

POHICK BAY
BATH HOUSE - ADA RENOVATIONS

POHICK BAY REGIONAL PARK
6501 POHICK BAY DRIVE
LORTON, VA 22079

THE PLANS, IDEAS, ARRANGEMENTS, AND DESIGNS INDICATED OR REPRESENTED BY THIS DRAWING (S) ARE OWNED BY, AND ARE THE PROPERTY OF, FRANK V. STURGEON, ARCHITECT, AND ARE INTENDED ONLY IN CONNECTION WITH THIS SPECIFIC PROJECT. THESE DRAWINGS SHALL NOT BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE FOR WHICH THEY WERE NOT ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION FROM FRANK V. STURGEON, AIA ARCHITECT. © 2020 FRANK V. STURGEON, AIA ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, SPECIFICATIONS, AND IDEAS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED (ELECTRONICALLY OR MANUALLY) IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITH OUT OBTAINING WRITTEN PERMISSION OR CONSENT FROM FRANK V. STURGEON, AIA ARCHITECT. © 2020

REVISIONS

AS

A DESIGN GROUP, LLC
ART-ARCHITECTURE-ENGINEERING
2787 HILL ROAD
VIENNA, VA 22181
FRANK V. STURGEON, AIA
703.938.5226
FRANK@ADG10.COM

