

GENERAL NOTES:

1. IN ACCORDANCE WITH VSUBC, THIS BUILDING SHALL RECEIVE A 200 AMP ELECTRICAL SERVICE. SINCE THE ELECTRICAL SERVICE IS LESS THAN 800 AMP, THIS PROJECT DOES NOT MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS SIGN AND SEALED BY A LICENSED ENGINEER.
2. THIS BUILDING IS BEING CONSTRUCTED AS AN ACCESSORY UTILITY BUILDING FOR THE SANITARY SEWER OPERATIONS OF THE SUBDIVISION (A PRIVATE ENTITY). THIS STRUCTURE SHALL PROVIDE THE TESTING LABORATORY FOR THE SEWAGE TREATMENT PLANT. THIS BUILDING IS AN INDEPENDENT STRUCTURE. THERE SHALL BE NO OTHER BUILDING STRUCTURE WITH OCCUPANTS WITHIN 20' FROM THIS BUILDING.
3. THIS BUILDING SHALL NOT HAVE ANY FULLTIME OCCUPANTS. TESTING STAFF SHALL PERIODICALLY VISIT THE COMPLEX IN ORDER TO MONITOR THE OPERATIONS OF THE SANITARY SEWER.
4. SINCE THIS BUILDING IS A PRIVATE STRUCTURE, FOR PRIVATE USE ONLY, IT SHALL NOT BE REQUIRED TO COMPLY WITH THE HANDICAP ACCESSIBILITY REQUIREMENTS OF CABO ANSI A117.1.
5. ALL INTERIOR DOORS SHALL BE 1 3/4" SOLID CORE WOOD DOORS AND SHALL RECEIVE LEVER HARDWARE.
6. THE FLOOR SHALL RECEIVE SEALED CONCRETE FINISH. THE WALLS SHALL RECEIVE PAINTED GYPSUM BOARDS. THE CEILING SHALL RECEIVE PAINTED GYPSUM BOARD.
7. THE SIDEWALKS AND THE GRADES AROUND THE BUILDING SHALL BE AS SHOWN ON THE SITE PLAN.
8. THE BUILDING SHALL RECEIVE HEATING, AIR-CONDITIONING AND VENTILATION FOR ALL SPACES IN ACCORDANCE WITH APPLICABLE CODES.
9. THE CABINETS AND CASEWORK NOTED ON THE PLANS SHALL INCLUDE 36" HIGH COUNTER WITH 24" DEEP BASE CABINETS AND 13" DEEP WALL CABINETS AS SHOWN ON THE PLANS. THE WALL CABINETS SHALL BE 30" TALL. ALL WALL CABINETS SHALL BE 24" WIDE WITH DOUBLE DOORS AND ADJUSTABLE SHELVES. ALL BASE CABINETS SHALL BE 24" WIDE WITH ONE 7" HIGH DRAWER ON TOP AND DOUBLE DOORS AT THE BOTTOM WITH ADJUSTABLE SHELVES. ALL CABINETS AND COUNTERS SHALL BE CONSTRUCTED WITH 3/4" THICK PLYWOOD OR PARTICLEBOARD AND THEY SHALL RECEIVE HIGH-PRESSURE PLASTIC LAMINATE ON ALL EXTERIOR VISIBLE SURFACES. ALL INTERIOR SURFACES SHALL RECEIVE MELAMINE. PROVIDE ONE WORKSPACE WITH ADEQUATE KNEE SPACE AT BASE CABINETS. COMPLY WITH APPLICABLE REQUIREMENTS OF A.W. SUBMIT SHOP DRAWINGS FOR APPROVAL.
10. ALL OTHER MATERIALS AND FINISHES USED ON THIS PROJECT SHALL BE STANDARD COMMERCIAL GRADE PRODUCTS AND SYSTEMS AS APPROVED FOR SIMILAR USE.
11. ALL WALLS AND CEILING AROUND THE STORAGE ROOM SHALL RECEIVE ONE-HOUR FIRE RATED ASSEMBLIES AS SHOWN ON THE PLANS.

BUILDING CODE ANALYSIS

APPLICABLE CODES: IBC 2000, VIRGINIA UNIFORM STATE WIDE BUILDING CODE, CABO ANSI A117.1

USE GROUP: U, UTILITY (IBC 312)

CONSTRUCTION CLASS: TYPE VB, UNPROTECTED WOOD FRAMED (IBC 601)

ALLOWABLE AREA: 5,500 S.F. (IBC 503)

PROPOSED AREA: 320 S.F.

