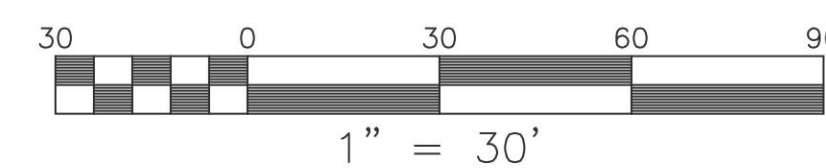
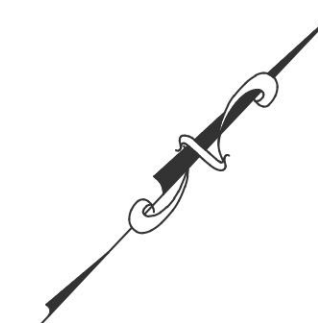




CARTER MACHINERY

RIO RD, CHARLOTTESVILLE



JOB NO. 53220068.00
07/15/2024
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CODE ANALYSIS

Project Description

This proposed project is a **Level 2 Alteration** to an existing previously occupied building with a current or past Certificate of Occupancy issued by the Authority Having Jurisdiction (AHJ). This Level Alteration includes the **<<elimination or addition of a window>>**, **<<elimination or addition of a door>>**, **<<extension of a building system>>**, **<< the installation of new equipment>>**.

A change of occupancy is **not** proposed. An addition to the existing structure is **not** proposed. The existing building is **not** in a Flood Hazard Area, and is **not** Historic.

The proposed work under this permit includes **<< Describe the renovated spaces. Include any vertical circulation, restrooms, and/or exterior improvements. >>**

This proposed project consists of the renovation of an existing **<< written number >>** (**<< number >>**) story commercial building **<< and comprehensive site development >>**. The building is **<< describe foundation >>**, **<< describe primary structure >>**, **<< describe exterior finish >>**, **<< describe windows >>** construction **<<, and fully water sprinkled by an automated system >>**. Each interstitial floor consists of **<< describe floor structure >>**. The roof consists of **<< describe roof structure >>** and **<< describe roof finish >>**. The building consists of **<< list major areas >>**. Vertical building circulation is provided by **<< written number >>** (**<< number >>**) stairwells **<<and <written number> (<number>) elevator(s)>>**.

Code Edition

2018 Virginia Existing Building Code (VEBC) (2018 IBC w/ Virginia Amendments)
2018 Virginia Construction Code (VCC) (2018 IBC w/ Virginia Amendments)

Project Summary

Apply N/A
Accessibility: Comply with 2018 Virginia Existing Building Code Chapter 4.
Repairs: Comply with 2018 Virginia Existing Building Code Chapter 5.
Alterations: Comply with 2018 Virginia Existing Building Code Chapter 6.
Construction Safeguards: Comply with 2018 Virginia Existing Building Code Chapter 12.

Existing Use and Occupancy Classification Group(s): **S-1**
Proposed Use and Occupancy Classification: **S-1**
Existing Construction Type: **Undeclared**
Proposed Construction Type: **II-B**
Existing Building Height in Feet Above Grade Plane: **25 feet (unchanged)**
Existing Number of Stories Above Grade Plane: **1 stories (unchanged)**
Existing Floor Area in Square Feet: **50,150 square feet**
Proposed Floor Area: **14,400 square feet enclosed**
13,200 square feet covered
Existing Sprinkler System: **NONE**

Allowable Building Height in Feet Above Grade Plane (VCC Table 504.3): **55 feet**
Allowable Number of Stories Above Grade Plane (VCC Table 504.4): **2 stories**
Allowable Area Factor in Square Feet (VCC Table 506.2): **17,500 square feet**

Please note, the building areas reported are the remainder of the building after demolition work is completed. Refer to demolition sheets for additional notes.

General Special Provisions and Special Detailed Requirements (VEBC Chapter 3):

- Except as otherwise required by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no hazard to life, health or property is created per Section 302.1.

