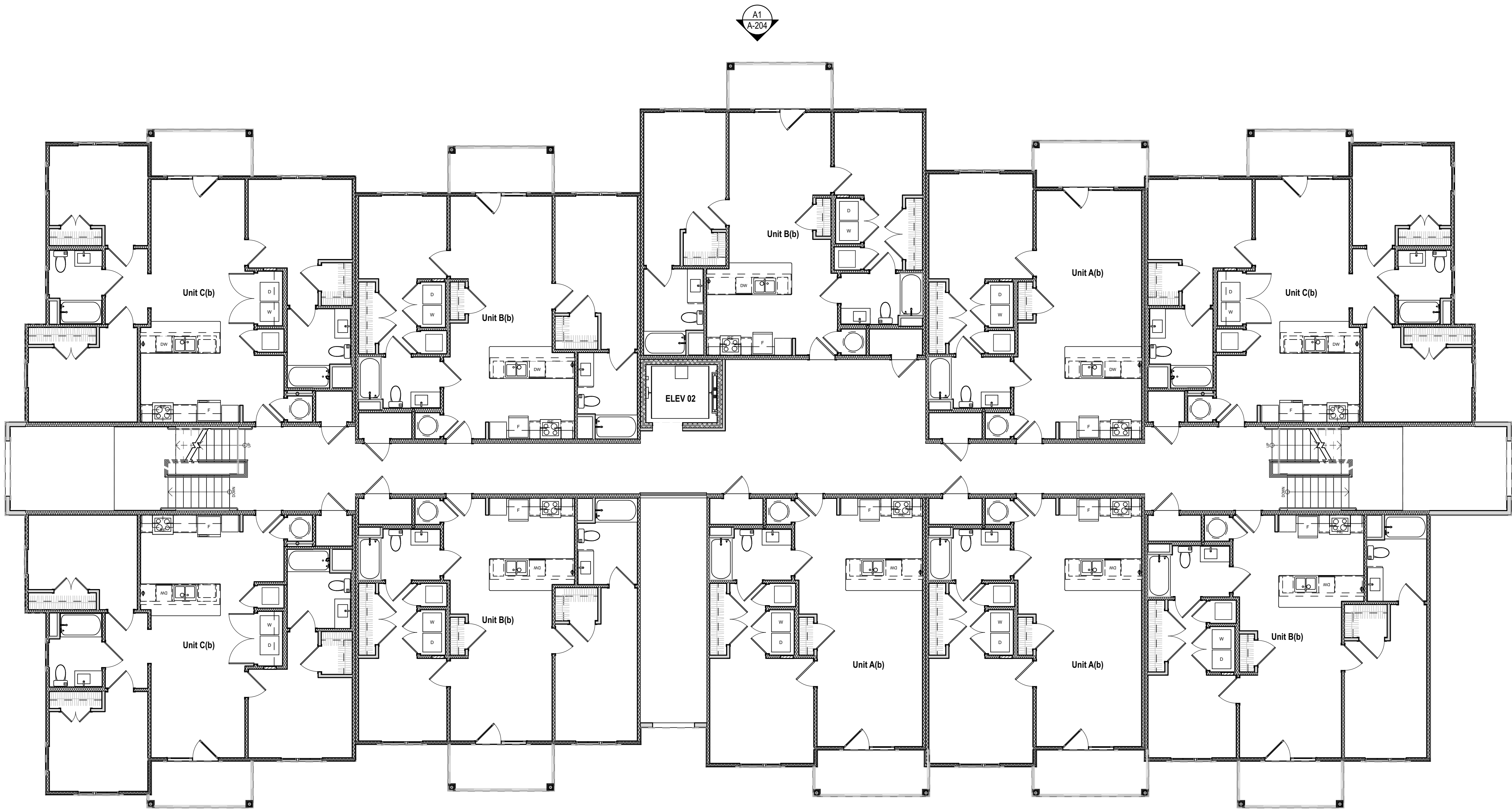
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DATE:
2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
**FLOOR PLAN - THIRD FLOOR -
BLDG. 02**

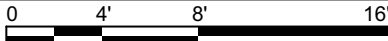
SHEET:

A-107



Building 02 - Third Floor
Heated Square Footage
Area: 9,294 sq ft
Gross Square Footage
Area: 11,890 sq ft

A1 BUILDING 02 - THIRD FLOOR
SCALE: 1/8" = 1'-0"





STEELE GROUP
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STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
Green Heron Road
Greenville, SC 29607

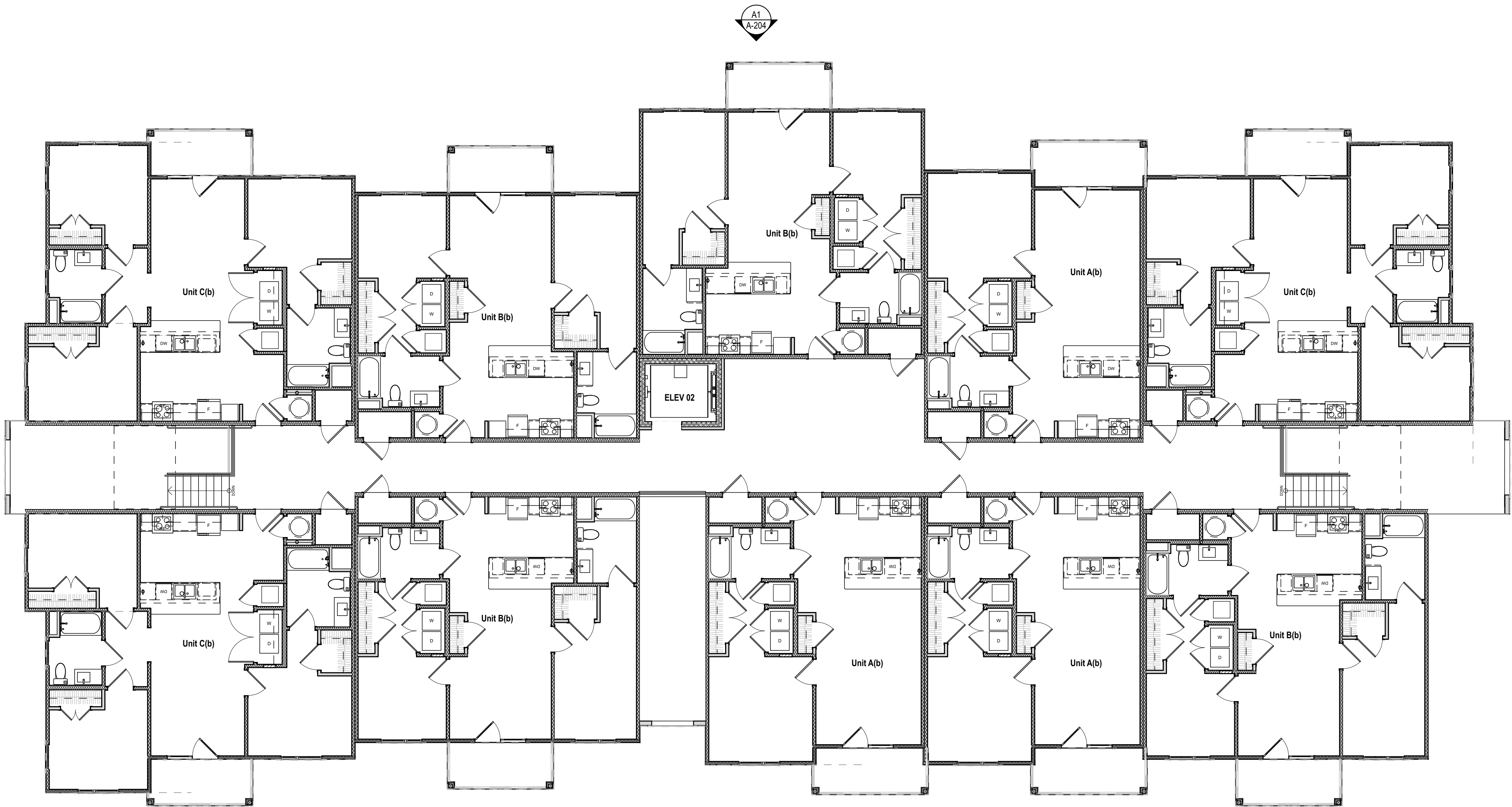
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Version	Transmittal Set Name	Date

DATE:
2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
**FLOOR PLAN - FOURTH FLOOR -
BLDG. 02**

SHEET:

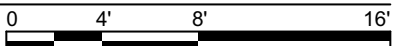
A-108



Building 02 - Fourth Floor
Heated Square Footage
Area: 9,294 sq ft
Gross Square Footage
Area: 11,940 sq ft

A1 BUILDING 02 - FOURTH FLOOR

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





STEELE GROUP
ARCHITECTS

STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
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Greenville, SC 29607