POHICK BAY BATH HOUSE
ADA RENOVATIONS
POHICK BAY REGIONAL PARK
6501 POHICK BAY DRIVE
LORTON, VA 22079
NORTHERN, VA

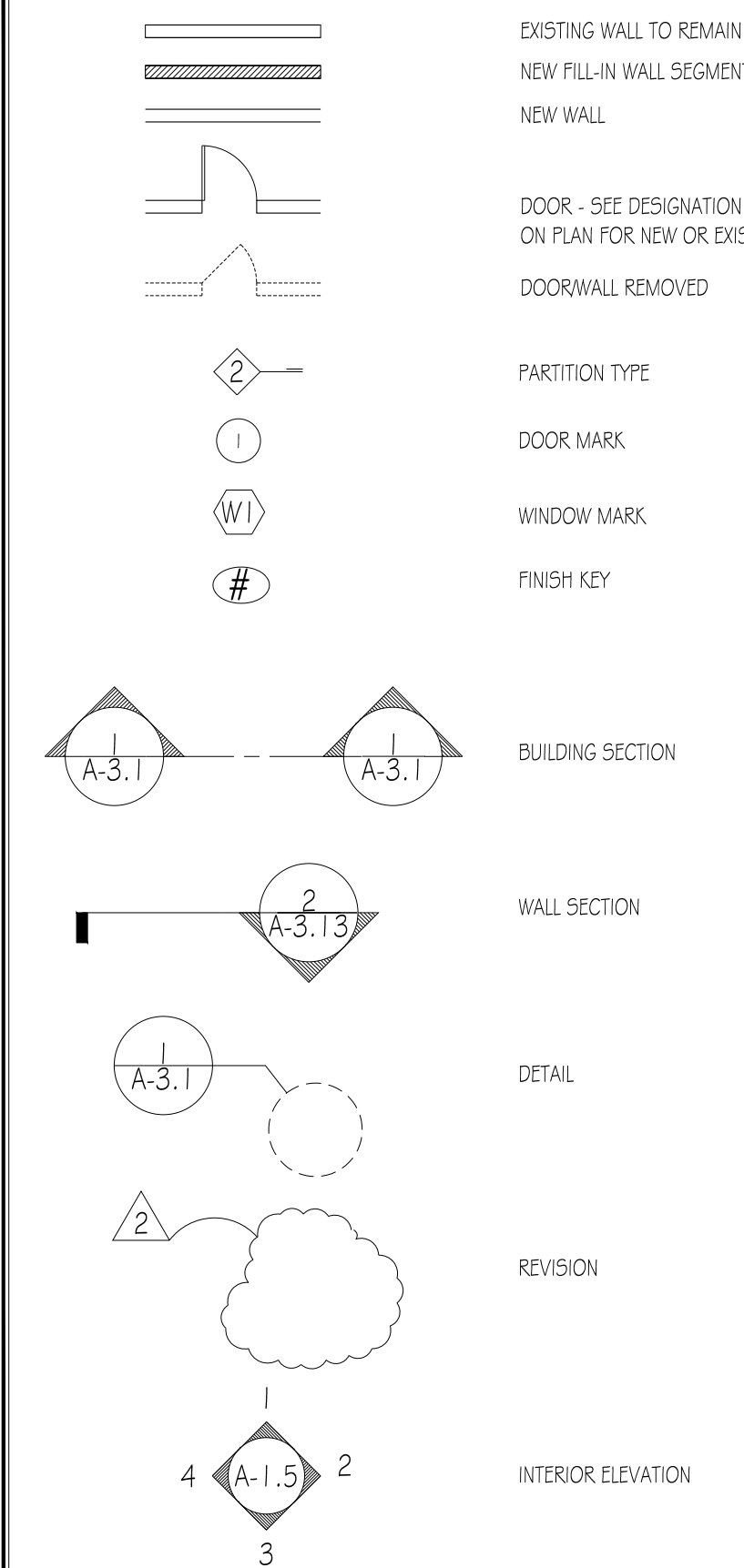
GENERAL CONSTRUCTION NOTES

- The Virginia Statewide Uniform Building Code (IBC 2015) shall apply to this Project and the Virginia Existing Building Code - 2015 Edition.
- The General Contractor is responsible for safety measures on the job site.
- Electrical, and Plumbing subcontractors shall provide additional design data, drawings, and information to code authorities, beyond those herein, required to properly execute work and secure Trade permits.
- When conflicts exist between floor plans and details, the larger scale drawings (detail) shall take precedent. The Contractor shall contact the Architect regarding any discrepancies.
- All wood blocking in contact with masonry, concrete, or moisture shall be pressure-treated for resistance to rot and decay.
- Written dimensions on the drawings shall dictate over hand scaled dimensions. Do not scale drawings.
- When referenced standards or design numbers (for example, Underwriter Laboratory Fire Resistance Nos., ASTM standards, ANSI standards, etc.) are indicated on the drawings, the Contractor shall obtain the standard or detail and provide the assembly in compliance with the standard specified.
- Certain information contained in these drawings is based on specific products. The information contained herein may require adjustments or modifications to conform to such items. In cases where changes are necessary, these drawings shall be used to show the design intent only.
- The Contractor shall verify all dimensions concerning existing and new work, information contained on the drawings, and notify the architect of any conflicts before proceeding with either fabrication or installation of the work. In addition, the contractor shall notify the Architect immediately should existing conditions prohibit execution of the design intent of the drawings. Any additional work, demolition, and/or removal as a result of failure to notify the Architect will be at the contractor's expense.
- The Contractor shall furnish all items shown on the drawings unless specifically noted otherwise either on the drawings or in the specifications.
- All studs, ceiling framing, and framing members shall be placed so as to avoid interference with locations of casework, recessed lighting fixtures, piping, duct work and similar items. General Contractor shall provide blocking for wall mounted items and grab bars as required.
- The contractor shall be responsible for restricting and containing dust and debris generated from construction work partitions or barriers as required.
- The scope of work described in these documents requires that the contractor erect and maintain safety measures (barriers, fencing, signage, and signaling devices). The contractor is required to use caution and extreme safety precautions in safeguarding both people and property. Standards established by the Occupational Safety and Health Agency (OSHA) shall apply. The Contractor is responsible for meeting and maintaining all OSHA standards and safety programs.
- "Notes" on typical section or detail sheets shall pertain to all similar conditions.
- When components or equipment are indicated on the drawings, the Contractor shall supply all elements for the proper operation of the same, including but not limited to: supports, utility connections, etc.
- The Contractor and all Subcontractors shall guarantee their work for a period of one year from the date of Substantial Completion.
- The term "PROVIDE" indicates furnish and install.

