

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

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Charlottesville, Virginia 22902  
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[www.charlottesville.gov](http://www.charlottesville.gov)



# Please Take Notice

The Charlottesville Planning Commission will hold a Special Meeting on **Tuesday August 26, 2025, at 5pm in the CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual.**

## AGENDA

1. Special Exception – 1114 East High Street
2. State Legislative Items Discussion

Materials for this meeting are available here:

[Events • Agendas & Minutes • CivicClerk](#)

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to [ada@charlottesville.gov](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

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## **PLANNING COMMISSION REGULAR MEETING**

### **APPLICATION FOR A SPECIAL EXCEPTION PERMIT**

**APPLICATION NUMBER: PL-25-0038 (Revised)**

**DATE OF MEETING: August 26th , 2025**

### **DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES STAFF REPORT**

**Project Planner:** Benjamin Koby

**Date of Staff Report:** February 28, 2025 (Revised August 14, 2025)

**Applicant:** Mike Ball, Element Construction

**Applicant's Representative(s):** Mike Ball

**Current Property Owner:** LUCKYBALL'S JUGGLER TRAINING CAMP LLC

#### **Application Information**

**Property Street Address:** 1114 E High Street ("Subject Property")

**Tax Map & Parcel/Tax Status:** 540021000

**Total Square Footage/ Acreage Site:** Approx. 0.43 acres (18730 square feet)

**Comprehensive Plan (General Land Use Plan):** Urban Mixed Use Corridor

**Current Zoning Classification:** CX-5 Corridor Mixed Use 5

**Overlay District:** Entrance Corridor Overlay District

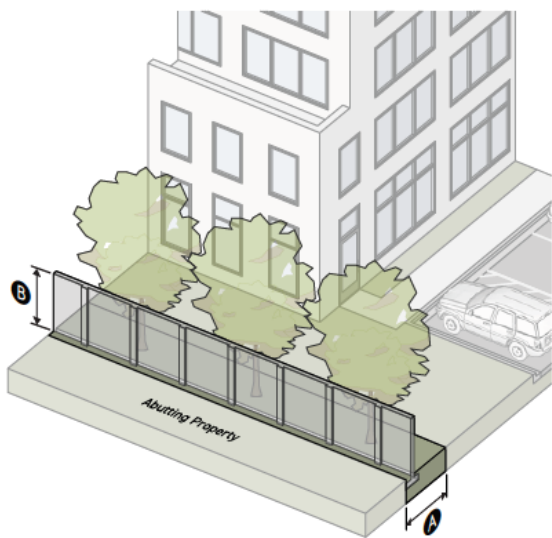
#### **Applicant's Request (Summary)**

The applicant is requesting a Special Exception Permit (SEP) pursuant to City Code Sections 34-2.4.3.A.5 (Build-to), **34-4.7.1.C. (Transition Screen Requirements)** and 34-5.2.15, which states a SEP may be granted for physical dimensional standards. The applicant is proposing to build a structure outside of their front building setback/build-to requirement. The front setback requirement is between 0' to 10' (Ch. 34 Sec. 2.4.3.A.4.) and a required primary street build-to width of 75% minimum (Ch. 34 Sec. 2.4.3.A.5.) The lot currently does not meet the build-to width requirement and therefore is nonconforming per the nonconforming build-to width section (Ch. 34 Sec. 5.3.3.C.1.), all new construction on an interior lot must occupy the build-to zone until the build-to width requirement has been met. Therefore, the applicant would need to build in the build-to zone and cannot build in the rear without a SEP. However, the applicant would be able to build a rear addition that would not need to meet the build-to requirement.

Additionally, they are requesting a Special Exception for their transition screening requirements. Where there is a development within a CX-5 zoned property abutting an R-A zoned parcel a type C transition screen is required per Sec. 34-4.7.1.B.1. The Type C transition requires a 20’ building setback and a moderate Transition screen type. A moderate transition screening requires installation of either of the following options, per sec. 34-4.7.C.2:

TRANSITION SCREEN MODERATE-1

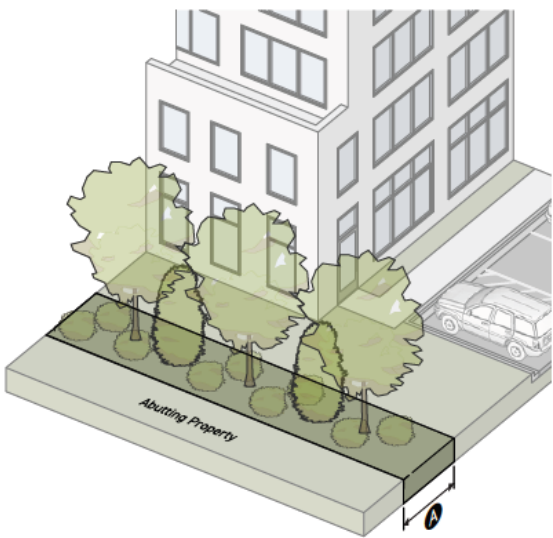
Narrow depth landscape screening with a wall or fence intended for screening moderate transitions and uses.



SCREENING AREA	
A Depth (min)	8'
Large trees (min per 50')	2
Small or medium trees (min per 50')	None
Evergreen trees (min per 50')	None
Shrubs (min per 50')	None
FENCES AND WALLS	
B Height (min)	6'
Opacity (min)	90%
Setback from property line (min)	0'

TRANSITION SCREEN MODERATE-2

Medium depth landscape screening with no wall or fence intended for screening moderate impact transitions and uses.



SCREENING AREA	
A Depth (min)	10'
Large trees (min per 50')	2
Small or medium trees (min per 50')	None
Evergreen trees (min per 50')	2
Shrubs (min per 50')	5
FENCES AND WALLS	
Not required	

A developer has the choice between the two above moderate screening options to choose from to meet their screening requirements. For this project, the applicant is requesting special exception to reduce the 20’ required setback (Sec. 34-4.7.1.B.1.) from 20’ to 5’. Additionally,

they are requesting special exception to reduce the depth of their screening area from 8' to 5'. They will be utilizing the existing fence between the subject parcel and their abutting R-A zoned parcel. Additionally, the applicant is requesting exemption from the associated landscaping requirements. As proposed, there will not be space to fit in the required two large trees.

The proposed structure will be a carpentry studio workshop space. The use falls under the category of a low-impact industrial and manufacturing which is permitted by right in the CX-5 zoning district.

