

TUSCAN VILLA APARTMENTS BUILDING 2

507 VIA ROME DRIVE HARRISONBURG, VIRGINIA

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GENERAL NOTES

1. GENERAL CONTRACT CONDITIONS:

- A. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
 - B. OWNER: TUSCAN VILLAS, LLC
3138 PRESTON LAKE BLVD
HARRISONBURG, VIRGINIA
 - C. PROJECT: TUSCAN VILLA APARTMENTS
HARRISONBURG, VIRGINIA
 - D. CONTRACTORS: THE OWNER SHALL BE SIGNING MULTIPLE CONTRACTS FOR THE PURPOSE BUILDING THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE SURE THAT ALL OF HIS CONTRACTORS, SUBCONTRACTORS OR INDIVIDUAL TRADESMEN ARE LICENSED AND INSURED FOR CONTRACTING IN THE TRADE OR TRADES FOR WHICH THEY ARE PROVIDING WORK, OR TO PROVIDE INSURANCE FOR THEM IN THE ABSENCE OF THEIR OWN INSURANCE. NO UNINSURED CONTRACTORS, TRADESMEN OR WORKERS SHALL BE ALLOWED TO PERFORM SERVICES ON THIS PROJECT.
 - E. CONTRACT FORMS: AIA FORM A107 2007, ABBREVIATED STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, OR OTHER AS DEEMED APPROVED BY OWNER & CONTRACTOR.
 - F. ARCHITECTS AND ENGINEERS PROVIDING THESE AND OTHER DOCUMENTS FOR CONSTRUCTION HAVE LIMITED SCOPES OF RESPONSIBILITIES RELATED TO THE PRODUCTION OF THESE DOCUMENTS AND SERVICES FOR THIS PROJECT OVERALL.
 - 1) APR'S SERVICES ARE LIMITED TO PRODUCING A SET OF DESIGN AND CONSTRUCTION DRAWINGS FOR THE ARCHITECTURAL PORTION OF THIS PROJECT & SUPPLEMENTAL STRUCTURAL & MECHANICAL WORK.
 - 2) APR'S DRAWINGS AND SPECIFICATIONS ON THE ARCHITECTURAL PORTION OF THIS PROJECT ARE PRODUCED IN A MANNER AND LEVEL OF DETAIL APPROPRIATE FOR THE OWNER'S USE IN GIVING THEM TO A GENERAL CONTRACTOR FOR A PACKAGE APPROACH TO THE CONTRACT FOR CONSTRUCTION OF THIS PROJECT. THEREFORE, NOT ALL DETAILS AND INFORMATION NECESSARY TO COVER ALL WORK REQUIRED TO BUILD THIS PROJECT ARE SHOWN HEREIN.
 - 3) APR DOES NOT HAVE SUPERVISORY CONTROL OVER ANY ONE OR ALL OF THE CONSTRUCTION SERVICE AND PRODUCT PROVIDERS ON THIS PROJECT AND CAN IN NO WAY TAKE RESPONSIBILITY FOR THEIR ACTIONS, MISTAKES, ERRORS OR OMISSIONS.
 - G. APR ASSOCIATES, PC PROVIDING THESE DOCUMENTS FOR CONSTRUCTION AND WORK RELATED TO THIS PROJECT DO NOT HAVE RESPONSIBILITY FOR FULL CONSTRUCTION PHASE RELATED SERVICES. ANY NEED FOR INPUT FROM EITHER THE ARCHITECT OR THE ENGINEERS ON THIS PROJECT DURING CONSTRUCTION CAN BE PROVIDED FOR AN ADDITIONAL HOURLY RATE FEE UPON AGREEMENT OF ALL PARTIES CONCERNED.
2. PRICE AND PAYMENT PROCEDURES: IT IS THE RESPONSIBILITY OF THE OWNER AND HIS CONTRACTORS TO WORK OUT ALL PRICE AND PAYMENT ISSUES RELATED TO THEIR CONTRACTS INCLUSIVE OF BUT NOT LIMITED TO THE FORMS AND USE OF FORMS TO ACHIEVE INTERIM AND FINAL LIEN WAIVERS AND RELEASES FOR LIABILITY FOR PAYMENT. PAYMENT SHALL BE APPLIED FOR AND MADE MONTHLY BASED ON ACTUAL PROGRESS IN PLACE, MINUS A 10% RETAINAGE THAT THE OWNER WILL WITHHOLD DURING CONSTRUCTION. PAYMENT OF RETAINAGE CAN BE APPLIED FOR 30 DAYS AFTER SUBSTANTIAL COMPLETION AND WILL BE PAID WITHIN 15 DAYS OF ARCHITECT CERTIFICATION.
 3. QUALITY REQUIREMENTS: IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO PROVIDE PRODUCTS AND WORK AS REQUIRED TO MEET THE QUALITY REQUIREMENTS OF THE PLANS, SPECIFICATIONS, CODES, LAWS OR OTHER ORDINANCES, WHICHEVER IS GREATEST IN ITS REQUIREMENTS.
 4. PRODUCT REQUIREMENTS: ALL PRODUCTS UTILIZED ON THIS PROJECT SHALL MEET THE APPROVAL OF BOTH THE OWNER AND THE ARCHITECT AND SHALL MEET OR EXCEED ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES. IT IS UP TO THE CONTRACTOR AND HIS PRIMARY MAJOR SUBS (ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION, ALARM, ETC) TO BE SURE THEIR RESPECTIVE SYSTEMS ARE DESIGNED AND INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS. IF IT IS DETERMINED THAT ANY ONE OF THE ABOVE NOTED AUTHORITIES OVER THE PRODUCT CHOICE DOES NOT APPROVE OF A PRODUCT USED OR ITS METHODS OF INSTALLATION, IT IS NECESSARY TO PROVIDE REMEDY TO THAT DEFICIENCY.
 5. REVIEW OF CONTRACT SCOPE OF WORK DOCUMENTS AND FIELD CONDITIONS: THE ARCHITECT AND ENGINEERS DO NOT WARRANT THESE DRAWINGS TO REFLECT ALL CONDITIONS RELEVANT TO THE WORK DESCRIBED HEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITIES TO REVIEW THESE DOCUMENTS AND COMPARE THESE DOCUMENTS TO THE EXISTING CONDITIONS IN THE FIELD, TAKING FIELD MEASUREMENTS RELATED TO EACH AND EVERY PORTION OF THE WORK, ADJUSTING THEIR WORK TO COMPENSATE FOR ACTUAL CONDITIONS AND DIMENSIONS AS DETERMINED ON SITE. THESE OBSERVATIONS AND CONFIRMATIONS OF EXISTING FIELD CONDITIONS ARE FOR PURPOSES OF DETERMINING THE FULL SCOPE OF WORK NECESSARY FOR CONTRACTORS TO TAKE INTO ACCOUNT AS REQUIRED FOR THE SUCCESSFUL THOROUGH COMPLETION OF THIS PROJECT.
 6. SUPERVISION AND CONSTRUCTION PROCEDURES: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE CONTROL OVER AND TAKE RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE VARIOUS CONTRACTS NECESSARY FOR THE COMPLETION OF THIS PROJECT IN A SAFE AND ORDERLY MANNER.
 7. MATERIALS: ALL MATERIALS SHALL BE DELIVERED, HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS A MINIMUM STANDARD. SUBSTITUTIONS OF MATERIALS SHALL ONLY BE ALLOWED WITH THE APPROVAL OF THE OWNER AND THE ARCHITECT.
 8. PERMITS AND FEES: THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL APPLICABLE PERMITS RELATED TO THIS PROJECT.
 - A. GENERAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING LOCAL MUNICIPALITY POLICY RELATED TO MAINTAINING VALID PERMIT STATUS, INCLUSIVE OF BUT NOT LIMITED TO COMMUNICATIONS AND REQUESTS FOR INSPECTIONS AND MUNICIPALITY PRESCRIBED FREQUENCIES AND SEQUENCES OR RISK PERMIT STATUS BECOMING EXPIRED. PERMIT EXPIRATION CARRIES WITH IT THE RISK OF THE COST OF TIME AND FEES TO THE PROJECT AND THE OWNER IN THE EVENT APPLICATION AND REVIEW OF REVISED PLANS ARE REQUIRED TO ACQUIRE A NEW PERMIT.
 9. CLEAN UP: THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY THE OPERATIONS UNDER THE SCOPE OF WORK AS DESCRIBED HEREIN. AT COMPLETION OF THE WORK ALL WASTE MATERIALS, RUBBISH, CONTRACTORS' TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND LAWS.
 10. SUBSTANTIAL COMPLETION: THIS IS THE STAGE IN THE PROGRESS OF THE WORK WHEN THE WORK OR DESIGNATED PORTION THEREOF IS SUFFICIENTLY COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SO THAT THE OWNER CAN OCCUPY AND UTILIZE THE SPACE AND ITS WORK FOR ITS INTENDED USE.

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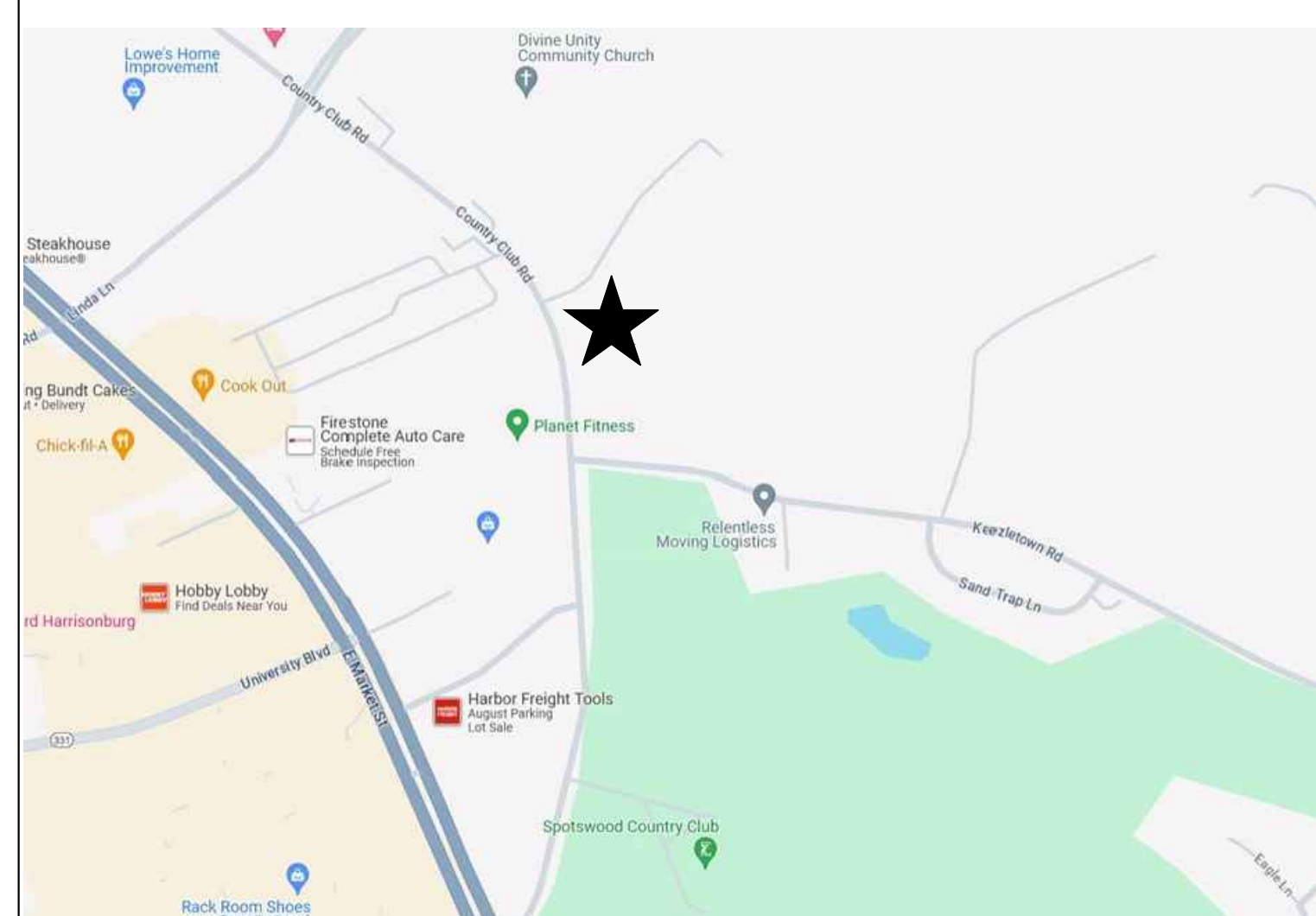
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VICINITY MAP

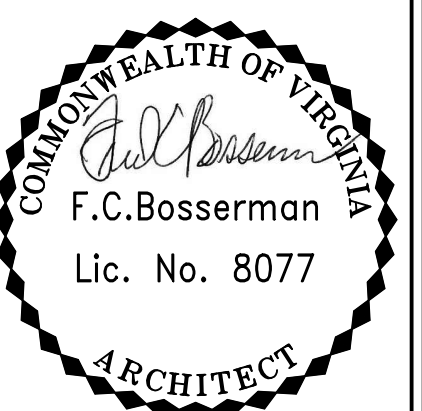


TUSCAN VILLA APARTMENTS
BUILDING 2 - FIELD DIRECTIVE 5

507 VIA ROME DRIVE
HARRISONBURG, VIRGINIA

COVER SHEET

Scale: N/A



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Project: 25019
File: 25019-G01 COVER SHEET.DWG

Drawing History:
Field Directive 5 04/27/2026



**286 East Market Street
Harrisonburg, Virginia
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Sheet Number:

GO.1

Sheet No.: 1 of 17

NOTICE: DRAWINGS PLOTTED FROM ADOBE READER PDF FILES ARE NOT 100% TO SCALE, THEREFORE DO NOT SCALE OFF SUCH DRAWINGS.

BUILDING CODE REVIEW: 2021 VIRGINIA CONSTRUCTION CODE

THE 2021 VIRGINIA CONSTRUCTION CODE (2021 VCC) IS THE CODE OF RECORD FOR THIS PROJECT. THE FOLLOWING INFORMATION INCLUDED, BUT NOT LIMITED TO, IS APPLICABLE TO THIS PROJECT AND IS COPIED DIRECTLY FROM THE 2021 VCC AND IS PRODUCED FOR PURPOSES OF APR ASSOCIATES DESIGN AND DETAILING PROCESS. THE FOLLOWING EXCERPTS FROM THE 2021 VCC ARE SUBSEQUENTLY REQUIREMENTS OF THE GENERAL CONTRACTOR' SCOPE OF WORK AND ALL SUBCONTRACTOR'S SCOPE OF WORK, AS ARE ANY AND ALL APPLICABLE PORTIONS OF THE CODE NOT INCLUDED HEREIN.

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

SECTION 302: CLASSIFICATION
302.1 GENERAL LINE ITEM 6: RESIDENTIAL (SEE SECTION 310): GROUP R-2

SECTION 310: RESIDENTIAL GROUP R
310.1 RESIDENTIAL GROUP R. RESIDENTIAL GROUP R INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR SLEEPING PURPOSES WHEN NOT CLASSIFIED AS AN INSTITUTIONAL GROUP I OR WHEN NOT REGULATED BY THE INTERNATIONAL RESIDENTIAL CODE.
310.3 RESIDENTIAL GROUP R-2. RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE NOT PRIMARILY TRANSIENT.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420: GROUPS I-1, R-1, R-2, R-3 AND R-4
420.1 GENERAL. OCCUPANCIES IN GROUPS I-1, R-1, R-2, R-3 AND R-4 SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 420.1 THROUGH 420.11 AND OTHER APPLICABLE PROVISIONS OF THIS CODE.
420.2 SEPARATION WALLS. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
420.3 HORIZONTAL SEPARATION. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.
420.4 AUTOMATIC SPRINKLER SYSTEM. GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. GROUP I-1 OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.6. QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.
420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS. FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP I-1, R-1 AND R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8 AND 907.2.9, RESPECTIVELY. SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS I-1, R-2, R-3 AND R-4 IN ACCORDANCE WITH SECTION 907.2.11.
420.10 GROUP R COOKING FACILITIES. IN GROUP R OCCUPANCIES, COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 917.2 OF THE INTERNATIONAL MECHANICAL CODE.

CHAPTER 5: GENERAL BUILDINGS HEIGHTS AND AREA

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

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
OCCUPANCY CLASSIFICATION: R-2, TYPE OF CONSTRUCTION: 513R TYPE VB - 60 FEET
BUILDING HEIGHT ABOVE GRADE PLANE: 36 FEET

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

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
OCCUPANCY CLASSIFICATION: R-2, TYPE OF CONSTRUCTION: 513R TYPE VB - 3 STORIES
NUMBER OF STORIES ABOVE GRADE PLANE: 3 STORIES

SECTION 506: BUILDING AREA
506.1 GENERAL. THE FLOOR AREA OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING AND THE AMOUNT OF BUILDING FRONTAGE ON PUBLIC WAY OR OPEN SPACE.

506.2 ALLOWABLE AREA DETERMINATION. THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 506.2.1 THROUGH 506.2.4 AND SECTION 506.3.

506.2.1 SINGLE-OCCUPANCY BUILDINGS. THE ALLOWABLE AREA OF EACH STORY OF A SINGLE-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-1:
EQUATION 5-1: $(7,000 + (7,000 \times .25)) = 12,250$
ALLOWABLE AREA OF EACH STORY = 12,250 SQ. FT.

STORIES ABOVE GRADE	
MAIN FLOOR:	GROSS: 1,685 SQ. FT.
SECOND FLOOR:	GROSS: 1,700 SQ. FT.
THIRD FLOOR:	GROSS: 1,700 SQ. FT.

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

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

506.3.2 MINIMUM FRONTAGE DISTANCE. TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, THE PUBLIC WAY OR OPEN SPACE ADJACENT TO THE BUILDING PERIMETER SHALL HAVE A MINIMUM DISTANCE (W) OF 20 FEET (60% M²) MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE.
2. THE ENTIRE WIDTH OF A STREET, ALLEY OR PUBLIC WAY.
3. THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY.

THE FRONTAGE INCREASE SHALL BE BASED ON THE SMALLEST PUBLIC WAY OR OPEN SPACE THAT IS 20 FEET (60% M²) OR GREATER, AND THE PERCENTAGE OF BUILDING PERIMETER HAVING A MINIMUM 20 FEET (60% M²) PUBLIC WAY OR OPEN SPACE.

506.3.3 AMOUNT OF INCREASE. THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 506.3.3.

TABLE 506.3.3 FRONTAGE INCREASE FACTOR
PERCENTAGE OF BUILDING PERIMETER: 25 TO LESS THAN 50, OPEN SPACE 30 OR GREATER: .25

CHAPTER 6: TYPES OF CONSTRUCTION

SECTION 602: CONSTRUCTION CLASSIFICATION
602.1 GENERAL. BUILDINGS AND STRUCTURES ERRECTED OR TO BE ERRECTED, ALTERED OR EXTENDED IN HEIGHT OR AREA SHALL BE CLASSIFIED IN ONE OF THE FIVE CONSTRUCTION TYPES DEFINED IN SECTIONS 602.2 THROUGH 602.5. THE BUILDING ELEMENTS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 601 AND EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 705.5, WHERE REQUIRED TO HAVE A FIRE-RESISTANCE RATING BY TABLE 601. BUILDING ELEMENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 703.2. THE PROTECTION OF OPENINGS, DUCTS AND AIR TRANSFER OPENINGS IN BUILDING ELEMENTS SHALL NOT BE REQUIRED UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE.

TABLE 601 FIRE- RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS): TYPE VB	
PRIMARY STRUCTURAL FRAME	0 HOUR (SEE SECTION 202)
BEARING WALLS - EXTERIOR	0 HOUR (SEE TABLE 705.5 AND SECTION 704.10)
BEARING WALLS - INTERIOR	0 HOUR
NONBEARING WALLS - EXTERIOR	(SEE TABLE 705.5)
NONBEARING WALLS - INTERIOR	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR

602.5 TYPE V. TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

SECTION 705: EXTERIOR WALLS
705.5 FIRE-RESISTANCE RATINGS. EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 601, BASED ON THE TYPE OF CONSTRUCTION, AND TABLE 705.5, BASED ON THE FIRE SEPARATION DISTANCE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
FIRE SEPARATION DISTANCE: MORE THAN 30 FEET,TYPE OF CONSTRUCTION: VB, OCCUPANCY: R-2, FIRE-RESISTANCE RATING: 0

SECTION 708: FIRE PARTITIONS
708.1 GENERAL. THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. SEPARATION WALLS AS REQUIRED BY SECTION 420.2 FOR GROUP I-1 AND GROUP R OCCUPANCIES.
7. WALLS SEPARATING DWELLING AND SLEEPING UNITS IN GROUPS R-1 AND R-2 IN ACCORDANCE WITH SECTIONS 907.2.8.1 AND 907.2.9.1.

708.2 MATERIALS. THE WALLS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.

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

EXCEPTIONS:
2. DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPES IIB, IIB AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.H.

708.4 CONTINUITY. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING:
1. THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.
2. THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION

SECTION 711: FLOOR AND ROOF ASSEMBLIES
711.2 HORIZONTAL ASSEMBLIES. HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTIONS 711.2.1 THROUGH 711.2.6.

711.2.2 CONTINUITY. ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT AS PERMITTED BY THIS SECTION AND SECTION 712.

711.2.3 SUPPORTING CONSTRUCTION. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED.
EXCEPTION: IN BUILDINGS OF TYPE IIB, IIB OR VB CONSTRUCTION, THE CONSTRUCTION SUPPORTING THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED AT THE FOLLOWING:
1. HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF INCIDENTAL USES AS SPECIFIED BY TABLE 504.1 PROVIDED THAT THE REQUIRED FIRE-RESISTANCE RATING DOES NOT EXCEED 1 HOUR.
2. HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF DWELLING UNITS AND SLEEPING UNITS AS REQUIRED BY SECTION 420.3.

711.2.4 FIRE-RESISTANCE RATING. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTIONS 711.2.4.1 THROUGH 711.2.4.6 BUT SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION.

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

EXCEPTION-HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS SHALL BE NOT LESS THAN 1/2-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IN A BUILDING OF TYPES IIB, IIB AND VB CONSTRUCTION, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.H

SECTION 714: PENETRATIONS

714.1 SCOPE. THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND METHODS OF CONSTRUCTION USED TO PROTECT THROUGH PENETRATIONS AND MEMBRANE PENETRATION OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANCE-RATED WALL ASSEMBLIES.

714.1.1 DUCTS AND AIR TRANSFER OPENINGS. PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS BY DUCTS THAT ARE NOT PROTECTED WITH DAMPERS SHALL COMPLY WITH SECTIONS 714.1 THROUGH 714.4.3. PENETRATIONS OF HORIZONTAL ASSEMBLIES NOT PROTECTED WITH A SHAFT AS PERMITTED BY SECTION 717.4, AND NOT REQUIRED TO BE PROTECTED WITH FIRE DAMPERS BY OTHER SECTIONS OF THIS CODE, SHALL COMPLY WITH SECTIONS 714.5 THROUGH 714.6.2. DUCTS AND AIR TRANSFER OPENINGS THAT ARE PROTECTED WITH DAMPERS SHALL COMPLY WITH SECTION 717.

714.4 FIRE-RESISTANCE-RATED WALLS. PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS SHALL COMPLY WITH SECTIONS 714.4.1 THROUGH 714.4.3. PENETRATIONS IN SMOKE BARRIER WALLS SHALL ALSO COMPLY WITH SECTION 714.5.4.

714.4.1 THROUGH PENETRATIONS. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.4.1.1 OR 714.4.1.2.

714.4.1.1 FIRE-RESISTANCE-RATED ASSEMBLIES. THROUGH PENETRATIONS SHALL BE PROTECTED USING SYSTEMS INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

714.5 HORIZONTAL ASSEMBLIES. PENETRATIONS OF A FIRE-RESISTANCE-RATED FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING ASSEMBLY NOT REQUIRED TO BE ENCLOSED IN A SHAFTBY SECTION 712.1 SHALL BE PROTECTED IN ACCORDANCE WITH SECTIONS 714.5.1 THROUGH 714.5.4.

714.5.1 THROUGH PENETRATIONS. THROUGH PENETRATIONS OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 714.5.1.1 OR 714.5.1.2.

714.5.1.1 FIRE-RESISTANCE-RATED ASSEMBLIES. THROUGH PENETRATIONS SHALL BE PROTECTED USING SYSTEMS INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 902: FIRE PUMP AND RISER ROOM SIZE
902.1 PUMP AND RISER ROOM SIZE. WHERE PROVIDED, FIRE PUMP ROOMS AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE DESIGNED WITH ADEQUATE SPACE FOR ALL EQUIPMENT NECESSARY FOR THE INSTALLATION, AS DEFINED BY THE MANUFACTURER, WITH SUFFICIENT WORKING ROOM AROUND THE STATIONARY EQUIPMENT. CLEARANCES AROUND EQUIPMENT TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION OR DISABLING THE FUNCTION OF A REQUIRED FIRE-RESISTANCE-RATED ASSEMBLY. FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE PROVIDED WITH DOORS AND UNOBSTRUCTED PASSAGEWAYS LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST PIECE OF EQUIPMENT.

902.1.1 ACCESS. AUTOMATIC SPRINKLER SYSTEM RISERS, FIRE PUMPS AND CONTROLLERS SHALL BE PROVIDED WITH READY ACCESS. WHERE LOCATED IN A FIRE PUMP ROOM OR AUTOMATIC SPRINKLER SYSTEM RISER ROOM, THE DOOR SHALL BE PERMITTED TO BE LOCKED PROVIDED THAT THE KEY IS AVAILABLE AT ALL TIMES.

902.1.2 MARKING ON ACCESS DOORS. ACCESS DOORS FOR AUTOMATIC SPRINKLER SYSTEM RISER ROOMS AND FIRE PUMP ROOMS SHALL BE LABELED WITH AN APPROVED SIGN. THE LETTERING SHALL BE IN CONTRASTING COLOR TO THE BACKGROUND. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2 INCHES (51 MM) WITH A MINIMUM STROKE OF 3/8 INCH (10 MM).

CONTRACTOR TO FURNISH AND INSTALL SIGN AS SPECIFIED BELOW
MANUFACTURE: BRIMAR INDUSTRIES, SUPPLIER: SAFETYSIGN.COM, ITEM NUMBER: 25844-FK

902.1.3 ENVIRONMENT. AUTOMATIC SPRINKLER SYSTEM RISER ROOMS AND FIRE PUMP ROOMS SHALL BE MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 40°F (4°C). HEATING UNITS SHALL BE PERMANENTLY INSTALLED.

902.1.4 LIGHTING. PERMANENTLY INSTALLED ARTIFICIAL ILLUMINATION SHALL BE PROVIDED IN THE AUTOMATIC SPRINKLER SYSTEM RISER ROOMS AND FIRE PUMP ROOMS.

SECTION 903: AUTOMATIC SPRINKLER SYSTEMS

903.1 GENERAL. AUTOMATIC SPRINKLER SYSTEMS SHALL COMPLY WITH THIS SECTION.

903.2 WHERE REQUIRED. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN SECTIONS 903.2.1 THROUGH 903.2.12.

903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA, EXCEPT FOR GROUP R-2 OCCUPANCIES LISTED IN THE EXCEPTIONS TO THIS SECTION WHEN THE NECESSARY WATER PRESSURE OR VOLUME, OR BOTH, FOR THE SYSTEM IS NOT AVAILABLE.

903.3 INSTALLATION REQUIREMENTS. AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 903.3.1 THROUGH 903.3.8.

903.3.1 STANDARDS. SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 UNLESS OTHERWISE PERMITTED BY SECTIONS 903.3.1.2 AND 903.3.1.3 AND OTHER CHAPTERS OF THIS CODE, AS APPLICABLE. WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2.

903.3.1.2 NFPA 13R SPRINKLER SYSTEMS. AUTOMATIC SPRINKLER SYSTEMS IN GROUP R OCCUPANCIES SHALL BE PERMITTED TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13R WHERE THE GROUP R OCCUPANCY MEETS ALL OF THE FOLLOWING CONDITIONS:
1. FOUR STORIES OR FEWER ABOVE GRADE PLANE.
2. THE FLOOR LEVEL OF THE HIGHEST STORY IS 30 FT OR LESS ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
3. THE FLOOR LEVEL OF THE LOWEST STORY IS 30 FT OR LESS BELOW THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
THE NUMBER OF STORIES OF GROUP R OCCUPANCIES CONSTRUCTED IN ACCORDANCE WITH SECTIONS 510.2 AND 510.4 SHALL BE MEASURED FROM GRADE PLANE.

903.3.1.2.1 BALCONIES AND DECKS. SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS OF DWELLING UNITS AND SLEEPING UNITS WHERE EITHER OF THE FOLLOWING CONDITIONS EXISTS:
1. THE BUILDING IS OF TYPE V CONSTRUCTION, PROVIDED THAT THERE IS A ROOF OR DECK ABOVE.
2. EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS OF DWELLING UNITS AND SLEEPING UNITS ARE CONSTRUCTED IN ACCORDANCE WITH SECTION 705.2.3.1, EXCEPTION 3.

SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH TO 6 INCHES BELOW THE STRUCTURAL MEMBERS AND A MAXIMUM DISTANCE OF 14 INCHES BELOW THE DECK OF THE EXTERIOR BALCONIES AND DECKS THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.

SECTION 907: FIRE ALARM AND DETECTION SYSTEMS

907.1 GENERAL. THIS SECTION COVERS THE APPLICATION, INSTALLATION, PERFORMANCE AND MAINTENANCE OF FIRE ALARM SYSTEMS AND THEIR COMPONENTS.

907.1.1 CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS FOR FIRE ALARM SYSTEMS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE INTERNATIONAL FIRE CODE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL.

907.2 WHERE REQUIRED - NEW BUILDINGS AND STRUCTURES. AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SECTIONS

907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5, UNLESS OTHER REQUIREMENTS ARE PROVIDED BY ANOTHER SECTION OF THIS CODE. NOT FEWER THAN ONE MANUAL FIRE ALARM BOX SHALL BE PROVIDED IN AN APPROVED LOCATION TO INITIATE A FIRE ALARM SIGNAL FOR FIRE ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES. WHERE OTHER SECTIONS OF THIS CODE ALLOW ELIMINATION OF FIRE ALARM BOXES DUE TO SPRINKLERS, A SINGLE FIRE ALARM BOX SHALL BE INSTALLED.

EXCEPTIONS: THE MANUAL FIRE ALARM BOX IS NOT REQUIRED FOR FIRE ALARM SYSTEMS DEDICATED TO ELEVATOR RECALL CONTROL AND SUPERVISORY SERVICE. THE MANUAL FIRE ALARM BOX IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE HATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT WHERE PROVIDED, THE MANUAL FIRE ALARM BOX SHALL NOT BE LOCATED IN AN AREA THAT IS ACCESSIBLE TO THE PUBLIC.

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

907.2.9.1 MANUAL FIRE ALARM SYSTEM. A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE ANY OF THE FOLLOWING CONDITIONS APPLY: ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED THREE OR MORE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE. ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED MORE THAN ONE STORY BELOW THE HIGHEST LEVEL OF EXIT DISCHARGE OF EXITS SERVING THE DWELLING UNIT OR SLEEPING UNIT. THE BUILDING CONTAINS MORE THAN 16 DWELLING UNITS OR SLEEPING UNITS.

CHAPTER III: ACCESSIBILITY

SECTION 1104: ACCESSIBLE ROUTE
1104.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.

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

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

SECTION 1105: ACCESSIBLE ENTRANCES

1105.1 PUBLIC ENTRANCES. IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.1 THROUGH 1105.1.7, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

1105.1.8 DWELLING UNITS AND SLEEPING UNITS. AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT AND SLEEPING UNIT IN A FACILITY.

SECTION 1108: DWELLING UNITS AND SLEEPING UNITS

1108.2 DESIGN. DWELLING UNITS AND SLEEPING UNITS THAT ARE REQUIRED TO BE ACCESSIBLE UNITS, TYPE A UNITS AND TYPE B UNITS SHALL COMPLY WITH THE APPLICABLE PORTIONS OF CHAPTER III OF THE 2021 VCC UNITS REQUIRED TO BE TYPE A UNITS ARE PERMITTED TO BE DESIGNED AND CONSTRUCTED AS ACCESSIBLE UNITS. UNITS REQUIRED TO BE TYPE B UNITS ARE PERMITTED TO BE DESIGNED AND CONSTRUCTED AS ACCESSIBLE UNITS OR AS TYPE A UNITS.

1108.3 ACCESSIBLE SPACES. ROOMS AND SPACES AVAILABLE TO THE GENERAL PUBLIC OR AVAILABLE FOR USE BY RESIDENTS AND SERVING ACCESSIBLE UNITS, TYPE A UNITS OR TYPE B UNITS SHALL BE ACCESSIBLE. ACCESSIBLE SPACES SHALL INCLUDE TOILET AND BATHING ROOMS, KITCHEN, LIVING AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES.

EXCEPTIONS:
1. EXTERIOR DECKS, PATIOS OR BALCONIES THAT ARE PART OF TYPE B UNITS AND HAVE IMPERVIOUS SURFACES, AND THAT ARE NOT MORE THAN 4 INCHES BELOW THE FINISHED FLOOR LEVEL OF THE ADJACENT INTERIOR SPACE OF THE UNIT.

1108.4 ACCESSIBLE ROUTE. NOT FEWER THAN ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH THE PRIMARY ENTRANCE OF EACH ACCESSIBLE UNIT, TYPE A UNIT AND TYPE B UNIT WITHIN THE BUILDING OR FACILITY AND WITH THOSE EXTERIOR AND INTERIOR SPACES AND FACILITIES THAT SERVE THE UNITS.

EXCEPTIONS:
1. IF DUE TO CIRCUMSTANCES OUTSIDE THE CONTROL OF THE OWNER, EITHER THE SLOPE OF THE FINISHED GROUND LEVEL BETWEEN ACCESSIBLE FACILITIES AND BUILDINGS EXCEEDS ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12), OR WHERE PHYSICAL BARRIERS OR LEGAL RESTRICTIONS PREVENT THE INSTALLATION OF AN ACCESSIBLE ROUTE, A VEHICULAR ROUTE WITH PARKING THAT COMPLIES WITH SECTION 1106 AT EACH PUBLIC OR COMMON USE FACILITY OR BUILDING IS PERMITTED IN PLACE OF THE ACCESSIBLE ROUTE.
3. IN GROUP R-2 FACILITIES WITH TYPE A UNITS COMPLYING WITH SECTION 1108.6.2.2.1, AN ACCESSIBLE ROUTE IS NOT REQUIRED TO CONNECT STORIES OR MEZZANINES WHERE TYPE A UNITS, ALL COMMON USE AREAS SERVING TYPE A UNITS AND ALL PUBLIC USE AREAS ARE ON AN ACCESSIBLE ROUTE.
7. AN ACCESSIBLE ROUTE BETWEEN STORIES IS NOT REQUIRED WHERE TYPE B UNITS ARE EXEMPTED BY SECTION 1108.7.

1108.6 GROUP R. ACCESSIBLE UNITS, TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED IN GROUP R OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1108.6.1 THROUGH 1108.6.4.

1108.6.2 GROUP R-2. ACCESSIBLE UNITS, TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1108.6.2.1 THROUGH 1108.6.2.3.

1108.6.2.2 APARTMENTS, MONASTRIES AND CONVENTS. TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED IN APARTMENT HOUSES, MONASTRIES AND CONVENTS IN ACCORDANCE WITH SECTIONS 1108.6.2.2.1 AND 1108.6.2.2.2. BEDROOMS IN MONASTRIES AND CONVENTS SHALL BE COUNTED AS UNITS FOR THE PURPOSE OF DETERMINING THE NUMBER OF UNITS, WHERE THE BEDROOMS ARE GROUPED IN SLEEPING UNITS, ONLY ONE BEDROOM IN EACH SLEEPING UNIT SHALL COUNT TOWARD THE NUMBER OF REQUIRED TYPE A UNITS.

