

Fox Ridge Trace

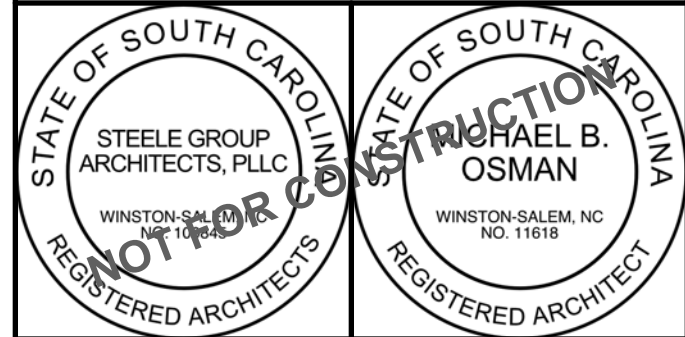
An architectural rendering of a large, multi-story residential building, likely an apartment complex. The building features a mix of grey horizontal siding, white vertical trim, and red brickwork on the lower levels and around the entrances. It has several gabled roof sections and multiple balconies with white railings. A central entrance is highlighted with a small red roof. In the foreground, a white sedan is parked on a dark asphalt surface. The scene is framed by green trees and a blue sky with light clouds. The text "Fox Ridge Trace" is visible in the top left corner.

General

- G-000 COVER SHEET
- A-000 EXISTING CONDITIONS
- A-001 OVERALL SITE PLAN
- A-002 ENLARGED SITE PLAN
- A-003 ENLARGED SITE PLAN
- A-004 ENLARGED GRADING & UTILITY PLAN
- A-005 ENLARGED GRADING & UTILITY PLAN
- A-101 FLOOR PLAN - GROUND FLOOR - APT. BLDG. A
- A-102 FLOOR PLAN - SECOND FLOOR - APT. BLDG. A
- A-103 FLOOR PLAN - THIRD FLOOR - APT. BLDG. A
- A-104 FLOOR PLAN - GROUND FLOOR - APT. BLDG. B
- A-105 FLOOR PLAN - SECOND FLOOR - APT. BLDG. B
- A-106 FLOOR PLAN - THIRD FLOOR - APT. BLDG. B
- A-107 CLUBHOUSE FLOOR PLAN & EXTERIOR ELEVATIONS
- A-201 EXTERIOR ELEVATIONS - APT. BLDG. A
- A-202 EXTERIOR ELEVATIONS - APT. BLDG. A
- A-203 EXTERIOR ELEVATIONS - APT. BLDG. B
- A-204 EXTERIOR ELEVATIONS - APT. BLDG. B
- A-401 ENLARGED ONE BEDROOM UNIT PLANS
- A-402 ENLARGED TWO BEDROOM UNIT PLANS
- A-403 ENLARGED TWO BEDROOM UNIT PLANS
- A-404 ENLARGED THREE BEDROOM UNIT PLANS
- A-405 ENLARGED THREE BEDROOM UNIT PLANS



STATUS:	2025 SC HOUSING LIHTC APPLICATION
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Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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[illegible]

DATE:
2025-06

PROJECT NUMBER:
2025 SC

SHEET TITLE:
COVER SHEET

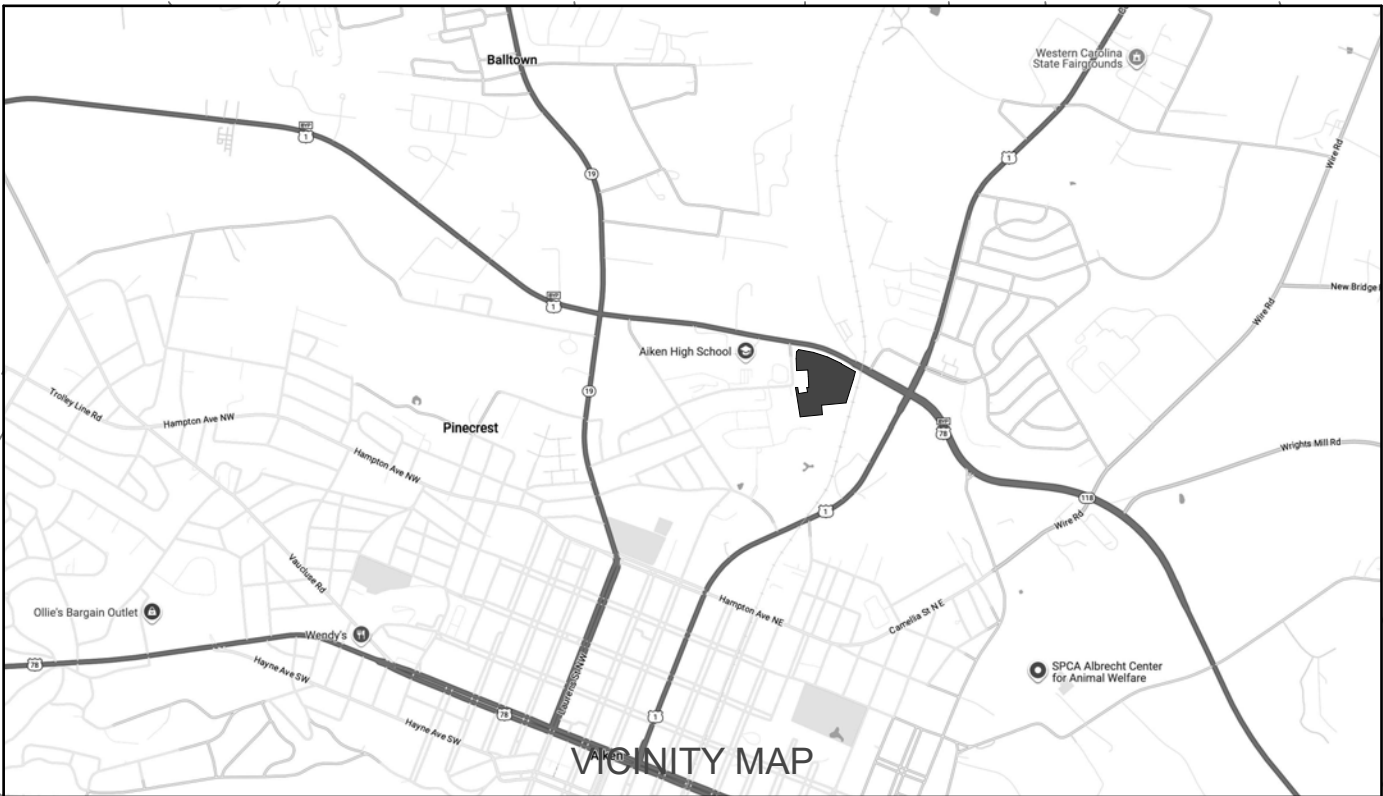
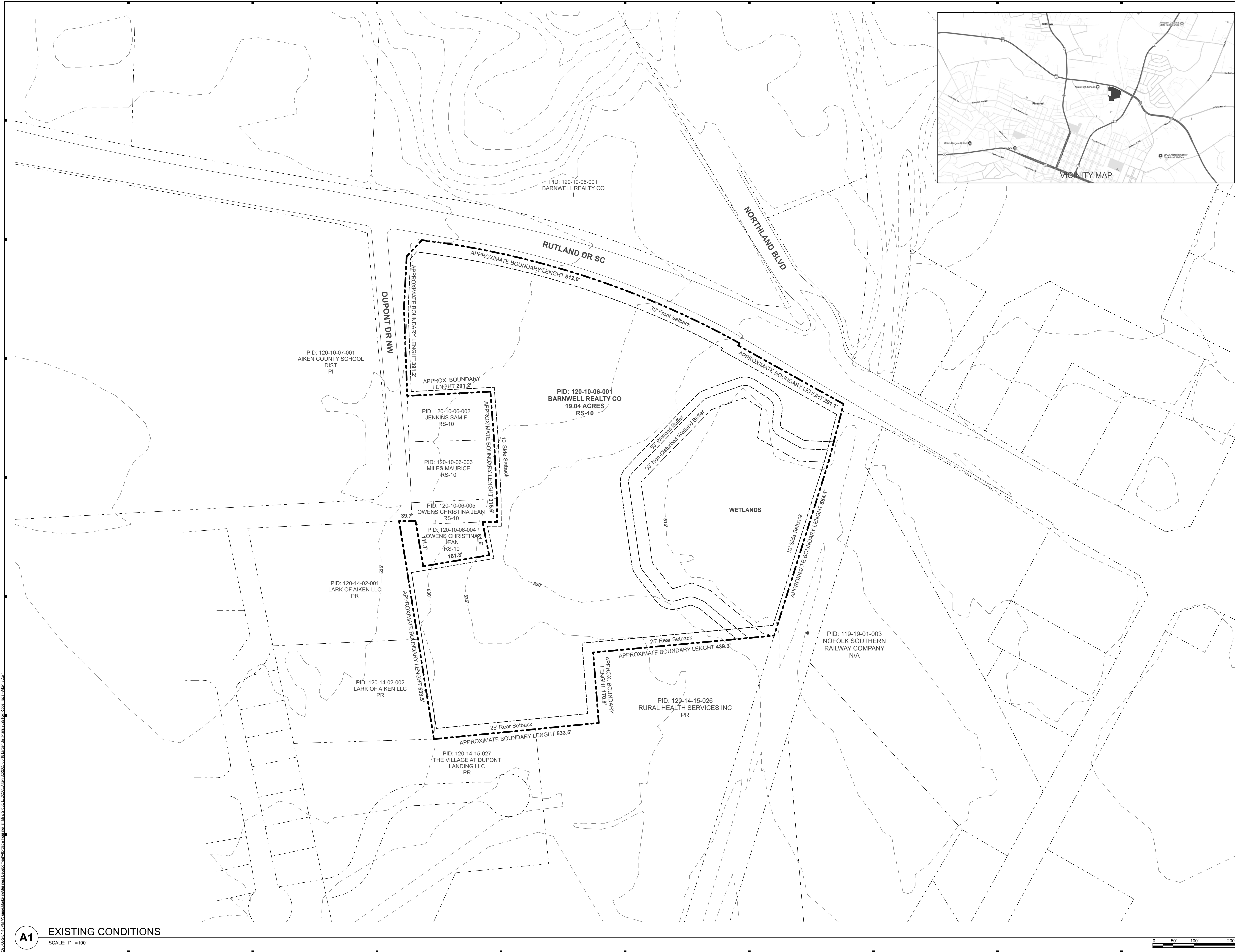
G-000

Fox Ridge Trace - Unit Count and Square Footages						
Unit Type	Description	Count	Heated Square Footage Per Unit	Gross Square Footage Per Unit	Total Heated Square Footage of Units	Total Gross Square Footage of Units
A(a)	1 Bed / 1 Bath Accessible	4	840	980	3360	3920
A(b)	1 Bed / 1 Bath	20	840	980	16800	19600
B(a)	2 Bed / 2 Bath Accessible	4	1100	1247	4400	4988
B(b)	2 Bed / 2 Bath	104	1100	1247	114400	129688
C(a)	3 Bed / 2 Bath Accessible	4	1280	1441	5120	5764
C(b)	3 Bed / 2 Bath	56	1280	1441	71680	80696
Total		192			215760	244656

Unit Type	Description	Count	Heated Square Footage Per Unit	Gross Square Footage Per Unit	Total Heated Square Footage of Units	Total Gross Square Footage of Units
A(a)	1 Bed / 1 Bath Accessible	4	840	980	3360	3920
A(b)	1 Bed / 1 Bath	20	840	980	16800	19600
B(a)	2 Bed / 2 Bath Accessible	4	1100	1247	4400	4988
B(b)	2 Bed / 2 Bath	104	1100	1247	114400	129688
C(a)	3 Bed / 2 Bath Accessible	4	1280	1441	5120	5764
C(b)	3 Bed / 2 Bath	56	1280	1441	71680	80696
Total		192			215760	244656

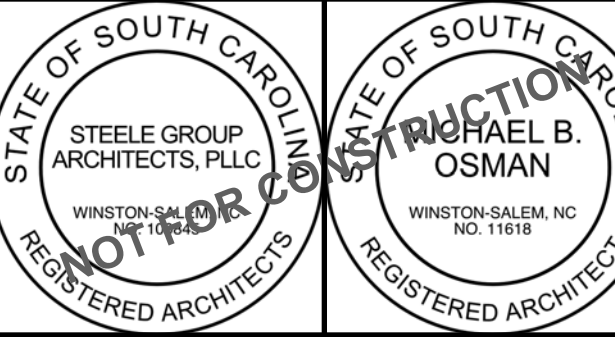
Fox Ridge Trace - Building Unit Mix and Square Footages											
Building #	Building Type	# of Stories	A(a)	A(b)	B(a)	B(b)	C(a)	C(b)	Total	Total Heated Square Footage	Total Gross Square Footage
1	B	3			1	14	1	8	24	28020	33971
2	A	3	1	5		12		6	24	25920	32007
3	B	3			1	14	1	8	24	28020	33971
4	A	3	1	5		12		6	24	25920	32007
5	A	3	1	5		12		6	24	25920	32007
6	A	3	1	5		12		6	24	25920	32007
7	B	3			1	14	1	8	24	28020	33971
8	B	3			1	14	1	8	24	28020	33971
	Clubhouse	1								2516	3305
Total			4	20	4	104	4	56	192	218276	267217
			24 1 Bed Units		108 2 Bed Units		60 3 Bed Units				

Building #	Building Type	# of Stories	A(a)	A(b)	B(a)	B(b)	C(a)	C(b)	Total	Total Heated Square Footage	Total Gross Square Footage
1	B	3			1	14	1	8	24	28020	33971
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3	B	3			1	14	1	8	24	28020	33971
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7	B	3			1	14	1	8	24	28020	33971
8	B	3			1	14	1	8	24	28020	33971
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Total			4	20	4	104	4	56	192	218276	267217
			24 1 Bed Units		108 2 Bed Units		60 3 Bed Units				



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STATUS: 2025 SC HOUSING
LIHTC APPLICATION



Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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Version	Transmittal Set Name	Date