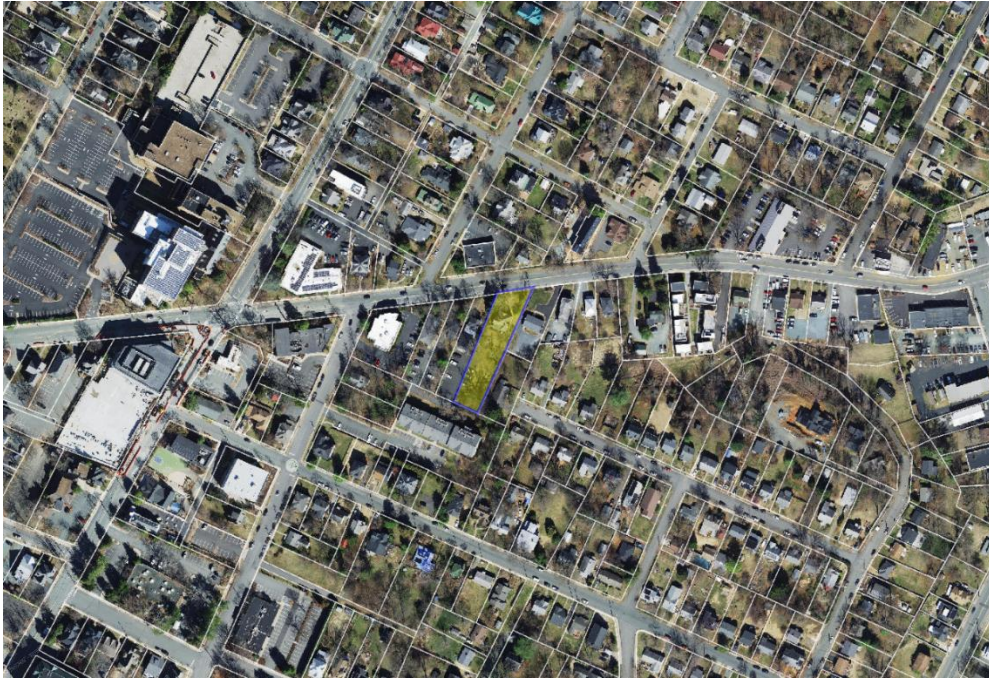
The proposed structure is a 35'x90' (3150 sf) studio workshop space with 2210 sf for shop space, 37 sf bathroom, and 770 sf storage area. The workshop will be used for carpentry as a part of Element Construction.

### **Vicinity Map**

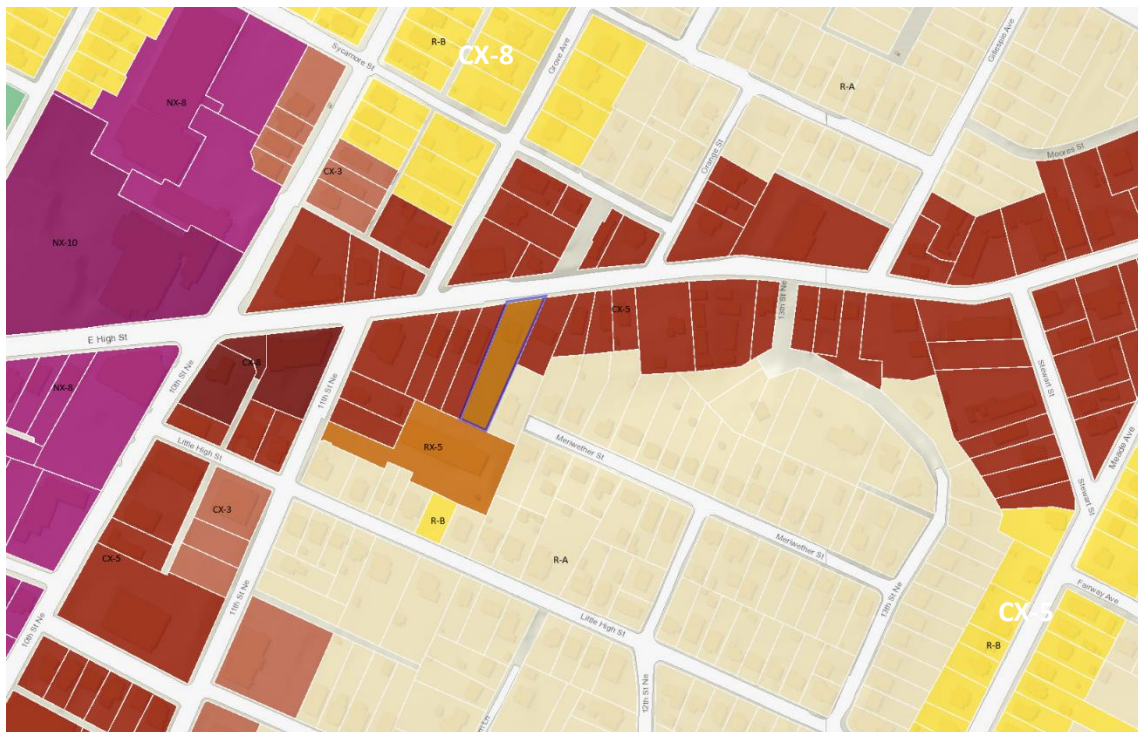




## **Context Map 1**



## **Context Map 2- Zoning Classifications**



### **Context Map 3- Future Land Use Plan, 2021 Comprehensive Plan**



### **Standard of Review**

City Council may grant an applicant a Special Exception Permit (SEP), giving consideration to a number of factors set forth within Zoning Ordinance Section 34-5.2.15.D. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SEP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SEP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the proposed development.

Section 34-5.2.15.D of the City's Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SEP. Following below is staff's analysis of those factors, based on the information provided by the applicant. The applicant's analysis can be found in Attachment A.

- 1. Whether the proposed modifications to physical dimensional standards will be harmonious with existing and approved patterns of development on the same or an opposing block face or abutting property;**



*Staff analysis:* The majority of properties along this section of E High St are constant with the setback range of the Subject Property and are nonconforming under the current code. 1100 E High St, which is adjacent to the subject property, is within the build-to range of 10' but does not appear to meet the width requirement. Most all other structures on the block are setback considerably behind the build-to zone and would not meet the build-to width requirement either. Considering the parcels on the northside of E High, we do see a pattern of development more in line with the build-to requirements of the development code. There is a general pattern that has buildings built more closely to their property lines.