1108.6.2.2.1 TYPE A UNITS. IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. ALL GROUP R-2 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

EXCEPTIONS:
1. THE NUMBER OF TYPE A UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTION 1108.7.
2. EXISTING STRUCTURES ON A SITE SHALL NOT CONTRIBUTE TO THE TOTAL NUMBER OF UNITS ON A SITE.

1108.6.2.2.2 TYPE B UNITS. WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.

EXCEPTION: THE NUMBER OF TYPE B UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTION 1108.7.

1108.7 GENERAL EXCEPTIONS. WHERE SPECIFICALLY PERMITTED BY SECTION 1108.5 OR 1108.6, THE REQUIRED NUMBER OF TYPE A UNITS AND TYPE B UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTIONS 1108.7.1 THROUGH 1108.7.5.

1108.7.1 STRUCTURES WITHOUT ELEVATOR SERVICE. WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1108.7.1.1 AND 1108.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY. THE NUMBER OF TYPE A UNITS SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1108.6.2.2.1.

1108.7.1.1 ONE STORY WITH TYPE B UNITS REQUIRED. AT LEAST ONE STORY CONTAINING DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE FROM THE EXTERIOR OF THE STRUCTURE AND ALL UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE ON THAT STORY SHALL BE TYPE B UNITS.

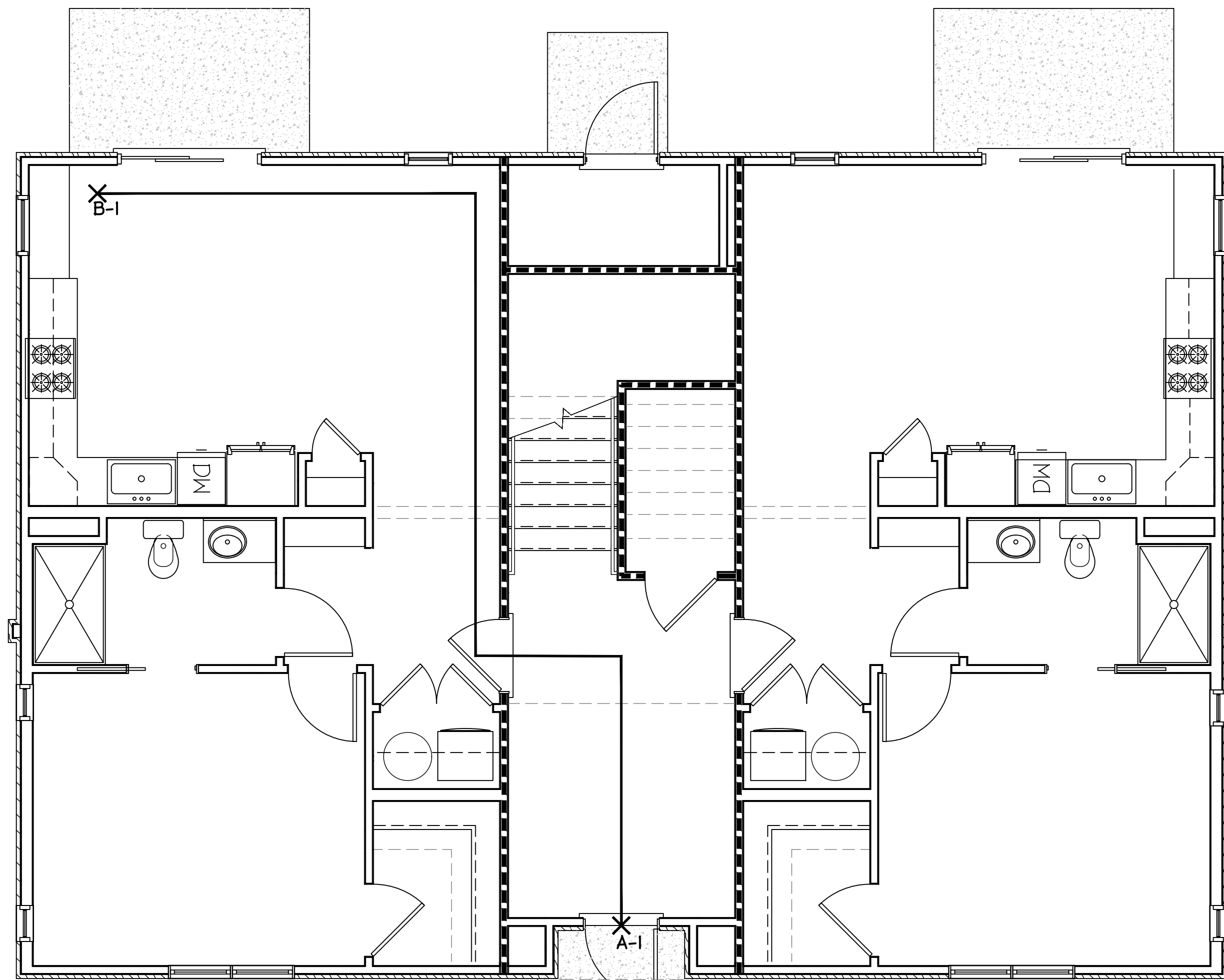
1108.7.1.2 ADDITIONAL STORIES WITH TYPE B UNITS. WHERE STORIES HAVE ENTRANCES NOT INCLUDED IN DETERMINING COMPLIANCE WITH SECTION 1108.7.1.1, AND SUCH ENTRANCES ARE PROXIMATE TO ARRIVAL POINTS INTENDED TO SERVE UNITS ON THAT STORY, AS INDICATED IN ITEMS 1 AND 2, ALL DWELLING UNITS AND SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE SERVED BY THAT ENTRANCE ON THAT STORY SHALL BE TYPE B UNITS.

1. WHERE THE SLOPES OF THE UNDISTURBED SITE MEASURED BETWEEN THE PLANNED ENTRANCE AND ALL VEHICULAR OR PEDESTRIAN ARRIVAL POINTS WITHIN 50 FEET OF THE PLANNED ENTRANCE ARE 10 PERCENT OR LESS.
2. WHERE THE SLOPES OF THE PLANNED FINISHED GRADE MEASURED BETWEEN THE ENTRANCE AND ALL VEHICULAR OR PEDESTRIAN ARRIVAL POINTS WITHIN 50 FEET OF THE PLANNED ENTRANCE ARE 10 PERCENT OR LESS.
WHERE ARRIVAL POINTS ARE NOT WITHIN 50 FEET (15.24 M) OF THE ENTRANCE, THE CLOSEST ARRIVAL POINT SHALL BE USED TO DETERMINE ACCESS UNLESS THAT ARRIVAL POINT SERVES THE STORY REQUIRED BY SECTION 1108.7.1.1.

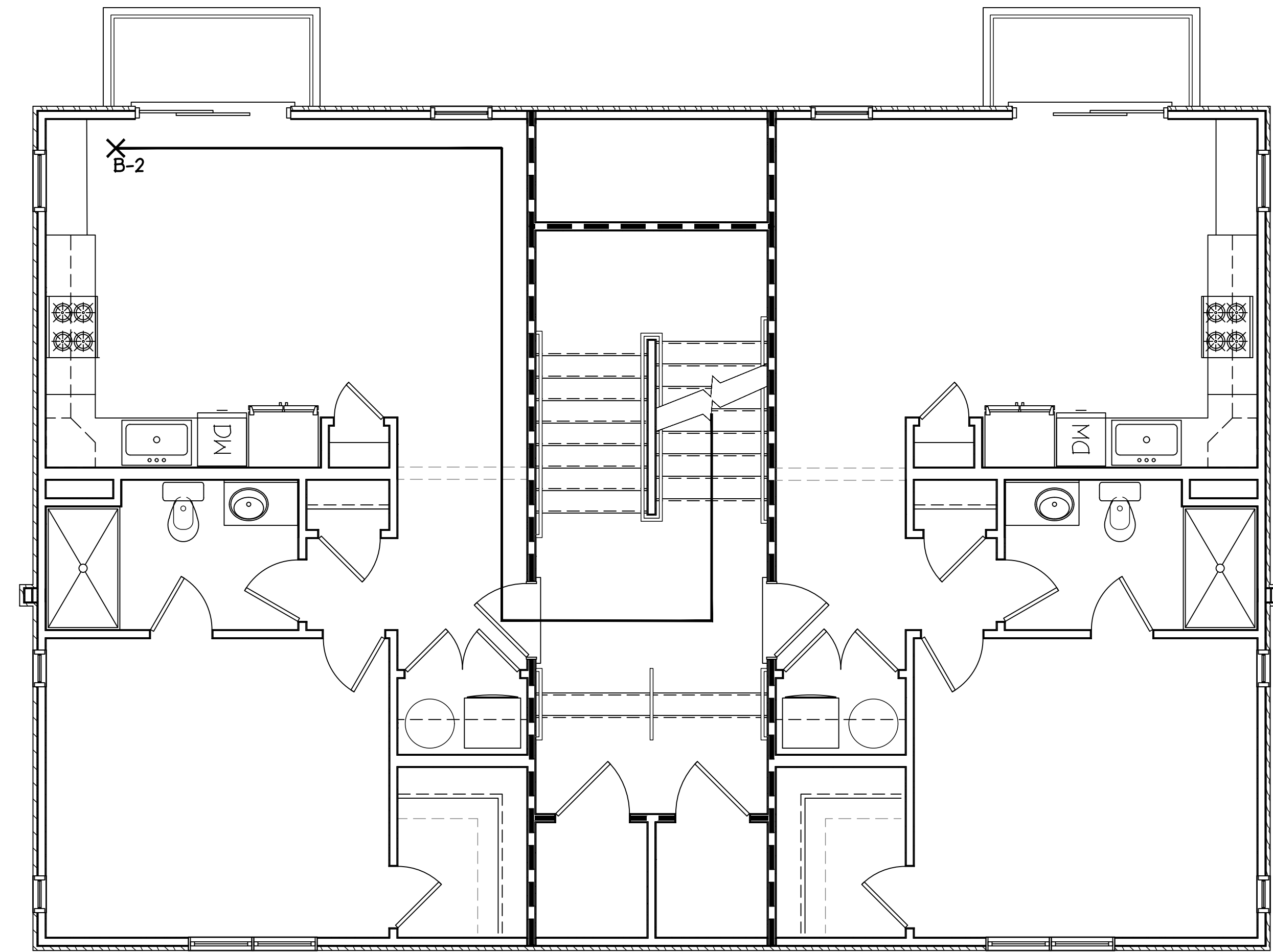
1108.7.4 SITE IMPRACTICALITY. ON A SITE WITH MULTIPLE NONELEVATOR BUILDINGS, THE NUMBER OF UNITS REQUIRED BY SECTION 1108.7.1 TO BE TYPE B UNITS IS PERMITTED TO BE REDUCED TO A PERCENTAGE THAT IS EQUAL TO THE PERCENTAGE OF THE ENTIRE SITE HAVING GRADES, PRIOR TO DEVELOPMENT, THAT ARE LESS THAN 10 PERCENT, PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. NOT LESS THAN 20 PERCENT OF THE UNITS REQUIRED BY SECTION 1108.7.1 ON THE SITE ARE TYPE B UNITS.
2. UNITS REQUIRED BY SECTION 1108.7.1, WHERE THE SLOPE BETWEEN THE BUILDING ENTRANCE SERVING THE UNITS ON THAT STORY AND A PEDESTRIAN OR VEHICULAR ARRIVAL POINT IS NOT GREATER THAN 8.33 PERCENT, ARE TYPE B UNITS.
3. UNITS REQUIRED BY SECTION 1108.7.1, WHERE AN ELEVATED WALKWAY IS PLANNED BETWEEN A BUILDING ENTRANCE SERVING THE UNITS ON THAT STORY AND A PEDESTRIAN OR VEHICULAR ARRIVAL POINT AND THE SLOPE BETWEEN THEM IS 10 PERCENT OR LESS, ARE TYPE B UNITS.
4. UNITS SERVED BY AN ELEVATOR IN ACCORDANCE WITH SECTION 1108.7.3 ARE TYPE B UNITS.

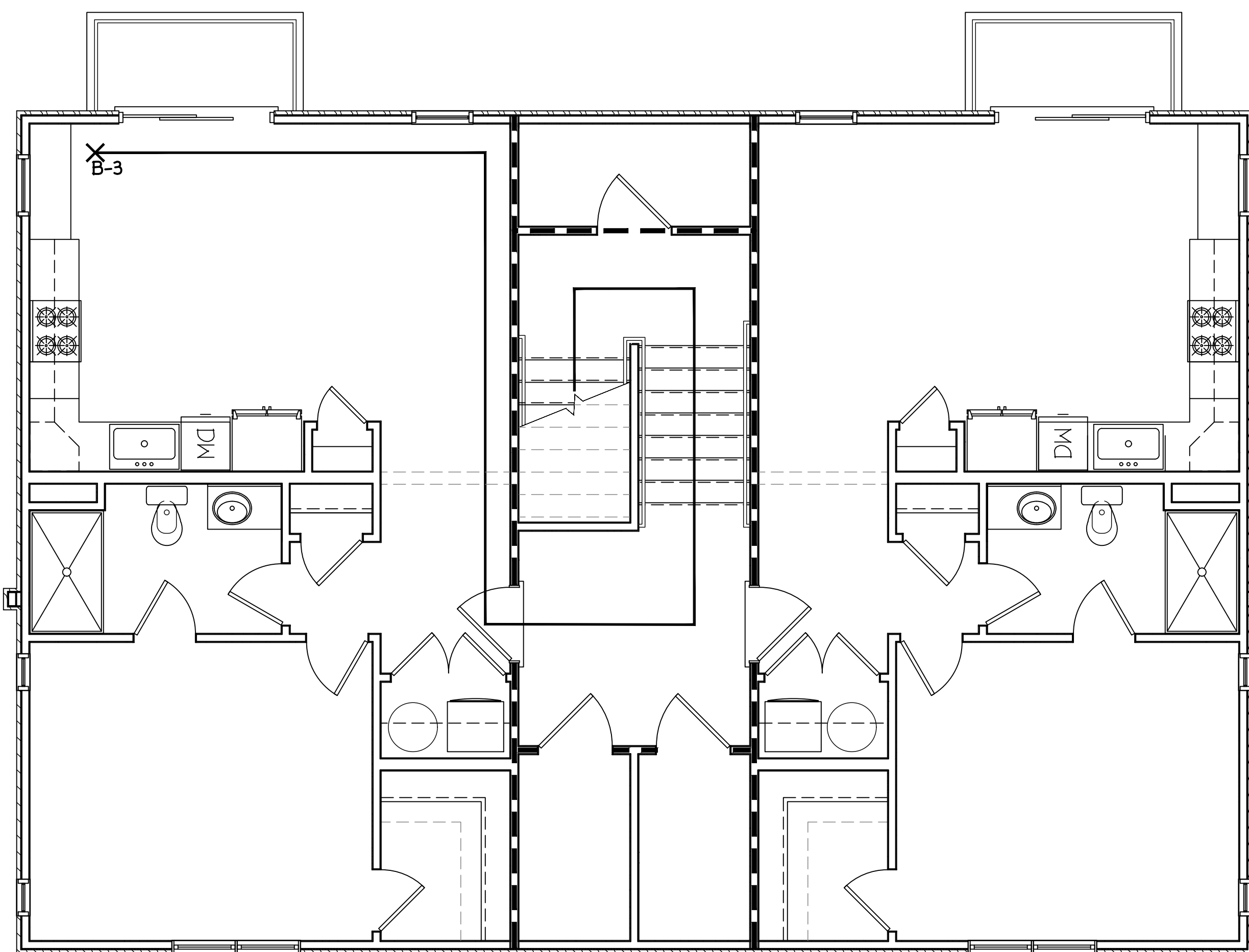
BASED ON 54 TOTAL UNITS (9 BUILDINGS WITH 6 UNITS EACH)



MAIN FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"



SECOND FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"



THIRD FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"

EXIT ACCESS TRAVEL DISTANCE	
POINT A-1 TO B-1:	52'-10"
POINT A-1 TO B-2:	90'-3"
POINT A-1 TO B-3:	108'-2"
BUILDING OCCUPANCY	
MAIN FLOOR:	8 OCCUPANTS
SECOND FLOOR:	8 OCCUPANTS
THIRD FLOOR:	8 OCCUPANTS

CHAPTER 10: MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD
1004.1 DESIGN OCCUPANT LOAD. IN DETERMINING MEANS OF EGRESS REQUIREMENTS, THE NUMBER OF OCCUPANTS FOR WHOM MEANS OF EGRESS FACILITIES ARE PROVIDED SHALL BE DETERMINED IN ACCORDANCE WITH THIS SECTION.

1004.5 AREAS WITHOUT FIXED SEATING. THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.5. FOR AREAS WITHOUT FIXED SEATING, THE OCCUPANT LOAD SHALL BE NOT LESS THAN THAT NUMBER DETERMINED BY DIVIDING THE FLOOR AREA UNDER CONSIDERATION BY THE OCCUPANT LOAD FACTOR ASSIGNED TO THE FUNCTION OF THE SPACE AS SET FORTH IN TABLE 1004.5. WHERE AN INTENDED FUNCTION IS NOT LISTED IN TABLE 1004.5, THE BUILDING OFFICIAL SHALL ESTABLISH A FUNCTION BASED ON A LISTED FUNCTION THAT MOST NEARLY RESEMBLES THE INTENDED FUNCTION.

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	OCCUPANT LOAD FACTOR
FUNCTION OF SPACE	
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
RESIDENTIAL	200 GROSS

SECTION 1005 MEANS OF EGRESS SIZING
1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD. THE REQUIRED CAPACITY, IN INCHES, OF THE MEANS OF EGRESS FOR ANY ROOM, AREA, SPACE OR STORY SHALL BE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH SECTIONS 1005.3.1 AND 1005.3.2:

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

1005.3.2 OTHER EGRESS COMPONENTS. THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT.

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
1006.2 EGRESS FROM SPACES, ROOMS, AREAS OR SPACES, INCLUDING MEZZANINES, WITHIN A STORY OR BASEMENT SHALL BE PROVIDED WITH THE NUMBER OF EXITS OR ACCESS TO EXITS IN ACCORDANCE WITH THIS SECTION.

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1. THE CUMULATIVE OCCUPANT LOAD FROM ADJACENT ROOMS, AREAS OR SPACES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1004.2.

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE
R-2	20
	WITH SPRINKLER SYSTEM: 125 FEET

1006.3 EGRESS FROM STORIES OR OCCUPIED ROOFS. THE MEANS OF EGRESS SYSTEM SERVING ANY STORY OR OCCUPIED ROOF SHALL BE PROVIDED WITH THE NUMBER OF SEPARATE AND DISTINCT EXITS OR ACCESS TO EXITS BASED ON THE AGGREGATE OCCUPANT LOAD SERVED IN ACCORDANCE WITH THIS SECTION.

TABLE 1006.3.4(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
STORY		
BASEMENT, FIRST, SECOND OR THIRD STORY	R-2	4 DWELLING UNITS
ABOVE GRADE PLANE		125 FEET

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE
1017.1 GENERAL. TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH THIS SECTION.

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE	WITH SPRINKLER SYSTEM: 250 FEET
OCCUPANCY: R-2	

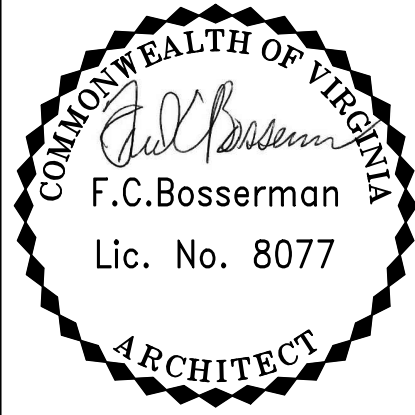
SECTION 1023 INTERIOR EXIT STAIRWAYS AND RAMPS
1023.1 GENERAL. INTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN EXIT COMPONENT IN A MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024, EXCEPT AS PERMITTED IN SECTION 1026.2. AN INTERIOR EXIT STAIRWAY OR RAMP SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN AS A MEANS OF EGRESS AND A CIRCULATION PATH.

1023.2 CONSTRUCTION. ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE INTERIOR EXIT STAIRWAYS OR RAMPS SHALL INCLUDE ANY BASEMENTS, BUT NOT ANY MEZZANINES, ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS.

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TUSCAN VILLA APARTMENTS
BUILDING 2 - FIELD DIRECTIVE 5
507 VIA ROME DRIVE
HARRISONBURG, VIRGINIA

LIFE SAFETY PLANS
Scale: 1/4" = 1'-0"



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Project: 25019
File: 2019-03-1 LIFE SAFETY PLANS.DWG
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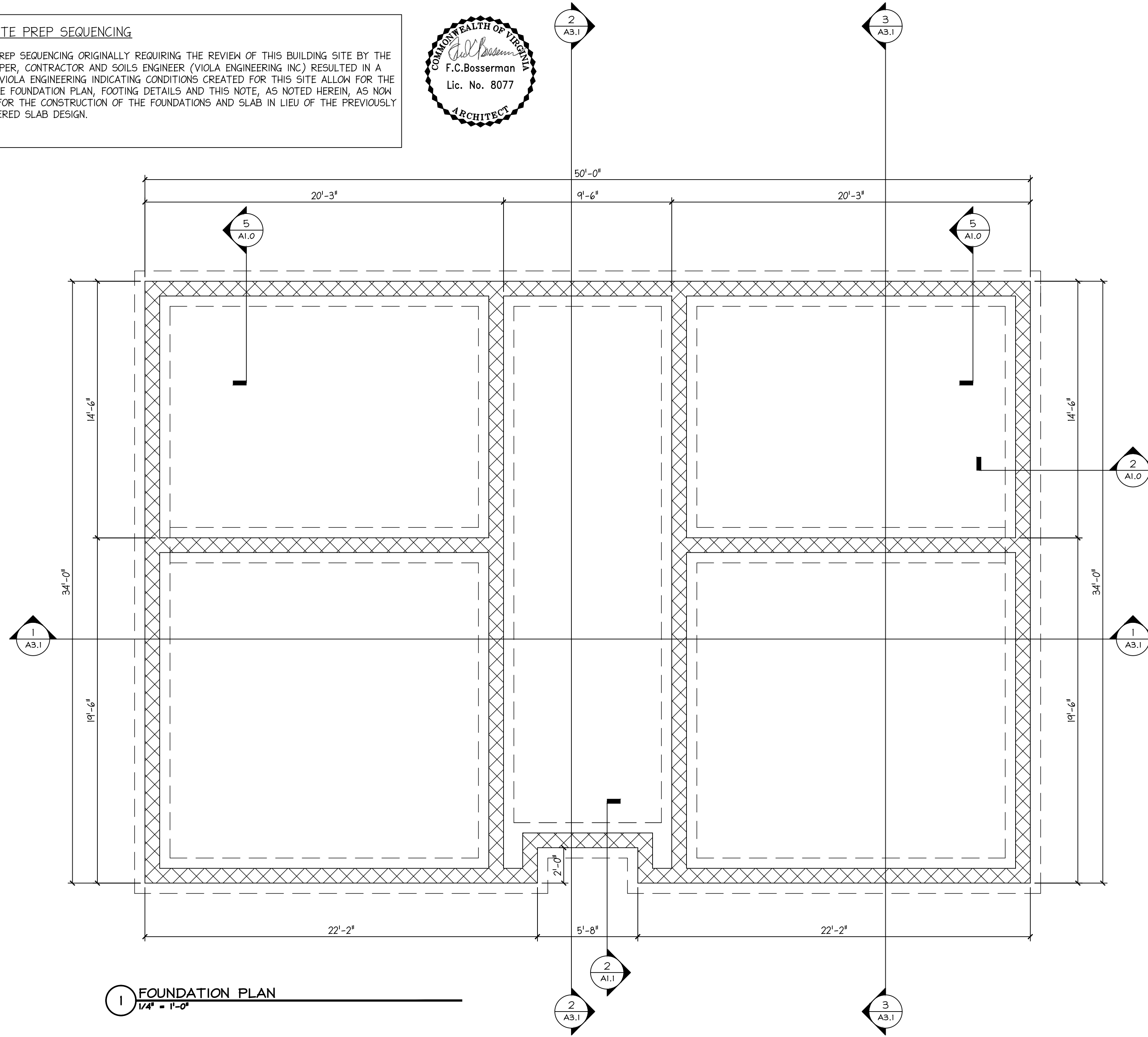
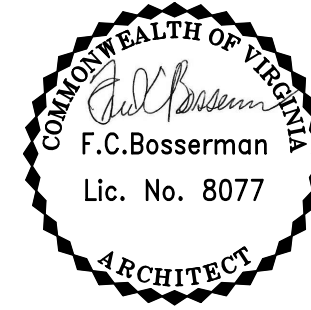
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 (540) 434-9807

Sheet Number:
GO.3
 Sheet No. 3 of 17

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PROJECT SITE PREP SEQUENCING

PROJECT SITE PREP SEQUENCING ORIGINALLY REQUIRING THE REVIEW OF THIS BUILDING SITE BY THE OWNER DEVELOPER, CONTRACTOR AND SOILS ENGINEER (VIOLA ENGINEERING INC.) RESULTED IN A REPORT FROM VIOLA ENGINEERING INDICATING CONDITIONS CREATED FOR THIS SITE ALLOW FOR THE CHANGES IN THE FOUNDATION PLAN, FOOTING DETAILS AND THIS NOTE, AS NOTED HEREIN, AS NOW APPROPRIATE FOR THE CONSTRUCTION OF THE FOUNDATIONS AND SLAB IN LIEU OF THE PREVIOUSLY ISSUED ENGINEERED SLAB DESIGN.

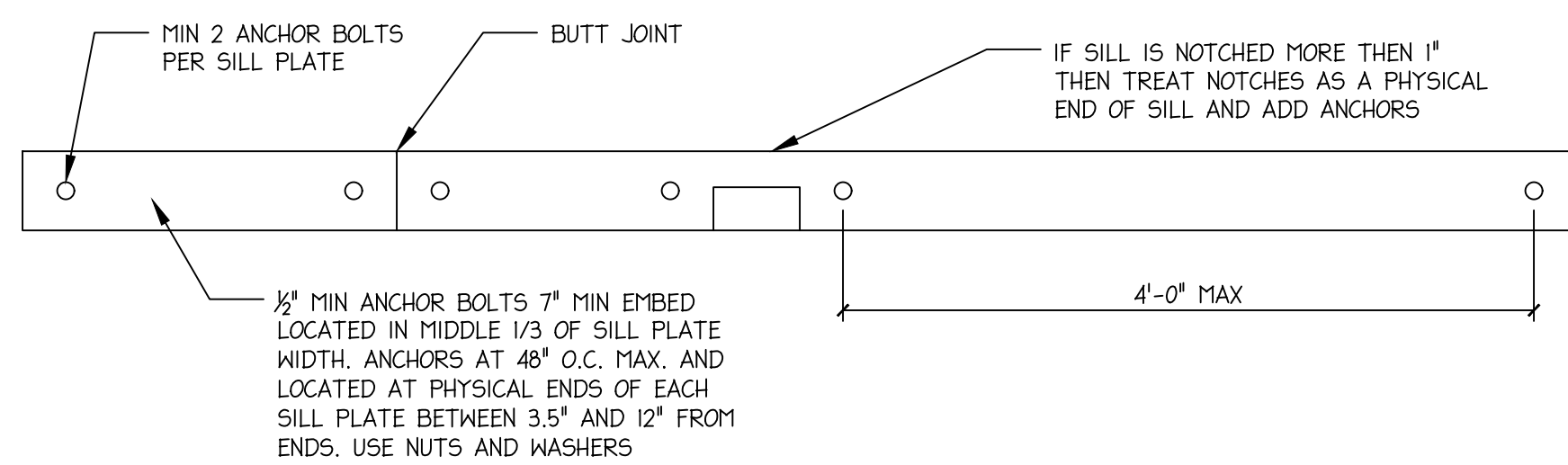


1 FOUNDATION PLAN
1/4" = 1'-0"

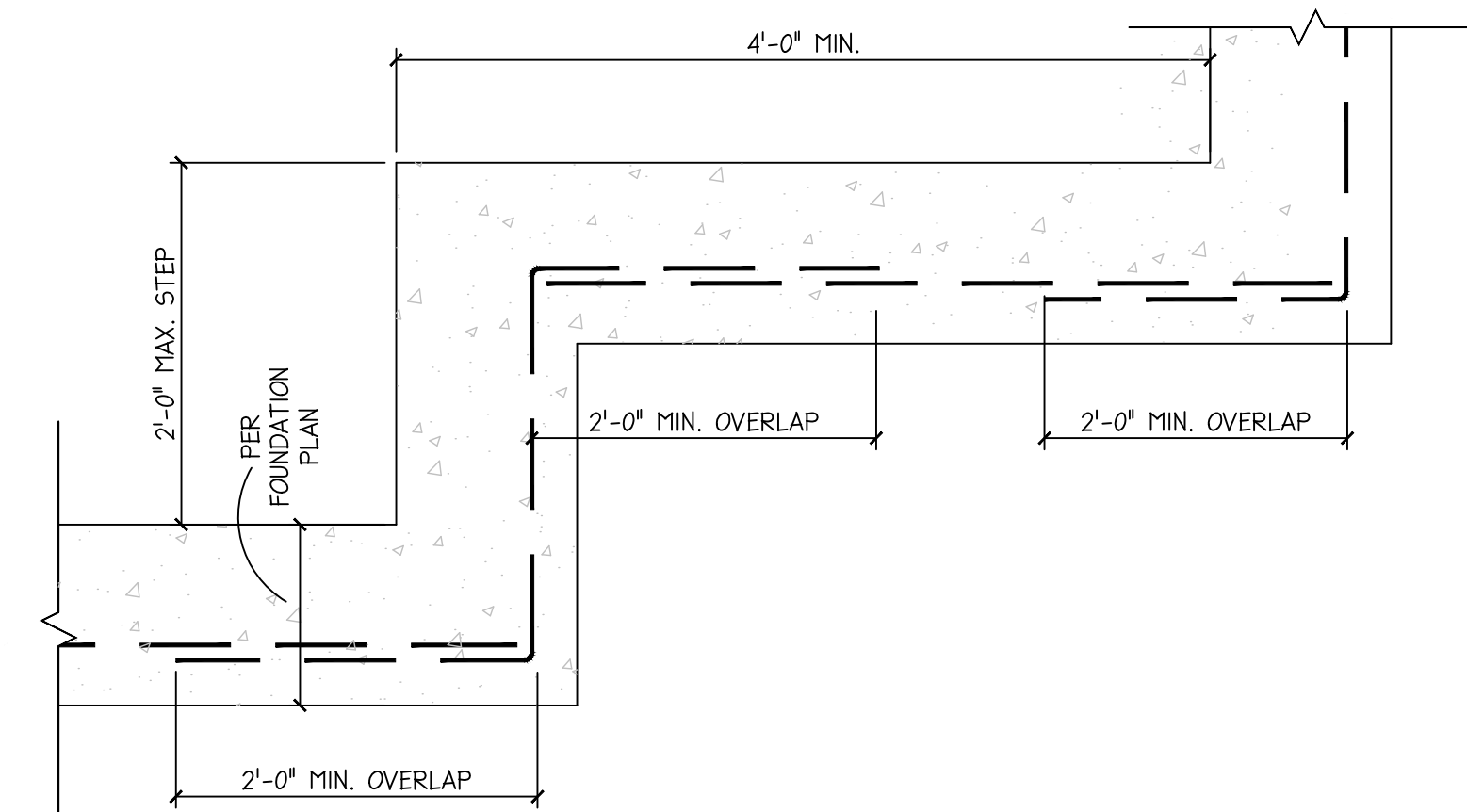
FINISH CONCRETE SLAB FLOOR ELEVATION: 1414.67'
PERIMETER TOP OF FOOTING ELEVATION: 1411.67'
INTERIOR TOP OF FOOTING ELEVATION: 1412.00'

FOUNDATION NOTES:

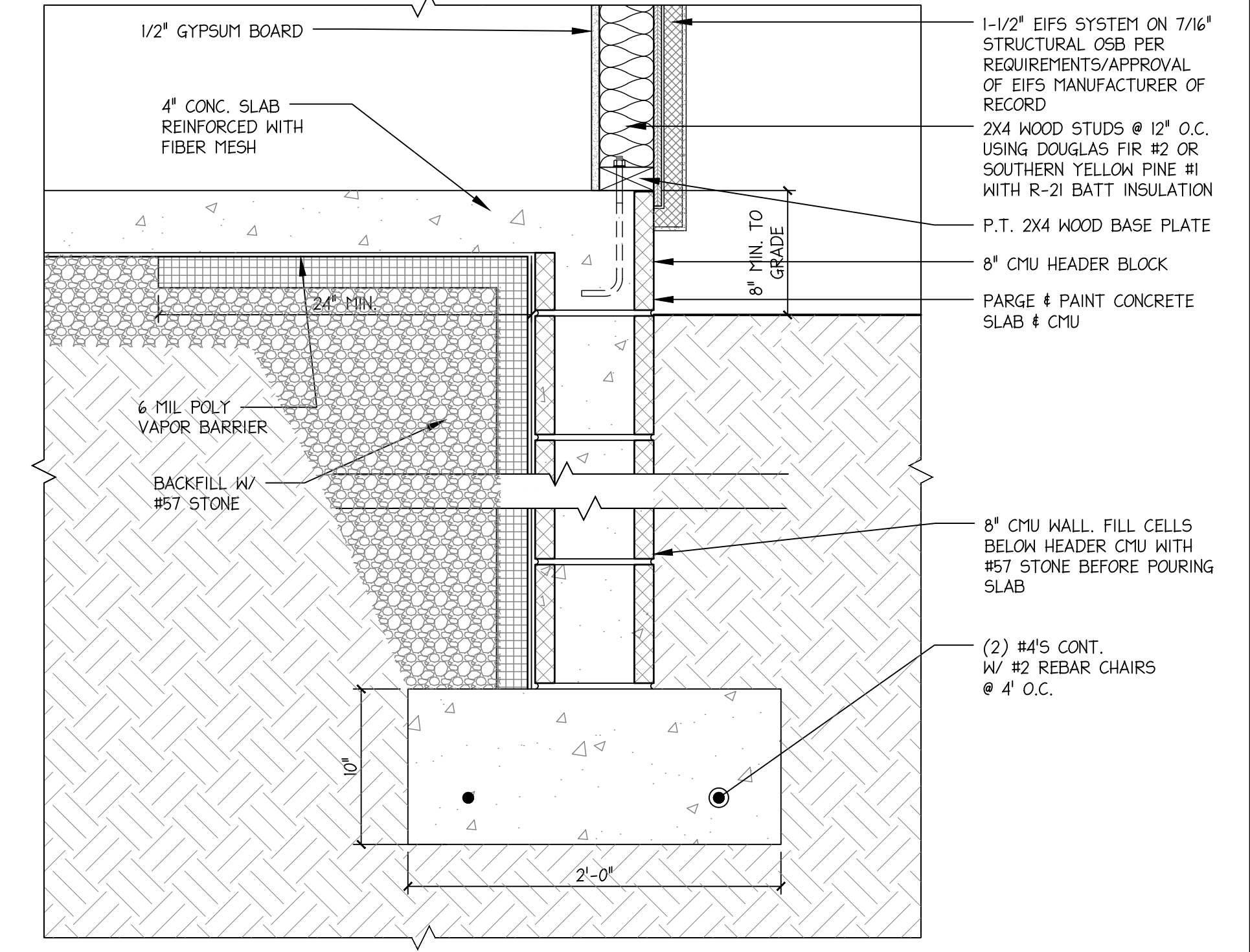
1. FINISH FLOOR ELEVATIONS NOTED ARE AS NEEDED TO ACCOMPLISH CODE REQUIRED 8" FROM BOTTOM OF P.T. WOOD SILL PLATE TO MAXIMUM TOP OF GRADE RELATIVE TO FINISH FLOOR.
2. GENERAL CONTRACTOR TO WORK WITH DEVELOPER AND CIVIL ENGINEER TO ADJUST GRADES REFLECTED ON CIVIL ENGINEERING DRAWINGS TO ACCOMPLISH ABOVE PRIOR TO WORK BEING PUT IN PLACE TO ASSURE ACCESSIBILITY SLOPE REQUIREMENTS AND ACCOMPLISHING 8" MINIMUM HEIGHT ABOVE GRADE & BOTTOM OF FOOTING MINIMUM 24" BELOW EXTERIOR GRADE.
3. STEP DETAIL FOR TRANSITIONS REQUIRED OR DETERMINED NECESSARY IN FIELD.
4. STEP FOOTINGS AT ALL INCOMING AND OUTGOING UTILITIES SO UTILITIES PASS ABOVE TOP OF FOOTINGS.