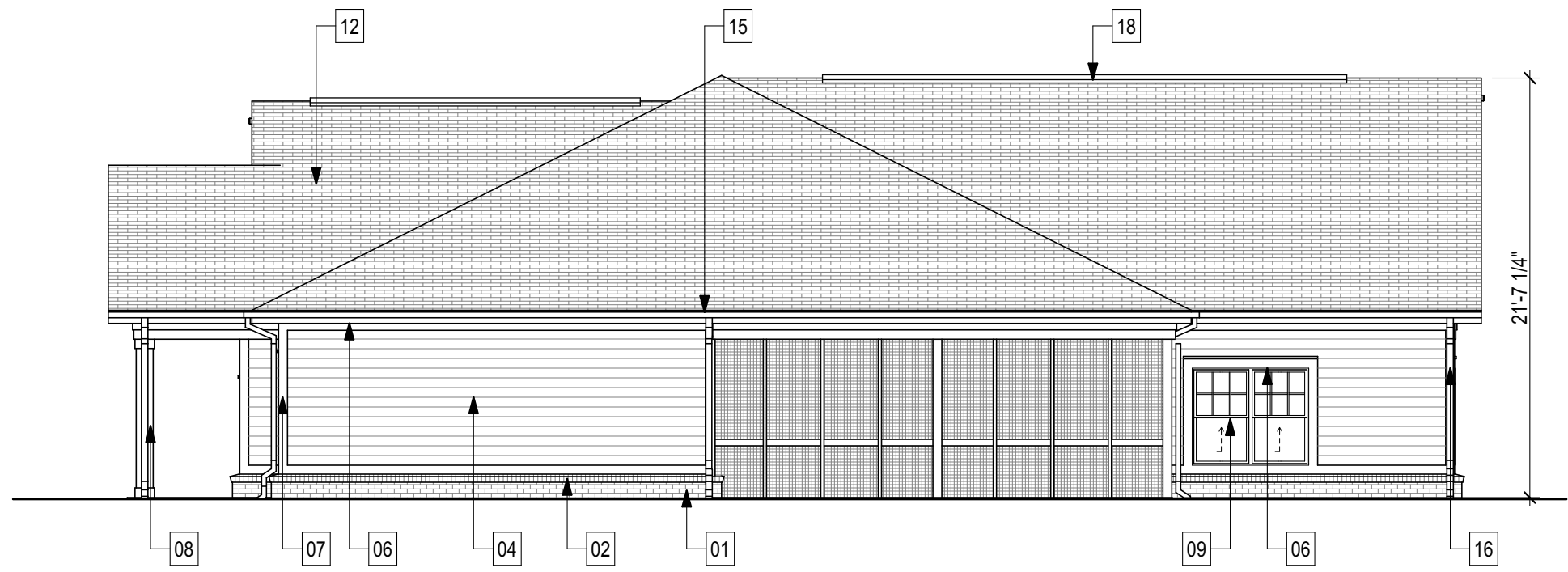
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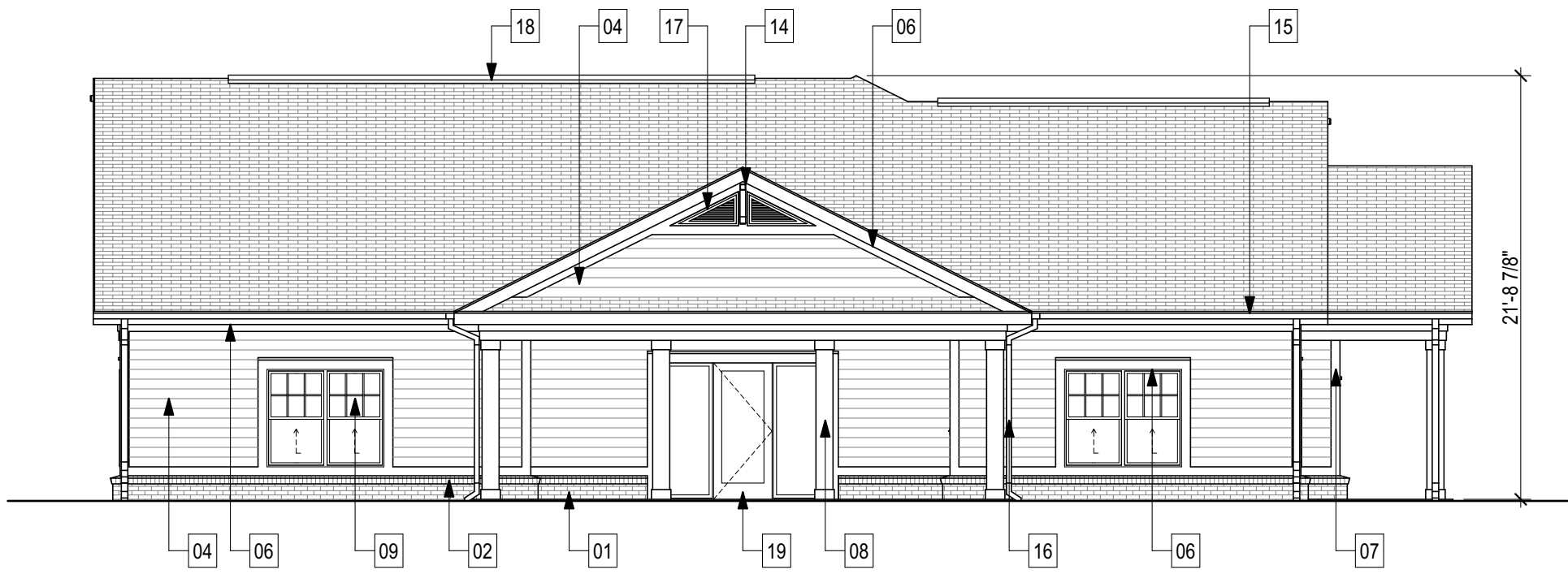
DATE: 2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
CLUBHOUSE FLOOR PLAN &
EXTERIOR ELEVATIONS

SHEET:

A-109

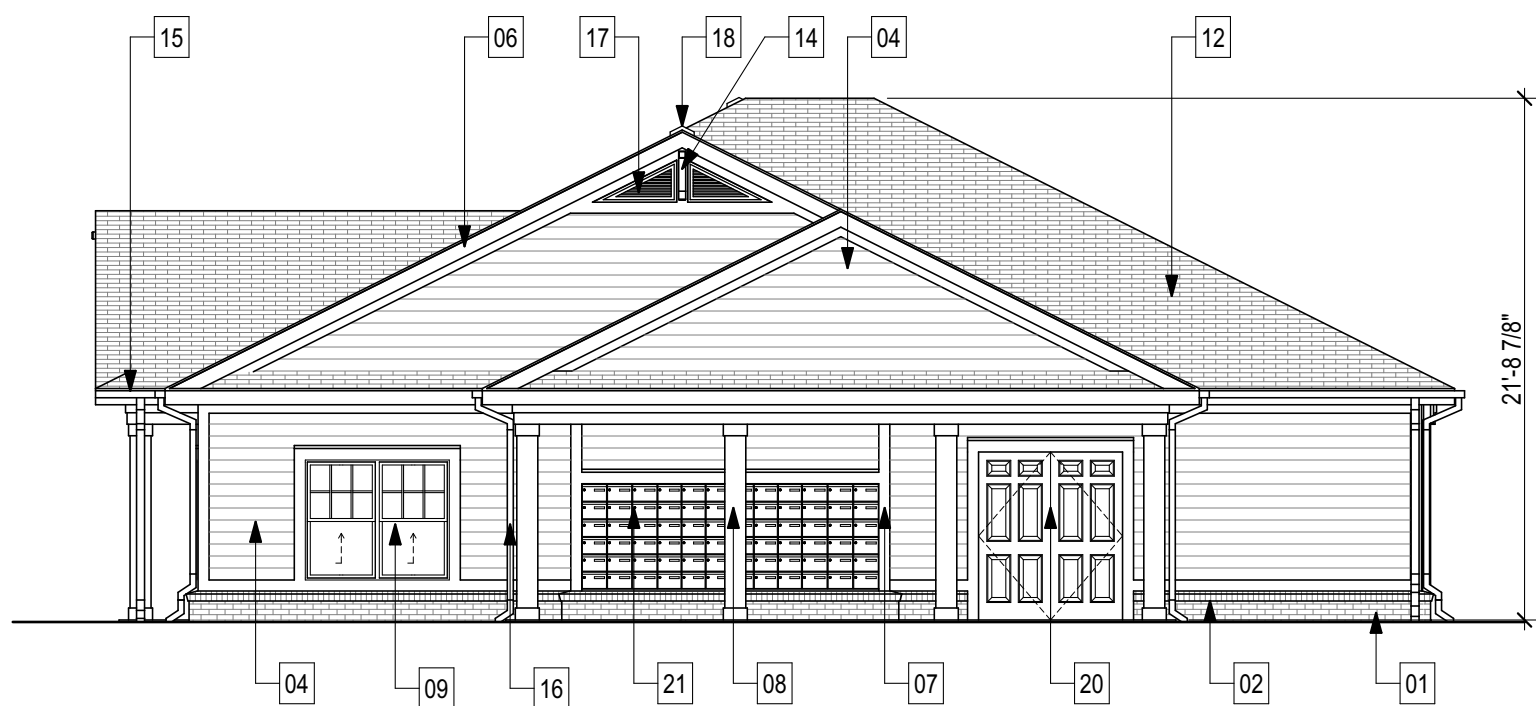


G1 A203 CLUBHOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"