However, the built environment near the subject property on the southern side of E High Street has a distinct residential look and feel with large front yards and a residential built form. A strict application of the code would alter the existing pattern of development that may not be constant with the goals of the comprehensive plan.

Considering the topography of the southside of High Street near the subject property, the slope of the land would offer some challenges with building a workshop at the scale the applicant is requesting. The building envelope for the front of the property would likely not meet the needs of the applicant. Additionally, the proposed use of Light Industrial, while allowed by right in the district, would not lend itself to a strong activation of a pedestrian friendly streetscape. Keeping the Light Industrial use behind the existing structure will maintain the existing, relatively coherent, building pattern in this section of E High Street.

Reducing the transition screening requirement from 20' to 5' will reduce the buffer between the proposed light industrial use and the residence at 1119 Meriwether Street. The intent behind the transition screening requirements are "to protect and enhance the character and stability of neighborhoods [and] the compatibility of new development with its surrounding context where the scale of development changes between lots of differing zoning districts; and to protect and maintain the environmental quality of the City by incorporating trees and planting requirements in transition buffers and screening." (Sec. 34-4.7.1.A)

The light industrial use is permitted by right and would not be out of place in the area.

Given the constraints on the site, a 20' setback is not feasible. The building would be pushed into the parking area and that would render the project unfeasible. The parking is shared between a handful of existing businesses that front on E High St. There is not enough space behind the existing building to place a structure of the proposed size with the required transition screening requirements without impeding the parking area.

### Entrance Corridor Overlay Review

Section 34-5.2.15 does not require review of SEP applications by the Preservation Planner (Administrator for Corridor Review per Section 34-5.2.8). The Preservation Planner has reviewed the applicant's Minor Development Plan and indicated that the improvement proposed can be reviewed and approved administratively.

## **2. Whether the proposed modification supports the goals and strategies of the Comprehensive Plan;**

### *Relevant guiding principles:*

The Future Land Use Map associated with the Comprehensive Plan designates this area of High Street as an Urban Mixed Use Corridor. That is defined as "higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city." The built form of the Urban Mixed Use Corridor is so that developments respond to existing residential, environmental, and historic contexts.

Per Comprehensive Plan Chapter 4 Goal 1.2: "Set building setbacks, as appropriate to the site and context, to increase network connectivity, create a more pedestrian friendly streetscape, and reduce speeds on high volume roadways across the city."

Comprehensive Plan Chapter 4 Goal 2.4.-*Support the designation of the entire city as an Urban Development Area (UDA)*. In accordance with this designation, development in the city shall incorporate principles of traditional neighborhood design, which may include, but need not be limited to... (vi) reduction of front and side yard building setbacks.

The intent section of the build-to standard in the Development Code (Ch. 34 Sec. 2.10.6.A.1.) is to facilitate the creation of a convenient, attractive, and harmonious community by regulating the placement of buildings along the public realm so that buildings frame the public realm with a consistent pattern of development.

Chapter 4 Goal 1 Strategy 1.3 of the Comprehensive Plan outlines the goal to "implement zoning changes needed to support the creation of more housing, including affordable housing opportunities, throughout the city." Sub-strategy 3 outlines the intention to "Incorporate transition zones and restructure restrictions on height, density, setbacks, and parking to ensure that development activities compatible with the Future Land Use Map, site context, and goals of the Comprehensive Plan are feasible



by-right without a special use permit, including for multifamily and mixed-use developments.

Chapter 4 Goal 3 Strategy 3.1 of the Comprehensive Plan outlines the goal to “utilize context-sensitive planning tools to maintain and enhance the distinct identities of Charlottesville’s neighborhoods and corridors.” Sub-strategy 4 speaks to “[requiring] adequate transitions (such as step downs in scale and intensity) to mitigate impacts on adjacent residential and historic areas, as well as cemeteries.”

Chapter 4 Goal 1 Strategy 1.2 of the Comprehensive Plan outlines the goal to “[i]mplement changes to the Zoning Ordinance needed to support community health and well-being, context-sensitive design, environmental protection, and climate change mitigation and preparedness.” Sub-strategy 7 “[c]onsider[s] ways to maintain a transition of height between land use categories, including the use of multiple zoning categories within each land use category shown on the Future Land Use Map. Identify ways to provide transitions in height and intensity of use between cemeteries and adjacent areas.

Chapter 8 of the Comprehensive Plan and the Economic Development Strategic Plan both have the goals of embracing small business growth to diversify the economic base in the City of Charlottesville. Through sustaining small business and keeping business in town and promoting economic sustainability.

#### *Staff Analysis:*

The intent of the build-to zone requirements of the Development Code, born out of the goals of the Comprehensive Plan, speaks to the desire to create attractive and harmonious streets with a consistent pattern of development. The build-to zone aim is to bring consistency by requiring new developments be placed forward on a property toward the primary street lot lines. In contrast to Commercial and Mixed Use District, Residential districts are allowed the option of utilizing the existing range of adjacent parcels when determining the setback/build-to requirements. On an interior lot in a residential district, the range of setbacks is determined by the 2 closest existing lots in either direction along the block face, using no closer than the smallest setback and no further than the largest setback. If we used this method for the subject property, the subject property would be compliant with its build to zone.

The CX-5 zoning district does not offer the option to utilize the existing range when setting setbacks and build-to zones. The built form of the Urban Mixed Use Corridor is

intended to consider the existing residential, environmental, and historic contexts of the area. While the neighboring uses adjacent to the subject property are not residential currently, the buildings themselves were residences in the past and still maintain the same form. Considering the proposed use of the structure and the existing use of the property, it is more appropriate for the proposed workshop to be located behind the existing building.

However, it is also clear that the Comprehensive Plan does have aims to ultimately reduce setbacks in Urban Mixed Use Corridor areas and bring structures forward to create a cohesive and pedestrian friendly streetscape. Approval of this Special Exception may run counter to that goal for the corridor. If the applicant were to build in compliance with the build-to requirements of the Code, it will start to create the built environment along this corridor as envisioned by the Comprehensive Plan.

The Comprehensive Plan clearly values transitioning between high intensity to lower intensity uses to ensure that residential uses are not adversely impacted by more intense commercial uses. However, given the proposed scope and design of the proposed development, the impacts will be minimal to the residence on Meriwether. All traffic in and out of the structure will be blocked by the building itself as the doors will be oriented toward the parking lot on the subject property. Also, the comprehensive plan speaks to a goal of taking site specific considerations into account and since the layout of the parking of the lot prevents the proposed building to adhere to the required setback, a special exception would be reasonable for approval.

