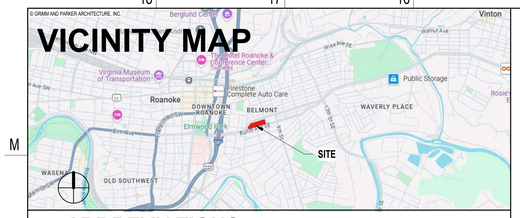
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VICINITY MAP



ROANOKE GATEWAY
ROANOKE, VA 24022
PHASE 2 - 4% - BUILDINGS 2 & 3



CONSTRUCTABILITY REVIEW
06/30/2026

THIS SET IS FOR PHASE 2 ONLY, INCLUDING BUILDING 2 ON LOT B AND BUILDING 3 ON LOT C.

ANY MENTION OF PHASE 1, BUILDING 1, LOT A, OR 9% LIHTC IS FOR REFERENCE ONLY.

SEE SHEET A-002-4 - GENERAL NOTES & UNIT MIX FOR UNIT MIX CHART

DESIGN TEAM

ROANOKE GATEWAY II, LP	OWNER	318 SIXTH STREET ANNAPOLIS, MD 21403	(410) 269-1222
HOMES FOR AMERICA, INC.	DEVELOPER	318 SIXTH STREET ANNAPOLIS, MD 21403	(410) 269-1222
GRIMM AND PARKER ARCHITECTURE, INC.	ARCHITECT	123 EAST MAIN ST. 2ND FLOOR CHARLOTTESVILLE, VA 22902	(434) 296-5353
WESTWOOD PROFESSIONAL SERVICES	CIVIL ENGINEER	1208 CORPORATE CIRCLE ROANOKE, VA 24018	(540) 772-9580
HARKINS BUILDERS, INC.	GENERAL CONTRACTOR	10490 LITTLE PATUXENT PKWY, SUITE 400, COLUMBIA, MD 21044	(410) 750-2600
MEI ENGINEERING	MEP ENGINEER	1592 CF POURS DRIVE HARRISONBURG, VA 22802	(540) 432-6272
CATES ENGINEERING, LTD.	STRUCTURAL ENGINEER	13575 HEATHCOTE BLVD, SUITE 170 GAINESVILLE, VA 20155	(571) 261-9280
LORAX PARTNERSHIPS, LLC.	SUSTAINABILITY CONSULTANT	808 ST. PAUL STREET BALTIMORE, MD 21202	(443) 449-6319

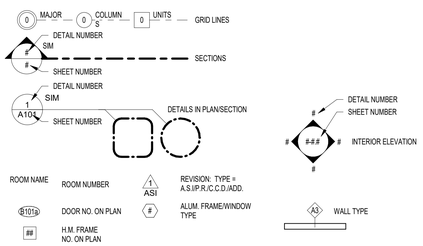
ABBREVIATIONS

Above finished floor	AFF	Footing	FTG	Project	PROJ
Acoustic	ACST	Foundation	FDN	Property	PROP
Acoustic Panel Ceiling	APC	Furnish(ed), furniture	FURN	Public Address	PA
Addendum	ADD	Furring	FURR	Quality control	QC
Alternate	ALT	Gage (gauge)	GA	Quality	QUAL
Aluminum	AL	Galvanize(d)	GALV	Quantity	QTY
Angle	L	Galvanized iron	GALVI	Quarry Tile	QT
Approximate	APPROX	Glazed Wall Tile	GWT	Radius	RAD
Architecture, architectural	ARCH	Grab Bar	GB	Rain Leader	RL
Asbestos	ASB	Grade	GR	Received	RCVD
Asphalt	ASPH	Gravel	GVL	Receptacle	RCPT
Assistant	ASST	Gypsum Wallboard	GWB	Receptionist	RECPT
Association	ASSN	Gypsum	GYP	Recess(ed)	REC
Automatic	AUTO	Handicapped	HC	Refer, reference	REF
Average	AVG	Hardware	HDW	Refrigerate, refrigerator	REFR
Base plate	BP	Heating ventilating and air conditioning	HVAC	Reinforce	REINF
Basement	BSMT			Reinforced concrete	RC
Beam	BM	Height	HGT	Remove	RMV
Bearing	BRG	High Point	HPT	Repair	RPR
Bedroom	BR	High Performance	HP	Required	REQD
Benchmark	BM	High Performance Coating	HPC	Revise, revision	REV
Board	BD	Hollow Metal	HM	Right hand	RH
Boiler	BLR	Horizontal	HORIZ	Road	RD
Bottom	BOT	Include(d), inclusive	INCL	Roof Drain	RD
Brick	BRK	Incorporated	INC	Roof	RF
Building line	BL	Information	INFO	Roofing	RFG
Building	BLDG	Inside diameter	ID	Room	RM
Built-up-roof	BUR	Install(ed), installation	INSTL	Rubber tile floor	RTF
Cabinet	CAB	Insulation	INSUL	Rubber	RBR
Carpet	CPT	Interior	INT	Schedule	SCHED
Catalog	CAT	Janitor	JAN	Schematic	SCHEM
Ceiling height	CH	Joint	JT	Section	SECT
Ceiling	CLG	Joist	J, JST	Service	SVCE
Center	CTR	Junction box	JB	"Sheet, sheeting"	SHT
Centerline	CL	Knock down	KD	Shower	SH
Ceramic Tile	CT	Laboratory	LAB	Siding	SDG
Ceramic	CER	Lavatory	LAV	Similar	SIM
Chalkboard	CB	Left Hand	LH	Slope	SL
Clear	CLR	Left	L	Sound-transmission class	STC
Closet	CLO	Length	LG	South	S
Coated	CTD	Level	LVL	Speaker	SPKR
Cold rolled	CR	Light	LT	Specification	SPEC
Column	COL	Machine	MACH	Sprinkler	SPR
Company	CO	Maintenance	MAINT	Square	SQ
Composition	COMP	Manager	MGR	Stainless steel	SS
Concrete Masonry Unit	CMU	Manual	MNL	Standard	STD
Concrete	CONC	Manufacturing	MFG	Standpipe	SP
Construction joint	CJ	Markerboard	MB	Steel	STL
Construction	CONSTR	Masonry opening	MO	Storage	STOR
"Continue, Continuous"	CONT	Masonry	MSNRY	Structural Glazed Facing Tile	SGFT
Corridor	CORR	Master bedroom	MBR	Structural, structure	STRUCT
Countersink	CSK	Material	MATL	Substitute	SUBST
Cubic	CU	Maximum	MAX	Surface	SURF
Curve(d)	CRV	Mechanical	MECH	Suspend(ed)	SUSP
Dampproofing	DP	Membrane	MEMB	Switch	SW
Degree	DEG	Men	M	Symmetrical	SYM
Department(al)	DEPT	Metal	MET, MTL	System	SYS
Detail	DET	Mezzanine	MEZZ	Tackboard	TB
Diagonal	DIAG	Minimum	MIN	Tackstrip	TS
Diameter	DIA	Mirror	MIR	Telephone	TEL
Dimension	DIM	Miscellaneous	MISC	Television	TV
Dishwasher	DW	Mounted	MTD	Temporary	TEMP
Dispenser	DISP	Mounting	MTG	Terrazzo	TER
Door	DR	Necessary	NEC	Thick	THK
Double	DBL	Noise-reduction coefficient	NRC	Through	THRU
Double-hung	DH	Nominal	NOM	Toilet	T
Down	DN	Non Combustible	NC, NONCOM	Tongue and groove	T&G
Downspout	DS	North	N	Top and bottom	T&B
Drain	DR	Not in Contract	NIC	Top chord	TC
Drawing	DWG	Not to scale	NTS	Top of Masonry Parapet	TMP
Each	EA	Not available	NA	Top of Bearing	TOFB
East	E	Number	NO	Top of Steel	T.O.S.
Electric Water Cooler	EWC	Office	OFF	Topping	TOPG
"Electric, electrical"	ELEC	On center	OC	Total	TOT
Elevation	EL	Opening	OPNG	Transformer	XFMR
Elevator	ELEV	Opposite	OPP	Transom	TR
Engineer	ENGR	Outside diameter	OD	Transparent	TRANS
Entrance	ENTR	Overall	OA	Tread	TRD
Equal	EQ	Overhead	OVHD	Threshold	THRESH
Equipment	EQUIP	Page	P	Typical	TYP
Exhaust	EXH	Painted	PTD	Underground	UG
Existing	EXIST	Pair	PR	Underwriters Laboratories	UL
Expansion joint	EXP JT	Panel	PNL	Unfinished	UNF
Exposed	EXP	Partition	PTN	Unit Ventilator	UV
Exterior	EXT	Percent	PCT	Unless Otherwise Noted	UON
Fabricate	FAB	Perforate(d)	PERF	Urinal	UR
Face of Stud	F. OF S.	Permanent	PERM	US Gypsum Company	USG
Fan Coil Unit	FCU	Perpendicular	PERP	Vertical	VERT
Fiberglass-reinforced plastics	FRP	Piece	PC	Vestibule	VEST. V
Finish	FIN	Plastic Laminate	PLAM	Vinyl Reducing Strip	VRS
Finished Floor	FF	Plastic Laminate	PLAS.LAM	Vinyl Composite Tile	VCT
Fire Extinguisher	FE	Plate	PL	Vinyl asbestos tile	VAT
Fire Extinguisher & Cabinet	FEC	Plumbing	PLMB	Wardrobe	WARD
Fire Retardant Treated	FRT	Plywood	PLYWD	Water closet	WC
Fireproof	FPRF	Point	PT	Waterproof	WP
Fixture	FXTR	Polyvinyl chloride	PVC	Weight	WT
Flange	FLG	Precast	PRCST	Welded	WLD
Flashing	FL	Prefabricated	PREFAB	Welded Wire Mesh	WWM
Floor	FL	Preliminary	PRELIM	With	W/
Floor drain	FD	Preparation, prepare	PREP	Without	W/O
Flooring	FLG	Program	PRGM	Women	W
Fluorescent	FLUOR	Projection Screen	PS	Wood	WD
				Wrought Iron	WI

SYMBOLS OF MATERIALS

- EARTH
- GRAVEL
- CONCRETE
- CONCRETE MASONRY UNITS
- SOLID CONCRETE MASONRY UNITS
- BRICK
- WOOD-FINISHED
- WOOD ROUGH
- PLYWOOD / ORIENTED STRAND BOARD (OSB)
- GYPSUM BOARD
- STEEL - LARGE SCALE
- ALL METALS - SMALL SCALE
- CAST STONE
- GLASS - LARGE SCALE
- BATT INSULATION
- RIGID INSULATION - XPS
- RIGID INSULATION - EPS
- RIGID INSULATION - POLYISO
- CERAMIC TILE
- CARPET
- SPRAY APPLIED FOAM INSULATION (OPEN OR CLOSED CELL)
- MINERAL WOOL INSULATION
- LOOSE FILL BLOWN-IN INSULATION

DRAWING KEY



LIST OF DRAWINGS - PHASE 2

GENERAL	
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A-002-4	BUILDING 2 AND 3 GENERAL NOTES & UNIT MIX - 4%
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A-004-4	BUILDING 2 CODE STUDY DIAGRAMS
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A-006-4	BUILDING 3 CODE STUDY DIAGRAMS
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C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	LAYOUT PLAN
C5	UTILITY PLAN
C6	GRADING PLAN
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C7.2	E.S.C. PLAN PHASE 2
C7.3	E.S.C. NOTES
C7.4	E.S.C. DETAILS
C8.1	UTILITY PROFILES
C8.2	UTILITY DETAILS
C9.1	SITE DETAILS 1
C9.2	SITE DETAILS 2
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A-012	COMMON AREA ACCESSIBILITY - ANSI + UFAS + UD
A-013	UNIT ACCESSIBILITY- ANSI A + UFAS + UD
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A-015	UNIVERSAL DESIGN CHECKLIST
A-016	VH MDCR
A-021	ARCHITECTURAL SITE PLAN - PHASE 2
A-022	ARCHITECTURAL SITE DETAILS
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3A-033	BUILDING 3 RETAINING WALL PLANS, SECTIONS & DETAILS
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2A-102	BUILDING 2 OVERALL PLANS
2A-103	BUILDING 2 PARTIAL FIRST FLOOR PLANS
2A-104	BUILDING 2 PARTIAL SECOND FLOOR PLANS
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2A-106	BUILDING 2 PARTIAL FOURTH FLOOR PLANS
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A-307	FINISH SCHEDULES
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2A-404	BUILDING 2 WALL SECTIONS
2A-405	BUILDING 2 WALL SECTIONS
2A-406	BUILDING 2 WALL SECTIONS
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A-509	KITCHEN PLANS, ELEVATIONS, AND DETAILS
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A-511	BATHROOM PLANS, ELEVATIONS, & DETAILS
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A-703	UNIT REFLECTED CEILING PLANS
A-704	UNIT REFLECTED CEILING PLANS
A-705	UNIT REFLECTED CEILING PLANS
A-706	UNIT REFLECTED CEILING PLANS
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2A-711	BUILDING 2 COMMON REFLECTED CEILING PLANS
2A-712	BUILDING 2 COMMON REFLECTED CEILING PLANS
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S-203	TYPICAL MASONRY WALL DETAILS
2S-301	BUILDING 2 SECOND FLOOR FOUNDATION / FRAMING PLAN
2S-302	BUILDING 2 THIRD FLOOR FRAMING PLAN
2S-303	BUILDING 2 FOURTH FLOOR / LOW ROOF FRAMING PLAN
2S-304	BUILDING 2 ROOF FRAMING PLAN
2S-305	BUILDING 2 SHEAR WALL LAYOUT PLAN
3S-301	BUILDING 3 SECOND FLOOR FOUNDATION / FRAMING PLAN
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3E-004	LIGHTING SCHEDULE & DIAGRAM
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E-509	UNIT 3E, 3F
E-510	UNIT 3G, 3H

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com

G+P GRIMM AND PARKER

GP #22424.00

BUILDING 2 AND 3 TITLE SHEET - 4%

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #:
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-000-4

06/30/2026
CONSTRUCTABILITY REVIEW

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ROANOKE GATEWAY FOUR

Updated: 05/06/2026

UNIT TYPES	1 BED / 1 BATH		2 BED / 2 BATH					2 BED/ 1.5 BATH			3 BED / 2 BATH				TOTAL	UNIT GSF** TOTAL	FLOOR GROSS*** (EXCLUDING UNHEATED)
	1A	1A-HC	2A	2A-HC	2D	2E	2F	2B	2B-HC	2C	3B	3B-HC	3F	3G			
NET RENTABLE SQUARE FOOTAGE*	656	656	975	975	958	950	929	973	973	953	1,265	1,265	1,162	1,260			
GROSS UNIT SQUARE FOOTAGE**	703	703	1,033	1,033	1,026	1,018	994	1,031	1,031	1,012	1,338	1,338	1,231	1,335			
UNIT GSF W/ PRORATED COMMON AREA	838	839	1,168	1,169	1,161	1,154	1,130	1,167	1,167	1,148	1,474	1,474	1,367	1,471			
ROLL-IN SHOWER		Y		Y					Y			Y					
UNIVERSAL DESIGN		Y		Y					Y			Y					
BUILDING 2																	
FIRST FLOOR	2	0	1	0	0	0	2	0	0	1	1	0	0	0	7	6,777	10,264
SECOND FLOOR	0	2	2	2	0	0	2	0	2	0	1	2	1	0	14	14,833	18,089
THIRD FLOOR	3	0	6	0	0	0	2	2	0	0	3	0	1	0	17	17,602	18,409
FOURTH FLOOR	3	0	5	0	0	0	0	2	0	0	2	0	0	0	12	12,012	11,816
													BUILDING 2 TOTAL		50	51,224	58,578
BUILDING 3																	
FIRST FLOOR	0	0	0	1	1	1	0	0	0	0	0	0	0	1	4	4,412	6,467
SECOND FLOOR	2	0	2	0	2	2	0	0	0	0	0	0	0	2	10	10,230	10,884
THIRD FLOOR	2	0	2	0	2	2	0	0	0	0	0	0	0	2	10	10,230	10,884
FOURTH FLOOR	2	0	2	0	2	2	0	0	0	0	0	0	0	2	10	10,230	10,884
													BUILDING 3 TOTAL		34	35,102	39,119
													PHASE 2 - 4% TOTAL		84	86,326	97,697
TOTAL UNITS BY TYPE	14	2	20	3	7	7	6	4	2	1	7	2	2	7	84		
TOTAL UNIT GSF	9,842	1,406	20,660	3,099	7,182	7,126	5,964	4,124	2,062	1,012	9,366	2,676	2,462	9,345	86,326		
TOTAL UNIT NET* RENTAL SF	9,184	1,312	19,500	2,925	6,706	6,650	5,574	3,892	1,946	953	8,855	2,530	2,324	8,820	81,171		
TOTAL UNIT GSF W/ PRORATED COMMON AREA	11,732	1,677	23,360	3,506	8,127	8,075	6,777	4,666	2,333	1,148	10,318	2,948	2,734	10,297	97,697		
PERCENTAGE OF UNITS BY TYPE	16.67%	2.38%	23.81%	3.57%	8.33%	8.33%	7.14%	4.76%	2.38%	1.19%	8.33%	2.38%	2.38%	8.33%	100%		
AVERAGE UNIT GSF** BY BEDROOM COUNT	703		1025								1325				1027.7	OVERALL AVERAGE UNIT GSF**	
AVERAGE UNIT NSF* BY BEDROOM COUNT	656		963								1252				966.3	OVERALL AVERAGE UNIT NSF*	
AVERAGE UNIT GSF W/ PRORATED COMMON AREA BY BEDROOM COUNT	838		1160								1461				1163.1	OVERALL AVERAGE UNIT GSF W PRORATED COMMON SPACE	
TOTAL UNITS BY BEDROOM COUNT	16		50								18				84		
PERCENTAGE BY BEDROOM COUNT	19.05%		59.52%								21.43%				100%		

RESIDENTIAL EFFICIENCY****	88.4%	
TOTAL ACCESSIBLE UNITS (NOTE 1)	9	10.71%
TOTAL VHI UNITS (NOTE 2)	3	3.57%
TOTAL UNIVERSAL DESIGN UNITS	9	10.71%
TOTAL NUMBER OF BEDROOMS	170	

BUILDING 2 UNHEATED SPACE TABULATION	GSF
FIRST FLOOR UNHEATED CORRIDOR	1,707
SECOND FLOOR UNHEATED CORRIDOR	2,090
THIRD FLOOR UNHEATED CORRIDOR	1,778
FOURTH FLOOR UNHEATED CORRIDOR	1,615
TOTAL UNHEATED AREA	7,190

BUILDING 3 UNHEATED SPACE TABULATION	GSF
FIRST FLOOR UNHEATED CORRIDOR	1,340
SECOND FLOOR UNHEATED CORRIDOR	1,059
THIRD FLOOR UNHEATED CORRIDOR	1,059
FOURTH FLOOR UNHEATED CORRIDOR	1,059
TOTAL UNHEATED AREA	4,517

BUILDING 2 TOTAL GROSS FLOOR AREA INCLUDING UNHEATED SPACES	65,768
BUILDING 3 TOTAL GROSS FLOOR AREA INCLUDING UNHEATED SPACES	43,636
RG-4% TOTAL GROSS FLOOR AREA INCLUDING UNHEATED SPACES	109,404

LEGEND:
* = NET RENTABLE SQUARE FOOTAGE = INSIDE FACE OF DRYWALL ON EXTERIOR WALLS, CORRIDOR WALLS, AND PARTY WALLS.
** = GROSS UNIT SQUARE FOOTAGE = EXTERIOR FACE OF STUD ON EXTERIOR WALLS, AND CORRIDOR WALLS, AND CENTERLINE OF PARTY WALLS.
*** = GROSS FLOOR AREA INCLUDES ALL PERIMETER OF ENCLOSED SPACES TAKEN FROM THE FACE OF STUD AT EACH FLOOR
**** = EQUALS TOTAL UNIT GSF** DIVIDED BY RESIDENTIAL FLOOR GSF.***

NOTES:
1. "HC" UNITS ARE DESIGNED TO FOLLOW UFAS, ANSI TYPE A 2017, AND UNIVERSAL DESIGN
2. VHI UNITS ON THE PROJECT SHALL BE UNIT NUMBERS 2-106, 2-301, AND 3-204

GENERAL NOTES

GENERAL:
1. THE GENERAL NOTES ARE NOT INTENDED TO REPLACE THE SPECIFICATIONS. SEE SPECIFICATION MANUAL REQUIREMENTS IN ADDITION TO THESE GENERAL NOTES.
2. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES AND SEQUENCES. ALL APPLICABLE SAFETY REGULATIONS ARE TO BE FOLLOWED STRICTLY.
3. ITEMS AND CONDITIONS DETAILED, NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.
4. ALL CONSTRUCTION AND WORK SHOWN ON THE COMPLETE SET OF DRAWINGS IS ASSUMED TO BE NEW AND FURNISHED AND INSTALLED BY THE CONTRACTOR, U.O.N.
5. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. NO DRAWING SHALL HAVE PRECEDENCE ONE OVER THE OTHER, NOR SHALL DRAWINGS OR SPECIFICATIONS HAVE PRECEDENCE ONE OVER THE OTHER. IN THE EVENT OF A CONFLICT IN THE DOCUMENTS, THE CONTRACTOR SHALL SEEK THE INTERPRETATION OF THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL SUCH INTERPRETATION IS OBTAINED. IF THE CONTRACTOR PROCEEDS WITHOUT CLARIFICATION, THE CONTRACTOR WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY WORK NOT IN CONFORMANCE WITH THE ARCHITECT'S DIRECTION WITHOUT ADDITIONAL COST TO THE OWNER. IN THE EVENT OF A CONFLICT IN THE DRAWINGS OR SPECIFICATIONS, BIDDERS SHALL SEEK CLARIFICATION FROM THE ARCHITECT. RESOLUTIONS TO SUCH CONFLICTS WILL BE ISSUED THROUGH ADDENDA TO THE BID DOCUMENTS. IF CLARIFICATION FROM THE ARCHITECT IS NOT RECEIVED THROUGH AN ADDENDUM PRIOR TO THE RECEIPT OF BIDS, THE BIDDER SHALL ASSUME THE MORE COSTLY REQUIREMENT APPLIES, AND THE AWARDED CONTRACTOR SHALL SEEK CLARIFICATION FROM THE ARCHITECT PRIOR TO EXECUTION OF THE WORK.
6. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWN LINES TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
7. IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION.
8. SECTIONS INDICATED ARE INTENDED TO SHOW THE SPECIFIC CONSTRUCTION WHERE REFERENCED AS WELL AS ESTABLISH THE GENERAL CONSTRUCTION DETAILS FOR SECTIONS THROUGHOUT THE PROJECT WHICH DO NOT HAVE SPECIFIC SECTIONS DRAWN. THE MOST SIMILAR SECTIONS SHALL BE ADAPTED TO ANY SECTIONS NOT DETAILED. ANY SPECIFIC QUESTIONS CONCERNING CONSTRUCTION NOT ADEQUATELY COVERED BY THE ABOVE SHALL BE DIRECTED TO THE ARCHITECT.
9. TYPICAL DETAILS THROUGHOUT THE DRAWING SET SHALL APPLY FOR ALL APPLICABLE CONDITIONS EVEN IF NOT SPECIFICALLY SHOWN OR REFERENCED.
10. MATERIALS AND WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. GC TO VERIFY THAT SUBSTITUTIONS COMPLY WITH APPLICABLE CODES AND REGULATIONS.

DIMENSIONS:
1. VERIFY DIMENSIONS, GRADE, BOUNDARIES, AND EXISTING SITE CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL CONDITIONS TO THE ARCHITECT.
2. IN THE ABSENCE OF A WRITTEN DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. CONTRACTOR SHALL CONSULT THE ARCHITECT FOR NECESSARY DIMENSIONS NOT SHOWN ON DRAWINGS.
3. ALL DIMENSIONS SHOWN ARE DIMENSIONED TO FACE OF STUD U.O.N. SEE WALL TYPES SHEET FOR WALL CONSTRUCTION AND MATERIAL THICKNESS.
4. RESIDENTIAL GRID LINES ARE TO CENTERLINE OF STUDS AT DEMISING WALL, U.O.N.

FRAMING:
1. ALL FRAMING, STRUCTURAL COLUMNS AND BEAMS ARE TO BE CONCEALED WITHIN PROPOSSED WALLS AND CEILINGS, U.O.N.
2. WALLS SHALL EXTEND TO THE PLYWOOD/OSB SHEET OF THE ROOF OR RATED FLOOR ASSEMBLY ABOVE, U.O.N.
3. PROVIDE SOLID WOOD BLOCKING BEHIND GYPSUM BOARD AT STUD WALLS FOR ATTACHMENTS OF BATHROOM ACCESSORIES, STAIR RAILINGS, SPECIAL TRIM DETAILS, EQUIPMENT, FIXTURES, SIGNAGE, AND OTHER WALL MOUNTED ITEMS. GC TO COORDINATE WITH SPECIFIC MANUFACTURERS RECOMMENDATIONS.
4. REFER TO REFLECTED CEILING PLANS FOR BULKHEAD SIZES AND LOCATIONS.

EXTERIOR WALLS:
1. ALL EXTERIOR CAVITY WALLS ARE TO HAVE THRU-WALL FLASHING AT THE BOTTOM OF THE CAVITY WITH CAVITY VENTS TO THE OUTSIDE. ALL FLASHING BUILT INTO WALLS SHALL BE LAPPED AND SEALED. REFER TO FLASHING DETAILS INDICATED.
2. REFER TO BUILDING ELEVATIONS AND ELEVATION DETAILS FOR MASONRY PATTERNS.
3. REFER TO PLANS AND ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS AND EXPANSION JOINTS IN EXTERIOR MASONRY WALLS. IF A CONFLICT EXISTS BETWEEN JOINT LOCATIONS SHOWN ON THE ELEVATIONS AND PLANS, CONSULT THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
4. ALL APPURTENANCES BUILT INTO OR THROUGH WALLS, INCLUDING DOORS, DUCTS, WINDOWS, LOUVERS, GRILLES, MECHANICAL WORK, ETC. SHALL FIT TIGHT AND BE THOROUGHLY SEALED AROUND PERIMETERS. WORK AT EXTERIOR WALLS SHALL BE FLASHED OR OTHERWISE WATERPROOF SEALED.

FINISHES AND CASEWORK:
1. SEE INTERIOR ELEVATIONS AND MILLWORK DETAILS FOR CASEWORK, CABINETS, HANDRAILS, CHAIR RAILS, CASES AND SIMILAR ITEMS.
2. FIELD CHECK ROUGH AND /OR FINISHED DIMENSIONS FOR ACCURATE FITTING OF CABINETS, COUNTERS, DOORS, WINDOWS, FIXTURES, SHELVING, GATES AND OTHER INSTALLATIONS PRIOR TO SHOP OR FACTORY FABRICATION. PROVIDE FILLER STRIPS, SCRIBE STRIPS, BASES, CLOSURE FINISHES AND TRIM FOR COMPLETE INSTALLATION.
3. IF THE FINISHES OF AN AREA OR SPACE ARE NOT CLEARLY DEFINED OR INDICATED, PROVIDE THE SAME MATERIALS AND FINISHES AS SCHEDULED OR DETAILED FOR AREAS OF SIMILAR USE ELSEWHERE IN THE BUILDING.
4. INCLUDE PROJECTIONS, BEAM ENCLOSURES, RECESSES, BULKHEADS, PILASTERS AND SIMILAR ENCLOSURES AS PART OF WALL AND CEILING FINISHES AS SCHEDULED.
5. PROVIDE APPROPRIATE TRANSITION STRIPS AT CHANGES IN FLOOR MATERIAL.
6. PROVIDE CONTROL JOINTS IN DRYWALL WHERE SPAN IS GREATER THAN 30FT. SEE INTERIOR ELEVATIONS. IN 2-STORY SPACES (OR HIGHER) PROVIDE HORIZONTAL CONTROL JOINTS AT EACH FLOOR LEVEL, AT BOTH TOP AND BOTTOM OF TRUSS ELEVATION.

FIRE PROTECTION AND FIRE RATED CONSTRUCTION:
1. PROVIDE FIRESTOPPING AT ALL HORIZONTAL AND VERTICAL PENETRATIONS OF RATED ASSEMBLIES, AS SPECIFIED AND REQUIRED BY APPLICABLE CODES AND REGULATIONS.
2. PROVIDE SIDE-WALL SPRINKLERS THROUGHOUT TOP FLOOR, FED UP THROUGH WALLS FROM PIPING IN FLOOR BELOW. NO SPRINKLER PIPING SHALL BE INSTALLED IN ATTICS, OR OTHER UNCONDITIONED SPACES.
3. BULKHEADS SHOWN REPRESENT MINIMUM REQUIREMENTS FOR DUCTWORK AND PLUMBING AND MAY NOT REPRESENT ALL BULKHEADS REQUIRED FOR SPRINKLER PIPING. SIZE OF BULKHEAD SHOULD BE COORDINATED TO INCLUDE SPRINKLER PIPING. ANY CHANGE TO BULKHEADS REQUIRED SHALL BE PROPOSED TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
4. ALL RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL BE CONSTRUCTED CONTINUOUS, TERMINATING AT OTHER RATED CONSTRUCTION, BEFORE FRAMING IS INSTALLED FOR BULKHEADS, DROPPED CEILINGS, FURRED WALLS, OR OTHER BUILD-OUT ELEMENTS.
5. PROVIDE ACCESS PANELS WHERE INDICATED ON DRAWINGS AND WHERE REQUIRED FOR ACCESS TO AND MAINTENANCE OF OPERABLE DEVICES OR ELEMENTS THAT REQUIRE PERIODIC MAINTENANCE OR REPLACEMENT. PROVIDE PANELS WITH FIRE RATINGS GREATER THAN OR EQUAL TO THE ASSEMBLIES IN WHICH THEY ARE MOUNTED.

COORDINATION REQUIREMENTS:
1. EACH CONTRACTOR SHALL REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND BE RESPONSIBLE FOR WORK PERTAINING TO THEIR PARTICULAR TRADE. ALL CONTRACTORS SHALL COORDINATE THE WORK OF ALL TRADES AND FIELD CHECK AGAINST ANY CONFLICTS BETWEEN DRAWINGS. REPORT CONFLICTS TO THE ARCHITECT FOR CLARIFICATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ARCHITECTURAL INFORMATION WITHIN CONSTRUCTION DOCUMENTS THAT COMPLEMENTS THE WORK OF EACH DIVISION
2. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS AND COLUMNS.
3. REFER TO PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DESCRIPTIONS OF ACCESS PANELS, LOUVER OPENINGS, VENTILATORS, GRILLES, VALVE CABINETS, FIRE DAMPERS OR OTHER APPURTENANCES AFFECTING WALLS, CEILINGS OR FLOORS. PROVIDE NECESSARY LINTELS, SUPPORT AND ANCHORAGE. SEE STRUCTURAL NOTES FOR LINTEL REQUIREMENTS.
4. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS AND TYPES OF PADS TO BE PROVIDED BELOW OR AROUND EQUIPMENT.
5. MOUNT ELECTRIC SWITCHES, THERMOSTATS, AND OTHER ELECTRONIC CONTROLS LOCATED IN THE SAME VICINITY AT THE SAME HEIGHT ABOVE FINISHED FLOOR IN A UNIFORM, ORDERLY FASHION U.O.N. THE MOUNTING HEIGHT OF SUCH DEVICES SHALL BE 48" A.F.F. TO TOP OF BOX. ALL ELECTRICAL OUTLETS, TELEPHONE & DATA OUTLETS TO BE MOUNTED AT 15" A.F.F. TO BOTTOM OF BOX, U.O.N. ELECTRICAL BREAKER BOX IN UNITS SHALL BE MOUNTED AT 48" A.F.F. TO TOP BREAKER SWITCH. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL PLANS FOR OTHER HIGH OR LOW MOUNTINGS. ALL APARTMENT UNIT LOAD CENTERS TO HAVE FACTORY FINISHED WHITE COVERS
6. LOCATE RADON VENT PIPES AS INDICATED PER DETAILS AND RADON ZONE REQUIREMENTS.

SITE:
1. CONCRETE FLOORS AT EXTERIOR LOCATIONS SHALL BE BROOM FINISH, U.O.N
2. GRADE THE EXTERIOR SITE IN THE WAY THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE BUILDING EXTERIOR WALLS.
3. PROVIDE EXTERIOR GRADE MINIMUM 8' BELOW ALL SLAB-ON-GRADE CONDITIONS, EXCEPT IN THE AREA NEAR THE BUILDING ENTRANCE DOORS, U.O.N.
4. PROVIDE EXPANSION JOINTS WITH COMPRESSIBLE FILLER MATERIAL WHERE PAVING ABUTS VERTICAL CONSTRUCTION
5. PROVIDE CONTROL JOINTS IN EXTERIOR CONCRETE AT 5' O.C. MAX IN BOTH DIRECTIONS U.O.N.

STRUCTURAL & MEP NARRATIVE

STRUCTURAL SUMMARY:
1. ROOF IS PRE-ENGINEERED WOOD TRUSSES SLOPED TOP CHORD, T&G PLYWOOD SHEATHING AND HURRICANE CLIPS AT EACH TRUSS.
2. WALL STRUCTURE IS 2x6 BEARING WALLS ON ALL FLOORS.
3. FLOOR STRUCTURE IS PRE-ENGINEERED WOOD TRUSSES WITH T&G PLYWOOD SHEATHING (GLUED & SCREWED) WITH 3/4" GYPSUM CONCRETE UNDERLAYMENT THROUGHOUT AND ADDITIONAL SOUND MAT AT HARD SURFACES.
4. FIRST FLOOR SLAB IS 4" CONCRETE WITH WIRE MESH OVER GRAVEL WITH 15 MIL VAPOR BARRIER.
5. FOUNDATIONS ARE CONCRETE BLOCK ON SPREAD FOOTINGS WITH OPTION FOR TURN DOWN SLAB/FOOTING.

MECHANICAL/PLUMBING SUMMARY:
1. RISERS AND BRANCH SANITARY LINES TO BE PVC OR CAST IRON PER LOCAL WATER AUTHORITY STANDARDS. APPROPRIATE U.L. LISTED RATED PENETRATION ASSEMBLIES TO BE USED WITH EACH PIPE TYPE.
2. WATER SUPPLY WILL BE COPPER PIPING OR CPVC.
3. SPRINKLER PIPING WILL BE PLASTIC WHERE CONCEALED. STANDPIPES AND TRUNKLINES WILL BE STEEL.
4. BATH TUBS WILL BE STEEL, TOILETS CERAMIC, KITCHEN SINKS STAINLESS STEEL, AND BATHROOM SINKS CULTURED MARBLE OR CERAMIC. ALL PLUMBING FIXTURES WILL BE "WATER SENSE" LABELED PRODUCTS.
5. ENERGY EFFICIENT ELECTRIC HEAT PUMP WATER HEATERS WILL BE USED IN EACH APARTMENT UNIT.
6. APARTMENT UNITS TO BE HEATED AND AIR CONDITIONED WITH ENERGY STAR SPLIT-SYSTEM HEAT PUMPS (16 SEER MIN). ALL ROOMS ARE DUCTED. ALL SUPPLY DUCT WORK SHALL BE FULLY INSULATED.
7. NFPA 13 SPRINKLER SYSTEM THROUGHOUT.

ELECTRICAL SUMMARY:
1. EACH APARTMENT WILL BE INDIVIDUALLY SUB-METERED.
2. CABLE TV OUTLETS WILL BE PROVIDED IN APARTMENT LIVING ROOMS, BEDROOMS, AND COMMUNITY GATHERING SPACES.
3. CAT 5e OUTLETS WILL BE PROVIDED AT ALL APPARTMENT LIVING ROOMS AND BEDROOMS AND WIFI WILL BE PROVIDED IN COMMON AREAS FOR INTERNET ACCESS.
4. CARD ACCESS TO 1ST / 2ND FLOOR ENTRANCE VESTIBULES WILL BE COMPUTER MONITORED.
5. SPRINKLER SYSTEM WILL BE ELECTRONICALLY MONITORED WITH CENTRAL FIRE CONTROL. POWER AND ANNUNCIATOR PANEL WILL BE LOCATED AT THE 1ST FLOOR FRONT ENTRANCE VESTIBULE. THERE IS AN AUTOMATIC PHONE CALLER THAT WILL BE IN OPERATION 24 HRS/DAY.
6. ALL APARTMENTS AND COMMON AREAS TO HAVE ENERGY STAR LABELED APPLIANCES WHERE APPLICABLE.
7. INTERCOM TO BE PROVIDED AT MAIN ENTRANCES ON BULLIT AVE AND ON PRIVATE ALLEY. INTERCOM SYSTEM ASSUMED TO TIE TO CELL PHONES.

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com

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BUILDING 2 AND 3 GENERAL NOTES & UNIT MIX - 4%

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / IP
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-002-4

06/30/2026
CONSTRUCTABILITY REVIEW

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CODE STUDY REVIEW - 4% - VA - 2021 VCC

PROJECT INFORMATION

PROJECT NAME:	ROANOKE GATEWAY
LOCATION:	#704 BULLITT AVE, ROANOKE, VA
NUMBER OF FLOORS:	4 STORIES
USE GROUP:	R-2 RESIDENTIAL, S-2 LOW HAZARD STORAGE, S-1 MODERATE-HAZARD STORAGE
TYPE OF CONSTRUCTION:	TYPE VA, COMBUSTIBLE
SPRINKLER SYSTEM:	NFPA 13, VCC 903.3.1.1 FULLY SPRINKLERED
BUILDING HEIGHT:	**BUILDING 2: ~39.0' FROM AVERAGE GRADE TO HIGHEST ROOF**
	BUILDING 3: ~37.92' FROM AVERAGE GRADE TO HIGHEST ROOF

APPLICABLE CODES

BUILDING CODE:	2021 VIRGINIA CONSTRUCTION CODE, 2021 VA UNIFORM STATEWIDE BUILDING CODE
ELECTRICAL CODE:	2020 NATIONAL ELECTRICAL CODE
MECHANICAL CODE:	2021 VIRGINIA MECHANICAL CODE
PLUMBING CODE:	2021 VIRGINIA PLUMBING CODE, COUNTY CODE - CHAPTER 65, 67.1, 109.1
ENERGY CODE:	2021 VIRGINIA ENERGY CONSERVATION CODE, ERI COMPLIANCE
GAS CODE:	2021 VIRGINIA FUEL GAS CODE, COUNTY CODE - CHAPTER 65
FIRE CODE:	2021 VIRGINIA STATEWIDE FIRE PREVENTION CODE
SUSTAINABILITY:	ZERO ENERGY READY HOMES, ENTERPRISE GREEN COMMUNITIES, ENERGY STAR MULTIFAMILY NC
ACCESSIBILITY CODES:	2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1), ADAAG, UFAS, UNIVERSAL DESIGN

VCC CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION

USE GROUP:	
SECTION 303.1:	**ASSEMBLY GROUP A [COMMUNITY ROOM] (BUILDING 1 ONLY)**
SECTION 304:	**BUSINESS GROUP B [LEASING OFFICE, WORK ROOM] (BUILDING 1 & 2 ONLY)**
SECTION 310.4:	**RESIDENTIAL GROUP R-2 [APARTMENT HOUSE] (BUILDING 1, 2, & 3)**
SECTION 311.2:	**MODERATE-HAZARD STORAGE, GROUP S-1 (BUILDING 3 ONLY)**
SECTION 311.1:	**LOW HAZARD STORAGE, GROUP S-2 (BUILDING 2 & 3 ONLY)**

VCC CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420: GROUPS I-1 ,R-1, R-2, R-3 AND R-4
SECTION 420.2 SEPARATION WALLS. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

SECTION 420.3 HORIZONTAL SEPARATION. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

SECTION 420.4 AUTOMATIC SPRINKLER SYSTEM. GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2. **NOTE: NFPA 13 SYSTEM COMPLYING WITH 903.3.1.1 PROVIDED.**

SECTION 420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS. FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8 AND 907.2.9. SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUP R IN ACCORDANCE WITH SECTION 907.2.11.

VCC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 502: BUILDING ADDRESS
SECTION 502.1 ADDRESS IDENTIFICATION. NEW BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

SECTION 504: BUILDING HEIGHT AND NUMBER OF STORIES
SECTION 504.3 HEIGHT IN FEET. THE MAXIMUM HEIGHT, IN FEET, OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.3.

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SPRINKLERED	VA CONSTRUCTION
B	S	70' ALLOWED **(10' PROVIDED)**
S-1	S	70' ALLOWED **(10' PROVIDED)**
S-2	S	70' ALLOWED **(10' PROVIDED)**
R	S	60' ALLOWED **(45' PROVIDED)**

SECTION 504.4 NUMBER OF STORIES. THE MAXIMUM NUMBER OF STORIES ABOVE GRADE PLANE OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.4.

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SPRINKLERED	VA CONSTRUCTION
B	S	4 STORIES ALLOWED **(1 PROVIDED)**
S-1	S	4 STORIES ALLOWED **(1 PROVIDED)**
S-2	S	4 STORIES ALLOWED **(1 PROVIDED)**
R-2	S	4 STORIES ALLOWED **(4 PROVIDED)**

SECTION 506: BUILDING AREA
SECTION 506.2 ALLOWABLE AREA DETERMINATION. THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 506.2.1, 506.2.2 AND SECTION 506.3.

TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET

OCCUPANCY CLASSIFICATION	SPRINKLERED	VA CONSTRUCTION
B	SM	54,000 **(BUILDING 2 ONLY; 1,095 SF PROVIDED IN MEETING/FLEX OFFICE, WELLNESS, AND MAINTENANCE OFFICE)**
S-1	SM	42,000 **(BUILDING 3 ONLY; 141 SF PROVIDED IN GAS STORAGE ROOM)**
S-2	SM	63,000 **(2,202 SF PROVIDED IN BUILDING 2 FIRST AND SECOND FLOORS; 998 SF PROVIDED IN BUILDING 3 FIRST FLOOR)**
R-2	SM	36,000 **(SEE CALCULATIONS BELOW)**

EQUATION 5-1: ALLOWABLE AREA = [TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.2 + TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.2 FOR A NONSPRINKLERED BUILDING * AREA FACTOR INCREASE DUE TO FRONTAGE PER SECTION 506.3)]

EQUATION 5-1 (USING ALLOWABLE AREA FACTOR OF 12,000 SF AND AREA FACTOR INCREASE OF .75 AS CALCULATED WITH TABLE 506.3.3 BELOW): ALLOWABLE AREA = [36,000 + (12,000* .75)] = 45,000 SF ALLOWED FOR EACH STORY.

EQUATION 5-2: ALLOWABLE AREA = [TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.2 + TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.2 FOR A NONSPRINKLERED BUILDING * AREA FACTOR INCREASE DUE TO FRONTAGE PER SECTION 506.3)] * ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED 4 FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.
NO SINGLE-OCCUPANCY BUILDING SHALL EXCEED THE ALLOWABLE AREA AS DETERMINED BY EQUATION 5-2 USING THE VALUE OF SA=3.

EQUATION 5-2 (USING ALLOWABLE AREA FACTOR OF 12,000 SF AND AREA FACTOR INCREASE OF .75 AS CALCULATED WITH TABLE 506.3.3 BELOW): ALLOWABLE AREA = [36,000 + (12,000* .75)] * 3 = 135,000 SF TOTAL ALLOWABLE AREA.

SECTION 506.2.2 MIXED- OCCUPANCY BUILDINGS. THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 508.3.2 FOR NONSEPARATED OCCUPANCIES. FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED THREE.

EQUATION 5-3: ALLOWABLE AREA = [TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.2 + TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.2 FOR A NONSPRINKLERED BUILDING * AREA FACTOR INCREASE DUE TO FRONTAGE PER SECTION 506.3)] * ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED 4 FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.
EQUATION 5-3 (USING ALLOWABLE AREA FACTOR OF 12,000 SF AND AREA FACTOR INCREASE OF .75 AS CALCULATED WITH TABLE 506.3.3 BELOW): ALLOWABLE AREA = [36,000 + (12,000* .75)] = 45,000 SF ALLOWED FOR EACH STORY.

BUILDING 2:
ACTUAL AREA OF FIRST STORY = 10,600 SF **(COMPLIES)**
ACTUAL AREA OF SECOND STORY = 19,506 SF **(COMPLIES)**
ACTUAL AREA OF THIRD STORY = 19,761 SF **(COMPLIES)**
ACTUAL AREA OF FOURTH STORY = 16,096 SF **(COMPLIES)**

BUILDING 2 = 10,600 + 19,506 + 19,761+ 16,096 = 65,963 / 36,000 = 1.83; <3 **(BUILDING 2 COMPLIES)**

BUILDING 3:
ACTUAL AREA OF FIRST STORY = 7,732 SF **(COMPLIES)**
ACTUAL AREA OF SECOND STORY = 11,652 SF **(COMPLIES)**
ACTUAL AREA OF THIRD STORY = 11,652 SF **(COMPLIES)**
ACTUAL AREA OF FOURTH STORY = 11,652 SF **(COMPLIES)**

BUILDING 3 = 7,732 + 11,652 + 11,652 + 11,652 = 42,688 / 36,000 = 1.19; <3 **(BUILDING 3 COMPLIES)**

SECTION 506.3 FRONTAGE INCREASE. EVERY BUILDING SHALL ADJOIN OR HAVE ACCESS TO A PUBLIC WAY TO RECEIVE AN AREA FACTOR INCREASE BASED ON FRONTAGE. AREA FACTOR INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH SECTIONS 506.3.1 THROUGH 506.3.3.

SECTION 506.3.1 MINIMUM PERCENTAGE OF PERIMETER. TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON BUILDING FRONTAGE, A BUILDING SHALL HAVE NOT LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE. SUCH OPEN SPACE SHALL BE EITHER ON THE SAME LOT OR DEDICATED FOR PUBLIC USE AND SHALL BE ACCESSED FROM A STREET OR APPROVED FIRE LANE.

TABLE 506.3.3 FRONTAGE INCREASE FACTOR. PERCENTAGE OF BUILDING PERIMETER = 75-100% : OPEN SPACE 30'-0" OR GREATER. *THEREFORE, FRONTAGE INCREASE FACTOR = 0.75.* APPLIES FOR ALL BUILDINGS.

SECTION 508: MIXED USE AND OCCUPANCY
SECTION 508.2 ACCESSORY OCCUPANCIES. ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF. ACCESSORY OCCUPANCIES SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 508.2.1 THROUGH 508.2.4.

SECTION 508.2.1 OCCUPANCY CLASSIFICATION. ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. *REFERENCE SHEETS 2A-003, 2A-004, 3A-003 FOR ACCESSORY OCCUPANCY SF CALCULATIONS.*

SECTION 508.2.2 ALLOWABLE BUILDING HEIGHT. THE ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES OF THE BUILDING CONTAINING ACCESSORY OCCUPANCIES SHALL BE IN ACCORDANCE WITH SECTION 504 FOR THE MAIN OCCUPANCY OF THE BUILDING. **ENTIRE BUILDING IS WITHIN ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES FOR R-2.**

SECTION 508.2.3 ALLOWABLE BUILDING AREA. THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 506 FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NONSPRINKLERED BUILDINGS IN TABLE 506.2 FOR EACH SUCH ACCESSORY OCCUPANCY.

SECTION 508.2.4 SEPARATION OF OCCUPANCIES. NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY. EXCEPTIONS: 2. GROUP I-1, R-1, R-2 AND R-3 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

SECTION 508.3 NONSEPARATED OCCUPANCIES. BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS NONSEPARATED OCCUPANCIES. **B OCCUPANCIES ARE CONSIDERED AS NONSEPARATED OCCUPANCIES.**

SECTION 508.3.1 OCCUPANCY CLASSIFICATION. NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

SECTION 508.3.2 ALLOWABLE BUILDING AREA AND HEIGHT. THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1. **NONSEPARATED PORTION OF BUILDING COMPLIES WITH BUILDING AREA, HEIGHT, AND NUMBER OF STORIES FOR B OCCUPANCY.**

SECTION 508.3.3 SEPARATION. NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.
EXCEPTIONS: 2. GROUP I-1, R-1, R-2 AND R-3 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

SECTION 508.4 SEPARATED OCCUPANCIES. BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS SEPARATED OCCUPANCIES.

SECTION 508.4.1 OCCUPANCY CLASSIFICATION. SEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. EACH SEPARATED SPACE SHALL COMPLY WITH THIS CODE BASED ON THE OCCUPANCY CLASSIFICATION OF THAT PORTION OF THE BUILDING.

SECTION 508.4.2 ALLOWABLE BUILDING AREA. IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

SECTION 508.4.3 ALLOWABLE BUILDING HEIGHT. EACH SEPARATED OCCUPANCY SHALL COMPLY WITH THE BUILDING HEIGHT LIMITATIONS BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1. **ALL OCCUPANCIES COMPLY WITH BUILDING HEIGHT FOR ALL OCCUPANCIES.**

SECTION 508.4.4 SEPARATION - INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES IN ACCORDANCE WITH TABLE 508.4.

SECTION 508.4.4.1 CONSTRCUTION. REQUIRED SEPARATIONS SHALL BE FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH, SO AS TO COMPLETELY SEPARATE ADJACENT OCCUPANCIES.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	REQUIRED SEPARATION OR PROTECTION
BUSINESS-RESIDENTIAL	1 **(1-HR SEPARATION PROVIDED)**
ASSEMBLY-RESIDENTIAL	1 **(1-HR SEPARATION PROVIDED)**
STORAGE-RESIDENTIAL	1 **(1-HR SEPARATION PROVIDED)**

VCC CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE VA
PRIMARY STRUCTURAL FRAME	1
BEARING WALLS, EXTERIOR	1
BEARING WALLS, INTERIOR	1
NONBEARING WALLS AND PARTITIONS, EXTERIOR	1 PER TABLE 602
NONBEARING WALLS AND PARTITIONS, INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE (FEET)	TYPE OF CONSTRUCTION	A, B, R OCCUPANCY
< 5	VA	1
5 TO 10	VA	1
10 TO 30	VA	1
> 30	VA	1

VCC CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 704.2: COLUMN PROTECTION
WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING IT ON ALL SIDES FOR THE FULL COLUMN HEIGHT, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING. WHERE THE COLUMN EXTENDS THROUGH A CEILING, THE ENCASEMENT PROTECTION SHALL BE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN.

SECTION 705.5 FIRE-RESISTANCE RATINGS
EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 601, BASED ON TYPE OF CONSTRUCTION, AND TABLE 705.5, BASED ON THE FIRE SEPARATION DISTANCE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FT SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES. **EXTERIOR WALLS FACING OUTSIDE THE BUILDING ARE RATED FOR FIRE FROM ONE SIDE ONLY. BUILDINGS ARE ALL GREATER THAN 10 FT. FOR FIRE SEPARATION DISTANCE. EXTERIOR WALLS IN THE CORRIDOR WILL BE RATED FOR FIRE FROM BOTH SIDES.**

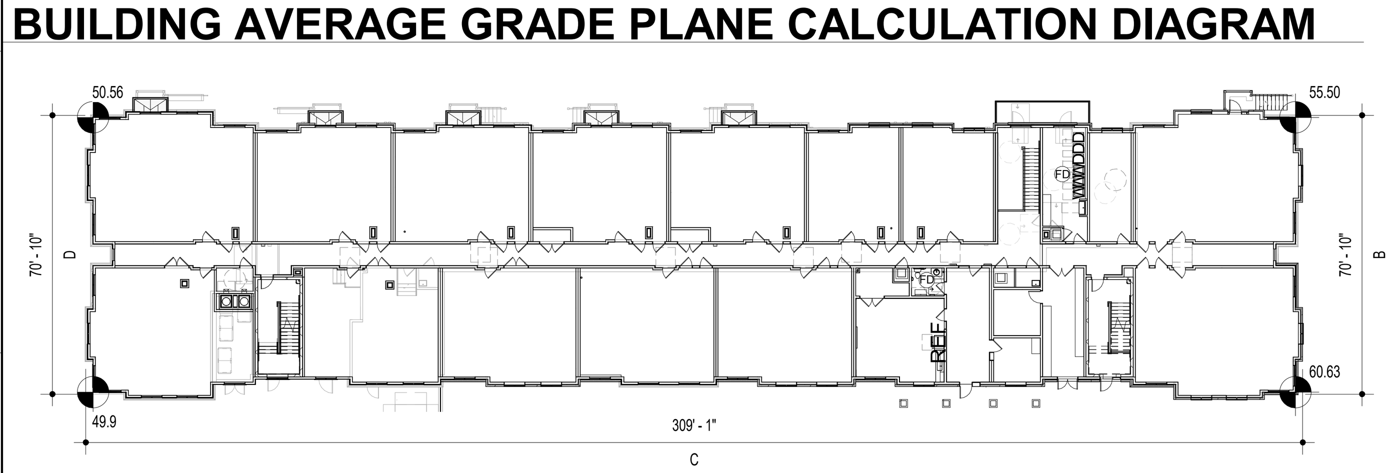
SECTION 705.8 OPENINGS
SECTION 705.8.1 ALLOWABLE AREA OF OPENINGS. THE MAXIMUM AREA OF UNPROTECTED AND PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY OF A BUILDING SHALL NOT EXCEED THE PERCENTAGES SPECIFIED IN TABLE 705.8. **ALL BUILDINGS HAVE FIRE SEPARATION DISTANCE >30', NO LIMIT ON THE NUMBER OF UNPROTECTED OPENINGS PER TABLE 705.8.**

SECTION 707.5 FIRE BARRIERS CONTINUITY
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THOUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

SECTION 707.6 OPENINGS
OPENINGS IN A FIRE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716. OPENINGS SHALL BE LIMITED TO A MAXIMUM AGGREGATE WIDTH OF 25 PERCENT OF THE LENGTH OF THE WALL, AND THE MAXIMUM AREA OF ANY SINGLE OPENING SHALL NOT EXCEED 156 SQUARE FEET.

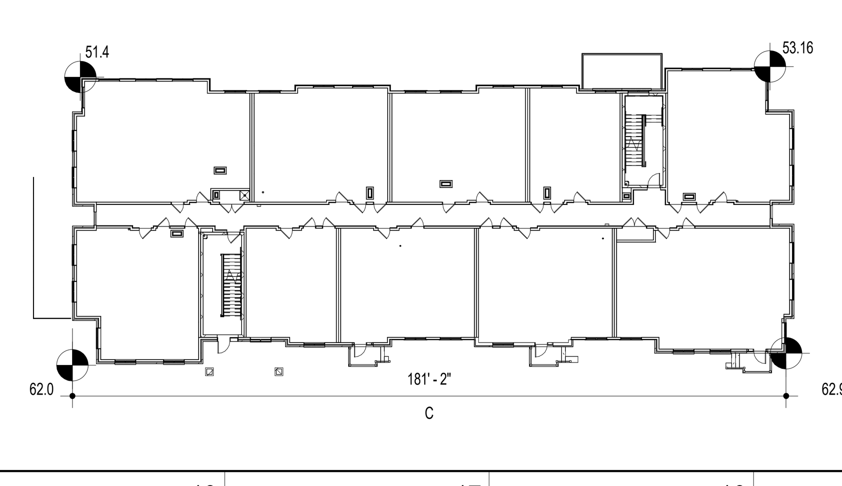
SECTION 708.1 FIRE PARTITIONS GENERAL
THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION.
1. SEPARATION WALLS AS REQUIRED BY SECTION 420.2 FOR GROUPS I-1, R-1, R-2 AND R-3.
3. CORRIDOR WALLS AS REQUIRED BY SECTION 1020.1.

BUILDING AVERAGE GRADE PLANE CALCULATION DIAGRAM



BUILDING 2

SIDE	AVG. GRADE	LENGTH	PERIMETER
A	53.03	309.08'	16,390.51
B	58.07	70.83'	4,113.09
C	55.27	309.08	17,082.85
D	50.23	70.83'	3,557.79
TOTAL LENGTH:		759.82	
TOTAL PERIMETER:			41,114.24
AVG. GRADE PLANE:	**54.11**		



BUILDING 3

SIDE	AVG. GRADE	LENGTH	PERIMETER
A	52.28	175.04'	9,151.09
B	58.03	72.83'	4,226.32
C	62.45	181.17'	11,314.07
D	56.7	72.83'	4,129.46
TOTAL LENGTH:		501.87'	
TOTAL PERIMETER:			28820.94
AVG. GRADE PLANE:	**57.43'**		

SECTION 708.3 FIRE-RESISTANCE RATTING
FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

SECTION 708.4 CONTINUITY
FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.
EXCEPTIONS:
2. FIRE PARTITIONS SERVING AS A CORRIDOR WALL SHALL NOT BE REQUIRED TO EXTEND ABOVE THE LOWER MEMBRANE OF A CORRIDOR CEILING PROVIDED THAT THE CEILING MEMBRANE IS EQUIVALENT TO CORRIDOR WALL MEMBRANE, AND EITHER OF THE FOLLOWING CONDITIONS IS MET:
2.2 THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH SECTION 903.1.1, INCLUDING AUTOMATIC SPRINKLERS INSTALLED IN THE SPACE BETWEEN THE TOP OF THE FIRE PARTITION AND UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.
3. FIRE PARTITIONS SERVING AS A CORRIDOR WALL SHALL BE PERMITTED TO TERMINATE AT THE UPPER MEMBRANE OF THE CORRIDOR CEILING ASSEMBLY WHERE THE CORRIDOR CEILING IS CONSTRUCTED AS REQUIRED FOR THE CORRIDOR WALL.
4. FIRE PARTITIONS SEPARATING TENANT SPACES IN A COVERED OR OPEN MALL BUILDING COMPLYING WITH SECTION 402.4.2.1 SHALL NOT BE REQUIRED TO EXTEND ABOVE THE UNDERSIDE OF A CEILING. SUCH CEILING SHALL NOT BE REQUIRED TO BE PART OF A FIRE-RESISTANCE-RATED ASSEMBLY, AND THE ATTIC OR SPACE ABOVE THE CEILING AT TENANT SEPARATION WALLS SHALL NOT BE REQUIRED TO BE SUBDIVIDED BY FIRE PARTITIONS.

SECTION 711.2.4.3 DWELLING AND SLEEPING UNITS
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. **1-HOUR RATED FLOOR/CEILING ASSMBLIES PROVIDED BETWEEN UNITS.**

SECTION 713.4 SHAFT ENCLSOURES FIRE-RESISTANCE RATING
SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1. REFRIGERANT SHAFTS SHALL BE 1-HR SINCE THEY ARE CONNECTING 3-STORIES ONLY.

SECTION 713.11 ENCLOSURE AT THE BOTTOM
SHAFTS THAT DO NO EXTEND TO THE BOTTOM OF THE BUILDING OR STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
2. THEY SHALL TERMINATE IN A ROOM HAVING A USE RELATED TO THE PURPOSE OF THE SHAFT. THE ROOM SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. THE FIRE-RESISTANCE RATING AND OPENING PROTECTIVES SHALL NOT BE LESS THAN THE PROTECTION REQUIRED FOR THE SHAFT ENCLOSURE. **2-HR RATED COMPACTOR ROOM PROVIDED AT BOTTOM OF TRASH CHUTE SHAFT. OTHER SHAFT TERMINATES AT SLAB ON GRADE.**
EXCEPTIONS:
2. A SHAFT ENCLOSURE CONTAINING A WASTE OR LINEN CHUTE SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL DISCHARGE IN A ROOM PROTECTED IN ACCORDANCE WITH SECTION 713.13.4.

SECTION 713.13 WASTE, RECYCLING, AND LINEN CHUTES AND INCINERATOR ROOMS
WASTE, RECYCLING, AND LINEN CHUTES SHALL COMPLY WITH THE PROVISIONS OF NFPA 82, CHAPTER 5 AND SHALL MEET THE REQUIREMENTS OF SECTIONS 713.13.1 THROUGH 713.13.6.
SECTION 713.13.1 WASTE, RECYCLING, AND LINEN CHUTE. A SHAFT ENCLOSURE CONTAINING A RECYCLING, OR WASTE OR LINEN CHUTE SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL BE ENCLOSED IN ACCORDANCE WITH SECTION 713.4. OPENINGS INTO THE SHAFT, FROM ACCESS ROOMS AND DISCHARGE ROOMS, SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION AND SECTION 716. OPENINGS INTO CHUTES SHALL NOT BE LOCATED IN CORRIDORS. DOORS INTO CHUTES SHALL BE SELF-CLOSING. DISCHARGE DOORS SHALL BE SELF- OR AUTOMATIC-CLOSING UPON THE ACTUATION OF A SMOKE DETECTOR IN ACCORDANCE WITH SECTION 716.5.9.3, EXCEPT THAT HEAT-ACTIVATED CLOSING DEVICES SHALL BE PERMITTED BETWEEN THE SHAFT AND THE DISCHARGE ROOM.

SECTION 713.13.3 CHUTE ACCESS ROOMS. ACCESS OPENINGS FOR WASTE, RECYCLING, OR LINEN CHUTE SHALL BE LOCATED IN ROOMS OR COMPARTMENTS ENCLOSED BY NOT LESS THAN 1-HOUR FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. OPENINGS INTO THE ACCESS ROOMS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. DOORS SHALL BE SELF- OR AUTOMATIC CLOSING UPON THE DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 716.5.9.3.

SECTION 713.13.4 CHUTE DISCHARGE ROOM. WASTE, RECYCLING, OR LINEN CHUTES SHALL DISCHARGE INTO AN ENCLOSED ROOM SEPARATED BY FIRE BARRIERS WITH A FIRE-RESISTANCE RATING NOT LESS THAN THE REQUIRED FIRE RATING OF THE SHAFT ENCLOSURE AND CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. OPENINGS INTO THE DISCHARGE ROOM FROM THE REMAINDER OF THE BUILDING SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING EQUAL TO THE PROTECTION REQUIRED FOR THE SHAFT ENCLOSURE. DOORS SHALL BE SELF- OR AUTOMATIC-CLOSING UPON THE DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 716.5.9.3. WASTE CHUTES SHALL NOT TERMINATE IN AN INCINERATOR ROOM. WASTE AND LINEN ROOMS THAT ARE NOT PROVIDED WITH CHUTES NEED ONLY COMPLY WITH TABLE 509.

SECTION 713.13.6 AUTOMATIC SPRINKLER SYSTEM. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.2.11.2.

SECTION 716 OPENING PROTECTIVES
716.1 GENERAL. OPENING PROTECTIVES REQUIRED BY OTHER SECTIONS OF THIS CODE SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 80.

TABLE 716.1 (2) OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING	MIN. FIRE DOOR RATING (HRS)
ENCLOSURES FOR INT. EXIT STAIRWAYS	2	1.5
EXTERIOR WALLS	1	3/4
OTHER FIRE BARRIERS	1	3/4

SECTION 716.3.4 FIRE-PROTECTION-RATED GLAZING
GLAZING IN FIRE WINDOW ASSEMBLIES SHALL BE FIRE PROTECTION RATED IN ACCORDANCE WITH THIS SECTION AND TABLE 716.1. FIRE-PROTECTION-RATED GLAZING IN FIRE WINDOW ASSEMBLIES SHALL TESTED IN ACCORDANCE WITH AND SHALL MEET THE ACCEPTANCE CRITERIA OF NFPA 257 OR UL 9. OPENINGS IN NONFIRE-RESISTANCE-RATED EXTERIOR WALL ASSEMBLIES THAT REQUIRE PROTECTION IN ACCORDANCE WITH SECTION 705.3,705.8,705.8.5 OR 705.8.6 SHALL HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. FIRE-PROTECTION-RATED GLAZING IN 1/2-HOUR FIRE-RESISTANCE-RATED PARTITIONS IS PERMITTED TO HAVE A 20-MINUTE FIRE PROTECTION RATING. **SEE SUBSEQUENT A-300 SERIES SHEETS FOR INFORMATION ON FIRE WINDOW ASSEMBLIES.**

SECTION 716.5 FIRE DOOR AND SHUTTER ASSEMBLIES
APPROVED FIRE DOOR AND FIRE SHUTTER ASSEMBLIES SHALL BE CONSTRUCTED OF ANY MATERIAL OR ASSEMBLY OF COMPONENT MATERIALS THAT CONFORMS TO THE TEST REQUIREMENTS OF SECTION 716.5.1, 716.5.2, 716.5.3 AND THE FIRE PROTECTION RATING INDICATED IN TABLE 716.5. FIRE DOOR FRAMES WITH TRANSOM LIGHTS, SIDELIGHTS, OR BOTH SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 716.5.6. FIRE DOOR ASSEMBLIES AND SHUTTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION AND NFPA 80.

TABLE 716.5 OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING	MIN. FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING
FIRE WALLS	2 HOURS	1-1/2 HOURS
ENCLOSURES FOR INTERIOR EXIT STAIRWAYS	2 HOURS	1-1/2 HOURS
OTHER FIRE BARRIERS	1 HOUR	3/4 HOURS
FIRE PARTITIONS: CORRIDOR WALLS	0.5 HOURS	1/3 HOURS

SECTION 718.3 DRAFTSTOPPING IN FLOORS
DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES WHERE REQUIRED BY SECTION 708.4.2. IN OTHER THAN GROUP R OCCUPANCIES, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE COMBUSTIBLE FLOOR/CEILING ASSEMBLIES SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1,000 SQUARE FEET (93 M2).

EXCEPTION:BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

SECTION 718.4 DRAFTSTOPPING IN ATTICS
IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES IN THE LOCATIONS PRESCRIBED IN SECTIONS 718.4.2 AND 718.4.3.

SECTION 718.4.2 GROUPS R-1 AND R-2. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES OF GROUP R-2 BUILDINGS WITH THREE OR MORE DWELLING UNITS AND IN ALL GROUP R-1 BUILDINGS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NO EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.

VCC CHAPTER 8 - INTERIOR FINISHES

SECTION 803.13 INTERIOR FINISH REQUIREMENTS BASED ON OCCUPANCY
INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED.

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	INTERIOR EXIT STAIRWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
B	B (SPINKLERED)	C (SPINKLERED)	C (SPINKLERED)
R-2	C (SPINKLERED)	C (SPINKLERED)	C (SPINKLERED)
S	C (SPINKLERED)	C (SPINKLERED)	C (SPINKLERED)

SECTION 804.4.2 INTERIOR FLOOR FINISH REQUIREMENTS - MINIMUM CRITICAL RADIANT FLUX. IN ALL OCCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIAN FLUX SHALL BE NOT LESS THAN CLASS I IN GROUPS I-1, I-2 AND I-3 AND NOT LESS THAN CLASS II IN GROUPS A, B, E, H, I-4, M, R-1, R-2 AND S.
EXCEPTION. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

VCC CHAPTER 9 - FIRE PROTECTION SYSTEMS
SECTION 903.2.11.2 RUBBISH AND LINEN CHUTES. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE.

SECTION 903.3.1.1 NFPA 13 SPRINKLER SYSTEMS. WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.1.1.1 AND 903.1.1.2. **ALL BUILDINGS TO HAVE NFPA 13 SPRINKLER SYSTEM THROUGHOUT.**

SECTION 903.3.2 QUICK-RESPONSE AND RESIDENTIAL SPRINKLERS. WHERE AUTOMATIC SPRINKLER SYSTEMS ARE REQUIRED, QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING AREAS IN ACCORDANCE WITH SECTION 903.3.1 AND THEIR LISTINGS:
3. DWELLING UNITS AND SLEEPING UNITS IN GROUP I-1 AND R OCCUPANCIES
4. LIGHT-HAZARD OCCUPANICES AS DEFINED IN NFPA 13.

SECTION 905.3.1 HEIGHT. CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE FOUR OR MORE STORIES ARE ABOVE OR BELOW GRADE PLANE, THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, OR WHERE THE FLOOR LEVEL OF THE LOWEST STORY IS LOCATED MORE THAN 30 FEET (9144 MM) BELOW THE HIGHEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
EXCEPTIONS:
1.CLASS I STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2.CLASS I MANUAL WET STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1 OR SECTION 903.3.2 AND WHERE THE HIGHEST FLOOR IS LOCATED NOT MORE THAN 150 FEET (45 720 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
3.CLASS I MANUAL STANDPIPES ARE ALLOWED IN OPEN PARKING GARAGES WHERE THE HIGHEST FLOOR IS LOCATED NOT MORE THAN 150 FEET (45,720 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
4.CLASS I MANUAL DRY STANDPIPES ARE ALLOWED IN OPEN PARKING GARAGES THAT ARE SUBJECT TO FREEZING TEMPERATURES, PROVIDED THAT THE HOSE CONNECTIONS ARE LOCATED AS REQUIRED FOR CLASS II STANDPIPES IN ACCORDANCE WITH SECTION 905.5.
5.CLASS I STANDPIPES ARE ALLOWED IN BASEMENTS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
6.IN DETERMINING THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, IT SHALL NOT BE REQUIRED TO CONSIDER EITHER OF THE FOLLOWING:
6.1.RECESSED LOADING DOCKS FOR FOUR VEHICLES OR LESS.
6.2.CONDITIONS WHERE TOPOGRAPHY MAKES ACCESS FROM THE FIRE DEPARTMENT VEHICLE TO THE BUILDING IMPRACTICAL OR IMPOSSIBLE.

SECTION 905.4 LOCATION OF CLASS I STANDPIPE HOSE CONNECTIONS
CLASS I STANDPIPE HOSE CONNECTIONS SHALL BE PROVIDED IN ALL OF THE FOLLOWING LOCATIONS:
1. IN EVERY REQUIRED INTERIOR EXIT STAIRWAY, A HOSE CONNECTION SHALL BE PROVIDED FOR EACH STORY ABOVE AND BELOW GRADE. HOSE CONNECTIONS SHALL BE LOCATED AT AN INTERMEDIATE LANDING BETWEEN STORIES, UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL.
2. ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT.
5. WHERE THE ROOF HAS A SLOPE LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33.3-PERCENT SLOPE), A HOSE CONNECTION SHALL BE LOCATED TO SERVE THE ROOF OR AT THE HIGHEST LANDING OF AN INTERIOR EXIT STAIRWAY WITH ACCESS TO THE ROOF PROVIDED IN ACCORDANCE WITH SECTION 1011.12.

SECTION 905.4.1 PROTECTION. RISERS AND LATERALS OF CLASS I STANDPIPE SYSTEMS NOT LCOATED WITH AN INTERIOR EXIT STAIRWAY SHALL BE PROTECTED BY A DEGREE OF FIRE RESISTANCE EQUAL TO THAT REQUIRED FOR VERTICAL ENCLOSURES IN THE BUILDING IN WHICH THEY ARE LOCATED.EXCEPTION: IN BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, LATERALS THAT ARE NOT LOCATED WITHIN AN INTERIOR EXIT STAIRWAY ARE NOT REQUIRED TO BE ENCLOSED WITHIN FIRE-RESISTANCE-RATED CONSTRUCTION. **EXCEPTION APPLIES. STANDPIPE RISERS NEAR FIRE WALL ARE LOCATED WITHIN 2-HR RATED SHAFTS.**

SECTION 906.3 FIRE EXTINGUISHER SIZE AND DISTRIBUTION
THE SIZE AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTIONS 906.3.1 THROUGH 906.3.4
SECTION 906.3.1 CLASS A FIRE HAZARDS. THE MINIMUM SIZES AND DISTRIBTUION OF PORTABLE FIRE EXTINGUISHERS FOR OCCUPANCIES THAT INVOLVE PRIMARILY CLASS A FIRE HAZARDS SHALL COMPLY WITH TABLE 906.3(1).
TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

	LIGHT (LOW) HAZARD OCCUPANCY
MIN. RATED SINGLE EXTINGUISHER	2-A
MAX. FLOOR AREA PER UNIT OF A	3,000 SF
MAX. FLOOR AREA FOR EXTINGUISHER	11,250 SF
MAX. DISTANCE OF TRAVEL TO EXTINGUISHER	75 FT

SECTION 906.9.1 EXTINGUISHERS WEIGHTING 40 POUNDS OR LESS. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 5 FEET ABOVE THE FLOOR.

SECTION 907.2. WHERE REQUIRED - NEW BUILDINGS AND STRUCTURES
AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5, UNLESS OTHER REQUIREMENTS ARE PROVIDED BY ANOTHER SECTION OF THIS CODE.
NOT FEWER THAN ONE MANUAL FIRE ALARM BOX SHALLBE PROVIDED IN AN APPROVED LOCATION TO INITIATE A FIRE ALARM SIGNAL FOR FIRE ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES. WHERE OTHER SECTIONS OF THIS CODE ALLOW ELIMINATION OF FIRE ALARM BOXES DUE TO SPRINKLERS, A SINGLE FIRE ALARM BOX SHALL BE INSTALLED.
EXCEPTIONS:
2. THE MANUAL FIRE ALARM BOX IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE WATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT EVENT. WHERE PROVIDED, THE MANUAL FIRE ALARM BOX SHALL NOT BE LOCATED IN AN AREA THAT IS ACCESSIBLE TO THE PUBLIC.

SECTION 907.2.9 GROUP R-2. FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.

SECTION 907.2.9.1 MANUAL FIRE ALARM SYSTEM. A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE ANY OF THE FOLLOWING CONDITIONS APPLY:
1. ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED THREE OR MORE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE.
EXCEPTIONS:
2. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW. **EXCEPTION APPLIES - MANUAL FIRE ALARM SYSTEM NOT REQUIRED.**

SECTION 907.2.11.2 GROUPS R-2, R-3, R-4 AND I-1. SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND I-1 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS.
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDAITE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT.

SECTION 907.2.11.5 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R OR I-1 OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

SECTION 907.2.11.6 POWER SOURCE.
IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM IN ACCORDANCE WITH SECTION 2702. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

VCC CHAPTER 10 - MEANS OF EGRESS
SECTION 1003.2 CEILING HEIGHT
THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES.
EXCEPTIONS:
4. STAIR HEADROOM IN ACCORDANCE WITH SECTION 1011.3.
5. DOOR HEIGHT IN ACCORDANCE WITH SECTION 1010.1.1.

SECTION 1003.3 PROTRUDING OBJECTS
PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1003.1 THROUGH 1003.3.4.

SECTION 1003.3.1 HEADROOM. PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MINIMUM CEILING HEIGHT REQUIRED BY SECTION 1003.2 WHERE A MINIMUM HEADROOM OF 80 INCHES IS PROVIDED OVER ANY WALKING SURFACE, INCLUDING WALKS, CORRIDORS, AISLES AND PASSAGEWAYS. NOT MORE THAN 50 PERCENT OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS.
EXCEPTON: DOOR CLOSERS AND STOPS SHALL NOT REDUCE HEADROOM TO LESS THAN 78 INCHES.
A BARRIER SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES HIGH. THE LEADING EDGE OF SUCH BARRIER SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FLOOR.

SECTION 1003.3.3 HORIZONTAL PROJECTIONS. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FLOOR SHALL NOT PROJECT HORIZONTALLY MORE THAN 4 INCHES INTO THE CIRCULATION PATH.
EXCEPTION: HANDRAILS ARE PERMITTED TO PROTRUDE 4-1/2 INCHES FROM THE WALL.

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED	15 NET
BUSINESS AREAS	150 GROSS
EXERCISE ROOMS	50 GROSS
RESIDENTIAL	200 GROSS

SECTION 1004.7OUTDOOR AREAS.
YARDS, PATIOS, OCCUPIED ROOFS,COURTS AND SIMILAR OUTDOOR AREAS ACCESSIBLE TO AND USABLE BY THE BUILDING OCCUPANTS SHALL BE PROVIDED WITH MEANS OF EGRESS AS REQUIRED BY THIS CHAPTER. THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, AND THE PATH OF EGRESS TRAVEL FROM THE OUTDOOR AREAS PASSES THROUGH THE BUILDING,MEANS OF EGRESS REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE SUM OF THE OCCUPANT LOADS OF THE BUILDING PLUS THE OUTDOOR AREAS.

EXCEPTIONS:
1.OUTDOOR AREAS USED EXCLUSIVELY FOR SERVICE OF THE BUILDING NEED ONLY HAVE ONE MEANS OF EGRESS.
2.BOTH OUTDOOR AREAS ASSOCIATED WITH GROUP R-3 AND INDIVIDUAL DWELLING UNITS OF GROUP R-2.

SECTION 1005.3.1 STAIRWAYS. THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

SECTION 1005.3.2 OTHER EGRESS COMPONENTS. THE CAPACITY, IN INCHES OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT. **SEE SUBSEQUENT 2A-000 AND 3A-000 SERIES SHEETS FOR EGRESS SIZING CALCULATIONS.**

SECTION 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.
EXCEPTIONS:
1. IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903..3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET. **SEE ATTACHED DIAGRAMS SHOWING THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FT.**

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCCUPANT LOAD OF SPACE	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE (FT) (SPRINKLERED)
B	50	100 FEET
R-2	10	125 FEET
S	29	100 FEET

SEE ATTACHED DIAGRAMS FOR NUMBER OF EXITS AND THEIR LOCATIONS.

TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANCY LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2 **(2 PROVIDED FOR EACH STORY)**

SECTION 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS. WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQURED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.
EXCEPTIONS:
2. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. **SEE SUBSEQUENT 2A-000 AND 3A-000 SERIES SHEETS FOR DIMENSIONS.**

SECTION 1009.2.1 ELEVATORS REQUIRED. IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR OR OCCUPIED ROOF IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4.
EXCEPTIONS:
1. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE. **ELEVATOR NOT REQUIRED AS ACCESSIBLE MEANS OF EGRESS.**

SECTION 1009.3 STAIRWAYS
IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48 INCHES MINIMUM BETWEEN HANDRAILS AND SHALL EITHER INCORPORATE AN AREA OF REFUGE WITHIN AN ENLARGED FLOOR-LEVEL LANDING OR SHALL BE ACCESSED FROM AN AREA OF REFUGE COMPLYING WITH SECTION 1009.6.
EXCEPTIONS:
2. THE CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
8. AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN GROUP R-2 OCCUPANCIES. **AREA OF REFUGE NOT PROVIDED.**

SECTION 1010.1.1 SIZE OF DOORS. THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF **32 INCHES. 32 INCH CLEAR OPENINGS PROVIDED FOR EGRESS DOORS.**

SECTION 1010.1.5 LANDINGS AT DOORS. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, OTHER DOORS, GATES, OR TURNSTILES IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH NOR PREVENT A DOOR, GATE, OR TURNSTILE FROM OPENING TO LESS THAN ONE-HALF OF THE REQUIRED LANDING WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.

SECTION 1011.12 STAIRWAY TO ROOF
IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE UNLESS THE ROOF HAS A SLOPE STEEPER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL.
EXCEPTION: OTHER THAN WHERE REQUIRED BY SECTION 1011.12.1, IN BUILDINGS WITHOUT AN OCCUPIED ROOF ACCESS TO THE ROOF FROM THE TOP STORY SHALL BE PERMITTED TO BE BY AN ALTERNATING TREAD DEVICE, A SHIPS LADDER OR A PERMANENT LADDER. **ALTERNATING TREAD DEVICE FROM TOP STORY TO ROOF PROVIDED AT EACH BUILDING.**

SECTION 1011.14 ALTERNATING TREAD DEVICES
ALTERNATING TREAD DEVICES ARE LIMITED TO AN ELEMENT OF A MEANS OF EGRESS IN BUILDINGS OF GROUPS F, H AND S FROM A MEZZANINE NOT MORE THAN 250 SQUARE FEET IN AN AREA AND THAT SERVES NOT MORE THAN FIVE OCCUPANTS; IN BUILDINGS OF GROUP I-3 FROM A GUARD TOWER, OBSERVATION STATION OR CONTROL ROOM NOT MORE THAN 250 SQUARE FEET IN AREA AND FOR ACCESS TO UNOCCUPIED ROOFS. **ALTERNATING TREAD DEVICE PROVIDES ACCESS TO UNOCCUPIED ROOF AT EACH BUILDING.**

SECTION 1015.8 WINDOW OPENINGS
WINDOWS IN GROUPS R-2 AND R-3 BUILDINGS INCLUDING DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW IS LCOATED LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH ONE OF THE FOLLOWING:
2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.

SECTION 1015.8.1 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM
A, R	250 FEET
B	300 FEET

SEE SUBSEQUENT 2A-000 AND 3A-000 SERIES SHEETS FOR EXIT ACCESS TRAVEL DISTANCE.

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (WITH SPRINKLER SYSTEM)
R	GREATER THAN 10	0.5 **(0.5 PROVIDED)**

TABLE 1020.2 MINIMUM CORRIDOR WIDTH

OCCUPANCY	MINIMUM WIDTH
ANY FACILITIES NOT LISTED BELOW	44 INCHES
WITH AN OCCUPANT LOAD OF LESS THAN 50	36 INCHES
WITHIN A DWELLING UNIT	36 INCHES

SECTION 1020.5 DEAD ENDS
WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH.
EXCEPTIONS:
2. IN OCCUPANCIES IN GROUPS B, E, F, I-1, M R-1, R-2, R-4, S AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.
SEE SUBSEQUENT 2A-000 AND 3A-000 SERIES SHEETS FOR DEAD END CORRIDOR LENGTHS.

VCC CHAPTER 11 - ACCESSIBILITY

SECTION 1104.1 SITE ARRIVAL POINTS
AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.

SECTION 1104.2 WITHIN A SITE
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

SECTION 1104.3 CONNECTED SPACES
WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE, AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND TO THE PUBLIC WAY.

SECTION 1104.4 MULTISTORY BUILDINGS AND FACILITIES
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY AND MEZZANINE IN MULTILEVEL BUILDINGS AND FACILITIES.

SECTION 1105.1 PUBLIC ENTRANCES
IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.1 THROUGH 1105.1.7, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.
EXCEPTIONS:
1. AN ACCESSIBLE ENTRANCE IS NOT REQUIRED TO AREAS NOT REQUIRED TO BE ACCESSIBLE.
2. LOADING AND SERVICE ENTRANCES THAT ARE NOT THE ONLY ENTRANCE TO A TENANT SPACE.

SECTION 1105.1.7 DWELLING UNITS AND SLEEPING UNITS. AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT AND SLEEPING UNIT IN A FACILITY. **PROVIDED FOR ALL UNITS IN PROJECT.**

SECTION 1106.1 REQUIRED
WHERE PARKING IS PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH TABLES 1106.1(1) AND 1106.1(2), AS APPLICABLE, EXCEPT AS REQUIRED BY SECTIONS 1106.2 THROUGH 1106.4. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE SHALL BE CALCULATED SEPARATELY FOR EACH PARKING FACILITY.

TABLE 1106.1(1) ACCESSIBLE PARKING SPACES FOR GROUPS A, B, E, M, R-1, R-2 AND I

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
76-100 **(72 PROVIDED)**	4 **(5 PROVIDED)**

SECTION 1106.2 GROUPS -1, R-1, R-2, R-3, AND R-4.
ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN GROUP I-1, R-1, R-2, R-3 AND R-4 OCCUPANCIES IN ACCORDANCE WITH ITEMS 1 THROUGH 4 AS APPLICABLE.
1. IN GROUP R-2, R-3 AND R-4 OCCUPANCIES THAT ARE REQUIRED TO HAVE ACCESSIBLE, TYPE A OR TYPE B DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE. **5/72 = 7%**

SECTION 1106.5 VAN SPACES
FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE.
2 VAN SPACES PROVIDED.

SECTION 1106.6 LOCATION
ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.

SECTION 1107.3 ACCESSIBLE SPACES
ROOMS AND SPACES AVAILABLE TO THE GENERAL PUBLIC OR AVAILABLE FOR USE BY RESIDENTS AND SERVING ACCESSIBLE UNITS, TYPE A UNITS OR TYPE B UNITS SHALL BE ACCESSIBLE. ACCESSIBLE SPACES SHALL INCLUDE TOILET AND BATHING ROOMS, KITCHEN, LIVING AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES.

SECTION 1107.4 ACCESSIBLE ROUTE
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH THE PRIMARY ENTRANCE OF EACH ACCESSIBLE UNIT, TYPE A UNIT, AND TYPE B UNIT WITHIN THE BUILDING OR FACILITY AND WITH THOSE EXTERIOR AND INTERIOR SPACES AND FACILITIES THAT SERVE THE UNITS.

SECTION 1107.6.2.2.1 TYPE A UNITS. IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. ALL GROUP R-2 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS. **10.47% PROVIDED.**

SECTION 1107.6.2.2.2 TYPE B UNITS. WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.

SECTION 1109.5.1 MINIMUM NUMBER. NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR STANDING PERSONS. **TWO PROVIDED.**

VCC CHAPTER 12 - INTERIOR ENVIRONMENT

SECTION 1203.5 NATURAL VENTILATION
NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

SECTION 1203.5.5 INSECT SCREENS IN GROUP R OCCUPANCIES. EVERY DOOR, WIDNOW AND OTHER OUTSIDE OPENING REQUIRED FOR NATURAL VENTILATION PURPOSES WHICH SERVES A STRUCTURE CLASSIFIED AS A RESIDENTIAL GROUP SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE.

SECTION 1207.2 AIR-BORNE SOUND
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD-TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. **50 STC PROVIDED.**

SECTION 1207.3 STRUCTURE-BORNE SOUND
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT OR SLEEPING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492. **50 STC PROVIDED.**

VCC CHAPTER 24 - GLASS AND GLAZING

SECTION 2406.1 HUMAN IMPACT LOADS.
INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS, IN HAZRADOUS LOCATIONS AS DEFINED IN SECTION 2406.4 SHALL COMPLY WITH SECTIONS 2406.1.1 THROUGH 2406.1.4.

SECTION 2406.1.1 IMPACT TEST. EXCEPT AS PROVIDED IN SECTIONS 2406.1.2 THROUGH 2406.1.4, ALL GLAZING SHALL PASS THE IMAPCT TEST REQUIREMENTS OF SECTION 2406.2.

SECTION 2406.2 IMPACT TEST. WHERE REQUIRED BY OTHER SECTIONS OF THIS CODE, GLAZING SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR PART 1201. GLAZING SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II.

SECTION 2406.4 HAZARDOUS LOCATIONS.
THE LOCATIONS SPECIFIED IN SECTIONS 2406.1 THROUGH 2406.7 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.

SECTION 2406.4.6 GLAZING ADJACENT TO STAIRWAYS AND RAMPS. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. **SAFETY GLAZING PROVIDED AT WINDOW TYPE F1 IN STAIR TOWERS.**

SECTION 2406.4.7 GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION. **SAFETY GLAZING PROVIDED AT WINDOW TYPE F1 IN STAIR TOWERS.**

VCC CHAPTER 29 - PLUMBING SYSTEMS

SECTION 2902: MINIMUM PLUMBING FACILITIES
SECTION 2902.1 MINIMUM NUMBER OF FIXTURES. PLUMBING FIXTURES SHALL BE PROVIDED IN THE MINIMUM NUMBER AS SHOWN IN TABLE 403.1 OF THE VIRGINIA PLUMBING CODEBASED ON THE ACTUAL USE OF THE BUILDING OR SPACE.

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	OTHER
B	1 PER 25	1 PER 40	1 PER 100	1 SERVICE SINK
R-2	1 PER UNIT	PER UNIT	-	*

*NOTE: R-2 REQUIRES 1 BATHTUB/SHOWER PER UNIT, 1 KITCHEN SINK PER UNIT AND 1 AUTOMATIC CLOTHES WASHER CONNECTION PER UNIT. **PROVIDED IN ALL UNITS.**

PLUMBING CALCULATIONS - WATER CLOSETS - SINGLE-USER
BUSINESS: 1 WATER CLOSET PER 25 OCCUPANTS = 9/25 = 0.36 WATER CLOSETS REQUIRED
TOTAL WATER CLOSETS REQUIRED = 0.36 **(1 PROVIDED)**

PLUMBING CALCULATIONS - LAVATORIES - SINGLE-USER
BUSINESS: 1 LAVATORY PER 40 OCCUPANTS = 9/40 = 0.225 LAVATORIES REQUIRED
TOTAL LAVATORIES REQUIRED = 0.225 = **(1 PROVIDED)**

PLUMBING CALCULATIONS - DRINKING FOUNTAINS
BUSINESS: 1 DRINKING FOUNTAIN PER 100 OCCUPANTS = 18/100 = .18 DRINKING FOUNTAINS REQUIRED
TOTAL DRINKING FOUNTAINS REQUIRED = ..302+.18 = .482 **(1 PROVIDED)**

OTHER:
1 SERVICE SINK REQUIRED **(BUILDING 2: 2 SERVICE SINKS PROVIDED IN JANITOR'S CLOSETS; BUILDING 3: 1 SERVICE SINK PROVIDED IN JANITOR'S CLOSET)**

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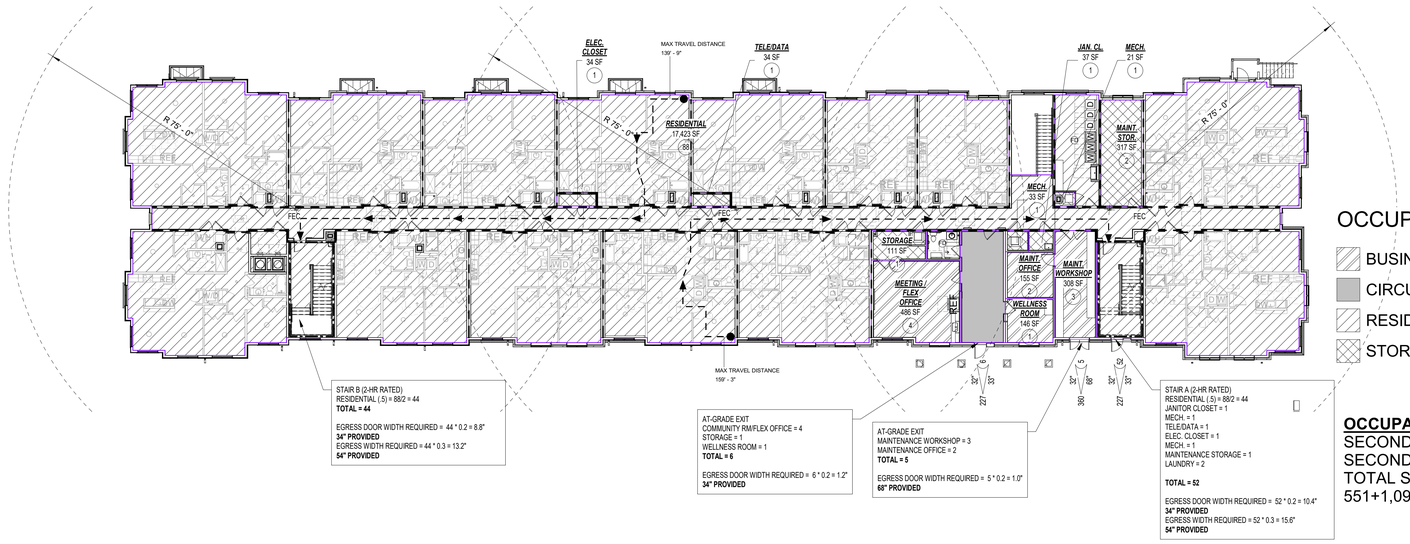
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G13 B2 - SECOND FLOOR
1/16" = 1'-0"

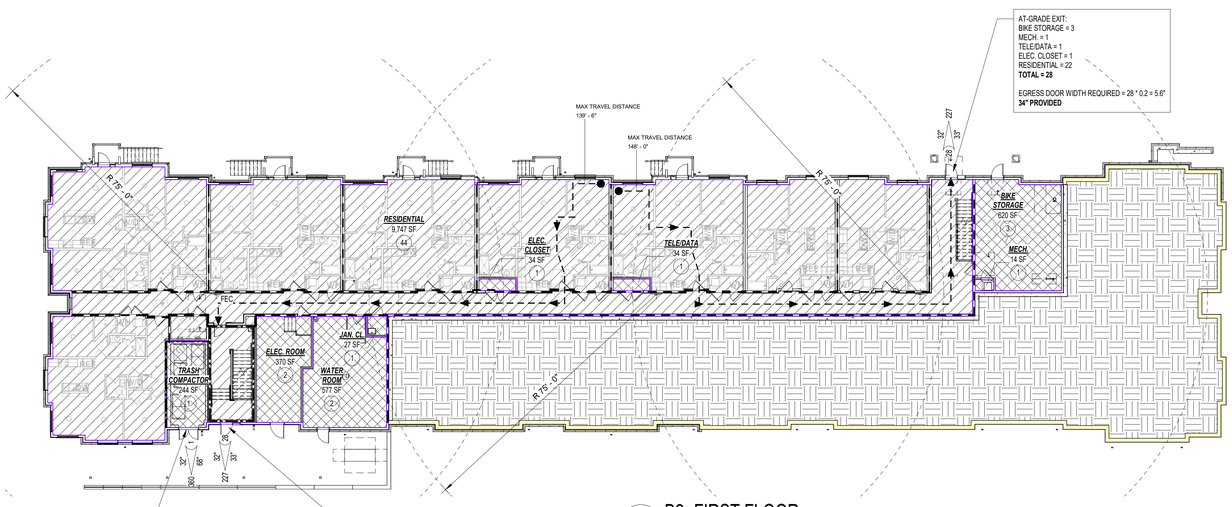
OCCUPANCY LEGEND

- BUSINESS AREAS
- CIRCULATION
- RESIDENTIAL
- STORAGE / MECH UNOCCUPIED

OCCUPANCY CALCULATION
SECOND FLOOR STORAGE SF: 551
SECOND FLOOR BUSINESS SF: 1,095
TOTAL SECOND FLOOR SF: 19,438
551+1,095= 1,646/19,506= 8.4%; <10%

OCCUPANT LOAD CALCULATIONS (AREAS) BUILDING 2 - SECOND FLOOR

AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD
BUSINESS AREAS				
MAINT. OFFICE	155 SF	150 SF	GROSS	2
MAINT. WORKSHOP	308 SF	150 SF	GROSS	3
MEETING / FLEX OFFICE	486 SF	150 SF	GROSS	4
WELLNESS ROOM	146 SF	150 SF	GROSS	1
				9
RESIDENTIAL				
RESIDENTIAL	17,423 SF	200 SF	GROSS	88
				88
STORAGE / MECH UNOCCUPIED				
ELEC. CLOSET	34 SF	300 SF	GROSS	1
JAN. CL.	37 SF	300 SF	GROSS	1
MAINT. STOR.	317 SF	300 SF	GROSS	2
MECH.	21 SF	300 SF	GROSS	1
MECH.	33 SF	300 SF	GROSS	1
STORAGE	111 SF	300 SF	GROSS	1
TELE/DATA	34 SF	300 SF	GROSS	1
				5
Grand total				102



B13 B2- FIRST FLOOR
1/16" = 1'-0"

OCCUPANCY LEGEND

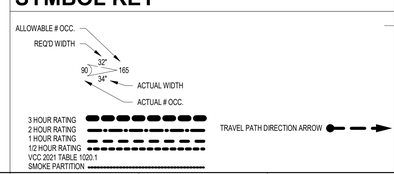
- RESIDENTIAL
- STORAGE / MECH UNOCCUPIED

OCCUPANCY CALCULATION
FIRST FLOOR STORAGE SF: 1,651
TOTAL FIRST FLOOR SF: 10,600
1,651/10,600= 15.5%; >10%
NOTE THAT COMPACTOR ROOM IS SEPARATED BY 2-HR RATED CONSTRUCTION AND NOT CONSIDERED AN ACCESSORY SPACE

OCCUPANT LOAD CALCULATIONS (AREAS) BUILDING 2 - FIRST FLOOR

AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD
RESIDENTIAL				
RESIDENTIAL	9,747 SF	200 SF	GROSS	49
				49
STORAGE / MECH UNOCCUPIED				
BIKE STORAGE	620 SF	300 SF	GROSS	3
ELEC. CLOSET	34 SF	300 SF	GROSS	1
ELEC. ROOM	370 SF	300 SF	GROSS	2
JAN. CL.	27 SF	300 SF	GROSS	1
MECH.	14 SF	300 SF	GROSS	1
TELE/DATA	34 SF	300 SF	GROSS	1
TRASH COMPACTOR	244 SF	300 SF	GROSS	1
WATER ROOM	577 SF	300 SF	GROSS	2
				10
Grand total				60

SYMBOL KEY



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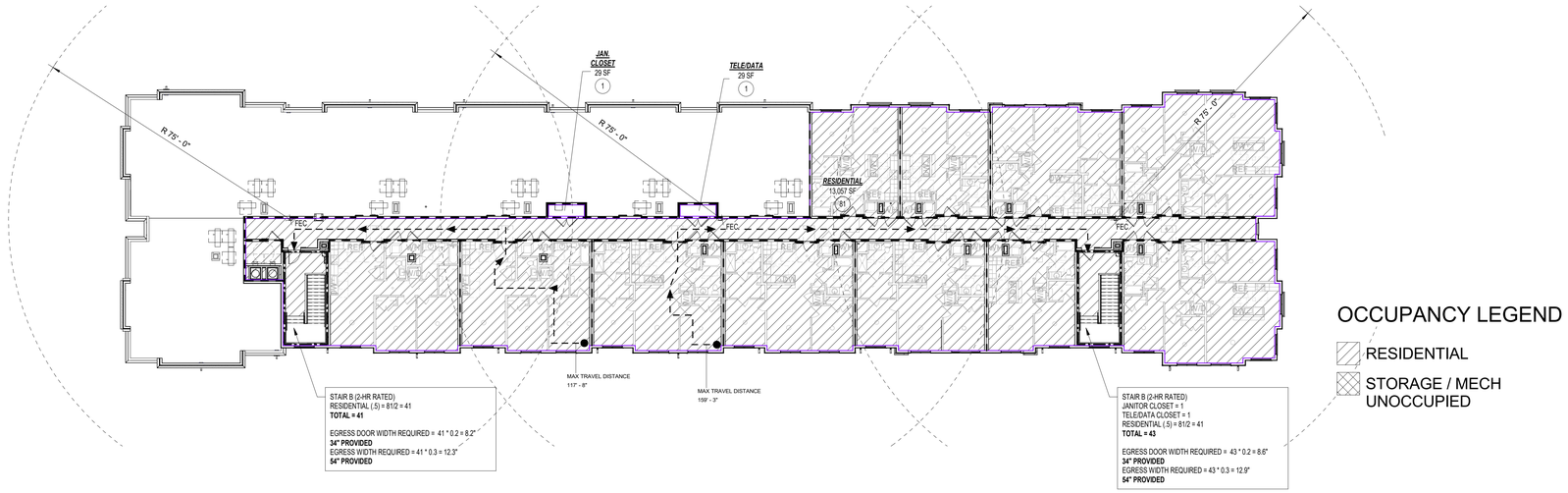
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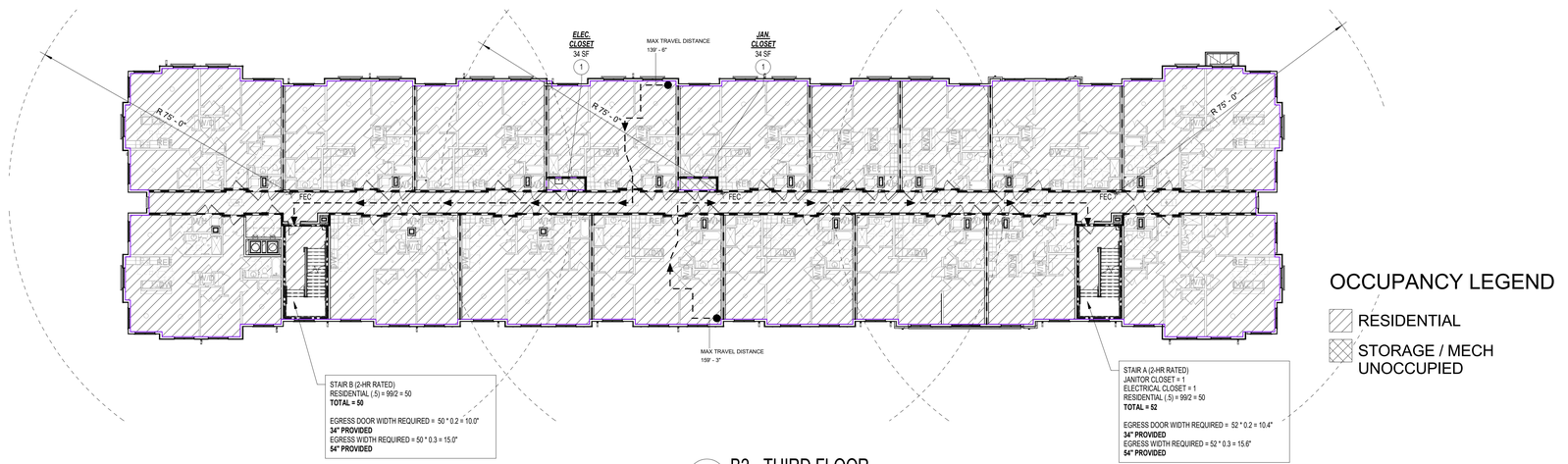


G13 B2 - FOURTH FLOOR
1/16" = 1'-0"

OCCUPANCY LEGEND

- RESIDENTIAL
- STORAGE / MECH UNOCCUPIED

OCCUPANT LOAD CALCULATIONS (AREAS) BUILDING 2 - FOURTH FLOOR				
AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD
RESIDENTIAL				
RESIDENTIAL	13,057 SF	200 SF	GROSS	66
				66
STORAGE / MECH UNOCCUPIED				
JAN. CLOSET	29 SF	300 SF	GROSS	1
TELE/DATA	29 SF	300 SF	GROSS	1
				1
Grand total				67



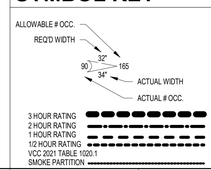
B13 B2 - THIRD FLOOR
1/16" = 1'-0"

OCCUPANCY LEGEND

- RESIDENTIAL
- STORAGE / MECH UNOCCUPIED

OCCUPANT LOAD CALCULATIONS (AREAS) BUILDING 2 - THIRD FLOOR				
AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD
RESIDENTIAL				
RESIDENTIAL	19,695 SF	200 SF	GROSS	99
				99
STORAGE / MECH UNOCCUPIED				
ELEC. CLOSET	34 SF	300 SF	GROSS	1
JAN. CLOSET	34 SF	300 SF	GROSS	1
				1
Grand total				100

SYMBOL KEY



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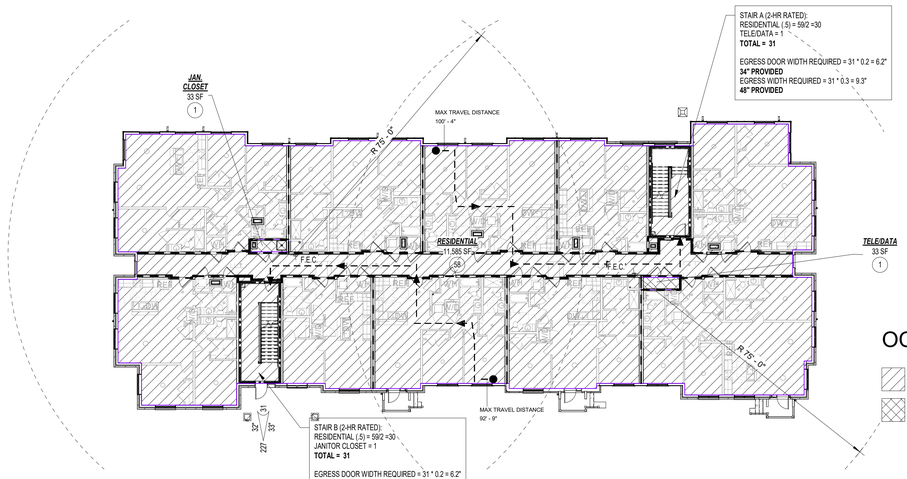
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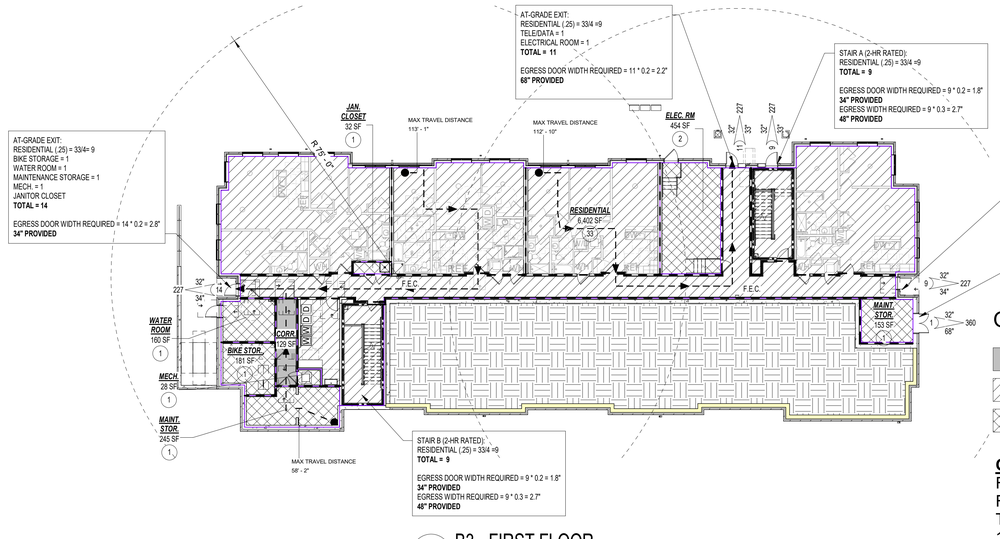


F12 B3 - SECOND-FOURTH FLOOR
1/16" = 1'-0"

OCCUPANCY LEGEND

- RESIDENTIAL
- STORAGE / MECH UNOCCUPIED

OCCUPANT LOAD CALCULATIONS (AREAS) BUILDING 3 - SECOND-FOURTH FLOOR				
AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD
RESIDENTIAL				
RESIDENTIAL	11,585 SF	200 SF	GROSS	58
				58
STORAGE / MECH UNOCCUPIED				
JAN. CLOSET	33 SF	300 SF	GROSS	1
TELE/DATA	33 SF	300 SF	GROSS	1
				1
Grand total				60



B12 B3 - FIRST FLOOR
1/16" = 1'-0"

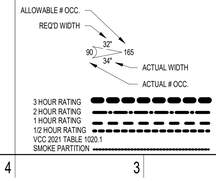
OCCUPANCY LEGEND

- CIRCULATION
- RESIDENTIAL
- STORAGE / MECH UNOCCUPIED

OCCUPANCY CALCULATION
FIRST FLOOR S-1 SF: 141
FIRST FLOOR S-2 SF: 998
TOTAL FIRST FLOOR SF: 7,732
1,139 / 7,732 = 14.7%; >10%

OCCUPANT LOAD CALCULATIONS (AREAS) BUILDING 3 - FIRST FLOOR				
AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD
RESIDENTIAL				
RESIDENTIAL	6,402 SF	200 SF	GROSS	33
				33
STORAGE / MECH UNOCCUPIED				
BIKE STOR.	181 SF	300 SF	GROSS	1
ELEC. RM	Not Enclosed	300 SF	GROSS	
ELEC. RM	454 SF	300 SF	GROSS	2
JAN. CLOSET	32 SF	300 SF	GROSS	1
MAINT. STOR.	153 SF	300 SF	GROSS	1
MAINT. STOR.	245 SF	300 SF	GROSS	1
MECH.	28 SF	300 SF	GROSS	1
WATER ROOM	160 SF	300 SF	GROSS	1
				8
Grand total				40

SYMBOL KEY



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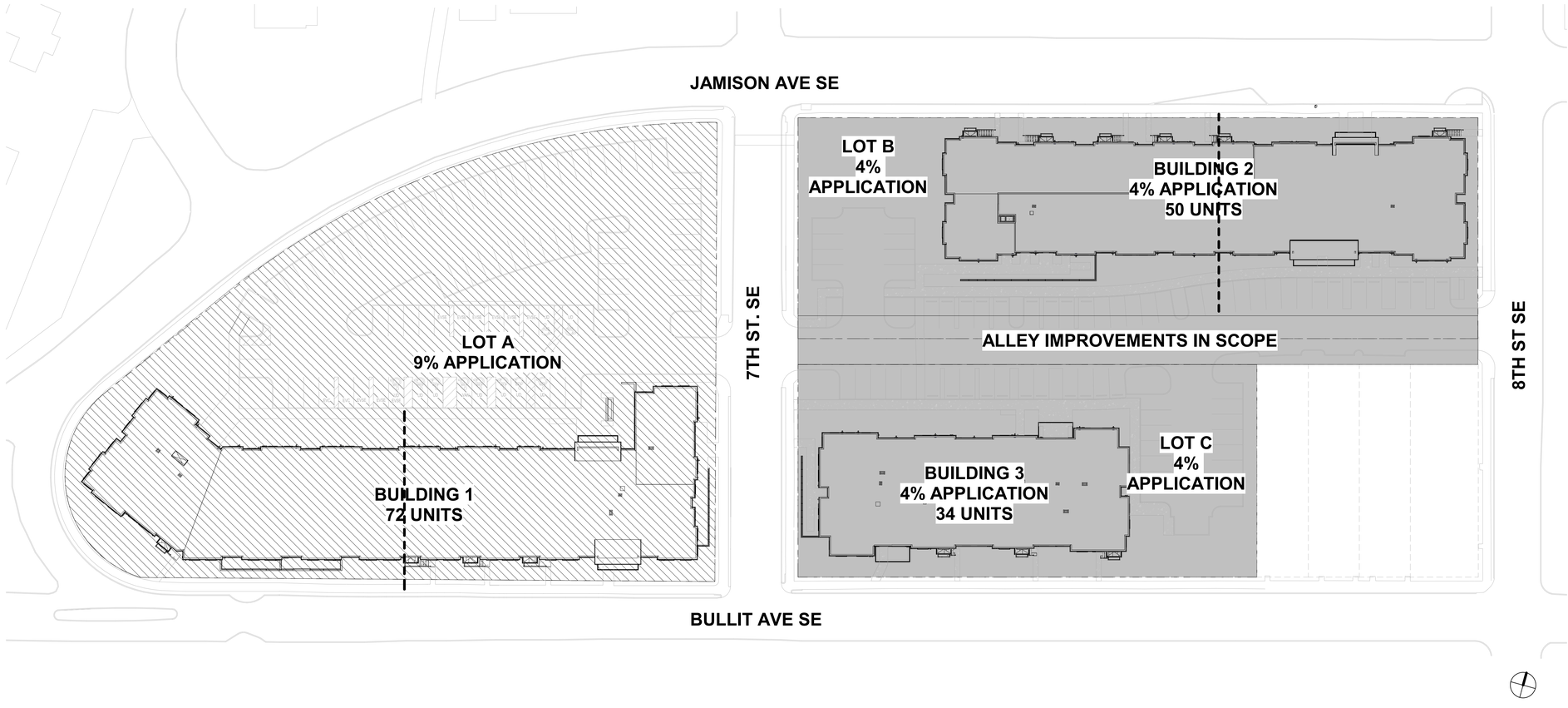
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A4 TAX CREDIT SITE DIAGRAM
1" = 30'-0"

BOTH 4% AND 9% APPLICATION AREAS SHOWN FOR CONTEXT ONLY

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TAX CREDIT SPLIT DIAGRAM

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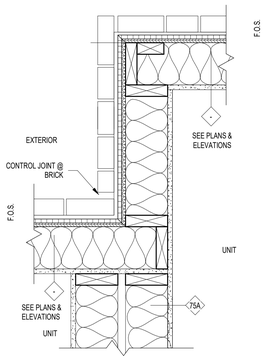
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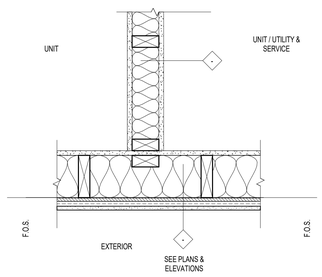
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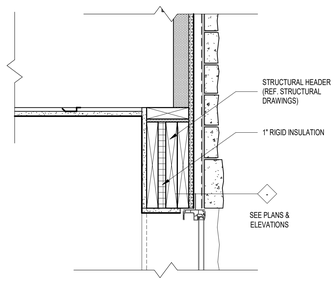
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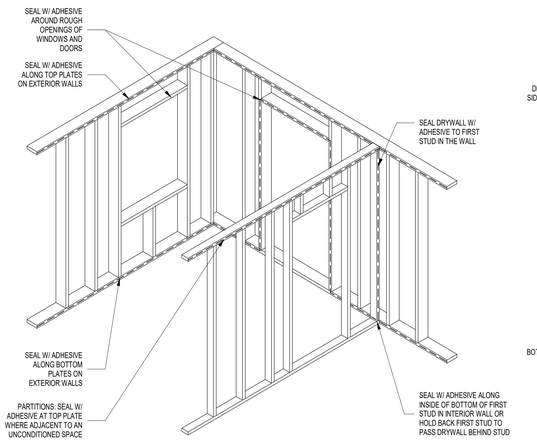
K18 UNIT SEPARATION AT EXT CORNER
1 1/2" = 1'-0"



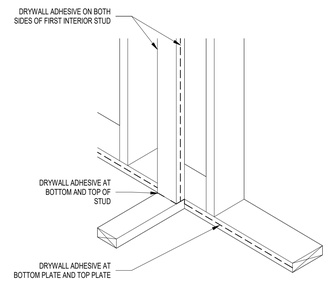
K15 UNIT/ UTILITY RM SEPARATION @ EXT WALL
1 1/2" = 1'-0"



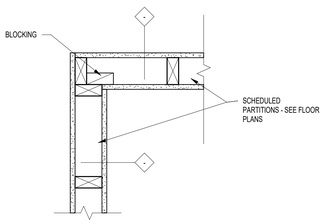
K12 INSULATED HEADER AT EXT WALL
1 1/2" = 1'-0"



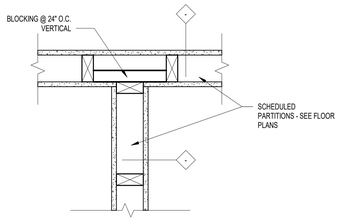
J9 SEALING PERIMETER OF DRYWALL ASSEMBLIES
NTS



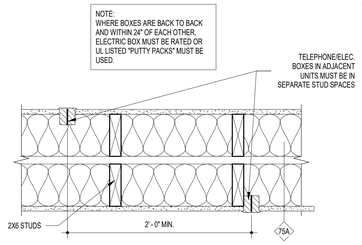
J5 AIR SEALING AT PARTITION
NTS



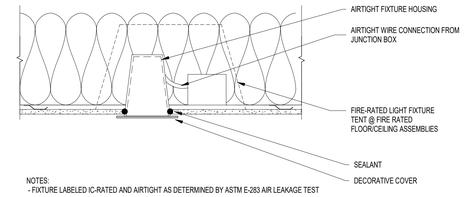
H18 UNIT INT PARTITION CORNER
1 1/2" = 1'-0"



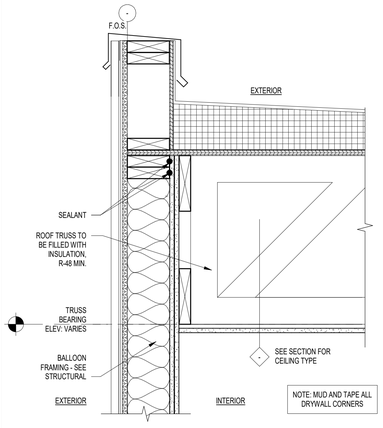
H15 UNIT INT PARTITION INTERSECTION
1 1/2" = 1'-0"



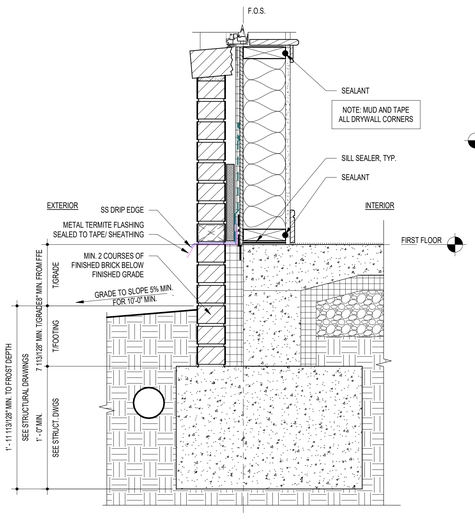
H12 ELEC BOXES AT DEMISING WALLS
1 1/2" = 1'-0"



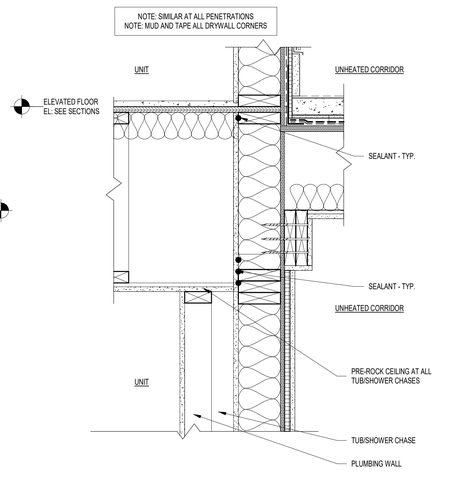
G8 RECESSED FIXTURE IN INSULATED CEILING
NTS



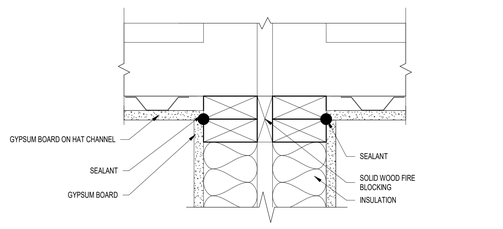
D18 AIR SEALING DIAGRAM - FLAT ROOF
1 1/2" = 1'-0"



D15 AIR SEALING DIAGRAM - FOUNDATION
1 1/2" = 1'-0"

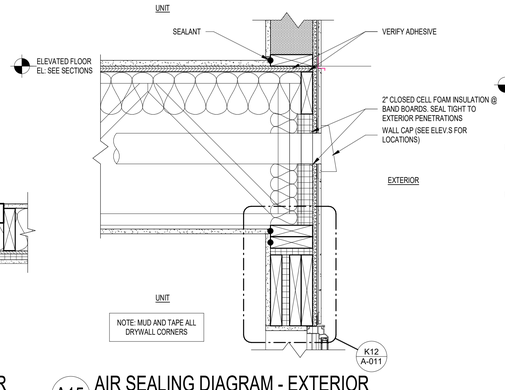


D11 AIR SEALING DIAGRAM - BATHROOM CAVITY
1 1/2" = 1'-0"

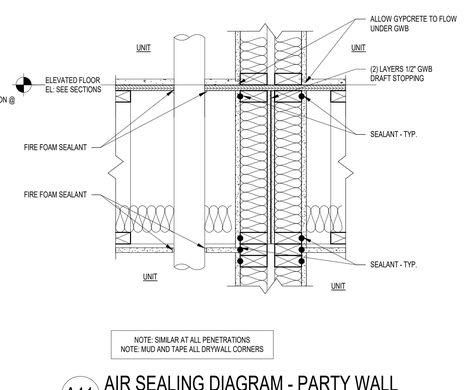


E8 AIR SEALING DIAGRAM - UNIT SEPARATION WALL @ ATTIC
3" = 1'-0"

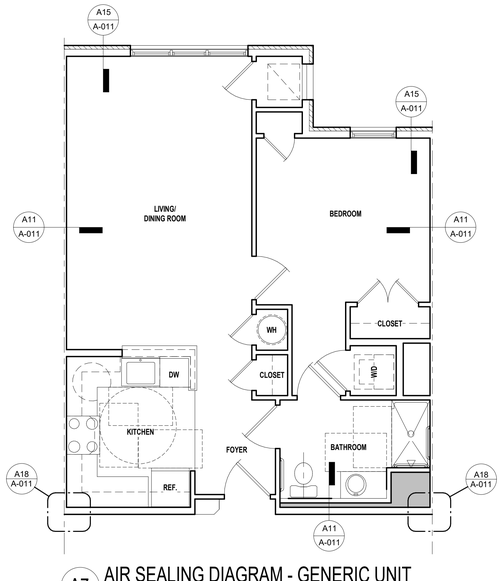
A18 AIR SEALING DIAGRAM - PARTY WALL AT CORRIDOR
1 1/2" = 1'-0"



A15 AIR SEALING DIAGRAM - EXTERIOR
1 1/2" = 1'-0"



A11 AIR SEALING DIAGRAM - PARTY WALL
1 1/2" = 1'-0"



A7 AIR SEALING DIAGRAM - GENERIC UNIT
1/4" = 1'-0"

THERMAL BYPASS GENERAL NOTES

PROJECT SHALL COMPLETE AND COMPLY WITH THE **ENERGY STAR QUALIFIED HOMES** THERMAL BYPASS CHECKLIST FOR ALL NEW CONSTRUCTION OF PUBLIC AND COMMON USE FACILITIES AND SPACES. THE THERMAL BYPASS CHECKLIST MUST BE COMPLETED BY A CERTIFIED HOME ENERGY RATER IN ORDER FOR A HOME TO BE QUALIFIED AS **ENERGY STAR.** STATE, LOCAL, AND REGIONAL CODES, AS WELL AS REGIONAL ENERGY STAR PROGRAM REQUIREMENTS, SUPERSEDE THE ITEMS SPECIFIED IN THE CHECKLIST. DIAGRAMS ON THIS SHEET ARE INTENDED ONLY TO ILLUSTRATE TYPICAL AIR SEALING AND FRAMING CONDITIONS.

