

Life Safety/Code Review Notes

1. General: Unless otherwise indicated, work shall be done in accordance with:

- 2018 Virginia Construction Code
- 2017 NEC Virginia Electrical Code
- 2018 Virginia Plumbing Code
- 2018 Virginia Mechanical Code
- 2018 Virginia Statewide Fire Prevention Code
- 2018 Virginia Energy Conservation Code

2. VCC Use Classification/Allowable Area and Height Determination:

The VCC construction classification for the proposed structure is Type VB. The entire structure will not be sprinklered.

Type of Construction - Type VB and not sprinklered
Fire Resistance Rating Requirements-
 Structural Frame - no rating required
 Exterior Bearing Walls - no rating required
 Interior Bearing Walls - no rating required
 Non-bearing walls - no rating required
 Floor Construction -no rating required
 Roof Construction -no rating required

Allowable Height –
 Use Group B - 40 feet or 2 stories above grade plane ✓
 Use Group S-1 40 feet or 1 story above grade plane ✓
 Use Group A-5 -

IBC Occupancy Classifications Proposed Use Groups
 Upper Level : BUSINESS Use Group B 852 SF/ 150 Gross = 6 people
 Middle Level : STORAGE Use Group S 586 SF/300 Gross = 2 people
 Lower Level : ASSEMBLY (accessory to ballfields) Use Group A-5
 Men's Room 105 SF open space /5 = 21 + 5 stalls = 26
 Women's Room 86 SF open space/5 = 17 + 5 stalls = 22 people
 Family Restroom = Occupancy = one family
 Total Occupant Load = approximately 60 people

IBC # of Exits Required:
 Upper Level Business - 6 people – One exit required ✓
 Storage Middle – Sports Equipment – 2 people - One exit required ✓
 Lower level – One Exit Required from each restroom

Exit access travel distance for Upper Level Business use must be less than 100' ✓
 Exit access travel distance for Middle Level Storage use must be less than 75' ✓
 Exit access travel distance for Lower Level Assembly use must be less than 75' ✓

IBC Separation Required:
 Assembly/S-1 = 2 hours required
 S-1/Business = none required

Plumbing Requirements:
 Upper Level – Business Occupancy 6 people - 1 WC, 1 sink, 1 DF, 1 service sink required.

General Notes

1. All contractors doing work on site shall have a Business License from the City of Winchester. In addition, General Contractor, and Subcontractors shall each be licensed in their trade.
2. Fire Safety:
 - a)All materials stored at construction area, and/or in any area of the building, are to be secured in a locked area. Access to such areas is to be controlled by Owner and General Contractor.
 - b)All materials to be stored in an orderly fashion.
 - c)All flammable materials to be kept tightly sealed in their respective manufacturer's containers. Such materials are to be kept away from heat.
 - d)All flammable materials to be used and stored in an adequately ventilated space.
5. Dust Control:
 - a)Debris, dirt, and soot shall be kept to a minimum, and be confined to the immediate construction area.
 - b)Debris, dirt and dust to be cleaned up and cleared from building periodically to avoid any excessive accumulation.
6. Furnish all labor, materials, appurtenances, equipment, and services necessary and required to complete all work so noted or depicted on the following drawings.
7. All interior partition dimensions are from stud to stud, unless noted otherwise.
8. Examine the conditions and preparations made for the performance of all work and notify the Architect and Owner's Representative in writing of conditions detrimental to the proper and timely completion of the work. Do not proceed with work until conditions are made satisfactory for performance of work.
9. Order all specified materials and fabricated items with sufficient lead time so as not to delay work in any manner.
10. Care should be taken to protect all site and construction conditions throughout the course of construction. Should any damage occur, the contractor shall restore to the prior condition.
11. Manufacturer's recommendations and installation instructions shall be adhered to for all materials used.
12. The Contractor shall not scale the drawings. In the event that a needed dimension is not clearly indicated, notify the Architect and Owner's Representative at once. Proceed with the affected work only upon receipt of explicit direction by the Architect and Owner's Representative .
13. The Contractor shall alert the Architect and Owner's Representative a minimum of 48 hours in advance of the following field inspections: The Architect and Owner's Representative shall review floor layout of walls prior to their construction. The Architect and Owner's Representative shall verify framing installation prior to installation of wall board panels.
14. The Contractor shall collect all product warranties and relevant receipts on the project. The Contractor shall compile this information and turn it over to the Architect and Owner's Representative prior to final payment. All work shall be covered by a warranty by the Contractor for two years from the date of Substantial Completion.
15. Unless noted specifically that work is to be done by others or by the Owner, the Contractor shall provide and install all work shown or described in the Contract Documents.
16. All penetrations through fire and smoke rated construction shall be sealed. See mechanical drawings for locations of fire and smoke rated dampers.

LIST OF DRAWINGS

ARCHITECTURAL

- A1.1 General Notes, Fire Safety Plans
- A2.1 Floor Plans
- A2.2 Reflected Ceiling Plans
- A3.1 Exterior Elevations
- A3.2 Sections
- A3.3 Wall Sections
- A4.1 Interior Elevations
- A5.1 Finish, Door and Window Schedules

CIVIL

MECHANICAL

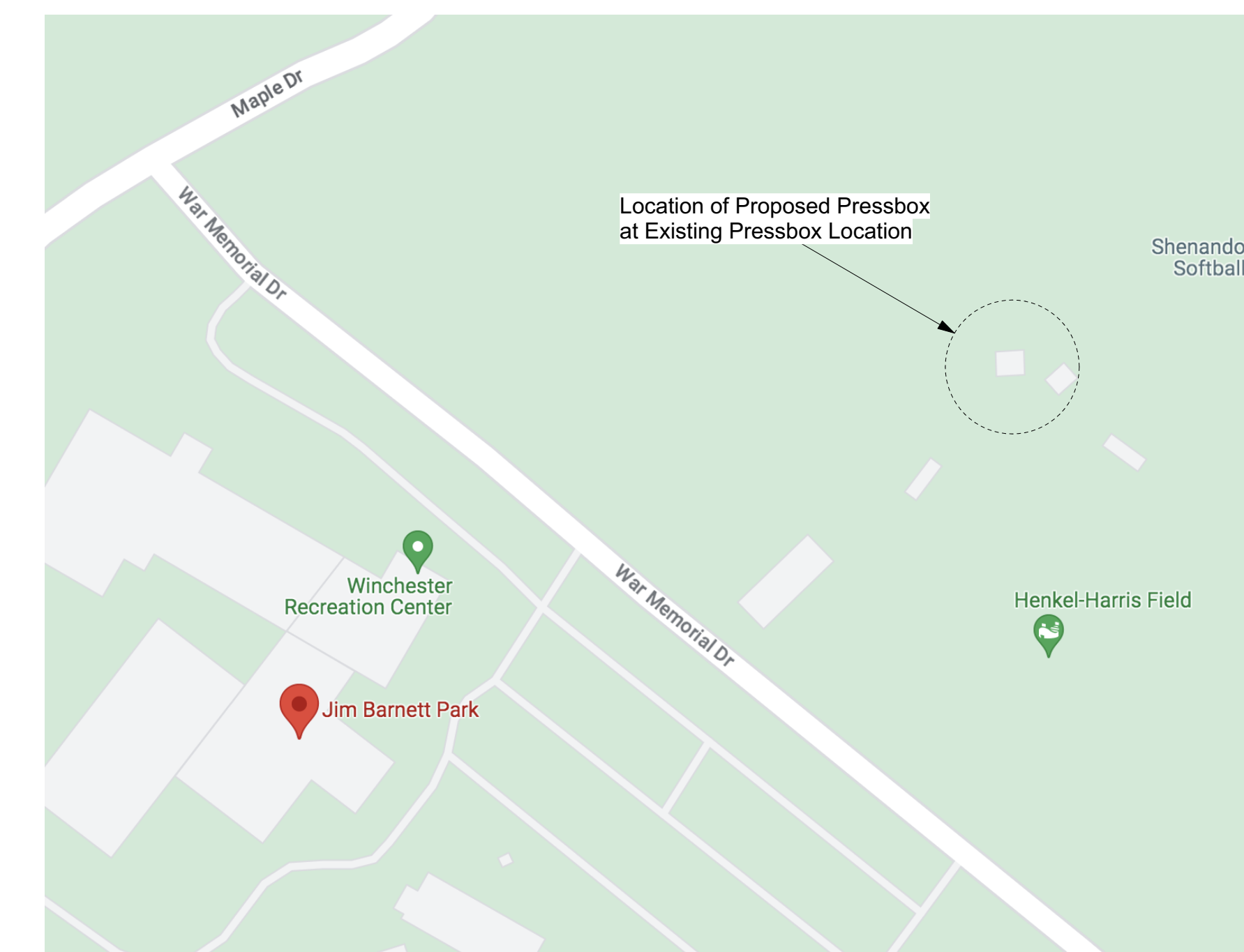
- M1.1 Mechanical Plans
- M1.2 Mechanical Schedules and Details
- M1.3 Mechanical Schedules and Details
- M1.4 Mechanical Schedules & Ventilation Tables

PLUMBING

- P1.1 Plumbing Schedules and Details
- P1.2 Plumbing Notes
- P2.1 Plumbing Plans

ELECTRICAL

- E1.1 Lighting Plan
- E2.1 Power Plan
- E3.1 Electrical Details
- E4.1 Electrical Notes



Site Location Plan



Preston Fields
 Pressbox and
 Bathroom
 Building
 Jim Barnett Park
 Winchester, VA 22601

95% Review Set

Site Engineer

Painter-Lewis PLC
 817 Cedar Creek Grade #120
 Winchester, VA 22601
 540-662-5792

Mech/Elect Engineer

Comfort Designs
 620 Pennsylvania Avenue
 Winchester, VA 22601
 540-665-2846

Architect

GDA Architecture, Planning, Interiors, Landscape
 Grove & Dall'Olio Architects pllc AIA, LEED AP
 GDAaia.com
 18 West Boscawen Street Winchester, VA 22601 540-773-2328

Issue/Revision Seal

Issue/Revision	Seal

Drawing Title

Life Safety Review
 Egress Plans

Date: 4/3/23
 Scale: Noted Project Number: 21005
 Drawing Number

A1.1

NORTH (building)