**3. Whether, with conditions, the Special Exception Permit is consistent with the public necessity, convenience, general welfare, and good zoning practice.**

If the Special Exception were to be approved, it would be good practice to tie the use of the structure to the approval, so it may not be retrofit into a use of another kind without the approval of Council. The reasoning for adding a condition like this would ensure that the use would not change to a use that we hadn't anticipated, nor a use that we would prefer to be street facing and within the build-to requirement

If the Special Exception were to be approved, it would benefit a local business and would keep the business within the City. It might be appropriate to require alternative landscape design to require plantings elsewhere on the parcel to ensure that there is an equivalent net landscape being provided.

**Public Comments Received**

Staff has received no public comments at the publishing of this report.

### **Staff Recommendation**

Based on the proposed use of the structure and the existing street scape, staff recommends the Planning Commission recommend approval of the Special Exception Permit to the build-to zone and build-to width requirements in this case.

Based on the constraints of the parcel, orientation of the proposed development, and the economic benefit of the project, staff recommends that the Planning Commission recommend approval of the Special Exception to the Transition Screening Requirements.

### **Recommended Conditions**

Staff believes that it is prudent to tie the light industrial use of the workshop space to this approval, so that the use may not change without Council approval. Also, ensure that the development remain in-line with the materials associated with the major development plan we have in review, PL-25-0038.

Staff believes that it is appropriate to require alternative landscape design to require the two required large trees be planted in vicinity to offset the proposed Special Exception to the landscaping requirements.

### **Suggested Motions**

1. I move to recommend approval of this application for a Special Exception Permit in the CX-5 Corridor Mixed Use 5 zone at 1114 E High Street to permit the construction of a studio workshop space outside of the build-to requirement.
  - a. The size, location, and use will be consistent with the materials submitted in application PL-25-0038 and PL-25-0041 both dated August 12th 2025.
  - b. Two large trees shall be provided on the subject property in accordance with Section 34-4.7 (Transition Screening). However, placement of these trees is not required between the studio workshop and the property line.
  - c. A minimum six (6) foot fence—existing or future—shall be provided between the studio workshop and the property line. The fence shall be maintained and kept in good repair.
  - d. The studio workshop shall not exceed 14'-5" in height.
  - e. [condition(s) proposed by Planning Commission]

**OR,**

2. I move to recommend denial of this application for a Special Exception Permit in the CX-5 Corridor Mixed Use 5 zone at 1114 E High Street to permit the construction of a studio workshop outside of the build-to requirement.

**Attachments**

- A. Special Exception Request Letter & Relevant Zoning Exhibits
- B. Proposed Workshop Location
- C. Tree Removal Plan
- D. Renderings



# 1114 E High St

## Detached Studio Workshop

8/12/25

To Whom it may Concern,

Our plan is to build a Studio Workshop space in the rear of our property at 1114 E High that will serve as a carpentry workshop, fitting into the use of Low-impact industrial and manufacturing (up to 4,000sf), which is by-right according to Use Permissions (page 3-7) in the 2023 Cville Development Code.

I have been informed by Zoning that our property is currently “non-conforming” because the existing building is not close enough to the fronting street, and because of the non-conforming building on the property I cannot build our by-right workshop space. To bring our property up to current code I need to either 1) demolish the existing structure and build new close to the street, or 2) build a new building in front of our existing building. Neither of these seem like great options.

Having served on the Board of Architectural Review for Charlottesville, I found it very surprising that the new zoning ordinance would be requiring any new development to tear down old buildings or to build in front of them. The East High streetscape where our office is located has long been one of my favorite blocks in Charlottesville. It’s a mix of old converted homes and new offices, nicely positioned back from the street, giving a beautiful pause to the busy surroundings along this entrance corridor. I find it completely reasonable and in keeping with Charlottesville’s goals and needs to allow these homes to thrive. The proposed structure meets a crucial need for small workshop space in the city. It is not visible from the front and doesn’t affect the entrance corridor, so I see no reason this shouldn’t be approved considering the goals of the City’s adopted zoning ordinance. I met with representatives from Planning, Zoning, Fire and other areas and nobody had any issue with this project moving forward.

As a part of our special request, we are asking that the side setback of the building be amended to 5’. We were told by zoning and staff in our pre-application meeting, as well as other correspondence, that this particular lot had a 0’ setback, and we purchased the lot based on this information. It makes sense that a 5-story building needs a transitional setback, but this is a single-story smaller structure with a flat roof. We’ve spoken with staff and received verbal approval of an alternative 5’ setback, which is in reason, and we’ve changed our plans accordingly. The transition screening will be taken care of with the existing 6-7’ solid wood fence. The adjoining neighbor is fully aware of the build and has no problem with it (he’s just glad it’s not a 5-story building). There is no room there for additional landscaping so we ask that this be approved per the plan so we can close out our development review.

Thank you for your time and attention to this.

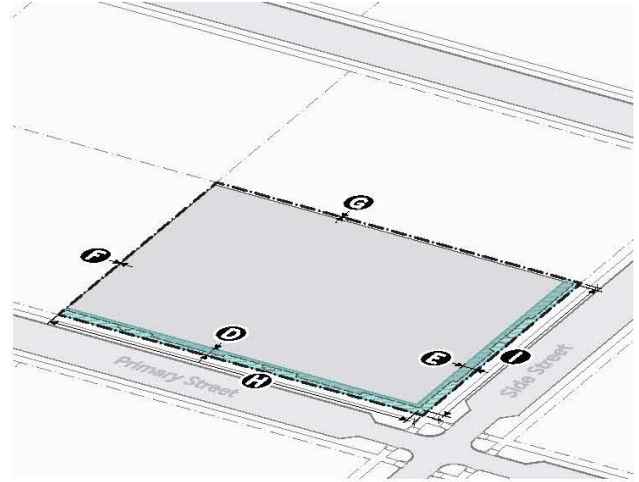
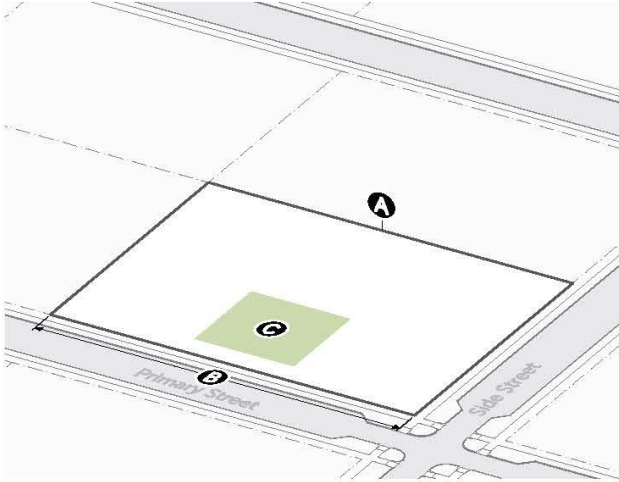
Mike Ball

