

**BUILDING CODE DATA**

SCOPE OF WORK:  
 INTERIOR MINOR RENOVATIONS TO EXISTING TWO STORY BUILDING, AT THE OBSERVATION MEZZANINE ABOVE THE SQUASH AND RACQUETBALL COURTS. WORK TO INCLUDE ADDING (3) FOLDING DOOR PANELS TO ALLOW COURTS TO BE CLOSED OFF FROM THE OBSERVATION ROOM ABOVE, NEW CEILING AND FINISHES AT OBSERVATION ROOM, NEW LIGHTING AND MINOR HVAC ADJUSTMENTS

**APPLICABLE CODES:**

2012 VCC  
 2012 IFB  
 2012 IMC  
 NEC 2012

**BUILDING CODE DATA**

EXISTING USE: (NO CHANGE IN USE) A-3 - ATHLETIC CLUB  
 CONSTRUCTION TYPE III-B (COMBUSTIBLE/NON-COMBUSTIBLE, NON PROTECTED) ORIGINAL 5400 GSF BUILDING AND II-B SUBSEQUENT ADDITIONS TOTALING 10,334 GSF  
 TOTAL FOOT PRINT 15,134 GSF

FIRE PROTECTION: 100% FIRE SPRINKLED (EXCEPT AT COURT SPACES)

ALLOWABLE TABULAR BUILDING AREA: UNLIMITED ARE SPRINKLED BUILDING PER SECTION 507

ACTUAL FLOOR AREA: 55,134 ONE AND TWO STORY BUILDING

**REQUIRED FIRE SEPARATIONS:**

EXTERIOR WALLS: 0 HOUR (PER TABLE 601)  
 INTERIOR WALLS: 0 HOUR  
 ROOF CONSTRUCTION: 0 HOUR  
 SECOND FLOOR ASSEMBLY: 0 HOUR  
 STAIR ENCLOSURE: 1 HOUR (PER 108.4)

ALL OTHER COMPONENTS OF THE BUILDING ARE NOT REQUIRED TO BE FIRE RATED FOR III-B TYPE CONSTRUCTION

**ACCESSIBILITY:**

EXISTING BUILDING: ACCESSIBILITY IMPROVEMENTS WERE ADDRESSED IN MOST RECENT FACILITY RENOVATION IN 2000  
 MODIFICATIONS UNDER THIS PROPOSED WORK ARE LIMITED TO 100,000

**OCCUPANCY OF OBSERVATION ROOM**

A-3 (1 PER 15 SF) X 163 NSF 50 PERSONS LIMITED POSTED OCCUPANCY

**EXITS REQUIRED**

EXITS PROVIDED 2 / 200' ALLOWABLE MAX. EXIT TRAVEL  
 2 / 105' TRAVEL DISTANCE FROM THE AREA OF THE MODIFICATION

PLUMBING FIXTURE REQUIRED AND PROVIDED: NO CHANGE IN OCCUPANT LOAD, NO CHANGE IN FIXTURES.

**SCOPE OF WORK NOTES**

**SCOPE OF WORK AT LOWER SQUASH LOBBY AND LOWER EXIT STAIR (NOT SHOWN IN PLANS)**

- IN ADDITION TO THE WORK SHOWN IN THESE DRAWINGS, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING WORK IN HIS CONTRACT PRICE
- REMOVE ALL EXISTING CARPET IN THE SQUASH LOBBY AT THE LOWER FLOOR LEVEL.
- REMOVE ALL (25) EXISTING RUBBER TREADS AT SQUASH LOBBY, EXISTING STAIR AND STAIR TO LOWER OFFICE
- PROVIDE AND INSTALL NEW RUBBERIZED 8 mm ATHLETIC SHEET FLOORING AT THE LOWER SQUASH LOBBY, ALLOW \$35 PER SQUARE YARD FOR MATERIAL COST.
- PROVIDE AND INSTALL (25) NEW RUBBER STAIR TREADS WHERE EXISTING TREADS WERE REMOVED
- PAINT ONE COAT ALL EXISTING CMU WALLS AT THE LOWER SQUASH LOBBY AND EXISTING STAIR AND STAIR HALL TO EXTERIOR DOOR
- PAINT ONE COAT ALL EXISTING DOORS, TRIM AND HANDRAILS IN THESE AREAS.
- REPLACE EXISTING LIGHT FIXTURES IN THE LOWER SQUASH LOBBY WITH NEW LED SURFACE MOUNTED FIXTURES, ALLOW \$150 PER NEW LIGHT FIXTURE. ASSUME NEW FIXTURES TO BE THE SAME OR LOWER WATTAGE AS THE FIXTURES BEING REPLACED.

**SCOPE OF FINISHED WORK IN THE AREAS OF CONSTRUCTION:**

- THE CONTRACTOR SHALL INCLUDE THE FOLLOWING FINISHED WORK IN HIS CONTRACT PRICE:
- REMOVE ALL EXISTING CARPET AND PADDING AT OBSERVATION ROOM AND ADJACENT CARPETED STAIR TREADS (9 TOTAL)
- REMOVE EXISTING LAY IN CEILING AND ALL EXISTING CEILING GRID
- REMOVE ALL EXISTING LIGHT FIXTURES AND HVAC REGISTERS, SPRINKLER HEADS ARE TO REMAIN (SECURE ESCUTCHEON TRIM RINGS)
- REMOVE ANY ELECTRICAL OUTLET OR WIRING FROM THE WALLS TO BE MODIFIED.
- PROVIDE AND INSTALL NEW CARPET AND PAD AT OBSERVATION ROOM AND NEW VESTIBULE, PROVIDE AND INSTALL CARPET AT (2) STAIR TREADS AND RISERS THAT WERE PREVIOUSLY CARPETED, CARPET ALLOWANCE = \$30 PER SQUARE YARD FOR MATERIAL COST
- PROVIDE AND INSTALL NEW 42" HIGH WAINSCOT PANELING, 1 X 6 BASE BOARD, OGEE CAP, AND TRIM, PRIME AND BACK PRIME PRIOR TO INSTALLING, FINISH WITH (2) COATS OF PAINT, OWNER TO SELECT COLOR
- PRIME ALL NEW SUB AND FINISH WITH ONE COAT OF PAINT, OWNER TO SELECT COLOR
- PRIME ALL NEW DOORS AND TRIM FINISH WITH TWO COATS OF PAINT, OWNER TO SELECT COLOR
- PROVIDE AND INSTALL NEW 2 X 4 CEILING GRID, STANDARD WIDTH, PROVIDE AND INSTALL ALL NEW 2 X 4 ACOUSTICAL PANELS WITH SINGLE CENTER SCORE TO GIVE A 2 X 2 APPEARANCE.
- PROVIDE AND INSTALL AND NEW LIGHT FIXTURES AND HVAC DIFFUSER IN NEW CEILING, RE-INSTALL SPRINKLER HEAD ESCUTCHEONS