I. OVERALL AIR BARRIER AND THERMAL BARRIER ALIGNMENT

A. OVERALL ALIGNMENT THROUGHOUT THE PROJECT:
1. INSULATION IS INSTALLED IN FULL CONTACT WITH THE AIR BARRIER TO PROVIDE CONTINUOUS ALIGNMENT OF THE INSULATION WITH THE AIR BARRIER.

B. ATTIC EAVE BAFFLES WHERE VENTS / LEAKAGE EXIST:
1. SOLID BAFFLES ARE PROVIDED AT FRAMING BAYS TO AVOID WIND WASHING OF ATTIC INSULATION.

C. SLAB EDGE INSULATION (A MAXIMUM OF 25% OF THE SLAB EDGE MAY BE UNINSULATED IN CLIMATE ZONES 4 AND 5.)

II. WALLS ADJOINING EXTERIOR WALLS OR UNCONDITIONED SPACES

A. GENERAL:
1. CONTINUOUS TOP AND BOTTOM PLATES ARE INSTALLED WITH AN AIR BARRIER ON THE UNCONDITIONED SIDE OF INSULATED WALLS, INCLUDING EXPOSED EDGES OF INSULATION AT JOISTS AND RAFTERS.
2. INSULATION IS COMPLETELY ALIGNED WITH INTERIOR WALL FINISH AND THE AIR BARRIER ON THE UNCONDITIONED SIDE.

B. SHOWER / TUB AT EXTERIOR WALL:
1. EXTERIOR WALLS HAVE BEEN ENCLOSED ON ALL SIX SIDES.
2. EXTERIOR WALLS HAVE BEEN FULLY INSULATED.

C. WALL BEHIND FIREPLACE:
1. AIR BARRIER IS FULLY ALIGNED WITH INSULATED FRAMING IN FRAMED SHAFT BEHIND FIREPLACE AND ANY GAPS ARE FULLY SEALED WITH CAULK, FOAM OR TAPE.

D. INSULATED ATTIC SLOPES / WALLS:
1. FULLY INSULATED WALL ALIGNED WITH AIR BARRIER AT BOTH INTERIOR AND EXTERIOR.
2. CONTINUOUS TOP AND BOTTOM PLATES OR SEALED BLOCKING.

E. ATTIC KNEE WALLS
1. FULLY INSULATED WALL ALIGNED WITH AIR BARRIER AT BOTH INTERIOR AND EXTERIOR.
2. CONTINUOUS TOP AND BOTTOM PLATES OR SEALED BLOCKING.

F. WALL ADJOINING PORCH ROOF
1. AIR BARRIER IS INSTALLED AT THE INTERSECTION OF THE PORCH ROOF AND EXTERIOR WALL.

G. STAIRCASE WALLS
1. AIR BARRIER IS FULLY ALIGNED WITH INSULATED FRAMING AND ANY GAPS ARE FULLY SEALED WITH CAULK OR FOAM.

III. FLOORS BETWEEN CONDITIONED AND EXTERIOR SPACES

A. INSULATED FLOOR ABOVE UNCONDITIONED AREA
1. AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGES OF INSULATION.
2. INSULATION IS INSTALLED TO MAINTAIN PERMENANT CONTACT WITH THE UNDERSIDE OF THE SUBFLOORING.

B. CANTILEVERED FLOOR
1. AIR BARRIER SPANS CANTILEAVER AND ANY EXPOSED EDGES OF INSULATION.
2. FLOOR FRAMING IS COMPLETLY FILLED WITH INSULATION OR INSULATION IS INSTALLED TO MAINTAIN PERMENANT CONTACT WITH THE SUBFLOOR DECKING.

IV. SHAFTS

A. DUCT SHAFTS
1. OPENINGS TO UNCONDITIONED SPACE ARE SEALED WITH SOLID BLOCKING AND ANY REMAINING GAPS ARE SEALED WITH CAULK OR FOAM.

B. PIPING SHAFT / PENETRATIONS
1. OPENINGS TO UNCONDITIONED SPACE ARE SEALED WITH SOLID BLOCKING AND ANY REMAINING GAPS ARE SEALED WITH CAULK OR FOAM.

C. FLUE SHAFT
1. OPENING AROUND FLUE IS FULLY SEALED WITH FLASHING AND ANY REMAINING GAPS ARE SEALED WITH FIRE-RATED CAULK.
2. COMBUSTION CLEARANCE BETWEEN THE FLUE AND COMBUSTABLE MATERIALS (E.G. OSB) ARE PROPERLY CLOSED WITH UL - APPROVED METAL COLLARS.

V. ATTIC / CEILING INTERFACE

A. ATTIC ACCESS PANEL
1. PANEL IS FULLY GASKETED FOR AN AIR TIGHT FIT..
2. PANEL IS COVERED WITH INSULATION THAT IS ATTACHED AND FITS SNUGLY IN THE FRAMED OPENING.

B. ATTIC DROP DOWN STAIR
1. STAIR IS FULLY GASKETED FOR AN AIR TIGHT FIT.
2. STAIR IS COVERED WITH INSULATION THAT IS ATTACHED AND FITS SNUGLY IN THE FRAMED OPENING.

C. DROPPED CEILING / SOFFIT
1. AIR BARRIER IS FULLY ALIGNED WITH INSULATED FRAMING AND ANY GAPS ARE FULLY SEALED WITH CAULK, FOAM OR TAPE.

D. RECESSED LIGHT FIXTURES
1. RECESSED LIGHTING FIXTURES TO UNCONDITIONED ATTICS SHALL BE AIR-TIGHT IC-RATED (ICAT) AND SEALED TO DRYWALL WITH GASKET, CAULK OR FOAM

VI. COMMON WALLS BETWEEN DWELLING UNITS

A. COMMON WALL BETWEEN DWELLING UNITS:
1. AIR BARRIER IS INSTALLED TO SEAL THE GAP BETWEEN A GYPSUM SHAFT WALL (I.E. COMMON WALL) AND THE STRUCTURAL FRAMING BETWEEN UNITS.

ADVANCED FRAMING GENERAL NOTES

THIS PROJECT SHALL IMPLEMENT A NUMBER OF ADVANCED FRAMING TECHNIQUES AS OUTLINED BY THE DEPARTMENT OF ENERGY'S OFFICE OF BUILDING TECHNOLOGY. THE INTENT IS TO IMPROVE THE ENERGY EFFICIENCY OF THE STRUCTURE AS WELL AS REDUCE THE AMOUNT OF LUMBER AND WASTE GENERATED DURING CONSTRUCTION. THE DETAILS SHOWN ON THE DRAWINGS INCORPORATE THESE ADVANCED FRAMING TECHNIQUES TO IMPROVE THE ENERGY EFFICIENCY OF THE PROJECT.

I. ADVANCED FRAMING ARRANGEMENT DETAILS

A. EXTERIOR FRAMING
1. UNIT SEPARATION AT EXTERIOR CORNER (SEE K18 / A-005)
2. UNIT SEPARATION AT EXTERIOR WALL (SEE K15 / A-005)
3. INSULATED HEADER AT EXTERIOR WALL (SEE K12 / A-005)

B. INTERIOR FRAMING
1. UNIT INTERIOR PARTITION CORNER (SEE H18 / A-005)
2. UNIT INTERIOR PARTITION INTERSECTION (SEE H15 / A-005)
3. ELECTICAL BOXES AT DEMISING WALLS (SEE H12 / A-005)

PROJECT SPECIFIC NOTES

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com

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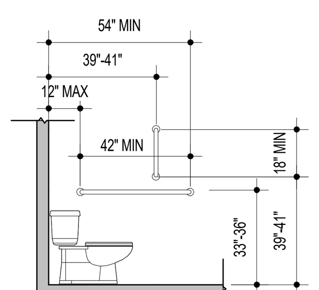
THERMAL BYPASS AND ADVANCED WALL FRAMING - ENERGY STAR GUIDELINES
ROANOKE GATEWAY
ROANOKE, VA 24022

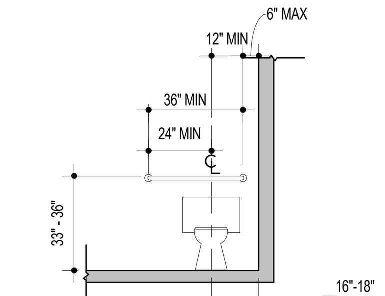
DATE	SUBMISSION / REVISION / IR
03/12/2025	VH 9% SUBMISSION
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

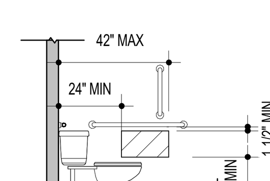
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06/30/2026
CONSTRUCTABILITY REVIEW

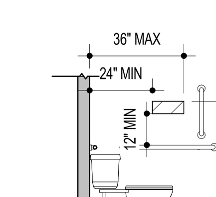
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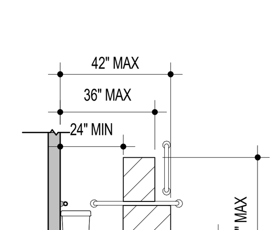
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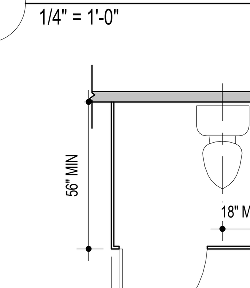

SIDE WALL GRAB BAR FOR WATER CLOSET
ANSI-FIG 604.5.1
1/4" = 1'-0"

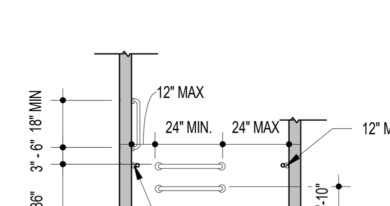

REAR WALL GRAB BAR FOR WATER CLOSET
ANSI-FIG 604.5.2
1/4" = 1'-0"

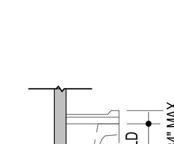

(A) PROTRUDING DISPENSER BELOW GRAB BAR
ANSI-FIG 604.7.1 A
1/4" = 1'-0"

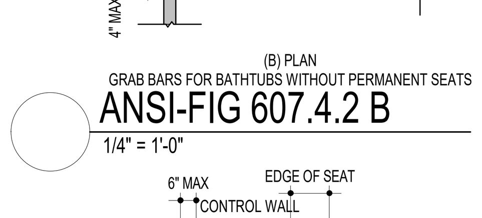

(B) PROTRUDING DISPENSER ABOVE GRAB BAR
ANSI-FIG 604.7.1 B
1/4" = 1'-0"

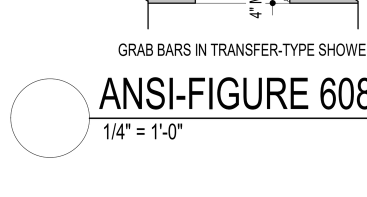

(C) RECESSED DISPENSER
ANSI-FIG 604.7.1 C
1/4" = 1'-0"

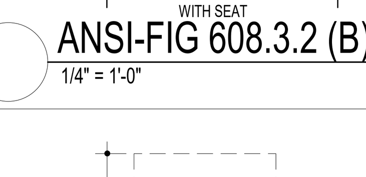

WALL HUNG WATER CLOSET - ADULT
ANSI-FIG 604.9.2
1/4" = 1'-0"


(A) ELEVATION
GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS
ANSI-FIG 607.4.2 A
1/4" = 1'-0"


BABY CHANGING STATION
MOUNTING HEIGHT


(B) PLAN
GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS
ANSI-FIG 607.4.2 B
1/4" = 1'-0"


GRAB BARS IN TRANSFER-TYPE SHOWERS
ANSI-FIGURE 608.3.1
1/4" = 1'-0"


WITH SEAT
ANSI-FIG 608.3.2 (B)
1/4" = 1'-0"

BATHROOMS

- COVERED ROOMS: NOTES IN THIS BOX APPLY TO AT LEAST ONE COMPLETE BATHROOM AND ALL BATH FIXTURES IN THAT BATHROOM.

- DOOR SWING: DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE OF ANY FIXTURE *PER ANSI 603.2.2*

- TURNING RADIUS: PER *UD SEC. 5.1*, PROVIDE A FULL 60" UNENCUMBERED TURNING RADIUS IN COVERED BATHROOMS. ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT.)***

- GRAB BAR REINFORCEMENT: BLOCKING MUST BE SUITABLE TO CARRY A MIN. 250 LBS. LOAD. MOLDED SHOWER SURROUNDS SHALL HAVE INTEGRAL PLYWOOD BACKING, OR REINFORCING IS REQUIRED FULLY BETWEEN SURROUND AND WALL BLOCK AT GRAB BAR AND SEAT LOCATIONS PER *UD SEC. 5.5* **(OWNER HAS ELECTED THIS OPTIONAL ELEMENT).**
REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS MEETING *ANSI SECTIONS 604.5, 607.4, 608.3, 608.2.1.3, 608.2.2.3 AND 608.2.3.2* . **SEE IMAGES 604.5.1 & 604.5.2**

- CONTROLS: PER *UD SEC. 3.5*, ALL PLUMBING FIXTURES SHALL BE LEVER TYPE. PLUMBING FIXTURE CONTROLS IN THE COVERED BATHROOM SHALL COMPLY WITH *ANSI SEC. 309* PER *ANSI SEC. 606.4* AND *UD SEC 3.5.*

- DISPENSERS: WHEN BELOW THE GRAB BAR, THE DISPENSER SHALL BE 24" MIN AND 42" MAX FROM THE REAR WALL. THE DISPENSER OUTLET SHALL BE 18" MIN A.F.F. PER *ANSI SEC. 604.7*. **SEE FIG. 604.7**

LAVATORIES AND BATHROOM ACCESSORIES
- ROLL-UNDER VANITY: COVERED BATHROOMS SHALL HAVE A ROLL UNDER COMPLYING WITH *ANSI SEC. 606*

- LAVATORY COUNTER HEIGHT: THE LAVATORY SHALL BE 34" MAX AFF MEASURED TO THE HIGHER OF THE SINK RIM OR COUNTER SURFACE PER *ANSI SECTION 606.3.*

- CONTROLS: PLUMBING FIXTURE CONTROLS AND SHUT-OFFS ARE REQUIRED TO COMPLY WITH *ANSI SECTION 309.*

- MIRROR: MIRRORS ABOVE ACCESSIBLE LAVATORIES SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM ABOVE THE FLOOR PER *ANSI SEC. 603.3.*

- COAT HOOKS AND SHELVES: COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308. SHELVES SHALL BE 40" MIN AND 48" MAX ABOVE THE FLOOR.

- DIAPER CHNAGING TABLES: DIAPER CHANGEING TABLES SHALL COMPLY WITH ANSI SECTION 309 & 902.

- BATHROOM LIGHTING / ELECTRICAL: WITHIN BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES ARE PERMITTED TO BE LOCATED OVER CABINETS WITH 46" MAX HIGH COUNTERTOPS UP TO 26" DEEP PER *UD SEC. 3.2.*

SHOWER STALLS
- % OF ROLL-IN SHOWERS: PER *UD SEC. 5.2*, AT LEAST HALF OF ALL QUALIFYING UNITS WITH TWO OR MORE FULL BATHROOMS SHALL HAVE ONE ROLL-IN SHOWER.

- ROLL-IN SHOWER DIMENSIONS: ALL ROLL-IN SHOWERS SHALL HAVE A LEVEL CHANGE NO GREATER THAN 1/2". ROLL-IN SHOWERS SHALL HAVE A CLEAR DIMENSION OF 60" MIN. IN WIDTH AND 36" MIN. IN DEPTH PER *UD SEC. 5.2.*

- SEAT REINFORCEMENT: REINFORCEMENT FOR THE FUTURE INSTALLATION OF A SEAT SHALL BE PROVIDED COMPLYING WITH *UD SEC. 5.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT)*** AND *ANSI SECTIONS 608.3, 608.2.1.3, 608.2.2.3, & 608.2.3.2.*

- CONTROLS: PLUMBING FIXTURE CONTROL AND SHUT-OFFS ARE REQUIRED TO COMPLY WITH *ANSI SECTION 309.*
ALL SHOWERS SHALL CONTAIN BOTH A HANDHELD AND FIXED SHOWER HEAD. HANDHELD SHOWER CONTROLS SHALL BE LOCATED ON THE REAR WALL 38" - 48" FROM THE FLOOR, AND 27" MAX FROM THE END WALL. HANDHELD SHOWERS SHALL HAVE A MIN. 60" HOSE, A SLIDE BAR ATTACHMENT, AND A LOCKING MECHANISM, AND SHOULD BE 27" MAX FROM THE END WALL. THE FIXED SHOWER HEAD SHALL BE INSTALLED AT THE STANDARD HEIGHT AND LOCATION. A DIVERTER SHALL BE INSTALLED TO DIRECT THE FLOW OF WATER TO EITHER THE HANDHELD OR THE FIXED SHOWER HEAD, OR PROVIDE SEPARATE CONTROLS, PER *UD SEC. 5.3.* **SEE FIGURE 5.3**

- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF GRAB BARS ON THE BACK WALLS BEGINNING AT THE EDGE OF THE SEAT, AND ON THE END WALL OPPOSITE THE SEAT PER *ANSI SEC. 608.3.2.* **SEE IMAGE 608.3.2.**

BATHTUBS
- CLEAR FLOOR SPACE: PER *ANSI SECTION 607.2*, A 30" MIN DEEP CLEARANCE EXTENDING THE LENGTH OF THE BATHTUB IS REQUIRED.

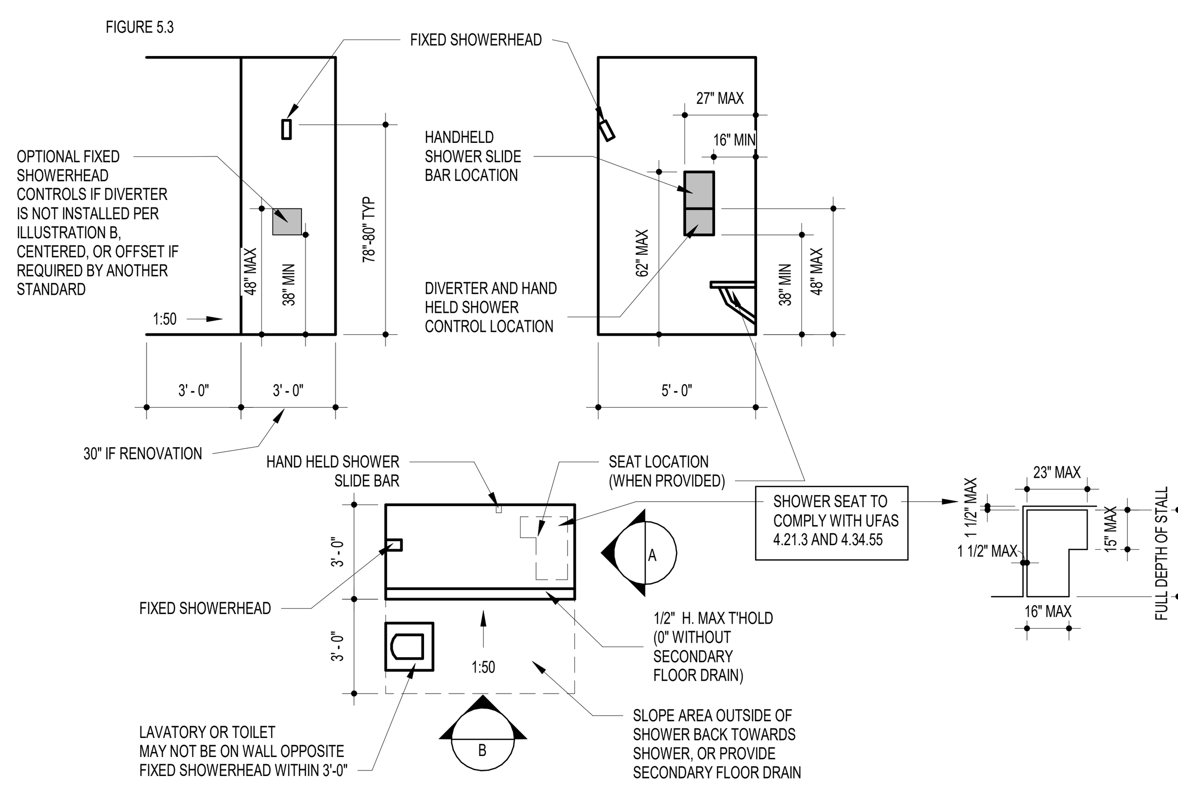
- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED ON WALLS AROUND TOILET, TUB, AND SHOWER FOR NEW OR FUTURE GRAB BARS AND SHOWER SEAT PER *UD SEC. 5.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT)*** AND PER ANSI SEC. 607.4. **SEE IMAGES 607.4.2 (A) & 607.4.2 (B)**

WATER CLOSETS & TOILET COMPARTMENTS
- WATER CLOSET LOCATION: THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE SHALL BE 16" MIN AND 18" MAX FROM THE SIDE WALL OR PARTITION. WATER CLOSETS LOACTED IN AMBULATORY ACCESSIBLE COMPARTMENTS SPECIFIED IN ANSI 604.10 SHALL HAVE THE CENTERLINE 17" MIN AND 19" MAX FROM THE SIDE WALL OR PARTITION. **SEE FIGURE 604.2**
- CLEAR FLOOR SPACE:
· **CLEARANCE WIDTH:** CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MIN IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL PER ANSI 604.3.1
·**CLEARANCE DEPTH:** CLEARANCE AROUND THE WATER CLOSET SHALL BE 56" MIN IN DEPTH, MEASRED PERPENDICULAR FROM THE REAR WALL PER ANSI 604.3.2
·**CLEARANCE OVERLAP:** THE REQUIRED CLEARANCE AROUND THE WATER CLOSET, SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE AS PER *ANSI SECTION 604.3.3*

HEIGHT: THE HEIGHT OF WATER CLOSET SEATS SHALL BE 17" MIN AND 19" MAX ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

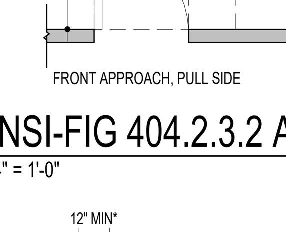
- CONTROLS: FLUSH CONTROLS SHALL BE HAND-OPERATED OR AUTOMATIC. HAND-OPERATED FLUSH CONTROLS SHALL COMPLY WITH *ANSI SECTION 309.*

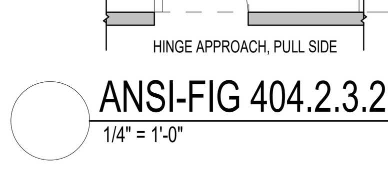
- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS MEETING *UD SEC. 5.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT)*** AND *ANSI SECTION 604.5* WITH THE FOLLOWING EXCEPTIONS: **SEE IMAGES 604.5.1 & 604.5.2**
1. POWDER ROOM: IN A ROOM WITH ONLY A LAVATORY AND WATER CLOSET, REINFORCEMENT IS NOT REQUIRED IF IT IS NOT THE ONLY AVAILABLE WATER CLOSET ON THAT LEVEL OF THE UNIT.
2. VERTICAL GRAB BAR: REINFORCEMENT FOR A SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED.
3. REAR GRAB BAR: REINFORCEMENT FOR A 24" LONG REAR GRAB BAR CENTERED ON THE WATER CLOSET IS PERMITTED IF SPACE IS NOT AVAILABLE FOR A STANDARD 36" REAR GRAB BAR.
4. SIDE GRAB BAR: REINFORCEMENT FOR A 24" LONG SIDE GRAB BAR LOCATED 12" MAX FROM THE REAR WALL IS PERMITTED IF SPACE IS NOT AVAILABLE FOR A STANDARD 42" SIDE GRAB BAR.

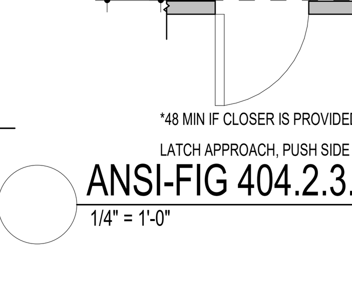


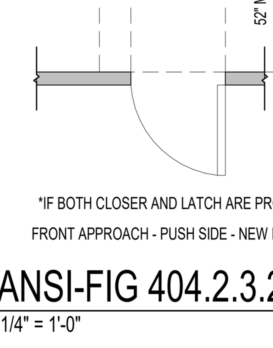
UD-FIGURE 5.3
1/4" = 1'-0"

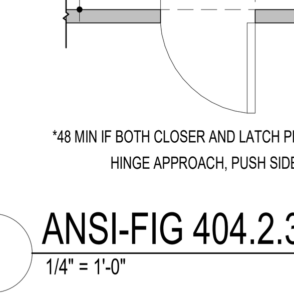
DOORS

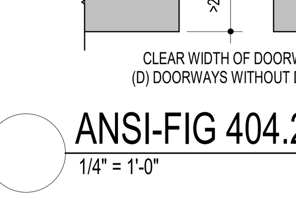

FRONT APPROACH, PULL SIDE
ANSI-FIG 404.2.3.2 A
1/4" = 1'-0"

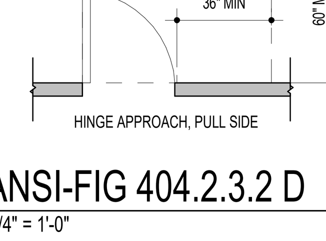

HINGE APPROACH, PULL SIDE
ANSI-FIG 404.2.3.2 E
1/4" = 1'-0"

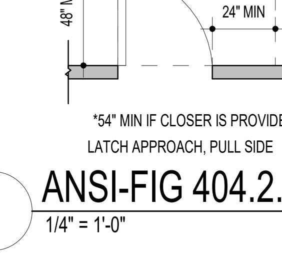

*48 MIN IF CLOSER IS PROVIDED
LATCH APPROACH, PUSH SIDE
ANSI-FIG 404.2.3.2 H
1/4" = 1'-0"

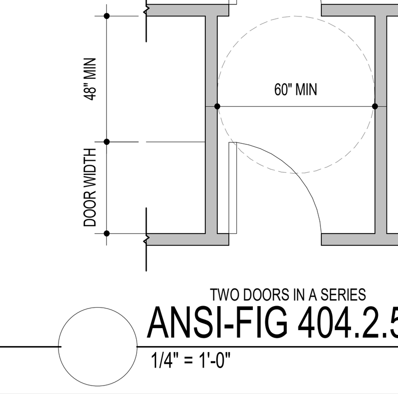

*IF BOTH CLOSER AND LATCH ARE PROVIDED
FRONT APPROACH - PUSH SIDE - NEW BUILDINGS
ANSI-FIG 404.2.3.2 B
1/4" = 1'-0"


*48 MIN IF BOTH CLOSER AND LATCH PROVIDED
HINGE APPROACH, PUSH SIDE
ANSI-FIG 404.2.3.2 F
1/4" = 1'-0"


CLEAR WIDTH OF DOORWAYS
(D) DOORWAYS WITHOUT DOORS
ANSI-FIG 404.2.2 (D)
1/4" = 1'-0"


HINGE APPROACH, PULL SIDE
ANSI-FIG 404.2.3.2 D
1/4" = 1'-0"


*54" MIN IF CLOSER IS PROVIDED
LATCH APPROACH, PULL SIDE
ANSI-FIG 404.2.3.2 G
1/4" = 1'-0"


TWO DOORS IN A SERIES
ANSI-FIG 404.2.5 (F)
1/4" = 1'-0"

DOORS AND DOORWAYS
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH *ANSI SECTION 404 & 1002.5.* EXCEPTIONS:
2. IN TOILET ROOMS AND BATHROOMS NOT REQUIRED TO COMPLY WITH *ANSI SECTION 1002.11.2*, MANEUVERING CLEARANCES REQUIRED BY *ANSI SECTION 404.2.3* ARE NOT REQUIRED ON THE TOILET ROOM OR BATHROOM SIDE OF THE DOOR.
3. A TURNING SPACE BETWEEN DOORS IN A SERIES AS REQUIRED BY *ANSI SECTION 404.2.5* IS NOT REQUIRED.

- PRIMARY ENTRANCE DOORS: THE ACCESSIBLE PRIMARY ENTRANCE SHALL NOT BE INTO A BEDROOM, UNLESS IT IS THE ONLY ENTRANCE, AND SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS PER *ANSI SEC. 1003.2*. THE PRIMARY ENTRANCE DOOR SHALL COMPLY WITH *UD SEC. 2.6*, AND SHALL BE NO LESS THAN 36" WIDE.

- USER PASSAGEWAY DOORWAYS: DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A CLEAR OPENING OF 32" MIN. MEASURED FROM FACE OF DOOR TO STOP WITH DOOR OPEN TO 90˚ WITH A THRESHOLD LEVEL CHANGE NOT EXCEEDING 1/2" PER *UD SEC. 2.5.* CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES PER *ANSI SECTION 404.2.2* AND *UFAS SEC. 4.13.5.*

- CLEAR FLOOR SPACE: USER PASSAGE DOORS SHALL HAVE A MINIMUM 36" DEEP CLEAR FLOOR SPACE THAT EXTENDS A MINIMUM OF 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR PER *UD SEC. 2.4.* THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

- DOORWAYS WITHOUT DOORS: DOORWAYS SHALL PROVIDE A CLEAR OPENING WIDTH OF 36" MINIMUM PER *ANSI SECTION 404.2.2.* **SEE IMAGE 404.2.2**

- PROJECTIONS: THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FLOOR. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" AND 80" ABOVE THE FLOOR SHALL NOT EXCEED 4" AS PER *ANSI SECTION 404.2.2* WITH THE FOLLOWING EXCEPTION:
1. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE THE FLOOR.

MANEUVERING CLEARANCES: MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH *ANSI SECTION 404.2.3* AND SHALL INCLUDE THE FULL CLEAR OPENING WIDTH OF THE DOORWAY. REQUIRED DOOR MANEUVERING CLEARANCES SHALL NOT INCLUDE KNEE AND TOE CLEARANCE.
- SWINGING DOORS: SWINGING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH FIG 404.2.3.2 (A) - 404.2.3.2 (H)

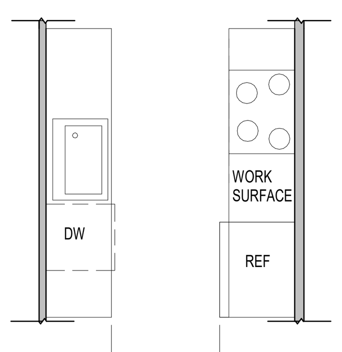
- THRESHOLDS: IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH *ANSI SECTIONS 302, 303*, & 404.2.4

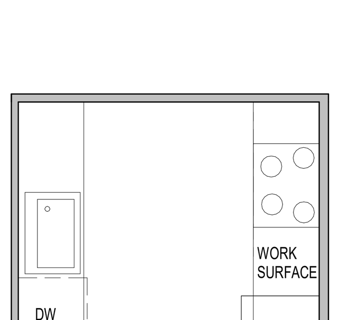
- TWO DOORS IN A SERIES: DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48" MINIMUM PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE A TURNING SPACE COMPLYING WITH *ANSI SECTIONS 304 & 404.2.5.* **SEE IMAGE 404.2.5**

- DOOR HARDWARE: ALL DOORS SHALL HAVE LEVER HANDLES PER *UD SEC. 3.4.* OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES AS PER *ANSI SECTION 404.2.6.*

- DOOR SURFACE: DOOR SURFACES WITHIN 10" OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR AS PER *ANSI SECTION 404.2.9*

- CONTROL SWITCHES: MANUALLY OPERATED CONTROL SWITCHES SHALL COMPLY WITH *ANSI SECTIONS 309 & 404.3.5.* THE CLEAR FLOOR SPACE ADJACENT TO THE CONTROL SWITCH SHALL BE LOCATED BEYOND THE ARC OF THE DOOR SWING.


PASS-THROUGH KITCHEN CLEARANCE
ANSI-FIG 804.2.1
1/4" = 1'-0"


U-SHAPED KITCHEN CLEARANCE
ANSI-FIG 804.2.2
1/4" = 1'-0"

KITCHEN

- MINIMUM CLEARANCE: CLEARANCE BETWEEN ALL OPPOSING CABINETS, COUNTERTOPS, APPLIANCES AND WALLS WITHIN KITCHEN WORK AREA SHALL BE 40" MIN. AND 60" MIN. FOR U-SHAPED KITCHENS PER *ANSI SEC. 804.2.1, 804.2.2* KITCHENS MUST HAVE A MINIMUM CLEAR FLOOR SPACE CENTERED ON ALL APPLIANCES. THE MIN. CLEAR FLOOR SPACE MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH PER *UD SEC. 4.1*
- PASS-THROUGH KITCENS: WHERE COUNTERS, APPLIANCES, OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLOIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING ELEMENTS SHALL BE 40" MIN. PASS THORUGH KITCHENS SHALL HAVE TWO ENTRIES *PER ANSI 804.2.1.*
- U-SHAPED KITCHENS: IN KITCHENS ENCLOSED ON THREEC ONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING ELEMENTS WITHIN THE KITCHEN WORK AREAS SHALL BE 60" MIN.
- TURNING DIAMETER: PROVIDE AN UNENCUMBERED 60" TURNING DIAMETER PER *UD SEC. 4.1* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT).***

WORK SURFACE: AT LEAST ONE WORK SURFACE SHALL BE PROVIDED IN ACCORDANCE WITH ANSI 902.
- MULTI-HEIGHT SURFACES: ALL UNITS SHALL HAVE AT LEAST ONE SURFACE AT 30" ABOVE THE FINISHED FLOOR. THE SURFACE MUST BE A MINIMUM OF 24" WIDE X 20" DEEP, AND CANNOT BE PORTABLE PER *UD SEC. 4.5.*
-CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH, INCLUDING UNDER-COUNTER TOE AND KNEE CLEARANCE, SHALL BE PROVIDED, COMPLYING WITH *ANSI SECTION 306.* **SEE IMAGES 306.2 & 306.3**

SINK
THE SINK SHALL COMPLY WITH ANSI SECTION 606. EACH QUALIFYING UNIT SHALL HAVE A REAR DRAIN SINK WITH DRAIN PIPES CONCEALED BEHIND A REMOVABLE 30" WIDE CONCEALMENT PANEL OR REMOVABLE SINK BASE PER *UD SEC. 4.4.*
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH, INCLUDING UNDER-COUNTER TOE AND KNEE CLEARANCE. THE UNDERSIDE OF THE SINK SHALL BE CONFIGURED TO PREVENT BURNS, ABRASIONS OR ELECTRICAL SHOCK.

DISHWASHER
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH, SHALL BE PROVIDED
- APPLIANCE DOOR CLEARANCE: THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR AREA FOR THE DISHWASHER.

COOKTOP
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH, INCLUDING UNDER-COUNTER TOE AND KNEE CLEARANCE, IS PERMITTED IN LIEU OF PARALLEL APPROACH MEETING THE REQUIREMENTS OF *ANSI SECTION 306.* THE UNDERSIDE OF THE COOKTOP SHALL BE CONFIGURED TO PREVENT BURNS, ABRASIONS OR ELECTRICAL SHOCK.
-CONTROLS: THE LOCATION OF THE CONTROLS SHALL NOT REQUIRE REACHING ACROSS THE BURNER PER *ANSI SECTION 804.5.4.4* AND *UD SEC. 4.2.*
- APPLIANCE DOOR CLEARANCE: THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR AREA FOR THE OVEN.

REFRIGERATOR / FREEZER
REFRIGERATORS SHALL BE SIDE-BY-SIDE TYPE PER *UD SEC. 4.3.*
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED PER *ANSI SECTION 804.5.6.* THE CENTERLINE OF THE CLEAR FLOOR SPACE MAY BE OFFSET 24" MAX FROM THE CENTERLINE OF THE APPLIANCE.
- ACCESSIBLE SHELVES: AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, SHALL BE 54" MAX. ABOVE THE FLOOR PER *ANSI SEC. 804.5.6*

CABINETRY:
ALL CABINETS, DRAWERS, AND SHELF AREAS SHALL COMPLY WITH *UFAS SEC. 4.25.* ALL CABINETRY SHALL HAVE D TYPE PULL HANDLES OR TOUCH LATCHES PER *UD SEC. 4.6.*
KITCHENS IN ALL QUALIFYING UNITS SHALL HAVE A PANTRY STYLE CABINET OR CLOSET PER *UD SEC. 4.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT).***

MOVEMENT & ACCESSIBLE ROUTE

-TURNING SPACE: A TURNING SPACE SHALL COMPLY WITH ANSI 304. THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

-CIRCULAR SPACE: IN NEW BUILDINGS AND FACILITIES, THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 67" MIN DIAMETER *PER ANSI SECTION 304.* **SEE ANSI FIGURE 304.3.1**

- CLEAR WIDTH: ALL INTERIOR PASSAGEWAYS SHALL HAVE A MINIMUM 42" CLEAR WIDTH. A MINIMUM 36" CLEAR WIDTH IS ACCEPTABLE WHEN TRAVELING LESS THAN 36" PER *UD SEC. 2.2.* THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

- PASSING SPACE: IF AN ACCESSIBLE ROUTE HAS LESS THAN 60" CLEAR WIDTH, PASSING SPACES AT LEAST 60" X 60" SHALL BE LOCATED AT INTERVALS OF 200 FT MAX. PER *UFAS SEC. 4.3.4* AND *ANSI SEC. 403.5.2.*

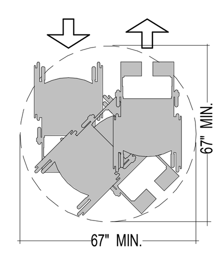
EACH QUALIFYING UNIT SHALL BE LOCATED ON AN ACCESSIBLE ROUTE COMPLYING WITH THE ABOVE REQUIREMENTS, WHICH ALLOWS PEDESTRIAN ACCESS TO ALL COMMON SPACES AND ACCESSIBLE PARKING SPACES PER *UD SEC. 1.4.*

- T-SHAPED SPACE: IN NEW BUILDINGS AND FACILITIES, THE TURNING SPACE SHALL BE A T-SHAPED SPACE COMPLYING WITH ONE OF THE FOLLOWING:
1. A T-SHAPED SPACE, CLEAR OF OBSTRUCTION, THAT FITS WITHIN AN AREA 68" WIDE AND 60" DEEP, WITH TWO ARMA AND ONE BASE THAT ARE ALL 36" MIN IN WIDTH. EACH ARM SHALL EXTEND 16" MIN FROM EACH SIDE OF THE BASE LOCATED OPPOSITE THE OTHER, AND THE BASE SHALL EXTEND 24" MIN FROM THE ARMS. AT THE INTERSECTION OF EACH ARM AND THE BASE, THE INTERIOR CORNERS SHALL BE CHAMFERED FRO 8" MIN ALONG BOTH THE ARM AND ALONG THE BASE. **SEE FIGURE 304.3.2.1 (A)**
2. A T-SHAPED SPACE, CLEAR OF OBSTRUCTION, THAT FITS WITHIN AN AREA 64" WIDE AND 60" DEEP, WITH TWO ARMS 38" MIN IN WIDTH AND A BASE 42" MIN IN WIDTH. EACH ARM SHALL EXTEND 11" MIN FROM EACH SIDE OF THE BASE, LOCATED OPPOSITE THE OTHER, AND THE BASE SHALL EXTEND 22" MIN FROM EACH ARM. **SEE FIGURE 304.3.2.1 (B)**
3. A T-SHAPED SPACE, CLEAR OF OBSTRUCTION, 64" WIDE AND 60" DEEP, WITH TWO ARMS AND ONE BASE 40" MIN IN WIDTH. EACH ARM SHALL EXTEND 12" MIN FROM EACH SIDE OF THE BASE AND THE BASE SHALL EXTEND 20" MIN FROM EACH ARM. **SEE FIGURE 304.3.2.1 (C).**

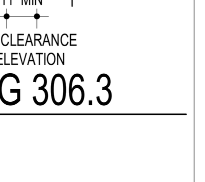
KNEE AND TOE CLEARANCE:
- TOE CLEARANCE: SPACE BENEATH AN ELEMENT BETWEEN THE FLOOR AND 9" ABOVE THE FLOOR SHALL BE CONSIDERED TOE CLEARANCE, AND SHALL COMPLY WITH *ANSI SEC. 306.2.*
TOE CLEARANCES SHALL EXTEND 17" - 25" UNDER AN ELEMENT, AND SHALL BE 30" MIN. IN WIDTH. **SEE IMAGE 306.2**

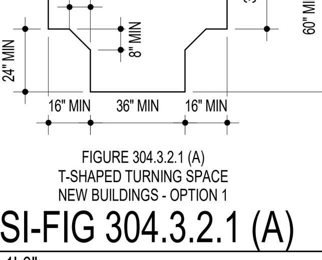
- KNEE CLEARANCE: PER *ANSI SEC. 306.3*, SPACE BENEATH AN ELEMENT 9" - 27" ABOVE THE FLOOR SHALL BE CONSIDERED KNEE CLEARANCE.
KNEE CLEARANCES SHALL EXTEND 25" MAX. AT 9" ABOVE THE FLOOR. WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE COMPLYING WITH *ANSI SEC. 305*, IT SHALL BE 11" MIN. IN DEPTH AT 9" ABOVE THE FLOOR, AND 8" MIN. IN DEPTH 27" ABOVE THE FLOOR. **SEE IMAGE 306.3**

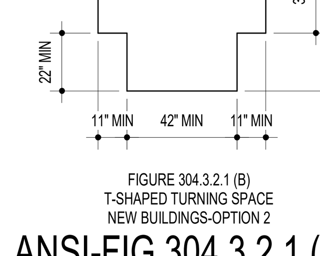
- REACH RANGE: OPERABLE PARTS INCLUDING LIGHTING CONTROLS, ELECTRICAL SWITCHES, AND RECEPTACLES MUST COMPLY WITH *UFAS SEC. 4.2, UD SEC. 3.2,* AND *ANSI SEC. 308.*

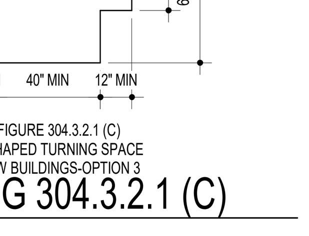

67" DIAMETER SPACE
ANSI-FIG 304.3.1
1/4" = 1'-0"


TOE CLEARANCE
(A) ELEVATION
ANSI-FIG 306.2
1/4" = 1'-0"


KNEE CLEARANCE
(A) ELEVATION
ANSI-FIG 306.3
1/4" = 1'-0"


FIGURE 304.3.2.1 (A)
T-SHAPED TURNING SPACE
NEW BUILDINGS - OPTION 1
ANSI-FIG 304.3.2.1 (A)
1/4" = 1'-0"


FIGURE 304.3.2.1 (B)
T-SHAPED TURNING SPACE
NEW BUILDINGS-OPTION 2
ANSI-FIG 304.3.2.1 (B)
1/4" = 1'-0"

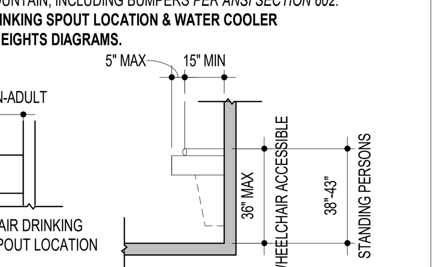

FIGURE 304.3.2.1 (C)
T-SHAPED TURNING SPACE
NEW BUILDINGS-OPTION 3
ANSI-FIG 304.3.2.1 (C)
1/4" = 1'-0"

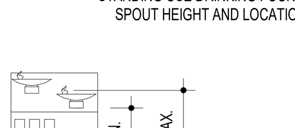
WATER COOLERS

DRINKING FOUNTAINS
ACCESSIBLE DRINKING FOUNTAINS SHALL COMPLY WITH *ANSI SECTIONS 602 & 307 & UFAS 4.15.*
CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH ANSI SECTION 305, POSITIONED FOR A FORWARD APPROACH TO THE DRINKING FOUNTAIN, SHALL BE PROVIDED. KNEE AND TOE SPACE COMPLYING WITH *ANSI SECTION 306* SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN. THE CLEARANCE MUST BE PRROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.
WALL AND POST MOUNTED CANTILEVERED UNITS SHALL HAVE A CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON AND THE FLOOR OR GROUND AT LEAST 27" HIGH, 30" WIDE, AND 17" - 19" DEEP **SEE UFAS FIGURE 4.15.5.27**. SUCH UNITS SHALL ALSO HAVE A CLEAR FLOOR SPACE TO ALLOW A PERSON IN A WHEELCHAIR TO APPROACH THE UNIT FACING FORWARD *PER UFAS 4.15.5.*

SPOUT OUTLET HEIGHT. SPOUT OUTLETS OF WHEELCHAIR ACCESSIBLE DRINKING FOUNTAINS SHALL BE 36" MAXIMUM ABOVE THE FLOOR *PER ANSI 602.4 & UFAS 4.15.2.* SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38" MINIMUM AND 43" MAXIMUM ABOVE THE FLOOR *PER ANSI 602.4.*

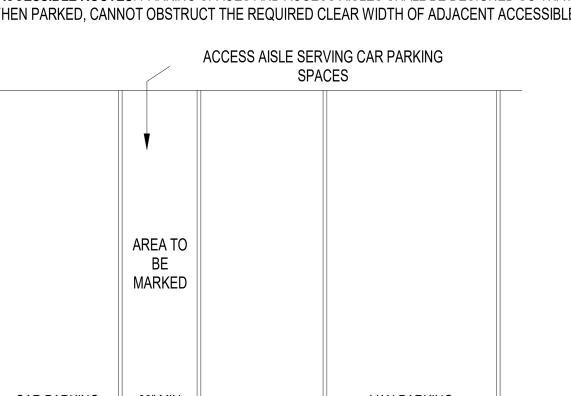
SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15" MINIMUM FROM THE VERTICAL SUPPORT AND 5" MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUMPERS. WHERE ONLY A PARALLEL APPROACH IS PROVIDED, THE SPOUT SHALL BE LOCATED 3 1/2"" MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUMPERS *PER ANSI SECTION 602.* **SEE ANSI DRINKING SPOUT LOCATION & WATER COOLER MOUNTING HEIGHTS DIAGRAMS.**




WATER COOLER MOUNTING HEIGHTS

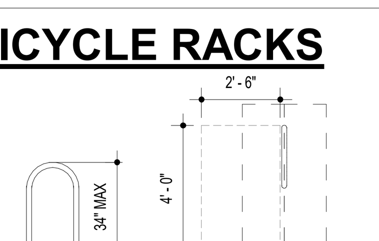
PARKING SPACES

GENERAL. ACCESSIBLE CAR AND VAN PARKING SPACES SHALL COMPLY WITH ANSI SECTION 502.
VEHICLE SPACE SIZE. CAR PARKING SPACES SHALL BE 96" MIN IN WIDTH VAN PARKING SPACES SHALL BE 132" MIN IN WIDTH.
EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 96" MIN IN WIDTH WHERE THE ADJACENT ACESS AISLE IS 96" MIN IN WIDTH.
VEHICLE SPACE MARKING. CAR AND VAN PARKING SPACES SHALL BE MARKED TO DEFINE THE WIDTH. WHERE PARKING SPACES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS OF PARKING SPACES AND ADJACENT ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
ACCESS AISLE. CAR AND VAN PARKING SPACES SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH ANSI SECTION 502.4
LOCATION. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. ACCESS AISLES SHALL NOT OVERLAP WITH THE VEHICULAR WAY. PARKING SPACES SHALL BE PERMITTED TO HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
WIDTH. ACCESS AILES SERVING CAR AND VAN PARKING SPACES SHALL BE 60" MIN IN WIDTH
LENGTH. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
MARKING. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. WHERE ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS OF ACCESS AISLES AND ADJACENT PARKING SPACES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
RELATIONSHIP TO ACCESSIBLE ROUTES. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

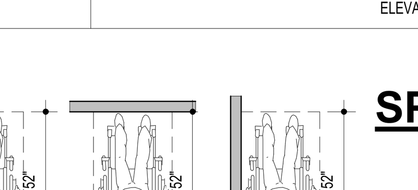


ANSI-SECTION 502
1/8" = 1'-0"

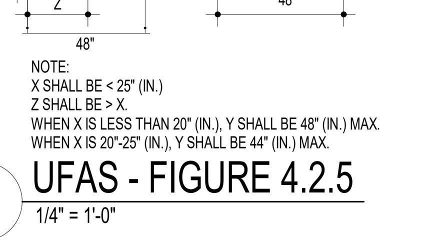
BICYCLE RACKS



SPACE ALLOWANCE & REACH RANGES



ANSI-FIG 305.5
1/4" = 1'-0"



NOTE:
X SHALL BE < 25" (IN.)
Z SHALL BE > X.
WHEN X IS LESS THAN 20" (IN.), Y SHALL BE 48" (IN.) MAX.
WHEN X IS 20"-25" (IN.), Y SHALL BE 44" (IN.) MAX.
UFAS - FIGURE 4.2.5
1/4" = 1'-0"

WHEELCHAIR PASSAGE WIDTH. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT AND 36" CONTINUOUSLY.

WIDTH FOR WHEELCHAIR PASSING. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60".

CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS.
SIZE AND APPROACH. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMODATE A SINGLE, STAITONARY WHEELCHAIR OCCUPANT IS 30" x 52" FOR NEW BUILDINGS. FOR EXISTING BUILDINGS, THE CLEAR FLOOR SPACE SHALL BE 48" x 30" *PER ANSI 305.3.* THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GORUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS. **SEE ANSI-FIGURE 305.5**

FORWARD REACH. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48". THE MINIMUM LOW FORWARD REACH IS 15". IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN **FIG 4.2.5**

SIDE REACH. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54" AND THE LOW SIDE REACH SHALL BE NO LESS THAN 9" ABOVE THE FLOOR.

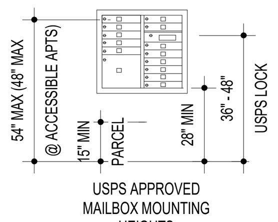
PROTRUDING OBJECTS & MOUNTING

PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.
EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAXIMUM.

POST-MOUNTED OBJECTS. OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4 INCHES MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.

MAILBOXES

WHERE MAILBOXES ARE PROVIDED IN AN INTERIOR LOCATION, AT LEAST 5 PERCENT, BUT NO FEWER THAN 1, OF EACH TYPE SHALL COMPLY WITH 309. IN RESIDENTIAL FACILITIES, WHERE MAIL BOXES ARE PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT, MAILBOXES COMPLYING WITH 309SHALL BE PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT REQUIRED TO PROVIDE MOBILITY FEATURES COMPLYING WITH 809.2 THROUGH 809.4.



USPS APPROVED
MAILBOX MOUNTING
HEIGHTS

LAUNDRY EQUIPMENT

- PER *UD SEC. 6.1 & UFAS 4.34.7.2* ALL LAUNDRY EQUIPMENT MUST BE FRONT LOADING. **SEE FRONT LOADING FIGURE BELOW.**

- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE SHALL BE PROVIDED PER *ANSI SECTIONS 305.3 AND UFAS SECTION 4.27.2.*
· **FRONT LOADERS:** CLEAR FLOOR SPACE FOR PARALLEL APPROACH REQUIRED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET BY 24" MAX. FROM THE CENTERLINE OF THE DOOR OPENING, PER *ANSI SEC. 611.2.* THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

STORAGE FACILITIES
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE COMPLYING WITH ANSI SEC. 305 SHALL BE PROVIDED. THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

- REACH RANGE: ACCESSIBLE STORAGE ELEMENTS AND OPERABLE PARTS SHALL COMPLY WITH *ANSI SEC. 308* AND *309* AND *UD SEC. 3.2*

LOCATION. LAUNDRY FACILITIES AND EQUIPMENT SHALL BE ON AN ACESSIBLE ROUTE PER UFAS 4.34.7.1.



FRONT LOADING

STORAGE FACILITIES

GENERAL. ACCESSIBLE STORAGE FACILITIES SHALL COMPLY WITH SECTION 905.
CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED.
HEIGHT. ACCESSIBLE STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTION 308.
OPERABLE PARTS. OPERABLE PARTS OF STORAGE FACILITIES SHALL COMPLY WITH SECTION 309

ANSI, UFAS & UNIVERSAL DESIGN COMMON AREAS- GENERAL NOTES

THE ABBREVIATIONS LISTED BELOW SHALL REFER TO THE FOLLOWING DOCUMENTS:
"ANSI" SHALL REFER TO THE AMERICAN NATIONAL STANDARD INSTITUTE PUBLICATION #ICC A117.1-**2017** ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
"UD" SHALL REFER TO THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY PUBLICATION 2025 GUIDELINES FOR THE DEVELOPMENT OF UNIVERSALLY DESIGNED UNITS.
"UFAS" SHALL REFER TO THE UNIFORM FEDERAL ACCESSIBLY STANDARDS (7-1-97).

ALL DIAGRAMS ON THIS SHEET ARE FROM THESE PUBLICATIONS, ALTHOUGH SOME ANNOTATION HAS BEEN ADDED FOR CLARITY.

THIS SHEET IS A SUMMARY AND IS NOT INTENDED TO PRECLUDE OR EXCLUDE ANY SECTIONS OF THE APPLICABLE CODES. THE CONTRACTOR WILL STILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE SECTIONS.

IN CASES OF CONFLICT, THE MORE RESTRICTIVE REQUIREMENT OR CODE SHALL BE USED.

REFERENCE SHEET A-015 FOR UNIVERSAL DESIGN OPTIONAL ELEMENT SELECTIONS

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE STATE OF MARYLAND, LICENSE NUMBER 17386, EXPIRATION DATE 7/26/2025.

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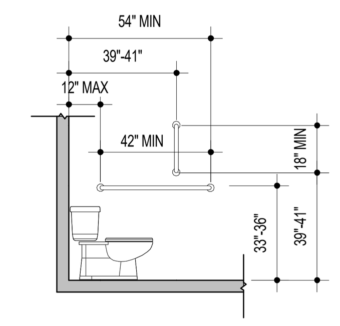
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05/14/2026	VH 4% HOTC APP.	
06/30/2026	CONSTRUCTABILITY REVIEW	

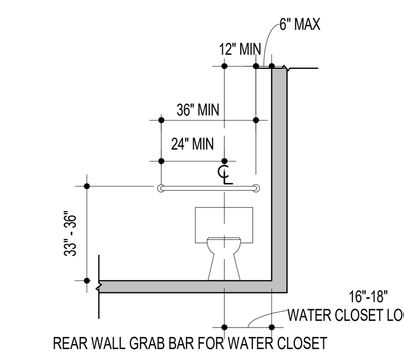
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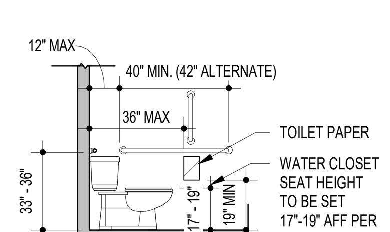
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SIDE WALL GRAB BAR FOR WATER CLOSET

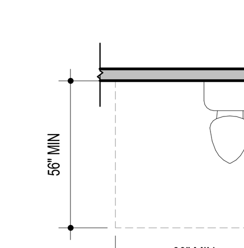
ANSI-FIG 604.5.1


REAR WALL GRAB BAR FOR WATER CLOSET

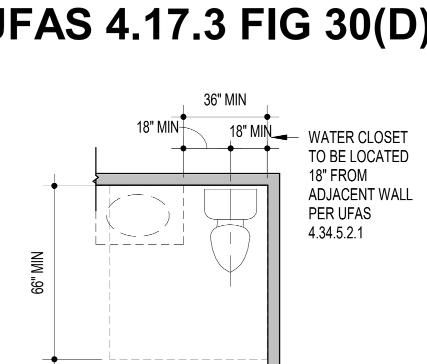
ANSI-FIG 604.5.2


(A) PROTRUDING DISPENSER BELOW GRAB BAR

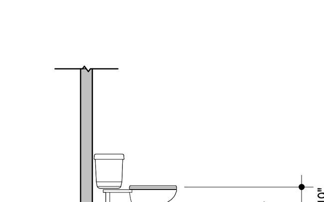
UFAS 4.17.3 FIG 30(D)


(B) MINIMUM CLEARANCE

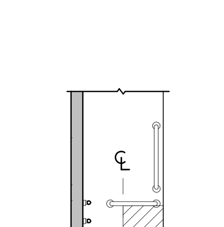
ANSI-FIG 1103.11.2.4 B


(C) CLEARANCE WITH LAVATORY (OVERLAP EXCEPTION)

ANSI-FIG 1103.11.2.4 C


(D) WATER CLOSET SEAT HEIGHT

ANSI-FIG 1103.11.2.4 D


LOCATION OF BATHTUB CONTROLS

ANSI-FIG 607.5


(A) ELEVATION
GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS

ANSI-FIG 607.4.2 A


WITH SEAT

ANSI-FIG 608.3.2 (B)

BATHROOMS

- COVERED ROOMS: NOTES IN THIS BOX APPLY TO AT LEAST ONE COMPLETE BATHROOM AND ALL BATH FIXTURES IN THAT BATHROOM.

- DOORS: DOORS TO ACCESSIBLE BATHROOMS SHALL COMPLY WITH UFAS 4.13. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE *PER UFAS 4.23.2*

- CLEAR FLOOR SPACES: REQUIRED CLEARANCES AT FIXTURES MAY INCLUDE KNEE AND TOE CLEARANCES PER *ANSI SECTION 1103.11.2.1, EX.*

- TURNING RADIUS: PER *UD SEC. 5.1*, PROVIDE A FULL 60" UNENCUMBERED TURNING RADIUS IN COVERED BATHROOMS. ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT.)***

- GRAB BAR REINFORCEMENT: BLOCKING MUST BE SUITABLE TO CARRY A MIN. 250 LBS. LOAD. MOLDED SHOWER SURROUNDS SHALL HAVE INTEGRAL PLYWOOD BACKING, OR REINFORCING IS REQUIRED FULLY BETWEEN SURROUND AND WALL BLOCK AT GRAB BAR AND SEAT LOCATIONS PER *UD SEC. 5.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT).***
REINFORCEMENT SHALL BE PROVIDED FOR THE INSTALLATION OF GRAB BARS MEETING *ANSI SECTIONS 604.5, 607.4, 608.3, 608.2.1.3, 608.2.2.3 AND 608.2.3.2* . **SEE IMAGES 604.5.1 & 604.5.2**

- CONTROLS: PER *UD SEC. 3.5*, ALL PLUMBING FIXTURES SHALL BE LEVER TYPE. PLUMBING FIXTURE CONTROLS IN THE COVERED BATHROOM SHALL COMPLY WITH *ANSI SEC. 309* PER *ANSI SEC. 606.4* AND *UD SEC 3.5*. SHUT-OFFS ARE NOT REQUIRED TO COMPLY WITH *ANSI CHAPTER 3* PER *ANSI SECTION 1103.9 EX. 6.*

- DISPENSERS: WHEN BELOW THE GRAB BAR, THE DISPENSER SHALL BE 36" MAX FROM THE REAR WALL. THE DISPENSER OUTLET SHALL BE 19" MIN A.F.F. PER *UFAS SEC. 4.17.3.* **SEE UFAS FIG 30(D)**

LAVATORIES AND BATHROOM ACCESSORIES
- ROLL-UNDER VANITY: COVERED BATHROOMS SHALL HAVE A ROLL UNDER COMPLYING WITH *ANSI SEC. 606*

- LAVATORY COUNTER HEIGHT: THE LAVATORY SHALL BE 34" MAX AFF MEASURED TO THE HIGHER OF THE SINK RIM OR COUNTER SURFACE PER *ANSI SECTION 606.3.*

- VANITY COUNTER TOP SPACE: PROVIDE AN EQUAL AMOUNT OF VANITY COUNTERTOP SPACE IN ACCESSIBLE UNITS AS IS PROVIDED IN NON-ACCESSIBLE UNITS PER *ANSI SECTION 1102.11.2.1.*

- CONTROLS: PLUMBING FIXTURE CONTROLS AND SHUT-OFFS ARE REQUIRED TO COMPLY WITH *ANSI SECTION 309.*

- MIRROR: MIRRORS ABOVE ACCESSIBLE LAVATORIES SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM ABOVE THE FLOOR PER *ANSI SEC. 603.3 & 1103.11.2.3.*

- BATHROOM LIGHTING / ELECTRICAL: WITHIN BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES ARE PERMITTED TO BE LOCATED OVER CABINETS WITH 46" MAX HIGH COUNTERTOPS UP TO 26" DEEP PER *UD SEC. 3.2.* WHERE REDUNDANT CONTROLS ARE PROVIDED FOR SINGLE ELEMENTS, ONE CONTROL LOCATION IN EACH SPACE IN NOT REQUIRED TO BE ACCESSIBLE PER *ANSI SECTION 1103.9 EX. 6.*

SHOWER STALLS
- % OF ROLL-IN SHOWERS: PER *UD SEC. 5.2*, AT LEAST HALF OF ALL QUALIFYING UNITS WITH TWO OR MORE FULL BATHROOMS SHALL HAVE ONE ROLL-IN SHOWER.

- ROLL-IN SHOWER DIMENSIONS: ALL ROLL-IN SHOWERS SHALL HAVE A LEVEL CHANGE NO GREATER THAN 1/2". ROLL-IN SHOWERS SHALL HAVE A CLEAR DIMENSION OF 60" MIN. IN WIDTH AND 36" MIN. IN DEPTH PER *UD SEC. 5.2.*

- SEAT REINFORCEMENT: PER UFAS 4.20.3 A SEAT SHALL BE PROVIDED.
REINFORCEMENT FOR THE INSTALLATION OF A SEAT SHALL BE PROVIDED COMPLYING WITH *UD SEC. 5.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT)*** AND *ANSI SECTIONS 608.3, 608.2.1.3, 608.2.2.3, & 608.2.3.2.*

- CONTROLS: PLUMBING FIXTURE CONTROL AND SHUT-OFFS ARE REQUIRED TO COMPLY WITH *ANSI SECTION 309.*
ALL SHOWERS SHALL CONTAIN BOTH A HANDHELD AND FIXED SHOWER HEAD. HANDHELD SHOWER CONTROLS SHALL BE LOCATED ON THE REAR WALL 38" - 48" FROM THE FLOOR, AND 27" MAX FROM THE END WALL. HANDHELD SHOWERS SHALL HAVE A MIN. 60" HOSE, A SLIDE BAR ATTACHMENT, AND A LOCKING MECHANISM, AND SHOULD BE 27" MAX FROM THE END WALL. THE FIXED SHOWER HEAD SHALL BE INSTALLED AT THE STANDARD HEIGHT AND LOCATION. A DIVERTER SHALL BE INSTALLED TO DIRECT THE FLOW OF WATER TO EITHER THE HANDHELD OR THE FIXED SHOWER HEAD, OR PROVIDE SEPARATE CONTROLS, PER *UD SEC. 5.3.* **SEE FIGURE 5.3**

- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF GRAB BARS ON THE BACK WALLS BEGINNING AT THE EDGE OF THE SEAT, AND ON THE END WALL OPPOSITE THE SEAT PER *ANSI SEC. 608.3.2.* **SEE IMAGE 608.3.2.**

BATHTUBS
- CLEAR FLOOR SPACE: PER *ANSI SECTION 607.2*, A 30" MIN DEEP CLEARANCE EXTENDING THE LENGTH OF THE BATHTUB IS REQUIRED.

- GRAB BAR REINFORCEMENT: GRAB BARS SHALL BE PROVIDED PER *UFAS 4.20.4*. BLOCKING SHALL BE PROVIDED ON WALLS AROUND TOILET, TUB, AND SHOWER FOR GRAB BARS AND SHOWER SEAT PER *UD SEC. 5.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT)*** AND PER ANSI SEC. 607.4. **SEE IMAGES 607.4.2 (A) & 607.4.2 (B)**

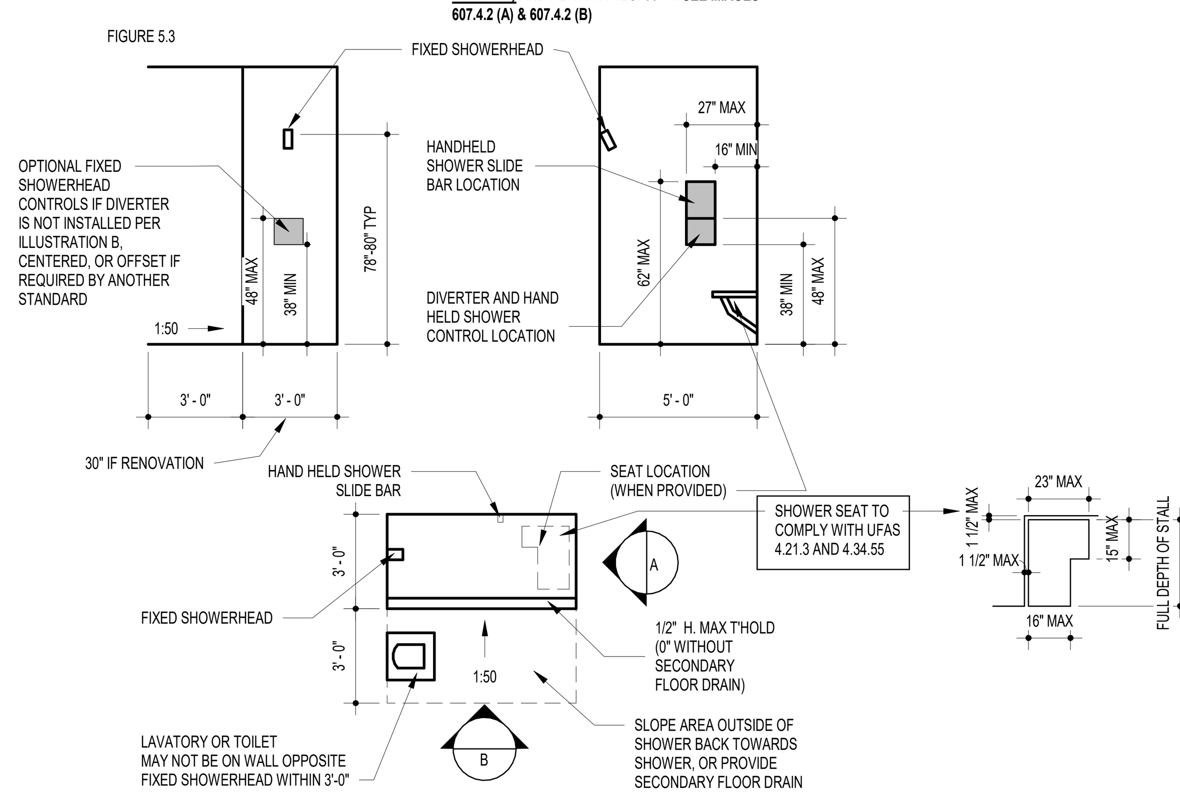
WATER CLOSETS
- WATER CLOSET POSITION: THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MIN AND 18" MAX FROM THE SIDE WALL PER *ANSI SECTION 1103.11.2.4.1.* **SEE IMAGE 1103.11.2.4 (A)**

- CLEAR FLOOR SPACE:
CLEARANCE WIDTH: CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL PER *ANSI SECTION 1103.11.2.4.2.* **SEE IMAGE 1103.11.2.4 (B)**
CLEARANCE DEPTH: CLEARANCE AROUND THE WATER CLOSET SHALL BE 56" MIN IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL PER *ANSI SECTION 1103.11.2.4.3.* **SEE IMAGE 1103.11.2.4(B)**
CLEARANCE OVERLAP: THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE REQUIRED AT OTHER FIXTURES, AND THE WHEEL-CHAIR TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE AS PER *ANSI SECTION 1103.11.2.4.4.*
EXCEPTION: A LAVATORY MEASURING 24" MAXIMUM IN DEPTH AND COMPLYING WITH *ANSI SECTION 1103.11.2.2* SHALL BE PERMITTED ON THE REAR WALL 18" MINIMUM FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 66" MINIMUM PERPENDICULAR FROM THE REAR WALL. **SEE IMAGE 1103.11.2.4(C)**

- FLUSH CONTROLS: FLUSH CONTROLS SHALL BE HAND-OPERATED OR AUTOMATIC. HAND-OPERATED FLUSH CONTROLS SHALL COMPLY WITH *ANSI SECTION 309*. HAND-OPERATED FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET AS PER *ANSI SECTION 1103.11.2.4.6.*

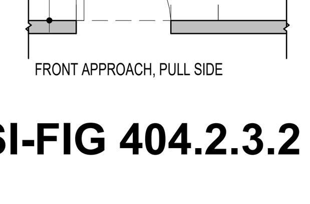
- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF GRAB BARS MEETING *UD SEC. 5.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT)*** AND *ANSI SECTION 604.5* WITH THE FOLLOWING EXCEPTIONS: **SEE IMAGES 604.5.1 & 604.5.2**
1. POWDER ROOM: IN A ROOM WITH ONLY A LAVATORY AND WATER CLOSET, REINFORCEMENT IS NOT REQUIRED IF IT IS NOT THE ONLY AVAILABLE WATER CLOSET ON THAT LEVEL OF THE UNIT.
2. VERTICAL GRAB BAR: REINFORCEMENT FOR A SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED.
3. REAR GRAB BAR: REINFORCEMENT FOR A 24" LONG REAR GRAB BAR CENTERED ON THE WATER CLOSET IS PERMITTED IF SPACE IS NOT AVAILABLE FOR A STANDARD 36" REAR GRAB BAR.
4. SIDE GRAB BAR: REINFORCEMENT FOR A 24" LONG SIDE GRAB BAR LOCATED 12" MAX FROM THE REAR WALL IS PERMITTED IF SPACE IS NOT AVAILABLE FOR A STANDARD 42" SIDE GRAB BAR.

FIGURE 5.3

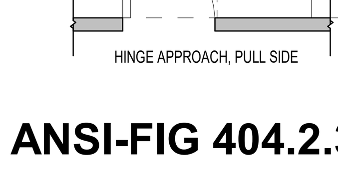


UD-FIGURE 5.3

DOORS


FRONT APPROACH, PULL SIDE

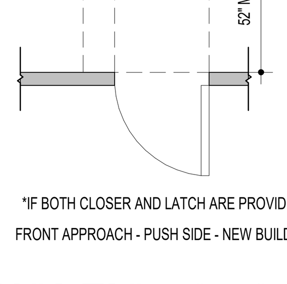
ANSI-FIG 404.2.3.2 A


HINGE APPROACH, PULL SIDE

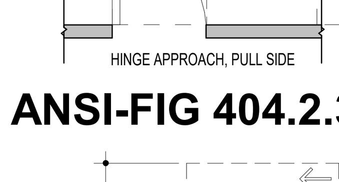
ANSI-FIG 404.2.3.2 D


*48 MIN IF CLOSER IS PROVIDED
LATCH APPROACH, PUSH SIDE

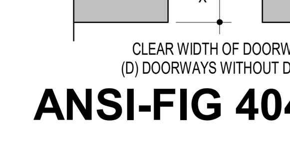
ANSI-FIG 404.2.3.2 H


*IF BOTH CLOSER AND LATCH ARE PROVIDED
FRONT APPROACH - PUSH SIDE - NEW BUILDINGS

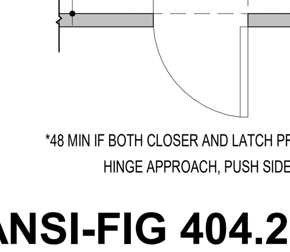
ANSI-FIG 404.2.3.2 B


HINGE APPROACH, PULL SIDE

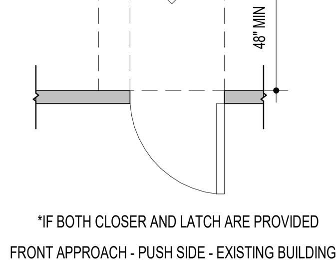
ANSI-FIG 404.2.3.2 E


CLEAR WIDTH OF DOORWAYS
(D) DOORWAYS WITHOUT DOORS

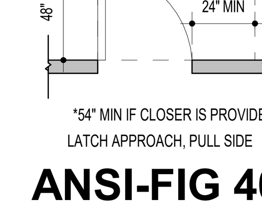
ANSI-FIG 404.2.2 (D)


*48 MIN IF BOTH CLOSER AND LATCH PROVIDED
HINGE APPROACH, PUSH SIDE

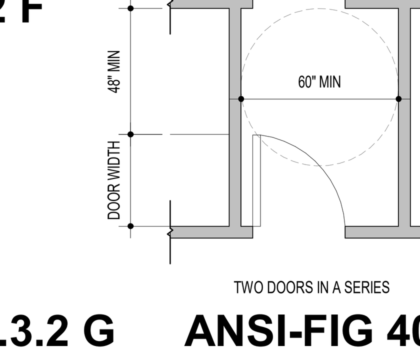
ANSI-FIG 404.2.3.2 F


*IF BOTH CLOSER AND LATCH ARE PROVIDED
FRONT APPROACH - PUSH SIDE - EXISTING BUILDINGS

ANSI-FIG 404.2.3.2 C


*54" MIN IF CLOSER IS PROVIDED
LATCH APPROACH, PULL SIDE

ANSI-FIG 404.2.3.2 G


TWO DOORS IN A SERIES

ANSI-FIG 404.2.5 (F)

DOORS AND DOORWAYS
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH *ANSI SECTIONS 404 & 1103.5.*
EXCEPTIONS:
2. IN TOILET ROOMS AND BATHROOMS NOT REQUIRED TO COMPLY WITH *ANSI SECTION 1102.11.2*, MANEUVERING CLEARANCES REQUIRED BY *ANSI SECTION 404.2.3* ARE NOT REQUIRED ON THE TOILET ROOM OR BATHROOM SIDE OF THE DOOR.
3. A TURNING SPACE BETWEEN DOORS IN A SERIES AS REQUIRED BY *ANSI SECTION 404.2.5* IS NOT REQUIRED.

- PRIMARY ENTRANCE DOORS: THE ACCESSIBLE PRIMARY ENTRANCE SHALL NOT BE INTO A BEDROOM, UNLESS IT IS THE ONLY ENTRANCE, AND SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS PER *ANSI SEC. 1103.2*. THE PRIMARY ENTRANCE DOOR SHALL COMPLY WITH *UD SEC. 2.6*, AND SHALL BE NO LESS THAN 36" WIDE.
PER UD, ALL ENTRANCE DOORS MUST HAVE A 60" X 60" CLEAR SPACE ON EITHER SIDE.

- USER PASSAGEWAY DOORWAYS: DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A CLEAR OPENING OF 32" MIN. MEASURED FROM FACE OF DOOR TO STOP WITH DOOR OPEN TO 90˚ WITH A THRESHOLD LEVEL CHANGE NOT EXCEEDING 1/2" PER *UD SEC. 2.5.* CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES PER *ANSI SECTION 404.2.2* AND *UFAS SEC. 4.13.5.*

- CLEAR FLOOR SPACE: USER PASSAGE DOORS SHALL HAVE A MINIMUM 36" DEEP CLEAR FLOOR SPACE THAT EXTENDS A MINIMUM OF 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR PER *UD SEC. 2.4*. THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

- DOORWAYS WITHOUT DOORS: DOORWAYS SHALL PROVIDE A CLEAR OPENING WIDTH OF 36" MINIMUM PER *ANSI SECTION 404.2.2.* **SEE IMAGE 404.2.2**

- PROJECTIONS: THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FLOOR. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" AND 80" ABOVE THE FLOOR SHALL NOT EXCEED 4" AS PER *ANSI SECTION 404.2.2* WITH THE FOLLOWING EXCEPTION:
1. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE THE FLOOR.

MANEUVERING CLEARANCES: MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH *ANSI SECTION 404.2.3* AND SHALL INCLUDE THE FULL CLEAR OPENING WIDTH OF THE DOORWAY. REQUIRED DOOR MANEUVERING CLEARANCES SHALL NOT INCLUDE KNEE AND TOE CLEARANCE.
- SWINGING DOORS: SWINGING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH FIG 404.2.3.2 (A) - 404.2.3.2 (H)

- THRESHOLDS: IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH *ANSI SECTIONS 302, 303*, & 404.2.4

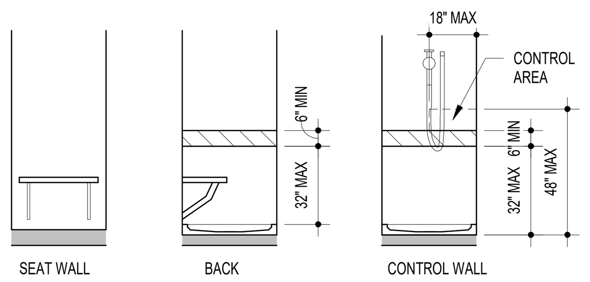
- TWO DOORS IN A SERIES: DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48" MINIMUM PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE A TURNING SPACE COMPLYING WITH *ANSI SECTIONS 304 & 404.2.5.* **SEE IMAGE 404.2.5**

- DOOR HARDWARE: ALL DOORS SHALL HAVE LEVER HANDLES PER *UD SEC. 3.4*. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES AS PER *ANSI SECTION 404.2.6.*

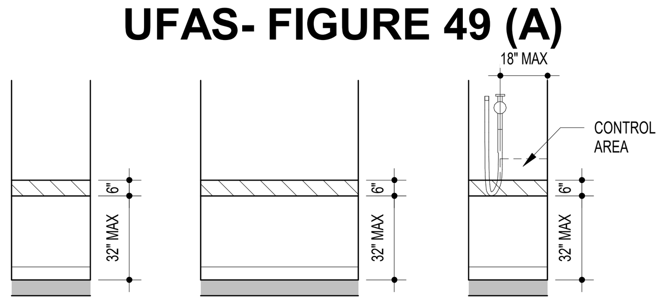
- DOOR SURFACE: DOOR SURFACES WITHIN 10" OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR AS PER *ANSI SECTION 404.2.9*

- CONTROL SWITCHES: MANUALLY OPERATED CONTROL SWITCHES SHALL COMPLY WITH *ANSI SECTIONS 309*. THE CLEAR FLOOR SPACE ADJACENT TO THE CONTROL SWITCH SHALL BE LOCATED BEYOND THE ARC OF THE DOOR SWING.

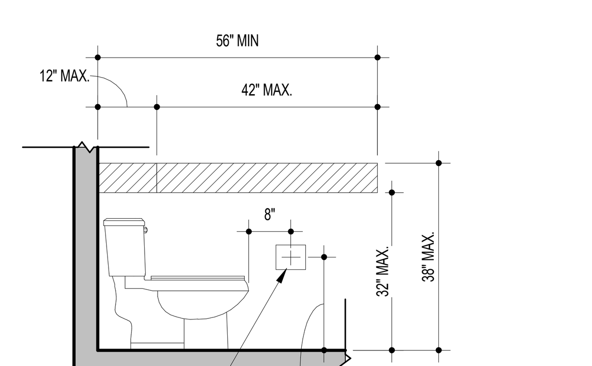
BATHROOM BLOCKING


LOCATION OF GRAB BARS AND CONTROLS OF ADAPTABLE SHOWERS- 36" x 36" STALL

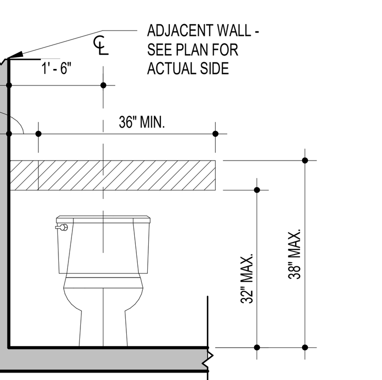
UFAS- FIGURE 49 (A)


LOCATION OF GRAB BARS AND CONTROLS OF ADAPTABLE SHOWERS - 30" x 60" STALL

UFAS- FIGURE 49 (B)



ANSI- FIG 604.5.2 A



ANSI-FIG 604.5.2 B

LAUNDRY EQUIPMENT

- PER *UD SEC. 6.1* ALL LAUNDRY EQUIPMENT MUST BE FRONT LOADING.

- LOCATION: LAUNDRY EQUIPMENT SHALL BE ON AN ACCESSIBLE ROUTE PER *UFAS SEC. 4.34.7.1*

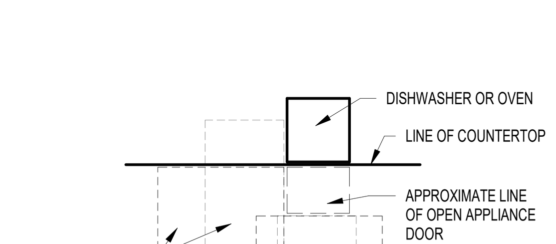
- CLEAR FLOOR SPACE: MUST BE A CLEAR FLOOR SPACE PROVIDED PER *ANSI SECTIONS 305.3 & 1103.10 AND UFAS SECTION 4.27.2.*
FRONT LOADERS: CLEAR FLOOR SPACE FOR PARALLEL APPROACH REQUIRED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET BY 24" MAX. FROM THE CENTERLINE OF THE DOOR OPENING, PER *ANSI SEC. 611.2.*

STORAGE FACILITIES

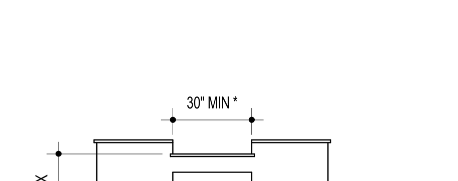
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE COMPLYING WITH ANSI SEC. 305 SHALL BE PROVIDED.

- REACH RANGE: ACCESSIBLE STORAGE ELEMENTS AND OPERABLE PARTS SHALL COMPLY WITH *ANSI SEC. 308* AND *309* AND *UD SEC. 3.2*

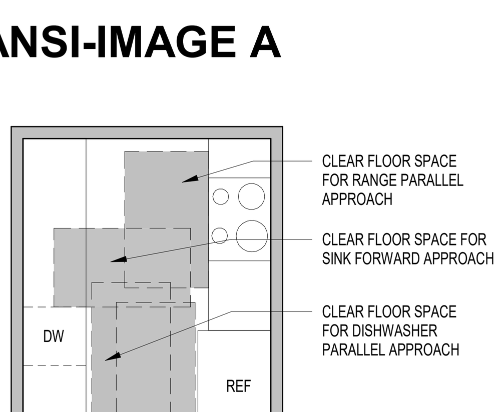
KITCHEN



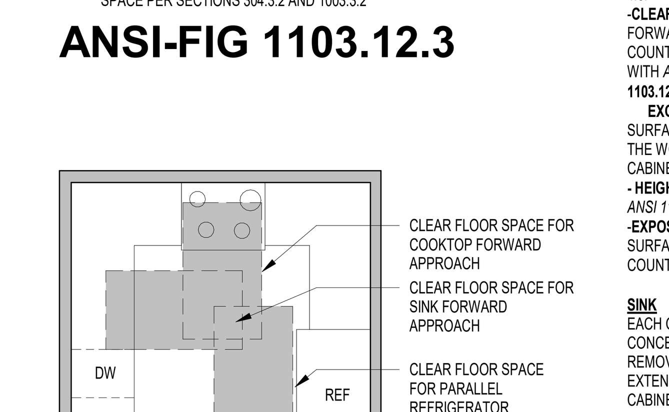
ANSI-IMAGE A


* 36" MIN IF PART OF T-SHAPED TURNING SPACE PER SECTIONS 304.3.2 AND 1003.3.2

ANSI-FIG 1103.12.3


MINIMUM KITCHEN CLEARANCE IN TYPE A UNITS

ANSI-FIG 1103.12.1.1


U-SHAPED KITCHEN CLEARANCE IN TYPE A UNITS

ANSI-FIG 1103.12.1.2

- MINIMUM CLEARANCE: CLEARANCE BETWEEN ALL OPPOSING CABINETS, COUNTERTOPS, APPLIANCES OR WALLS WITHIN KITCHEN WORK AREA SHALL BE 40" MIN. AND 60" MIN. FOR U-SHAPED KITCHENS PER *ANSI SEC. 1103.12.1 AND UFAS SEC. 4.34.6.1* **SEE IMAGE 1103.12.1.1 & 1103.12.1.2**
KITCHENS MUST HAVE A CLEAR FLOOR SPACE CENTERED ON ALL APPLIANCES. THE CLEAR FLOOR SPACE MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH PER *UD SEC. 4.1 AND UFAS SEC. 4.34.6.2.*
- CLEAR FLOOR SPACE: CLEAR FLOOR SPACES REQUIRED BY SECTIONS 1103.12.3 - 1103.12.5 SHALL COMPLY WITH ANSI SECTION 305.
- TURNING DIAMETER: PROVIDE AN UNENCUMBERED 60" TURNING DIAMETER PER *UD SEC. 4.1* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT).***

WORK SURFACE
- MINIMUM LENGTH: AT LEAST ONE SECTION OF COUNTER SHALL BE 30" MIN IN LENGTH PER *ANSI SEC. 1103.12.3 AND UFAS SEC. 4.34.6.4*
- MULTI-HEIGHT SURFACES: ALL UNITS SHALL HAVE AT LEAST ONE SURFACE AT 30" ABOVE THE FINISHED FLOOR. THE SURFACE MUST BE A MINIMUM OF 24" WIDE X 20" DEEP, AND CANNOT BE PORTABLE PER *UD SEC. 4.5.*
-CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH TO THE WORK SURFACE, INCLUDING UNDER-COUNTER TOE AND KNEE CLEARANCE, SHALL BE PROVIDED, COMPLYING WITH *ANSI SECTIONS 305 & 1103.12.3.1.* **SEE FIGURES 306.2, 306.3, & 1103.12.1.1, & 1103.12.1.2**
EXCEPTIONS: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE PROVIDED THE CABINETS CAN BE REMOVED WITHOUT REMOVING THE WORK SURFACE AND THE SCHEDULED FINISHED EXTEND UNDER THE CABINETS.
- HEIGHT: THE WORK SURFACE SHALL BE 34" MAX ABOVE THE FLOOR PER *ANSI 1103.12.3.2.*
-EXPOSED SURFACES: THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE EXPOSED PORTIONS OF WORK SURFACE COUNTERS PER *ANSI SECTION 1103.12.3.3* **SEE ANSI FIGURE 1103.12.3.**

SINK
EACH QUALIFYING UNIT SHALL HAVE A REAR DRAIN SINK WITH DRAIN PIPES CONCEALED BEHIND A REMOVABLE 30" WIDE CONCEALMENT PANEL OR REMOVABLE SINK BASE PER *UD SEC. 4.4*. THE KITCHEN FLOOR FINISH MUST EXTEND UNDER THE REMOVABLE CABINET, AND THE WALL BEHIND THE CABINET MUST BE FINISHED.
THE DEPTH OF THE SINK BOWL SHALL BE NO GREATER THAN 6-1/2". COUNTER THICKNESS SHALL BE 2" MAX. OVER THE REQUIRED CLEAR FLOOR SPACE PER *UFAS SEC. 4.34.6.5*
- HEIGHT: THE FRONT OF THE SINK SHALL BE 34" MAX AFF MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE PER *ANSI SEC. 1103.12.4.2*
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH, INCLUDING UNDER-COUNTER TOE AND KNEE CLEARANCE. THE UNDERSIDE OF THE SINK SHALL BE CONFIGURED TO PREVENT BURNS, ABRASIONS OR ELECTRICAL SHOCK. IF A REMOVABLE BASE IS INSTALLED, PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT PER ANSI SEC 1103.12.4.4 **SEE IMAGES 306.2, 306.3, 1103.12.1.1 & 1103.12.1.2**

DISHWASHER
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR ADJACENT SINK PER *ANSI SECTION 1103.12.5.3.* **SEE IMAGES 1103.12.1.1 & 1103.12.1.2**
- APPLIANCE DOOR CLEARANCE: THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR AREA FOR THE DISHWASHER PER *ANSI SECTION 1103.12.5.3.* **SEE IMAGE A**

COOKTOP
- APPROACH: A CLEAR FLOOR SPACE, POSITIONED FOR A PRALLEL OR FORWARD APPROACH TO THE COOKTOP, SHALL BE PROVIDED *PER ANSI 1103.12.5.4.1.*
- FORWARD APPROACH: WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A FORWARD APPROACH, KNEE AND TOE CLEARANCE COMPLYING WITH ANSI 306 SHALL BE PROVIDED. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT FROM BURNS, ABRASIONS OR ELECTRICAL SHOCK. **SEE ANSI FIGURE 1003.12.2.**
- PARALLEL APPROACH: WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A PARALLEL APPROACH, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE.
-CONTROLS: THE LOCATION OF THE CONTROLS SHALL NOT REQUIRE REACHING ACROSS THE BURNERS PER *ANSI SECTION 1103.12.5.4.4* AND *UD SEC. 4.2.*

OVEN
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE SHALL BE PROVIDED. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN.
- SIDE-HINGED DOOR OVENS: SIDE-HINGED DOOR OVENS SHALL HAVE A COUNTERTOP POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR PER ANSI 1103.12.5.5.2.
- BOTTOM HINGED DOOR OVENS: BOTTOM HINGED DOOR OVENS SHALL HAVE A COUNTERTOP POSITION ADJACENT TO ONE SIDE OF THE DOOR PER ANSI 1103.12.5.5.3.
- CONTROLS: THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS PER ANSI 1103.12.5.5.4.

REFRIGERATOR / FREEZER
REFRIGERATORS SHALL BE SIDE-BY-SIDE TYPE PER *UD SEC. 4.3.*
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED PER *ANSI SECTION 1103.12.5.6.* THE CENTERLINE OF THE CLEAR FLOOR SPACE MAY BE OFFSET 24" MAX FROM THE CENTERLINE OF THE APPLIANCE. **SEE IMAGES 1103.12.1.1 & 1103.12.1.2**
- ACCESSIBLE SHELVES: AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, SHALL BE 54" MAX. ABOVE THE FLOOR PER *ANSI SEC. 1103.12.5.6.*

CABINETRY:
ALL CABINETS, DRAWERS, AND SHELF AREAS SHALL COMPLY WITH *UFAS SEC. 4.25.* ALL CABINETRY SHALL HAVE D TYPE PULL HANDLES OR TOUCH LATCHES PER *UD SEC. 4.6.*
KITCHENS IN ALL QUALIFYING UNITS SHALL HAVE A PANTRY STYLE CABINET OR CLOSET PER *UD SEC. 4.5* ***(OWNER HAS ELECTED THIS OPTIONAL ELEMENT).***

MOVEMENT & ACCESSIBLE ROUTE

-GENERAL: TYPE A UNITS SHALL COMPLY WITH ANSI SECTION 1103.3

- LOCATION: AT LEAST ONE ACCESSIBLE ROUTE MUST CONNECT ALL SPACES AND ELEMENTS THAT ARE PART OF THE UNIT AND COINCIDE WITH GENERAL CIRCULATION PATHS PER *ANSI SECTION 1103.3.1* WITH THE FOLLOWING EXCEPTION:
1. ROUTE NOT REQUIRED TO ACCESS UNFINISHED BASEMENTS AND ATTICS.

-TURNING SPACE: ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE PER *ANSI SECTION 1103.3.2.* THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

EXCEPTIONS:
1. A TURNING SPACE IS NOT REQUIRED IN TOILET ROOMS AND BATHROOMS THAT ARE NOT REQUIRED TO COMPLY WITH ANSI *SECTION 1103.11.2.*
2. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRIES THAT ARE 48" MAXIMUM IN DEPTH.

- COMPONENTS: ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS AND LIFTS PER *ANSI SECTION 1103.3.3.*

- CLEAR WIDTH: ALL INTERIOR PASSAGEWAYS SHALL HAVE A MINIMUM 42" CLEAR WIDTH. A MINIMUM 36" CLEAR WIDTH IS ACCEPTABLE WHEN TRAVELING LESS THAN 36" PER *UD SEC. 2.2.*THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

- PASSING SPACE: IF AN ACCESSIBLE ROUTE HAS LESS THAN 60" CLEAR WIDTH, PASSING SPACES AT LEAST 60" X 60" SHALL BE LOCATED AT INTERVALS OF 200 FT MAX. PER *UFAS SEC. 4.3.4* AND *ANSI SEC. 403.5.2*. A T-INTERSECTION COMPLYING WITH *ANSI SEC. 304.3.2*, PROVIDED THE BASE AND ARMS OF THE SPACE EXTEND 48" MIN. BEYOND THE INTERSECTION, IS ACCEPTABLE.

EACH QUALIFYING UNIT SHALL BE LOCATED ON AN ACCESSIBLE ROUTE COMPLYING WITH THE ABOVE REQUIREMENTS, WHICH ALLOWS PEDESTRIAN ACCESS TO ALL COMMON SPACES AND ACCESSIBLE PARKING SPACES PER *UD SEC. 1.4.*

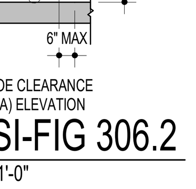
- T-SHAPED SPACE: IN NEW BUILDINGS AND FACILITIES, THE TURNING SPACE SHALL BE A T-SHAPED SPACE COMPLYING WITH ONE OF THE FOLLOWING:
1. A T-SHAPED SPACE, CLEAR OF OBSTRUCTION, THAT FITS WITHIN AN AREA 68" WIDE AND 60" DEEP, WITH TWO ARMA AND ONE BASE THAT ARE ALL 36" MIN IN WIDTH. EACH ARM SHALL EXTEND 16" MIN FROM EACH SIDE OF THE BASE LOCATED OPPOSITE THE OTHER, AND THE BASE SHALL EXTEND 24" MIN FROM THE ARMS. AT THE INTERSECTION OF EACH ARM AND THE BASE, THE INTERIOR CORNERS SHALL BE CHAMFERED FRO 8" MIN ALONG BOTH THE ARM AND ALONG THE BASE. **SEE FIGURE 304.3.2.1 (A)**
2. A T-SHAPED SPACE, CLEAR OF OBSTRUCTION, THAT FITS WITHIN AN AREA 64" WIDE AND 60" DEEP, WITH TWO ARMS 38" MIN IN WIDTH AND A BASE 42" MIN IN WIDTH. EACH ARM SHALL EXTEND 11" MIN FROM EACH SIDE OF THE BASE, LOCATED OPPOSITE THE OTHER, AND THE BASE SHALL EXTEND 22" MIN FROM EACH ARM. **SEE FIGURE 304.3.2.1 (B)**
3. A T-SHAPED SPACE, CLEAR OF OBSTRUCTION, 64" WIDE AND 60" DEEP, WITH TWO ARMS AND ONE BASE 40" MIN IN WIDTH. EACH ARM SHALL EXTEND 12" MIN FROM EACH SIDE OF THE BASE AND THE BASE SHALL EXTEND 20" MIN FROM EACH ARM. **SEE FIGURE 304.3.2.1 (C).**

TURNING SPACE: IN NEW BUILDINGS AND FACILITIES, THE CIRCULAR TURNING SPACE SHALL BE A SIRCULAR SPACE WITH A 67" MIN DIAMETER. *SEE ANSI FIGURE 304.3.1.*

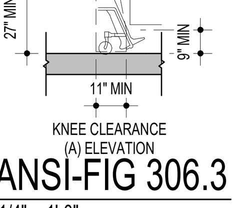
KNEE AND TOE CLEARANCE:
- TOE CLEARANCE: SPACE BENEATH AN ELEMENT BETWEEN THE FLOOR AND 9" ABOVE THE FLOOR SHALL BE CONSIDERED TOE CLEARANCE, AND SHALL COMPLY WITH *ANSI SEC. 306.2.*
TOE CLEARANCES SHALL EXTEND 17" - 25" UNDER AN ELEMENT, AND SHALL BE 30" MIN. IN WIDTH. **SEE IMAGE 306.2**

- KNEE CLEARANCE: PER *ANSI SEC. 306.3*, SPACE BENEATH AN ELEMENT 9" - 27" ABOVE THE FLOOR SHALL BE CONSIDERED KNEE CLEARANCE.
KNEE CLEARANCES SHALL EXTEND 25" MAX. AT 9" ABOVE THE FLOOR. WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE COMPLYING WITH *ANSI SEC. 305*, IT SHALL BE 11" MIN. IN DEPTH AT 9" ABOVE THE FLOOR, AND 8" MIN. IN DEPTH 27" ABOVE THE FLOOR. **SEE IMAGE 306.3**

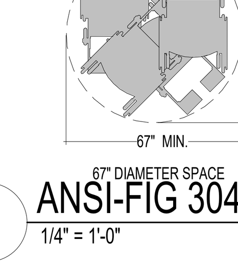
- REACH RANGE: OPERABLE PARTS INCLUDING LIGHTING CONTROLS, ELECTRICAL SWITCHES, AND RECEPTACLES MUST COMPLY WITH *UFAS SEC. 4.2, UD SEC. 3.2,* AND *ANSI SEC. 308.*


TOE CLEARANCE
(A) ELEVATION

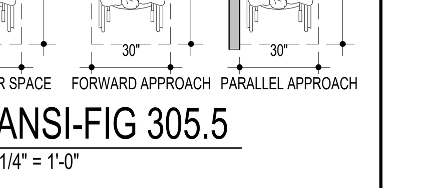
ANSI-FIG 306.2
1/4" = 1'-0"


KNEE CLEARANCE
(A) ELEVATION

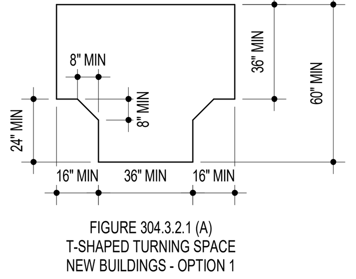
ANSI-FIG 306.3
1/4" = 1'-0"


67" DIAMETER SPACE

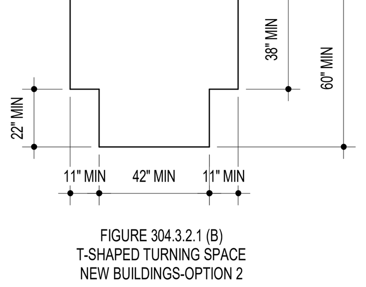
ANSI-FIG 304.3.1
1/4" = 1'-0"


CLEAR FLOOR SPACE FORWARD APPROACH PARALLEL APPROACH

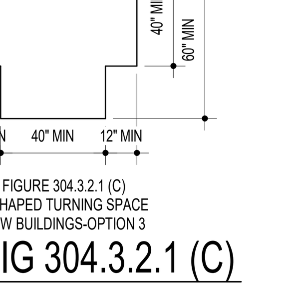
ANSI-FIG 305.5
1/4" = 1'-0"


FIGURE 304.3.2.1 (A)
T-SHAPED TURNING SPACE
NEW BUILDINGS - OPTION 1

ANSI-FIG 304.3.2.1 (A)
1/4" = 1'-0"


FIGURE 304.3.2.1 (B)
T-SHAPED TURNING SPACE
NEW BUILDINGS-OPTION 2

ANSI-FIG 304.3.2.1 (B)
1/4" = 1'-0"


FIGURE 304.3.2.1 (C)
T-SHAPED TURNING SPACE
NEW BUILDINGS-OPTION 3

ANSI-FIG 304.3.2.1 (C)
1/4" = 1'-0"

ANSI TYPE "A", UFAS & UNIVERSAL DESIGN UNITS - GENERAL NOTES

THE ABBREVIATIONS LISTED BELOW SHALL REFER TO THE FOLLOWING DOCUMENTS:
"ANSI" SHALL REFER TO THE AMERICAN NATIONAL STANDARD INSTITUTE PUBLICATION #ICC A117.1-**2017** ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
"UD" SHALL REFER TO THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY PUBLICATION **2025** GUIDELINES FOR THE DEVELOPMENT OF UNIVERSALLY DESIGNED UNITS.
"UFAS" SHALL REFER TO THE UNIFORM FEDERAL ACCESSIBLY STANDARDS (7-1-97)."

ALL DIAGRAMS ON THIS SHEET ARE FROM THESE PUBLICATIONS, ALTHOUGH SOME ANNOTATION HAS BEEN ADDED FOR CLARITY.

THIS SHEET IS A SUMMARY AND IS NOT INTENDED TO PRECLUDE OR EXCLUDE ANY SECTIONS OF THE APPLICABLE CODES. THE CONTRACTOR WILL STILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE SECTIONS.

IN CASES OF CONFLICT, THE MORE RESTRICTIVE REQUIREMENT OR CODE SHALL BE USED.

ALL COMMON AREAS IN THIS PROJECT ON THE FIRST FLOOR AND/OR ACCESSIBLE FROM AN ELEVATOR SHALL BE DESIGNED AND CONSTRUCTED TO MEET ANSI TYPE 'B' REQUIREMENTS UNLESS MORE STRINGENT ACCESSIBILITY REQUIREMENTS ARE NOTED (I.E. ANSI TYPE 'A', UFAS, ETC.).

TYPE A, UFAS, & UD UNITS MUST BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS PROVIDED IN THE BUILDING.

OWNER HAS SELECTED THE FOLLOWING OPTIONAL ELEMENTS

- WEATHERED SHELTERED ENTRYWAYS: PROVIDE COVERED ENTRANCES TO REDUCE OR ELIMINATE WATER INFILTRATION AND PROVIDE PROTECTION FOR USER WHILE LEAVING OR ENTERING A QUALIFYING UNIT PER UD SEC. 1.1.

- SIGNAGE: PROVIDE BRAILLE CHARACTERS TRANSLATIONS ON ALL ENTRY DOOR, COMMON AREA, AND MAINTENANCE RELATED SIGNAGE. CHARACTERS AND SIGNAGE SIGNAGE SHALL CONTRAST WITH THEIR BACKGROUND- EITHR LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. USE STANDARD BRAILLE CONVENTONS FOR LOCATION ON SIGNAGE. SIZING AND SPACING PER BRAILLE PUBLICATIONS IS ACCEPTABLE. ALL INTERIOR SIGNAGE PER UD SEC. 1.2.

- ACCESS TO ALL COMMON AREAS: FROM THE QUALIFYING UNIT VIA AN ACCESSIBLE PEDESTRIAN ROUTE PER UD SEC. 2.1.

- EXTRA FLOOR SPACE: PROVIDE A FULL 60" UNENCUMBERED TURNING DIAMETER WITHIN THE KITCHEN BOUNDRY OF EACH QUALIFYING UNIT PER UD SEC. 4.1

- FULL LENGTH PANTRY STYLE CABINET: IN EACH QUALIFYING UNIT, PROVIDE FUL-HEIGHT PANTRY CABINET ACCESSED FROM WITHIN THE KITHCHEN BOUNDRY. PER UD SEC. 4.5 PANTRY MAY BE A DEDICATED CLOSET ACCESSED FROM WITHIN THE KITCHEN BOUNDRY, AND COMPLY WITH ESSENTIALS 2.4, 2.5 AND 3.2.

- EXTRA FLOOR SPACE: IN EACH QUALIFYING UNIT; PROVIDE AT LEAST ONE BATHROOM WITH A FULL 60" UNENCUMBERED, TURNING DIAMETER PER UD SEC. 5.1.

-ROLL-UNDER VANITY OR SINK: IN EACH QUALIFYING UNIT; PROVIDE AT LEAST ONE BATHROOM WITH A ROLL UNDER SINK OR REMOVABLE VANITY BASE. IF A REMOVABLE VANITY BASE IS PROVIDED, IT SHALL BE A MINIMUM OF 30" WIDE AND EASILY REMOVABLE USING ONLY A SCREWDRIVER. THE BATHROOM FLOOR FINISH MUST EXTEND UNDER THE REMOVABLE CABINET, THE WALL BEHIND THE CABINET MUST BE FINISHED, AND A BASEBOARD MATCHING THAT INSTALLED IN OTHER AREAS OF THE DWELLING UNIT SHALL BE PERMANENTLY INSTALLED BEHIND THE CABINET. PER UD SEC 5.2

- NON-GLARE LIGHTING: IN EACH QUALIFYING UNIT, PROVIDE A MINIMUM OF TWO SEPARATE FIXED LIGHT FIXTURES. LIGHT SOURCES SHALL BE INDIRECT AND/OR HAVE FROSTED LENSES WITHOUT EXPOSING BULBS DIRECTLY TO THE OCCUPANT. PER UD SEC. 5.4

- SOLID IN-WALL BLOCKING: SOLID WOOD BLOCKING SHALL BE PROVIDED IN ALL APPLICABLE BATHROOM PER UD SEC. 5.5

-HANDHELD SHOWERHEADS: BOTH A FIXED AND HANDHELD SHOWER HEAD WITH A MINIMUM 60" HOSE SHALL BE INSTALLED ON THE CONTROL END WALL OF ALL BATHTUBS IN QUALIFYING UNITS. PER UD SEC. 5.6

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
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03/12/2025	VH 9% SUBMISSION	
05/14/2026	VH 4% HOTC APP.	
06/30/2026	CONSTRUCTABILITY REVIEW	

A-013
06/30/2026
CONSTRUCTABILITY REVIEW

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BATHROOM OPTION A

SELECT ONE BATHROOM OPTION FOR EACH ANSI TYPE 'B' UNIT. BATHROOM OPTIONS A & B CANNOT BE COMBINED WITHIN A SINGLE UNIT.
ITEMS IN THIS BOX IN BLUE ARE SPECIFIC TO OPTION A ONLY.