[mike@elementbuild.com](mailto:mike@elementbuild.com)

434-825-4196

## 2.4.3. CX-5 CORRIDOR MIXED USE 5

### A. LOT



<b>1. LOT SIZE</b>	<a href="#">Sec. 2.10.2.</a>
<b>A</b> Area (min)	None
<b>B</b> Width (min)	
Front access	40'
Side / rear access	15'
<b>2. DENSITY</b>	<a href="#">Sec. 2.10.3.</a>
Dwellings per lot (max)	Unlimited
<b>3. COVERAGE</b>	<a href="#">Sec. 2.10.4.</a>
Building coverage (max)	None
<b>C</b> Outdoor amenity space	10%

<b>4. BUILDING SETBACKS</b>	<a href="#">Sec. 2.10.5.</a>
<b>D</b> Primary street lot line (min/max)	0' / 10'
<b>E</b> Side street lot line (min/max)	0' / 10'
<b>F</b> Side lot line (min)	0'
<b>G</b> Rear lot line (min)	0'
Alley lot line (min)	5'
<b>5. BUILD-TO</b>	<a href="#">Sec. 2.10.6.</a>
Build-to width (min)	
<b>H</b> Primary street	75%
<b>I</b> Side street	45%
<b>6. TRANSITION</b>	<a href="#">Sec. 2.10.7.</a>
Transition type	Type B, C
<b>7. PARKING LOCATION</b>	<a href="#">Sec. 2.10.8.</a>
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

## CX-5

## B. BUILDING



1. HEIGHT	Sec. 2.10.9.
Building height (max stories/feet)	
A Base	5 / 72'
B With bonus	7 / 100'
2. MASSING	Sec. 2.10.10.
C Building width (max)	275'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.10.11.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Finished floor elevation (min/max)	
Residential	0' / 6'
Nonresidential	-2' / 6'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.10.12.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.10.13.	
K Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	Sec. 2.10.14.	
Front yard height (max)	4'	
Side street yard height (max)	6'	

Use Category Specific Use	Residential				Residential Mixed Use		Corridor Mixed Use			Node Mixed Use					Industrial Mixed Use		Special		Use Standards
	R-A	RN-A	R-B	R-C	RX-3	RX-5	CX-3	CX-5	CX-8	NX-3	NX-5	NX-8	NX-10	DX	IX-5	IX-8	CV	CM	
Transportation																			
Passenger terminal	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	
Helipad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Vehicle Sale & Service																			
Vehicle repair or service (up to 1 acre)	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	-	-	
Vehicle repair or service (1+ acres)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Vehicle sale or rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Fueling station	-	-	-	-	-	-	P	P	-	P*	P	P	-	-	P	P	-	-	3.4.4
INDUSTRIAL USES																			
Industrial & Manufacturing																			
Bakery, wholesale (up to 4000 SF)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	
Bakery, wholesale (4000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Low-impact industrial and manufacturing (up to 4000 SF)	-	-	-	-	-	-	P	P	-	P	P	P	-	-	P	P	-	P	
Low-impact industrial and manufacturing (4000+ SF)	-	-	-	-	-	-	S	S	-	S	S	S	-	-	P	P	-	P	
High-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	
Research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	
Warehouse & Distribution																			
General warehouse and distribution (up to 25,000 SF)	-	-	-	-	-	-	P*	P*	-	P*	P*	-	-	-	P*	P*	-	-	3.4.5
General warehouse and distribution (25,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	3.4.5
Data center	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P	P	-	P	3.4.5
Distribution storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	3.4.5
Recycling drop-off center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	3.4.5