DATE: 2025-06
PROJECT NUMBER: 2025 SC
SHEET TITLE: EXISTING CONDITIONS

SHEET: A-000

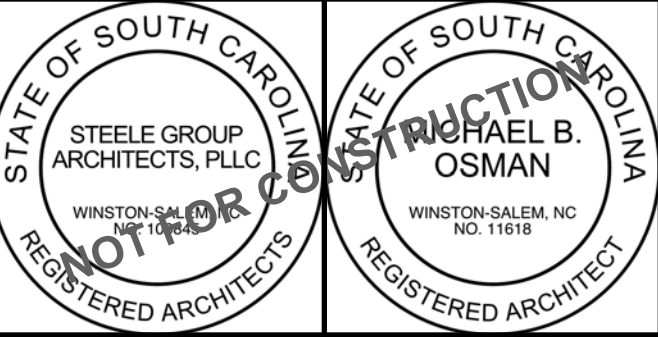


SITE DATA:
PARCEL ID: 120-10-06-001
SITE ACREAGE: ± 19.04 ACRES (± 829,202 SF)
ZONING: CURRENT: SINGLE FAMILY (RS-10)
PROPOSED: PLANNED RESIDENTIAL (PR)
SETBACKS: FRONT: 30'
SIDE: 10'
REAR: 25'
PARKING: REQUIRED: 24 ONE BEDROOM X 1.5 SPACES = 24
108 TWO BEDROOM X 1.5 SPACES = 162
60 THREE BEDROOM X 2 SPACES = 120
TOTAL REQUIRED SPACES = 306
PROVIDED: 306 PARKING SPACES (INCLUDES 18 H/C PARKING SPACES)
REQUIRED OPEN SPACE:
40% REQUIRED OPEN SPACE = ± 7.61 ACRES (± 331,680 SF)
20% OF REQUIRED OPEN SPACE TO BE RECREATIONAL = ± 3.80 ACRES (± 165,840 SF)
TOTAL OPEN SPACE PROVIDED = ± 11.40 ACRES (± 496,840 SF)
RECREATIONAL OPEN SPACE PROVIDED = ± 3.80 ACRES (± 165,840 SF)



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LIHTC APPLICATION



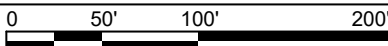
Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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Version	Transmittal Set Name	Date

DATE: 2025-06
PROJECT NUMBER: 2025 SC
SHEET TITLE: **OVERALL SITE PLAN**

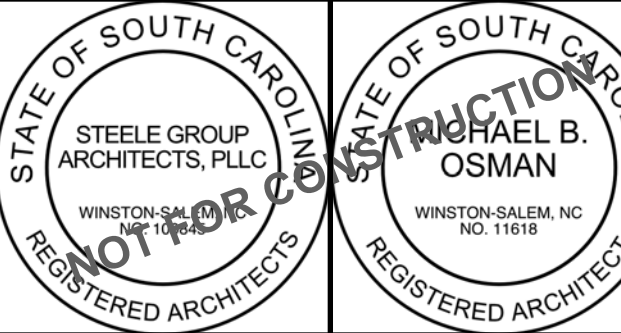
SHEET: **A-001**





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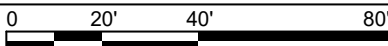
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Version	Transmittal Set Name	Date

DATE: 2025-06
PROJECT NUMBER:
2025 SC
SHEET TITLE:
ENLARGED SITE PLAN

SHEET:

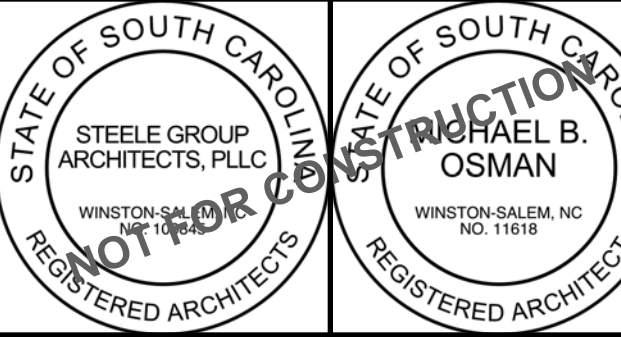
A-002





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STATUS: 2025 SC HOUSING
LIHTC APPLICATION



Fox Ridge Trace

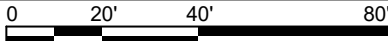
Rutland Drive
Aiken, SC 29801

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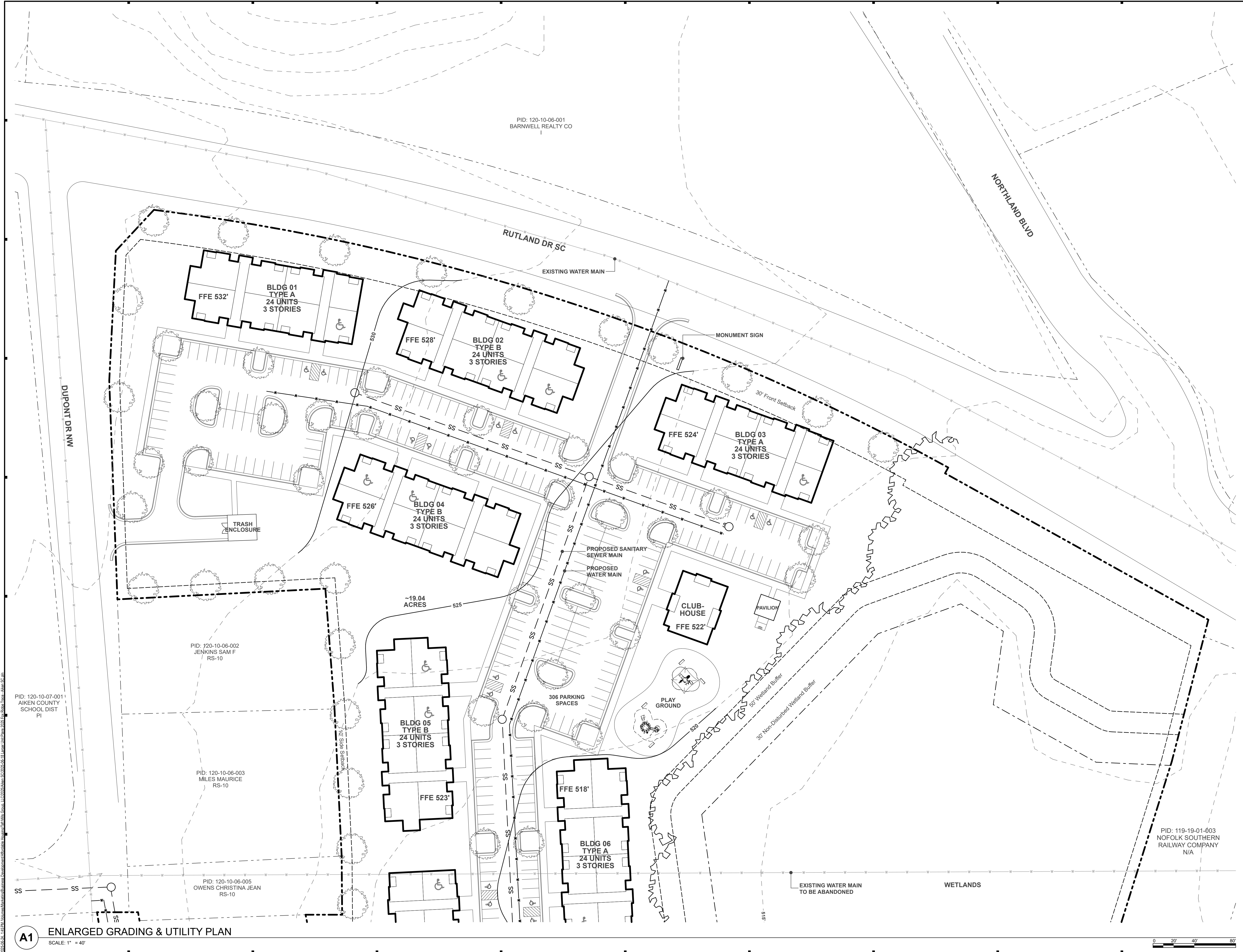
Version	Transmittal Set Name	Date

DATE: 2025-06
PROJECT NUMBER: 2025 SC
SHEET TITLE: ENLARGED SITE PLAN

SHEET: A-003



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STATUS: 2025 SC HOUSING
LIHTC APPLICATION



Fox Ridge Trace

Rutland Drive
Aiken, SC 29801

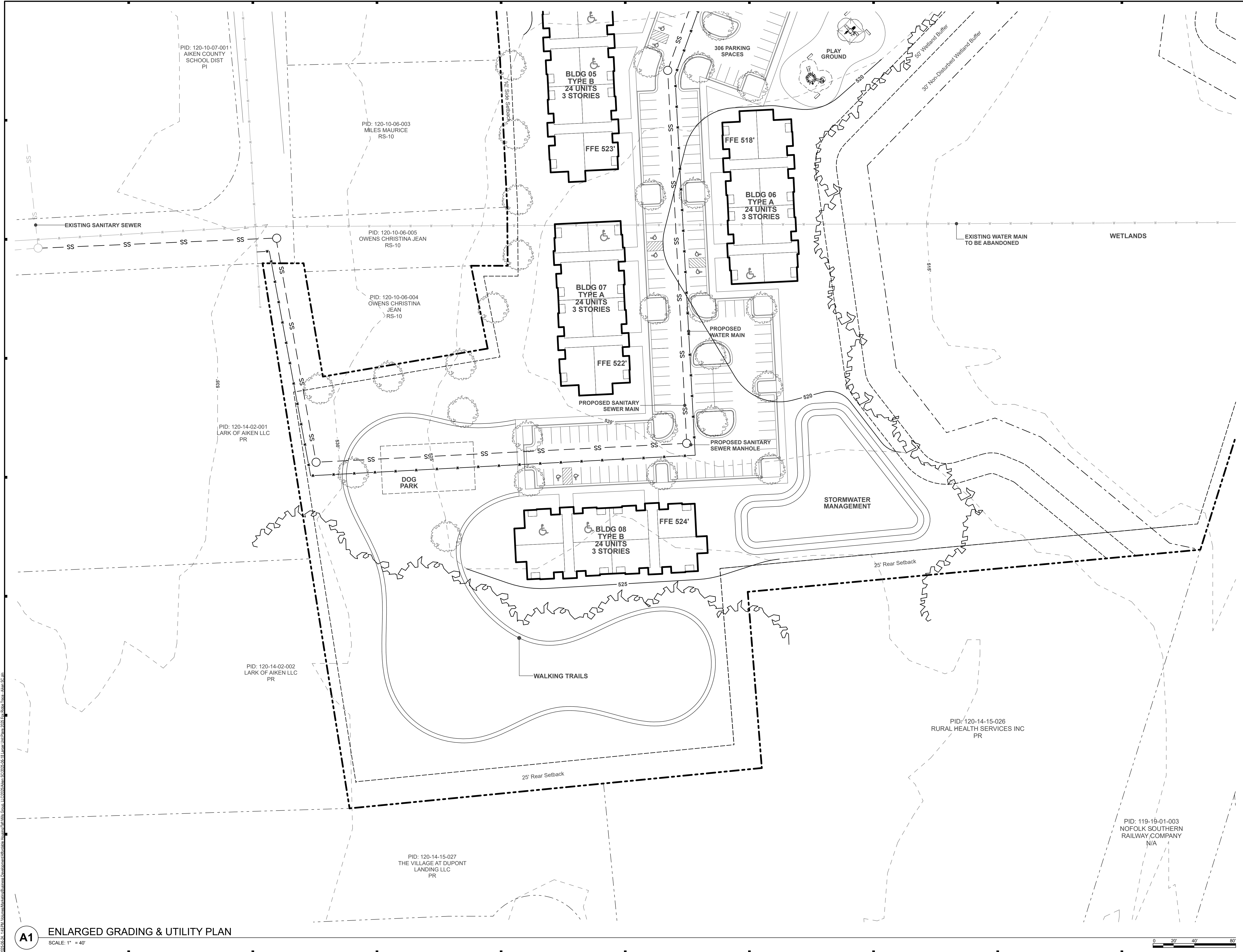
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Version	Transmittal Set Name	Date

DATE: 2025-06
PROJECT NUMBER: 2025 SC
SHEET TITLE:
ENLARGED GRADING & UTILITY
PLAN

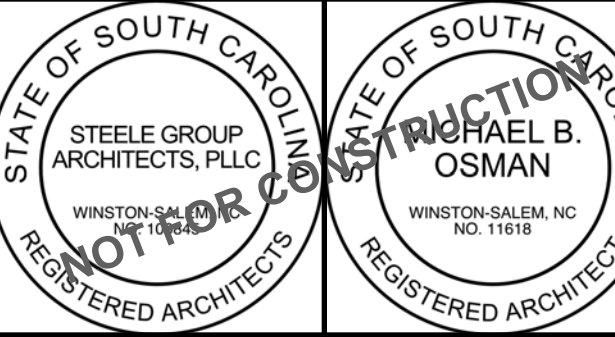
SHEET:

A-004



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STATUS: 2025 SC HOUSING
LIHTC APPLICATION



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Rutland Drive
Aiken, SC 29801

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Version	Transmittal Set Name	Date

