GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PERMITS, WORK, AND MATERIALS IN ACCORDANCE WITH ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE AT THE PROJECT LOCATION.
2. THESE DRAWINGS ARE INTENDED TO PROVIDE SUFFICIENT INFORMATION TO OBTAIN A BUILDING PERMIT AND CONVEY GENERAL DESIGN INTENT TO THE BUILDER. ADDITIONAL TECHNICAL ADVICE AND DETAILING MAY BE REQUIRED FOR SUCCESSFUL COMPLETION OF THIS PROJECT AND IS THE BUILDERS RESPONSIBILITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
4. DIMENSIONS ARE NOT ADJUSTABLE, UNLESS NOTED (+/-). THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS AND TECHNIQUES OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND FOR THE ACTS OR OMISSIONS OF THE SUBCONTRACTORS.
6. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
7. 'TYPICAL' (TYP.) MEANS IDENTICAL FOR ALL CONDITIONS THAT MATCH ORIGINAL CONDITION ILLUSTRATED UNLESS OTHERWISE NOTED. 'SIMILAR' MEANS COMPARABLE CHARACTERISTICS OF THE CONDITION CITED. 'ALIGN' MEANS NOTED SEPARATE COMPONENTS OF CONSTRUCTION, (FOR EXAMPLE: WALLS, JAMBS, ETC.), SHALL BE IN LINE WITH EACH OTHER.
8. CONTRACTOR SHALL MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES.
9. CONTRACTOR SHALL PROTECT ALL SURFACES NOT INVOLVED IN THE WORK FROM ANY DAMAGE.
10. CONTRACTOR SHALL REPAIR ALL SURFACES DAMAGED DURING THE INSTALLATION OF ANY NEW BUILDING SYSTEM TO MATCH THE FINISH, APPEARANCE AND TEXTURE OF ADJACENT, EXISTING, UNDAMAGED SURFACES.
11. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE (1) YEAR FROM THE DAY OF SUBSTANTIAL COMPLETION.
12. ~~CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DURING THE COURSE OF THE PROJECT.~~
13. ~~SOIL TO BE TESTED, PROOF AND CERTIFICATE FURNISHED.~~
14. DOORS & WINDOWS ARE CENTERED OR PLACED 4" FROM CORNER OF WALL U.N.O.
15. PARTITIONS ARE DIMENSIONED TO THE CENTERLINE. EXTERIOR WALLS ARE DIMENSIONED TO THE OUTSIDE FACE OF STUD.
16. MECHANICAL SYSTEM DESIGN BY OTHERS TO MEET GOVERNING CODE. MECHANICAL CONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHOP DRAWINGS AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
17. ALL ELECTRICAL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.

RENOVATION TO

KEEZELL BUILDING

HARRISONBURG, VIRGINIA

PROJECT NUMBER: 2015.0080 DATE: NOVEMBER 18, 2016

DRAWING INDEX

FRAZIER ASSOCIATES

ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

213 NORTH AUGUSTA STREET, STAUNTON, VA 24401

PHONE 540.886.6230 FAX 540.886.8629

www.frazierassociates.com

ARCHITECT:

FRAZIER ASSOCIATES

ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

213 NORTH AUGUSTA STREET, STAUNTON, VA 24401

PHONE 540.886.6230 FAX 540.886.8629

www.frazierassociates.com

OWNER:

MATCHBOX REALTY & MANAGEMENT SERVICES, INC.

STRUCTURAL ENGINEER:

ENGINEERING SOLUTIONS

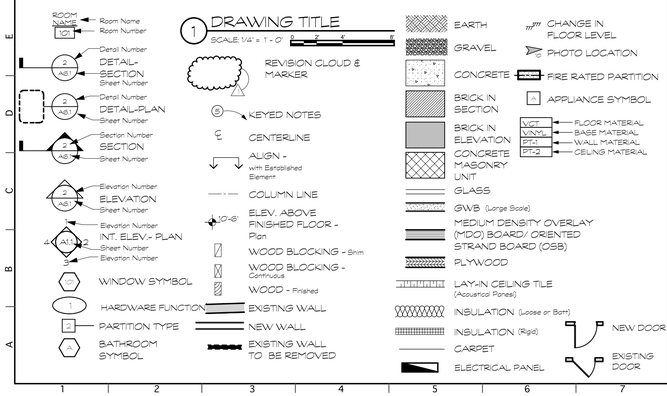
CONTRACTOR:

KELCO BUILDERS

ARCHITECTURAL ABBREVIATIONS

@	At	CONT	Continuous	FLR	Floor	LVL	Laminated Veneer Lumber	PSI	Pound Per Square Inch	STRUCT	Structure
ABV	Above	CONTR	Contractor	FLUOR	Fluorescent	M.O.	Masonry Opening	PT	Pressure Treated	SUBFL	Subfloor
AC	Air Conditioning	CPT	Carpet	FOF	Face of Footing	MATL	Material	PTD	Painted	SURF	Surface
ACOUS	Acoustical	CORR	Corridor	FOM	Face of Masonry	MAX	Maximum	PVC	Polyvinyl Chloride	SUSP	Suspend
ACT/ACP	Acoustical Ceiling Tile/ Panels	CRS	Courses	FOS	Face of Structure(or Face of Stud, where applicable)	MDO	Medium Density Overlay	QT	Quarry Tile	SYM	Symbol
		CTR	Center			MECH	Mechanical	QTY	Quantity		Tread(s)
ADJ	Adjacent, Adjustable	CTRD	Centered	FP	Fireplace	MEMB	Membrane	R	Riser(s);Radius	T&G	Tongue and Groove
AFF	Above Finish Floor	CW	Cold Water	FR	Fire Resistive	MFR	Manufacturer(s)	RO	Rough Opening	TBS	To Be Specified
A.I.A.	American Institute of Architects	D	Dryer	FT	Feet	MIN	Minimum	R=	Radius	TEL	Telephone
		DBL	Double	FTG	Footing	MISC	Miscellaneous	RAD	Radius	TEMP	Temperature
ALT	Alternate	DEMO	Demolish, Demolition	FURN	Furniture	MO	Masonry Opening	R.C.P.	Reflected Ceiling Plan	THK	Thick
ALUM	Aluminum	DET; DETL	Detail	FURR	Furring	MTL	Metal	RECPT	Receptacle	TLT	Toilet
ANCH	Anchor	DIA	Diameter	GA	Gauge	MTD	Mounted	REF	Refrigerator, Refer	TOF	Top of Footing
ANOD	Anodized	DIM	Dimension	GAL	Gallon	MTG	Mounting	REFIN	Refinish	TOS	Top of Slab
A.P.A.	American Plywood Association	DN	Down	GALV	Galvanized	MW	Microwave Oven	REG	Register	TOST	Top of Structure
		DS	Downspout	GB	Grab Bar	N	North	REINF	Reinforcing	TOW	Top of Wall
APPROX	Approximate	DW	Dishwasher	GC	General Contractor	NEC	National Electric Code	REPL	Replace(ment)	T.P.	Toilet Paper
ARCH	Architect (or Architectural)	DWG	Drawing	GFI	Ground Fault Interrupter	NIC	Not in Contract	REQ'RED	Required	TRTD	Treated
ASTM	American Society for Testing and Materials	E	East	GL	Glass	NO	Number	RESIL	Resilient	TYP	Typical
		EA	Each	GWB	Gypsum Wall Board	NOM	Nominal	REV	Revision	UL;ULI	Underwriters Laboratories, Inc.
AVG	Average	EJ	Expansion Joint	GYP	Gypsum	#	Number	RM	Room	UNO	Unless Noted Otherwise
A.W.I.	American Woodworking Institute	ELEC	Electric(al)	HB	Hose Bib	NTS	Not to Scale	SAB	Sound Attenuation Blanket	UTIL	Utility
		EL	Elevation	HC	Hollow Core	OA	Overall	S	Shelf;Shelves	V	Volt
B.S.	Back Splash	ELEV	Elevation	HCAP	Handicap	OD	Outside Diameter	SC	Solid Core	VB	Vapor Barrier
BD	Board (or Bead, if applicable)	EMER	Emergency	HD	Head	OC	On Center	SCHED	Schedule(d)	VCT	Vinyl Composition Tile
BETW	Between	EQ	Equal	HDW	Hardware	OFF	Office	SCR	Screen	VIF	Verify in Field
BLDG	Building	EQUIP	Equipment	HDWD	Hardwood	OHP	Outside Heat Pump	SDG	Siding	VT	Vinyl Tile
BLKG	Blocking	ETR	Existing to Remain	HORIZ	Horizontal	OPG;OPNG	Opening	SECT	Section	VWC	Vinyl Wall Covering
BOF	Base of Flooring	EWC	Electric Water Cooler	HT	Height	OPP	Opposite	SHT	Sheet	W	West
BOT	Bottom	EXIST	Existing	HVAC	Heating/Ventilation/Air-Conditioning	PART	Partition	SHTG	Sheathing	WC	Water Closet
BRG	Bearing	EXH	Exhaust			PCF	Powder Coat Finish	SIM	Similar	WD	Wood
BSMT	Basement	EXP	Expansion, Exposed	HW	Hot Water	PERIM	Perimeter	SMACNA	Sheet Metal & Air Conditioning Contractors National Association	WDW	Window
BYD	Beyond	EXT	Exterior	IN	Inch	PL	Plate			WF	Wide Flange
CEM	Cement	FA	Fire Alarm	INCL	Include(d)	PLAM	Plastic Laminate			WH	Water Heater
CJ	Control Joint	FD	Floor Drain	INT	Interior	PLAS	Plaster	SPEC	Specification	WM	Western Wood Molding (designation)
CLOS	Closet	FDTN	Foundation	JAN	Janitor	PLEX	Plexiglass	SQ	Square		
CLG	Ceiling	FEC	Fire Extinguisher Cabinet	JT	Joint	PLMB	Plumbing	SS	Stainless Steel	WP	Waterproofing
CLOS	Closet	FF	Finish Floor	KW	Kilowatt	PLYWD	Plywood	ST	Street	W	Washer
CLR	Clear	FGLAS	Fiberglass	LAM	Laminate	PMVT	Pavement	STD	Standard	W/	With
CMU	Concrete Masonry Unit	FIN	Finish	LAV	Lavatory	POLY	Polyethylene	SSM	Standing Seam Metal	WT	Weight
CONC	Concrete	FIX	Fixture	LTG	Lighting	PR	Pair	STL	Steel	WWF	Welded Wire Fabric
CONST	Construction	FLASHG	Flashing	LIN	Linoleum	PPT	Pressure Treated	STOR	Storage	YD	Yard