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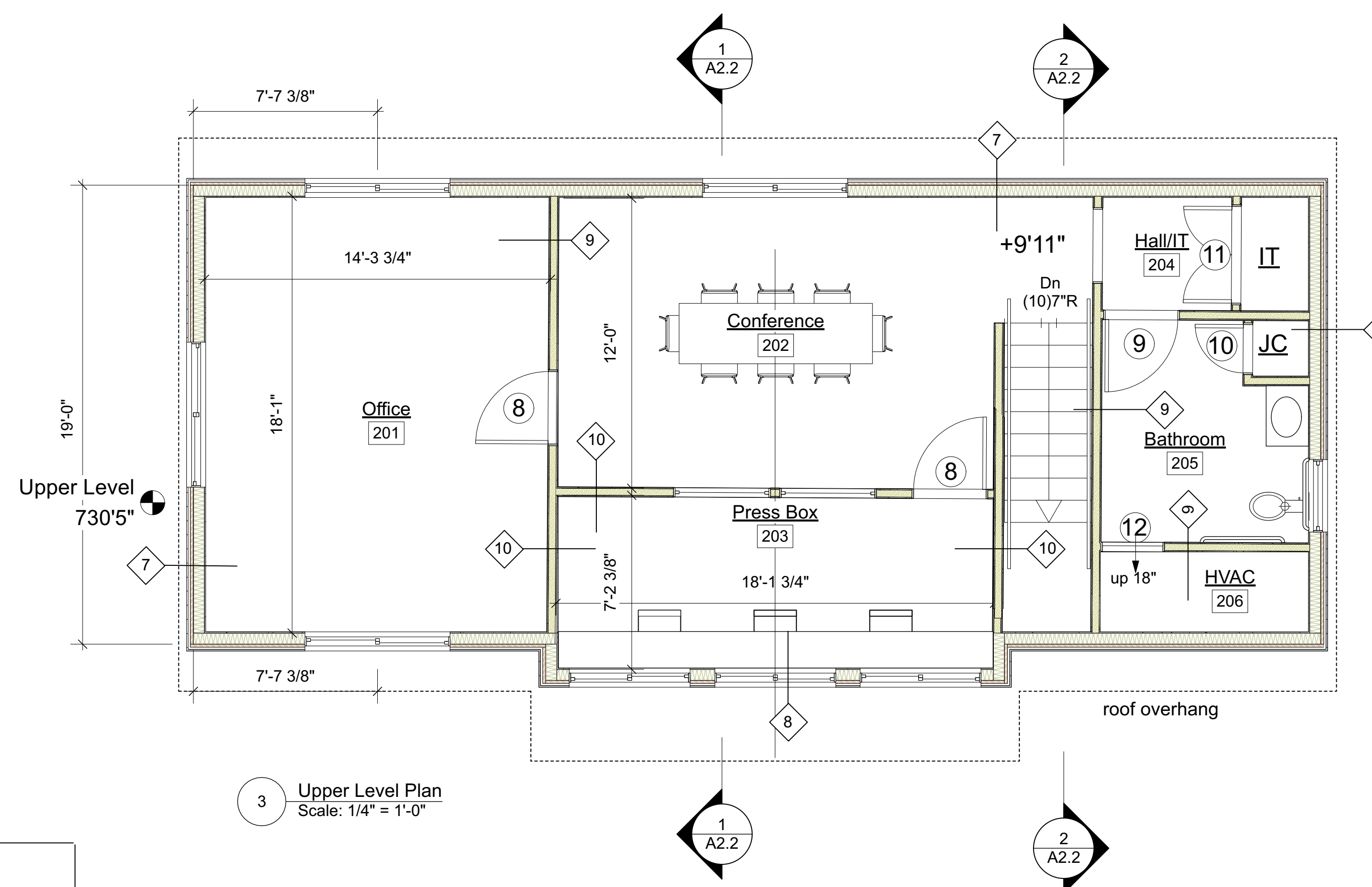
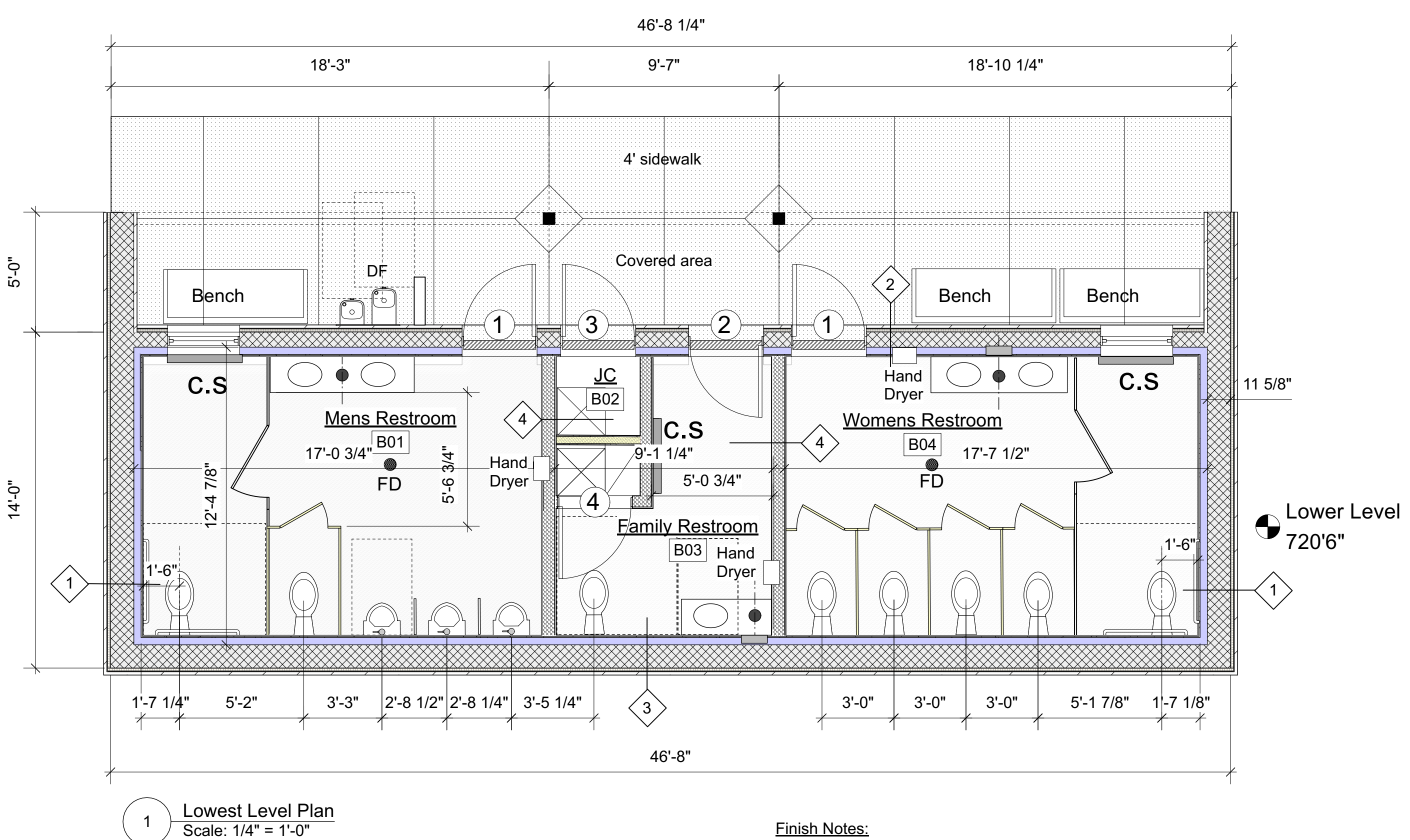
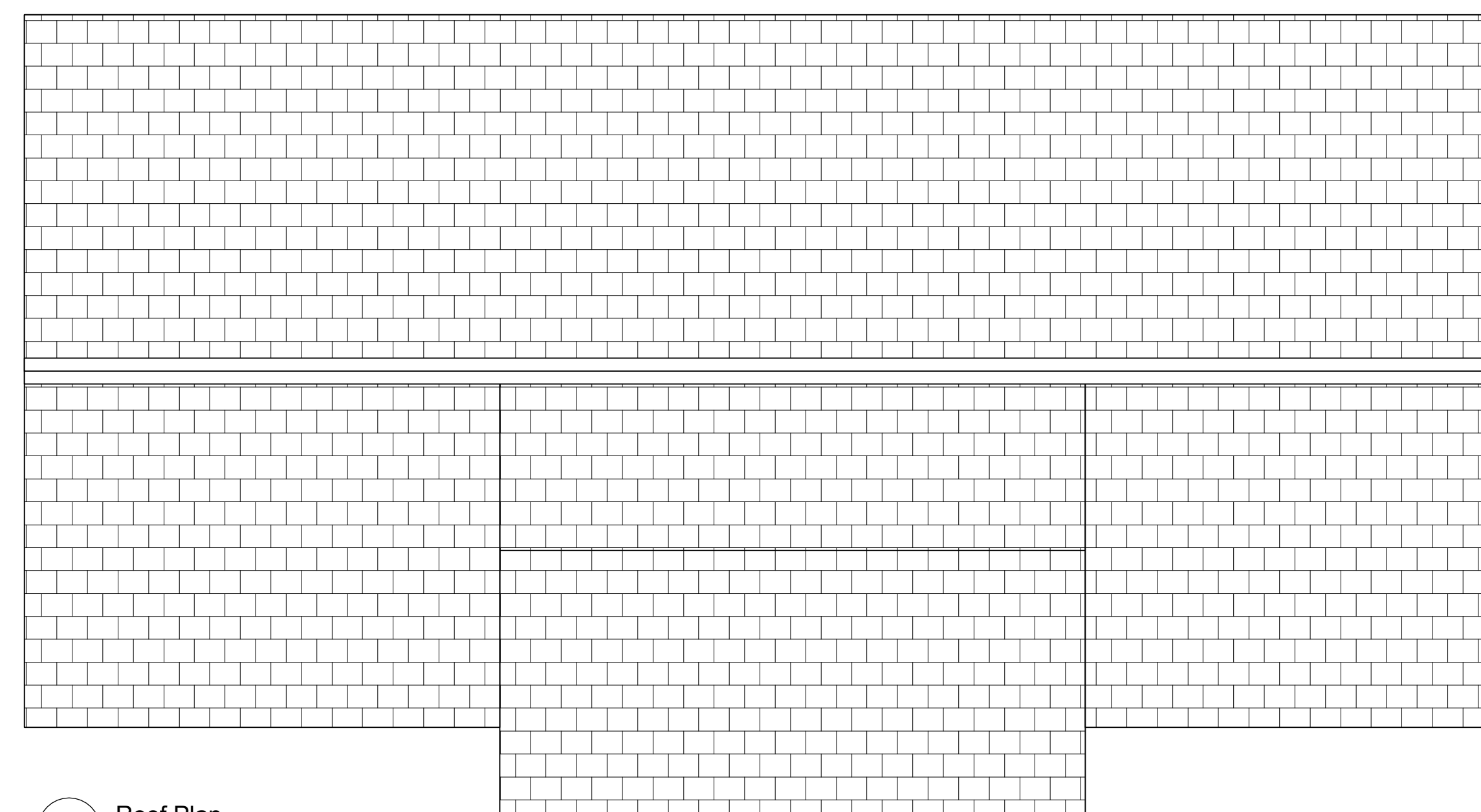
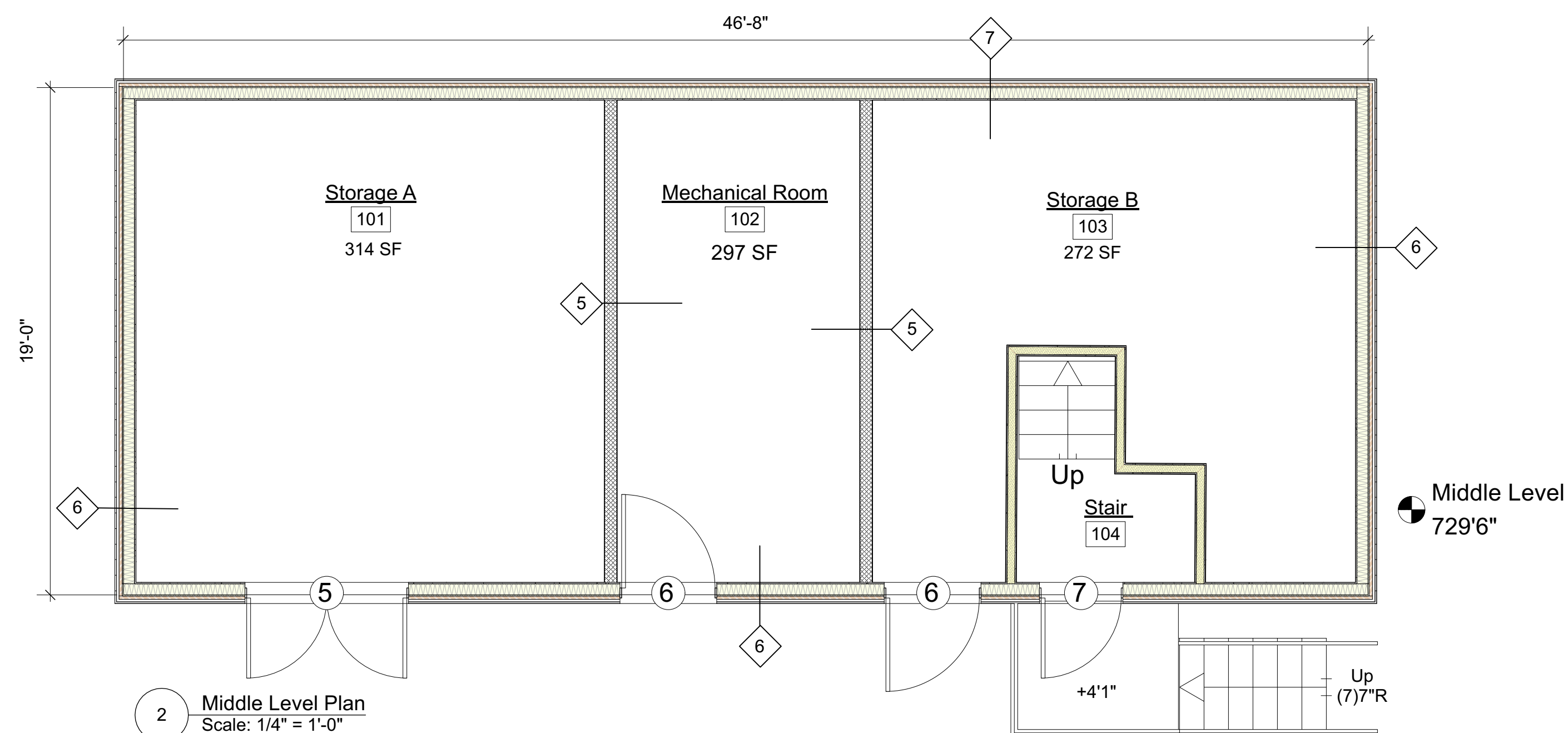
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Drawing Title

