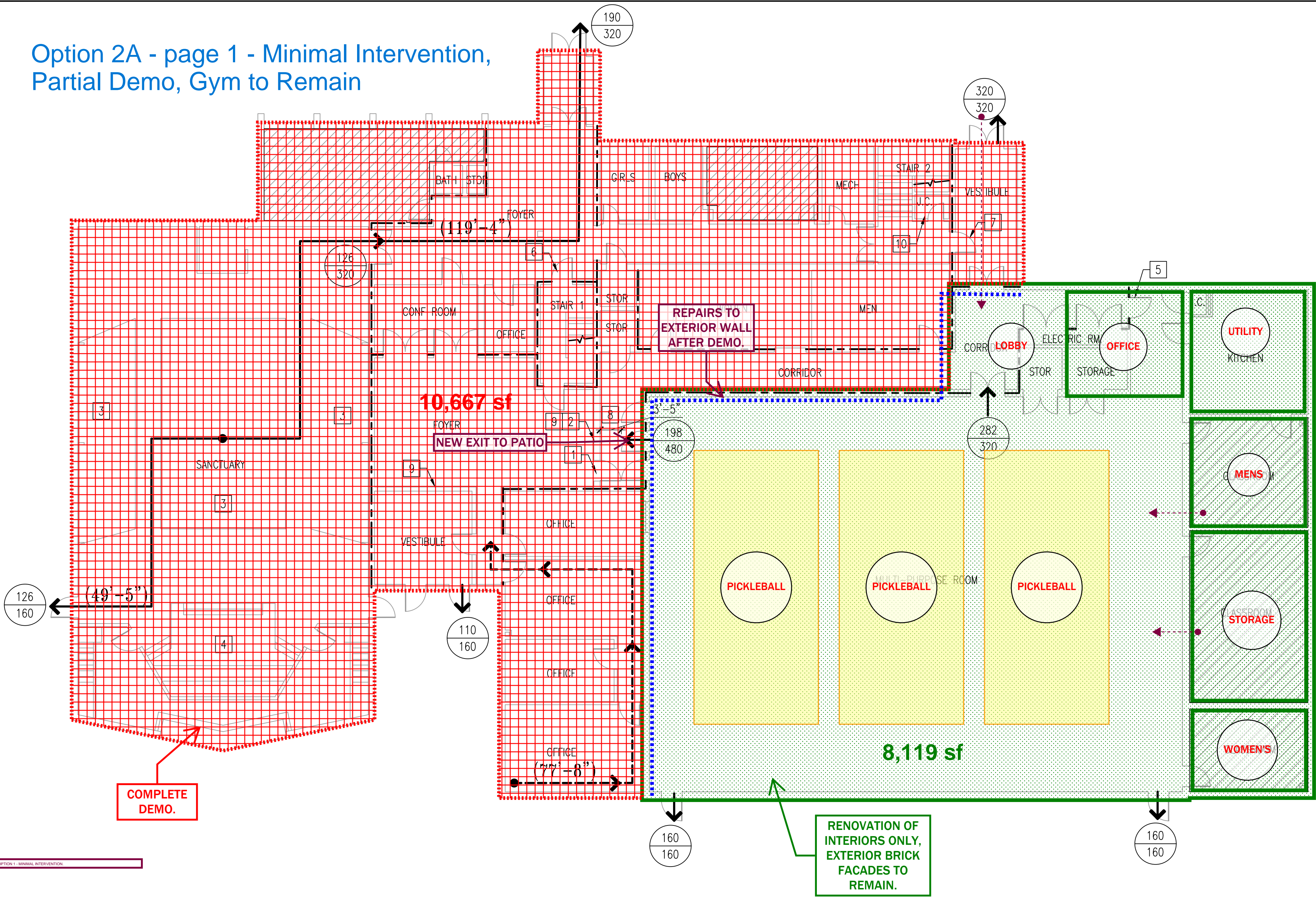


Option 2A - page 1 - Minimal Intervention,
Partial Demo, Gym to Remain



1 LIFE SAFETY – FIRST FLOOR PLAN
G-101 SCALE: 3/32"=1'-0"

BUILDING CODE SUMMARY			
BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC 2018)		
FIRE RESISTANCE	REQUIRED	PROVIDED	UL
STRUCTURAL FRAME	0	0	
BEARING WALL (EXT/INT)	0/0	0/0	
NON-BEARING EXT WALL X>=10 FT	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	
STAIR SHAFTS	1	2	
ELEVATOR & MISC SHAFTS	1	N/A	
CORRIDOR WALLS	0	0	

