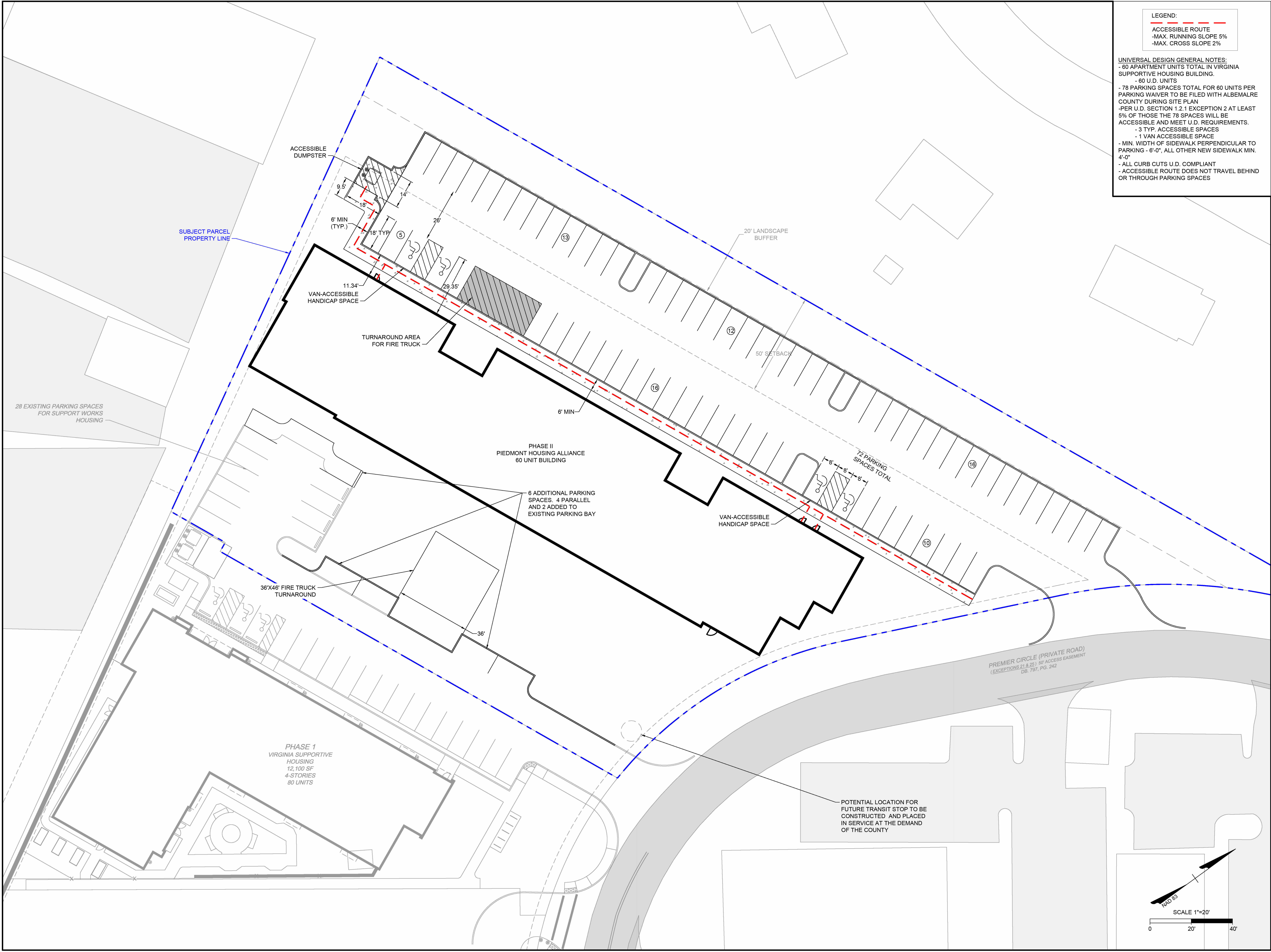




LEGEND:
ACCESSIBLE ROUTE
-MAX. RUNNING SLOPE 5%
-MAX. CROSS SLOPE 2%

UNIVERSAL DESIGN GENERAL NOTES:
- 60 APARTMENT UNITS TOTAL IN VIRGINIA SUPPORTIVE HOUSING BUILDING.
- 60 U.D. UNITS
- 78 PARKING SPACES TOTAL FOR 60 UNITS PER PARKING WAIVER TO BE FILED WITH ALBEMALRE COUNTY DURING SITE PLAN
- PER U.D. SECTION 1.2.1 EXCEPTION 2 AT LEAST 5% OF THOSE THE 78 SPACES WILL BE ACCESSIBLE AND MEET U.D. REQUIREMENTS.
- 3 TYP. ACCESSIBLE SPACES
- 1 VAN ACCESSIBLE SPACE
- MIN. WIDTH OF SIDEWALK PERPENDICULAR TO PARKING - 6'-0", ALL OTHER NEW SIDEWALK MIN. 4'-0"
- ALL CURB CUTS U.D. COMPLIANT
- ACCESSIBLE ROUTE DOES NOT TRAVEL BEHIND OR THROUGH PARKING SPACES

Premier Circle - PSH

405 PREMIER CIRCLE
CHARLOTTESVILLE,
VIRGINIA

FOR

VIRGINIA
SUPPORTIVE
HOUSING



JOB NUMBER	75499
DATE	1.22.2026
DRAWN BY	
APPROVED BY	
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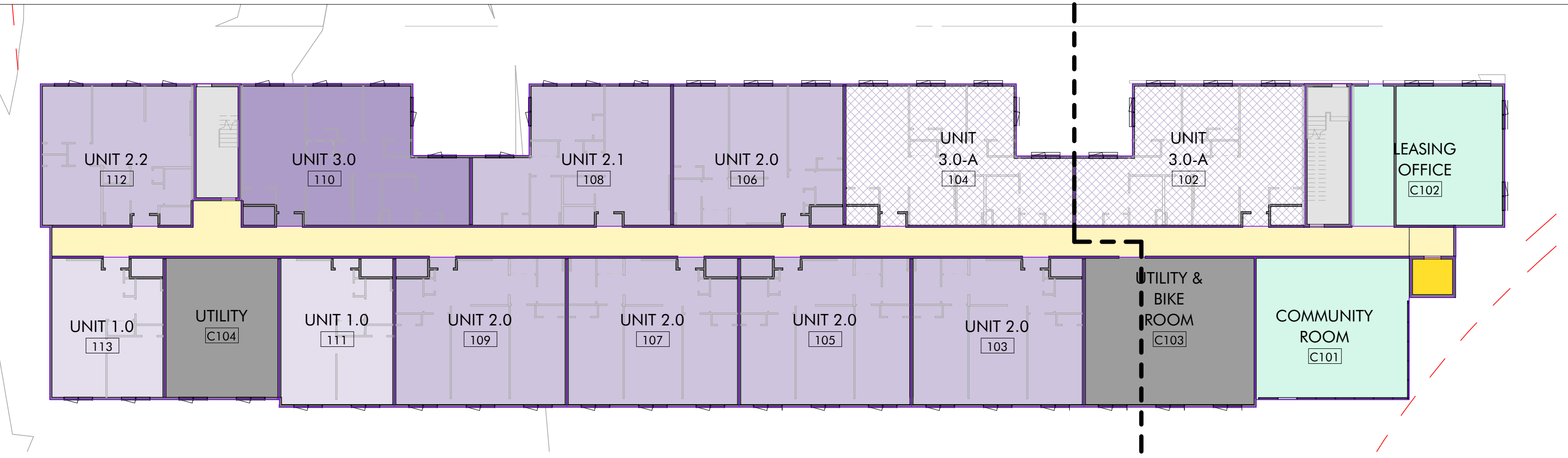
2026 LIHTC
APPLICATION