ARCHITECTURAL SYMBOLS



PROJECT INFORMATION

GOVERNING CODE: VIRGINIA STATEWIDE BUILDING CODE, PART II, 2012
VIRGINIA REHABILITATION CODE 2012, LEVEL 3, ADDITION & HISTORIC & CHAPTERS 7,8,9,11 & 12
ACCESSIBILITY - ANSI 117.1

USE GROUPS: EXISTING: B, FIRST FLOOR & R2, FLOORS 2-4
PROPOSED: A2, FIRST FLOOR & R2, FLOORS 2-5

CONSTRUCTION TYPE: 3B UNPROTECTED

HEIGHT: EXISTING BLDG - 4 STORIES, 56'-0" PROPOSED 5 STORIES, 58'-0"
ALLOWABLE PER TABLE 503 - 55'-0" + 20' FOR FULLY SPRINKLER BUILDING

AREA: EXISTING BLDG - 4 FLOORS @ 5,097 SF = 20,388 SF
PROPOSED - 4 FLOORS @ 5,097 + 5TH FLOOR @ 3,023 = 23,411 SF
ALLOWABLE AREA 9,500 SF BASED ON A2 16,000 SF BASED ON R2

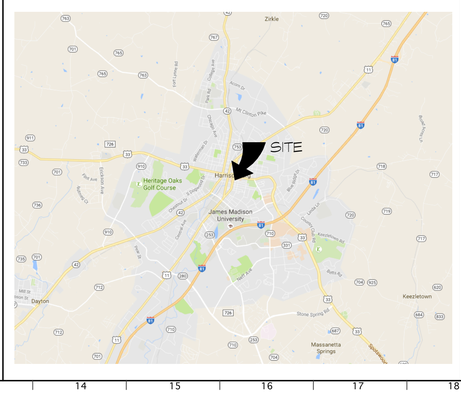
OCCUPANCY: FIRST FLOOR - 215 FINAL, OCCUPANCY TO BE DETERMINED BASED ON TENANT PLANS
FLOORS 2-4: 20 BASED ON 1/200 SF IN APTS, BASEMENT 1/300+2.
FLOOR 5: 28 BASED ON 1/200 SF IN APTS, & 20 ON DECK @ 1/15 SF

FIRE SUPPRESSION: EXISTING BLDG - FULLY SPRINKLERED
ADDITION - FULLY SPRINKLERED
FIRE DETECTION: & ALARM
ALARMS & SMOKE DETECTION

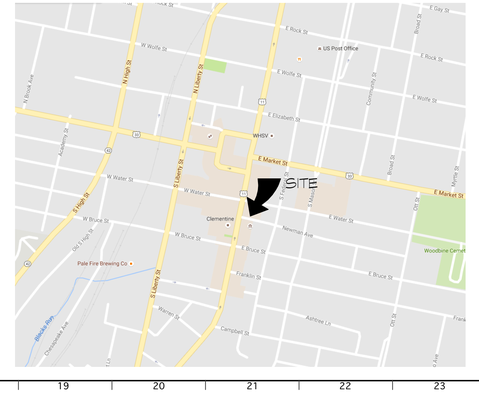
NUMBER OF EXITS: BASEMENT - 1 PROVIDED ALL OTHER FLOORS 2 PROVIDED

DEAD ENDS: MAXIMUM DEAD PERMITTED IN A SPRINKLERED BLDG - 70'

VICINITY PLAN



LOCATION PLAN



KEEZELL BUILDING

HARRISONBURG, VIRGINIA

DATE	REVISION
1/26/17	CITY COMMENTS

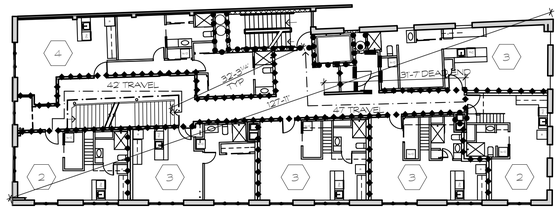
COMMONWEALTH OF VIRGINIA
11/18/2016
THOMAS C. COTTON
LIC. No. 0403111
ARCHITECT

DRAWING SET:
BID SET

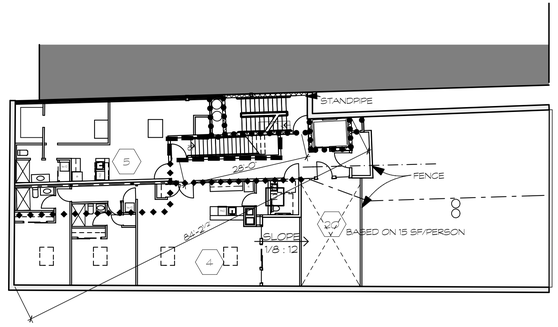
DRAWING TITLE:
COVER SHEET

TS.1

Plotted on Thursday, January 26, 2017, 2:42 PM



11 SECOND FLOOR FIRE SAFETY R2 OCCUPANCY
SCALE: 1/16" = 1'-0"



12 FIFTH FLOOR FIRE SAFETY R2 OCCUPANCY
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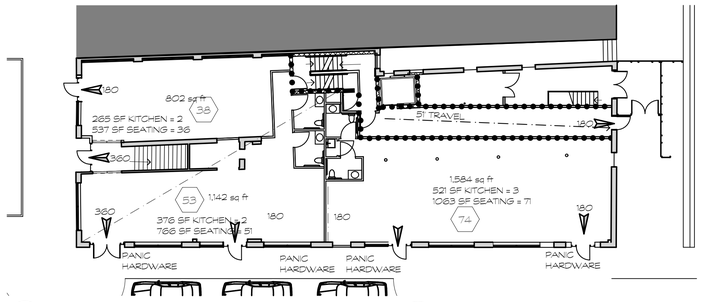
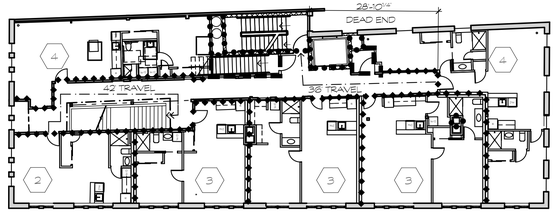
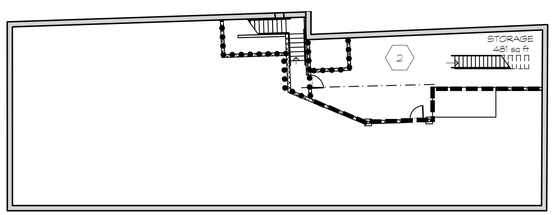


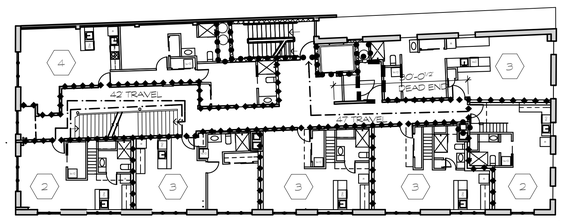
6 FIRST FLOOR FIRE SAFETY A2 OCCUPANCY
SCALE: 1/16" = 1'-0"



