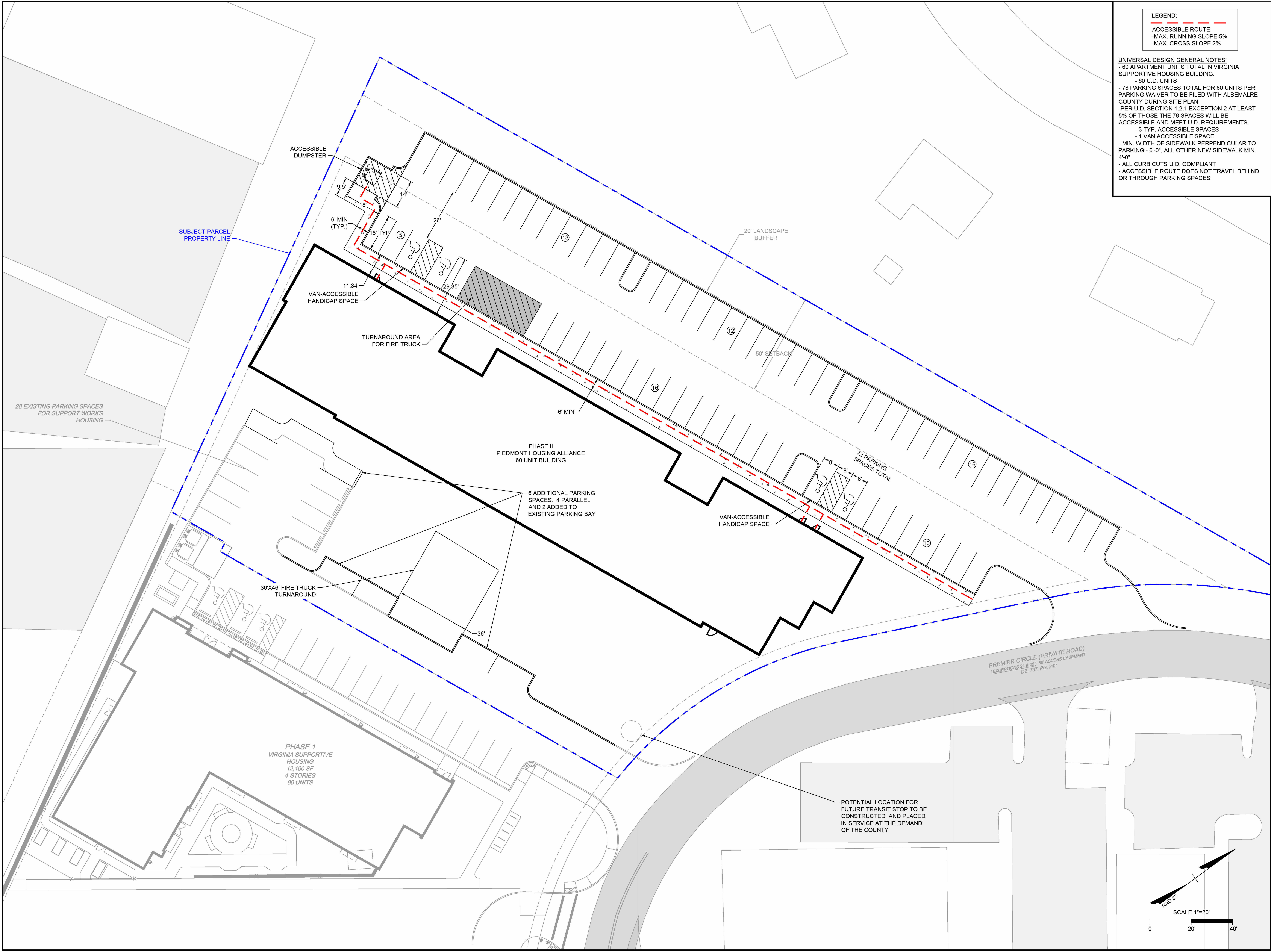






- LEGEND:
- ACCESSIBLE ROUTE
  - MAX. RUNNING SLOPE 5%
  - MAX. CROSS SLOPE 2%
- UNIVERSAL DESIGN GENERAL NOTES:
- 60 APARTMENT UNITS TOTAL IN VIRGINIA SUPPORTIVE HOUSING BUILDING.
  - 60 U.D. UNITS
  - 78 PARKING SPACES TOTAL FOR 60 UNITS PER PARKING WAIVER TO BE FILED WITH ALBEMALRE COUNTY DURING SITE 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



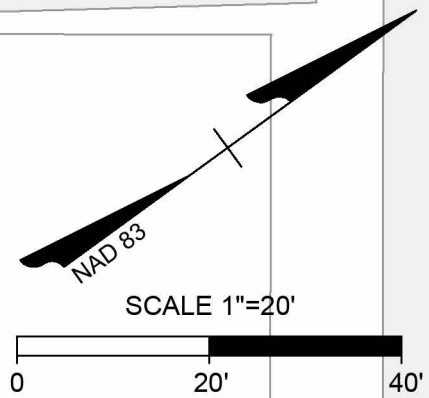
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| JOB NUMBER  | 75499                 |
| DATE        | 1.22.2026             |
| DRAWN BY    |                       |
| APPROVED BY |                       |
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2026 LIHTC  
APPLICATION

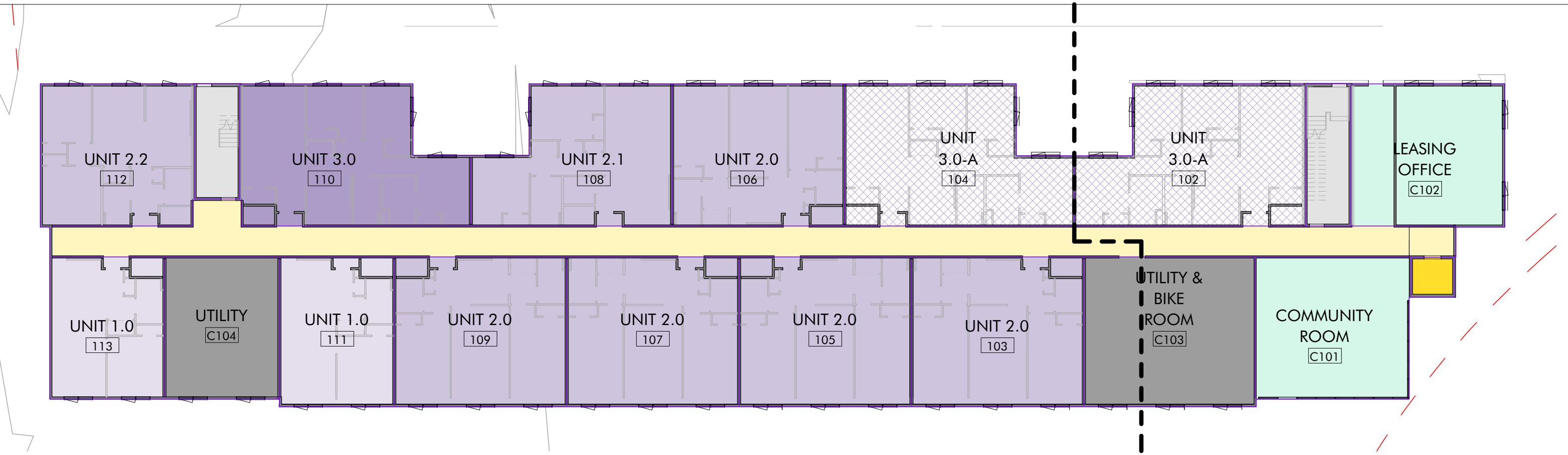
| REVISIONS |  |
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UD 1.0