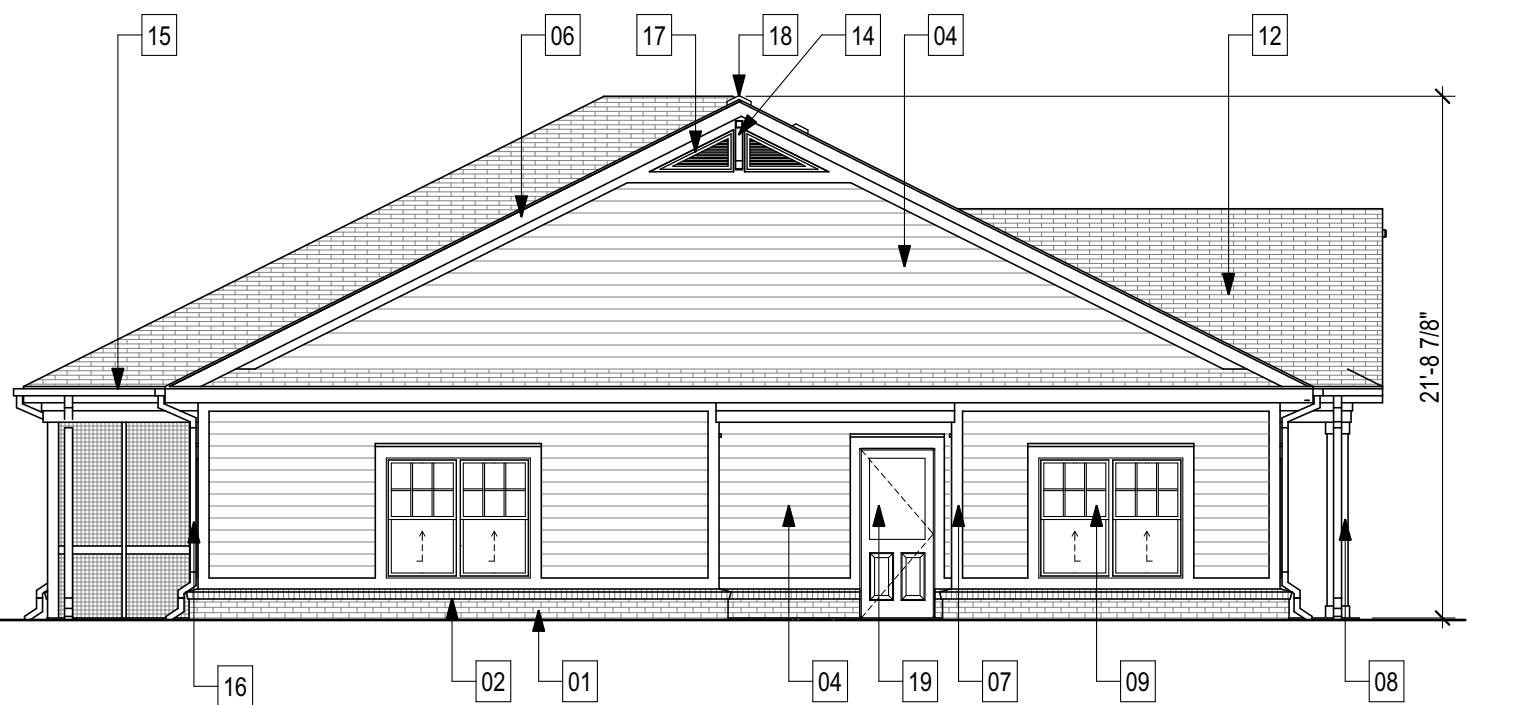


G6 A201 CLUBHOUSE FRONT ELEVATION
SCALE: 1/8" = 1'-0"

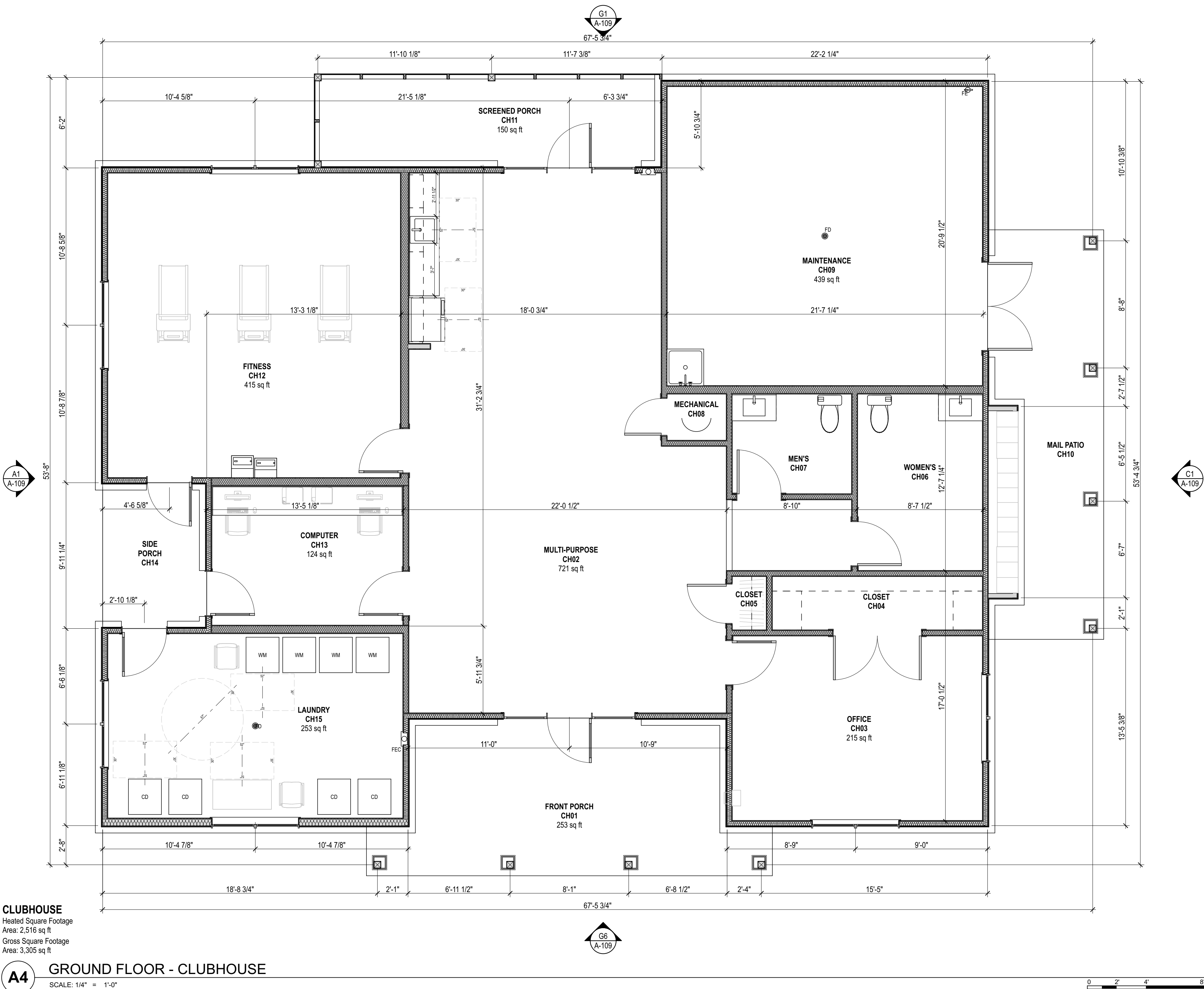
CLUBHOUSE ELEVATION KEYNOTES	
KEY	NOTE
01	FACE BRICK
02	BRICK ROWLOCK SILL / WATERTABLE
05	6" FIBER CEMENT LAP SIDING
08	FIBER CEMENT TRIM - COLUMN COVER
09	FIBER CEMENT TRIM
10	PRE-FINISHED SEAMLESS ALUMINUM GUTTER - 6" MINIMUM W/ LEAF GUARD
11	PRE-FINISHED SEAMLESS ALUMINUM DOWNSPOUT - 6" MINIMUM
12	VINYL SINGLE-HUNG WINDOW
13	VINYL LOUVER
14	30-YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
15	CONTINUOUS RIDGE VENT
16	PVC DECORATIVE BRACKET, BOD: "FYFON" BKT18x24x4
17	METAL CLAD EXTERIOR DOOR
20	HOLLOW METAL EXTERIOR DOOR
21	MAIL BOX UNIT



C1 A204 CLUBHOUSE RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



A1 A202 CLUBHOUSE LEFT ELEVATION
SCALE: 1/8" = 1'-0"



CLUBHOUSE
Heated Square Footage
Area: 2,516 sq ft
Gross Square Footage
Area: 3,305 sq ft
A4 GROUND FLOOR - CLUBHOUSE
SCALE: 1/4" = 1'-0"



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STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
Green Heron Road
Greenville, SC 29607

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Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
EXTERIOR ELEVATIONS - BLDG 01

SHEET:

A-201

ELEVATION KEYNOTES	
KEY	NOTES
01	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
02	30-YEAR STANDING SEAM METAL ROOF (24 GAUGE MIN.)
03	VINYL SINGLE HUNG ENERGY STAR WINDOW
04	METAL CLAD ENERGY STAR EXTERIOR DOOR
05	PAINTED FIBER CEMENT 6" LAP SIDING
06	PAINTED FIBER CEMENT BOARD AND BATTEN
07	PAINTED FIBER CEMENT TRIM
08	PAINTED FIBER CEMENT PANEL BOARD
09	BRICK VENEER
10	BRICK SOLDIER COURSE
11	BRICK ROWLOCK
12	BRICK SOLDIER COURSE & ROWLOCK
13	VINYL BALCONY GUARDRAIL
14	PAINTED TIMBER BRACKET
15	PAINTED FIBER CEMENT TRIM COLUMN COVER



E3 BUILDING 01 - WEST ELEV.
SCALE: 1/8" = 1'-0"



A1 BUILDING 01 - SOUTH ELEV.
SCALE: 1/8" = 1'-0"

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STATUS: 2026 SC HOUSING
LIHTC APP

