

CODE REFERENCES

2015 VA CONSTRUCTION CODE, 2015 IBC (ADDITION), 2015 IECC, ICC A117.1-2009, AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

BUILDING DATA	
BUILDING USE	SEPARATED MIXED USE: OCCUPANCIES F-1 AND M
CHANGE OF USE	YES
FIRE ALARM SYSTEM	NO
SPRINKLER SYSTEM	NO
BUILDING AREA	1,245 SF
YEAR CONSTRUCTED	2016
CONSTRUCTION CLASSIFICATION	III-B
ALLOWABLE AREA AND HEIGHT - F-1 ALLOWABLE AREA AND HEIGHT - M	12,000 SF AND 2 STOREIS - CONTROLLING 12,500 SF AND 2 STOREIS
ACTUAL AREA AND HEIGHT	1,250 AND 1 STORY

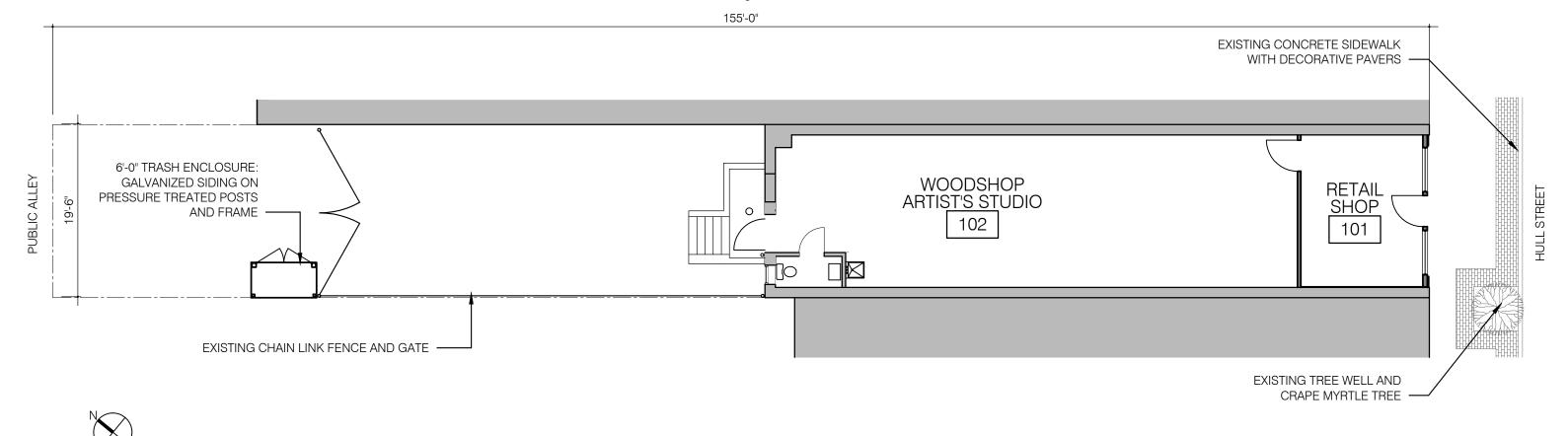
ZONING INFORMATION	
ZONING DISTRICT	B-5 - CENTRAL BUSINESS DISTRICT
PROPERTY CLASS	SPECIAL USE PERMIT REQUESTED FOR ARTIST WOODWORKING STUDIO AND RETAIL STORE
PARKING	IN B-5 DISTRICT, PARKING NOT REQUIRED FOR THE USES INDICATED.*

* Sec. 114-710.2. Off-street parking not required in certain districts. In CM, DCC, B-4 and B-5 zoning districts, off-street parking spaces shall not be required for uses other than dwelling uses, hotels and motels.