REVISIONS	

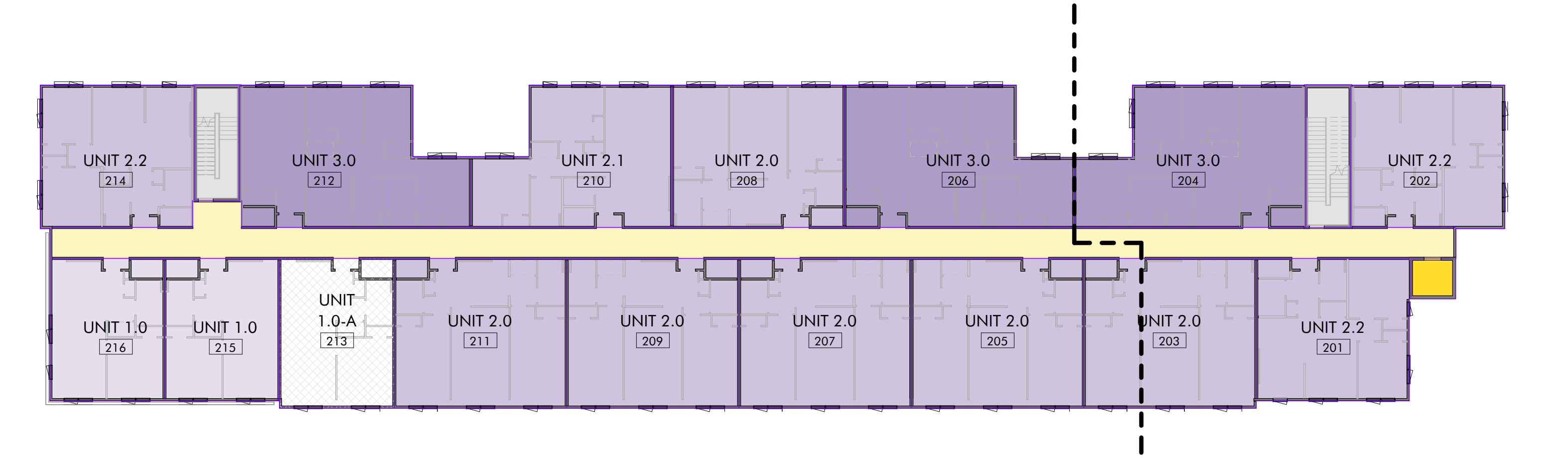
UD 1.0

UNIVERSAL DESIGN
SITE DIAGRAM

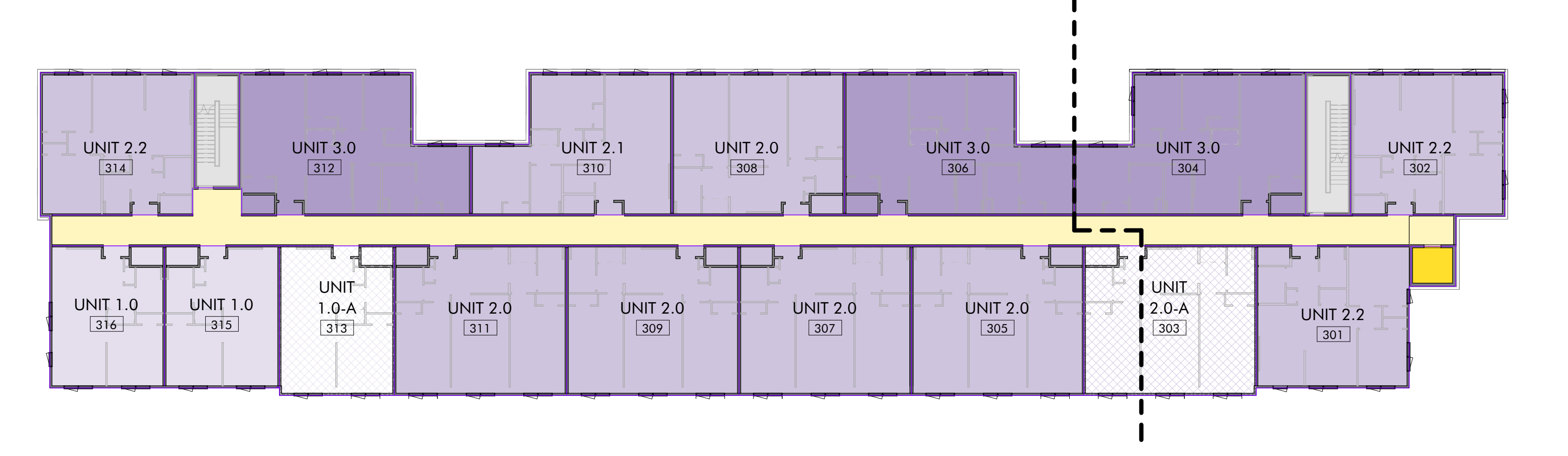
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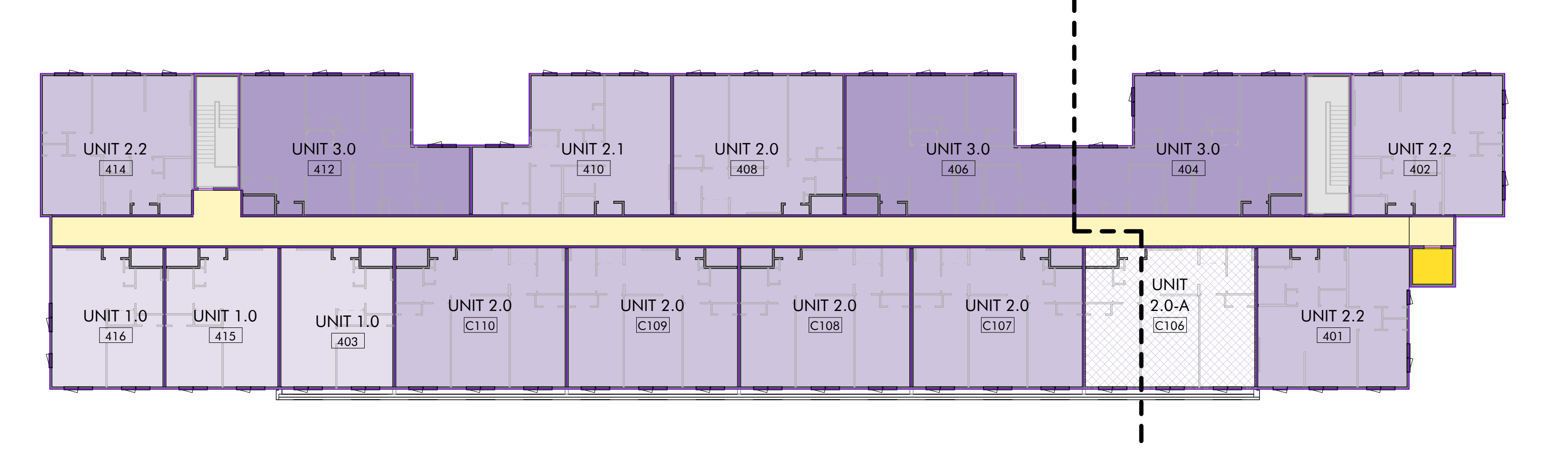
1 LEVEL 1
1" = 20'-0"



2 LEVEL 2
1" = 20'-0"



3 LEVEL 3
1" = 20'-0"



4 LEVEL 4
1" = 20'-0"

PREMIER
APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

FOR

PIEDMONT
HOUSING
ALLIANCE

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JOB NUMBER	25022
PHASE DATE	12/29/25
PREPARED BY	Author
REVIEWED BY	Approver
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PROJECT PHASE

LIHTC SET

ISSUES		
NO.	DESCRIPTION	DATE

SHEET ID

VH0.2

SHEET NAME

PROGRAM



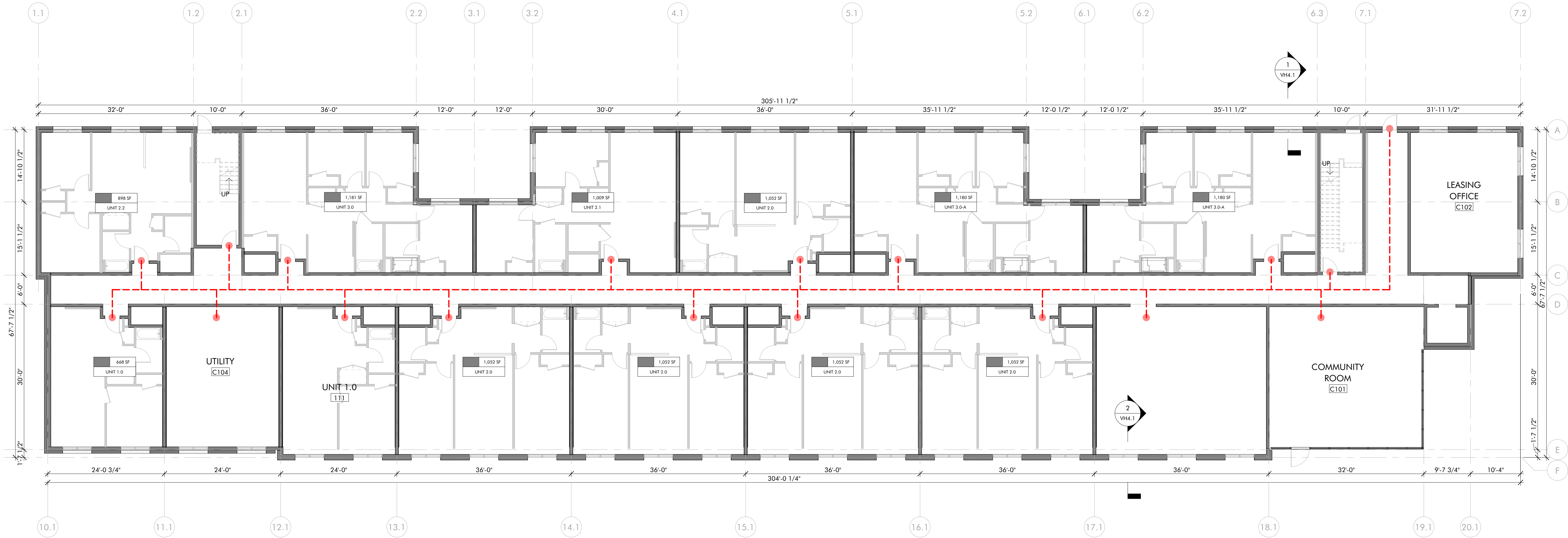
2026 LINTC PER EXAMPLE SQFT CALCULATIONS						Premier Apartments
					NORBC	
DEVELOPMENT GSF PER VHA (A)	UNHEATED FLOOR AREA (B)	NON-RESIDENTIAL C	RESIDENTIAL (D) HEATED	RESIDENTIAL (E) COMMON	BLDG GSF / BLDG GSF (F)	
18,773.68			16,238.65	2,535.03	18,941.00	
19,091.57	-		16,556.48	2,535.09	19,358.17	
19,094.22			16,556.48	2,537.74	19,358.17	
19,091.57			13,181.65	5,909.92	19,613.92	
76,051.04	-		62,533.26	13,517.78	77,271.35	

FOR
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VIRGINIA HOUSING PLANS

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1/23/2026 5:25:42 PM



2025 MDCR PLAN NOTES

ARCH #02: PROVIDE PERMANENT ACCESS TO FLAT ROOFS
ARCH #04: PROVIDE ROOF/OVERHANG OVER EXT. ENTRANCE DOORS, 30" MIN. OR DOOR SETBACK PER MDCR REGS.
ARCH #28: MIN. (1) FULL-HEIGHT CLOSET OF 6 SQ FOR GENERAL STORAGE
ARCH #33H: PROVIDE AT LEAST (1) BASE CABINET WITH DRAWER, MIN. 15" WIDE
ARCH #35A: 30" RANGE (20" MIN. IN STUDIO AND 18R ELDERLY)
ARCH #35B: RANGE HOOD OR COMBO RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES
ARCH #35C: 24" DISHWASHER IN ALL UNITS (18" MIN. IN STUDIO)
ARCH #35D: FROST FREE REFRIGERATOR WITH MIN. SIZE PER MDCR
ARCH #35E: PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS FOR WASHERS AND DRYERS PER MDCR

UD ACCESSIBLE ROUTE

- UD ESSENTIAL ELEMENT 1.1
36" ACCESSIBLE ROUTE
- UD ESSENTIAL ELEMENT 1.4
LEVEL ENTRY CONNECTING COMMON SPACE TO QUALIFYING UD UNIT.
- ACCESSIBLE ENTRY/EXIT