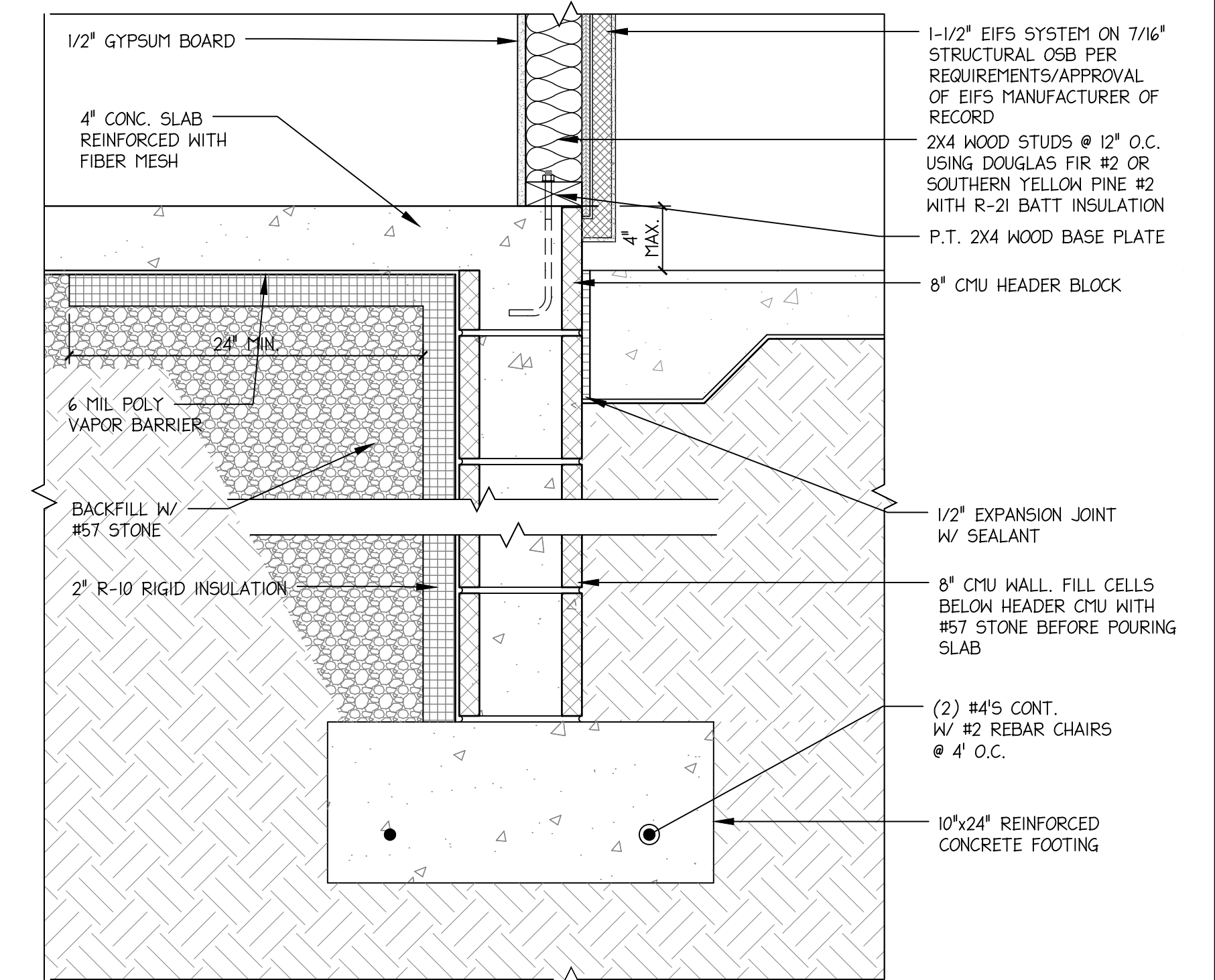
3 SILL PLATE BOLT PATTERN
1" = 1'-0"



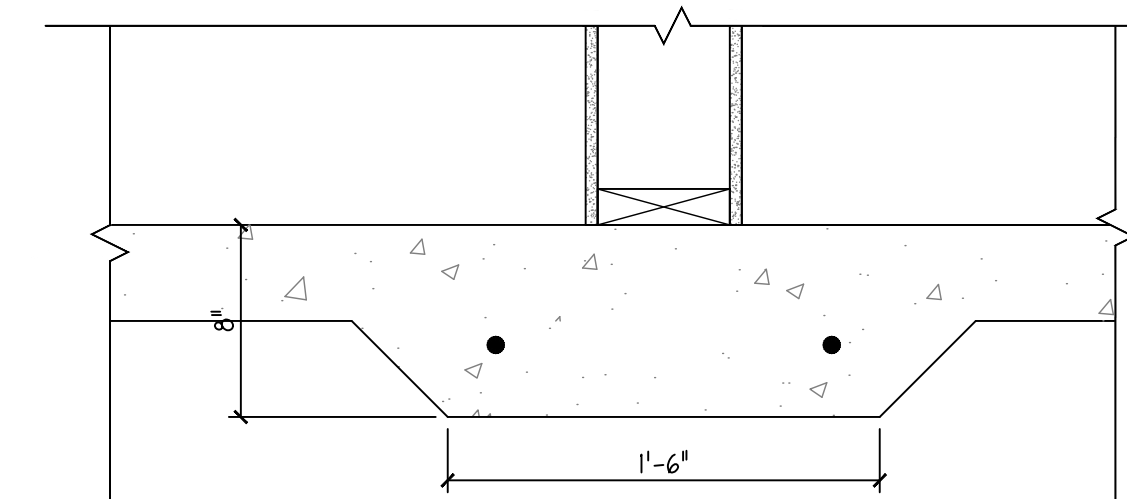
4 TYPICAL STEP FOOTING DETAIL
1" = 1'-0"



2 TYPICAL FOUNDATION DETAIL
1 1/2" = 1'-0"



5 FOUNDATION DETAIL AT REAR PATIO
1 1/2" = 1'-0"



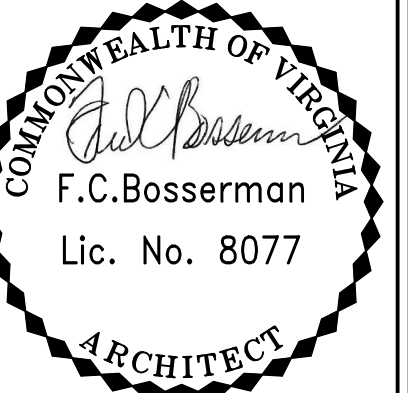
6 DETAIL AT THICKENED SLAB
1 1/2" = 1'-0"

TUSCAN VILLA APARTMENTS
BUILDING 2 - FIELD DIRECTIVE 5

507 VIA ROME DRIVE
HARRISONBURG, VIRGINIA

FOUNDATION PLAN

Scale: As Noted



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Project: 25019
File: 25019-A1.0 FOUNDATION PLAN.DWG

Drawing History:
Field Directive 5 04/27/2026

APR ASSOCIATES
Architecture & Planning Resources

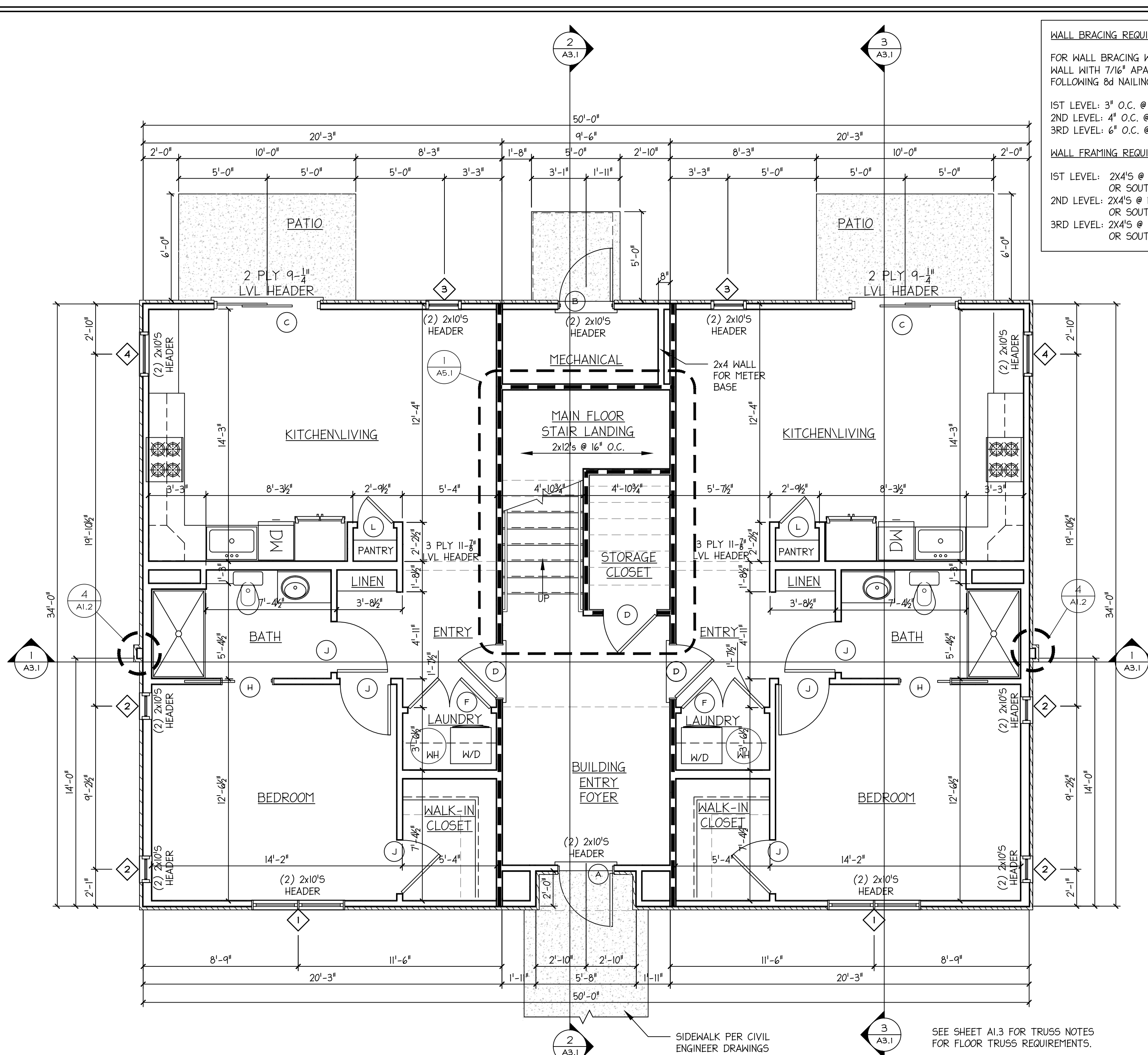
286 East Market Street
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Sheet Number:

A1.0

Sheet No.: 4 of 17

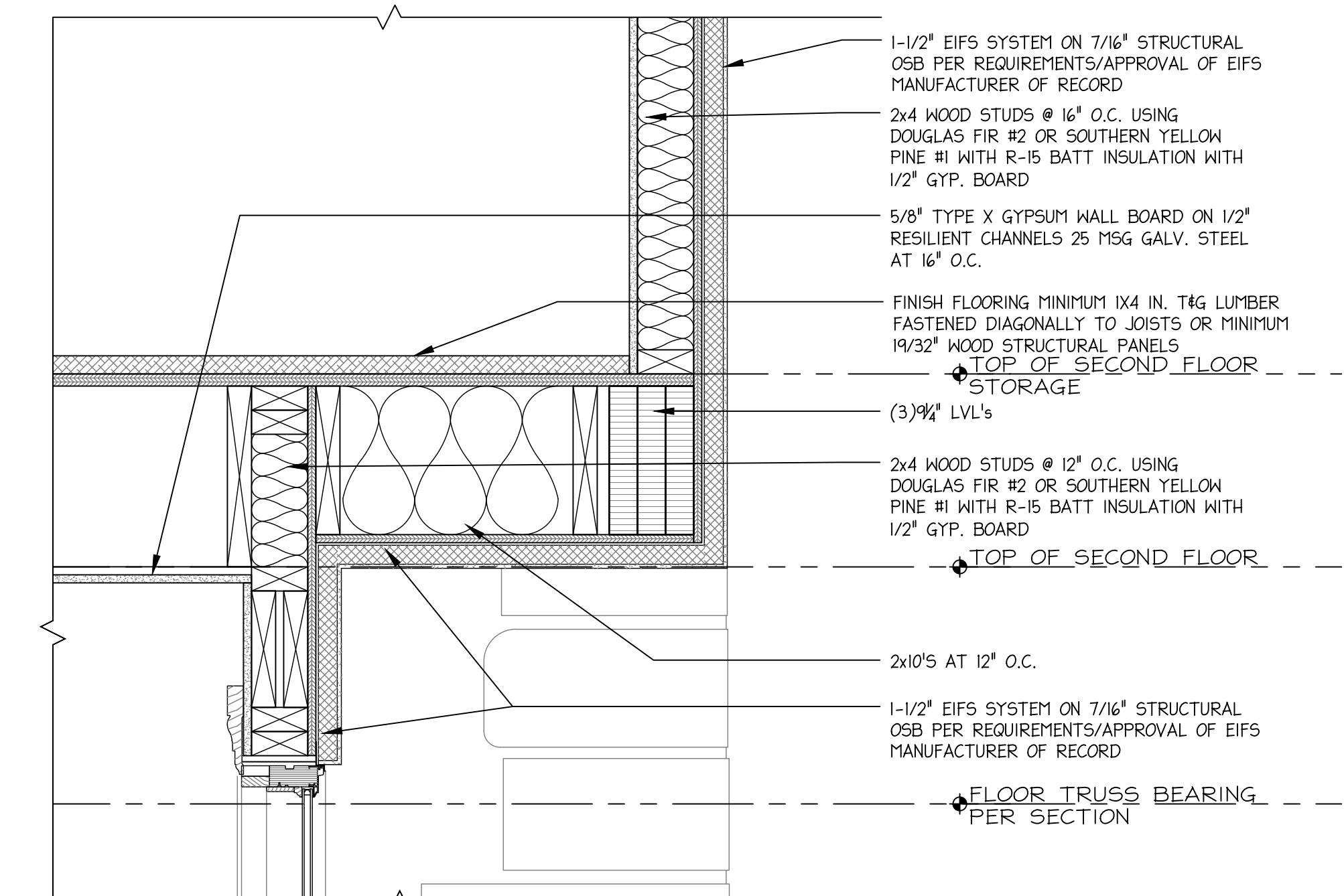
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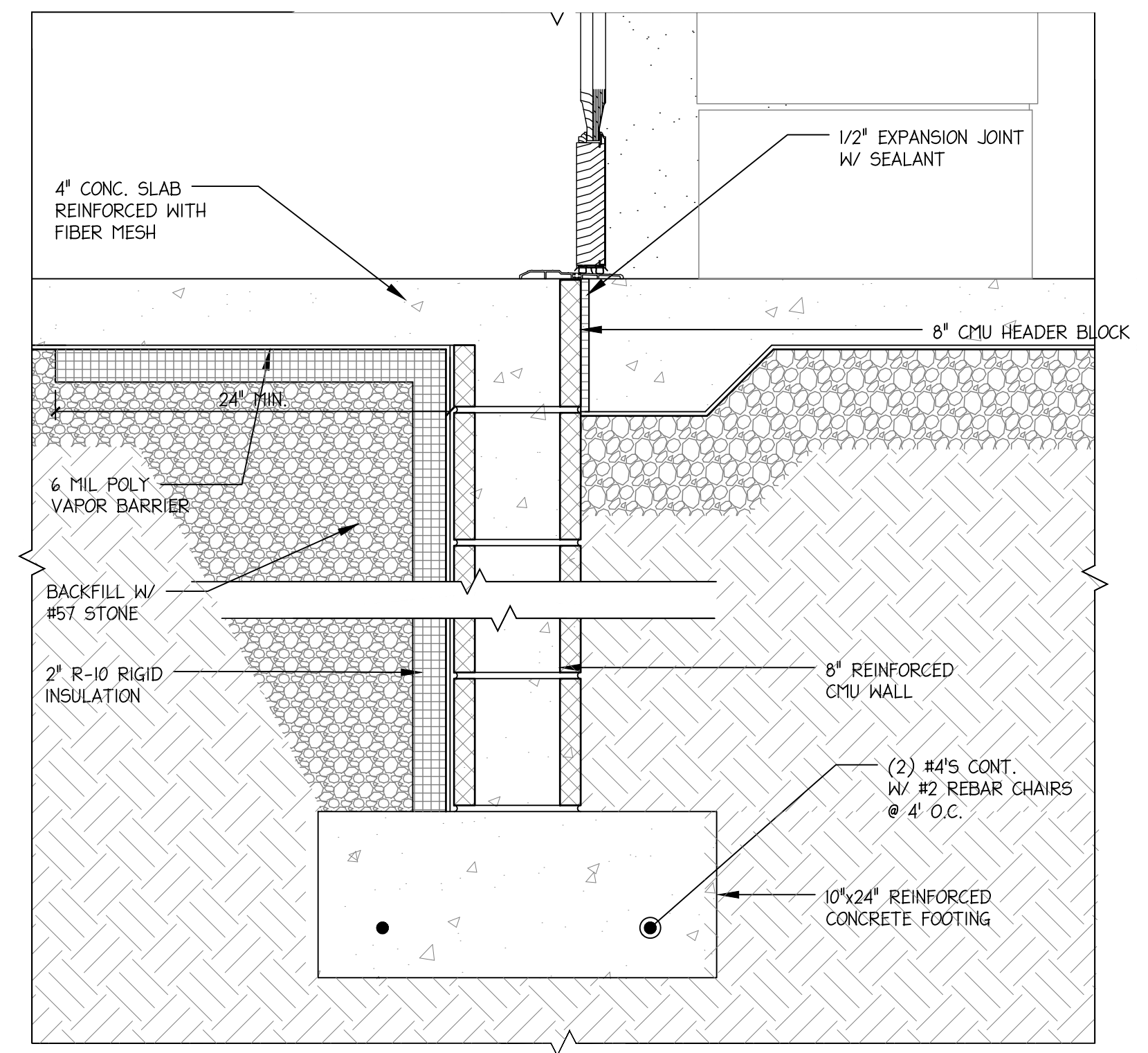
WALL BRACING REQUIREMENTS:
 FOR WALL BRACING WE ARE USING THE EXTERIOR WALL WITH 7/16" APA RATED SHEATHING WITH THE FOLLOWING 6d NAILING PATTERN

1ST LEVEL: 3" O.C. @ PERIMETER & 12" O.C. IN FIELD
 2ND LEVEL: 4" O.C. @ PERIMETER & 12" O.C. IN FIELD
 3RD LEVEL: 6" O.C. @ PERIMETER & 12" O.C. IN FIELD

WALL FRAMING REQUIREMENTS:
 1ST LEVEL: 2X4'S @ 12" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #2
 2ND LEVEL: 2X4'S @ 16" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #1
 3RD LEVEL: 2X4'S @ 16" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #1



3 WALL DETAIL AT MAIN ENTRY DOOR
 1/12" = 1'-0"



2 FOUNDATION DETAIL AT MAIN ENTRY DOOR
 1/12" = 1'-0"

1 MAIN FLOOR PLAN
 1/4" = 1'-0"

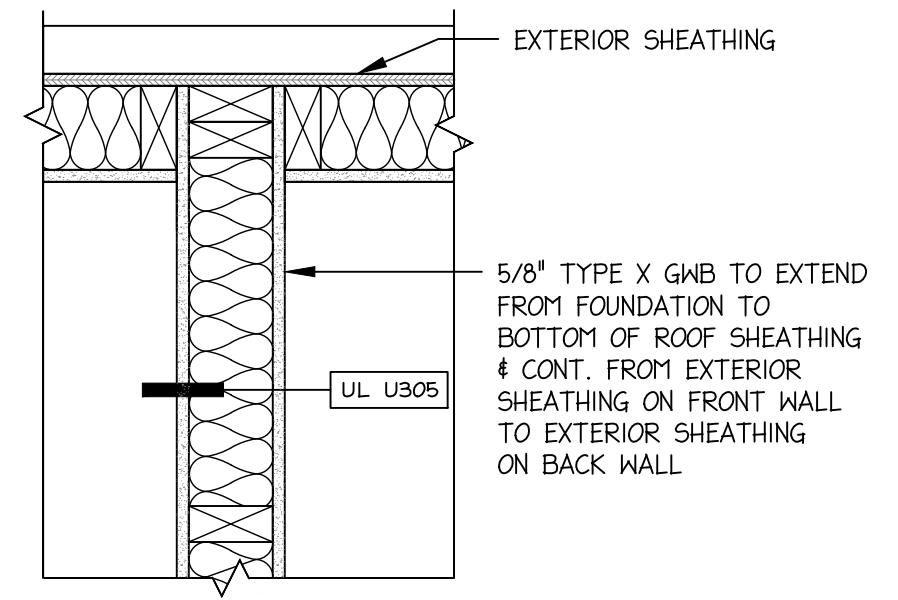
DOOR AND FRAME SCHEDULE

MARK	TYPE	SIZE		MATERIAL	FRAME	FIRE RATING	NOTES
		WIDTH	HEIGHT				
A	SINGLE HINGED WITH TRANSOM	3'-0"	6'-8"	VINYL CLAD	VINYL CLAD		
B	SINGLE HINGED	3'-0"	6'-8"	VINYL CLAD	VINYL CLAD		NOTE 2
C	SLIDING - FULL LIGHT	6'-0"	6'-8"	VINYL CLAD	VINYL CLAD		TEMPERED GLASS
D	SINGLE HINGED	3'-0"	6'-8"	VINYL CLAD	VINYL CLAD	1 HOUR	NOTE 1
E	SINGLE HINGED	3'-0"	6'-8"	HOLLOW CORE WOOD	WOOD		
F	DOUBLE HINGED	4'-8"	6'-8"	HOLLOW CORE WOOD	WOOD		NEEDS TO BE LOUVERED
G	POCKET	2'-6"	6'-8"	HOLLOW CORE WOOD	WOOD		
H	POCKET	3'-0"	6'-8"	HOLLOW CORE WOOD	WOOD		
J	SINGLE HINGED	2'-10"	6'-8"	HOLLOW CORE WOOD	WOOD		
K	SINGLE HINGED	2'-6"	6'-8"	HOLLOW CORE WOOD	WOOD		
L	SINGLE HINGED	2'-0"	6'-8"	HOLLOW CORE WOOD	WOOD		

GENERAL NOTES:
 1. DOOR, DOOR FRAME, AND DOOR HARDWARE TO HAVE A FIRE RESISTANCE RATING OF 1 HOUR. DOOR HARDWARE TO BE LEVER-OPERATED MOUNTED 34" MIN. TO 42" MAX ABOVE FINISHED FLOOR.
 2. ACCESS DOOR FOR AUTOMATIC SPRINKLER SYSTEM RISER ROOMS AND FIRE PUMP ROOMS SHALL BE LABELED WITH AN APPROVED SIGN. CONTRACTOR TO FURNISH AND INSTALL SIGN AS SPECIFIED ON SHEET G0.2 BUILDING CODE REVIEW, SECTION 902.1.2. MANUFACTURE: BRIMAR INDUSTRIES, SUPPLIER: SAFETYSIGN.COM, ITEM NUMBER: 25844-FK

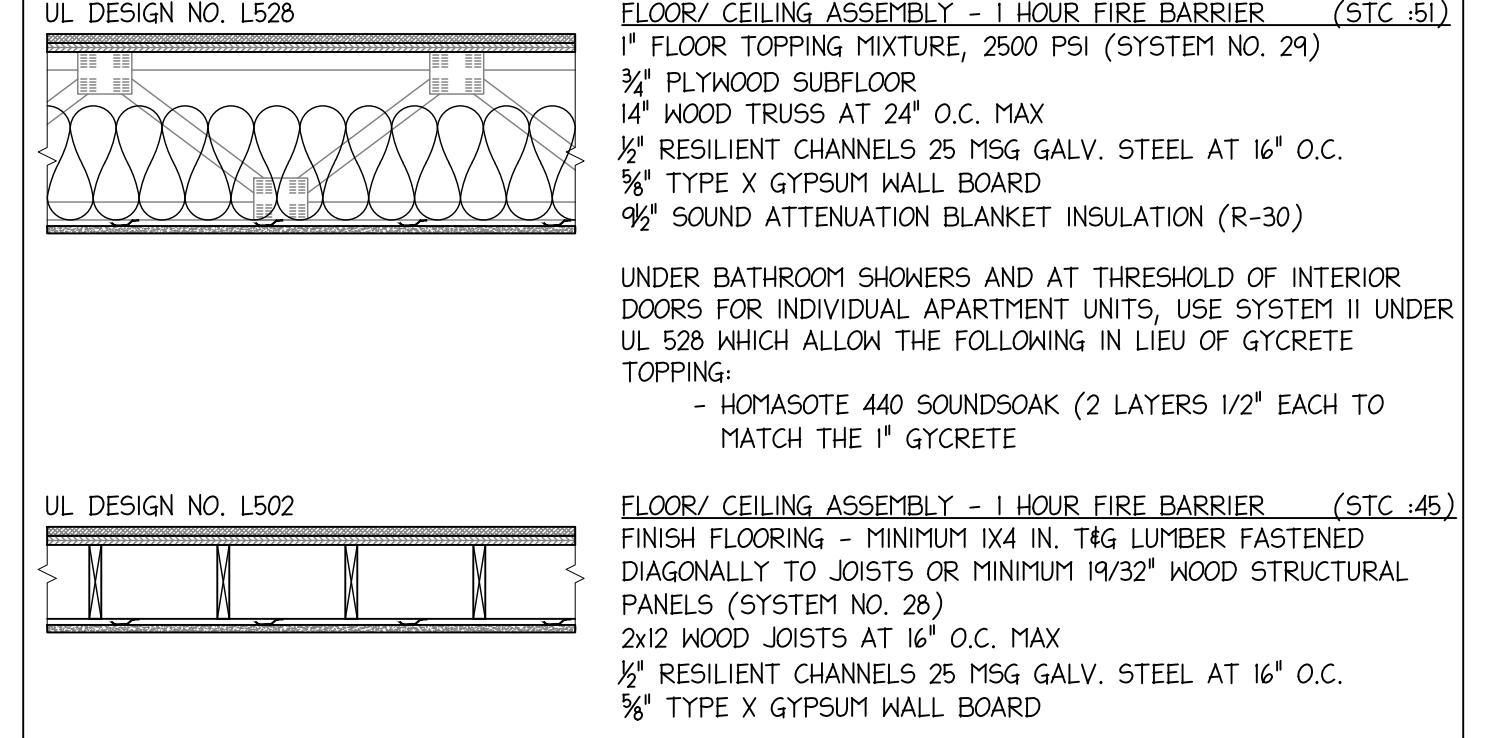
WINDOW SCHEDULE

MARK	SIZE	ROUGH OPENING	WINDOW TYPE	FRAME TYPE	GLASS
1	5'-0"x5'-0"	PER MANUFACTURE	DOUBLE CASEMENT	VINYL CLAD	
2	1'-6"x4'-0"	PER MANUFACTURE	SINGLE CASEMENT	VINYL CLAD	
3	2'-6"x4'-0"	PER MANUFACTURE	SINGLE CASEMENT	VINYL CLAD	
4	2'-6"x3'-0"	PER MANUFACTURE	SINGLE CASEMENT	VINYL CLAD	
5	NOT USED	---	---	---	---

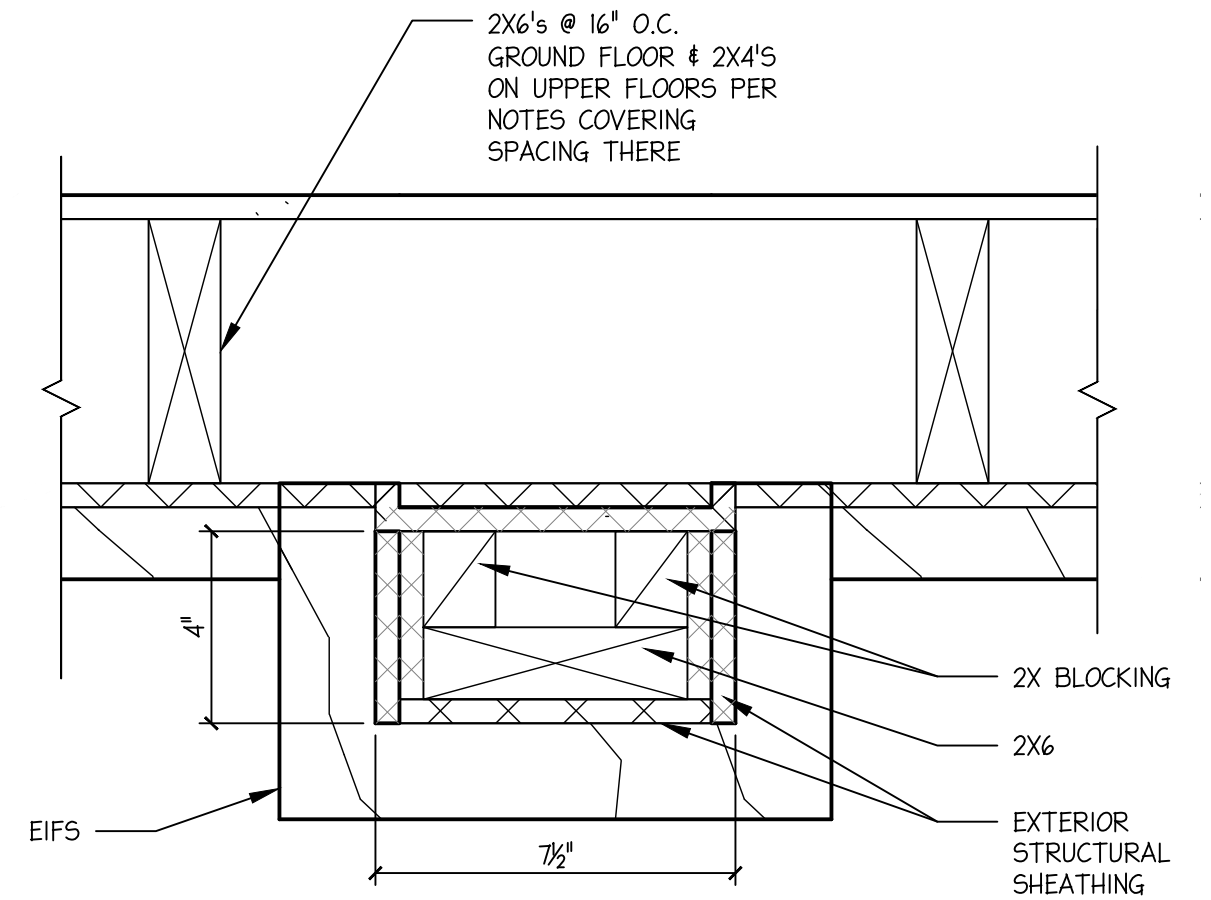
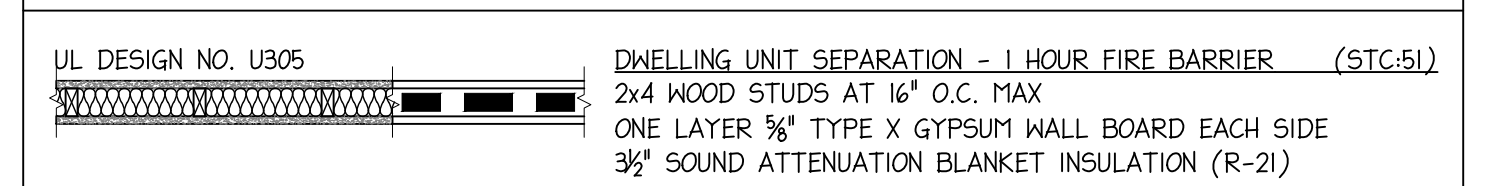


TYPICAL WALL DETAIL AT RATED STAIRS
 1-1/2" = 1'-0"

FLOOR/CEILING RATED ASSEMBLIES



WALL RATED ASSEMBLIES

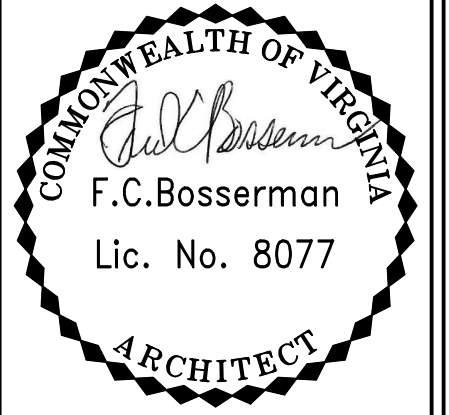


4 CHASE DETAIL
 3/4" = 1'-0"

TUSCAN VILLA APARTMENTS
 BUILDING 2 - FIELD DIRECTIVE 5
 507 VIA ROME DRIVE
 HARRISONBURG, VIRGINIA

MAIN FLOOR PLAN

Scale: As Noted



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Project: 25019
 File: 25019-ALL MAIN FLOOR PLAN.DWG
 Drawing History:
 Field Directive 5 04/27/2026