BUILDING CODE SUMMARY		
BUILDING CODE	IEBC 2015 / IBC 2018	
TYPE OF CONSTRUCTION	TYPE VB, NON COMBUSTIBLE, UNPROTECTED	
OCCUPANCY	ASSEMBLY A-3 ALLOWED PROVIDED	
STORIES	1	2
HEIGHT	40	40
FIRST FLOOR	6,000 SF	18,702 SF
TOTAL GROSS BUILDING AREA	FIRST FLOOR: 18,702 SF SECOND FLOOR: 2,511 SF TOTAL: 21,213 SF	

APPLICABLE CODES

VIRGINIA EXISTING BUILDING CODE (VEBC), 2018
VIRGINIA FIRE PREVENTION CODE.
ICC A117.1
AMERICANS WITH DISABILITIES ACT (ADA).

EGRESS SUMMARY	
BUILDING CODE	NFPA 101 2018 ED REQUIRED IBC 2018 ED REQUIRED
DOOR WIDTH IN INCHES (MIN 32 INCHES)	32 INCHES
STAIR EGRESS WIDTH IN INCHES (MIN 48")	48 INCHES / 66 INCHES
MIN NUMBER OF EXITS	4
MAX EXIT TRAVEL DISTANCE IN FEET	(A-3) 200
MAX COMMON PATH OF TRAVEL IN FEET	(A-3) 75
MAX DEAD-END CORRIDOR LENGTH IN FEET	20 FEET

CODE OCCUPANT LOAD – FLOOR 1			
SPACE FUNCTION	AREA	OCCUPANT /SF	OCCUPANCY
SANCTUARY (ASSEMBLY W/ FIXED SEATING)	3,523 SF	N/A	252
GYMNASIUM / MULTI-PURPOSE	5440 SF	7	(700) 800
CLASSROOMS	1757 SF	20	88
STORAGE	300 SF	300	1
BUSINESS	7,952 SF	150	53
TOTAL	18,702 SF		1,194

GENERAL CODE REVIEW

- WORK IS CONSIDERED "CHANGE OF OCCUPANCY" PER VA UNIFORM STATEWIDE BLDG. CODE 2018
- SOME EXISTING PARTITIONS APPEAR TO BE RATED DUE TO PRESENCE OF LABELED DOORS BUT ARE NOT HEREBY CONFIRMED.

SHEET KEYNOTES

- DOOR NOT PERMITTED TO SWING TOWARD THE MULTIPURPOSE ROOM.
- ADDITIONAL DOOR IS REQUIRED IN THIS WALL TO MEET MINIMUM REQUIRED EGRESS CAPACITY.
- SANCTUARY SEATING – BENCHES WITH OCCUPANT LOAD CALCULATED AT 1 PER 18" OR BENCH LENGTH.
- EXISTING STAGE WITHOUT PROSCENIUM (ALTAR).
- NOT A REQUIRED MEANS OF EGRESS
- OCCUPANT LOAD FROM SECOND STORY = 31. EGRESS THROUGH FOYER.
- OCCUPANT LOAD FROM SECOND STORY = 31. EGRESS THROUGH VESTIBULE.
- MINIMUM 48" CLEAR FROM DOOR OPEN AS SHOWN TO OPPOSITE WALL NOT MET.
- EXISTING WALLS DIVIDE WHAT APPEARS TO HAVE BEEN A RATED EGRESS CORRIDOR.
- JANITOR'S CLOSET (OR ANY STORAGE OR OTHER FUNCTION) NOT PERMITTED IN STAIRWELLS.

