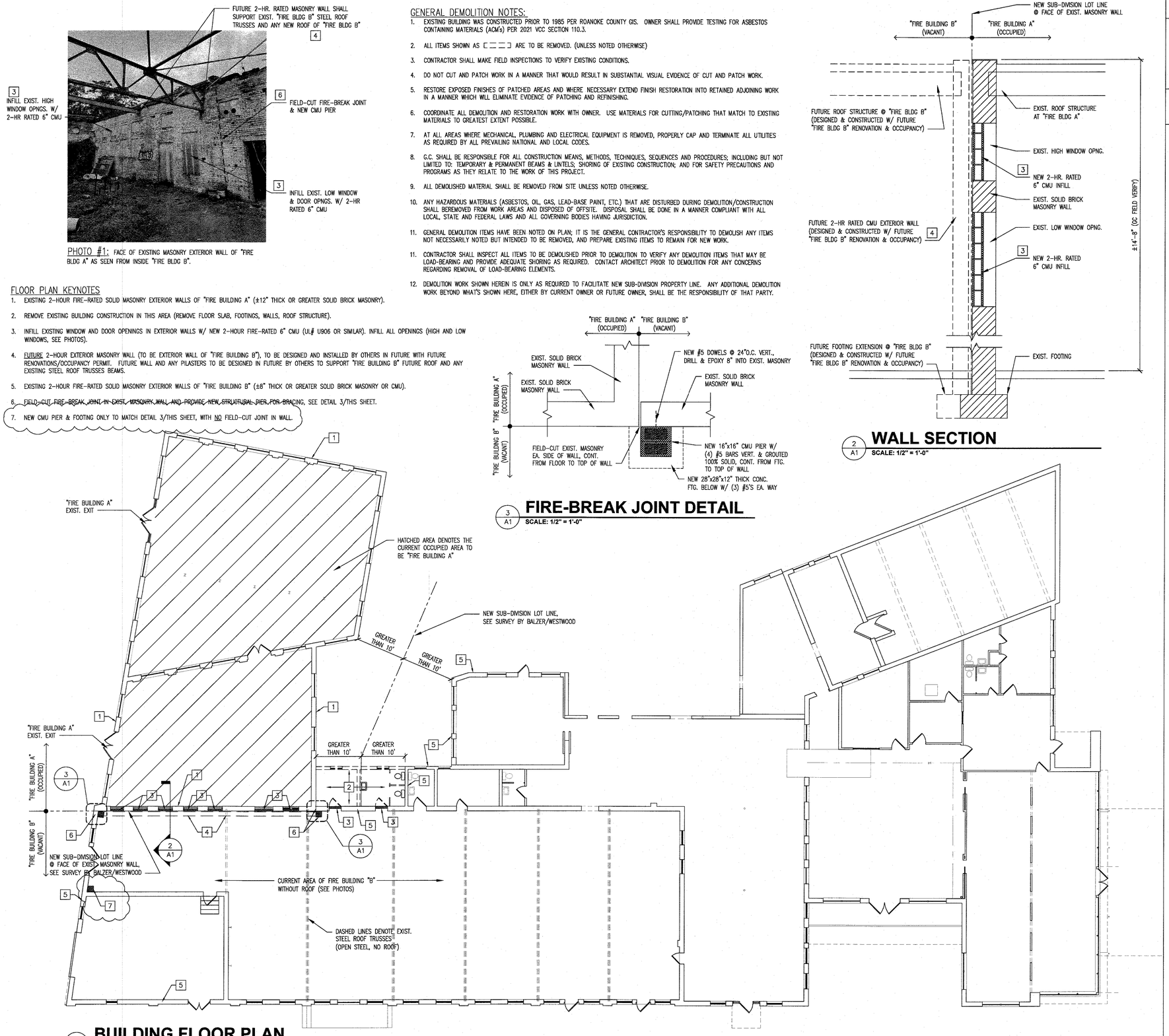
PHOTO #1: FACE OF EXISTING MASONRY EXTERIOR WALL OF "FIRE BLDG A" AS SEEN FROM INSIDE "FIRE BLDG B".

