



405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

FOR

PIEDMONT
HOUSING
ALLIANCE

PROJECT TEAM

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
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(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.

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	

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 LOW 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 47% 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

PERFORMANCE CRITERIA

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

ABOVE GRADE WALLS: 2X6 WOOD FRAMING 16" ON CENTER, R-22
CAVITY INSULATION, R-6.6 CONTINUOUS
INSULATION

CEILINGS: 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%

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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VH1.6	UNIT 2.0
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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
- 2.1 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			TP	TOILET PAPER
ADJ	ADJUSTABLE	ETR	EXISTING TO REMAIN	N	NORTH	TS	TUBULAR STEEL
AFF	ABOVE FINISH FLOOR	EX	EXISTING	NIC	NOT IN CONTRACT	TSTAT	THERMOSTAT
AGG	AGGREGATE	EXH	EXHAUST	NO	NUMBER	TYP	TYPICAL
AHU	AIR HANDLING UNIT	EXP	EXPANSION	NOM	NOMINAL		
AHJ	AUTHORITY HAVING JURISDICTION	EXT	EXTERIOR	NTS	NOT TO SCALE	UFAS	UNIFORM FEDERAL
ALT	ALTERNATE						ACCESSIBILITY STANDARDS
ALUM	ALUMINUM	FL	FLOOR	OA	OVERALL	UG	UNDERGROUND
AND	AND	FD	FLOOR DRAIN	OC	ON CENTER	UL	UNDERWRITERS LABORATORY
A.P.	ACCESS PANEL	FFE	FINISHED FLOOR ELEVATION	OD	OUTSIDE DIAMETER	UON	UNLESS OTHERWISE NOTED
APPROX	APPROXIMATELY	FIN	FINISH	OPP	OPPOSITE		
ARCH	ARCHITECT (ARCHITECTURAL)	F.O.	FACE OF	OVDH	OVERHEAD	VCT	VINYL COMPOSITION TILE
ASPH	ASPHALT	F.O.F	FACE PF FINISH	OW	OPEN WEB	VERT	VERTICAL
AUTO	AUTOMATIC	FRT	FIRE RETARDANT TREATED			VIF	VERIFY IN FIELD
AVR	AVERAGE	FT	FOOT/FEET	PAV	PAVING	VTR	VENT THROUGH ROOF
AV	AUDIO VISUAL	FTG	FOOTING	PL / PLAM	PLASTIC LAMINATE	VUSBC	VIRGINIA UNIFORM
AWN	AWNING			PWD	PLYWOOD		STATEWIDE BUILDING CODE
		GA	GAUGE	PROJ	PROJECTION	VWC	VINYL WALL COVERING
BL	BELOW	GALV	GALVANIZED	PSF	POUNDS PER SQUARE FOOT		
BLKG	BLOCKING	GFI	GROUND FAULT INTERRUPTER	PNT	PAINT	W	WEST
BLDG	BUILDING	GL	GLASS	PNTD	PAINTED	W/	WITH
BM	BEAM	GND	GROUND	PRT	PARTITION	W/O	WITHOUT
BSMT	BASEMENT	GWB	GYPSPUM WALL BOARD	PTD	PAPER TOWEL DISPENSER	WB	WET BULB
BTW	BETWEEN			PVC	POLY-VINYL CHLORIDE	WC	WATER CLOSET
B.O.	BOTTOM OF _	HB	HOSE BIB	PVMT	PAVEMENT	WD	WOOD
B/O	BY OTHERS	HC	HOLLOW CORE			WH	WATER HEATER
BTU	BRITISH THERMAL UNIT	HDWD	HARDWOOD	RAD	RADIUS	WIN	WINDOW
		HDWR	HARDWARE	RCP	REFLECTED CEILING PLAN	WP	WEATHERPROOF
CAB	CABINET	HOR	HORIZONTAL	RD	ROOF DRAIN	WR	WATER RESISTANT
CALC	CALCULATION	HR	HOUR	REBAR	REINFORCING BAR	WT	WEIGHT
CIP	CAST IN PLACE	HT	HEIGHT	REF	REFERENCE		
CF	CUBIC FOOT	HVAC	HEATING VENTILATING	REFRIG	REFRIGERATION		
CI	CONTROL JOINT		AND AIR CONDITIONING	REINF	REINFORCE		
CL	CENTER LINE			REG	REGISTER		
CLG	CEILING	IN	INCH	REQD	REQUIRED		
CLK	CAULKING	INOP	INOPERABLE	RFL	REFLECT(ED),(IVE),(OR)		
CLR	CLEAR	INS	INSULATION	RM	ROOM		
CMU	COMPOSITE METAL PANEL	INT	INTERIOR	RO	ROUGH OPENING		
CMP	CONCRETE MASONRY UNIT			RTU	ROOF TOP UNIT		
CO	CLEAN OUT	J	JUNCTION				
COL	COLUMN	JST	JOIST	S	SOUTH		
CONC	CONCRETE	JT	JOINT	SC	SOLID CORE		
COND	CONDUIT			SCH	SCHEDULE		
CONN	CONNECTION	KW	KILOWATT	SHT	SHEET		
CONST	CONSTRUCTION			SHTG	SHEATHING		
CONT	CONTINUOUS	LAM	LAMINATE	SIM	SIMILAR		
CT	CARPET	LT	LIGHT	SPEC	SPECIFICATION		
CT	CERAMIC TILE	LVL	LAMINATED VENEER LUMBER	SQ	SQUARE		
				STL	STAINLESS STEEL		
DTL	DETAIL	MAS	MASONRY	STD	STANDARD		
DIA	DIAMETER	MATL	MATERIAL	STL	STEEL		
DIFF	DIFFUSER	MAX	MAXIMUM	STRUCT	STRUCTURE		
DIM	DIMENSION	MECH	MECHANICAL	SUSP	SUSPENDED		
DN	DOWN	MFR	MANUFACTURER	SV	SHEET VINYL		
DS	DOWNSPOUT	MIN	MINIMUM	SYM	SYMMETRICAL		
		MISC	MISCELLANEOUS	SYS	SYSTEM		
E	EAST	MLO	MOULDING	S.CONC	SEALED CONCRETE		
EJ	EXPANSION JOINT	MO	MASONRY OPENING				