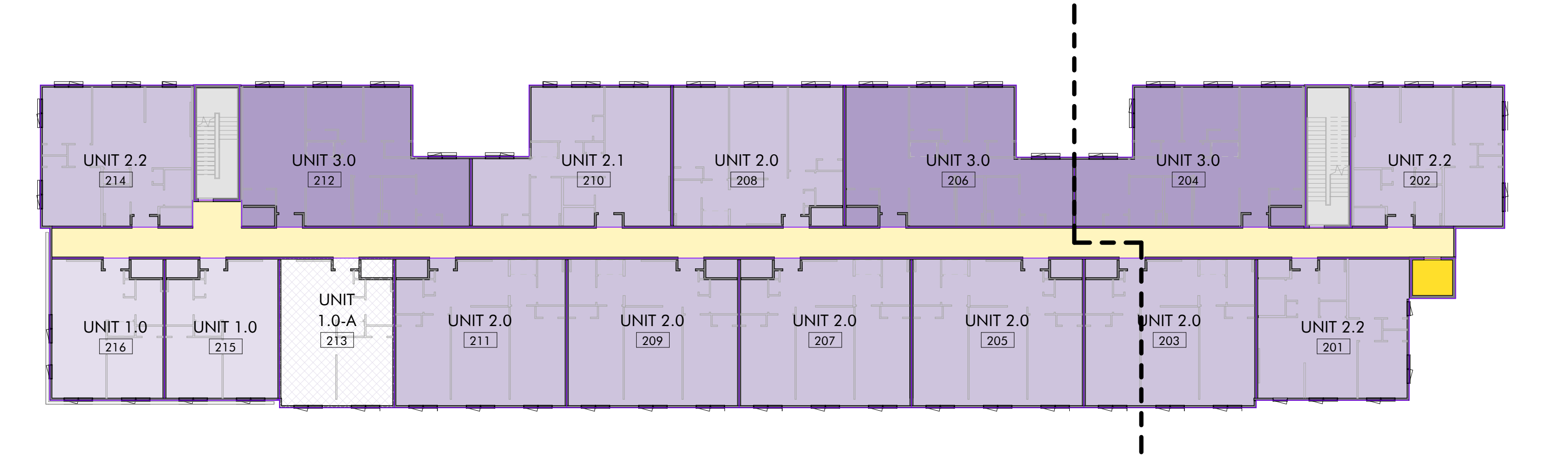
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SITE DIAGRAM



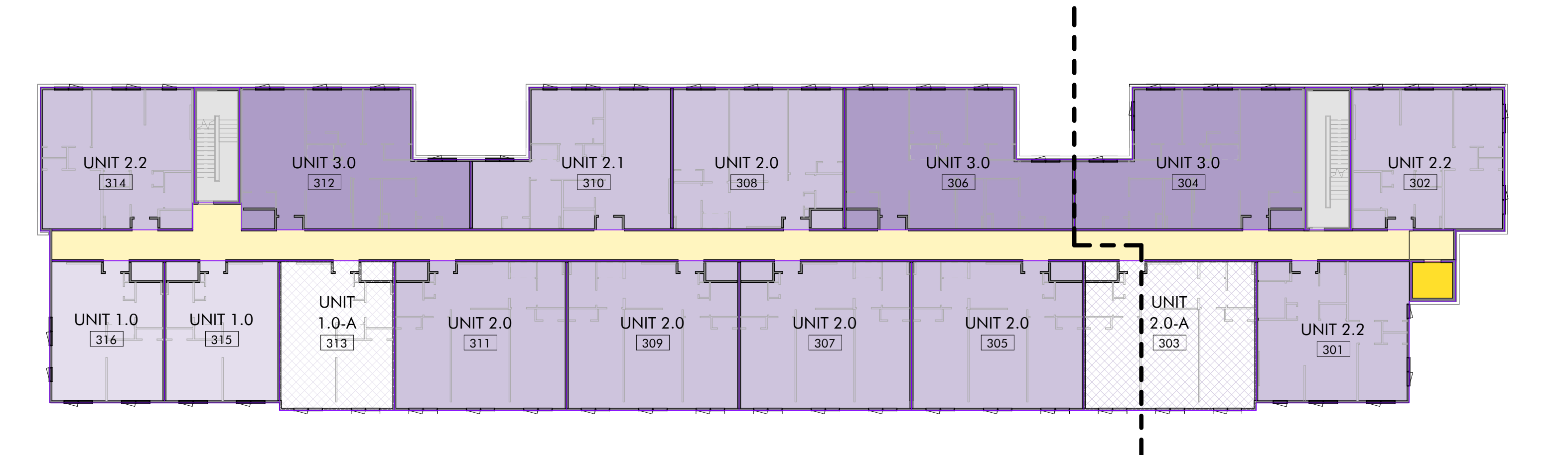
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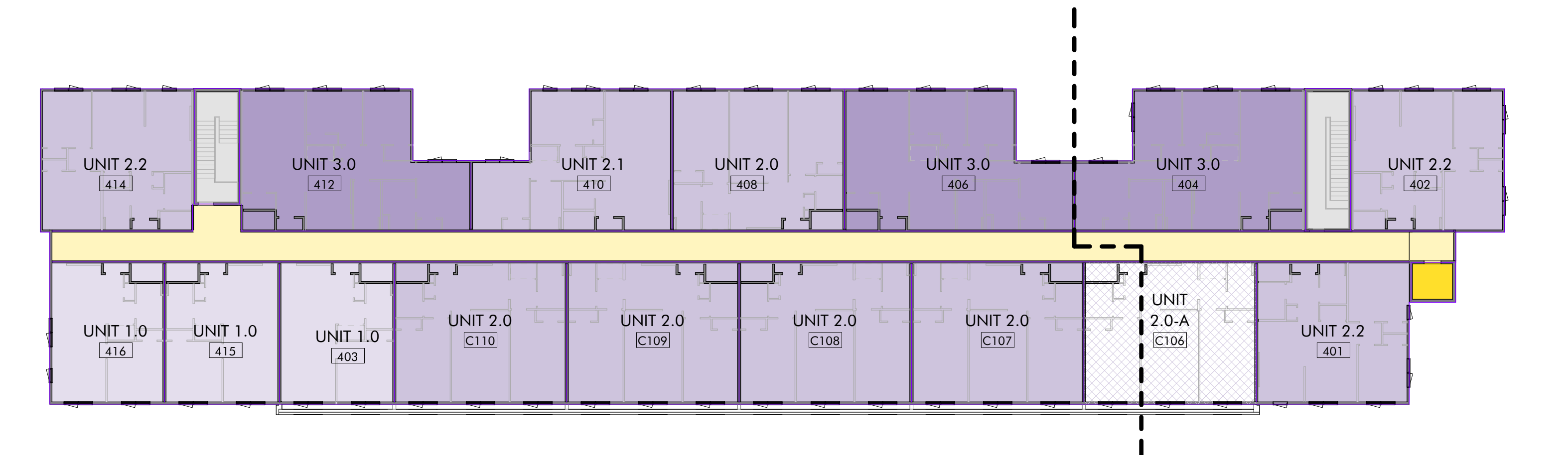
1 **LEVEL 1**  
1" = 20'-0"



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

STAMP

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NOT FOR  
CONSTRUCTION

|             |                       |
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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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SHEET ID

