Daleville Town Center Apartments III

An Apartment Community by Daleville Town Center Apartments III, LLC
in Daleville, Virginia 24083

95% CD SET
April 14, 2026
Project Number : 25015.00
HUD Number: 051-35907

Unit Mix — Daleville Apartments - Phase 3

*unheated equals perimeter unit walls sq. footage

Unit Description Name		Description	Paint to Paint S.F.	Unheated S.F.*	Gross S.F.	Building 1						Unit Totals Total	Unit %	Paint to Paint S.F.	Gross S.F.
Number of Residential Stories						1	2	3	1	2	3				
B1		2BR/2BA	972.00	70.00	1042.00	0	0	0	2	0	2	4	6.67%	3,888.00	4,168.00
B1-ALT 1		2BR/2BA	968.00	58.00	1026.00	0	2	4	0	0	0	6	10.00%	5,808.00	6,156.00
B1-ALT 2		2BR/2BA	983.00	53.00	1036.00	7	0	8	0	0	0	15	25.00%	14,745.00	15,540.00
B1-ALT 3		2BR/2BA	968.00	58.00	1026.00	2	0	0	0	0	0	2	3.33%	1,936.00	2,052.00
B1-ALT 4		2BR/2BA	968.00	58.00	1026.00	2	0	0	0	0	0	2	3.33%	1,936.00	2,052.00
B1-ALT 5		2BR/2BA	994.00	55.00	1049.00	0	8	0	0	0	0	8	13.33%	7,952.00	8,392.00
B1-ALT 6		2BR/2BA	979.00	59.00	1038.00	0	2	0	0	0	0	2	3.33%	1,958.00	2,076.00
B1-ALT 7		2BR/2BA	983.00	71.00	1054.00	0	0	0	0	2	0	2	3.33%	1,966.00	2,108.00
B1-ALT 2-HC		2BR/2BA	978.00	58.00	1036.00	1	0	0	0	0	0	1	1.67%	978.00	1,036.00
B2		2BR/2BA	1008.00	87.00	1095.00	0	0	0	2	0	2	4	6.67%	4,032.00	4,380.00
B2-Alt 1		2BR/2BA	1019.00	89.00	1108.00	0	0	0	0	2	0	2	3.33%	2,038.00	2,216.00
Two Bedroom Totals						12	12	12	4	4	4	48	80.00%		
C1		3BR/2BA	1156.00	85.00	1241.00	0	0	0	1	0	2	3	5.00%	3,468.00	3,723.00
C1-ALT 1		3BR/2BA	1156.00	85.00	1241.00	0	0	0	1	0	0	1	1.67%	1,156.00	1,241.00
C1-ALT 2		3BR/2BA	1167.00	87.00	1254.00	0	0	0	0	2	0	2	3.33%	2,334.00	2,508.00
C2		3BR/2BA	1231.00	88.00	1319.00	0	0	0	1	0	2	3	5.00%	3,693.00	3,957.00
C2-Alt 1		3BR/2BA	1242.00	90.00	1332.00	0	0	0	0	2	0	2	3.33%	2,484.00	2,664.00
C2-HC		3BR/2BA	1236.00	83.00	1319.00	0	0	0	1	0	0	1	1.67%	1,236.00	1,319.00
Three Bedroom Totals						0	0	0	4	4	4	12	20.00%		
												Grand Totals			
						12	12	12	8	8	8	Total	Unit %	Paint to Paint S.F.	Gross S.F.
Avg. Unit (P/P)	1026.00					36			24			60	100.00%	61,608.00	65,588.00

04/14/26

Building Totals

Project Totals					
Avg. Unit (P/P)	1026.00	B units %	B1 Units	B2 Units	
		80.00%	70.00%	10.00%	
		C units %	C1 Units	C2 Units	
		20.00%	10.00%	10.00%	
		100.00%			

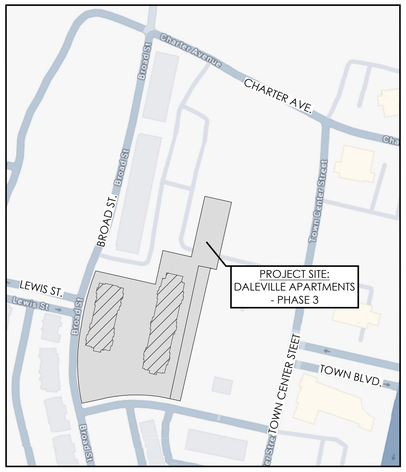
	Unit Gross Building 1	Unit Gross Building 2	HUD Gross Common Building 1	HUD Gross Common Building 2
Level 1	11731	8739	681	130
Level 2	11846	8822	0	0
Level 3	11736	8734	0	0
Totals	35313	26295	681	130

Total	Building 1	Building 2
Residential Totals (HUD NLSF) *	35,313	26,295
Residential Totals (HUD GSF) **	37,304	28,284
Units	36	24
Gross Common Area Totals **	681	130
Building Total	37,985	28,414
Gross Sq. Ft. All Improvements		
** Indicates areas included in this total		66,399
Grand Totals	60	UNITS

Parking Data	
Surface Standard Parking Spaces	121
Surface Handicap Parking Spaces	5
Total Surface Parking Spaces	126
TOTAL PARKING	126

* NLSF = HUD Paint to Paint Methodology
** GSF = HUD Gross Square Foot Methodology (Does not include breezeways or balconies)

VICINITY MAP



LOCATION MAP

NOTE:
Location map shown for reference only, refer to Civil Drawings for all site work.

DEFERRED SUBMITTALS

-FIRE SUPPRESSION SYSTEMS
-FLOOR & ROOF TRUSSES
-INTERIOR & EXTERIOR SIGNAGE
-LANDSCAPE IRRIGATION
-RAILINGS
-POOL
-FIRE ALARM / OFF-SITE MONITORING SYSTEM

RADON NOTES

CONSTRUCTION WILL COMPLY WITH ALL OF THE REQUIREMENTS OF ANSI-AARST CC-1000, REV 5/23. PROVIDE FIELD EXTENSION TESTING BY A CERTIFIED RADON PROFESSIONAL PRIOR TO SLAB POUR. OWNER TO ENGAGE A RADON PROFESSIONAL FOR THE DURATION OF THE PROJECT. POST-CONSTRUCTION TESTING AND MITIGATION PROVISIONS AS DEFINED BY HUD MAP GUIDE SECTION 9.6.3.2.F.1 AS PART OF THE POST CONSTRUCTION AND OCCUPANCY INSPECTIONS.

HUD SIGNATURES		DATE
Architect:		
Owner:		
Contractor:		
Bonding Agent:		
Mortgage Lender:		

Civil Engineer:
Engineering Concepts, Inc.
94 Greenfield Street
Daleville, Virginia 24083
Telephone: 540.588.3312
Contact: Bobby Wampler PE

Structural Engineer:
Cates Engineering, Ltd.
13575 Heathcote Blvd., Suite 170
Gainesville, Virginia 20155
Telephone: 571.261.9280 ext. 116
Contact: Matthew Pocius, P.E.

MEP Engineer:
Phillips Gradick Engineering,P.C.
2320 West Morehead Street, Suite 200
Charlotte, NC 28208
Telephone: 704.900.5838 ext 8000
Contact: Brittany Evans

Developer:
Daleville Towncenter Apartments III, LLC
2903-A Boulevard
Colonial Heights, VA 23834
Telephone: 804.419.2282
Facsimile: 804.530.3964
Contact: Phil Roper/ Andy Kelderhouse

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone: 804.225.0215
Internet: www.2pa.net

Drawing Index

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A0.2b	Rated Assemblies - Ceiling/Floor	*	*
A0.2c	Rated Assemblies - Penetrations	*	*
A0.2d	Rated Assemblies - Penetrations	*	*
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A0.3b	Life Safety Plan	*	*
A0.4a	Site Plan - Aerial	*	*
A0.4b	Phase & Utilities Plan	*	*
A0.4c	Architectural Site Plan	*	*
A0.4d	Enlarged Pool Plan		*
A0.5a	ADA & ANSI Accessibility & Details for Dwelling Units / Public Facilities	*	*
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A0.5c	ADA & ANSI Accessibility & Details for Dwelling Units / Public Facilities	*	*
A0.5d	ADA & ANSI Accessibility & Details for Dwelling Units / Public Facilities	*	*
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E0.05	Fire Alarm Riser Diagrams	*	*
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E2.13	Building 1 - Level 3	*	*
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Sheet	Description	Drawing Issue Dates: 02/19/26 - 90% CD - Permit Set	04/14/26 - 95% CD
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C-503	Erosion & Sediment Control Details	*	*
C-504	Miscellaneous Details	*	*
C-505	Miscellaneous Details	*	*
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	Building 1 - Level 1 - Vent Stack Location Plan	*	*
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	Building 1 - Level 3 - Vent Stack Location Plan	*	*
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	Building 2 - Level 1 - Vent Stack Location Plan	*	*
	Building 2 - Level 2 - Vent Stack Location Plan	*	*
	Building 2 - Level 3 - Vent Stack Location Plan	*	*
	Radon Mitigation System Profile at Thickened Slab Penetration	*	*

Issuance and Revisions Schedule

REV #	DESCRIPTION	DATE

HUD SIGNATURES		DATE
Architect:		
Owner:		
Contractor:		
Bonding Agent:		
Mortgage Lender:		

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 040101493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	INDEX
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Drawing Index

A0.1

RELEASE FOR PERMIT

Wall Legend

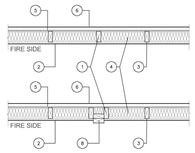
Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark "C" unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line --------
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
9. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service area shall have a minimum IIC rating of 50 per VCC Section 1207.3.

Design No. U356

October 07, 2020

Bearing Wall Rating -- 1 Hr Rating Exposed to Fire on Interior Face Only
Bearing Wall Rating -- 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)
Finish Rating -- 23 Min or 25 Min (See Item 2C)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7



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
CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482
GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717
LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809
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 (THAILAND) 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.
CGC INC
UNITED STATES GYPSUM CO
USG BORAL DRYWALL SFZ LLC
USG MEXICO S A DE C V

2B. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels 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.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc
CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing
CERTAINTEED GYPSUM INC — Type C, Type X, Type X-1, Easi-Lite Type X-2
GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally 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 screws 1 in.and 4 in. from edges of board. Finish Rating is 25 min.
CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing
GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

2D. **Gypsum Board*** — (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — Type SHWB

2E **Gypsum Board*** — (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2F. **Gypsum Board*** — (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and 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.
CERTAINTEED GYPSUM INC — Type SilentFX

2G. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2H. **Gypsum Board*** — (As an alternate to Item 2) — 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 maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

2I. **Gypsum Board*** — (As an alternate to Item 2) — 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.), LightRoc (finish rating 25 min.)
NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSK-L, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

2J. **Gypsum Board*** — (As an alternate to Item 2) - 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 steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1(finish rating 26 min), Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2, Type EGRG or GlasRoc or GlasRoc Sheathing (finish rating 23 min)

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).
See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZZZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
US GREENFIBER L L C — INS735 and INS745 for use with wet or dry application. INS515LD, INS545LD, INS735, INS745, INS765LD, and INS773LD are to be used for dry application only.

4B. **Fiber, Sprayed*** — As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft 3.
NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4D. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

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.

5A. **Mineral and Fiber Boards*** — As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically 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 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

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.
See **Molded Plastic** (BTAT) category in the Building Materials Directory for names of manufacturers.
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

6A. **Building Units*** — **As an alternate to Exterior Facing Item 6** — Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements.
KINGSPAN INSULATED PANELS INC — Types 200, 300, 400, 900, or KS series, 2 through 6 in. thickness; CWP-V, H, 2 through 3 in. nominal thickness or Designwall 2000 or Designwall 4000, 2 and 3 in. nominal thickness.

7. Steel Framing Members* — (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.
b Steel Framing Members* — Used to attach furring channels (Item 7A) to interior side of studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

7B. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.
b Steel Framing Members* — Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

7C. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.
b Steel Framing Members* — Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7D. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.
b Steel Framing Members* — Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7E. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Resilient channels and Steel Framing Members as described below:
a **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.
b **Steel Framing Members*** — Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC-1 Assurance Clip

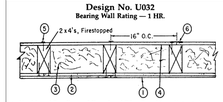
7F **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a **Furring Channels** — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.
b **Steel Framing Members*** — Used to attach furring channels (Item 7Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

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. 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 by 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.
*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

2 Exterior Bearing Wall — C
1 Hour Rated Wall Assembly

Design No. U032

Bearing Wall Rating — 1 HR.



1. **Hard board Paneling — Mineral and Fiber Board*** — Untreated panels nom 7/16 or 1/2 in. thick, 6 to 48 in. wide. Ship lapped panel sidings are fastened to framing members with 10d rust-resistant nails thru the lap spaced 6 in. OC vertically. Butted panel siding fastened to framing members with 10d nails 3/8 in. from edges spaced 6 in. OC horizontally. (Aluminum joint molding as required for lap products)
MASONITE CORP

1A. In lieu of Item 1, the following Molded Plastic* may be used: Solid vinyl siding mechanically secured to framing members in accordance with manufacturer's recommended installation instructions.
ASSOCIATED MATERIALS INC
ALSIDE, DIV OF
GENTEK BUILDING PRODUCTS LTD
HEARTLAND BUILDING PRODUCTS INC
NEBRASKA PLASTICS INC
VYTEC CORP

2. **Wallboard, Gypsum*** — Nom 5/8 in. thick gypsum sheathing supplied in min 2 ft wide sheets, installed horizontally. Attached to each wood stud with 2 in. long 6d nails spaced vertically 8 in. OC.
See Wallboard, Gypsum (CKNX) category for names of manufacturers.
3. **Batts and Blankets*** – Min. 3 in. thick mineral or glass fiber batts.
See Batts and Blankets (BZJZ) category for names of manufacturers.
4. **Wallboard, Gypsum*** — Nom 5/8 in. thick wallboard, with beveled, square or tapered edges. Wallboard nailed 7 in. O.C. with 6d nails 1-7/8 in. long. When used in widths other than 48 in., wallboard is to be installed horizontally.
See Wallboard, Gypsum (CKNX) category for names of manufacturers.
5. **Nailheads** — Covered with joint compound.
6. **Joints** — Covered with paper tape and joint compound.
*Bearing the UL Classification Marking

4 Breezeway Wall — B
1 Hour Rated Wall Assembly

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3605	GENERIC	1 HOUR FIRE	30 to 34 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			

One layer 5/8" type X plain or predecorated gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints of square edge, bevel edge or predecorated wallboard may be left exposed.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**

Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire Test: UL R1319-4, -6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301
Sound Test: OR 64-8, 2-4-64

3 Interior Bearing Wall — D
1 Hour Rated Wall Assembly

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. **(LOAD-BEARING)**

Thickness: 9 1/4"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

1 Tenant Separation Wall — A
1 Hour Rated Wall Assembly

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	CODE
Drawn By:	CDP
Checked By:	CDP

Permit Release:
- February 19, 2026
Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

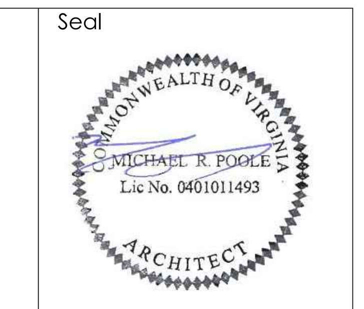
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Rated Assemblies
Wall

A0.2a

RELEASE FOR PERMIT

Seal



POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	CODE
Drawn By:	CDP
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Permit Release:
- February 19, 2026
Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Rated Assemblies
Ceiling/Floor

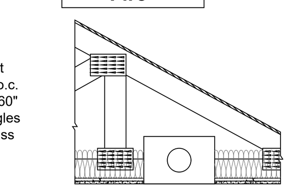
A0.2b

RELEASE FOR PERMIT

GA FILE NO. RC 2603 | **PROPRIETARY†** | **1 Hour Fire**

WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 12" o.c. with 1-1/8" Type S drywall screws 8" o.c. Gypsum board end joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1-1/4" Type S or W screws. Glass fiber or mineral fiber batt or loose fill insulation applied directly over gypsum board. Trusses supporting 15/32" plywood or OSB roof sheathing applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).



Approx. Ceiling Weight: 3 psf
Fire Test: UL R3501, 00NK42686, 8-16-01, UL Design P533

PROPRIETARY GYPSUM BOARD

National Gypsum Company - 5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Board

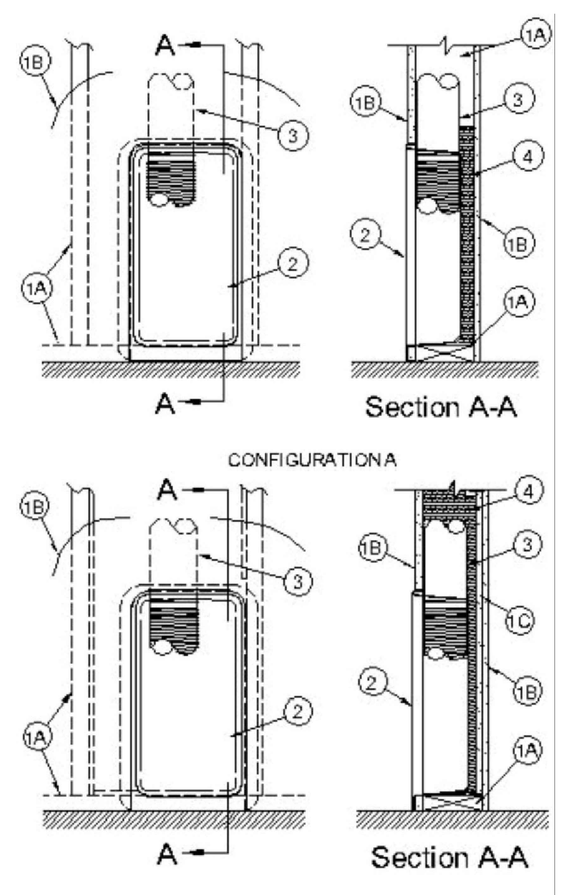
†Contact the manufacturer for more detailed information on proprietary products.

3 Typical Top Floor Unit / Breezeway / Balcony
1 Hour Rated Roof/Ceiling Assembly

Through-Penetration Firestop Systems
System No. W-L-7129

March 26, 2008

F Ratings — 1/2 and 1 Hr (See Items 1, 1A and 4)
T Ratings — 1/2 and 1 Hr (See Items 1 and 1A)



1. Wall Assembly — Configuration A — The fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of min nom 2 by 6 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 6 in. (152.4 mm) wide and spaced max 24 in. (610 mm) OC.

B. Gypsum Board* — One layer of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design.

The hourly F and T Rating of the firestop system for Configuration A is 1/2 Hr.

1A. Wall Assembly — Configuration B — The fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs — Wall framing to consist of wood studs. Wood studs to consist of min nom 2 by 6 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC.

B. Gypsum Board* — One layer of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design.

C. Gypsum Board* — An additional layer of gypsum board shall be cut to fit ID of stud cavity and installed flush with edge of studs on non-penetrated face of wall. Additional layer of gypsum board to be attached to min 1 by 2 in. (25 by 51 mm) wood nailing strips with fasteners spaced max 18 in. (457 mm) OC around periphery of board. Nailing strips to be secured to wood studs and plates with fasteners spaced max 18 in. (457 mm) OC. Nailing strips may be discontinuous and terminate max 1 in. (25 mm) from vent duct and cabinet interfaces with plates and studs.

The hourly F and T Rating of the firestop system for Configuration B is equal to 1 Hr.

2. Cabinet* — Recessed fixture intended for dryer appliance exhaust duct installed per manufacturer's installation instructions in one side of wall assembly. Cutout in gypsum board for top exhaust device is 18-1/4 by 9-1/2 in. (464 by 241 mm). Cutout in gypsum board for bottom exhaust duct is 16 by 14 in. (406 by 356 mm). Max gap between cabinet and gypsum board around periphery of cutout shall be 1/8 in. (3.2 mm). As an option, gap may be sealed with UL Classified sealant or caulk (see Fill, Void or Cavity Material (XHHW) category in the Fire Resistance Directory for names of manufacturers) or drywall compound.

IN-O-VATE TECHNOLOGIES — Dryerbox Model 350, 425, 3D or 4D.

3. Steel Vent Duct — Nom 4 in. (102 mm) diam by min 26 gauge rigid steel dryer duct friction fitted into top or bottom opening of the cabinet (Item 2) for purposes of venting to the exterior. Vent duct to be routed entirely within fire rated construction from the cabinet to the exterior of the building. Vent duct to be firestopped in accordance with an appropriate F-A-7000, F-C-7000 or F-E-7000 Series firestop system where it passes through the top plate or sole plate of the chase wall in which it is routed.

4. Insulation — The spaces between the sides of the cabinet and the studs and the space immediately above the cabinet are to be tightly packed with glass fiber batt or mineral wool batt insulation. For firestop systems with 1 Hr F Rating, the entire stud cavity containing the cabinet shall be filled with min R19 glass fiber batt insulation or mineral wool insulation with additional pieces of insulation applied as needed to completely fill all voids around the cabinet and vent duct to the full depth of the stud cavity.

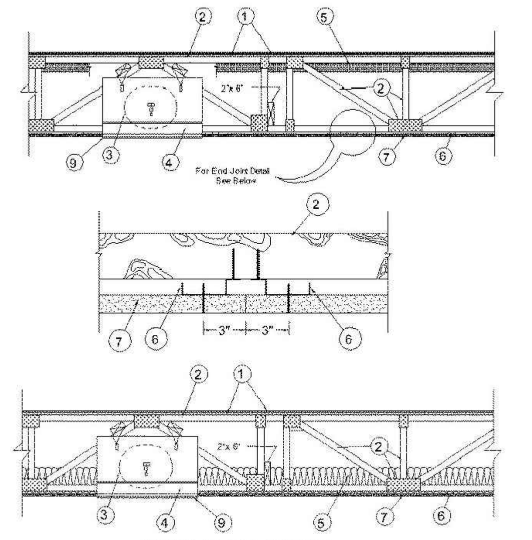
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2008-03-26

2 Dryer Box Penetration
1 Hour Rated Wall Assembly

Design No. L521
March 11, 2016
Unrestrained Assembly Rating — 1 Hr
Finish Rating — 25 Min (See Items 5 and 5A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Alternate Insulation Placement

1. Flooring System — The flooring system shall consist of one of the following:

System No. 1

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.
Subflooring (Alternate) - Structural Cement-Fiber Units* — Nominal 19 mm (3/4 in.) thick tongue and groove structural cement-fiber units. Long dimension of panels to be perpendicular to trusses with end joints staggered. Panels fastened to the trusses with #10 self-drilling, self-tapping cement board screws 1-3/4 in. long. Screws shall be spaced 6 in. OC along the perimeter of each sheet and 12 in. OC in the field of each sheet. Screws shall be spaced 1/2 in. from end joints and 1 in. from side joints.

ECTEK INTERNATIONAL INC — Armoroc Panel

Vapor Barrier —(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Floor —Min 1 by 4 in. T & G lumber installed perpendicular to trusses, or min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

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.

Vapor Barrier —(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional) — Floor mat material nom 5/64 in. (2mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.

ECORE INTERNATIONAL INC — Type QTscu 4002

HACKER INDUSTRIES INC — Type Hacker Sound-Mat.

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/4 in. (6mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32mm) of floor-topping mixture.

ECORE INTERNATIONAL INC — Type QTrbm 3006-3

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/8 in. (3mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/4 in. (6mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25mm)

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 250, Quiet Qurl $\frac{55}{025}$
Alternate Floor Mat Materials - (Optional) — Floor mat material nom 3/8 in. (10mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 400, Quiet Qurl 60/040

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 3/4 in. (19mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38mm)

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 750, Quiet Qurl 65/075

Metal Lath (Optional) — For use with 3/8 in. or 10 mm floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring - Floor Topping Mixture*—Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 3

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.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Floor - Mineral and Fiber Board*—Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft.

HOMASOTE CO — Type 440-32 Mineral and Fiber Board

System No. 4

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.

Vapor Barrier —(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

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.

UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

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.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

GRASSWORX L L C — Type SC50

Alternate Floor Mat Material* — (Optional) - Floor mat material nominal 3/8 in. thick loose laid over the subfloor. Floor topping shall be a min 1/2 in. thick.

System No. 5

Structural Cement-Fiber Units* — Nom 3/4 in. thick, with long edges tongue and grooved. Long dimension of panels to be perpendicular to wood trusses with end joints staggered a min of 2 ft and centered over the trusses. Panels secured to wood trusses with 1-5/8 in. long, No. 8, self- countersinking wood screw spaced a max of 12 in. OC in the field with a screw located 1 in. and 2 in. from each edge, and 8 in. OC on the perimeter with a screw located 2 in. from each edge, located 1/2 in. from the end edges of the panel.

UNITED STATES GYPSUM CO — Types STRUCTO-CRETE, USGSP

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.

UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

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.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

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.

C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521.

4A. Alternate Ceiling Damper* — For use with min 18 in. deep trusses. Max nom area shall be 196 sq in. with the length not to exceed 26 in. and the width not to exceed 14 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 98 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) not to exceed 144 in.2 shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT.

4B. Alternate Ceiling Damper* — For use with min 18 in. deep trusses. Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 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.

C&S AIR PRODUCTS — Models RD-521-IP, RD-521-NP

POTTORFF — Models CFD-521-IP, CFD-521-NP

4C. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 75 sq in. with the length not to exceed 8-9/16 in. and the width not to exceed 8-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 38 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.

DELTA ELECTRONICS INC — Model CRD2

4D. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 75 sq in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.

DELTA ELECTRONICS INC — Model SIG-CRD

4E. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 103 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.

PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD05C5

4F. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 113 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.

BROAN-NUTONE L L C — Model RDFU

4G. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 79 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille (Item 9) shall be installed in accordance with installation instructions.

BROAN-NUTONE L L C — Models RDJ1 and RDH

5. Batts and Blankets* — (Optional) - 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.

5A. Fiber, Sprayed* — (Dry Dense Packed 100% Borate Formulation) — (Optional) - As an alternate to Item 5, When used, the resilient channel and gypsum board attachment is modified as specified in Items 6 and 7 and wire mesh (Item 10) shall be attached to the furring channels to facilitate installation of the material. The finished rating when Fiber, Sprayed is used has not been determined. The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product. When Item 5A (Fiber, Sprayed) is used, two layers of gypsum board required as described in Item 7. Not evaluated for use with Item 6B, 6C or 6D.

U S GREENFIBER L L C — INS735, INS745, INS765LD & INS770LD to be used with dry application only.

5B. Fiber, Sprayed* — (Loose Fill 100% Borate Formulation) — (Optional) - As an alternate to Items 5 and 5A, The finished rating when Fiber, Sprayed is used has not been determined. The fiber is applied without water or adhesive at a minimum dry density of 0.5 lb/ft3 and at a max thickness of 3-1/2 in., in accordance with the application instructions supplied with the product. Wire mesh (Item 10) shall be attached to the furring channels to facilitate installation of the material. When Item 5B (Fiber, Sprayed) is used, two layers of gypsum board required as described in Item 7. Not evaluated for use with Item 6B, 6C or 6D.

U S GREENFIBER L L C — INS735, INS745, INS765LD & INS770LD to be used with dry application only.

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 spaced16 in. OC. When insulation, Items 5, 5A or 5B is applied over the resilient channel/gypsum panel ceiling membrane, 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.

6A. Steel Framing Members* — (Not Shown) - As an alternate to Item 6.

a. Furring Channels — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5, 5A or 5B is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. Steel Framing Members* — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 x 2-1/2 in. course drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. When Fiber, Sprayed (Item 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board shall be installed as described in Item 7.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6B. Steel Framing Members — (Not Shown) - As an alternate to Items 6 and 6A, main runners, cross tees, cross channels and wall angle as listed below.

a. Main Runners — Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Hanger wires to be located adjacent to main runner/cross tee intersections. Hanger wires wrapped and twist-tied on 16d nails driven in to side of trusses at least 5 in. above the bottom face.

b. Cross Tees or Channels — Nom 4 ft long cross tees, with 15/16 in. or 1-1/2 in. wide face, or nom 4 ft long cross channels, with 1-1/2 in. wide face, either spaced 16 in. OC, installed perpendicular to the main runners. Additional cross tees or channels used 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.

c. Wall Angle or Channel — Painted or galv steel angle with 1 in. legs or channel with 1 in. legs, 1-9/16 in. deep attached to walls at perimeter of ceiling with fasteners 16 in. OC. To support steel framing member ends and for screw-attachment of the gypsum panel.

CGC INC — Type DGL or RX.

USG INTERIORS LLC — Type DGL or RX.

6C. Steel Framing Members* — (Not Shown) - As an alternate to Items 6, 6A and 6B.

a. Furring Channels — Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max. 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Cb). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 7.

b. Cold Rolled Channels — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6Cd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. Blocking — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Cd) location.

d. Steel Framing Members* — Hangers spaced 48 in. OC. max along truss, and secured to the Blocking (Item 6Cc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. drywall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions.

KINETICS NOISE CONTROL INC — Type ICW.

6D. Steel Framing Members* — (Not Shown) - As an alternate to Items 6, 6A, 6B and 6C.

a. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. Steel Framing Members* — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC, and secured to the bottom chord of alternating trusses with two No. 8 x 2-1/2 in. course drywall screws, one through the hole at each end of the clip. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive trusses. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. Two layers of gypsum board required as described in Item 7. Not evaluated for use with Item 5B.

KINETICS NOISE CONTROL INC — Type Isomax.

6E. Steel Framing Members* — (Not Shown) - As an alternate to Items 6, 6A, 6B, 6C and 6D.

a. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. Steel Framing Members* — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC, and secured to the bottom chord of alternating trusses with one No. 8 x 2-1/2 in. coarse drywall screw through center grommet. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive trusses. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. Not evaluated for use with Item 5B.

PLITEQ INC — Type Genie Clip

6F. Steel Framing Members — (Not Shown)* - As an alternate to items 6-6E, furring channels and Steel Framing Members as described below.

a. Furring Channels — Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in deep, spaced 24 in OC, perpendicular to joists. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to joists as described in Item b.

b. Steel Framing Members* — Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 24" OC and secured to the bottom of the joists with one No. 10 x 2-1/2 Coarse Drywall Screw through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and screwed with four #8 x 1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Additional clips are required to hold the Gypsum Butt joints and side joints as described in item 7.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6G. Steel Framing Members* — (Not Shown) - As an alternate to Items 6 through 6F - Not for use with Items 5, 5A or 5B -Main runners nom 12 ft long, spaced 72 in. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Cross tees, nom 6 ft long, installed perpendicular to main runners and spaced 24 in. OC. Additional 6 ft long cross tees required at each gypsum board end joint with butted gypsum board end joints centered between cross tees spaced 8 in. OC. The main runners and cross tees may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation.

USG INTERIORS LLC — Type DGL or RX

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. 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 72 in. 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, spaced approximately 2 in. in from joint. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Butt joint furring channels shall be attached with a RESILMOUNT Sound Isolation Clip secured to underside of every truss that is located over the butt joint. Over all Gypsum Board side joints, approximately 20 in. lengths of furring channel shall be installed parallel to trusses (Item 2) between main furring channels. Side joint furring channels shall be attached to underside of the joist with RESILMOUNT Sound Isolation Clips - located approximately 2 in. from each end of the approximate 20 in. length of channel. Both Gypsum Boards at side joints fastened into channel with screws spaced 8 in. OC, approximately 1/2 in. from joint edge.

When alternate Steel Framing Members* (Item 6G) are used, gypsum board sheets installed with long dimension (side joints) perpendicular to the 6 ft long cross tees with the end joints staggered min 4 ft and centered between cross tees which are spaced 8 in. OC. Gypsum board side joints may occur beneath or between main runners. Prior to installation of the gypsum board sheets, backer strips consisting of nom 7-3/4 in. wide pieces of gypsum board are to be laid atop the cross tee flanges and centered over each butted end joint location. The backer strips are to be secured to the flanges of the cross tees at opposite corners of the backer strip with hold down clips to prevent the backer strips from being uplifted during screw-attachment of the gypsum board sheets. Gypsum board fastened to cross tees with 1 in. drywall screws spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board. The butted end joints are to be secured to the backer strip with No. 10 by 1-1/2 in. long Type G laminating screws located 1 in. from each side of the butted end joint and spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board.

CGC INC — Types C, IP-X2, IPC-AR.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG BORAL ZAWAWI DRYWALL L L C SFZ — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

8. Finishing System — (Not shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

9. Grille — Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.

10. Wire Mesh — (Not shown) — For use with Item 5A and 5B — 1 in. 20 gauge galvanized poultry netting installed between the furring channels and gypsum board. The poultry netting is attached with washers and 1/2 in. wafer head screws, spaced 24 in. OC., to the furring channels. The Fiber, Sprayed (Item 5A or 5B) is installed through cut-openings in the poultry netting, in-between trusses. The cut-openings in the poultry netting shall be staggered at a maximum of 6 ft.

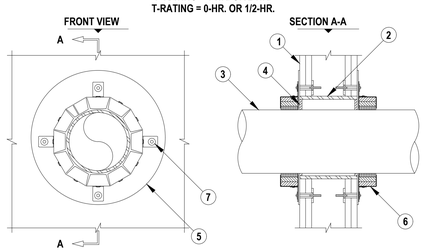
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1 Typical Unit
1 Hour Rated Floor/Ceiling Assembly

UL SYSTEM NO. W-L-2084

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR. OR 1/2-HR.



WL2084e.121505

1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING). (2-HR. SHOWN).
2. MAXIMUM 8" NOMINAL DIAMETER STEEL PIPE SLEEVE (SCHEDULE 40 OR THINNER).
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (ALSO SEE NOTE NO. 3 BELOW) :
   A. MAXIMUM 6" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
   B. MAXIMUM 6" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR OR SOLID CORE).
   C. MAXIMUM 6" NOMINAL DIAMETER FRPP PLASTIC PIPE.
   D. MAXIMUM 6" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. [OPTIONAL] MINIMUM 1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. SHEET METAL COVER PLATE (MINIMUM 18 GA.) PLACED OVER OPENING PRIOR TO ATTACHING HILTI CP 643N FIRESTOP COLLAR (ALSO SEE NOTE NO. 4 BELOW).
6. HILTI CP 643N FIRESTOP COLLAR WITH FASTENING HOOKS.
7. HILTI 3/16" TOGGLER BOLTS AND WASHERS TO ATTACH EACH FASTENING HOOK TO GYPSUM WALL ASSEMBLY. FOR PIPES 4" OR SMALLER, COLLARS MAY BE FASTENED WITH NO. 10 x 1-1/2" LONG DRYWALL OR LAMINATE SCREWS WITH 3/4" STEEL WASHERS.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 8".
2. ANNULAR SPACE = MINIMUM 1/4", MAXIMUM 1-1/4".
3. CLOSED OR VENTED PIPING SYSTEM (ABS, PVC, FRPP = SCHEDULE 40; CPVC = SDR 17).
4. INSIDE DIAMETER OF COVER PLATE SHOULD BE MAXIMUM 1/4" LARGER THAN OUTSIDE DIAMETER OF PIPE. OUTSIDE DIAMETER OF COVER PLATE SHOULD BE MINIMUM 2-1/2" LARGER THAN OUTSIDE DIAMETER OF PIPE.

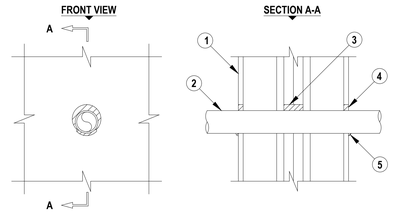
HILTI FIRESTOP SYSTEMS | HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 | Sheet 1 of 1 | Scale 5/32" = 1" | Date Dec. 15, 2005 | Drawing No. WL 2084e

Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2472

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 2-HR.
T-RATING = 2-HR.



WL2472b.112407

1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 SERIES) (2-HR. FIRE-RATING) CONSISTING OF THE FOLLOWING :
   A. NOMINAL 2 x 4 STUDS SPACED MAXIMUM 24" OC.
   B. STEEL "H" SHAPED STUDS SPACED MAXIMUM 24" OC.
   C. TWO LAYERS 1" GYPSUM WALLBOARD LINER PANELS.
   D. MINIMUM 1/2" THICK GYPSUM WALLBOARD.
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
   B. MAXIMUM 2" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM ONLY).
   C. MAXIMUM 2" NOMINAL DIAMETER RNC-PVC CONDUIT.
3. MINIMUM 2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED WITHIN GYPSUM WALLBOARD LINER PANELS.
4. MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED FLUSH WITH OUTER SURFACES OF GYPSUM WALLBOARD.
5. MINIMUM 1/4" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT AT OUTER SURFACE OF GYPSUM WALLBOARD.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 5/8".
3. CLOSED OR VENTED PIPING SYSTEM (PVC, RNC = SCHEDULE 40; CPVC = SDR 13.5).

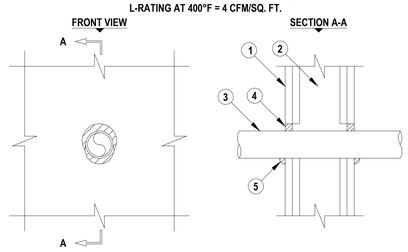
HILTI FIRESTOP SYSTEMS | HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 | Sheet 1 of 1 | Scale 5/32" = 1" | Date Nov. 24, 2007 | Drawing No. WL 2472b

Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2474

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.
L-RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L-RATING AT 400°F = 4 CFM/SQ. FT.



WL2474b.022312

1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" NOMINAL DIAMETER PVC PLASTIC PIPE (SCHEDULE 40 OR HEAVIER) (CELLULAR OR SOLID CORE) (CLOSED OR VENTED PIPING SYSTEM).
   B. MAXIMUM 2" NOMINAL DIAMETER CPVC PLASTIC PIPE (SDR 13.5) (CLOSED PIPING SYSTEM ONLY).
   C. MAXIMUM 2" NOMINAL DIAMETER PEX TUBING (SDR 9) (CLOSED PIPING SYSTEM ONLY).
   D. MAXIMUM 2" NOMINAL DIAMETER RNC-PVC CONDUIT (SCHEDULE 40).
4. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2".

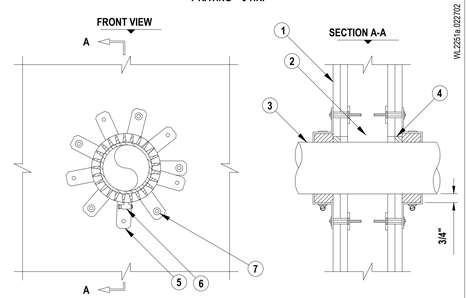
HILTI FIRESTOP SYSTEMS | HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 | Sheet 1 of 1 | Scale 3/16" = 1" | Date Feb. 23, 2012 | Drawing No. WL 2474b

Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2251

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1 AND 2-HR.
T-RATING = 0-HR.



WL2251a.022702

1. GYPSUM WALL ASSEMBLY (UL/ULC CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (ALSO SEE NOTE NO. 3 BELOW) :
   A. MAXIMUM 4" NOMINAL DIAMETER PVC PLASTIC PIPE (CLOSED OR VENTED PIPING SYSTEM).
   B. MAXIMUM 4" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM).
4. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. HILTI RETAINING COLLAR WRAPPED AROUND PIPE, OVERLAPPING MINIMUM 2", AND COMPLETELY FILLED WITH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
6. HILTI RETAINING COLLAR CLAMP FASTENED AT MID-HEIGHT OF RETAINING COLLAR.
7. HILTI 1/4" TOGGLER BOLTS TO FASTEN EVERY OTHER TAB OF RETAINING COLLAR.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 5".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2".
3. PVC = SCHEDULE 40, CELLULAR OR SOLID CORE; CPVC = SDR 13.5).

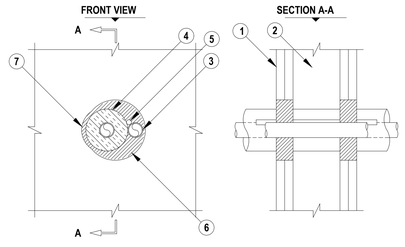
HILTI FIRESTOP SYSTEMS | HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 | Sheet 1 of 1 | Scale 3/16" = 1" | Date Feb. 27, 2002 | Drawing No. WL 2251a

Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. W-L-8047

HVAC LINE SET THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 2-HR.
T-RATING = 1/4-HR.



WL8047c.071905

1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300 OR U400 SERIES) (2-HR. FIRE-RATING).
2. [NOT SHOWN] STEEL STUDS TO BE MINIMUM 3-1/2" WIDE. WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER.
3. MAXIMUM 1" NOMINAL DIAMETER COPPER PIPE OR TUBE (MAXIMUM QUANTITY = 2).
4. NOMINAL 3/4" THICKNESS AB/PVC PIPE INSULATION INSTALLED ON ONE COPPER PIPE.
5. MAXIMUM 4 PAIR NO. 18 AWG THERMOSTAT CABLE WITH PVC JACKET.
6. MINIMUM 1-1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
7. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 4-1/2".
2. ANNULAR SPACE BETWEEN PENETRANTS AND PERIPHERY OF OPENING = MINIMUM 0", MAXIMUM 1-1/4".
3. ANNULAR SPACE BETWEEN PENETRANTS = 0".

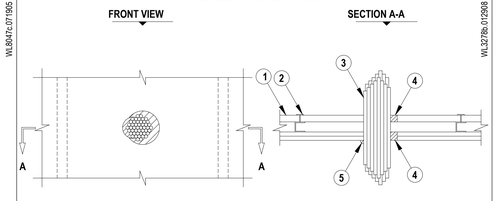
HILTI FIRESTOP SYSTEMS | HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 | Sheet 1 of 1 | Scale 7/32" = 1" | Date July 19, 2005 | Drawing No. WL 8047c

Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. W-L-3278

CABLE BUNDLE THROUGH GYPSUM SHAFT WALL ASSEMBLY

F-RATING = 2-HR.
T-RATING = 0-HR. OR 1/4-HR.



WL3278b.012908

1. GYPSUM SHAFT WALL ASSEMBLY (UL/cUL CLASSIFIED U400 OR V400 SERIES) (2-HR. FIRE-RATING).
2. "C-T", "C-H" OR "T" SHAPED STEEL STUDS (MINIMUM 1-1/2" DEEP x 2-1/2" WIDE, MIN. 25 GA.) SPACED MAXIMUM 24" C/C.
3. MAXIMUM 4" DIAMETER CABLE BUNDLE CONSISTING OF ANY COMBINATION OF THE FOLLOWING :
   A. MAXIMUM 100 PAIR NO. 24 AWG TELEPHONE CABLE WITH PVC JACKET.
   B. MAXIMUM 500 KCML POWER CABLE WITH PVC JACKET.
   C. MAXIMUM RG/U COAXIAL CABLE WITH FLUORINATED ETHYLENE OR PVC JACKET.
   D. MAXIMUM 3/C NO. 8 AWG STEEL CABLE CABLE.
   E. MAXIMUM 1-1/4" DIAMETER SINGLE OR MULTIPLE CONDUCTOR TYPE MI CABLE (SEE NOTE NO. 5 BELOW).
4. MINIMUM 1" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH EACH SURFACE OF WALL ASSEMBLY.
5. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT ON FINISHED SIDE OF SHAFT WALL.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 5".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1".
3. A MINIMUM 1/8" SEPARATION SHOULD BE MAINTAINED BETWEEN MI CABLES AND ANY OTHER TYPES OF CABLE.

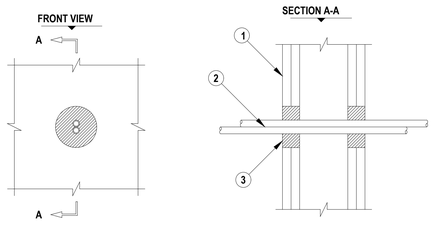
HILTI Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 | Sheet 1 of 1 | Scale 7/64" = 1" | Date Jan. 29, 2008 | Drawing No. WL 3278b

Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. W-L-3071

CABLES THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1 AND 2-HR.
T-RATING = 1/4 AND 3/4-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400° F = 4 CFM/SQ. FT.



WL3071e.091699

1. GYPSUM WALL ASSEMBLY (UL/ULC CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. MAXIMUM 3/C (+ GRND) NO. 2/0 AWG ALUMINUM OR COPPER SER CABLE WITH PVC INSULATION (MAX. QTY. = 2).
3. HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT:
   A. MINIMUM 5/8" DEPTH, FOR A 1-HR. FIRE-RATING.
   B. MINIMUM 1-1/4" DEPTH, FOR A 2-HR. FIRE-RATING.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 1/2", MAXIMUM 1-1/2".

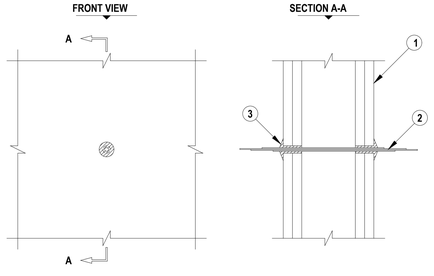
HILTI FIRESTOP SYSTEMS | HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 | Sheet 1 of 1 | Scale 3/16" = 1" | Date SEPT. 16, 1999 | Drawing No. WL 3071e

Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. WL3058

CABLE THROUGH GYPSUM WALL ASSEMBLY

F RATING = 2-HR.
T RATING = 1-1/2-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400° F = 4 CFM/SQ. FT.



WL3058c.091699

1. GYPSUM WALL ASSEMBLY (UL/ULC CLASSIFIED U300 OR U400 SERIES) (2-HR. FIRE-RATING).
2. MAXIMUM 25 PAIR NO. 24 AWG TELEPHONE CABLE.
3. HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT FORCED INTO ANNULAR SPACE TO MAXIMUM EXTENT POSSIBLE, WITH ADDITIONAL 1/4" CROWN AROUND CABLE AS SHOWN.

NOTE : MAXIMUM DIAMETER OF OPENING = 1/2".

HILTI FIRESTOP SYSTEMS | HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 | Sheet 1 of 1 | Scale 1/4" = 1" | Date SEPT. 16, 1999 | Drawing No. WL 3058c

Saving Lives through Innovation and Education

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	CODE
Drawn By:	CDP
Checked By:	CDP

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Rated Assemblies
Penetrations

A0.2c

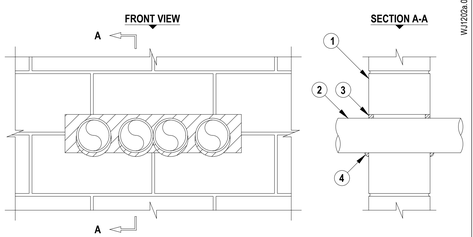
RELEASE FOR PERMIT

UL/cUL SYSTEM NO. W-J-1202

MULTIPLE METALLIC PIPES THROUGH CONCRETE OR BLOCK WALL ASSEMBLY

F-RATING = 2-HR.
T-RATING = 1/4-HR.

WJ1202a.091406



1. CONCRETE WALL ASSEMBLY (2–HR. FIRE–RATING) :
   A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MINIMUM 6" THICK).
   B. ANY UL/cUL CLASSIFIED CONCRETE BLOCK WALL.
2. ONE OR MORE OF THE FOLLOWING PENETRATING ITEMS TO BE INSTALLED IN A SINGLE ROW :
   A. MAXIMUM 4" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 5 OR HEAVIER).
   B. MAXIMUM 4" NOMINAL DIAMETER STEEL CONDUIT.
   C. MAXIMUM 4" NOMINAL DIAMETER EMT.
3. MINIMUM 5/8" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT.
4. MINIMUM 1/2" BEAD HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM SIZE OF OPENING = 23" x 5".
2. ANNULAR SPACE BETWEEN PENETRANTS AND PERIPHERY OF OPENING = MINIMUM 0", MAXIMUM 1".
3. ANNULAR SPACE BETWEEN PENETRANTS = MINIMUM 0", MAXIMUM 1–1/2".

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252–6000

Sheet	1 of 1	Drawing No.
Scale	1/8" = 1"	WJ 1202a
Date	Sep. 14, 2006	

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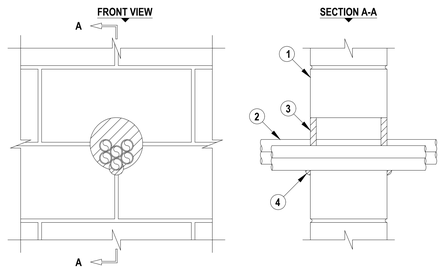
UL/cUL SYSTEM NO. W-J-1221

FLEXIBLE STEEL CONDUITS THROUGH CONCRETE WALL OR BLOCK WALL ASSEMBLY

F-RATING = 2-HR.
T-RATING = 1 1/2-HR.

WJ1221a.032411



1. CONCRETE WALL ASSEMBLY (2–HR. FIRE–RATING) :
   A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MINIMUM 6" THICK).
   B. ANY UL/cUL CLASSIFIED CONCRETE BLOCK WALL.
2. MAXIMUM 1" NOMINAL DIAMETER FLEXIBLE STEEL CONDUIT (MAX. QTY. = 6).
3. MINIMUM 5/8" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT.
4. MINIMUM 1/2" BEAD HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 5–1/2".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 3".

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252–6000

Sheet	1 of 1	Drawing No.
Scale	3/32" = 1"	WJ 1221a
Date	Mar. 24, 2011	

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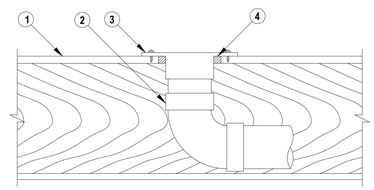
UL SYSTEM NO. F-C-2263

CLOSET FLANGE IN WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR.
T-RATING = 1-HR.

FC2263c.042309



1. WOOD FLOOR/CEILING ASSEMBLY (UL CLASSIFIED L500 SERIES) (1–HR. FIRE–RATING).
2. DRAIN PIPING AND 90° ELBOW TO BE ONE OF THE FOLLOWING :
   A. NOMINAL 4" DIAMETER PVC PLASTIC PIPE (SCHEDULE 40).
   B. NOMINAL 4" DIAMETER ABS PLASTIC PIPE (SCHEDULE 40).
3. PVC OR ABS CLOSET FLANGE SIZED TO ACCOMMODATE DRAIN PIPE. CLOSET FLANGE SECURED TO PLYWOOD SUBFLOOR WITH STEEL SCREWS.
4. MINIMUM 3/4" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT.
5. (NOT SHOWN). FLOOR MOUNTED VITREOUS WATER CLOSET.

NOTE : DIAMETER OF OPENING TO BE MAXIMUM 1/2" LARGER THAN OUTSIDE DIAMETER OF CLOSET FLANGE.

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252–6000

Sheet	1 of 1	Drawing No.
Scale	3/32" = 1"	FC 2263c
Date	Apr. 23, 2009	

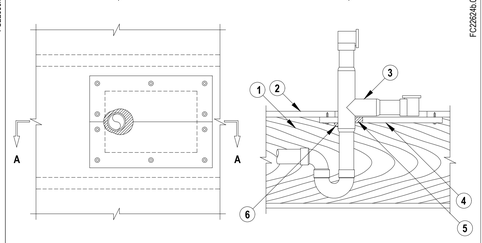
Saving Lives through Innovation and Education

UL SYSTEM NO. F-C-2262

PLASTIC PIPE THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR.
T-RATING = 1-HR.

FC2262b.091703



1. WOOD FLOOR/CEILING ASSEMBLY (UL CLASSIFIED L500 SERIES) (1–HR. FIRE–RATING).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. MAXIMUM 1–1/2" NOMINAL DIAMETER PVC OR ABS PLASTIC PIPE (SCHEDULE 40) AND DRAIN FITTINGS CEMENTED TOGETHER WITH PVC OR ABS BATHTUB WASTE/OVERFLOW FITTINGS.
4. 3/4" THICK PLYWOOD PATCH SIZED TO OVERLAP MINIMUM 2" BEYOND EACH EDGE OF RECTANGULAR OPENING. TWO PIECES POSITIONED AROUND DRAIN PIPING WITH CUT EDGES TIGHTLY BUTTED, AND SCREW ATTACHED TO UNDERSIDE OF SUBFLOOR WITH 1–1/4" LONG STEEL SCREWS (SPACED MAXIMUM 6" C/C). (SEE NOTE NO. 3 BELOW).
5. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT.
6. MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT AT POINT OF CONTACT.

NOTES : 1. MAXIMUM SIZE OF OPENING = 12" x 8".
2. ANNULAR SPACE BETWEEN DRAIN PIPING AND PATCH = MINIMUM 0", MAXIMUM 1".
3. AS AN ALTERNATE TO PLYWOOD, 5/8" THICK GYPSUM WALL BOARD MAY BE USED.

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252–6000

Sheet	1 of 1	Drawing No.
Scale	1/8" = 1"	FC 2262b
Date	Sept. 17, 2003	

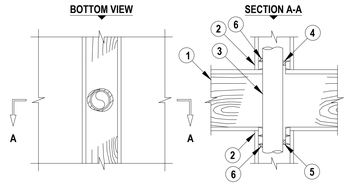
Saving Lives through Innovation and Education

UL SYSTEM NO. F-C-2389

PLASTIC PIPE THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR.
T-RATING = 3/4-HR. OR 1-HR.

FC2389c.081611



1. WOOD FLOOR/CEILING ASSEMBLY (UL CLASSIFIED L500 SERIES) (1–HR. FIRE–RATING).
2. GYPSUM WALL ASSEMBLY TO INCLUDE THE FOLLOWING CONSTRUCTION FEATURES :
   A. WOOD PLATES AND STUDS TO CONSIST OF NOMINAL 2" x 4" OR 2" x 6" LUMBER (SPACED MAXIMUM 16" OC).
   B. MINIMUM 1/2" THICK RATED OR NON–RATED GYPSUM WALLBOARD.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 3" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
   B. MAXIMUM 3" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM ONLY).
   C. MAXIMUM 3" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR OR SOLID CORE).
   D. MAXIMUM 2" NOMINAL DIAMETER ENT.
4. MINIMUM 3/4" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH TOP SURFACE OF FLOOR OR TOP SURFACE OF SOLE PLATE.
5. MINIMUM 3/4" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH BOTTOM SURFACE OF LOWER TOP PLATE.
6. MINIMUM 1/2" BEAD HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 4".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 5/8".
3. CLOSED OR VENTED PIPING SYSTEM (PVC, ABS = SCHEDULE 40; CPVC = SDR 13.5).
4. WHEN LUMBER PLATES ARE DISCONTINUOUS, ATTACH MINIMUM 1–1/2" WIDE STEEL STRAP (MIN. 20 GA.) AT SOLE PLATE AND MINIMUM 3" WIDE STEEL STRAP AT TOP PLATES TO BRIDGE OPENING. STRAPS TO OVERLAP PLATES MINIMUM 2" ON EACH SIDE OF OPENING AND SECURED WITH MINIMUM OF 2 NAILS OR SCREWS ON EACH SIDE.
5. 1–RATING IS 3/4–HR. WHEN PVC OR CPVC PIPE IS USED AND 1–HR. WHEN ABS PIPE OR ENT IS USED.

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252–6000

Sheet	1 of 1	Drawing No.
Scale	3/32" = 1"	FC 2389c
Date	Aug. 16, 2011	

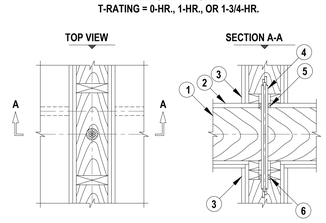
Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. F-C-3012

CABLE/CABLE BUNDLE THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR., 1-HR., OR 1-3/4-HR.

FC3012m.103409



1. WOOD FLOOR/CEILING ASSEMBLY (UL/cUL CLASSIFIED L500 SERIES) (1–HR. OR 2–HR. FIRE–RATING) (2–HR. SHOWN).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. [OPTIONAL] GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300 SERIES) (1–HR. OR 2–HR. FIRE–RATING) (2–HR. SHOWN) CONSISTING OF NOMINAL 2" x 6" OR PARALLEL 2" x 4" LUMBER PLATES AND STUDS.
4. CABLE BUNDLE MAY CONSIST OF ANY OF THE FOLLOWING:
   A. RG 59 COAXIAL CABLE WITH PVC JACKET.
   B. MAXIMUM 8/C NO. 22 AWG TELEPHONE CABLE WITH PVC JACKET.
   C. MAXIMUM 2/C NO. 12 AWG CABLE WITH PVC JACKET.
   D. MAXIMUM 3/C (+GROUND) 2/0 AWG SER CABLE (ALUMINUM OR COPPER) WITH PVC JACKET.
   E. MAXIMUM 3/C (+GROUND) NO. 2/0 AWG TYPE NM CABLE WITH PVC JACKET.
   F. MAXIMUM 3/C NO. 12 METAL–CLAD (BX) CABLE.
   G. MAXIMUM 1" DIAMETER METAL–CLAD TEK CABLE WITH PVC JACKET.
   H. ANY CABLES, METAL–CLAD CABLES, OR ARMORED CABLES CURRENTLY LISTED UNDER THE THROUGH PENETRATING PRODUCTS CATEGORY.
   I. MAXIMUM 4/C (+GRND) NO. 300 KCMIL ALUMINUM SER CABLE.
5. MINIMUM 3/4" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH TOP SURFACE OF FLOOR OR SOLE PLATE OF CHASE WALL.
6. MINIMUM 5/8" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE.

NOTES : 1. MAXIMUM DIAMETER OF OPENING FOR 1–HR. OR 2–HR. FIRE–RATED ASSEMBLY IS 2" OR 2–1/2", RESPECTIVELY.
2. CABLES TO FILL MAXIMUM 45% OF CROSS–SECTIONAL AREA OF OPENING.

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252–6000

Sheet	1 of 1	Drawing No.
Scale	3/32" = 1"	FC 3012m
Date	Mar. 04, 2009	

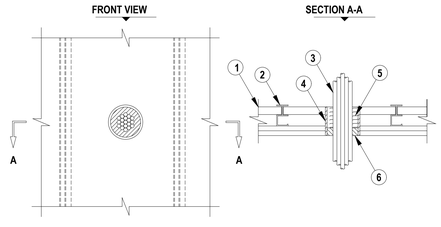
Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. W-L-3161

CABLE BUNDLE THROUGH GYPSUM SHAFT WALL ASSEMBLY

F-RATING = 1 AND 2-HR.
T-RATING = 0-HR.