**FOLDING PANEL WALL SPECIFICATION:**

- THE THREE FOLDING WALL ASSEMBLIES SHALL ALL BE AS FOLLOWS:
- MODERNFOLD MODEL 4931 / 87C 50
- ACOUSTI-SEAL MANUALLY OPERATED INDIVIDUAL PANEL OPERABLE PARTITION WITH #1 PROGRAMMABLE STEEL TRACK SYSTEM.
- PANEL SYSTEM UTILIZES EXPANDABLE PANEL CLOSURE.
- 4F52 FLOOR SEALS
- STANDARD MODERNFOLD FABRIC FINISH ONE SIDE
- STANDARD MODERNFOLD CARPET FINISH ONE SIDE
- MDF FACED PANELS WITH AN STC OF 50.
- INCLUDES LOWERING THE CRANK HANDLE TO APPROXIMATELY 18 TO 24" ABOVE THE BASE OF THE EXPANDABLE PANEL
- PROVIDE A POCKET DOOR FOR EACH WALL, 1/8" FINISHED IN MODERNFOLD STANDARD FABRIC
- CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION OF FOLDING WALL ASSEMBLIES
- CONTRACTOR TO PROVIDE ALL FIELD MEASUREMENTS TO FABRICATOR PRIOR TO FABRICATION OF FOLDING WALL ASSEMBLIES (DIMENSIONS ON DRAWINGS ARE APPROXIMATE)

**MECHANICAL AND ELECTRICAL WORK**

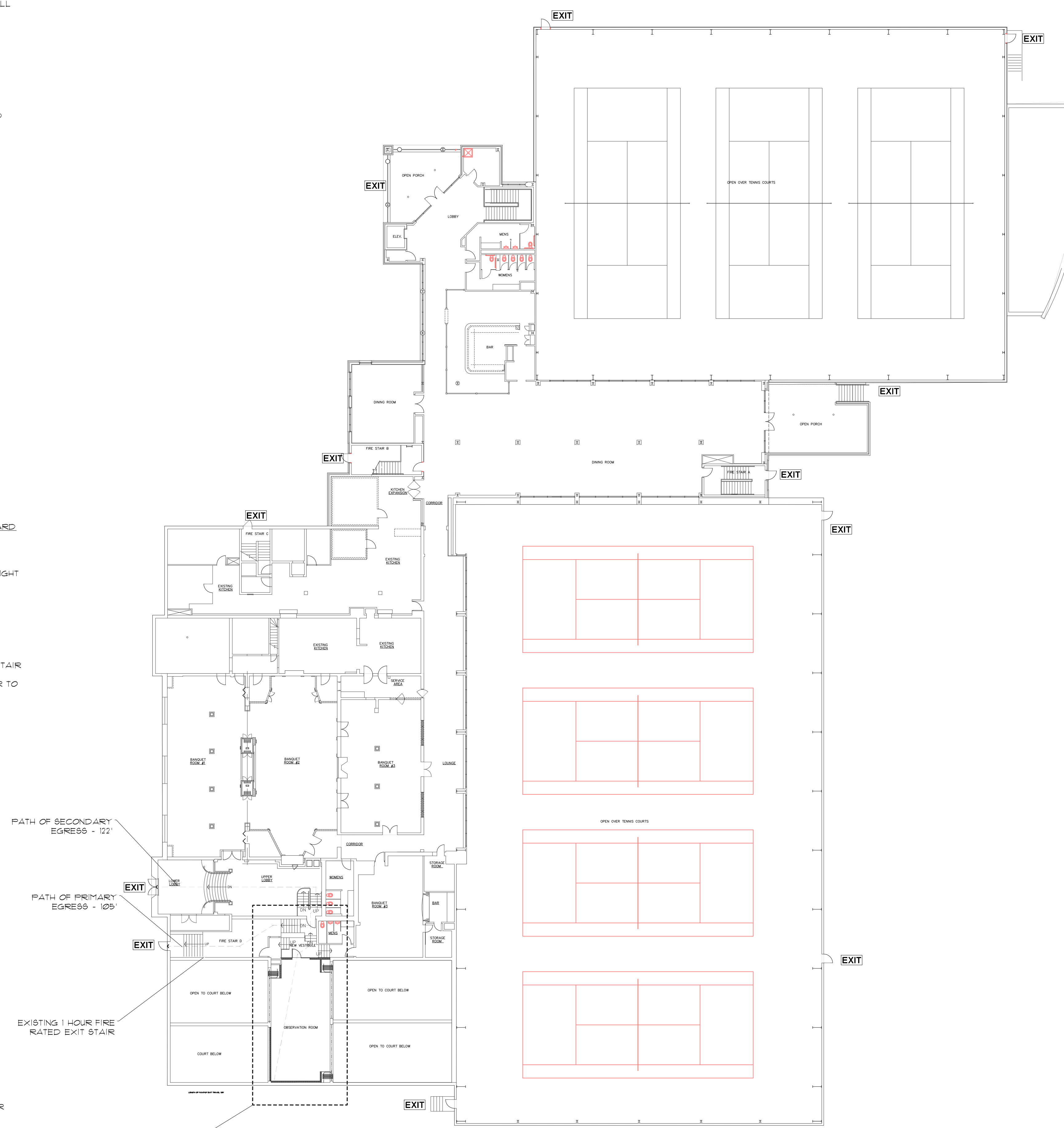
THE FINAL MECHANICAL DESIGN WILL BE DETERMINED BY COLONIAL WEBB, WHO IS UNDER CONTRACT WITH THE WESTWOOD CLUB. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE FINISHED WORK THAT WILL OCCUR TO ENCLOSE OR COVER ALL HVAC WORK.