ANSI TYPE 'B' - BATHROOM OPTION A PER *ANSI SECTION 1104.11.3.1*

- COVERED ROOMS: IF BATHROOM OPTION A IS SELECTED, NOTES IN THIS BOX APPLY TO ALL BATHROOMS AND BATH FIXTURES IN THE UNIT EXCEPT THOSE ON LEVELS THAT ARE NOT REQUIRED TO THE ACCESSIBLE PER *ANSI SECTION 1104.3.1, EX'S* AND THOSE IN POWDER ROOMS NOT REQUIRED TO BE ACCESSIBLE PER *ANSI SECTION 1104.11.3.1, EX. 2.*

- DOORS: WHERE A CLEAR FLOOR SPACE IS PROVIDED WITHIN A BATHROOM EXCLUDING ANY KNEE AND TOE CLEARANCES UNDER ELEMENTS AND BEYOND THE ARC OF THE DOOR, THE DOOR MAY SWING INTO THE CLEAR FLOOR SPACE FOR FIXTURES PER *ANSI SECTION 1104.11.2.1, EX.*

- CLEAR FLOOR SPACES: REQUIRED CLEARANCES AT FIXTURES MAY INCLUDE KNEE AND TOE CLEARANCES PER *ANSI SECTION 1104.11.2.2.*

- DISPENSERS: WHEN BELOW THE GRAB BAR, THE DISPENSER SHALL BE 24" MIN AND 42" MAX FROM THE REAR WALL. THE DISPENSER OUTLET SHALL BE 18" MIN A.F.F. PER *ANSI SEC. 604.7.* **SEE FIG. 604.7**

- CONTROLS: SHUT-OFFS ARE NOT REQUIRED TO COMPLY WITH *ANSI CHAPTER 3* PER *ANSI SECTION 1104.9 EX. 8.*

LAVATORIES AND BATHROOM ACCESSORIES

- BATHROOMS WITH MULTIPLE LAVATORIES: WHERE MULTIPLE LAVATORIES ARE PROVIDED IN A SINGLE BATHROOM, ONLY ONE LAVATORY IS REQUIRED TO COMPLY PER *ANSI SECTION 1104.11.3.1.*

- LAVATORY COUNTER HEIGHT: THE LAVATORY SHALL BE 34" MAX AFF MEASURED TO THE HIGHER OF THE SINK RIM OR COUNTER SURFACE PER *ANSI SECTION 606.3*

- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY AND POSITIONED FOR FORWARD APPROACH PER *ANSI SECTION 1104.11.3.1.1.* KNEE AND TOE CLEARANCE COMPLYING WITH *ANSI SEC. 306* SHALL BE PROVIDED. **SEE IMAGE 606.2**

- CONTROLS: PLUMBING FIXTURE CONTROLS IN THE COVERED BATHROOM SHALL COMPLY WITH *ANSI SEC. 309* PER *ANSI SEC. 606.4* SHUT-OFFS ARE NOT REQUIRED TO COMPLY WITH *ANSI CHAPTER 3* PER *ANSI SECTION 1104.9 EX. 8.*

- BATHROOM LIGHTING / ELECTRICAL: WITHIN BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES ARE PERMITTED TO BE LOCATED OVER CABINETS WITH 36" MAX HIGH COUNTERTOPS UP TO 25.5" DEEP PER *ANSI SECTION 1104.9 EX. 10.* WHERE REDUNDANT CONTROLS ARE PROVIDED FOR SINGLE ELEMENTS, ONE CONTROL LOCATION IN EACH SPACE IN NOT REQUIRED TO BE ACCESSIBLE PER *ANSI SECTION 1104.9 EX. 9.*

SHOWER STALLS

- COMPARTMENT SIZE: IF A SHOWER IS THE ONLY BATHING FACILITY AND THE UNIT IS NOT INDICATED TO RECEIVE A R.I.S., IT MUST BE 36" MIN WIDE AND 36" MIN DEEP PER *ANSI SECTION 1104.11.3.1.3.3.*

- CLEAR FLOOR SPACE: PER *ANSI SECTION 1104.11.3.1.3.3*, A CLEARANCE 48" LONG, MEASURED PERPENDICULAR TO THE SHOWER CONTROL WALL & 30" DEEP, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT SHALL BE PROVIDED. **SEE IMAGE 1104.11.3.1.3.3**

- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS MEETING *ANSI SECTIONS 608.3, 608.2.1.3, 608.2.2.3 AND 608.2.3.2* (GRAB BARS FOR PUBLIC SHOWERS). **SEE IMAGES 604.5.1 & 604.5.2**

- SEAT REINFORCEMENT: REINFORCEMENT FOR THE FUTURE INSTALLATION OF A SEAT IS ONLY REQUIRED IN 36" X 36" SHOWER COMPARTMENTS; IT IS NOT REQUIRED IN LARGER SHOWER COMPARTMENTS PER *ANSI SECTIONS 1104.11.1 EX 7 & 1104.11.3.1.3.3.*

- CONTROLS: PLUMBING FIXTURE CONTROLS IN THE COVERED BATHROOM SHALL COMPLY WITH *ANSI SEC. 309* PER *ANSI SEC. 606.4.*

WATER CLOSETS

- WATER CLOSET POSITION: THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" – 18" FROM ONE SIDE OF THE REQUIRED CLEARANCE PER *ANSI SECTION 1104.11.3.1.2.1.* **SEE IMAGE 1104.11.3.1.2**

- CLEAR FLOOR SPACE:
· **CLEARANCE WIDTH:** 48" MIN IN WIDTH MEASURED PERPENDICULARLY FROM THE 16" – 18" SIDE CLEARANCE PER *ANSI SECTION 1104.11.3.1.2.2.1.* **SEE IMAGE 1104.11.3.1.2 (A)**
·**PARALLEL APPROACH CLEARANCE DEPTH:** 56" MIN IN DEPTH MEASURED PERPENDICULAR FROM THE REAR WALL PER *ANSI SECTION 1104.11.3.1.2.2.2.*
·**FORWARD APPROACH CLEARANCE DEPTH:** 66" MIN IN DEPTH MEASURED PERPENDICULAR FROM THE REAR WALL WITH A FORWARD APPROACH PER *ANSI SECTION 1104.11.3.1.2.2.3.*

- CLEARANCE OVERLAP: A VANITY OR OTHER OBSTRUCTION UP TO 24" IN DEPTH MAY OVERLAP THE CLEAR FLOOR SPACE PROVIDED 33" CLEAR WIDTH REMAINS IN THE WATER CLOSET CLEAR FLOOR SPACE PER *ANSI SECTION 1104.11.3.1.2.2.4.* **SEE IMAGE 1104.11.3.1.2 (B)**

- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS MEETING *ANSI SECTION 604.5* (GRAB BARS FOR PUBLIC WATER CLOSETS) WITH THE FOLLOWING EXCEPTIONS: **SEE IMAGES 604.5.1 & 604.5.2**
2. VERTICAL GRAB BAR: REINFORCEMENT FOR A SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED.
3. REAR GRAB BAR: REINFORCEMENT FOR A 24" LONG REAR GRAB BAR CENTERED ON THE WATER CLOSET IS PERMITTED IF SPACE IS NOT AVAILABLE FOR A STANDARD 36" REAR GRAB BAR.
4. SIDE GRAB BAR: REINFORCEMENT FOR A 24" LONG SIDE GRAB BAR LOCATED 12" MAX FROM THE REAR WALL IS PERMITTED IF SPACE IS NOT AVAILABLE FOR A STANDARD 42" SIDE GRAB BAR.

- CONTROLS: PROVIDE WATER CLOSET FLUSH VALVE AT OPEN SIDE (AWAY FROM SIDE WALL OR BATHTUB) *PER ANSI SEC. 604.6*

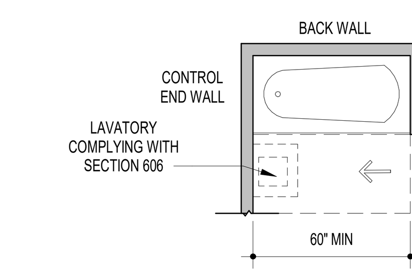
BATHTUBS

- CLEAR FLOOR SPACE:
· **PARALLEL APPROACH:** PER *ANSI SECTION 1104.11.3.1.3.1*, A 30" X 60" CLEAR FLOOR SPACE IS REQUIRED IN FRONT OF BATHTUB AND IS PERMITTED TO OVERLAP A LAVATORY MEETING *ANSI SECTION 606* PER *ANSI SECTION 1104.11.3.1.3.1.* **SEE IMAGE 1104.11.3.1.3.1(A)**
· **PARALLEL APPROACH ALTERNATE:** PER *ANSI SECTION 1104.11.3.1.3.1*, A CLEAR FLOOR SPACE ALIGNED WITH ONE END OF THE BATHTUB IS REQUIRED AND IS PERMITTED TO ABUT A LAVATORY MEETING *ANSI SECTION 1104.11.3.1.1.* **SEE IMAGE 1104.11.3.1.3.1(B)**
· **FORWARD APPROACH:** A 48" X 60" CLEAR FLOOR SPACE IS REQUIRED IN FRONT OF BATHTUB AND IS PERMITTED TO OVERLAP A LAVATORY OR WATER CLOSET AT ONE END PER *ANSI SECTION 1104.11.3.1.3.2.* **SEE IMAGE 1104.11.3.1.3.2**

- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS MEETING *ANSI SECTION 607.4* (GRAB BARS FOR COMMON AREA BATHTUBS) *PER ANSI SEC. 1104.11.1.* **SEE IMAGES 607.4.2(A) & 607.4.2(B)**

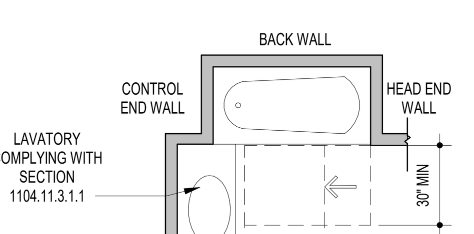
- CONTROLS: PLUMBING FIXTURE CONTROLS IN THE COVERED BATHROOM SHALL COMPLY WITH *ANSI SEC. 309* PER *ANSI SEC. 606.4.*

ANSI "TYPE B" UNITS-BATHROOM OPTIONS



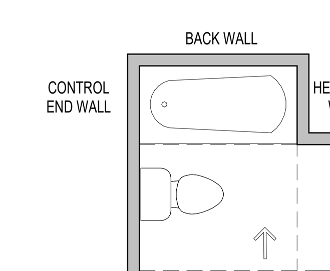
PARALLEL APPROACH BATHTUB IN TYPE B UNITS-- OPTION A BATHROOMS

ANSI-FIG 1104.11.3.1.3.1 A
1/4" = 1'-0"



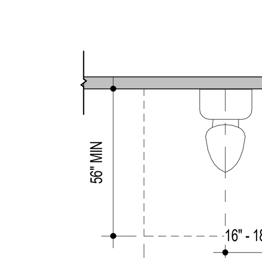
PARALLEL APPROACH BATHTUB IN TYPE B UNITS-- OPTION A BATHROOMS

ANSI-FIG 1104.11.3.1.3.1 B
1/4" = 1'-0"



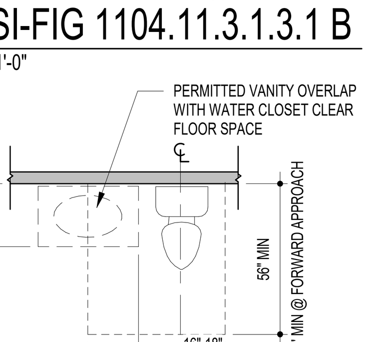
FORWARD APPROACH BATHTUB IN TYPE B UNITS OPTION A BATHROOMS

ANSI-FIG 1104.11.3.1.3.2
1/4" = 1'-0"



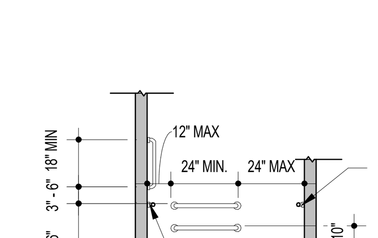
CLEARANCE WIDTH AND DEPTH

ANSI-FIG 1104.11.3.1.2 (A)
1/4" = 1'-0"



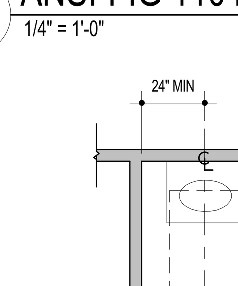
CLEARANCE WITH LAVATORY OVERLAP

ANSI-FIG 1104.11.3.1.2 (B)
1/4" = 1'-0"



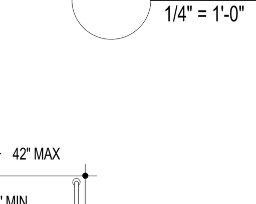
(A) ELEVATION
GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS

ANSI-FIG 607.4.2 A
1/4" = 1'-0"



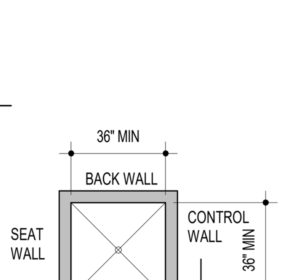
CLEARANCE AT ROLL UNDER SINK

ANSI-SECTION 606.2
1/4" = 1'-0"



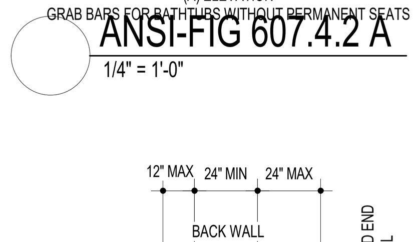
(A) PROTRUDING DISPENSER BELOW GRAB BAR

ANSI-FIG 604.7.1 A
1/4" = 1'-0"



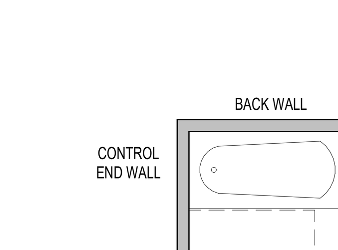
TRANSFER-TYPE SHOWER COMPARTMENT IN TYPE B UNITS

ANSI-FIG 1104.11.3.1.3.3
1/4" = 1'-0"



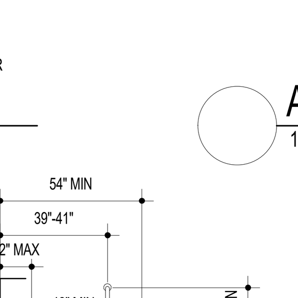
(B) PLAN
GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS

ANSI-FIG 607.4.2 B
1/4" = 1'-0"



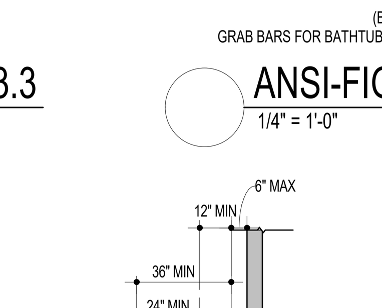
BATHROOM CLEARANCE IN TYPE B UNITS OPTION B BATHROOMS

ANSI-FIG 1104.11.3.2.3.1
1/4" = 1'-0"



SIDE WALL GRAB BAR FOR WATER CLOSET

ANSI-FIG 604.5.1
1/4" = 1'-0"



REAR WALL GRAB BAR FOR WATER CLOSET

ANSI-FIG 604.5.2
1/4" = 1'-0"

BATHROOM OPTION B

SELECT ONE BATHROOM OPTION FOR EACH ANSI TYPE 'B' UNIT. BATHROOM OPTIONS A & B CANNOT BE COMBINED WITHIN A SINGLE UNIT.
ITEMS IN THIS BOX IN BLUE ARE SPECIFIC TO OPTION B ONLY.

ANSI TYPE 'B' - BATHROOM OPTION B PER *ANSI SECTION 1104.11.3.2*

- COVERED ROOMS: IF BATHROOM OPTION B IS SELECTED, NOTES IN THIS BOX APPLY TO ONE COMPLETE BATHROOM AND ALL BATH FIXTURES IN THAT BATHROOM. ALL COMPLYING FIXTURES MUST BE IN THE SAME BATHROOM PER *ANSI SECTION 1104.11.3.2.*

- DOORS: WHERE A CLEAR FLOOR SPACE IS PROVIDED WITHIN A BATHROOM EXCLUDING ANY KNEE AND TOE CLEARANCES UNDER ELEMENTS AND BEYOND THE ARC OF THE DOOR, THE DOOR MAY SWING INTO THE CLEAR FLOOR SPACE FOR FIXTURES PER *ANSI SECTION 1104.11.2.1, EX.*

- CLEAR FLOOR SPACES: REQUIRED CLEARANCES AT FIXTURES MAY INCLUDE KNEE AND TOE CLEARANCES PER *ANSI SECTION 1104.11.2.2.*

- DISPENSERS: WHEN BELOW THE GRAB BAR, THE DISPENSER SHALL BE 24" MIN AND 42" MAX FROM THE REAR WALL. THE DISPENSER OUTLET SHALL BE 18" MIN A.F.F. PER *ANSI SEC. 604.7.* **SEE FIG. 604.7**

- CONTROLS: SHUT-OFFS ARE NOT REQUIRED TO COMPLY WITH *ANSI CHAPTER 3* PER *ANSI SECTION 1104.9 EX. 8.*

LAVATORIES AND BATHROOM ACCESSORIES

- LAVATORY COUNTER HEIGHT: THE LAVATORY SHALL BE 34" MAX AFF MEASURED TO THE HIGHER OF THE SINK RIM OR COUNTER SURFACE PER *ANSI SECTION 606.3*

- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY AND POSITIONED FOR FORWARD APPROACH PER *ANSI SECTION 1104.11.3.1.1.* KNEE AND TOE CLEARANCE COMPLYING WITH *ANSI SEC. 306* SHALL BE PROVIDED. **SEE IMAGE 606.2**

- CONTROLS: PLUMBING FIXTURE CONTROLS IN THE COVERED BATHROOM SHALL COMPLY WITH *ANSI SEC. 309* PER *ANSI SEC. 606.4.*

- BATHROOM LIGHTING / ELECTRICAL: WITHIN BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES ARE PERMITTED TO BE LOCATED OVER CABINETS WITH 36" MAX HIGH COUNTERTOPS UP TO 25.5" DEEP PER *ANSI SECTION 1104.9 EX. 10.* WHERE REDUNDANT CONTROLS ARE PROVIDED FOR SINGLE ELEMENTS, ONE CONTROL LOCATION IN EACH SPACE IN NOT REQUIRED TO BE ACCESSIBLE PER *ANSI SECTION 1104.9 EX. 9.*

SHOWER STALLS

- COMPARTMENT SIZE: IF A SHOWER IS THE ONLY BATHING FACILITY AND THE UNIT IS NOT INDICATED TO RECEIVE A R.I.S., IT MUST BE 36" MIN WIDE AND 36" MIN DEEP PER *ANSI SECTION 1104.11.3.1.3.3.*

- CLEAR FLOOR SPACE: PER *ANSI SECTION 1104.11.3.1.3.3*, A CLEARANCE 48" LONG, MEASURED PERPENDICULAR TO THE SHOWER CONTROL WALL & 30" DEEP, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT SHALL BE PROVIDED. **SEE IMAGE 1104.11.3.1.3.3**

- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS MEETING *ANSI SECTIONS 608.3, 608.2.1.3, 608.2.2.3 AND 608.2.3.2* (GRAB BARS FOR PUBLIC SHOWERS). **SEE IMAGES 608.3.1 & 608.3.3**

- SEAT REINFORCEMENT: REINFORCEMENT FOR THE FUTURE INSTALLATION OF A SEAT IS ONLY REQUIRED IN MAX 36" X 36" SHOWER COMPARTMENTS; IT IS NOT REQUIRED IN LARGER SHOWER COMPARTMENTS PER *ANSI SECTIONS 1104.11.1 EX 7 & 1104.11.3.1.3.3.*

- CONTROLS: PLUMBING FIXTURE CONTROLS IN THE COVERED BATHROOM SHALL COMPLY WITH *ANSI SEC. 309* PER *ANSI SEC. 606.4.*

WATER CLOSETS

- WATER CLOSET POSITION: THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" – 18" FROM ONE SIDE OF THE REQUIRED CLEARANCE PER *ANSI SECTION 1104.11.3.1.2.1.* **SEE IMAGE 1104.11.3.1.2(A)**

- CLEAR FLOOR SPACE:
· **CLEARANCE WIDTH:** 48" MINIMUM IN WIDTH MEASURED PERPENDICULARLY FROM THE 16" – 18" SIDE CLEARANCE PER *ANSI SECTION 1104.11.3.1.2.2.1.* **SEE IMAGE 1104.11.3.1.2(A)**
·**PARALLEL APPROACH CLEARANCE DEPTH:** 56" MIN IN DEPTH MEASURED PERPENDICULAR FROM THE REAR WALL PER *ANSI SECTION 1104.11.3.1.2.2.2.*
·**FORWARD APPROACH CLEARANCE DEPTH:** 66" MIN IN DEPTH MEASURED PERPENDICULAR FROM THE REAR WALL WITH A FORWARD APPROACH PER *ANSI SECTION 1104.11.3.1.2.2.3.*

- CLEARANCE OVERLAP: A VANITY OR OTHER OBSTRUCTION UP TO 24" IN DEPTH MAY OVERLAP THE CLEAR FLOOR SPACE PROVIDED 33" CLEAR WIDTH REMAINS IN THE WATER CLOSET CLEAR FLOOR SPACE PER *ANSI SECTION 1104.11.3.1.2.2.4.* **SEE IMAGE 1104.11.3.1.2 (B).**

- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS MEETING *ANSI SECTION 604.5* (GRAB BARS FOR PUBLIC WATER CLOSETS) WITH THE FOLLOWING EXCEPTIONS: **SEE IMAGES 604.5.1 & 604.5.2**
2. VERTICAL GRAB BAR: REINFORCEMENT FOR A SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED.
3. REAR GRAB BAR: REINFORCEMENT FOR A 24" LONG REAR GRAB BAR CENTERED ON THE WATER CLOSET IS PERMITTED IF SPACE IS NOT AVAILABLE FOR A STANDARD 36" REAR GRAB BAR.
4. SIDE GRAB BAR: REINFORCEMENT FOR A 24" LONG SIDE GRAB BAR LOCATED 12" MAX FROM THE REAR WALL IS PERMITTED IF SPACE IS NOT AVAILABLE FOR A STANDARD 42" SIDE GRAB BAR.

- CONTROLS: PROVIDE WATER CLOSET FLUSH VALVE AT OPEN SIDE (AWAY FROM SIDE WALL OR BATHTUB). PER ANSI SEC. 604.6

BATHTUBS

- CLEAR FLOOR SPACE: PER *ANSI SECTION 1104.11.3.2.3.1*, A CLEAR FLOOR SPACE IS REQUIRED IN FRONT OF BATHTUB MEASURED PERPENDICULAR FROM THE CONTROL WALL. **SEE IMAGE 1104.11.3.2.3.1**

- GRAB BAR REINFORCEMENT: BLOCKING SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS MEETING *ANSI SECTION 607.4* (GRAB BARS FOR COMMON AREA BATHTUBS).*PER ANSI SEC 1104.11.1.* **SEE IMAGES 607.4.2 (A) & 607.4.2 (B).**

- CONTROLS: PLUMBING FIXTURE CONTROLS IN THE COVERED BATHROOM SHALL COMPLY WITH *ANSI SEC. 309* PER *ANSI SEC. 606.4.* SHUT-OFFS ARE NOT REQUIRED TO COMPLY WITH *ANSI CHAPTER 3* PER *ANSI SECTION 1104.9 EX. 8.*

ANSI TYPE "B" GENERAL NOTES

THE ABBREVIATIONS LISTED BELOW SHALL REFER TO THE FOLLOWING DOCUMENTS: "*ANSI*" SHALL REFER TO THE AMERICAN NATIONAL STANDARD INSTITUTE PUBLICATION #ICC A117.1-**2017** *ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.*

ALL DIAGRAMS ON THIS SHEET ARE FROM THESE PUBLICATIONS, ALTHOUGH SOME ANNOTATION HAS BEEN ADDED FOR CLARITY.

THIS SHEET IS A SUMMARY AND IS NOT INTENDED TO PRECLUDE OR EXCLUDE ANY SECTIONS OF THE APPLICABLE CODES. THE CONTRACTOR WILL STILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE SECTIONS.

IN CASES OF CONFLICT, THE MORE RESTRICTIVE REQUIREMENT OR CODE SHALL BE USED.

ALL SINGLE-STORY UNITS IN THIS PROJECT ON THE FIRST FLOOR AND/OR ACCESSIBLE FROM AN ELEVATOR SHALL BE DESIGNED AND CONSTRUCTED TO MEET ANSI REQUIREMENTS UNLESS MORE STRINGENT ACCESSIBILITY REQUIREMENTS ARE NOTED.

ANSI TYPE "B" ACCESSIBLE ROUTE REQUIREMENTS

ACCESSIBLE ROUTE

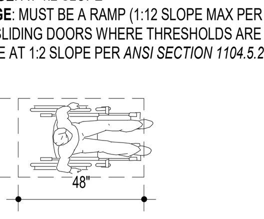
- LOCATION: ONE ACCESSIBLE ROUTE MUST CONNECT ALL SPACES AND ELEMENTS THAT ARE PART OF THE UNIT AND COINCIDE WITH GENERAL CIRCULATION PATHS PER *ANSI SECTION 1104.3.1.*

- COMPONENTS: ACCESSIBLE ROUTES CONSIST OF WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS AND LIFTS PER *ANSI SECTION 1104.3.2.*

- CLEAR FLOOR SPACE: FOR TYPE B UNITS, CLEAR FLOOR SPACES SHALL BE 48" MIN IN LENGTH AND 30" MIN IN WIDTH. SEE FIGURE 1104.1.1.

- CLEAR WIDTH: THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MIN. AND COMPLY WITH *ANSI SEC. 403.5* PER *ANSI SEC. 1104.4.1.* THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

- THRESHOLDS / CHANGES IN LEVEL:
· **¼" LEVEL CHANGE**: MAY BE VERTICAL
· **¼" TO ½" LEVEL CHANGE**: AT 1:2 SLOPE
· **OVER ½" LEVEL CHANGE**: MUST BE A RAMP (1:12 SLOPE MAX PER *ANSI SECTION 405*) EXCEPT AT SLIDING DOORS WHERE THRESHOLDS ARE PERMITTED TO HAVE ¾" LEVEL CHANGE AT 1:2 SLOPE PER *ANSI SECTION 1104.5.2.2.EX.*



CLEAR FLOOR SPACE FOR TYPE B UNITS

ANSI-FIG 1104.1.1
1/4" = 1'-0"

ANSI TYPE "B" LAUNDRY EQUIPMENT REQUIREMENTS

- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE MUST BE PROVIDED PER *ANSI SECTIONS 305.3 & 1104.10.1.*
· **FRONT LOADERS:** CLEAR FLOOR SPACE FOR FORWARD OR PARALLEL APPROACH REQUIRED.

- OPERABLE PARTS: CONTROLS OR SWITCHES MOUNTED ON APPLIANCES ARE EXCLUDED FROM REACH RANGE REQUIREMENTS PER *ANSI SECTION 1104.9. EX.6.*

STORAGE FACILITIES

- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE COMPLYING WITH ANSI SEC. 305 SHALL BE PROVIDED *PER ANSI SEC. 905.2.*

- REACH RANGE: ACCESSIBLE STORAGE ELEMENTS AND OPERABLE PARTS SHALL COMPLY WITH *ANSI SEC. 308* AND *309*

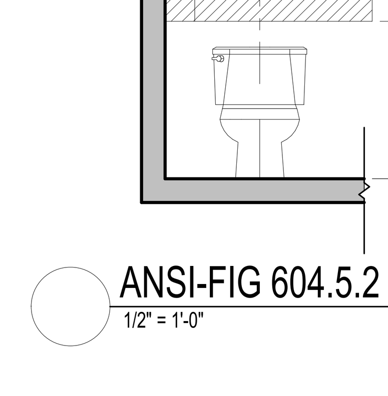
ANSI TYPE "B" DOOR REQUIREMENTS

DOORS

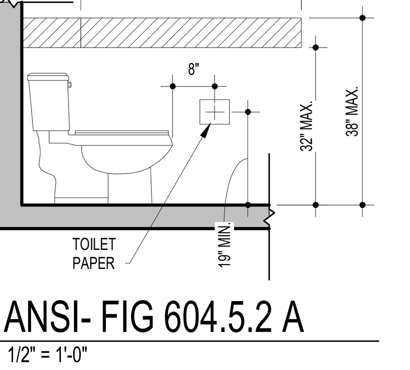
- RESIDENTIAL UNIT PRIMARY ENTRY DOOR: THE ACCESSIBLE PRIMARY ENTRANCE SHALL NOT BE INTO A BEDROOM (UNLESS THE UNIT IS A STUDIO) AND SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS PER *ANSI SECTION 1104.2.*

- USER PASSAGEWAY DOORWAYS: DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A CLEAR OPENING OF 32" MIN. MEASURED FROM FACE OF DOOR TO STOP WITH DOOR OPEN TO 90° WITH A THRESHOLD LEVEL CHANGE NOT EXCEEDING 1/2". THE CLEARANCE MUST BE PROVIDED AT THE FLOOR, MEASURED TO THE BASE/SHOE MOLDING.

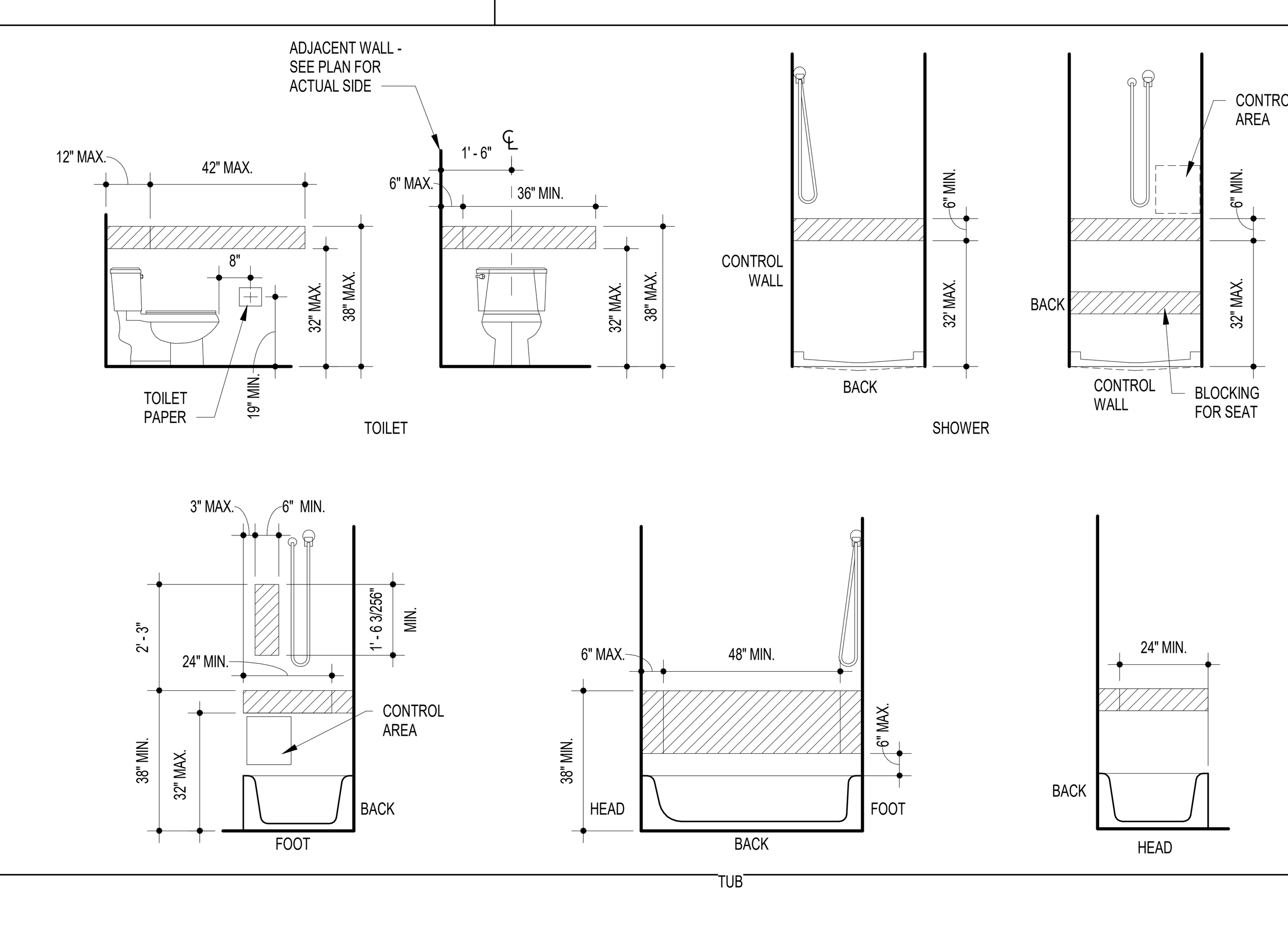
BATHROOM BLOCKING



ANSI-FIG 604.5.2 B
1/2" = 1'-0"



ANSI- FIG 604.5.2 A
1/2" = 1'-0"



ANSI TYPE "B" KITCHEN REQUIREMENTS

MINIMUM CLEARANCE: CLEARANCE BETWEEN ALL OPENING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN IS 40" MIN., AND 60" MIN. FOR U-SHAPED KITCHENS PER *ANSI SEC. 1104.12.1.1 & 1104.12.1.2*

SINK

-HEIGHT: PER *ANSI SEC. 606.3* THE FRONT OF SINKS SHALL BE 34" MAX A.F.F., MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.

- CLEAR FLOOR SPACE
· **PARALLEL APPROACH:** A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, CENTERED ON THE SINK BOWL SHALL BE PROVIDED PER *ANSI SECTION 1104.12.2.1.* **SEE IMAGE 1104.12.1.1 & 1104.12.1.2**
· **FORWARD APPROACH:** A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH, INCLUDING UNDER-COUNTER TOE AND KNEE CLEARANCE, IS PERMITTED IN LIEU OF PARALLEL APPROACH PER *ANSI SECTION 1104.12.2.1.EX* MEETING THE REQUIREMENTS OF *ANSI SECTIONS 306 & 1103.12.4.1.* THE UNDERSIDE OF THE SINK SHALL BE CONFIGURED TO PREVENT BURNS, ABRASIONS OR ELECTRICAL SHOCK. **SEE IMAGES 306.2, 306.3, 1104.12.1.1 & 1104.12.1.2**

DISHWASHER

- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED PER *ANSI SECTION 1104.12.2.2.* **SEE IMAGES 1104.12.1.1(B) & 1104.12.1.2**

- APPLIANCE DOOR CLEARANCE: THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR AREA FOR THE DISHWASHER PER *ANSI SECTION 1104.12.2.2.* **SEE IMAGE A**

COOKTOP

- CLEAR FLOOR SPACE
· **PARALLEL APPROACH:** A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED PER *ANSI SECTIONS 1104.12.2.3.1 & 1104.12.2.3.3.* THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. **SEE IMAGE 1104.12.1.1 & 1104.12.1.2**

OVEN

- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED PER *ANSI SECTION 1104.12.2.4.* **SEE IMAGES 1104.12.1.1 & 1104.12.1.2**

- APPLIANCE DOOR CLEARANCE: THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR AREA FOR THE OVEN PER *ANSI SECTION 1104.12.2.4.* **SEE IMAGE A**

REFRIGERATOR / FREEZER

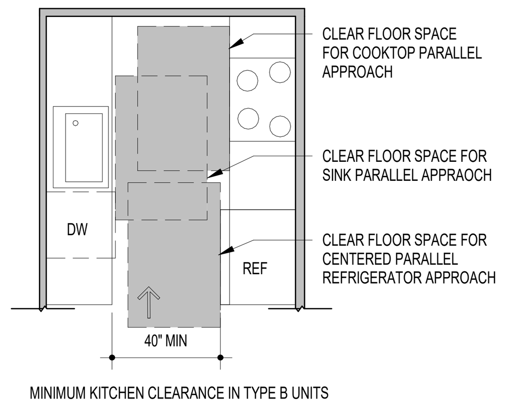
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED PER *ANSI SECTION 1104.12.2.5.* THE CENTERLINE OF THE CLEAR FLOOR SPACE MAY BE OFFSET 24" MAX FROM THE CENTERLINE OF THE APPLIANCE. **SEE IMAGES 1104.12.1.1 & 1104.12.1.2**

- WORK SURFACE:
- MINIMUM LENGTH: AT LEAST ONE SECTION OF COUNTER SHALL BE 30" IN LENGTH MINIMUM AND COMPLY WITH *ANSI SEC. 902* PER *ANSI SEC. 1102.12*



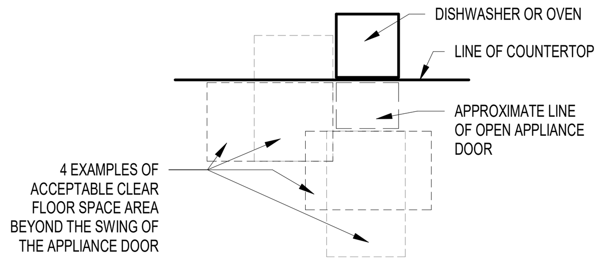
U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS

ANSI-FIG 1104.12.1.2
1/4" = 1'-0"

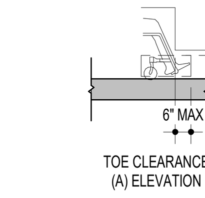


MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS

ANSI-FIG 1104.12.1.1
1/4" = 1'-0"

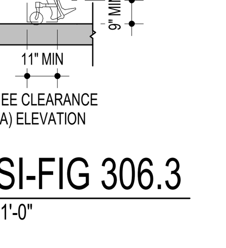


ANSI-IMAGE A
1/4" = 1'-0"



TOE CLEARANCE
(A) ELEVATION

ANSI-FIG 306.2
1/4" = 1'-0"



KNEE CLEARANCE
(A) ELEVATION

ANSI-FIG 306.3
1/4" = 1'-0"

ACCESSIBILITY GENERAL NOTES

PROJECT SHALL COMPLY WITH THE VIRGINIA ACCESSIBILITY CODE FOR ALL NEW CONSTRUCTION OF PUBLIC AND COMMON USE FACILITIES AND SPACES (MAIL KIOSKS, EXERCISE/LAUNDRY BUILDING, TRASH COMPACTORS, ETC.).

I. SITE

A. ACCESSIBLE SITE & EXTERIOR FACILITIES
1. ACCESSIBLE ROUTES TO BE PROVIDED THROUGHOUT THE SITE TO ALL BUILDINGS.
2. ACCESSIBLE PARKING SPACES, LOADING ZONES AND CURB RAMPS TO BE PROVIDED, REFER TO CIVIL & LANDSCAPE PLANS FOR ALL ACCESSIBLE ROUTES TO ALL BUILDINGS AND AMMENITIES

II. COMMON USE FACILITIES

A. ACCESSIBLE STRUCTURES:
1. BUILDING, MAIL, KIOSKS, EXERCISE/LAUNDRY FACILITIES, COMPACTORS, ETC., PUBLIC AND COMMON USE SPACES MUST BE READILY ACCESSIBLE TO AN USABLE BY PEOPLE WITH DISABILITIES PER FEDERAL, STATE, AND LOCAL MUNICIPAL REGULATIONS AND ANSI A117.1-2009 STANDARDS.
B. EXTERIOR DOORS:
1. PROVIDE COMPLIANT THRESHOLD.
2. LEVER TYPE HARDWARE WITH DEAD-BOLT LOCKS TO BE PROVIDED. MAX. HEIGHT OF 48" A.F.F.
3. DOOR CLOSURE: MUST ALLOW FOR "LOW FORCE" TO BE APPLIED IN ORDER TO OPEN.
4. SECURITY VIEWERS (PEEP HOLES) IF PROVIDED IN DOOR, TO BE INSTALLED AT A MAX. OF 44" A.F.F.
5. PROVIDE A MINIMUM OF 32" CLEAR WIDTH OPENING. (3'-0" DOOR)
C. INTERIOR DOORS:
1. ALL DOORS TO PROVIDE A MINIMUM OF 32" CLEAR WIDTH WHEN OPENED. (3'-0" DOOR) AND PROVIDE 1'-6" CLEAR SPACE ON THE "PULL" SIDE AT THE HANDLE.
2. LEVER TYPE HARDWARE TO BE PROVIDED. MAX. HEIGHT OF 48" A.F.F. AND MIN. HEIGHT OF 32" A.F.F.
D. KITCHEN/ BREAK ROOMS:
1. PROVIDE ACCESSIBLE KNEE SPACE UNDER SINK AS REQUIRED.
2. PROVIDE A 2'-6" MIN. (30") WIDE WORK SPACE COUNTERTOP.
3. MAXIMUM HEIGHT OF 34" AT TOP OF SINK AND TOP OF WORK SPACE SURFACE.
4. SINK & PLUMBING TRIM TO BE H.C. ACCESSIBLE APPROVED FIXTURES.
5. REFRIGERATOR NEEDS TO BE "SIDE BY SIDE" ACCESSIBLE, OR HAVE A BOTTOM MOUNTED FREEZER.
6. ALL APPLIANCE CONTROLS NEED TO BE FRONT MOUNTED AND LESS THAN 4'-0" (48") A.F.F. TYP.
7. PROVIDE A CLEAR FLOOR SPACE (C.F.S.) APPROACH TO ALL APPLIANCES. C.F.S. MAY OVERLAP EACH OTHER.
8. CLEAR FLOOR SPACE OF IS REQUIRED WITHIN KITCHENS TO ALLOW FOR PARALLEL OR PERPENDICULAR APPROACH TO THE APPLIANCES AND FIXTURES, TYP. SEE UNIT PLANS FOR ADDITIONAL INFORMATION.
E. RESTROOMS:
1. PROVIDE ACCESSIBLE KNEE SPACE UNDER SINK AS REQUIRED.
2. ACCESSIBLE LAVATORY HEIGHT TO BE 34" MAXIMUM A.F.F.
3. INSTALL GRAB BARS AT H.C. ACCESSIBLE TOILET STALLS AS REQUIRED.
4. TOILET ACCESSORIES TO MEET ALL H.C. ACCESSIBLE REACH RANGES, AND BE APPROVED H.C. FIXTURES.
5. ALL PLUMBING FIXTURES & TRIM UTILIZED IN H.C. ACCESSIBLE STALLS AND LAVATORIES SHOULD BE H.C. APPROVED FIXTURE TYPES.
6. PROVIDE A 60" DIAMETER CLEAR FLOOR SPACE TURNING RADIUS WITHIN ROOM EXCLUSIVE OF DOOR SWING.
7. ROLL-IN SHOWER TYPES TO PROVIDE CLEAR FLOOR SPACE, GRAB BARS AND ACCESSIBLE SEAT. SEE DETAILS.
8. WALL DIMENSIONS AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN.
9. PROVIDE METAL STRAP BLOCKING IN LINE OF STUD PLANE FOR WALLS NOTED AS REQUIRING REINFORCING FOR ALL GRAB BARS. SEE DETAILS.
10. LAVATORIES ARE TO BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 1'-6" HORIZONTALLY FROM FINISHED SURFACE OF AN ADJOINING WALL OR FIXTURE.
F. FLOOR FINISHES:
1. PROVIDE "NON-SLIP" ABRASIVE SURFACE THROUGHOUT BUILDINGS ALONG ALL ACCESSIBLE ROUTES.
2. FLOOR TRANSITIONS BETWEEN DIFFERENT MATERIALS NEED TO BE FLUSH, OR MEET THE 1/2" MAX. THRESHOLD REQUIREMENTS.
G. ELECTRICAL/ENVIRONMENTAL CONTROLS:
1. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS: ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 48" A.F.F. ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 15" A.F.F. CONTROLS AND/OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS. SEE DETAILS, TYP.
H. MISCELLANEOUS/OTHER:
1. CORRIDORS TO HAVE A MINIMUM CLEAR WIDTH OF 4'-0" (48") AND A MIN. HEAD HEIGHT OF 6'-8" (80").
2. ELECTRIC WATER COOLERS & DRINKING FOUNTAINS TO BE MOUNTED AT 36" TO TOP OF SPOUT.

COMPLIANCE TO BE PROVIDED WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR LIVING UNITS AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES.

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com
GRIMM AND PARKER

GP #22424.00

UNIT ACCESSIBILITY - ANSI B

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION	#
03/12/2025	VH 9% SUBMISSION	
05/14/2026	VH 4% HOTC APP.	
06/30/2026	CONSTRUCTABILITY REVIEW	

A-014

06/30/2026
CONSTRUCTABILITY REVIEW

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Essential Elements

Each qualifying Universally Designed Unit in the LIHTC program must contain all of the essential elements listed below and comply with Virginia Housing's Minimum Design and Construction Requirements, and Minimum Cabinet Requirements. Universal Design is not a safe harbor for other required accessibility standards such as ANSI A117.1, UFAS or the Fair Housing Act. It should be used as a supplement to required accessibility standards and building codes.

1. Route

1.1 Accessible Route – An accessible route shall consist of a minimum 36" wide continuous, stable, firm and slip-resistant surface, free of obstructions and changes in level greater than a ¼" vertical. Running slopes shall not exceed 1:20 and cross slopes shall not exceed 1:50. A minimum 60"x60" passing space must be provided at reasonable intervals not to exceed 200'. Routes requiring 180° turns must have a clear width of 60" during the turn. Cross walks must be striped and may not travel directly behind parking spaces or within a drive lane. Vertical means of transportation, other than fully handicap accessible elevators, must be presented to, and approved by, Virginia Housing prior to submission of the tax credit reservation application.

1.2 Accessible Parking* – Accessible parking spaces shall comply with Figure 1.2. Van accessible spaces required for public accommodation shall not count towards the number of accessible spaces required for qualifying units.

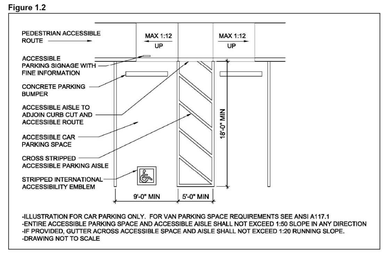
1.2.1 – Developments with off-street parking shall provide at least one accessible parking space on an accessible route for each qualifying UD unit, sufficiently dispersed to serve each qualifying UD unit.

Exception 1:
The total number of accessible parking spaces for UD qualifying units may be reduced to the greater of either:
1) 5 accessible parking spaces, or
2) 5% of the total number of parking spaces.

Exception 2:
Where a development receives a reduction in local zoning parking requirements from the authority having jurisdiction, a minimum 5% of off-street parking must be accessible spaces.

*Parking must comply with all applicable accessibility standards.

Figure 1.2



1.3 Garbage Collection – Each qualifying unit shall be located on an accessible route complying with 1.1 that leads to a resident garbage drop off area. Garbage chutes, dumpster openings, and their operating mechanisms shall be within the reach range complying with 3.2.

1.4 Common Spaces – Each qualifying unit shall be located on an accessible route complying with 1.1. which allows pedestrian access to the leasing office, community room, laundry facility, mailboxes and public transportation pick up areas if available to the facility.

Exception:
Alternative vehicular connectivity for impractical sites must be presented to and approved by Virginia Housing prior to submission of the tax credit reservation application. Each vehicular connected amenity must include two parking spaces compliant with Figure 1.2 in addition to the total number of spaces required by 1.2.

1.5 Curb Cuts – Shall comply with Figure 1.5 (a) or 1.5 (b). In 1.5 (a), the minimum width of a curb ramp landing shall be 60" exclusive of the ramp running slopes. In both, ramp running slopes and flared side slopes shall not exceed 1:12, however, when possible, ramp running slopes should not exceed 1:20. If a curb cut similar to that shown in Figure 1.5 (b) is provided, there shall be a minimum 36" wide clear unobstructed walk way immediately behind the curb cut with cross slopes not exceeding 1:50. Built up ramps located on the parking lot side of the curb line are not permitted.

Figure 1.5 (a)

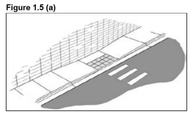
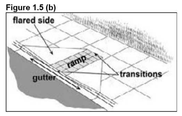


Figure 1.5 (b)



1.6 Ramps – In cases where topography and space limitations create the need for a ramp; running slopes shall not exceed 1:12. If a ramp rise is greater than 6" or if the horizontal projection is greater than 72", handrails must be provided on both sides. Ramps shall be constructed of concrete, brick or similar cementitious/slip-resistant materials.

2. Movement

2.1 Exterior Walkways – All existing exterior walkways on an accessible route shall be a minimum of 36" wide. All new exterior walkways shall be a minimum of 48" wide. All walkways perpendicular to parking spaces shall be 72" wide excluding curb, or 48" wide with at least 2 feet between sidewalk and back of curb or pinned concrete parking bumpers. Alternate solution incorporating bollards may be permitted.

2.1.1 – Walkways shall be constructed of concrete or similar cementitious material with a slip-resistant surface free of any obstructions and changes in level, with a cross slope not exceeding 1:50 and a running slope not exceeding 1:20. Curb cuts shall be required to allow access to accessible areas.

Exception: Covered breezeways may utilize alternate material with gaps not greater than 1/2".

2.2 Interior Passageways – Interior passageways shall have a minimum 42" clear floor width. A minimum 36" clear floor width between vertical surfaces is acceptable when traveling less than 36".

2.3 Level Space at Entryways – Unit entryways shall have a minimum 60"X60" clear, level floor space at both the interior and exterior side of the door, and shall include the full clear width of the door. A maximum 1:50 slope is permitted at the exterior side of doors to allow water shed.

2.4 Clear Space on Pull Side of All Doors – Doors shall have a minimum 36" deep clear, level floor space that extends a minimum 18" past the latch on the pull side of the door.

2.5 Interior Passage Doorways – All interior passage doorways between rooms deeper than 24" shall have a minimum clear opening of not less than 32" with a threshold level change not exceeding 1/2" (maximum ¼" vertical rise + ¼" 1:2 slope).

2.6 Exterior Doorways and Unit Entries – All exterior and unit entry doors shall be no less than 36" wide with a threshold level change not exceeding 1/2" (maximum ¼" vertical rise + ¼" 1:2 slope).

3. Approach

3.1 Clear Floor Space – Each qualifying unit must have clear, level floor space complying with 3.1 (a) or 3.1 (b) in front of all controls.

Figure 3.1 (a)

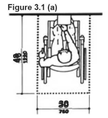
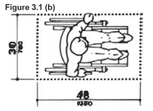
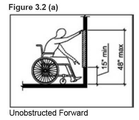


Figure 3.1 (b)



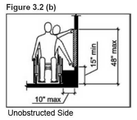
3.2 Reach Range – Operable parts shall be located in the following reach ranges.

Figure 3.2 (a)



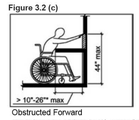
Unobstructed Forward

Figure 3.2 (b)



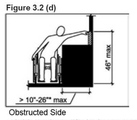
Unobstructed Side

Figure 3.2 (c)



Obstructed Forward

Figure 3.2 (d)



Obstructed Side

Illustrations adapted from the US Access Board

*Virginia Housing modification for countertops

Exceptions: Windows, shades/blinds, wall cabinets, closet shelving, ceiling fan cords, HVAC diffusers, smoke/CO detectors, bottoms of laundry drums, and plumbing shutoffs. Existing electric panels do not require relocation unless new feeder and/or branch wiring is provided.

3.3 Operation – Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbs.

3.4 Door Hardware – All doors shall have lever handles. All privacy locksets shall be push-button type. Thumb-turn deadbolts are acceptable.

3.5 Plumbing Fixtures – All plumbing fixtures shall be lever type.

4. Kitchens

4.1 Clear Floor Space – Each qualifying unit must have a minimum clear floor space complying with 3.1 centered on all appliances. The minimum clear floor space may be positioned for forward or parallel approach.

Exception: Dishwashers may have either a parallel approach offset 24" maximum from appliance centerline or an immediately adjacent, permanently roll-under kitchen sink for forward approach.

4.2 Range – Range controls must comply with reach range requirements in 3.2. The location of controls for ranges and cook-tops shall not require reaching over burners. Ranges shall be selfcleaning or steam-cleaning type. Range hood fan and light controls must be switched separately and comply with reach range requirements in 3.2.

4.3 Refrigerator – The water, ice, and temperature controls must comply with reach range requirements in 3.2, or within 54" A.F.F. given a parallel approach. Refrigerators shall be side-by-side type.

Exception: Top freezer type refrigerators may be installed in studio and efficiency apartments for new construction, adaptive reuse and renovated developments. Top freezer type refrigerators may be installed in one bedroom apartments for renovations only. Mid-height of freezer compartment shall be no more than 54" above the finished floor, and control placement for both the refrigerator and freezer shall comply with reach range requirements in 3.2.

4.4 Sink – Each qualifying unit shall have a rear drain sink with drain pipes concealed behind a removable 30" wide concealment panel or removable sink base. Concealment panel shall comply with UFAS for knee and toe clearances. If a sink base is provided, it shall be a minimum of 30" wide and easily removable using only a screwdriver. The kitchen floor finish must extend under the removable cabinet, the wall behind the cabinet must be finished, and a baseboard matching that installed in other areas of the dwelling unit shall be permanently installed behind the cabinet.

4.5 Multiple Height Work Surfaces – All qualifying units shall have multiple height work surfaces including at least one 29"–31" above the finished floor such that a person in a sitting position can work comfortably. The surface must be a minimum of 24" wide x 20" deep, and cannot be portable. Pull-out type boards are acceptable, but must carry a minimum 50 lb. load, and comply with cabinet hardware requirements in 4.6.

4.6 Cabinet Hardware – All cabinetry in a qualifying unit shall have hardware that complies with 3.3, or have touch latches, such that a person with limited dexterity may operate the cabinetry easily. Knobs shall not be permitted.

5. Bathrooms

5.1 Bathroom Type – Each qualifying unit shall have at least one bathroom complying with ANSI A117.1–2009 Type B - Option A.

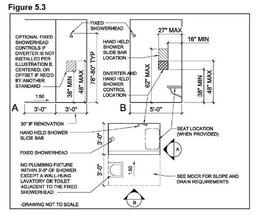
5.2 Bathing Areas – Each qualifying unit having two or more full bathrooms shall have one roll-in shower with a level change no greater than ½" - (maximum ¼" vertical rise + ¼" 1:2 slope). Roll-in showers for new construction shall have clear inside dimensions of 60" minimum in width and 36" minimum in depth. Roll-in showers for renovations shall have clear inside dimensions of 60" minimum in width and 30" minimum in depth.

Exception: A maximum of 50% of the qualifying units with two or more full bathrooms may have one step-in shower with a curb height between 2"-4" in lieu of the roll-in shower. For example, a development with 20 qualifying units, all with two full bathrooms, must have one roll-in shower in a minimum 10 of the 20 units. The design team may choose to install either a step-in shower or a roll-in shower in each of the remaining 10 units.

5.3 Shower Fixtures – All step-in and roll-in showers shall contain both a handheld shower and a fixed shower head per Figure 5.3. Handheld showers controls and diverter shall be located on the rear wall between 38" and 48" from the floor, and 27" maximum from the end wall. Handheld showers shall have a minimum 60" hose, a slide bar attachment and a locking mechanism operable with a closed fist, and should be located no more than 27" from the end wall. The fixed shower head shall be installed at the standard height and standard location. The designer has the option to either install a diverter within the hand held shower control area that directs the flow of water to either the handheld shower or the fixed shower head, or provide separate controls for both the handheld shower and the fixed shower head.

Exception: A second hand-held showerhead may be utilized in lieu of a fixed showerhead if required by an applicable accessibility standard.

Figure 5.3



6. Laundry

6.1 Side by Side, Front Loading Equipment – Laundry equipment in qualifying units, other than tenant supplied equipment, shall be side by side, front loading type. Where hookups only are provided, laundry closets shall be sized to accommodate side by side equipment. Control placement must comply with reach range requirements in 3.2.

7. Technology

7.1 Thermostats – Each qualifying unit shall have a 'smart', programmable thermostat with voice activation capability. Voice activated control may be either integrated, or through a separate tenant-supplied mobile device or smart home hub wirelessly connected to the thermostat. Thermostat must not rely exclusively on separate 'smart' device to function.

Optional Elements

New construction developments qualifying as Universally Designed in the LIHTC program must contain a minimum of ten of the optional elements listed below. Developments being renovated must contain a minimum of five of the optional elements listed below. Adaptive reuse developments must meet new construction requirements.

1. Route

1.1 Weather Sheltered Entryways – Provide covered entrances to reduce or eliminate water infiltration and provide protection for user while leaving or entering the qualifying unit.

1.2 Signage – Provide Braille character translations on all entry door, common area, and maintenance related signage. Characters and symbols on all signage shall contrast with their background - either light characters on a dark background or dark characters on a light background. Use standard Braille conventions for location on signage. Sizing and spacing per standard Braille publications is acceptable.

Exception: Property identification signage, vehicular and exterior directional signage do not require Braille. Secondary apartment unit entrances do not require signage.

2. Movement

2.1 Access to All Common Areas – From the qualifying unit via an accessible pedestrian route.

2.2 Enhanced Site Lighting – Provide one foot-candle of illumination at all exterior pedestrian routes and amenities.

3. Approach

3.1 Accessible Windows – Must comply with all four elements below. Minimum of one compliant window in each bedroom and living room.
3.1.1 Maximum sill height of 36" above finish floor.
3.1.2 Clear floor space complying with Essential 3.1.
3.1.3 Locks within reach range specified in Essential 3.2, and easily operable with one hand. Altered or additive hardware is not accepted.
3.1.4 Controls for shades/blinds within reach range specified in Essential 3.2.

4. Kitchens

4.1 Extra Floor Space – Provide a full 60", unencumbered turning diameter within the kitchen boundary of each qualifying unit.

4.2 Roll-Under Range – Provide a drop in range in each qualifying unit affording the user the ability to roll under with unobstructed clear floor space. Knee space shall be insulated or otherwise protected on the exposed contact surfaces to prevent burns, abrasions, or electrical shock.

4.3 Full Extension Drawers and Pull-out Shelves – All base cabinetry drawers in a qualifying unit shall be full extension. In addition, a minimum of one base cabinet, 24" wide or greater, shall have high/low pull out shelving; A 24" wide pantry cabinet with at least two pull out shelves below 36" above finish floor is also acceptable.

4.4 Task Lighting – In addition to general overhead kitchen lighting, provide task lighting at all counter surfaces. With general kitchen lighting turned off, task lights must provide a minimum of 30 foot-candles uniformly distributed across all counter surfaces.

4.5 Kitchen Pantry– In each qualifying unit, provide full-height pantry cabinet accessed from within the kitchen boundary. See Figure 4.5 for one example of this feature.

Exception: Pantry may be a dedicated closet accessed from within the kitchen boundary, and comply with Essentials 2.4, 2.5 and 3.2.

Figure 4.5



5. Bathrooms

5.1 Extra Floor Space – In each qualifying unit; provide at least one bathroom with a full 60", unencumbered turning diameter.

5.2 Roll-Under Vanity or Sink – In each qualifying unit; provide at least one bathroom with a roll under sink or removable vanity base. If a removable vanity base is provided, it shall be a minimum of 30" wide and easily removable using only a screwdriver. The bathroom floor finish must extend under the removable cabinet, the wall behind the cabinet must be finished, and a baseboard matching that installed in other areas of the dwelling unit shall be permanently installed behind the cabinet.

5.3 Tilt Mirror – Provide an adjustable tilt/pivot style mirror in at least the Option A bathroom of each qualifying unit. Mounting height should allow mirror to be easily used in both a standing and seated position.

5.4 Non-Glare Lighting – In each qualifying unit, provide a minimum of two separate fixed light fixtures. Light sources shall be indirect and/or have frosted lenses without exposing bulbs directly to the occupant.

5.5 Solid In-Wall Blocking – Installed on walls around toilet, tub and shower for new or future grab bars and shower seat. Blocking must be suitable to carry a minimum 250 lbs. load. Molded shower surrounds shall have integral plywood backing, or, reinforcing is required fully between surround and wall blocking at grab bar and seat locations.

5.6 Handheld Showerheads – Both a fixed and handheld shower head with a minimum 60" hose shall be installed on the control end wall of all bathtubs in qualifying units.

6. Bedrooms

6.1 Closets – In each unit; provide a versatile and adjustable closet organization solution allowing for a more efficient and usable storage area. A single or double adjustable height shelf and rod will not be accepted.

7. Audio/Visual

7.1 Audio/Visual Doorbell – Provide an A/V doorbell in all qualifying units. Doorbell control location to comply with reach range requirements in Essential 3.2.

7.2 Visual Alarm – Provide electrically powered internally illuminated emergency alarms located in all habitable spaces including bathrooms, that shall flash as a visual emergency notification in conjunction with audible emergency alarms. The flashing frequency of visual alarm devices shall be less than 5 Hz. Connect visual alarms to an emergency power source, similar to audible emergency alarms.

7.3 Closet Lighting – Provide overhead light fixture inside all unit closets including bedrooms, laundry, pantries, linen, coat, and other storage closets/rooms, controlled by wall switch. Closets 3 feet deep or less, mount light on wall above door.

8. Technology

8.1 Keyless Entry – Provide a deadbolt with wireless or Bluetooth technology at every qualifying unit entry door.

8.2 Smart Home – Provide permanently integrated smart home system with voice activation capability including smart control panel, thermostat, and at least one light fixture and outlet in every room, that can be wirelessly connected through the internet or Bluetooth.

9. Innovation

9.1 Innovation – Virginia Housing is interested in alternative features which increase the usability of spaces for all people. Proposed alternatives must be presented to and approved by Virginia Housing prior to the mandatory pre-construction meeting.

Solid vertical lines in margins show technical changes, additions and deletions to Virginia Housing's 2024 Universal Design Guidelines. Format changes such as reorganization, number changes, and phrasing are not identified

VIRGINIA HOUSING 2025 UNIVERSAL DESIGN CHECKLIST

New and Adaptive Re-use Unit, Pick 10 Optional Items
Rehab Unit, Pick 5 Optional Items

SUBMIT CHECKLIST TO VIRGINIA HOUSING PRIOR TO PRE-CONSTRUCTION MEETING

ESSENTIAL ELEMENTS	SHEET OR SPEC LOCATION
1. Route	
1.1 Accessible Route	A-100
1.2 Accessible Parking	A-100
1.3 Garbage Collection	A-100 - A-101
1.4 Common Spaces	A-101 & A-102
1.5 Curb Cuts	EXA
1.6 Ramps	EXA
2. Movement	
2.1 Exterior Walkways	EXA
2.2 Interior Passageways	A-101 & A-102 & A-500 - A-505
2.3 Level Space at Entryways	A-101 & A-102 & A-500 - A-505
2.4 Clear Space on Pull Side of All Doors	A-007
2.5 Interior Passage Doorways	A-007
2.6 Exterior Doorways and Unit Entry	A-101 & A-102 & A-500 - A-504
3. Approach	
3.1 Clear Floor Space	A-007
3.2 Reach Range	A-007
3.3 Operation	A-007
3.4 Door Hardware	SPEC SECTION 08 71 00
3.5 Plumbing Fixtures	SPEC SECTION 22 00 00 & A-007
4. Kitchens	
4.1 Clear Floor Space	A-500 - A-504
4.2 Range	A-500 - A-504
4.3 Refrigerator	A-500 - A-504
4.4 Sink	A-500 - A-504
4.5 Multiple Height Work Surfaces	A-500 - A-504
4.6 Cabinet Hardware	SPEC SECTION 12 35 30
5. Bathrooms	
5.1 Bathroom Type (# of Option A Baths)	A-001 & A-500 - A-504
5.2 Bathing Area (# of Step-in and Roll-in Showers)	A-001 & A-500 - A-504
5.3 Shower Fixtures	A-500 - A-504
6. Laundry	
6.1 Side by Side, Front Loading Equipment	A-500 - A-504
7. Technology	
7.1 Thermostats	A-007

OPTIONAL ELEMENTS	Included (X)	SHEET OR SPEC LOCATION
1. Route		
1.1 Weather Sheltered Entryways	X	A-007
1.2 Signage	X	A-007
2. Movement		
2.1 Access to All Common Areas	X	A-007
2.2 Enhanced Site Lighting		
3. Approach		
3.1 Accessible Windows		
4. Kitchens		
4.1 Extra Floor Space	X	A-007
4.2 Roll-Under Range		
4.3 Full Extension Drawers and Shelves		
4.4 Task Lighting		
4.5 Kitchen Pantry	X	A-007
5. Bathrooms		
5.1 Extra Floor Space	X	A-007
5.2 Roll-Under Vanity or Sink	X	A-007
5.3 Tilt Mirror		
5.4 Non-Glare Lighting	X	A-007
5.5 Solid In-Wall Blocking	X	A-007
5.6 Handheld Showerheads	X	A-007
6. Bedrooms		
6.1 Closets		
7. Audio/Visual		
7.1 Audio/Visual Doorbell		
7.2 Visual Alarm		
7.3 Closet Lighting		
8. Technology		
8.1 Keyless Entry		
8.2 Smart Home		
9. Innovation		
9.1 Innovation		

Provided that the development's architect of record is on Virginia Housing's list of Universal Design Certified Architects, and all essential elements and the required number of optional elements are incorporated into the design and construction of the qualified UD units:

- 15 points, if all the units in an elderly development meet this requirement.
- 15 points multiplied by the percentage of units meeting this requirement for non-elderly developments.

PROPERTY NAME: Roanoke Gateway - 9

APPLICANT: Pre-Construction Signature / Date — Post-Construction Signature / Date

ARCH OF REC: (same as TC app) 3/12/2025 Pre-Construction Signature / Date — Post-Construction Signature / Date

SITE ENGINEER: (if owner retained) Pre-Construction Signature / Date — Post-Construction Signature / Date

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com
GRIMM AND PARKER

GP #22424.00

UNIVERSAL DESIGN CHECKLIST

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-015

06/30/2026
CONSTRUCTABILITY REVIEW

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Virginia Housing

2026[1] Minimum Design and Construction Requirements

Requirements for All Developments

The following minimum requirements were created to address issues related to the design, construction, maintenance, marketing, life cycle costs and aesthetic concerns for developments utilizing low-income housing tax credits (LIHTC) and/or developments financed by the Virginia Housing Development Authority (Virginia Housing). Virginia Housing may require an expansion of the proposed scope of work for a project beyond those items specifically listed within the Minimum Design and Construction Requirements (MDCR) if it determines, in its sole discretion, that such expansion of scope is necessary after review of submitted plans and specifications for the project or examination of the existing conditions at the property. Any such required additions to the proposed scope of work shall be communicated to the developer by Virginia Housing in writing and shall be automatically incorporated into the MDCR herein by reference as it pertains to that specific project. For developments utilizing LIHTC, Virginia Housing will alert applicants to the additional required scope of work prior to allocating credits to the respective development. Architectural and Engineering (A&E) submission requirements for Virginia Housing loan and 4% LIHTC applications can be found at the end of the MDCR. Additional submission requirements for the LIHTC program can be found in the Virginia Housing Federal Housing Credit Manual. All developments utilizing LIHTC are subject to REAC Inspections utilizing the NSPIRE standard. The following MDCR do not account for all NSPIRE requirements. Developers are responsible for ensuring compliance with NSPIRE.

Drawings, specifications, scope of work, and installations must comply with the latest applicable issue of the *Virginia Uniform Statewide Building Code (USBC)*[2], *International Building Code (IBC)*[3], other applicable Virginia and national codes and standards, requirements of localities, prevailing design and construction practices and the *Minimum Design and Construction Requirements* of Virginia Housing. There may be only a single architect of record, and all work performed at the property must be managed and completed by a single prime Virginia-licensed Class A general contractor (GC) contracted by the developer. In no event may work be self-directed or self-performed by the developer's construction arm unless the contracted prime GC and Virginia Housing has approved, in writing, the developer's construction arm as the prime GC. Installation of materials, equipment, products, and building systems in both New Construction and Rehabilitation shall adhere to all manufacturers' requirements, specifications, and recommendations. All developments shall comply with applicable accessibility codes and standards, including but not limited to the USBC, the Fair Housing Act Design Requirements, and all accessibility commitments made through the LIHTC application process.

All additions and adaptive reuse shall comply with the Virginia Housing Minimum Design and Construction Requirements (MDCR) for *New Construction*. Adaptive reuse may also be required to comply with the MDCR for *Rehabilitation* where Virginia Housing deems applicable.

Waiver requests for individual MDCR may be submitted to waiver@virginiahousing.com. Requests must document substantial infeasibility and propose alternate solutions to achieve the intent of the specific MDCR. See Virginia Housing Webpage for Waiver Request form and instructions.

[1] The 2026 Virginia Housing Minimum Design and Construction Requirements apply to Virginia Housing loans with a 2026 application date, as well as developments receiving Federal Low-Income Housing Tax Credit allocations for year 2026.
[2] (USBC 2021) *Virginia Uniform Statewide Building Code* (Latest applicable edition as referenced by the USBC).
[3] (IBC 2021) *International Building Code* (Latest applicable edition as referenced by the IBC).

Requirements for New Construction

SITE WORK

1. Finished floor elevations of buildings shall be a minimum of 8 inches higher than the adjoining finished grade. When achieving an 8-inch height separation is not feasible, due to accessibility requirements or other conditions, provide an alternate solution acceptable to Virginia Housing. SEE GRADING ON C6 AND DETAILS ON D15A-011, 1/S-202.
2. Grade around buildings to achieve a minimum 5% slope away from foundation walls for a minimum distance of 10 feet, per IBC. Install yard drains, storm inlets, or drainage pipes under concrete walks to drain properly if the space between foundation walls and concrete walks is less than 10 feet. Drainage systems shall be designed to avoid water flowing over sidewalks. Provide an alternate drainage solution acceptable to Virginia Housing: SEE SHEET C6 AND DETAIL D15 /A-011.
   a. When buildings are closer than 10 feet to concrete walks.
   b. When a minimum 5% slope is not feasible.
   c. At entrances and accessible routes, when applicable.
3. Install seamless gutters, downspouts, and splash blocks, or an internal drainage system for all buildings. When discharging on grades steeper than 20%, or less than 1%, water from gutters and downspouts shall be piped underground to a storm sewer system, or to daylight at grades that will avoid soil erosion. Avoid water drainage over sidewalks. SEE SHEETS ZP-101 TO ZP-105, 3P-101 TO 3P-104.
4. Paving designs shall be based upon the geotechnical report, California Bearing Ratio (CBR) of the soil, traffic count, and loading. All drive lanes of parking lots shall be designed for dumpster trucks. Parking bays may have lighter paving than the drive lanes of parking lots. SEE SHEETS XX-XXX.
5. Extend concrete dumpster pads at least 12 feet into the asphalt so that the load bearing wheels of trucks rest on concrete while servicing the dumpsters. SEE SHEETS XX-XXX.
   a. Thickness of concrete shall be a minimum of 6 inches with reinforcement. SEE SHEETS XX-XXX.
   b. Dumpsters and/or compactors accessed via an accessible route shall meet accessibility requirements. SEE SHEETS XX-XXX.
   c. Install a privacy screen on at least three sides of all dumpster and/or compactor pads. SEE SHEETS XX-XXX.
   d. Install concrete filled steel bollards behind dumpster locations to protect enclosure. SEE SHEETS XX-XXX.
6. Minimum width of sidewalks shall be 3 feet. Sidewalks that are located perpendicular to parking spaces shall be a minimum of 5 feet wide excluding curb or 3 feet wide with 2 feet of space between the sidewalks and curbs. Provide gravel and sand base under walks when required by the geotechnical report. Provide control and expansion joints. SEE SHEETS XX-XXX.
7. All crosswalks and accessible routes within parking areas and across drive lanes shall be striped. SEE SHEETS XX-XXX.
8. Provide foundation plantings in the front of all buildings and at building entrances. All plantings must be shown on landscape drawings illustrating size at full maturity. Show dimension of tree locations from trunks/calipers to buildings. Portions of tree branches when fully mature shall not overhang roofs, contact building faces, or obstruct site lighting. Field verify planting locations match initial design. SEE SHEETS XX-XXX.
9. Grade to avoid standing water. Provide a smoothly graded transition from disturbed to undisturbed areas. Finish grade with clean topsoil. Seed and straw, and/or landscape all bare and disturbed areas. Provide ground cover materials or sod for slopes steeper than 20%. Clean site and dispose of all construction debris. Grass shall be established prior to project closeout. SEE SHEETS XX-XXX.

ARCHITECTURAL

1. Roofing
   a. Roof sheathing thickness shall be a minimum of 15/32 inch-thick plywood or 15/32 inch OSB. Install sheathing with clips. ZIP System roof sheathing or similar products are not accepted.
   b. Install drip edge on all sides of the roof. SEE SHEET 2S-002
   c. Install ice barrier extending from eave's edge to a point 24 inches beyond the exterior wall cladding.
   d. Roof shingles shall be a minimum 25-year, anti-fungal product, and shall be nailed (not stapled).
   e. Flat roofs shall have a minimum 20-year manufacturer's warranty for the entire roof system. SEE SPECS
   f. Provide minimum 24-inch-wide walk pads from roof access point to serviceable side of all rooftop equipment. SEE SHEETS 1A-103, 2A-107, AND 3A-104
2. Provide permanent access to all flat roofs. Access shall be located in an interior common area. Utilize direct walk out access from stairwell when feasible, otherwise provide a minimum 30-inch-wide premanufactured roof hatch with hold open device and permanent ladder. SEE SHEETS 1A-103, 2A-107, AND 3A-104
   EXCEPTION: Secondary roof levels within one story of the primary roof access may utilize fixed ladders from the primary roof.
3. Provide roofs/overhangs over exterior entrance doors to all units and buildings that are accessed by residents or visitors. Provide a minimum 30 inches of overhang along the front and 12 inches along each side of the door; or the door may be setback a minimum of 24 inches from the face of the exterior wall. SEE FLOOR PLAN AND ELEVATION SHEETS
4. Stairs to apartment units where stair halls are not enclosed shall be protected from weather by design features, such as, setting back stairs a minimum 5 feet from the exterior wall and/or installing a roof overhang at the second floor level, projecting a minimum of 5 feet beyond the first riser. SEE SHEETS 2A-101 TO 2A-104
5. Crawl spaces to be free of debris and water. Provide a minimum 6 mil vapor barrier at floor with seams overlapped 12 inches. Edges and seams to be taped. NO CRAWL SPACE, VAPOR BARRIER UNDER SLAB. SEE SPECS AND SHEET A301
6. Provide passive or active radon mitigation system for buildings in EPA Radon Zone 1 or 2. See ANSI/AARST multifamily mitigation standard for guidance. SEE SHEET A-423
7. Install waterproofing on exterior walls up to finished grade where finished floors are below adjoining finished grades. Provide a 10-year material/manufacturer's warranty. SEE SPECS AND A-011
8. Install weep holes in brick veneer at foundation walls, over lintels, and relief angles. SEE SPECS AND XX-XXX
   a. Weep holes at foundation walls shall be a minimum 6 inches above finished grade or 2 inches above hardscape.
   b. Provide mortar mesh to prevent blockage of weep holes.
   c. Provide continuous flashing at all weep holes and end dams at flashing terminations.
9. At masonry and precast window sills, and caps for masonry veneer walls that do not terminate directly under roofs, provide a positive slope resulting in a minimum 3/4 inch differential over the length of the sill/cap. SEE SPECS AND A-420, A-421
10. All wood framing in contact with concrete or masonry shall be of treated wood. SEE SPECS
11. Provide sill sealer for sill plates at all exterior walls. SEE SHEET A-011

12. All brick veneer or sidings, such as vinyl, aluminum, wood and fiber cement board, shall have a solid backing of plywood, OSB, gypsum, or similar material. Siding and brick shall be installed over an independent drainage plane, such as Tyvek® or equal. Fasten siding to framing with nails penetrating a minimum 3/4 of an inch into studs. Install pre-manufactured mounting blocks for all penetrations in siding such as electrical, plumbing, HVAC, etc. SEE SPECS AND A-301.
    EXCEPTION: Exterior wall sheathing systems with integrated drainage planes may be used when observation reports are provided by the manufacturer and the following conditions are met:
    1) Pre-installation
       a. General Contractor to hold pre-installation meeting with architect and manufacturer prior to installation. Manufacturer's observation reports to include documentation of meeting.
       b. Manufacturers' flashing details including windows, doors, joints and penetrations shall be maintained on site.
       c. Store materials to meet manufacturer's requirements.
    2) Installation
       a. The integral drainage plane must be preserved. Use manufacturer's approved products including tape, tape gun and roller.
       b. When weather conditions warrant, follow manufacturer's requirements for inclement weather installation and storage of materials.
       c. Manufacturer's representative to review the final installation to confirm all requirements are met prior to installation of exterior cladding. Manufacturer's observation reports documenting installation acceptance is required and must be maintained on site.
13. All panel type siding to be installed over vertical or corrugated furring to allow adequate drainage and ventilation, or provide siding product with integrated vented rain screen. SEE SPECS AND A-301, A-420
14. Building wall assemblies shall be vapor permeable with a minimum ASTM E96 perm rating >0.1. Foil faced building products, closed cell foam, and sheet plastic are examples of prohibited wall materials. SEE SPECS AND A-301.
15. The bottom of all siding and window sills shall be a minimum of 6 inches above the finished grade or mulch beds. SEE ELEVATIONS AND A-306
16. Exterior wooden trim, brickmolding, sills, fascia, rake boards, and columns, shall be clad with vinyl, vinyl coated aluminum, or similar materials. Use materials designed for cladding with a minimum thickness of 0.019 inch and provide a stiffening crimp for trim and fascia boards are more than 8 inches wide. Virginia Housing recommends the use of fiber cement, PVC, or similar low maintenance materials instead of wood for exterior use. SEE SPECS AND ELEVATIONS, SHEETS A-421, A-422
17. Powder coat or galvanize all steel products exposed to the weather, or provide an exterior steel paint that can achieve a minimum 10-year material warranty. Prepare surfaces per warranty requirements. Prime and paint steel prior to placement in concrete. SEE SPECS.
18. Use vinyl, aluminum, or steel for exterior railings, handrails, guardrails, posts and pickets instead of wood products. SEE SPECS AND ELEVATIONS
19. Balcony and stair railings at buildings shall be stable and secured to the wall structure with mounting block or equivalent. SEE SPECS AND ELEVATIONS, A-02X SERIES STAIR SHEETS

20. Windows and sliding glass doors: SEE SPECS AND A-306, A-421
    a. Provide minimum 1/2 inch insulated glass.
    b. Provide minimum 10-year warranties for material and breakage of seal.
    c. Provide thermal break for aluminum frames.
    d. Install and flash per manufacturer's specifications.
    e. Provide back dam flashing at sill, and extend sill flashing at least 6 inches up jambs.
    f. Before installing windows, perform initial installation with the Construction Control Officer.
    g. Provide removable metal pins or 'Charlie bar' at exterior sliding glass doors.
21. All exterior doors, except sliding glass doors, shall be either insulated fiberglass or insulated metal. Exterior wooden door jambs and molding require integral composite material, such as FrameSaver® or equal, for at least 3 inches from their lowest points. SEE SPECS AND A-20X SERIES ELEVATION SHEETS
22. Install hard surface flooring at the interior of all unit entrance doors, except for doors entered through carpeted interior hallways. Hard surface area shall be approximately 3 foot by 4 foot using flooring materials such as VCT, sheet vinyl, hardwood, or tile. SEE SHEET A-307
23. Resilient flooring such as, but not limited to, sheet vinyl and VCT shall be installed over minimum nominal 1/4 inch underlayment grade plywood, or similar underlayment material. Ceramic tile or similar flooring shall be installed over minimum nominal 1/4 inch cementitious board or similar underlayment material. Flooring may be installed over concrete provided concrete is finished smooth and uniform. When installed over Gypcrete, or a similar material, apply manufacturer approved sealer. SEE SPECS AND A-301
24. Carpets shall have the minimum number of seams. Seams are not to be located in heavily trafficked areas. T-seams are not acceptable except in closets. SEE SPECS, CARPET IN COMMON AREAS ONLY
25. All interior doors shall be side hinged. Bifold, pocket, or sliding doors are not acceptable. Door bottoms shall have a minimum of 3/4 inch clearance when closed to provide improved ventilation, and shall not drag on finish floors through door swing. Paint bottom, top, and all other sides of doors. All doors shall be factory assembled. Field cutting vents in doors is prohibited. Instead, pre- manufactured louvered doors must be installed. SEE SPECS AND SHEET A-305.
    EXCEPTION: High/low or offset transfer grille in lieu of 3/4 inch clearance requirement.
26. All unit interior spaces shall have finished floor and solid wood base/molding. Base and base moldings shall match in design and finish. SEE SPECS AND SHEET A-307
    EXCEPTION 1: Ceramic or stone baseboard is acceptable at matching adjacent flooring.
    EXCEPTION 2: Mechanical closets may use an alternate base material such as vinyl.
27. All common area interior spaces shall have finished floor and base. SEE SPECS AND SHEET A-307
    EXCEPTION: Utility/service rooms may have sealed concrete floor.
28. All windows and doors with glazing shall have blinds, shutters, or similar operable products for shading and privacy. Horizontal blinds are prohibited at doors. SEE SPECS AND SHEET A-306
    EXCEPTION: Horizontal blinds at doors that are integrated with glazing.
29. Provide a minimum of one full-height closet that is at least 2 feet deep, measured between front and rear wall faces inside the closet, with at least 6 square feet for general storage, in a location other than a bedroom. SEE SHEETS A-501 - A506 AND UNIT CLOSET SHELF SCHEDULE.
    EXCEPTION: Studio and one-bedroom units may utilize a single closet. Provide at least 8 linear feet of shelf/rod storage with at least 5 feet room depth from shelf/rod wall. Designs with opposing shelf/rods shall have at least 5 feet between the shelf/rods.

30. Provide a minimum of 1-1/2 bathrooms (one full bathroom and one half bathroom) in all two bedroom units and a minimum of 2 full bathrooms in all three or more bedroom units. SEE SHEETS A-501 TO A-506, A-515, A-516.
31. Concealed solid dimensional wood blocking (minimum 2x6 material) shall be provided for all handrails, grab bars and wall mounted cabinets and accessories. SEE SPECS AND SHEETS A-515, A-516
    EXCEPTION: Minimum 6-inch-wide 16 gauge metal strapping may be used with metal studs.
32. The top of all handrails shall be installed at 34 inches above finished floor and stair tread nosings. SEE SHEETS 1A-520, 1A-521, 2A-520, 2A-521, 3A-520, AND 3A-521.
33. Seal around all penetrations. Use code compliant sealant at all penetrations in fire rated separations and assemblies. SEE SPECS AND SHEETS A-302.
34. Ceramic tile or similar material tub and shower surrounds shall be installed over minimum 1/2 inch cementitious board with applied waterproofing, or, moisture-resistant, fiberglass mat faced gypsum tile backerboard. All installations shall include flush head, non-corrosive fasteners, caulked corners, and fiberglass tape, per manufacturer specification. SEE SPECS AND SHEETS A-515, A-516
35. Depress entire bathroom floor and build up as needed to account for accessibility and drainage requirements when designing for roll-in showers. Bathrooms which include a roll-in shower, shall have ceramic or similar tile flooring, with a minimum of 3 feet directly outside the shower sloped towards the shower drain at 1%-2%. Roll-in showers shall have a zero height transition between the bathroom floor and the shower floor and be either: SEE SPECS AND SHEETS A-515, A-516
    a. Ceramic or similar tile floor with water proofing membrane extending a minimum 8 inches up walls, **OR**
    b. Pre-manufactured with a trench drain located immediately adjacent to, and the full length of, the shower.
36. Vanities may not have a side exposed within 12 inches of the tub or shower. SEE SPECS AND SHEETS A-515, A-516
37. Where wall-hung lavatories, roll-under sinks, or pedestal sinks are installed, provide an alternate storage solution, minimum 6 inches interior depth, permanent with doors or drawers, complying with code required reach ranges and other accessibility requirements, which may apply to the unit. SEE SPECS AND SHEETS A-501 TO A-506, A-515, A-516
38. Kitchen cabinets and bathroom vanities shall comply with *Virginia Housing's Minimum Cabinet Requirements* in addition to the following: SEE SPECS AND SHEETS A-501 TO A-512.
    a. All cabinets shall be factory/manufacturer assembled.
    b. All exposed portions of cabinetry shall have factory applied finish.
    c. Kitchen cabinets and bathroom vanities shall abut the side walls or provide a minimum spacing of 10 inches between wall and cabinets. Wall cabinets shall abut the ceiling/ soffits or provide minimum of 10 inches between cabinet and ceiling/soffits.
    d. Kitchen wall cabinets shall be fastened to blocking with a minimum of four washer head cabinet screws; two in each upper and lower nailing strip for each wall cabinet.
    e. Plastic laminate countertops shall be post formed, or have back splashes that are factory attached to the countertop and sealed.
    f. A side splash shall be installed where countertops abut walls.
    g. Holes in cabinet backs for plumbing shall be drilled and completely covered by escutcheon plates.
    h. Provide at least one kitchen base cabinet with drawer, minimum 15-inch-wide.
39. Install a cleanable surface, such as plastic laminate, metal, or ceramic tile on the sidewall next to the cooking range when it is located directly adjacent to a wall. Materials such as plastic laminate or metal shall be installed with adhesive. N/A - NO RANGES AT SIDEWALLS

40. Appliances SEE SPECS AND SHEETS A-510 TO A-512
    a. All kitchen appliances in an apartment unit shall match in color.
    b. Provide a 30-inch-wide range in all units.
       EXCEPTION: Studio/efficiency apartments and one bedroom elderly apartments may utilize a minimum 20-inch-wide range.
    c. Provide a 30-inch range hood or combination range hood-microwave over all cooking ranges, or a maximum 24-inch- wide range hood for all 20-inch-wide ranges.
    d. Provide a 24-inch-wide dishwasher in all units.
       EXCEPTION: Studio/efficiency apartments and one bedroom elderly apartments may utilize 18-inch-wide dishwashers.
    e. All refrigerators shall be frost free. Minimum rated sizes of refrigerators shall be 12 cubic feet for studio/efficiency apartments, 14 cubic feet for 1 and 2 bedroom apartments, and 16 cubic feet for 3 and 4 bedroom apartments. Side-by-side models must open fully or have at least 12 inches of cabinet space between an adjacent sidewall.
    f. Provide laundry equipment connections in all units. In-unit washer and dryer connections shall be in a closet with doors, and shall be accessible directly from the unit common area. Laundry closets must accommodate separate, full-size side-by-side or full-size stackable type laundry equipment.
       EXCEPTION: Studio and one bedroom apartments may utilize a closet in a bedroom for laundry equipment provided the equipment does not restrict access to storage. When connections are located within a closet intended to store garments provide a jumper duct to communicate with the return air location. See "Plumbing" section for washing machine pan requirements.
    g. When provided in units, all laundry equipment shall be separate, full-size side-by-side or full-size stackable type. Ventless dryers, all-in-one combination washer/dryers, and laundry centers are prohibited. See age restricted housing requirement below for additional information.
       EXCEPTION: In-unit laundry centers are acceptable in studio and one bedroom apartments, and age restricted housing. Equipment shall comply with code required reach ranges and other accessibility requirements, which may apply to the unit.
41. Age restricted housing serving residents 55 years or older: NOT APPLICABLE.
    a. Provide a handrail on at least one side of common corridors.
    b. Provide an accessible elevator for buildings with two or more stories.
    c. Provide indoor resident garbage drop-off area and access.
    d. Provide in-unit laundry equipment; or, both connections for in-unit laundry equipment and onsite common laundry facilities with a minimum ratio of one washer and dryer per 20 units.
    e. Provide controlled access, automatic door opener, and call box at primary building entrance. Call box shall allow resident ability to communicate with visitor and unlock primary building entrance remotely with phone.
42. Provide space for a future dehumidifier in a stud cavity within the apartment living space. Utilize concealed power and plumbing drain (e.g. mechanical closet). Identify location in drawings and coordinate with plumbing and electrical. SEE SPECS AND SHEETS A-501 TO A-506.
    EXCEPTION 1: Not required where a permanent in-unit dehumidifier, or a balanced, whole-building DOAS dehumidification system is provided for all units.
    EXCEPTION 2: In lieu of stud cavity location, future in-line dehumidification at the air handler may be accepted when appropriate space and duct connections are demonstrated and provided.

MECHANICAL

1. Provide ducted Heating, Ventilation, and Air Conditioning (HVAC) equipment in all dwelling units and interior corridors except as noted in #3 below. PTACs are prohibited. Size of HVAC equipment, ducts, and diffusers shall be designed per heat gain/loss calculations. Refrigerant and condensate lines shall be concealed within walls with all penetrations sealed. All condensate to discharge onto splash blocks at grade or to locality approved hub drain. SEE SPECS AND SHEETS M-501 TO M-506
2. For all ducted HVAC systems including ducted mini-splits and self-contained VTAC systems (similar to Magic-Pak or First Co): SEE SPECS AND SHEETS M-501 TO M-506
   a. Air supply diffusers shall be located near windows in living rooms, dens and bedrooms.
      EXCEPTION: The mechanical engineer may locate supply diffusers at alternate locations with Virginia Housing's prior approval based on supporting calculations.
   b. Provide HVAC diffusers for kitchens and all full baths.
   c. Provide premanufactured air filters.
   d. Seal air duct penetrations in unheated spaces.
   e. Provide ducted return air to mechanical unit. Provide a separate ducted return for each floor of townhouse units.
      EXCEPTION: Mechanical closets may be utilized as return air plenums provided walls and ceiling receive finished or unfinished moisture-resistant, fiberglass mat faced gypsum and fiberglass tape. Closets shall comply with code plenum requirements for combustible materials. Provide a keyed deadbolt lock with door latch guard. Multi-level units require a ducted return pathway to mechanical closet from other floors.
   f. Heat pump to include auxiliary heat.
   g. Main supply trunk line from air handler to branch duct shall be sheet metal. Flex duct may be used only between main trunk line and supply diffuser. Fiberglass ductboard is prohibited.
   h. All ductwork shall be concealed behind permanent construction unless otherwise approved by Virginia Housing.
   i. Air handlers and ductwork may not decrease ceiling heights in any room below 7 feet 6 inches.
   j. Dedicated Outdoor Air Systems (DOAS) shall include dehumidification and reheat functionality.
   k. Provide certification for testing and balancing as required by mechanical code regardless of AHJ enforcement.
3. Ductless Heat Pumps (mini-splits) may be used in corridors, efficiencies, 1 bedroom units or elderly housing developments. SEE SPECS AND M-501 TO M-506, SEE SCHEDULES ON 1M-002, 2M-002, AND 3M-002.
   a. Provide separate mini-split wall mounted unit for each bedroom, den or living room.
   b. Provide separate wired wall mounted thermostat for each mini-split wall mounted unit.
   c. Provide a heater with a thermostat or timer controlled heat lamp for all full baths.
4. All exhaust ducts shall discharge to the exterior of the building, and terminate into vent caps. Vent caps to be of a quality that will minimize repair and replacement. SEE SPECS AND SHEETS M-501 TO M-506
5. Do not install condenser units in front of windows. SEE ROOF HVAC PLANS 2M-109, 2M-110, 3M-105
6. Electric baseboard heating and electric forced air heating shall not be used as the primary heating method. SEE SPECS.

PLUMBING

1. Install an overflow pan with a drain connected to the sewer system per applicable plumbing code where washing machine connections are provided. SEE SPECS AND SHEETS 1P-002, 2P-002, AND 3P-002.
   EXCEPTION: Common laundry facilities may utilize a floor drain without overflow pans.
2. The bottoms of bathtubs shall have slip resistant/textured finish. SEE SPECS.
3. All tubs/showers and shower diverters shall have internal shut-off-valves or external shut-off- valves with access panels. SEE SPECS.
4. Provide a maximum of two showerheads in all roll-in showers. SEE P-20X SERIES SHEETS
5. Wall-hung lavatories may only be installed in common areas or dwelling units recognized as UFAS, ANSI Type A, or fully accessible. When installing wall-hung sinks, provide concealed arm type carriers. SEE SHEETS 1P-001, 2P-001, 3P-001 AND P-10X SERIES SHEETS
6. All pipes to be concealed behind permanent construction. All wet plumbing pipe to be solid wall construction. Cellular core pipe not permitted. SEE SPECS AND SHEETS 1P-001 TO 3P-301.
7. All floor drains and indirect waste receptors to receive trap primer or code approved drain trap seal device. SEE SPECS AND SHEETS 1P-001 TO 3P-301.
8. When installing individual apartment water heaters provide the following minimum rated sizes:
   a. Studio/1BR units 30 gallon. SEE SPECS AND SHEETS 1P-001, 2P-001, 3P-001
   b. 2BR units 40 gallon.
   c. 3BR units 50 gallon.
9. Water heater temperature and pressure relief valve shall discharge through CPVC, PEX or Copper pipes and terminate between 2 inches and 6 inches from the pan. SEE SPECS AND XP-002 SHEETS
10. Provide hub drain in mechanical closet to accept overflow pan and condensate lines. SEE SPECS AND XP-002 SHEETS
11. Where a permanent in-unit dehumidifier, or a balanced, whole-building DOAS dehumidification system is not provided for all units, provide a hub drain for a future dehumidifier. Identify hub drain location in drawings and coordinate with architectural. Locate hub drain such that when dehumidifier is installed, hub drain will not be visible from a habitable space. SEE SPECS AND SHEETS XM-002
    EXCEPTION: The mechanical closet hub drain may be utilized when the designated future dehumidifier location is on an adjacent wall or in-line at the air handler.

ELECTRICAL

1. Provide fluorescent light fixtures or LED light fixtures in all public common areas such as offices, multipurpose rooms, laundry rooms, hallways, and stairs. SEE 5PECS AND XE-004 SERIES SHEETS, ELECTRICAL FLOOR PLANS
2. Kitchens shall have a minimum of one light fixture 4 feet long with either LED or two 32 watt fluorescent bulbs, or lighting fixture(s) that provide a minimum illumination of 30 foot-candles distributed across the leading edge of all countertops. SEE SPECS AND XE-004 SERIES SHEETS
   SEE UNIT PLANS ON E-50X SERIES SHEETS
3. Provide both an overhead light fixture, and a light fixture above each bathroom sink.
   EXCEPTION: Half bathrooms may omit the overhead light fixture.
   SEE SPECS AND UNIT PLANS ON E-50X SERIES SHEETS
4. Provide wire data/ TV and data port/jack for all bedrooms, living rooms, and dens. All units shall provide working infrastructure with an internet service provider. Provide interface for incoming service at one central location per building. All wiring for the interior and exterior of the building shall be concealed within the walls, floors, or ceiling. SEE SPECS AND UNIT PLANS ON E-50X SERIES SHEETS
   EXCEPTION 1: Incoming power and telecommunication wiring run vertically in conduit from grade to the meter(s) and interface without horizontal runs.
   EXCEPTION 2: Wiring in metal conduit on exposed masonry or concrete structure inside building stairways and breezeways, parking garages, and spaces with no resident access. Conduit must be painted to match adjacent surface, run orthogonally and tight to corners of walls, floors, or ceilings.
5. Provide exterior LED or fluorescent lighting to illuminate all parking areas, dumpster pads, building entrances and mailboxes with a minimum of one foot-candle of illumination. Provide illumination so that building numbers and apartment numbers are legible at night. PHOTOMETRIC STUDY IN PROGRESS
   SEE SPECS. SEE SCHEDULES ON XE-004 SERIES SHEETS, SEE XA-20X SERIES ELEVATIONS.
6. Provide tenant controlled light fixture at all patios and balconies. SEE XE-004 SERIES SHEETS AND XE-20X SERIES SHEETS
7. Where a permanent in-unit dehumidifier, or a balanced, whole-building DOAS dehumidification system is not provided for all units, provide an outlet for a future dehumidifier. Identify outlet location in drawings and coordinate with architectural. Locate outlet such that when dehumidifier is installed, power cord will not be visible from a habitable space.
   DEHUMIDIFIERS PROVIDED. SEE SPECS AND XM-002 SERIES SHEETS
8. Provide a CO detector immediately adjacent to bedrooms on each floor when the unit is serviced by gas fired equipment or has an attached garage. Combo smoke/CO detectors are acceptable. SEE SPECS. SEE E-50X SERIES SHEETS

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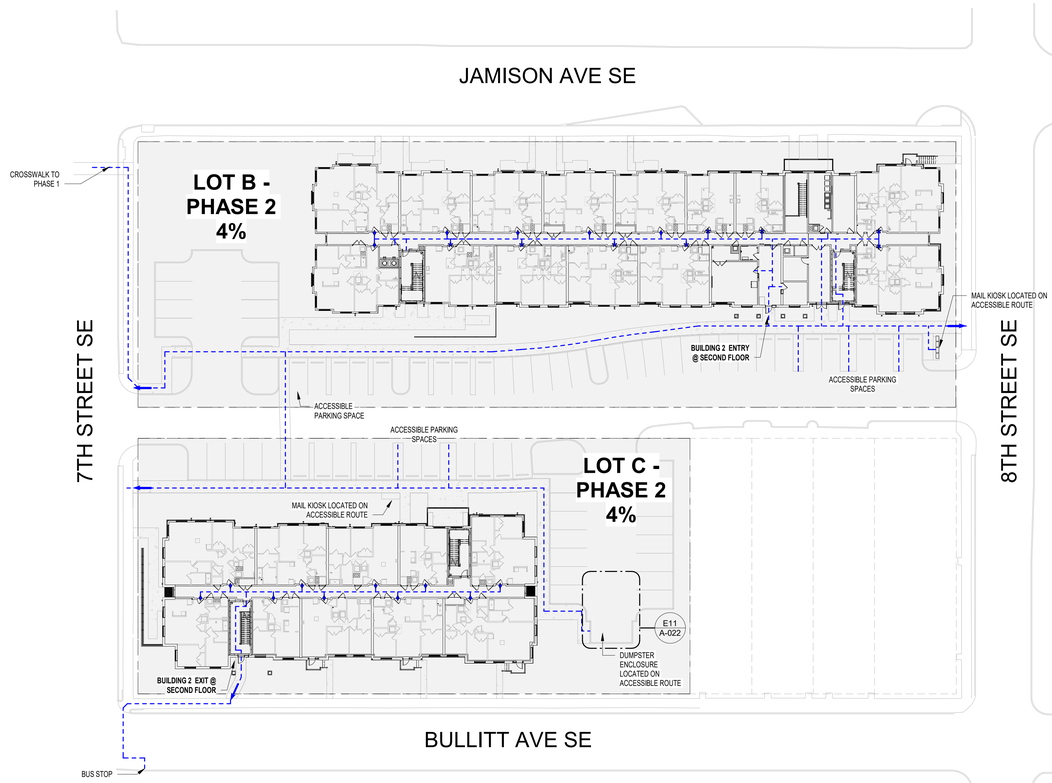
VH MDCR
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DATE	SUBMISSION / REVISION	#
03/12/2025	VH 9% SUBMISSION	
05/14/2026	VH 4% HOTC APP.	
06/30/2026	CONSTRUCTABILITY REVIEW	

A-016
06/30/2026
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G8 ARCHITECTURAL SITE PLAN - PHASE 2 - SECOND FLOOR
1" = 30'-0"

ACCESSIBILITY LEGEND

UNIVERSAL DESIGN GENERAL NOTES:
- ALL CURB CUTS U.D. COMPLIANT
- ACCESSIBLE ROUTE DOES NOT TRAVEL BEHIND OR THROUGH PARKING SPACES.

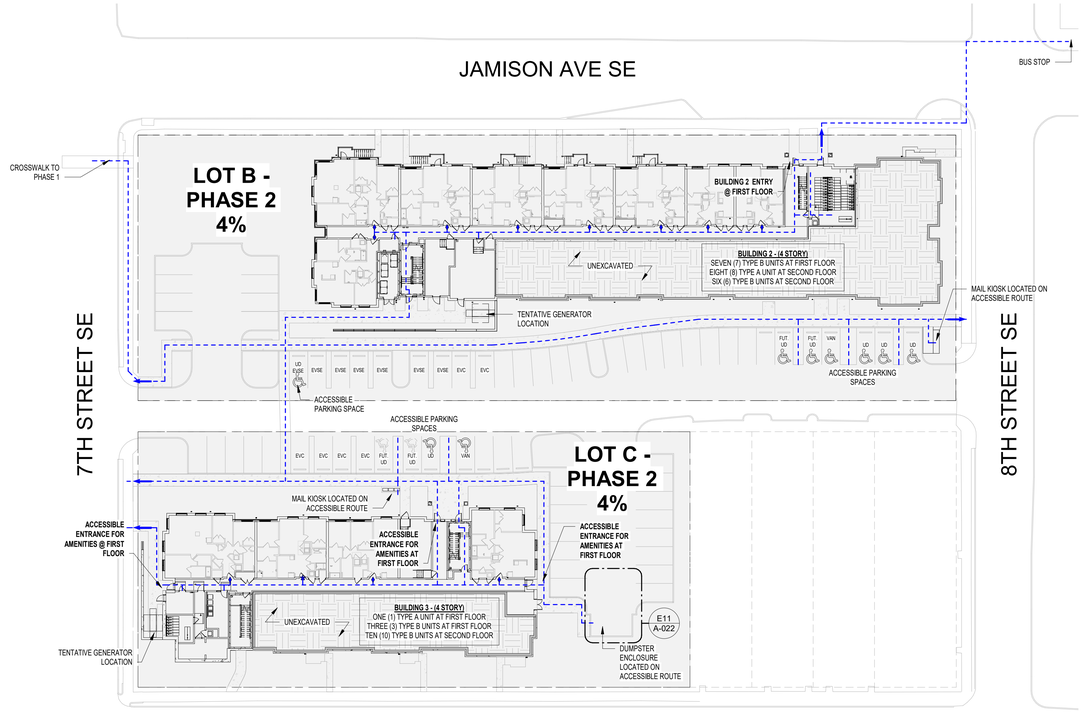
- ACCESSIBLE ROUTE
- ZERO STEP ENTRY AT ANSI TYPE A/UD UNITS
- ZERO STEP ENTRY AT ANSI TYPE B UNITS
- CONNECTION TO PUBLIC R.O.W.

UNIVERSAL DESIGN GENERAL NOTES

BUILDING 2
- 52 APARTMENT UNITS TOTAL
  - 8 U.D. UNITS

BUILDING 3
- 34 APARTMENT UNITS TOTAL
  - 1 U.D. UNIT

73 PARKING SPACES TOTAL
- 5 TYPICAL ACCESSIBLE SPACES
- 2 VAN ACCESSIBLE SPACES



A8 ARCHITECTURAL SITE PLAN - PHASE 2 - FIRST FLOOR
1" = 30'-0"

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ARCHITECTURAL SITE PLAN - PHASE 2

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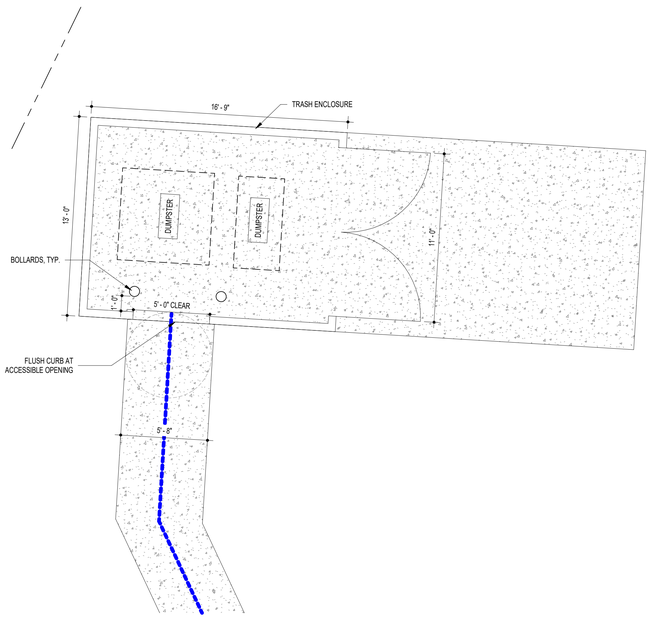
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A-021

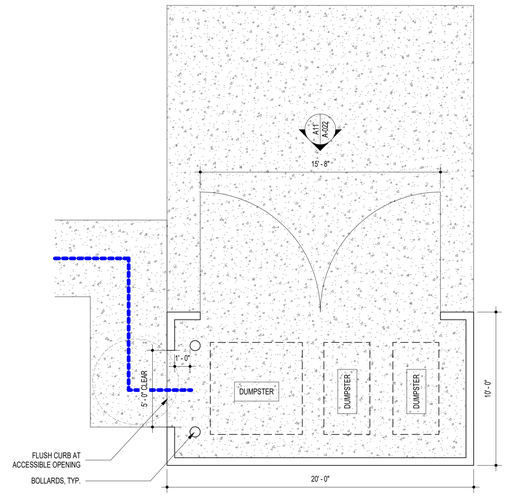
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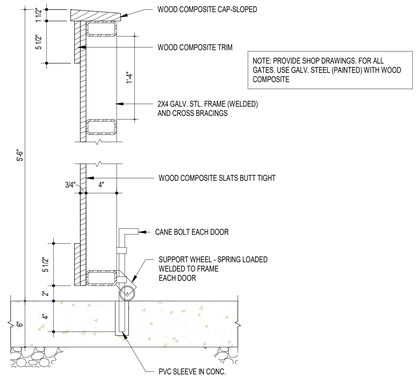
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E17 TRASH ENCLOSURE PLAN AT BUILDING 1
1/4" = 1'-0"



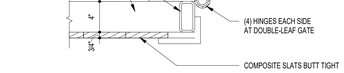
E11 TRASH ENCLOSURE PLAN AT BUILDING 3
1/4" = 1'-0"



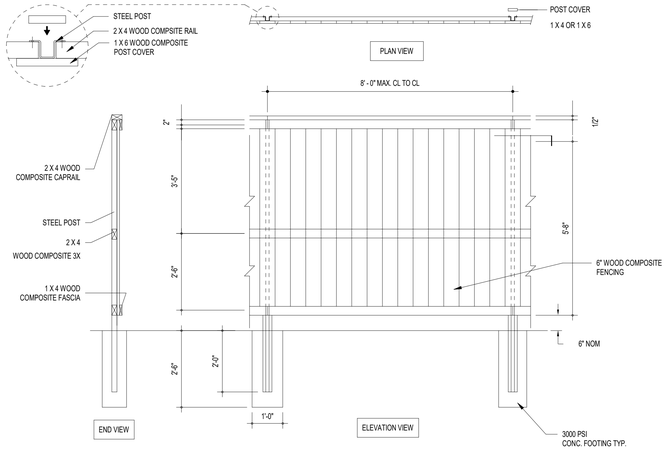
NOTE: PROVIDE SHOP DRAWINGS. FOR ALL GATES. USE GALV. STEEL (PAINTED) WITH WOOD COMPOSITE

H4 SECTION THROUGH GATE AT DUMPSTER
1 1/2" = 1'-0"

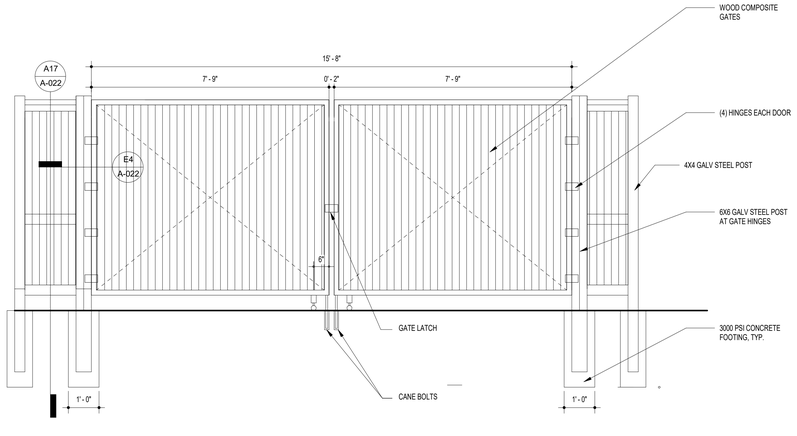
HARDWARE NOTES EA. ENCLOSURE:
PROVIDE VERT. CANE SLIDE BOLTS (1 EA. DOOR)
PROVIDE SUPPORT WHEELS (1 EA. DOOR)
PROVIDE HEAVY DUTY WELDED DOOR FRAME AND 6X6 STEEL SUPPORT POST
HINGES (4 EA. DOOR)
PROVIDE ONE LATCH TO HOLD BOTH DOORS



E4 PLAN DETAIL AT GATE HINGE
1 1/2" = 1'-0"



A17 TRASH ENCLOSURE FENCE DETAIL
1/2" = 1'-0"



A11 TRASH ENCLOSURE GATE ELEVATION
1/2" = 1'-0"

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ARCHITECTURAL SITE DETAILS

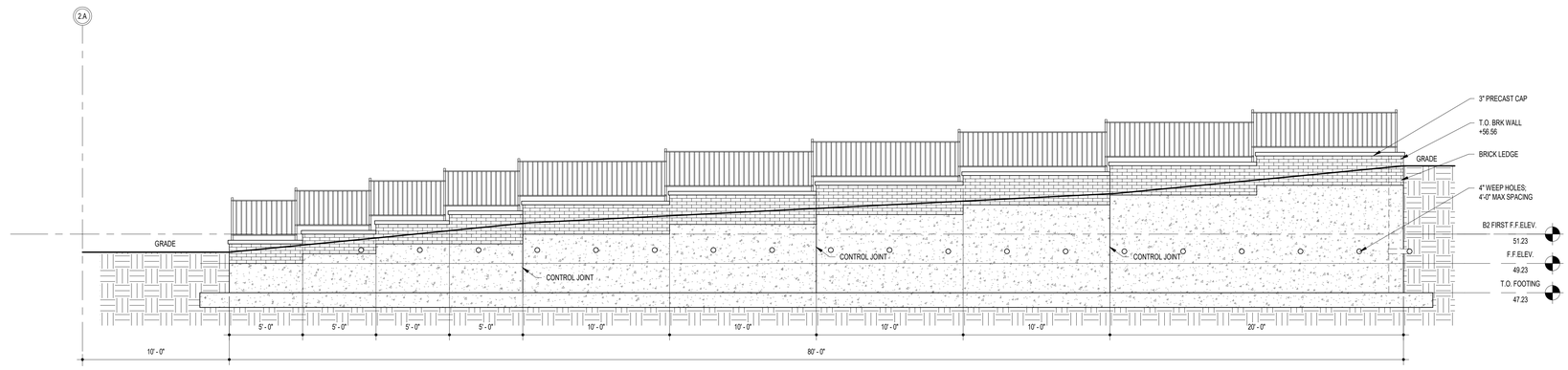
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DATE	SUBMISSION / REVISION / IS.
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

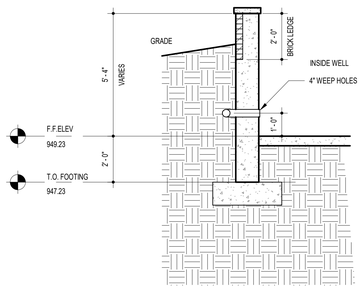
A-022
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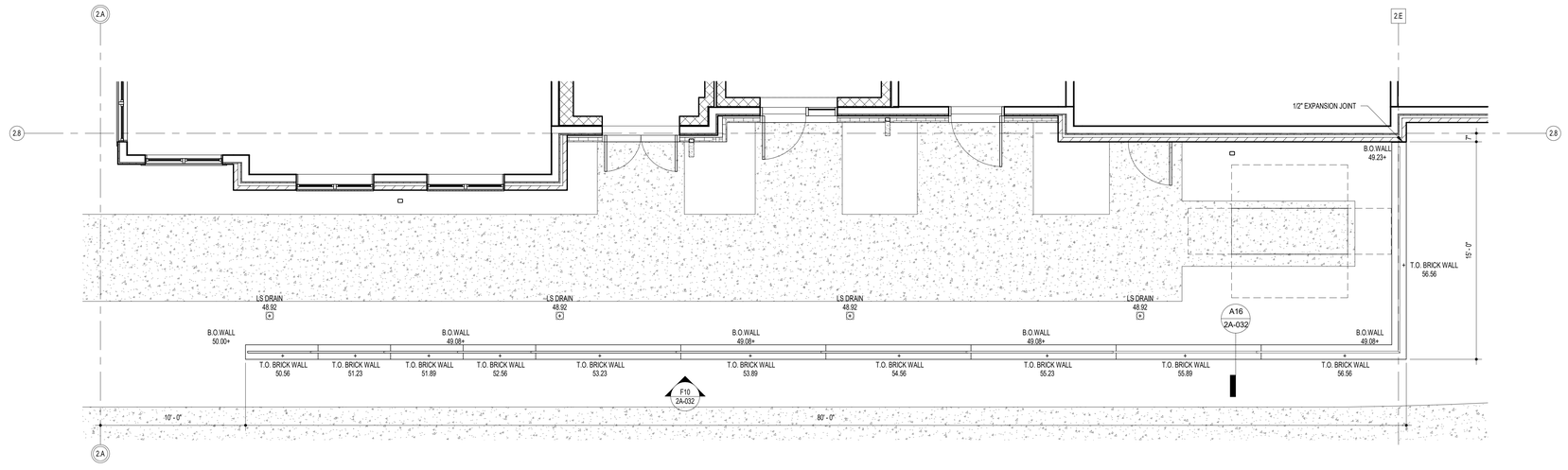
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F10 BUILDING 2 - RETAINING WALL ELEVATION
1/4" = 1'-0"



A16 DETAIL - BUILDING 2 RETAINING WALL
3/8" = 1'-0"



A10 BUILDING 2 - RETAINING WALL PLAN
1/4" = 1'-0"

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BUILDING 2 RETAINING WALL PLANS, SECTIONS, & DETAILS
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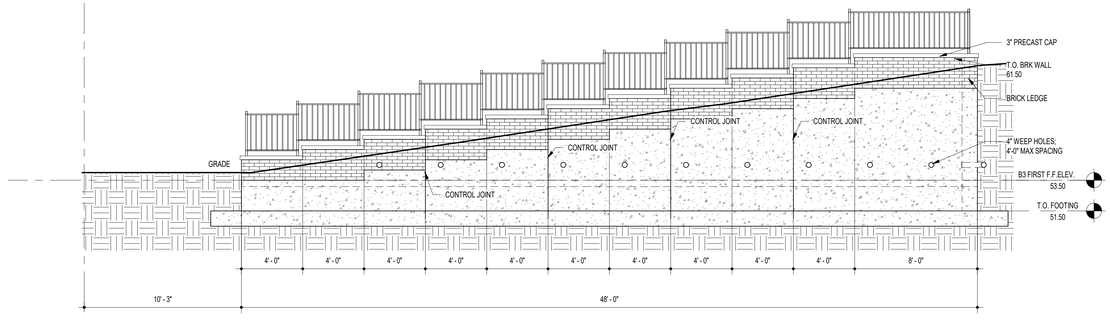
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2A-032

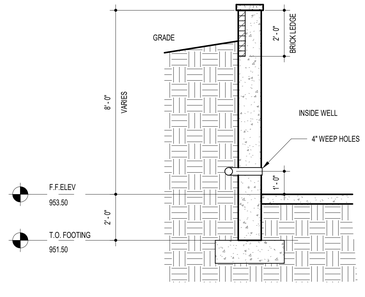
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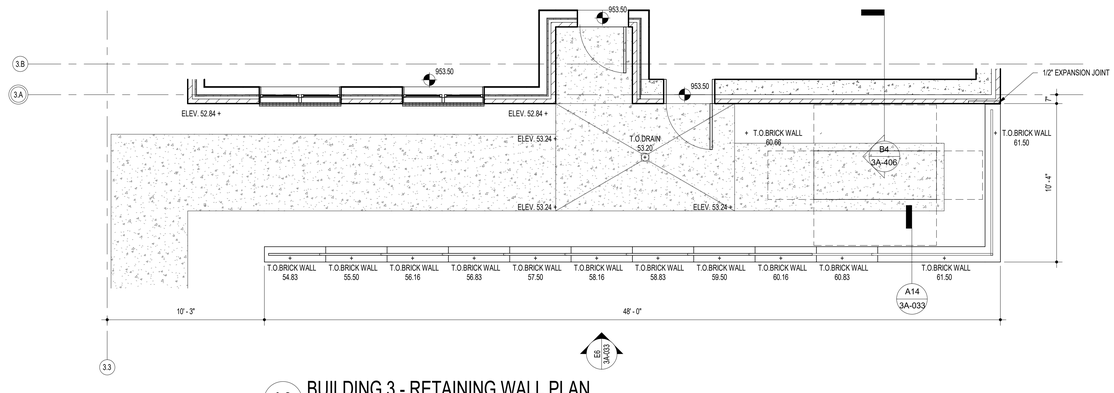
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E6 BUILDING 3 - RETAINING WALL ELEVATION
1/4" = 1'-0"



A14 DETAIL - BUILDING 3 RETAINING WALL
3/8" = 1'-0"



A6 BUILDING 3 - RETAINING WALL PLAN
1/4" = 1'-0"

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BUILDING 3 RETAINING WALL PLANS, SECTIONS & DETAILS

ROANOKE GATEWAY
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3A-033

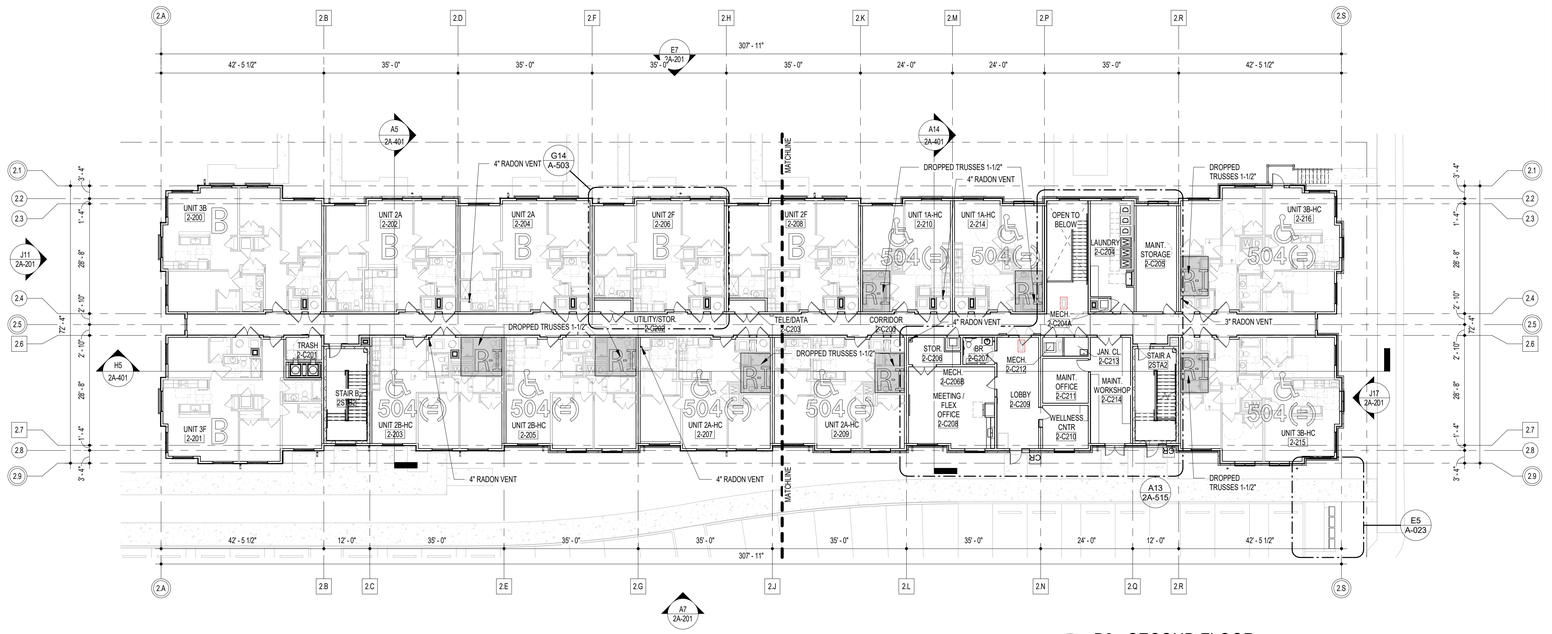
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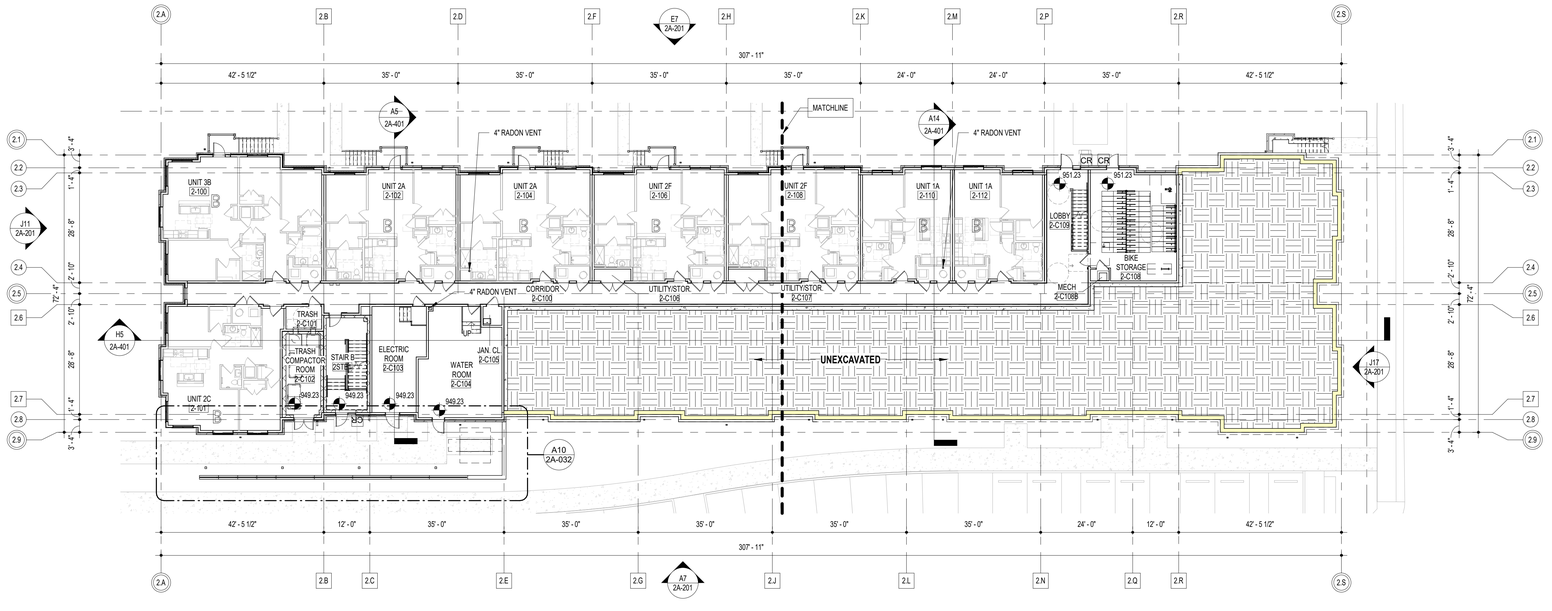
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UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI — ROLL-IN SHOWER



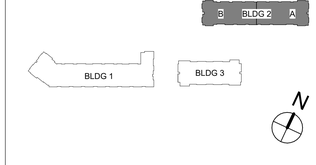
G7 **B2 - SECOND FLOOR**
1/16" = 1'-0"



A7 **B2- FIRST FLOOR**
1/16" = 1'-0"

SCALE:1/16" = 1'-0"
0 8' - 0" 16' - 0" 32' - 0" 48' - 0" 64' - 0"

KEY PLAN



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BUILDING 2 OVERALL PLANS

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #
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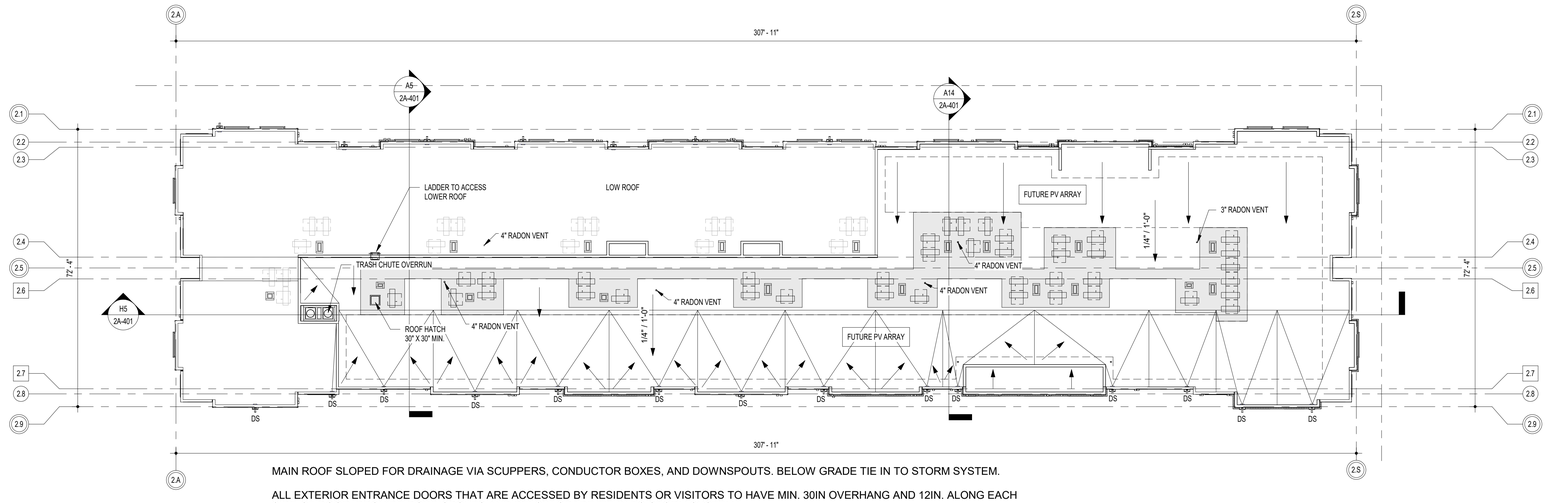
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UNIT ACCESSIBILITY SYMBOLS

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- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI — ROLL-IN SHOWER

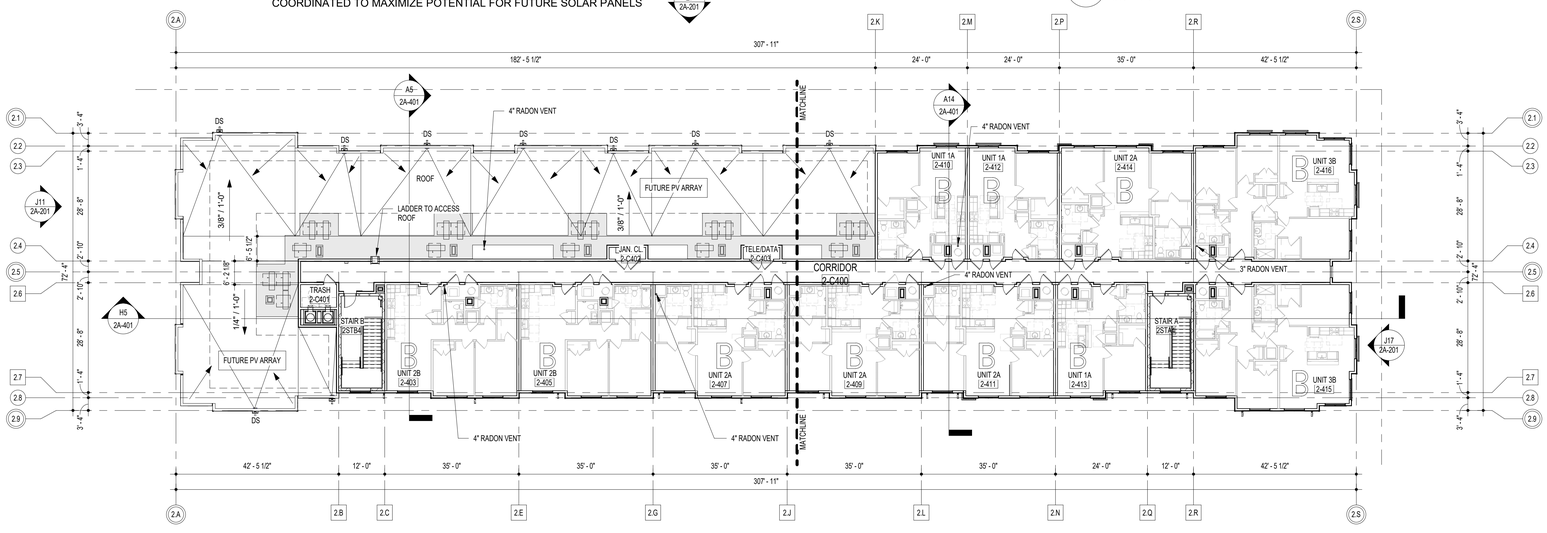


MAIN ROOF SLOPED FOR DRAINAGE VIA SCUPPERS, CONDUCTOR BOXES, AND DOWNSPOUTS. BELOW GRADE TIE IN TO STORM SYSTEM.