GENERAL DEMOLITION NOTES:

1. EXISTING BUILDING WAS CONSTRUCTED PRIOR TO 1985 PER ROANOKE COUNTY GIS. OWNER SHALL PROVIDE TESTING FOR ASBESTOS CONTAINING MATERIALS (ACM's) PER 2021 VCC SECTION 110.3.
2. ALL ITEMS SHOWN AS [- - -] ARE TO BE REMOVED. (UNLESS NOTED OTHERWISE)
3. CONTRACTOR SHALL MAKE FIELD INSPECTIONS TO VERIFY EXISTING CONDITIONS.
4. DO NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK.
5. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND WHERE NECESSARY EXTEND FINISH RESTORATION INTO RETAINED ADJOINING WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.
6. COORDINATE ALL DEMOLITION AND RESTORATION WORK WITH OWNER. USE MATERIALS FOR CUTTING/PATCHING THAT MATCH TO EXISTING MATERIALS TO GREATEST EXTENT POSSIBLE.
7. AT ALL AREAS WHERE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT IS REMOVED, PROPERLY CAP AND TERMINATE ALL UTILITIES AS REQUIRED BY ALL PREVAILING NATIONAL AND LOCAL CODES.
8. G.C. SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES; INCLUDING BUT NOT LIMITED TO: TEMPORARY & PERMANENT BEAMS & LINTELS; SHORING OF EXISTING CONSTRUCTION; AND FOR SAFETY PRECAUTIONS AND PROGRAMS AS THEY RELATE TO THE WORK OF THIS PROJECT.
9. ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM SITE UNLESS NOTED OTHERWISE.
10. ANY HAZARDOUS MATERIALS (ASBESTOS, OIL, GAS, LEAD-BASE PAINT, ETC.) THAT ARE DISTURBED DURING DEMOLITION/CONSTRUCTION SHALL BEREMOVED FROM WORK AREAS AND DISPOSED OF OFFSITE. DISPOSAL SHALL BE DONE IN A MANNER COMPLIANT WITH ALL LOCAL, STATE AND FEDERAL LAWS AND ALL GOVERNING BODIES HAVING JURISDICTION.
11. GENERAL DEMOLITION ITEMS HAVE BEEN NOTED ON PLAN; IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DEMOLISH ANY ITEMS NOT NECESSARILY NOTED BUT INTENDED TO BE REMOVED, AND PREPARE EXISTING ITEMS TO REMAIN FOR NEW WORK.
11. CONTRACTOR SHALL INSPECT ALL ITEMS TO BE DEMOLISHED PRIOR TO DEMOLITION TO VERIFY ANY DEMOLITION ITEMS THAT MAY BE LOAD-BEARING AND PROVIDE ADEQUATE SHORING AS REQUIRED. CONTACT ARCHITECT PRIOR TO DEMOLITION FOR ANY CONCERNS REGARDING REMOVAL OF LOAD-BEARING ELEMENTS.
12. DEMOLITION WORK SHOWN HEREIN IS ONLY AS REQUIRED TO FACILITATE NEW SUB-DIVISION PROPERTY LINE. ANY ADDITIONAL DEMOLITION WORK BEYOND WHAT'S SHOWN HERE, EITHER BY CURRENT OWNER OR FUTURE OWNER, SHALL BE THE RESPONSIBILITY OF THAT PARTY.