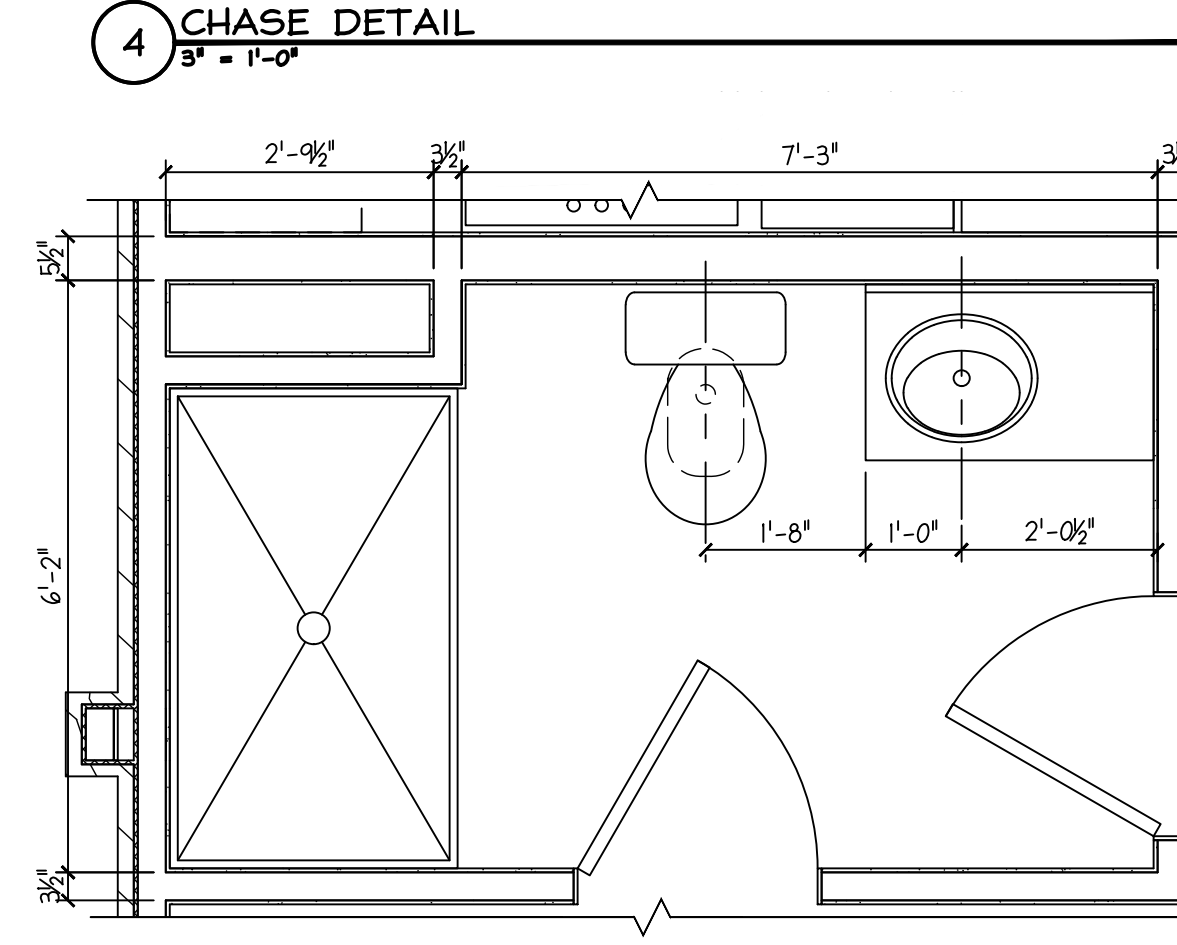
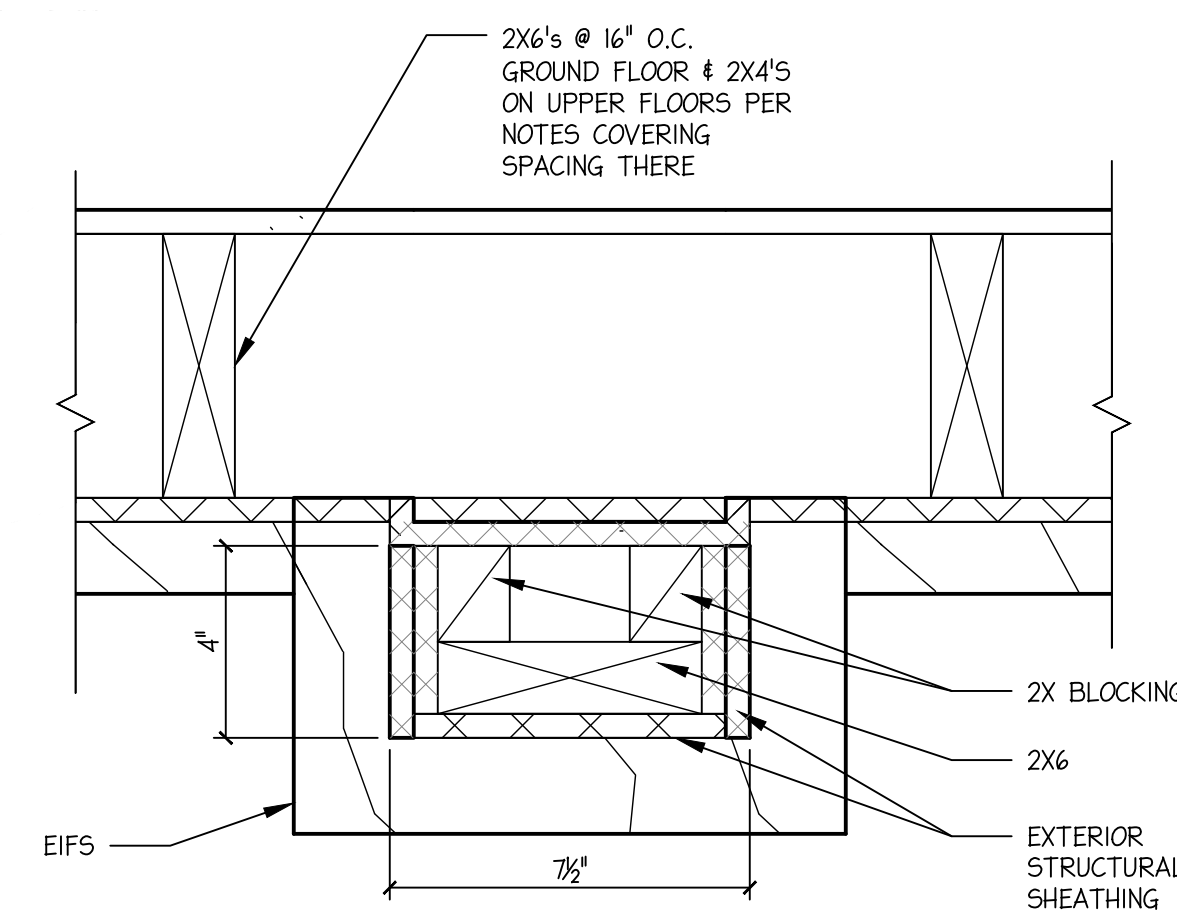
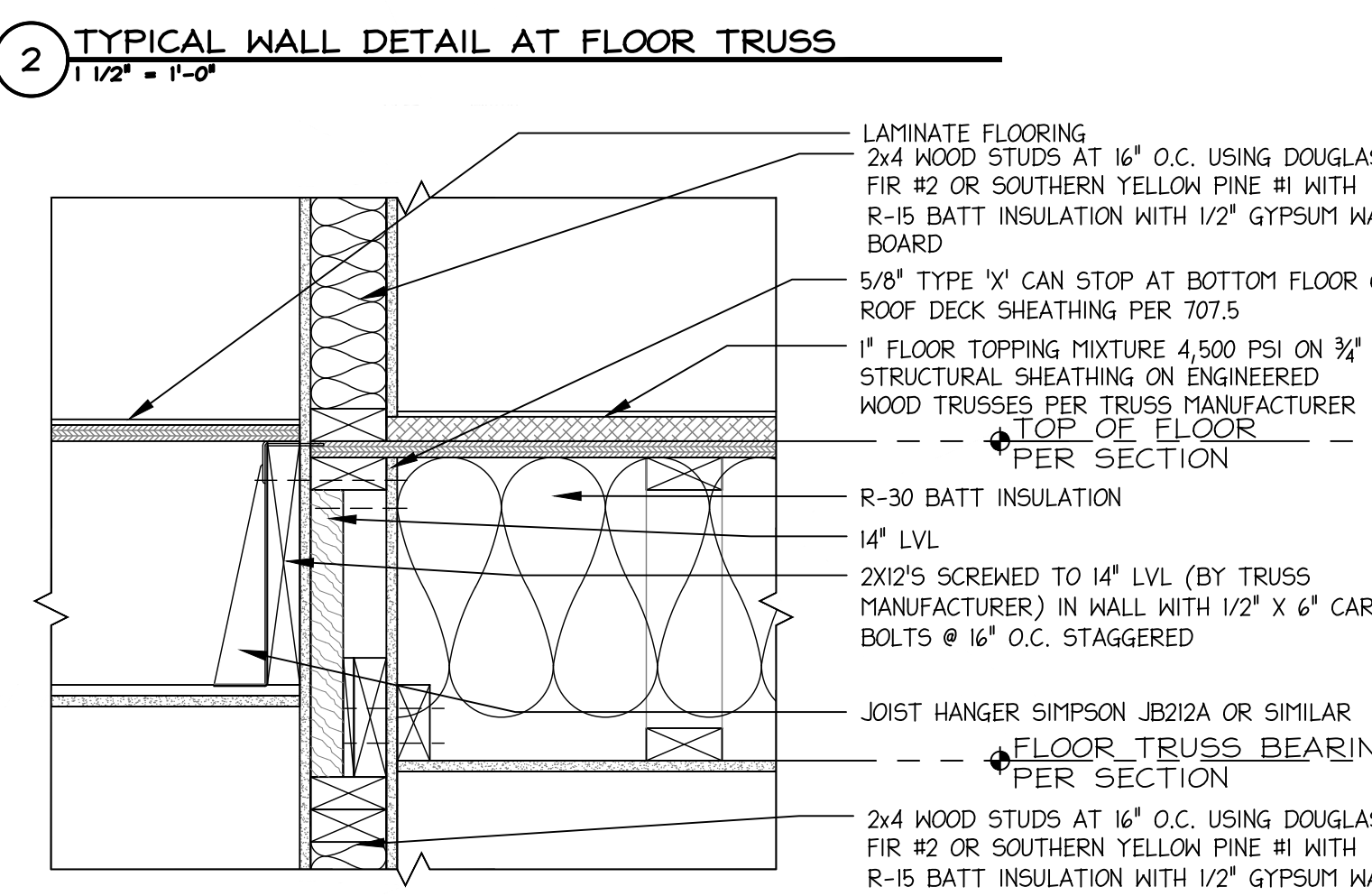
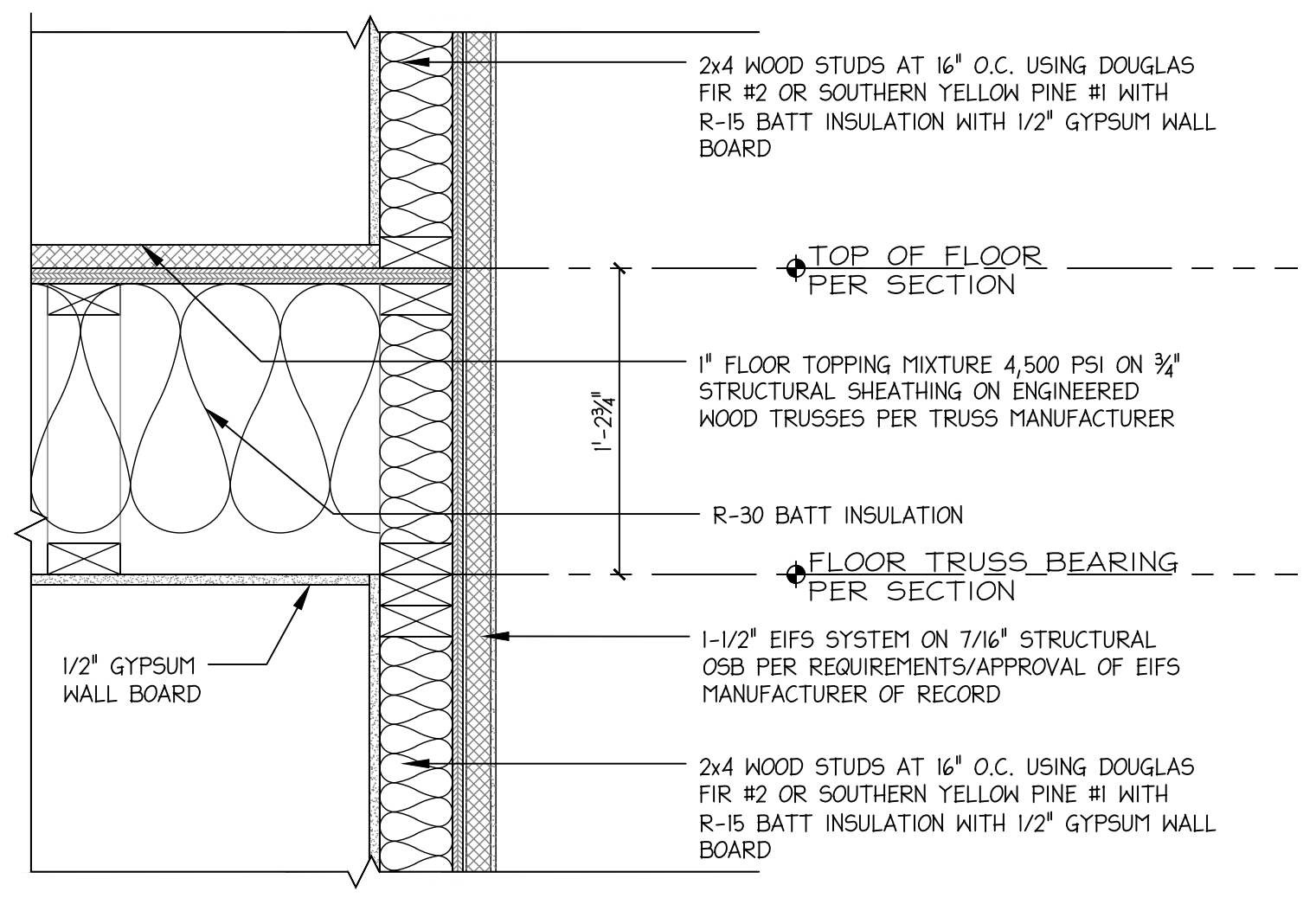
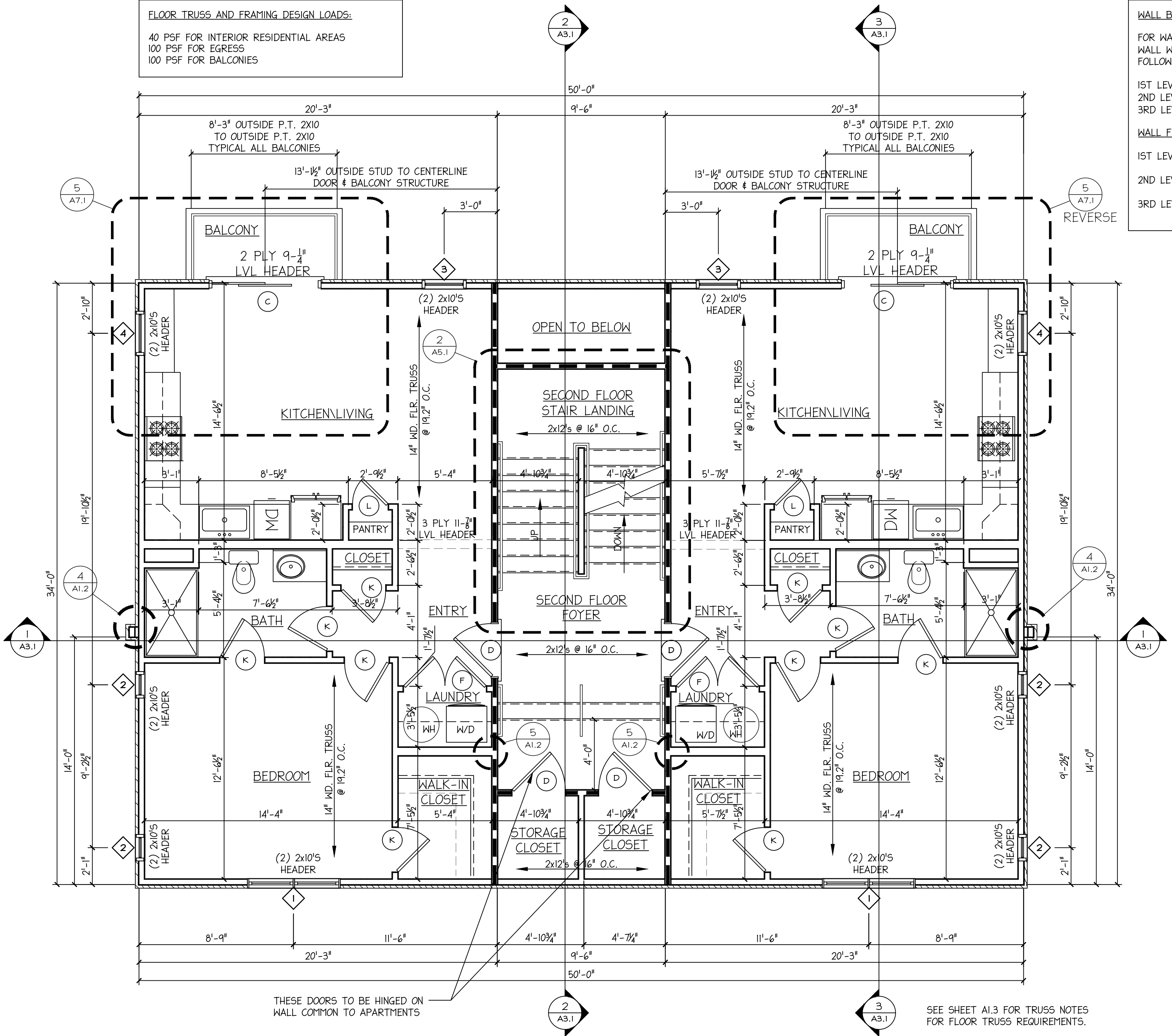


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 A1.1
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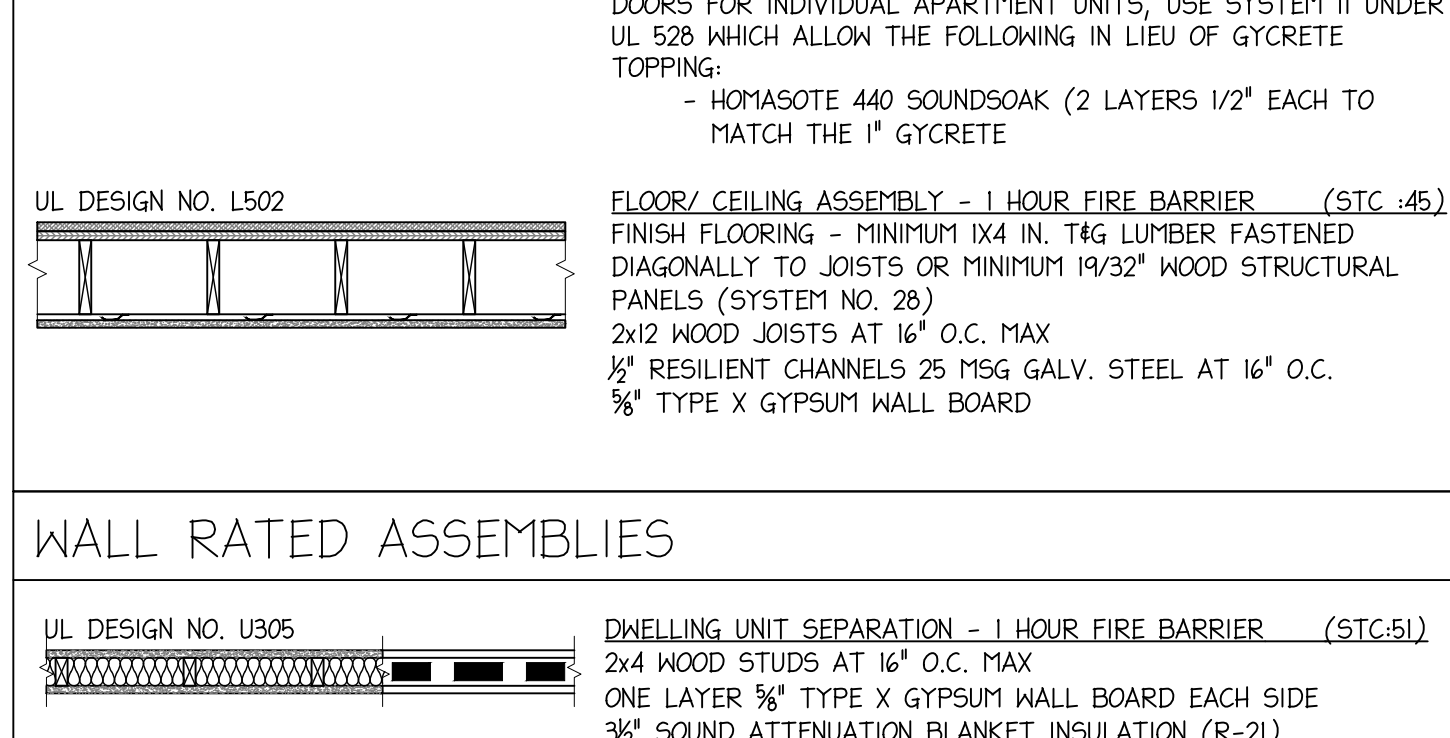
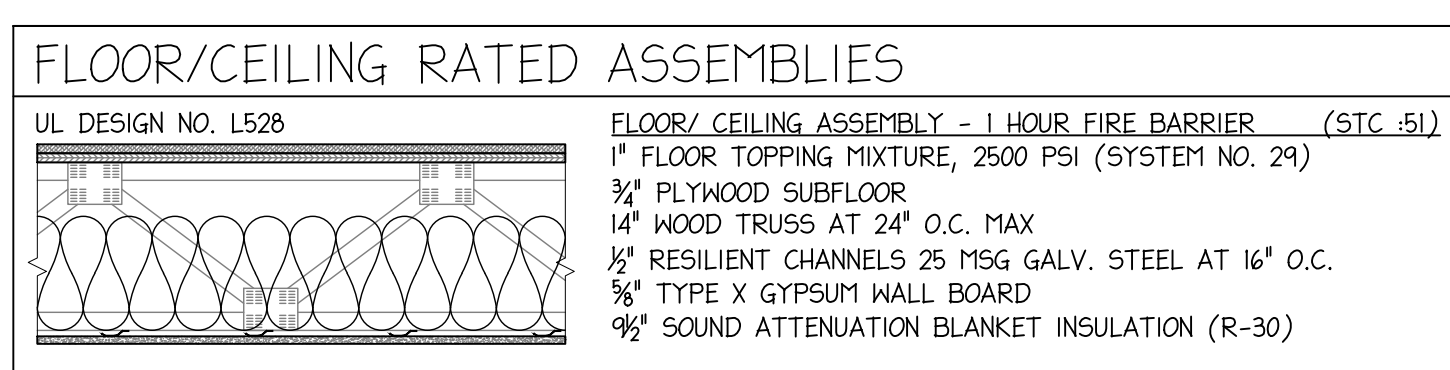
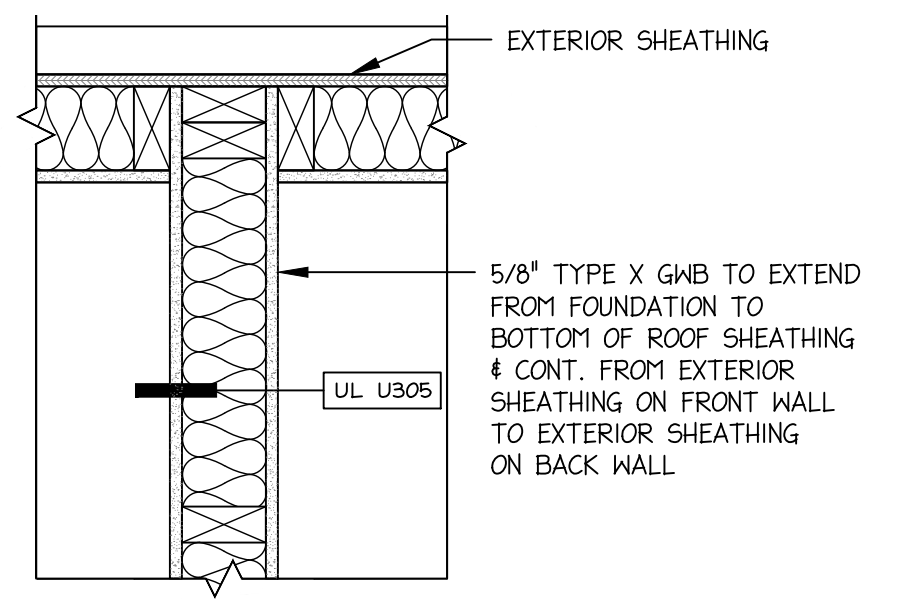
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DOOR AND FRAME SCHEDULE						
MARK	DOOR	SIZE		FRAME	FIRE RATING	NOTES
		WIDTH	HEIGHT			
(A)	SINGLE HINGED WITH TRANSOM	3'-0"	6'-8"	VINYL CLAD	VINYL CLAD	
(B)	SINGLE HINGED	3'-0"	6'-8"	VINYL CLAD	VINYL CLAD	NOTE 2
(C)	SLIDING - FULL LIGHT	6'-0"	6'-8"	VINYL CLAD	VINYL CLAD	TEMPERED GLASS
(D)	SINGLE HINGED	3'-0"	6'-8"	VINYL CLAD	VINYL CLAD	1 HOUR NOTE 1
(E)	SINGLE HINGED	3'-0"	6'-8"	HOLLOW CORE WOOD	WOOD	
(F)	DOUBLE HINGED	4'-8"	6'-8"	HOLLOW CORE WOOD	WOOD	NEEDS TO BE LOUVERED
(G)	POCKET	2'-6"	6'-8"	HOLLOW CORE WOOD	WOOD	
(H)	POCKET	3'-0"	6'-8"	HOLLOW CORE WOOD	WOOD	
(J)	SINGLE HINGED	2'-10"	6'-8"	HOLLOW CORE WOOD	WOOD	
(K)	SINGLE HINGED	2'-6"	6'-8"	HOLLOW CORE WOOD	WOOD	
(L)	SINGLE HINGED	2'-0"	6'-8"	HOLLOW CORE WOOD	WOOD	

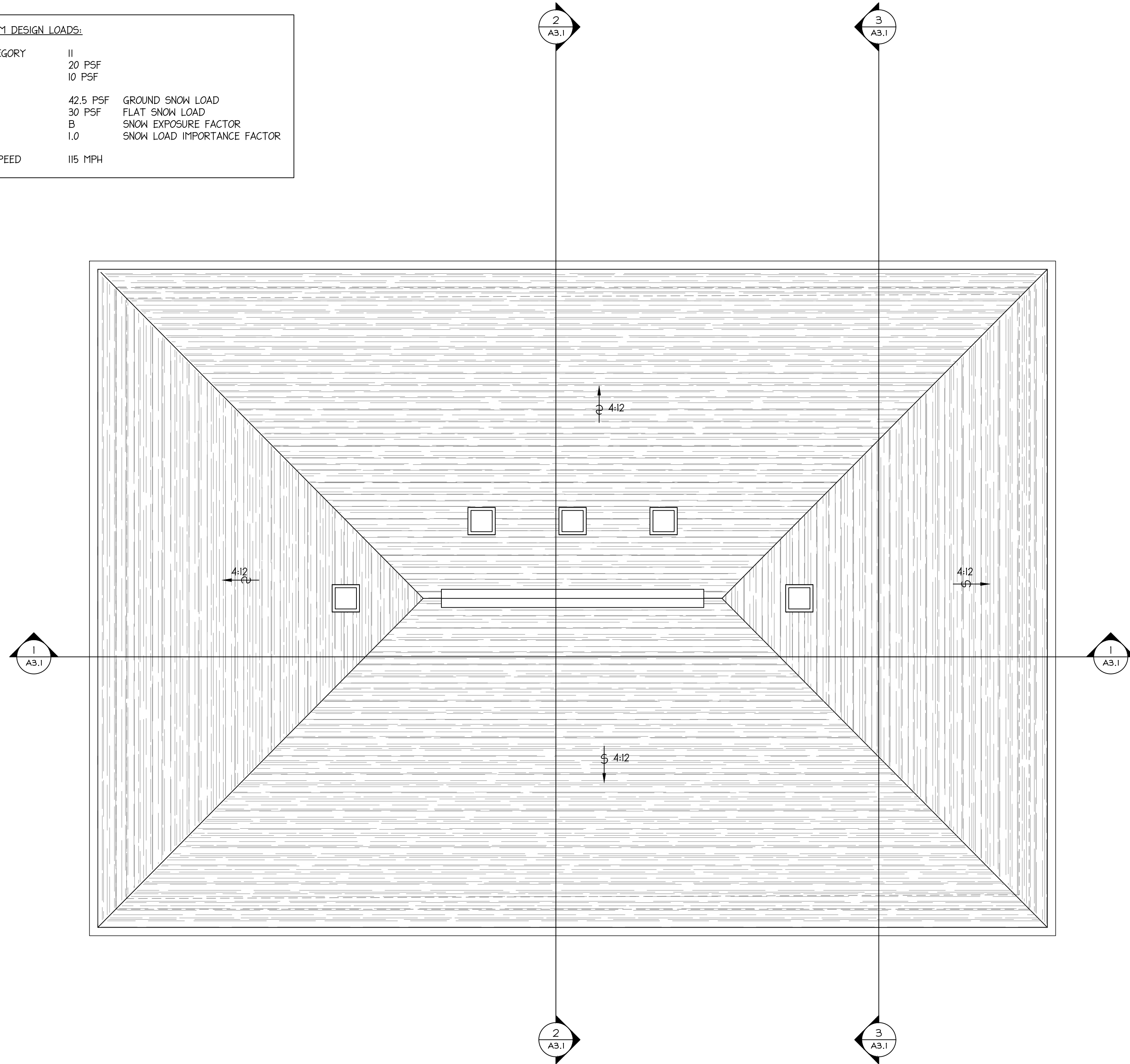
GENERAL NOTES:
 1. DOOR, DOOR FRAME, AND DOOR HARDWARE TO HAVE A FIRE RESISTANCE RATING OF 1 HOUR. DOOR HARDWARE TO BE LEVER-OPERATED MOUNTED 34" MIN. TO 42" MAX ABOVE FINISHED FLOOR.
 2. ACCESS DOOR FOR AUTOMATIC SPRINKLER SYSTEM RISER ROOMS AND FIRE PUMP ROOMS SHALL BE LABELED WITH AN APPROVED SIGN. CONTRACTOR TO FURNISH AND INSTALL SIGN AS SPECIFIED ON SHEET G0.2 BUILDING CODE REVIEW, SECTION 902.1.2. MANUFACTURE: BRIMAR INDUSTRIES, SUPPLIER: SAFETYSIGN.COM, ITEM NUMBER: 25844-FK

WINDOW SCHEDULE					
MARK	SIZE	ROUGH OPENING	WINDOW TYPE	FRAME TYPE	GLASS
(1)	5'-0"x5'-0"	PER MANUFACTURE	DOUBLE CASEMENT	VINYL CLAD	
(2)	1'-6"x4'-0"	PER MANUFACTURE	SINGLE CASEMENT	VINYL CLAD	
(3)	2'-6"x4'-0"	PER MANUFACTURE	SINGLE CASEMENT	VINYL CLAD	
(4)	2'-6"x3'-0"	PER MANUFACTURE	SINGLE CASEMENT	VINYL CLAD	
(5)	NOT USED	---	---	---	---



Filename: 25019-A1.2 Second Floor Plan.dwg Plotted: 4/27/2026 3:55:23 PM Plot Device: HP DesignJet 804 42 By: HP Page Setup: APR Arch: P: (2/16/25) - HP DesignJet 804 Plotted by: Amanda L. Smith

ROOF TRUSS SYSTEM DESIGN LOADS:			
BUILDING RISK CATEGORY	II		
LIVE LOADS	20 PSF		
MECHANICAL	10 PSF		
SNOW	Pg	42.5 PSF	GROUND SNOW LOAD
	Pf	30 PSF	FLAT SNOW LOAD
	Ce	B	SNOW EXPOSURE FACTOR
	Is	1.0	SNOW LOAD IMPORTANCE FACTOR
WIND BASIC WIND SPEED		115 MPH	



1 ROOF PLAN
1/4" = 1'-0"

SECTION 1202 VENTILATION
1202.2 ROOF VENTILATION. ROOF ASSEMBLIES SHALL BE VENTILATED IN ACCORDANCE WITH THIS SECTION OR SHALL COMPLY WITH SECTION 1202.3.

1202.2.1 VENTILATED ATTICS AND RAFTER SPACES. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

EXCEPTION: THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

CALCULATIONS

BUILDING SIZE 34'-0"x51'-0", AREA: 1,700 SQ. FT., PERIMETER:168 LN. FT.
TOTAL RIDGE LENGTH 16'-4" (RIDGE VENT LENGTH AVAILABLE: 14'-0")

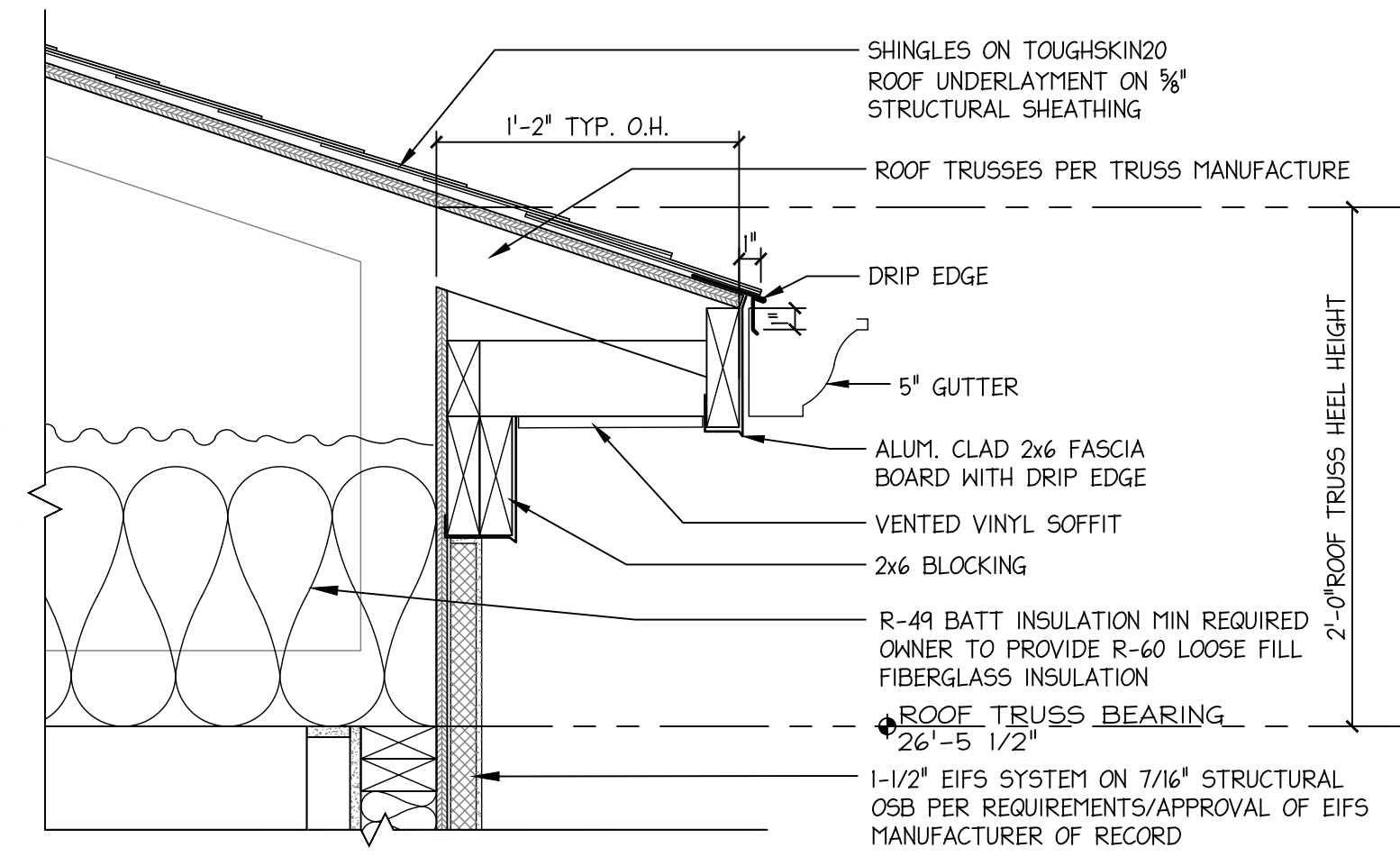
1,700 SQ. FT. X 1/150 = 11.34 SQ FT OF REQUIRED VENTING AREA (1,632 SQ. IN.)

RIDGE VENTS GRAVITY VENTS REQUIRED: 1632 X 40% = 653 SQ. IN. REQUIRED (4.53 SQ. FT.)