7 FOURTH FLOOR FIRE SAFETY R2 OCCUPANCY
SCALE: 1/16" = 1'-0"



1 BASEMENT FIRE SAFETY
SCALE: 1/16" = 1'-0"



2 THIRD FLOOR FIRE SAFETY R2 OCCUPANCY
SCALE: 1/16" = 1'-0"

LEGEND
- 30 MIN PARTITION, CORRIDORS & TENANT SEPARATION
- 1 HR WALL PARTITION
- 2 HR WALL - SHAFTS
- 3 OCCUPANCY
- 180 EXIT CAPACITY

FLOOR/CEILING SEPARATION
30 MINUTES SIM TO LS08

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

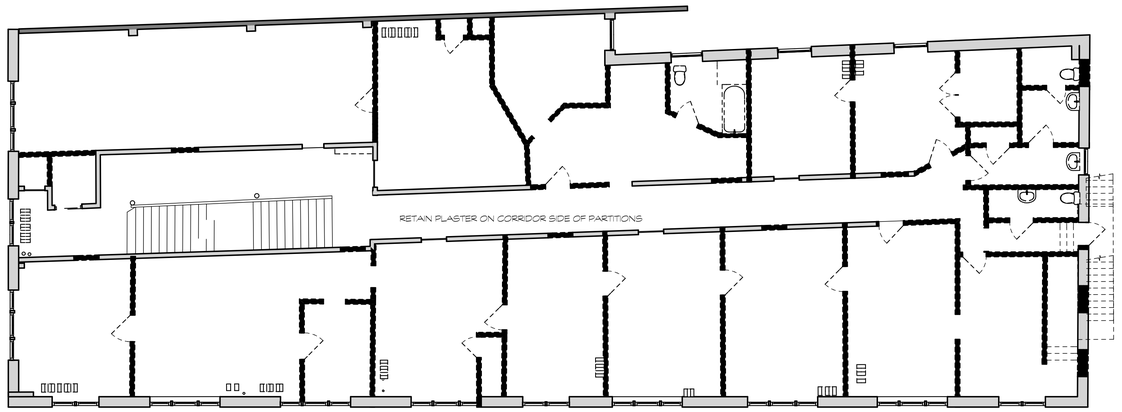
DRAWING TITLE
FIRE SAFETY PLANS

DATE	REVISION
1/26/17	CITY COMMENTS

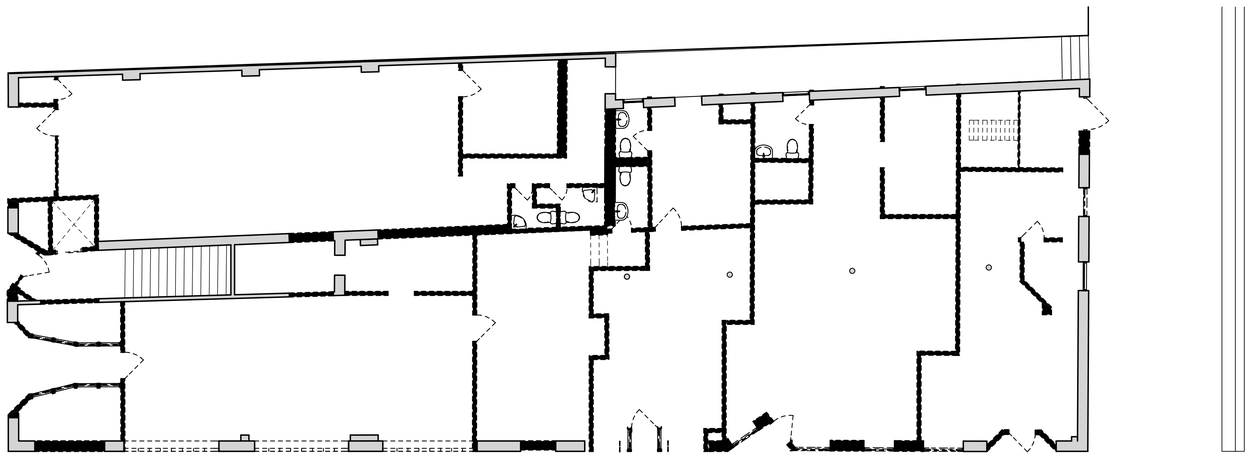
COMMONWEALTH OF VIRGINIA
11/18/2016
THOMAS C. CLAYTON
Lic. No. 005811
ARCHITECT

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCC	CHECKED BY: CBG
DRAWN BY: TCC	DATE: 11/18/2016

FS1.0



6 SECOND FLOOR DEMO
SCALE: 1/8" = 1'-0"



1 DEMO FIRST FLOOR
SCALE: 1/8" = 1'-0"

GENERAL NOTES, DEMOLITION

A. DIMENSIONS FOR EXISTING CONDITIONS ARE TO FACE OF MASONRY OR CENTERLINE OF STRUCTURAL FRAMING, UNLESS NOTED OTHERWISE. THICKNESS OF MASONRY BASED ON NOMINAL SIZES. ALL DIMENSIONS SHOWN FOR EXISTING CONSTRUCTION ARE APPROXIMATE. VERIFY IN FIELD.
B. ALL DEMOLITION WORK NOTED ON THESE DRAWINGS INVOLVES THE REMOVAL OF EXISTING CONSTRUCTION UNDER THIS CONTRACT,AND SHALL BE COORDINATED WITH CORRESPONDING NEW WORK FLOOR PLANS AND DETAILS. REMOVE EXISTING CONSTRUCTION AS INDICATED FOR FINISH CONSTRUCTION AND NEW WORK TO CONFORM TO THE DETAILS.
C. DETAILS OF EXISTING CONDITIONS: ACTUAL FIELD CONDITIONS: THAT ARE CONCEALED BY EXISTING CONSTRUCTION MAY VARY SOMEWHAT FROM THOSE INDICATED ON THE DRAWINGS. ALL WORK THAT RELATES TO, OR IS IN ANY WAY AFFECTED BY, EXISTING CONDITIONS WHICH VARY FROM THOSE INDICATED SHALL BE MODIFIED TO ACHIVE THE INTENT OF THE DRAWINGS, ACCORDING TO FEILD ASSESSMENTS AND MEASUREMENTS. REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED ASPECTS OF CONSTRUCTION OR DEMOLITION.
D. REFER TO APPLICABLE HAZARDOUS MATERIALS ABATEMENT, PLUMBING, MECHANICAL, SPRINKLER AND ELECTRICAL DEMOLITION PLANS FOR ADDITIONAL DEMOLITION NOTES.
E. EXISTING LOOSE FURNITURE, EQUIPMENT, SUPPLIES, AND PERSONAL BELONGINGS LOCATED IN SPACES TO BE RENOVATED SHALL BE REMOVED AND RELOCATED BY THE OWNER. (NIC) PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
F. ITEMS IDENTIFIED TO BE SALVAGED (REMOVE AND DELIVER TO OWNER) SHALL BE CAREFULLY REMOVED AND DELIVERED TO A STORAGE AREA DESIGNATED BY THE OWNER FOR THIS PURPOSE.
G. LIMITS INDICATED FOR DEMOLITION OF EXISTING BRICK AND CMU MASONRY ARE APPROXIMATE. REMOVE MASONRY UNITS TO THE NEAREST MORTAR JOINT TO PERMIT 'TOOTHING IN' OF NEW MASONRY TO EXISTING COURSING.
H. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO THE DIMENSIONS REQUIRED.
I. CUT OR DRILL FROM EXPOSED OF FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
J. REMOVE DECAYED, VERMIN-INFESTED, OF OTHERWISE DANGEROUS OF UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
K. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF THE BUILDING.

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

DRAWING TITLE
DEMO PLANS - FIRST FLOOR & SECOND FLOOR

DATE	REVISION

COMMONWEALTH OF VIRGINIA
11/18/2016
THOMAS C. GRAY
Lic. No. 0038111
ARCHITECT

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCG	CHECKED BY: CBG
DRAWN BY: TCG	DATE: 11/18/2016