SHEET LEGEND

- PRESUMED FIRE RATED WALL:

- REQUIRED EXIT:
➔
- (12'-3") EXIT TRAVEL PATH:
(ARROWS INDICATE DIRECTION OF TRAVEL)
- (12'-3") COMMON PATH OF TRAVEL:
(ARROWS INDICATE DIRECTION OF TRAVEL)
- XX ACTUAL OCCUPANT LOAD
XX EXIT CAPACITY

OCCUPANCY LEGEND

(NO HATCH) ASSEMBLY OCCUPANCY A-3

CLASSROOMS

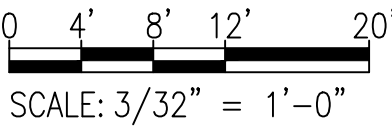
REVISIONS

CLIENT INFORMATION
TOWN OF VIENNA
PARKS AND
RECREATION

FBC CODE REVIEW

KEY PLAN

GRAPHIC SCALES



SIGNATURE

PROFESSIONAL CERTIFICATION.
I CERTIFY THAT THESE DOCUMENTS WERE
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THE STATE OF MARYLAND, LICENSE NO. 12345
EXPIRATION DATE: XX/XX/XXXX



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FIRST FLOOR
CODE ANALYSIS PLAN

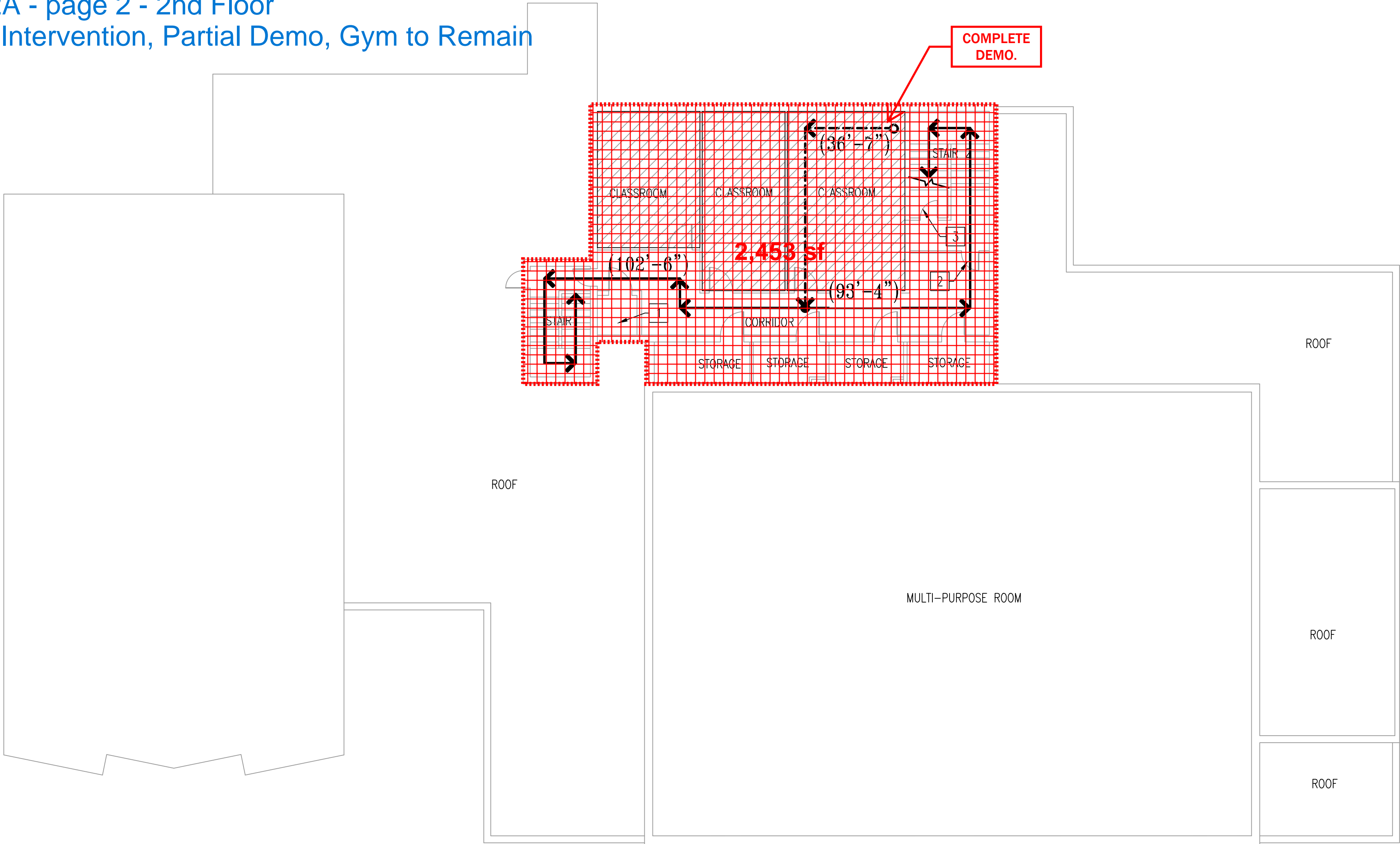
DRAWING NO.