2025 UD GENERAL NOTES

EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES
EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B)
EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12
EE2.4 CLEAR SPACE ON PULL SIDE OF ALL DOORS: 36" DEEP CLEAR, LEVEL FLOOR SPACE TO EXTEND 18" PAST LATCH ON PULL SIDE OF DOOR
EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE
EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE
EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B)
EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D)
EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING
EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE
EE4.6 CABINET HARDWARE: TO COMPLY WITH EE3.3 OPERATIONS
EE5.2 BATHING AREA (# OF STEP-IN AND ROLL-IN SHOWERS): UNITS WITH TWO OR MORE BATHS TO PROVIDE ONE 60" X 36" ROLL-IN SHOWER WITH 1/2" MAX LEVEL CHANGE
EE7.1 THERMOSTATS: 'SMART,' PROGRAMMABLE THERMOSTAT WITH VOICE ACTIVATION CAPABILITY

BRW ARCHITECTS
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charlottesville virginia 22902
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brw-architects.com

PREMIER APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

FOR

PIEDMONT HOUSING ALLIANCE

**PRELIMINARY
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CONSTRUCTION**

JOB NUMBER	25022
PHASE DATE	12/29/25
PREPARED BY	Author
REVIEWED BY	Approver
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PROJECT PHASE

LIHTC SET

ISSUES	NO.	DESCRIPTION	DATE
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SHEET ID

VH1.1

SHEET NAME

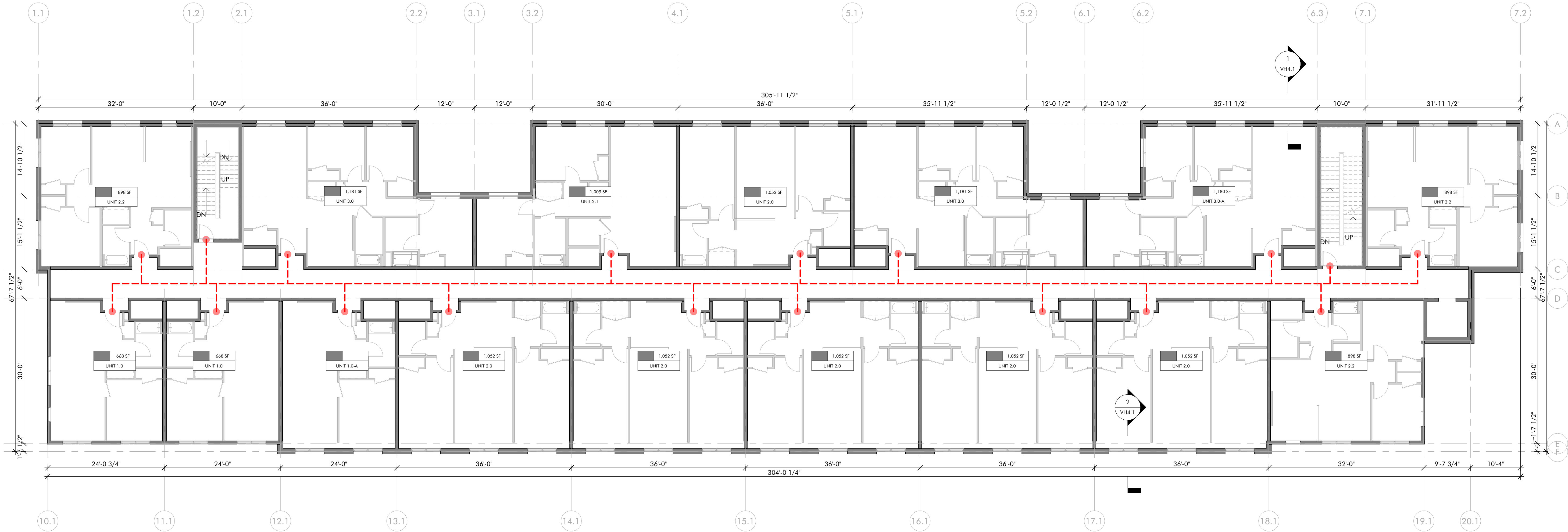
LEVEL 1

1 FLOOR PLAN - LEVEL

3/32" = 1'-0"

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2025 MDCR PLAN NOTES		UD ACCESSIBLE ROUTE	2025 UD GENERAL NOTES
ARCH #02:	PROVIDE PERMANENT ACCESS TO FLAT ROOFS	UD ESSENTIAL ELEMENT 1.1 36" ACCESSIBLE ROUTE UD ESSENTIAL ELEMENT 1.4 LEVEL ENTRY CONNECTING COMMON SPACE TO QUALIFYING UD UNIT. ACCESSIBLE ENTRY/EXIT	EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES
ARCH #04:	PROVIDE ROOF/OVERHANG OVER EXT. ENTRANCE DOORS, 30" MIN. OR DOOR SETBACK PER MDCR REGS.		EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B)
ARCH #28:	MIN. (1) FULL-HEIGHT CLOSET OF 6 SQ FOR GENERAL STORAGE		EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12
ARCH #33H:	PROVIDE AT LEAST (1) BASE CABINET WITH DRAWER, MIN. 15" WIDE		EE2.4 CLEAR SPACE ON PULL SIDE OF ALL DOORS: 36" DEEP CLEAR, LEVEL FLOOR SPACE TO EXTEND 18" PAST LATCH ON PULL SIDE OF DOOR
ARCH #35A:	30" RANGE (20" MIN. IN STUDIO AND 18R ELDERLY)		EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE
ARCH #35B:	RANGE HOOD OR COMBO RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES		EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE
ARCH #35C:	24" DISHWASHER IN ALL UNITS (18" MIN. IN STUDIO)		EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B)
ARCH #35D:	FROST FREE REFRIGERATOR WITH MIN. SIZE PER MDCR		EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D)
ARCH #35E:	PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS FOR WASHERS AND DRYERS PER MDCR		EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING

PREMIER
APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

FOR

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JOB NUMBER	25022
PHASE DATE	12/29/25
PREPARED BY	Author
REVIEWED BY	Approver
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PROJECT PHASE

LIHTC SET

ISSUES		
NO.	DESCRIPTION	DATE

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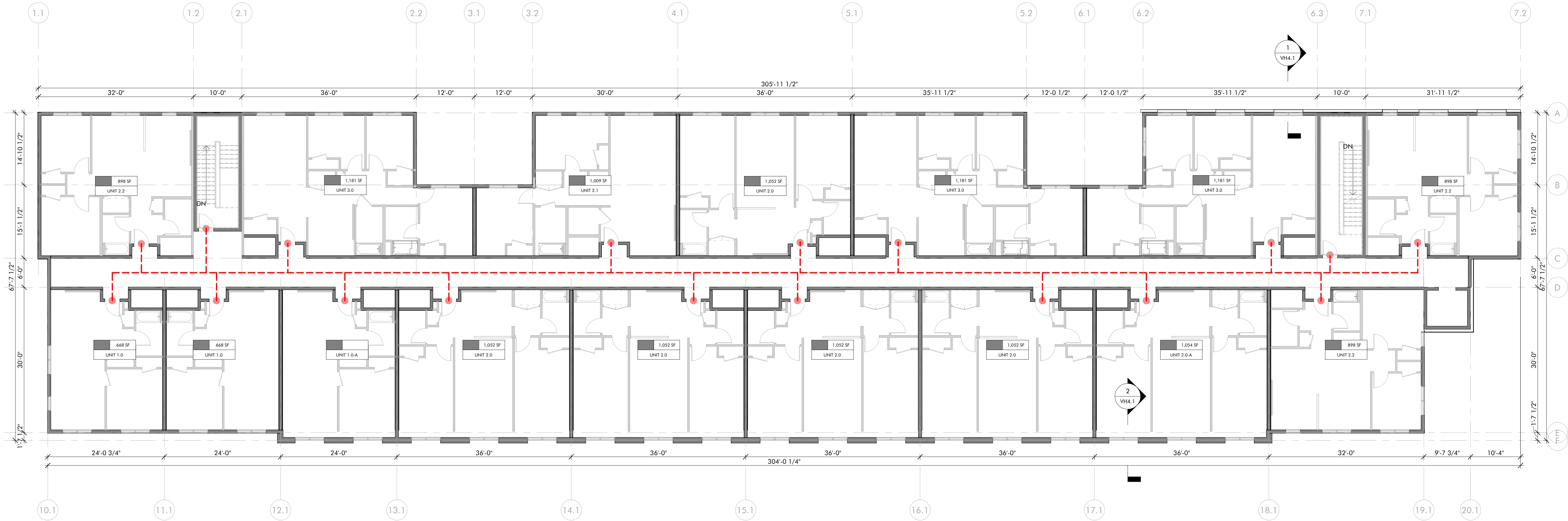
VH1.2

SHEET NAME

LEVEL 2

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2025 MDCR PLAN NOTES		UD ACCESSIBLE ROUTE		2025 UD GENERAL NOTES
ARCH #02:	PROVIDE PERMANENT ACCESS TO FLAT ROOFS		UD ESSENTIAL ELEMENT 1.1	EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B) EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12 EE2.4 CLEAR SPACE ON PULL SIDE OF ALL DOORS: 36" DEEP CLEAR, LEVEL FLOOR SPACE TO EXTEND 18" PAST LATCH ON PULL SIDE OF DOOR EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B) EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D) EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE EE4.6 CABINET HARDWARE: TO COMPLY WITH EE3.3 OPERATIONS EE5.2 BATHING AREA (# OF STEP-IN AND ROLL-IN SHOWERS): UNITS WITH TWO OR MORE BATHS TO PROVIDE ONE 60" X 36" ROLL-IN SHOWER WITH 1/2" MAX LEVEL CHANGE EE7.1 THERMOSTATS: 'SMART,' PROGRAMMABLE THERMOSTAT WITH VOICE ACTIVATION CAPABILITY
ARCH #04:	PROVIDE ROOF/OVERHANG OVER EXT. ENTRANCE DOORS, 30" MIN. OR DOOR SETBACK PER MDCR REGS.		36" ACCESSIBLE ROUTE	
ARCH #28:	MIN. (1) FULL-HEIGHT CLOSET OF 6 SQ FOR GENERAL STORAGE		UD ESSENTIAL ELEMENT 1.4	
ARCH #33H:	PROVIDE AT LEAST (1) BASE CABINET WITH DRAWER, MIN. 15" WIDE		LEVEL ENTRY CONNECTING COMMON SPACE TO QUALIFYING UD UNIT.	
ARCH #35A:	30" RANGE (20" MIN. IN STUDIO AND 18R ELDERLY)		ACCESSIBLE ENTRY/EXIT	
ARCH #35B:	RANGE HOOD OR COMBO RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES			
ARCH #35C:	24" DISHWASHER IN ALL UNITS (18" MIN. IN STUDIO)			
ARCH #35D:	FROST FREE REFRIGERATOR WITH MIN. SIZE PER MDCR			
ARCH #35E:	PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS FOR WASHERS AND DRYERS PER MDCR			