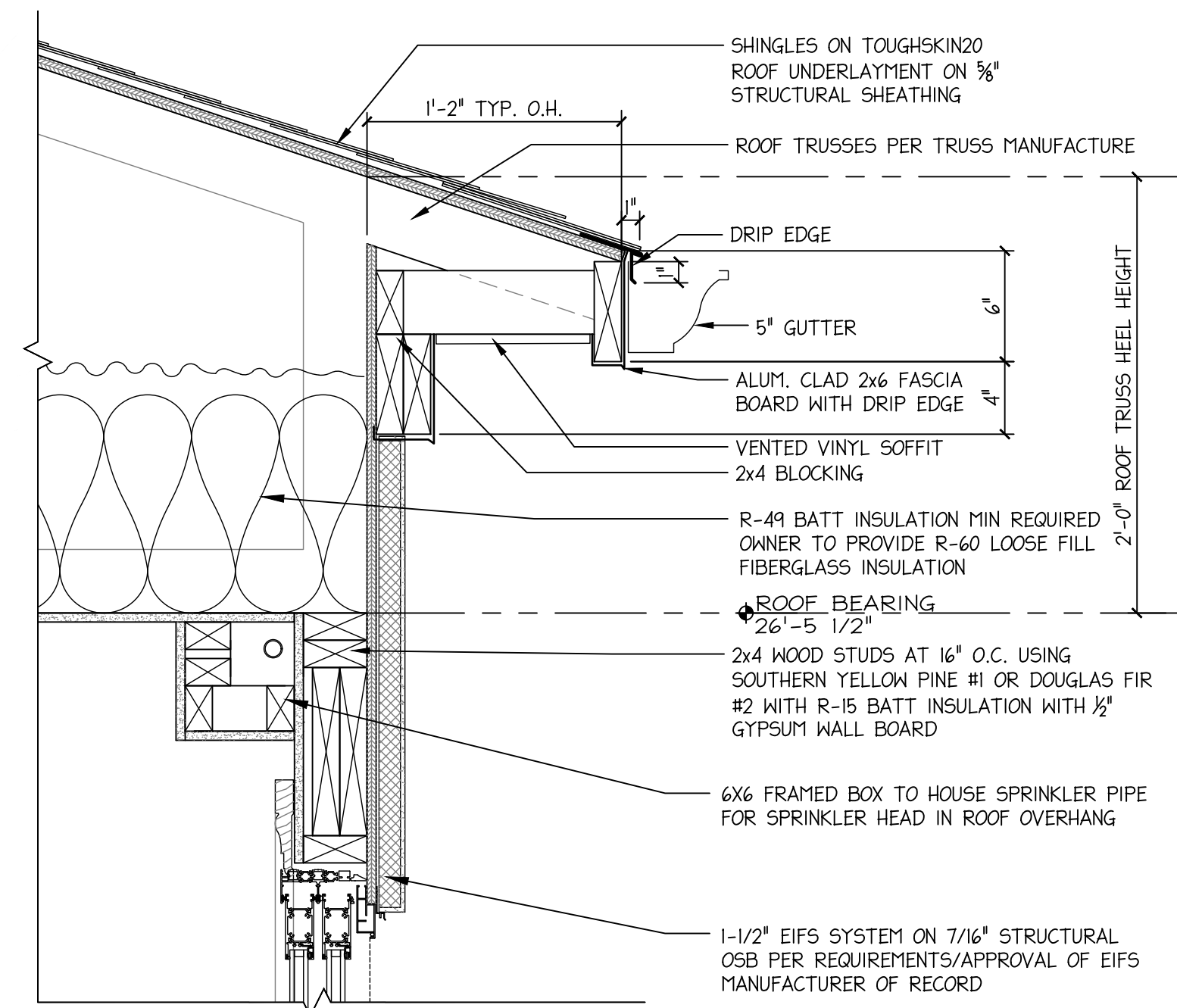
SOFFIT VENTING = 1632 X 60% = 979 SQ. IN. REQUIRED (6.8 SQ. FT.)

OWENS CORNING RIGID ROLL RIDGE VENT: 12.5 SQ. IN PER LN. FT. - PROVIDE 14'-0" IN LENGTH.

PROVIDE ADDITIONAL 653 SQ. IN. OF GRAVITY VENTING. FURNISH AND INSTALL 5 GRAVITY VENTS WITH EACH 144 SQ. IN. VENT SPACE.



2 EAVE DETAIL 1
1 1/2" = 1'-0"



3 TYPICAL ROOF AND DOOR DETAIL
1 1/2" = 1'-0"

TUSCAN VILLA APARTMENTS
BUILDING 2 - FIELD DIRECTIVE 5
507 VIA ROME DRIVE
HARRISONBURG, VIRGINIA

ROOF PLAN

Scale: 1/4" = 1'-0"



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Project: 25019
File: 25019-A1.4 ROOF PLAN.DWG

Drawing History:
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Sheet Number:

A1.4

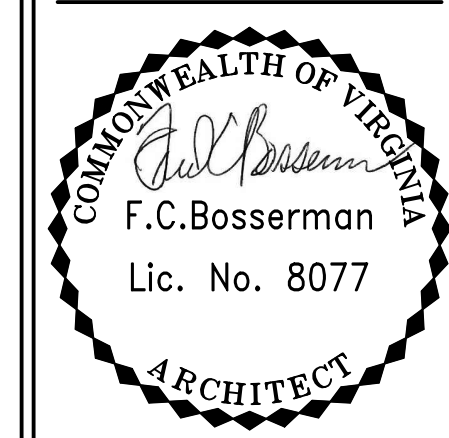
Sheet No.: 8 of 17

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TUSCAN VILLA APARTMENTS
 BUILDING 2 - FIELD DIRECTIVE 5
 507 VIA ROME DRIVE
 HARRISONBURG, VIRGINIA

ELEVATIONS

Scale: 1/4" = 1'-0"



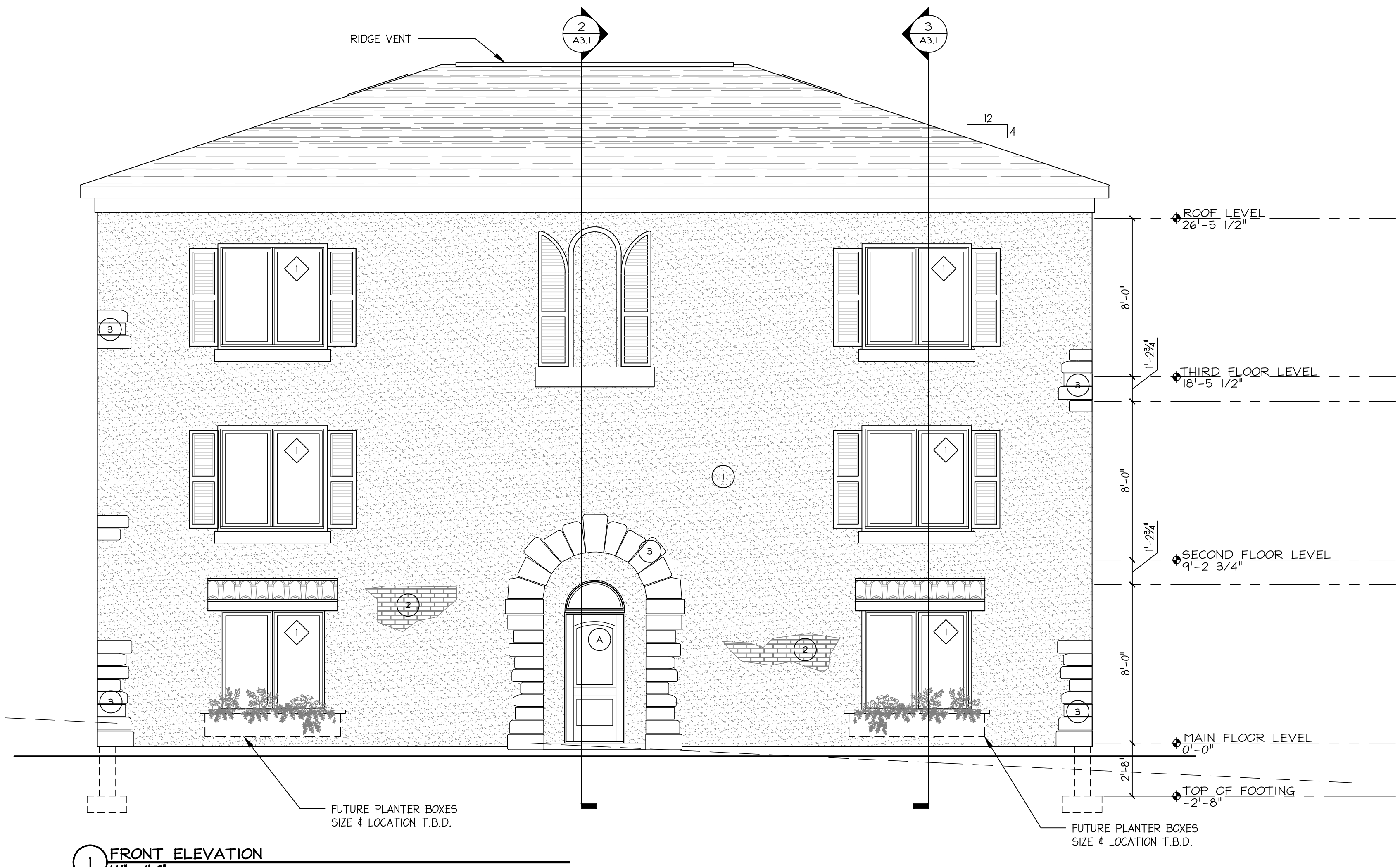
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Project: 25019
 File: 25019-A2.1 ELEVATIONS.DWG
 Drawing History:
 Field Directive 5 04/27/2026

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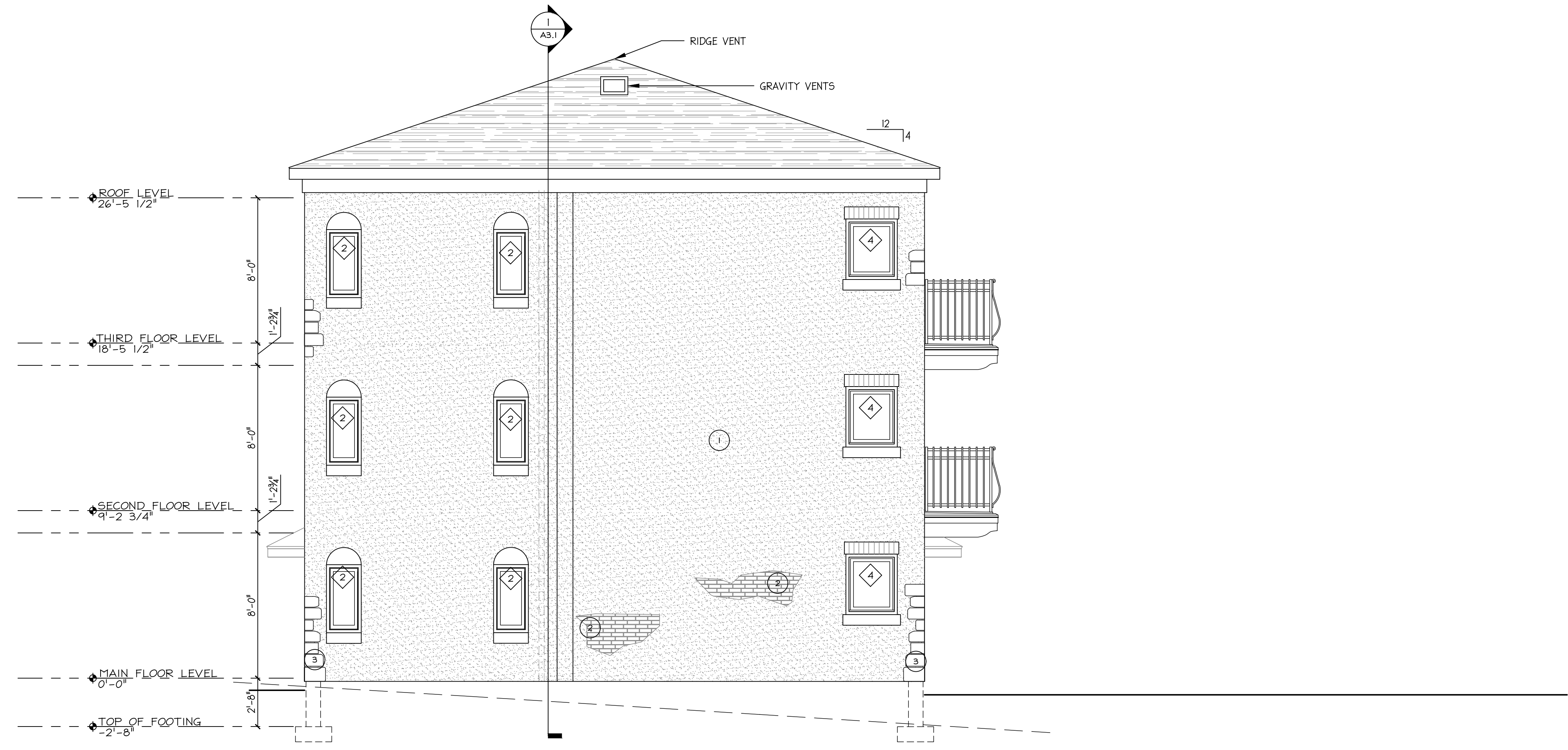
Sheet Number:
A2.1
 Sheet No. 9 of 17

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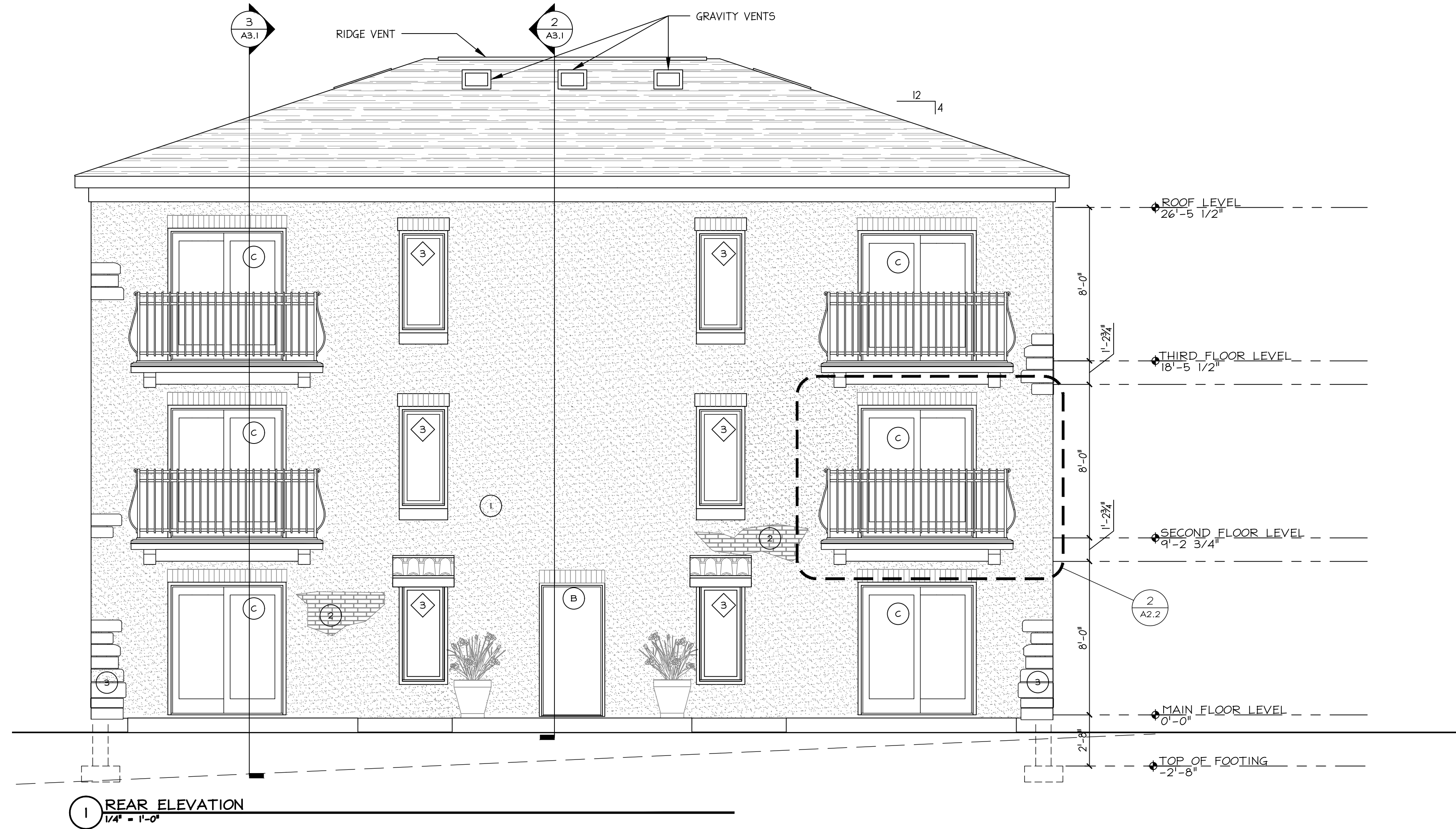
1 FRONT ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISHES:	
1	EIFS BUILDING SYSTEM - ON 7/16 STRUCTURAL OSB PER REQUIREMENTS OF EIFS MANUFACTURER
2	EIFS TO RESEMBLE FAUX BRICK
3	EIFS TO RESEMBLE FAUX STONE

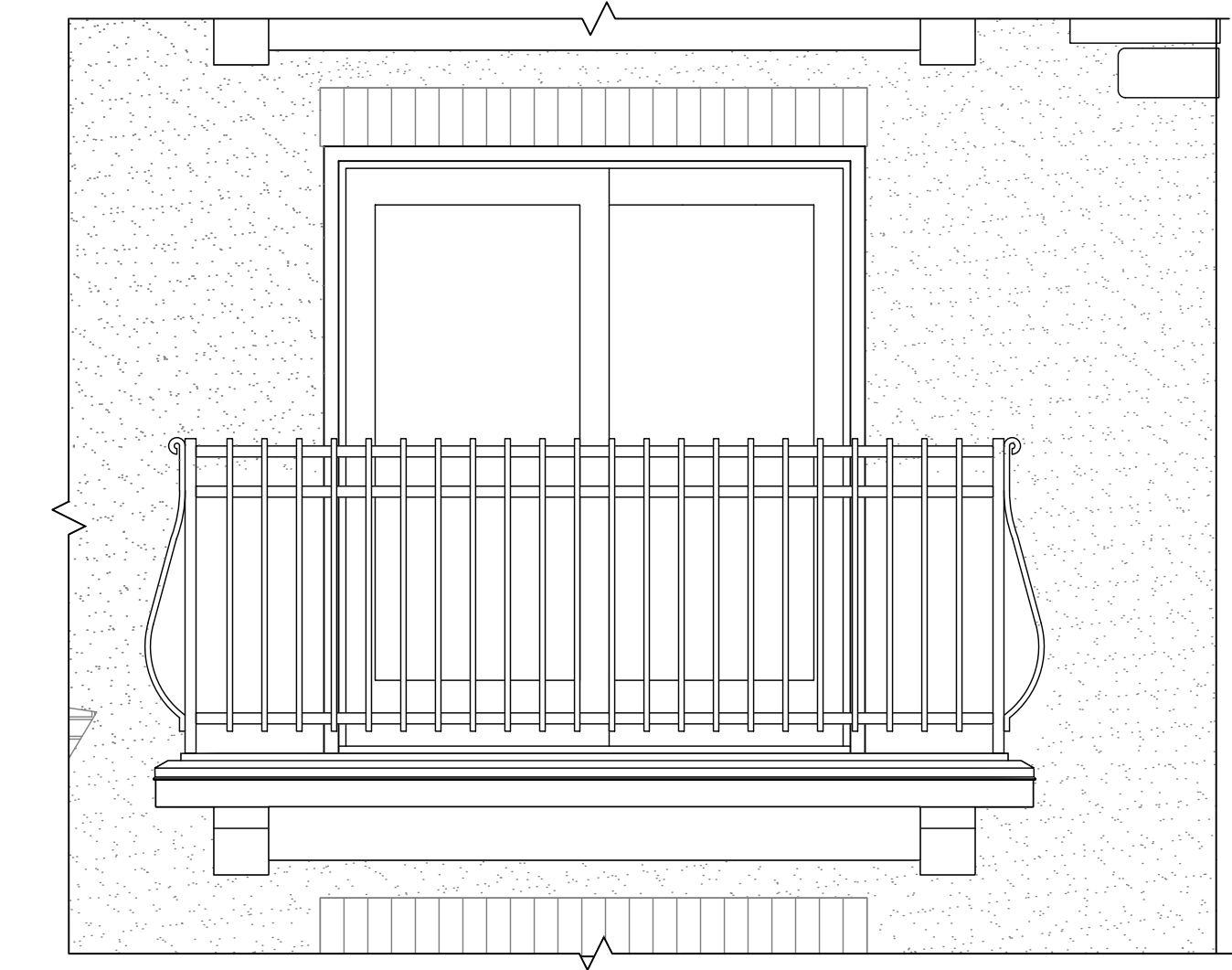


2 RIGHT ELEVATION
 1/4" = 1'-0"

Filename: 25019-A2.1 Elevations.dwg Plotted: 4/27/2026 3:58:43 PM Plot Device: HP DesignJet 800, 42 By HP Page Setup: APR Arch D (21x35) - HP DesignJet 800 Plotted by: Amanda L. Smith



1 REAR ELEVATION
1/4" = 1'-0"



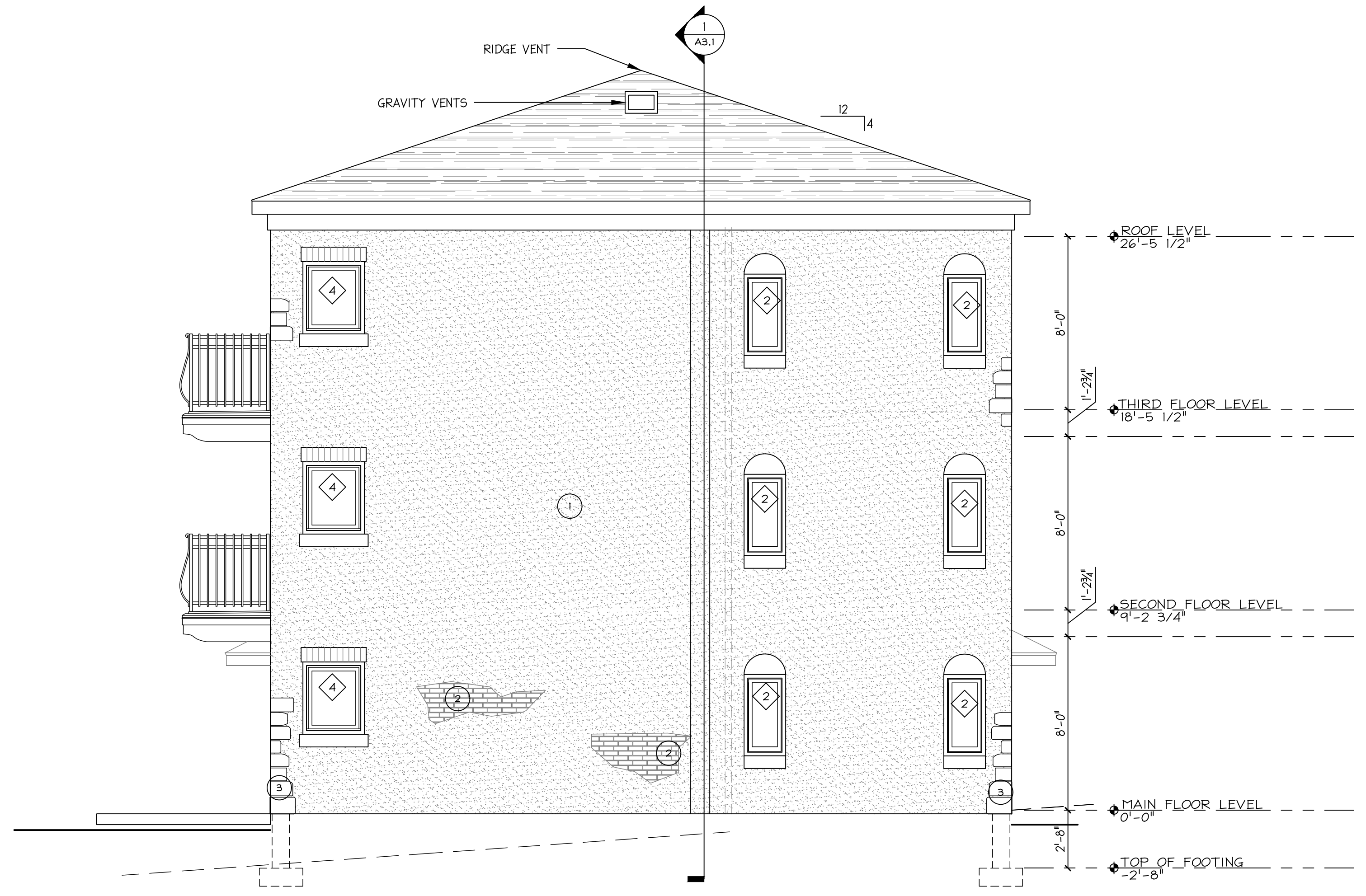
3 DECK ELEVATION
1/2" = 1'-0"

RAILING SPECIFICATION:
 DIGGER SPECIALTIES, INC.
 MONTEGO ALUMINUM RAILING
 POWDER COATED ALUMINUM
 TWO-RAIL STYLE (THREE- RAIL AVAILABLE AS AN OPTION)

PREMIER VINYL
 223 OLD RIVER ROAD
 BRIDGEWATER, VA 22802
 PHONE: (540) 828-4457
 EMAIL: office@premiervinyl.net

NOTE: OVERALL DIMENSIONS, SPACING OF VERTICAL PICKETS, DISTANCES OF POSTS TO ADJACENT WALLS & HORIZONTAL RAILS TO LOWER SURFACE AND HORIZONTAL LOADS TO MEET ALL THE 2021 VCC REQUIREMENTS FOR RAILINGS.

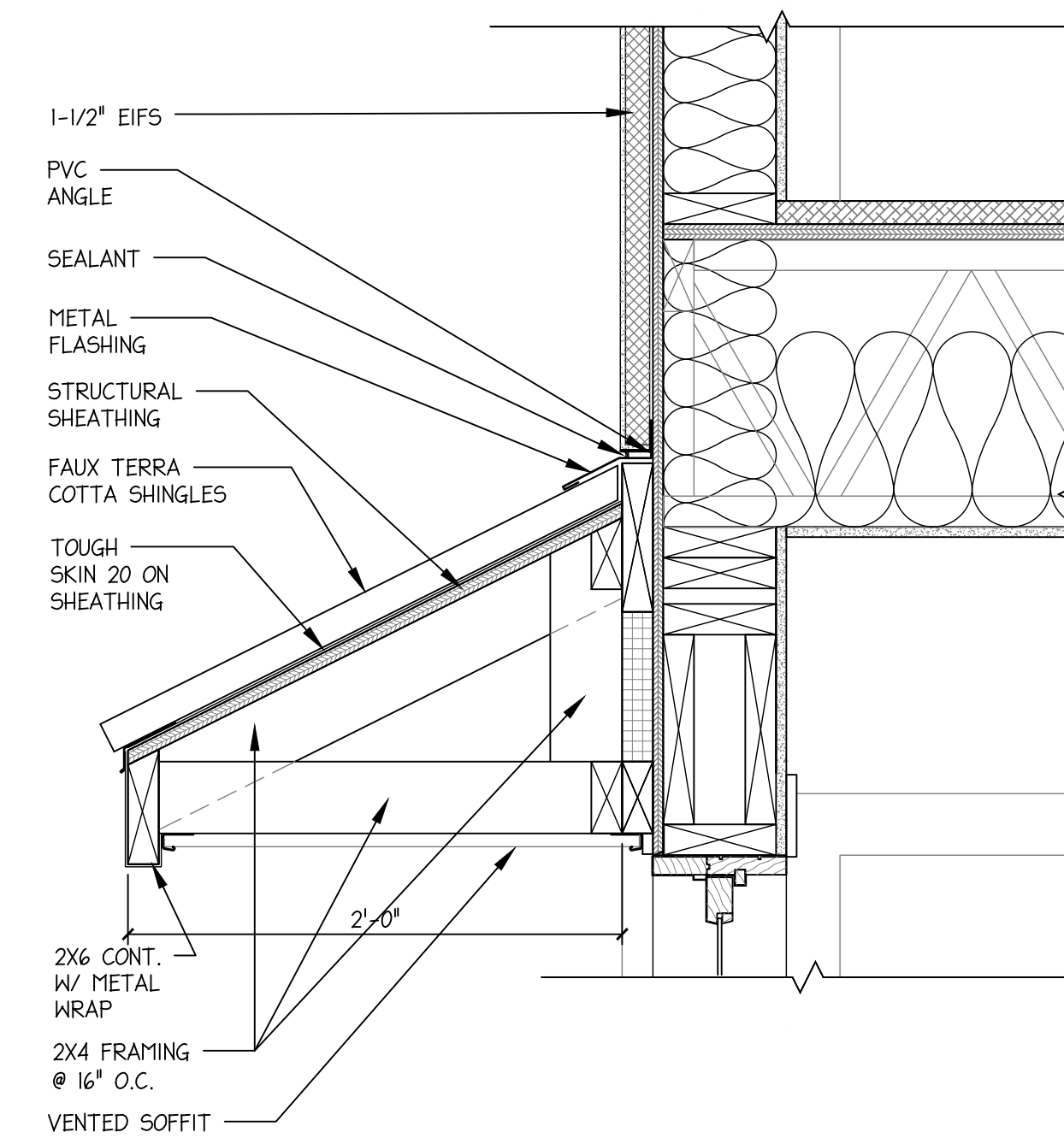
SEE SECTION 1015.1 THRU 1015.7 AND SECTION 1607.9.1 THRU 1607.9.2 OF THE 2021 VCC.



2 LEFT ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

- 1 EIFS BUILDING SYSTEM
- ON 7/16 STRUCTURAL OSB PER REQUIREMENTS OF EIFS MANUFACTURER
- 2 EIFS TO RESEMBLE FAUX BRICK
- 3 EIFS TO RESEMBLE FAUX STONE

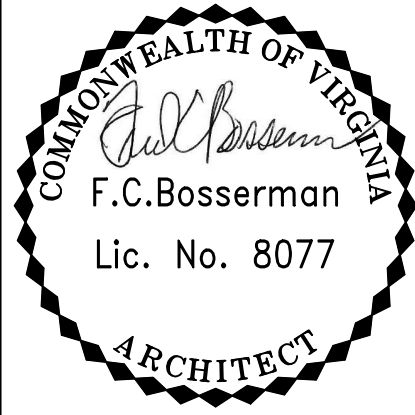


4 WINDOW AWNING DETAIL
1/2" = 1'-0"

TUSCAN VILLA APARTMENTS
 BUILDING 2 - FIELD DIRECTIVE 5
 507 VIA ROME DRIVE
 HARRISONBURG, VIRGINIA

ELEVATIONS

Scale: As Noted



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Project: 25019
 File: 25019-A2.2 ELEVATIONS.DWG

Drawing History:
 Field Directive 5 04/27/2026



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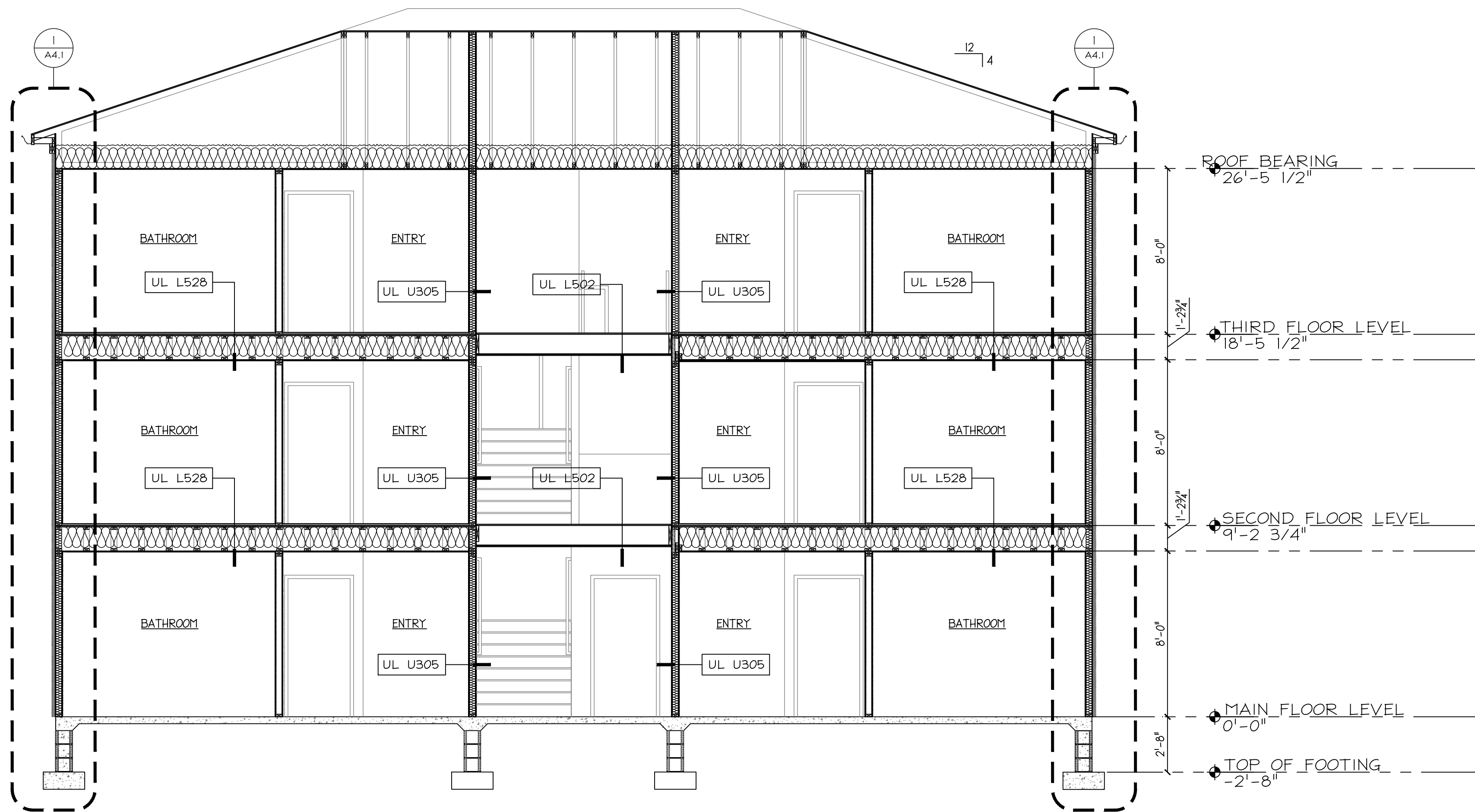
Sheet Number:

A2.2

Sheet No.: 10 of 17

Filename: 25019-A2.2 Elevations.dwg Plotted: 4/27/2026 3:56:49 PM Plot Device: HP DesignJet 800, 42 By HP Page Setup: APR Arch D (21x35) - HP DesignJet 800 Plotted by: Amanda L. Smith