WL3161c.090805



1. GYPSUM SHAFT WALL ASSEMBLY (UL/ULC CLASSIFIED U400 SERIES) (1–HR. OR 2–HR. FIRE– RATING) (2–HR. SHOWN).
2. "C–1" SHAPED STUDS (1–5/8" WIDE x 2–1/2" DEEP, MIN. 25 GA.) SPACED A MAXIMUM 24" C/C.
3. CABLE BUNDLE TO CONSIST OF ANY OF THE FOLLOWING:
   A. MAXIMUM 7/C NO. 12 AWG CABLE.
   B. MAXIMUM 25 PAIR NO. 24 AWG TELEPHONE CABLE.
   C. RG 59 COAXIAL CABLE.
   D. MAXIMUM 3/C NO. 12 AWG METAL CLAD CABLE.
   E. MAXIMUM 5/8" DIAMETER FIBER–OPTIC CABLE.
4. MAXIMUM 4" DIAMETER STEEL SLEEVE (MIN. 28 GA. SHEET METAL OR NO. 8 STEEL WIRE MESH).
5. MIN. 2–1/8" OR 2–3/4" THICKNESS MINERAL WOOL (MIN. 4 PCF DENSITY) TIGHTLY PACKED AND RECESSED ON ONE SIDE OF THE WALL, FOR 1–HR. OR 2–HR. FIRE–RATED WALLS, RESPECTIVELY.
6. MINIMUM 1" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 4".
2. CABLES TO FILL A MAXIMUM 33% OF CROSS–SECTIONAL AREA OF OPENING.
3. ANNULAR SPACE = MINIMUM 1/4", MAXIMUM 3/4".
4. AS AN ALTERNATE TO THE ABOVE SHAFT WALL ASSEMBLY, A 1 OR 2–HR. GYPSUM WALL ASSEMBLY MAY BE USED (U300, U400 OR V400 SERIES). STEEL STUDS TO BE MINIMUM 2–1/2" WIDE. WOOD STUDS TO CONSIST OF NOMINAL 2 x 4 LUMBER.
5. WHEN SYSTEM IS INSTALLED IN A STANDARD WALL ASSEMBLY, MINERAL WOOL SHOULD BE INSTALLED FLUSH WITH EITHER SIDE OF WALL AND RECESSED FROM OTHER SIDE TO ACCOMMODATE SEALANT.

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252–6000

Sheet	1 of 1	Drawing No.
Scale	1/8" = 1"	WL 3161c
Date	Sep. 08, 2005	

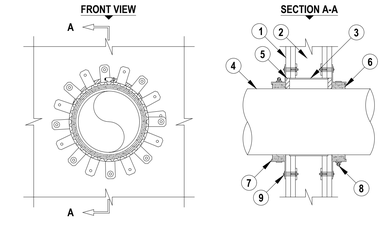
Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2236

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 1-HR. OR 1-1/4-HR.

WL2236d.121007



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 OR U400 SERIES) (1–HR. OR 2–HR. FIRE–RATING) (2–HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 3–1/2" WIDE.
3. [OPTIONAL] NO. 8 STEEL WIRE MESH SLEEVE (SEE NOTE NO. 4 BELOW).
4. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (SEE NOTE NO. 3 BELOW) :
   A. MAXIMUM 8" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
   B. MAXIMUM 8" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM ONLY).
5. MINIMUM 1/2" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT.
6. HILTI CP 648E WRAP STRIP (NOMINAL 3/16" THICK x 1–3/4" WIDE) INDIVIDUALLY WRAPPED AROUND THE OUTER CIRCUMFERENCE OF THE PIPE, COVERING FOUR TIMES, WITH ENDS BUTTED AND HELD IN PLACE WITH TAPE. BUTTED ENDS IN SUCCESSIVE LAYER SHALL BE OFFSET. WRAP STRIP TO BE BUTTED TIGHTLY AGAINST SURFACE OF THE WALL.
7. HILTI RETAINING COLLAR WRAPPED OVER THE WRAP STRIPS, OVERLAPPING MINIMUM 1".
8. HILTI COLLAR CLAMP(S) FASTENED AT MID–HEIGHT OF HILTI RETAINING COLLAR.
9. EVERY OTHER TAB OF RETAINING COLLAR SECURED TO GYPSUM WALL WITH 1/8" DIAMETER x 2–1/4" LONG, STEEL HOLLOW WALL ANCHORS WITH 1/2" DIAMETER WASHERS.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 10".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1–3/8".
3. CLOSED OR VENTED PIPING SYSTEM (PVC = SCHEDULE 40; CPVC = SDR 13.5).
4. STEEL WIRE MESH SLEEVE MUST HAVE A MINIMUM 2" LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF STEEL MESH SLEEVE TO BE 1/2" LESS THAN THICKNESS OF WALL.

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252–6000

Sheet	1 of 1	Drawing No.
Scale	1/8" = 1"	WL 2236d
Date	Dec. 10, 2007	

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Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	CODE
Drawn By:	CDP
Checked By:	CDP

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Rated Assemblies
Penetrations

A0.2d

RELEASE FOR PERMIT

Building Code Data for Daleville Phase III		
Building Number	1	2
Building Type	100	200
Type of Construction per VCC Section 602	VA	VA
Sprinkler System Provided	NFPA 13R	NFPA 13R
Separated Occupancy per VCC Section 508.4	N/A	N/A
Group	R2	R2
Description	Apartments	Apartments
Maximum Number of Stories per VCC Table 504.4	3	3
Actual Number of Stories	3	3
Location of Occupancy Within Building	1,2,3	1,2,3
Maximum Building Height in Feet per VCC Table 504.3	60'	60'
Actual Building Height in Feet	46'	46'
Allowable Building Area per Floor per VCC Table 506.2	12,000	12,000
Frontage Increase Allowed per VCC Section 506.3	8,000	6,000
Allowable Building Area per floor	20,000	18,000
Allowable Building Area per VCC Section 506.2 (Area Determination) – TOTAL	60,000	54,000
Actual Building Area per Floor		
• First Level	15,715	10,900
• Second Level	14,879	10,781
• Third Level	14,753	10,681
Actual Building Area Total per Occupancy	45,347	32,362
Actual Building Area – TOTAL	45,347	32,362
Corridor Width - Minimum required Width - 44"/ Provided Width - 108"		
Stair Width - Minimum required Width - 44" / Provided Width - 108"		

INSULATION TABLE PER 2021 VIRGINIA ENERGY CONSERVATION CODE (RESIDENTIAL) - GARDEN

NOTE: ALL INSULATION GRADE 1 INSTALL

ZONE	GLAZED DOORS			WINDOWS		INSULATION						
	U-FACTOR			U-FACTOR	SHGC	WOOD FRAMED 2X6 EXT. WALL AND BAND JOIST	ADIABATIC BTW FLRS	ATTIC	UNHEATED SLAB 24" HORIZ.	UNIT PARTY WALL BOTH SIDES	CORRIDOR WALL	EXTERIOR CORNERS
	OPAQUE DOOR	GLAZED DOOR ≤ 50%	GLAZED DOOR ≤ 50%									
4A	R-6	.30 U-FACTOR	.36 SHGC	0.30	0.27	R-20	R-13	R-49	R-15	R-13	R-20	R-6

NOTES:

-PROVIDE SPRINKLER PROTECTION AT ALL EXTERIOR DECKS, BALCONIES AND GROUND FLOORS. SIDE WALL SPRINKLERS SHALL BE INSTALL IN ACCORDANCE TO SECTION 903.3.1.2.1

-PER VCC SECTION 915.1, CARBON MONOXIDE ALARMS ARE REQUIRED IN R2 BUILDINGS CONTAINING FUEL-BURNING APPLIANCES.

-ALL STANDPIPES SHALL BE CONSIDERED TYPE 1 MANUAL WET, PER VCC SECTION 905 AND THE FOLLOWING FROM NFPA 14:

a. A MANUAL WET STANDPIPE SYSTEM SHALL BE WET STANDPIPE SYSTEM THAT MAY SHARE A WATER SUPPLY WITH AN AUTOMATIC SPRINKLER SYSTEM. THIS WATER SUPPLY IS CAPABLE OF DELIVERING THE FLOW OF PRESSURE DEMANDS OF THE SPRINKLER SYSTEM BUT NOT CAPABLE OF DELIVERING THE STANDPIPE DEMANDS WITHOUT ADDITIONAL PRESSURE SUPPLIED BY A FIRE DEPARTMENT PUMPER TRUCK.
b. PROVIDE DRY STANDPIPE HOSE CONNECTION ON THE ROOF PER VCC 905.4 #5 AND 1011.12
c. PROVIDE STANDPIPES DURING CONSTRUCTION PER VaSFPC 3313.1.

-PER VCC SECTION 907.2.9, FIRE AND SMOKE ALARMS ARE REQUIRED IN R2 OCCUPANCIES.

-**1023.9 STAIRWAY IDENTIFICATION SIGNS.**

-ALL HANDRAIL AND GUARDRAIL CONNECTIONS SHALL BE DESIGNED BY THE CONTRACTOR AND THESE DESIGNS SHALL BE REVIEWED AND APPROVED BY THE AOR AND THE EOR VIA SHOP DRAWINGS TO ENSURE THAT THERE ARE NO SAFETY ISSUES.

SIGNAGE
SIGNS THAT DESIGNATE PERMANENT ROOMS OR SPACES, PROVIDE DIRECTION, INFORMATION, FUNCTION AND PARKING FACILITIES CONFORM TO THE REQUIREMENTS OF SECTION 1110.0 INTERNATIONAL BUILDING CODE (IBC), SECTION 703.0 INTERNATIONAL CODE COUNCIL (ICC-ANSI A117.1) AND SECTION 216.0 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADASAD), 2010 RELATIVE TO IDENTIFICATION WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. INACCESSIBLE BUILDING ENTRANCES SHALL BE PROVIDED WITH DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ELEMENT. ALL SIGNAGE IN BUILDING REQUIRES BRAILLE WRITING SYSTEM TRANSLATING VISUAL WRITING.

Buildings 1 - Occupancy Totals

Function	Level	Sq. Ft.	Floor Area per Occupant	Occupant Load
Buildings 1 - Residential (12 Units)	3	14,753 SF	Residential - 200 Gross	74 Occupants
Buildings 1 - Residential (12 Units)	2	14,879 SF	Residential - 200 Gross	74 Occupants
Buildings 1 - Residential (12 Units)	1	15,715 SF	Residential - 200 Gross	79 Occupants
TOTAL OCCUPANT LOAD				227 Occupants

Building 2 - Occupancy Totals

Function	Level	Sq. Ft.	Floor Area per Occupant	Occupant Load
Building 6 - Residential (8 Units)	3	11,681 SF	Residential - 200 Gross	53 Occupants
Building 6 - Residential (8 Units)	2	11,781 SF	Residential - 200 Gross	54 Occupants
Building 6 - Residential (8 Units)	1	10,900 SF	Residential - 200 Gross	55 Occupants
TOTAL OCCUPANT LOAD				162 Occupants
TOTAL OCCUPANT LOAD (ALL BUILDINGS)				389 Occupants

APPLICABLE CODES:

Building Code - 2021 Virginia Construction Code

Mechanical Code - 2021 Virginia Mechanical Code

Plumbing Code - 2021 Virginia Plumbing Code

Electrical Code - 2020 National Electrical Code

Energy Code - 2021Virginia Energy Conservation Code

Gas Code - 2021 Virginia Fuel Gas Code

Fire Code - 2021 Virginia Statewide Fire Prevention Code

Accessibility- 2017 ICC/ANSI A-117.1 Accessible and Usable Buildings and Facilities

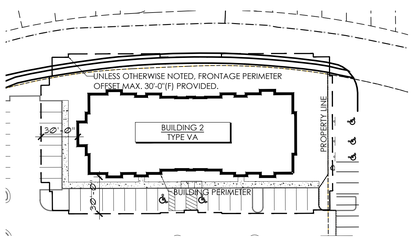
2010 ADA Standards for Accessible Design (ADASAD) (as applicable to public/common areas in accordance with ADA Title II)

HUD Minimum Property Standards for Housing (MPSH)

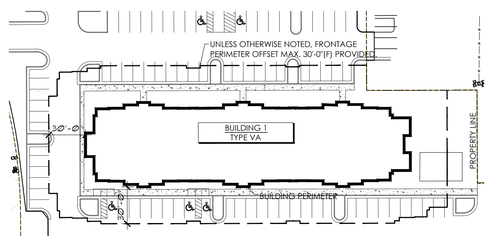
Fair Housing Act Accessibility Guidelines (Fair Housing Act Design Manual (FHADM))

Plumbing Fixture Requirements - Daleville

Space			Water Closets				Lavatories				Drinking Fountain		Notes
Use	Occupant Load		Ratio	Male	Ratio	Female	Ratio	Male	Ratio	Female	Ratio	Count	
Level 1													
Pool (50 Gross)	800 SF	16	1/75	0.10	1/40	0.20	1/200	0.04	1/150	0.05	1/1000	0.01	
Subtotal				0.10		0.20		0.04		0.05		1.00	
Required Total				**2.00**		**2.00**		**2.00**		**2.00**		**1.00**	

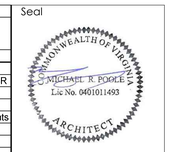


2 Frontage Diagram Building 2
Scale: 1" = 50'-0" Plan



1 Frontage Diagram Building 1
Scale: 1" = 50'-0" Plan

Seal



POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project: 25015.00
CADD File: CODE
Drawn By: PEC
Checked By: FCL

Permit Release:
- February 19, 2026
Construction Release Set:
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Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

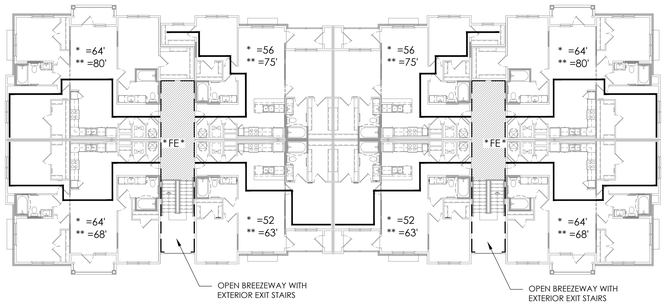
Drawing Title:
Code Data & Building Data

A0.3a

RELEASE FOR PERMIT

8 UNITS
10,681 S.F.
200 Gross
53 Occupants

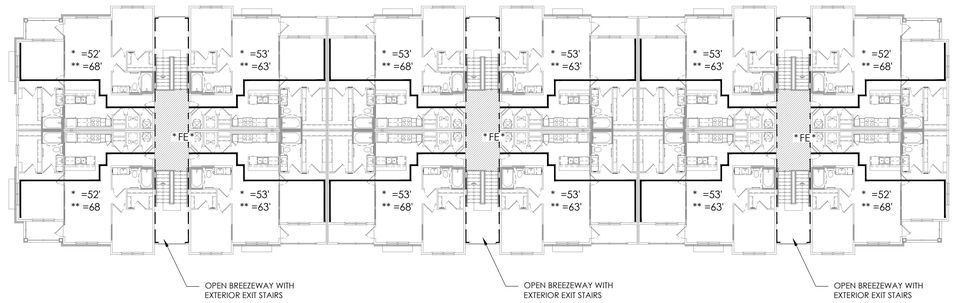
BUILDING 2
TYPE VA
R-2



6 Life Safety - Building 2 - Level 3
Scale: 1/16" = 1'-0" Plan

12 UNITS
14,753 S.F.
200 Gross
74 Occupants

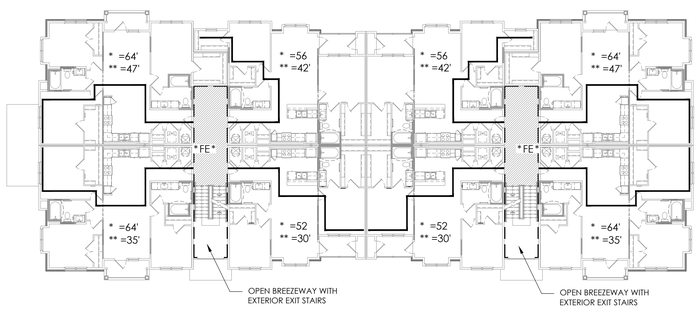
BUILDING 1
TYPE VA
R-2



3 Life Safety - Building 1 - Level 3
Scale: 1/16" = 1'-0" Plan

8 UNITS
10,781 S.F.
200 Gross
54 Occupants

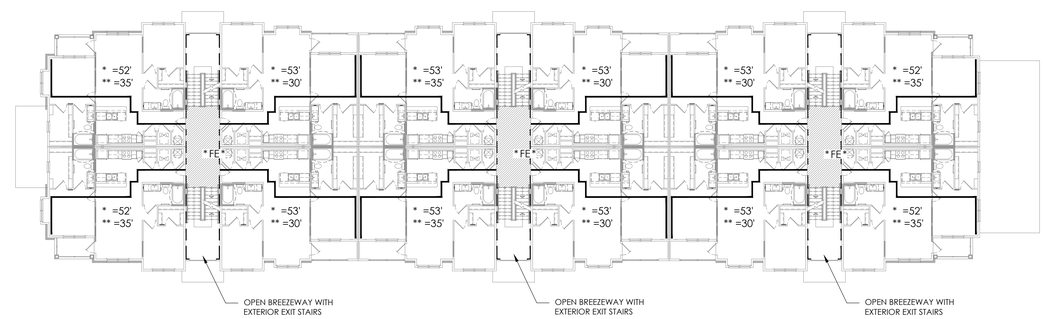
BUILDING 2
TYPE VA
R-2



5 Life Safety - Building 2 - Level 2
Scale: 1/16" = 1'-0" Plan

12 UNITS
14,879 S.F.
200 Gross
74 Occupants

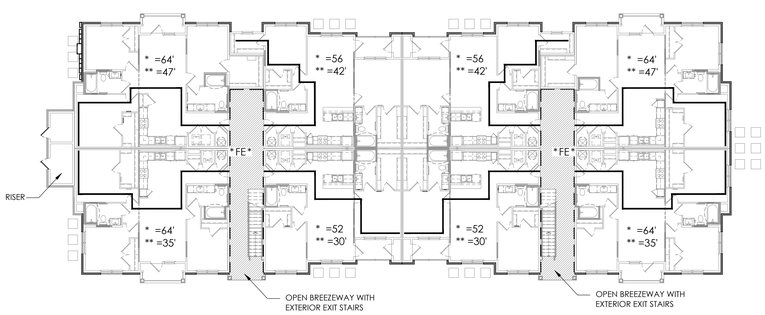
BUILDING 1
TYPE VA
R-2



2 Life Safety - Building 1 - Level 2
Scale: 1/16" = 1'-0" Plan

8 UNITS
10,900 S.F.
200 Gross
55 Occupants

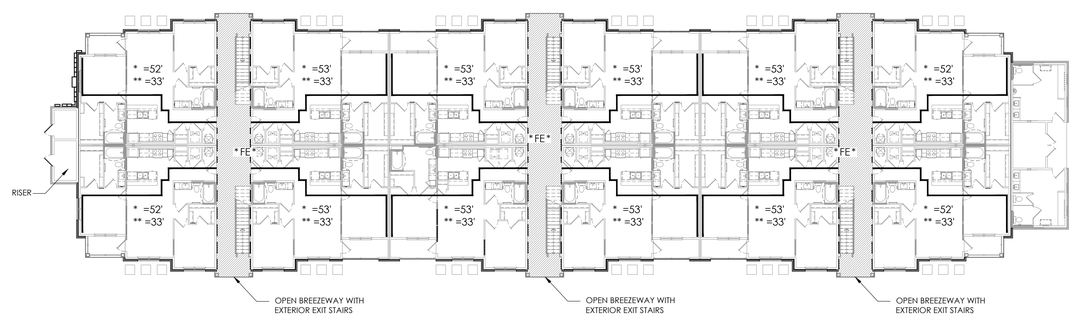
BUILDING 2
TYPE VA
R-2



4 Life Safety - Building 2 - Level 1
Scale: 1/16" = 1'-0" Plan

12 UNITS
15,715 S.F.
200 Gross
79 Occupants

BUILDING 1
TYPE VA
R-2



1 Life Safety - Building 1 - Level 1
Scale: 1/16" = 1'-0" Plan

LEGEND:

FE = LOCATE CLASS 2ABC FIRE EXTINGUISHERS IN RECESSED CABINETS (NON-RATED / RATED RELATIVE TO PLAN LOCATION). FIRE EXTINGUISHERS LOCATED AT CIP AND PRECAST WALLS TO BE SURFACED MOUNTED. SEE 6&7/A1.0b FOR PLAN DETAILS. MAXIMUM SEPARATION BETWEEN TWO UNITS IS 150' ALONG CENTERLINE OF CORRIDOR. SET TOP OF EXTINGUISHER AT 48" MAX. ABOVE FINISH FLOOR.

* = COMMON PATH OF TRAVEL FROM MOST REMOTE POINT OF DWELLING UNIT TO CORRIDOR NOT EXCEEDING 125' PER VCC TABLE 1006.2.1.

** = TRAVEL DISTANCE FROM MOST REMOTE POINT OF DWELLING UNIT TO NEAREST EXIT NOT EXCEEDING 250' AS REQUIRED PER VCC TABLE 1017.2.

ALL RATED WALLS ARE FIRE PARTITIONS UNLESS NOTED OTHERWISE

EXIT = TACTILE SIGNAGE STATING "EXIT" INSTALLED ADJACENT TO THE LATCH SIDE OF THE DOOR 60-INCHES MAX. ABOVE FINISHED FLOOR ELEVATION TO THE CENTERLINE OF THE SIGN AS PER THE REQUIREMENTS OF SECTION 1013 VIRGINIA CONSTRUCTION CODE (VCC), 2018.

RISER = IDENTIFICATION FOR USE BY FIRE DEPARTMENT AS PER REQUIREMENTS OF SECTION 3-8.3 OF THE STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (NFPA-13). SPRINKLER EQUIPMENT ROOM DOOR ASSEMBLIES SHALL BE PROVIDED WITH A SIGN CONFORMING TO THE REQUIREMENTS OF NFP A-13 AND SHALL BE AT LEAST 4-INCHES IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES"

Seal

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www.2pa.net

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CADD File:	CODE
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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Life Safety Plan

A0.3b

RELEASE FOR PERMIT

1 Architectural Site Plan
Scale: 1" = 60'-0"

Plan

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 040101493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Architectural Site Plan
Phasing Plan

A0.4a

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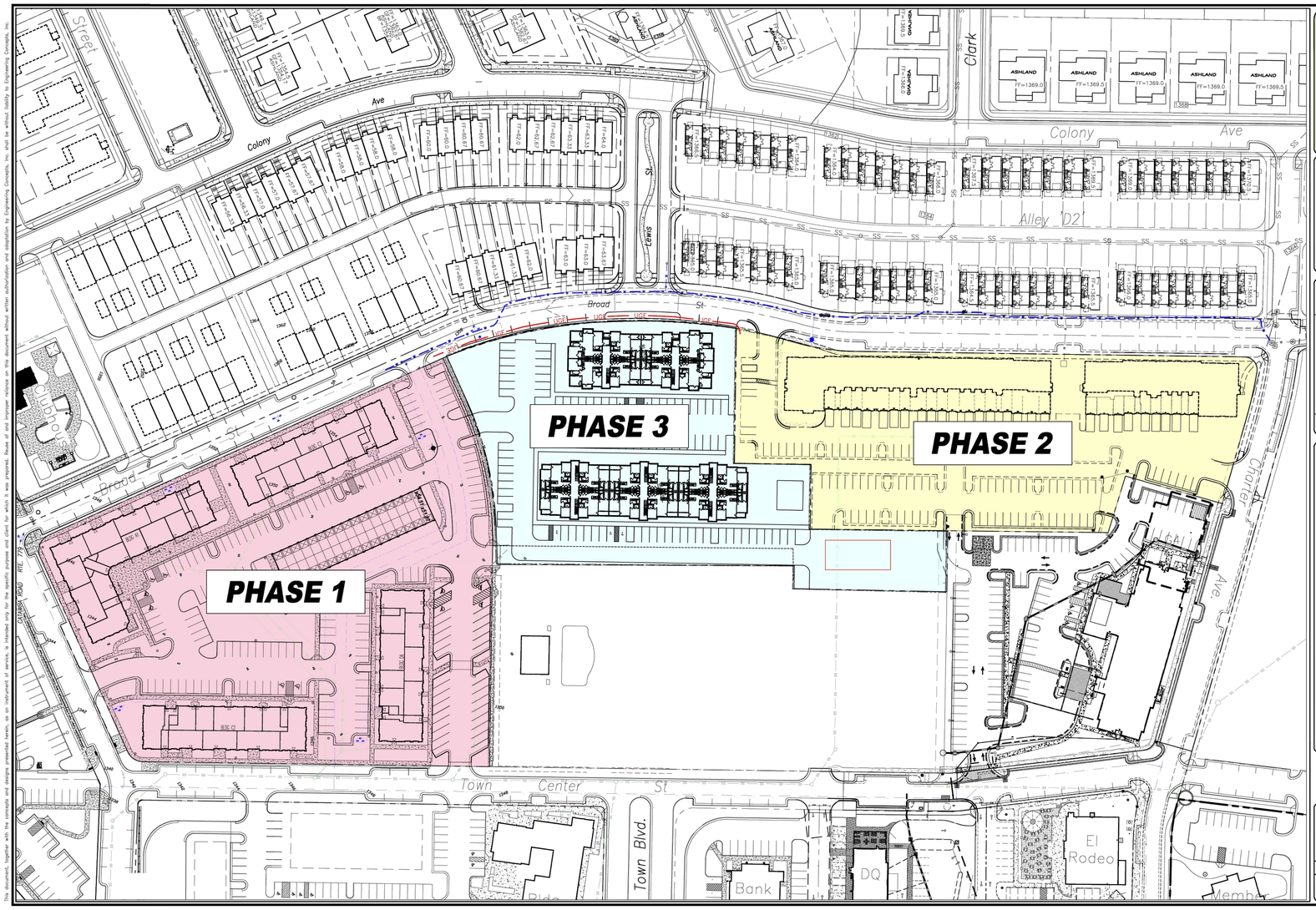

1 Phase Site Plan
Scale: 1" = 60'-0"
Plan

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ENGINEERING CONCEPTS, INC.
94 GREENFIELD STREET
DALEVILLE, VIRGINIA 24083
540.473.1253

No.	Date	Description

DALEVILLE TOWN CENTER
BOTETOURT COUNTY, VA

PHASE 3
EXHIBIT A

ENGINEERING CONCEPTS
PRELIMINARY
8/22/25

0 50 100
GRAPHIC SCALE

PROJECT: 25071

A

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Phase & Utilities Plan

A0.4b

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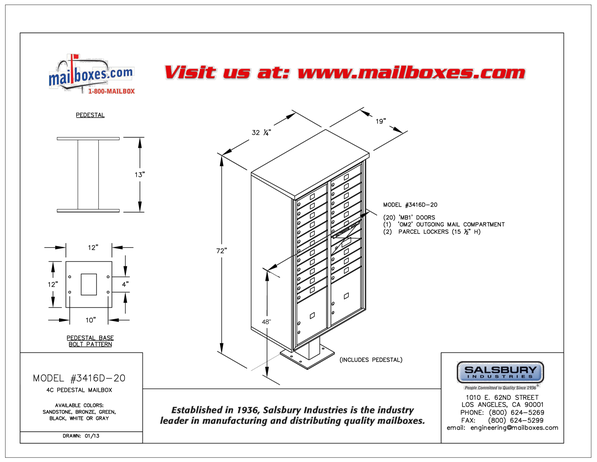
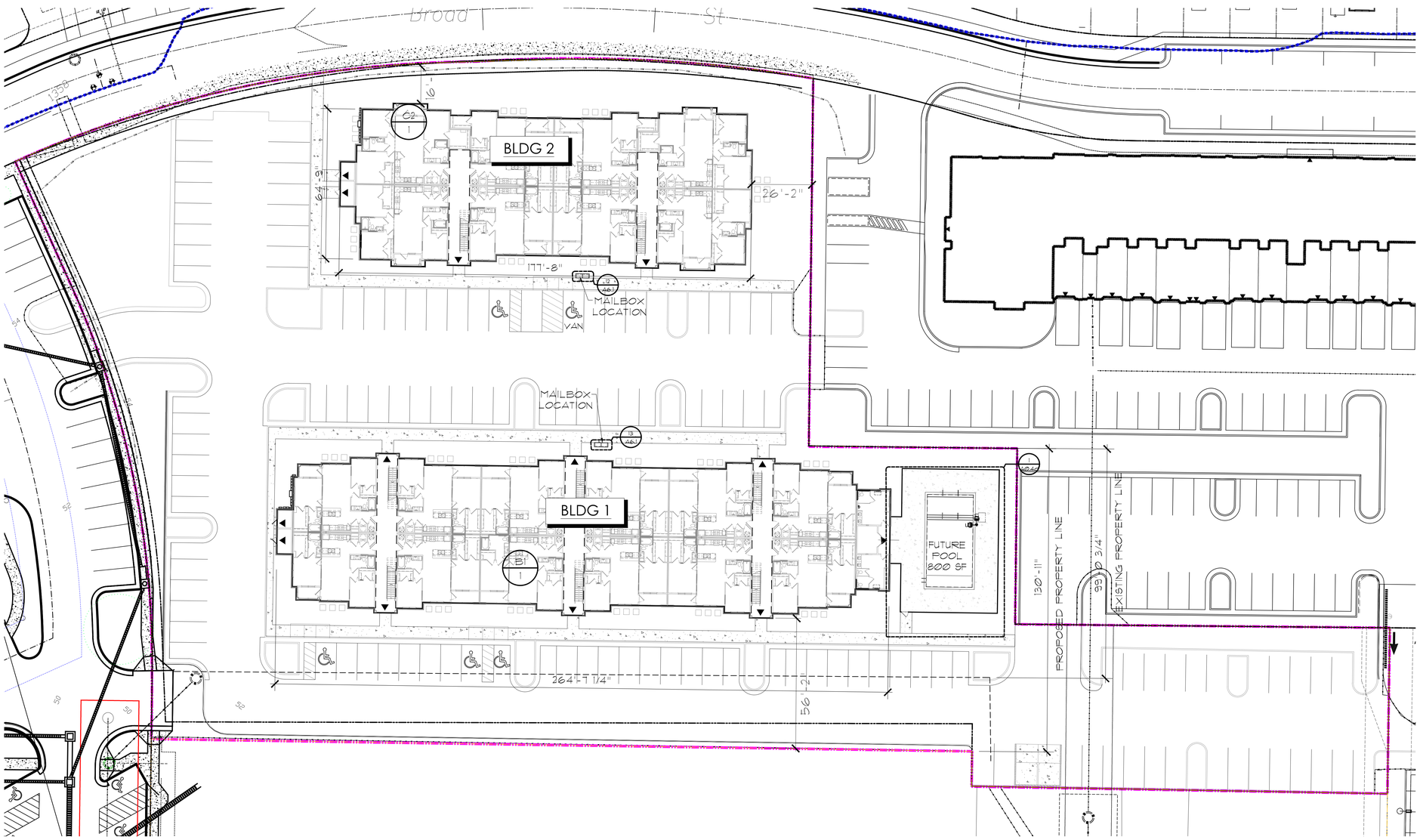


*MAILBOXES FOR TYPE A UNITS B1 & C2 PROVIDED WITH A MAX HEIGHT OF 48"

2 Typical Free Standing Mail Box
Scale: NTS
Plan



1 Site Plan - Level 1
Scale: 1" = 20'-0"
Plan

GENERAL SITE NOTES

1. General Contractor to verify all existing grades, tree locations and proposed building locations. Contractor shall notify Owner and Architect of any recommended modifications prior to the start of any work.

2. All the information related to the site has been provided by the Owner's Surveyor.

3. Stake all construction items prior to the start of work. Report any discrepancies to the Owner and the Architect before proceeding with any work.

4. General Contractor shall coordinate final grading and paving as required to provide positive drainage away from all buildings.

5. General Contractor shall locate all utility services and coordinate the extensions to the buildings. All connections, meters, etc. shall be located in non-visually offensive areas.

6. Refer to Structural drawings for soil preparation requirements.

7. Refer to Landscape drawings for all information relating to sidewalks, planting areas, irrigation, planting beds & front entry unit stoops.

8. The Architectural Site Plan is to graphically indicate approximate location of buildings, parking and building type.

9. Elevations on this page refer to typical FFE. Refer to slab plan for actual FFE and slope percentage and locations.

ACCESSIBLE ROUTE NOTES

1. Protruding objects on circulation paths within common use areas to comply with ANSI 117.1 (2017), Section 307, including:

a. 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. Exceptions include handrails, door closers, and door stops.

b. Post mounted objects: Objects on posts or pylons shall be permitted to overhang 4" 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.

c. Reduced vertical clearance: Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Sections 307.2 and 307.3, and where the vertical clearance is less than 80" above the floor. The leading edge of such guardrail or barrier shall be 27" maximum above the floor.

2. Protruding objects on circulation paths within public use areas to comply with 2010 ADA, Section 4.4, including:

a. 2010 ADA, Section 4.4.1: Objects projecting from walls

b. 2010 ADA, Section 4.4.2: Minimum clear headroom

3. Floor and ground surfaces (including floor material transitions) in common use areas shall be stable, firm, and slip-resistant and shall comply with ANSI 117.1 (2017), Sections 302, including:

a. ANSI 117.1 (2017), Section 302.2: Carpet

b. ANSI 117.1 (2017), Section 302.3: Openings

4. Changes in level (including floor material transitions) in common use areas shall comply with ANSI 117.1 (2017), Section 303, including:

a. ANSI 117.1 (2017), Section 303.2: Vertical

b. ANSI 117.1 (2017), Section 303.3: Beveled

c. ANSI 117.1 (2017), Section 303.4: Ramped

5. Changes in level (including floor material transitions) within covered tenant units to comply with ANSI 117.1 (2017), Section 403: Walking surfaces.

6. Floor and ground surfaces along accessible routes and in accessible rooms and spaces with public use areas shall be stable, firm, and slip-resistant and shall comply with 2010 ADA, Section 4.5, including:

a. 2010 ADA, Section 4.5.2: Changes in level

b. 2010 ADA, Section 4.5.3: Carpet

c. 2010 ADA, Section 4.5.4: Gratings

HC UNIT CHART

UNIT DESCRIPTION	QUANTITY	LOCATION
B1 - HC	1	1st Residential Level
C2 - HC	1	1st Residential Level

60 units @ 2% per VCC 2021 1108.2.2.1 = 2 TOTAL REQUIRED UNITS
REMAINING UNITS TO BE TYPE-B = 18 ON GROUND FLOOR

B3 / 5 — UNIT / LEVEL: Indicates location and type of Type A units per ANSI A1171.1-2017. 2 units total on site. See unit plans for specific layout.

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Site Plan

A0.4c

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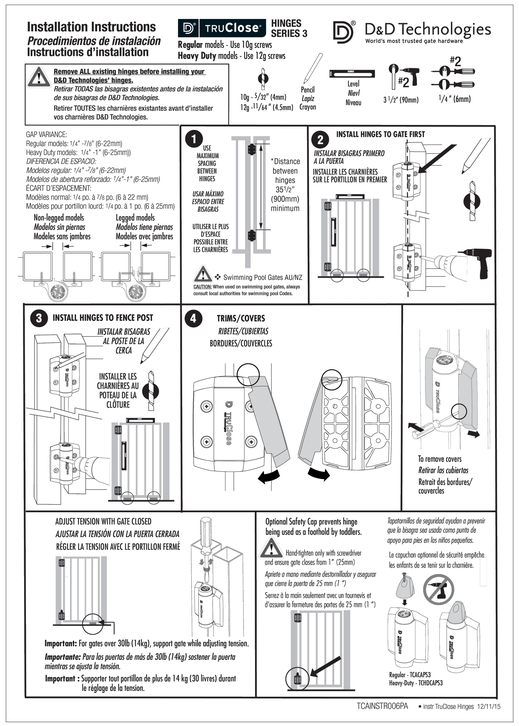


TRUClose

Maintenance Requirements

Note: The hinges will operate properly, and warranty is valid, only if installed in accordance with the instructions and specifications shown herein.

- Use only two (2) TruClose hinges on any one gate.
- Remove all other types of hinges and self-closing devices.
- Each hinge must have equal tension at all times.
- Ensure the gate does not swing through the line of the fence. Use a "gate stop" or a latch (with striker) to prevent this.
- Do not lubricate these hinges with petroleum-based lubricants at any time. Use only powdered graphite.
- Ensure the hinges are kept free of sand, ice and other debris that could impair effective operation.
- Do not disassemble these hinges at any time.
- Do not paint or apply an additional finish to the hinges.
- Never remove hinges from gate until spring tension is released.
- Do not physically cut, drill, countersink, machine or grind any part of the hinge leaves.

For a downloadable Adobe Acrobat (PDF) version of our Limited LIFETIME WARRANTY, go to our website at www.ddtechglobal.com

Requisitos de mantenimiento

Observación: Las bisagras funcionarán correctamente y la garantía será válida únicamente si su instalación se realiza de acuerdo con las instrucciones y especificaciones aquí descritas.

- Usar únicamente dos (2) bisagras TruClose por puerta.
- Retirar cualquier otro tipo de bisagra existente y aparatos de autocierre.
- Cada bisagra deberá tener la misma tensión en todo momento.
- Asegurarse de que la puerta no se balancee a través de la línea de la cerca. Usar un tope para puertas o cerrojo (con cerradura hembra) para evitar que esto ocurra.
- No lubricar estas bisagras con lubricantes a base de petróleo, en ningún momento. Usar únicamente grafito en polvo.
- Asegurarse de mantener las bisagras sin arena, hielo ni ningún otro tipo de escombro que podría dificultar la efectividad de la operación.
- No desarmar estas bisagras en ningún momento.
- No pintar ni aplicar acabados sobre estas bisagras.
- No retirar nunca las bisagras de la puerta hasta que se suelte la tensión del resorte.
- No cortar, perforar, hacer un avellanado, usar una máquina ni esmerilar físicamente ninguna parte de las hojas de las bisagras.
- Por razones de seguridad, retirar los pernos o tornillos sobresalientes después de la instalación mediante su corte, esmerilado o limado.

Para un version de nuestra garantía limitada de por vida descargable en Adobe Acrobat (pdf), vaya a nuestro sitio Web en www.ddtechglobal.com

Exigences d'entretien

Remarque : Les charnières fonctionnent correctement, et la garantie est valide, seulement si elles sont installées en accord avec les instructions et spécifications décrites ici.

- Utilisez uniquement deux (2) charnières TruClose sur chaque portillon.
- Retirez tout autre type de charnière ou dispositif de fermeture automatique.
- Chaque charnière doit avoir la même tension à tout instant.
- Assurez-vous que le portillon ne s'ouvre pas au-delà de la clôture. Utilisez un "butoir de portillon" ou un loquet (avec une gâche) pour éviter ceci.
- Ne graissez jamais ces charnières avec des lubrifiants à base de pétrole. Utilisez uniquement de la poussière de graphite.
- Assurez-vous qu'il n'y ait pas de sable, de glace ou d'autres débris dans les charnières qui pourraient en affecter le fonctionnement.
- Ne démontez pas ces charnières pour le moment.
- Ne peignez pas ou appliquez de revêtement aux charnières.
- Enlevez les charnières du portillon seulement s'il n'y a pas de tension dans les ressorts.
- Aucune partie des paumelles de la charnière ne devrait être coupée, percée, fraisée, usinée, ou meulée.
- Pour des raisons de sûreté, retirez les écrous et vis qui dépassent suite à l'installation en les coupant, et/ou en les limant.

Pour obtenir une version Adobe Acrobat (PDF) téléchargeable de notre GARANTIE A VIE limitée, visitez notre site Web à www.ddtechglobal.com

HINGE RANGE	Maximum Self-Closing Weight	Maximum Gate Dimensions
REGULAR RANGE	66lb (30kg) per pair	*5'11x3'W (1524x915mm)
HEAVY DUTY RANGE	154lb (70kg) per pair	*6'10x4'W (1830x1220mm)

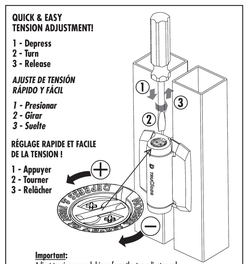
*Always space the hinges as far apart from each other as possible for maximum holding strength.

GRADO DE ABERTURA DE LA BISAGRA autocierre	Peso máximo de la puerta	Dimensiones máximas de
VARIACIÓN REGULAR	66lb (30kg) por par	*5'11x3'W (1524x915mm)
GRADO DE ABERTURA REFORZADO	154lb (70kg) por par	*6'10x4'W (1830x1220mm)

*Siempre separar las bisagras lo más posible una de otra para obtener la máxima resistencia de sostenimiento.

RAYON DE LA CHARNIÈRE	Poids maximum pour fermeture automatique	Dimensions maximums du portillon
RAYON NORMAL	30 kg (66 livres) par paire	*5'11x3'W (1524x915mm)
RAYON POUR PORTILLON LOURD	70 kg (154 livres) par paire	*6'10x4'W (1830x1220mm)

*Espacer tresjours les charnières le plus possible l'une de l'autre pour obtenir le meilleur support.



Important:
Adjust tension on each hinge from the top adjustor only

Importante:
Ajustar la tensión de cada bisagra desde la parte superior únicamente

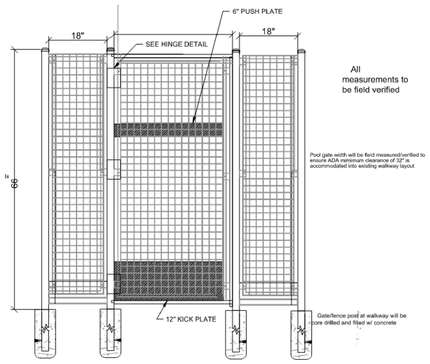
Important :
Régler la tension sur chaque charnière uniquement à partir du haut.

D&D Technologies
World's most trusted gate hardware

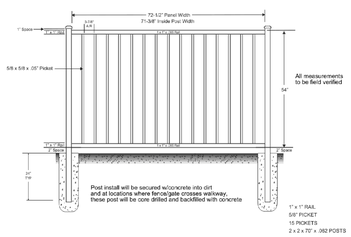
AUSTRALIA: Unit 6, 4-6 Aquatic Dr, Frenchs Forest NSW 2086
USA: 7731 Woodwind Drive, Huntington Beach, CA 92647
EUROPE: Nieustraat 1, 3531 WR Utrecht, The Netherlands.
www.ddtechglobal.com

TCAINSTR006PA • instr TruClose Hinges 12/11/15

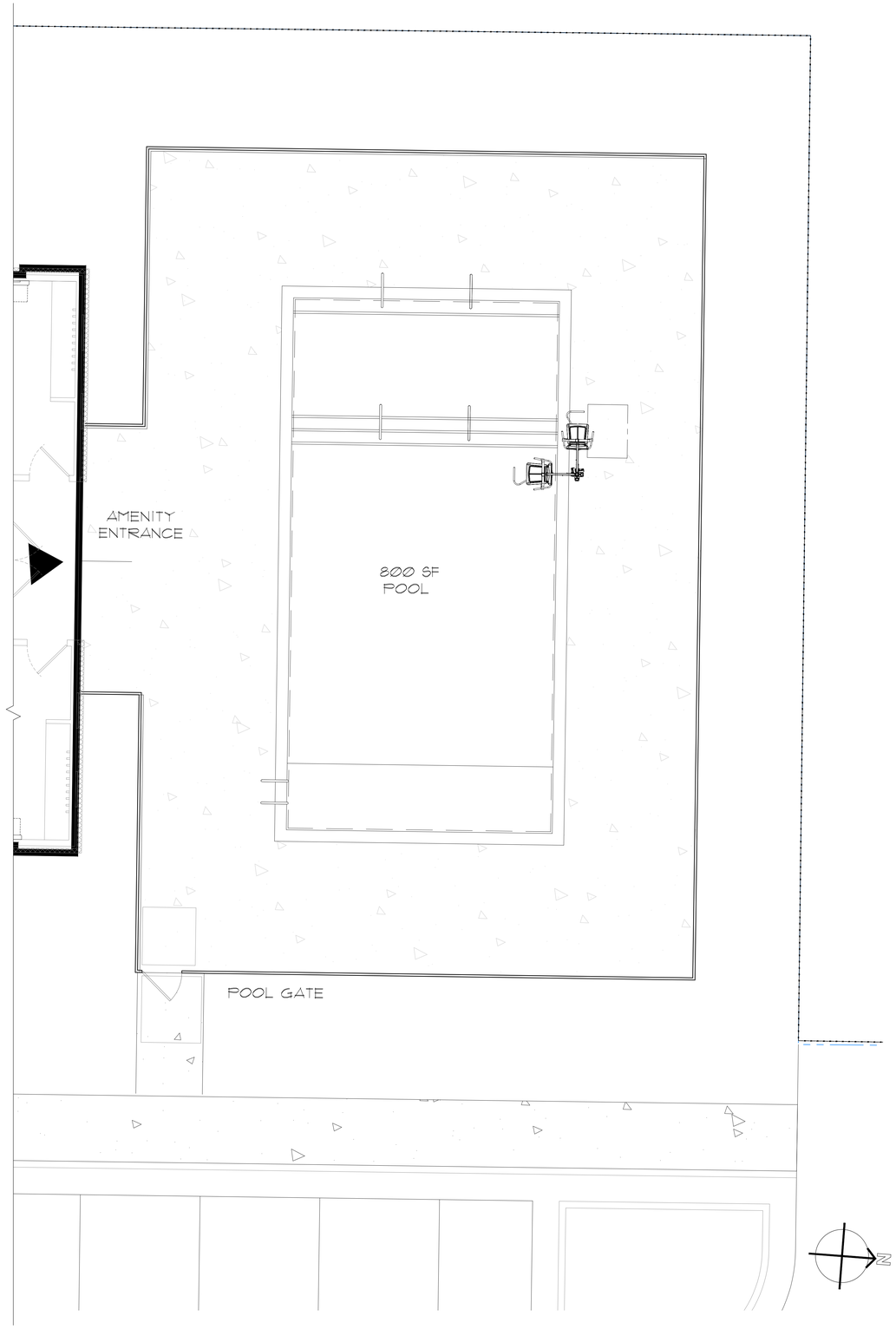
4 Fence & Gate Specifications
Scale: NTS
Plan



3 Pool Gate Detail
Scale: NTS
Plan



2 Pool Fence Detail
Scale: NTS
Plan



1 Enlarged Plan - Pool
Scale: 1/4" = 1'-0"
Plan

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSSP
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Enlarged Pool Plan

A0.4d

RELEASE FOR PERMIT

ACCESSIBILITY GUIDELINE NOTES

Project shall comply with 2010 ADA for all new construction, including site accessibility, public and common use facilities and spaces.

The requirements listed herein are based upon the Virginia Construction Code (2021), ICC/ANSIA117.1-2017, the Americans with Disabilities Act (ADA) and the Fair Housing Act as Amended (1988).

For this project units designated as Handicap Adaptable are to meet the requirements per 2010 ADA "Type A" dwelling units (Section 1003) - refer to Building plans for Handicap Adaptable unit locations. All other units are to meet 2010 ADA "Type B" dwelling units per Section 1004. The design for the Public Spaces and corridors to meet 2010 ADA.

I SITE:

1. Accessible site and exterior facilities:
   A. Accessible routes to be provided throughout the site to all building entries, common use spaces and facilities. Routes to comply with the requirements noted on the civil and landscape plans.
   B. Accessible parking spaces, loading zones and curb ramps to be provided, refer to civil & landscape plans for accessible routes to all building entries and amenities.

II COMMON USE FACILITIES (Public Spaces, Corridors, etc.): *Refer to details shown on this sheet for all common use facilities.*

1. Accessible Structures:
   Building, public and common use spaces must be readily accessible to and usable by people with disabilities per federal, state and local municipal regulations and 2010 ADA.
2. Exterior Doors:
   A. Provide 1/2" max. low profile threshold.
   B. Lever type hardware with dead-bolt locks to be provided. Max. height of 48" A.F.F.
   C. Door closure: must allow for "low force" to be applied in order to open.
   D. Provide a 5'-0" (60") clear floor space in front of and centered on the "pull" side of the door.
   E. Security viewers (peep holes) if provided in door, to be installed at a max. of 44" A.F.F.
   F. Provide a minimum of 32" clear width opening. (3'-0" door).
3. Interior Doors:
   A. 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.
   B. Lever type hardware to be mounted at max. height of 48" A.F.F.
4. Restrooms:
   A. Provide accessible knee space under sink as required.
   B. Accessible lavatory height to be 34" maximum A.F.F.
   C. Install grab bars at H.C. accessible toilet stalls as required.
   D. Toilet accessories to meet all H.C. accessible reach ranges, and be approved H.C. fixtures.
   E. All plumbing fixtures and trim utilized in H.C. accessible stalls and lavatories should be H.C. approved fixture types.
   F. Provide a 67" diameter clear floor space turning radius within room exclusive of door swing.
   G. Wall dimensions and fixture locations must be held so that the minimum clearances are provided as shown.
   H. Provide 2 x member size required wood blocking in line of stud plane for walls noted as requiring reinforcing for all grab bars.
   I. Lavatories are to be installed with the centerline of the fixture a minimum of 24" horizontally from an adjoining wall or fixture.
   J. Accessible urinals in common use buildings, rim to be set at 17" A.F.F. and extend 14" from the back wall to the rim's edge
6. Floor Finishes:
   A. Provide "non-slip" abrasive surface throughout buildings along all accessible routes.
   B. Floor transitions between different materials need to be flush, or meet the 1/2" maximum threshold requirements.
7. Electrical/Environmental Controls:
   A. 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. Electrical outlets mounted above countertops must be positioned 44" max. for a perpendicular approach and 46" max. for a parallel approach.
   B. Provide audible fire alarms and strobe lights as required.
8. Miscellaneous/Other:
   A. Corridors to have a minimum clear width of 3'-0" (36") and a minimum head height of 6'-8" (80").
   B. Electric water coolers and drinking fountains to be mounted at 36" to top of spout.

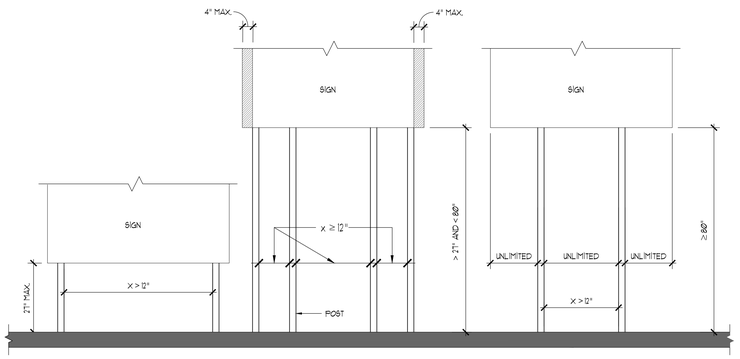

FIGURE 307.3 (B)
POST MOUNTED PROTRUDING OBJECTS

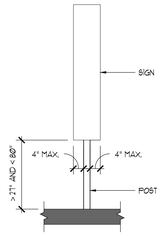

FIGURE 307.3 (A)
POST MOUNTED PROTRUDING OBJECTS

8 Protruding Objects
Scale: 1/2" = 1'-0"
ANSI Detail

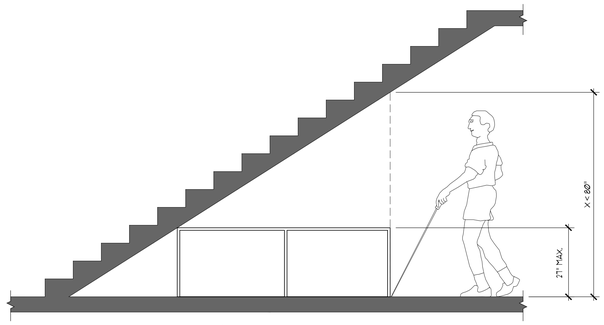

FIGURE 307.4
REDUCED VERTICAL CLEARANCE

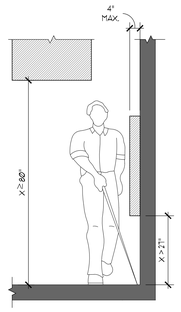

FIGURE 307.2
LIMITS OF PROTRUDING OBJECTS

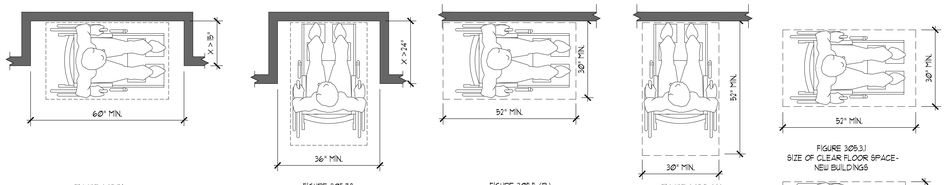

FIGURE 305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE - PARALLEL APPROACH

FIGURE 305.7.2
MANEUVERING CLEARANCE IN AN ALCOVE - FORWARD APPROACH

FIGURE 305.5 (B)
POSITION OF CLEAR FLOOR SPACE - PARALLEL APPROACH

FIGURE 305.5 (A)
POSITION OF CLEAR FLOOR SPACE - FORWARD APPROACH

FIGURE 305.3.1
SIZE OF CLEAR FLOOR SPACE - NEW BUILDINGS

FIGURE 305.3.2
SIZE OF CLEAR FLOOR SPACE - EXISTING BUILDINGS

7 Minimum Floor Clearance for Wheelchairs
Scale: 1/2" = 1'-0"
ADA/ANSI Detail

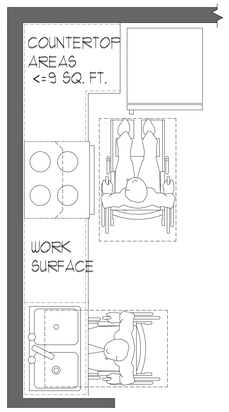

FIGURE 309.1
OPERABLE PARTS - EXCEPTION 3

6 Forward Reach
Scale: 1/2" = 1'-0"
ANSI Detail

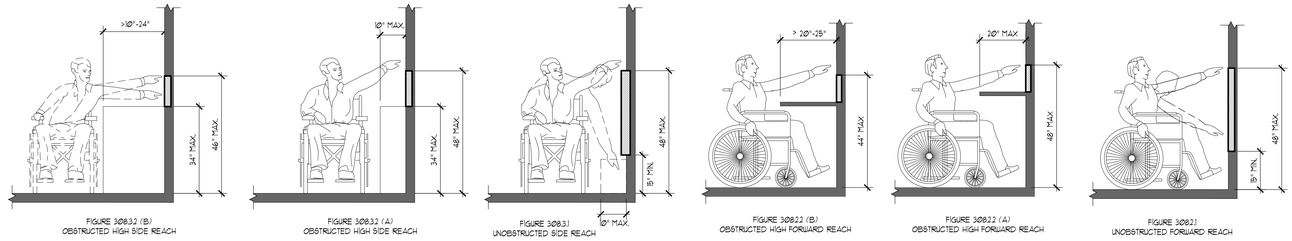

FIGURE 308.3.2 (B)
OBSTRUCTED HIGH SIDE REACH

FIGURE 308.3.2 (A)
OBSTRUCTED HIGH SIDE REACH

FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH

FIGURE 308.2.2 (B)
OBSTRUCTED HIGH FORWARD REACH

FIGURE 308.2.2 (A)
OBSTRUCTED HIGH FORWARD REACH

FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH

5 Side Reach
Scale: 1/2" = 1'-0"
ANSI Detail

4 Forward Reach
Scale: 1/2" = 1'-0"
ANSI Detail

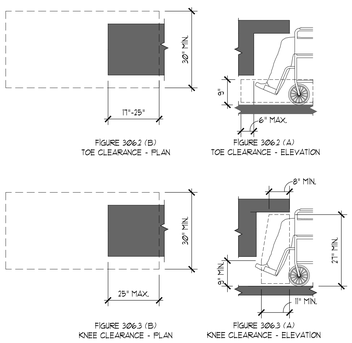

FIGURE 306.2 (B)
TOE CLEARANCE - PLAN

FIGURE 306.2 (A)
TOE CLEARANCE - ELEVATION

FIGURE 306.3 (B)
KNEE CLEARANCE - PLAN

FIGURE 306.3 (A)
KNEE CLEARANCE - ELEVATION

3 Toe and Knee Clearance
Scale: 1/2" = 1'-0"
ANSI Detail

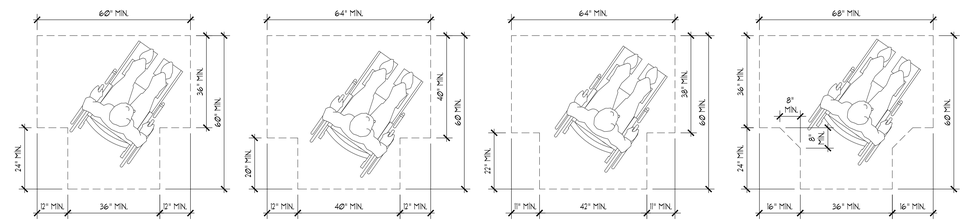

FIGURE 304.3.2.2
T-SHAPED TURNING SPACE EXISITING BUILDINGS - SIZE

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

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

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

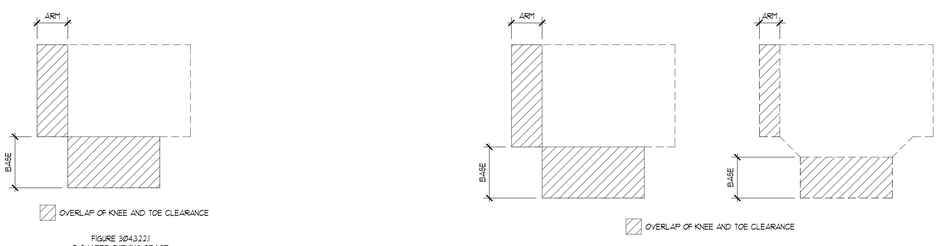

FIGURE 304.3.2.2
T-SHAPED TURNING SPACE EXISTING BUILDINGS - OVERLAP

FIGURE 304.3.2.1
T-SHAPED TURNING SPACE NEW BUILDINGS - OVERLAP

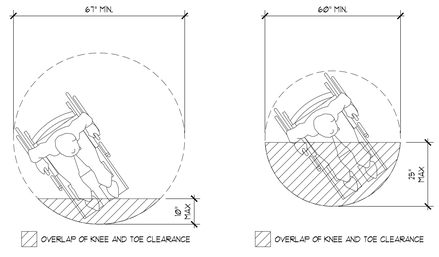

FIGURE 304.3.1.1
CIRCULAR TURNING SPACE - NEW BUILDINGS SIZE AND OVERLAP

FIGURE 304.3.1.2
CIRCULAR TURNING SPACE - EXISTING BUILDINGS - SIZE AND OVERLAP

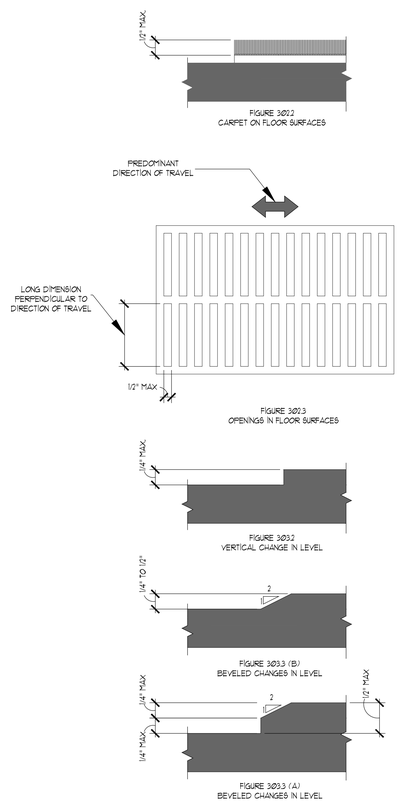

FIGURE 303.2
CARPET ON FLOOR SURFACES

FIGURE 303.3
OPENINGS IN FLOOR SURFACES

FIGURE 303.2
VERTICAL CHANGE IN LEVEL

FIGURE 303.3 (B)
BEVELED CHANGES IN LEVEL

FIGURE 303.3 (A)
BEVELED CHANGES IN LEVEL

1 Floor Surface
Scale: 1-1/2" = 1'-0"
ANSI Detail

Seal

COMMONWEALTH OF VIRGINIA
DAVID MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
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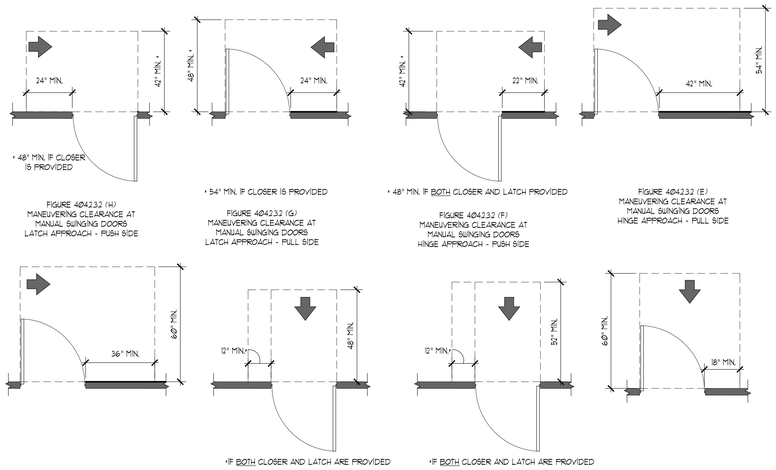
Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
ADA & ANSI Accessibility
& Details for Dwelling Units/
Public Facilities