FLOOR PLAN KEYNOTES

1. EXISTING 2-HOUR FIRE-RATED SOLID MASONRY EXTERIOR WALLS OF "FIRE BUILDING A" (±12" THICK OR GREATER SOLID BRICK MASONRY).
2. REMOVE EXISTING BUILDING CONSTRUCTION IN THIS AREA (REMOVE FLOOR SLAB, FOOTINGS, WALLS, ROOF STRUCTURE).
3. INFILL EXISTING WINDOW AND DOOR OPENINGS IN EXTERIOR WALLS W/ NEW 2-HOUR FIRE-RATED 6" CMU (UL# U906 OR SIMLAR). INFILL ALL OPENINGS (HIGH AND LOW WINDOWS, SEE PHOTOS).
4. FUTURE 2-HOUR EXTERIOR MASONRY WALL (TO BE EXTERIOR WALL OF "FIRE BUILDING B"), TO BE DESIGNED AND INSTALLED BY OTHERS IN FUTURE WITH FUTURE RENOVATIONS/OCCUPANCY PERMIT. FUTURE WALL AND ANY PILASTERS TO BE DESIGNED IN FUTURE BY OTHERS TO SUPPORT "FIRE BUILDING B" FUTURE ROOF AND ANY EXISTING STEEL ROOF TRUSSES BEAMS.
5. EXISTING 2-HOUR FIRE-RATED SOLID MASONRY EXTERIOR WALLS OF "FIRE BUILDING B" (±8" THICK OR GREATER SOLID BRICK MASONRY OR CMU).
6. FIELD-CUT FIRE-BREAK JOINT IN EXIST. MASONRY WALL AND PROVIDE NEW STRUCTURAL PIER FOR BRACING, SEE DETAIL 3/THIS SHEET.
7. NEW CMU PIER & FOOTING ONLY TO MATCH DETAIL 3/THIS SHEET, WITH NO FIELD-CUT JOINT IN WALL.



1 A1 **BUILDING FLOOR PLAN**
SCALE: 3/32" = 1'-0"

3 A1 **FIRE-BREAK JOINT DETAIL**
SCALE: 1/2" = 1'-0"

2 A1 **WALL SECTION**
SCALE: 1/2" = 1'-0"

PROJECT DIRECTORY

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BUILDING CODE ANALYSIS

THIS DRAWING ADDRESSES ARCHITECTURAL / BUILDING CONSTRUCTION REQUIREMENTS SPECIFIC TO MEETING BUILDING CODE REQUIREMENTS FOR A NEW PROPERTY SUB-DIVISION BETWEEN NEW "FIRE BUILDINGS". CODE ANALYSIS FOR THIS PROPERTY SUBDIVISION HAS BEEN ANALYZED TO MEET THE 2021 VIRGINIA CONSTRUCTION CODE (VCC) AS NOTED BELOW.

FIRE SEPARATION BETWEEN NEW "FIRE BUILDINGS" IS SHOWN HEREIN TO MEET VCC 705.5 FOR "EXTERIOR WALLS" AT EACH FIRE BUILDING WITH 0' FIRE SEPARATION DISTANCE, FIRE-RATINGS TO BE 2-HOUR PER VCC TABLE 705.5.

PLEASE NOTE, NEW PROPERTY SUB-DIVISION AND FIRE-RATING OF WALLS BETWEEN NEW "FIRE BUILDINGS" DOES NOT AFFECT EGRESS OR OTHER OCCUPANCY-LOAD BASED REQUIREMENTS FOR EITHER FIRE BUILDING, BECAUSE EACH FIRE BUILDING WAS PREVIOUSLY MAINTAINED AS SEPARATE TENANT SPACES WITH SEPARATE ENTRY, EGRESS, ETC. PREVIOUSLY. AS SUCH, BUILDING CODE ANALYSIS BELOW IS BASED SOLELY ON BUILDING HEIGHT/AREA REQUIREMENTS AND SPRINKLER PROTECTION REQUIREMENTS FOR EACH FIRE BUILDING.