THE FINAL ELECTRICAL DESIGN WILL BE DETERMINED BY THE ELECTRICAL SUB CONTRACTOR. THE ELECTRICAL SUB CONTRACTOR SHALL:

- TERMINATE AND DEMOLISH ANY EXISTING WIRING OR FIXTURES THAT WILL NO LONGER BE USED
- PROPERLY SIZE ALL LIGHTING AND POWER CIRCUITS AND TO DETERMINE FINAL LOCATION OF OUTLETS AND SWITCHES.
- DETERMINE THE LOCATION OF THE CLOSEST ELECTRICAL PANEL TO POWER ANY NEW CIRCUIT.
- DETERMINE THE LOCATION OF EXIT LIGHTS AND EGRESS LIGHTING
- MEET WITH THE OWNER TO DETERMINE WHERE TO UTILIZE OWNER PROVIDED 2 X 4 LIGHT FIXTURES AND TO DETERMINE THE FIXTURE SELECTIONS FOR NEW DOWN LIGHTS AND NEW SURFACE LIGHT FIXTURES AT THE LOWER SQUASH LOBBY

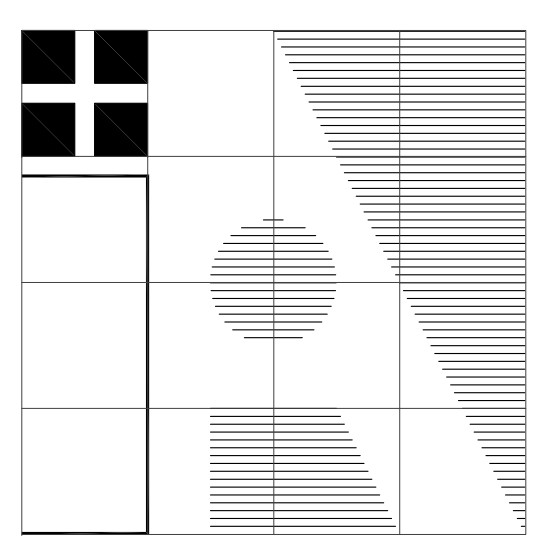
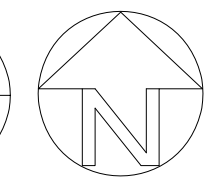
**GENERAL CONTRACTOR NOTES**

- THE GENERAL CONTRACTOR SHALL INCLUDE THE FOLLOWING IN HIS STIPULATED CONTRACT PRICE:
- BUILDER'S RISK AND WORKMAN'S COMPENSATION INSURANCES, PROVIDE CERTIFICATES OF INSURANCE FOR THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
- COST OF ALL BUILDING PERMITS AND SUB-CONTRACTOR PERMITS, EXCEPT FOR HVAC WORK AND PERMIT.
- DUMPSTER AND PORT-A-POT TO BE LOCATED IN DESIGNATED AREA DETERMINE BY CLUB MANAGER, AND MAINTAINING ON A WEEKLY BASIS
- DUST PROTECTION BETWEEN 3 COURTS AND MEZZANINE DURING THE CONSTRUCTION (COURTS SHALL REMAIN ACTIVELY OCCUPIED DURING MOST OF THE CONSTRUCTION)
- DUST AND NOISE CONTROL BETWEEN THE AREAS OF CONSTRUCTION AND THE REST OF THE CLUB SHALL BE MAINTAINED
- FLOOR PROTECTION OF THE HARDWOOD COURT FLOORS FROM ANY NECESSARY SCAFFOLDING ERRECTED ON THE COURTS.
- MAINTAIN USE OF THE EXIT STAIRS DURING THE CONSTRUCTION. AT ANY POINT THE STAIRS MAY NOT BE USED, SIGNAGE SHALL BE POSED TO DIRECT OCCUPANTS TO THE CLOSEST EXIT.
- PROVIDE SUBMITTALS/SHOP DRAWINGS FOR THE FOLLOWING: DOORS, FRAMES, HARDWARE, STRUCTURAL STEEL, AND FOLDING DOORS.
- NEW 2 X 4 LIGHT FIXTURES AT OBSERVATION AREA TO BE PROVIDED BY THE OWNER ( THEY HAVE OVER STOCK THEY WANT TO USE)
- OWNER HAS PREVIOUSLY TESTED FOR ASBESTOS, ASSUME NO ASBESTOS REMOVAL WILL BE IN THIS CONTRACT.

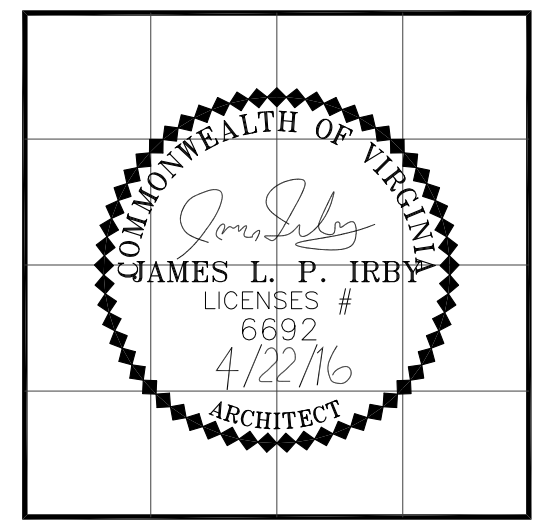


**OVERALL UPPER PLAN**  
 1" = 20.0'

1  
 A.0



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**RENOVATIONS TO:  
 THE WESTWOOD CLUB  
 WESTCLUB LANE  
 HENRICO COUNTY**

REVISIONS:

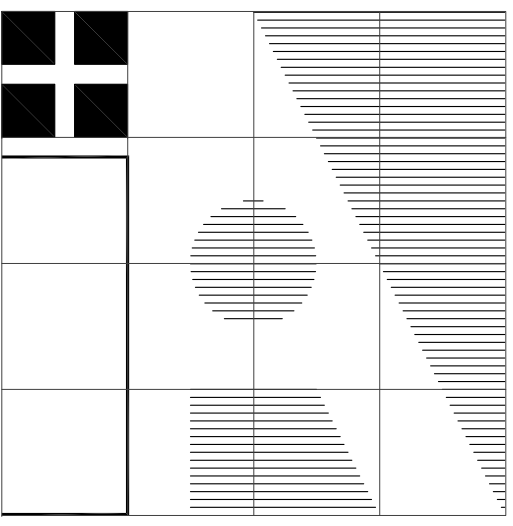
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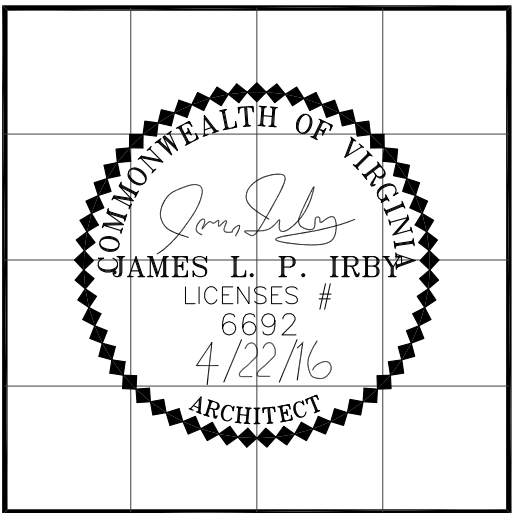
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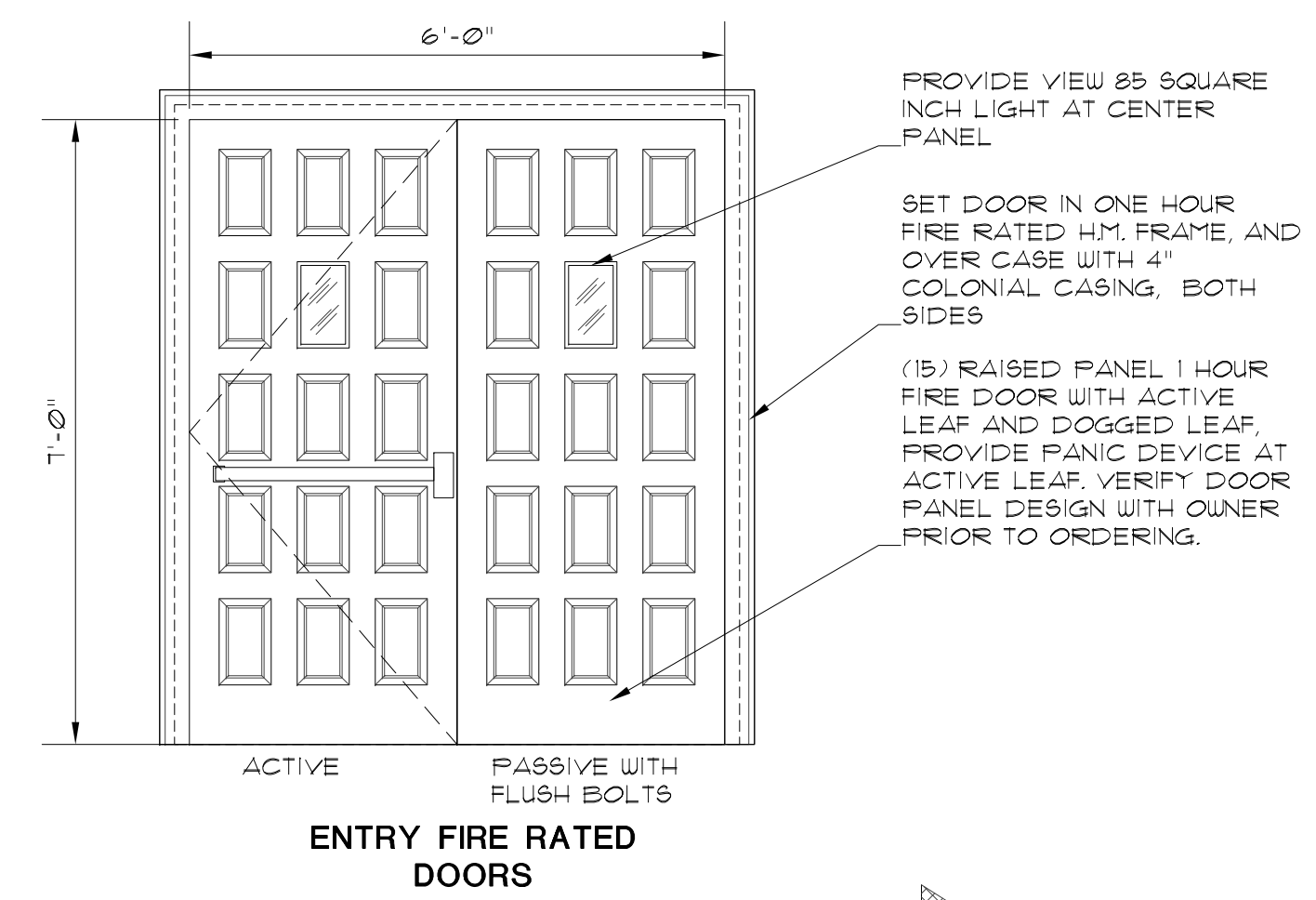
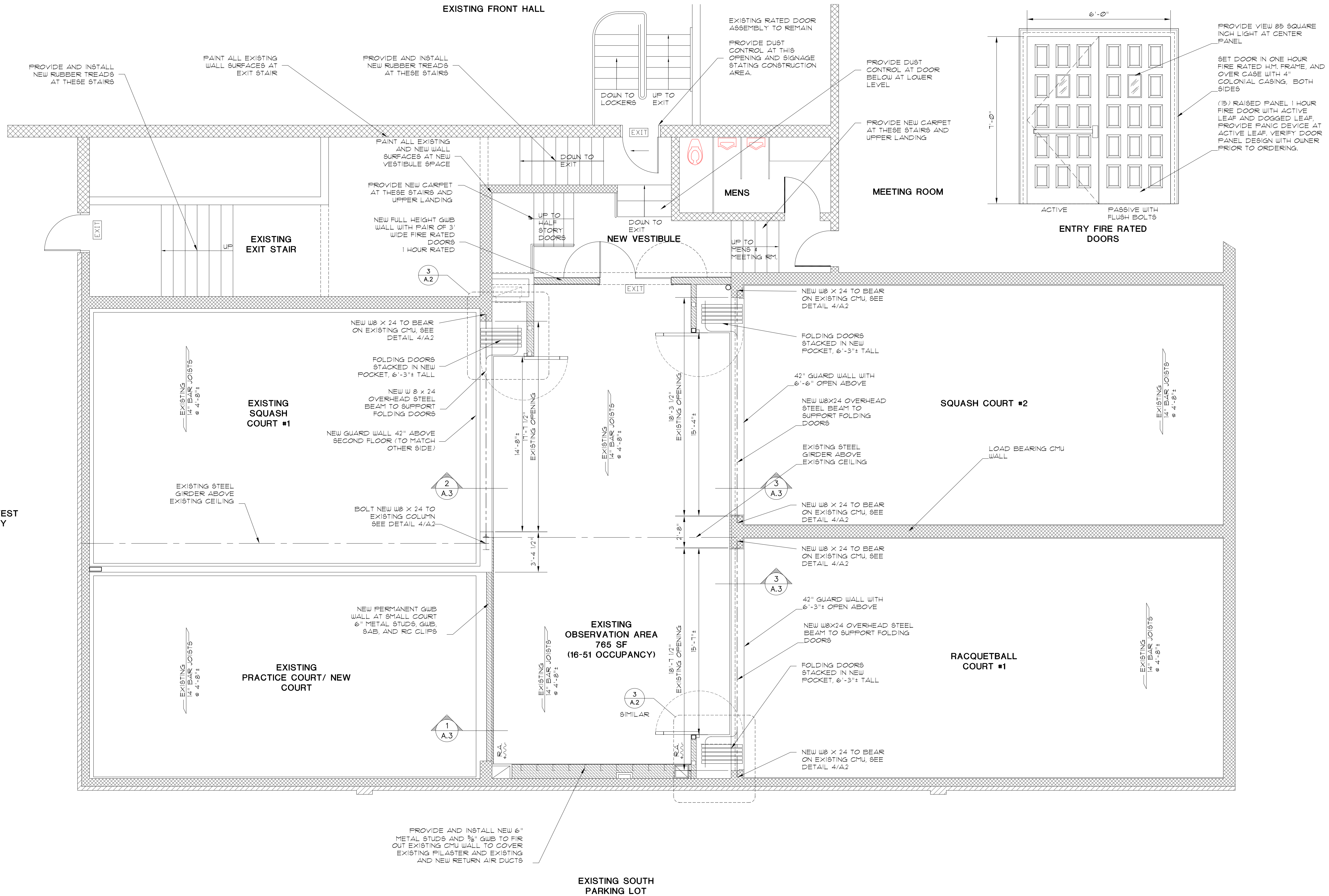