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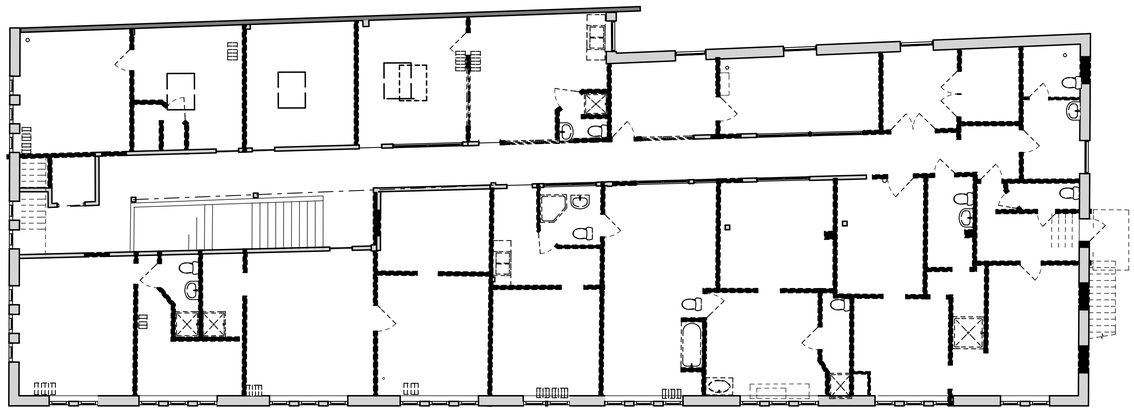
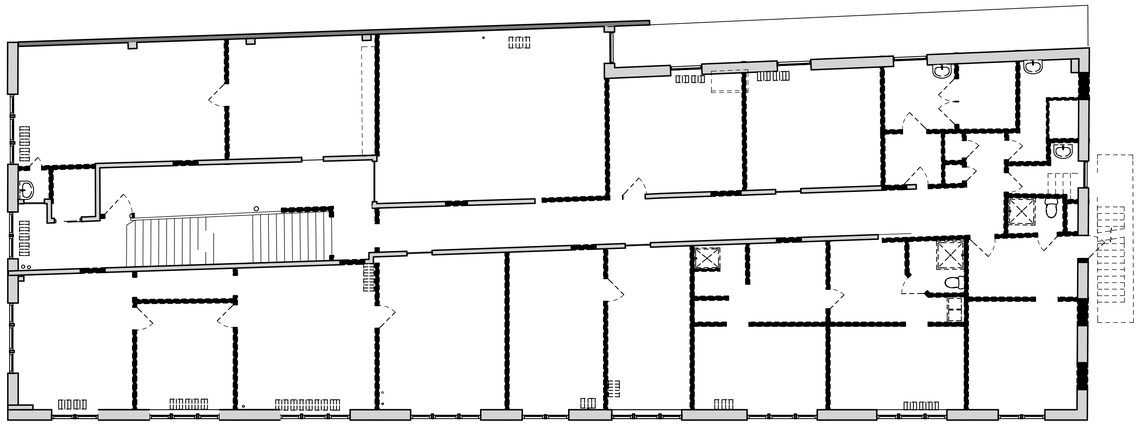


6 FOURTH FLOOR DEMO
SCALE: 1/8" = 1'-0"



1 THIRD FLOOR DEMO
SCALE: 1/8" = 1'-0"

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

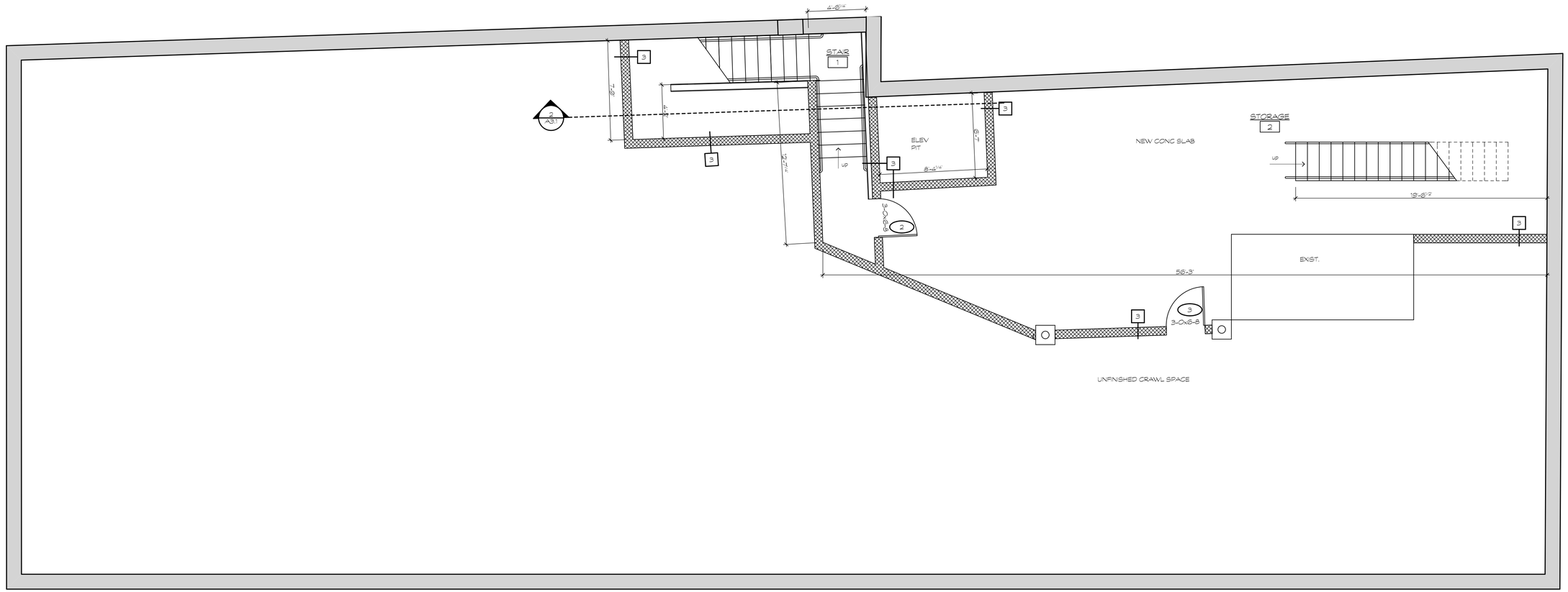
DRAWING TITLE
DEMO PLANS - THIRD FLOOR & FOURTH FLOOR

DATE	REVISION

COMMONWEALTH OF VIRGINIA
11/18/2016
THOMAS C. GRAY
Lic. No. 0401011
ARCHITECT

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCG	CHECKED BY: CBG
DRAWN BY: TCG	DATE: 11/18/2016

AD.2



1 PROPOSED BASEMENT
SCALE: 1/4" = 1'-0" 0 2' 4' 8'

1. MECHANICAL SYSTEM DESIGN BY OTHERS TO MEET GOVERNING CODE. MECHANICAL CONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHOP DRAWINGS AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
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3. PARTITION TYPES ARE ON SHEET A2.1

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

DRAWING TITLE
BASEMENT PLAN

DATE	REVISION
1/26/17	CITY COMMENTS

COMMONWEALTH OF VIRGINIA
11/8/2016
THOMAS C. CLAYTON
Lic. No. 005811
ARCHITECT

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCC	CHECKED BY: CBG
DRAWN BY: TCC	DATE: 11/8/2016

A1.0

LEASE 100
886 sq ft
PROVIDE SPRINKLER PROTECTION ES SIDE OF GLASS
STAIR 112
963 sq ft
LEASE 101
CORRIDOR 107
WOMEN 106
WOMEN 105
MEN 104
MEN 103
JAN 113
STAIR 108
STANDPIPE
FIX DOOR IN CLOSED POSITION
4x6 dumpster
trash
TRASH 110
TRASH 111
comcast
verizon
FD
CORRIDOR 109
1,574 sq ft
LEASE 102
SERVICE YARD
REFER TO 4/A1.1 FOR SERVICE YARD
TRENCH DRAIN
GUARDRAIL & RETAINING WALL
SLOPE 1/8:12

1 PROPOSED FIRST FLOOR
SCALE: 1/4" = 1'-0"

5 SERVICE YARD
SCALE: 1/8" = 1'-0"

1. MECHANICAL SYSTEM DESIGN BY OTHERS TO MEET GOVERNING CODE. MECHANICAL CONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHOP DRAWINGS AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
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FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