VH0.2

SHEET NAME

PROGRAM

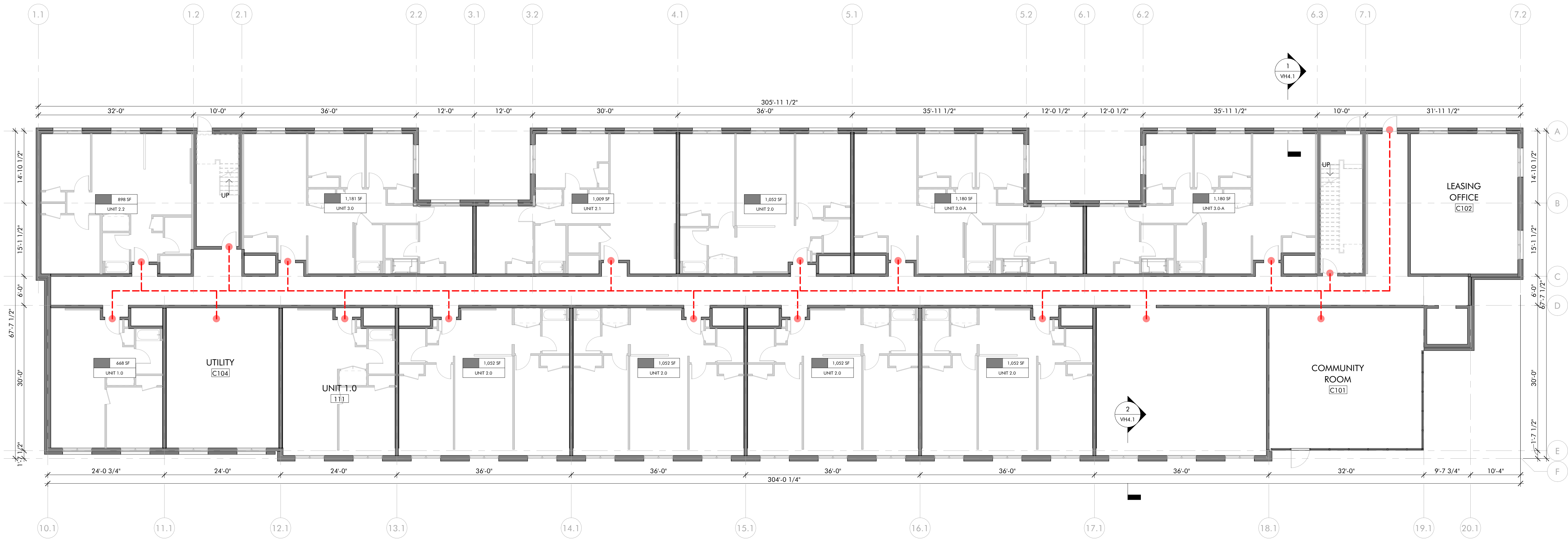


| 2026 LINTC PER EXAMPLE SQFT CALCULATIONS |                         |                   |                        |                        |                         | Premier Apartments |
|------------------------------------------|-------------------------|-------------------|------------------------|------------------------|-------------------------|--------------------|
|                                          |                         |                   |                        |                        | 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

FOR

PIEDMONT  
HOUSING  
ALLIANCE

PRELIMINARY  
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CONSTRUCTION

|             |                       |
|-------------|-----------------------|
| JOB NUMBER  | 25022                 |
| PHASE DATE  | 12/29/25              |
| PREPARED BY | Author                |
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PROJECT PHASE

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SHEET ID

VH1.1

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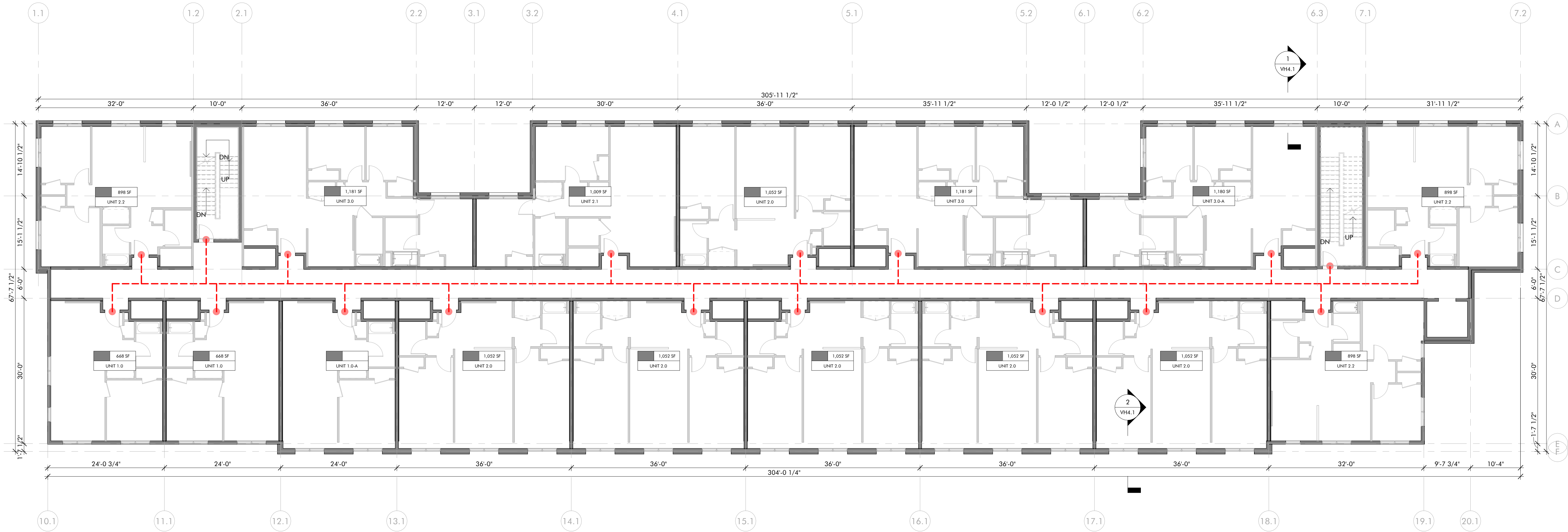
LEVEL 1

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                                   | EE1.4 COMMON SPACES: ACCESSIBLE ROUTE BETWEEN QUALIFYING UNITS AND AMENITIES<br>EE1.5 CURB CUTS: TO COMPLY WITH EE FIGURES 1.5(A-B)<br>EE1.6 RAMPS: PROVIDE HANDRAILS WHERE RAMP SLOPE EXCEEDS 1:12<br>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<br>EE2.5 INTERIOR PASSAGE DOORWAYS: 32" WIDE WITH 1/2" MAX THRESHOLD LEVEL CHANGE<br>EE2.6 EXTERIOR DOORWAYS AND UNIT ENTRIES: 36" MIN. WITH 12" MAX. THRESHOLD LEVEL CHANGE<br>EE3.1 CLEAR FLOOR SPACE: CLEAR, LEVEL FLOOR SPACE TO COMPLY WITH FEE 3.1 (A-B)<br>EE3.2 REACH RANGE: OPERABLE PARTS AT 44" - 48" MAX AFF PER 3.2(A-D)<br>EE3.3 OPERATIONS: CONTROL OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING<br>EE3.5 PLUMBING FIXTURES: SHALL BE LEVER TYPE<br>EE4.6 CABINET HARDWARE: TO COMPLY WITH EE3.3 OPERATIONS<br>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<br>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