DATE: 2025-06
PROJECT NUMBER: 2025 SC
SHEET TITLE: ENLARGED GRADING & UTILITY
PLAN

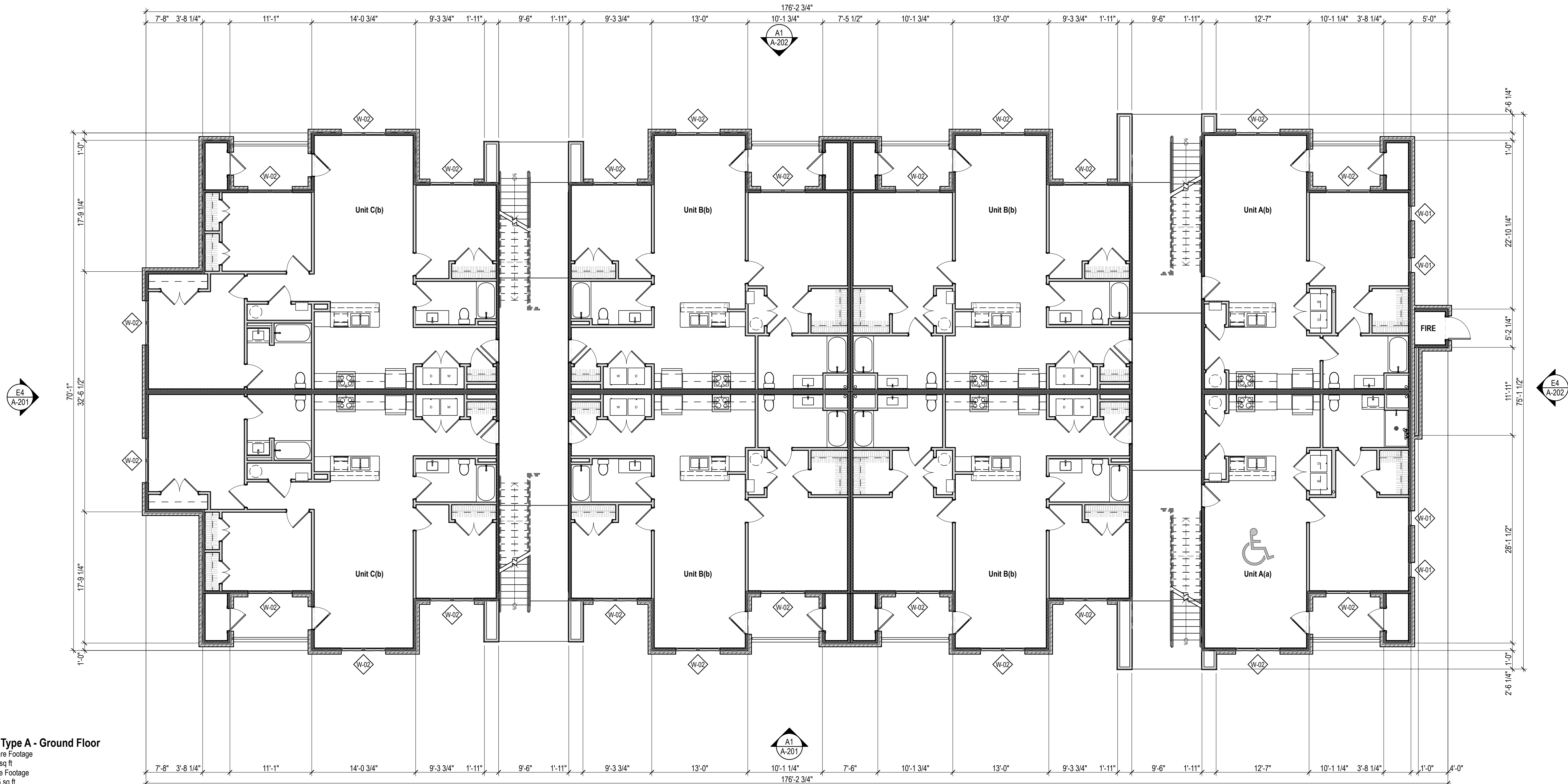
SHEET: A-005

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Building Type A - Ground Floor
Heated Square Footage
Area: 8,640 sq ft
Gross Square Footage
Area: 11,305 sq ft

A1 BLDG A GROUND FLOOR

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



GENERAL NOTES:

1. REFER TO BUILDING AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
2. FIRE RATED: INTERIOR PARTITIONS NOTED WITH FIRE RATING 1-HR, 2-HR, ETC. INDICATES THAT THE PARTITION SHALL BE CONSTRUCTED TO MEET THAT FIRE RATING. THE PARTITION SHALL EXTEND FROM STRUCTURAL FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE. ALL JOINTS AND PENETRATIONS SHALL BE FIRE-STOPPED. CONTRACTOR SHALL MAINTAIN ALL RATED WALLS AS SHOWN ON LIFE SAFETY DRAWINGS.
3. PARTITIONS NOTED AS HAVING ACOUSTIC INSULATION SHALL HAVE 3" THICK SOUND ATTENUATION BATTS, U.N.O. PROVIDE ACOUSTICAL SEALANT CONTINUOUSLY ALONG BOTTOM PLATE AND AT ALL PENETRATIONS AND OUTLETS.
4. WHERE ACOUSTIC WALLS ARE INDICATED AT PLUMBING CHASE, PIPE CHASE, OR SIMILAR CONDITIONS, PROVIDE SOUND BATTS ON ONE SIDE ONLY.
5. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ALL RATED PARTITIONS. GYPSUM BOARD AT RATED SHAFT-WALL SHALL COMPLY WITH REQUIREMENTS OF PROPRIETARY SYSTEM AND UL LISTING.
6. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM. LOCATION SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. GYPSUM BOARD CONTROL JOINTS TO BE LOCATED AT DOOR FRAME CORNERS WHERE APPLICABLE. GYPSUM BOARD CONTROL JOINTS IN RATED WALL AND CEILING ASSEMBLIES TO HAVE GYPSUM BOARD BACKING PANELS PER UL REQUIREMENTS.
7. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD (MRGWB) WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: WALL & CEILINGS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS, BEHIND KITCHEN SINK BASE, AND ANY EXTERIOR APPLICATION.
8. PROVIDE CEMENTITIOUS BACKER BOARD WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: ALL PARTITIONS WITH CERAMIC WALL TILE.
9. PROVIDE STENCILED LABELS VISIBLE ABOVE CEILINGS ON WALLS WHICH ARE RATED CORRIDOR PARTITIONS, SMOKE-STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, AND RATED CORRIDORS. STENCILED LABEL SHALL BE 3" HIGH RED LETTERING.
10. ALL INTERIOR WALL & CEILING FINISHES TO MEET CLASS C REQUIREMENTS. THESE REQUIREMENTS ARE IN ACCORDANCE WITH FLAME SPREAD AND SMOKE DEVELOPED INDEX PER ASTM E84 OR UL 723.
11. DIMENSIONS ARE FROM FACE OF STUD-TO-FACE OF STUD, U.N.O.
12. ALL EXTERIOR INSULATION TO BE INSTALLED TO GRADE 1 INSTALLATION REQUIREMENTS. AIR SEAL ALL EXTERIOR WALL PENETRATIONS AND GAPS BETWEEN EXTERIOR WALL FRAMING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.



STEELE GROUP
ARCHITECTS

STATUS: **2025 SC HOUSING**
LIHTC APPLICATION



Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

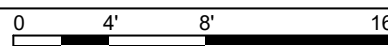
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Version	Transmittal Set Name	Date

DATE:
2025-06
PROJECT NUMBER:
2025 SC
SHEET TITLE:
**FLOOR PLAN - GROUND FLOOR -
APT. BLDG. A**

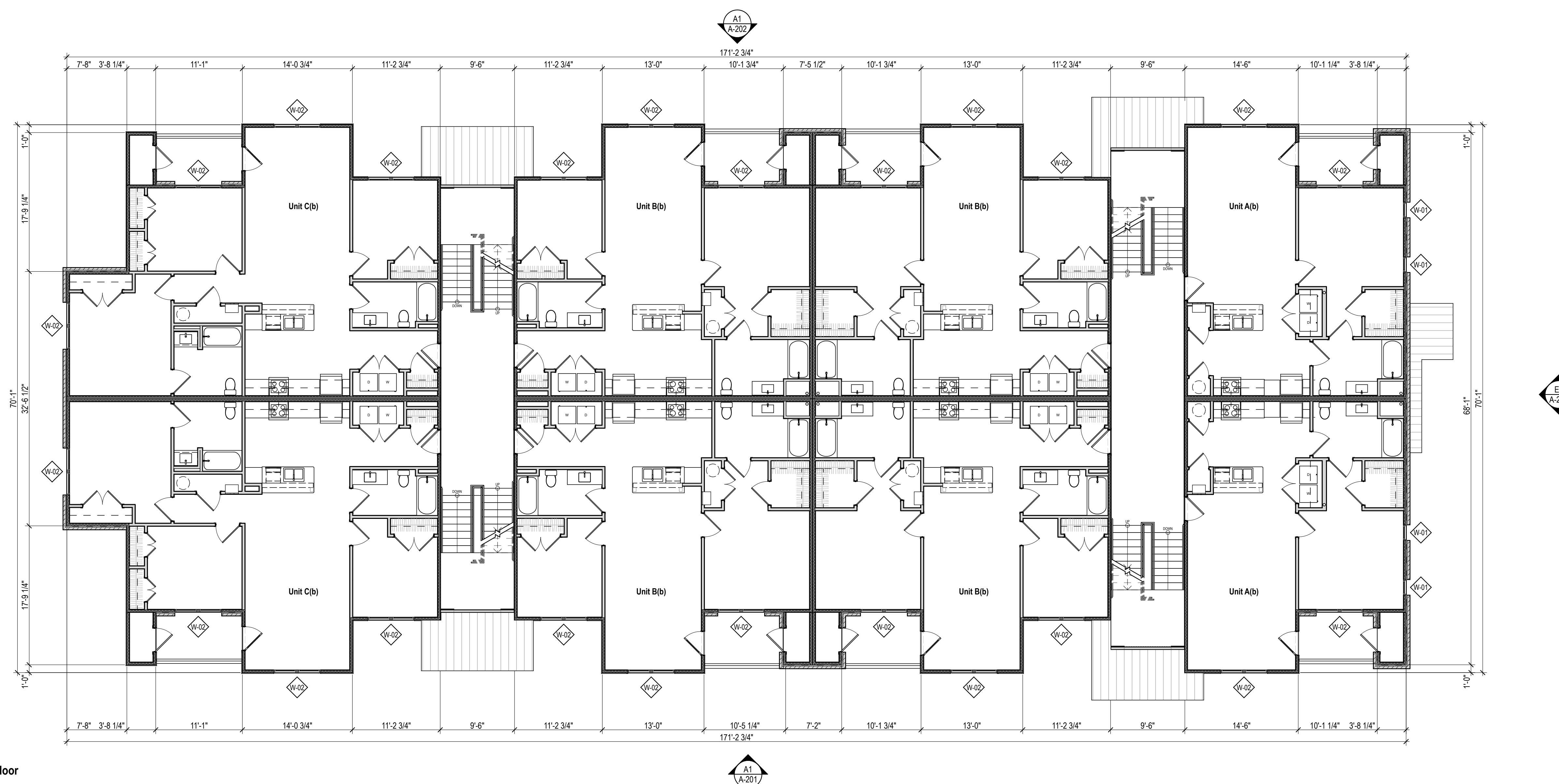
SHEET:

A-101





- ## GENERAL NOTES:
1. REFER TO BUILDING AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
 2. FIRE RATED: INTERIOR PARTITIONS NOTED WITH FIRE RATING 1-HR, 2-HR, ETC. INDICATES THAT THE PARTITION SHALL BE CONSTRUCTED TO MEET THAT FIRE RATING. THE PARTITION SHALL EXTEND FROM STRUCTURAL FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE ALL JOINTS AND PENETRATIONS SHALL BE FIRE-STOPPED. CONTRACTOR SHALL MAINTAIN ALL RATED WALLS AS SHOWN ON LIFE SAFETY DRAWINGS.
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 7. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD (MRGWB) WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: WALL & CEILINGS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS, BENCH KITCHEN SINK BASE, AND ANY EXTERIOR APPLICATION.
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 11. DIMENSIONS ARE FROM FACE OF STUD-TO-FACE OF STUD, U.N.O.
 12. EXTERIOR INSULATION TO BE INSTALLED TO GRADE 1 INSTALLATION REQUIREMENTS. AIR SEAL EXTERIOR WALL PENETRATIONS AND GAPS BETWEEN EXTERIOR WALL FRAMING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.



Building Type A - Second Floor
 Heated Square Footage
 Area: 8,640 sq ft
 Gross Square Footage
 Area: 10,351 sq ft

A1 BLDG A SECOND FLOOR

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

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[illegible]

DATE:
2025-06

PROJECT NUMBER:
2025 SC

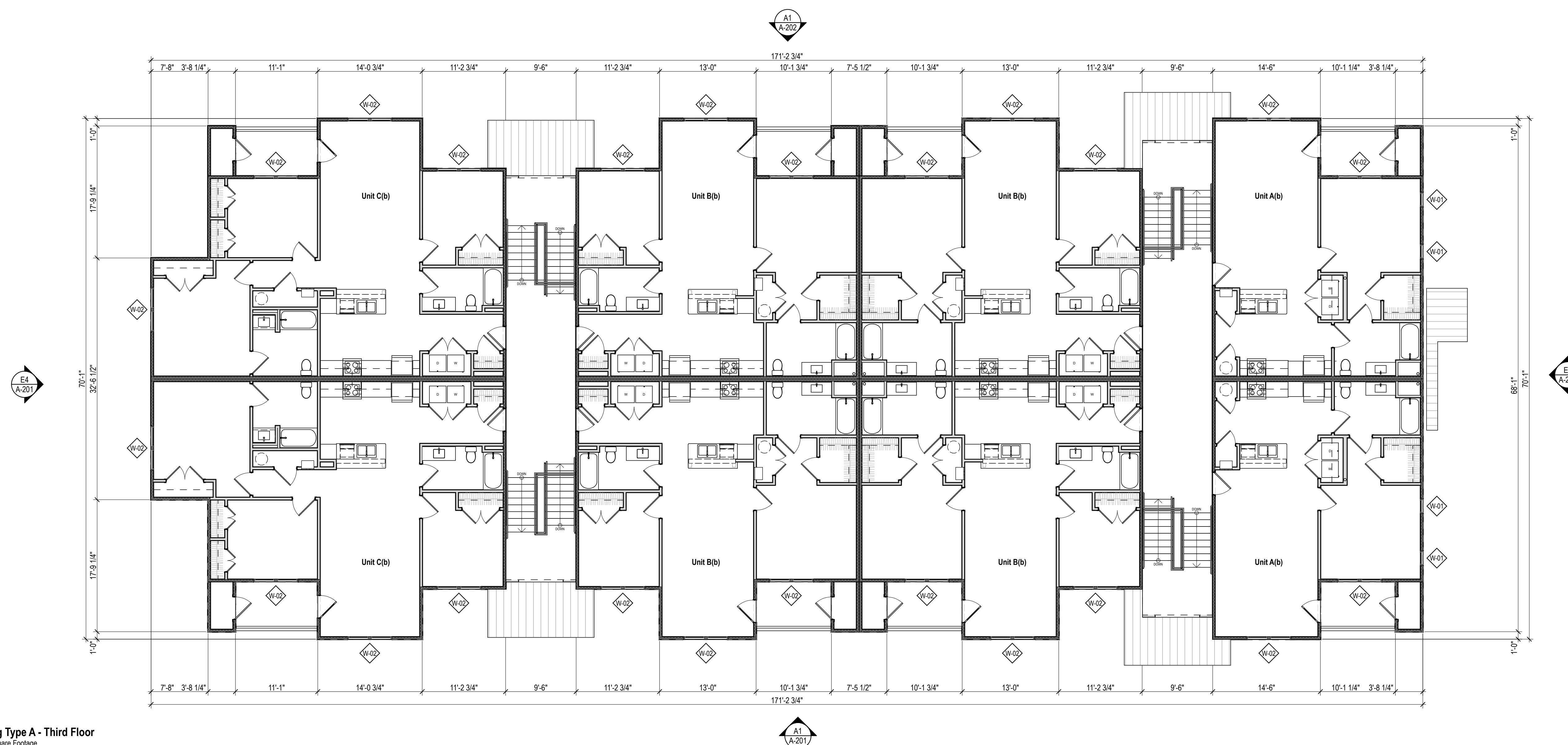
SHEET TITLE:
FLOOR PLAN - SECOND FLOOR -
APT. BLDG. A

SHEET

A-102



- ## GENERAL NOTES:
1. REFER TO BUILDING AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
 2. FIRE RATED: INTERIOR PARTITIONS NOTED WITH FIRE RATING 1-HR, 2-HR, ETC. INDICATES THAT THE PARTITION SHALL BE CONSTRUCTED TO MEET THAT FIRE RATING. THE PARTITION SHALL EXTEND FROM STRUCTURAL FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE ALL JOINTS AND PENETRATIONS SHALL BE FIRE-STOPPED. CONTRACTOR SHALL MAINTAIN ALL RATED WALLS AS SHOWN ON LIFE SAFETY DRAWINGS.
 3. PARTITIONS NOTED AS HAVING ACOUSTIC INSULATION SHALL HAVE 3" THICK SOUND ATTENUATION BATTLS, U.N.O. PROVIDE ACOUSTICAL SEALANT CONTINUOUSLY ALONG BOTTOM PLATE AND AT ALL PENETRATIONS AND OUTLETS.
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 5. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL RATED PARTITIONS. GYPSUM BOARD AT RATED SHAFT-WALL SHALL COMPLY WITH REQUIREMENTS OF PROPRIETARY SYSTEM AND UL LISTING.
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Building Type A - Third Floor
Heated Square Footage
Area: 8,640 sq ft
Gross Square Footage
Area: 10,351 sq ft