CODE EDITIONS:
2021 VIRGINIA CONSTRUCTION CODE (VCC)
2021 VIRGINIA MECHANICAL CODE (VMC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2017 ANSI A117.1 ACCESSIBILITY CODE

FIRE BUILDING "A" (currently occupied)

BUILDING USE GROUP: A-3 (CROSSFIT GYM SPACE)
BUILDING CONSTRUCTION TYPE: 3B (MASONRY EXT WALLS W/ WOOD FRAMING)
BUILDING ALLOWABLE AREA: 9,500 S.F. (PER VCC TABLE 506.2)
NOTE: NO OPEN PERIMETER INCREASE REQUIRED.
BUILDING DESIGNED AREA= 3,689 S.F. (NET, TO INSIDE OF EXTERIOR WALLS)

BUILDING ALLOWABLE HEIGHT= 55'/2-STORY (PER VCC 504.3 & 504.4)
BUILDING DESIGNED HEIGHT= +/- 20'

FIRE PROTECTION SYSTEMS:
A. AUTOMATIC FIRE SPRINKLER SYSTEM NOT REQUIRED PER VCC 903.2.1.3 (A-3 USE LESS THAN 12,000 S.F. AND LESS THAN 300 OCCS.).

B. FIRE ALARM SYSTEM NOT REQUIRED PER VCC 907.2.1 (A-3 USE LESS THAN 300 OCCS. AND 1-STORY).

FIRE RATING OF BUILDING ELEMENTS:
- 0 HOURS FOR STRUCTURAL ELEMENTS PER VCC TABLE 601 (3B CONSTRUCTION)
- 2 HOURS FOR EXTERIOR WALLS PER VCC TABLE 601 (A-3 USE, 3B CONSTRUCTION, GREATER THAN 10' FIRE SEPARATION DISTANCE)
- 2 HOURS FOR EXTERIOR WALL DIRECTLY ADJACENT TO OTHER FIRE BUILDING PER VCC TABLE 705.5 (A-3 USE, 3B CONSTRUCTION, 0' FIRE SEPARATION DISTANCE, MUST ALSO MEET TABLE 601)
- N/A FOR EXIT ENCLOSURES (NO EXIT ENCLOSURES IN EXISTING BLDG).

FIRE BUILDING "B" (currently vacant)

FUTURE OCCUPANCY CLASS NOTE: FIRE BUILDING "B" IS CURRENTLY VACANT. AS SUCH, ANY BUILDING CODE-REQUIRED UPGRADES TO MEET BUILDING ALLOWABLE AREA AND SPRINKLER REQUIREMENTS SHALL BE PROVIDED AS PART OF FUTURE OCCUPANCY PERMIT (NOT PART OF THE SELLER'S CURRENT SCOPE OF WORK).

FUTURE BUILDING CONSTRUCTION NOTE: FIRE BUILDING "B" IS CURRENTLY WITHOUT A ROOF DIRECTLY ADJACENT TO NEW LOT LINE LOCATION (SEE PHOTOS), AND AS SUCH IS CURRENTLY NOT CONSIDERED A "BUILDING". THE REQUIRED 2-HOUR FIRE-RATED EXTERIOR WALL FOR FIRE BUILDING "B" ADJACENT TO NEW LOT LINE SHALL BE CONSTRUCTED AT TIME OF FUTURE ROOF RECONSTRUCTION AS PART OF FUTURE TENANT OCCUPANCY PERMIT.

PLEASE NOTE, THE "FUTURE" WORK SHOWN HEREIN IS ALSO INDICATED ON THE SUB-DIVISION PLAT (PREPARED BY WESTWOOD AND SUBMITTED TO THE CITY OF SALEM) VIA REFERENCE TO THIS DRAWING AND IS NOTED ON THE SUB-DIVISION PLAT AS A DEED RESTRICTION, AND AS SUCH WILL BE ABSOLUTELY REQUIRED BY THE FUTURE PROPERTY OWNER AT THE TIME OF OCCUPANCY OF "FIRE BUILDING B".