PREMIER APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

FOR

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JOB NUMBER	25022
PHASE DATE	12/29/25
PREPARED BY	Author
REVIEWED BY	Approver
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PROJECT PHASE

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ISSUES		
NO.	DESCRIPTION	DATE

SHEET ID

VH1.3

SHEET NAME

LEVEL 3

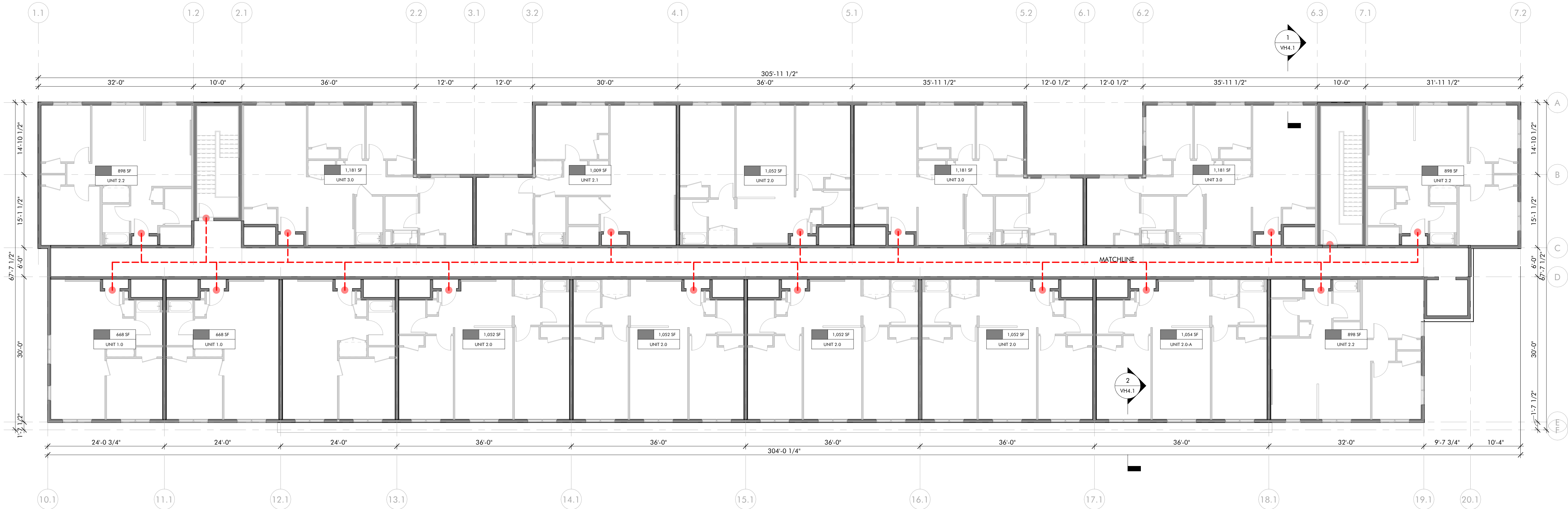
Autodesk Docs://Premier Apartments/25022 Premier Circle Phase 2 - RVT26.nrf

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1

FLOOR PLAN - LEVEL 4

3/32" = 1'-0"



2025 MDCR PLAN NOTES

ARCH #02: PROVIDE PERMANENT ACCESS TO FLAT ROOFS
ARCH #04: PROVIDE ROOF/OVERHANG OVER EXT. ENTRANCE DOORS, 30" MIN. OR DOOR SETBACK PER MDCR REGS.
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ARCH #35C: 24" DISHWASHER IN ALL UNITS (18" MIN. IN STUDIO)
ARCH #35D: FROST FREE REFRIGERATOR WITH MIN. SIZE PER MDCR
ARCH #35E: PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS FOR WASHERS AND DRYERS PER MDCR

UD ACCESSIBLE ROUTE

- UD ESSENTIAL ELEMENT 1.1
36" ACCESSIBLE ROUTE
- UD ESSENTIAL ELEMENT 1.4
LEVEL ENTRY CONNECTING COMMON SPACE TO QUALIFYING UD UNIT.
- ACCESSIBLE ENTRY/EXIT

2025 UD GENERAL NOTES

EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES
EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B)
EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12
EE2.4 CLEAR SPACE ON PULL SIDE OF ALL DOORS: 36" DEEP CLEAR, LEVEL FLOOR SPACE TO EXTEND 18" PAST LATCH ON PULL SIDE OF DOOR
EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE
EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE
EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B)
EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D)
EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING
EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE
EE4.6 CABINET HARDWARE: TO COMPLY WITH EE3.3 OPERATIONS
EE5.2 BATHING AREA (# OF STEP-IN AND ROLL-IN SHOWERS): UNITS WITH TWO OR MORE BATHS TO PROVIDE ONE 60" X 36" ROLL-IN SHOWER WITH 1/2" MAX LEVEL CHANGE
EE7.1 THERMOSTATS: 'SMART,' PROGRAMMABLE THERMOSTAT WITH VOICE ACTIVATION CAPABILITY



PREMIER APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

FOR

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JOB NUMBER	25022
PHASE DATE	12/29/25
PREPARED BY	Author
REVIEWED BY	Approver
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PROJECT PHASE

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ISSUES	
NO.	DESCRIPTION
	DATE

SHEET ID

VH1.4

SHEET NAME

LEVEL 4

2025 MDCR PLAN NOTES		2025 UD GENERAL NOTES	2025 UD UNIT GENERAL NOTES
ARCH #02: ARCH #04: ARCH #28: ARCH #33H: ARCH #35A: ARCH #35B: ARCH #35C: ARCH #35D: ARCH #35E:	PROVIDE PERMANENT ACCESS TO FLAT ROOFS PROVIDE ROOF/OVERHANG OVER EXT. ENTRANCE DOORS, 30" MIN. OR DOOR SETBACK PER MDCR REGS. MIN. (1) FULL-HEIGHT CLOSET OF 6 SQ FOR GENERAL STORAGE PROVIDE AT LEAST (1) BASE CABINET WITH DRAWER, MIN. 15" WIDE 30" RANGE (20" MIN. IN STUDIO AND 18R ELDERLY) RANGE HOOD OR COMBO RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES 24" DISHWASHER IN ALL UNITS (18" MIN. IN STUDIO) FROST FREE REFRIGERATOR WITH MIN. SIZE PER MDCR PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS FOR WASHERS AND DRYERS PER MDCR	EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B) EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12 EE2.4 CLEAR SPACE ON PULL SIDE OF ALL DOORS: 36" DEEP CLEAR, LEVEL FLOOR SPACE TO EXTEND 18" PAST LATCH ON PULL SIDE OF DOOR EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B) EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D) EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE EE4.6 CABINET HARDWARE: TO COMPLY WITH EE3.3 OPERATIONS EE5.2 BATHING AREA (# OF STEP-IN AND ROLL-IN SHOWERS): UNITS WITH TWO OR MORE BATHS TO PROVIDE ONE 60" X 36" ROLL-IN SHOWER WITH 1/2" MAX LEVEL CHANGE EE7.1 THERMOSTATS: 'SMART,' PROGRAMMABLE THERMOSTAT WITH VOICE ACTIVATION CAPABILITY	EE2.2 INTERIOR PASSAGEWAYS: 42" MIN CLEAR FOR 36" MAX EE2.3 LEVEL SPACE AT ENTRYWAYS: 60" X 60" CLEAR AT INTERIOR AND EXTERIOR SIDE OF THE DOOR WITH 1:50 MAX SLOPE EE4.1 CLEAR FLOOR SPACE: MIN CLEAR FLOOR SPACE COMPLYING WITH EE3.1 POSITIONED FOR EITHER FORWARD TO PARALLEL APPROACH EE4.2 RANGE: FRONT CONTROL TO COMPLY WITH EE3.2 EACH RANGE REQUIREMENTS EE4.3 REFRIGERATOR: SIDE-BY-SIDE TYPE TO COMPLY WITH EE3.2 REACH RANGE REQUIREMENTS EE4.4 SINK: REAR DRAIN SINK WITH CONCEALED PIPES BEHIND 30" PANEL OR REMOVABLE SINK BASE EE4.5 MULTIPLE HEIGHT WORK SURFACES: INCLUDES ONE 24" WIDE X 20" DEEP AT 29" - 31" A.F.F. EE5.1 BATHROOM TYPE (# OF OPTION A BATHS): AT LEAST ON BATHROOM COMPLYING WITH ANSI A117.1-2009 TYPE B - OPTION A EE5.3 SHOWER FIXTURES: ALL STEP-IN AND ROLL-IN SHOWERS SHALL CONTAIN BOTH A HANDHELD SHOWER AND A FIXED SHOWER HEAD PER FIGURE 5.3 EE6.1 SIDE BY SIDE, FRONT LOADING EQUIPMENT: UNLESS TENANT PROVIDED

BRW

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PREMIER
APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

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JOB NUMBER	25022
PHASE DATE	12/29/25
PREPARED BY	Author
REVIEWED BY	Approver
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PROJECT PHASE