PIEDMONT  
HOUSING  
ALLIANCE

STAMP  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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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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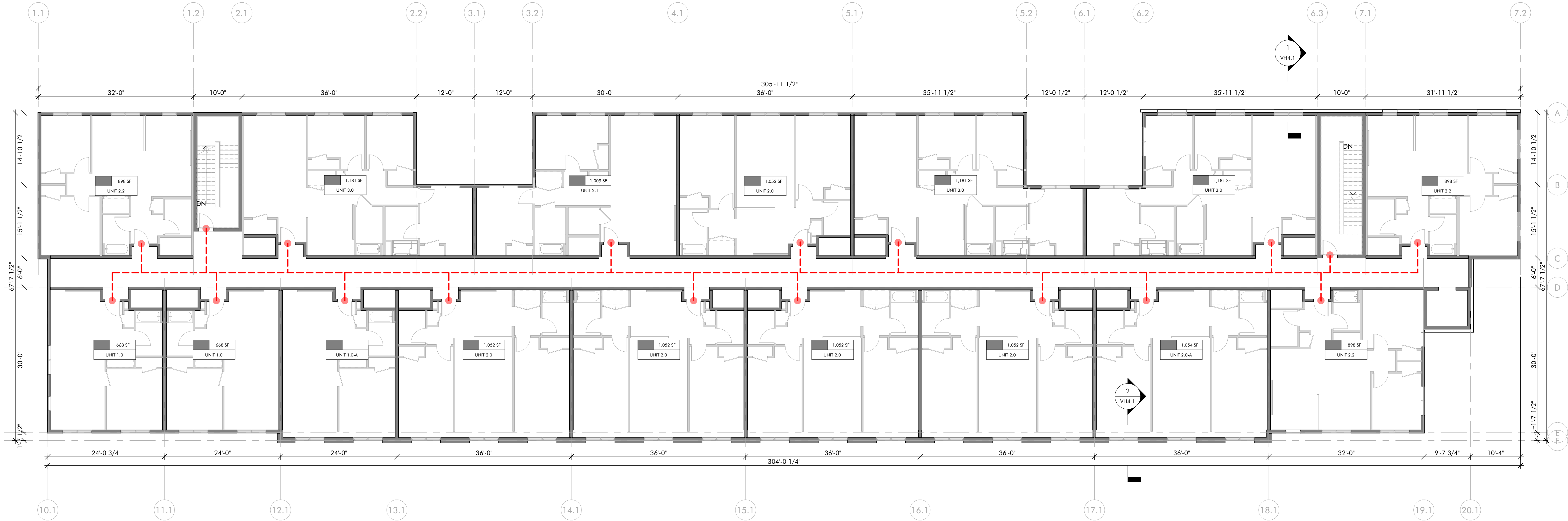
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LEVEL 2

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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<br>36" ACCESSIBLE ROUTE                                       |
|                     | UD ESSENTIAL ELEMENT 1.4<br>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

PIEDMONT  
HOUSING  
ALLIANCE

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NOT FOR  
CONSTRUCTION**

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|-------------|-----------------------|
| JOB NUMBER  | 25022                 |
| PHASE DATE  | 12/29/25              |
| PREPARED BY | Author                |
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**VH1.3**

SHEET NAME

LEVEL 3

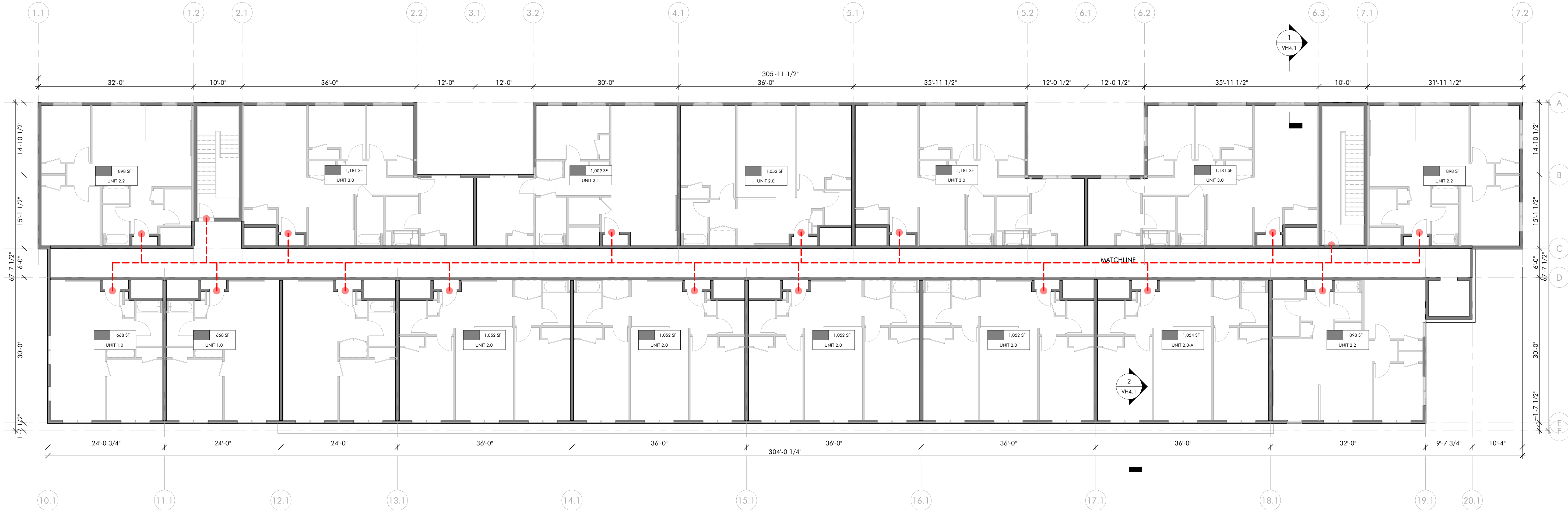
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1

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.  
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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)  
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VH1.4

SHEET NAME

LEVEL 4

| 2025 MDCR PLAN NOTES                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2025 UD GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2025 UD UNIT GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| PHASE DATE  | 12/29/25              |
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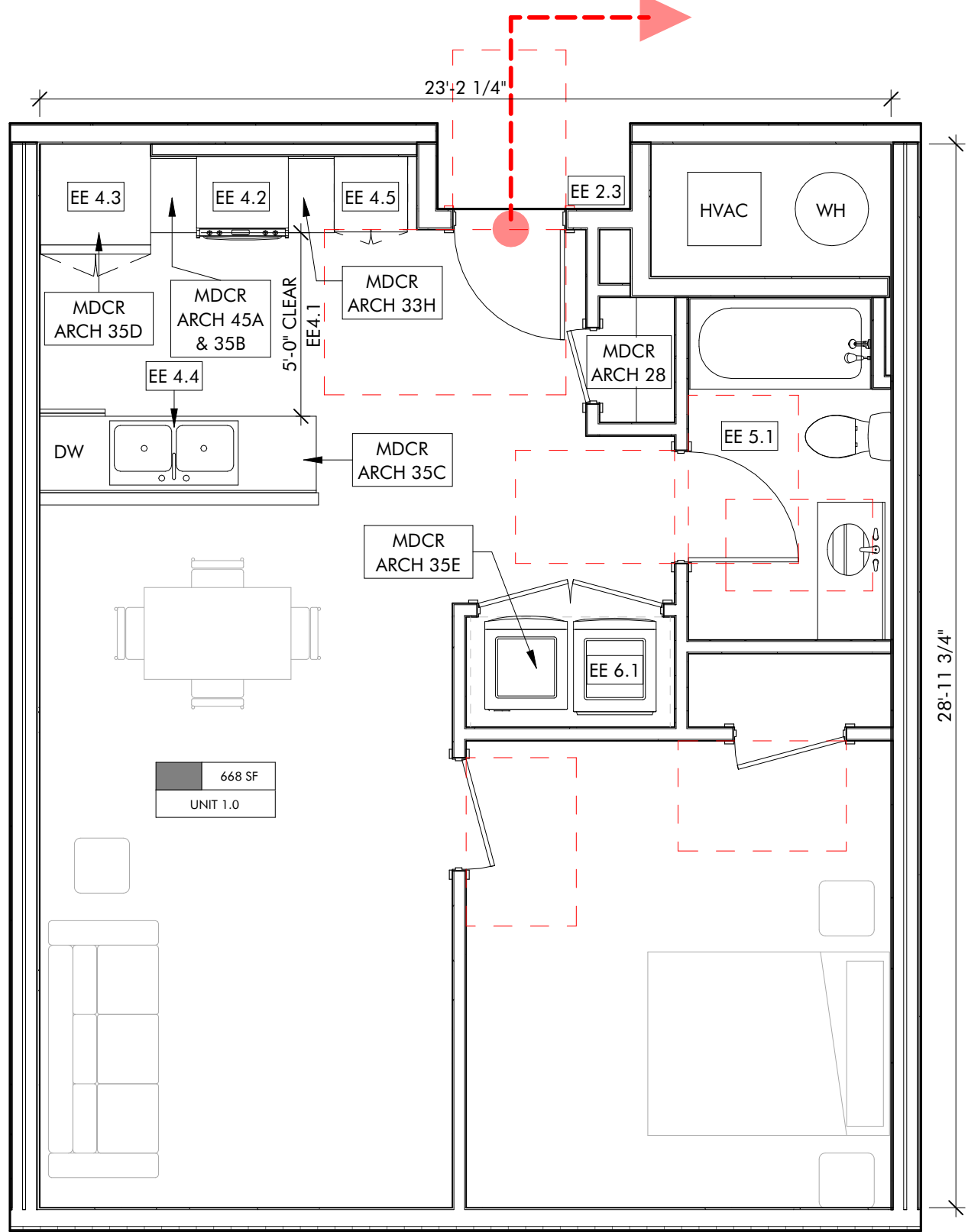
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SHEET ID