ANNOTATIONS

ROOM
 101

ROOM NAME AND NUMBER

INTERIOR ELEVATION KEY
 X
 A1.1
 X

EXTERIOR ELEVATION KEY
 1
 A1.1

SECTION / DETAIL CALLOUT
 1
 A1.1

KEYNOTE (JOB SPECIFIC NOTE)
 1
 ALIGN

ALIGN

WALL TYPE
 P1 L1 E1 T1

PLUMBING FIXTURE / EQUIPMENT / SCHEDULED ITEM TAG
 101

WINDOW TYPE
 A

**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

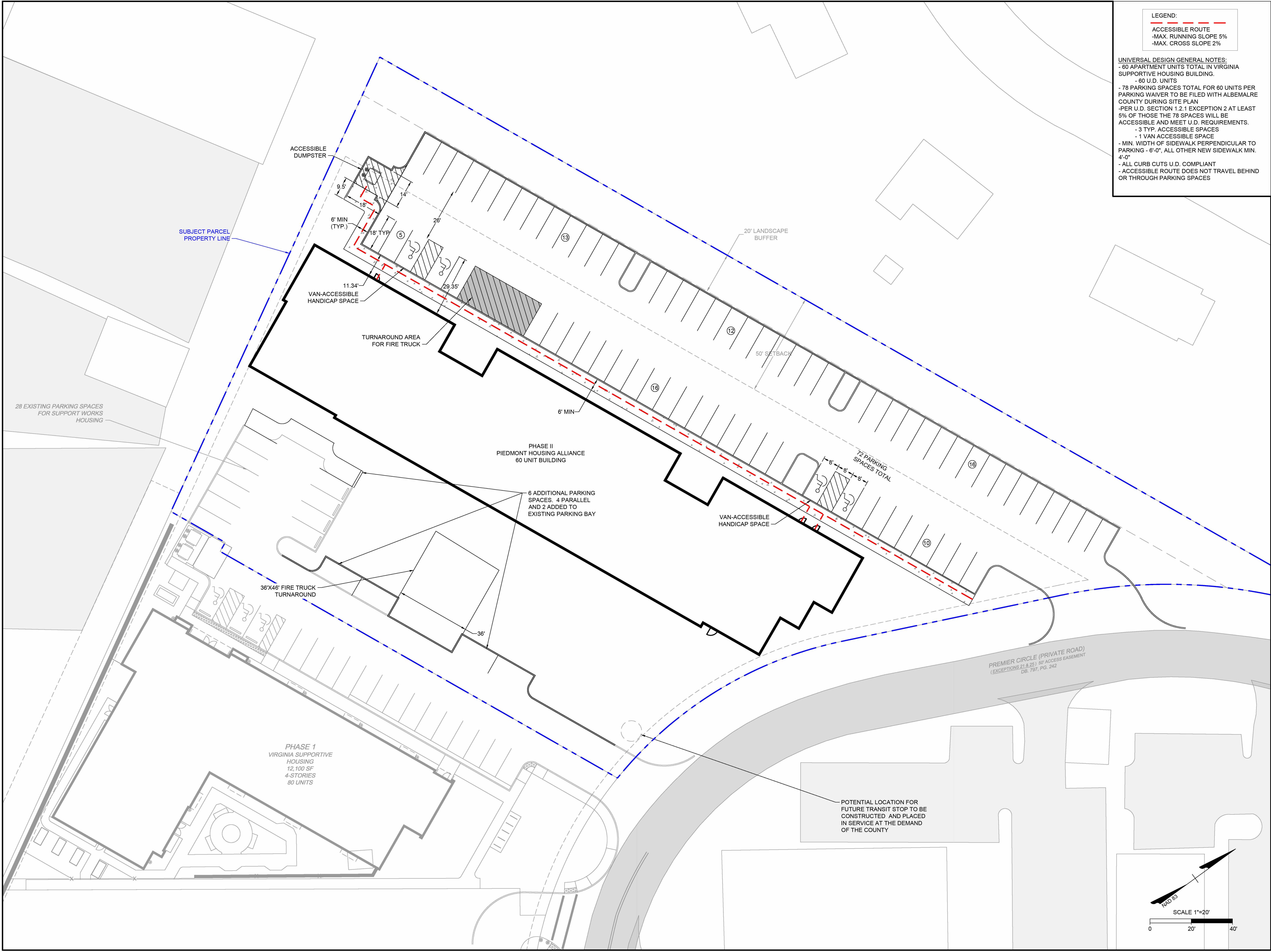
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SHEET ID

VH0.0

SHEET NAME

COVER SHEET



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



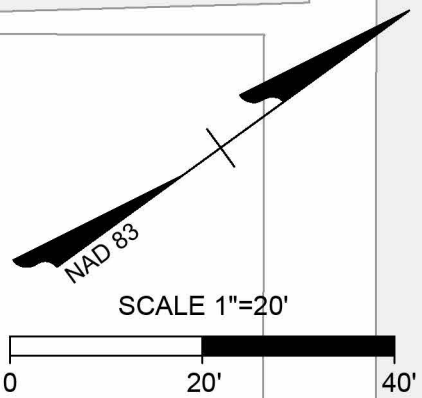
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DATE	1.22.2026
DRAWN BY	
APPROVED BY	
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2026 LIHTC
APPLICATION

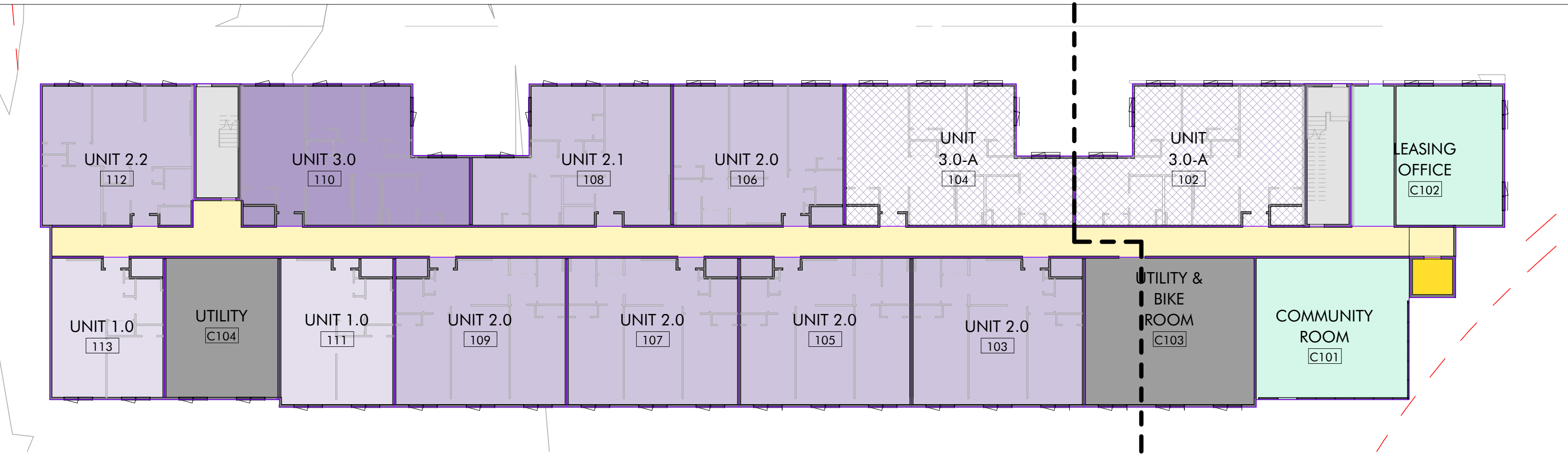
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UD 1.0