A1 BLDG A THIRD FLOOR

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

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[illegible]

DATE:
2025-06

PROJECT NUMBER:
2025 SC

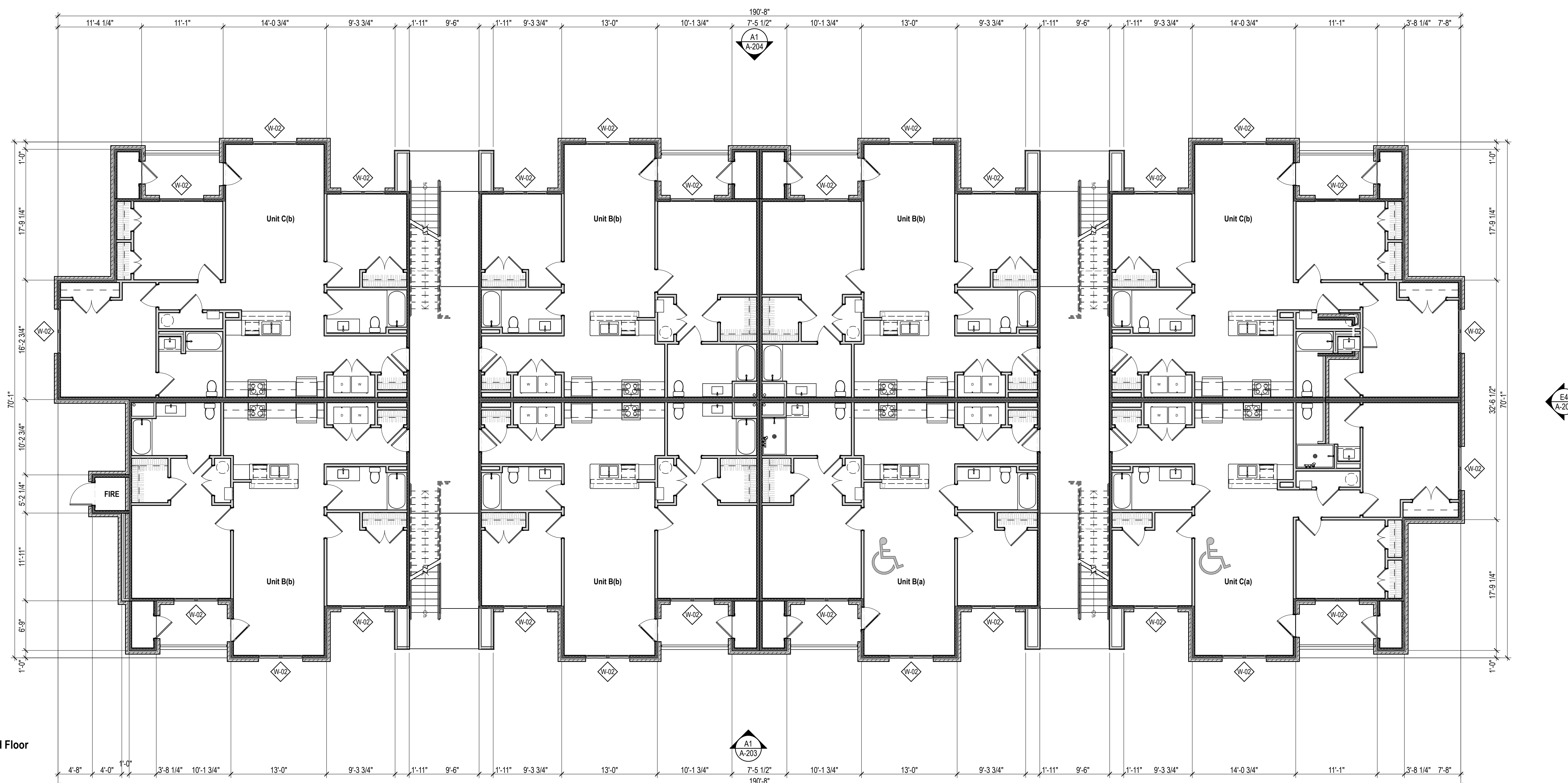
SHEET TITLE:
**FLOOR PLAN - THIRD FLOOR -
APT. BLDG. A**

SHEET

A-103



- ## GENERAL NOTES:
1. REFER TO BUILDING AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
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 6. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" C.C. MAXIMUM. LOCATION SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. GYPSUM BOARD AT CONTROL JOINTS TO BE LOCATED AT DOOR FRAME CORNERS WHERE APPLICABLE. GYPSUM BOARD CONTROL JOINTS IN RATED WALL AND CEILING ASSEMBLIES TO HAVE GYPSUM BOARD BACKING PANELS PER UL REQUIREMENTS.
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 9. PROVIDE STENCILED LABELS VISIBLE ABOVE CEILINGS ON WALLS WHICH ARE RATED CORRIDOR PARTITIONS, SMOKE-STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, AND RATED CORRIDORS. STENCILED LABEL SHALL BE 3" HIGH RED LETTERING.
 10. ALL INTERIOR WALL & CEILING FINISHES TO MEET CLASS C REQUIREMENTS. THESE REQUIREMENTS ARE IN ACCORDANCE WITH FLAME SPREAD AND SMOKE DEVELOPED INDEX PER ASTM E84 OR UL 723.
 11. DIMENSIONS ARE FROM FACE OF STUD-TO-FACE OF STUD, U.N.O.
 12. ALL EXTERIOR INSULATION TO BE INSTALLED TO GRADE, IN INSTALLATION REQUIREMENTS. AIR SEAL ALL EXTERIOR WALL PENETRATIONS AND GAPS BETWEEN EXTERIOR WALL FRAMING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.



Building Type B - Ground Floor
 Heated Square Footage
 Area: 9,340 sq ft
 Gross Square Footage
 Area: 11,959 sq ft

A1 BLDG B GROUND FLOOR

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

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[illegible]

DATE:
2025-06

PROJECT NUMBER:
2025 SC

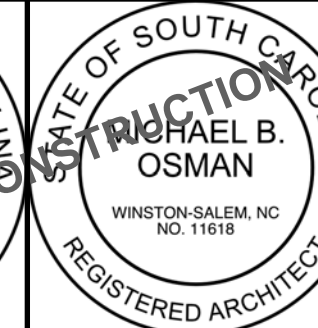
SHEET TITLE:
**FLOOR PLAN - GROUND FLOOR -
APT. BLDG. B**

SHEET

A-104



STATUS: 2025 SC HOUSING
LIHTC APPLICATION



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Rutland Drive
Aiken, SC 29801

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DATE:
2025-06

PROJECT NUMBER:
2025 SC

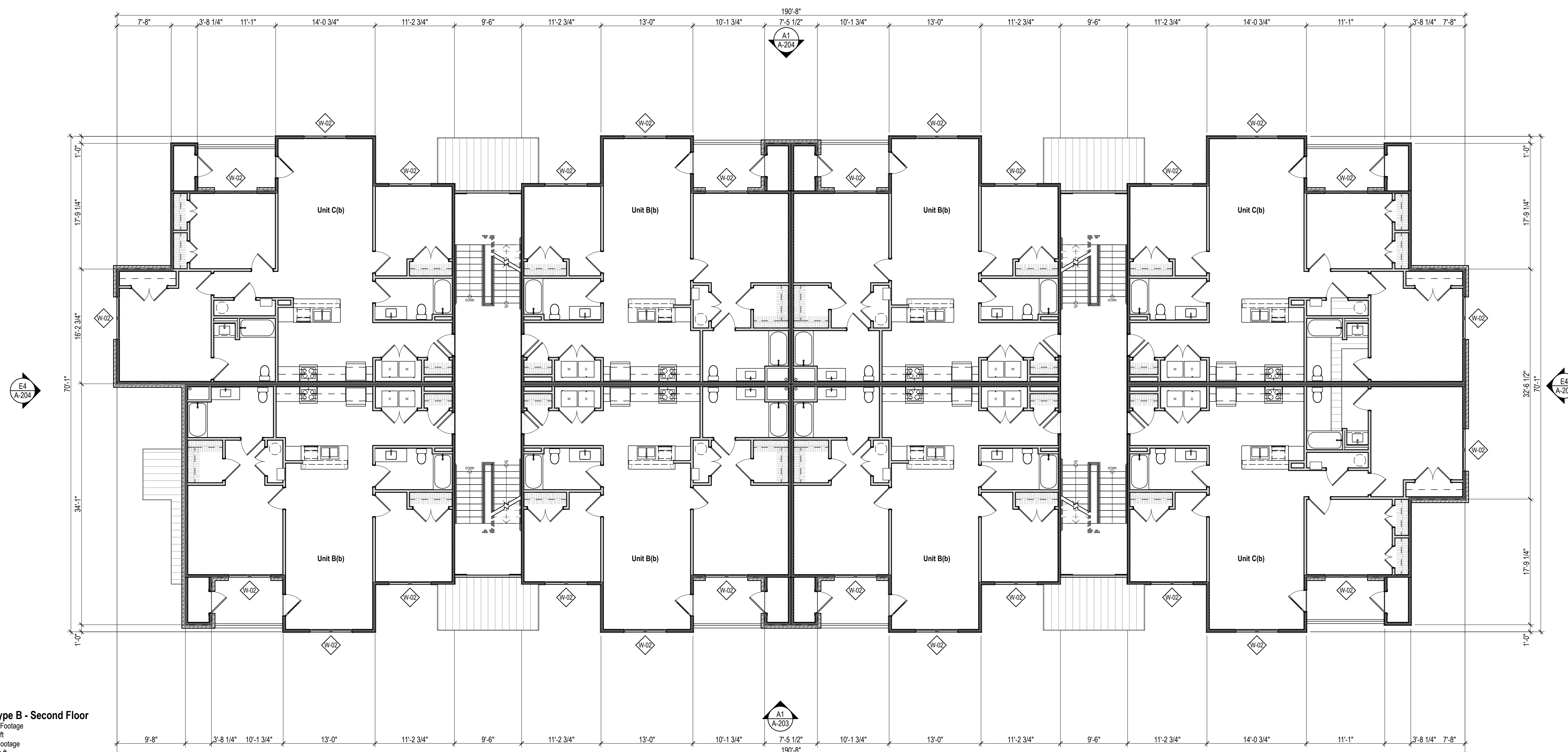
SHEET TITLE:
**FLOOR PLAN - SECOND FLOOR -
APT. BLDG. B**

SHEET

A-105

- GENERAL NOTES:**

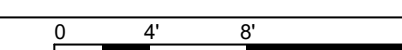
1. REFER TO BUILDING AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
2. FIRE RATED: INTERIOR PARTITIONS NOTED WITH FIRE RATING 1-HR, 2-HR, ETC. INDICATES THAT THE PARTITION SHALL BE CONSTRUCTED TO MEET THAT FIRE RATING. THE PARTITION SHALL EXTEND FROM STRUCTURAL FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE. ALL JOINTS AND PENETRATIONS SHALL BE FIRE-STOPPED. CONTRACTOR SHALL MAINTAIN ALL RATED WALLS AS SHOWN ON LIFE SAFETY DRAWINGS.
3. PARTITIONS NOTED AS HAVING ACOUSTIC INSULATION SHALL HAVE 3" THICK SOUND ATTENUATION BATTS, U.N.O. PROVIDE ACOUSTICAL SEALANT CONTINUOUSLY ALONG BOTTOM PLATE AND AT ALL PENETRATIONS AND OUTLETS.
4. WHERE ACOUSTIC WALLS ARE INDICATED AT PLUMBING CHASE, PIPE CHASE, OR SIMILAR CONDITIONS, PROVIDE SOUND BATTS ON ONE SIDE ONLY.
5. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ALL RATED PARTITIONS. GYPSUM BOARD AT RATED SHIRT-WALL SHALL COMPLY WITH REQUIREMENTS OF PROPRIETARY SYSTEM AND UL LISTING.
6. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM. LOCATION SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. GYPSUM BOARD CONTROL JOINTS TO BE LOCATED AT DOOR FRAME CORNERS WHERE APPLICABLE. GYPSUM BOARD CONTROL JOINTS IN RATED WALL AND CEILING ASSEMBLIES TO HAVE GYPSUM BOARD BACKING PANELS PER UL REQUIREMENTS.
7. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD (MRGWB) WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: WALL & CEILINGS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS, BEHIND KITCHEN SINK BASIN, AND ANY EXTERIOR APPLICATION.
8. PROVIDE CEMENTITIOUS BACKER BOARD WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: ALL PARTITIONS WITH CERAMIC WALL TILE.
9. PROVIDE STENCILED LABELS VISIBLE ABOVE CEILINGS ON WALLS WHICH ARE RATED CORRIDOR PARTITIONS, SMOKE-STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, AND RATED CORRIDORS. STENCILED LABEL SHALL BE 3" HIGH RED LETTERING.
10. ALL INTERIOR WALL & CEILING FINISHES TO MEET CLASS C REQUIREMENTS. THESE REQUIREMENTS ARE IN ACCORDANCE WITH FLAME SPREAD AND SMOKE DEVELOPED INDEX PER ASTM E84 OR UL 723.
11. DIMENSIONS ARE FROM FACE OF STUD-TO-FACE OF STUD, U.N.O.
12. ALL EXTERIOR INSULATION TO BE INSTALLED TO GRADE IN INSTALLATION REQUIREMENTS. AIR SEAL ALL EXTERIOR WALL PENETRATIONS AND GAPS BETWEEN EXTERIOR WALL FRAMING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.