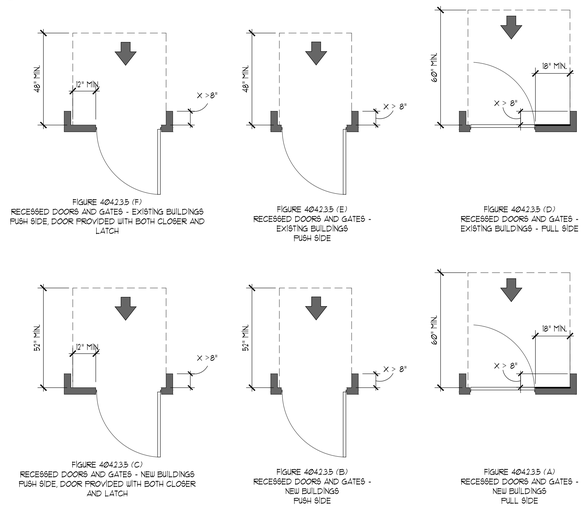
A0.5a

RELEASE FOR PERMIT



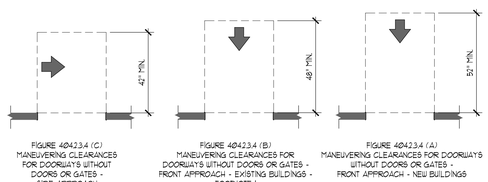
9 Maneuvering Clearance at Manual Swinging Doors

Scale: 3/8" = 1'-0" ANSI Detail



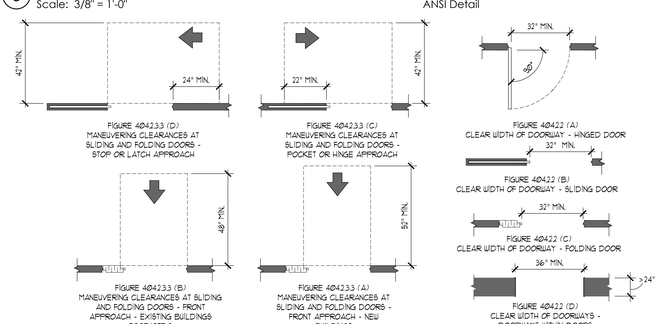
7 Maneuvering Clearance at Recessed Doors

Scale: 3/8" = 1'-0" ANSI Detail



5 Maneuvering Clearance at Doorways w/o Doors

Scale: 3/8" = 1'-0" ANSI Detail

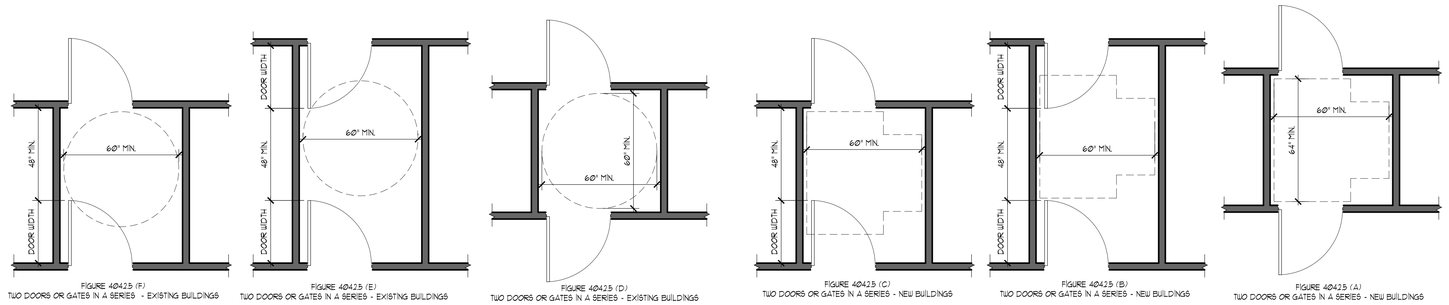


3 Maneuvering Clearance at Sliding and Folding Doors

Scale: 3/8" = 1'-0" ANSI Detail

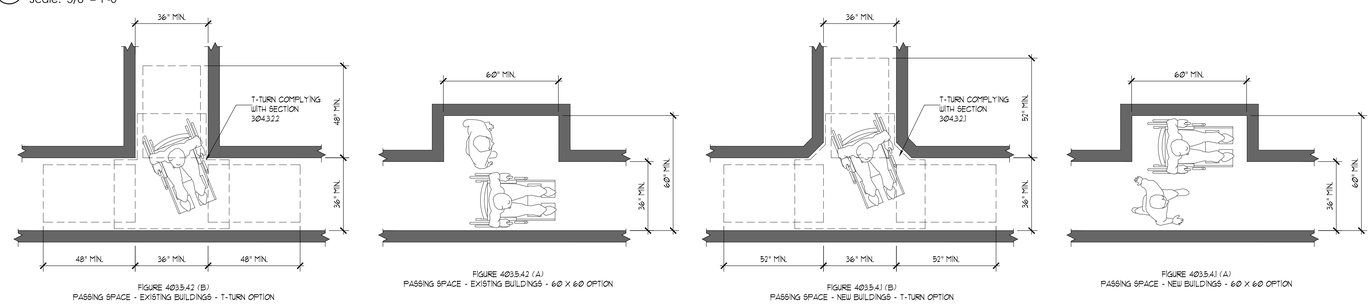
2 Clear Width at Doorways

Scale: 3/8" = 1'-0" ANSI Detail



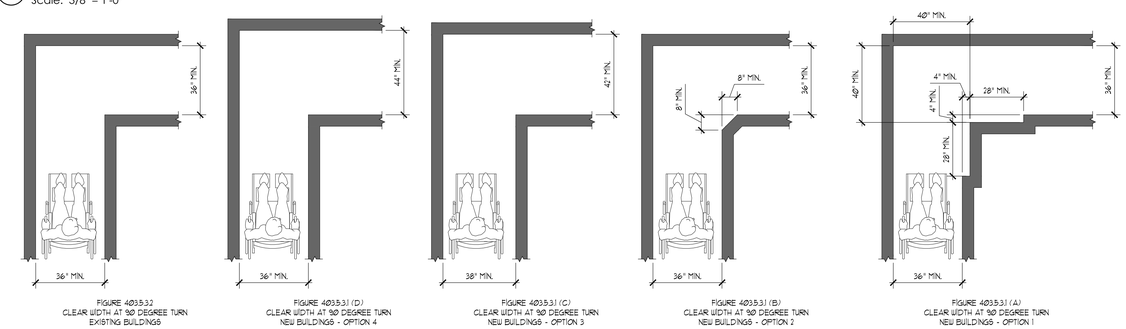
10 Two Doors in a Series

Scale: 3/8" = 1'-0" ANSI Detail



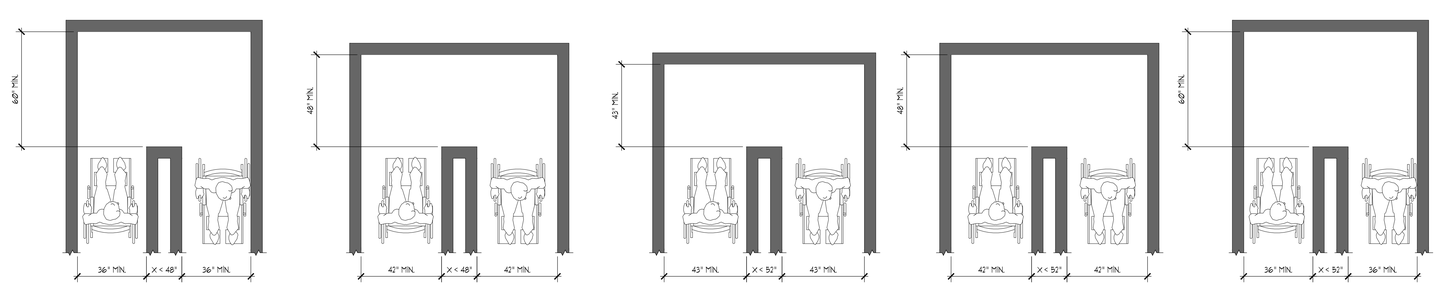
8 Walking Surfaces

Scale: 3/8" = 1'-0" ANSI Detail



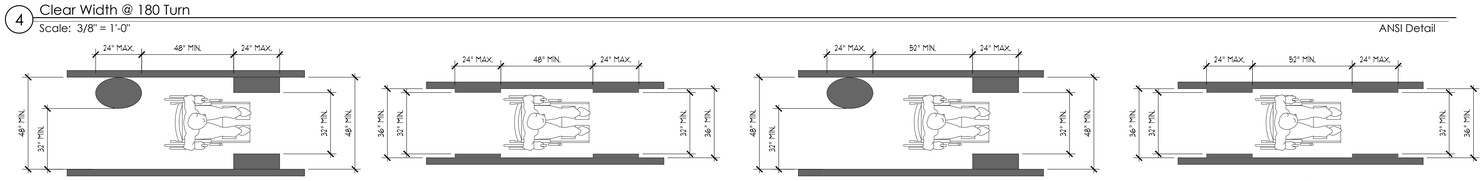
6 Clear Width @ 90 Turn

Scale: 3/8" = 1'-0" ANSI Detail



4 Clear Width @ 180 Turn

Scale: 3/8" = 1'-0" ANSI Detail



1 Clear Width at Accessible Route

Scale: 3/8" = 1'-0" ANSI Detail

Seal

COMMONWEALTH OF VIRGINIA
D. MICHAEL R. POOLE
Lic No. 0401011493
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A0.5b

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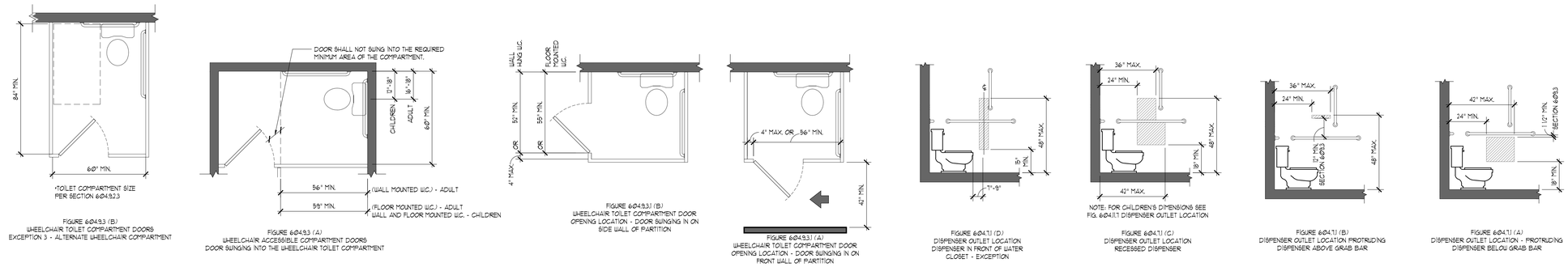
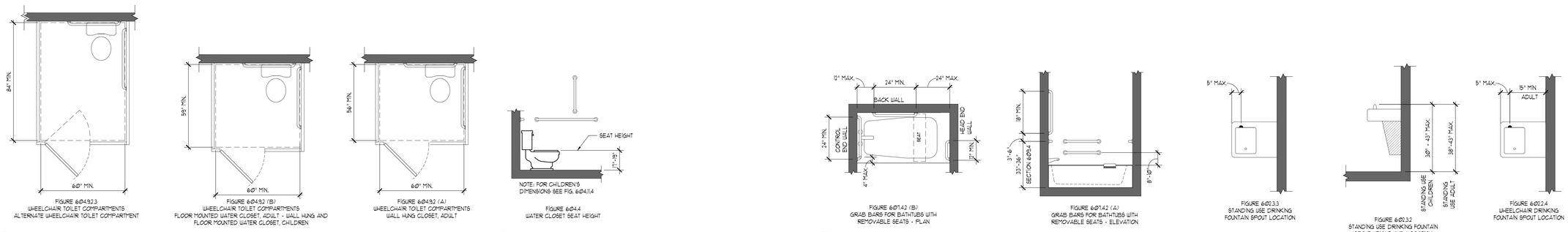


16 Wheelchair Accessible Compartment Door Openings

Scale: 3/8" = 1'-0" ANSI Detail

15 Dispenser Outlet Locations

Scale: 3/8" = 1'-0" ANSI Detail



14 Wheelchair Accessible Toilet Compartments

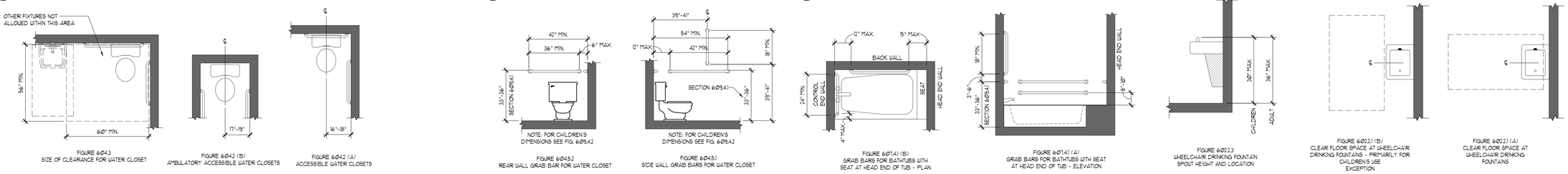
Scale: 3/8" = 1'-0" ANSI Detail

13 Water Closet Height

Scale: 3/8" = 1'-0" ANSI Detail

12 Grab Bars for Bathtubs without Permanent Seats

Scale: 3/8" = 1'-0" ANSI Detail



11 Water Closets and Toilet Compartments

Scale: 3/8" = 1'-0" ANSI Detail

10 Grab Bar Locations

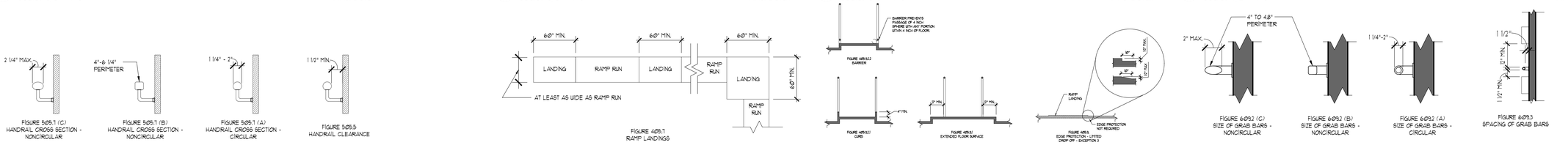
Scale: 3/8" = 1'-0" ANSI Detail

9 Grab Bars for Bathtubs with Permanent Seats

Scale: 3/8" = 1'-0" ANSI Detail

8 Drinking Fountain

Scale: 1/2" = 1'-0" ANSI Detail



7 Handrails

Scale: 1-1/2" = 1'-0" ANSI Detail

6 Ramp Landings

Scale: 3/16" = 1'-0" ANSI Detail

5 Ramp Edge Protection

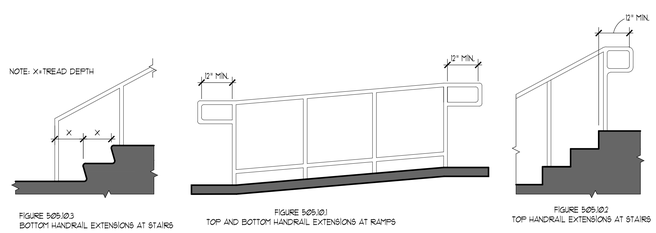
Scale: 1/2" = 1'-0" ANSI Detail

4 Grab Bar Sizing

Scale: 1-1/2" = 1'-0" ANSI Detail

3 Spacing of Grab Bars

Scale: 1/2" = 1'-0" ANSI Detail



2 Handrails

Scale: 1/2" = 1'-0" ANSI Detail

1 Parking Space Access Aisle

Scale: 1/8" = 1'-0" ANSI Detail

Seal

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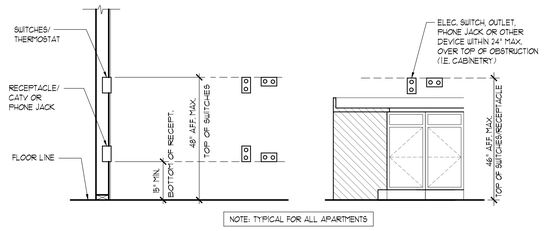
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
ADA & ANSI Accessibility
& Details for Dwelling Units/
Public Facilities

A0.5c

RELEASE FOR PERMIT



MOUNTING HEIGHTS FOR CONTROLS WITH NO OBSTRUCTION

MOUNTING HEIGHTS FOR CONTROLS OVER AN OBSTRUCTION

16 Control & Outlet Mounting Heights - Typical at all Units

Scale: 1/2" = 1'-0" Detail

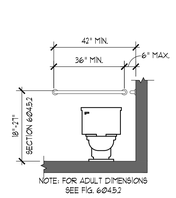


FIGURE 609.4.2 (B) POSITIONS OF CHILDREN'S GRAB BARS REAR-WALL VIEW

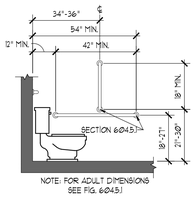


FIGURE 609.4.2 (A) POSITIONS OF CHILDREN'S GRAB BARS SIDE-WALL VIEW

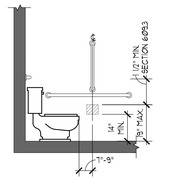


FIGURE 604.11.1 (B) CHILDREN'S DISPENSER OUTLET - EXCEPTION

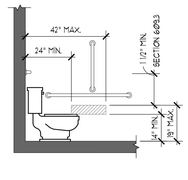


FIGURE 604.11.1 (A) CHILDREN'S DISPENSER OUTLET - LOCATION

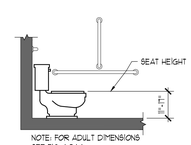


FIGURE 604.11.4 CHILDREN'S WATER CLOSET HEIGHT

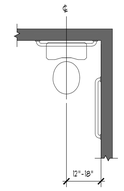


FIGURE 604.11.2 CHILDREN'S WATER CLOSET LOCATION

15 Children's Water Closets

Scale: 3/8" = 1'-0" ANSI Detail

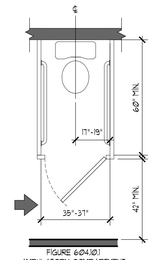


FIGURE 604.10.1 AMBULATORY COMPARTMENT

14 Ambulatory Compartment

Scale: 3/8" = 1'-0" ANSI Detail

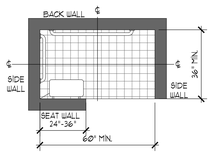
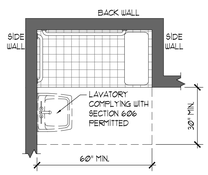
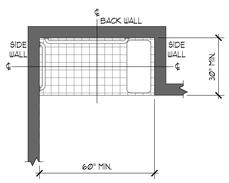


FIGURE 608.2.3.1 ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT SIZE



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

FIGURE 608.2.2.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT CLEARANCE



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

FIGURE 608.2.2.1 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT SIZE

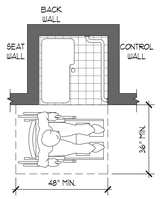


FIGURE 608.2.12 (C) TRANSFER TYPE COMPARTMENT CLEARANCES EXISTING BUILDINGS

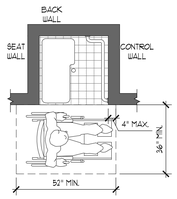


FIGURE 608.2.12 (B) TRANSFER TYPE COMPARTMENT CLEARANCES NEW BUILDINGS - OPTION 2

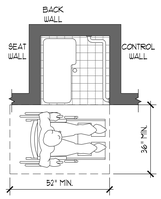
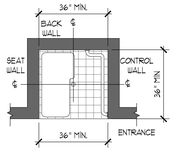


FIGURE 608.2.12 (A) TRANSFER TYPE COMPARTMENT CLEARANCES NEW BUILDINGS - OPTION 1

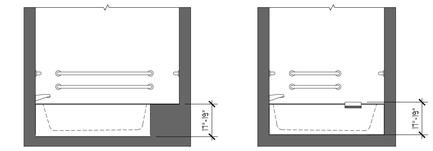


NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

FIGURE 608.2.3.1 TRANSFER-TYPE SHOWER COMPARTMENT SIZE

13 Shower Compartments

Scale: 3/8" = 1'-0" ANSI Detail



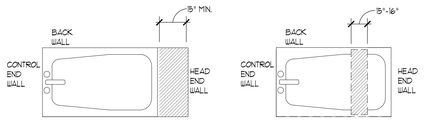


FIGURE 610.2 (B) PERMANENT SEAT

FIGURE 610.2 (A) REMOVABLE IN-TUB SEAT

12 Bathtub Seats

Scale: 3/8" = 1'-0" ANSI Detail

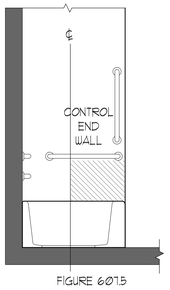


FIGURE 607.5 LOCATION OF BATHTUB CONTROLS

11 Location of Bathtub Controls

Scale: 3/8" = 1'-0" ANSI Detail

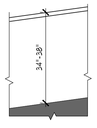


FIGURE 505.4 (B) HANDRAIL HEIGHT - RAMPS

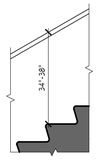


FIGURE 505.4 (A) HANDRAIL HEIGHT - STAIRS

10 Handrail Heights

Scale: 1/2" = 1'-0" ANSI Detail

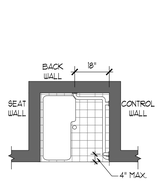


FIGURE 608.3.1 (B) GRAB BARS IN TRANSFER-TYPE SHOWERS - PLAN

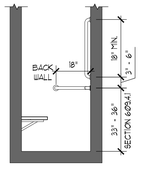


FIGURE 608.3.1 (A) GRAB BARS IN TRANSFER-TYPE SHOWER - ELEVATION

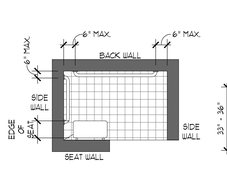


FIGURE 608.3.3 (B) GRAB BARS IN ALTERNATE ROLL-IN-TYPE SHOWER - PLAN

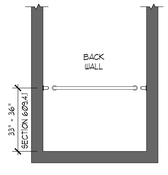


FIGURE 608.3.3 (A) GRAB BARS IN ALTERNATE ROLL-IN-TYPE SHOWER - ELEVATION

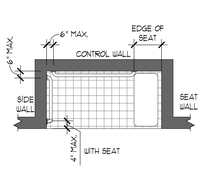


FIGURE 608.3.2 (B) GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWER - PLAN

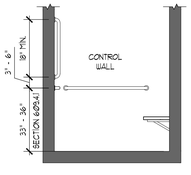


FIGURE 608.3.2 (A) GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWER - ELEVATION

9 Grab Bar Locations in Shower

Scale: 3/8" = 1'-0" ANSI Detail

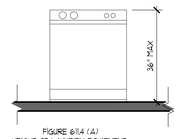


FIGURE 611.4 (A) HEIGHT OF LAUNDRY EQUIPMENT- TOP LOADING

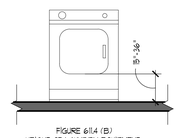


FIGURE 611.4 (B) HEIGHT OF LAUNDRY EQUIPMENT- FRONT LOADING

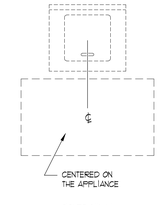


FIGURE 612 (A) CLEAR FLOOR SPACE - TOP LOADING

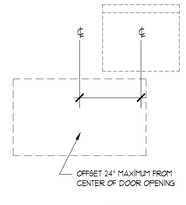


FIGURE 612 (B) CLEAR FLOOR SPACE - FRONT LOADING

6 Laundry Equipment

Scale: 1/2" = 1'-0" ANSI Detail

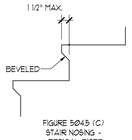


FIGURE 504.5 (C) STAIR NOSING - VERTICAL RISER BEVELED NOSING

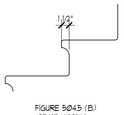


FIGURE 504.5 (B) STAIR NOSING - VERTICAL RISER CURVED NOSING

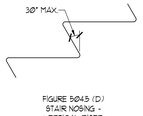


FIGURE 504.5 (D) STAIR NOSING - VERTICAL RISER ANGLED RISER

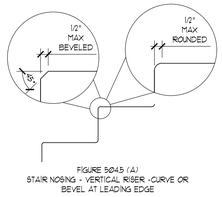


FIGURE 504.5 (A) STAIR NOSING - VERTICAL RISER -CURVE OR BEVEL AT LEADING EDGE

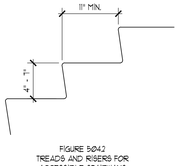


FIGURE 504.2 TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS

5 Stair Nosing

Scale: 1" = 1'-0" ANSI Detail

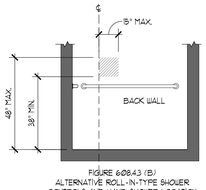


FIGURE 608.4.3 (B) ALTERNATIVE ROLL-IN-TYPE SHOWER CONTROLS AND HAND SHOWER LOCATION - CONTROL WALL - ELEVATION

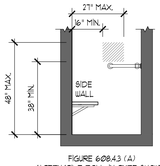


FIGURE 608.4.3 (A) ALTERNATIVE ROLL-IN-TYPE SHOWER CONTROL AND HANDSHOWER LOCATION - END WALL - ELEVATION

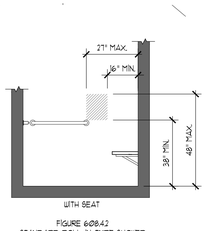


FIGURE 608.4.2 STANDARD ROLL-IN-TYPE SHOWER CONTROLS AND HAND SHOWER LOCATION

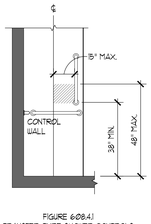


FIGURE 608.4.1 TRANSFER-TYPE SHOWER CONTROLS AND HANDSHOWER LOCATION

4 Control Locations in Showers

Scale: 3/8" = 1'-0" ANSI Detail

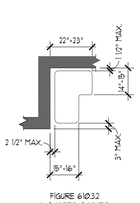


FIGURE 610.3.2 L-SHAPED SHOWER COMPARTMENT SEAT

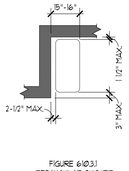


FIGURE 610.3.1 RETANGULAR SHOWER COMPARTMENT SEATS

8 Shower Seat

Scale: 3/8" = 1'-0" ANSI Detail

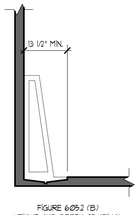


FIGURE 605.2 (B) HEIGHT AND DEPTH OF URINAL STALL TYPE

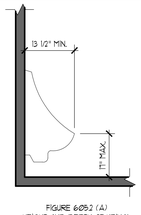


FIGURE 605.2 (A) HEIGHT AND DEPTH OF URINAL WALL HANG TYPE

7 Urinals

Scale: 1/2" = 1'-0" ANSI Detail

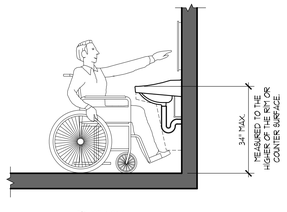


FIGURE 606.3 HEIGHT OF LAVATORIES AND SINKS

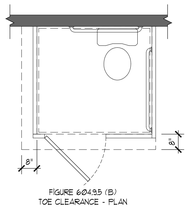


FIGURE 604.9.5 (B) TOE CLEARANCE - PLAN

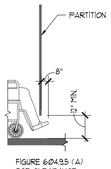


FIGURE 604.9.5 (A) TOE CLEARANCE - ELEVATION

3 Height of Lavatories and Sinks

Scale: 1/2" = 1'-0" ANSI Detail

2 Wheelchair Accessible Compartment Toe Clearance

Scale: 3/8" = 1'-0" ANSI Detail

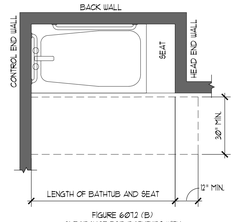


FIGURE 607.2 (B) CLEARANCE FOR BATHTUBS WITH SEAT AT HEAD END OF TUB

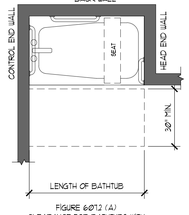


FIGURE 607.2 (A) CLEARANCE FOR BATHTUBS WITH REMOVABLE IN TUB SEATS

1 Clearance for Bathtubs

Scale: 3/8" = 1'-0" ANSI Detail

Seal

COMMONWEALTH OF VIRGINIA
D. MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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Drawn By:	LM
Checked By:	DAK

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
ADA & ANSI Accessibility
& Details for Dwelling Units/
Public Facilities

A0.5d

RELEASE FOR PERMIT

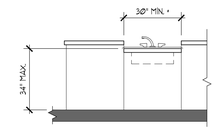


FIGURE 1103.12.4
KITCHEN SINK FOR TYPE A UNITS

12 Kitchen Sink for Type 'A' Units
Scale: 3/8" = 1'-0" ANSI Detail

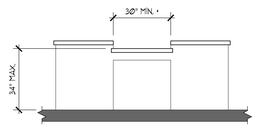


FIGURE 1103.12.3
WORK SURFACE IN KITCHEN FOR TYPE A UNITS

11 Kitchen Work Surface for Type 'A' Units
Scale: 3/8" = 1'-0" ANSI Detail

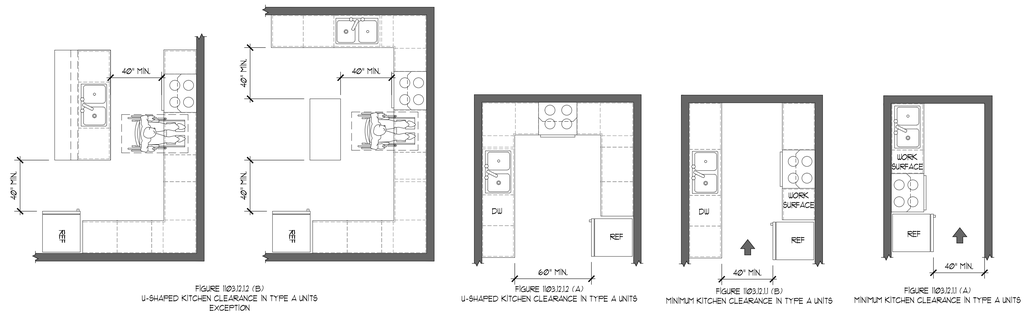


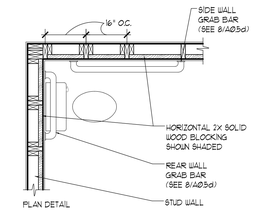
FIGURE 1103.12.12 (B)
U-SHAPED KITCHEN CLEARANCE IN TYPE A UNITS EXCEPTION

FIGURE 1103.12.12 (A)
U-SHAPED KITCHEN CLEARANCE IN TYPE A UNITS

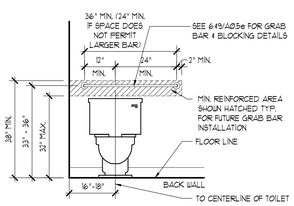
FIGURE 1103.12.11 (B)
MINIMUM KITCHEN CLEARANCE IN TYPE A UNITS

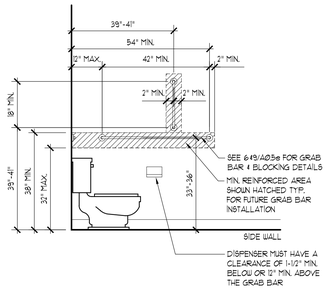
FIGURE 1103.12.11 (A)
MINIMUM KITCHEN CLEARANCE IN TYPE A UNITS

10 Minimum Kitchen Clearance in Type 'A' Units
Scale: 1/4" = 1'-0" ANSI Detail



9 Blocking Detail
Scale: 1/2" = 1'-0" ADA/ANSI Detail





8 Reinforcing & grab Bar at Toilet - Type A Units
Scale: 1/2" = 1'-0" ANSI Detail

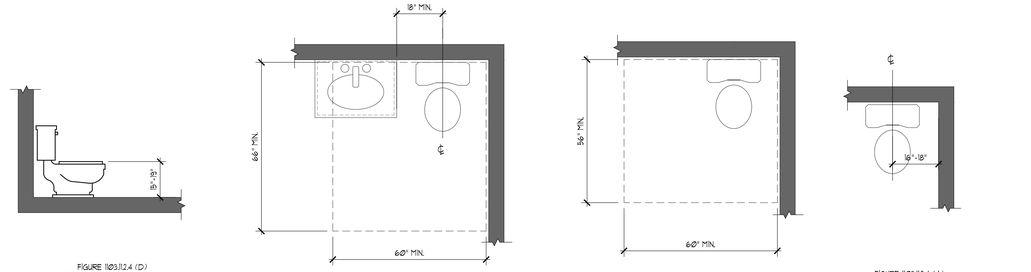


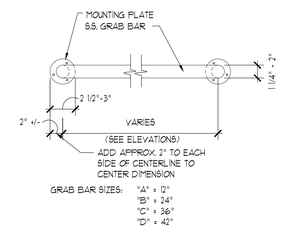
FIGURE 1103.12.4 (D)
WATER CLOSETS IN TYPE A UNITS - WATER CLOSET SEAT HEIGHT

FIGURE 1103.12.4 (C)
WATER CLOSETS IN TYPE A UNITS - CLEARANCE WITH LAVATORY (OVERLAP EXCEPTION)

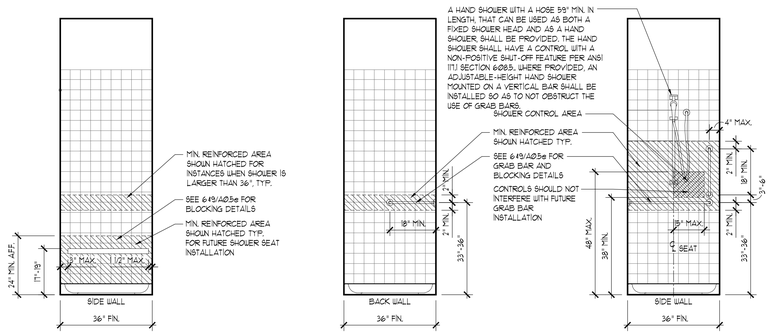
FIGURE 1103.12.4 (B)
WATER CLOSETS IN TYPE A UNITS - MINIMUM CLEARANCE

FIGURE 1103.12.4 (A)
WATER CLOSETS IN TYPE A UNITS - WATER CLOSET LOCATION

7 Water Closets- Type A Units
Scale: 1/2" = 1'-0" ANSI Detail



6 Grab Bar
Scale: 3/4" = 1'-0" ADA/ANSI Detail



5 Transfer Type Shower Reinforcing & Grab Bars
Scale: 1/2" = 1'-0" ADA/ANSI Detail

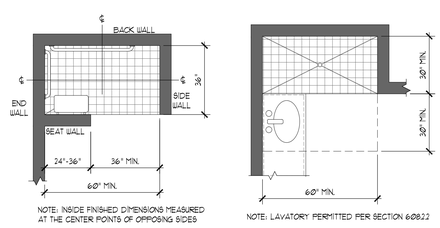


FIGURE 608.2.3.1
ALTERNATIVE ROLL-IN TYPE SHOWER COMPARTMENT SIZE

FIGURE 1103.11.2.5.2
STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT IN TYPE A UNITS

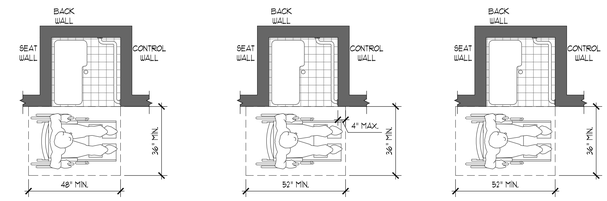


FIGURE 608.2.1.2 (C)
TRANSFER TYPE COMPARTMENT CLEARANCES EXISTING BUILDINGS

FIGURE 608.2.1.2 (B)
TRANSFER TYPE COMPARTMENT CLEARANCES NEW BUILDINGS - OPTION 2

FIGURE 608.2.1.2 (A)
TRANSFER TYPE COMPARTMENT CLEARANCES NEW BUILDINGS - OPTION 1

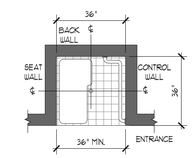
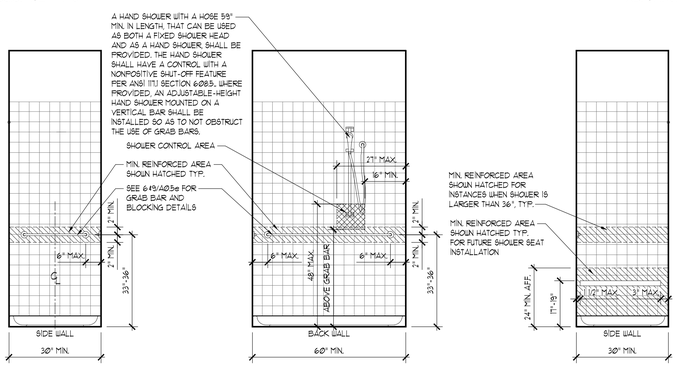
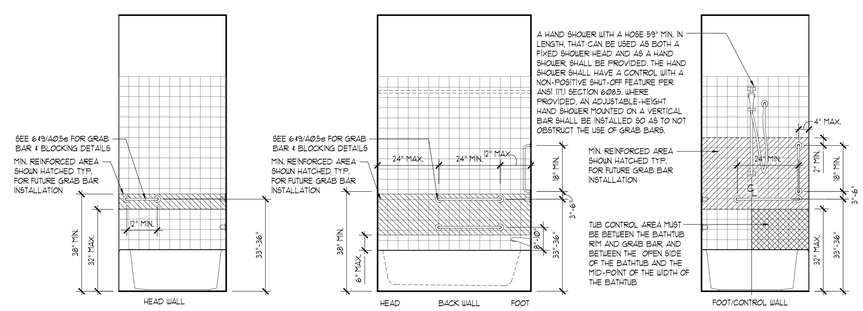


FIGURE 608.2.1.1
TRANSFER-TYPE SHOWER COMPARTMENT SIZE

4 Shower Compartments - Type A Units
Scale: 3/8" = 1'-0" ANSI Detail



3 Standard Roll-in-Type Shower Reinforcing & Grab Bars- Type A Units
Scale: 1/2" = 1'-0" ANSI Detail



2 Tub Reinforcing & Grab Bars - Type A Units
Scale: 1/2" = 1'-0" ANSI Detail

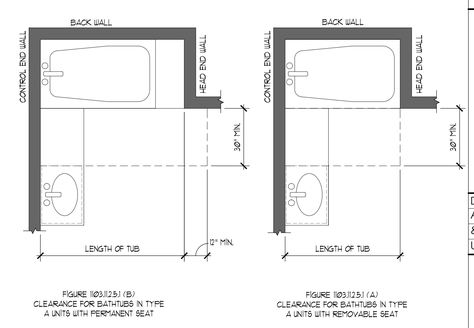


FIGURE 1103.11.2.5.1 (B)
CLEARANCE FOR BATHTUBS IN TYPE A UNITS WITH PERMANENT SEAT

FIGURE 1103.11.2.5.1 (A)
CLEARANCE FOR BATHTUBS IN TYPE A UNITS WITH REMOVABLE SEAT

1 Clearance for Bathtubs - Type A Units
Scale: 3/8" = 1'-0" ANSI Detail

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
ANSI Accessibility Guidelines
& Details for Dwelling Units
Unit- Type A

A0.5e

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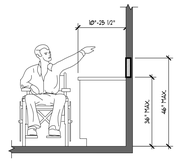
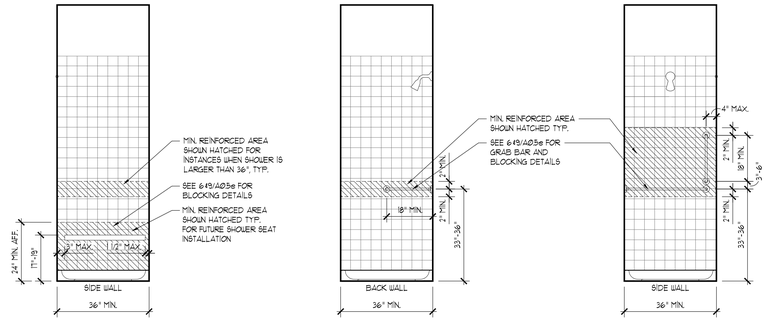


FIGURE 1804.9
REACH OVER A KITCHEN OR BATHROOM CABINET

14 Lavatory Height - Type B Units
Scale: 3/8" = 1'-0" ANSI Detail



13 Transfer Type Shower Reinforcing & Grab Bars - Type B Units
Scale: 1/2" = 1'-0" Detail

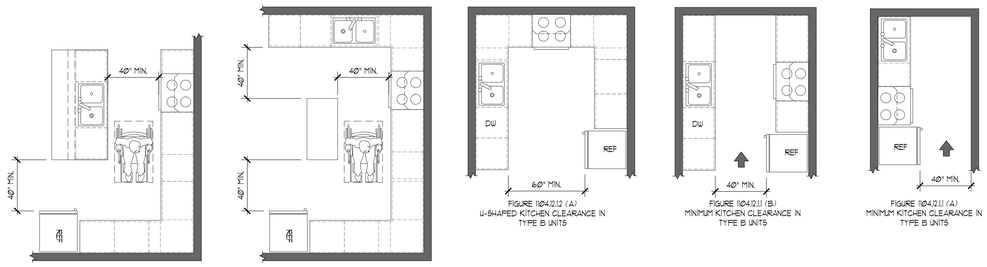


FIGURE 1804.2.1.2 (B)
U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS EXCEPTION

FIGURE 1804.2.1.2 (A)
U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS

FIGURE 1804.2.1.1 (B)
MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS

FIGURE 1804.2.1.1 (A)
MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS

12 Kitchen Clearance - Type B Units
Scale: 1/4" = 1'-0" ANSI Detail

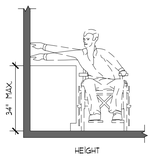


FIGURE 1804.1.3.2.1
LAVATORY IN TYPE B UNITS- OPTION B BATHROOMS

11 Lavatory Height - Type B Units
Scale: 3/8" = 1'-0" ANSI Detail

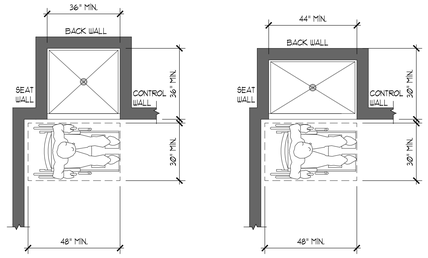
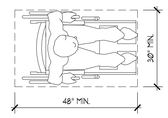


FIGURE 1804.1.3.3.3 (A)
TRANSFER-TYPE SHOWER COMPARTMENT IN TYPE B UNITS

FIGURE 1804.1.3.1.3.3 (B)
TRANSFER-TYPE SHOWER COMPARTMENT IN TYPE B UNITS EXCEPTION

10 Transfer Type Shower Compartment - Type B Units
Scale: 3/8" = 1'-0" ANSI Detail



9 Clear Floor Space - Type B Units
Scale: 1/2" = 1'-0" ANSI Detail

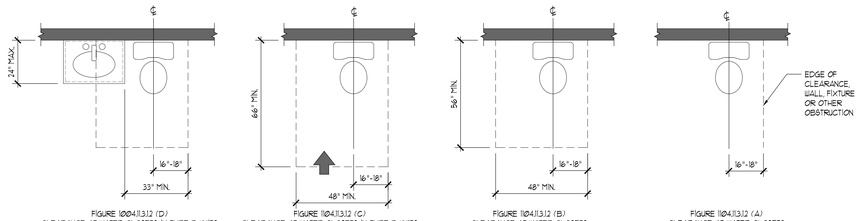


FIGURE 1004.11.3.1.2 (D)
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS CLEARANCE WITH LAVATORY OVERLAP

FIGURE 1604.11.3.1.2 (C)
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS INCREASED CLEARANCE DEPTH - FORWARD APPROACH

FIGURE 1604.11.3.1.2 (B)
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS CLEARANCE WIDTH AND DEPTH

FIGURE 1604.11.3.1.2 (A)
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS WATER CLOSET LOCATION

8 Clearances at Water Closet - Type B Units
Scale: 3/8" = 1'-0" ANSI Detail

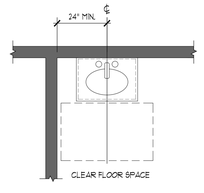


FIGURE 1604.11.3.1.1
LAVATORY IN TYPE B UNITS - OPTION A BATHROOMS

7 Lavatory - Type B Units
Scale: 3/8" = 1'-0" ANSI Detail

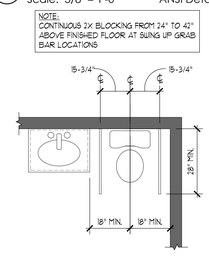
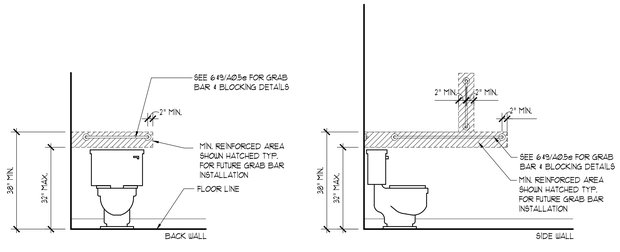
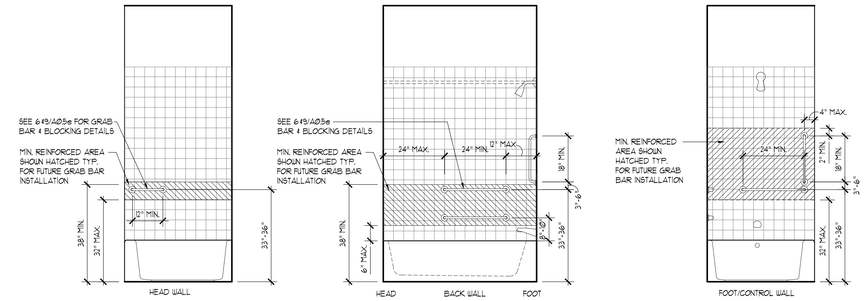


FIGURE 1604.11.1.1
SWING-UP GRAB BARS FOR WATER CLOSETS

6 Swing-Up Bar - Type B Units
Scale: 3/8" = 1'-0" ANSI Detail



5 Blocking for Future Grab Bar at Toilet - Type B Units
Scale: 1/2" = 1'-0" ANSI Detail



4 Tub Reinforcing & Grab Bar - Type B Units
Scale: 1/2" = 1'-0" Detail

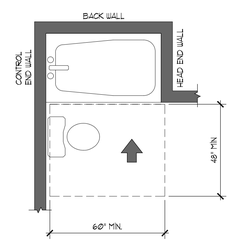


FIGURE 1604.11.3.1.3.2
FORWARD APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOMS

3 Forward Approach Bathtub - Type B Units
Scale: 3/8" = 1'-0" Detail

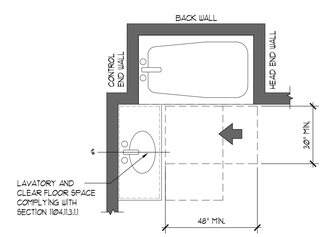


FIGURE 1604.11.3.1.3.1 (B)
PARALLEL APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOMS

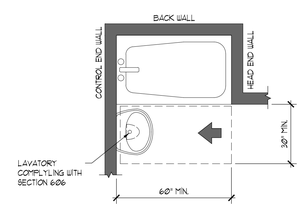


FIGURE 1604.11.3.1.3.1 (A)
PARALLEL APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOM

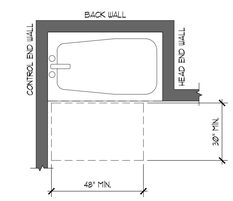


FIGURE 1604.11.3.2.3.1
BATHROOM CLEARANCE IN TYPE B UNITS - OPTION B BATHROOMS

1 Bathroom Clearance - Type B Units
Scale: 3/8" = 1'-0" Detail

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
ANSI Accessibility Guidelines
& Details for Dwelling Units
Unit- Type B

A0.5f

RELEASE FOR PERMIT

GENERAL NOTES

1. Unit Plans are dimensioned to face of stud, unless noted otherwise. Typical framing is with 2x4 or 2x6 Wood Framing.
2. Interior Elevations are dimensioned to finish face of gypsum board. Typical.
3. Coordinate project specific manufacturer's dimensions required for air handler with size of mechanical closets and mechanical closet doors before building enclosure walls and furr downs. Adjust as required. Contractor to verify before purchase of doors that a 6'-8" door will provide adequate vertical access to project specific mechanical unit for servicing.
4. Coordinate project specific tub and shower units with framing openings dimensioned. Adjust as required.
5. Kitchen base cabinets are 24" deep and 34.5" tall (except at Type 'A' units where base cabinets to be 32.5" tall). Kitchen wall cabinets are 12" deep and 42" tall. Bath base cabinets are 21" deep and 32.5" tall typical.
6. Ventilated wire shelves are typical and noted as either wire shelves or "Close Mesh (CM) wire shelves per Closet Maid". 1R1S abbreviates one rod/one shelf. 1R2S abbreviates one rod/two shelves. 2R2S abbreviates two rods/two shelves.
7. All tub and shower areas shall be enclosed with moisture resistant Georgia-Pacific DensShield® Tile Backer board. If these walls are one hour rated then moisture resistant Georgia-Pacific 5/8" DensShield® Fireguard® Tile Backer board shall be used.
8. All floor finishes to be as noted on plans.
9. Typical $\frac{3}{4}$" x4 Paint-grade FJP base & $\frac{3}{4}$" x4 door casting trim throughout unit. Door trim to have a butt joint. Paint-grade FJP at window sill (1x8), window apron (1x2), and bathroom base trim (1x4). Paint-grade shoe mould to match material at hard surfaces. Stain shoe mould at cabinets. Run window sill and apron trim continuous in front of double windows, typical.
10. All bath and kitchen cabinets, Ice White, color selections to be confirmed per owner.
11. All bath and kitchen quartz countertops color selections to be per owner.
12. All corner kitchen cabinets to be non-usable corner cabinets
13. All cabinets with exposed end to be a finished end panel.
14. Black exposed plumbing fixtures, door hardware (including hinges) and miscellaneous hardware, typical. Toilet accessories to be black, typical.
15. All unit ceilings to have approved (by owner) smooth painted finish.
16. All interior unit walls to be approved (by owner) smooth painted finish surface gypsum board, with painted base trim caulked along all joints unless otherwise noted.
17. Each unit to be provided with one class ABC 5 pound portable fire extinguisher, in kitchen.
18. No medicine cabinets.
19. Entry Doors shown are to be held 6" off hinges side of wall, interior doors are held 4" off hinge side of wall or are centered, unless otherwise noted.
20. Contractor to verify microwave height (offset) specifications, and install microwave to manufacturer's recommended clearance above cooktop. Adjust cabinet as required.
21. Contractor and Cabinet Sub-Contractor to coordinate final cabinet layouts based upon owner approved appliance selections.
22. Where Removable Base Cabinets are required per plan, finish flooring to be installed under cabinets. In addition, at all units tile to extend 6" under outside face of cabinet in all directions and under dishwasher, refrigerator and stove/range.
23. All Group R-2 interior finishes to meet/exceed a Class C fire rating. All Group A and B interior finishes to meet/exceed a Class B fire rating
24. All walls and floor/ceiling assemblies at unit/unit and unit/public space (ie corridor, stairwell, amenity, etc.) shall achieve a minimum STC/IIC of 50 as required per code.
25. All vanity mirrors to be 42" high and run the full length of the vanity.
26. Ice maker (IM) to be located per plan. Provide rated box when shown in rated wall.
27. All window heads and jambs to have drywall returns.
28. All changes in level at floor surfaces and thresholds at doorways intended for user passage shall comply with 2010 ADA, Section 303.
29. Provide typical blocking at hatched bathroom walls in unit plans per typical details in A0.5 series.
30. Shower doors and fixed panels to be 3/16" thick tempered glass typical.
31. Provide cordless 2" faux wood blinds at unit windows.
32. ⟨—/—⟩ Indicates direction of increased wall dimension at level one per structural stud schedule. Contractor to coordinate modified dimensions with all subcontractors.
33. Prefab Tub/Shower Surrounds

DOOR SCHEDULE

Typical Notes:

1. Accessible entrances shall comply with VCC 2021, Chapter 11. Manual doors and gates in public use areas shall comply with ADA 2010 Section 404.2 and automatic and power-assisted doors and gates in public use areas shall comply with ADA 2010, Section 404.3. Manual doors, doorways, and gates in common use spaces and on the public side of dwelling unit entry doors to comply with ANSI 2017, Section 404.2. Automatic doors and gates in common use spaces shall comply with ANSI 2017, Section 404.3.

2. Usable doors (within the interior of an accessible dwelling unit) must provide 32" clear door opening width per VCC 2015, Sections 1105.1.6 and 404 and ANSI 2017, Section 1002.5. Usable doors (within the interior of the a type 'A' dwelling unit) must provide 32" clear door opening width per VCC 2015, Section 1105.1.6 and ANSI 2017, Sections 1003.5 and 404. Usable doors (within the interior of a type 'B' dwelling unit) must provide 31-3/4" clear door opening width per VCC 2015, Section 1105.1.6 and ANSI 2017, Section 1004.5.1.

3. Common use area doors and tenant primary entry doors (public side only) to provide maneuvering clearance at doorways to comply with VCC 2015, Sections 1005, 1105.1.6, and 1107 and ANSI 2017, Sections 404.2.3, 404.3.2, 1102.5, 1103.5, 1104.5.

4. Common use area doors and tenant primary entry doors to provide thresholds at doorways to comply with VCC 2015, Section 1105 and ANSI 2017, Sections 404.2.4, 403.2, 1002.5, 1003.5, 1004.5.

5. Tenant secondary exterior doors (patio, balcony doors, etc.) to provide thresholds at doorways to comply with VCC 2015, Section 1105 and ANSI 2017, Sections 404.2.4, 403.2, 1002.5, 1003.5, 1004.5.

6. Operable parts, including door hardware, on common use area doors and tenant primary entry doors to comply with VCC 2015, Section1005 and ANSI 2017, Section 309, including:
   a. ANSI 2017, Section 309.2: Provide clear floor space complying with ANSI Section 305.
   b. ANSI 2017, Section 309.3: Operable parts shall be placed within the reach ranges specified in ANSI 2017, Section 308.
   c. ANSI 2017, Section 309.4: Operable parts shall be operable with one hand and shall not require grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.
7. Common use area doors and tenant primary entry doors to comply with VCC 2015, Sections 1005 and 1005.1.6 and ANSI 2017, Section 404 including:
   a. ANSI 2017, Section 404.2.6: Door hardware.
   b. ANSI 2017, Section 404.2.7: Closing speed.
   c. ANSI 2017, Section 404.2.8: Door opening force.
   d. ANSI 2017, Section 404.2.9: Door surface.
   e. ANSI 2017, Section 404.2.10: Vision lites.

8. For doors in accessible public spaces and type 'A' dwelling units, 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. This includes unit entry doors Parts creating horizontal or vertical joints in such surfaces shall be within 1/16" of the same plane as the other. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at no less than 60 degrees from the horizontal shall not be required to meet the 10" bottom rail height requirement.

9. Provide tempered glass per 2021 Virginia Building Code˙ 2406.1 where noted on plans.

10. Refer to elevations for muntin locations.

11. Final door & hardware selection to be black finish.

12. Two (2) panel door typical design.

13. Provide door viewer and door knocker at unit entry doors in black.

14. Hardware manufacturer to be Delta & Kwikset.

15. Provide delta style lever knobs at all units.

16. Provide hinges as required if not provided with door set. (1) Pair per leaf for interior doors. (1-1/2) Pair per leaf for exterior doors.

17. Provide (1) stop for each interior door and Exterior Balcony Doors.

18. Releasing device for latch to be mounted between 34" and 48" above finish floor.

19. Undercut laundry door as required and provide transfer grill above door to meet washer/dryer manufacturer specifications.

20. Refer to plan for door swing direction, U.N.O.

21. 32" min. clear opening required w/ hardware installed.

22. Provide weather-stripping, overhead door rain drips, and drip cap door bottoms at all exterior doors.

23. Rated Doors must be tested in compliance with NFPA 252 or UL 10c.

24. Hardware manufacturer to be Kwikset. Provide SmartCode contemporary single cylinder touchpad electronic deadbolt. Standard deadbolt at mechanical closet for maintenance access only.