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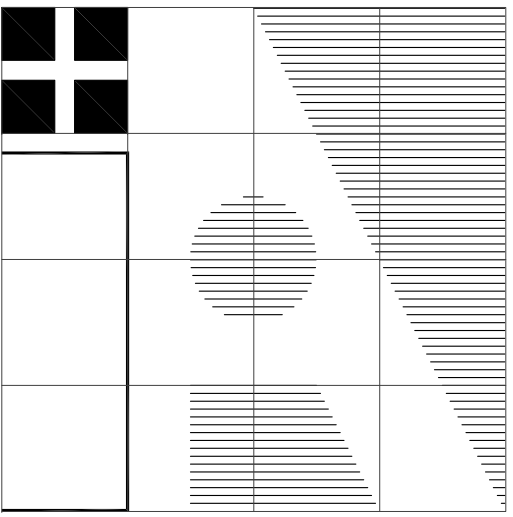
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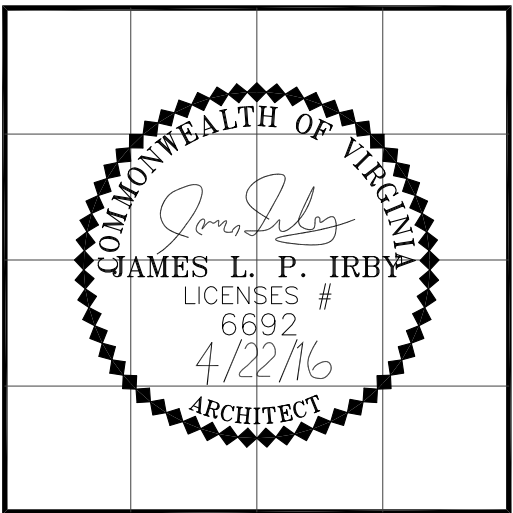
**PARTIAL UPPER PLAN**  
 1/4"=1'-0"

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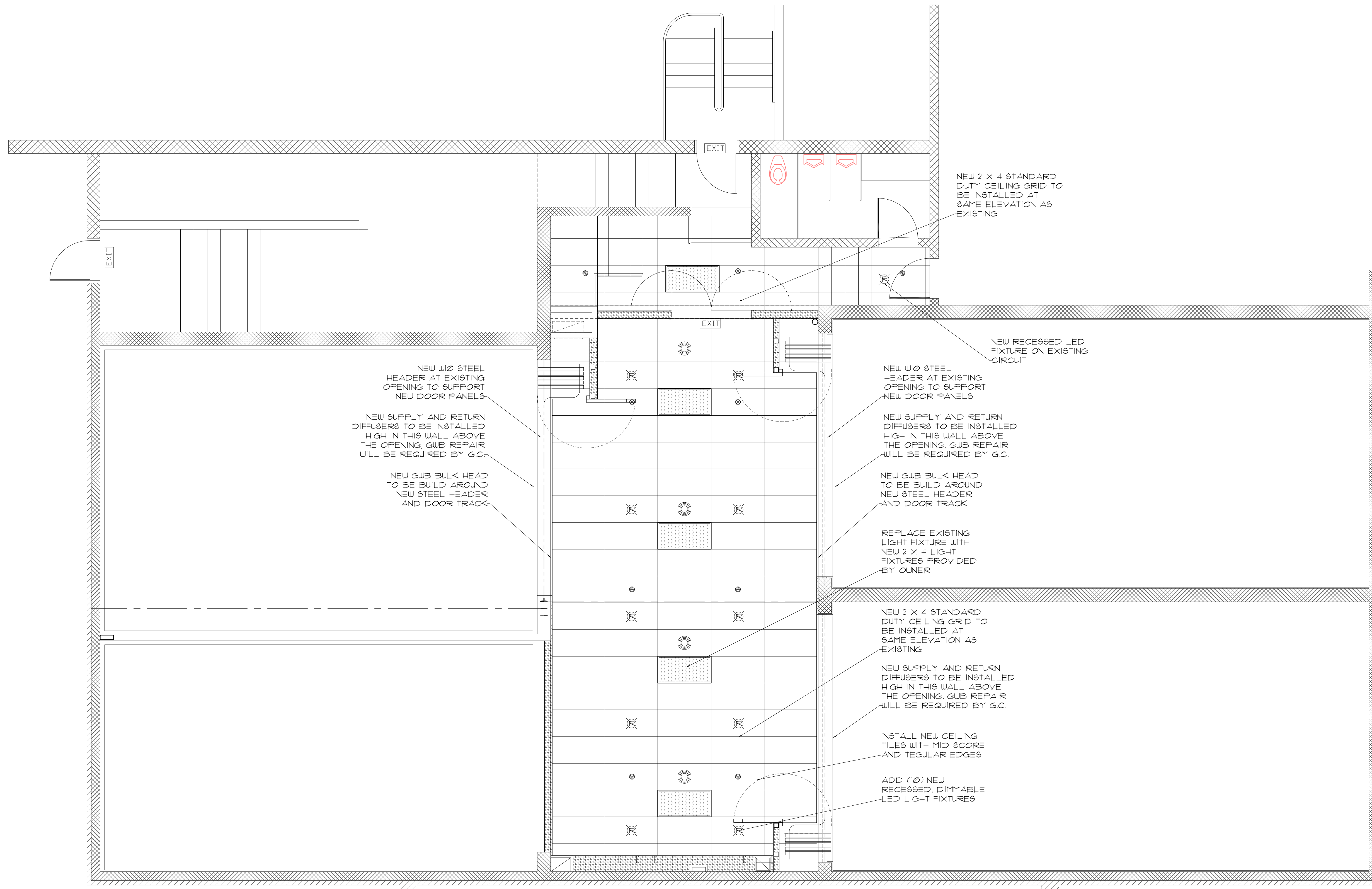