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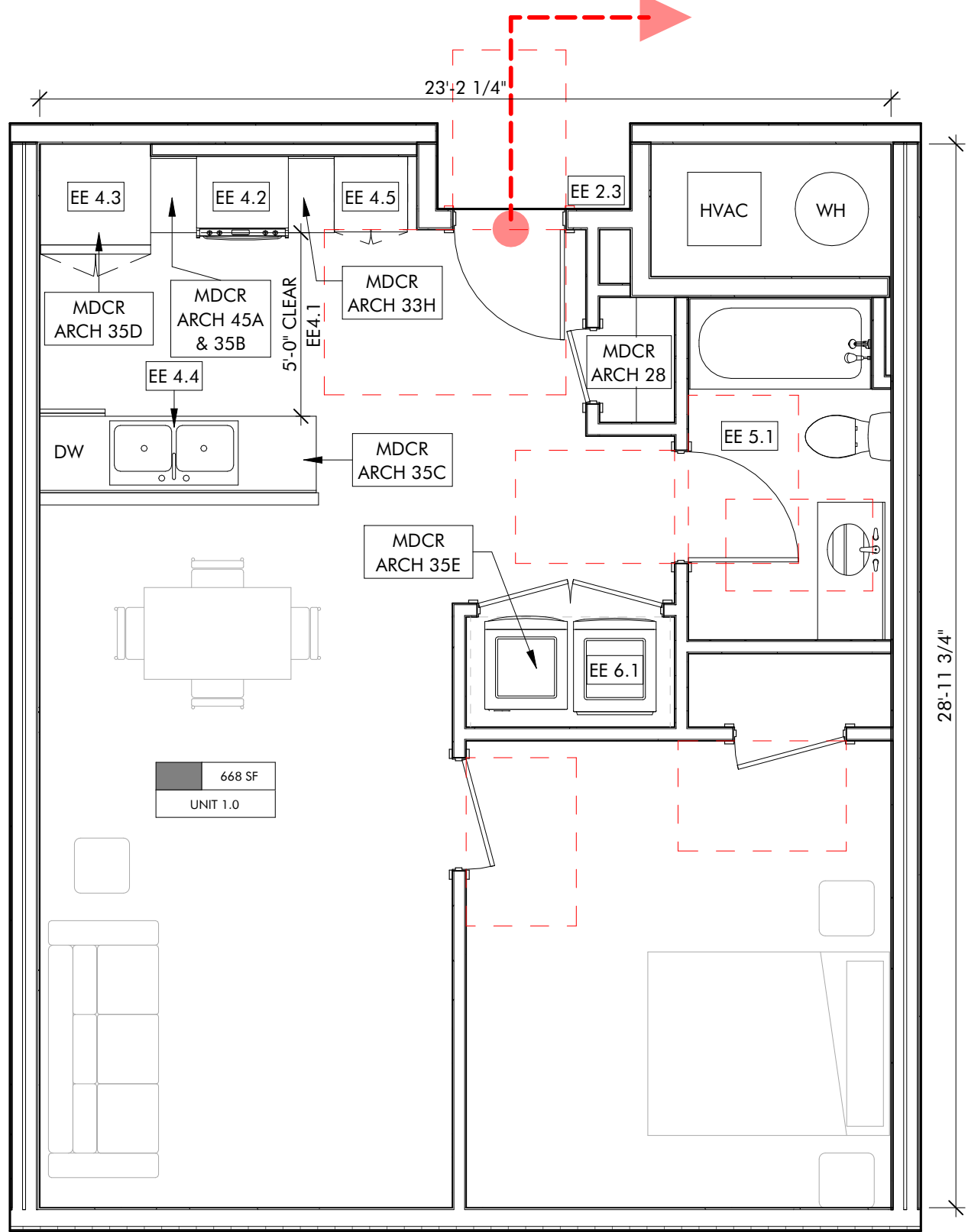
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NO.	DESCRIPTION	DATE

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VH1.5

SHEET NAME

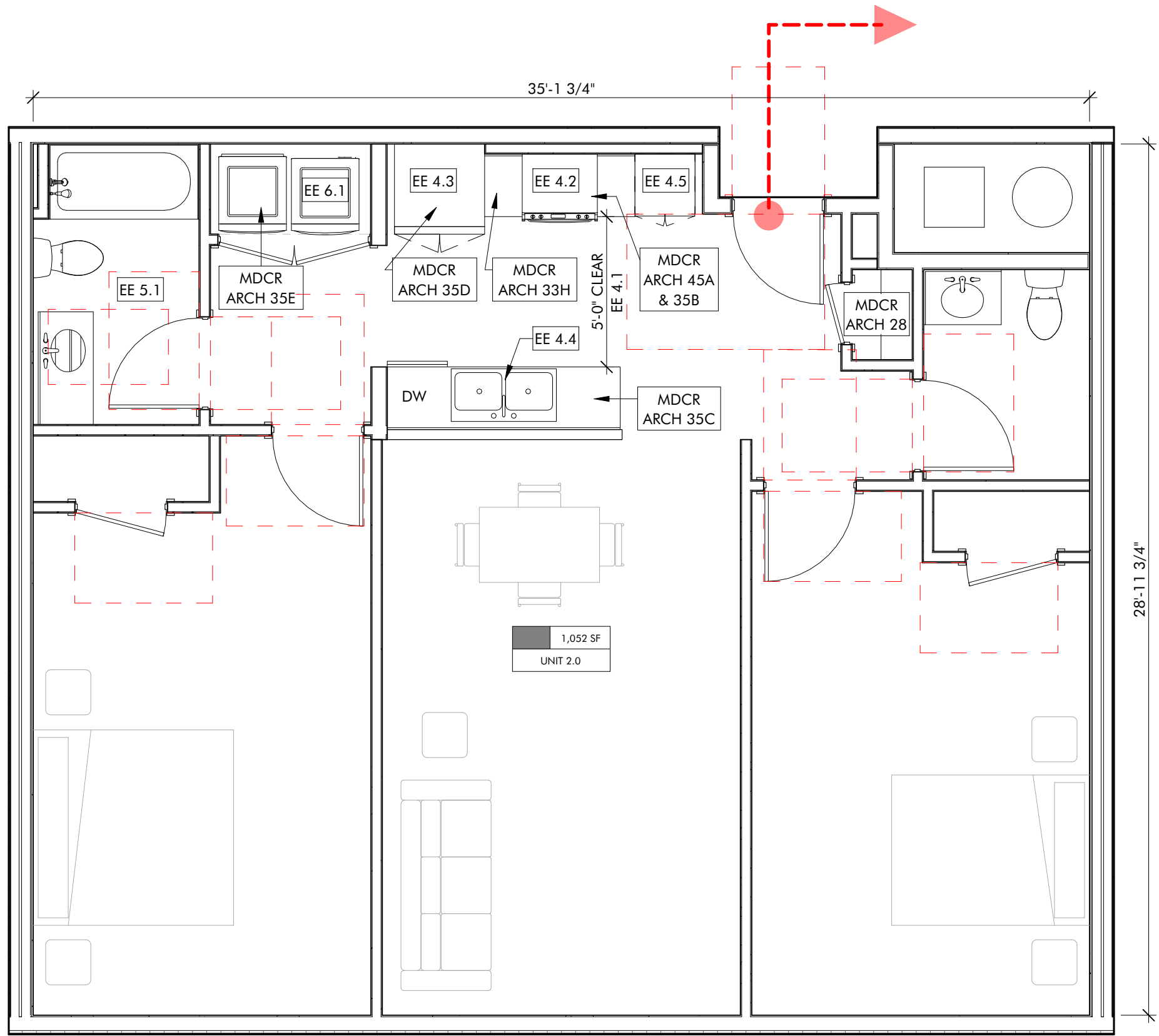
UNIT 1.0



1 UNIT 1.0

1/4" = 1'-0"

2025 MDCR PLAN NOTES	2025 UD GENERAL NOTES	2025 UD UNIT GENERAL NOTES
ARCH #02: PROVIDE PERMANENT ACCESS TO FLAT ROOFS ARCH #04: PROVIDE ROOF/OVERHANG OVER EXT. ENTRANCE DOORS, 30" MIN. OR DOOR SETBACK PER MDCR REGS. ARCH #28: MIN. (1) FULL-HEIGHT CLOSET OF 6 SQ FOR GENERAL STORAGE ARCH #33H: PROVIDE AT LEAST (1) BASE CABINET WITH DRAWER, MIN. 15" WIDE ARCH #35A: 30" RANGE (20" MIN. IN STUDIO AND 18R ELDERLY) ARCH #35B: RANGE HOOD OR COMBO RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES ARCH #35C: 24" DISHWASHER IN ALL UNITS (18" MIN. IN STUDIO) ARCH #35D: FROST FREE REFRIGERATOR WITH MIN. SIZE PER MDCR ARCH #35E: PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS FOR WASHERS AND DRYERS PER MDCR	EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B) EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12 EE2.4 CLEAR SPACE ON PULL SIDE OF ALL DOORS: 36" DEEP CLEAR, LEVEL FLOOR SPACE TO EXTEND 18" PAST LATCH ON PULL SIDE OF DOOR EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B) EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D) EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE EE4.6 CABINET HARDWARE: TO COMPLY WITH EE3.3 OPERATIONS EE5.2 BATHING AREA (# OF STEP-IN AND ROLL-IN SHOWERS): UNITS WITH TWO OR MORE BATHS TO PROVIDE ONE 60" X 36" ROLL-IN SHOWER WITH 1/2" MAX LEVEL CHANGE EE7.1 THERMOSTATS: 'SMART,' PROGRAMMABLE THERMOSTAT WITH VOICE ACTIVATION CAPABILITY	EE2.2 INTERIOR PASSAGEWAYS: 42" MIN CLEAR FOR 36" MAX EE2.3 LEVEL SPACE AT ENTRYWAYS: 60" X 60" CLEAR AT INTERIOR AND EXTERIOR SIDE OF THE DOOR WITH 1:50 MAX SLOPE EE4.1 CLEAR FLOOR SPACE: MIN CLEAR FLOOR SPACE COMPLYING WITH EE3.1 POSITIONED FOR EITHER FORWARD TO PARALLEL APPROACH EE4.2 RANGE: FRONT CONTROL TO COMPLY WITH EE3.2 EACH RANGE REQUIREMENTS EE4.3 REFRIGERATOR: SIDE-BY-SIDE TYPE TO COMPLY WITH EE3.2 REACH RANGE REQUIREMENTS EE4.4 SINK: REAR DRAIN SINK WITH CONCEALED PIPES BEHIND 30" PANEL OR REMOVABLE SINK BASE EE4.5 MULTIPLE HEIGHT WORK SURFACES: INCLUDES ONE 24" WIDE X 20" DEEP AT 29" - 31" A.F.F. EE5.1 BATHROOM TYPE (# OF OPTION A BATHS): AT LEAST ON BATHROOM COMPLYING WITH ANSI A117.1-2009 TYPE B - OPTION A EE5.3 SHOWER FIXTURES: ALL STEP-IN AND ROLL-IN SHOWERS SHALL CONTAIN BOTH A HANDHELD SHOWER AND A FIXED SHOWER HEAD PER FIGURE 5.3 EE6.1 SIDE BY SIDE, FRONT LOADING EQUIPMENT: UNLESS TENANT PROVIDED