Floor Plans

Date: 4/3/23
Scale: Noted Project Number: 21005
Drawing Number

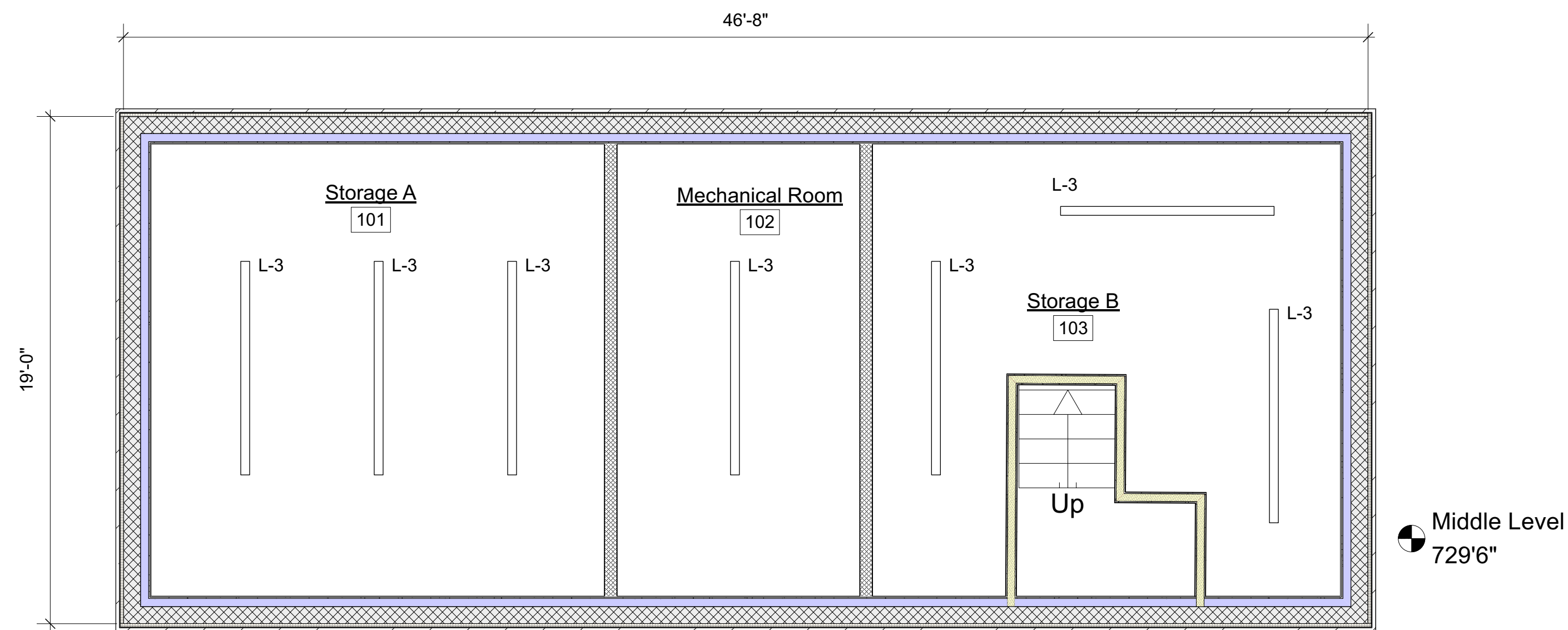
A2.1



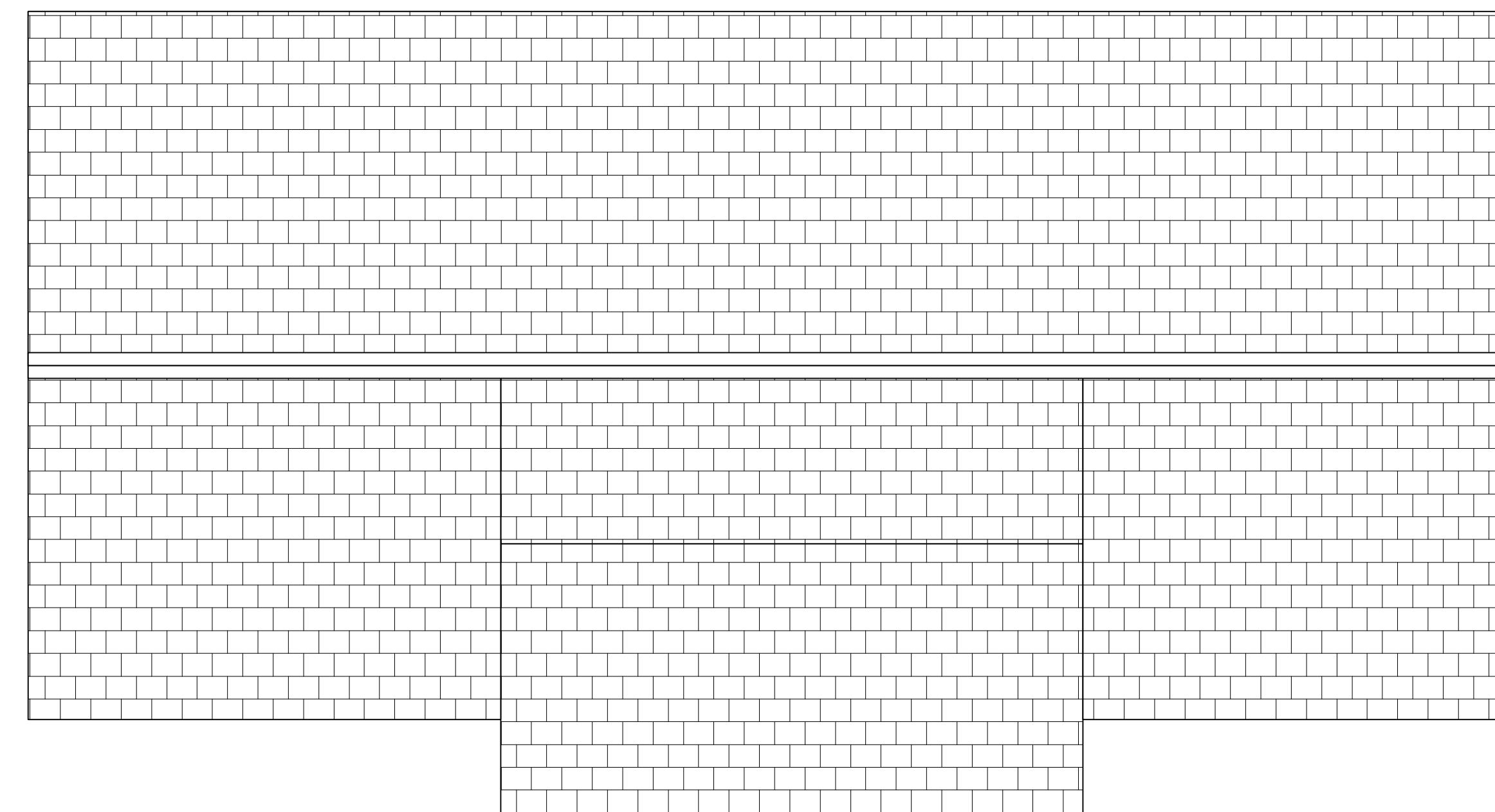
Finish Notes:
Fastop = Sherwin Williams FasTop Topfloor SL57
PT = 12" x 24" MSI Porcelain Tile - Metropolitan Cloud
LVT = CoreTec Pro Plus Collection Model VV017-01020 Springfield Oak- 7411

FINISH SCHEDULE & NOTES

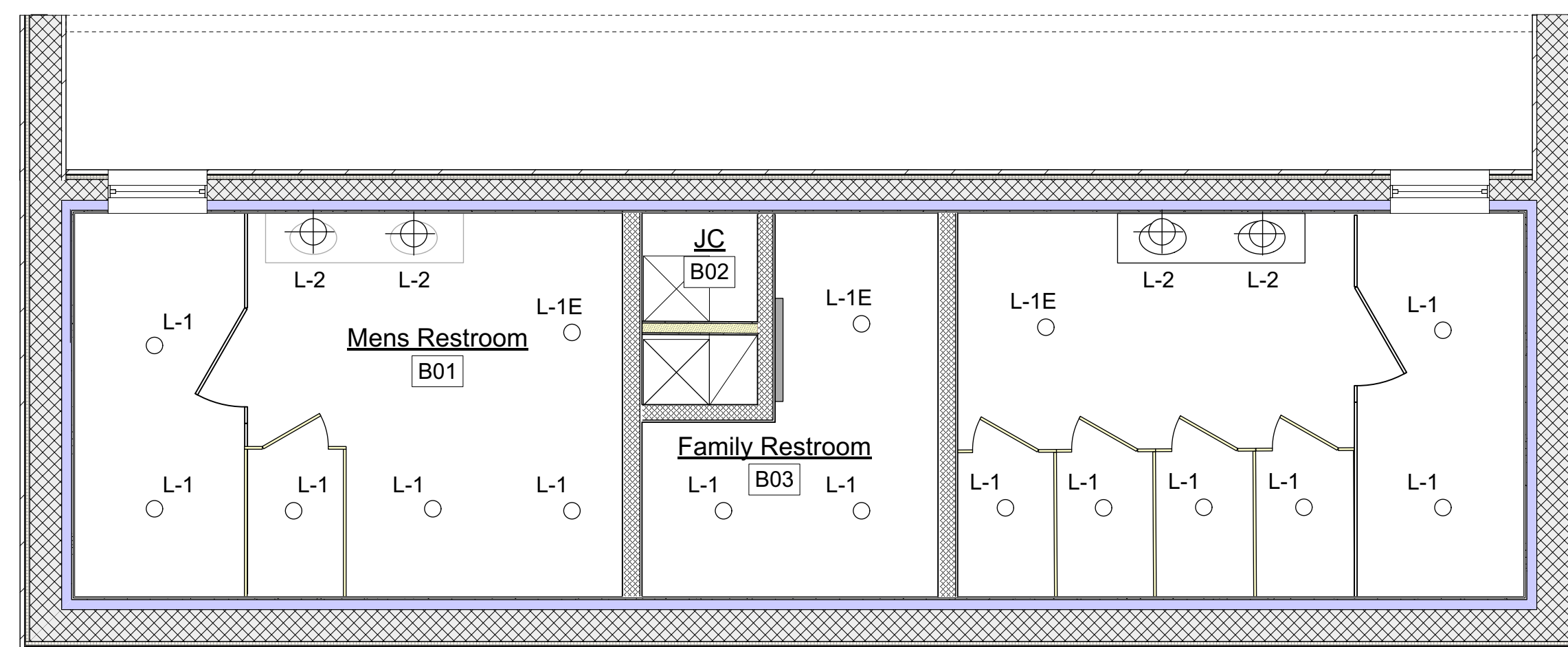
Room No.	Description	Floor	Base	Finish	N Wall	E Wall	S Wall	W Wall	Finish	Ceiling	Finish	Ht.
B01	Men's Restroom	Fastop	Fastop	Light Gray	PT	PT	PT	PT	Sealer	GWB	Paint	8'-0"
B02	Janitors Closet	Fastop	Fastop	Light Gray	PT	PT	PT	PT	Sealer	GWB	Paint	8'-0"
B03	Family Restroom	Fastop	Fastop	Light Gray	PT	PT	PT	PT	Sealer	GWB	Paint	8'-0"
B04	Women's Restroom	Fastop	Fastop	Light Gray	PT	PT	PT	PT	Sealer	GWB	Paint	8'-0"
101	Storage A	Concrete	RB	Sealer	GWB	GWB	GWB	GWB	Paint	GWB	Paint	8'-0"
102	Mechanical Room	Concrete	RB	Sealer	GWB	GWB	GWB	GWB	Paint	GWB	Paint	8'-0"
103	Storage B	Concrete	RB	Sealer	GWB	GWB	GWB	GWB	Paint	GWB	Paint	8'-0"
104	Stair	Rubber Treads	RB	Light Gray	GWB	GWB	GWB	GWB	Paint	GWB	Paint	varies
201	Office	LVT	RB	-	GWB	GWB	GWB	GWB	Paint	GWB	Paint	varies
202	Conference	LVT	RB	-	GWB	GWB	GWB	GWB	Paint	GWB	Paint	varies
203	Press Box	LVT	RB	-	GWB	GWB	GWB	GWB	Paint	GWB	Paint	varies
204	Hall/IT Closet	LVT	RB	-	GWB	GWB	GWB	GWB	Paint	GWB	Paint	9'-0"
205	Bathroom	LVT	RB	-	GWB	GWB	GWB	GWB	Paint	GWB	Paint	9'-0"
206	HVAC Closet	LVT	RB	-	GWB	GWB	GWB	GWB	Paint	GWB	Paint	9'-0"