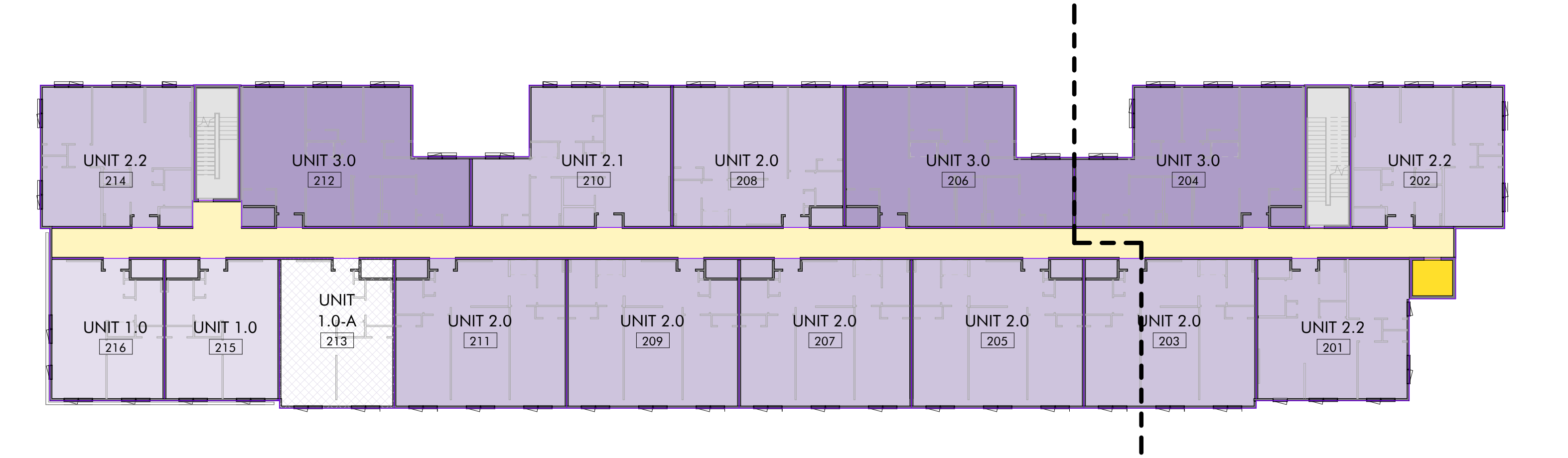
UNIVERSAL DESIGN
SITE DIAGRAM



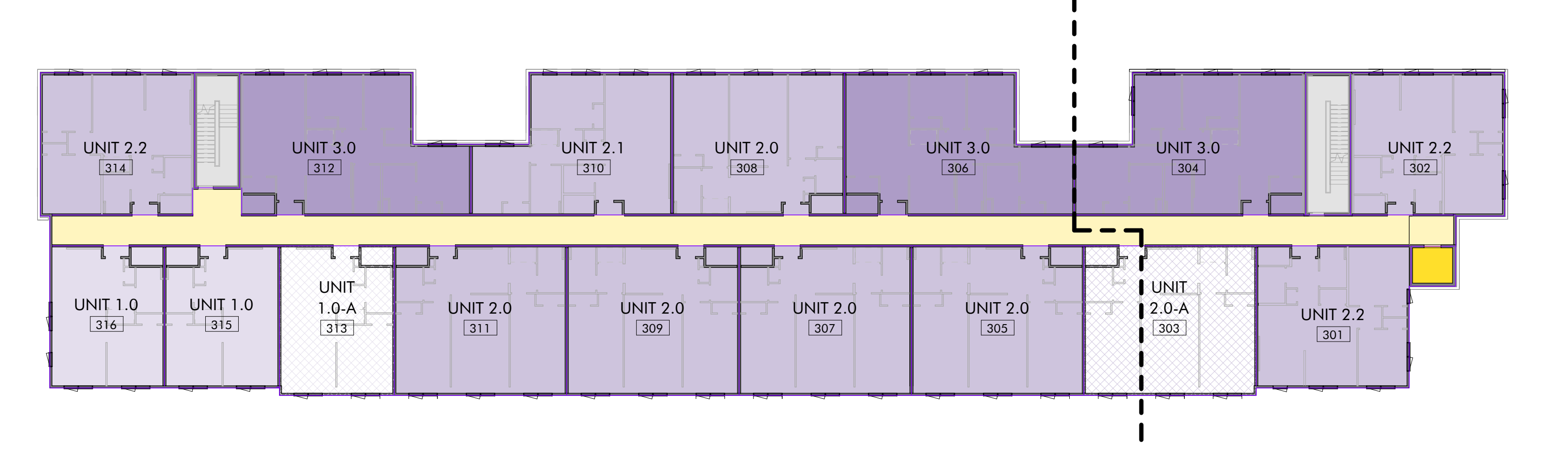
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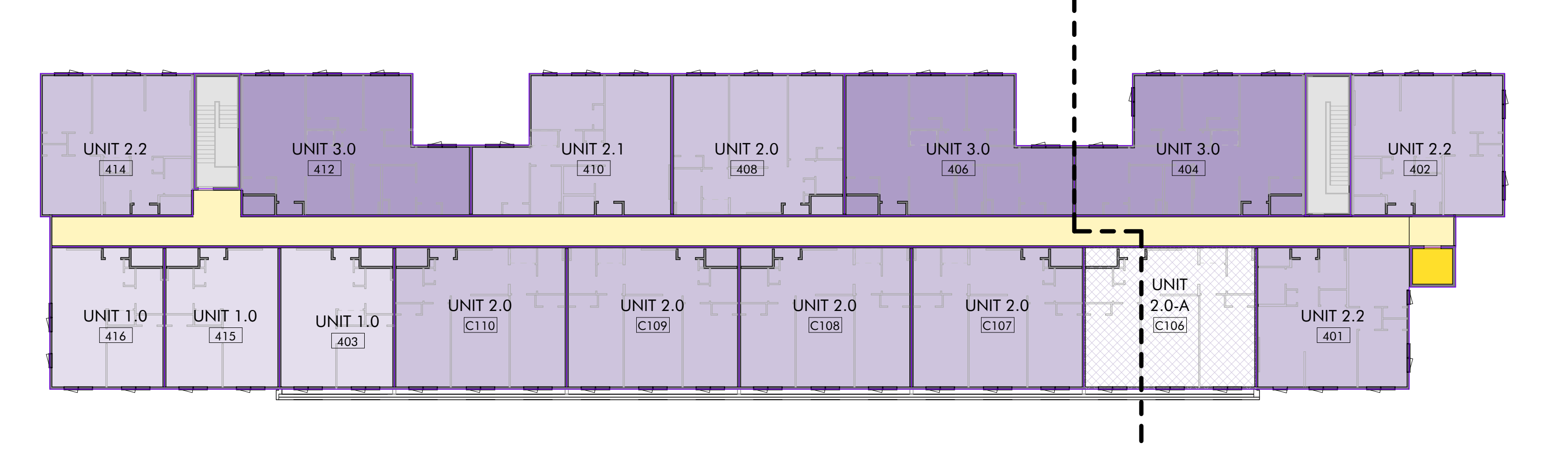
1 **LEVEL 1**
1" = 20'-0"