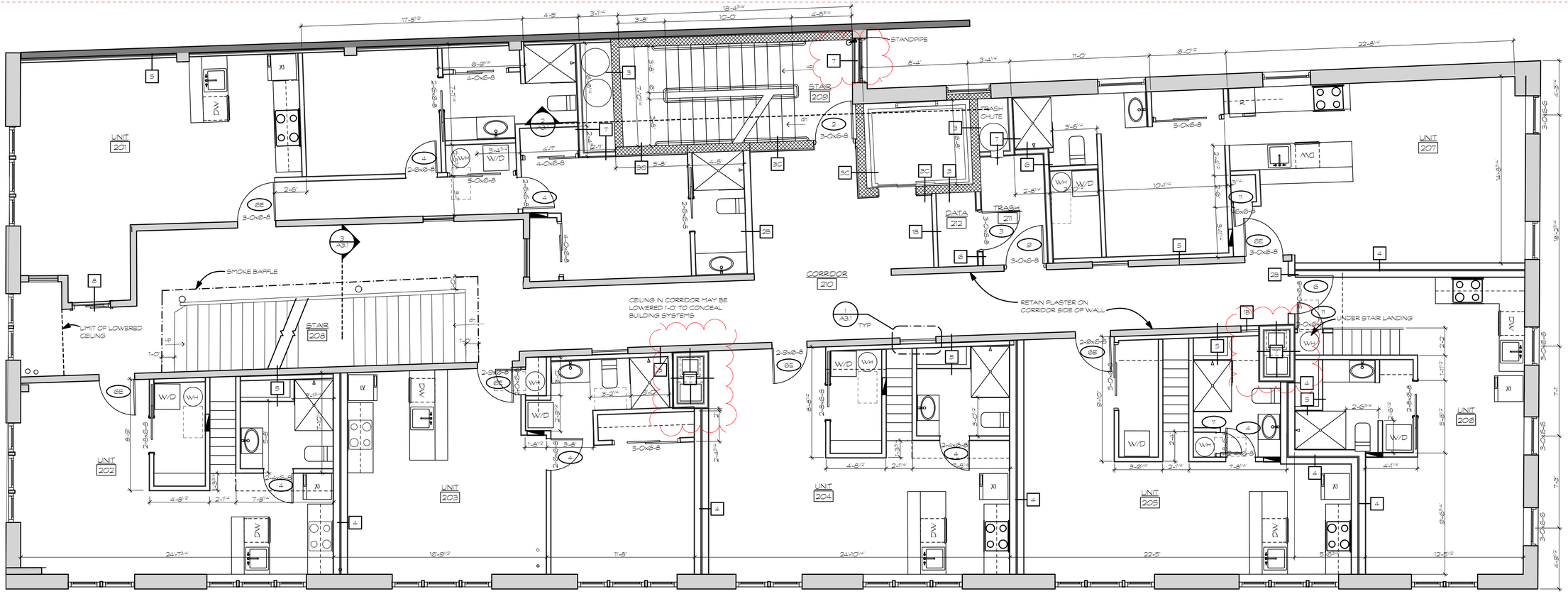
DRAWING TITLE
FIRST FLOOR PLAN

DATE	REVISION
1/26/17	CITY COMMENTS

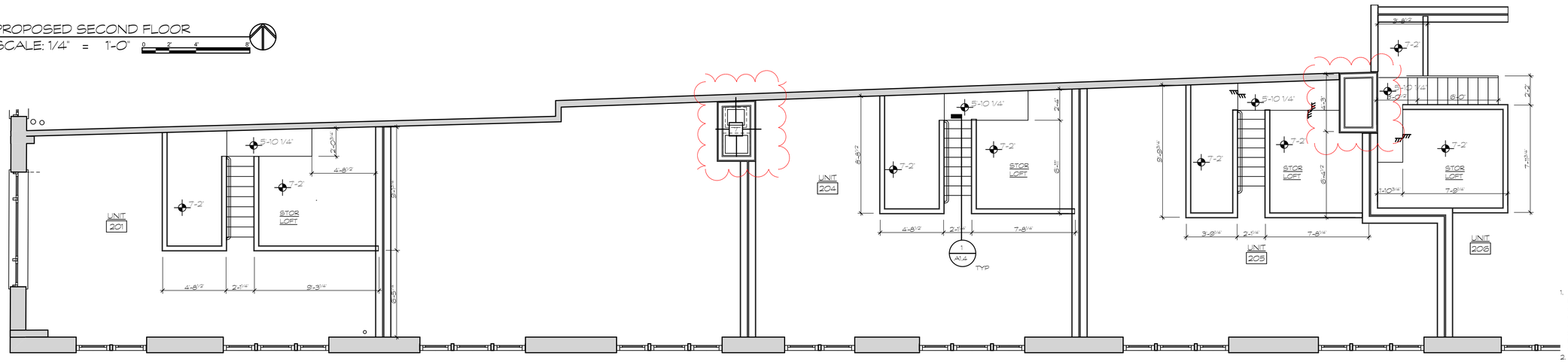
COMMONWEALTH OF VIRGINIA
THOMAS C. COTTON
Lic. No. 005811
ARCHITECT
11/8/2016

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCC	CHECKED BY: CBG
DRAWN BY: TCC	DATE: 11/8/2016

A1.1



6 PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR STORAGE LOFTS
SCALE: 1/4" = 1'-0"

1. MECHANICAL SYSTEM DESIGN BY OTHERS TO MEET GOVERNING CODE. MECHANICAL CONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHOP DRAWINGS AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
2. ALL ELECTRICAL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.
3. PARTITION TYPES ARE ON SHEET A2.1

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

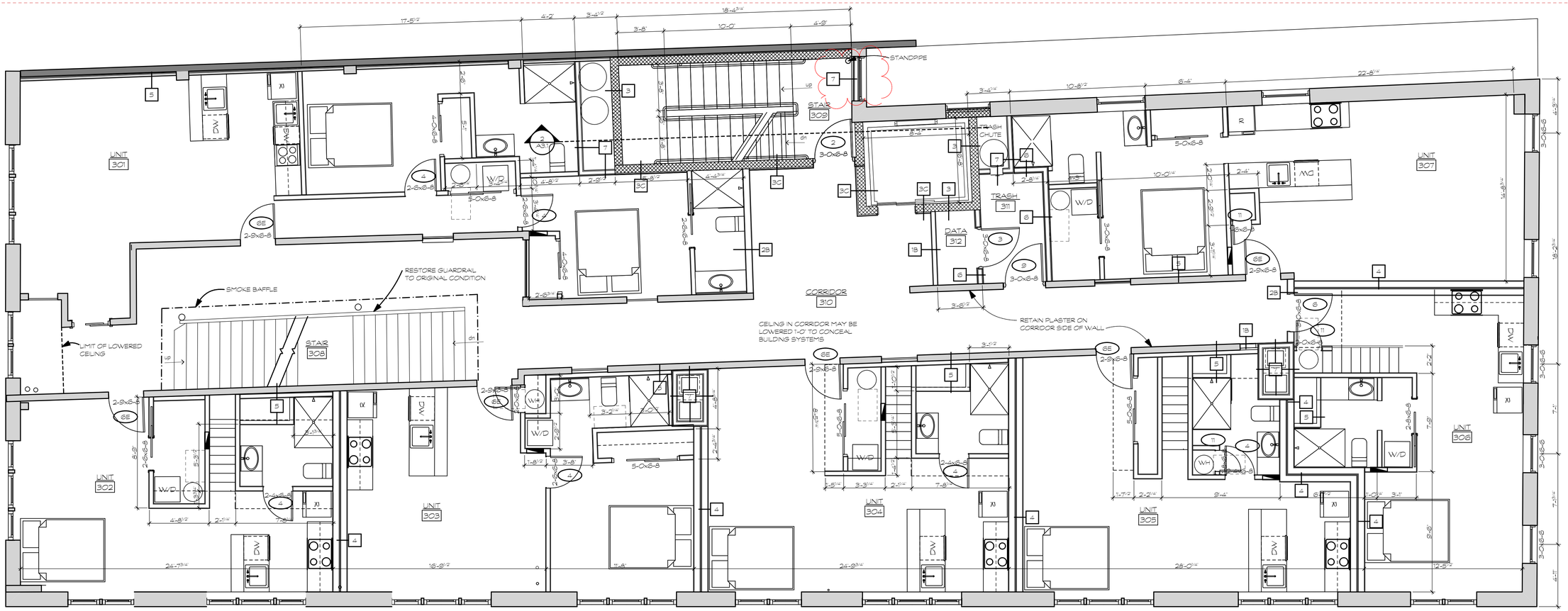
DRAWING TITLE
SECOND FLOOR PLAN

DATE	REVISION
1/26/17	CITY COMMENTS

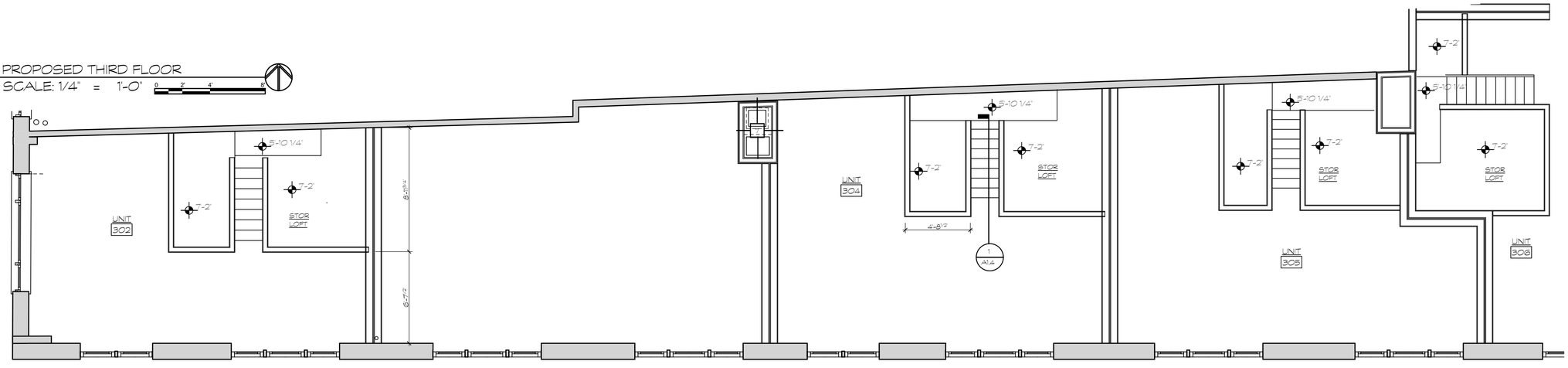
COMMONWEALTH OF VIRGINIA
11/8/2016
THOMAS C. COTTON
Lic. No. 005811
ARCHITECT

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCC	CHECKED BY: CBG
DRAWN BY: TCC	DATE: 11/8/2016