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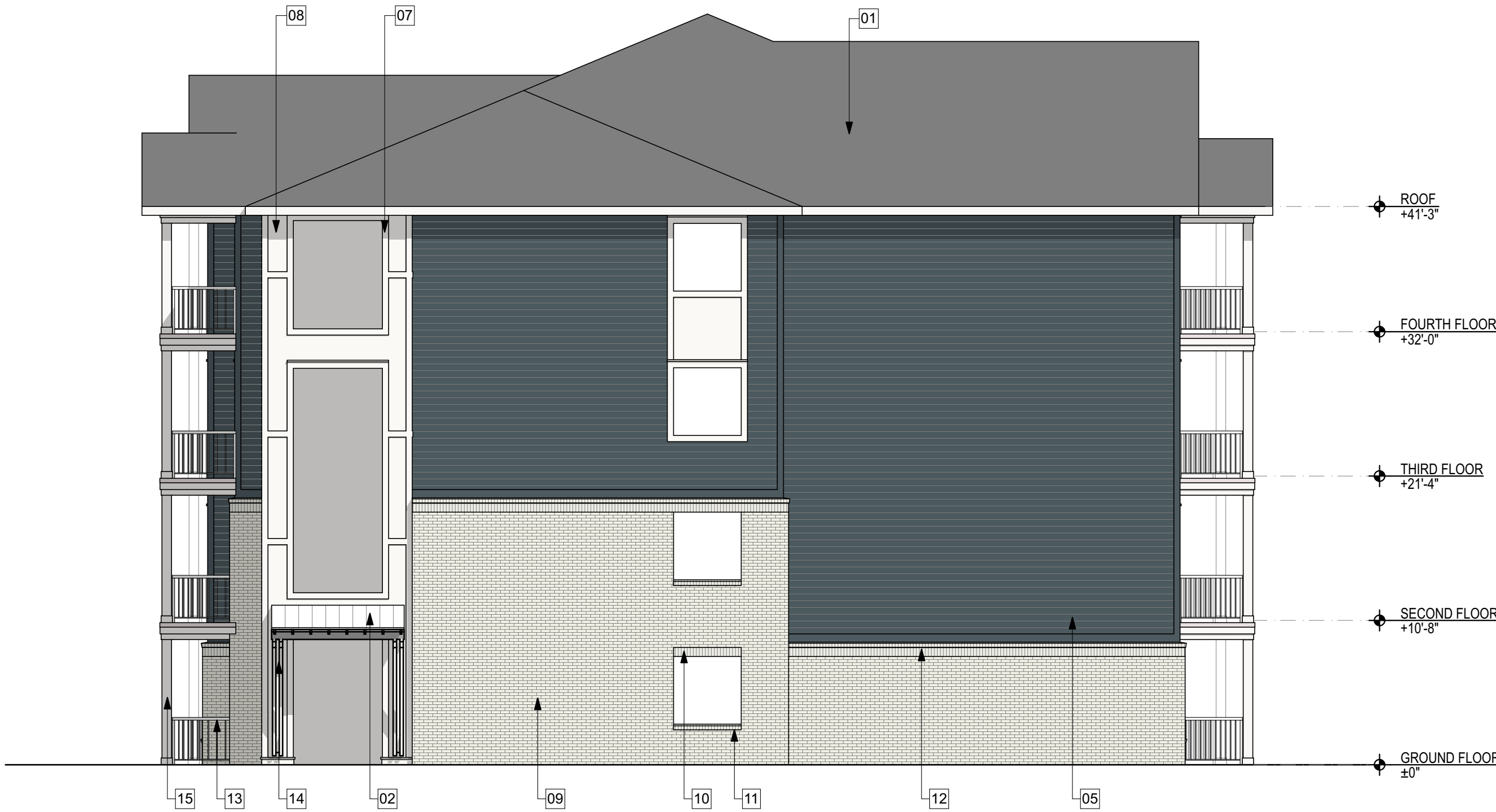
Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER:
2026 SC
SHEET TITLE:
EXTERIOR ELEVATIONS - BLDG 01

SHEET:

A-202

ELEVATION KEYNOTES	
KEY	NOTES
01	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
02	30-YEAR STANDING SEAM METAL ROOF (24 GAUGE MIN.)
03	VINYL SINGLE HUNG ENERGY STAR WINDOW
04	METAL CLAD ENERGY STAR EXTERIOR DOOR
05	PAINTED FIBER CEMENT 6" LAP SIDING
06	PAINTED FIBER CEMENT BOARD AND BATTEN
07	PAINTED FIBER CEMENT TRIM
08	PAINTED FIBER CEMENT PANEL BOARD
09	BRICK VENEER
10	BRICK SOLDIER COURSE
11	BRICK ROWLOCK
12	BRICK SOLDIER COURSE & ROWLOCK
13	VINYL BALCONY GUARDRAIL
14	PAINTED TIMBER BRACKET
15	PAINTED FIBER CEMENT TRIM COLUMN COVER



E3 BUILDING 01 - EAST ELEV.
SCALE: 1/8" = 1'-0"



A1 BUILDING 01 - NORTH ELEV.
SCALE: 1/8" = 1'-0"

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STATUS: 2026 SC HOUSING
LIHTC APP

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Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 SC
SHEET TITLE: EXTERIOR ELEVATIONS - BLDG 02

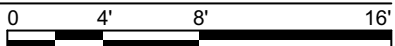
SHEET:

A-203

ELEVATION KEYNOTES	
KEY	NOTES
01	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
02	30-YEAR STANDING SEAM METAL ROOF (24 GAUGE MIN.)
03	VINYL SINGLE HUNG ENERGY STAR WINDOW
04	METAL CLAD ENERGY STAR EXTERIOR DOOR
05	PAINTED FIBER CEMENT 6" LAP SIDING
06	PAINTED FIBER CEMENT BOARD AND BATTEN
07	PAINTED FIBER CEMENT TRIM
08	PAINTED FIBER CEMENT PANEL BOARD
09	BRICK VENEER
10	BRICK SOLDIER COURSE
11	BRICK ROWLOCK
12	BRICK SOLDIER COURSE & ROWLOCK
13	VINYL BALCONY GUARDRAIL
14	PAINTED TIMBER BRACKET
15	PAINTED FIBER CEMENT TRIM COLUMN COVER



E3 BUILDING 02 - WEST ELEV.
SCALE: 1/8" = 1'-0"



A1 BUILDING 02 - SOUTH ELEV.
SCALE: 1/8" = 1'-0"



2026-05-15 11:52 AM \\steelegroup\Marketing\Business Development\sc\2026\2026 SC HOUSING LIHTC APP\Green Heron - Greenville, SC.dwg - Greenville, SC.dwg



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STATUS: 2026 SC HOUSING
LIHTC APP

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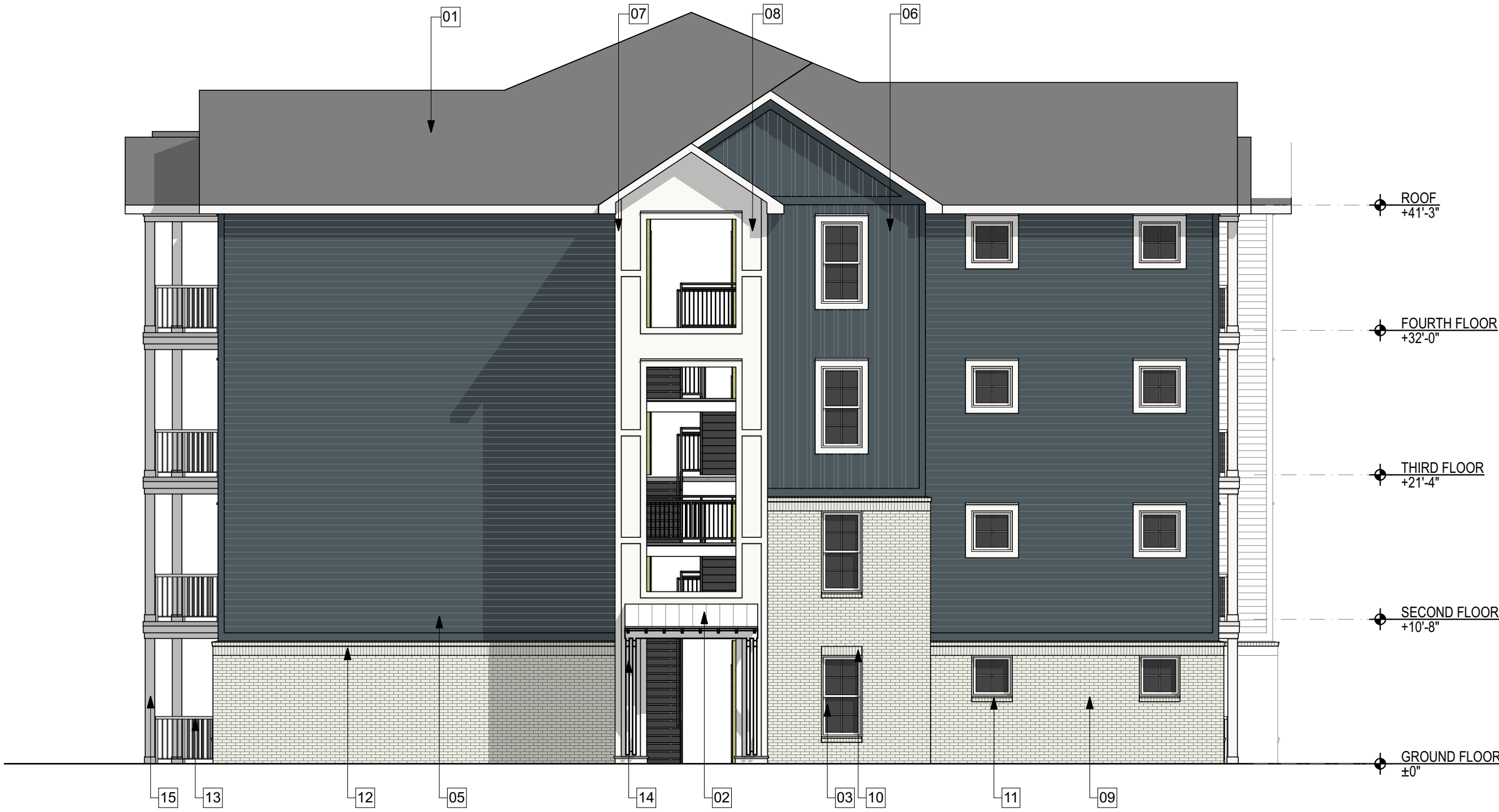
Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 SC
SHEET TITLE: EXTERIOR ELEVATIONS - BLDG 02