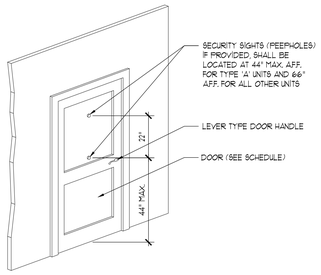
Mark	Pair / Triple	Size: Width	Size: Height	Size: Thickness	Type: Door Slab Type	Hollow Metal	Hollow Core	Solid Core	Full-Lite/Tempered	Louvered Wood	Per Manufacturer	Elevation Mark A1.0a	Door Operation	Swings	Sliding Glass Door	Bi-Fold	Bypass Slider	Pocket	Barn	Interior Door Hardware	Dummy Lever	Privacy Lever	Passage Lever	Keyed Lever	Deadbolt (Smart Key)	Half Bore Deadbolt	Door Viewer	Self Closing Hinges	Wall Mounted Doorstop	Hinge Mounted Doorstop	Smart Code contemporary single touchpad electronic deadbolt	Head Mounted Door Catches	Bypass Tack, floor guides & bumpers	hardware per slider Manufacturer	Garage Door Opener	Exterior Door Hardware	Weather Stripping	Smoke Seal	Saddle Threshold & Rain Hood	ADA Bumper Threshold	Specialty Door Hardware	Flat Track Barn Door Hardware	Pocket Door Hardware	Factory Mulled Sidelites	1'-2" Sidelite	Rating In Minutes ≥ 90 Is 'B' Label	Door Location
Typical Unit Doors																																															
1		3'-0"	6'-8"	1-3/4"		●						a		●								●					●	●	●		●						●			●							20	Unit Entry
2a		2'-10"	6'-8"	1-3/8"			●					a		●							●								●																	N/A	Bathroom/Bedroom
2b		2'-10"	6'-8"	1-3/8"			●					a		●								●							●																	N/A	Closet
2c	PR	2'-10"	6'-8"	1-3/8"			●					c		●								●							●																	N/A	Closet
3		2'-6"	6'-8"	1-3/8"			●					a		●										●					●																	N/A	HVAC Closet
4		3'-0"	8'-0"	1-3/4"					●			b		●								●			●			●									●			●							N/A	Balcony
5a		2'-10"	6'-8"	1-3/8"		●						a		●							●								●			●															N/A	Laundry
5b	PR	2'-10"	6'-8"	1-3/8"		●						c		●							●								●			●															N/A	Laundry
6a		3'-0"	6'-8"	1-3/8"		●						a		●								●							●																	N/A	Bathroom/Bedroom @ Accessible Units
6b		3'-0"	6'-8"	1-3/8"		●						a		●									●						●																	N/A	Closet/Utility @ Accessible Units
6c	PR	2'-6"	6'-8"	1-3/8"		●						c		●									●						●																	N/A	Closet/Utility @ Accessible Units
7		3'-0"	6'-8"	1-3/8"		●						a		●									●						●																	N/A	Storage
8		2'-6"	6'-8"	1-3/8"		●						a		●									●						●																	N/A	Closet
9		2'-0"	6'-8"	1-3/8"		●						a		●									●						●																	N/A	Closet
Specialty Doors																																															

WINDOW SCHEDULE

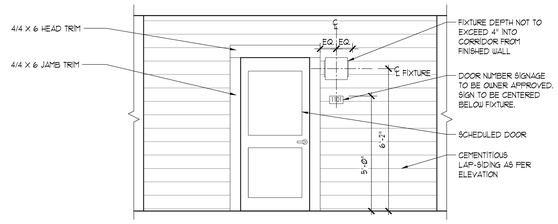
Mark	Pair / Triple	Size: Width	Size: Height	Type: Single Hung	Fixed			Elevation Mark A1.0a	Remarks:
Window									
A		2'-8"	6'-0"	●				1	
B		2'-8"	3'-0"		●			2	

Notes:

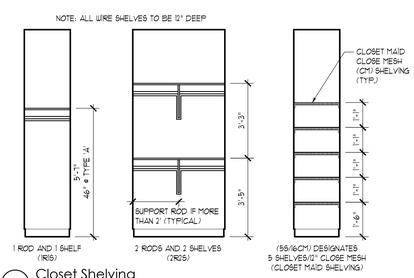
1. Provide Insulated Glazing at All Windows per the chart on A0.3a. 1/2" insulated glass minimum.
2. Provide Insect Screens at all operable windows.
3. Provide Tempered Glass per VCC 2406.1 where noted in plans and elevations
4. Provide redundant locks (less than 48" A.F.F.) at one window in each sleeping, living or dining space in all Type "A" units per 1003.13 ANSI A117.1 See unit plans for locations.
5. All operable windows to include window fall prevention devices that comply with ASTM F 2090.
6. All glazing to meet or exceed U-Factor and SHGC listed in the insulation table sheet A0.3a
7. Windows to be white on exterior and interior. Confirm with Owner/Architect prior to ordering.
8. All Escape Windows From Sleeping Rooms Shall Have a Minimum Clear Opening of 5.7 sq. ft.



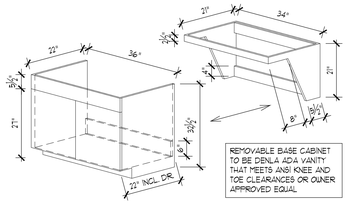
8 Unit Entry Door - Detail
Scale: 3/8" = 1'-0" Detail



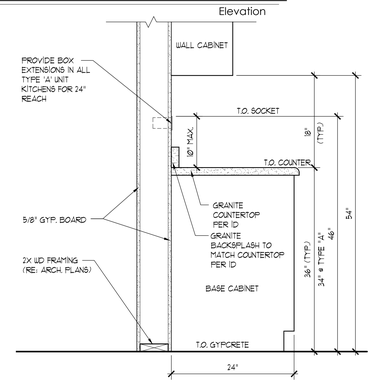
9 Unit Entry Door
Scale: 3/8" = 1'-0"



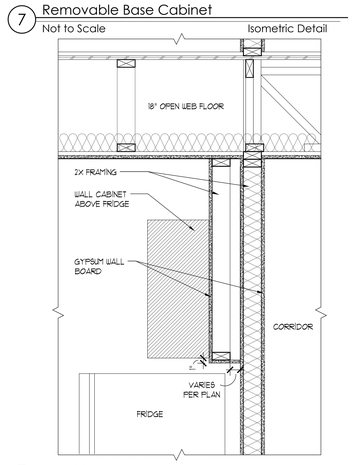
6 Closet Shelving
Scale: 3/8" = 1'-0" Elevation



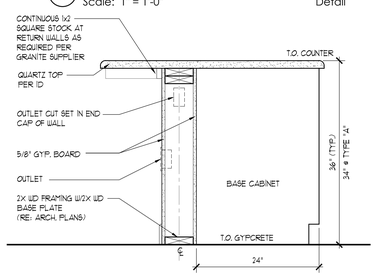
7 Removable Base Cabinet
Not to Scale Isometric Detail



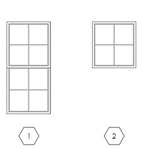
5 Typical Kitchen Countertop
Scale: 1" = 1'-0" Detail



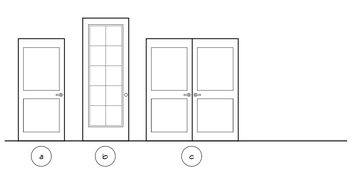
4 Wall Cabinet Above Fridge
Scale: 1" = 1'-0" Detail



3 Typical Kitchen Countertop
Scale: 1" = 1'-0" Detail



2 Window Elevations
NOT TO SCALE Elevation



1 Door Elevations
NOT TO SCALE Elevation

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	SCHED
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Door/Hardware & Window Schedules, General Notes & Typical Unit Details

A1.0a

RELEASE FOR PERMIT

FLOORING SCHEDULE

Location	Description	Material/Finish	Manufacturer	Series/Line	Color#/Name	Special Notes
Unit Hard Surface Flooring	Flooring	2 mm LVT	Shaw	8 mil 6" x 48" Plank	Root	Run long ways in unit.
Bedrooms and Closets	Flooring	2 mm LVT	Shaw	8 mil 6" x 48" Plank	Root	Run long ways in unit.
Mechanical Closets Units & Corridors	Flooring	Sealed Gypcrete				
Unit Bathrooms	Flooring	2 mm LVT	Shaw	8 mil 6" x 48" Plank	Root	Run long ways in unit.

UNIT PAINT SCHEDULE

Location	Description	Material/Finish	Manufacturer		Color#/Name	Special Notes
Unit	Walls and ceilings	Satin baths, Flat elsewhere	Sherwin-Williams	SW 7004	Snowbound	
Unit	Interior Doors & Trim	Semi-Gloss	Sherwin-Williams	SW 7030	Anew Gray	

EXTERIOR PAINT SCHEDULE

Exterior Elevations			Sherwin-Williams		SEE BUILDING ELEVATIONS

TILE SCHEDULE

Location	Description	Material/Finish	Manufacturer	Series/Line	Color#/Name	Special Notes
Kitchen Backsplash	Wall Tile	3 x 6 Subway Tile	Dal-Tile	Rittenhouse Square	0109 Artic White	Horizontal running bond, Grout CBP #335 Winter Grey.

COUNTERTOP SCHEDULE

Location	Description	Material/Finish	Manufacturer	Series/Line	Color#/Name	Special Notes
						SEE A6.0B FOR AMENITY FINISHES
Units Kitchen / Vanities	Countertop	Quartz	TBD	TBD	Luna Pearl	Square edge profile 3CM

CABINETRY & BUILT-INS SCHEDULE

Location	Description	Material/Finish	Manufacturer	Series/Line	Color#/Name	Special Notes
				Wood Style Melamine Cabinets, Frameless, Flat Panel Doors and Drawers w/ built-in shelves		
Kitchen	Cabinets	TBD	Saco	TBD	TBD	4" Brushed Nickel Pull Bars
Bathroom	Cabinets	TBD	Saco	TBD	TBD	4" Brushed Nickel Pull Bars

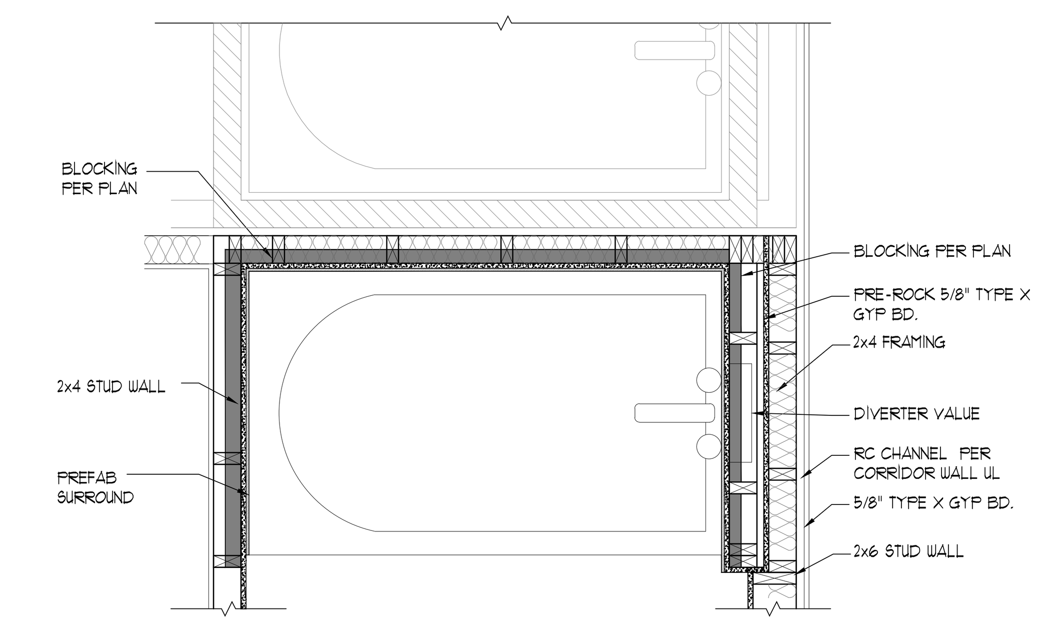
APPLIANCE SCHEDULE

Fixture	Manufacturer	Model	Color		
Fridge	Frigidaire	FFHI1835VS	Stainless	18.3 Cu. Ft. w/ Ice	
ADA Fridge	Frigidaire	FFHI1835VS	Stainless	18.3 Cu. Ft. w/ Ice	
Electric Range	Frigidaire	FFEF3054T	Stainless	Self Clean	
ADA Electric Range	Frigidaire	FFEH3054US	Stainless	Self Clean	
ADA Range Hood	Broan	413004	Stainless		
Microwave	Frigidaire	FFMV1645T	Stainless	Over-The-Range	
ADA Microwave	Frigidaire	FFM01611L	Stainless	Locate on Counter	
Dishwasher	Frigidaire	FFCD2413U	Stainless		
ADA Dishwasher	Frigidaire	FFBD2420U	Stainless		
In Sink Food Disposals	Frigidaire	FFD1331CM	N/A	1 / 3 HP	
Front Load Washer	Electrolux	ELFW7337AW	White		
Front Load Dryer	Electrolux	ELFE7337A	White	125 Duct Length Approved	

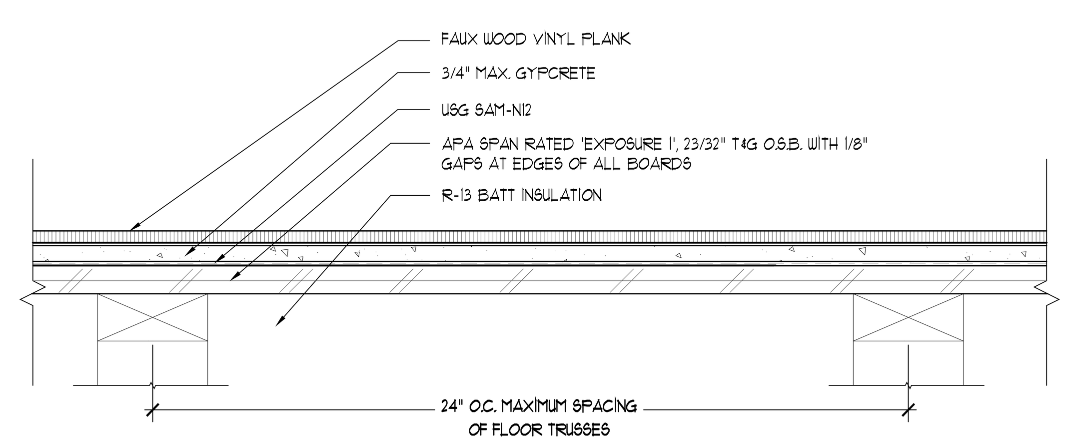
* ALL APPLIANCES TO MEET KW HOUR / ENERGY STAR RATINGS, SEE A6.0B FOR AMENITY APPLIANCES

GENERAL NOTES

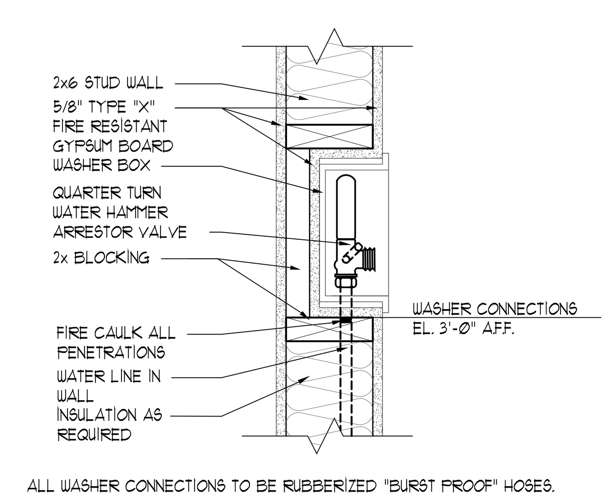
1. Unit Plans are dimensioned to face of stud, unless noted otherwise. Typical framing is with 2x4 or 2x6 Wood Framing.
2. Interior Elevations are dimensioned to finish face of gypsum board. Typical.
3. Coordinate project specific manufacturer's dimensions required for air handler with size of mechanical closets and mechanical closet doors before building enclosure walls and furr downs. Adjust as required. Contractor to verify before purchase of doors that a 6'-8" door will provide adequate vertical access to project specific mechanical unit for servicing.
4. Coordinate project specific tub and shower units with framing openings dimensioned. Adjust as required.
5. Kitchen base cabinets are 24" deep and 34.5" tall (except at Type 'A' units where base cabinets to be 32.5" tall). Kitchen wall cabinets are 12" deep and 42" tall. Bath base cabinets are 21" deep and 32.5" tall typical.
6. Ventilated wire shelves are typical and noted as either wire shelves or "Close Mesh (CM) wire shelves per Closet Maid". 1R1S abbreviates one rod/one shelf. 1R2S abbreviates one rod/two shelves. 2R2S abbreviates two rods/two shelves.
7. All tub and shower areas shall be enclosed with moisture resistant Georgia-Pacific DensShield® Tile Backer board. If these walls are one hour rated then moisture resistant Georgia-Pacific 5/8" DensShield® Fireguard® Tile Backer board shall be used.
8. All floor finishes to be as noted on plans.
9. Typical $\frac{9}{16}$ x4 Paint-grade FJP base & $\frac{11}{16}$ x4 door casting trim throughout unit. Door trim to have a butt joint. Paint-grade FJP at window sill (1x8), window apron (1x2), and bathroom base trim (1x4). Paint-grade shoe mould to match material at hard surfaces. Stain shoe mould at cabinets. Run window sill and apron trim continuous in front of double windows, typical.
10. All bath and kitchen cabinets, Ice White, color selections to be confirmed per owner.
11. All bath and kitchen quartz countertops color selections to be per owner.
12. All corner kitchen cabinets to be non-usable corner cabinets
13. All cabinets with exposed end to be a finished end panel.
14. Black exposed plumbing fixtures, door hardware (Including hinges) and miscellaneous hardware, typical. Toilet accessories to be black, typical.
15. All unit ceilings to have approved (by owner) smooth painted finish.
16. All interior unit walls to be approved (by owner) smooth painted finish surface gypsum board, with painted base trim caulked along all joints unless otherwise noted.
17. Each unit to be provided with one class ABC 5 pound portable fire extinguisher, in kitchen.
18. No medicine cabinets.
19. Entry Doors shown are to be held 6" off hinges side of wall, interior doors are held 4" off hinge side of wall or are centered, unless otherwise noted.
20. Contractor to verify microwave height (offset) specifications, and install microwave to manufacturer's recommended clearance above cooktop. Adjust cabinet as required.
21. Contractor and Cabinet Sub-Contractor to coordinate final cabinet layouts based upon owner approved appliance selections.
22. Where Removable Base Cabinets are required per plan, finish flooring to be installed under cabinets. In addition, at all units tile to extend 6" under outside face of cabinet in all directions and under dishwasher, refrigerator and stove/range.
23. All Group R-2 interior finishes to meet/exceed a Class C fire rating. All Group A and B interior finishes to meet/exceed a Class B fire rating
24. All walls and floor/ceiling assemblies at unit/unit and unit/public space (ie corridor, stairwell, amenity, etc.) shall achieve a minimum STC/IIC of 50 as required per code.
25. All vanity mirrors to be 42" high and run the full length of the vanity.
26. Ice maker (IM) to be located per plan. Provide rated box when shown in rated wall.
27. All window heads and jambs to have drywall returns.
28. All changes in level at floor surfaces and thresholds at doorways intended for user passage shall comply with 2010 ADA, Section 303.
29. Provide typical blocking at hatched bathroom walls in unit plans per typical details in A0.5 series.
30. Shower doors and fixed panels to be 3/16" thick tempered glass typical.
31. Provide cordless 2" faux wood blinds at unit windows.
32. ⟵/⟶ Indicates direction of increased wall dimension at level one per structural stud schedule. Contractor to coordinate modified dimensions with all subcontractors.
33. Prefab Tub/Shower Surrounds



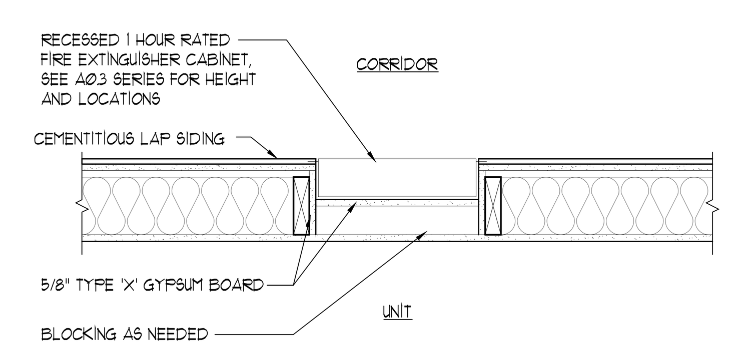
8 Tub Blocking / Pre-Rock
Scale: 3/4" = 1'-0" Detail



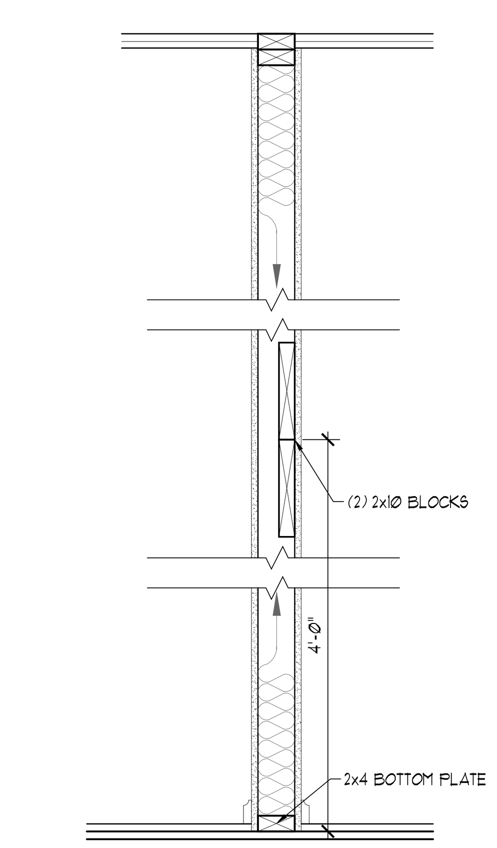
5 Faux Wood Vinyl Plank Floor
Scale: 3" = 1'-0" Detail



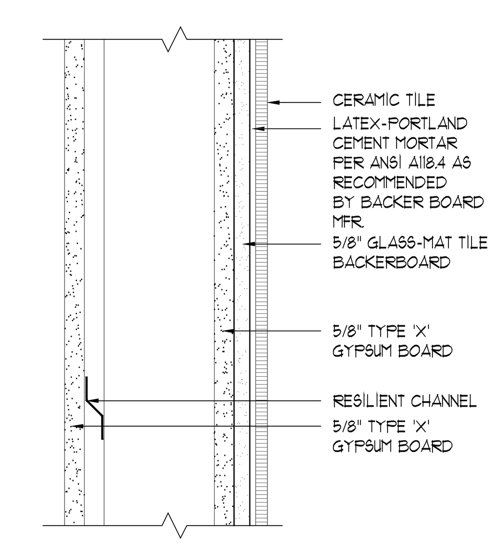
7 Washer Box Enclosure Fire Rating
Scale: 1 1/2" = 1'-0" Detail



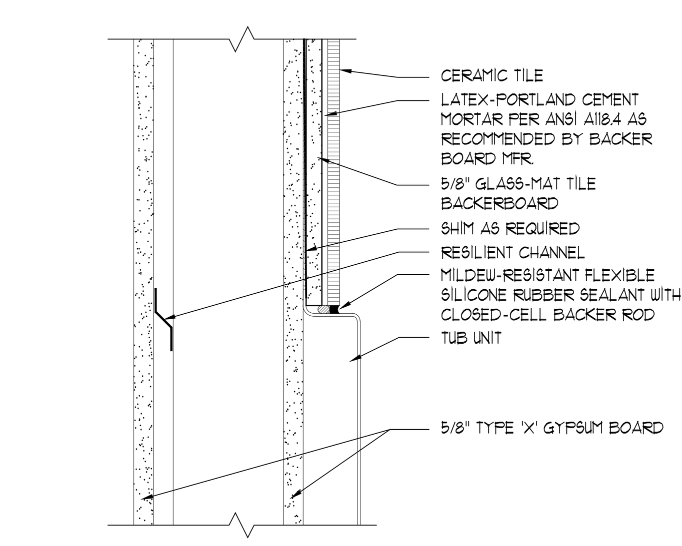
6 Recessed 1 Hour Rated Fire Extinguisher Cabinet
Scale: 1" = 1'-0" Detail



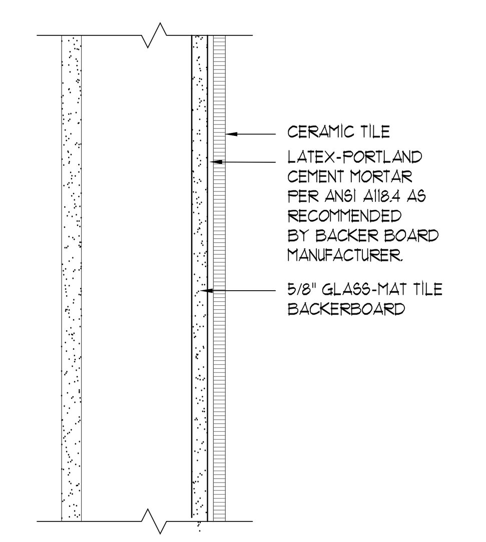
9 TV Blocking & Mounting Height at Living Room & Bedroom
Scale: 1" = 1'-0" Detail



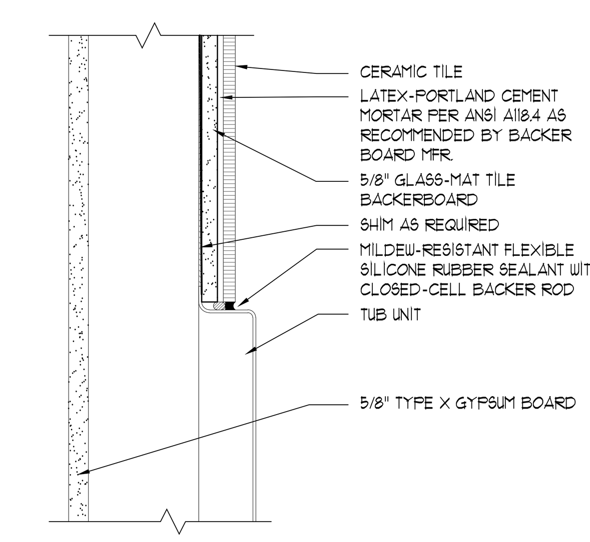
4 Thin-Set Tile at Rated Wall
Scale: 3" = 1'-0" Detail



3 Thin-Set Tile at Rated Wall w/ Tub
Scale: 3" = 1'-0" Detail



2 Thin-Set Tile at Non-Rated Wall
Scale: 3" = 1'-0" Detail



1 Thin-Set Tile at Non-Rated Wall w/ Tub
Scale: 3" = 1'-0" Detail

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

2PA
POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project: 25015.00
CADD File: SCHED
Drawn By: PEC
Checked By: FCL

Permit Release:
- February 19, 2026
Construction Release Set:
-

Revisions
No. Date Description

ASI / RFI Revisions
No. Date Description

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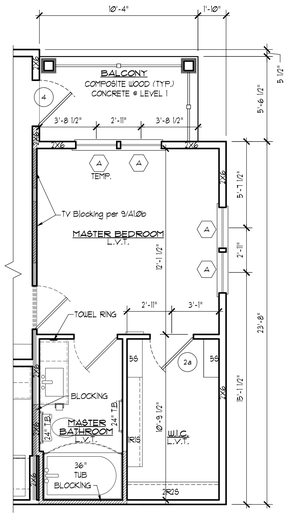
Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
General Notes
& Typical Unit Details

A1.0b

RELEASE FOR PERMIT

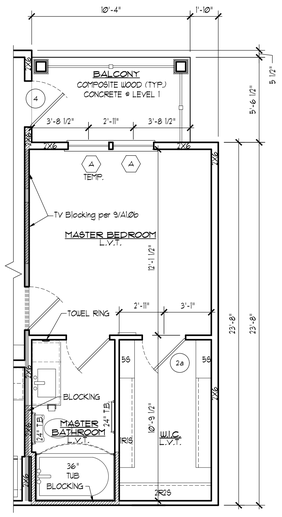


NOTE:
SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

Area Information	
Net S.F.:	968 S.F.
unheated:	58 S.F.
Gross S.F.:	1026 S.F.

unheated: sum of perimeter unit walls square footage

7 Unit B1 - Alt 4
Scale: 1/4" = 1'-0" Plan

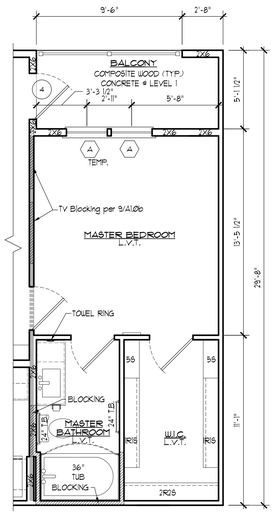


NOTE:
SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

Area Information	
Net S.F.:	968 S.F.
unheated:	58 S.F.
Gross S.F.:	1026 S.F.

unheated: sum of perimeter unit walls square footage

6 Unit B1 - Alt 3
Scale: 1/4" = 1'-0" Plan

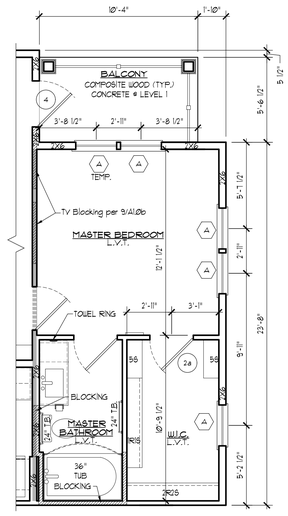


NOTE:
SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

Area Information	
Net S.F.:	983 S.F.
unheated:	53 S.F.
Gross S.F.:	1036 S.F.

unheated: sum of perimeter unit walls square footage

5 Unit B1 - Alt 2
Scale: 1/4" = 1'-0" Plan

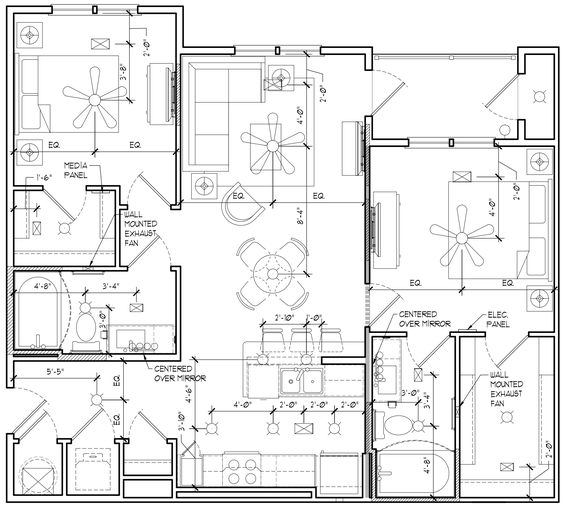


NOTE:
SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

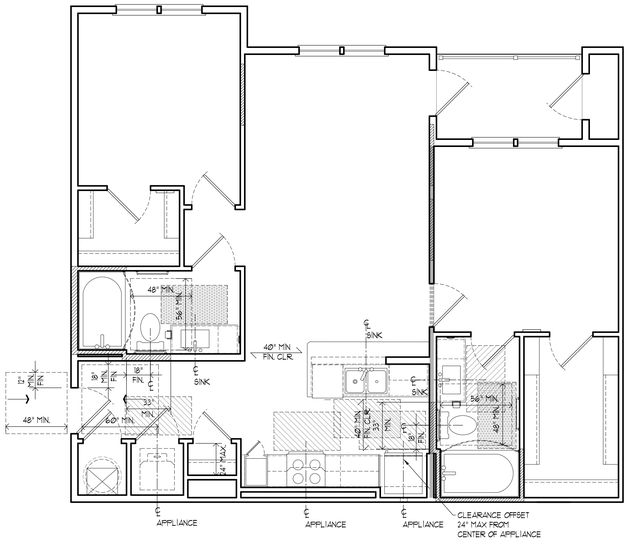
Area Information	
Net S.F.:	968 S.F.
unheated:	58 S.F.
Gross S.F.:	1026 S.F.

unheated: sum of perimeter unit walls square footage

4 Unit B1 - Alt 1
Scale: 1/4" = 1'-0" Plan

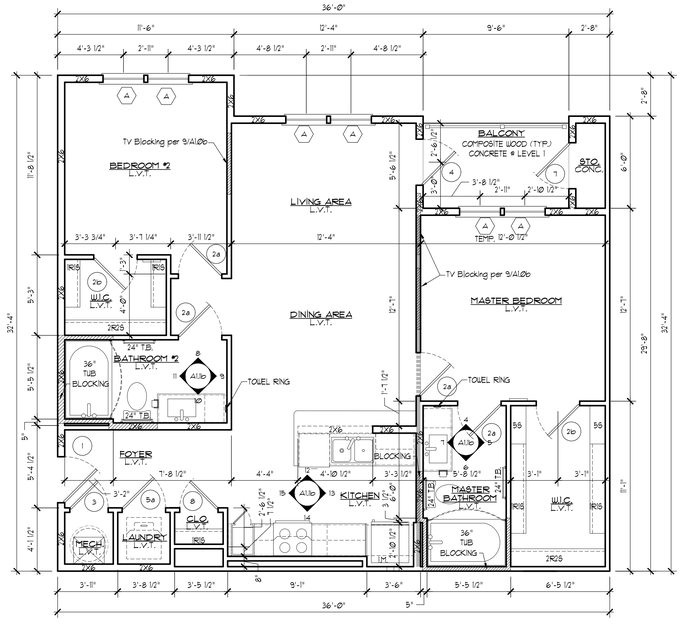


3 Unit B1 - Reflected Ceiling Plan
Scale: 1/4" = 1'-0" Plan



MASTER BATHROOM
TYPE B - OPTION A

2 Unit B1 - Mobility Features Diagram
Scale: 1/4" = 1'-0" Plan



Area Information	
Net S.F.:	972 S.F.
unheated:	70 S.F.
Gross S.F.:	1042 S.F.

unheated: sum of perimeter unit walls square footage

1 Unit B1 - Standard Unit
Scale: 1/4" = 1'-0" Plan

GENERAL NOTES

1. Unit Plans are dimensioned to face of stud, unless noted otherwise. Typical framing is with 2x4 or 2x6 Wood Framing.
2. Interior Elevations are dimensioned to finish face of gypsum board. Typical.
3. Coordinate project specific manufacturer's dimensions required for air handler with size of mechanical closets and mechanical closet doors before building enclosure walls and furr downs. Adjust as required. Contractor to verify before purchase of doors that a 6'-8" door will provide adequate vertical access to project specific mechanical unit for servicing.
4. Coordinate project specific tub and shower units with framing openings dimensioned. Adjust as required.
5. Kitchen base cabinets are 24" deep and 34.5" tall (except at Type 'A' units where base cabinets to be 32.5" tall). Kitchen wall cabinets are 12" deep and 42" tall. Bath base cabinets are 21" deep and 32.5" tall typical.
6. Ventilated wire shelves are typical and noted as either wire shelves or "Close Mesh (CM) wire shelves per Closet Maid". 1R1S abbreviates one rod/one shelf. 1R2S abbreviates one rod/two shelves. 2R2S abbreviates two rods/two shelves.
7. All tub and shower areas shall be enclosed with moisture resistant Georgia-Pacific DensShield® Tile Backer board. If these walls are one hour rated then moisture resistant Georgia-Pacific 5/8" DensShield® Fireguard® Tile Backer board shall be used.
8. All floor finishes to be as noted on plans.
9. Typical $\frac{3}{4}$" x 4 Paint-grade FJP base & $\frac{3}{4}$" x 4 door casting trim throughout unit. Door trim to have a butt joint. Paint-grade FJP at window sill (1x8), window apron (1x2), and bathroom base trim (1x4). Paint-grade shoe mould to match material at hard surfaces. Stain shoe mould at cabinets. Run window sill and apron trim continuous in front of double windows, typical.
10. All bath and kitchen cabinets, Ice White, color selections to be confirmed per owner.
11. All bath and kitchen quartz countertops color selections to be per owner.
12. All corner kitchen cabinets to be non-usable corner cabinets
13. All cabinets with exposed end to be a finished end panel.
14. Black exposed plumbing fixtures, door hardware (including hinges) and miscellaneous hardware, typical. Toilet accessories to be black, typical.
15. All unit ceilings to have approved (by owner) smooth painted finish.
16. All interior unit walls to be approved (by owner) smooth painted finish surface gypsum board, with painted base trim caulked along all joints unless otherwise noted.
17. Each unit to be provided with one class ABC 5 pound portable fire extinguisher, in kitchen.
18. No medicine cabinets.
19. Entry Doors shown are to be held 6" off hinges side of wall, interior doors are held 4" off hinge side of wall or are centered, unless otherwise noted.
20. Contractor to verify microwave height (offset) specifications, and install microwave to manufacturer's recommended clearance above cooktop. Adjust cabinet as required.
21. Contractor and Cabinet Sub-Contractor to coordinate final cabinet layouts based upon owner approved appliance selections.
22. Where Removable Base Cabinets are required per plan, finish flooring to be installed under cabinets. In addition, at all units tile to extend 6" under outside face of cabinet in all directions and under dishwasher, refrigerator and stove/range.
23. All Group R-2 interior finishes to meet/exceed a Class C fire rating. All Group A and B interior finishes to meet/exceed a Class B fire rating
24. All walls and floor/ceiling assemblies at unit/unit and unit/public space (ie corridor, stairwell, amenity, etc.) shall achieve a minimum STC/IIC of 50 as required per code.
25. All vanity mirrors to be 42" high and run the full length of the vanity.
26. Ice maker (IM) to be located per plan. Provide rated box when shown in rated wall.
27. All window heads and jambs to have drywall returns.
28. All changes in level at floor surfaces and thresholds at doorways intended for user passage shall comply with 2010 ADA, Section 303.
29. Provide typical blocking at hatched bathroom walls in unit plans per typical details in A0.5 series.
30. Shower doors and fixed panels to be 3/16" thick tempered glass typical.
31. Provide cordless 2" faux wood blinds at unit windows.
32. ⟨—/—⟩ indicates direction of increased wall dimension at level one per structural stud schedule. Contractor to coordinate modified dimensions with all subcontractors.
33. Prefab Tub/Shower Surrounds

ACCESSIBILITY DIAGRAM NOTES

1. (RBC) indicates removable base cabinet.
2. Indicates 30"x48" clear floor space at appliances and fixtures.
3. Indicates 30"x48" clear floor space outside of door swing.
4. Indicates 30"x60" clear floor space in front of tub with a parallel approach.
5. At resident's request, remove laundry room door(s) for additional clearance.

REFLECTED CEILING PLAN LEGEND

- Surface-mounted light fixture
- Surface-mounted light fixture
- HVAC Diffusers
- Ceiling Fan/Light
- Wall Mounted Exhaust Fan

Notes:

1. Ceiling fans, lights, or fixtures to be centered in room, closet, or hallway, unless otherwise noted.
2. Pendant lighting to be centered on kitchen island wall below. See RCP for spacing.

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSUN-B1
Drawn By:	DJ
Checked By:	DR

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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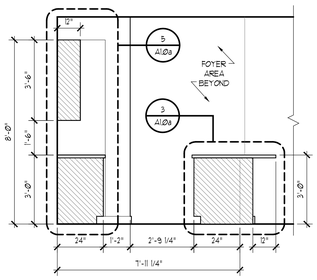
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

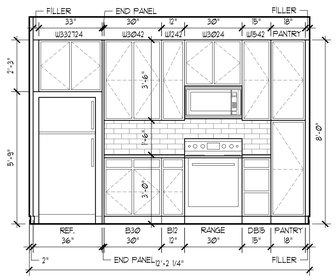
Drawing Title:
Unit B1
Floor Plans, Interior Elevations
Alts & General Notes

A1.1a

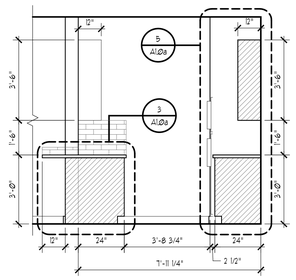
RELEASE FOR PERMIT



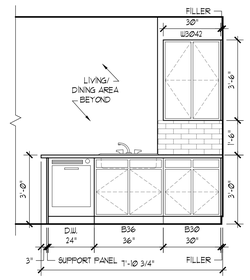
15 Kitchen
Scale: 3/8" = 1'-0" Elevation



14 Kitchen
Scale: 3/8" = 1'-0" Elevation



13 Kitchen
Scale: 3/8" = 1'-0" Elevation



12 Kitchen
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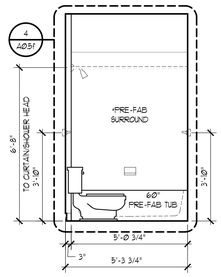
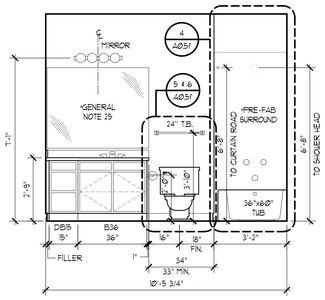
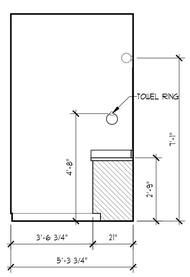


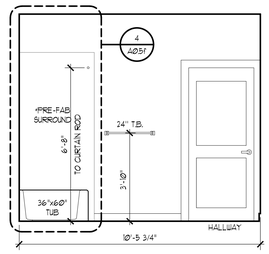
11 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



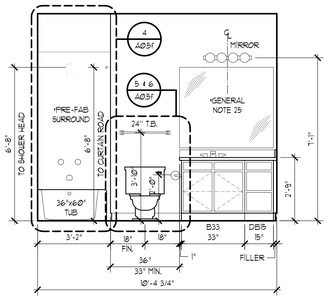
10 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



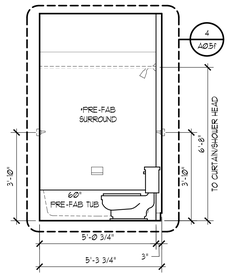
9 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



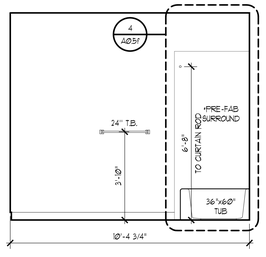
8 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



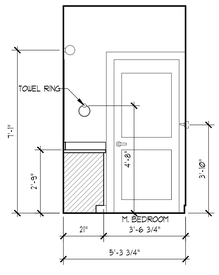
7 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



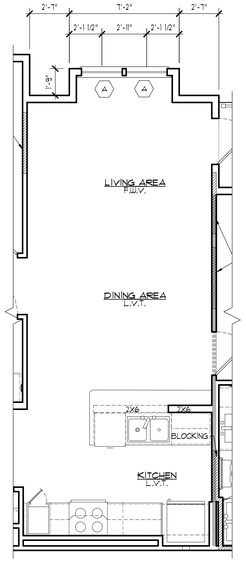
6 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



5 Master Bathroom
Scale: 3/8" = 1'-0" Elevation

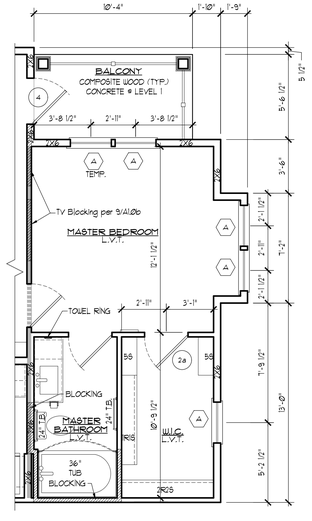


4 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



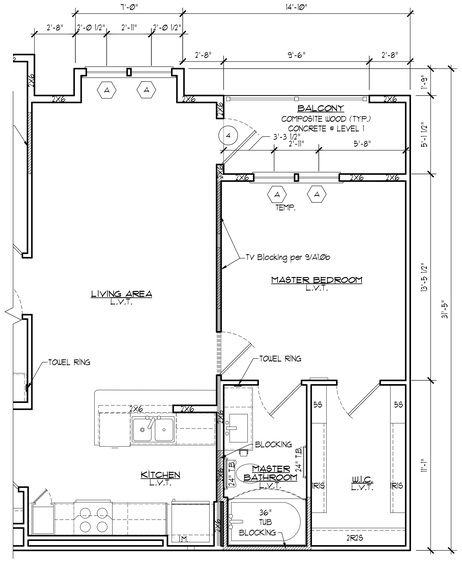
NOTE: SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED	
Area Information	
Net S.F.:	979 S.F.
unheated:	59 S.F.
Gross S.F.:	1038 S.F.
unheated: sum of perimeter unit walls square footage	

3 Unit B1 - Alt 7
Scale: 1/4" = 1'-0" Plan



NOTE: SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED	
Area Information	
Net S.F.:	994 S.F.
unheated:	55 S.F.
Gross S.F.:	1049 S.F.
unheated: sum of perimeter unit walls square footage	

2 Unit B1 - Alt 6
Scale: 1/4" = 1'-0" Plan



NOTE: SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED	
Area Information	
Net S.F.:	968 S.F.
unheated:	58 S.F.
Gross S.F.:	1026 S.F.
unheated: sum of perimeter unit walls square footage	

1 Unit B1 - Alt 5
Scale: 1/4" = 1'-0" Plan

GENERAL NOTES

1. Unit Plans are dimensioned to face of stud, unless noted otherwise. Typical framing is with 2x4 or 2x6 Wood Framing.
2. Interior Elevations are dimensioned to finish face of gypsum board. Typical.
3. Coordinate project specific manufacturer's dimensions required for air handler with size of mechanical closets and mechanical closet doors before building enclosure walls and furr downs. Adjust as required. Contractor to verify before purchase of doors that a 6'-8" door will provide adequate vertical access to project specific mechanical unit for servicing.
4. Coordinate project specific tub and shower units with framing openings dimensioned. Adjust as required.
5. Kitchen base cabinets are 24" deep and 34.5" tall (except at Type 'A' units where base cabinets to be 32.5" tall). Kitchen wall cabinets are 12" deep and 42" tall. Bath base cabinets are 21" deep and 32.5" tall typical.
6. Ventilated wire shelves are typical and noted as either wire shelves or "Close Mesh (CM) wire shelves per Closet Maid". 1R1S abbreviates one rod/one shelf. 1R2S abbreviates one rod/two shelves. 2R2S abbreviates two rods/two shelves.
7. All tub and shower areas shall be enclosed with moisture resistant Georgia-Pacific DensShield® Tile Backer board. If these walls are one hour rated then moisture resistant Georgia-Pacific 5/8" DensShield® Fireguard® Tile Backer board shall be used.
8. All floor finishes to be as noted on plans.
9. Typical $\frac{3}{4}$" x 4 Paint-grade FJP base & $\frac{3}{4}$" x 4 door casting trim throughout unit. Door trim to have a butt joint. Paint-grade FJP at window sill (1x8), window apron (1x2), and bathroom base trim (1x4). Paint-grade shoe mould to match material at hard surfaces. Stain shoe mould at cabinets. Run window sill and apron trim continuous in front of double windows, typical.
10. All bath and kitchen cabinets, Ice White, color selections to be confirmed per owner.
11. All bath and kitchen quartz countertops color selections to be per owner.
12. All corner kitchen cabinets to be non-usable corner cabinets
13. All cabinets with exposed end to be a finished end panel.
14. Black exposed plumbing fixtures, door hardware (including hinges) and miscellaneous hardware, typical. Toilet accessories to be black, typical.
15. All unit ceilings to have approved (by owner) smooth painted finish.
16. All interior unit walls to be approved (by owner) smooth painted finish surface gypsum board, with painted base trim caulked along all joints unless otherwise noted.
17. Each unit to be provided with one class ABC 5 pound portable fire extinguisher, in kitchen.
18. No medicine cabinets.
19. Entry Doors shown are to be held 6" off hinges side of wall, interior doors are held 4" off hinge side of wall or are centered, unless otherwise noted.
20. Contractor to verify microwave height (offset) specifications, and install microwave to manufacturer's recommended clearance above cooktop. Adjust cabinet as required.
21. Contractor and Cabinet Sub-Contractor to coordinate final cabinet layouts based upon owner approved appliance selections.
22. Where Removable Base Cabinets are required per plan, finish flooring to be installed under cabinets. In addition, at all units tile to extend 6" under outside face of cabinet in all directions and under dishwasher, refrigerator and stove/range.
23. All Group R-2 interior finishes to meet/exceed a Class C fire rating. All Group A and B interior finishes to meet/exceed a Class B fire rating
24. All walls and floor/ceiling assemblies at unit/unit and unit/public space (ie corridor, stairwell, amenity, etc.) shall achieve a minimum STC/IIC of 50 as required per code.
25. All vanity mirrors to be 42" high and run the full length of the vanity.
26. Ice maker (IM) to be located per plan. Provide rated box when shown in rated wall.
27. All window heads and jambs to have drywall returns.
28. All changes in level at floor surfaces and thresholds at doorways intended for user passage shall comply with 2010 ADA, Section 303.
29. Provide typical blocking at hatched bathroom walls in unit plans per typical details in A0.5 series.
30. Shower doors and fixed panels to be 3/16" thick tempered glass typical.
31. Provide cordless 2" faux wood blinds at unit windows.
32. ⟨—/—⟩ indicates direction of increased wall dimension at level one per structural stud schedule. Contractor to coordinate modified dimensions with all subcontractors.
33. Prefab Tub/Shower Surrounds

ACCESSIBILITY DIAGRAM NOTES

1. (RBC) indicates removable base cabinet.
2. Indicates 30"x48" clear floor space at appliances and fixtures.
3. Indicates 30"x48" clear floor space outside of door swing.
4. Indicates 30"x60" clear floor space in front of tub with a parallel approach.
5. At resident's request, remove laundry room door(s) for additional clearance.

REFLECTED CEILING PLAN LEGEND

- Surface-mounted light fixture
- Ceiling Fan/Light
- Surface-mounted light fixture
- Wall Mounted Exhaust Fan
- HVAC Diffusers

Notes:

1. Ceiling fans, lights, or fixtures to be centered in room, closet, or hallway, unless otherwise noted.
2. Pendant lighting to be centered on kitchen island wall below. See RCP for spacing.

Seal

COMMONWEALTH OF VIRGINIA
DAVID MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSUN-B1
Drawn By:	DJ
Checked By:	DR

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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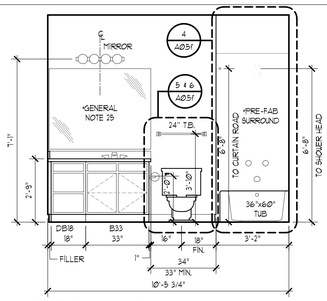
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

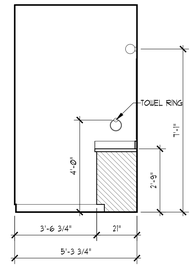
Drawing Title:
Unit B1
Alts. Interior Elevations
& General Notes

A1.1b

RELEASE FOR PERMIT



14 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



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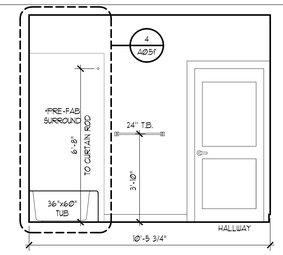

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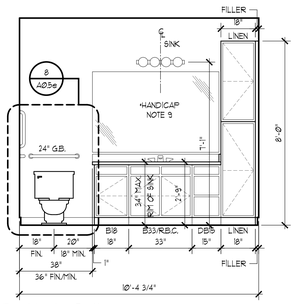

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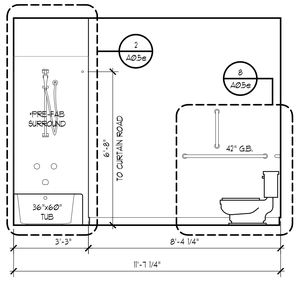
Scale: 3/8" = 1'-0" Elevation



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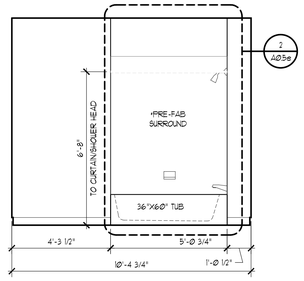
Scale: 3/8" = 1'-0" Elevation



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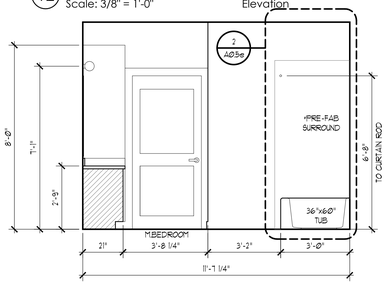
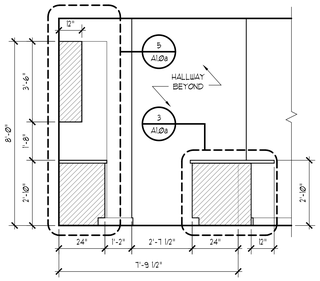
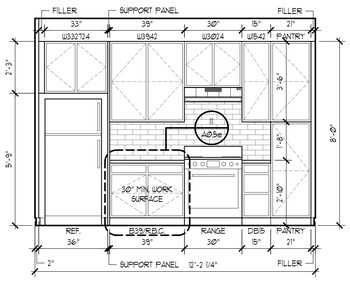
Scale: 3/8" = 1'-0" Elevation



8 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



7 Kitchen
Scale: 3/8" = 1'-0" Elevation



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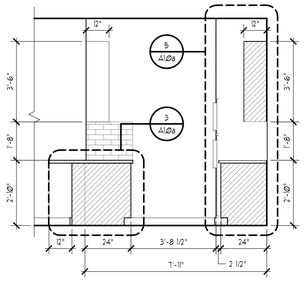
Scale: 3/8" = 1'-0" Elevation



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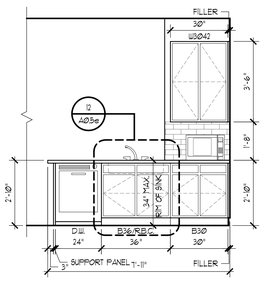
Scale: 3/8" = 1'-0" Elevation



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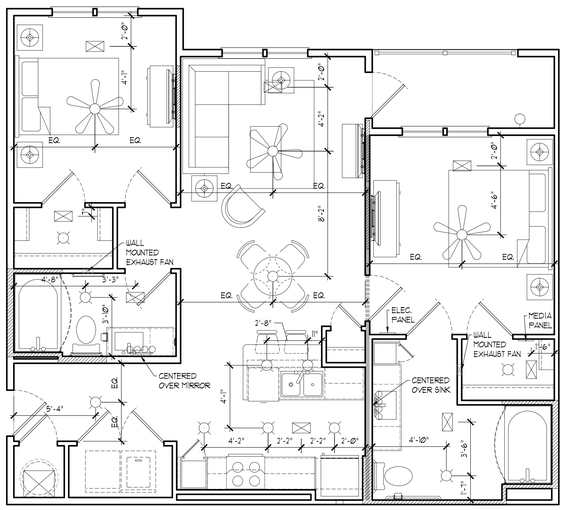
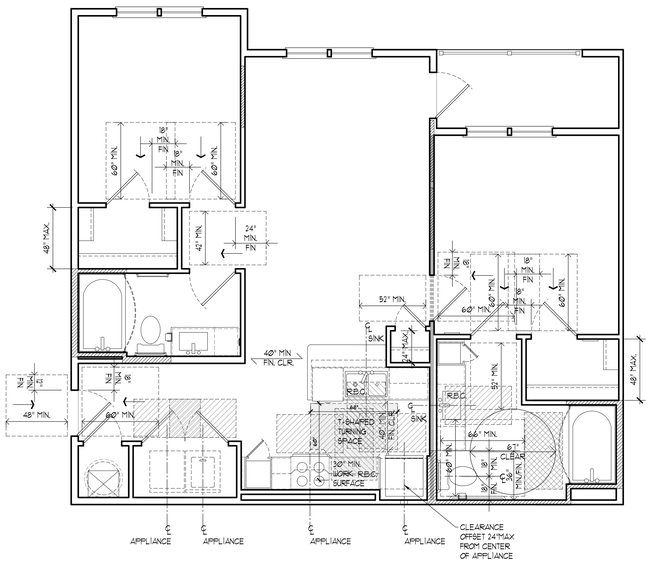
Scale: 3/8" = 1'-0" Elevation

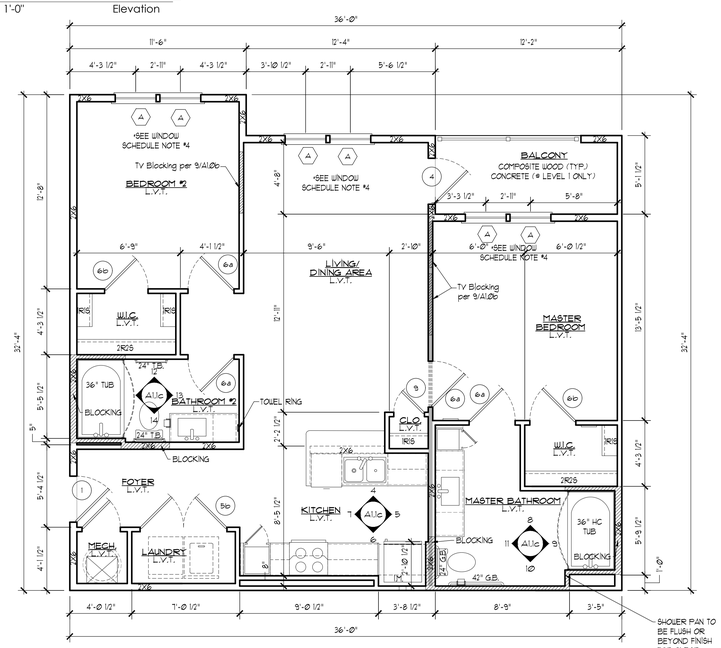


3 Unit B1 - Type 'A' - Reflected Ceiling Plan
Scale: 1/4" = 1'-0" Plan



MASTER BATHROOM
TYPE A - OPTION B

2 Unit B1 - Type 'A' - Mobility Features Diagram
Scale: 1/4" = 1'-0" Plan



NOTE:
SEE STANDARD UNIT ON A1.1a FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

Area Information	
Net S.F.:	978 S.F.
unheated:	58 S.F.
Gross S.F.:	1036 S.F.
unheated: sum of perimeter unit walls square footage	

1 Unit B1 - Type 'A'
Scale: 1/4" = 1'-0" Plan

TYPE A HANDICAP UNIT NOTES

Units, identified on the site plan (A0.4) shall comply with ANSI A117.1-2009 "Type A" dwelling units (Section 1003).
Refer to Accessibility Details on A0.5a. For specific designs see Type A unit layouts.

General Notes:
1. Clothes rods to be at 48" maximum above finish floor.
2. All faucets shall be lever type.
3. Removable base cabinets (R.B.C.) and contoured support panels indicated in plans and elevations.

Bathroom Notes:
1. Specific dimensions given for bathroom clearances are to finished walls.
2. Water closet height shall be from 15" minimum to 19" maximum measured from the floor to the top of the toilet seat.
3. Water closets are to be positioned with a lateral distance of 18" from the centerline of the water closet to the side wall and 18" min to the lavatory side.
4. Wood blocking as reinforcing for future grab bar installation to be provided in line of stud plane as shown in details in A1.0 series.
5. Sinks to be mounted with the basin rim and or counter top at a maximum height of 34". Sink shall be 6-1/2" deep maximum.
6. The cabinet base for the sink shall be installed so that it may be removed at the resident's request to provide clear floor space at the sink. A finished end panel shall be installed to support the counter if the cabinets are removed to meet ANSI clearance requirements. Ceramic tile flooring to be installed under removable base cabinet.
7. Exposed water supply and drain pipes under lavatory or sink shall be insulated or otherwise configured to protect against contact.
8. Tub controls to be located per interior elevations. A shower spray unit and in-tub seat shall be provided as shown.
9. Mirrors to be mounted above lavatories shall have the bottom edge of the reflecting surface 40" max. above the floor. All vanity mirrors to be 42" high and run the full length of the vanity.
10. Hand Shower unit shall be provided with a hose 59" long and be usable as a fixed shower head and as a hand-held shower.