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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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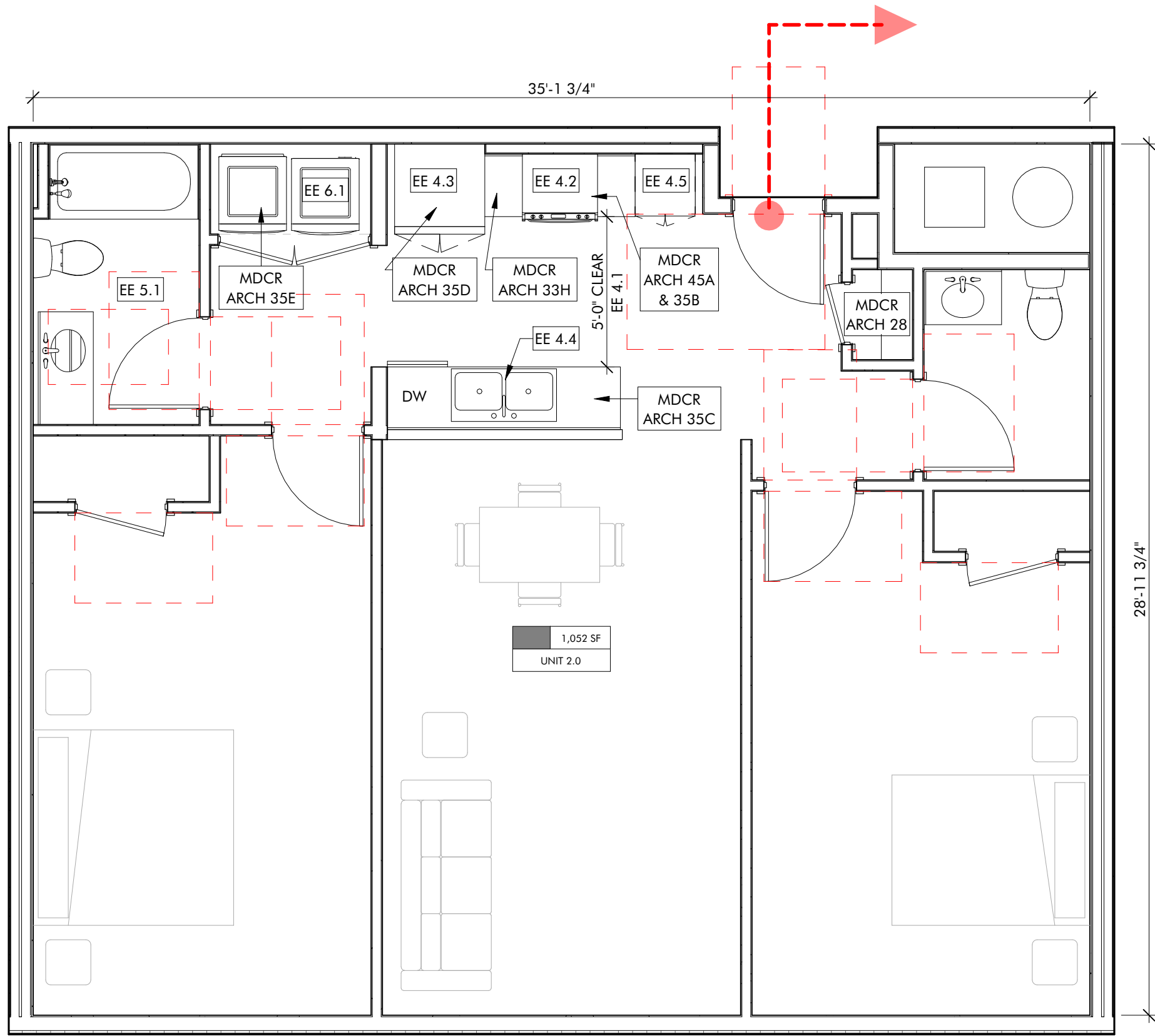
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SHEET ID