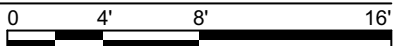
SHEET:

A-204

ELEVATION KEYNOTES	
KEY	NOTES
01	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
02	30-YEAR STANDING SEAM METAL ROOF (24 GAUGE MIN.)
03	VINYL SINGLE HUNG ENERGY STAR WINDOW
04	METAL CLAD ENERGY STAR EXTERIOR DOOR
05	PAINTED FIBER CEMENT 6" LAP SIDING
06	PAINTED FIBER CEMENT BOARD AND BATTEN
07	PAINTED FIBER CEMENT TRIM
08	PAINTED FIBER CEMENT PANEL BOARD
09	BRICK VENEER
10	BRICK SOLDIER COURSE
11	BRICK ROWLOCK
12	BRICK SOLDIER COURSE & ROWLOCK
13	VINYL BALCONY GUARDRAIL
14	PAINTED TIMBER BRACKET
15	PAINTED FIBER CEMENT TRIM COLUMN COVER



E3 BUILDING 02 - EAST ELEV.
SCALE: 1/8" = 1'-0"



A1 BUILDING 02 - NORTH ELEV.
SCALE: 1/8" = 1'-0"



2026-05-15 11:58 AM \\steele\Marketing\Business Development\2026\2026 SC Housing LIHTC App\Green Heron - Greenville SC\2026 Green Heron - Greenville SC.dwg



STATUS:	2026 SC HOUSING LIHTC APP
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Greenville, SC 29607

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[illegible]

DATE:
2026-05-15

PROJECT NUMBER:
2026 SC

SHEET TITLE:
**ENLARGED ONE BEDROOM UNIT
PLANS**

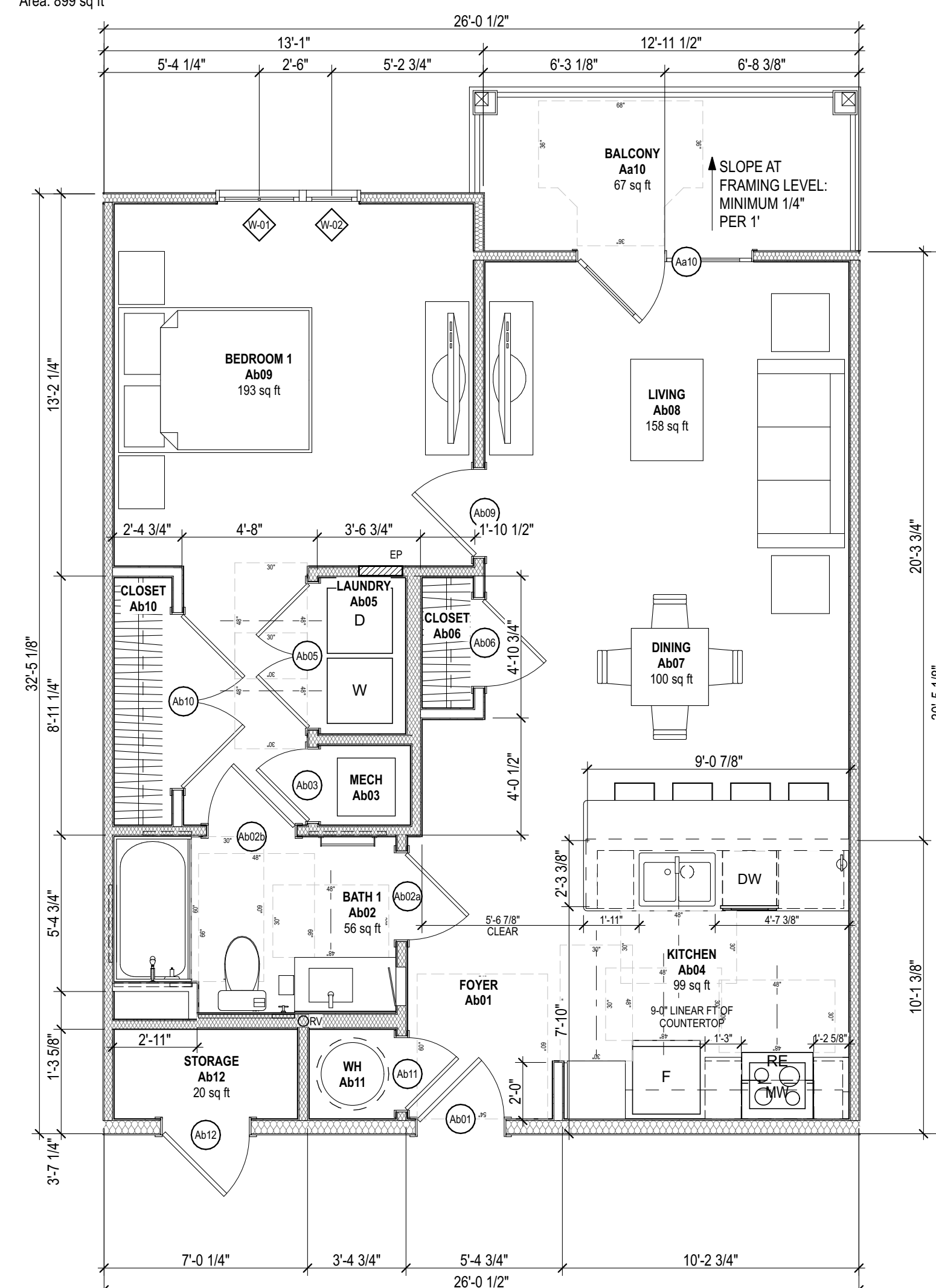
SHEET

A-401

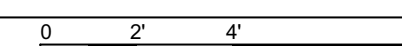
1. SEE OVERALL BUILDING FLOOR PLANS FOR UNIT ORIENTATION & LOCATION. SOME UNITS MAY BE MIRRORED.
2. SEE ELEVATIONS FOR BRICK LOCATION.
3. SEE INTERIOR ELEVATIONS FOR ADDITIONAL MOUNTING AND CLEARANCE HEIGHTS AND LOCATIONS OF ALL REQUIRED GRAB BARS.
4. DIMENSIONS ARE FROM FACE OF CURB TO FACE OF STUDY U.N.O.
5. PROVIDE RANGE GUOGE (OR EQUAL) EXTINGUISHER SYSTEM OVER STOVE.
6. FLUSH CONTROL ON WATER CLOSET TO BE INSTALLED ON APPROACH SIDE OF TOILET.
7. ALL CEILINGS AT 9'-0" A.F.F. U.N.O.
8. ALL EXTERIOR DOORS TO RECEIVE LOW PROFILE ADA THRESHOLD (1/2" MAX.).
9. BASE CABINET FRONT AT BATHROOM SINK TO BE REMOVABLE. FLOORING TO CONTINUE UNDER CABINET. WATER AND DRAIN LINES TO BE INSULATED. PAINT WALL BEHIND CABINET.
10. ALL PARTS MUST BE SOLID WOOD OR WOOD-LAMINATE VENEER PRODUCTS WITH SOLID WOOD DUAL SIDETRACK DRAWERS. DOORS AND DRAWER FRONTS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KCMA. CABINETS SHALL MEET THE ANSI / KCMA A1 61:1 PERFORMANCE AND CONSTRUCTION STANDARD.
11. MEDICINE CABINET IN ACCESSIBLE BATHROOM TO BE INSTALLED SO BOTTOM SHELF IS 40" A.F.F. MAX.
12. PROVIDE BLOCKING FOR GRAB BARS, TOILET ACCESSORIES, AND WIRE SHELVING WHERE APPLICABLE.
13. PROVIDE 5LB. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED AT 4'-0" A.F.F.
14. INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINERY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
15. GO TO KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINERY FABRICATION / INSTALLATION.
16. INSTALL SHOE MOLDING IN ALL RESILIENT FLOORING AREAS.
17. UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.

1. SEE ALL REQUIRED BUILDING FLOOR PLANS FOR UNIT ORIENTATION & LOCATION. SOME UNITS MAY BE MIRRORED.
2. SEE ELEVATIONS FOR BRICK LOCATION.
3. SEE INTERIOR ELEVATIONS FOR ADDITIONAL MOUNTING AND CLEARANCE HEIGHTS AND LOCATIONS OF BLOCKING FOR FUTURE GRAB BARS.
4. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.O.
5. PROVIDE RANGE HOSE (OR OTHER) EXTINGUISHER ABOVE STOVE.
6. FLUSH CONTROL ON WATER CLOSET TO BE INSTALLED ON APPROACH SIDE OF TOILET.
7. ALL CEILINGS AT 9'-0" A.F.F. U.O.
8. ALL EXTERIOR DOORS TO RECEIVE LOW PROFILE ADA THRESHOLD (1/2" MAX.).
9. ALL CABINETS MUST BE SOLID WOOD OR WOOD/PLASTIC VENEER PRODUCTS WITH SOLID WOOD DUAL SIDETRACK DRAWERS. DOORS AND DRAWER FRONTS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KOMA. CABINETS SHALL MEET THE ANSI / KAMA AT 61:1 PERFORMANCE AND CONSTRUCTION STANDARD.
10. PROVIDE 5LB. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED UNDER KITCHEN SINK.
11. INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINetry AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
12. GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINetry FABRICATION / INSTALLATION.
13. INSTALL SHOE MOLDING IN ALL RESILIENT FLOORING AREAS.
14. UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.