Kitchen Notes:
1. A workspace 30" wide minimum shall be provided as shown, adjacent to the range. The cabinets under the workspace counter shall be removable with the ceramic tile flooring extending under the removable base cabinet. The counter top shall be mounted at a maximum height of 34" above the floor, measured from the finished floor to the height surface or shall be adjustable as a unit to provide alternate heights of 29" - 36".
2. There shall be no sharp or abrasive surfaces under the counter.
3. The sink basin rim and or surrounding counter top shall be mounted at a maximum height of 34" above the floor, measured from the finished floor to the height surface or shall be adjustable as a unit to provide alternate heights of 29" - 36". Sink bowl shall be a maximum of 6-1/2" in depth. A finished end panel shall be installed to support the counter if the cabinets are removed to meet ANSI clearance requirements.
4. The base cabinets at the sink shall be removable. The ceramic tile flooring shall extend under the removable base cabinets. All cabinets with exposed sides or cabinets adjacent to removable base cabinets shall be finished to match cabinet doors, include matching end panels at dishwasher if sink base is removed.
5. Exposed water supply and drain pipes under sink shall be installed or otherwise configured to protect against contact.
6. The location of controls for ranges and cook tops shall not require reaching across burners.
7. Ovens shall have controls on front panels.
8. Refrigerators shall have at least 50% of the freezer space 54" maximum above the floor. Freezer to be self defrosting.
9. Door pulls or handles for wall cabinets to be mounted as close to the bottom of the cabinet doors as possible. Door pulls or handles for base cabinets to be mounted as close to the tops of cabinet doors as possible.
10. Additional counter top microwave to be provided by contractor at owner's request.

Laundry Notes:
1. Top Loading machines shall have the door to the laundry compartment no higher than 36" A.F.F. Front loading machines shall have the bottom of the opening no lower than 15" and no higher than 34" A.F.F.

Electrical Notes:
1. Refer to Detail 14/A1.0c for Electrical/Environmental control mounting heights.

ACCESSIBILITY DIAGRAM NOTES

1. (RBC) indicates removable base cabinet.
2. Indicates 30"x48" clear floor space at appliances and fixtures.
3. Indicates 30"x48" clear floor space outside of door swing.
4. Indicates 30"x60" clear floor space in front of tub with a parallel approach.
5. At resident's request, remove laundry room door(s) for additional clearance.

REFLECTED CEILING PLAN LEGEND

- Surface-mounted light fixture
- Surface-mounted light fixture
- HVAC Diffusers
- Ceiling Fan/Light
- Wall Mounted Exhaust Fan

Notes:
1. Ceiling fans, lights, or fixtures to be centered in room, closet, or hallway, unless otherwise noted.
2. Pendant lighting to be centered on kitchen island wall below. See RCP for spacing.

Seal

COMMONWEALTH OF VIRGINIA
D. MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
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Project:	25015.00
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Drawn By:	D.J.
Checked By:	D.R

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

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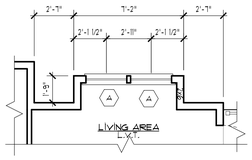
Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Unit B1 Type 'A'
Floor Plans, Interior Elevations
& General Notes

A1.1c

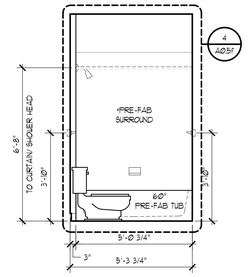
RELEASE FOR PERMIT



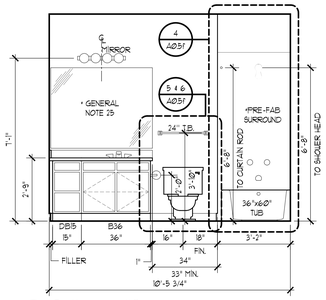
NOTE:
SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

Area Information	
Net S.F.:	1019 S.F.
unheated:	89 S.F.
Gross S.F.:	1108 S.F.
unheated: sum of perimeter unit walls square footage	

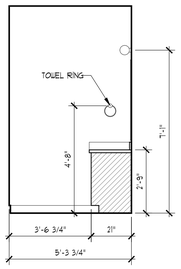
16 Unit B2 - Alt-1
Scale: 1/4" = 1'-0" Plan



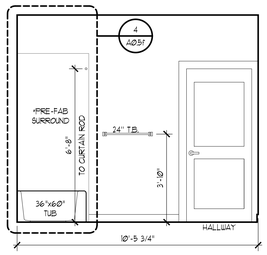
15 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



14 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



13 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



12 Bathroom #2
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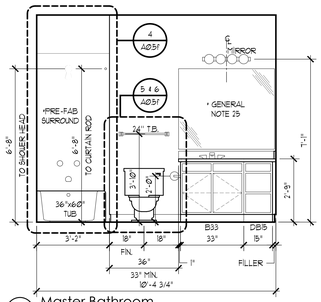
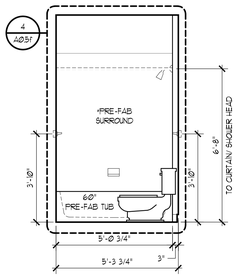
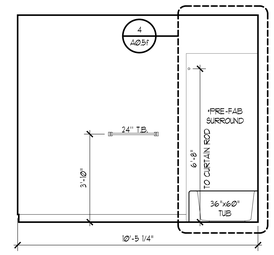


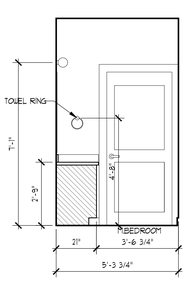
11 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



10 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



9 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



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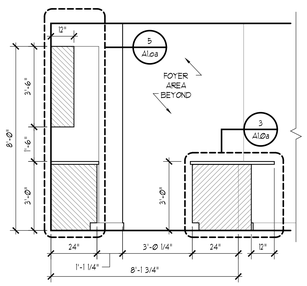
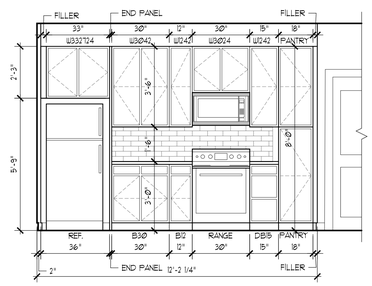
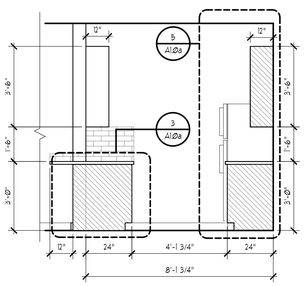


7 Kitchen
Scale: 3/8" = 1'-0" Elevation



6 Kitchen
Scale: 3/8" = 1'-0" Elevation



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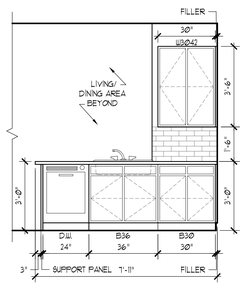
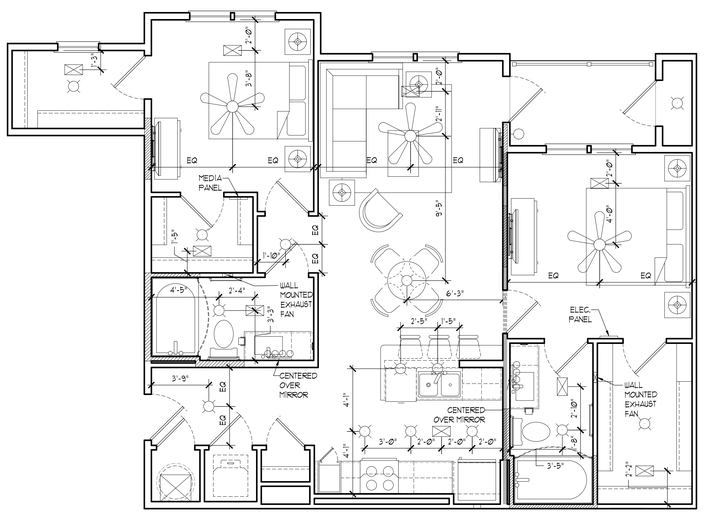
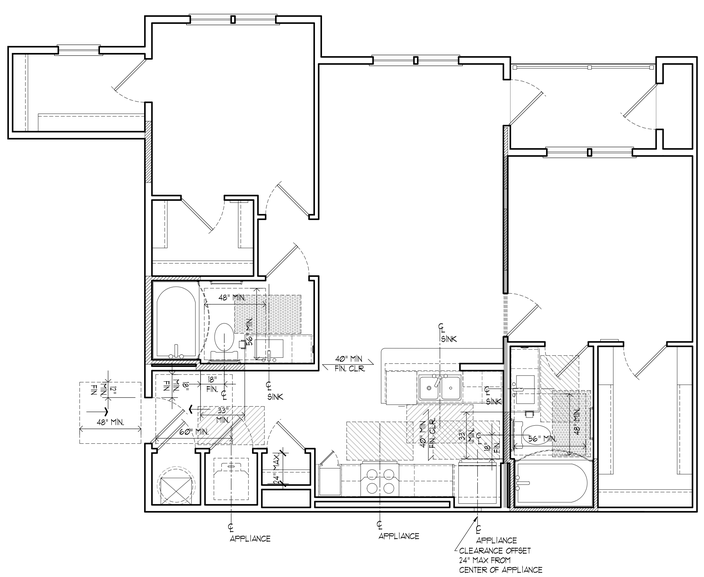
Scale: 3/8" = 1'-0" Elevation



4 Kitchen
Scale: 3/8" = 1'-0" Elevation

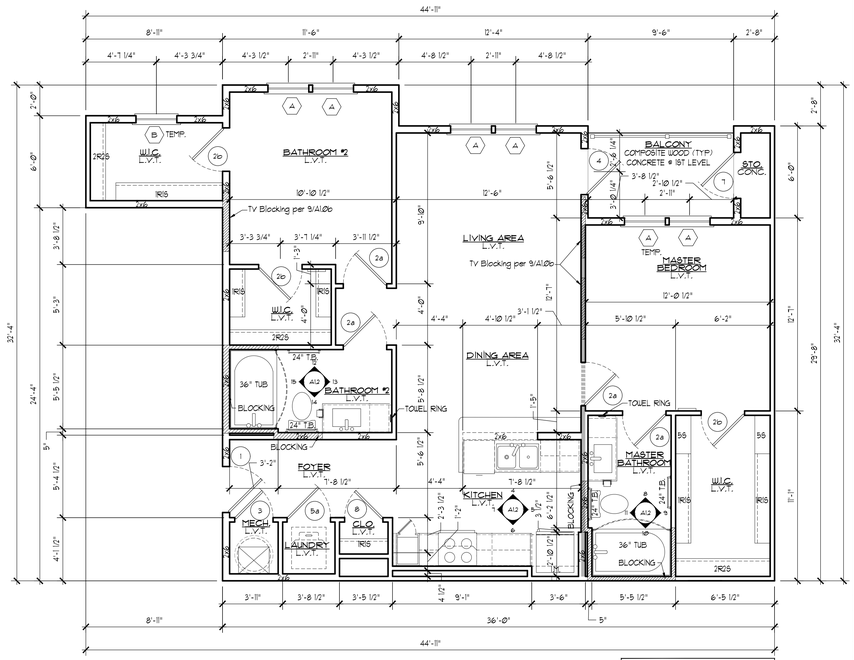


3 Unit B2 - Reflected Ceiling Plan
Scale: 1/4" = 1'-0" Plan



MASTER BATHROOM
TYPE B - OPTION A

2 Unit B2 - Mobility Features Diagram
Scale: 1/4" = 1'-0" Plan



Area Information	
Net S.F.:	1008 S.F.
unheated:	87 S.F.
Gross S.F.:	1095 S.F.
unheated: sum of perimeter unit walls square footage	

1 Unit B2 - Standard Unit
Scale: 1/4" = 1'-0" Plan

GENERAL NOTES

1. Unit Plans are dimensioned to face of stud, unless noted otherwise. Typical framing is with 2x4 or 2x6 Wood Framing.
2. Interior Elevations are dimensioned to finish face of gypsum board. Typical.
3. Coordinate project specific manufacturer's dimensions required for air handler with size of mechanical closets and mechanical closet doors before building enclosure walls and furr downs. Adjust as required. Contractor to verify before purchase of doors that a 6'-8" door will provide adequate vertical access to project specific mechanical unit for servicing.
4. Coordinate project specific tub and shower units with framing openings dimensioned. Adjust as required.
5. Kitchen base cabinets are 24" deep and 34.5" tall (except at Type 'A' units where base cabinets to be 32.5" tall). Kitchen wall cabinets are 12" deep and 42" tall. Bath base cabinets are 21" deep and 32.5" tall typical.
6. Ventilated wire shelves are typical and noted as either wire shelves or "Close Mesh (CM) wire shelves per Closet Maid". 1R1S abbreviates one rod/one shelf. 1R2S abbreviates one rod/two shelves. 2R2S abbreviates two rods/two shelves.
7. All tub and shower areas shall be enclosed with moisture resistant Georgia-Pacific DensShield® Tile Backer board. If these walls are one hour rated then moisture resistant Georgia-Pacific 5/8" DensShield® Fireguard® Tile Backer board shall be used.
8. All floor finishes to be as noted on plans.
9. Typical $\frac{3}{4}$" x 4 Paint-grade FJP base & $\frac{3}{4}$" x 4 door casting trim throughout unit. Door trim to have a butt joint. Paint-grade FJP at window sill (1x8), window apron (1x2), and bathroom base trim (1x4). Paint-grade shoe mould to match material at hard surfaces. Stain shoe mould at cabinets. Run window sill and apron trim continuous in front of double windows, typical.
10. All bath and kitchen cabinets, Ice White, color selections to be confirmed per owner.
11. All bath and kitchen quartz countertops color selections to be per owner.
12. All corner kitchen cabinets to be non-usable corner cabinets
13. All cabinets with exposed end to be a finished end panel.
14. Black exposed plumbing fixtures, door hardware (including hinges) and miscellaneous hardware, typical. Toilet accessories to be black, typical.
15. All unit ceilings to have approved (by owner) smooth painted finish.
16. All interior unit walls to be approved (by owner) smooth painted finish surface gypsum board, with painted base trim caulked along all joints unless otherwise noted.
17. Each unit to be provided with one class ABC 5 pound portable fire extinguisher, in kitchen.
18. No medicine cabinets.
19. Entry Doors shown are to be held 6" off hinges side of wall, interior doors are held 4" off hinge side of wall or are centered, unless otherwise noted.
20. Contractor to verify microwave height (offset) specifications, and install microwave to manufacturer's recommended clearance above cooktop. Adjust cabinet as required.
21. Contractor and Cabinet Sub-Contractor to coordinate final cabinet layouts based upon owner approved appliance selections.
22. Where Removable Base Cabinets are required per plan, finish flooring to be installed under cabinets. In addition, at all units tile to extend 6" under outside face of cabinet in all directions and under dishwasher, refrigerator and stove/range.
23. All Group R-2 interior finishes to meet/exceed a Class C fire rating. All Group A and B interior finishes to meet/exceed a Class B fire rating
24. All walls and floor/ceiling assemblies at unit/unit and unit/public space (ie corridor, stairwell, amenity, etc.) shall achieve a minimum STC/IIC of 50 as required per code.
25. All vanity mirrors to be 42" high and run the full length of the vanity.
26. Ice maker (IM) to be located per plan. Provide rated box when shown in rated wall.
27. All window heads and jambs to have drywall returns.
28. All changes in level at floor surfaces and thresholds at doorways intended for user passage shall comply with 2010 ADA, Section 303.
29. Provide typical blocking at hatched bathroom walls in unit plans per typical details in A0.5 series.
30. Shower doors and fixed panels to be 3/16" thick tempered glass typical.
31. Provide cordless 2" faux wood blinds at unit windows.
32. ⟨—/—⟩ Indicates direction of increased wall dimension at level one per structural stud schedule. Contractor to coordinate modified dimensions with all subcontractors.
33. Prefab Tub/Shower Surrounds

ACCESSIBILITY DIAGRAM NOTES

1. (RBC) indicates removable base cabinet.
2. Indicates 30"x48" clear floor space at appliances and fixtures.
3. Indicates 30"x48" clear floor space outside of door swing.
4. Indicates 30"x60" clear floor space in front of tub with a parallel approach.
5. At resident's request, remove laundry room door(s) for additional clearance.

REFLECTED CEILING PLAN LEGEND

- Surface-mounted light fixture
- Ceiling Fan/Light
- Surface-mounted light fixture
- Wall Mounted Exhaust Fan
- HVAC Diffusers

Notes:
1. Ceiling fans, lights, or fixtures to be centered in room, closet, or hallway, unless otherwise noted.
2. Pendant lighting to be centered on kitchen island wall below. See RCP for spacing.

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSUN-B2
Drawn By:	R.N.
Checked By:	DR

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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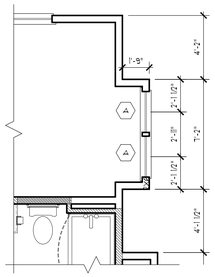
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Unit B2
Floor Plans, Interior Elevations
& General Notes

A1.2

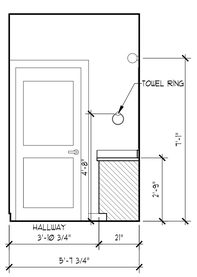
RELEASE FOR PERMIT



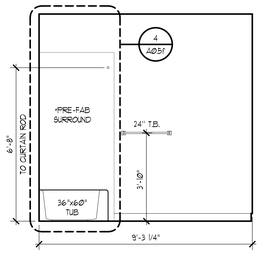
Area Information	
Net S.F.:	1167 S.F.
unheated:	87 S.F.
Gross S.F.:	1254 S.F.
unheated: sum of perimeter unit walls square footage	

NOTE:
SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

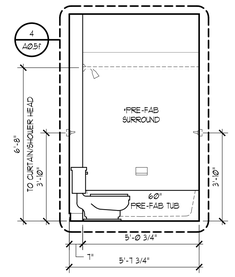
17 Unit C1 - Alt 2
Scale: 1/4" = 1'-0" Plan



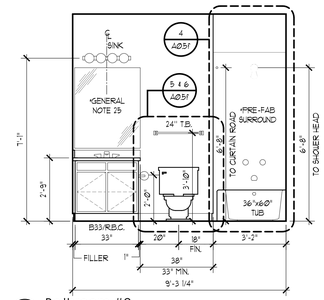
16 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



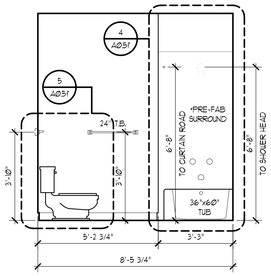
15 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



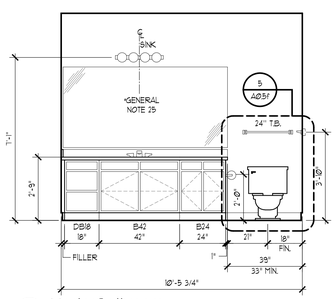
14 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



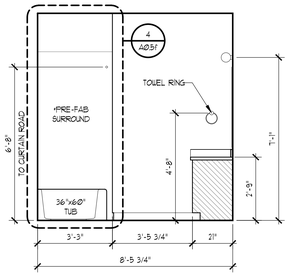
13 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



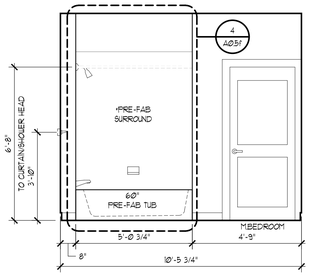
12 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



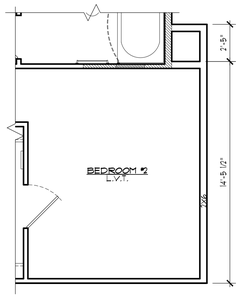
11 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



10 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



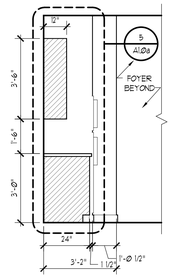
9 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



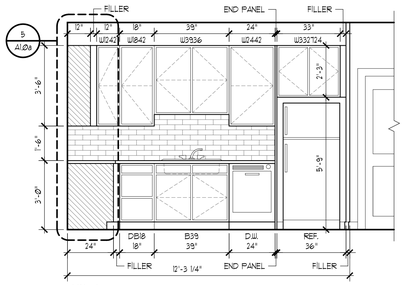
Area Information	
Net S.F.:	1156 S.F.
unheated:	85 S.F.
Gross S.F.:	1241 S.F.
unheated: sum of perimeter unit walls square footage	

NOTE:
SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

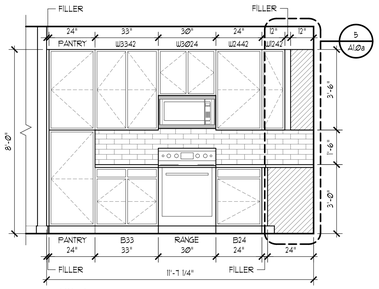
8 Unit C1 - Alt 1
Scale: 1/4" = 1'-0" Plan



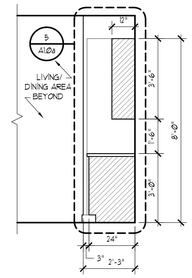
7 Kitchen
Scale: 3/8" = 1'-0" Elevation



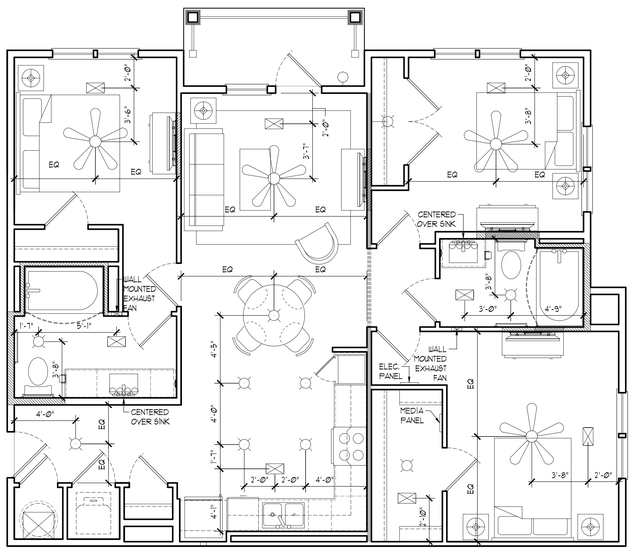
6 Kitchen
Scale: 3/8" = 1'-0" Elevation



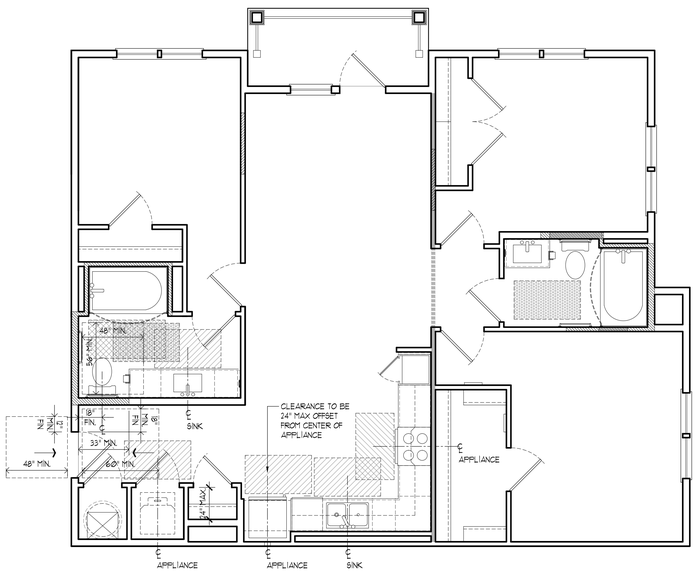
5 Kitchen
Scale: 3/8" = 1'-0" Elevation



4 Kitchen
Scale: 3/8" = 1'-0" Elevation

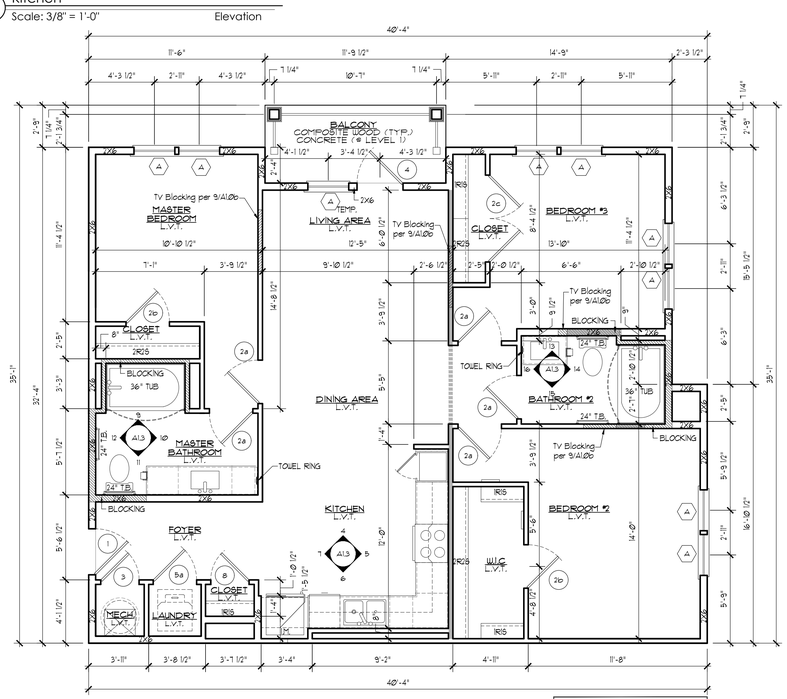


3 Unit C1 - Reflected Ceiling Plan
Scale: 1/4" = 1'-0" Plan



MASTER BATHROOM
TYPE B - OPTION B

2 Unit C1 - Mobility Features Diagram
Scale: 1/4" = 1'-0" Plan



Area Information	
Net S.F.:	1156 S.F.
unheated:	85 S.F.
Gross S.F.:	1241 S.F.
unheated: sum of perimeter unit walls square footage	

1 Unit C1 - Standard Unit
Scale: 1/4" = 1'-0" Plan

GENERAL NOTES

1. Unit Plans are dimensioned to face of stud, unless noted otherwise. Typical framing is with 2x4 or 2x6 Wood Framing.
2. Interior Elevations are dimensioned to finish face of gypsum board. Typical.
3. Coordinate project specific manufacturer's dimensions required for air handler with size of mechanical closets and mechanical closet doors before building enclosure walls and furr downs. Adjust as required. Contractor to verify before purchase of doors that a 6'-8" door will provide adequate vertical access to project specific mechanical unit for servicing.
4. Coordinate project specific tub and shower units with framing openings dimensioned. Adjust as required.
5. Kitchen base cabinets are 24" deep and 34.5" tall (except at Type 'A' units where base cabinets to be 32.5" tall). Kitchen wall cabinets are 12" deep and 42" tall. Bath base cabinets are 21" deep and 32.5" tall typical.
6. Ventilated wire shelves are typical and noted as either wire shelves or "Close Mesh (CM) wire shelves per Closet Maid". 1R1S abbreviates one rod/one shelf. 1R2S abbreviates one rod/two shelves. 2R2S abbreviates two rods/two shelves.
7. All tub and shower areas shall be enclosed with moisture resistant Georgia-Pacific DensShield® Tile Backer board. If these walls are one hour rated then moisture resistant Georgia-Pacific 5/8" DensShield® Fireguard® Tile Backer board shall be used.
8. All floor finishes to be as noted on plans.
9. Typical $\frac{3}{4}$" x4 Paint-grade FJP base & $\frac{3}{4}$" x4 door casting trim throughout unit. Door trim to have a butt joint. Paint-grade FJP at window sill (1x8), window apron (1x2), and bathroom base trim (1x4). Paint-grade shoe mould to match material at hard surfaces. Stain shoe mould at cabinets. Run window sill and apron trim continuous in front of double windows, typical.
10. All bath and kitchen cabinets color selections to be per owner.
11. All bath and kitchen quartz countertops color selections to be per owner.
12. All corner kitchen cabinets to be non-usable corner cabinets
13. All cabinets with exposed end to be a finished end panel.
14. Black exposed plumbing fixtures, door hardware (including hinges) and miscellaneous hardware, typical. Toilet accessories to be black, typical.
15. All unit ceilings to have approved (by owner) smooth painted finish.
16. All interior unit walls to be approved (by owner) smooth painted finish surface gypsum board, with painted base trim caulked along all joints unless otherwise noted.
17. Each unit to be provided with one class ABC 5 pound portable fire extinguisher, in kitchen.
18. No medicine cabinets.
19. Entry Doors shown are to be held 6" off hinges side of wall, interior doors are held 4" off hinge side of wall or are centered, unless otherwise noted.
20. Contractor to verify microwave height (offset) specifications, and install microwave to manufacturer's recommended clearance above cooktop. Adjust cabinet as required.
21. Contractor and Cabinet Sub-Contractor to coordinate final cabinet layouts based upon owner approved appliance selections.
22. Where Removable Base Cabinets are required per plan, finish flooring to be installed under cabinets. In addition, at all units tile to extend 6" under outside face of cabinet in all directions and under dishwasher, refrigerator and stove/range.
23. All Group R-2 interior finishes to meet/exceed a Class C fire rating, All Group A and B interior finishes to meet/exceed a Class B fire rating
24. All walls and floor/ceiling assemblies at unit/unit and unit/public space (ie corridor, stairwell, amenity, etc.) shall achieve a minimum STC/IIC of 50 as required per code.
25. All vanity mirrors to be 42" high and run the full length of the vanity.
26. Ice maker (IM) to be located per plan. Provide rated box when shown in rated wall.
27. All window heads and jambs to have drywall returns.
28. All changes in level at floor surfaces and thresholds at doorways intended for user passage shall comply with 2010 ADA, Section 303.
29. Provide typical blocking at hatched bathroom walls in unit plans per typical details in A0.5 series.
30. Shower doors and fixed panels to be 3/16" thick tempered glass typical.
31. Provide cordless 2" faux wood blinds at unit windows.
32. ⟨—/—⟩ Indicates direction of increased wall dimension at level one per structural stud schedule. Contractor to coordinate modified dimensions with all subcontractors.
33. Prefab Tub/Shower Surrounds

ACCESSIBILITY DIAGRAM NOTES

1. (RBC) indicates removable base cabinet.
2. Indicates 30"x48" clear floor space at appliances and fixtures.
3. Indicates 30"x48" clear floor space outside of door swing.
4. Indicates 30"x60" clear floor space in front of tub with a parallel approach.
5. At resident's request, remove laundry room door(s) for additional clearance.

REFLECTED CEILING PLAN LEGEND

- Surface-mounted light fixture
- Ceiling Fan/Light
- Surface-mounted light fixture
- Wall Mounted Exhaust Fan
- HVAC Diffusers

Notes:
1. Ceiling fans, lights, or fixtures to be centered in room, closet, or hallway, unless otherwise noted.
2. Pendant lighting to be centered on kitchen island wall below. See RCP for spacing.

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSUN-C1
Drawn By:	M.M
Checked By:	DR

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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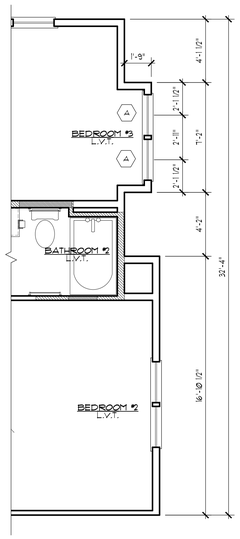
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Unit C1
Floor Plans, Interior Elevations
& General Notes

A1.3

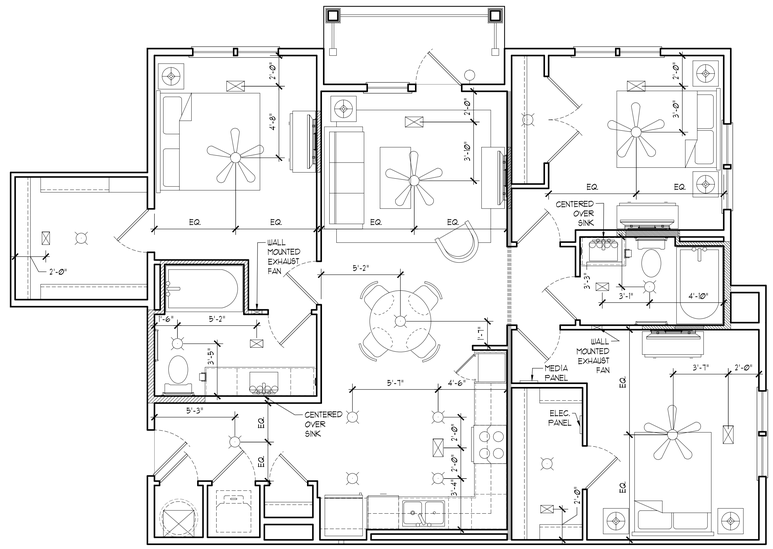
RELEASE FOR PERMIT



NOTE:
SEE STANDARD UNIT FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

Area Information	
Net S.F.:	1242 S.F.
unheated:	90 S.F.
Gross S.F.:	1332 S.F.
unheated: sum of perimeter unit walls square footage	

4 Unit C2 - Alt 1
Scale: 1/4" = 1'-0"
Plan



3 Unit C2 - Reflected Ceiling Plan
Scale: 1/4" = 1'-0"
Plan

GENERAL NOTES

1. Unit Plans are dimensioned to face of stud, unless noted otherwise. Typical framing is with 2x4 or 2x6 Wood Framing.
2. Interior Elevations are dimensioned to finish face of gypsum board. Typical.
3. Coordinate project specific manufacturer's dimensions required for air handler with size of mechanical closets and mechanical closet doors before building enclosure walls and furr downs. Adjust as required. Contractor to verify before purchase of doors that a 6'-8" door will provide adequate vertical access to project specific mechanical unit for servicing.
4. Coordinate project specific tub and shower units with framing openings dimensioned. Adjust as required.
5. Kitchen base cabinets are 24" deep and 34.5" tall (except at Type 'A' units where base cabinets to be 32.5" tall). Kitchen wall cabinets are 12" deep and 42" tall. Bath base cabinets are 21" deep and 32.5" tall typical.
6. Ventilated wire shelves are typical and noted as either wire shelves or "Close Mesh (CM) wire shelves per Closet Maid". 1R1S abbreviates one rod/one shelf. 1R2S abbreviates one rod/two shelves. 2R2S abbreviates two rods/two shelves.
7. All tub and shower areas shall be enclosed with moisture resistant Georgia-Pacific DensShield® Tile Backer board. If these walls are one hour rated then moisture resistant Georgia-Pacific 5/8" DensShield® Fireguard® Tile Backer board shall be used.
8. All floor finishes to be as noted on plans.
9. Typical $\frac{3}{4}$" x4 Paint-grade FJP base & $\frac{3}{4}$" x4 door casing trim throughout unit. Door trim to have a butt joint. Paint-grade FJP at window sill (1x8), window apron (1x2), and bathroom base trim (1x4). Paint-grade shoe mould to match material at hard surfaces. Stain shoe mould at cabinets. Run window sill and apron trim continuous in front of double windows, typical.
10. All bath and kitchen cabinets, Ice White, color selections to be confirmed per owner.
11. All bath and kitchen quartz countertops color selections to be per owner.
12. All corner kitchen cabinets to be non-usable corner cabinets
13. All cabinets with exposed end to be a finished end panel.
14. Black exposed plumbing fixtures, door hardware (Including hinges) and miscellaneous hardware, typical. Toilet accessories to be black, typical.
15. All unit ceilings to have approved (by owner) smooth painted finish.
16. All interior unit walls to be approved (by owner) smooth painted finish surface gypsum board, with painted base trim caulked along all joints unless otherwise noted.
17. Each unit to be provided with one class ABC 5 pound portable fire extinguisher, in kitchen.
18. No medicine cabinets.
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25. All vanity mirrors to be 42" high and run the full length of the vanity.
26. Ice maker (IM) to be located per plan. Provide rated box when shown in rated wall.
27. All window heads and jambs to have drywall returns.
28. All changes in level at floor surfaces and thresholds at doorways intended for user passage shall comply with 2010 ADA, Section 303.
29. Provide typical blocking at hatched bathroom walls in unit plans per typical details in A0.5 series.
30. Shower doors and fixed panels to be 3/16" thick tempered glass typical.
31. Provide cordless 2" faux wood blinds at unit windows.
32. ⟨—/—⟩ Indicates direction of increased wall dimension at level one per structural stud schedule. Contractor to coordinate modified dimensions with all subcontractors.
33. Prefab Tub/Shower Surrounds

ACCESSIBILITY DIAGRAM NOTES

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4. Indicates 30"x60" clear floor space in front of tub with a parallel approach.
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REFLECTED CEILING PLAN LEGEND

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- Surface-mounted light fixture
- HVAC Diffusers
- Ceiling Fan/Light
- Wall Mounted Exhaust Fan

Notes:
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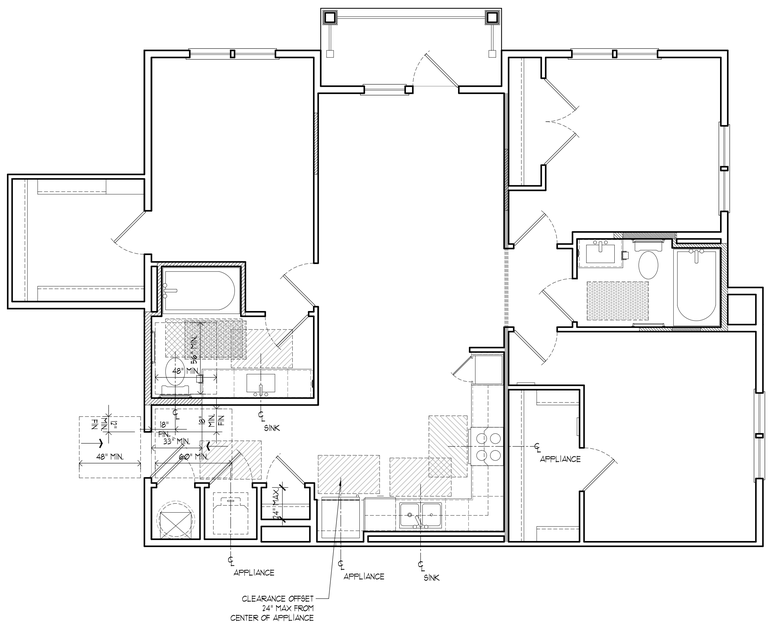
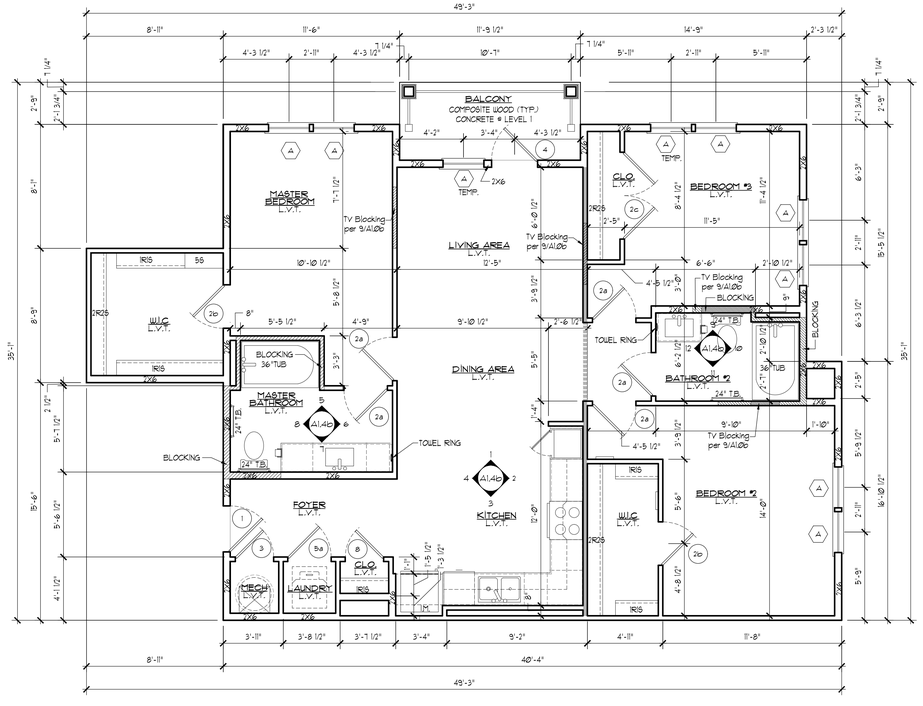


MASTER BATHROOM
TYPE B - OPTION B

2 Unit C2 - Mobility Features Diagram
Scale: 1/4" = 1'-0"
Plan



Area Information	
Net S.F.:	1231 S.F.
unheated:	88 S.F.
Gross S.F.:	1319 S.F.
unheated: sum of perimeter unit walls square footage	

1 Unit C2 - Standard Unit
Scale: 1/4" = 1'-0"
Plan

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSUN-C2
Drawn By:	E.D
Checked By:	D.R

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Unit C2
Floor Plan, Interior Elevations
Alts & General Notes

A1.4a

RELEASE FOR PERMIT

GENERAL NOTES

1. Unit Plans are dimensioned to face of stud, unless noted otherwise. Typical framing is with 2x4 or 2x6 Wood Framing.
2. Interior Elevations are dimensioned to finish face of gypsum board. Typical.
3. Coordinate project specific manufacturer's dimensions required for air handler with size of mechanical closets and mechanical closet doors before building enclosure walls and furr downs. Adjust as required. Contractor to verify before purchase of doors that a 6'-8" door will provide adequate vertical access to project specific mechanical unit for servicing.
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5. Kitchen base cabinets are 24" deep and 34.5" tall (except at Type 'A' units where base cabinets to be 32.5" tall). Kitchen wall cabinets are 12" deep and 42" tall. Bath base cabinets are 21" deep and 32.5" tall typical.
6. Ventilated wire shelves are typical and noted as either wire shelves or "Close Mesh (CM) wire shelves per Closet Maid". 1R1S abbreviates one rod/one shelf. 1R2S abbreviates one rod/two shelves. 2R2S abbreviates two rods/two shelves.
7. All tub and shower areas shall be enclosed with moisture resistant Georgia-Pacific DensShield® Tile Backer board. If these walls are one hour rated then moisture resistant Georgia-Pacific 5/8" DensShield® Fireguard® Tile Backer board shall be used.
8. All floor finishes to be as noted on plans.
9. Typical $\frac{3}{4}$" x4 Paint-grade FJP base & $\frac{3}{4}$" x4 door casing trim throughout unit. Door trim to have a butt joint. Paint-grade FJP at window sill (1x8), window apron (1x2), and bathroom base trim (1x4). Paint-grade shoe mould to match material at hard surfaces. Stain shoe mould at cabinets. Run window sill and apron trim continuous in front of double windows, typical.
10. All bath and kitchen cabinets, Ice White, color selections to be confirmed per owner.
11. All bath and kitchen quartz countertops color selections to be per owner.
12. All corner kitchen cabinets to be non-usable corner cabinets
13. All cabinets with exposed end to be a finished end panel.
14. Black exposed plumbing fixtures, door hardware (Including hinges) and miscellaneous hardware, typical. Toilet accessories to be black, typical.
15. All unit ceilings to have approved (by owner) smooth painted finish.
16. All interior unit walls to be approved (by owner) smooth painted finish surface gypsum board, with painted base trim caulked along all joints unless otherwise noted.
17. Each unit to be provided with one class ABC 5 pound portable fire extinguisher, in kitchen.
18. No medicine cabinets.
19. Entry Doors shown are to be held 6" off hinges side of wall, interior doors are held 4" off hinge side of wall or are centered, unless otherwise noted.
20. Contractor to verify microwave height (offset) specifications, and install microwave to manufacturer's recommended clearance above cooktop. Adjust cabinet as required.
21. Contractor and Cabinet Sub-Contractor to coordinate final cabinet layouts based upon owner approved appliance selections.
22. Where Removable Base Cabinets are required per plan, finish flooring to be installed under cabinets. In addition, at all units tile to extend 6" under outside face of cabinet in all directions and under dishwasher, refrigerator and stove/range.
23. All Group R-2 interior finishes to meet/exceed a Class C fire rating. All Group A and B interior finishes to meet/exceed a Class B fire rating
24. All walls and floor/ceiling assemblies at unit/unit and unit/public space (ie corridor, stairwell, amenity, etc.) shall achieve a minimum STC/IIC of 50 as required per code.
25. All vanity mirrors to be 42" high and run the full length of the vanity.
26. Ice maker (IM) to be located per plan. Provide rated box when shown in rated wall.
27. All window heads and jambs to have drywall returns.
28. All changes in level at floor surfaces and thresholds at doorways intended for user passage shall comply with 2010 ADA, Section 303.
29. Provide typical blocking at hatched bathroom walls in unit plans per typical details in A0.5 series.
30. Shower doors and fixed panels to be 3/16" thick tempered glass typical.
31. Provide cordless 2" faux wood blinds at unit windows.
32. ⟨—/—⟩ Indicates direction of increased wall dimension at level one per structural stud schedule. Contractor to coordinate modified dimensions with all subcontractors.
33. Prefab Tub/Shower Surrounds

ACCESSIBILITY DIAGRAM NOTES

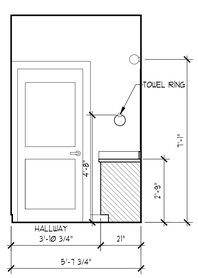
1. (RBC) indicates removable base cabinet.
2. Indicates 30"x48" clear floor space at appliances and fixtures.
3. Indicates 30"x48" clear floor space outside of door swing.
4. Indicates 30"x60" clear floor space in front of tub with a parallel approach.
5. At resident's request, remove laundry room door(s) for additional clearance.

REFLECTED CEILING PLAN LEGEND

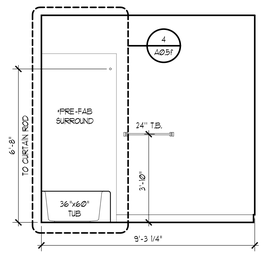
Surface-mounted light fixture
Surface-mounted light fixture
HVAC Diffusers
Ceiling Fan/Light
Wall Mounted Exhaust Fan

Notes:

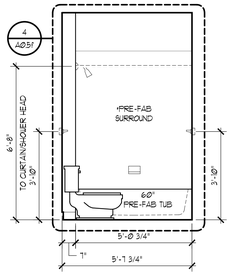
1. Ceiling fans, lights, or fixtures to be centered in room, closet, or hallway, unless otherwise noted.
2. Pendant lighting to be centered on kitchen island wall below. See RCP for spacing.



12 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



11 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



10 Bathroom #2
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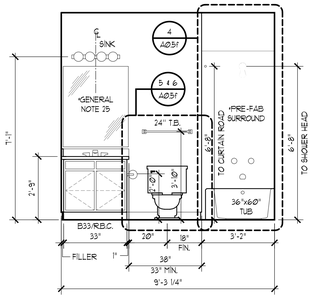
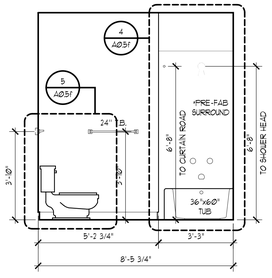
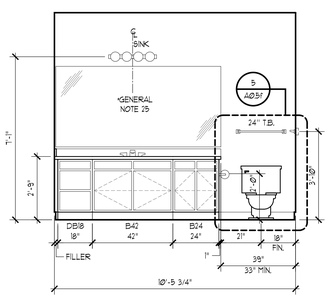


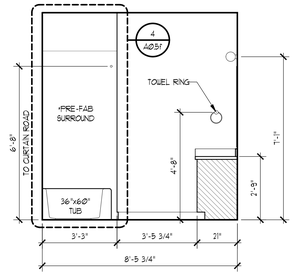
9 Bathroom #2
Scale: 3/8" = 1'-0" Elevation



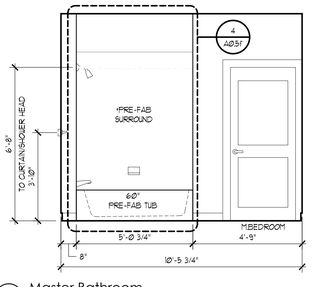
8 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



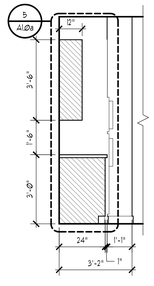
7 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



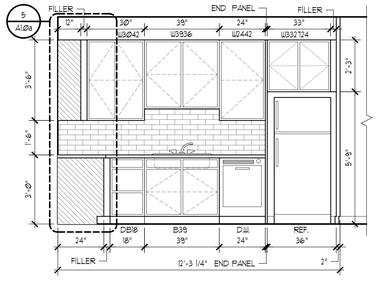
6 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



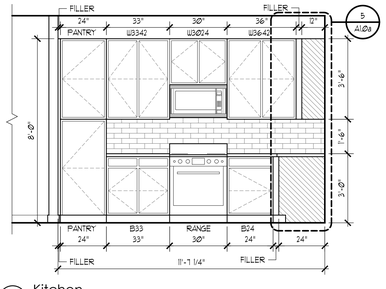
5 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



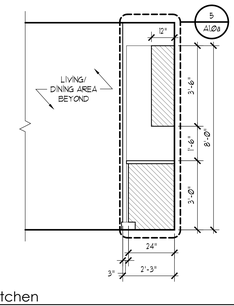
4 Kitchen
Scale: 3/8" = 1'-0" Elevation



3 Kitchen
Scale: 3/8" = 1'-0" Elevation



2 Kitchen
Scale: 3/8" = 1'-0" Elevation



1 Kitchen
Scale: 3/8" = 1'-0" Elevation

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSUN-C2
Drawn By:	E.D
Checked By:	D.R

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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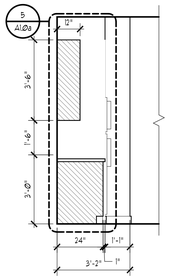
Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

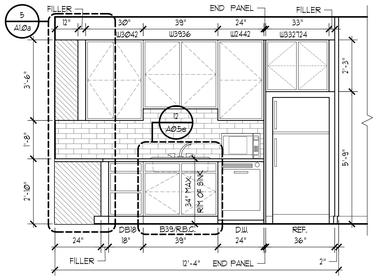
Drawing Title:
Unit C2
Interior Elevations
& General Notes

A1.4b

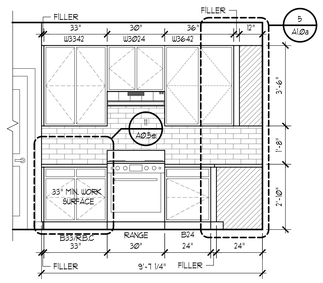
RELEASE FOR PERMIT



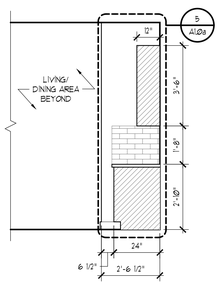
7 Kitchen
Scale: 3/8" = 1'-0" Elevation



6 Kitchen
Scale: 3/8" = 1'-0" Elevation



5 Kitchen
Scale: 3/8" = 1'-0" Elevation



4 Kitchen
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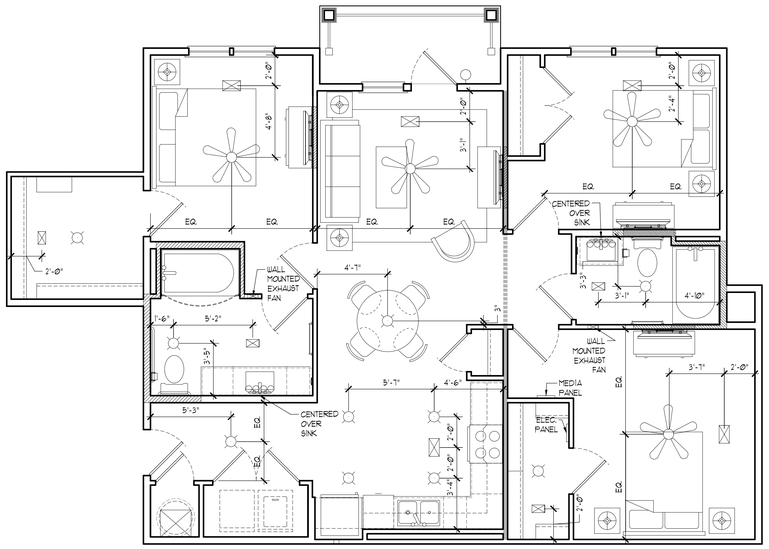


3 Unit C1 - Reflected Ceiling Plan
Scale: 1/4" = 1'-0" Plan

TYPE A HANDICAP UNIT NOTES

Units, identified on the site plan (A0.4) shall comply with ANSI A117.1-2009 "Type A" dwelling units (Section 1003).
Refer to Accessibility Details on A0.5a. For specific designs see Type A unit layouts.

General Notes:
1. Clothes rods to be at 48" maximum above finish floor.
2. All faucets shall be lever type.
3. Removable base cabinets (R.B.C.) and contoured support panels indicated in plans and elevations.

Bathroom Notes:
1. Specific dimensions given for bathroom clearances are to finished walls.
2. Water closet height shall be from 15" minimum to 19" maximum measured from the floor to the top of the toilet seat.
3. Water closets are to be positioned with a lateral distance of 18" from the centerline of the water closet to the side wall and 18" min to the lavatory side.
4. Wood blocking as reinforcing for future grab bar installation to be provided in line of stud plane as shown in details in A1.0 series.
5. Sinks to be mounted with the basin rim and or counter top at a maximum height of 34". Sink shall be 6-1/2" deep maximum.
6. The cabinet base for the sink shall be installed so that it may be removed at the resident's request to provide clear floor space at the sink. A finished end panel shall be installed to support the counter if the cabinets are removed to meet ANSI clearance requirements. Ceramic tile flooring to be installed under removable base cabinet.
7. Exposed water supply and drain pipes under lavatory or sink shall be insulated or otherwise configured to protect against contact.
8. Tub controls to be located per interior elevations. A shower spray unit and in-tub seat shall be provided as shown.
9. Mirrors to be mounted above lavatories shall have the bottom edge of the reflecting surface 40" max. above the floor. All vanity mirrors to be 42" high and run the full length of the vanity.
10. Hand Shower unit shall be provided with a hose 59" long and be usable as a fixed shower head and as a hand-held shower.

Kitchen Notes:
1. A workspace 30" wide minimum shall be provided as shown, adjacent to the range. The cabinets under the workspace counter shall be removable with the ceramic tile flooring extending under the removable base cabinet. The counter top shall be mounted at a maximum height of 34" above the floor, measured from the finished floor to the height surface or shall be adjustable as a unit to provide alternate heights of 29" - 36".
2. There shall be no sharp or abrasive surfaces under the counter.
3. The sink basin rim and or surrounding counter top shall be mounted at a maximum height of 34" above the floor, measured from the finished floor to the height surface or shall be adjustable as a unit to provide alternate heights of 29" - 36". Sink bowl shall be a maximum of 6-1/2" in depth. A finished end panel shall be installed to support the counter if the cabinets are removed to meet ANSI clearance requirements.
4. The base cabinets at the sink shall be removable. The ceramic tile flooring shall extend under the removable base cabinets. All cabinets with exposed sides or cabinets adjacent to removable base cabinets shall be finished to match cabinet doors, include matching end panels at dishwasher if sink base is removed.
5. Exposed water supply and drain pipes under sink shall be installed or otherwise configured to protect against contact.
6. The location of controls for ranges and cook tops shall not require reaching across burners.
7. Ovens shall have controls on front panels.
8. Refrigerators shall have at least 50% of the freezer space 54" maximum above the floor. Freezer to be self defrosting.
9. Door pulls or handles for wall cabinets to be mounted as close to the bottom of the cabinet doors as possible. Door pulls or handles for base cabinets to be mounted as close to the tops of cabinet doors as possible.
10. Additional counter top microwave to be provided by contractor at owner's request.

Laundry Notes:
1. Top Loading machines shall have the door to the laundry compartment no higher than 36" A.F.F. Front loading machines shall have the bottom of the opening no lower than 15" and no higher than 34" A.F.F.

Electrical Notes:
1. Refer to Detail 14/A1.0c for Electrical/Environmental control mounting heights.

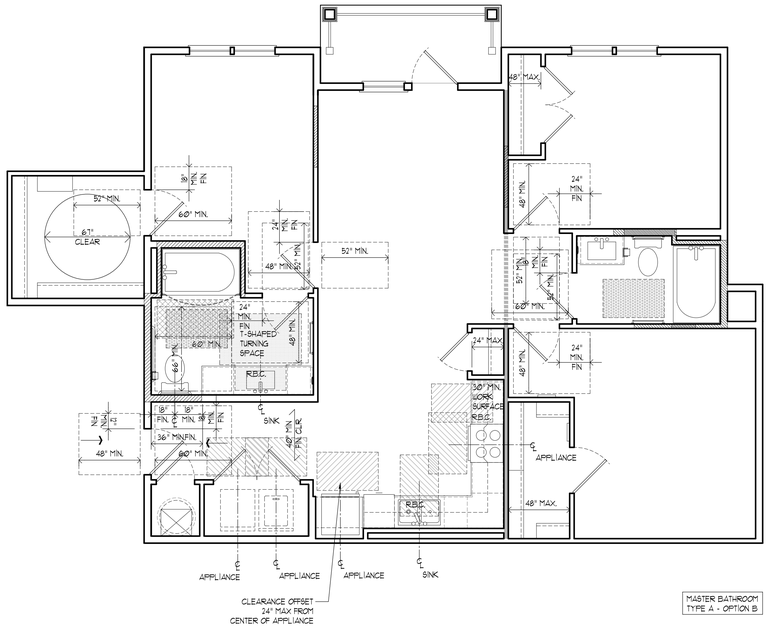
ACCESSIBILITY DIAGRAM NOTES

1. (RBC) indicates removable base cabinet.
2. Indicates 30"x48" clear floor space at appliances and fixtures.
3. Indicates 30"x48" clear floor space outside of door swing.
4. Indicates 30"x60" clear floor space in front of tub with a parallel approach.
5. At resident's request, remove laundry room door(s) for additional clearance.

REFLECTED CEILING PLAN LEGEND

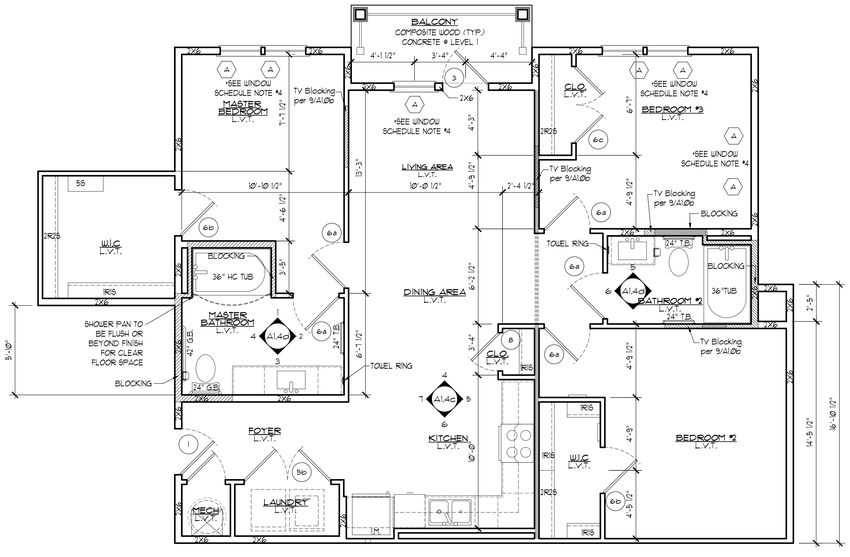
- Surface-mounted light fixture
- Ceiling Fan/Light
- Surface-mounted light fixture
- Wall Mounted Exhaust Fan
- HVAC Diffusers

Notes:
1. Ceiling fans, lights, or fixtures to be centered in room, closet, or hallway, unless otherwise noted.
2. Pendant lighting to be centered on kitchen island wall below. See RCP for spacing.