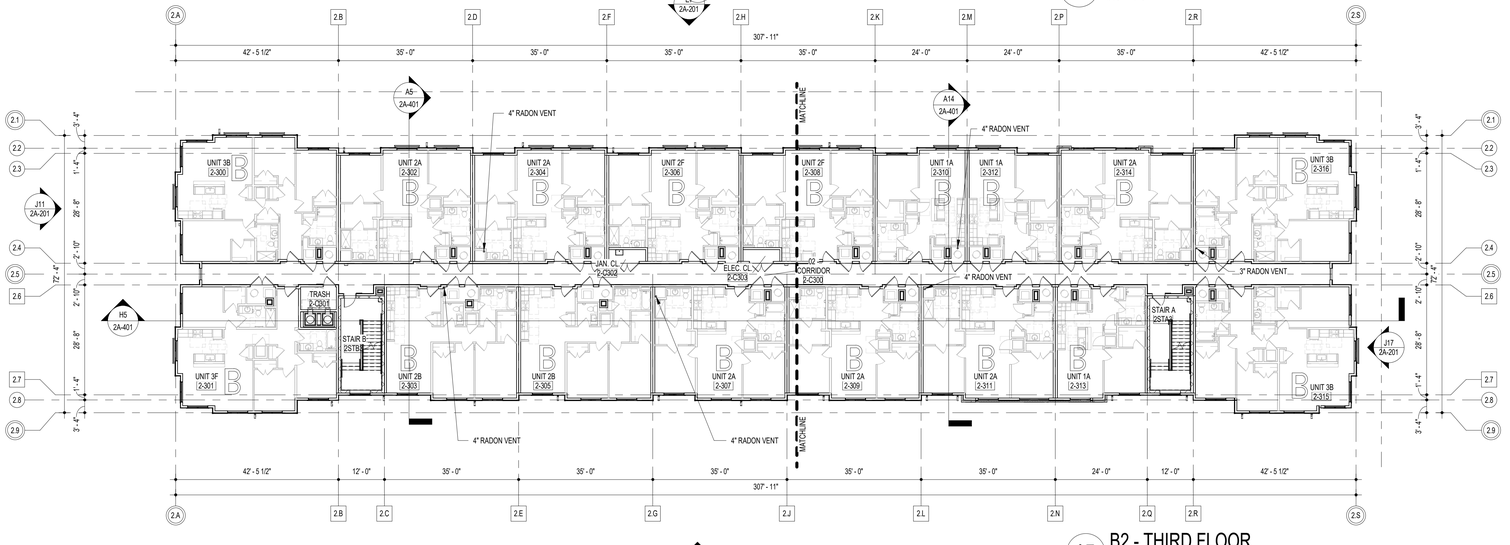
ALL EXTERIOR ENTRANCE DOORS THAT ARE ACCESSED BY RESIDENTS OR VISITORS TO HAVE MIN. 30IN OVERHANG AND 12IN. ALONG EACH SIDE OF DOOR. PROVIDE DOWNSPOUTS AND BELOW GRADE TIE IN TO STORM SYSTEM.

EXTERIOR MECHANICAL EQUIPMENT TO BE ROOF MOUNTED. BUILDING WILL BE SOLAR READY. FINAL MECHANICAL LAYOUTS MUST BE COORDINATED TO MAXIMIZE POTENTIAL FOR FUTURE SOLAR PANELS

J7 B2 - TRUSS BEARING
1/16" = 1'-0"



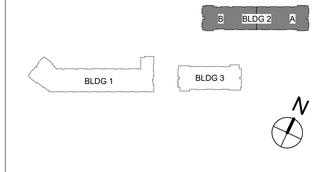
E7 B2 - FOURTH FLOOR
1/16" = 1'-0"



A7 B2 - THIRD FLOOR
1/16" = 1'-0"

SCALE:1/16" = 1'-0"
0 8' - 0" 16' - 0" 32' - 0" 48' - 0" 64' - 0"

KEY PLAN



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BUILDING 2 OVERALL PLANS

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DATE	SUBMISSION / REVISION / IS
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06/30/2026	CONSTRUCTABILITY REVIEW

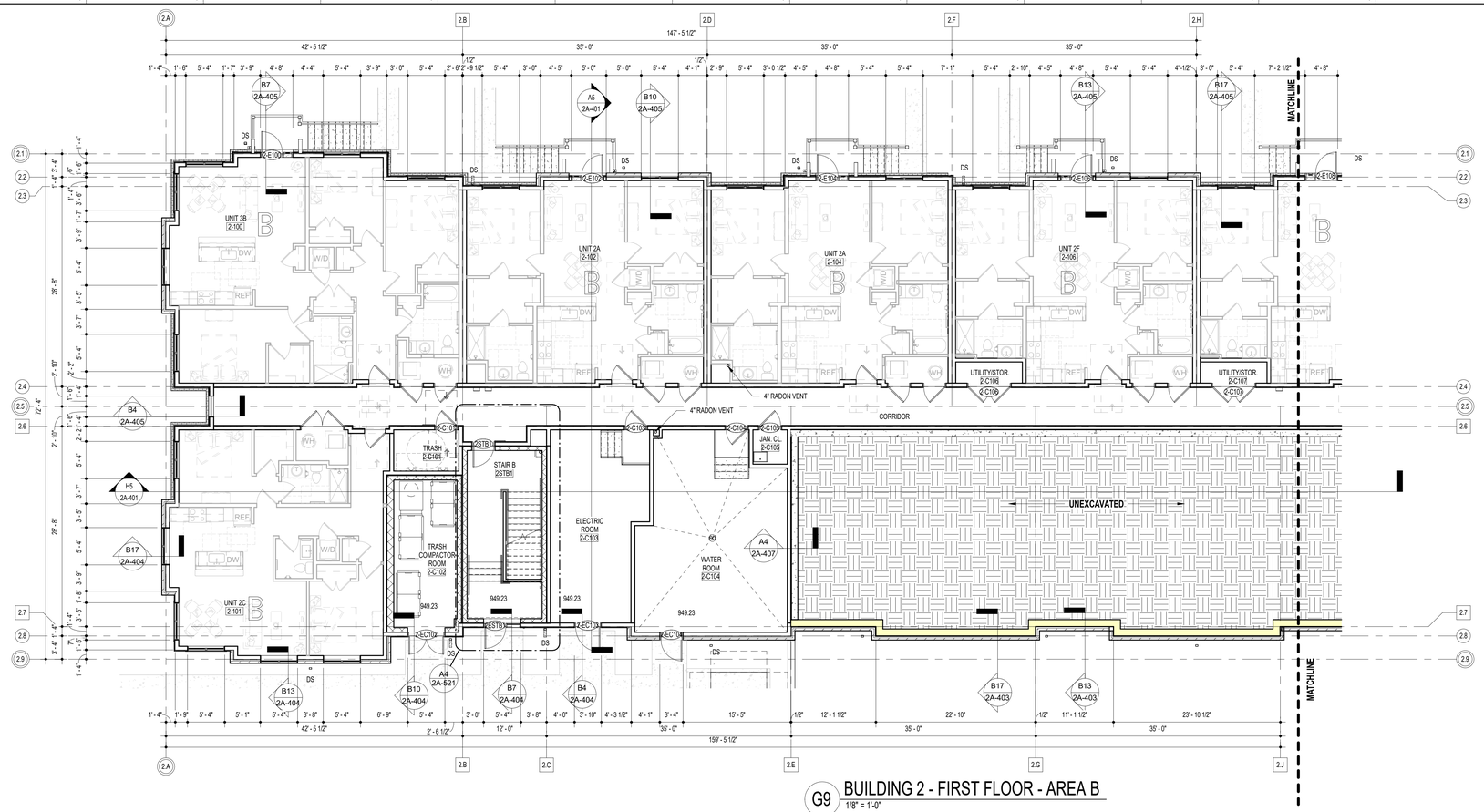
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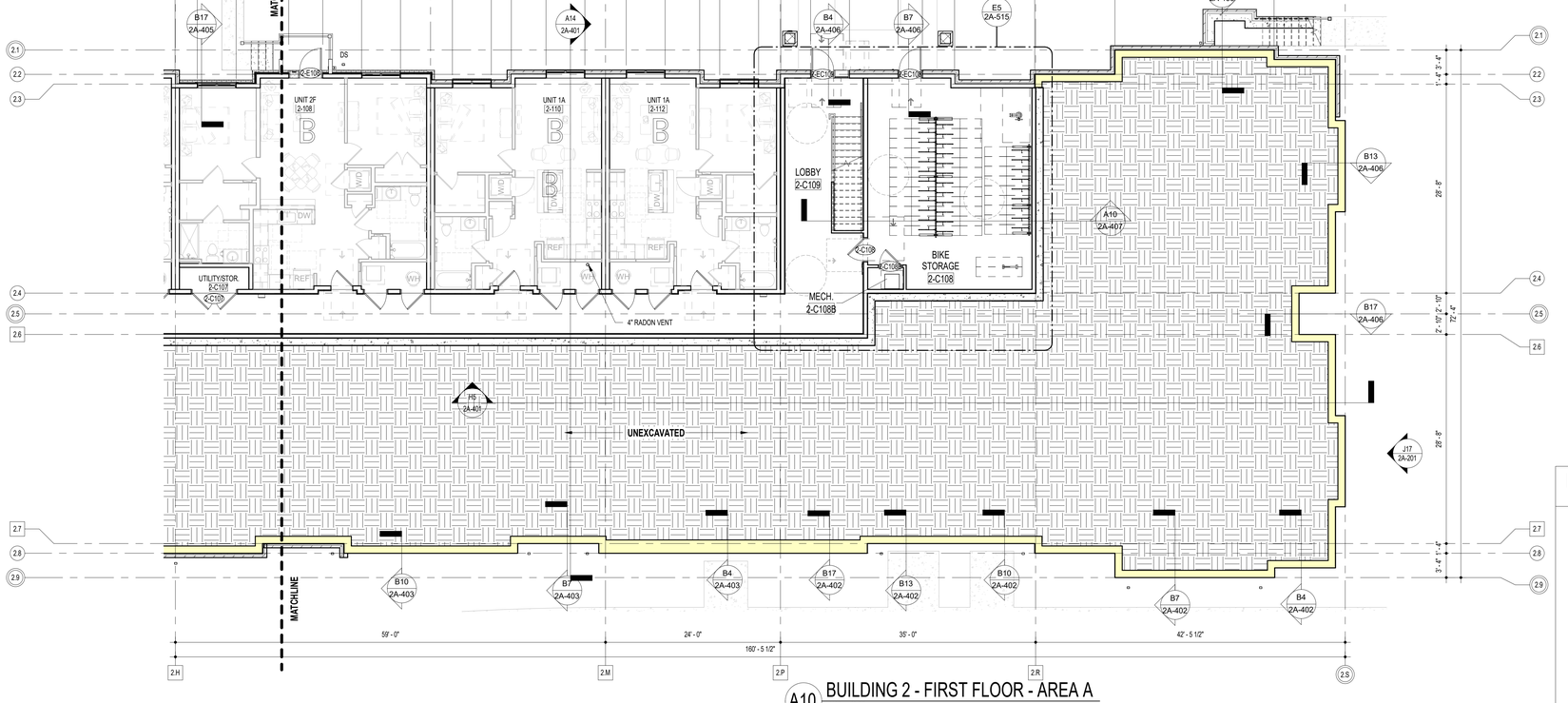
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UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI — ROLL-IN SHOWER



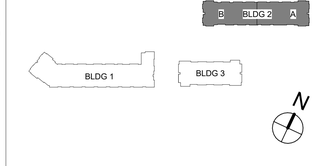
G9 BUILDING 2 - FIRST FLOOR - AREA B
1/8" = 1'-0"



A10 BUILDING 2 - FIRST FLOOR - AREA A
1/8" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 2 PARTIAL FIRST FLOOR PLANS

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION	#
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06/30/2026	CONSTRUCTABILITY REVIEW	

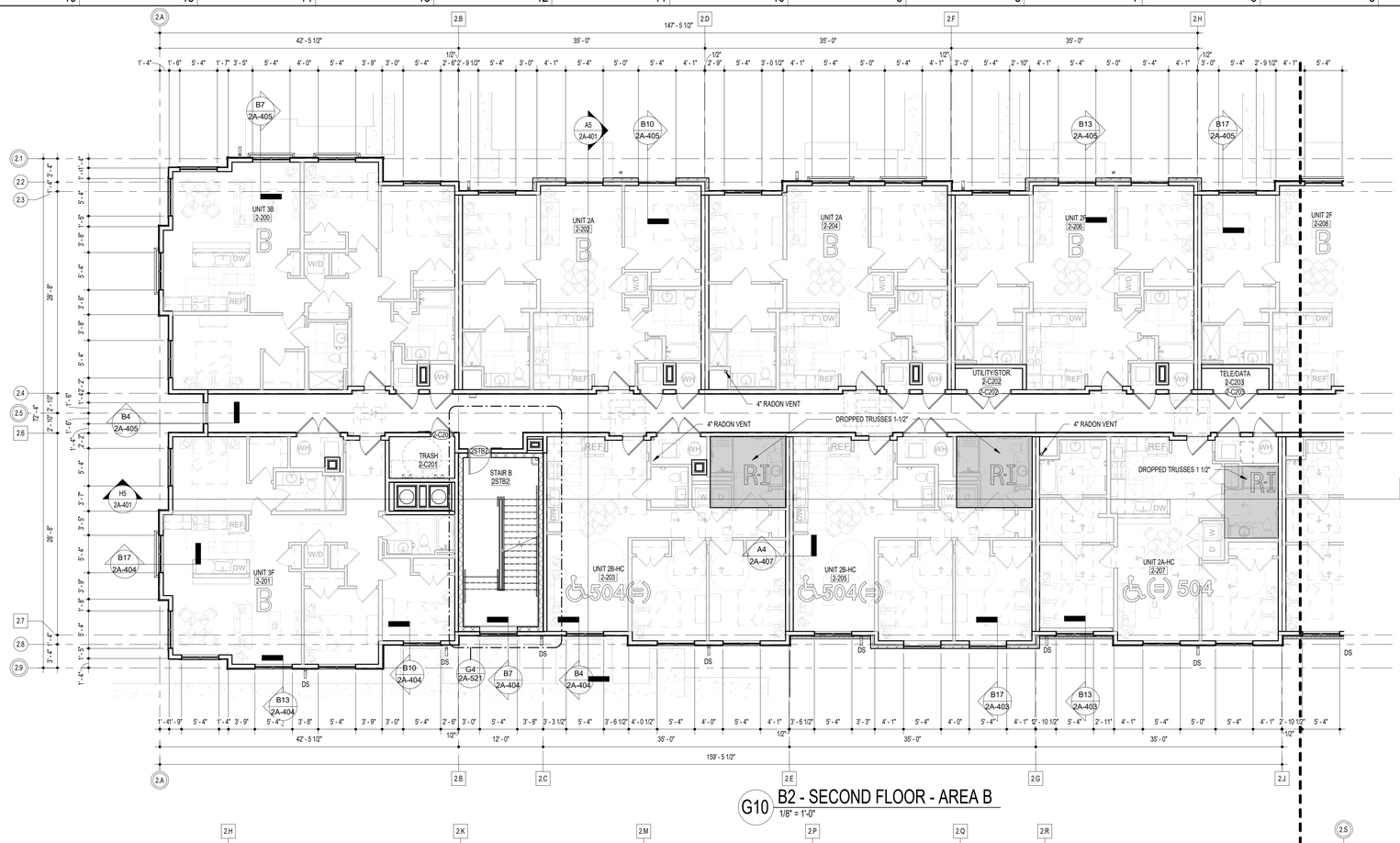
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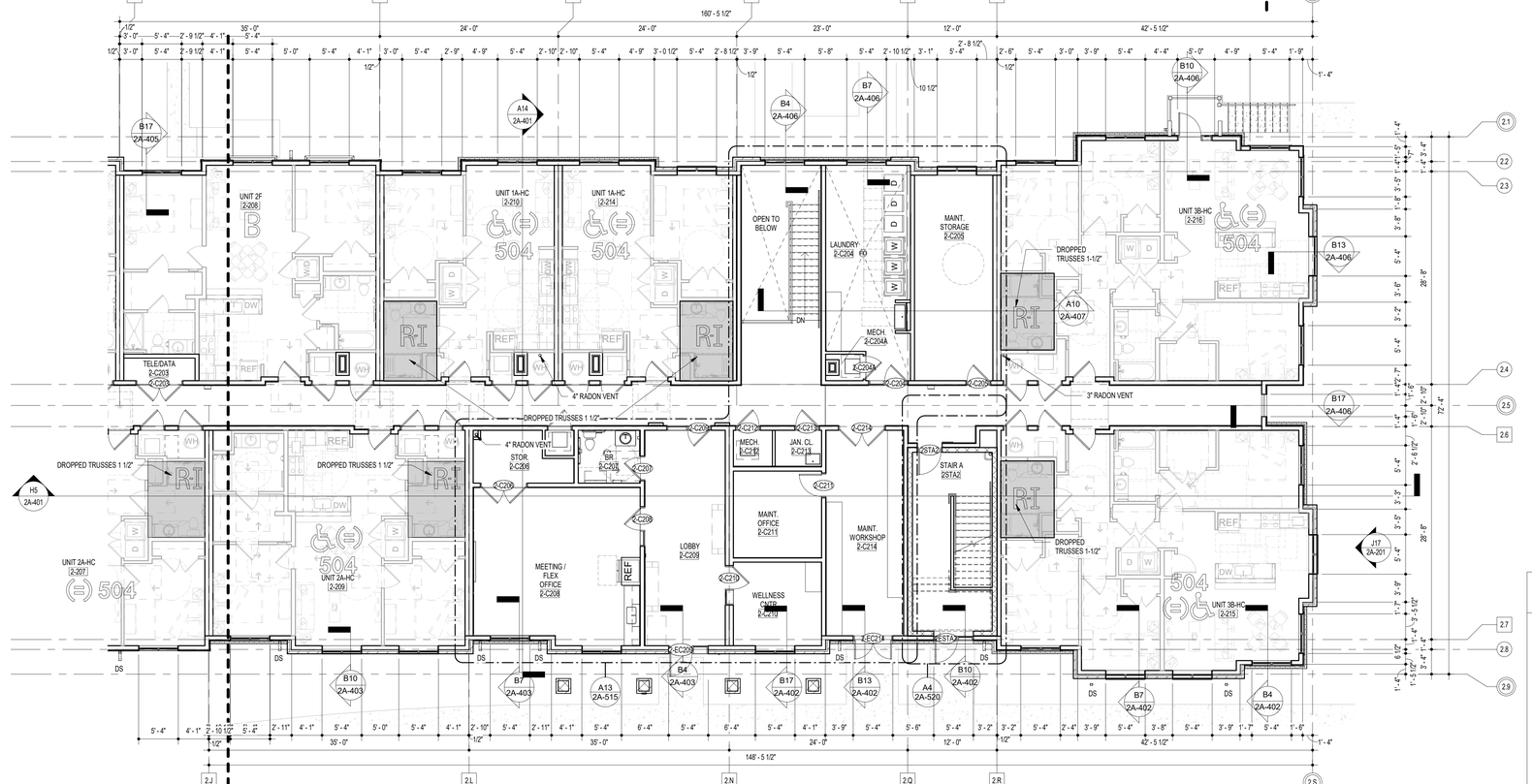
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UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI — ROLL-IN SHOWER



G10 B2 - SECOND FLOOR - AREA B
1/8" = 1'-0"



A10 B2 - SECOND FLOOR - AREA A
1/8" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 2 PARTIAL SECOND FLOOR PLANS

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #
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06/30/2026	CONSTRUCTABILITY REVIEW

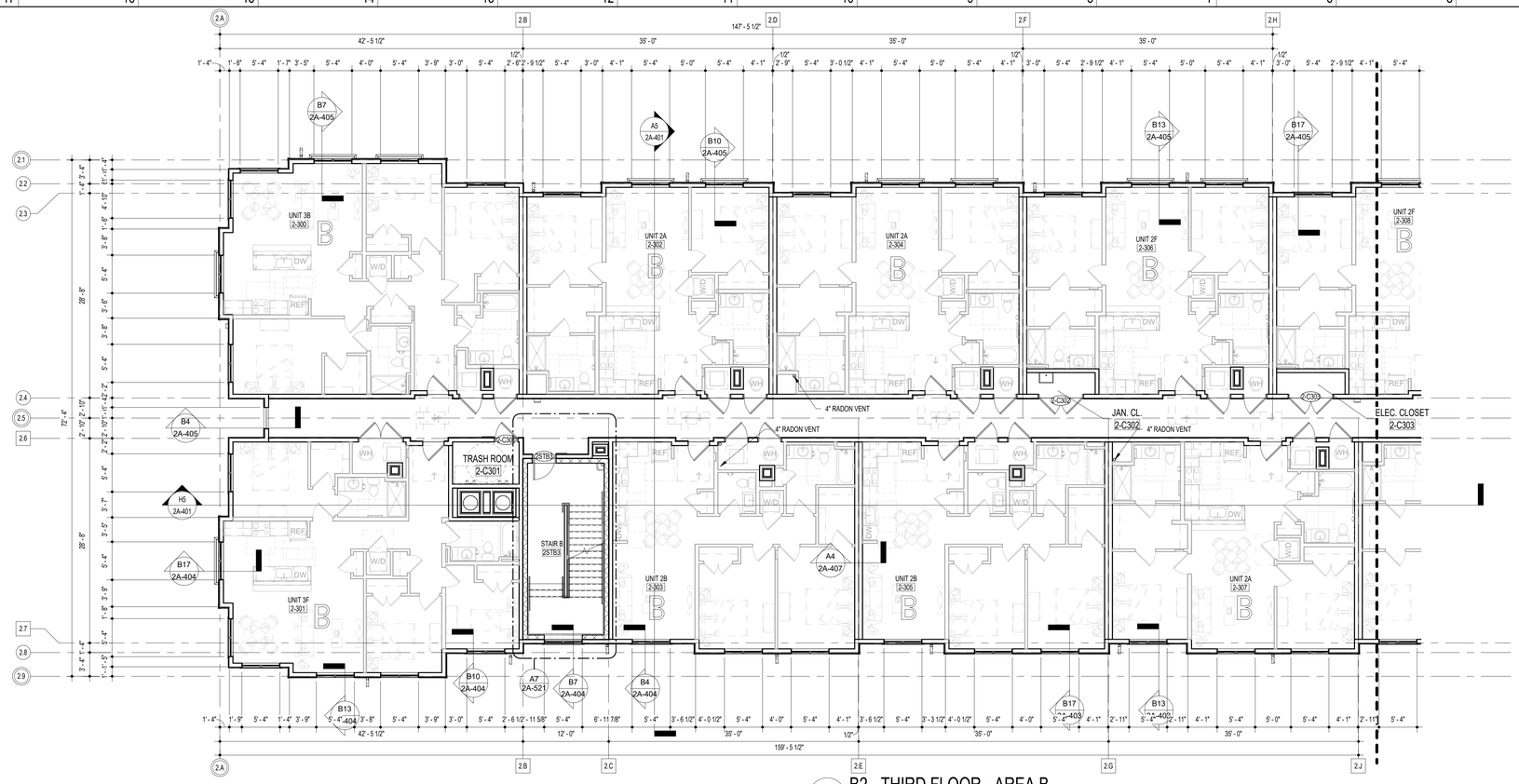
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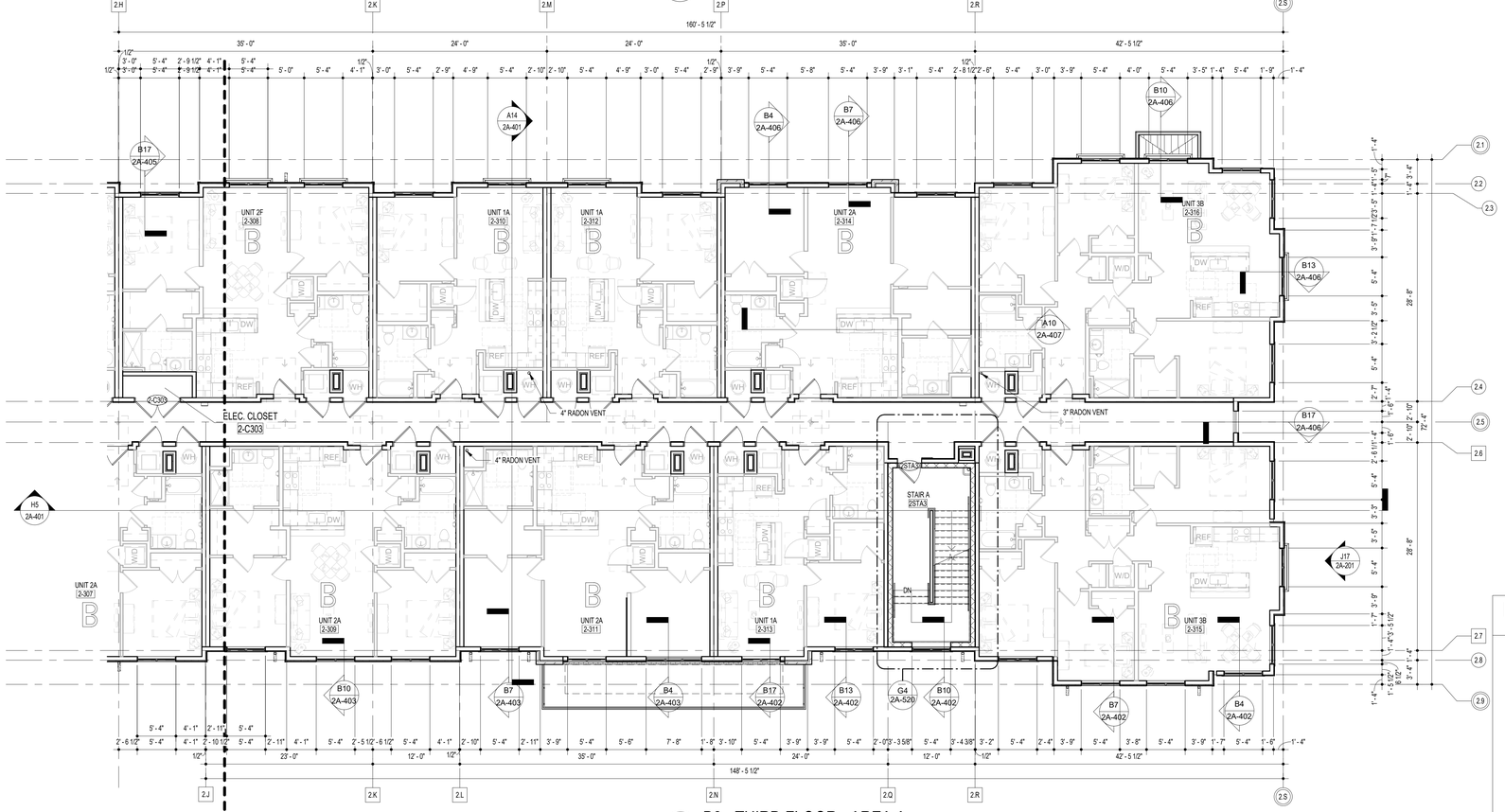
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UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI — ROLL-IN SHOWER



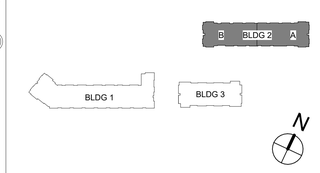
G10 B2 - THIRD FLOOR - AREA B
1/8" = 1'-0"



A10 B2 - THIRD FLOOR - AREA A
1/8" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 2 PARTIAL THIRD FLOOR PLANS

ROANOKE GATEWAY
ROANOKE, VA 24022

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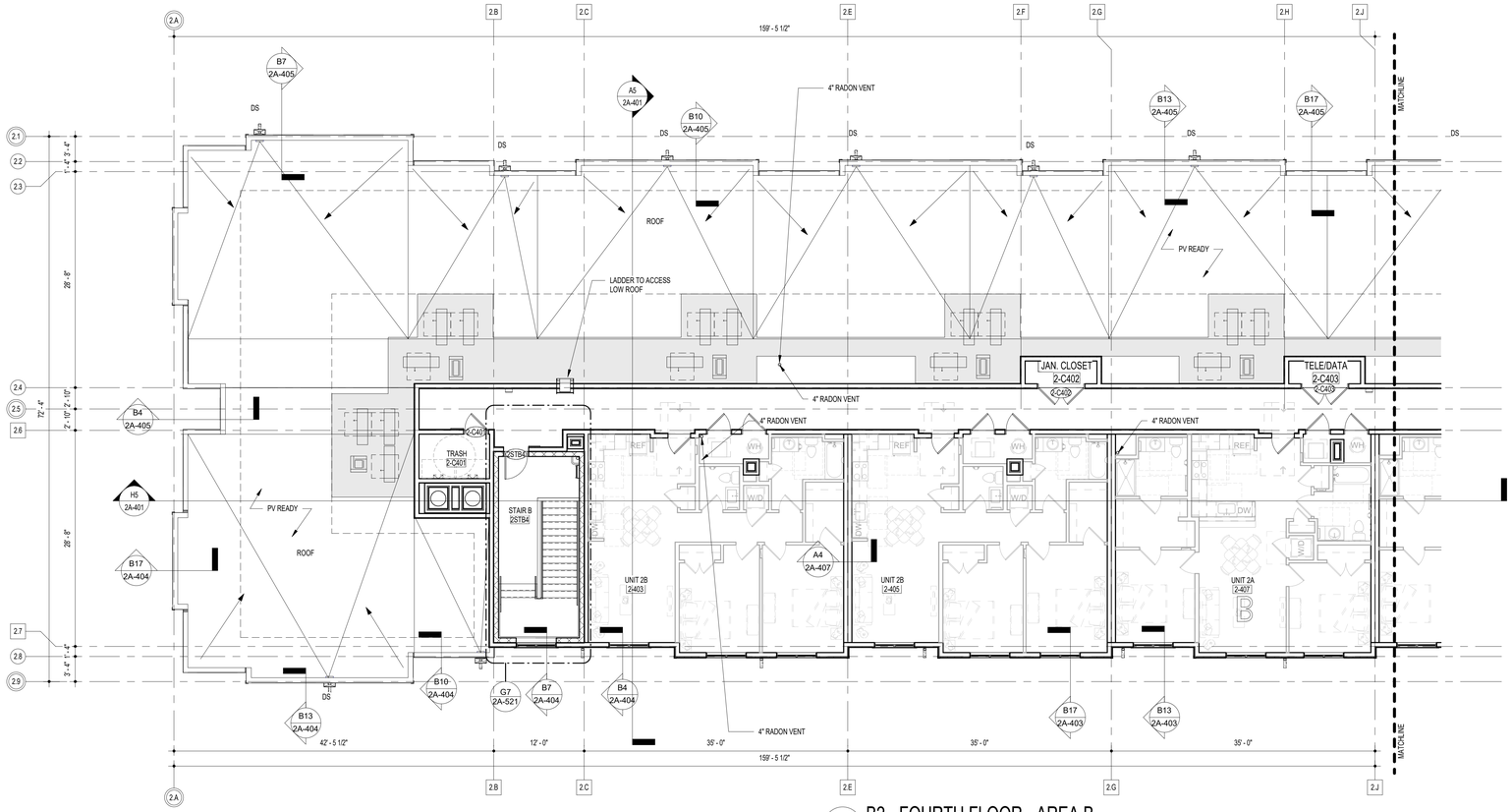
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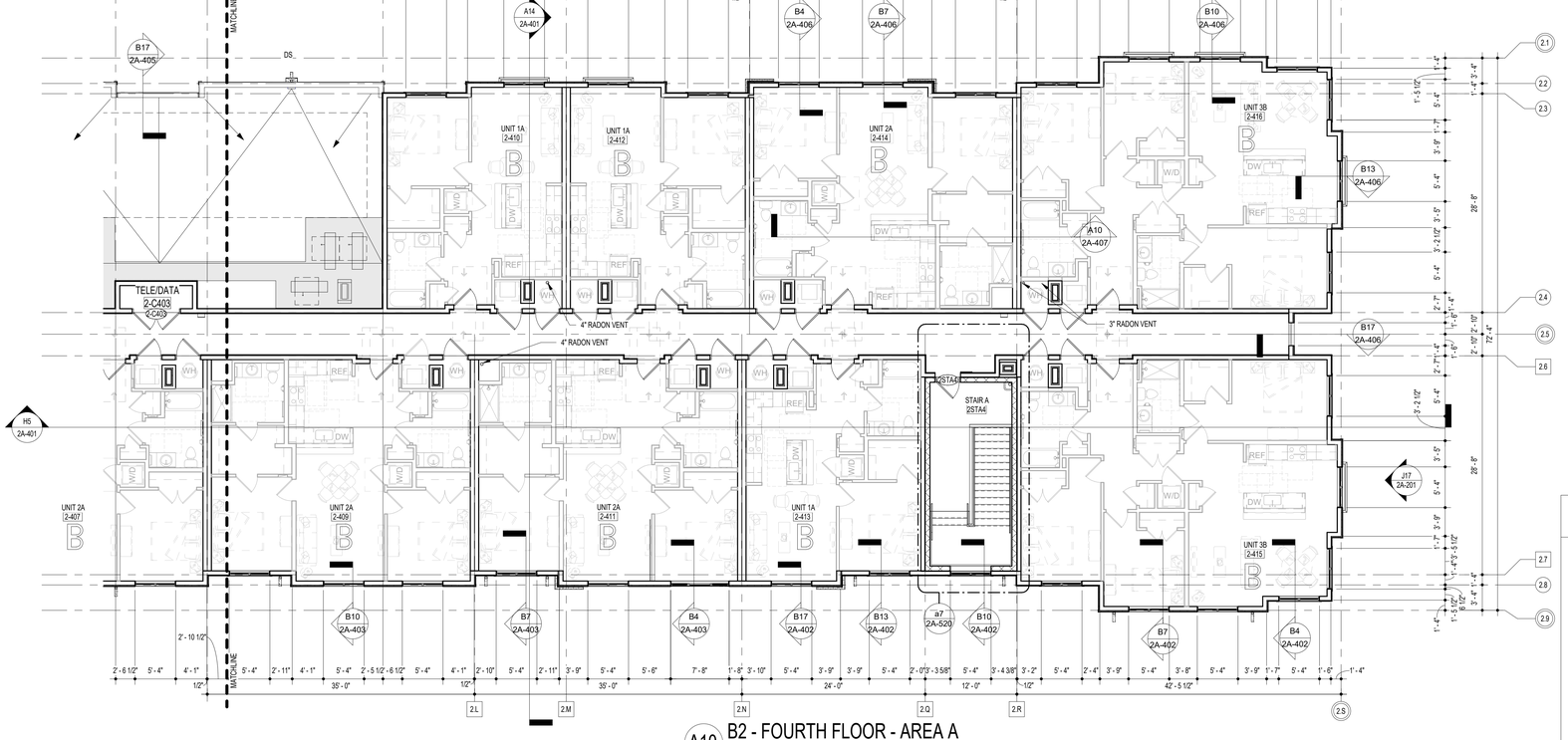
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UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI — ROLL-IN SHOWER



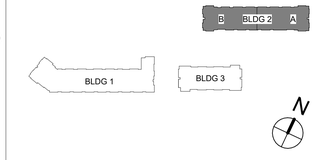
G10 B2 - FOURTH FLOOR - AREA B
1/8" = 1'-0"



A10 B2 - FOURTH FLOOR - AREA A
1/8" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 2 PARTIAL FOURTH FLOOR PLANS

ROANOKE GATEWAY
ROANOKE, VA 24022

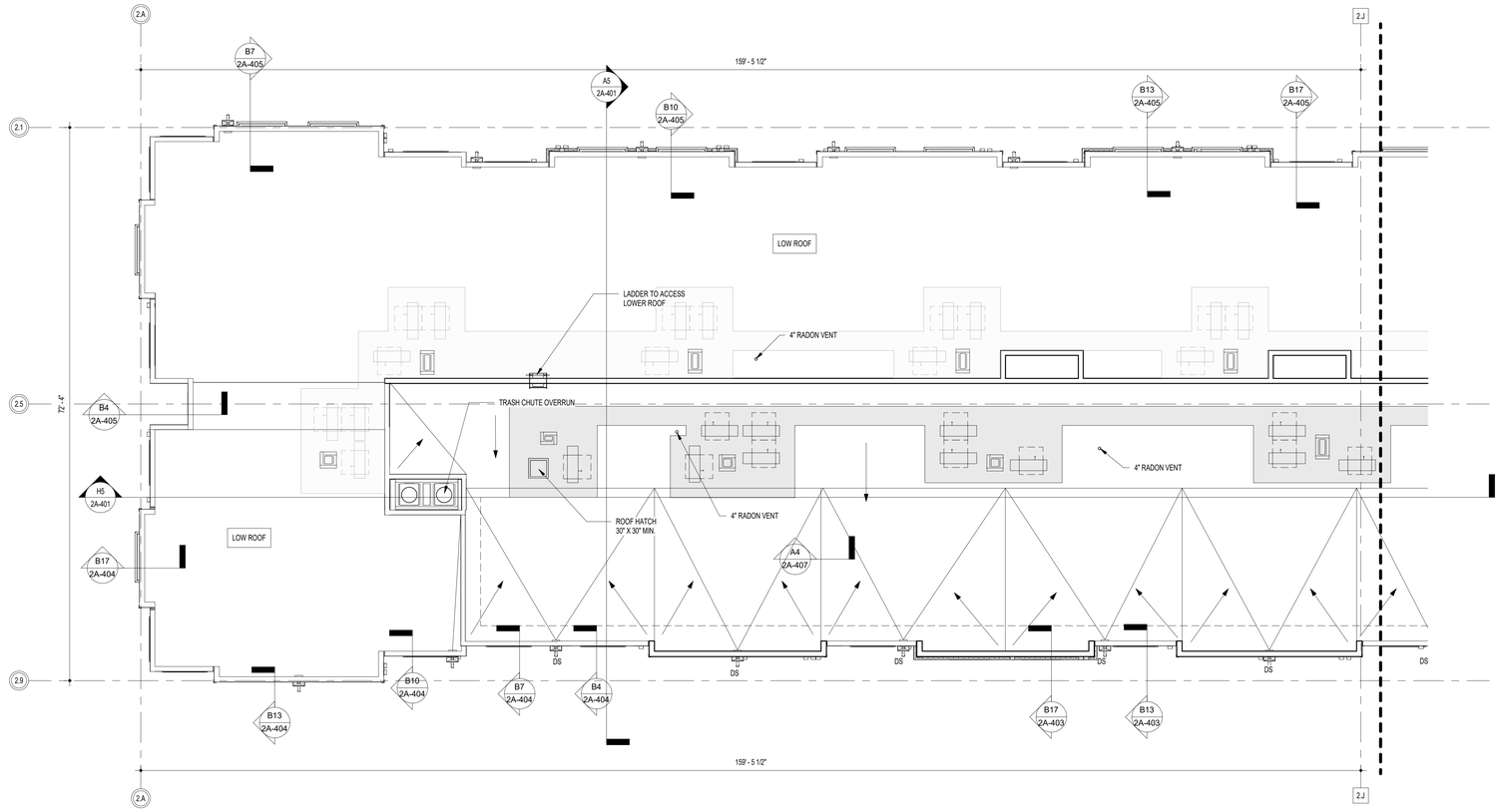
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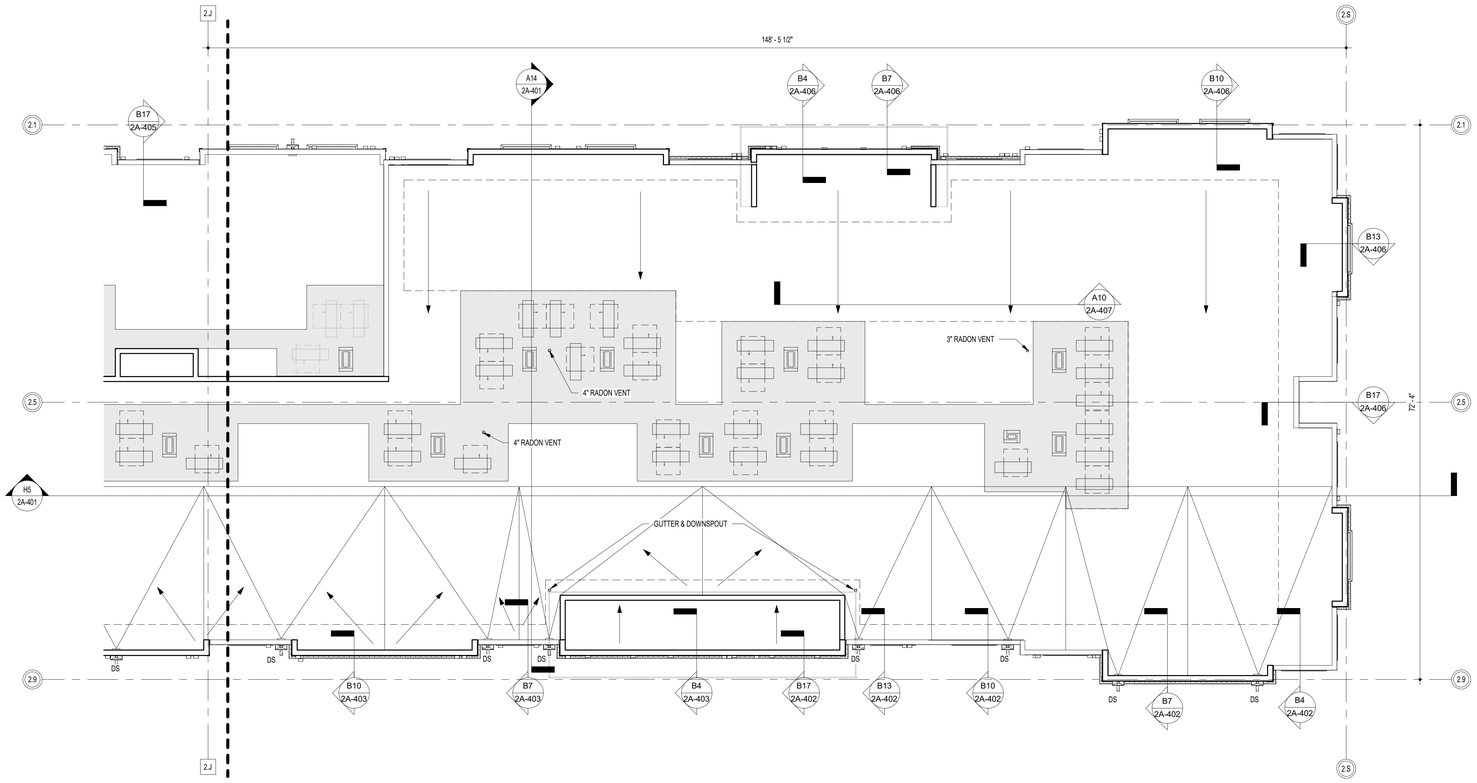
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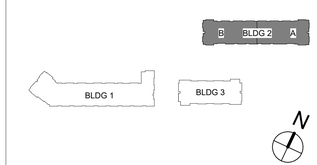
G10 B2 - TRUSS BEARING - AREA B
1/8" = 1'-0"



A10 B2 - TRUSS BEARING - AREA A
1/8" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 2 PARTIAL ROOF PLANS

ROANOKE GATEWAY
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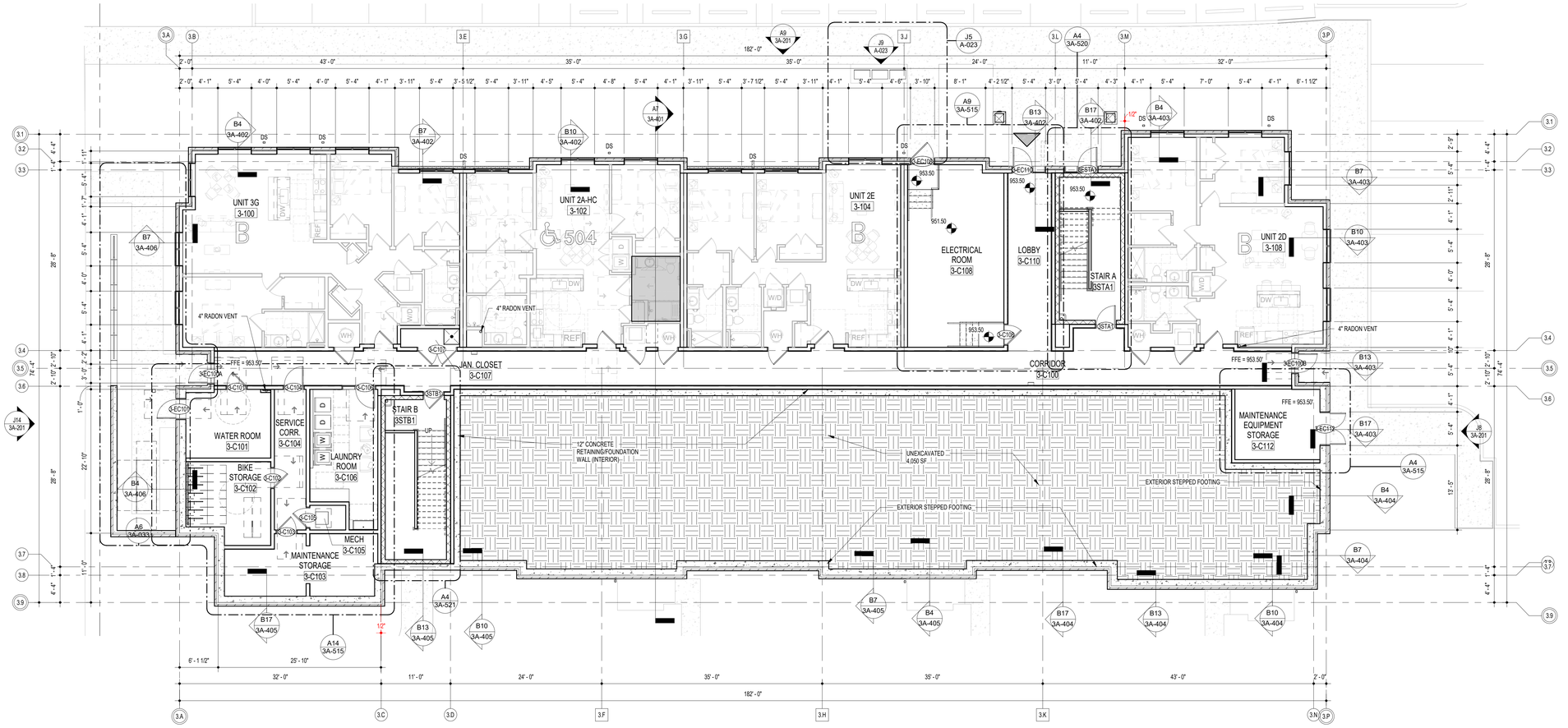
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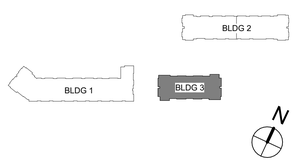
UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI — ROLL-IN SHOWER



B7 BUILDING 3 - FIRST FLOOR PLAN
1/8" = 1'-0"

KEY PLAN



SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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BUILDING 3 OVERALL PLAN

ROANOKE GATEWAY
ROANOKE, VA 24022

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06/30/2026	CONSTRUCTABILITY REVIEW

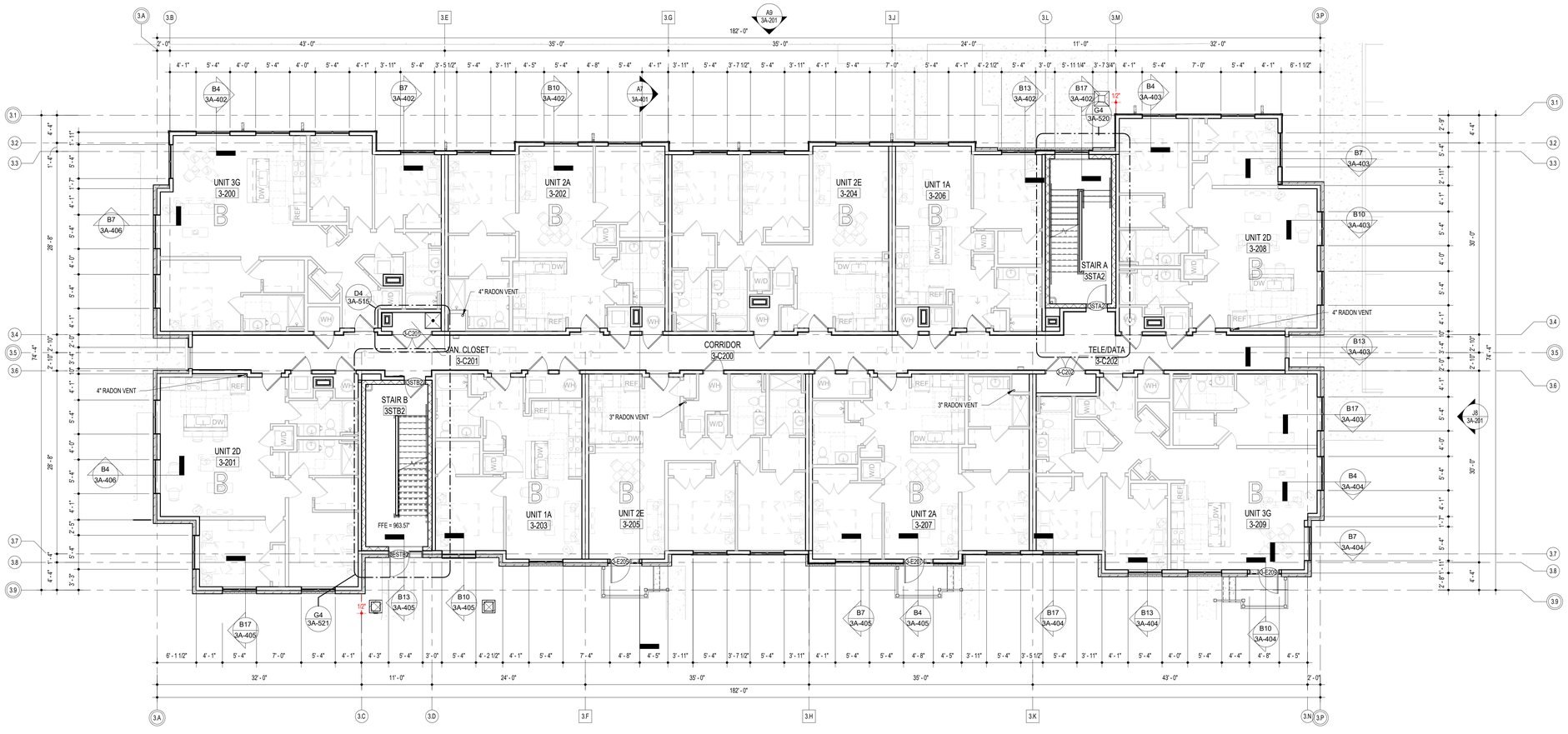
3A-101
06/30/2026
CONSTRUCTABILITY REVIEW

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UNIT ACCESSIBILITY SYMBOLS

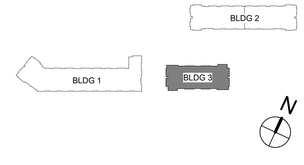
- ANSI (TYPE A WHEN IN UNIT)
- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- R.I — ROLL-IN SHOWER



B7 BUILDING 3 - SECOND FLOOR PLAN
1/8" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 3 OVERALL PLAN
ROANOKE GATEWAY
ROANOKE, VA 24022

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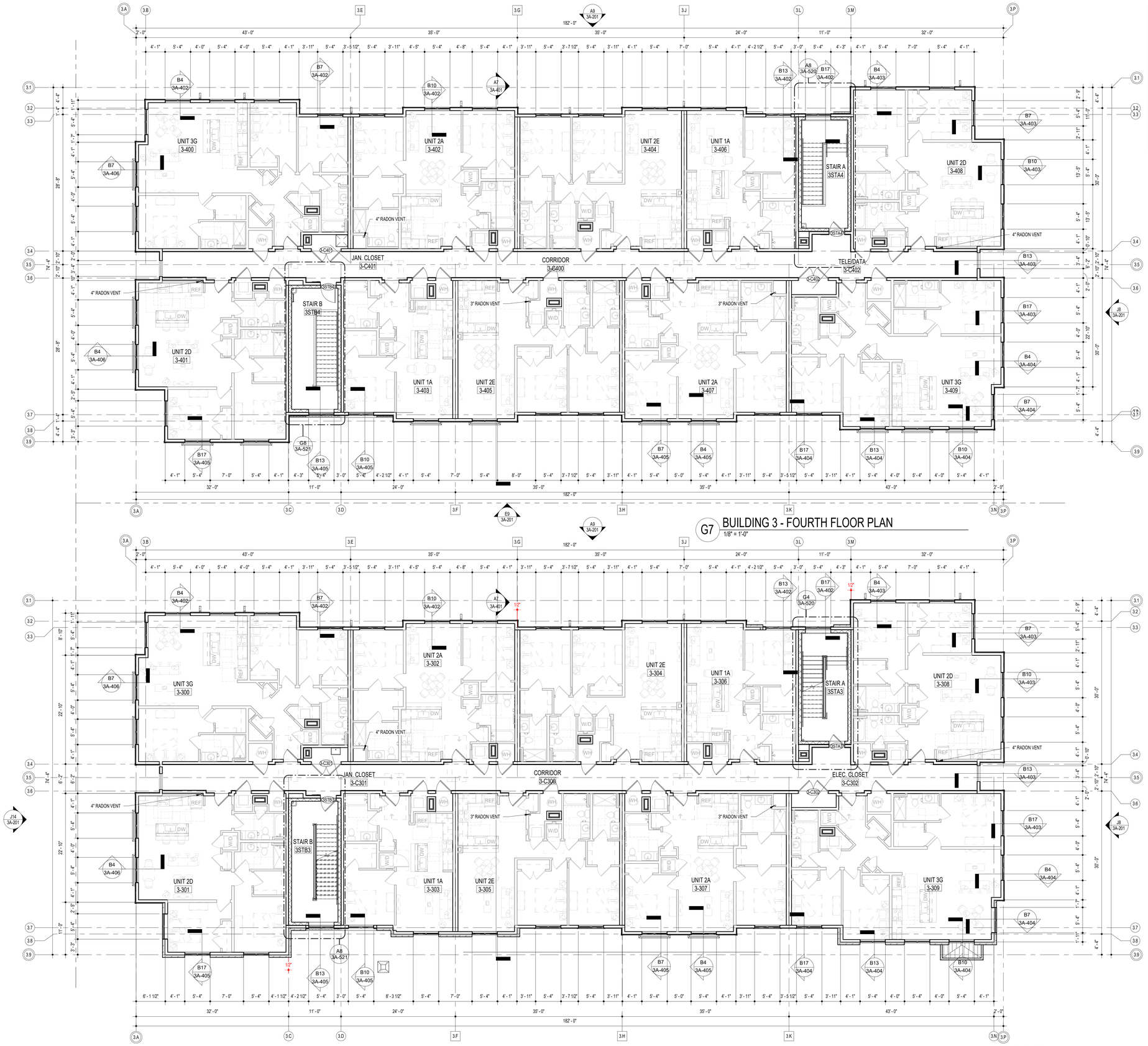
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UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 — UFAS/SECTION 504
- B — ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI — ROLL-IN SHOWER

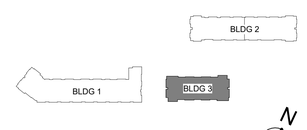


G7 BUILDING 3 - FOURTH FLOOR PLAN
1/8" = 1'-0"

A7 BUILDING 3 - THIRD FLOOR PLAN
1/8" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 3 OVERALL PLANS
ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION	#
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CONSTRUCTABILITY REVIEW

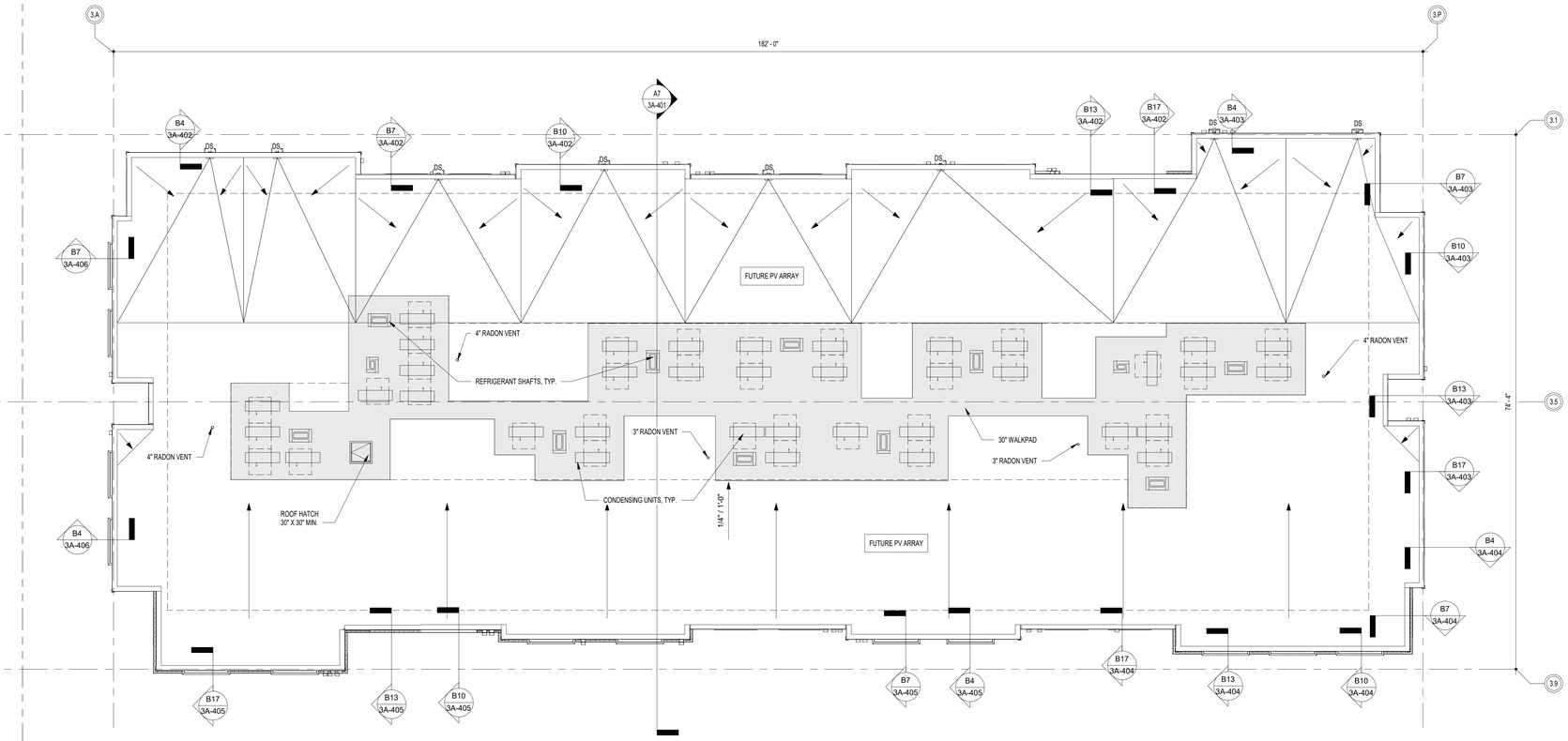
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MAIN ROOF SLOPED FOR DRAINAGE VIA SCUPPERS, CONDUCTOR BOXES, AND DOWNSPOUTS. BELOW GRADE TIE IN TO STORM SYSTEM.

ALL EXTERIOR ENTRANCE DOORS THAT ARE ACCESSED BY RESIDENTS OR VISITORS TO HAVE MIN. 30IN OVERHANG AND 12IN. ALONG EACH SIDE OF DOOR. PROVIDE DOWNSPOUTS AND BELOW GRADE TIE IN TO STORM SYSTEM.

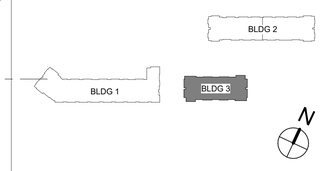
EXTERIOR MECHANICAL EQUIPMENT TO BE ROOF MOUNTED. BUILDING WILL BE SOLAR READY. FINAL MECHANICAL LAYOUTS MUST BE COORDINATED TO MAXIMIZE POTENTIAL FOR FUTURE SOLAR PANELS



A7 BUILDING 3 - ROOF PLAN
1/8" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 3 ROOF PLAN

ROANOKE GATEWAY
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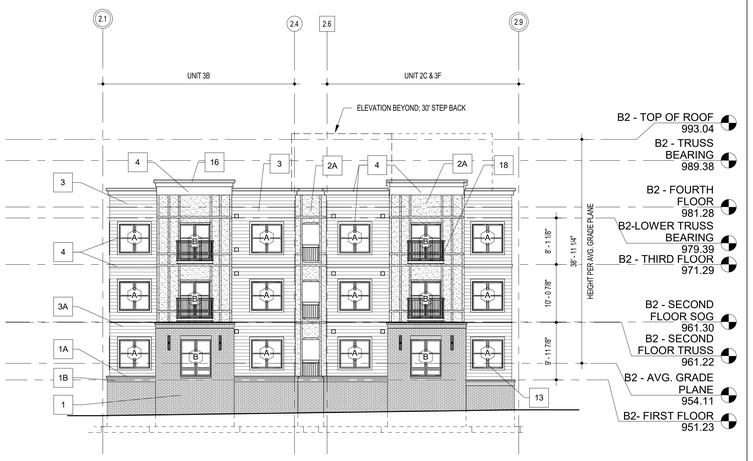
3A-104
06/30/2026
CONSTRUCTABILITY REVIEW

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J17 BUILDING 2 ELEVATION - 8TH ST SE
3/32" = 1'-0"



J11 BUILDING 2 ELEVATION - 7TH ST SE
3/32" = 1'-0"

ELEVATION MATERIAL KEYNOTES

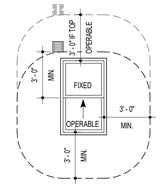
1. BRICK VENEER - COLOR 1
1A. BRICK ROWLOCK SILL - COLOR 1
1B. BRICK SOLDIER COURSE - COLOR 1
2. FIBER CEMENT PANEL WITH TRIM - COLOR 1
2A. FIBER CEMENT PANEL WITH TRIM - COLOR 2
2B. FIBER CEMENT PANEL WITH TRIM - COLOR 3
3. FIBER CEMENT LAP SIDING - COLOR 1
3A. FIBER CEMENT LAP SIDING - COLOR 2
4. FIBER CEMENT TRIM - COLOR 1
5. KNOX BOX
6. AUTO DOOR OPERATOR PUSH PLATE
7. KEY FOB READER
8. NOT USED
9. STANDING SEAM METAL ROOF
10. NOT USED
11. ALUMINUM CONDUCTOR BOXES AND DOWNSPOUTS
12. ALUMINUM FASCIA
13. ENERGY STAR VINYL WINDOWS
14. ALUMINUM STOREFRONT
15. INSULATED HOLLOW METAL DOORS AND FRAMES
16. ALUMINUM COPING - COLOR 1
16A. ALUMINUM COPING - COLOR 2
17. ARCHITECTURAL METAL LOUVERS
18. ALUMINUM JULIET BALCONY RAILINGS

ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)



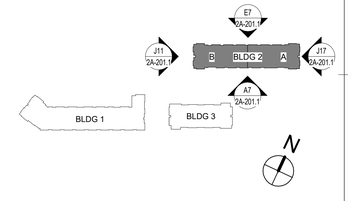


E7 BUILDING 2 ELEVATION - JAMISON AVE SE
3/32" = 1'-0"



A7 BUILDING 2 ELEVATION - ALLEY
3/32" = 1'-0"

KEY PLAN



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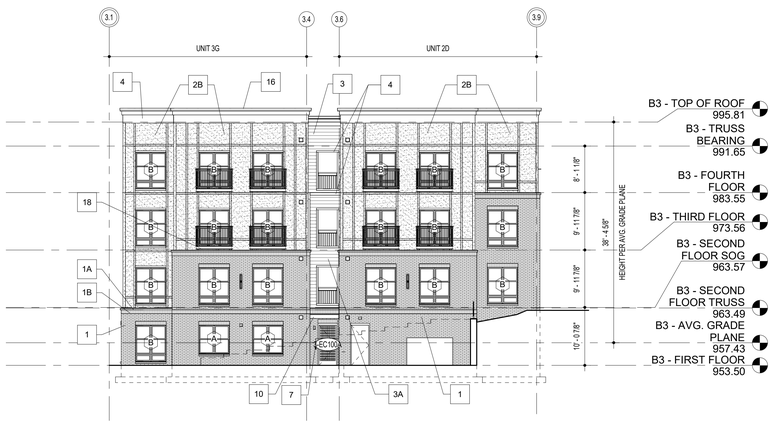
BUILDING 2 ELEVATIONS
ROANOKE GATEWAY
ROANOKE, VA 24022

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J14 BUILDING 3 ELEVATION - 7TH ST SE
3/32" = 1'-0"



J8 BUILDING 3 ELEVATION - PARKING LOT
3/32" = 1'-0"



E9 BUILDING 3 ELEVATION - BULLITT AVE SE
3/32" = 1'-0"



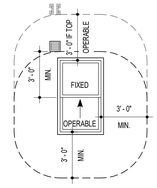
A9 BUILDING 3 ELEVATION - ALLEY
3/32" = 1'-0"

ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

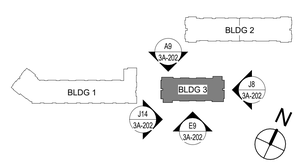
EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)



ELEVATION MATERIAL KEYNOTES

1. BRICK VENEER - COLOR 1
1A. BRICK ROWLOCK SILL - COLOR 1
1B. BRICK SOLDIER COURSE - COLOR 1
2. FIBER CEMENT PANEL WITH TRIM - COLOR 1
2A. FIBER CEMENT PANEL WITH TRIM - COLOR 2
2B. FIBER CEMENT PANEL WITH TRIM - COLOR 3
3. FIBER CEMENT LAP SIDING - COLOR 1
3A. FIBER CEMENT LAP SIDING - COLOR 2
4. FIBER CEMENT TRIM - COLOR 1
5. KNOX BOX
6. AUTO DOOR OPERATOR PUSH PLATE
7. CARD READER
8. NOT USED
9. STANDING SEAM METAL ROOF
10. NOT USED
11. ALUMINUM CONDUCTOR BOXES AND DOWNSPOUTS
12. ALUMINUM FASCIA
13. ENERGY STAR VINYL WINDOWS
14. ALUMINUM STOREFRONT
15. INSULATED HOLLOW METAL DOORS AND FRAMES
16. ALUMINUM COPING - COLOR 1
16A. ALUMINUM COPING - COLOR 2
17. ARCHITECTURAL METAL LOUVERS
18. ALUMINUM JULIET BALCONY RAILINGS

KEY PLAN



123 East Main St.
2nd Floor
Charlottesville, VA 22902
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BUILDING 3 ELEVATIONS

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / IP
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

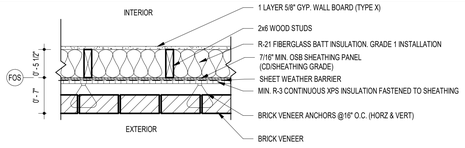
3A-201
06/30/2026
CONSTRUCTABILITY REVIEW

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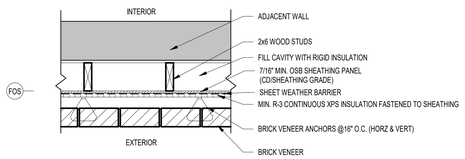
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EXTERIOR WALL TYPES

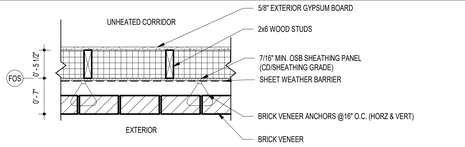
A1 UL LISTING: U356 | FIRE RATING: 1-HR | STC: --



A3 UL LISTING: N/A | FIRE RATING: 1-HR | STC: --

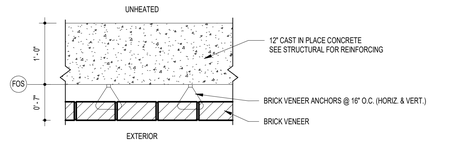


A4 UL LISTING: N/A | FIRE RATING: 1-HR | STC: --

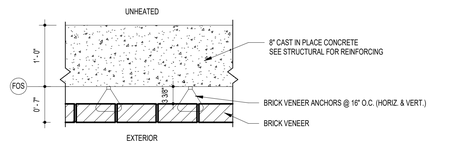


B1 UL LISTING: N/A | FIRE RATING: N/A

B2 SAME AS 'B1' WITH 8" CONCRETE

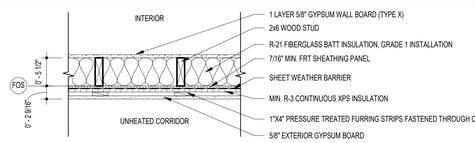


B5 UL LISTING: N/A | FIRE RATING: N/A



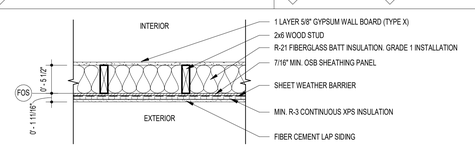
C1 UL LISTING: V340 | FIRE RATING: 1-HR | STC: --

C2 SAME AS C1 W/ OUT LAYER 5/8" GWB

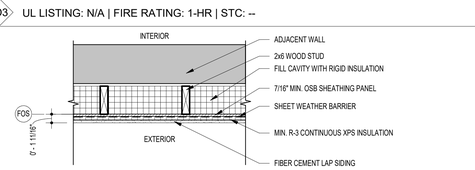


D1 UL LISTING: U356 | FIRE RATING: 1-HR | STC: --

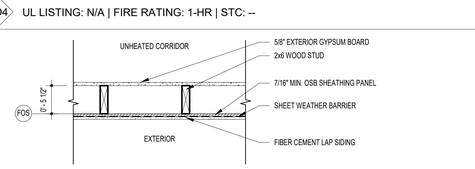
D2 SAME AS D1 W/ OUT LAYER 5/8" GWB



D3 UL LISTING: N/A | FIRE RATING: 1-HR | STC: --



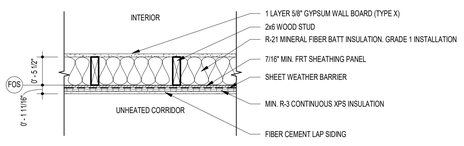
D4 UL LISTING: N/A | FIRE RATING: 1-HR | STC: --



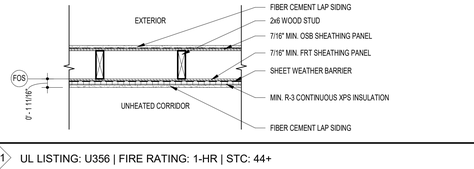
EXTERIOR WALL TYPES (CONT.)

E1 UL LISTING: V340 | FIRE RATING: 1-HR | STC: --

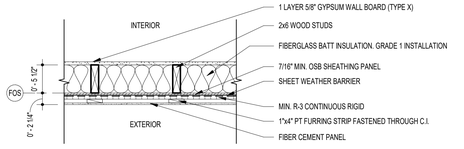
E2 SAME AS E1 W/ OUT LAYER 5/8" GWB



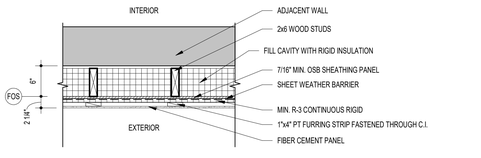
E5 UL LISTING: N/A | FIRE RATING: 1-HR | STC: --



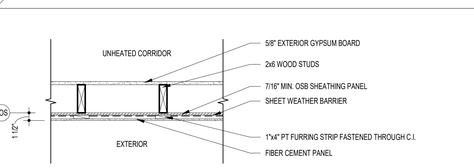
F1 UL LISTING: U356 | FIRE RATING: 1-HR | STC: 44+



F3 UL LISTING: N/A | FIRE RATING: 1-HR | STC: 44+

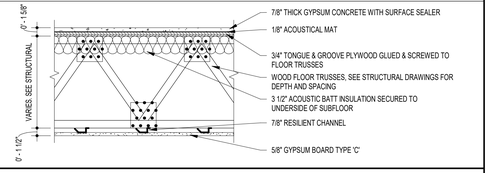


F4 UL LISTING: N/A | FIRE RATING: 1-HR | STC: 44+

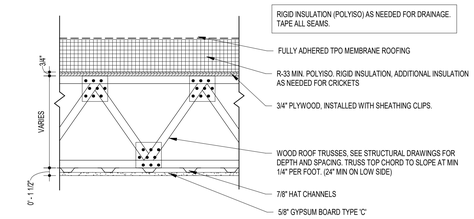


CEILING / FLOOR TYPES

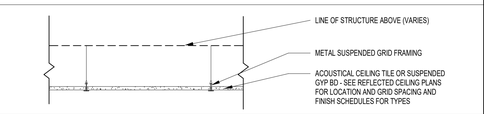
CL1 UL LISTING: L521, SYSTEM NO. 2 | FIRE RATING: 1 HR | STC: 63+ | IIC: 55



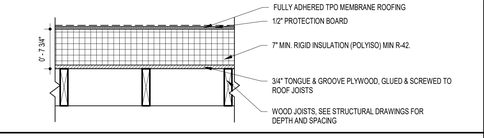
CL2 UL LISTING: P545 | FIRE RATING: 1-HR



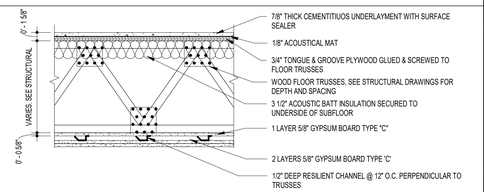
CL5 UL LISTING: | FIRE RATING: - | STC: -



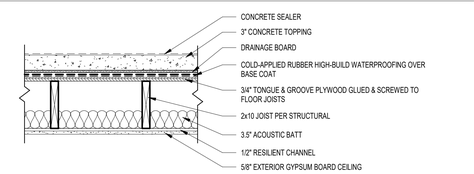
CL7 UL LISTING: P545 | FIRE RATING: 1-HR | STC: N/A | IIC: N/A



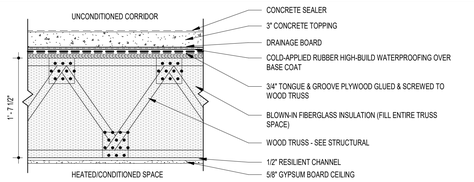
CL8 UL LISTING: L577, SYSTEM NO. 1 | FIRE RATING: 2 HR | STC: 58+ | IIC: -



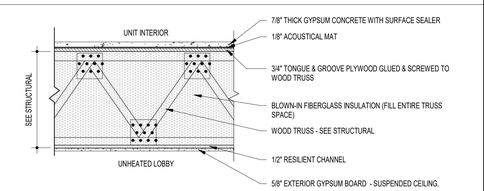
CL9 2021 VCC TABLE 721.1(3) ASSEMBLY 13-1.4 | FIRE RATING: 1 HR | STC: -- | IIC: --



CL10 2021 VCC TABLE 721.1(3) ASSEMBLY 13-1.4 | FIRE RATING: 1 HR | STC: -- | IIC: --



CL11 UL LISTING: L521, SYSTEM NO. 2 | FIRE RATING: 1 HR | STC: 63+ | IIC: 55



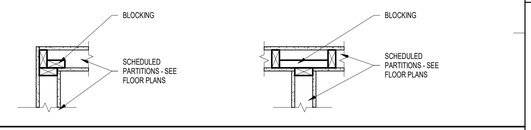
TYPICAL WALL TYPE NOTES

1. CURRENT UL LISTED ASSEMBLIES TO TAKE PRECEDENCE OVER LISTED WALL TYPES WHERE REQUIRED AND/OR NOTED.
2. FOR WALL INTERSECTION DETAILS SEE TYPICAL INTERIOR AND EXTERIOR STUD ARRANGEMENT DETAILS BELOW.
3. SEE CODE STUDY PLANS (A00X SERIES) FOR LIMITS AND EXTENT OF FIRE RATED WALLS. SEE REFLECTED CEILING PLANS FOR EXTENT OF FIRE RATED CEILINGS.
4. PROVIDE 2X BLOCKING AT WOOD STUD CONSTRUCTION, FOR SUPPORT OF SHELVING, CABINETRY, MISCELLANEOUS TOILET ACCESSORIES, ETC.
5. ALL STUDS TO BE INSTALLED 16" O.C. UNLESS NOTED OTHERWISE.
6. ALL PARTITIONS ARE TO EXTEND FULL HEIGHT FROM UNFINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.
7. REFER TO FLOOR PLANS FOR WALL TYPE DESIGNATION. TYPICAL WALL TYPE SHALL BE TYPE 1 AT WOOD FRAMED AREAS, UNLESS NOTED OTHERWISE.
8. FOR TYPICAL STUD BRIDGING SEE STRUCTURAL DRAWINGS.
9. PROVIDE 3-1/2" SOUND BATT INSULATION AROUND ALL UNIT MECHANICAL CLOSETS AND AROUND ALL UNIT WASHER / DRYER CLOSETS.
10. ALL WALLS THAT ARE RATED FOR FIRE RESISTANCE OR SMOKE BARRIERS SHALL BE MARKED AT THE HIGHEST POINT OF THE WALL WITH SIX INCH TALL RED, STENCIL PAINT LETTERS, WITH A MINIMUM OF 3/4" STROKE WIDTH, STATING THE TYPE OF WALL IT SERVES AS ACCORDING TO THE INTERNATIONAL BUILDING CODE AND "PROTECT ALL PENETRATIONS". SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. IF A WALL TRANSVERSES MULTIPLE FLOORS, THEN THE WALL SHALL BE MARKED AT EACH LEVEL. THE SIGNAGE SHALL BE REPEATED EVERY 20 LINEAR FEET.
11. AT EXTERIOR WALLS WITH MASONRY, PROVIDE MASONRY RETURNS AT ALL JAMBS U.O.N.

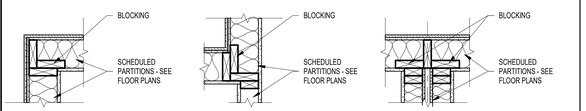
TYPICAL CEILING TYPE NOTES

1. TYPICAL CEILINGS TO HAVE TYPE CL1 UNLESS OTHERWISE NOTED.
2. SEE REFLECTED CEILING PLANS FOR ROOM CEILING HEIGHTS.
3. SEE FINISH SCHEDULES FOR CEILING MATERIALS AND FINISHES.
4. **PROVIDE SOUND MAT UNDERNEATH TILE AND/OR RESILIENT PRODUCTS UTILIZED ON TOP OF CONCRETE SLAB CONSTRUCTION AT RESIDENTIAL UNITS. PROVIDE SOUND MAT THAT IS COMPATIBLE WITH FINISH PRODUCT AND OF LESS THICKNESS THAN FINISH PRODUCT. INTEGRAL SOUND MATS WITH RESILIENT PRODUCTS ARE ALSO ACCEPTABLE. PROVIDE SOUND MAT UNDERNEATH GYPCRETE WHERE APPLICABLE.**

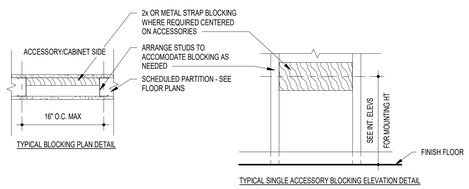
TYPICAL INTERIOR STUD ARRANGEMENT DETAILS



TYPICAL EXTERIOR STUD ARRANGEMENT DETAILS

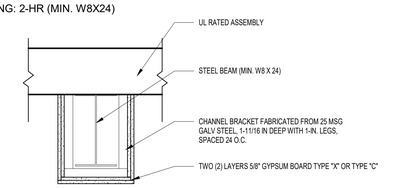


TYPICAL BLOCKING DETAILS



STEEL BEAM FIRE PROTECTION

UL LISTING: N501 | FIRE RATING: 2-HR (MIN. W8X24)



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GRIMM AND PARKER

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ASSEMBLY TYPES

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / IS.
03/12/2025	VH 9% SUBMISSION
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-301

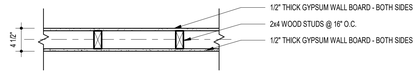
06/30/2026
CONSTRUCTABILITY REVIEW

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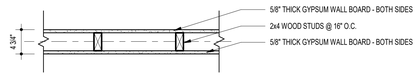
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INTERIOR WALL TYPES

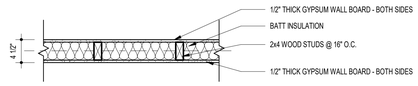
1 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **1A** SAME AS 1 W/ 2X6 STUDS



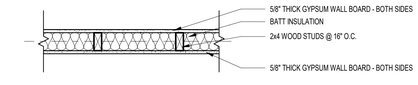
2 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **2A** SAME AS 2 W/ 2X6 STUDS



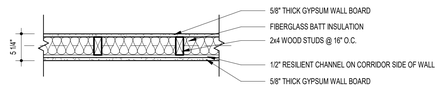
3 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **3A** SAME AS 3 W/ 2X6 STUDS



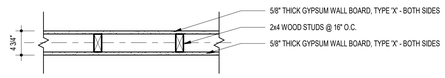
4 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **4A** SAME AS 4 W/ 2X6 STUDS



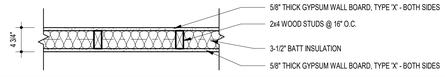
5 UL LISTING: U311 | FIRE RATING: 1 HR | STC: 56 | **5A** SAME AS 5 W/ 2X6 STUDS



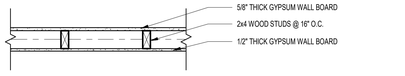
7 UL LISTING: U305 | FIRE RATING: 1 HR | **7A** SAME AS 7 W/ 2X6 STUDS



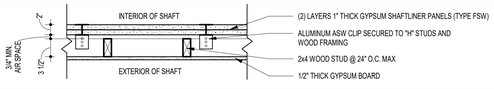
8 UL LISTING: U305 | FIRE RATING: 1 HR | **8A** SAME AS 8 W/ 2X6 STUDS



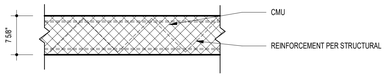
11 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **11A** SAME AS 11 W/ 2X6 STUDS



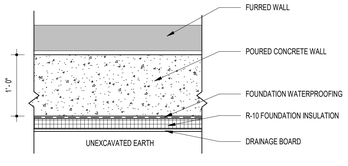
37 UL LISTING: U347 | FIRE RATING: 2 HR | STC: -



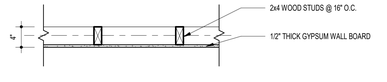
42B UL LISTING: U905 | FIRE RATING: 2 HR | STC: - | **43** SAME AS 42B BUT 11-5/8" BLOCK



60 UL LISTING: N/A | FIRE RATING: - | STC: -

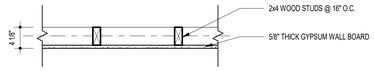


70 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **70A** SAME AS 70 W/ 2X6 STUDS

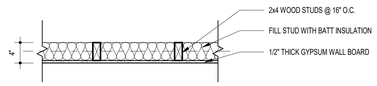


INTERIOR WALL TYPES (CONT.)

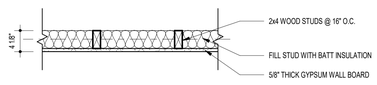
71 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **71A** SAME AS 71 W/ 2X6 STUDS



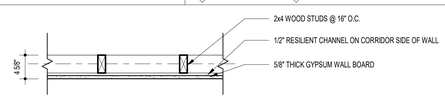
72 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **72A** SAME AS 72 W/ 2X6 STUDS



73 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **73A** SAME AS 73 W/ 2X6 STUDS

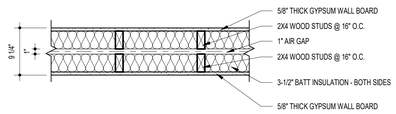


74 UL LISTING: N/A | FIRE RATING: N/A | STC: - | **74A** SAME AS 74 W/ 2X6 STUDS



75 GA #WP 3370 | FIRE RATING: 1-HR | STC:

75A SAME AS 75 W/ 2X6 STUDS **75B** SAME AS 75 W/ 2X4 ONE SIDE, 2X6 OTHER SIDE



123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com

GRIMM AND PARKER

GP #22424.00

ASSEMBLY TYPES

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #.
03/12/2025	VH 9% SUBMISSION
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-302

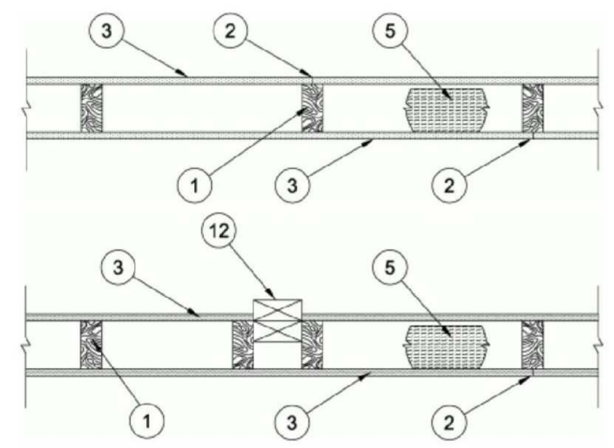
06/30/2026
CONSTRUCTABILITY REVIEW

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Design No. U305
March 05, 2026
Bearing Wall Rating - 1 HR

7 7A



1. Wood Studs — Nom 2 by 4 in., spaced 16 or 24. OC. Effectively firestopped.

2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. Gypsum Board* — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F, Steel Framing Members*.

When Items 6, 6B, 6C, 6D, 6E, 6F, 6G, or 6H Steel Framing Members*, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. When Item 6A, Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3. When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing, 5/8 in. Type C.

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min), Type LWTX (finish rating 18 min),

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11, PG-13 (Nails increased to 2 in.), Type PG-C or PGI (finish rating 26 min)

PANEL REY S A — Type ARX, GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rey, MDX, ETX (finish rating 22 min), PRX2 (finish rating 21 min) SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)
THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)
UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min), Type SCX (finish rating 24 min)
USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).
USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

3A. Gypsum Board* — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LighttRoc (finish rating 25 min.)
CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min), Type EGRG or GlasRoc, LWTX.
CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)
NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)
UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min),
Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)
USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).
USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

3B. Gypsum Board* — (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.

CGC INC — Types AR, IP-AR
UNITED STATES GYPSUM CO — Types AR, IP-AR
USG MEXICO S A DE C V — Types AR, IP-AR

3C. Gypsum Board* — (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.

CGC INC — Type SHX
UNITED STATES GYPSUM CO — Type SHX
USG MEXICO S A DE C V — Type SHX

Batts and Blankets* — 3-1/2 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4-in. face of the studs with staples placed 24 in. OC.

JOHNS MANVILLE
ROCKWOOL — Types Acoustical Fire Batts and AFB, min. density 1.69 pcf / 27.0 kg/m
ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts.
ROCK WOOL MANUFACTURING CO — Type Delta Board
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF.

4. Steel Corner Fasteners — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets* — (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.
CERTAINTEED CORP
JOHNS MANVILLE
KNAUF INSULATION LLC
MANSON INSULATION INC
ROCKWOOL — Types Acoustical Fire Batts and Type AFB, min. density 1.69 pcf / 27.0 kg/m
ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts
ROCK WOOL MANUFACTURING CO — Delta Board
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

5C. Batts and Blankets* — Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

5D. Glass Fiber Insulation — (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

5E. Batts and Blankets* — (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

6. Steel Framing Members* - Not used. See UL for more information.

7. Resilient Channel — Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. Caulking and Sealants — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:
A. Item 2, above — Nailheads Shall be covered with joint compound.
B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.
C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.
E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

Cementitious Backer Units* — (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. Non-Bearing Wall Partition Intersection — (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. Mesh Netting — (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. Mineral and Fiber Board* — (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14A. Mineral and Fiber Board* — (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

14B. Glass Fiber Insulation — (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. Batts and Blankets* — (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

14D. (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

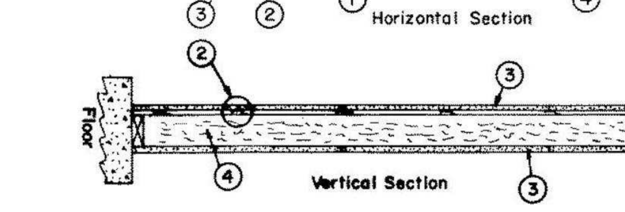
14E. Gypsum Board* — (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C
CABOT MANUFACTURING ULC — 5/8 in. Type C.
CGC INC — Types C, IP-X2, IPC-AR
GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C
NATIONAL GYPSUM CO — Types FSK-C, FSW-C
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C
PANEL REY S A — Type PRC
THAI GYPSUM PRODUCTS PCL — Type C
UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR
USG BORAL DRYWALL SFZ LLC — Type C
USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

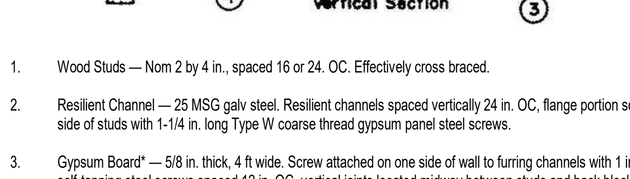
14F. Mineral and Fiber Board — (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — SoundStop

14G. Building Units – (Optional Item Not Shown – For use over Gypsum Board, Item 3) 1 in., 2 in. or 3 in. thick, 4 ft. wide – Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of of ¾in., spaced a max 8 in. o.c.
NATIONAL GYPSUM CO – Type PBCI

Design No. U311
November 14, 2025
Bearing Wall Rating - 1 HR

5 5A





1. Wood Studs — Nom 2 by 4 in., spaced 16 or 24. OC. Effectively cross braced.

2. Resilient Channel — 25 MSG galv steel. Resilient channels spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long Type W coarse thread gypsum panel steel screws.

3. Gypsum Board* — 5/8 in. thick, 4 ft wide. Screw attached on one side of wall to furring channels with 1 in. long, self-drilling, self-tapping steel screws spaced 12 in. OC, vertical joints located midway between studs and back blocked with furring channels, attached with 1 in. long, self-drilling, self-tapping screws, spaced 12 in. OC, along each edge. Gypsum board on opposite side of wall attached directly to studs with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced 12 in. OC. Vertical joints shall be located over studs on this side of the wall.

AMERICAN GYPSUM CO — Types AG-C
CABOT MANUFACTURING ULC — 5/8 in. Type C.
CERTAINTEED GYPSUM INC — Type C
CGC INC — Types C, IP-X2, IPC-AR, ULIX
GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C
NATIONAL GYPSUM CO — Types -eXP-C, FSK-C, FSW-C, FSW-G
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C or PG-C
SAINT-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M2TECH, Gyproc FireStop ACTIV'Air, Gyproc FireStop MR ACTIV'Air, Gyproc FireStop M2TECH ACTIV'Air, Gyproc DuraLine, Gyproc DuraLine MR, Gyproc DuraLine M2TECH, Gyproc DuraLine ACTIV'Air, Gyproc DuraLine MR ACTIV'Air, Gyproc DuraLine M2TECH ACTIV'Air
THAI GYPSUM PRODUCTS PCL — Type C
UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX
USG BORAL DRYWALL SFZ LLC — Type C
USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

4. Batts and Blankets* — 3-1/2 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4-in. face of the studs with staples placed 24 in. OC.

JOHNS MANVILLE
ROCKWOOL — Types Acoustical Fire Batts and AFB, min. density 1.69 pcf / 27.0 kg/m
ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts.
ROCK WOOL MANUFACTURING CO — Type Delta Board
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF.

4A. Glass Fiber Insulation — (As an alternate to Item 4) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

5. Joints and Screw Heads — Wallboard joints covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

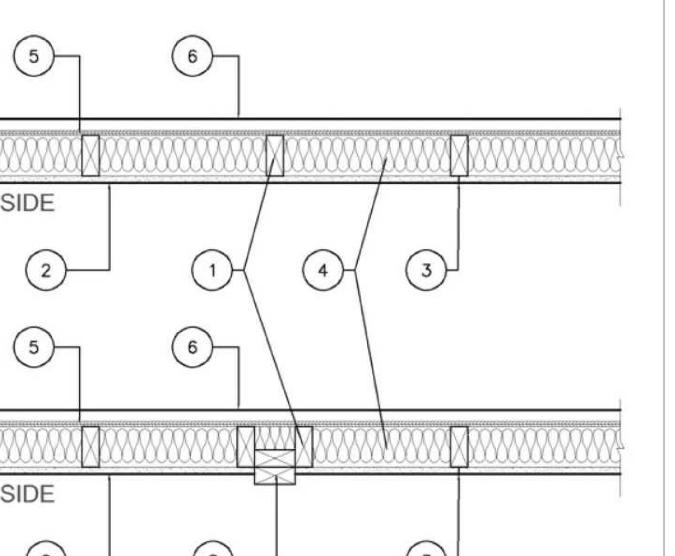
6. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

7. Mineral and Fiber Board — (Optional, Not Shown) — 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on the side of the wood framing without the resilient channels, in between the wood framing and the UL Classified gypsum board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed horizontally or vertically and fastened through the fiber boards to wood framing with 2 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Gypsum board joints staggered from fiber board joints. Fiber boards not evaluated or intended as a substitute for the required layer of UL Classified Gypsum Board.

Design No. U356
November 14, 2025
Bearing Wall Rating - 1 HR. rating exposed to fire on interior face only

A D



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5). When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.
2. Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.
When Item Steel Framing Members* (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
When Item 7A Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374
CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370
CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660
CGC INC (View Classification) — CKNX.R19751
GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717
NATIONAL GYPSUM CO (View Classification) — CKNX.R3501
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094
PANEL REY S A (View Classification) — CKNX.R21796
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262
THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517
UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319
USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438
USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. Gypsum Board* — (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified Companies listed below shown in the Gypsum Board* (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

3. Joints and Fastener Heads — (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. Batts and Blankets* — Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).

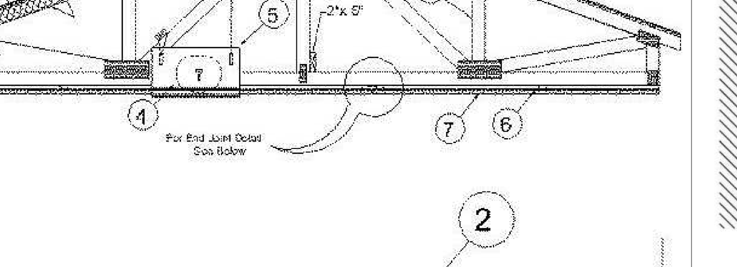
5. Wood Structural Panel Sheathing — Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

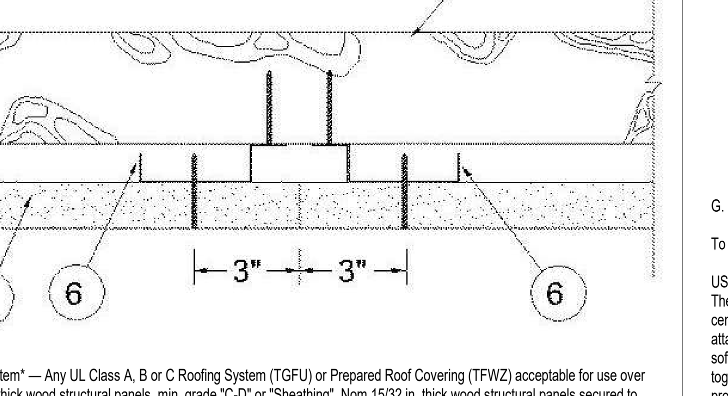
6. Exterior Facings — Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:

A. Vinyl Siding — Molded Plastic* — Contoured rigid vinyl siding having a flame spread value of 20 or less.
B. Particle Board Siding — Hardboard exterior sidings including patterned panel or lap siding.
C. Wood Structural Panel or Lap Siding — APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.
D. Cementitious Stucco — Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.
E. Brick Veneer — Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.
F. Exterior Insulation and Finish System (EIFS) — Nom 1 in. Foamed Plastic* insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See Foamed Plastic (BRYX and CCVW) categories for names of Classified companies.
G. Siding — Aluminum or steel siding attached over sheathing to studs.
H. Fiber-Cement Siding — Fiber-cement exterior sidings including smooth and patterned panel or lap siding.
I. Wall and Partition Facings and Accessories* — Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone
J. Cementitious Backer Units — 1/2 in. or 5/8 in., min. 32 in. wide.- Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum 3/4 in., spaced a max of 8 in. OC. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco.
NATIONAL GYPSUM CO — Type PermaBase
K. Building Units – 1 in., 2 in. or 3 in. thick, 4 ft. wide composite exterior cement backer board with rigid insulation, finished with ceramic tile, marble, natural stone, manufactured stone, thin brick, Portland cement or synthetic stucco.
NATIONAL GYPSUM CO – Type PBCI

Design No. P545
July 30, 2025
Unrestrained Assembly Rating - 1 HR.

CL2





1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive is optional.

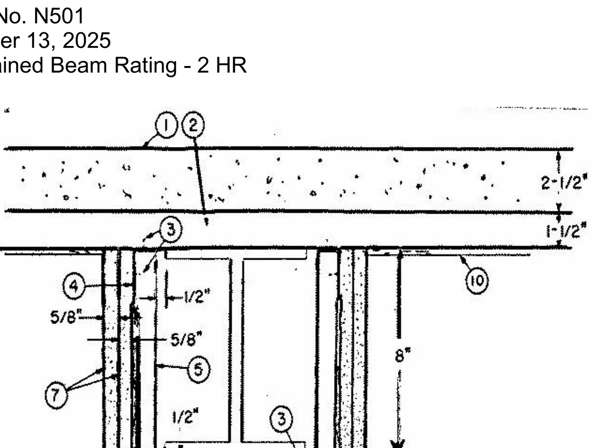
2. Trusses — Pitch chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. and a min. average depth of 18 in.. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing. Min roof slope of 3/12 unless American Gypsum boards are used, in which case there is no minimum slope.

3B. Fiber, Sprayed* — For Use With American Gypsum Type AG-C only. As an alternate to Item 3 (not evaluated for use with Item 6B and 6C) — spray-applied cellulose insulation material, having a min density of 0.5 lb/ft3, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft3 over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft3 behind netting (Item 11) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber The finished rating when this insulation is used has not been determined.
When Type AG-C panels are installed there is no limit on maximum thickness.

6. Furring Channels — Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC, installed perpendicular to trusses. When insulations are installed or draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be as described below. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.
When Type AG-C panels are attached to the resilient channels, the channels may remain at 16 in. OC.

7. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC. When Steel Framing Members (Item 6B) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from end joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.
When Steel Framing Members (Item 6C) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one SonusClip at every truss involved with the butt joint.

Design No. N501
November 13, 2025
Unrestrained Beam Rating - 2 HR



— Min size, a W8X24 with outside dimensions of 7-7/8x6-1/2 in. with a flange thickness of 3/8 in., a webthickness of 1/4 in., and a cross-sectional area of 7.06 sq in.

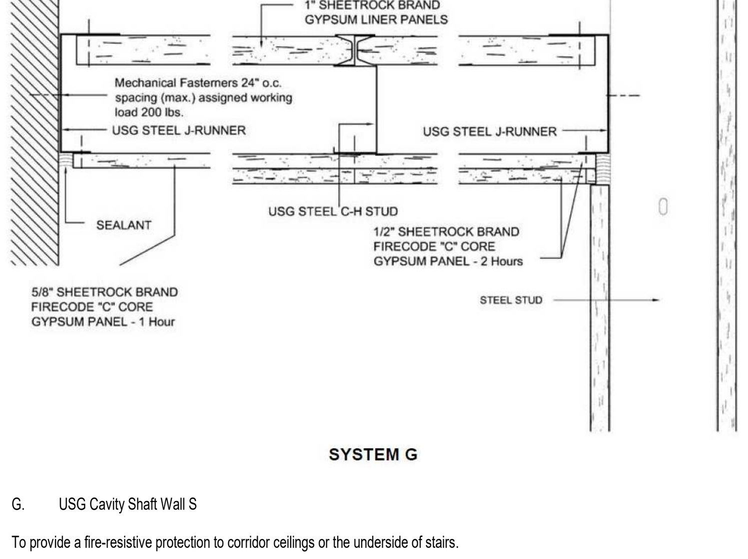
1. Normal Weight Concrete — 148 pcf.
2. Steel Floor and Form Units* — 1-1/2 in. fluted type, welded to beam.
3. Drill Screw — No. 8-18 by 1/2-in. long Phillips panhead drill screws, self-drilling and self-tapping, made of case-hardened steel.
4. Runner Angle — 24 MSG galv steel with 1 and 2-in. legs. Fastened to steel deck 12 in. O.C. with Item 3.
5. Channel Bracket — Fabricated from 25 MSG galv steel, 1-11/16 in. deep with 1-in. legs and spaced 24 in. O.C. Fastened to the runner angles with Item 3.
6. Corner Angle — Same material as Item 4, fastened to channel brackets with Item 3.7. Gypsum Board*— 5/8 in. thick. First layer fastened with 1-1/4 in. long, 0.150 in. diam screws spaced 16 in. O.C. Second layerattached with 1-3/4 in. long, 0.150 in. diam screws spaced 8 in. O.C. Screws are self-drilling and self-tapping Phillips head made of case-hardened steel.

AMERICAN GYPSUM CO — Types AGX-1, AG-C, LightRoc.
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1.
CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing, 5/8 in. Type C.
CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, , Type C, Type X-1, LWTX.
CGC INC — Type C, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, ULIX.
GEORGIA-PACIFIC GYPSUM L L C — Types 5, C, DAP, DD, DA, DAPC, DGG, DS, GPFS1, GPFS6, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit -Type LW2X.
NATIONAL GYPSUM CO — Types FSK, FSK-C, FSK-G, FSL, FSMR-C, FSW, FSW-C, FSW-G, FSW-3, FSW-6, FSW-8, FSLX.
NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-3, PG-9, PG-11, PG-C, PGS-WRS or PGI.
PANEL REY S A — Type PRC
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1
THAI GYPSUM PRODUCTS PCL — Type C, Type X.
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX
UNITED STATES GYPSUM CO — Types C, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, ULIX.
USG BORAL DRYWALL SFZ LLC — Types C, SCX
USG MEXICO S A DE C V — Types C, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX.

8. Corner Bead — Fabricated from 20 MSG galv steel to form an angle with 1-1/4 in. legs. Legs perforatedwith 1/4 in. diam holes approx 1 in. OC. Attached to wallboard with special crimping tool approx 6 in. OC. As an alternate, the bead may be nailed to the wallboard.
8A. Corner Bead* — (As an alternate to Item 8) — Attached to gypsum board using all-purpose ready mix joint compound.
CERTAINTEED GYPSUM INC — Types NC, NCPRO, NC450
BAILEY METAL PRODUCTS LTD — Types NC, NCPRO, NC450
9. Joint Compound — 1/32 in. thick on bottom and sides of wallboard from corner beads and feathered out. Paper tape embedded in joint compound over joints with edges of compound feathered out.
12. Alternate Construction - Steel Framing Members* — As an alternate to Items 3, 4, 5 and 6 steel clips attached to both sides of beam flanges 2 ft OC and at ends of beam. First layer of gypsum board fastened to steel clips with 1-1/4 in. long Type S drywall screws. 2 in. by 2 in. 25 MSG angle fastened to clips on bottom portion of assembly with 2 in. long Type S drywall screws. Second layer of gypsum board fastened to angle and steel clips with 2 in. long Type S drywall screws, spaced 2 ft OC. Screws are self-drilling and self-tapping Phillips head made of case-hardened steel.
JOHN WAGNER ASSOCIATES INC, DBA GRABBER — Type CB Clip.

Design No. NER-258: SYSTEM 'G'
July 1st, 2008
Horizontal Assembly Ratings - 2 HR.

CL8



SYSTEM G

G. USG Cavity Shaft Wall S

To provide a fire-resistive protection to corridor ceilings or the underside of stairs.