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
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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

VH0.2

SHEET NAME

PROGRAM



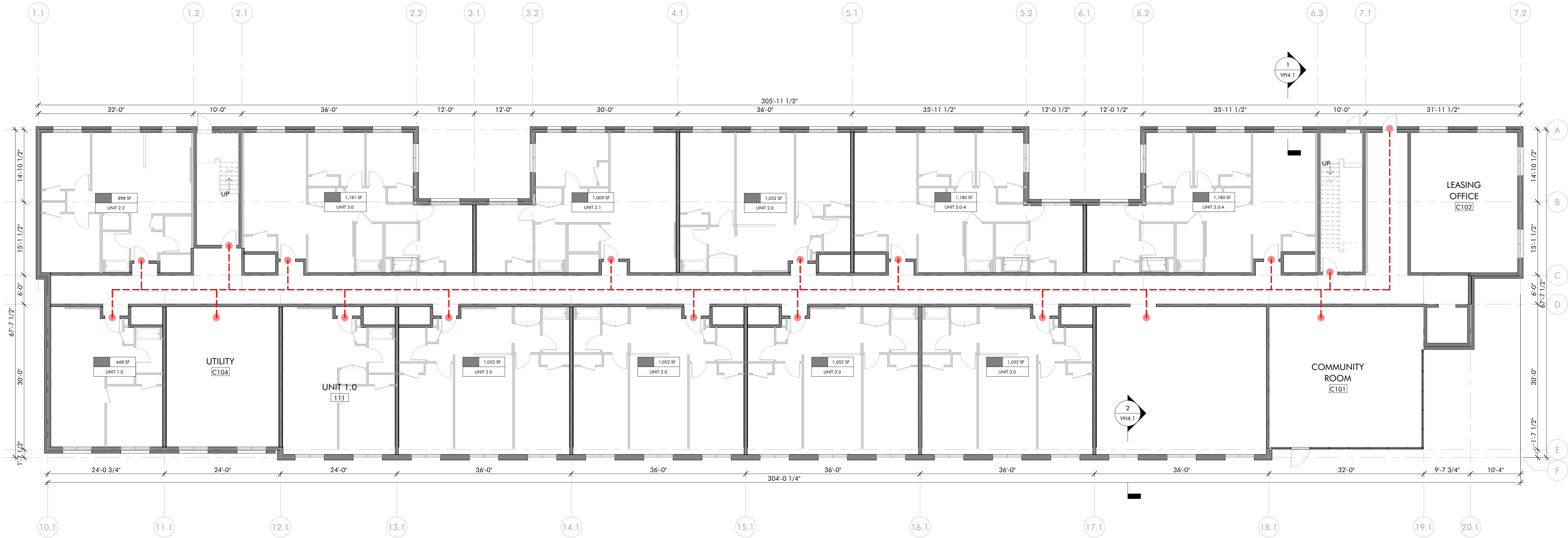
2026 LINTC PER EXAMPLE SQFT CALCULATIONS						Premier Apartments
					NORBC	
DEVELOPMENT GSF PER VHA (A)	UNHEATED FLOOR AREA (B)	NON-RESIDENTIAL C	RESIDENTIAL (D) HEATED	RESIDENTIAL (E) COMMON	BLDG GSF / BLDG GSF (F)	
18,773.68			16,238.65	2,535.03	18,941.00	
19,091.57	-		16,556.48	2,535.09	19,358.17	
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
PIEDMONT
HOUSING
ALLIANCE

VIRGINIA HOUSING PLANS

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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 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



PREMIER APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

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REVIEWED BY	Approver
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PROJECT PHASE

LIHTC SET

ISSUES	NO.	DESCRIPTION	DATE
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SHEET ID