2 Unit C2 - Type 'A' - Mobility Features Diagram
Scale: 1/4" = 1'-0" Plan

MASTER BATHROOM
TYPE A - OPTION B



NOTE:
SEE STANDARD UNIT ON A1.4a FOR DIMENSIONING, INTERIOR ELEVATIONS, AND DOOR & WINDOW TAGS UNLESS OTHERWISE NOTED

Area Information	
Net S.F.:	1236 S.F.
unheated:	83 S.F.
Gross S.F.:	1319 S.F.

unheated: sum of perimeter unit walls square footage

1 Unit C2 - Type 'A'
Scale: 1/4" = 1'-0" Plan

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSUN-C2
Drawn By:	E.D
Checked By:	D.R

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Unit C2 - Type 'A'
Floor Plan, Interior Elevations & General Notes

A1.4c

RELEASE FOR PERMIT

TYPE A HANDICAP UNIT NOTES

Units, identified on the site plan (A0.4) shall comply with ANSI A117.1-2009 "Type A" dwelling units (Section 1003).
Refer to Accessibility Details on A0.5a. For specific designs see Type A unit layouts.

General Notes:
1. Clothes rods to be at 48" maximum above finish floor.
2. All faucets shall be lever type.
3. Removable base cabinets (R.B.C.) and contoured support panels indicated in plans and elevations.

Bathroom Notes:
1. Specific dimensions given for bathroom clearances are to finished walls.
2. Water closet height shall be from 15" minimum to 19" maximum measured from the floor to the top of the toilet seat.
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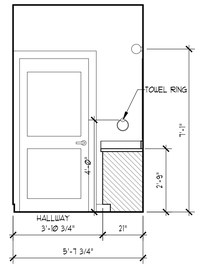
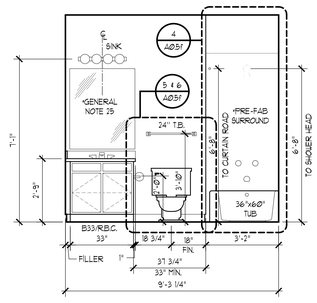
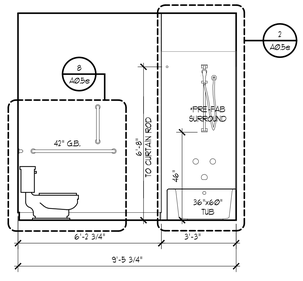


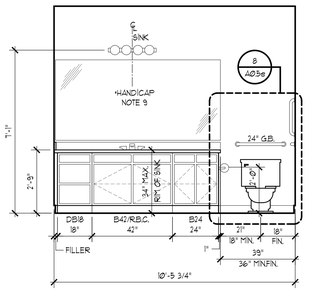
6 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



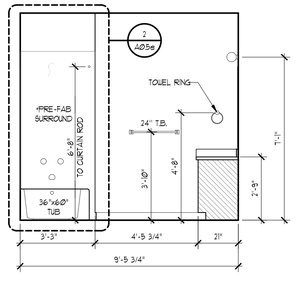
5 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



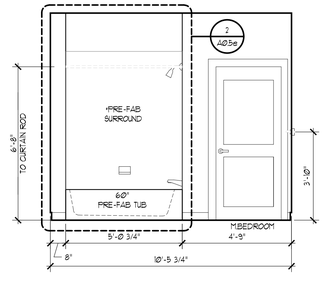
4 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



3 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



2 Master Bathroom
Scale: 3/8" = 1'-0" Elevation



1 Master Bathroom
Scale: 3/8" = 1'-0" Elevation

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSUN-C2
Drawn By:	E.D
Checked By:	D.R

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Unit C2 - Type 'A'
Interior Elevations
& General Notes

A1.4d

RELEASE FOR PERMIT

SLAB NOTES

1. Refer to structural drawings for slab details including but not limited to:

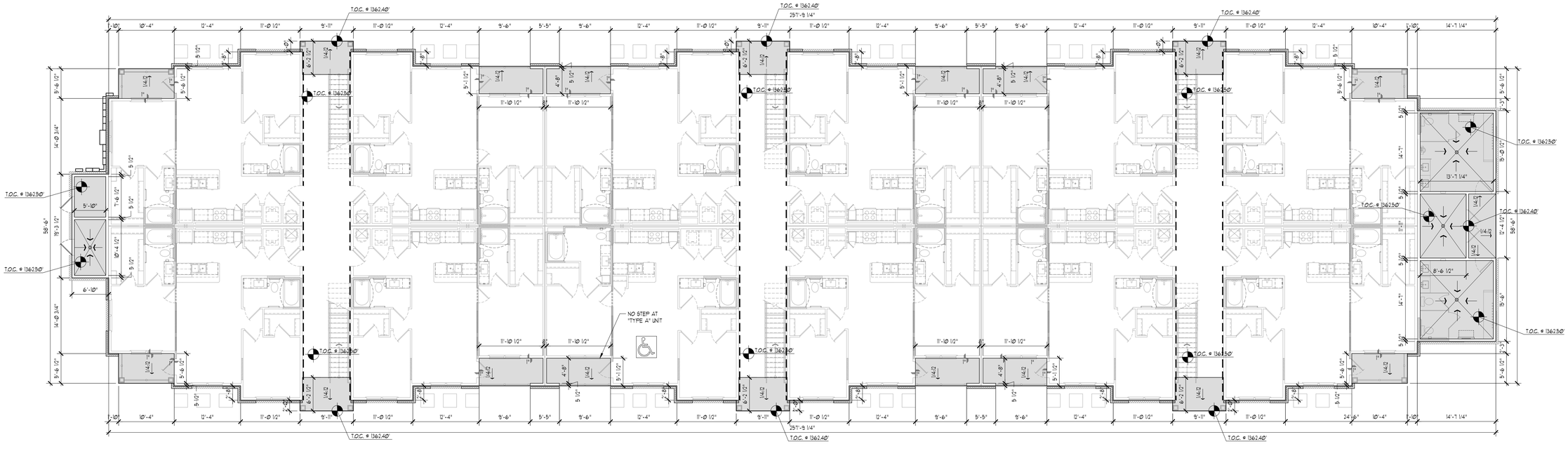
   - Slab penetrations and stairways
   - Slab reinforcing and details
   - Turn Down Slab
   - Brick Ledge
   - Thickened Slab

2. Refer to plumbing drawings for details including but not limited to:

   -Domestic and fire riser locations
   -Sump pit sizes and locations

3. All concrete slopes to be 1/4:12 maximum unless noted otherwise in plan. Refer to plans for direction.

4. Slab steps designated by . No steps at Type A unit patios.



1 Building 1 - Slab Plan
Scale 1/8" = 1'-0"

Plan

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSSB
Drawn By:	PEC
Checked By:	DR

Permit Release:
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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 1
Slab Plan

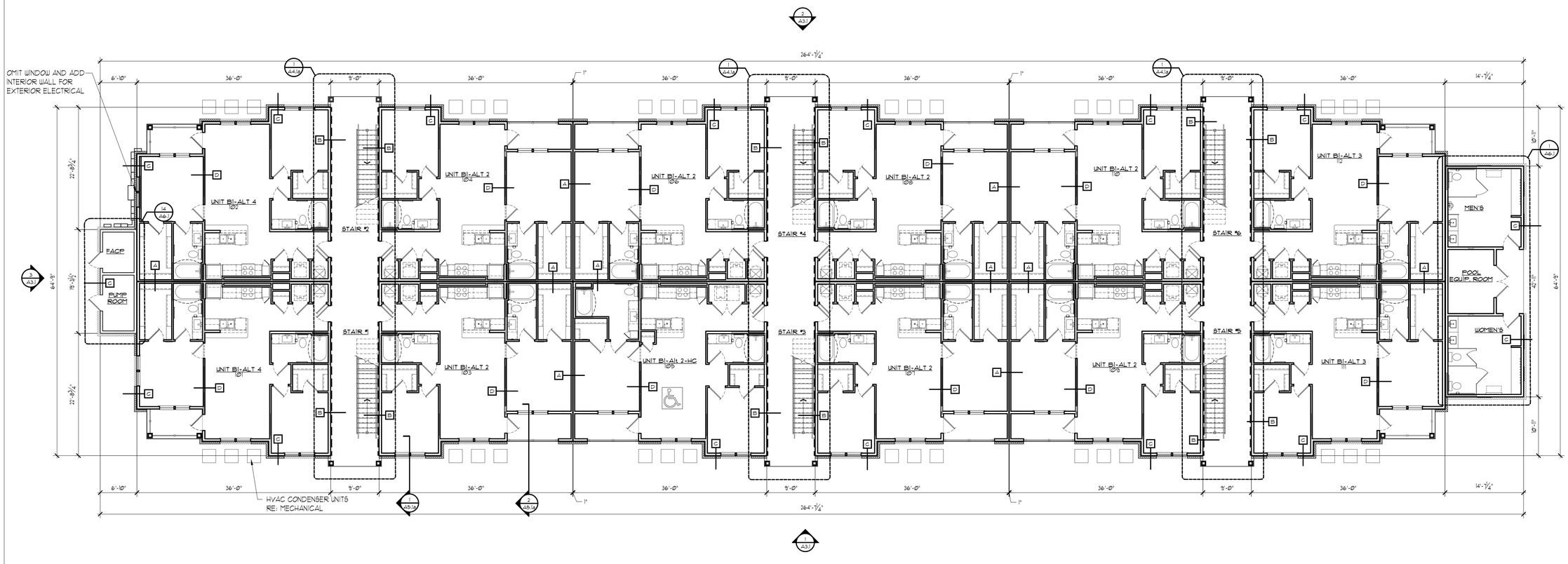
A2.10

RELEASE FOR PERMIT

Wall Legend

Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark "C" unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line ---------
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
9. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service area shall have a minimum IIC rating of 50 per VCC Section 1207.3.



1 Building Plan - Building 1 - Level 1
Scale 1/8" = 1'-0"

Plan

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSBD
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

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ASI / RFI Revisions

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 1
Level 1

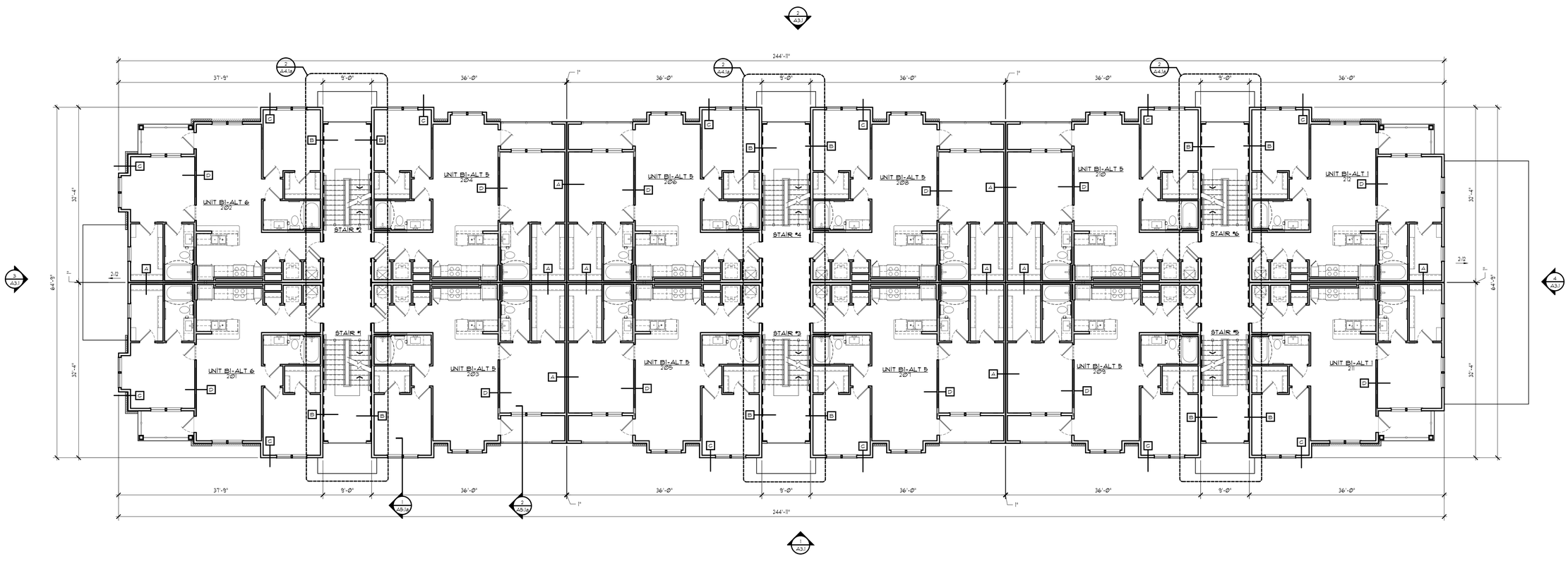
A2.11

RELEASE FOR PERMIT

Wall Legend

Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark "C" unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line ---------
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
9. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service area shall have a minimum IIC rating of 50 per VCC Section 1207.3.



1 Building Plan - Building 1 - Level 2
Scale 1/8" = 1'-0"

Plan

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 040101493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSBD
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 1
Level 2

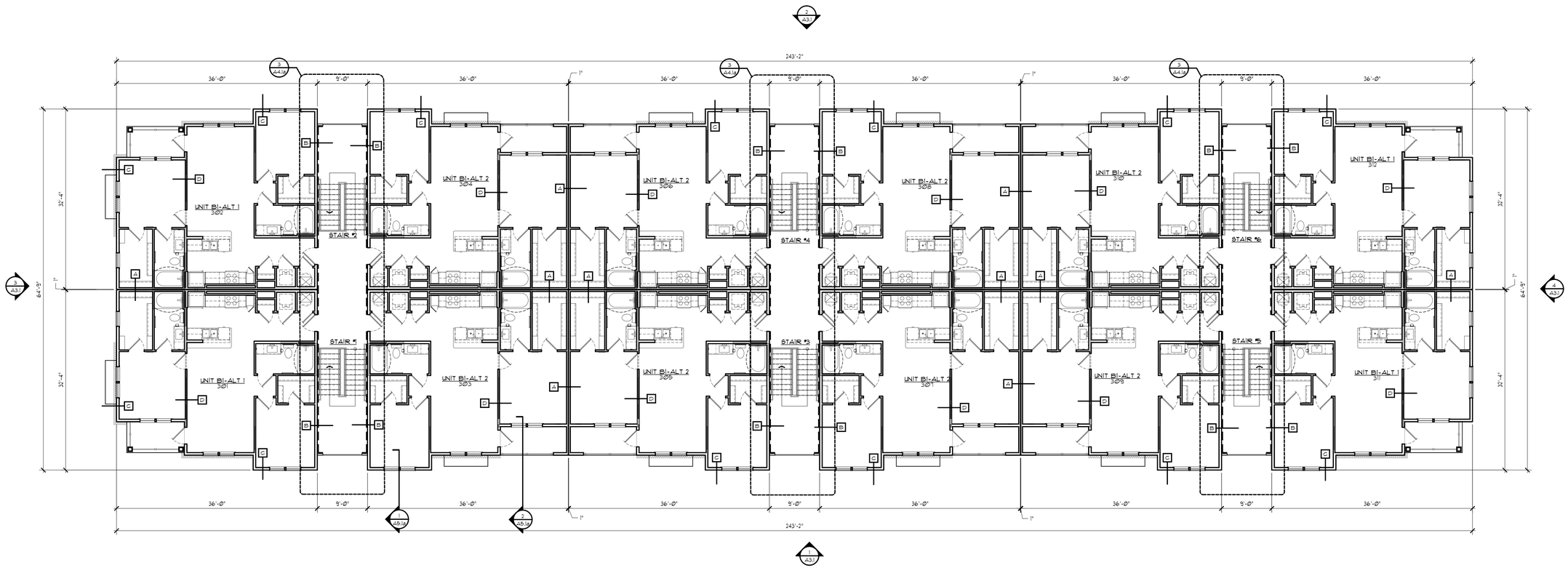
A2.12

RELEASE FOR PERMIT

Wall Legend

Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark "C" unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line ---------
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
9. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service area shall have a minimum IIC rating of 50 per VCC Section 1207.3.



1 Building Plan - Building 1 - Level 3
Scale 1/8" = 1'-0"

Plan

Seal

COMMONWEALTH OF VIRGINIA
F. MICHAEL R. POOLE
Lic No. 040101493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
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Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
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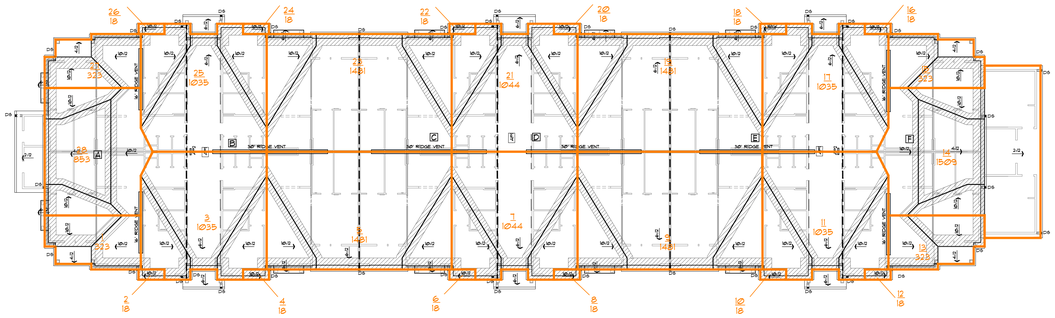
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

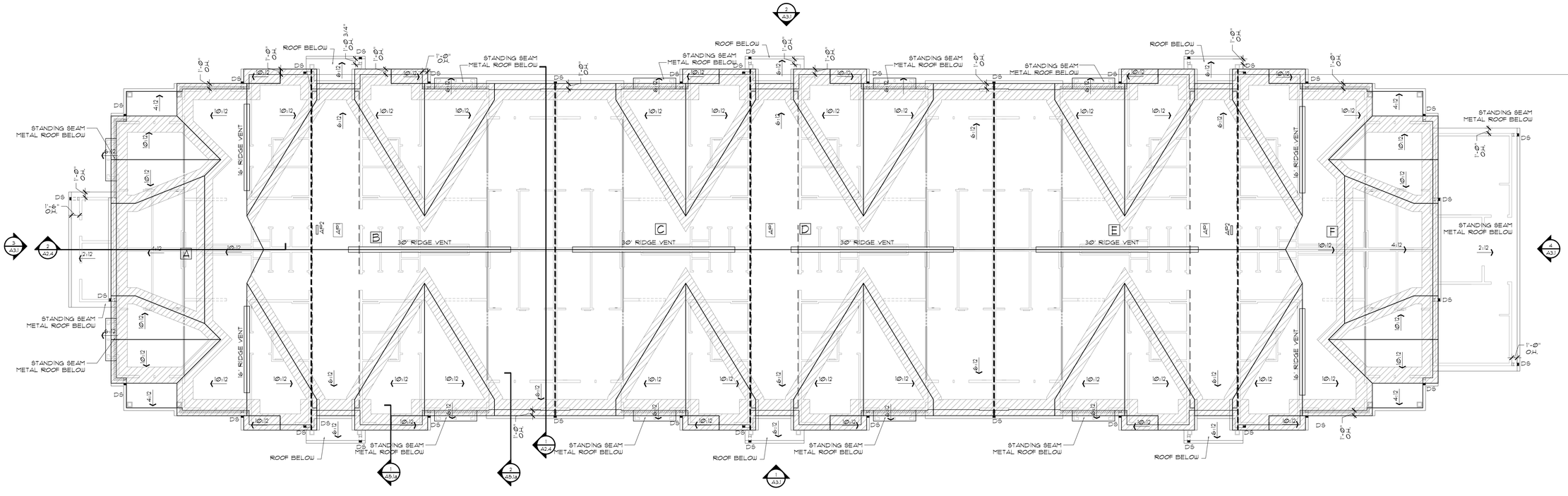
Drawing Title:
Building 1
Level 3

A2.13

RELEASE FOR PERMIT



2 Roof Drainage Plan - Building 1
Scale 1/16" = 1'-0"
Plan



1 Roof Plan - Building 1
Scale 1/8" = 1'-0"
Plan

Roof Drainage - Building 1

03/17/26

Design Criteria (Based on 2021 VPC Section 1106)

100 Year, 1 Hour Rainfall Rate= 3.25 in.		Size (in.)	Slope (in.)		Allowable Area (sq. ft.)
	Downspout	3x4			4,400
	Gutter	6	1/16:12		1,280

Note: At gutter collection system, distance between downspouts not to exceed 30 feet.

Roof Drainage Calculations

Roof Area Number	Projected Roof Area (sq. ft.)	Design Area Provided (sq. ft.)				Gutter Length (ft.)	
	Pitched Roof	Downspout	Storm	Gutter	Total	Side 1	Side 2
1	323	4,400	N/A	1,280	5,680	2	15
2	18	4,400	N/A	1,280	5,680	0	3
3	1,035	4,400	N/A	1,280	5,680	6	12
4	18	4,400	N/A	1,280	5,680	3	0
5	1,481	4,400	N/A	1,280	5,680	13	13
6	18	4,400	N/A	1,280	5,680	0	3
7	1,044	4,400	N/A	1,280	5,680	6	12
8	18	4,400	N/A	1,280	5,680	3	0
9	1,481	4,400	N/A	1,280	5,680	13	13
10	18	4,400	N/A	1,280	5,680	0	3
11	1,035	4,400	N/A	1,280	5,680	12	6
12	18	4,400	N/A	1,280	5,680	3	0
13	323	4,400	N/A	1,280	5,680	15	2
14	1,509	4,400	N/A	1,280	5,680	21	21
15	323	4,400	N/A	1,280	5,680	2	15
16	18	4,400	N/A	1,280	5,680	0	3
17	1,035	4,400	N/A	1,280	5,680	12	6
18	18	4,400	N/A	1,280	5,680	3	0
19	1,481	4,400	N/A	1,280	5,680	13	13
20	18	4,400	N/A	1,280	5,680	0	3
21	1,044	4,400	N/A	1,280	5,680	6	12
22	18	4,400	N/A	1,280	5,680	3	0
23	1,481	4,400	N/A	1,280	5,680	13	13
24	18	4,400	N/A	1,280	5,680	0	3
25	1,035	4,400	N/A	1,280	5,680	6	12
26	18	4,400	N/A	1,280	5,680	3	0
27	323	4,400	N/A	1,280	5,680	15	2
28	853	4,400	N/A	1,280	5,680	19	0

ROOFING GENERAL NOTES

1. Roofing system shall consist of asphalt shingles over #30 felt typical and shall have a 4:12 minimum roof pitch.
2. Provide 6" K-style (ogee) gutters and 3"x4" plain square downspouts (DS) unless otherwise noted. Refer to the roof plans and the exterior elevations for specific locations. Downspouts to be located to minimize visual impact. All downspouts shall terminate at splash blocks. Downspouts shall be installed vertically with no turns. Coordinate location with all wall penetrations prior to installation.
3. Symbols below denotes general location of required high ventilation. Refer to roof vent chart for specific vent information.
   High (at roof ridge): These are not permitted within 4'-0" from adjacent walls or ridge breaks.
4. Shingle roofs to incorporate minimum 40 mil, self-adhering membrane (ice and water shield) at all valleys, installed direct to roof deck, indicated by hatch: See detail 3/A2.5.
5. Provide diverter kickouts and membrane flashing at roof eave termination to walls.
6. Attic access panels to be provided, located as shown. AP1 is a 22" x 30" insulated access panel (similar to a Nystrom I-series door). AP2 is a 22" x 30" gyp. bd. access panel (see detail).
   Refer to the roof details. Locations shown in plan with one of these symbols: AP1 AP2
7. Draftstopping location indicated by dashed line.
8. Paint all exposed plumbing vents and roof vents to match the roof color.
9. Typical top floor plate is 9'-1 1/8" plate, unless noted otherwise.
10. Provide boots at all pipe penetrations at roof.
11. Metal roofed areas shall have a fully adhered 40 mil, high temperature non-granular membrane applied to the roof sheathing as a substrate. These areas shall have a minimum roof slope of 3:12.
12. In the absence of a detail of any condition on the roof, the most stringent condition of NRCA/SMACNA shall apply. In no case shall the concept set forth in the NRCA Manual not be followed for a professionally executed and water tight condition.
13. Typical roof overhang is 12", unless noted otherwise.

Roof Ventilation - Building 1

03/17/26

Design Criteria based on 2021 VCC Section 1202.2	Net Free Vent Area (sq. in.)
High Ventilation based (Ridge Vent) on Trimline High Profile Rigid Vent Plus	19
Low Ventilation (Soffit Vent) based on Trimline Soffit Vent Strip	9.5

Attic Area	Roof Area (sf)	Roof Vent Requirements (sq in)		Roof Vent Provided (sq in)				Total Provided (sq in)
				High		Low		
		1/150	1/300	Ridge Vent		Soffit Vent		
				Qty.	Sq. In.	Qty.	Sq. In.	
A	2,193	N/A	1,053	32	608	140	1330	1938
B	2,844	N/A	1,365	30	570	106	1007	1577
C	2,280	N/A	1,094	30	570	77	732	1302
D	2,844	N/A	1,365	30	570	106	1007	1577
E	2,844	N/A	1,365	30	570	106	1007	1577
F	2,193	N/A	1,053	32	608	140	1330	1938

ATTIC DRAFTSTOPPING SUBDIVISIONS
Per VCC 2021, Section 718.4

ROOF SUBDIVISION	ROOF AREA (SQ. FT.)
A	2,193
B	2,844
C	2,280
D	2,844
E	2,844
F	2,193

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSRP
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 1
Roof Plan
Drainage Plan

A2.14

RELEASE FOR PERMIT

SLAB NOTES

1. Refer to structural drawings for slab details including but not limited to:

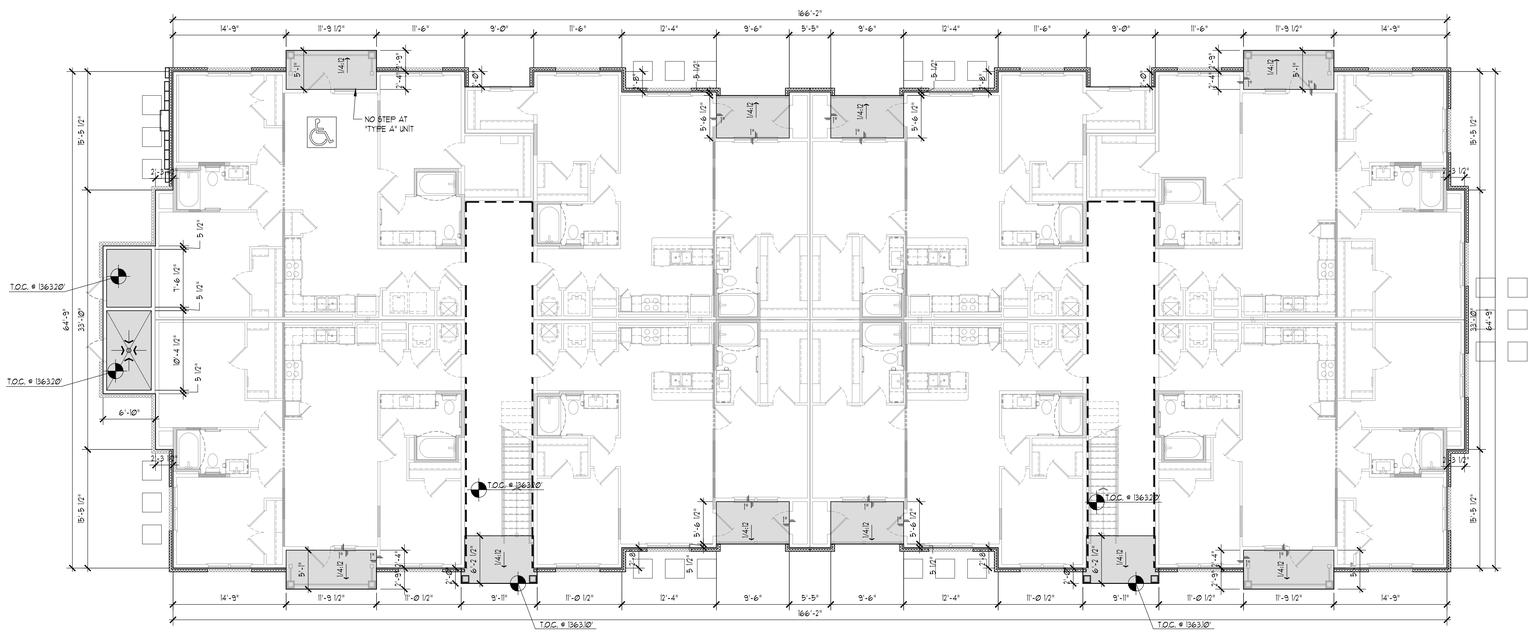
   - Slab penetrations and stairways
   - Slab reinforcing and details
   - Turn Down Slab
   - Brick Ledge
   - Thickened Slab

2. Refer to plumbing drawings for details including but not limited to:

   -Domestic and fire riser locations
   -Sump pit sizes and locations

3. All concrete slopes to be 1/4:12 maximum unless noted otherwise in plan. Refer to plans for direction.

4. Slab steps designated by . No steps at Type A unit patios.



1 Building 2 - Slab Plan
Scale 1/8" = 1'-0"

Plan

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 2
Slab Plan

A2.20

RELEASE FOR PERMIT

Wall Legend

Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark "C" unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line ---------
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
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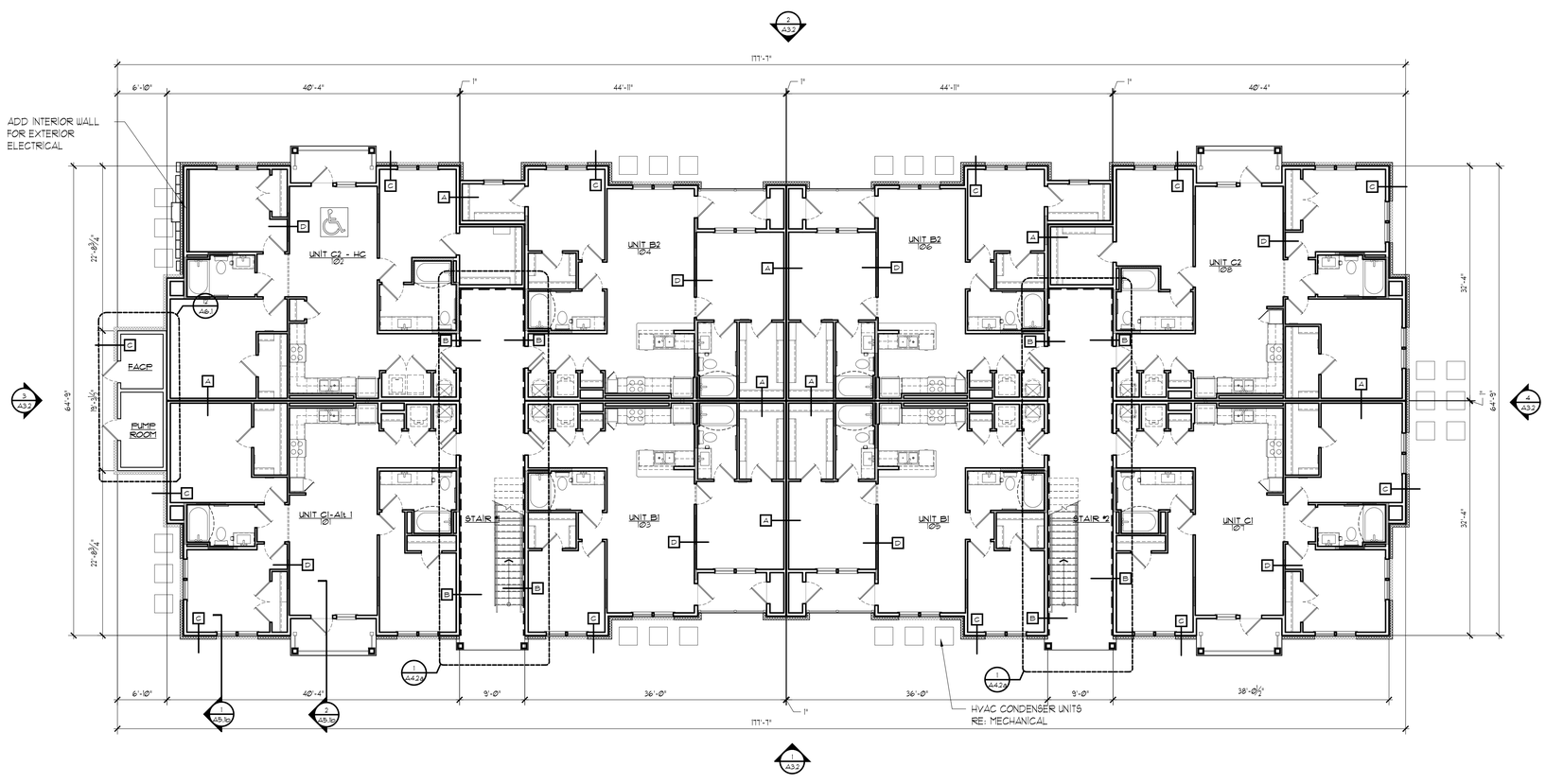

1 Building Plan - Building 2 - Level 1
Scale 1/8" = 1'-0"

Plan

Seal

COMMONWEALTH OF VIRGINIA
FCL MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
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Telephone 804.225.0215
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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 2
Level 1

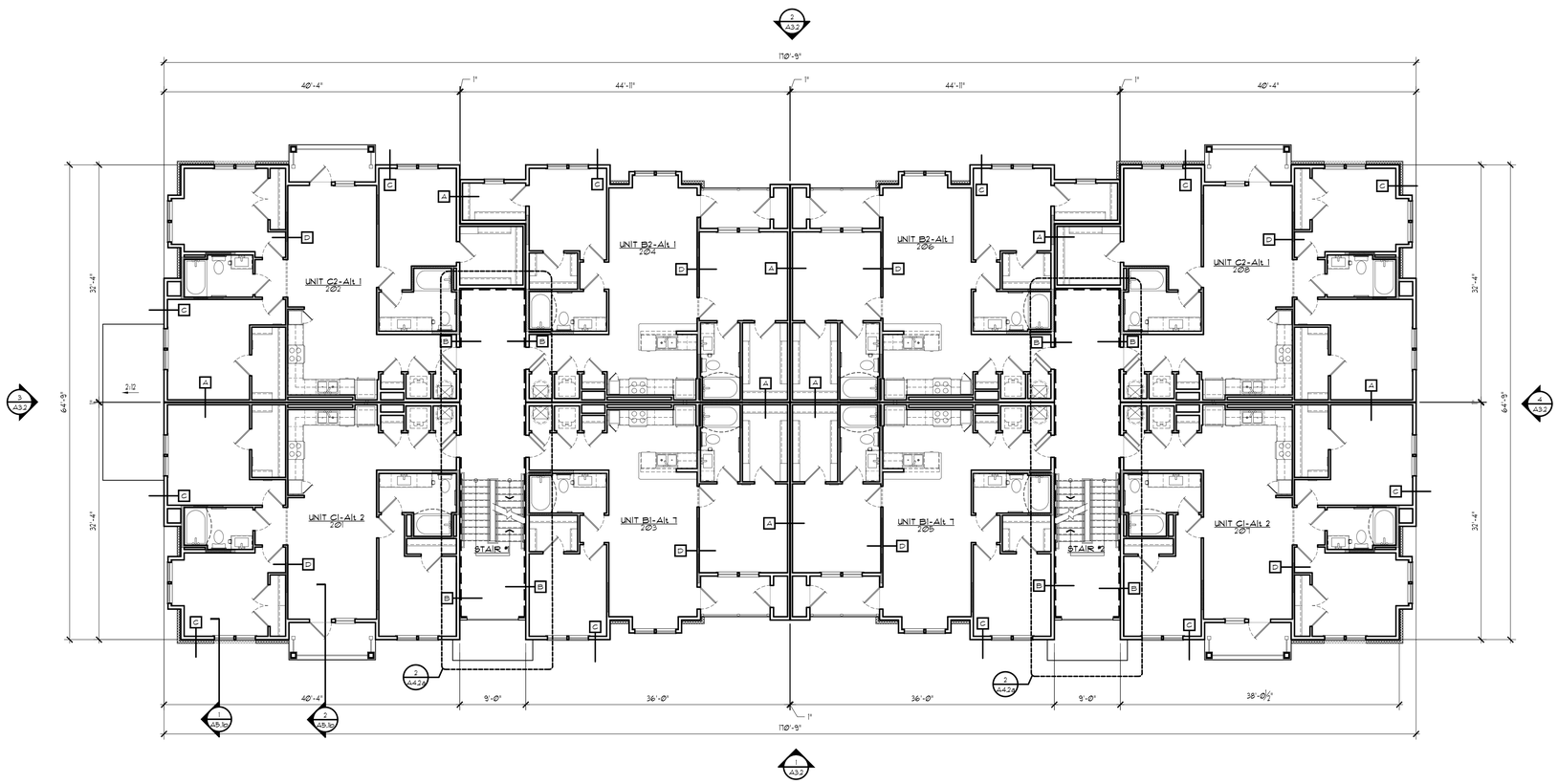
A2.21

RELEASE FOR PERMIT

Wall Legend

Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark "C" unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line ---------
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
9. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service area shall have a minimum IIC rating of 50 per VCC Section 1207.3.



1 Building Plan - Building 2 - Level 2
Scale 1/8" = 1'-0"

Plan

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSBD
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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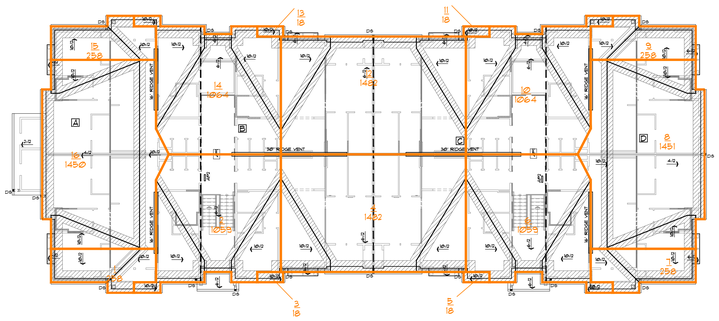
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

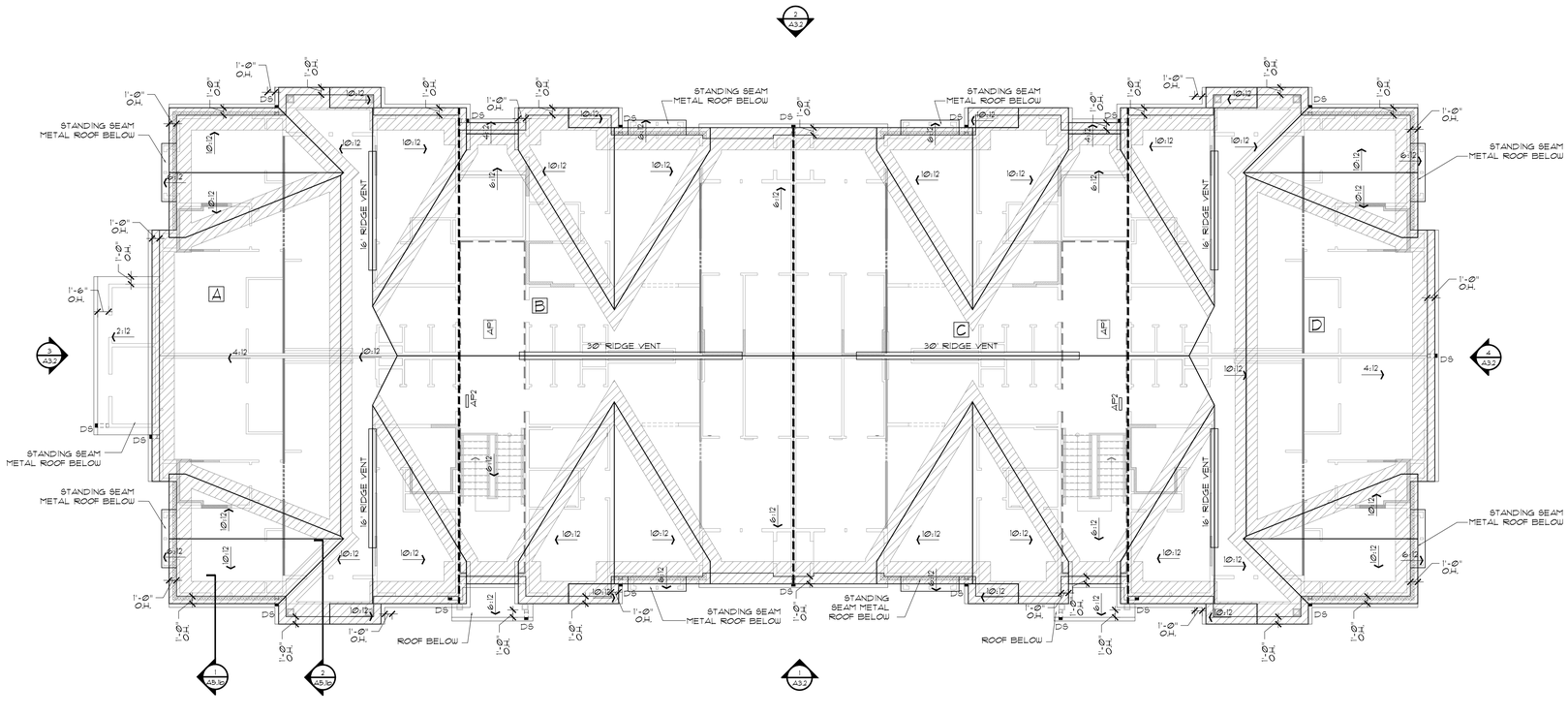
Drawing Title:
Building 2
Level 2

A2.22

RELEASE FOR PERMIT



2 Roof Drainage Plan - Building 2
Scale 1/16" = 1'-0"
Plan



1 Roof Plan - Building 2
Scale 1/8" = 1'-0"
Plan

ROOFING GENERAL NOTES

1. Roofing system shall consist of asphalt shingles over #30 felt typical and shall have a 4:12 minimum roof pitch.
2. Provide 6" K-style (ogee) gutters and 3"x4" plain square downspouts (DS) unless otherwise noted. Refer to the roof plans and the exterior elevations for specific locations. Downspouts to be located to minimize visual impact. All downspouts shall terminate at splash blocks. Downspouts shall be installed vertically with no turns. Coordinate location with all wall penetrations prior to installation.
3. Symbols below denotes general location of required high ventilation. Refer to roof vent chart for specific vent information.

   High (at roof ridge): These are not permitted within 4'-0" from adjacent walls or ridge breaks.
4. Shingle roofs to incorporate minimum 40 mil. self-adhering membrane (ice and water shield) at all valleys, installed direct to roof deck, indicated by hatch: See detail 3/A2.5.
5. Provide diverter kickouts and membrane flashing at roof eave termination to walls.
6. Attic access panels to be provided, located as shown. AP1 is a 22" x 30" insulated access panel (similar to a Nystrom I-series door). AP2 is a 22" x 30" gyp. bd. access panel (see detail).

   Refer to the roof details. Locations shown in plan with one of these symbols: AP1 AP2
7. Draftstopping location indicated by dashed line.
8. Paint all exposed plumbing vents and roof vents to match the roof color.
9. Typical top floor plate is 9'-1 1/8" plate, unless noted otherwise.
10. Provide boots at all pipe penetrations at roof.
11. Metal roofed areas shall have a fully adhered 40 mil. high temperature non-granular membrane applied to the roof sheathing as a substrate. These areas shall have a minimum roof slope of 3:12.
12. In the absence of a detail of any condition on the roof, the most stringent condition of NRCA/SMACNA shall apply. In no case shall the concept set forth in the NRCA Manual not be followed for a professionally executed and water tight condition.
13. Typical roof overhang is 12", unless noted otherwise.

Roof Ventilation - Building 2

03/17/26

Design Criteria based on 2021 VCC Section 1202.2	Net Free Vent Area (sq. in.)
High Ventilation based (Ridge Vent) on Trimline High Profile Rigid Vent Plus	19
Low Ventilation (Soffit Vent) based on Trimline Soffit Vent Strip	9.5

Attic Area	Roof Area (sf)	Roof Vent Requirements (sq in		Roof Vent Provided (sq in)				Total Provided (sq in)
				High		Low		
				Ridge Vent		Soffit Vent		
		1/150	1/300	Qty.	Sq. In.	Qty.	Sq. In.	
A	2,759	N/A	1,324	32	608	160	1,520	2128
B	2,848	N/A	1,367	30	570	104	988	1558
C	2,848	N/A	1,367	30	570	104	988	1558
D	2,759	N/A	1,324	32	608	160	1,520	2128

ATTIC DRAFTSTOPPING SUBDIVISIONS
Per VCC 2021, Section 718.4

ROOF SUBDIVISION	ROOF AREA (SQ. FT.)
A	2,759
B	2,848
C	2,848
D	2,759

Roof Drainage - Building 1

03/17/26

Design Criteria (Based on 2021 VPC Section **1106**)

100 Year, 1 Hour Rainfall Rate= 3.25 in.		Size (in.)	Slope (in.)		Allowable Area (sq. ft.)
	Downspout	3x4			4,400
	Gutter	6	1/16:12		1,280

Note: At gutter collection system, distance between downspouts not to exceed 30 feet.

Roof Drainage Calculations

Roof Area Number	Projected Roof Area (sq. ft.)	Design Area Provided (sq. ft.)				Gutter Length (ft.)	
	Pitched Roof	Downspout	Storm	Gutter	Total	Side 1	Side 2
1	258	4,400	N/A	1,280	5,680	14	3
2	1,059	4,400	N/A	1,280	5,680	20	13
3	18	4,400	N/A	1,280	5,680	3	0
4	1,482	4,400	N/A	1,280	5,680	13	13
5	18	4,400	N/A	1,280	5,680	0	3
6	1,059	4,400	N/A	1,280	5,680	13	20
7	258	4,400	N/A	1,280	5,680	3	14
8	1,450	4,400	N/A	1,280	5,680	17	17
9	258	4,400	N/A	1,280	5,680	14	3
10	1,064	4,400	N/A	1,280	5,680	20	7
11	18	4,400	N/A	1,280	5,680	3	0
12	1,482	4,400	N/A	1,280	5,680	13	13
13	18	4,400	N/A	1,280	5,680	0	3
14	1,064	4,400	N/A	1,280	5,680	7	20
15	258	4,400	N/A	1,280	5,680	3	14
16	1,450	4,400	N/A	1,280	5,680	28	6

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
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Construction Release Set:
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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 2
Roof Plan
Drainage Plan

A2.24

RELEASE FOR PERMIT

ROOFING GENERAL NOTES

1. Roofing system shall consist of asphalt shingles over #30 felt typical and shall have a 4:12 minimum roof pitch.
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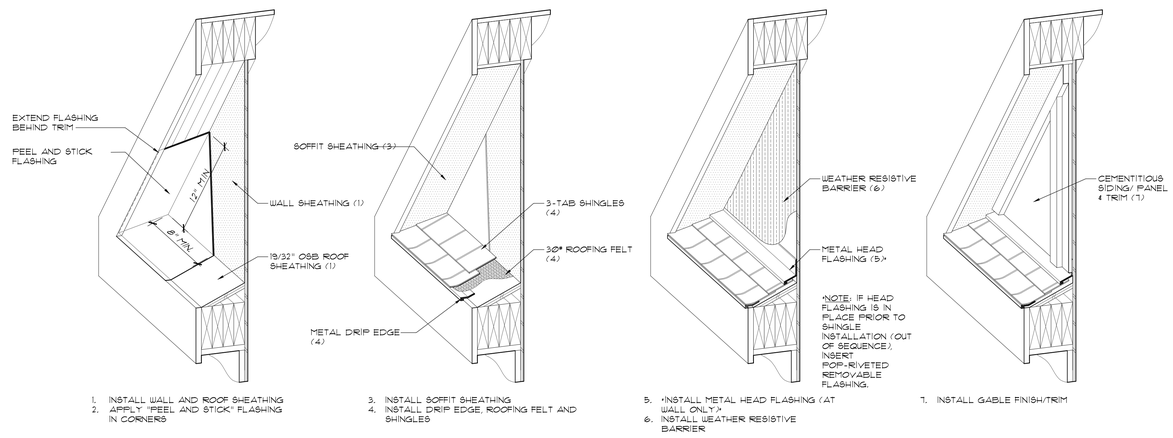
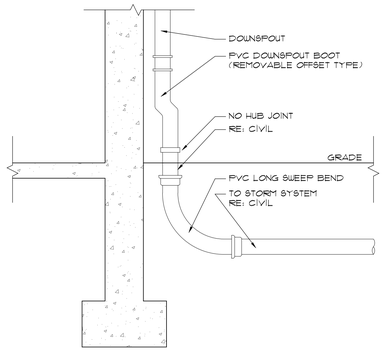
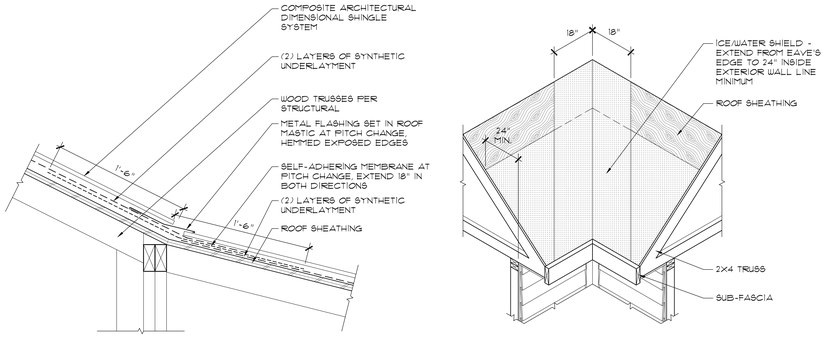
13. Typical roof overhang is 12", unless noted otherwise.



6 Typical Gable Flashing Details
Scale: 1-1/2" = 1'-0" Detail

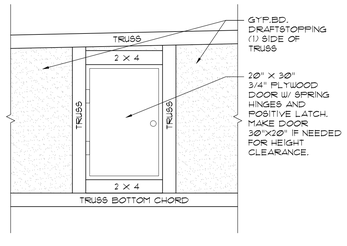


5 Downspout To Storm Drain Diagram
Scale: 3/4" = 1'-0" Detail

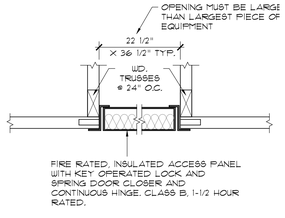


4 Flashing at Roof Pitch Change
Scale: 1-1/2" = 1'-0" Detail

3 Ice and Water Shield
Scale: 1/2" = 1'-0" Detail



2 Access Panel Two (AP2) at Draft Stopping
Scale: 3/4" = 1'-0" Section



1 Access Panel One (AP1) at Ceiling
Scale: 1-1/2" = 1'-0" Section

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
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Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Typical Details
Roof Level

A2.3

RELEASE FOR PERMIT

ROOFING GENERAL NOTES

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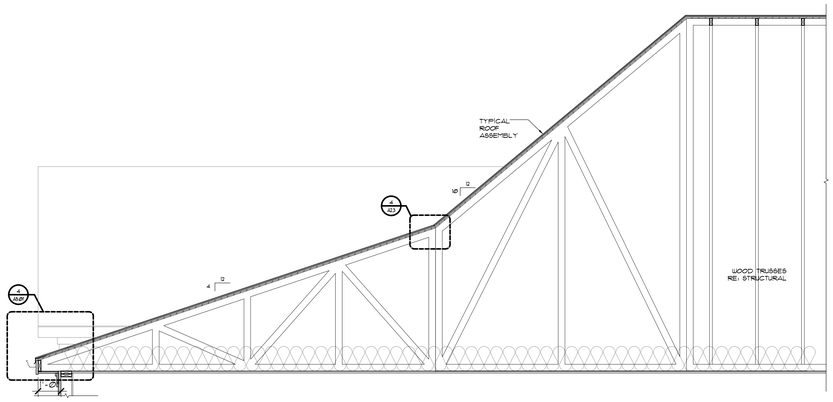
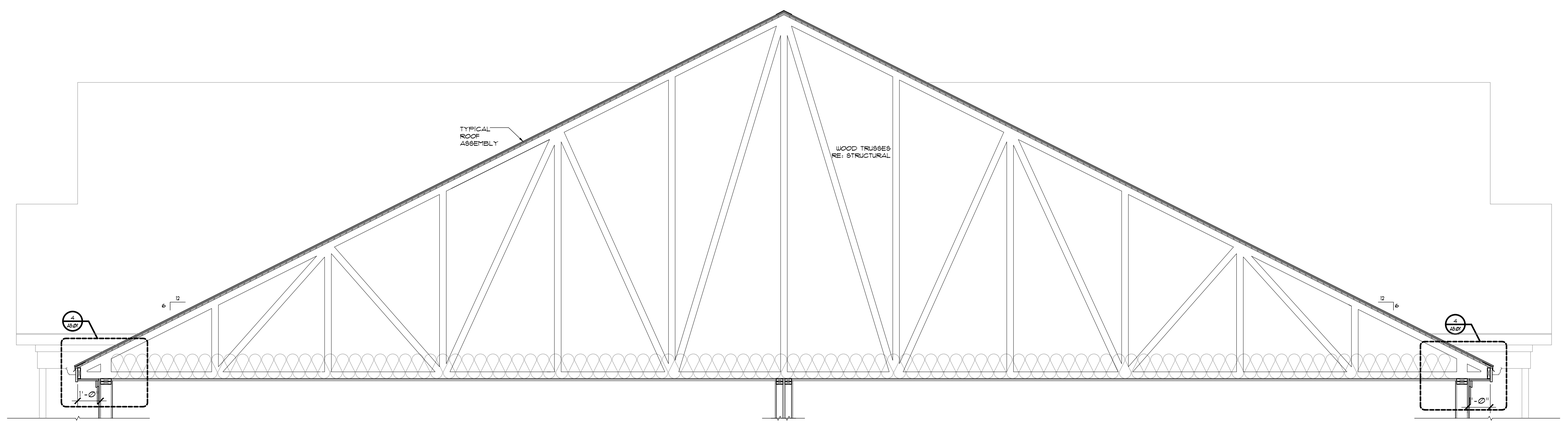


2 Typical Roof Section
Scale: 3/8" = 1'-0"
Section



1 Typical Roof Section
Scale: 3/8" = 1'-0"
Section

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
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ARCHITECT

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Roof Sections & Details

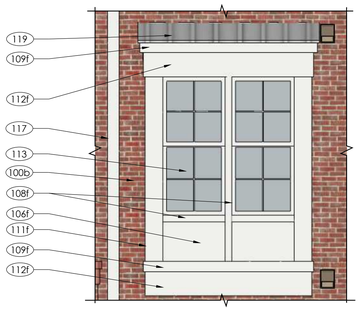
A2.4

RELEASE FOR PERMIT

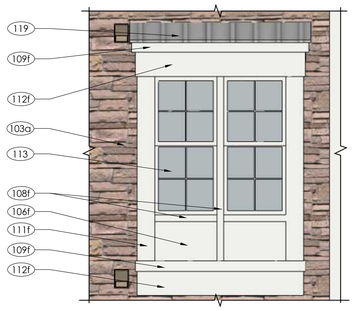
Paint Color Schedule	
a	Ledgestone Bucktown
b	Jefferson Wade Tudor (Shale 6035)
c	Pearl Gray Lap Siding (James Hardie)
d	Arctic White Board & Batten (James Hardie)
e	Iron Gray (James Hardie)
f	Arctic White (James Hardie)
g	Mountain Sage Lap Siding (James Hardie)
h	Rich Espresso Lap Siding (James Hardie)
i	Evening Blue Lap Siding (James Hardie)
j	Boothbay Blue Lap Siding (James Hardie)
k	Timber Bark Lap Siding (James Hardie)

Material Schedule			
100	Brick	114	Scheduled Door
101	Brick Header Soldier	115	Wooden Canopy
102	Brick Sill Rowlock	116	Cementitious Board & Batten
103	Stone	117	Downspout
104	Stone Header Soldier	118	10" x 10" Cementious Column
105	Stone Sill Rowlock	119	Standing Seam Metal Roof
106	Hardie Cementitious Paneling	120	Concrete Patio
107	Cementitious Lap Siding (4" Exposure)	121	Wood Decking
108	1 X 4 Cementitious Trim	122	42" Pre-Fin Aluminum Picket Railing
109	1 X 6 Cementitious Trim	123	
110	1 X 8 Cementitious Trim	124	
111	1 X 10 Cementitious Trim	125	
112	1 X 12 Cementitious Trim	126	
113	Scheduled Window	127	

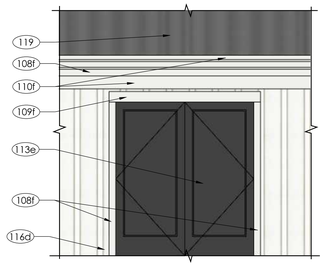
Notes:
* All finishes to be approved by owner.
* All finishes and colors to return to inside corner.
* All finish colors per exterior elevations



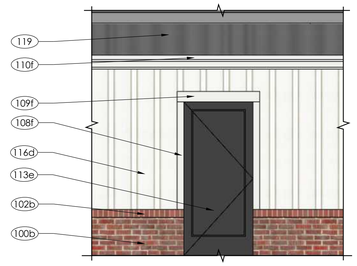
17 Double Bay Window at Brick
Scale: 3/8" = 1'-0" Elevation



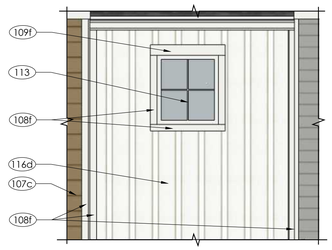
14 Double Bay Window at Stone
Scale: 3/8" = 1'-0" Elevation



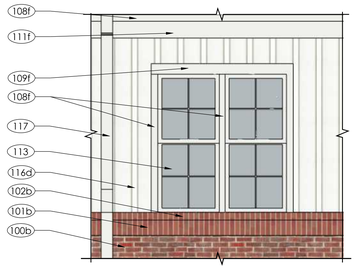
11 Double Door at Board & Batten
Scale: 3/8" = 1'-0" Elevation



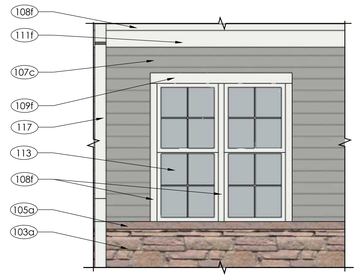
7 Single Door at Brick
Scale: 3/8" = 1'-0" Elevation