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**PARTIAL UPPER RCP**  
 1/4"=1'-0"

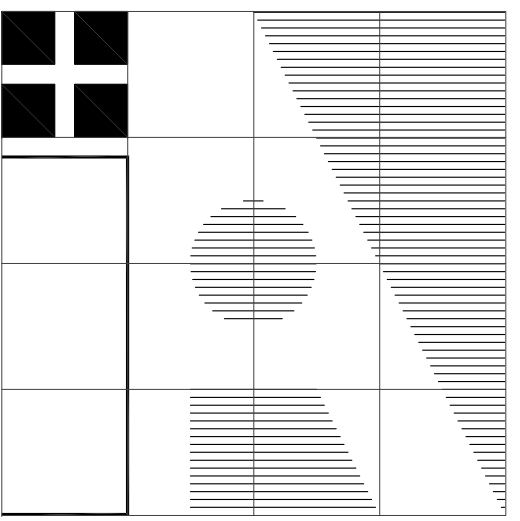
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RENOVATIONS TO:  
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 WESTCLUB LANE  
 HENRICO COUNTY

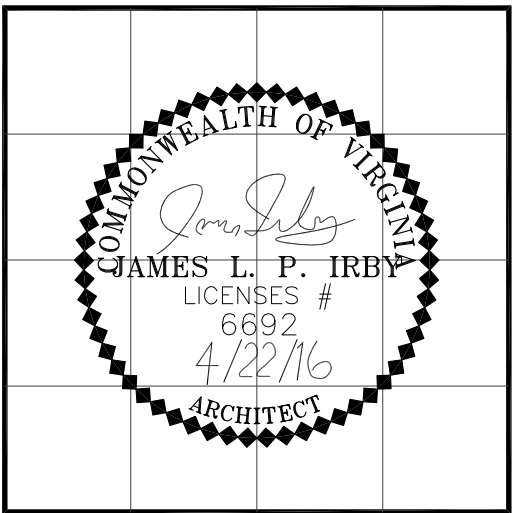
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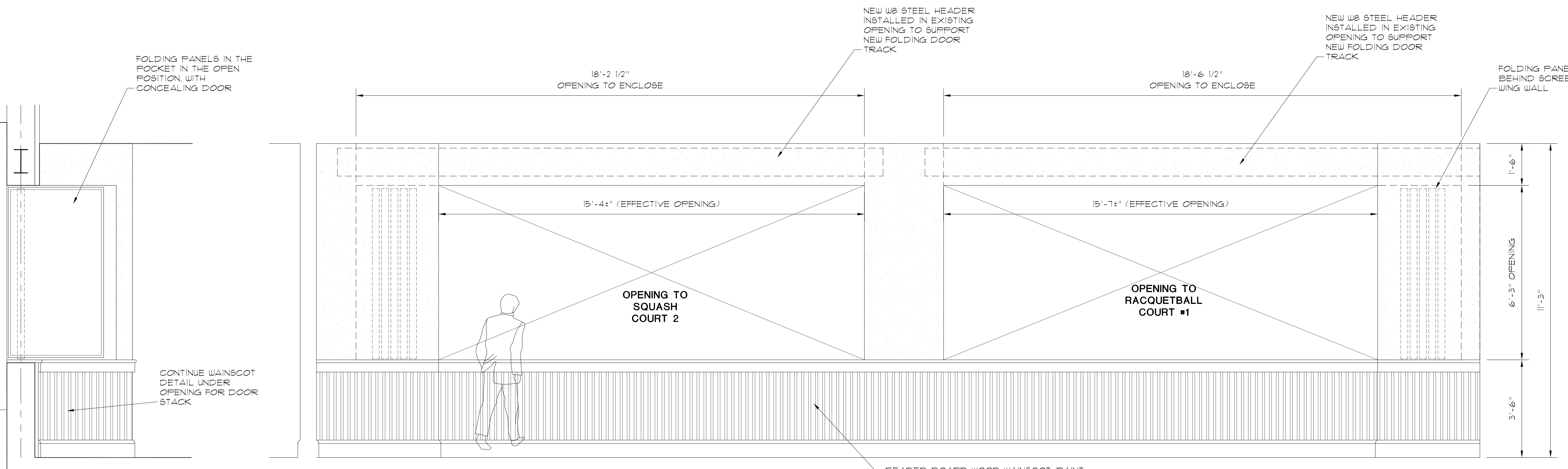


