

PREMIER APARTMENTS

PREMIER APARTMENTS

405 PREMIER CIRCLE
 CHARLOTTESVILLE, VA 22902

FOR
 PIEDMONT HOUSING ALLIANCE

CONTACT INFORMATION

ARCHITECTURE
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PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER	25022
PHASE DATE	12/29/25
PREPARED BY	TM
REVIEWED BY	KK
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PROJECT PHASE

LIHTC SET

ISSUES

NO.	DESCRIPTION	DATE
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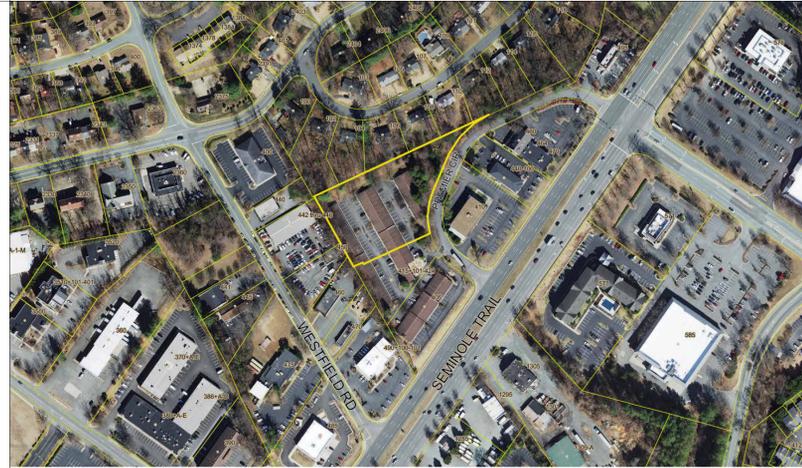
SHEET ID

VH0.0

SHEET NAME

COVER SHEET

VICINITY MAP



DEV. CHARACTERISTICS

THE PROJECT WILL MEET VIRGINIA HOUSING MINIMUM DESIGN & CONSTRUCTION REQUIREMENTS AND WILL PROVIDE THE FOLLOWING, IN ADDITION TO WHAT IS INDICATED IN THE APPLICATION

- 6.9.1.A COMMUNITY/MEETING ROOM
- 6.9.1.B BRICK WALLS - 50%
- 6.9.1.C FIBER CEMENT BOARD SIDING - 50%
- 6.9.1.F BATH FANS
- 6.9.1.G USB PORTS
- 6.9.1.H LED KITCHEN LIGHTING
- 6.9.1.I SOLID CORE DOORS
- 6.9.1.J FREE INTERNET
- 6.9.1.K DEHUMIDIFICATION
- 6.9.1.M FIRE SUPPRESSION
- 6.9.1.N RENEWABLE ENERGY
- 6.9.1.O GREEN CERTIFICATIONS - ENTERPRISE GREEN COMMUNITIES AND ZERO ENERGY READY HOME
- 6.9.2 HUD 504 ACCESSIBILITY - 10% OF UNITS WILL MEET UFAS
- 6.9.3 PROXIMITY TO PUBLIC TRANSPORTATION - PROFFERED BUS STOP
- 6.9.4 UNITS CONSTRUCTED TO MEET VIRGINIA HOUSING 'S UNIVERSAL DESIGN GUIDELINES - 100%
- 6.9.6 LESS THAN 100 UNITS - 60 PROVIDED
- 6.10.1 NO MORE THAN 20% OF UNITS WITH ONE BEDROOM OR LESS - 16.7% 1BR OR LESS PROVIDED
- 6.10.2 % OF UNITS WITH 3 OR MORE BEDROOMS - 20.0% 3BR PROVIDED

ACCESSIBILITY NOTES

100% OF THE UNITS WILL BE DESIGNED TO VIRGINIA HOUSING UNIVERSAL DESIGN STANDARDS AND WILL ADHERE TO ALL ESSENTIAL ELEMENTS AND THE NECESSARY NUMBER OF OPTIONAL ELEMENTS. SEE VH 0.2 FOR ALL ESSENTIAL ELEMENTS WHICH WILL APPLY TO THIS PROJECT. SEE UNIVERSAL DESIGN UNIT PLANS FOR KEYNOTES TO SPECIFIC ESSENTIAL ELEMENTS AND CLEARANCES. SEE SITE PLAN VH 1.0 AND FLOOR PLANS FOR ACCESSIBLE ROUTE.

AT LEAST 10% OF UNITS WILL COMPLY WITH U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) SECTION 504/UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) STANDARDS, IN ADDITION TO APPLICABLE ANSI STANDARDS AS INDICATED ON FLOORPLANS. ALL COMMON AREAS WILL CONFORM TO HUD REGULATIONS INTERPRETING SEC. 504

(6) HUD 504/UFAS UNITS PROVIDED OF (60) TOTAL

UNITS ON FLOORPLANS MARKED AS HVI ARE UNITS FOR THE HEARING AND VISUAL IMPAIRED AND MEET ALL REQUIREMENTS OF ANSI A117.1 2017 CHAPTER 11 SECTION 1106 UNITS WITH ACCESSIBLE COMMUNICATION FEATURES.

CODE INFORMATION

CONSTRUCTION TYPE: V-A

USE GROUP: R-2

FIRE PROTECTION: SPRINKLERED, NFPA 13

APPLICABLE & MODEL CODES: VUSBC 2021
 ANSI A117.1 2017 GUIDELINES
 ENTERPRISE GREEN COMMUNITIES CRITERIA
 US D.O.E. ZERO ENERGY READY HOMES
 VIRGINIA HOUSING UNIVERSAL DESIGN GUIDELINES
 VIRGINIA HOUSING MDCR

BUILDING AREA (CODE)	
Level	Area
LEVEL 1	19,613.92 SF
LEVEL 2	19,358.17 SF
LEVEL 3	19,358.17 SF
LEVEL 4	18,941.09 SF
77,271.35 SF	

PERFORMANCE CRITERIA

THE PROJECT WILL BE DESIGNED TO THESE PRELIMINARY SPECIFICATIONS TO MEET PERFORMANCE CRITERIA OF U.S. DOE ZERH PROGRAM:

- ABOVE GRADE WALLS: 2X6 WOOD FRAMING 16" ON CENTER, R-22 CAVITY INSULATION, R-6.6 CONTINUOUS INSULATION
- RIM JOIST: R-23 SPRAY FOAM, R-6.6 CONTINUOUS INSULATION
- CEILING: R-30 INSULATION ON TOP OF ROOFDECK
- RES. WINDOWS: U VALUE : 0.25 SHGC : 0.26
- INFILTRATION: 0.3 CFM50/SQ FT
- VENTILATION: IN-UNIT ERV, 50 CFM CONTINUOUS, 83% RECOVERY EFFICIENCY, 29 WATTS
- HEATING/COOLING: AIR SOURCE HEAT PUMP, 10.4 HSPF / 20.2 SEER (BASED ON MITSUBISHI TPV/TRU SERIES)
- WATER HEATERS: HEAT PUMP HOT WATER HEATER
- REFRIGERATOR USE: ENERGY STAR LABELED
- DISHWASHER USE: ENERGY STAR LABELED
- CLOTHES WASHER: ENERGY STAR LABELED
- LIGHTING: 100% LED LIGHTING

SOLAR ARRAY NOTES

THIS BUILDING WILL BE PV READY TO MEET THE REQUIREMENTS OF THE U.S. DEPARTMENT OF ENERGY ZERO ENERGY READY HOMES PROGRAM. FINAL QUANTITY AND LAYOUT OF PANELS TBD. GC TO PROVIDE ELECTRICAL INFRASTRUCTURE FOR ARRAY DESIGN, BUILD, AND INSTALL BY OTHER. GC TO PROVIDE BUILDING'S ELECTRICAL SYSTEM INSTALL AND INTERFACE TO SOLAR ARRAY AS REQUIRED.