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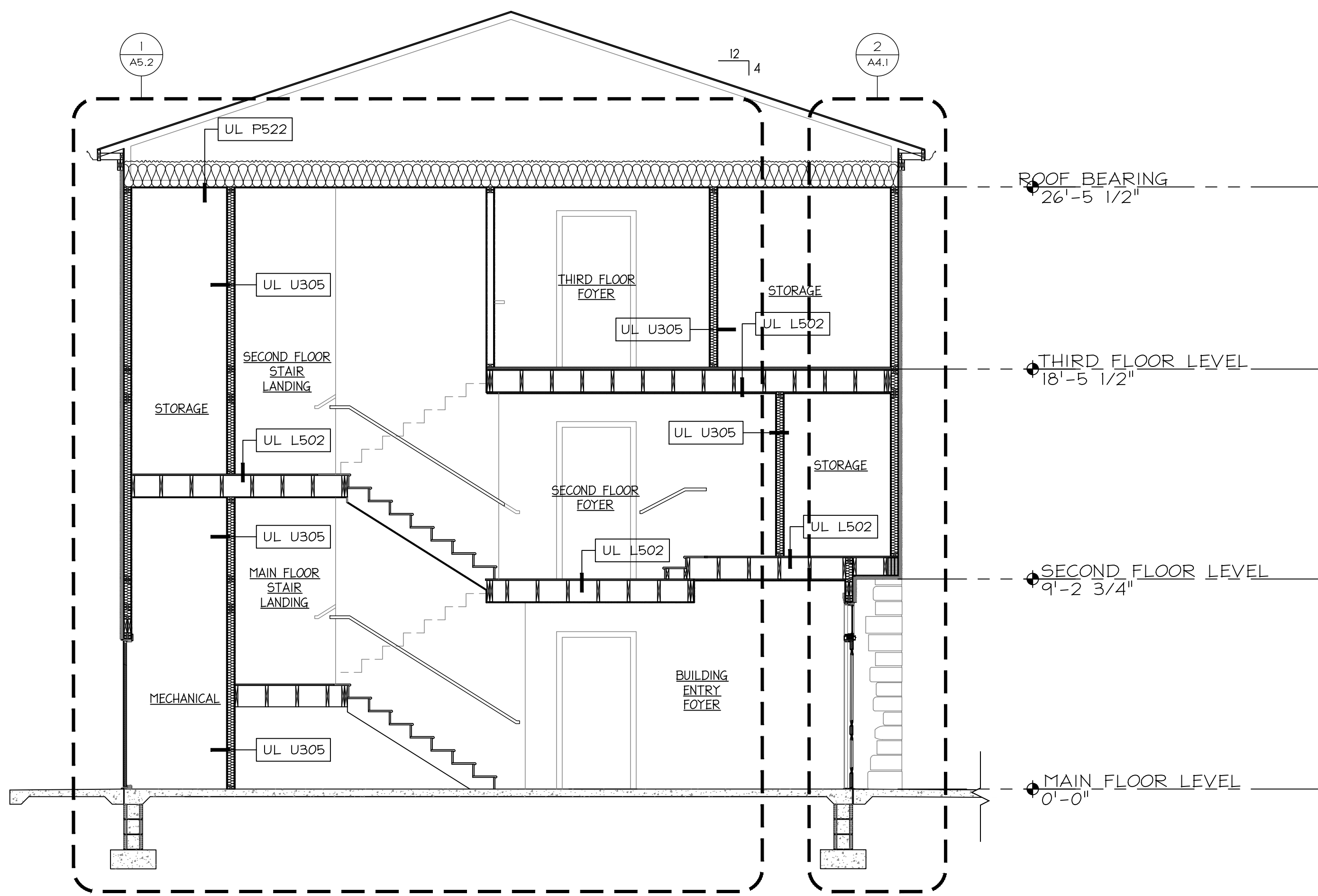


1 BUILDING SECTION 1
1/4" = 1'-0"

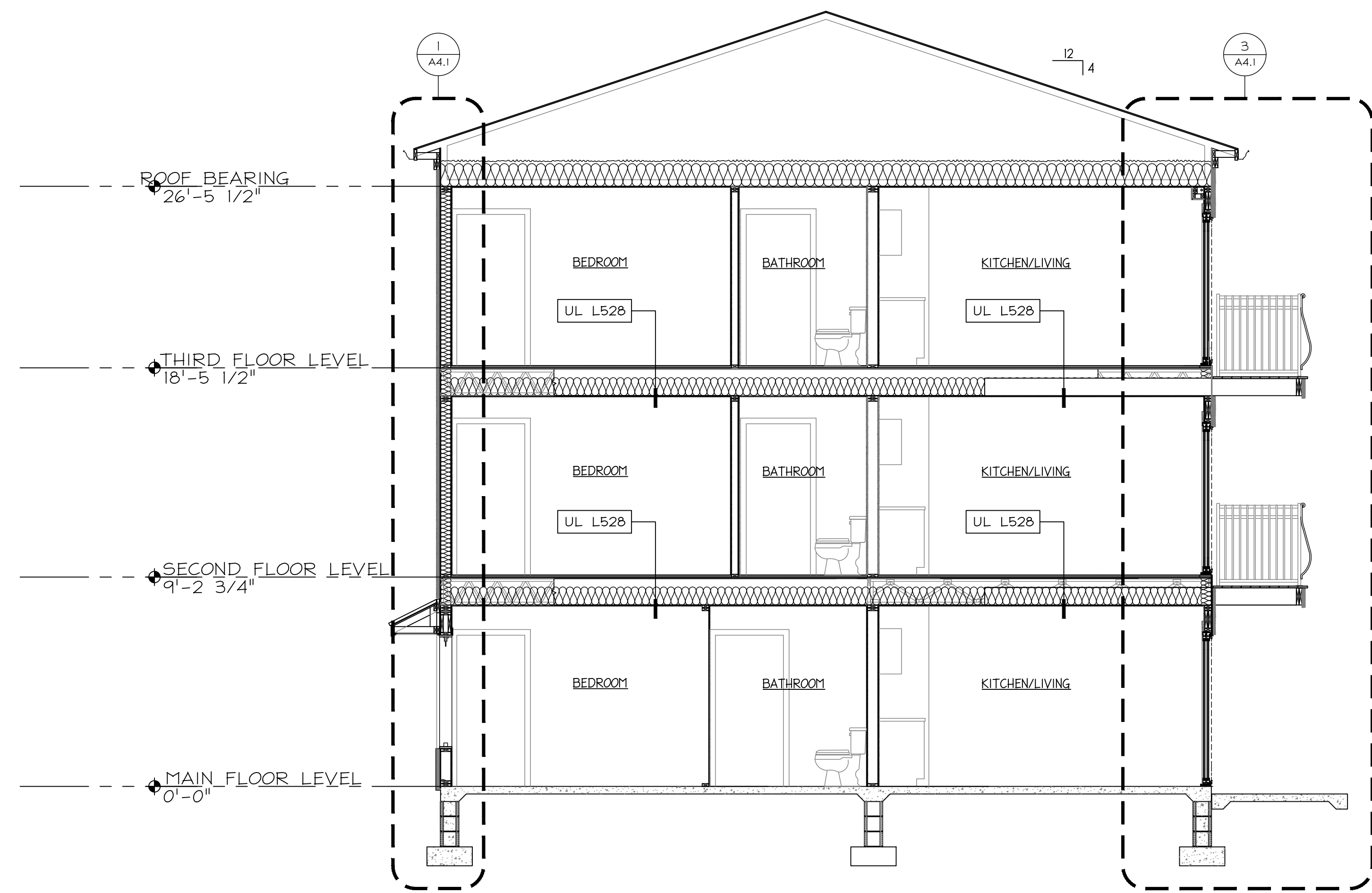
WALL BRACING REQUIREMENTS:
 FOR WALL BRACING WE ARE USING THE EXTERIOR WALL WITH 7/16" APA RATED SHEATHING WITH THE FOLLOWING 8d NAILING PATTERN

1ST LEVEL: 3" O.C. @ PERIMETER & 12" O.C. IN FIELD
 2ND LEVEL: 4" O.C. @ PERIMETER & 12" O.C. IN FIELD
 3RD LEVEL: 6" O.C. @ PERIMETER & 12" O.C. IN FIELD

WALL FRAMING REQUIREMENTS:
 1ST LEVEL: 2X4'S @ 12" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #2
 2ND LEVEL: 2X4'S @ 16" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #1
 3RD LEVEL: 2X4'S @ 16" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #1



2 BUILDING SECTION 2
1/4" = 1'-0"

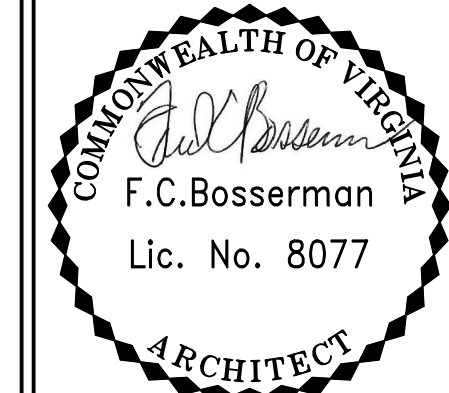


3 BUILDING SECTION 3
1/4" = 1'-0"

TUSCAN VILLA APARTMENTS
 BUILDING 2 - FIELD DIRECTIVE 5
 507 VIA ROME DRIVE
 HARRISONBURG, VIRGINIA

BUILDING SECTIONS

Scale: 1/4" = 1'-0"



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Project: 25019
 File: 25019-A3 BUILDING SECTIONS.DWG
 Drawing History:
 Field Directive 5 04/27/2026

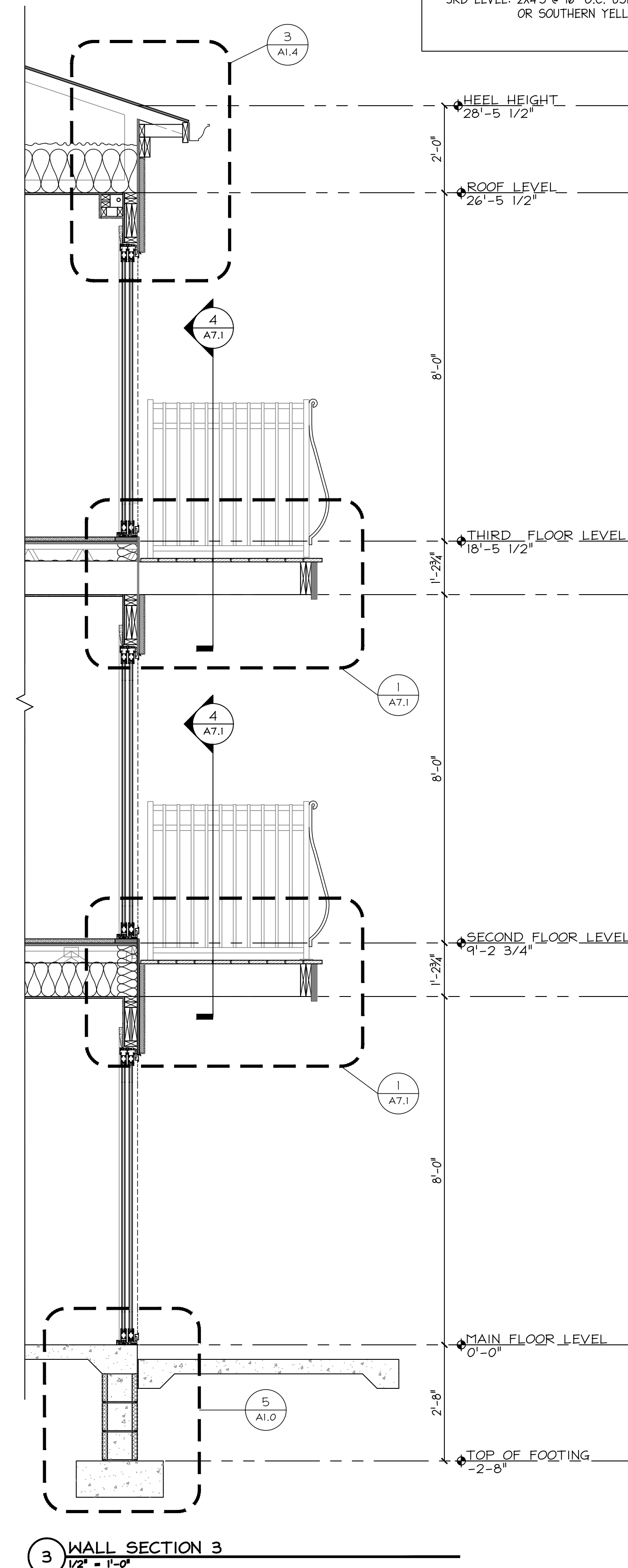
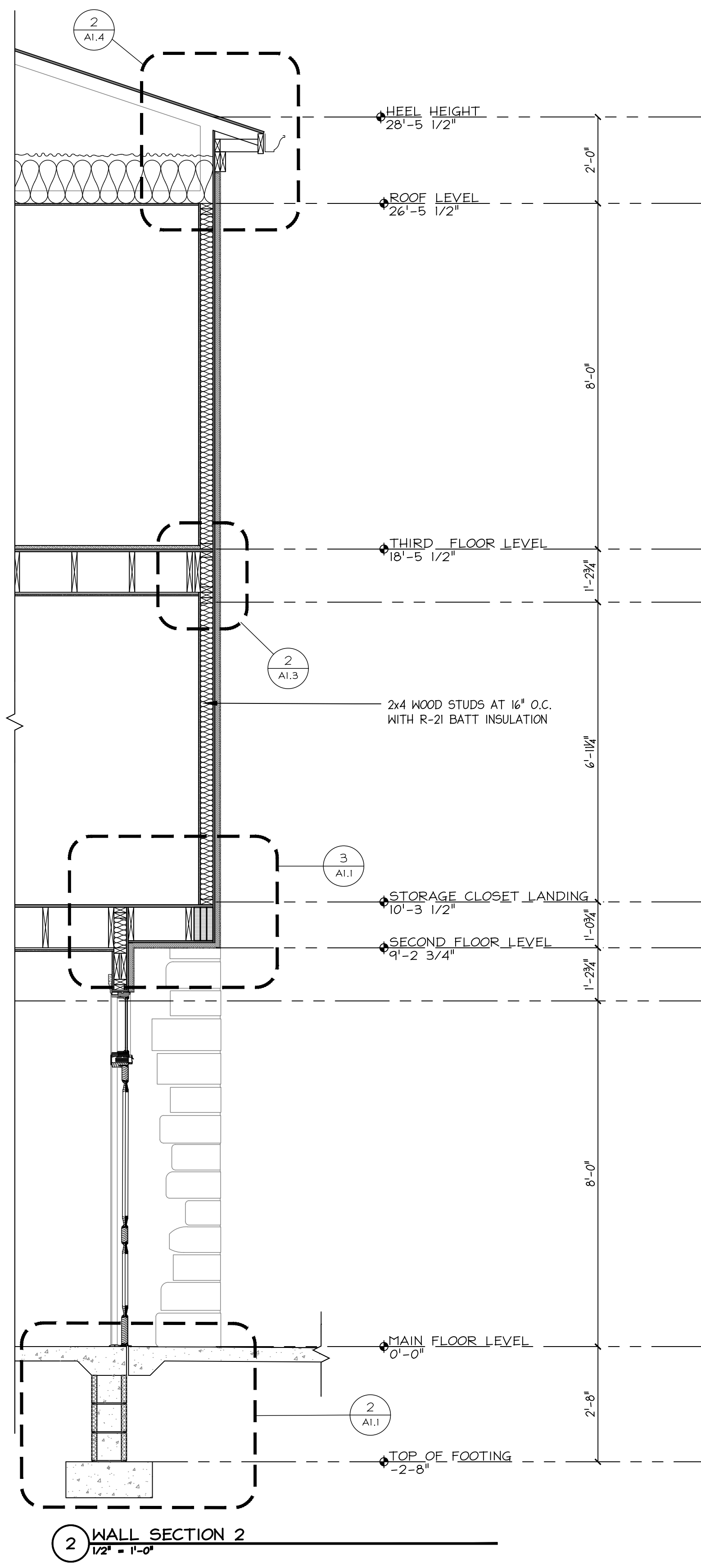
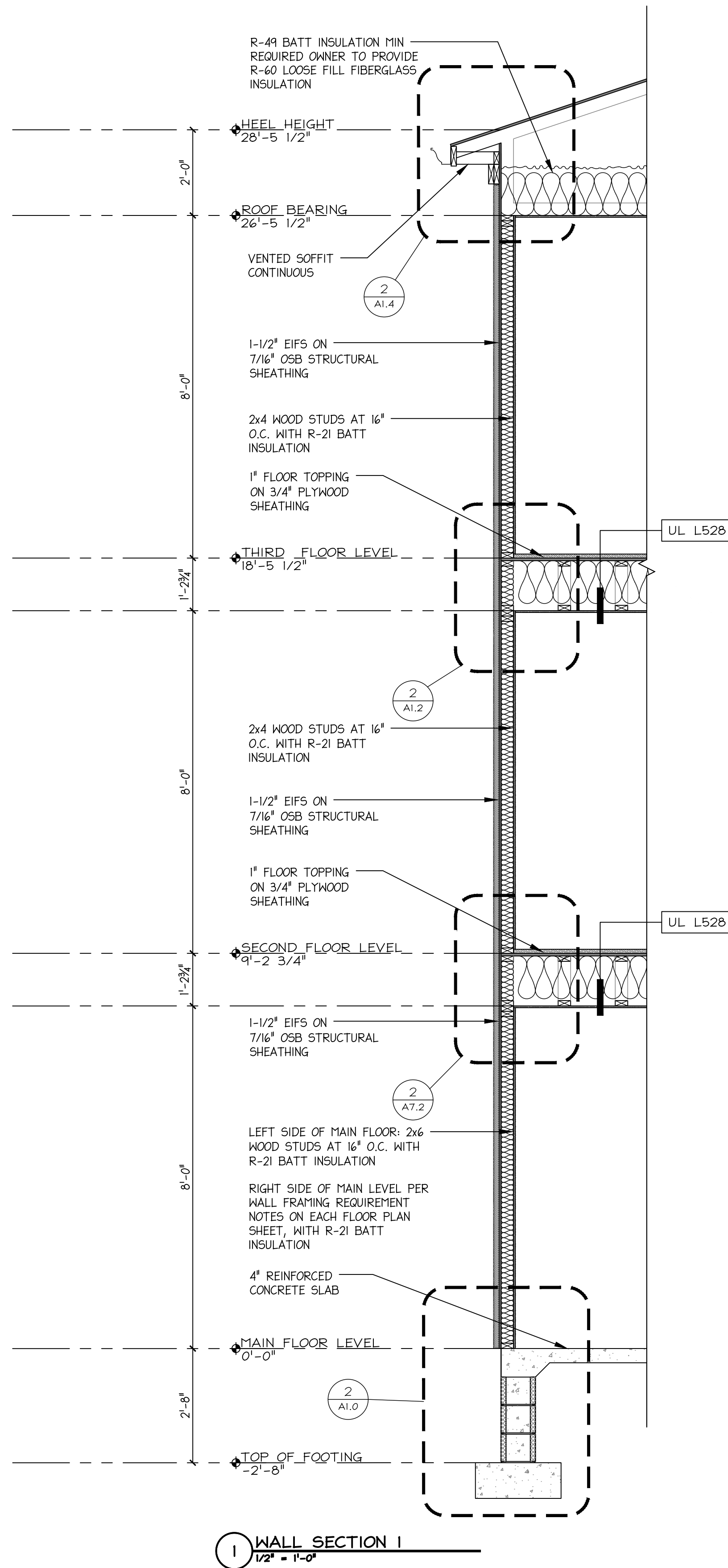


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Sheet Number:
 A3.1
 Sheet No.: 11 of 17

Filename: 2019-A3.1 Building Sections.dwg
 Plotted: 4/27/2026 3:11:18 PM
 Plot Device: HP DesignJet 800 42 In HP
 Page Setup: APR Arch 0 (24x36) - HP DesignJet 800
 Plotted by: Amanda L. Smith

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WALL BRACING REQUIREMENTS:
FOR WALL BRACING WE ARE USING THE EXTERIOR WALL WITH 7/16" APA RATED SHEATHING WITH THE FOLLOWING 8d NAILING PATTERN

1ST LEVEL: 3" O.C. @ PERIMETER & 12" O.C. IN FIELD
2ND LEVEL: 4" O.C. @ PERIMETER & 12" O.C. IN FIELD
3RD LEVEL: 6" O.C. @ PERIMETER & 12" O.C. IN FIELD

WALL FRAMING REQUIREMENTS:

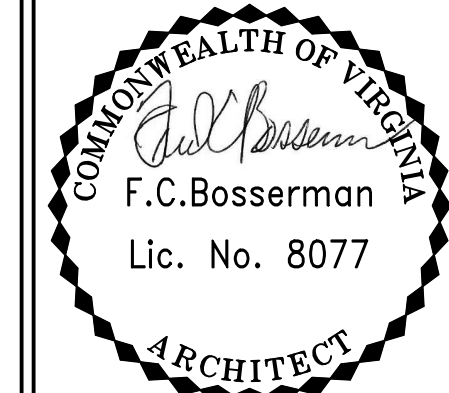
1ST LEVEL: 2x4'S @ 12" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #2
2ND LEVEL: 2x4'S @ 16" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #1
3RD LEVEL: 2x4'S @ 16" O.C. USING DOUGLAS FIR #2 OR SOUTHERN YELLOW PINE #1

TUSCAN VILLA APARTMENTS
BUILDING 2 - FIELD DIRECTIVE 5

507 VIA ROME DRIVE
HARRISONBURG, VIRGINIA

WALL SECTIONS

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



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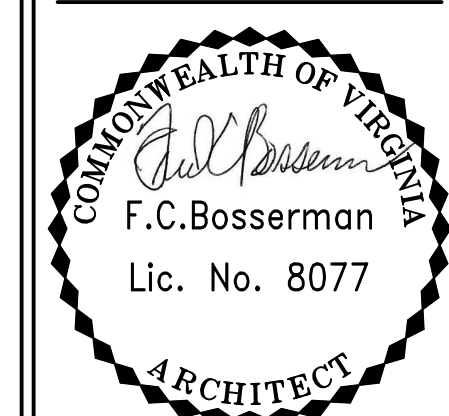
Project: 25019
File: 25019-A4.1 WALL SECTIONS.DWG
Drawing History:
Field Directive 5 04/27/2026



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Sheet Number:
A4.1
Sheet No.: 12 of 17

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Project: 25019
 File: 2509-A5.1 ENLARGED STAIR PLANS.DWG
 Drawing History:
 Field Directive 5 04/21/2026



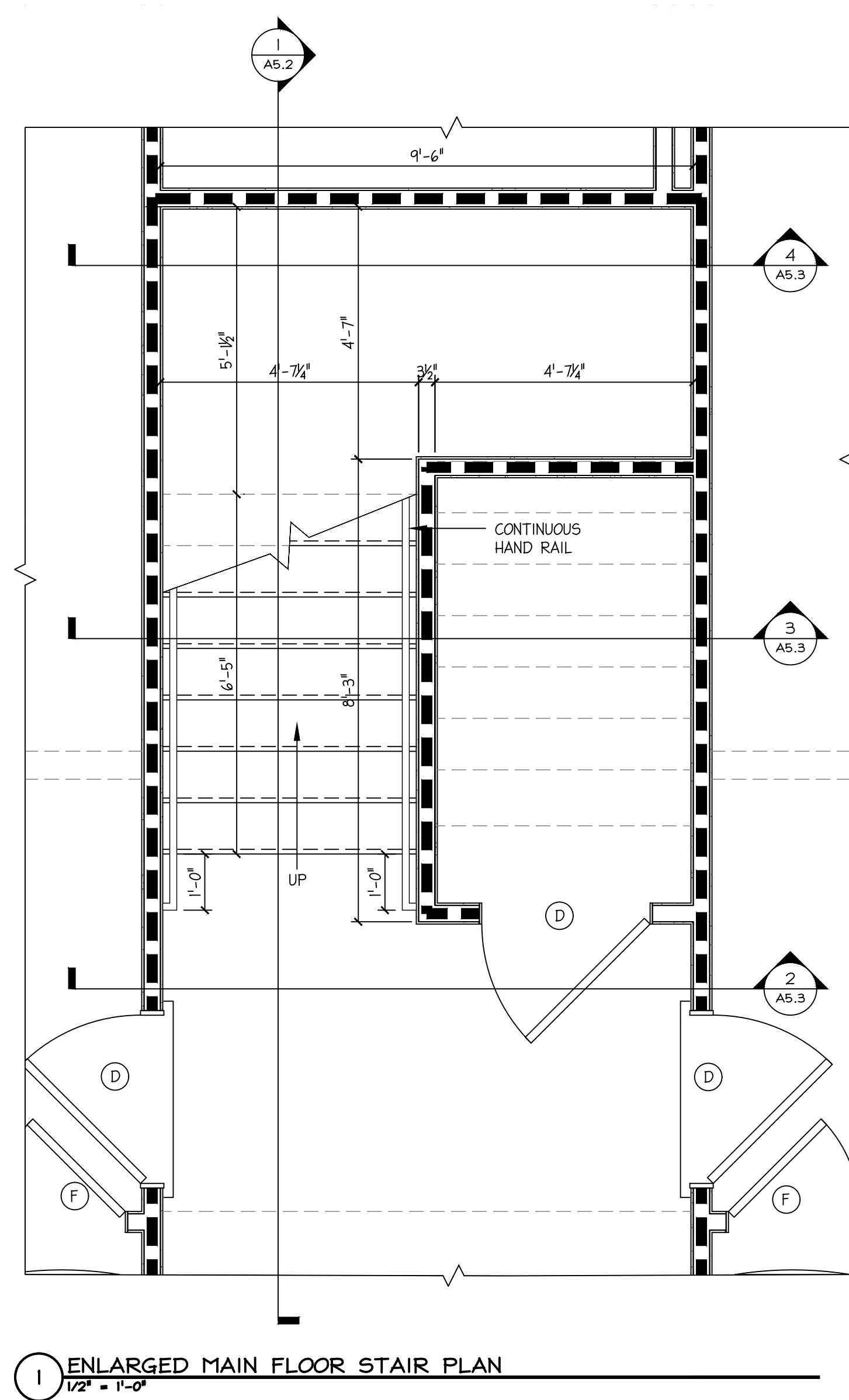
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Sheet Number:

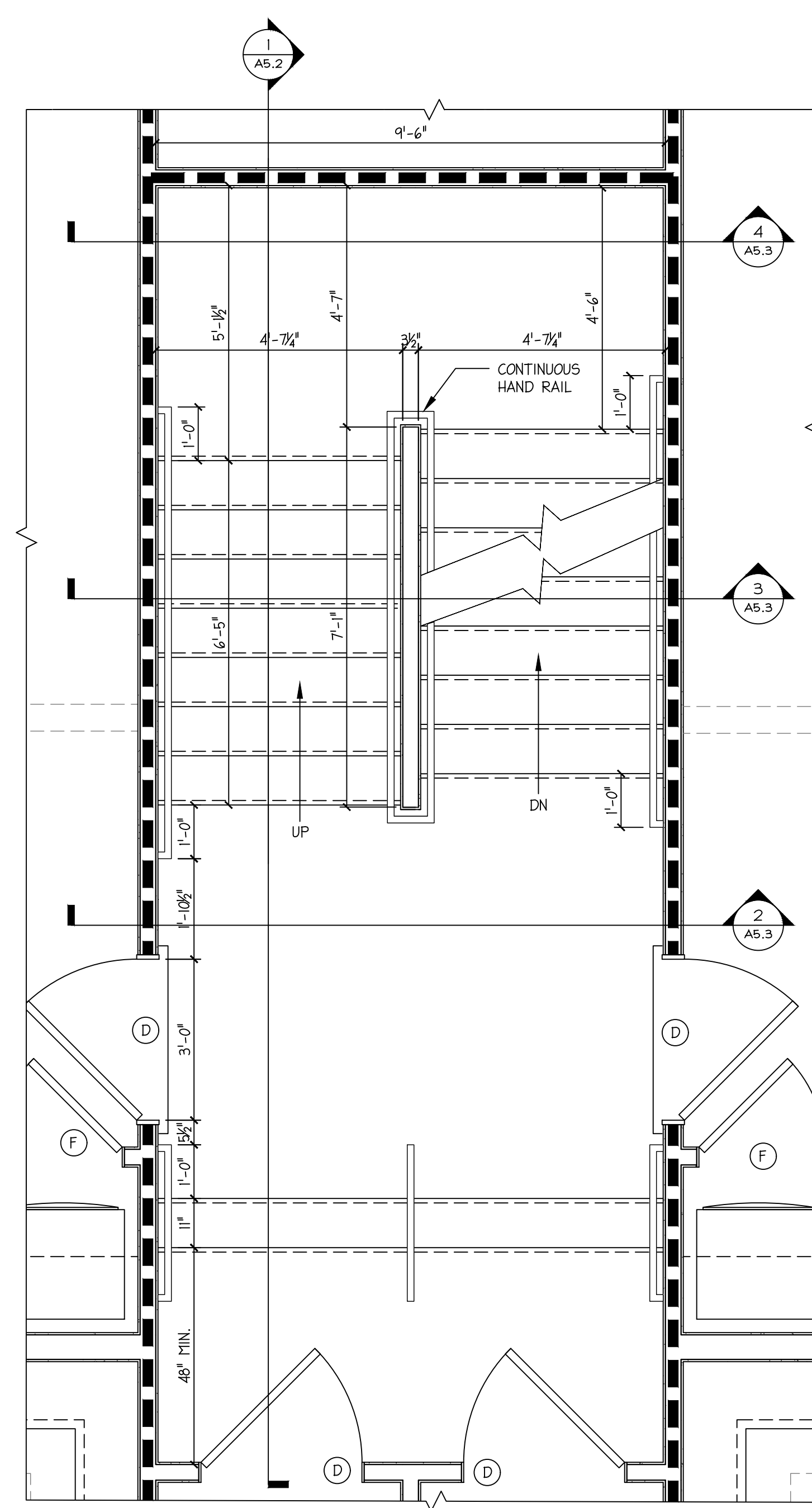
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Sheet No.: 13 of 17

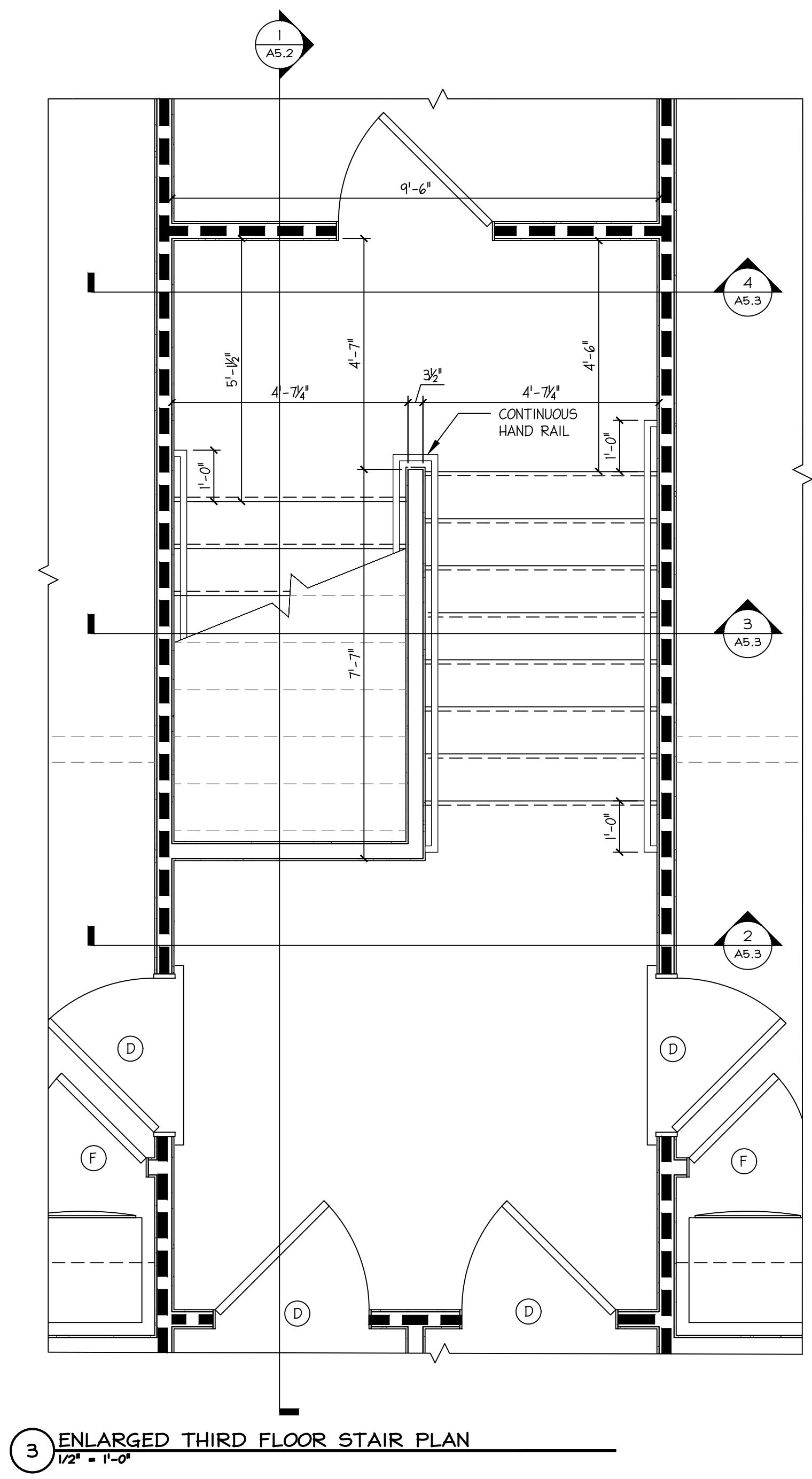
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1 ENLARGED MAIN FLOOR STAIR PLAN
 1/2" = 1'-0"



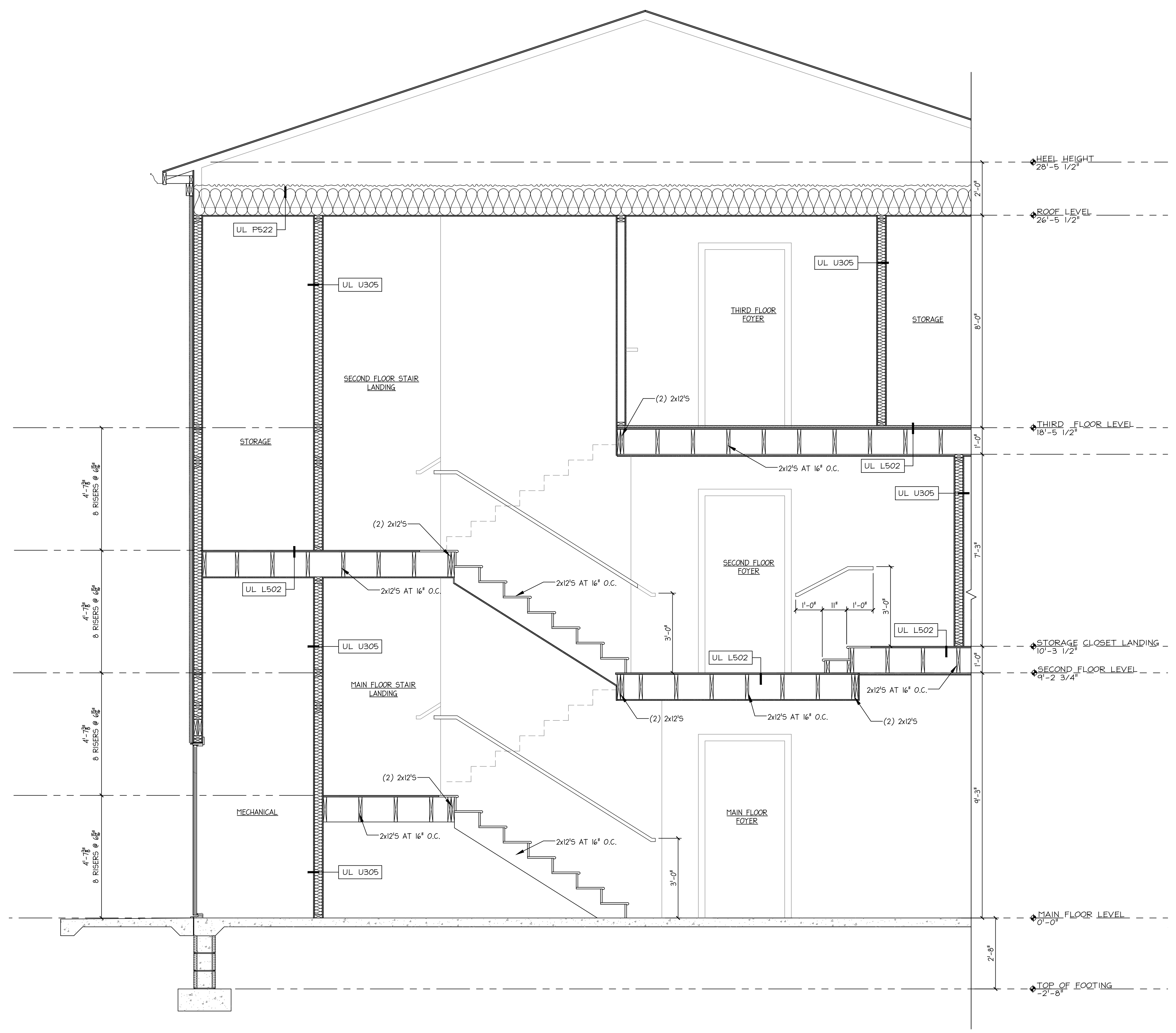
2 ENLARGED SECOND FLOOR STAIR PLAN
 1/2" = 1'-0"