BUILDING USE GROUPS: POTENTIALLY A-3/A-2/B/M/S-1/R-2 (TBD)
BUILDING CONSTRUCTION TYPE: 3B (MASONRY EXT WALLS W/ WOOD FRAMING)

TABULAR ALLOWABLE AREA: 9,500 S.F. FOR A-USES (PER VCC TABLE 506.2)
TABULAR ALLOWABLE AREA: 9,500 S.F. FOR A-USES (PER VCC TABLE 506.2)

OPEN PERIMETER INCREASE: 71.6% OPEN= 46.6% INCREASE
TOTAL ALLOWABLE BUILDING AREA= 13,927 S.F. FOR A-USES
TOTAL ALLOWABLE BUILDING AREA= 18,325 S.F. FOR M-USES (OR OTHERS)

BUILDING DESIGNED AREA= 15,169 S.F. (NET, TO INSIDE OF EXTERIOR WALLS)

(NOTE: DEPENDING ON FUTURE USE/OCCUPANCY, FIRE SPRINKLER MAY BE REQUIRED TO ACHIEVE ALLOWABLE BUILDING AREA FOR A-USES, TO BE DETERMINED WITH FUTURE OCCUPANCY.)

BUILDING ALLOWABLE HEIGHT= 55'/2-STORY (PER VCC 504.3 & 504.4)
BUILDING DESIGNED HEIGHT= +/- 20'

FIRE PROTECTION SYSTEMS:
A. AUTOMATIC FIRE SPRINKLER SYSTEM FOR FIRE BUILDING "B" MAY BE REQUIRED FOR FUTURE OCCUPANCY TYPE PER VCC 903 AND FOR AND INCREASED ALLOWABLE BUILDING AREA PER TABLE 506.2, DEPENDENT ON FUTURE USE, TO BE DETERMINED BY FUTURE OWNER'S DESIGN PROFESSIONAL AT TIME OF FUTURE RENOVATIONS AND OCCUPANCY.

B. FIRE ALARM SYSTEM FOR FIRE BUILDING "B" MAY BE REQUIRED FOR FUTURE OCCUPANCY TYPE PER VCC 907, DEPENDENT ON FUTURE USE, TO BE DETERMINED BY FUTURE OWNER'S DESIGN PROFESSIONAL AT TIME OF FUTURE RENOVATIONS AND OCCUPANCY.

FIRE RATING OF BUILDING ELEMENTS:
- 0 HOURS FOR STRUCTURAL ELEMENTS PER VCC TABLE 601 (3B CONSTRUCTION)
- 2 HOURS FOR EXTERIOR WALLS PER VCC TABLE 601 (MULTIPLE USES, 3B CONSTRUCTION, GREATER THAN 10' FIRE SEPARATION DISTANCE)
- 2 HOURS FOR EXTERIOR WALL DIRECTLY ADJACENT TO OTHER FIRE BUILDING PER VCC TABLE 705.5 (MULTIPLE USES, 3B CONSTRUCTION, 0' FIRE SEPARATION DISTANCE, MUST ALSO MEET TABLE 601)
- N/A FOR EXIT ENCLOSURES (NO EXIT ENCLOSURES IN EXISTING BLDG).

NOTE: PLEASE SEE SUB-DIVISION PLAT PREPARED BY WESTWOOD FOR THIS PROPERTY FOR ANY DEED RESTRICTIONS NOTED.

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ROBERT W. PILKINGTON
Lic. No. 013210
ARCHITECT
3/23/26

PEACOCK SALEM BUILDING - PROPERTY SUBDIVISION

ARCHITECTURAL CHANGES FOR PROPERTY SUB-DIVISION

ARCHITECTURAL PLAN

231 S. COLORADO STREET
SALEM, VIRGINIA 24153

DRAWN BY	RWP
DESIGNED BY	---
CHECKED BY	---
DATE	01/23/2026
SCALE	AS INDICATED
REVISIONS	

1 03/23/2026

A1

PROJECT NO. R0076983.00

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