VH1.1

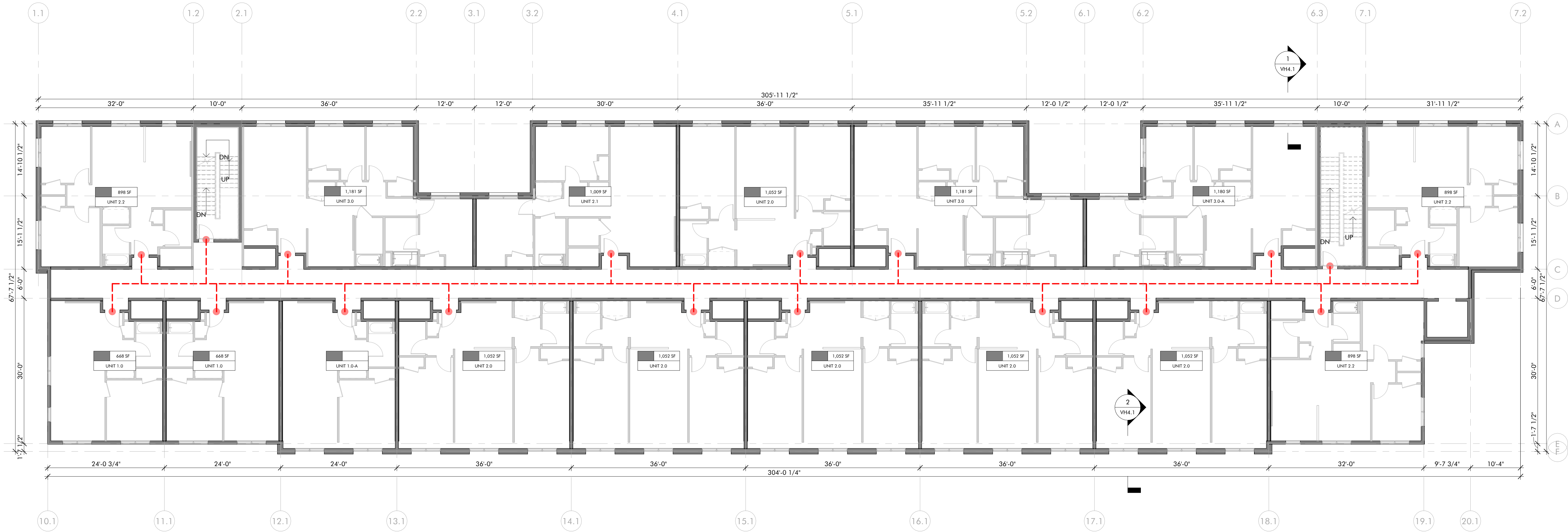
SHEET NAME

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: 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	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 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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PREPARED BY	Author
REVIEWED BY	Approver
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PROJECT PHASE

LIHTC SET

ISSUES

NO.	DESCRIPTION	DATE
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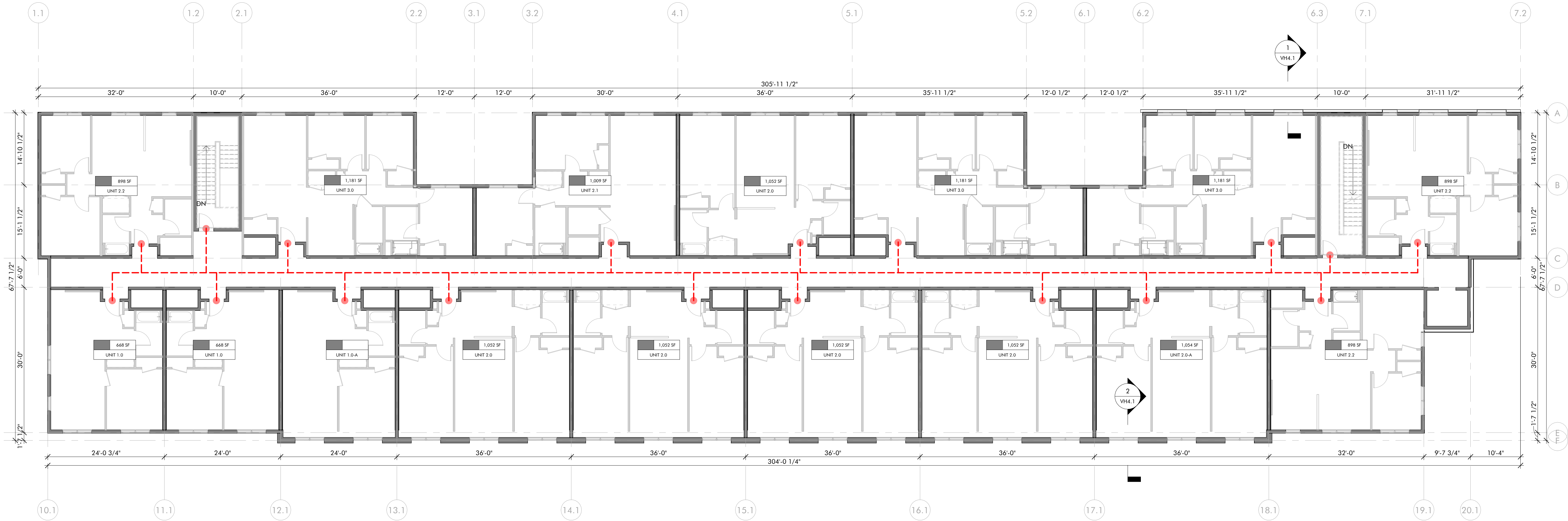
SHEET ID

VH1.2

SHEET NAME

LEVEL 2

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2025 MDCR PLAN NOTES	
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	UD ESSENTIAL ELEMENT 1.4 LEVEL ENTRY CONNECTING COMMON SPACE TO QUALIFYING UD UNIT.
	ACCESSIBLE ENTRY/EXIT

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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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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