A1.2



1 PROPOSED THIRD FLOOR
SCALE: 1/4" = 1'-0"



1 THIRD FLOOR STORAGE LOFTS
SCALE: 1/4" = 1'-0"

1. MECHANICAL SYSTEM DESIGN BY OTHERS TO MEET GOVERNING CODE. MECHANICAL CONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHOP DRAWINGS AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
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3. PARTITION TYPES ARE ON SHEET A2.1

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ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

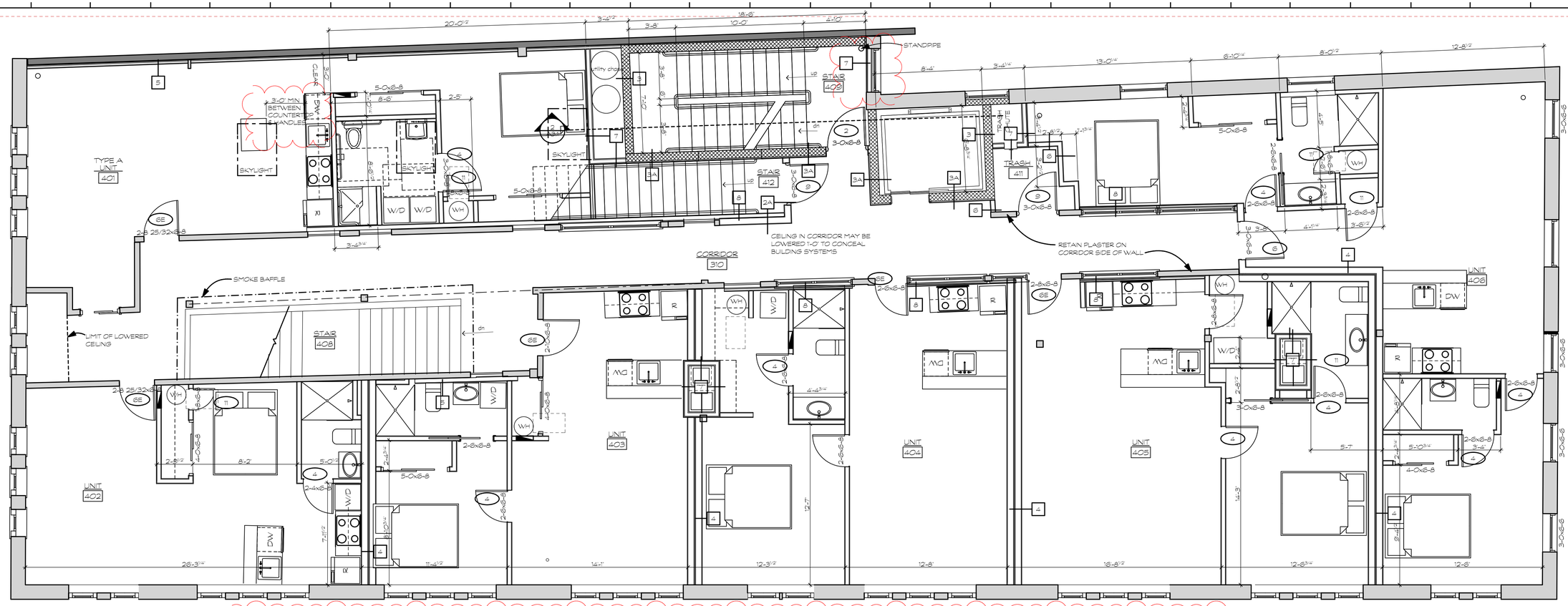
DRAWING TITLE
THIRD FLOOR PLAN

DATE	REVISION
1/26/17	CITY COMMENTS

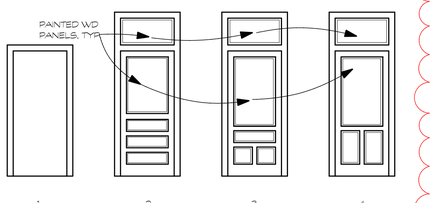
COMMONWEALTH OF VIRGINIA
THOMAS C. COYNER
Lic. No. 005811
ARCHITECT
11/8/2016

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCC	CHECKED BY: CBG
DRAWN BY: TCC	DATE: 11/8/2016

A1.3



6 PROPOSED FOURTH FLOOR
SCALE: 1/4" = 1'-0"



209, 309, 409 412, 501, 502, 503, 505, 506, 507, & DOOR TO DECK

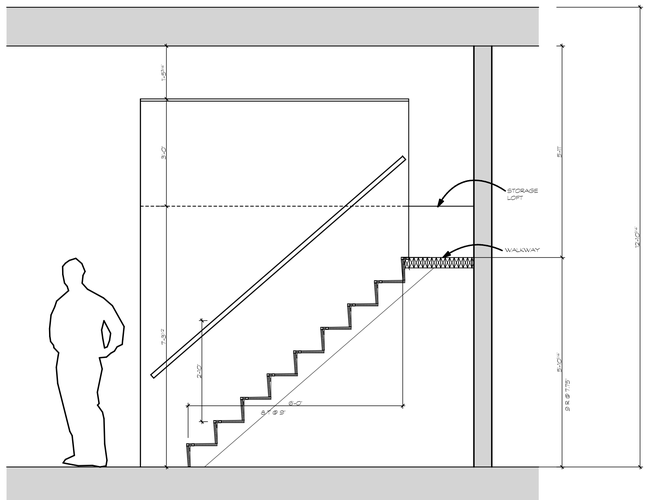
202, 204, 306, 307, 401, 402, 403, 404, 405

201, 205, 210, 211, 303, 304, 305, 311, 406 411

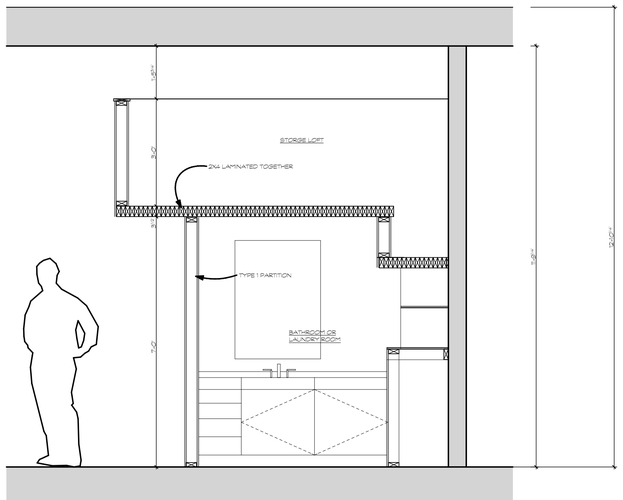
203, 206, 207 301, 302,

1. DOOR STYLES TO CORRIDOR DOORS. NUMBERS REFERENCE UNIT OR ROOM NUMBERS
2. REFER TO FIRE SAFETY PLANS FOR RATINGS OF PARTITIONS
3. INTERIOR UNIT DOORS, USE SALVAGED DOORS AND TRIM.
4. NEW DOORS SHALL USE EXISTING FRAMES. NEW OPENING IN CORRIDOR PARTITIONS SHALL USE SALVAGED EXISTING FRAMES

1 DOOR TYPES
SCALE: 1/4" = 1'-0"



1 LOFT STAIRS
SCALE: 1/2" = 1'-0"



3 STORAGE PLATFORM
SCALE: 1/2" = 1'-0"

1. MECHANICAL SYSTEM DESIGN BY OTHERS TO MEET GOVERNING CODE. MECHANICAL CONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHOP DRAWINGS AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
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3. PARTITION TYPES ARE ON SHEET A2.1