Building Type B - Second Floor
Heated Square Footage
Area: 9,340 sq ft
Gross Square Footage
Area: 11,006 sq ft

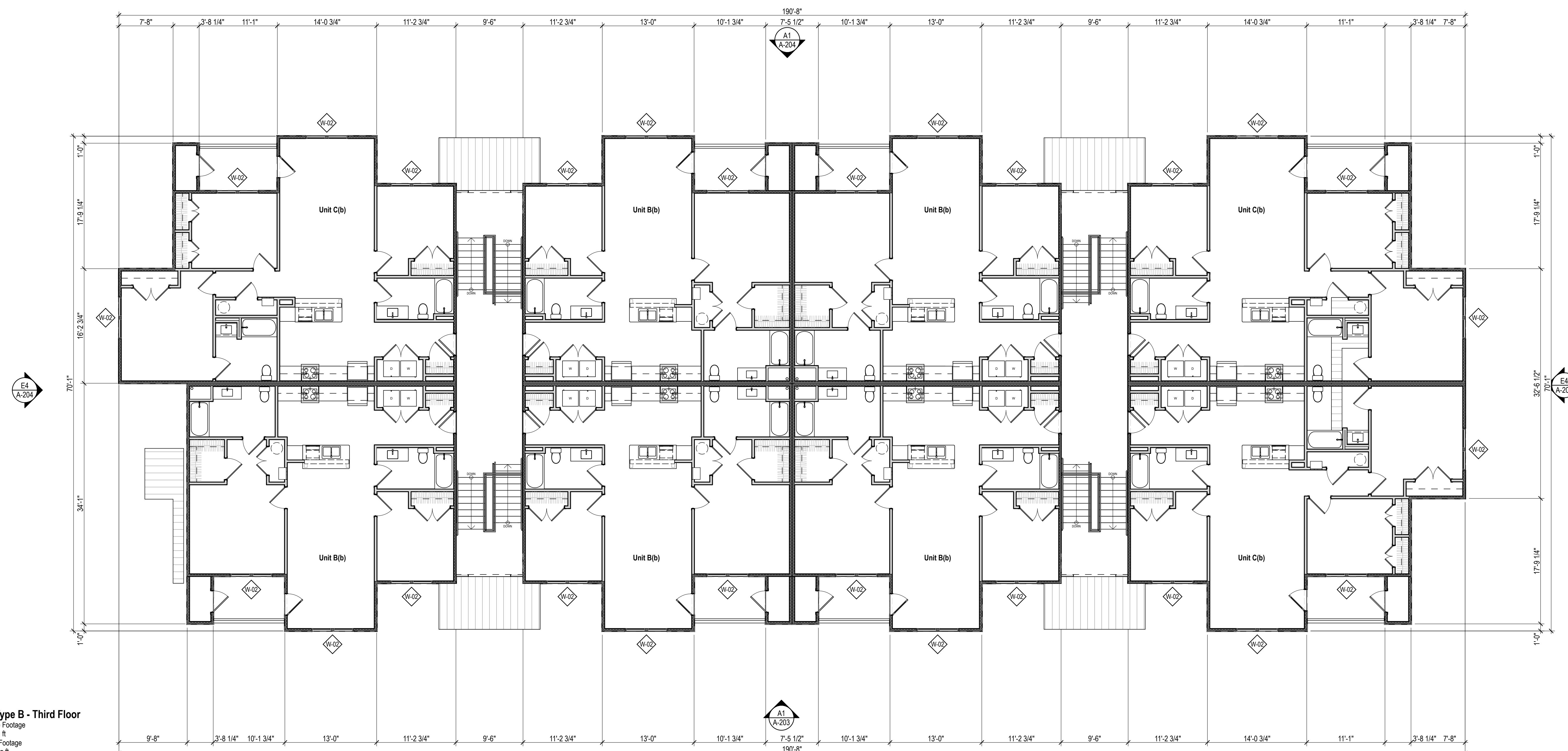
A1 BLDG B SECOND FLOOR

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





- ## GENERAL NOTES:
1. REFER TO BUILDING AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
 2. FIRE RATED: INTERIOR PARTITIONS NOTED WITH FIRE RATING 1-HR, 2-HR, ETC. INDICATES THAT THE PARTITION SHALL BE CONSTRUCTED TO MEET THAT FIRE RATING. THE PARTITION SHALL EXTEND FROM STRUCTURAL FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE ALL JOINT PENETRATIONS SHALL BE FIRE STOPPED. CONTRACTOR SHALL MAINTAIN ALL RATED WALLS AS SHOWN ON LIFE SAFETY DRAWINGS.
 3. PARTITIONS NOTED AS HAVING ACOUSTIC INSULATION SHALL HAVE 3" THICK SOUND ATTENUATION BATTS, U.N.O. PROVIDE ACOUSTICAL SEALANT CONTINUOUSLY ALONG BOTTOM PLATE AND AT ALL PENETRATIONS AND OUTLETS.
 4. WHERE ACOUSTIC WALLS ARE INDICATED AT PLUMBING CHASE, PIPE CHASE, OR SIMILAR CONDITIONS, PROVIDE SOUND BATTS ON ONE SIDE ONLY.
 5. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ALL RATED PARTITIONS. GYPSUM BOARD AT RATED SHEET WALL SHALL COMPLY WITH REQUIREMENTS OF PROPRIETARY SYSTEM AND UL LISTING.
 6. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM. LOCATION SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. GYPSUM BOARD CONTROL JOINTS SHALL BE LOCATED AT DOOR FRAME CORNERS WHERE APPLICABLE. GYPSUM BOARD CONTROL JOINTS IN RATED WALL OR CEILING ASSEMBLIES TO HAVE GYPSUM BOARD BACKING PANELS PER UL REQUIREMENTS.
 7. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD (MRGWB) WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: WALL & CEILINGS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS, BEHIND KITCHEN SINK BASE, AND ANY EXTERIOR APPLICATION.
 8. PROVIDE CEMENTITIOUS BACKER BOARD WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: ALL PARTITIONS WITH CERAMIC WALL TILE.
 9. PROVIDE STENCILED LABELS VISIBLE ABOVE CEILINGS ON WALLS WHICH ARE RATED. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, AND RATED CORRIDORS. STENCILED LABEL SHALL BE 3" HIGH RED LETTERING.
 10. ALL INTERIOR WALL & CEILING FINISHES TO MEET CLASS C REQUIREMENTS. THESE REQUIREMENTS ARE IN ACCORDANCE WITH FLAME SPREAD AND SMOKE DEVELOPED INDEX PER ASTM E84 OR UL 723.
 11. DIMENSIONS ARE FROM FACE OF STUD-TO-FACE OF STUD, U.N.O.
 12. EXTERIOR INSULATION TO BE INSTALLED TO GRADE 1 INSTALLATION REQUIREMENTS. AIR AND EXTERIOR WALL PENETRATIONS AND GAPS TO BE WEDGED WITH EXTERIOR WALL FRAMING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.



Building Type B - Third Floor
Heated Square Footage
Area: 9,340 sq ft
Gross Square Footage
Area: 11,006 sq ft

A1 BLDG B THIRD FLOOR

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

Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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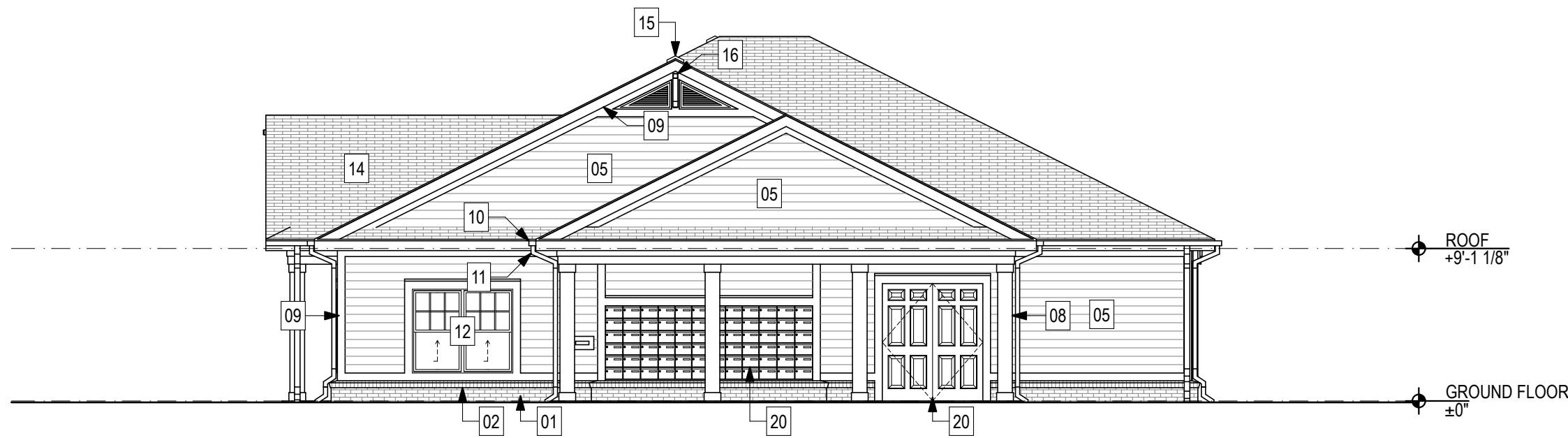
DATE:
2025-06