1 UNIT 2.0
1/4" = 1'-0"

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JOB NUMBER	25022
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PREPARED BY	Author
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UNIT 2.0

2025 MDCR PLAN NOTES		2025 UD GENERAL NOTES	2025 UD UNIT GENERAL NOTES
ARCH #02: ARCH #04: ARCH #28: ARCH #33H: ARCH #35A: ARCH #35B: ARCH #35C: ARCH #35D: ARCH #35E:	PROVIDE PERMANENT ACCESS TO FLAT ROOFS PROVIDE ROOF/OVERHANG OVER EXT. ENTRANCE DOORS, 30" MIN. OR DOOR SETBACK PER MDCR REGS. MIN. (1) FULL-HEIGHT CLOSET OF 6 SQ FOR GENERAL STORAGE PROVIDE AT LEAST (1) BASE CABINET WITH DRAWER, MIN. 15" WIDE 30" RANGE (20" MIN. IN STUDIO AND 18" ELDERLY) RANGE HOOD OR COMBO RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES 24" DISHWASHER IN ALL UNITS (18" MIN. IN STUDIO) FROST FREE REFRIGERATOR WITH MIN. SIZE PER MDCR PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS FOR WASHERS AND DRYERS PER MDCR	EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B) EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12 EE2.4 CLEAR SPACE ON PULL SIDE OF ALL DOORS: 36" DEEP CLEAR, LEVEL FLOOR SPACE TO EXTEND 18" PAST LATCH ON PULL SIDE OF DOOR EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B) EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D) EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE EE4.6 CABINET HARDWARE: TO COMPLY WITH EE3.3 OPERATIONS EE5.2 BATHING AREA (# OF STEP-IN AND ROLL-IN SHOWERS): UNITS WITH TWO OR MORE BATHS TO PROVIDE ONE 60" X 36" ROLL-IN SHOWER WITH 1/2" MAX LEVEL CHANGE EE7.1 THERMOSTATS: 'SMART,' PROGRAMMABLE THERMOSTAT WITH VOICE ACTIVATION CAPABILITY	EE2.2 INTERIOR PASSAGEWAYS: 42" MIN CLEAR FOR 36" MAX EE2.3 LEVEL SPACE AT ENTRYWAYS: 60" X 60" CLEAR AT INTERIOR AND EXTERIOR SIDE OF THE DOOR WITH 1:50 MAX SLOPE EE4.1 CLEAR FLOOR SPACE: MIN CLEAR FLOOR SPACE COMPLYING WITH EE3.1 POSITIONED FOR EITHER FORWARD TO PARALLEL APPROACH EE4.2 RANGE: FRONT CONTROL TO COMPLY WITH EE3.2 EACH RANGE REQUIREMENTS EE4.3 REFRIGERATOR: SIDE-BY-SIDE TYPE TO COMPLY WITH EE3.2 REACH RANGE REQUIREMENTS EE4.4 SINK: REAR DRAIN SINK WITH CONCEALED PIPES BEHIND 30" PANEL OR REMOVABLE SINK BASE EE4.5 MULTIPLE HEIGHT WORK SURFACES: INCLUDES ONE 24" WIDE X 20" DEEP AT 29" - 31" A.F.F. EE5.1 BATHROOM TYPE (# OF OPTION A BATHS): AT LEAST ON BATHROOM COMPLYING WITH ANSI A117.1-2009 TYPE B - OPTION A EE5.3 SHOWER FIXTURES: ALL STEP-IN AND ROLL-IN SHOWERS SHALL CONTAIN BOTH A HANDHELD SHOWER AND A FIXED SHOWER HEAD PER FIGURE 5.3 EE6.1 SIDE BY SIDE, FRONT LOADING EQUIPMENT: UNLESS TENANT PROVIDED

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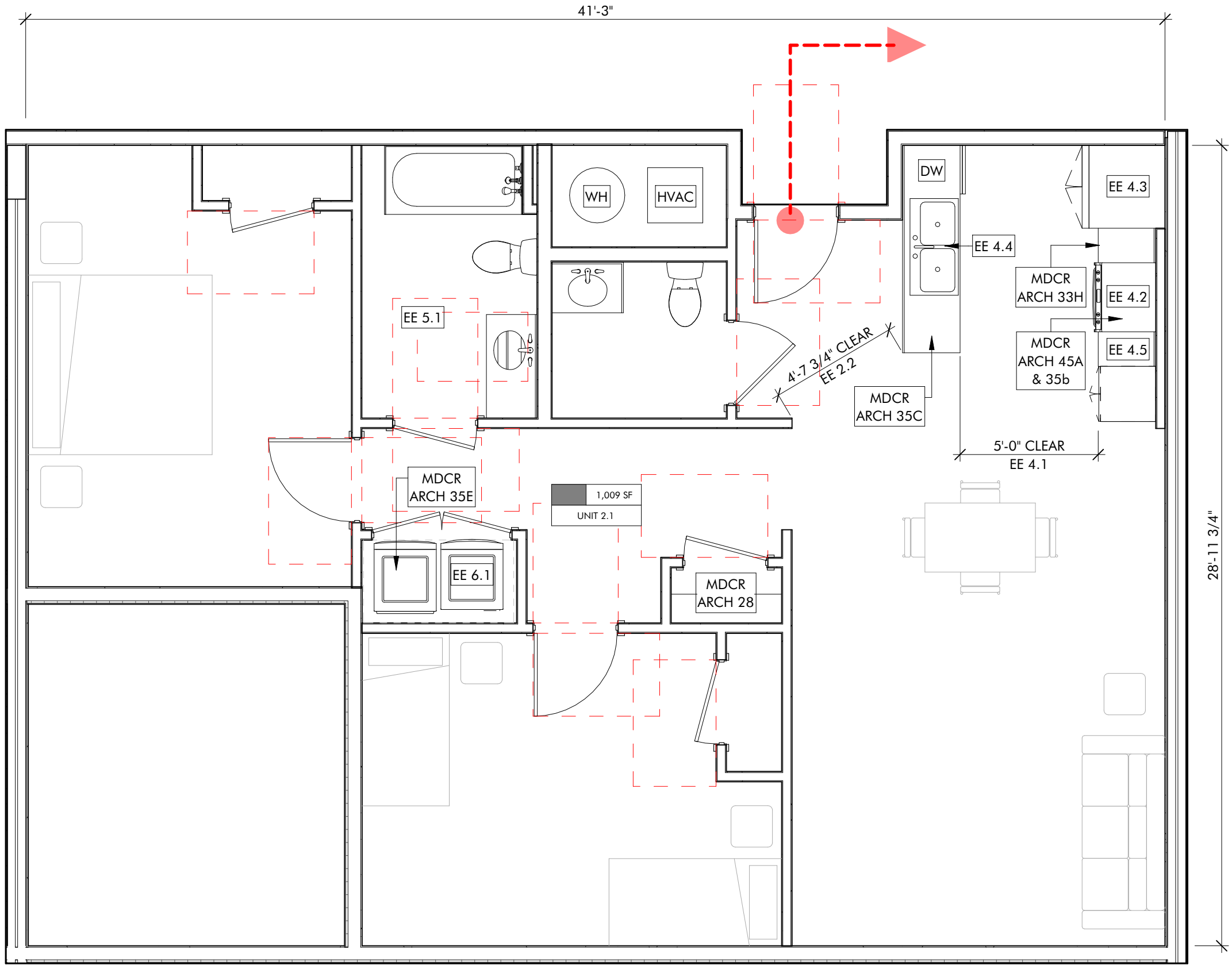
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VH1.7

SHEET NAME

UNIT 2.1



1 UNIT 2.1
1/4" = 1'-0"

2025 MDCR PLAN NOTES		2025 UD GENERAL NOTES	2025 UD UNIT GENERAL NOTES
ARCH #02: ARCH #04: ARCH #28: ARCH #33H: ARCH #35A: ARCH #35B: ARCH #35C: ARCH #35D: ARCH #35E:	PROVIDE PERMANENT ACCESS TO FLAT ROOFS PROVIDE ROOF/OVERHANG OVER EXT. ENTRANCE DOORS, 30" MIN. OR DOOR SETBACK PER MDCR REGS. MIN. (1) FULL-HEIGHT CLOSET OF 6 SQ FOR GENERAL STORAGE PROVIDE AT LEAST (1) BASE CABINET WITH DRAWER, MIN. 15" WIDE 30" RANGE (20" MIN. IN STUDIO AND 18R ELDERLY) RANGE HOOD OR COMBO RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES 24" DISHWASHER IN ALL UNITS (18" MIN. IN STUDIO) FROST FREE REFRIGERATOR WITH MIN. SIZE PER MDCR PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS FOR WASHERS AND DRYERS PER MDCR	EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B) EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12 EE2.4 CLEAR SPACE ON PULL SIDE OF ALL DOORS: 36" DEEP CLEAR, LEVEL FLOOR SPACE TO EXTEND 18" PAST LATCH ON PULL SIDE OF DOOR EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B) EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D) EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE EE4.6 CABINET HARDWARE: TO COMPLY WITH EE3.3 OPERATIONS EE5.2 BATHING AREA (# OF STEP-IN AND ROLL-IN SHOWERS): UNITS WITH TWO OR MORE BATHS TO PROVIDE ONE 60" X 36" ROLL-IN SHOWER WITH 1/2" MAX LEVEL CHANGE EE7.1 THERMOSTATS: 'SMART,' PROGRAMMABLE THERMOSTAT WITH VOICE ACTIVATION CAPABILITY	EE2.2 INTERIOR PASSAGEWAYS: 42" MIN CLEAR FOR 36" MAX EE2.3 LEVEL SPACE AT ENTRYWAYS: 60" X 60" CLEAR AT INTERIOR AND EXTERIOR SIDE OF THE DOOR WITH 1:50 MAX SLOPE EE4.1 CLEAR FLOOR SPACE: MIN CLEAR FLOOR SPACE COMPLYING WITH EE3.1 POSITIONED FOR EITHER FORWARD TO PARALLEL APPROACH EE4.2 RANGE: FRONT CONTROL TO COMPLY WITH EE3.2 EACH RANGE REQUIREMENTS EE4.3 REFRIGERATOR: SIDE-BY-SIDE TYPE TO COMPLY WITH EE3.2 REACH RANGE REQUIREMENTS EE4.4 SINK: REAR DRAIN SINK WITH CONCEALED PIPES BEHIND 30" PANEL OR REMOVABLE SINK BASE EE4.5 MULTIPLE HEIGHT WORK SURFACES: INCLUDES ONE 24" WIDE X 20" DEEP AT 29" - 31" A.F.F. EE5.1 BATHROOM TYPE (# OF OPTION A BATHS): AT LEAST ON BATHROOM COMPLYING WITH ANSI A117.1-2009 TYPE B - OPTION A EE5.3 SHOWER FIXTURES: ALL STEP-IN AND ROLL-IN SHOWERS SHALL CONTAIN BOTH A HANDHELD SHOWER AND A FIXED SHOWER HEAD PER FIGURE 5.3 EE6.1 SIDE BY SIDE, FRONT LOADING EQUIPMENT: UNLESS TENANT PROVIDED

