BELMONT LOFTS

ADAPTIVE REUSE

825 STEWART AVENUE SE
ROANOKE VIRGINIA 24013

BALZER PROJECT NO. 03210050.000

ABBREVIATIONS

ABT	ABOVE FINISH FLOOR
AF	ACCESS PANEL
ACP	ACOUSTICAL CEILING TILE
ACPL	ACOUSTICAL PLASTER
ACT	ACT CONDITIONING
AC	AIR
AB	ANCHOR BOLT
ANOD	ANODIZED
APPROX	APPROXIMATELY
AD	AREA DRAIN
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BM	BASE BLATE
BSMT	BASEMENT
BD	BOARD
BRG	BEARING
BFF	BELOW FINISHED FLOOR
BF	BOTTOM OF
BLDG	BUILDING
BD	BOARD
BUT	BUTTER
BR	BRICK
BC	BRICK COURSES
BLDG	BUILDING
CPT	CARPET
CAT	CARPET STRIPING
CSMT	CASEMENT
CJ	CAST JOINT
CM	CEMENT MORTAR
CL	CERAMIC LINE
CT	CERAMIC TILE
CLR	CLEARANCE
CLG	CLOSET
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CJ	CONTROL JOINT
CORR	CORRIDOR
CLR	CLEAR TO
CLG	CEILING
DSK	DESALTOR
DEPT	DEPARTMENT
DIM	DIMENSION
DWR	DRAWER
DN	DOWN
DIV	DIVISION
DF	DOUGLAS FIR
DS	DOWN SPOUT
DT	DRY TIE
DWG	DRAWING
ELEC	ELECTRIC
EWC	ELECTRIC WATER COOLER
EMT	ELECTRICAL TUBING (METAL)
ELEV	ELEVATION
ENCL	ENCLOSURE
ENGL	ENGLISH (INCLOSURE)
DWG	DRAWING(S)
EQ	EQUAL(S)
EF	EXHAUST FAN
EQUIP	EQUIPMENT
EXT	EXTERIOR
EXP	EXPANSION
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
FXT	FIXTURE
FR	FACE BRICK
FP	FACE OF BRICK
FM	FACE OF MORTAR
FB	FIBER
FIN	FINISH
FIN FL	FINISH FLOOR
FEC	FIRE EXTINGUISHER CABINET
FDC	FIRE HOSE CABINET
FD	FLOOR DRAIN
FT	FT (FOOT)
FL	FLOOR DRAIN
FD	FLOOR DRAIN
FTG	FOOTING
FDN	FOUNDATION
FRP	FIBERGLASS
FRC	FURNISHED BY OWNERS
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLZ	GLAZING
GR	GRADE, GRADING
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HM	HARDCOAT
HDWR	HARDWARE
HDWR	HARDWOOD
HDR	HEADER
HDR	HEADER
HTG	HEATING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HWT	HEAVY WEIGHT
HT	HEIGHT
HSS	HOLLOW CORE
HM	HOLLOW METAL
HOR	HORIZONTAL
HORIZ	HORIZONTAL
HB	HOT WATER HEATER
IN	INCHES DIAMETER
INSL	INSULATE
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR'S CLOSET
KP	KITCHEN
KC	KNOCKOUT
LAM	LAMINATE
LBR	LUMBER(TER)
LAV	LAVATORY
LIN	LOT LINE
LT	LOWER TEND
LK	LOCKPITCHT
LT	LIGHT
LTL	LINTEL
LOUV	LOUVER
MH	MAN HOLE
MAT	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MECH	MECHANICAL
MIN	MINIMUM
MTL	METAL
MTD	METAL TO DECK BASEMENT WITH BEAM
MTD	METAL FLOOR DECKING
MTD	METAL ROOF DECKING
MISC	MISCELLANEOUS
MISC	MISCELLANEOUS
MB	MOTOR BLOCKING
MB	MOTOR BLOCKING
MW	MOTOR WIRING
NOM	NOMINAL
NTS	NOT TO SCALE
NTS	NOT TO SCALE
NO, #, #	NUMBER
OC	ON CENTER
OPP	OPPOSITE
OPP	OPPOSITE
OPP, OPPS	OPPOSITE SIDE
OSB	ORIENTED STRAND BOARD
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OVERHEAD
OH	OVERHANG
PAL	PANEL
PLYWD	PLYWOOD
PTD	PAINTED
PBD	PARTICLE BOARD
PLANT	PLANTER
PL, PLATE	PLATE, PLANK
PLT	PLATE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
PLYWD	PLYWOOD
PORC	PORCELAIN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PCC	PRECAST CONCRETE
PREFIN	PREFINISHED
PROP	PROPOSED
QT	QUARRY TILE
RAD	RADIUS
RB	RUBBER
RCD	RECORD DOCUMENT(S)
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
REMOV	REMOVE
RESIL	RESILIENT
RES	RESILIENT
RETD	RETAINED
RETURN	RETURN
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RO	ROUGH OPENING
RM	ROOM
RO	ROUGH OPENING
SCH	SCHEDULE
SEC	SECTION
SIM	SIMILAR(ly)
SIM	SIMILAR
SIM	SIMILAR
SLDR	SLIDER DOOR
SL	SLIDING
SDW	SOLID CORE WOOD
SPR	SOLTHERN YELLOW PINE
SPK	SPEAKER
SP	SPRINKLER
SQ	SQUARE(S)
SS	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SSMP	SUSPENDED
SYM	SYSTEM
TEL	TELEPHONE
T	TELEVISION
THK	THICKNESS
TOC	TOP OF CURB
SP	SPRINKLER
THRSH	THRESHOLD
TYP	TYPICAL
TOC	TOP OF CURB
TOS	TOP OF SLAB
TOW	TOP OF WALL
TOP	TOP OF
TYPIC	TYPICAL
UNFIN	UNFINISHED
UNDER	UNDERSIDE OF STRUCTURE
UNDER	UNDERNEATH
VIN	VINYL FLOOR
VCT	VINYL COMPOSITE TILE
VWC	VINYL WALL COVERING
WSC	WALLSCAN
WC	WATER CLOSET
WD	WOOD
WD, BLK	WOOD BLOCK
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WP	WATERPROOF
WWF	WELDED WIRE FABRIC
WT	WEIGHT
WIN	WINDOW
WIN	WIRE GLASS
WPL	WOOD PLANK
WT	WITHOUT
WD	WOOD
WOOD BLOCK	WOOD BLOCK