VH1.3

SHEET NAME

LEVEL 3

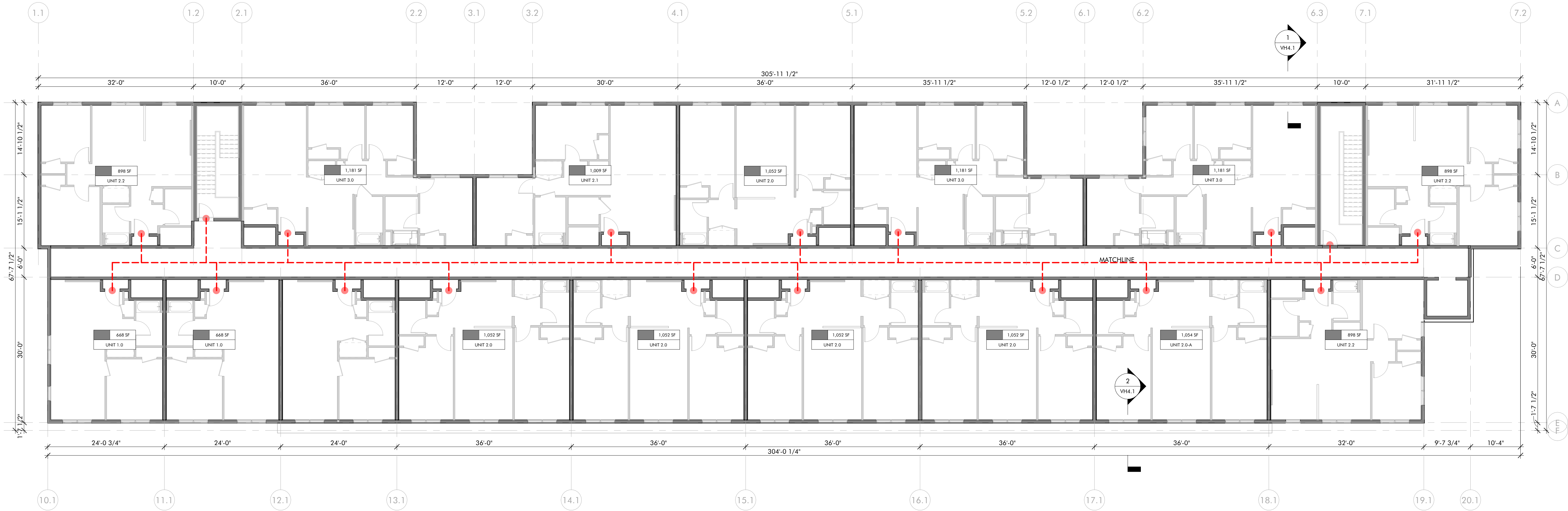
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1

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.
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
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EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE
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EE7.1 THERMOSTATS: 'SMART,' PROGRAMMABLE THERMOSTAT WITH VOICE ACTIVATION CAPABILITY



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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

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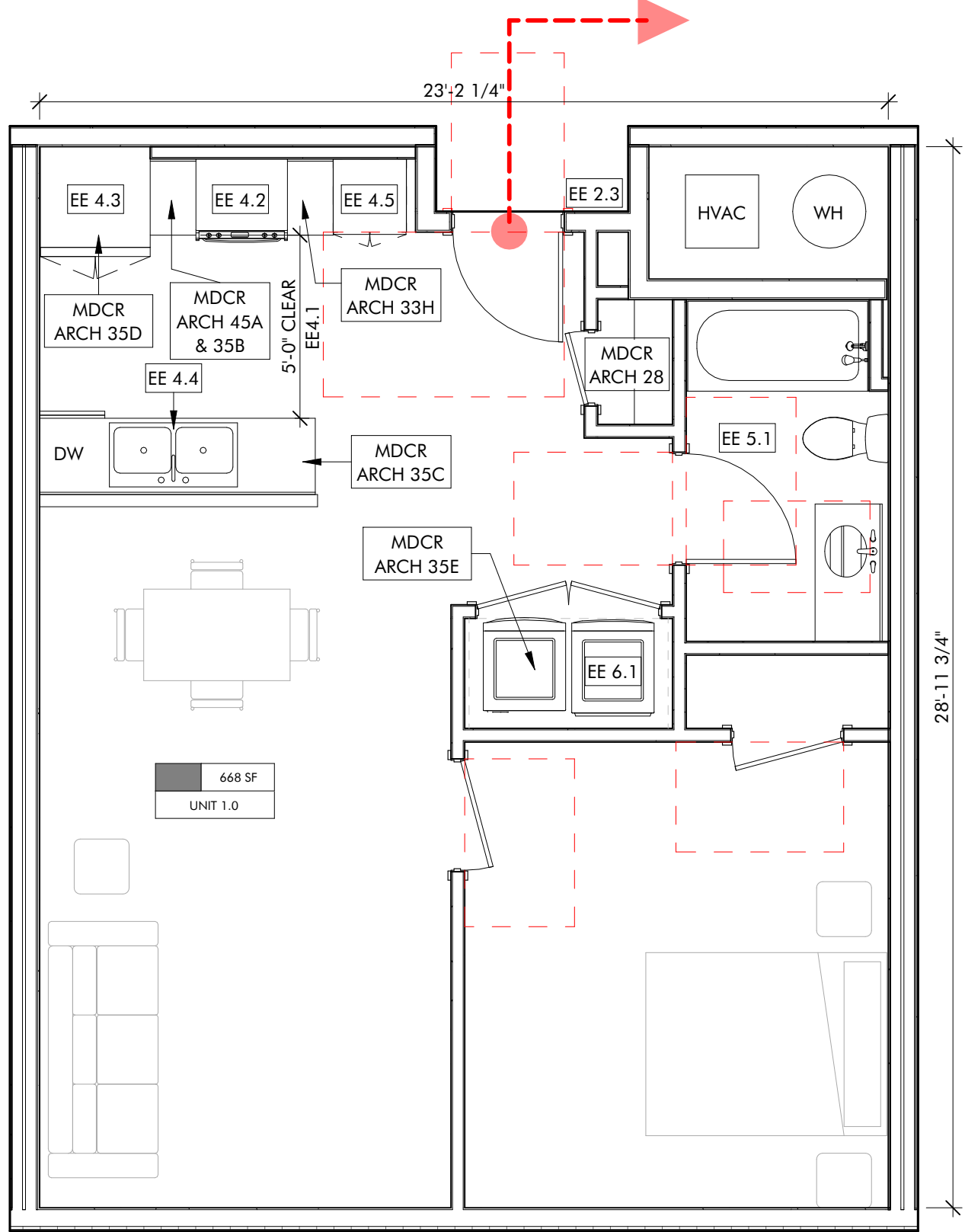
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SHEET ID