**KEY:** P = Use permitted by right S = Special Use Permit required \* = Use standards apply - = Use not allowed



# Proposed Workshop at 1114 E High

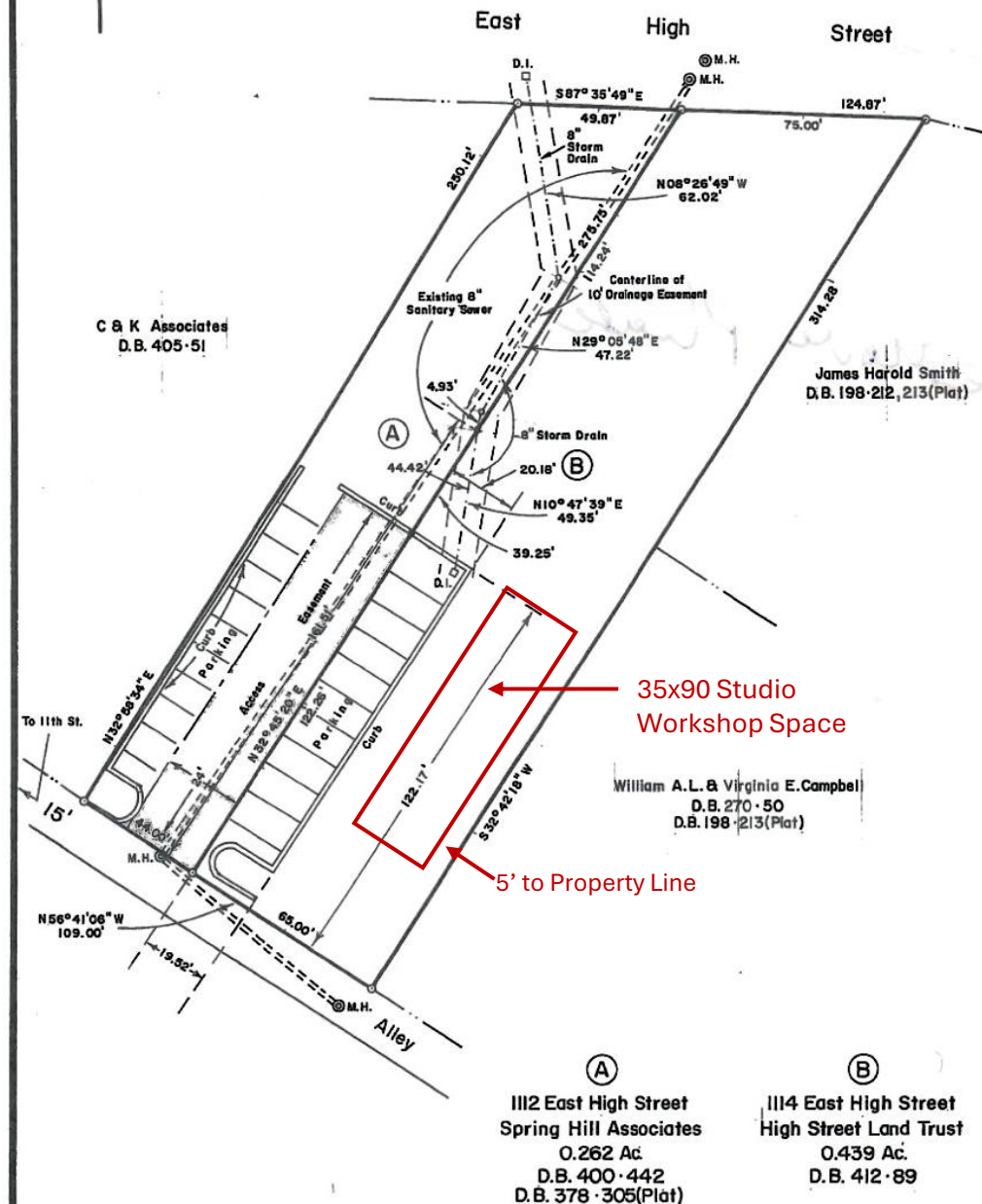
Plat Showing  
Park Area & Storm Drainage  
Easements on 1112 & 1114 East High Street, Char-  
lottesville, Virginia.

Scale: 1" = 40'

January 29, 82

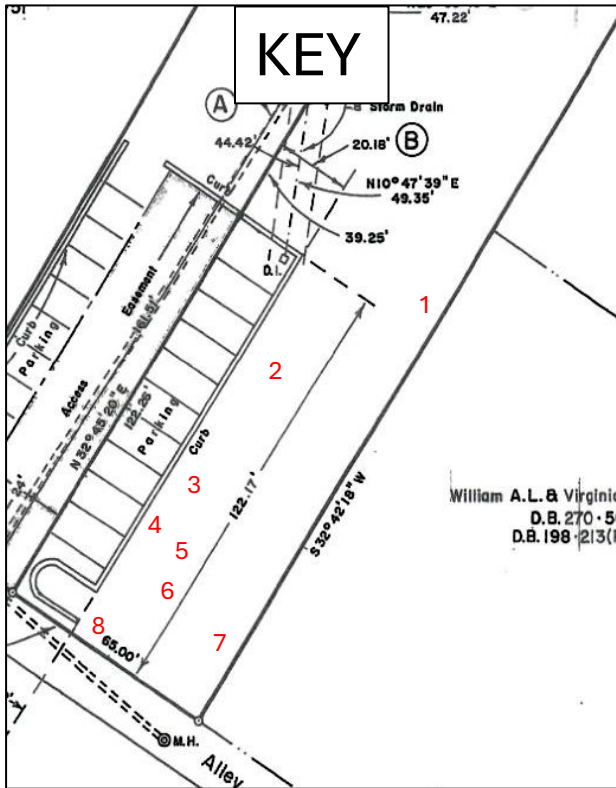


R.O. Snow & R.W. Ray, Inc. P.C.  
Charlottesville, Virginia



# Tree Removal Plan

None of the trees slated for removal are in good shape. All are dead, dying, or a hazard.



Tree 1- Hickory – 17"



Tree 2- Locust – 17"



Tree 3- Locust – 11"





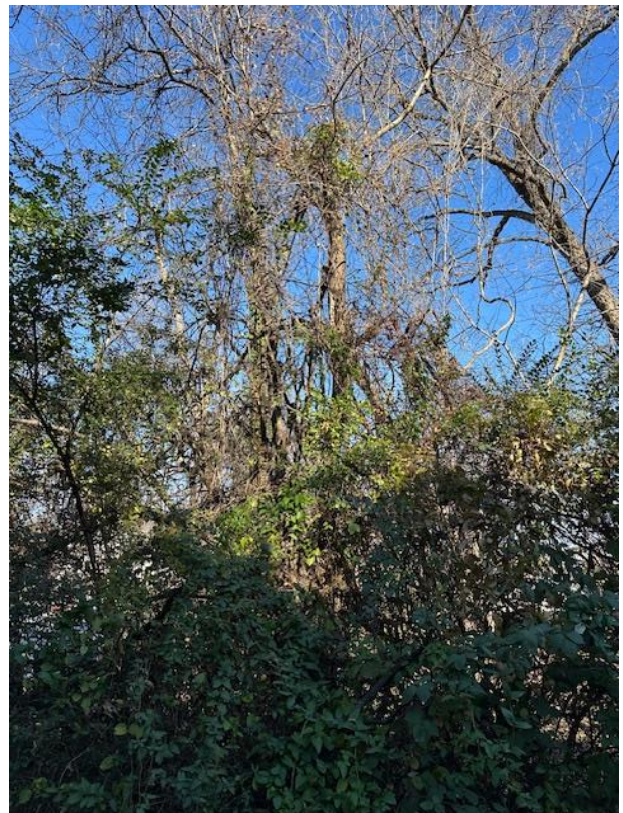
Tree 4 & 5- Locust – 14”, 15”



Tree 6- Hickory – 9”



Tree 7- Hickory – 24”

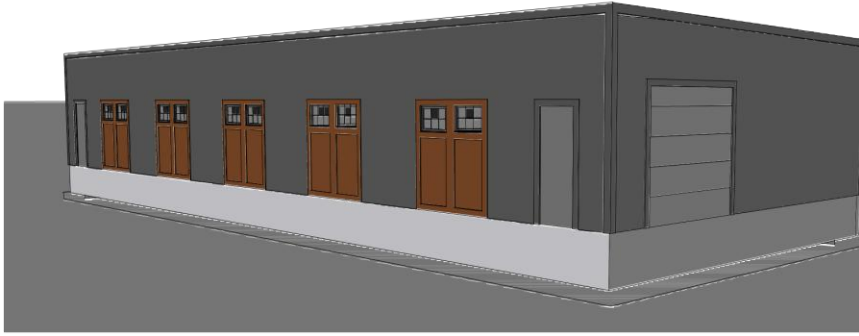


Tree 8- Ash – 8”