SYMBOLS & MATERIALS

GRAPHIC STANDARDS

- 108A — DOOR NUMBER TAG
- Room name 101 100 SF — ROOM NUMBER TAG
- 2 — WALL TAG
- 1HOUR18 — FIRE RATING TAG
- 6 — WINDOW NUMBER TAG
- X — NOTE TAG
- E12 — SLOPE
- A101 SIM — LETTER/NUMBER COMBINATION INDICATES ELEVATION OR DETAIL
- SHEET NUMBER WHERE ELEVATION, SECTION OR DETAIL IS DRAWN
- 1 A101 — DETAIL
- 1 A101 — SIM
- DRAWING DESIGNATION
- 1 A101 SIM — 1 A101 SIM — 1 A101 SIM
- SHEET DESIGNATION
- BUILDING SECTION
- 1 A101 SIM — WALL SECTION
- 1 A101 SIM — EXTERIOR ELEVATION
- 1 A101 SIM — INTERIOR ELEVATION
- REVISION CLOUD AND TAG
- 1 — 1/4"=1'-0"
- SF 101 — STORETSONT ELEVATION
- 30°-0" — SPOT ELEVATION
- Name Elevation — FLOOR/STRUCT LEVEL
- D — A — COLUMN LINE — USE NUMBERS HORIZONTALLY, LEFT TO RIGHT USE LETTERS VERTICALLY, TOP TO BOTTOM
- 1241.02 — MAY CLIPPING FIRM REFERENCES
- 1241.02 — PROPERTY LINES