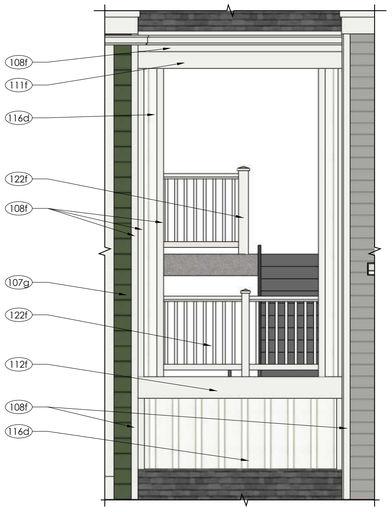
10 Single Window at Board & Batten
Scale: 3/8" = 1'-0" Elevation



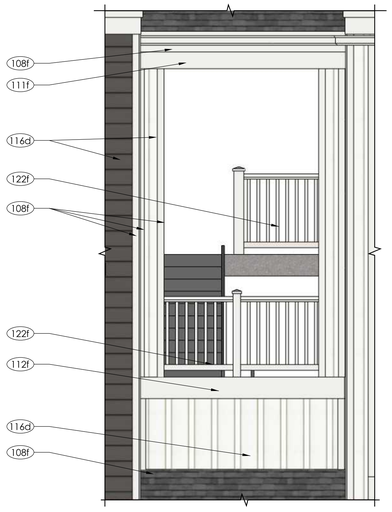
6 Double Window at Brick & Batten
Scale: 3/8" = 1'-0" Elevation



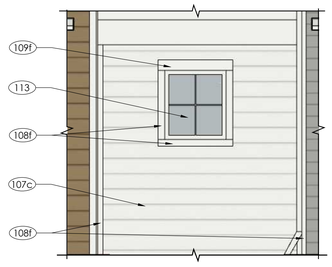
3 Double Window at Stone & Lap Transition
Scale: 3/8" = 1'-0" Elevation



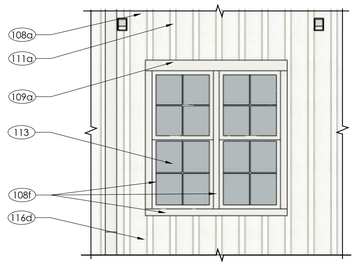
16 Breezeway at Board & Batten and Lap Siding
Scale: 3/8" = 1'-0" Elevation



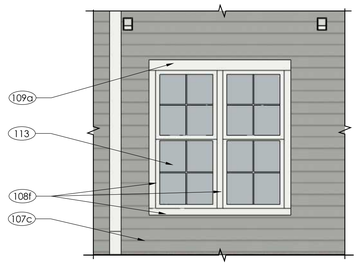
13 Breezeway at Board & Batten
Scale: 3/8" = 1'-0" Elevation



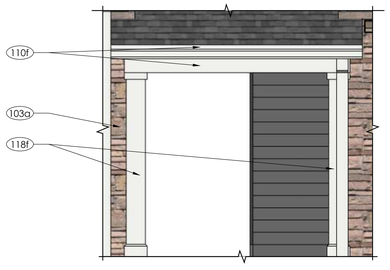
9 Single Window at Lap Siding
Scale: 3/8" = 1'-0" Elevation



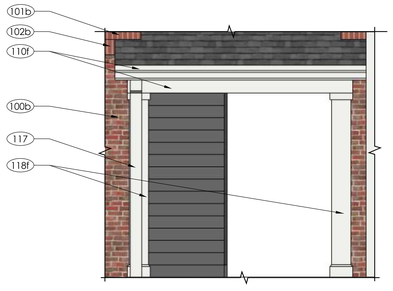
5 Double Window at Board & Batten
Scale: 3/8" = 1'-0" Elevation



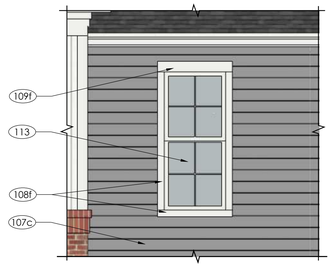
2 Double Window at Lap Siding
Scale: 3/8" = 1'-0" Elevation



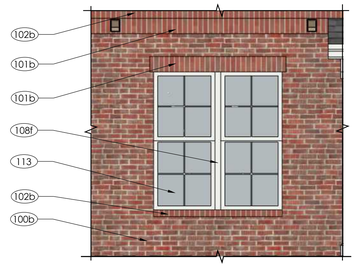
15 Breezeway at Stone
Scale: 3/8" = 1'-0" Elevation



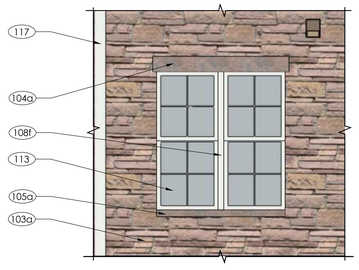
12 Breezeway at Brick
Scale: 3/8" = 1'-0" Elevation



8 Single Window at Lap Siding
Scale: 3/8" = 1'-0" Elevation



4 Double Window at Brick
Scale: 3/8" = 1'-0" Elevation



1 Double Window at Stone
Scale: 3/8" = 1'-0" Elevation

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSELEV
Drawn By:	PEC
Checked By:	PEC

Permit Set Release Date:
- February 19, 2026
Construction Release Date:

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Enlarged Elevation Details

A3.0a

RELEASE FOR PERMIT

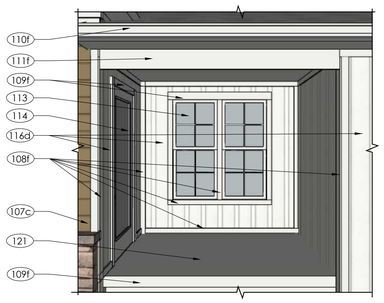
Ledgestone Bucktown | Jefferson Wade Tudor (Shale 6035) | Pearl Gray (James Hardie) Lap Siding | Arctic White (James Hardie) Board & Batten | Iron Gray (James Hardie) | Arctic White (James Hardie) | Mountain Sage (James Hardie) Lap Siding | Rich Espresso (James Hardie) Lap Siding | Evening Blue (James Hardie) Lap Siding | Boothbay Blue (James Hardie) Lap Siding | Timber Bark (James Hardie) Lap Siding

Paint Color Schedule	
a	Ledgestone Bucktown
b	Jefferson Wade Tudor (Shale 6035)
c	Pearl Gray Lap Siding (James Hardie)
d	Arctic White Board & Batten (James Hardie)
e	Iron Gray (James Hardie)
f	Arctic White (James Hardie)
g	Mountain Sage Lap Siding (James Hardie)
h	Rich Espresso Lap Siding (James Hardie)
i	Evening Blue Lap Siding (James Hardie)
j	Boothbay Blue Lap Siding (James Hardie)
k	Timber Bark Lap Siding (James Hardie)

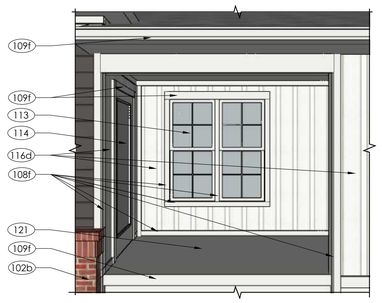
Material Schedule			
100	Brick	114	Scheduled Door
101	Brick Header Soldier	115	Wooden Canopy
102	Brick Sill Rowlock	116	Cementitious Board & Batten
103	Stone	117	Downspout
104	Stone Header Soldier	118	10" x 10" Cementious Column
105	Stone Sill Rowlock	119	Standing Seam Metal Roof
106	Hardie Cementitious Paneling	120	Concrete Patio
107	Cementitious Lap Siding (4" Exposure)	121	Wood Decking
108	1 X 4 Cementitious Trim	122	42" Pre-Fin Aluminum Picket Railing
109	1 X 6 Cementitious Trim	123	
110	1 X 8 Cementitious Trim	124	
111	1 X 10 Cementitious Trim	125	
112	1 X 12 Cementitious Trim	126	
113	Scheduled Window	127	

Notes:
* All finishes to be approved by owner.
* All finishes and colors to return to inside corner.
* All finish colors per exterior elevations

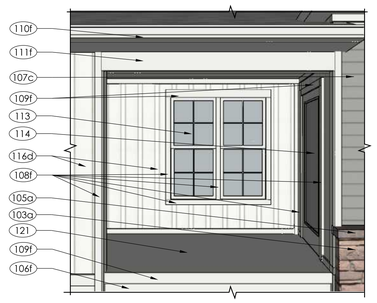
15 Unit C1 & C2 - 3rd Level Balcony
Scale: NTS Perspective



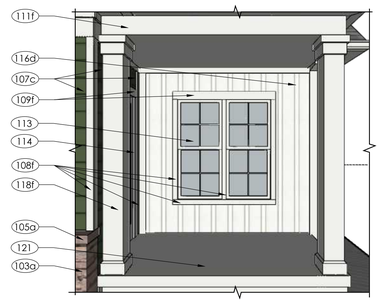
12 Unit B1 - 3rd Level Balcony
Scale: NTS Perspective



9 Unit B1-Alt 2 - 3rd Level Balcony
Scale: NTS Perspective

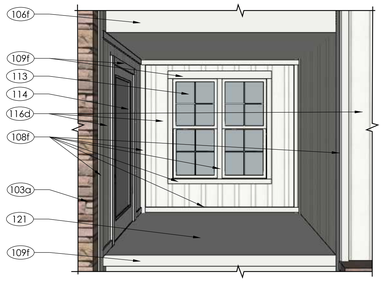


6 Unit B1-Alt 2 - 3rd Level Balcony
Scale: NTS Perspective

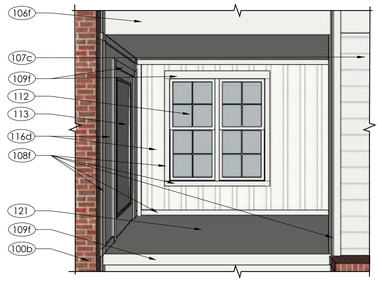


3 Unit B1-Alt 1 - 3rd Level Balcony
Scale: NTS Perspective

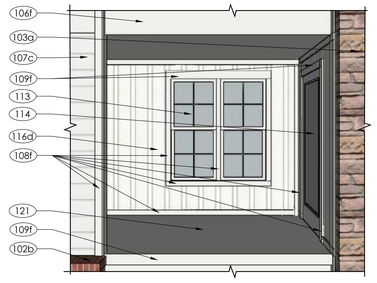
14 Unit C1 & C2 - 2nd Level Balcony
Scale: NTS Perspective



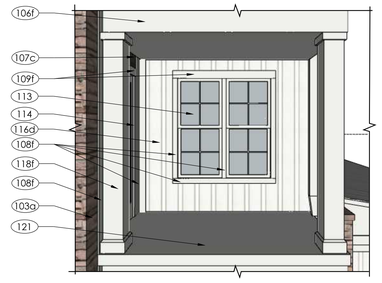
11 Unit B1 - 2nd Level Balcony
Scale: NTS Perspective



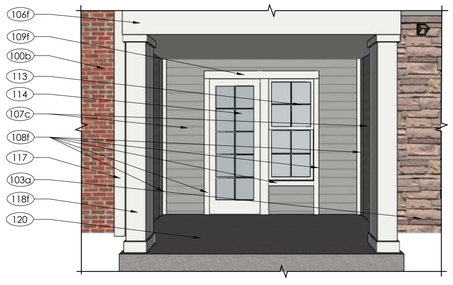
8 Unit B1-Alt 2 - 2nd Level Balcony
Scale: NTS Perspective



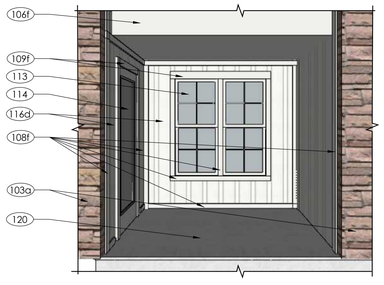
5 Unit B1-Alt 2 - 2nd Level Balcony
Scale: NTS Perspective



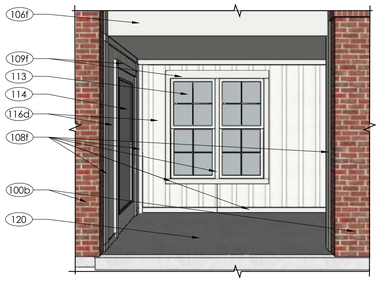
2 Unit B1-Alt 1 - 2nd Level Balcony
Scale: NTS Perspective



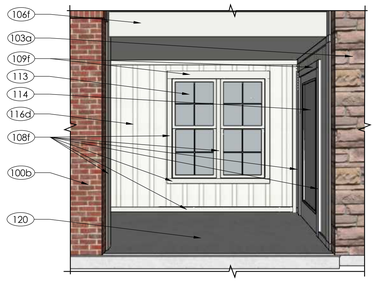
13 Unit C1 & C2 - 1st Level Balcony
Scale: NTS Perspective



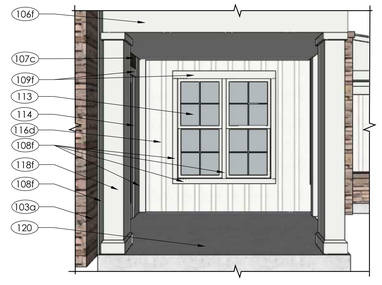
10 Unit B1 - 1st Level Balcony
Scale: NTS Perspective



7 Unit B1-Alt 2 - 1st Level Balcony
Scale: NTS Perspective



4 Unit B1-Alt 2 - 1st Level Balcony
Scale: NTS Perspective



1 Unit B1-Alt 1 - 1st Level Balcony
Scale: NTS Perspective

Seal

COMMONWEALTH OF VIRGINIA
C. MICHAEL R. POOLE
Lic. No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSELEV
Drawn By:	PEC
Checked By:	PEC

Permit Set Release Date:
- February 19, 2026
Construction Release Date:

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Enlarged Elevation Details

A3.0b

RELEASE FOR PERMIT

Paint Color Schedule	
a	Ledgestone Bucktown
b	Jefferson Wade Tudor (Shale 6035)
c	Pearl Gray Lap Siding (James Hardie)
d	Arctic White Board & Batten (James Hardie)
e	Iron Gray (James Hardie)
f	Arctic White (James Hardie)
g	Mountain Sage Lap Siding (James Hardie)
h	Rich Espresso Lap Siding (James Hardie)
i	Evening Blue Lap Siding (James Hardie)
j	Boothbay Blue Lap Siding (James Hardie)
k	Timber Bark Lap Siding (James Hardie)

Material Schedule			
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102	Brick Sill Rowlock	116	Cementitious Board & Batten
103	Stone	117	Downspout
104	Stone Header Soldier	118	10" x 10" Cementious Column
105	Stone Sill Rowlock	119	Standing Seam Metal Roof
106	Hardie Cementitious Paneling	120	Concrete Patio
107	Cementitious Lap Siding (4" Exposure)	121	Wood Decking
108	1 X 4 Cementitious Trim	122	42" Pre-Fin Aluminum Picket Railing
109	1 X 6 Cementitious Trim	123	
110	1 X 8 Cementitious Trim	124	
111	1 X 10 Cementitious Trim	125	
112	1 X 12 Cementitious Trim	126	
113	Scheduled Window	127	

Notes:
* All finishes to be approved by owner.
* All finishes and colors to return to inside corner.

3 **Building 1 - South Elevation**
Scale: 1/8" = 1'-0" Elevation

4 **Building 1 - North Elevation**
Scale: 1/8" = 1'-0" Elevation

2 **Building 1 - East Elevation**
Scale: 1/8" = 1'-0" Elevation

1 **Building 1 - West Elevation**
Scale: 1/8" = 1'-0" Elevation

Seal

COMMONWEALTH OF VIRGINIA
C. MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015
CADD File:	MSELEV
Drawn By:	PEC
Checked By:	FCL

Permit Set Release Date:
- February 19, 2026
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Revisions

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Exterior Elevations
Building 1

A3.1

RELEASE FOR PERMIT

Paint Color Schedule	
a	Ledgestone Bucktown
b	Jefferson Wade Tudor (Shale 6035)
c	Pearl Gray Lap Siding (James Hardie)
d	Arctic White Board & Batten (James Hardie)
e	Iron Gray (James Hardie)
f	Arctic White (James Hardie)
g	Mountain Sage Lap Siding (James Hardie)
h	Rich Espresso Lap Siding (James Hardie)
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j	Boothbay Blue Lap Siding (James Hardie)
k	Timber Bark Lap Siding (James Hardie)

Material Schedule			
100	Brick	114	Scheduled Door
101	Brick Header Soldier	115	Wooden Canopy
102	Brick Sill Rowlock	116	Cementitious Board & Batten
103	Stone	117	Downspout
104	Stone Header Soldier	118	10" x 10" Cementious Column
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109	1 X 6 Cementitious Trim	123	
110	1 X 8 Cementitious Trim	124	
111	1 X 10 Cementitious Trim	125	
112	1 X 12 Cementitious Trim	126	
113	Scheduled Window	127	

Notes:
* All finishes to be approved by owner.
* All finishes and colors to return to inside corner.

3 **Building 2 - South Elevation**
Scale: 1/8" = 1'-0" Elevation

4 **Building 2 - North Elevation**
Scale: 1/8" = 1'-0" Elevation

2 **Building 2 - West Elevation**
Scale: 1/8" = 1'-0" Elevation

1 **Building 2 - East Elevation**
Scale: 1/8" = 1'-0" Elevation

Seal

COMMONWEALTH OF VIRGINIA
C. MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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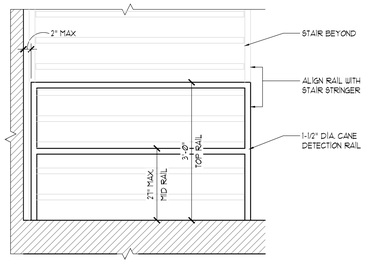
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

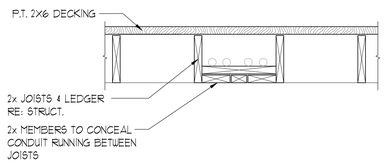
Drawing Title:
Exterior Elevations
Building 2

A3.2

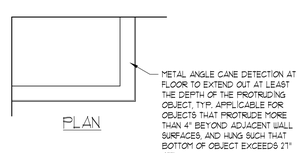
RELEASE FOR PERMIT



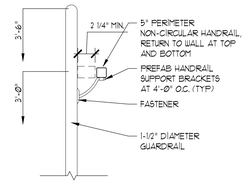
11 Cane Detection Rail
Scale: 3/4" = 1'-0" Detail



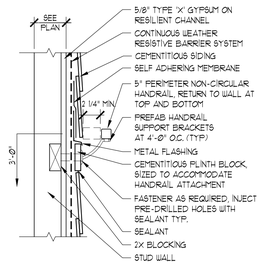
10 Conduit Conceal at Breezeway
Scale: 1" = 1'-0" Detail



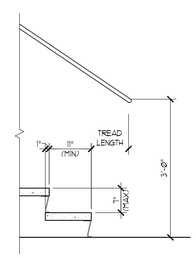
9 Breezeway Cane Detection
Scale: 1-1/2" = 1'-0" Detail



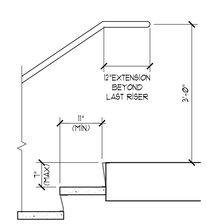
8 Typical Guardrail/Handrail Combination
Scale: 1-1/2" = 1'-0" Detail



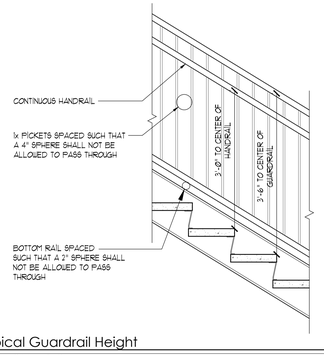
7 Typical Stud Wall Rail Clearance
Scale: 1-1/2" = 1'-0" Detail



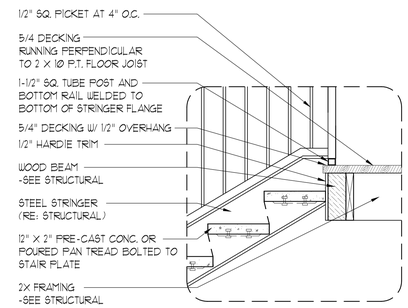
6 Typical Bottom Wall Rail
Scale: 3/4" = 1'-0" Detail



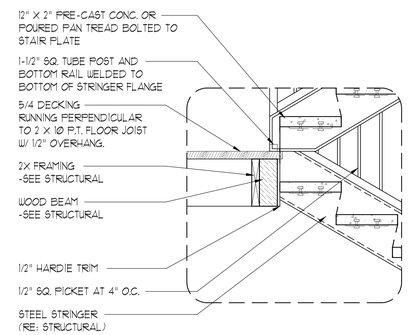
5 Typical Top Wall Rail
Scale: 3/4" = 1'-0" Detail



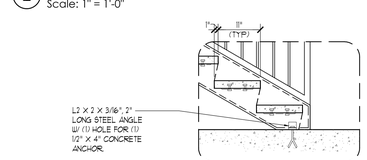
4 Typical Guardrail Height
Scale: 3/4" = 1'-0" Detail



3 Typical Top Landing
Scale: 1" = 1'-0" Detail



2 Typical Middle Landing
Scale: 1" = 1'-0" Detail



1 Typical Bottom Landing at Concrete
Scale: 3/4" = 1'-0" Detail

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSVRT
Drawn By:	LM
Checked By:	DAK

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Typ. Breezeway Stairs Details

A4.0

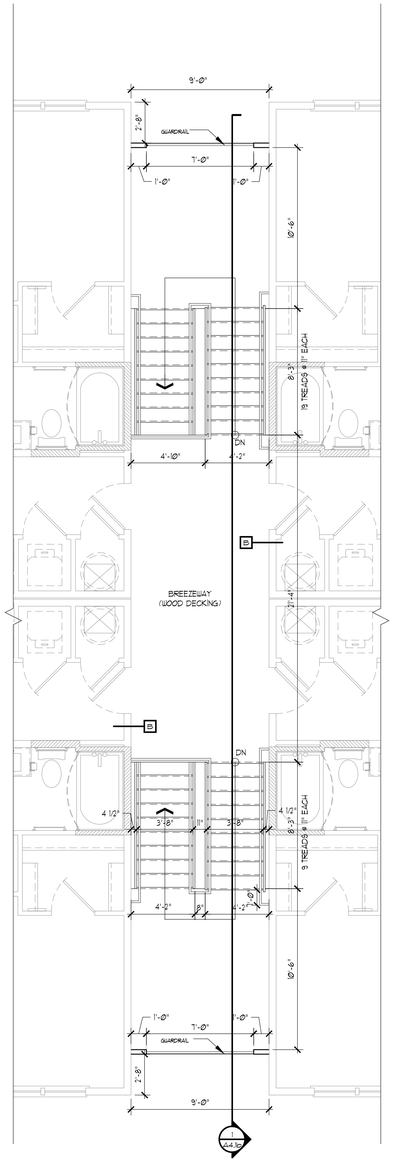
RELEASE FOR PERMIT

Wall Legend

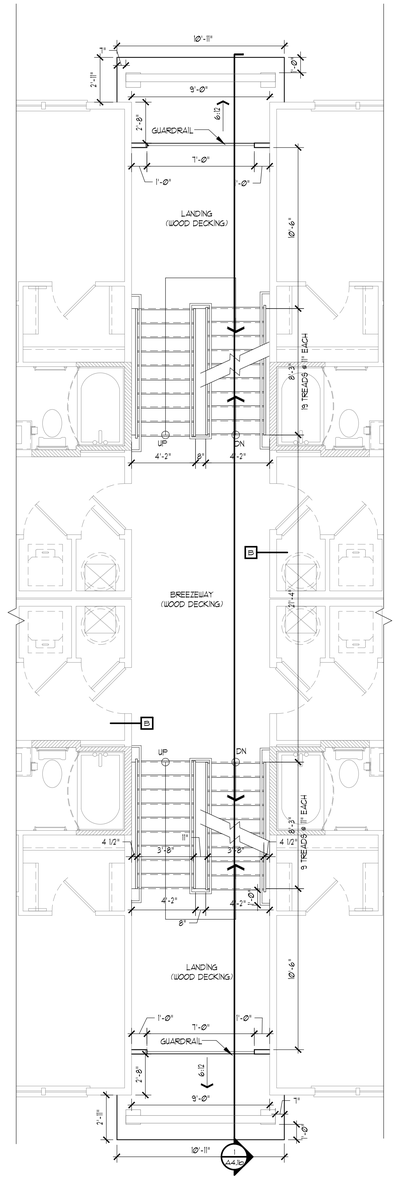
Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark "C" unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line ▬ ▬ ▬
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
9. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service area shall have a minimum IIC rating of 50 per VCC Section 1207.3.

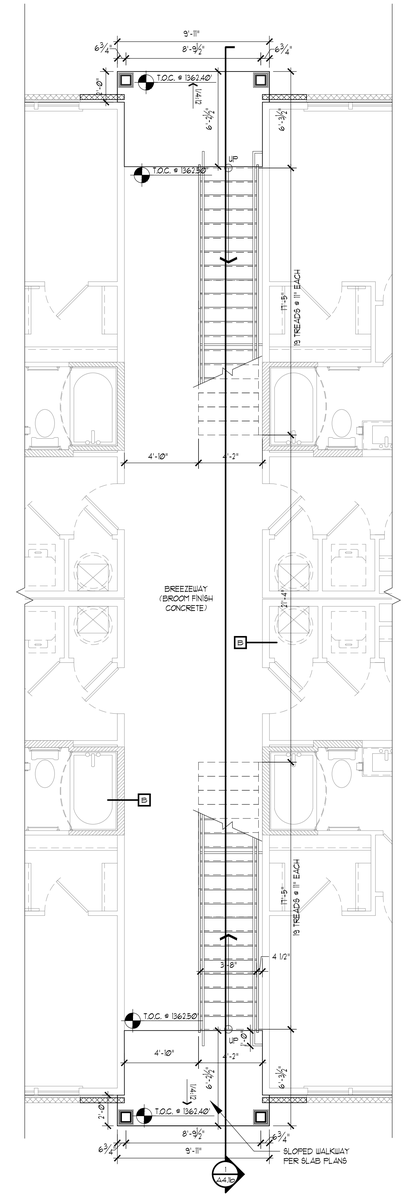
▬ ▬: Denotes extent of exterior finishes and weather resistive barrier turning outside corner and into breezeway / stair. Run 20' into breezeways and stairwells unless noted otherwise.



3 Stairs - Building 1 - Third Level - Typ.
Scale: 1/4" = 1'-0" Plan



2 Stairs - Building 1 - Second Level - Typ.
Scale: 1/4" = 1'-0" Plan



1 Stairs - Building 1 - First Level - Typ.
Scale: 1/4" = 1'-0" Plan

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSVRT
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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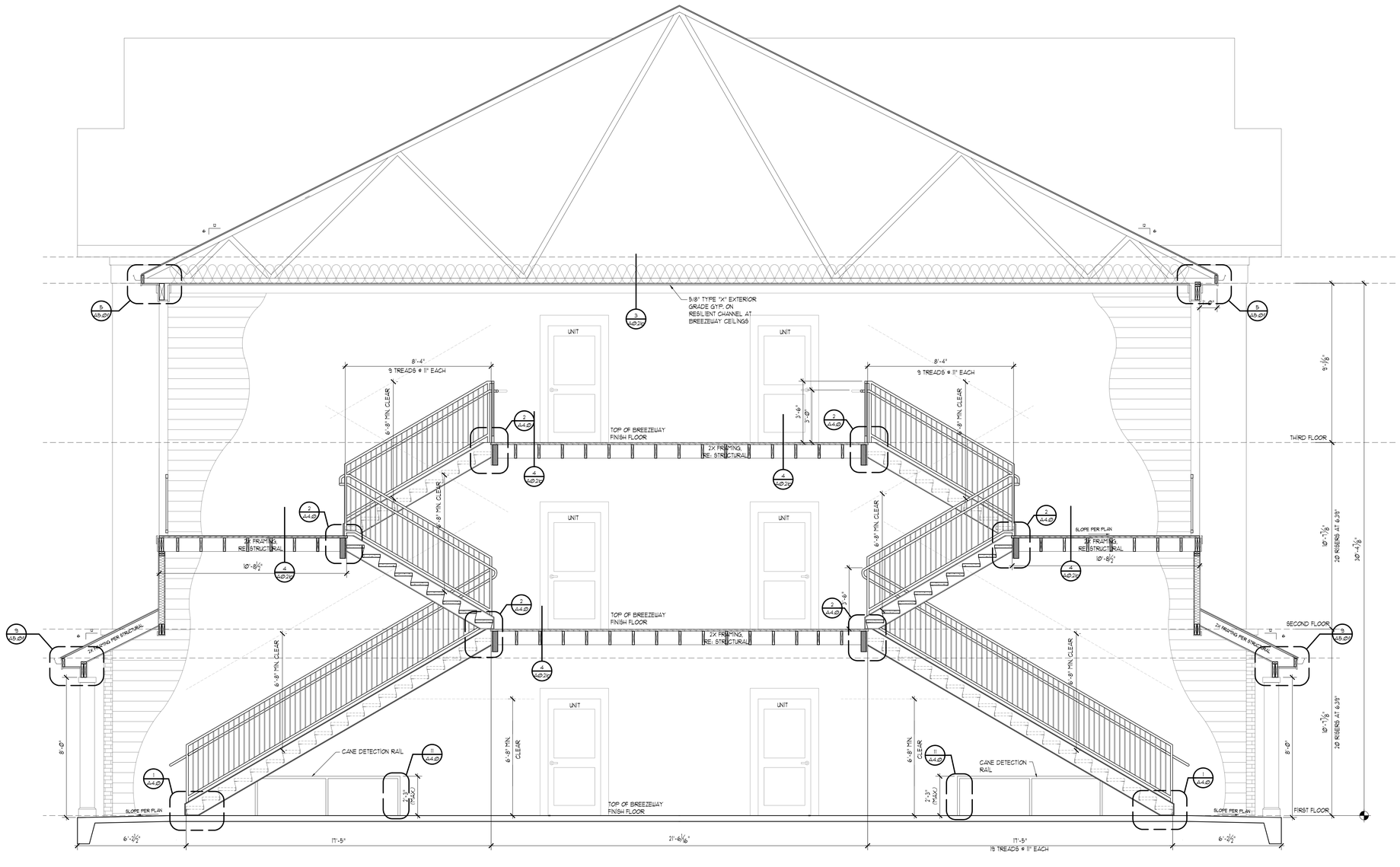
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 1
Breezeway Stairs

A4.1a

RELEASE FOR PERMIT



1 Typical Stair Section - Building 1
Scale: 3/8" = 1'-0"

Section

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 040101493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 1
Typical Stair Sections

A4.1b

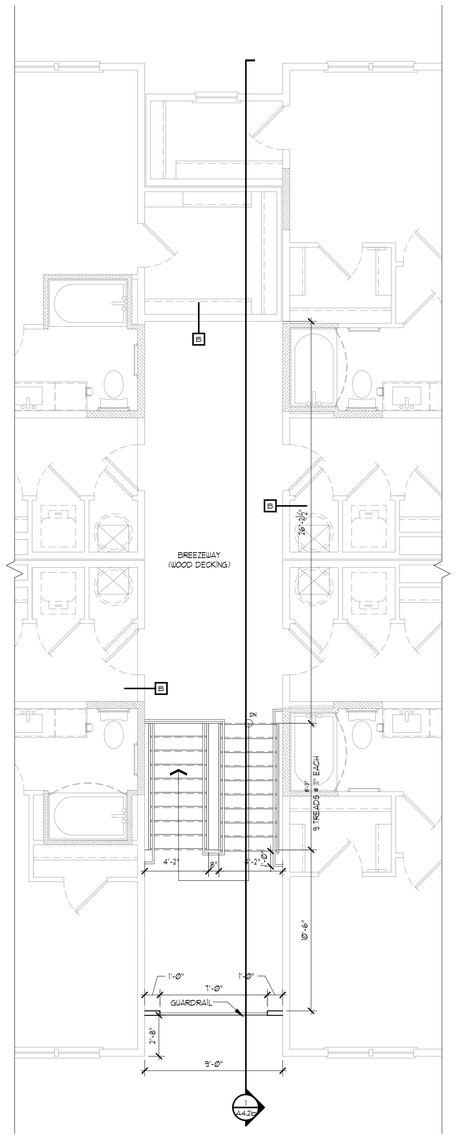
RELEASE FOR PERMIT

Wall Legend

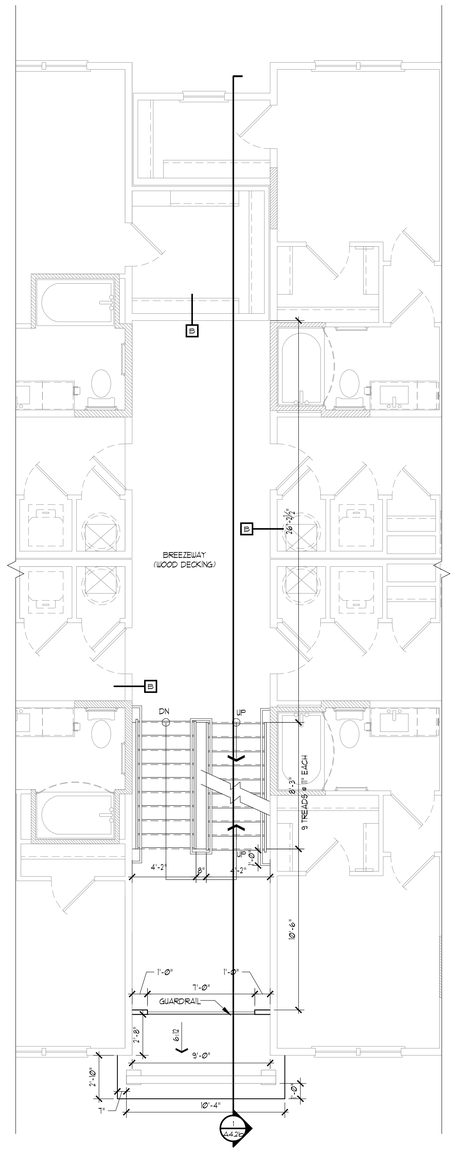
Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark 'C' unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
9. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service area shall have a minimum IIC rating of 50 per VCC Section 1207.3.

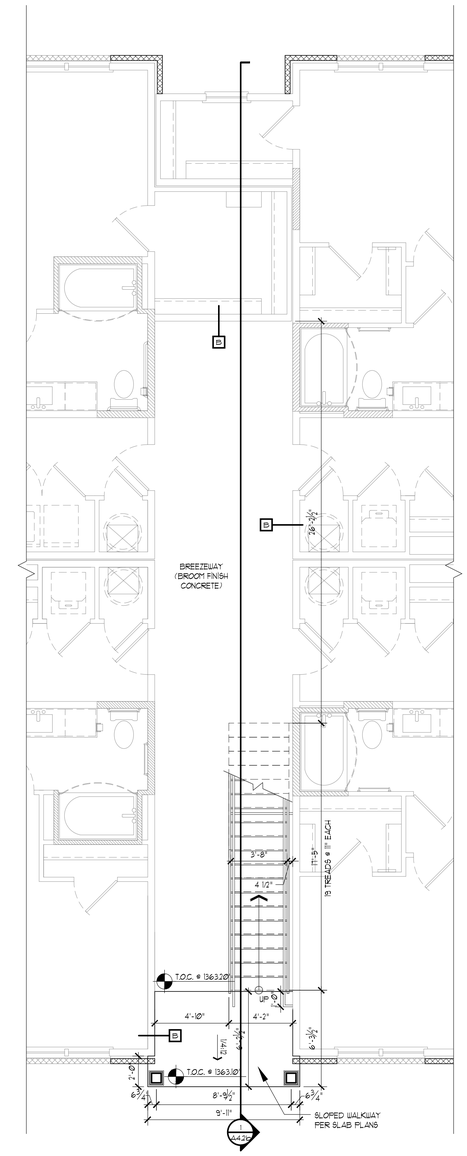
: Denotes extent of exterior finishes and weather resistive barrier turning outside corner and into breezeway / stair. Run 20' into breezeways and stairwells unless noted otherwise.



3 Stairs - Building 1 - Third Level - Typ.
Scale: 1/4" = 1'-0" Plan



2 Stairs - Building 1 - Second Level - Typ.
Scale: 1/4" = 1'-0" Plan



1 Stairs - Building 1 - First Level - Typ.
Scale: 1/4" = 1'-0" Plan

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
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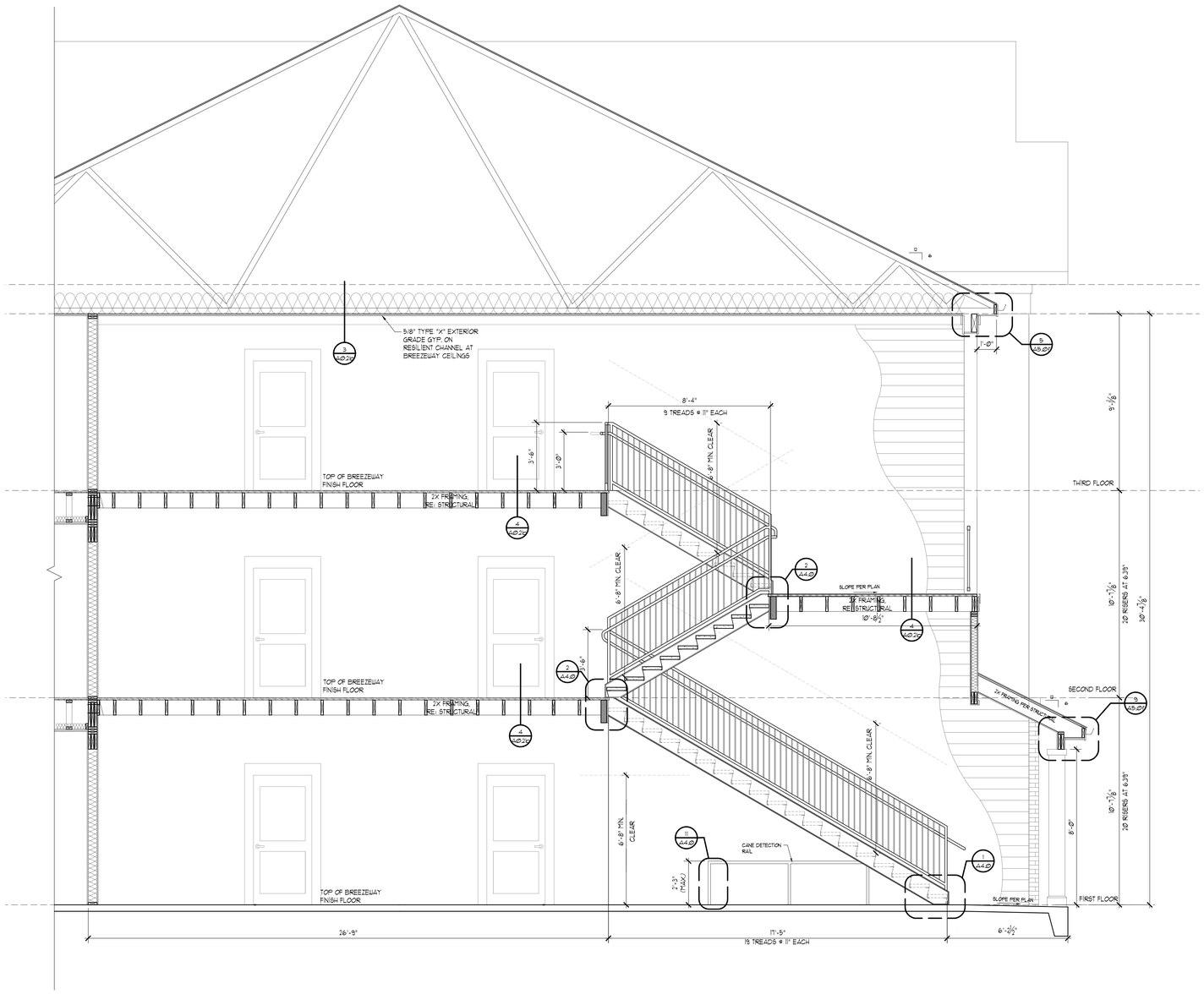
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Building 2
Breezeway Stairs

A4.2a

RELEASE FOR PERMIT



1 Typical Stair Section - Building 1
Scale: 3/8" = 1'-0"

Section

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
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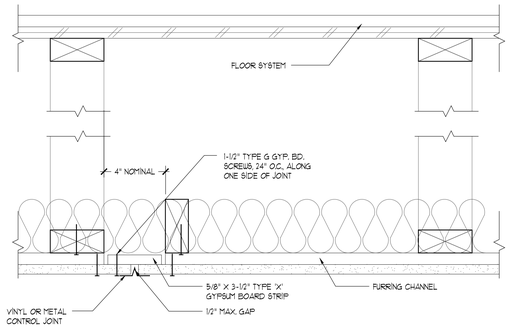
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

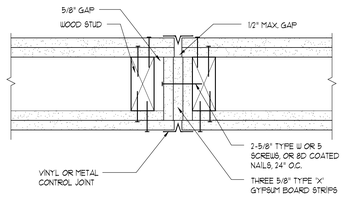
Drawing Title:
Building 2
Typical Stair Sections

A4.2b

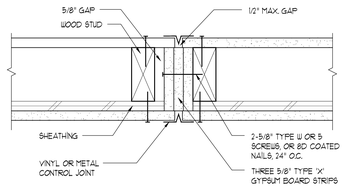
RELEASE FOR PERMIT



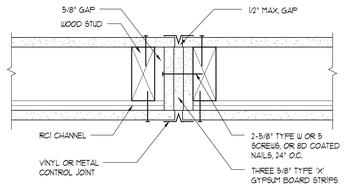
8 1 Hour Gypsum Wall Expansion (Ceiling)
Scale: 3" = 1'-0" Detail



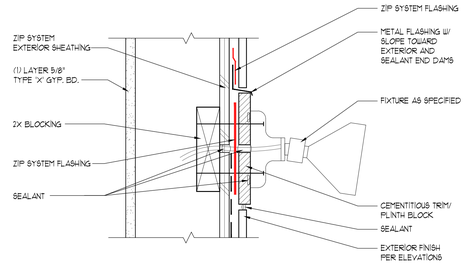
7 2 Hour Gypsum Wall Expansion
Scale: 3" = 1'-0" Detail



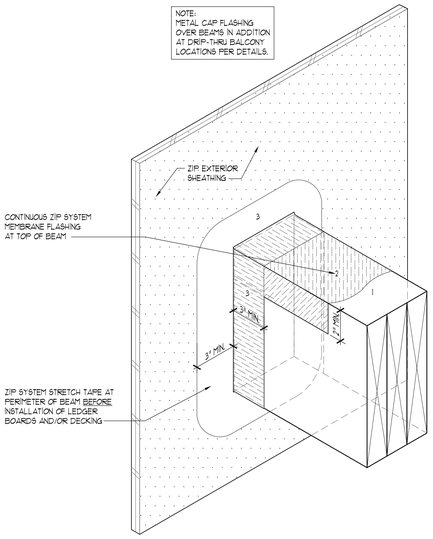
6 1 Hour Gypsum Wall Expansion (Shear Wall)
Scale: 3" = 1'-0" Detail



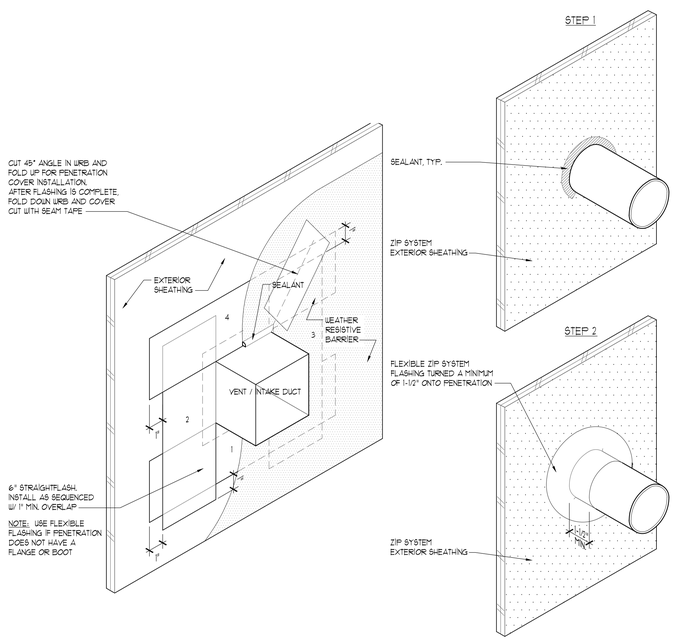
5 1 Hour Gypsum Wall Expansion (RC-1)
Scale: 3" = 1'-0" Detail



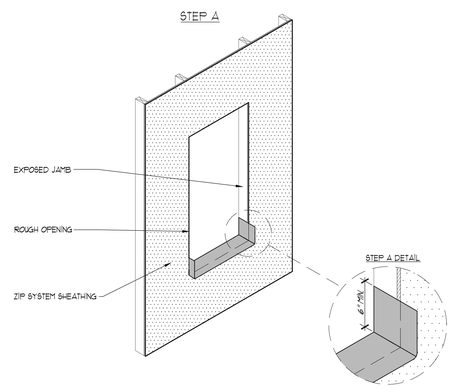
4 Fixture Penetration
Scale: 3" = 1'-0" Detail



3 Beam Penetration at Balcony
Not to Scale Detail

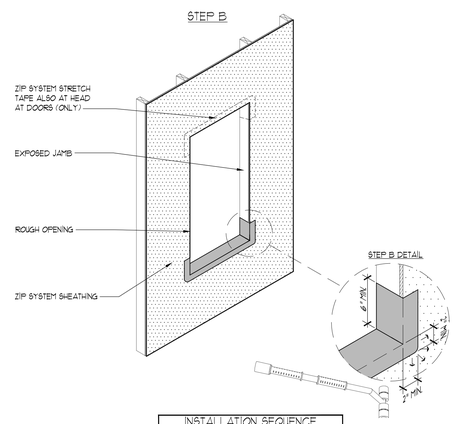


2 Vent Penetrations
Not to Scale Detail



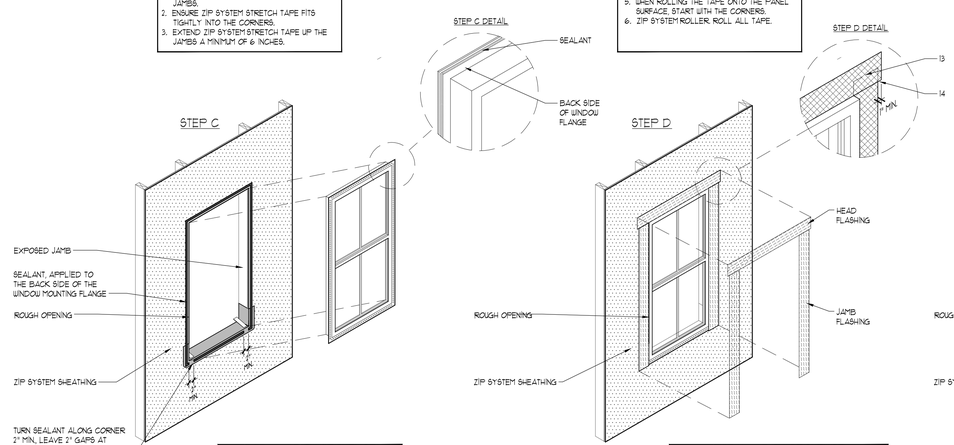
INSTALLATION SEQUENCE

1. CENTER ZIP SYSTEM STRETCH TAPE ON WINDOW SILL AND PRESS FIRMLY FROM THE CENTER, TO THE CORNERS AND THEN UP THE JAMBS.
2. ENSURE ZIP SYSTEM STRETCH TAPE FITS TIGHTLY INTO THE CORNERS.
3. EXTEND ZIP SYSTEM STRETCH TAPE UP THE JAMBS A MINIMUM OF 6 INCHES.



INSTALLATION SEQUENCE

4. EXTEND ZIP SYSTEM STRETCH TAPE ON THE FACE OF THE ZIP SYSTEM PANEL A MINIMUM OF 2 INCHES
5. WHEN ROLLING THE TAPE ONTO THE PANEL SURFACE, START WITH THE CORNERS.
6. ZIP SYSTEM ROLLER, ROLL ALL TAPE.

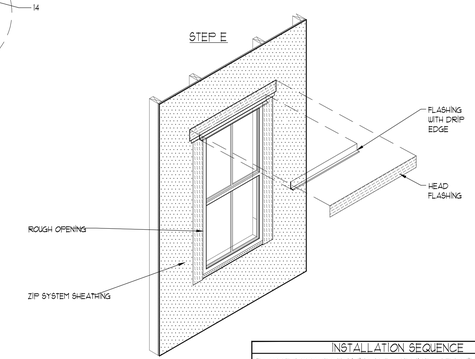


INSTALLATION SEQUENCE

7. SHIMS AS REQUIRED BY THE WINDOW MANUFACTURER.
8. INSTALL GAPS IN THE SEALANT PER WINDOW MANUFACTURER.
9. APPLY A CONTINUOUS BEAD OF SEALANT AROUND THE BACK SIDE (INTERIOR SURFACE) OF THE WINDOW MOUNTING FLANGE.

INSTALLATION SEQUENCE

11. ZIP SYSTEM TAPE OR ADHESIVE BACKED FLASHING (MEETING AAMA 711 OR AC148/B. INSTALL GAPS IN THE SEALANT PER WINDOW MANUFACTURER.
12. ZIP SYSTEM ROLLER, ROLL ALL TAPE.
13. ENSURE JAMB FLASHING DOES NOT EXTEND MORE THAN HALF WAY THROUGH THE HEAD FLASHING.
14. EXTEND THE HEAD FLASHING BEYOND THE JAMB FLASHING A MINIMUM OF 1 INCH.



INSTALLATION SEQUENCE

15. CODE APPROVED FLASHING (ONLY REQUIRED WHEN BUILT-IN DRAINAGE CHANNELS ARE NOT APART OF THE WINDOWS DESIGN).
16. ZIP SYSTEM TAPE™ OR ADHESIVE BACKED FLASHING (MEETING AAMA 711 OR AC148).
17. FROM THE INTERIOR, INSTALL LOW PRESSURE POLYURETHANE FOAM BETWEEN WINDOW AND ROUGH OPENING TO MAINTAIN CONTINUITY OF THE AIR BARRIER. IF GAP IS TOO NARROW USE A COMPATIBLE CAULK SEALANT.
18. EXTEND THE HEAD FLASHING BEYOND THE JAMB FLASHING A MINIMUM OF 1-INCH.
19. ZIP SYSTEM ROLLER, ROLL ALL TAPE.