ALLOWABLE HEIGHT: 1 STORY AND 40 FEET (IBC 503)

ACTUAL BUILDING HEIGHT: 1 STORY AND 11 FEET (MEAN ROOF HEIGHT)

PLUMBING FIXTURE ANALYSIS (INTERNATIONAL PLUMBING CODE, SECTION 403)

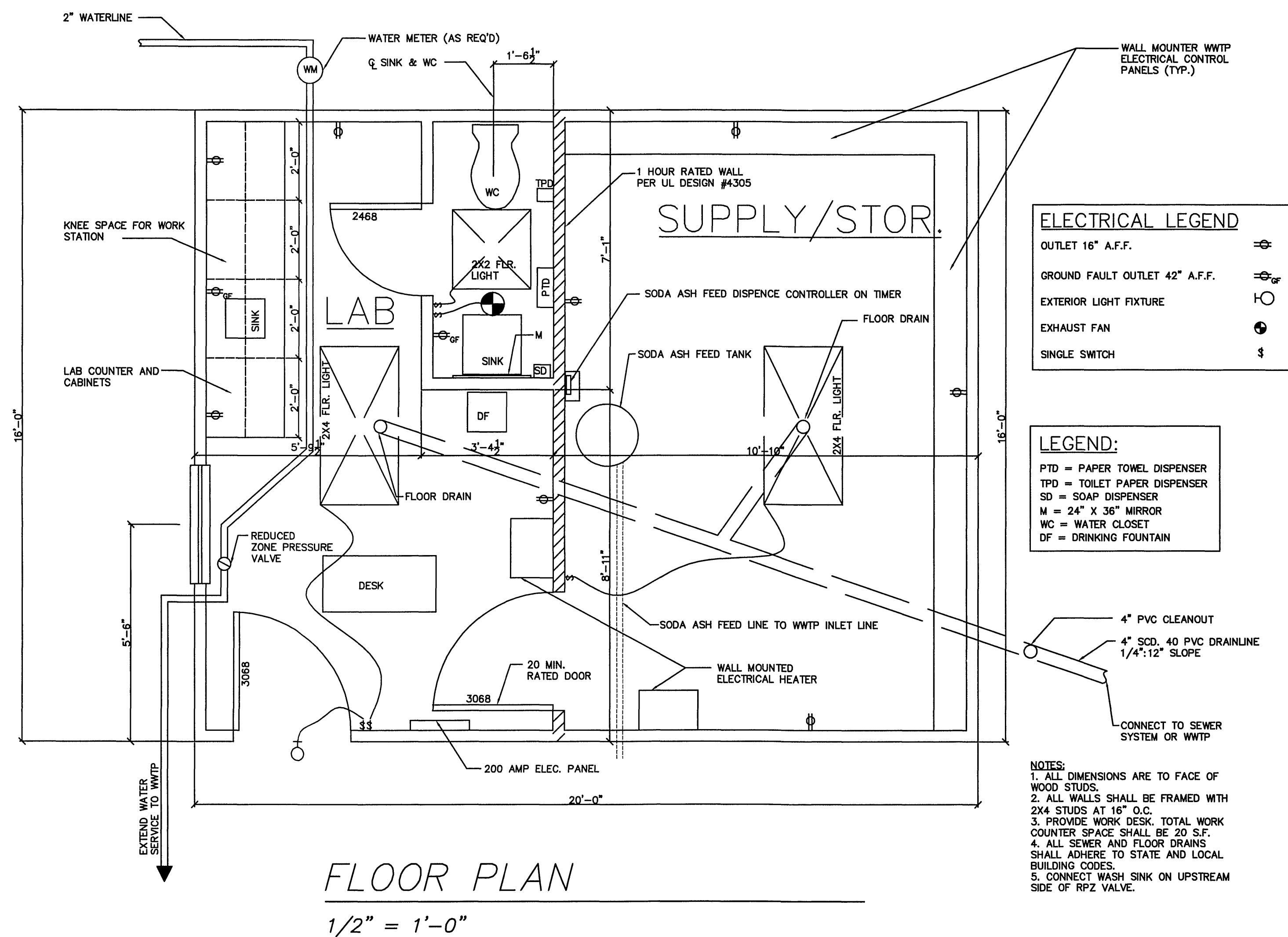