LIFE SAFETY LEGEND

- 0 OCC — ACTUAL NUMBER OF OCCUPANTS USING EGRESS COMPONENT
- 999 OCC — EGRESS ELEMENT CAPACITY
- FE — FIRE EXTINGUISHER SEMI-RECESSED CABINET
- ILLUMINATED EXIT LIGHT (WITH BATTERY BACKUP OR TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)
- ILLUMINATED EXIT LIGHT WITH DIRECTIONAL ARROW (WITH BATTERY BACKUP OR TIED TO EMERGENCY CIRCUIT SEE ELEC DRAWINGS)
- 1_HR_72 — EMERGENCY EGRESS LIGHT WITH BACKUP BATTERY
- 1-HOUR RATED WALL
- 2-HOUR RATED WALL
- 3-HOUR RATED WALL
- SMOKE PARTITION
- PATH OF EGRESS

PHASE LEGEND

- EXISTING WALLS AND DOORS TO REMAIN — WALLS SHOWN WITHOUT PATTERNS, DOORS AT 45° ANGLE
- NEW WALLS AND DOORS — WALLS SHOWN WITH PATTERNS, DOORS AT 90° ANGLE
- EXISTING WALLS AND DOORS TO BE REMOVED — ALL ELEMENTS OR PORTIONS OF ELEMENTS SHOWN DASHED

MATERIAL LEGEND

- ALUMINUM
- BRICK (ELEVATION)
- BRICK (PLAN & SECTION)
- CYMK/SFTF
- CONCRETE MASONRY UNIT
- EARTH OR COMPACTED FILL
- INSULATION BATTS
- RIGID INSULATION
- PLYWOOD (DETAILS)
- POROUS FILL
- GRAVEL BASE
- STEEL
- WOOD HILLYORK
- WOOD FRAMING OR BLOCKING
- WOOD SHIMS

PARTITION / WALL LEGEND

- WOOD FRAMED PARTITION / WALL
- WOOD FRAMED PARTITION / WALL
- WOOD FRAMED PARTITION / WALL STC CLASSIFIED
- METAL FRAMED PARTITION / WALL
- METAL FRAMED PARTITION / WALL STC CLASSIFIED
- METAL FRAMED PARTITION / WALL FIRE RATED ASSEMBLY
- CONCRETE MASONRY UNIT PARTITION / WALL
- BRICK VENEER
- CONCRETE PARTITION / WALL

FLOOR FINISH LEGEND

- CERAMIC TILE (CT)
- VINYL COMPOSITE TILE (VCT)
- WOOD (WD)
- CARPET (CPT)
- CONCRETE (CONC)

CEILING LEGEND

- TYPICAL CEILING GRID SYSTEM, REFER TO SCHEDULE FOR DIMENSIONS AND TYPE
- GYPSUM WALL BOARD
- EXPOSED (OPEN) DECK, REFER TO STRUCTURAL DRAWINGS
- RECESSED GAS LIGHT FIXTURE, REFER TO ELEC DRAWINGS
- TYPICAL 2'X2' RECESSED LIGHT FIXTURE, REFER TO ELEC DRAWINGS
- TYPICAL 2'W RECESSED LIGHT FIXTURE, REFER TO ELEC DRAWINGS
- SOUND BATT INSULATION IN ACTIVITY CENTER AND MATERIAL

ZONING NOTES

TAX PARCEL IS NOS.: 4112807, 4112808, 4112809
PROPERTY ADDRESS: 825 STEWART AVENUE SE
PROPERTY ZONING: NSPUD, ORD #42487-112122 - NO CHANGES TO PLAN WITHOUT PRIOR APPROVAL
REQUIREDPARKING: 8/80 SEE SHEET T1.01
PROPERTY ACREAGE: 1.9943
FLOOD FRAMING AREA: NO
BUILDING USES: A-3, R-2
PARKING PROVIDED: SEE SHEET C1

REMINDER NOTE: ANY NEW SIGNAGE ON SITE WILL REQUIRE SEPARATE PERMIT

GLAZING NOTE: THIS PROJECT IS THE REHABILITATION OF AN EXISTING BUILDING. NO NEW EXTERIOR WINDOWS OR EXTERIOR DOORS ARE PROPOSED, AND NO CHANGES IN EXISTING GLASS IN WINDOWS OR EXTERIOR DOORS ARE PROPOSED.