DRAWING INDEX

VH0.1	SITE PLAN
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VH0.0	COVER SHEET
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VH1.3	LEVEL 3
VH1.4	LEVEL 4
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VH1.6	UNIT 2.0
VH1.7	UNIT 2.1
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VH1.9	UNIT 3.0
VH4.1	WALL SECTIONS
VH9.0	MEP & STRUCTURAL SPECS

UD OPTIONAL ELEMENTS

IN ADDITION TO THE REQUIRED UNIVERSAL DESIGN ESSENTIAL ELEMENTS, THE PROJECT WILL ALSO PROVIDE THE FOLLOWING OPTIONAL ELEMENTS AT 100% OF UNITS.

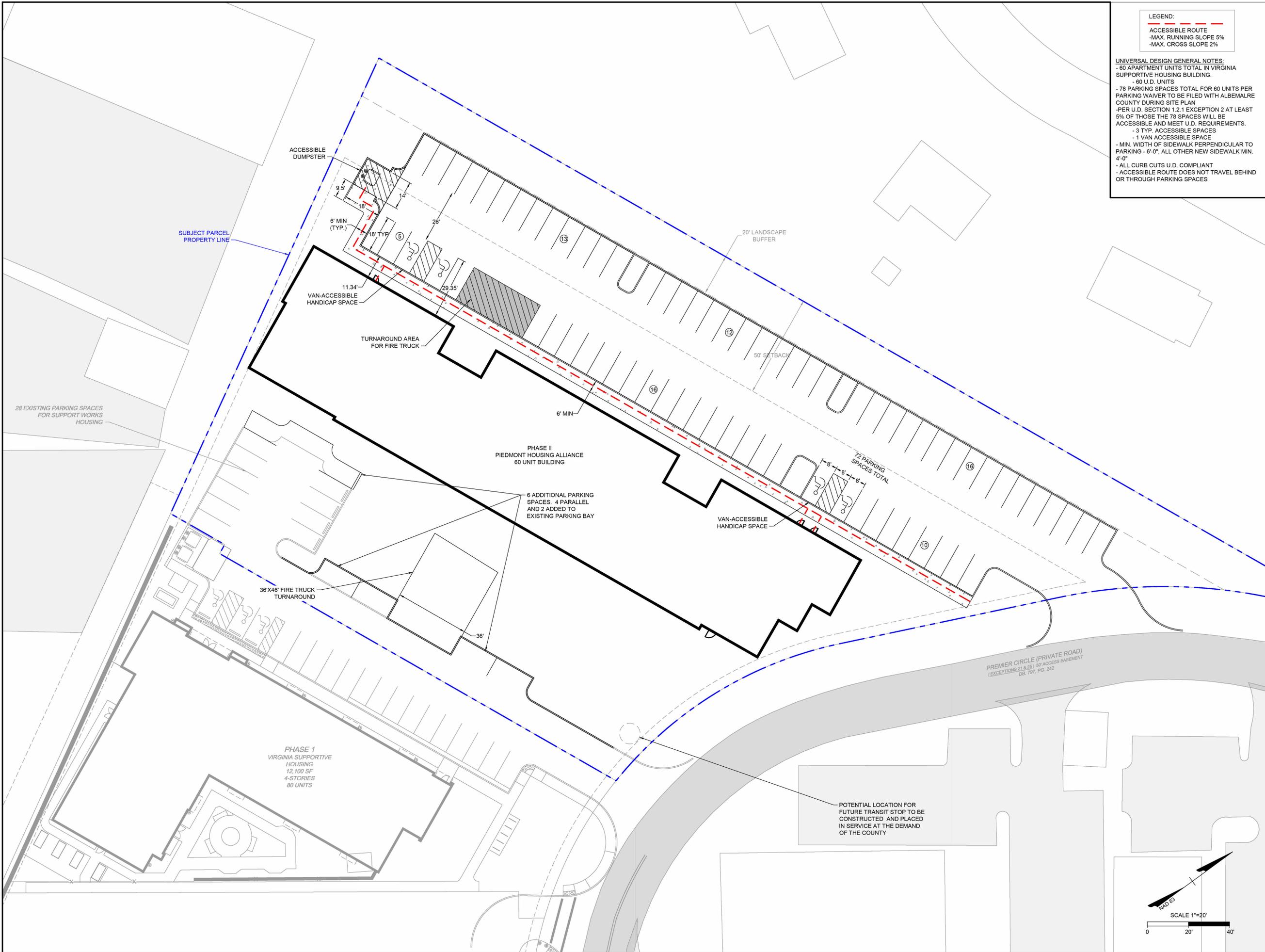
- 1.1 WEATHER SHELTERED ENTRYWAYS
- 1.2 SIGNAGE
- 2.1 ACCESS TO ALL COMMON AREAS
- 4.1 KITCHENS - EXTRA FLOOR SPACE
- 4.3 FULL EXTENSION DRAWERS AND PULL-OUT SHELVES
- 4.5 KITCHEN PANTRY
- 5.2 ROLL-UNDER VANITY OR SINK
- 5.4 NON-GLARE LIGHTING
- 5.5 SOLID IN-WALL BLOCKING
- 5.6 HANDHELD SHOWERHEADS
- 6.1 CLOSETS
- 7.1 AUDIO/VISUAL DOORBELL
- 7.3 CLOSET LIGHTING