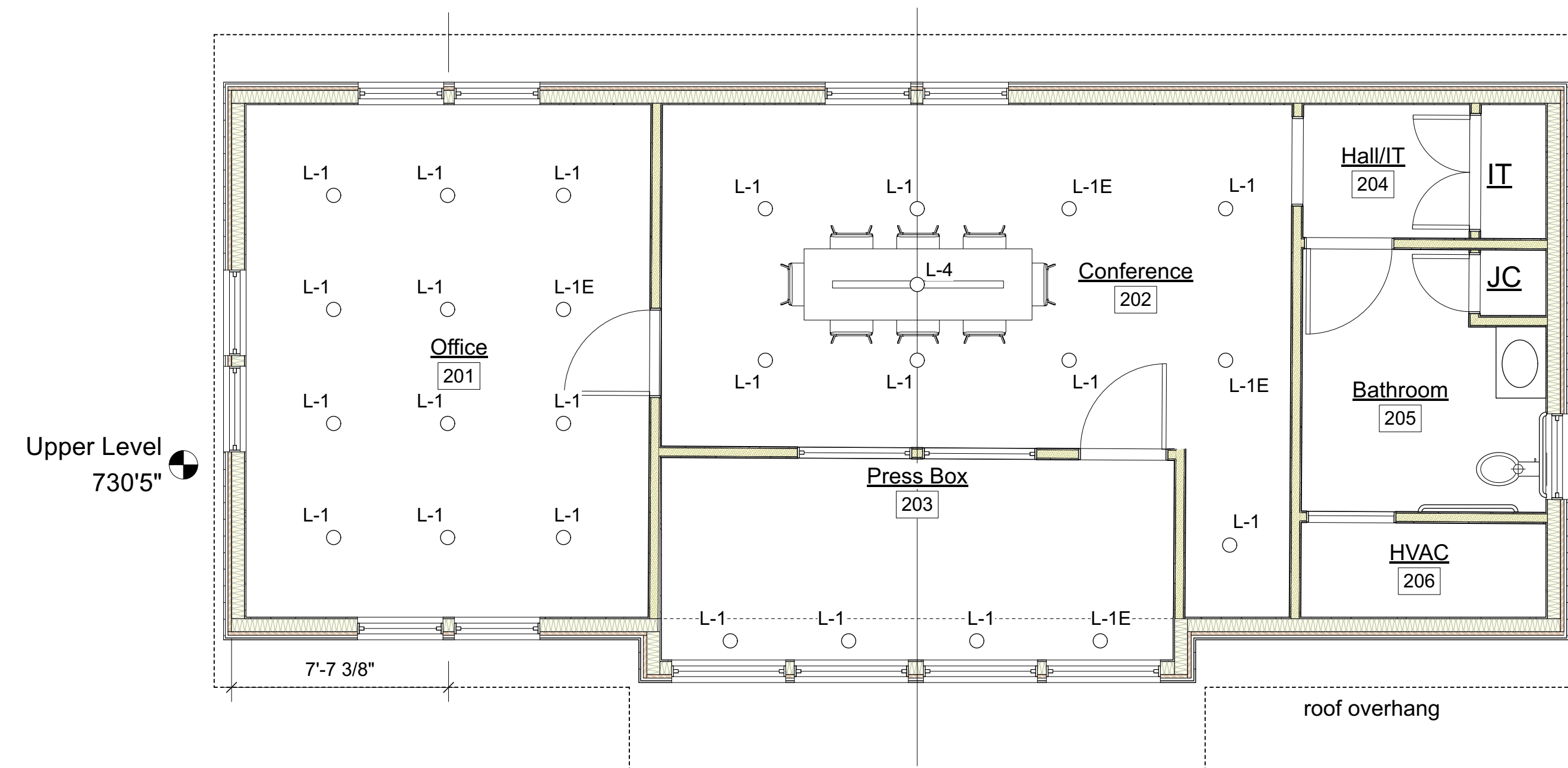
2 Middle Level Plan
Scale: 1/4" = 1'-0"



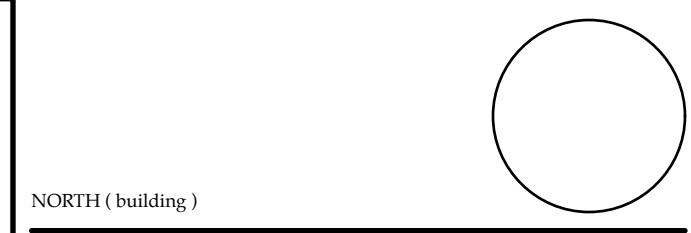
4 Roof Plan
Scale: 1/4" = 1'-0"



1 Lowest Level Plan
Scale: 1/4" = 1'-0"



3 Upper Level Plan
Scale: 1/4" = 1'-0"



**Preston Fields
Pressbox and
Bathroom
Building**
Jim Barnett Park
Winchester, VA 22601

95% Review Set

Site Engineer
Painter-Lewis PLC
817 Cedar Creek Grade #120
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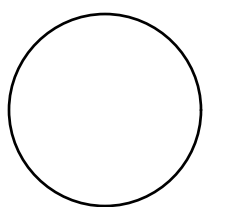
Architect
GDA Architecture
Grove & Dall'Olivo Architects pllc Planning
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Winchester, VA 22601 540-773-2328

Issue / Revision	Seal

Drawing Title
Floor Plans

Date 4/3/23
Scale Noted Project Number 21005
Drawing Number



NORTH (building)

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Issue / Revision

Seal

Drawing Title

Exterior Elevations

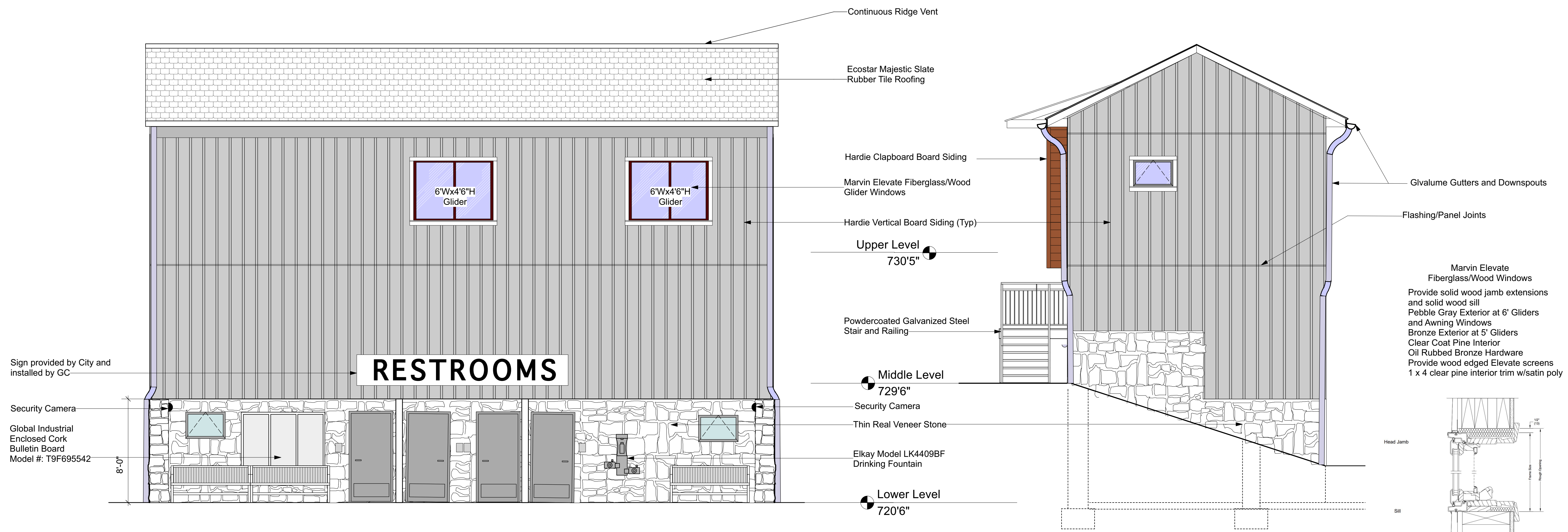
Date 4/3/23

Scale Noted

Project Number 21005

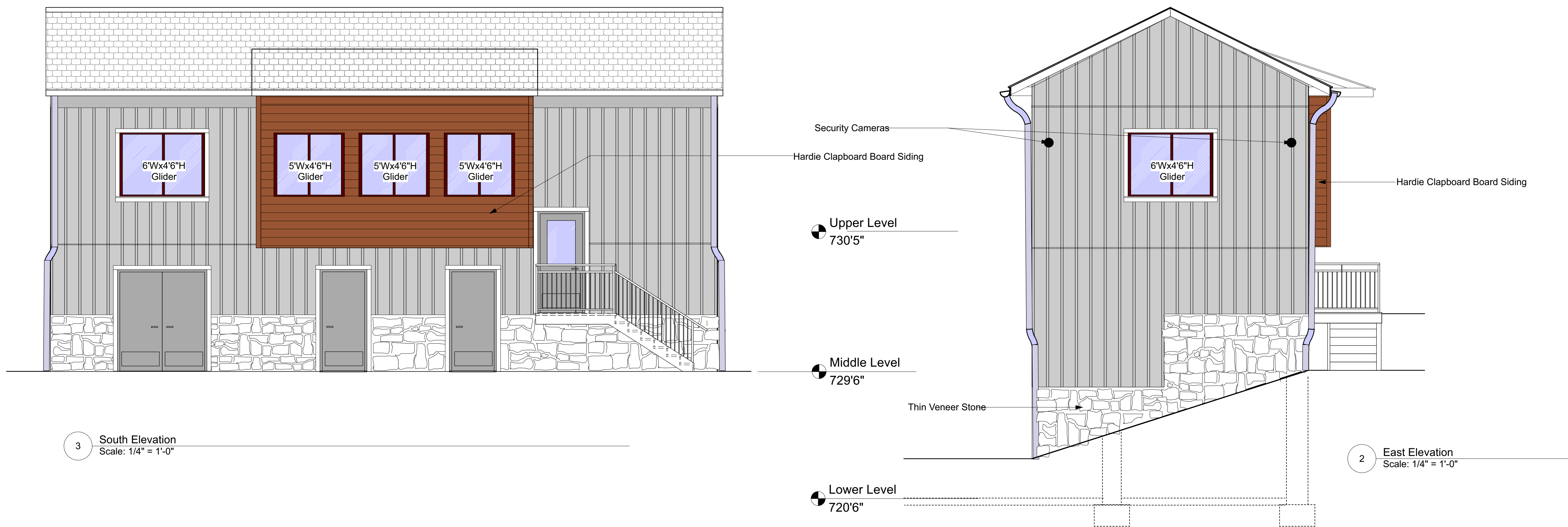
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A3.1