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
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CODE ANALYSIS

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

An addition to the existing structure is not proposed. The existing building is not in a Flood Hazard Area.

The property (VDHR No. 128-5191-0040) is a contributing resource to the **Belmont Historic District** listed on the National Register of Historic Places. Given the building's designation it is considered a Historic Building as defined by the VCEC as it is a "contributing resource within a National Register, state designated or locally designated historic district".

The building consists of a rectangular 1914 church arranged on two sides by a four-story L-shaped 1929 Sunday school addition with a three-story 1956 educational annex added on the west side. The proposed work scope under this permit includes **the renovation of 1929 and 1956 additions into apartments. The 1914 church building will be mostly untouched and will continue to be used as a church.**

The building has a concrete foundation, **bearing masonry walls (brick in the 1914 and 1929 parts, CMU and brick in the 1956 addition)** This building is **proposed to be fully water sprinkled by an automated system.** The interior finishes in the 1914 and 1929 buildings have wood restroom stl wood joists with tongue-and-groove ceilings. The interior finishes in the 1956 addition are concrete slabs on metal tee joists, protected by nailed-with-and-plaster ceilings. The 1914 roof consists of asphalt shingles on wood decking on wood rafters. The 1929 addition has a low-slope roof on wood rafters. The 1956 addition has asphalt shingles on insulated panels on steel trusses. Vertical building circulation is provided by **two (2) elevators** and **one (1) stairwell.**

Code Edition
2018 Virginia Existing Building Code (VEBC) (2018 ESIC w/ Virginia Amendments)
2018 Virginia Construction Code (VCC) (2018 ISO w/ Virginia Amendments)

Project Summary
Apply N/A

- [X] (-) Accessibility: Comply with 2018 Virginia Existing Building Code Chapter 4.
- [-) [X] Repair: Comply with 2018 Virginia Existing Building Code Chapter 5.
- [X] (-) Alterations: Comply with 2018 Virginia Existing Building Code Chapter 6.
- [X] ( ) Change of Occupancy: Comply with 2018 Virginia Existing Building Code Chapter 7 or 14.
- (-) [X] Additions: Comply with 2018 Virginia Existing Building Code Chapter 8.
- [X] (-) Historic Buildings: Comply with 2018 Virginia Existing Building Code Chapter 9.
- (-) [X] Moved Buildings: Comply with 2018 Virginia Existing Building Code Chapter 10.
- (-) [X] Relocatable Requirements: Comply with 2018 Virginia Existing Building Code Chapter 11.
- [X] (-) Construction Safeguards: Comply with 2018 Virginia Existing Building Code Chapter 12.

CURRENT USE GROUP:	A-3
NEW USE GROUP:	A-3 and R-2 (SEPARATED MIXED OCCUPANCY)
CONSTRUCTION TYPE:	V-B

A-3 TABULAR ALLOWABLE AREA (SPRINKLERED): 46,000 (N-2) Table 506.2

R-2 BUILDING AREA:

BASEMENT	=	9,167 SF
MAIN FLOOR	=	7,043 SF
SECOND FLOOR	=	9,703 SF
THIRD FLOOR	=	3,089 SF
TOTAL	=	28,982 SF

R-2 TABULAR ALLOWABLE BUILDING HEIGHT (SPRINKLERED): 3 Stories / 75 feet per VCC / IBC Tables 504.3 and 504.4
R-2 EXISTING BUILDING HEIGHT: 3 Stories / 50 feet - to the lowest grade

NOTE: NOTING OVERLAPPED AS A SEPARATED MIXED USE PER VCC 508.3, WITH HEIGHT FOR EACH SEPARATED OCCUPANCY MEETING THE REQUIREMENTS FOR HEIGHT/NUMBER OF STORIES PER VCC TABLES 504.3 AND 504.4. THE A-3 USE IS LIMITED TO THE BASEMENT. FIRST FLOOR AND THIRD FLOOR ARE SEPARATED BY A HIGHER FIRE ASSEMBLY PER VCC TABLE 508.4 FOR SPRINKLERED BUILDING.