ABBREVIATIONS

AB	ANCHOR BOLT	ELEC	ELECTRICAL	MO	MASONRY OPENING	TEL	TELEPHONE
ABV	ABOVE	ELEV	ELEVATION	MTD	MOUNTED	THK	THICKNESS
ACT	ACOUSTIC CEILING TILE	EQ	EQUAL	MTL	METAL	THRU	THROUGH
ADDL	ADDITIONAL	EQUIP	EQUIPMENT	MWK	MILLWORK	T.O.	TOP OF
ADH	ADHESIVE	ESMT	EASEMENT	N	NORTH	TP	TOILET PAPER
ADJ	ADJUSTABLE	ETR	EXISTING TO REMAIN	NIC	NOT IN CONTRACT	TS	TUBULAR STEEL
AFF	ABOVE FINISH FLOOR	EX	EXISTING	NO	NUMBER	TSTAT	THERMOSTAT
AGG	AGGREGATE	EXH	EXHAUST	NOM	NOMINAL	TYP	TYPICAL
AHU	AIR HANDLING UNIT	EXP	EXPANSION	NTS	NOT TO SCALE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AHJ	AUTHORITY HAVING JURISDICTION	EXT	EXTERIOR	OA	OVERALL	UG	UNDERGROUND
ALT	ALTERNATE	FL	FLOOR	OC	ON CENTER	UL	UNDERWRITERS LABORATORY
ALUM	ALUMINIUM	FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER	UON	UNLESS OTHERWISE NOTED
ANOD	ANODIZE	FDE	FINISHED FLOOR ELEVATION	OPP	OPPOSITE	VCT	VINYL COMPOSITION TILE
A.P.	ACCESS PANEL	FIN	FINISH	OVHD	OVERHEAD	VERT	VERTICAL
APPROX	APPROXIMATELY	F.O.	FACE OF	OW	OPEN WEB	VIF	VERIFY IN FIELD
ARCH	ARCHITECT (ARCHITECTURAL)	F.O.F	FACE PF FINISH	PAV	PAVING	VTR	VENT THROUGH ROOF
ASPH	ASPHALT	FRT	FIRE RETARDANT TREATED	PL / P.LAM	PLASTIC LAMINATE	VUSBC	VIRGINIA UNIFORM STATEWIDE BUILDING CODE
AUTO	AUTOMATIC	FT	FOOT/FEET	PLWD	PLYWOOD	WVC	VINYL WALL COVERING
AVR	AVERAGE	FTG	FOOTING	PROJ	PROJECTION	W	WEST
AV	AUDIO VISUAL	GA	GAUGE	PSF	POUNDS PER SQUARE FOOT	W	WITH
AWN	AWNING	GALV	GALVANIZED	PNT	PAINT	W/O	WITHOUT
BL	BELOW	GALV	GALVANIZED	PNTD	PAINTED	WB	WET BULB
BLKG	BLOCKING	GL	GLASS	PRT	PARTITION	WC	WATER CLOSET
BLDG	BUILDING	GND	GROUND	PTD	PAPER TOWEL DISPENSER	WD	WOOD
BM	BEAM	GWB	GYPSPUM WALL BOARD	PVC	POLY-VINYL CHLORIDE PAVEMENT	WH	WATER HEATER
BSMT	BASEMENT	HB	HOSE BIB	PVMT		WIN	WINDOW
BTW	BETWEEN	HC	HOLLOW CORE	RAD	RADIUS	WP	WEATHERPROOF
B.O._	BOTTOM OF _	HDWD	HARDWOOD	RCP	REFLECTED CEILING PLAN	WR	WATER RESISTANT
B/O	BY OTHERS	HDWR	HARDWARE	RD	ROOF DRAIN	WT	WEIGHT
BTU	BRITISH THERMAL UNIT	HR	HORIZONTAL	REBAR	REINFORCING BAR		
CAB	CABINET	HR	HOUR	REF	REFERENCE		
CALC	CALCULATION	HT	HEIGHT	REFRIG	REFRIGERATION		
CIP	CAST IN PLACE	HVAC	HEATING VENTILATING AND AIR CONDITIONING	REIN	REINFORCE		
CF	CUBIC FOOT	IN	INCH	REG	REGISTER		
CJ	CONTROL JOINT	INOP	INOPERABLE	REQD	REQUIRED		
CL	CENTER LINE	INS	INSULATION	RFL	REFLECT(ED),(IVE),(OR)		
CLG	CEILING	INT	INTERIOR	RM	ROOM		
CLK	CALLKING	J	JUNCTION	RO	ROUGH OPENING		
CLR	CLEAR	JST	JOIST	RTU	ROOF TOP UNIT		
CMU	CONCRETE MASONRY UNIT	JT	JOINT	S	SOUTH		
CO	CLEAN OUT	KW	KILOWATT	SC	SOLID CORE		
COL	COLUMN	LAM	LAMINATE	SCH	SCHEDULE		
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	SHT	SHEET		
COND	CONDUIT	MAS	MASONRY	SHTG	SHEATHING		
CONN	CONNECTION	MATL	MATERIAL	SIM	SIMILAR		
CONST	CONSTRUCTION	MAX	MAXIMUM	SPEC	SPECIFICATION		
CONT	CONTINUOUS	MECH	MECHANICAL	SQ	SQUARE		
CPT	CARPET	MFR	MANUFACTURER	SSTL	STAINLESS STEEL		
CT	CERAMIC TILE	MIN	MINIMUM	STD	STANDARD		
DTL	DETAIL	MISC	MISCELLANEOUS	STL	STEEL		
DIA	DIAMETER	MLD	MOULDING	STRUC	STRUCTURE		
DIFF	DIFFUSER	MO	MASONRY OPENING	SUSP	SUSPENDED		
DIM	DIMENSION			SV	SHEET VINYL		
DN	DOWN			SYM	SYMMETRICAL		
DS	DOWNSPOUT			SYS	SYSTEM		
E	EAST			S.CONC	SEALED CONCRETE		
EJ	EXPANSION JOINT						

ANNOTATIONS

	ROOM NAME AND NUMBER
	INTERIOR ELEVATION KEY
	EXTERIOR ELEVATION KEY
	SECTION / DETAIL CALLOUT
	KEYNOTE (JOB SPECIFIC NOTE)
	ALIGN
	WALL TYPE
	PLUMBING FIXTURE / EQUIPMENT / SCHEDULED ITEM TAG
	NEW DOOR; SEE DOOR SCHEDULE FOR FINISH INSTRUCTIONS
	WINDOW TYPE



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 ALBEMARLE 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

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 CHARLOTTESVILLE,
 VIRGINIA

FOR

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 HOUSING



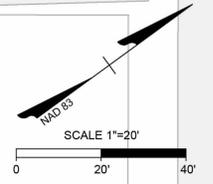
JOB NUMBER	75499
DATE	1.22.2026
DRAWN BY	
APPROVED BY	
2025	© brwarchitects, p.c.

2026 LIHTC
 APPLICATION

REVISIONS	

UD 1.0

UNIVERSAL DESIGN
 SITE DIAGRAM



**PREMIER
 APARTMENTS**

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**PIEDMONT
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REVIEWED BY	Approver
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PROJECT PHASE

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ISSUES

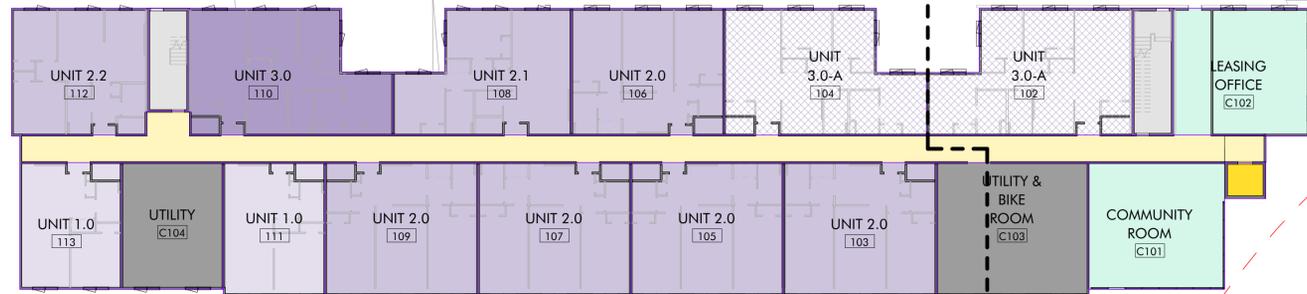
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SHEET ID

VH0.2

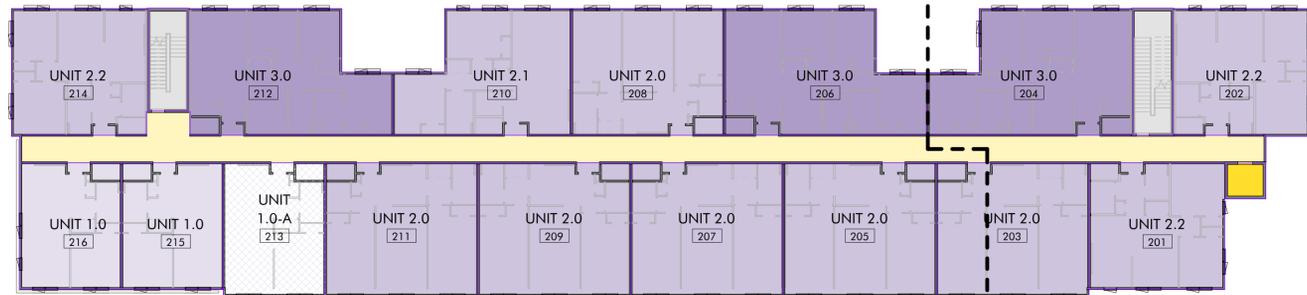
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PROGRAM