USG "J" runners are attached to all existing horizontal and vertical framing intersected at the boundaries of the area to be protected. The "J" runners are attached to the existing framing members using mechanical fasteners spaced at a maximum of 24 inches on center and having an assigned design load of 2000 pounds in either shear or pullout. USG C-H studs of the required gauge are attached to the "J" runners at 24 inches on center by means of two Type S-12, 1/2 inch panhead screws to frame the walls and/or soffits of the enclosures. Corners of the enclosure which do not intersect existing framing are built up of two "J" runners fastened together with two Type S-12, 1/2 inch panhead screws at 24 inches on center. The USG C-H studs are fastened to the "J" runners as previously described. One-inch-thick SHEETROCK brand Gypsum Liner Panels, 24 inches wide, is installed on the interior face of the enclosure within the slots of the C-H studs. No screw attachments are required. Where the Gypsum Liner Panel intersects the "J" runners against the existing horizontal and/or vertical framing, 15/8 inch Type S screws are installed at a maximum of 12 inches on center.

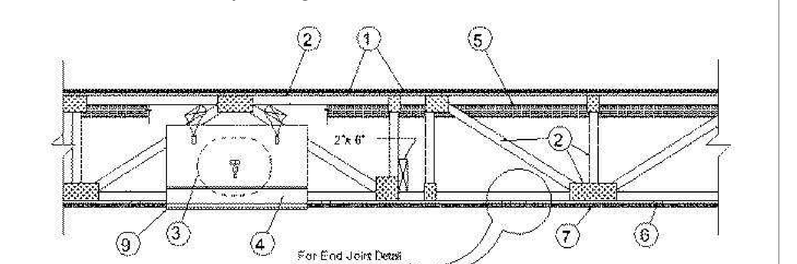
Gypsum panels are attached to the exterior surfaces of the framing in the manner required for the fire-resistive rating as follows:

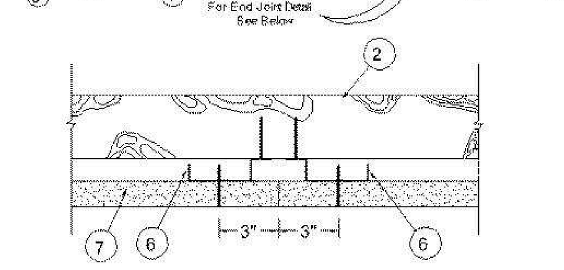
1. One-hour construction consists of one layer of 5/8 inch SHEETROCK FIRECODE Type C gypsum panels applied parallel to the C-H studs, with all vertical joint on studs. The panels are fastened to each C-H stud and end "J" runners with 1 inch Type S screws 12 inches on center in the field and at edges. Joints and screw heads on the outer face panels are finished with SHEETROCK Joint Tape and SHEETROCK Joint Compound.

2. Two-hour construction consists of a base layer of 1/2 inch SHEETROCK FIRECODE Type C panels applied parallel to the C-H studs and attached with 1 inch Type S screws at 24 inches on center in the field and at edges. The finish layer of 1/2 inch SHEETROCK FIRECODE Type C panels are applied either parallel or normal to the C-H studs, with joints staggered 24 inches from the base layer. 15/8 inch Type S screws at 12 inches on center in the field and at edges fasten the finish layer. Joints and screw heads on the outer layer only are finished with SHEETROCK Joint Tape and SHEETROCK Joint Compound.

Design No. L521 System 2
July 30, 2025
Unrestrained Assembly Rating — 1 HR.

CL1





1. Flooring System — The flooring system shall consist of one of the following:
System No. 2

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring* — Floor Topping Mixture — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

2. Trusses — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. when no Ceiling Damper* is used and 18 in. when a Ceiling Damper* is used. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

3. Air Duct* — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

4. Ceiling Damper* — For use with min 18 in. deep trusses. Max nom area shall be 324 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

5. Batts and Blankets* — Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 24 in. OC, no insulation shall be installed in the concealed space. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 16 in. OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced a max of 12 in. OC or when the Steel Framing Members (Item 6B) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels (or Steel Framing Members) and gypsum panel membrane. When Steel Framing Members (Item 6C) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ca) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Cd). The finished rating has only been determined when the insulation is secured to the subflooring.

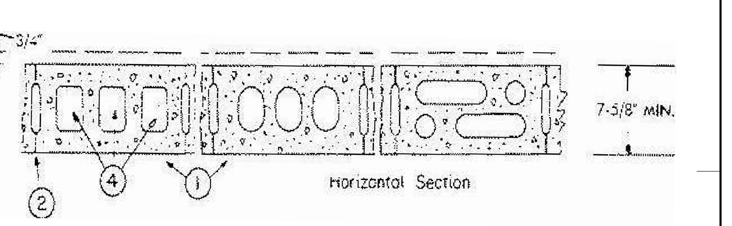
5D. Cavity Insulation - Batts and Blankets* or Fiber, Sprayed* — (As described above in Items 5 through 5B) — (For Use with Item 7A, Not Shown) — Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 6H)/gypsum board (Item 7A) ceiling membrane.

6. Resilient Channels — Formed from min 25 MSG galv steel installed perpendicular to trusses. When there is no insulation installed in the concealed space the resilient channels are spaced 24 in. OC. When insulation (Item 5) is secured to the underside of the subfloor the resilient channels are spaced 16 in. OC. When insulation, Items 5, 5A or 5B is applied over the resilient channel/gypsum panel ceiling membrane, or when Item 5C, 5E or 5F is applied to underside of subflooring, the resilient channels are spaced 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.

7. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. OC. When insulation (Item 5C, 5E or 5F) is applied to the underside of the subflooring, screw spacing shall be reduced to 8 in. OC and minimum 1-1/4 in. long Type S screws to install gypsum to the resilient channels (Item 6), and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. End joints secured to both resilient channels as shown in end joint detail. When Steel Framing Members (Item 6A) are used, gypsum panels installed with long dimensions perpendicular to furring channels. Panels attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 8 in. OC along butted end joints and in the field of the panel. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When Steel Framing Members* (Item 6B) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long . Type S bugle-head screws spaced in the field and 8 in. OC along end joints. Panels fastened to main runners with 1 in. long . Type S bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from panel edge. End joints of panels shall be staggered with spacing between joints on adjacent panels not less than 4 2 ft OC. When Fiber, Sprayed (Items 5A or 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer gypsum board secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. End joints secured to both resilient channels as shown in end joint detail. Outer layer gypsum board secured with 1-5/8 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Outer layer shall be finished as described in Item 8. When both Steel Framing Members (Item 6A) and Fiber, Sprayed (Items 5A or 5B) are used, furring channels spaced 12 in. OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimension perpendicular to furring channels. Base layer secured to furring channels with nom 1 in. long Type S bugle head screws spaced 8 in. OC along butted end joints and in the field of the board. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the underside of the truss with one clip at each end of the channel. Outer layer secured to furring channels using 1-5/8 in. long Type S screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min. of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min. 18 in. from butted side joints of base layer. When Steel Framing Members (Item 6C) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ca). Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 16 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels and offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer. When Steel Framing Members (Item 6D) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels shall be spaced approximately 4 in. OC, and be attached to underside of the truss with one Isomax clip at each end of the channel. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC in the field. The end of the outer layer boards at the butt joint shall be attached to the base layer boards with 1-5/8 in. long Type G screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min 18 in. from butted side joints of base layer. Outer layer shall be finished as described in Item 8. When Steel Framing Members (Item 6E) are used, one layer of nom 5/8 in. thick, 4 ft wide are installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels using 1 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Butted end joints shall be staggered minimum 2 ft. within the assembly. Additional furring channels constructed as per Item 6E shall be used to support each end of each gypsum board. These additional furring channels shall be attached to underside of the truss with Genie clips as described in Item 6E. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Outer layer attached to the furring channels using 1-5/8 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field. The outer layer boards at the butt joint shall be attached to the base layer boards with No. 10, 1-1/2 in. long drywall screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min of 24 in. from base layer end joints. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer. When Steel Framing Members (Item 6F) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.

Design No. U905
September 30, 2010
Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR

40B



1. Concrete Blocks* — Various designs. Classification D-2 (2 hr).
See Concrete Blocks category for list of eligible manufacturers.

2. Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

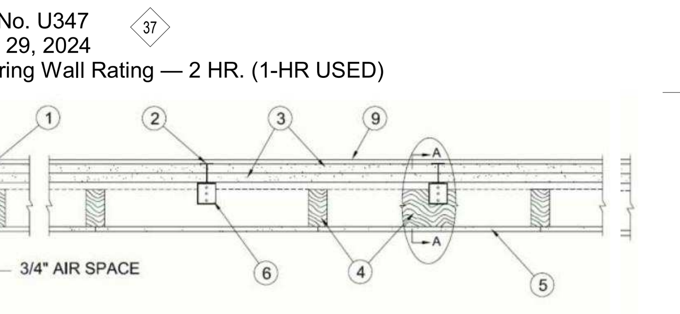
3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

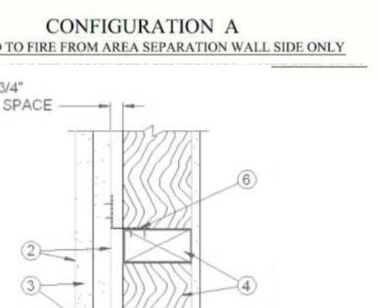
4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
THE DOW CHEMICAL CO — Type Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel and Thermax Heavy Duty Plus (HDP)

Design No. U347
January 29, 2024
Nonbearing Wall Rating — 2 HR. (1-HR USED)

37



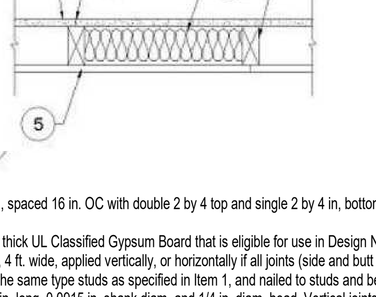


SEPARATION WALL: (Non-bearing, Max Height - 66 ft. - See item 6)
1. Steel Track — Floor, sidewall or top wall track, Nom 2 in. wide channel shaped with nom 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. Steel Studs — "H" shaped studs formed from No. 25 MSG galv steel having an overall depth of approximately 2 in. and flange width 1-3/8 in.
3. Gypsum Board* — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.
NATIONAL GYPSUM CO — Types FSW, FSW-B, FSW-7, FSW-9

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 5, 5A, and 5B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)
4. Wood Studs — For Bearing or Nonbearing Wall Rating — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.
5. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall screws spaced 12 in. OC. Wallboard attached to steel studs (Item 5A or 5B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
5A. Plywood Sheathing or OSB - (not shown) - As an alternate to Item 5, Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.
6. Aluminum Clips — Aluminum angle, 0.049 in. thick, 2 in. wide with 2 in. and 2-1/2 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with 1-1/4 in. long screws to wood framing or steel framing through holes provided in clip.
6A. Clip placement for separation walls up to 23 ft high: Space clips a max of 10 ft OC vertically between wood or steel framing and "H" studs.
6B. Clip placement for separation walls up to 54 ft high: Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max of 5 ft OC vertically between wood or steel framing and "H" studs.
6C. Clip placement for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft, space clips as described in Item 6B for middle 30 ft. Remaining wall area below requires clips spaced a max of 39 in. OC vertically between wood or steel framing and "H" studs.
8. Non-Bearing Wall Partition Intersection — (Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud. nailed together with two 3in. long 10d nails spaced a max. 16in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max of 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.
9. Plywood Sheathing or OSB — (Optional) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side of Configuration A or Configuration C. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.
10. Gypsum Board* - As an alternate to Item 5 - Min 5/8 in. thick, min. 6 in. wide batten strips, applied on both sides of Steel Studs (Item 2) and horizontal back to back Steel Track (Item 1). Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item 1) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S steel screws spaced 12 in. OC. Batten joints shall be butted tight to form a closed joint. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in item 6, 6A, 6B or 6C.
NATIONAL GYPSUM CO - Type FSW-3.

Design No. V340
December 29, 2025
Bearing Wall Rating — 1 HR. EXPOSED TO FIRE ON EITHER FACE

E1 E3



1. Wood Studs — Nom 2 by 4 in., spaced 16 in. OC with double 2 by 4 top and single 2 by 4 in, bottom plates. Studs effectively firestopped.
2. Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. 1 Hr rating - Nom. 5/8 in. thick, 4 ft. wide, applied vertically, or horizontally if all joints (side and butt end joints) of applied gypsum board are backed by the same type studs as specified in Item 1, and nailed to studs and bearing plates 7 in. OC. with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam. and 1/4 in. diam. head. Vertical joints centered over studs and staggered min. 1 stud cavity from the vertical joints of the building units (Item #5). 2 Hr rating - two layers required, base layer nailed 6 in. OC. with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam. and 1/4 in. diam. head. The face layer nailed to the studs and bearing plates over the base layer, 8 in. OC with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam. 9/32 in. diam. head. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity.
3. Joints and Nail Heads — Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. Batts and Blankets* — Faced or unfaced mineral fiber insulation, 3-1/2 in. thick, minimum 2.87 pcf, friction fit in the wall cavity between stud, plates.
5. Building Units* — Building units placed with the laminate face against or laminate face away from, and nailed to, the wood framing, with 1-7/8 in. long, 6d nails, spaced 6 in. OC. on the perimeter and 12 in. OC. in the field. Vertical joints centered on studs. Horizontal joints backed with nom. 2 by 4 wood blocking. Areas of damage to laminate, no larger than the width between studs, may be repaired by the following: Damaged areas shall be backed with either one-sided LP FlameBlock/ Blazeguard sheathing or minimum 1/2-inch gypsum board. When using BlazeGuard or FlameBlock, the laminated face must be installed in the same orientation as the initially installed building units. The gypsum board or building unit sheathing shall be securely fastened to 2x dimensional lumber on two sides with fasteners spaced 6 inches on center (OC), the lumber is then attached to the wall studs with fasteners at a minimum of 6 inches OC. Any repair shall extend a minimum of 6 in. above and below the damaged laminate and span the full width of the stud cavity.
LOUISIANA-PACIFIC CORP — Type Blazeguard 1-Side
LOUISIANA-PACIFIC CORP — Type LP FlameBlock 1-Side

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com
G+P GRIMM AND PARKER

GP #22424.00

FIRE RESISTANCE RATINGS

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION	#
05/14/2026	VH 4% HOTC APP.	
06/30/2026	CONSTRUCTABILITY REVIEW	

A-303

06/30/2026
CONSTRUCTABILITY REVIEW

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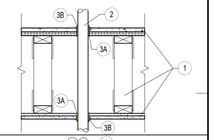
FIRE ASSEMBLY PENETRATIONS

(USE THE FOLLOWING RATED ASSEMBLIES THAT APPLY TO PENETRATIONS
OR SUBMIT ALTERNATE FOR APPROVAL)

A. FLOOR/CEILING PENETRATIONS FOR PVC PIPES 2" DIA. OR SMALLER (1HR RATED)

U.L. SYSTEM NO. FC 2008

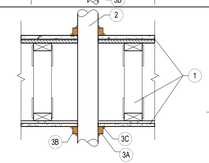
1. TYPICAL FLOOR CONSTRUCTION
2. PVC PIPE 2" DIA. OR SMALLER
3A. FILL VOID WITH NOMINAL 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ONE SIDE W/ ALUM. FOIL BY MINNESOTA MINING & MFG. CO.
3B. FILL VOID W/ CAULK OR PUTTY NOM. 1/4" THICK OF CAULK APPLIED TO THE EXPOSED EDGE OF THE WRAP STRIP BY MINNESOTA MINING & MFG. CO.



B. FLOOR/CEILING PENETRATIONS FOR PVC PIPES 4" DIA. OR SMALLER (1HR RATED)

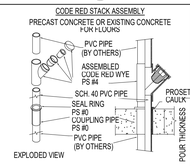
U.L. SYSTEM NO. FC 2024

1. TYPICAL FLOOR CONSTRUCTION
2. PVC PIPE 4" DIA. OR SMALLER
3. FIRESTOP SYSTEM
   - A. FILL VOID W/ WRAP STRIP NOM. 1/4" THICK INTUMESCENT ELASTOMERIC MAT. FACED ONE SIDE W/ ALUM. FOIL BY MINNESOTA MINING & MFG. CO.
   - B. STEEL COLLAR TO RETAIN STRIP LAYERS
   - C. FILL VOID W/ CAULK OR PUTTY AROUND STEEL COLLAR @ INTERFACE OF PLYWOOD AND GYPSUM
   - D. FOIL TAPE (NOT SHOWN) NOM 4" WIDE, 3 MIL THICK ALUMINIUM TAPE WRAPPED AROUND PIPE PRIOR TO THE INSTALLATION OF THE ITEM 3A.
   - E. FIRESTOP DEVICE (NOT SHOWN) AS ALT. TO A, B & C CONSISTS OF STEEL SPLIT RING COLLAR LINED W/ INTUMESCENT MATERIAL. MAY BE INSTALLED AT FLOOR OR GYPSUM CEILING



A & B ALTERNATE FOR 1 & 2 HOUR RATING
W.H. DESIGN NO. PS/PH 120-04 F RATING

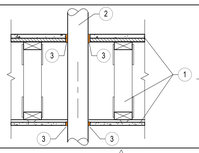
IMPORTANT NOTES:
1. Drill a 3" hole through the plate for 1 1/2" or 2" PVC Riser Support, a 4" hole for a 3" and a 5" hole for a 4".
2. Install the P-90 Pipe a couple of inches up through the hole in the wood floor.
3. Slip the Riser Support over the pipe into the hole and secure with nails or screws.
4. Solvent weld the "Code Red Wye Fitting" to the extended P-90 PVC Pipe.
5. An optional Type I PVC sanitary tee or cross may be solvent cemented to the P-90 PVC Pipe stack extention in the concealed space to connect a nom. 2" (or smaller) PVC waste from a bathtub or shower drain or nom. 4" (or smaller) PVC waste from a floor mounted water closet.
6. Install a P-90 pipe extention from the bottom of the PVC tee into the wall below.
7. PVC, ABS or cell core piping can connect to either side of the Firestop assembly.
8. Expansion of the P-90 PVC Pipe will easily seal up a 1/4" gap in a fire condition. Holes or gaps over a 1/4" through the wood or gypsum must be sealed with a fire caulk.



C. FLOOR/CEILING PENETRATIONS FOR STEEL PIPE OR CONDUIT 4" DIA. OR SMALLER (1HR RATED)

U.L. SYSTEM NO. FC 1006

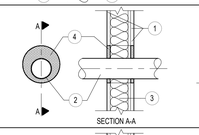
1. TYPICAL FLOOR CONSTRUCTION
2. PIPE OR CONDUIT 4" DIA. OR SMALLER
3. FILL VOID OR CAVITY MATERIALS CAULK FORCED INTO ANNULAR SPACE THROUGHOUT THICKNESS OF FLOORING & CEILING INFO. CAULK BY MINNESOTA MINING & MFG. CO.



D. WALL PENETRATIONS FOR STEEL PIPES 4" DIA. OR SMALLER (1HR RATED)

U.L. SYSTEM NO. WL 1039

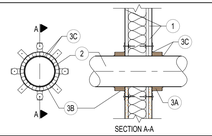
1. TYPICAL WALL CONSTRUCTION
2. STL. PIPE OR CONDUIT 4" DIA. OR SMALLER
3. 2~8" THICK MINERAL WOOL BATT INSULATION AS FORMING MATERIAL BY U.S.G. INTERIORS, INC.
4. FILL VOID W/ ~8" FILL MATERRIAL BY U.S.G. CO.



E. WALL PENETRATIONS FOR PVC PIPES 6" DIA. OR SMALLER (1HR RATED)

U.L. SYSTEM NO. WL 2002

1. TYPICAL WALL CONSTRUCTION
2. PVC PIPE 6" DIA. OR SMALLER
3. FIRESTOP SYSTEM
   - A. FILL VOID W/ WRAP STRIP OF 1/4" THICK INTUMESCENT ELASTOMERIC MAT. FACED ONE SIDE W/ ALUM. FOIL BY MINNESOTA MINING & MFG. CO.
   - B. STEEL COLLAR, NOM. 2" OR 4" DEEP COLLAR
   - C. FILL VOID W/ CAULK @ OUTER PERIMETER OF PIPE OR CONDUIT BY MINN. MINING & MFG. CO.
   - D. FIRESTOP DEVICE (NOT SHOWN) AS ALTERNATE FOR ITEMS A, B, & C A STEEL SPLIT COLLAR LINED W/ INTUMESCENT MAT. BY MINN. MINING & CO.



FIRE DAMPER DETAILS

(FIRE DAMPERS BY RUSKIN)

WARNOCK HERSEY
INSTALLATION INSTRUCTIONS
CEILING DAMPERS
MODELS CFD(R)2W, CFD(R)3W, CFD(R)3.5W, CFD4W



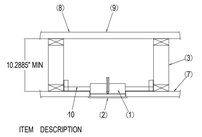
IMPORTANT: Screws, bolts, rivets, etc., used in connection of the damper MUST NOT INTERFERE WITH DAMPER BLADE OPERATION.

APPLICATION
Models CFD(R)2W, CFD(R)3W, CFD(R)3.5W and CFD4W ceiling fire dampers install with surface mounted grilles or diffusers to pro-vide a heat barrier in air ducts penetrating fire resistive membrane ceilings. Ceiling dampers maintain the integrity of the fire resistive assembly.

The ceiling damper and associated components must be installed and supported to remain in place and to protect the ceiling penetra-tion throughout a fire up to three hours in duration. Flex duct must be UL listed.

THE INSTALLATIONS AND DIFFUSERS SHOWN IN THESE INSTRUCTIONS ILLUSTRATE GENERAL ARRANGEMENTS ONLY.

INSTALLATION 6
WOOD TRUSS WITH GYPBOARD CEILING



ITEM DESCRIPTION

1. Damper
2. Grille (Steel or Alum)
3. Wood framing member or joist
4. #8 SHEET METAL SCREW
5. #6 Penny Nail or #8 Screw
6. 3 /16" Dia. Steel Rivet
7. 5 /8" Gypsum Wallboard
8. Roof Construction
9. Floor Construction
10. 1" x 1 /2" 20 Ga. Min. Galv. Mounting Angle
11. 1" x 1 /2" x 3" x 20 Ga. Min. Galv. Mounting Clip
12. 3" Galvanized Collar (Optional)

GENERAL INSTRUCTIONS
Ceiling penetrations should be located within ceiling tiles, panels or gypsum wallboard without necessitating cuts in the ceiling suspen-sion main runner, cross tees or furring channels. If required, a maximum of one runner or cross tee may be cut to enable proper damper location and installation. Each cut end shall be supported by 12 SWG vertical hanger wire. A 1 /2" maximum clearance must be maintained between the outlet and the cut end of the main run-ner or cross tee.

IMPORTANT: Screws, bolts, rivets, etc., used in connection of the damper shall be a minimum of 3 /16" from the edge of the damper frame, duct drop, or grille frame and MUST NOT INTERFERE WITH DAMPER BLADE OPERATION. Hanger wires must be verti-cal and not splayed.

INSTALLATION 6
Installation 6 shows the support for rectangular dampers and grille assemblies. Measure the actual spacing between the wood fram-ing members and cut the vertical leg of the mounting angle to length plus 6 inches. Two mounting angles are required. Fold up 3 inches at 90° at both ends of the mounting angle and attach it to the wood frame with minimum of 2 each #6 penny nails or #8 screws (Item #5) as shown in the mounting detail.

The damper is attached to the mounting angle by sheet metal screws starting at two inches from the end of the damper (item 4, installation 2A). A minimum of 2 screws per angle is required for rectangular dampers. A minimum of 1 screw per angle is required for round dampers (item 4, installation 2B).

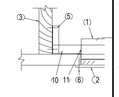
On the opposite side of the damper form the mounting angles a minimum 3" long mounting clip is to be attached to the damper with steel rivets or sheet metal screws (minimum 2 required per clip for rectangular dampers and 1 per clip for round dampers). Bottom leg of the mounting clip rests on the ceiling material.

INSTALLATION 6
Installation 6 depicts a rectangular ceiling damper installation.

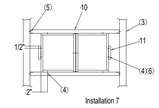
The damper in installation 6 must be fastened to the grille frame using sheet metal screws, tubular steel rivets, or tack welds spaced 6" O.C. Use a minimum of one connection per side. (For round damper use a minimum of three screws, rivets or welds equally spaced.) The ceiling damper can be no more than 1 /4" larger than the grille frame.

Installation 6 shows the round ceiling damper installation.

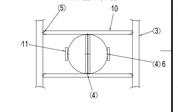
MOUNTING DETAIL



INSTALLATION 6A



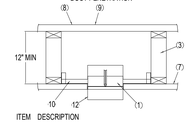
INSTALLATION 6B



Installation 7

Installation 7 shows the installation of a damper in a galvanized steel sleeve which extends 3 inches above and below the rated ceiling. The ceiling fire damper is installed as described in the pre-vious illustrations. The connecting ductwork may be flexible or rigid dependent upon local codes. Duct to sleeve connections shall be the same as damper to grille frame connection described in plan view. Flex duct connection shall be made with a steel clamp, 16 SWG wire or cable ties.

INSTALLATION 7
DAMPER IN SLEEVE FOR DUCT PENETRATION



ITEM DESCRIPTION

1. Damper
2. Grille (Steel or Alum)
3. Wood framing member or joist
4. #8 Tek Screw
5. #6 Penny Nail or #8 Screw
6. 3 /16" Dia. Steel Rivet
7. 5 /8" Gypsum Wallboard
8. Roof Construction
9. Floor Construction
10. 1" x 1 /2" 20 Ga. Min. Galv. Mounting Angle
11. 1" x 1 /2" x 3" x 20 Ga. Min. Galv. Mounting Clip
12. 3" Galvanized Collar (Optional)

GENERAL NOTE:

THE THRU-PENETRATION ASSEMBLIES SHOWN ARE REPRESENTATIVE OF TYPICAL CONDITIONS AND ARE NOT ALL INCLUSIVE. THE CONTRACTOR WILL ENCOUNTER OTHER THRU-PENETRATION FIRESTOP CONDITIONS NOT COVERED BY THESE DETAILS. ALL THRU-PENETRATIONS FIRESTOP ASSEMBLIES SHALL BE UL LISTED WITH THE FIRE RATING OF THE ASSEMBLY BEING PENETRATED. IT IS STRONGLY SUGGESTED A FIRESTOP SPECIALTY CONTRACTOR BE RETAINED TO PERFORM ALL THRU-PENETRATION FIRE STOPPING FOR THE ENTIRE PROJECT.

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com

G+P GRIMM AND PARKER

GP #22424.00

FLOOR & WALL PENETRATION FIRESTOP ASSEMBLIES

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-304

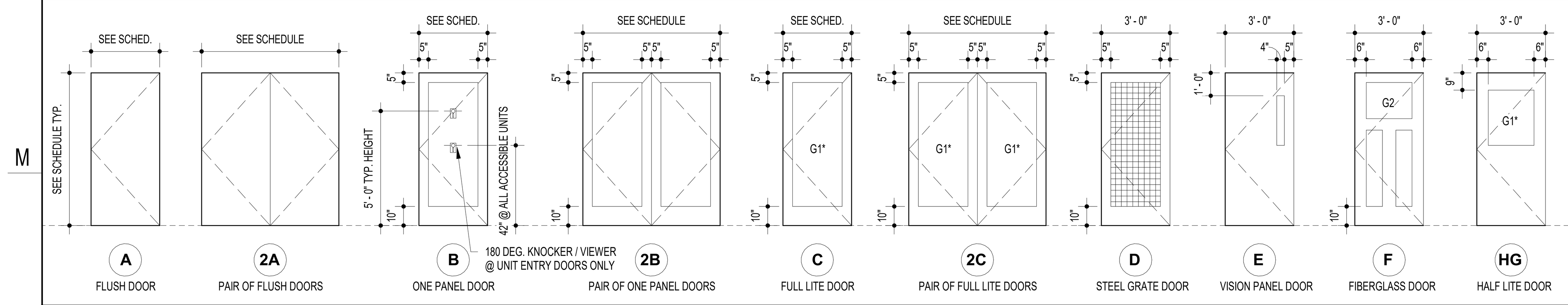
06/30/2026
CONSTRUCTABILITY REVIEW

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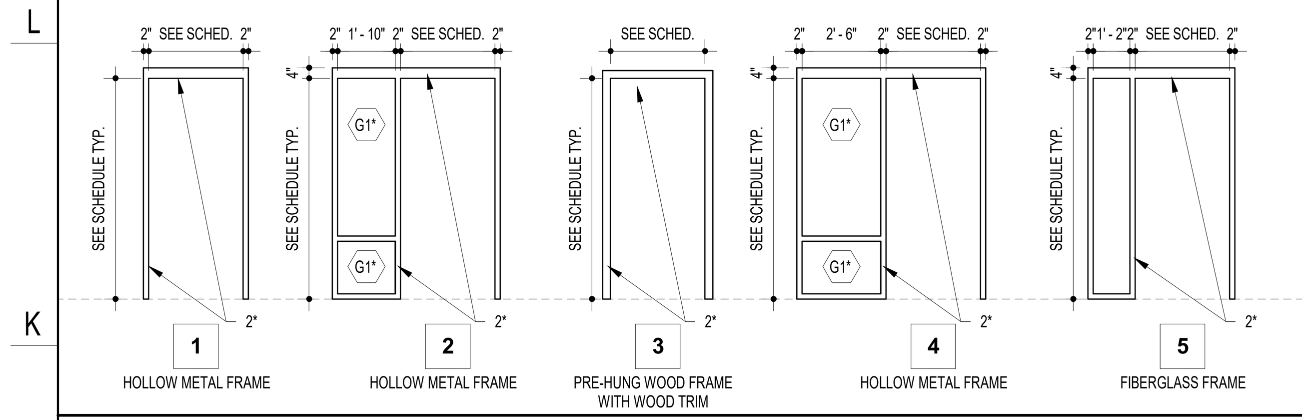
DOOR TYPES

*USE GLASS TYPE G2 INSTEAD OF G1 AT EXTERIOR DOOR LOCATIONS



FRAME TYPES

NOTES: 1* USE GLASS TYPE G2 INSTEAD OF G1 AT EXTERIOR DOOR LOCATIONS
2* SEE HEAD & JAMB DETAILS FOR ADDED TRIM PROFILES



DOOR SCHEDULE - UNIT INTERIORS

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	FRAME TYPE	SECTION JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
U1	2' - 10"	6' - 8"	0' - 1 3/8"	B	WD	WD	3	J1	H1		-	RU-02	
U2	3' - 0"	6' - 8"	0' - 1 3/8"	B	WD	WD	3	J1	H1		-	RU-02	
U3	1' - 6"	6' - 8"	0' - 1 3/8"	B	WD	WD	3	J1	H1		-	RU-03	
U4	2' - 0"	6' - 8"	0' - 1 3/8"	B	WD	WD	3	J1	H1		-	RU-03	
U5	2' - 6"	6' - 8"	0' - 1 3/8"	B	WD	WD	3	J1	H1		-	RU-03	
U6	2' - 8"	6' - 8"	0' - 1 3/8"	B	WD	WD	3	J1	H1		-	RU-03	
U7	2' - 8"	6' - 8"	0' - 1 3/8"	B	SCWD	WD	3	J1	H1		-	RU-05	
U8	2' - 10"	6' - 8"	0' - 1 3/8"	B	WD	WD	3	J1	H1		-	RU-03	
U9	3' - 0"	6' - 8"	0' - 1 3/8"	B	WD	WD	3	J1	H1		-	RU-03	
U10	4' - 0"	6' - 8"	0' - 1 3/8"	2B	WD	WD	3	J1	H1		-	RU-04	
U11	5' - 0"	6' - 8"	0' - 1 3/8"	2B	WD	WD	3	J1	H1		-	RU-04	
UE1	3' - 0"	7' - 0"	0' - 1 3/4"	B	MC	MTL	1	J2	H2	S7	45 MIN	RU-01	
UM1	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1	J3	H3	S7	45 MIN	RU-06	
UM2	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1	J3	H3	S7	45 MIN	RU-07	

FURTHER COORDINATION NEEDED FOR STACKED WASHER DRYER CLOSET DOORS. UNITS WILL BE 80" TALL WHEN STACKED AND MAY NOT FIT THROUGH THE 6'-8" TALL DOOR.

SEE PAGE 1A-310 FOR BUILDING 1 DOOR SCHEDULES

SEE PAGE 2A-310 FOR BUILDING 2 DOOR SCHEDULES

SEE PAGE 3A-310 FOR BUILDING 3 DOOR SCHEDULES

GENERAL DOOR & FRAME NOTES

1. ALL INTERIOR AND EXTERIOR DOORS AND FRAMES SHALL BE FACTORY PREPPED TO ACCEPT REQUIRED FINISH HARDWARE AND ELECTRONIC ACCESS CONTROL EQUIPMENT.
2. ALL BUILDING INTERIOR DOORS TO HAVE JAMB DETAIL 'J1' AND HEAD DETAIL 'H1' U.N.O.; ALL UNIT INTERIOR DOORS TO HAVE JAMB DETAIL 'J2' AND HEAD DETAIL 'H2' U.N.O.
3. REFER TO DETAIL SHEETS FOR DOOR AND WINDOW SILL, HEAD, AND JAMB CONDITION DETAILS.
4. ALL RATED DOORS TO HAVE CLOSERS AND LATCHES. APARTMENT ENTRY DOORS TO HAVE SPRING HINGES.
5. MEP MECHANICAL AND WASHER/DRYER CLOSETS TO RECEIVE CEILING/HIGH-WALL TRANSFER GRILLES - SEE DRAWINGS FOR FREE AREA REQUIREMENTS AND TRANSFER GRILLE LOCATIONS.
6. FOR HARDWARE SET INFORMATION, SEE SPECIFICATIONS AND DRAWINGS.
7. ALL UNIT BATHROOM DOORS TO HAVE SILL DETAIL 'S1' U.N.O.
8. ALL UNITS DESIGNATED AS 'VHI' UNITS SHALL HAVE DOOR BELLS AT UNIT ENTRY DOORS.
9. ALL UNIT ENTRY DOORS TO HAVE COMBINATION KNOCKER/VIEWER PER DOOR TYPE B ELEVATION.
10. THE BOTTOM 10 INCHES OF THE DOOR SURFACE ON THE PUSH SIDE OF THE DOOR SHALL BE SMOOTH AND FREE OF OBSTRUCTIONS FOR THE FULL WIDTH OF THE DOOR.
11. PER MDCR PAINT BOTTOM, TOP, AND ALL OTHER SIDES OF DOORS.

GLASS TYPES & NOTES

GLASS TYPES (NOTE: NOT ALL TYPES MAY BE USED ON THIS PROJECT.)

G1 1/4" TEMPERED GLASS

G2 INSULATED TEMPERED GLASS (1/8" TEMP+ AIRSPACE +1/8" TEMP).

G3 INSULATED GLASS (1/8" GLASS+ AIRSPACE +1/8" GLASS).

G4 FIRE RATED GLASS ('FIRELITE' BY TGP OR EQUAL)

GLASS NOTES:

1. MAXIMUM GLASS AREA, EACH LITE, IN 3/4 HR RATED FRAME ASSEMBLIES IS 1,296 SQ IN.
2. MAXIMUM HEIGHT AND WIDTH FOR 3/4 HR RATING IS 54".
3. MAXIMUM GLASS AREA, EACH LITE, IN 1-1/2 HR RATED FRAME ASSEMBLIES 100 SQ IN.
4. MAXIMUM HEIGHT AND WIDTH FOR 1-1/2 HR RATING IS 33" H AND 10" W.
5. ALL DOORS INTO EGRESS AREAS SUCH AS STAIRS THAT CONTAIN GLAZING, SHALL HAVE LABELED FIRE RESISTANT RATED GLASS TYPE G4
6. ALL GLAZING ON EXTERIOR, NON-RATED WALLS OF EGRESS STAIRS SHALL BE LABELED SAFETY GLAZING.

DOOR & FRAME MATERIAL KEY

DOOR MATERIAL:

SCWD	SOLID CORE WOOD
WD	HOLLOW CORE WOOD / HARD BOARD
HM	HOLLOW METAL
MC	METAL CLAD
F	FIBERGLASS
MANUF.	BY MANUFACTURER

FRAME MATERIAL:

MTL	ADJUST-A-FIT METAL FRAME
HM	HOLLOW METAL
WD	PRE-HUNG WOOD
F	FIBERGLASS
MANUF.	BY MANUFACTURER

HARDWARE SETS

NOTE: FOR MORE INFORMATION, SEE SPECIFICATIONS.

UNITS

SET: RU-01 UNIT ENTRY (UE1)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
2	EA	SPRING HINGE	H45S-00SN OR BY DOOR SUPPLIER (PRE-HUNG)	646	PAMEX
1	EA	BALL BEARING HINGE (TOP)	H45-02RSN OR BY DOOR SUPPLIER (PRE-HUNG)	646	PAMEX
1	EA	SINGLE CYLINDER DEADBOLT	FD861UL	619	PAMEX
1	EA	PASSAGE LATCHSET	FYSP3C	619	PAMEX
1	EA	SPRING STOP/HINGE PIN STOP/ROLLER BUMPER	DD02-31SN/DD02-41SN/DD02-25SN (AS REQ'D)	619	PAMEX
1	EA	KNOCKER VIEWER	DD01-K180ULSN	619	PAMEX
1	EA	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR SWEEP - U SHAPE	DD13-DS3636AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12536AL	719	PAMEX

** NOTE: TWO DOOR VIEWERS REQUIRED AT ADA UNITS. ADD DOOR BELL AT "VHI" UNITS.

SET: RU-02 BEDROOM/BATHROOM (U1, U2)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	PLAIN BEARING HINGES	BY DOOR SUPPLIER (PRE-HUNG)	646	PAMEX
1	EA	PRIVACY LEVERSET	FLFP1C	619	PAMEX
1	EA	SPRING STOP/HINGE PIN STOP/ROLLER BUMPER	DD02-31SN/DD02-41SN/DD02-25SN (AS REQ'D)	619	PAMEX

SET: RU-03 W.I.C, W/D, LINEN, MP (U3, U4, U5, U6, U8, U9)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	PLAIN BEARING HINGES	BY DOOR SUPPLIER (PRE-HUNG)	646	PAMEX
1	EA	PASSAGE LATCHSET	FLFP3B	619	PAMEX
1	EA	SPRING STOP/HINGE PIN STOP	DD02-31SN/DD02-41SN (AS REQ'D)	619	PAMEX

SET: RU-04 W/D, CLOSET, MP (U10, U11) - PAIR OF DOORS

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
6	EA	PLAIN BEARING HINGES	BY DOOR SUPPLIER (PRE-HUNG)	646	PAMEX
2	EA	DUMMY LEVER	FLFP4B	619	PAMEX
1	SET	MAG CATCH	DD05-22WH	WHT	PAMEX
1	EA	HINGE PIN STOP/SPRING STOP	DD02-41SN/DD02-31SN (AS REQ'D)	619	PAMEX

SET: RU-05 MECH FROM UNIT (U7)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	PLAIN BEARING HINGES	BY DOOR SUPPLIER (PRE-HUNG)	646	PAMEX
1	EA	SINGLE CYLINDER DEADBOLT	FD861	619	PAMEX
1	EA	HINGE PIN STOP/SPRING STOP	DD02-41SN/DD02-31SN (AS REQ'D)	619	PAMEX

SET: RU-06 WH, MECH FROM CORRIDOR (UM1)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSN	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	WEATHERSTRIPPING	DD13-WS313684AL	719	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB6936AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX

SET: RU-07 WH, MECH FROM CORRIDOR (UM2) - PAIR OF DOORS

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
6	EA	BALL BEARING HINGES X NRP CONSTANT FLUSH BOLT WITH FIRE	H45-02NSN	646	PAMEX
1	SET	BOLT	DD05-67FSC	626	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	COORDINATOR	E4000/DC52-AL	626	PAMEX
1	EA	FILLER BAR	E4000/FB18-AL	626	PAMEX
1	EA	MOUNTING BRACKET	E4000/MB3	BLK	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	EA	ASTRAGAL SEAL	BY OTHERS	---	---
1	SET	WEATHERSTRIPPING	DD13-WS317284AL	719	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB6936AL (AS REQ'D)	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12872AL (AS REQ'D)	719	PAMEX

SET: RU-08 UNIT ENTRY EXTERIOR (2-E100, 2-E102, 2-E106, 2-E108, 2-E110, 3-E205, 3-E207, 3-E209)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	SPRING HINGE	H45S-00SS OR BY DOOR SUPPLIER (PRE-HUNG)	630	PAMEX
1	EA	SINGLE CYLINDER DEADBOLT	FD861	619	PAMEX
1	EA	PASSAGE LATCHSET	FYSP3C	619	PAMEX
1	EA	OVERHEAD STOP/FLOOR STOP	DD08-13S36SS/DD02-613SN (AS REQ'D)	630/619	PAMEX
1	EA	WEATHERSTRIPPING	BY DOOR SUPPLIER	719	PAMEX
1	EA	DOOR SWEEP	BY DOOR SUPPLIER	719	PAMEX
1	EA	THRESHOLD	DD13-TH12536AL	719	PAMEX

** ADD DOOR BELL AT "VHI" UNITS AS REQUIRED.

COMMON & AMENITIES

SET: B01 CORRIDOR, LOBBY FROM UNCONDITIONED CORRIDOR (1C100, 2-C209)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	RIM FIRE EXIT HARDWARE	EF9000/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, PASSAGE	E9000/LFPA-AL	626	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	FLOOR STOP	DD02-613SN	619	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB6936AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX

SET: B02 LOBBY FROM CORRIDOR (1-C100B)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02NSN	646	PAMEX
1	EA	RIM FIRE EXIT HARDWARE	EF9000/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, PASSAGE	E9000/LFPA-AL	626	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX

SET: B03 VESTIBULE EXTERIOR (1-EC101)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02NSN	646	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	RIM PANIC HARDWARE, ELR	E910E/EO3-AL	626	PAMEX
1	EA	RIM CYLINDER, NIGHT LATCH	E9100/NLRCSC-AL	626	PAMEX
1	EA	OFFSET PULL	1158	630	DON JO
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	EA	DROP BRACKET	GFDB590-AL (AS REQ'D)	689	PAMEX
1	EA	BLADE STOP SPACER	GBSS590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	THRESHOLD	DD13-TH12536AL (AS REQ'D)	719	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B04 LEASING OFFICE, ADMIN OFFICE, SUPPORTIVE HOUSING ADMIN, MAINT. OFFICE (1-C103, 1-C105, 1-C106, 2-C211)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	OFFICE ENTRY LEVERSET	FYSP0C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL (AS REQ'D)	689	PAMEX
1	EA	WALL STOP	DD02-53SN	619	PAMEX
1	EA	SILENCER	DD02-81	GRY	PAMEX

SET: B05 OFFICE MECH/STORAGE, STORAGE (1-C103A, 1-C105A, 1-C106A, 1-C117A)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02NSN	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	WALL STOP/FLOOR STOP	DD02-53SN/DD02-613SN (AS REQ'D)	619	PAMEX
1	EA	SILENCER	DD02-81	GRY	PAMEX

SET: B06 WORKROOM (1-C104A)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSN	646	PAMEX
1	EA	CLASSROOM LEVERSET	FYSP8C	619	PAMEX
1	EA	FLOOR STOP	DD02-613SN	619	PAMEX
1	EA	SILENCER	DD02-81	GRY	PAMEX

SET: B07 WORKROOM (1-C104B)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSN	646	PAMEX
1	EA	CLASSROOM LEVERSET	FYSP8C	619	PAMEX
1	EA	OVERHEAD STOP	DD08-13S36SS	630	PAMEX
1	EA	SILENCER	DD02-81	GRY	PAMEX

SET: B08 PACKAGE, FITNESS, MEETING/FLEX OFFICE, WELLNESS CENTER (1-C107, 1-C116, 2-C208, 2-C210)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	ELECTRIFIED LEVERSET, FAIL-SECURE	FYSP5CE-SE	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	WALL STOP/FLOOR STOP	DD02-53SN/DD02-613SN (AS REQ'D)	619	PAMEX
3	EA	SILENCER	DD02-81	GRY	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B09 FILE ROOM (1-C108)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL (AS REQ'D)	689	PAMEX
1	EA	FLOOR STOP	DD02-613SN	619	PAMEX
1	EA	SILENCER	DD02-81	GRY	PAMEX

SET: B10 MECH, STORAGE (1-C108A, 1-C112, 2-C108B, 2-C204A)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSN	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	OVERHEAD STOP	DD08-13S36SS	630	PAMEX
3	EA	SILENCER	DD02-81	GRY	PAMEX

SET: B11 LAUNDRY ROOM (1-C109)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSN	646	PAMEX
1	EA	PASSAGE LATCHSET	FYSP3C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX

SET: B12 MECH (1-C109B, 1-C116A, 3-C105)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSN	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX

SET: B13 UNISEX BATH (1-C110, 1-C111)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	PRIVACY LEVERSET	FYSP1C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL (AS REQ'D)	689	PAMEX
1	EA	KICK PLATE	DD09-301034SS	630	PAMEX
1	EA	MOP PLATE	DD09-30434SS	630	PAMEX
1	EA	WALL STOP	DD02-53SN	619	PAMEX
3	EA	SILENCER	DD02-81	GRY	PAMEX

SET: B14 WATER ROOM, MAINT. STORAGE (1-C113, 3-C103)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSN	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	WALL STOP	DD02-53SN	619	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX

SET: B15 ELECTRICAL ROOM FROM CORRIDOR (1-C114)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02NSS	646	PAMEX
1	EA	RIM FIRE PANIC HARDWARE	EF9000/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, STOREROOM	E9000/LFS-AL	626	PAMEX
2	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
2	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX

SET: B16 BIKE STORAGE INTERIOR (1-C117)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	ELECTRIFIED LEVERSET, FAIL-SECURE	FYSP5CE-SE	619	PAMEX
1	EA	SURFACE CLOSER, DELAYED ACTION	GC5900BFDA-AL	689	PAMEX
1	EA	OVERHEAD STOP	DD08-13S36SS	630	PAMEX
3	EA	SILENCER	DD02-81	GRY	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES

SET: B17 COMMUNITY ROOM INTERIOR (1-C118)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGESX NRP	H45-02NSN	646	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	RIM PANIC HARDWARE, ELR	E900E/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, STOREROOM	E9000/LFS-AL	626	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	FLOOR STOP	DD02-613SN	619	PAMEX
1	EA	SILENCER	DD02-81	GRY	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B18 STORAGE (1-C118B, 2-C206)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
6	EA	BALL BEARING HINGES	H45-02NSN	646	PAMEX
1	EA	MANUAL FLUSH BOLT (TOP)	DD05-63SN	619	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	OVERHEAD STOP	DD08-13S36SS	630	PAMEX
1	EA	FLOOR STOP	DD02-613SN	619	PAMEX
2	EA	SILENCERS	DD02-81	GRY	PAMEX

SET: B19 UTILITY/STORAGE, WATER ROOM, MAINT. STORAGE (1-C119, 1-C201, 1-C301, 1-C401, 2-C104, 2-C205)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	WALL STOP	DD02-53SN	619	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB6936AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX

SET: B20 TRASH ROOM, SERVICE CORRIDOR (1-C120, 1-C202, 1-C302, 1-C402, 2-C101, 2-C201, 2-C301, 2-C401, 3-C104)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGESX NRP	H45-02NSN	646	PAMEX
1	EA	PASSAGE LATCHSET	FYSP3C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB6936AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX

SET: B21 VESTIBULE INTERIOR (1-C101)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-04NSS	630	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	RIM PANIC HARDWARE, ELR	E910E/EO3-AL	626	PAMEX
1	EA	RIM CYLINDER, NIGHT LATCH	E9100/NLRCSC-AL	626	PAMEX
1	EA	OFFSET PULL	1158	630	DON JO
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	EA	DROP BRACKET	GFDB590-AL (AS REQ'D)	689	PAMEX
1	EA	BLADE STOP SPACER	GBSS590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB5836AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B22 CORRIDOR EXIT, COMMUNITY ROOM EXTERIOR, STAIR EXTERIOR, LOBBY EXTERIOR (1-EC102A, 1-EC102B, 1-EC118, 1ESTA1, 1ESTB1, 2ESTB1, 2-EC209, 2ESTA2, 3ESTA1, 3ESTB2)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSS	630	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	RIM PANIC HARDWARE, ELR	E900E/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, STOREROOM	E9000/LFS-AL	626	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	WEATHERSTRIPPING	DD13-WS313684AL	719	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB5836AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B23 CORRIDOR EXIT (3-EC100A, 3-EC100B)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSS	630	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	RIM PANIC HARDWARE, ELR	E900E/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, STOREROOM	E9000/LFS-AL	626	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	WALL STOP/FLOOR STOP	DD02-53SN/DD02-613SN (AS REQ'D)	619	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B24 LOBBY EXTERIOR (2-EC109, 3-EC110)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSS	630	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	RIM PANIC HARDWARE, ELR	E900E/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, STOREROOM	E9000/LFS-AL	626	DON JO
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B25 WATER ROOM EXTERIOR (1-EC113, 2-EC104, 3-EC101)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSS	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	EA	WEATHERSTRIPPING	DD13-WS313684AL	719	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB5836AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX
1	EA	LATCH GUARD PROTECTOR	DD10-11SS	630	PAMEX

SET: B26 ELECTRICAL ROOM EXTERIOR (1-EC114, 2-EC103, 3-EC108)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	HW BALL BEARING HINGES X NRP	H45-04NSS	630	PAMEX
1	EA	RIM PANIC HARDWARE	E9000/EO4-AL	626	PAMEX
1	EA	EXIT TRIM, STOREROOM	E9000/LFS-AL	626	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	EA	WEATHERSTRIPPING	DD13-WS313684AL	719	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB5836AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX
1	EA	LATCH GUARD PROTECTOR	DD10-11SS	630	PAMEX

SET: B27 BIKE STORAGE EXTERIOR (1-EC117, 2-EC108)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSS	630	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	ELECTRIFIED LEVERSET, FAIL-SECURE	FYSP5CE-SE	619	PAMEX
1	EA	SURFACE CLOSER, DELAYED ACTION	GC5900BFDA-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	WEATHERSTRIPPING	DD13-WS313684AL	719	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB5836AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX
1	EA	LATCH GUARD PROTECTOR	DD10-11SS	630	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B28 TRASH COMPACTOR ROOM, MAINT. WORKSHOP, MAINT. EQUIP. STORAGE (1-EC121, 2-EC102, 2-EC214, 3-EC112)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
6	EA	BALL BEARING HINGES X NRP	H45-02NSS	630	PAMEX
2	EA	MANUAL FLUSH BOLT	DD05-63SN	619	PAMEX
1	EA	DUST PROOF STRIKE	DD05-604SN	619	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	HANDLE CONTROL HOLD OPEN ARM	GHCHA590-AL	689	PAMEX
1	EA	FLOOR STOP (FIELD VERIFY)	DD02-613SN	619	PAMEX
1	SET	SECURITY ASTRAGAL	BY OTHERS	---	---
1	SET	WEATHERSTRIPPING	DD13-WS317284AL	719	PAMEX
2	EA	DOOR BOTTOM	DD13-DS3636AL	719	PAMEX
1	EA	THRESHOLD	DD13-TH12572AL	719	PAMEX
1	EA	RAIN DRIP	DD13-DC2576AL (AS REQ'D)	719	PAMEX

SET: B29 JANITOR CLOSET, MECH, WATER ROOM (1-C203, 1-C303, 1-C403, 2-C105, 2-C212, 2-C213, 3-C101)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGESX NRP	H45-02NSN	646	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	SMOKE SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB6936AL	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12836AL	719	PAMEX

HW SET B30 BY STOREFRONT MANUFACTURER

SET: B31 STAIR INTERIOR (1STA1)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES X NRP	H45-02NSN	646	PAMEX
1	EA	RIM FIRE EXIT HARDWARE	EF9000/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, PASSAGE	E9000/LFPA-AL	626	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	WALL STOP/FLOOR STOP	DD02-53SN/DD02-613SN (AS REQ'D)	619	PAMEX
1	EA	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX

SET: B32 STAIR INTERIOR (1STA2, 1STA3, 1STA4, 1STB1, 1STB2, 1STB3, 1STB4, 2STA2, 2STA3, 2STA4, 2STB1, 2STB2, 2STB3, 2STB4, 3STA1, 3STA2, 3STA3, 3STA4, 3STB1, 3STB2, 3STB3, 3STB4)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	RIM FIRE EXIT HARDWARE	EF9000/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, PASSAGE	E9000/LFPA-AL	626	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	WALL STOP/FLOOR STOP	DD02-53SN/DD02-613SN (AS REQ'D)	619	PAMEX
1	EA	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR SWEEP	DD13-DS3636AL (AS REQ'D)	719	PAMEX
1	EA	THRESHOLD	DD13-TH12536AL (AS REQ'D)	719	PAMEX

SET: B33 ELECTRICAL ROOM FROM UNCONDITIONED CORRIDOR (2-C103, 3-C108)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGESX NRP	H45-02NSN	646	PAMEX
1	EA	RIM FIRE PANIC HARDWARE	EF9000/EO3-AL	626	PAMEX
1	EA	EXIT TRIM, STOREROOM	E9000/LFS-AL	626	PAMEX
2	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
2	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR SWEEP	DD13-DS3636AL (AS REQ'D)	719	PAMEX
1	EA	THRESHOLD	DD13-TH12536AL (AS REQ'D)	719	PAMEX

SET: B34 UTILITY/STORAGE, TELE/DATA, JANITOR CLOSET, ELEC. CLOSET (2-C106, 2-C107, 2-C202, 2-C203, 2-C302, 2-C303, 2-C402, 2-C403, 3-C107, 3-C201, 3-C202, 3-C301, 3-C302, 3-C401, 3-C402)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
6	EA	BALL BEARING HINGES X NRP CONSTANT FLUSH BOLT WITH FIRE	H45-02NSN	646	PAMEX
1	SET	BOLT	DD05-67FSC	626	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	COORDINATOR	E4000/DC52-AL	626	PAMEX
1	EA	FILLER BAR	E4000/FB18-AL	626	PAMEX
1	EA	MOUNTING BRACKET	E4000/MB3	BLK	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	EA	ASTRAGAL SEAL	BY OTHERS	---	---
1	SET	WEATHERSTRIPPING	DD13-WS317284AL	719	PAMEX
1	EA	DOOR BOTTOM - U SHAPE	DD13-DB6936AL (AS REQ'D)	719	PAMEX
1	EA	THRESHOLD - 8" WIDE	DD13-TH12872AL (AS REQ'D)	719	PAMEX

SET: B35 BIKE STORAGE (2-C108)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	ELECTRIFIED LEVERSET, FAIL-SECURE	FYSP5CE-SE	619	PAMEX
1	EA	SURFACE CLOSER, DELAYED ACTION	GC5900BFDA-AL	689	PAMEX
1	EA	WALL STOP/FLOOR STOP	DD02-53SN/DD02-613SN (AS REQ'D)	619	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR SWEEP	DD13-DS3636AL (AS REQ'D)	719	PAMEX
1	EA	THRESHOLD	DD13-TH12536AL (AS REQ'D)	719	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B36 LAUNDRY ROOM (2-C205)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	ELECTRIFIED LEVERSET, FAIL-SECURE	FYSP5CE-SE	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
1	EA	WALL STOP	DD02-53SN	619	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR SWEEP	D13-DS3636AL (AS REQ'D)	719	PAMEX
1	EA	THRESHOLD	DD13-TH12536AL (AS REQ'D)	719	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

SET: B37 RESTROOM (2-C207)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	PRIVACY LEVERSET	FYSP1C	619	PAMEX
1	EA	SURFACE CLOSER	GC5900BF-AL (AS REQ'D)	689	PAMEX
1	EA	KICK PALTE	DD09-301034SS	630	PAMEX
1	EA	MOP PLATE	DD09-30434SS	630	PAMEX
1	EA	WALL STOP	DD02-53SN	619	PAMEX
3	EA	SILENCER	DD02-81	GRY	PAMEX

SET: B38 MAINT. WORKSHOP (2-C214)

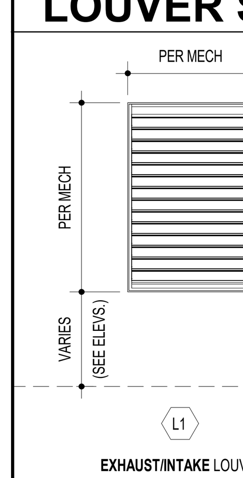
QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
6	EA	BALL BEARING HINGES	H45-02RSN	646	PAMEX
1	EA	CONSTANT FLUSH BOLT W/ FIRE BOLT	DD05-67FSC	626	PAMEX
1	EA	STOREROOM LEVERSET	FYSP5C	619	PAMEX
1	EA	DOOR COORDINATOR	E4000/DC52-AL	626	PAMEX
1	EA	FILLER BAR	E4000/FB18-AL	626	PAMEX
2	EA	SURFACE CLOSER	GC5900BF-AL	689	PAMEX
2	EA	FLOOR STOP	DD02-613SN	619	PAMEX
1	SET	ASTRAGAL SEAL	BY OTHERS	---	---
1	SET	PERIMETER SEAL	DD13-SS3821BR	BRN	PAMEX
2	EA	DOOR SWEEP	DD13-DS3636AL (AS REQ'D)	719	PAMEX
1	EA	THRESHOLD	DD13-TH12572AL (AS REQ'D)	719	PAMEX

SET: B06 BIKE STORAGE (3-C102)

QTY	UOM	DESCRIPTION	MODEL	FINISH	MFG
3	EA	BALL BEARING HINGES	H45-02NSN	646	PAMEX
1	EA	POWER TRANSFER DEVICE	EPT-L5SS	630	PAMEX
1	EA	ELECTRIFIED LEVERSET, FAIL-SECURE	FYSP5CE-SE	619	PAMEX
1	EA	SURFACE CLOSER, DELAYED ACTION	GC5900BFDA-AL	689	PAMEX
1	EA	CUSH-N-STOP ARM	GCNSA590-AL	689	PAMEX
1	SET	PERIMETER SEAL	DD13-SS3817BR	BRN	PAMEX
1	EA	DOOR SWEEP	DD13-DS3636AL (AS REQ'D)	719	PAMEX
1	EA	THRESHOLD	DD13-TH12536AL (AS REQ'D)	719	PAMEX
1	EA	CREDENTIAL READER	BY ACCESS CONTROL CONTRACTOR	---	---
1	EA	POWER SUPPLY	BY ACCESS CONTROL CONTRACTOR	---	---

** DOOR IS LOCKED AND LATCHED AT ALL TIMES. ENTRY BY VALID CREDENTIAL OR BY KEY OVERRIDE. DOOR WILL REMAIN LOCKED WHEN FIRE ALARM IS TRIGGERED OR LOSS OF POWER (FAIL-SECURE). FREE EGRESS AT ALL TIMES.

LOUVER SCHEDULE



EXHAUST/INTAKE LOUVER

NOTE: SEE MEP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION ON ALL LOUVERS AND SIZE REQUIREMENTS, OPEN AREA PERCENTAGES, ETC.

NOTE: ALL LOUVERS TO EITHER BE PAINTED, OR FACTORY FINISHED,A COLOR TO MATCH ADJACENT MATERIAL WHERE LOCATED. SEE ELEVATIONS FOR ADJACENT MATERIALS.

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353

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GP #22424.00

DOOR, FRAME, AND LOUVER SCHEDULES

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION	#
05/14/2026	VH 4% HOTC APP.	
06/30/2026	CONSTRUCTABILITY REVIEW	

A-305

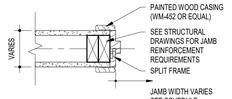
06/30/2026
CONSTRUCTABILITY REVIEW

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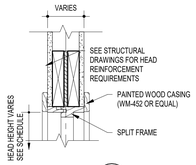
HEAD, SILL, AND JAMB DETAILS

NOTE: THESE DETAILS DO NOT REFERENCE THE DETAIL GRID ON THE PERIMETER OF THIS SHEET; 'J' REFERENCES A JAMB DETAIL, 'H' REFERENCES A HEAD DETAIL, AND 'S' REFERENCES A SILL DETAIL.

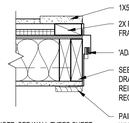


NOTE: SEE WALL TYPES SHEET FOR ACTUAL WALL DIMENSION AND CONSTRUCTION.

PRE-HUNG WOOD FRAME 1-1/2" = 1'-0" J1

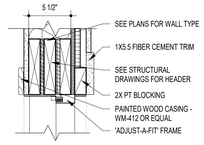


PRE-HUNG WOOD FRAME 1-1/2" = 1'-0" H1

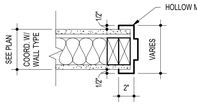


NOTE: SEE WALL TYPES SHEET FOR ACTUAL WALL DIMENSION AND CONSTRUCTION.

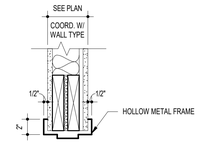
METAL ADJUST-A-FIT FRAME 1-1/2" = 1'-0" J2



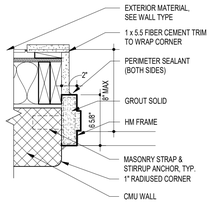
METAL ADJUST-A-FIT FRAME 1-1/2" = 1'-0" H2



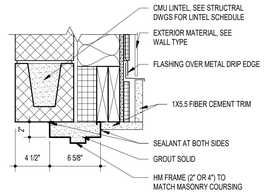
HOLLOW METAL FRAME 1-1/2" = 1'-0" J3



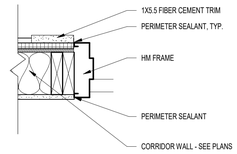
HOLLOW METAL FRAME 1-1/2" = 1'-0" H3



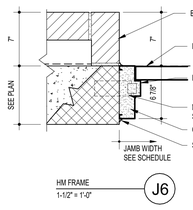
HM FRAME @ CORR. STAIR 1-1/2" = 1'-0" J4



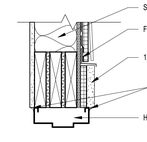
HM FRAME @ CORR. STAIR 1-1/2" = 1'-0" H4



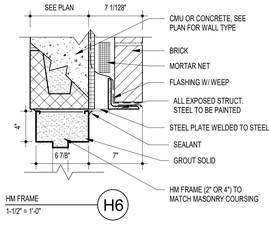
HM FRAME @ CORRIDOR 1-1/2" = 1'-0" J5



HM FRAME 1-1/2" = 1'-0" J6

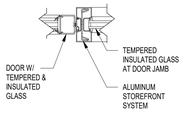


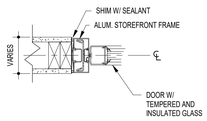
HM FRAME @ CORRIDOR 1-1/2" = 1'-0" H5

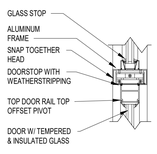


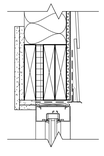
HM FRAME 1-1/2" = 1'-0" H6

STOREFRONT DETAILS





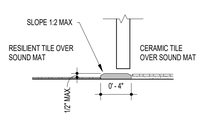




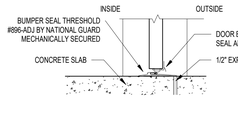
SILL DETAILS

NOTE: THESE DETAILS DO NOT REFERENCE THE DETAIL GRID ON THE PERIMETER OF THIS SHEET; 'I' REFERENCES A TRANSITION SILL DETAIL.

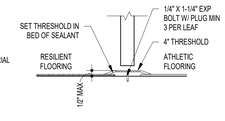
NOTE: ON ACCESSBILE ROUTES, CHANGES IN LEVEL BETWEEN 1/4 " AND 1/2" SHALL BE BEVELED WITH SLOPE NO GREATER THAN 1:2.



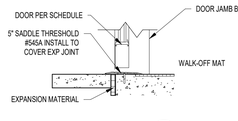
MARBLE 1-1/2" = 1'-0" S1



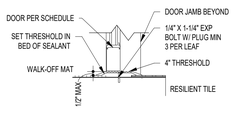
EXTERIOR 1-1/2" = 1'-0" S2



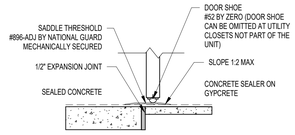
INTERIOR 1-1/2" = 1'-0" S3



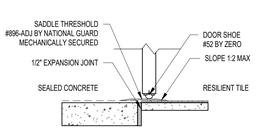
EXT. VESTIBULE 1-1/2" = 1'-0" S4



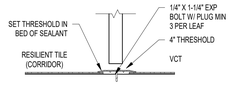
INT. VESTIBULE 1-1/2" = 1'-0" S5



UNIT UTILITY CLOSET ON CORRIDOR 1-1/2" = 1'-0" S6



UNIT ENTRY SILL 1-1/2" = 1'-0" S7

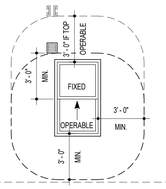


CORRIDOR SILL 1-1/2" = 1'-0" S8

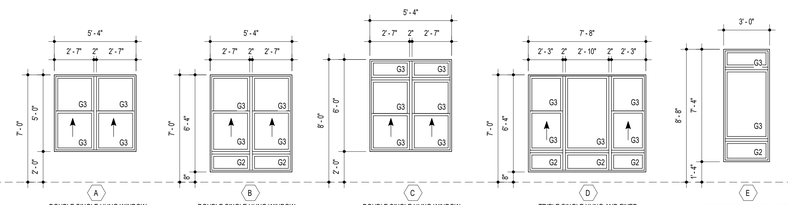
WINDOW SCHEDULE

WINDOW GENERAL NOTES (EDIT PER SPECIFIC PROJECT):

1. SEE DOOR SCHEDULE SHEETS FOR GLAZING TYPES AND WINDOW GENERAL NOTES.
2. ALL WINDOWS TO HAVE OPERATIONAL LIMITERS.
3. GC TO VERIFY LOCATIONS OF OPENINGS THAT REQUIRE SAFETY GLAZING.
4. ACCESSIBLE UNIT WINDOW LOCKS TO BE AT 48" A.F.F. MAX
5. ACCESSIBLE UNIT WINDOWS TO HAVE CASEMENT VERSIONS OF 'SIMULATED' SINGLE HUNG WINDOWS.



EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS OR DOORS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)



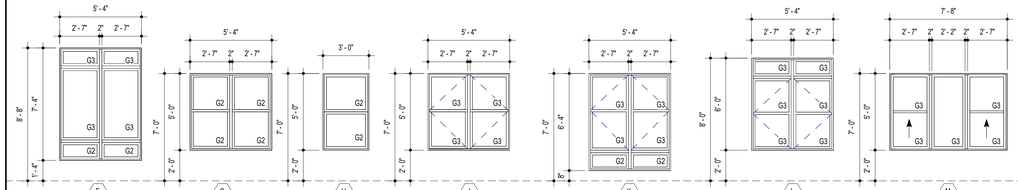
A DOUBLE SINGLE HUNG WINDOW

B DOUBLE SINGLE HUNG WINDOW WITH LOWER TRANSOM

C DOUBLE SINGLE HUNG WINDOW WITH UPPER TRANSOM

D TRIPLE SINGLE HUNG AND FIXED WINDOW WITH LOWER TRANSOM

E SINGLE FIXED WINDOW WITH UPPER AND LOWER TRANSOM



F DOUBLE FIXED WINDOW WITH UPPER AND LOWER TRANSOM

G DOUBLE FIXED WINDOW

H SINGLE FIXED WINDOW

J DOUBLE CASEMENT - SIMULATED SINGLE HUNG WINDOW REFERENCE NOTES 4 AND 5

K DOUBLE CASEMENT - SIMULATED SINGLE HUNG WINDOW WITH LOWER TRANSOM REFERENCE NOTES 4 AND 5

L DOUBLE CASEMENT - SIMULATED SINGLE HUNG WINDOW WITH UPPER TRANSOM REFERENCE NOTES 4 AND 5

M TRIPLE SINGLE HUNG WINDOW

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
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WINDOW SCHEDULE AND DOOR & WINDOW DETAILS

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CONSTRUCTABILITY REVIEW

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COMMON

FINISH SCHEDULE - UNITS

NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
FOYER	F4	B3	W1	C1	
BEDROOM	F4	B3	W1	C1	
LIVING AREA	F4	B3	W1	C1	
HALL CLOSET	F4	B3	W1	C1	
KITCHEN	F4	B3	W1	C1	2, 3
BATHROOM	F17	B3B	W1/ W5	C1	1, 2, 3
BATHROOM W/ ROLL-IN SHOWER	F13	B2	W1/W5	C1	1, 2, 3, 9
BEDROOM CLOSET	F4	B3	W1	C1	
WATER HEATER CLOSET	F20	B5	W1	C1	
MECHANICAL CLOSET	F3	B5	W1	C1	
WASHER / DRYER CLOSET	F3	B5	W1	C1	
LINEN CLOSET	F4	B3	W1	C1	

FINISH SCHEDULE - STAIRS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
1STA1	STAIR A	F5	B1/B4	W2	CX	4, 10
1STA2	STAIR A	F4/F6	B1/B4	W2	CX	4, 10
1STA3	STAIR A	F4/F6	B1/B4	W2	CX	4, 10
1STA4	STAIR A	F4/F6	B1/B4	W2	C1	4, 10
1STB1	STAIR B	F5	B1/B4	W2	CX	4, 10
1STB2	STAIR B	F4/F6	B1/B4	W2	CX	4, 10
1STB3	STAIR B	F4/F6	B1/B4	W2	CX	4, 10
1STB4	STAIR B	F4/F6	B1/B4	W2	C1	4, 10
2STA2	STAIR A	F5	B1/B4	W2	CX	4, 10
2STA3	STAIR A	F4/F6	B1/B4	W2	CX	4, 10
2STA4	STAIR A	F4/F6	B1/B4	W2	CX	4, 10
2STB1	STAIR B	F5	B1/B4	W2	CX	4, 10
2STB2	STAIR B	F4/F6	B1/B4	W2	CX	4, 10
2STB3	STAIR B	F4/F6	B1/B4	W2	CX	4, 10
2STB4	STAIR B	F4/F6	B1/B4	W2	C1	4, 10
3STA1	STAIR A	F5	B1/B4	W2	CX	4, 10
3STA2	STAIR A	F4/F6	B1/B4	W2	CX	4, 10
3STA3	STAIR A	F4/F6	B1/B4	W2	CX	4, 10
3STA4	STAIR A	F4/F6	B1/B4	W2	C1	4, 10
3STB1	STAIR B	F5	B1/B4	W2	CX	4, 10
3STB2	STAIR B	F4/F6	B1/B4	W2	CX	4, 10
3STB3	STAIR B	F4/F6	B1/B4	W2	CX	4, 10
3STB4	STAIR B	F4/F6	B1	W2	C1	4, 10

BUILDING 1

FINISH SCHEDULE - BUILDING 1 - LEVEL 1 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
1-C100	CORRIDOR	F5	BX	W6	C1/ C5	
1-C101	VEST.	F16	B4B	W6	C5	
1-C102	LOBBY	F4	B4B	W1	C4/C5	6
1-C102A	PRINTER STATION	F4	B4B	W1	C1	SEE INTERIOR ELEVATIONS FOR WALL FINISHES
1-C102B	CORRIDOR	F4	B4B	W1	C1	7
1-C103	LEASING OFF.	F14	B4	W1	C1	
1-C104	WORK RM	F14	B4	W1	C1	
1-C105	ADMIN OFF.	F14	B4	W1	C1	
1-C106	SUPPORTIVE HOUSING ADMIN.	F14	B4	W1	C1	
1-C107	PACKAGE	F14	B4	W1	C1	
1-C108	FILE RM.	F14	B4	W1	C1	
1-C108A	MECH.	F5	B5	W1	C1	
1-C109	LAUNDRY ROOM	F3	B4	W1/ W4	C1	2; SEE INT ELEVS FOR ACCENT FINISHES TYP. ALL LAUNDRY ROOMS
1-C109B	MECH.	F5	B5	W1	C1	
1-C110	UNISEX BATH	F12	B2	W4/ W1	C1	2, 3, 8; SEE INTERIOR ELEVATIONS FOR BASE
1-C111	UNISEX BATH	F12	B2	W4/ W1	C1	2, 3, 8; SEE INTERIOR ELEVATIONS FOR BASE
1-C112	STOR.	F5	B5	W1	C1	
1-C113	WATER ROOM	F5	B5	W1	C1	
1-C114	ELECTRICAL ROOM	F5	B5	W1	C1	
1-C116	FITNESS	F15	B5	W1	C1/C4	6
1-C116A	MECH.	F5	B5	W1	C1	
1-C117	BIKE STORAGE	F5	B5	W1	C1	
1-C117B	MECH					
1-C118	COMMUNITY ROOM	F4	B4B	W1/ SF-1	C1/C4	2, 6, 8; SEE INTERIOR ELEVATIONS
1-C118B	STOR.	F4	B4B	W1	C1	
1-C119	UTILITY/STOR.	F5	B5	W1	C1	
1-C120	TRASH RM	F20	B5	W1	C1	
1-C121	TRASH COMPACTOR RM	F20	B5	W1	C1	
1-C122	LOBBY	F5	B4B	W1	C1	4, 7

FINISH SCHEDULE - BUILDING 1 - LEVEL 2 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
1-C200	CORRIDOR	F5	BX	W6	C1/ C5	
1-C201	UTILITY	F5	B5	W1	C1	
1-C202	TRASH RM	F20	B5	W1	C1	
1-C203	JAN CL	F20	B5	W1	C1	5
1-C205	LOBBY	F5	B4B	W1	C1/ C4/C5	4, 6, 7

FINISH SCHEDULE - BUILDING 1 - LEVEL 3 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
1-C300	CORRIDOR	F5	BX	W6	C1/ C5	
1-C301	UTILITY	F5	B5	W1	C1	
1-C302	TRASH RM	F20	B5	W1	C1	
1-C303	JAN CL	F20	B5	W1	C1	5

FINISH SCHEDULE - BUILDING 1 - LEVEL 4 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
1-C400	CORRIDOR	F5	B4B	W6	C1/ C5	
1-C401	UTILITY	F5	B5	W1	C1	
1-C402	TRASH ROOM	F20	B5	W1	C1	
1-C403	JAN CL.	F20	B5	W1	C1	5

BUILDING 2

FINISH SCHEDULE - BUILDING 2 - LEVEL 1 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
2-C100	CORRIDOR	F5	BX	W6	C1/ C5	
2-C101	TRASH RM	F20	B5	W1	C1	
2-C102	TRASH COMPACTOR ROOM	F20	B5	W2	C1	
2-C103	ELECTRIC ROOM	F5	B5	W1	C1	
2-C104	WATER ROOM	F5	B5	W1	C1	
2-C105	JAN. CLOSET	F20	B5	W1	C1	5
2-C106	UTILITY/STOR.	F5	B5	W1	C1	
2-C107	UTILITY/STOR.	F5	B5	W1	C1	
2-C108	BIKE STORAGE	F5	B5	W1	C1	
2-C108B	MECH.	F5	B5	W1	C1	
2-C109	LOBBY	F5	BX	W1	C1	10

FINISH SCHEDULE - BUILDING 2 - LEVEL 2 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
2-C200	CORRIDOR	F5	B4	W6	C1/ C5	
2-C201	TRASH ROOM	F20	B5	W1	C1	
2-C202	UTILITY/STOR.	F5	B5	W1	C1	
2-C203	TELE/DATA	F5	B5	W1	C1	
2-C204	LAUNDRY	F3	B4	W1	C1	2, 7
2-C204A	MECH.	F5	B5	W1	C1	
2-C205	MAINT. STORAGE	F12	B5	W1	C1	
2-C206	STORAGE	F4	B4	W1	C1	
2-C206B	MECH					
2-C207	BATHROOM	F12	B2	W4/W1	C1	2, 3, 8; SEE INTERIOR ELEVATIONS FOR BASE
2-C208	MEETING / FLEX OFFICE	F4	B4B	W1/ SF-1	C1/ C4	2, 6, 8; SEE INTERIOR ELEVATIONS
2-C209	LOBBY	F5	BX/B4	W6	C1	7
2-C210	WELLNESS CENTER	F14	B4	W1	C1	
2-C211	MAINT. OFFICE	F5	B5	W1	C1	
2-C212	MECH.	F5	B5	W1	C1	
2-C213	JAN. CL.	F20	B5	W1	C1	5
2-C214	MAINT. WORKSHOP	F5	B5	W1	C1	

FINISH SCHEDULE - BUILDING 2 - LEVEL 3 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
2-C300	CORRIDOR	F5	BX	W6	C1/C5	
2-C301	TRASH ROOM	F20	B5	W1	C1	
2-C302	JAN. CL.	F20	B5	W1	C1	5
2-C303	ELEC. CLOSET	F3	B5	W1	C1	

FINISH SCHEDULE - BUILDING 2 - LEVEL 4 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
2-C400	CORRIDOR	F5	BX	W6	C1/C5	
2-C401	TRASH ROOM	F20	B5	W1	C1	
2-C402	JAN. CLOSET	F20	B5	W1	C1	5
2-C403	TELE/DATA	F3	F5	W1	C1	

BUILDING 3

FINISH SCHEDULE - BUILDING 3 - LEVEL 1 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
3-C100	CORRIDOR	F5	BX	W6	C1/ C5	
3-C101	WATER ROOM	F5	B5	W1	C1	
3-C102	BIKE STORAGE	F5	B5	W1	C1	
3-C103	MAINTENANCE STORAGE	F5	B5	W1	C1	
3-C104	SERVICE CORR.	F5	B5	W1	C1	
3-C105	MECH	F5	B5	W1	C1	
3-C106	LAUNDRY ROOM	F3	B4	W1	C1	2, 7
3-C107	JAN. CLOSET	F20	B5	W1	C1	5
3-C108	ELECTRICAL ROOM	F5	B5	W1	C1	
3-C110	LOBBY	F5	BX	W1	C1	7
3-C112	MAINTENANCE EQUIPMENT STORAGE	F20	B5	W6	C1	

FINISH SCHEDULE - BUILDING 3 - LEVEL 2 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
3-C200	CORRIDOR	F5	BX	W6	C1/ C5	
3-C201	JAN. CLOSET	F20	B5	W1	C1	5
3-C202	TELE/DATA	F3	B5	W1	C1	

FINISH SCHEDULE - BUILDING 3 - LEVEL 3 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
3-C300	CORRIDOR	F5	BX	W6	C1/ C5	
3-C301	JAN. CLOSET	F20	B5	W1	C1	5
3-C302	ELEC. CLOSET	F5	B5	W1	C1	

FINISH SCHEDULE - BUILDING 3 - LEVEL 4 - COMMON AREAS

RM. NO.	NAME	FLOOR	BASE	WALLS	CLG. MATL.	REMARKS
3-C400	CORRIDOR	F5	BX	W6	C1/ C5	
3-C401	JAN. CLOSET	F20	B5	W1	C1	5
3-C402	TELE/DATA	F5	B5	W1	C1	

GENERAL FINISH SCHEDULE NOTES

1. REFER TO INTERIOR ELEVATIONS, REFLECTED CEILING PLANS, ENLARGED PLANS AND INTERIOR DETAILS FOR ADDITIONAL INFORMATION SUCH AS FLOOR PATTERNS, EXTENT OF TILE AND TILE PATTERNS, ACCENT WALL LOCATIONS, ETC. FOR ALL COMMON AREAS.
2. ALL GYPSUM BOARDS ARE TO BE GLUED & SCREW ATTACHED TO STUDS FOR WOOD FRAMED CONSTRUCTION AND SCREWED TO STUDS IN METAL STUD CONSTRUCTION.
3. FOLLOW REQUIREMENTS OF FIRE TEST LISTING NUMBERS FOR BUILDING ASSEMBLIES.
4. FOR WALL INTERSECTION DETAILS SEE TYPICAL INTERIOR AND EXTERIOR STUD ARRANGEMENT DETAILS ON WALL TYPE SHEETS.
5. INSULATE ALL EXTERIOR WALL CAVITIES. USE LOW EXPANSION FOAM AROUND EXTERIOR OPENINGS.
6. SEE CODE STUDY SHEETS FOR LIMITS AND EXTENT OF FIRE RATED WALLS, ESPECIALLY EXTENSION FROM FLOOR TO UNDERSIDE OF STRUCTURE (FLOOR/CEILING ASSEMBLY) ABOVE.
7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CABINETS, TOILET ACCESSORIES, ETC. AS REQUIRED.
8. REFER TO FIRE ASSEMBLY PENETRATION DETAILS FOR FIRE STOP SYSTEMS & UL LISTINGS. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SHALL UTILIZE ONE OF THESE SYSTEMS.
9. NOT USED
10. TRANSITIONS BETWEEN SURFACES SHALL HAVE LEVEL CHANGES NOT EXCEEDING ½ INCH WITH A MAXIMUM BEVEL OF 1:2 AND UNBEVELED LEVEL CHANGES SHALL NOT EXCEED ¼ INCH.
11. WHEN THE WALL FINISH IS BLANK IN THE TABLE, REFER TO THE EXTERIOR WALL ASSEMBLY FOR MORE INFORMATION.
12. WHERE THE EXTENT OF WALK-OFF MAT (F16) IS NOT SPECIFIED, ASSUME 12'-0" OF SPACE PERPENDICULAR TO EXTERIOR DOOR(S).
13. ALL FAUX BEAMS AND BROWS ABOVE DOORS TO RECEIVE WOOD LOOK WALLCOVERING.
14. PER MDCR PAINT BOTTOM, TOP, AND ALL OTHER SIDES OF DOORS.

FINISH SCHEDULE KEY

NOTE: NOT ALL KEY TYPES MAY BE USED ON THIS PROJECT. SEE SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

FLOOR TYPES:

FX	NO FLOORING
F1	CARPET 1 (UNIT CARPET) & PAD
F2	CARPET 2 (COMMON AREA CARPET)
F3	VINYL COMPOSITE TILE (VCT)
F4	LUXURY VINYL TILE (LVT) 1, 2, OR 3 (RESILIENT PLANK FLOORING)
F5	CONCRETE WITH SEALER
F6	VINYL TREAD
F7	RESILIENT SHEET FLOORING
F8	MARMOLEUM COMPOSITE TILE (MCT)
F9	HARDWOOD FLOORING
F10	PEDESTAL PERVIOUS PAVERS 2'X2'
F11	COMPOSITE DRIP-THROUGH DECKING
F12	PORCELAIN TILE 1 (COMMON AREAS)
F13	PORCELAIN TILE 2 (UNITS) 2X2 MOSAIC
F14	CARPET TILE
F15	RESILIENT ATHLETIC FLOORING
F16	RECESSED FLOOR MAT
F17	RESILIENT SHEET FLOORING WITH INTEGRAL SOUND MAT UNDERLAYMENT
F18	RUBBER STAIR TREADS AND RISERS
F19	RUBBER FLOOR TILE
F20	EPOXY FLOORING

BASE TYPES:

BX	NO BASE
B1	4" VINYL COVE
B2	MATCHING TILE BASE WITH BULLNOSE
B3	PAINTED WOOD BASE - **WM-750 (9/16" X 4-1/4")**
B3B	B3 WITH SHOEMOULD
B4	PAINTED WOOD BASE - **WM-750 (9/16" X 5-1/4")**
B4B	B4 WITH SHOEMOULD
B5	4" RUBBER BASE

CEILING TYPES:

CX	NO CEILING / EXPOSED STRUCTURE
C1	PAINTED GYPSUM BOARD
C3	EXPOSED CONCRETE - SKIM COATED & PAINTED
C4	ACOUSTICAL FAUX BEAMS
C5	METAL SUSPENSION SYSTEM

WALL TYPES:

W1	PAINTED GYPSUM BOARD
W2	PAINTED C.M.U.
W3	PAINTED CONCRETE
W4	CERAMIC TILE
W5	CERAMIC TILE TUB / SHOWER SURROUND
W6	FIBER CEMENT LAP SIDING/ PAINTED EXTERIOR GYPSUM BOARD
WX	EXPOSED UNFINISHED STRUCTURE
SF-1	SPECIALTY FINISH - TILE
SF-2	SPECIALTY FINISH - WOOD

NOTES FOR REMARKS COLUMN

NOTE: NOT ALL NOTES MAY BE USED ON THIS PROJECT. SEE SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION. ALSO SEE INTERIOR ELEVATIONS, REFLECTED CEILING PLANS, FLOOR FINISH PLANS AND INTERIOR DETAILS FOR ADDITIONAL FINISH INFORMATION.

1. FIBERGLASS MAT TILE BACKER GYPSUM BOARD OR CEMENT BOARD IN SHOWER & BATH SURROUNDS, MOISTURE RESISTANT BOARD ON DRY WALLS.
2. RUN VINYL OR TILE FLOORING UNDERNEATH ALL DISHWASHERS, REFRIGERATORS, RANGES & KNEE/CLEAR SPACE BELOW COUNTERS.
3. PAINT ALL DOORS, DOOR FRAMES, AND KITCHEN & BATHROOM WALLS W/ SEMI-GLOSS PAINT.
4. ALL VISIBLE PAINTABLE SURFACES OF STAIR INCLUDING UNDERSIDE ARE TO BE PAINTED UP TO TWO COLORS.
5. PROVIDE FIBERGLASS REINFORCED WALL PANELS AT BACK AND SIDES OF MOP SINKS.
6. SPACE CONTAINS FAUX BEAMS.
7. SEE INTERIOR ELEVATIONS AND ENLARGED PLANS FOR WALLCOVERING LOCATIONS.
8. WAINSCOTING TO 3'-6" A.F.F.
9. PROVIDE F13 TILE FLOORING AND B2 BASE AT BATHROOMS WITH ROLL-IN SHOWERS.
10. PROVIDE F5 FINISH ON STAIRS.

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com

GRIMM AND PARKER

GP #22424.00

FINISH SCHEDULES

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-307

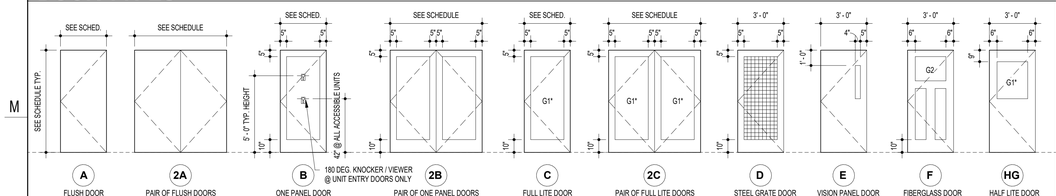
06/30/2026
CONSTRUCTABILITY REVIEW

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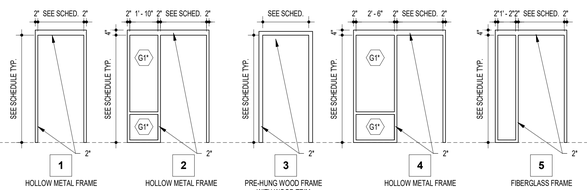
DOOR TYPES

*USE GLASS TYPE G2 INSTEAD OF G1 AT EXTERIOR DOOR LOCATIONS



FRAME TYPES

NOTES: 1* USE GLASS TYPE G2 INSTEAD OF G1 AT EXTERIOR DOOR LOCATIONS
2* SEE HEAD & JAMB DETAILS FOR ADDED TRIM PROFILES



DOOR SCHEDULE - B2 FIRST FLOOR COMMON

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
2-C101	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B20	
2-C103	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B33	
2-C104	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B19	
2-C105	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B29	
2-C106	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B14	
2-C107	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B14	
2-C108	3' - 0"	7' - 0"	0' - 1 3/4"	E	HM	HM	1				45 MIN	B35	
2-C108B	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				-	B10	

DOOR SCHEDULE - B2 FIRST FLOOR EXITS

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
2-E100	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
2-E102	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
2-E104	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
2-E106	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
2-E108	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
2-EC102	5' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				-	B28	
2-EC103	3' - 6"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				-	B26	
2-EC104	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM					-	25	
2-EC108	3' - 0"	7' - 0"	0' - 1 3/4"	E	HM	HM	2				-	B27	
2-EC109	3' - 0"	7' - 0"	0' - 1 3/4"	D	HM	HM	1				-	B24	
2ESTB1	3' - 0"	7' - 0"	0' - 1 3/4"	E	HM	HM	1				-	B22	
3-EC112	5' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				-	B11	

DOOR SCHEDULE - B2 SECOND FLOOR COMMON

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
2-C201	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B20	
2-C202	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	
2-C203	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	
2-C204	3' - 0"	7' - 0"	0' - 1 3/4"	C	HM	HM	2				45 MIN	B36	
2-C204A	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				-	B10	
2-C205	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B19	
2-C206	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				-	B18	
2-C207	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				-	B37	
2-C208	3' - 0"	7' - 0"	0' - 1 3/4"	C	HM	HM	2				-	B08	
2-C209	3' - 0"	7' - 0"	0' - 1 3/4"	C	HM	HM	4				45 MIN	B01	
2-C210	3' - 0"	7' - 0"	0' - 1 3/4"	C	HM	HM	2				-	B21	
2-C211	3' - 0"	7' - 0"	0' - 1 3/4"	C	HM	HM	1				-	B04	
2-C212	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B29	
2-C213	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B29	
2-C214	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B38	

DOOR SCHEDULE - B2 SECOND FLOOR EXITS

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
2-E216	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
2-EC209	3' - 0"	7' - 0"	0' - 1 3/4"	C	HM	HM	2				-	B12	
2-EC214	5' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				-	B28	
2ESTA2	3' - 0"	7' - 0"	0' - 1 3/4"	E	HM	HM	2				-	B22	

DOOR SCHEDULE - B2 THIRD FLOOR COMMON

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
2-C301	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B20	
2-C302	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B14	
2-C303	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B14	

DOOR SCHEDULE - B2 FOURTH FLOOR COMMON

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
2-C401	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B20	
2-C402	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B14	
2-C403	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B14	

DOOR SCHEDULE - B2 STAIRS

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
2STA2	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
2STA3	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
2STA4	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
2STB1	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
2STB2	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
2STB3	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
2STB4	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	

GENERAL DOOR & FRAME NOTES

1. ALL INTERIOR AND EXTERIOR DOORS AND FRAMES SHALL BE FACTORY PREPPED TO ACCEPT REQUIRED FINISH HARDWARE AND ELECTRONIC ACCESS CONTROL EQUIPMENT.
2. ALL BUILDING INTERIOR DOORS TO HAVE JAMB DETAIL "J1" AND HEAD DETAIL "H1" U.N.O.; ALL UNIT INTERIOR DOORS TO HAVE JAMB DETAIL "J2" AND HEAD DETAIL "H2" U.N.O.
3. REFER TO DETAIL SHEETS FOR DOOR AND WINDOW SILL, HEAD, AND JAMB CONDITION DETAILS.
4. ALL RATED DOORS TO HAVE CLOSERS AND LATCHES. APARTMENT ENTRY DOORS TO HAVE SPRING HINGES.
5. MEP MECHANICAL AND WASHER/DRYER CLOSETS TO RECEIVE CEILING/HIGH-WALL TRANSFER GRILLES - SEE DRAWINGS FOR FREE AREA REQUIREMENTS AND TRANSFER GRILLE LOCATIONS.
6. FOR HARDWARE SET INFORMATION, SEE SPECIFICATIONS AND DRAWINGS.
7. ALL UNIT BATHROOM DOORS TO HAVE SILL DETAIL "S1" U.N.O.
8. ALL UNITS DESIGNATED AS "VH" UNITS SHALL HAVE DOOR BELLS AT UNIT ENTRY DOORS.
9. ALL UNIT ENTRY DOORS TO HAVE COMBINATION KNOCKER/VIEWER PER DOOR TYPE B ELEVATION.
10. THE BOTTOM 10 INCHES OF THE DOOR SURFACE ON THE PUSH SIDE OF THE DOOR SHALL BE SMOOTH AND FREE OF OBSTRUCTIONS FOR THE FULL WIDTH OF THE DOOR.
11. PER MDCR PAINT BOTTOM, TOP, AND ALL OTHER SIDES OF DOORS.

GLASS TYPES & NOTES

GLASS TYPES (NOTE: NOT ALL TYPES MAY BE USED ON THIS PROJECT.)

G1 1/4" TEMPERED GLASS

G2 INSULATED TEMPERED GLASS (1/8" TEMP+ AIRSPACE +1/8" TEMP).

G3 INSULATED GLASS (1/8" GLASS+ AIRSPACE +1/8" GLASS).

G4 FIRE RATED GLASS (FIRELITE' BY TGP OR EQUAL)

GLASS NOTES:

1. MAXIMUM GLASS AREA, EACH LITE, IN 3/4 HR RATED FRAME ASSEMBLIES IS 1,296 SQ IN.
2. MAXIMUM HEIGHT AND WIDTH FOR 3/4 HR RATING IS 54".
3. MAXIMUM GLASS AREA, EACH LITE, IN 1-1/2 HR RATED FRAME ASSEMBLIES 100 SQ IN.
4. MAXIMUM HEIGHT AND WIDTH FOR 1-1/2 HR RATING IS 33" H AND 10" W.
5. ALL DOORS INTO EGRESS AREAS SUCH AS STAIRS THAT CONTAIN GLAZING, SHALL HAVE LABELED FIRE RESISTANT RATED GLASS TYPE G4
6. ALL GLAZING ON EXTERIOR, NON-RATED WALLS OF EGRESS STAIRS SHALL BE LABELED SAFETY GLAZING.

DOOR & FRAME MATERIAL KEY

DOOR MATERIAL:

SCWD	SOLID CORE WOOD
WD	HOLLOW CORE WOOD / HARD BOARD
HM	HOLLOW METAL
MC	METAL CLAD
F	FIBERGLASS
MANUF.	BY MANUFACTURER

FRAME MATERIAL:

MTL	ADJUST-A-FIT METAL FRAME
HM	HOLLOW METAL
WD	PRE-HUNG WOOD
F	FIBERGLASS
MANUF.	BY MANUFACTURER

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BUILDING 2 DOOR SCHEDULES

ROANOKE GATEWAY
ROANOKE, VA 24022

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06/30/2026	CONSTRUCTABILITY REVIEW

2A-310

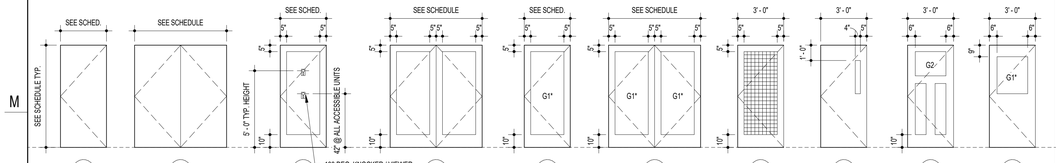
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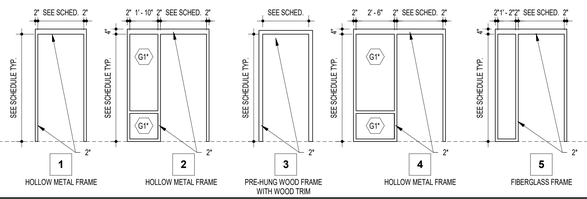
DOOR TYPES

*USE GLASS TYPE G2 INSTEAD OF G1 AT EXTERIOR DOOR LOCATIONS



FRAME TYPES

NOTES: 1* USE GLASS TYPE G2 INSTEAD OF G1 AT EXTERIOR DOOR LOCATIONS
2* SEE HEAD & JAMB DETAILS FOR ADDED TRIM PROFILES



DOOR SCHEDULE - B3 FIRST FLOOR COMMON

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
3-C101	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B29	
3-C102	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B39	
3-C103	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B14	
3-C104	3' - 0"	7' - 0"	0' - 1 3/4"	E	HM	HM	1				45 MIN	B20	
3-C105	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B12	
3-C106	3' - 0"	7' - 0"	0' - 1 3/4"	C	HM	HM	2				45 MIN	B36	
3-C107	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	
3-C108	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				45 MIN	B33	
3-C125	2' - 10"	6' - 8"	0' - 1 3/8"	B	WD	WD							
3-C131	5' - 0"	6' - 8"	0' - 1 3/8"	2B	WD	WD							
3-C135	2' - 10"	6' - 8"	0' - 1 3/8"	B	WD	WD							

DOOR SCHEDULE - B3 FIRST FLOOR EXITS

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
3-EC100A	3' - 0"	7' - 0"	0' - 1 3/4"	D	HM	HM	1				-	B23	
3-EC100B	3' - 0"	7' - 0"	0' - 1 3/4"	D	HM	HM	1				-	B23	
3-EC101	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				-	B25	
3-EC108	3' - 6"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				-	B26	
3-EC110	3' - 0"	7' - 0"	0' - 1 3/4"	D	HM	HM	1				-	B24	
3-EC112	5' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				-	B11	
3ESTA1	3' - 0"	7' - 0"	0' - 1 3/4"	E	HM	HM	1				-	B22	

DOOR SCHEDULE - B3 SECOND FLOOR COMMON

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
3-C201	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	
3-C202	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	

DOOR SCHEDULE - B3 SECOND FLOOR EXITS

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
3-E205	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
3-E207	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
3-E209	3' - 0"	7' - 0"	0' - 1 3/4"	F	F	F	5				-	RU-08	
3ESTB2	3' - 0"	7' - 0"	0' - 1 3/4"	HG	HM	HM	1				-	B12	

DOOR SCHEDULE - B3 THIRD FLOOR COMMON

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
3-C301	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	
3-C302	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	

DOOR SCHEDULE - B3 FOURTH FLOOR COMMON

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
3-C401	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	
3-C402	6' - 0"	7' - 0"	0' - 1 3/4"	2A	HM	HM	1				45 MIN	B34	

DOOR SCHEDULE - B3 STAIRS

DOOR NO.	DOOR NOMINAL SIZE WIDTH	HEIGHT	THK.	TYPE	MAT'L	FRAME MAT'L	TYPE	SECTIONS JAMB	HEAD	SILL	DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
3STA1	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
3STA2	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
3STA3	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
3STA4	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
3STB1	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
3STB2	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
3STB3	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	
3STB4	3' - 0"	7' - 0"	0' - 1 3/4"	A	HM	HM	1				90 MIN	B32	

GENERAL DOOR & FRAME NOTES

1. ALL INTERIOR AND EXTERIOR DOORS AND FRAMES SHALL BE FACTORY PREPPED TO ACCEPT REQUIRED FINISH HARDWARE AND ELECTRONIC ACCESS CONTROL EQUIPMENT.
2. ALL BUILDING INTERIOR DOORS TO HAVE JAMB DETAIL 'J1' AND HEAD DETAIL 'H1' U.N.O.; ALL UNIT INTERIOR DOORS TO HAVE JAMB DETAIL 'J2' AND HEAD DETAIL 'H2' U.N.O.
3. REFER TO DETAIL SHEETS FOR DOOR AND WINDOW SILL, HEAD, AND JAMB CONDITION DETAILS.
4. ALL RATED DOORS TO HAVE CLOSERS AND LATCHES. APARTMENT ENTRY DOORS TO HAVE SPRING HINGES.
5. MEP MECHANICAL AND WASHER/DRYER CLOSETS TO RECEIVE CEILING/HIGH-WALL TRANSFER GRILLES - SEE DRAWINGS FOR FREE AREA REQUIREMENTS AND TRANSFER GRILLE LOCATIONS.
6. FOR HARDWARE SET INFORMATION, SEE SPECIFICATIONS AND DRAWINGS.
7. ALL UNIT BATHROOM DOORS TO HAVE SILL DETAIL 'S1' U.N.O.
8. ALL UNITS DESIGNATED AS 'VHI' UNITS SHALL HAVE DOOR BELLS AT UNIT ENTRY DOORS.
9. ALL UNIT ENTRY DOORS TO HAVE COMBINATION KNOCKER/VIEWER PER DOOR TYPE B ELEVATION.
10. THE BOTTOM 10 INCHES OF THE DOOR SURFACE ON THE PUSH SIDE OF THE DOOR SHALL BE SMOOTH AND FREE OF OBSTRUCTIONS FOR THE FULL WIDTH OF THE DOOR.
11. PER MDCR PAINT BOTTOM, TOP, AND ALL OTHER SIDES OF DOORS.

GLASS TYPES & NOTES

GLASS TYPES (NOTE: NOT ALL TYPES MAY BE USED ON THIS PROJECT.)

G1 1/4" TEMPERED GLASS

G2 INSULATED TEMPERED GLASS (1/8" TEMP+ AIRSPACE +1/8" TEMP).

G3 INSULATED GLASS (1/8" GLASS+ AIRSPACE +1/8" GLASS).

G4 FIRE RATED GLASS (FIRELITE' BY TGP OR EQUAL)

GLASS NOTES:

1. MAXIMUM GLASS AREA, EACH LITE, IN 3/4 HR RATED FRAME ASSEMBLIES IS 1,296 SQ IN.
2. MAXIMUM HEIGHT AND WIDTH FOR 3/4 HR RATING IS 54".
3. MAXIMUM GLASS AREA, EACH LITE, IN 1-1/2 HR RATED FRAME ASSEMBLIES 100 SQ IN.
4. MAXIMUM HEIGHT AND WIDTH FOR 1-1/2 HR RATING IS 33" H AND 10" W.
5. ALL DOORS INTO EGRESS AREAS SUCH AS STAIRS THAT CONTAIN GLAZING, SHALL HAVE LABELED FIRE RESISTANT RATED GLASS TYPE G4
6. ALL GLAZING ON EXTERIOR, NON-RATED WALLS OF EGRESS STAIRS SHALL BE LABELED SAFETY GLAZING.