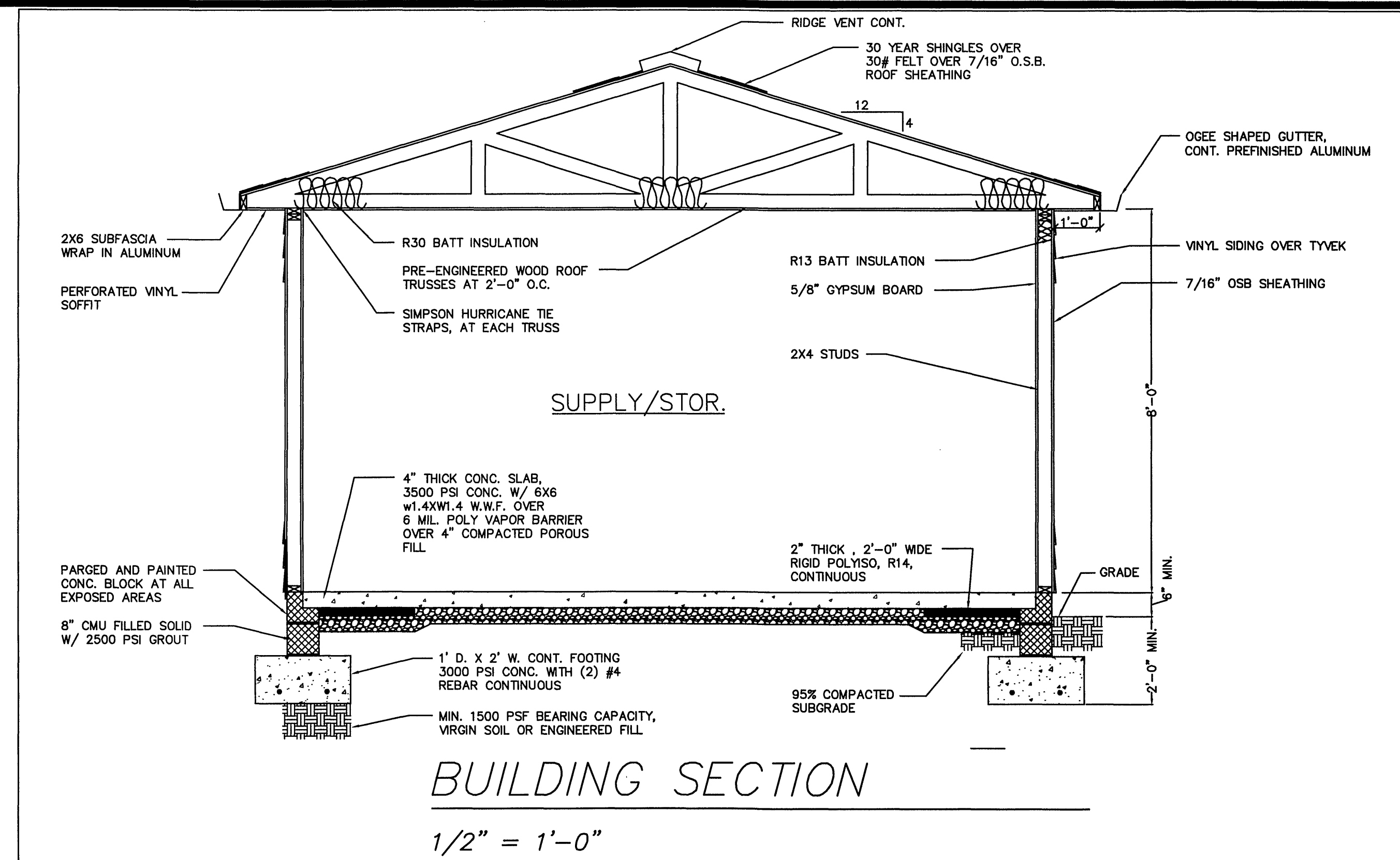
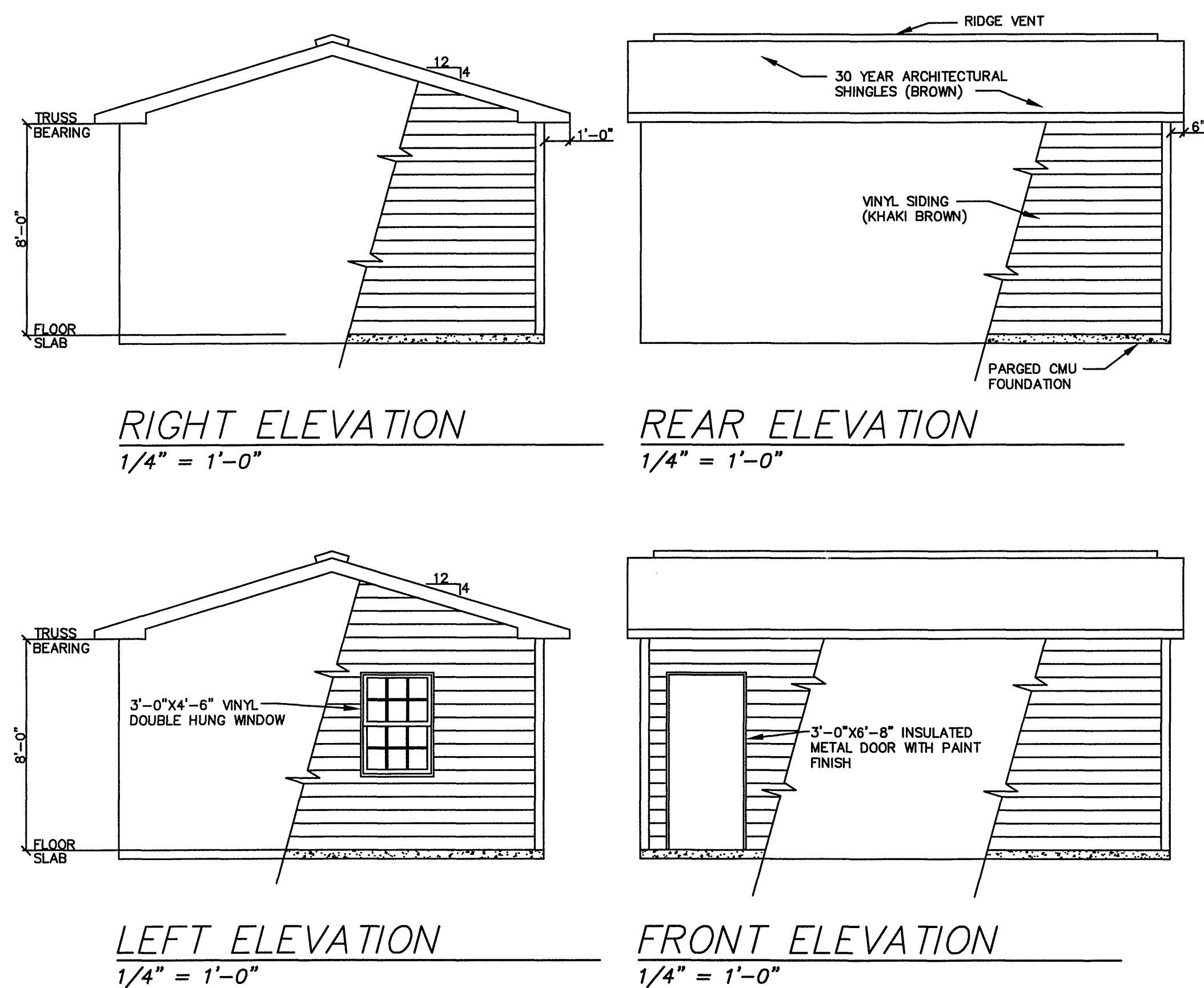
OCCUPANT LOAD: 1. STORAGE USE = 1 OCCUPANT
2. LABORATORY USE = 2 OCCUPANTS
TOTAL FACILITY OCCUPANTS = 3 OCCUPANTS