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: 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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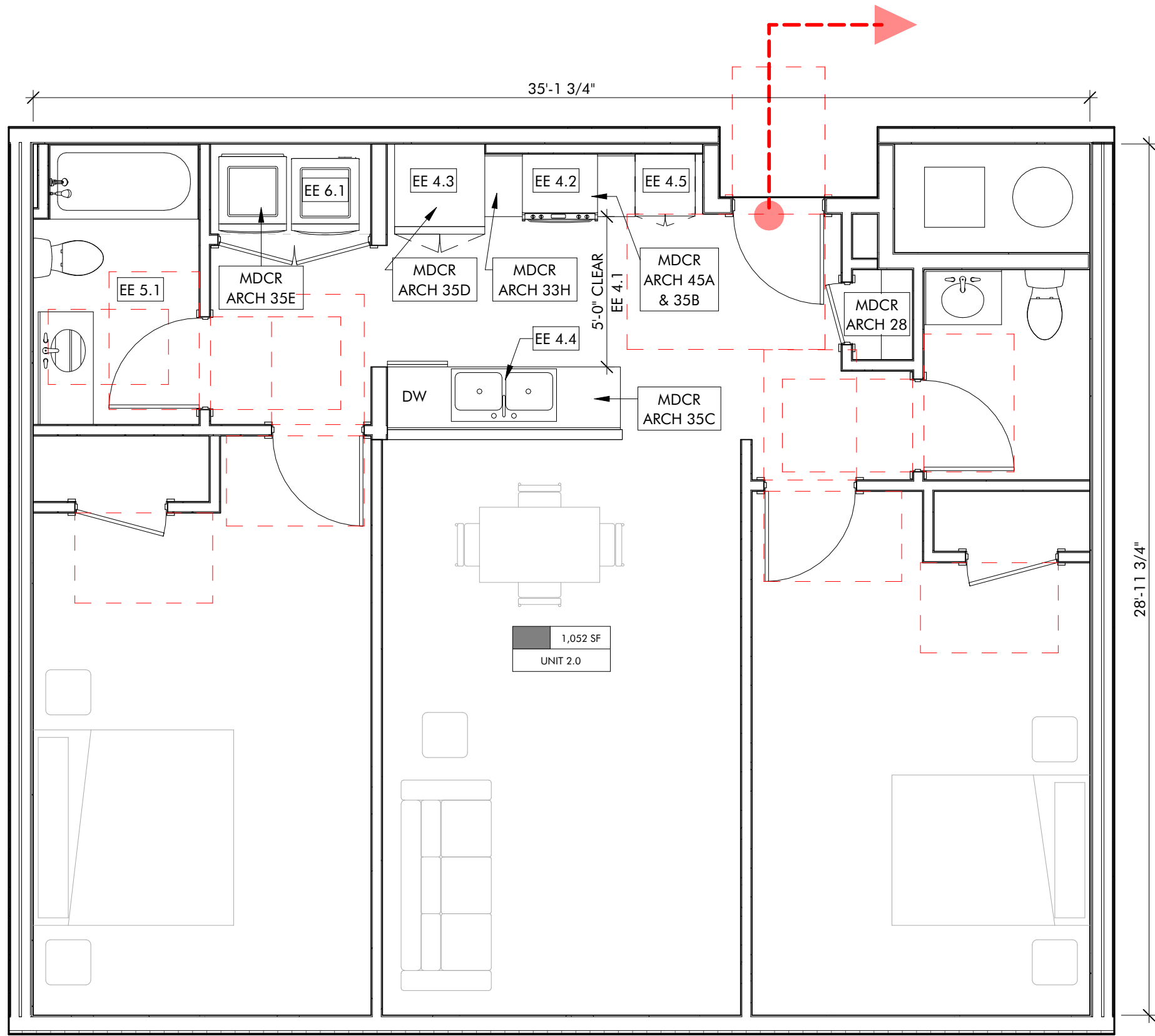
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SHEET ID