PROJECT NUMBER:
2025 SC

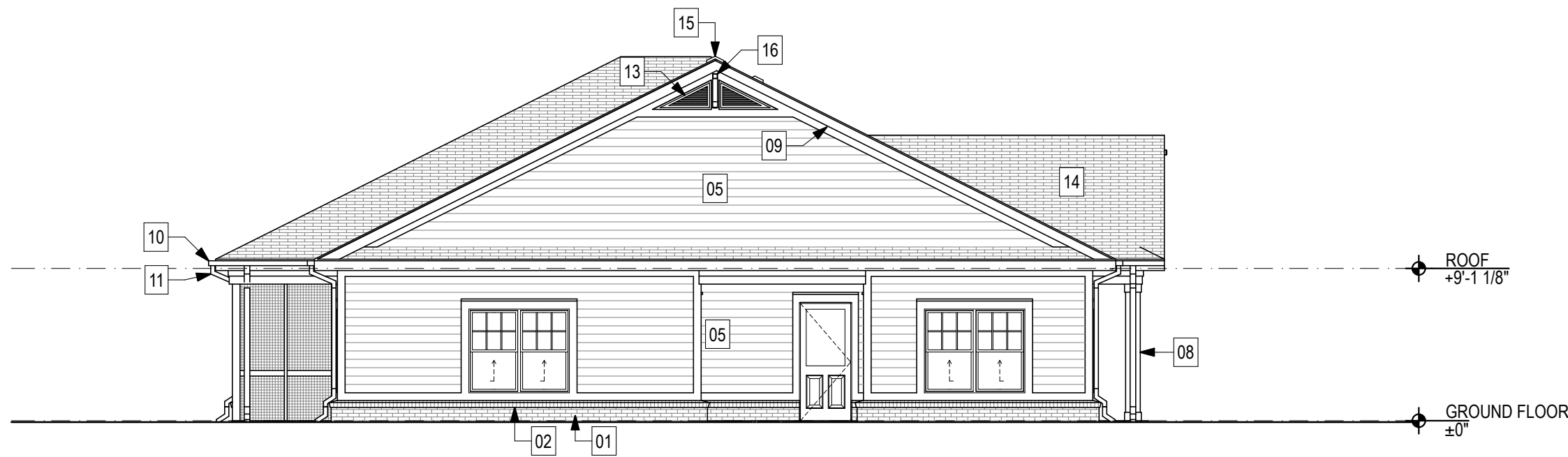
SHEET TITLE:
**FLOOR PLAN - THIRD FLOOR -
APT. BLDG. B**

SHEET

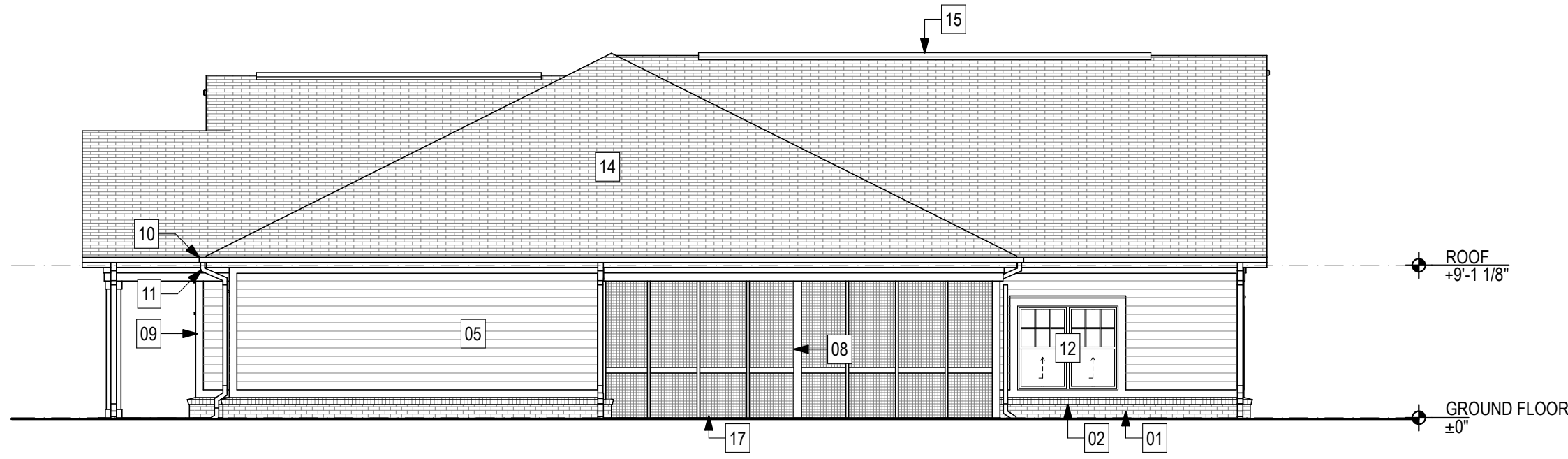
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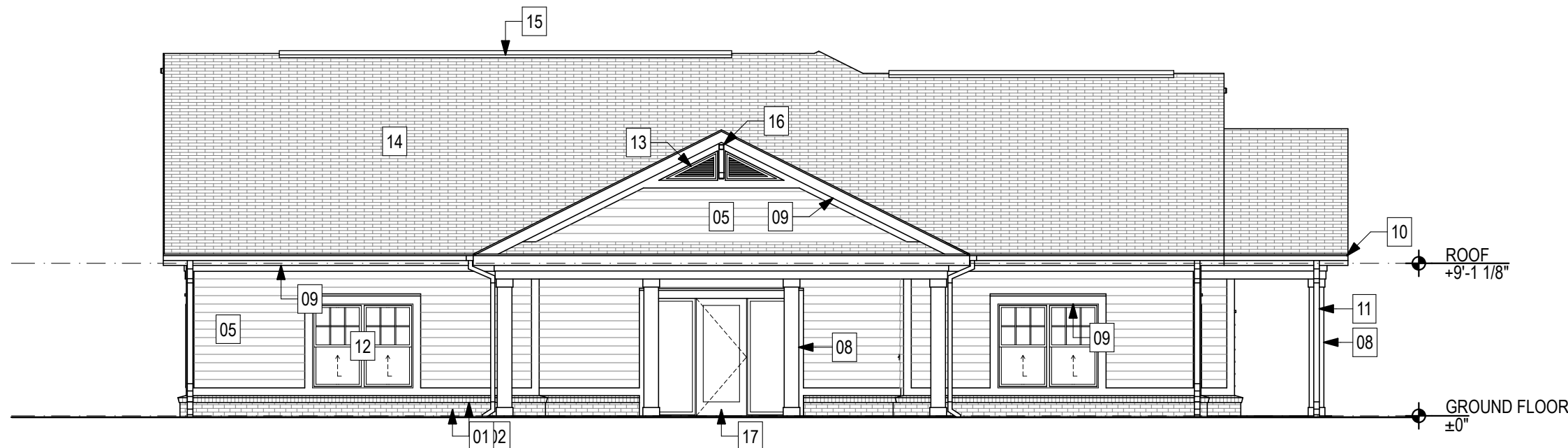
G1 A204 CLUBHOUSE RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



E1 A202 CLUBHOUSE LEFT ELEVATION
SCALE: 1/8" = 1'-0"



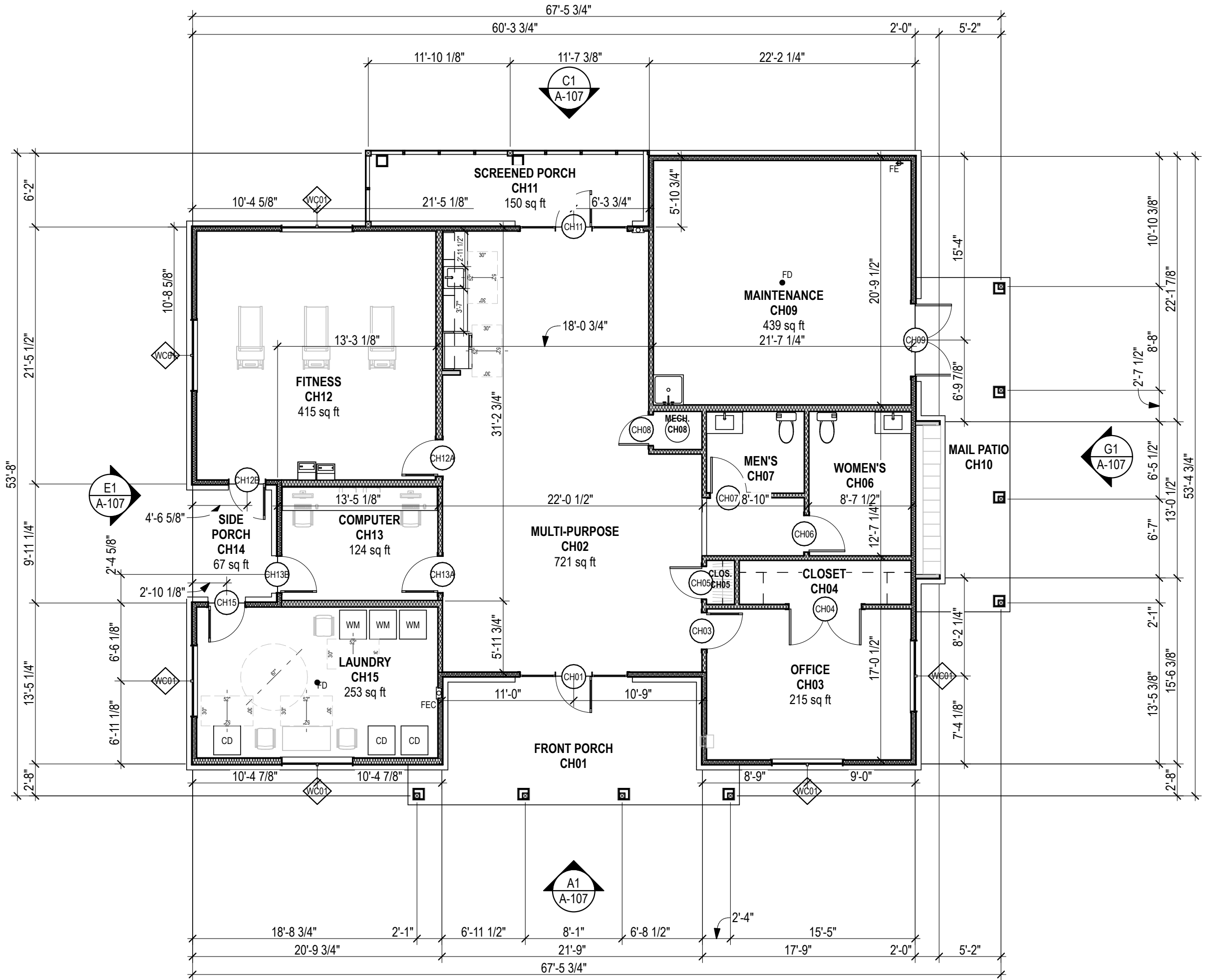
C1 A203 CLUBHOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"



A1 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

- GENERAL NOTES:**
- REFER TO BUILDING AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
 - FIRE RATED: INTERIOR PARTITIONS NOTED WITH FIRE RATING 1-HR, 2-HR, ETC. INDICATES THAT THE PARTITION SHALL BE CONSTRUCTED TO MEET THAT FIRE RATING. THE PARTITION SHALL EXTEND FROM STRUCTURAL FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE. ALL JOINTS AND PENETRATIONS SHALL BE FIRE-STOPPED. CONTRACTOR SHALL MAINTAIN ALL RATED WALLS AS SHOWN ON LIFE SAFETY DRAWINGS.
 - PARTITIONS NOTED AS HAVING ACOUSTIC INSULATION SHALL HAVE 3" THICK SOUND ATTENUATION BATTS, U.N.O. PROVIDE ACOUSTICAL SEALANT CONTINUOUSLY ALONG BOTTOM PLATE AND AT ALL PENETRATIONS AND OUTLETS.
 - WHERE ACOUSTIC WALLS ARE INDICATED AT PLUMBING CHASE, PIPE CHASE, OR SIMILAR CONDITIONS, PROVIDE SOUND BATTS ON ONE SIDE ONLY.
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ALL RATED PARTITIONS. GYPSUM BOARD AT RATED SHAFT-WALL SHALL COMPLY WITH REQUIREMENTS OF PROPRIETARY SYSTEM AND UL LISTING.
 - PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM. LOCATION SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. GYPSUM BOARD CONTROL JOINTS TO BE LOCATED AT DOOR FRAME CORNERS WHERE APPLICABLE. GYPSUM BOARD CONTROL JOINTS IN RATED WALL AND CEILING ASSEMBLIES TO HAVE GYPSUM BOARD BACKING PANELS PER UL REQUIREMENTS.
 - PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD (MRGWB) WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: WALL & CEILINGS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS, BEHIND KITCHEN SINK BASE, AND ANY EXTERIOR APPLICATION.
 - PROVIDE CEMENTITIOUS BACKER BOARD WHERE INDICATED AND AT THE FOLLOWING LOCATIONS: ALL PARTITIONS WITH CERAMIC WALL TILE.
 - PROVIDE STENCILED LABELS VISIBLE ABOVE CEILINGS ON WALLS WHICH ARE RATED CORRIDOR PARTITIONS, SMOKE-STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, AND RATED CORRIDORS. STENCILED LABEL SHALL BE 3" HIGH RED LETTERING.
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 - DIMENSIONS ARE FROM FACE OF STUD-TO-FACE OF STUD, U.N.O.
 - ALL EXTERIOR INSULATION TO BE INSTALLED TO GRADE 1 INSTALLATION REQUIREMENTS. AIR SEAL ALL EXTERIOR WALL PENETRATIONS AND GAPS BETWEEN EXTERIOR WALL FRAMING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.



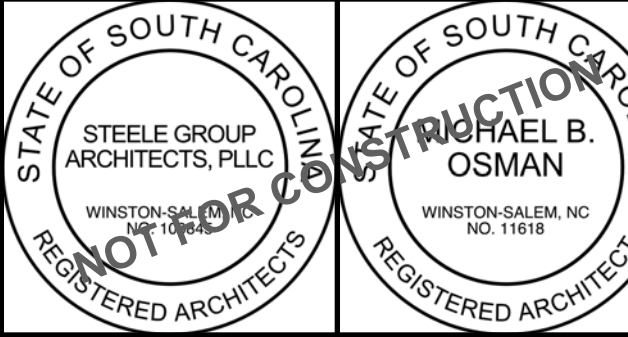
CLUBHOUSE
Heated Square Footage
Area: 2,516 sq ft
Gross Square Footage
Area: 3,305 sq ft

A6 CLUBHOUSE GROUND FLOOR
SCALE: 1/8" = 1'-0"



STEELE GROUP
ARCHITECTS

STATUS: 2025 SC HOUSING
LIHTC APPLICATION



Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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Version	Transmittal Set Name	Date

DATE: 2025-06
PROJECT NUMBER: 2025 SC
SHEET TITLE: CLUBHOUSE FLOOR PLAN & EXTERIOR ELEVATIONS

SHEET:

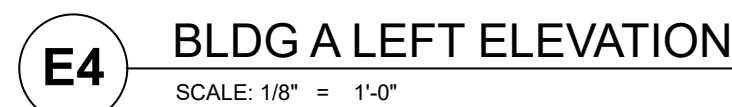
A-107



STEELE GROUP
ARCHITECTS

STATE OF SOUTH CAROLINA
STEELE GROUP
ARCHITECTS, PLLC
WINSTON-SALEM, NC 28157
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
MICHAEL B. OSMAN
WINSTON-SALEM, NC
NO. 11618
REGISTERED ARCHITECT



A1 BLDG A FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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DATE:
2025-06

PROJECT NUMBER:
2025 SC

SHEET TITLE:
**EXTERIOR ELEVATIONS - APT.
BLDG. A**

SHEET: _____

A-201



STEELE GROUP
ARCHITECTS



A1 BLDG A REAR ELEVATION
SCALE: 1/8" = 1'-0"

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DATE:
2025-06

PROJECT NUMBER:
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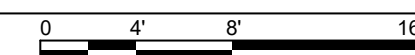
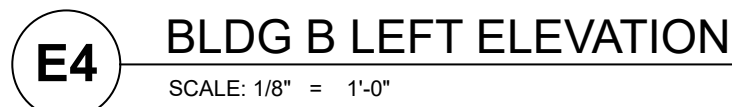
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**EXTERIOR ELEVATIONS - APT.
BLDG. A**

SHEET: _____

A-202



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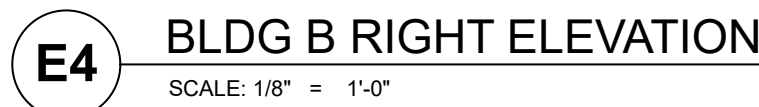
Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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A-203



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A1 BLDG B REAR ELEVATION
SCALE: 1/8" = 1'-0"

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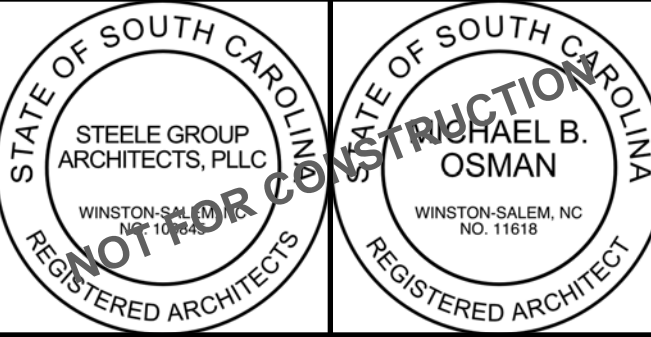
SHEET:

A-204



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ARCHITECTS

STATUS: 2025 SC HOUSING
LIHTC APPLICATION



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Aiken, SC 29801

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Version	Transmittal Set Name	Date