WATER CLOSETS: REQUIRED = 1 PROVIDED = 1

SINKS: REQUIRED = 1 PROVIDED = 1

DRINKING FOUNTAIN: REQUIRED = 1 PROVIDED = 1

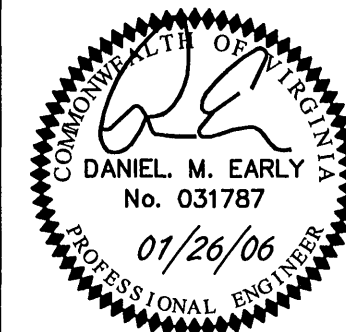
SERVICE SINK: REQUIRED = 1 PROVIDED = 1



ELECTRICAL LEGEND	
OUTLET 16" A.F.F.	⊕
GROUND FAULT OUTLET 42" A.F.F.	⊕
EXTERIOR LIGHT FIXTURE	⊕
EXHAUST FAN	⊕
SINGLE SWITCH	⊕

LEGEND:	
PTD = PAPER TOWEL DISPENSER	
TPD = TOILET PAPER DISPENSER	
SD = SOAP DISPENSER	
M = 24" X 36" MIRROR	
WC = WATER CLOSET	
DF = DRINKING FOUNTAIN	

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF WOOD STUDS.
 2. ALL WALLS SHALL BE FRAMED WITH 2X4 STUDS AT 16" O.C.
 3. PROVIDE WORK DESK. TOTAL WORK COUNTER SPACE SHALL BE 20 S.F.
 4. ALL SEWER AND FLOOR DRAINS SHALL ADHERE TO STATE AND LOCAL BUILDING CODES.
 5. CONNECT WASH SINK ON UPSTREAM SIDE OF RPZ VALVE.



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**LAKEWATCH PLANTATION
COMMUNITY SEWER SYSTEM
PHASE 1
FRANKLIN COUNTY, VIRGINIA**

DRAWN BY: CEK

DESIGNED BY: CEK

CHECKED BY:

DATE: JAN. 26, 2006

SCALE: AS SHOWN

REVISIONS	
DATE	REVISION

SHEET No.

C1.19

LAB BLDG.
PLAN & ELEVATIONS

JOB No. 05076