VH1.6

SHEET NAME

UNIT 2.0



1 UNIT 2.0
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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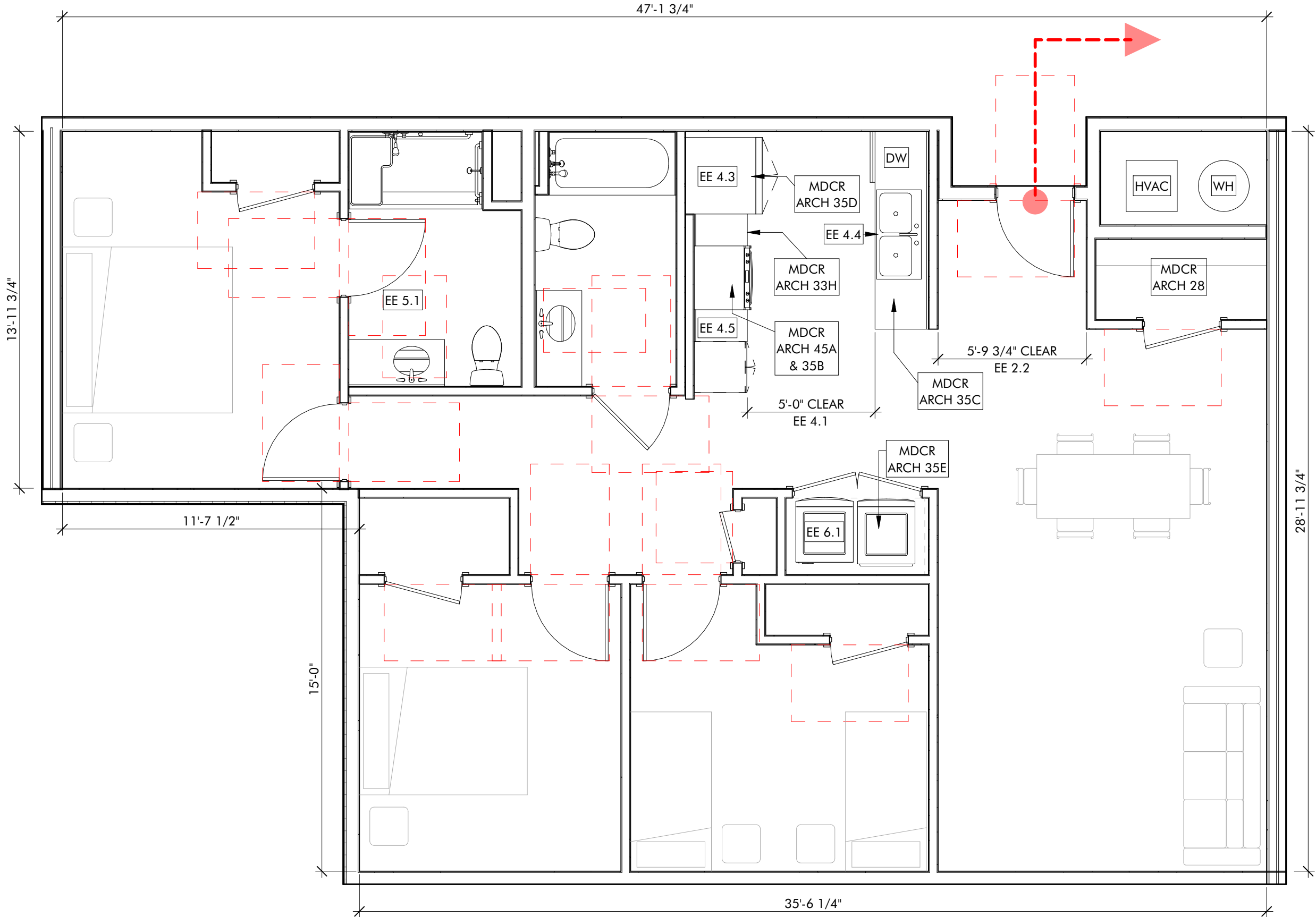
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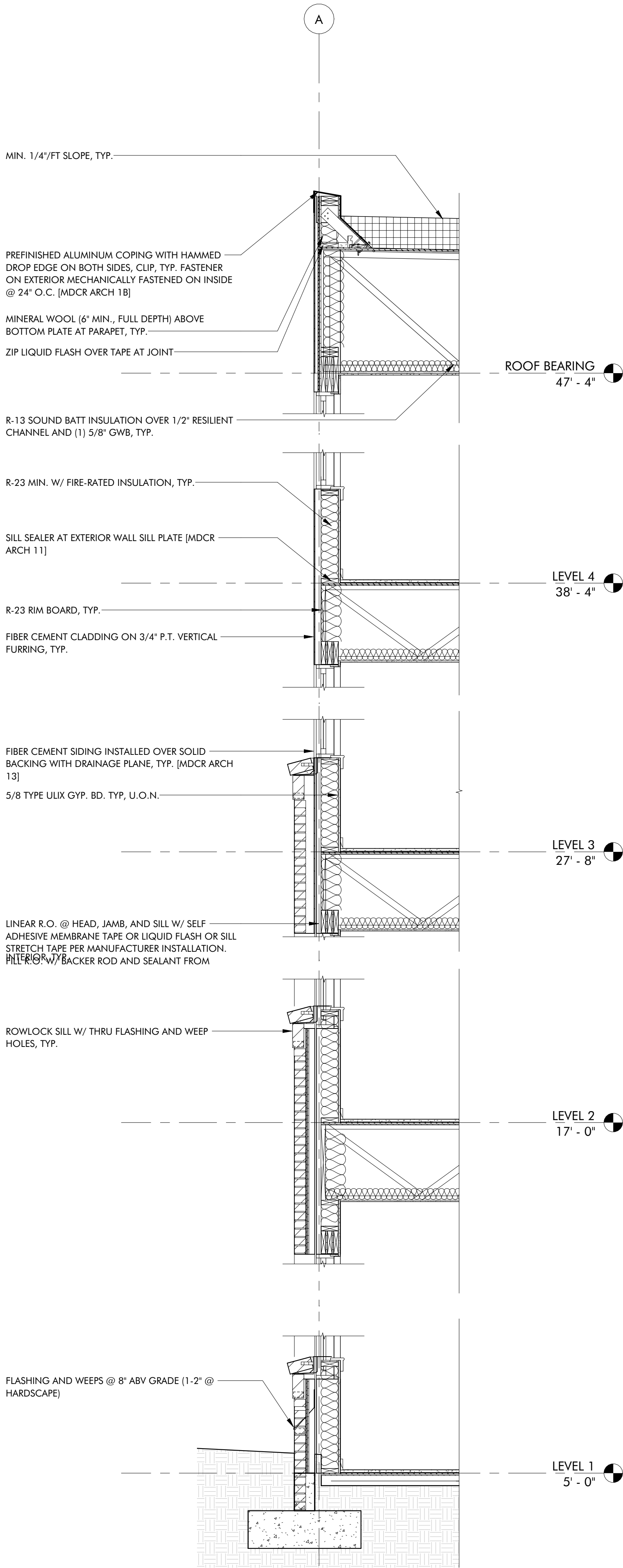
VH1.9

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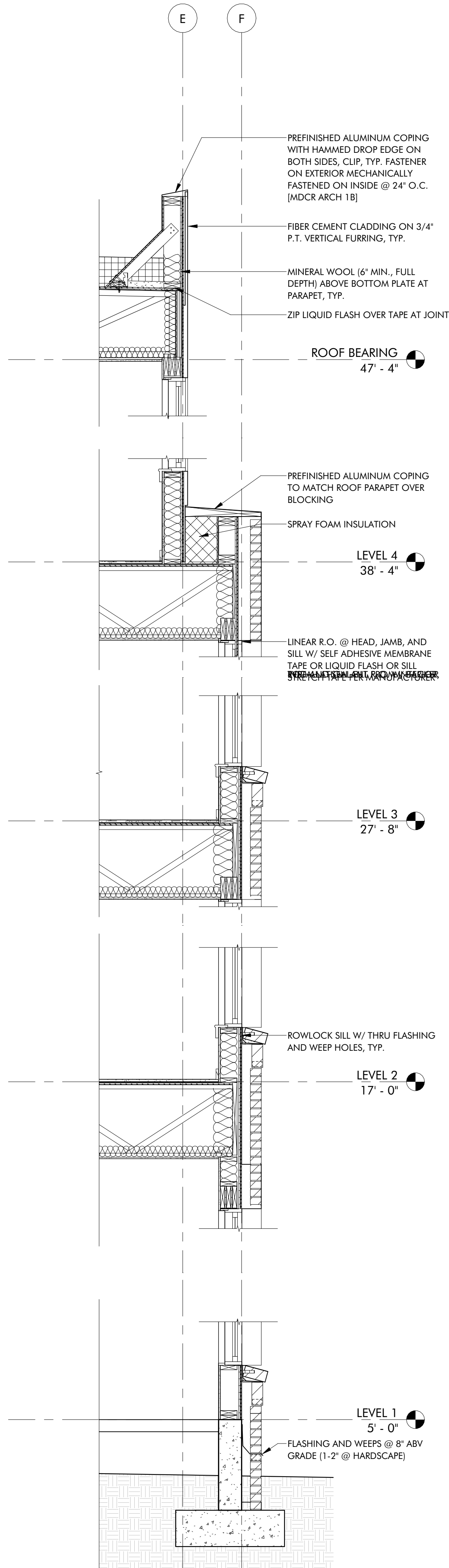
UNIT 3.0



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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SHEET ID

VH4.1

SHEET NAME

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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PREMIER

APARTMENTS

405 PREMIER CIRCLE
CHARLOTTESVILLE, VA 22902

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PIEDMONT

HOUSING

ALLIANCE

STAMP

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

VH9.0

SHEET NAME

MEP & STRUCTURAL
SPECS