G1.01

SCALE: 3/32" = 1'0"

DATE: SHEET 1 OF 2
DES: EL DRAWN: AJM CHECK: EBL

Option 2A - page 2 - 2nd Floor
Minimal Intervention, Partial Demo, Gym to Remain



1 LIFE SAFETY – SECOND FLOOR PLAN
G-101 SCALE: 3/32"=1'-0"

BUILDING CODE SUMMARY			
BUILDING CODE	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE		
FIRE RESISTANCE	REQUIRED	PROVIDED	UL
STRUCTURAL FRAME	0	0	
BEARING WALL (EXT/INT)	0/0	0/0	
NON-BEARING EXT WALL X>=10 FT	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	
STAIR SHAFTS	1	1	
ELEVATOR & MISC SHAFTS	1	1	
CORRIDOR WALLS	0	0	

BUILDING CODE SUMMARY			
BUILDING CODE	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE		
TYPE OF CONSTRUCTION	TYPE VB, NON SPRINKLERED, UNPROTECTED		
OCCUPANCY	ASSEMBLY A-3 ALLOWED PROVIDED		
STORIES	1	2	
HEIGHT	40	40	
SECOND FLOOR	6,000 SF	2,511 SF	
TOTAL GROSS BUILDING AREA	FIRST FLOOR: 18,702 SF	SECOND FLOOR: 2,511 SF	
	TOTAL: 21,213 SF		

EGRESS SUMMARY			
BUILDING CODE	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE		
DOOR WIDTH IN INCHES (MIN 32 INCHES)	32 INCHES		
STAIR EGRESS WIDTH IN INCHES (MIN 48")	48 INCHES / 66 INCHES		
MIN NUMBER OF EXITS	2		
MAX EXIT TRAVEL DISTANCE IN FEET	(A-3) 200		
MAX COMMON PATH OF TRAVEL IN FEET	(A-3) 75		
MAX DEAD-END CORRIDOR LENGTH IN FEET	20 FEET		

CODE OCCUPANT LOAD – FLOOR 1			
SPACE FUNCTION	AREA	OCCUPANT /SF	OCCUPANCY
CLASSROOMS	1,022 SF	20	52
STORAGE / MECHANICAL	305 SF	300	2
BUSINESS	1,184 SF	150	8
TOTAL	2,511 SF		62

GENERAL CODE REVIEW

1.
- WORK IS CONSIDERED "CHANGE OF OCCUPANCY" PER VA UNIFORM STATEWIDE BLDG. CODE 2018

2.

SOME EXISTING PARTITIONS APPEAR TO BE RATED DUE TO PRESENCE OF LABELED DOORS BUT ARE NOT HEREBY CONFIRMED.

SHEET KEYNOTES

- 1
- NON-RATED STORAGE ROOM NOT PERMITTED WITHIN RATED EGRESS CORRIDOR.

2

WALL DOES NOT APPEAR TO BE RATED AS REQUIRED FOR STAIR ENCLOSURE.

3

JANITOR'S CLOSET (OR ANY STORAGE OR OTHER FUNCTION) NOT PERMITTED IN STAIRWELLS.

APPLICABLE CODES

VIRGINIA EXISTING BUILDING CODE (VEBC), 2018
VIRGINIA FIRE PREVENTION CODE.
ICC A117.1
AMERICANS WITH DISABILITIES ACT (ADA).