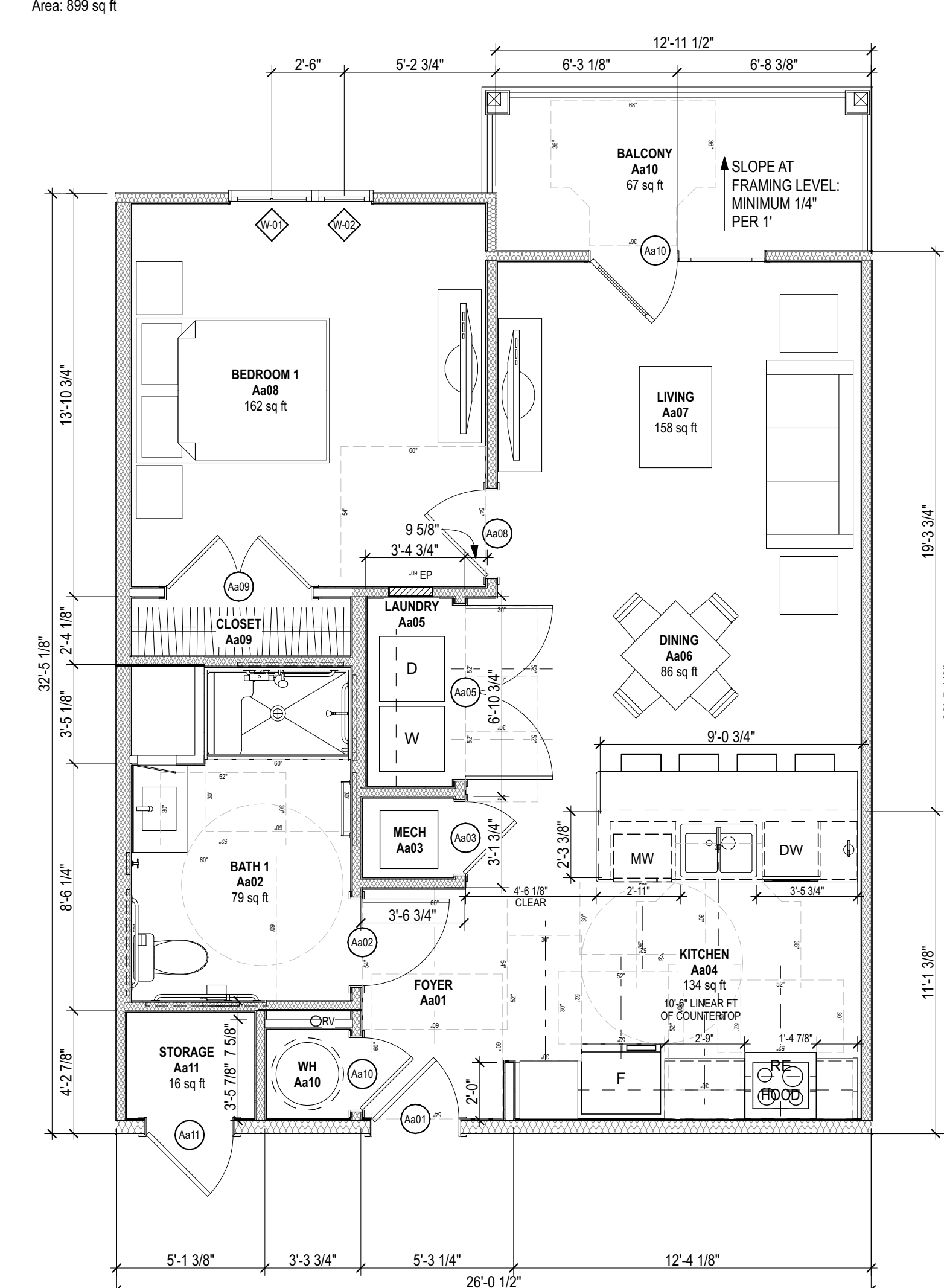
Heated Square Footage
Area: 750 sq ft
Gross Square Footage
Area: 899 sq ft



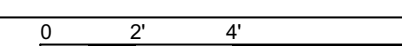
A5 UNIT A(b)
SCALE: 1/4" = 1'



1 Bedroom / 1 Bath
Heated Square Footage
Area: 750 sq ft
Gross Square Footage
Area: 899 sq ft



A8 UNIT A(a)
SCALE: 1/4" = 1'



225-05-13 11:55 AM Volume:MarketingBusiness Development(Affordable Housing)NEH2026 Sims Green Heron Road - Greenville SC 29615 Greenville SC 29615



STEELE GROUP
ARCHITECTS

STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
Green Heron Road
Greenville, SC 29607

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Version	Transmittal Set Name	Date

DATE:

2026-05-15

PROJECT NUMBER:
2026 SC

SHEET TITLE:
ENLARGED TWO BEDROOM UNIT
PLANS

SHEET:

A-402

ACCESSIBLE UNIT PLAN GENERAL NOTES:

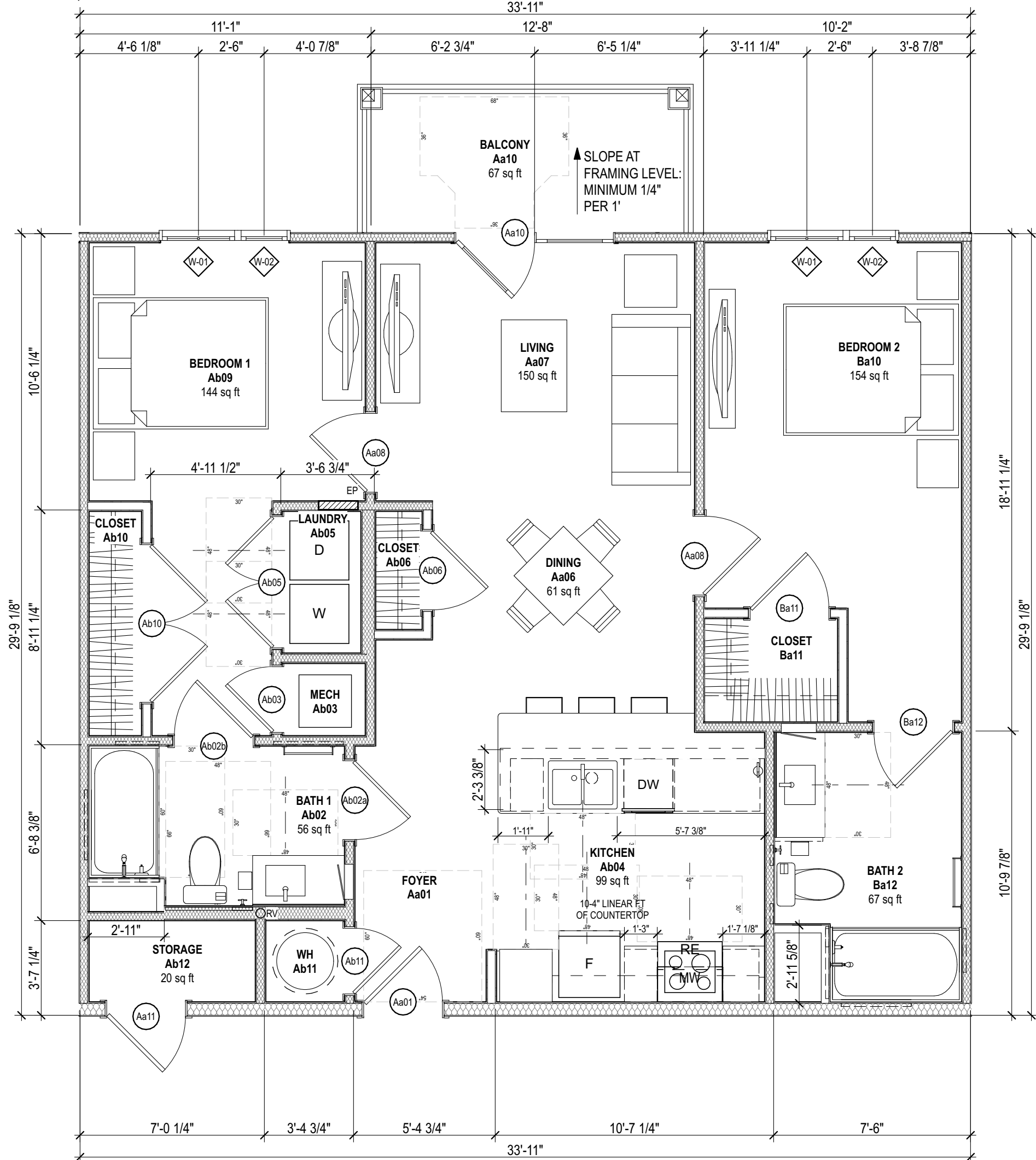
- SEE OVERALL BUILDING FLOOR PLANS FOR UNIT ORIENTATION & LOCATION. SOME UNITS MAY BE MIRRORED.
- SEE ELEVATIONS FOR BRICK LOCATION.
- SEE INTERIOR ELEVATIONS FOR ADDITIONAL MOUNTING AND CLEARANCE HEIGHTS AND LOCATIONS OF ALL REQUIRED GRAB BARS.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
- PROVIDE RANGE QUEEN (OR EQUAL) EXTINGUISHER SYSTEM OVER STOVE.
- FLUSH CONTROL ON WATER CLOSET TO BE INSTALLED ON APPROACH SIDE OF TOILET.
- ALL CEILINGS AT 9'-0" A.F.F. U.N.O.
- ALL EXTERIOR DOORS TO RECEIVE LOW PROFILE ADA THRESHOLD (1/2" MAX.).
- BASE CABINET FRONT AT BATHROOM SINK TO BE REMOVABLE. FLOORING TO CONTINUE UNDER CABINET. WATER AND DRAIN LINES TO BE INSULATED. PAINT WALL BEHIND CABINET.
- ALL CABINETS MUST BE SOLID WOOD OR WOOD/PLASTIC VENEER PRODUCTS WITH SOLID WOOD DUAL SIDETRACK DRAWERS. DOORS AND DRAWER FRONTS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KCMA. CABINETS SHALL MEET THE ANSI / KCMA A1 61.1 PERFORMANCE AND CONSTRUCTION STANDARD.
- MEDICINE CABINET IN ACCESSIBLE BATHROOM TO BE INSTALLED SO BOTTOM SHELF IS 40" A.F.F. MAX.
- PROVIDE BLOCKING FOR GRAB BARS, TOILET ACCESSORIES, AND WIRE SHELVING WHERE APPLICABLE.
- PROVIDE 5LB. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED AT 4'-0" A.F.F.
- INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINETRY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
- GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINETRY FABRICATION / INSTALLATION.
- INSTALL SHOE MOLDING IN ALL RESILIENT FLOORING AREAS.
- UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.