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

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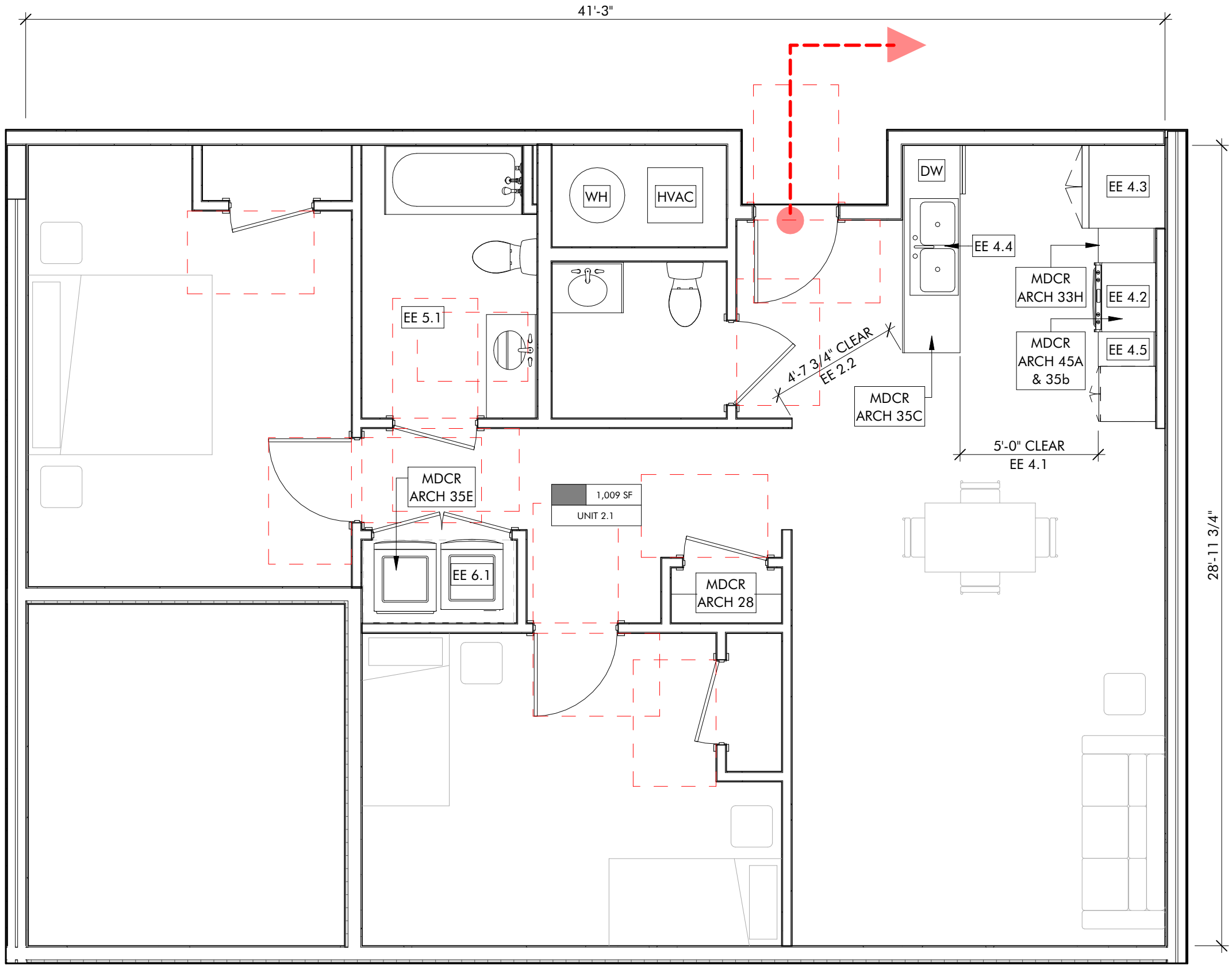
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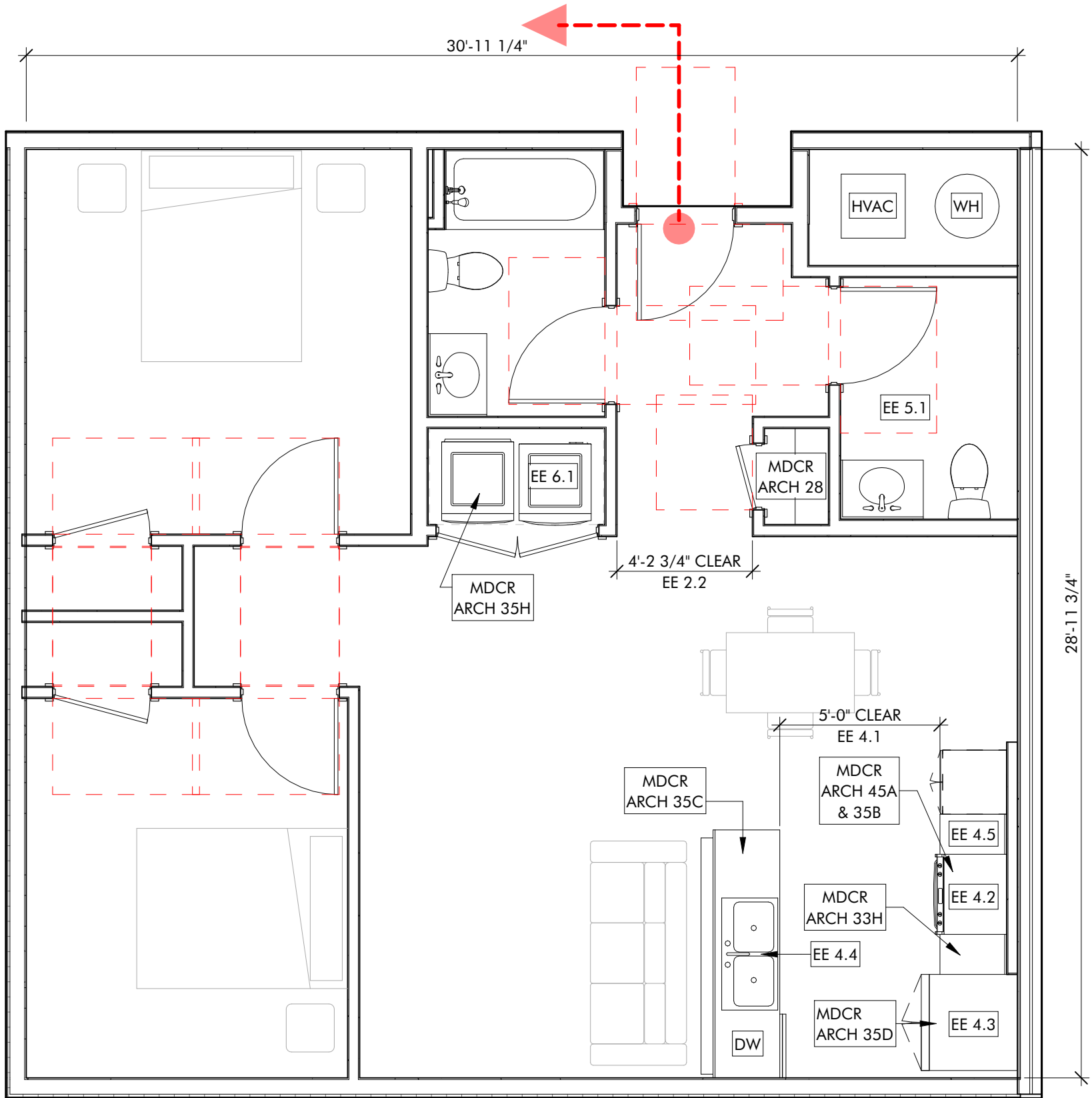
SHEET NAME

UNIT 2.1



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

| 2025 MDCR PLAN NOTES                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2025 UD GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2025 UD UNIT GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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SHEET NAME