DOOR & FRAME MATERIAL KEY

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FRAME MATERIAL:

MTL	ADJUST-A-FIT METAL FRAME
HM	HOLLOW METAL
WD	PRE-HUNG WOOD
F	FIBERGLASS
MANUF.	BY MANUFACTURER

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BUILDING 3 DOOR SCHEDULES

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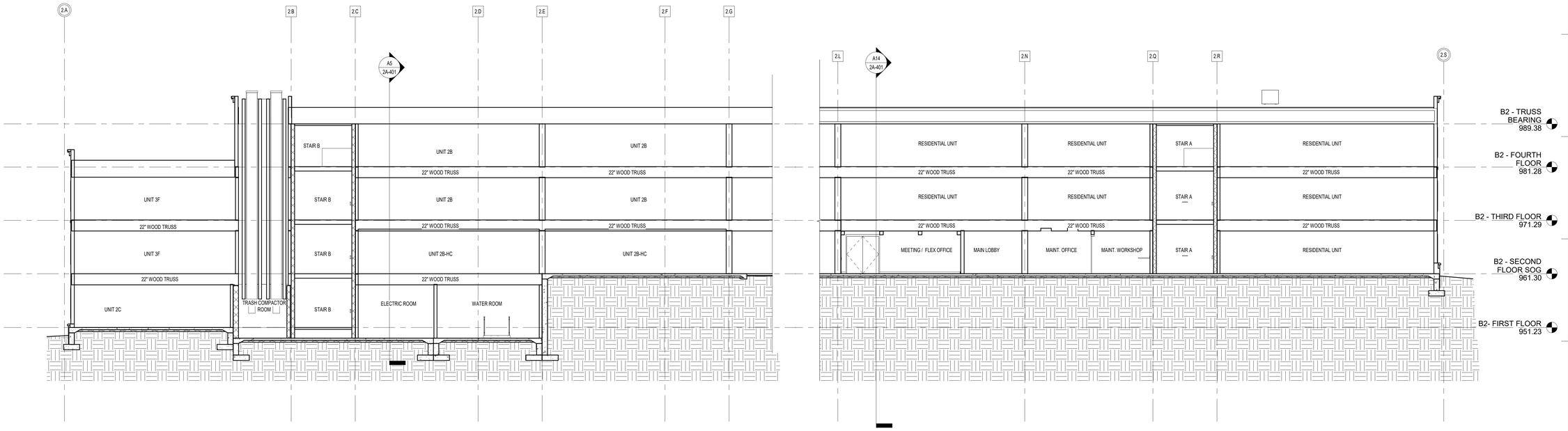
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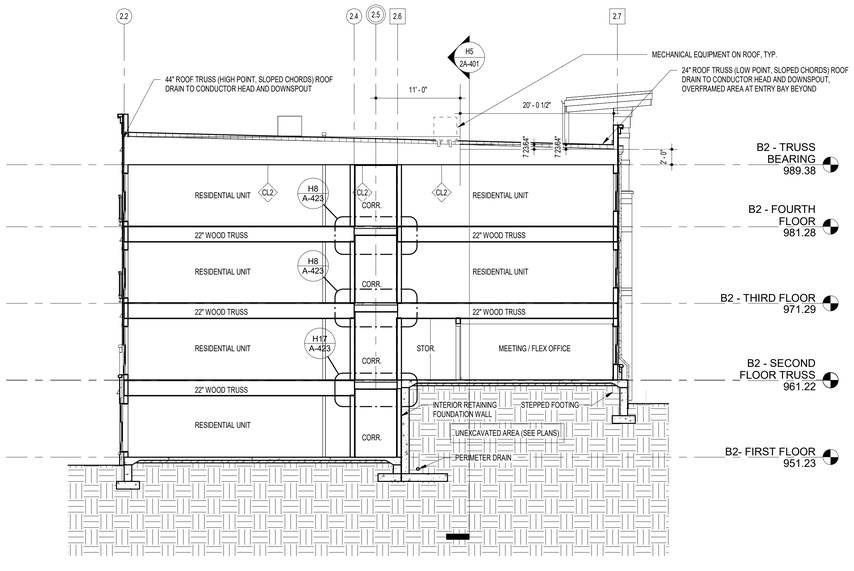
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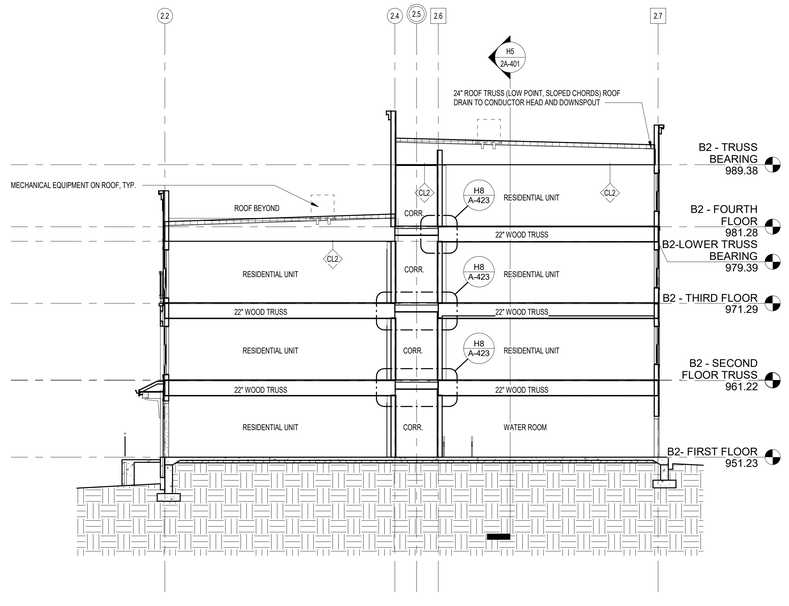
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H5 BUILDING 2 SECTION
1/8" = 1'-0"



A14 BUILDING 2 SECTION
1/8" = 1'-0"



A5 BUILDING 2 SECTION
1/8" = 1'-0"

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BUILDING 2 BUILDING SECTIONS

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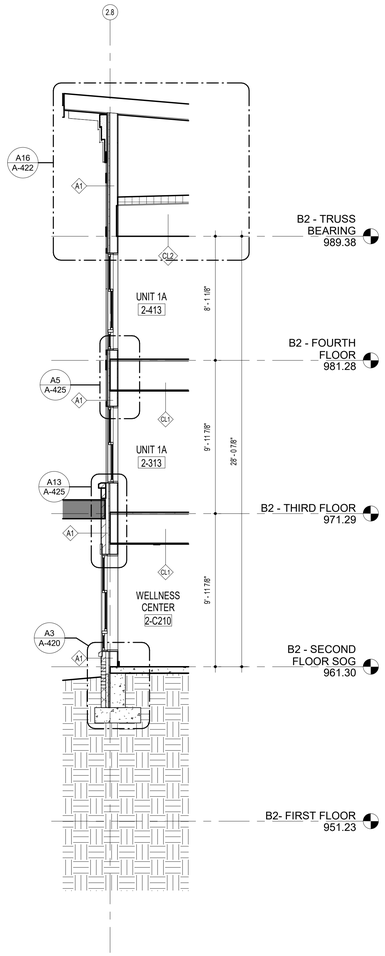
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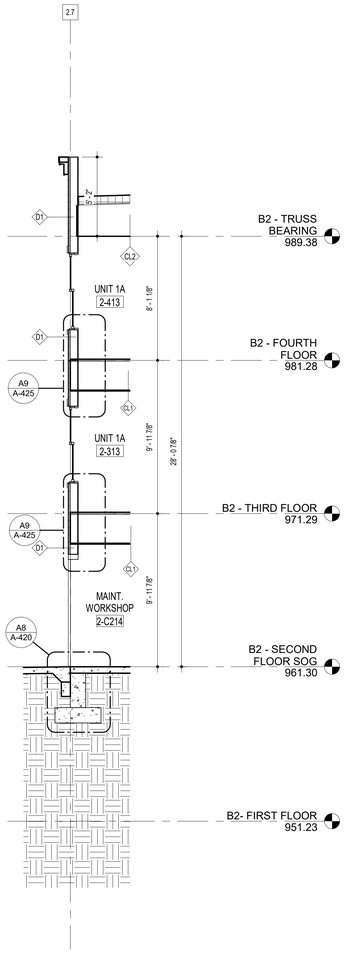
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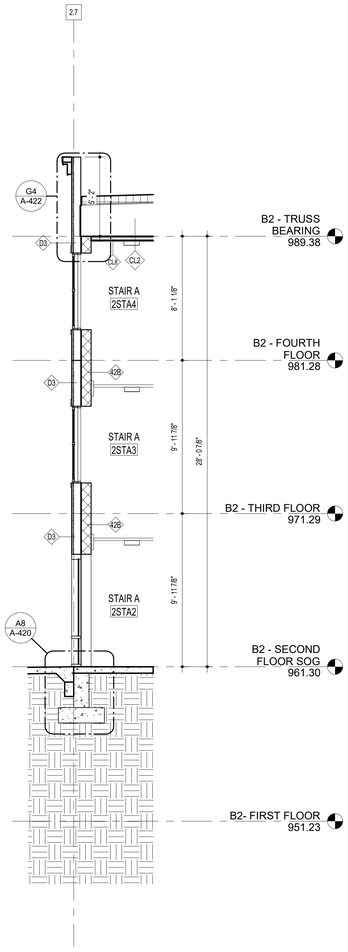
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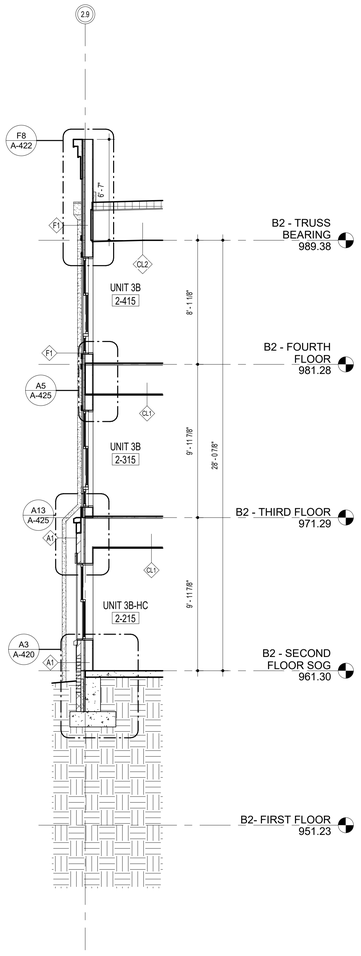
B17 WALL SECTION
1/4" = 1'-0"



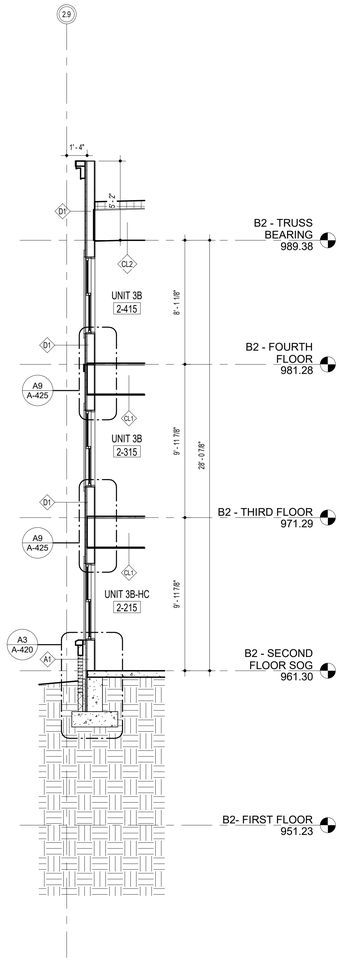
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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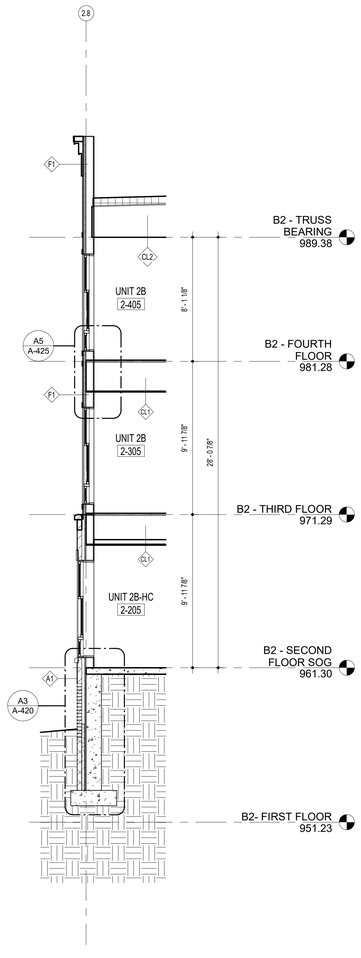
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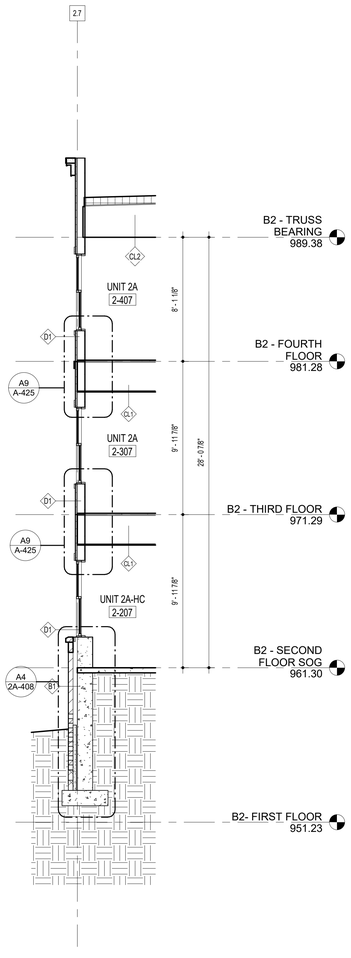
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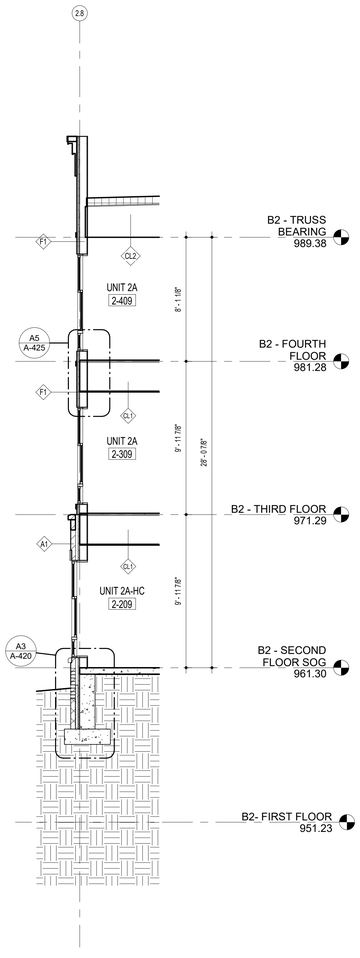
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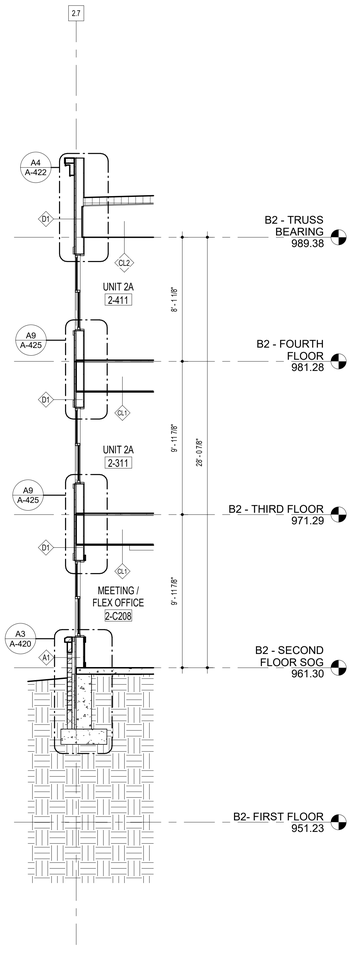
B17 WALL SECTION
1/4" = 1'-0"



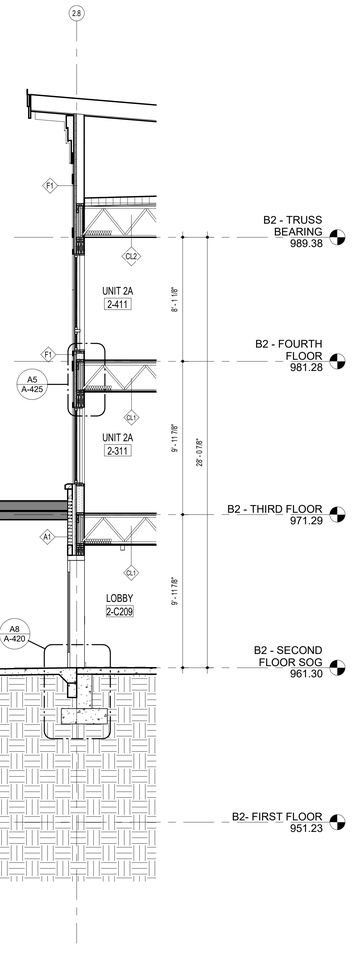
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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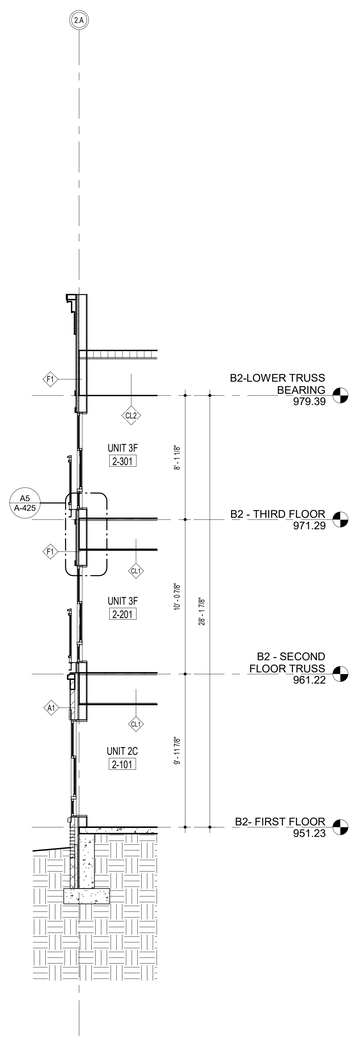
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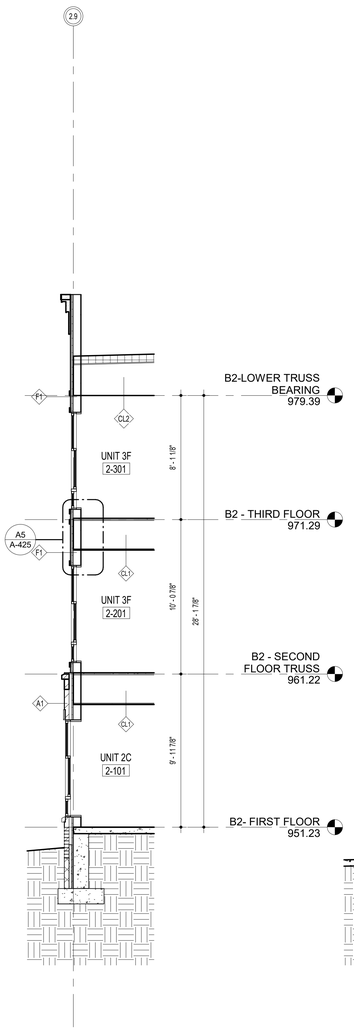
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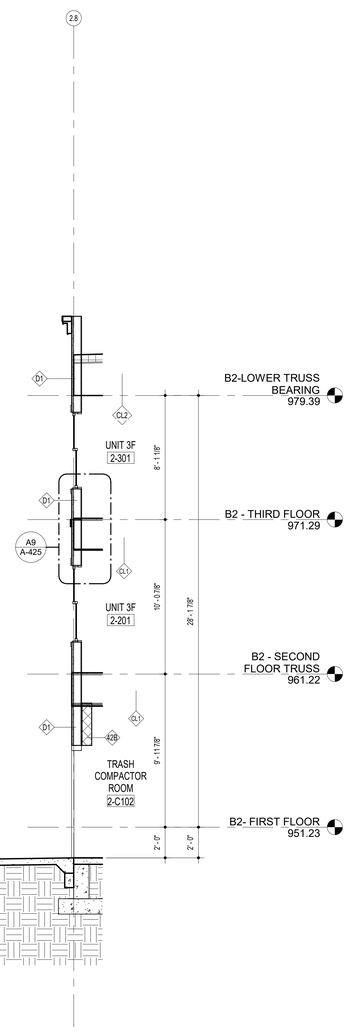
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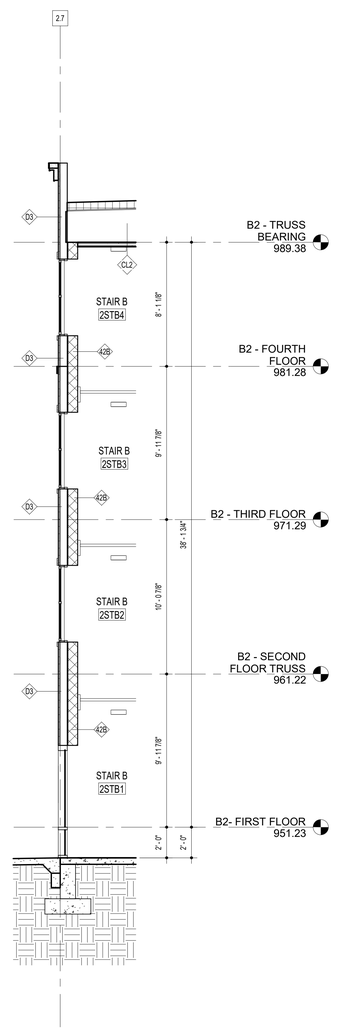
B17 WALL SECTION
1/4" = 1'-0"



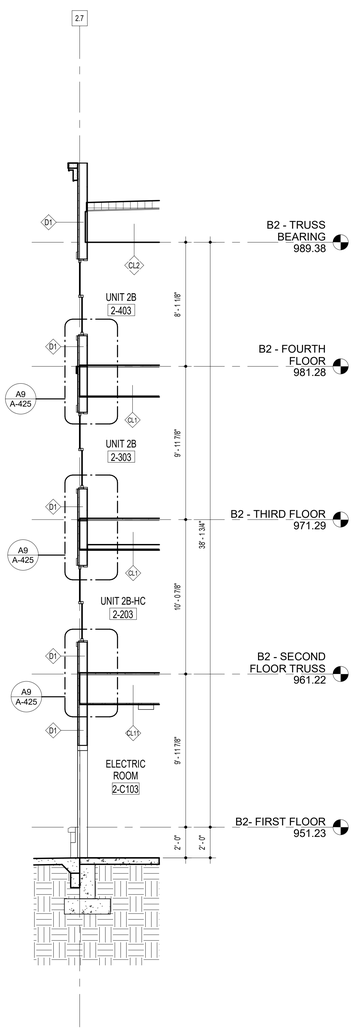
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
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BUILDING 2 WALL SECTIONS

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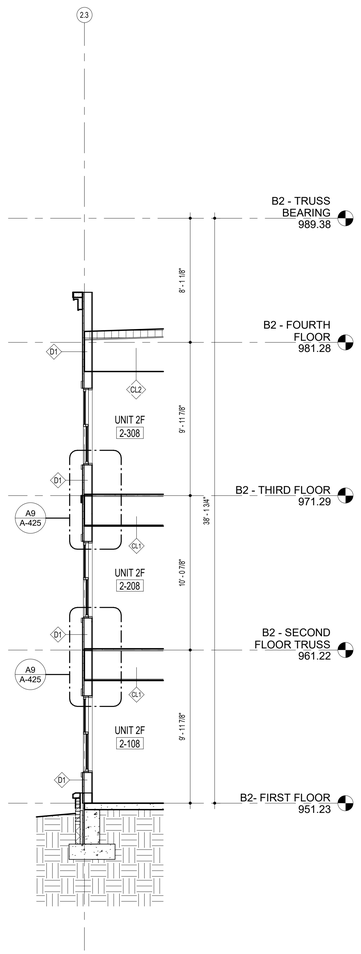
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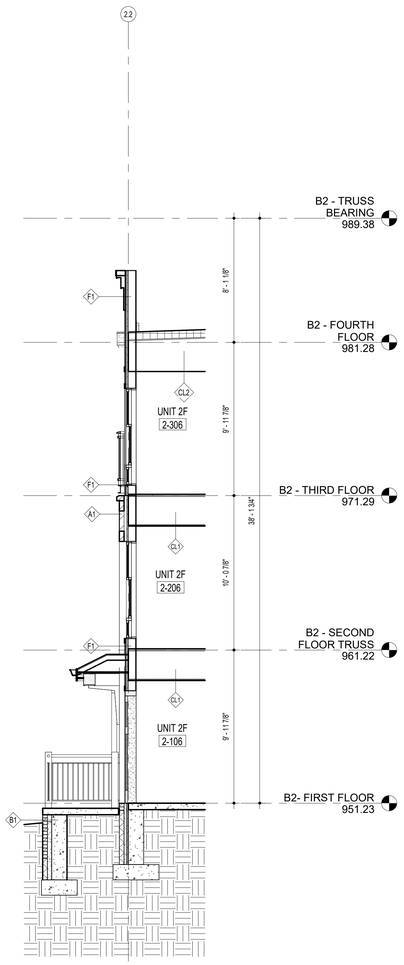
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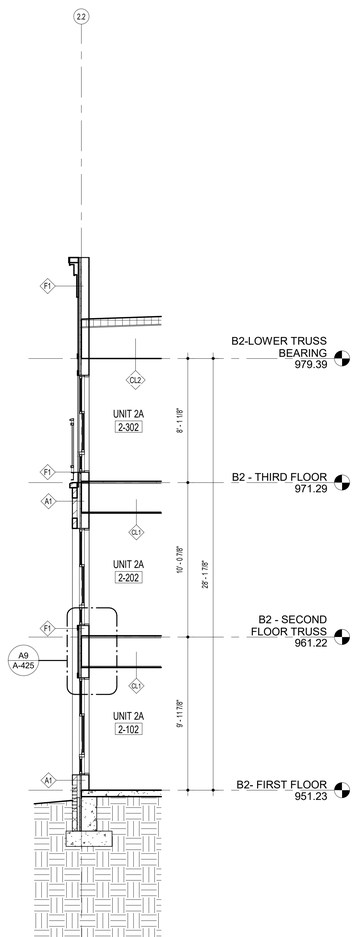
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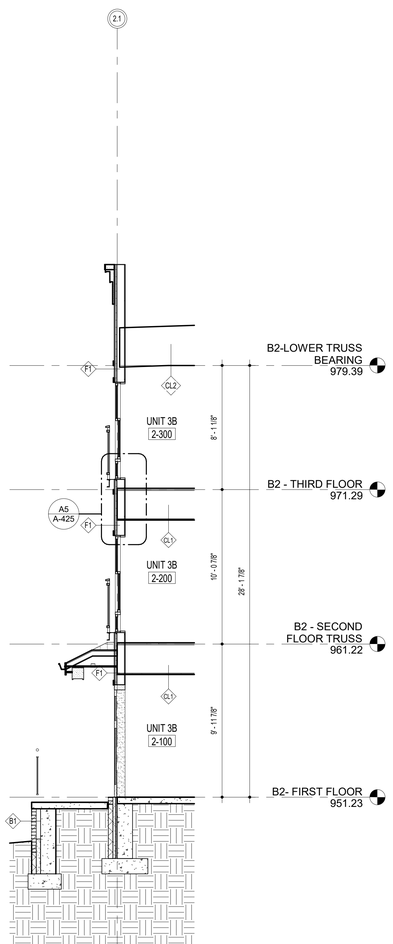
B17 WALL SECTION
1/4" = 1'-0"



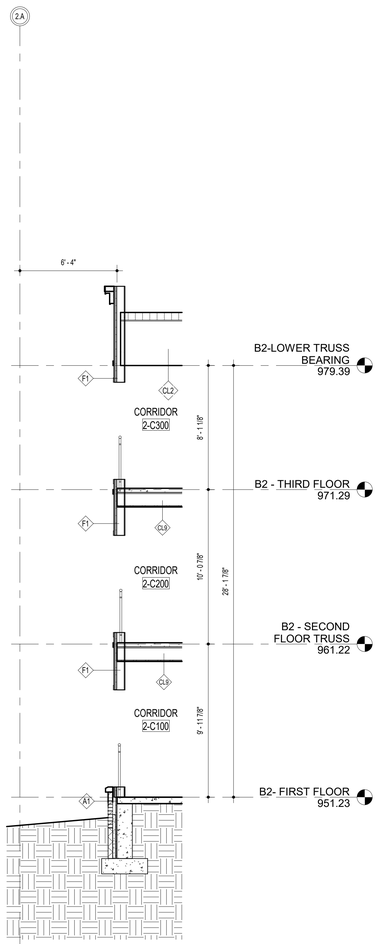
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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BUILDING 2 WALL SECTIONS

ROANOKE GATEWAY
ROANOKE, VA 24022

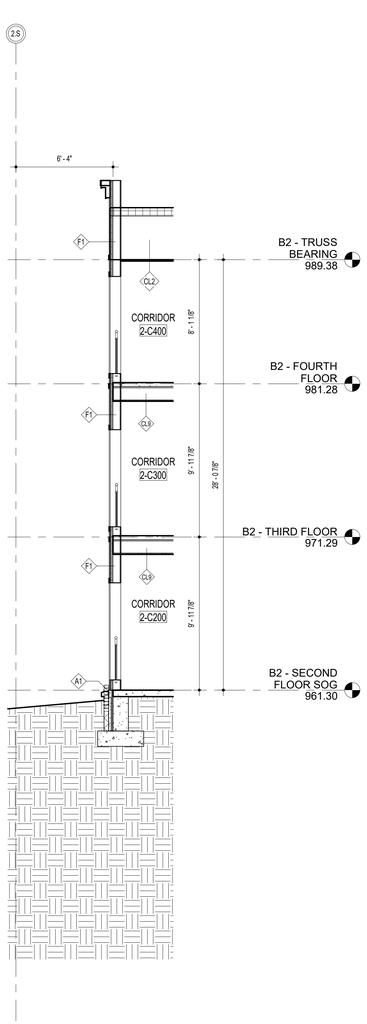
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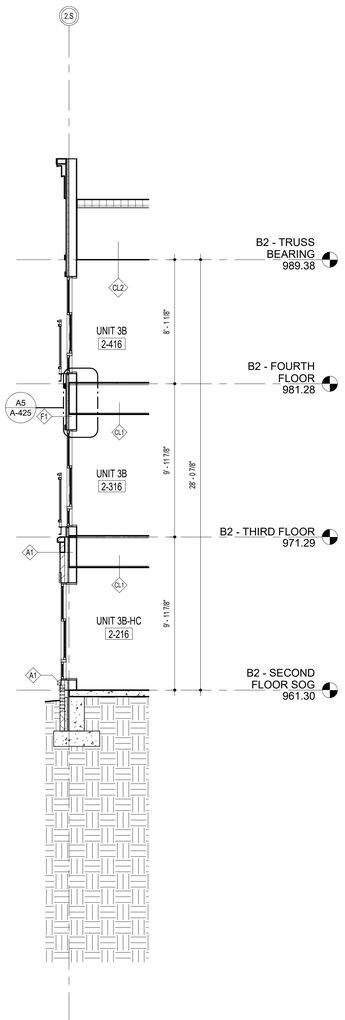
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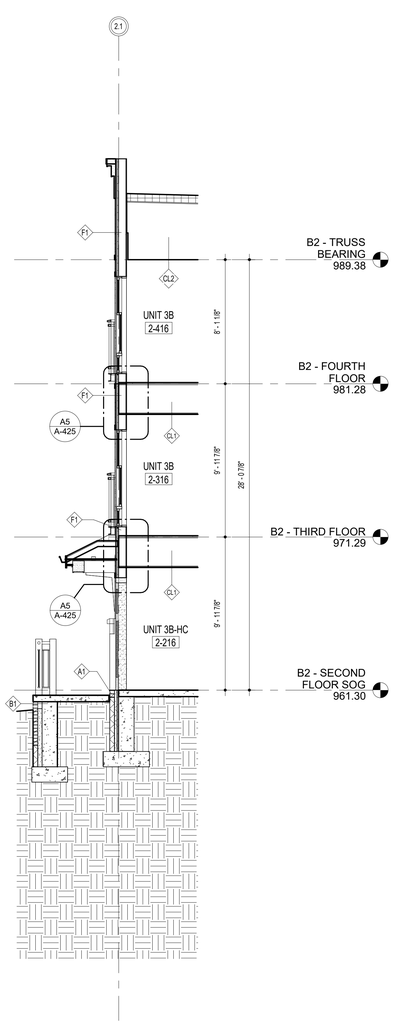
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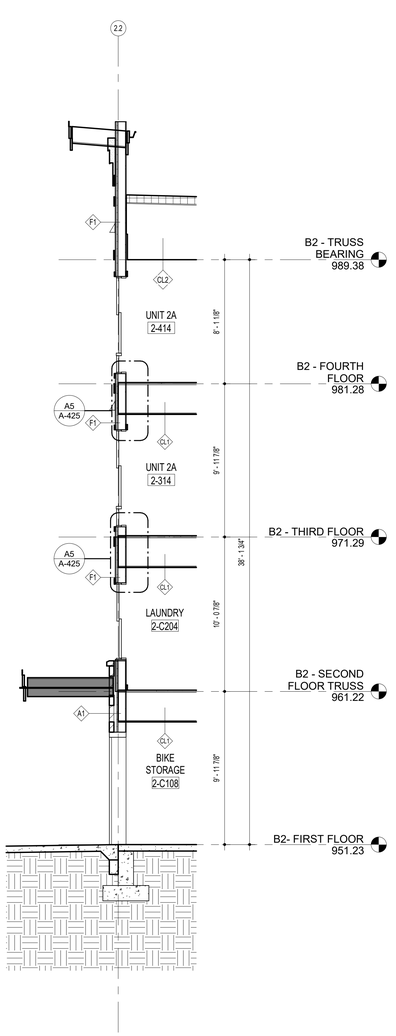
B17 WALL SECTION
1/4" = 1'-0"



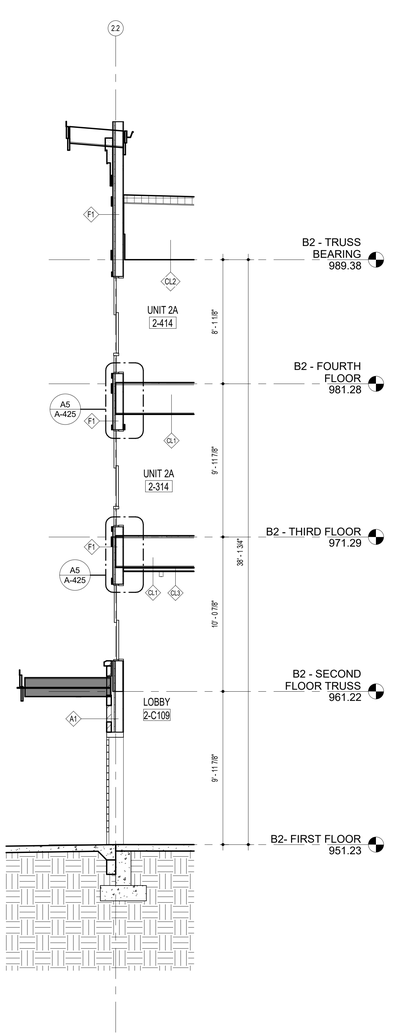
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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ROANOKE, VA 24022

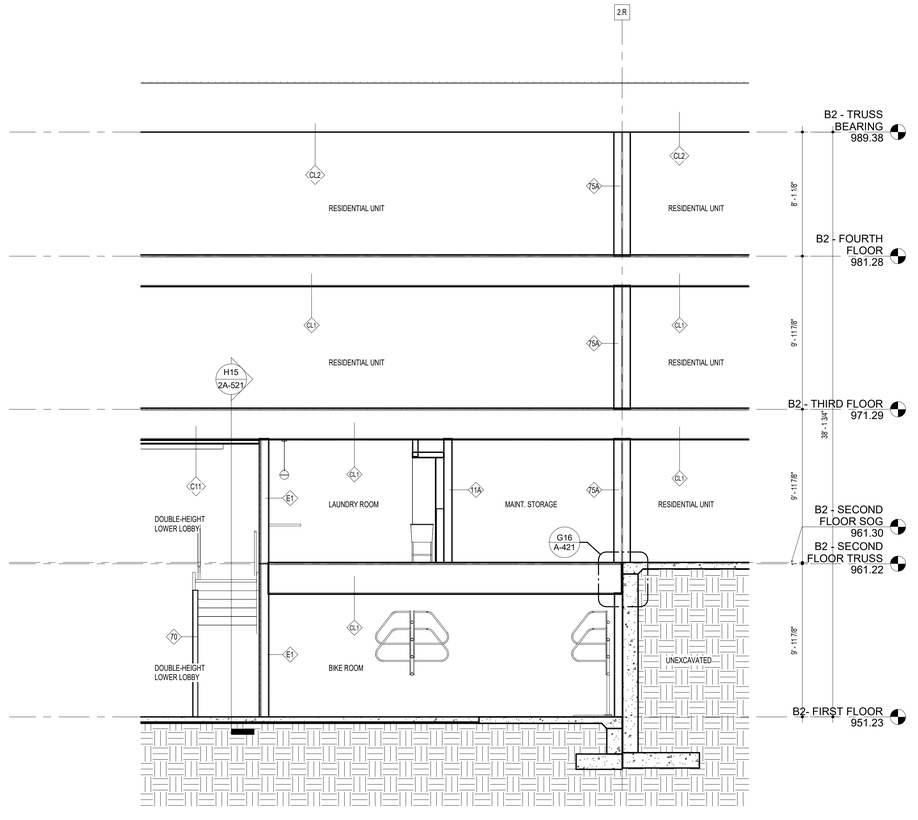
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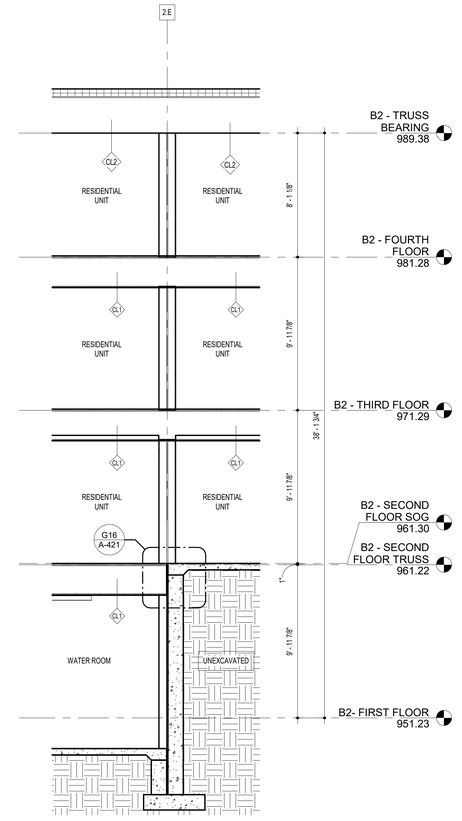
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A10 WALL SECTION
1/4" = 1'-0"



A4 WALL SECTION
1/4" = 1'-0"

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ROANOKE, VA 24022

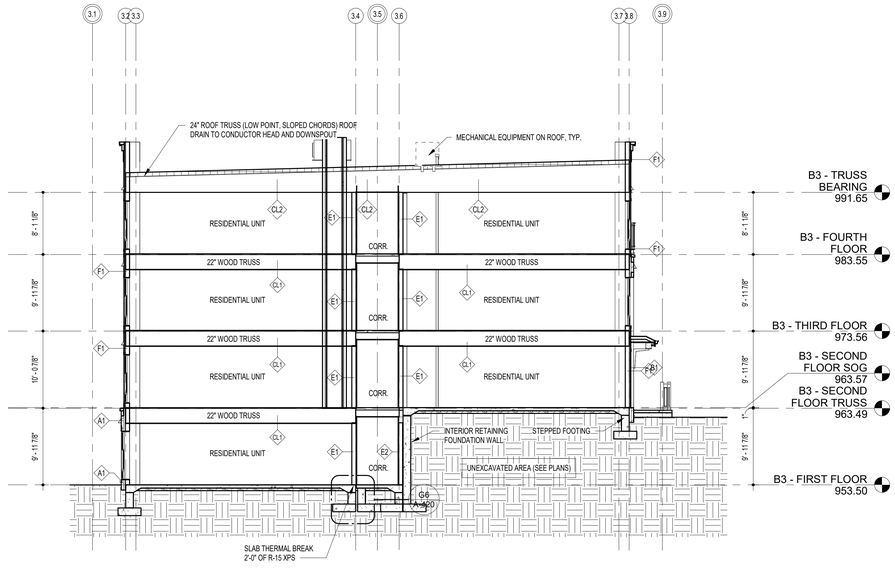
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A7 B3 - SHORT SECTION
1/8" = 1'-0"

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BUILDING 3 BUILDING SECTIONS

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ROANOKE, VA 24022

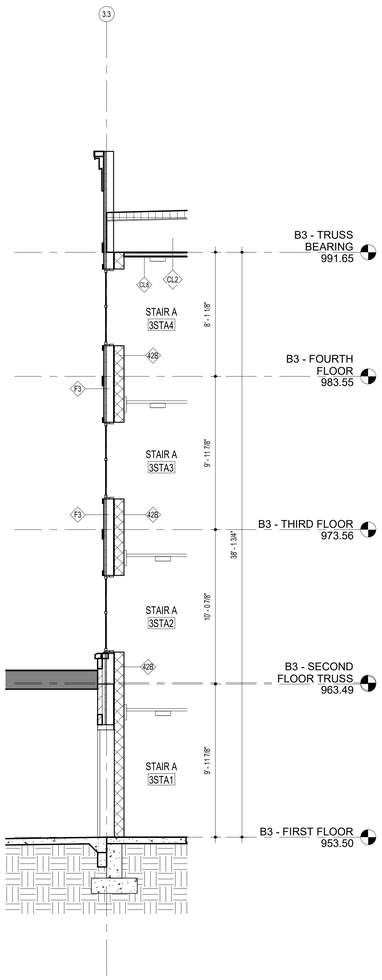
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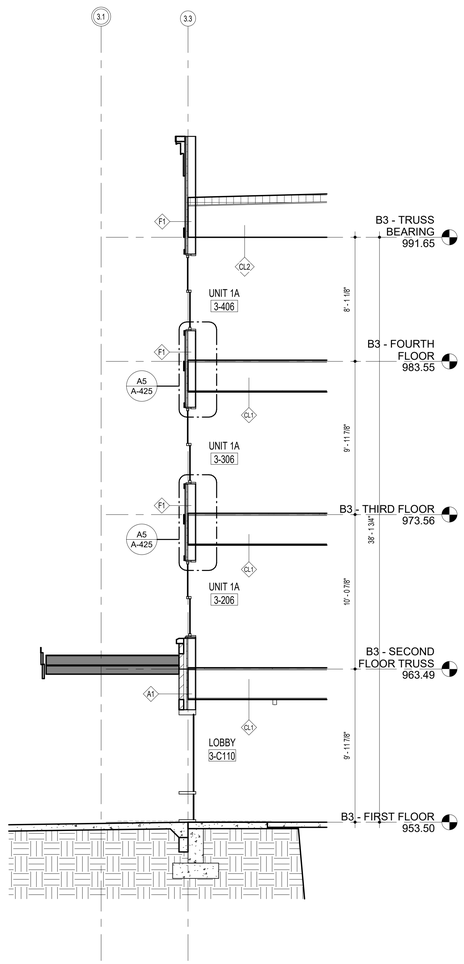
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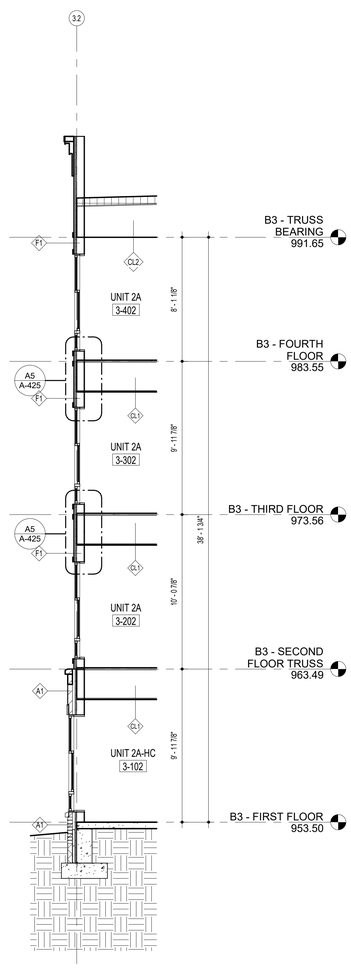
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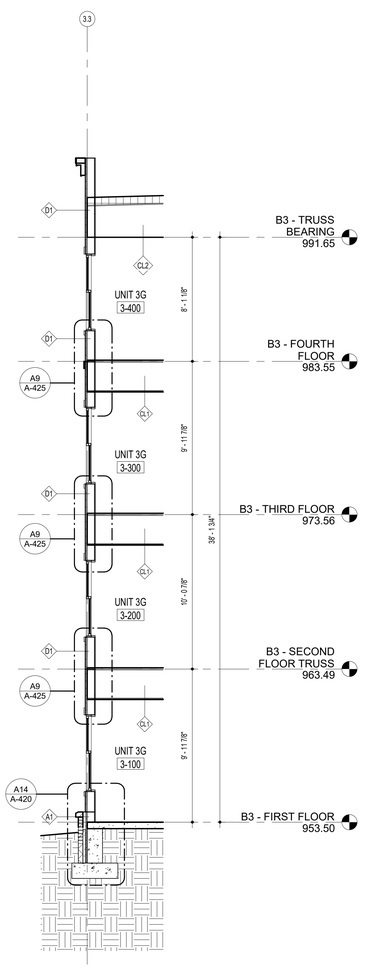
B17 WALL SECTION
1/4" = 1'-0"



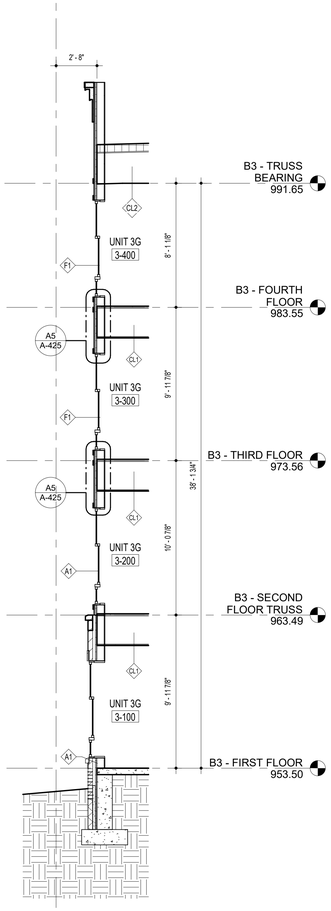
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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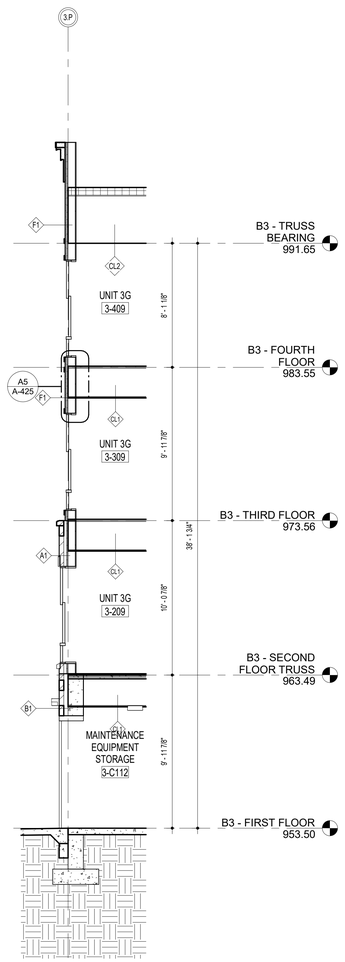
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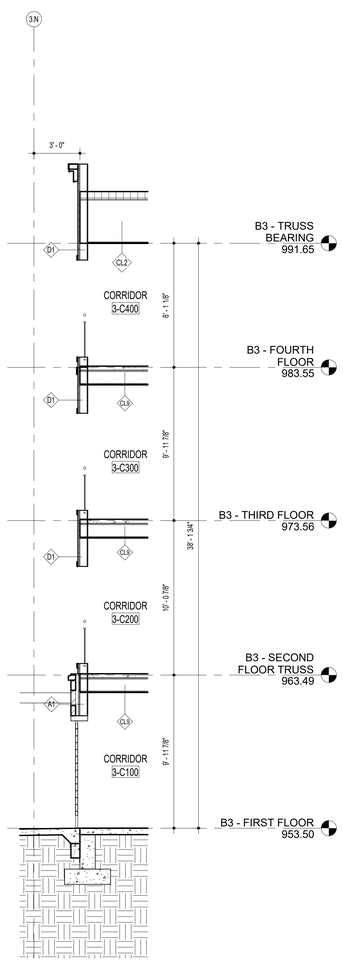
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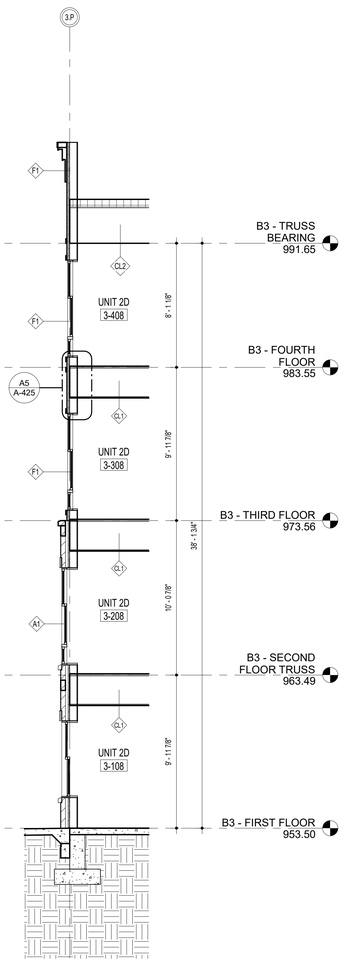
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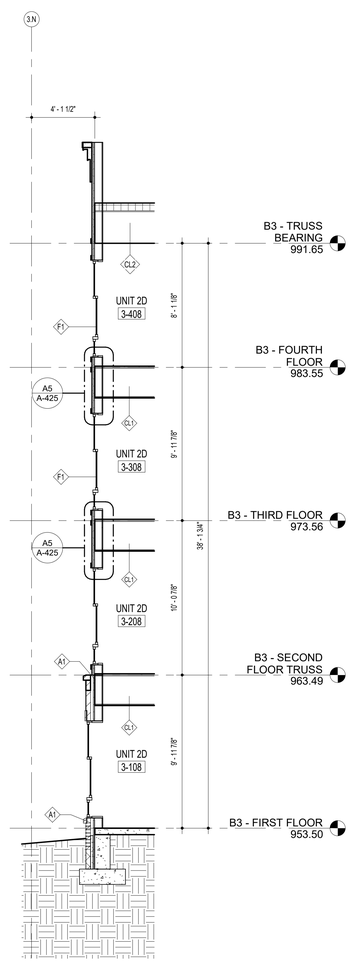
B17 WALL SECTION
1/4" = 1'-0"



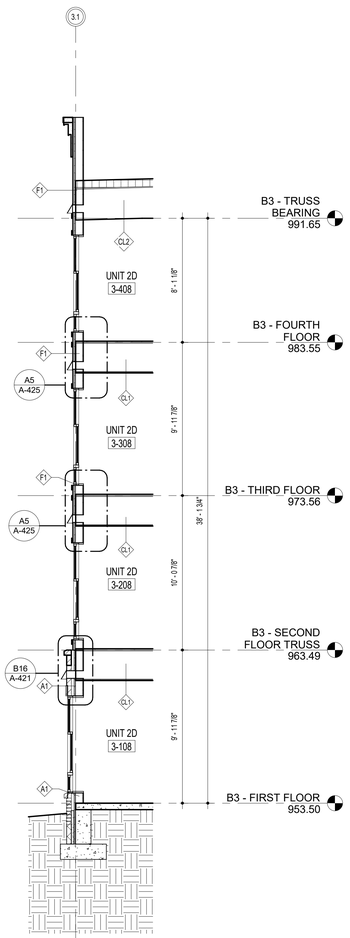
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 B3 - WALL SECTION 7
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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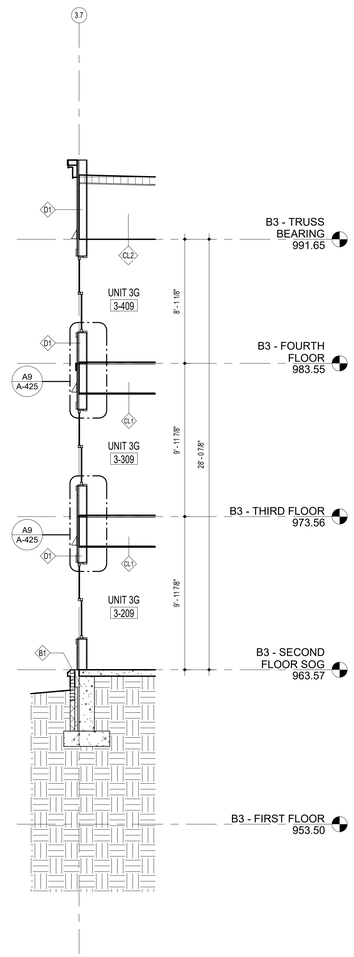
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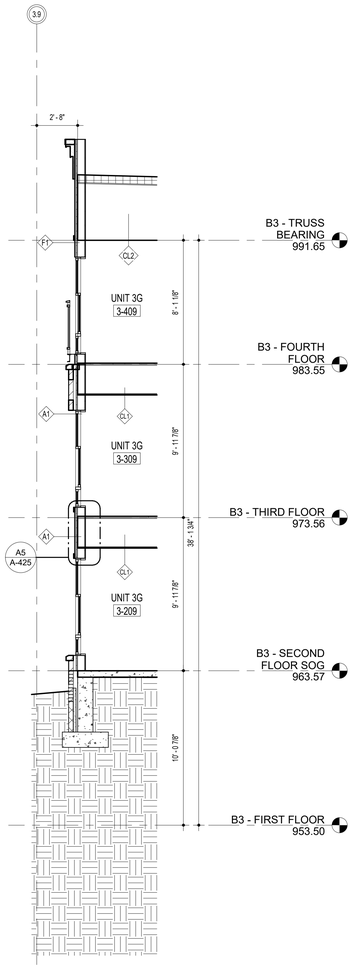
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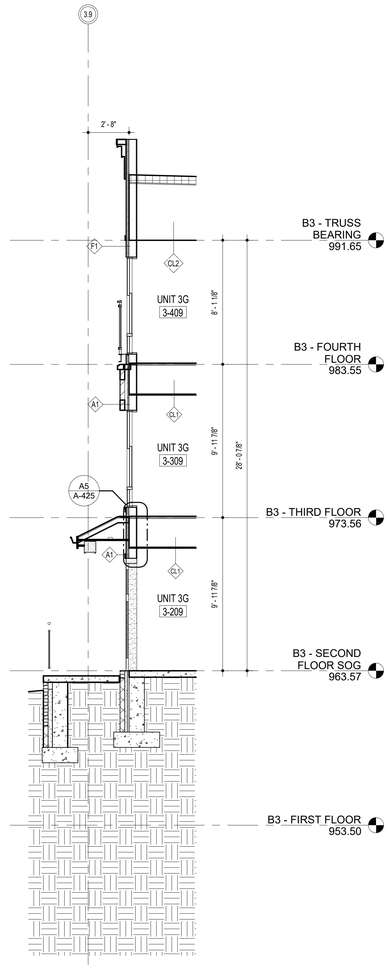
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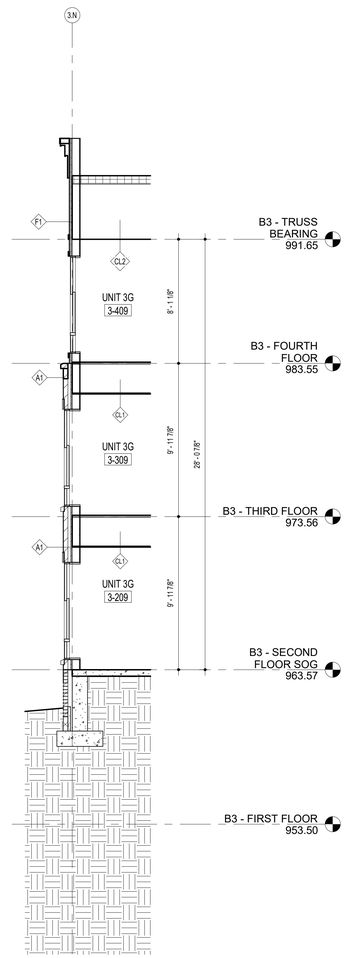
B17 WALL SECTION
1/4" = 1'-0"



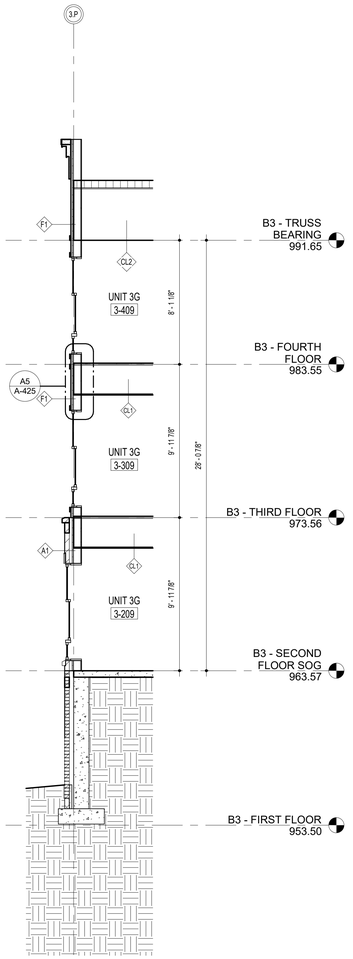
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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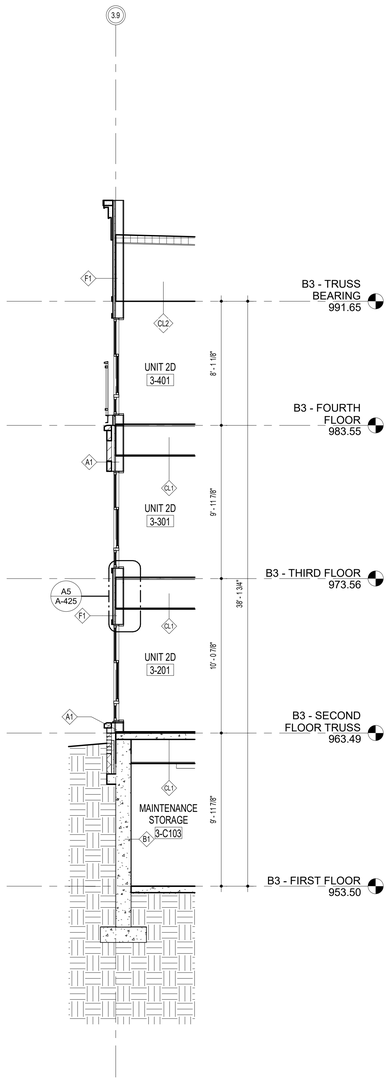
BUILDING 3 WALL SECTIONS
ROANOKE GATEWAY
ROANOKE, VA 24022

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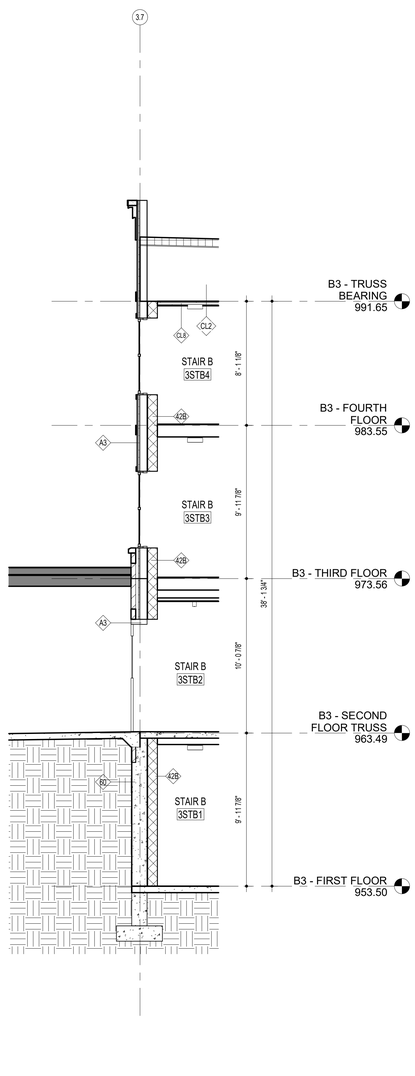
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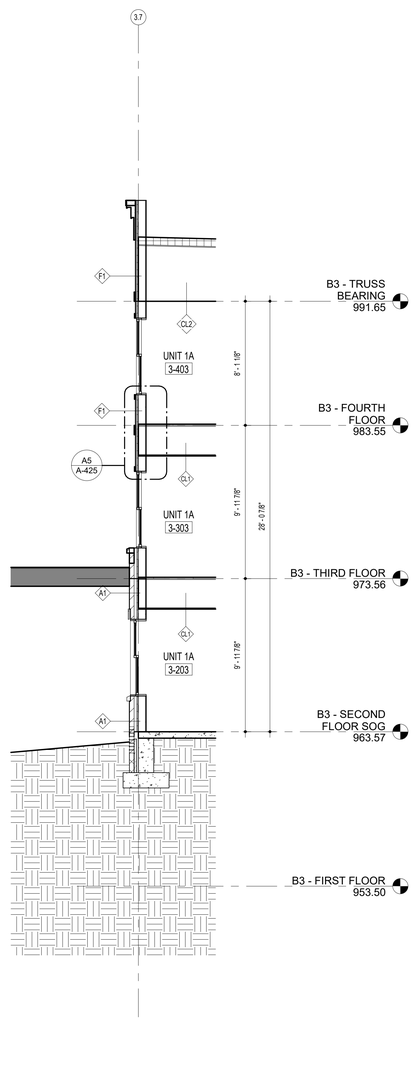
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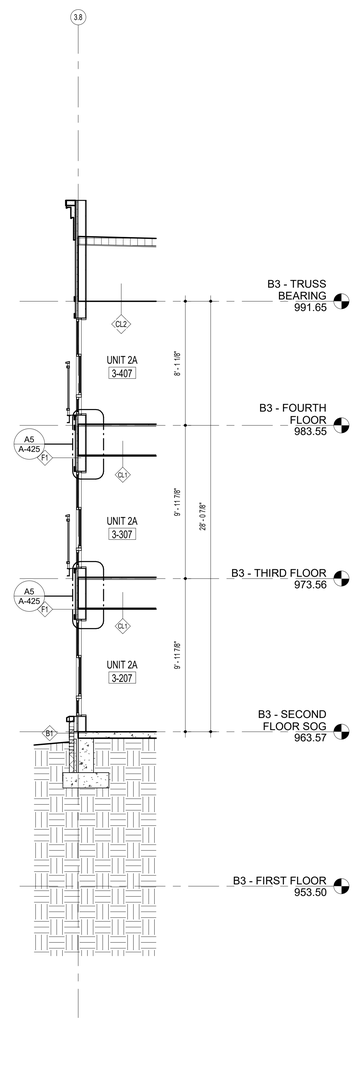
B17 B3 - WALL SECTION 20
1/4" = 1'-0"



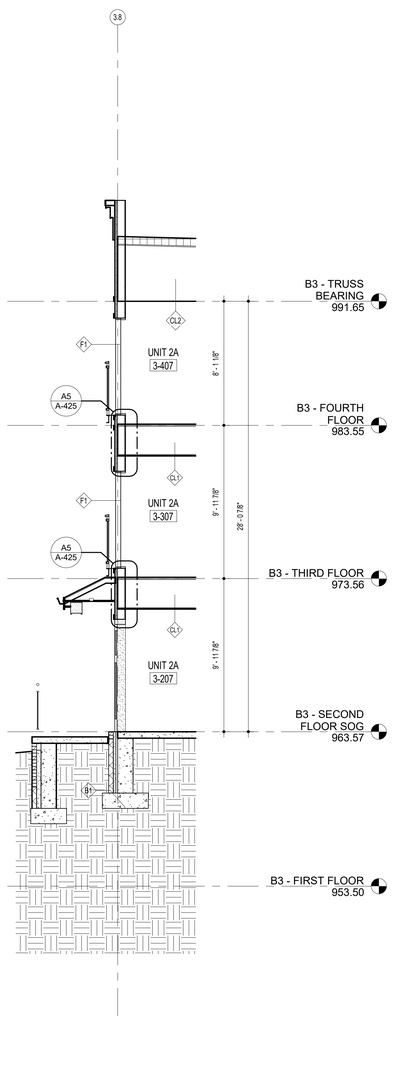
B13 WALL SECTION
1/4" = 1'-0"



B10 WALL SECTION
1/4" = 1'-0"



B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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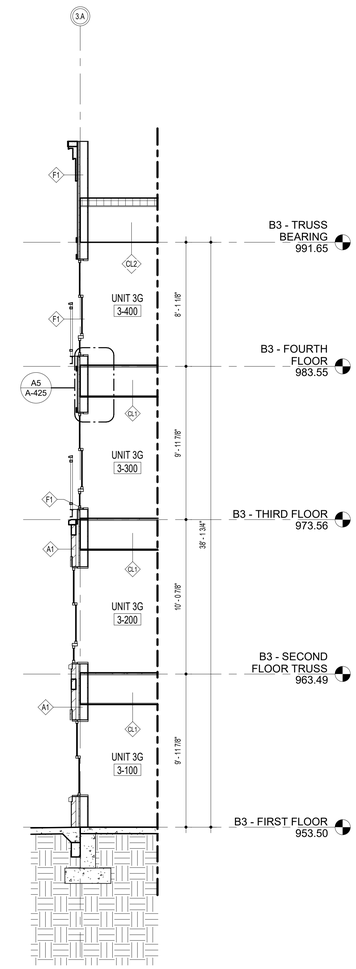
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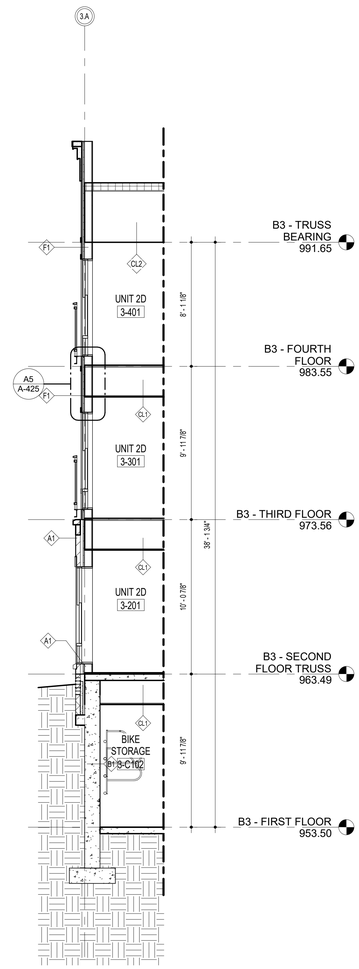
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B7 WALL SECTION
1/4" = 1'-0"



B4 WALL SECTION
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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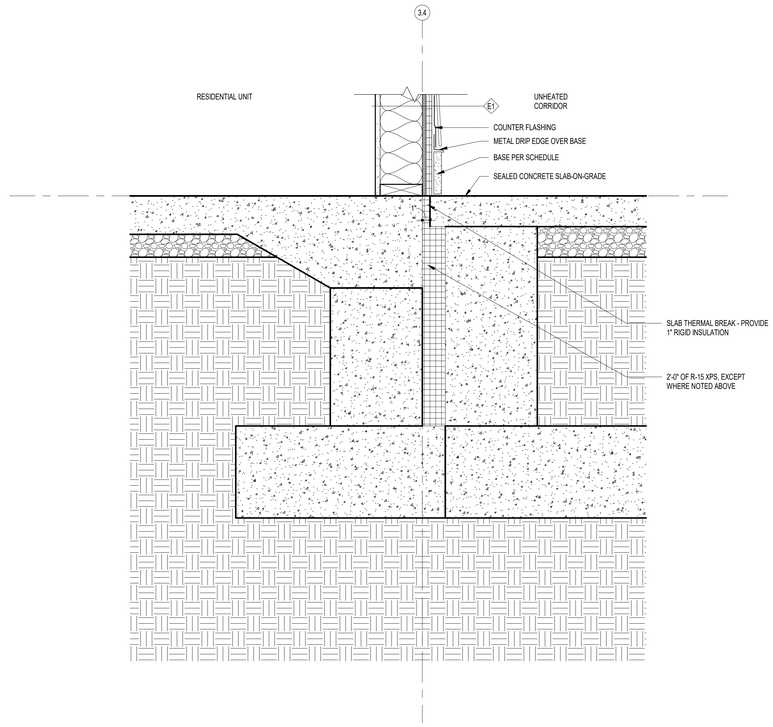
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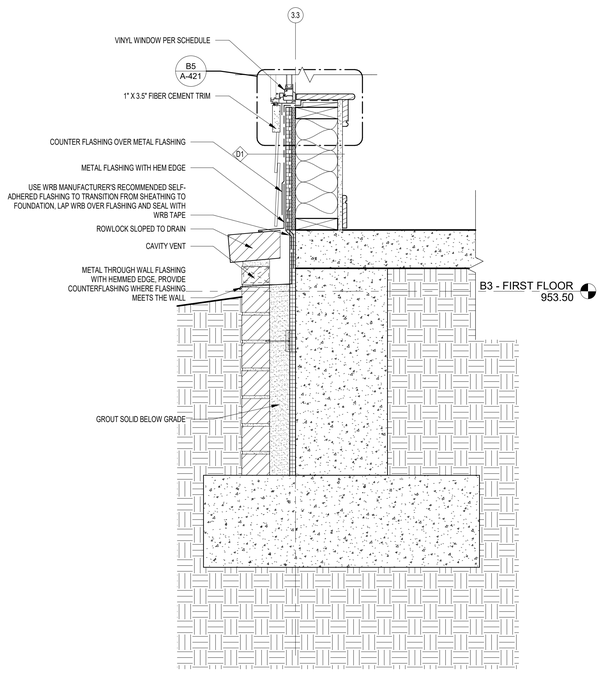
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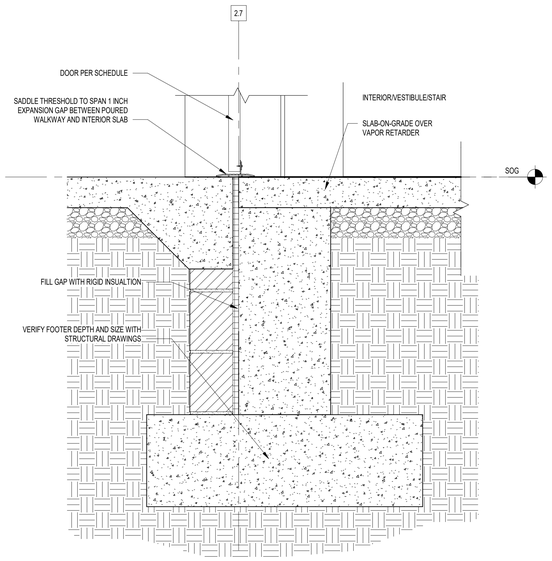
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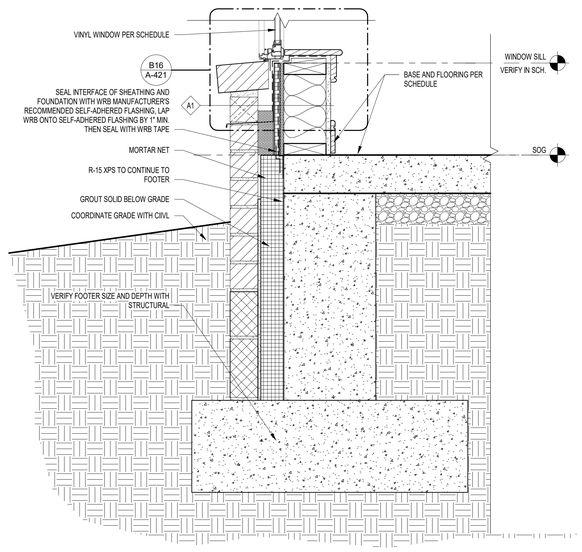
G6 TYP. FOUNDATION AT CORRIDOR
1 1/2" = 1'-0"



A14 TYP. FOUNDATIN AT FC LAP TRANSITIN TO MASONRY @ SILL
1 1/2" = 1'-0"



A8 FOUNDATION @ DOOR SILL
1 1/2" = 1'-0"



A3 TYP. FOUNDATION @ WINDOW
1 1/2" = 1'-0"

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TYPICAL FOUNDATION DETAILS

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ROANOKE, VA 24022

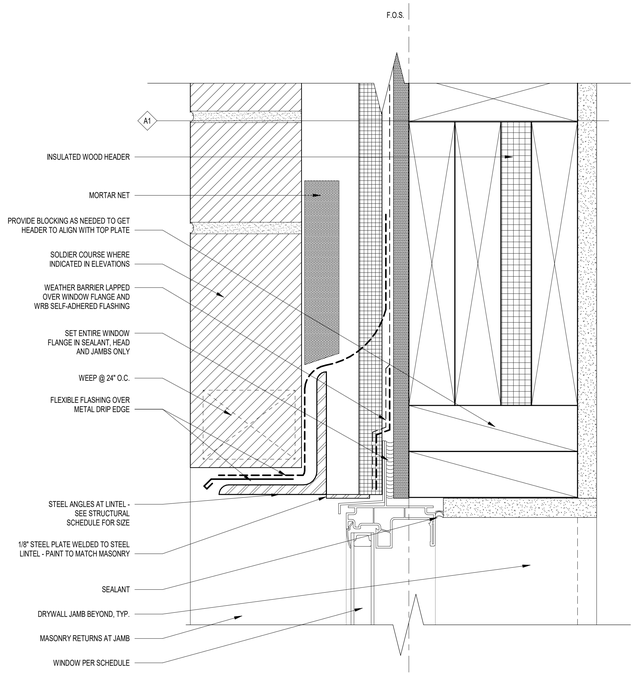
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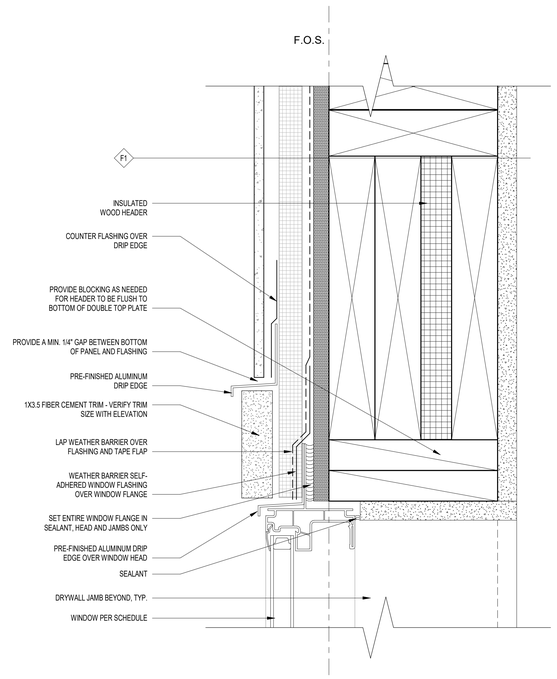
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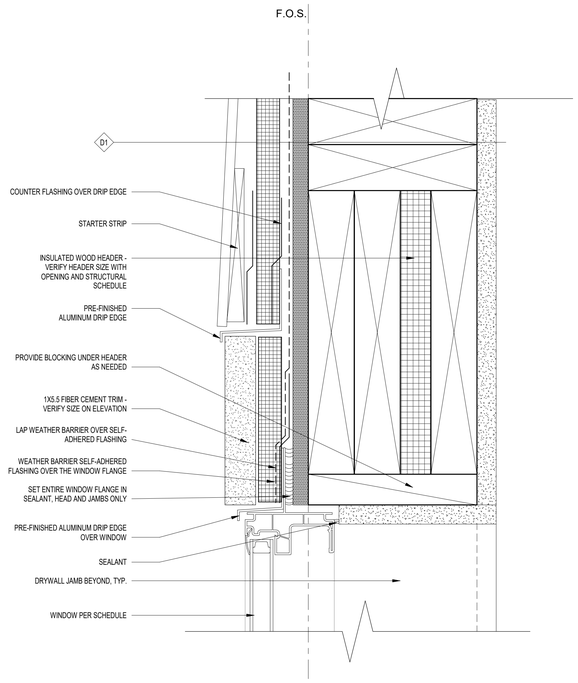
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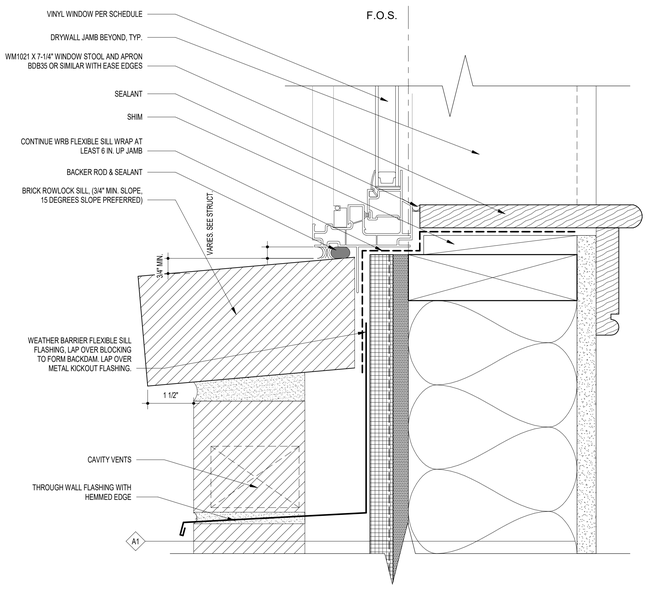
G16 HEAD DETAIL AT BRICK
6" = 1'-0"



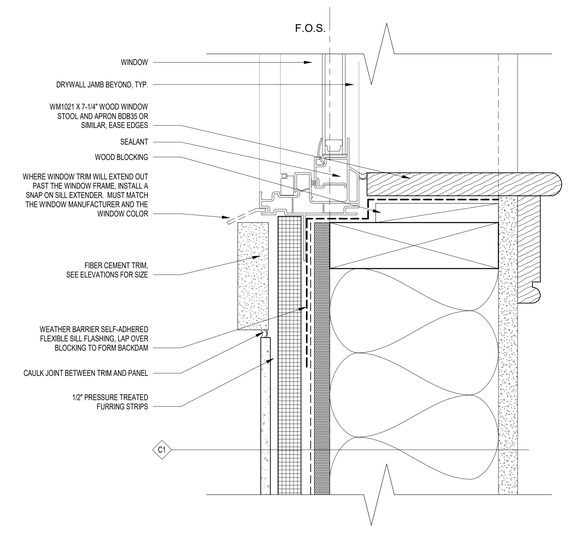
G11 HEAD DETAIL AT FIBER CEMENT PANEL
6" = 1'-0"



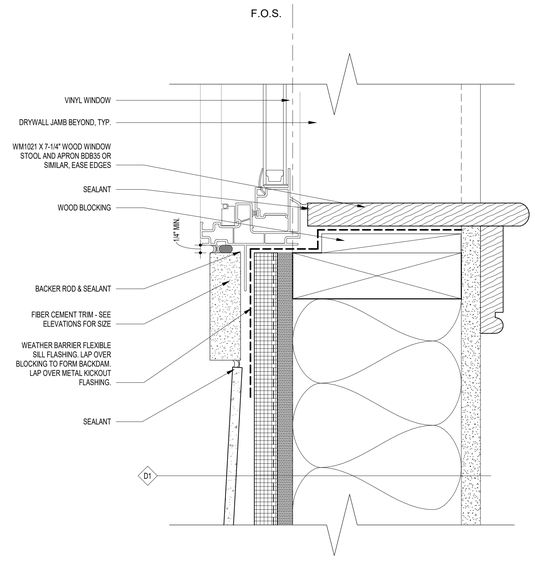
G5 HEAD DETAIL AT FIBER CEMENT SIDING
6" = 1'-0"



B16 SILL DETAIL AT BRICK
6" = 1'-0"



B11 SILL DETAIL AT FIBER CEMENT PANEL
6" = 1'-0"



B5 SILL DETAIL AT FIBER CEMENT SIDING
6" = 1'-0"

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TYPICAL WALL SECTION DETAILS

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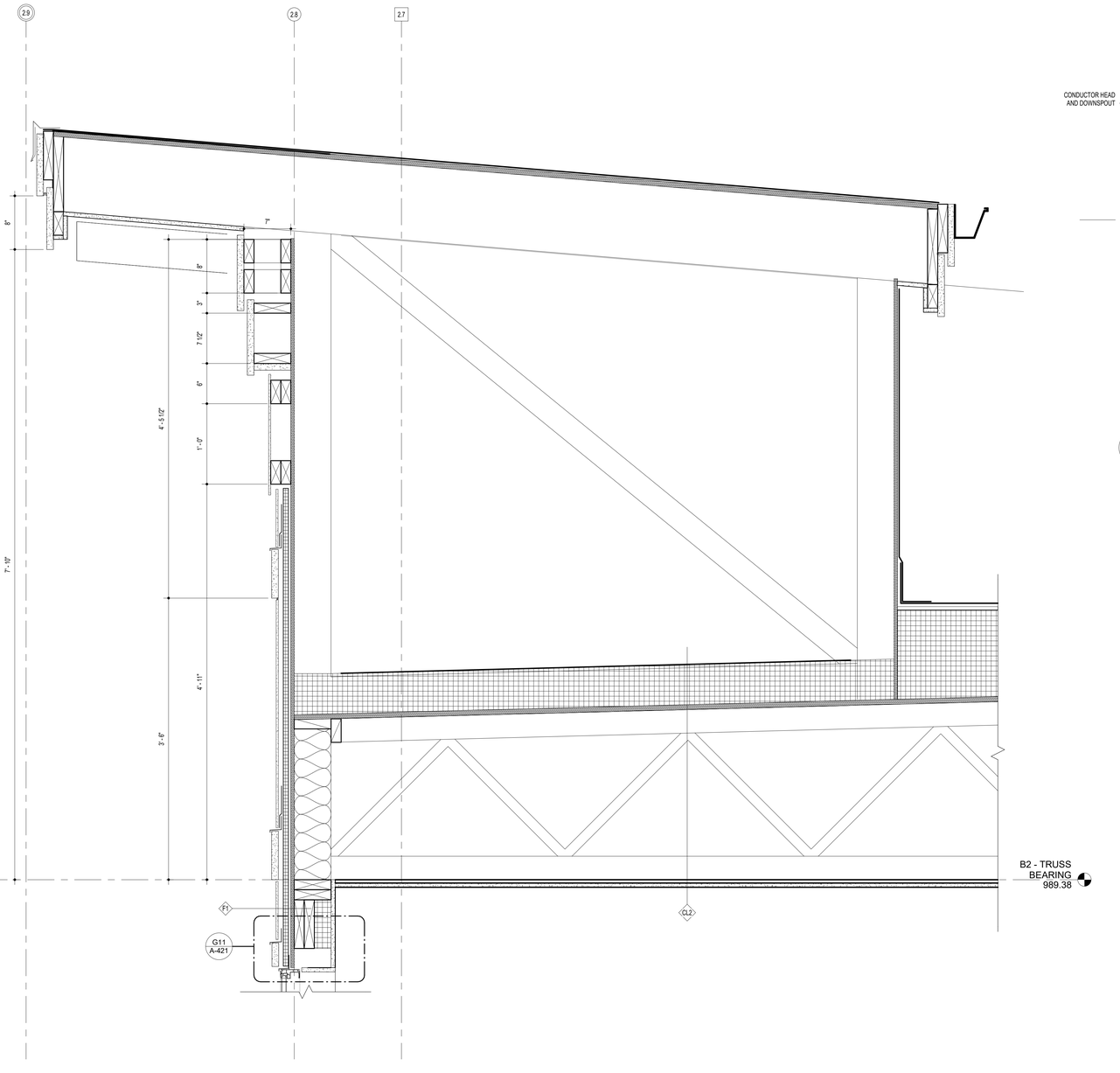
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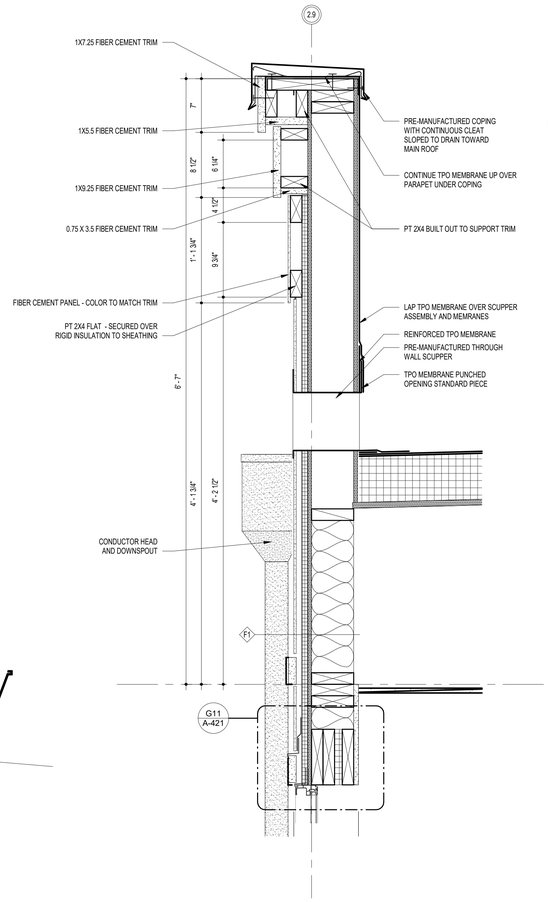
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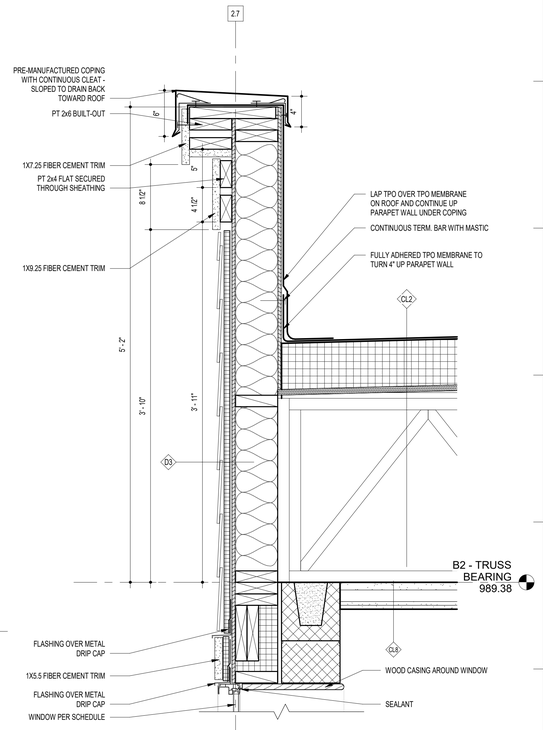
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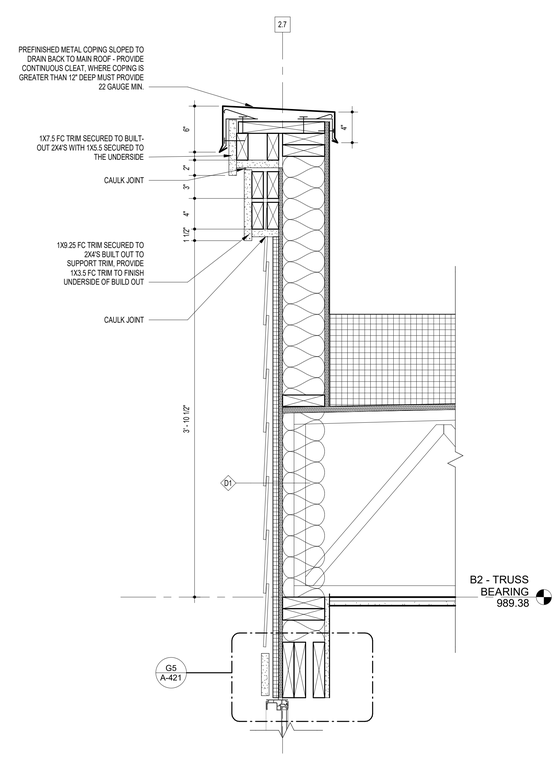
A16 TYPICAL BUILDING ENTRY ROOF DETAIL
1 1/2" = 1'-0"



F8 TYP. PARAPET @ FC PANEL
1 1/2" = 1'-0"



G4 PARAPET AT STAIRS
1 1/2" = 1'-0"



A4 TYP. PARAPET @ LAP SIDING
1 1/2" = 1'-0"

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TYPICAL PARAPET DETAILS

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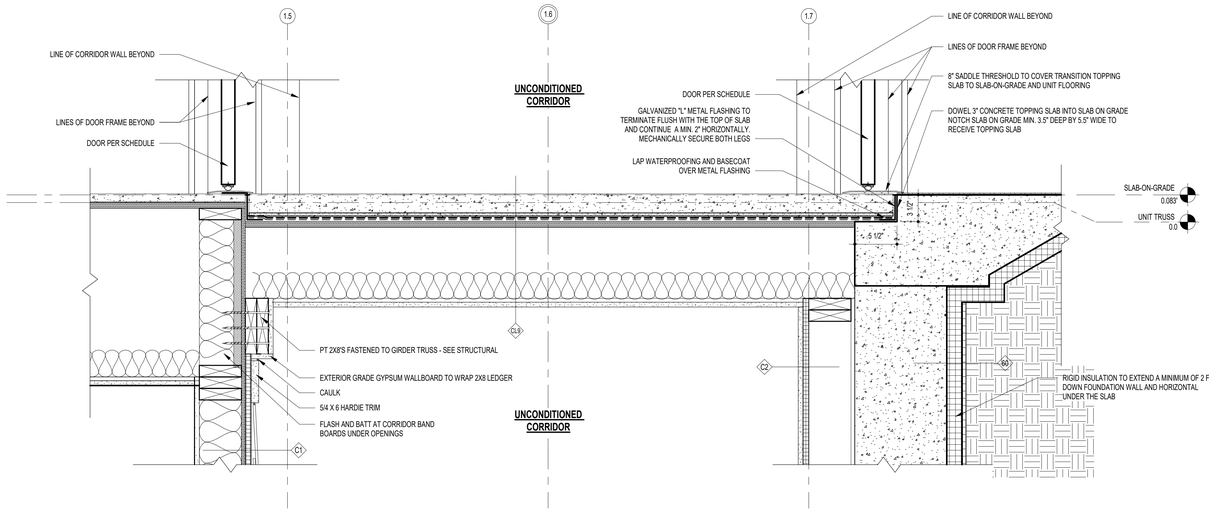
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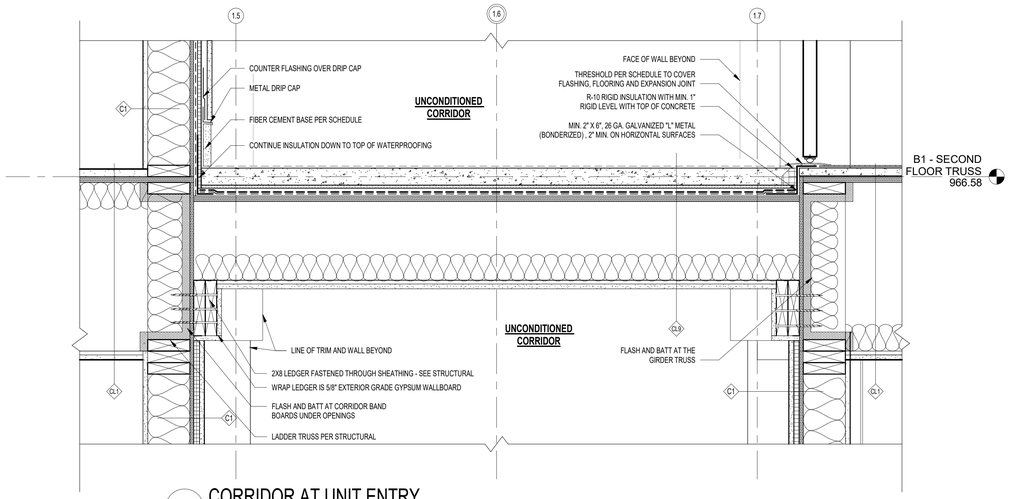
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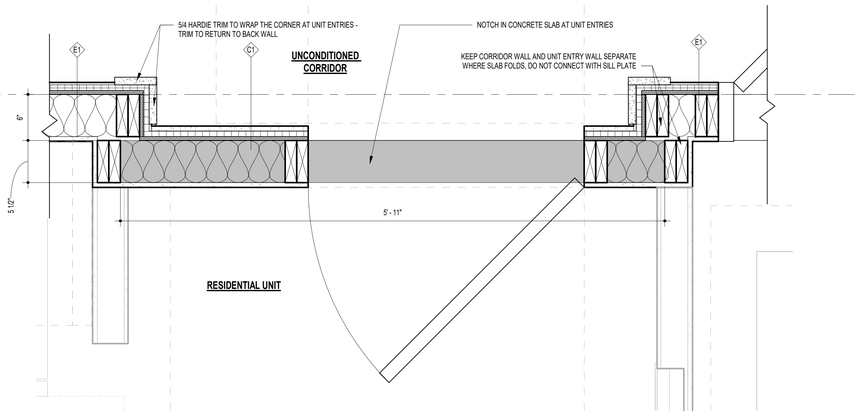
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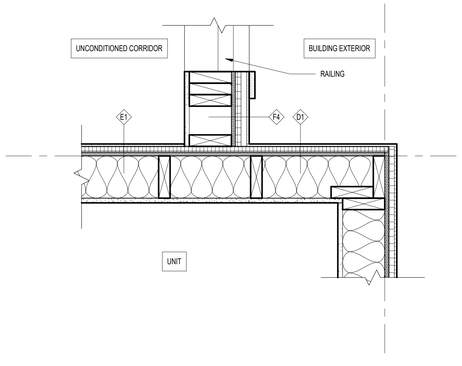
H17 CORRIDOR SECTION AT UNIT ENTRY AND SLAB FOLD
1 1/2" = 1'-0"



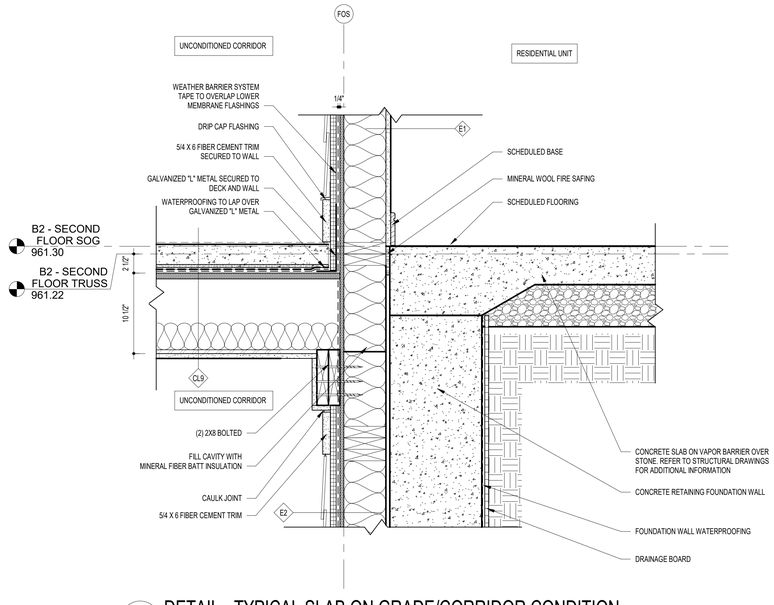
H8 CORRIDOR AT UNIT ENTRY
1 1/2" = 1'-0"



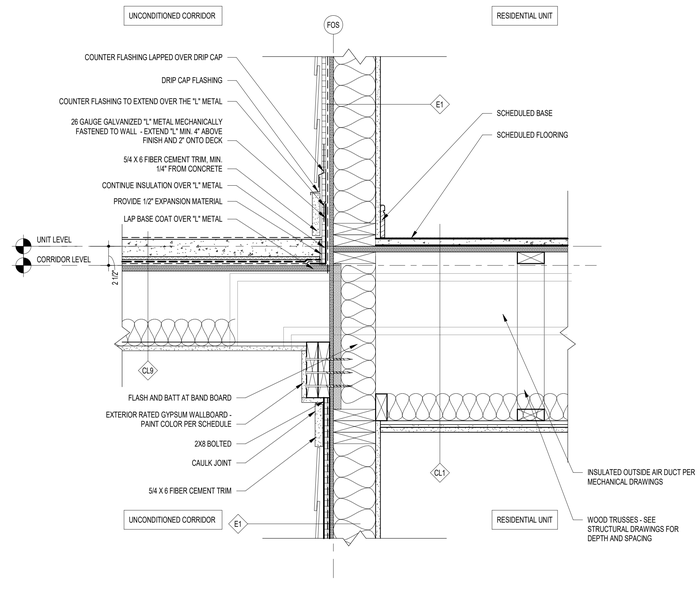
E17 UNIT ENTRY AT SLAB FOLD
1 1/2" = 1'-0"



A16 PLAN DETAIL - CORRIDOR TO UNIT EXT.
1 1/2" = 1'-0"



A12 DETAIL - TYPICAL SLAB ON GRADE/CORRIDOR CONDITION
1 1/2" = 1'-0"



A5 DETAIL - TYPICAL CORRIDOR/TRUSS CONNECTION
1 1/2" = 1'-0"

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TYPICAL CORRIDOR DETAILS

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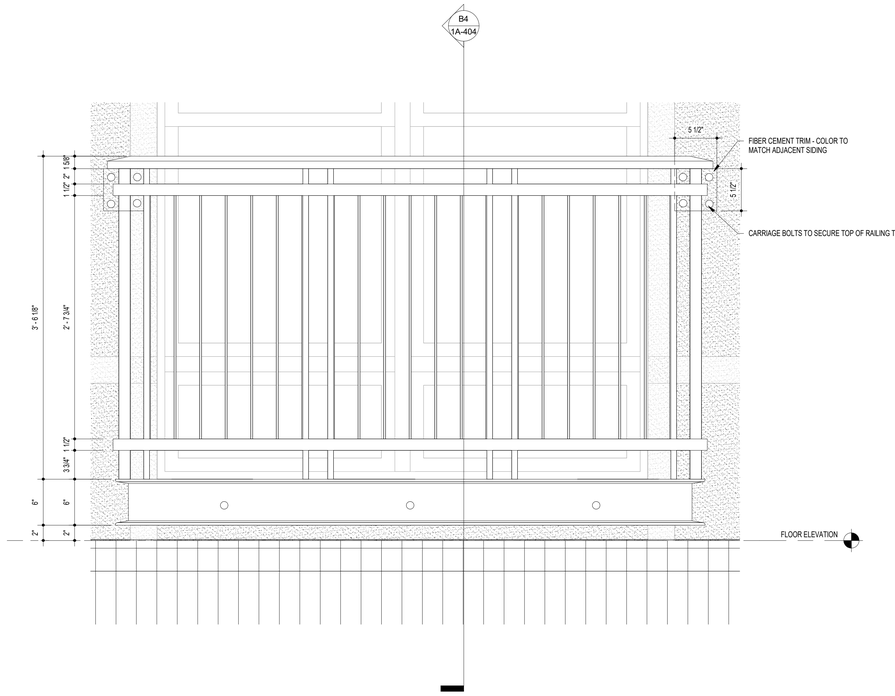
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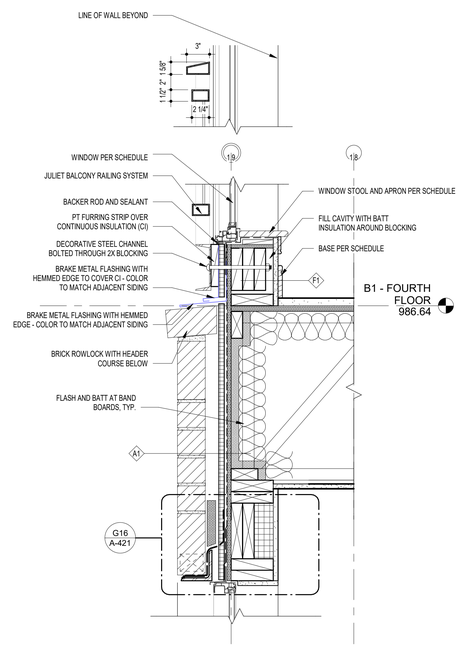
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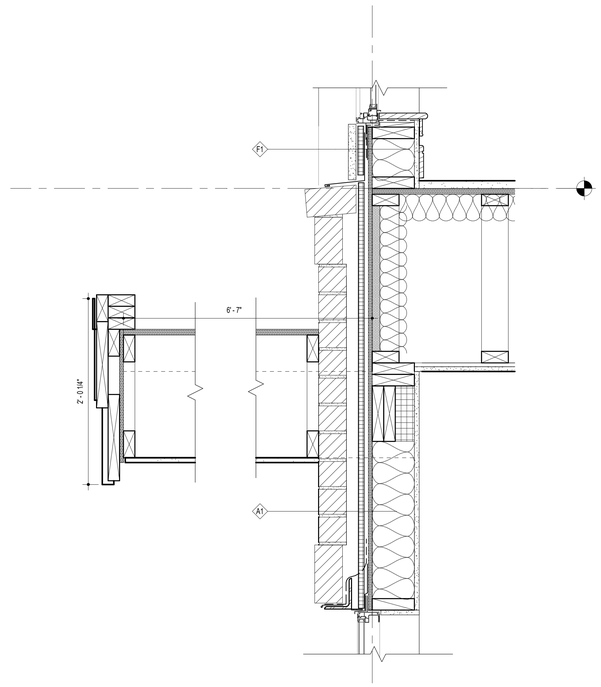
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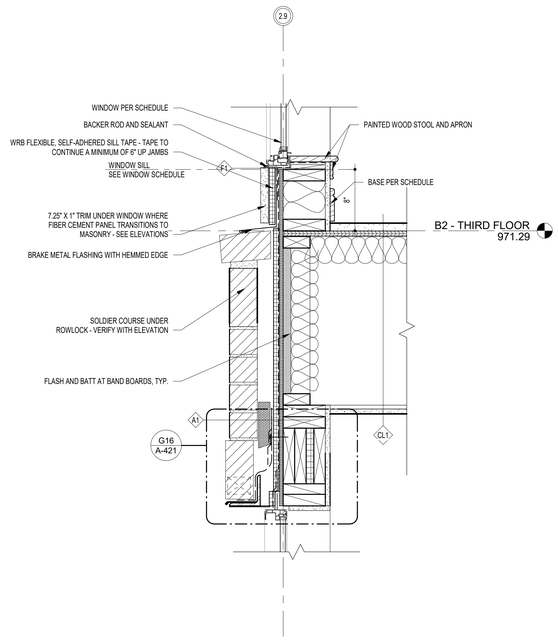
G15 JULIET BALCONY ELEVATION
1 1/2" = 1'-0"



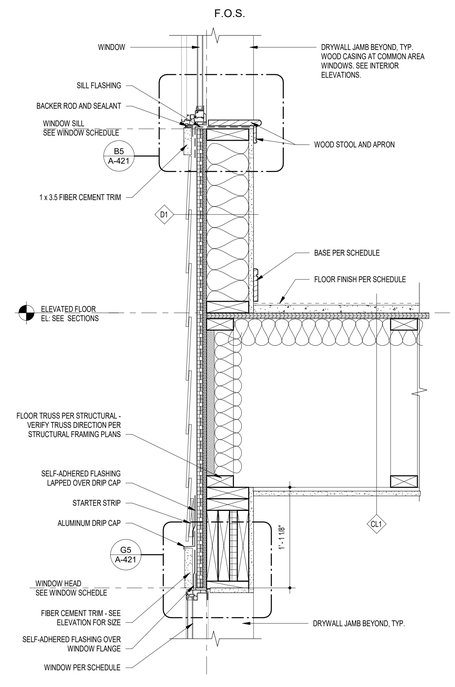
G10 TYP. JULIET BALCONY
1 1/2" = 1'-0"



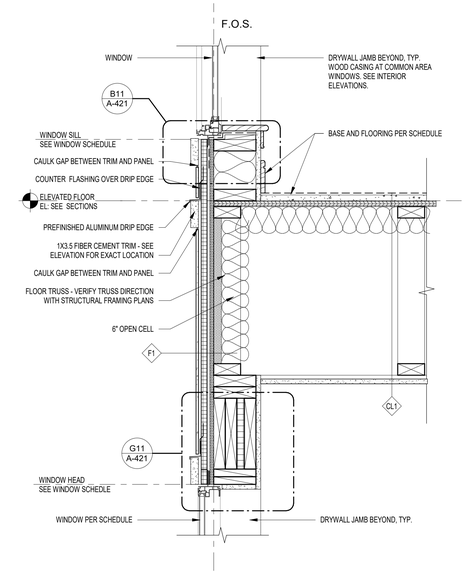
G5 TYP. ENTRY CANOPY CONNECTION
1 1/2" = 1'-0"



A13 MASONRY TO FC TRANSITION AT WINDOW SILL
1 1/2" = 1'-0"



A9 TYP. HEAD AND SILL AT FC SIDING
1 1/2" = 1'-0"



A5 HEAD AND SILL AT FC PANEL WALL
1 1/2" = 1'-0"

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TYPICAL WALL SECTION DETAILS

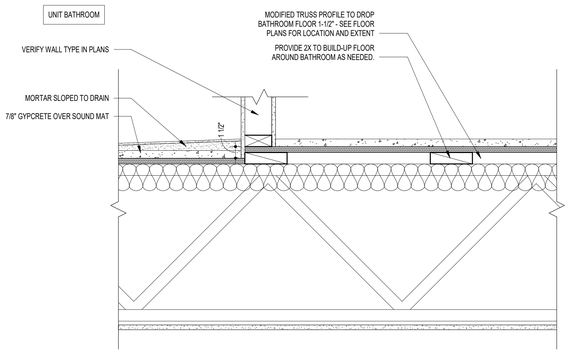
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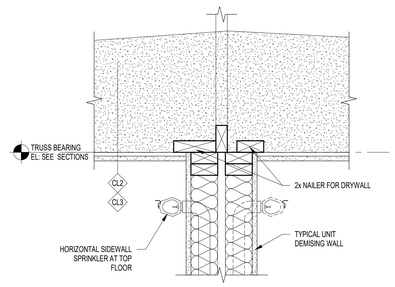
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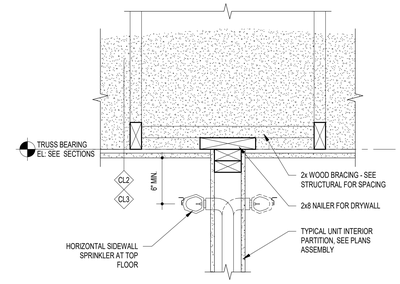
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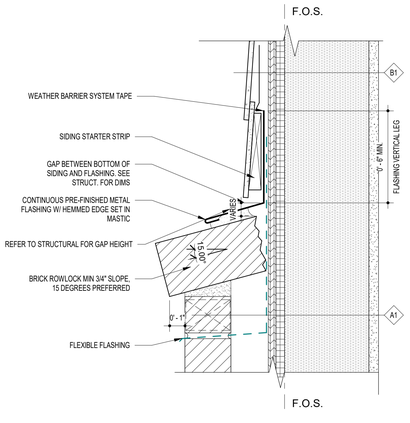
G13 BUILT-UP FLOOR DETAIL
1 1/2" = 1'-0"



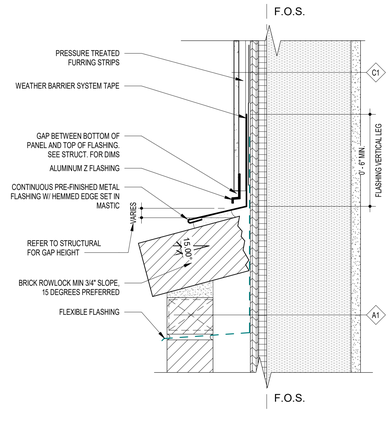
G9 DETAIL - SIDE WALL SPRINKLER HEAD - PARTY WALL
1 1/2" = 1'-0"



G5 DETAIL - SIDE WALL SPRINKLER HEAD - TYP. WALL
1 1/2" = 1'-0"



2 FC SIDING TO BRICK TRANSITION
3" = 1'-0"



1 FC PANEL TO BRICK TRANSITION
3" = 1'-0"

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM NOTES:

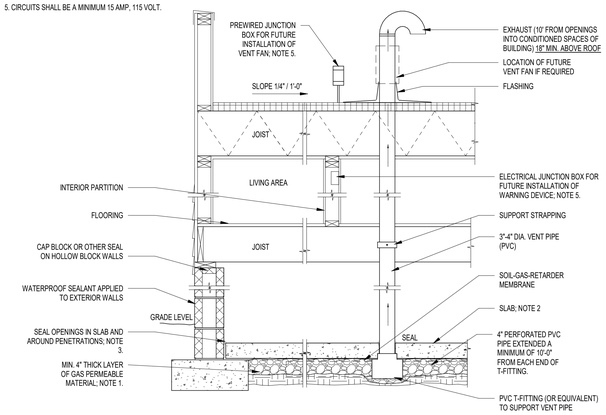
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" AND "ACI330R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS, OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS, OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

5. CIRCUITS SHALL BE A MINIMUM 15 AMP, 115 VOLT.



GENERAL CONTRACTOR SHALL MEET ALL REQUIREMENTS OF ASTM E-1465-08A FOR ALL PORTIONS OF RADON MITIGATION SYSTEM
1. PROVIDE 4" DIAM. PIPE SLEEVES AT GRADE BEAMS, UNDER THE SLAB OF CORRIDOR WALLS. THIS PROVIDES A MEANS FOR AIR TO FLOW THROUGH THE GRADE BEAM FROM GRAVEL UNDER SLAB OF UNIT TO UNDER SLAB OF CORRIDOR AND UP TO VENT STACK.
2. REFER TO 1/8" SCALE PLANS FOR LOCATION AND NUMBER OF PIPE SLEEVES AND VENT STACKS. MAXIMUM AREA PER VENT PIPE SHALL BE 3000 S.F.
3. TAPE THE ENDS OF SLEEVES SO CONCRETE DOES NOT ENTER THE ENDS OF THE PIPE WHILE POURING THE FOOTING.
4. REMOVE THE TAPE WHEN FORMS ARE REMOVED.
5. EXTEND ONE END OF THE "T" AT BASE OF VENT STACK INTO CORRIDOR UNDERSLAB. LEAVE THE OTHER END OPEN TO COLLECT FLOW IN UNDERSLAB OF UNIT.

PROJECT IN EPA RADON ZONE 1/2

A5 RADON VENTILATION DIAGRAM
1/16" = 1'-0"

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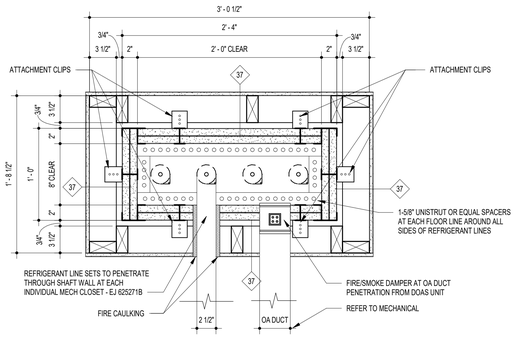
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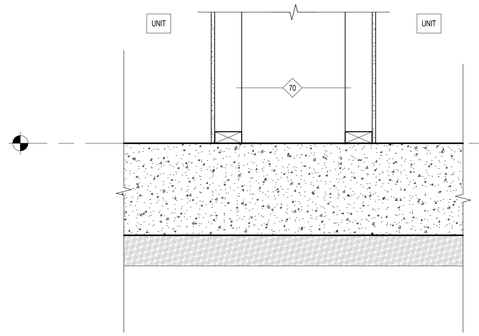
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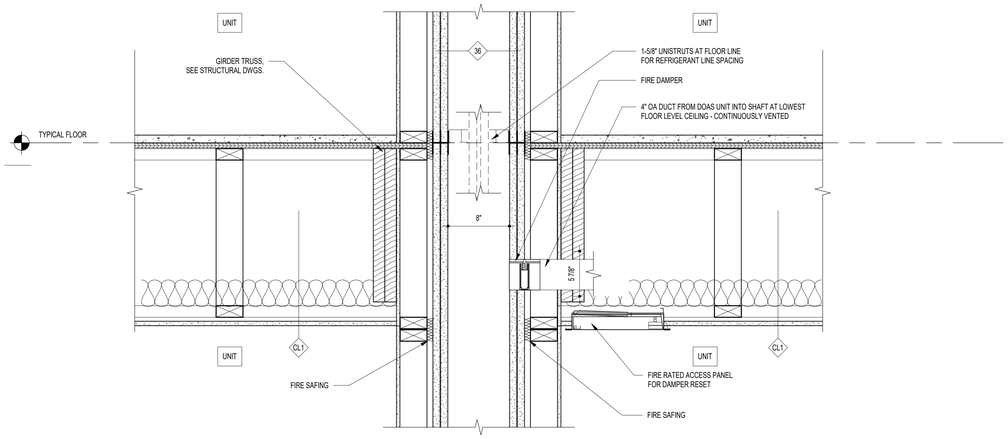
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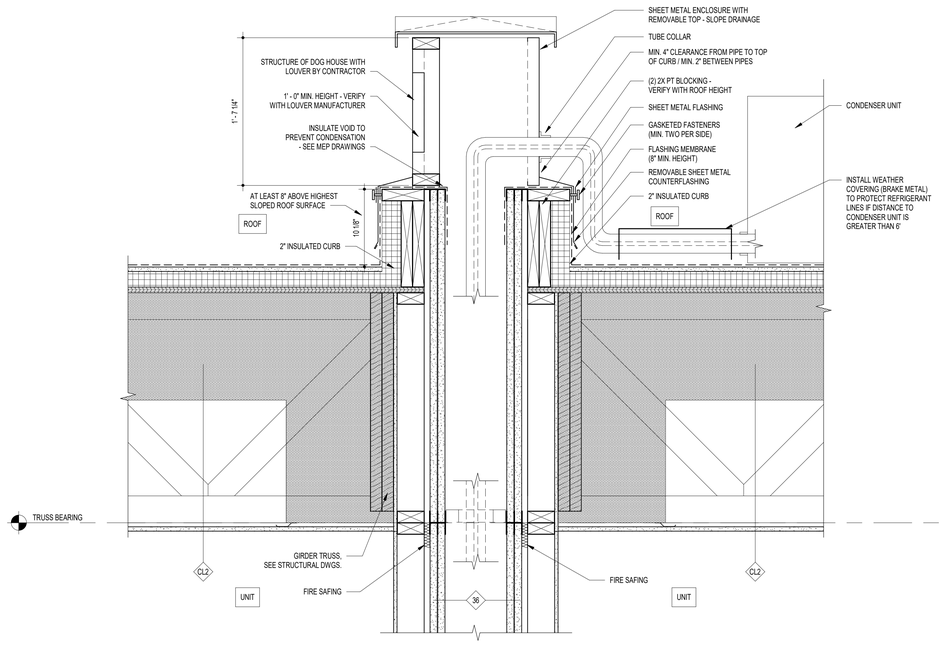
K17 REFRIGERANT SHAFT PLAN 1HR TYPICAL
1 1/2" = 1'-0"



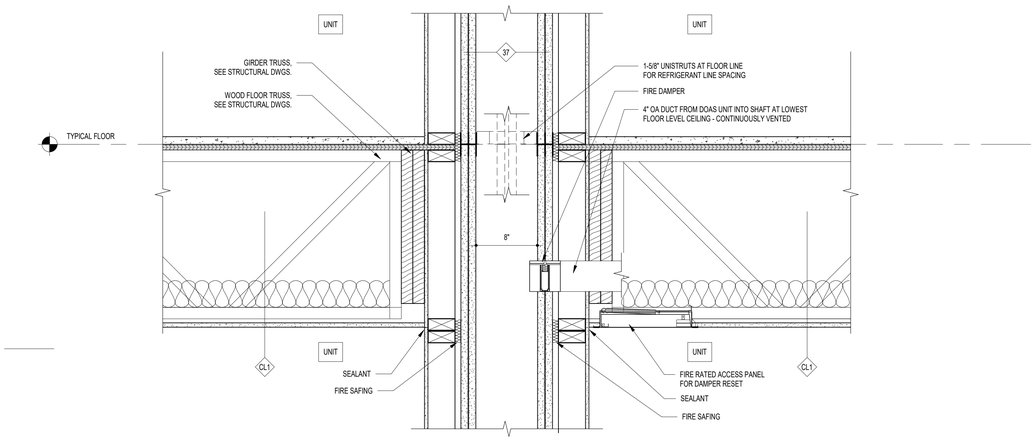
K13 REFRIGERANT SHAFT SECTION 1HR - SLAB
1 1/2" = 1'-0"



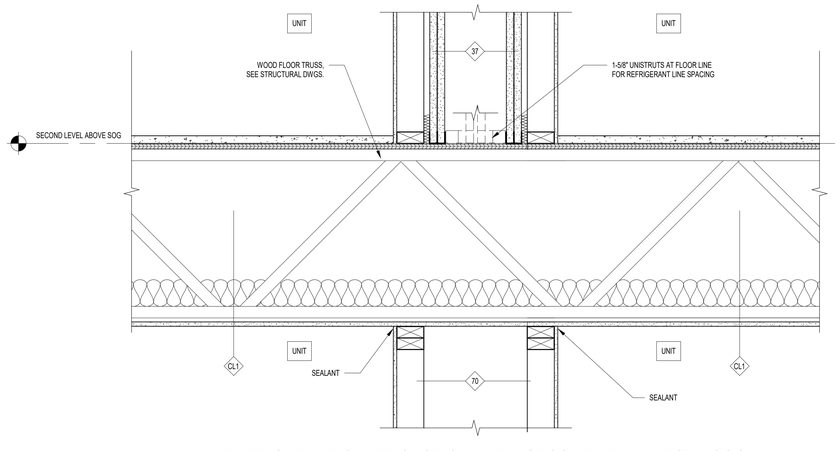
J8 REFRIGERANT SHAFT SECTION 1HR - TYPICAL FLOOR - TRUSSES PARALLEL TO SHAFT
1 1/2" = 1'-0"



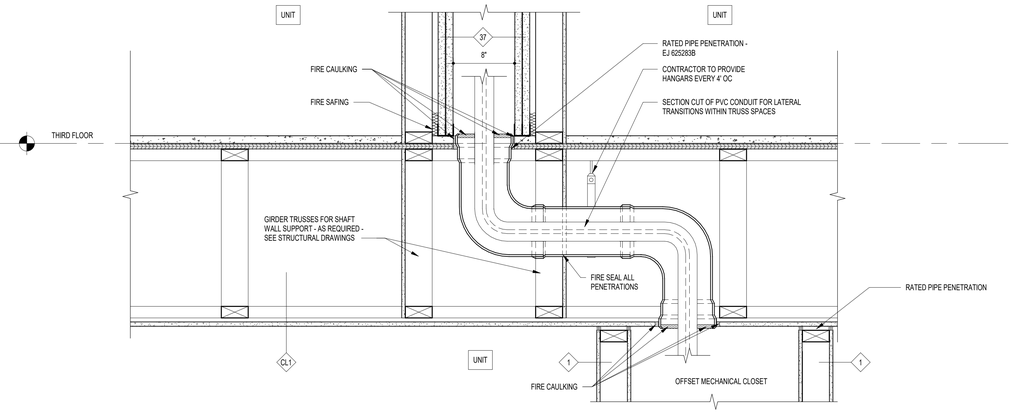
E16 REFRIGERANT SHAFT SECTION 1HR - ROOF
1 1/2" = 1'-0"



E8 REFRIGERANT SHAFT SECTION 1HR - TYPICAL FLOOR - TRUSSES PERPENDICULAR TO SHAFT
1 1/2" = 1'-0"



A16 REFRIGERANT SHAFT SECTION 1HR - SECOND LEVEL ABOVE SOG
1 1/2" = 1'-0"



A8 REFRIGERANT SHAFT SECTION OFFSET DETAIL - 1 HR FLOOR
1 1/2" = 1'-0"

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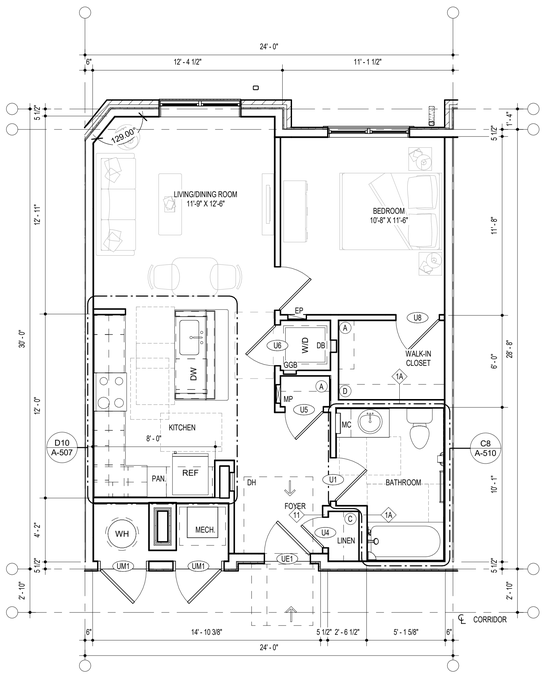
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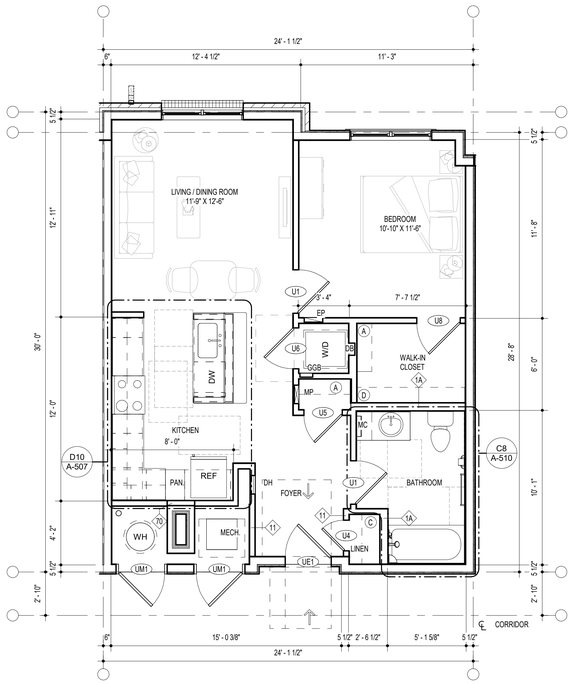
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G15 UNIT 1B
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

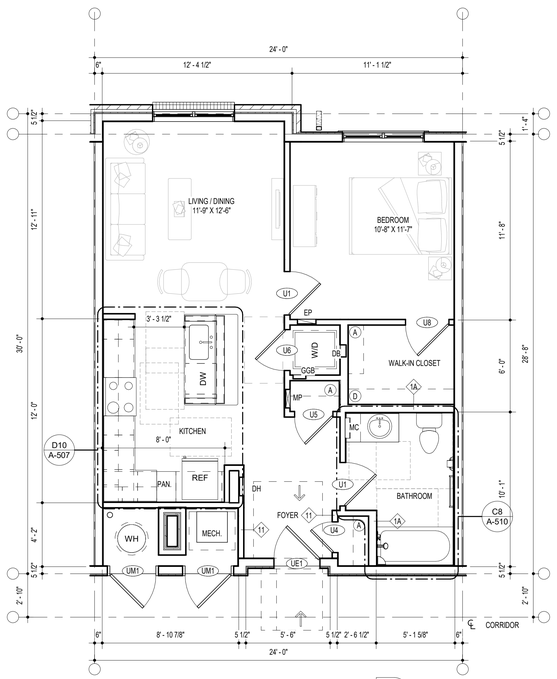
1 BEDROOM / 1 BATH
OCCURS IN BUILDING 1 ONLY



G10 UNIT 1C
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

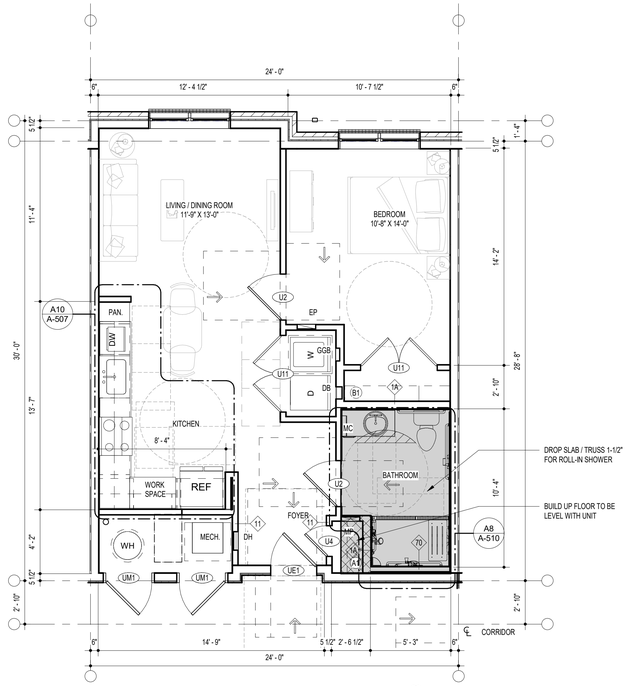
1 BEDROOM / 1 BATH
OCCURS IN BUILDING 1 ONLY



A10 UNIT 1A
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

1 BEDROOM / 1 BATH
OCCURS IN ALL BUILDINGS



A4 UNIT 1A-HC
1/4" = 1'-0"

1 BEDROOM / 1 BATH ACCESSIBLE
OCCURS IN ALL BUILDINGS

GENERAL NOTES - UNITS

WALLS:

1. ALL EXTERIOR WALLS ARE 2x6s; SEE WALL TYPES.
2. DIMENSIONS ARE TO FACE OF STUDS AND CENTERLINE OF UNIT SEPARATION WALLS UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS WITHIN APARTMENT UNITS ARE TYPE (1) U.O.N. ON UNIT PLANS.
4. PROVIDE FIBERGLASS MATT FACED MOLD RESISTANT GYPSUM BOARD FOR ALL BATHROOM WALLS.
5. REQUIRED FIRE RATED WALL BOARD AND INSULATION SHALL BE CONTINUOUS TO FLOORS BEHIND BATHTUBS.
6. PROVIDE BULKHEADS WHERE INDICATED ABOVE KITCHEN CABINETS AND TO CONCEAL MECHANICAL DUCTWORK.
7. SOUND INSULATE INTERIOR WALLS OF MECHANICAL CLOSETS.
8. FRAMER SEE TUB AND SHOWER SHOP DRAWINGS FOR SPECIFIC DIMENSIONS.

DOORS:

1. LOCATE TYPICALLY, SET 4" FROM ADJACENT WALL ALONG HINGE SIDE, CENTERED ON SPACES, OR AS INDICATED ON PLANS.
2. ALL INTERIOR UNIT DOORS ARE TO BE UNDERCUT 3/4" A.F.F.U.O.N.
3. ALL PASSAGE DOORS IN UFAS UNITS ARE TO BE MIN. 3'-0" WIDE, EVEN IF NOTED OTHERWISE. IF NOTED OTHERWISE, PLEASE NOTIFY ARCHITECT.

FINISHES:

1. FLOORING TO CONTINUE UNDER KITCHEN APPLIANCES (REFRIGERATOR, RANGES, DISHWASHERS), AND AT ACCESSIBLE UNIT SINKS/COUNTERS WITHOUT BASE CABINETS OR WITH REMOVABLE CANBINETS.
2. PROVIDE CHROME ESCUTCHEON PLATES AT ALL PIPE TO WALL PENETRATIONS. SEAL GWB TO PIPE BEHIND ESCUTCHEON.