Prescriptive Insulation Requirement.  
R-30 continuous insulation entirely above roof deck or R-49 attic.  
R-20 wall cavity  
R-15 under slab for 24"

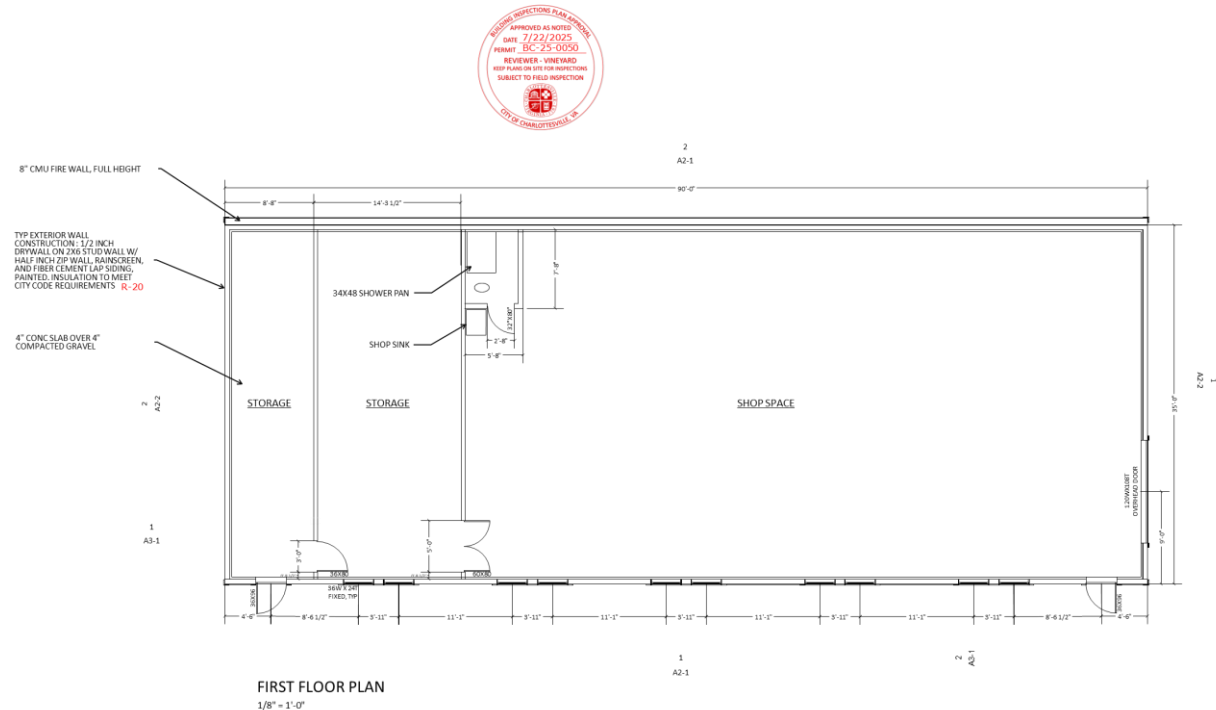
2021 VCC CODE



SITE MAP	FLOOR PLAN GENERAL NOTES	DRAWING LIST	GENERAL NOTES
	<p>A. SCALE: Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the architect before proceeding.</p> <p>B. COORDINATE: All dimensions shall comply with applicable national, state and local building codes.</p> <p>C. JOB SITE: Prior to erecting the building, the Contractor shall verify the location and extent of the building footprint and ensure that the building is constructed within the designated building footprint.</p> <p>D. DIMENSIONS: All dimensions indicated on plan are from face to face of stud, unless otherwise indicated.</p> <p>E. PARTITIONS: Partitions shall be erected and aligned from finished floor and the junction shall be full and smooth.</p> <p>F. FINISHES: All finishes and materials shall be fully coordinated from view where required to appear and finish, provide and locate finish lining in partitions where required to appear and finish, provide and locate finish lining in partitions where required to appear and finish.</p> <p>G. PARTITIONS: The Contractor shall verify the accuracy of the dimensions of any partitions between vendor drawings and the contract documents. Label vendor drawings and plans.</p> <p>H. PARTITIONS: The Contractor shall verify the accuracy of the dimensions of any partitions between vendor drawings and the contract documents. Label vendor drawings and plans.</p> <p>I. PARTITIONS: The Contractor shall verify the accuracy of the dimensions of any partitions between vendor drawings and the contract documents. Label vendor drawings and plans.</p> <p>J. PARTITIONS: The Contractor shall verify the accuracy of the dimensions of any partitions between vendor drawings and the contract documents. 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PARTITIONS: The Contractor shall verify the accuracy of the dimensions of any partitions between vendor drawings and the contract documents. Label vendor drawings and plans.</p>	<p>A1 TITLE SHEET</p> <p>A1-1 FOUNDATION PLAN</p> <p>A1-2 FIRST FLOOR PLAN</p> <p>A1-3 ROOF PLAN</p> <p>A2-1 ELEVATIONS</p> <p>A2-2 ELEVATIONS</p> <p>A3-1 ELEVATIONS</p> <p>A3-2 ELEVATIONS</p> <p>S1-0 TRUSS PLAN</p> <p>S2-0 TRUSS DETAILS</p>	<p>1. ADJACENT BUILDING WILL BE OCCUPIED BY THE TENANT DURING THE ENTIRE LENGTH OF THIS PROJECT.</p> <p>2. ALL WORK TO BE SCHEDULED FOR NORMAL OPERATING HOURS. COORDINATE THE TIMING OF ANY CONSTRUCTION AND PROTECTION OF EXISTING BUILDING ELEMENTS TO REMAIN WITH TENANT AND BUILDING MANAGEMENT PER BUILDING STANDARD PROCEDURES.</p> <p>3. CO-ORDINATE ENTIRE PROJECT SCHEDULE AND SPECIFICATIONS WITH TENANT OF 1114 E HIGH ALL PORTIONS OF THIS PROJECT SHALL COMPLY WITH BUILDING STANDARDS.</p> <p>GENERAL NOTES:</p> <p>4. LIGHTING LAYOUT BY ELECTRICIAN. VERIFY LOCATIONS OF ALL SWITCHES, OUTLETS, AND LIGHTS WITH OWNER PRIOR TO ROUGH-IN.</p> <p>5. FOUNDATION DESIGN AND DOWNPOUT EXTENSION DRAWING TO EXIST TO GUYLIGHT.</p> <p>6. VERIFY SIZING OF ALL HEADERS &amp; ENGINEER PRIOR TO FRAMING.</p> <p>7. FOOTER BEING AND REBAR DETAILS TO COMPLY WITH ALL CHARLOTTESVILLE CITY BUILDING CODES.</p> <p>8. ALL DIMENSIONS ARE TO ROUGH FRAMING.</p> <p>9. SEE FLOOR PLANS FOR WINDOW AND DOOR SIZES.</p>
		<p>AREA CALCULATIONS</p> <p>SHOP SPACE: 2190 s.f.</p> <p>BATHROOM: 376 s.f.</p> <p>STORAGE: 770 s.f.</p>	<p>CODE INFORMATION</p> <p>BUSINESS ADDRESS: 1114 E HIGH ST CHARLOTTESVILLE, VA 22902</p> <p>CONSTRUCTION TYPE: TYPE V</p> <p>USE GROUP: F1</p> <p>FIRE PROTECTION: NON-SPRINKLERED</p> <p>OCCUPANCY: PART-TIME USE, 1-3 PEOPLE</p>