A-3 TABULAR ALLOWABLE AREA (SPRINKLERED): 28,500 (A-3) Table 506.2

A-3 EXISTING BUILDING AREA:

BASEMENT	=	1,089 SF
MAIN FLOOR	=	7,180 SF
SECOND FLOOR	=	9,119 SF
TOTAL	=	17,388 SF

A-3 TABULAR ALLOWABLE BUILDING HEIGHT (SPRINKLERED): 3 Stories / 75 feet per VCC / IBC Tables 504.4 and 506.4
A-3 EXISTING BUILDING HEIGHT: 3 Stories / 50 feet - to the lowest grade

SEE FIRE SUPPRESSION SYSTEM VCC Chapter 9
A. Automatic Fire Sprinkler System required per VCC Section 903.2.8 (R-2 use). Sprinkler system shall be an NFPA 13 system per VCC 903.3.1.1 due to the stated use. **NOTE:** SPRINKLER OR SYSTEM TO BE PROVIDED IN "CHANGE OF OCCUPANCY" AREA ONLY AT THIS TIME PER 2018 VEBC 704.2 "CHANGE OF OCCUPANCY" AREA (R-2 USE) IS SEPARATED FROM EXISTING "A-3" (FORMER CHURCH SANCTUARY) BY 2HOUR FIRE BARRIER PER 2018 VCC TABLE 508.4. SEE LIFE SAFETY SHEETS.
B. Manual fire alarm system required per VCC 907.2.1 (A-2) and VCC 907.2.9 (R-2).
C. Standpipe system not required per VCC 905.3.1 (floor less than 30'-0" above grade).
D. Origin and illuminated exit/route diagrams required throughout connecting areas per VCC 911 & 1104.

OCCUPANT LOAD (NEW USE TABLE 1004.5)

BASEMENT LEVEL RESIDENTIAL	= 9,396 SF / 200G	= 47 OCCUPANTS
FIRST FLOOR RESIDENTIAL	= 7,644 SF / 200G	= 38 OCCUPANTS
SECOND FLOOR RESIDENTIAL	= 9,596 SF / 200G = 48 + 18 FROM ABOVE	= 66 OCCUPANTS
THIRD FLOOR RESIDENTIAL	= 1,501 SF / 200G = 8 + JAN CLOSET 28 SF / 300G = 1	= 9 OCCUPANTS
RESIDENTIAL TOTAL =		154 OCCUPANTS

EXIT REQUIREMENTS (VCC 1006.2.1) (**NOTE:** See Life Safety plans for egress paths, exit travel distances, etc.)

- First floor assembly occupancy: 500 (see A2.01). Two exits required, three exits provided.
- basement residential occupancy: two exits required, three provided.
- Second floor residential occupancy: Two exits required, four provided.
- Third floor residential occupancy: Two exits required, three provided.

Accessibility (VEBC Chapter 4):

1. Where proposed alterations affect the area(s) or the primary function (i.e. **church, apartments**), the route to the primary function is made accessible to the extent proportionate to the overall alteration.
   The costs of providing the accessible route beyond that required to exceed 20 percent of the costs of the alterations affecting the area(s) of primary function. Those proposed improvements are:
   a. Parking improvements (including signage).
   b. Exterior sidewalk improvements.
   c. Construction of, or improvements to, accessible ramps.
   d. Primary public entrance and exit doorways.
   e. Improvements to door hardware.
   f. Improvements to public restrooms.

Alterations (VEBC Chapter 6):

1. Alterations to existing buildings are permitted **without** requiring the entire building or structure to comply with the Energy Conservation (VCC Chapter 13 and Virginia Energy Conservation Code Chapter 4 [CE]) requirements.