3 ENLARGED THIRD FLOOR STAIR PLAN
 1/2" = 1'-0"

FLOOR/CEILING RATED ASSEMBLIES	
<p>UL DESIGN NO. L526</p>	<p>FLOOR/CEILING ASSEMBLY - 1 HOUR FIRE BARRIER (STC-51) 1" FLOOR TOPPING MIXTURE, 2500 PSI (SYSTEM NO. 29) 3/4" PLYWOOD SUBFLOOR 14" WOOD TRUSS AT 24" O.C. MAX 1/2" RESILIENT CHANNELS 25 MSG GALV. STEEL AT 16" O.C. 5/8" TYPE X GYPSUM WALL BOARD 3/4" SOUND ATTENUATION BLANKET INSULATION (R-30)</p> <p>UNDER BATHROOM SHOWERS AND AT THRESHOLD OF INTERIOR DOORS FOR INDIVIDUAL APARTMENT UNITS, USE SYSTEM II UNDER UL 526 WHICH ALLOW THE FOLLOWING IN LIEU OF GYCRETE TOPPING: - HOMASOTE 440 SOUNDSOAK (2 LAYERS 1/2" EACH TO MATCH THE 1" GYCRETE</p>
<p>UL DESIGN NO. L502</p>	<p>FLOOR/CEILING ASSEMBLY - 1 HOUR FIRE BARRIER (STC-46) FINISH FLOORING - MINIMUM 1X4 IN. T&G LUMBER FASTENED DIAGONALLY TO JOISTS OR MINIMUM 19/32" WOOD STRUCTURAL PANELS (SYSTEM NO. 28) 2X12 WOOD JOISTS AT 16" O.C. MAX 1/2" RESILIENT CHANNELS 25 MSG GALV. STEEL AT 16" O.C. 5/8" TYPE X GYPSUM WALL BOARD</p>
WALL RATED ASSEMBLIES	
<p>UL DESIGN NO. U305</p>	<p>DWELLING UNIT SEPARATION - 1 HOUR FIRE BARRIER (STC-51) 2X4 WOOD STUDS AT 16" O.C. MAX ONE LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE 3/8" SOUND ATTENUATION BLANKET INSULATION (R-21)</p>

Filename: 2019-AS2_001_001.dwg PLOT Date: 04/27/2026 3:11:00 PM Plot Device: HP DesignJet 800 42 By: HP Page Setup: AP2 Arch D (24x36) - HP DesignJet 800 Plotted by: Amanda L. Smith

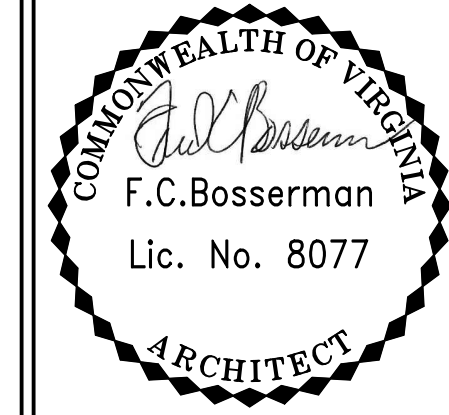


1 STAIR SECTION I
 1/2" = 1'-0"

TUSCAN VILLA APARTMENTS
BUILDING 2 - FIELD DIRECTIVE 5
507 VIA ROME DRIVE
HARRISONBURG, VIRGINIA

STAIR SECTIONS

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



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Project: 25019
File: 2501-AS2 STAIR SECTIONS.DWG

Drawing History:
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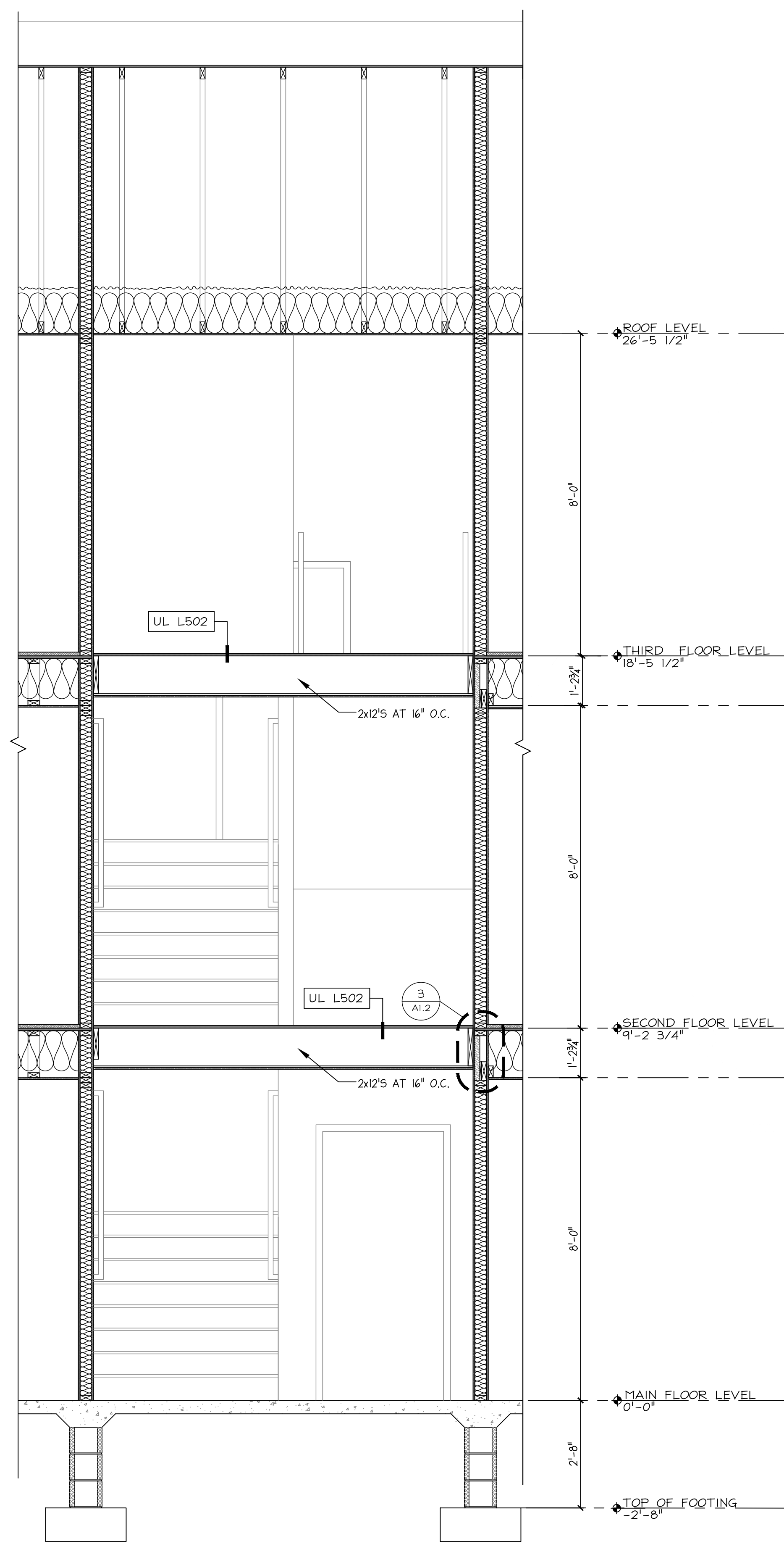


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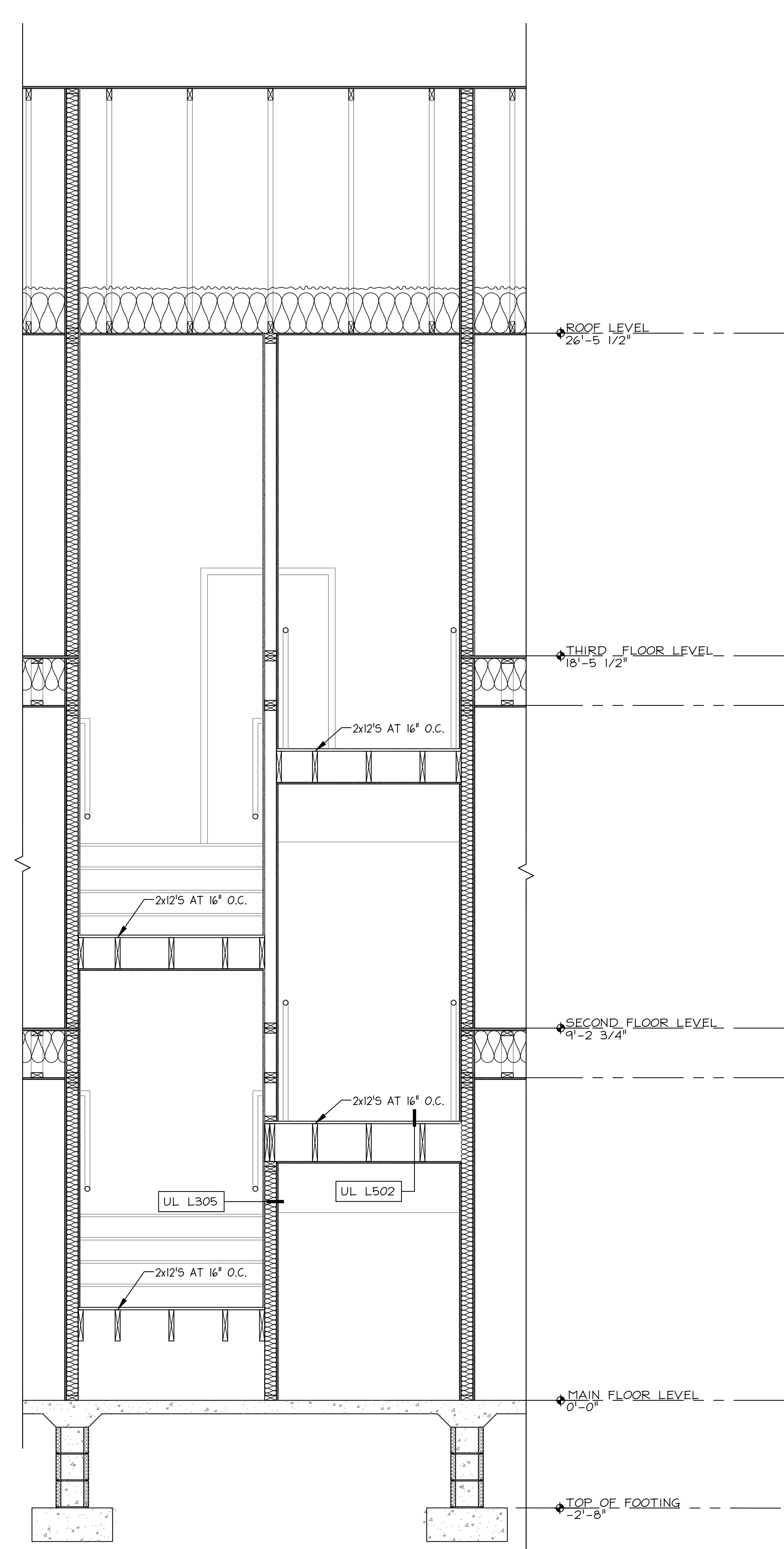
Sheet Number:
A5.2
Sheet No.: 14 of 17

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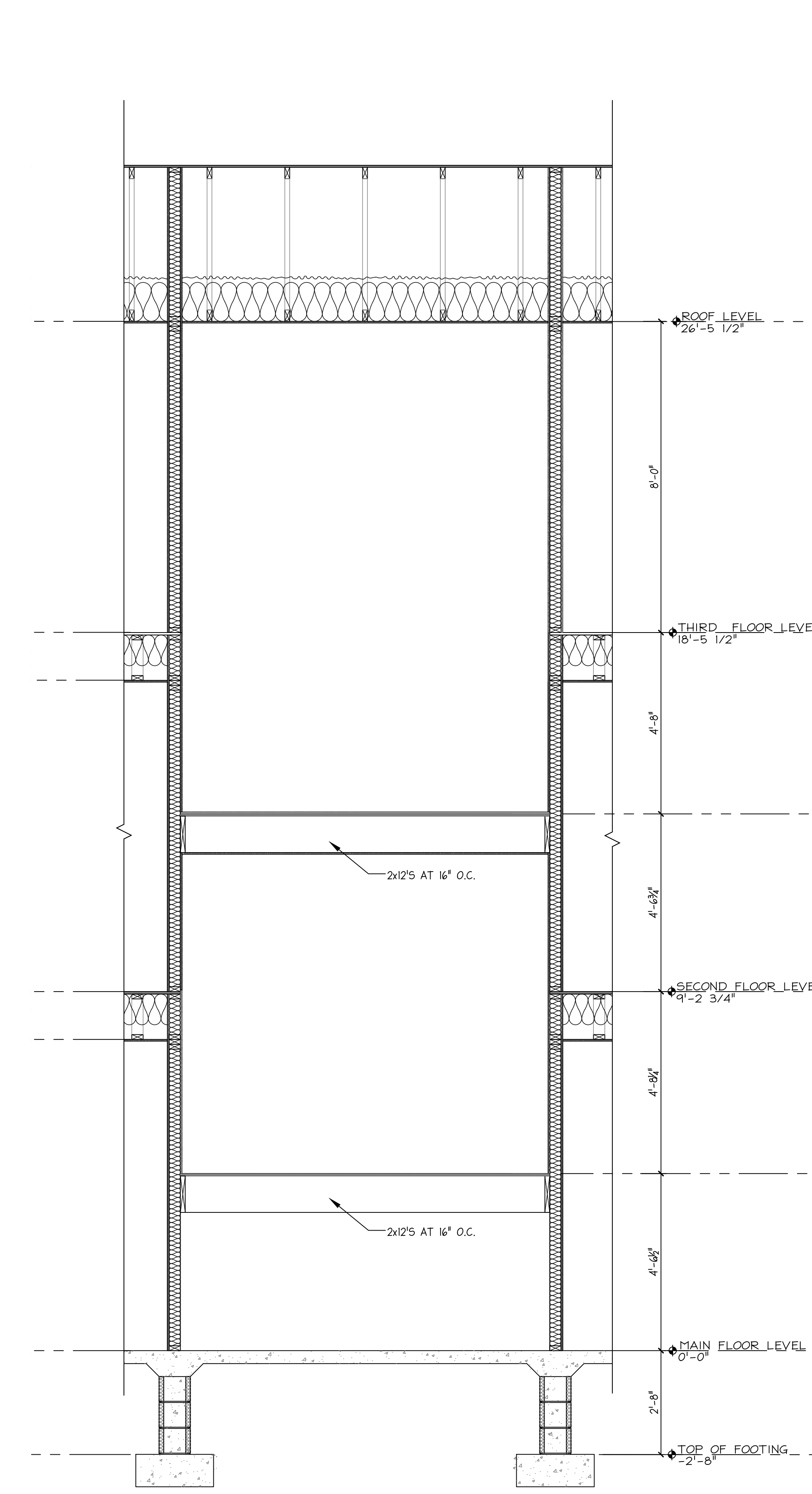
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2 STAIR SECTION 2
1/2" = 1'-0"



3 STAIR SECTION 3
1/2" = 1'-0"

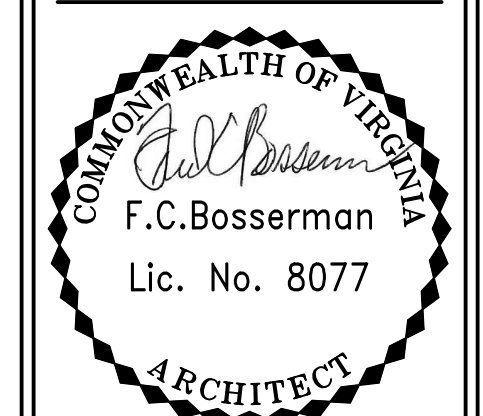


4 STAIR SECTION 4
1/2" = 1'-0"

TUSCAN VILLA APARTMENTS
BUILDING 2 - FIELD DIRECTIVE 5
507 VIA ROME DRIVE
HARRISONBURG, VIRGINIA

STAIR SECTIONS

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



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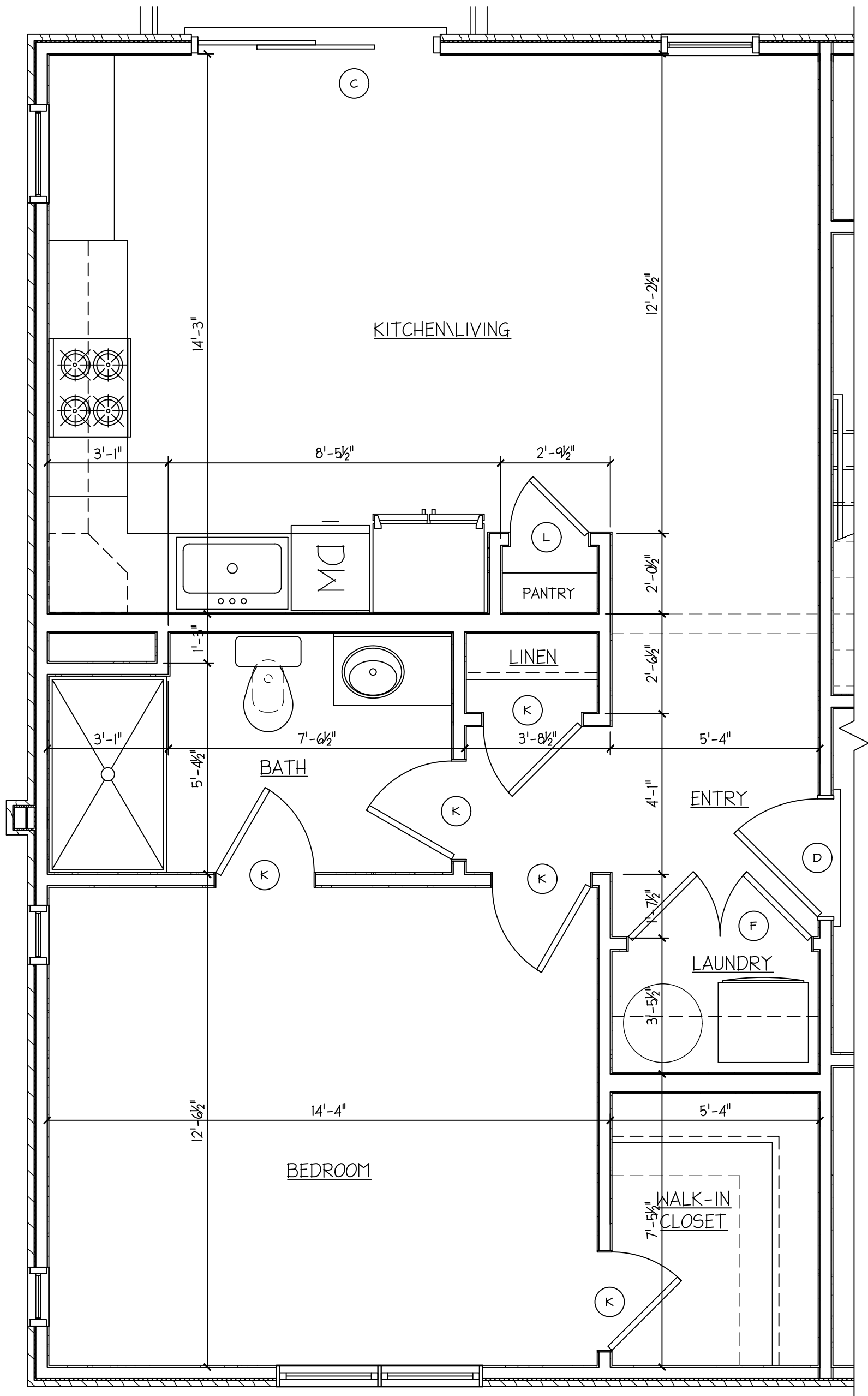
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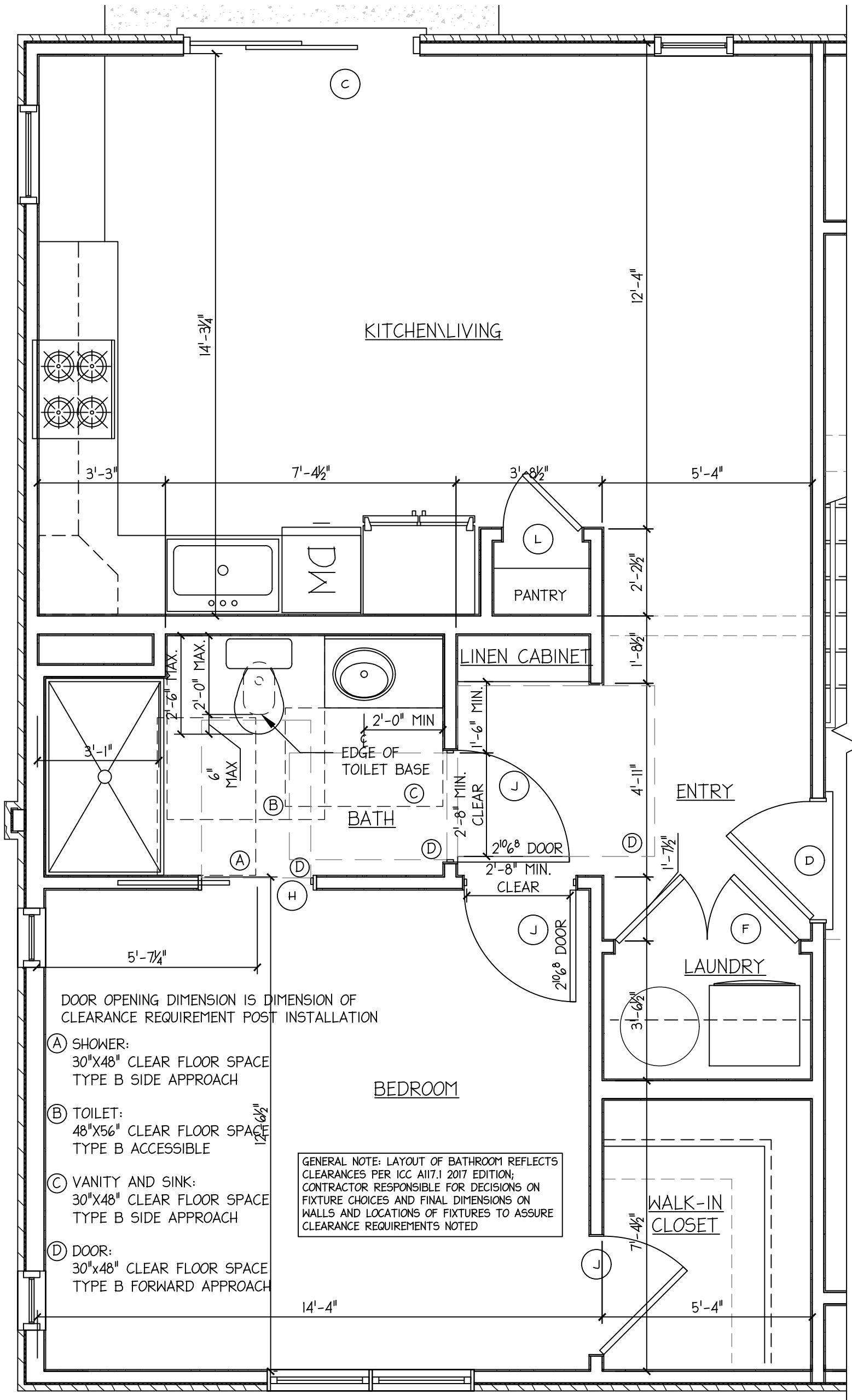
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Sheet Number:
A5.3
 Sheet No.: 15 of 17

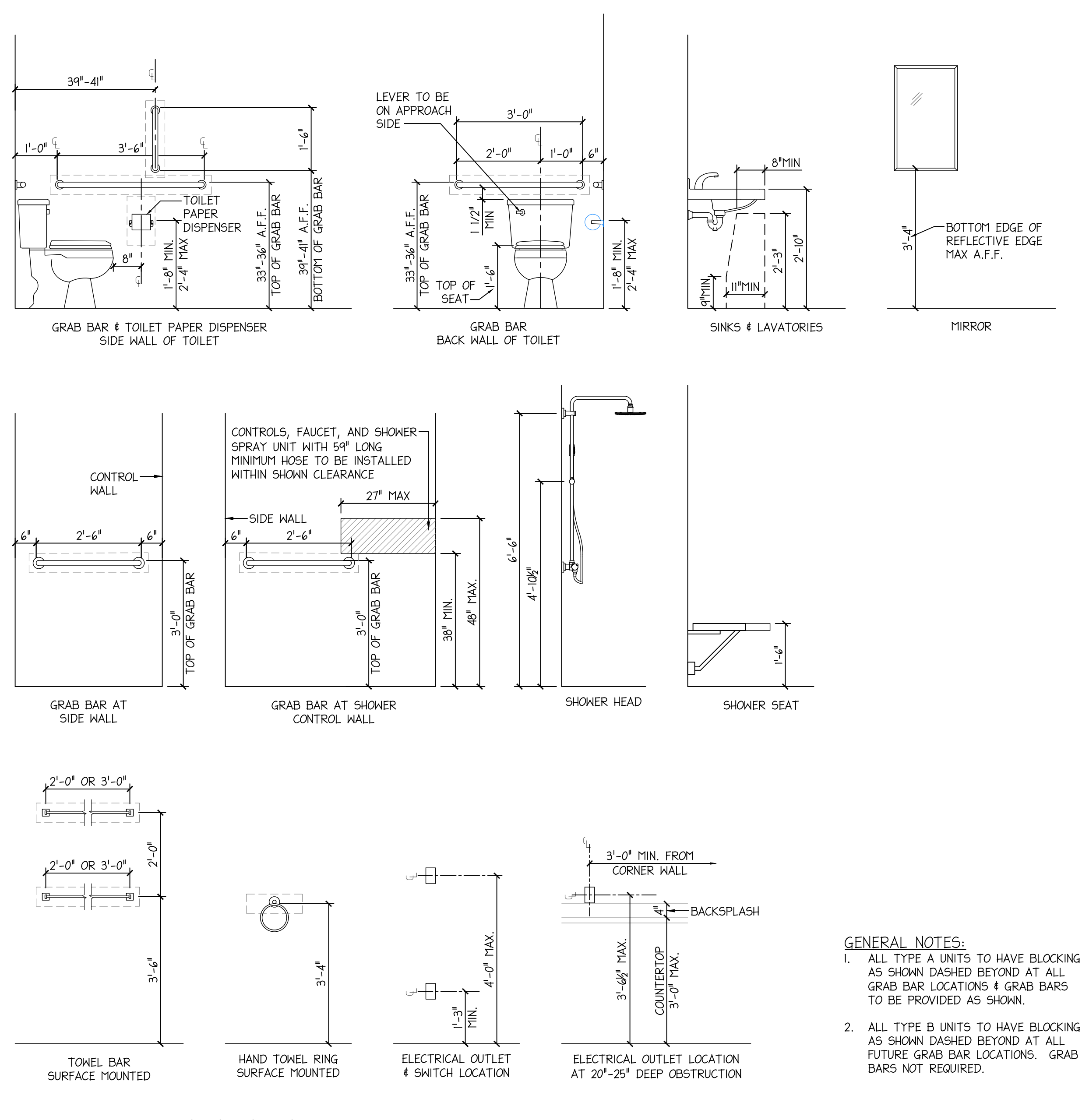
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1 ENLARGED TYPICAL UNIT PLAN
3/8" = 1'-0"



2 ENLARGED TYPE B ACCESSIBLE UNIT PLAN
3/8" = 1'-0"



RESTROOM MOUNTING HEIGHTS
1/2" = 1'-0"

ICC A117.1 - 2017 TYPE A ACCESSIBLE REQUIREMENTS SUMMARY:
THIS INCLUDES AN ABBREVIATED SUMMARY OF THE REQUIREMENTS TO MAKE A UNIT COMPLIANT WITH THE ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE.

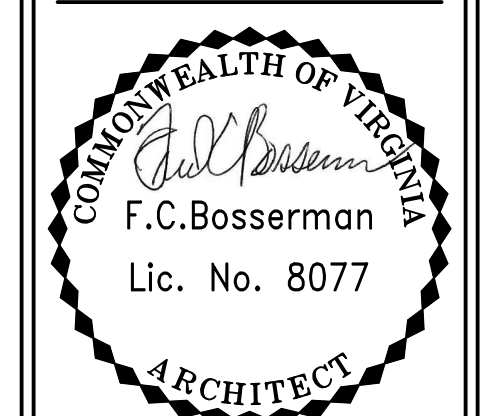
- THE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. THE PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS, THE FINISHED EXTERIOR IMPERVIOUS SURFACE SHALL BE 3/4 INCHES MAXIMUM BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.
- ALL ROOFS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE OF 67 INCHES IN DIAMETER. EXCEPT A TURNING SPACE IS NOT REQUIRED IN TOILET ROOMS AND BATHROOMS.
- LIGHTING CONTROLS, ELECTRICAL PANEL-BOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH THE ICC A117.1.
- WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ICC A117.1.
 - CONTROLS FOR BOTH THE WASHER AND DRYER CANNOT BE MORE THAN 54" ABOVE FINISHED FLOOR.
 - A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH (30"x48") SHALL BE PROVIDED.
- AT LEAST ONE TOILET AND BATHING FACILITY SHALL COMPLY WITH ICC A117.1.
 - GRAB BARS AT SHOWERS, BATHTUBS AND TOILETS SHALL BE INSTALLED PER THE ICC A117.1.
 - DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPT WHERE A CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
 - SINKS AND VANITIES SHALL HAVE A FORWARD APPROACH IN ACCORDANCE WITH ICC A117.1.
 - COUNTERTOPS ARE TO BE INSTALLED WITH A MAX HEIGHT OF 34" ABOVE THE FINISHED FLOOR. CABINETS SHALL BE PERMITTED UNDER THE COUNTERTOP, PROVIDED THE FOLLOWING CRITERIA ARE MET: THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY; THE FLOOR FINISH EXTENDS UNDER THE CABINETS; AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.
 - MIRRORS ABOVE SINKS SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISHED FLOOR.
 - THE TOILET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE TOILET SHALL BE 16 INCHES MINIMUM AND 18 INCHES MAXIMUM FROM THE SIDEWALL.
 - IN TYPE A UNITS, THE TOILET MUST BE POSITIONED ADJACENT TO A WALL SO THE WALL-MOUNTED GRAB BARS CAN BE INSTALLED IN THE FUTURE. CLEARANCE AROUND THE TOILET SHALL BE 60 INCHES MINIMUM IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL, AND BE 56 INCHES MINIMUM FROM THE REAR WALL.
 - THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE REQUIRED AT OTHER FIXTURES, AND THE WHEELCHAIR TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.
 - A VANITY MEASURING 24 INCHES MAXIMUM IN DEPTH SHALL BE PERMITTED ON THE REAR WALL 18 INCHES MINIMUM FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.
 - CABINETS SHALL BE PERMITTED AT ONE END OF THE CLEARANCE, PROVIDED THE FOLLOWING CRITERIA ARE MET: THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK; THE FLOOR FINISH EXTENDS UNDER THE CABINETS; AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.
 - THE TOP OF THE WATER CLOSET SEAT SHALL BE 16 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT.
 - HAND-OPERATED FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
 - EITHER A SHOWER OR BATHTUB CAN BE PROVIDED IN ACCORDANCE WITH ICC A117.1.
 - IF THE BATHING FIXTURE IS EITHER A BATHTUB OR SHOWER, A CLEAR FLOOR SPACE 30 INCHES IN WIDTH BY THE LENGTH OF THE TUB IS REQUIRED. NO FIXTURES CAN OVERLAP THE CLEAR FLOOR SPACE IN FRONT OF THE TUB. COUNTERTOPS AND CABINETS SHALL BE PERMITTED AT ONE END OF THE CLEARANCE, PROVIDED THE FOLLOWING CRITERIA ARE MET: THE COUNTERTOP AND CABINETS CAN BE REMOVED; THE FLOOR FINISH EXTENDS UNDER THE COUNTERTOP AND CABINETS; AND THE WALLS BEHIND AND SURROUNDING THE COUNTERTOP AND CABINETS ARE FINISHED.
- KITCHENS SHALL COMPLY WITH THE FOLLOWING PER THE ICC A117.1.
 - CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES.
 - KITCHENS IN TYPE A UNITS ARE REQUIRED TO HAVE A 30 INCH MINIMUM LENGTH SEGMENT AT A MAXIMUM 34 INCH ABOVE THE FINISHED FLOOR, WORK SURFACE LOCATED ANYWHERE WITHIN THE KITCHEN. THE WORK SURFACE IS REQUIRED TO HAVE A FORWARD APPROACH AND KNEE AND TOE CLEARANCES COMPLYING WITH THE ICC A117.1. CABINETS SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED THE FOLLOWING CRITERIA ARE MET: THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE, THE FLOOR FINISH EXTENDS UNDER THE CABINETS, AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.
 - KITCHEN SINKS FOR TYPE A UNITS SHALL HAVE A CLEAR FLOOR SPACE 30 INCH MINIMUM LENGTH SEGMENT AT A MAXIMUM 34 INCH ABOVE THE FINISHED FLOOR, WORK SURFACE LOCATED ANYWHERE WITHIN THE KITCHEN. THE WORK SURFACE IS REQUIRED TO HAVE A FORWARD APPROACH AND KNEE AND TOE CLEARANCES COMPLYING WITH THE ICC A117.1.
 - THE REQUIREMENT FOR KNEE AND TOE CLEARANCE SHALL NOT APPLY TO MORE THAN ONE BOWL OF A MULTI-BOWL SINK. CABINETS SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED THE FOLLOWING CRITERIA ARE MET: THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER THE CABINETS, AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.
 - SINK FAUCETS SHALL COMPLY WITH THE ICC A117.1.
 - ALL APPLIANCES PROVIDED WITHIN A TYPE A UNIT SHALL HAVE OPERABLE PARTS THAT COMPLY WITH THE ICC A117.1, FOR A SIDE REACH APPROACH OVER A COUNTERTOP THE OPERABLE PART SHALL NOT BE MORE THAN 46 INCHES ABOVE THE FINISHED FLOOR.
 - A CLEAR FLOOR SPACE 30 INCHES BY 52 INCHES POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.
 - A CLEAR FLOOR SPACE, POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR AN ADJACENT SINK.
 - THE COOKTOP SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE APPLIANCE. THE LOCATION OF CONTROLS FOR THE COOKTOP SHALL NOT REQUIRE REACHING ACROSS BURNERS.
 - A CLEAR FLOOR SPACE SHALL BE PROVIDED. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN. THE LOCATION OF CONTROLS FOR THE OVEN SHALL NOT REQUIRE REACHING ACROSS BURNERS.
 - COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54 INCHES MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT. A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE.

ICC A117.1 - 2017 TYPE B ACCESSIBLE REQUIREMENTS SUMMARY:
THIS INCLUDES AN ABBREVIATED SUMMARY OF THE REQUIREMENTS TO MAKE A UNIT COMPLIANT WITH THE ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE.