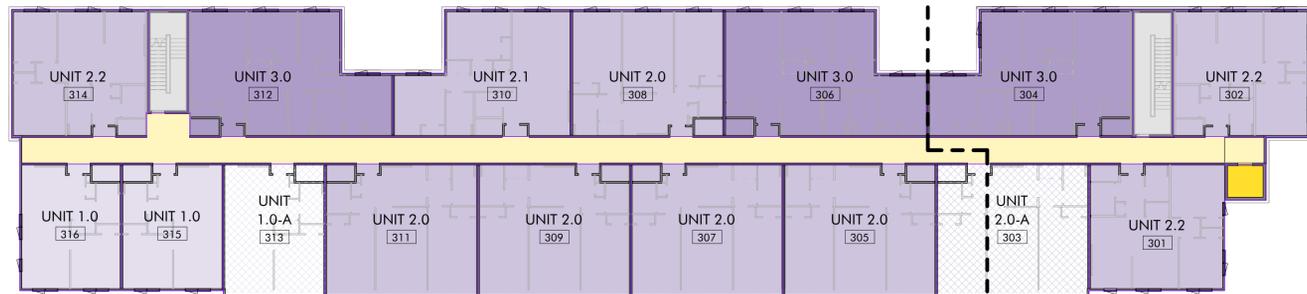
LEVEL 1

1" = 20'-0"



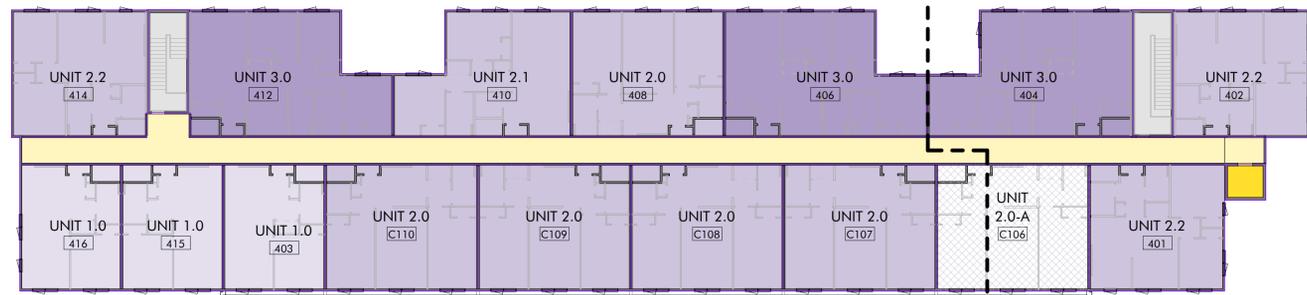
LEVEL 2

1" = 20'-0"



LEVEL 3

1" = 20'-0"



LEVEL 4

1" = 20'-0"

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PROJECT PHASE

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ISSUES

NO.	DESCRIPTION	DATE

SHEET ID

VH0.3

SHEET NAME

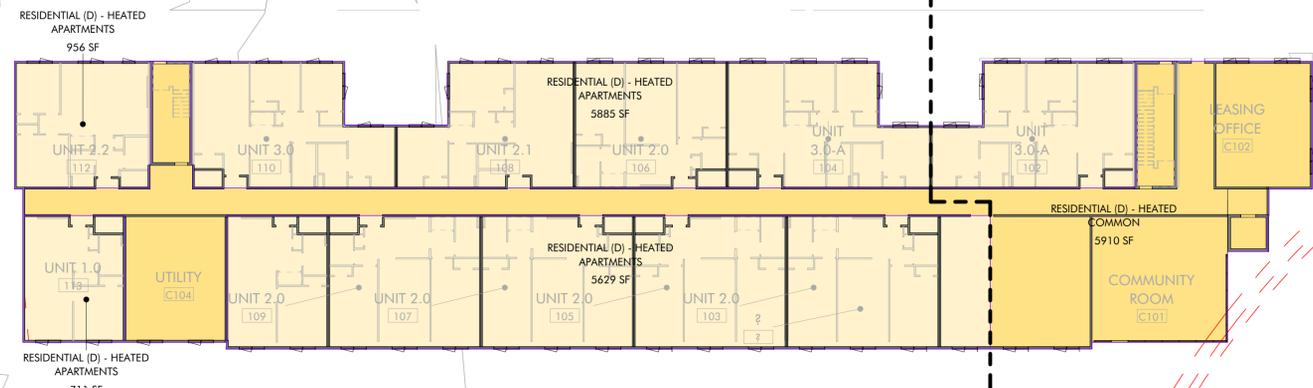
VIRGINIA HOUSING PLANS

23-Jan-26
 UNIT MIX AND BUILDING AREA CHART

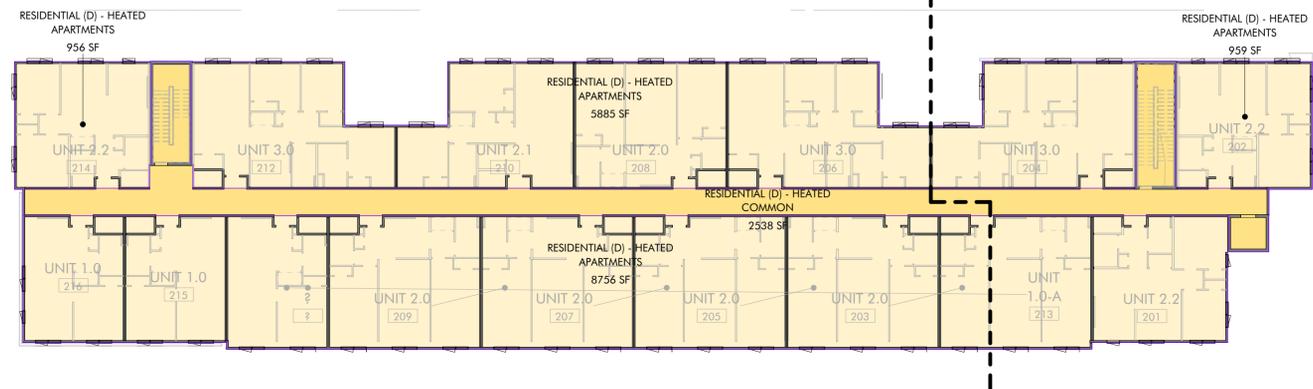
Floorplan Designation	3.0	3.0A	2.0	2.0A	3.1	2.2	3.0	3.0A	TOTAL PER FLOOR
Unit Type	2, 207.84			2, 207.84			2, 207.84		
Accessibility	AND B + UD	AND A + UD + UP/W/STAIR	AND B + UD	AND A + UD + UP/W/STAIR	AND B + UD	AND B + UD	AND B + UD	AND A + UD + UP/W/STAIR	
Unit Net Rentable Square Footage	956.79	1042.02	585.21	1042.02	1008.80	897.60	1042.02	2799.28	
Fourth Floor	3	0	0	1	1	3	0	0	10
Third Floor	2	1	0	1	1	3	0	0	10
Second Floor	2	1	0	0	1	3	0	0	10
First Floor	2	0	0	0	1	1	1	0	12
Total Units by Type	9	2	0	2	4	10	0	0	60
Total Units by Access Type	0	2	0	2	0	0	0	0	6
Total Units by Bedroom Mix	11	0	0	0	0	0	0	0	11
Total Units	18%			6%		16%		6%	60%