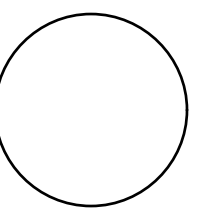
1 North Elevation
Scale: 1/4" = 1'-0"

2 West Elevation
Scale: 1/4" = 1'-0"



3 South Elevation
Scale: 1/4" = 1'-0"

2 East Elevation
Scale: 1/4" = 1'-0"



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Interior Landscaping
AIA, LEED AP

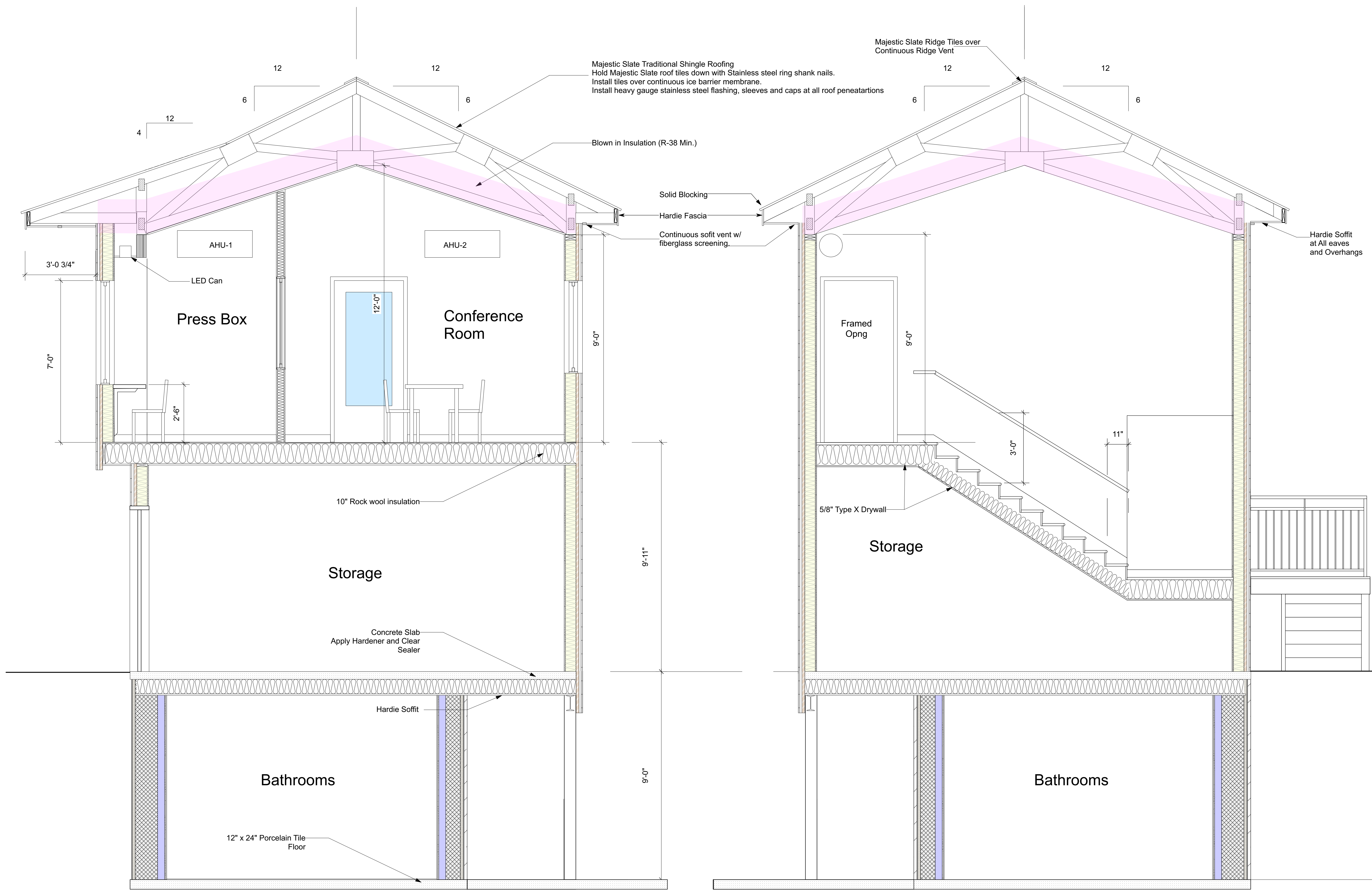
GDAaia.com

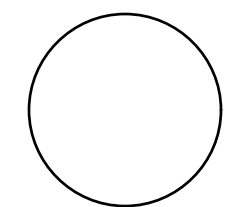
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Issue / Revision Seal

Drawing Title

Date 4/3/23
Scale Noted Project Number 21005
Drawing Number





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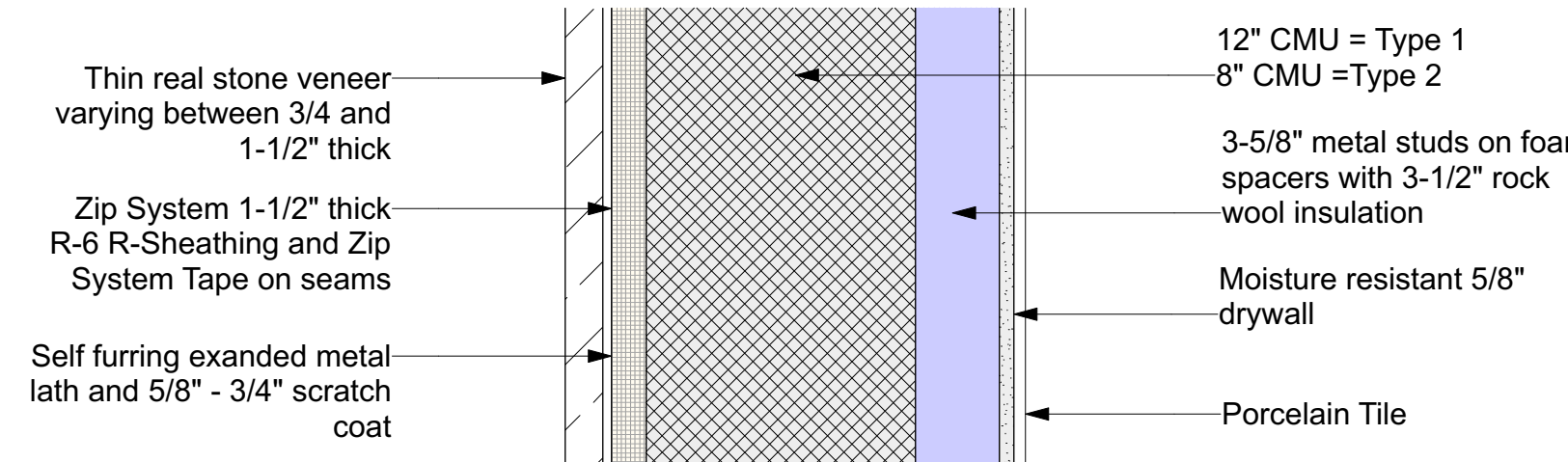
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Wall Section

Date: 4/3/23
Scale: Noted Project Number: 21005
Drawing Number

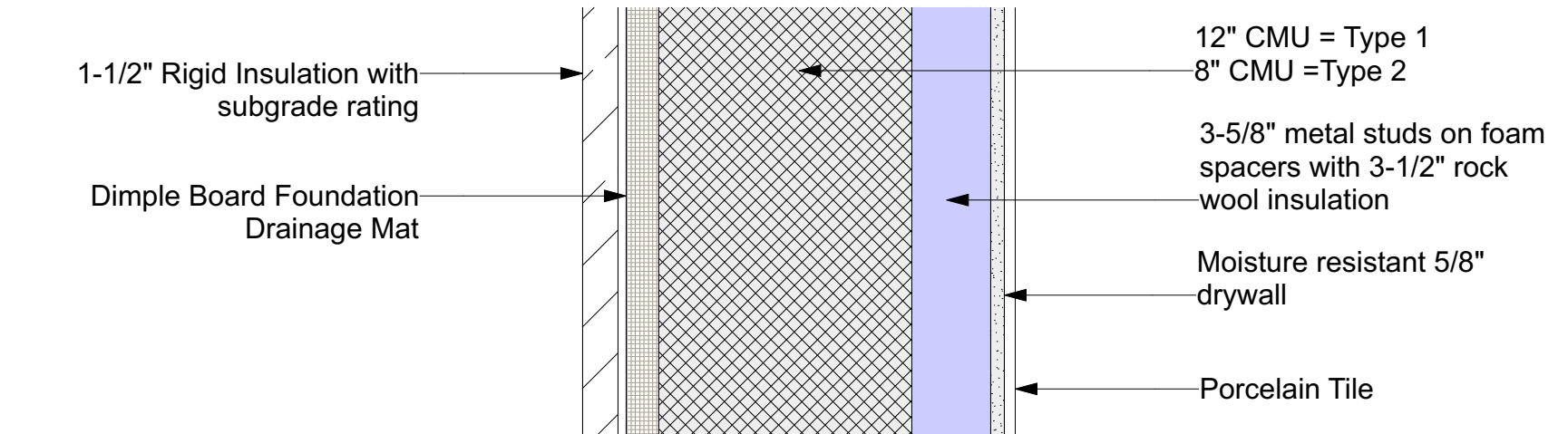
A3.3

PARTITION TYPES

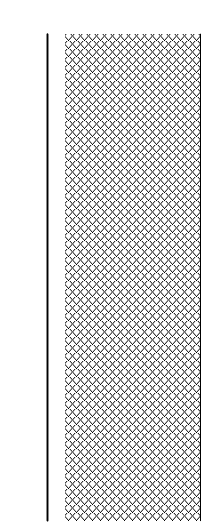


1 12" CMU with stone veneer
Scale: 1 1/2" = 1'-0"

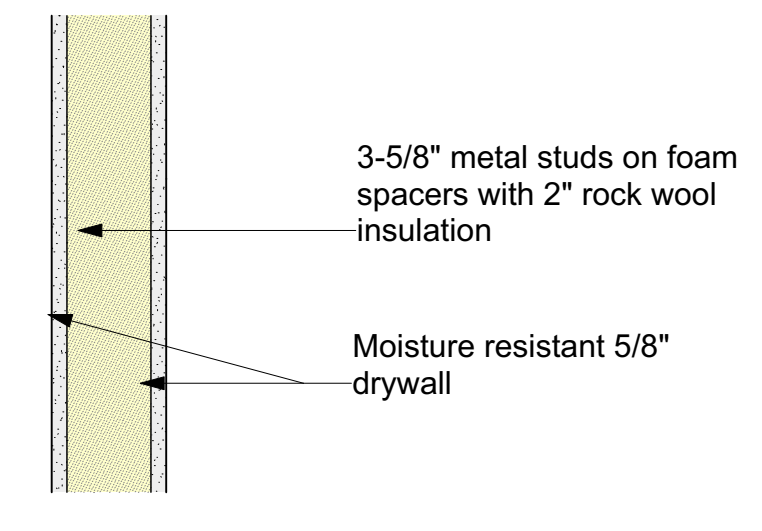
2 8" CMU with stone veneer
Scale: 1 1/2" = 1'-0"



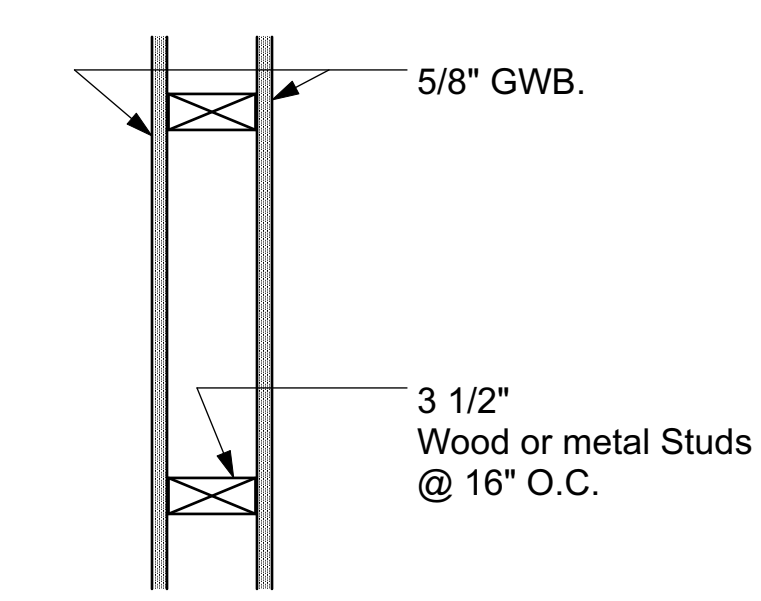
3 12" CMU with stone veneer
Scale: 1 1/2" = 1'-0"