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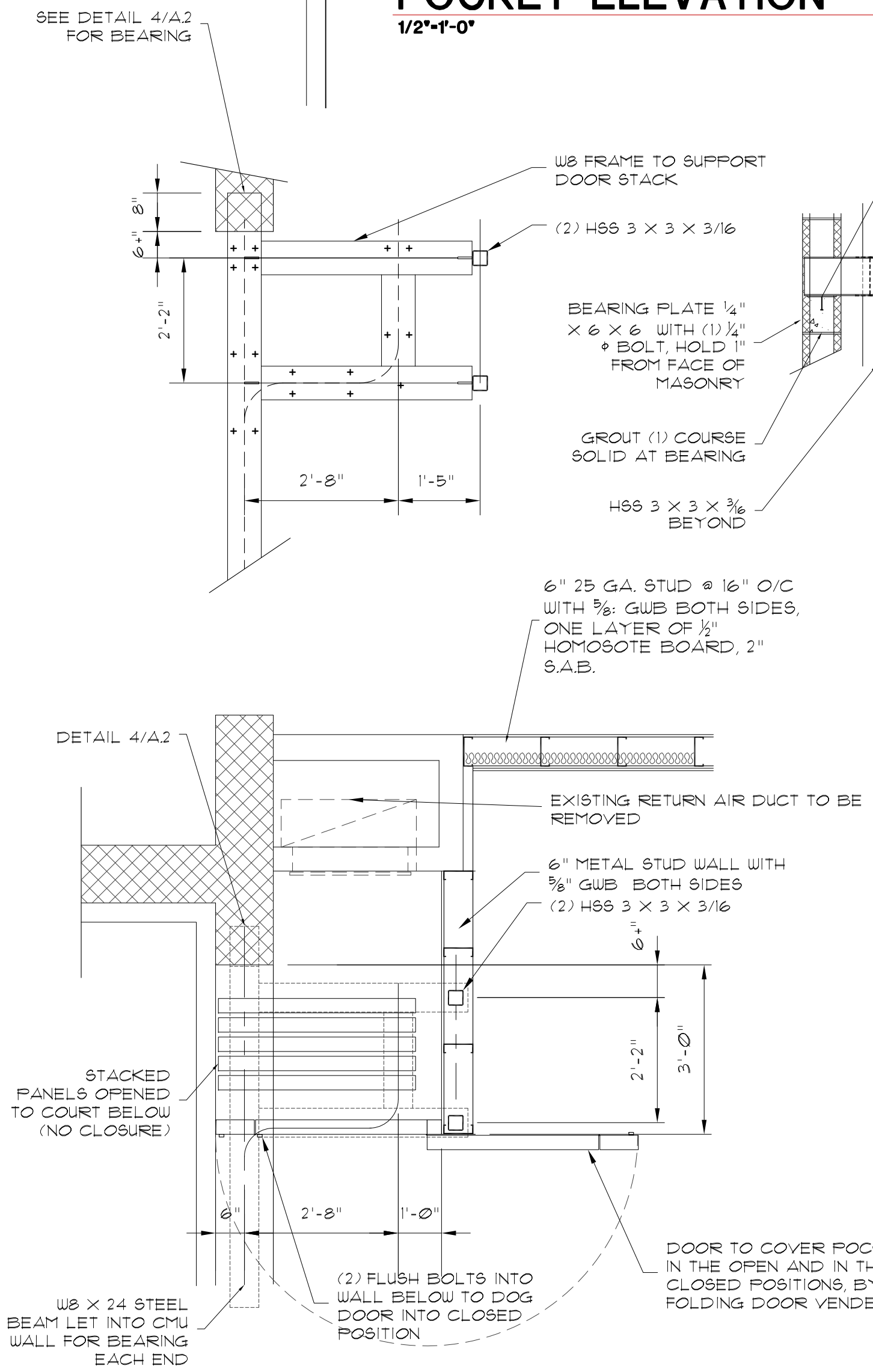


**POCKET ELEVATION**  
 1/2"=1'-0"

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 A.2

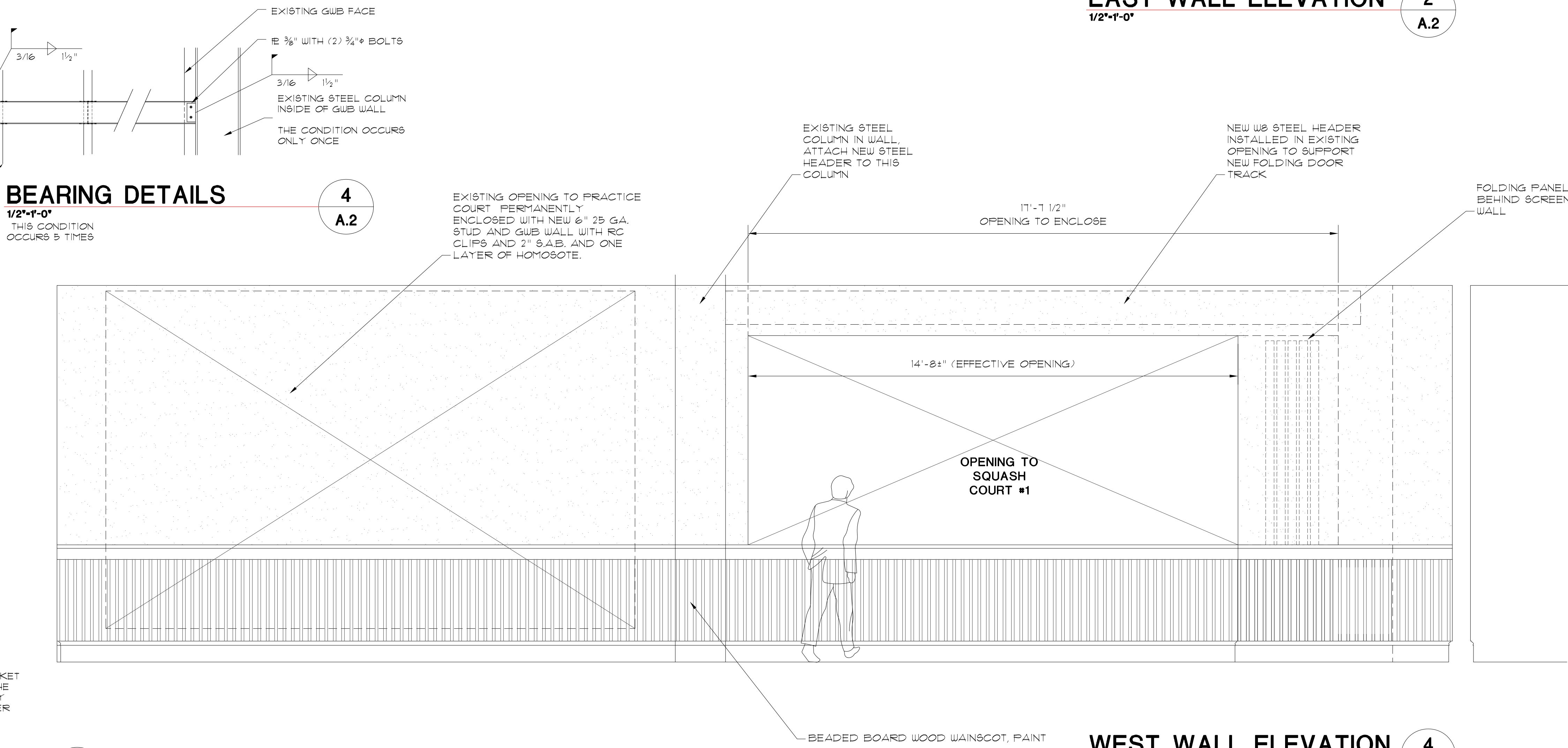
**EAST WALL ELEVATION**  
 1/2"=1'-0"