Change of Occupancy (VEBC Chapter 7):

1. Per Section 701.1, compliance with the current VCC is **only required where the change of occupancy occurs.** The entire existing building is not required to be brought into full VCC compliance.
2. Per Section 701.2, compliance with the current VCC is required for any repairs, alterations, or additions undertaken in connection with the proposed change of occupancy.
3. The proposed change of occupancy is not a special use or occupancy and is not an incidental use as identified by VCC Chapter 4 or VCC Table 508.4.
4. Per Section 703.1, interior finishes of walls and ceilings shall comply with VCC Chapter 8 in areas undergoing the change of occupancy. The existing finishes appear to meet the current VCC Chapter 8 requirements.
5. Per Section 703.2, protection of existing vertical openings **is not** required. The proposed change of occupancy is **equal to the "means of egress hazard categories" of the existing occupancy per VEBC** Table 705.2.
6. Per Sections 704.2 and 704.3, and automatic fire suppression system is required in the areas where the change of occupancy occurs.
   a. An Automatic Fire Sprinkler System **shall** be provided throughout the areas where the choice of occupancy occurs per VCC Section 903.2.
   b. A Class I standpipe is **not** required per VCC Section 905.
   c. An approved Fire Alarm and Detection System **shall** be provided throughout the areas where the change of occupancy occurs. Section 907.2, activated upon sprinkler flow.
7. The proposed change of occupancy is **equal to** the "means of egress hazard categories" of the existing occupancy per VEBC Table 705.2. Where existing egress components are not fully constructed and improved to meet the current requirements of VCC Chapter 10. **Where existing exit stairs are not enclosed, they shall be enclosed by new partitions.**
8. The existing means(s) of egress appear to meet the egress capacity and hardwired means of egress provisions of VCC Chapter 10 for the proposed occupancy, and have been deemed acceptable.
7. New emergency lighting and lighted exit signs shall be provided per VCC Chapter 10 based on the proposed work. **See the Life Safety Plan for proposed arrangement.**
8. The proposed change of occupancy is **equal to** the "heights and areas hazard categories" of the existing occupancy per VEBC Table 706.2.
   a. The building area and height shall comply with VCC Chapter 6 for the new occupancy classification. Fire barriers and/or horizontal assemblies are proposed to subdivide the existing building into separate buildings. **See the Life Safety Plan for proposed arrangement.**
   b. The existing building area and height appear to meet the provisions of VCC Chapter 5, and have been deemed acceptable.
      1. Allowable Building Height in Feet Above Grade Plane (Table 504.3): **75 feet**
      2. Allowable Number of Stories Above Grade Plane (Table 504.4): **3 stories**
      3. Allowable Area Factor in Square Feet (Table 506.2): **28,500 square feet**
9. The proposed change of occupancy is **equal to** the "exposure of exterior walls hazard categories" of the existing occupancy per VEBC Table 707.2.
   a. The existing building exterior walls and openings appear to meet the provisions of VCC Chapter 7, and are acceptable distances for building separation, and have been deemed acceptable.
10. Per Sections 708.1, 708.3 and 708.5, the proposed change of occupancy is **not** a special occupancy.
    a. Electrical wiring and equipment **is** is not **to be upgraded.**
    b. The electrical service to be upgraded to be upgraded
    c. The number of electrical outlets is required to be increased.
11. Proposed fixtures for the new occupancy shall meet the requirements of the VCC.
    a. Emergency lighting and exit signage shall be provided to meet the requirements of VCC Sections 1008 and 1011. **See the Life Safety Plan for proposed arrangement** of new lighted exit signs and emergency lights.
12. Refer to mechanical plans for analysis of existing building systems and comparison of existing building conditions to proposed ventilation requirements.
13. The proposed change of occupancy is subject to increased or different plumbing code requirements or increased water supply requirements.
    a. Refer to the **Minimum Number of Required Plumbing Fixtures** tabulation below.
14. The proposed occupancy does not produce grease or oil-laden wastes. No interceptor is required.
15. The proposed occupancy does not produce chemical wastes.
16. The proposed change of occupancy **does** not result in a higher uniform or concentrated structural load based on VCC Table 1607.1.
17. The proposed change of occupancy **does** not result in a higher wind or snow risk category based on VCC Table 1604.5.
18. The proposed change of occupancy is not a higher risk category based on VCC Table 1604.5.