UNIT 2.2

| 2025 MDCR PLAN NOTES                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2025 UD GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2025 UD UNIT GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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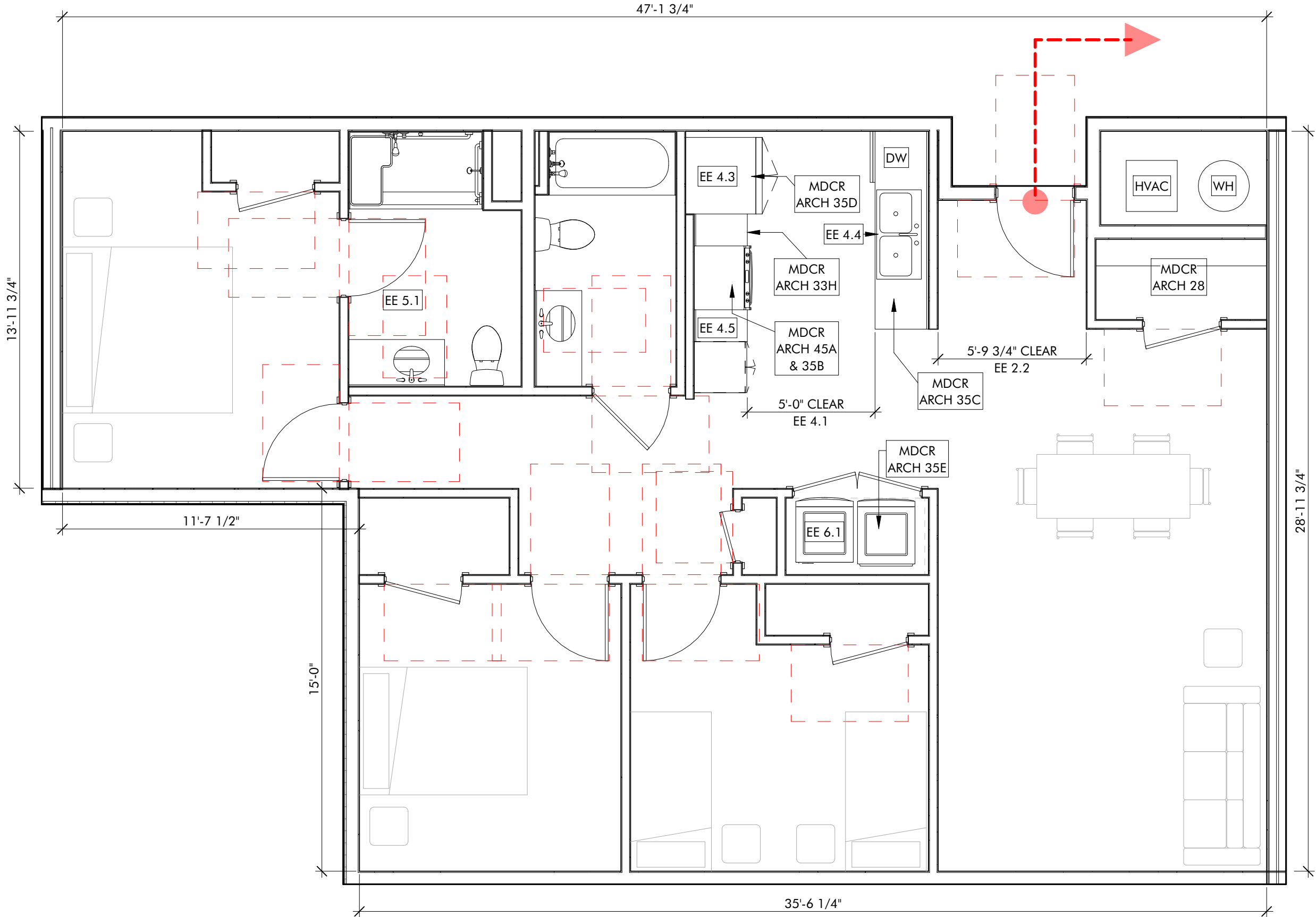
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SHEET ID

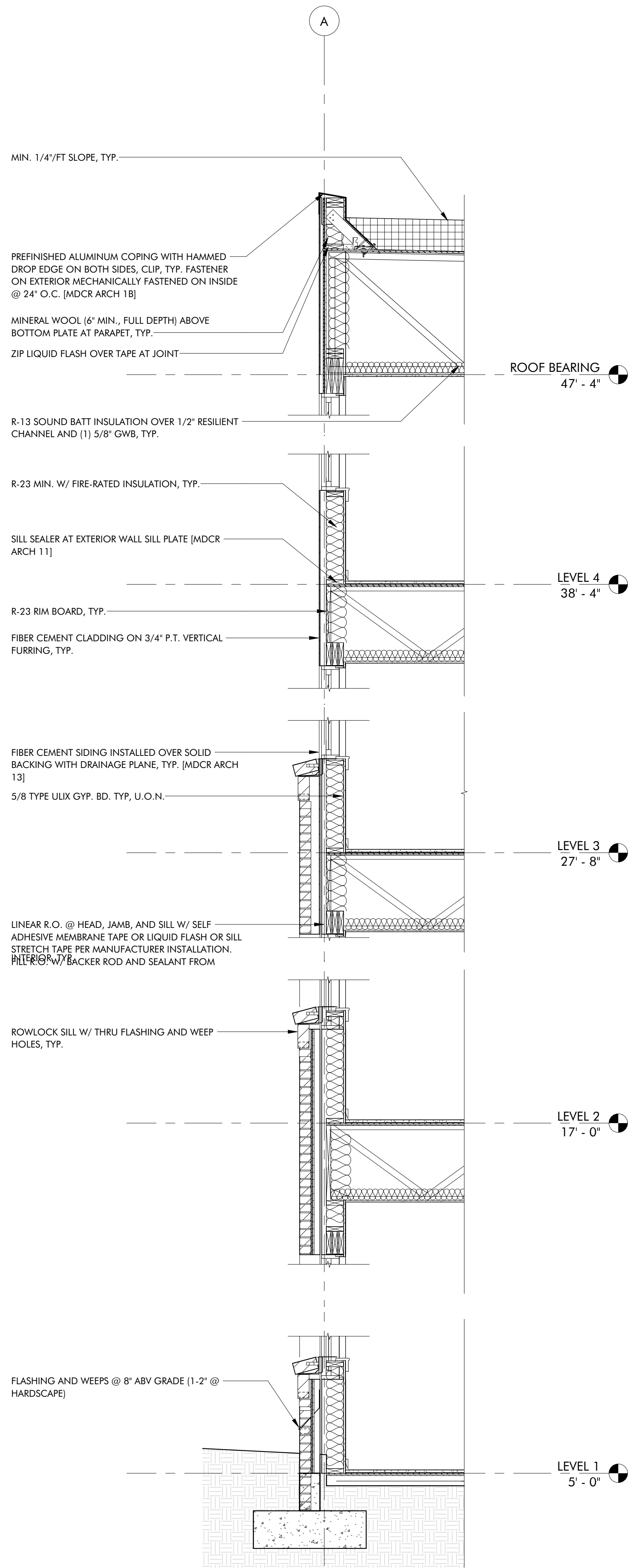
VH1.9

SHEET NAME

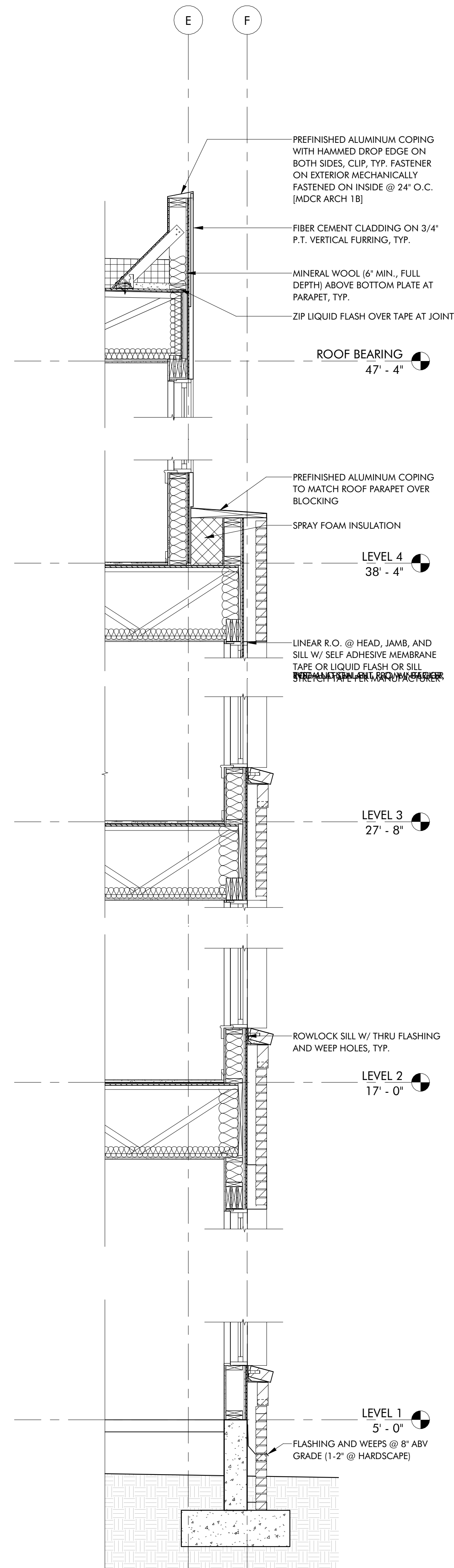
UNIT 3.0



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"