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 A.2



**POCKET DETAILS**  
 1/2"=1'-0"

3  
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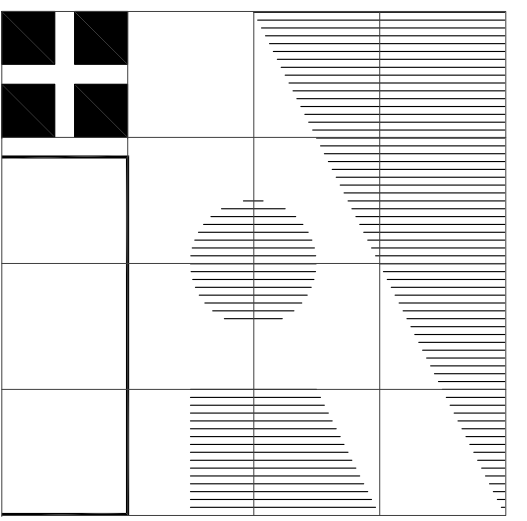


**WEST WALL ELEVATION**  
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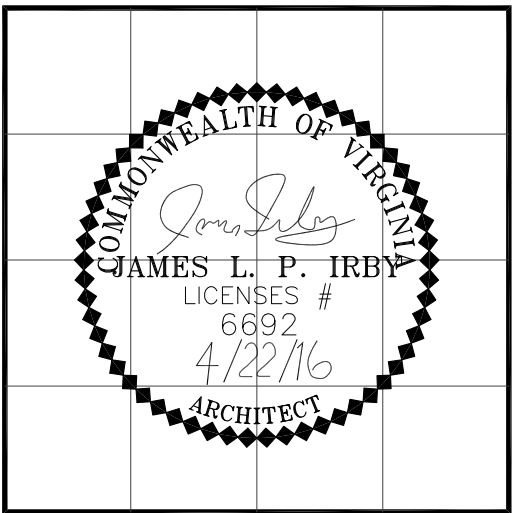
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SEE DETAIL 4/A2 FOR BEARING

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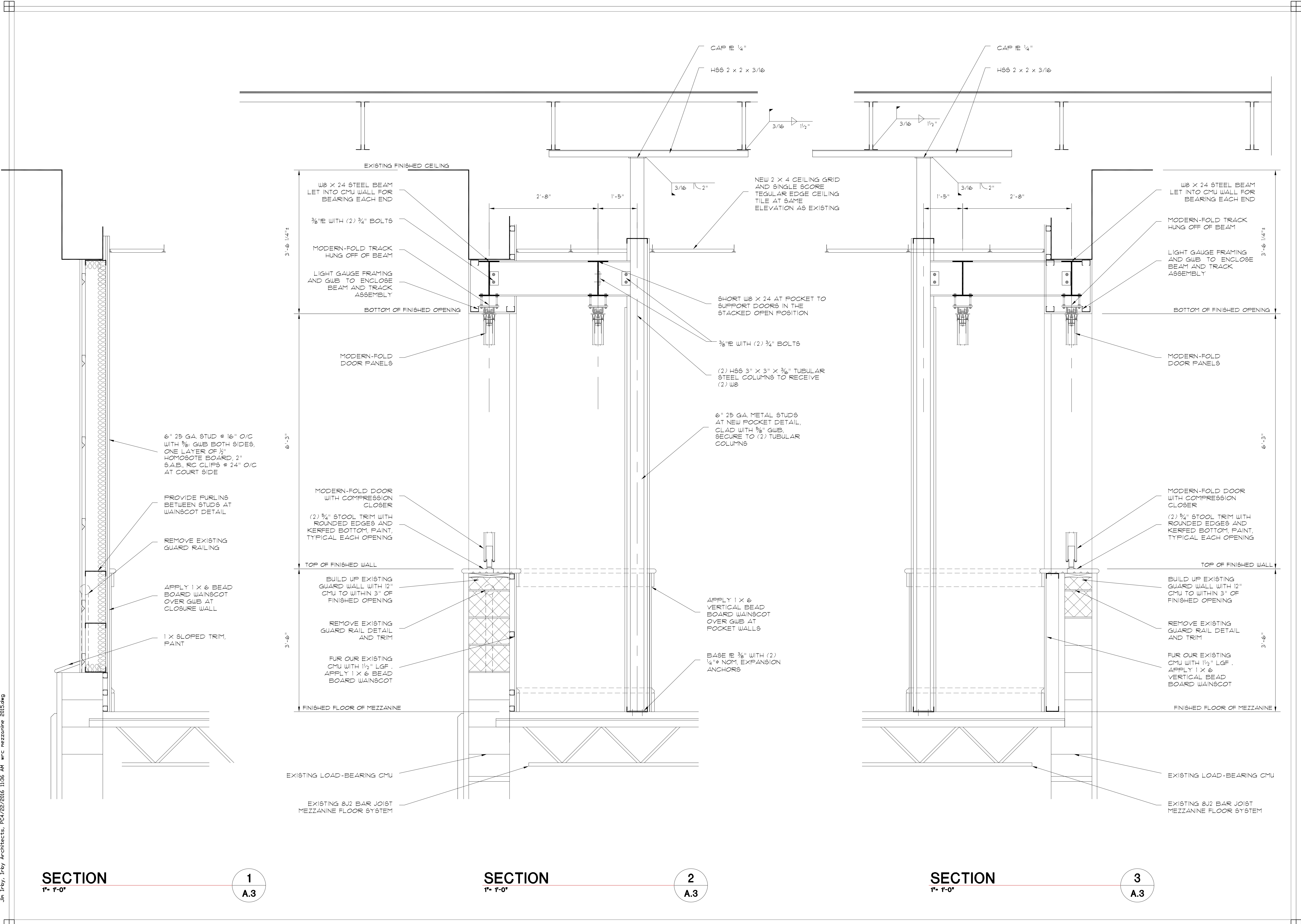


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