Premier Apartments

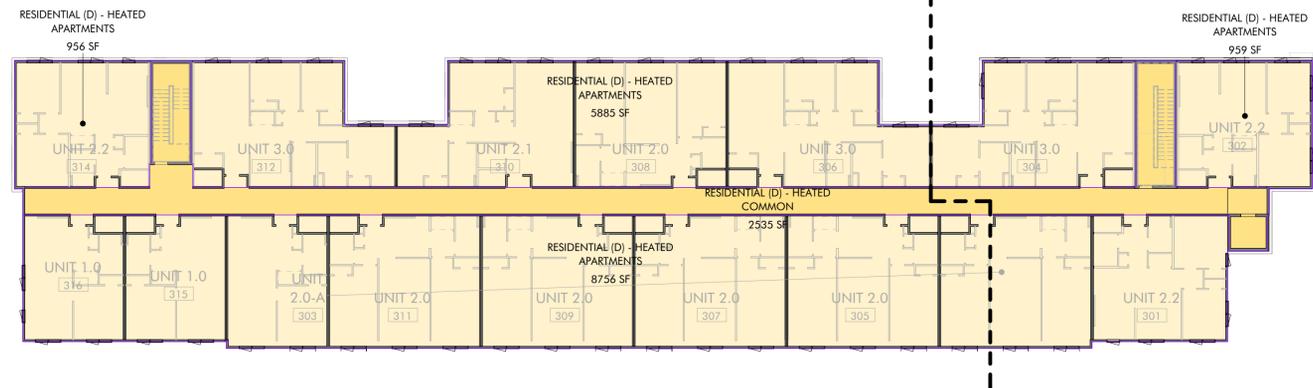
DEVELOPMENT OF PER-MINIMUM	UNLIMITED FLOOR AREA (U)	NON-RESIDENTIAL (S)	RESIDENTIAL (D) HEATED	RESIDENTIAL (D) COMMON	BLDG USE / FLOOR (NUMBER)
18,773.68			18,238.65	2,535.03	18,041.95
19,091.51			18,556.48	2,535.03	19,361.11
19,094.22			18,556.48	2,537.74	19,364.11
19,091.51			18,561.65	2,500.86	19,413.12
19,091.51			18,533.36	1,557.14	17,215.36
			16,051.94		



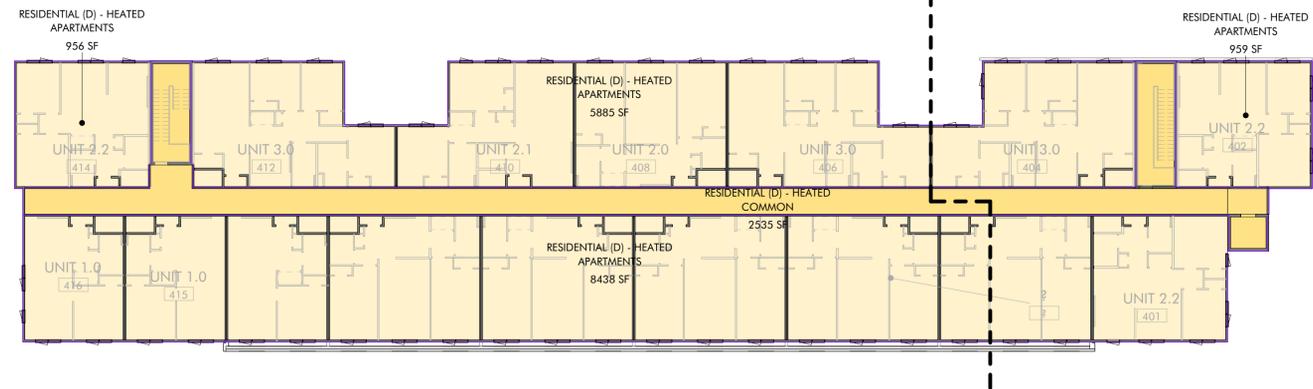
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LEVEL 2
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LEVEL 3
 1" = 20'-0"



LEVEL 4
 1" = 20'-0"

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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 18" 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

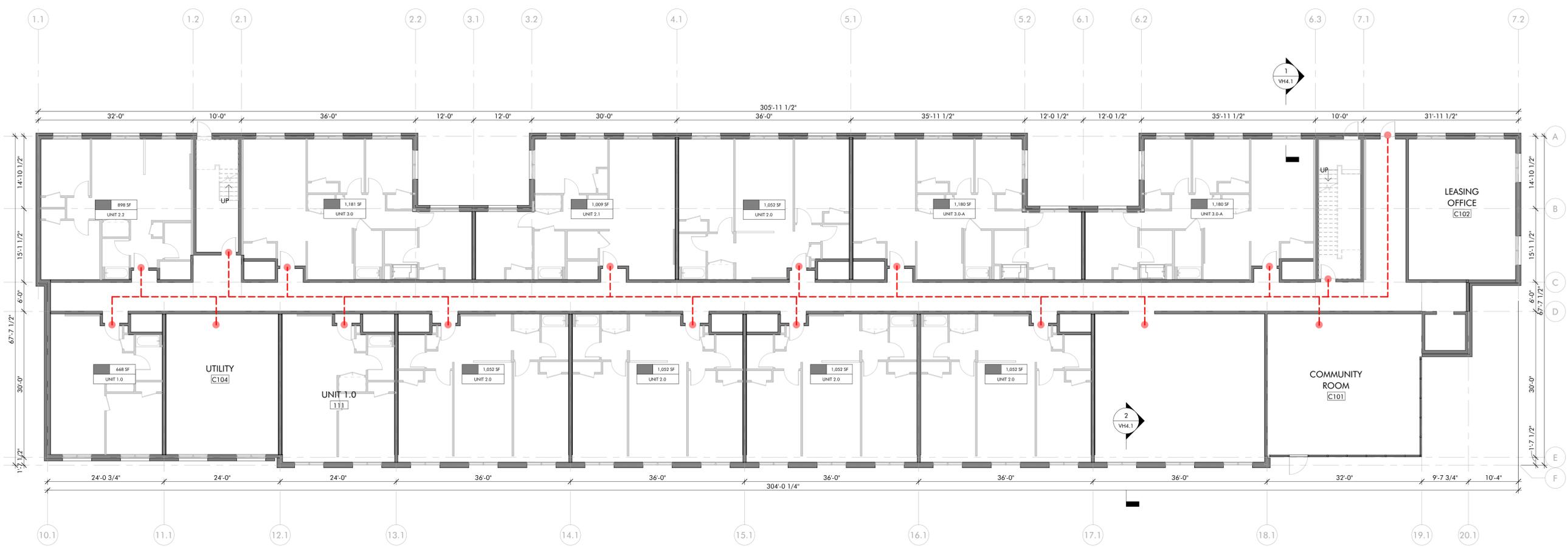
2025 UD GENERAL NOTES

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

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SHEET ID

VH1.1

SHEET NAME

LEVEL 1

1 FLOOR PLAN - LEVEL
 3/32" = 1'-0"

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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

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 EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B)
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 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