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

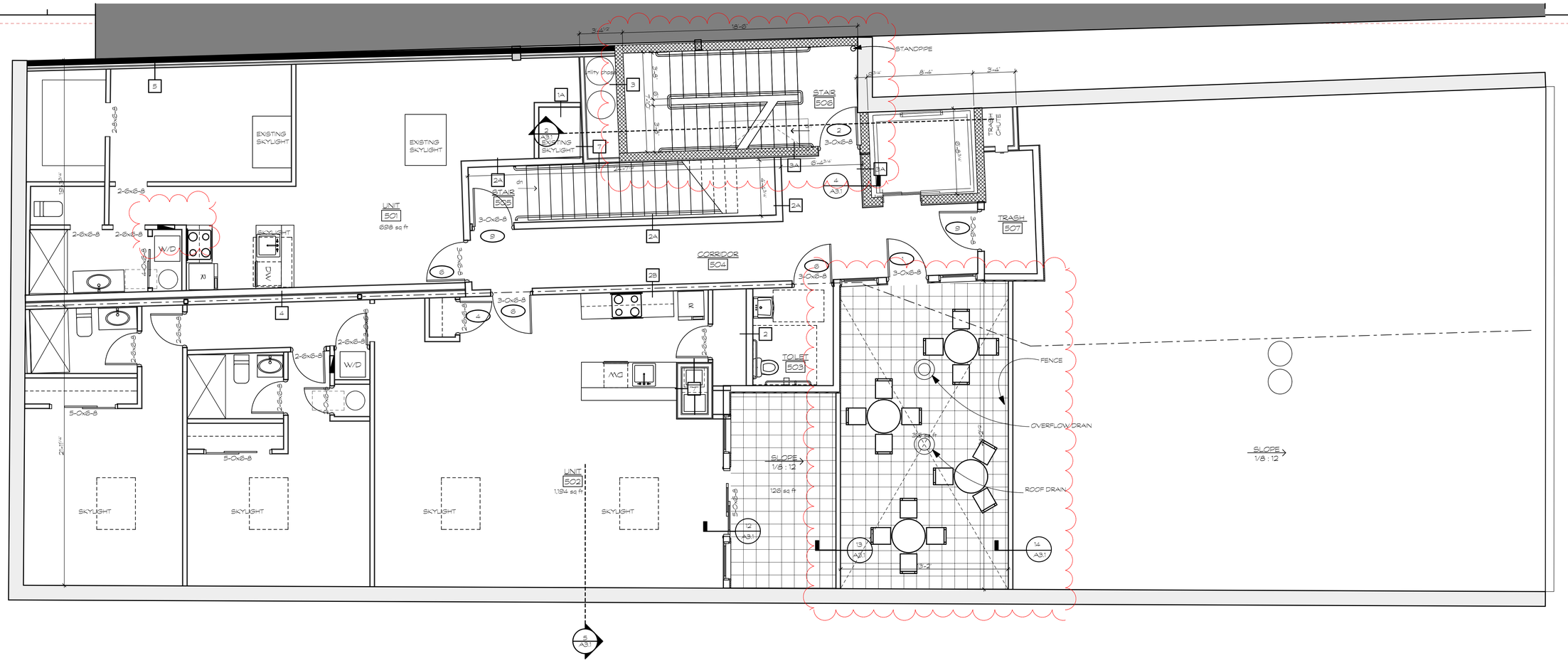
DRAWING TITLE
FOURTH FLOOR PLAN

DATE	REVISION

COMMONWEALTH OF VIRGINIA
THOMAS C. COLLETON
Lic. No. 005811
11/18/2016
ARCHITECT

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCC	CHECKED BY: CBG
DRAWN BY: TCC	DATE: 11/18/2016

A1.4



6 PROPOSED FIFTH FLOOR
SCALE: 1/4" = 1'-0"

1. MECHANICAL SYSTEM DESIGN BY OTHERS TO MEET GOVERNING CODE. MECHANICAL CONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHOP DRAWINGS AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
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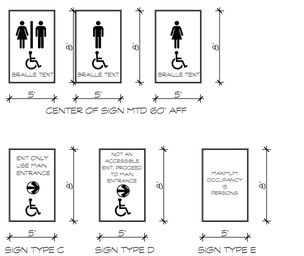
3. PARTITION TYPES ARE ON SHEET A2.1



5 SIGNANGE
SCALE: 1 1/2"= 1'-0"

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

DRAWING TITLE
FIFTH FLOOR PLAN

DATE	REVISION
1/26/17	CITY COMMENTS

COMMONWEALTH OF VIRGINIA
11/18/2016
THOMAS C. CLAYTON
Lic. No. 0038111
ARCHITECT

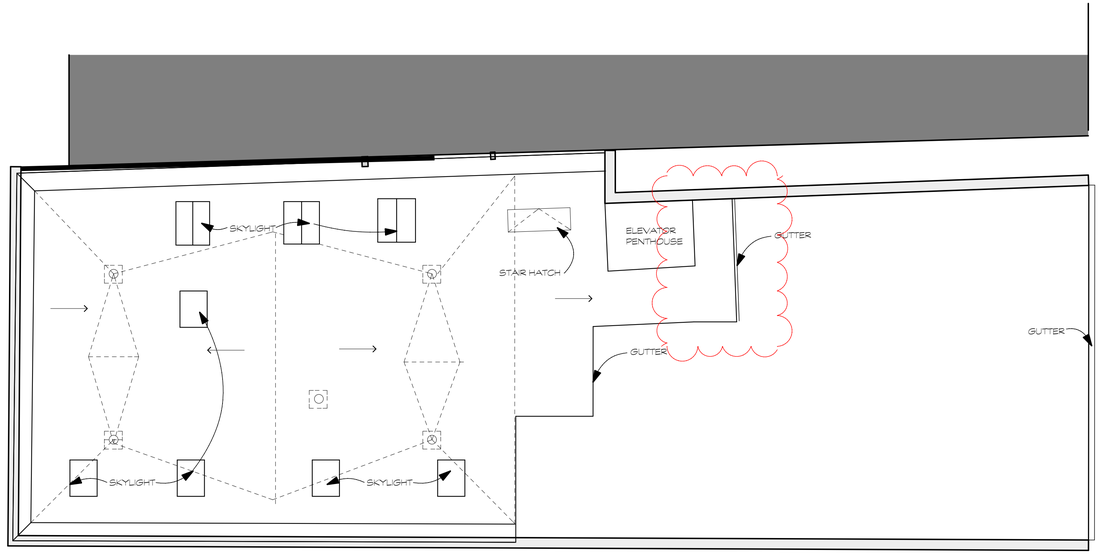
PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCC	CHECKED BY: CBG
DRAWN BY: TCC	DATE: 11/18/2016

A1.5

DOOR SCHEDULE

OPNG NO.	DOOR SIZE		DOOR MATL	DOOR TYPE	FRAME MATL	FRAME TYPE	HDWR		RATING	REMARKS
01	AS NOTED ON PLAN		ALUM/ GLASS	REFER TO BLDG ELEV	ALUM	REFER TO BLDG ELEV	1	ENTRY LOCKSET FUNCTION	--	CLOSER
02	AS NOTED ON PLAN		HM	1	RS		9	PASSAGE LOCKSET FUNCTION	90 MIN	CLOSER
03	AS NOTED ON PLAN		HM	1	RS		7	STOREROOM LOCKSET FUNCTION	90 MIN	CLOSER
04	AS NOTED ON PLAN		WD	4	WD		2	PRIVACY LOCKSET FUNCTION	--	
05	AS NOTED ON PLAN		WD	4	WD		5	OFFICE LOCKSET FUNCTION	--	
06	AS NOTED ON PLAN		WD	2/A1.4	WD		1	ENTRY LOCKSET FUNCTION	20 MIN	CLOSER 6E - NEW DOOR IN EXIST OPNG
07	AS NOTED ON PLAN		ALUM/ GLASS	REFER TO BLDG ELEV	ALUM	REFER TO BLDG ELEV	4	PANIC LOCKSET FUNCTION	--	CLOSER
08	NOT USED									
09	AS NOTED ON PLAN		HM	4	RS		6	PASSAGE LOCKSET FUNCTION	90 MIN	CLOSER
10	AS NOTED ON PLAN		HM	1	RS		8	ENTRY LOCKSET FUNCTION	--	
11	AS NOTED ON PLAN		WD	1	WD		10	PASSAGE LOCKSET FUNCTION	--	

DOOR TYPES ARE SIMILAR TO 2/A1.4



3 PROPOSED ROOF
SCALE: 1/8" = 1'-0"

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

DRAWING TITLE
PROPOSED ROOF PLAN

DATE	REVISION
1/26/17	CITY COMMENTS

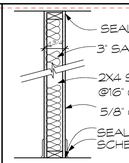
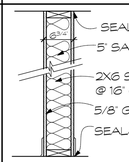
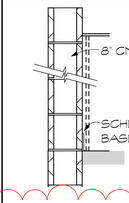
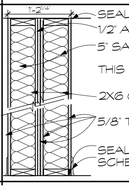
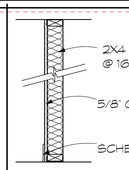
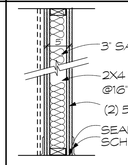
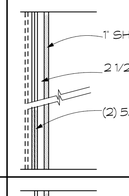
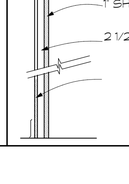
COMMONWEALTH OF VIRGINIA
11/8/2016
THOMAS C. COTTON
Lic. No. 005811
ARCHITECT