ABBREVIATION LIST

@	AT	F.D.	FLOOR DRAIN	Q.T.	QUARRY TILE
A.B.	ANCHOR BOLT	F.E.C.	FIRE EXTINGUISHER	R.	RISER
AC	AIR CONDITIONING	FIN.	FINISHED	R.A.	RETURN AIR
A.C.T.	ACOUSTICAL TILE	FL	FLOOR OR FLUSH	RAD.	RADIUS
A.D.	AREA DRAIN	FTG.	FOOTING	R.O.	ROOF DRAIN
ADJ.	ADJACENT	FUR.	FURNISHING	REINF.	REINFORCED(ING)
A.F.F.	ABOVE FINISHED FLOOR	FURN.	FURNISHED	REOD.	REQUIRED
AGGR.	AGGREGATE	FLUOR.	FLUORESCENT	RES.	RESILIENT
ALT.	ALTERNATE	FRT.	FIRE RETARDANT	RM.	ROOM
ALUM.	ALUMINUM	GA.	GAUGE	R.O.	ROUGH OPENING
AND.	AND/ODD	GALV.	GALVANIZED	R.X.	REMOVE EXISTING
A.P.	ACCESS PANEL	G.B.	GRAB BAR	S.	SHELF(VES)
APPROX.	APPROXIMATE	GR.	GRADE	S.A.T.	SUSPENDED ACOUSTICAL
ARCH.	ARCHITECT (URAL)	GL.	GLASS	SCH.	SCHEDULE
ASPH.	ASPHALT	G.B.	GYP/SUM BOARD	S.C.	SOLID CORN
AVC.	AVERAGE	H.B.	HOSE BIB	S.B.	SPLASH BLOCK
BD.	BOARD	H.C.	HOLLOW CORE	SECT.	SECTION
BTWN.	BETWEEN	HCP.	HANDICAPPED	SHIT.	SHEET
BT.	BITUMINOUS	HDW.	HARDWARE	SIM.	SIMILAR
BUC.	BUILDING	H.F.	HOLD FACE	SPEC(S).	SPECIFICATION(S)
BULK.	BLOCKING	H.M.	HOLLOW METAL	SQ.	SQUARE
BM.	BEAM	HOR.	HORIZONTAL	S.S.	STAINLESS STEEL
BOT.	BOTTOM	H.T.	HIGH POINT	SF OR	SQUARE FOOT
BR.	BEDROOM	HT.	HEIGHT	STD.	STANDARD
BRC.	BEARING	I.D.	INSIDE DIAMETER	STL.	STEEL
BSMT.	BASEMENT	INS.	INSULATION(ING)	STO.	STORAGE
B.U.R.	BUILT-UP ROOFING	INT.	INTERIOR	STR.	STRUCTURAL
CAB.	CABINET	JAN.	JANITOR	SUR.	SURFACE
CEM.	CEMENT	JST.	JOIST	SUSP.	SUSPENDED
C.I.	CAST IRON	JO.	JOINT	S # R	SHELF # ROD
C.J.	CONTROL JOINT	KIT.	KITCHEN	T	TREAD
CLR.	CLEAR	K.O.	KNOCK OUT	T # B	TOP # BOTTOM
CLG.	CEILING	L.	LENGTH	T # G	TONGUE # GROOVE
C.M.U.	CONCRETE MASONRY UNIT	LAM.	LAMINATE	TH.	THRESHOLD
CONC.	CONCRETE	LAV.	LAVATORY	THK.	THICK
COND.	CONDENSER	L.P.	LOW POINT	T.O.	TOP OF
CONT.	CONTINUOUS	LT.	LIGHT	TYP.	TYPICAL
CONSTR.	CONSTRUCTION	MAS.	MASONRY	UC.	UNDERCUT
CORR.	CORRIDOR	MATL.	MATERIAL	U.L.	UNDERWRITERS LABORATORY
C.T.	CERAMIC TILE	MAX.	MAXIMUM	UR.	URINAL
CTR.	CENTER	M.C.	MEDICINE CABINET	UNO.	UNLESS NOTED OTHERWISE
CH.	CHANNEL	MCH.	MECHANICAL	USD.	UNDERSIDE OF STRUCTURE
CHNL.	CENTERLINE	MEMB.	MEMBRANE	V.B.	VAPOR BARRIER
DBL.	DOUBLE	MFR.	MANUFACTURER	V.T.	VERTICAL
DEMO.	DEMOLITION	MIN.	MINIMUM	VEST.	VESTIBULE
DTL.	DETAIL	MISC.	MISCELLANEOUS	V.F.C.	VENT THROUGH ROOF
D.F.	DIAMETER	M.O.	MASONRY OPENING	V.W.C.	VINYL WALL COVERING
DIA OR	DIAMETER	MNT.	MOUNTED	W	WITH
DN.	DOWN	N.A.	NOT APPLICABLE	W.C.	WATER CLOSET
DO.	DOTTO	N.C.	NOT IN CONTRACT	WB.	WOOD
D.P.	DAMP-PROOFING	NO.	NOT TO SCALE	W.D.	WATER HEATER
DR.	DOOR	N.T.S.	NOT TO SCALE	W.I.	WROUGHT IRON
D.S.	DRAIN TILE	OA.	OVERALL	W.O.	WITHOUT
D.T.	DRAWING	O.C.	ON CENTER	W.P.	WATER-PROOFING
DWG.	DRAWING	O.D.	OUTSIDE DIAMETER	W.W.F.	WELDED WIRE FABRIC
EA.	EACH	OFF.	OFFICE	WT.	WEIGHT
ELC.	ELEVATION	OHG.	OVERHEAD		
ENCL.	ENCLOSURE	OPG.	OPENING		
EQ.	EQUAL	OPF.	OPPOSITE		
EQUIP.	EQUIPMENT				
EXIST.	EXISTING				
EXT.	EXTERIOR				
EXP.	EXPANDED/EXPANSION				
E.W.	EACH WAY				
E.W.C.	ELECTRIC WATER COOLER				
		PLAS.	PLASTIC		
		P.M.J.F.	PRE-MOLDED JOINT FILLER		
		PNL.	PANEL		
		POLY.	POLYETHYLENE		
		PREFAB.	PREFABRICATED		
		PTD.	PAINTED		
		PTN.	PARTITION		
		P.T.	PRESSURE TREATED		
		PWD.	PLYWOOD PLATE		