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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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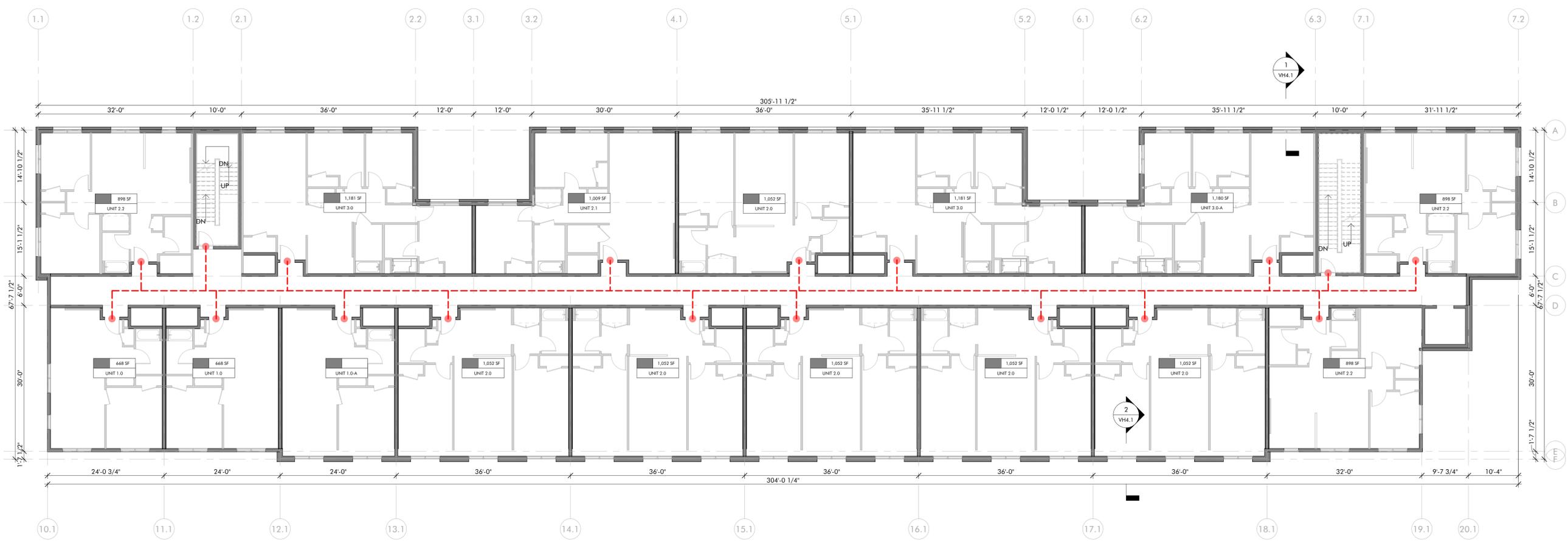
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SHEET ID

VH1.2

SHEET NAME

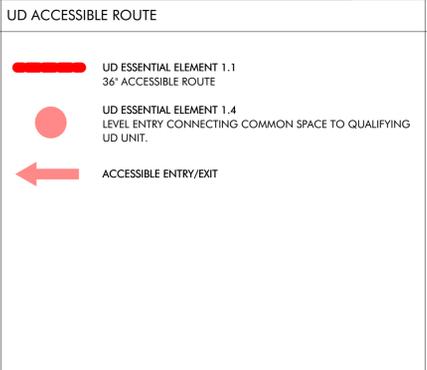
LEVEL 2



1 FLOOR PLAN - LEVEL 2
 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.
 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 18" 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



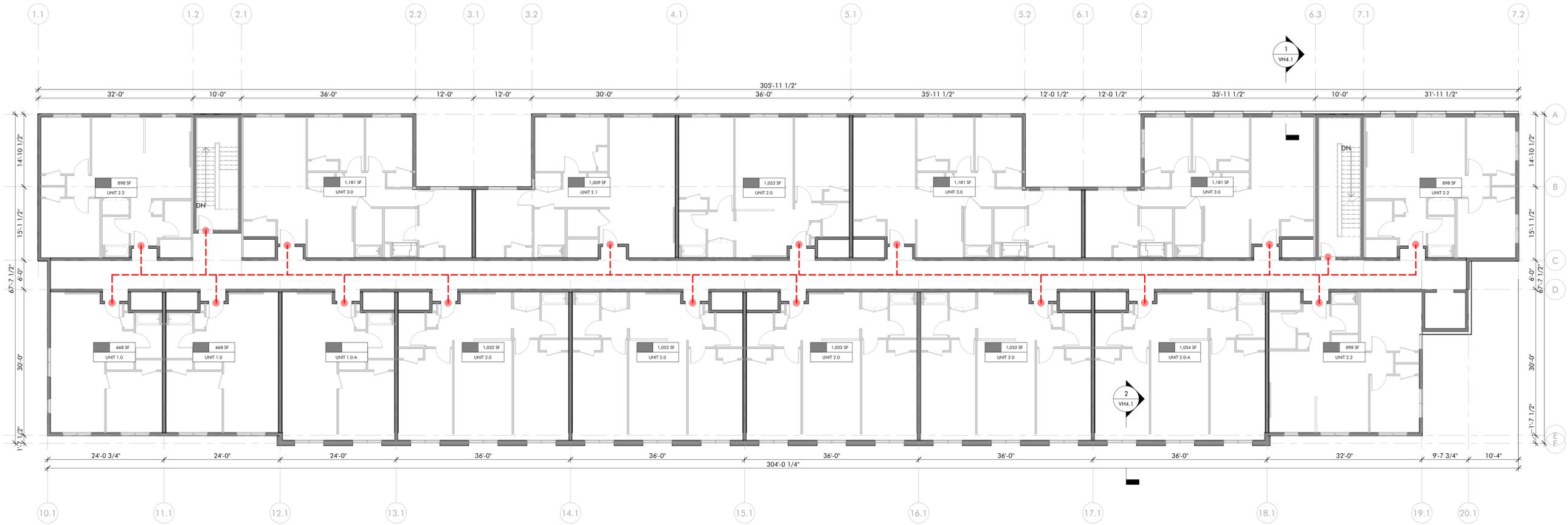
2025 UD GENERAL NOTES

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
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FOR
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VH1.3

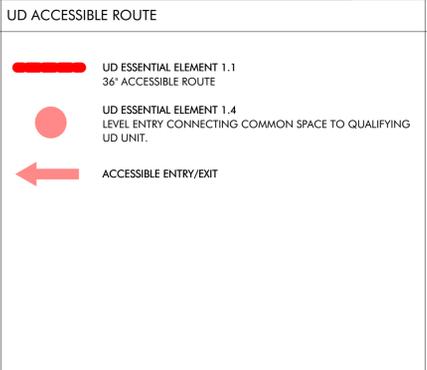
SHEET NAME

LEVEL 3

1 FLOOR PLAN - LEVEL 3
 3/32" = 1'-0"

2025 MDCR PLAN NOTES

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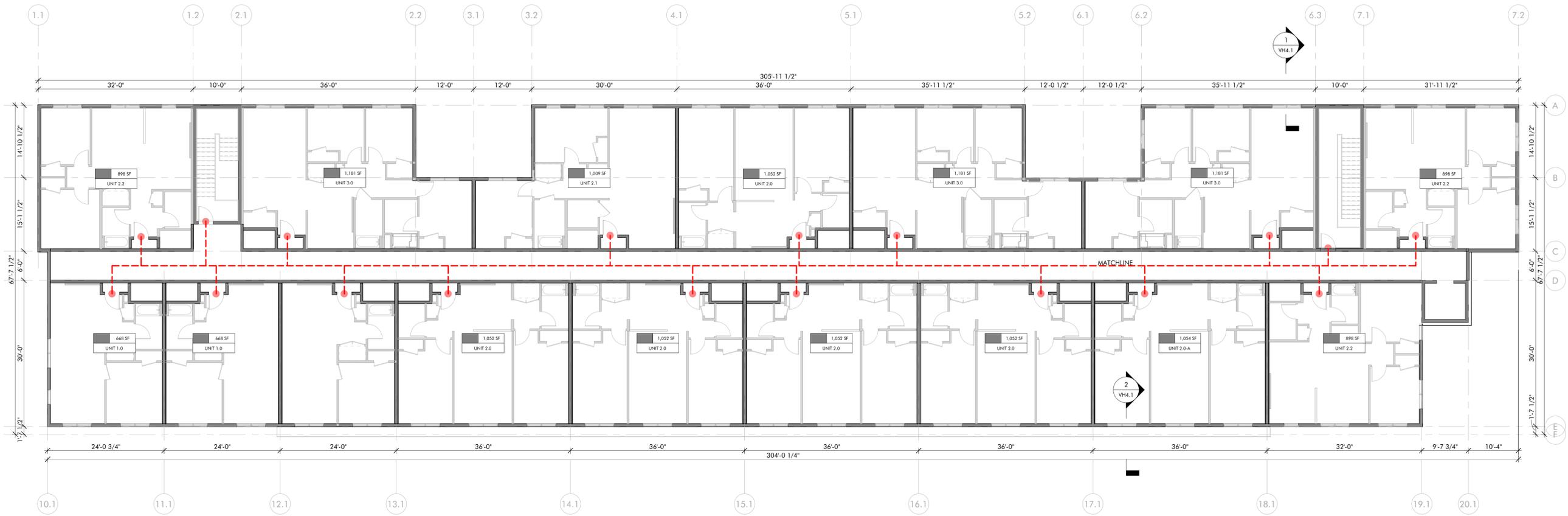
2025 UD GENERAL NOTES