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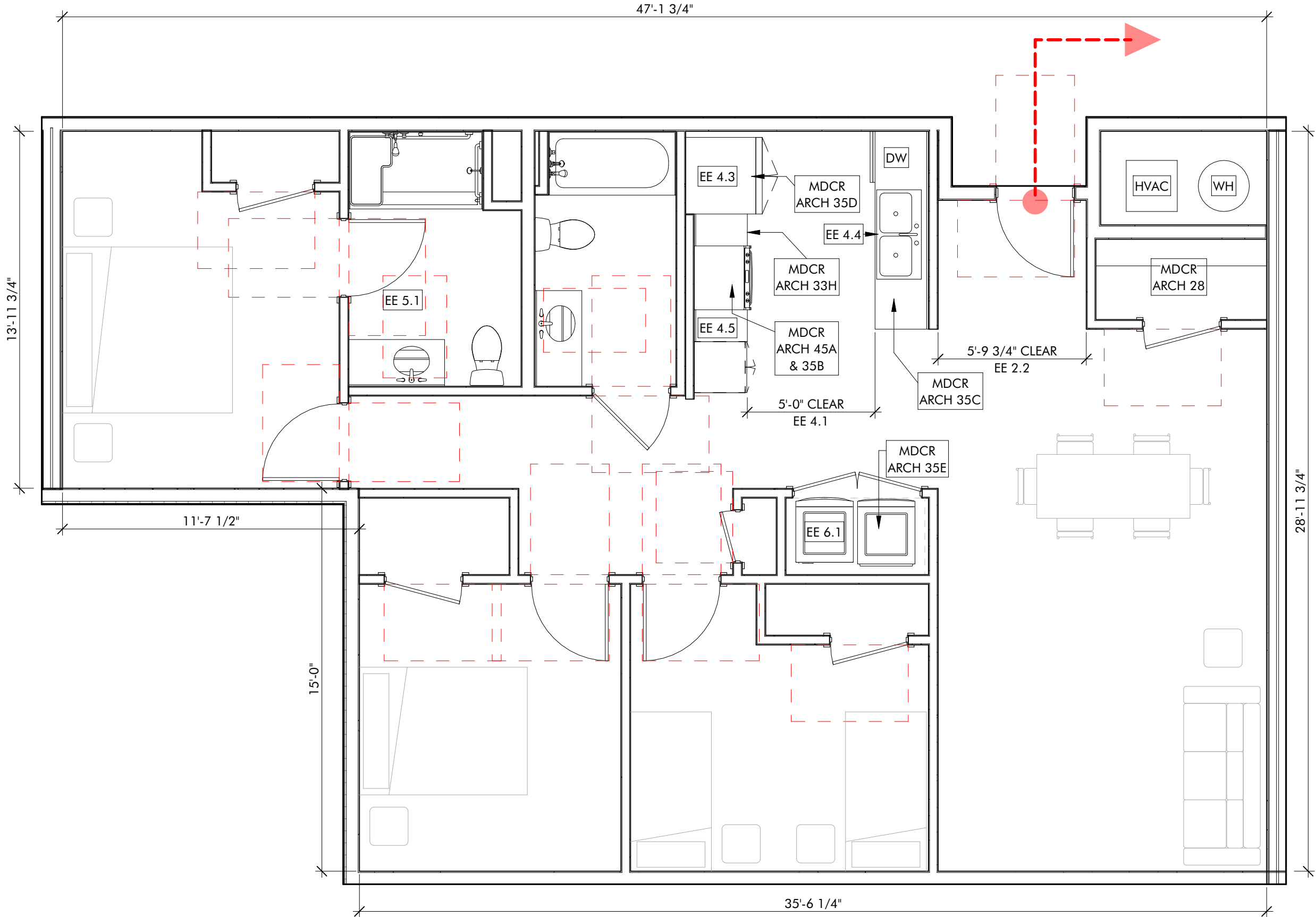
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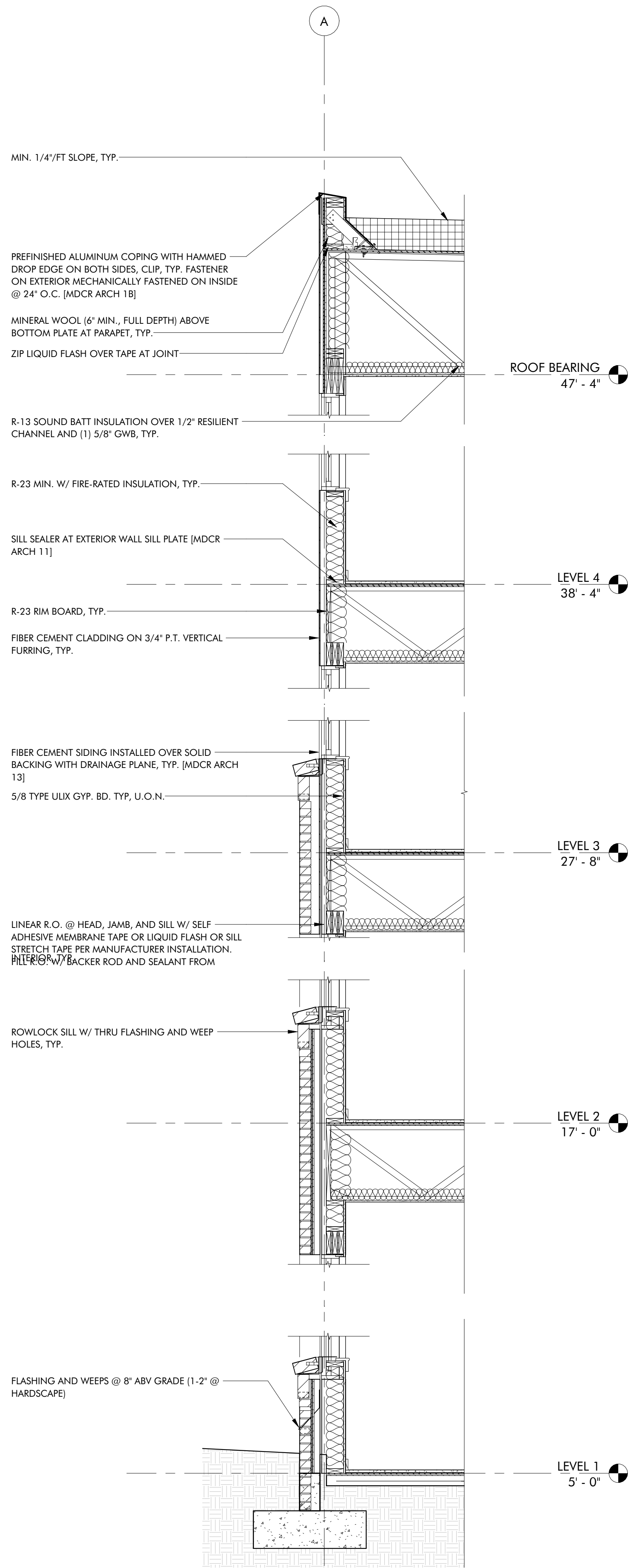
VH1.9

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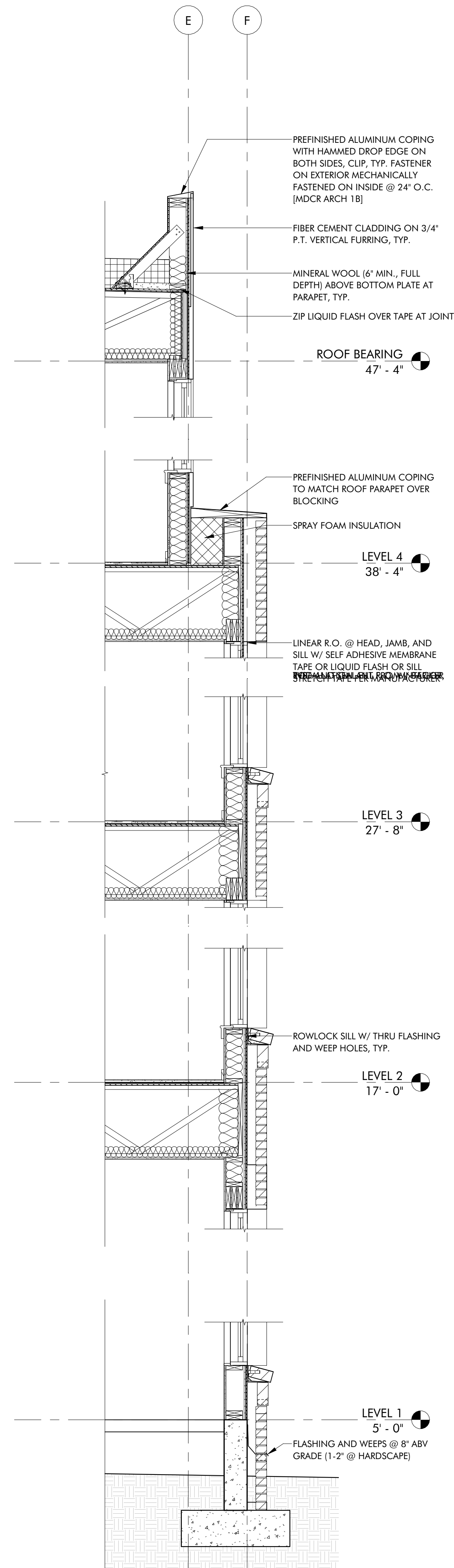
UNIT 3.0