PROJECT NUMBER	
2015-0080	
PROJECT MANAGER	CHECKED BY:
TCC	CBG
DRAWN BY:	DATE:
TCC	11/8/2016

A1.6

6 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

7 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

1		1	TYPICAL PARTITION, U.N.O. 5/8" GWB EA SIDE OF 2X4 STUD
		1A	1 HOUR PARTITION WITH TYPE X GWB; UL DES # U305
		1B	30 MIN PARTITION WITH TYPE X GWB; UL DES # W411
2		2	5/8" GWB EA SIDE OF 2X6 STUD
		2A	1 HOUR PARTITION WITH TYPE X GWB; UL DES # U305
		2B	30 MIN PARTITION WITH TYPE X GWB; UL DES # W411
		2C	5/8" EXTERIOR GWB ONE SIDE
3		3	2-HOUR RATED UL DES # U906
		3A	1-HOUR RATED UL DES # U906 W/ 7/8" FURRG & 5/8" GWB
		3B	1-HOUR RATED UL DES # U906 W/ WD" FURRG & 1X6 WD BOARDS
		3C	2-HOUR RATED UL DES # U906 W/ 7/8" FURRG & 5/8" GWB
		3D	2-HOUR RATED UL DES # U906 W/ WD" FURRG & 1X6 WD BOARDS
		3E	1-HOUR RATED UL DES # U906
4		4	APT. SEPARATION 30 MIN RATING UL DES# U305
5		5	
6		6	2 HOUR PARTITION WITH TYPE X GWB; UL DES # U404
		6A	2-HOUR RATED UL DES # U404 W/ WD" FURRG & 1X6 WD BOARDS
7		7	2-HOUR RATED @ SHAFTWALL, UL DES # U415
		7A	2-HOUR RATED @ SHAFTWALL, UL DES #U415 WD" FURRG & 1X6 WD BDS
8		8	1-HOUR RATED @ SHAFTWALL, UL DES # U415

8 PARTITION TYPES
SCALE: 3/4" = 1'-0"

1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

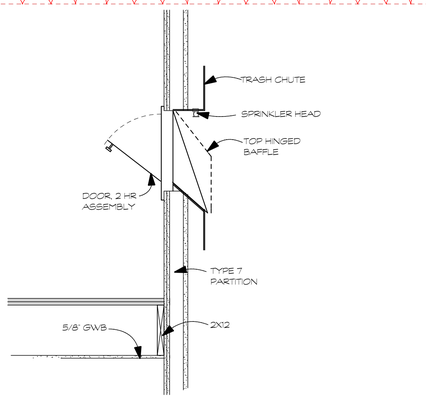
DRAWING TITLE
ELEVATIONS & PARTITION TYPES

DATE	REVISION
1/26/17	CITY COMMENTS

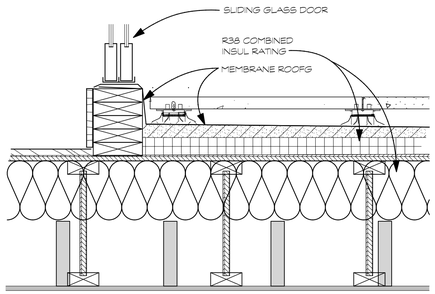
COMMONWEALTH OF VIRGINIA
11/8/2016
THOMAS C. GAYTON
Lic. No. 005811
ARCHITECT

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCG	CHECKED BY: CBG
DRAWN BY: TCG	DATE: 11/8/2016

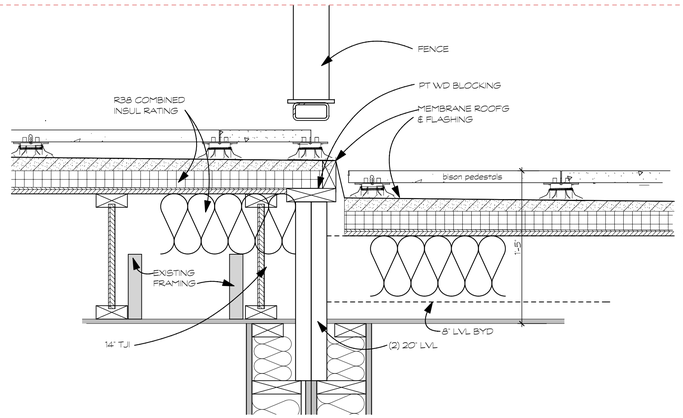
A2.1



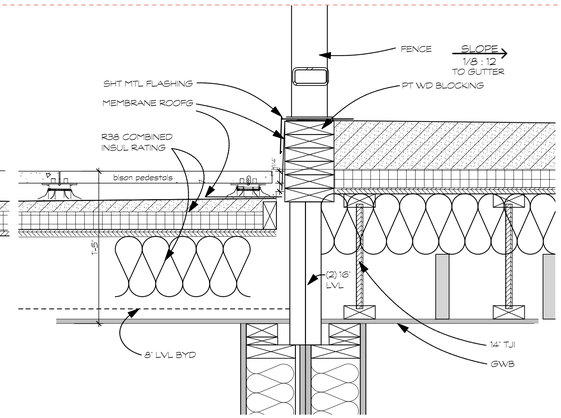
11 TRASH CHUTE DETAIL
SCALE: 3/4" = 1'-0"



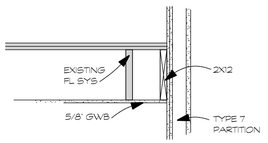
12 CURB @ SLIDING DOOR
SCALE: 1 1/2" = 1'-0"



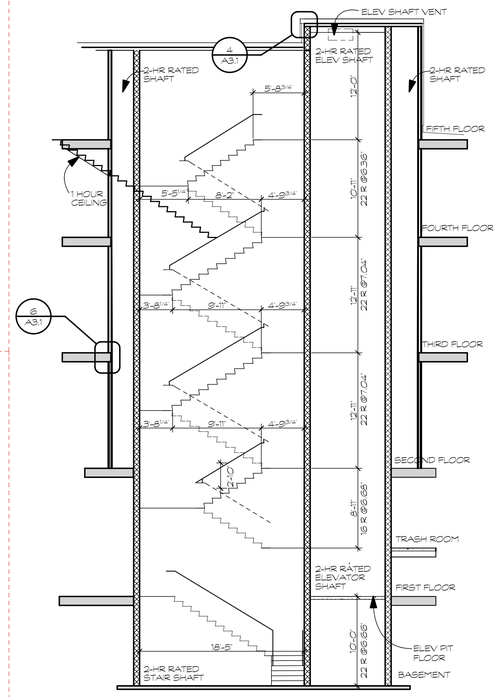
13 ROOF DECK TRANSITION
SCALE: 1 1/2" = 1'-0"



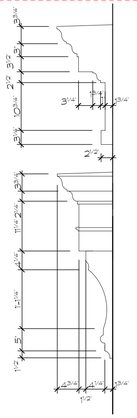
14 ROOF DECK
SCALE: 1 1/2" = 1'-0"



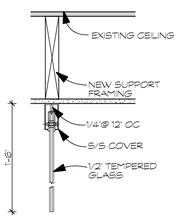
6 SHAFTWALL DETAIL
SCALE: 3/4" = 1'-0"



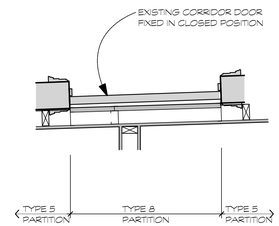
2 STAIR SECTION
SCALE: 1/8" = 1'-0"



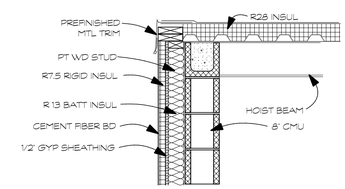
8 CORNICE DIMENSIONS
SCALE: 3/4" = 1'-0"



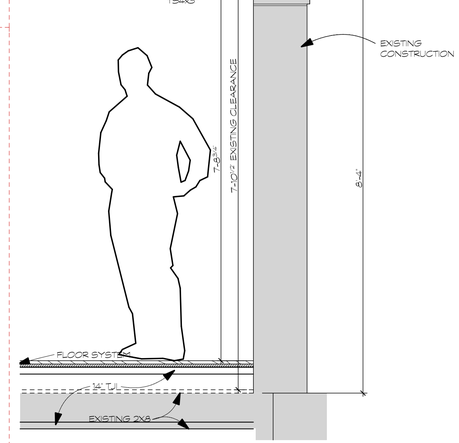
3 SMOKE BAFFLE
SCALE: 1 1/2" = 1'-0"



1 CORRIDOR DOOR
SCALE: 3/4" = 1'-0"
WINDOWS ON 4TH FLOOR TREATED THE SAME



4 SHAFT CAP
SCALE: 3/4" = 1'-0"



5 ROOF
SCALE: 3/4" = 1'-0"

FRAZIER ASSOCIATES
ARCHITECTURE ■ PLANNING ■ LANDSCAPE ARCHITECTURE

Keezell Building

Harrisonburg, Virginia

DRAWING TITLE
SECTIONS & SECTION DETAILS

DATE	REVISION
1/26/17	CITY COMMENTS

COMMONWEALTH OF VIRGINIA
11/8/2016
THOMAS C. GRAYSON
LIC. NO. 0015171
ARCHITECT

PROJECT NUMBER 2015-0080	
PROJECT MANAGER TCC	CHECKED BY: CBG
DRAWN BY: TCC	DATE: 11/8/2016

A3.1