1 Window Installation Sequence
Not to Scale Detail

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSDETL
Drawn By:	PEC
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Permit Release:
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Construction Release Set:
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Revisions

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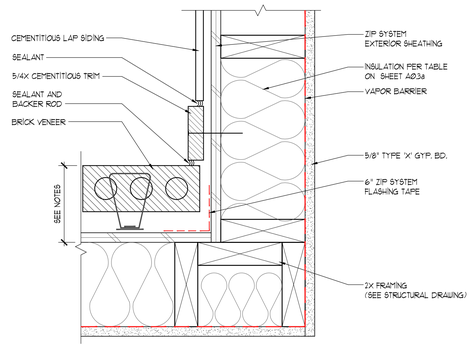
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

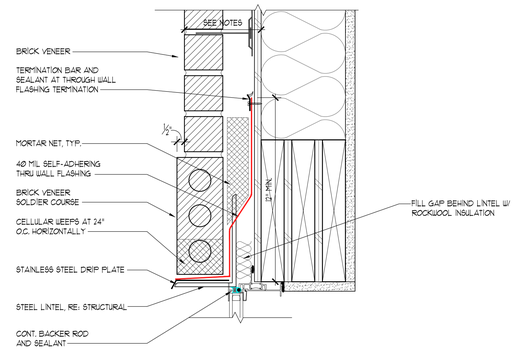
Drawing Title:
Typical Details

A5.0a

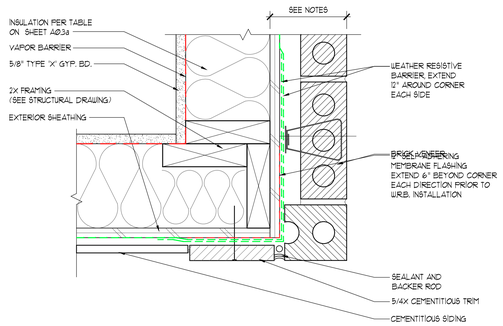
RELEASE FOR PERMIT



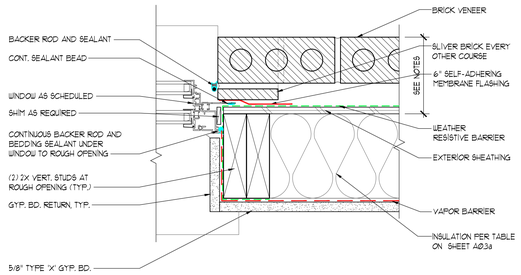
11 Inside Corner - Brick Veneer at Siding
Scale: 3" = 1'-0" Detail



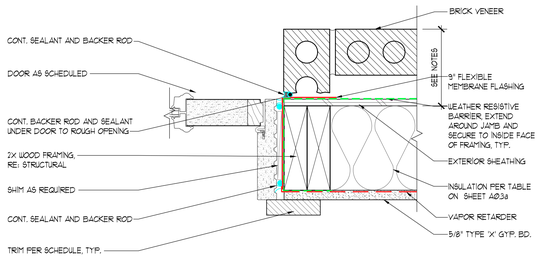
10 Window Head at Brick Veneer
Scale: 3" = 1'-0" Detail



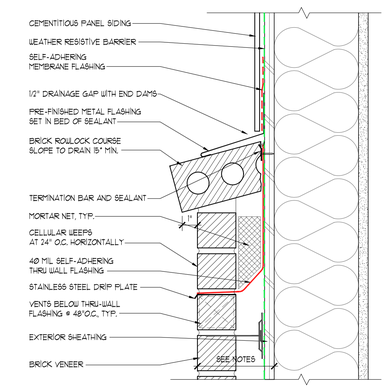
9 Outside Corner at Brick Veneer at Siding
Scale: 3" = 1'-0" Detail



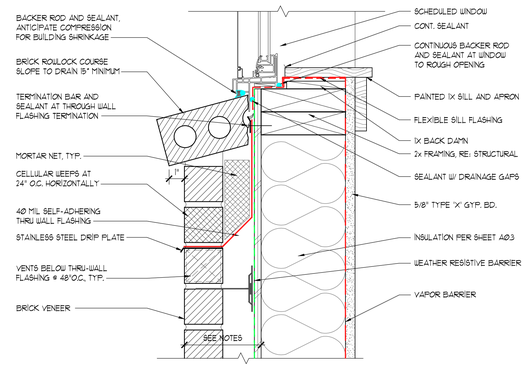
8 Window Jamb at Brick Veneer
Scale: 3" = 1'-0" Detail



7 Door Jamb at Brick Veneer w/ Trim
Scale: 3" = 1'-0" Detail

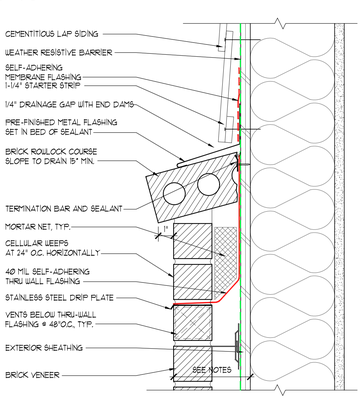


6 Brick Veneer to Panel Siding Transition
Scale: 3" = 1'-0" Detail

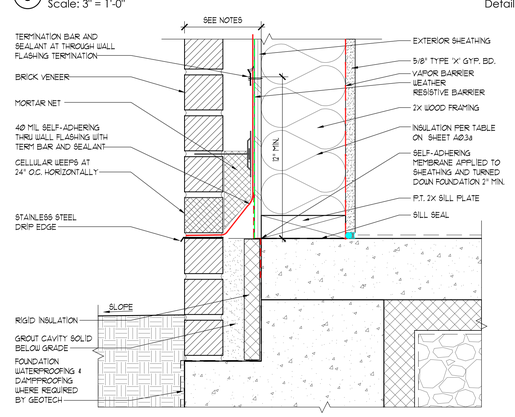


5 Window Sill at Brick Veneer
Scale: 3" = 1'-0" Detail

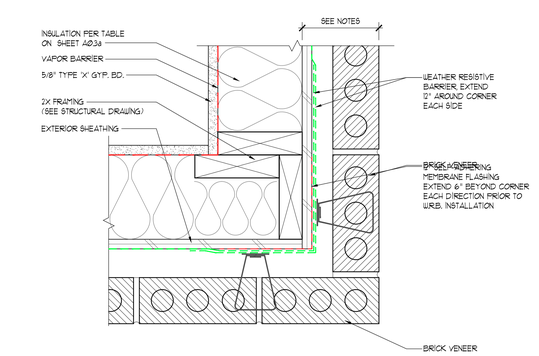
4 Inside Corner - Brick Veneer
Scale: 3" = 1'-0" Detail



3 Brick Veneer to Lap Siding Transition
Scale: 1-1/2" = 1'-0" Detail



2 Wall Base at Brick Veneer (Grade)
Scale: 3" = 1'-0" Detail



1 Outside Corner at Brick Veneer
Scale: 3" = 1'-0" Detail

Seal

COMMONWEALTH OF VIRGINIA
FOCHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

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No.	Date	Description

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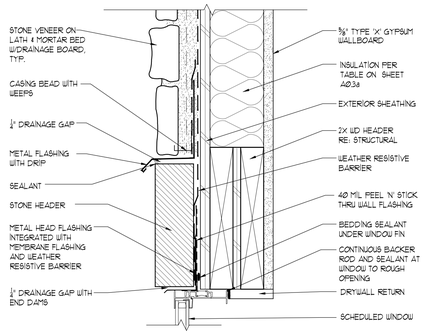
Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

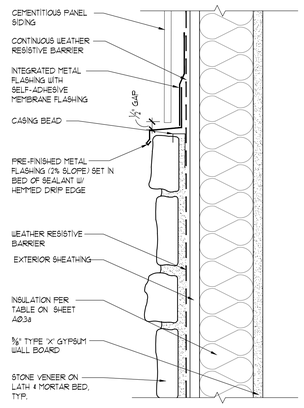
Drawing Title:
Brick Details

A5.0b

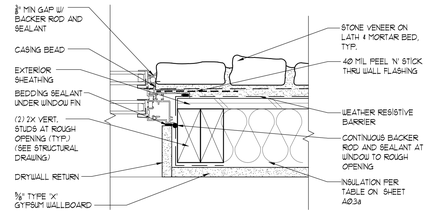
RELEASE FOR PERMIT



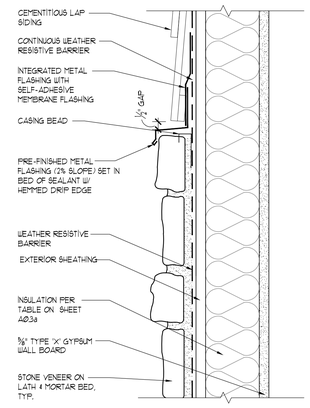
9 Typical Window Head at Stone
Scale: 3" = 1'-0" Detail



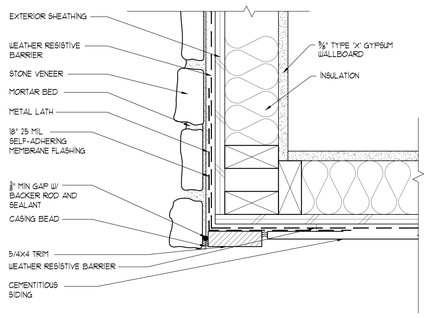
10 Horizonal Trim Band - Stone to Panel Siding Transition
Scale: 3" = 1'-0" Detail



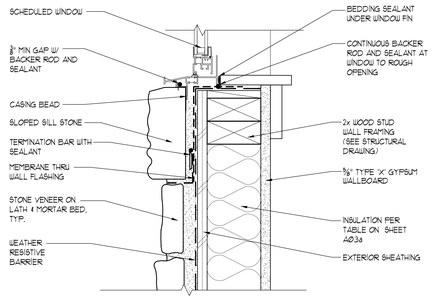
8 Typical Window Jamb at Stone
Scale: 3" = 1'-0" Detail



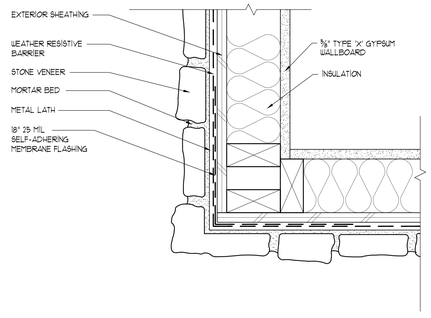
7 Horizonal Trim Band - Stone to Lap Siding Transition
Scale: 3" = 1'-0" Detail



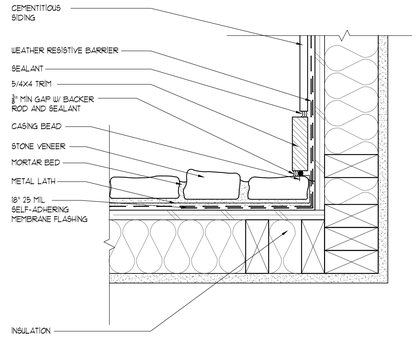
6 Outside Corner - Stone to Lap Transition
Scale: 3" = 1'-0" Detail



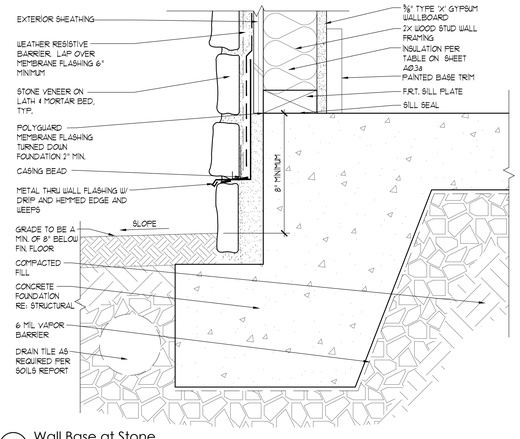
5 Typical Window Sill at Stone
Scale: 3" = 1'-0" Detail



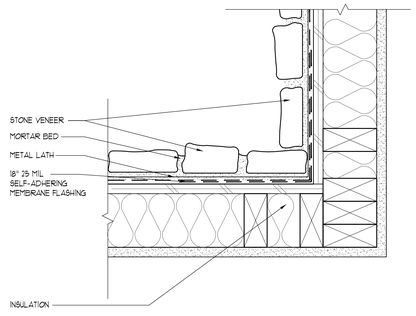
4 Outside Corner - Stone
Scale: 3" = 1'-0" Detail



3 Inside Corner - Stone to Siding Transition
Scale: 3" = 1'-0" Detail



2 Wall Base at Stone
Scale: 3" = 1'-0" Detail



1 Inside Corner - Stone
Scale: 3" = 1'-0" Detail

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSDETL
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

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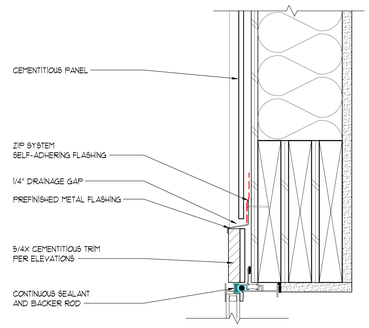
in Daleville, Virginia

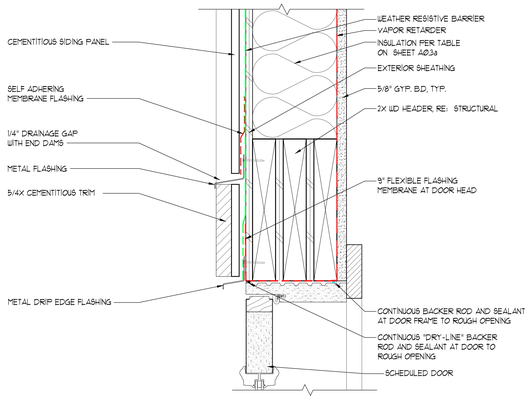
Drawing Title:
Stone Details

A5.0c

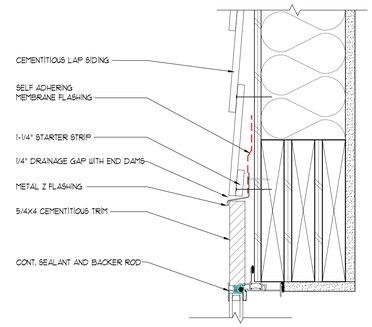
RELEASE FOR PERMIT



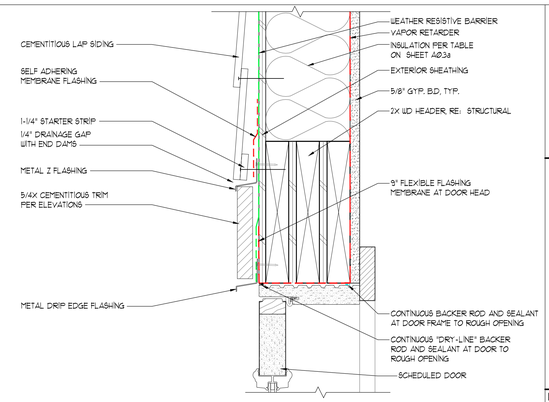
12 Window Head at Panel Siding
Scale: 3" = 1'-0" Detail



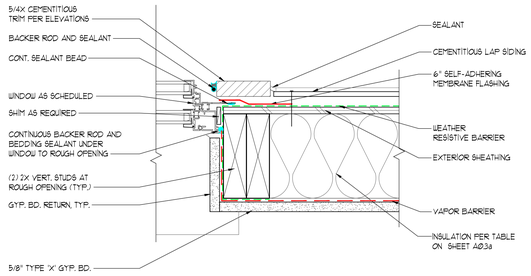
11 Door Head at Panel Siding
Scale: 3" = 1'-0" Detail



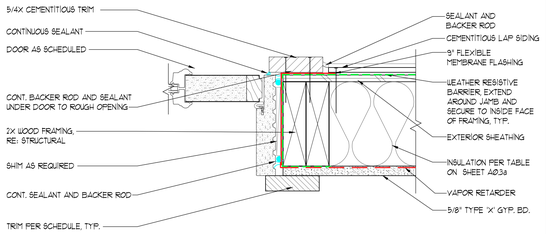
14 Window Head at Lap Siding
Scale: 3" = 1'-0" Detail



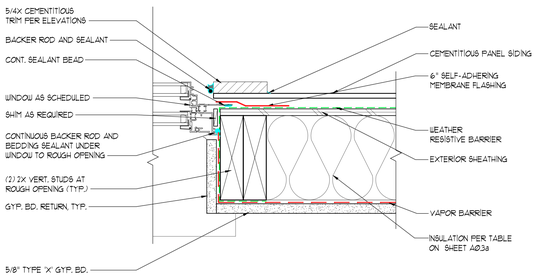
13 Door Head at Lap Siding
Scale: 3" = 1'-0" Detail



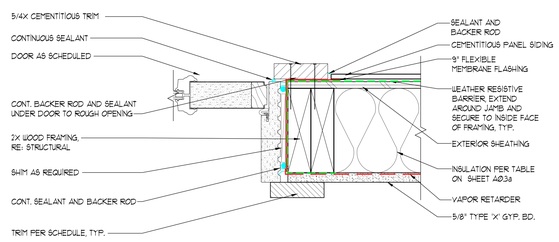
10 Window Jamb at Lap Siding
Scale: 3" = 1'-0" Detail



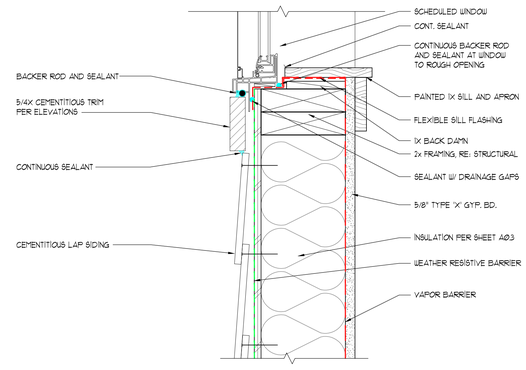
9 Door Jamb at Lap Siding
Scale: 3" = 1'-0" Detail



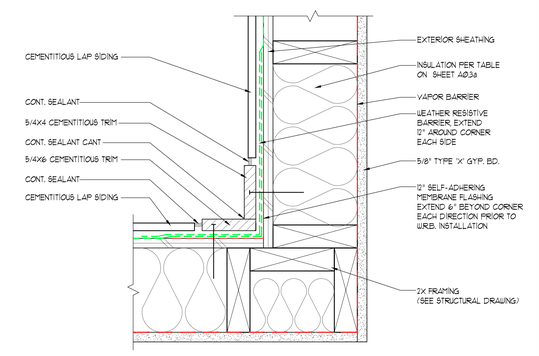
8 Window Jamb at Panel Siding
Scale: 3" = 1'-0" Detail



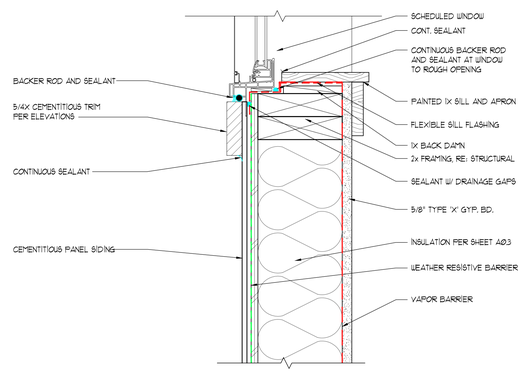
7 Door Jamb at Panel Siding
Scale: 3" = 1'-0" Detail



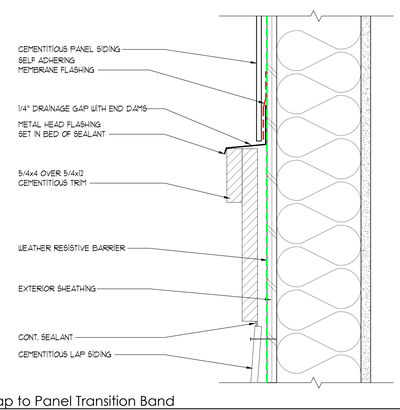
6 Window Sill at Lap Siding
Scale: 3" = 1'-0" Detail



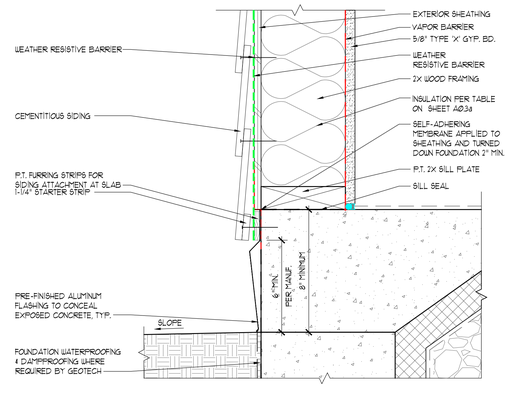
5 Inside Corner at Lap Siding
Scale: 3" = 1'-0" Detail



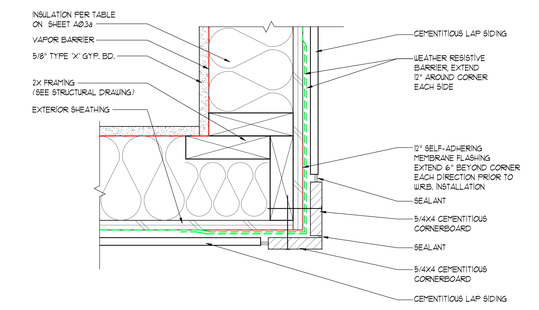
4 Window Sill at Panel Siding
Scale: 3" = 1'-0" Detail



3 Lap to Panel Transition Band
Scale: 3" = 1'-0" Detail



2 Wall Base at Brick Veneer (Grade)
Scale: 3" = 1'-0" Detail



1 Outside Corner at Lap Siding
Scale: 3" = 1'-0" Detail

Seal

COMMONWEALTH OF VIRGINIA
FOCL MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
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Daleville Town Center Apartments III

an Apartment Community by
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in Daleville, Virginia

Drawing Title:
Panel & Lap Details

A5.0d

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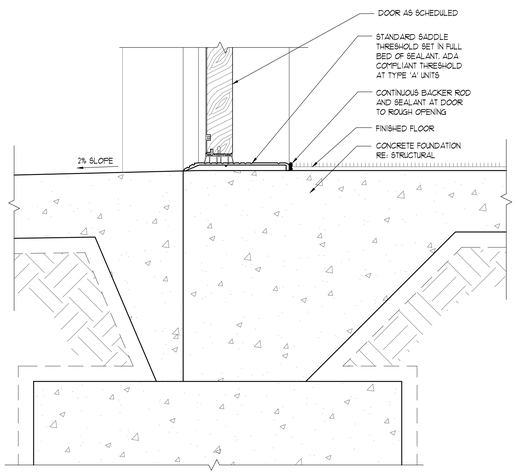
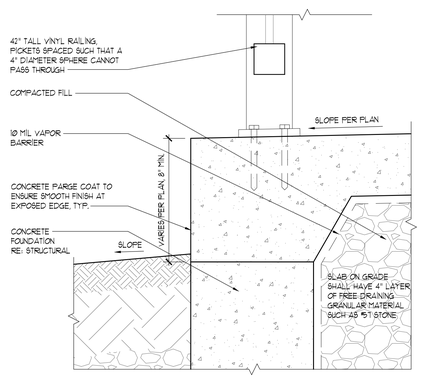
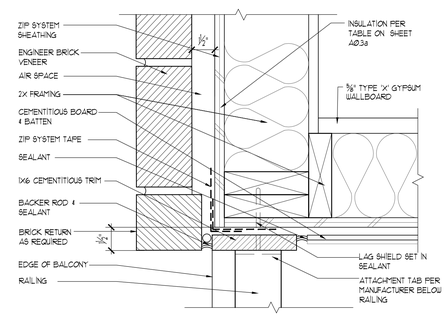


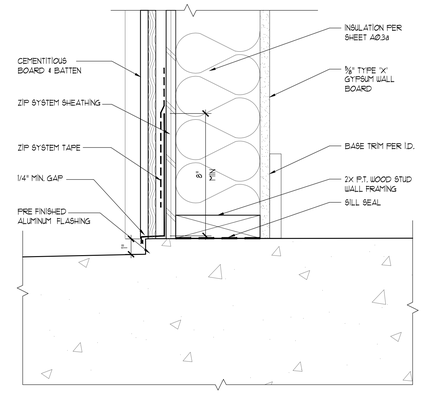
8 Typical Door Threshold at Concrete Slab
Scale: 3" = 1'-0" Detail



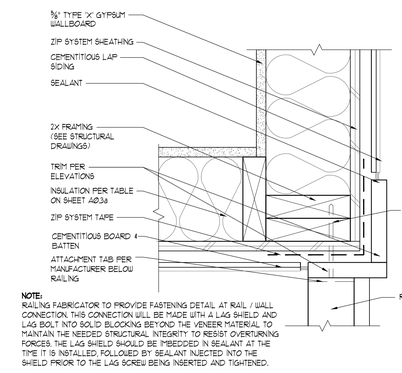
7 Concrete Patio Edge
Scale: 3" = 1'-0" Detail



6 Brick to Board & Batten Transition at Balcony
Scale: 3" = 1'-0" Detail

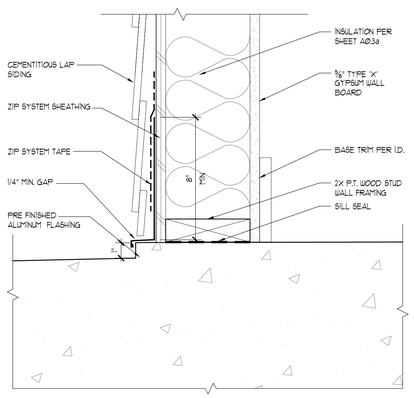


9 Wall Base at Concrete Patio - Board & Batten
Scale: 3" = 1'-0" Detail

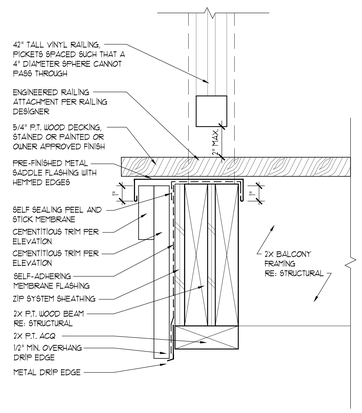


NOTE:
RAILING FABRICATOR TO PROVIDE FASTENING DETAIL AT RAIL / WALL CONNECTION. THIS CONNECTION WILL BE MADE WITH A LAG SHIELD AND LAG BOLT INTO SOLID BLOCKING BEYOND THE VENEER MATERIAL TO MAINTAIN THE NEEDED STRUCTURAL INTEGRITY TO RESIST OVERTURNING FORCES. THE LAG SHIELD SHOULD BE IMBEDDED IN SEALANT AT THE TIME IT IS INSTALLED, FOLLOWED BY SEALANT INJECTED INTO THE SHIELD PRIOR TO THE LAG SCREW BEING INSERTED AND TIGHTENED.

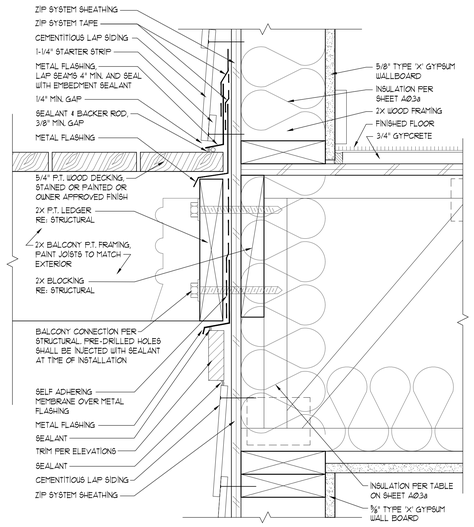
5 Lap Siding to Board & Batten Transition at Balcony
Scale: 3" = 1'-0" Detail



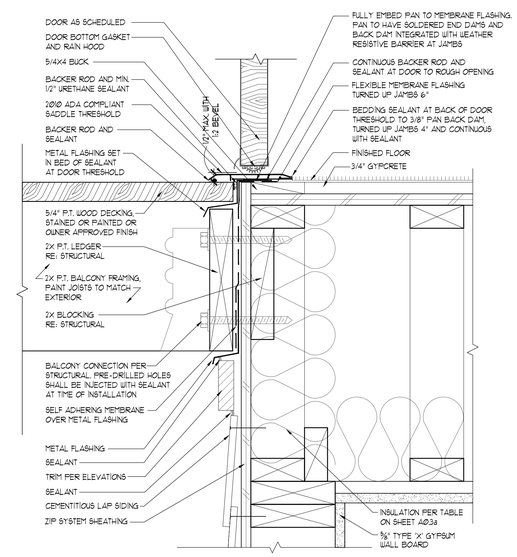
4 Wall Base at Concrete Patio - Lap Siding
Scale: 3" = 1'-0" Detail



3 Wood Balcony Edge
Scale: 3" = 1'-0" Detail



2 Exterior Wall at Wood Balcony - Lap Siding
Scale: 3" = 1'-0" Detail



1 Door Threshold at Wood Balcony - Lap Siding
Scale: 3" = 1'-0" Detail

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Balcony Details

A5.0e

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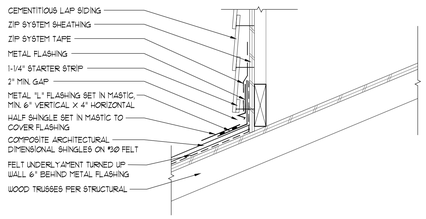
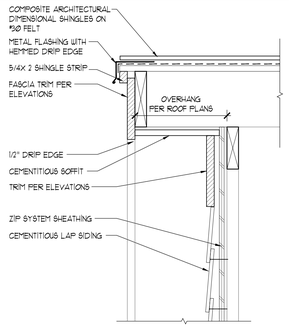
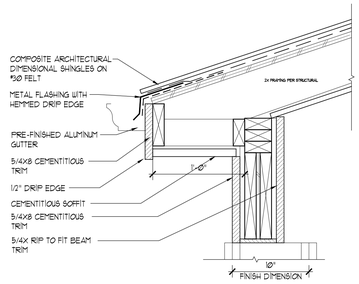


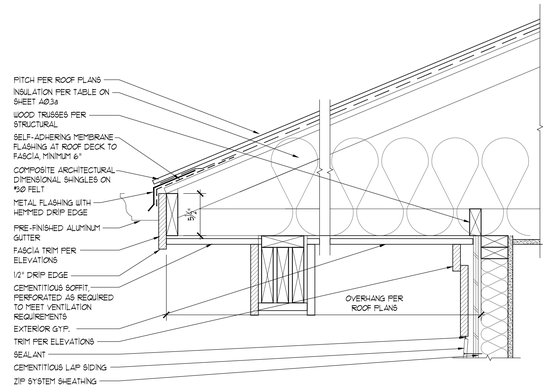
11 Gable Roof to Pitched Roof
Scale: 1-1/2" = 1'-0" Detail



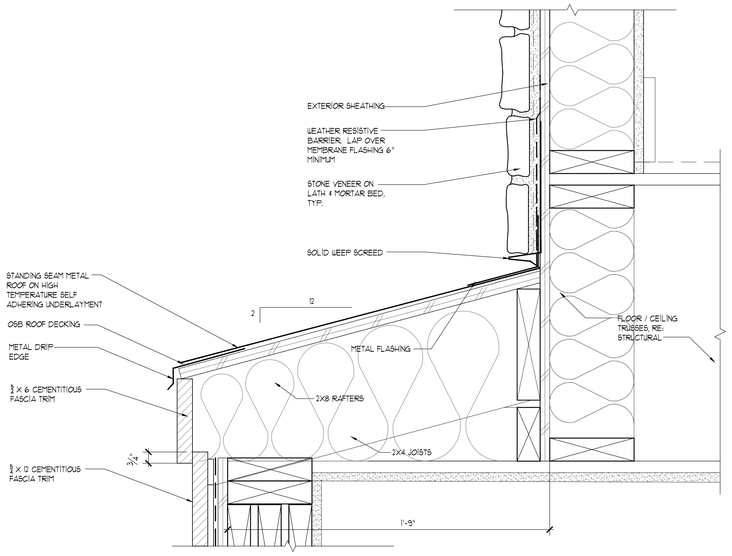
10 Typical Rake at Gable Roof
Scale: 1-1/2" = 1'-0" Detail



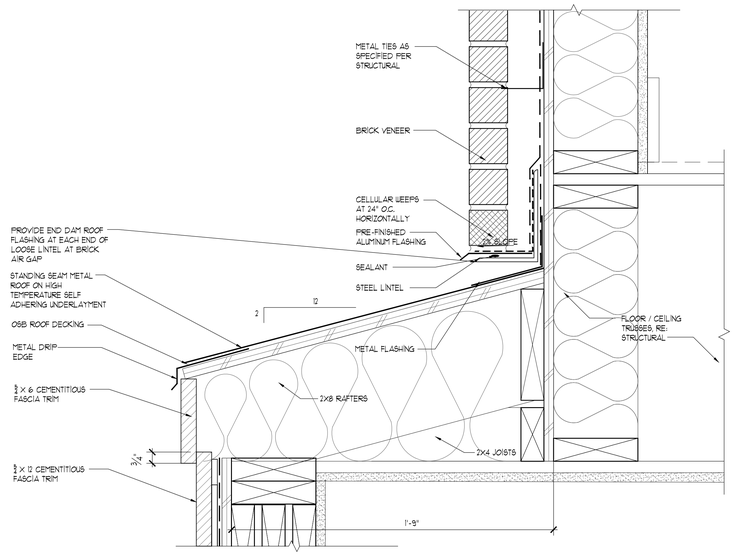
9 Typical Canopy @ Stair
Scale: 1-1/2" = 1'-0" Detail



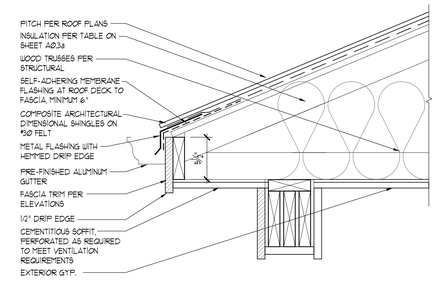
8 Typical Eave @ Balcony
Scale: 1-1/2" = 1'-0" Detail



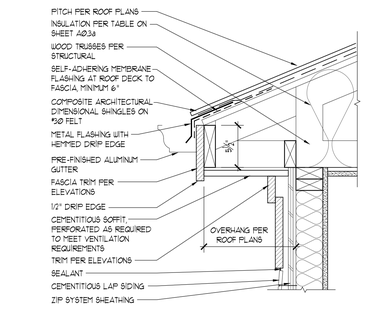
7 Eave at Box Bay at Stone
Scale: 3" = 1'-0" Detail



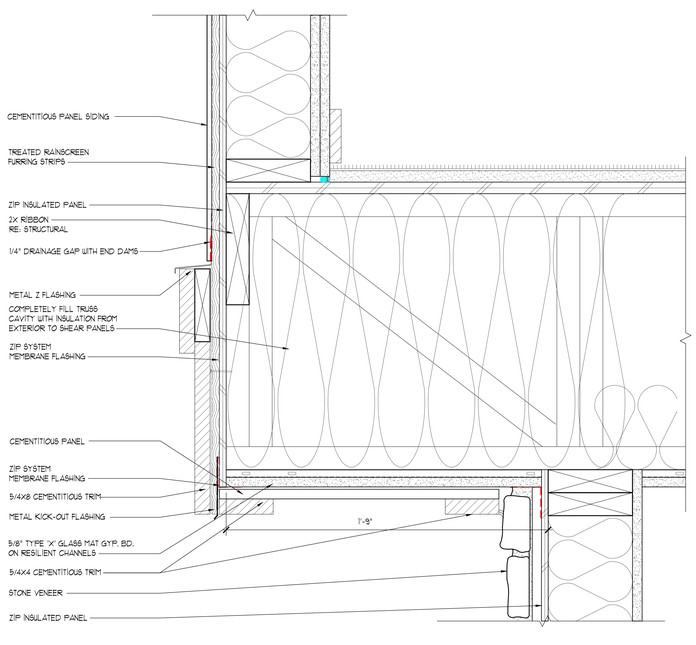
6 Eave at Box Bay at Brick
Scale: 3" = 1'-0" Detail



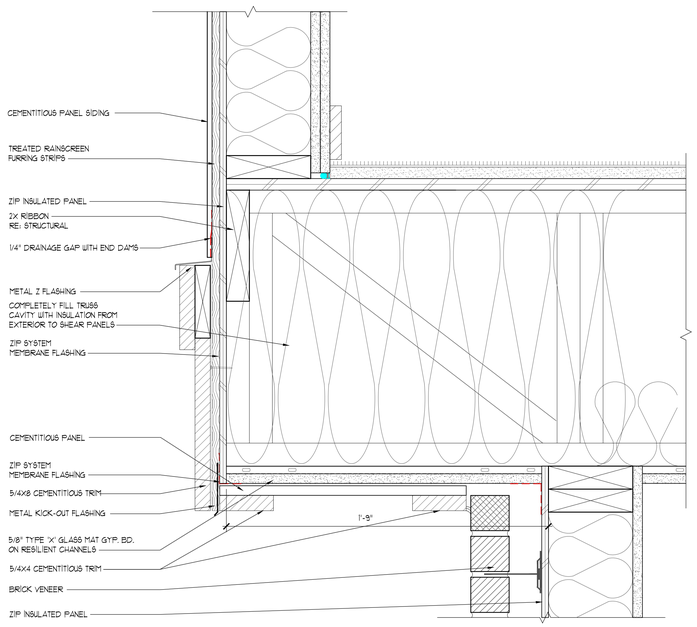
5 Typical Eave @ Stair
Scale: 1-1/2" = 1'-0" Detail



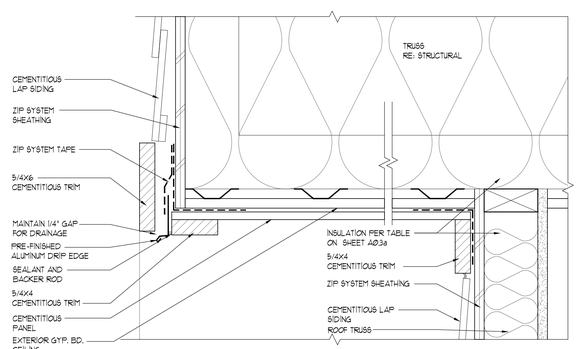
4 Typical Eave
Scale: 1-1/2" = 1'-0" Detail



3 Detail at Bottom of Bay at Stone
Scale: 3" = 1'-0" Detail



2 Detail at Bottom of Bay at Brick
Scale: 3" = 1'-0" Detail



1 Typical Top Balcony Ceiling Edge - Lap Siding
Scale: 3" = 1'-0" Detail

Seal

COMMONWEALTH OF VIRGINIA
FRANK MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSDETL
Drawn By:	PEC
Checked By:	FCL

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

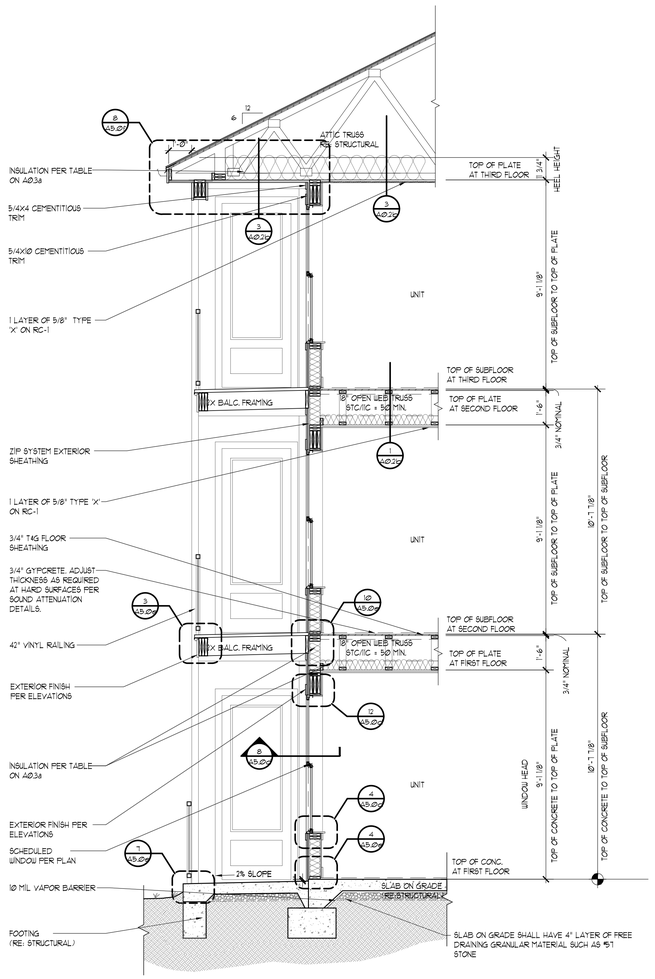
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Roof, Eave
& Transition Details

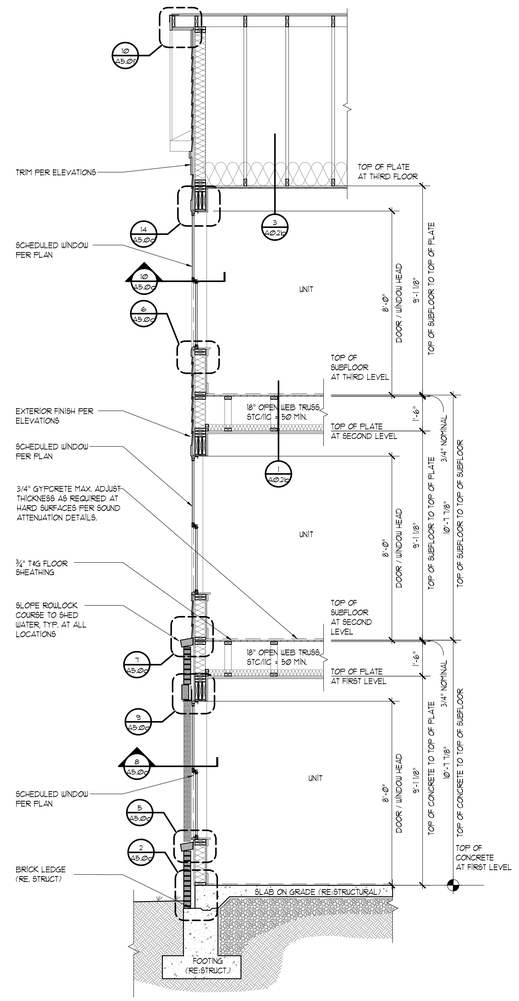
A5.0f

RELEASE FOR PERMIT

3 Partial Elevation
Scale: 3/8" = 1'-0"
Section



2 Typical Exterior Wall Section - Balcony
Scale: 3/8" = 1'-0"
Section



1 Typical Exterior Wall Section - Gable
Scale: 3/8" = 1'-0"
Section

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSWS
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Permit Release:
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Construction Release Set:
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Daleville Town Center Apartments III

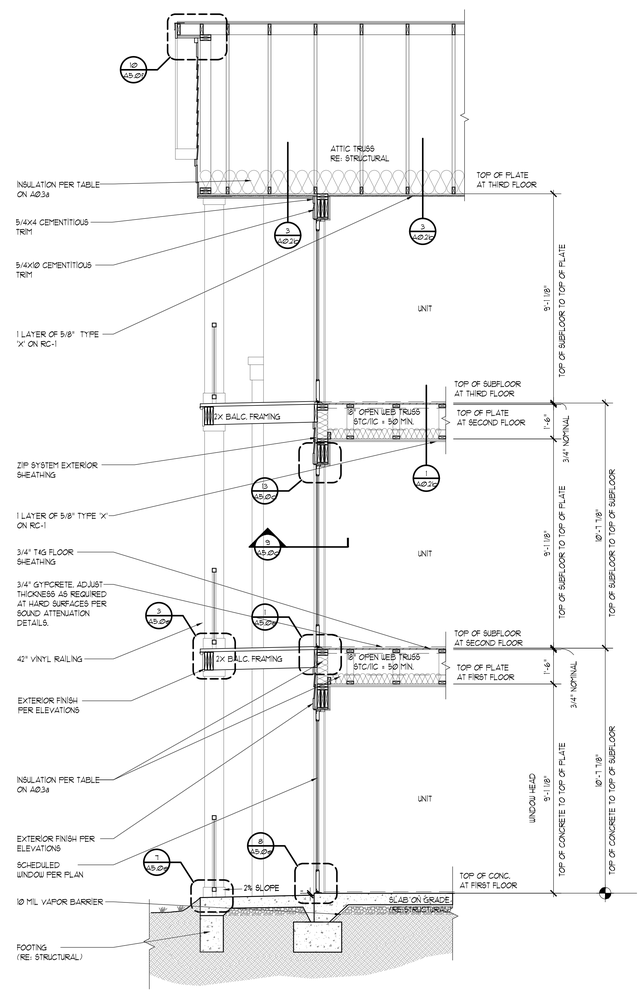
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Typical Exterior Wall Sections

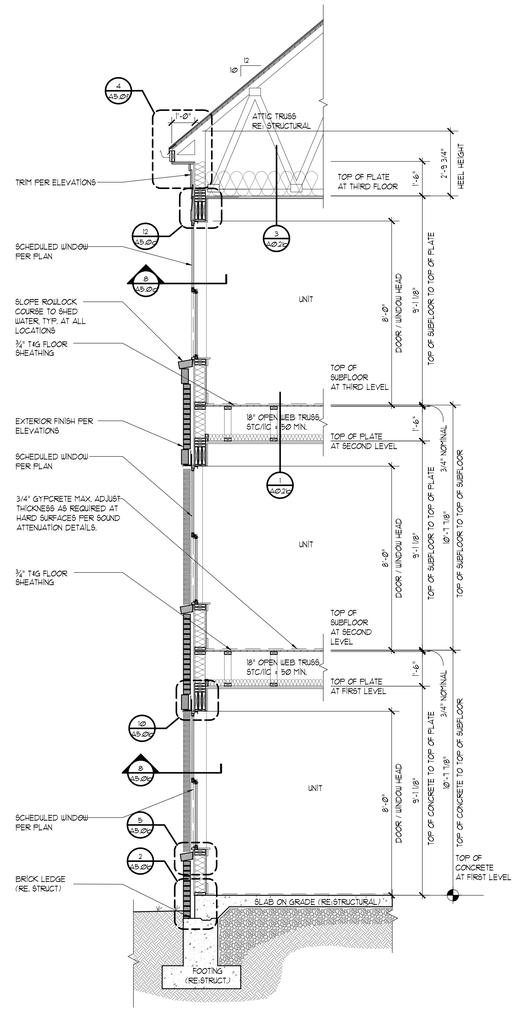
A5.1a

RELEASE FOR PERMIT

3 Partial Elevation
Scale: 3/8" = 1'-0"
Section



2 Typical Exterior Wall Section - Balcony
Scale: 3/8" = 1'-0"
Section



1 Typical Exterior Wall Section - Eave
Scale: 3/8" = 1'-0"
Section

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 040101493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
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Daleville Town Center Apartments III

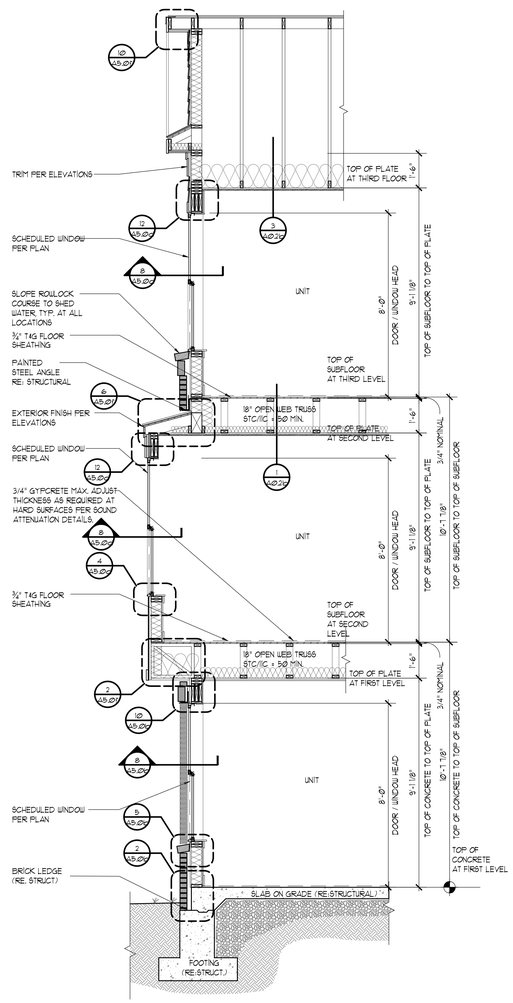
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Typical Exterior Wall Sections

A5.1b

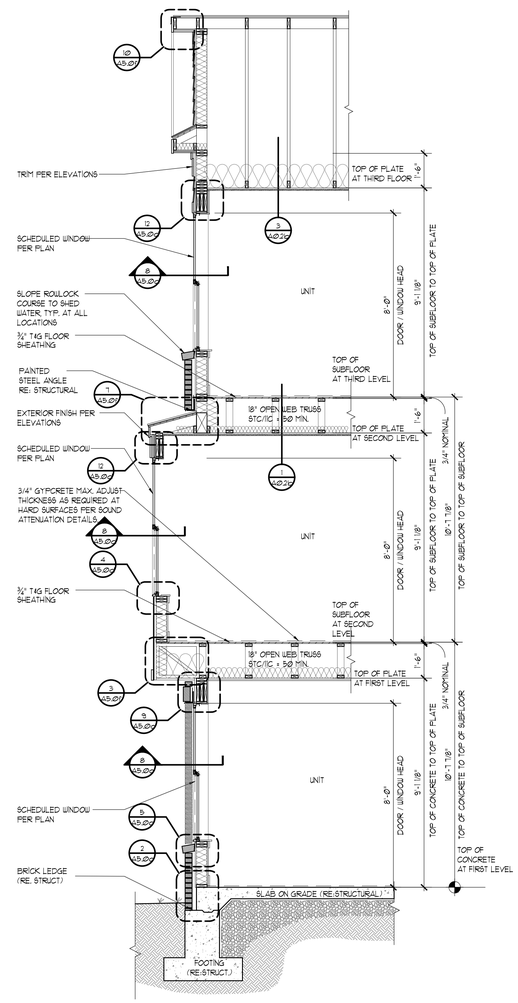
RELEASE FOR PERMIT

4 Partial Elevation
Scale: 3/8" = 1'-0"
Section



3 Typical Exterior Wall Section - Bay
Scale: 3/8" = 1'-0"
Section

2 Partial Elevation
Scale: 3/8" = 1'-0"
Section



1 Typical Exterior Wall Section - Bay
Scale: 3/8" = 1'-0"
Section

Seal

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
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Permit Release:
- February 19, 2026

Construction Release Set:
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Revisions

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ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

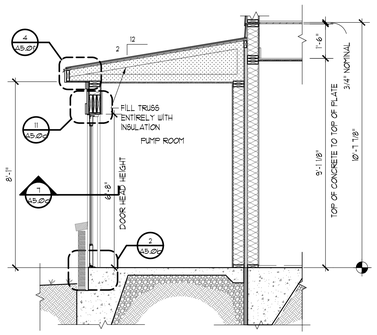
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Typical Exterior Wall Sections

A5.1c

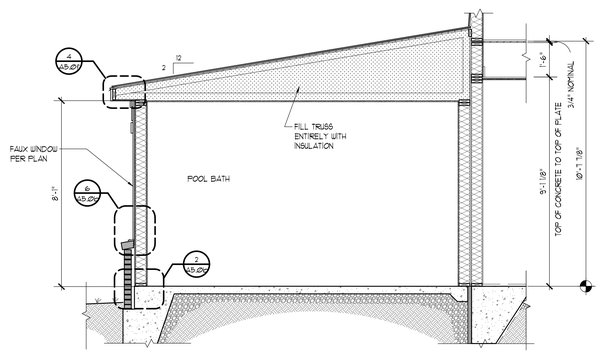
RELEASE FOR PERMIT

2 Partial Elevation
Scale: 3/8" = 1'-0" Section

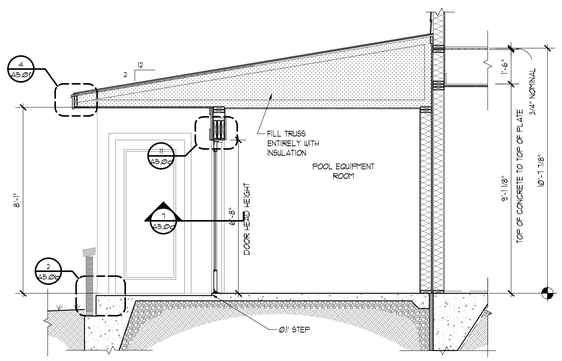


1 Typical Exterior Wall Section - Pump Room
Scale: 3/8" = 1'-0" Section

2 Partial Elevation
Scale: 3/8" = 1'-0" Section



1 Typical Exterior Wall Section - Pool Bath
Scale: 3/8" = 1'-0" Section



1 Typical Exterior Wall Section - Pool Equipment Room
Scale: 3/8" = 1'-0" Section

Seal

COMMONWEALTH OF VIRGINIA
MICHAEL R. POOLE
Lic No. 040101493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
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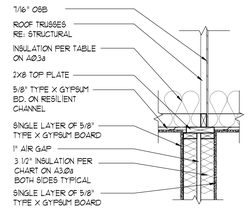
Daleville Town Center Apartments III
an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

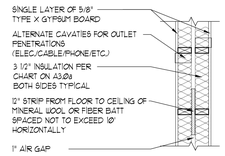
Drawing Title:
Typical Exterior Wall Sections

A5.1d

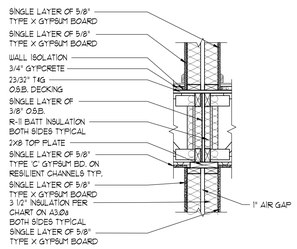
RELEASE FOR PERMIT



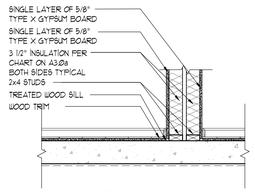
10 Ceiling at Tenant Separation
Scale: 3/4" = 1'-0" Details



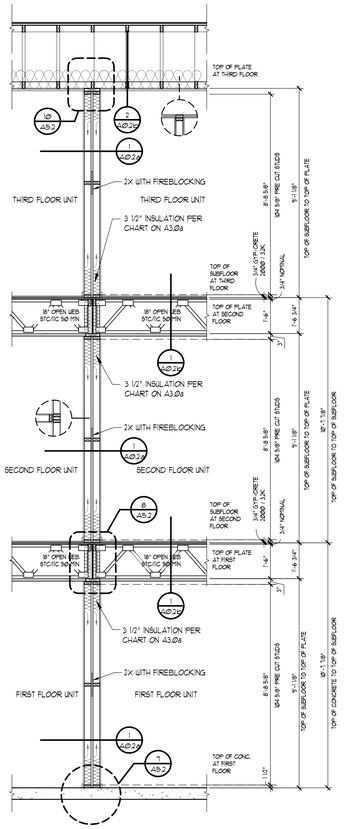
9 Plan at Tenant Separation
Scale: 3/4" = 1'-0" Plan



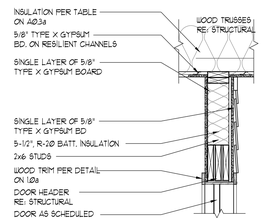
8 Floor Intersection at Tenant Separation
Scale: 3/4" = 1'-0" Details



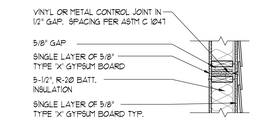
7 Base Plate at Tenant Separation
Scale: 3/4" = 1'-0" Details



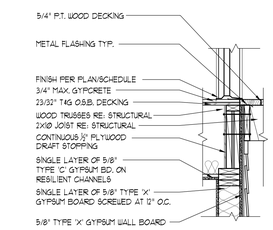
6 Typical Interior Tenant Separation
Scale: 3/8" = 1'-0" Sections



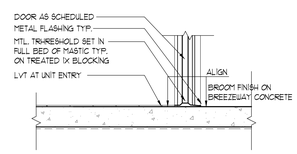
5 Ceiling at Corridor Wall
Scale: 3/4" = 1'-0" Detail



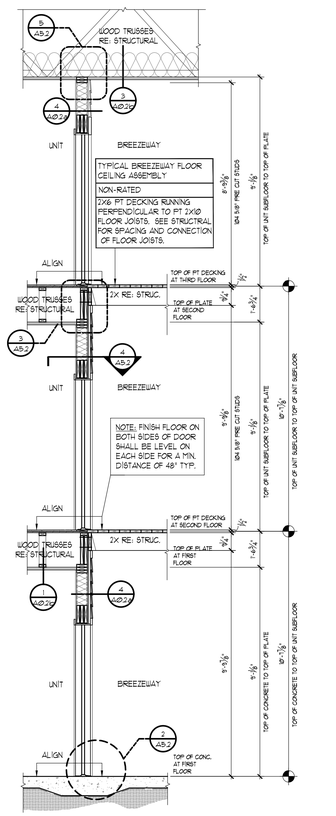
4 Expansion Joint at Corridor Wall
Scale: 3/4" = 1'-0" Detail



3 Floor Intersection at Corridor Wall
Scale: 3/4" = 1'-0" Detail



2 Base Plate at Corridor Wall
Scale: 3/4" = 1'-0" Detail



1 Typical Corridor Wall
Scale: 3/8" = 1'-0" Section

Seal

COMMONWEALTH OF VIRGINIA
FCL MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Typical Interior Wall Sections

A5.2

RELEASE FOR PERMIT

MISCALLANEOUS HARDWARE AND FIXTURES - AMENITIES

Fixture	Manufacturer	Model	Color	Description	
Changing Table	Koala Care	KB310-SSWM	Matte Black	Horizontal Surface Mount	
Partition	Bobrick	Model #2046	Terril (2297-58)	Floor to Ceiling Maximum Privacy	
Paper Towel Dispenser	Bobrick	B-9262.MBLK	Matte Black	Surface Mounted Paper Towel Dispenser	

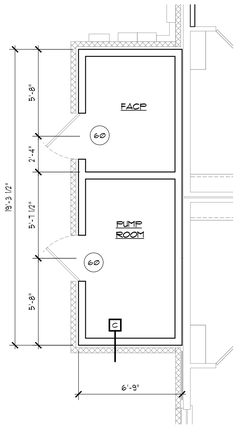
PUBLIC DOOR / HARDWARE SCHEDULE

Mark ○	Size: Pair / Triple	Size: Width	Size: Height	Size: Thickness	Type: Door Slab Type	Type: Insulated Hollow Metal	Type: Full Lite / Tempered	Type: Hollow Metal Half Louver	Type: Overhead Sectional	Type: Solid Wood	Type: Full Louvered Door	Elevation Mark 1.1/A6.1	Door Operation	Hardware: Swings	Hardware: Overhead	Hardware: Barn Door Hardware	Hardware: Door Hardware	Hardware: Passage	Hardware: Storeroom	Hardware: Keyed Lever	Hardware: Pull Lever	Hardware: Push Plate	Hardware: Deadbolt	Hardware: Closer	Hardware: Self Closing Hinges	Hardware: Integral Astragal	Hardware: Crash Bar	Hardware: Provided w/Door	Hardware: ADA Compliant Threshold	Hardware: Rain Hood	Hardware: Automatic Door Opener	Hardware: Privacy	Smoke Seal	Weather Stripping	Rating In Minutes > 90 is 'B' Label	Door Location
Typical Amenity Doors																																				
60		3'-0"	6'-8"	1-3/4"	●							a		●				●		●					●									●	45	Pump Room/Riser Room
61	PR	3'-0"	6'-8"	1-3/4"	●							b		●					●	●					●									●	N/A	POOL EQUIPMENT
62		3'-0"	6'-8"	1-3/8"	●							a		●						●					●				●					●	N/A	MEN'S / WOMEN'S RESTROOMS

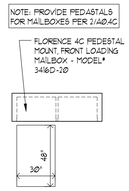
Wall Legend

Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A		Tenant Separation Wall	1	U-341	56 STC	OCF 488 1967	9 1/4" / 13 1/4"	1/A0.2a
B		Breezeway Wall	1	U-305	56 STC	N/A	VARIES	4/A0.2a
C		Exterior Bearing Wall	1	U-356	N/A	N/A	VARIES	2/A0.2a
D		Interior Bearing Wall	1	WP-3605	30-34 STC	OR 64-8, 2-4-64	4 7/8"	3/A0.2a

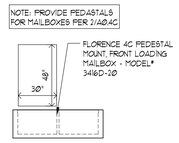
Notes:
1. All Tenant Separation Walls are Detail Mark "A" unless noted otherwise.
2. All Breezeway Walls are Detail Mark 'B' unless noted otherwise.
3. All Exterior Walls are Detail Mark "C" unless noted otherwise.
4. All Interior Bearing Walls are Detail Mark "D" unless noted otherwise.
5. All exterior walls and breezeway walls shall be 2x6.
6. Wall to be finished with cementitious siding, trim, and weather resistive barrier, indicated by line ---------
7. Other than Type A units where designated in A2 series and A0.4, all other ground-floor units connected to sidewalk by accessible route are Type B.
8. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the AOR.
9. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service area shall have a minimum IIC rating of 50 per VCC Section 1207.3.



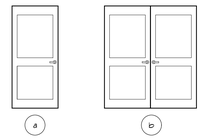
14 Buildings 1 & 2 - Pump Room/FACP
Scale 1/4" = 1'-0" Plan



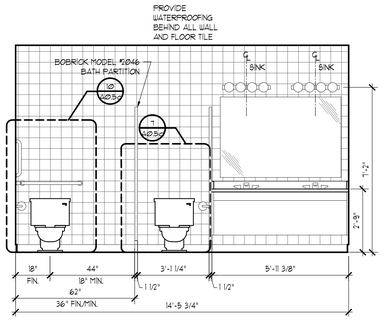
13 Buildings 2 - Mailboxes
Scale 1/4" = 1'-0" Plan



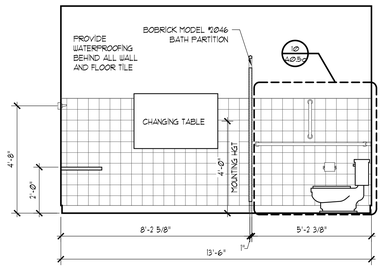
12 Buildings 1 - Mailboxes
Scale 1/4" = 1'-0" Plan



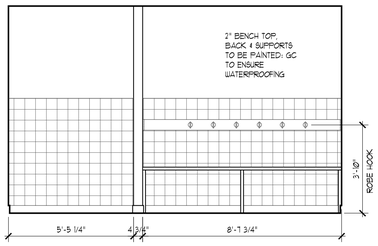
11 Door Elevations
NOT TO SCALE Elevation



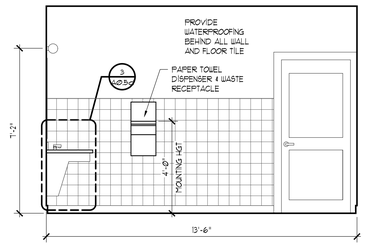
10 Women's Bathroom
Scale 3/8" = 1'-0" Elevation



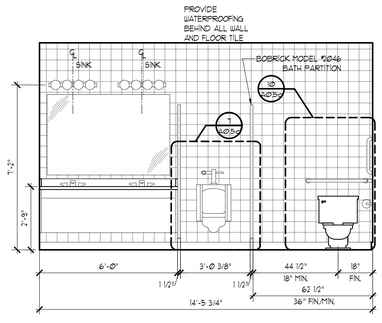
9 Women's Bathroom
Scale 3/8" = 1'-0" Elevation



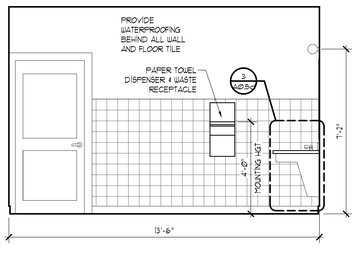
8 Women's Bathroom
Scale 3/8" = 1'-0" Elevation



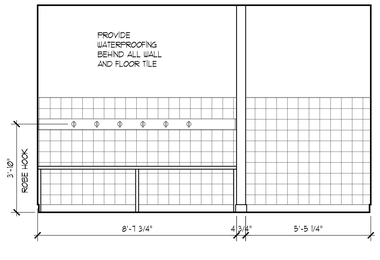
7 Women's Bathroom
Scale 3/8" = 1'-0" Elevation



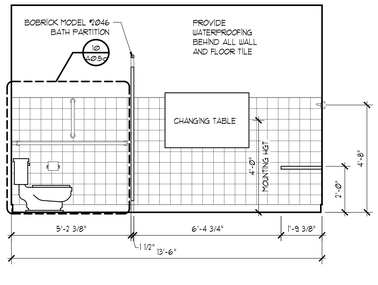
6 Men's Bathroom
Scale 3/8" = 1'-0" Elevation



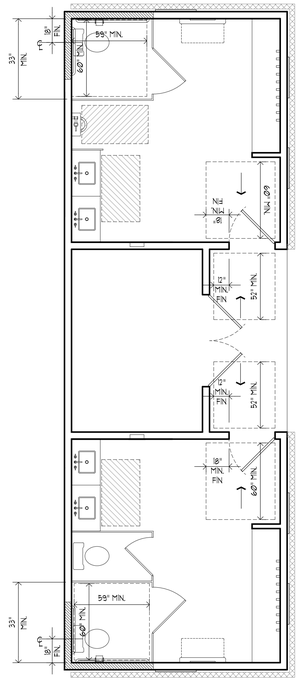
5 Men's Bathroom
Scale 3/8" = 1'-0" Elevation



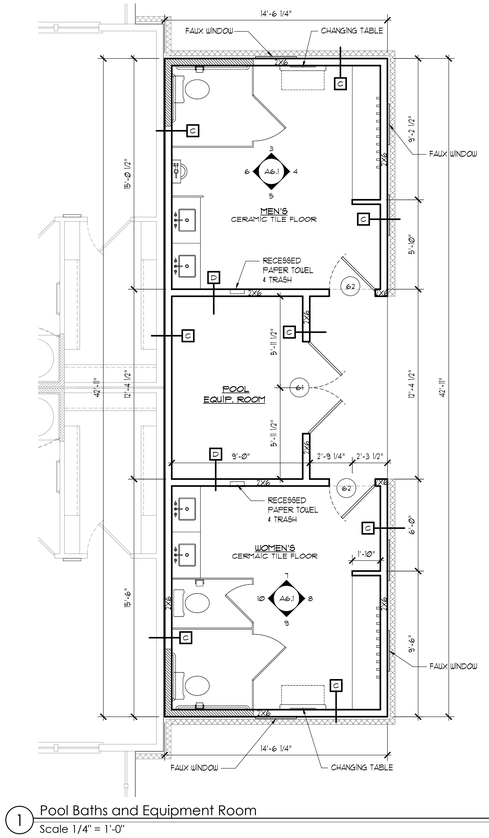
4 Men's Bathroom
Scale 3/8" = 1'-0" Elevation



3 Men's Bathroom
Scale 3/8" = 1'-0" Elevation



2 Pool Baths and Equipment Room - Mobility Features Diagram
Scale 1/4" = 1'-0" Plan



1 Pool Baths and Equipment Room
Scale 1/4" = 1'-0" Plan

Seal

COMMONWEALTH OF VIRGINIA
DAVID MICHAEL R. POOLE
Lic No. 0401011493
ARCHITECT

POOLE & POOLE ARCHITECTURE
4240 Park Place Court
Glen Allen, Virginia 23060
Telephone 804.225.0215
www.2pa.net

Project:	25015.00
CADD File:	MSAM
Drawn By:	PEC
Checked By:	DR

Permit Release:
- February 19, 2026

Construction Release Set:
-

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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Daleville Town Center Apartments III

an Apartment Community by
Daleville Town Center Apartments III, LLC
in Daleville, Virginia

Drawing Title:
Amenity
Enlarged Plans, Elevations
& Public Door Schedule

A6.1

RELEASE FOR PERMIT