SYMBOL LEGEND



SHEET INDEX

A-0 - COVER SHEET

ELECTRICAL DRAWINGS

E-1 ELECTRICAL COVER SHEET
E-2 ELECTRICAL DEMO
E-3 NEW WORK, LIGHTING & POWER

ARCHITECTURAL DRAWINGS

A-01 ACCESSIBILITY (ADA) SHEET
A-1 DEMOLITION PLAN
A-2 NEW PLAN
A-3 INTERIOR ELEVATIONS
A-4 INTERIOR ELEVATIONS
A-5 FINISH SCHEDULES - DOOR, TOILET ACCESSORIES, ROOM FINISH
A-6 FRONT ELEVATION

MECHANICAL DRAWINGS

M-1 MECHANICAL COVER SHEET
M-2 MECHANICAL DEMO WORK
M-3 MECHANICAL NEW WORK & SCHEDULES
M-4 MECHANICAL DETAILS

PLUMBING DRAWINGS

P-1 PLUMBING COVER SHEET
P-2 PLUMBING DEMO WORK
P-3 PLUMBING NEW WORK

PROJECT INFORMATION

DESCRIPTION OF WORK:	ADA RENOVATION OF 3-BATHROOMS, LAUNDRY ROOM, NEW ADA ENTRANCE, PLUMBING UPGRADES, AND PAVING.
CODE:	IBC 2015, VIRGINIA UNIFORM STATEWIDE BUILDING CODE. 2003 ANSI, IMC 2015, IPC 2015, AND 2015 EXISTING VIRGINIA BUILDING CODE. LEVEL OF ALTERATIONS - LEVEL - 3, LEVEL OF HAZARDS - 5 (LOW HAZARD), NO - CHANGE OF OCCUPANCY
USE GROUP:	GROUP - U
BUILDING SIZE:	BUILDING - 600SF MECH RM - 321SF TOTAL = 1191SF
OCCUPANT TABULATION:	ADA - BATH / SHOWER - 129 / 300 = 3 MEN'S ROOM - (12x17) = 204 / 300 = 5 WOMEN'S - (11x16) = 176 / 300 = 4 LAUNDRY - 54.5 / 500 = 1 MECHANICAL ROOM - - TOTAL = 14 PEOPLE
SPRINKLER SYSTEM:	NONE
CONSTRUCTION TYPE:	EXISTING BUILDING BUILT PRIOR TO AUGUST 2, 1971 - (BOCA 1970) MECHANICAL ROOM BUILT JUNE 1985 - (BOCA 1984) CONSTRUCTION TYPE - IIB
BUILDING HEIGHT:	RIDGE - 16' - 0"
NOTE - BUILDING	IS ON A SEPTIC SYSTEM

DEDUCTIVE ALTERNATE:

- CONCRETE WALK TO MECHANICAL ROOM
SEE SHEET A-2
- NEW PAVEMENT SECTION 18x30'
- FRONT ELEVATION DESIGN W/ CULTURED STONE & DORMER

PROJECT PHASE:

PERMIT SET

DATE:

SHEET No.

A-0