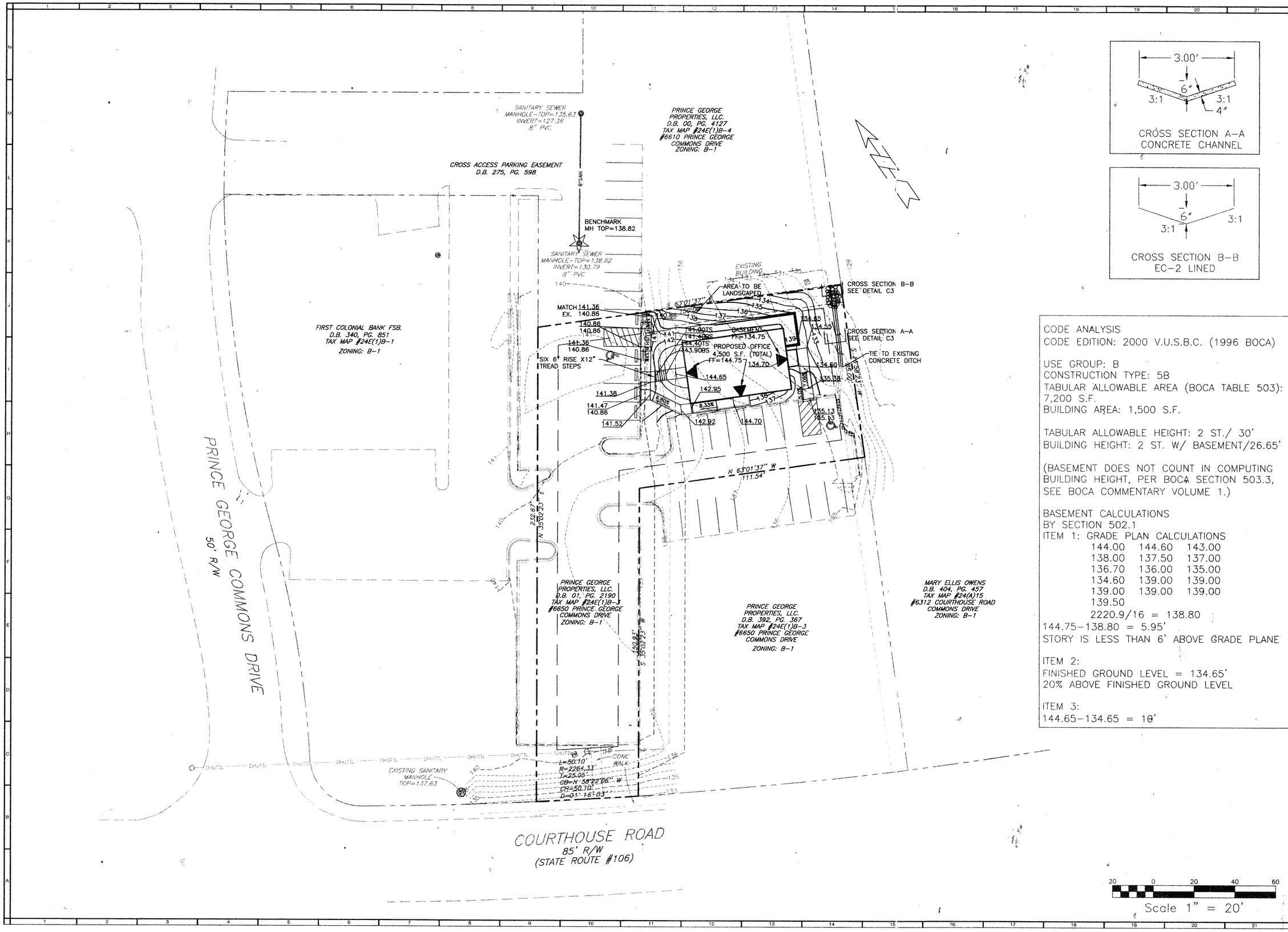

CROSS SECTION A-A
CONCRETE CHANNEL

CROSS SECTION B-B
EC-2 LINED

CODE ANALYSIS
CODE EDITION: 2000 V.U.S.B.C. (1996 BOCA)

USE GROUP: B
CONSTRUCTION TYPE: 5B
TABULAR ALLOWABLE AREA (BOCA TABLE 503): 7,200 S.F.
BUILDING AREA: 1,500 S.F.

TABULAR ALLOWABLE HEIGHT: 2 ST./ 30'
BUILDING HEIGHT: 2 ST. W/ BASEMENT/26.65'

(BASEMENT DOES NOT COUNT IN COMPUTING BUILDING HEIGHT, PER BOCA SECTION 503.3, SEE BOCA COMMENTARY VOLUME 1.)

BASEMENT CALCULATIONS
BY SECTION 502.1
ITEM 1: GRADE PLAN CALCULATIONS

144.00	144.60	143.00
138.00	137.50	137.00
136.70	136.00	135.00
134.60	139.00	139.00
139.00	139.00	139.00
139.50		

2220.9/16 = 138.80
144.75−138.80 = 5.95'
STORY IS LESS THAN 6' ABOVE GRADE PLANE

ITEM 2:
FINISHED GROUND LEVEL = 134.65'
20% ABOVE FINISHED GROUND LEVEL

ITEM 3:
144.65−134.65 = 10'

COMMONWEALTH OF VIRGINIA
D. BALZER JR.
012966
PROFESSIONAL ENGINEER

BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW
• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

501 Branchway Road
Suite 100
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2635

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/553-0132
FAX: 804/553-0133

PRINCE GEORGE COMMONS

GRADING PLAN

BLAND DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

DRAWN BY: MMC
DESIGNED BY: MMC
CHECKED BY: AMS
DATE: 10-8-01

REVISIONS:
11-7-01
12-21-01
2-26-02

SCALE: 1" = 20'

SHEET NO.
C3

JOB NO.
C0100171

J:\C0100000\C0100171\CIVIL\C3-GRADING.dwg Tue Feb 26 15:15:42 2002 Balzer & Associates