DATE: 2025-06
PROJECT NUMBER: 2025 SC
SHEET TITLE:
ENLARGED ONE BEDROOM UNIT PLANS

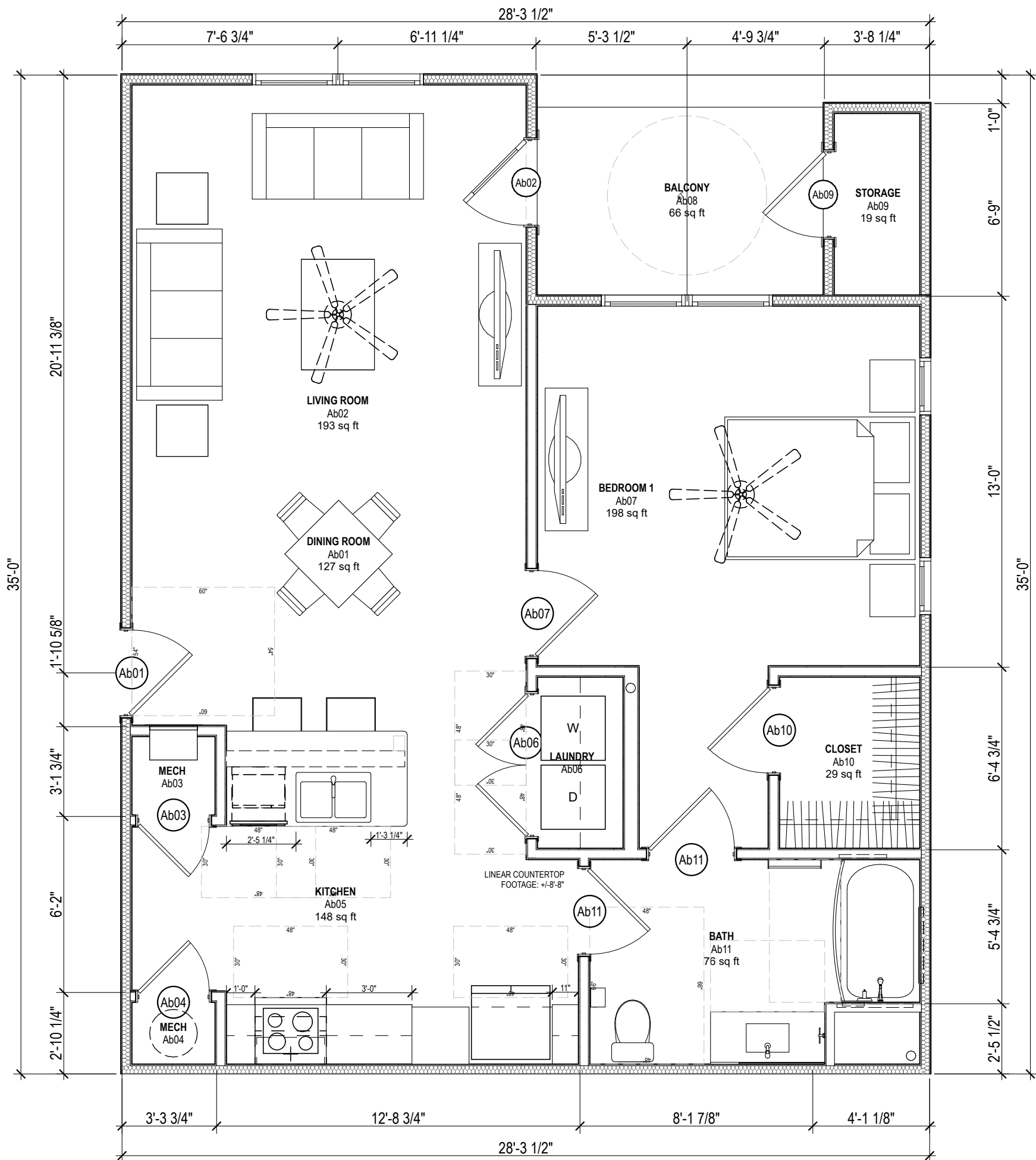
SHEET:

A-401

- 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 SLB, 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.

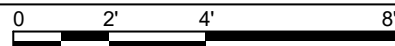
- ACCESSIBLE UNIT PLAN GENERAL NOTES:**
- SEE OVERALL BUILDING FLOOR PLANS FOR UNIT ORIENTATION & LOCATION. SOME UNITS MAY BE MIRRORED.
 - SEE ELEVATIONS FOR BRICK LOCATION.
 - SEE INTERIOR ELEVATIONS FOR ADDITIONAL MOUNTING AND CLEARANCE HEIGHTS AND LOCATIONS OF ALL REQUIRED GRAB BARS.
 - DIMENSIONS 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 SLB, 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 Ab - Type B - 1 Bed / 1 Bath
HEATED SQUARE FOOTAGE:
A: 840 sq ft
GROSS SQUARE FOOTAGE:
A: 980 sq ft

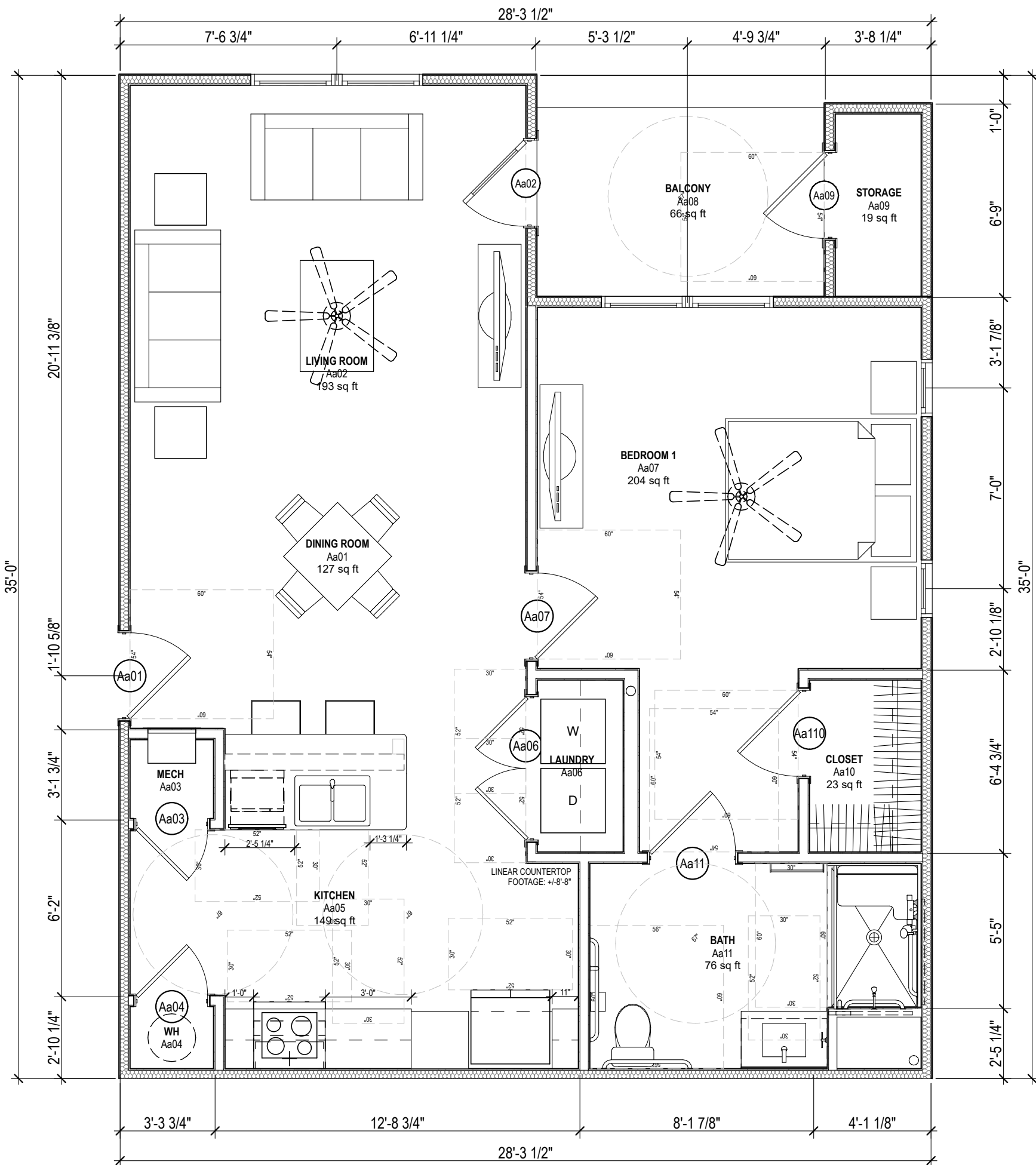


A1 ENLARGED UNIT A(b)

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

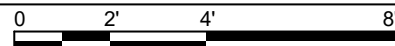


UNIT Aa - Type A - 1 Bed / 1 Bath Accessible w/ Roll-In
HEATED SQUARE FOOTAGE:
A: 840 sq ft
GROSS SQUARE FOOTAGE:
A: 980 sq ft



A5 ENLARGED UNIT A(a)

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





STATUS: 2025 SC HOUSING
LIHTC APPLICATION



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DATE:
2025-06

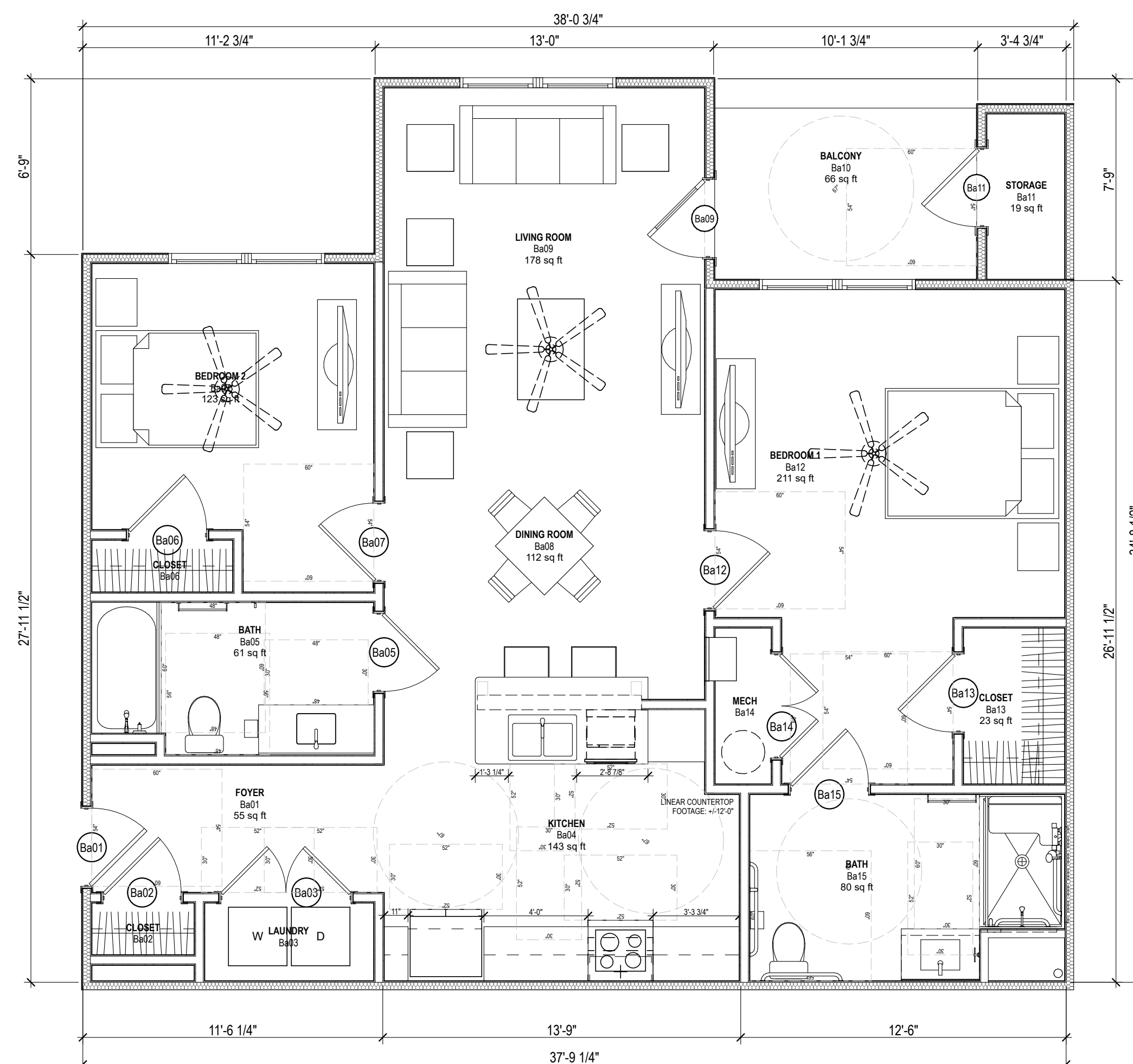
PROJECT NUMBER:
2025 SC

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

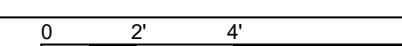
SHEET

A-402

UNIT Ba - Type A - 2 Bed / 2 Bath Accessible w/ Roll-In
HEATED SQUARE FOOTAGE:
A: 1,100 sq ft
GROSS SQUARE FOOTAGE:
A: 1,247 sq ft



A4 ENLARGED UNIT B(a)
SCALE: 1/4" = 1'-0"



UNIT PLAN GENERAL NOTES:

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.N.O.
5. PROVIDE RANGE HOOD (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" AFF. 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 DUL SIDETRACK DRAWERS, DOORS AND DRAWER FRONTS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KMA. CABINETS SHALL MEET THE ANSI / KMA AT 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 CABINERY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
12. GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINERY FABRICATION / INSTALLATION.
13. INSTALL SHOE MOLDING IN ALL RESILIENT FLOORING AREAS.
14. UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.

ACCESSIBLE UNIT PLAN GENERAL NOTES

- ## ACCESSIBLE UNIT PLAN GENERAL NOTES
1. GENERAL 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) DUAL EXTENDED HOT WATER SYSTEM OVER STOVE.
 6. FLUSH CONTROL ON WATER CLOSET TO BE INSTALLED ON APPROACH SIDE OF TOILET.
 7. ALL CEILINGS AT 4'-0" AFF. 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 MAY BE SOLID WOOD OR LAMINATE. PLASTIC VENEER PRODUCTS WITH SOLID WOOD DUAL SIDE/RACK DRAWERS, DOORS AND DRAWER FRONTS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KCMCA. CABINETS SHALL MEET THE ANSI / KCMCA AT 61.1 PERFORMANCE AND CONSTRUCTION STANDARD.
 11. MEDICINE CABINET IN ACCESSIBLE BATHROOM TO BE INSTALLED SO BOTTOM SHELF IS 40" AFF. 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" AFF.
 14. INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINETY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
 15. GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINERY FABRICATION / INSTALLATION.
 16. INSTALL SHOE MOLDING IN ALL RESIDENT FLOORING AREAS.
 17. UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.



Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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SHEET

A-403

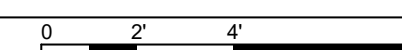
Room Schedule:

Room	Room Number	Area (sq ft)
Living Room	B009	178
Dining Room	B008	112
Kitchen	B004	143
Bathroom	B005	61
Bedroom	B010	205
Bedroom	B012	29
Storage	B011	19
Storage	B013	29
Foyer	B001	55
Laundry	B003	55
Closet	B002	55
Closet	B006	55
Closet	B007	55
Closet	B012	55
Closet	B014	55
Closet	B015	55
Balcony	B010	69

Overall Dimensions:

- Overall Width: 38'-0 3/4"
- Overall Depth: 34'-3 1/2"
- Overall Height: 13'-0"
- Overall Area: 498 sq ft

A4 ENLARGED UNIT B(b)
SCALE: 1/4" = 1'-0"



1. SEE ALL RELEVANT 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 EXHAUST (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" AFF. 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 KMA. CABINETS SHALL MEET THE ANSI / KMA AT 61.1 PERFORMANCE AND CONSTRUCTION STANDARD.
10. PROVIDE 5LB. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED UNDER KITCHEN SINK.
11. INSTALL 4"X3" SIGNED IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINERY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
12. GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINERY FABRICATION / INSTALLATION.
13. INSTALL SHOE MOLDING IN ALL RESILIENT FLOORING AREAS.
14. UNIT TO BE WIRED FOR HIGH-SPEED INTERNET.

ACCESSIBLE UNIT PLAN GENERAL NOTES

1. GENERAL BUILDING PLAN FORS 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) DUAL EXTENDED HOT WATER SYSTEM W/POVE STOVE.
6. FLUSH CONTROL ON WATER CLOSET TO BE INSTALLED ON APPROACH SIDE OF TOILET.
7. ALL CEILINGS AT 4'-0" AFF. 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.
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11. MEDICINE CABINET IN ACCESSIBLE BATHROOM TO BE INSTALLED SO BOTTOM SHELF IS 40" AFF. 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" AFF.
14. INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINERY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
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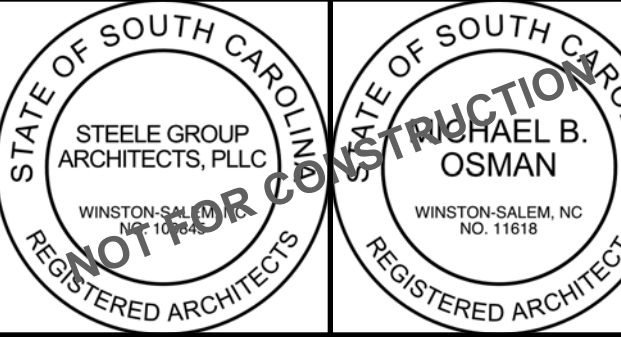
2025-06-24, 1:45 PM | Volumes | Marketing | Business Development | Affordable Housing | Taft Mills Group, LLC | 2025 | Aiken SC | 2025 Fox Ridge Trace - Aiken SC, pin

2025-06-24 1:51 PM C:\Users\steelegroup\Documents\Development\Accessories\301\1115\Drawings\1115-0001-00-01.dwg Unit Plans - Aiken SC.dwg



STEELE GROUP
ARCHITECTS

STATUS: 2025 SC HOUSING
LIHTC APPLICATION



Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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Version	Transmittal Set Name	Date

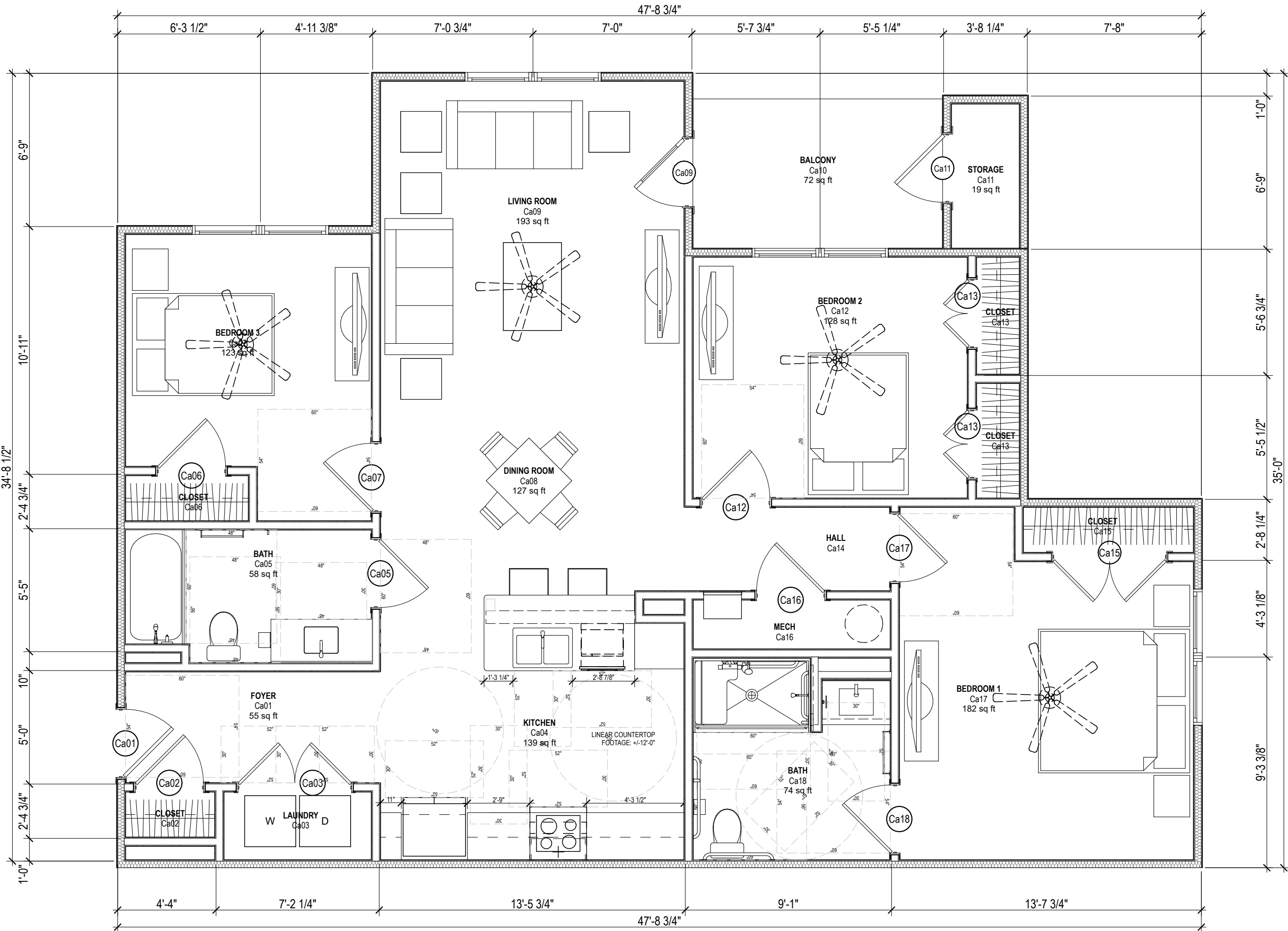
DATE:
2025-06
PROJECT NUMBER:
2025 SC
SHEET TITLE:
ENLARGED THREE BEDROOM
UNIT PLANS

SHEET:
A-404

- 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 SLB, 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.
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 - 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 SLB, 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.
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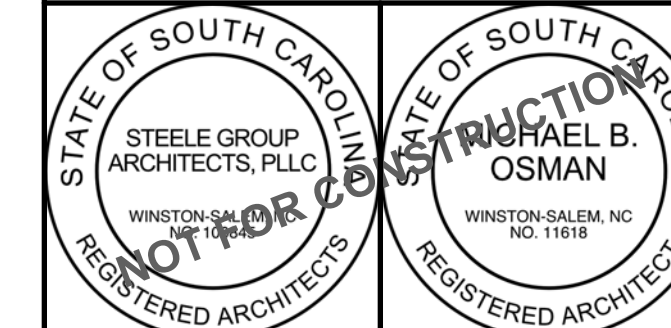
UNIT Ca - Type A - 3 Bed / 2 Bath Accessible w/ Roll-In
HEATED SQUARE FOOTAGE:
A: 1,280 sq ft
GROSS SQUARE FOOTAGE:
A: 1,441 sq ft



A4 ENLARGED UNIT C(a)
SCALE: 1/4" = 1'-0"



STATUS: 2025 SC HOUSING
LIHTC APPLICATION



Fox Ridge Trace
Rutland Drive
Aiken, SC 29801

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[illegible]

DATE:
2025-06

PROJECT NUMBER:
2025 SC

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

SHEET

A-405

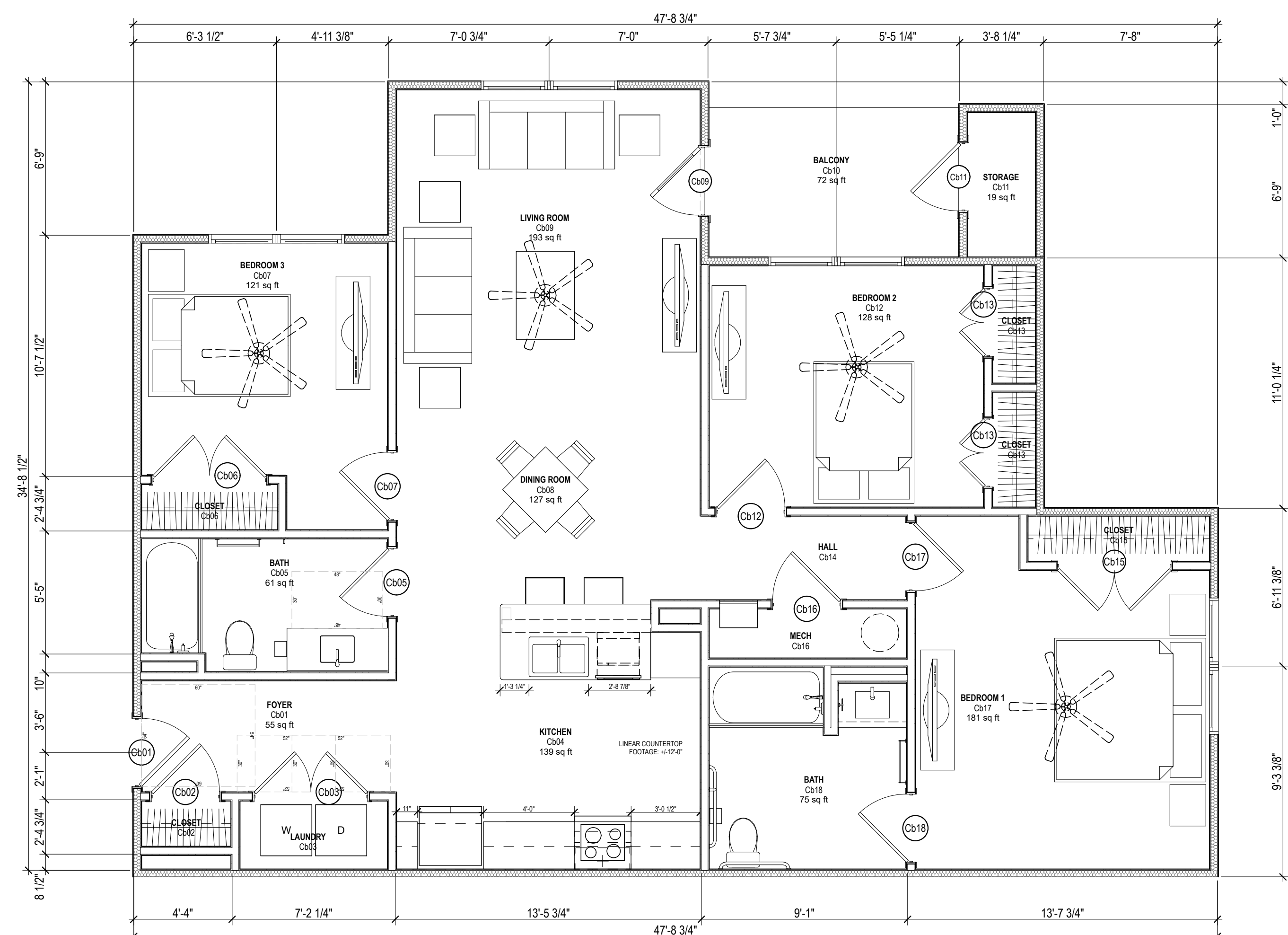
UNIT PLAN GENERAL NOTES:

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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 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" AFF U.O.
8. ALL EXTERIOR DOORS TO RECEIVE LOW PROFILE ADA THRESHOLD (1 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 / KOMA A1 6.1.1 PERFORMANCE AND CONSTRUCTION STANDARD.
10. PROVIDE SLC AB RATED dry chemical fire extinguisher MOUNTED UNDER KITCHEN SINK.
11. INSTALL 4"x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINERY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
12. GC TO VERIFY KITCHEN APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO CABINERY FABRICATION / INSTALLATION.
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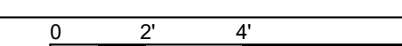
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 9. BASE CABINET FRONT AT BATHROOM SINK TO BE REMOVABLE. FLOORINGS TO CONTINUE UNDER CABINET, WATER AND DRAIN LINES TO BE INSULATED. PAINT WALL BEHIND CABINET.
 10. ALL CABETS MUST BE SOLID OR LAMINATE. WORK PLASTIC VENEER PRODUCTS WITH SOLID SURFACIAL. SINKS, DRAWERS, DOORS AND DRAWER GRIPS SHALL NOT BE PARTICLEBOARD OR LAMINATE. CABINETS SHALL BEAR THE CERTIFICATION SEAL OF KCMA. CABINETS SHALL MEET THE ANSI / KCMA A161.1 PERFORMANCE AND CONSTRUCTION STANDARD.
 11. MEDICINE CABINET IN ACCESSIBLE BATHROOM TO BE INSTALLED SO BOTTOM SHELF IS 40" AFF. MAX.
 12. PROVIDE BLOCKING FOR GRAB BARS, TOILET ACCESSORIES, AND WIRE SHELVEING WHERE APPLICABLE.
 13. PROVIDE SLB ABC RATED Dry Chemical Fire EXTINGUISHER MOUNTED AT 4'-0" AFF.
 14. INSTALL 4'x3" SIGNAGE IDENTIFYING THE LOCATION OF FIRE EXTINGUISHERS CONCEALED IN CABINERY AND NOT CLEARLY VISIBLE TO THE TENANT, WHERE REQUIRED.
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UNIT Cb - Type B - 3 Bed / 2 Bath
HEATED SQUARE FOOTAGE:
A: 1,280 sq ft
GROSS SQUARE FOOTAGE:
A: 1,441 sq ft



A4 ENLARGED UNIT C(b)

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



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