SHEET LEGEND

- PRESUMED FIRE RATED WALL:

- REQUIRED EXIT:
➔
- (12'-3")
●-----➔●
EXIT TRAVEL PATH:
(ARROWS INDICATE DIRECTION OF TRAVEL)
- (12'-3")
●-----➔●
COMMON PATH OF TRAVEL:
(ARROWS INDICATE DIRECTION OF TRAVEL)
- XX
XX
ACTUAL OCCUPANT LOAD
EXIT CAPACITY

OCCUPANCY LEGEND

(NO HATCH) ASSEMBLY OCCUPANCY A-3

CLASSROOMS

REVISIONS		

CLIENT INFORMATION

TOWN OF VIENNA
PARKS AND
RECREATION

FBC CODE REVIEW

KEY PLAN

GRAPHIC SCALES

0 4' 8' 12' 20'
SCALE: 3/32" = 1'-0"

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SECOND FLOOR
CODE ANALYSIS PLAN

DRAWING NO.

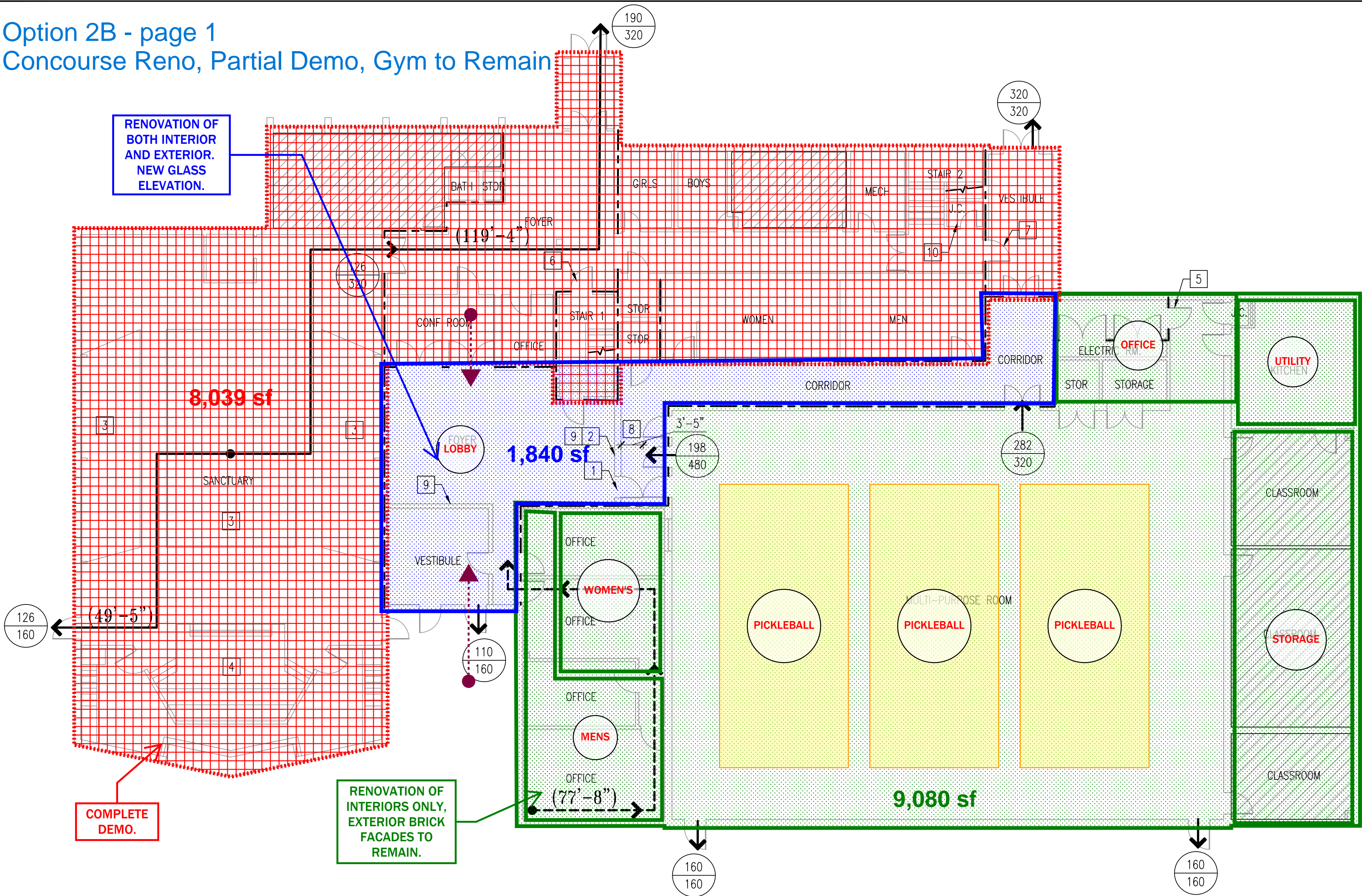
G1.02

SCALE: 3/32" = 1'0"