**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 |
|-----|-------------|------|
|-----|-------------|------|

**SHEET ID**

**VH4.1**

**SHEET NAME**

**WALL SECTIONS**

| MEP SPECIFICATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <div><div>HVAC SYSTEMS</div><div>INDIVIDUAL SPLIT HEAT PUMP SYSTEMS<br/>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.</div><div>VENTILATION<ul style="list-style-type: none"><li>ENERGY RECOVERY VENTILATORS (ERVS) SERVE EACH APARTMENT INDIVIDUALLY (BASIS OF DESIGN: RENEWAIRE EV PREMIUM S, COLD CLIMATE READY)</li><li>ERVS FEATURE MERV 13 FILTRATION ON INLET AIR AND MERV 8 ON EXHAUST AIR</li><li>SUPPLY AIR ROUTES TO BEDROOMS/LIVING AREAS WHILE EXHAUST DRAWS DIRECTLY FROM BATHROOMS</li><li>SUPPLY BOOST FUNCTION ACTIVATES WHEN KITCHEN HOOD FANS OPERATE</li><li>CARBON DIOXIDE SENSORS IN COMMON AREAS PROVIDE DEMAND-CONTROLLED VENTILATION</li></ul></div><div>DEDICATED DEHUMIDIFICATION<br/>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.</div><div>KITCHEN VENTILATION<br/>ENERGY STAR RATED DUCTED RANGE HOODS EXHAUST DIRECTLY OUTDOORS, WITH LOW SPEED LIMITED TO LESS THAN 120 CFM TO MINIMIZE BUILDING DEPRESSURIZATION.</div><div>PLUMBING SYSTEMS<br/>HOT WATER DISTRIBUTION<br/>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:<br/><br/>PEX MANIFOLD DISTRIBUTION WITH HOME RUNS CONTAINING LESS THAN 0.5 GALLONS BETWEEN FIXTURES AND WATER HEATER<br/>WATER HEATER EXHAUST DUCTED TO APARTMENT RETURN AIR, INTAKE FROM APARTMENT SUPPLY<br/>AUTOMATIC LEAK-SENSING SHUTOFF VALVES</div><div>MASTER METERING WITH SUBMETERING<br/>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</div><div>EMERGENCY POWER<br/>THE PROJECT INCLUDES AN ROBUST THREE-TIER BATTERY BACKUP SYSTEM:<ul style="list-style-type: none"><li>8KW EMERGENCY BATTERY FOR LIFE SAFETY (EGRESS LIGHTING, FIRE ALARM, SECURITY, COMMUNICATIONS)</li><li>30KW LEGALLY REQUIRED BATTERY FOR ELEVATOR SYSTEMS</li><li>200 KWH OPTIONAL BACKUP WITH LITHIUM BATTERIES FOR COMMUNITY SPACE HVAC, LIGHTING, REFRIGERATION, AND OUTLETS</li><li>ALL SYSTEMS CAPABLE OF SOLAR ARRAY INTEGRATION FOR DAYLIGHT RECHARGING</li></ul></div><div>SOLAR READY<br/>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.</div><div>ENHANCED TECHNOLOGY INFRASTRUCTURE<ul style="list-style-type: none"><li>WIRELESS ACCESS POINTS THROUGHOUT WITH SEPARATE SECURED NETWORKS FOR STAFF AND RESIDENTS</li><li>USB CHARGING PORTS IN EVERY KITCHEN, LIVING ROOM, AND BEDROOM</li><li>CARD/PROXIMITY ACCESS CONTROL SYSTEM WITH 24-HOUR UPS BACKUP</li><li>VIDEO SURVEILLANCE WITH 30-DAY CONTINUOUS RECORDING CAPACITY AND 24-HOUR BACKUP POWER</li></ul></div><div>FIRE PROTECTION &amp; LIFE SAFETY<br/>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.</div></div> |  | <div><div>STRUCTURAL FRAMING</div><div>FLOOR<br/>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.</div><div>ROOF<br/>ROOF FRAMING CONSISTS OF 24" DEEP PRE-ENGINEERED WOOD TRUSSES. DRAINAGE IS ACCOMPLISHED VIA SLOPED ROOF TRUSSES. LATERAL STABILITY</div><div>LATERAL STABILITY<br/>CMU WALLS SUPPLEMENTED BY APA RATED WOOD SHEAR WALLS</div><div>SLABS ON GROUND<br/>SLAB ON GRADE CONSISTS OF CONCRETE REINFORCED WITH WELDED WIRE FABRIC OVER COMPACTED STONE, 4" CONCRETE WITH 4" STONE, TYP.</div><div>MATERIAL SPECIFICATIONS</div><div>STEEL<br/>STEEL PLATES: ASTM A572, GRADE 50<br/>STEEL ANGLES: ASTM A572, GRADE 50<br/>ANCHOR RODS: ASTM F1554, GRADE 36<br/>HIGH STRENGTH BOLTS: ASTM F3125 GRADE A325</div><div>CONCRETE<br/>CONCRETE SLAB-ON-GRADE: FC = 3,500 PSI<br/>CONCRETE FOOTINGS: FC = 3,000 PSI<br/>CONCRETE WALLS: FC = 5,000 PSI</div><div>CONCRETE REINFORCING<br/>WELDED WIRE FABRIC: ASTM A1064<br/>REINFORCING STEEL: ASTM A615, GRADE 60</div><div>MASONRY<br/>REINFORCED CONCRETE MASONRY: FM = 2,000 PSI</div><div>DESIGN LOADS</div><div>GRAVITY LOADS<br/>SLAB ON GRADE: 100 PSF<br/>RESIDENTIAL FLOOR + PARTITIONS: 50 PSF<br/>RESIDENTIAL FLOOR SERVING CORRIDORS: 40 PSF<br/>ELEVATED LOBBIES AND CORRIDORS: 100 PSF<br/>STAIRS: 100 PSF<br/>ROOF LIVE: 20 PSF (NON-REDUCIBLE)<br/>ROOF SNOW: 25 PSF<br/>SOLAR PANELS FLAT ROOF: 10 PSF</div><div>WIND LOAD PARAMETERS<br/>BASIC ULTIMATE WIND SPEED: 110 MPH (3 SECOND GUST)<br/>GCPi: ± 0.18<br/>EXPOSURE: C</div><div>SEISMIC LOAD PARAMETERS<br/>SITE CLASS: D<br/>SS: 23.0%G<br/>S1: 6.0%G<br/>SDS: 18.0%G<br/>SD1: 8.5%G</div><div>SEISMIC RESISTING SYSTEM<br/>LIGHT-FRAMED PANEL:<br/>RESPONSE MODIFICATION FACTOR (R): 6.5<br/>SYSTEM OVERSTRENGTH FACTOR (OMEGA): 3.0<br/>DEFLECTION AMPLIFICATION FACTOR (CD): 4.0</div><div>MASONRY SHEAR WALLS (INTERMEDIATE REINFORCED):<br/>RESPONSE MODIFICATION FACTOR (R): 3.5<br/>SYSTEM OVERSTRENGTH FACTOR (OMEGA): 2.5<br/>DEFLECTION AMPLIFICATION FACTOR (CD): 2.25</div></div> |  |
| Autodesk Docs://Premier Apartments/25022 Premier Circle Phase 2 - RVT26.rvt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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PREMIER  
APARTMENTS

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CHARLOTTESVILLE, VA 22902

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| 2025        | © brwarchitects, p.c. |

PROJECT PHASE

LIHTC SET

ISSUES

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

SHEET ID

VH9.0

SHEET NAME

MEP & STRUCTURAL  
SPECS