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					•	•	S2.01	STRUCTURAL DETAIL S
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							A0.03	LIFE SAFETY PLANS
							A0.04	FIRE RATED ASSEMBLIES
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					•	•	A1.01	FIRST FLOOR PLAN
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							A1.10	BASEMENT FLOOR REFLECTED CEILING PLAN
							A1.11	FIRST FLOOR REFLECTED CEILING PLAN
							A1.12	SECOND FLOOR REFLECTED CEILING PLAN
							A1.13	THIRD FLOOR REFLECTED CEILING PLAN
							A1.14	ROOF PLAN
					•	•	A1.15	FINISH AND PARTITION SCHEDULES
					•	•	A1.16	DOOR SCHEDULES AND DETAILS
							A1.40	KITCHEN ELEVATIONS
							A1.41	BATHROOM ELEVATIONS
							A2.01	EXTERIOR ELEVATIONS
							A2.02	EXTERIOR ELEVATIONS
							A3.01	BUILDING SECTIONS
							A3.04	BUILDING SECTIONS
							A4.04	3/4 HOUR SECTIONS
					•	•	A6.00	VERTICAL CIRCULATION DETAILS
							A8.01	DETAILS
							M-001	MECHANICAL SPECIFICATIONS
							M-201	MECHANICAL LEGEND & SCHEDULES
							M-202	MECHANICAL NOTES & SCHEDULES
							M-301	BASEMENT RENOVATION PLAN MECHANICAL
							M-302	FIRST FLOOR RENOVATION PLAN MECHANICAL
							M-303	SECOND FLOOR RENOVATION PLAN MECHANICAL
							M-304	THIRD FLOOR RENOVATION PLAN MECHANICAL
					•	•	P-101	PLUMBING SPECIFICATIONS
					•	•	P-201	PLUMBING LEGENDS, SCHEDULES & DETAILS
					•	•	P-301	BASEMENT RENOVATION PLAN PLUMBING SANITARY AND VENT
							P-302	FIRST FLOOR RENOVATION PLAN PLUMBING SANITARY AND VENT
							P-303	SECOND FLOOR RENOVATION PLAN PLUMBING SANITARY AND VENT
							P-304	THIRD FLOOR RENOVATION PLAN PLUMBING SANITARY AND VENT
					•	•	P-401	BASEMENT RENOVATION PLAN PLUMBING DOMESTIC WATER AND GAS
							P-402	FIRST FLOOR RENOVATION PLAN PLUMBING DOMESTIC WATER
							P-403	SECOND FLOOR RENOVATION PLAN PLUMBING DOMESTIC WATER
							P-404	THIRD FLOOR RENOVATION PLAN PLUMBING DOMESTIC WATER
					•	•	E1-1	BASEMENT POWER PLAN
					•	•	E1-2	FIRST FLOOR POWER PLAN
					•	•	E1-3	SECOND FLOOR POWER PLAN
							E1-4	THIRD FLOOR POWER PLAN
							E1-5	FIRE ALARM RISER & SYMBOL SCHEDULE
							E2-1	BASEMENT LIGHTING PLAN
							E2-2	FIRST FLOOR LIGHTING PLAN
							E2-3	SECOND FLOOR LIGHTING PLAN
							E2-4	THIRD FLOOR ELECTRICAL PLAN
							E3-1	ONE LINE DIAGRAM
					•	•	E3-2	PANELBOARD SCHEDULES
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02/16/2024

Inspector As-Builts 11-1-24
2/16/2024

Contractor: J.B. Plumbing And More

Inspector: Bruce Peters

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DRAWN BY	MFK
DESIGNED BY	RMP
UNDERLAIN BY	RMP
DATE	1/10/2023
SCALE	As Indicated
REVISIONS	
1	12/18/2023 STRUCT DETAILS
2	02/16/2024 REVISION 2

T1.01

PROJECT NO 03210050.000