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SHEET ID

VH1.4

SHEET NAME

LEVEL 4

1 FLOOR PLAN - LEVEL 4
 3/32" = 1'-0"

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ISSUES

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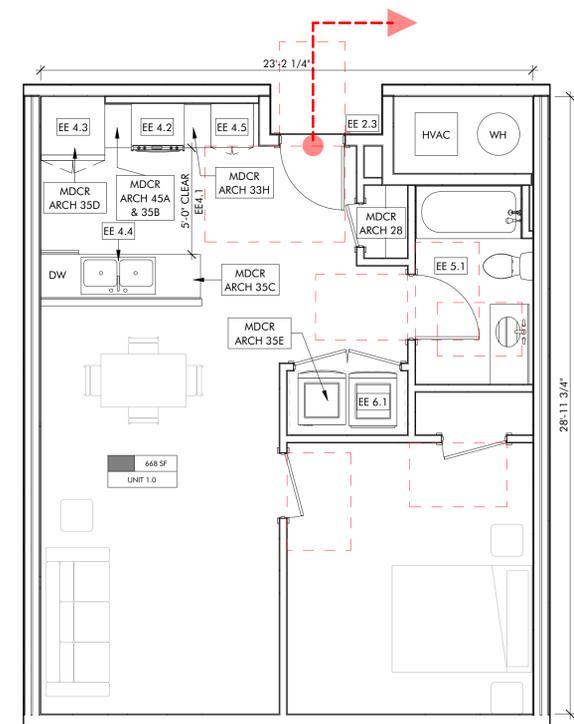
SHEET ID

VH1.5

SHEET NAME

UNIT 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 18" 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 1.0
 1/4" = 1'-0"

**PREMIER
 APARTMENTS**

405 PREMIER CIRCLE
 CHARLOTTESVILLE, VA 22902

FOR

**PIEDMONT
 HOUSING
 ALLIANCE**

STAMP

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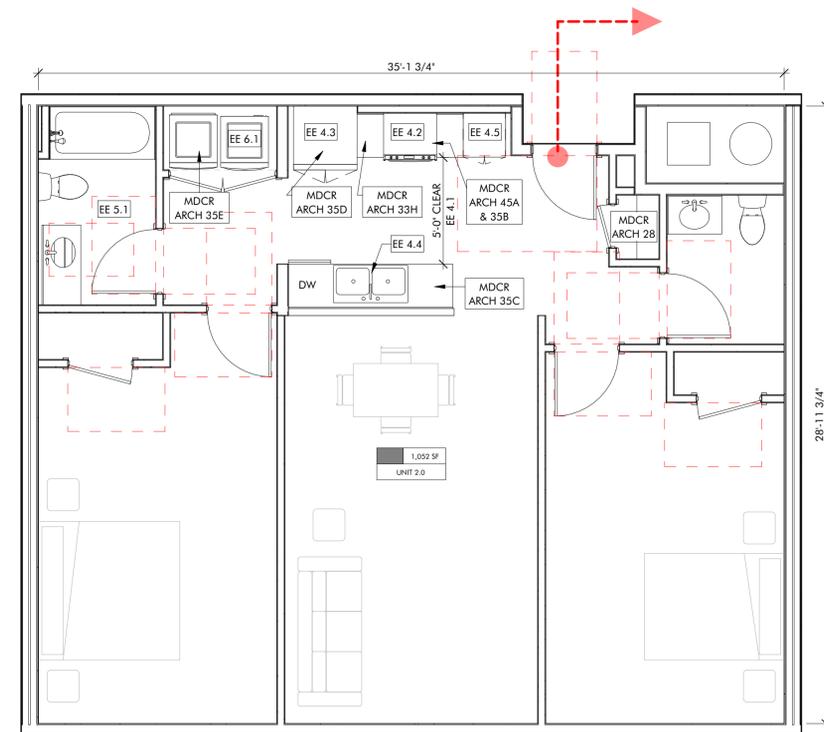
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VH1.6

SHEET NAME

UNIT 2.0

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"

**PREMIER
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405 PREMIER CIRCLE
 CHARLOTTESVILLE, VA 22902

FOR

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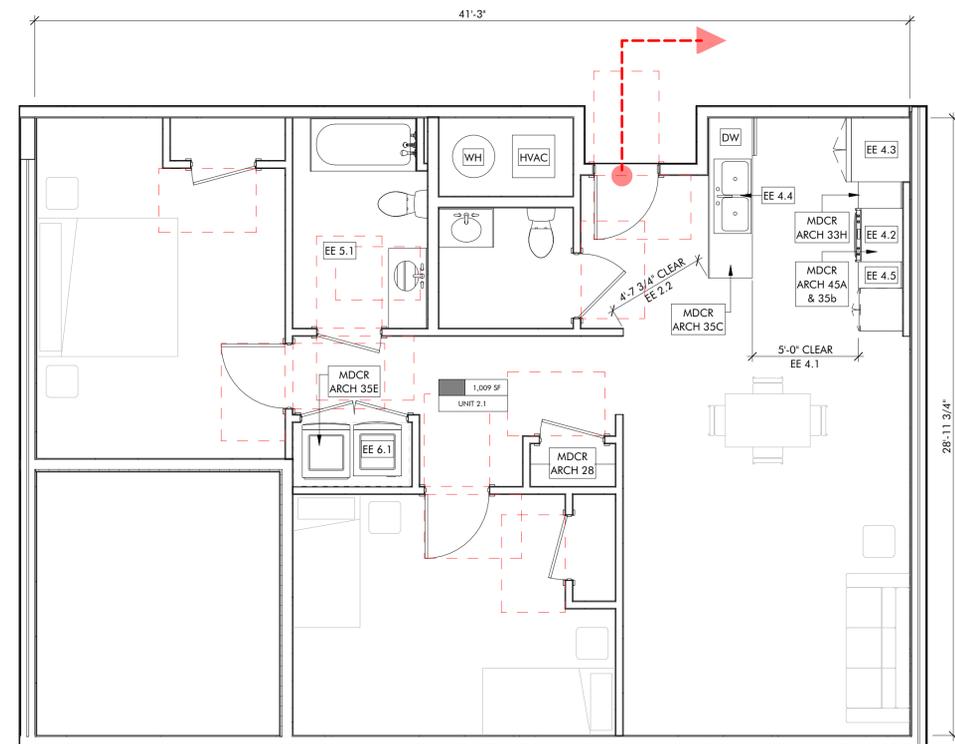
SHEET ID

VH1.7

SHEET NAME

UNIT 2.1

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 18" 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