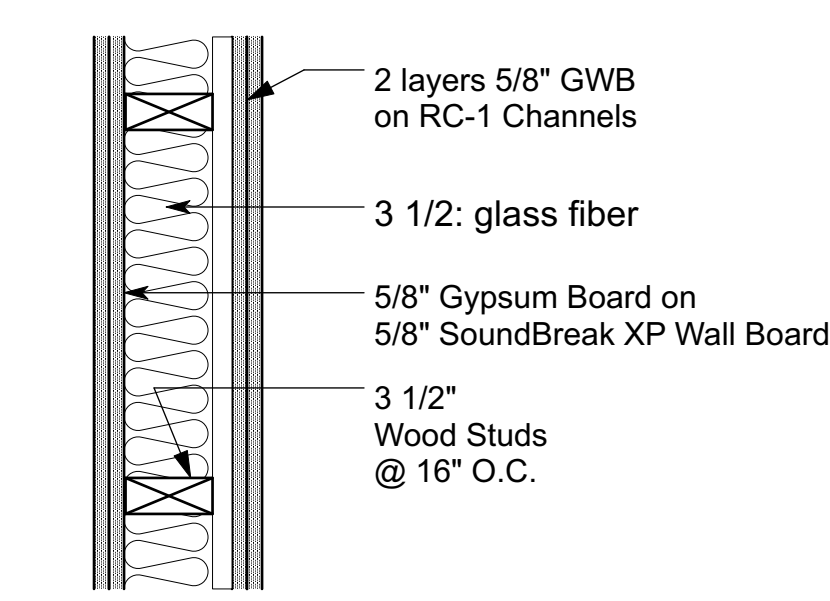
4 6" CMU with porcelain tile
Scale: 1 1/2" = 1'-0"



5 3-5/8" Stud Wall
Scale: 1 1/2" = 1'-0"



9 Interior Partition
Scale: 1 1/2" = 1'-0"

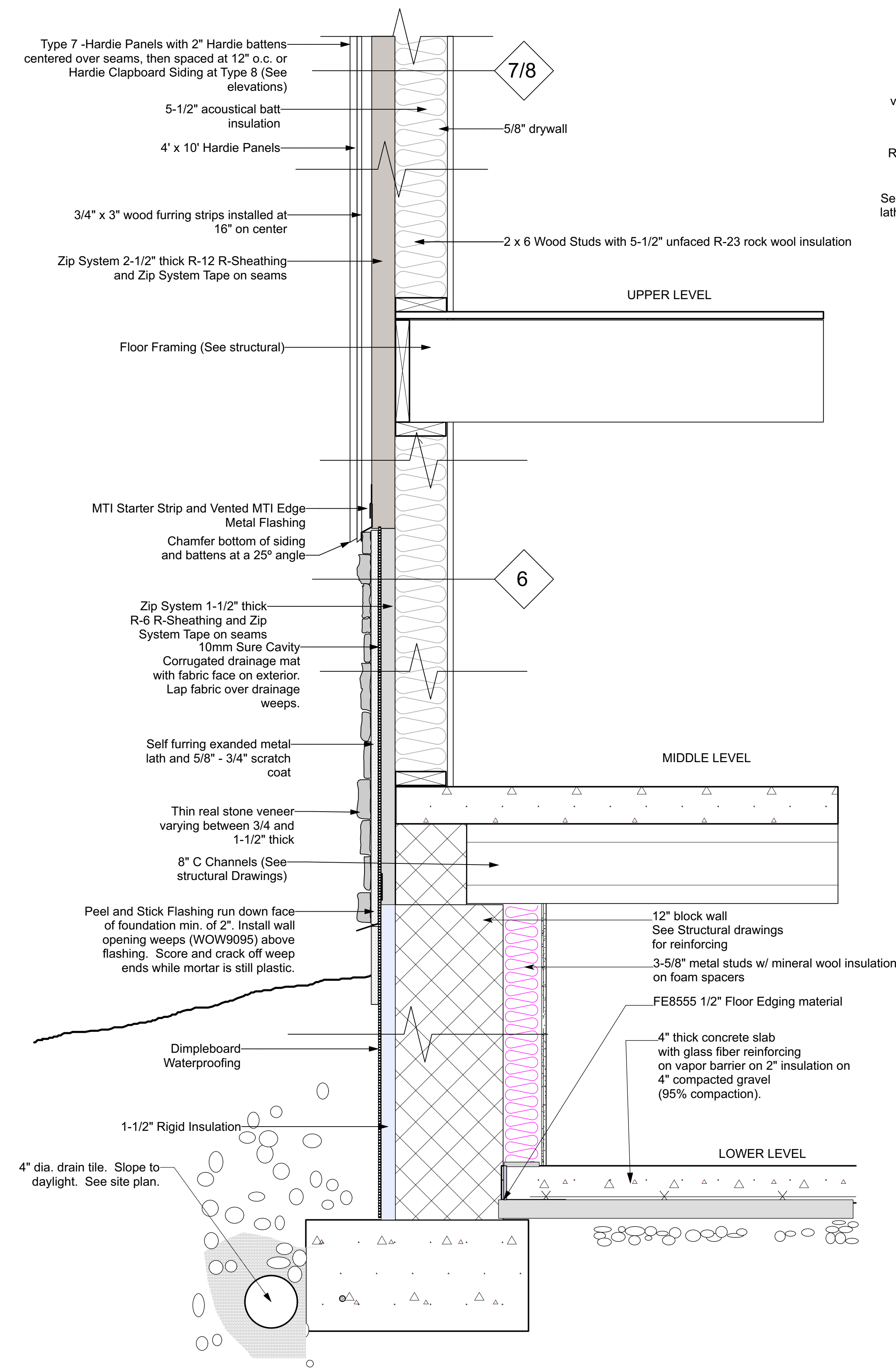


10 Interior Sound Partition STC-61
Scale: 1 1/2" = 1'-0"

Install 3-1/2" batt insulation, water resistant drywall and tile at bathroom 205 and top floor JC partitions.

DOOR SCHEDULE & NOTES

Mark	New	Door Type	Width	Height	Thickness	Door Operation	Transom	Finish	HW Set	Comments
1	New	Insulated Galvalume	3'-0"	6'-8"	1-3/4"	Single Swing	none	Paint	1	Hollow Metal Frame
2	New	Insulated Galvalume	3'-0"	6'-8"	1-3/4"	Single Swing	none	Paint	2	Hollow Metal Frame
3	New	Insulated Galvalume	3'-0"	6'-8"	1-3/4"	Single Swing	none	Paint	3	Hollow Metal Frame
4	New	Galvalume	2'-8"	6'-8"	1-3/8"	Single Swing	none	Paint	4	Hollow Metal Frame
5	New	Insulated Galvalume	(2) 3'-0"	7'-0"	1-3/4"	Double Swing	none	Paint	5	Hollow Metal Frame
6	New	Insulated Galvalume	3'-6"	7'-0"	1-3/4"	Single Swing	none	Paint	6	Hollow Metal Frame
7	New	Insulated Galvalume	3'-0"	7'-0"	1-3/4"	Single Swing	none	Paint	7	Hollow Metal Frame
8	New	Solid Core Wood Veneer/Glass	3'-0"	7'-0"	1-3/8"	Single Swing	none	ClearPoly	8	Hollow Metal Frame
9	New	Solid Core Wood Veneer	3'-0"	7'-0"	1-3/8"	Single Swing	none	ClearPoly	9	Hollow Metal Frame
10	New	Solid Core Wood Veneer	2'-0"	7'-0"	1-3/8"	Single Swing	none	ClearPoly	4	Hollow Metal Frame
11	New	Solid Core Wood Veneer	(2) 2'-0"	7'-0"	1-3/8"	Single Swing	none	ClearPoly	10	Hollow Metal Frame



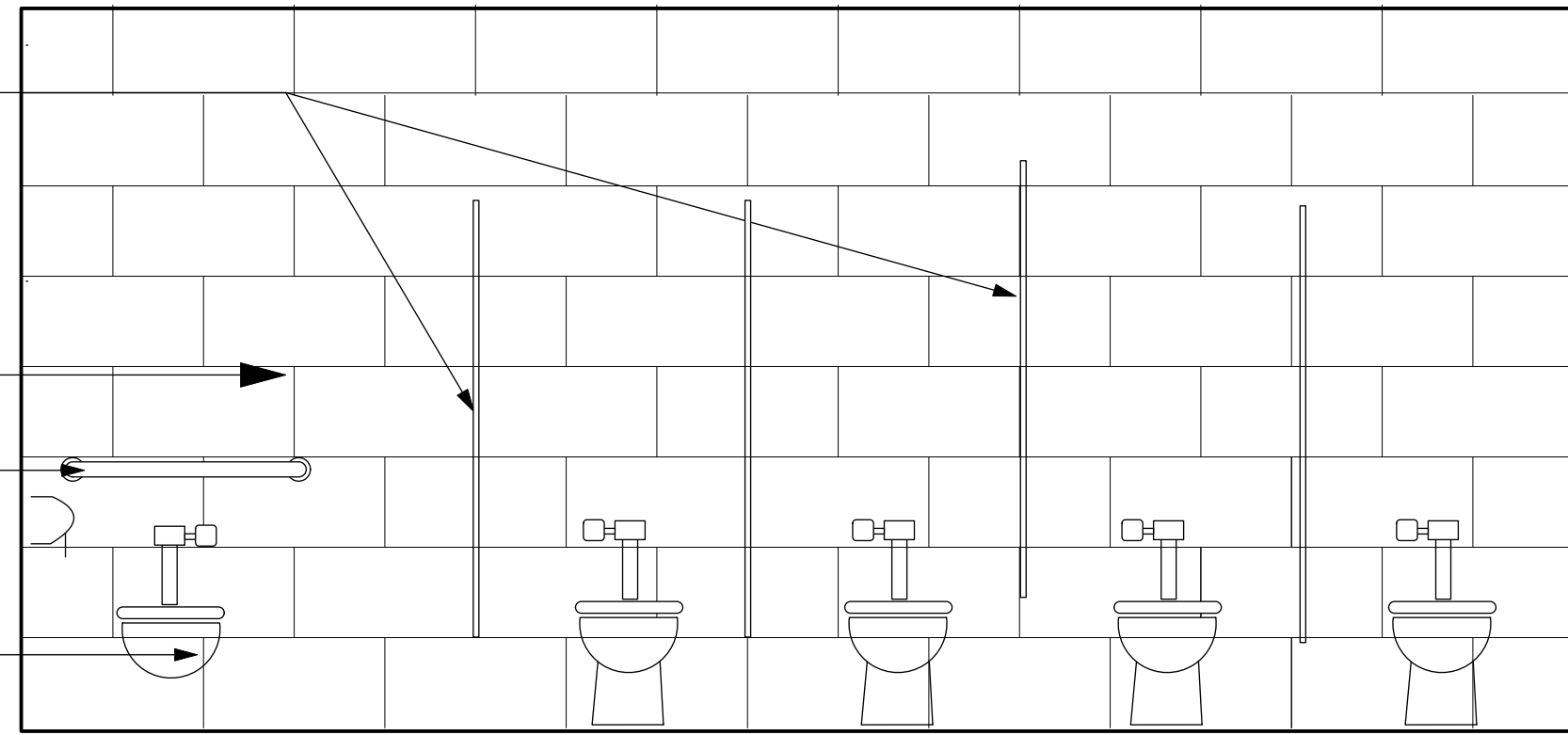
1 Section through Wall
Scale: 1 1/2" = 1'-0"

Bobrick HPL 1041
Designer Series
Standard Height
Floor Anchored
Toilet Partitions
1045 urinal screens