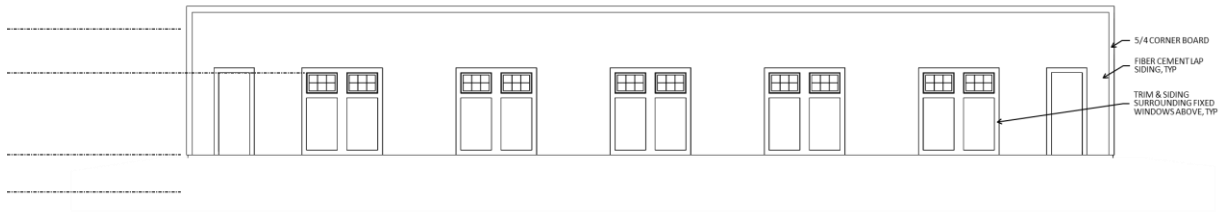


A1



A1-1





WEST ELEVATION  
1/8" = 1'-0"

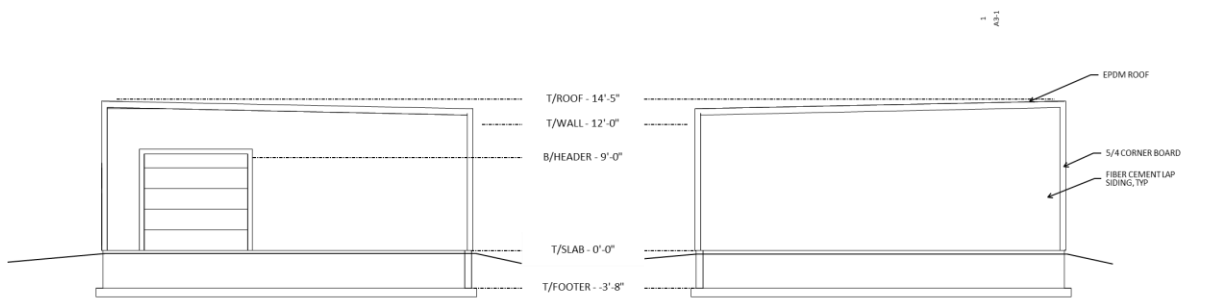


EAST ELEVATION  
1/8" = 1'-0"

1/8"  
2



A2-1



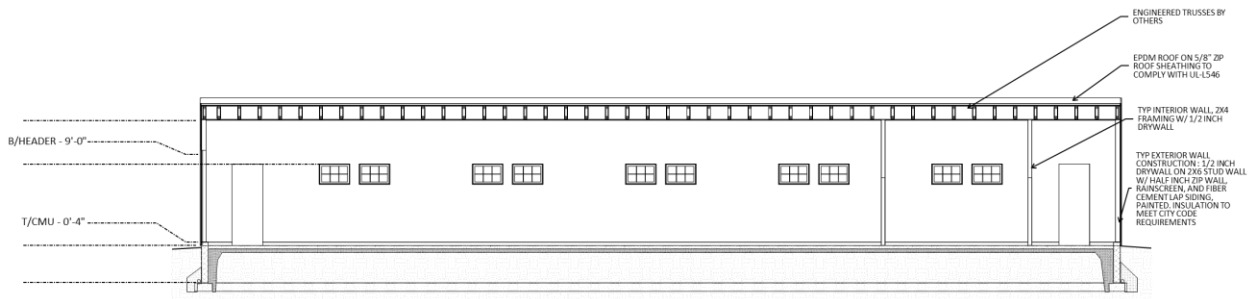
SOUTH ELEVATION  
1/8" = 1'-0"



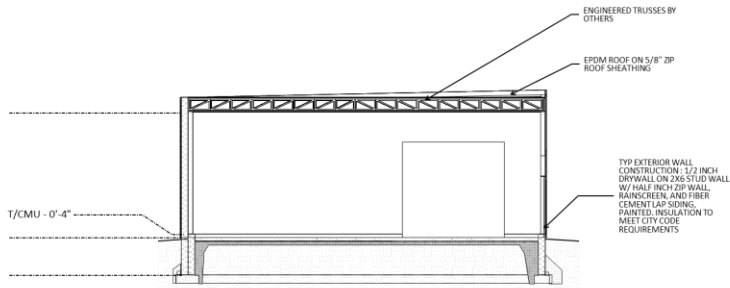
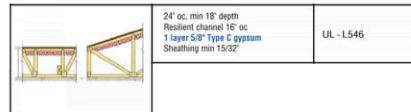
NORTH ELEVATION  
1/8" = 1'-0"



A2-2



BUILDING SECTION  
1/8" = 1'-0"



BUILDING SECTION  
1/8" = 1'-0"



A3-1



COLOR RENDERING  
1/8" = 1'-0"



COLOR RENDERING  
1/8" = 1'-0"



A4-1