OCCUPANY CALCULATIONS								
SPACE	TYPE OF OCCUPANCY TABLE 1004.1.2	SF	OCCUPANCY FACTOR	OCCUPANTS				
STOREFRONT AREA	М	204 NET	1 PER 60 SF	3.4				
WOOD SHOP / ARTIST STUDIO	F-1	1,038	1 PER 200 SF	5.19				
GRAND TOTAL				8.59				

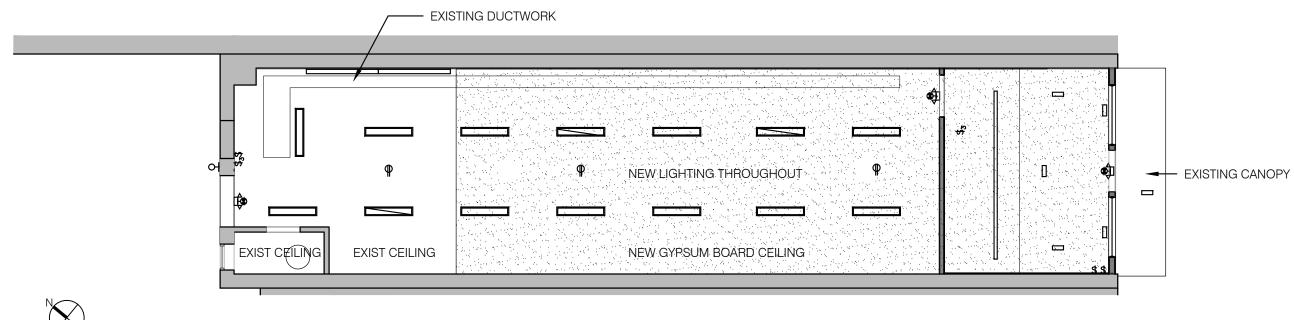
PLUMBING CALCULATIONS REQUIRED							
SPACE	OCCUPANTS	TOILET FACTOR	TOILETS REQ'D	LAV FACTOR	LAVS REQ'D	TOILETS PROVIDED	LAVS PROVIDED
MERCANTILE	3.4	1 PER 500	.01	1 PER 750	.01		
FABRICATION	5.19	1 PER 100	.06	1 PER 100	.06		
TOTAL	8.59		.07		.07	1	1

DRINKING FOUNTAINS NOT REQUIRED WITH AN OCCUPANCY OF LESS THAN 15 PERSONS, REFERENCE TABLE 403.1.1 NOTE F.



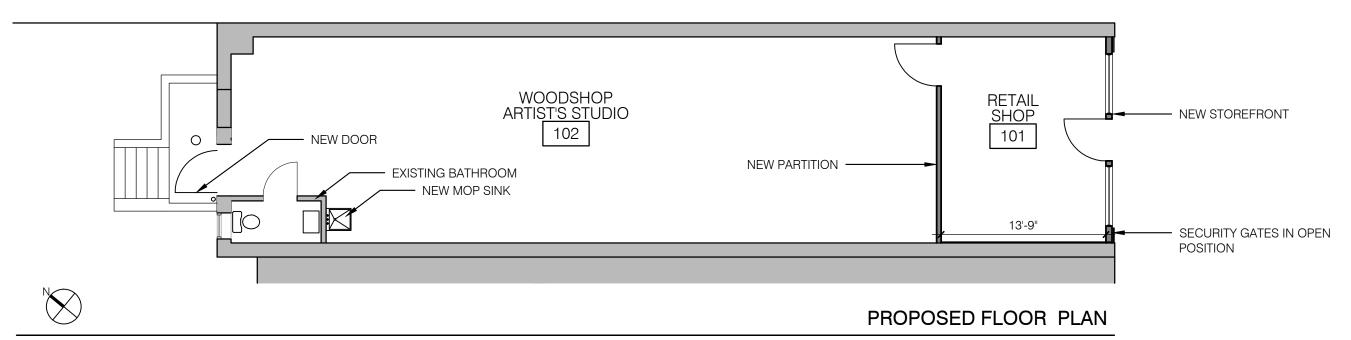
SITE PLAN

SCALE: 3/32" = 1'-0"