UNIT PLAN GENERAL NOTES:

- SEE OVERALL BUILDING FLOOR PLANS FOR UNIT ORIENTATION & LOCATION. SOME UNITS MAY BE MIRRORED.
- SEE ELEVATIONS FOR BRICK LOCATION.
- SEE INTERIOR ELEVATIONS FOR ADDITIONAL MOUNTING AND CLEARANCE HEIGHTS AND LOCATIONS OF BLOCKING FOR FUTURE GRAB BARS.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
- PROVIDE RANGE QUEEN (OR EQUAL) EXTINGUISHER SYSTEM OVER STOVE.
- FLUSH CONTROL ON WATER CLOSET TO BE INSTALLED ON APPROACH SIDE OF TOILET.
- ALL CEILINGS AT 9'-0" A.F.F. U.N.O.
- ALL EXTERIOR DOORS TO RECEIVE LOW PROFILE ADA THRESHOLD (1/2" MAX.).
- ALL CABINETS MUST BE SOLID WOOD OR WOOD/PLASTIC VENEER PRODUCTS WITH SOLID WOOD DUAL SIDETRACK DRAWERS. DOORS AND DRAWER FRONTS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KCMA. CABINETS SHALL MEET THE ANSI / KCMA A1 61.1 PERFORMANCE AND CONSTRUCTION STANDARD.
- PROVIDE 5LB. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED UNDER KITCHEN SINK.
- INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINETRY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
- GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINETRY FABRICATION / INSTALLATION.
- INSTALL SHOE MOLDING IN ALL RESILIENT FLOORING AREAS.
- UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.

Unit B(b) - Type A
2 Bedroom / 2 Bathroom w/ Tub-Shower

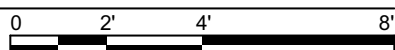
Heated Square Footage
Area: 936 sq ft
Gross Square Footage
Area: 1,087 sq ft



A3

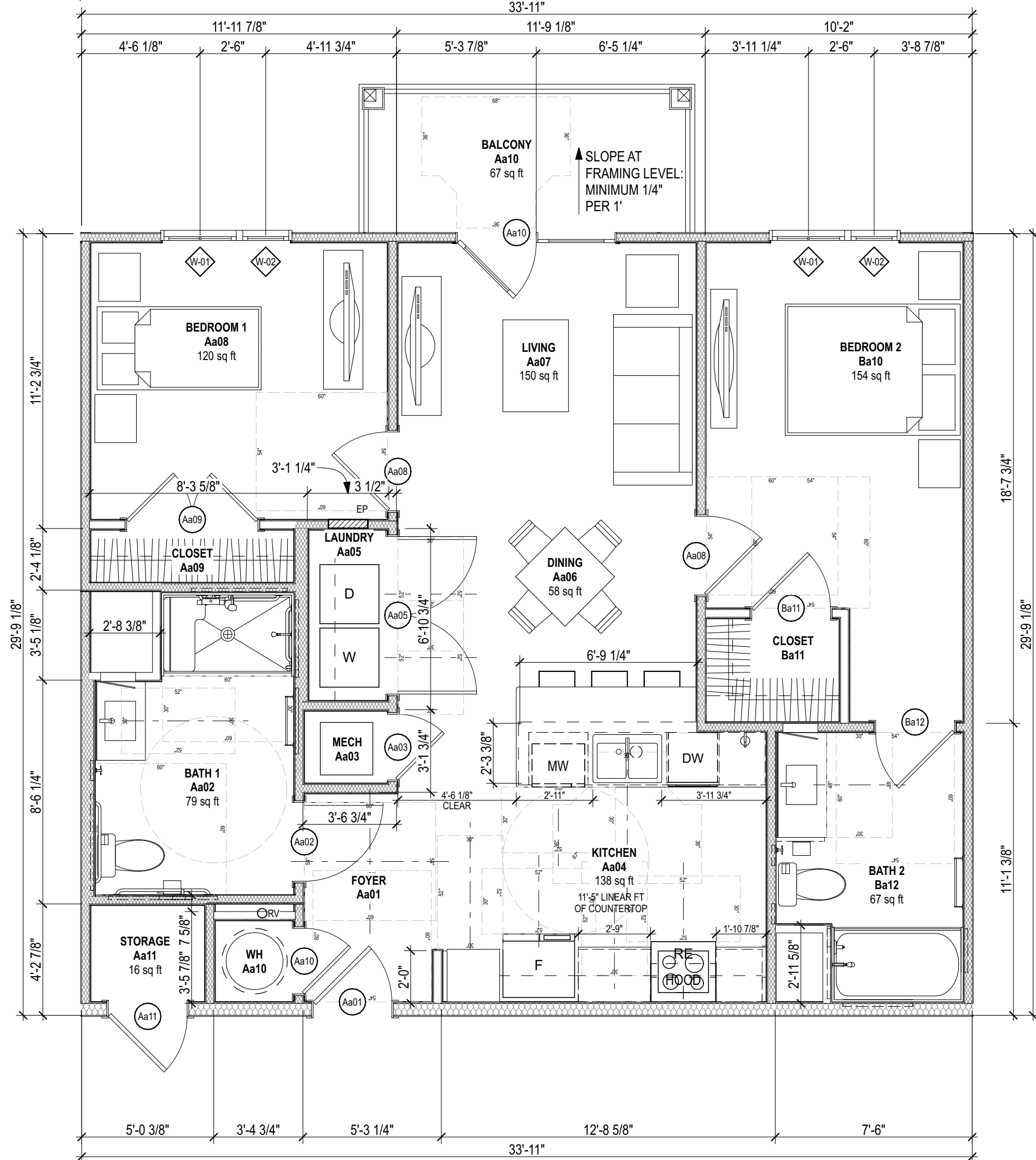
UNIT B(b)

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



Unit B(a) - Type A
2 Bedroom / 2 Bathroom Accessible w/ Roll-In Shower

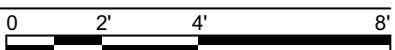
Heated Square Footage
Area: 936 sq ft
Gross Square Footage
Area: 1,087 sq ft



A7

UNIT B(a)

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





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STATUS: 2026 SC HOUSING
LIHTC APP

Green Heron
Green Heron Road
Greenville, SC 29607

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Version	Transmittal Set Name	Date

DATE: 2026-05-15
PROJECT NUMBER: 2026 SC
SHEET TITLE: ENLARGED THREE BEDROOM
UNIT PLANS

SHEET:

A-403

ACCESSIBLE UNIT PLAN GENERAL NOTES:

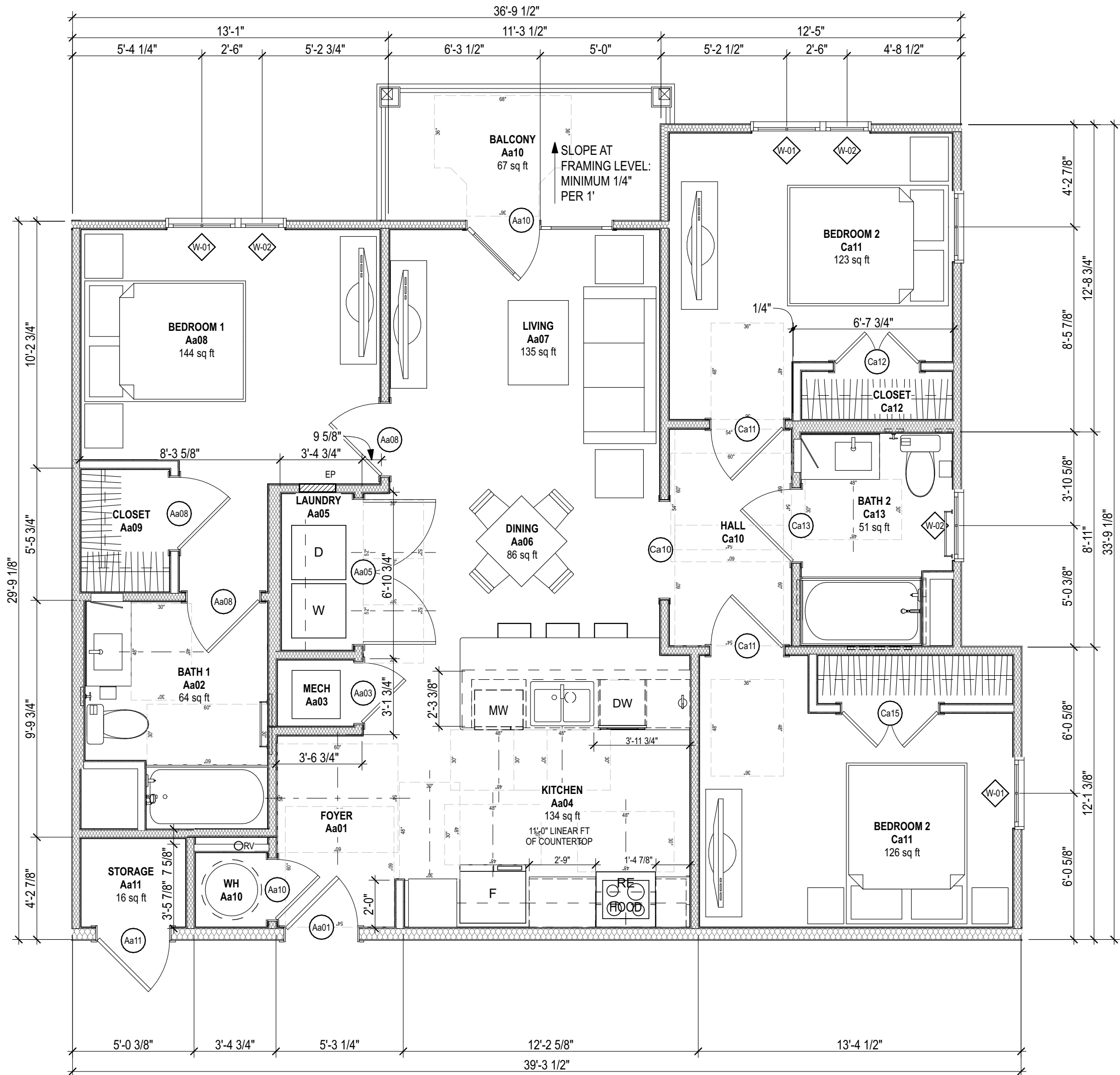
1. SEE OVERALL BUILDING FLOOR PLANS FOR UNIT ORIENTATION & LOCATION. SOME UNITS MAY BE MIRRORED.
2. SEE ELEVATIONS FOR BRICK LOCATION.
3. SEE INTERIOR ELEVATIONS FOR ADDITIONAL MOUNTING AND CLEARANCE HEIGHTS AND LOCATIONS OF ALL REQUIRED GRAB BARS.
4. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
5. PROVIDE RANGE QUEEN (OR EQUAL) EXTINGUISHER SYSTEM OVER STOVE.
6. FLUSH CONTROL ON WATER CLOSET TO BE INSTALLED ON APPROACH SIDE OF TOILET.
7. ALL CEILINGS AT 9'-0" A.F.F. U.N.O.
8. ALL EXTERIOR DOORS TO RECEIVE LOW PROFILE ADA THRESHOLD (1/2" MAX.).
9. BASE CABINET FRONT AT BATHROOM SINK TO BE REMOVABLE. FLOORING TO CONTINUE UNDER CABINET. WATER AND DRAIN LINES TO BE INSULATED. PAINT WALL BEHIND CABINET.
10. ALL CABINETS MUST BE SOLID WOOD OR WOOD/PLASTIC VENEER PRODUCTS WITH SOLID WOOD DUAL SIDETRACK DRAWERS. DOORS AND DRAWER FRONTS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KCMA. CABINETS SHALL MEET THE ANSI / KCMA A1 61.1 PERFORMANCE AND CONSTRUCTION STANDARD.
11. MEDICINE CABINET IN ACCESSIBLE BATHROOM TO BE INSTALLED SO BOTTOM SHELF IS 40" A.F.F. MAX.
12. PROVIDE BLOCKING FOR GRAB BARS, TOILET ACCESSORIES, AND WIRE SHELVING WHERE APPLICABLE.
13. PROVIDE SLB. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED AT 4'-0" A.F.F.
14. INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINETRY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
15. GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINETRY FABRICATION / INSTALLATION.
16. INSTALL SHOE MOLDING IN ALL RESILIENT FLOORING AREAS.
17. UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.

UNIT PLAN GENERAL NOTES:

1. SEE OVERALL BUILDING FLOOR PLANS FOR UNIT ORIENTATION & LOCATION. SOME UNITS MAY BE MIRRORED.
2. SEE ELEVATIONS FOR BRICK LOCATION.
3. SEE INTERIOR ELEVATIONS FOR ADDITIONAL MOUNTING AND CLEARANCE HEIGHTS AND LOCATIONS OF BLOCKING FOR FUTURE GRAB BARS.
4. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
5. PROVIDE RANGE QUEEN (OR EQUAL) EXTINGUISHER SYSTEM OVER STOVE.
6. FLUSH CONTROL ON WATER CLOSET TO BE INSTALLED ON APPROACH SIDE OF TOILET.
7. ALL CEILINGS AT 9'-0" A.F.F. U.N.O.
8. ALL EXTERIOR DOORS TO RECEIVE LOW PROFILE ADA THRESHOLD (1/2" MAX.).
9. ALL CABINETS MUST BE SOLID WOOD OR WOOD/PLASTIC VENEER PRODUCTS WITH SOLID WOOD DUAL SIDETRACK DRAWERS. DOORS AND DRAWER FRONTS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KCMA. CABINETS SHALL MEET THE ANSI / KCMA A1 61.1 PERFORMANCE AND CONSTRUCTION STANDARD.
10. PROVIDE SLB. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED UNDER KITCHEN SINK.
11. INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINETRY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
12. GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINETRY FABRICATION / INSTALLATION.
13. INSTALL SHOE MOLDING IN ALL RESILIENT FLOORING AREAS.
14. UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.

Unit C(b) - Type A
3 Bedroom / 2 Bathroom 2/ Tub-Shower

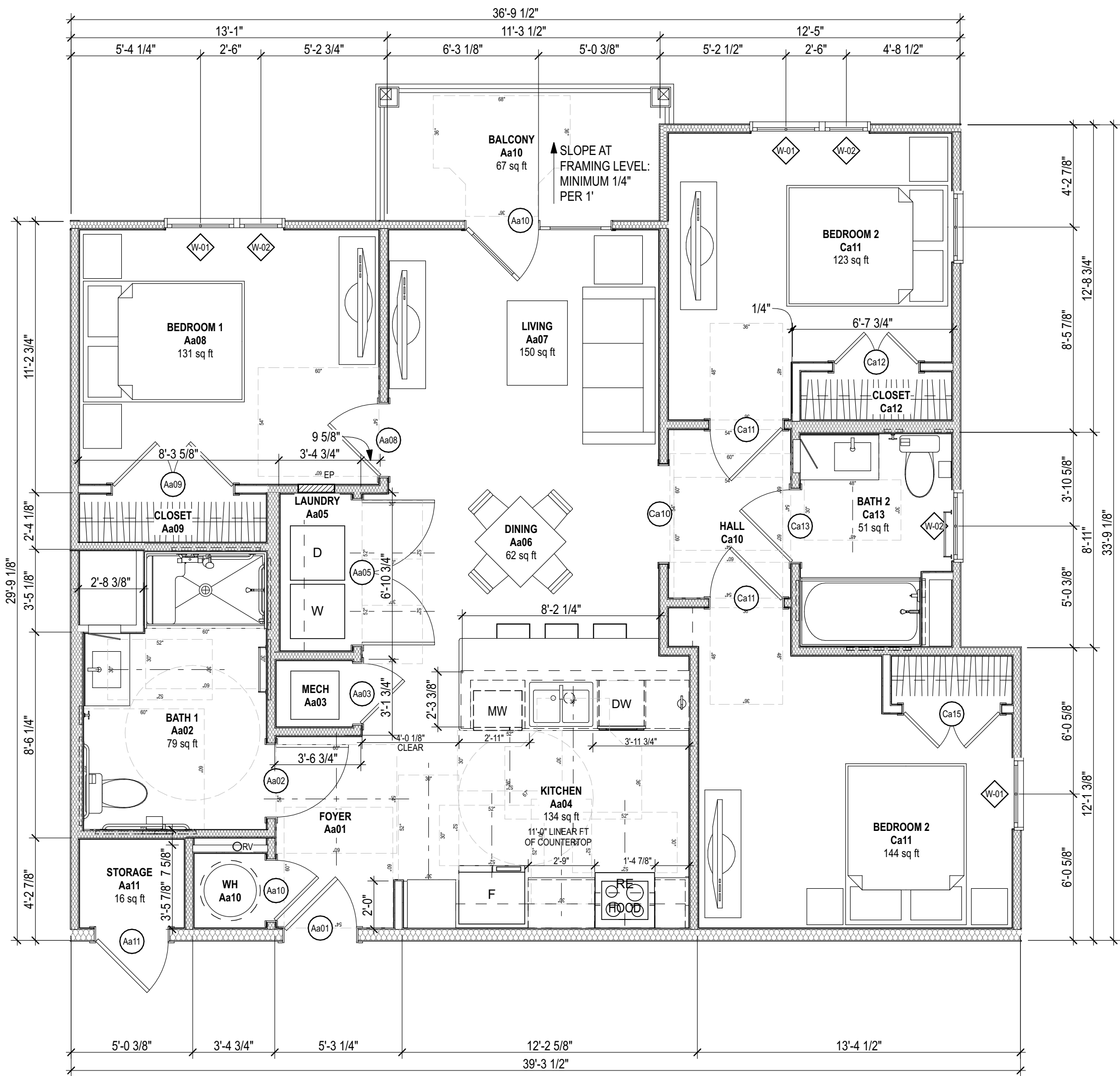
Heated Square Footage
Area: 1,100 sq ft
Gross Square Footage
Area: 1,248 sq ft



A1 UNIT C(b)
SCALE: 1/4" = 1'-0"

Unit C(a) - Type A
3 Bedroom / 2 Bathroom Accessible w/ Roll-In Shower

Heated Square Footage
Area: 1,100 sq ft
Gross Square Footage
Area: 1,248 sq ft



A6 UNIT C(a)
SCALE: 1/4" = 1'-0"