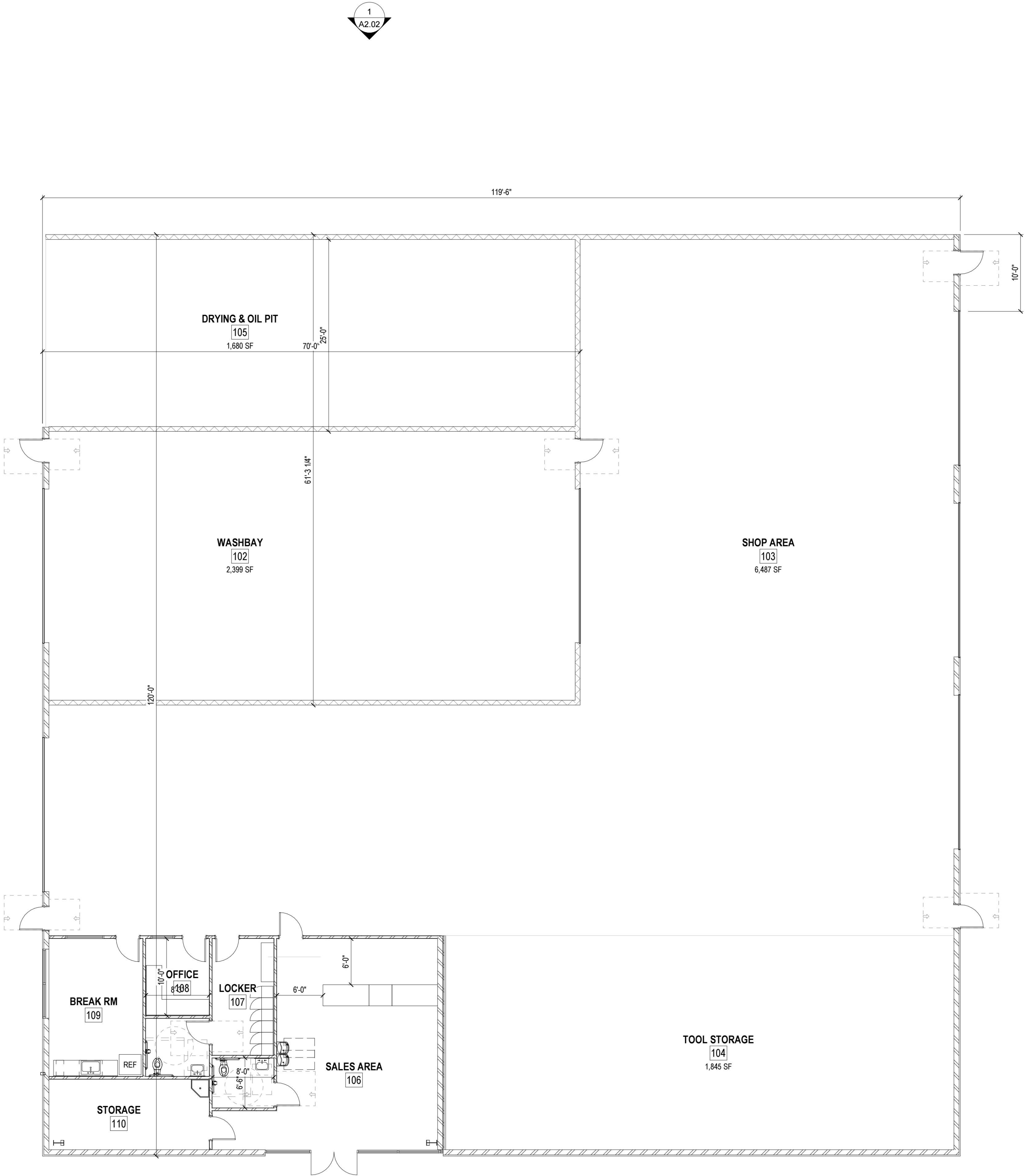
Accessibility (VEBC Chapter 4):

- Where proposed Alterations affect the area(s) of the primary function, the route to the primary function is made accessible and includes toilet facilities and drinking fountains.
- The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area(s) of primary function. Those proposed improvements are:
 - Parking improvements (including signage).
 - Exterior sidewalk improvements.
 - Construction of, or improvements to, accessible ramps.
 - Primary public entrance and exit doorways.
 - Improvements to door hardware.
 - Improvements to public restrooms.

Alterations (VEBC Chapter 6):

- Levels of fire protection for existing building elements shall be maintained.
- Level of protection for existing means of egress shall be maintained.
- All new work and new finishes shall comply with relevant sections of the VCC.
- The proposed occupant load of the story is **not** increased by more than 20 percent based on calculations for the existing structure.

Total Occupants = 103 (52 Males, 52 Females)
- Alterations to existing buildings shall conform to VCC Chapter 13 and Virginia Energy Conservation Code Chapter 4 (CE) per 601.4 VEBC; unaltered areas of the existing building are not required to comply.



FLOOR PLAN
1/8" = 1'-0"



BALZER & ASSOCIATES
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PRELIMINARY
NOT FOR CONSTRUCTION
Project Date >>

CARTER MACHINERY - CHARLOTTESVILLE

SHOP RENOVATION
FIRST FLOOR PLAN

721 RIV RD
ALBEMARLE COUNTY, VA

DRAWN BY << XXX >>
DESIGNED BY << XXX >>
CHECKED BY << XXX >>
DATE << Project Date >>
SCALE As indicated
REVISIONS

A1.01
PROJECT NO 53220068.00


$$1^{\circ} = 30' - 0''$$

$$1^\circ = 30' - 0''$$

$$1^\circ = 30' - 0''$$