DATE: SHEET 2 OF 2

DES: ELL DRAWN: AJM CHECK: EBL

Option 2B - page 1
Concourse Reno, Partial Demo, Gym to Remain



1 LIFE SAFETY - FIRST FLOOR PLAN
G-101 SCALE: 3/32"=1'-0"

BUILDING CODE SUMMARY			
BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC 2018)		
FIRE RESISTANCE	REQUIRED	PROVIDED	UL
STRUCTURAL FRAME	0	0	
BEARING WALL (EXT/INT)	0/0	0/0	
NON-BEARING EXT WALL X>=10 FT	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	
STAIR SHAFTS	1	2	
ELEVATOR & MISC SHAFTS	1	N/A	
CORRIDOR WALLS	0	0	

BUILDING CODE SUMMARY		
BUILDING CODE	IEBC 2015 / IBC 2018	
TYPE OF CONSTRUCTION	TYPE VB, NON COMBUSTIBLE, UNPROTECTED	
OCCUPANCY	ASSEMBLY A-3 ALLOWED PROVIDED	
STORIES	1	2
HEIGHT	40	40
FIRST FLOOR	6,000 SF	18,702 SF
TOTAL GROSS BUILDING AREA	FIRST FLOOR: 18,702 SF SECOND FLOOR: 2,511 SF TOTAL: 21,213 SF	

APPLICABLE CODES

VIRGINIA EXISTING BUILDING CODE (VEBC), 2018
VIRGINIA FIRE PREVENTION CODE.
ICC A117.1
AMERICANS WITH DISABILITIES ACT (ADA).

EGRESS SUMMARY	
BUILDING CODE	NFPA 101 2018 ED REQUIRED IBC 2018 ED REQUIRED
DOOR WIDTH IN INCHES (MIN 32 INCHES)	32 INCHES
STAIR EGRESS WIDTH IN INCHES (MIN 48")	48 INCHES / 66 INCHES
MIN NUMBER OF EXITS	4
MAX EXIT TRAVEL DISTANCE IN FEET	(A-3) 200
MAX COMMON PATH OF TRAVEL IN FEET	(A-3) 75
MAX DEAD-END CORRIDOR LENGTH IN FEET	20 FEET

CODE OCCUPANT LOAD - FLOOR 1			
SPACE FUNCTION	AREA	OCCUPANT /SF	OCCUPANCY
SANCTUARY (ASSEMBLY W/ FIXED SEATING)	3,523 SF	N/A	252
GYMNASIUM / MULTI-PURPOSE	5440 SF	7	(700) 800
CLASSROOMS	1757 SF	20	88
STORAGE	300 SF	300	1
BUSINESS	7,952 SF	150	53
TOTAL	18,702 SF		1,194

GENERAL CODE REVIEW

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SHEET KEYNOTES

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- OCCUPANT LOAD FROM SECOND STORY = 31. EGRESS THROUGH VESTIBULE.
- MINIMUM 48" CLEAR FROM DOOR OPEN AS SHOWN TO OPPOSITE WALL NOT MET.
- EXISTING WALLS DIVIDE WHAT APPEARS TO HAVE BEEN A RATED EGRESS CORRIDOR.
- JANITOR'S CLOSET (OR ANY STORAGE OR OTHER FUNCTION) NOT PERMITTED IN STAIRWELLS.

SHEET LEGEND

- PRESUMED FIRE RATED WALL:

- REQUIRED EXIT:
➔
- (12'-3") EXIT TRAVEL PATH: (ARROWS INDICATE DIRECTION OF TRAVEL)
- (12'-3") COMMON PATH OF TRAVEL: (ARROWS INDICATE DIRECTION OF TRAVEL)
- XX ACTUAL OCCUPANT LOAD
XX EXIT CAPACITY

OCCUPANCY LEGEND

(NO HATCH) ASSEMBLY OCCUPANCY A-3

CLASSROOMS

REVISIONS

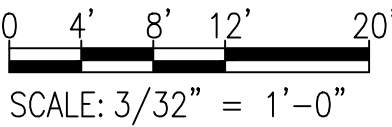
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TOWN OF VIENNA
PARKS AND
RECREATION

FBC CODE REVIEW

KEY PLAN

GRAPHIC SCALES



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EXPIRATION DATE: XX/XX/XXXX



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FIRST FLOOR
CODE ANALYSIS PLAN

DRAWING NO.