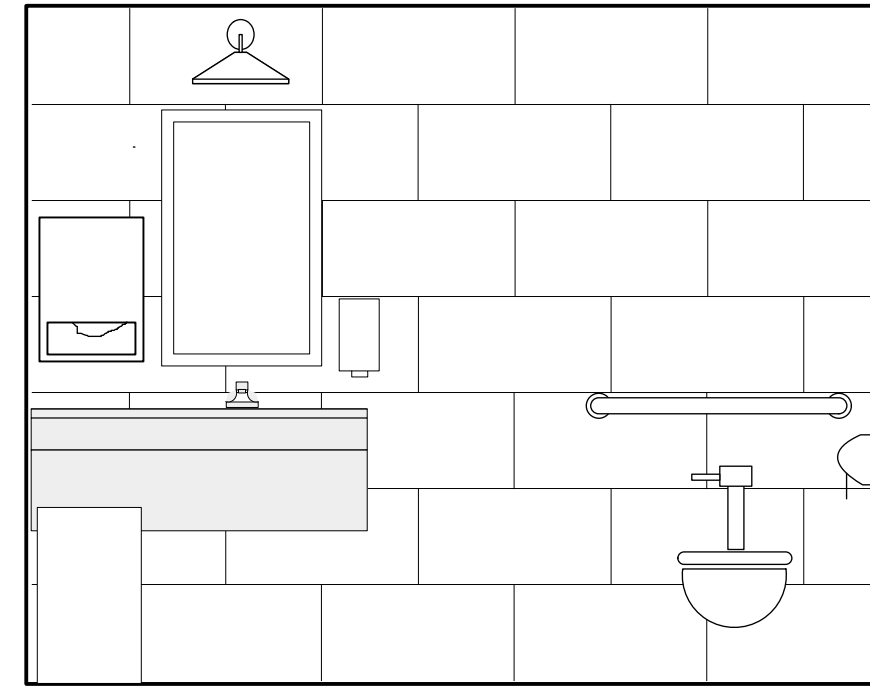
Porcelain Tile
to 7' on plumbing walls
3'6" high on other walls

St. Steel
Grab Bars

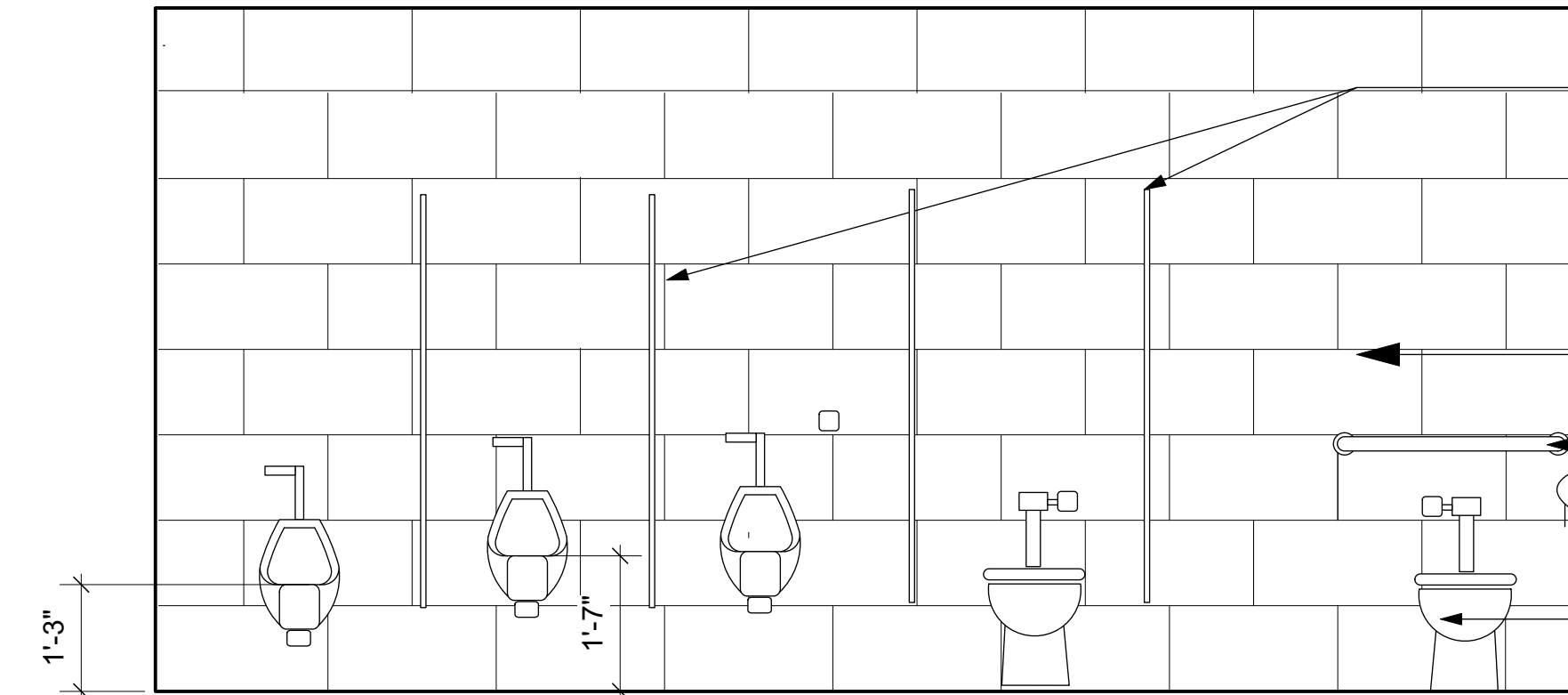
ADA toilet



1 Women's Bathroom
Scale: 1/2" = 1'-0"



2 Family Bathroom
Scale: 1/2" = 1'-0"



3 Men's Bathroom
Scale: 1/2" = 1'-0"

Bobrick HPL 1041
Designer Series
Standard Height
Floor Anchored
Toilet Partitions
1045 urinal screens

Porcelain Tile
to 7' on plumbing walls
3'6" high on other walls

Grab Bars

ADA toilet

NORTH (building)

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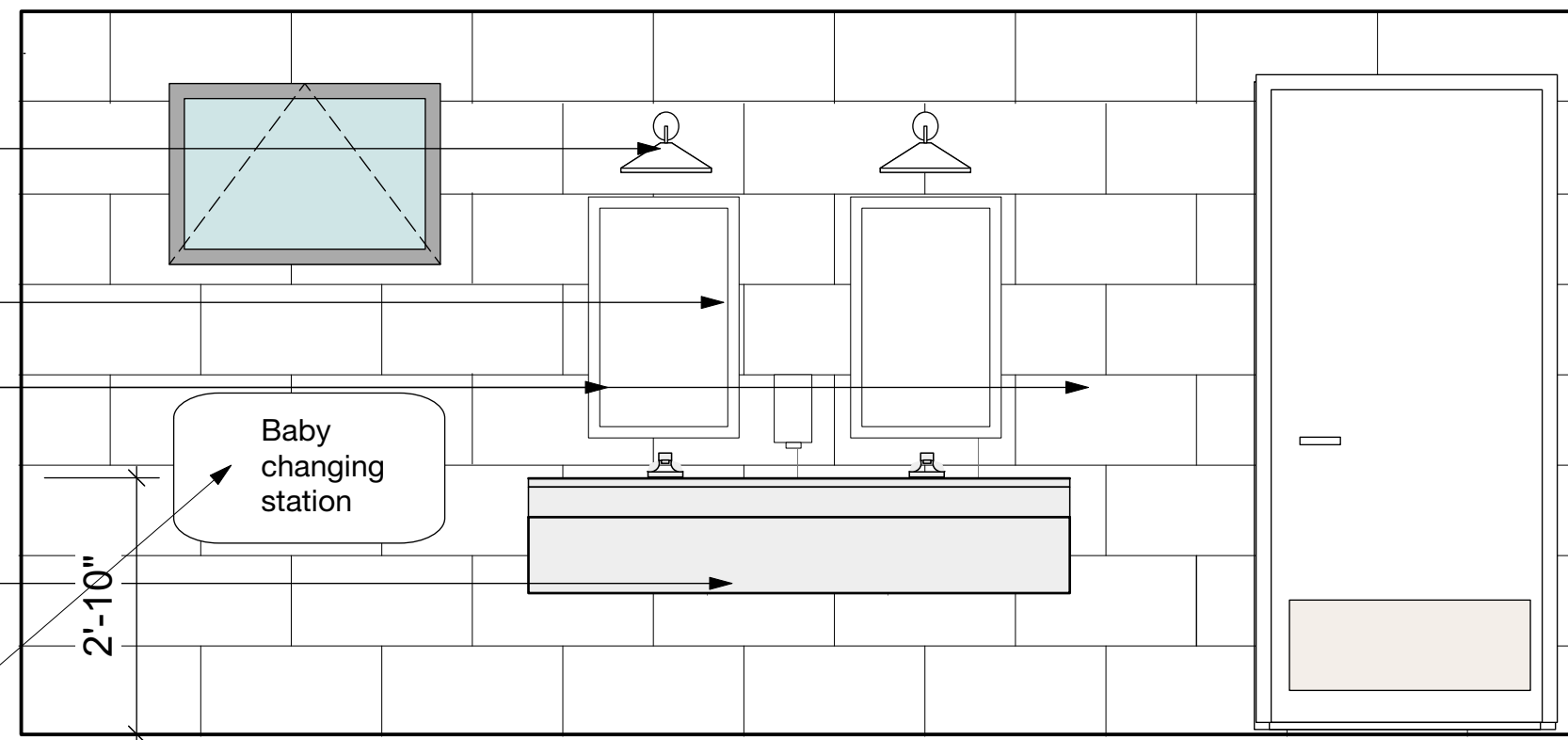
Sconce