MECHANICAL:

1. ALL EXHAUST VENTS (BATHROOM & DRYER) TO BE CENTERED ON TOP OF WINDOW UNLESS OTHERWISE NOTED.
2. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR EQUIPMENT INFORMATION. PROVIDE PAN AND DRAIN FOR WATER HEATER AND WASHER.

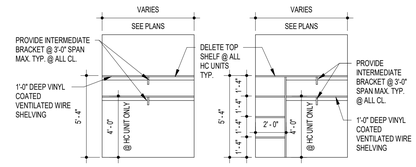
ELECTRICAL:

1. ALL LIGHT FIXTURES ARE TO BE CENTERED AND EVENLY SPACED WITHIN EACH SPACE, U.O.N. ALL DIMENSIONS ARE TO LIGHT FIXTURE CENTERLINE.
2. ELECTRICAL PANEL COVERS IN UNITS SHALL BE MANUFACTURER'S PRE-FINISHED WHITE. FOR LOCATION REFER TO ELECTRICAL DRAWINGS.

SYMBOL LEGEND

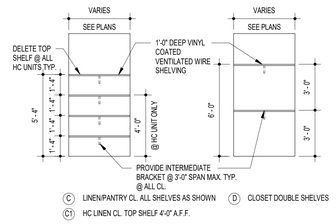
- DRYER BOX (DB)
- GUY GRAY BOX (GGB)
- MEDIA PANEL (MP)
- ELECTRICAL PANEL (EP)
- DEHUMIDIFIER (DH)
- MEDICINE CABINET (MC)

UNITS- CLOSET SHELVES SCHEDULE



(A) ONE ROD/ONE SHELF CLOSET
(A1) HC CL. ROD @ SHELF 4'-0" A.F.F.

(B) LINEN/CLOTHES CL. ALL SHELVES AS SHOWN
(B1) HC CL. ROD @ SHELF 4'-0" A.F.F.



(C) LINEN/PANTRY CL. ALL SHELVES AS SHOWN
(C1) HC LINEN CL. TOP SHELF 4'-0" A.F.F.
(D) CLOSET DOUBLE SHELVES

UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 UFAS/SECTION 504
- B ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI ROLL-IN SHOWER

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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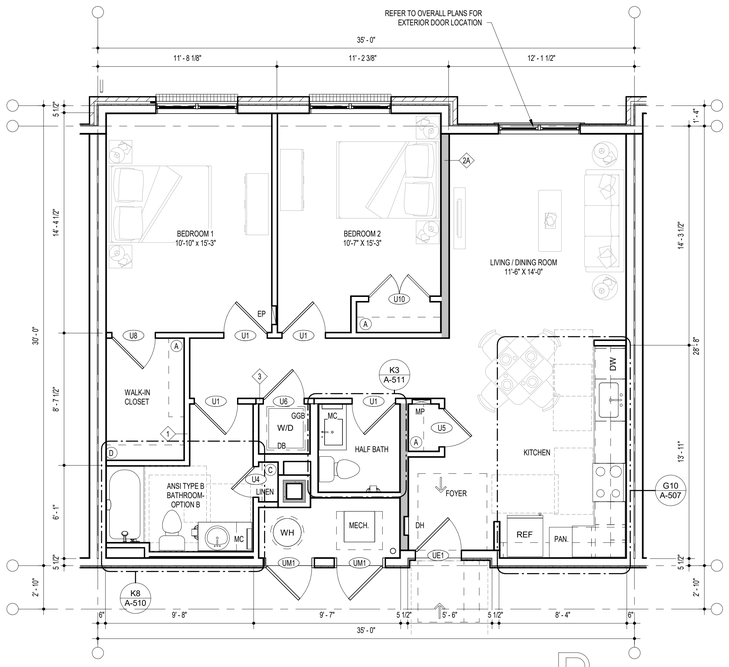
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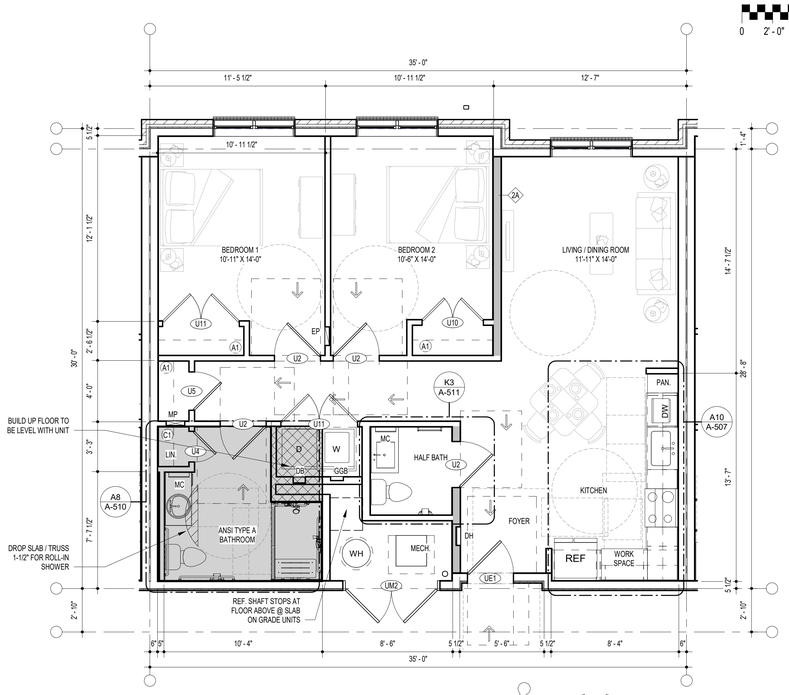
SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"



G12 UNIT 2B
1/4" = 1'-0"

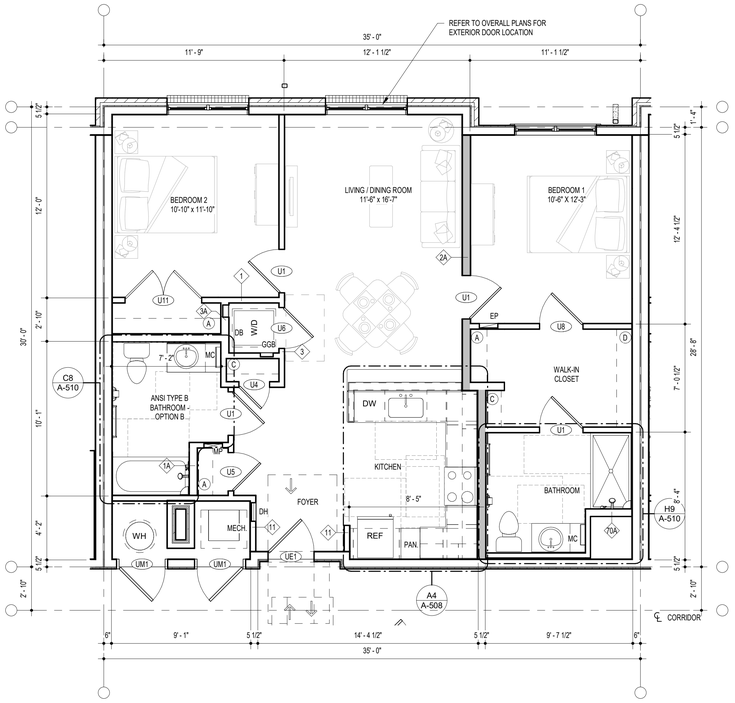
WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

2 BEDROOM / 1.5 BATH
OCCURS IN BUILDINGS 1 & 2 ONLY



G5 UNIT 2B-HC
1/4" = 1'-0"

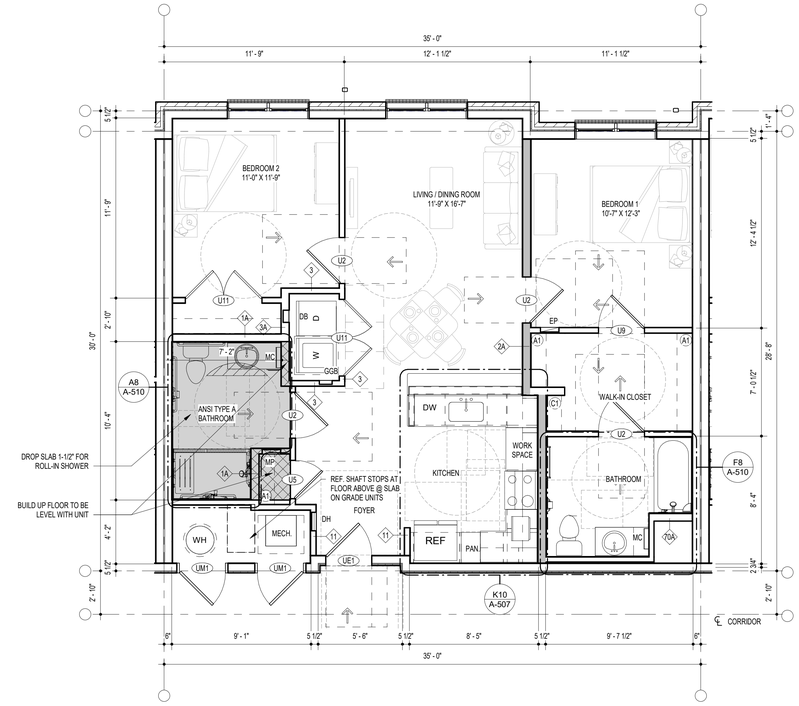
2 BEDROOM / 1.5 BATH ACCESSIBLE
OCCURS IN BUILDINGS 1 & 2 ONLY



A12 UNIT 2A
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

2 BEDROOM / 2 BATH
OCCURS IN ALL BUILDINGS



A5 UNIT 2A-HC
1/4" = 1'-0"

2 BEDROOM / 2 BATH ACCESSIBLE
OCCURS IN ALL BUILDINGS

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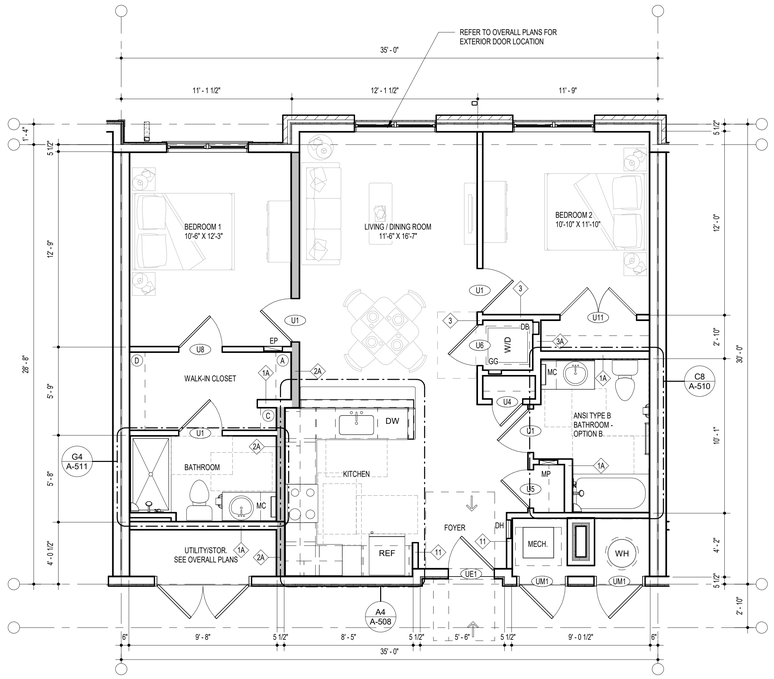
DATE	SUBMISSION / REVISION / IS.
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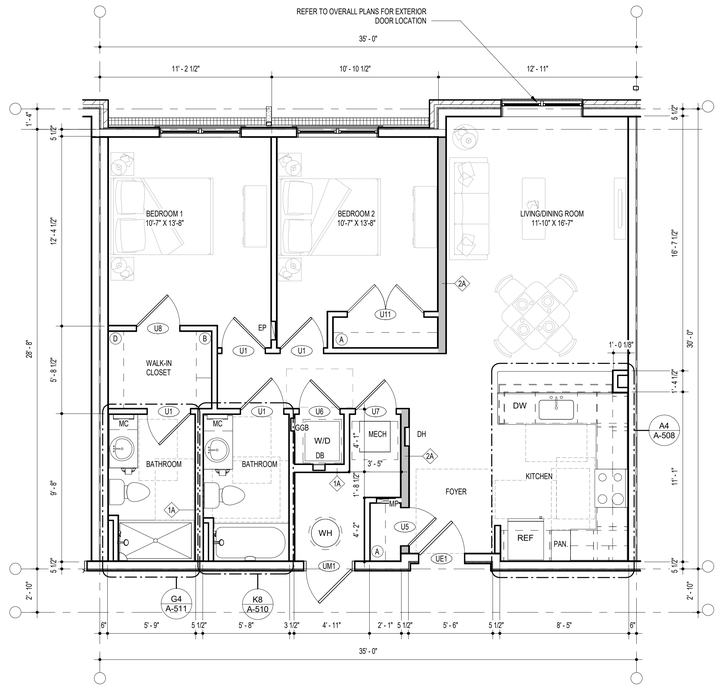
SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"



G14 UNIT 2F
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

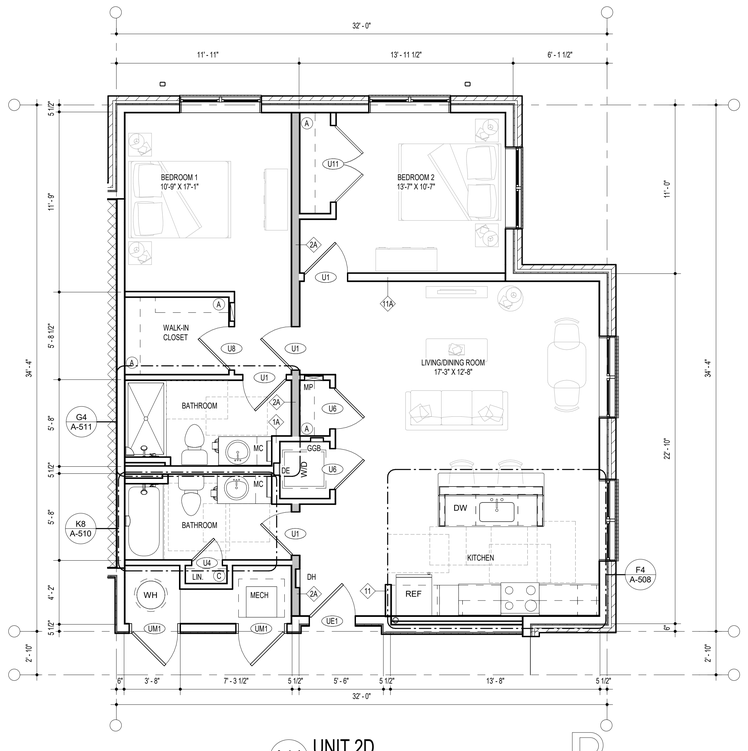
2 BEDROOM / 2 BATH
OCCURS IN BUILDING 2 ONLY



G5 UNIT 2E
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

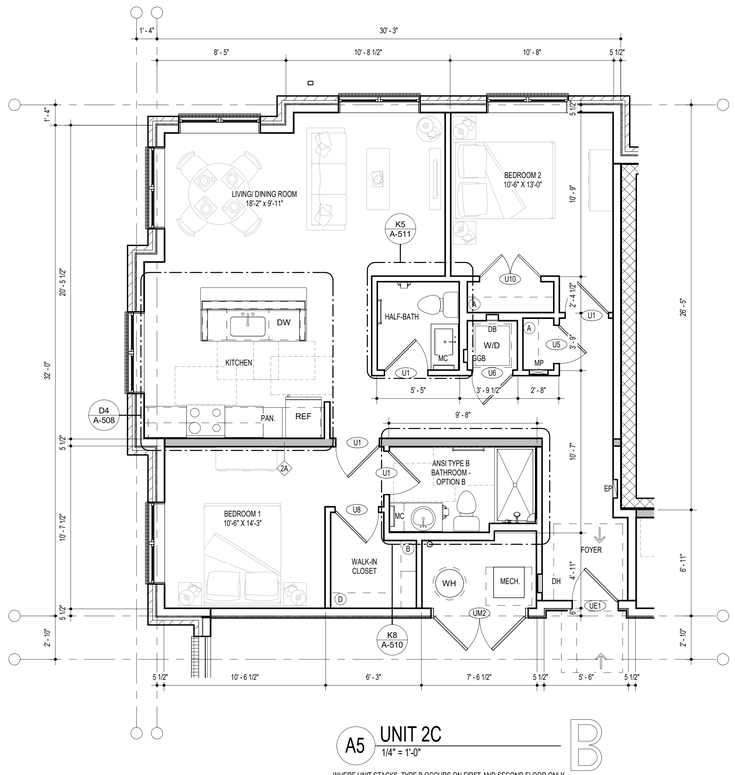
2 BEDROOM / 2 BATH
OCCURS IN BUILDING 3 ONLY



A14 UNIT 2D
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

2 BEDROOM / 2 BATH
OCCURS IN BUILDING 3 ONLY



A5 UNIT 2C
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

2 BEDROOM / 1.5 BATH
OCCURS IN BUILDINGS 1 & 2 ONLY

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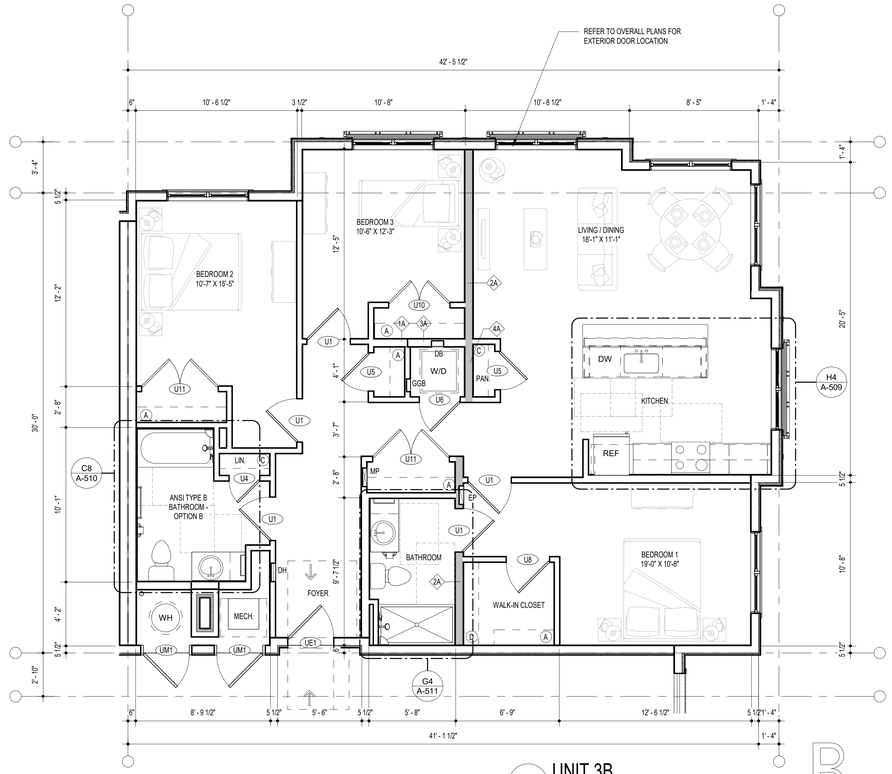
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03/12/2025	VH 9% SUBMISSION
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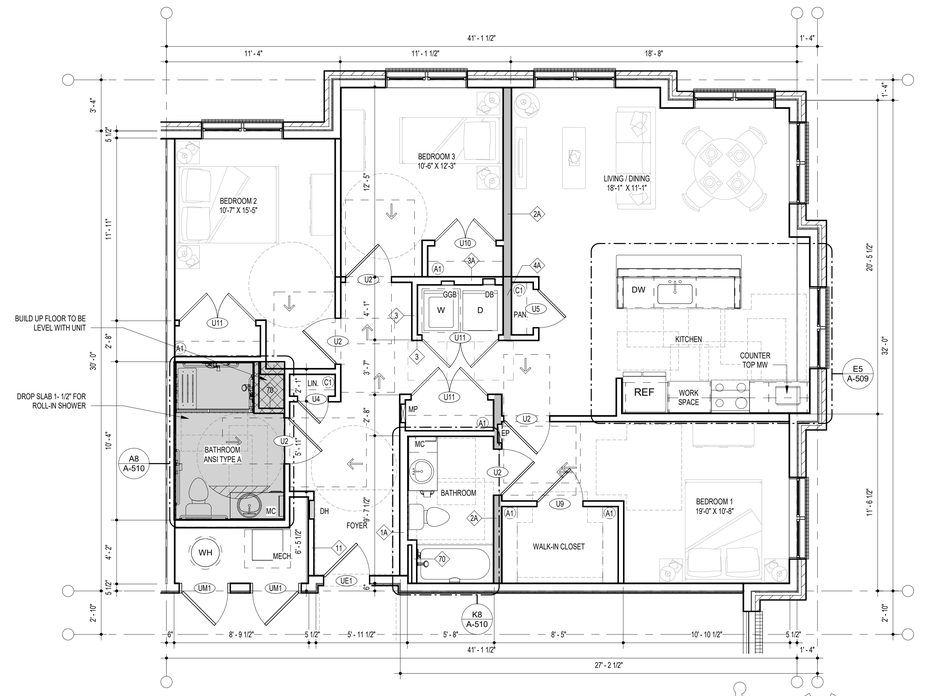


G14 UNIT 3B
1/4" = 1'-0"

B

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

3 BEDROOM / 2 BATH
OCCURS IN BUILDING 2 ONLY



G5 UNIT 3B-HC
1/4" = 1'-0"

504

3 BEDROOM / 2 BATH ACCESSIBLE
OCCURS IN BUILDING 1 & 2 ONLY



A14 UNIT 3A
1/4" = 1'-0"

B

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

3 BEDROOM / 2 BATH
OCCURS IN BUILDING 1 ONLY



A5 UNIT 3A-HC
1/4" = 1'-0"

504

3 BEDROOM / 2 BATH ACCESSIBLE
OCCURS IN BUILDING 1 ONLY

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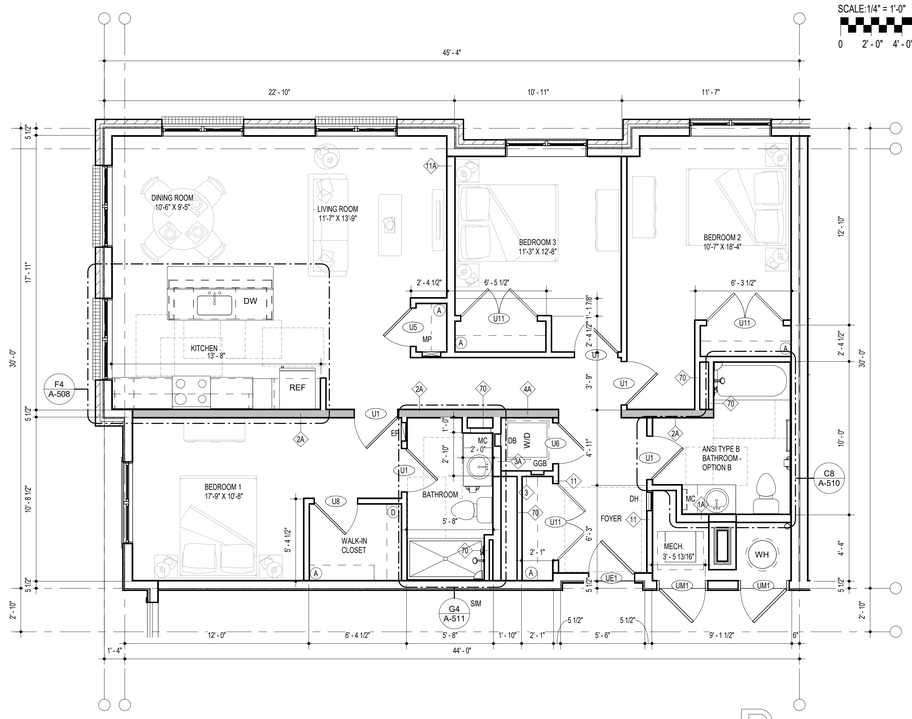
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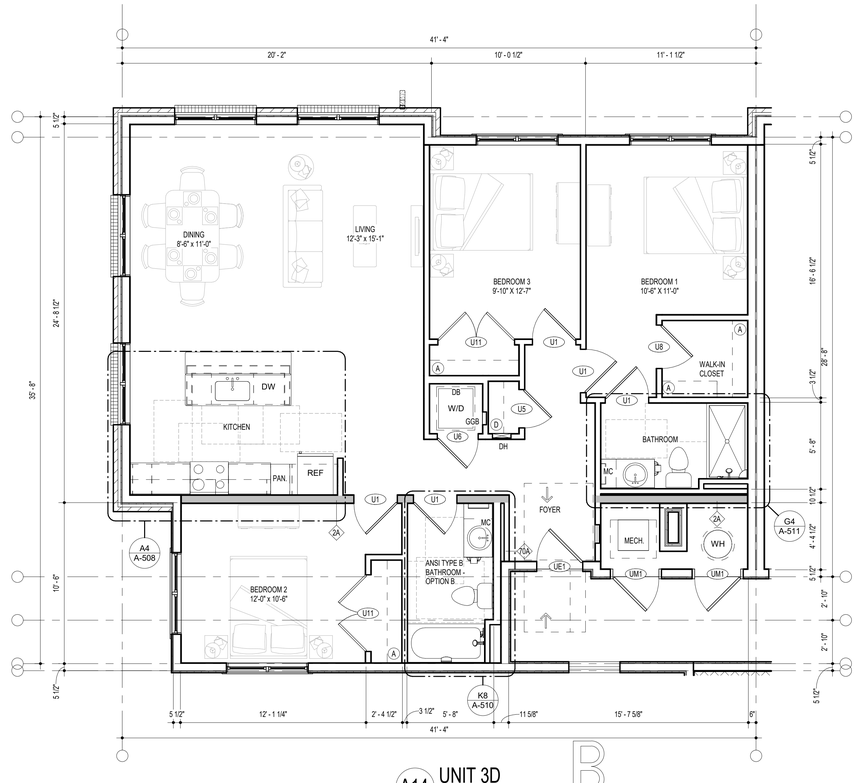


G5 UNIT 3E
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

3 BEDROOM / 2 BATH
OCCURS IN BUILDING 1 ONLY

B

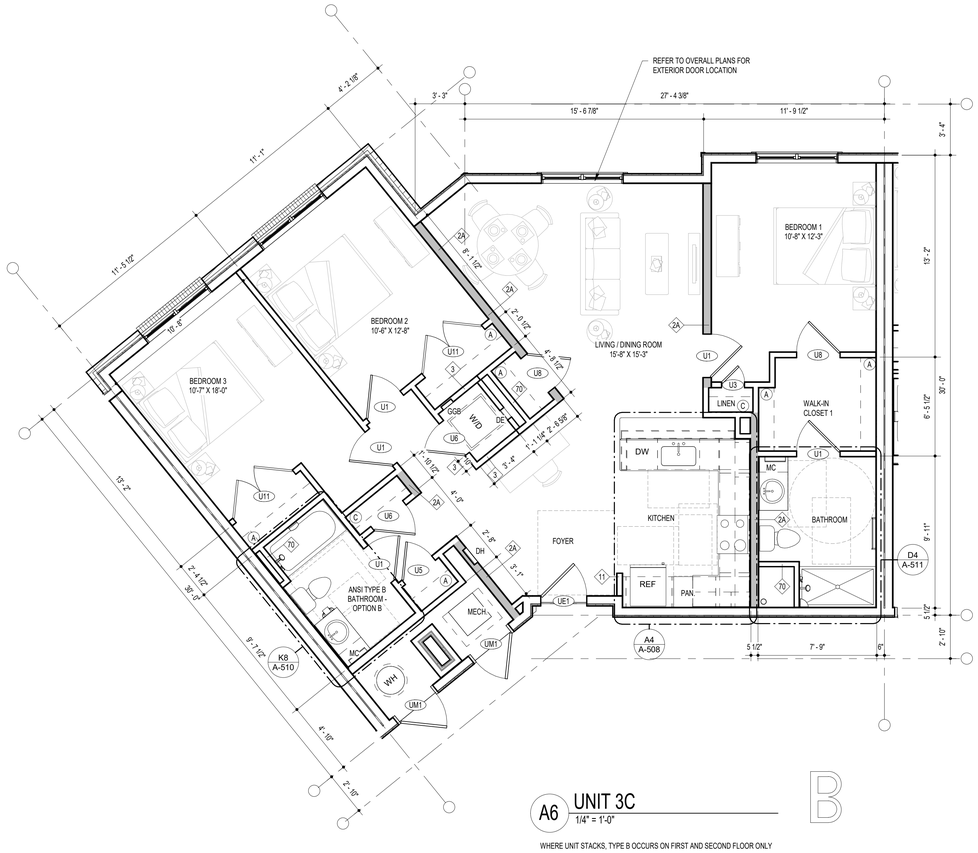


A14 UNIT 3D
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

3 BEDROOM / 2 BATH
OCCURS IN BUILDING 1 ONLY

B



A6 UNIT 3C
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

3 BEDROOM / 2 BATH
OCCURS IN BUILDING 1 ONLY

B

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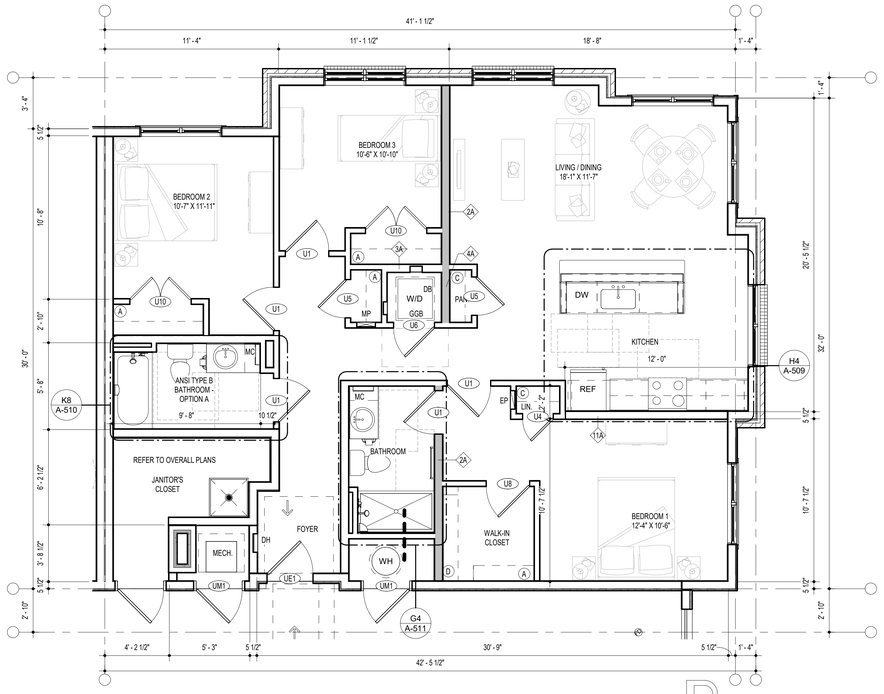
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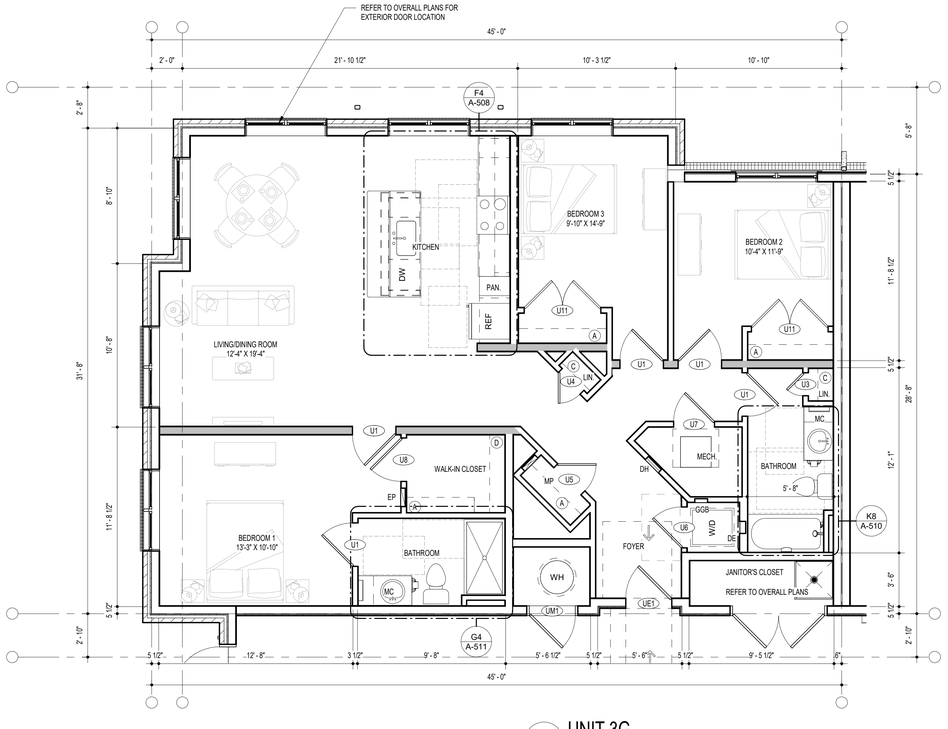
SCALE:1/4" = 1'-0"
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G5 UNIT 3H
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

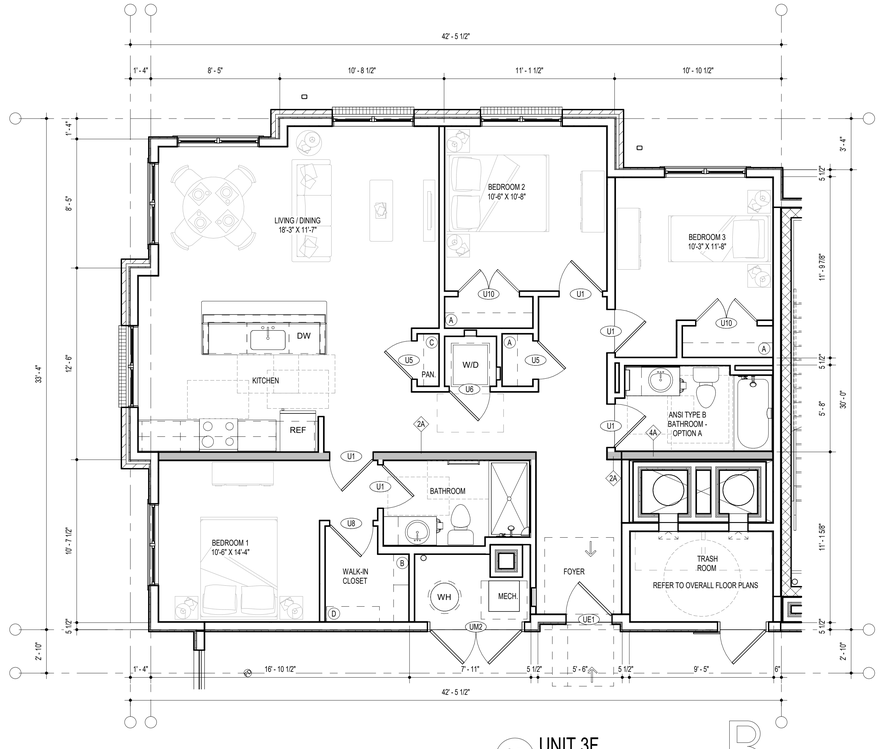
3 BEDROOM / 2 BATH
OCCURS IN BUILDING 1 ONLY



A13 UNIT 3G
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

3 BEDROOM / 2 BATH
OCCURS IN BUILDING 3 ONLY



A5 UNIT 3F
1/4" = 1'-0"

WHERE UNIT STACKS, TYPE B OCCURS ON FIRST AND SECOND FLOOR ONLY

3 BEDROOM / 2 BATH
OCCURS IN BUILDINGS 1 & 2 ONLY

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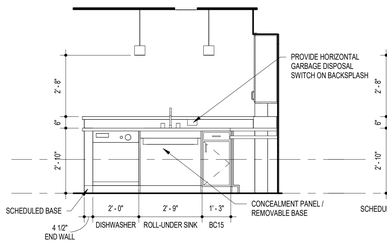
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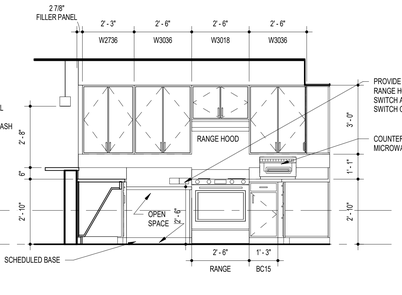
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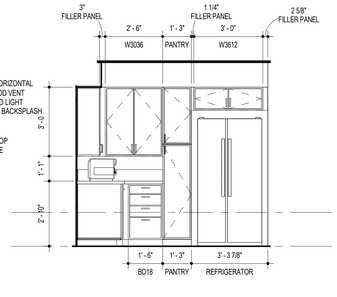
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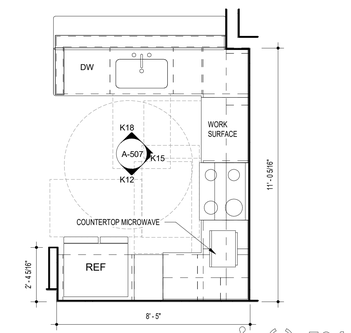
K18 KITCHEN TYPE 4 - VIEW A
3/8" = 1'-0"



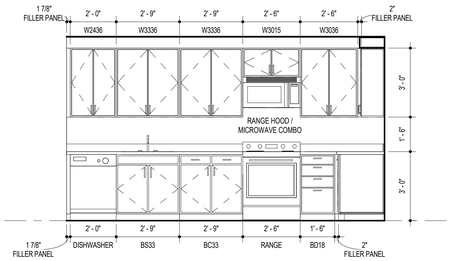
K15 KITCHEN TYPE 4 - VIEW B
3/8" = 1'-0"



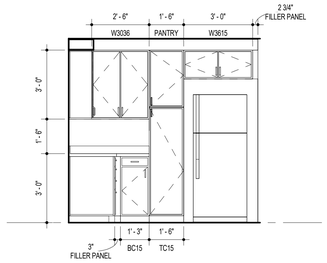
K12 KITCHEN TYPE 4 - VIEW C
3/8" = 1'-0"



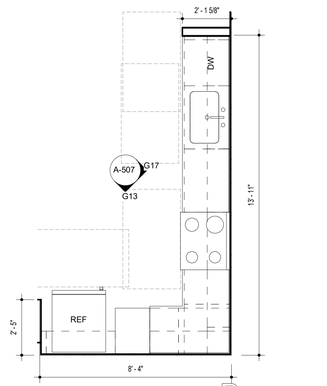
K10 KITCHEN TYPE 4
3/8" = 1'-0"



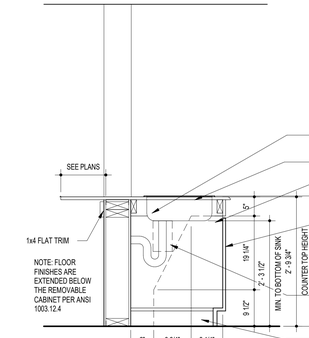
G17 KITCHEN TYPE 3 - VIEW A
3/8" = 1'-0"



G13 KITCHEN TYPE 3 - VIEW B
3/8" = 1'-0"

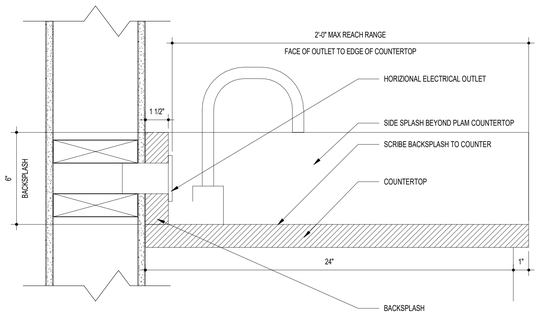


G10 KITCHEN TYPE 3
3/8" = 1'-0"

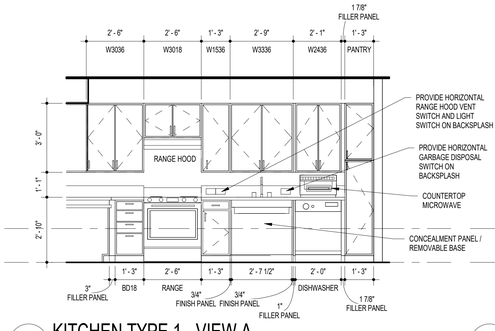


K6 SECTION AT UFAS COUNTER
3/4" = 1'-0"

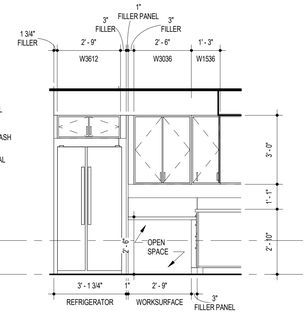
UNDERMOUNT SINK, COUNTER HEIGHT TO BE 2'-10"
TOP MOUNTED SINK, COUNTER TO BE 2'-9 3/4" TO ACCOUNT FOR 1/4" RIM OF SINK.



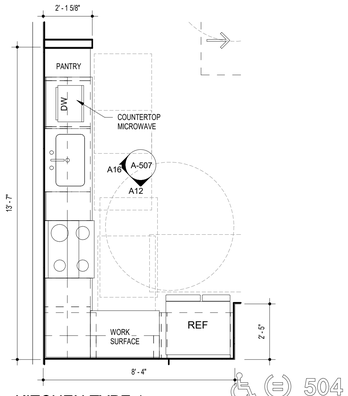
G6 SECTION FOR ELECTRICAL OUTLET IN UNITS (UFAS/ TYPE A)
3" = 1'-0"



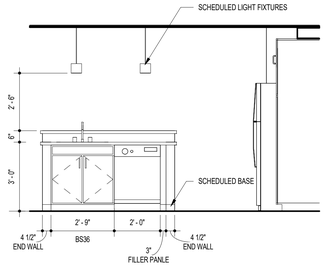
A16 KITCHEN TYPE 1 - VIEW A
3/8" = 1'-0"



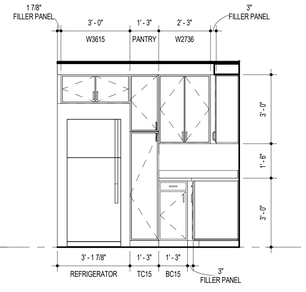
A12 KITCHEN TYPE 1 - VIEW B
3/8" = 1'-0"



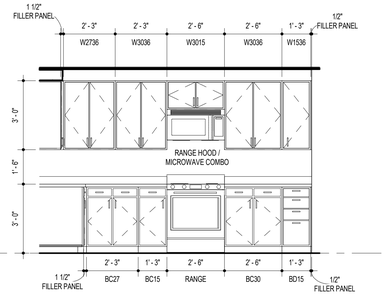
A10 KITCHEN TYPE 1
3/8" = 1'-0"



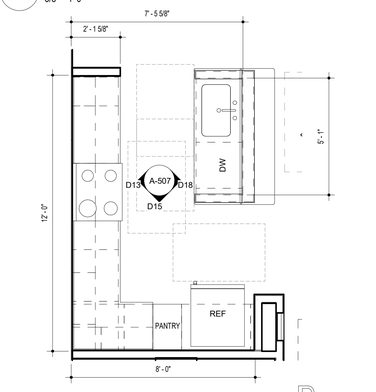
D18 KITCHEN TYPE 2 - VIEW A
3/8" = 1'-0"



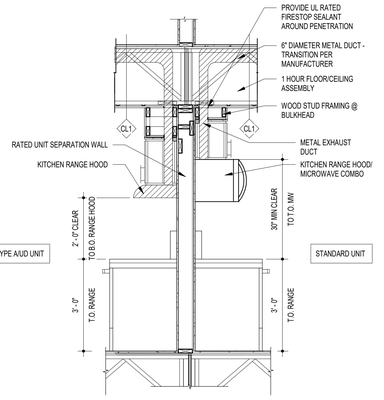
D15 KITCHEN TYPE 2 - VIEW B
3/8" = 1'-0"



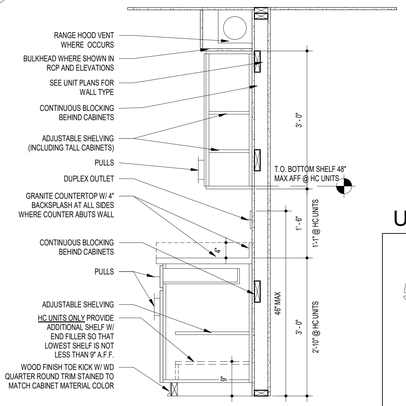
D13 KITCHEN TYPE 2 - VIEW C
3/8" = 1'-0"



D10 KITCHEN TYPE 2
3/8" = 1'-0"



D6 UNITS - KITCHEN RANGE HOOD EXHAUST w/ MW
1/2" = 1'-0"



A6 TYP. KITCHEN CABINET SECTION
3/4" = 1'-0"

KITCHEN PLAN/ELEVATION NOTES

1. DIMENSIONS ON PLANS ARE TO FACE OF STUD. DIMENSIONS ON ELEVATIONS ARE TO FACE OF FINISH. IF A QUESTION REGARDING A DIMENSION OCCURS, REQUEST CLARIFICATION FROM THE ARCHITECT.
2. IN ACCESSIBLE UNITS, ALL PIPES AND VALVES UNDER SINKS, INCLUDING GARBAGE DISPOSAL, SHALL BE INSULATED.
3. COUNTER BACK SPLASH RETURNS AT ALL WALLS.
4. IN ACCESSIBLE UNITS CABINETS HAVE SHORTENED BASE TO ACHIEVE FINISHED HEIGHT.
5. WALL BASE TO RUN ON WALL AND CABINET AROUND REFRIGERATOR AND UNDER PASS THROUGHS WHERE APPLICABLE.
6. PROVIDE CONTINUOUS SHELF INTO BLIND CORNERS OF WALL CABINETS.
7. ALL KITCHEN CABINETS TO HAVE 5" PULL HANDLES WITH SATIN NICKEL FINISH. JEFFREY ALEXANDER 178SN OR EQUAL. COORDINATE WITH SPECIFICATIONS.
8. PROVIDE SHELVES IN CABINETS AS PER TYPICAL CABINET DETAIL ON THIS SHEET.
9. IN ACCESSIBLE UNIT, KITCHEN SINK TO BE SHALLOW TYPE W/ DRAIN AT REAR OF SINK.
10. SEAL COUNTERTOP SIDE AT BACKSPLASHES WITH MATCHING COLOR SEALANT.
11. IN ACCESSIBLE UNITS PROVIDE SEPARATE SWITCH FOR RANGE HOOD, LIGHT, AND FAN PER ACCESSIBLE MOUNTING HEIGHT REQUIREMENTS - SEE ELEVATIONS.
12. PROVIDE METAL STRAP BLOCKING WHEN USING METAL STUD CONTRUCTION, AND 2X BLOCKING WHEN USING WOOD STUD CONTRUCTION FOR CABINET AND ACCESSORY SUPPORT.
13. AT ACCESSIBLE KITCHENS, THE KITCHEN FLOOR FINISH MUST EXTEND UNDER THE REMOVABLE CABINET, THE WALL BEHIND THE CABINET MUST BE FINISHED, AND A BASEBOARD MATCHING THAT INSTALLED IN OTHER AREAS OF THE DWELLING UNIT SHALL BE PERMANENTLY INSTALLED BEHIND THE CABINET.

CABINET NOTES

BC	___	BASE CABINET, WIDTH (INCHES)
BD	___	BASE DRAWER UNIT , WIDTH (INCHES)
BS	___	BASE SINK UNIT , WIDTH (INCHES)
TC	___	TALL PANTRY UNIT , WIDTH (INCHES)
W	___ ___	WALL CABINET, WIDTH, HEIGHT (INCHES)

UNIT ACCESSIBILITY SYMBOLS

- ANSI (TYPE A WHEN IN UNIT)
- 504 UFAS/SECTION 504
- B ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- RI ROLL-IN SHOWER

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2nd Floor
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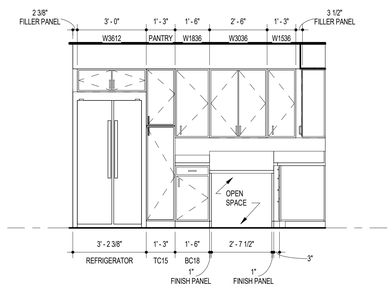
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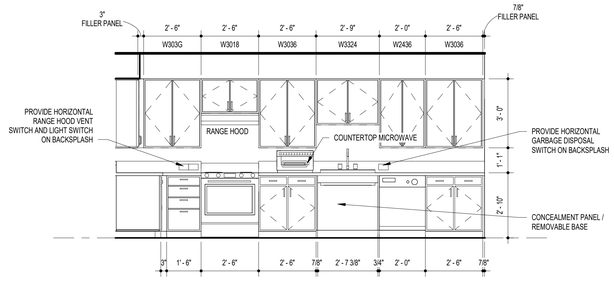
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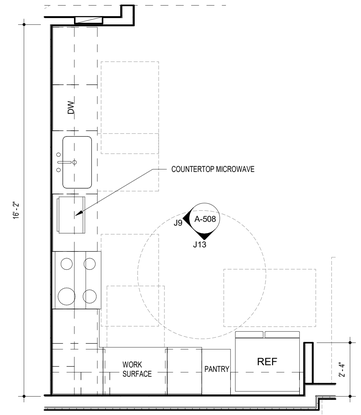
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J13 KITCHEN TYPE 8 - VIEW A
3/8" = 1'-0"

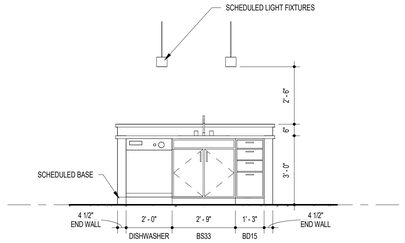


J9 KITCHEN TYPE 8 - VIEW B
3/8" = 1'-0"

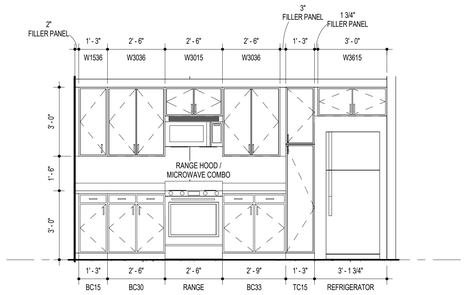


J5 KITCHEN TYPE 8
3/8" = 1'-0"

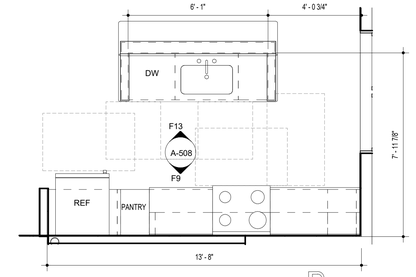
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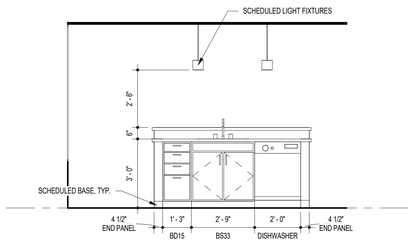
F13 KITCHEN TYPE 7 - VIEW A
3/8" = 1'-0"



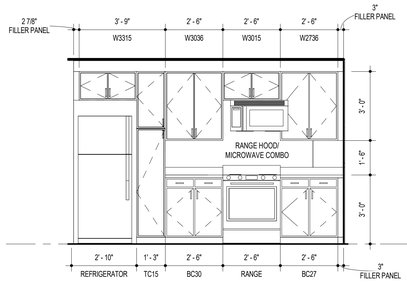
F9 KITCHEN TYPE 7 - VIEW B
3/8" = 1'-0"



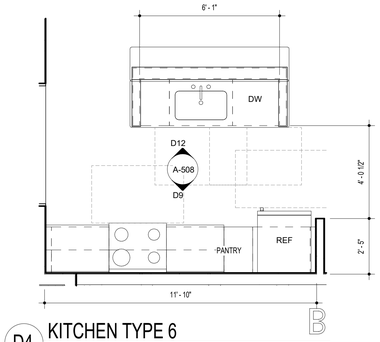
F4 KITCHEN TYPE 7
3/8" = 1'-0"



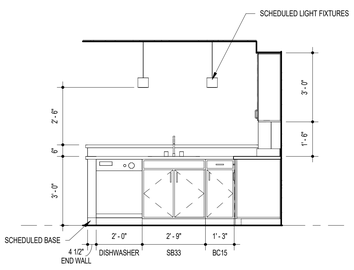
D12 KITCHEN TYPE 6 - VIEW A
3/8" = 1'-0"



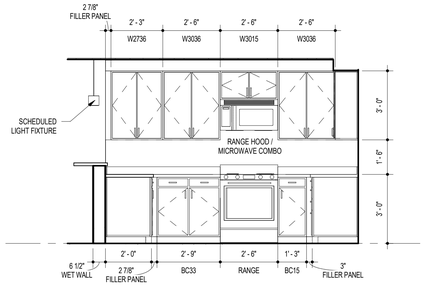
D9 KITCHEN TYPE 6 - VIEW B
3/8" = 1'-0"



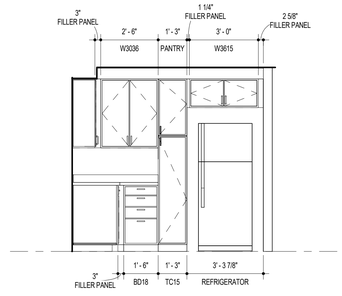
D4 KITCHEN TYPE 6
3/8" = 1'-0"



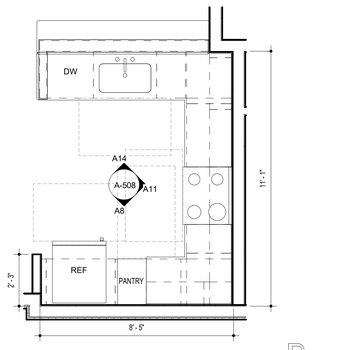
A14 KITCHEN TYPE 5 - VIEW A
3/8" = 1'-0"



A11 KITCHEN TYPE 5 - VIEW B
3/8" = 1'-0"



A8 KITCHEN TYPE 5 - VIEW C
3/8" = 1'-0"



A4 KITCHEN TYPE 5
3/8" = 1'-0"

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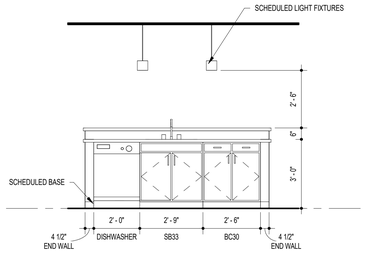
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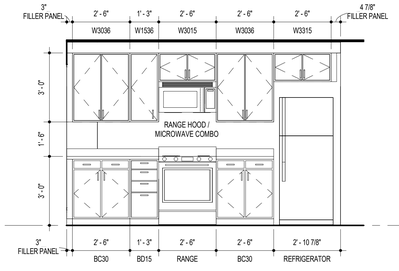
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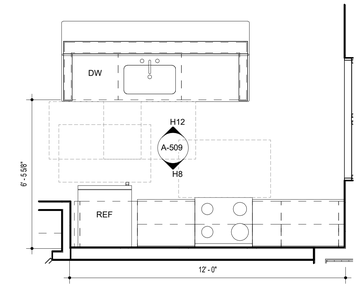
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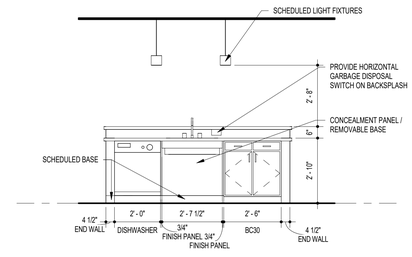
H12 KITCHEN TYPE 11 - VIEW A
3/8" = 1'-0"



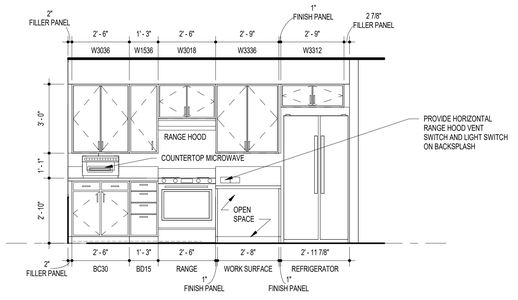
H8 KITCHEN TYPE 11 - VIEW B
3/8" = 1'-0"



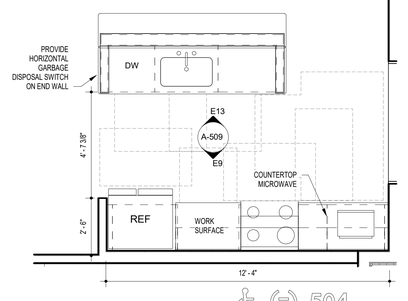
H4 KITCHEN TYPE 11
3/8" = 1'-0"



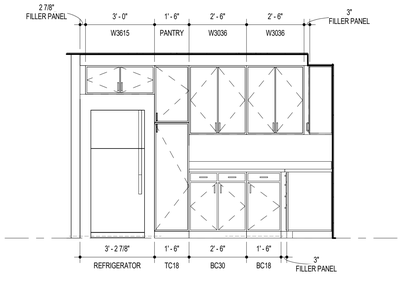
E13 KITCHEN TYPE 10 - VIEW A
3/8" = 1'-0"



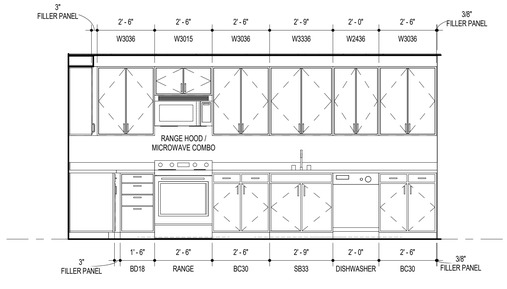
E9 KITCHEN TYPE 10 - VIEW B
3/8" = 1'-0"



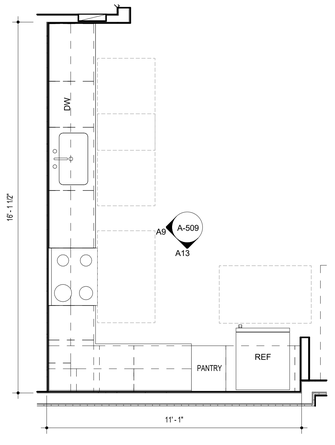
E5 KITCHEN TYPE 10
3/8" = 1'-0"



A13 KITCHEN TYPE 9 - VIEW A
3/8" = 1'-0"



A9 KITCHEN TYPE 9 - VIEW B
3/8" = 1'-0"



A5 KITCHEN TYPE 9
3/8" = 1'-0"

B

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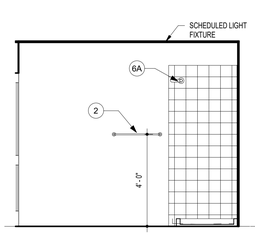
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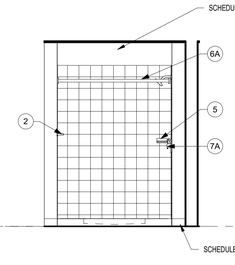
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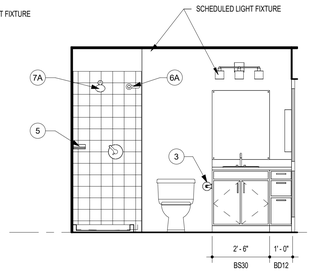
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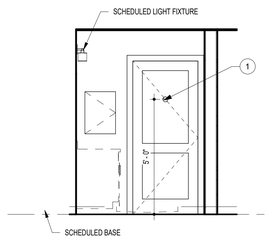
K18 BATHROOM 5 - VIEW A
3/8" = 1'-0"



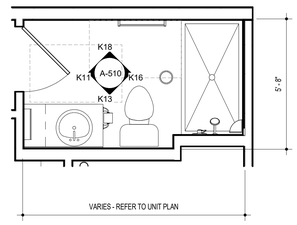
K16 BATHROOM 5 - VIEW B
3/8" = 1'-0"



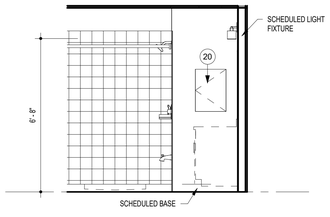
K13 BATHROOM 5 - VIEW C
3/8" = 1'-0"



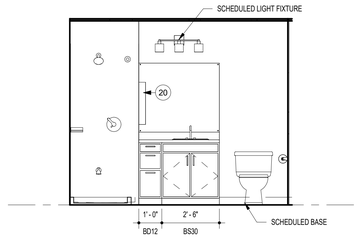
K11 BATHROOM 5 - VIEW D
3/8" = 1'-0"



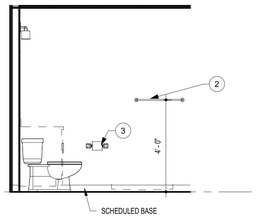
K8 BATHROOM TYPE 5
3/8" = 1'-0"



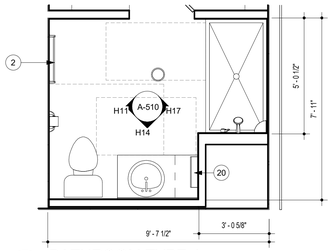
H17 BATHROOM TYPE 4 - VIEW A
3/8" = 1'-0"



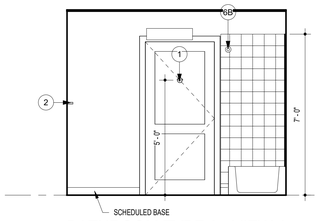
H14 BATHROOM TYPE 4 - VIEW B
3/8" = 1'-0"



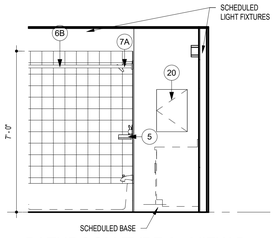
H11 BATHROOM TYPE 4 - VIEW C
3/8" = 1'-0"



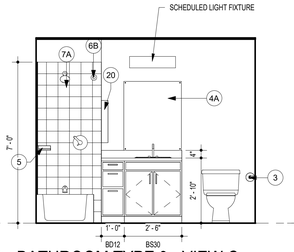
H9 BATHROOM TYPE 4
3/8" = 1'-0"



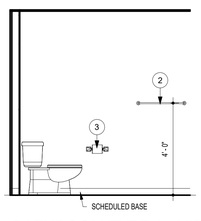
F18 BATHROOM TYPE 3 - VIEW A
3/8" = 1'-0"



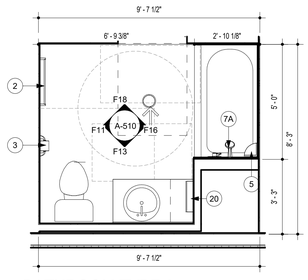
F16 BATHROOM TYPE 3 - VIEW B
3/8" = 1'-0"



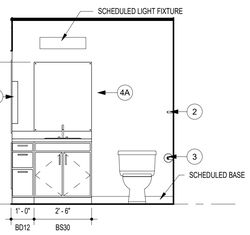
F13 BATHROOM TYPE 3 - VIEW C
3/8" = 1'-0"



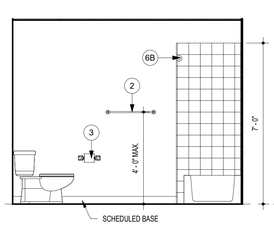
F11 BATHROOM TYPE 3 - VIEW D
3/8" = 1'-0"



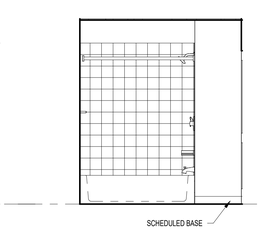
F8 BATHROOM TYPE 3
3/8" = 1'-0"



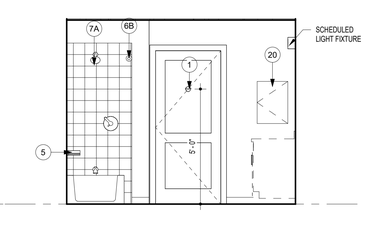
C18 BATHROOM TYPE 2 - VIEW A
3/8" = 1'-0"



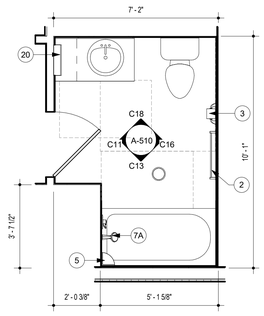
C16 BATHROOM TYPE 2 - VIEW B
3/8" = 1'-0"



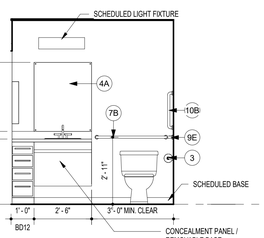
C13 BATHROOM TYPE 2 - VIEW C
3/8" = 1'-0"



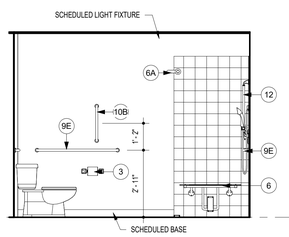
C11 BATHROOM TYPE 2 - VIEW D
3/8" = 1'-0"



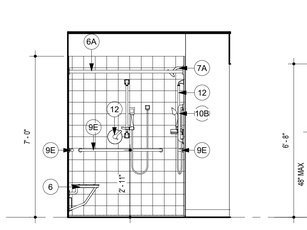
C8 BATHROOM TYPE 2
3/8" = 1'-0"



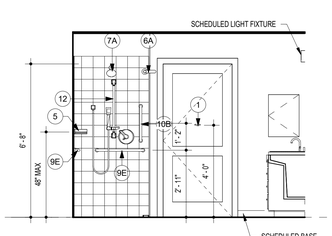
A18 BATHROOM TYPE 1 - VIEW A
3/8" = 1'-0"



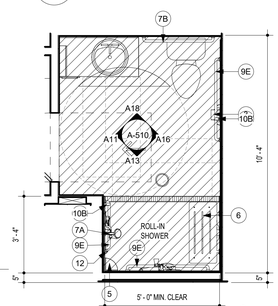
A16 BATHROOM TYPE 1 - VIEW B
3/8" = 1'-0"



A13 BATHROOM TYPE 1 - VIEW C
3/8" = 1'-0"

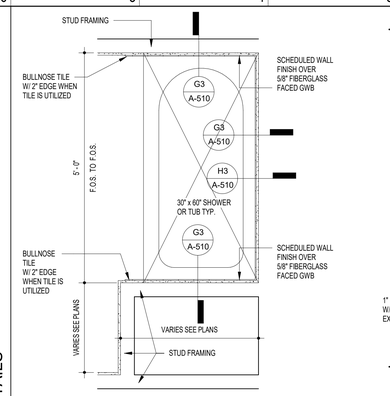


A11 BATHROOM TYPE 1 - VIEW D
3/8" = 1'-0"

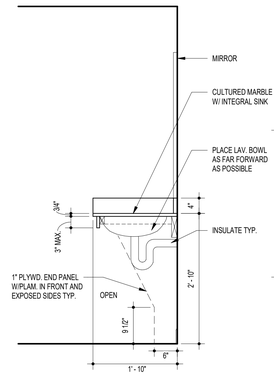


A8 BATHROOM TYPE 1
3/8" = 1'-0"

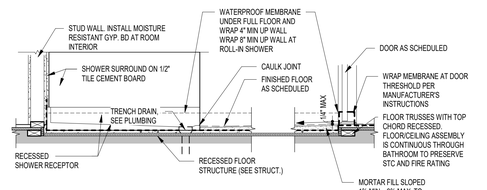
504 R-I



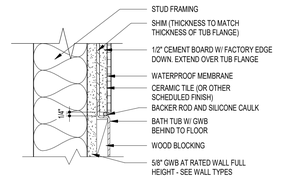
K5 CERAMIC TILE AT BATH TUB
3/4" = 1'-0"



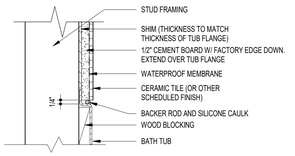
K3 TYPICAL UFAS SINK SECTION
3/4" = 1'-0"



H5 ROLL-IN SHOWER RECEPTOR SECTION
3/4" = 1'-0"

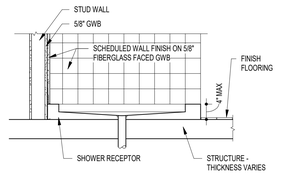


H3 TUB SECTION AT RATED WALL
3" = 1'-0"



G3 WALL SECTION AT TUB (TYP.)
3" = 1'-0"

UNIT ACCESSIBILITY SYMBOLS



L3 SHOWER RECEPTOR SECTION
3/4" = 1'-0"

- ANSI (TYPE A WHEN IN UNIT)
- UFAS/SECTION 504
- ANSI TYPE B
- VISION AND HEARING IMPAIRMENT (VHI)
- UNIVERSAL DESIGN
- ROLL-IN SHOWER

TYPICAL BATHROOM NOTES

1. DIMENSIONS INDICATED ON BATHROOM PLANS ARE TO FACE OF STUD AND ON ELEVATIONS ARE TO FINISH MATERIAL.
2. ALL ACCESSORIES ARE SURFACE MOUNTED UNLESS NOTED OTHERWISE.
3. TOILET FLUSH CONTROL SHALL BE LOCATED ON OPEN SIDE OF TOILET (NOT WALL SIDE).
4. SHOWERS, EXCEPT IN ACCESSIBLE UNITS, TO HAVE CURBS (4" MAX HIGH).
5. PROVIDE 2X BLOCKING BETWEEN STUDS AROUND ALL TUBS, SHOWERS, AND TOILETS FOR ATTACHMENT OF ACCESSORIES (INCLUDING GRAB BARS).
6. ACCESSIBLE UNIT SHOWERS AND BATHS SHALL HAVE OFFSET CONTROLS W/TUB HAVING OFFSET DIVERTER. SHOWER CONTROLS SHALL BE OFFSET, 4'-0" MAX. ABOVE SHOWER FLOOR. SEE ELEVATIONS. BATHTUB CONTROLS SHALL BE OFFSET, BETWEEN RIM OF TUB AND GRAB BAR. SEE ELEVATION.
7. PROVIDE CONTINUOUS 2X BLOCKING AROUND ALL BATHROOMS AS SHOWN ON ACCESSIBILITY DETAIL FRONT END SHEETS. REINFORCEMENT LOCATIONS ARE FOR ALL BATHROOMS INCLUDING ACCESSIBLE AND NON-ACCESSIBLE UNITS, AND COMMON AREAS.
8. ACCESSIBLE UNIT SHOWERS ARE TO HAVE COMPRESSIBLE WATER RETAINER AND REMOVABLE SEAT.
9. FOR ADDITIONAL INFORMATION ON TOILET ACCESSORIES, MODEL NUMBERS, MANUFACTURERS, ETC. SEE SPECIFICATIONS.
10. **ALL BATH AND SHOWER CONTROLS TO BE OFFSET.**

TOILET ACCESSORY SCHEDULE

NUMBER	EQUIPMENT	MOUNTING HEIGHT
1	Robe and Towel Hook	5'-0" CL
2	24" TOWEL BAR	<varies>
2B	18" TOWEL BAR	<varies>
3	TOILET PAPER HOLDER	2'-0" TO CL OF ROLL
4A	30" X 36" VANITY MIRROR	TOP OF BACKSPLASH
4D	42" X 36" VANITY MIRROR	TOP OF BACKSPLASH
4E	33" X 36" VANITY MIRROR	TOP OF BACKSPLASH
5	SOAP DISH	SEE ELEVATION
5A	SOAP DISH	2'-0" TO TOP @ TUB; 4'-0" TO TOP @ SHOWER
6	SHOWER SEAT - RECTANGULAR	
6A	SHOWER CURTAIN ROD - CURVED	6'-4" CL
6B	SHOWER CURTAIN ROD - STRAIGHT	6'-4" CL
7A	SHOWER HEAD	<varies>
7B	HORIZONTAL GRAB BARS 36"	SEE ELEVATION
9E	HORIZONTAL GRAB BAR 42"	SEE ELEVATION
10B	VERTICAL GRAB BAR 18"	40" TO CL OF BOTTOM FLANGE
12	SHOWER FAUCET WITH OFFSET CONTROLS	6'-6" TO FAUCET 3'-6" TO CONTROLS
13	SOAP DISPENSER	SEE ELEVATION
15	SURFACE-MOUNTED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE	SEE ELEVATION
17	SANITARY NAPKIN DISPOSAL	SEE ELEVATION
20	SURFACE MOUNTED MEDICINE CABINET	3'-6" MAX TO BOTTOM SHELF
22	BABY CHANGING STATION	SEE ELEVATION

TYPICAL BATHROOM DETAILS

123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
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BATHROOM PLANS, ELEVATIONS, & DETAILS

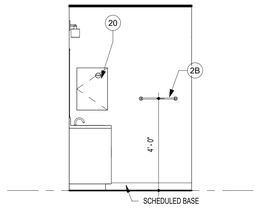
ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / IS.
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

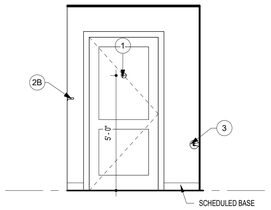
A-510
06/30/2026
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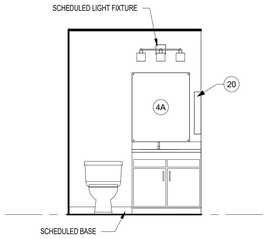
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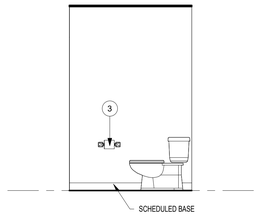
K17 BATHROOM TYPE 9 - VIEW A
3/8" = 1'-0"



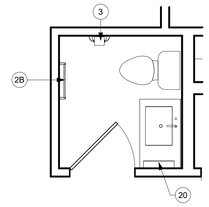
K14 BATHROOM TYPE 9 - VIEW B
3/8" = 1'-0"



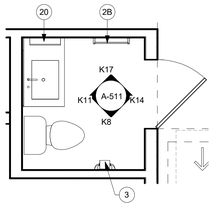
K11 BATHROOM TYPE 9 - VIEW C
3/8" = 1'-0"



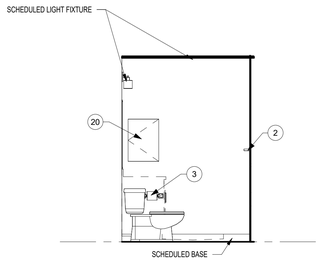
K8 BATHROOM TYPE 9 - VIEW D
3/8" = 1'-0"



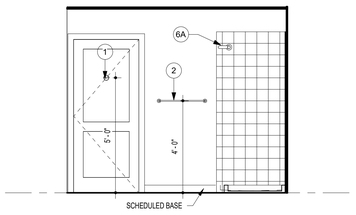
K5 BATHROOM TYPE 9 - ALT.
3/8" = 1'-0"



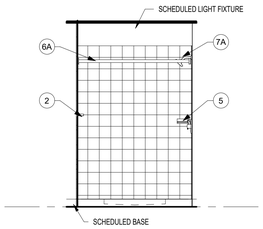
K3 BATHROOM TYPE 9
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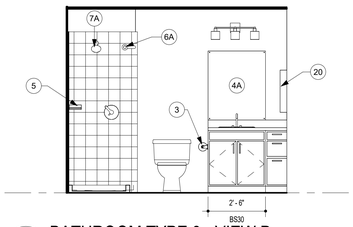
G17 BATHROOM TYPE 8 - VIEW A
3/8" = 1'-0"



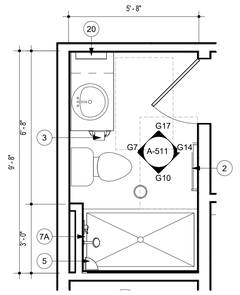
G14 BATHROOM TYPE 8 - VIEW B
3/8" = 1'-0"



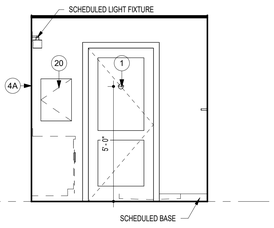
G10 BATHROOM TYPE 8 - VIEW C
3/8" = 1'-0"



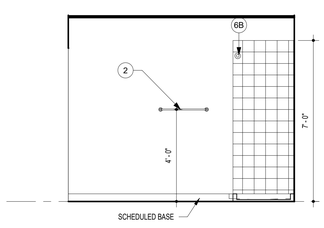
G7 BATHROOM TYPE 8 - VIEW D
3/8" = 1'-0"



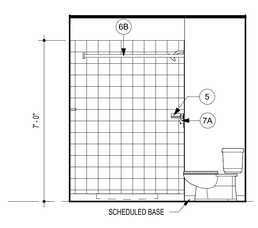
G4 BATHROOM TYPE 8
3/8" = 1'-0"



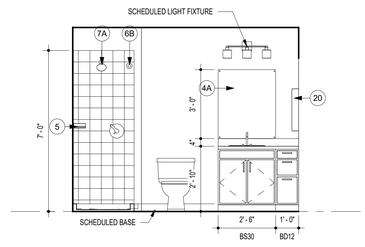
D17 BATHROOM TYPE 7 - VIEW A
3/8" = 1'-0"



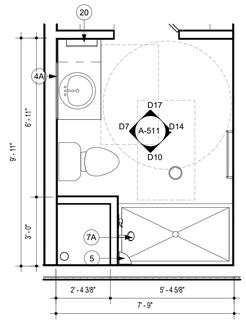
D14 BATHROOM TYPE 7 - VIEW B
3/8" = 1'-0"



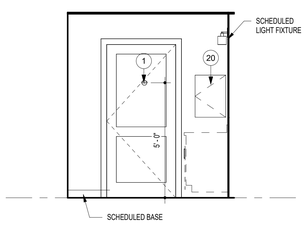
D10 BATHROOM TYPE 7 - VIEW C
3/8" = 1'-0"



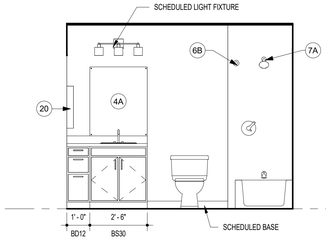
D7 BATHROOM TYPE 7 - VIEW D
3/8" = 1'-0"



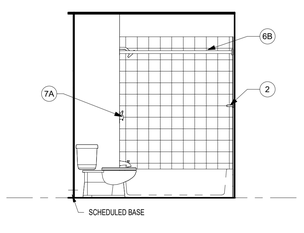
D4 BATHROOM TYPE 7
3/8" = 1'-0"



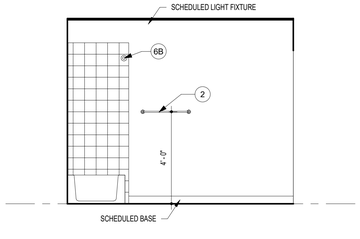
A17 BATHROOM TYPE 6 - VIEW A
3/8" = 1'-0"



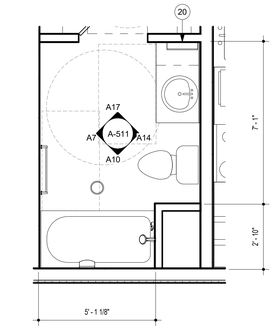
A14 BATHROOM TYPE 6 - VIEW B
3/8" = 1'-0"



A10 BATHROOM TYPE 6 - VIEW C
3/8" = 1'-0"



A7 BATHROOM TYPE 6 - VIEW D
3/8" = 1'-0"



A4 BATHROOM TYPE 6
3/8" = 1'-0"

GRIMM AND PARKER
123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
www.grimmandparker.com

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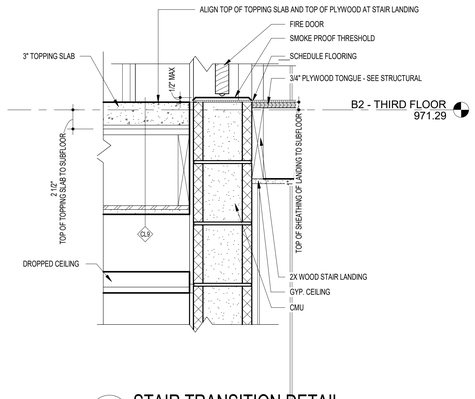
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05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-511

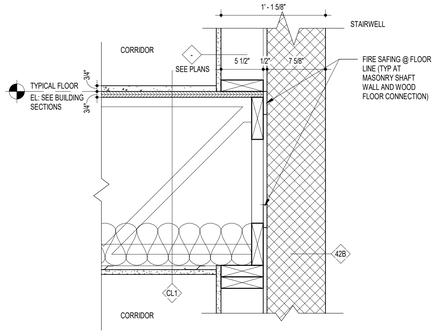
06/30/2026
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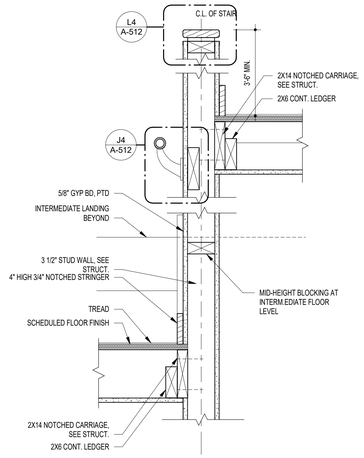
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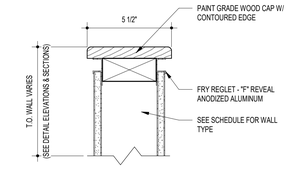
J16 STAIR TRANSITION DETAIL
1 1/2" = 1'-0"



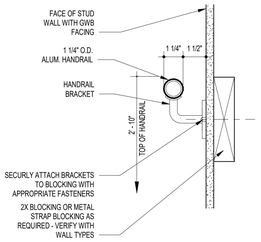
J11 SECTION - FLOOR/ CELING ASSEMBLY
1 1/2" = 1'-0"



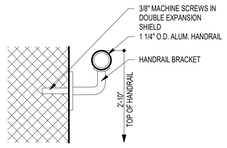
J5 WOOD STAIRS DETAIL AT CENTER WALL - GWB
1 1/2" = 1'-0"



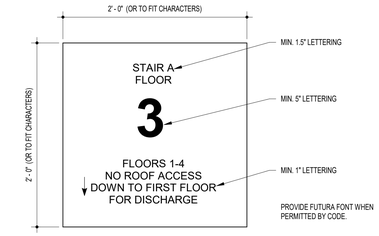
L4 WOOD CAP @ STAIR LOW WALL
3" = 1'-0"



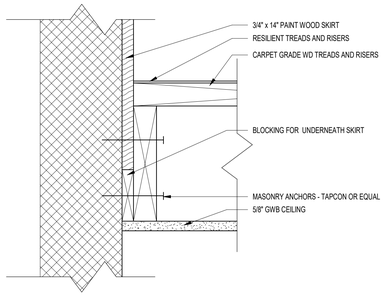
J4 HANDRAIL DETAIL @ GWB WALL
3" = 1'-0"



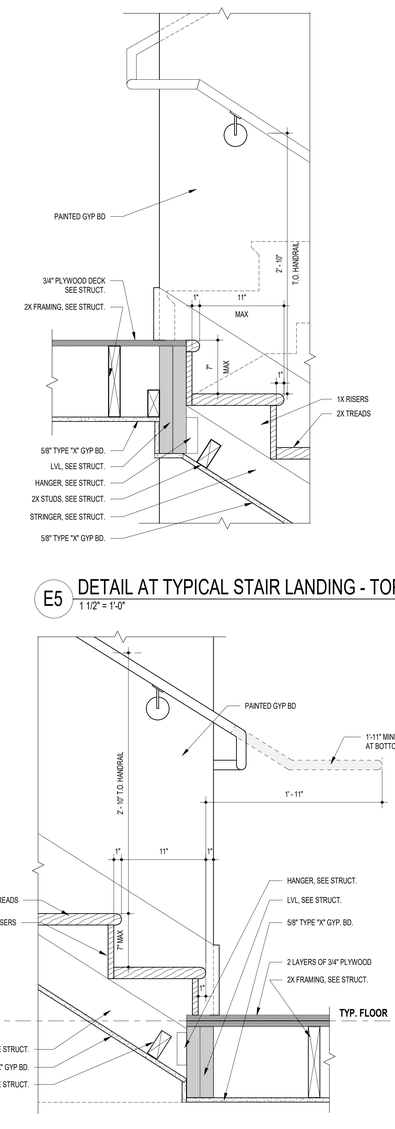
G11 HANDRAIL @ MASONRY WALL
3" = 1'-0"



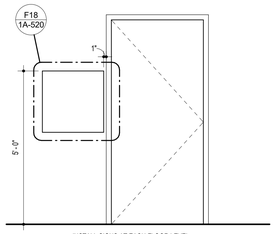
G5 STAIR SIGNAGE LETTERING DETAIL B2-B3
1 1/2" = 1'-0"



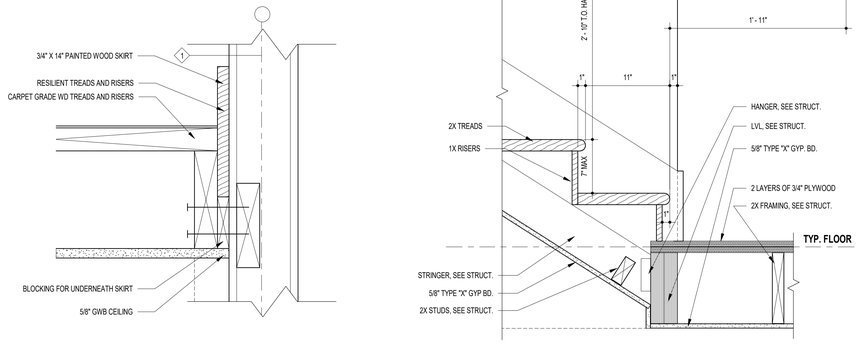
E11 WOOD STAIR AT WALL - CMU
3" = 1'-0"



E5 DETAIL AT TYPICAL STAIR LANDING - TOP
1 1/2" = 1'-0"



D4 STAIR SIGNAGE MOUNTING DETAIL B2-B3
1/2" = 1'-0"



A11 WOOD STAIR DETAIL AT WALL - GWB
3" = 1'-0"

A5 DETAIL AT TYPICAL STAIR LANDING - BOTTOM
1 1/2" = 1'-0"

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STAIR DETAILS

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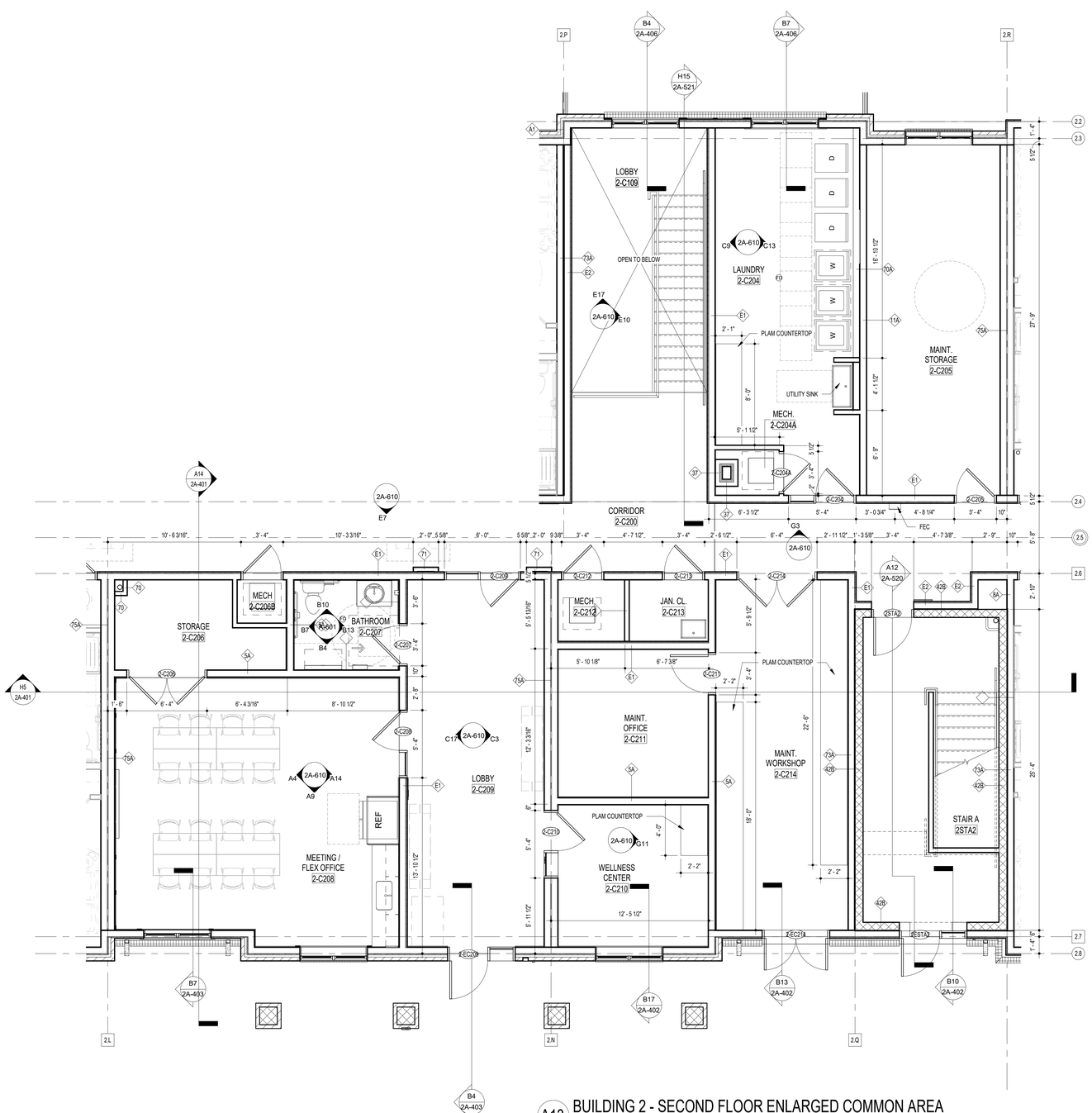
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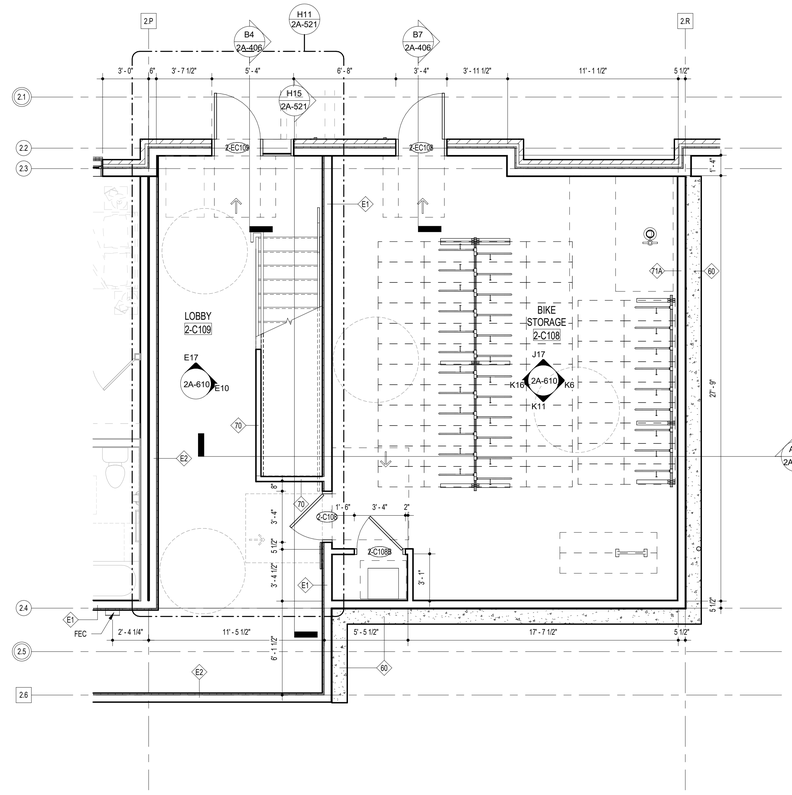
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A13 BUILDING 2 - SECOND FLOOR ENLARGED COMMON AREA
1/4" = 1'-0"



E5 BUILDING 2 - FIRST FLOOR ENLARGED COMMON AREA
1/4" = 1'-0"

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BUILDING 2 ENLARGED COMMON AREA PLANS

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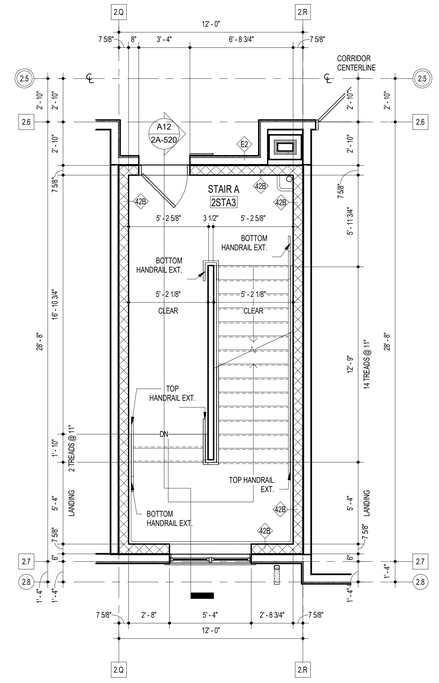
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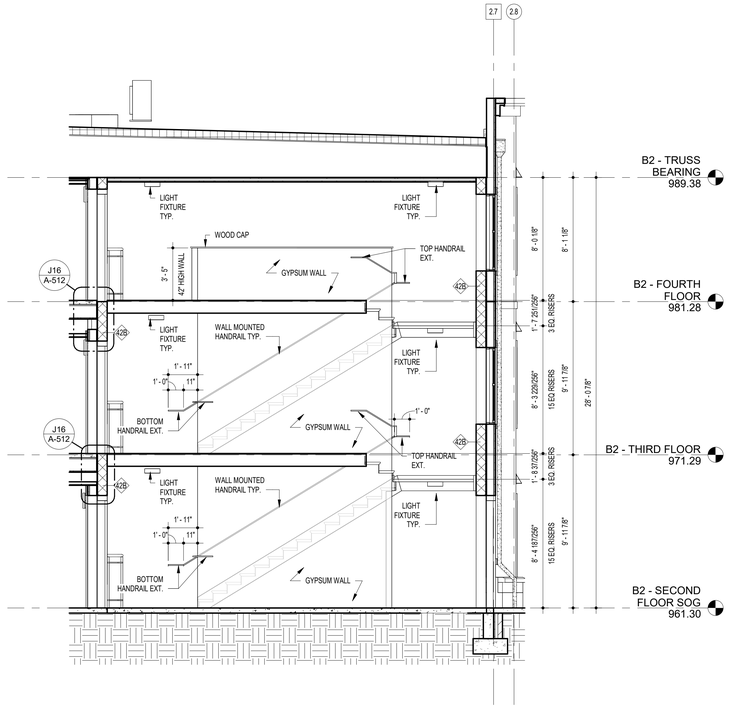
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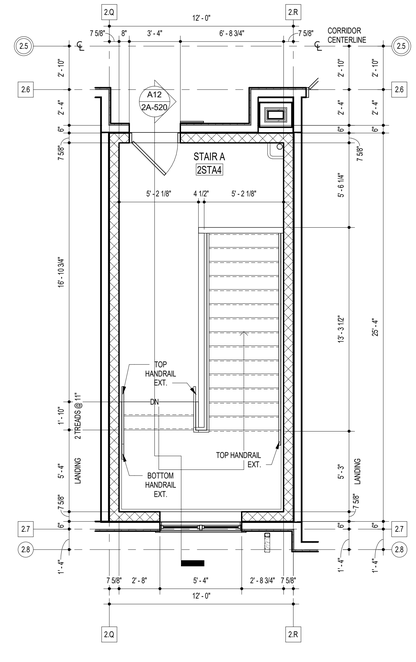
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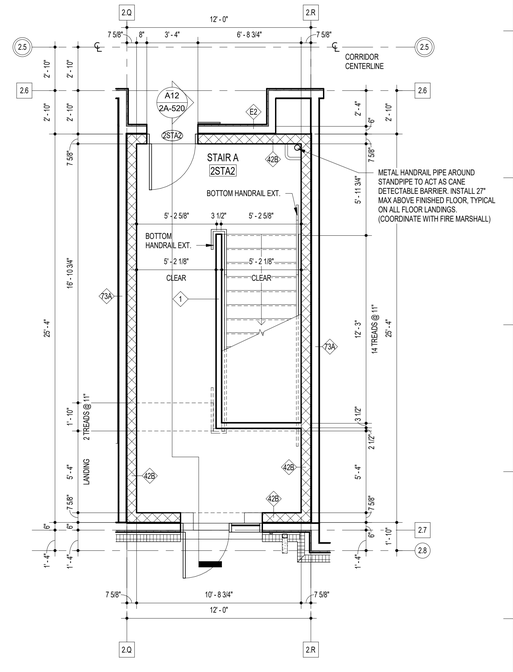
G4 B2 - STAIR A - THIRD FLOOR
1/4" = 1'-0"



A12 B2 - STAIR A SECTION
1/4" = 1'-0"



a7 B2 - STAIR A - FOURTH FLOOR
1/4" = 1'-0"



A4 B2 - STAIR A - SECOND FLOOR
1/4" = 1'-0"

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BUILDING 2 STAIR A PLANS, SECTIONS, AND DETAILS

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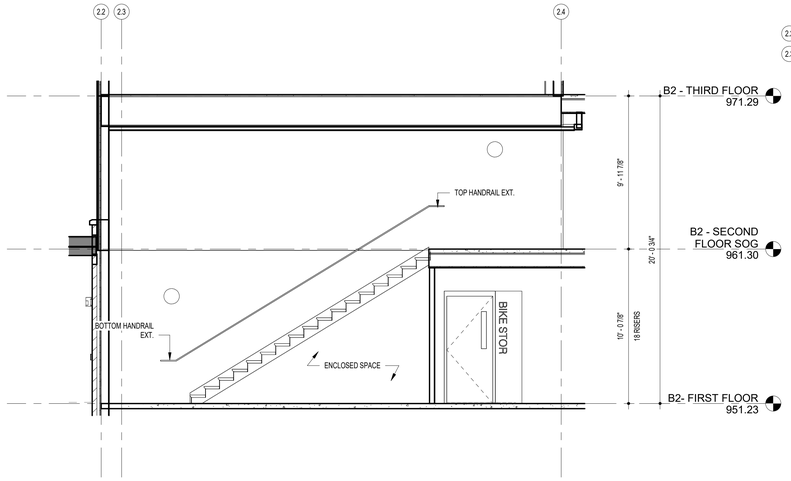
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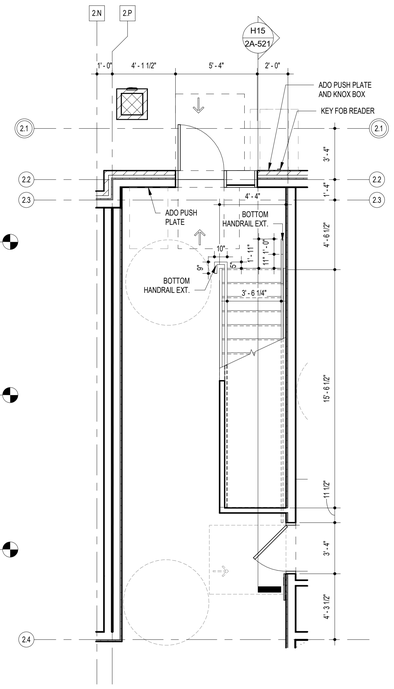
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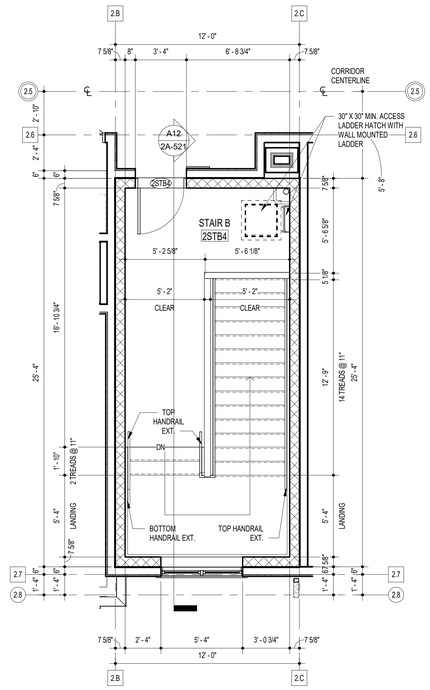
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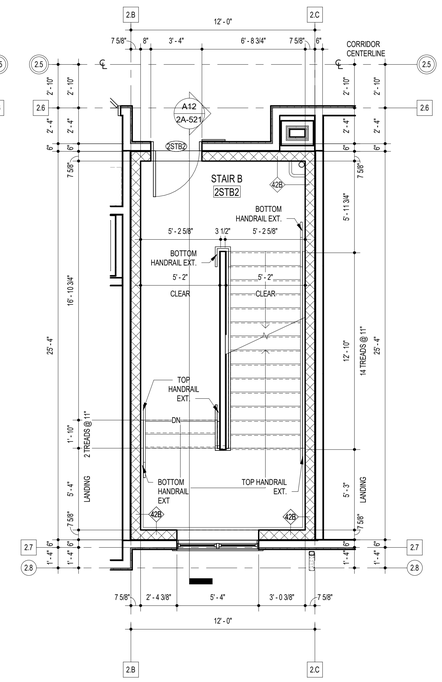
H15 B2 - STAIR C - SECTION
1/4" = 1'-0"



H11 B2 - STAIR C - FIRST FLOOR PLAN
1/4" = 1'-0"

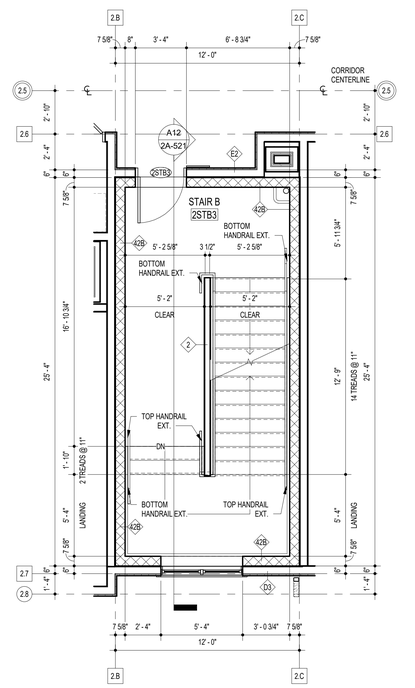


G7 B2 - STAIR B - FOURTH FLOOR PLAN
1/4" = 1'-0"

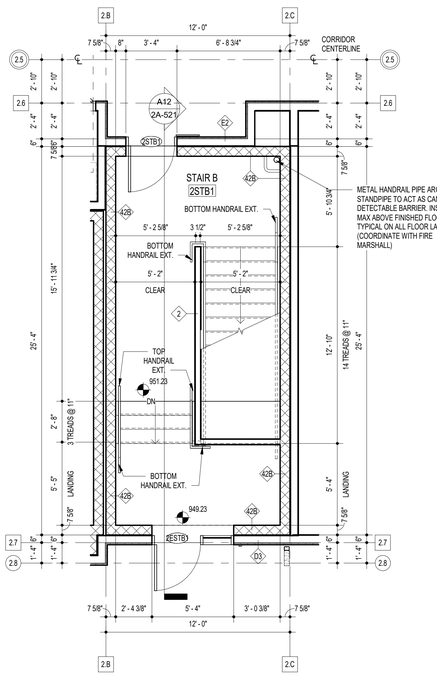


G4 B2 - STAIR B - SECOND FLOOR PLAN
1/4" = 1'-0"

A12 B2 - STAIR B SECTION
1/4" = 1'-0"



A7 B2 - STAIR B - THIRD FLOOR PLAN
1/4" = 1'-0"



A4 B2 - STAIR B - FIRST FLOOR PLAN
1/4" = 1'-0"

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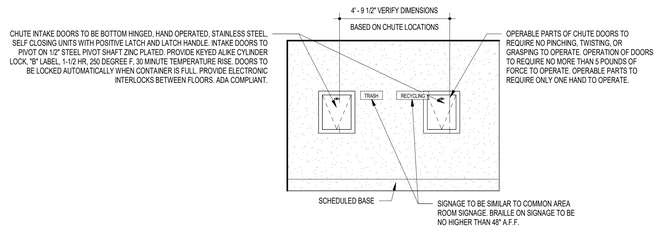
BUILDING 2 STAIR B AND C PLANS, SECTIONS, AND DETAILS
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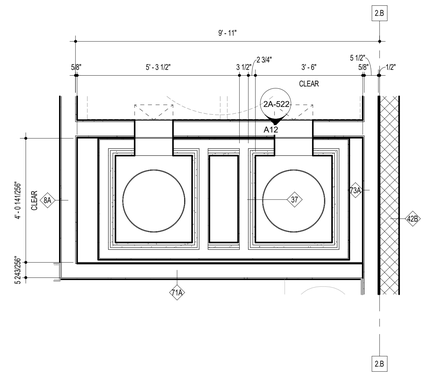
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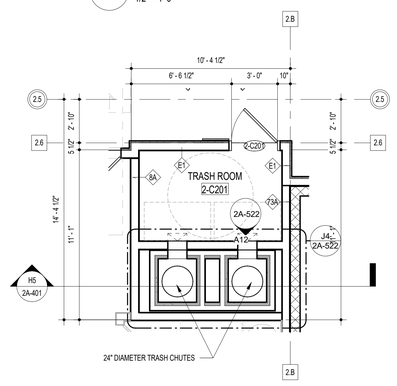
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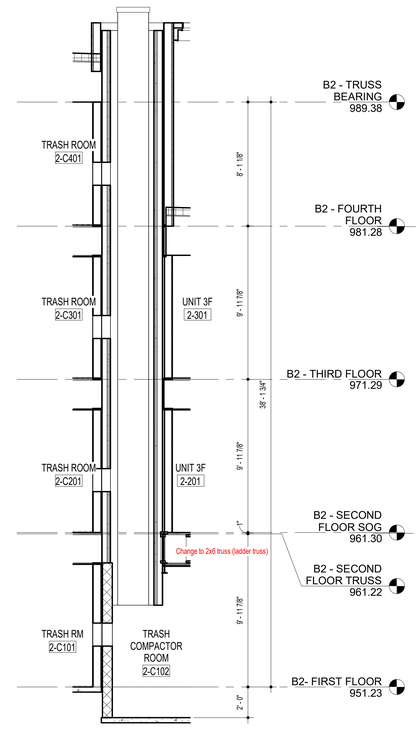
A12 TRASH ROOM ELEVATION - TYPICAL FLOOR
3/8" = 1'-0"



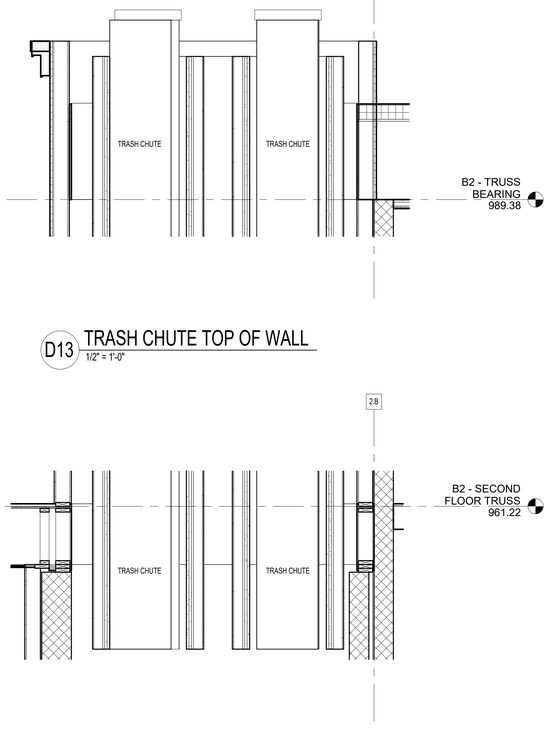
J4 B2 - TRASH CHUTES ENLARGED PLAN
1/2" = 1'-0"



G4 B2-TRASH ROOM - TYPICAL FLOOR
1/4" = 1'-0"

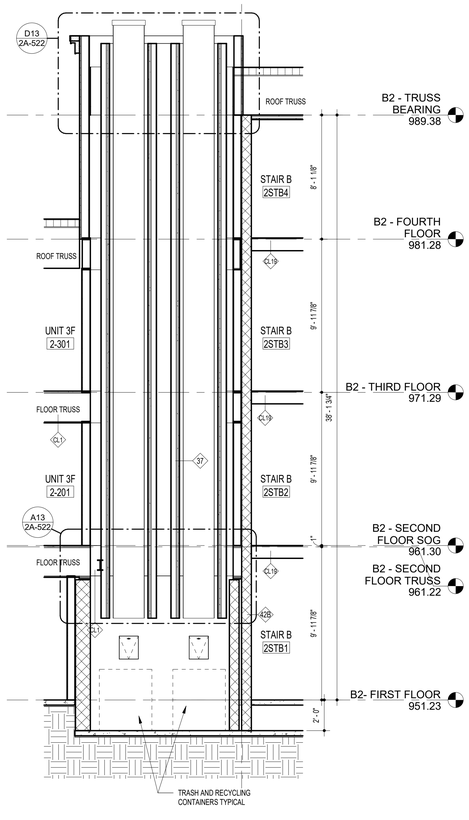


A17 B2 TRASH CHUTE CROSS SECTION
1/4" = 1'-0"

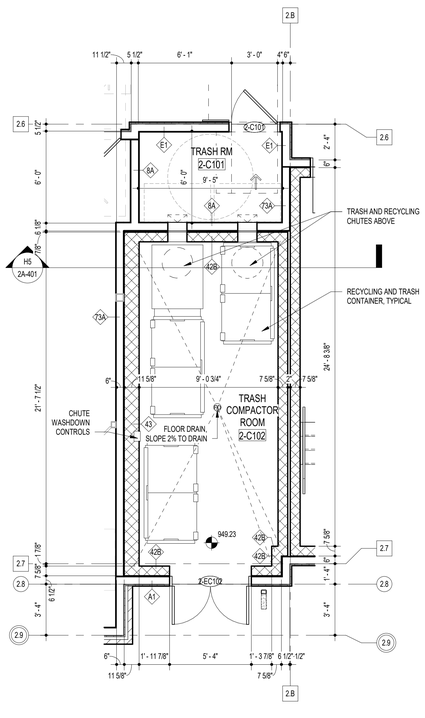


D13 TRASH CHUTE TOP OF WALL
1/2" = 1'-0"

A13 TRASH CHUTE BOTTOM SUPPORT DETAIL
1/2" = 1'-0"



A9 TRASH CHUTE SECTION
1/4" = 1'-0"



A4 B2- TRASH COMPACTOR ROOM
1/4" = 1'-0"

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TRASH ROOM PLANS, SECTIONS, AND DETAILS

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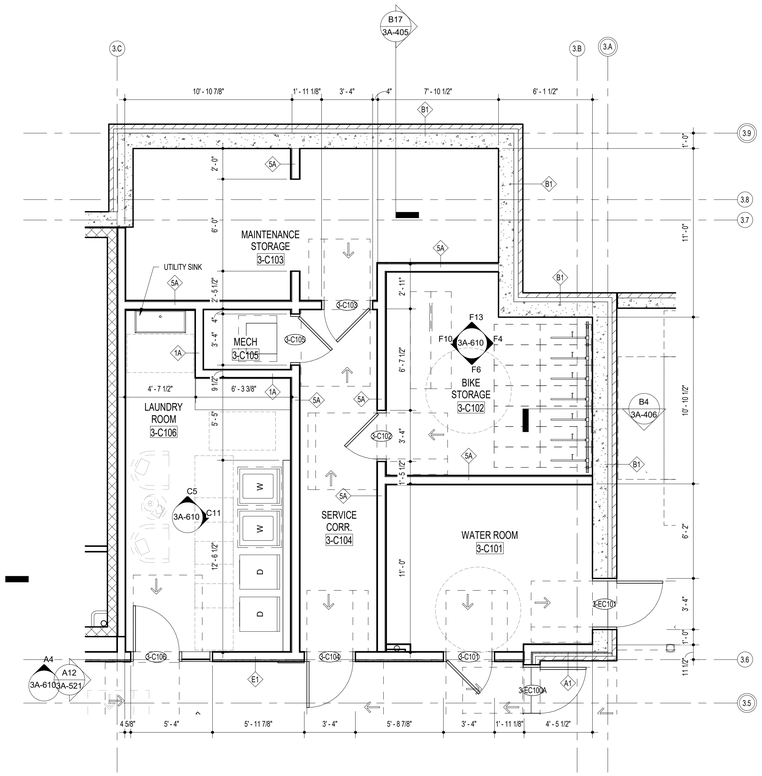
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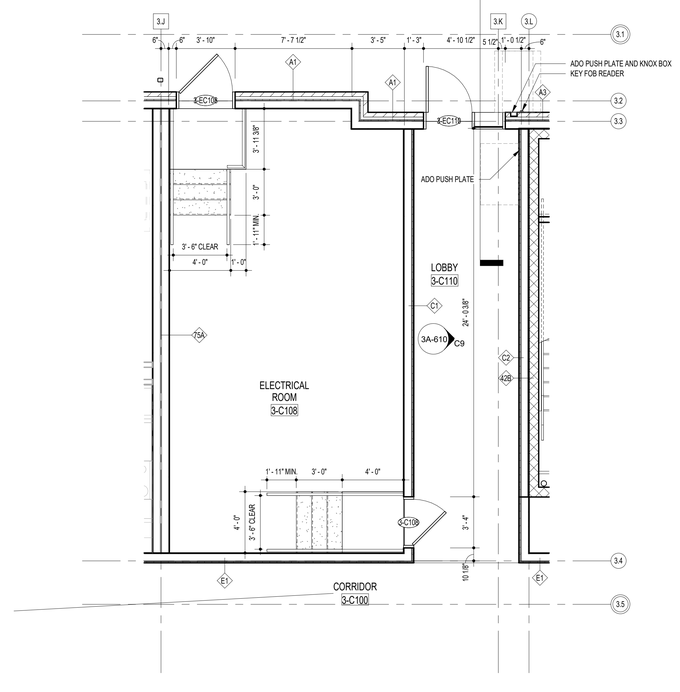
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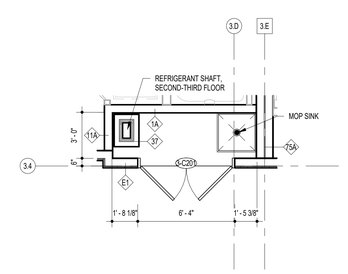
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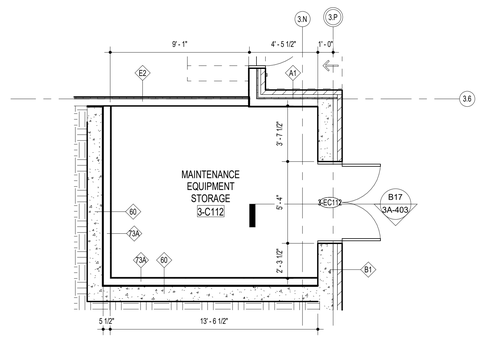
A14 LAUNDRY / BIKE / WATER / MAINT STOR - FIRST FLOOR
1/4" = 1'-0"



A9 ENLARGED ELEC / TELE DATA / LOBBY PLAN - FIRST FLOOR
1/4" = 1'-0"



D4 B3 - FIRST-3RD FLOOR - JAN. CLOSET
1/4" = 1'-0"



A4 ENLARGED GAS STORAGE ROOM PLAN
1/4" = 1'-0"

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BUILDING 3 ENLARGED FLOOR PLANS

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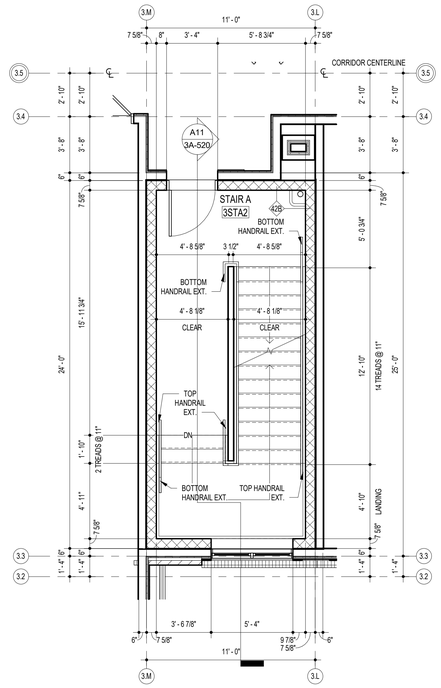
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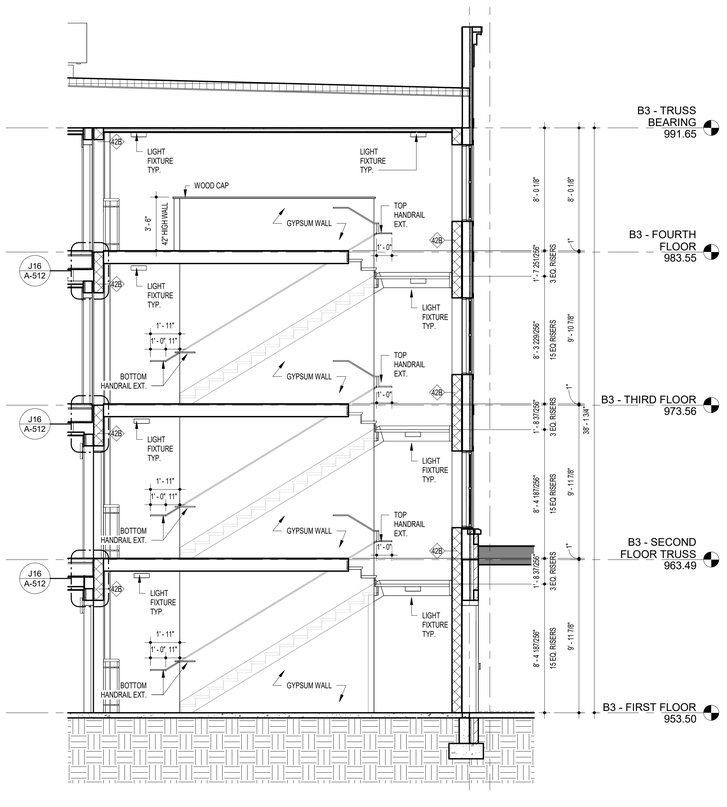
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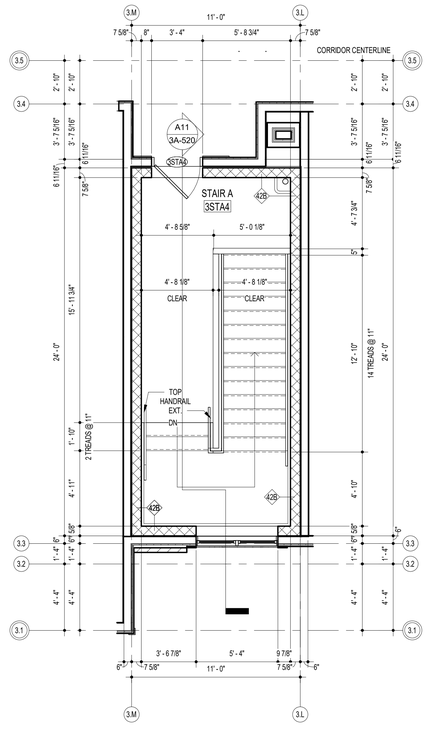
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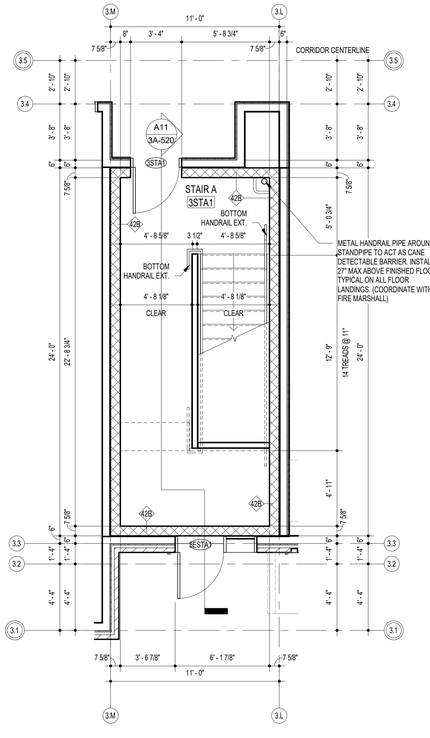
G4 B3 - STAIR A - SECOND AND THIRD FLOOR
1/4" = 1'-0"



A11 B3 - STAIR A - SECTION
1/4" = 1'-0"



A8 B3 - STAIR A - FOURTH FLOOR
1/4" = 1'-0"



A4 B3 - STAIR A - FIRST FLOOR
1/4" = 1'-0"

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BUILDING 3 STAIR A PLANS, SECTIONS, AND DETAILS

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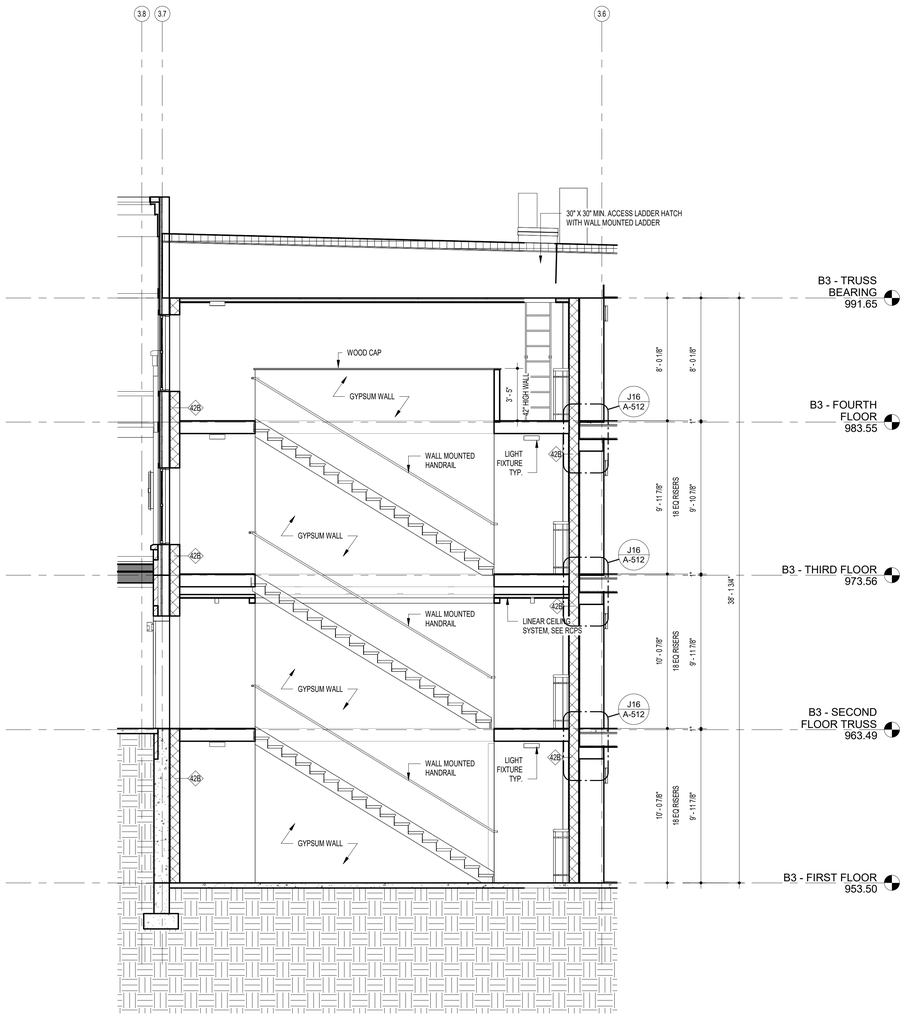
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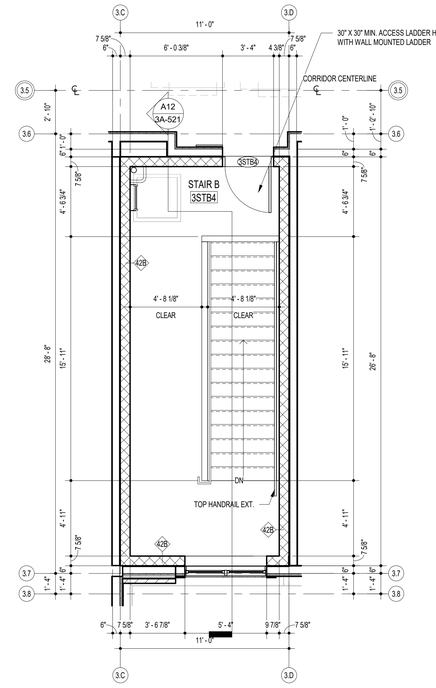
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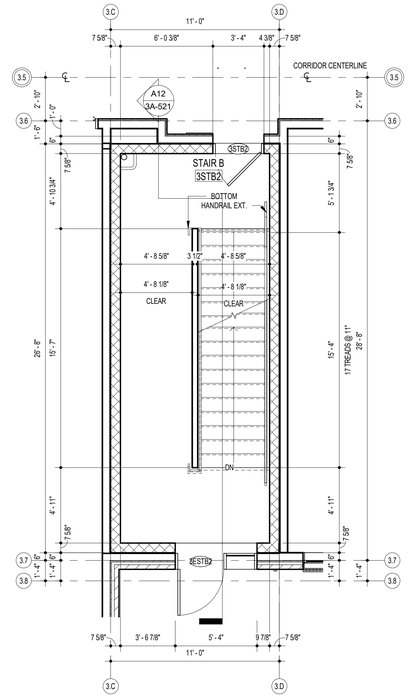
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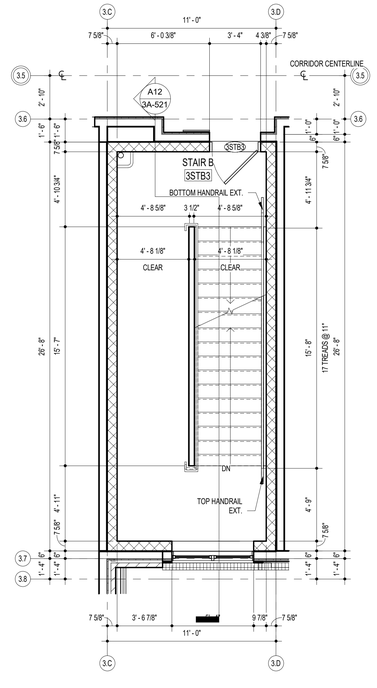
A12 B3 - STAIR B SECTION
1/4" = 1'-0"



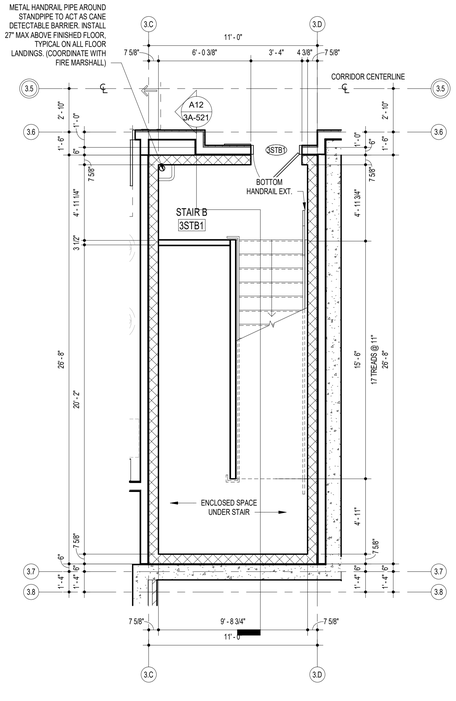
G8 B3 - STAIR B - FOURTH FLOOR
1/4" = 1'-0"



G4 B3 - STAIR B - SECOND FLOOR
1/4" = 1'-0"



A8 B3 - STAIR B - THIRD FLOOR
1/4" = 1'-0"



A4 B3 - STAIR B - FIRST FLOOR
1/4" = 1'-0"

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BUILDING 3 STAIR B PLANS, SECTIONS, AND DETAILS

ROANOKE GATEWAY
ROANOKE, VA 24022

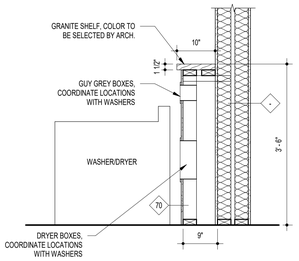
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3A-521

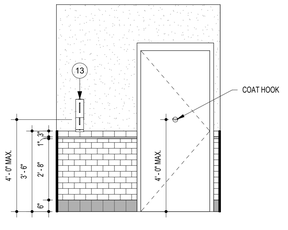
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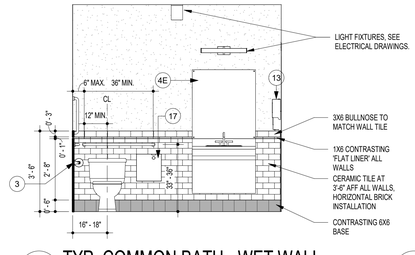
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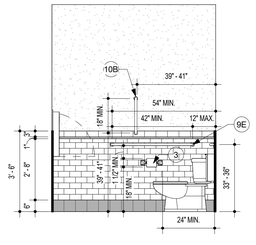
D4 SHELF DETAIL AT COMMON LAUNDRY
3/4" = 1'-0"



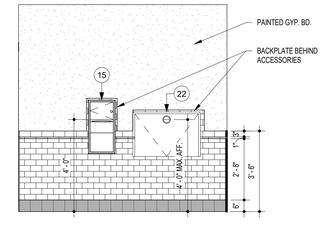
B13 TYP. COMMON BATH - ELEV D
3/8" = 1'-0"



B10 TYP. COMMON BATH - WET WALL
3/8" = 1'-0"



B7 TYP. COMMON BATH - ELEV B
3/8" = 1'-0"



B4 B1 RESTROOM ELEVATION 1
3/8" = 1'-0"

WHEN INSTALLING WALL-HUNG SINKS (COMMON AREAS ONLY), PROVIDE CONCEALED ARM TYPE CARRIERS.