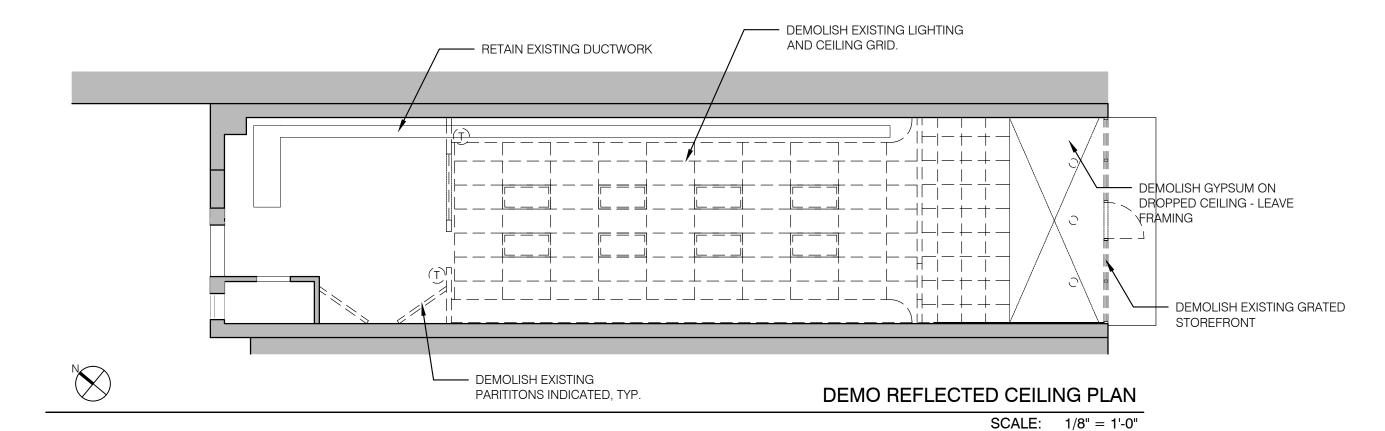


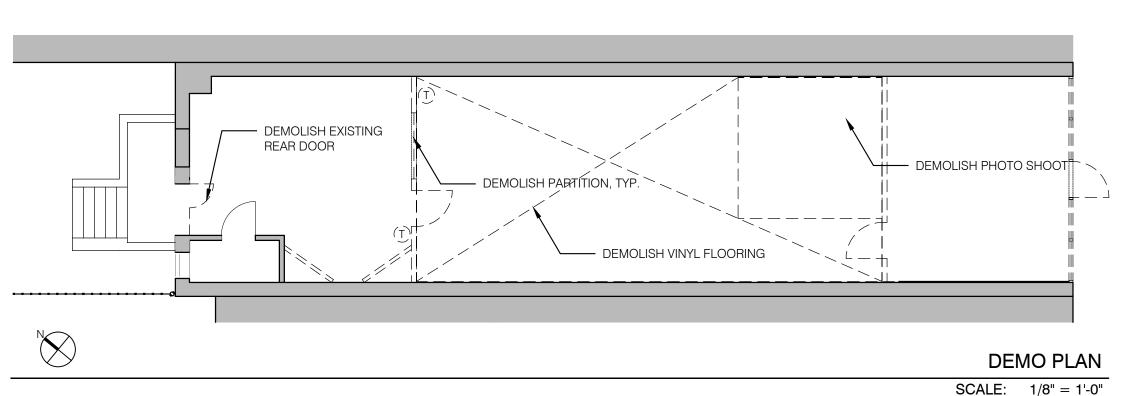
PROPOSED REFLECTED CEILING PLAN

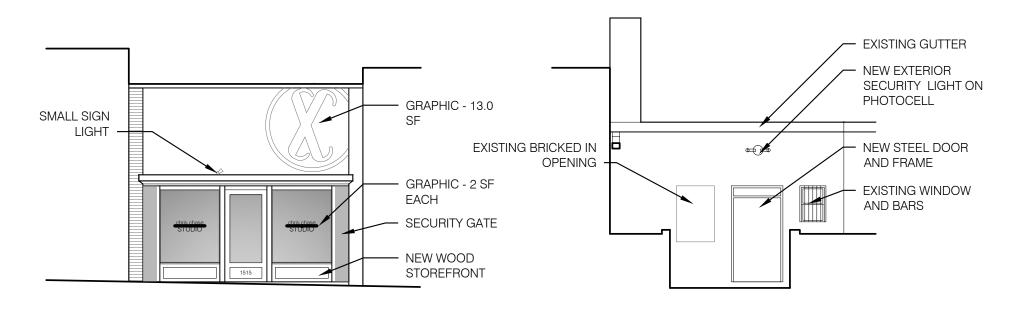
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"









EXISTING REAR ELEVATION (CURRENT)

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION RENDERING WITH SECURITY GATE OPEN

1

FRONT ELEVATION RENDERING WITH SECURITY GATE CLOSED

SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION (CURRENT)