1 UNIT 3.0
1/4" = 1'-0"



1 **CONCEPTUAL WALL SECTION - NORTH**
1/2" = 1'-0"



2 **CONCEPTUAL WALL SECTION - SOUTH**
1/2" = 1'-0"

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WALL SECTIONS

MEP SPECIFICATIONS		STRUCTURAL SPECIFICATIONS	
HVAC SYSTEMS INDIVIDUAL SPLIT HEAT PUMP SYSTEMS EACH APARTMENT RECEIVES DEDICATED HEATING AND COOLING VIA INDIVIDUAL SPLIT HEAT PUMP UNITS (BASIS OF DESIGN: MITSUBISHI SVZ-KP12NA INDOOR, SUZ-KA12NAHZ OUTDOOR). THESE INVERTER-DRIVEN SYSTEMS ACHIEVE AT LEAST 17 SEER AND PROVIDE FULL HEATING CAPACITY BELOW 0°F. OUTDOOR UNITS ARE CLUSTERED ON THE ROOF TO MAXIMIZE AVAILABLE AREA FOR SOLAR PANELS. COMMON SPACES UTILIZE SIMILAR SYSTEMS SIZED AT APPROXIMATELY 800 SQ FT PER TON. VENTILATION - ENERGY RECOVERY VENTILATORS (ERVS) SERVE EACH APARTMENT INDIVIDUALLY (BASIS OF DESIGN: RENEWAIRE EV PREMIUM S, COLD CLIMATE READY) - ERVS FEATURE MERV 13 FILTRATION ON INLET AIR AND MERV 8 ON EXHAUST AIR - SUPPLY AIR ROUTES TO BEDROOMS/LIVING AREAS WHILE EXHAUST DRAWS DIRECTLY FROM BATHROOMS - SUPPLY BOOST FUNCTION ACTIVATES WHEN KITCHEN HOOD FANS OPERATE - CARBON DIOXIDE SENSORS IN COMMON AREAS PROVIDE DEMAND-CONTROLLED VENTILATION DEDICATED DEHUMIDIFICATION EACH APARTMENT AND COMMON AMENITY AREA INCLUDES WALL-MOUNTED DEHUMIDIFIERS (BASIS OF DESIGN: SANTA FE MD33 OR INNOVATIVE IW25-4) TO MAINTAIN MAXIMUM 60% RELATIVE HUMIDITY YEAR-ROUND—AN UNCOMMON FEATURE IN MULTIFAMILY CONSTRUCTION. KITCHEN VENTILATION ENERGY STAR RATED DUCTED RANGE HOODS EXHAUST DIRECTLY OUTDOORS, WITH LOW SPEED LIMITED TO LESS THAN 120 CFM TO MINIMIZE BUILDING DEPRESSURIZATION. PLUMBING SYSTEMS HOT WATER DISTRIBUTION TANK-TYPE HYBRID HEAT PUMP WATER HEATERS SERVE INDIVIDUAL APARTMENTS FROM CORRIDOR MECHANICAL CLOSETS (BASIS OF DESIGN: 50-GALLON RHEEM PROPH50 T2 RH375-50, MINIMUM 3.5 UEF). THE SYSTEM FEATURES: PEX MANIFOLD DISTRIBUTION WITH HOME RUNS CONTAINING LESS THAN 0.5 GALLONS BETWEEN FIXTURES AND WATER HEATER WATER HEATER EXHAUST DUCTED TO APARTMENT RETURN AIR, INTAKE FROM APARTMENT SUPPLY AUTOMATIC LEAK-SENSING SHUTOFF VALVES MASTER METERING WITH SUBMETERING THE BUILDING EMPLOYS A SINGLE 2000A, 208Y/120V, 3-PHASE UTILITY METER WITH SUBMETERING FOR INDIVIDUAL APARTMENTS. THIS STRATEGY FACILITATES SOLAR INTERCONNECTION AND ENABLES DEMAND-BASED BILLING ADVANTAGES WHILE ALLOWING PROPORTIONAL COST ALLOCATION TO RESIDENTS EMERGENCY POWER THE PROJECT INCLUDES AN ROBUST THREE-TIER BATTERY BACKUP SYSTEM: 8KW EMERGENCY BATTERY FOR LIFE SAFETY (EGRESS LIGHTING, FIRE ALARM, SECURITY, COMMUNICATIONS) 30KW LEGALLY REQUIRED BATTERY FOR ELEVATOR SYSTEMS 200 KWH OPTIONAL BACKUP WITH LITHIUM BATTERIES FOR COMMUNITY SPACE HVAC, LIGHTING, REFRIGERATION, AND OUTLETS - ALL SYSTEMS CAPABLE OF SOLAR ARRAY INTEGRATION FOR DAYLIGHT RECHARGING SOLAR READY THE BUILDING INCLUDES DEDICATED PATHWAYS FROM ROOF TO UTILITY INTERTIE FOR PHOTOVOLTAIC SYSTEM INTERCONNECTION, WITH PROVISION FOR EITHER ROOF-MOUNTED OR INDOOR INVERTERS. THE ELECTRICAL SERVICE IS SIZED TO ACCOMMODATE LEVEL 2 EV CHARGING STATIONS FOR FUTURE INSTALLATION. ENHANCED TECHNOLOGY INFRASTRUCTURE - WIRELESS ACCESS POINTS THROUGHOUT WITH SEPARATE SECURED NETWORKS FOR STAFF AND RESIDENTS - USB CHARGING PORTS IN EVERY KITCHEN, LIVING ROOM, AND BEDROOM - CARD/PROXIMITY ACCESS CONTROL SYSTEM WITH 24-HOUR UPS BACKUP - VIDEO SURVEILLANCE WITH 30-DAY CONTINUOUS RECORDING CAPACITY AND 24-HOUR BACKUP POWER FIRE PROTECTION & LIFE SAFETY THE BUILDING FEATURES A SUPERVISED WET-PIPE AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 WITH SEPARATE ZONES PER FLOOR. EACH APARTMENT INCLUDES AN INDEPENDENT SMOKE ALARM SYSTEM, WHILE COMMON AREAS INTEGRATE WITH THE MAIN FIRE ALARM CONTROL PANEL. ADA UNITS RECEIVE VISUAL ALARM INTEGRATION AS REQUIRED.		STRUCTURAL FRAMING FLOOR FLOOR FRAMING CONSISTS OF PRE-ENGINEERED 20" DEEP OPEN WEB WOOD FLOOR TRUSSES THAT SPAN BETWEEN DIMENSION LUMBER STUD FRAMED BEARING WALLS. THE FLOOR CONSISTS OF ¾" GYPCRETE OVER 23/32" APA RATED SUBFLOOR. ROOF ROOF FRAMING CONSISTS OF 24" DEEP PRE-ENGINEERED WOOD TRUSSES. DRAINAGE IS ACCOMPLISHED VIA SLOPED ROOF TRUSSES. LATERAL STABILITY LATERAL STABILITY CMU WALLS SUPPLEMENTED BY APA RATED WOOD SHEAR WALLS SLABS ON GROUND SLAB ON GRADE CONSISTS OF CONCRETE REINFORCED WITH WELDED WIRE FABRIC OVER COMPACTED STONE, 4" CONCRETE WITH 4" STONE, TYP. MATERIAL SPECIFICATIONS STEEL STEEL PLATES: ASTM A572, GRADE 50 STEEL ANGLES: ASTM A572, GRADE 50 ANCHOR RODS: ASTM F1554, GRADE 36 HIGH STRENGTH BOLTS: ASTM F3125 GRADE A325 CONCRETE CONCRETE SLAB-ON-GRADE: FC = 3,500 PSI CONCRETE FOOTINGS: FC = 3,000 PSI CONCRETE WALLS: FC = 5,000 PSI CONCRETE REINFORCING WELDED WIRE FABRIC: ASTM A1064 REINFORCING STEEL: ASTM A615, GRADE 60 MASONRY REINFORCED CONCRETE MASONRY: FM = 2,000 PSI DESIGN LOADS GRAVITY LOADS SLAB ON GRADE: 100 PSF RESIDENTIAL FLOOR + PARTITIONS: 50 PSF RESIDENTIAL FLOOR SERVING CORRIDORS: 40 PSF ELEVATED LOBBIES AND CORRIDORS: 100 PSF STAIRS: 100 PSF ROOF LIVE: 20 PSF (NON-REDUCIBLE) ROOF SNOW: 25 PSF SOLAR PANELS FLAT ROOF: 10 PSF WIND LOAD PARAMETERS BASIC ULTIMATE WIND SPEED: 110 MPH (3 SECOND GUST) GCPi: ± 0.18 EXPOSURE: C SEISMIC LOAD PARAMETERS SITE CLASS: D SS: 23.0%G S1: 6.0%G SDS: 18.0%G SD1: 8.5%G SEISMIC RESISTING SYSTEM LIGHT-FRAMED PANEL: RESPONSE MODIFICATION FACTOR (R): 6.5 SYSTEM OVERSTRENGTH FACTOR (OMEGA): 3.0 DEFLECTION AMPLIFICATION FACTOR (CD): 4.0 MASONRY SHEAR WALLS (INTERMEDIATE REINFORCED): RESPONSE MODIFICATION FACTOR (R): 3.5 SYSTEM OVERSTRENGTH FACTOR (OMEGA): 2.5 DEFLECTION AMPLIFICATION FACTOR (CD): 2.25	
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