Mirror

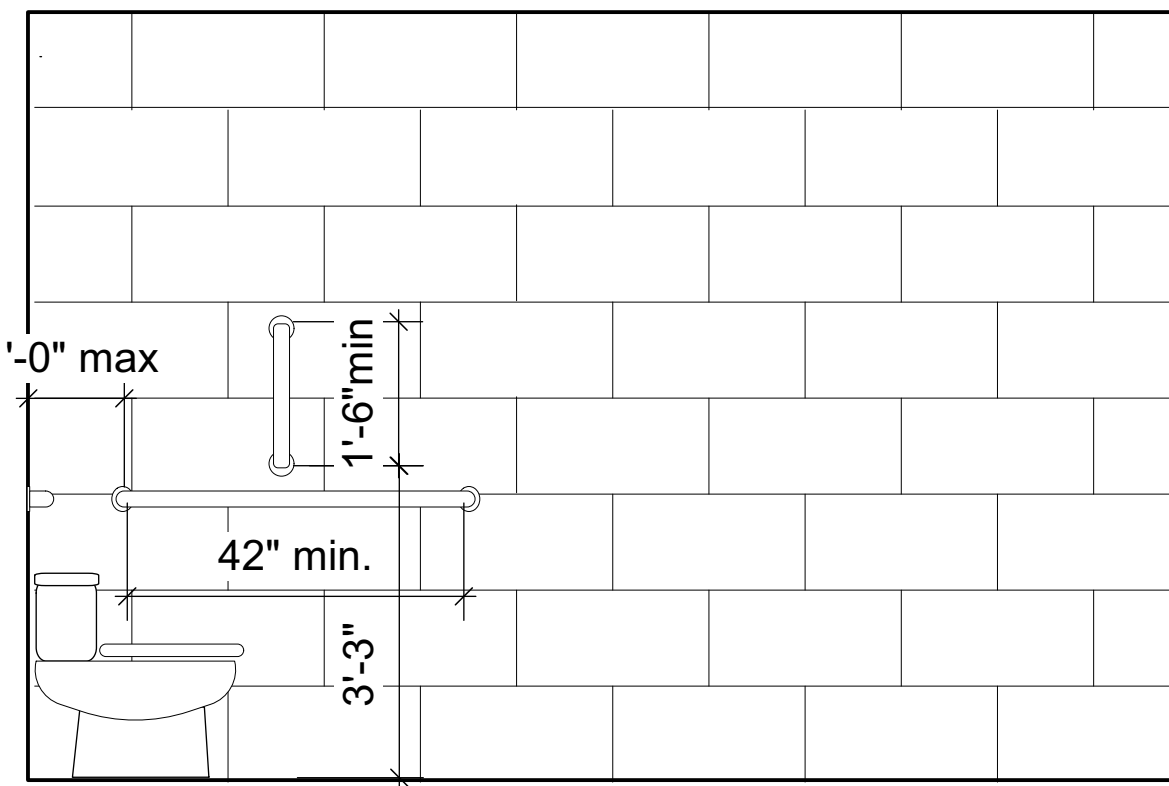
Soap dispensers

Solid surface counter
with undermount sinks

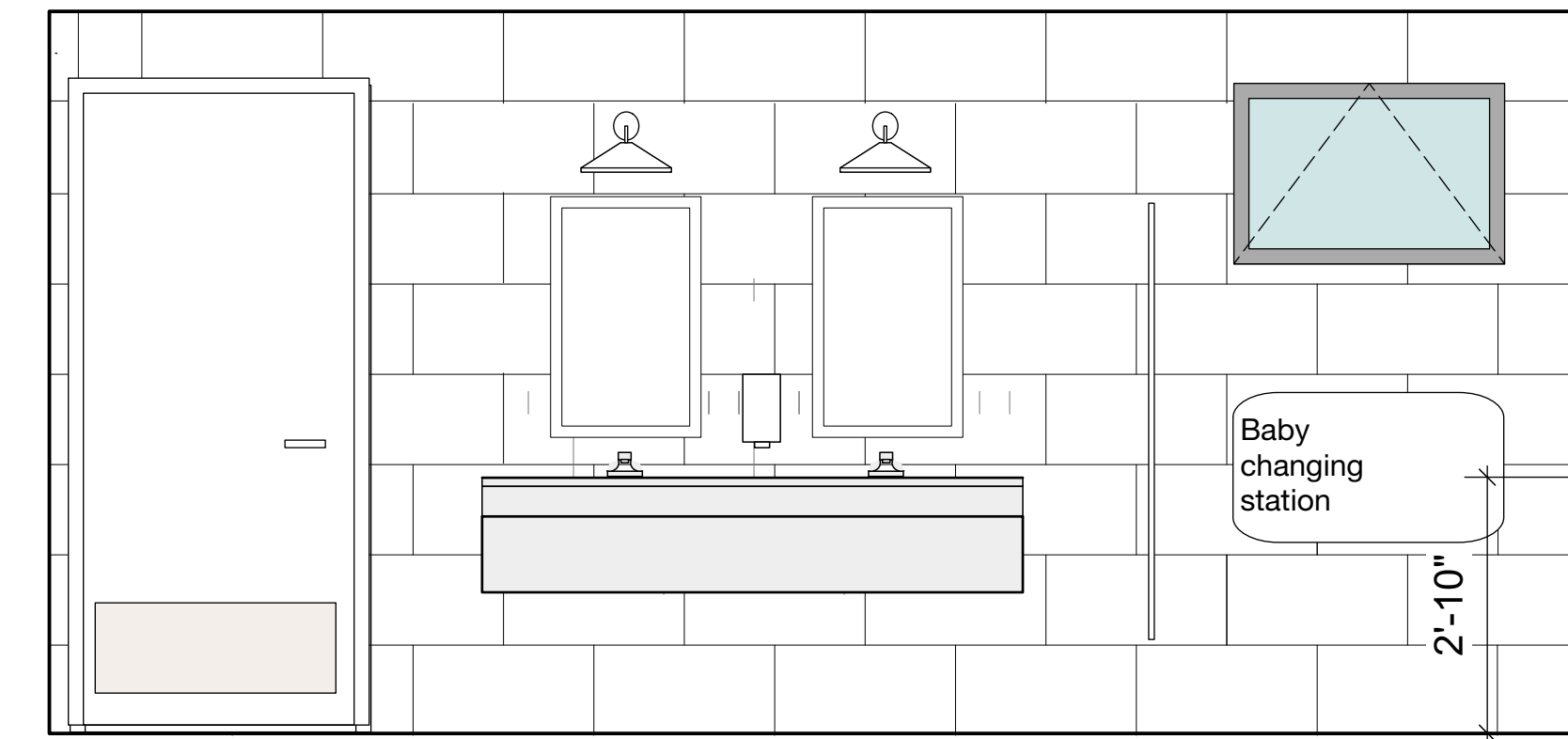
Koala Care KB310-SSWM
Baby Changing Station



4 Men's Bathroom
Scale: 1/2" = 1'-0"



5 Men's Bathroom (Women's Room Mirrored)
Scale: 1/2" = 1'-0"



6 Women's Bathroom
Scale: 1/2" = 1'-0"

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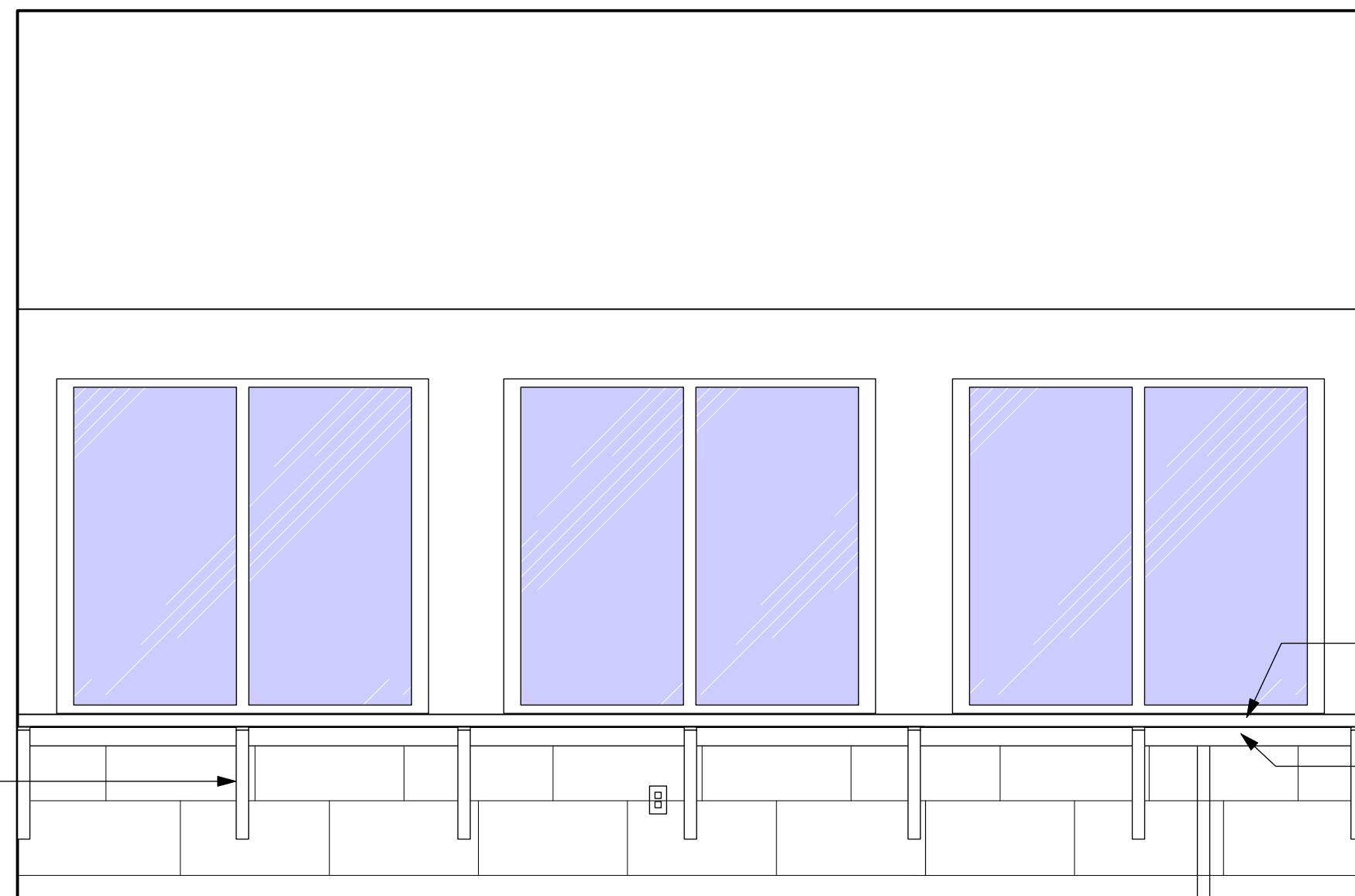
Drawing Title

Interior Elevations

Date 4/3/23
Scale Noted Project Number 21005
Drawing Number

A4.1

Steel supports
below counter



7 Press box
Scale: 1/2" = 1'-0"

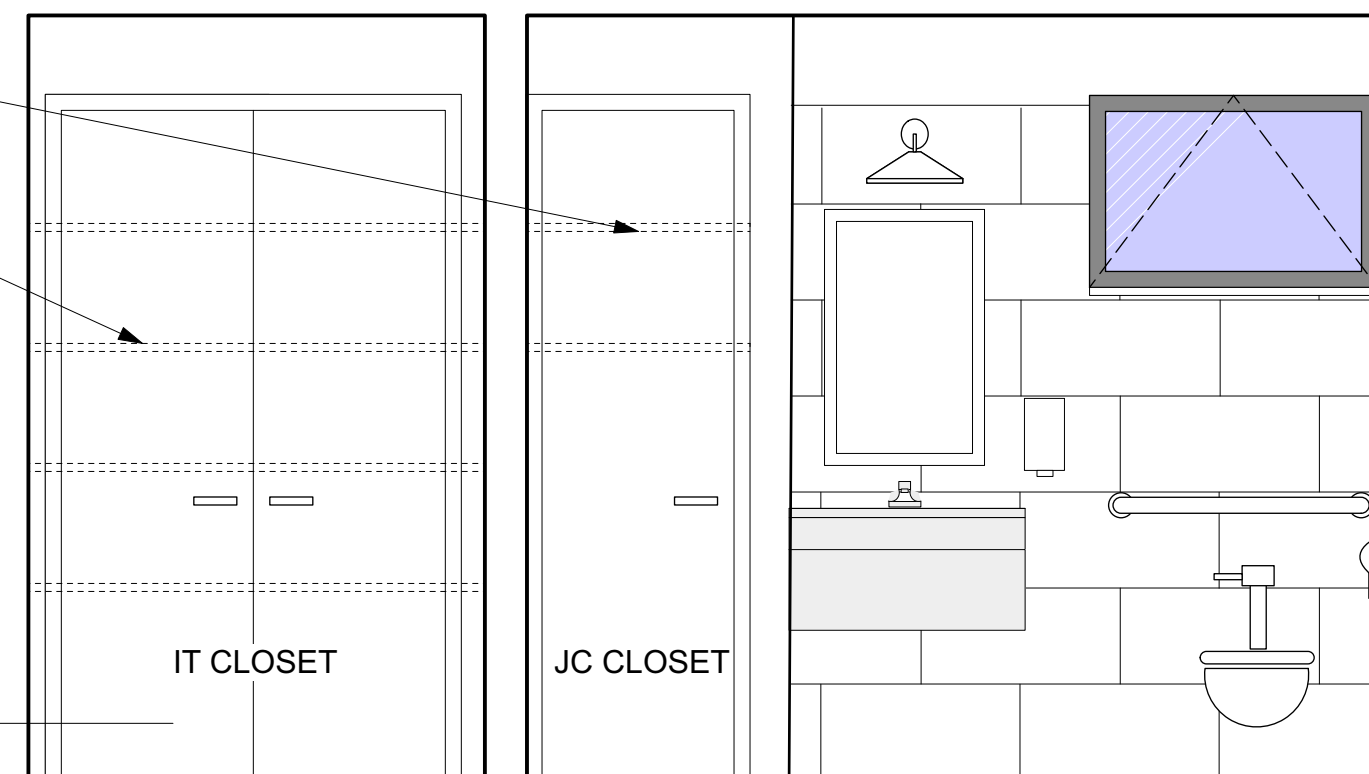
2 adjustable wire shelves

4 adjustable wire shelves

Solid Surface counter
and trim

Painted Wood Cleat support
below counter

Solid Composite Wood Doors



8 Hall 204/Bathroom 205
Scale: 1/2" = 1'-0"