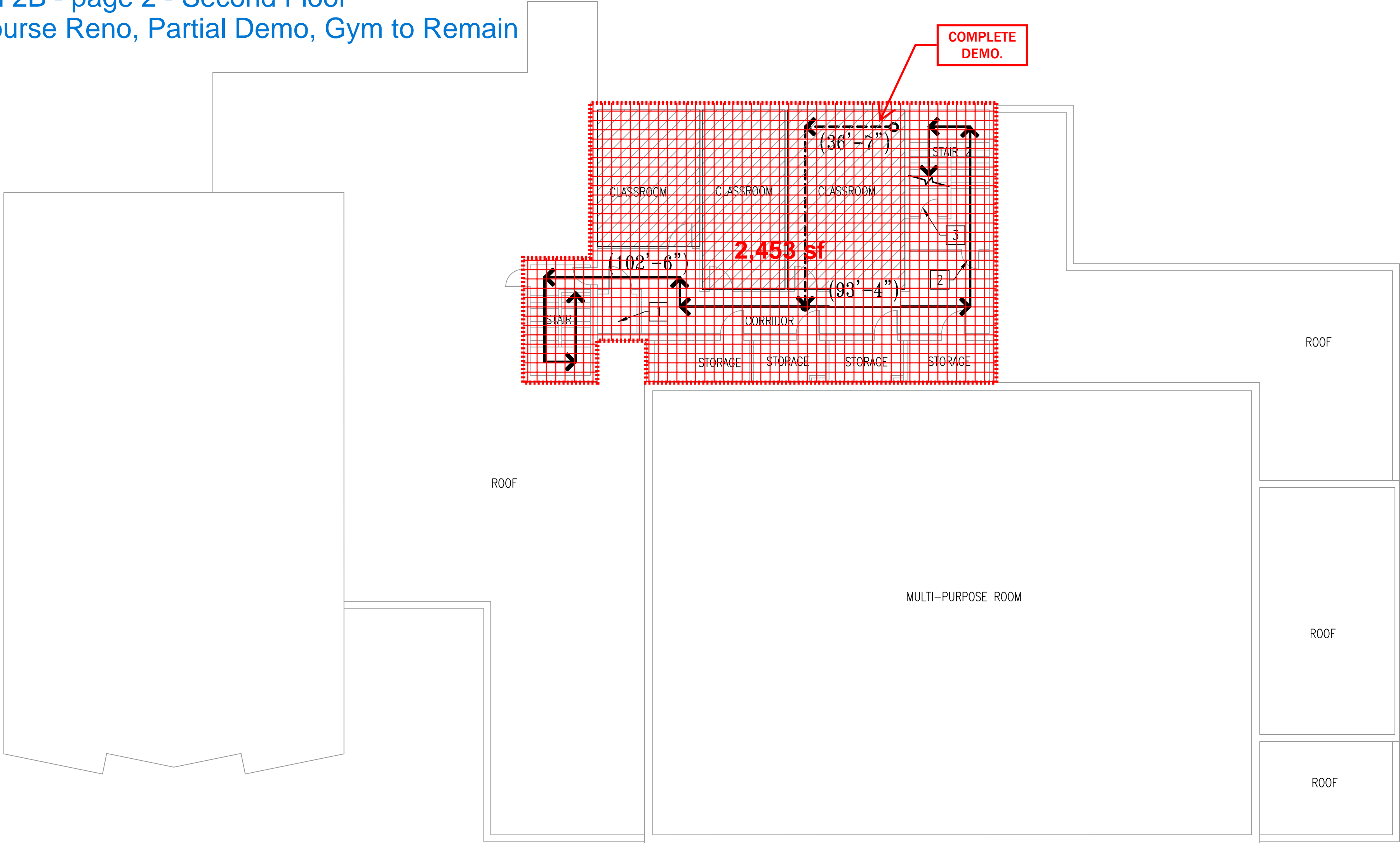
G1.01

SCALE: 3/32" = 1'0"

DATE: SHEET 1 OF 2

DES: EL DRAWN: AJM CHECK: EBL

Option 2B - page 2 - Second Floor
Concourse Reno, Partial Demo, Gym to Remain



GENERAL CODE REVIEW

1. WORK IS CONSIDERED "CHANGE OF OCCUPANCY" PER VA UNIFORM STATEWIDE BLDG. CODE 2018
2. SOME EXISTING PARTITIONS APPEAR TO BE RATED DUE TO PRESENCE OF LABELED DOORS BUT ARE NOT HEREBY CONFIRMED.