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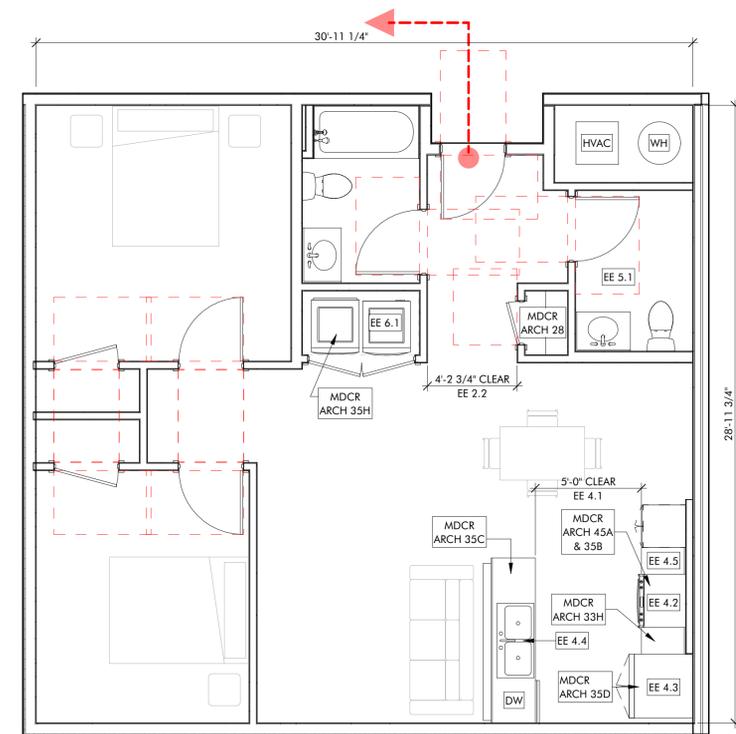
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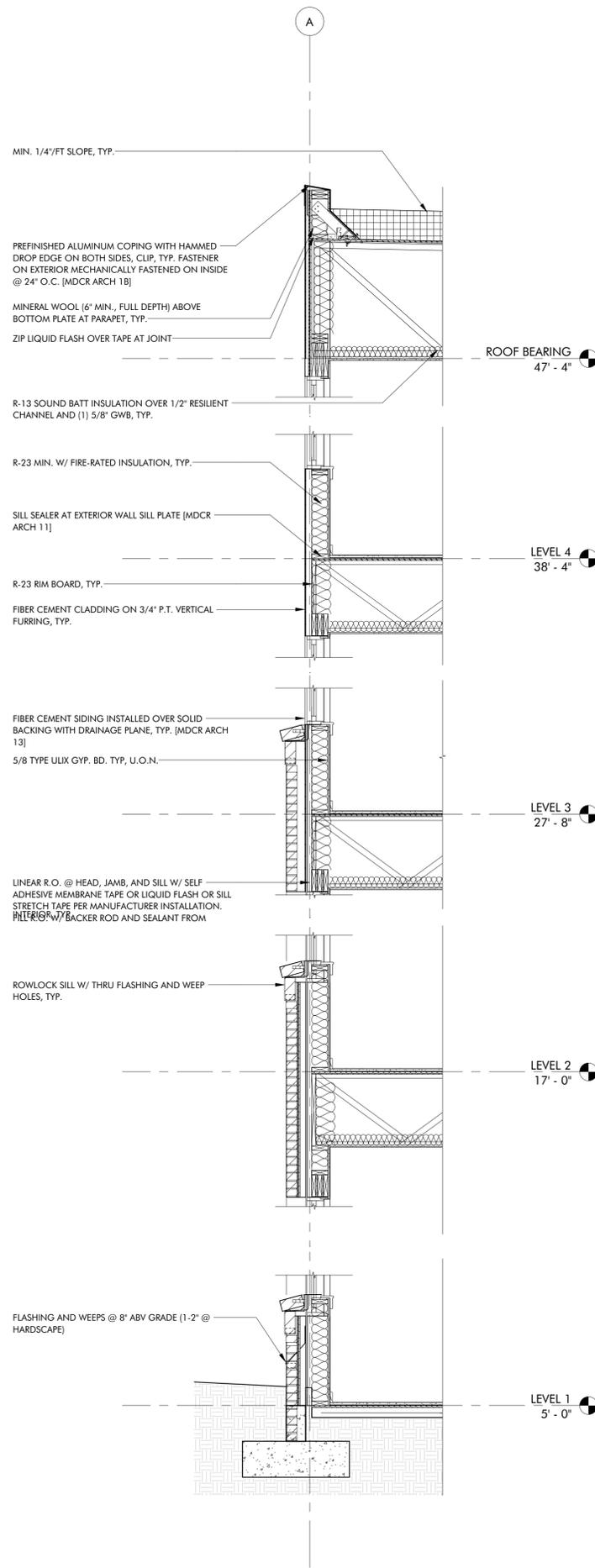
UNIT 2.2

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 18" 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

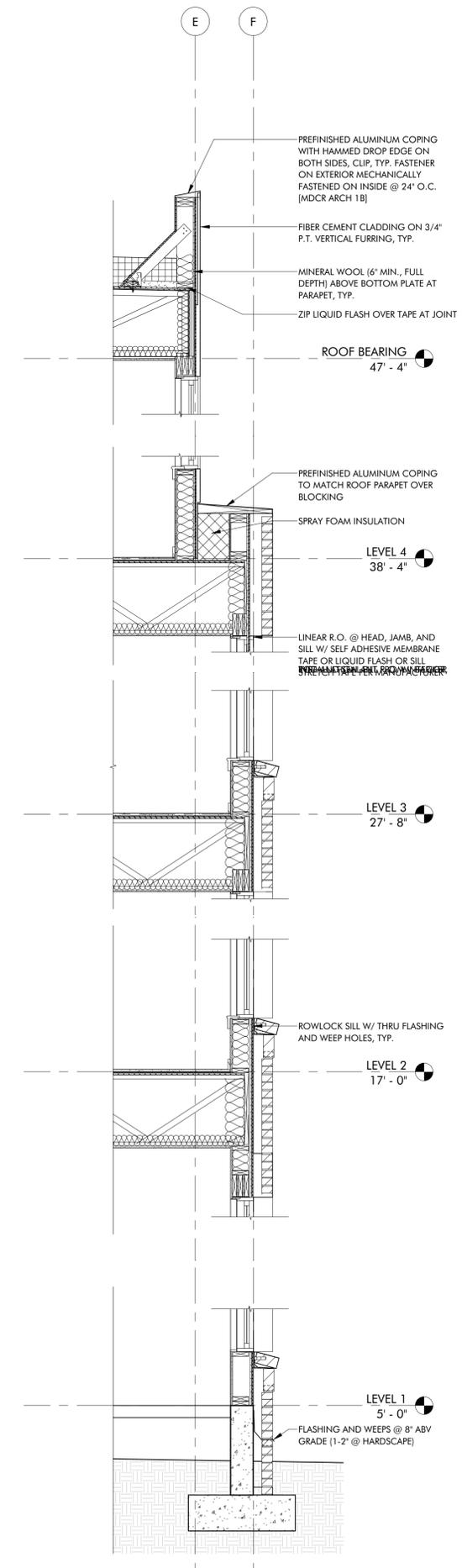


1 UNIT 2.2
 1/4" = 1'-0"

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



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

PREMIER APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

FOR
PIEDMONT HOUSING ALLIANCE

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER	25022
PHASE DATE	12/29/25
PREPARED BY	Author
REVIEWED BY	Approver
2025	© brwarchitects, p.c.

PROJECT PHASE
LIHTC SET

ISSUES	NO.	DESCRIPTION	DATE
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SHEET ID
VH4.1

SHEET NAME
WALL SECTIONS

MEP 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 SPECIFICATIONS

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: F'C = 3,500 PSI
CONCRETE FOOTINGS: F'C = 3,000 PSI
CONCRETE WALLS: F'C = 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)
GCF: ± 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

PREMIER APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

FOR

PIEDMONT HOUSING ALLIANCE

STAMP

**PRELIMINARY
NOT FOR
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

SHEET ID

VH9.0

SHEET NAME

MEP & STRUCTURAL SPECS