- THE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. THE PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS, THE FINISHED EXTERIOR IMPERVIOUS SURFACE SHALL BE 4 INCHES MAXIMUM BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.
- LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ICC A117.1.
- WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ICC A117.1.
 - A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH (30"x48") SHALL BE PROVIDED.
- AT LEAST ONE TOILET AND BATHING FACILITY SHALL COMPLY WITH ICC A117.1.
 - GRAB BAR AND SHOWER SEAT REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
 - DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPT WHERE A CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
 - SINKS AND VANITIES SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY.
 - CLEARANCE AROUND THE TOILET SHALL BE 48 INCHES MINIMUM IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE OF THE CLEARANCE THAT IS 16 INCHES MINIMUM AND 18 INCHES MAXIMUM FROM THE TOILET CENTERLINE. CLEARANCE DEPTH AROUND THE WATER CLOSET SHALL BE 56 INCHES MINIMUM IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.
 - WHERE A FORWARD APPROACH IS PROVIDED, THE CLEARANCE SHALL BE 66 INCHES MINIMUM IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL. A VANITY OR OTHER OBSTRUCTION 24 INCHES MAXIMUM IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE, PROVIDED THE WIDTH OF THE REMAINING CLEARANCE AT THE WATER CLOSET IS 33 INCHES MINIMUM.
 - EITHER A SHOWER OR BATHTUB CAN BE PROVIDED IN ACCORDANCE WITH ICC A117.1.
 - IF THE BATHING FIXTURE IS EITHER A BATHTUB OR SHOWER, A CLEAR FLOOR SPACE 30 INCHES IN WIDTH BY THE LENGTH OF THE TUB IS REQUIRED. NO FIXTURES CAN OVERLAP THE CLEAR FLOOR SPACE IN FRONT OF THE TUB. EXCEPT A SINK THAT MEETS THE ICC A117.1 WITH NOT VANITY OR CABINETS.
 - OR, IF THE BATHING FIXTURE IS EITHER A BATHTUB OR SHOWER, A CLEAR FLOOR SPACE 30 INCHES IN WIDTH 48 INCHES AND THE COUNTERTOPS AND CABINETS SHALL BE PERMITTED AT ONE END OF THE CLEARANCE, PROVIDED THE FOLLOWING CRITERIA ARE MET: THE COUNTERTOP AND CABINETS CAN BE REMOVED; THE FLOOR FINISH EXTENDS UNDER THE COUNTERTOP AND CABINETS; AND THE WALLS BEHIND AND SURROUNDING THE COUNTERTOP AND CABINETS ARE FINISHED.
 - OR, A CLEARANCE OF 60 INCHES MINIMUM IN LENGTH AND 48 INCHES MINIMUM IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS WITH A FORWARD APPROACH. A WATER CLOSET AND A LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.
- KITCHENS SHALL COMPLY WITH THE FOLLOWING PER THE ICC A117.1.
 - CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES.
 - ALL APPLIANCES PROVIDED WITHIN A TYPE A UNIT SHALL HAVE OPERABLE PARTS THAT COMPLY WITH THE ICC A117.1, FOR A SIDE REACH APPROACH OVER A COUNTERTOP THE OPERABLE PART SHALL NOT BE MORE THAN 46 INCHES ABOVE THE FINISHED FLOOR.
 - A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.
 - A CLEAR FLOOR SPACE, POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR AN ADJACENT SINK.
 - THE COOKTOP SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE APPLIANCE. THE LOCATION OF CONTROLS FOR THE COOKTOP SHALL NOT REQUIRE REACHING ACROSS BURNERS.
 - A CLEAR FLOOR SPACE SHALL BE PROVIDED. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN. THE LOCATION OF CONTROLS FOR THE OVEN SHALL NOT REQUIRE REACHING ACROSS BURNERS.
 - COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54 INCHES MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT. A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE.

TUSCAN VILLA APARTMENTS
BUILDING 2 - FIELD DIRECTIVE 5
507 VIA ROME DRIVE
HARRISONBURG, VIRGINIA

ENLARGED UNIT PLANS
Scale: 3/8" = 1'-0"



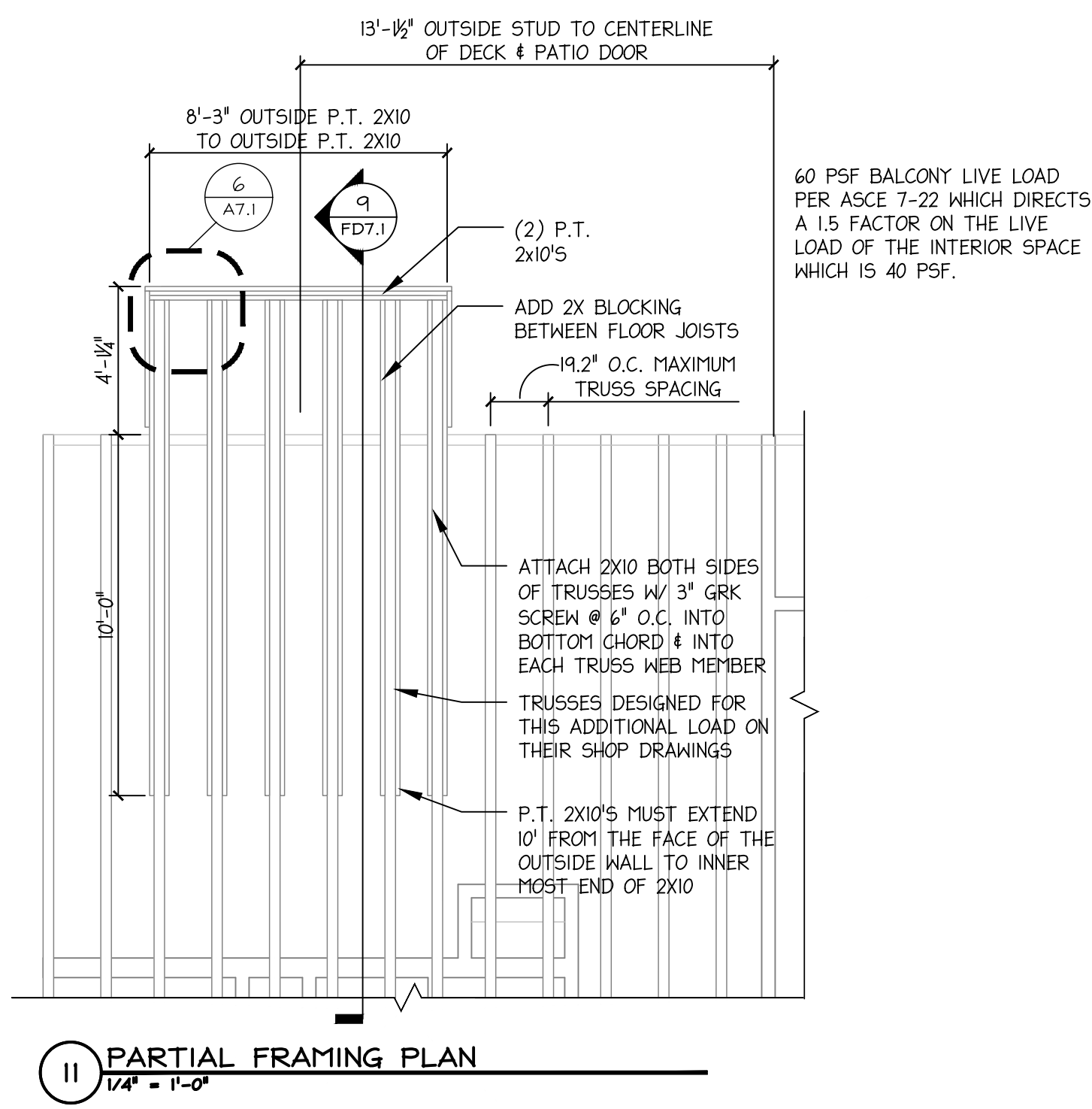
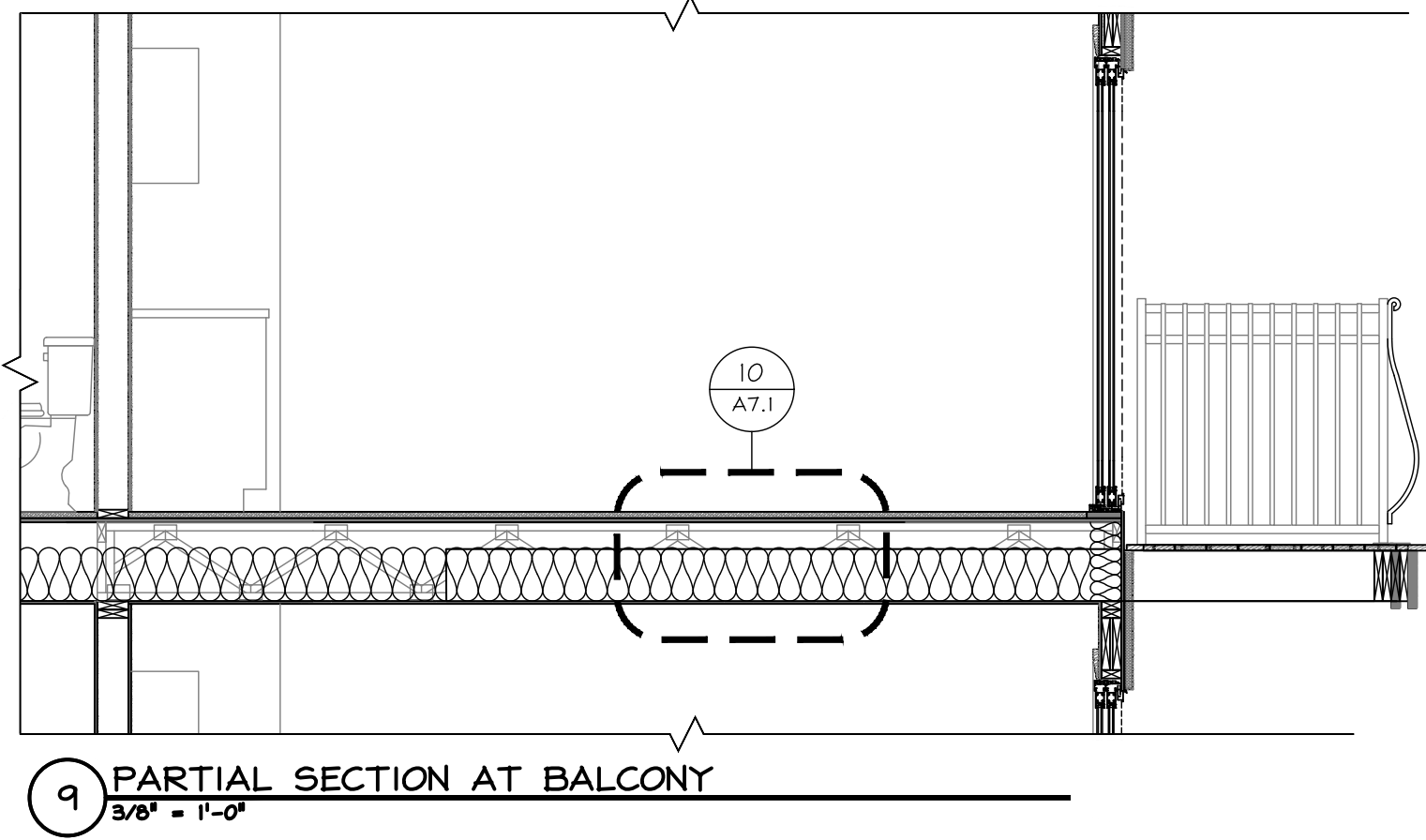
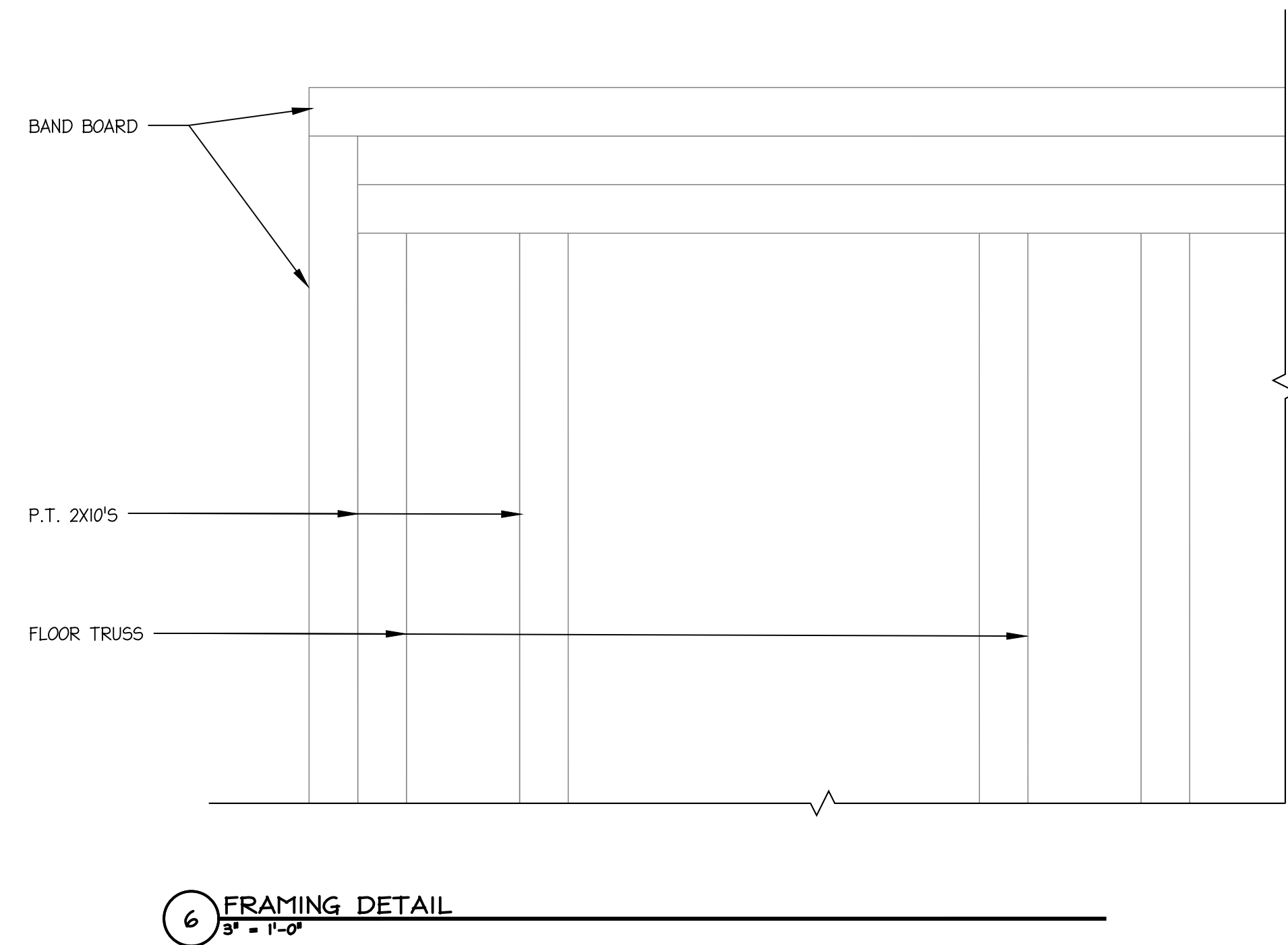
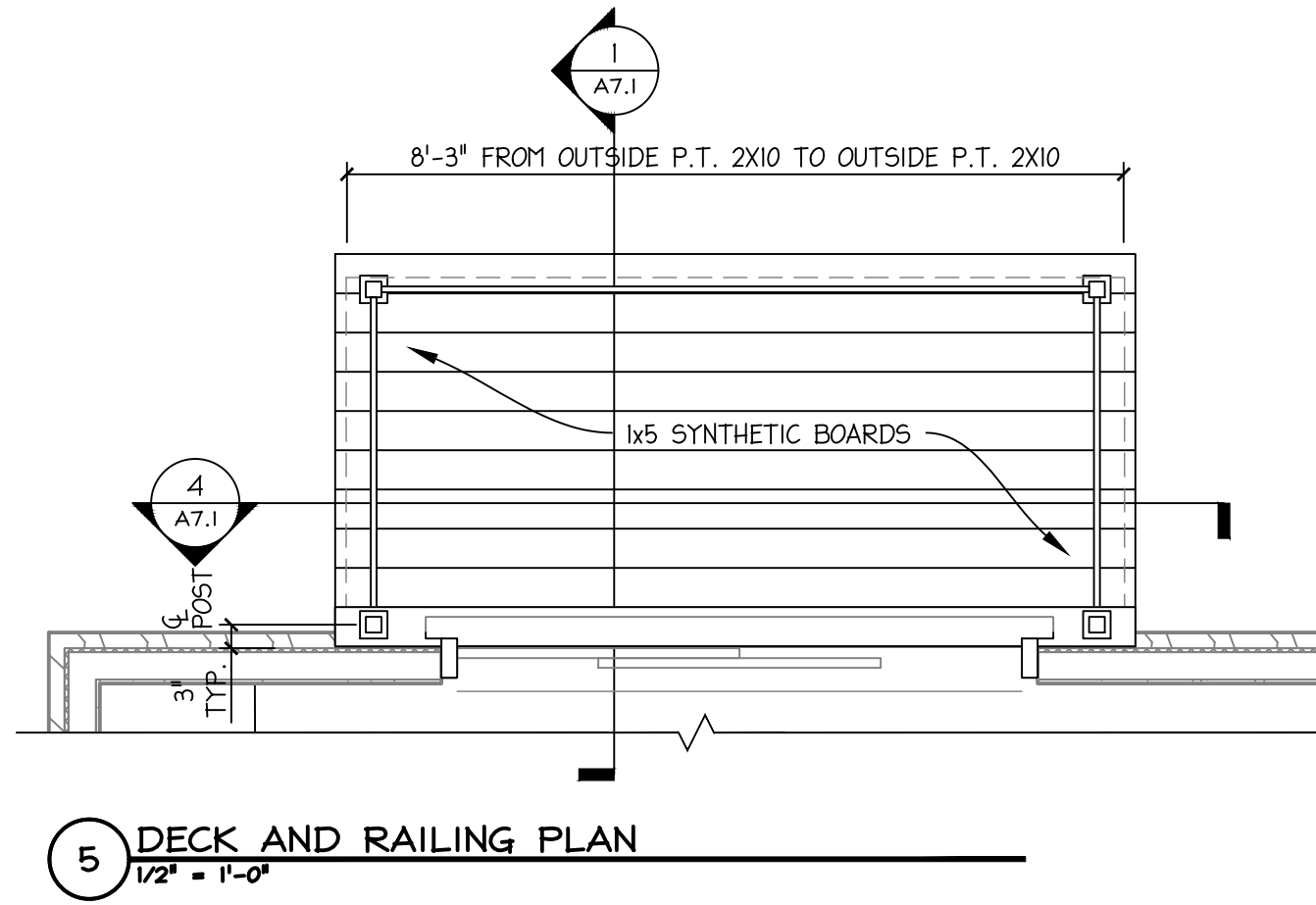
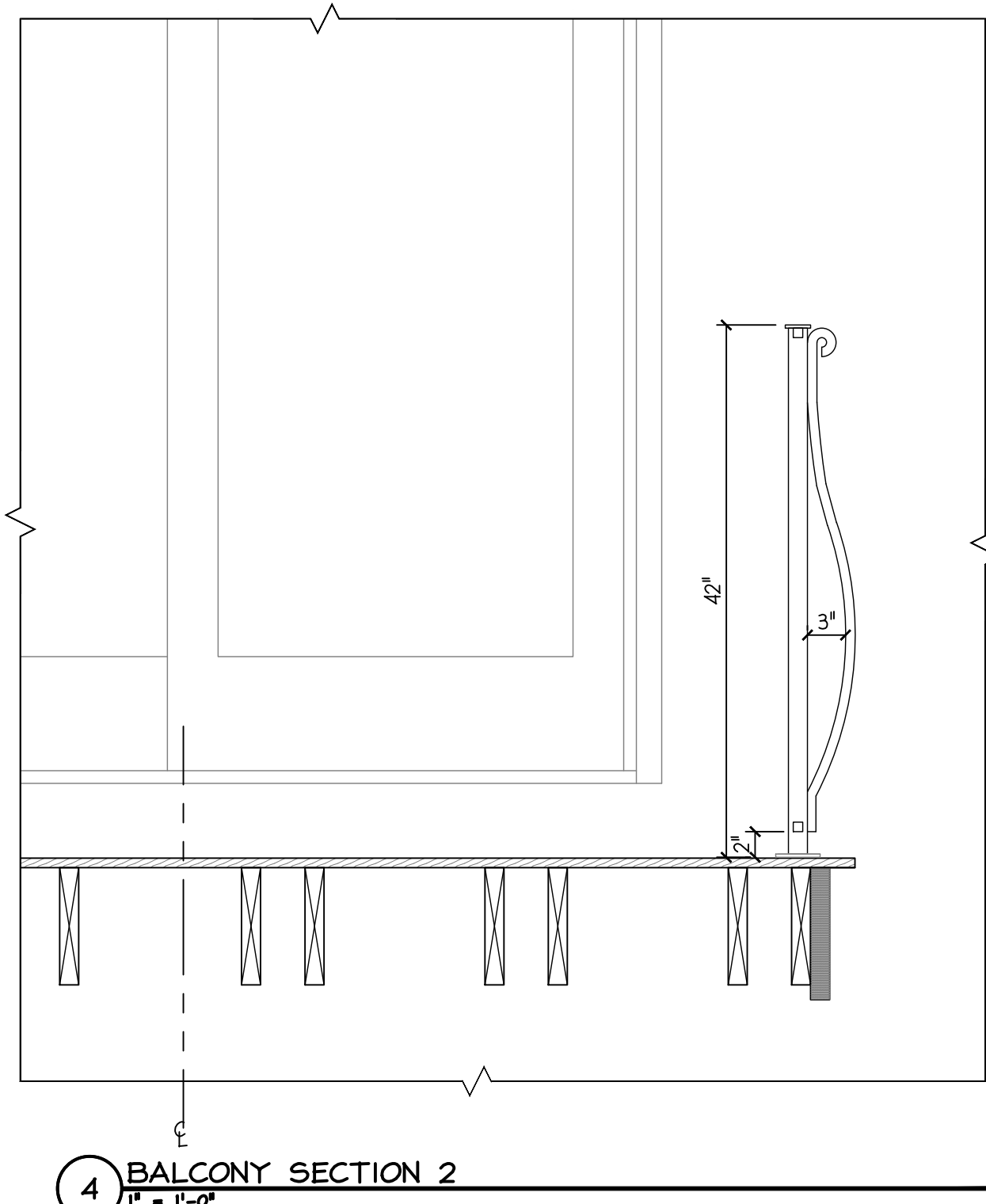
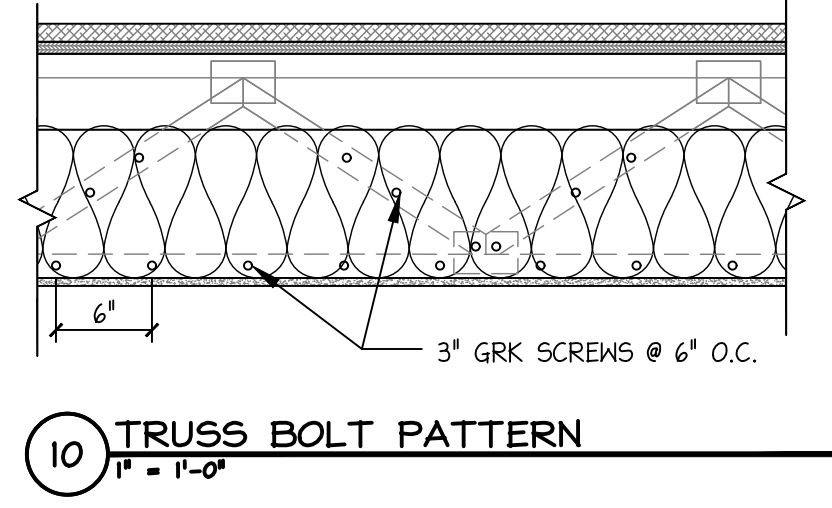
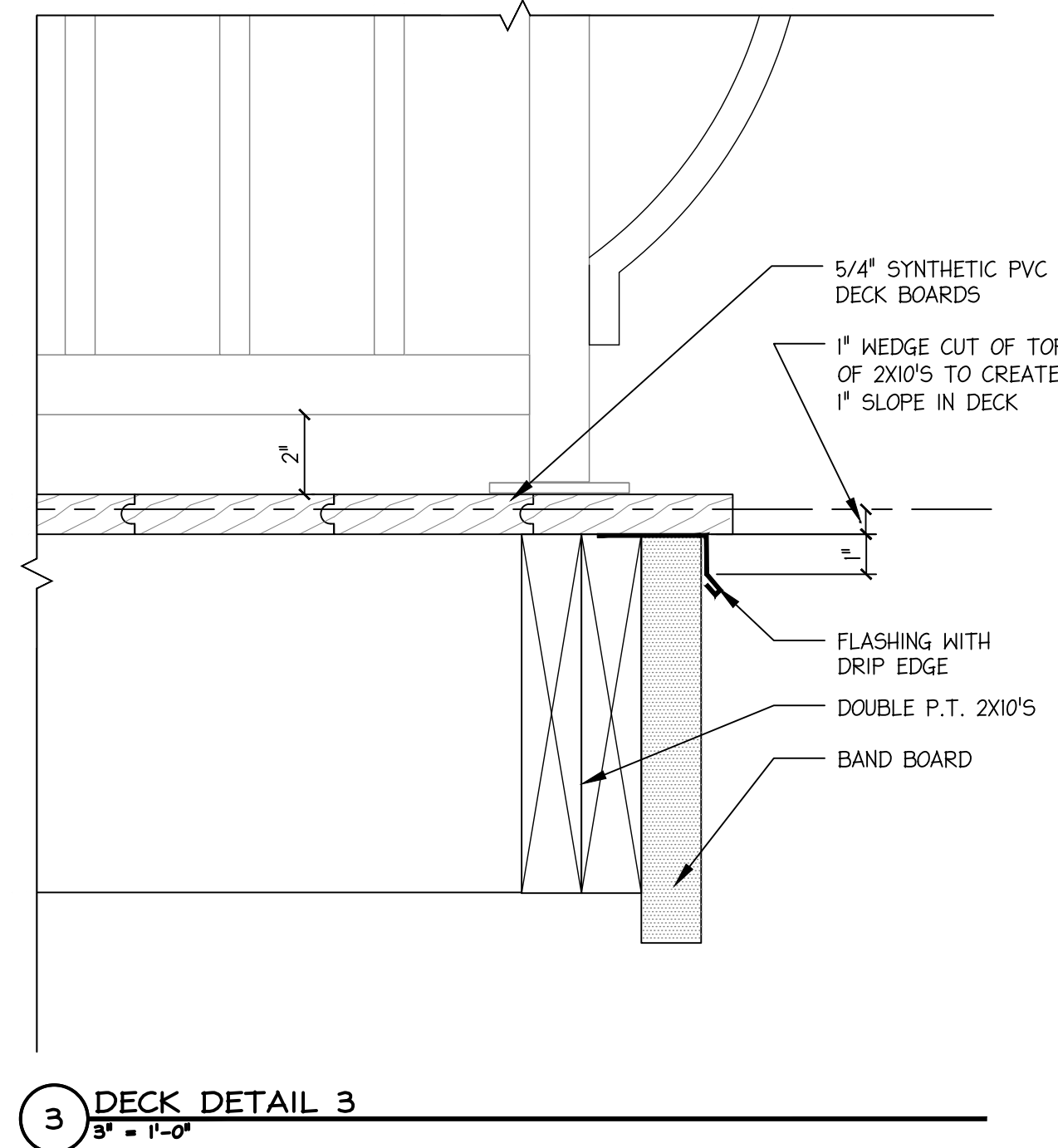
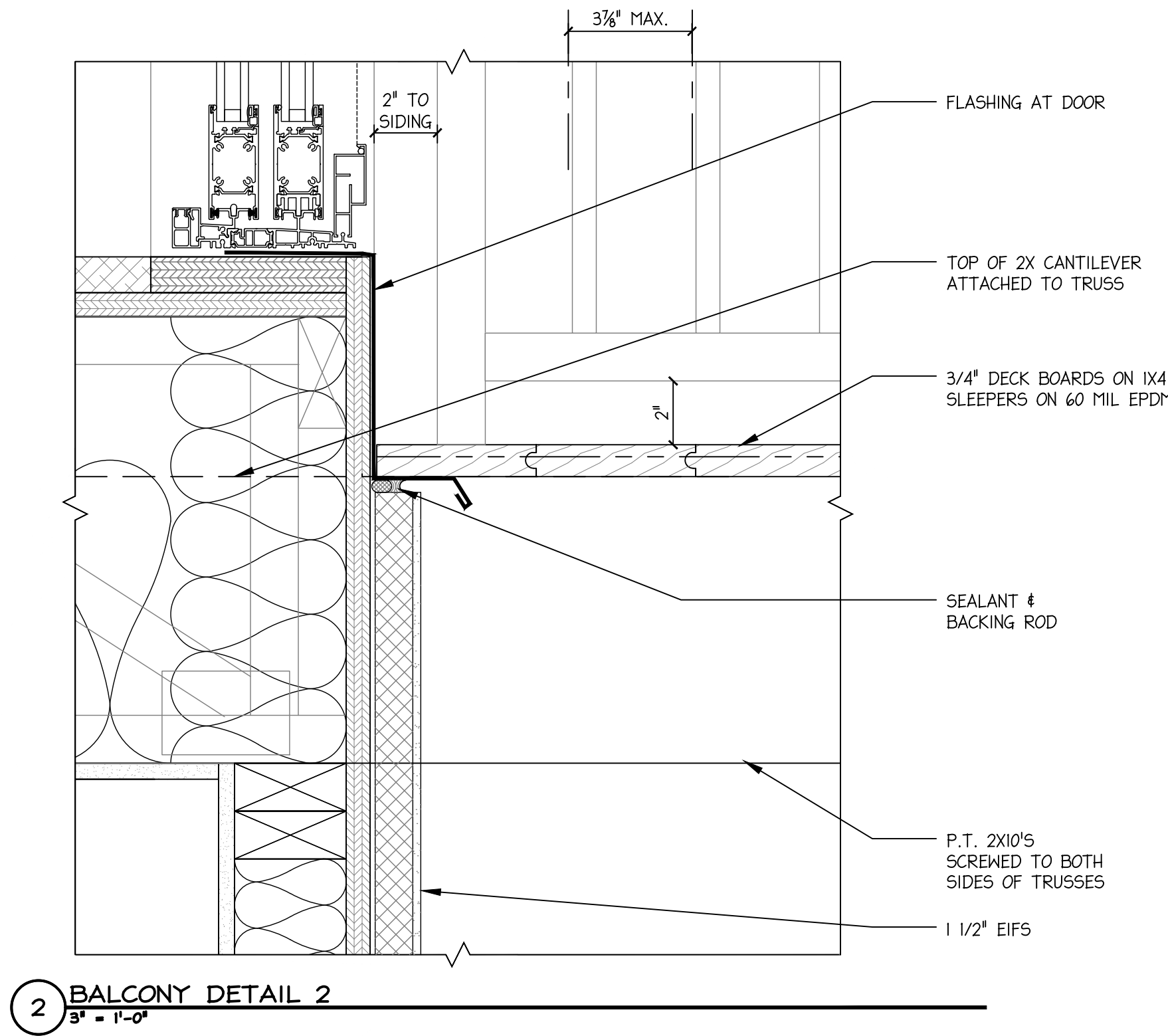
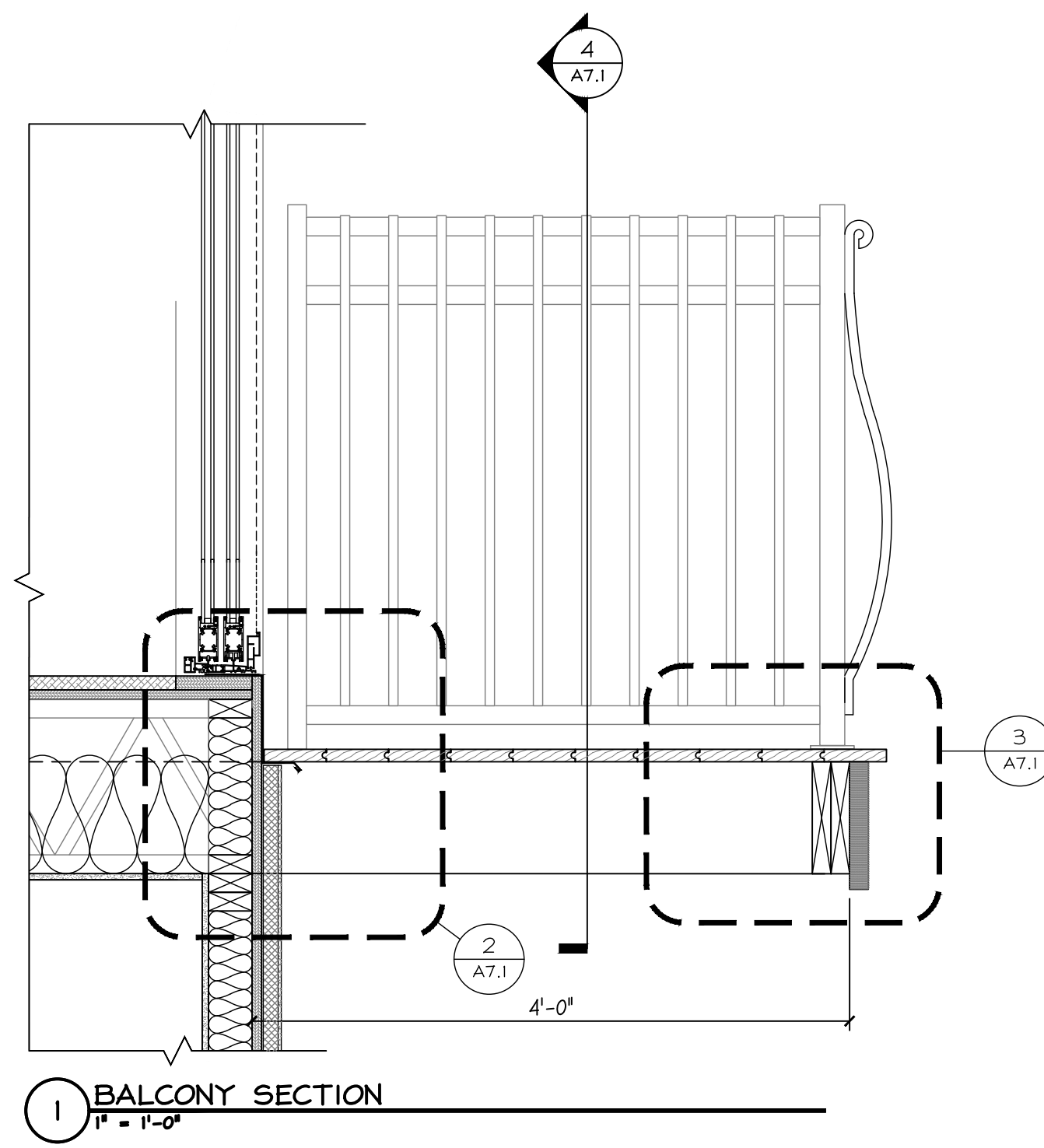
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Project: 25019
File: 25019-061 ENLARGED UNIT PLANS.DWG
Drawing History:
Field Directive 5 04/27/2026

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A6.1
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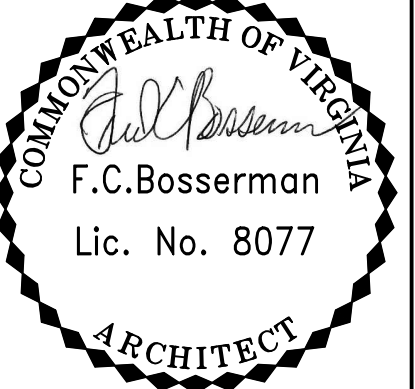
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TUSCAN VILLA APARTMENTS
 BUILDING 2 - FIELD DIRECTIVE 5
 507 VIA ROME DRIVE
 HARRISONBURG, VIRGINIA

DETAILS

Scale: As Noted



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Project: 25019
 File: 2509-AT1 DETAILS.DWG
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