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TYPICAL COMMON INTERIOR ELEVATIONS AND DETAILS

ROANOKE GATEWAY
ROANOKE, VA 24022

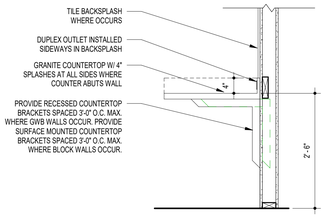
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A-601

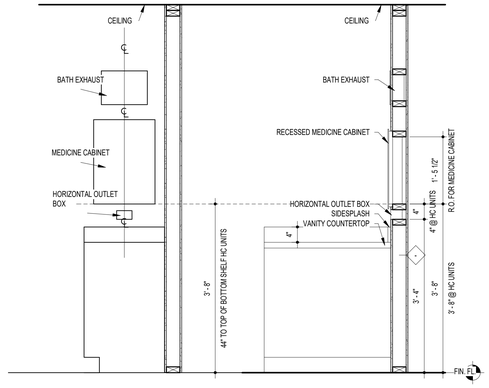
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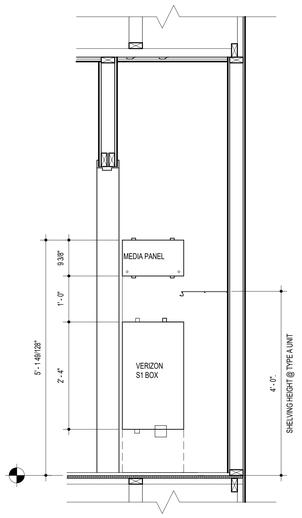
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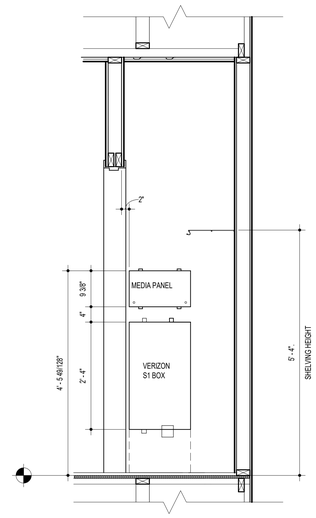
J8 SECTION AT WORK COUNTERS
3/4" = 1'-0"



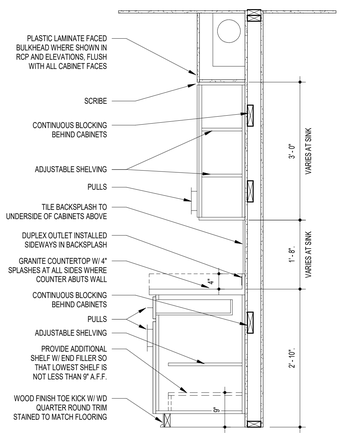
J4 MEDICINE CABINET/ BATH EXHAUST MOUNTING DETAIL
3/4" = 1'-0"



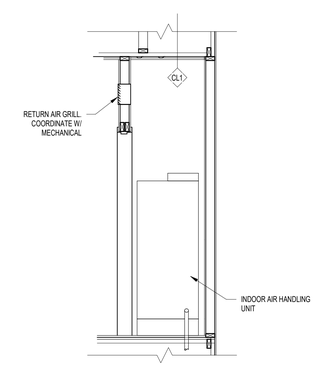
E8 UNIT MEDIA CLOSET ELEVATION - TYPE A UNIT
3/4" = 1'-0"



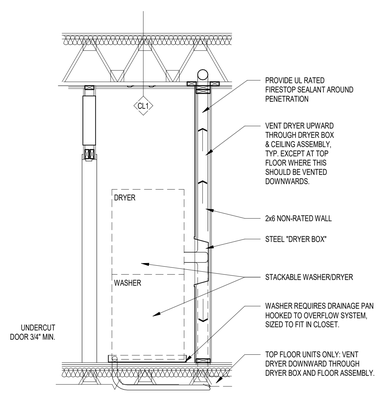
E4 UNIT MEDIA CLOSET ELEVATION
3/4" = 1'-0"



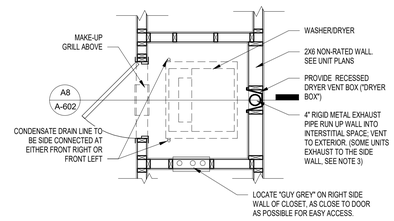
A15 CABINET SECTION AT COMMUNITY RMS
3/4" = 1'-0"



A12 UNITS - MECHANICAL CLOSET SECTION
1/2" = 1'-0"



A8 UNITS - LAUNDRY CLOSET SECTION
1/2" = 1'-0"



RESIDENTIAL UNIT CLOTHES DRYER NOTES:

1. REFER TO UNIT PLANS FOR DIMENSIONS OF LAUNDRY CLOSETS.
2. REFER TO MECHANICAL DRAWINGS FOR ACTUAL LOCATION OF "GUY GREY BOX" AND DRYER EXHAUST WALL.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF 2x6 PLUMBING WALLS AS UNITS FLIP (BECOME OPPOSITE HAND) ON PLANS, REFER TO 1/8" SCALE PLANS.
4. UNITS ON LOWER LEVEL FLOORS: DRYER EXHAUST MUST GO INTO NON-RATED WALL IN UNIT, RUN UP THROUGH DOUBLE TOP PLATES INTO FLOOR/CEILING ASSEMBLY AND MUST BE VENTED TO THE OUTDOORS.
5. UNITS ON TOP FLOOR: DRYER EXHAUST MUST GO INTO NON-RATED WALL IN UNIT, RUN DOWN THROUGH DOUBLE BOTTOM PLATES INTO FLOOR/ CEILING ASSEMBLY AND MUST BE VENTED TO THE OUTDOORS.
6. REFER TO UNIT AND FLOOR PLANS FOR DETERMINING SIDE EXHAUST KITS WHEN ORDERING DRYERS.
7. GENERAL CONTRACTOR SHALL PROVIDE RECESSED DRYER VENT BOX AT ALL LAUNDRY CLOSETS; COORDINATE MODEL # PER UPWARD/DOWNWARD EXHAUST DIRECTION.
8. GC SHALL PROVIDE OVERFLOW PAN AND FITTINGS/ ACCESSORIES.
9. GC SHALL PROVIDE STACKING RACK WHEN FULL SIZE WASHER & DRYER ARE SPECIFIED.

A4 UNITS - LAUNDRY CLOSET PLAN
1/2" = 1'-0"

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TYPICAL UNIT INTERIOR ELEVATIONS AND DETAILS

ROANOKE GATEWAY
ROANOKE, VA 24022

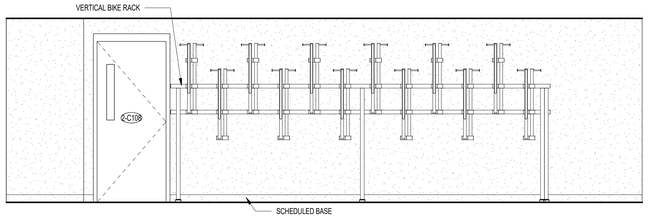
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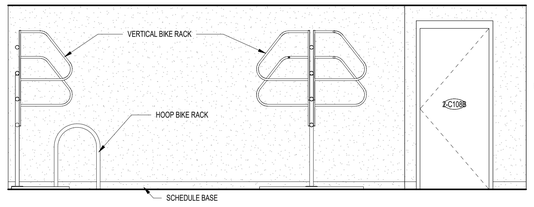
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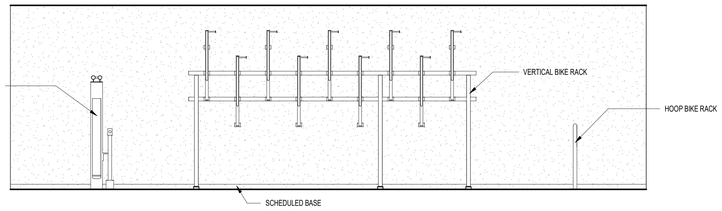
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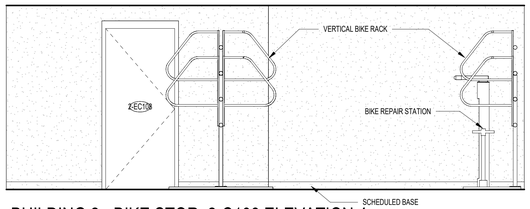
K16 BUILDING 2 - BIKE STOR. 2-C108 ELEVATION 3
3/8" = 1'-0"



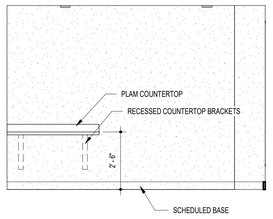
K11 BUILDING 2 - BIKE STOR. 2-C108 ELEVATION 2
3/8" = 1'-0"



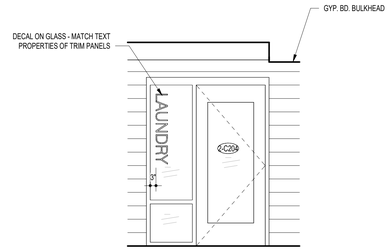
K6 BUILDING 2 - BIKE STOR. 2-C108 ELEVATION 1
3/8" = 1'-0"



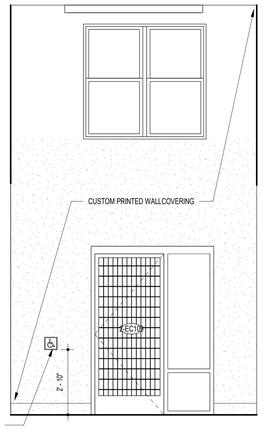
J17 BUILDING 2 - BIKE STOR. 2-C108 ELEVATION 4
3/8" = 1'-0"



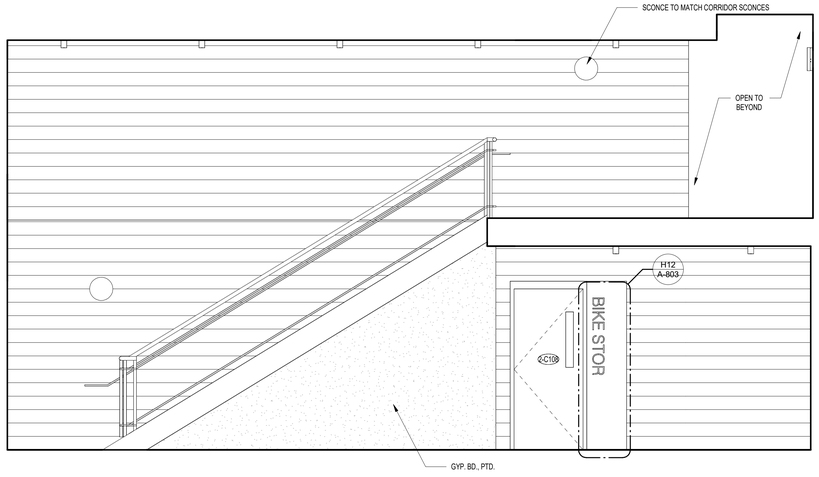
G11 BUILDING 2 - WELLNESS ROOM 2-C210 ELEVATION
3/8" = 1'-0"



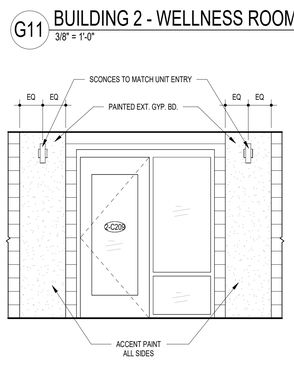
G3 PARTIAL ENTRY INTO 2-C204 LAUNDRY
3/8" = 1'-0"



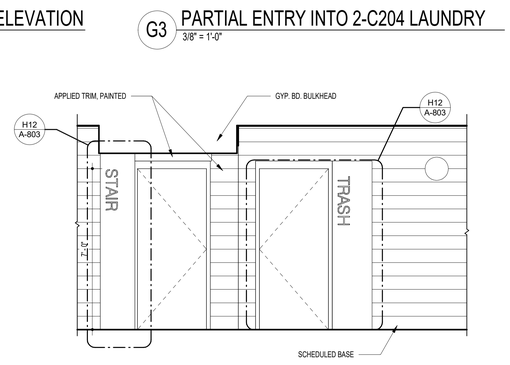
E17 ELEVATION - LOBBY
3/8" = 1'-0"



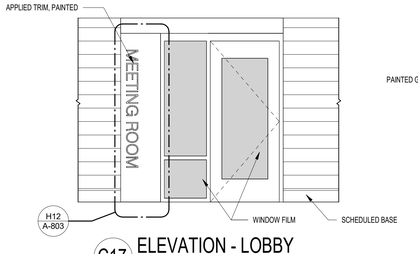
E10 ELEVATION - LOBBY
3/8" = 1'-0"



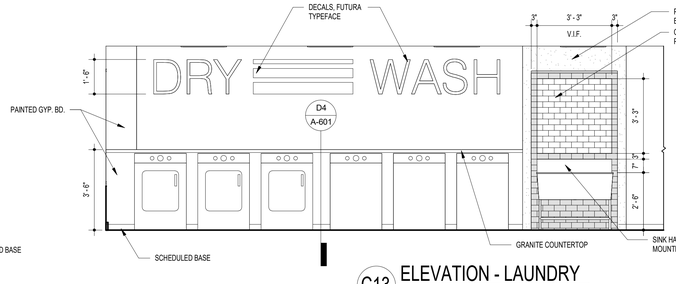
E7 PARTIAL ENTRY INTO LOBBY 2-C209
3/8" = 1'-0"



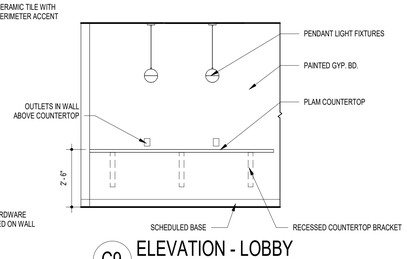
E5 TYP. ELEVATION AT BUILDING 2 STAIR B AND TRASH ROOM
3/8" = 1'-0"



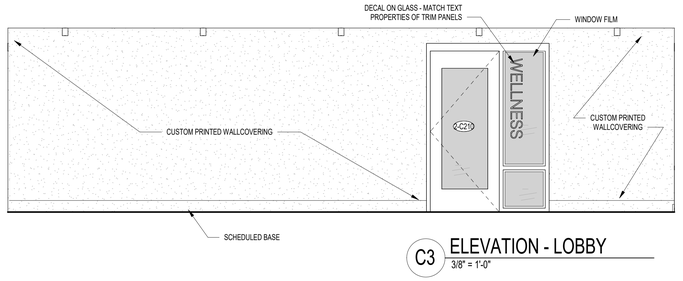
C17 ELEVATION - LOBBY
3/8" = 1'-0"



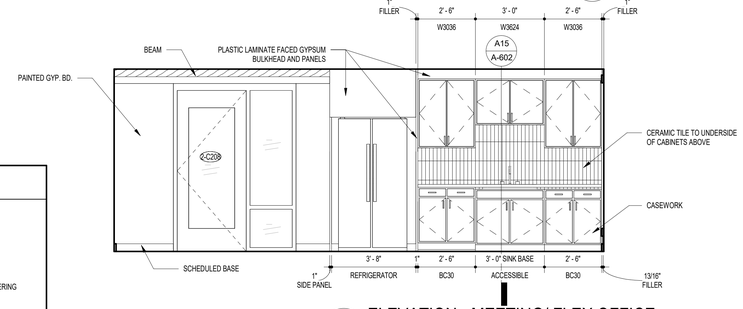
C13 ELEVATION - LAUNDRY
3/8" = 1'-0"



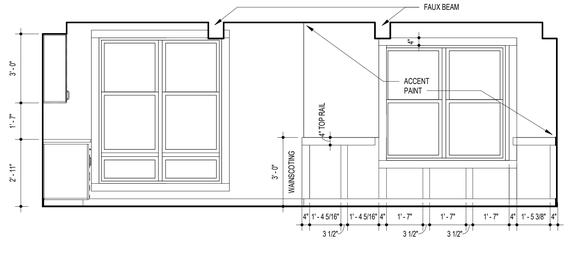
C9 ELEVATION - LOBBY
3/8" = 1'-0"



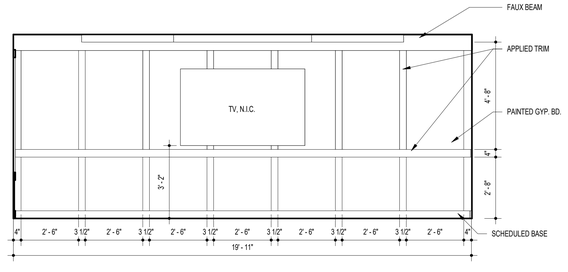
C3 ELEVATION - LOBBY
3/8" = 1'-0"



A14 ELEVATION - MEETING/ FLEX OFFICE
3/8" = 1'-0"



A9 ELEVATION - MEETING/FLEX OFFICE
3/8" = 1'-0"



A4 ELEVATION - MEETING/ FLEX OFFICE
3/8" = 1'-0"

FINISHES KEY

- WINDOW FILM
- WOOD LOOK WALLCOVERING

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BUILDING 2 COMMON INTERIOR ELEVATIONS

ROANOKE GATEWAY
ROANOKE, VA 24022

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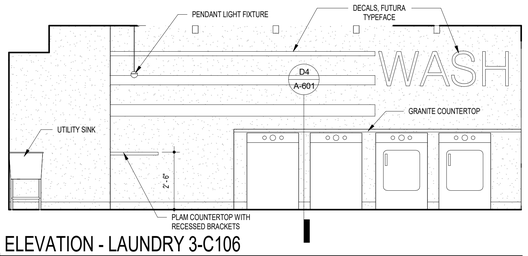
- WINDOW FILM
- WOOD LOOK WALLCOVERING

F13 B1 - BIKE STOR. 1-C117 - ELEV 4
3/8" = 1'-0"

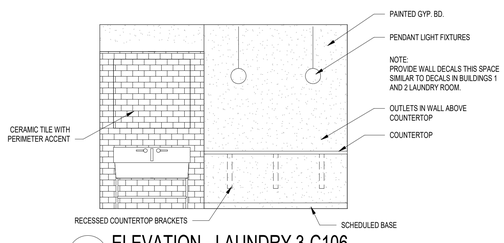
F10 B1 - BIKE STOR. 1-C117 - ELEV 3
3/8" = 1'-0"

F6 B1 - BIKE STOR. 1-C117 - ELEV 2
3/8" = 1'-0"

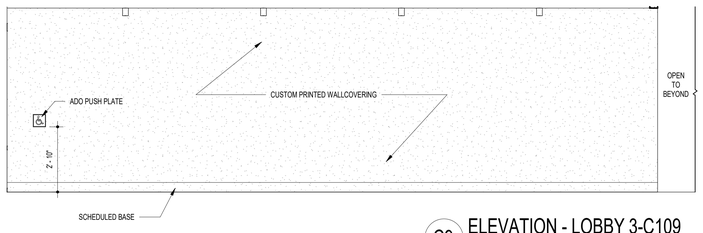
F4 B3 - BIKE STOR. 3-C102 - ELEV 1
3/8" = 1'-0"



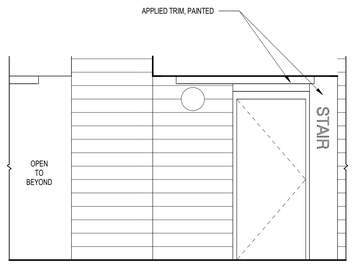
C11 ELEVATION - LAUNDRY 3-C106
3/8" = 1'-0"



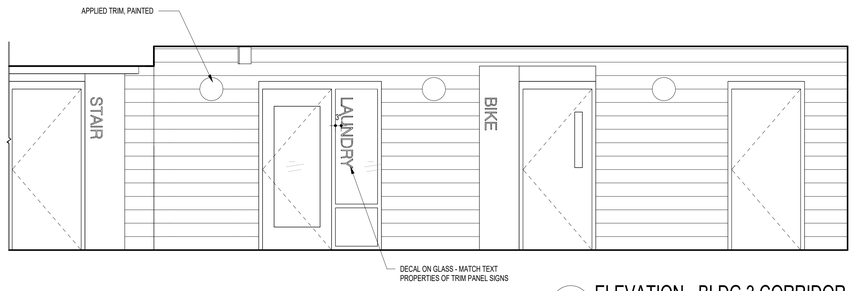
C5 ELEVATION - LAUNDRY 3-C106
3/8" = 1'-0"



C9 ELEVATION - LOBBY 3-C109
3/8" = 1'-0"



A12 ELEVATION - BUILDING 3 STAIR A
3/8" = 1'-0"



A4 ELEVATION - BLDG 3 CORRIDOR
3/8" = 1'-0"

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BUILDING 3 COMMON INTERIOR ELEVATIONS

ROANOKE GATEWAY
ROANOKE, VA 24022

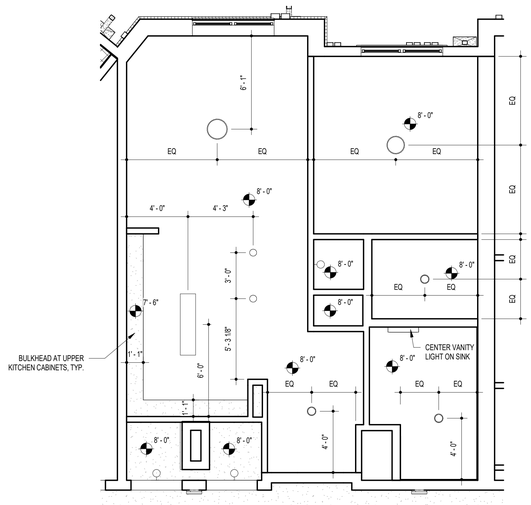
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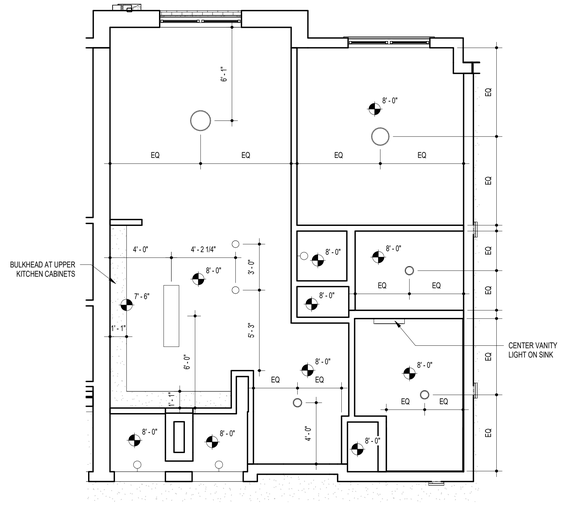
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G13 UNIT 1B RCP
1/4" = 1'-0"



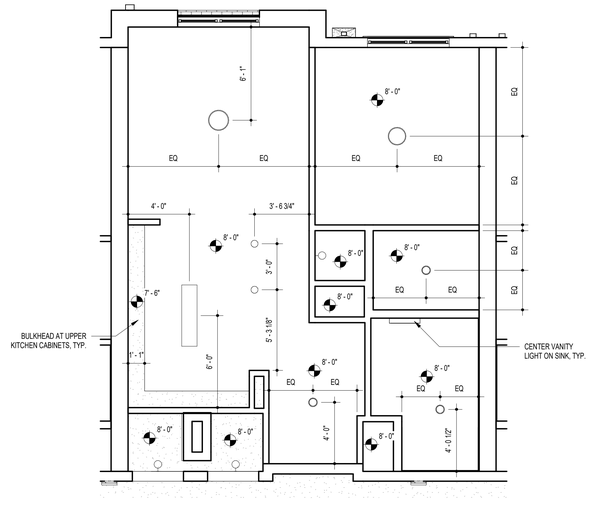
G7 UNIT 1C RCP
1/4" = 1'-0"

RCP LEGEND AND NOTES

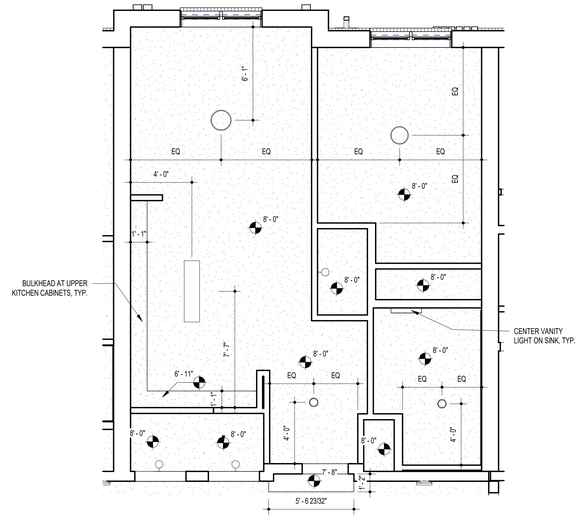
NOTES:
1. ALL CEILINGS ARE TYPE 'CL1' U.N.O.
2. ALL FINISHED CEILING HEIGHTS ARE 9'-0" AFF ON LEVEL 1 AND 8'-0" AFF ON LEVELS 2, 3, AND 4 U.N.O.
3. REFER TO ENLARGED REFLECTED CEILING PLANS FOR MORE INFORMATION ON COMMON AREA CEILINGS.
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LIGHT FIXTURE LEGEND

- SURFACE MOUNTED LIGHT
- RECESSED DOWNLIGHT
- CEILING MOUNTED LIGHTS (UNITS)
- UTILITY WALL SCONCE
- BACK OF HOUSE LIGHT
- LINEAR LIGHT - SEE ELEC FOR LENGTHS
- TRACK LIGHTING
- 2'X2' SURFACE MOUNTED FIXTURE
- PENDANT LARGE (PUBLIC AREAS)
- PENDANT MEDIUM (PUBLIC AREAS)
- PENDANT SMALL (UNITS)
- WALL SCONCES
- UNIT BATHROOM FIXTURE
- WALL MOUNTED BATHROOM FIXTURE
- EXTERIOR WALL PACK



A13 UNIT 1A RCP
1/4" = 1'-0"



A7 UNIT 1A-HC RCP
1/4" = 1'-0"

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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UNIT REFLECTED CEILING PLANS

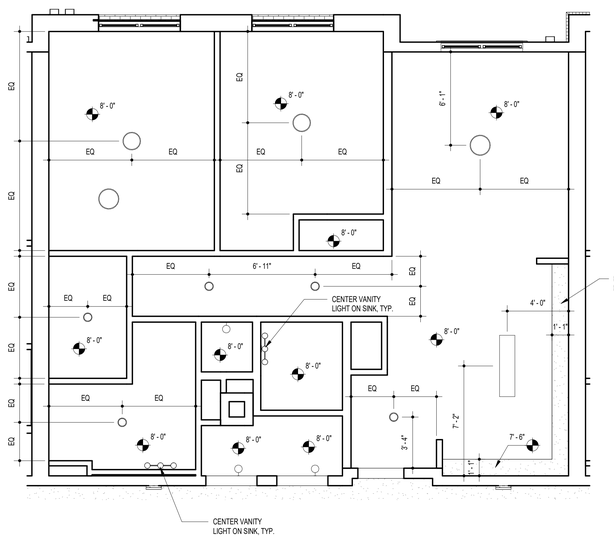
ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #
05/14/2026	VH 4% HOTC APP
06/30/2026	CONSTRUCTABILITY REVIEW

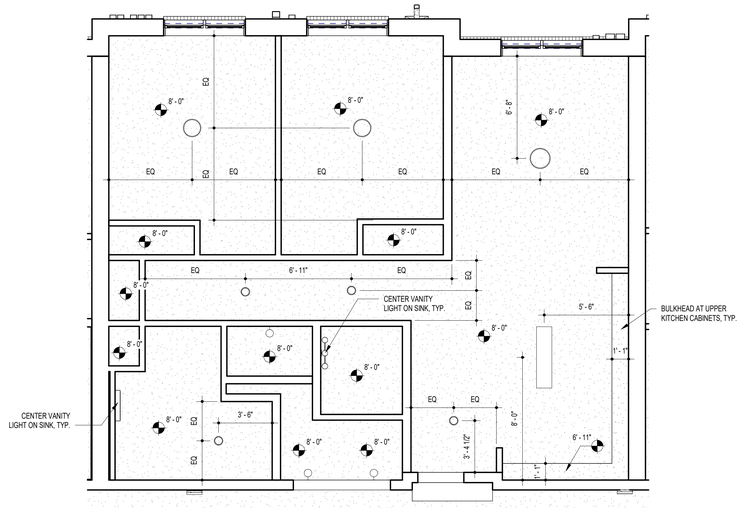
A-701
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CONSTRUCTABILITY REVIEW

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G14 UNIT 2B RCP
1/4" = 1'-0"



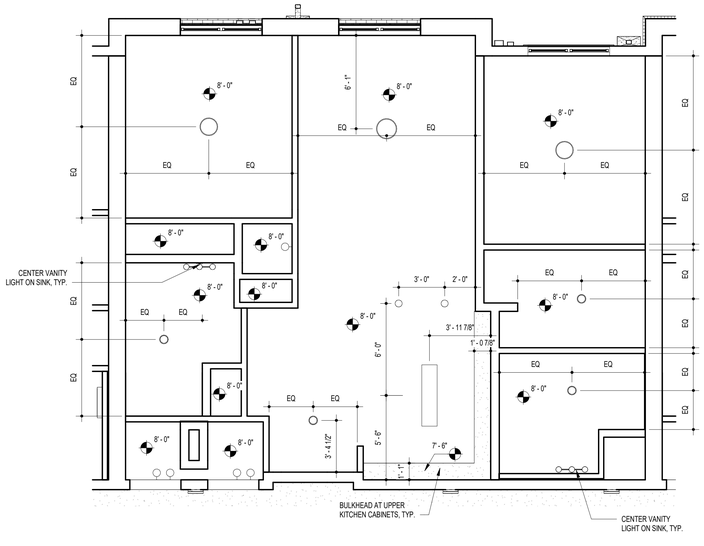
G8 UNIT 2B-HC RCP
1/4" = 1'-0"

RCP LEGEND AND NOTES

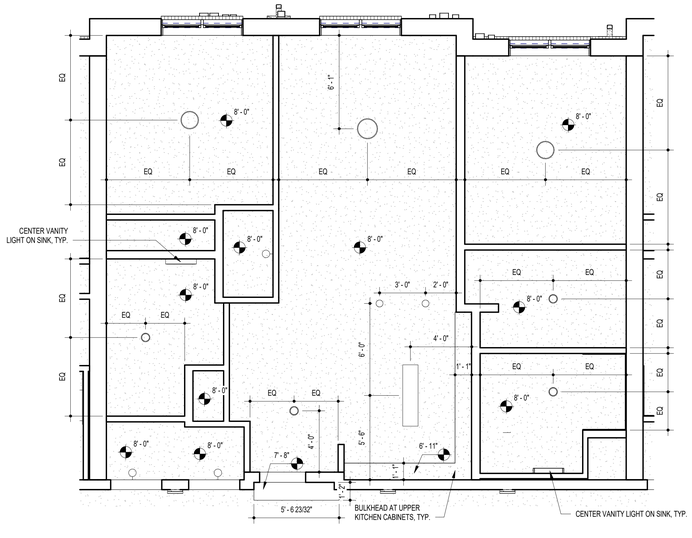
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- WALL MOUNTED BATHROOM FIXTURE
- EXTERIOR WALL PACK



A14 UNIT 2A RCP
1/4" = 1'-0"



A8 UNIT 2A-HC RCP
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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Tel: 434.296.5353
www.grimmandparker.com

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UNIT REFLECTED CEILING PLANS

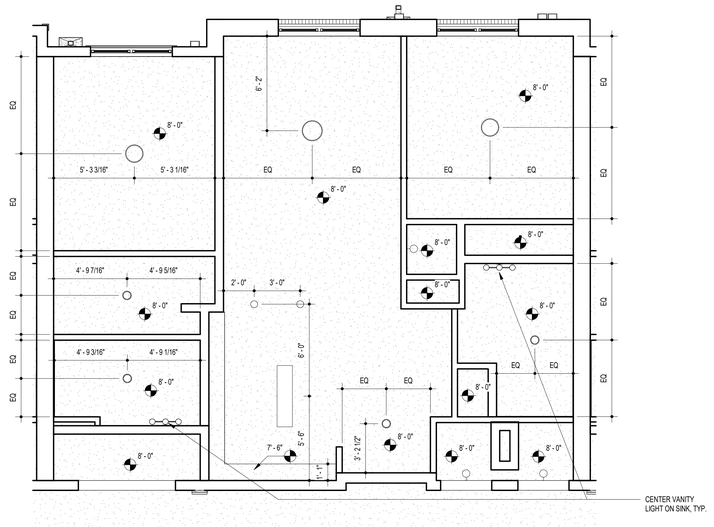
ROANOKE GATEWAY
ROANOKE, VA 24022

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06/30/2026	CONSTRUCTABILITY REVIEW

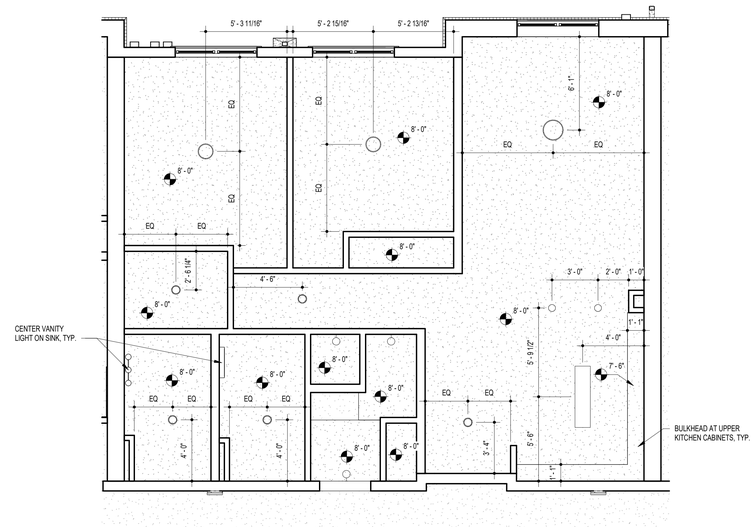
A-702
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G15 UNIT 2F RCP
1/4" = 1'-0"



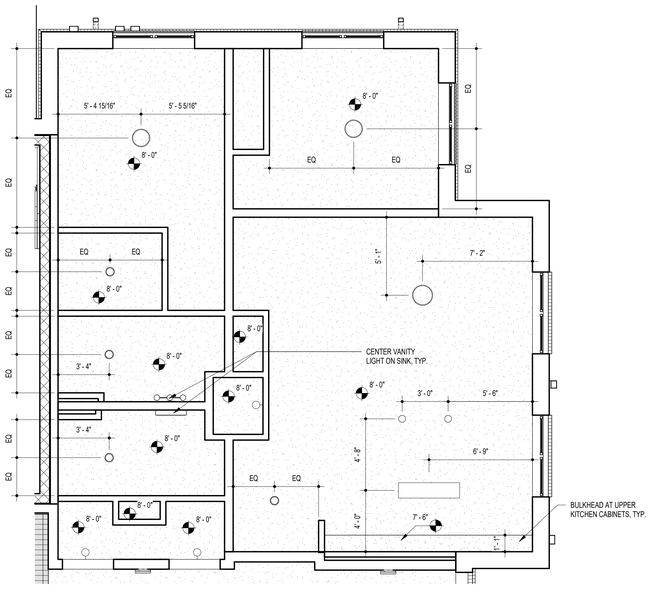
G8 UNIT 2E RCP
1/4" = 1'-0"

RCP LEGEND AND NOTES

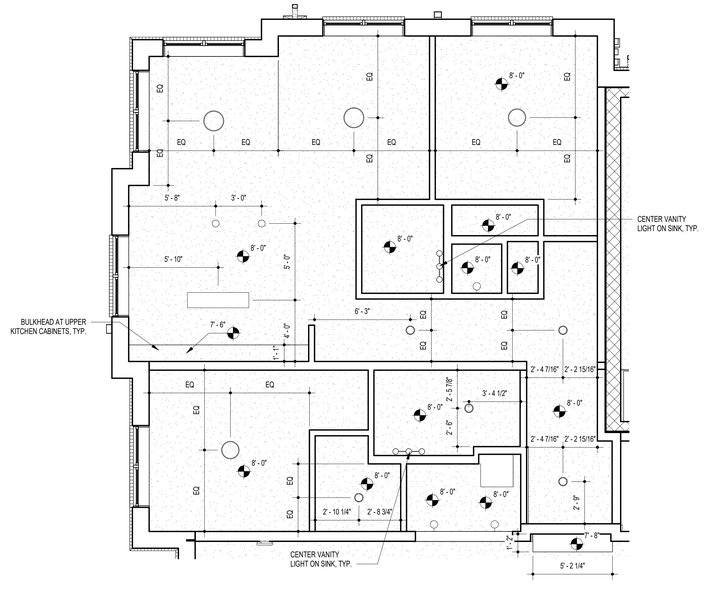
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- EXTERIOR WALL PACK



A14 UNIT 2D RCP
1/4" = 1'-0"



A8 UNIT 2C RCP
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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UNIT REFLECTED CEILING PLANS

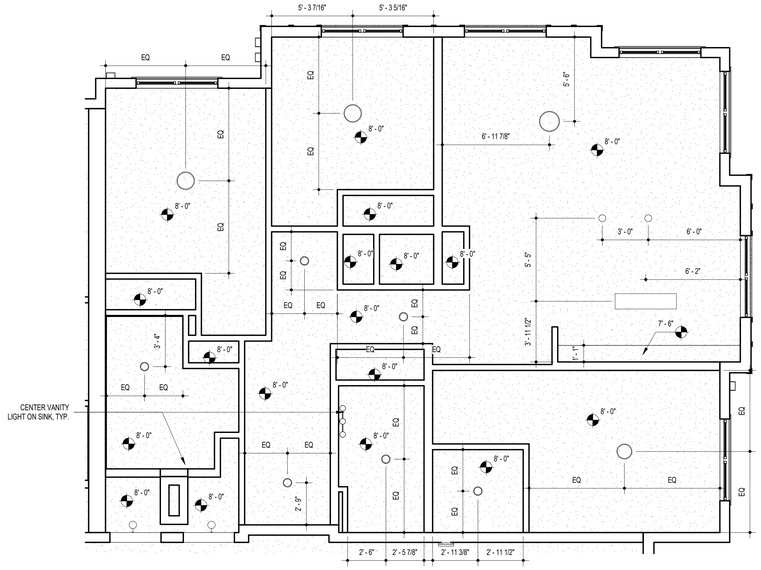
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DATE	SUBMISSION / REVISION / #
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

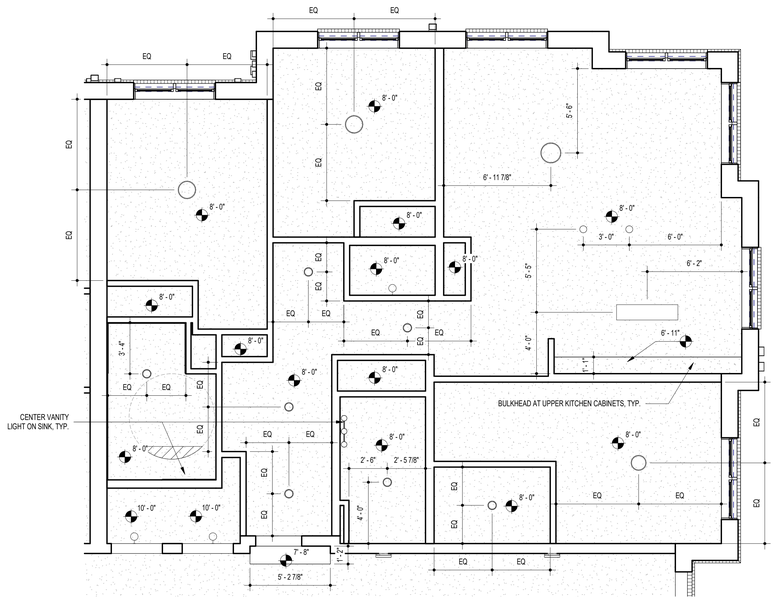
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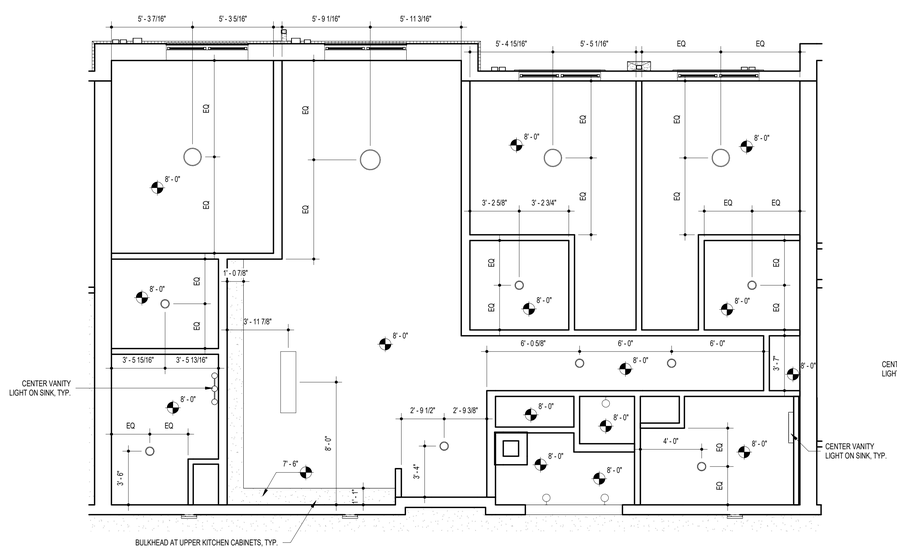
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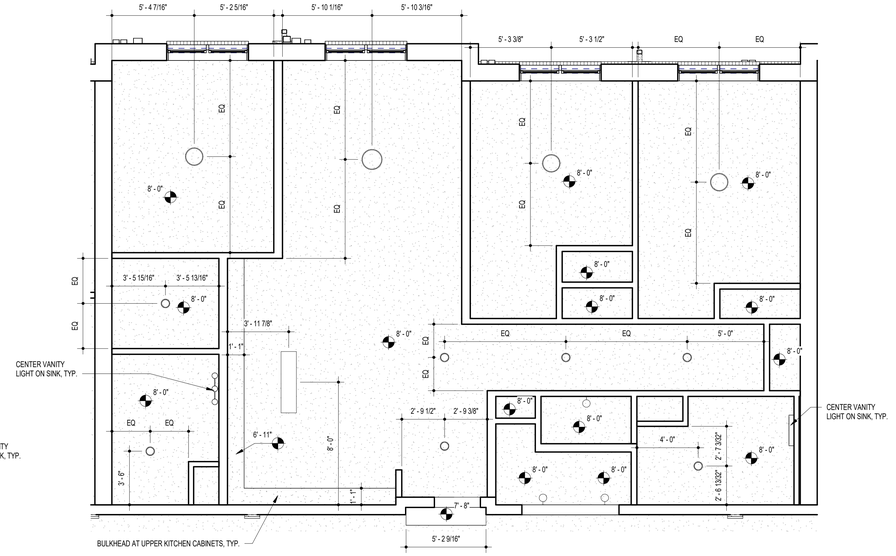
G15 UNIT 3B RCP
1/4" = 1'-0"



G8 UNIT 3B-HC RCP
1/4" = 1'-0"



A15 UNIT 3A RCP
1/4" = 1'-0"



A8 UNIT 3A-HC RCP
1/4" = 1'-0"

RCP LEGEND AND NOTES

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- EXTERIOR WALL PACK

SCALE:1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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UNIT REFLECTED CEILING PLANS

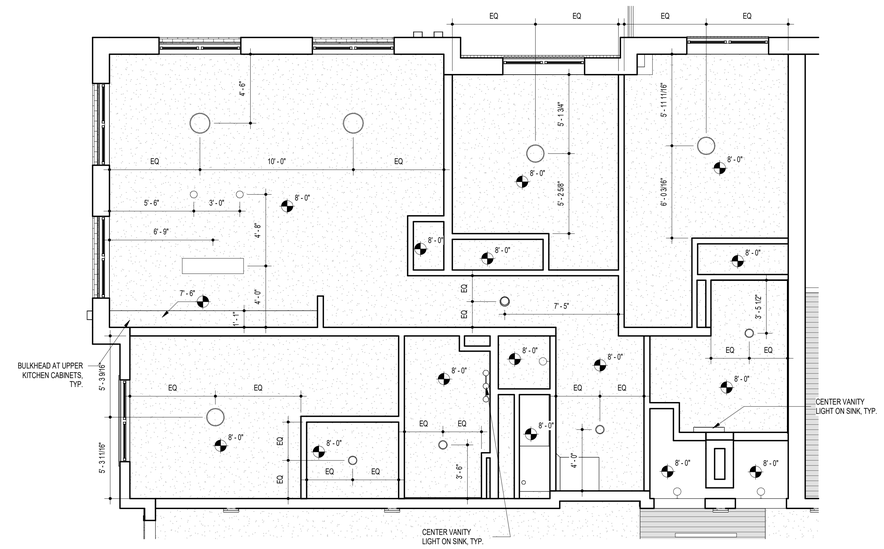
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06/30/2026	CONSTRUCTABILITY REVIEW

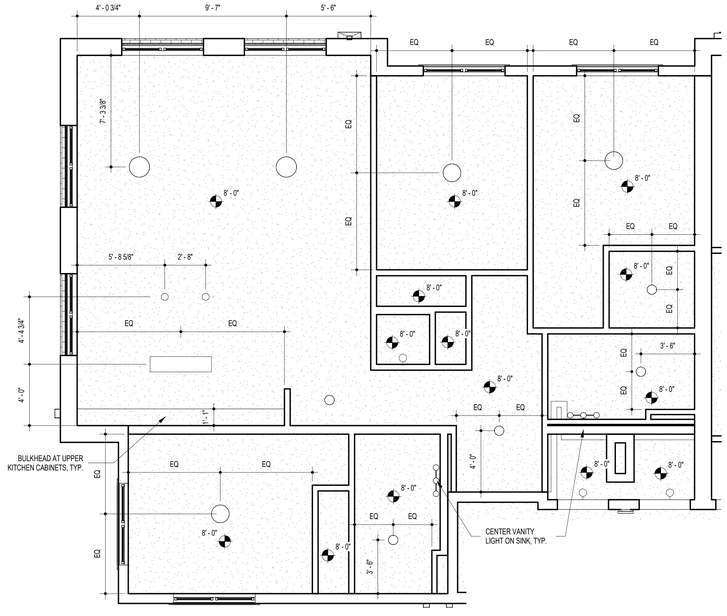
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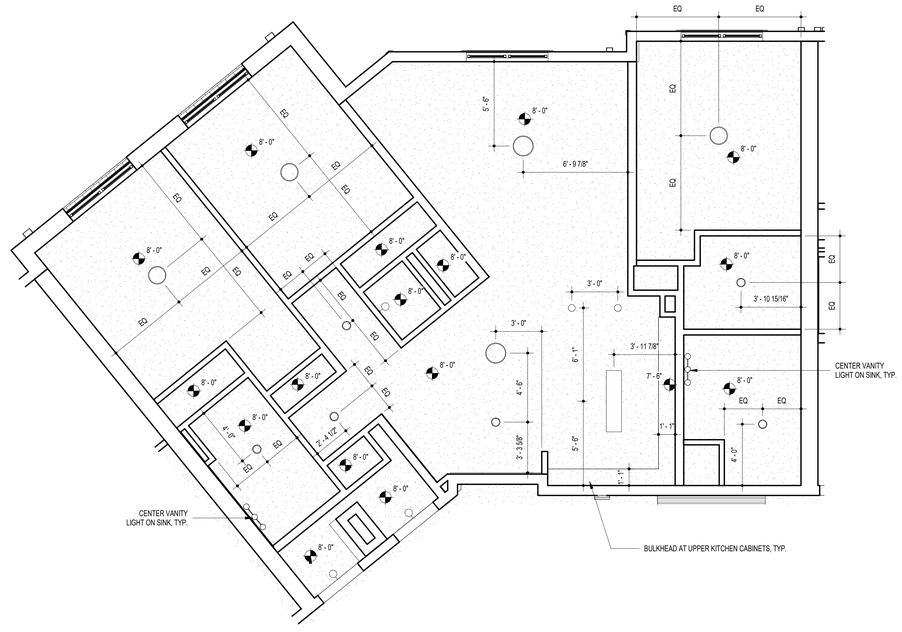
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G8 UNIT 3E RCP
1/4" = 1'-0"



A15 UNIT 3D RCP
1/4" = 1'-0"



A8 UNIT 3C RCP
1/4" = 1'-0"

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

0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

RCP LEGEND AND NOTES

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UNIT REFLECTED CEILING PLANS

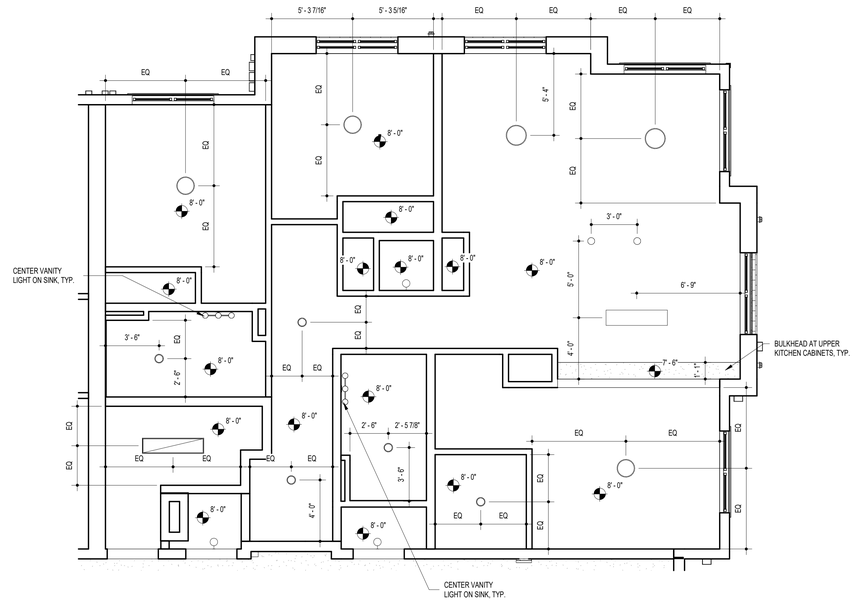
ROANOKE GATEWAY
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DATE	SUBMISSION / REVISION	JR
05/14/2026	VH 4% HOTC APP.	
06/30/2026	CONSTRUCTABILITY REVIEW	

A-705
06/30/2026
CONSTRUCTABILITY REVIEW

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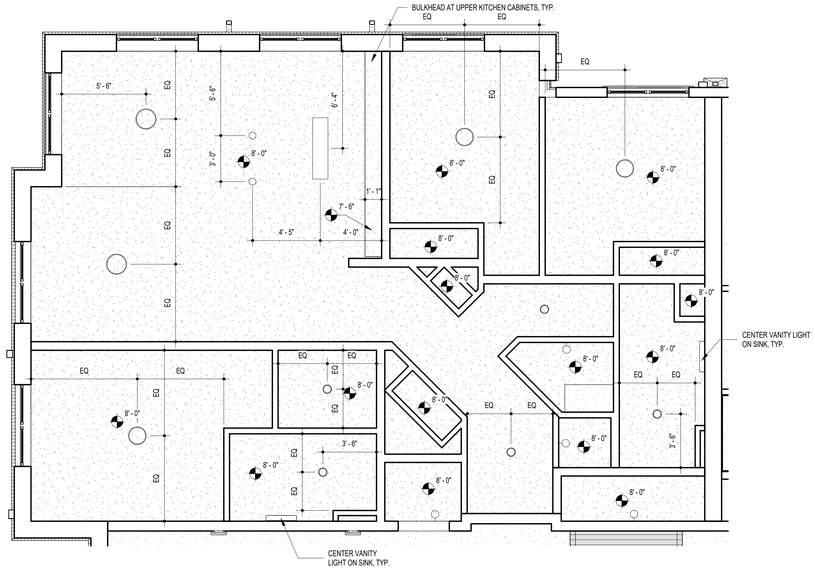
G7 UNIT 3H RCP
1/4" = 1'-0"

RCP LEGEND AND NOTES

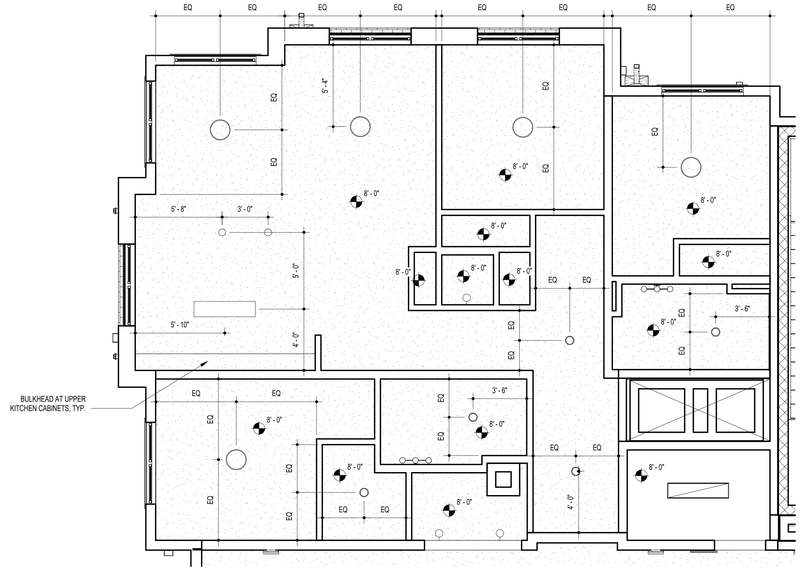
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- EXTERIOR WALL PACK



A10 UNIT 3G RCP
1/4" = 1'-0"



A7 UNIT 3F RCP
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

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UNIT REFLECTED CEILING PLANS

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #
05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

A-706
06/30/2026
CONSTRUCTABILITY REVIEW

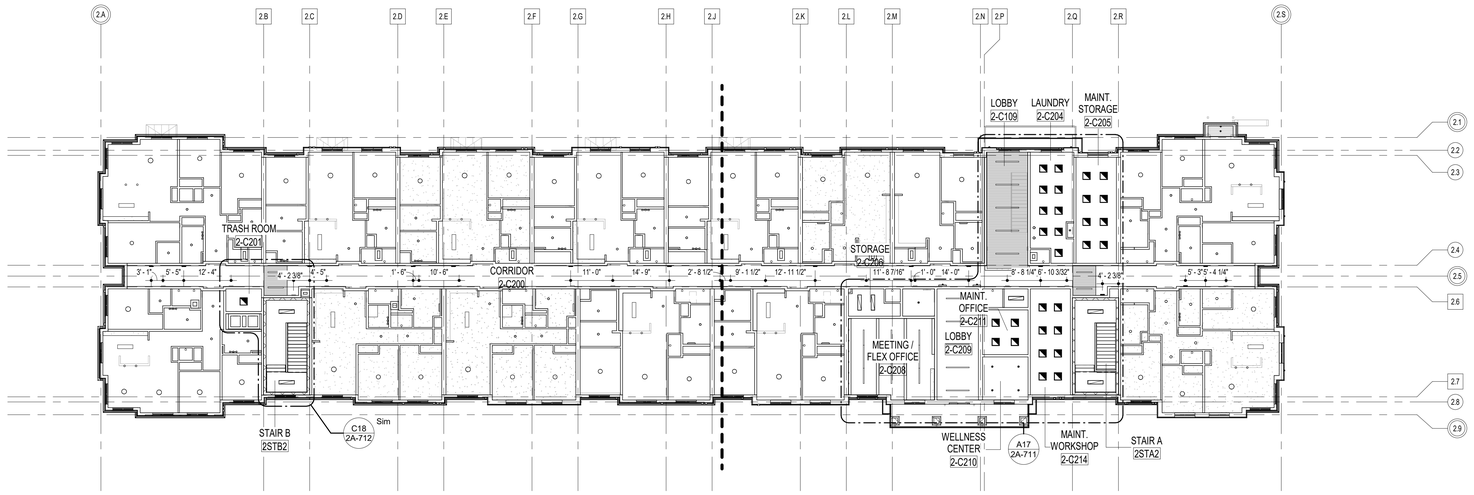
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J8 B2 - THIRD THRU FOURTH FLOOR REFLECTED CEILING PLAN
1/16" = 1'-0"

NOTE: CEILINGS ON THIS LEVEL ARE TO BE ASSUMED AS TYPICAL FOR UPPER LEVELS OF THIS BUILDING.



F8 B2 - SECOND FLOOR REFLECTED CEILING PLAN
1/16" = 1'-0"



A8 B2- FIRST FLOOR REFLECTED CEILING PLAN
1/16" = 1'-0"

RCP LEGEND AND NOTES

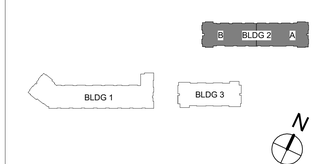
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- EXTERIOR WALL PACK

SCALE:1/16" = 1'-0"
0 8' - 0" 16' - 0" 32' - 0" 48' - 0" 64' - 0"

KEY PLAN



GRIMM AND PARKER
123 East Main St.
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Tel: 434.296.5353
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GP #22424.00

BUILDING 2 COMMON REFLECTED CEILING PLANS

ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / IS.
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06/30/2026	CONSTRUCTABILITY REVIEW

2A-710
06/30/2026
CONSTRUCTABILITY REVIEW

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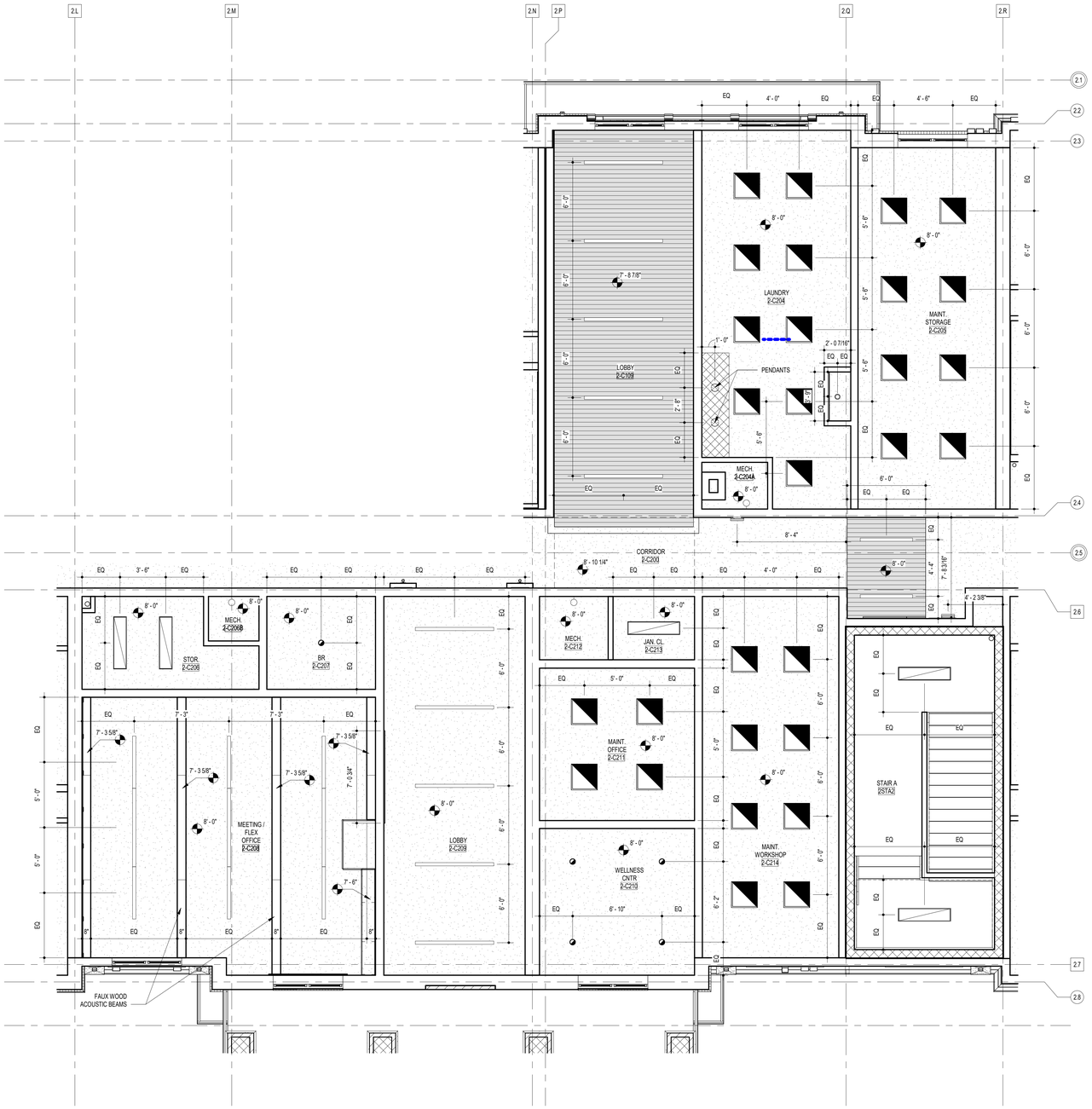
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RCP LEGEND AND NOTES

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LIGHT FIXTURE LEGEND

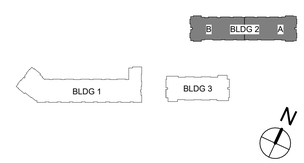
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- CEILING MOUNTED LIGHTS (UNITS)
- UTILITY WALL SCONCE
- BACK OF HOUSE LIGHT
- LINEAR LIGHT - SEE ELEC FOR LENGTHS
- TRACK LIGHTING
- 2'X2' SURFACE MOUNTED FIXTURE
- PENDANT LARGE (PUBLIC AREAS)
- PENDANT MEDIUM (PUBLIC AREAS)
- PENDANT SMALL (UNITS)
- WALL SCONCES
- UNIT BATHROOM FIXTURE
- WALL MOUNTED BATHROOM FIXTURE
- EXTERIOR WALL PACK



A17 B2 - SECOND FLOOR SOG ENLARGED RCP - COMMON AREAS
1/4" = 1'-0"

SCALE:1/16" = 1'-0"
0 8'-0" 16'-0" 32'-0" 48'-0" 64'-0"

KEY PLAN



123 East Main St.
2nd Floor
Charlottesville, VA 22902
Tel: 434.296.5353
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G+P GRIMM AND PARKER

GP #22424.00

BUILDING 2 COMMON REFLECTED CEILING PLANS
ROANOKE GATEWAY
ROANOKE, VA 24022

DATE	SUBMISSION / REVISION / #:
05/14/2026	VH 4% HOTC APP
06/30/2026	CONSTRUCTABILITY REVIEW

2A-711
06/30/2026
CONSTRUCTABILITY REVIEW

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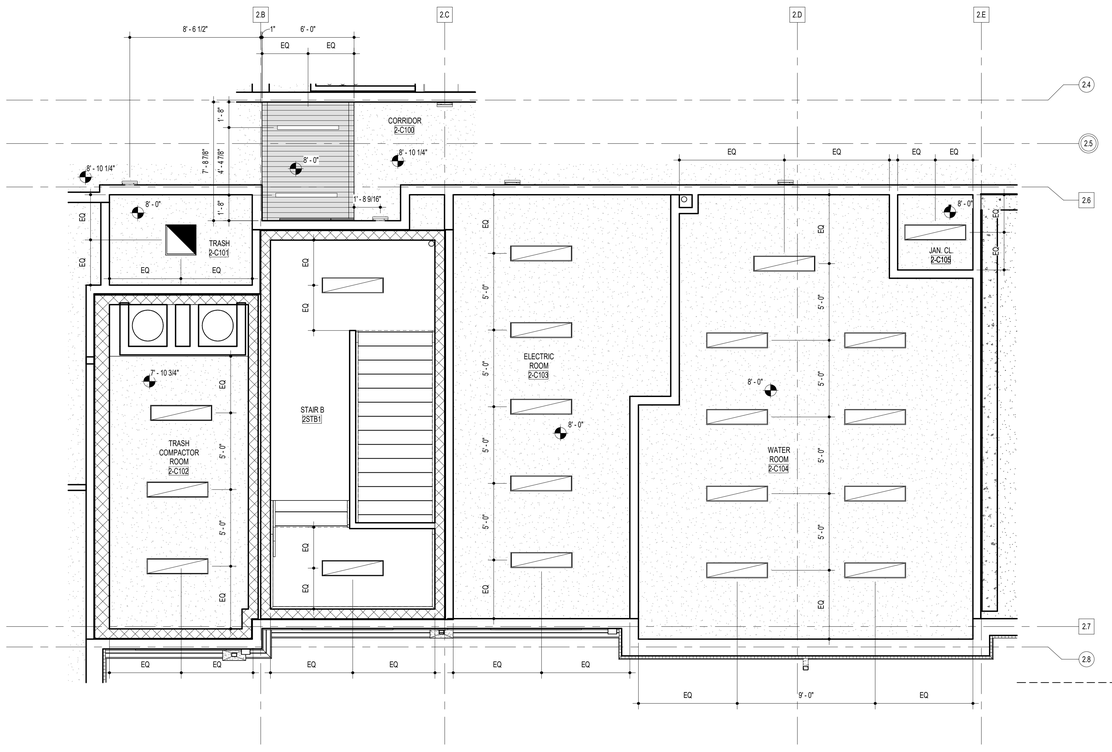
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RCP LEGEND AND NOTES

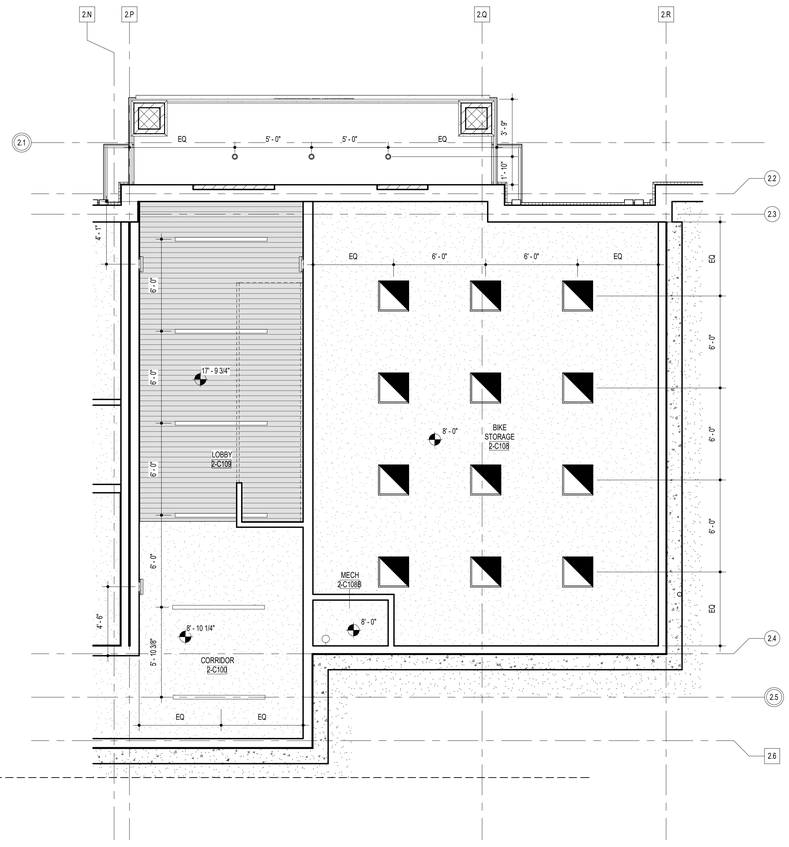
NOTES:
1. ALL CEILINGS ARE TYPE 'CL1' U.N.O.
2. ALL FINISHED CEILING HEIGHTS ARE 9'-0" AFF ON LEVEL 1 AND 8'-0" AFF ON LEVELS 2, 3, AND 4 U.N.O.
3. REFER TO ENLARGED REFLECTED CEILING PLANS FOR MORE INFORMATION ON COMMON AREA CEILINGS.
4. TYPES AND GENERAL SPACING OF SCONCES AT MAIN CORRIDORS (AT UNIT ENTRIES AND IN BETWEEN ALONG MAIN CORRIDORS) SHOWN ON THIS SHEET ARE TO BE ASSUMED TYPICAL FOR BUILDING 1 LEVELS 3 AND 4 AND FOR BUILDINGS 2 AND 3 ALL LEVELS.

LIGHT FIXTURE LEGEND

- SURFACE MOUNTED LIGHT
- RECESSED DOWNLIGHT
- CEILING MOUNTED LIGHTS (UNITS)
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- BACK OF HOUSE LIGHT
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- WALL SCONCES
- UNIT BATHROOM FIXTURE
- WALL MOUNTED BATHROOM FIXTURE
- EXTERIOR WALL PACK



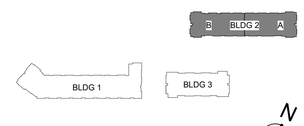
C18 B2 - FIRST FLOOR ENLARGED RCP - BACK OF HOUSE
1/4" = 1'-0"



C8 B2- FIRST FLOOR ENLARGED RCP - COMMON AREAS
1/4" = 1'-0"

SCALE: 1/16" = 1'-0"
0 8' - 0" 16' - 0" 32' - 0" 48' - 0" 64' - 0"

KEY PLAN



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G8 B3 - SECOND THRU FOURTH FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

NOTE: CEILINGS ON THIS LEVEL ARE TO BE ASSUMED AS TYPICAL FOR UPPER LEVELS OF THIS BUILDING.

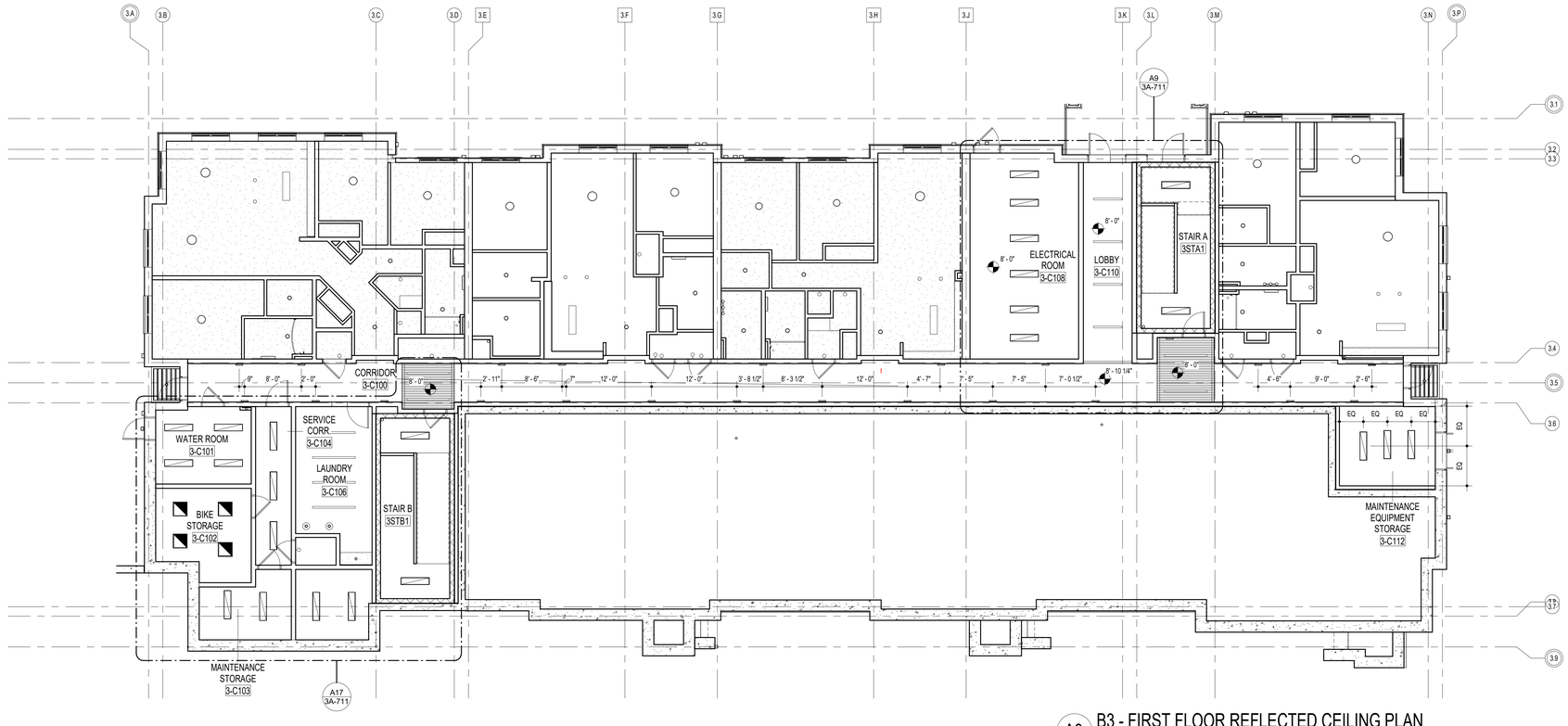
RCP LEGEND AND NOTES

NOTES:

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- UNIT BATHROOM FIXTURE
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- EXTERIOR WALL PACK



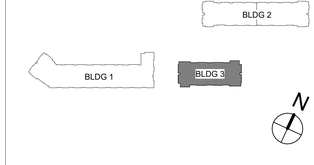
A8 B3 - FIRST FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

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

0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 3 COMMON REFLECTED CEILING PLANS

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ROANOKE, VA 24022

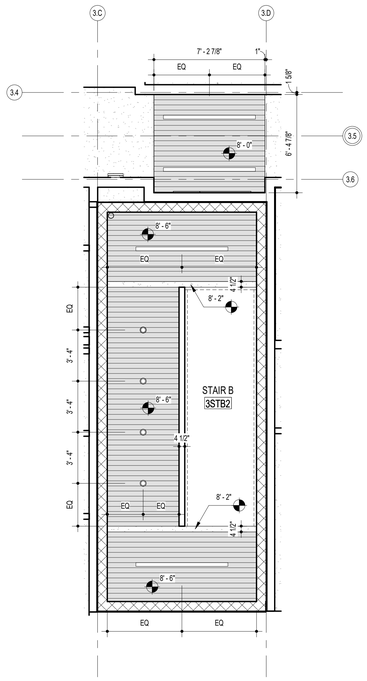
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06/30/2026	CONSTRUCTABILITY REVIEW

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06/30/2026
CONSTRUCTABILITY REVIEW

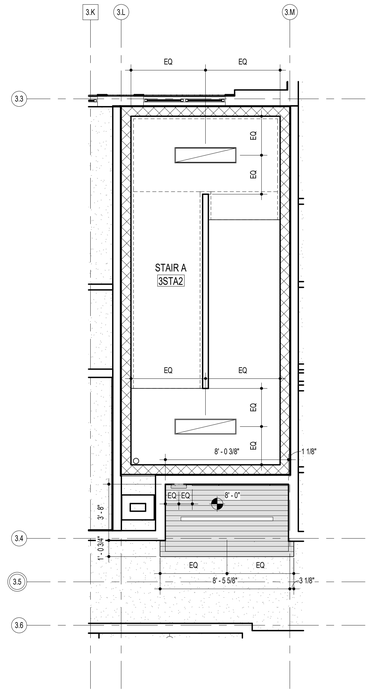
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G14 B3 - SECOND FLOOR ENLARGED RCP - STAIR B
1/4" = 1'-0"

NOTE: WOOD CEILING OCCURS AT LEVEL 2 ONLY.



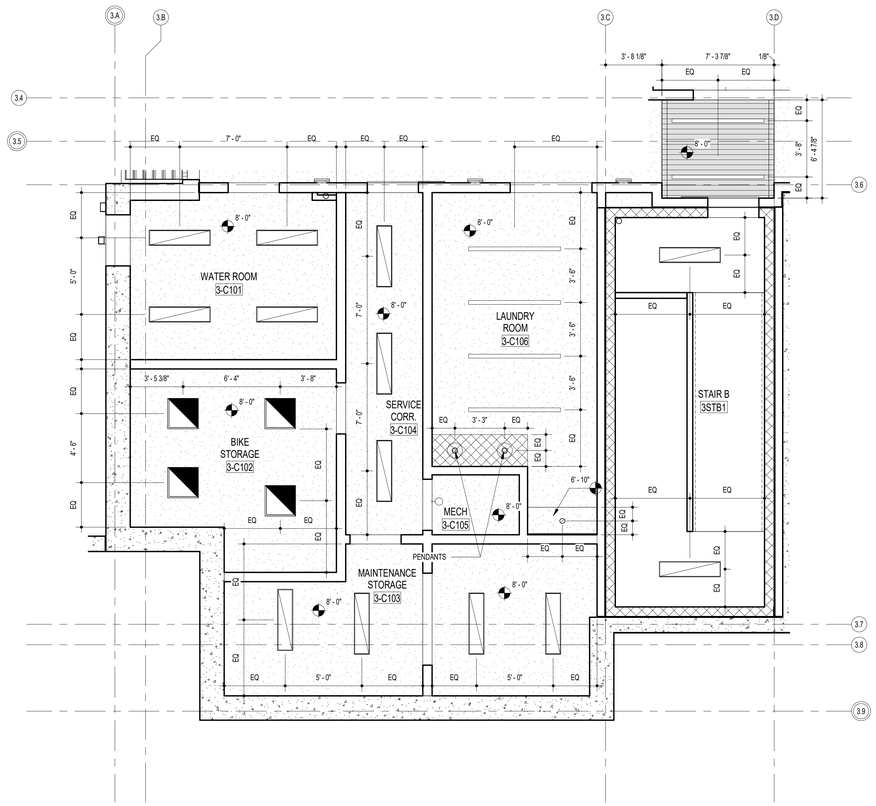
G8 B3 - SECOND FLOOR ENLARGED RCP - STAIR A
1/4" = 1'-0"

RCP LEGEND AND NOTES

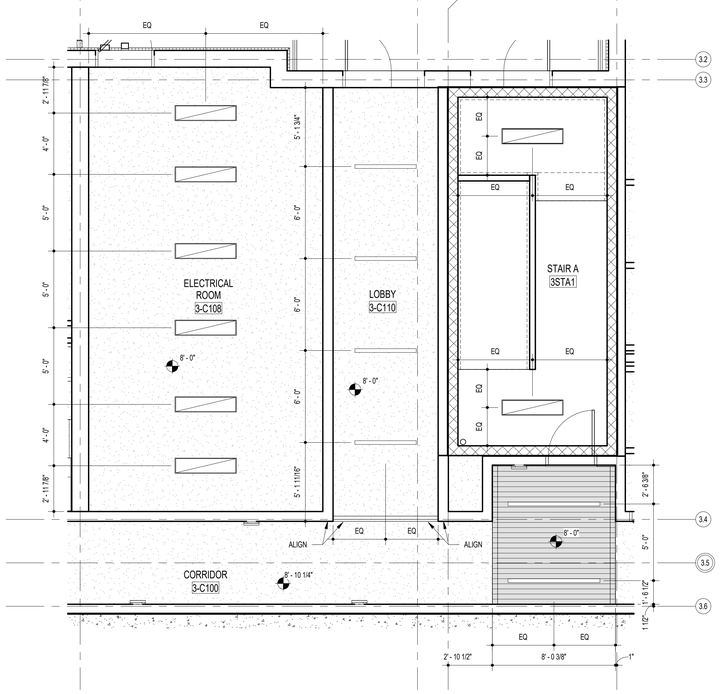
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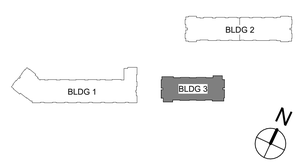
A17 B3 - FIRST FLOOR RCP - BIKE STORAGE, LAUNDRY, AND SERVICE SPACES
1/4" = 1'-0"



A9 B3 - FIRST FLOOR ENLARGED RCP - LOBBY AND STAIR
1/4" = 1'-0"

SCALE:1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

KEY PLAN



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BUILDING 3 COMMON REFLECTED CEILING PLANS

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ROANOKE, VA 24022

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06/30/2026	CONSTRUCTABILITY REVIEW	

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1. PREPARE THE OPENING

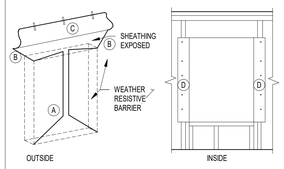
THE ROUGH OPENING MUST BE PLUMB, LEVEL AND SQUARE AND THE WEATHER-RESISTIVE BARRIER MUST ALREADY INSTALLED.

(A) MAKE AN "I-CUT" IN THE WEATHER-RESISTIVE BARRIER, BEGIN WITH A HORIZONTAL CUT ACROSS THE BOTTOM AND TOP OF THE ROUGH OPENING. FROM THE TOP CENTER OF THE ROUGH OPENING, CUT STRAIGHT DOWN TO THE SILL.

(B) CUT TWO 45 DEGREE SLITS A MIN. OF 6" EXTENDING FROM THE CORNER OF THE WINDOW HEAD UP AND AWAY FROM THE WINDOW OPENING. THIS WILL CREATE A ROUGH OPENING TO EXPOSE THE SHEATHING TO ALLOW HEAD FLASHING INSTALLATION.

(C) FLIP HEAD FLAP UP AND TEMPORARILY SECURE WITH WRB TAPE.

(D) FOLD SIDE AND BOTTOM FLAPS INTO ROUGH OPENING AND SECURE. FLIP HEAD FLAP UP AND TEMPORARILY SECURE.



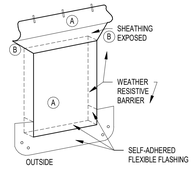
2. INSTALL SILL FLASHING

FLASHING SHALL BE INSTALLED AT ALL WINDOWS INCLUDING SELF- FLASHING WINDOWS.

(A) CUT SELF-ADHESIVE FLEXIBLE FLASHING AT LEAST 12" LONGER THAN THE WIDTH OF THE ROUGH OPENING SILL. USE ROLLS WIDTHS SUFFICIENT TO ACHIEVE A MIN. OF 1" ADHESION BEYOND WHERE THE WINDOW FRAME WILL BE LOCATED. ENSURING 2-3" ADHESION TO FACE OF WALL.

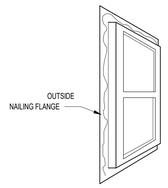
(B) COVER HORIZONTAL SILL BY ALIGNING FLEX-FLASHING WITH INSIDE EDGE OF SILL AND ADHERE INTO ROUGH OPENING ACROSS SILL AND 6" UP JAMB.

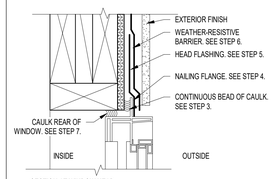
(C) FAN FLEX-FLASHING AT BOTTOM CORNERS ONTO OUTSIDE FACE OF WALL. PRESS FIRMLY AND SECURE FANNED EDGES WITH CAP-NAIL. ENSURE NO GAPS IN THE CORNERS.



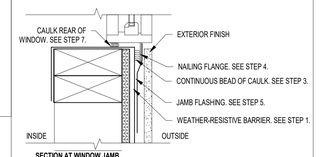
3. PREPARE THE WINDOW FOR INSTALLATION

(A) APPLY A CONTINUOUS BEAN OF SEALANT TO THE INTERIOR SURFACE OF THE NAILING FLANGE ALONG THE JAMBS AND HEAD. DO NOT APPLY SEALANT ALONG THE BOTTOM SILL FLANGE.

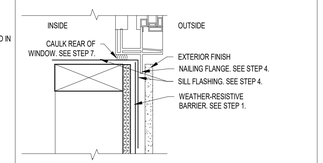




SECTION AT WINDOW HEAD



SECTION AT WINDOW JAMB

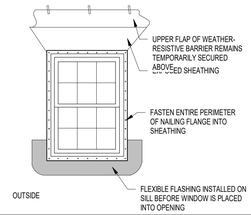


SECTION AT WINDOW SILL

NOTE: COORDINATE TERMINATION OF SPECIFIED EXTERIOR FINISH AT WINDOWS WITH JOB-SPECIFIC SILL AND HEAD DETAILS. WINDOW MOCK-UP REQUIRED DURING CONSTRUCTION.

4. WINDOW INSTALLATION

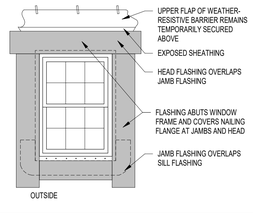
(A) INSTALL WINDOW INTO PREPARED ROUGH OPENING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. FASTEN THE ENTIRE PERIMETER OF THE NAILING FLANGE INTO THE SHEATHING.



5. INSTALL OVERLAPPING FLASHING AT JAMBS THEN HEAD

(A) CUT TWO PIECES OF SELF-ADHERED FLASHING FOR JAMB FLASHING EXTENDING 1" ABOVE WINDOW HEAD FLANGE AND BELOW BOTTOM EDGE OF SILL FLASHING. JAMB FLASHING SHOULD ALIGN WITH SIDES OF WINDOW FRAME AND COVER JAMB NAILING FLANGES. PRESS FIRMLY.

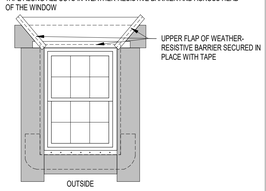
(B) CUT ONE PIECE OF SELF-ADHERED FLASHING FOR HEAD FLASHING TO EXTEND BEYOND OUTER EDGE OF JAMB FLASHING. INSTALL TO COMPLETELY COVER HEAD NAILING FLANGE AND ADHERE TO EXPOSED SHEATHING.



6. SECURE UPPER FLAP OF WEATHER-RESISTIVE BARRIER

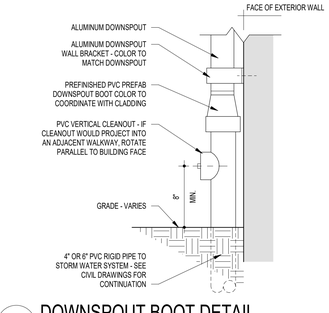
(A) FLIP DOWN UPPER FLAP OF WEATHER-RESISTIVE BARRIER SO IT LAYS SMOOTHLY OVER HEAD FLASHING.

(B) TAPE ALONG ALL CUTS IN WEATHER-RESISTIVE BARRIER AND ACROSS HEAD OF THE WINDOW



7. CAULK REAR OF WINDOW

(A) INSIDE CAULK AROUND ENTIRE REAR EDGE OF WINDOW PERIMETER TO AIR SEAL WINDOW FRAME TO INSIDE OF ROUGH OPENING



A4 **DOWNSPOUT BOOT DETAIL**
1 1/2" = 1'-0"

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EXTERIOR FLASHING & MOUNTING DETAILS

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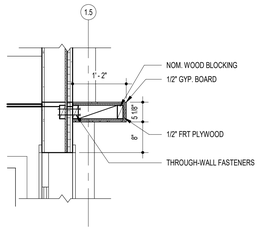
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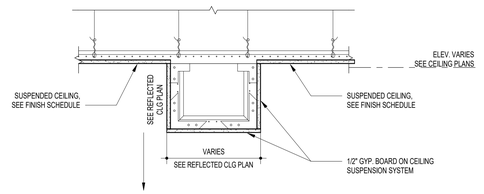
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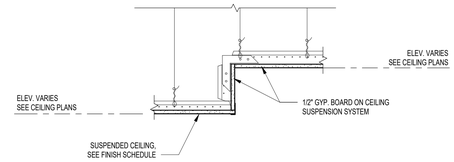
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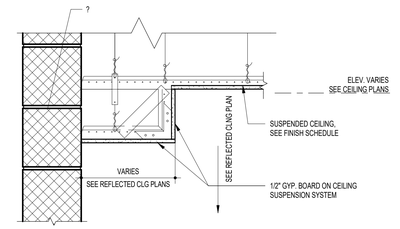
K16 SECTION DTL. - UNIT ENTRY BROW
3/4" = 1'-0"



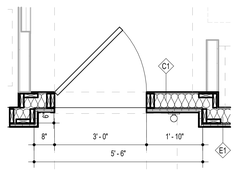
K13 TYPICAL BULKHEAD DETAIL
1 1/2" = 1'-0"



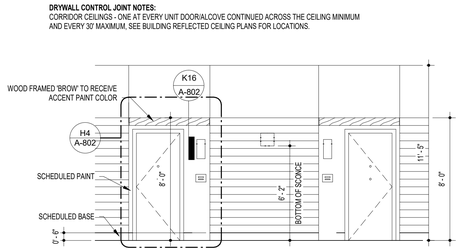
K9 TYPICAL BULKHEAD DETAIL
1 1/2" = 1'-0"



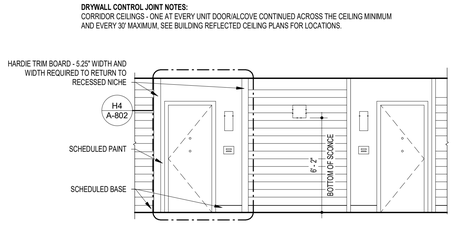
K4 TYPICAL BULKHEAD DETAIL
1 1/2" = 1'-0"



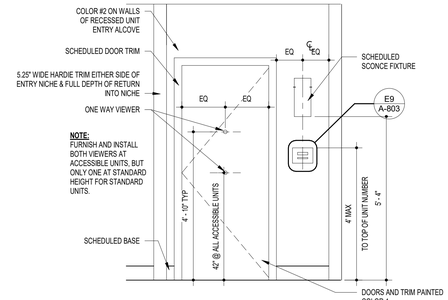
H16 TYP. UNIT ENTRY
1/2" = 1'-0"



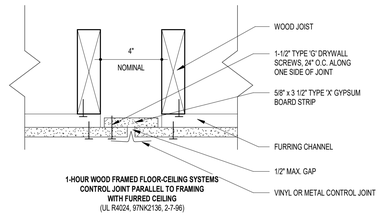
H14 TYPICAL CORRIDOR ELEVATION - BUILDING 1 FIRST FLOOR
1/4" = 1'-0"



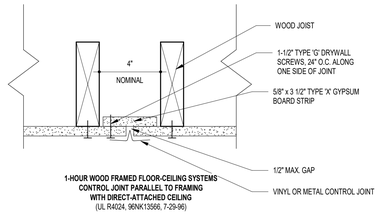
H9 TYPICAL CORRIDOR ELEVATION - CORRIDORS EXCEPT BLDG 1 FIRST FLOOR
1/4" = 1'-0"



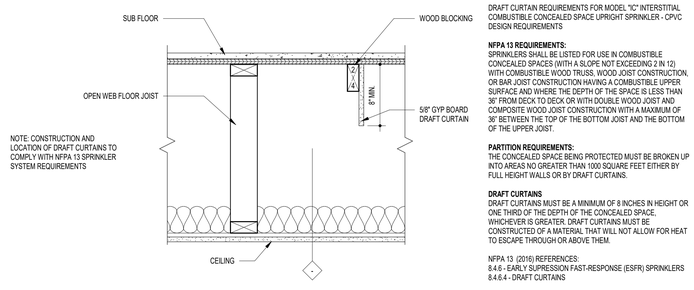
H4 DOOR ALCOVE ELEVATION
1/2" = 1'-0"



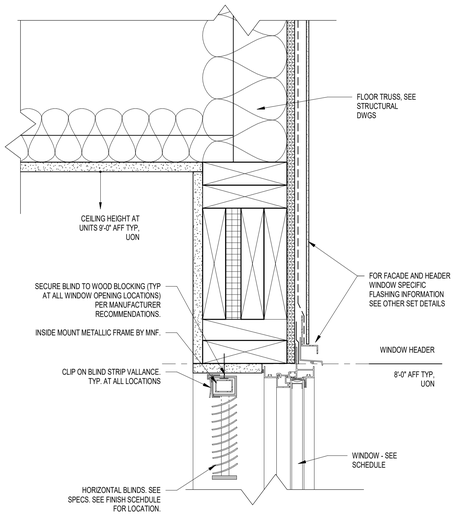
D18 DRYWALL CONTROL JOINT DETAIL
3" = 1'-0"



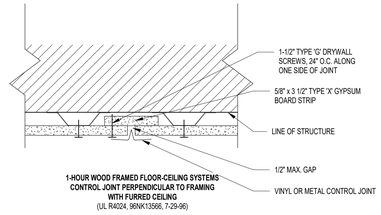
D15 DRYWALL CONTROL JOINT DETAIL
3" = 1'-0"



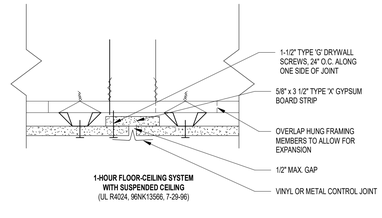
D11 DRAFT CURTAIN DETAIL
1 1/2" = 1'-0"



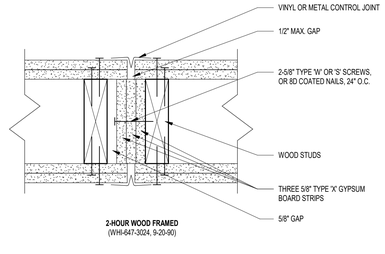
C5 BLIND INSTALLATION DETAIL
3" = 1'-0"



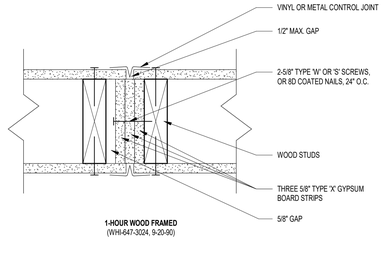
A18 DRYWALL CONTROL JOINT DETAIL
3" = 1'-0"



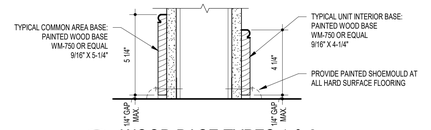
A15 DRYWALL CONTROL JOINT DETAIL
3" = 1'-0"



A11 DRYWALL CONTROL JOINT DETAIL
3" = 1'-0"



A8 DRYWALL CONTROL JOINT DETAIL
3" = 1'-0"



A4 WOOD BASE TYPES 1 & 2
3" = 1'-0"

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2nd Floor
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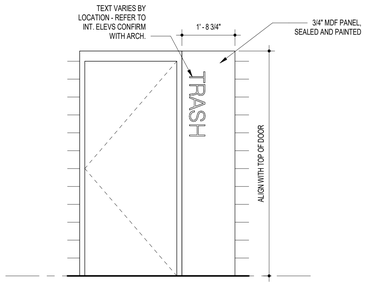
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05/14/2026	VH 4% HOTC APP.
06/30/2026	CONSTRUCTABILITY REVIEW

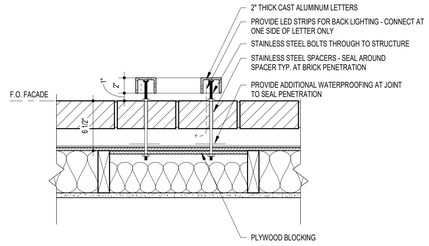
A-802
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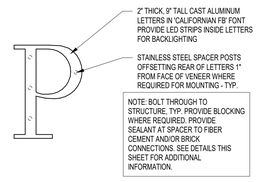
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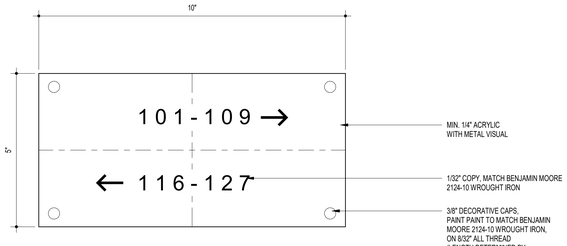
H12 TYP. WALL PANEL SIGNAGE
1/2" = 1'-0"



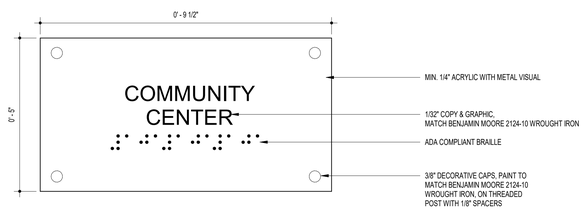
H9 CAST ALUMINUM LETTER MOUNTING DETAIL - BRICK ON STUD
1 1/2" = 1'-0"



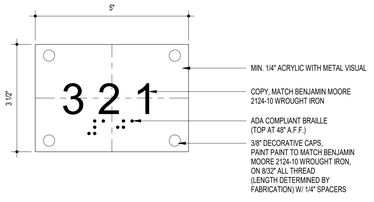
H4 CAST ALUMINUM LETTER ELEVATION DETAIL
1 1/2" = 1'-0"



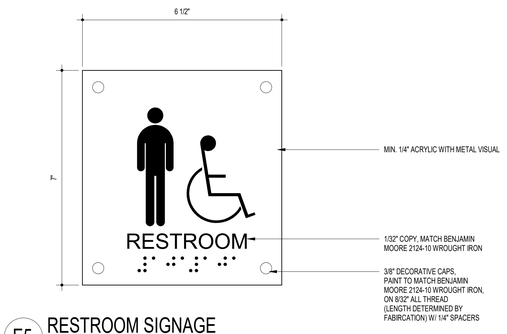
E18 DIRECTIONAL SIGNAGE
6" = 1'-0"



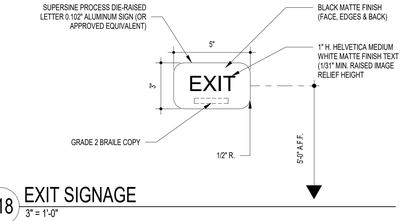
E13 ROOM ID
6" = 1'-0"



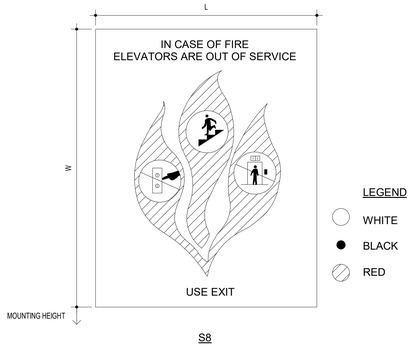
E9 ROOM NUMBER & ID SIGN
6" = 1'-0"



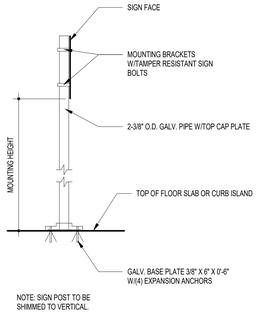
E5 RESTROOM SIGNAGE
6" = 1'-0"



B18 EXIT SIGNAGE
3" = 1'-0"



B14 FIRE SIGNAGE
1 1/2" = 1'-0"

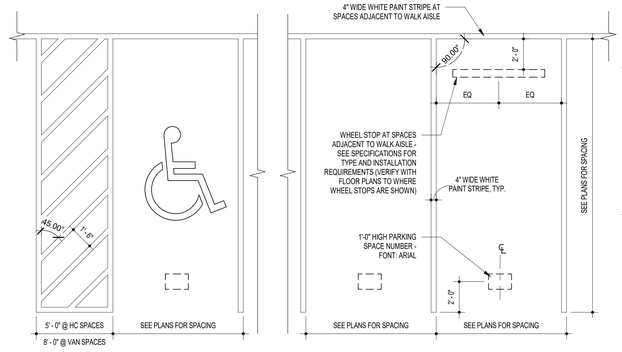


B12 SIGN MOUNTING DETAIL-FLOOR
1 1/2" = 1'-0"



NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTED BROWN BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.

A9 HC PARKING SIGNAGE
3" = 1'-0"



B5 90 DEGREE PARKING STRIPING DETAIL
1/4" = 1'-0"

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SIGNAGE DETAILS

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A-803

06/30/2026
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