SHEET KEYNOTES

- 1

NON-RATED STORAGE ROOM NOT PERMITTED WITHIN RATED EGRESS CORRIDOR.
- 2

WALL DOES NOT APPEAR TO BE RATED AS REQUIRED FOR STAIR ENCLOSURE.
- 3

JANITOR'S CLOSET (OR ANY STORAGE OR OTHER FUNCTION) NOT PERMITTED IN STAIRWELLS.

APPLICABLE CODES

VIRGINIA EXISTING BUILDING CODE (VEBC), 2018
VIRGINIA FIRE PREVENTION CODE.
ICC A117.1
AMERICANS WITH DISABILITIES ACT (ADA).

SHEET LEGEND

- PRESUMED FIRE RATED WALL:
- REQUIRED EXIT:
- (12'-3")

EXIT TRAVEL PATH:
(ARROWS INDICATE DIRECTION OF TRAVEL)
- (12'-3")

COMMON PATH OF TRAVEL:
(ARROWS INDICATE DIRECTION OF TRAVEL)
- XX
XX

ACTUAL OCCUPANT LOAD
EXIT CAPACITY

OCCUPANCY LEGEND

(NO HATCH) ASSEMBLY OCCUPANCY A-3

CLASSROOMS

EGRESS SUMMARY

BUILDING CODE	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
DOOR WIDTH IN INCHES (MIN 32 INCHES)	32 INCHES
STAIR EGRESS WIDTH IN INCHES (MIN 48")	48 INCHES / 66 INCHES
MIN NUMBER OF EXITS	2
MAX EXIT TRAVEL DISTANCE IN FEET	(A-3) 200
MAX COMMON PATH OF TRAVEL IN FEET	(A-3) 75
MAX DEAD-END CORRIDOR LENGTH IN FEET	20 FEET

CODE OCCUPANT LOAD – FLOOR 1

SPACE FUNCTION	AREA	OCCUPANT /SF	OCCUPANCY
CLASSROOMS	1,022 SF	20	52
STORAGE / MECHANICAL	305 SF	300	2
BUSINESS	1,184 SF	150	8
TOTAL	2,511 SF		62

1 LIFE SAFETY – SECOND FLOOR PLAN
G-101 SCALE: 3/32"=1'-0"

BUILDING CODE SUMMARY

BUILDING CODE	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE		
FIRE RESISTANCE	REQUIRED	PROVIDED	UL
STRUCTURAL FRAME	0	0	
BEARING WALL (EXT/INT)	0/0	0/0	
NON-BEARING EXT WALL X>=10 FT	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	
STAIR SHAFTS	1	1	
ELEVATOR & MISC SHAFTS	1	1	
CORRIDOR WALLS	0	0	

BUILDING CODE SUMMARY

BUILDING CODE	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE	
TYPE OF CONSTRUCTION	TYPE VB, NON SPRINKLERED, UNPROTECTED	
OCCUPANCY	ASSEMBLY A-3 ALLOWED PROVIDED	
STORIES	1	2
HEIGHT	40	40
SECOND FLOOR	6,000 SF	2,511 SF
TOTAL GROSS BUILDING AREA	FIRST FLOOR: 18,702 SF SECOND FLOOR: 2,511 SF	TOTAL: 21,213 SF

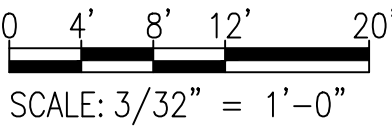
REVISIONS		

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GRAPHIC SCALES



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SECOND FLOOR
CODE ANALYSIS PLAN

DRAWING NO.

G1.02

SCALE: 3/32" = 1'0"

DATE:		SHEET 2 OF 2	
DES: EL	DRAWN: AJM	CHECK: EBL	